

Development Permit Panel Electronic Meeting

Council Chambers, City Hall 6911 No. 3 Road Wednesday, April 16, 2025 3:30 p.m.

MINUTES

Motion to adopt the minutes of the Development Permit Panel meeting held on March 26, 2025.

1. **DEVELOPMENT PERMIT 18-829108**

(REDMS No. 7725410)

APPLICANT: Art Homes Ltd.

PROPERTY LOCATION: 4400, 4420 and 4440 Smith Crescent

Director's Recommendations

That a Development Permit be issued which would:

- 1. permit the construction of 34 townhouse units at 4400, 4420 and 4440 Smith Crescent on a site zoned "High Density Townhouses (RTH1)" zone; and
- 2. vary the provisions of Richmond Zoning Bylaw 8500 to increase the ratio of residential parking spaces permitted in tandem arrangement from 50 per cent to 62 per cent.

ITEM

2. DEVELOPMENT PERMIT 23-035047

(REDMS No. 7820496)

APPLICANT: Canadian Tire Ltd.

PROPERTY LOCATION: 3100 St. Edwards Drive

Director's Recommendations

That a Development Permit be issued which would permit exterior renovations to the façade of the existing building and improved landscaping and pedestrian connections at 3100 St. Edwards Drive on a site zoned "Auto-Oriented Commercial (CA)".

- 3. New Business
- 4. Date of Next Meeting: April 30, 2025

ADJOURNMENT

Minutes



Development Permit Panel Wednesday, March 26, 2025

Time:

3:30 p.m.

Place:

Remote (Zoom) Meeting

Present:

Wayne Craig, General Manager, Planning and Development, Chair

Roeland Zwaag, General Manager, Engineering and Public Works

Marie Fenwick, Director, Arts, Culture and Heritage

The meeting was called to order at 3:30 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on February 12, 2025 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 23-029303

(REDMS No. 7796597)

APPLICANT:

Manswell Enterprises Ltd.

PROPERTY LOCATION:

9371 and 9391 Francis Road

INTENT OF PERMIT:

- 1. Permit the construction of nine townhouse units at 9371 and 9391 Francis Road on a site zoned "Low Density Townhouses (RTL4)".
- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) reduce the front yard setback from 6.0 m to 4.5 m; and
 - (b) allow six small car parking stalls.

Development Permit Panel Wednesday, March 26, 2025

Applicant's Comments

Jiang Zhu, Imperial Architecture, with the aid of a visual presentation (attached to and forming part of these minutes as <u>Schedule 1</u>), provided background information on the proposed development, highlighting the following:

- the proposed development consists of nine townhouse units in four building clusters
- which include three-storey units along Francis Road and two-storey units along the rear property line;
- the proposed vehicle access is from Francis Road which is consistent with the City's Arterial Road Guidelines for Townhouses;
- the proposed common outdoor amenity area is centrally located at the T-intersection of the internal driveways opposite the main entry driveway for visibility and accessibility;
 - all townhouse units will be provided with two residential parking stalls arranged in a side-by-side configuration in the garage of each unit, with six townhouse units
- each having one small car stall alongside one standard-size stall subject to the proposed parking variance and the rest of the units each containing two standardsize stalls;
- two visitor parking stalls are proposed for the subject site;
- one convertible unit is proposed which is designed to accommodate a future elevator; and
- the project has been designed to comply with the City's BC Energy Step Code requirement (Step-3 and Emission Level-4).

Eason Li, Homing Landscape Architecture, with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project, noting that (i) two existing on-site trees will be retained, (ii) 29 replacement trees will be planted on the site in lieu of trees that have been identified for removal due to their existing poor condition, (iii) each unit will be provided with either a front yard or rear yard with patio, shade tree and shrub or groundcover planting, (iv) pedestrian routes along the drive aisle will be treated with a different coloured permeable pavers to enhance pedestrian safety, (v) high perimeter fencing is proposed along the north, east and west property lines to provide privacy to the proposed development and adjacent developments, (vi) dense landscape buffers are proposed for each unit, (vii) a wheelchair ramp is proposed in the social gathering space (south part) of the outdoor amenity area to enhance the accessibility within this space, (viii) the proposed children's play area in the north part of the outdoor amenity area includes, among others, movable play elements and fixed play structures, (ix) evergreen hedges are proposed to provide privacy to townhouse units adjacent to the outdoor amenity area, and (x) an on-site irrigation system will be provided.

Development Permit Panel Wednesday, March 26, 2025

Staff Comments

Joshua Reis, Director, Development noted that (i) the project includes one convertible unit that is designed to be easily converted to accommodate a future resident in a wheelchair including the potential for installation of a vertical lift in the future, (ii) the project also provides one secondary suite, (iii) all units include aging-in-place features, (iv) the proposed setback and parking variances were identified at the time of rezoning, (v) a Statutory-Right-of-Way (SRW) is provided over the subject site's internal drive aisle which has been designed to provide future access to the adjacent properties to the east should they redevelop in the future for townhouse development, (vi) signage is proposed to be installed at the east end of the internal drive aisle to indicate future access to adjacent properties to the east, (vii) there is a Servicing Agreement associated with the proposed development for frontage works along Francis Road as well as servicing connections which is required prior to Rezoning Bylaw adoption.

Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) there is no change of grade between the children's play structure and the grassed area to the north of the play structure, and (ii) the proposed species of replacement trees to be planted on-site which consist of conifers and deciduous trees are appropriate for the subject site in terms of their size and long-term maintenance.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for project, noting that (i) the project has been sensitively designed, (ii) the street-facing view of the proposed townhouse development fits well with its neighbourhood context, and (iii) the retention of some trees on the site is appreciated.

Development Permit Panel Wednesday, March 26, 2025

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

- 1. permit the construction of nine townhouse units at 9371 and 9391 Francis Road on a site zoned "Low Density Townhouses (RTL4)"; and
- 2. vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) reduce the front yard setback from 6.0 m to 4.5 m; and
 - (b) allow six small car parking stalls.

CARRIED

2. DEVELOPMENT PERMIT 23-035352

(REDMS No. 7946078)

APPLICANT:

Public Services and Procurement Canada

PROPERTY LOCATION:

3540 and 3800 Bayview Street

The Chair advised that Item 2 was removed from the agenda and will be added to a future Development Permit Panel meeting.

3. New Business

CARRIED

4. Date of Next Meeting: April 16, 2025

ADJOURNMENT

It was moved and seconded *That the meeting adjourn (3:51 p.m.).*

CARRIED

Development Permit Panel Wednesday, March 26, 2025

	Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council
	of the City of Richmond held on Wednesday, March 26, 2025.
Wayne Craig Chair	Rustico Agawin Committee Clerk

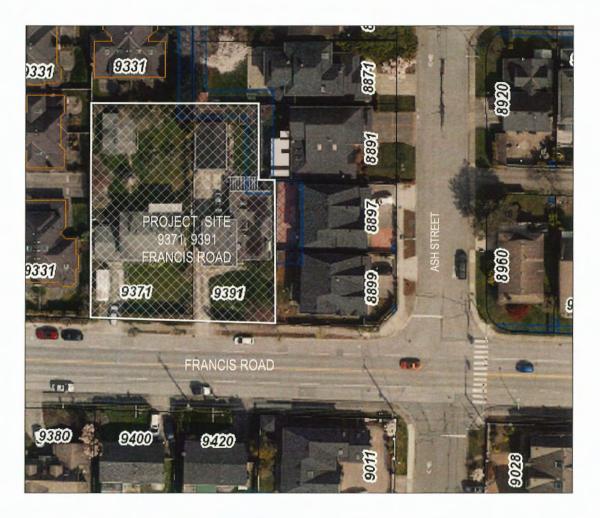
Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, March 26, 2025



TOWNHOUSE DEVELOPMENT AT 9371 & 9391 FRANCIS ROAD, RICHMOND, BC (RZ 22-005593 / DP 23-029303)











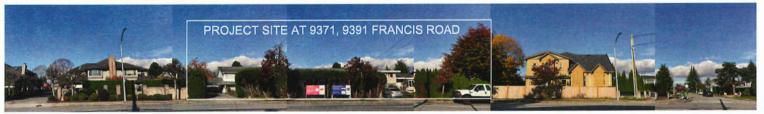














BESUED FOR GPP ARVEW	12_	JL_	23.07
RESULTS FOR DE RESULTAMBRION	JZ.	JL.	25.83
MINUS FOR AGP REVIEW	JZ	JL.	2410
M-SULED FOR DP REJUSEWEEKON	32.	JL	2410
MALLED FOR DF RESURNISHEN	32.	JL.	24.88
WANTED LOS LYNNING COMMALIES MENEW	JZ	JL	2400
NOVED FOR DE RESURMESSON	32.	4.	F3.11
MILED FOR DF BURNISHON	12.	J.L.	23.01
HOUSEMAKES DISKESS AND COLUMN	JZ.	JL	27.04
BOURD FOR REZOHNS RESUMMENTS	12.	JL.	23.04
BIBLID FOR REZONNO REBURNISHON	12.	21.	22.11
BBUILD FOR RESERVED APPLICATION	11	JL	21.11
haef	- Or	Appd.	TTAG

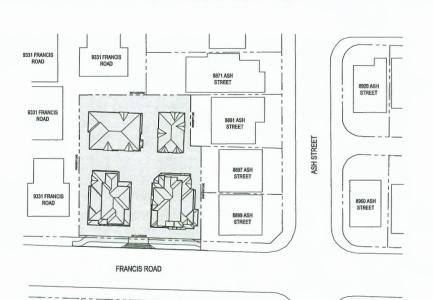
TOWNHOUSE DEVELOPMENT

9371 / 9391 FRANCIS ROAD RICHMOND, BC (RZ 22-005593, DP 23-029303)

CONTEXT STREET VIEWS

#8272 N.
Drawing No. Sheet

A 0.1 of N.T.S.



9011 ASH STREET

9380 FRANCIS ROAD

> 9400 FRANCIS ROAD

9420 FRANCIS ROAD



1 CONTEXT SITE PLAN A0.5 SCALE: 1"=30'-0"

2 STREETSCAPE SITE PHOTO SCALE: N.T.S.

3 STREETSCAPE ELEVATION

A0.5 SCALE: 1"=20'-0"



9028 ASH STREET



ACCITICATION

AC

ClertProject

TOWNHOUSE DEVELOPMENT 9371/9391 FRANCIS ROAD RICHMOND, BC (RZ 22-005593, DP 23-029303)

SITE CONTEXT PLAN & STREETSCAPE

#8272 Sorie AS NOTED

Deving No. Street Periods

A 0.5 of

Lot	Clyle	Civic Address			L		PID				
Lat 1	9371 Francis R	9371 Francis Road, Richmond, BC			LOT 58 EXCE 142, SECTION : NEWE	003-977-421					
Lot 2	9391 Francis Road, Richmond, BC			LOT 551	PLAN 58839, 5 WEST, NE	ITH RANGE 6	003-9				
Planning Area		06 Broa	dmoor		10000			9000			
Gross Site Area		20580.58	SF		1912.00	SM					
Road Dedication		268.68	SF	=	24.96	SM					
Net Site Area		20311.90	SF		1887.04	SM					
Max. FSR Allowed (RTL4 Zone)		0.6						1000			
Floor Area Allowed		12187.14	SF	2	1132.22	SM					
Total Net floor Area Provided		12181.90	SF	*	1131.74	SM					
Total FSR Provided		0.60		<=	0.6						

Project Statistics					
	-	Existing		Proposed	Notes
Zoning		RS1/E		RTL4	
Land Use	Single F	amily Detached	1	lownhouse	
OCP Designation	Neighbor	rhood Residential	Neighbo	whood Residential	
Amount of Unit		2		9	-
	Regul	red / Allowed		Proposed	Notes
Floor Area Ratio		0.6		0.6	
Lot Coverage (Building & Porch)	4	10% Max.		39%	
Lot Coverage (Non Porous Materials)	6	55% Max.		62%	
Lot Coverage (Landscaping)	2	15% Max.		25%	
Setback - Front Yard (South)	6.00	Meters	4.57	Meters	Variance Required
Setback - Interior Side Yard (West)	3.00	Meters	3.04	Meters	
Setback - Interior Side Yard (East)	3.00	Meters	3.04	Meters	
Setback - Rear Yard (North)	3.00	Meters	6.01	Meters	
Building Height - 3 Storey (Meters)	12.00	Meters	11.16	Meters	
Building Height - 2 Storey (Meters)	9.00	Meters	8.72	Meters	

Points	Loca	stion	Existing Grad	Existing Grade Proposed Grade				Notes				
1	South	hwest	1.18 Meter 1.18 Meter			Adjacent to City's New Sidewalk						
2	Sout	heast	1.02	Meter	1.02	Meter	Adjacent to City's New Sidewalk					
3	Nort	heast		Meter		Meter		Within SRW and adjacent to neighboring properties				
4	Nort	hwest	0.88	Meter	0.88	Meter	Adjacent to neighboring properties					
5	Building A	Southeast				Meter						
6	Building A	Northeast				Meter						
7	Building A	Northwest				Meter						
8	Building A	Southwest				Meter				-		
9	Building B	Southeast				Meter						
10	Building B	Northeast				Meter				-		
11	Building B Northwest					Meter				-		
12	Building B	Southwest				Meter				-		
13	Building C	Southeast				Meter			_	-		
14	Building C	Northeast				Meter			_	-		
15	Building C	Northwest				Meter				+		
16	Building C	Southwest				Meter			-	+		
17	Building D	Southeast				Meter				+		
18	Building D	Northeast				Meter			-	-		
19	Building D	Northwest				Meter			-	+		
20	Building D	Southwest				Meter				-		
Total						Meter			10	_		
Average Grade					1,17	Meter		@ 26.60/	10			

Ground Floor Interior Elevation Ca	alculation	
Highest Point of Crown of adjacent Street	1.11 Meter	
Flood Protection Requirements for L1 Living Space	0.3 Meter	
Established L1 Interior elevation for Living Space	1.41 Meter	The state of the s
	-	

Covered Porch Area exemption	0.00	26.50	0.00	28.50	SF	2.46	
Top Stair Area examption	42.25	49.53	\$2,77	144.55	52	15.43	SM
ULINy Room Area examption	0.00	54,34	100.61	155.17	SF	14.42	SM
Green Building System Ares Examption	25.30	25.50	25.30	75.90	SF	7.03	
Total Area Exemption				1881.58	SF	174.80	SM
Total Het Floor Area		udding A		1843.91	\$2	857.11	IM
Building D Area Calculat		Level 1		Z411.34	Tex	224.02	lsu
Subtotal Gross Floor Area		Level 2		2126.16		197.31	
Subtotal Gross Floor Area		Level 3		1152.18	SF	107.04	
Total Gross Area		uliding D		\$400.7	17	\$28.50	
LI Stair Area exemption	107.62	69.61	83.73	278.96	SF	23.92	3M
Garaga Area exemption	562.80	440.09	387.74	1210,63	SF	112.47	
Covered Porch Area exemption	0.00	26.50	0.00	26.50		2.46	
Top Stalr Area ecomption	42.00	49.53	51,12	142.65	SF	13.25	
Utility Room Area exemption	58.76	0.00	0.00	SB.76	SF.	5.46	
Green Building System Area Examption	25.30	25.30	25.30	75.90		7.05	
Total Area Exemption				1793.40		166.61	
Total Net Floor Area		uliding D		1896,30		361,96	

Building A Area Calculation
Subtrate Gross Floor Area
Subtrate Gross Floor Area
Subtrate Gross Floor Area

Subtotal Gross Floor Ares	Levi	of L	1048.61	SF	97.42	52
Subtotal Gres Floor Area	Level 2		1048.05	SF	\$7.37	SM
Total Gross Area	Bylid	ing 8	2094.66	34	154.79	IM
1 Stair Area examption	107,62	SF	107.62	SF	10.00	344
Garage Area exemption	396.24	58	396.24	SF	36.81	31.
Covered Forth Area examption	23.47	S.F	23.47	53	2.18	34
Top Staly Area examption	57,88	3.F	57.88	y v	5.34	W
Utility Room Area examption	0.00	3.5	0.00	SF	0.00	14
Green Building System Area Exemption	25.30	3.F	25.80	SF	2.33	SM
Total Area Examption			610.51	14	54.72	SI,
Total Not Floor Area	Byld	ne i	1489,13	10	138.07	TI.

Subtotal Gross Floor Area	Leve	1	2136.18	SF	198.44	SM
Subtotal Gross Floor Area	Level 2		1995.11	SF	183.33	SN
Total Gross Area	Builds	AC.	4131.21	W	343.61	śМ
L1 Stair Area examption	107.61	107.61	215.22	SF	19.99	54
Garage Area exemption	382.51	340.89	772.40	SF	71.76	SN
Covered Porch Area examption	23.33	0.00	23.33	3.F	2.17	114
Top Stair Area exemption	57.11	57.11	114.22	SF	10.61	SM
Utility Room Area examption	0.00	0.00	0.00	SF	0.00	SN
Green Building System Area Exemption	15.30	25.30	\$0.60	547	4.70	SM
Total Area Exemption			1173.77	SF	109.23	1M
Total Het Floor Area	Building C		2985.52	¥	274.58	1M

Residential Parking Required	2	Stalls / Unit	X	9 Unit	=	18	Stalls		
Residential Parking (Standard) Provided						12	Stells		
Residential Parking (Small Car) Provided					$\overline{}$	6	Stells	Variance Re	quired
Total Residential Parking Provided						18	Stalls		
Level 2 @ 240V EV Charger Provided	2	Outlet / Unit	. х	9 Unit		18	Outlets		
Visitor Parking Required	0.2	Stalls / Unit	X	9 Unit		1.8	Stalls		
Visitor Parking Provided						2	Stalls		
Tandem Parking Allowed		50%	X	9 Stall		4.5			
Tandem Parking Provided						0	Stall		
Lock-off Unit Parking Required *						0	Stalls		
Lock-off Unit Parking Provided *						0	Stalls		
Lock off Unit Parking Requirement	No additional p	arking stall required v	when side by side doubl	e parking stalls pro-	rided in project	s located on art	erial roads		-
H/C Visitor Parking Required						0	Stall		
H/C Visitor Parking Provided						0	Stall		
Class 1 Bike Storage Required	1.25	Spaces / Unit	X	9 Unit	и	11.25	Spaces		
Class 1 Bike Storage Provided				STATE AND ADDRESS.		18	Spaces		
Class 2 Bike Parking Required	0.2	Spaces / Unit	X	9 Unit	*		Spaces		
Class 2 Bike Parking Provided	1000					2	Spaces		

	Huilding A			Building B	Building C		Building D			Total	
Unit #	Unit #1	Unit #2	Unit #3	Unit #4	Unit #5	Unit #6	Unit #7	Unit #8	Unit #9	9	Units
Convertible Unit				-		-					
Lock-off Unit					*						
Residential Parking (Standard) Provided	1	1		1 2	2	2	1	1	1	12	Stalls
Residential Parking (Small Car) Provided	1	1		1			1	1	1		Stalls
Residential Parking Provided	2	2		2 2	2	2	2	2	2	18	Stalls
Tandem Parking Provided	0	(0	0	0	0	0	0	0	Stalls
Class 1 Bike (Horizontal)	2	2		2 2	2	2	2	2	2	18	Spaces
Class 1 Bike (Vertical)	0	-)	0	0	0	0	0	0	0	Spaces
Total Class 1 Bike Provided	2	1		2 2	2	2	2	2	2	18	Spaces
Lock-off Unit Parking Requirement	No additional p	arking stall rec	guired for loc	k-off units who	er side by side	e double park	ing stalls pro	ridec			
Level 2 @ 240V EV Charger Provided	2	1		2 2	2	2	2	2	2	18	Outlet

Floor Area Calculation											
	Bulldin	A A	Buildi	ing B	Bulldi	rvg C	Bulldi	ng D	Tota	1	Note
	(SF)	(5M)	(5F)	(5M)	(SF)	(5M)	(SF)	(5M)	(SF)	(SM)	
Gross Floor Area	5725.51	531,92	2096.66	194.79	4131.29	383.81	5689.7	528.59	17643.16	1639,10	
Floor Area Exemption	1881.58	174.80	610,51	56.72	1175.77	109.23	1793.40	155.61	5461.26	507.37	
Net Floor Area	3843.93	357.11	1486.15	138.07	2955.52	274,58	3896.30	361.98	12181.90	1131,74	

Private Outdoor Area Cald	ulation										
		Bullding A		Building B	Building C		Building D			Total	
Unit #	Unit #1	Unit #2	Unit #3	Unit #4	Unit #5	Unit #6	Unit #7	Unit #8	Unit #9	9	Units
Convertible Unit				1							
Lock off Unit					-						
Private Yard	387.50	710.02	364.70	1016.87	558.68	954.63	362.58	717.81	387.49	5460.28	SF
Balcony	64,02								64.02	128.04	SF
Total Private Outdoor Space Provided (SF)	451,52	710.02	354.70	1016.87	558.68	954.63	362.58	717.81	451.51	5588.32	SF
Total Private Outdoor Space Provided (SM)	42.10	66.21	34.01	94.82	52.10	89.02	33.81	66.94	42.10	521.11	SM
Compiled with Min. 305M Requirement	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		

Outdoor Amenity Area Cal	culation				
Total Amount of Unit	9 Unit				
Required Outdoor Amenity Area Ratio	6 M/Unit	-	64.58	SF/Unit	
Total Outdoor Amenity Area Required	54.00 SM	H	581.25		
Provided Outdoor Amenity Provided	109,48 SM		1178.44	SF	

		Building A		Building D	Bulld	ling C		Bullding D		Total	
Unit #	Unit #1	Unit #2	Unit #3	Unit #4	Unit #5	Unit #6	Unit#7	Unit #8	Unit #9	9	Units
Convertible Unit				1							
tock-off Unit					1						
Covered Porch Area per Unit	0.00	26.50	0.00	23.47	23.33	0.00	0.00	26.50	0.00	99.80	SF
Total Covered Porch Area Allowed	2031,19	SF	6	10%							
Total Covered Porch Area Provided	99.80	SF									
Total Covered Porch Ratio	0.5%	<	10%	Allowed							

	Building A		Building B		Building C		Building D		Total		Note
	(5F)	(SM)	(SF)	(SM)	(SF)	(SM)	(5F)	(SM)	(SF)	(SM)	
Building Area Provided	2411.36	224.02	1048.61	97.42	2136.18	198.46	2411.36	224.02	8007.51	743,92	
Site Area	20311.90	SF									
Total Building Area Allowed	8124.76	SF	0	40%							
Total Building Area Provided	8007.51	SF	<	8124.76	SF						
Total Building Coverage Ratio Provided	39%		<	40%	Allowed						



exclusive property of	Imperial Architectu	re, and shall not be used, modified
reproduced without	of extension same	amount of Imperial Architecture.

The Commotor shall varily all dissemines, and immediately report any architecture to Impartal Architecture, DO HOT SCALE DRAWINGS.	**

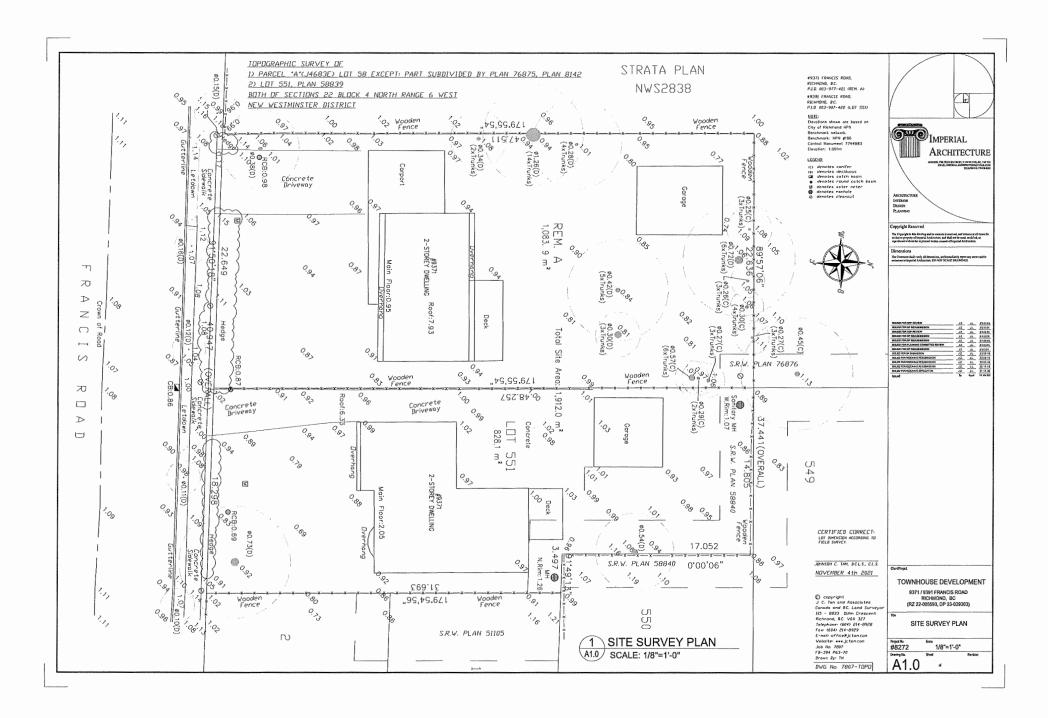
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HOUSED FOR SP PERIOR WIREHOUSE	J.L.	_11	24.00
BELLED FOR PLANNING COMMITTEE PEYER	11	JL.	2485
ISSUED FOR DP RESULEMBEION	J.L	_86_	2311
BELIED FOR OF BUBNISSION	J.Z.	AL.	23.50
BISLED FOR REZONING PESUSIMISSION	J.L.	AL.	23.01
RESURE FOR REZONING RESUMMENTAL	12	J.L.	23.04
BESLED FOR REZONING PESUSMISSION	12.	J.L.	22.11
BBUILD FOR REZONING APPLICATION	II.	JL.	21.1
Issued	By	Appd.	17.50

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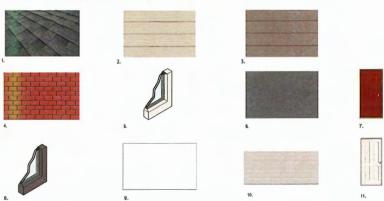
TOWNHOUSE DEVELOPMENT 9371 / 9391 FRANCIS ROAD RICHMOND, BC (RZ 22-005593, DP 23-029303)

PROJECT DATA & STATISTICS

Project No. #8272	Scale	N.T.S.	
Drawing No.	S'est		Ravision
A 0.3		ď	



9371 FRANCIS ROAD. RICHMOND, BC



EXTERIOR FINISH MATERIAL SCHEDULE

1.HIGH PROFILE ASPHALT SHINGLES (LIGHT GREY) 2.PAINTED COMPOSITE CEMENT-HARDIELAP SIDING (GREY) 3.PAINTED COMPOSITE CEMENT-HARDIELAP SIDING (BROWN) 4.BRICK CLADDING (RED)
5.VINYL WINDOW W/ CLEAR DOUBLE GLAZING & LIGHT WHITE FRAME
6.PAINTED WOOD FASCIA BOARD / TRIM / STEEL DOOR /GUARDRAIL 7.PAINTED WOOD UNIT ENTRY DOOR (NATURAL WOOD COLOR) 8.VINYL WINDOW W/ CLEAR DOUBLE GLAZING & DARK BROWN FRAME 9.PAINTED COMPOSITE CEMENT SHEET PANEL (WHITE) 10.METAL GARAGE DOOR (LIGHT GREY) 11.PAINTED WOOD UNIT ENTRY DOOR (WHITE COLOR)

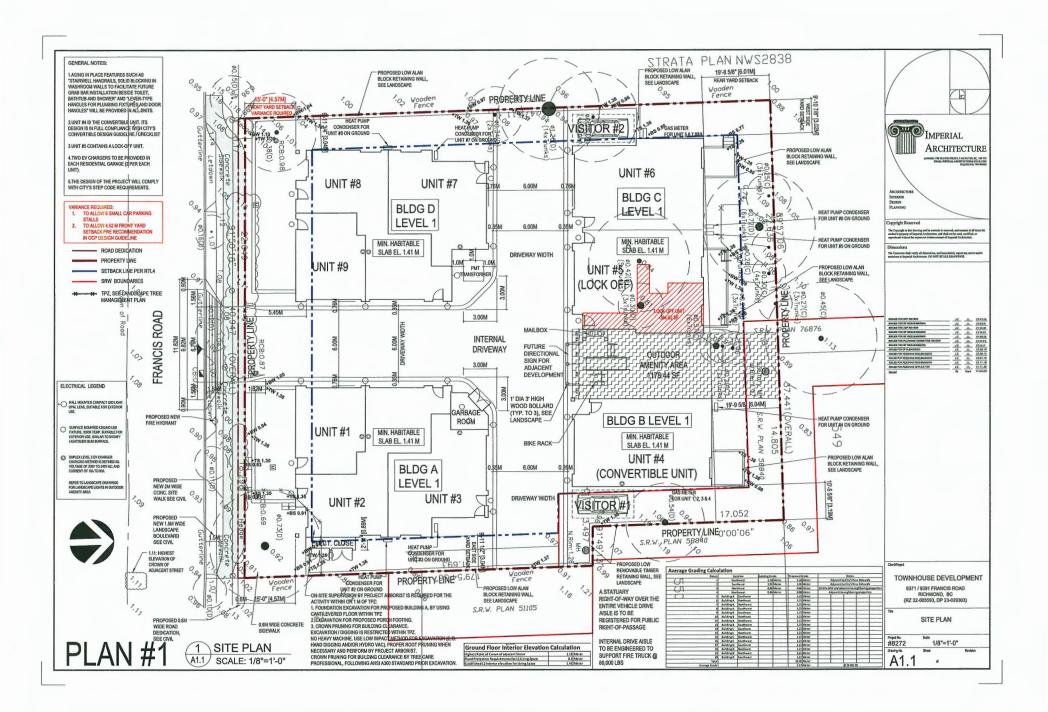




TOWNHOUSE DEVELOPMENT

9371 / 9391 FRANCIS ROAD RICHMOND, BC (RZ 22-005593, DP 23-029303)

COLORED EXTERIOR FINISH MATERIAL SAMPLE BOARD









SHADOW ANALYSIS JUNE 21ST - 10:00AM



SHADOW ANALYSIS MARCH 20TH - 2:00PM



SHADOW ANALYSIS JUNE 21ST - 2:00PM





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MALES FOR DIPP REVIEW	JŁ	aL.	25.5
REALER FOR OF PRESUMBERON	JZ.	JL.	151
BISLES FOR ACT REVEN	32	JL.	24.50
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TOWNHOUSE DEVELOPMENT

9371 / 9391 FRANCIS ROAD RICHMOND, BC (RZ 22-005593, DP 23-029303)

SHADOW ANALYSIS

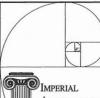
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TOWNHOUSE DEVELOPMENT 9371 / 9391 FRANCIS ROAD RICHMOND, BC (RZ 22-005593, DP 23-029303)

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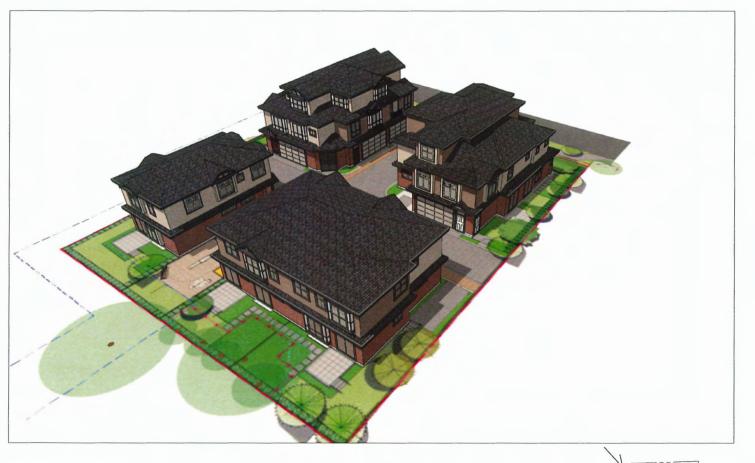
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TOWNHOUSE DEVELOPMENT

9371 / 9391 FRANCIS ROAD RICHMOND, BC (RZ 22-005593, DP 23-029303)

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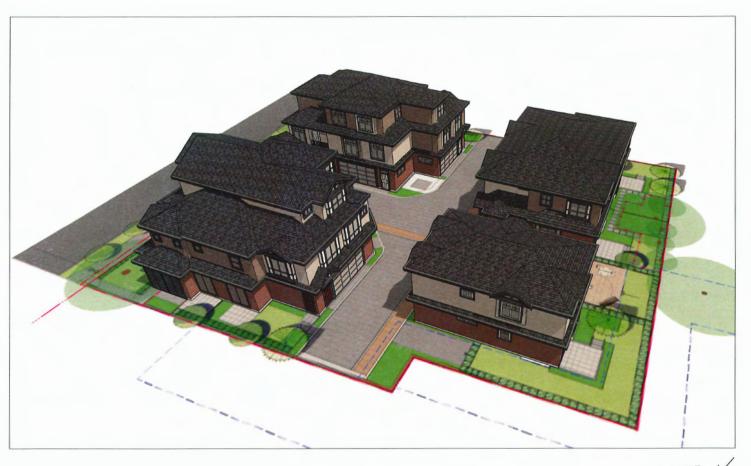
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9371 / 9391 FRANCIS ROAD RICHMOND, BC (RZ 22-005593, DP 23-029303)

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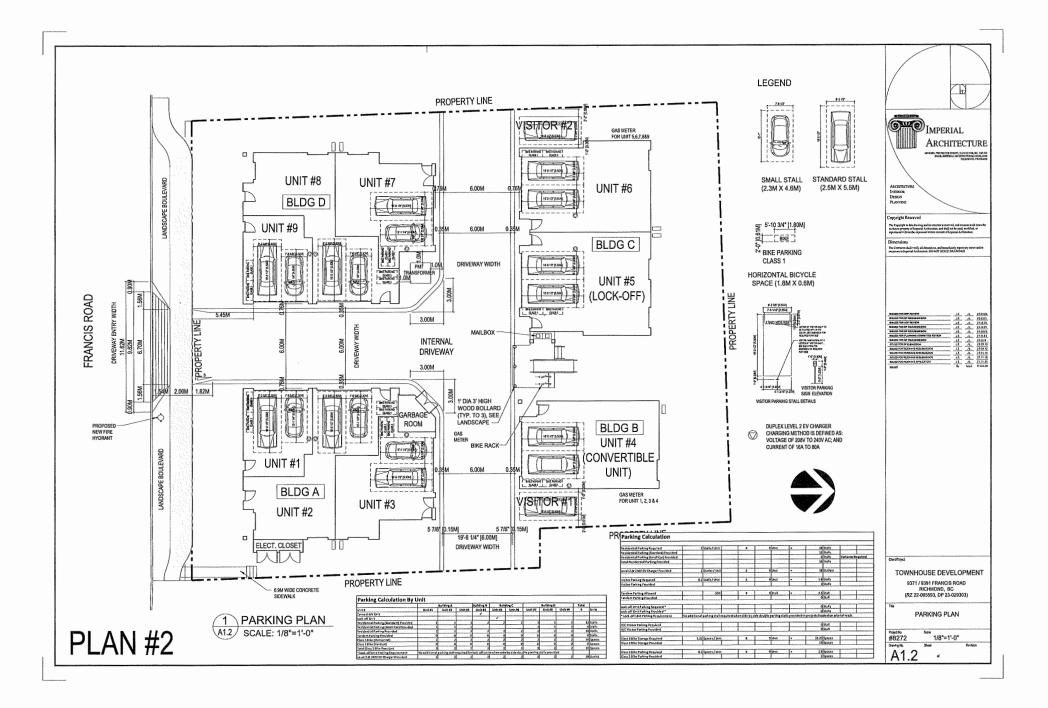
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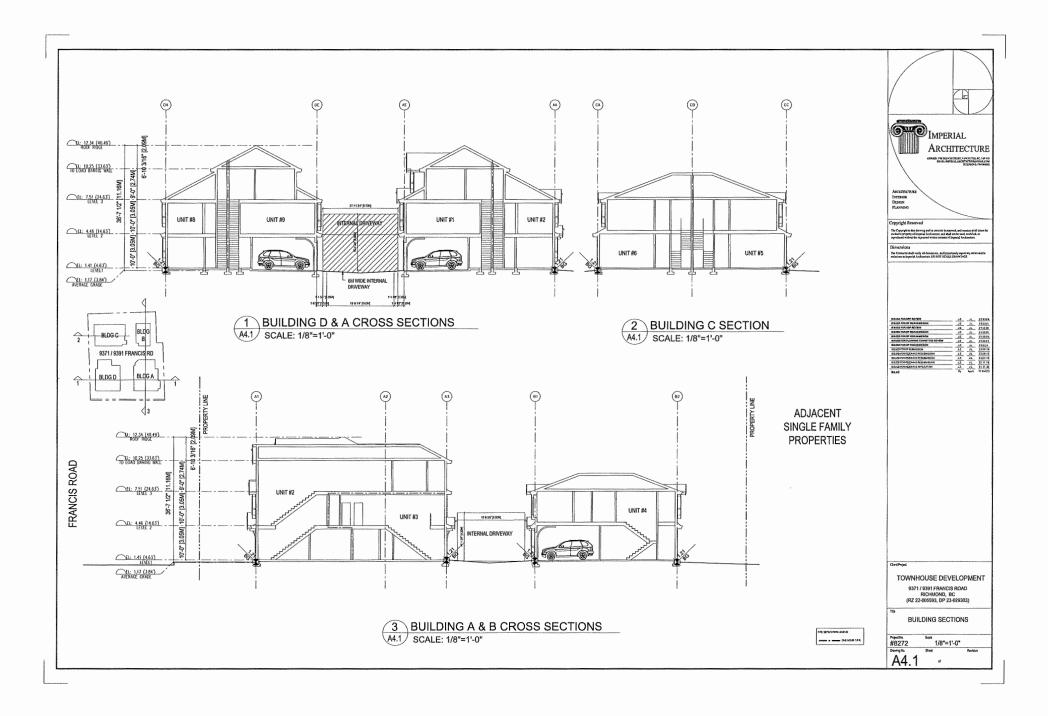
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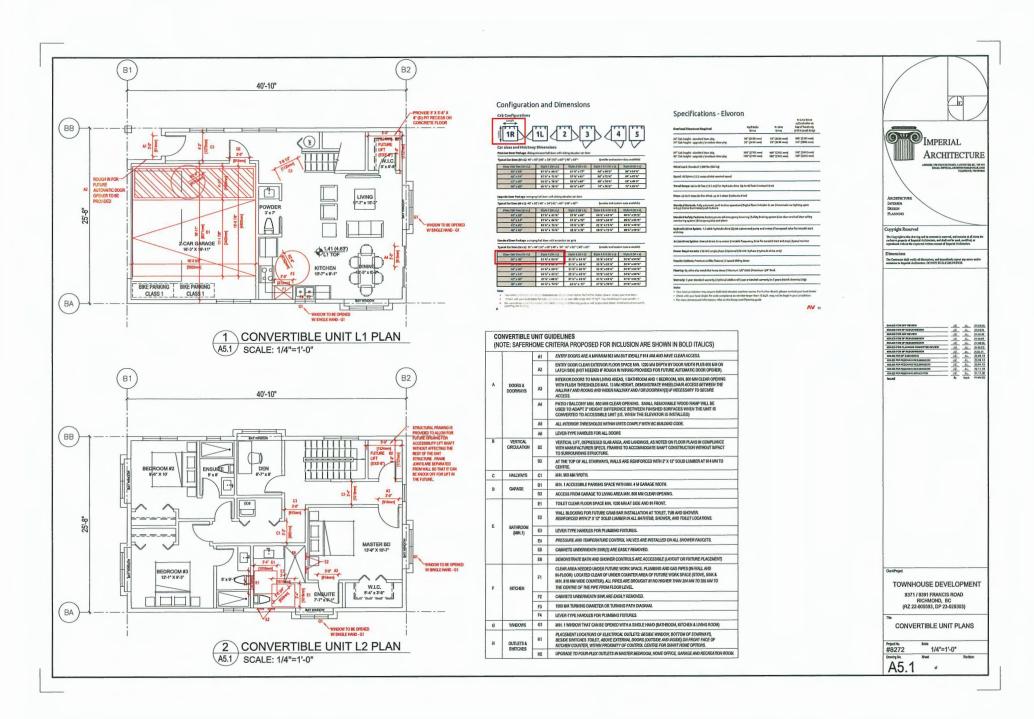
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Project No. 18272 N.T.S.
Drawing No. 18 New Revision

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info@irsengineering.com &04.320.1999 irsengineering.com

October 29, 2024

Project Number: VR23318

Development Permit Document Drawing Requirements Development Applications Department City of Richmond 6911 No. 3 Road, Richmond, BC V6Y 2C1

Re: 9371 Francis Road Townhouse Development - Development Permit Application

· Sustainability Strategy

As a part of the Development Permit Application for the 9371 Francis Road Townhouse Development Project, JRS Engineering (JRS) hereby commits to assisting the project team in implementing sustainability strategies. The proposed project is located at 9371 / 9391 Francis Road, Richmond, BC, and the project will be developed as a 10-unit townhouse development with 4 (four) 2-3 storey buildings (including one lock-off unit).

The following sustainability strategies have been analyzed and included in the building designs in order to reduce energy consumption and greenhouse gas emissions, and thus achieve the BC Energy Step Code compliance:

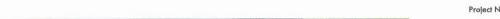
- Step 3 + EL-4. Effective October 31, 2023, Energy Step Code requirements for Part 9 Residential Buildings in Richmond include Step 5^(a) + EL-2, Step 4^(b) + EL-3, or Step 3^(b) + EL-4. The project will target Step 3^(b) + EL-4.
 - (a) Building envelope performance requirements can be achieved using all compliance pathways defined in BCBC.
 - (b) Building envelope performance requirements must be achieved using adjusted TEDI compliance pathways.
 - EL-2: Annual limit of \leq 1050 kg CO_{2e} per housing unit, or \leq 6 kg CO_{2e}/ m^2 of conditioned floor area and \leq 2400 kg CO_{2e} per housing unit
 - EL-3: Annual limit of \leq 440 kg CO₂e per housing unit, or \leq 2.5 kg CO₂e/m² of conditioned floor area and \leq 800 kg CO₂e per housing unit
 - EL-4: Annual limit of ≤ 265 kg CO₂e per housing unit, or ≤ 1.5 kg CO₂e/m² of conditioned floor area and ≤ 500 kg CO₂e per housing unit

Note: Natural gas fueled systems are not allowed to be backup heating system after Oct 31, 2023.

· The proposed building skin is listed in Appendix A.

Building Excellence.

- Air source heat pump to reduce heating and cooling energy.
- ERV to reduce heating/cooling energy for conditioning ventilation air.
- Energy Star appliances to reduce energy consumption.
- · Electric hot water tank to further reduce the greenhouse gas emissions.





October 29, 2024

The project team will coordinate to incorporate the measures required to meet all requirements of the Richmond's BC Energy Step Code for Part 9 Townhomes.

Please contact the undersigned if you should require any additional information.

Sincerely,

JRS ENGINEERING EGBC Permit to Practice #1002484

Per

Jack Cui, M.Sc., P.Eng., LEED AP Principal, Energy and Sustainability

Encl: Appendix A - Proposed Building Skin

List of additional sustainability features that is not a part of the step code requirements proposed in this development:

EV charger, Low-E double glazing windows, Energy star certified appliances

Project Number: VR23318 Page 2 of 2



APPENDIX A

PROPOSED BUILDING SKIN



APPENDIX A
PROPOSED BUILDING SKIN

PROPOSED BUILDING SKIN

The following building skin performance has been proposed to achieve Step 3 + EL-4:

- R-16.9 Wall
- R-35.3 Roof
- R-26.0 Floor
- Window Performance: U=0.25, SHGC=0.35
- Window to wall ratios:
 - Building A: 10%
 - Building B: 10%
 - Building C: 13%
 - Building D: 10%
- Airtight air barrier system

Project: VR23318 Page 1 of 1

9371/9391 FRANCIS ROAD TOWNHOUSE DEVELOPMENT

LANDSCAPE SET: ISSUED FOR DP MARCH 3, 2025

LANDSCAPE DRAWING INDEX

DRAWING INDEX		
SHEET No.	SHEET NAME	
L 0.0	LANDSCAPE COVER SHEET AND DESIGN RATIONALE	
£ 0.1	EXISTING TREE MANAGEMENT PLAN	
L 0.2	LANDSCAPE REPLACEMENT TREE PLAN	
L 1.0	LANDSCAPE LAYOUT AND MATERIALS PLAN	
L 1.1	LANDSCAPE GRADING PLAN	
L 1.2a	LANDSCAPE PLANTING PLAN - SOUTHWEST AREA	
L 1.2b	LANDSCAPE PLANTING PLAN - NORTHWEST AREA	
L 1.2c	LANDSCAPE PLANTING PLAN - SOUTHEAST AREA	
L 1.2d	LANDSCAPE PLANTING PLAN - NORTHEAST AREA	
L 1.3	LANDSCAPE PLANT LIST	
L 1.4	LANDSCAPE SOIL VOLUME DIAGRAM	
L 2.0	OUTDOOR AMENITY AREA ENLARGEMENT PLAN	
L 2.1	POROUS SURFACE DIAGRAM	
L 2.2	LANDSCAPE SECTIONS	
L23	DESIGN-BUILD IRRIGATION PLAN	
L 2.4	CONCEPTUAL LANDSCAPE LIGHTING PLAN	
L 2.5	RIGHT OF WAY AREA ENLARGEMENT PLAN	
L 2.6	TREE PROTECTION AREA PROFILE	
L 3.0	HARDSCAPE DETAILS	
L 3.1	FURNISHING DETAILS	
L 3.2	FURNISHING DETAILS	
L 3.3	SOFTSCAPE DETAILS	

GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER LANDSCAPE ARCHITECTURAL DRAWINGS, DETAILS, SPECIFICATIONS, AND OTHER CORRESPONDANCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLECT OF THIS ADVICE.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.

LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL PLANTING SHALL BE IN ACCORDANCE WITH CSLA LANDSCAPE STANDARD, LATEST EDITION

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY QUIL ITS OPERATIONS.

HOMING LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.

FINAL SELECTION AND APPROVAL OF ALL STREET TREES TO BE DONE BY THE CITY OF

LANDSCAPE DESIGN RATIONALE

The site is facing Francia Road on the south side, so the landscape design intends to balance the public intenset with the privacy along the south side. The front yards facing Francis Road are one or two steps higher than the sidewalk, and the grade difference helps to separate the public sidewalk with the private yards. Four feet high lence is proposed in the front yards of most street-lacing units to ensure privacy and safety, and landscape buffer comprised of trees and shrubs there not you improves the privacy for the readerils. but also creates a green and beaufuld steet frontage features for the public

The site is surrounded by residential buildings on the north, west and east sides, so protecting the privacy for both the residents and the neighbours is the design goal. The existing trees in healthy conditions along the north properly line will be relained to create a dense landscape builder which addresses any potential privacy and overfoot concerns. New evergreen and decidious trees, yer hedge and solid 6' high privacy lences are also proposed along the properly lines to improve privacy and prevent overfoot.

The landscape design provides outdoor patios in individual yards for flexible outdoor activities. Each unit has a large outdoor patio surrounded by lawn, shivbs, and a mixed of decidious and evergreen frees, which brings nature dose to each resident. The heat pump condensers in private yards are also screened by 4 feet high wood screen with gate to minimize their visual impact on the natural yard landscape.

An outdoor amenity space is located at the T-intersection of the internal driveways, which is easily accessible for all residents and highly visible from the main driveway entry. Three removable boliards are designed at the entry of the outdoor amenity area to stop vehicles and ensure predestinan's safety. Three is also an outdoor gathering and local lapace that has malticases, bike racks and picnic table and benches. A playground including chalkboard, sandtoor, small play structure, playfrouse, game lawn and benches for parents to all, is proposed in the north part of outdoor amenity space that is a relatively sumy spot. The slide and game learn will promote active play activities. Sandbox, playfrouse, and chalkboard creates a dramatic play zone where children use their creativity and imagination to play and learn. Large man-made play structures are not considered in the nature-inspired playground for two reasons: that play area is not wide enough in the west-east direction to accommodate a play structure with large fall protection zone, second the playground in the Healther Dobphin Neighbourhood drawships and the stack areas of the stage play structure and svines, and the Parts is only 6- entine was with the site without crossing any streets. Therefore, the playground design on our site intends to create a flexible play area to encourage children contains.



ADDRESS. 1423 W11TH AVENUE, VARCOUVER, BC, CANADA V6H 1K9 CELL: 778-323-3536 EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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9371/9391 FRANCIS ROAD TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS: 9371/9391 FRANCIS ROAD RICHMOND, BC, CANADA

PROJECT NUMBER: 22-34

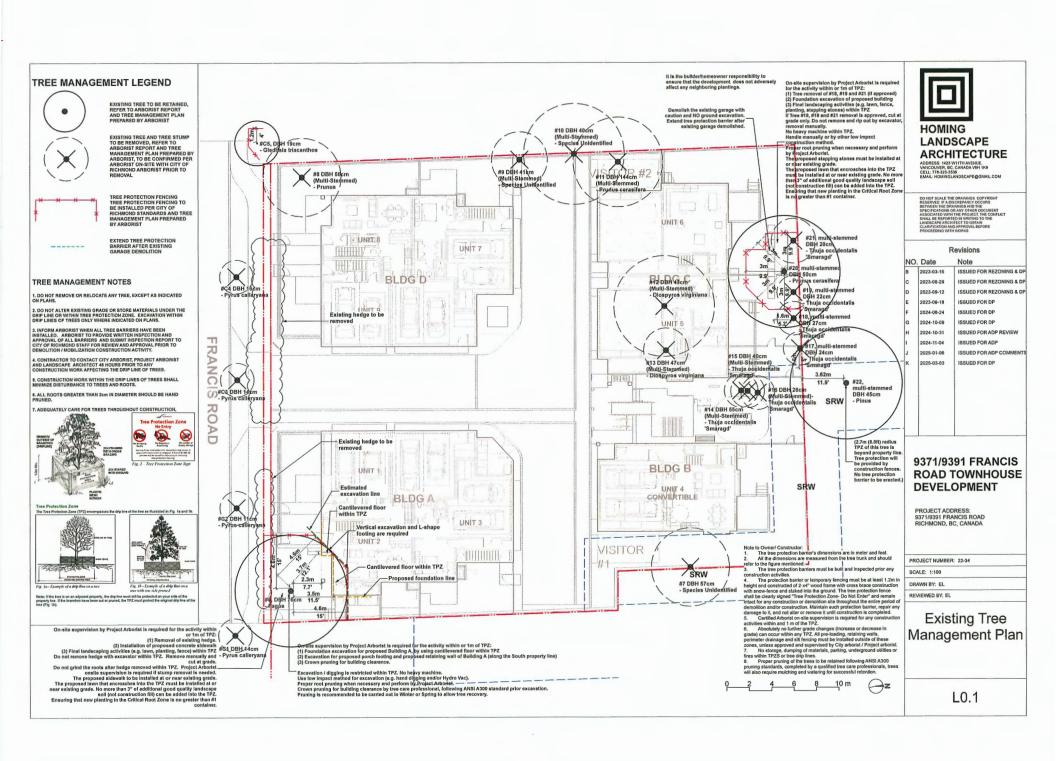
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DRAWN BY: EL

REVIEWED BY: EL

Landscape Cover Page & Design Rationale

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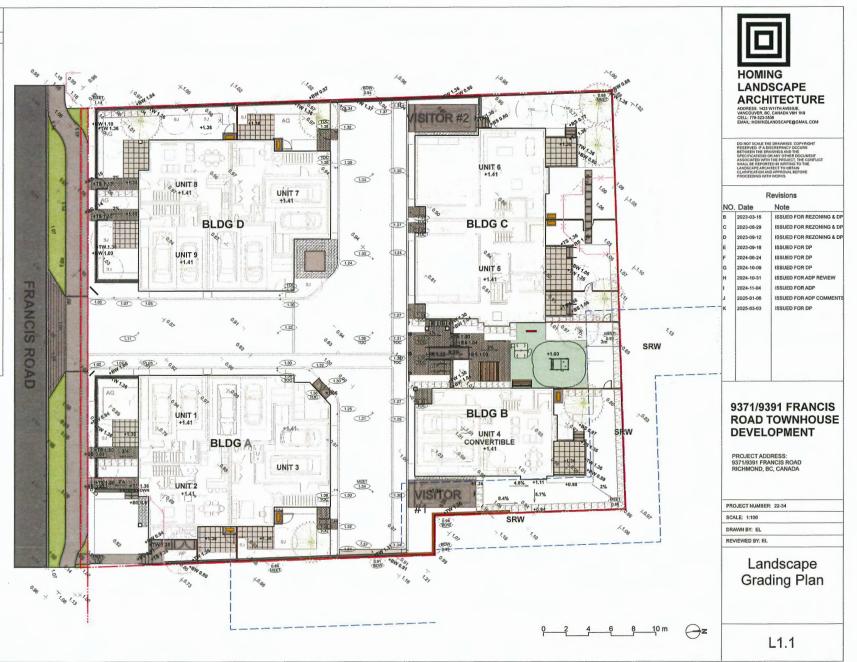
- 2. LAYOUT DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS.
- 3.ALL EXISTING INFORMATION APPROXIMATE ONLY. VERIFY ALL EXISTING GRADES AND DIMENSIONS WITH SITE CONDITIONS, REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
- 4. THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.
- 5. THE LOCATION OF ALL PROPOSED HARDSCAPE AND SITE FURNISHINGS ARE TO BE FLAGGED OUT ONSITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 6. ALL OFF-SITE WORKS TO CONFORM TO CITY OF RICHMOND STANDARDS.
- LAYOUT OF ALL OFF-SITE WORKS, INCLUDING FURNISHINGS, PATHWAYS, WALLS, PLANTING, ETC., TO BE CONFIRMED WITH CITY OF RICHMOND PRIOR TO INSTALLATION.



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- 2. ALL GRADING INFORMATION IS PRELIMINARY ONLY.
- 3. REFER TO CIVIL DRAWINGS FOR INTERNAL DRIVE AISLE AND OFF-SITE ROAD GRADING INFORMATION.
- 4. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING ELEVATIONS.
- 5. ALL EXISTING SURVEY INFORMATION APPROXIMATE. VERIFY ALL EXISTING GRADES WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
- 6. THE CONTRACTOR SHALL IDENTIFY AND PROTECT ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS FOUND WITH ULTITIES SHALL BE CLARIFIED WITH THE CONSULTANT TEAM PRIOR TO PROCEEDING.
- 7. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DEALINES AWAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES. SOFT LANDSCAPE AREAS TO BEA MAXIMUM 31 SLOPE.







LANDSCAPE ARCHITECTURE

ADDRESS, 1423 W11TH AVENUE, VANCOUVER, BC, CANADA V6H 1K9 CELL: 778-323-3536 EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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9371/9391 FRANCIS ROAD TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS: 9371/9391 FRANCIS ROAD RICHMOND, BC, CANADA

PROJECT NUMBER: 22-34

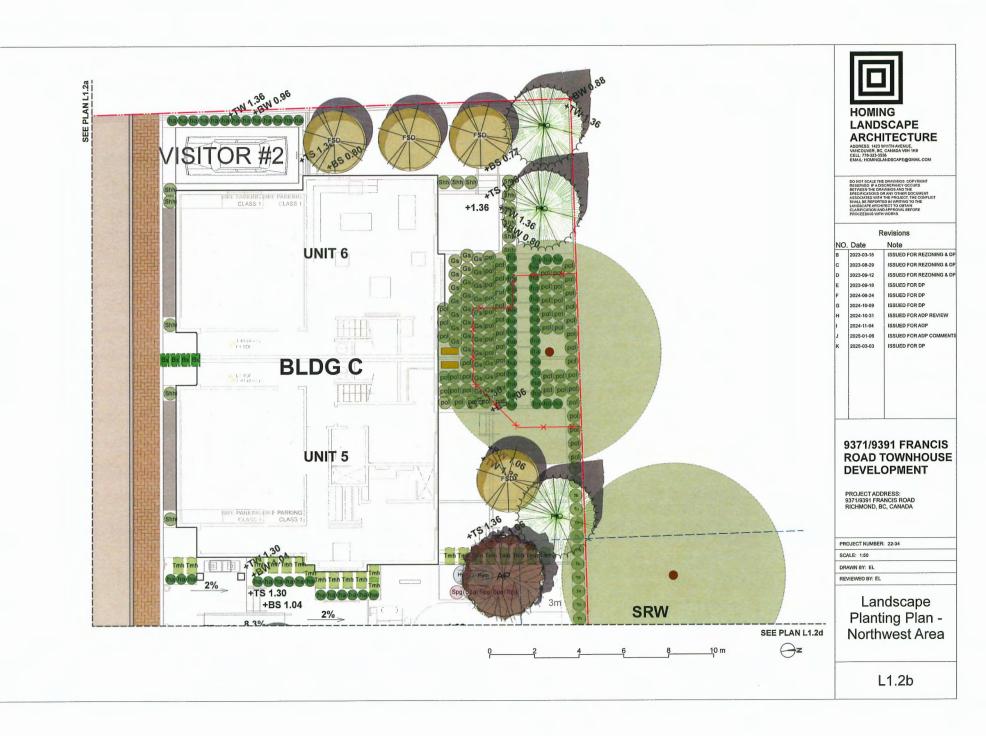
SCALE: 1:50

DRAWN BY: EL

REVIEWED BY: EL

Landscape Planting Plan -Southwest Area

L1.2a







LANDSCAPE **ARCHITECTURE**

ADDRESS: 1423 W11TH AVENUE, VANCOUVER, BC, CANADA V6H 1K9 CELL: 778-323-3536 EMAIL: HOMINGLANDSCAPE@GMAIL.COM

Revisions

NO	. Date	Note
В	2023-03-15	ISSUED FOR REZONING & DP
С	2023-08-29	ISSUED FOR REZONING & DP
D	2023-09-12	ISSUED FOR REZONING & DP
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9371/9391 FRANCIS **ROAD TOWNHOUSE** DEVELOPMENT

PROJECT ADDRESS: 9371/9391 FRANCIS ROAD RICHMOND, BC, CANADA

PROJECT NUMBER: 22-34

SCALE: 1:50

DRAWN BY: EL

REVIEWED BY: EL

Landscape Planting Plan -Southeast Area

L1.2c



	1			1	
ID ID	Latin Name	Common Name	Quantity	Scheduled Size	Note
TREES (DECIDUOUS & CONIFEROUS)					
AG	Acer griseum	Paperbark Maple	4	8cm cal.	
AP	Acer palmatum	Japanese Maple	2	8cm cal.	
FSD	Fagus sylvatica 'Dawyck Gold'	Dawyck Gold Beech	5	8cm cal.	T
PIO	Pinus contorta var. contorta	Shore Pine	7	4m high.	
SJ	Styrax japonícus	Japanese Snowbell Tree	11	8cm cal.	1
SHRUBS					+
. Bx	Buxus microphylla	Littleleaf Boxwood	14	#2 pot	1
ec1	Erica carnea	Spring Heath	21	#1 pot	
Gs	Gaultheria shallon	Salal	39	#2 pot	
Hym	Hydrangea macrophylla	Bigleaf Hydrangea	11	#3 pot	
Nad	Nandina domestica	Heavenly Bamboo	26	#2 pot	
AJ	Perfecto Mundo® Double Pink	Reblooming Azalea	69	#2 pot	1
Rh4	Rhododendron 'PJM'	PJM Rhododendron	7	#3 pot	
Shh	Sarcococca hookeriana var. humilis	Sweet Box	97	#2 pot	
Spg	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	9	#2 pot	
Tmh	Taxus x media 'Hicksii'	Hick's Yew	50	5¹ High	
Th	Thuja occidentalis 'Smaragd'	Emerald Cedar	72	5' High	1
PERENNIALS & GROUNDCOVERS					+
sa	Lavandula angustifolia	English Spike Lavender	45	#1 pot	_
pol	Polystichum munitum	Western sword fern	80	#1 pot	
					1
cmi	Carex morrowii 'Ice Dance'	Ice Dance Japanese Sedge	49	#1 pot	T
ha	Hakonechloa macra `Aureola`	Golden Japanese Forest Grass	135	#1 pot	1
VINES					+
cll	Clematis ligusticifolia	Western White Clematis	2	#1 pot	1
					+

OFFSITE PLANT LIST					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES (DECIDUOUS & CONIFEROUS)					
SJ	Styrax japonicus	Japanese Snowbell Tree	6	8cm cal.	



HOMING LANDSCAPE ARCHITECTURE

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DO NOT SCALE THE DRAWNING COPPRIGHT RESERVED IF A DISCREPANCY OCCURS BETTWEET HE BRAWNING AND TO SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATE OWN HE PROJECT. THE CONTROL SHALL BE REPORTED IN WHITHING TO THE CAMBICATION AND APPROVAL BEFORE PROCEEDING WITH VIOLEN

	R	evisions
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PLANTING NOTES:

1) In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.

2) All planting shall be in accordance with CSLA Landscape Standard, latest edition.

3) The Landscape Contractor shall ensure that the on-site planting medium/soil meets the specification & recommendations of the soil analysis taken at the time of Substantial Completion. All recommendations of the soil analysis shall be executed prior to Final Acceptance of the landscape works by the Consuliant and the municipal authorities.

 Minimum planting medium depths: lawn - 6"/150mm groundcover - 18"/450 mm shrubs - 18"/450 mm trees - 24"/600 mm (around & beneath roolball)

 All plant material to be supplied on the job site must be obtained from a nursery participating in the BCLNA Phytophthora remorum Certification Program.

9371/9391 FRANCIS ROAD TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS: 9371/9391 FRANCIS ROAD RICHMOND, BC, CANADA

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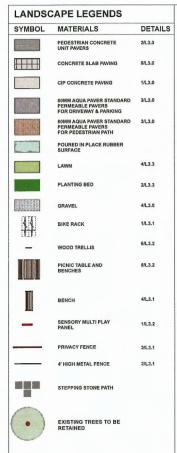
SCALE: 1:100 DRAWN BY: EL

REVIEWED BY: EL

Landscape Plant List

L1.3





LANDSCAPE NOTES

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- 2. LAYOUT DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS.
- 3.ALL EXISTING INFORMATION APPROXIMATE ONLY, VERIFY ALL EXISTING GRADES AND DIMENSIONS WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
- 4. THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.
- 5. THE LOCATION OF ALL PROPOSED HARDSCAPE AND SITE FURNISHINGS ARE TO BE FLAGGED OUT ONSITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 6. ALL OFF-SITE WORKS TO CONFORM TO CITY OF RICHMOND STANDARDS.
- 7. LAYOUT OF ALL OFF-SITE WORKS, INCLUDING FURNISHINGS, PATHWAYS, WALLS, PLANTING, ETC., TO BE CONFIRMED WITH CITY OF RICHMOND PRIOR TO INSTALLATION.





OUTDOOR AMENITY AREA ENLARGEMENT PLAN

VILLA PLAYHOUSE



FOREST GIRAFFE PLAY STRUCTURE



CHALK BOARD



HOMING

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SCALE: 1:50

ORAWN BY: EL

REVIEWED BY: EL

Outdoor Amenity Area Enlargement Plan

POROUS SURFACE LEGENDS

SYMBOL

MATERIALS

AREA



POROUS LANDSCAPING WITH LIVE PLANT MATERIAL: LAWN, GROUNDCOVER & SHRUB

465 sq m / 5005 sq ft



POROUS HARDSCAPE MATERIAL: PERMEABLE 249 sq m PAVER & GRAVEL & / 2680 sq ft

TOTAL POROUS SURFACE AREA: 714 sq m / 7685 sq ft

TOTAL LOT AREA: 1887 sq m / 20311 sq ft

TOTAL POROUS SURFACE AREA COVERAGE PERCENTAGE: 37.8%

TOTAL NON-POROUS SURFACE AREA COVERAGE PERCENTAGE: 62.2%

TOTAL POROUS LANDSCAPING AREA COVERAGE PERCENTAGE: 25%





IRRIGATION DIAGRAM LEGEND

KEY DESCRIPTION

AREA TO BE IRRIGATED



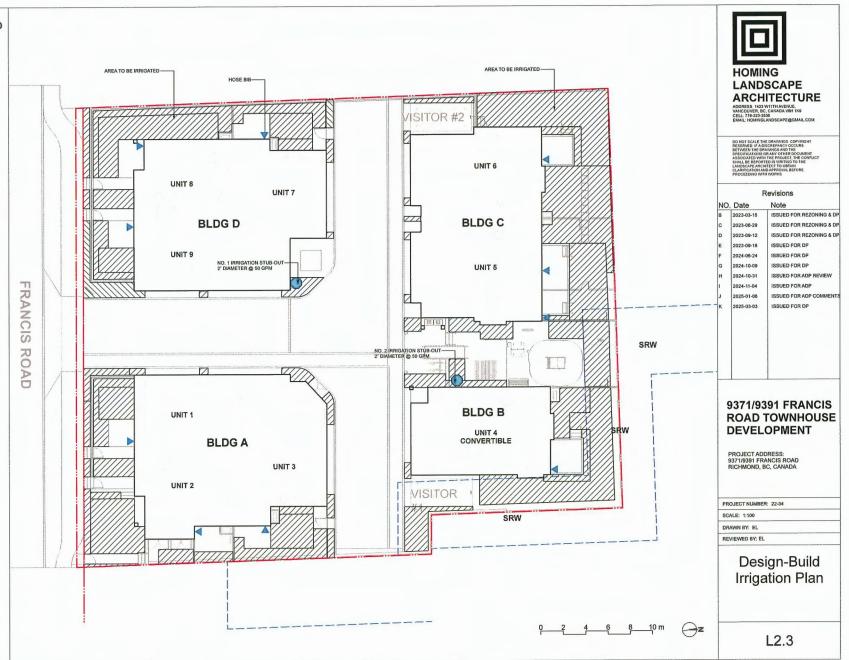
IRRIGATION STUB OUT



HOSE BIB

DESIGN-BUILD IRRIGATION NOTES:

- 1. LANDSCAPE CONTRACTOR TO PROVIDE COMPLETE DESIGN-BUILD SERVICES FOR ALL AUTOMATIC SITE IRRIGATION WORKS.
- 2. IRRIGATION CONTRACTOR PERFORMING THE WORK MUST HAVE MINIMUM (5) FIVE YEARS DOCUMENTED EXPERIENCE, AND A MEMBER IN GOOD STANDING OF THE KABC (IRRIGATION INDUSTRY ASSOCIATION OF BC).
- 3. IRRIGATION TO CONFORM TO ALL LOCAL PLUMBING AND ELECTRICAL CODE REQUIREMENTS CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MECHANICAL AND ELECTRICAL CONSULTANTS
- IRRIGATION TO CONFORM TO ALL IIABC
 STANDARDS WITH THE FOLLOWING EXCEPTIONS:
 MATERIALS SECTION 8B: ALL PIPE TO BE
 MINIMUM CLASS 200
- MINIMUM CLASS 200
 b. MATERIALS SECTION 5G: NO WIRE SMALLER
 THAN 14 GAUGE DIRECT BURIAL
- 5. COORDINATE WITH CIVIL CONTRACTOR TO PROVIDE PVC SLEEVING WHERE REQUIRED.
- 6. IRRIGATION STUB-OUTS AND HOSE BIBS PER
- 7. PROVIDE SHOP DRAWINGS FOR IRRIGATION LAYOUT TO CONSULTANT FOR REVIEWAND APPROVAL RIFE TO FABRICATION AND BUT TO FABRICATION AND BUT TO FABRICATION AND BUT TO FABRICATION AND BUT TO FABRICATION COMPONENT SPECIFICATIONS. WALVE BOXES TO BE LOCATEO IN LOWNISIBLE, PLANTED ARRES ONLY AND LOCATIONS TO BE APPROVADE.
- 8. HIGH EFFICIENCY IRRIGATION TECHNOLOGY TO BE EMPLOYED INCLUDE, BUT ARE NOT LIMITED TO: CENTRAL SHUT-OFF VALVE, HIGH EFFICIENCY DRIP IRRIGARTION LINES AND MOTION SENOR/RAIN DELAY CONTROLLER
- 9. TEST SYSTEM PRIOR TO COMPLETION OF LANDSCAPE WORKS TO ENSURE NO LEAKAGE AND SPECIFIED PSI IS MET. PROVIDE WRITTEN NOTICE THAT PRESSURE TESTING HAS MET STANDARDS (LEAKS SHALL NOT BE REPAIRED BY PATCHING).
- 10. PROVIDE COVERAGE AND CONTROLLER TEST WHEN SYSTEM IS COMPLETE AND MAKE ADJUSTMENTS AS REQUIRED.
- 11. PROVIDE AS-BUILT RECORD DRAWINGS TO SCALE SHOWING LOCATIONS OF ALL CONCEALED COMPONENTS, PIPING SYSTEM AND CONDUIT.
- 12. MAINTAIN AND OPERATE IRRIGATION PER MANUFACTURER'S RECOMMENDATIONS THROUGHOUT WARRANTY PERIOD WINTERIZE AS REQUIRED.
- 13. PROVIDE (3) COPIES OF INSTRUCTIONS MANUALS FOR OPERATION AND MAINTENANCE OF SYSTEM AND CONTROLS, SEASONAL ACTIVITY AND SHUTDOWN AND MANUFACTURER'S PARTS CATALOGUE.
- 14. INSTRUCT OWNER'S PERSONNEL IN THE OPERATION AND MAINTENANCE OF SYSTEM, INCLUDING ADJUSTING OF SPRINKLER HEADS. USE OPERATION AND MAINTENANCE MATERIAL AS BASIS FOR DEMONSTRATION.



LANDSCAPE LIGHTING LEGENDS

SYMBOL MATERIALS

UPLIGHT WITH SHIELD





BOLLARD LIGHT WITH SHIELD



WALL MOUNTED LED DOWN LIGHT COMPACT LED LIGHT, OPAL LENS SUITABLE FOR EXTERIOR USE #

SURFACE MOUNTED CEILING LED FIXTURE



LIGHTING NOTES

1. LIGHTING PLANS PROVIDED FOR INFORMATION ONLY. ALL EXTERIOR LIGHT FIXTURES, QUANTITIES, AND LOCATIONS TO BE APPROVED BY THE CLIENTS PRIOR TO ORDERING AND INSTALLATION.

2. CONTRACTOR TO COORDINATE RECESSED FORMING, ELECTRICAL CONDUIT, AND LOCATION LOGISTICS WITH OTHER TRADES AS REQUIRED.

3. SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY THE CLIENTS PRIOR TO ORDERING AND INSTALLATION.

4. CONTRACTOR TO ENSURE ALL LIGHTING WIRE AND FIXTURES MUST BE INSTALLED TO MEET THE LOCAL ELECTRICAL REGULATIONS AND SAFETY REQUIREMENTS.





HOMING LANDSCAPE ARCHITECTURE

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9371/9391 FRANCIS ROAD TOWNHOUSE DEVELOPMENT

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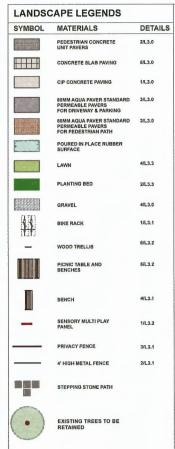
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SCALE: 1:100

DRAWN BY: EL

REVIEWED BY: EL

Conceptual Landscape Lighting Plan



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SCALE: 1:60

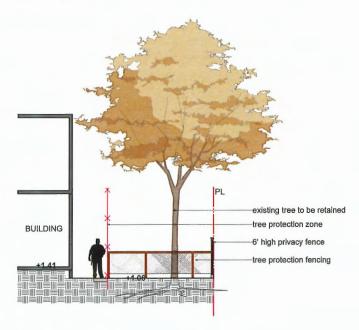
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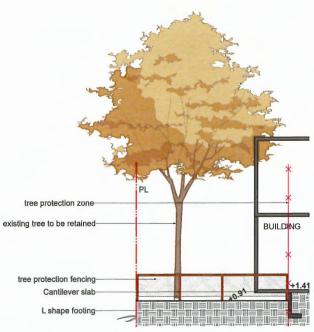
Right of Way Area Enlargement Plan



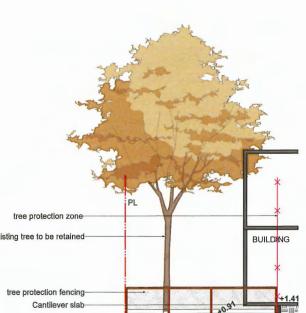
SECTIONS KEY PLAN







2 SECTION B





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Revisions

C 2023-08-29 ISSUED FOR REZONING & D 2023-09-12 ISSUED FOR REZONING & E 2023-09-16 ISSUED FOR DP F 2024-08-24 ISSUED FOR DP G 2024-10-09 ISSUED FOR DP H 2024-10-31 ISSUED FOR ADP REVIEW I 2024-11-04 ISSUED FOR ADP	NO	D. Date	Note
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9371/9391 FRANCIS **ROAD TOWNHOUSE DEVELOPMENT**

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PROJECT NUMBER: 22-34

SCALE: AS SHOWN

DRAWN BY: EL REVIEWED BY: EL

> Tree Protection Area Profile

THICKEN CONCRETE AT EDGES

-SAWCUT ADRIT THE PROMINDER
- AZENO EDGET NO STAND DEPTH
- MATTERII VARIES, REFER TO PLAN

- EXPANSION JOINT 25mm
WITH SEALANT, TYPICAL

- CIP CONCRETE FIRSH PER SPECIFICATION

- REINFORCE WITH 150 x150 #6 WMMM

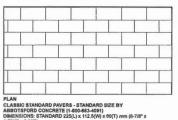
- COMPACTED GRANULAR BASE
- COMPACTED GRANULAR BASE
- COMPACTED GRANULAR BASE
- COMPACTED SWIGHT AND S

NOTES:

1. EXPANSION JOINTS 6m O.C. MAX, CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.

2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

1 CIP CONCRETE ON GRADE (TYPICAL)
Scale: 1:10



DIMENSIONS: STANDARD 225(L) x 112.5(W) x 90(T) mm (8-7/8" x 4-7/10" x 2-30")

PATTERN: RUNNING BOND

COLOUR: CHARCOAL

JORITHIS SAND AND VIBRATE IN

OLD COUNTRY STONE

PAVERS
PO DIA CLEAR AGGREGATE
JOINT STABILIZER
COMPACTED GRANULAR BASE, 5/8*
CLEAR GRUSH OPEN-GRADED
BEDDING COURSE

COMPACTED SUBGRADE

NOTE: USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

2 CONCRETE UNIT PAVING ON GRADE Scale: 1:10

AQUAPAVE STANDARD PAVER BY ABBOTSFORD CONCRETE PRODUCTS

PATTERN: RUNNING BOND LENGTH: 8-3/8" (221MM) WIDTH: 4-5/16" (110MM) THICKNESS: 3-1/8" (80MM)





CONCRETE EDGING, PER PLAN

-SOIL SUBGRADE SLOPED TO DRAIN EXCESS MOISTURE TO DISCHARGE LOCATION, PER ENGINEERING

5mm CLEAR CRUSH OPEN-GRADED

-AP-SC INBITEX GEOTEXTILE -20mm CLEAR CRUSH OPEN-GRADED AGGREGATE

SUB-BASE, PER ENGINEERING

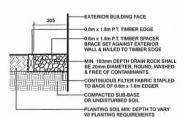
-AP-SC1000 OR 2000 WOVEN
GEOTEXTILE ON BOTTOM AND SIDES
OF OPEN-GRADED BASE, PER

-AQUAPAVE 80mm

BEDDING COURSE

NOTE: 1. THE TO ENGINEERING DRAWINGS FOR THE BASE MATERIALS INSTALLED UNDERNEATH THE PAVERS. 2. THE CONDITIONS UNDER THE PAVERS SHALL BE APPROVED BY ENGINEERS BEFORE PAVERS INSTALLATION.

3 AQUAPAVE PERMEABLE PAVER

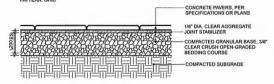


NOTE: ALL LUMBER SIZES ARE SHOWN AS NOMINAL

4 GRAVEL DRAIN STRIP - ON GRADE
Scale: 1:10



PLAN
TEXADA HYDRAPRESSED SLABS BY ABBOTSFORD CONCRETE PRODUCTS (1-800-853-4091)
DIMENSIONS: 457 mm x 457 mm x 40 mm
COLCUR: NATURAL.



NOTE:

1. USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

2. BLACKJACK PEDESTAL SYSTEM AVAILABLE FROM ABBOTSFORD CONCRETE PRODUCTS, INSTALLATION PER MANUFACTURES INSTRUCTIONS.

5 CONCRETE SLAB PAVING Scale: 1:10



HOMING LANDSCAPE ARCHITECTURE

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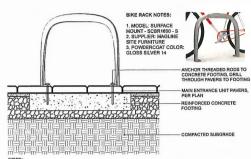
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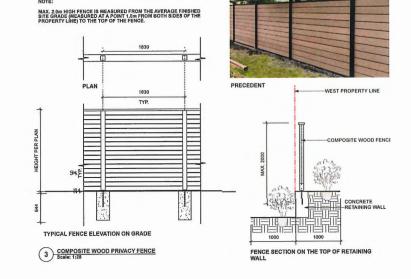
DRAWN BY: EL

REVIEWED BY: EL

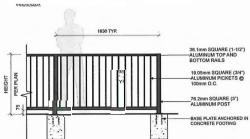
HARDSCAPE DETAILS









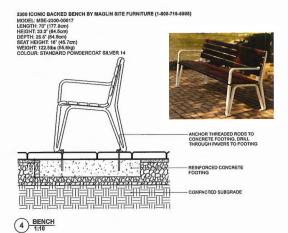


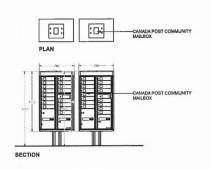
NOTES

1. ALL METAL ALUMINUM MITH BLACK POWDERCOAT FINISH (TO BE FACTORY APPLIED)

2. ALL MELDED CONSTRUCTION.
3. PROVIDE SIGN DRAWINGS FOR APPROVAL.
4. CONCRETE FOOTHING TO BE COMFIRMED BY STRUCTURAL ENGINEER.







6 CANADA POST MAILBOX Scale: 1:25

HOMING

LANDSCAPE **ARCHITECTURE**

ADDRESS: 1423 W11TH AVENUE, VANCOUVER, BC, CANADA V6H 1K9 CELL: 778-323-3536 EMAIL: HOMINGLANDSCAPE@GMAIL COM

Revis	HOL
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NC	. Date	Note
В	2023-03-15	ISSUED FOR REZONING & DE
С	2023-08-29	ISSUED FOR REZONING & DE
D	2023-09-12	ISSUED FOR REZONING & DE
E	2023-09-18	ISSUED FOR DP
F	2024-06-24	ISSUED FOR DP
G	2024-10-09	ISSUED FOR DP
н	2024-10-31	ISSUED FOR ADP REVIEW
1	2024-11-04	ISSUED FOR ADP
J	2025-01-08	ISSUED FOR ADP COMMENT
ĸ	2025-03-03	ISSUED FOR DP

9371/9391 FRANCIS **ROAD TOWNHOUSE** DEVELOPMENT

PROJECT ADDRESS: 9371/9391 FRANCIS ROAD RICHMOND, BC, CANADA

PROJECT NUMBER: 22-34

SCALE: AS SHOWN

DRAWN BY: EL

REVIEWED BY: EL

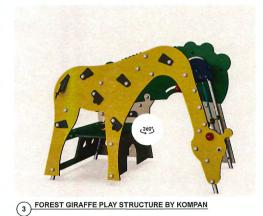
FURNITURING DETAILS

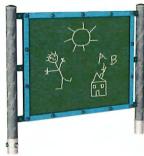


1 SENSORY MULTI PLAY PANEL

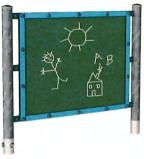


2 VILLA PLAYHOUSE





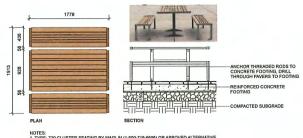
4 CHALK BOARD BY KOMPAN











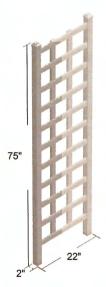
NOTES:

1. TYPE: 720 CLUSTER SEATING BY MAGLIN (1-800-716-6606) OR APPOVED ALTERNATIVE.

2. MODEL: MTB-0720-00002, SURFACE MOUNT, IPE WOOD.

3. COLOR: POWDERCOAT GLOSS COLLECTION SILVER 14

5 PICNIC TABLE AND BENCHES
Scale: 1:25





ARCHITECTURE ADDRESS: 1423 W11TH AVENUE, VANCOUVER, BC, CANADA V6H 1K9 CELL: 778-323-3536 EMAIL: HOMINGLANDSCAPE@GMAIL.COM

Revisions

N	D. Date	Note
В	2023-03-15	ISSUED FOR REZONING & DP
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PROJECT ADDRESS: 9371/9391 FRANCIS ROAD RICHMOND, BC, CANADA

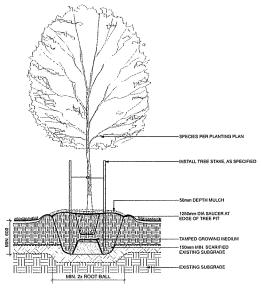
PROJECT NUMBER: 22-34

SCALE: AS SHOWN

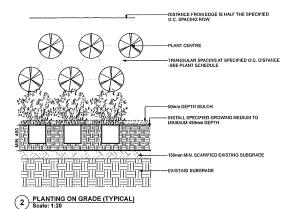
DRAWN BY: EL

REVIEWED BY: EL

FURNITURING DETAILS



1 DECIDUOUS TREE PLANTING ON GRADE (TYPICAL)
Scale: 1:20



TREE ROOTBALL

INSTALL TREE STAKE, AS SPECIFIED

SPECIES PER PLANTING PLAN

INSTALL TREE STAKE, AS SPECIFIED

INSTALL TREE STAKE, AS SPECIFIED

INSTALL TOP OF ROOTZONE 150mm ABOVE FINISHED

GRADE OF SPECIFIED GROWING MEDIUM

INSTALL 50mm MULCH

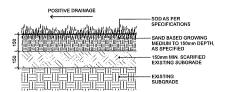
1250mm DIA SAUCER AT EDGE OF TREE PIT

ADJACENT CONDITIONS VARY PER PLANS

TAMPED GROWING MEDIUM

T

3 CONIFEROUS TREE PLANTING ON GRADE (TYPICAL)
Scale: 1:20



4 SOD LAWN (TYPICAL)
Scale: 1:10



ADDRESS 1423 WITTH AVERUE, VAINCOUVER, BC, CANADA V6H 1K9 CELL: 778-923-9536 EMAIL: HOMENGLANDSCAPE@GMAIL.COM

DO 101 SCALE THE DRIVINGS COPYRIGHT
RESIDENCE OF THE PROPERTY OF THE PROPERTY

Revisions

NO.	Date	Note
8	2023-03-15	ISSUED FOR REZONING & DP
c	2023-08-29	ISSUED FOR REZONING & DP
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9371/9391 FRANCIS ROAD TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS: 9371/9391 FRANCIS ROAD RICHMOND, BC, CANADA

PROJECT NUMBER: 22-34

DRAWN BY: EL

REVIEWED BY: EL

EVIEWED BY: EL

SOFTSCAPE DETAILS



Report to Development Permit Panel

To: Development Permit Panel

March 26, 2025 Date:

From: Joshua Reis File:

DP 18-829108

Director, Development

Re:

Application by Art Homes Ltd. for a Development Permit at 4400, 4420 and

4440 Smith Crescent

Staff Recommendations

That a Development Permit be issued which would:

- 1. Permit the construction of 34 townhouse units at 4400, 4420 and 4440 Smith Crescent on a site zoned "High Density Townhouses (RTH1)" zone; and
- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the ratio of residential parking spaces permitted in tandem arrangement from 50 per cent to 62 per cent.

Joshua Reis, MCIP, RPP, AICP Director, Development (604-247-4625)

Jan for

JR:el Att. 4

Staff Report

Origin

Art Homes Ltd., on behalf of South Rich Homes JV Ltd. (Incorporation Number BC1307443, with Director Buta S. Dosanjh) has applied to the City of Richmond for permission to develop 34 townhouse units at 4400, 4420 and 4440 Smith Crescent. The site is being rezoned from the "Small-Scale Multi-Unit Housing (RSM/XL)" zone to the "High Density Townhouses (RTH1)" zone (Attachment 1) for this project under Bylaw 9877 (RZ 18-802860), which received third reading following the Public Hearing on April 19, 2022. The site is currently vacant.

A Servicing Agreement is required as a condition of rezoning adoption and includes, but is not limited to, the following improvements:

- Filling of the Smith Crescent drainage ditch and replacement with a piped drainage system.
- A new 6.0 m wide Strollway along the south property line, consisting of a 3.0 m wide pathway, lighting and landscaping.
- Improvements to the pathway behind (to the east of) the subject site, consisting of a 3.0 m wide pathway, lighting and landscaping.
- Frontage improvements on both sides of Smith Crescent, generally consisting of new sidewalks, landscaped boulevards, street parking and a two-way bike path.

Development Information

Please refer to the attached Development Application Data Sheet (Attachment 2) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

Development surrounding the subject site is as follows:

To the north: Single detached dwellings on properties zoned "Small-Scale Multi-Unit Housing

(RSM/XL)"; designated for "Neighbourhood Residential (Townhouse 0.75 FAR)"

under the Hamilton Area Plan.

To the east: The Highway 91A road allowance, which includes a pedestrian overpass

connecting the pathway behind the subject site to Hamilton Highway Park and

Thompson Road.

To the south: Single detached dwellings on properties zoned "Small-Scale Multi-Unit Housing

(RSM/XL)"; designated for "Neighbourhood Residential (Stacked Townhouse 1.0

FAR)" under the Hamilton Area Plan.

To the west: Across Smith Crescent, Hamilton VLA Park, which includes a playground, sport

courts and open field.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on April 19, 2022. At the Public Hearing, the following concerns were expressed; the responses to the concerns are provided in **bold italics**.

- 1. Ground water drainage during construction causing flooding to neighbouring properties. Core Concept Consulting advised that they have coordinated with the developer/contractor regarding mitigation measures on groundwater drainage into the neighboring lots. The site is currently pre-loaded, the contractor has installed lock blocks along the property lines, complete with poly wrap and a 4" perforated pipe at the base of the wall, as per the pre-load plan prepared by the geotechnical consultant. This approach appears to be adequate and will be maintained in place until the proposed retaining walls are installed. In addition, the site services, which include perimeter drainage along the south and north property lines, will be installed alongside the retaining wall works, which will further reduce any likelihood of water leaving the site.
- 2. Proposed development is an inappropriate use of land stock and does not create more opportunities for rental and affordable housing.
 The proposed development is in compliance with the Official Community Plan (OCP) and Hamilton Area Plan in terms of density and housing typology. It is also in compliance with the applicable Affordable Housing Strategy at the time of rezoning application received.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit (DP) application. In addition, it complies with the intent of the applicable sections of the OCP and is generally in compliance with the "High Density Townhouses (RTH1)" except for the zoning variances noted below.

Zoning Compliance/Variances (staff comments in **bold italics**)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to increase the ratio of residential parking spaces in tandem arrangement from 50 per cent to 62 per cent:

The proposed variance was identified at the time of rezoning. Staff supports the proposed variance as the site plan has been impacted by the retention of trees and provision of a Strollway onsite. Tandem spacing also provides the following advantages on this site and locational context:

- Supporting a townhouse typology that meets the minimum required Flood Construction
 Level (FCL) (3.5 m) applicable in Hamilton by providing for all of the habitable residential
 spaces to be on the second and third levels of the three-storey buildings, which is
 consistent with the development of other townhouses in Hamilton.
- Allows for a more compact form of development that results in more landscaping and reduced pavement/hard surfacing. Proposed lot coverage is 36.2 per cent, which is lower than other low-density townhouses in the city that typically allow for 40 per cent lot coverage.

Transportation staff have reviewed the proposed tandem parking configuration of the development and have no concerns. A restrictive covenant preventing the conversion of the tandem parking areas to habitable space has been secured through the rezoning.

Advisory Design Panel Comments

The Advisory Design Panel (ADP) has reviewed the project and supports it. A copy of the relevant excerpt from the ADP Minutes from Thursday, June 20, 2024, is attached for reference (Attachment 3). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in 'bold italics'.

Analysis

Conditions of Adjacency

- A 6.0 m wide Strollway is proposed along the south property line of the site to provide pedestrian access between Smith Crescent and the trail within the Highway 91A road allowance to the east of the site, which connects to a pedestrian overpass to Hamilton Highway Park and Thompson Road. A short retaining wall (with height ranges from approximately 0.35 m to 1.09 m) will be installed along the south property line to facilitate the Strollway construction.
- A temporary privacy fence (approximately 1.09 m tall) will be installed on top of the retaining wall along the south property line. The overall fence height (fence + retaining wall) will comply with the fence height limitations of 2.0 m, as per the zoning bylaw. This privacy fence is to be removed by the future strata when the adjacent site on the south side of the Strollway is redeveloped.
- Townhouse clusters fronting onto the Strollway will be set back 4.3 m from the Strollway or 10.3 m from the south property line to avoid potential privacy concerns.
- Along the north property line, the location and orientation of windows and balconies have been carefully considered to reduce looking into close-by windows of existing adjacent development. The building elevations facing the neighbouring property to the north have a limited number of balconies and windows to avoid overlooking.
- The existing site grade along the north and east property lines will be maintained to provide an appropriate transition to the adjacent properties.
- A 1.8 m tall wood fence will be installed along the north property line to protect the privacy of the existing neighbouring single-family homes.
- Perimeter drainage will be required as part of the Building Permit (BP) to ensure stormwater is managed and addressed through the development and will not impact the neighbouring properties.

Urban Design and Site Planning

- The site layout includes 34 townhouse units in six clusters. The units are laid out along the main east-west drive aisle and two short north-south drive aisles.
- The townhouse clusters are oriented in a grid pattern and multiple pedestrian pathways create a fine-grained network of pedestrian connections.
- Units along Smith Crescent, the Strollway, and the central mews are designed to have a strong street presence with individual front entrances and yards. Units in Building 4 will have access from the internal drive aisle and a yard space backing onto Highway 91A.
- All units will have two-vehicle parking spaces and individual garages.

- Thirteen units are proposed to have garages in a side-by-side arrangement, and 21 units (up to 62 per cent of the required residential parking spaces) are proposed to have garages in a tandem arrangement (see Zoning Compliance/Variance section above for details).
- A total of seven visitor parking spaces, including two accessible visitor parking spaces, will
 be provided along the main east-west drive aisle. The number of visitor parking spaces
 proposed complies with the minimum bylaw requirement.
- Both internal and external bicycle parking spaces have been incorporated into the proposal and comply with the zoning bylaw requirements.
- The provision of private outdoor spaces complies with the DP Guidelines of the OCP.
- All units will have private outdoor spaces consisting of a front or a rear yard, as well as
 deck/balcony spaces on the second/third floor.
- Outdoor amenity space is proposed by the site entry for maximum casual surveillance opportunity. The size and location of the outdoor amenity space are appropriate for providing an open landscape and amenity space convenient to all units.
- No indoor amenity space is proposed on site. A \$88,460.00 cash-in-lieu contribution has been secured as a condition of rezoning approval, consistent with the OCP.
- One garbage, recycling and organic waste storage room is proposed and is integrated into the design of Building 3 to minimize the visual impact.
- An easily accessible mailbox kiosk will be provided at a central location of the site (i.e., by Building 2, opposite to the main vehicle entrance and outdoor amenity space).

Architectural Form and Character

- A modern Scandinavian design is proposed with framing elements emphasizing the individual units while incorporating traditional house shapes. This architectural style is characterized by clean lines, simplicity and functionality. The use of different depths and elements like balconies and bay windows creates a dynamic and playful appearance.
- The townhouse units are designed with front yards and front doors facing onto Smith
 Crescent, the Strollways and the central mews. A pedestrian scale is generally achieved
 along Smith Crescent, the two Strollways and the central mews through the inclusion of the
 use of individual unit entrances, variation in building projections, recesses, varying
 material/colour combinations and landscape features.
- Staggered garage doors, varied garage door colours and materials, as well as 1.0 m tall Hick's Yew shrubs between the garage doors are proposed to mitigate the impact of blank garage doors along the internal drive aisle.
- The proposed building materials (such as shingle roof, ledgestone bases, fiber cement siding and shingles) are generally consistent with the OCP.
- The townhouse architecture is designed with a minimalistic approach, using a limited color
 palette. The use of wood grain looking fiber cement siding and fiber cement shingles
 complements a range of traditional building designs and creates a warm and inviting
 atmosphere.

 To address the road traffic noise from Highway 91A, the project acoustical engineer confirmed that the proposed development is designed to meet the Canada Mortgage and Housing Corporation (CMHC) guidelines for interior noise levels and the ASHRAE 55-2004 standard for "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.

Tree Preservation

- Tree preservation was reviewed at the Rezoning stage and was revisited at DP stage.
- At rezoning, the following trees were identified for retention and will continue to be protected as part of the DP:
 - o Two maple trees (Tag # 24 and 25) located in the front yard of 4420 Smith Crescent.
 - One cherry and one maple tree (Tag # 33 and 34) located in the rear yard of 4420 Smith Crescent.
 - One ash tree (Tag # 54) located on the neighbouring property to the north.
 - One cherry tree (Tag #53) located within the City's boulevard along Smith Crescent.
- A tree cluster of seven Western Red cedar trees located in the rear yard of 4400 Smith Crescent (noted as Tag # 55 at rezoning) was also identified for retention. As part of the DP application review process, a site inspection (completed on June 12, 2023) and a site survey was (completed in January 2024), revealed in fact six trees exist within the approximate area of tree cluster Tag # 55; new tree numbers and tree tags (# 95 to # 100) were subsequently given to these trees. All of these six trees are in good condition and will be protected as part of the development proposal. The site layout has been revised to facilitate the retention of these trees.
- Based on the size of the protected trees, a Tree Survival Security in the amount of \$100,000.00 is required for the protection of ten trees on site and one city tree. A Tree Survival Security in the amount of \$75,000.00 has been secured at rezoning, an additional Tree Survival Security in the amount of \$25,000.00 will be required prior to the issuance of DP.
- A City tree (Tag # 39) located along the site's Smith Crescent frontage was identified for
 future assessment at rezoning. Upon re-inspection done on June 12, 2023, the project
 arborist advised that this tree is not suitable for retention or relocation due to its poor
 condition. Parks Operations staff reviewed the arborist recommendation, authorized the
 proposed tree removal, and specified a \$1,500.00 cash contribution as compensation to the
 tree removal. The cash contribution must be submitted prior to DP issuance.
- Parks has also approved the removal of two other City trees (Tag # 51 & 56) at rezoning; and a total of \$3,000.00 cash compensation has been secured at rezoning.
- 46 trees were identified for removal at rezoning, based on the 2:1 tree replacement ratio goal stated in the OCP; 92 replacement trees are required. The applicant is proposing to plant 52 replacement trees on the townhouse site, including 10 coniferous and 42 deciduous trees.
- The applicant has agreed to provide a voluntary contribution of \$30,000.00 (\$750.00/tree) to the City's Tree Compensation Fund in lieu of planting the remaining 40 replacement trees. A voluntary contribution has been secured at the rezoning stage.

Landscape Design and Open Space Design

- The street edge along Smith Crescent and the Strollway will be defined with landscaping
 including lawn, flower beds, native shrubs and a mix of deciduous and evergreen trees. A
 low transparent aluminum fence with gates will be installed along the road frontage to
 accommodate visually interesting plant species.
- Each street/walkway-fronting unit will have a private front yard with an outdoor patio to animate the streetscape. The front yards will be separated with low aluminum fences, with landscaping to provide privacy for individual units. All units will have a private yard with a patio, shade tree and shrub/groundcover planting.
- Three pedestrian pathways are proposed between the internal drive aisle and the Strollway to enhance connectivity for residents.
- An on-site irrigation system is proposed to ensure continued maintenance of live landscaping.
- A multi-functional play structure is proposed within the outdoor amenity area. The play
 equipment is chosen to fit well into the provided space and to allow multiple children to play
 at the same time. The equipment provides different play opportunities for the development
 of social, imagination, balance and motor skills. A bench is also proposed in the children's
 play area for caregivers.
- The vehicle entrance, surface parking spaces, and designated walkways on-site will be treated with permeable pavers for better water infiltration and variety in paving surfaces.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$352,732.64 in association with the DP.

Crime Prevention Through Environmental Design

- The development has been designed with street-oriented townhouses that provide surveillance of Smith Crescent, the Strollway along the south property line and the walkway within the road allowance of Highway 91A to the east.
- All entrances are visible and overlooked by pedestrians or by neighbour's windows.
- Plantings near residential entries are low to maximize views.
- Low fencing is designed to encourage interaction between neighbours and foster a sense of community.
- Building mounted lighting will be installed along the drive aisles, along the north-south
 utility path along the east property line and at unit entries to provide adequate outdoor
 security illumination; all building mounted lighting will be downward focused.
- Overhead pedestrian lights and bollard accent lights at unit entries will be installed along the Strollways; the lighting is designed to enhance security and visibility along the Strollways as well as to avoid "light-spill" onto adjoining properties.

Sustainability

• Consistent with Provincial Energy Step Code and Zero Carbon Step Code requirements, this project is expected to be designed to achieve Step 3 with maximum Emission Level 4.

- High efficient air source heat pump system will be provided. Condenser units will typically
 be located on the balconies facing the internal drive aisle, except for the condenser units for
 the units fronting onto the internal private walkway, which will be located on the groundlevel front yards along the internal private walkway.
- A stormwater management system is proposed in response to the objectives of the Hamilton Area Plan. The proposed stormwater management system is designed to limit the runoff generated by the proposed development to the five-year pre-development condition. Runoff generated by the site will be directed to the flow control structure which will limit the flow leaving the site into the city storm sewer to the pre-development release rate through the use of an orifice. Overflow will be directed to the detention tank and will be slowly released into the city storm system at a controlled rate.
- The proposed detention tank will be located at the southwest corner of the property within the outdoor amenity space adjacent to the children's play area. Inspection ports for the stormwater tank will be placed outside of the play area.

Accessible Housing

- The proposed development includes three convertible units (units #11, 17, and 34) that are
 designed with the potential to be easily renovated to accommodate a future resident in a
 wheelchair. The potential conversion of these units will require the installation of a chair lift
 (where the staircase has been dimensioned to accommodate this in these units) in the future if
 desired.
- All of the proposed units incorporate aging-in-place features to accommodate mobility constraints associated with aging. These features include:
 - o stairwell handrails;
 - o lever-type handles for plumbing fixtures and door handles; and
 - o solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Conclusions

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.

Edwin Lee

Planner 2

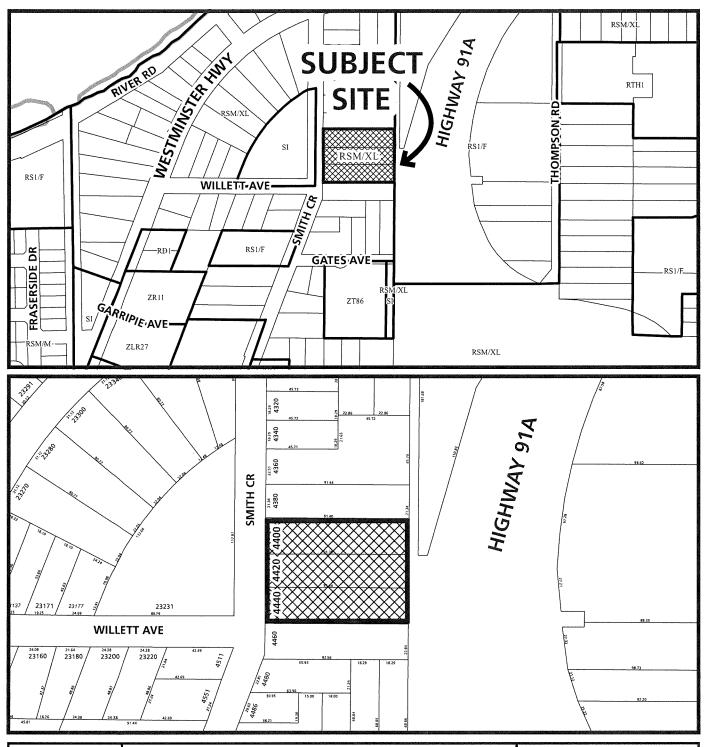
(604-276-4121)

EL:js

Att.

- 1: Location Map
- 2: Development Application Data Sheet
- 3: Advisory Design Panel Minutes
- 4: Development Permit Considerations







DP 18-829108

Original Date: 10/24/18 Revision Date: 03/17/25

Note: Dimensions are in METRES







DP 18-829108

Original date: 10/24/18 Revision Date: 03/17/25

Note: Dimensions are in METRES



Development Application Data Sheet

Development Applications Department

DP 18-829108 Attachment 2

Address: 4400, 4420 and 4440 Smith Crescent

Applicant: Art Homes Ltd. Owner: South Rich Homes JV Ltd.

Planning Area(s): Hamilton

Floor Area Gross: 7,284.20 m² Floor Area Net: 4,467.63 m²

DELIC SERVICE CONTRACTOR	Existing	Proposed
Site Area:	6,120 m ²	No Change
Land Uses:	Single detached	Townhouses
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Neighbourhood Residential (Townhouse 0.75 FAR)	No change
Zoning:	Single Detached (RS1/F)	High Density Townhouses (RTH1)
Number of Units:	3 single detached dwellings	34 townhouse dwellings

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.75 FAR	0.73 FAR	None permitted
Buildable Floor Area (m²):*	Max. 4,590 m² (49,406 ft²)	4,468 m ² (48,089 ft ²)	None permitted
Lot Coverage – Building:	Max. 45%	36.2%	none
Lot Coverage – Non-porous Surfaces:	Max. 70%	63.9%	none
Lot Coverage - Landscaping:	Min. 20%	22.4%	none
Setback – Front Yard (m):	Min. 4.5 m	4.5 m	none
Setback – Interior (North) Side Yard (m):	Min. 2.0 m	2.0 m	none
Setback – Interior (South) Side Yard (m):	Min. 2.0 m	10.3 m	none
Setback - Rear Yard (East) (m):	Min. 2.0 m	3.0 m	none
Height (m):	Max. 12.0 m (3 storeys)	11.68 m (3 storeys)	none
Lot Width:	Min. 40.0 m	67.4 m	none
Lot Depth:	Min. 30.0 m	91.32 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V)	none

Off-street Parking Spaces – Total:	68 (R) and 7 (V)	68 (R) and 7 (V)	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (68 x Max.50% = 34)	42	Variance Requested
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on-site (75 x Max.50% = 37)	3	none
Accessible Parking Spaces:	Min. 2% when 11 or more spaces are required on-site (75 x 2% = 2 spaces)	2	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	2 (Class 1) and 0.35 (Class 2) per unit	none
Off-street Bicycle Parking Spaces – Total:	68 (Class 1) and 7 (Class 2)	68 (Class 1) and 12 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	204 m ² (6 m ² per unit)	236 m²	None

Excerpt from the Minutes from The Design Panel Meeting

Thursday, June 20, 2024 – 4:00 p.m. Virtual, Microsoft Teams

2. DP 18-829108 – TOWNHOUSE DEVELOPMENT

ARCHITECT:

Wilson Chang Architect Inc.

LANDSCAPE

PMG Landscape Architects

ARCHITECT:

PROPERTY LOCATION:

4400, 4420 & 4440 Smith Crescent

Applicant's Presentation

Architect Wilson Chang, Wilson Chang Architect Inc, and Landscape Designer Denitsa Dimitrova, PMG Landscape Architects, presented the project and answered queries from the Panel.

Panel Discussion

Comments from Panel members were as follows:

• confirm that the future off-site walkway adjacent to the east property line will be accessible to firefighters to access the northeast side of Unit 3; if not, consider adding a common property fire access in the backyard of Unit 3 similar to the one proposed for Unit 6 and Unit 7;

Based on the Code Report the current proposed fire access route from the internal driveway is sufficient. (Ref to Arch Drawing Sheet A112).

appreciate the proposed provision of on-site rainwater detention tank; however, consider its long-term maintenance; consider providing useful information to the strata management to enable them to properly maintain the tank; also consider installing interpretive signage/documentation on the operation and sustainability value of the facility in order to enhance residents' awareness of the development's contribution to sustainability;

Noted; the owner will coordinate with the strata management; an interpretive signage is designed by the landscape architect; location of the signage is shown on 3.a.2 sheet.

consider relocating the proposed water detention tank as it may impact the adjacent significant tree during its installation and may also conflict with the footing of the proposed play equipment; the tank could be relocated on a hard surface on the site, e.g. along the internal drive aisle to avoid potential conflicts/disruptions and would be easy to access and maintain;

There does not appear to be adequate space for the detention tank within the internal drive aisle. The detention tank and outdoor amenity area are proposed outside of the tree protection area for Tree #24 & #25. Detention tank is placed outside of proposed play equipment's footing. There are no proposed manholes within the detention tank and any surface features such as inspection ports have been noted to be placed outside of the play area. Please see 3.a.2 sheet for your reference.

consider evenly spacing out the lighting on the site to improve lighting coverage in the subject site; consider adding more bollard lighting in the outdoor amenity area;

Landscaped drawing is revised accordingly. More bollard lights have been added along the walkway parallel to the driveway entry to the site.

the distribution of benches in the common outdoor amenity area appears random; consider redesigning the proposed outdoor amenity area and consider installing more benches to create a better shared amenity space; appreciate the driveway corner opening up due to the location of the existing tree to be retained and integrated with the outdoor amenity area;

Proposed benches are not randomly placed. There is one bench proposed in the outdoor amenity area for neighbours to socialise, one bench proposed for caregivers who will look after the kids playing at the playground, Outdoor Amenity area has been redesigned to provide additional seating options adding custom logs type benches to create a better shared amenity space. Please see 3.a.2 sheet for your reference.

• concerned about the proposed Bigleaf Maple tree at the southeast corner as it can grow significantly large and negatively impact the adjacent townhouse unit; consider replacing it with a mid-size species that is more appropriate for a townhouse development and able to provide character;

Southeast corner Bigleaf Maple tree is replaced by "Prunus Virginiana" (Choke Cherry tree) shown on landscape Sheet 3.a.2.

 the landscape section plan shows some inconsistency; the allan block railing is indicated as galvanized aluminum railing in one section and wood railing in another;

Landscape section has been updated.

appreciate the clear and easy to read presentation package provided by the applicant;

Noted.

understand that the project needs to achieve its desired density; however, the proposed design and arrangement of building blocks and units appears repetitive;

While we appreciate the feedback, the current design carefully balances individuality and cohesion across the townhouse buildings.

Each building block features subtle variations in color patterns, façade treatments, and rhythmic arrangements of unit types, which are reflected in the appearance of the unit elevations, along with differing balcony configurations and bay window placements—creating a unique yet harmonious streetscape.

Additionally, the end units are distinguished by distinct architectural elements, such as varied balcony designs, differing corner expressions through wall textures, and unique window compositions.

One end unit emphasizes openness with dark window frames and wood texture panels, while another presents a more opaque, enclosed appearance.

This approach ensures each building retains its own character while contributing to a unified architectural identity.

consider further treatment to the west elevation of Building 6 to provide a more visually interesting backdrop to the adjacent common outdoor amenity area;

Building 6 west elevation design was improved; more fronting architectural elements were incorporated (Sheet A103 and A261).

appreciate the simple design of the townhouse buildings; however, there is too much repetition in the design of the units; consider providing identity to each building block by varying the colours of the panels;

Each building block already has a different colour combination to establish its identity. Beyond color, each block is also uniquely defined by subtle variations in façade treatments, rhythmic unit arrangements, and design elements such as balcony configurations and bay window placements. These thoughtful differences between building blocks create a visually diverse yet cohesive streetscape.

support the location of the common outdoor amenity area as it provides a nice anchor for the project and enhances wayfinding for the neighbourhood;

Noted.

agree with Panel comment regarding inadequate lighting on the site;

Landscape drawings are revised to provide more lighting. Wall mount light fixtures are indicated on building elevations. Building mounted lightings are added to the building elevations drawing (ref to sheet A211, A221, A231, A241, A251, and A261) Overhead pedestrian lights and bollard accent light are shown on architectural site plan A110 and landscape drawing 3.a.2.

 consider installing signage and more lighting to improve wayfinding in the neighbourhood;

Detail for Way-finding Signs have been provided on 3.b sheet /detail 12A. Location is shown on 3.a.2 sheet.

• review the proposed planting material, especially on the north side where there are shaded areas; a lot of proposed grasses and trees require full sun;

Planting material has been updated to provide more shade tolerant species. Please see updated plant list on 3.a.2 and 3.e sheets for your reference.

there is no adequate space for planting between garage doors; buildings will have to be smaller to provide adequate space for planting adjacent to buildings;

The buildings cannot be made smaller. Vines with 2.00m height cable trellis structure have been proposed in landscape areas between Unit's garages. Please see 3.a2., 3.e and 3.g sheets for your reference.

• review the proposed feature paving and consider a path to a feature shade garden or to a feature seating area that provides contemplative use of space;

A third color for permeable pavers on the internal driveway has been proposed to identify the pedestrian path; refer to the legend on Sheet 3A.2.

 appreciate the fencing between units and variation in heights of fences which provide a neighbourly feel;

Noted.

appreciate the landscape treatment on the south side which makes for a nicer and softer feeling to the units;

Noted.

 agree with the Panel comment that the Bigleaf Maple tree proposed to be planted on the southeast corner of the site is not appropriate for the site in terms of its size;

Southeast corner Bigleaf Maple tree is replaced by "Prunus Virginiana" (Choke Cherry tree) shown on landscape Sheet 3.a.2.

appreciate the provision of a stormwater detention tank on the site which is over and above the City requirements; however, support the Panel comment to consider relocating it to avoid negatively impacting the retained significant tree;

The current site is very tight, and there is no better location for the proposed stormwater detention tank than its current position. This location offers the necessary open space and is easy to maintain. While we appreciate the feedback, relocating the tank would present challenges due to site constraints, lack of available open space, and the need to protect the significant tree on the northwest corner, which has already been considered in the current design.

 appreciate the overall design of the project for its modern design, simplicity, repetition and strong colours as opposed to the traditional style that is common in townhouse developments the City;

Noted.

• consider increasing the seating in the common outdoor amenity area to activate the area and make it a transition zone between the public and private areas;

Six additional "log type" seating are proposed at the edge of the Play area. Please see 3a2 sheet and detail of this type seating on 3f sheet for your reference.

agree with the Panel comment to introduce further treatment to the west façade of the unit facing the outdoor amenity area; also consider installing either additional windows, an overlooking deck, or a patio on the ground floor on the west side of this unit to provide a better view on the outdoor amenity area and improve the west façade to enhance the experience of users of the outdoor amenity area;

Building 6 west elevation design was improved; more fronting architectural elements were incorporated (Sheet A103 and A261)

 support the location of the common outdoor amenity area on the southwest corner of the site as it is driven by the location of the significant tree to be retained;

Noted.

the decorative paving elements work well; and

Noted.

 agree with the Panel comment that additional landscaping between garages will not work due to inadequate space.

Noted.

The following written comments submitted by Panel member Alan Tse were read into the record by Virendra Kallianpur, Staff Liaison for the Panel:

 overall, the architectural form and character appear generally reasonable and well considered;

Noted.

The east-west drive to the north of Buildings 5 and 6 functions as one of the key shared spaces within the development; however, due to a lack of planting, trees and a patchwork approach to the paving, it is not a particularly appealing open space; consideration could be paid to reduce the setback to the south facing the SRW to allow for additional planting areas within the lane, which could be in the form of raised planters;

Buildings 5 and 6 are already positioned at the minimum setback, leaving no opportunity for further adjustments.

the shared walkway from which Buildings 2 and 3 have their front doors, which could be better integrated into the development by looking to align it with the walkway between Buildings 5 and 6 and providing a clearer line of sight through to the strollway; one unit from Building 6 could be shifted to Building 5 to allow for this; there may be accommodation within the guidelines to permit more than 6 units in a row; the width of the walkway between Buildings 5 and 6 is also quite narrow and if the space between buildings can be widened, it would be beneficial;

The alignment of the walkway between Buildings 5 & 6 has been revised to align with the walkway between Buildings 2 & 3. Walkway width cannot be increased due to site constraints. Buildings 5 and 6 are limited by the tree protection zones of Trees #24 and #25 on the west side and by setback and landscape buffering requirements on the east side. Additionally, each townhouse unit's minimum width is determined by the parking stall width requirements, leaving no flexibility to widen the walkway.

suggestion to flip the locations of the mailboxes and the PMT to bring the mailboxes into a more central location, and with the PMT less visible from Smith Crescent;

Site plan revised (Sheet A110).

the garage of the south unit at Building 2 is quite visible from Smith Crescent; can Building 2 be flipped such that the convertible unit with the double garage is on the north side? this would provide for a narrower garage door directly facing Smith Crescent and helping to mitigate visual impact;

Flipping Unit 11 (convertible unit) and Unit 6 on the north side will not work due to the visitor parking location on the south side of Building 2. The L-shape geometry of Unit 11 is necessary to accommodate the visitor parking space.

Solution for design improvement:

- the exterior finish of the double garage door is changed to wood aluminum for a more cohesive appearance
- the West facade white Hardie panel wall of unit 11 is changed to wood siding in varying shades, aligning with the project's color scheme

This approach ensures the garage door blends seamlessly with the West façade of Unit 11, making it less prominent and turning the wall into a design feature.

the stormwater tank is located under the play area; ensure that manholes are not within the fall zone surfacing;

Confirmed the manhole location is outside of the fall zone. (ref to sheet 3.a.2) All Manholes are located within the proposed internal drive isles. The proposed tank inspection port, vent pipe, and camera inspection/flush port to be located in adjacent walkways.

 confirm if a four-foot fence is shown at Highway 91A property line; it would appear that a higher privacy fence may be more appropriate adjacent to the highway;

4'ht fencing along East PL -Highway 91A, has been replaced with 6'ht wood fencing.

 consider glazing elements within throughout to improve articulation of the garage door facades; and

Garage doors are revised to have glazing elements/vision window. (Ref to sheet A311-A361)

• the garbage/electrical room exterior stairs not only create a potential CPTED issue underneath but also pass very close to the adjacent unit's bedroom window, which could cause privacy and potentially code issues.

Stair was revised and relocated in the building. No more CPTED or privacy issues. (Ref to sheet A331 & A631)

Panel Decision

It was moved and seconded

That DP 18-829108 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED

ATTACHMENT 4



Development Permit Considerations

Development Applications Department 6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 4400, 4420 and 4440 Smith Crescent

File No.: <u>DP 18-829108</u>

Prior to approval of the Development Permit, the developer is required to complete the following:

- 1. (Zoning Amendment) Final adoption of the Zoning Amendment Bylaw 9877.
- 2. (Tree Protection) Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
- 3. **(Tree Survival Security)** Submission of a Tree Survival Security to the City in the amount of \$25,000 for the retention of trees on site and on the city boulevard in front of the subject site. (This item is in addition to the Tree Survival Security secured at Rezoning.)
- 4. **(Tree Compensation)** City acceptance of the developer's offer to voluntarily contribute \$1,500.00 to Parks Division's Tree Compensation Fund for the removal of a Japanese Maple tree (tag #39), located along Smith Crescent frontage of the site.
- 5. (Landscaping Security) Receipt of a Letter of Credit for landscaping in the amount of \$352,732.64 (based on the costs estimate provided by a CSLA registered landscape Architect including 10% contingency). A legal agreement is required to accompany the Landscape Security to set the terms for its use and release.
- 6. **(Fees Notices)** Payment of all fees in full for the cost associated with the Development Permit Panel Meeting Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

Prior to Building Permit Issuance, the developer must complete the following requirements:

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- 2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- 3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.
 - All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.
 - The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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- If the development will be constructed in phases and stratified, a Phased Strata Subdivision Application is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- If the development intends to create one or more air space parcels, an Air Space Parcel Subdivision Application is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial Wildlife Act and Federal Migratory Birds Convention Act, which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed	Date



Development Permit

No. DP 18-829108

To the Holder:

Art Homes Ltd.

Property Address:

4400, 4420 and 4440 Smith Crescent

Address:

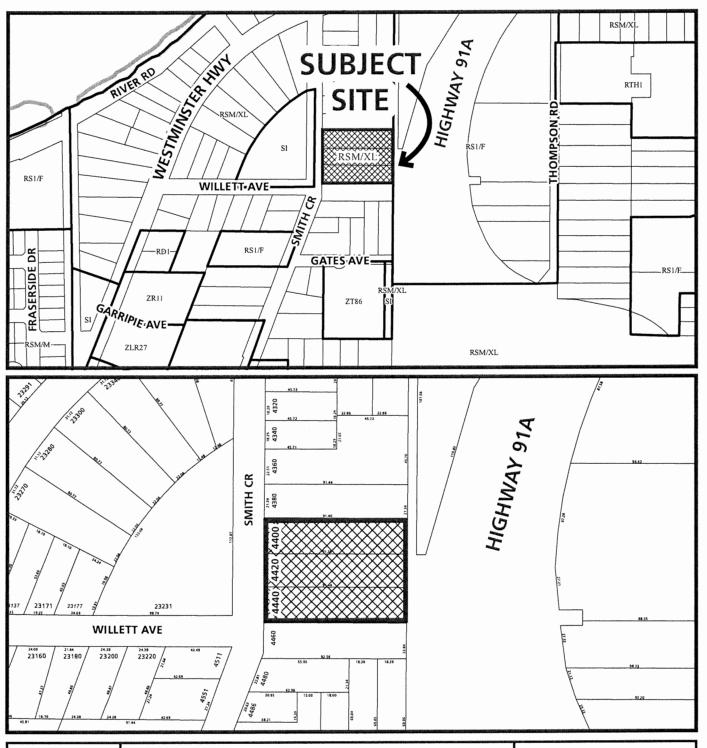
c/o Sukhvir Dosanjh 10728 Dennis Crescent Richmond, B.C. V7A 3S1

- 1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
- 2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
- 3. The "Richmond Zoning Bylaw 8500" is hereby varied to increase the ratio of residential parking spaces in tandem arrangement from 50% to 62%.
- 4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #31 attached hereto.
- 5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
- 6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$352,732.64 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
- 7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit No. DP 18-829108

To the Holder:	Art Homes Ltd.			
Property Address:	4400, 4420 and	4400, 4420 and 4440 Smith Crescent c/o Sukhvir Dosanjh 10728 Dennis Crescent Richmond, B.C. V7A 3S1		
Address:	10728 Dennis C			
conditions and provi Permit which shall for This Permit is not a	sions of this Permit ar orm a part hereof. Building Permit.	bed generally in accordance with the terms and and any plans and specifications attached to this		
AUTHORIZING RESO DAY OF ,	LUTION NO.	ISSUED BY THE COUNCIL THE		
DELIVERED THIS	DAY OF	,		
MAYOR				





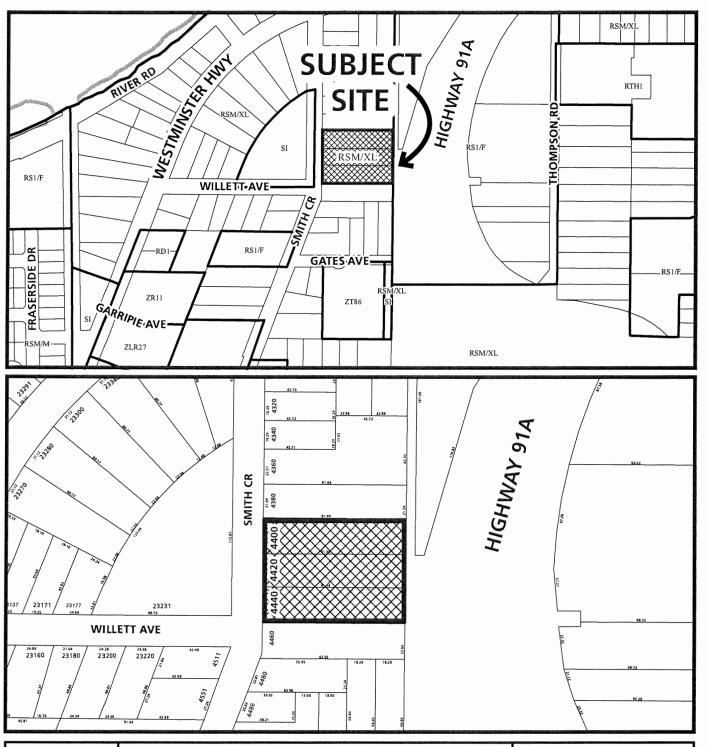


DP 18-829108 SCHEDULE "A"

Original Date: 10/24/18 Revision Date: 03/17/25

Note: Dimensions are in METRES







DP 18-829108

Original Date: 10/24/18 Revision Date: 03/17/25

Note: Dimensions are in METRES

2025-03-12 ISSUED FOR DP RE-SUBMISSION #7



SMITH CRESCENT TOWNHOUSE

4400 4420 4440 SMITH CRESCENT, RICHMOND RZ 18-802860 DP 18-829108



DP 18-829108 March 26, 2025

PROJECT TEAM

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DRAWING LIST

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A000	COVER
A001	SHEET LIST
A100	PROJECT DATA
A102	CONTEXT
A103	DESIGN RATIONAL MATERIALS AND COLOUR PALETTE
A105	SITE PLAN
A111 - PLAN #1	
A112 - PLAN #1 A113 - PLAN #1	SITE PLAN (OVERHANG DIM) SITE PLAN (SITE GRADING)
A114 - PLAN #1	SITE PLAN (ROOF PLAN)
A116 - PLAN #1	FIRE ACCESS PLAN
A118 - PLAN #1	MAILBOX PLAN
A130 - PLAN #1	WASTE MANAGEMENT PLAN
A141 - PLAN #1	LOT COVERAGE PLAN (BUILDINGS ONLY)
	LOT COVERAGE PLAN (BOILDINGS ONLT)
A142 - PLAN #1	OUTDOOR COMMON AMENITY SPACE
A143 - PLAN #1	OUTDOOR PRIVATE AMENITY SPACE (LEVEL 1)
A151 - PLAN #1	OUTDOOR PRIVATE AMENITY SPACE (LEVEL 1)
A152 - PLAN #1	
A153 - PLAN #1	OUTDOOR PRIVATE AMENITY SPACE (LEVEL 3)
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A180 - PLAN #2	PARKING PLAN
A311 - PLAN #4	BUILDING 1 - ELEVATIONS
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A331 - PLAN #4	BUILDING 3 - ELEVATIONS
A341 - PLAN #4	BUILDING 4 - ELEVATIONS
A351 - PLAN #4	BUILDING 5 - ELEVATIONS
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A411	BUILDING 1 - SECTIONS
A421	BUILDING 2 - SECTIONS
A431	BUILDING 3 - SECTIONS
A441	BUILDING 4 - SECTIONS
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A502	3D VIEW - NORTH EAST
A503	3D VIEW - INTERFACE FRONT/BACK
A504	3D VIEW - INTERFACE SIDES
A511	3D VIEW - BUILDING 1
A512	3D VIEW - BUILDING 2
A516	3D VIEW - BUILDING 6
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A611	BUILDING 1 - LEVEL 1, 2, 3 & ROOF PLAN
A621	BUILDING 2 - LEVEL 1, 2, 3 & ROOF PLAN
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A641	BUILDING 4 - LEVEL 1, 2, 3 & ROOF PLAN
A651	BUILDING 5 - LEVEL 1 & 2 FLOOR PLAN
A652	BUILDING 5 - LEVEL 3 & ROOF PLAN
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A711	BUILDING 1 - FAR OVERLAY
A721	BUILDING 2 - FAR OVERLAY
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A800	UNIT LAYOUT NOTES
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A812	UNIT LAYOUT (A2)
A813	UNIT LAYOUT (A3)
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A823	UNIT LAYOUT (B3)
A831	UNIT LAYOUT (D1)
A832	UNIT LAYOUT (D2)
A855	UNIT LAYOUT (B4) (CONVERTIBLE)
A856	UNIT LAYOUT (C1) (CONVERTIBLE)
A857	UNIT LAYOUT (C2) (CONVERTIBLE)



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01	2023-05-19	DP SUBMISSION (WCA)
02	2023-11-06	DP RESUBMISSION (WCA)
03	2024-04-18	DP RESUBMISSION (WCA)
04	2024-05-08	PROGRESS SET (WCA)
05	202405-12	PROGRESS SET (WCA)
06	2024-08-16	ISSUED FOR COORDINATION
07	2024-10-11	ISSUED FOR DP RESUBMISSION
08	2024-11-01	ISSUED FOR COORDINATION
09	2025-02-09	ISSUED FOR DP RESUBMISSION
10	2025-02-21	ISSUED FOR DP RESUBMISSION #7
11	2025-03-03	ISSUED FOR COORDINATION
12	2025-03-12	ISSUED FOR DP RESUBMISSION #7



SMITH CRESCENT TOWNHOUSE

4400 4420 4440 SMITH CRESCENT, RICHMOND RZ 18-802860

SHEET TITLE

SHEET LIST

PROJECT NO D24 SCALE DRAWN Auti CHECKED Che

A001

DP 18-829108 March 26, 2025

FLOOR AREAS

TOTAL AREA

	89 SF	8.29 m²
BUILDING 1	11,086 SF	1,029.93 m ²
BUILDING 2	14,214 SF	1,320.56 m ²
BUILDING 3	14,785 SF	1,373.54 m ²
BUILDING 4	12,605 SF	1,171.05 m ²
BUILDING 5	15,183 SF	1,410.50 m ²
BUILDING 6	10,444 SF	970.32 m²
TOTAL	78,407 SF	7,284.20 m ²

FAR EXCULSION AREAS

-10% OF THE TOTAL FLOOR AREA

COVERED AREAS: (ZONING BYLAW 8500 PART A, SECTION 4.4.1.a)

MAX. ALLOWED 10% OF THE TOTAL FLOOR AREA: (AREAS OPEN TO MIN. 2 SIDES)

7,841 SF	728.42 m ²

BALCONY - EXCL.	3,109 SF	288.79 m²
COVERED AREA - EXCL.	4,395 SF	408.35 m²
TOTAL	7 504 SE	697 14 m ²

GARAGE AREAS: (ZONING BYLAW 8500 PART A, SECTION 4.4.1.b)

529 SF 528 SF 528 SF 538 SF 521 SF 528 SF 528 SF 528 SF 528 SF 528 SF 528 SF	49.11 m² 49.07 m² 49.04 m² 49.97 m² 48.44 m² 49.09 m² 49.07 m² 49.07 m²
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000 OF	49.97 m²
509 SF	47.26 m²
527 SF	48.97 m²
528 SF	49.07 m ²
528 SF	49.07 m²
528 SF	49.08 m ²
538 SF	50.01 m ²
543 SF	50.41 m ²
525 SF	48.74 m ²
522 SF	48.49 m²
522 SF	48.50 m ²
519 SF	48.21 m²
538 SF	49.94 m²
498 SF	46.27 m²
470 SF	43.69 m²
470 SF	43.69 m²
490 SF	45.50 m ²
485 SF	45.10 m ²
470 SF	43.69 m²
494 SF	45.87 m²
494 SF	45.86 m²
490 SF	45.50 m²
470 SF	43.69 m²
514 SF	47.71 m²
24 SF	2.21 m²
	527 SF 528 SF 528 SF 528 SF 538 SF 543 SF 522 SF 522 SF 522 SF 529 SF 540 SF 490 SF 470 SF 485 SF 470 SF 494 SF 494 SF 494 SF 490 SF 490 SF

TOTAL EXCLUSIONS AREAS: BALCONY - EXCL

TOTAL AREA TOWARDS FAR

COVERED AREA - FAR

FLOOR AREA

COVERED AREA - EXCI

GARAGE

17,512 SF 1626.89 m²

4,395 SF

17,512 SF 1,626.89 m²

1,056 SF 98.07 m²

44,787 SF 4160.88 m 48.089 SF

408.35 m²

ENTRY STAIR EXCLUSIONS: (ZONING BYLAW 8500 PART A, SECTION 4.4.1.c)

UNIT 1	113 SF	10.51 m ²
UNIT 2	111 SF	10.29 m²
UNIT 3	111 SF	10.29 m²
UNIT 4	111 SF	10.32 m ²
UNIT 5	109 SF	10.10 m²
UNIT 6	115 SF	10,69 m²
UNIT 7	111 SF	10.29 m²
UNIT 8	111 SF	10.29 m²
UNIT 9	111 SF	10.29 m²
UNIT 10	111 SF	10.32 m²
UNIT 11	78 SF	7.20 m ²
UNIT 12	130 SF	12.12 m²
UNIT 13	111 SF	10.29 m²
UNIT 14	111 SF	10.29 m²
UNIT 15	111 SF	10.29 m ²
UNIT 16	111 SF	10.32 m²
UNIT 17	83 SF	7.71 m²
UNIT 18	114 SF	10.58 m²
UNIT 19	114 SF	10.59 m²
UNIT 20	114 SF	10.58 m²
UNIT 21	114 SF	10.58 m²
UNIT 22	113 SF	10.52 m²
UNIT 23	110 SF	10.18 m²
UNIT 24	106 SF	9.87 m²
UNIT 25	98 SF	9.14 m²
UNIT 26	98 SF	9.14 m²
UNIT 27	98 SF	9.14 m²
UNIT 28	98 SF	9.14 m²
UNIT 29	98 SF	9.14 m²
UNIT 30	102 SF	9.47 m²
UNIT 31	101 SF	9.42 m²
UNIT 32	98 SF	9.14 m²
UNIT 33	98 SF	9.14 m²
UNIT 34	100 SF	9.26 m²

3,625 SF 336.74 m²

MAX. ALLOWED. EXCLUSION: 10m2 PER UNIT

47 CE | 4 25 m²

UNIT 1	47 SF	4.35 m ²
UNIT 2	47 SF	4.36 m²
UNIT 3	47 SF	4.36 m²
UNIT 4	47 SF	4.36 m²
UNIT 5	47 SF	4.35 m²
UNIT 6	47 SF	4.38 m²
UNIT 7	47 SF	4.36 m²
UNIT 8	47 SF	4.36 m²
UNIT 9	47 SF	4.36 m²
UNIT 10	47 SF	4.36 m²
UNIT 11	36 SF	3.37 m²
UNIT 12	47 SF	4.36 m²
UNIT 13	47 SF	4.36 m²
UNIT 14	47 SF	4.36 m²
UNIT 15	47 SF	4.36 m²
UNIT 16	47 SF	4.36 m²
UNIT 17	37 SF	3.40 m ²
UNIT 18	49 SF	4.56 m²
UNIT 19	46 SF	4.30 m ²
UNIT 20	46 SF	4.30 m²
UNIT 21	46 SF	4.30 m ²
UNIT 22	46 SF	4.30 m²
UNIT 23	46 SF	4.30 m²
UNIT 24	57 SF	5.32 m²
UNIT 25	57 SF	5.32 m ²
UNIT 26	57 SF	5.32 m²
UNIT 27	57 SF	5.34 m²
UNIT 28	57 SF	5.32 m ²
UNIT 29	57 SF	5.27 m²
UNIT 29	57 SF	5.32 m²
UNIT 31	57 SF	5.32 m²
UNIT 32	57 SF	5.32 m²
UNIT 33	57 SF	5.32 m²
UNIT 34	47 SF	4.36 m ²

PARKING REQUIREMENTS

RESIDENCE:
(RICHMOND ZONING BYLAW 7.5.6A & 7.7.2.1)

TOTAL NO. OF TOWNHOUSE:

68 SPACES 68 SPACES

GARAGE TYPE: TANDEM GARAGE:

34 SPACES (17 UNITS) 42 SPACES (21 UNITS)

DOUBLE CAR GARAGE: PROPOSED:

26 SPACES (13 UNITS)

42.5 (0.2 PER UNIT)

68 (2 PER UNIT)

VISITOR: FOR ALL 34 UNITS

7 STALLS (0.2 PER UNIT) 7 STALLS

SMALL CAR:
(RICHMOND ZONING BYLAW 7.5.13)
FOR MORE THAN 31 PARKING SPACES
MAX. ALLOWED FOR SMALL CAR SPACES 50% OF TOTAL

MAX. ALLOWED FOR SMALL CAR: 34 PROPOSED SMALL CAR SPACE: 3

ACCESSIBLE:
(RICHMOND ZONING BYLAW 7.5.14)
MIN. 2% OF TOTAL: 1.3
PROPOSED: 2

BIKE STORAGE

REQUIRED: CLASS 1 CLASS 2

68 (2.0 PER UNIT)

(60% INCRESE PER TDM) 42.5 X 160% = 68

CLASS 2 (75% INCRESE PER TDM) 6.8 X 175%= 11.9

UNIT TYPE COUNT			
UNIT TYPE	NOTE	NO. COUNT	
YPE A1		7	
YPE A2		2	
YPE A3		1	
YPE B1		12	
YPE B2		1	
YPE B3		2	
YPE B4	CONVERTIBLE	1	
YPE C1	CONVERTIBLE	1	
YPE C2	CONVERTIBLE	1	
YPE C3		1	
YPE D1		3	
YPE D1c		1	
YPE D2		1	

PROJECT DATA

PROJECT SCOPE OF WORK
CONSTRUCT NEW THREE STOREY TOWNHOUSE

CIVIC ADDRESS 4400 4420 4440 SMITH CRESCENT, RICHMOND

LOT AREA 65,875 SF (6,120.0 SM) - REF TO SURVEY DWG.

PROPOSED ZONING

REQUIRED
EAST (REAR YARD)
SOUTH (SIDE YARD)
WEST (FRONT YARD)

2.0M 8.0M (6.0M SRW + 2.0M)

NORTH (SIDE YARD)

PROPOSED EAST (REAR YARD) SOUTH (SIDE YARD) 3.0M 10.3M (6.0M SRW + 4.3M) WEST (FRONT YARD) NORTH (SIDE YARD) 4.5M

HEIGHTS

PERMITTED HEIGHTS: 12M (39'-4") (3 STOREYS)

PROPOSED HEIGHTS: (MEASURED TO AVG FINISHED SITE GRADE) BUILDING 1: 11.07M (36'-4") (3 STOREYS) BUILDING 4 11.43M (37'-6") (3 STOREYS) 11.68M (38'-4") (3 STOREYS) 11.63M (38'-2") (3 STOREYS)

MAX. PROPOSED BLDG. HEIGHT MEASURED TO THE HIGHEST POINT ALONG SMITH CRESCENT: 11 64M (38'-2 1/2") HIGHEST POINT ALONG SMITH CRESCENT: 1.42M (4'-8")

FINISHED SITE CORNER ELEVATIONS: (REF TO CIVIL DWG.)

NORTHEAST 0.57M 0.94M 1.17M SOUTHWEST

AVERAGE FINISHED SITE GRADE: 1.08M

NO. OF TOWNHOUSE UNIT

PROPOSED: 34 UNITS (20 UNITS WITH TANDEM GARAGE)

MAX. ALLOWED: 0.75 (49,422 SF) PROPOSED: 0.73 (48,089 SF / 4,467.63 m²)

LOT COVERAGE (RICHMOND ZONING BYLAW 8.8.5)

• TOTAL NON-POROUS SURFACES:

(INCLUDING BUILDING AND STRUCTURES)

• LIVE PLANT MATERIAL:

MAX. 45% MAX. 70%

23.856 SF (36.2%)

PROPOSED:

• BUILDING COVERAGE:

NON-POROUS HARDSCAPES:
 TOTAL NON-POROUS SURFACES:

42,068 SF (63.9%) (INCLUDING BUILDING AND STRUCTURES)

LIVE PLANT MATERIAL: (REF TO LS. DWG.) 14,795 SF (22.4%)

OUTDOOR COMMON AMENITY SPACE
(CITY OF RICHMOND DEVELOPMENT PERMIT GUIDELINES) 114.4.5.D AMENITY SPACE

REQUIRED: OUTDOOR SPACE:

2.196 SF (204 SM) (6.0 SM / PER UNIT) CHILDREN'S PLAY AREA: 1,097 SF (102 SM) (3.0 SM/ PER UNIT)

PROPOSED:

AREA - OUTDOOR COMMON AMENITY SPACE			
NAME	DESCRIPTION	AREA (SF)	AREA (SM)
AMENITY SPACE 1	GENERAL USES	1,411 SF	131 m²
AMENITY SPACE 2	CHILDREN'S PLAY AREA	1,133 SF	105 m²
TOTAL OUTDOOR	COMMON AMENITY SPACE:	2,545 SF	236 m²

2025-03-13

DESIGNWORKS

01 2023-05-19 DP SUBMISSION (WCA)

02 2023-11-06 DP RESUBMISSION (WCA)

09 2025-02-09 ISSUED FOR DP RESUBMISSION 10 2025-02-21 ISSUED FOR DP RESUBMISSION #7

11 2025-03-03 ISSUED FOR COORDINATION

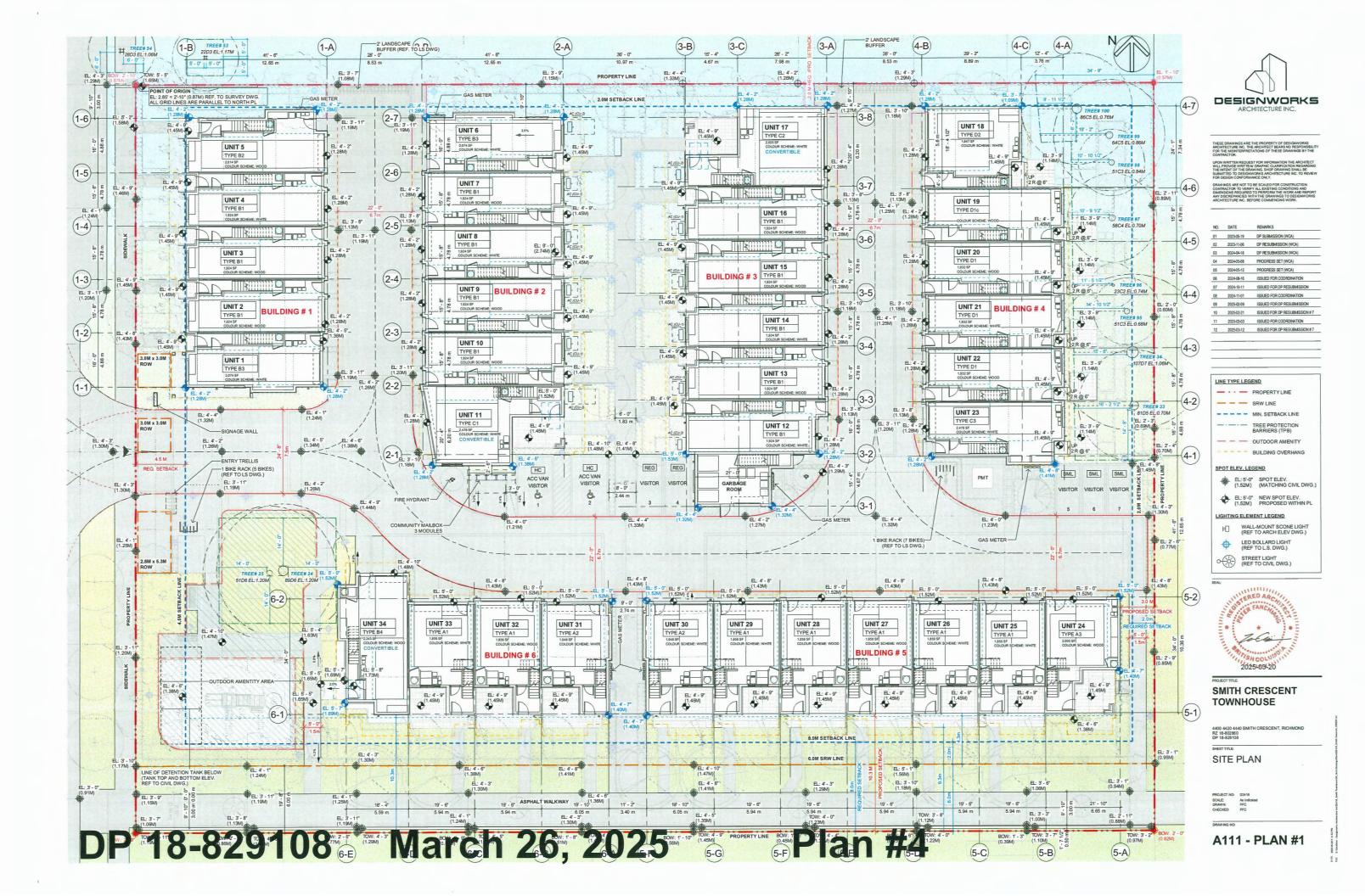
SMITH CRESCENT TOWNHOUSE

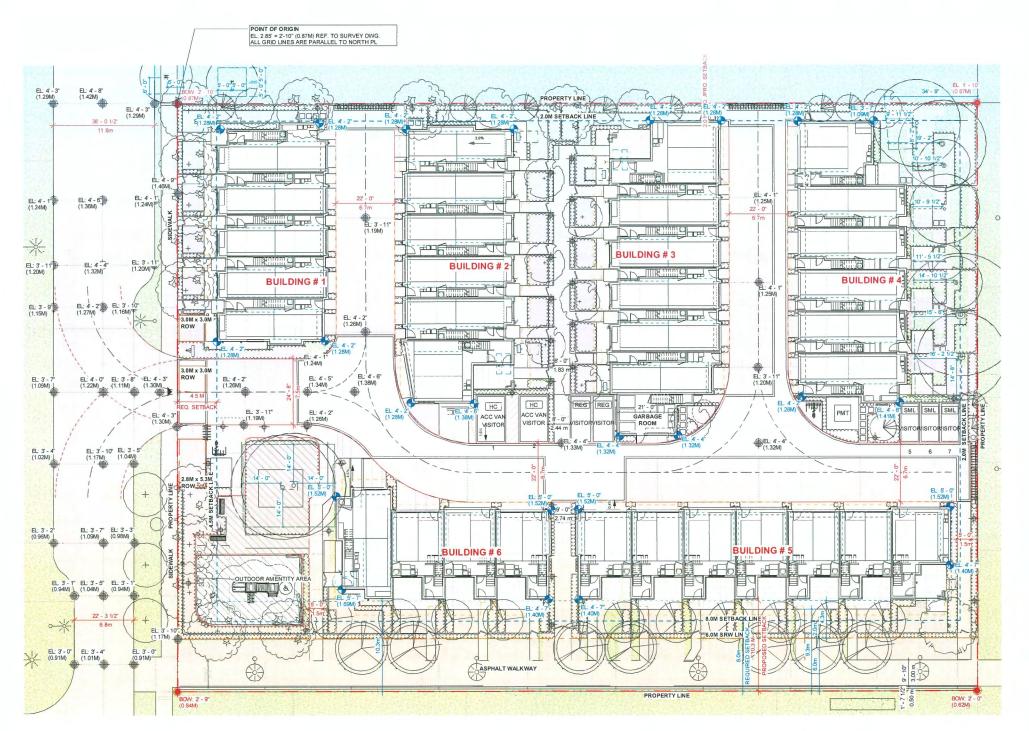
4400 4420 4440 SMITH CRESCENT, RICHMOND RZ 18-802860 DP 18-829108

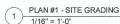
PROJECT DATA

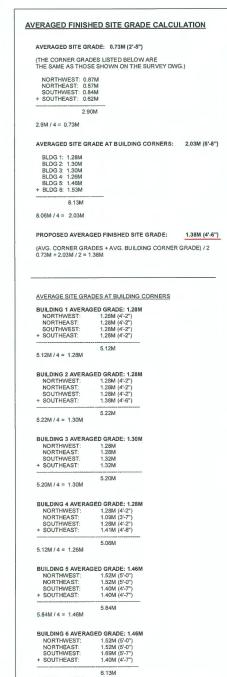
A100

March 26, 2025 DP 18-829108











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ITRACTOR IN WRITTEN REQUEST FOR INFORMATION THE ARCH L, PROVIDE WRITTEN' GRAPHIC CLARIFICATION REGA

DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS REQUIRED TO PERFORM THE WORK AND REPONY DISCREPANCIES WITH THE DRAWINGS TO DESIGNWOR

NO.	DATE	REMARKS
01	2023-05-19	DP SUBMISSION (WCA)
02	2023-11-06	DP RESUBMISSION (WCA)
03	2024-04-18	DP RESUBMISSION (WCA)
04	2024-05-08	PROGRESS SET (WCA)
05	202405-12	PROGRESS SET (WCA)
06	2024-08-16	ISSUED FOR COORDINATION
07	2024-10-11	ISSUED FOR DP RESUBMISSION
08	2024-11-01	ISSUED FOR COORDINATION
09	2025-02-09	ISSUED FOR DP RESUBMISSION
10	2025-02-21	ISSUED FOR DP RESUBMISSION #7
11	2025-03-03	ISSUED FOR COORDINATION
12	2025-03-12	ISSUED FOR DP RESUBMISSION#7

PROPERTY LINE
SRW LINE

LINE TYPE LEGEND

TREE PROTECTION
BARRIERS (TPB)
OUTDOOR AMENIT

SPOT ELEV. LEGEND

EL: 5'-0" SPOT ELEV. (1.52M) (MATCHING CIVIL DW

EL: 5'-0" NEW SPOT ELEV. (1.52M) PROPOSED WITHIN

LIGHTING ELEMENT LEGEN

WALL-MOUNT SCONE LIGH (REF TO ARCH ELEV DWG.

DED BOLLARD LIG (REF TO L.S. DWG

STREET LIGHT (REF TO CIVIL DV



PROJECT TITLE

SMITH CRESCENT TOWNHOUSE

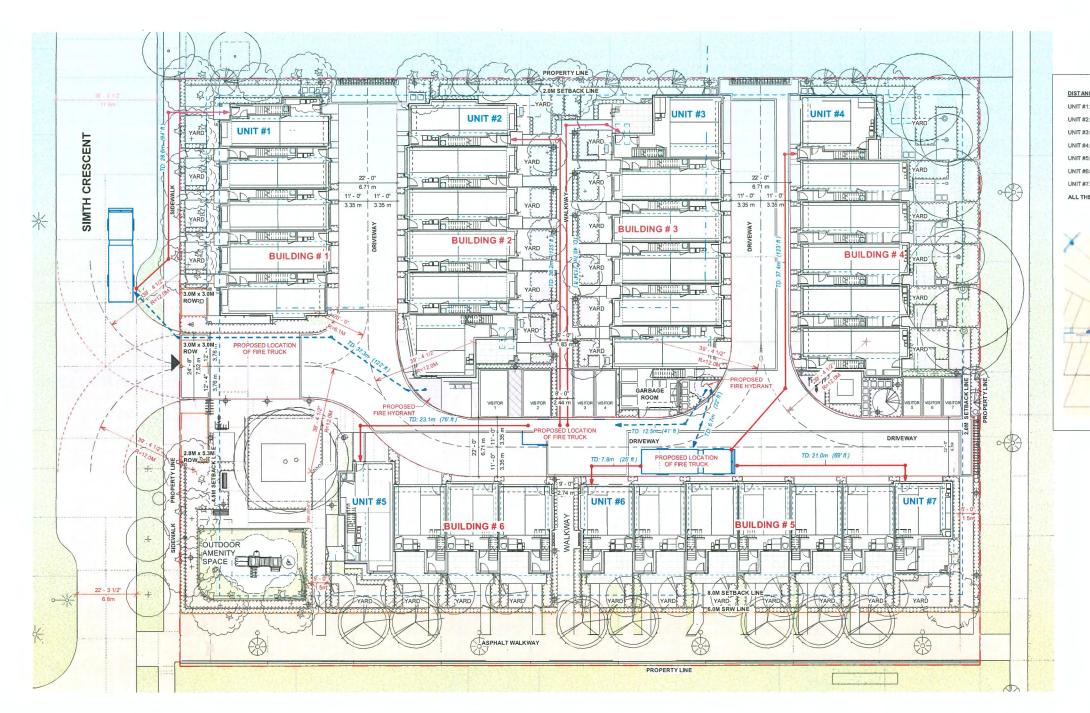
4400 4420 4440 SMITH CRESCENT, RICHMO RZ 18-802860 DP 18-829108

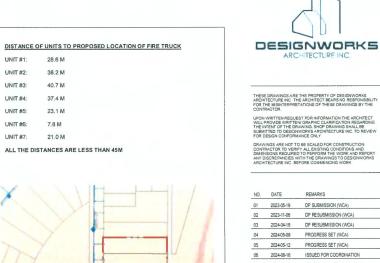
HEET TITLE

SITE PLAN (SITE GRADING)

SCALE As indic DRAWN PFC CHECKED PFC

A113 - PLAN #1







SMITH CRESCENT **TOWNHOUSE**

FIRE ACCESS PLAN

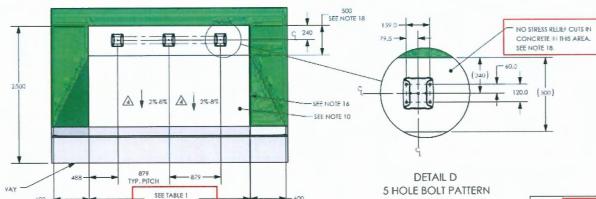
A116 - PLAN #1

SITE PLAN - FIRE ACCESS
1/16" = 1'-0"

NOTES

WATER SPOUTS, ELECTRICAL OUTLETS ARE NOT ALLOWED TO BE PLACED BEHIND THE MAILBOX
 CONCRETE SLAB (SEE STRUCT, AND CIVIL DWG, DETAILS)

REFERENCE FROM CANADA POST

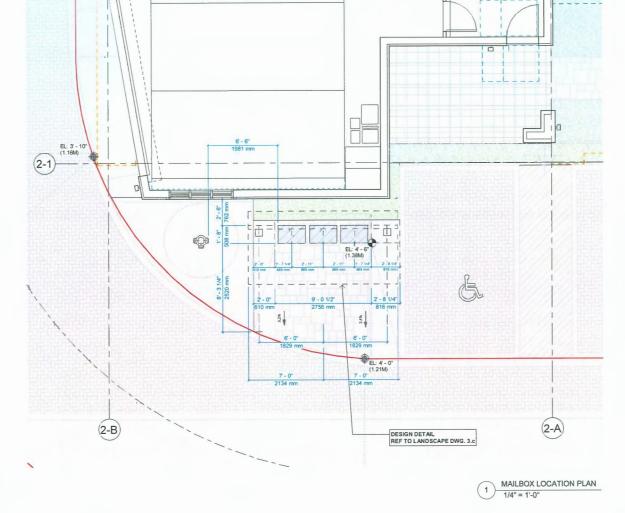


SECTION C-C

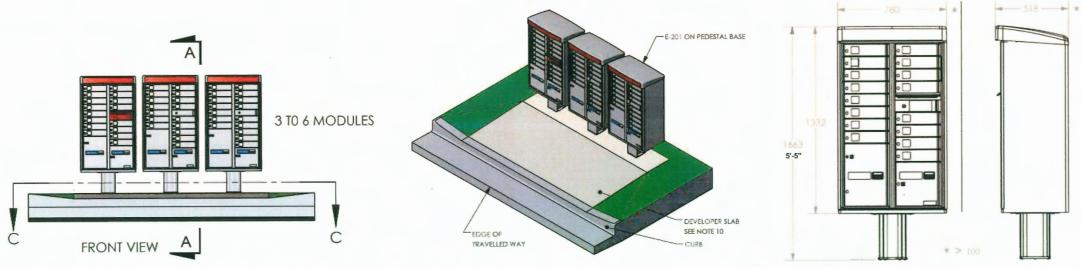
TABL	.E 1
NUMBER OF MODULES	WIDTH OF SLAB
1	1855MM
2	1855MM
_ 3	2734MM
4	3613MM
5	4492MM
6	5371MM

SAUF SI SPÉCIFICATIONS CONTRAIRE DIMENSIONS SONT EN MILLIA ANGLES





A single community mailbox module stands in total at 1663 mm x 780 mm with a width of 518 mm. The body of the community mailbox, containing the personal and parcel compartments, is 1332 mm in height.



DP 18-829108

March 26, 2025

PLAN #7



NO.	DATE	REMARKS
01	2023-05-19	DP SUBMISSION (WCA)
02	2023-11-06	DP RESUBMISSION (WCA)
03	2024-04-18	DP RESUBMISSION (WCA)
04	202405-08	PROGRESS SET (WCA)
05	202405-12	PROGRESS SET (WCA)
06	2024-08-16	ISSUED FOR COORDINATION
07	2024-10-11	ISSUED FOR DP RESUBMISSION
80	2024-11-01	ISSUED FOR COORDINATION
09	2025-02-09	ISSUED FOR DP RESUBMISSION
10	2025-02-21	ISSUED FOR DP RESUBMISSION #7
11	2025-03-03	ISSUED FOR COORDINATION
12	2025-03-12	ISSUED FOR DP RESUBMISSION #7

SPOT ELEV. LEGEND

LIGHTING ELEMENT LEGEND

LED BOLLARD LIGHT (REF TO L.S. DWG.)

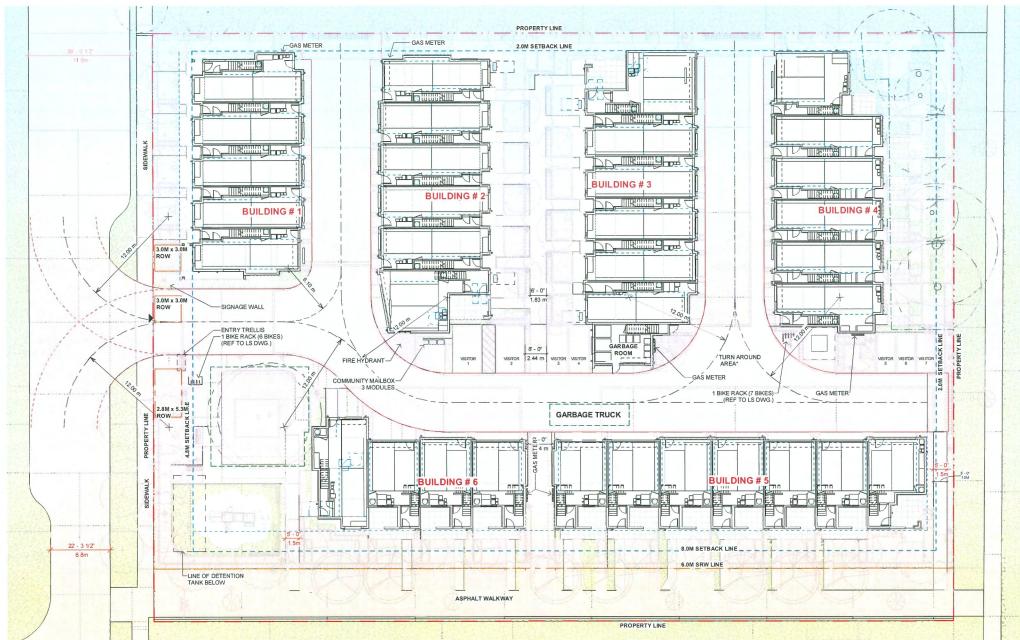
STREET LIGHT (REF TO CIVIL DWG.)

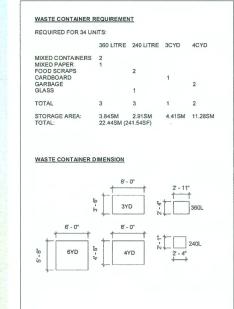


SMITH CRESCENT **TOWNHOUSE**

MAILBOX PLAN

A118 - PLAN #1







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UPON WRITTEN REQUEST FOR INFORMATION THE ARCHITE
WILL PROVIDE WRITTEN/ GRAPHIC CLARIFICATION REGARD
THE INTENT OF THE DRAWING, SHOP DRAWING SHALL BE
SUBMITTED TO DESIGN/DORS ARCHITECTURE INC. TO RE

DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS REQUIRED TO PERFORM THE WORK AND REPORT ANY DISCREPANCIES WITH THE DRAWINGS TO DESIGNWORK.

NO.	DATE	REMARKS
01	2023-05-19	DP SUBMISSION (WCA)
02	2023-11-06	DP RESUBMISSION (WCA)
03	2024-04-18	DP RESUBMISSION (WCA)
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05	202405-12	PROGRESS SET (WCA)
06	2024-08-16	ISSUED FOR COORDINATION
07	2024-10-11	ISSUED FOR DP RESUBMISSION
08	2024-11-01	ISSUED FOR COORDINATION
09	2025-02-09	ISSUED FOR DP RESUBMISSION
10	2025-02-21	ISSUED FOR DP RESUBMISSION #7
11	2025-03-03	ISSUED FOR COORDINATION
12	2025-03-12	ISSUED FOR DP RESUBMISSION #7



PROJECT TITLE

SMITH CRESCENT TOWNHOUSE

4400 4420 4440 SMITH CRESCENT, RICHMO RZ 18-802860

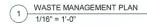
DP 18-829108
SHEET TITLE

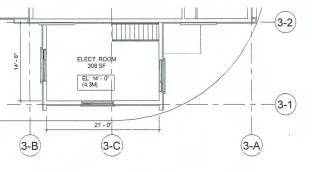
WASTE MANAGEMENT PLAN

PROJECT NO D2416 SCALE As India DRAWN LL CHECKED WC

DRAWING NO

A130 - PLAN #1





DP 18-829108

GARBAGE ROOM
303 SF

3-1

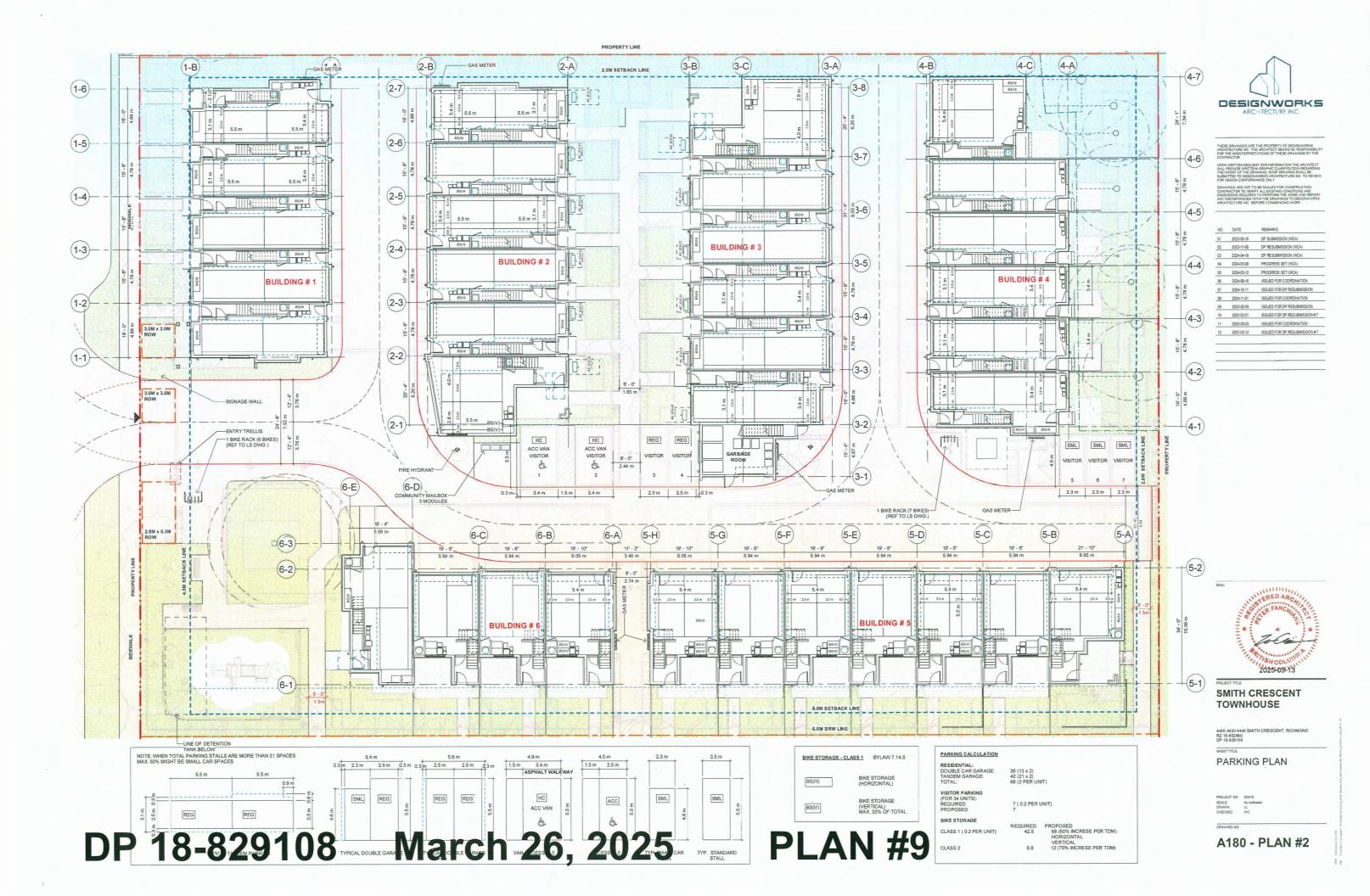
3-1

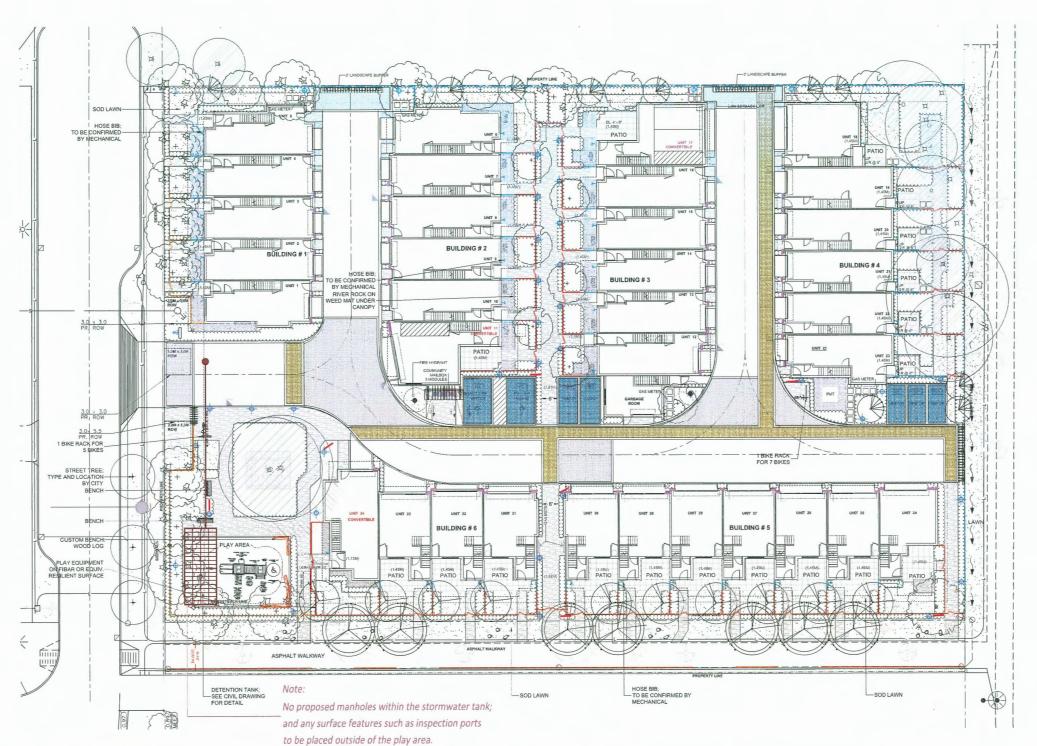
3 ELECTRICAL ROOM 1 1/8" = 1'-0"

March 26, 2025

PLAN #8

2 GARBAGE ROOM 1 1/8" = 1'-0"







NOTES: *PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. *REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. *SEARCH AND REVIEW BY LAND MATERIAL SUBJECT OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. *SUBSTITUTIONS: OBTAIN WRITTEN SURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. *SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL, UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE.

SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE.

SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF

AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN

LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

-PROVIDE DESIGNED BUILD HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM TO I.I.A.B.C. STANDARDS TO ALL SOFT LANDSCAPE AREAS.

SHOP DRAWINGS O BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

DP 18-829108 Warch

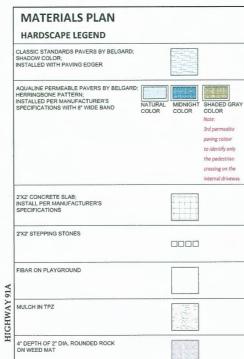
Vision of the control of the co

PLANT SCHEDULE PMG PROJECT NUMBER: 21-060 KEY QTY BOTANICAL NAME PLANTED SIZE / REMARKS ACER CIRCINATUM ACER RUBRUM BÖWHALL CORNUS KOUSA SATOMF CORNUS NUTTALLII 8CM CAL; 2M STD; B&B 8CM CAL; 1.8M STD; B&B 8CM CAL; 1.8M STD; B&B PINK KOUSA DOGWOOD 4M HT: B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE NOTES: "PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC UNIDSCAPE STANDARY AND CANADAM DANDSCAPE STANDARY STANDARY. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. "REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. "SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY, * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL UNAPPROVED APPROVILE PROVIDED HIS DATE AND THE DATE OF THE PROVIDED HIS DAYS PRIOR TO DELIVERY FOR REQUEST ITS JUBSTITUTE.
SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE.
SUBSTITUTIONS ARE SUBJECT TO BE LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF
AVAILABILITY, * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BE LANDSCAPE STANDARD AND CANADIAN
LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. *

PLAN #10









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			_
_			
24	25.MAR.10	DP CITY COMMENTS	DD
-	25 FEB 28	ISSUED FOR BP	DD
23	25.FEB.14	CITY COMMENTS	DD
-	25.FEB.06	DP RE-SUBMISSION	DD
22	25.JAN.30	NEW SITE & CIVIL PLANS	DD
21	25.JAN.07	NEW SITE&CIVIL PLANS	DD
20	24.DEC.13	CITY COMMENTS	DD
19	24.NOV.01	NEW SITE PLAN	DD
18	24.0CT .17	CITY COMMENTS	00
17	24.AUG.26	CITY COMMENTS&NEW SITE PLAN	R
16	24.JUN.07	CITY COMMENTS & NEW SITE PLAN	00
15	14.JUN.04	CITY COMMENTS/REISSUED FOR ADP	DD
-	24.MAY.28	ISSUED FOR ADP	DD
14	24,MAY.16	NEW SITE PLAN	DD
13	24.MAY.03	NEW SITE PLAN	DD
12	24.APR.17CIT	Y COMMENTS&INTERNAL DRIVEWAY DESIGN	DD
11	24.APR.11	NEW SITE PLAN	DD
-	23.NOV.06	DP Re-submission	DD
10	23.NOV.06	NEW SITE PLAN	DD
9	23.OCT.24	NEW SITE PLAN	DD
8	23.OCT.12	NEW SITE PLAN	DD
7	23.0CT.04	REVISION AS PER CITY COMMENTS	DD
-	23 JUN.12	ISSUED FOR BP	DD
6	23.MAY.10	NEW SITE PLAN	DD
5	23.MAY.02	REVISION AS PER CIVIL COMMENTS	DD
4	23.MAR.24	NEW CIVIL PLAN	DD
3	23.JAN.05	NEW SITE PLANS, ITY COMMENTS	DD
2	22.JUN.23	NEW SITE PLAN	DD
1	21.AUG.25	REVISION AS PER CITY COMMENTS	DD
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT: JAIMAN CONSTRUCTION WITH WILSON CHANG ARCHITECT INC.

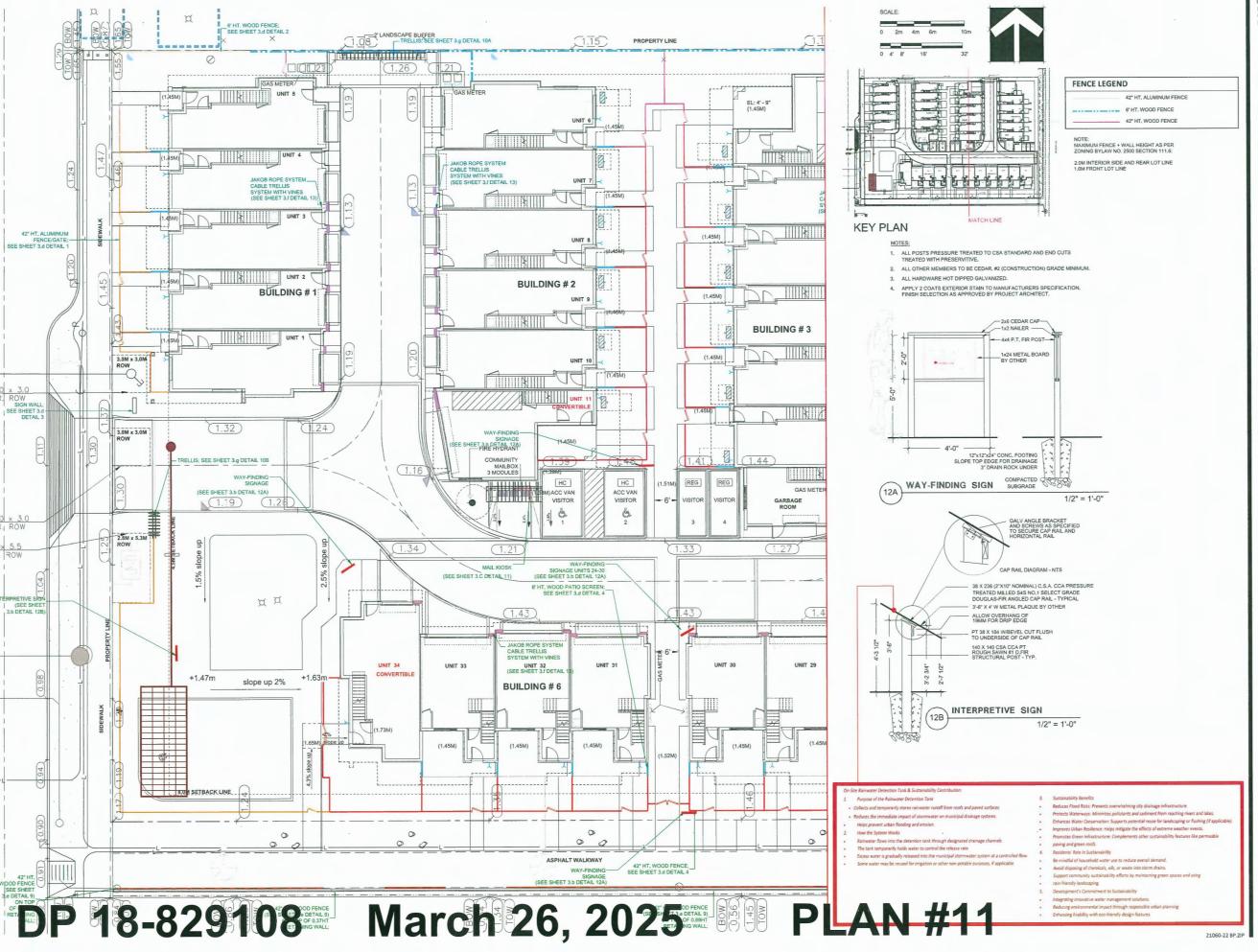
34 UNIT TOWNHOUSE DEVELOPMENT

4400 4420 4440 SMITH CRESCENT RICHMOND, B.C.

LANDSCAPE PLAN

DESIGN

21-060



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SEAL:



24	25.MAR.10	DP CITY COMMENTS	DD
*	25.FEB.28	ISSUED FOR BP	DO
23	25.FEB.14	CITY COMMENTS	DD
	25.FEB.06	DP RE-SUBMISSION	DD
22	25JAN,30	NEW SITE & CIVIL PLANS	DD
21	25JAN.07	NEW SITE&CIVIL PLANS	DD
20	24.DEC.13	CITY COMMENTS	DD
19	24.NOV.01	NEW SITE PLAN	DD
18	24.0CT .17	CITY COMMENTS	DD
17	24.AUG.26	CITY COMMENTS ENEW SITE PLAN	JR
16	24.JUN.07	CITY COMMENTS&NEW SITE PLAN	DD
15	14JUN.04	CITY COMMENTS/REISSUED FOR ADP	DD
-	24.MAY.28	ISSUED FOR ADP	DD
14	24.MAY.16	NEW SITE PLAN	DD
13	24.MAY.03	NEW SITE PLAN	DD
12	24.APR.17CIT	TY COMMENTS&INTERNAL DRIVEWAY DESIGN	DD
11	24.APR.11	NEW SITE PLAN	DD
-	23.NOV.06	DP Re-submission	DD
10	23.NOV.06	NEW SITE PLAN	DD
9	23.0CT.24	NEW SITE PLAN	DD
8	23.0CT.12	NEW SITE PLAN	DD
7	23.0CT.04	REVISION AS PER CITY COMMENTS	DD
-	23JUN.12	ISSUED FOR BP	DD
6	23.MAY.10	NEW SITE PLAN	00
5	23.MAY.02	REVISION AS PER CIVIL COMMENTS	DD
4	23.MAR.24	NEW CIVIL PLAN	DD
3	23.JAN.05	NEW SITE PLANS, ITY COMMENTS	DD
2	22.JUN.23	NEW SITE PLAN	DD
1	21.AUG.25	REVISION AS PER CITY COMMENTS	DD
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CLIENT: JAIMAN CONSTRUCTION WITH WILSON CHANG ARCHITECT INC.

PROJEC

34 UNIT TOWNHOUSE DEVELOPMENT

4400 4420 4440 SMITH CRESCENT RICHMOND, B.C.

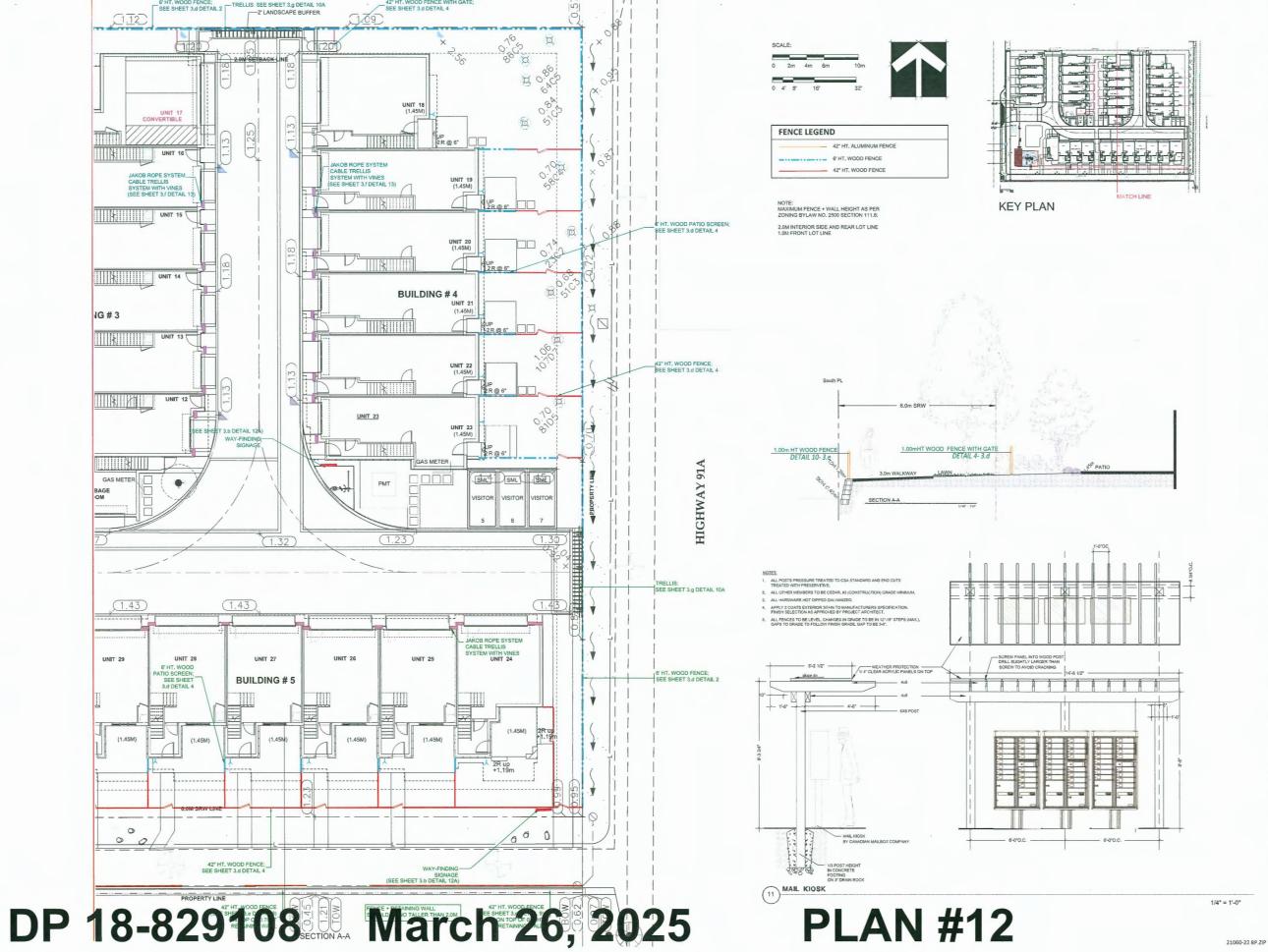
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PMG PROJECT NUMBER:

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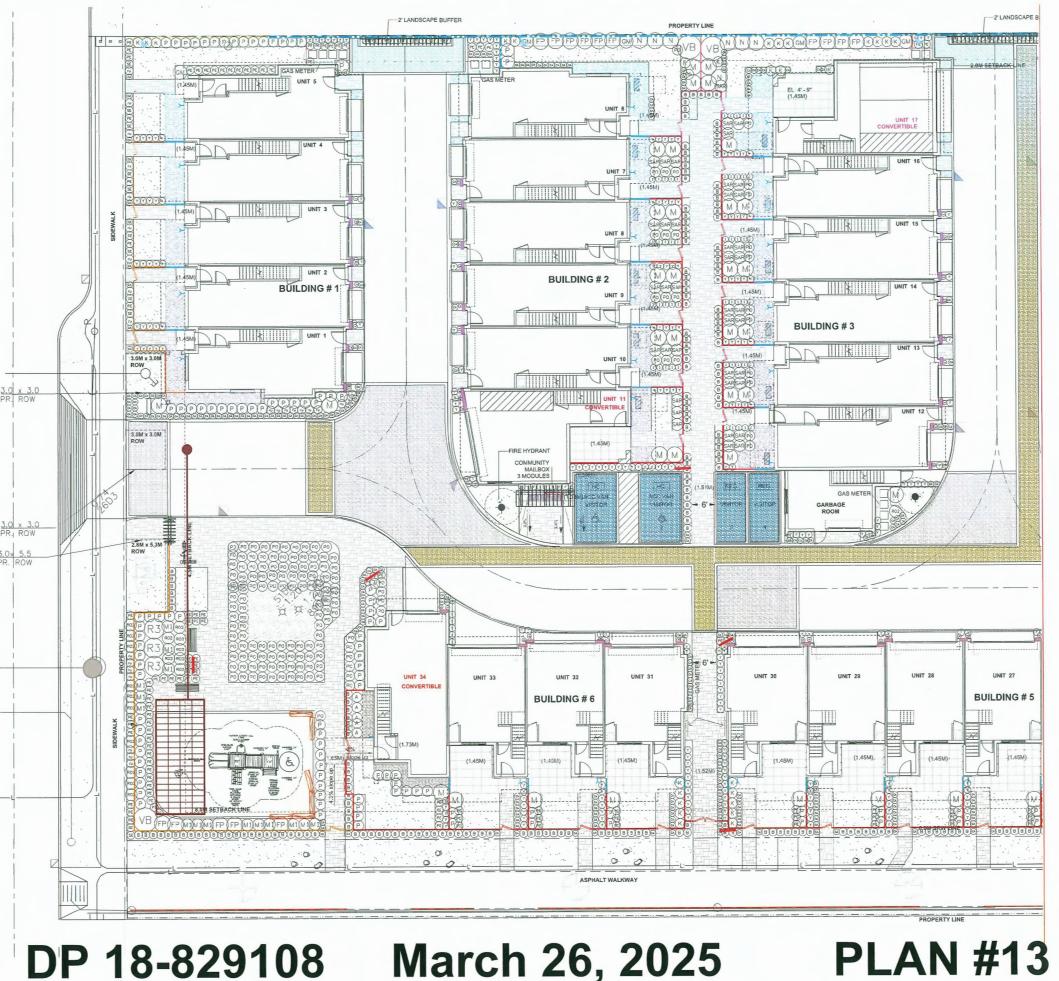
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23.NOV.06	DP Re-submission	D
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24.APR.17CIT	Y COMMENTS&INTERNAL DRIVEWAY DESIGN	D
24.MAY.03	NEW SITE PLAN	D
24.MAY.16	NEW SITE PLAN	D
24.MAY.28	ISSUED FOR ADP	D
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24.JUN.07	CITY COMMENTS & NEW SITE PLAN	Đ
24.AUG.25	CITY COMMENTS&NEW SITE PLAN	j
24.0CT .17	CITY COMMENTS	D
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24.DEC.13	CITY COMMENTS	D
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25.JAN.30	NEW SITE & CIVIL PLANS	D
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34 UNIT TOWNHOUSE DEVELOPMENT

4400 4420 4440 SMITH CRESCENT RICHMOND, B.C.

GRADING AND FENCING PLAN

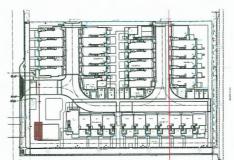
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KEY PLAN



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23	25.FEB.14	CITY COMMENTS	Di
+	25.FEB.06	DP RE-SUBMISSION	D
22	25JAN.30	NEW SITE & CIVIL PLANS	Di
21	25.JAN.07	NEW SITE&CIVIL PLANS	DI
20	24.DEC.13	CITY COMMENTS	Di
19	24,NOV.01	NEW SITE PLAN	Di
18	24.0CT .17	CITY COMMENTS	D
17	24.AUG.26	CITY COMMENTS ENEW SITE PLAN	39
16	24JUN.07	CITY COMMENTS&NEW SITE PLAN	D
15	14JUN.04	CITY COMMENTS/REISSUED FOR ADP	D
-	24,MAY.28	ISSUED FOR ADP	D
14	24.MAY.16	NEW SITE PLAN	D
13	24.MAY.03	NEW SITE PLAN	D
12	24.APR.17CIT	TY COMMENTS &INTERNAL DRIVEWAY DESIGN	D
11	24.APR.11	NEW SITE PLAN	D
-	23.NOV.06	DP Re-submission	D
10	23.NOV 06	NEW SITE PLAN	D
9	23.0CT.24	NEW SITE PLAN	D
8	23.0CT.12	NEW SITE PLAN	D
7	23.0CT.04	REVISION AS PER CITY COMMENTS	D
-	23.JUN.12	ISSUED FOR 8P	D
6	23.MAY.10	NEW SITE PLAN	D
5	23.MAY.02	REVISION AS PER CIVIL COMMENTS	D
4	23.MAR.24	NEW CIVIL PLAN	D
3	23.JAN.05	NEW SITE PLANS, ITY COMMENTS	D
2	22.JUN.23	NEW SITE PLAN	0
1	21.AUG.25	REVISION AS PER CITY COMMENTS	D
NO.	DATE	REVISION DESCRIPTION	D

CLIENT: JAIMAN CONSTRUCTION WITH WILSON CHANG ARCHITECT INC.

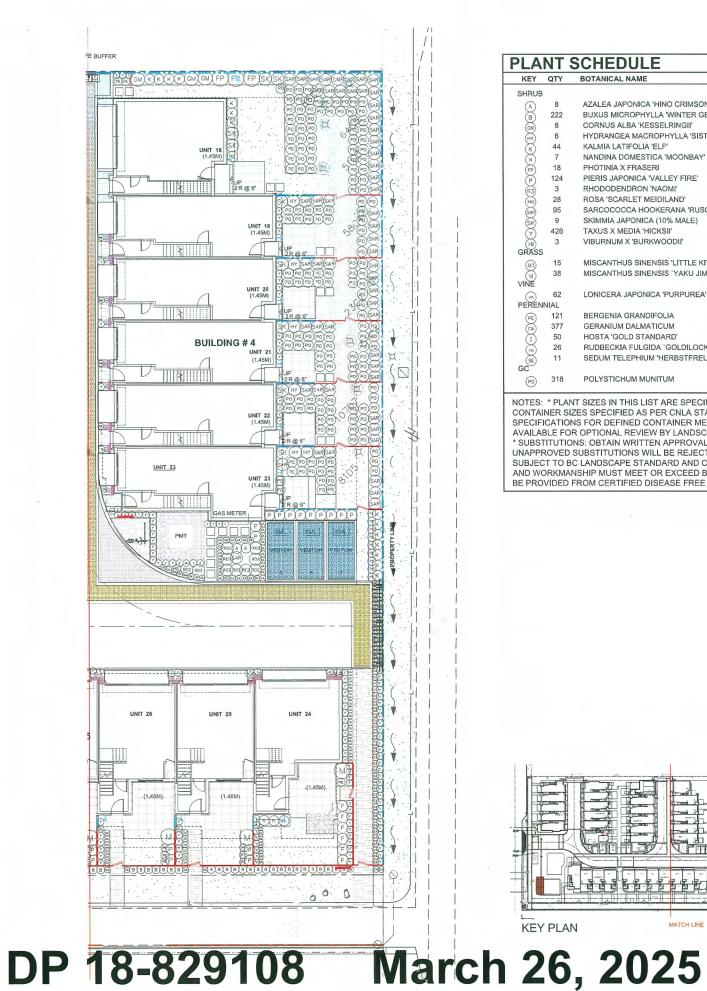
34 UNIT TOWNHOUSE DEVELOPMENT

4400 4420 4440 SMITH CRESCENT RICHMOND, B.C.

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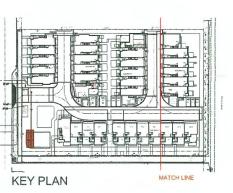
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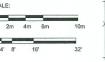
21-060



PLA	NT :	SCHEDULE		PMG PROJECT NUMBER: 21-060
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(A)	8	AZALEA JAPONICA 'HINO CRIMSON'	AZALEA (SINGLE DEEP CRIMSON)	#2 POT
	222	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
B GM HY	8	CORNUS ALBA 'KESSELRINGII'	KESSELRING DOGWOOD	#2 POT; 50CM
(HY)	6	HYDRANGEA MACROPHYLLA 'SISTER THERESA'	BIGLEAF HYDRANGEA; WHITE	#2 POT; 50CM
(K)	44	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#3 POT; 50CM
(N)	7	NANDINA DOMESTICA 'MOONBAY'	DWARF HEAVENLY BAMBOO	#3 POT; 50CM
(FP)	18	PHOTINIA X FRASERI	FRASER PHOTINIA	#3 POT; 50CM
P	124	PIERIS JAPONICA 'VALLEY FIRE'	VALLEY FIRE PIERIS	#3 POT; 50CM
	3	RHODODENDRON 'NAOMI'	NAOMI RHODODENDRON	#3 POT; 50CM
R3) R02) SAR SK	28	ROSA 'SCARLET MEIDILAND'	SCARLET MEIDILAND ROSE	#2 POT; 40CM
(SAR)	95	SARCOCOCCA HOOKERANA 'RUSCIFOLIA'	FRAGRANT SARCOCOCCA	#1 POT
(SK)	9	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#3 POT; 50CM
\otimes	426	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.0M HT, B&B
(VB)	3	VIBURNUM X 'BURKWOODII'	BURKWOOD VIBURNUM	#3 POT; 50CM
GRASS				W
M 1	15	MISCANTHUS SINENSIS 'LITTLE KITTEN'	COMPACT MAIDEN GRASS	#1 POT
VINE	38	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA JAP. SILVER GRASS	#3 POT
(vn)	62	LONICERA JAPONICA 'PURPUREA'	PURPLE-LEAF HONEYSUCKLE	#2 POT; 60CM; STAKED
PEREN	INIAL			
(PE)	121	BERGENIA GRANDIFOLIA	HEARTLEAF BERGENIA	15CM POT
(CA)	377	GERANIUM DALMATICUM	DALMATION GERANIUM	15CM POT
CA I ru	50	HOSTA 'GOLD STANDARD'	HOSTA; YELLOW AND GREEN VARIEGATED	#2 POT; 1-2 EYE
ru	26	RUDBECKIA FULGIDA 'GOLDILOCKS'	RUDBECKIA; YELLOW-ORANGE	15CM POT
GC	11	SEDUM TELEPHIUM 'HERBSTFREUDE'	AUTUMN JOY STONECROP	15CM POT
P0	318	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST





PLAN #14

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			_
24	25.MAR.10	DP CITY COMMENTS	D
*	25.FEB.28	ISSUED FOR BP	C
23	25.FEB.14	CITY COMMENTS	0
	25.FEB.06	DP RE-SUBMISSION	0
22	25.JAN.30	NEW SITE & CIVIL PLANS	D
21	25.JAN.07	NEW SITE&CIVIL PLANS	D
20	24.DEC.13	CITY COMMENTS	D
19	24.NOV.01	NEW SITE PLAN	0
18	24.QCT .17	CITY COMMENTS	D
17	24.AUG.26	CITY COMMENTS&NEW SITE PLAN	1
16	24.JUN.07	CITY COMMENTS&NEW SITE PLAN	D
15	14.JUN.04	CITY COMMENTS/REISSUED FOR ADP	D
-	24.MAY 28	ISSUED FOR ADP	D
14	24.MAY.16	NEW SITE PLAN	D
13	24.MAY.03	NEW SITE PLAN	D
12	24.APR.17CI	Y COMMENTS & INTERNAL DRIVEWAY DESIGN	D
11	24.APR.11	NEW SITE PLAN	C
-	23.NOV.06	DP Re-submission	D
10	23.NQV-06	NEW SITE PLAN	0
9	23.OCT.24	NEW SITE PLAN	D
8	23.OCT.12	NEW SITE PLAN	C
7	23.OCT.04	REVISION AS PER CITY COMMENTS	0
-	23.JUN.12	ISSUED FOR BP	D
6	23.MAY.10	NEW SITE PLAN	0
5	23.MAY.02	REVISION AS PER CIVIL COMMENTS	0
4	23.MAR.24	NEW CIVIL PLAN	C
3	23.JAN.05	NEW SITE PLAN& ITY COMMENTS	D
2	22.JUN.23	NEW SITE PLAN	D
1	21.AUG.25	REVISION AS PER CITY COMMENTS	0
NO.	DATE	REVISION DESCRIPTION	D

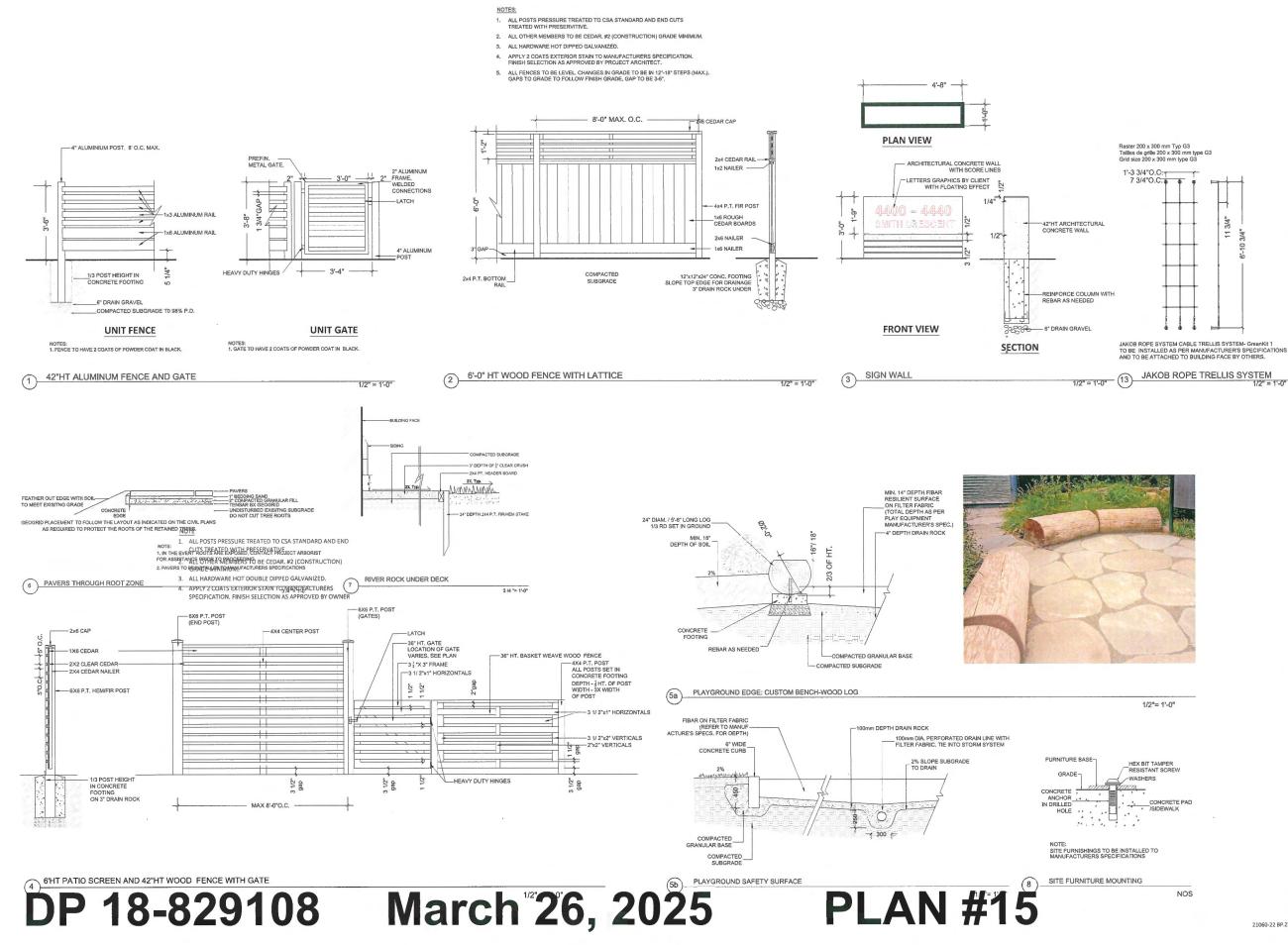
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34 UNIT TOWNHOUSE DEVELOPMENT

4400 4420 4440 SMITH CRESCENT RICHMOND, B.C.

SHRUB PLAN

DATE:	21.JUL.20	DRAWING NUMBER
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-	25.FEB.06	DP RE-SUBMISSION	DD
22	25.JAN.30	NEW SITE & CIVIL PLANS	DD
21	25.JAN.07	NEW SITE&CIVIL PLANS	DD
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18	24,OCT .17	CITY COMMENTS	DD
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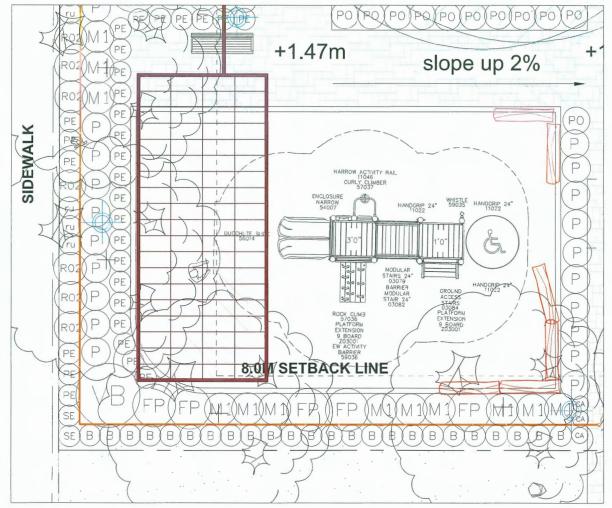
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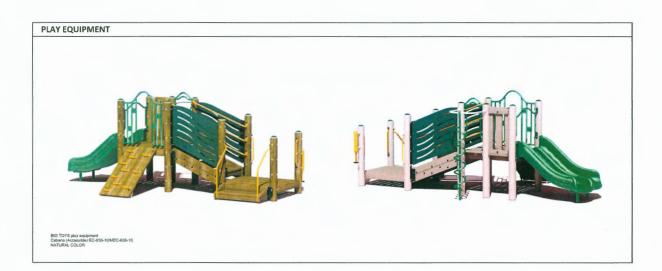
34 UNIT TOWNHOUSE DEVELOPMENT

4400 4420 4440 SMITH CRESCENT RICHMOND, B.C.

LANDSCAPE DETAILS

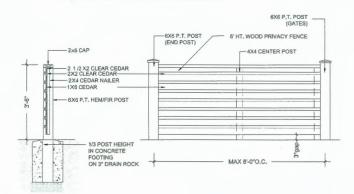
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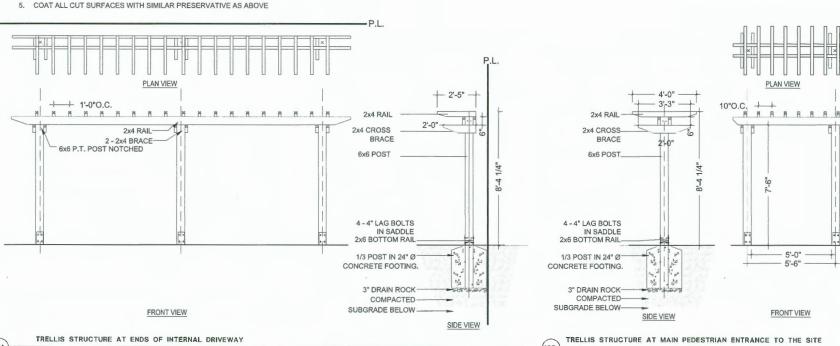




- 1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
- 2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
- 3 ALL HARDWARE TO BE HOT-DIPPED GALVANIZED
- 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION.
- MATCH TRIM COLOUR PER ARCH SPEC, CONFIRM WITH ARCHITECT

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM. 3. ALL HARDWARE HOT DOUBLE DIPPED GALVANIZED. 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS





DP 18-829108 TRELLIS STRUCTURE AT ENDS OF INTERNAL DRIVEWAY

March 26, 2025

PLAN#16

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24 25.MAR.10 DP CITY COMMENTS - 25.FEB.38 ISSUID FOR BP - 32.FEB.34 CITY COMMENTS - 25.FEB.06 DP RE-SUBMISSION 22 25.JAN.30 NW SITE A CVIVE PLANS 21 25.JAN.30 NW SITE PLAN 12 24.ADC.13 CITY COMMENTS 13 24.ADC.13 CITY COMMENTS NEW SITE PLAN 14 24.ADC.25 CITY COMMENTS NEW SITE PLAN 15 14.JUNG.04 CITY COMMENTS ANEW SITE PLAN 15 14.JUNG.04 CITY COMMENTS ANEW SITE PLAN 15 14.JUNG.04 CITY COMMENTS ANEW SITE PLAN 16 24.JUNG.05 CITY COMMENTS ANEW SITE PLAN 17 24.ADC.15 NEW SITE PLAN 18 24.ADC.11 NEW SITE PLAN 18 24.ADC.11 NEW SITE PLAN 19 24.ADC.11 NEW SITE PLAN 10 24.DOV.06 DP RE-SUBMISSION 10 24.DOV.06 DP RE-SUBMISSION 10 24.DOV.06 DP RE-SUBMISSION 10 25.DOV.06 DP RE-SUBMISSION 10 25.DOV.06 DP RE-SUBMISSION 10 25.DOV.06 NEW SITE PLAN 10 25.DOV.06 DP RE-SUBMISSION 10 25.DOV.06 NEW SITE PLAN 10 25.DOV.06 DP RE-SUBMISSION 10 25.DOV.06 NEW SITE PLAN 11 24.DOV.06 NEW SITE PLAN 12 25.DOV.06 NEW SITE PLAN 13 25.JAM.21 NEW SITE PLAN 14 25.DOV.06 NEW SITE PLAN 15 25.DOV.06 NEW SITE PLAN 16 25.DOV.06 NEW SITE PLAN 17 25.DOV.06 NEW SITE PLAN 17 25.DOV.06 NEW SITE PLAN 18 25.DOV.06 NEW SI	_		
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16 24.JUN.07	18		
15	17	24.AUG.26	CITY COMMENTS & NEW SITE PLAN
- 24.MAY.28 ISSUED FOR ADP 24.MAY.26 NEW STE PLAN 25.2MAY.26 NEW STE PLAN 25.2MAY.26 NEW STE PLAN 26.2MAY.26 NEW STE PLAN 27.2MAY.26 PLAN 26.2MAY.26 PLAN 27.2MAY.26 PLAN 27.2MAY.26 PLAN 28.2MAY.26 NEW STE PLAN 28.2MAY.26 NEW STE PLAN 28.2MAY.26 NEW STE PLAN 29.2MAY.20 NEW STE PLAN 29.2MAY.21 NEW STE PLAN 29.2MAY.22 NEW STE PLAN 29.2MAY.21 NEW STE PLAN 29.2MAY.21 NEW STE PLAN 29.2MAY.21 NEW STE PLAN 29.2MAY.22 NEW STE PLAN 29.2MAY.21 NEW STE PLAN 29.2MAY.21 NEW STE PLAN 29.2MAY.22 NEW STE PLAN 29.2MAY.21 NEW STE PLAN 2	16	24.JUN.07	CITY COMMENTS & NEW SITE PLAN
12 24.MAY.16 NEW SITE PLAN 13 24.MAY.03 NEW SITE PLAN 14 24.MAY.03 NEW SITE PLAN 15 24.MAY.03 NEW SITE PLAN 15 24.MAY.03 NEW SITE PLAN 16 23.MOY.06 DP Re-ubmission 10 23.MOY.06 NEW SITE PLAN 10 23.MOY.06 NEW SITE PLAN 23.GCT.24 NEW SITE PLAN 23.GCT.24 NEW SITE PLAN 23.GCT.24 NEW SITE PLAN 23.MAY.02 NEW SITE PLAN 23.MAY.03 NEW SITE PLAN 23.MAY.03 NEW SITE PLAN 23.MAY.03 NEW SITE PLAN 23.MAY.04 NEW COLVE PLAN 23.MAY.05 NEW SITE PLANS 23	15	14JUN.04	CITY COMMENTS/REISSUED FOR ADP
12 24.0AM-0.03	-	24.MAY.28	ISSUED FOR ADP
22 SAJPR_LYCITY COMMENTS GINTERNAL DRIVEWAY DESIGN	14	24.MAY.16	NEW SITE PLAN
11 24.APR.11 NEW SITE PLAN	13	24.MAY.03	NEW SITE PLAN
- 23.NOV.06 DP Re-submission 10 23.NOV.06 New SITE PLAN 2 23.OCT.12 NEW SITE PLAN 2 23.OCT.12 NEW SITE PLAN 2 23.OCT.12 NEW SITE PLAN 2 23.OVT.14 ESSUED FOR BP 2 23.WAY.10 NEW SITE PLAN 3 23.WAY.10 NEW SITE PLAN 4 23.WAY.10 NEW SITE PLAN 3 23.WAY.10 NEW SITE PLANS IT Y COMMENTS 1 22.WAY.22 NEW SITE PLANS IT Y COMMENTS 1 22.WAY.23 NEW SITE PLANS IT Y COMMENTS 1 21.WAY.25 NEW SITE PLANS IT Y COMMENTS	12	24.APR.17C/1	Y COMMENTS & INTERNAL DRIVEWAY DESIGN
10 23.NOV 06 NEW SITE PLAN	11	24.APR.11	NEW SITE PLAN
9 23.0CT.24 NEW SITE PLAN 8 23.0CT.12 NEW SITE PLAN 7 23.0CT.04 REVISION AS PEL CITY COMMENTS 23.JUN.12 ISSUED FOR 8P 6 23.MAY.10 REVISION AS PEL CITY. COMMENTS 2 33.MAY.20 REVISION AS PEL CUIT, COMMENTS 4 23.MAR.24 NEW CITYL PLAN 3 23.JAN.05 NEW SITE PLANS ITY COMMENTS 3 23.JAN.05 NEW SITE PLANS ITY COMMENTS 2 22.JAN.25 NEW SITE PLANS ITY COMMENTS 2 12.JAUG.25 REVISION AS PER CITY COMMENTS	-	23.NOV.06	DP Re-submission
8 23 OCT.12 NEW SITE PLAN 7 23 OCT.04 REVOITS AF PLAN TO REP CITY COMMINTS 23 JUN 12 SISUE OF OR B 6 23 JAMA*1.0 NEW SITE PLAN 5 23 JAMA*2.0 REVISION AS PER CITY COMMINTS 6 23 JAMA*2.0 NEW SITE PLAN 7 23 JAMA*2.0 NEW SITE PLANS TY COMMINTS 7 23 JAMA*5 NEW SITE PLANS TY COMMINTS 7 22 JAMA*5 NEW SITE PLANS TY COMMINTS 7 22 JAMA*5 REVISION AS PER CITY COMMINTS 7 21 JAMA*5 REVISION AS PER CITY COMMINTS	10	23.NOV.06	NEW SITE PLAN
7 23.0CT-08 REVISION AS PER CITY COMMENTS 2.33.MAY.10 SISUED FOR BP 5.23.MAY.10 NEW STEF PLAN 5.23.MAY.02 REVISION AS PER CIVIL COMMENTS 2.23.MAY.02 NEW STEF PLAN 1.23.MAY.05 NEW STEF PLANS ITY COMMENTS 1.23.MAY.05 NEW STEF PLANS ITY COMMENTS 1.23.MAY.05 NEW STEF PLANS ITY COMMENTS 1.23.MAY.05 REVISION AS PER CITY COMMENTS 1.23.MAY.05 REVISION AS PER CITY COMMENTS	9	23.0CT.24	NEW SITE PLAN
- 23.JUN.12 ISSUED FOR BP 6 23.MAY.10 NEW STE PLAN 12.JAMAY.20 REVISION AS SPE CAVIL COMMENTS 4 23.MAR.24 NEW CIVIL PLAN 3 23.JAM.05 NEW STE PLANS IT COMMENTS 2 22.JAM.25 NEW STE PLANS IT COMMENTS 1 21.AUG.25 REVISION AS PER CITY COMMENTS	8	23.0CT.12	NEW SITE PLAN
6 23.MAY.10 NEW SITE PLAN 5 23.MAY.02 REVISION AS PER CIVIL COMMENTS 4 23.MAR.24 NEW CUVIL PLAN 3 23.JAN.05 NEW SITE PLANE, ITY COMMENTS 2 22.JAN.23 NEW SITE PLANE 1 21.AUG.25 REVISION AS PER CITY COMMENTS	7	23.0CT.04	REVISION AS PER CITY COMMENTS
5 23.MAY.02 REVISION AS PER CIVIL COMMENTS 4 23.MAR.24 NEW CIVIL PLAN 3 23.JAIN.05 NEW SITE PLANS ITY COMMENTS 2 22.JUR23 NEW SITE PLAN 1 21.AUG.25 REVISION AS PER CITY COMMENTS		23.JUN.12	ISSUED FOR BP
4 23.MAR.24 NEW CIVIL PLAN 3 23.JAN.05 NEW SITE PLANB, ITY COMMENTS 2 22.JUN.23 NEW SITE PLAN 1 21.AUG.25 REVISION AS PER CITY COMMENTS	6	23.MAY.10	NEW SITE PLAN
3 23.JAN.05 NEW SITE PLAN& ITY COMMENTS 2 22.JUN.23 NEW SITE PLAN 1 21.AUG.25 REVISION AS PER CITY COMMENTS	5	23.MAY.02	REVISION AS PER CIVIL COMMENTS
2 22.JUN.23 NEW SITE PLAN 1 21.AUG.25 REVISION AS PER CITY COMMENTS	4	23.MAR.24	NEW CIVIL PLAN
1 21.AUG.25 REVISION AS PER CITY COMMENTS	3	23.JAN.05	NEW SITE PLAN& ITY COMMENTS
	2	22.JUN.23	NEW SITE PLAN
NO. DATE REVISION DESCRIPTION	1	21.AUG.25	REVISION AS PER CITY COMMENTS
	NO.	DATE	REVISION DESCRIPTION

WITH WILSON CHANG ARCHITECT INC.

34 UNIT TOWNHOUSE DEVELOPMENT

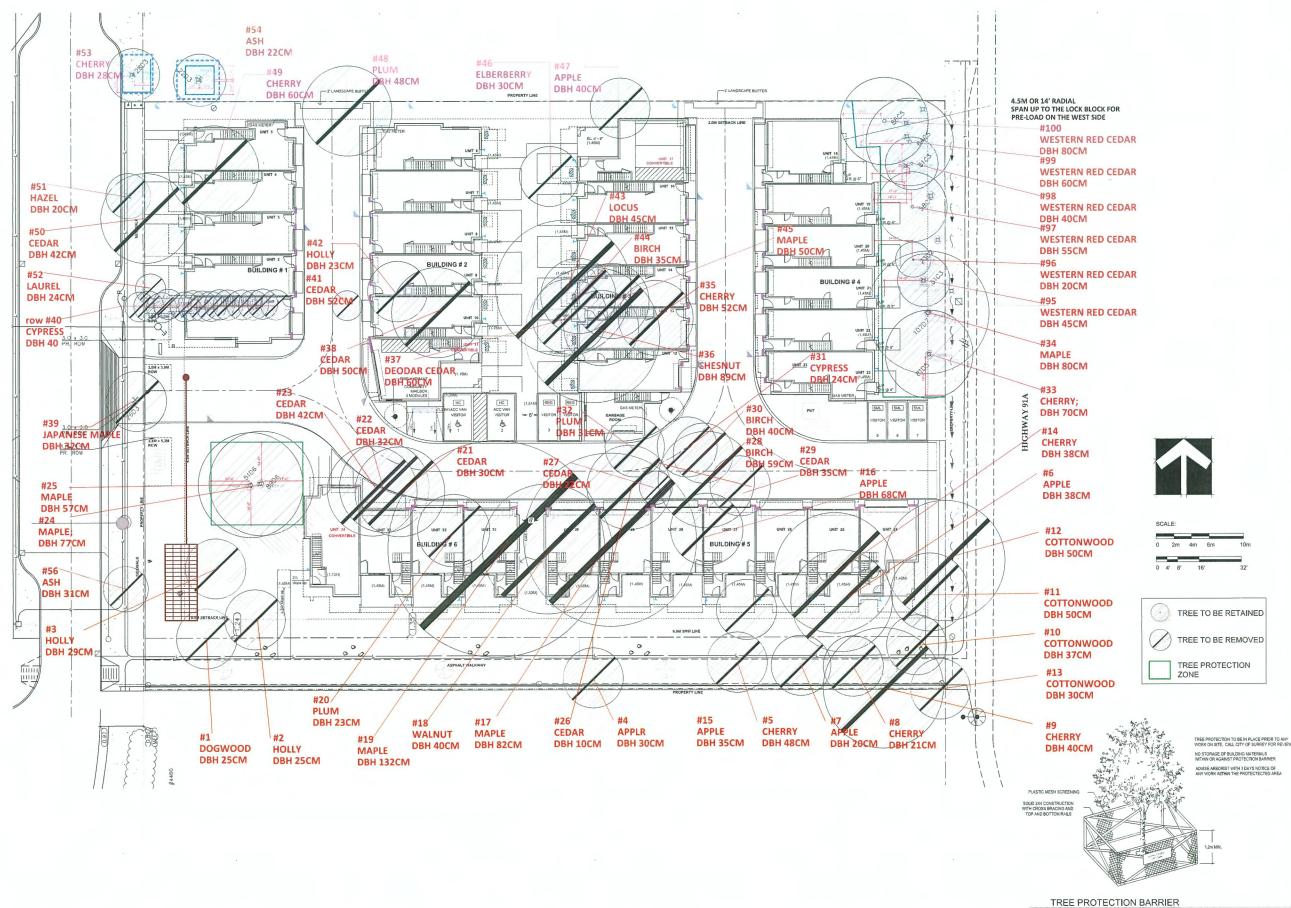
4400 4420 4440 SMITH CRESCENT RICHMOND, B.C.

LANDSCAPE DETAILS

DATE:	21.JUL.20	DRAWING NUMBER
SCALE:	AS NOTED	
DRAWN:	DD	3.0
DESIGN:	DD	9.8
CHK'D:	PCM	OF !

21060-22 BP.ZIP PMG PROJECT NUMBER

21-060



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24	25.MAR.10	DP CITY COMMENTS	DD
-	25.FEB.28	ISSUED FOR BP	DD
23	25.FEB.14	CITY COMMENTS	DD
+	25.FEB.06	DP RE-SUBMISSION	DD
22	25.JAN.30	NEW SITE & CIVIL PLANS	DD
21	25JAN.07	NEW SITE&CIVIL PLANS	DD
20	24.DEC.13	CITY COMMENTS	DD
19	24.NOV.01	NEW SITE PLAN	DD
18	24.0CT .17	CITY COMMENTS	DD
17	24.AUG.26	CITY COMMENTS&NEW SITE PLAN	JR
16	24.JUN.07	CITY COMMENTS&NEW SITE PLAN	DD
15	14.JUN.04	CITY COMMENTS/REISSUED FOR ADP	DD
-	24.MAY.28	ISSUED FOR ADP	DD
14	24.MAY.16	NEW SITE PLAN	DD
13	24.MAY.03	NEW SITE PLAN	DD
12	24.APR.17CIT	Y COMMENTS INTERNAL DRIVEWAY DESIGN	DD
11	24.APR.11	NEW SITE PLAN	DD
~	23.NOV.06	DP Re-submission	DD
10	23.NOV.06	NEW SITE PLAN	DD
9	23.OCT.24	NEW SITE PLAN	DD
8	23.OCT.12	NEW SITE PLAN	DD
7	23.OCT.04	REVISION AS PER CITY COMMENTS	DD
	23.JUN.12	ISSUED FOR BP	DĐ
6	23.MAY.10	NEW SITE PLAN	DD
5	23.MAY.02	REVISION AS PER CIVIL COMMENTS	DD
4	23.MAR.24	NEW CIVIL PLAN	DĐ
3	23.JAN.05	NEW SITE PLANS, ITY COMMENTS	DO
2	22 JUN.23	NEW SITE PLAN	DD
1	21.AUG.25	REVISION AS PER CITY COMMENTS	DD
NO	DATE	REVISION DESCRIPTION	DR

34 UNIT TOWNHOUSE DEVELOPMENT

4400 4420 4440 SMITH CRESCENT RICHMOND, B.C.

TREE MANAGEMENT

DATE:	21.JUL.20	DRAWING NUMBER:
SCALE:	3/32"=1'-0"	
DRAWN:	DD	3.h
DESIGN:	DD	• • • • • • • • • • • • • • • • • • • •
CHK'D:	PCM	OF 9

PART ONE GENERAL REQUIREMENTS PART THREE SOFT LANDSCAPE DEVELOPMENT

Applications	Low Traffic Areas Trees and Large Strubs	High Traffic Lawn Areas	Planting Areas and Planters
Growing Medium Types	7.	2H	29
Testure		Percent Of Dry Weight of Total Grown	ng Medium
Coarse Gravel Larger than 25mm	1 - 1%	0 - 1%	ê - 150
All Gravel larger than 2nm	0 - 5%	0 - 5%	0 - 5%
		Percent Of Bry Weight of Groving Medium E	rctuding Gravel
Sand- larger than 1.05ms smaller than 2.0ms	50 - 80%	10 + 10%	46 - 89%
Sitiliarger than 1 002mm smaller than 9.05mm	10 - 25X	6 - 2x	10 - 25%
Clay smaller than 0.002mm	0 - 25%	1 - 15X	3 - 75%
Clay and Sill Contined	пеступ 35%	memmun 5%	maximum 35%
Organic Content (coast)	3 - 10%	1 - 5%	10 - 20%
Organic Centent linteriorli	3-5%	3 - 5%	15 - 20%
Acidity (pill).	6.9 - 7.0	6.9 - 14	45-65
Drainage-	Parcolation shall be such that no standing water is visible 60 minutes after at least 10 minutes of moderate to heavy namior in		10 minutes of moderate to heavy rain or irrigi

DP 18-829108

2. A physical partier must be installed to delineate clearing boundaries. Refer to physical barrier detail. If detail not provided, comply with local nuncipal requirement

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

. General Treat all areas defined as lawn areas on the landscape plan between all property lines of the project including all boulevards to edge of roads and late

TABLE 2 SP	ABLE 2 SPECIFIED TUPFGRASS YEAR				
Area	Description	Buality Grade	Hajor Species		
IL SZAJI	Lawn, all areas noted on drawings as lawn in urban development is tes including boulevand grass.	No. 1 Pressults	Kentucky Blue for sun, Fescues for shad		
CLASS 2	Grass - public parks, indestrial and institutional sites	No. 2 Standard	sane		
E 22A_D	Rough Gress	see by Iroseeding			
SPECIAL					

39 Acceptance of Loun Areas. The nort shall be reasonably well established, with no apparend dead spells and shall be reasonably three of veeds (to Cabalian Landscape Standard, Section St Nathemance Level Z Disparance). Use herbiddles Il necessary for veed removal unless other conditions of contract fortida their use. After the lann has been call about hour active place of the conditions. After the lann has been call about hour active and place continues are with the Landscape (to the Course).

Flash Malmid Meinhante.

If Medinal Plainhanter Godges after undissigne with but necessed is Cartificate of Completion.

If Medinal Spellin without in Godges after undissigne Content of Cartificate of Completion.

If Metining Content Common Leadings Classified, See his 0.312 - Valving and generally as follows:

23.11 Walter In cognition of Language Leading Spellin Leading Content is legally 50% to MBX or field capability. Walter to the field depth of the next zone cannot be where in proposed to Language Leading Leading Leading Content in Leading Leadin

PLAN #18

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Suite C100 - 4185 Still Creek Drive



NO. DATE REVISION DESCRIPTION

34 UNIT TOWNHOUSE DEVELOPMENT

4400 4420 4440 SMITH CRESCENT RICHMOND, B.C.

LANDSCAPE SPECIFICATIONS

	DATE:	21.JUL.20	DRAWING NUMBER
- 1	SCALE:		
	DRAWN:	DD	3 i
	DESIGN:	DD	0
	CHK'D:	PCM	OF 9
- 8			

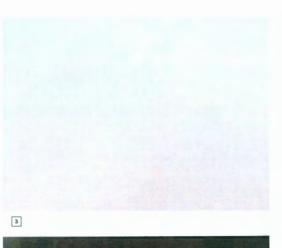
21060-22 BP.ZI, PMG PROJECT NUMBER:

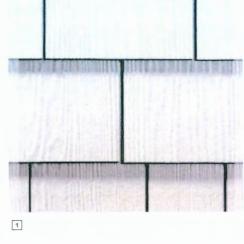
March 26, 2025



NO:	DATE	REMARKS
01	2023-05-19	DP SUBMISSION (WCA)
02	2023-11-06	DP RESUBMISSION (WCA)
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10	2025-02-21	ISSUED FOR DP RESUBMISSION #7
11	2025-03-03	ISSUED FOR COORDINATION
12	2025-03-12	ISSUED FOR DP RESUBMISSION #7















COLOUR

TRUEGRAIN SERIES VARING COLORS
(CEDARTONE, WESTCOAST GREY, EMPIRE-GREY)
DARY GREY
GLASS DOOR
DARK GREY
DARK GREY
DARK GREY
DARK GREY
BLACK
ARCITIC WHITE
DARK GREIN TEXTURE
DARK GREN
WOOD GRAIN TEXTURE
DARK GREY
DARK GREY

- MATCH THE COLOR OF REVEAL
- MATCH THE COLOR OF REVALUTRIM BETWEEN THE HARDIE PANELS TO THE COLOUR OF HARDIE PANELS
 ENSURE THE USE OF PAINTABLE TRIM PRODUCTS TO MATH THE COLORS OF ADJACENT WALLS

Design Rationale: Materiality and **Colour Palette**

 The townhouse architecture is designed with a minimalistic approach, using a limited color palette and materials such as ledgestone bases, fiber cement siding and shingles. These materials are chosen for their durability, sustainability, and ability to withstand harsh weather conditions.

The use of wood grain looking fiber cement siding and fiber cement shingles not only contributes to a high-quality appearance but also complements a range of traditional building designs. Additionally, these materials create a warm and inviting atmosphere, enhancing the overall aesthetic appeal of the development.

Enhancing the Development with a Harmonious Colour Palette

The proposed color palette and material selection are designed to embody the clean, minimalist aesthetic of Scandinavian style, enhancing the development with warmth, simplicity, and modern sophistication. The white and dark grey shingles create a crisp contrast, reflecting the light and airy atmosphere central to Scandinavian design. These neutral tones emphasize natural light and openness, essential for creating spacious, serene environments, while the dark grey adds depth and grounding to the overall design.

At the lower levels, ledgestone introduces a tactile, organic element that adds texture and warmth to the structure, bringing a natural connection to the earth and complementing the lightness of the upper levels. This balance between sleek modernity and natural materials is fundamental to the Scandinavian aesthetic

The fiber cement panels in white and iron grey further reinforce this minimalist approach, offering durability, clean lines, and a contemporary edge. These panels enhance the streamlined, functional beauty, while ensuring longevity and

Wood siding in varying shades, such as Cedartone, Westcoast Grey, and Empire Grey, provides warmth and a natural element to the facade. The subtle color variations in the wood enhance visual interest while maintaining the overall simplicity of the palette, grounding the design in nature.

This combination of neutral tones, natural materials, and clean textures results in a Scandinavian-inspired facade that feels timeless yet modern. It creates a calm, functional, and elegant atmosphere, perfectly aligned with the Scandinavian ethos, and enhances the development's overall appeal.



SMITH CRESCENT TOWNHOUSE

RZ 18-802860 DP 18-829108

MATERIALS AND COLOUR PALETTE

A105







DP 18-829108

March 26, 2025





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05	2024-05-12	PROGRESS SET (WCA)
06	2024-08-16	ISSUED FOR COORDINATION
07	2024-10-11	ISSUED FOR DP RESUBMISSION
08	2024-11-01	ISSUED FOR COORDINATION
09	2025-02-09	ISSUED FOR DP RESUBMISSION
10	2025-02-21	ISSUED FOR DP RESUBMISSION #7
11	2025-03-03	ISSUED FOR COORDINATION
12	2025-03-12	ISSUED FOR DP RESUBMISSION #7





PLAN #20

SMITH CRESCENT TOWNHOUSE BUILDING 1 -**ELEVATIONS**

2 BUILDING # 1/8" = 1'-0" BUILDING #1 - WEST ELEVATION





DESIGNWORKS

HEEL HEIGHT /

LEVEL 3

MIN. FLOOD

CONST LEVEL

AVG. FINISHED

2 BUILDING # 1/8" = 1'-0"

BUILDING #2 - WEST ELEVATION

G3 T1 W1

SITE GRADE 4' - 6 1/2"

7.32 m

14' - 0" 4.27 m

11' - 6"

SMITH CRESCENT TOWNHOUSE

RZ 18-802860 DP 18-829108

BUILDING 2 -**ELEVATIONS**

PROJECT NO D2416

SCALE 1/8" = 1'-0"

DRAWN LL

CHECKED WC

March 26, 2025

L1 Gb 4 D1 3

Ga

D1 4 Gb

HEEL HEIGHT / 33' - 3"

LEVEL 2 14' - 0" 4.27 m

11'-6"

3.50 m

5' - 0"

MIN. FLOOD

CONST LEVEL

SITE GRADE 4' - 6 1/2"

4 5

PLAN #21

3 D1 Ga

D1 3 Ga

DP 18-829108

TH

iii

A321 - PLAN #4





BUILDING #3 - EAST ELEVATION 1 BUILDING :.
1/8" = 1'-0"



SMITH CRESCENT

BUILDING 3 -**ELEVATIONS**

A331 - PLAN #4



A341 - PLAN #4



DP 18-829108

LEVEL 2 / 14' - 0"

SITE GRADE 4' - 6 1/2"

1.38 m

11' - 6" 3.50 m

5' - 0"

1.52 m

MIN. FLOOD

March 26, 2025

L1

Gb

D2 4

PLAN #24

L1 T1 W1 G8 D2 3

L1 T1 W1 Gb



SMITH CRESCENT TOWNHOUSE

BUILDING 5 -**ELEVATIONS**

LEVEL 2 / 14' - 0"

CONST LEVEL / 11' - 6"

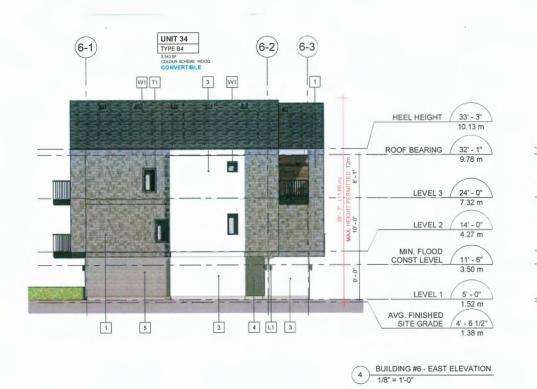
SITE GRADE 4' - 6 1/2"

MIN FLOOD

AVG. FINISHED

BUILDING #5 - NORTH ELEVATION

A351 - PLAN #4





MATCH THE COLOR OF REVEALY TRIM BETWEEN THE HARDIE PANELS TO THE COLOUR OF HARDIE PANELS
 ENSURE THE USE OF PAINTABLE TRIM PRODUCTS TO MATH THE COLORS OF ADJACENT WALLS

NOTE

MATERIAL LEGEND

FRONT ENRY DOOR GLASS DOOR METAL DOOR TRIM/ FASCIA ALUMINIUM RAILING/ GARAGE DOOR GARAGE DOOR COLOUR

DARK GREY DARK GREY BLACK ARCTIC WHITE DARK GREY

WOOD GRAIN TEXTURE DARK GREY DARK GREY DARK GREY WHITE

ARCTIC WHITE DARK GREY ARCTIC WHITE (HORIZONTAL/STAGGERED) IRON GREY (HORIZONTAL/STAGGERED)



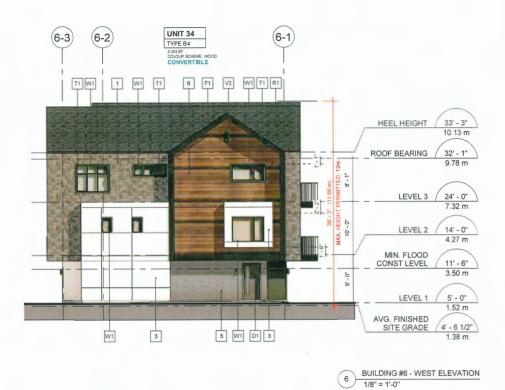
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DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS REQUIRED TO PERFORM THE WORK AND REF ANY DISCREPANCES WITH THE DRAWINGS TO DESIGNWO

NO.	DATE	REMARKS
01	2023-05-19	DP SUBMISSION (WCA)
02	2023-11-06	DP RESUBMISSION (WCA)
03	2024-04-18	DP RESUBMISSION (WCA)
04	2024-05-08	PROGRESS SET (WCA)
05	2024-05-12	PROGRESS SET (WCA)
06	2024-08-16	ISSUED FOR COORDINATION
07	2024-10-11	ISSUED FOR DP RESUBMISSION
08	2024-11-01	ISSUED FOR COORDINATION
09	2025-02-09	ISSUED FOR DP RESUBMISSION
10	2025-02-21	ISSUED FOR DP RESUBMISSION #7
11	2025-03-03	ISSUED FOR COORDINATION
12	2025-03-12	ISSUED FOR DP RESUBMISSION #7

BUILDING #6 - NORTH ELEVATION







SMITH CRESCENT TOWNHOUSE

4400 4420 4440 SMITH CRESCENT, RICHMOND RZ 18-802800

BUILDING 6 -ELEVATIONS

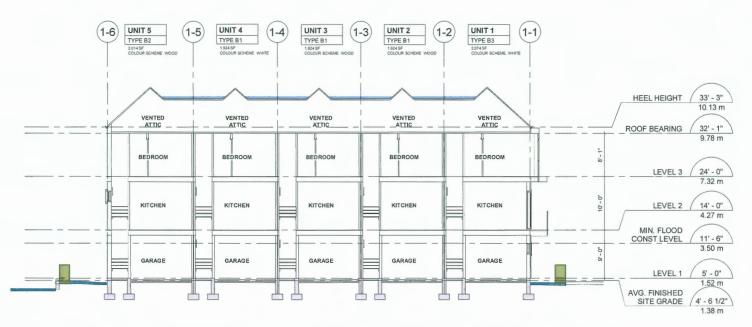
PROJECT NO D2416

SCALE 1/6" = 1'-0"

DRAWN LL

CHECKED WC

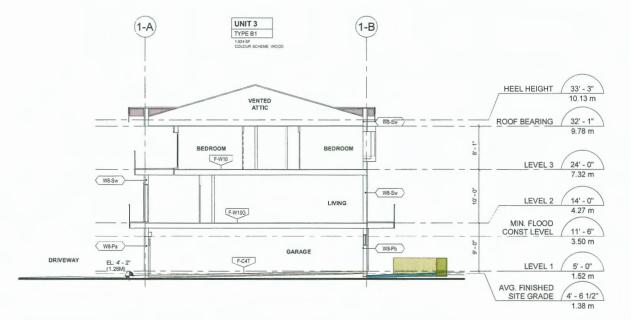
A361 - PLAN #4





NO.	DATE	REMARKS
01	2023-05-19	DP SUBMISSION (WCA)
02	2023-11-06	DP RESUBMISSION (WCA)
03	2024-04-18	DP RESUBMISSION (WCA)
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05	2024-05-12	PROGRESS SET (WCA)
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07	2024-10-11	ISSUED FOR DP RESUBMISSION
08	2024-11-01	ISSUED FOR COORDINATION
09	2025-02-09	ISSUED FOR DP RESUBMISSION
10	2025-02-21	ISSUED FOR DP RESUBMISSION #7
11	2025-03-03	ISSUED FOR COORDINATION
12	2025-03-12	ISSUED FOR DP RESUBMISSION #7

1 BUILDING , BUILDING 1 - SECTION A1



SMITH CRESCENT

TOWNHOUSE

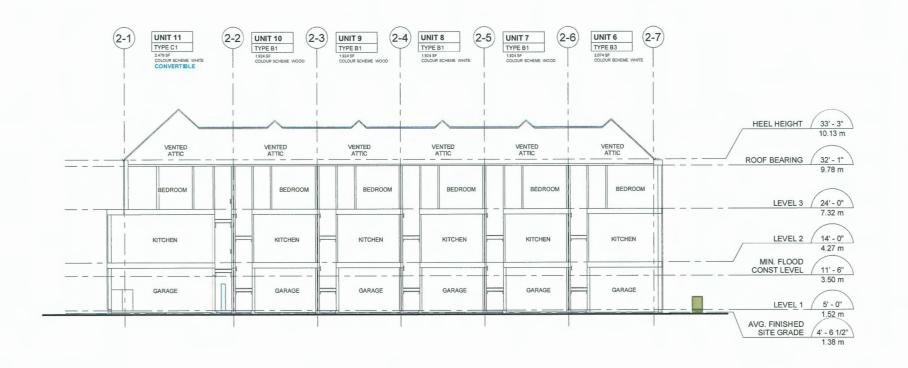
BUILDING 1 -SECTIONS

A411

BUILDING 1 - SECTION B1

ENGINEER) 2" (6 cm) DROP TO GUTTER

DP 18-829108 March 26, 2025





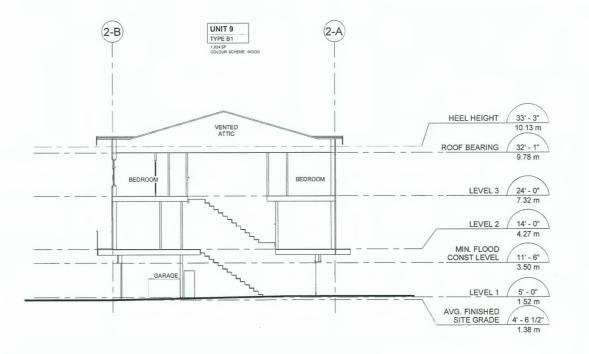
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JPON WRITTEN REQUEST FOR INFORMATION THE ARCHITEC WILL PROVIDE WRITTEN' GRAPHIC CLARIFICATION REGARDIN THE INTENT OF THE DRAWING. SHOP DRAWING SHALL BE SUBMITTED TO DESIGN WORKS ARCHITECTURE INC. TO REVIS FOR DESIGN OF CHISCORI WAITE ONLY.

DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS REQUIRED TO PERFORM THE WORK AND REPAY DISCREPANCES WITH THE DRAWINGS TO DESIGNAVIO

01	2023-05-19	DP SUBMISSION (WCA)
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11	2025-03-03	ISSUED FOR COORDINATION
12	2025-03-12	ISSUED FOR DP RESUBMISSION #7

2 BUILDING 2 - SECTION A1
1/8" = 1'-0"



1 BUILDING 2 - SECTION B1 1/8" = 1'-0"



SMITH CRESCENT TOWNHOUSE

4400 4420 4440 SMITH CRESCENT, RICHMOR RZ 18-802860

BUILDING 2 -SECTIONS

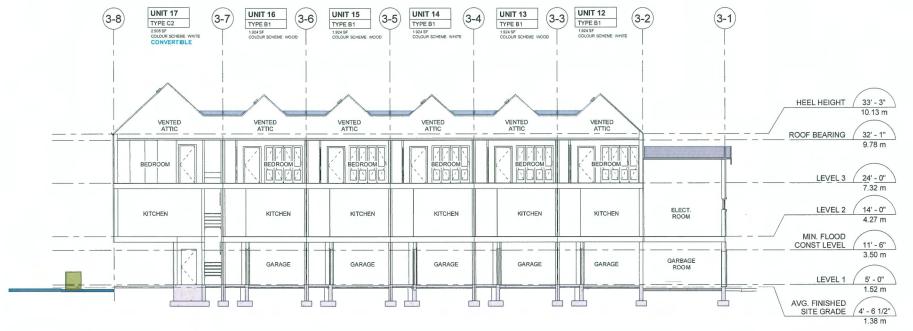
PROJECT NO: D2416

SCALE 1/8" = 1'
DRAWN LL

A421

DP 18-829108 March 26, 2025





BUILDING 3 - SECTION A1



BUILDING 3 -

SECTIONS

A431

BUILDING 3 - SECTION B1

PLAN #28

DP 18-829108 March 26, 2025





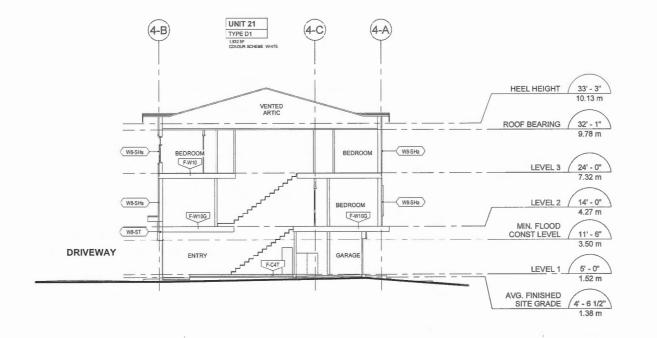
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UPON WRITTEN REQUEST FOR INFORMATION THE ARCHITEC WILL PROVIDE WRITTEN GRAPHIC CLARIFICATION REGARDIN THE INTENT OF THE DRAWING, SHOP DRAWING SHALL BE SUBMITTED TO DESIGNWORKS ARCHITECTURE INC. TO REVE

DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION.
CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND
DIMENSIONS REQUIRED TO PERFORM THE WORKS AND RES
ANY DISCREPANCIES WITH THE DRAWINGS TO DESIGNAVO

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05	202405-12	PROGRESS SET (WCA)
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07	2024-10-11	ISSUED FOR DP RESUBMISSION
90	2024-11-01	ISSUED FOR COORDINATION
09	2025-02-09	ISSUED FOR DP RESUBMISSION
10	2025-02-21	ISSUED FOR OP RESUBMISSION #7
11	2025-03-03	ISSUED FOR COORDINATION
12	2025-03-12	ISSUED FOR DP RESUBMISSION #7

1/8" = 1'-0"



2 BUILDING 4 - SECTION B1 1/8" = 1'-0" SEAL SEAL OF THE S

SMITH CRESCENT TOWNHOUSE

4400 4420 4440 SMITH CRESCENT, RICHMON RZ 18-802860

BUILDING 4 -SECTIONS

PROJECT NO D2416 SCALE 1/8"= 1"-I DRAWN LL CHECKED WC

A441

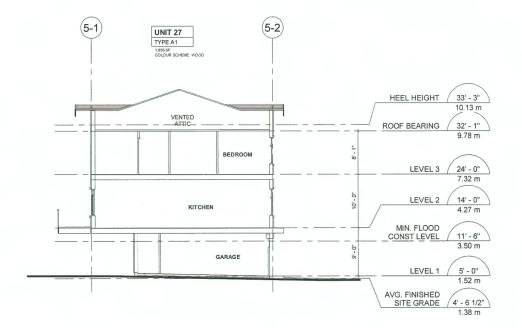
DP 18-829108 March 26, 2025





DESIGNWORKS

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02	2023-11-06	DP RESUBMISSION (WCA)
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12	2025-03-12	ISSUED FOR DP RESUBMISSION #7



2 BUILDING 5 - SECTION B1 1/8" = 1'-0"



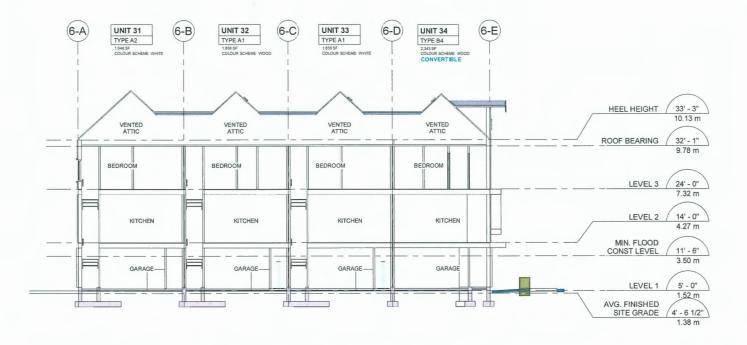
SMITH CRESCENT TOWNHOUSE

BUILDING 5 -SECTIONS

A451

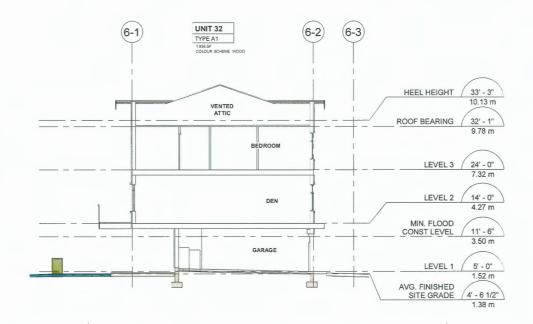
DP 18-829108 March 26, 2025





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12	2025-03-12	ISSUED FOR DP RESUBMISSION #7

BUILDING 6 - SECTION A1



BUILDING 6 - SECTION B1



SMITH CRESCENT TOWNHOUSE

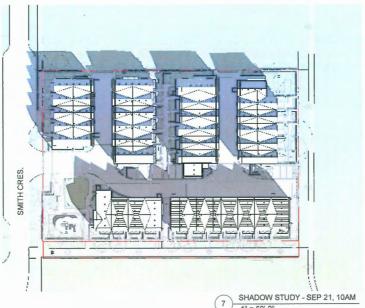
BUILDING 6 -SECTIONS

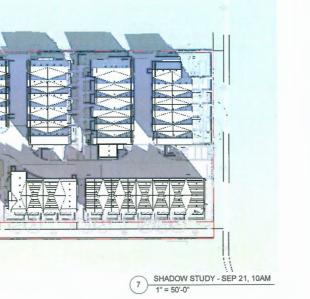
A461

March 26, 2025 DP 18-829108

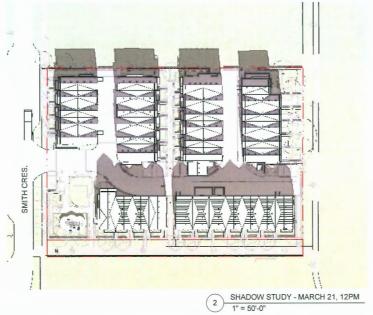


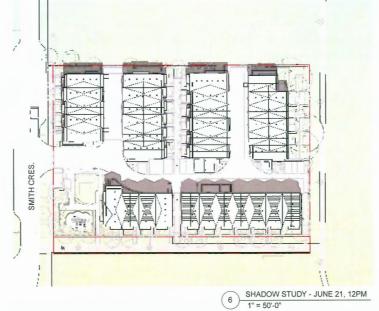


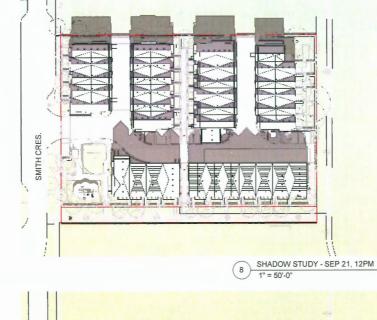


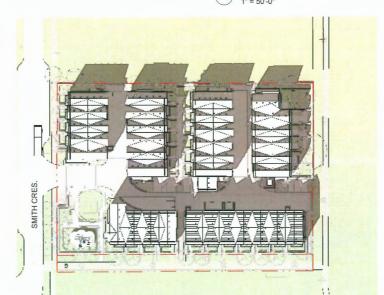




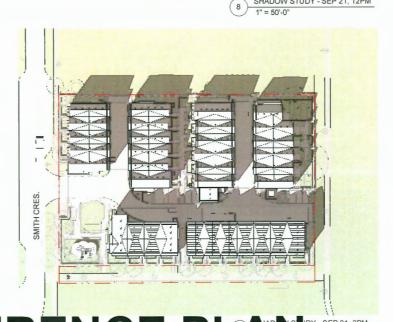












SMITH CRESCENT TOWNHOUSE

SHADOW ANALYSIS

A590

DP 18-829108 SHADOW STUDY - NOT SPAN TO 26, 2025 SHADOW STUD - REFERENCE PLAN DIDY - SEP 21, 2PM





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FANCY

PROJECT TITLE

SMITH CRESCENT TOWNHOUSE

4400 4420 4440 SMITH CRESCENT, RICHMON RZ 18-802860

DP 18-829108

3D VIEW - SOUT

PROJECT NO D.

CHECKED

A501

DP 18-829108 Mai

March 26, 2025

REFERENCE PLAN



NO.	DATE	REMARKS
01	2023-05-19	DP SUBMISSION (WCA)
02	2023-11-06	DP RESUBMISSION (WCA)
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A502







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01	2023-05-19	DP SUBMISSION (WCA)
02	2023-11-06	DP RESUBMISSION (WCA)
03	2024-04-18	OP RESUBMISSION (WCA)
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2 INTERFACE - BACK (EAST)

REFERENCE PLAN



SMITH CRESCENT TOWNHOUSE

3D VIEW - INTERFACE FRONT/BACK



NO.	DATE	REMARKS
01	2023-05-19	DP SUBMISSION (WCA)
02	2023-11-06	OP RESUBMISSION (WCA)
03	2024-04-18	DP RESUBMISSION (WCA)
04	2024-05-08	PROGRESS SET (WCA)
05	2024-05-12	PROGRESS SET (WCA)
06	2024-08-16	ISSUED FOR COORDINATION
87	2024-10-11	ISSUED FOR DP RESUBMISSION
83	2024-11-01	ISSUED FOR COORDINATION
09	2025-02-09	ISSUED FOR DP RESUBMISSION
10	2025-02-21	ISSUED FOR DP RESUBMISSION #7
11	2025-03-03	ISSUED FOR COORDINATION
12	2025-03-12	ISSUED FOR DP RESUBMISSION #7



REFERENCE PLAN

SMITH CRESCENT TOWNHOUSE

3D VIEW - INTERFACE SIDES

A504

DP 18-829108

March 26, 2025











NO.	DATE	REMARKS	
01	2023-05-19	DP SUBMISSION (WCA)	
02	2023-11-06	DP RESUBMISSION (WCA)	
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12	2025-03-12	ISSUED FOR DP RESUBMISSION #7	

DP 18-829108 March 26, 2025



REFERENCE PLAN BUILDING 1- BACK







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11	2025-03-03	ISSUED FOR COORDINATION
12	2025-03-12	ISSUED FOR DP RESUBMISSION #7





March 26, 2025

REFERENCE PLAN



SMITH CRESCENT TOWNHOUSE

3D VIEW - BUILDING 2

A512

DP 18-829108





NO.	DATE	REMARKS	
01	2023-05-19	DP SUBMISSION (WCA)	
02	2023-11-06	DP RESUBMISSION (WCA)	
03	2024-04-18	DP RESUBMISSION (WCA)	
04	2024-05-08	PROGRESS SET (WCA)	
05	2024-05-12	PROGRESS SET (WCA)	
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March 26, 2025

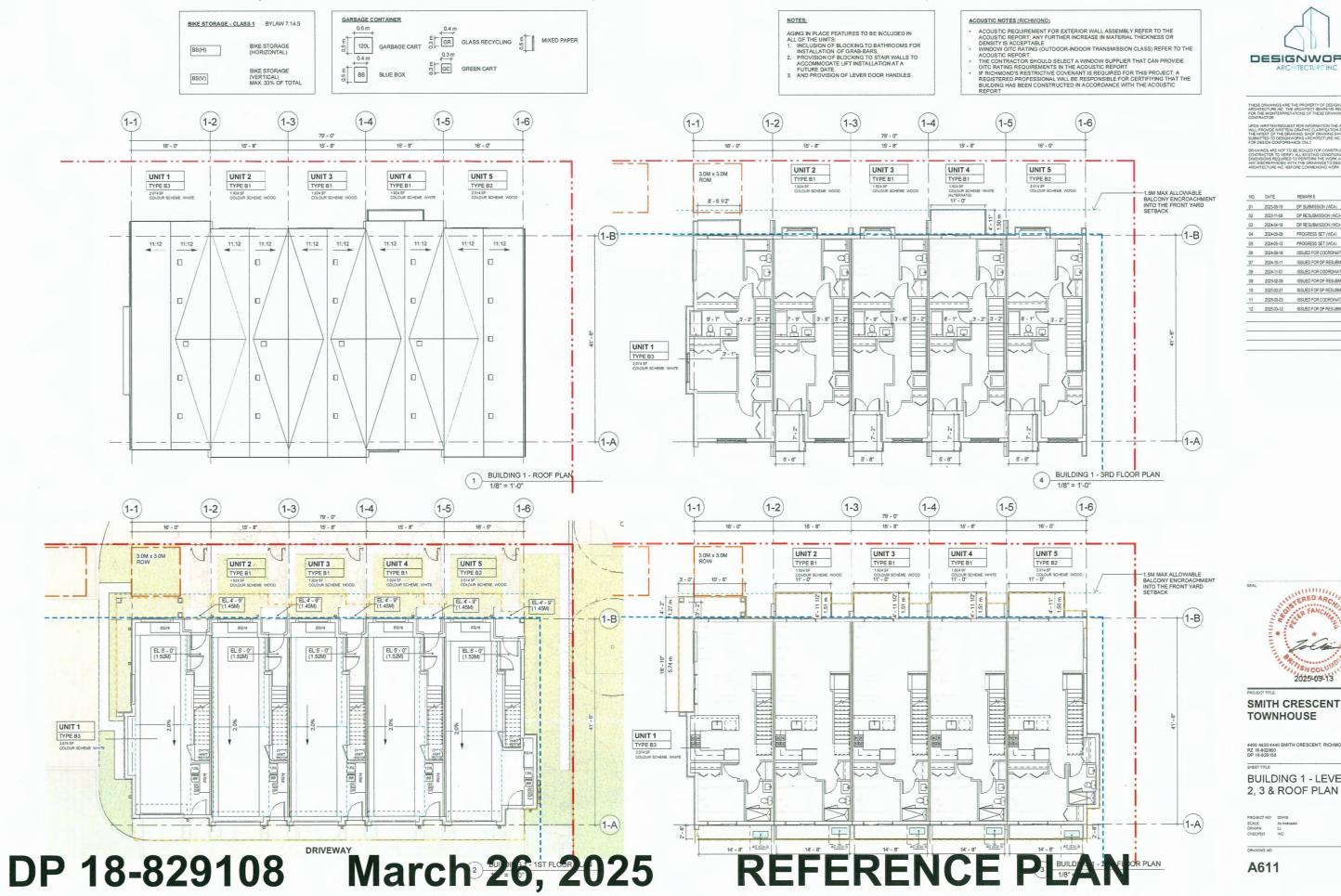
REFERENCE PLAN



SMITH CRESCENT TOWNHOUSE

A516

DP 18-829108

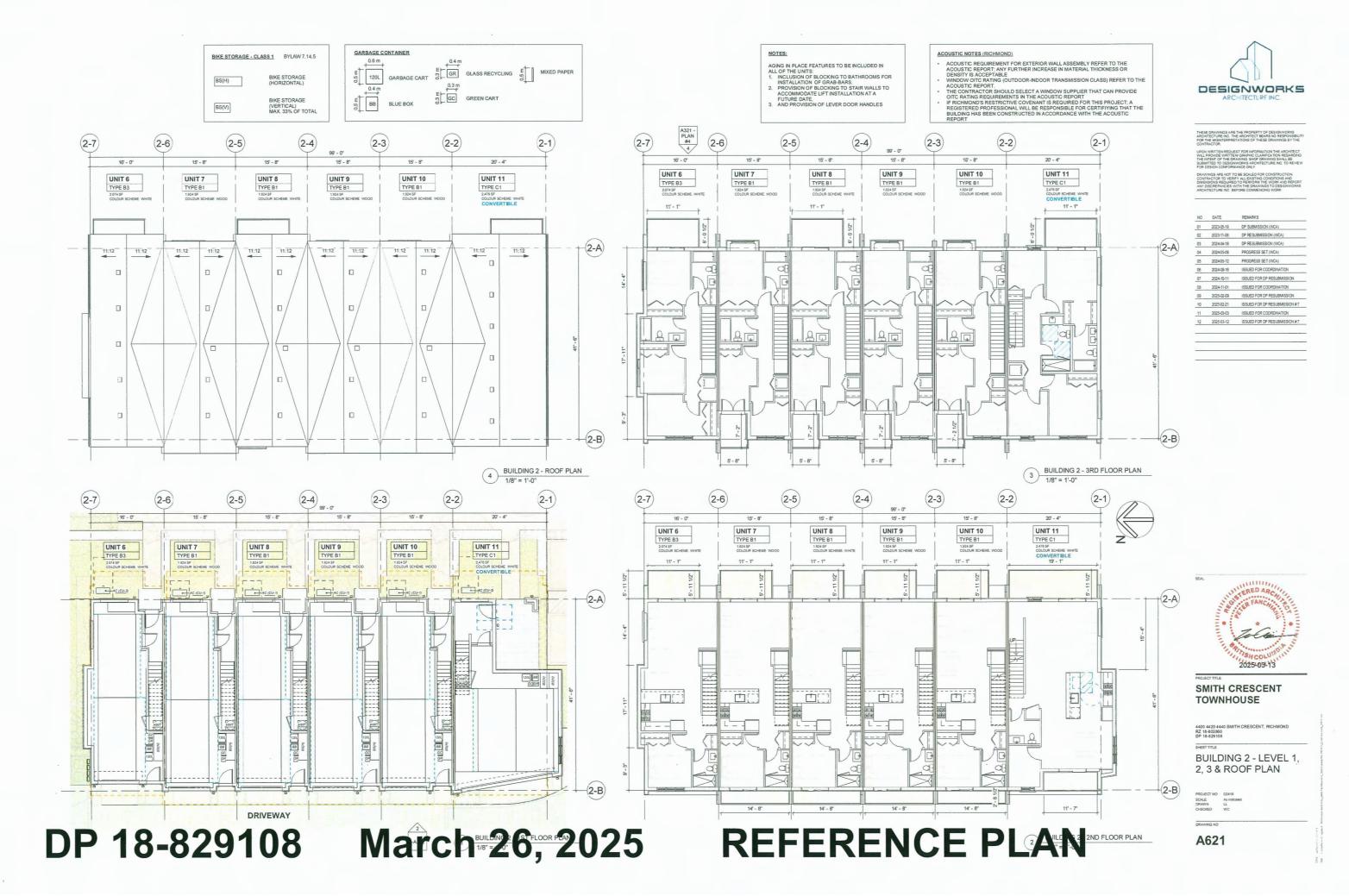


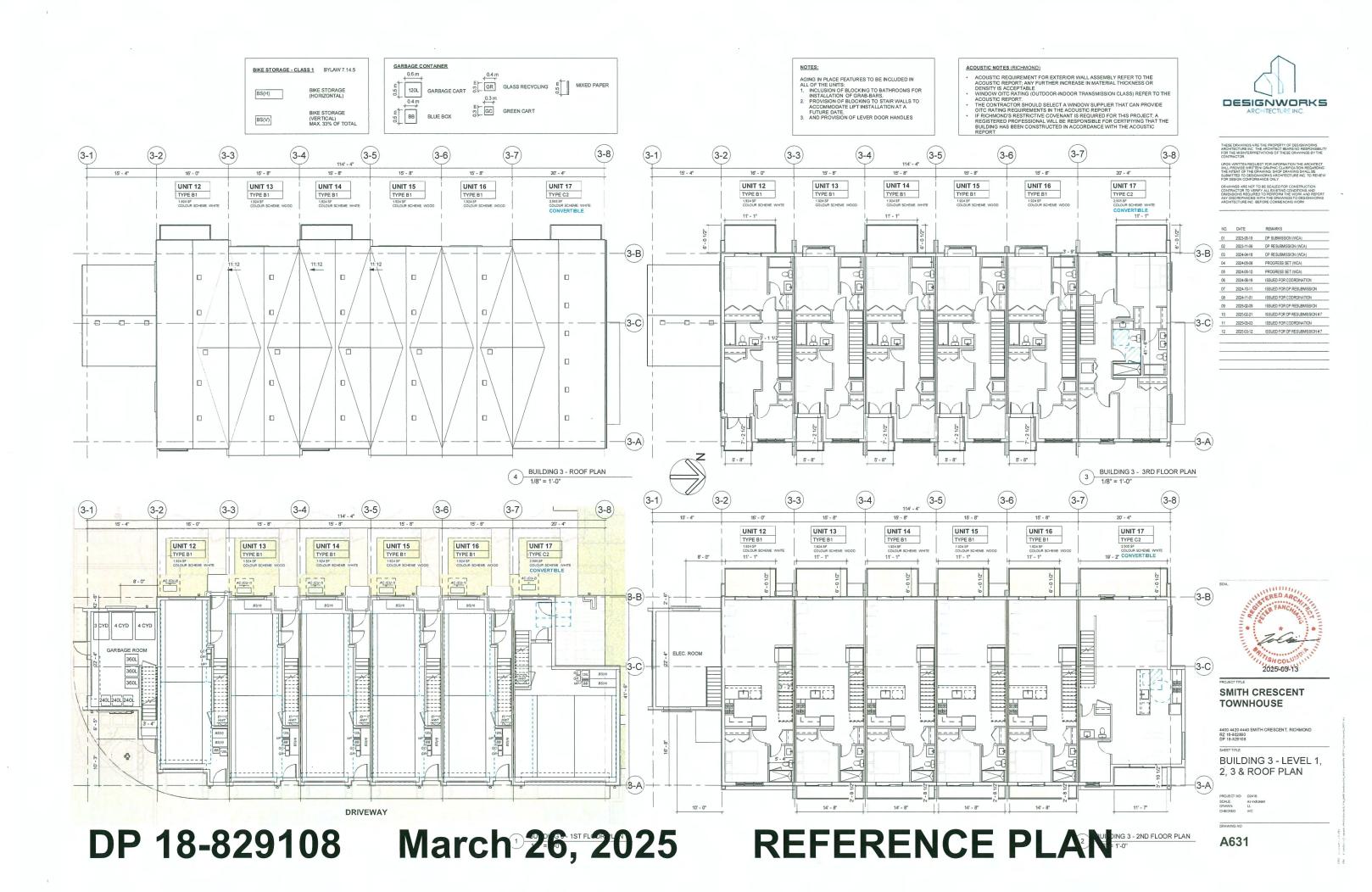
DESIGNWORKS

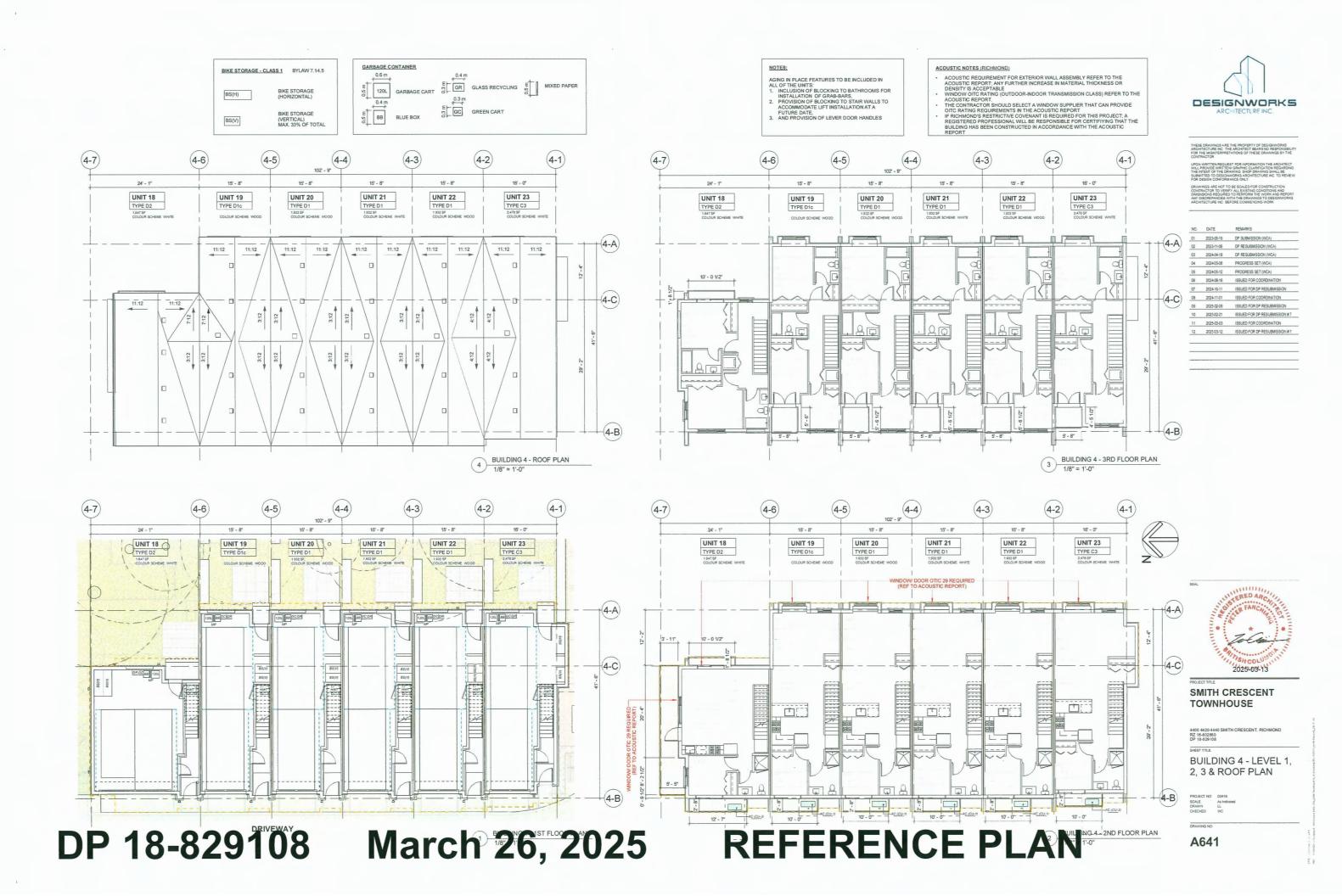
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TOWNHOUSE

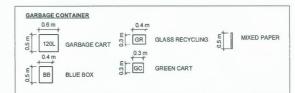
BUILDING 1 - LEVEL 1, 2, 3 & ROOF PLAN







BIKE STORAGE - CLASS 1 BYLAW 7.14.5



- AGING IN PLACE FEATURES TO BE INCLUDED IN ALL OF THE UNITS:

 1. INCLUSION OF BLOCKING TO BATHROOMS FOR INSTALLATION OF GRAB-BARS,
 2. PROVISION OF BLOCKING TO STAIR WALLS TO ACCOMMODATE LIFT INSTALLATION AT A FUTURE DATE.

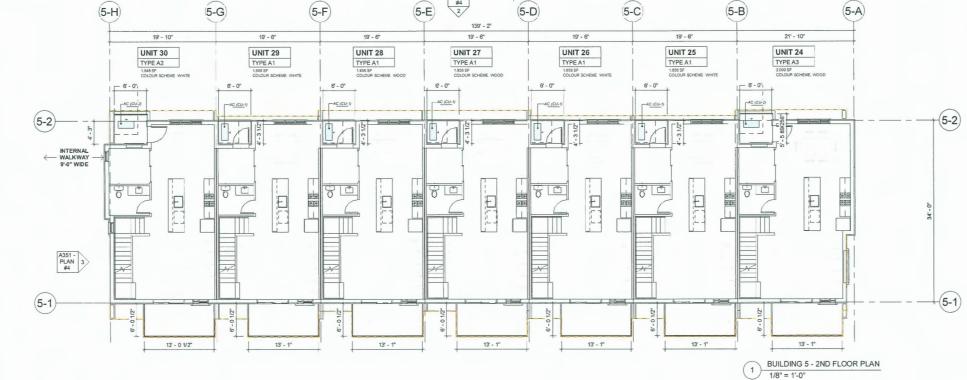
 3. AND PROVISION OF LEVER DOOR HANDLES

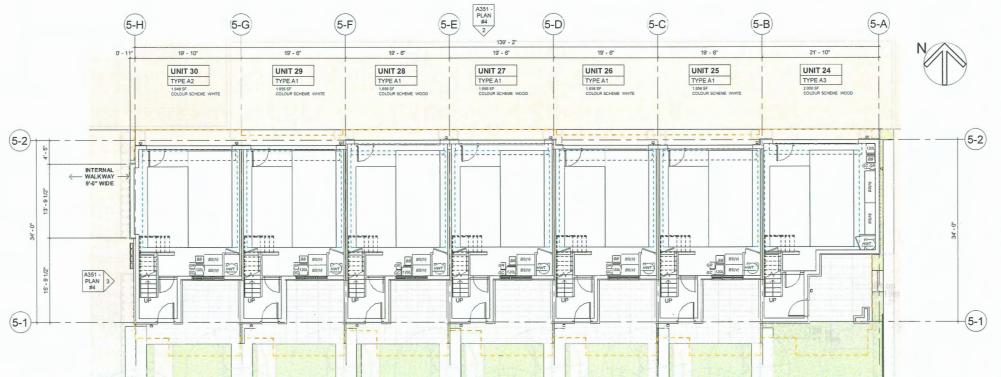
- ACOUSTIC REQUIREMENT FOR EXTERIOR WALL ASSEMBLY REFER TO THE ACOUSTIC REPORT. ANY FURTHER INCREASE IN MATERIAL THICKNESS OR DENSITY IS ACCEPTABLE WINDOW OITC RATING (OUTDOOR-INDOOR TRANSMISSION CLASS) REFER TO TH ACOUSTIC REPORT.
 THE CONTRACTOR SHOULD SELECT A WINDOW SUPPLIER THAT CAN PROVIDE OITC RATING REQUIREMENTS IN THE ACOUSTIC REPORT.

- REGISTERED PROFESSIONAL WILL BE RESPONSIBLE FOR CERTIFIYING THAT THE BUILDING HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE ACOUSTIC



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12	2025-03-12	ISSUED FOR DP RESUBMISSION #7	





REFERENCE PLAN



SMITH CRESCENT TOWNHOUSE

BUILDING 5 - LEVEL 1 & 2 FLOOR PLAN

A651

DP 18-829108

March 26, 2025

- AGING IN PLACE FEATURES TO BE INCLUDED IN ALL OF THE UNITS:

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 3. AND PROVISION OF LEVER DOOR HANDLES

ACOUSTIC NOTES (RICHMOND)

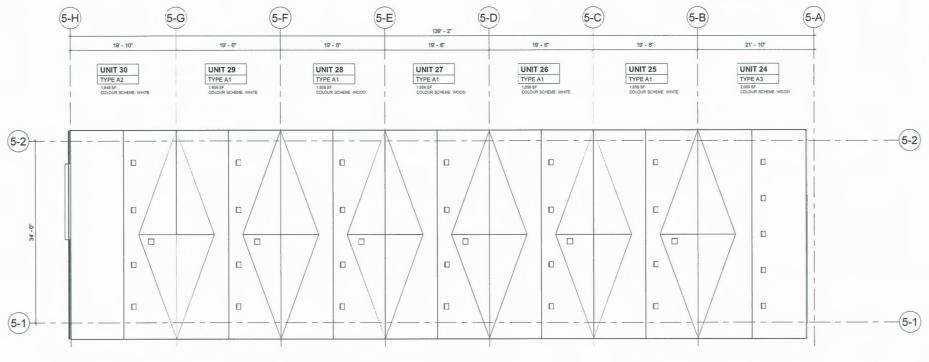
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 THE CONTRACTOR SHOULD SELECT A WINDOW SUPPLIER THAT CAN PROVIDE OITC RATING REQUIREMENTS IN THE ACOUSTIC REPORT.
 IF RICHMOND'S RESTRICTIVE COVENANT IS REQUIRED FOR THIS PROJECT; A REGISTERED PROFESSIONAL WILL BE RESPONSIBLE FOR CERTIFYING THAT THE BUILDING HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE ACOUSTIC REPORT

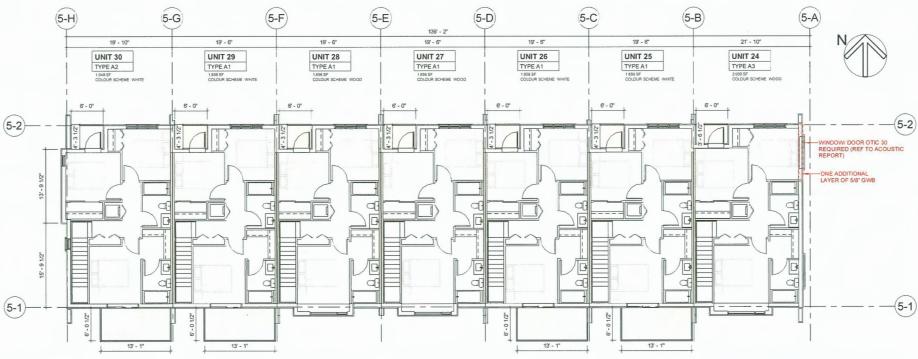
BUILDING 5 - ROOF PLAN

1/8" = 1'-0"



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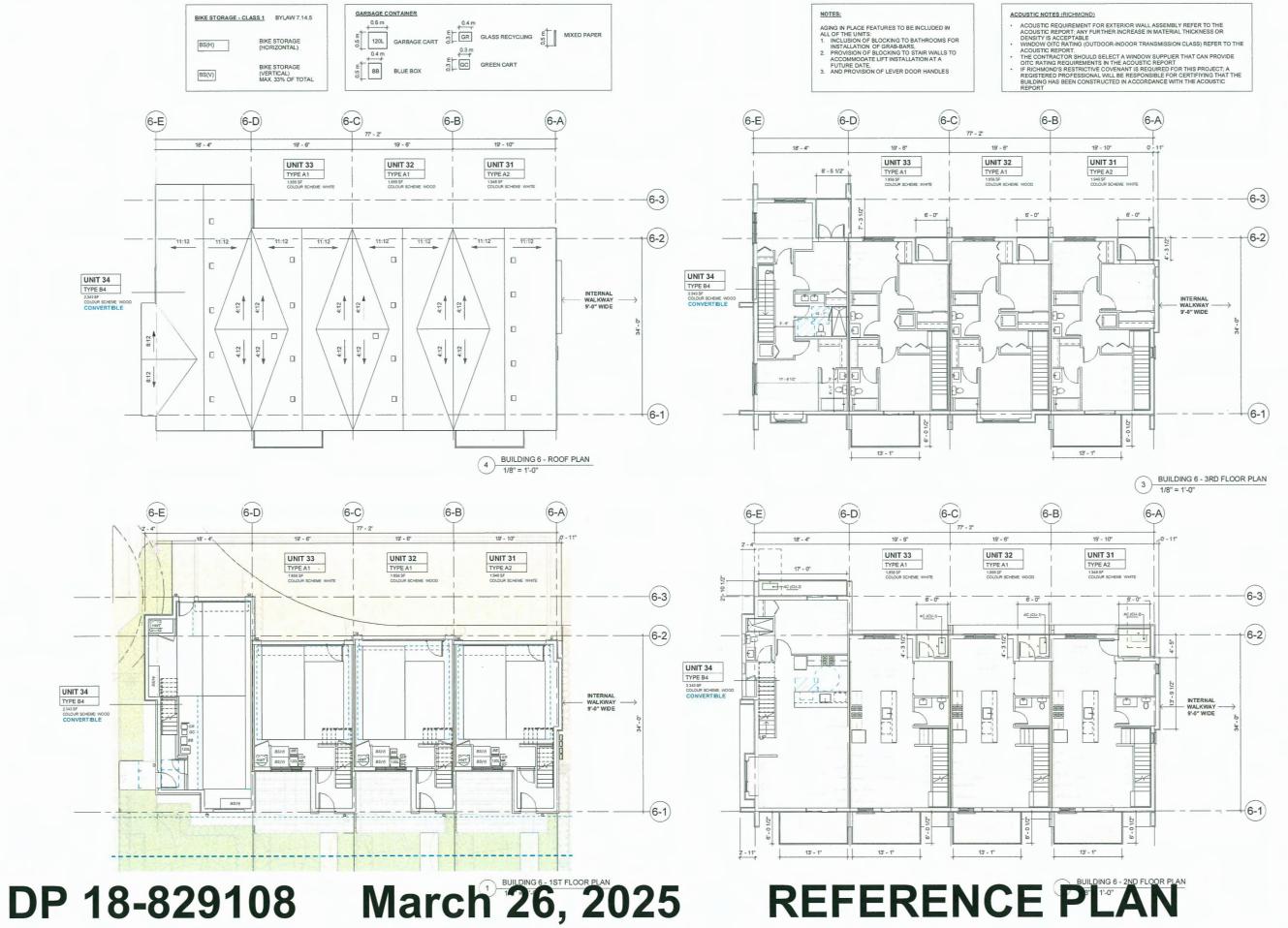
TOWNHOUSE

BUILDING 5 - LEVEL 3 & ROOF PLAN

A652

March 26, 2025

REFERENCE PLAN



DESIGNWORKS

NO.	DATE	REMARKS	
01	2023-05-19	DP SUBMISSION (WCA)	
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11 2025-03-03	1 2025-03-03 ISSUED FOR COORDINATIO	ISSUED FOR COORDINATION	
12	2025-03-12	ISSUED FOR DP RESUBMISSION #7	

SMITH CRESCENT TOWNHOUSE

BUILDING 6 - LEVEL 1, 2, 3 & ROOF PLAN

- ENTRY DOORS ARE 914 MM (3'-0") AND HAVE CLEAR ACCESS.
 ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE:
 MIN. 1220 MM (4'-0") DEPTH BY DOOR WIDTH PLUS 500 MM (2'-0") ON LATCH.
- INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM, MIN. 800 MM (2-8") CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT.
 PATIO/BALCONY MIN. 860 MM (2-10") CLEAR OPENING.
- ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE.
 LEVER-TYPE HANDLES FOR ALL DOORS.

- VERTICAL CIRCULATION

 STAIR LIFT, STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER

 OF THE PROPERTY OF

HALLWAYS • MIN. 900 MM (3'-0") WIDTH.

1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M (13'-2") GARAGE WIDTH.
 ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM (2'-8") CLEAR OPENING.

- BATHROOM (MIN. 1)

 ** TOILET CLEAR FLOOR SPACE MIN. 1020 MM (3"-4") AT SIDE AND IN FRONT.

 ** WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT TOILET. TUB AND SHOWER REINFORCED WITH 2" X 12" SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS.

 ** LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.

 ** PRESSURE AND TEMPERATURE CONTROL VALVES TO BE INSTALLED ON ALL SHOWER FAUGETS.

 ** CABINETS UNDERNIEATH SINK(S TO BE EASILY REMOVED.

 ** BATH AND SHOWER CONTROLS TO BE ACCESSIBLE.

- TCHEN

 CLEAR AREA NEEDED UNDER FUTURE WORK SPACE
 PLUMBING AND GAS PIPES (IN-WALL AND IN-FLOOR) LOCATED CLEAR OF
 PLUMBING AND GAS PIPES (IN-WALL AND IN-FLOOR) LOCATED CLEAR OF
 PLUMBING COUNTER).

 **ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 MM (1'-0") TO 355 MM (1'-2")
 TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.

 **1500MM TURNING DIAMETER
 CABINETS UNDERNEATH SINK ARE EASILY REMOVED.

 **LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.

MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)

- OUTLETS & SWITCHES

 PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAY'S, BESIDE TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTRO

- AGING IN PLACE FEATURES TO BE INCLUDED IN ALL OF THE UNITS:

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 INSTALLATION AT A FUTURE DATE.
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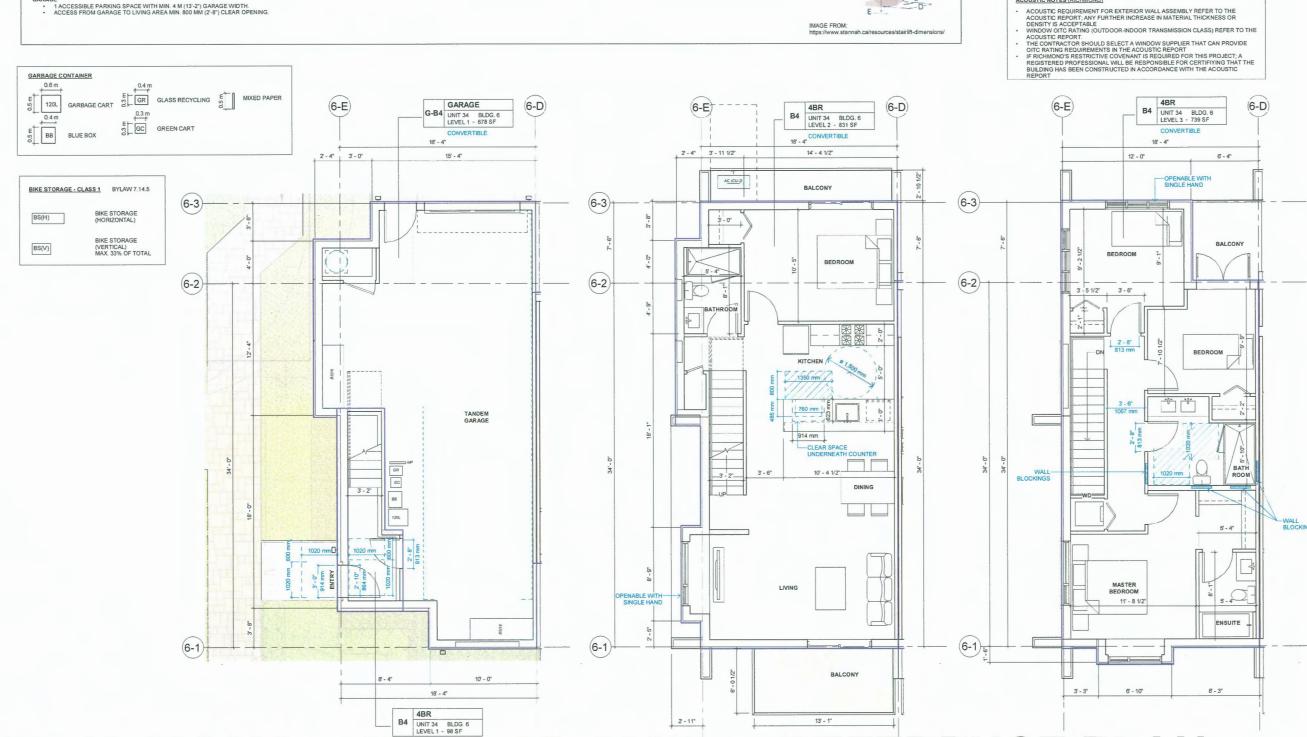


UNIT TYPE (B4) CONVERTIBLE

LAYOUT TYPE	BEDROOM TYPE	LEVEL	AREA (SF)	AREA (SM)
B4	4BR	LEVEL 1	98 SF	9 m²
B4	4BR	LEVEL 2	831 SF	77 m²
B4	4BR	LEVEL 3	739 SF	69 m²
UNIT 34			1.668 SF	155 m²

- AGING IN PLACE FEATURES TO BE INCLUDED IN ALL OF THE UNITS: I. INCLUSION OF BLOCKING TO BATHROOMS FOR INSTALLATION OF GRAB-BARS, 2. PROVISION OF BLOCKING TO STAIR WALLS TO ACCOMMODATE LIFT INSTALLATION AT A

ACOUSTIC NOTES (RICHMOND)



DP 18-829108

B4 UNIT 34 BLDG 6 LEVEL 1 - 99 S F B4 (LEVE) 6, 2025

RITTYPE 4 (LEV 2) RENCE PLAS IN TYPE B4 (LEVEL 3)



110.	D111 L	112311010	
01	2023-05-19	DP SUBMISSION (WCA)	
02	2023-11-06	DP RESUBMISSION (WCA)	
03	2024-04-18	DP RESUBMISSION (WCA)	
04	202405-08	PROGRESS SET (WCA)	
05	202405-12	PROGRESS SET (WCA)	
06	2024-08-16	ISSUED FOR COORDINATION	
07	2024-10-11	ISSUED FOR DP RESUBMISSION	
80	2024-11-01	ISSUED FOR COORDINATION	
09	2025-02-09	ISSUED FOR DP RESUBMISSION	
10	2025-02-21	ISSUED FOR OP RESUBMISSION #7	
11	2025-03-03	ISSUED FOR COORDINATION	
12	2025-03-12	ISSUED FOR DP RESUBMISSION #7	



SMITH CRESCENT TOWNHOUSE

UNIT LAYOUT (B4) (CONVERTIBLE)

- ENTRY DOORS ARE 914 MM (3-0") AND HAVE CLEAR ACCESS.
 ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE:
 MIN. 1200 MM (4-0") DEFTH BY DOOR WIDTH PLUS 600 MM (2-0") ON LATCH.
- INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM, MIN. 800 MM (2-8°) CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT.
 PATIDIBALCONY MIN. 860 MM (2-10°) CLEAR OPENING.
- ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE.
 LEVER-TYPE HANDLES FOR ALL DOORS.

- VERTICAL CIRCULATION

 STAIR LIFT, STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER
- SPECIFICATIONS.

 AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM (3'-0") TO CENTRE.

HALLWAYS • MIN. 900 MM (3'-0") WIDTH.

1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M (13'-2") GARAGE WIDTH.
 ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM (2'-8") CLEAR OPENING.

- HRODM (MIN. 1)

 TOILET CLEAR FLOOR SPACE MIN. 1020 MM (3'-4") AT SIDE AND IN FRONT.

 WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT TOILET, TUB AND SHOWER. REINFORCED WITH 2" X 12" SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS.

 LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.

 PRESSURE AND TEMPERATURE CONTROL VALVES TO BE INSTALLED ON ALL SHOWER FAUCETS.

 CABINETS UNDERNEATH SINK(S TO BE EASILY REMOVED.

 BATH AND SHOWER CONTROLS TO BE ACCESSIBLE.

- KITCHEN

 CLEAR AREA NEEDED UNDER FUTURE WORK SPACE.
 PLUMBING AND GAS PIPES (IN-WALL AND IN-FLOOR) LOCATED CLEAR OF
 UNDER

 COUNTER AREA OF FUTURE WORK SPACE (STOVE, SINK & MIN. 810 MM
 (2-8")

 WIDE COUNTER).

 ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 MM (1'-0") TO 355 MM (1'-2")

 TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.

 1500MM TURNING DIAMETER

 CASINETS UNDERNEATH SINK ARE EASILY REMOVED.

 LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.

MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)

- OUTLETS & SWITCHES

 PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE). ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.

 UPGRADE TO FOUR-FLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.

- AGING IN PLACE FEATURES TO BE INCLUDED IN ALL OF THE UNITS:

 1. INCLUSION OF BLOCKING TO BATHROOMS FOR INSTALLATION OF GRAB-BARS,
 2. PROVISION OF BLOCKING TO STAR WALLS TO ACCOMMODATE LIFT
 INSTALLATION AT A FUTURE DATE.

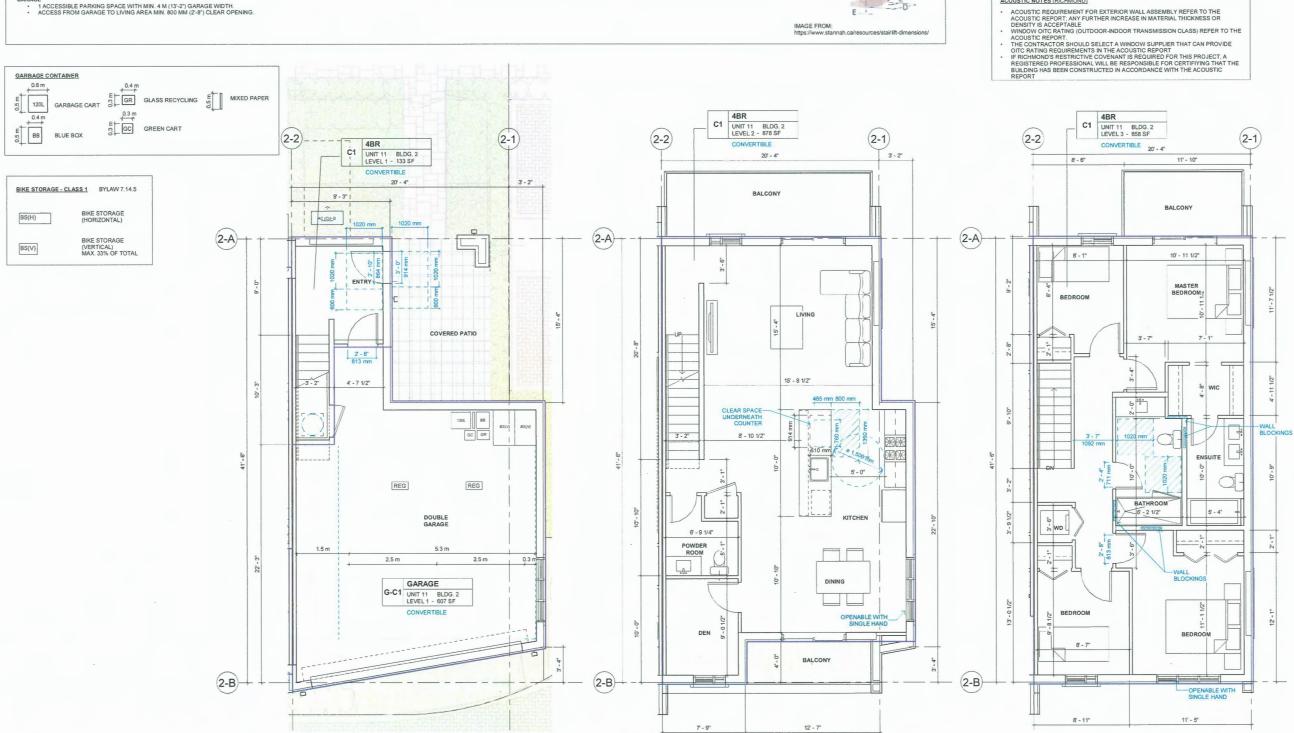
 AND PROVISION OF LEVER BOOR HANDLES



UNIT TYPE (C1) CONVERTIBLE

LAYOUT TYPE	BEDROOM TYPE	LEVEL	AREA (SF)	AREA (SM)
C1	48R	LEVEL 1	133 SF	12 m²
C1	4BR	LEVEL 2	878 SF	82 m²
C1	4BR	LEVEL 3	858 SF	80 m²
UNIT 11			1,869 SF	174 m²

- AGING IN PLACE FEATURES TO BE INCLUDED IN ALL OF THE UNITS: I. INCLUSION OF BLOCKING TO BATHROOMS FOR INSTALLATION OF GRAB-BARS. 2. PROVISION OF BLOCKING TO STAIR WALLS TO ACCOMMODATE LIFT INSTALLATION AT A ELITIJEE PASE



DP 18-829108

March 26, 2025

REFERENCE PLAIN ECT (LEVEL 3)



01	2023-05-19	DP SUBMISSION (WCA)
02	2023-11-06	DP RESUBMISSION (WCA)
03	2024-04-18	DP RESUBMISSION (WCA)
94	202405-08	PROGRESS SET (WCA)
05	202405-12	PROGRESS SET (WCA)
06	2024-08-16	ISSUED FOR COORDINATION
07	2024-10-11	ISSUED FOR DP RESUBMISSION
08	2024-11-01	ISSUED FOR COORDINATION
09	2025-02-09	ISSUED FOR DP RESUBMISSION
10	2025-02-21	ISSUED FOR DP RESUBMISSION #7
11	2025-03-03	ISSUED FOR COORDINATION
12	2025-03-12	ISSUED FOR DP RESUBMISSION #7



SMITH CRESCENT TOWNHOUSE

UNIT LAYOUT (C1) (CONVERTIBLE)

CONVERTIBLE UNIT CHECKLIST

- DOORS & DOORWAYS

 ENTRY DOORS ARE 914 MM (3'-0") AND HAVE CLEAR ACCESS.
 ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE:
 MIN. 1220 MM (4'-0") DEPTH BY DOOR WIDTH PLUS 600 MM (2'-0") ON LATCH
- MIN. 1220 MM (4-U) DEFITION CONTROL STATEMENT AND 1 BEDROOM,
 MIN. 800 MM (2-8") CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13 MM
 (1/2") HEIGHT.
 PATIOBAL CONY MIN. 800 MM (2-10") CLEAR OPENING.
 ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE.
 LEVER-TYPE HANDLES FOR ALL DOORS.

GARBAGE CONTAINER

- VERTICAL CIRCULATION

 STAIR LIFT, STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS.

 ATTHE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM (3"-0") TO CENTRE.

1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M (13"-2") GARAGE WIDTH.
 ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM (2"-8") CLEAR OPENING.

- BATHROOM (MIN. 1)

 TOILET CLEAR FLOOR SPACE MIN. 1020 MM (3'-4") AT SIDE AND IN FRONT.

 WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT TOILET, TUB AND SHOWER. REINFORCED WITH 2" X 12" SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS.
- SHOWER, AND TOILE LOCATIONS.

 LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.

 PRESSURE AND TEMPERATURE CONTROL VALVES TO BE INSTALLED ON ALL SHOWER FAULCETS.

 CABINETS UNDERNEATH SINKS TO BE EASILY REMOVED.

 BATH AND SHOWER CONTROLS TO BE ACCESSIBLE.

- CHEN

 CLEAR AREA NEEDED UNDER FUTURE WORK SPACE.

 PLUMBING AND GAS PIPES (IN-WALL AND IN-FLOOR). LOCATED CLEAR OF

 DOER COUNTER AREA OF FUTURE WORK SPACE (STOVE, SINK & MIN. 810 MM

 """

 WIDE COUNTER).

 ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 MM (1'-0') TO 355 MM (1'-2')

 TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.

 1500MM TURNING DIAMETER.

MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)

- OUTLETS & SWITCHES

 PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS. UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM

- AGING IN PLACE FEATURES TO BE INCLUDED IN ALL OF THE UNITS:

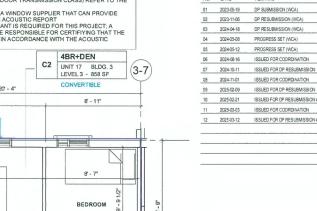
 1. INCLUSION OF BLOCKING TO BATHROOMS FOR INSTALLATION OF GRAB-BARS,
 2. PROVISION OF BLOCKING TO STAR WALLS TO ACCOMMODATE LIFT
 INSTALLATION AT A FUTURE DATE;
 3. AND PROVISION OF LEVER DOOR HANDLES

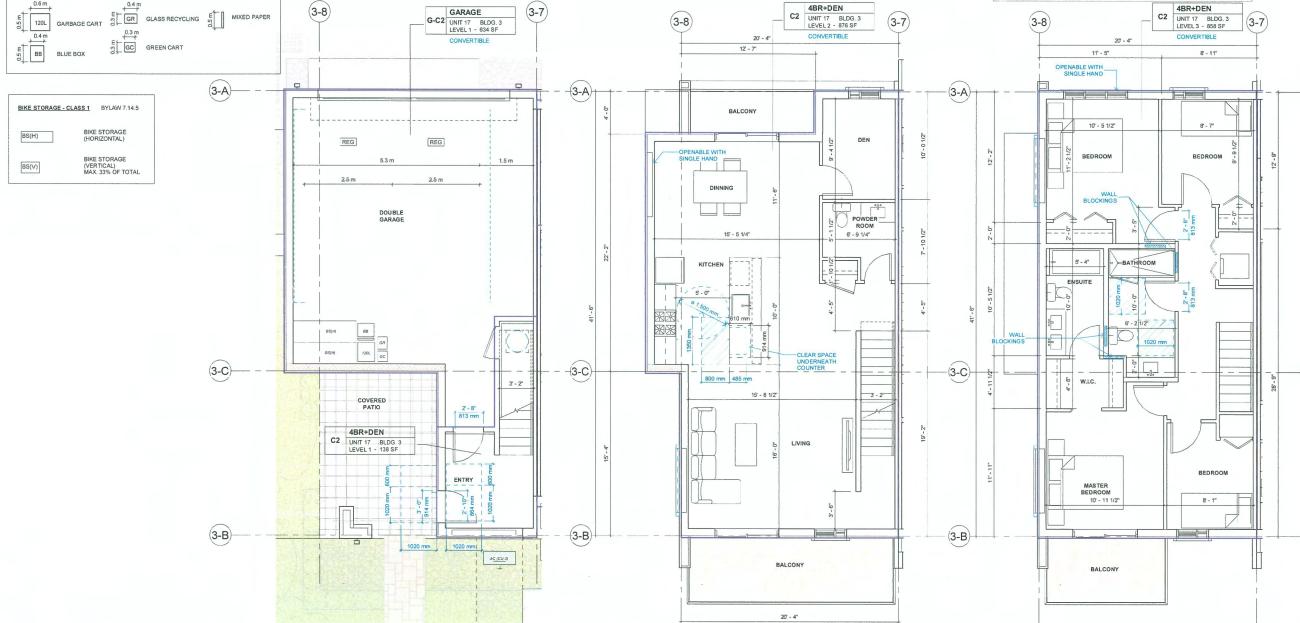


- AGING IN PLACE FEATURES TO BE INCLUDED IN ALL OF THE UNITS:

 1. INCLUSION OF BLOCKING TO BATHROOMS FOR INSTALLATION OF GRAB-BARS,
 2. PROVISION OF BLOCKING TO STAIR WALLS TO ACCOMMODATE LIFT INSTALLATION AT A FITTIBE DATE
- FUTURE DATE,
 3. AND PROVISION OF LEVER DOOR HANDLES

- WINDOW OITC RATING (OUTDOOR-INDOOR TRANSMISSION CLASS) REFER TO THE





March 26, 2025

RUNITYPE 2 (LEVE 2) ENCE PLAN UNIT TYPE C2 (LEVEL 3) 1/4" = 1'-0"



DESIGNWORKS

SMITH CRESCENT **TOWNHOUSE**

UNIT LAYOUT (C2) (CONVERTIBLE)

A857

DP 18-829108



Report to Development Permit Panel

To:

Development Permit Panel

Date:

March 24, 2025

From:

Joshua Reis

File:

DP 23-035047

Re:

Director, Development

Application by Canadian Tire Ltd. for a Development Permit at

3100 St. Edwards Drive

Staff Recommendation

That a Development Permit be issued which would permit exterior renovations to the façade of the existing building and improved landscaping and pedestrian connections at 3100 St. Edwards Drive on a site zoned "Auto-Oriented Commercial (CA)".

Joshua Reis, MCIP, RPP, AICP

Director, Development

Jan Hir

(604-247-4625)

JR:le

Att. 2

Staff Report

Origin

Canadian Tire Ltd. has applied to the City of Richmond on behalf of St. Edwards Crossing Holdings Ltd. (Director: David Chung), for permission to renovate the exterior façade of the existing building at 3100 St. Edwards Drive on a site zoned "Auto-Oriented Commercial (CA)" (Attachment 1). The proposed exterior renovations are limited to the proposed Canadian Tire occupancy of the building located along the southern boundary of the site. There is no change to the existing floor area. The proposal also includes upgrades to existing on-site landscaping, the addition of a north-to-south pedestrian pathway across the parking lot and improved pedestrian connections to the west and east.

A servicing agreement is required prior to a building permit issuance for frontage improvements to the southern driveway access on Beckman Place and to provide a pedestrian connection from the site to the existing sidewalk on Beckman Place.

Development Information

Please refer to attached Development Application Data Sheet (Attachment 2) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

Development surrounding the subject site is as follows:

To the north: Across Bridgeport Road, existing single-family homes fronting Bridgeport Road

zoned "Small-Scale Multi-Unit Housing - (RSM/S), (RSM/M), and (RSM/L)".

To the east: Across Beckman Place, a neighbourhood shopping centre at 3031 Beckman Place

zoned "Neighbourhood Commercial (CN)" and townhouses zoned "Low Density

Townhouses (RTL1, RTL2, RTL3, RTL4)".

To the south: A BC Hydro line corridor on a provincially owned parcel zoned "School &

Institutional Use (SI)".

To the west: Across St. Edwards Drive, an existing hotel on a site that is zoned as "Auto-

Oriented Commercial (CA)" and "School & Institutional (SI)".

Staff Comments

The subject site is a 21,121 m² property containing a shopping centre located at the southeastern corner of Bridgeport Road and St. Edwards Drive in the Bridgeport Road Corridor Sub-Area of the Bridgeport Area Plan. The site is designated "Commercial" in the Official Community Plan (OCP) and is zoned "Auto-Oriented Commercial (CA)". The application is in compliance with the site's zoning and is generally consistent with the OCP and Area Plan Development Permit guidelines applicable to the site. The limited scope of the proposed exterior alterations will neither significantly impact the overall existing form of the shopping centre, nor result in any change in floor area.

Analysis

The existing development is comprised of four single-storey buildings and associated surface parking. The original Development Permit (DP) was issued by Council on July 27, 1998 (DP 98-141902). The applicant proposes to undertake renovations to the façade of the eastern portion of the building located along the southern boundary of the site, as well as make some additional upgrades to on-site landscaping and improve pedestrian connections to the north, east and west. No changes to the other buildings on the property are proposed.

Existing Legal Encumbrances

- There are a number of encumbrances and charges registered on Title of the subject property, including:
 - o A Statutory-Right-of-Way (SRW) for BC Hydro and BC Tel.
 - Covenant BK137028 registered in favour of the City and the Province of British Columbia Ministry of Transportation and Infrastructure (MOTI) on May 7, 1996, provides that no buildings, structures or improvements shall be placed, erected or constructed on the covenant area and that a Building Permit (BP) shall not be issued for the covenant area for the purposes of ensuring the works do not conflict with road infrastructure. The covenant area currently describes the whole of the subject property. The site improvements proposed through this DP do not conflict with road infrastructure. A modification to the 219 Covenant is required to define the extent of the covenant area, prior to Council's issuance of the development permit.
 - Covenant BK137029 registered in favour of the City on May 7, 1996, provides that any development on the Lands shall provide roadway access from St. Edwards Drive and Beckman Place and not from Bridgeport Road. The proposed development complies with this requirement.
- The subject property falls within Pembina's permitting area for jet fuel infrastructure which is located within the adjacent Provincially owned lands to the south of the subject site. Prior to the issuance of a BP, the applicant must obtain a crossing permit from Pembina.

Conditions of Adjacency

- The proposed exterior renovations are consistent with the established form of commercial retail buildings within this shopping centre and the adjacent shopping centre to the east across Beckman Place.
- The existing building is well setback from Bridgeport Road and will have no additional impact on the residential properties north of Bridgeport Road.
- Existing and proposed landscaping along and adjacent to Beckman Place will provide appropriate screening between the subject site and the residential properties to the east.
- There are no additional impacts anticipated to adjacent institutional and commercial
 properties located to the south, west and east of the subject site as a result of the proposed
 scope of work.

Site Planning, Access and Parking

- The existing commercial centre consists of four single-storey buildings with associated surface parking. Vehicle access to the site is provided by two driveways from St. Edwards Drive to the west and two driveways from Beckman Place to the east.
- There is a proposed widening of the southern vehicle access (truck access) on Beckman Place to ensure adequate truck maneuvering space onsite.
- Existing sidewalks are provided along the front of each building for pedestrian circulation.
 Through this application, the applicant proposes to improve the on-site pedestrian circulation through the addition of a north-to-south pedestrian pathway across the parking lot and improved pedestrian connections to the west and east.
- The existing buildings were located to allow for visibility through the site from Bridgeport Road, with the rear building having two prominent entry structures, each with tenant branding.

Architectural Form and Character

- The existing building is a single-storey with high interior ceilings and prominent entry features, which project above the roof line to draw attention to the location of the two tenant entrances. The proposed façade renovation would not change the building height.
- The existing building is currently painted beige, with black awnings along the frontage to the west and east of the store entrance.
- The proposed renovation would involve updated paint with a colour scheme of grey, black and red; and re-cladding of the central feature walls with wood finish panels.
- The updates proposed to the existing architectural elements across the building's façade are generally consistent with the guidelines for commercial developments along the south side of Bridgeport Road in the Bridgeport Corridor Sub-Area Plan.
- No changes to retail floor area or building massing are proposed.
- Business signage shown on the plans does not form part of the DP and is subject to additional review by staff through the sign permit application process.

Tree Retention/Replacement

- The applicant has submitted a Certified Arborist's Report for the site, which identifies six City trees, ten on-site trees and one on-site hedge.
- Ten on-site trees (tags# 2637, 2639, Notag1, 2640, 2641, 2642, 2643, 2648, 2649 and Notag3) are proposed for retention and protection. A tree survival security in the amount of \$50,000.00 shall be provided for the protection of the ten on-site trees adjacent to the proposed works along the eastern edge of the subject site.
- Four City trees (tags# 2650, 2652, 2653 and 2654) are to be retained and protected. A tree survival security in the amount of \$25,000.00 shall be provided for the protection of the four City trees along the site's south-eastern frontage.
- One on-site hedge is to be removed, as it is in moderate condition and in direct conflict with a fire exit required for compliance with Building Code in the south-east corner of the building.

- Two City trees (tags# Notag2 and 2651) are proposed to be removed, as they are in moderate health with both having roots constrained by the sidewalk and are in direct conflict with the required changes to the southern driveway along Beckman Place for safe truck maneuvering. City Tree Preservation staff have reviewed and concur that these trees should be removed and replaced. The applicant proposes to provide \$3,000.00 to the City's Tree Compensation Fund in lieu of four replacement trees.
- The proposed landscape plan identifies the planting of 14 new trees on-site.
- The Applicant has submitted a Tree Management Plan showing the trees to be retained, the required tree protection areas and the measures to be taken to protect them during the development stage (Plan #7).

Landscape and Open Space Design

- The existing landscaping on-site is in good health and is generally consistent with current guidelines. The parking area includes perimeter landscaping; small, landscaped islands; and overhead lighting. Accessible parking spaces are provided near each building entrance.
- The applicant proposes to upgrade the existing landscaping within the parking areas and improve the pedestrian circulation through the installation of a north-to-south pedestrian pathway and improved connections to the east and west.
- The applicant has provided a Landscape Plan and an associated cost estimate of \$81,841.76 for the installation of the north-to-south pedestrian pathway and east to west pedestrian connections to the street frontages on St. Edwards and Beckman Place, the inclusion of appropriate curb cuts near the building entrance for accessibility, the planting of new low perennial plants and shrubs and the planting of 14 trees including the costs of materials, installation and a ten per cent contingency.
- Prior to the issuance of the DP, the applicant will be required to pay a security deposit equivalent to the cost estimate as a DP consideration for this project.
- All landscaped areas will have an irrigation system in place.
- There is no proposed change to exterior lighting on-site. The existing building-mounted lighting and lighting on lampposts in the parking lot is downward focused.

Accessibility

• Staff have worked with the applicant and their team to improve the subject site's accessibility, through removing existing obstructions (curbs and bollards) and ensuring that the minimum pathway width on-site is 1.5 m (4.9 ft.) wide to provide improved access for those with mobility challenges.

Crime Prevention Through Environmental Design

- The building has a single entrance for customers, which is located in the centre of the unit frontage and is visible from both Bridgeport Road, and the primary vehicle access points on Beckman Place to the east and St. Edwards Drive to the west.
- Pedestrian circulation through the site is via sidewalks along the front of the buildings.
 Through this application, the applicant proposes to improve the pedestrian connections to the west and east street frontages.

• The applicant also proposes a new north-to-south pedestrian pathway from the subject building frontage across the parking lot to the north to connect with the sidewalk fronting Bridgeport Road.

Sustainability Features

- The proposed development includes additional landscaped islands within the adjacent parking area, increasing the amount of green space and trees on-site.
- The applicant has confirmed that as part of the proposed interior building renovations, new hands-free and low-flow water fixtures will be incorporated into the public washrooms within the store, which will result in greater water conservation.

Site Servicing and Frontage Improvements

A servicing agreement is required prior to BP issuance for the proposed frontage improvements along Beckman Place. The applicant is required to construct the following, at no cost to the City, to the satisfaction of the Director, Transportation:

Along Beckman Place:

- At the existing east-west driveway a 2.0 m wide sidewalk extending from the back of the
 existing sidewalk fronting Beckman Place to the east property line at 3100 St. Edwards
 Drive.
- At the driveway in the southeast corner of the subject property adjacent to the Beckman Place cul-de-sac, construct a new or modify the existing driveway letdown to accommodate truck turning movements required to service the site.

Conclusions

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.

Laurel Eyton Planner 1 (604) 247-4944

LE:js

Att.

1: Location Map

2: Development Application Data Sheet

The following are to be met prior to forwarding this application to Council for approval:

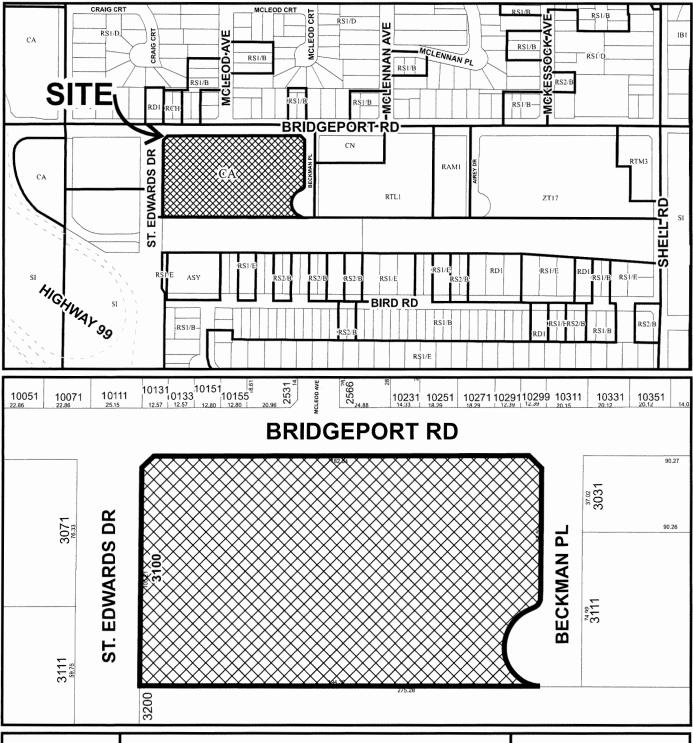
- Modification of Covenant BK137028: Registration of a modification to Covenant BK137028 to properly
 define the extent of the area of the subject property to which the covenant is to apply.
- **Arborist Contract:** Submission of a signed contract with a Certified Arborist for supervision of all works conducted within or in close proximity to tree protection zones.

- The contract must include the required scope of work, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment report to the City for review.
- Landscape Security: Receipt of a Letter-of-Credit for landscaping in the amount of \$81,841.76. To accompany the landscaping security, a legal agreement that sets the terms for use and release of the security must be entered into between the applicant and the City.
- City Tree Protection: Receipt of a Tree Survival Security of \$25,000.00 for four City trees. To accompany the tree survival security, the applicant must enter into a legal agreement which sets the terms for its use and release.
- Onsite Tree Protection: Receipt of a Tree Survival Security of \$50,000.00 for ten on-site trees. To accompany
 the tree survival security, the applicant must enter into a legal agreement which sets the terms for its use and
 release.
- Tree Compensation Fund: City's acceptance of the Applicant's voluntary contribution of \$3,000.00 to the City's Tree Compensation Fund for the two City Trees to be removed.
- Fees Notices: Payment of all fees in full for the cost associated with the Development Permit Panel Meeting Notices, consistent with the City's Consolidated Fees Bylaw No. 8636, as amended.

Prior to future Building Permit issuance, the developer is required to complete the following:

- The applicant is required to acquire a crossing permit from Pembina for any works that fall within Pembina's permitting area.
- The applicant is required to enter into a Servicing Agreement with the City to construct the following frontage improvements identified below, at no cost to the City, to the satisfaction of the Director, Transportation:
 - •Along the south side of the existing east-to-west driveway at Beckman Place:
 - A 2.0 m wide sidewalk extending from the back of the existing sidewalk fronting Beckman Place to the east property line at 3100 St. Edwards Dr., connecting to the proposed on-site eastwest pedestrian pathway; and,
 - The 7.5 m driveway width shall be maintained.
 - •At the driveway in the south-east corner of the subject property adjacent to the Beckman Place cul-de-sac:
 - Construct a new or modify the existing driveway to accommodate truck turning movements required to service the site.
 - Any impacts to existing infrastructure including but not limited to sidewalk, curb and gutter, curb ramps, lighting, signage, boulevards, landscaping, pavement markings etc. must be restored to the satisfaction of the Director, Transportation.
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (https://www.richmond.ca/services/transportation/special.htm#TrafficPlan).







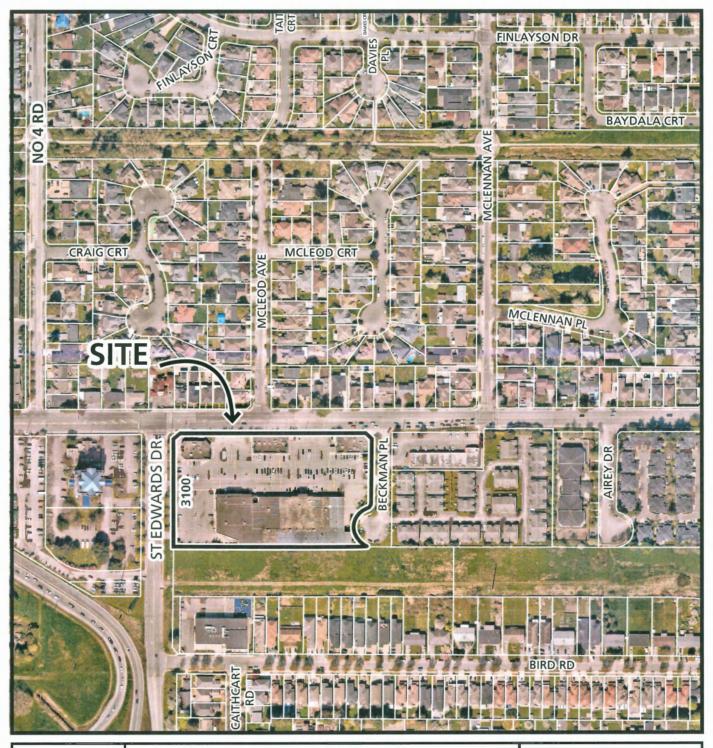
DP 23-035047

Original Date: 01/17/24

Revision Date:

Note: Dimensions are in METRES







DP 23-035047

Original Date: 02/26/25 Revision Date:

Note: Dimensions are in METRES



Development Application Data Sheet

Development Applications Department

DP 23-035047 Attachment 2

Address: 3100 St. Edwards Drive

Applicant: Canadian Tire Real Estate Ltd.

Owner:

St. Edwards Crossing Holdings Ltd.

Planning Area(s): Bridgeport

	Existing	Proposed
Site Area:	21,121 m²	No change
Land Uses:	Commercial and service uses	No change
OCP Designation:	Commercial	No change
Zoning:	Auto-Oriented Commercial (CA)	No change

	Bylaw Requirement	Existing	Variance
Floor Area Ratio:	Max. 0.5	Max. 0.5 (existing)	None permitted
Lot Coverage:	Max. 50%	Max 50% (existing)	None
Setback – Bridgeport	Min. 3.0 m	2.97 m (existing)	Existing condition
Setback – St. Edwards Drive	Min. 3.0 m	6.5 m (existing)	Existing condition
Setback – Beckman Place	Min. 3.0 m	1.25 m (existing)	Existing condition
Setback - south	Min. 3.0 m	0.0 m (existing)	Existing condition
Height (m):	Max. 12.0 m	10.67 (existing)	None



Development Permit

No. DP 23-035047

To the Holder:

Canadian Tire Real Estate Ltd.

Property Address:

3100 St. Edwards Drive

Address:

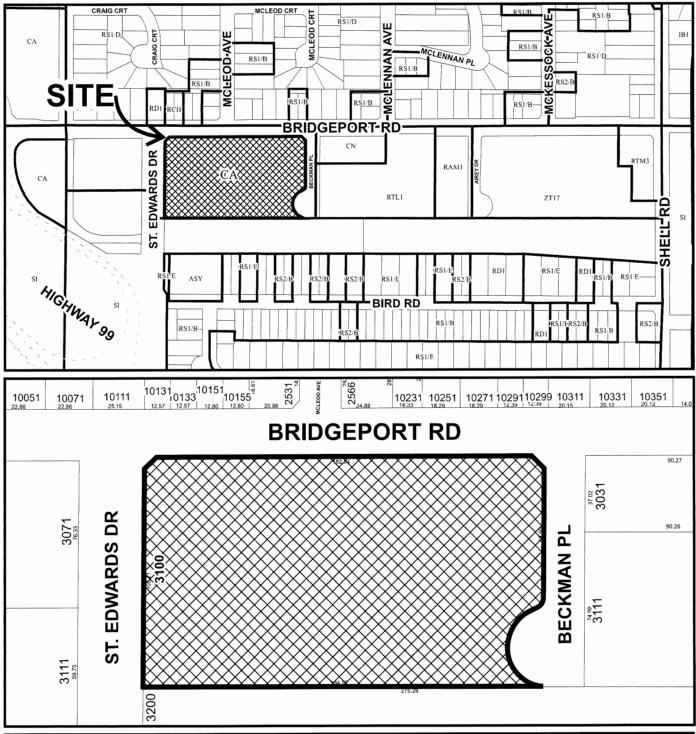
2180 Yonge Street, Toronto ON M4S 2B9

- 1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
- 2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
- 3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #9 attached hereto.
- 4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
- 5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$81,841.76 to ensure that development is carried out in accordance with the terms and conditions of this Permit.
- 6. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
- 7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit No. DP 23-035047

To the Holder: Canadian Tire Real Estate Ltd.						
Property Address:	3100 St. Edw	3100 St. Edwards Drive				
Address:	2180 Yonge	2180 Yonge Street, Toronto ON M4P 2V8				
	ns of this Permi	loped generally in accordance with the terms and t and any plans and specifications attached to this				
This Permit is not a Bui	ilding Permit.					
AUTHORIZING RESOLU DAY OF ,	TION NO.	ISSUED BY THE COUNCIL THE				
DELIVERED THIS	DAY OF	,				
MAYOR						







DP 23-035047 SCHEDULE "A"

Original Date: 01/17/24

Revision Date:

Note: Dimensions are in METRES



FEB 27, 2025 - ISSUED FOR DEVELOPMENT PERMIT

CLIENT
CANADIAN TIRE CORPORATION LTD.
WESTERN CANADA

ARCHITECTURAL MGB ARCHITECTURE INC. REBEKKA HAMMER

SUITE 101 1725 GOVERNMENT STREET, VICTORIA BC V6W 1Z4 EMAIL: RHAMMER@MGBA.COM PH: 647.217.9506

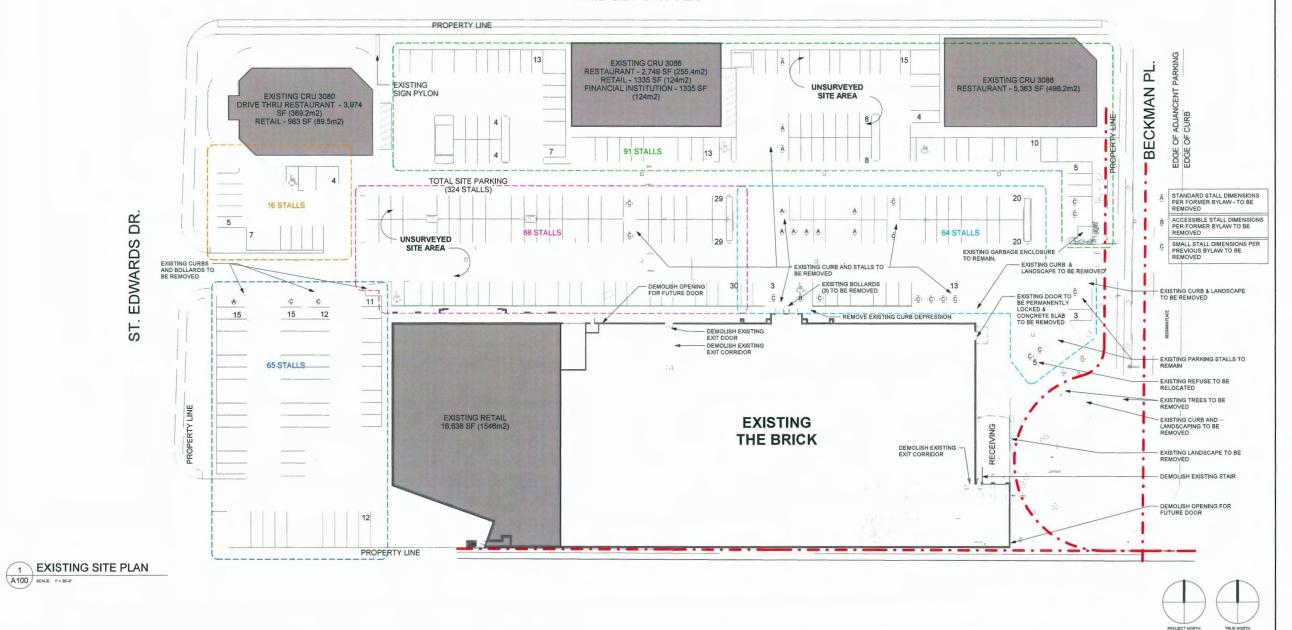
DP 23-035047 Plan #1







BRIDGEPORT RD.



MALLEN GOWING BERZINS
ARCHITECTURE INCORPORATED
ARCHITECTURE + INTERIOR DESIGN
300 - TEAST 6TH AVENUE, VANCOUVER, BC, CA
1725 GOVERNMENT STREET, VICTORIA, BC, CA
MOBACOM SPOGMOBACOM T: 604-644-6276

DP 23-035047 Plan #2

CENTRIED BROKES

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CANADIAN TIRE CTR 606 Richmond

#150-3100 ST. EDWARDS DR RICHMOND, BC V6X 4C4

SHEET TITL

EXISTING SITE PLAN

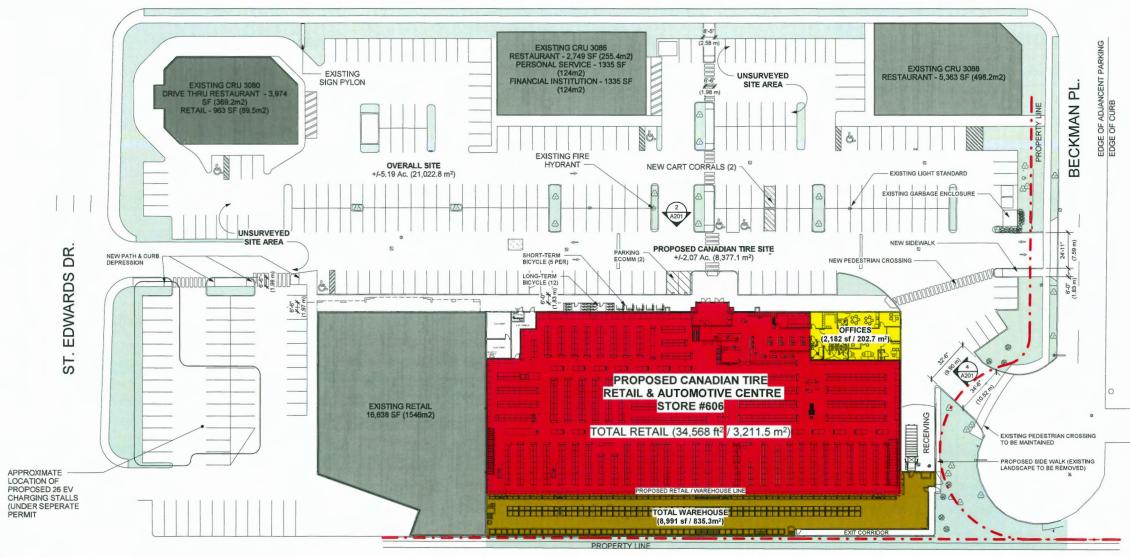
PLOT DATE	PROJECT N
FEB 27, 2025	23057
As indicated	
DRAWING NO.	REVISION
A100	26
A100	

No.	DESCRIPTION	PROPOSED AREA (SF / m2)			
	RETAIL		Ť		79.4%
1	GROUND FLOOR	34,568	1	3,211.5	
2	ECOMM				
3	TOTAL	34,568	1	3,211.5	
	WAREHOUSE				20.6%
4	GROUND FLOOR	8,991	1	835.3	
5	HIGH VALUE PICKUP				
6	MEZZANINE			-	
7	SECOND FLOOR				
8	TOTAL	8,991	1	835,3	
	OFFICES				
9	GROUND FLOOR	2,182	1	202.7	
10	SECOND FLOOR				
11	MEZZANINE		_		
12	TOTAL	2,182	1	202.7	
	GROUND FLOOR COVERAGE		1		
13	CTC (3+8+12)	45,741	1	4,249.5	
14	BUILDING STRUCTURAL AREA (4+5+6+8+12+15+17+18+19)	45,741	1	4,249.5	
15	BUILDING FUNCTIONAL AREA (22+7)	45,741	1	4,249.5	
	TEMPORARY GARDEN CENTRE				
16	COMPOUND	0	1	0	
17	CANOPY	0	1	0	
18	CTC STORE SITE AREA (Ac.)	90,170	1	8,377.1	2.1 Ac.
19	CTC STORE SITE PARKING			44	
20	CTC PARKING RATIO (PER 1000 SF GFA)	(0,96		
21	CTC PARKING RATIO (PER 100 M2 GEA)	1	1.04	_	

	PROPERTY ADDRESS:	3100 ST, EDWARDS DR., RICHMOND, BC, V6X 4C4				
	LEGAL DESCRIPTION:	LOT 1 SEC 26 BLK 5N RG 6W PL LMP28236 LOT 1, BLOCK 5N, PLAN LMP2823 SECTION 26, RANGE 6 W, NEW WESTMINSTER LAND DISTRICT				MP28236
	PROJECT DESCRIPTION:	MINOR FACADE IMPROVEM SIGNAGE	MINOR FACADE IMPROVEMENTS INCLUDING NEW EXTERIOR PAINT AND SIGNAGE			AND
	EXISTING ZONING:	CA - (COMMERCIAL)				
	SITE AREA			+/-226,284 SF	+/-5.2 Ac	
	CANADIAN TIRE SITE AREA			+/-90,170 SF	+/-2.1 Ac	
	CANADIAN TIRE FLOOR UNCHANGED):	AREA (FORMERLY BRICK -		45,741 SF	4,249.5m2	
SECT	ON 7 BY-LAW No. 8500	- PARKING AND LOADING				
	USES		REQUIRED	EXISTING	PROPOSED	
	CTC RETAIL - 3,211.5m2					
	3 STALLS P	ER 100m2 GLA UP TO 350m2	11			
	4 STALLS PER 100m2 GLA ABOVE 350m2		115			
	SITE RETAIL, SHOWRO	OM =1,546m2				
		2 STALLS PER 100m2 GLA	31			
	SITE RETAIL, GENERAL	= 90m2				
		3 STALLS PER 100m2 GLA	2			
	SITE RESTAURANT DRI	VE THRU = 370m2				
	7 STALLS P	ER 100m2 GLA UP TO 350m2	25			
	9 STALLS PER 100m2 GLA ABOVE 350m2		2			
	SITE FINANCIAL INSTIT	UTION = 124m2				
	3 STALLS P	ER 100m2 GLA UP TO 350m2	4			
	SITE PERSONAL SERVI	CES =124m2				
		4 STALLS PER 100m2 GLA	5			
	SITE RESTAURANT = 75	Am2	-			

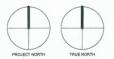
8 STALLS PER 100m2 GLA UP TO 350m2	29			
10 STALLS PER 100m2 GLA ABOVE 350m2	41			
CTC WAREHOUSE - 835.3m2				
0.5 STALLS PER 100m2 GLA	5			
CTC OFFICES - 202.7m2				
3 STALLS PER 100m2 GLA	7			
TOTAL PARKING	275	324	298	
PARKING STALL COUNT BY TYPE				
TYPE A - STANDARD STALL PER FORMER BYLAW		194	180	
TYPE B - ACCESSIBLE STALL				
2% OF REQUIRED SITE PARKING SPACES	6	5	6	
TYPE C - SMALL STALL				
MAX. 50% OF SPACES PROVIDED	149	123	82	
TYPE D - RESTRICTED ACCESS		2	4	
TYPE E - ELECTRIC VEHICLE			26	
		324	298	

BRIDGEPORT RD.



PROPOSED SITE PLAN
A101) SCALE 1'= 30-0'





MALLEN GOWING BERZINS
ARCHITECTURE INCORPORATED

ARCHITECTURE + INTERIOR DESIGN
300.7 EAST 6TH AVENUE, VANCOUVER, BC, CA
1725 GOVERNMENT STREET, VICTORIA, BC, CA
MGBA.COM 31509MGBA.COM 1.504.644283

DP 23-035047 Plan #3

ARCHITEC

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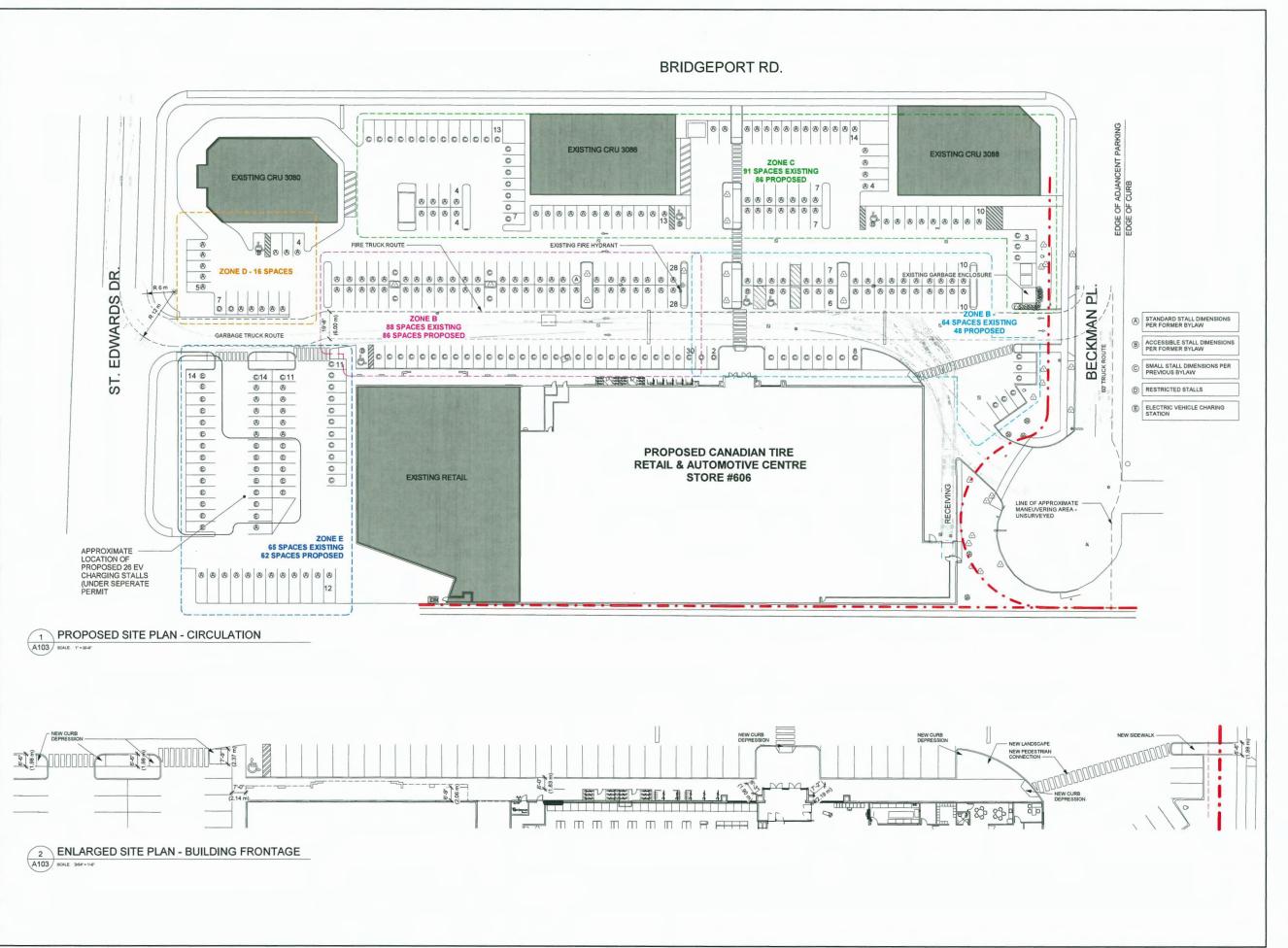
CANADIAN TIRE CTR 606 Richmond

#150-3100 ST. EDWARDS DR RICHMOND, BC V6X 4C4

SHEET TITL

PROPOSED SITE PLAN

PLOT DATE.	PROJECT NO	
FEB 27, 2025	23057	
SCALE	2305/	
As indicated		
DRAWING NO.	REVISION	
A 4 O 4	26	
A101	20	



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ARCHITECTURE INCORPORATED
ARCHITECTURE + INTERIOR DESIGN
300-7 EAST 6TH AVENUE, VANCOUVER, BC, CA
1725 GOVERNMENT STREET, VICTORIA, BC, CA
MISIA COM INFORMISIA COM 1 FOR 446A8215

DP 23-035047 Plan #4

ARCHITECT

CERTIFIED PROFESSIONAL

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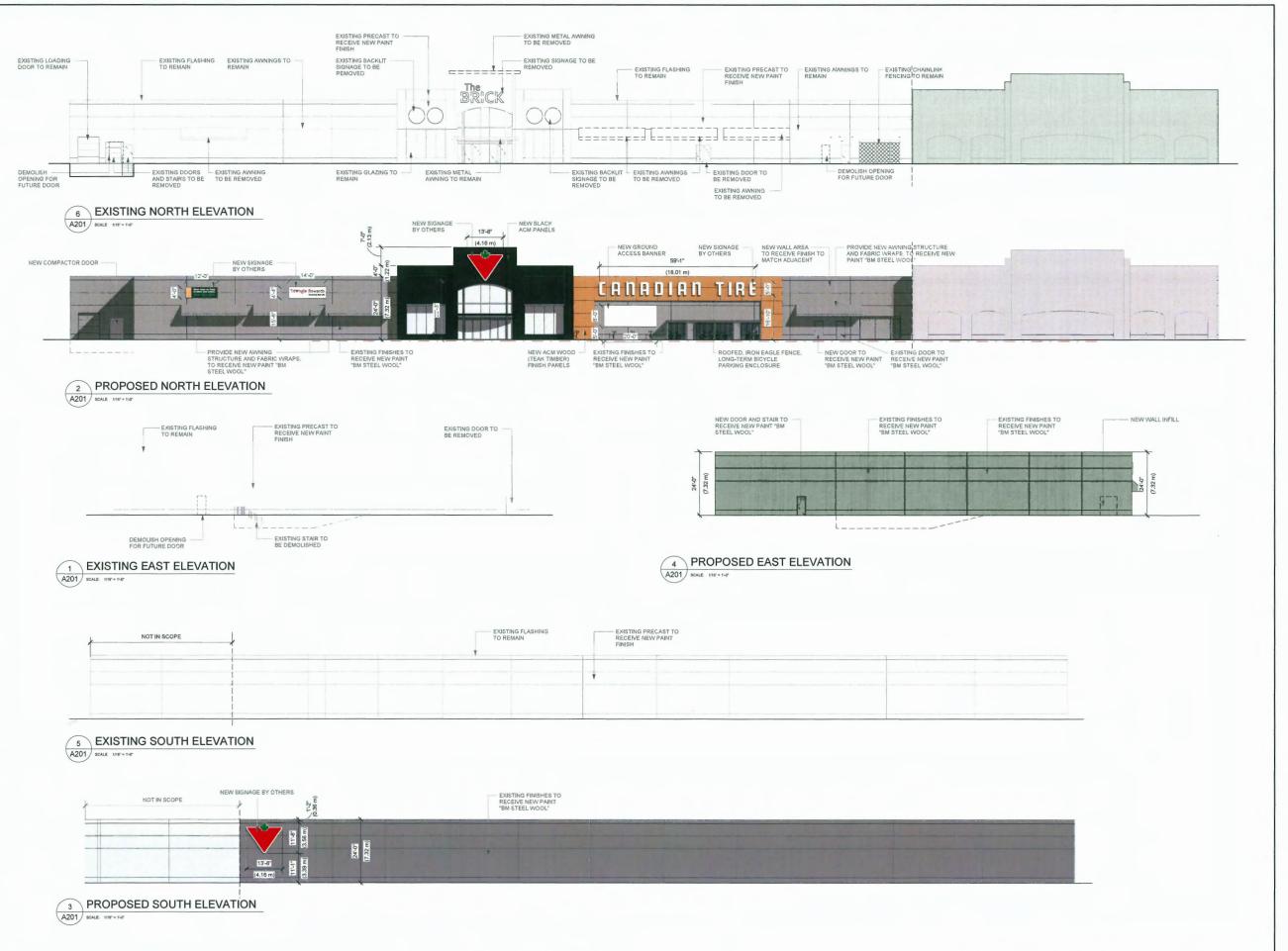
CANADIAN TIRE CTR 606 Richmond

#150-3100 ST. EDWARDS DR RICHMOND, BC V6X 4C4

SHEET TITLE

PARKING & CIRCULATION SITE PLAN

PLOT DATE	PROJECT N
FEB 27, 2025	23057
As indicated	25057
DRAWING NO.	REVISION
A103	27



MALLEN GOWING BERZINS
ARCHITECTURE INCORPORATED

ARCHITECTURE INTERIOR DESIGN
300-7 EAST 6TH AVENUE, VANCOUVER, BC, CA
1725 GOVERNMENT STREET, VICTORIA, BC, CA
MIGBA.COM INFORMISBA.COM T. 604.484.8285

DP 23-035047 Plan #5

CERTIFIED PROFESSION

_				_
25	2025/02/11	Issued for Review	RH	1
24	2025/02/06	Issued for Development Permit	NW	Т
23	2024/11/28	Issued for Development Permit	RH	Т
21	2024/10/28	Issued for Review	RH	Т
20	2024/10/01	Issued for Client Review	RH	Т
18	2024/08/15	Issued for DP Revision	JS	Т
17	2024/04/03	Issued for Client Review		Т
16	2024/03/25	Issued for Chent Review	RH	R
15	2024/03/22	Issued for Client Review	RH	Т
14	2024/03/19	Issued for Client Review	RH	Т
12	2024/01/16	Issued for Client Review	JS	Т
11	2024/01/12	Issued for Client Review	RH	Т
10	2023/11/27	Issued for Client Review	J5	Т
9	2023/11/23	Issued for Client Review	JS	Т

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TO VERIFY ALL DRAWNIG DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD OWNED FOR RESPONSIBLE FOR REPORTING INCORPORATED, THIS DRAWNING IS NOT TO BE USED FOR CONSTRUCTION PURPOS UNTIL SIGNED BY THE CONSULTANT,

CANADIAN TIRE CTR 606 Richmond

#150-3100 ST. EDWARDS DR RICHMOND, BC V6X 4C4

SHEET

EXTERIOR ELEVATIONS

PROJECT NO
23057
23057
REVISION
25



MALLEN GOWING BERZINS
ARCHITECTURE INCORPORATED
ARCHITECTURE + INTERIOR DESIGN
300 - 7 EAST 6TH AVENUE, VANCOUVER, BC, CA
1725 GOVERNMENT STREET, VICTORIA, BC, CA

MGBA.COM INFO@MGBA.COM T: 604.484.8285

DP 23-035047 Plan #6

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TO VERIFY ALL DRAWING DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING DISCREPANCIES TO MAJ, GOVING BERZING ARCHITECTURE INCORPORATED. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PUR UNTIL SIGNED BY THE CONSULTANT.

> CANADIAN TIRE CTR 606 Richmond

#150-3100 ST. EDWARDS DR RICHMOND, BC V6X 4C4

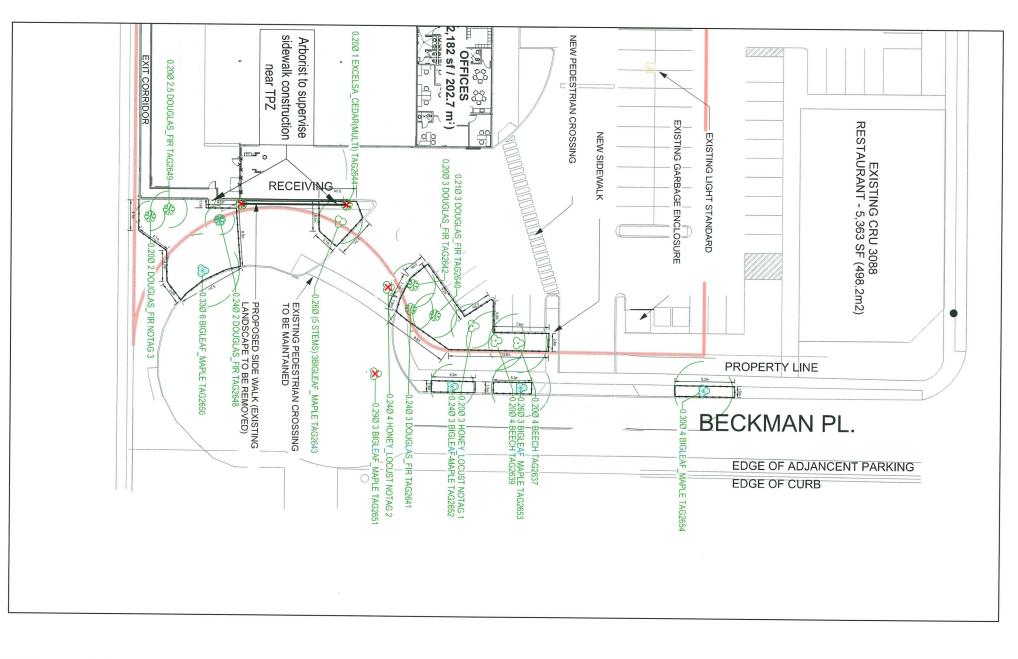
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3D VIEWS

PLOT DATE	PROJE
FEB 27, 2025 SCALE	230
DRAWING NO,	REV
A301	2



DP 23-035047 Plan #7



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Tree protection zone (TPZ)



tree to be protected

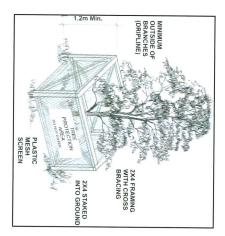
IMPAC MITIG. \triangleright TION

nolition: If tree removal is proposed to be undertaken in function with demolition operations, tree removal permits may be essary. Note that some municipalities may not approve tree oval at this phase. If the municipalities may not approve tree oval at this phase. If the municipality relaxes the requirement for its supervision during demolition operations) a Letter of serial storage installations prior to demolition operations) a Letter of fertaking may be required by the municipality.

The properties of the series will be designated for material storage and sing during the construction process. Ideally these areas will be tad outside of the tree protection areas that will be isolated by ier fencing. Should it be necessary to store material temporarily in any of the tree protection areas, the project arborist must be suited.

ce tree clearing has taken place we recommend that trees inned be pruned to remove deadwood, and to address any

TREE PROTECTION BARRIER DETAIL



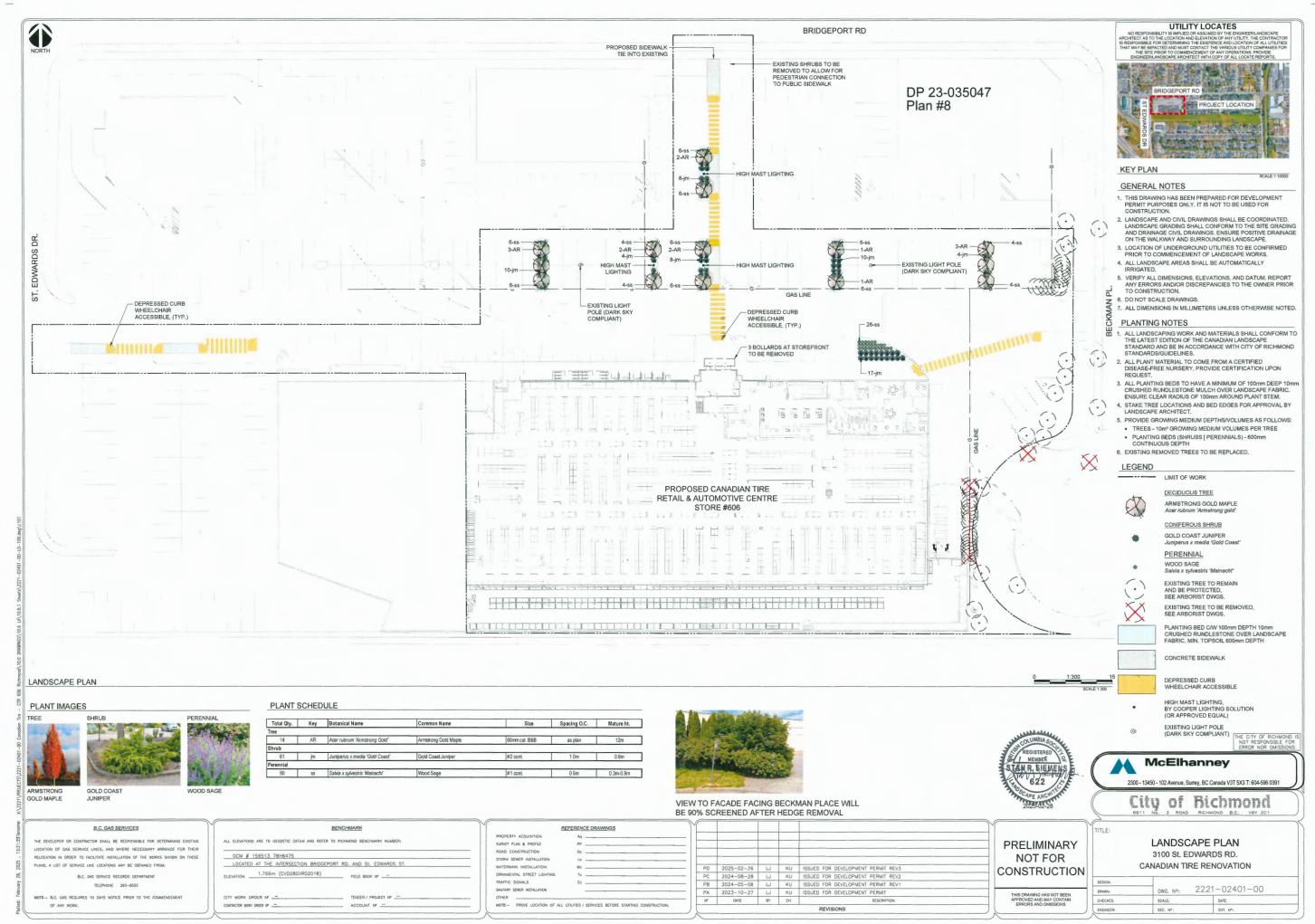
SKETCH T1

Tree Management Plan
3100 St Edwards Dr
Richmond, BC

February 27, 2025 Canadian Tire Real Estate I 1:500 @ 11" X 17" 2221-02401-00

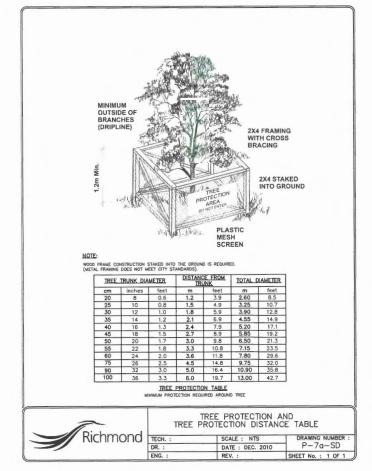
McElhanney
Suite 2300 13450 - 102 Avenue Surrey B
Tel 604 596 0391 - Fax 604 584 5050

nada V3T 5X3



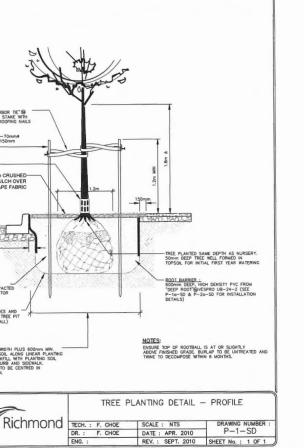
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DP 23-035047 Plan #9

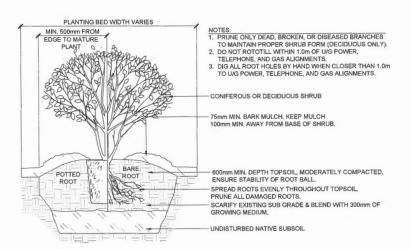




SCALE H N.T.S.



TYPICAL TREE PLANTING INSTALLATION



TYPICAL SHRUB/PERENNIAL INSTALLATION

SCALE H N.T.S.

McElhanney 2300 - 13450 - 102 Avenue, Surrey, BC Canada V3T 5X3 T: 604-596 0391

City of Bichmond

B.C. GAS SERVICES

MIN. 50mm WDE "ARBOR TIE" BANDING SECURE TO STAKE WITH 25mm GALVANIZED ROOFING NAILS

100mm DEPTH 10mm CRUSHED-RUNDLESTONE MULCH OVER LANDSCAPE FABRIC

2 PRESSURE TREATED 50-70mm# WOOD STAKE EXTENDING 150mm PAST ROOTBALL

DEEP ROOT®
ARBOR GUARD

THE DEVELOPER OR CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXISTING LOCATION OF GAS SERVICE LINES, AND WHERE NECESSARY ARRANGE FOR THEIR ELOCATION IN ORDER TO FACILITATE INSTALLATION OF THE WORKS SHOWN ON THESE PLANS, A LIST OF SERVICE LINE LOCATIONS MAY BE OBTAINED FROM:

	NOTE -	B.C. GAS REQUIRES	1D DAYS	NOTICE	PRIOR	TO 1	HE	COMMENCEME
		OF ANY WORK.						
_							_	

LOCATED AT THE INTERSECTION BRIDGEPORT RD. AND SI. EDWARDS ST. 1.766m (CV028GVRD2018) FILD BOOK IN	GCM # 156513 78H8475	
1.766m (CVD28GVRD2018) FIELD BOOK Nº	LOCATED AT THE INTERSECTION BRIDGEPORT	RD. AND St. EDWARDS ST.
	ELEVATION 1.766m (CVD28GVRD2018)	FIELD BOOK Nº
	TTY WORK DRDER Nº	TENDER / PROJECT Nº
Y WORK DRDER Nº TENDER / PROJECT Nº	CONTRACTOR WORK ORDER HP	ACCOUNT Nº -

PROPERTY ACQUISITION	Aq	
SURVEY PLAN & PROFILE	PP	
RDAD CONSTRUCTION	Oc	
STORM SEWER INSTALLATION	te	
WATERMAIN INSTALLATION	Wc	
ORNAMENTAL STREET LIGHTING	Те	
TRAFFIC SIGNALS	Ec	
SANITARY SEWER INSTALLATION		
DTHER		_

_			_	
	-			
PD	2025-02-26	LJ	KU	ISSUED FOR DEVELOPMENT PERMIT REV3
PC	2024-08-28	LJ	KU	ISSUED FOR DEVELOPMENT PERMIT REV2
PB	2024-05-08	LJ	KU	ISSUED FOR DEVELOPMENT PERMIT REV1
PA	2023-10-27	LJ	KU	ISSUED FOR DEVELOPMENT PERMIT
Ma	DATE	BY	CH.	DESCRIPTION

PRELIMINARY NOT FOR CONSTRUCTION

LANDSCAPE DETAILS 3100 St. EDWARDS RD. CANADIAN TIRE RENOVATION

DESIGN:		
DRAWN.	DWG. Nº:	2221-02401-00
CHECKED:	SCALE:	DATE:
ENGINEER:	SEC. Nº:	SHT. Nº: