

Development Permit Panel Electronic Meeting

Council Chambers, City Hall 6911 No. 3 Road Wednesday, April 24, 2024 3:30 p.m.

MINUTES

Motion to adopt the minutes of the Development Permit Panel meeting held on March 27, 2024.

1. **DEVELOPMENT PERMIT 23-024119**

(REDMS No. 7609062)

APPLICANT: Topstream Management Ltd.

PROPERTY LOCATION: 8635, 8655, 8675 and 8695 Cook Crescent

Director's Recommendations

That a Development Permit be issued which would permit the construction of 28 townhouse units and fourteen secondary suites at 8635, 8655, 8675 and 8695 Cook Crescent on a site zoned "Town Housing (ZT103) – Parking Structure Townhouses (Spires Road – Cook Crescent)".

2. **DEVELOPMENT PERMIT 23-029453**

(REDMS No. 7623245)

APPLICANT: Fougere Architecture Inc.

PROPERTY LOCATION: 10611 and 10751 River Drive

Director's Recommendations

That a Development Permit be issued which would:

1. permit the construction of a mid-rise residential development comprising 181 residential units, including 18 low-end-of-market-rental (LEMR) units and 13 market rental units at 10611 and 10751 River Drive on a site zoned "Low to Mid Rise Apartment (ZLR46) - Bridgeport"

3. DEVELOPMENT PERMIT 23-035339

(REDMS No. 7603680)

APPLICANT: Gustavson Wylie Architects Inc.

PROPERTY LOCATION: 18399 Blundell Road

Director's Recommendations

That a Development Permit be issued which would permit the construction of two single-storey buildings with drive-through restaurant uses at 18399 Blundell Road on a site zoned "Industrial (I)".

- 4. New Business
- 5. Date of Next Meeting: May 15, 2024

ADJOURNMENT

Minutes



Development Permit Panel Wednesday, March 27, 2024

Time: 3:30 p.m.

Place: Council Chambers

Richmond City Hall

Present: Cecilia Achiam, General Manager, Community Safety and Development,

Chair

Elizabeth Ayers, General Manager, Community Services

Kirk Taylor, Director, Real Estate Services

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 March 13, 2024, be adopted.

CARRIED

1. DEVELOPMENT PERMIT 22-013081

(REDMS No. 7533249)

APPLICANT: Formwerks Architecture

PROPERTY LOCATION: 8740, 8760, 8780 and 8800 Spires Road

INTENT OF PERMIT:

Permit the construction of 36 townhouse units and three secondary suites at 8740, 8760, 8780 and 8800 Spires Road on a site zoned "Parking Structure Townhouses (RTP4)".

Applicant's Comments

Norman Huth, Formwerks 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, including its site context, site layout, architectural design and accessibility features, highlighting the following:

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- the 36 three-storey townhouses and three secondary suites are situated within five buildings, stacked above enclosed underground parking, with a four-storey massing maintained along Spires Road to conceal the parking structure and provide a more attractive streetscape;
- massing is recessed at the upper levels to allow for more natural light into the courtyard and buildings adjacent to the side yards have been reduced on the upper levels to provide a gentler transition into existing single-family developments;
- proposed are six garden level units at grade (primarily two bedroom units), along with 3-lock off units (ranging from 317 to 388 sq. ft.) and four accessible units (located in buildings two and three) as part of the 30 three-level townhouses (ranging from 1,200 to 1900 sq. ft.), each with individual unit access as well as access to the outdoor amenity space, on the courtyard level;
- building two will have pedestrian lobby entry and access to the elevator and stairs that lead to the courtyard and indoor amenity space that spills out to the outdoor space;
- each unit is provided with a minimum of one parking stall and have access to bicycle storage in the covered parkade;
- the architectural character of the development is very much in keeping with the neighbouring development to the west (referred to as Spires one) and initially seen as a continuation of Spires one as the next phase, but with a slightly more contemporary approach in terms of the materiality and colour choices, and much more monochromatic.
- the primary parking entry court is met with an inspirational bird house/play house structure that will be a dominant feature for the development;
- material pallets include fibreglass shingles, painted fibre cement siding in varying profiles and varying colours, as well as an accent of entry door colour, and brick elements around the base of the buildings;
- shadow analysis show very minimal impact on the neighbourhood; and
- the project has been designed to comply with the City's Basic Universal Housing (BUH) requirements.

Caelan Griffiths, PMG Landscape Architects, with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project, noting that:

• similar to the neighbouring site, a number trees have been retained, with the most important being two substantial evergreens at Cook Gate and Spires Road adjacent to the indoor amenity and form the gate part of the Cook Gate, a strong vertical element that helps incur that corner and works towards the main pedestrian entry to the west;

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- modest deciduous trees are proposed to be interspersed to draw the eye towards the
 pedestrian entry, and many of the units will be marked with a tree to enrich the
 pedestrian experience;
- temporary bicycle parking in the shade of another retained tree (larger deciduous tree) will act as an anchor point, to be placed at the pedestrian entry, preserving some of the neighbourhood character from the landscape point of view, but also to mark a main entry,
- a little bit of screening function with the retained and bolstered landscape element between the pedestrian entry and the vehicle entry, to further develop the ecological function of the retained tree as well as placing bird houses on all four corners to embed more ecological function, but also a little whimsy to play into the play house/bird house feature, with actual birdhouses;
- the vehicle entry is marked with special paving with concrete unit pavers to soften the otherwise fairly broad expansive of paving and enhance the street presence of the project;
- the back of the site will have substantial low broad leaf evergreens to create a green boundary, outside of eyesight, allowing for clear sightlines across the back of the site, where a connectivity pathway is also provided across both Spires sites, creating a loop (and future laneway) and bolstering the usability for both projects from a pedestrian point of view;
- recognizing the close proximity of the school for older children to access more extravagant play equipment, the play area for the project is designed around preschool aged children, with climbing steps to an upper level that snakes around the staircase and bird house/play house structure, and an embedded slide and climbing feature for young children to climb their way up the slope, with robin egg blue hand holds that play with the children's imagination given the close proximity with the natural elements of the area;
- appealing to the older children and young adults, an outdoor foosball table and proposed lighting will broaden the scope of the outdoor amenity;
- a small outdoor bbq dining area, enclosed with green to present the notion of a ceiling for the possibility of string lighting across the top, is also proposed for the northeast corner; and
- bollard lighting and step lighting in key points will also be installed.

Staff Comments

Wayne Craig, Director, Development, noted (i) the project is intended to achieve Energy Level Step Code 3 with low carbon energy systems for heating and cooling, and (ii) a Servicing Agreement is required as part of this application for frontage works and site services.

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In addition, Mr. Craig commended the applicant and design team for the retention of the trees along the frontage, the inclusion of the four single-storey accessible units as well as the three secondary suites involved in the overall project.

Panel Discussion

In reply to a queries from the Panel, Mr. Griffiths noted (i) there will be no lawns in direct association with the individual units and that the lawn at the corner under the retained trees will be maintained in avoid any undue disturbance to those trees, (ii) the materials for the exterior of the building are brick and cementitious siding and fibreglass shingles for the roof, (iii) there is no lighting in the soffits, but each entry door has a light fixture and an entry monument from a landscape perspective, with low level lighting, (iv) there is also at grade lighting along the south Statutory Right-of-Way (SRW) that runs east and west, as well as light fixtures along the building to illuminate the walkway all the way down the south perimeter to provide security at night.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

In reply to a query from the Panel regarding protection of the offsite tree that is being retained and any provision to ensure the retention should that property owner redevelop in the future, Mr. Craig noted the tree is on the site to the south which is part of an existing application, and that the tree retention will be reviewed as part of that application. Mr. Craig further noted the long term intention is to put a lane along the south side of that site, which may make the retention of that tree very difficult.

The Panel expressed support for the proposal, noting (i) the project is well designed and considered and matches with the existing context, and (ii) appreciation for the tree retention, extra parking beyond the minimum requirement and having both the accessible suites and the lock-off suites.

Development Permit Panel

Wednesday, March 27, 2024

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of 36 townhouse units and three secondary suites at 8740, 8760, 8780 and 8800 Spires Road on a site zoned "Parking Structure Townhouses (RTP4)".

CARRIED

2. DEVELOPMENT PERMIT 22-021165

(REDMS No. 7571832)

APPLICANT: 0853803 BC Ltd. and 1121648 BC Ltd.

PROPERTY LOCATION: 6571 and 6591 No. 1 Road

INTENT OF PERMIT:

- 1. Permit the construction of eight townhouse units at 6571 and 6591 No. 1 Road on a site zoned "Low Density Townhouses (RTL4)"; and
- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum required lot width on major arterial roads from 50.0 m to 40.2 m.

Applicant's Comments

Eric Law, Eric Law Architect, with the aid of a visual presentation (attached to and forming part of these minutes as <u>Schedule 2</u>), provided background information and highlights of the proposed development, as previously noted at the January 17, 2024 meeting, and in addition to the comments provided at that meeting, responded to the subsequent referral, "to increase the site grade and introduce necessary changes to the project design in order to mitigate the risk of flooding in the proposed development", and noted the following:

- the proposed eight townhouses are positioned with two, 2.5-storey townhouses facing No. 1 Road, and the other four, 3-storey townhouses, directly behind, facing west;
- for the fronting level townhouses, residential units are not permitted on the ground level because of the flood plain level, therefore only parking is permitted on the ground level, with the living space and all the mechanical space on the second level living and dining area, and third level for bedrooms; and
- there is one convertible unit at the end which allows for a future shaft and elevator for the unit.

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Denitsa Dimitrova, PMG Landscape Architects, with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project, as noted at the January 17, 2024 meeting, including (i) a private yard and shade tree for each unit within the project, (ii) a low aluminum transfer fence and privacy from neighbouring created with 6 ft. wood along the south and west property line, and 4ft. wood on north property line, (iii) a small retaining wall, bench and play area with play equipment proposed at the south east side of the site, and (iv) a bike rack for two bicycles proposed between Buildings B and C.

Staff Comments

Mr. Craig noted that (i) the revised proposal for the Panel's consideration responds to the previous referral back to staff from the Panel, (ii) site grade has been increased to create positive drainage flow back to No. 1 Road, (iii) additionally, the variance is a technical variance based on the land assembly size, which was considered through the rezoning process, (iv) there is a Servicing Agreement for frontage works and site services, (v) the project will achieve Energy Step Code Level 3 with low carbon energy systems for heating and cooling within each unit, and (vi) there is also a one convertible unit included in the proposal.

Panel Discussion

In reply to a query from the Panel regarding the property at 6551 No. 1 Road, Mr. Craig noted (i) the property to the north is not part of the subject application and would be part of future rezoning application, and (ii) driveway access will be provided to the site and there will be an SRW secured over the driveway on the subject site in order to be used for access when the site to the north is developed.

In reply to a queries from the Panel, Ms. Dimitrova noted (i) the lawn areas are large enough to be viable and maintainable, (ii) the play area is fairly small with a wood chip fibre safety surface, typical for playgrounds on grade for surface use of play equipment, but replacing with rubber could be considered, (iii) the landscape design does not include lighting or gateway light for low walkways as there is lighting attached on the buildings and street lights along the street as well as at the back.

Correspondence

None.

Gallery Comments

None.

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Panel Discussion

The Panel expressed support for the proposal, noting the fulfillment of the Panel's referral of January 17, 2024 meeting, to address and alleviate the potential for any flooding of the site in the future.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

- 1. permit the construction of eight townhouse units at 6571 and 6591 No. 1 Road on a site zoned "Low Density Townhouses (RTL4)"; and
- 2. vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum required lot width on major arterial roads from 50.0 m to 40.2 m.

CARRIED

3. New Business

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled for Wednesday, April 10, 2024 be cancelled.

CARRIED

4. Date of Next Meeting: April 24, 2024

ADJOURNMENT

It was moved and seconded *That the meeting adjourn (4:21 p.m.).*

CARRIED

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 27, 2024.

Cecilia Achiam Chair Lorraine Anderson Legislative Services Associate

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, March 27, 2024











Location, Transportation, and Community Context

The proposed development is on a 35,087 square-foot site located on Spires Road. The site is within the CID of Richmond's City Centre Area Plan Sub-Area B.I., which envisions high-density townhomes in the area, Located just East of Cooney Road, the sumounding context is largely single-family dwellings with several multi-family lownhouse complexes along the arrieral mods. The proposed development is within walking distance of Richmond-Brighouse Stallon, bilke roules and major bus routes connecting to surrounding cilles. Within a 10-minute walking radius from the site are schools, parks, restourants and shopping centres. Its close proximity to amenifies, bike routes and bus routes clow for cor-free commuling.

Built Form

Courtyard townhomes and ground-oriented units are proposed with a raised courtyard. The development feolures secure parking, which is accessed off of Spires Road.

The proposal incudes three-storey townhomes stacked above garden sules and on enclosed partial structure. A four-storey massing is maintained along Spires Road to conceal the postfing structure and provide a more affective streetscape. Massing is recessed at the upper levels to allow for more natural light into the courtyard and buildings adjacent to the side yards have been reduced on the upper levels to provide a gentler transition into existing single-family developments.

The buildings fronling on Spires Road & Cook Gale feature a raised yard in order to raise the habitable floor elevation of the garden units and give privacy while allowing for casual surveillance of the street. The garden flats have visitable access provided from the secured parking garage. The rear buildings are provided with contrivat access with communal access to the secured parking garage via outdoor stairs or elevator.

Housing and Livability

The proposed development offers a variety of housing options for families. 6 ground-oriented rulls or proposed along with 3-lock off units part of 30 unique-style townhouse units varying from two to three bedroom flats to three to four bedroom forthouse units. The unit sizes range between 720 and 1,710 square feet. Front-back units are proposed with o depth of 35'6 to ensure adequate natural light is provided to the primary dwelling spaces. These units are provided with operable windows to provide ample natural ventilations.

Each unit is provided with a minimum of one parking stall and have access to bicycle storage in the covered parkade. Plug-ins for electric cars will also be ovailable in the enclosed parkade.

Outdoor space is provided through a variety of landscaped yards and root decks for improved livability. Ample space for outdoor and indoor amenities are offered around a common courtyard with plenty of programmed children's play areas to establish a sense of community and encourage socialization.

Architectural Style

The project features contemporary architecture sulled to today's lifestyle that considers local traditional building styles and the context of the area. The Tudor style is showcased with varying facade treatment at key points, steep roof pliches, proportlanate withdows set symmetrically Into traditional massing forms, architectural details such as brackets, brick othinney, facults and external guillers.

Materials include selective use of brick, horizontal siding, fibre cement boards, robust wood detailing, fibreglass shingles and divided windows.



A RICHMOND - BRIGHOUSE SKYTRAIN STATION



B RICHMOND SHOPPING CENTRE



© EXISTING THREE-STOREY TOWNHOUSES



EXISTING FOUR-STOREY TOWNHOUSES (SPIRES I)





E EXISTING TWO-STOREY TOWNHOUSES



F THREE-STOREY TOWNHOUSES UNDER CONSTRUCTION



G WILLIAM COOK ELEMENTARY SCHOOL



SPIRES ROAD STREETS CAPE LOOKING SOUTH



SPIRES ROAD STREETSCAPE LOOKING WEST



SPIRES ROAD STREETS CAPE LOOKING NORTH



SPIRES ROAD STREETSCAPE LOOKING EAST

PROJECT DATA MIN. REQ'D / DEVELOPMENT DATA PROPOSED MAX. ALLOWED CIVIC ADDRESS 8800 SPIRES ROAD RICHMOND, BC LEGAL DESCRIPTION LOTS 46-45, SECTION 9 & 10 BLOCK 4 NOTH, BANCE 6 WEST NEW WESTMINSTER DISTRICT, PLAN 21 489 LOT COVERAGE RIELDINGS & STRUCTURES COVERAGE AREA RIELDING & STRUCTURES COVERAGE RATIO ROT WITH LIAM 17,543 SF 50 % MAX. 16.768 SF 48.4 % 24,315 \$F 75 % MAX. 25.480 SF 72.6 % 7,017 SF 20 % AMNL SETBACKS PACLAS FRONT (SPRIES RD) FRANT (LANE) COUNT PROPERTY LINE) LEVEL 1 AT NULLING 3 ADOVE LEVEL 1 SIDE 91 (COOK GAME) SIDE 92 (WEST PROPERTY LINE) 3.00 M 3.00 M 1.50 M BUILDING HEIGHT BUILDING HEIGHT 15.00 M NUMBER OF RESIDENTIAL UNITS TWO-SERGOM UNITS THREE BENCOM UNITS THREE BENCOM UNITS W/LOCK 07F FOUR-BENCOM UNITS W/LOCK 07F FOUR-BENCOM UNITS W/LOCK 07F TOTAL NUMBER OF UNITS TOTAL BUILDING FLOOR AREA TOTAL GROSS ROOM AREA WALL EXCLUSIONS STARS EXCLUSIONS HOUSE EXCLUSIONS TOTAL EXCLUSIONS TOTAL EXCLUSIONS TOTAL MET PLOOM AREA 46,775.0 SF 1,370.1 SF 3,460.3 SF 80.0 SF 5,110.4 SF 41,644,6 SF

1.2

45 MIN 30 MH. 15 MAX. 1.2

DENSITY

VEHICULAR PARKING

STANDARD SIZE SMALL CAR ACCESSIBLE

BICYCLE STORAGE

TOTAL SPACES (EXCL. LOADING)

STANDARD SIZE (50% MIN. OF PROVIDED = 42 @ 50% × 31) SMALL CAR (62 - 31 MIN. STANDARD - 2 MIN. ACCESSISE = 29) ACCESSISE (25 MIN. OF REQUIRED = 52 @ 25 = 1.02 ROUNDED UP) (00 MIN 25 MIN 25 MIN. OF REQUIRED = 52 @ 25 = 1.02 ROUNDED UP) RESIDENT SPACES (1.2 STALLS / UNIT MIN. 6 34 UNITS = 43.2 ROUNDED UF) TANDÈM (SA PROVIDED - 36 UNITS = 18 AVAIL AS 2MD STALLS) EV CHARGING (100% MIN, OF RES. PROVIDED = 54 @ 100% = 54)

VISITOR SPACES (D.2 STALLS / UNIT MIN, ID 34 UNITS = 7.2 ROUNDED UP)

YERRICAL (33% MAX. OF PROVIDED = 45 @ 33% = 14.63 (OUNDED UP) CLASS 2 (0.2/UNIT MAN, 80 36 UNITS = 7.2 ROUNDED UP)

LOADING SPACES (11-80 UNITS = 1 MED, @36 UNITS = 1 MED.)

CLASS 1 (1.25/UNIT MIN. @ 36 UNITS = 45)

CONTEXT PLAN



BUILDING FLOOR AREA CALCULATIONS

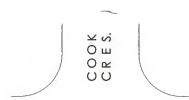
LE	PYB. I NO FT	LEVEL 21Q FT	LEVEL 31Q FF	LEYEL 45Q FT	TOTAL	LEV	11 11 11 11	LEVEL 2 SQ /T	LEYEL 35QFT	LEVIL 4 I/Q FT	TOTAL
BUILDING 1						BUILDING 4					
GRON	2163.3 FF	3,008.3 F	77627 15	1,816 B SF	10,208.0 57	G-ROS3	0.0 9	2.497.9 W	1,715.450	2.121.25	1,37453
EXCHINON! WALL	43.1 57	84.1 SF	10.5 M	70.4 32	270.1 SF	EXCITIONS MATE	0.0 14	94.235	100.3 50	86.D SF	202.5 1
ENCITIONS STATES	402	321,4.15	241.85	MITTER	710.25	DICLUSIONS STARS	0.014	249.5 MF	733.8 W	21425	717.53
ENCHANCE A BAN UNIT	0.0 M	0.0 M	0.01	0.034	0.050	EXCELLIFICACE FURNISHED	9016	0.035	0.0 12	0.050	0.036
MET	211129	2.002.5 JF	2.007.455	1.519.6 SF	7.127.7 SF	MET	0.0 M	3.134.25F	2,421,25*	1,017,037	1,374.518
BUILDING 2						BUILDING 5					
GROSI	1,430.8 67	2.171.11 17	3.371.15	1.117.4 9	7.532.157	GROSS	0.014	3,497.9 17	1,736.3 W	2,120.5 50	9,357.4 18
ENCUSIONS WALL	28.65	63.1 W	71.7 PF	37.4 50	220.0 5	EXCLUSIONS WALL	9.016	94.3 15	77.357	10.00	201.454
DICUSIONS STARS	0.01	364.1 JF	142.2 15	134.4 MF	4G27 UF	EXCELSIONS STARS	asu	269.3 M	2539	2142 FF	717.8 1
ENCLUSIONS BUH LINE	30.0 M	0.0 14	42 0.0	4240	30.0 \$4	EXCLUTIONS BUT UNIT	601	0.014	0.032	0.036	0.0 51
MET	1,402.2 55	1,846.6 SF	1.077.15#	1,123 438	4.642.4 M	HU	COM	A13439	140129	1.019,035	8,358.456
BUILDING 3						TOTAL:					
GPOSI	2,236.7 \$5	2,963.8 SF	3.198.4 SP	1.680.1 SP	(0.303.1 3/	TOTAL GROSS					44,775,159
DICTIED ON WALL	48.136	HJF	V2.6 W	72.4 IF	774037	TOTAL EXCLUSIONS					8.110.450
EXCLUSIONS STARS	0.0 9	121.0 SF	241.0 YF	234.II SF	7772.435	TOTAL HIST					41,4447.0
EXCUSIONS BUH UNT	60.0 SF	0.034	0.0 \$4	403	60.0 \$4						
NET	2.112.6 MF	15739	2.864.05F	1,560,757	9,154,7 87						

UNITAREA CALCULATIONS

UNIT TYPE	# OF UNITS	GROSS AREA
B1 (3 BED+DEN/2 BATH)	10	1329 SQJFT,
81E (3 8ED+DEN/2 8ATH)	3	1345 SQ.FT.
B2 (4 BED/3 BATH)	1	1379 SQ.FT,
B3 (4 BED/3 BATH/LO]	1	1935 SQ.FT.
84 (3 BED+DEN/2 BATH)	6	1327 SQ.FT.
84E (3 8ED+DEN/3 8ATH/LO)	2	1738 SQ.FT.
B5 (4 BED/3 BATH)	1	1535 SQ.FT.
86A (4 BED/2 BATH)	1	1459 SQ.FT.
B6 (4 BED/2 BATH)	1	1476 SQ.FT.
87 (3 8ED+DEN/2 BATH)	4	1282 SQ.FT.
AT (2 BED/2 BATH/BUH)	1	764 SQ.FT.
A I E (2 BED/2 BATH/BUH)	1	757 SQ.FT.
A2 (2 BED/2 BATH)	2	718 SQ.FT.
A2C (2 BED/2 BATH/BUH)	2	718 SQ.FT.
	36	

OUTDOOR AREA CALCULATIONS

OUTDOOR AREA CALCULATION SUMMARY								
NUMBER OF UNITS PROPOSED	36	REQUIRED		PROPOSED				
SITE AREA	3260 m²			LEVEL 1	LEVEL 2	LEVEL 4	TOTA	NL .
REQUIRED OUTDOOR AMENITY (6 m²/UNIT) (COR OCP 14.4.4.D)		2,325 \$F	(216 m²)	586,1 SF	435,6 SF 1,419.2 SF		2,440.9 SF	[226.8 m²]
CHILD'S PLAY AREA (3 m²/UNIT) (COR OCT 14.4.5D)		1,163 SF	(108 m²)		1,013.1 SF 406.1 SF		1,419.2 SF	(131.8 m²)
ADDITIONAL OUTDOOR AMENTY (10% SITE AREA) (COR City Centre Area Plan 3,1,18 8)		3,509 SF	(326 m²)	834,5 SF 1,081.7 SF	1,597,6 SF 160,4 SF		3,674.2 SF	(341,3 m²)
PRIVATE OPEN SPACE (37 m²/UNIT) (COR City Centre Area Pon 3.1.8 8)		14,338 SF	(1,332 m³)	2,385.0 SF	6,415.8 SF	6,466.4 SF	15,267.2 SF	(1,418,3m³)
TOTAL OUTDOOR AREA		20,172 SF	(1,874 m²)	4,887,3 SF	10,028,6 SF	6,466,4 SF	21,382.3 SF	(1,986.4 m²)



SPIRES ROAD



LEGEND

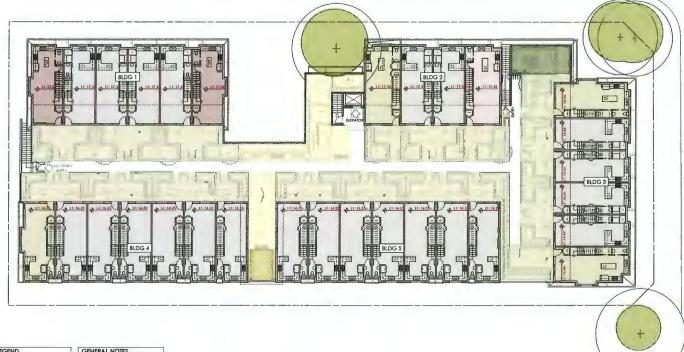
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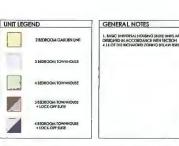
CHRID'S PLAY AREA

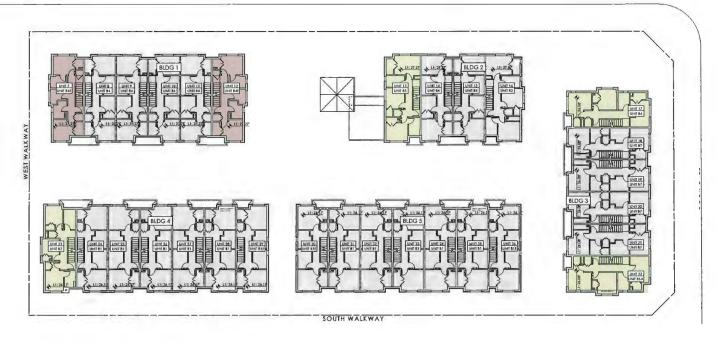
TRUCK REAR/MOE LOADING BUFFER

ROLL-OVER CURS









2 BEDROOM GARDEN WITT

2 BEDROOM TOWNHOUSE

4 REDROOM TOWNHOUSE

3 BROROOM TOWNHOUSE

4 REDROOM TOWNHOUSE

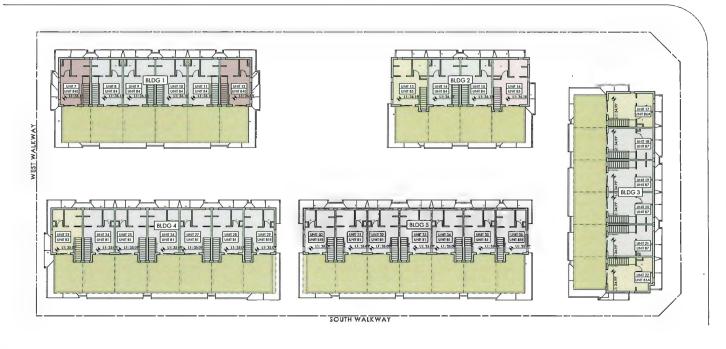
4 REDROOM TOWNHOUSE

4 MEDICON TOWNHOUSE

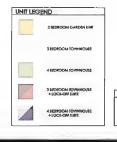
4 MEDICON TOWNHOUSE



SPIRES ROAD

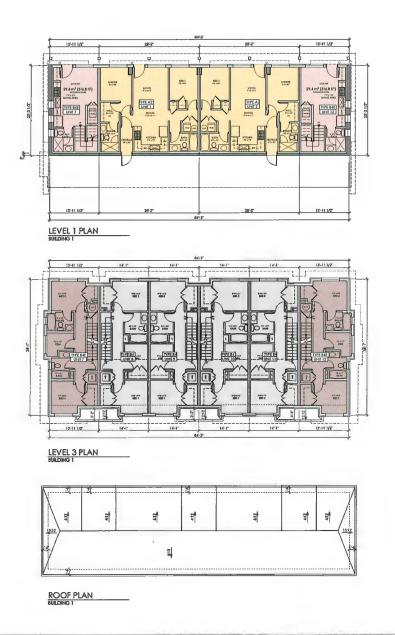


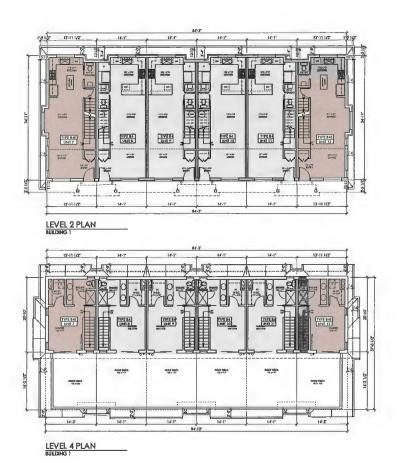
COOK GATE



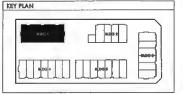


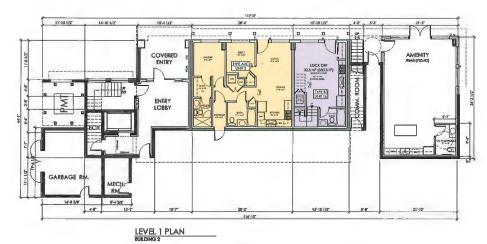


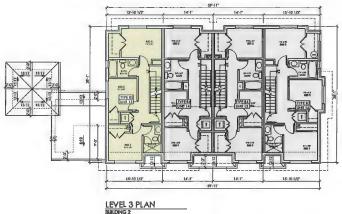


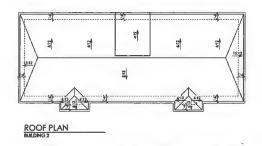


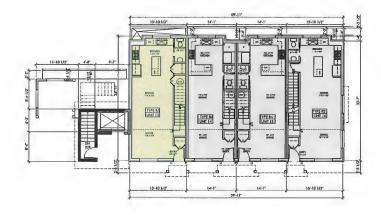


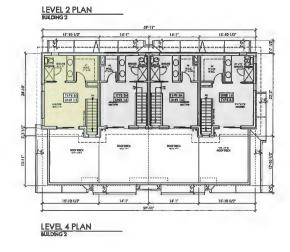


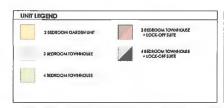


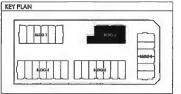


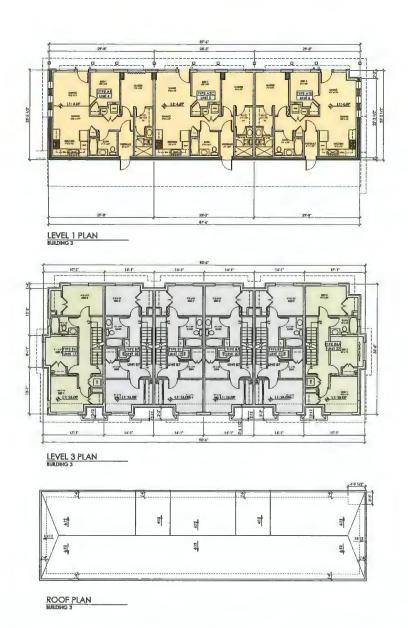


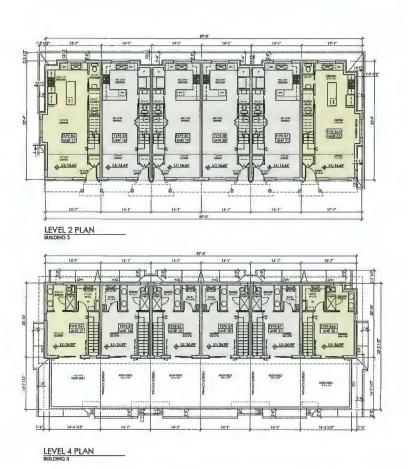




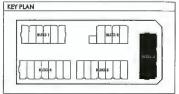


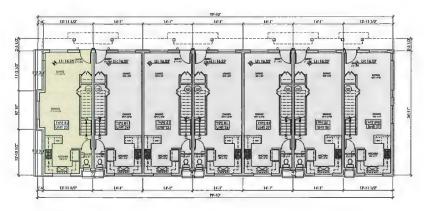




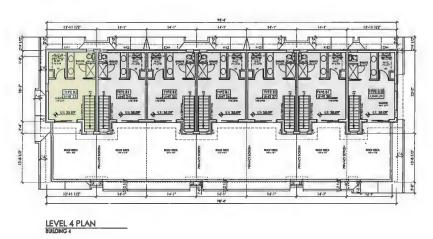


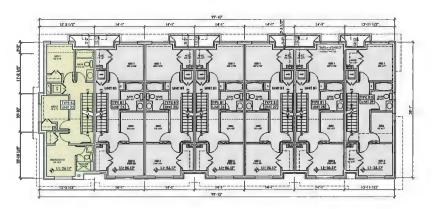




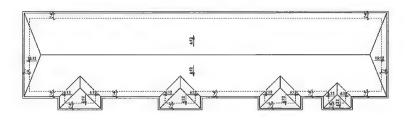


LEVEL 2 PLAN



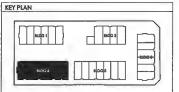


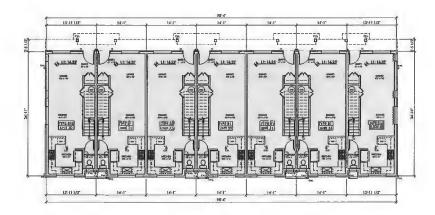
LEVEL 3 PLAN

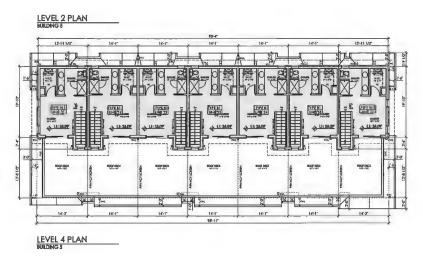


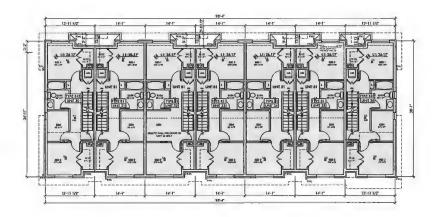
ROOF PLAN



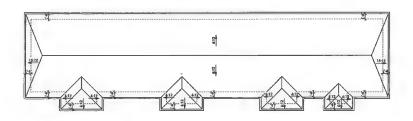




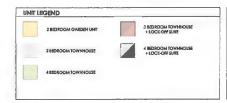


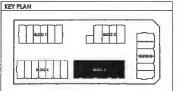


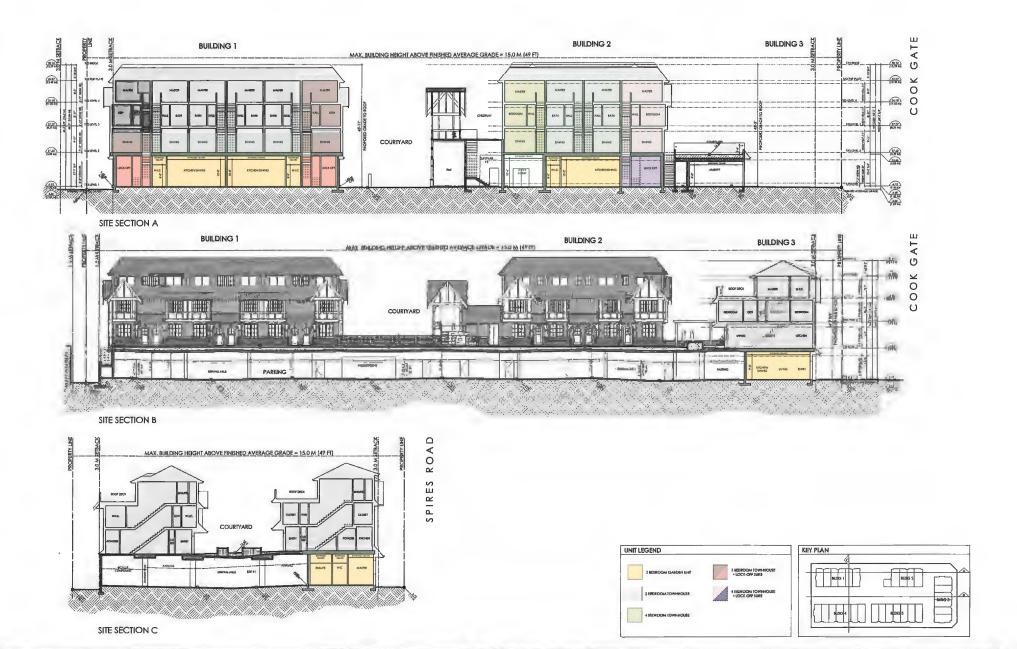
LEVEL 3 PLAN

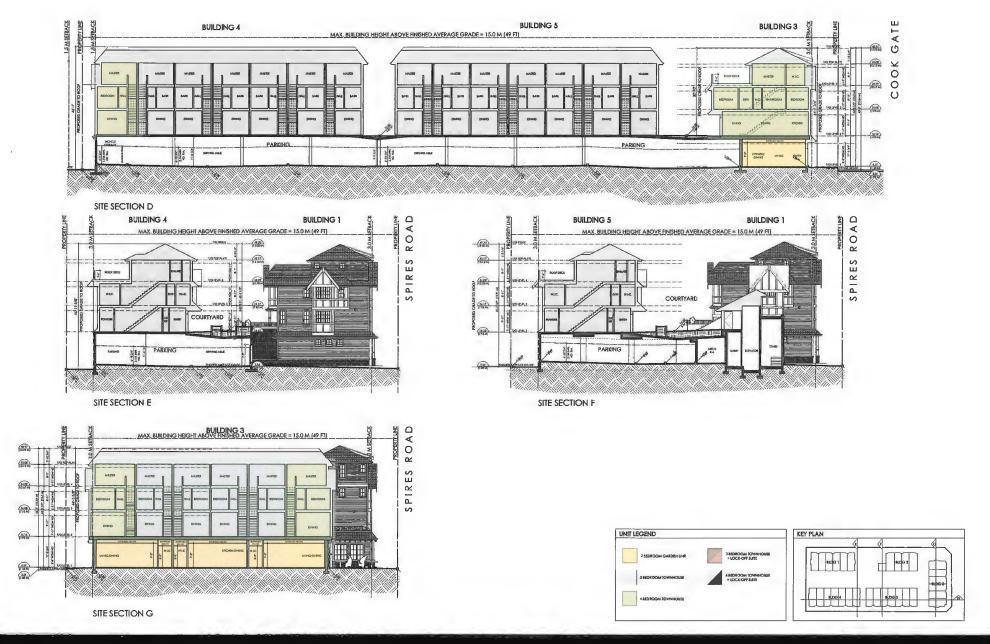


ROOF PLAN





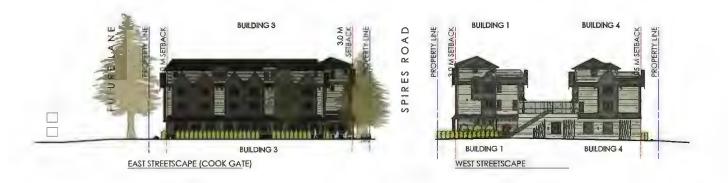


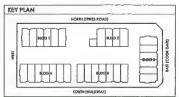






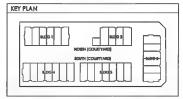
SOUTH STREETSCAPE (WALKWAY)







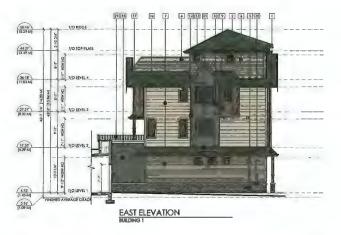






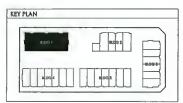








FINISH SCHEDULE			
I MMEGLASS SMINGLE	PAINTED FINE CEMENT BOARD WITH IT TIBMS	17 PAINTED WOOD COUMIN	PAINTED METAL ELEVATOR
S (Net Analt ANNE) SEVED	TO PAINTED WOOD 266 TUDOR (RISK	M PAINTED WOOD BRACKERS	GLASS LOSSIT DOORS
BOOD SHARE	PAINTED \$X12 BELLY BOARD WITH 1X4 PROJECTED TISM	PAINTED 2X12 BRULY BOARD WITH EXA PROJECTED TRAN	GLASS AMBRITY DOORS
4 SUZBHG DOOR	12 PARRIED 2X12 SELLY SOARD	CONCLUS CAP	EED WALL SCOHOL
A SECK	13 FARRED SIA WINDOW TRAN	21 ALUMINUM RALING	
FAIRTED PRINTE CEMENT PLANK IT EXPOSED	14 METAL PANEL DOOR	PRESMISHED 4K4 SECURITY MESH	
PAINTED FINE CEMENT PLANK 4.5' EXPOSED	IS BRICK PATTERNED W/ SOLDIER COURSES	23 BOARD FORMED CONCRETE	
B PANTED WOOD TIME CARD	16 PREFINISHED INGIAL FASCIA GUITER	24 GREEN WALL ON CARLESTEEM	





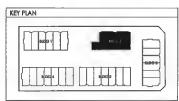










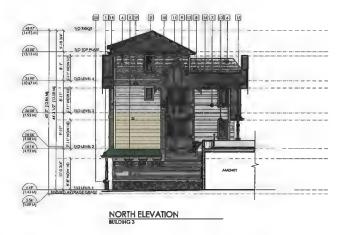


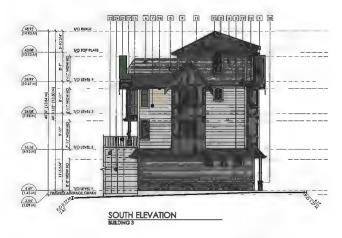


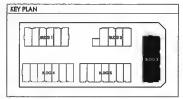


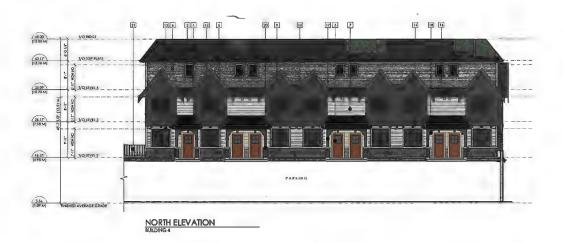


FINISH SCHEDULE			
7 PIMPEGLASS (PRINGLE	PAINTED PRICE CEMENT BOARD	17 PAINTED WOOD COLUMN	PAINTED METAL ELEVATOR DOCIES
DOUBLE PAHED SEALED JUNE VINTE, WINDOWS	TANTED WOOD 255 TANDON THE	TE PAINTED WOOD MEACHES	GLASS LOSSY DOORS
3 PANEL DOOR	PAINTED 22(2 BELLY BOARD WITH 124 PROJECTED TRIM	PAINTED 2X12 BELLY BOARD WITH 1X4 PROJECTED TRIM	GLASS AMBRITY DODDIS
A RENG COOR	12 PANNED SKI 2 BILLY BOARD	20 CONCERTS CAP	ED WALL SCONCE
S encx	12 FAINTED 284 WINDOW TRIM	DHIAR MUNIMUM II	
PAINTED PRICE CEMENT PLANK. 3° EUPOSED	14 METAL PANEL DOOR	PREPAISHED 4X4 SECURITY MESH IN PUNCKED OPENING	
PANED PRICE CEMENT PLANK ALF EXPOSED	IS GRICK PATTERNED W/ SOLDIER CONTRES	23 SOARD FORMSD CONCESS	
8 PANNED WOOD TRILL BOARD	PREFINISHED METAL FASCIA GATTER	24 GREEN WALL ON CABLE SYSTEM	

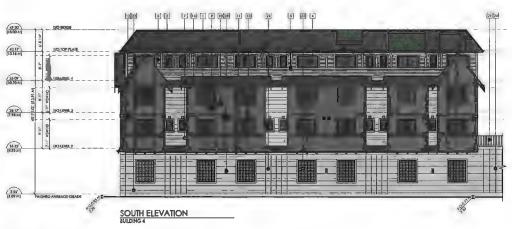




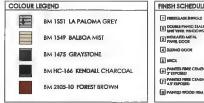




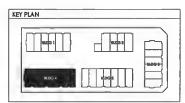








		_	
1 PRINCEGLASS SHINGLE	PANTED FINE CEMENT BOATD	17 FAINTED WOOD COLUMN	PARTIED METAL ELEVATOR BOOKS
DOUBLE PANED SEALED UNIT VINIT WHOOWS	10 PAINTED WOOD 214 TUDOR TIM	A 18 PAINTED WOOD BLACKETS	ENGLASS LOSS Y DOORS
INSPIRATED WILLY	PAMIED ZX12 BELLY BOARD WITH IKA PROJECTED TRAM	PAINTED 2X12 BELLY SO AND WITH 1X6 PROJECTED TIPM	GLASS AMBIETY DOORS
4 SUBHO COOR	13 PARRED 2012 SELLY BOARD	CONCUSTS CY	EED WALL SCONCE
§ MCK	[3] PANTED SEA WINDOW TRIA	II ALUMMUM ZALINO	
FAMILED HIME COMBIT FLANK	IN METAL PAREL DOOR	PREPAISHED 4X4 SECURITY MESH	
PANTED FINE COADIT FLANK	TE PAICK NAME AND PARTIES AND PORTIONS	23 BOARD FORMED COMCRETE	
DIADE MOI GOOM GIMAN	PATERNISHED MEIAL FAICIA GUITTER	24 GREEN WALL ON CARLE STERM	





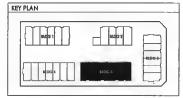








I PRINTEGLASS SHIMGLE	PANTED FINE CEMENT NOARD	17 PAINTED WOOD COUMEN	PAINTED METAL ELEVATOR BOOKS
2 DOUBLE PANED SEALED UNIT WHITE WINDOWS	10 PAINTED WOOD 200 TUDOR TITM	PAINTED WOOD BRACKETS	ZA GLASS LOSSY DOORS
MULATED METAL	PANTED 2612 BELLY BOARD WITH 5K4 PROJECTED TEM	PAINTED 2X12 BELLY BOARD WITH 1X4 PROJECTED TRUM	GLASS AMBIETY DOORS
4 SUDING DOCK	12 PARGED SUSSELLY BOARD	CONCRETE CAP	TED WALL SCONCE
d annox	PARTED SIA WINCOW TIEN	21 ALUMINUM RALING	
PANNED FINE CEMENT PLANS. 3" EXPOSED	14 METAL PANEL DOOR	PREPINSHED 434 SECURITY MESH IN PUNCHED OF SHANG	
7 PANTED FINE CEMENT FLANK	15 MICK PATHERNED W/ SOLDIER COUNTRY	23 BOARD FORMED CONCRETE	
G PANNED WOOD INMA BOARD	FASCIA GUITER	24 ORASH WALL ON CAME SYSTEM	











MAN; -COL: BLACK NUMBER: -

MAN: GENTEK COL: BLACK NUMBER: 525

MAN: BENJAMIN MOORE COL; FOREST BROWN NUMBER; 2105-10

MAN: -COL: BLACK

MAN: BENJAMIN MOORE COL: BALBOA MIST NUMBER: 1549

MAN; BENJAMIN MOORE COL: GRAYSTONE NUMBER: 1475



MAN; BENJAMIN MOORE COL; LA PALOMA GREY NUMBER; 1551



MAN; BENJAMIN MOORE COL; KENDALL CHARCOAL NUMBER; HC-166



PAINTED BOARD FORMED CONCRETE







BUILDING 3 LOOKING NORTH

ENTRY COURT

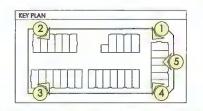














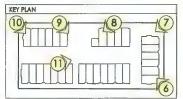


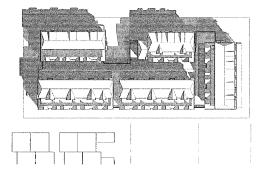


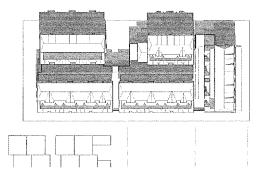


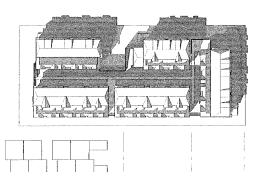








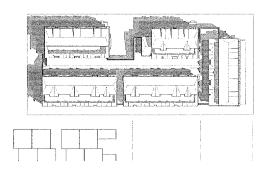


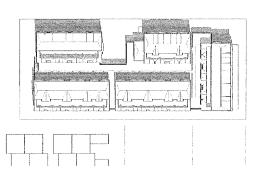


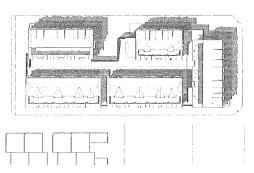
MARCH / SEPTEMBER - 10:00 AM

MARCH/SEPTEMBER - 12:00 PM

MARCH/SEPTEMBER - 2:00 PM







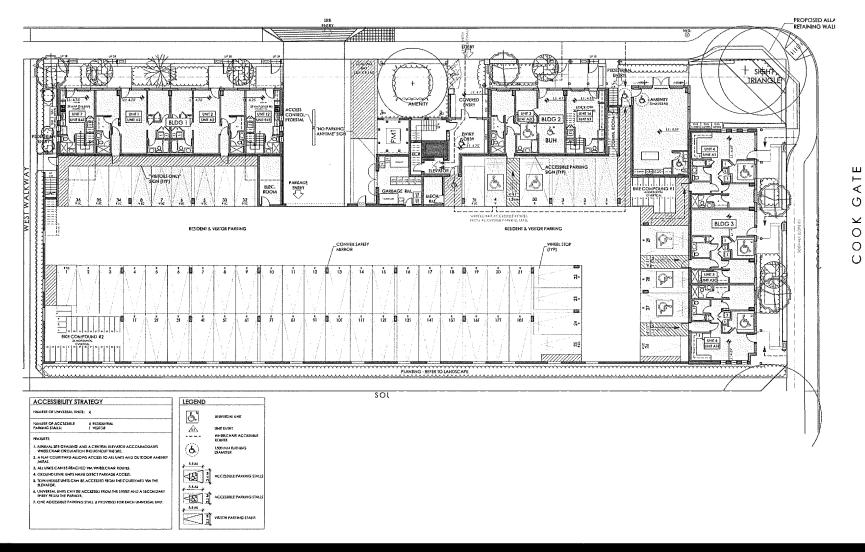
JUNE ~ 10:00 AM

JUNE - 12:00 PM

JUNE - 2:00 PM

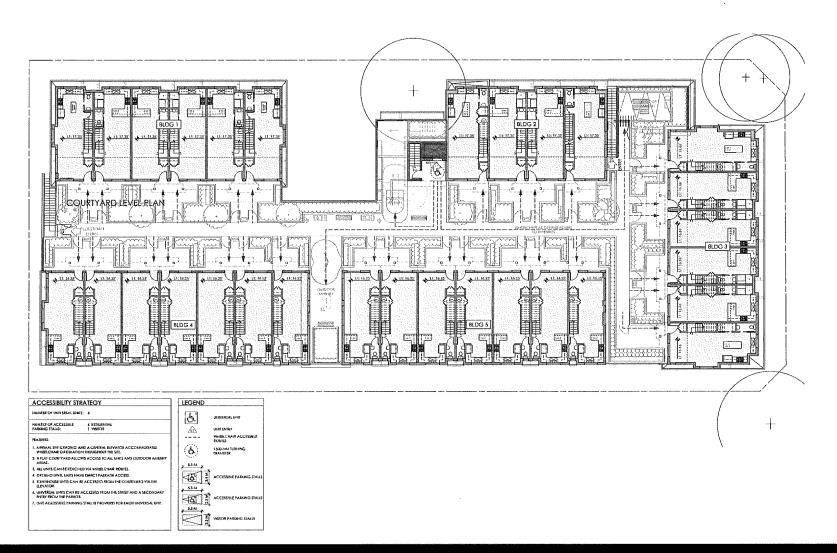


SPIRES ROAD

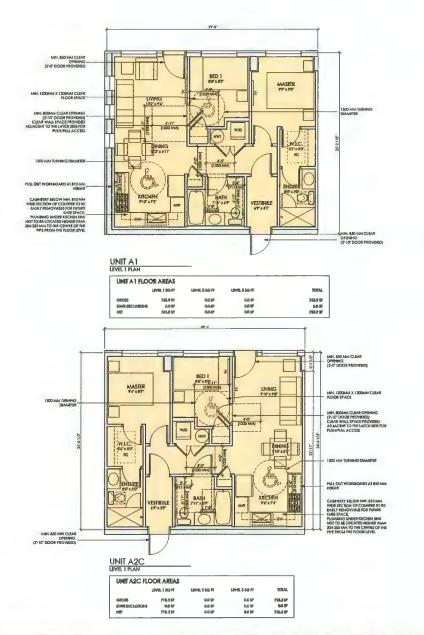


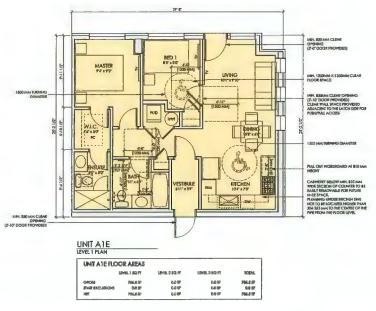


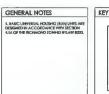
AVIARY | 8800 SPIRES ROAD

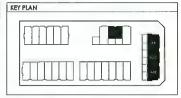












Sustainable Site & Building Design

The Aviary aims to integrate sustainable site and building design principles throughout the project:

- Site design and building massing arranged to reduce energy needs;
- Building orientation tailored to maximize sun penetration and reduce winter heating loads:
- · Building design including thru-units with two exposures to maximize daylighting and natural ventilation;
- Energy efficient building systems including electric air source heat-pump system for efficient heating and cooling, programmable thermostats in each unit, HRV units for ventilation, individual electric hot water tanks for each unit, energy efficient lighting fixtures in all units and cammon areas, and gas for one cooking appliance per unit;
- Landscape measures to addresses plant diversity and habitat, tree retention access to nature, and water conserving site infigation;

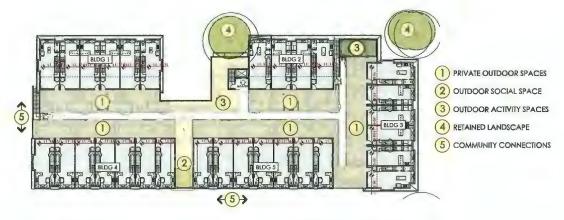
 • Potable water management emphasizing water conservation and efficiency in
- order to promote a sustainable use of limited water supply;
- Zero waste planning and;
 Green mobility and transportation management promoted through site proximity to local services thereby reducing the need for vehicle reliance.



The project will emphasize water conservation and efficiency in order to promote the sustainable use of the City's potable water supply. In doing so, the project will minimize its impact on the overall growth of water demand in the City. Water conservation and efficiency measures to be taken in the project include the utilization of more efficient plumbing fixtures that either meet or beat baseline requirements for flow rate or water use per flush. Soil volumes will be maximized where possible to allow for absorbent landscapes and where required permeable pavers will be employed to meet storm water targets. Potable water reduction is achieved through the use of a high efficiency drip krigation system and drought-tolerant native plant species.







Zero Waste Planning

The Aviary will provide dedicated space for waste diversion initialives and residual waste collection in homes, comman areas, and the surrounding shared public areas. Additionally, the site will meet the requirements of sustainable large

ZERO WASTE APPROACH



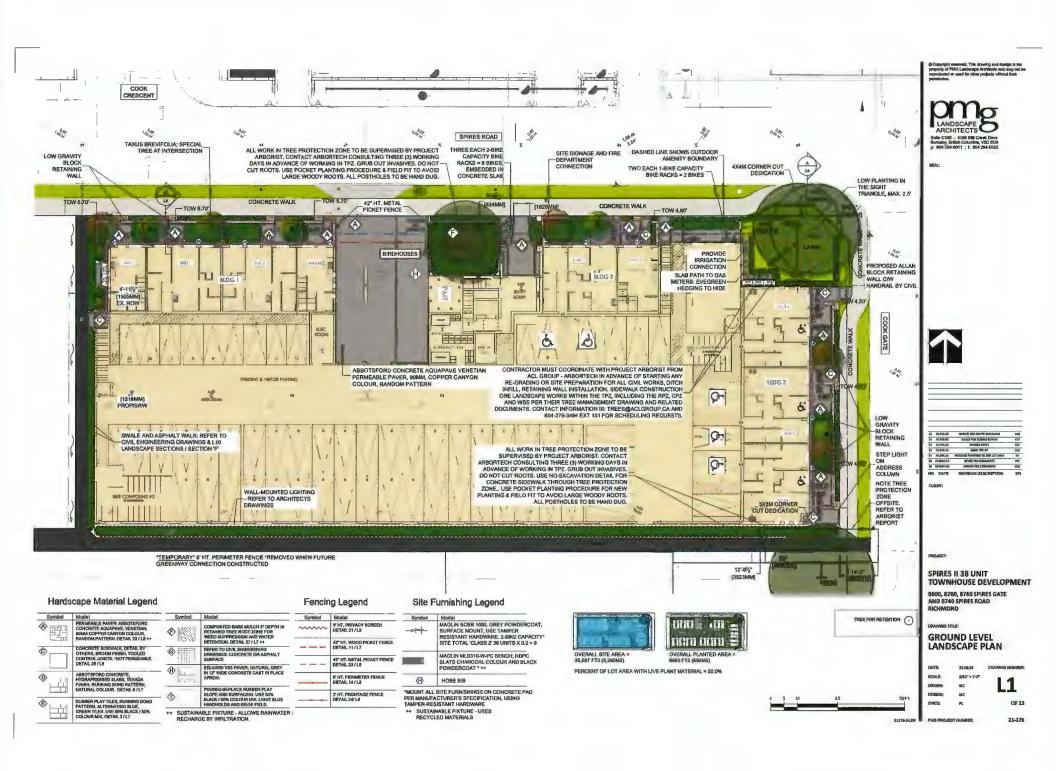


Green Mobility & Transportation Management

The Avigry will prioritize sustainable travel to and from the site. Walking, cycling and public transit will be highlighted over automobile use and measures will be taken to support the use of low-carbon vehicles such as electric vehicles and bicycles. The Aviary site is located near both the Gronville Avenue and Garden City Road bicycle comidors and is within walking distance to existing bus routes and Brighouse Skytrain Station. Further features under consideration include: bike parking for both short and long-term use; and electrical outlets at each residential parking space capable of providing Level 2 charging.









Fencing Legend

ARCHITECTS



ub)	DATE	REVISION DESCRIPTION	D
麵	23/409/46	CONTRACT FOR CONTRACTORS	CHI
	\$2700H14	BEVAIL FOR COMMONTS.	900
	14.MBL10	BESTÄME PLANTINE TO BUILLEST AREA	- 14
	SERVICE	BALK FOR DP	CLI (
	16,50m,16	Ministra Denty	CH
	SAMPLES	STEED POS 1816KE MYSTAT	CH
	MUTULED	UNIVERSE BY STATE OF STATEMENT	czu

SPIRES II 38 UNIT TOWNHOUSE DEVELOPMENT

8800, 8780, 8760 SPIRES GATE AND 8740 SPIRES ROAD RICHMOND

OPANINO TITLE:

LEVEL 2 LANDSCAPE PLAN

ATU:	20.06.04	DRAWING NAMED
CAUE:	MN1 = 1'-0"	
RAWN	MC	L5
EBIGN:	MC	
HEE	PC	OF 13

Hardscape Material Legend

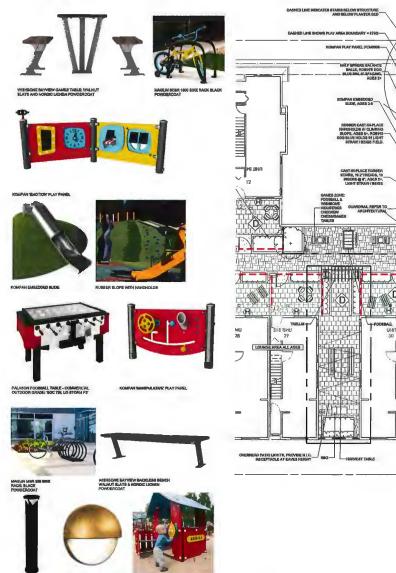
					3 3
Symbol	Model	Symbol	Model	Symbol	Model
◆ ∏	PERMEABLE PAVER: ABBOTSFORD CONCRETE AQUAPAVE, VENETIAN, 90HM COPPER CANYON COLOUR,	COMPOSTED BARK MULCH 3' DEPTH IN RETAINED TREE ROOT ZONE FOR WEED SUPPRESSION AND WATER		~~~~	IF HT, PRIVACY SCREEN DETAIL 21 / L8
111.0	RANDOM PATTERN, DETAIL 22 / L8 ++		RETENTION. DETAIL 27 / L7 ++		42" HT, WOOD PICKET FENCE
©	CONCRETE SIDEWALK, DETAIL BY OTHERS, BROOM FHIRSH, TODLED	(G) 111 1	REFER TO CIVIL ENGINEERING DRAWINGS: CONCRETE OR ASPHALT		DETAIL 11/L7
Y .	CONTROL JOINTB. "HOT PERMEABLE.	SURFACE		42" HT. METAL PICKET FENCE	
	DETAIL 26 / L8	BELGARD VSS PAVER, NATURAL GREY		DETAIL 23 / LB	
\$	ABBOTSFORD CONCRETE, HYDRAPRESSED SLASS, TEXADA FINISH, RUINNING BOND PATTERN.		IN 12" WIDE CONCRETE CAST IN PLACE APRON.		6' HT. PERIMETER FENCE DETAIL 14/LB
	NATURAL COLOUR. DETAIL 6/L7		POURED-IN-PLACE RUBBER PLAY		
®	RUBBER PLAY TILES, RUNNING BOND PATTERN, ALTERNATING BLUE.	Φ	BLOPE AND SURFACING, USE 50% BLACK / 50% COLDUR MUL LIGHT BLUE HANDHOLDS AND BEIGE FIELD.		3' HT. FRONTAGE FENCE DETAIL 24/L8
111	GREEN TILES, USE 50% BLACK / 50% COLOUR MIX. DETAIL 3 / L7		ABLE FIXTURE - ALLOWS RAINWATER		

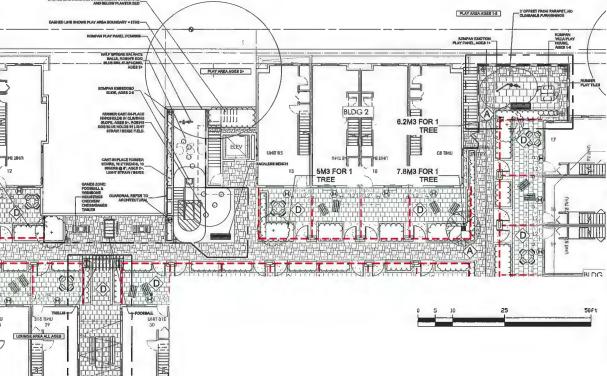
Site Furnishing Legend

Symbol	Model
-0-	MAGLIN SCBR 1600, GREY POWDERCOAT, SURFACE MOUNT, USE TAMPER RESISTANT HARDWARE. 2-BIKE CAPACITY SITE TOTAL 'CLASS 2' 38 UNITS X 0.2 = B
	MAGLIN MLB310-W-PC BENCH, HDPC SLATS CHARGOAL COLDUR AND BLACK POWDERCOAT * ++
(H)	HOSE BIB

*MOUNT ALL SITE FURNISHINGS ON CONCRETE PAO PER MANUFACTURER'S SPECIFICATION, USING TAMPER-RESISTANT HARDWARE

++ SUSTAINABLE FIXTURE - USES RECYCLED MATERIALS





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LANDSCAPE ARCHITECTS Suin Ctillo - 4165 Still Craek D Surnady, Betten Columbia, VSC 1

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NO	DATE	REVISION DESCRIPTION	DA

CLIENT:

PROJE

SPIRES II 38 UNIT TOWNHOUSE DEVELOPMENT

8800, 8780, 8760 SPIRES GATE AND 8740 SPIRES ROAD RICHMOND

DRAWING TITLE:

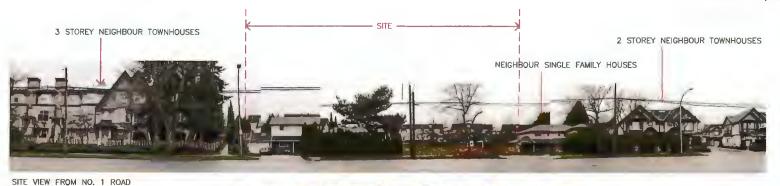
LEVEL 2 AMENITY DETAIL PLAN

DAIR		20106.04	Directal designation
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DEMO	Nt.	MC	
CHICE		PC	OF 1

A 14 TIP DIVERDING

NUMBER

Schedule 2 to the Minutes of the Development Permit Panel meeting held on Wednesday, March 27, 2024





SITE VIEW TOWARD NEIGHBOUR TOWNHOUSE AT THE REAR





SITE VIEW ACROSS NO 1 ROAD

AERIAL CONTEXT VIEW



NEIGHBOUR SINGLE FAMILY HOUSE



NEIGHBOUR SINGLE FAMILY HOUSE OPPOSE NO. 1 ROAD

DP 22-021165

	49VAD
- 1	2022.08.30 FOR DEVELOPMENT PERMIT APPLICATION
2	2023.04.38 FOR CITY OF PENCE
3	SOSYDERO LOS CLIA ON MEMOR
4	2023, HLGS FOR CITY OF REMOV
	2023 13.23 FOR CITY OF REWOL
- 6	2023-12.14 FOR CITY OF REMON
7	2024-01-24 FOR CITY OF FEWER
-	2024AQAD FOR EXTY OF FEWER
9	2034.00-20 FER CITY OF REVIEW
10	2024 02.25 RESIDIO FOR CITY OF REVIEW
11	2821 02:28 PICHERO FOR CITY OF REVIOUS
12	2024.03.04 RESCHO FOR CITY OF ADVICE
	TANK OF ST. CO. OR BUILD DANGE CO.



PROPOSED TOWNHOUSE 6571-6591 NO, 1 ROAD RICHMOND BC

CONTEXT

PROJECT NUMBI	ER:16-03
ISSUED:	3/19/2024
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME: 16-04.	SNO_240327-DPP-PRESEN

CONTEXT





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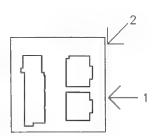
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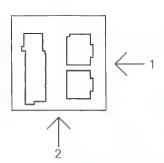
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PROPOSED TOWNHOUSE 6571-6591 NO, 1 ROAD RICHMOND BC

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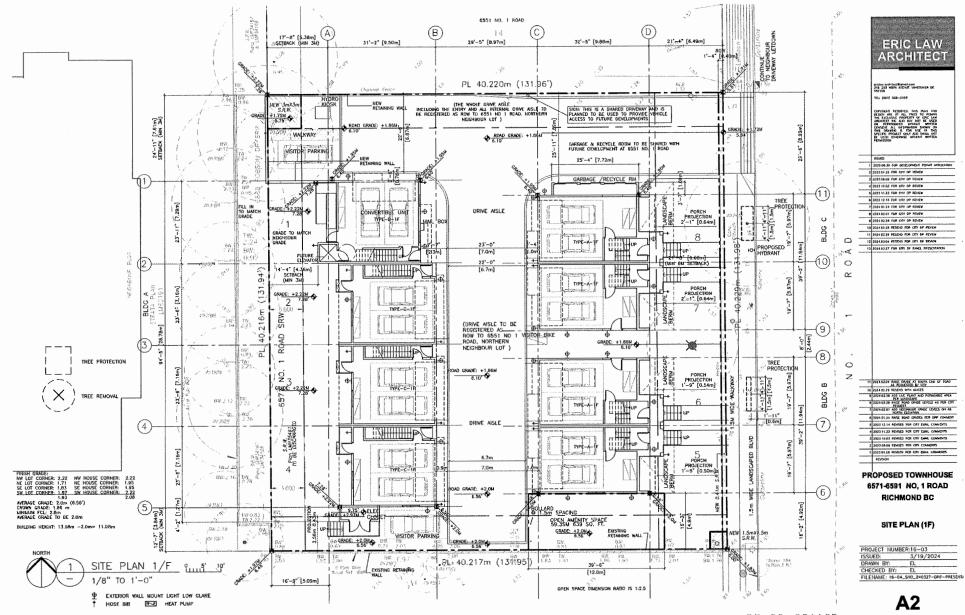
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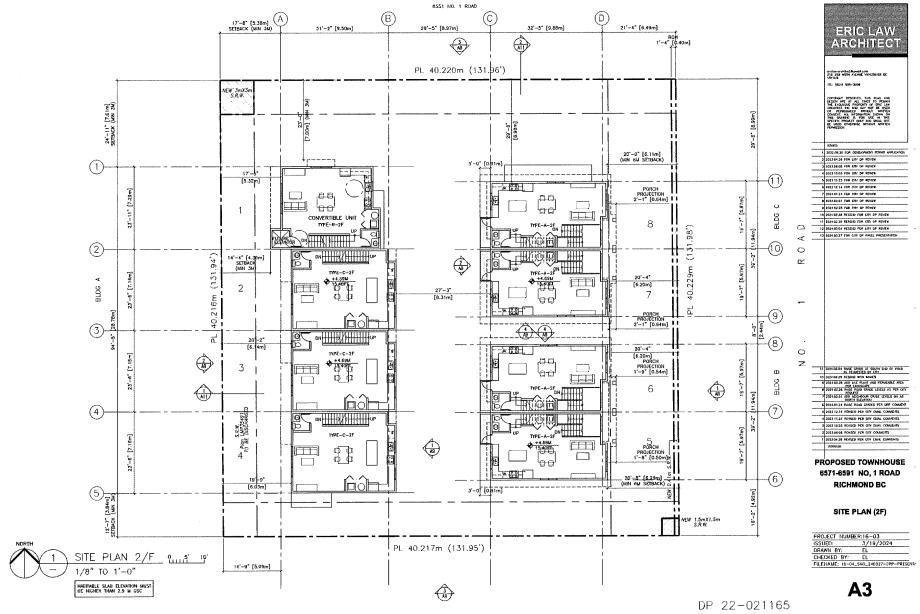
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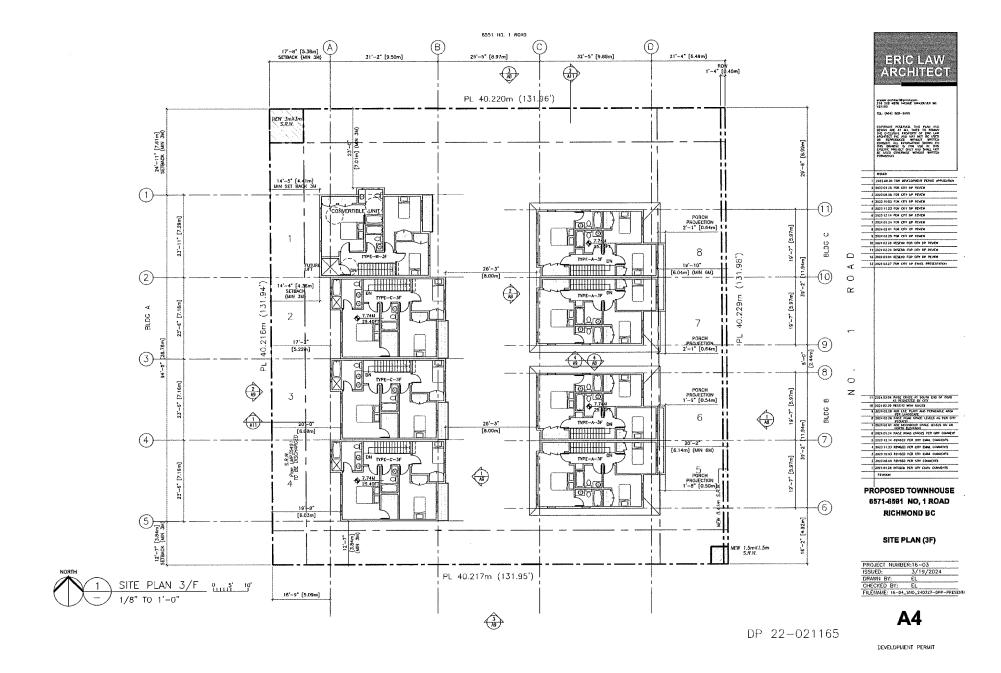
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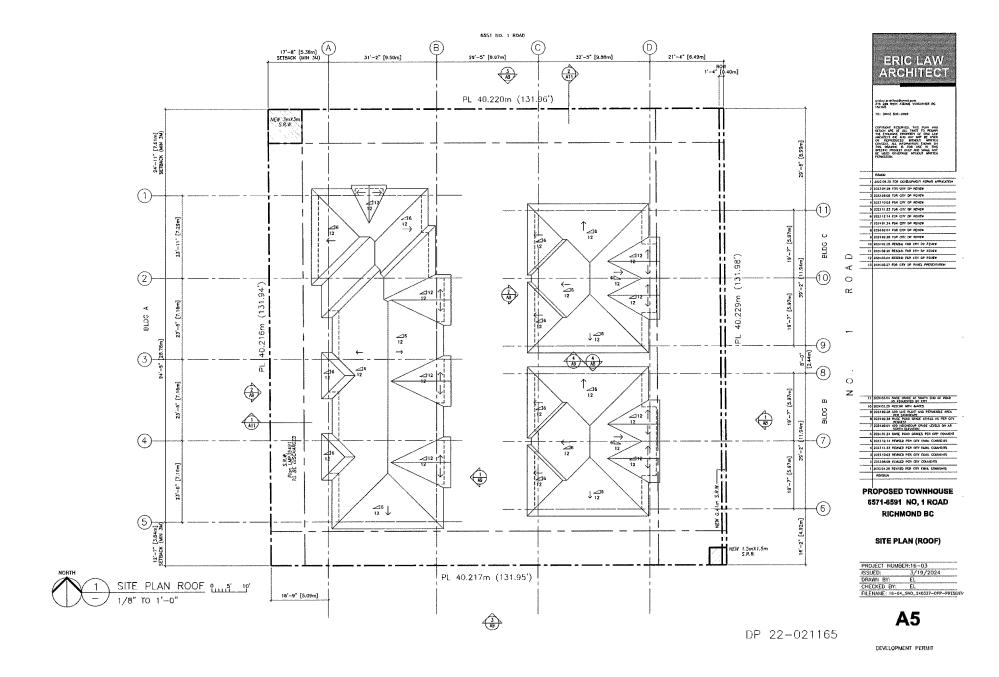
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6571-6591 NO.1 ROAD RICHMOND BC

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8 UNIT TOWNHOUSE DEVELOPMENT

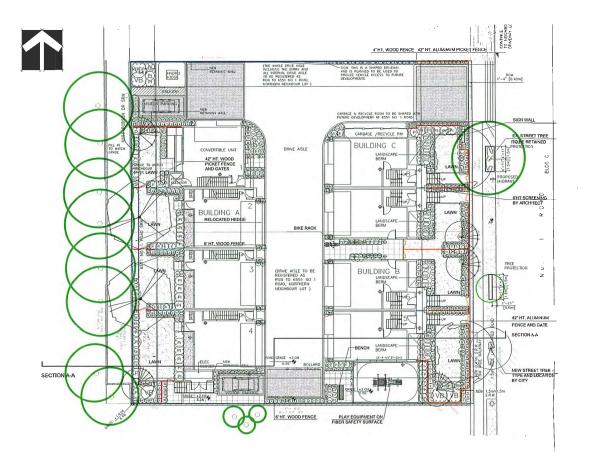
6571 - 6591 NO. 1 ROAD RICHMOND

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Suite C100 - 4185 Still Creek Brive Burnaby, British Columbia, V5C 6G9 p: 604 294-0011 ; f: 604 294-0022

CLIEJIT: SUTTON GROUP - SEAFAIR REALTY WITH: ERIC LAW ARCHITECT

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8 UNIT TOWNHOUSE DEVELOPMENT

6571 – 6591 NO. 1 ROAD RICHMOND

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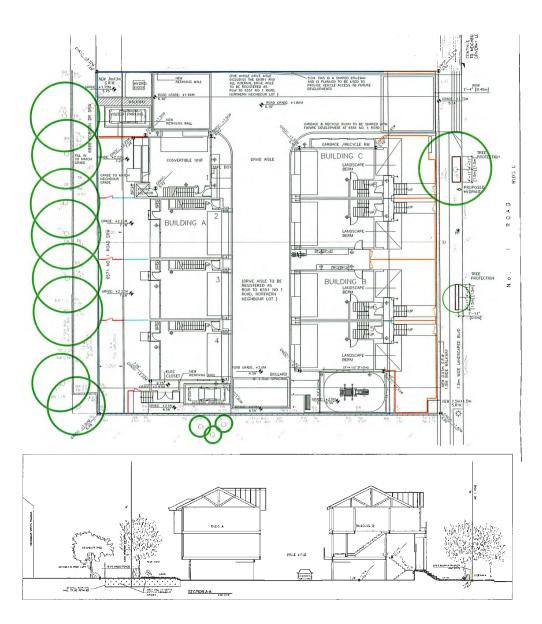
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8 UNIT TOWNHOUSE DEVELOPMENT

6571 – 6591 NO. 1 ROAD RICHMOND

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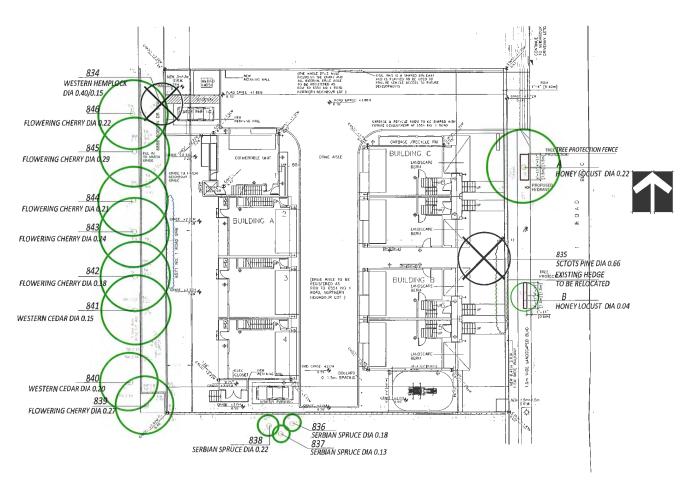
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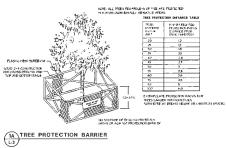
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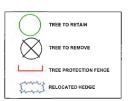
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Report to Development Permit Panel

To: Development Permit Panel Date: April 2, 2024

From: Wayne Craig File: DP 23-024119

Director, Development

Re: Application by Topstream Management Ltd. for a Development Permit at 8635,

8655, 8675 and 8695 Cook Crescent

Staff Recommendation

That a Development Permit be issued which would permit the construction of 28 townhouse units and fourteen secondary suites at 8635, 8655, 8675 and 8695 Cook Crescent on a site zoned "Town Housing (ZT103) – Parking Structure Townhouses (Spires Road – Cook Crescent)".

Wayne Craig

Director, Development

(604-247-4625)

WC:el Att. 3

Staff Report

Origin

Topstream Management Ltd., on behalf of 1377591 BC Ltd. (Incorporation number: BC1377591; Director: Ke Xiao), has applied to the City of Richmond for permission to develop 28 townhouse units at 8635, 8655, 8675 and 8695 Cook Crescent and the surplus portion of the Spires Road and Cook Crescent road allowance. The applicant has proposed to purchase the surplus road allowance and consolidate it into the development site. A total of 27 multi-level townhouse units and one ground-level flat will be included in the development. The unit sizes range from approximately 83.3 m² (896 ft²) to 180.7 m² (1,945 ft²), providing a mix of two to four-bedroom units. Fourteen of the 27 multi-level townhouse units are proposed to contain a secondary suite (studio or one-bedroom) on the ground level. Parking will be provided on-site within the parking structure at grade.

The site is being rezoned from "Single Detached (RS1/E)" zone to "Town Housing (ZT103) – Parking Structure Townhouses (Spires Road – Cook Crescent)" zone under Bylaw 10465 (RZ 22-012904), which received third reading at the Public Hearing on June 19, 2023. The site currently contains four single-family homes which are currently vacant and which will be demolished.

Frontage improvements which include ditch infill and frontage beautification along the site frontages, road widening, City Centre standard new concrete sidewalk and landscaped boulevard, new fire hydrants, public walkways on-site, upgrades to the storm sewer and sanitary sewer, as well as service connections were secured through the rezoning process and will be constructed through a separate Servicing Agreement (SA 23-026530). The Servicing Agreement must be entered into prior to final adoption of the rezoning bylaw.

Development Information

Please refer to attached Development Application Data Sheet (**Attachment 1**) 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: An existing duplex on a lot zoned "Two-Unit Dwellings (RD1)" and single-

family homes on lots zoned "Single Detached (RS1/E)". These properties are designated for multiple-family residential developments under the City Centre

Area Plan.

To the East: Across Cook Crescent, single-family homes on lots zoned "Single Detached

(RS1/E)", which are designated for multiple-family residential developments

under the City Centre Area Plan.

To the South: Across Spires Road, a recently completed 64-unit high-density townhouse

development (RZ 17-766525 & DP 18-829140) on a lot zoned "Parking Structure

Townhouses (RTP4)".

To the West: An existing duplex and three single-family homes, fronting on Spires Road, on

lots zoned "Single Detached (RS1/E)", which are designated for multiple-family

residential developments under the City Centre Area Plan.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on June 19, 2023. No concerns regarding the rezoning application were expressed at the Public Hearing.

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 application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the "Town Housing (ZT103) – Parking Structure Townhouses (Spires Road – Cook Crescent)" zone.

Advisory Design Panel Comments

The application was initially reviewed by the Advisory Design Panel (ADP) at the meeting on January 25, 2024, but was referred to a future meeting of the Panel with the applicant addressing the comments of the Panel. Majority of the comments from the Panel are related to the following elements of the proposal:

- Alignment of the entry driveway and parkade configuration.
- Layout of the townhouse clusters on the as well as the configuration of outdoor amenity space and private outdoor spaces on the podium.
- Architectural form and character, including architectural style and treatments, individuality of townhouse units, as well as distinct and clearly identifiable main lobby, etc.

The applicant has revised the design of the proposal significantly based on the comments of the Panel, and the revised design was subsequently presented to ADP at the meeting on March 6, 2024. The Panel was supportive of the application subject to consideration of the Panel's comments. A copy of the relevant excerpt from the Advisory Design Panel Minutes from March 6, 2024, is attached for reference (Attachment 2). 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

- The proposed form of development on the subject site is consistent with recent developments along Spires Road, which are grade-oriented housing in the form of high-density townhouses (i.e., low-rise, street wall buildings with common parking structures concealed from public view by non-parking uses).
- The existing site grade along the west property line will be maintained to provide an appropriate transition to the adjacent single-family developments to the west.

- Perimeter drainage will be required as part of the Building Permit to ensure stormwater is managed and addressed through the development and will not impact the neighbouring properties.
- A minimum 3.0 m wide public walkway is proposed at grade along the west property line. An interim 1.83 m high solid wood fence will be installed along the west property lines, but will be removed when the neighbouring sites redevelop and provide another 3.0 m wide SRW to widen the public walkway to a minimum of 6.0 m wide. The site's strata will be responsible for the maintenance of the SRW areas. These arrangements have been secured through the rezoning process.
- Private front yard proposed along the west property line features entry porches with layered planting and trees to create a sense of transition and provide screening opportunities between the proposed development and existing single-family homes to the west.
- The proposed townhouse units are set back 6.05 m from the west property line, which is similar to the typical minimum rear yard setback requirement under the Single-Detached (RS) zone.
- No balconies or rooftop patios are proposed along the west property line.
- A 10 m wide greenway is proposed along the north property line of the subject site. The proposed townhouse units are set back 2.5 m from the greenway. Tree planting plans for the north facing front yards and the greenway have been designed to reduce over-look and to provide a green buffer between the proposed development and the existing adjacent single-family homes to the north.

Urban Design and Site Planning

- Four townhouse blocks are proposed and are positioned to enclose a parking structure at grade. The townhouse blocks are connected by the outdoor courtyard space on the podium, above the parking structure.
- An enclosed lobby is proposed along the Spires Road frontage to provide a secured space for the mailbox kiosk, access to the podium level (via a staircase or an elevator) and access to the enclosed parking area. One pedestrian exit from the podium to street level (via exterior stairs at the north end of the site) will also be provided.
- Vehicular access to the parking structure will be from Spires Road.
- The development will contain 28 units, including:
 - One single-level Basic Universal Housing (BUH) unit at grade with direct access to the adjacent greenway to the north of the site, as well as direct access to the parking structure. This is a family-friendly unit (two-bedroom) and is approximately 83.3 m² (896 ft²) in size.
 - o Two four-storey convertible units with main unit entry located on both the ground and podium level.
 - o Two three-storey townhouse units with main unit entry located on the podium level.
 - o 23 four-storey townhouse units with main unit entry located along the fronting roads or public walkways, as well as a secondary entry on the podium level.

- Fourteen of the four-storey townhouse units are proposed to contain a secondary suite, which exceeds the seven secondary suites proposed at the rezoning stage. The exact number of secondary suites will be confirmed at Building Permit stage.
- The secondary suites are designed to be studio or one-bedroom units with unit sizes ranging from 25.6 m² (275 ft²) to 41.5 m² (447 ft²). The secondary suites will have a direct street-level entry from the fronting roads or public walkways. The principal units will have direct access from the podium.
- The overall size of the proposed outdoor amenity spaces complies with the OCP requirements. The locations and sizes of the outdoor amenity spaces are appropriate for providing open landscape and amenity spaces convenient to all units.
- All ground-level secondary suites and garden suite will have a private outdoor space consisting of a front yard; all townhouse units will have a private outdoor space consisting of a patio on the podium level and/or a rooftop deck.
- Each of the proposed private outdoor spaces at grade includes a lawn/patio area that is large enough to accommodate a table with seating. Each of the proposed private outdoor spaces on the podium level is large enough to accommodate patio furniture for a family.
- While the introduction of Bill 47 by the Provincial Government restricts the requirement of
 most residential parking requirements in Transit Oriented Areas, applications which received
 first reading of their rezoning bylaw prior to January 1, 2024, are required to comply with the
 requirements in the City's current Zoning Bylaw 8500. This application received first reading
 before January 1st 2024.
- A total of 34 residential parking spaces are proposed, which meets the minimum bylaw requirement.
- The proposal will feature six parking spaces in a tandem arrangement. A restrictive covenant to prohibit the conversion of the tandem garage area into habitable space and to ensure that both parking spaces be assigned to the same dwelling unit where two parking spaces are provided in a tandem arrangement has been secured at rezoning.
- A total of four accessible residential parking stalls are to be provided on-site; three spaces will be assigned to the BUH unit and two convertible units proposed, and one space will be designated for visitor parking.
- A total of six visitor parking spaces (including one accessible parking stall) are to be provided throughout the site. The number of visitor parking spaces proposed is in compliance with the minimum bylaw requirement.
- Both internal and external bicycle parking spaces have been incorporated into the proposal and are in compliance with the Zoning Bylaw requirements.
- The enclosed garbage room housing garbage, recycling and organics storage bins is proposed to be located within the parking structure, by the loading area.
- Indoor amenity space is not proposed on-site. A \$72,310.00 cash-in-lieu contribution (based on 27 units proposed at Rezoning and the rate identified in the OCP) has been secured as a condition of rezoning approval.

Since an additional unit is being proposed at Development Permit stage, an additional cashin-lieu contribution in the amount of \$4,132.00 is required prior to forwarding this application to Council for approval.

- A 10 m wide Pedestrian Linkage is proposed along the north property line of the development site in accordance with the City Centre Area Plan. This east-west Pedestrian Linkage will include a 4.0 m wide paved multi-use path and planting strips with trees on either side of the pathway. This Pedestrian Linkage will be designed and constructed as part of the Servicing Agreement.
- An approximately 3.0 m wide north-south public walkway is proposed along the west property line to connect Spires Road to the east-west Pedestrian Linkage. A 1.5 m paved pathway will be constructed around the retained trees. This public walkway will also be designed and constructed as part of the Servicing Agreement.

Architectural Form and Character

- The architecture reflects a contemporary take on traditional design that fits well into this developing and diverse neighbourhood.
- Individual peaked roofs and vertical fins cap each unit and reinforce a sense of individuality to the townhouses.
- Variations in unit mass, roof form, horizontal bands, materials and colors further break down the overall scale of the townhouse blocks.
- Large glazing areas are proposed on corner elevations to create a design that engages and wraps the corners, as well as to increase the potential for passive surveillance.
- The main entry to the development is marked by a large metal frame with a large address sign at the main lobby and parkade entrance.
- The proposed building materials (asphalt shingles, hardie board, fluted/wood panel, and metal flashing/panel) are generally consistent with the Official Community Plan (OCP) Guidelines.

Tree Preservation

- 38 bylaw-sized trees on the subject development site and four trees on neighbouring properties were assessed at the rezoning stage.
- Five trees, including a cherry tree (tag# 5675), a magnolia tree (tag# 5676), a spruce tree (tag# 5648), a magnolia tree (tag# 5649), and a Japanese maple tree (tag# 5650), are to be retained and protected on site. A Tree Survival Security of \$50,000.00 has been secured at rezoning.
- Four Western Red cedar trees (tag# OS1, OS2, OS3 and OS4) located on adjacent neighbouring properties at 8000/8020 Spires Road are also identified to be retained and protected.
- 33 trees are identified for removal as they are in poor condition and/or in conflict with the proposed building footprint and/or required frontage upgrade.

- Based on the 2:1 tree replacement ratio goal stated in the OCP, 66 replacement trees are required for the removal of 33 trees.
 - The applicant is proposing to plant 38 replacement trees on-site, including six conifer and 32 deciduous trees at grade.
 - Cash contribution to the City's Tree Compensation Fund in lieu of planting of the remaining 28 replacement trees has been secured at Rezoning stage.
 - The applicant is also proposing to plant 23 additional small ornament deciduous trees on the podium.

Landscape Design and Open Space Design

- A pedestrian-oriented streetscape along the road frontages and public walkways is proposed with a defined edge with layered shrub planting and trees.
- A metal gate is proposed in front of each ground level unit to define the private space; and planting is proposed to separate individual private yards and to provide landscape screening for privacy.
- At the podium level, low-lying landscape buffer and metal gates are proposed along the common walkways to establish an appealing and intimate residential character to encourage socialization and provide for casual surveillance of the common outdoor areas.
- There are two children's play areas proposed on the podium level; one at the north end and one on the south end of the podium courtyard for maximum sun exposure.
- Play equipment has been chosen to fit into the play areas and to provide different play opportunities (i.e., climbing, social, imagination, balance and motor skills) that can be used by different age groups and for multiple purposes.
 - O Play area at the north end is designed for younger children; play equipment includes a play panel and a play house.
 - O Play area at the south end is designed for older children, a multi-use play structure with a slide is proposed.
 - O A bench is also proposed in each of the play areas for caregivers.
- Outdoor amenity on the podium level also feature a multi-use gym equipment and a ping pong table.
- Wall-mounted lighting and bollard lighting are proposed throughout the site and will be DarkSky compliant.
- A high-efficiency on-site irrigation system is proposed to ensure continued maintenance of live landscaping.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$340,054.72 in association with the development.

Crime Prevention Through Environmental Design

• Each private area has been provided with a secure space clearly delineated through landscaping, distinct paving and gating.

- Each unit has direct surveillance of its exterior private space and over the semi-private areas on-site, from occupied rooms.
- Security lighting has been provided for all public areas around the perimeter and common areas within.
- All parking stalls and long-term bicycle stalls are located inside the gated parkade.

Sustainability

- While the subject site is located within the City Centre District Energy Utility (CCDEU) service area this development proposal is exempted from the DEU requirements due to the scale, logistic and timing of the project.
- The project will be designed to meet Step Code 3 requirements of the BC Energy Step Code with a low-carbon energy system.
- The developer advised that the following features will be included in the building design:
 - O An electric air source heat pump system for efficient heating and cooling. The condenser units for the garden unit is to be located on the podium; and the condenser units for the townhouse units are to be located on the roof decks.
 - o Low energy consumption/low-flow fixtures and appliances.
 - Dual flush toilets to reduce sewage input.
 - o Light-colored roof pavers for the roof decks to reduce heat absorption and cooling loads.
 - o Solar-powered hardscape LED lighting to reduce on-site electrical power demands.

Accessible Housing

- The proposed development includes one basic universal housing unit that is designed to be easily renovated to accommodate a future resident in a wheelchair. This single-storey unit is required to incorporate all of the accessibility provisions listed in the Basic Universal Housing Features section of the City's Zoning Bylaw and is permitted a density exclusion of 1.86 m² (20 ft²) per unit.
- The proposed development includes two convertible units 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 installation of a vertical lift in the stacked storage space (which has been dimensioned to allow for this in Units #2 and #28) 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 hand rails;
 - 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.

Conclusion

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:he

Att.

- 1: Development Application Data Sheet
- 2: Excerpt from Advisory Design Panel Meeting Minutes (March 6, 2024)
- 3: Development Permit Considerations



Development Application Data Sheet

Development Applications Department

DP	P 23-024119	Attachment 1

Address: 8635, 8655, 8675 and 8695 Cook Crescent

Applicant: Topstream Management Ltd. Owner: 1377591 BC Ltd.

Planning Area(s): City Centre

Floor Area Gross: 4,303 m² Floor Area Net: 3,956 m²

5-4	Existing	Proposed
Site Area:	3,089.6 m² (33,256 ft²)	3,084.8 m ² (33,204 ft ²)
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
	This development is subjected to former City Centre Area Plan land use designation:	No Change
Area Plan Designation:	Specific Land Use – Brighouse Village: General Urban T4	
	Sub-Area B.1: Mixed Use – Low-Rise Residential & Limited Commercial	
Zoning:	Single Detached (RS1/E)	Town Housing (ZT103) – Parking Structure Townhouses (Spires Road – Cook Crescent)
Number of Units:	4	28 principal units + 14 secondary suites

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.20 Max. based on a site area of 3,302.8 m ²	1.20	none permitted
Max. Floor Area:	3,963.36 m²	3,956 m²	none permitted
Lot Coverage – Building:	Max. 45%	43.8%	none
Lot Coverage – Non-porous Surfaces:	Max. 75%	74.7%	none
Lot Coverage – Landscaping:	Min. 20%	31.5%	none
Setback – Front Yard – Spires Road (m):	Min. 3.0 m	3.05 m	none
Setback – Exterior Side Yard – Cook Crescent (m):	Min. 3.0 m	3.05 m	none
Setback – Interior Side Yard - West (m):	Min. 6.0 m	6.05 m	none
Setback – Rear – North (m):	Min, 12.5 m	12.5 m	none

Height (m):	Max. 15.0 m (4 storeys)	14.9 m	none
Development Site Area:	Min. 3,084.8 m²	3,084.8 m²	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.2 (R) and 0.2 (V) per unit	1.2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	34 (R) and 6 (V)	34 (R) and 6 (V)	none
Tandem Parking Spaces:	Max. 50% of required residential spaces (34 x Max. 50% = 17)	6	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on-site (40 x Max. 50% = 20)	20	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (40 x 2% = 1 spaces)	4	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.20 (Class 2) per unit	1.25 (Class 1) and 0.2 (Class 2) per unit	none
Off-street Parking Spaces - Total:	35 (Class 1) and 6 (Class 2)	35 (Class 1) and 6 (Class 2)	none
Amenity Space - Outdoor	6 m ² /unit x 28 + 10% of net site area = 476 m ²	930.5 m²	
Amenity Space - Indoor:	Min. 70 m² or Cash-in-lieu	Cash-in-lieu	none

Excerpt from the Minutes from The Design Panel Meeting

Wednesday, March 6, 2024 – 4:00 p.m. Remote (WebEx) Meeting

3. DP 23-024119 -- PARKING STRUCTURE TOWNHOUSES

(Referral from January 25, 2024 ADP Meeting)

ARCHITECT:

J+S Architect

LANDSCAPE ARCHITECT: PMG Landscape Architects

PROPERTY LOCATION:

8635, 8655, 8675 and 8695 Cook Crescent

Applicant's Presentation

Coby Xiao, Topstream Management Group, presented the project and together with Landscape Architect Yiwen Ruan, PMG Landscape Architects, answered queries from the Panel.

Panel Discussion

Comments from Panel members were as follows:

the turnaround of the project design from its original proposal is remarkable; appreciate the applicant for addressing the comments of the Panel;

Noted.

review the design and height of the gates of residential units as they are climbable by children and would pose a safety concern;

Vertical bars without protruding above the frame are used due to safety concerns. Such design also discourages children from climbing. The proposed gate is 42" in height, Please refer to landscape details L10 for details.

the applicant has done a very good job in redesigning the project in a short period of time; the changes to the original proposal have significantly improved the project;

Noted.

the revised project design is a good example of how an applicant addresses the comments of the Panel;

Noted.

appreciate the proposed changes and support the project moving forward;

Noted.

support all the positive comments of the Panel; agree that the applicant has done
a very good job in redesigning the project; appreciate the modern exterior of the
buildings;

Noted.

agree with the comments of the Panel supporting the changes to the project design; appreciate the applicant for addressing the comments of the Panel and creating something special; the architectural design works well and the renderings presented now incorporate the landscape design; also appreciate the presentation of the changes made to the project design in response to the Panel comments on the project's original design;

Noted.

• support the Panel comment regarding the design and height of the gates of residential units which pose a safety concern for children;

Please see response to similar comments above.

• support the separation of the original children's play area into two sections located in either end of the courtyard; consider adding more seating for adults to make the children's play areas become multi-purpose spaces;

Please refer to Landscape Drawing L5. Apart from benches, planters in height that are 18" in height are proposed around the children's play area as additional seating. These are for adults to sit, rest and socialize while keeping their eyes on their children.

support the proposed fitness area; consider installing multi-use equipment clusters in the fitness area in lieu of the two proposed fitness equipment;

A multi-use fitness equipment cluster from KOMPAN is proposed. Please refer to landscape plan L5 for details. It can be used by a group of 3 people for multi basic exercises at the same time.

 agree with Panel comments regarding the high quality of the applicant's presentation and responses to the Panel's comments;

Noted.

• overall, the revised design of project is successful;

Noted.

• the overall expression of lower level units is successful; however, the small wood door and small sideway limit the amount of light into these units; consider increasing the amount of glazing for the lower level units;

Now the proposed sidelight is 7'2" in height and 2' in width. Tall windows are used to maximize sunlight penetration into interior. The wood door and sideway configuration enables alignment of them with the glazing on upper levels and improves the overall expression. Please see details on A7.01.

the door on the north or back side of the building that enters directly into the bedroom looks awkward; investigate opportunities to resolve this and also to improve its relationship with the small yard space;

These spaces are flex spaces, they are free to be changed to another purpose. The beds are placed to acknowledge that these spaces could be changed to bedroom if needed.

We ensure that the yard spaces on the north and west sides are al least 3.05m in width, same as the ones in east and south side. They yards are functional and enjoyable given that they can accommodate layers of planting and open lawn spaces/paving spaces.

the treatment of building corners is successful; support the approach to highlight the lobby; overall, a varied streetscape has been achieved with a coherent architectural language that unifies it; however, look at how the rainwater leaders are resolved as they should not appear tacked on;

Rainwater leader has been considered in our proposal, the main intention is to elegantly integrate rainwater leader with the fin project in same color. These will need detailed design in BP stage, together with envelope consultant and architect, according to custom requirements.

a bedroom of convertible unit #28 looks directly into the garbage loading area that is immediately adjacent to it; review the location of the bedroom window or look at ways to shield the bedroom from the adjacent loading and garbage area;

This space is also a flex space, it is free to be changed to another purpose. The bed is placed to acknowledge that this space could be changed to bedroom if needed.

To minimize impact on the interior, this window is in spandrel glass.

Another point to note is that the loading space would only access by truck approximately one time per week. This reduces impact on unit 28.

• look at the last two parking stalls in the drive aisle that are very close to the adjacent wall as it may be difficult to maneuver in and out of it;

Configuration revised; turning path analyses reviewed and accepted by Transportation Department.

• upcoming changes to the BC Building Code may impact the proposed convertible units with respect to clearances; early resolution, i.e. prior to the Building Permit stage, to comply with the changes would be helpful to the project; and

Architect and code consultant are involved in the project to ensure these requirements will be followed.

• three Katsura trees are proposed to be planted over the sod areas on the north side of the site; consider replacing with other tree species that would allow more sunlight into the sod areas as the canopies of Katsura trees get dense over time.

We have replaced Katsura trees with Japanese Maple.

Panel Decision

It was moved and seconded

That DP 23-024119 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 3



Development Permit Considerations

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

Address: 8635, 8655, 8675 and 8695 Cook Crescent

File No.: DP 23-024119

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 10465.
- 2. (Indoor Amenity) Contribution of \$4,132.00 in-lieu of on-site indoor amenity space (in addition to the \$72,310.00 in-lieu of on-site indoor amenity space secured at Rezoning for 27 units).
- 3. (Landscaping Security) Receipt of a Letter of Credit for landscaping in the amount of \$340,054.72 (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.
- 4. **(Development Permit Panel Meeting Notification)** 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:

- 1. 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.
- 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.

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- 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 23-024119

To the Holder:

Topstream Management Ltd.

Property Address:

8635, 8655, 8675 and 8695 Cook Crescent

Address:

3855 Henning Drive, Unit 207

Burnaby, British Columbia, V5C 6N3

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.

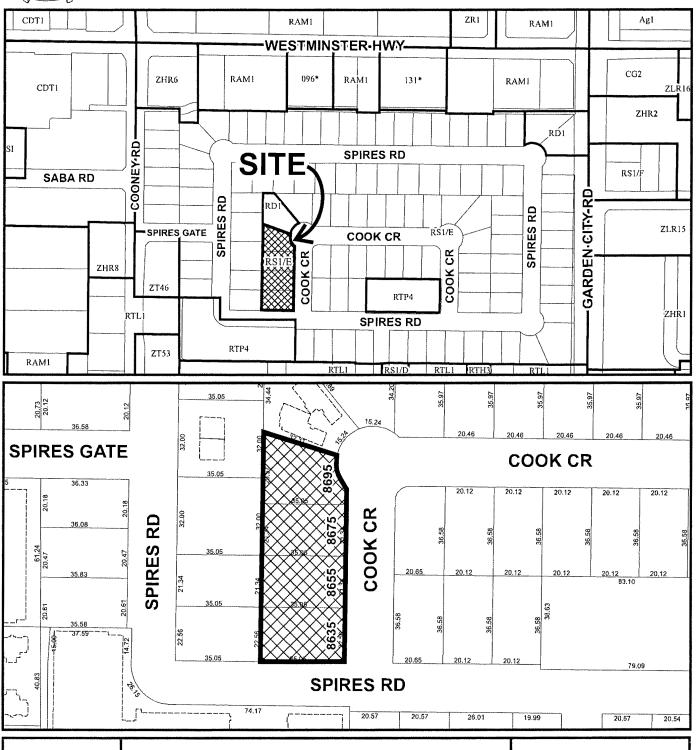
- 2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
- 3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #42 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 \$340,054.72 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.
- 6. 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 23-024119

To the Holder:	Topstream Manageme	ent Ltd.
Property Address:	8635, 8655, 8675 and	8695 Cook Crescent
Address:	3855 Henning Drive, U Burnaby, British Colur	
	of this Permit and any part hereof.	nerally in accordance with the terms and plans and specifications attached to this
AUTHORIZING RESOLUT DAY OF ,	ION NO.	ISSUED BY THE COUNCIL THE
DELIVERED THIS D	AY OF ,	•
MAYOR		



City of Richmond





DP 23-024119 SCHEDULE "A"

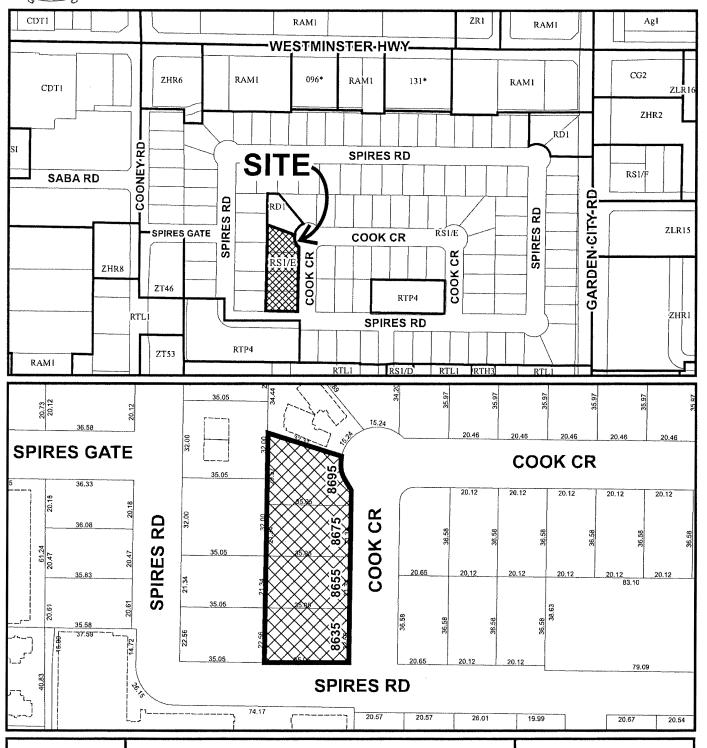
Original Date: 08/08/23

Revision Date:

Note: Dimensions are in METRES



City of Richmond





DP 23-024119

Original Date: 08/08/23

Revision Date:

Note: Dimensions are in METRES



Team

Client

8635-8695 COOK PROJECT LIMITED PARTNERSHIP 207-3855 Henning Drive, Burnaby, BC, V5C 6N3 P: 604-245-5868

Project Architect J+S Architect Inc. 4603 Kingsway #206, Burnaby, BC, V5H 4M4 P: 778-858-1805

Survey

Amray Land Surveying 201 - 5010 Smith Avenue, Burnaby, BC, V5G, 2W5 P: 604-620-5299

Arborist

Diamond Head 3559 Commercial Street, Vancouver, BC, V5N 4E8 P: 604-733-4886

Mechanical

LIA ENGINEERING LTD.

5489 Bryne Rd, Burnaby, BC, V5J 3J1

P: 778-323-1368

Electrical

EMEC Unit 209, 5460 152 Street, Surrey, BC, V3S 5J9 P: 778-887-0500

Geotechnical Summit

59 Fernway Drive, Port Moody, BC, V3H 5K5 P: 604-362-7021

Civil

EngineerCREUS Engineering Ltd. 610 - East Tower, 221 Esplanade West, N. Vancouver, BC,

V7M 3J3 P:604-987-9070

Landscape

PMG Landscape Architect 4185 Still Creek Dr C100, Burnaby, BC, V5C 6G9 P: 604-294-0011

Architectural Drawing List

A0.00	Cover Page, Drawing List
A0.01	
A0.02	
A0.03	
A0.04	
A0.05	_
A0.06	Sun & Shadow Studies
A1 00	Survey Drawing
	Site Area Plan
	Master Site Plan
	Lot Coverage Overlay
	Lot Non-Permeable Area Overlay
	Live Plant Area Overlay
	Parking Plan
	Waste Management Plan
	Master Fire Access Plan
	2nd Floor Fire Access Plan
	3rd Floor Fire Access Plan
	4th Floor Fire Access Plan
A1.03e	Fire Access Route-Unit Information
A2.01	
A2.01a	Ground Floor FAR Overlay & Exempti
A2.01b	Ground Floor Outdoor Open Area Ove

12.01	Ground Floor Plan
12.01a	Ground Floor FAR Overlay & Exemptions
\2.01b	Ground Floor Outdoor Open Area Overlay
12.02	2ND Floor Plan
12.02a	2ND Floor FAR Overlay & Exemptions
12.02b	2ND FloorOutdoor Open Area Overlay
12.03	3RD Floor Plan

	A2.03a	
	A2.04	4TH Floor Plan
	A2.04a	,
	A2.04b	
	A2.05	Roof Plan
	A2.06a	
	A2.06b	
	A2.06c	
	A2.07a	,
	A2.07b	Convertible Unit Access Plan (2nd FL)
	A3.00	Material Precedents
	A3.01a	North & South Elevations
	A3.01b	West & East Elevations
	A3.02	Elevations(BLD01)
	A3.03	Elevations(BLD02)
	A3.04	Elevations(BLD03)
	A3.05	Elevations(BLD04)
	A4.01	Section A & A1
	A4.02	Section B, C, D, E & F
	A5.01	Street-scape- 01
*	A5.02	Street-scape- 02
	A6.01	Perspective Rendering- 01
	A6.02	Perspective Rendering- 02
	A6.03	Perspective Rendering- 03
	A7.00	Features Details



T 604 210 9698 OFFICE@JSARCHITECT.CA 208-4603 KINGSWAY, BURNABY, BC V5H 4M4 WWW,JSARCHITECT,CA

NO, REVISION	DATE(DAW/Y)
ISSUED FOR RZ APPLICATION	14/04/2022
ISSUED FOR RZ RE-SLIBMISSION	20/03/2023
ISSUED FOR RZ RE-SUBMISSION	08/04/2023
ISSUED FOR DP COORDINATION	28/06/2023
ISSUED FOR DP	10/07/2023
ISSUED FOR DP RESUBMISSION	19/12/2023
ISSUED FOR ADP	25/01/2024

ISSUED FOR:	OATE(D/M/
DP RESUBMISSION	27/03/2024

8635-8695 COOK CRESCENT TOWNHOUSE DEVELOPMENT

8635-8695 Cook Crescent, Richmond BC

SCALE.	SEAL
DATE. 27/03/2024	
DRAWN BY	194 1
CHECKED BY	2024-03-27
JOB NO.	1000

Cover Page, Drawing List

A0.00

DP 23-024119 April 2 2024 Property Address: Legal Description:

8635, 8655, 8675, 8695 Cook Crescent, Richlmond, BC

LOTS 15, 16, 17 & 18, ALL OF SECTION 9 BLOCK 4, NORTH RANGE 6 WEST NWD PLAN 21489

ZONING			
	Existing	Proposed	
zoning	RS1/E	ZT103	
site area	33,255.1 sq.ft. (3089.5 sq.m.)	35,551 sq.ft. (3302.8 sq.m) Included city land for road upgrade, 2,295 sq.ft. (213.2 sq.m.)	
uses	residential, single dwellings	townhouses with parking structure	
building maximum height	49.21/15m CITY CENTRE AREA PLAN	48.88' / 14.9m	

NET SITE AREA	33,204.5 sq.ft. (3084.8 sq.m.)	
DEDICATED AREA	2,346.53 sq.ft. (218.0 sq.m.)	
GROSS SITE AREA	35,551 sf. (3302.8 sq.m) EXISTING SITE AREA + PURCHASED CITY LAND	
FAR (1.2 ALLOWED) 1.198(BASED ON GROSS SITE AREA)		
NET FLOOR AREA	42584 sq.ft. (3956 sq.m.)	

Туре	Total	Convertible Unit or BUH Unit	Secondary Suite
TH- A1 (4 level Townhouse- 5 bedrooms)	1 (Unit# 01)		
TH- A2 (4 level Townhouse- 5 bedrooms)	1(Unit# 02)	1 Convertible Unit	
TH-B1 (3level Townhouse-3 bedrooms)	1(Unit# 03)		
TH-B (4level Townhouse-4 bedrooms)	9(Unit# 04~12)		Unit#04~12A (1 bed)
TH- C (4 level Townhouse- 4 bedrooms)	1 (Unit# 13)		Unit#04~13A (1 bed)
TH- D1 (4 level Townhouse- 4 bedrooms)	1 (Unit#14)		Unit#04~14A (1 bed)
TH- E(1 level Townhouse-2 bedrooms)	1(Unit# 15)	1 BUH Unit	
TH- D2(3 level Townhouse- 3 bedrooms)	1 (Unit#16)		
TH- D3 (4 level Townhouse- 4bedrooms)	1 (Unit# 17)		
TH- B2 (4 level Townhouse- 3 bedrooms)	7 (Unit# 18~21,24~26)		
TH- B3 (4 level Townhouse- 4 bedrooms)	2(Unit# 22,23)		Unit#22A,23A (1 bed)
TH-F (3 level Townhouse- 5 bedrooms)	1 (Unit#27)		
TH-G (4 level Townhouse- 4 bedrooms)	1 (Unit#28)	1 Convertible Unit	Unit#28A (1 bed)
total	28	. 3 (Included)	14(Included)
total	20		
		bylaw required 10%	bylaw permitted 50%

	Bylaw Required/Allowed		Proposed	
Residentiat: 1.2 spaces per unit	33.6	sec 7.9.3.1	34	ALL EV STALLS
Visitor: 0.2 spaces per unit	5.6	sec 7.9.3.1	6	
Total spaces(round up to nearest whole #)	40	For >31 spaces provided, minimum 50% shall be standard stalls [sec.7.5.13]	40	21 Standard/Accessible, 19 small stalls

Tandem Parking Space (Included in above Total)	20	Max.50% of required parking stalls	6	6 Standard
Disability: 2% of the required parking space (Included in above total)	4	sec 7.5.14	4	ALL EV STALLS 3 for convertible units 1 for Visitor
Loading: 1 medium size for 11-80 Residential Units	1	sec 7.13.7	1	13m length, 3.25m width provided for loading area

	Bylaw Red	quired/Allowed	Proposed
Class 1: Long term 1.25 spaces per unit	35	sec. 7.14.9	35 (12 vertical, 23horizontal @ Parkade)
Class 2: Short Term 0.2 spaces per unit	6	sec. 7.14.9	6(1@ Lobby Entrance Area,5@east)
Total	41		41

SETBACK		
North	12.5m from NEW PL (2.5 m from Greenway SRW)	
East	3.05m from NEW PL	
South	3.05m from NEW PL	
West	6.05m from NEW PL (3.05m from the SRW)	



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ISSUED FOR RZ RE-SUBMISSION	08/04/2023
ISSUED FOR OP COORDINATION	26/06/2023
ISSUED FOR DP	10/07/2023
ISSUED FOR DP RESUBMISSION	19/12/2023
ISSUED FOR ADP	25/01/2024

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DP RESUBMISSION	27/03/2024

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PROJECT

8635-8695 COOK CRESCENT TOWNHOUSE DEVELOPMENT

8635-8695 Cook Crescent, Richmond BC

SCALE
DATE 27/30/2024

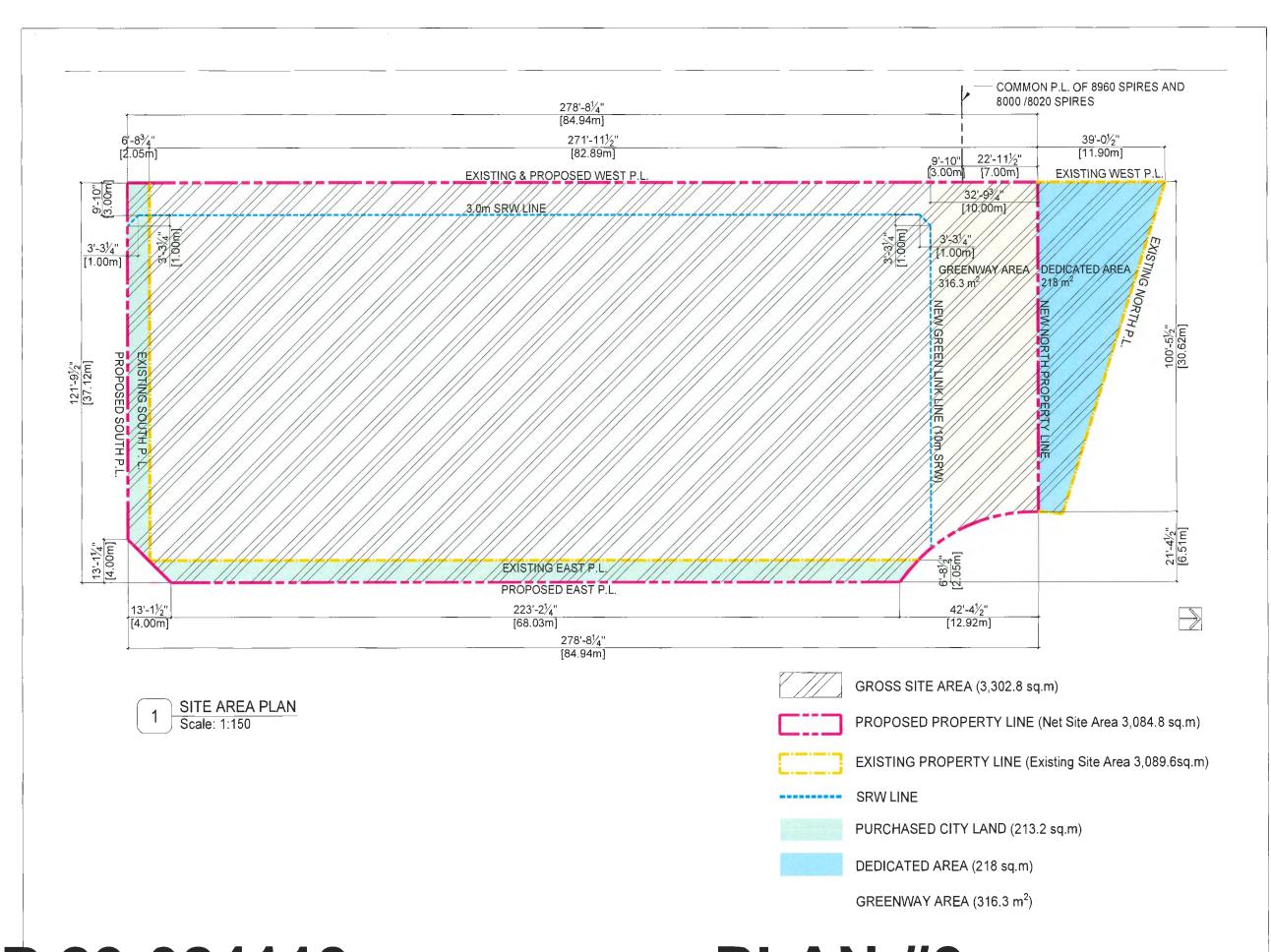
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Project Data

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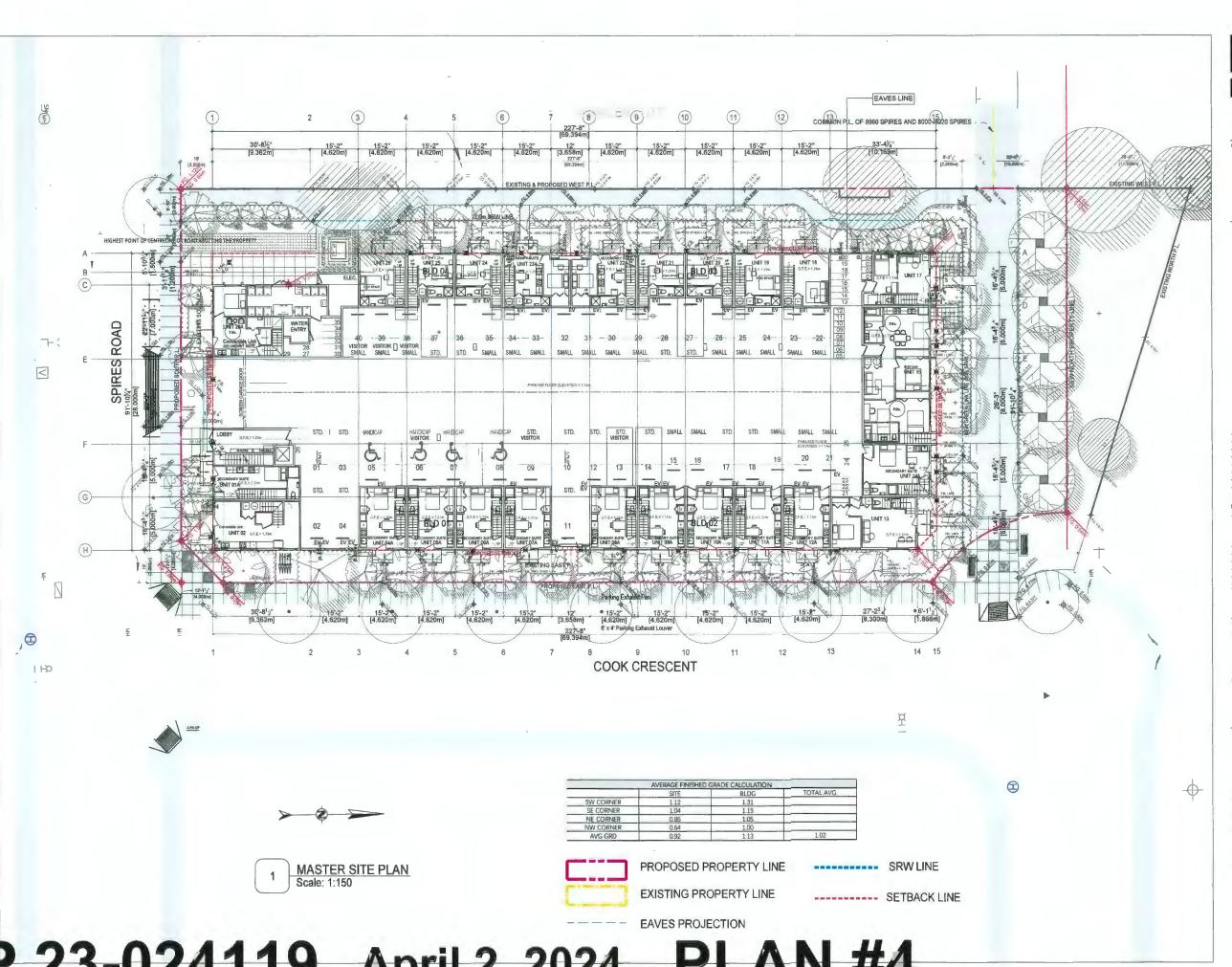
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Site Area Plan

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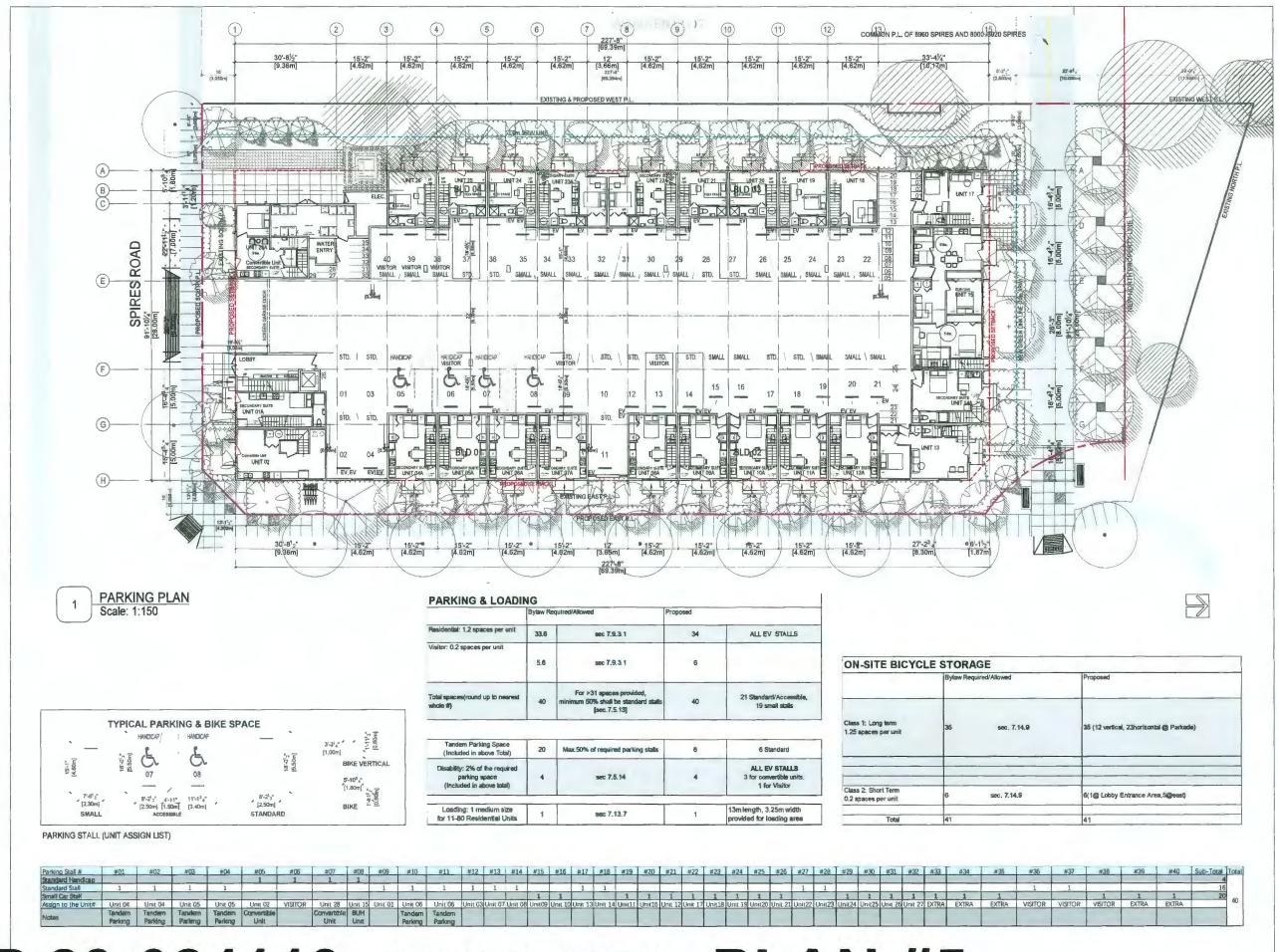
8635-8695 COOK CRESCENT TOWNHOUSE DEVELOPMENT

8635-8695 Cook Crescent, Richmond BC

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Master Site Plan

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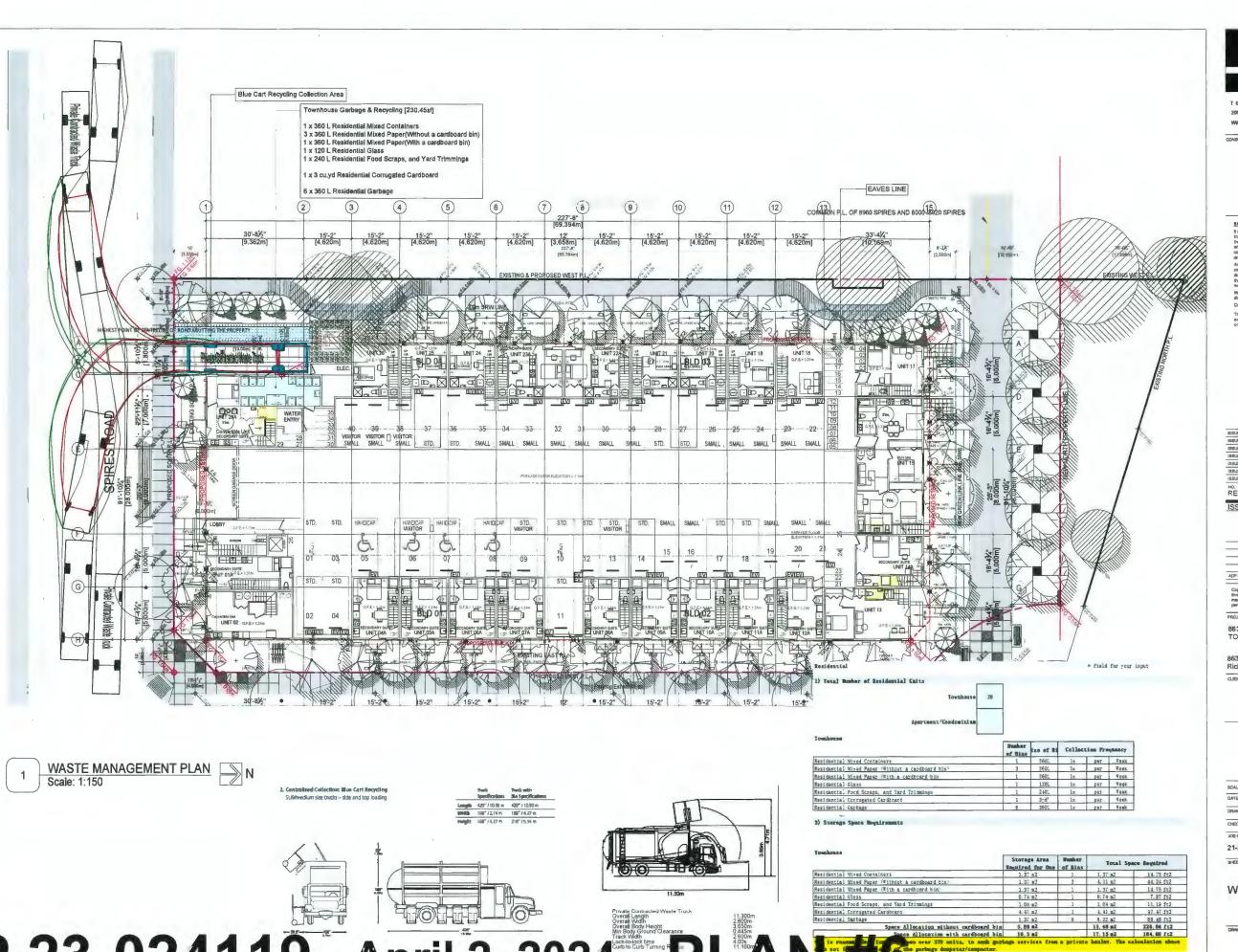
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Parking Plan

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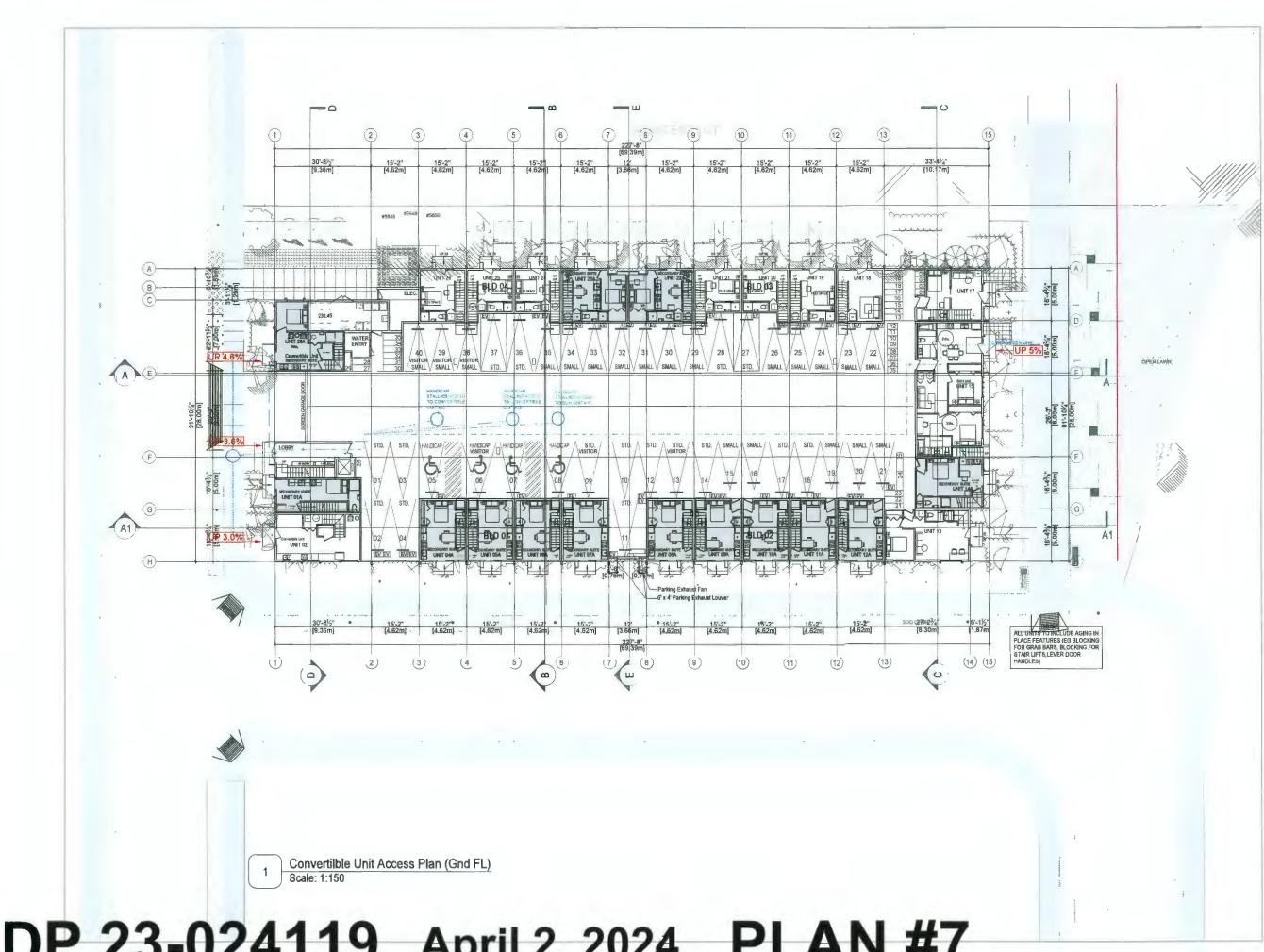
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Waste Management Plan

A1.02a

DP 23-024119





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8635-8695 COOK CRESCENT TOWNHOUSE DEVELOPMENT

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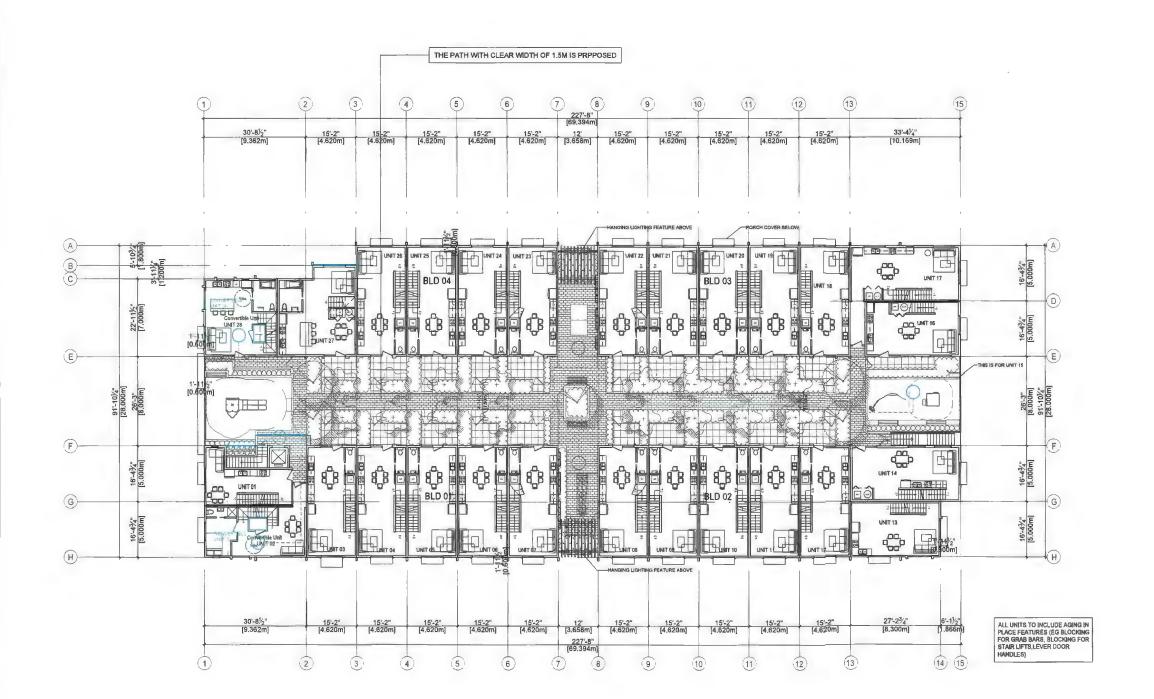
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21-26

Convertilble Unit Access Plan (GndFL)

A2.07a



Convertible Unit Access Plan (2nd FL)
Scale: 1:150



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TOWNHOUSE DEVEL

8635-8695 Cook Crescent, Richmond BC

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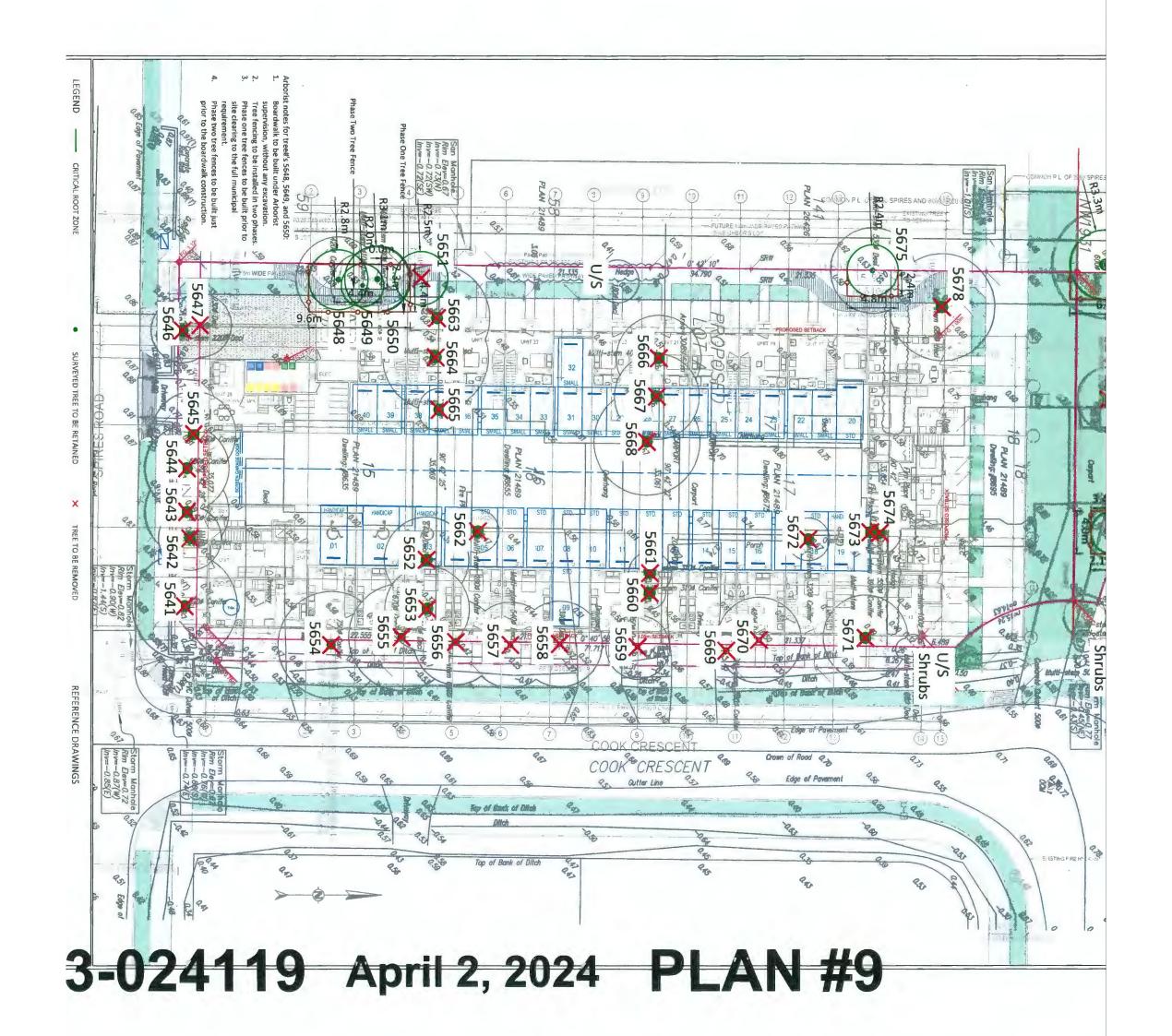
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JOB NO.

21-28

Convertilble Unit Access Plan (2nd FL)

A2.07b



Tree Inventory Table for 8635, 8655, 8675 and 8695 Cook Crescent

Tag#	Location	Species Common Name	Botanical Name	DBH (cm)	Height (m)	Dripline Radius (m)	Retention Value Rating	Retain/ Remove
5641	City	Douglas- Fir	Pseudotsuga menziesii	90	20	7	Low	Remove
5642	City	Douglas- Fir	Pseudotsuga menziesii	40	20	2	Low	Remove
5643	City	Douglas- Fir	Pseudotsuga menziesii	68	20	6	Low	Remove
5644	City	Douglas- Fir	Pseudotsuga menziesii	73	20	6	Low	Remove
5645	City	Douglas- Fir	Pseudotsuga menziesii	75	20	6	Low	Remove
5646	City	Cherry Laurel	Prunus laurocerasus	32	3	2	Medium	Remove
5647	City- shared	Silver Maple	Acer saccharinum	23	7	4	Nil	Remove
5648	On Site	Spruce spp.	Picea spp.	43	20	5	Medium	Retain
5649	On Site	Magnolia	Magnolia spp.	32	6	4	Medium	Retain
5650	On Site	Japanese Maple	Acer palmatum	47	6	5	Medium	Retain

Tag#	Location	Species Common Name	Botanical Name	DBH (cm)	Height (m)	Dripline Radius (m)	Retention Value Rating	Retain/ Remove
5651	On Site	Willow spp.	Salix spp.	38	6	5	Medium	Remove
5652	On Site	Willow spp.	Salix spp.	62	18	5	Low	Remove
5653	On Site	English Holly	Ilex aquifolium	48	12	3	Medium	Remove
5654	City	Douglas- Fir	Pseudotsuga menziesii	71	24	7	Low	Remove
5655	On Site	Deodar Cedar	Cedrus deodara	66	24	7	Medium	Remove
5656	City- shared	Western Red Cedar	Thuja plicata	60	12	6	Medium	Remove
5657	City	Apple spp.	Malus spp.	36	6	6	Medium	Remove
5658	City- shared	Cherry spp.	Prunus spp.	33	6	6	Low	Remove
5659	City	Apple spp.	Malus spp.	34	6	6	Medium	Remove
5660	On Site	Lawson Cypress	Chamaecyparis lawsoniana	20	8	1	Low	Remove
5661	On Site	Lawson Cypress	Chamaecyparis lawsoniana	20	8	1	Low	Remove
5662	On Site	Lawson Cypress	Chamaecyparis lawsoniana	20	8	1	Low	Remove
5663	On Site	Norway Spruce	Picea ables	64	24	6	Low	Remove
5664	On Site	Japanese Maple	Acer palmatum	33	5	4	Medium	Remove
5665	On Site	Forsythia	Forsythia spp.	20	5	3	Medium	Remove
5666	On Site	Tree of Heaven	Ailanthis altissima	30	5	3	Low	Remove
5667	On Site	Paper Birch	Betula papyrifera	48	20	3	High	Remove
5668	On Site	Plum	Prunus spp.	43	14	3	High	Remove
5669	City	Western Red Cedar	Thuja plicata	50	9	2	Medium	Remove

Tag#	Location	Species Common Name	Botanical Name	DBH (cm)	Height (m)	Dripline Radi <mark>u</mark> s (m)	Retention Value Rating	Retain/ Remove
5970	City	Apple spp.	Malus spp.	36	6	4	Medium	Remove
5971	City	Cherry spp.	Prunus spp.	53	4	4	Medium	Remove
5672	City	Lawson Cypress	Chamaecyparis lawsoniana	30	9	2	Medium	Remove
5673	City	Lawson Cypress	Chamaecyparis lawsoniana	30	9	2	Medium	Remove
5674	City	Lawson Cypress	Chamaecyparis lawsoniana	30	9	2	Medium	Remove
5675	Shared	Cherry spp.	Prunus spp.	37	7	3	Medium	Retain
5676	On Site	Magnolia	Magnolia spp.	25	4	3	Medium	Retain
5677	On Site	Black Walnut	Juglans nigra	24	4	3	Low	Remove
5678	On Site	Cherry spp.	Prunus spp.	49	10	4	Medium	Remove
OS1	Off Site	Western Red Cedar	Thuja plicata	50	20	6	Medium	Retain
OS2	Off Site	Western Red Cedar	Thuja plicata	35	20	6	Medium	Retain
OS3	Off Site	Western Red Cedar	Thuja plicata	35	20	6	Medium	Retain
OS4	Off Site	Western Red Cedar	Thuja plicata	35	20	6	Medium	Retain

NO. DESCRIPTION

DATE

1 DP SUBMISSION 2024/03/25

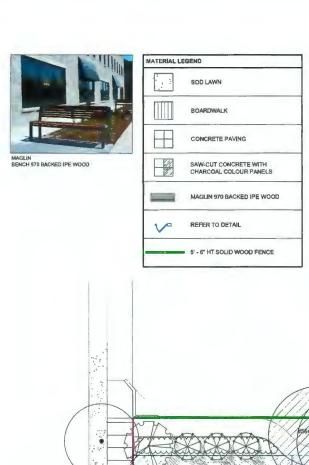
8635-8695 COOK CRESCENT TOWNHOUSE DEVELOPMENT

TREE INVENTORY TABLE

PROJECT: DATE: 2024/03/25 DRAWN BY: CHECKED BY:

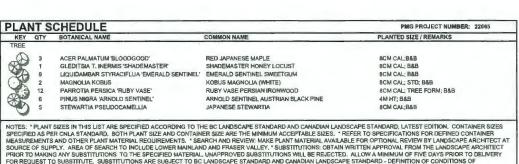
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2.0M SIDEWALK



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 CRILLA STANDARD, BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. 'REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MARTERIAL REQUIREMENTS. 'S ASAGEN AND REVIEW MAKE PLANT MARTERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AS COURSE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MANILAND AND FRASER VALLEY. 'SUBSTITUTIONS' (DETAIN 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 BE 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

STEWARTIA PSEUDOCAMELLIA

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-|/29 |/28 |/27 ||/26 |/25 |/24 ||/23 |/22 ||09

PHASE TWO TREE FENCE PER ARBORIST

REQUIRED REPLACEMENT TREES (8CM CAL): 58 ACTUAL REPLACEMENT TREES: 47 DEFICIT: 11

ARBORIST NOTES FOR TREE#S 5648, 5649, AND 5650:

BOARDWALK TO BE BUILT UNDER ARBORIST SUPERVISION, WITHOUT ANY EXCAVATION. TREE FENCING TO BE INSTALLED IN TWO PHASES.
PHASE ONE TREE FENCES TO BE BUILT PRIOR TO SITE CLEARING TO THE FULL MUNICIPAL REQUIREMENT.

PHASE TWO TREE FENCES TO BE BUILT JUST PRIOR TO THE BOARDWALK CONSTRUCTION.

9

08/

PLANT SCHEDULE - SRW PMG PROJECT NUMBER: 22065 RED HORSE CHESTNUT 8CM CAL: 1.8M STD: B&B ARNOLD SENTINEL AUSTRIAN BLACK PINE PINUS NIGRA 'ARNOLD SENTINEL'

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 CINLA STANDARD, BOTH FLANT SIZE AND CONTAINER SIZE ARE THE MININIAM 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 A'SOURCE OF SUPPLY, AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT A

THE LANDSCAPING PROPOSED WITHIN THE NORTH GREEN IS SUBJECTED TO THE APPROVAL OF PARKS DEPARTMENT, AS PART OF THE SERVICING AGREEMENT APPLICATION

EAVES LINE

COMMON P.L. OF 8960 SPIRES AND 8000 /8020 SPIRES

SOD LAWN

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R2.3n

ASPHALT AT GREEN LINK

BENCH ON CONCRETE PAD

1M X 1M DECORATIVE

SAW-CUT CONCRETE AT ENTRY WITH CHARCOAL COLOUR PANELS



PROJECT:

RESIDENTIAL DEVELOPMENT

8635-869S COOK CRESCENT RICHMOND, BC

LANDSCAPE PLAN **GROUND LEVEL**

ATE:	22.APR.12	DRAWING NUM
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22-065

PMG PROJECT NUMBER:

- GLEDITSIA T. INERMIS 'SHADEMASTER LAWN BOULEVARD. REFER TO OFFSITE PLANS COOK CRESCENT PARROTIA PERSICA PROPERTY LINE COOK CRESCENT DP 23-024119 April 2, 2024 PLAN #11

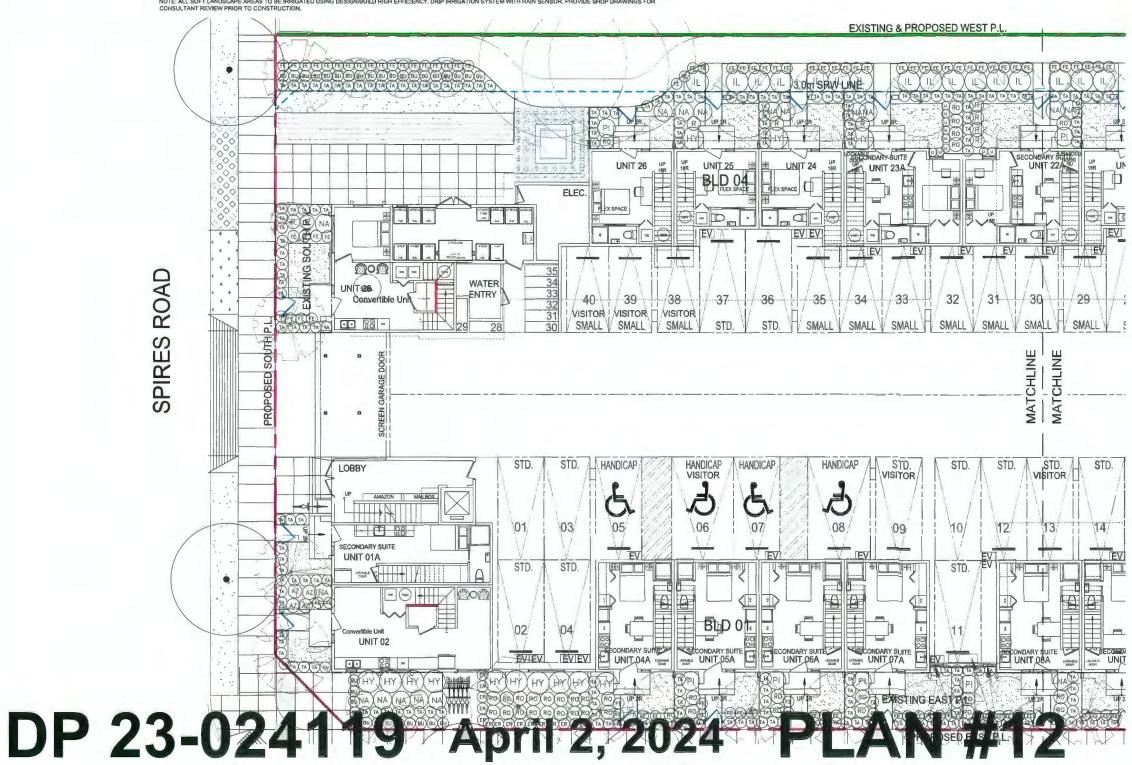
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KEY	QTY	BOTANICAL NAME	· COMMON NAME	PLANTED SIZE / REMARKS		
HRUB						
(Ad)	6	AZALEA JAPONICA 'AUTUMN CHEER'	DWARF AZALEA; LIGHT PINK	#2 POT; 25CM		
(A2)	4	AZALEA JAPONICA 'GOLDEN LIGHTS'	DECIDUOUS AZALEA; YELLOW; L. MAY	#2 POT; 25CM		
(A)	17	BUXUS MICROPHYLLA WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM		
(117)	20	HYDRANGEA SERRATA 'BLUEBIRD'	MOUNTAIN HYDRANGEA; LACECAP BLUE	#2 POT; 30CM #3 POT; 40CM		
(i)	8	ILEX CRENATA 'CONVEXA'	JAPANESE HOLLY	#3 POT; 50CM		
Œ	41	NANDINA DOMESTICA	HÉAVENLY BAMBOO	#3 POT; 50CM		
(PI)	22	PIERIS JAPONICA 'VALLEY VALENTINE'	PIERIS; RED BLOOMS	#3 POT; 50CM		
(R)	34	RHODODENDRON BOW BELLS	RHODODENDRON	#3 POT, 50CM		
œ æ	55	ROSA 'NOARTRAUM'	CARPET ROSE; PINK	#2 POT; 40CM		
(TA)	361	TAXUS X MEDIA 'H,M, EDDIE'	EDDIE'S YEW	1.5M 9&B		
RASS						
(PI)	108	FESTUCA CINEREA 'ELIJAH BLUE'	FESTUCA	#1 POT		
ERENI	VIAL					
(II)	16	LIRIOPE MUSCARI	BLUE LILY-TURF	15CM POT		
3						
(EII)	15	ERICA CARNEA 'SPRINGWOOD PINK'	WINTER HEATH; PINK	#1 POT		
(F)	8	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT: 25CM		

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 CRUA STANDARD, BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. "REFRE 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 SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTIONS ARE SUBJECT TO BE CHANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD OF CONDITIONS OF CONDITIONS OF CONDITIONS OF CONDITIONS ARE SUBJECT TO BE CHANDED AND CANADIAN 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

PLAN	IT S	CHEDULE - SRW		PMG PROJECT NUMBER: 22-065
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				•
(BU)	72	BUXUS MICROPHYLLA WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
(IL)	49	ILEX CRENATA 'CONVEXA'	JAPANESE HOLLY	#3 POT; 50CM
(NA)	94	NANDINA DOMESTICA	HEAVENLY BAMBOO	#3 POT; 50CM
R	84	RHODODENDRON BOW BELLS'	RHODODENDRON	#3 POT, 50CM
(A)	20	TAXUS X MEDIA 'H.M, EDDIE'	EDDIE'S YEW	1.5M B&B
GRASS				
(c)	63	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
GC FE	143	FESTUCA CINEREA 'ELIJAH BLUE'	FESTUCA	#1 POT
GC				
PQ	35	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT: 25CM

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 CRULE 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 AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MANILAND AND FRASEN VALLEY. "SUBSTITUTIONS: OBTIAN 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 SUBSTITUTIONS ARE SUBJECT TO BE ALMOSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD DATE 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, * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE



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37	24.MAR.12	NEW SITE PLAN	(U)
16	24.FEB.21	NEW SITE PLAN	YR
15	24.FEB.1JE	NEW SITE PLAN	YR
14	24.FEB.14	NEW SITE PLAN	RJ
1.3	24,IANL10	NEW SITE PLAN	YR
12	23.DEC.15	REVISION PER COMMENTS	MC/Y
11	23.NOV.03	REVISION PER COMMENTS	MNN
10	23.OCT.27	NEW SITE PLAN	MC
9	23JUN.28	NEW SITE PLAN	MC
8	23.APR.05	SITE PLAN COORDINATION	
7	23.MAR.20	NEW SITE PLAN	DO
6	23.MAR.14	NEW SITE PLAN	JR
5	23.MAR.09	NEW SITE PLAN	JR
4	23.MAIL06	NEW SITE PLAN	JR
3	22.DEC.20	NEW SITE PLAN	MC
2	22.DEC.16	NEW SITE PLAN	MC
1	22.0EC.06	NEW SITE PLAN	DQ
NO.	DATE	REVISION DESCRIPTION	DR

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PROJECT:

RESIDENTIAL DEVELOPMENT

8635-8695 COOK CRESCENT RICHMOND, BC

DRAWING TITLE:

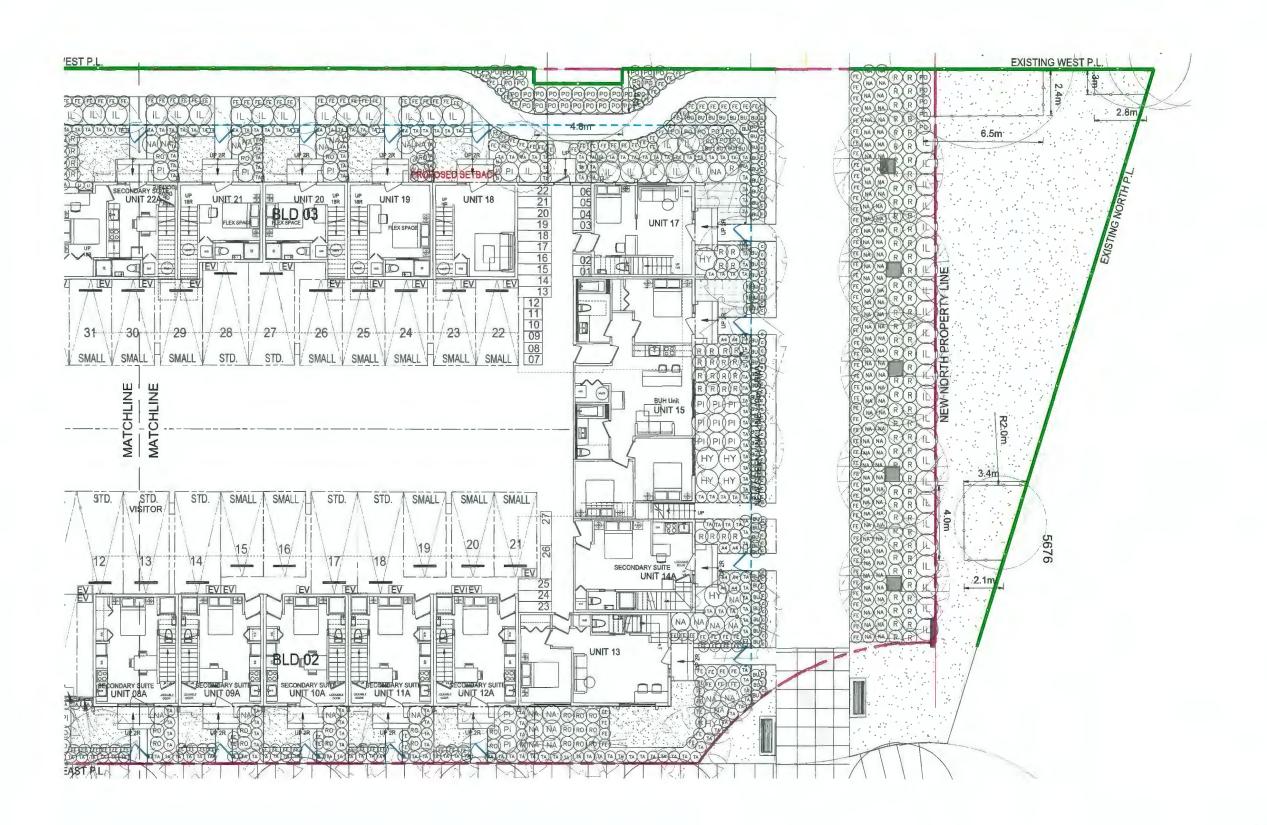
SHRUB PLAN **GROUND LEVEL**



22.APR.12 1:100 DESIGN: CHK'D:

22-065

PMG PROJECT NUMBER:



DP 23-024119 April 2, 2024 PLAN #13

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SEA

18	24.MAR.14	ISSUED FOR DP	
17	24.MAR.12	NEW SITE PLAN	RJ
16	24.FE8.21	NEW SITE PLAN	YR
15	24.FEB.18	WEW SITE PLAN	YR
14	24.FEB.14	NEW SITE PLAN	RJ
13	24.JAN.10	NEW SITE PLAN	YR
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11	23.NGV.03	REVISION PER COMMENTS	MNM
10	23.OCT.27	NEW SITE PLAN	MC
9	23.JUN.28	NEW SITE PLAN	MC
8	23.APR.05	SITE PLAN COORDINATION	
7	23.MAR.20	MEW SITE PLAN	DO
6	23.MAR.14	NEW SITE PLAN	JR
5	23.MAR.09	NEW SITE PLAN	JR
4	23.MAIL06	NEW SITE PLAN	M
3	22.DEC.20	NEW SITE PLAN	MC
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RESIDENTIAL DEVELOPMENT

8635-8695 COOK CRESCENT RICHMOND, BC

DRAWING TITLE:

SHRUB PLAN GROUND LEVEL

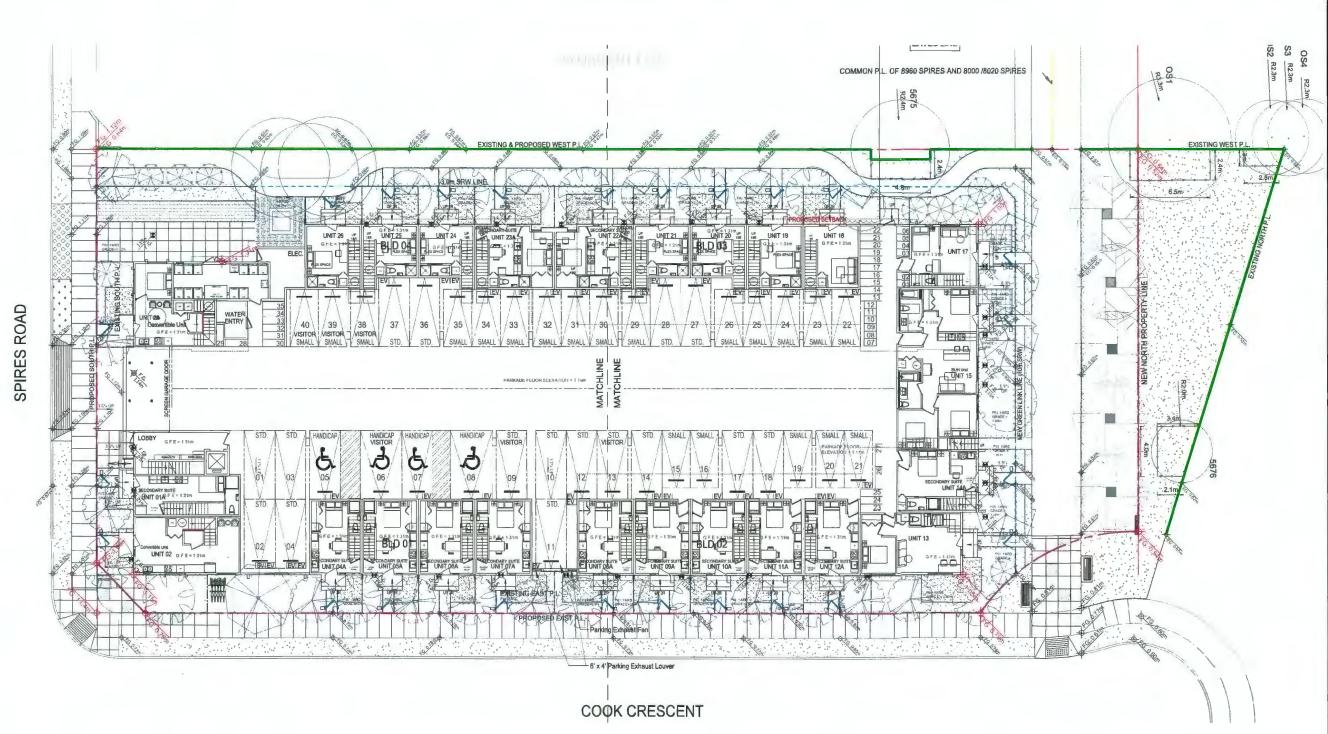


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18	24.MAR.14	ISSUED FOR DP	
17	24.MAR.12	NEW SITE PLAN	RJ
16	24.FEB.21	NEW SITE PLAN	YR
15	24.FEB.12	NEW SITE PLAN	YR
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23	24.JAN.10	NEW SITE PLAN	YR
12	23.DEC.15	REVISION PER COMMENTS	MC/Y
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3	22.DEC.20	NEW SITE PLAN	MC
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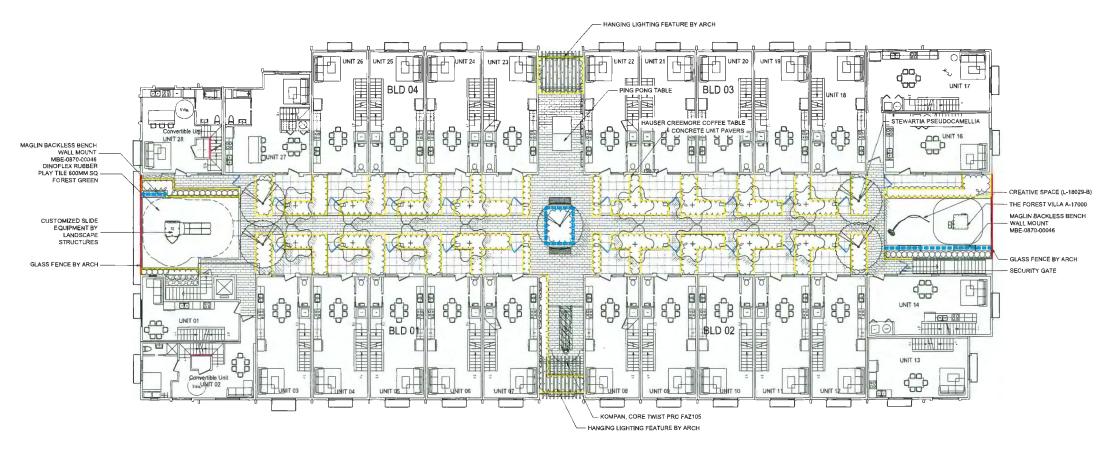
8635-8695 COOK CRESCENT RICHMOND, BC

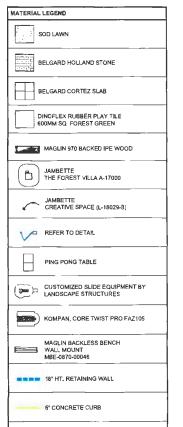
DRAWING TITLE:

GRADING PLAN GROUND LEVEL



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PLANT SCHEDULE



JAPANESE STEWARTIA

PMG PROJECT NUMBER: 22-065

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18	24.MAR.14	ISSUED FOR DP	
17	24.MAR.12	NEW SITE PLAN	RJ
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13	24.JAN.10	NEW SITE PLAN	YR
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11	23 NOV.03	REVISION PER COMMENTS	MNM
10	23.0CT.27	NEW SITE PLAN	MC
9	23JUN 28	NEW SITE PLAN	MC
8	23 APR.05	SITE PLAN COORDINATION	
7	23 MAR.20	NEW SITE PLAN	DO
6	23 MAR 14	NEW SITE PLAN	JR
5	23.MAR.09	NEW SITE PLAN	JR
4	23.MAR.06	NEW SITE PLAN	JR
3	22.DEC.20	NEW SITE PLAN	MC
2	22.0EC.16	NEW SITE PLAN	MC
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NO.	DATE	REVISION DESCRIPTION	DR.

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PROJECT:

RESIDENTIAL DEVELOPMENT

8635-8695 COOK CRESCENT RICHMOND, BC

LANDSCAPE PLAN LEVEL 2



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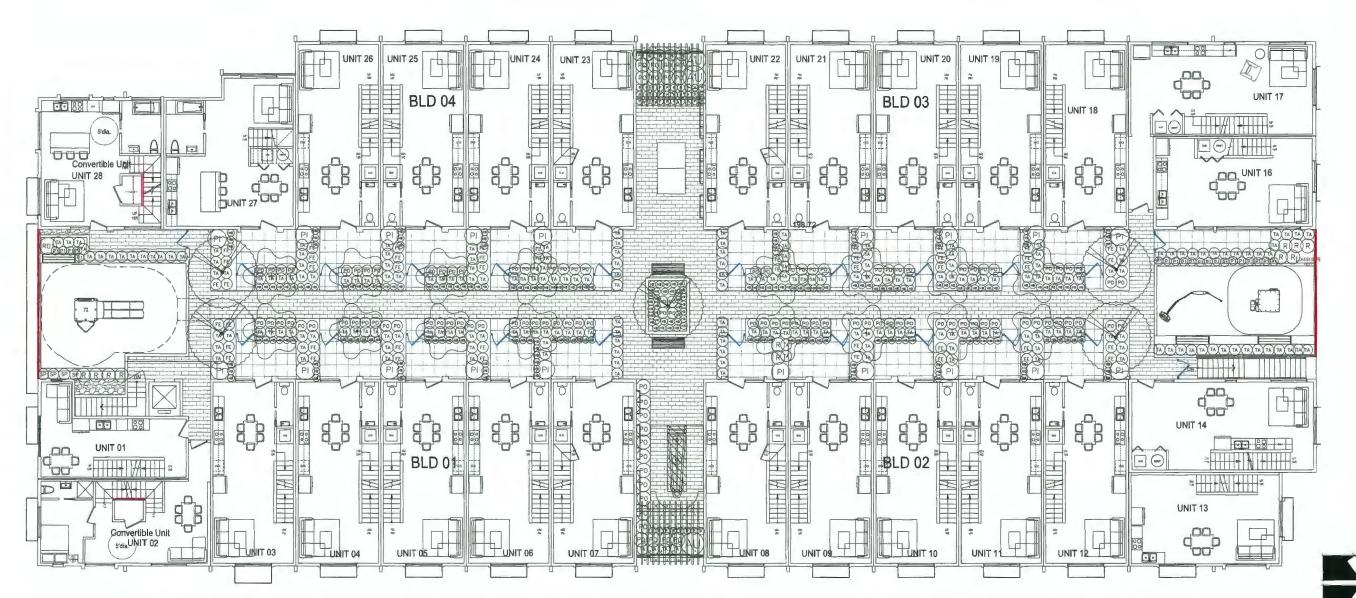
DP 23-024119 April 2, 2024 PLAN #15

22065-19.ZIP PMG PROJECT NUMBER:

PLANT SCHEDULE				PMG PROJECT NUMBER: 22-085	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
SHRUB					
(AU)	3	AUCUBA JAPONICA 'SERRATIFOLIA'	SAWTOOTHED JAPANESE AUCUBA	#3 POT; 50CM	
300	19	PIERIS JAPONICA "VALLEY VALENTINE"	PIERIS; RED BLOOMS	#3 POT; 50CM	
\approx	11	RHODODENDRON BOW BELLS'	RHODODENDRON	#3 POT, 50CM	
(100)	11	ROSA MEIDILAND 'BONICA'	BONICA ROSE	#2 POT; 40CM	
8	4	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK	#2 POT; 40CM	
(III) (IRXSS	239	TAXUS X MEDIA 'H.M. EDDIE'	EDDIE'S YEW	1.5M B&B	
(F)	47	FESTUCA CINEREA 'ELIJAH BLUE'	FESTUCA	#1 POT	
PERTEN	20 NIAL	PENNISETUM ALOPEÇUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	#1 POT	
GC	228	HELLEBORUS x HYBRIDUS	LENTEN ROSE	15CM POT	
P	38	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT; 15CM	
(e)	120	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM	

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: 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 IS THAN 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 AND CANADIAN LANDSCAPE MATERIAL, AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LAND CANAD

NOTE: ALL SOFT LANDSCAPE AREAS TO BE IRRIGATED USING DESIGNBUILD HIGH EFFICIENCY, ORIP IRRIGATION SYSTEM WITH RAIN SENSOR, PROVIDE SHOP DRAWINGS FO CONSULTANT REVIEW PRIOR TO CONSTRUCTION.



DP 23-024119 April 2, 2024 PLAN #16

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SEAL:

12	21,0EC.15	REVISION PER COMMENTS	MC/V9
11	23.NOV.03	REVISION PER COMMENTS	MNM
10	23.DCT.27	NEW SITE PLAN	MC
9	23.JUN.28	NEW SITE PLAN	MC
8	23.APR.05	SITE PLAN COORDINATION	
7	23.MAR.20	NEW SITE PLAN	DO
6	23.MAR.14	NEW SITE PLAN	JR
5	23.MAR.09	NEW SITE PLAN	JR
4	Z3,MAR,06	NEW SITE PLAN	JR
3	22.DEC.20	NEW SITE PLAN	MC
2	22.DEC.16	NEW SITE PLAN	
1	22.DEE_06	NEW SITE PLAN	DO
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PROJECT:

RESIDENTIAL DEVELOPMENT

8635-8695 COOK CRESCENT RICHMOND, BC

DRAWING TITLE:

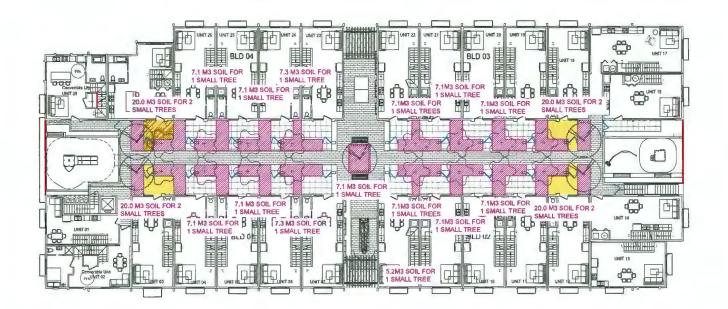
SHRUB PLAN LEVEL 2

DATE:	22.APR.12	DRAWING NUMBE
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S-19.7IP PMG PROJECT

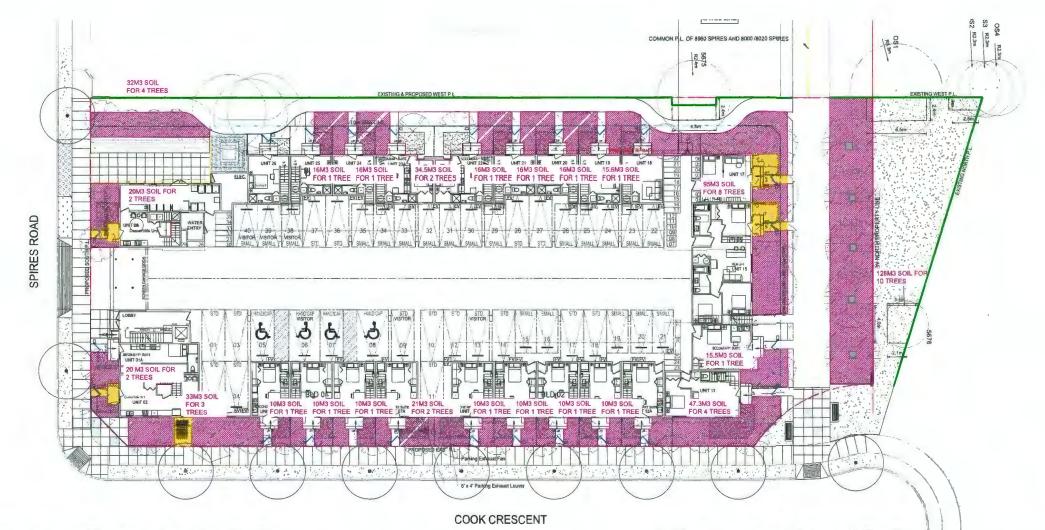
PMG PROJECT NUMBER:

22-





LEVEL 2



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SEAL:

RJ	NEW SITE PLAN	
YR	NEW SITE PLAN	
YR	NEW SITE PLAN	
RJ	NEW SITE PLAN	
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RESIDENTIAL DEVELOPMENT

8635-8695 COOK CRESCENT RICHMOND, BC

DRAWING TITLE:

SOIL VOLUME PLAN

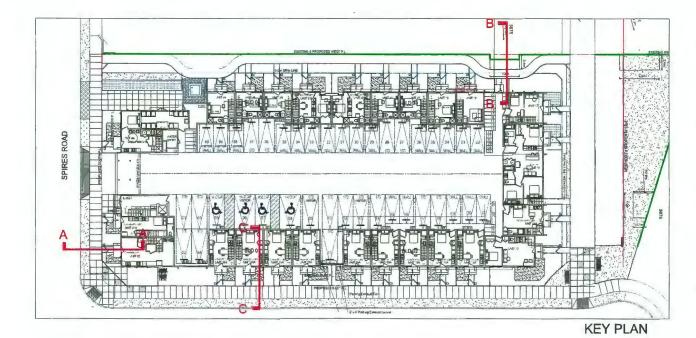
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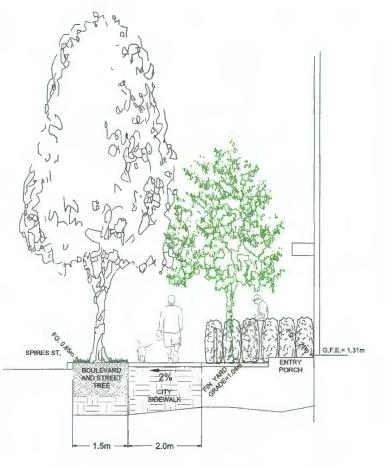
DP 23-024119 ΔN #1 GROUND LEVEL April 2, 20

22065-19.ZIP

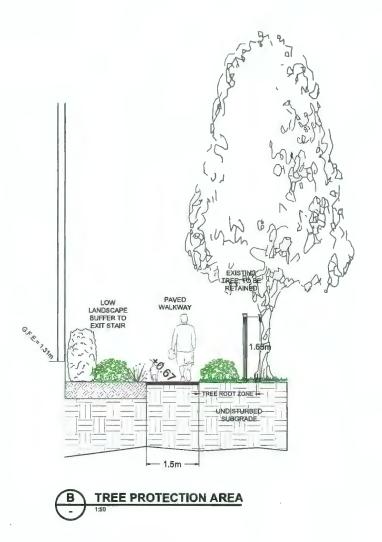
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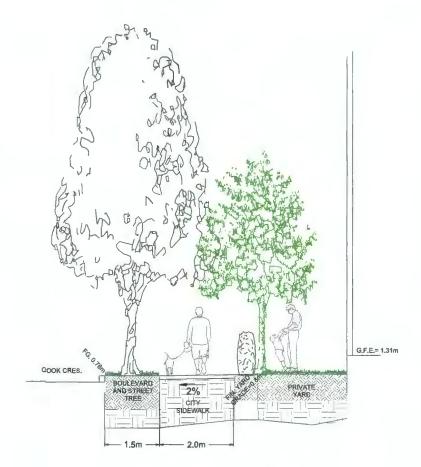
22-065











C COOK CRESCENT FRONTAGE

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SEA

18	24.MAR.14	ISSUED FOR DP	
17	24.MAR.12	NEW SITE PLAN	RJ:
16	24.FEB.21	NEW SITE PLAN	YR
15	24.FEB.18	NEW SITE PLAN	Alf
14	24.FEB.14	NEW SITE PLAN	IU
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12	23.DEC. 15	REVISION PER COMMENTS	MC/Y
11	23.NOV.03	REVISION PER COMMENTS	MNN
10	23.OCT.27	NEW SITE PLAN	MC
9	23.JUN.28	NEW SITE FLAN	MC
8	23.APR.05	SITE PLAN COORDINATION	
7	23.MAR.20	NEW SITE PLAN	DO
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4	23.MAR.06	NEW SITE PLAN	M
3	22.DEC.20	NEW SITE PLAN	MC
2	22.DEC_16	NEW SITE FLAN	MC
1	22.DEC-06	NEW SITE PLAN	DO
10	DATE	REVISION DESCRIPTION	DR

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PROJECT

RESIDENTIAL DEVELOPMENT

8635-8695 COOK CRESCENT RICHMOND, BC

DRAWING TITL

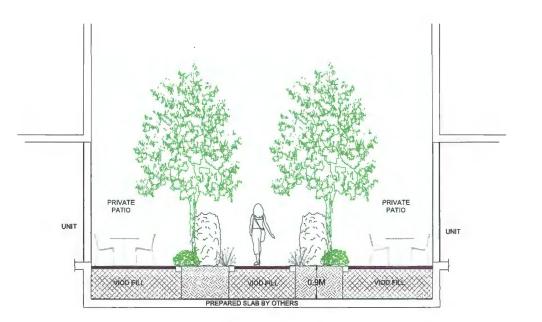
LANDSCAPE SECTIONS - GROUND

DATE:	22.APR.12	DRAWING NUMBER:
SCALE:	1:50	1.0
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DP 23-024119 April 2, 2024 PI AN #18

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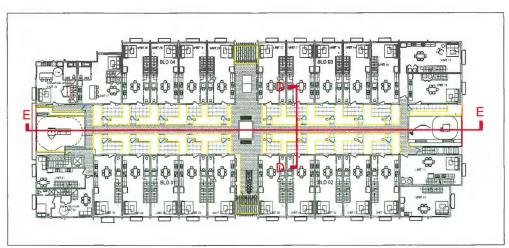
5-19.ZIP PMG PRO



D EAST WEST PODIUM
1:50

CHILDREN'S PLAY AREA (5-12)

WODEFILL

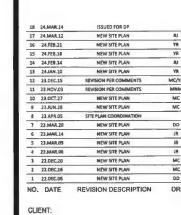


VIOD/FILE

CHILDREN'S PLAY AREA (2-5)

Viato Fict.

KEY PLAN



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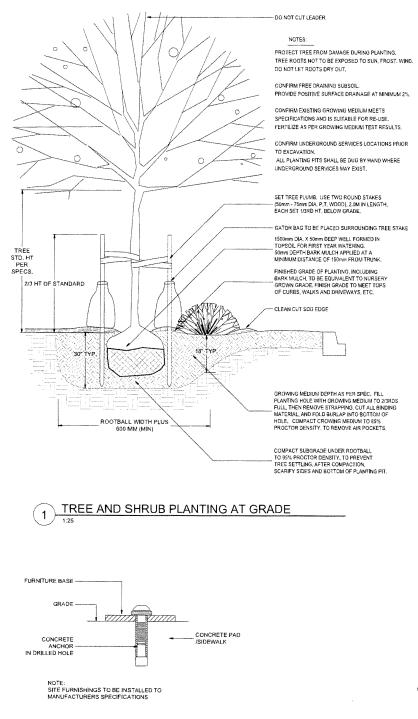
8635-8695 COOK CRESCENT RICHMOND, BC

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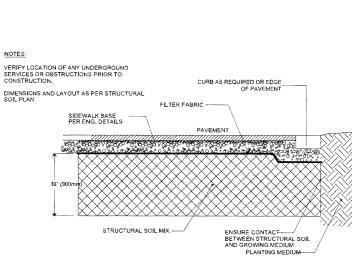
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DESIGN:	DO	
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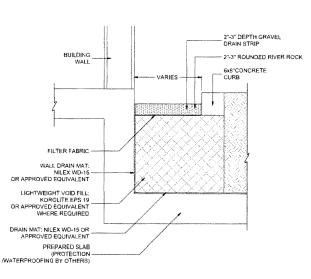
WALKWAY



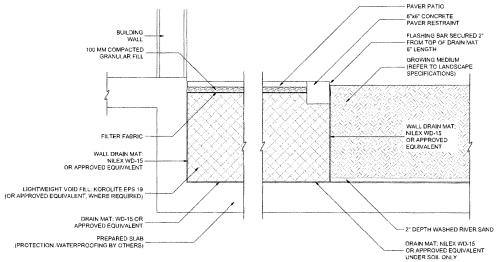
SITE FURNITURE MOUNTING



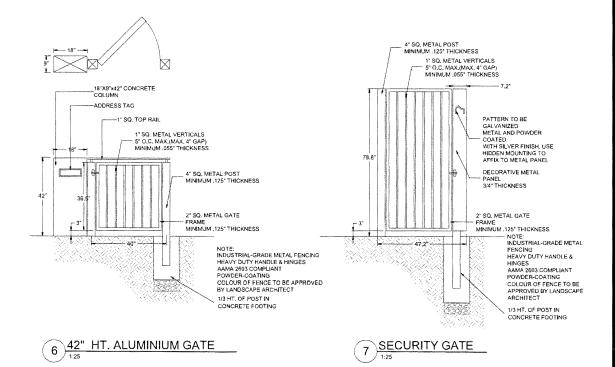
STRUCTURAL SOIL



DRAIN STRIP AT BUILDING AT SLAB DROP



PATIO/LANDSCAPE AT SLAB DROP



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18	24.MAR.34	ISSUED FOR DP	
17	24.MAR.12	NEW SITE PLAN	RJ
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13	24.IAN.10	NEW SITE PLAN	YR
12	23.DEC.15	REVISION PER COMMENTS	MC/YR
11	23.NOV.03	REVISION PER COMMENTS	MNN
10	23.OCT.27	NEW SITE PLAN	MC
9	23.JUN 28	NEW SITE PLAN	MC
8	23.APR.05	SITE PLAN COORDINATION	
7	23.MAR.20	NEW SITE PLAN	DO
6	23.MAR.14	NEW SITE PLAN	JR
S	23.MAR.09	NEW SITE PLAN	JR
4	23.MAR.06	NEW SITE PLAN	JR
3	22.DEC.20	NEW SITE PLAN	MC
2	22.DEC.16	NEW SITE PLAN	MC
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PROJECT:

RESIDENTIAL DEVELOPMENT

8635-8695 COOK CRESCENT RICHMOND, BC

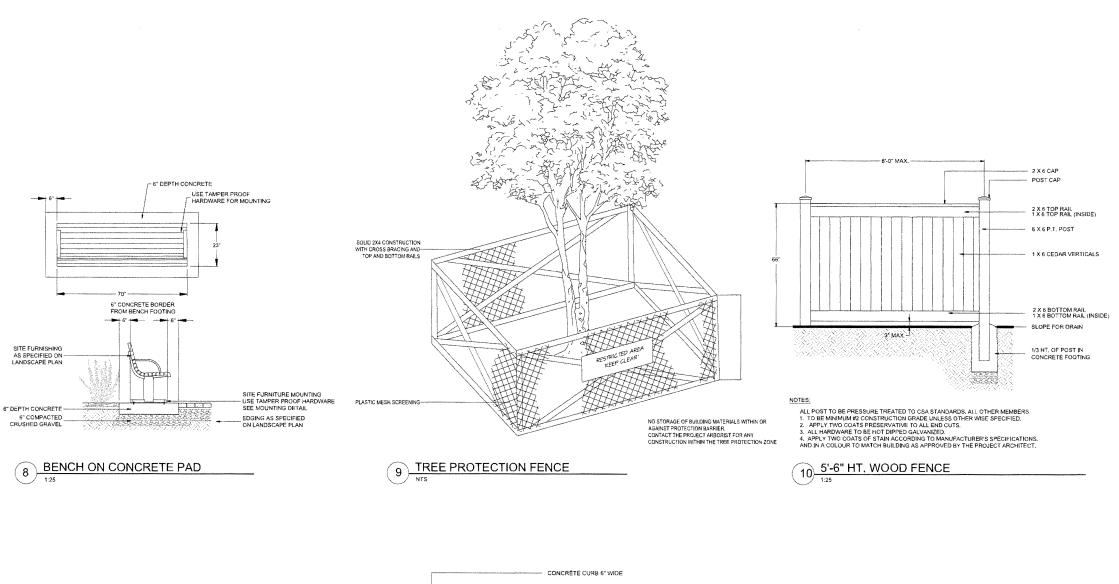
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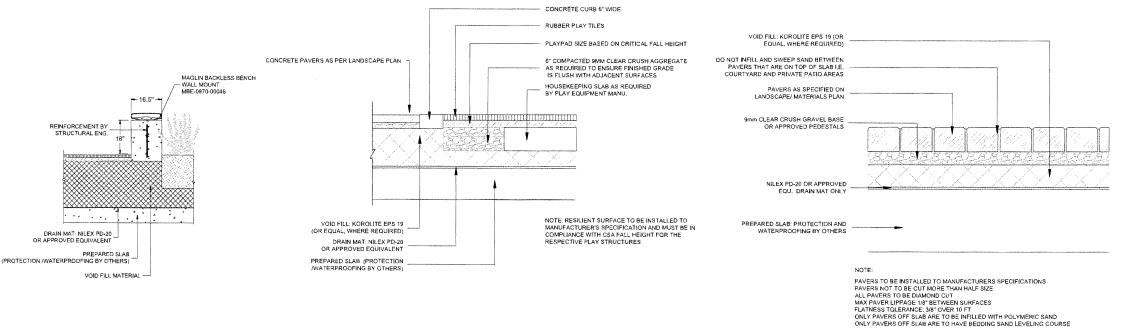
LANDSCAPE **DETAILS**

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DP 23-024119 April 2, 2024 PLAN #20

22-065





11 18"HT. SEAT WALL

PLAY TILE SURFACE EDGE

13) PAVERS ON SLAB WITH VOID FILL

DP 23-024119 April 2, 2024 PLAN #21

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SEAL

18	24.MAR.14	ISSUED FOR DP	
17	24.MAR.12	NEW SITE PLAN	RJ
16	Z4.FEB.21	NEW SITE PLAN	YR
15	24.FEB.18	NEW SITE PLAN	YR
14	24.FEB.14	NEW SITE PLAN	RJ
13	24.JAN.10	NEW SITE PLAN	YR
12	23.DEC.15	REVISION PER COMMENTS	MC/YF
11	23.NOV.03	REVISION PER COMMENTS	MNM
10	23.0CT.27	NEW SITE PLAN	MC
9	23 JUN 28	NEW SITE PLAN	MC
8	23.APR.05	SITE PLAN COORDINATION	
7	Z3.MAR.20	NEW SITE PLAN	DO
6	23.MAR.14	NEW SITE PLAN	JR
5	23.MAR.09	NEW SITE PLAN	JR
4	23.MAR.06	NEW SITE PLAN	JR.
3	22.DEC.20	NEW SITE PLAN	MC
2	22.DEC.16	NEW SITE PLAN	MC
1	22.DEC.D6	NEW SITE PLAN	DO
NO.	DATE	REVISION DESCRIPTION	DR.

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RESIDENTIAL DEVELOPMENT

863S-869S COOK CRESCENT RICHMOND, BC

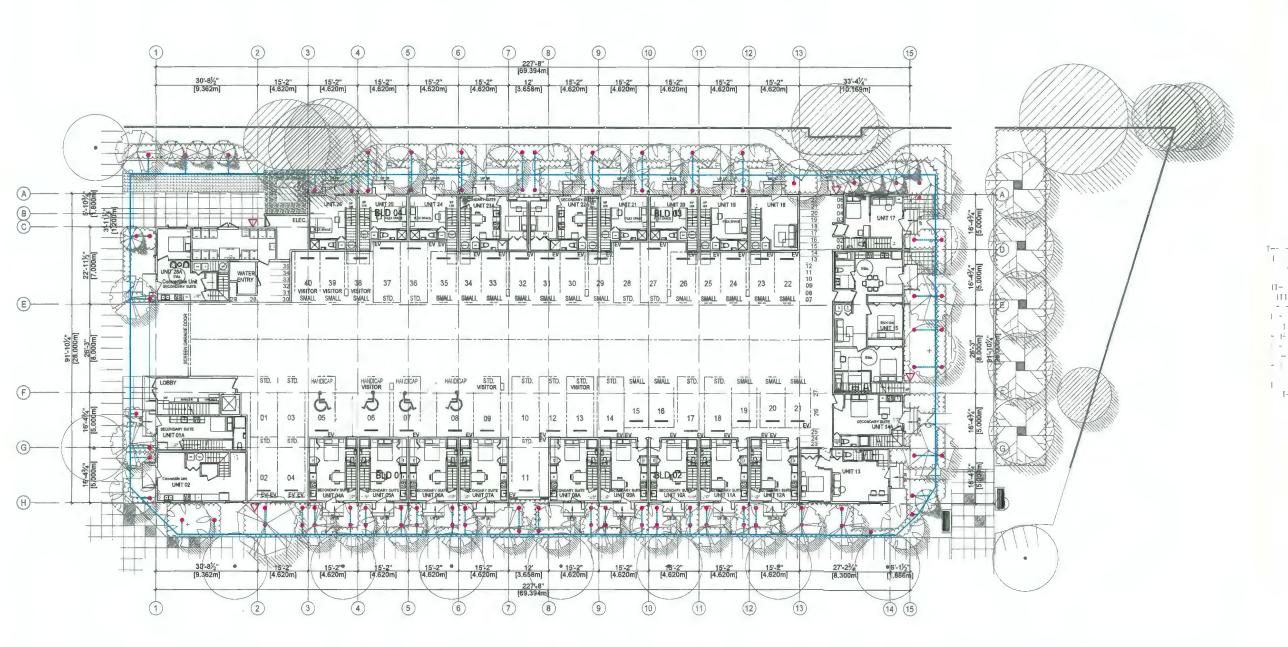
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LANDSCAPE DETAILS

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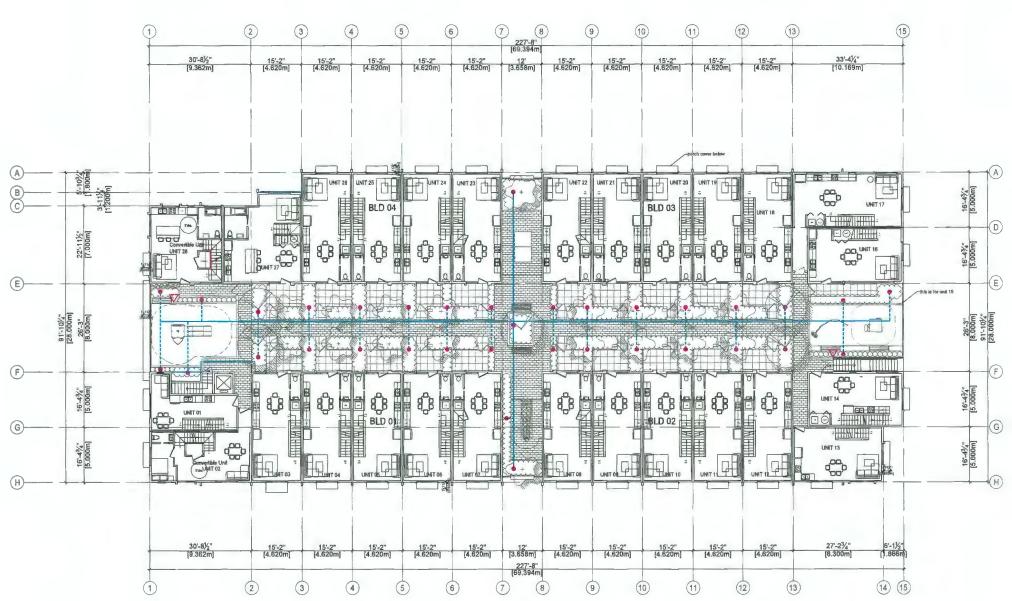
1 1/2" PVC MAIN PIPE

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DP 23-024119 April 2 2024 PI AN #22

Ground Floor Irrigation Plan

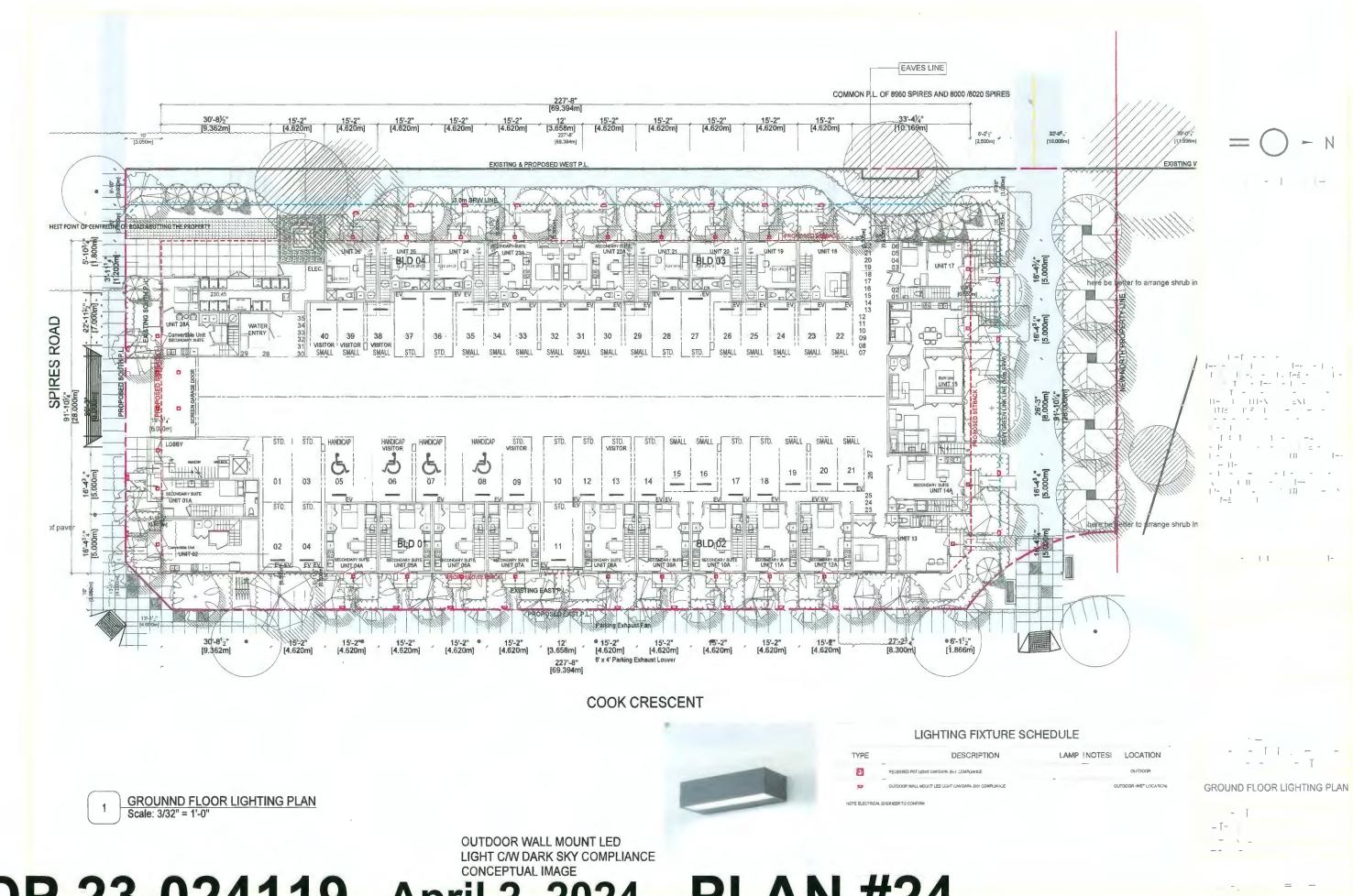
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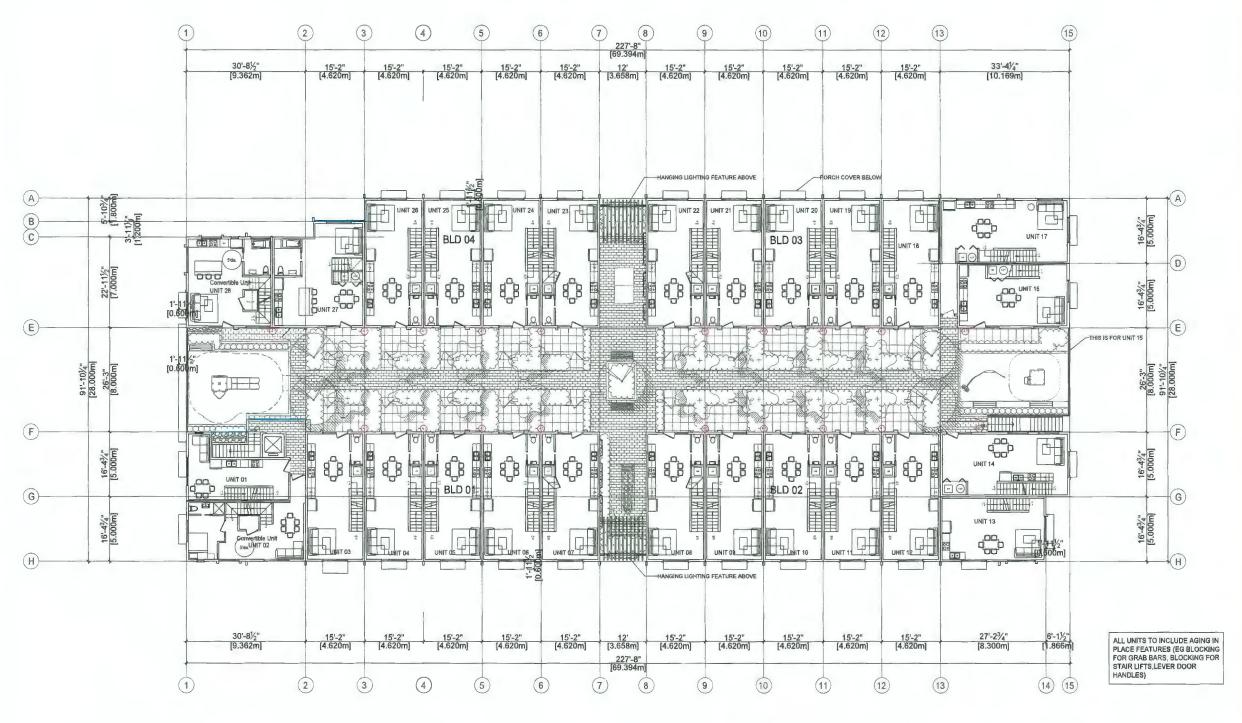


16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.43% | 16.

1 2ND FLOOR IRRIGATION PLAN Scale: 1:150

IRRIGATI	ON SCHEDULE	
∇	HOSE BIB	
•	4" POP UP SPRINKLER	
	3/4" BRANCH PIPE	
	1 1/2" PVC MAIN PIPE	





2ND FLOOR PLAN Scale: 3/32" = 1'-0"

TUBE ARCHITECTURAL LED OUTDOOR WALL MOUNT, DOUBLE SIDED CONCEPTUAL IMAGE

LIGHTING FIXTURE SCHEDULE





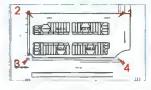
VIEW FROM NORTHWEST

VIEW FROM SOUTHWEST









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ADP RESUBMISSION	27/03/2024

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Perspective Rendering-01

A6.01



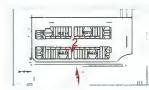
VIEW FROM EAST



VIEW FROM WEST TO EAST AT PODIUM

DP 23-024119 April 2, 2024 PLAN #2





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Perspective Rendering-02

A6.02







VIEW OF THE FEATURE ABOVE THE AMENITY

VIEW FROM PODIUM YARD



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the work as detailed in the contract documents. It is
therefore necessary for the builder to pay very close



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8635-8695 COOK CRESCENT TOWNHOUSE DEVELOPMENT

8635-8695 Cook Crescent, Richmond BC

21-28

Perspective Rendering-03

SHEET TITLE

A6.03

VIEW FROM CHILDREN'S PLAY AREA





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Street-Scape-01

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DP 23-024119 April 2 2024 PI AN #29





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Street-Scape-02

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SHEET TITLE

East & West Elevations

A3.01a

DP 23-024119 April 2 2024 PI AN #31







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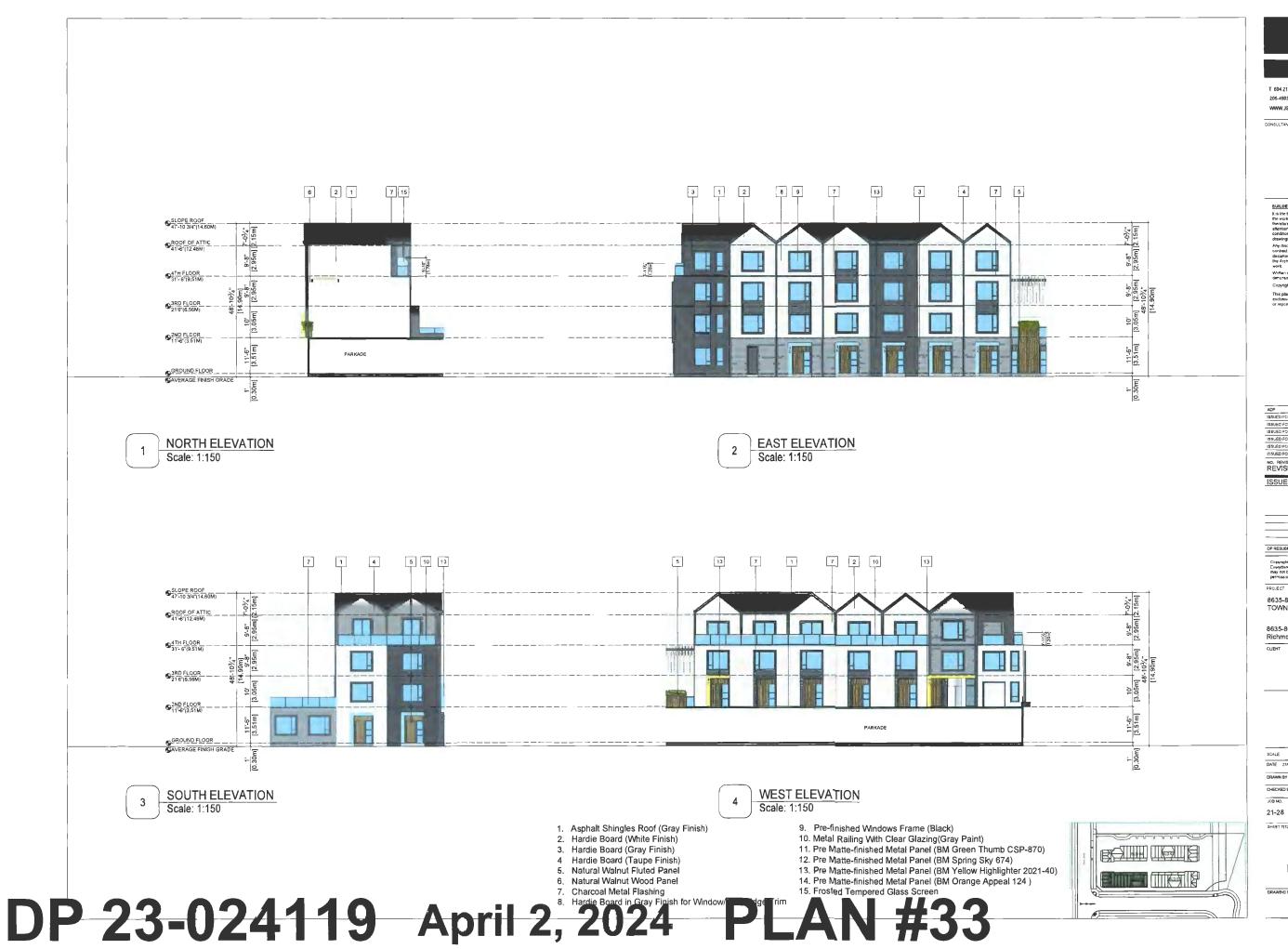
South & North Elevations

A3.01b

DP 23-024119 April 2, 2024 PI AN #32

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Scale: 1:150



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8635-8695 Cook Crescent, Richmond BC

DATE 27/03/

Elevations(BLD1)

A3.02



BUILDER'S RESPONSIBILITY TO LAYOUT WORK

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8635-8695 Cook Crescent, Richmond BC

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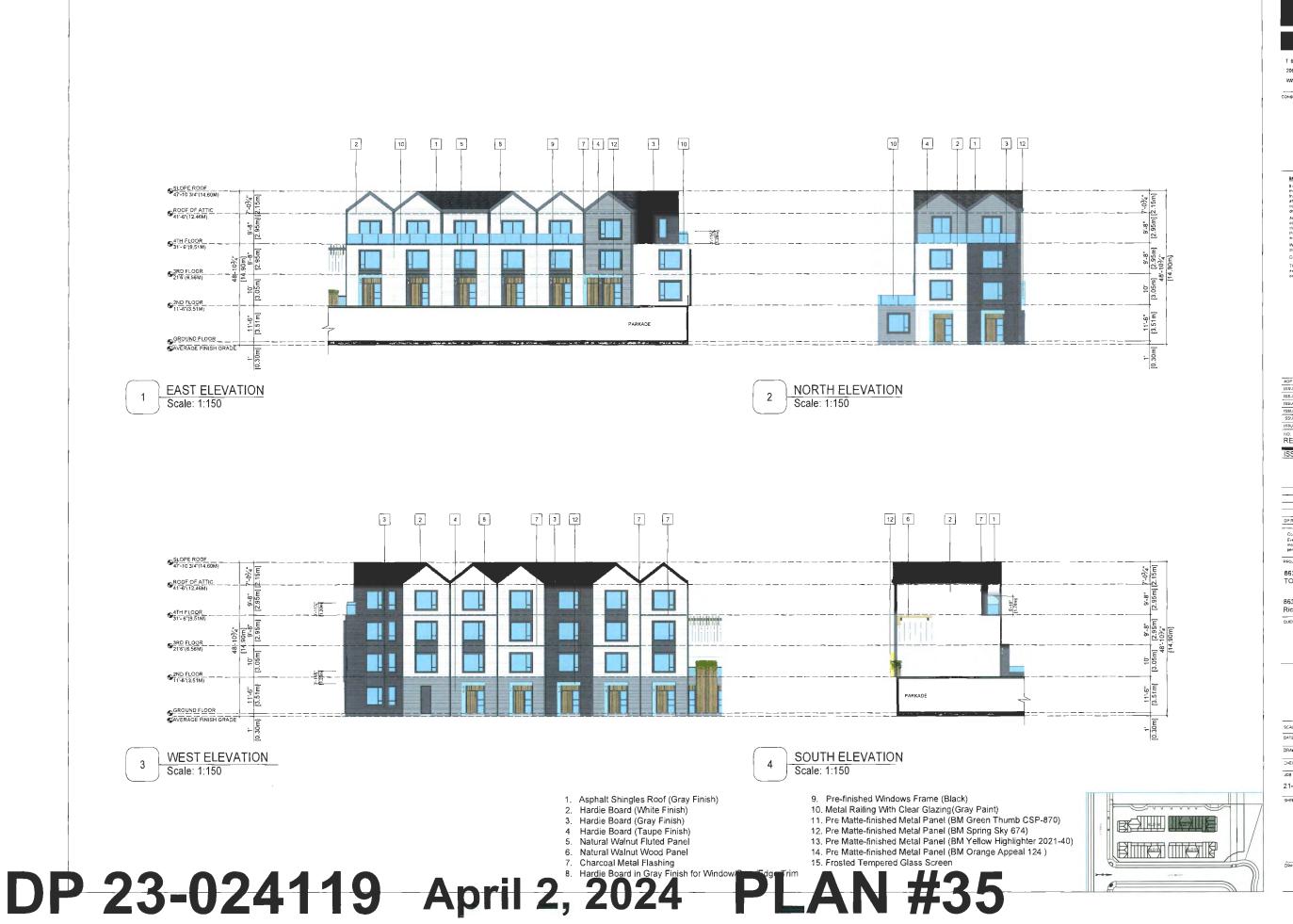
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Elevations(BLD2)

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DP 23-024119

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SHEET TITLE

Elevations(BLD3)

GRAWING NO.
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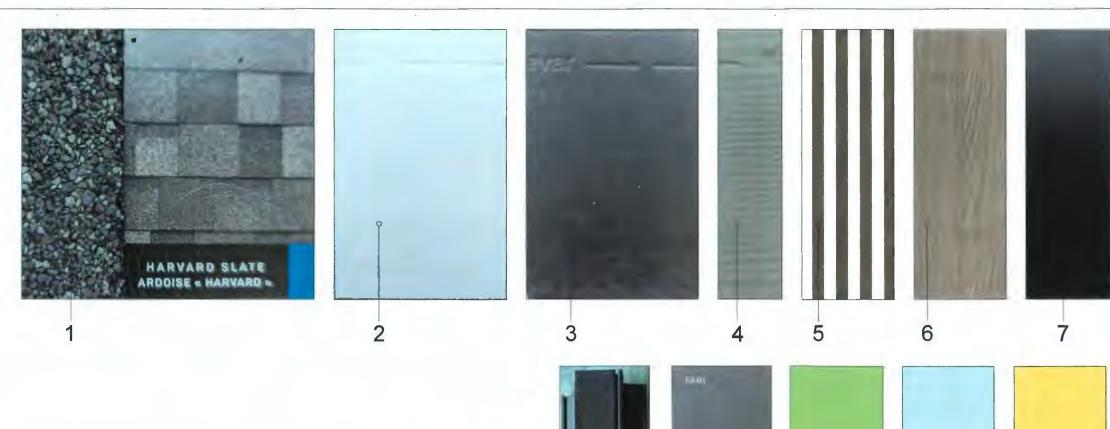
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DP 23-024119 April 2, 2024 PLAN #36

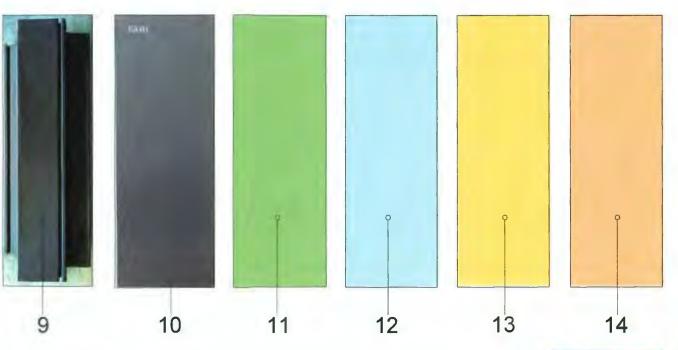
Elevations(BLD4)

A3.05



Material Legend

- 1. Asphalt Shingles Roof (Gray Finish)
- 2. Hardie Board (White Finish)
- 3. Hardie Board (Gray Finish)
- 4 Hardie Board (Taupe Finish)
- 5. Natural Walnut Fluted Panel
- 6. Natural Walnut Wood Panel
- 7. Charcoal Metal Flashing
- 8. Hardie Board in Gray Finish for Window/Door/Edge Trim
- 9. Pre-finished Windows Frame (Black)
- 10. Metal Railing With Clear Glazing(Gray Paint)
- 11. Pre Matte-finished Metal Panel (BM Green Thumb CSP-870)
- 12. Pre Matte-finished Metal Panel (BM Spring Sky 674)
- 13. Pre Matte-finished Metal Panel (BM Yellow Highlighter 2021-40)
- 14. Pre Matte-finished Metal Panel (BM Orange Appeal 124)
- 15. Frosted Tempered Glass Screen





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Material Precedents

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8635-8695 COOK CRESCENT

8635-8695 Cook Crescent, Richmond BC

SHEET TITLE

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Features Details

A7.00

SUN & SHADOWS STUDIES







Mar 21ST 10:00AM



Mar 21ST 12:00PM



Mar 21ST 2:00PM



Mar 21ST 4:00PM



SUMMER SOLSTICE TIME



June 21ST 10:00AM



June 21ST 12:00PM



June 21ST 2:00PM



June 21ST 4:00PM











September 21ST 4:00PM



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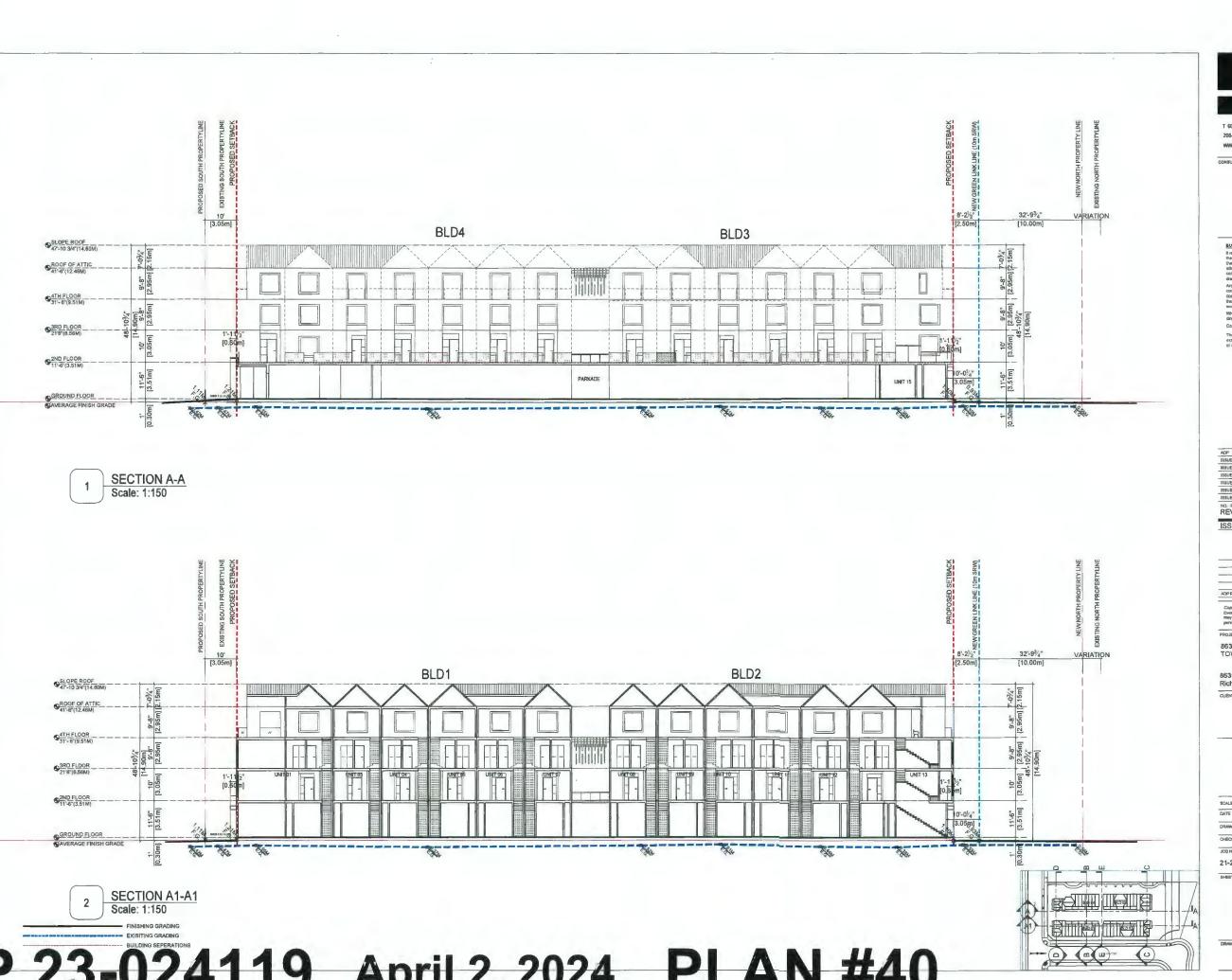
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Sun & Shadows Studies

A0.06

DP 23-024119

September 21ST 12:00PM **April 2, 2024**



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8635-8695 COOK CRESCENT TOWNHOUSE DEVELOPMENT

8635-8695 Cook Crescent, Richmond BC

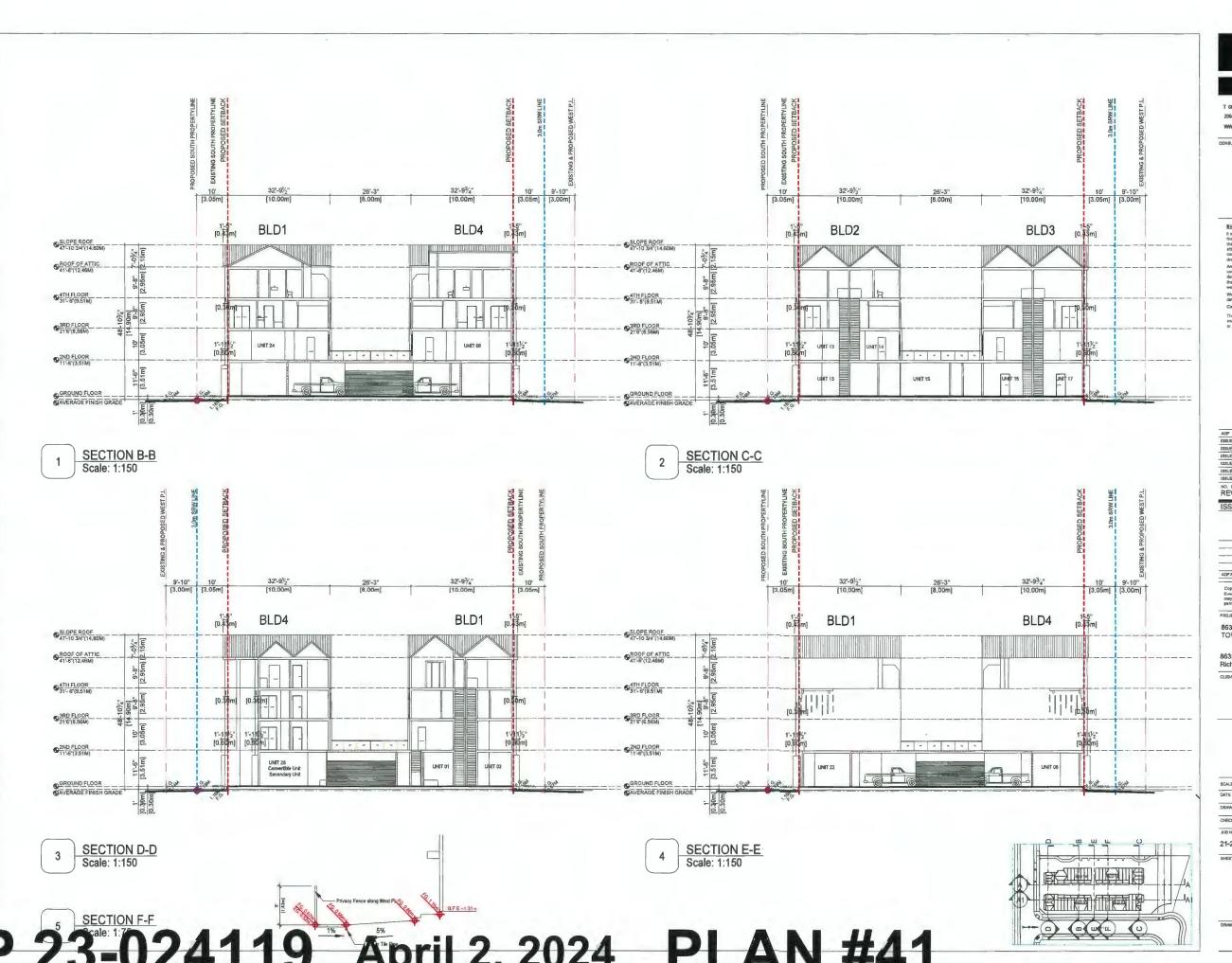
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Section A & A1

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April 2 2024



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ISSUED FOR DP RESUBMISSION	19/12/2023
ISSUED FOR DP	10/07/2023
ISSUED FOR DP COORDINATION	28/06/2023
ISSUED FOR RZ RE-SUBMISSION	06/04/2023
ISSUED FOR RZ RE-SUBMISSION	20/03/2023
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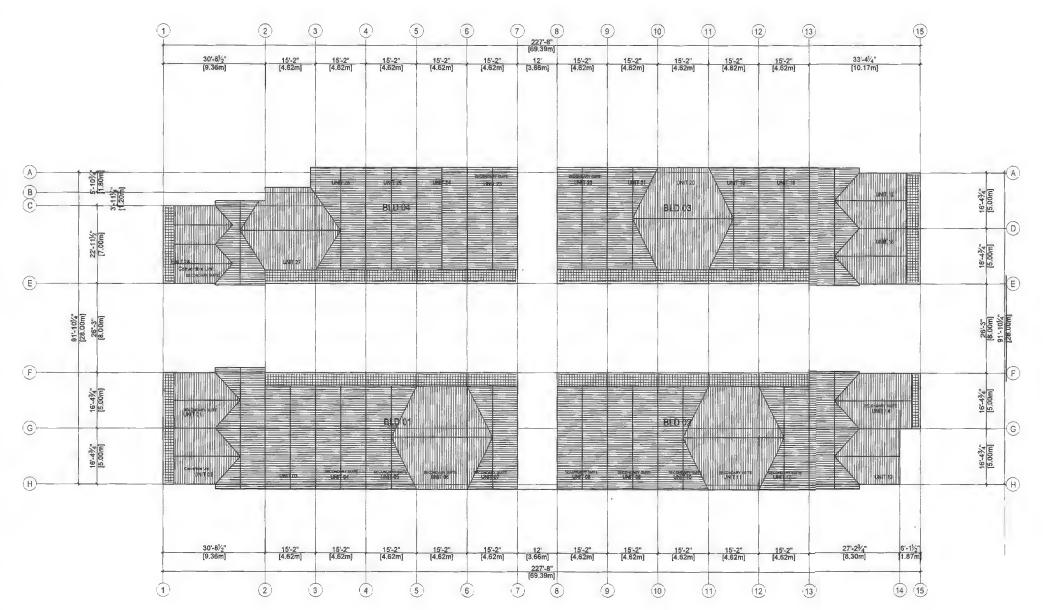
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8635-8695 Cook Crescent, Richmond BC

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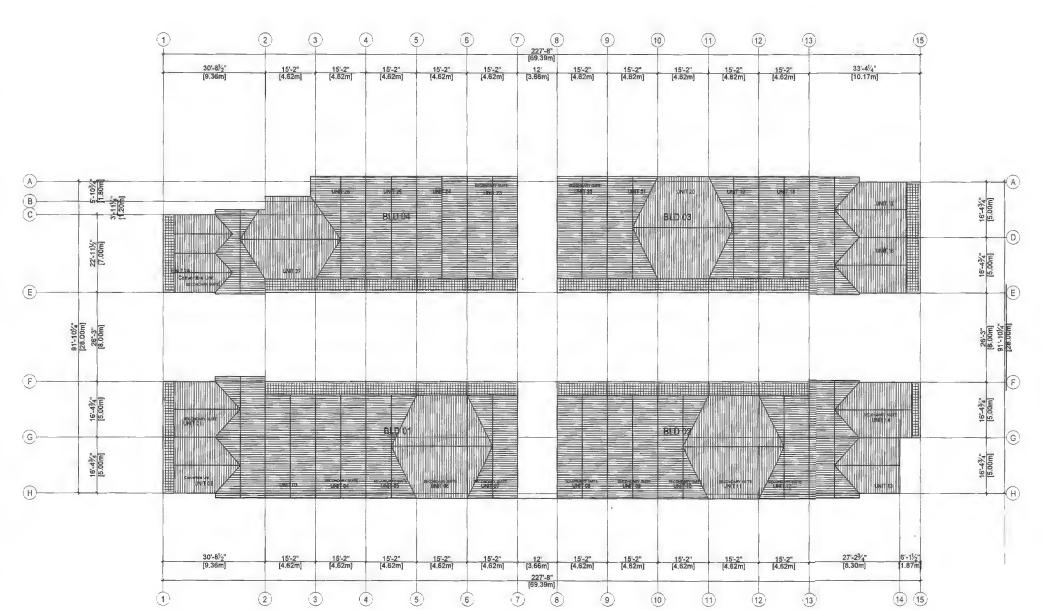
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Roof Plan

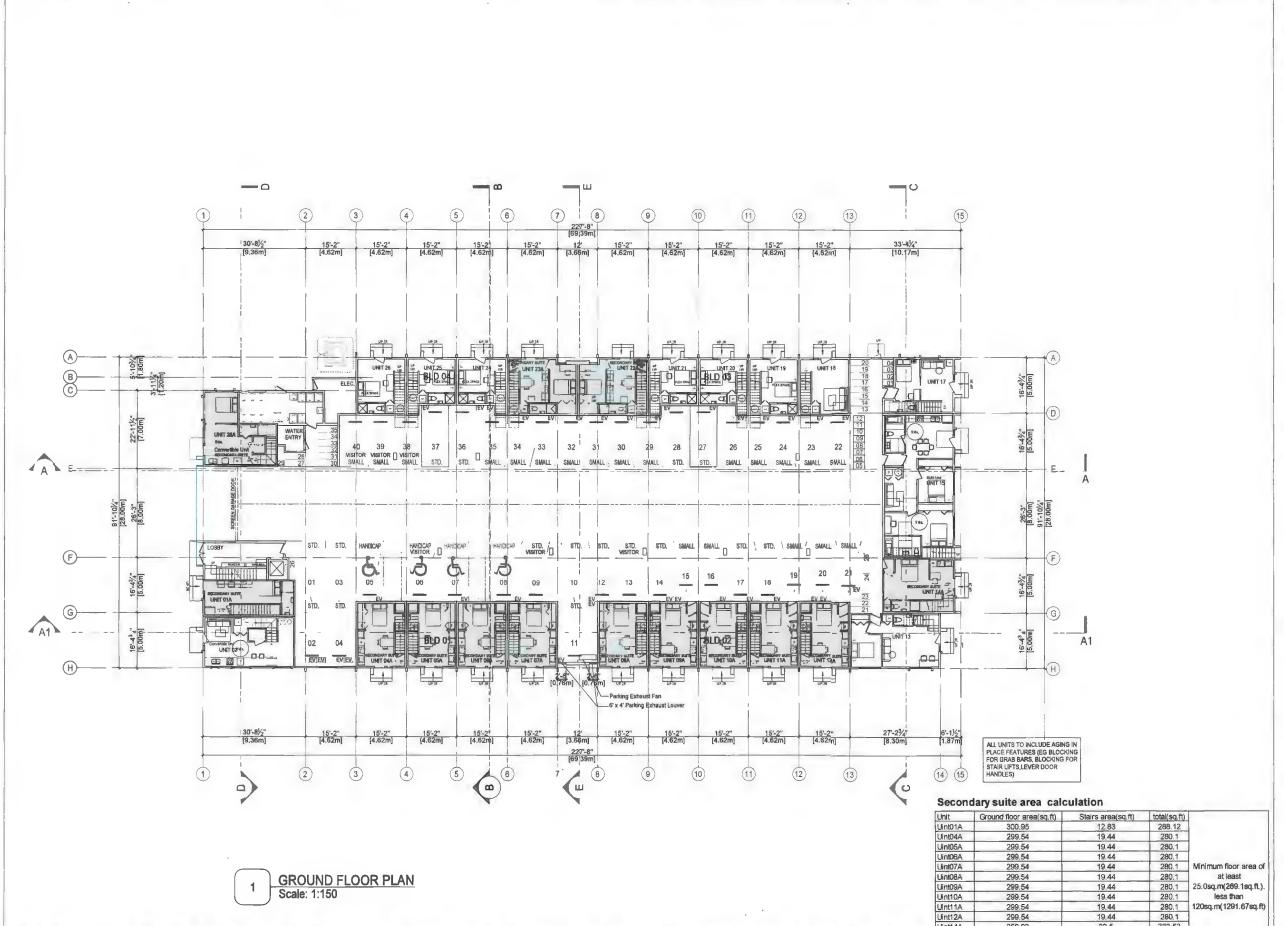
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DP 23-024119 April 2, 2024 PLAN #42

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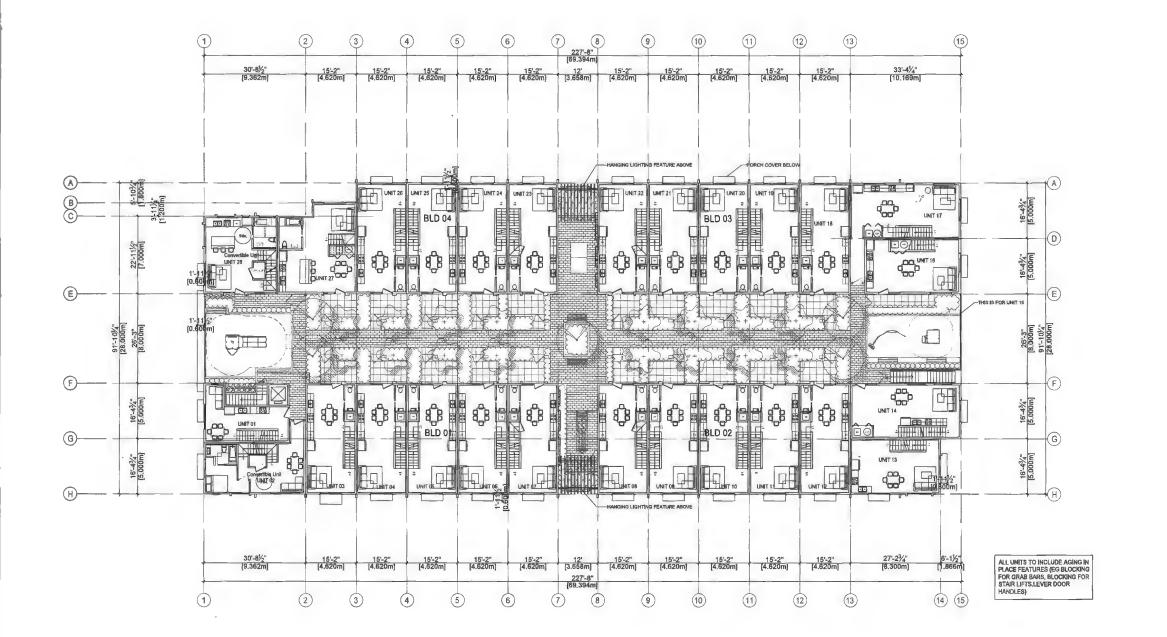
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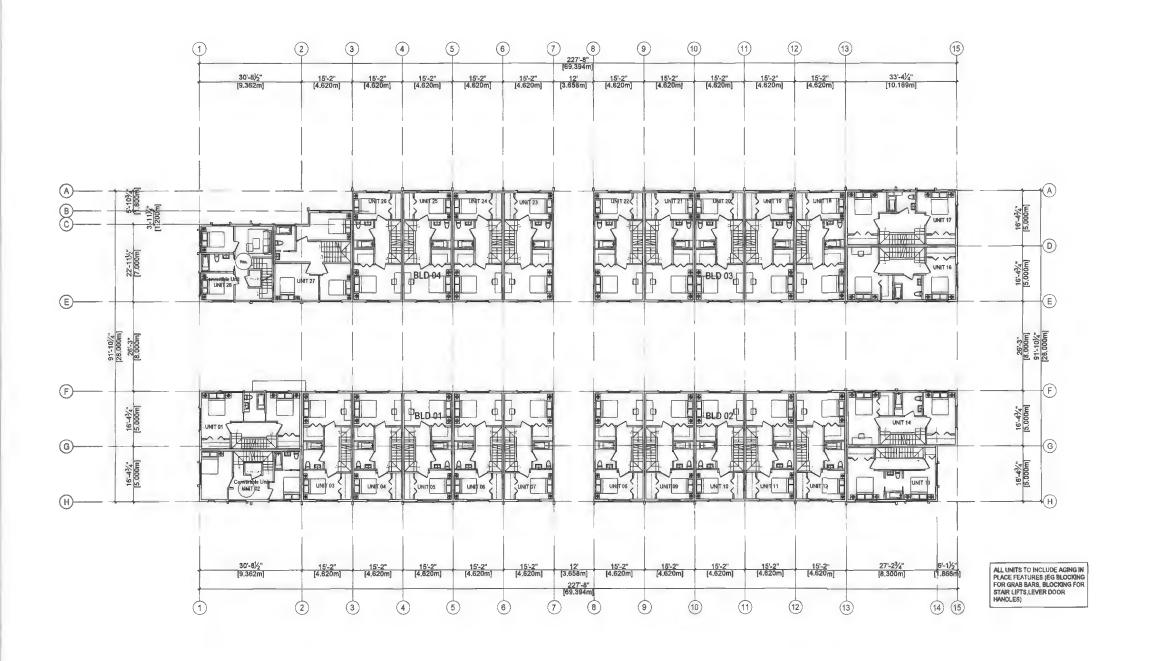
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2ND Floor Plan

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2ND FLOOR PLAN Scale: 1:150



1 3RD FLOOR PLAN Scale: 1:150





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8635-8695 Cook Crescent.

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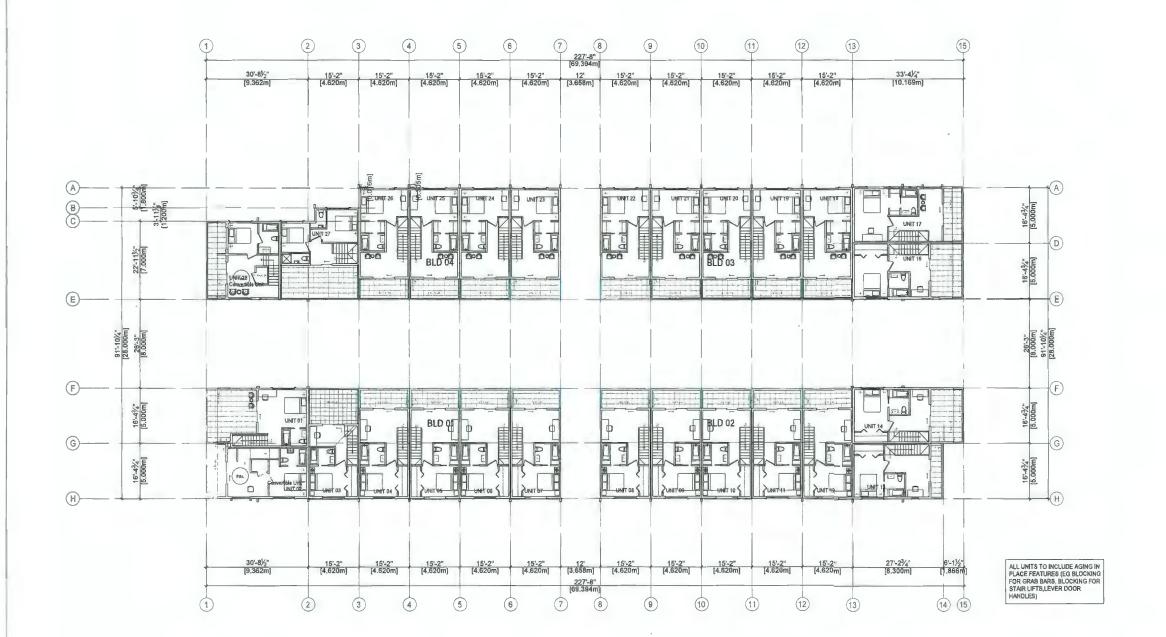
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3RD Floor Plan

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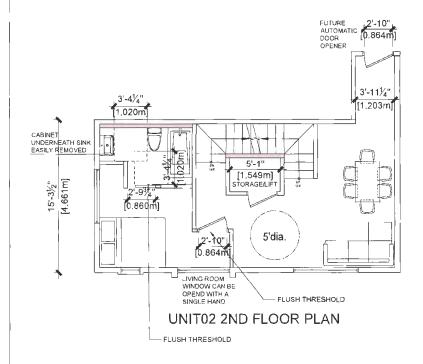
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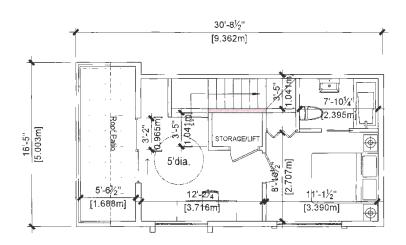
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4TH Floor Plan

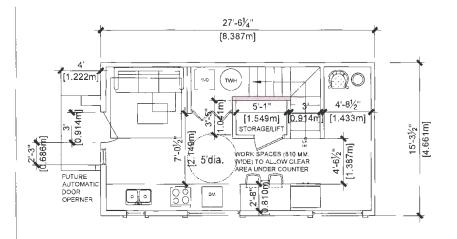
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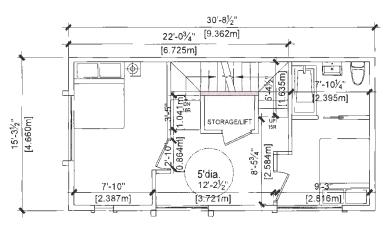
4TH FLOOR PLAN Scale: 1:150





UNIT02 4TH FLOOR PLAN





UNIT02 GROUND FLOOR PLAN

UNIT02 3RD FLOOR PLAN

Enlarged Convertible Unit Plan-TH-A2 (UNIT02) Scale: 1:50

Convertible Unit Guidelines for Townhouses

Doors &	Entry doors are a minimum 863 mm but ideally 914 mm and have clear access.
Doorways	Carry access are a minipalent cost mar out locally 75 i min une mare creat access.
2001112,5	Entry door clear exterior floor space min. 1220 mm depth by door width plus 600 mm
	on latch side (not needed if rough in wiring provided for future automatic door opener)
	Interior doors to main living areas, I bathroom and I bedroom, min 800 mm clear
	opening with flush thresholds max, 13 mm height. Demonstrate wheelchair access
	between the hallway and rooms and widen hallway and/or doorway(s) if necessary to
	secure access
	Patio/balcony min. 860 mm clear opening. Note how accessed.
	All interior thresholds within units comply with BC Building Code.
	Lever-type handles for all doors.
Vertical	Stair lift, staircase width, framing support, and landings, as noted on floor plans in
Circulation	compliance with manufacturer specifications.
	OR
	Vertical lift, depressed slab area, and landings, as noted on floor plans in compliance
	with manufacturer specifications. Framing to accommodate shaft construction without
	impact to surrounding structure.
	At the top of all stairways, walls are reinforced with 2" x 12" solid lumber at 914 mm
	to centre.
Hallways	Min. 900 mm width.
Garage	Min. I accessible parking space with min. 4 m garage width
	Access from garage to living area min. 800 mm clear opening.
Bathroom (Min. 1)	Toilet clear floor space min 1020 mm at side and in front.
	Wall blocking for future grab bar installation at totlet, 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 are installed on all shower faucets.
	Cabinets underneath sink(s) are easily removed.
	Demonstrate bath and shower controls are accessible (layout or fixture placement).
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 wide counter). All pipes are brought in no higher than 304 mm to 355 mm to the
	centre of the pipe from floor level
	Cabinets underneath sink are easily removed.
	1500 mm turning diameter or turning path diagram.
	Lever-type handles for plumbing fixtures.
Windows	Min. I window that can be opened with a single hand (bathroom, kitchen, living room
Outlets &	Placement locations of electrical outlets: beside window, bottom of stairways, beside
Switches	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

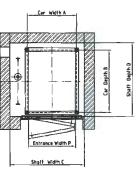
Planning Committee Report: http://www.richmond.ca/agengafiles/Open_Planning_5-22-2013.pd



TOR Sweet Canada Homes levator.com
Fmail: info @Canada Homes fevator co

Classic (CLS Model):

Construction or Drywall Hoistway Residential Home Elevator with hydraulic cylinder at side



"Specifications shown are for reference only and subject to final engineering

	Capacity	Car Width	Car Depth	Shaft Width	Shaft Depth	Entrance Width
Model No.	Lbs.	A	В	C	D	Р
NO.	(Kg)	(t-ın (mm)	ft-in (mm)	ft-sa (mm)	ft in (mm)	ft-in (nim)
CLS-F-53327	350	3' 3"	2'-7"	4'-11"	3'-5"	3'-1"
	(250)	(1000)	(800)	(1495)	(1025)	(950)
CLS-F-73333	705	3'-3"	3'-3"	4'-11"	4'-1"	3'-1"
	(320)	(1000)	(1000)	(1495)	(1225)	(950)
CLS F 83341	880	3' 3"	4'-1"	4'-11"	4'-10"	3'-1"
	(400)	(1000)	(1250)	(1495)	(1475)	(950)

9'-3" (2820mm) measured from the last stop finished floor level to the

anderside of hoistway.

4" (100mm) measured from the first stop finished floor level to the top of

Opposite (Front and Rear) entrances
 Angled (Front and Side or Rear and Side) entrances

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BUILDER'S RESPONSIBILITY TO LAYOUT WOR

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TOWNHOUSE DEVELOPMENT

8635-8695 Cook Crescent

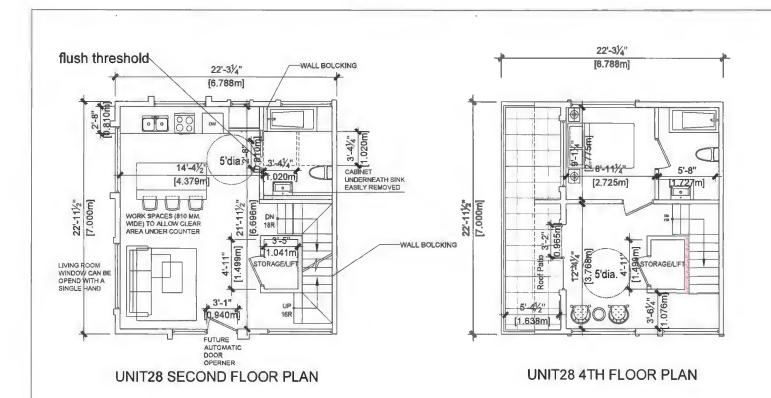
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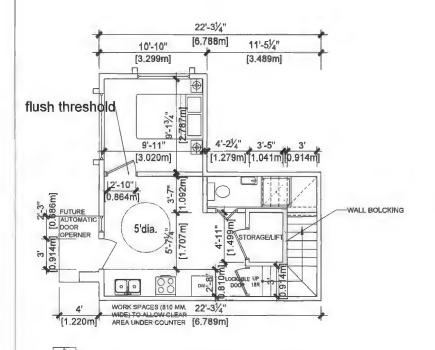
Enlarged Convertible Unit Plan TH-A2

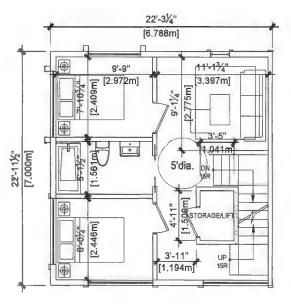
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DP 23-024119 April 2, 2024 REFERENCE PLAN







UNIT28 3RD FLOOR PLAN

Enlarged Convertible Unit Plan-TH-G (UNIT28)

UNIT28 GROUND FLOOR PLAN

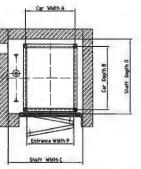
Convertible Unit Guidelines for Townhouses

Convertible	Unit Guidelines				
Doors & Doorways	Entry doors are a minimum 863 mm but ideally 914 mm and have clear access.				
	Entry door clear exterior floor space min. 1220 mm depth by door width plus 600 mm on latch side (not needed if rough in wiring provided for future automatic door opener).				
	Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 800 mm clear opening with flush thresholds max. 13 mm height. Demonstrate wheelchair access between the hallway and rooms and widen hallway and/or doorway(s) if necessary to secure access.				
	Patio/balcony min. 860 mm clear opening. Note how accessed.				
	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.				
	OR Vertical lift, depressed slab area, and landings, as noted on floor plans in compliance with manufacturer specifications. Framing to accommodate shaft construction without impact to surrounding structure.				
	At the top of all stairways, walls are reinforced with 2" x 12" solid lumber at 914 mm				
	to centre.				
Hallways	Min. 900 mm width.				
Garage	Min. 1 accessible parking space with min. 4 m garage width.				
	Access from garage to living area min. 800 mm clear opening.				
Bathroom (Min. 1)	Toilet clear floor space min. 1020 mm 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 are installed on all shower faucets.				
	Cabinets underneath sink(s) are easily removed.				
	Demonstrate bath and shower controls are accessible (layout or fixture placement).				
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 wide counter). All pipes are brought in no higher than 304 mm to 355 mm to the centre of the pipe from floor level.				
	Cabinets underneath sink are easily removed.				
	1500 mm turning diameter or turning path diagram.				
	Lever-type handles for plumbing fixtures.				
Windows	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.				

ELEV

105 - \$68 Seymour Street, Vancouver, Teb 604.971_3882 Fax: 604.971_3886 www.CanadaHomeElevator.com

Clossic (CLS Model):
Construction or Drywall Hoistway Residential Home Elevator with hydraulic



Model No.	Capacity Lbs. (Kg)	Car Width A ft-in (mm)	Car Depth 8 ft-in (mm)	Shaft Width C ft-in (num)	Shaft Depth D ft-in (mm)	Entranc Width P ft-in (mm)
CLS-F-53327	550	3'-3"	2'-7"	4'-11"	3'-5"	3'-1"
	(250)	(1000)	(800)	(1495)	(1025)	(950)
CLS-F-73333	705	3'~3"	3'-3"	4'-11"	4'-1"	3'-1"
	(320)	(1000)	(1000)	(1495)	(1225)	(950)
CL5-F-83341	880	3'-3"	4'-1"	4'-11"	4'-10"	3'-1"
	(400)	(1000)	(1250)	(1495)	(1475)	(950)

· Opposite (Front and Rear) entrances

206-4603 KINGSWAY, BURNABY, BC V5H 4M4

BUILDER'S RESPONSIBILITY TO LAYOUT WORK

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8635-8695 COOK CRESCENT TOWNHOUSE DEVELOPMENT

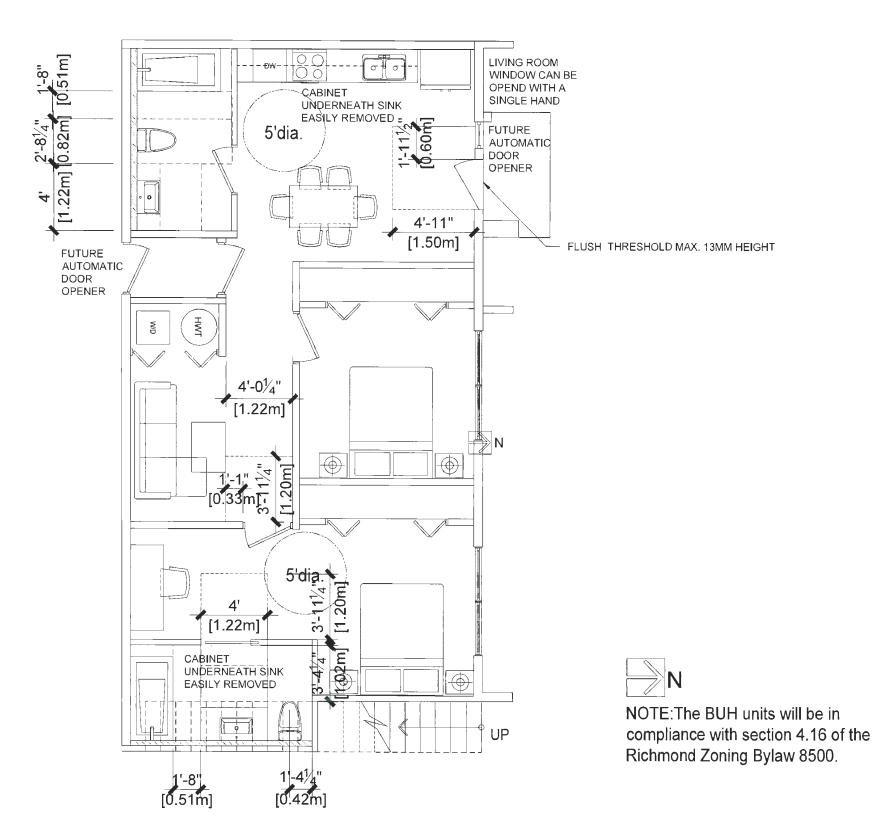
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Enlarged Convertible Unit Plan TH-G

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DP 23-024119 April 2, 2024 REFERENCE PLAN





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ISSUED FOR RE APPLICATION	14/04/2022
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8635-8695 COOK CRESCENT TOWNHOUSE DEVELOPMENT

8635-8695 Cook Crescent Richmond BC

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Enlarged BUH Unit Plan TH-E

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DP 23-024119 April 2, 2024 REFERENCE PLAN

Enlarged BUH Plan TH-E

Scale: 1:30



Report to Development Permit Panel

To: Development Permit Panel

Date: April 5, 2024

From: Wayne Craig

Re:

File: DP 23-029453

Director, Development

Application by Fougere Architecture Inc. for a Development Permit at 10611 and

10751 River Drive

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a mid-rise residential development comprising 181 residential units, including 18 low-end-of-market-rental (LEMR) units and 13 market rental units at 10611 and 10751 River Drive on a site zoned "Low to Mid Rise Apartment (ZLR46) - Bridgeport".

Wayne Craig Director, Development

(604-247-4625)

WC:sb Att. 2

Staff Report

Origin

Fougere Architecture Inc., on behalf of Bains Properties (River Drive) Inc. (director: Ravjot Bains) has applied to the City of Richmond for permission to develop a mid-rise residential development at 10611 and 10751 River Drive on a site zoned "Low to Mid Rise Apartment (ZLR46) – Bridgeport".

The site is being rezoned from the "Industrial Storage (IS)" zone to the "Low to Mid Rise Apartment (ZLR46) – Bridgeport" zone for this project under Richmond Zoning Bylaw, Amendment Bylaw 10454 (RZ 21-941625).

Highlights of the proposed development include:

- 181 dwelling units, including 150 strata units, 13 market rental units and 18 Low-End Market Rental (LEMR) units.
- One four-storey and two six-storey apartment buildings, and a one-storey amenity building over a one-level shared parking structure.
- A total floor area of approximately 15,534 m² (167,216 ft²) comprised of:
 - o Approximately 13,067 m² (140,652 ft²) of market strata housing units provided over two buildings, and common circulation space in all three buildings.
 - Approximately 1,009 m² (10,860 ft²) of market rental housing units clustered together in a single building.
 - o Approximately 1,459 m² (15,704 ft²) of LEMR housing units clustered together in the same single building as the market rental housing units.
 - Approximately 243 m² (2,618 ft²) of indoor amenity area.

A Servicing Agreement is required as a condition of rezoning adoption and includes, but is not limited to, Shell Road widening, frontage improvements along River Drive and Shell Road, dike improvements, utility connections and public walkway widening. The provision of land for road and diking purposes is required as a condition of rezoning adoption.

Development Information

Please refer to attached Development Application Data Sheet (Attachment 1) 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: City dike along the North Arm of the Fraser River, which is being improved as part of the overall Parc Riviera development and further improvements are required as part of the subject development.

To the South: Across River Drive, are single detached homes zoned "Single Detached (RS2/B and RS1/D)".

To the East: Across Shell Road, are one-storey and two-storey industrial development on sites zoned "Industrial Business Park (IB1)".

To the West: Across a public walkway connection from River Drive to the City's waterfront trail, the final phase of the Parc Riviera development (DP 16-747620) at 10333 River Drive and zoned "Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)". The project is currently under construction.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on June 19, 2023. At the Public Hearing, the following concerns about rezoning the property were expressed. Responses to the concerns raised are provided below in *italics*.

- Ensuring availability of affordable housing The proposal includes 13 market rental housing units and 18 low-end-of-market rental housing units, secured by legal agreement registered on Title and is consistent with the zone for the property.
- Density of dwelling units The proposed density complies with the Official Community Plan Bridgeport Area Plan and zoning.
- Building height and impacts on views The proposed development complies with the Bridgeport Area Plan which designates the site for six-storey Residential mixed-use buildings and is consistent with the heights in the remainder of the block. The proposed four-storey and six-storey apartment buildings comply with the same 26 m maximum building height as the remainder of the south side of the block between No. 4 Road and Shell Road. In addition to the Shell Road public realm along the east edge of the site, a public access to the dike walkway is provided along the west edge of the site.
- Increased vehicle traffic As part of the Rezoning review process, a Traffic Impact Assessment was prepared by a qualified professional confirming that the existing road network can accommodate the additional traffic generated by the proposed development. This Traffic Impact Assessment was reviewed and approved by the City's Transportation Department. In addition to road improvements that were secured through the neighbouring development to the west, the proposed development will provide boulevard and sidewalk improvements along the site's River Drive frontage, road widening and frontage improvements along the site's Shell Road frontage to be constructed as part of the required Servicing Agreement works.
- Building demolition impact of rodent infestation requiring pest control The developer is aware of and committed to addressing the issue. The developer has engaged a pest control professional and is required to submit confirmation that any rodent activity has been addressed as part of the demolition permit application process.
- Construction activity impacts of truck queuing blocking driveways, dust and dirt and flat tires from framing & roofing nails The developer is aware of the concerns and is committed to staying in regular communication with neighbouring residents. The contractor is required to display contact information on the Demolition Permit and Building Permit on-site for area residents to use to report any concerns.

Prior to building permit issuance the applicant is required to submit a Construction Traffic and Parking Management Plan for approval by the City's Transportation Department and provide a security deposit as part of the Building Permit process to ensure roads are kept clean and City infrastructure is maintained. During construction, Developers are to store construction materials and debris safely onsite. The developer will ensure project contractors follow the Construction Traffic and Parking Management Plan and is committed to keeping to reviewing the roadways daily to ensure they are kept clean and clear.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is in compliance with the "Low to Mid Rise Apartment (ZLR46) – Bridgeport" zone.

Advisory Design Panel Comments

The application was considered by the Advisory Design Panel on February 22, 2024. A number of the panel's comments centred on the building height and site planning design which had been determined through the rezoning process and which are not a consideration of the Development Permit itself. However, and as a result of the discussion, the Advisory Design Panel requested the application return to the panel with the applicant addressing the comments. The applicant considered and addressed the other Design Panel comments and made improvements to the building and landscape design. Staff have reviewed the responses and design package and are satisfied with the corresponding design response to the form and character related comments from the panel and determined that further design review by the panel was not required. An annotated copy of the relevant excerpt from the Advisory Design Panel Minutes from February 22, 2024 is attached for reference (Attachment 2). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in 'bold italics'.

Analysis

Housing

• The following table indicates the proposed unit mix of LEMR, Market Rental and Market Strata units, with the overall number of units, and unit mix of LEMR units and Market Rental units remaining the same as noted at rezoning. The Market Strata unit mix includes two fewer two-bedroom units, and one addition one-bedroom unit and three-bedroom unit.

Unit Type	LEMR	Market Rental	Market Strata	Total
Studio	11% (2 units)	-	-	1% (2 units)
1-Bedroom	11% (2 units)	31% (4 units)	30% (45 units)	28% (51 units)
2-Bedroom	39% (7 units)	38% (5 units)	46% (69 units)	45% (81 units)
3-Bedroom	39% (7 units)	31% (4 units)	24% (36 units)	26% (47 units)
Total	18 Units	13 Units	150 Units	181 Units

- The proposed development includes 91 basic universal housing units that are designed to be easily renovated to accommodate a future resident in a wheelchair. These include 16 LEMR units, 10 market rental units and 65 market strata units. These single-storey units are required to incorporate all of the accessibility provisions listed in the Basic Universal Housing Features section of the City's Zoning Bylaw, and are permitted a density exclusion of 1.86 m² (20 ft²) per unit.
- All of the proposed units incorporate aging-in-place features to accommodate mobility constraints associated with aging. These features include:
 - 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.
- The building lobbies are accessed from the grade level central courtyard as well as from the fronting sidewalks and public walkway.

Conditions of Adjacency

- Ground level units are proposed with individual and shared connections to the sidewalks along both fronting roads and the public walkway along the west edge of the site, providing a pedestrian-friendly streetscape and residential character compatible with the neighbouring Parc Riviera development to the west.
- Long frontages are visually broken up with smaller framing and vertical components for visual interest and a more pedestrian compatible scale and form.
- The massing of the development is broken down into four buildings arranged surrounding a central open space, providing porosity through the site and open space pedestrian connections to River Drive, Shell Road, the dike pathway and the public walkway along the west edge of the site.
- The public walkway along the west edge of the site is being widened from the interim 1.5 m width in a 3 m wide right of way on the adjacent development to the west to an ultimate 3 m wide in a 6 m wide right-of-way. The public walkway provides a pedestrian connection between River Drive and the dike walkway. The owner constructed and owner maintained public walkway was secured through the rezoning with registration of a Public-Right-of-Passage Statutory-Right-of-Way together with the design and construction through a Servicing Agreement.

Urban Design and Site Planning

- The proposed building height is six-storeys along the northern portion of the site, and steps down in height toward River Drive and the single-detached neighbourhood to the south. All of the buildings are located on top of a shared enclosed one-level parking structure.
- The podium level central courtyard accommodates grade level pedestrian access to all buildings. This access will be limited and controlled, so will also be able to be used for only fire truck access, including a turnaround onsite. When not needed for use by fire trucks, the access and turn around areas function as outdoor amenity open space, pedestrian connections between the buildings, children's ground games and children's bike route.
- A four-storey building anchors the intersection of River Drive and Shell Road, referencing the four-storey Parc Riviera development building at the intersection of River Drive and No. 4 Road further west.

- A lower one-storey building provides a transition to neighbouring development to the west and the entry to the public walkway along the west edge of the site.
- Two of the apartment buildings have entry lobbies facing fronting public sidewalks on River Drive and Shell Road respectively. The northwest apartment building has an entry lobby that fronts onto the public walkway along the west edge of the site. The lobbies of all three apartment buildings and the southwest amenity building have access at grade from the central courtyard with accessible pathway connection to the River Drive sidewalk that also serves as emergency vehicle access.
- Indoor amenity space proposed in this development complies with Official Community Plan (OCP) requirements. Approximately 243 m² (2,618 ft²) of indoor amenity space is provided at the ground level for the shared use of all residents in the development.
 - o Approximately 46.5 m² (500 ft²) is provided in a multi-purpose room adjacent to the entry lobby in the northwest building.
 - o Approximately 50.9 m² (548 ft²) is provided in a multi-purpose room adjacent to the entry lobby in the northeast building.
 - O Approximately 145.9 m² (1,570 ft²) is provided in a stand-alone amenity building featuring an amenity room with seating, dining and kitchen facilities, a fitness room with exercise equipment, and a guest suite. Registration of a legal agreement on Title is required prior to Development Permit issuance to ensure the guest suite is restricted to short-term stay only, available for guests of residents only and prohibiting kitchen facilities in the guest suite.
- Outdoor amenity space proposed in this development complies with Official Community Plan (OCP) requirements. Approximately 2,253.9 m² (24,260.8 ft²) of outdoor amenity space is provided in the central courtyard for the shared use of all residents in the development. Further details are provided in the Landscape Design and Open Space Design section of this report.
- Vehicle access to the one-level underground parking structure and truck access to the loading space will be provided from River Drive. Garbage/recycling storage is located inside the parking structure for collection in the loading area on-site.
- The proposed development meets the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood plain indemnity covenant on Title was secured through the rezoning.
- The developer has provided an acoustic report prepared by a qualified acoustic professional which indicates locations for window and wall upgrades to mitigate aircraft noise in compliance with the aircraft noise-sensitive use legal agreement secured through the rezoning. As part of the future Building Permit application process, the developer will be required to provide confirmation from a qualified acoustic professional that the proposed development is designed and constructed in compliance with the ANSD standards regarding interior noise and thermal comfort standards.

Architectural Form and Character

- The project proposes a contemporary architectural style featuring vertical tower and projecting framing articulations. The scale of the building design elements on the low-rise and mid-rise buildings is pedestrian-friendly and provides visual interest.
- The exterior cladding is a combination of fibre cement panel, vertical board and batten and horizontal plank materials.

- Entry lobbies are identified with columns and covered areas framing entries with clearglazing and generous interiors.
- The colour palette of white with accents in four shades of blue and wood-tone provide visual interest and a visual connection to the neighbouring development to the west.

Transportation

- A vehicle access will be provided off River Drive. This area is designed to provide access to the parking structure, as well as to a garbage/recycling collection and loading area.
- The one-level enclosed parking structure accommodates a total of 274 parking spaces, including:
 - o 18 parking spaces for LEMR units.
 - o 16 parking spaces for market rental units.
 - o 203 parking spaces for market strata units, including 44 tandem spaces. Registration of a legal agreement on Title was secured through the rezoning to ensure pairs of tandem parking spaces are assigned to the same unit.
 - o 37 parking spaces for visitors.
 - o A total of 6 accessible parking spaces.
- The proposed number of parking spaces is consistent with the Richmond Zoning Bylaw parking requirements, subject to the provision of the Transportation Demand Management measures (TDMs) secured through the rezoning, including:
 - o Transit Pass Program with monthly bus pass (two-zone) offered to 15 per cent of the strata units (23 units) for a period of one year.
 - Additional Class 1 Bicycle Parking provision of Class 1 bicycle spaces at the rate of two spaces for each dwelling (instead of 1.25 spaces per dwelling). Bike storage rooms will have outlets for bicycle charging.
 - o E-bike and e-scooter storage area.
 - o Bicycle Maintenance Facility provision of a bicycle maintenance room for shared use by all residents, including a bike stand, repair tools and bike washing area.
- The proposed number of bicycle storage spaces is consistent with Richmond Zoning Bylaw requirements.
 - o There is a total of 373 Class 1 bicycle storage spaces provided within secure rooms.
 - o There is a total of 40 Class 2 bicycle storage spaces provided in the central courtyard.

Tree Management

- Tree management was addressed at rezoning. There are no existing trees on the development site. Two off-site existing trees are being removed from the required new lot for diking purposes. One off-site City tree in the River Drive boulevard is being retained.
- To ensure the protection of the one existing City tree, the provision of a \$5,000.00 tree survival security and registration of a tree survival security legal agreement on Title was secured through the rezoning.

Landscape Design and Open Space Design

• Along the River Drive and Shell Road along the west side of the development, raised semiprivate patios with individual and shared stair accesses are buffered with tiered planters, including 0.6 m high raised planters at grade.

- Along the west edge of the subject site, a public walkway is provided in Statutory-Right-of-Way, as secured through the rezoning, providing a pedestrian connection between River Drive and the dike walkway. Along the public walkway frontage, raised semi-private patios with shared stair accesses are buffered with tiered planters, bench seating is provided, stair access to the lobby of the northwest apartment building is provided and a pathway connection to the central courtyard is provided.
- Along the north edge of the subject site, semi-private patios front onto the new required City lot for diking purposes and the City dike.
- Along the River Drive frontage, an open space provides gently ramped pedestrian access to the central courtyard and also acts as an emergency vehicle access. Class 2 bicycle racks are located throughout the central courtyard in close proximity to building entry lobbies.
- Outdoor amenity space is provided in the central courtyard for the shared use of all residents in the development. A central BBQ and dining area features a large open trellis, shrub and tree planting. Shrub and tree planting is provided throughout the central courtyard and provides screening along the edges of the courtyard to surrounding semi-private patios.
- Children's play is accommodated in the central courtyard with two play structures, painted ground games, table tennis, bike track and open play surface and lawn areas with climbing mounds. The children's play structures include climbing, sliding, spinning, social and imaginative play activities.
- The plant palette selection includes native and non-native, deciduous and coniferous species with a variety of textures and colours, providing all-season interest. The landscape design includes planting of 102 trees of seven species, including coniferous species of cypress, and deciduous species of maple, dogwood, magnolia, oak and snowbell.
- A lighting plan is included in the DP plans. Downward focussed lighting will be provided throughout the site. Lighting will be provided through a combination of bollards, overhead post fixtures, and fixtures mounted on walls, steps and planters.
- On-site irrigation will be provided for all planted areas.
- To ensure the provision of landscaping, a legal agreement and associated landscape security in the amount of \$692,801.78 is required prior to Development Permit issuance.

Public Art

• The developer intends to install public art on-site in the landscaped area at the intersection of River Drive and Shell Road. The provision of public art was secured through the rezoning and is being reviewed through the City's Public Art Program process.

Crime Prevention Through Environmental Design

- Crime Prevention Through Environmental Design (CPTED) principles have been considered throughout the proposed development.
- Public areas, pedestrian pathways and resident private/semi-private areas are designed to be well-defined by soft landscaping and hard fencing/gates to clearly delineate boundaries of uses.
- The entry lobbies are designed to be visually open from the central courtyard, sidewalks and public walkway.
- The parkade entry (overhead gate) is designed with clear sight lines.

 Views from interior spaces provide passive surveillance opportunities to outdoor amenity areas and patios. Views from upper units provide passive surveillance opportunities of grade-level public pathway.

Sustainability and Renewable Energy

• The developer has committed to design the subject development to meet the City's application Step Code requirement of Step 3 with a privately owned low-carbon energy system.

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.

Sara Badyal

Planner 3

(604-276-4282)

Sara Badyal

SB:js

Att. 1: Development Application Data Sheet

2: Advisory Design Panel Meeting Minutes (Annotated Excerpt from February 22, 2024)

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

- (DP Panel Notification Fee) Payment of all fees in full for the cost associated with the Development Permit Panel Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.
- (Landscape Security) Entering into a legal agreement and submission of a Landscaping security in the amount of \$692,801.78.
- (Guest Suite Amenity) Registration of a legal agreement on Title, ensuring that any guest suite in the indoor amenity building be restricted to no more than one suite, short term stay only (maximum two weeks per month), use by residents visitors only, and not include kitchen facilities.

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

- Compliance with legal agreements secured via the Rezoning and/or Development Permit processes.
- Incorporation of accessibility measures in Building Permit as determined via the Rezoning and/or Development Permit processes.
- 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).
- If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.



Development Application Data Sheet Development Applications Department

DP 23-029453			ļ	Attachment 1		
Address	10611 and 10751 River Drive					
Applicant	Fougere Architecture Inc.					
Planning Area(s)	Bridgeport					
	Existing Proposed					
Site Area	9,371.9 m ²		10,047.72 m ² for FAR purposes			
Site Area	9,371.91112		9,371.9 m ² Net			
Land Uses	Formerly Industrial		Multi-Family			
OCP Designation	Residential Mixed-Use		Complies	Complies		
Area Plan Designation	Residential Mixed-Use (Max. 6 store	y; 1.45)	Complies			
Zoning	Low to Mid Rise Apartment (ZLR46) Bridgeport		Complies			
Number of Units	18 LEMR units					
	Bylaw Requirement		Proposed	Variance		
Floor Area Ratio	Max. 1.55 FAR (15,574 m ²), including Min. 10% (1,456.5 m ²) LEMR and Min. 0.1 FAR (1,006 m ²) market rental housing	1.55 FAR (15,534.9 m ²), Including 10% (1,459 m ²) LEMR housing and 0.1 FAR (1,008.9 m ²) market rental housing		None permitted		
Lot Coverage	Max. 40%	40%		None		
	River Dr: Min. 3 m	River Dr: 3.5 m River Rd: 7.5 m Shell Rd: 6 m West Side Yard: 6 m				
Setbacks	River Rd: Min. 7.5 m Shell Rd: Min. 6 m			None		
	West Side Yard: Min. 6 m			Airen		
Building Height	0-20 m of River Dr & >70 m from Shell Rd: Max. 10 m 0-20 m of River Dr & <70 m from Shell Rd: Max. 15 m 20-36 m of River Dr: Max. 26 m	0-20 m of River Dr & >70 m from Shell Rd: 6 m 0-20 m of River Dr & <70 m from Shell Rd: 15 m 20-36 m of River Dr: 23 m		None		
Lot Size	None	Width: 74.8 m to 106.5 m Depth: 97.5 m		None		
Parking Spaces	Total: 274 with TDMs LEMR: 18 Market Rental: 16 Market Strata: 203 Visitor:37	Total: 274 with TDMs LEMR: 18 Market Rental: 16 Market Strata: 203 Visitor:37		None		
Accessible Parking Spaces	Min. 2%		2%	None		
Small Car Parking Spaces	Max. 50%		23%	None		
Tandem Parking Spaces	Permitted			None		
Loading Spaces	1 medium space		44 Spaces 1 medium space	None		
Bicycle Spaces	Class 1: 362 (TDM) Class 2: 36		Class 1: 373 (TDM) Class 2: 40	None		
Amenity Space – Indoor:	Min. 100 m ²		243 m ²	None		
Amenity Space - muoor.	IVIIII. TOO III		270 111	110110		

Annotated Excerpt from the Minutes from Advisory Design Panel Meeting

Thursday, February 22, 2024 - 4:00 p.m.

Remote (Webex) Meeting

Panel Discussion

Comments from Panel members were as follows:

- In general, the massing is successful and overall treatment is sufficient *Noted*.
- Understand the need to provide fire truck access in the central courtyard; however, investigate opportunities for reducing the amount of hardscape in the courtyard Design revised with increased planting. Courtyard design reviewed, necessary pathways reviewed, bike parking relocated closer to building entrances and areas of paving converted to landscaped areas. Hardscape now only remains in the required fire truck access and turning areas, in the connections between buildings and parking structure access, as well as for seating and bike parking.
- The proposed material and colour palette appears limited; investigate opportunities for using additional colours to provide more visual interest and identity to the buildings, e.g. consider introducing additional colours and textures to the amenity building to make it more different than the rest of the buildings within the site Design revised to provide a new colour palette. Comment considered along with request from another panel member to make the architecture more consistent with the surrounding areas. The new colour palette comprises "base" colours of dark grey and white, four accent tones of blue to break up the massing and strengthen the emphasis on the vertical building elements, and wood tone coloured soffits on the ground floor.

Blue has been a colour consistently used in all previous phases along River Drive, and our proposed colour palette picks up one of the previously used blues (James Hardie-Evening Blue) and adds three complimentary tones.

The blue areas are limited in area/size, to not be overpowering, but in combination with white, the coloured areas draws the eyes to it, making it stand out.

The wood tone used for the soffit is also a type of material used in previous phases, thus subtly continuing the existing architectural character, and also adds some warmth and depth to the experience, as people move throughout the development.

- Review the site grading to ensure that all habitable spaces in the proposed development meet the City's flood plain construction level requirement for the area All habitable floor area is above the flood construction level.
- In general, the proposed development is quite successful *Noted*.

- Ensure that materials and finishes for public art are durable, sustainable, suitable for long-term maintenance and resistant to vandalism Noted. The Public Art will be reviewed through the City's Public Art Program process.
- Ensure ease of access for drivers with disabilities to visitor parking in the parkade There will be an intercom system at the entrance to the visitor parking area, so visitors can be let in by residents. The intercom will be installed to be easily accessible from the driver side of a car.
- Considering its location, the project could have been better designed to take more advantage of the views to the river and the mountains; there is lost opportunity for more residential units and users of the internal courtyard and the indoor amenity building to enjoy the view to the river; the design of the proposed development need not follow the earlier phases of the overall project, i.e. lower building forms along the road and stepping up to larger apartment buildings facing the river Land use, density and building heights are set by Council. The permitted density and building height, and restrictions of lowered building heights approaching River Drive, are provisions of the zoning for the site as determined by Council. The Development Permit application complies with the site's zoning.
- Given the intent to provide fire truck access in the central courtyard, there is still a significant amount of hardscape in the courtyard; investigate opportunities to reduce the amount of hardscape in the courtyard, e.g. introduce green spaces in some sections of the courtyard *Addressed above*.
- The north façade of the buildings facing the river read like bare vertical walls; consider introducing further architectural and landscaping treatments to celebrate their connection to the river Design revised with colour palette and building materials changes. The north facades of the northern buildings are characterized by two strong tower-like forms and several notches in the building massing, providing protected outdoor space for residents. The massing articulation and outdoor spaces add to the activation of the buildings. While making the colour and material revisions requested by other panel members, the tower-like elements were visually strengthened by cladding them in blue.
- Appreciate the proposed planting of native plant species along the waterfront; however, consider enhancing the landscape to improve the experience of users, e.g. installing seating and alcoves Considered. The landscape area along the waterfront is beyond the site property line, not part of the on-site Development Permit. These City dike lands will be designed through required off-site Servicing Agreement in continuation with the Environmentally Sensitive Area planting to the west and for a sensitive transition to the dike access road and Shell Road pump station node.
- The design of the project, particularly the proposed architecture is well done; understand the constraints of the site due to its trapezoidal shape; however, the buildings could have been better sited, designed and oriented to provide better connection to the river *Noted and addressed above*.
- Support the Panel comment for the applicant to ensure the use of durable and sustainable materials for long-term maintenance of public art *Addressed above*.

- Look at the existing public art in the immediate neighbourhood that could provide precedents for the proposed public art in the subject site *Addressed above*.
- In general, the overall massing is attractive; however, support the Panel comment that there is lost opportunity to connect the central courtyard to the river due to the narrow slot on the north side facing the river; investigate opportunities to adjust the turned wings in Buildings 1 and 2 and relocate the density elsewhere in the subject site to help open up the view corridor of more units to the river and mountains and improve the relationship of the central courtyard with the river *Noted and Addressed above*.
- Understand the need to provide fire truck access and turnaround in the internal courtyard; however, agree with the Panel comment that there is a significant amount of hardscape in the internal courtyard; investigate opportunities to introduce soft landscaping, particularly around the edges to soften the relationship of the internal courtyard with the surrounding buildings Addressed above.
- The proposed location of the amenity building at the southwest corner is a missed opportunity to anchor the internal courtyard in a significant way; investigate opportunities to relocate the amenity building to provide direct views from the courtyard to the north Design improved with added north facing patio and small child's play area in front of the indoor amenity room to improve connection between indoor amenity space and outdoor space. Central amenity building location considered, but southwest location retained to allow for separation of potential events in the indoor amenity space and general use of courtyard by other residents.
- Consult with the Fire Department regarding alternate arrangement for the fire lane to reduce the overall paving on the courtyard *Addressed above*.
- The entrance to the internal courtyard reads like a vehicular entry court; consider creating sub-spaces within the courtyard to reduce its scale and provide opportunities for more planting Considered. The circular nature of the roundabout facilitates pedestrian connections between buildings and emphasizes the central community space it surrounds. Multiple sub-spaces are provided in the internal courtyard. Vehicle access is restricted to emergency vehicles only.
- Question the usability of the proposed chess boards in the middle of the courtyard; consider installing alternate landscape elements Design improved with ground games replacing chess boards which are more suitable for children's play. One is a "cycle track" that leads from the northern playground through the center to the southern playground in front of the amenity building. This "cycle track" will intuitively lead kids to from one playground to the other and encourage the use of the entire space for play.
- The architectural character along River Drive is made challenging by the change to white stucco-like EIFS as an exterior cladding material; consider using exterior cladding materials in the other phases of the overall development for building facades in the subject site facing the street and the river Design improved. Stucco material was removed and replaced with a combination of cementitious panels and horizontal siding, on top of the board and batten base.

- In-plane colour changes would be tricky to achieve; random horizontal banding on some facades is not successful and hard to achieve on stucco *Design improved. Colours were revised and a more ordered approach was used.*
- The architectural character of the proposed indoor amenity building feels like a single-family home due to the use of EIFS cladding material and the size of the windows; consider introducing necessary changes to make its architectural character feel more community oriented and consistent with the surrounding area Design improved. Colours and materials of the amenity building were revised to horizontal siding in the "River Rock" colour for the elevations on the podium level. The horizontal siding, use of a single-colour and lower building height differentiate the amenity building while maintaining a relationship throughout the development through using colour that is also found on other buildings. The lower building height in the southwest corner is a provision of the zoning for the site as determined by Council and is intended to provide a smaller scale massing at the transition to the single detached neighbourhood to the south.

The following written comments submitted by Panel members Pam Andrews and Nicci Theroux were read into the record by the Chair:

- Appreciate the comprehensive package and presentation *Noted.*
- According to page 01a of the package, all of the fully accessible units (one three-bedroom and 15 one-bedroom) are located in Building 1 which is a strata building; since the majority of people with disabilities are below the poverty level and would be less likely to be property owners, it makes more sense to locate some of these units in the south rental building Reviewed. A high number of Basic Universal Housing units (91 BUH units) are proposed, not accessible homes. There are 65 BUH units in strata buildings and 26 BUH units in the rental building. Out of 31 units in the rental building, 26 units (84%) have BUH features. The five street facing homes have steps down to lowered living area and patio, which is why these units do not meet BUH requirements.
- There are 15 one-bedroom and one three-bedroom accessible units; it would be more useful to have a variety of sizes for the variety of family structures that will buy or rent units *Addressed above*.
- Soil volume appears low for the trees in the courtyard; consider permavoid or similar material to augment available soil volume Design improved. Revisions were made to ensure sufficient soil volume is provided for each tree, including relocation or re-sizing some trees. Each tree has at least 10 cubic meters soil volume.
- The perimeter of the courtyard is shady; plant material to take this into consideration *Considered.*
- Consider adding some landscape screening on the west side between patios and the play area
 Considered. A 10' wide raised planters with hedges and trees provide a landscaped buffer between the playground and patios.
- Appreciate the terraced walls below 600 mm along pedestrian pathways; but this also requires that adequate soil volume be achieved; slab drops may be necessary Considered. The terraced planters along pedestrian pathways are on grade and tree soil volumes addressed above.

• Consider installing a blue/green roof on Buildings 1, 2 and 3 for storm water management goals – Considered. The project warranty providers do not support green roofs on wood frame buildings. A light-coloured bitumen roof is provided to mitigate heat island effect.

Panel Decision

It was moved and seconded

That DP 23-029453 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

DEFEATED

Opposed: David Semczyszyn, Vikas Tanwar and Alan Tse

Note: Pam Andrews and Nicci Theroux had earlier left the meeting and were not able to vote on the motion

As the above motion was defeated, the following referral motion was introduced: It was moved and seconded

That DP 23-029453 return to a future meeting of the Panel with the applicant addressing the comments of the Panel.

CARRIED



Development Permit

No. DP 23-029453

To the Holder: Fougere Architecture Inc. (Wayne Fougere)

2425 Quebec Street, unit 202 Vancouver, BC V5T 4L6

Property Address: 10611 and 10751 River Drive

Address: 2425 Quebec Street, unit 202,

Vancouver, BC V5T 4L6

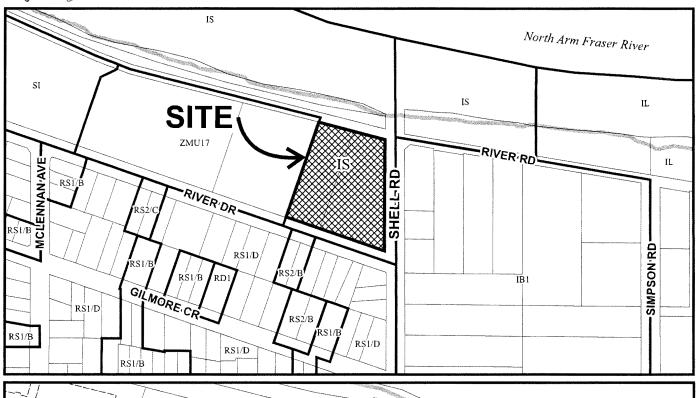
1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.

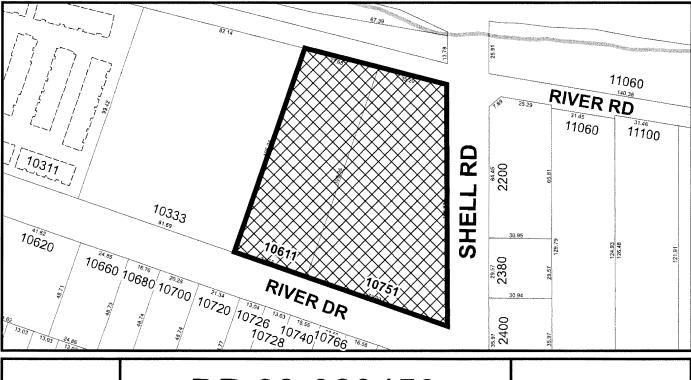
- 2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
- 3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #42 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 \$692,801.78 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.
- 6. 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 23-029453

To the Holder:	2425 Quebec Street, u	Fougere Architecture Inc. (Wayne Fougere) 2425 Quebec Street, unit 202 Vancouver, BC V5T 4L6							
Property Address:	10611 and 10751 Rive	r Drive							
Address:	2425 Quebec Street, unit 202, Vancouver, BC V5T 4L6								
	of this Permit and any part hereof.	erally in accordance with the terms and plans and specifications attached to this							
AUTHORIZING RESOLUT DAY OF ,	ION NO.	ISSUED BY THE COUNCIL THE							
DELIVERED THIS D	OAY OF ,	•							
MAYOR									









DP 23-029453 SCHEDULE "A"

Original Date: 10/04/23

Revision Date:

Note: Dimensions are in METRES

Notes:

- · Bicycle maintenance facility, charging outlets for min. 10% of class 1 bicycle storage and other TDMs as per legal agreements.
- 91 BUH units required to comply with section 4.16 of Richmond Zoning Bylaw 8500
- Aging in place features to be provided in all units, including stairwell handrails, lever-type handles for doors and plumbing fixtures, and solid wall blocking in washrooms at all toilets, bathtubs and showers to facilitate future grab bar installation.
- Irrigation automatic system for all planted areas
- Public pathway PROP SRW registered on title along west edge of site.
- Servicing Agreement required via RZ for off-site works and works in PROP SRW

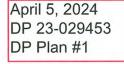




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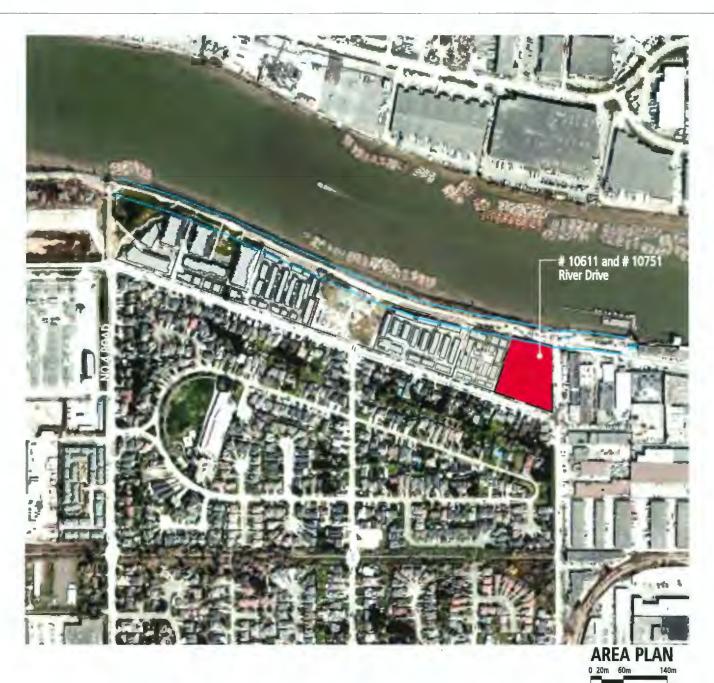
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PROJECT TEAM

CLIENT	ARCHITECT	STRUCTURAL	MECHANICAL AND ENERGY	ELECTRICAL	CIVIL	ENVELOPE	CODE	ACOUSTICAL
BAINS PROPERTIES INC.	FOUGERE ARCHITECTURE INC.	WSB CONSULTING STRUCTURAL ENGINEERS 118 - 3855 Henning Dr. Burnaby, B.C. V5C 6N3	SRC ENGINEERING CONSULTANTS	GAGER ELECTRICAL CONSULTANTS	MPT ENGINEERING CO LTD.	AQUA-COAST ENGINEERING LTD.	RATIO CODE CONSULTANTS LTD	BROWN STRACHAN ASSOCIATES
110 - 6086 Russ Baker Way	202 - 2425 Quebec Street		205-4180 Lougheed Hwy	20689 56 Avenue	#320 - 11120 Horseshoe Way	201-5155 Ladner Trunk Rd	2930 Argo Place	1020 Mainland St #130
Richmond, BC V7B 1B4	Vancouver, BC V5T 4L6		Burnaby, BC V5C 6A7	Langley, BC V3A 3Y9	Richmond, BC V7A 5H7	Delta, BC V4K 1W4	Burnaby, BC V3J 7G3	Vancouver, BC V6B 2T5
Contact:	Contact:	Contact:	Contact:	Contact:	Contact:	Contact:	Contact:	Contact:
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LANDSCAPE ARCHITECT	ARBORIST	SURVEYORS	GEOTECHNICAL	TRANSPORTATION	ENVIRONMENTAL	Interior designer	ARCHAEOLOGIST	QEP
PMG LANDSCAPE ARCHITECTS C100 4185 Still Creek Dr. Burnaby BC V5C6G9	WOODRIDGE TREE	J.C. TAM AND ASSOCIATES #115 - 8833 Odlin Crescent Richmond, B.C. V6X 3Z7	GEOPACIFIC CONSULTANTS LTD. 1779 W 75th Ave Vancouver, BC V6P 3T1	ISL ENGINEERING 3999 Henning Dr #201 Burnaby, BC VSC 6P9	NEXT ENVIRONMENTAL 8545 Commerce Ct Burnaby, BC V5A 4N4	MORE DESIGN INC.	WSP 840 Howe Street, #1000 Vancouver, BC V6Z 2M1	BARSANTI ENVIRONMENTAL SERVICES LTD.
Contact: -	Contact:	Contact:	Contact;	Contact:	Contact:	Contact:	Contact:	Contact:
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RESIDENTIAL DEVELOPMENT AT RIVER DRIVE FOR BAINS PROPERTIES BY FOUGERE ARCHITECTURE INC.



AREA SUMMARY

		IW BUILDING ING 1) (Area			NE BUILDING DING 2) (Area		(BUIL	SE BUILDING DING 3) (Area		SW BUILDING (AMENITY) (Area in SF)		
	GROSS	EXCL.	NET	GROSS	EXCL.	NET	GROSS	EXCL.	NET	GROSS	EXCL.	NET
FIRST FLOOR	12,618	3,932	8,686	14,455	4,580	9,875	9,256	576	8,680	2,003	433	1,570
SECOND FLOOR	12,526	488	12,038	13,321	586	12,735	8,179	916	7,26 3		-	-
THIRD FLOOR	12,526	488	12,038	13,321	586	12,735	8,179	916	7,263		-	ļ -
FOURTH FLOOR	12,526	488	12,038	12,5 52	586	11,966	8,179	916	7,263		-	-
FIFTH FLOOR	11,736	488	11,248	12,552	5 8 6	11,966	-	- [- '		-	
SIXTH FLOOR	11,736	488	11,248	12,552	586	11,966	-	-	-		-	-
TOTAL	ı	ı	67,296		,	71,243		1	30,469			1,570 1,048
TOTAL AREA AFTER	EXCLUSIONS								169,008*			2,618
exemption for basic	universal hous	ing features	fo r 91 units	@ 1.86 sm/91	units				1,822			
NET TOTAL AREA									167,186			
									1.55			0.024

* includes 15,704sf habitable LEMR area (0.145 FAR) and 10,860sf habitable rental area (0.1 FAR)
** Indoor amenity in building 1=500sf, Indoor amenity in building 2=548sf, Total common amenity area provided in apartment buildings= 1,048sf

PROJECT STATISTICS

SITE DATA

CIVIC ADDRESS #10611 RIVER DRIVE, RICHMOND B.C. (P.I.D. 008 - 930 - 601) #10751 RIVER DRIVE, RICHMOND B.C. (P.I.D. 003 - 715 - 868) SITE AREA 108,932.9 sf (2.50 Acre) (1.01 Hectare) DEDICATIONS
LOT B (DIKING PURPOSES)
RIVER DRIVE
1,557.54 sf
713.49 sf 108,152.76 sf (2.49 Acre) (1.01 Hectare) * includes lot B and River Drive dedications **NET AREA**

ZLR46 181 UNITS (72 UPA/178 UPH) 40% (@ PODIUM LEVEL)

COVERAGE SETBACKS

CURRENT ZONING PROPOSED DENSITY

	ALLOWED	PROPOSED	VARIANCE REQUESTED
NORTH (RIVER ROAD - DIKE)	7.5 M	7.55 M	NO
SOUTH (RIVER DRIVE)	3.0 M	3.55 M	NO
EAST	6,0 M	6.0 M	NO
WEST	6.0 M	6.05 M	NO

ZONES	ALLOWED	PROPOSED	VARIANCE REQUESTED
ZONE 1			
0-20 m of River Dr & >70m from Shell	10 M	8 M	NONE
ZONE 2			
0-20 m of River Dr & <70m from Shell	15 M	15 M	NONE
ZONE 3			
20-36 m of River Dr	15 M	15 M	NONE (Balconies project 1.41m into the area)
ZONE 4			1.41m into the area)
>36 m of River Dr	26 M	23 M	NONE

* Parapet walls, elevator overrun, rooftop mechanical room, stairs, euipment screening enclosure etc. are included in the building height.

UNIT MIX

	BUILDING 1	BUILDING 2	BUILDI	NG 3	TOTAL	
	(STRATA)	(STRATA)	AH/LEMR	MR		
3 BEDROOM	13	23	7	4	47	
2 BEDROOM	36	33	7	5	81	
1 BEDROOM	27	18	2	4	51	
STUDIO	0	0	2	0	2	
TOTAL HOMES	76	74	18	13	181	

PARKING SLIMMARY

	UNIT	RATIO		TDM RED. REQUIRED		PROVIDED						
	COUNT		(10%)		REGULAR	SMALL	1 0 0 0	VAN 4 0 0 1	TOTA			
CONDOS/ STRATA LEMR UNIT MARKET RENTAL VISITOR	150 18 13 (181)	1.5 1.0 1.2 0.2	1,35 N/A N/A N/A	203 18 16 37	145 * 15 14 31	53 3 2 5			203 18 16 37			
TOTAL	1			274	205	63	1	5	274			

BIKE PARKING

	COUNT		REQUIRED	PROVIDED					
				HORIZONTAL	VERTICAL	OVER SIZED	TOTAL		
CLASS 1 CLASS 2 SHARED E-BIKE AND E-SCOOTER	181	2.0 0.2	362 37	323 40	40	10	373 40 5		
TOTAL			399				418		

SHARED AMENITY SPACE

INDOOR AMENITY	243 sm [146 sm (Amenity Bullding)+ 46 sm (Building 1)+51 sm (Building 2)}
OUTDOOR AMENITY	2,254 sm (Including 588 sm Children's paly area)

April 5, 2024 DP 23-029453 DP Plan #2

PROJECT DATA



RIVER POINTE

#10611 and #10751 River Drive for Bains Properties Inc.



Unit Mix Data

	Туре	Features	Habitable Unit Area*		Stra	ıta			AH			MR			Total		
				Building 1	Building 2	To	otal	Building 3	Total	%	Building 3	Total	%		Total	%	
	A		997 sf		6									12			
	B1	BUH**	1,115 sf					4	2		2			6			
	B2		1,097 sf								2			2			
	C1	BUH**	1,021 sf		5		36 24%	2						7			
el b l	C2		1,021 sf			0.4		1 -		7		0.100	1		0.00		
ihree Bedroom	C3	BUH**	1,021 sf		5	36			7	39%		4	31%	5	47	26%	
	C4		1,021 sf		1									1			
	D		1,008 sf		6									6			
	E		979 sf											6			
	F	BUH**	1,044 sf											1			
	G		882 sf	13	12									24			
	Н	BUH**	800 sf		6		12	4			2			17			
	H1	BUH++	800 sf				40 4407								6		
The Bridge Control	1		782 sf	1	5				7	200		-	200	10	01	AFO	
Two Bedroom	J		784 sf	(69 46%		7	39%		5	38%	6	81	45%		
	K1	BUH**	820 sf		5		3			2			10				
	K2		820 sf								1			1			
	L		806 sf	2	5									7			
	M	BUH**	605 sf	18										15			
	N	BUH**	594 sf		17						4			21			
One Bedroom	0		557 sf	1:		45	30%		2	11%		4	31%	12	51	28%	
	P		674 sf		1			1						2			
	Q	BUH**	735 sf					1						1			
Chrolin	R	BUH**	582 sf					1	2	1107				1	0	107	
Studio	S	BUH**	523 sf					1	2	11%				1	2	1%	
TOTAL						150			18			13			181		

PROJECT STATISTICS

* Per 4.2.3 Habitable area is measured to the exterior face of the dwelling unit's exterior wall and the centre line of the partition walls that demise the unit from neighbouring dwelling units and the ** BUH features per Richmond zoning bylaw Section 4: General Development Regulations - 4.16 Basic Universal Housing Features

Accessibility Data

	STRA	TA	Al	1	MI	3	TOT	AL
	BUH Units		BUH Units		BUH Units		BUH Units	
Three Bedroom	11	7%	6	33%	2	15%	19	10%
Two Bedroom	22	15%	7	39%	4	31%	33	18%
One Bedroom	32	21%	1	6%	4	31%	37	20%
Studio	0	0%	2	11%	0	0	2	1%
Total	65	43%	16	89%	10	77%	91	50%

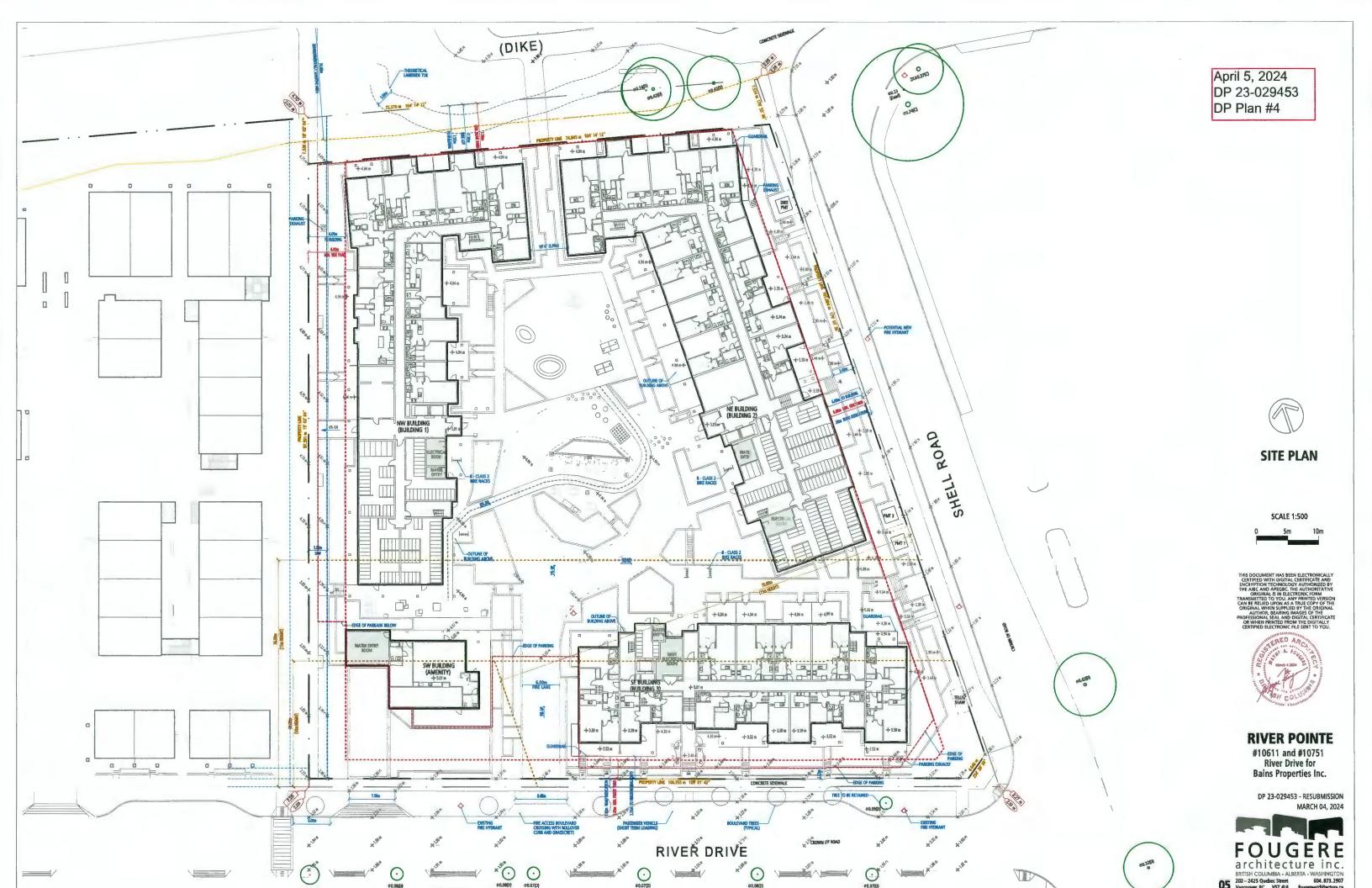
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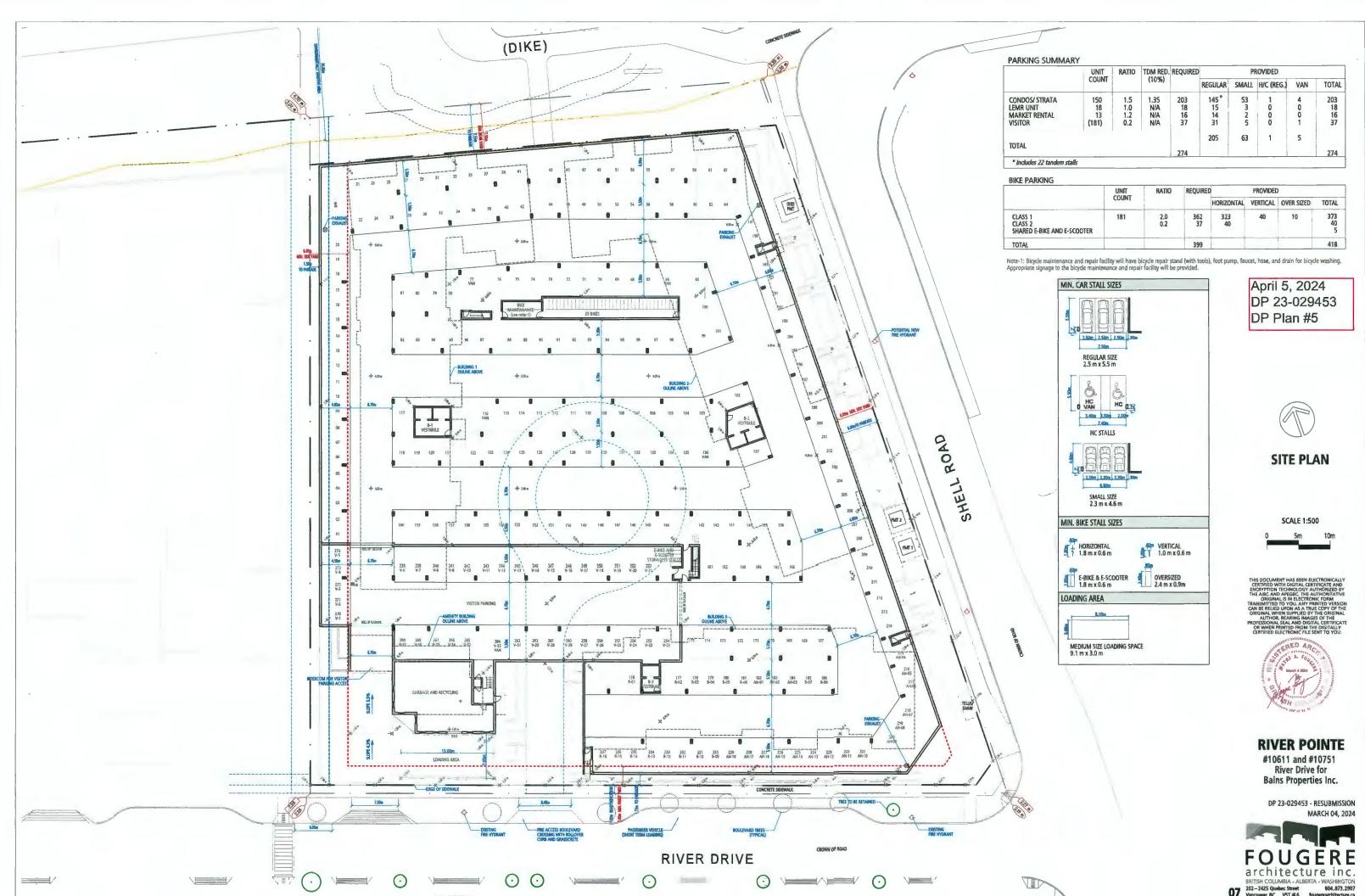


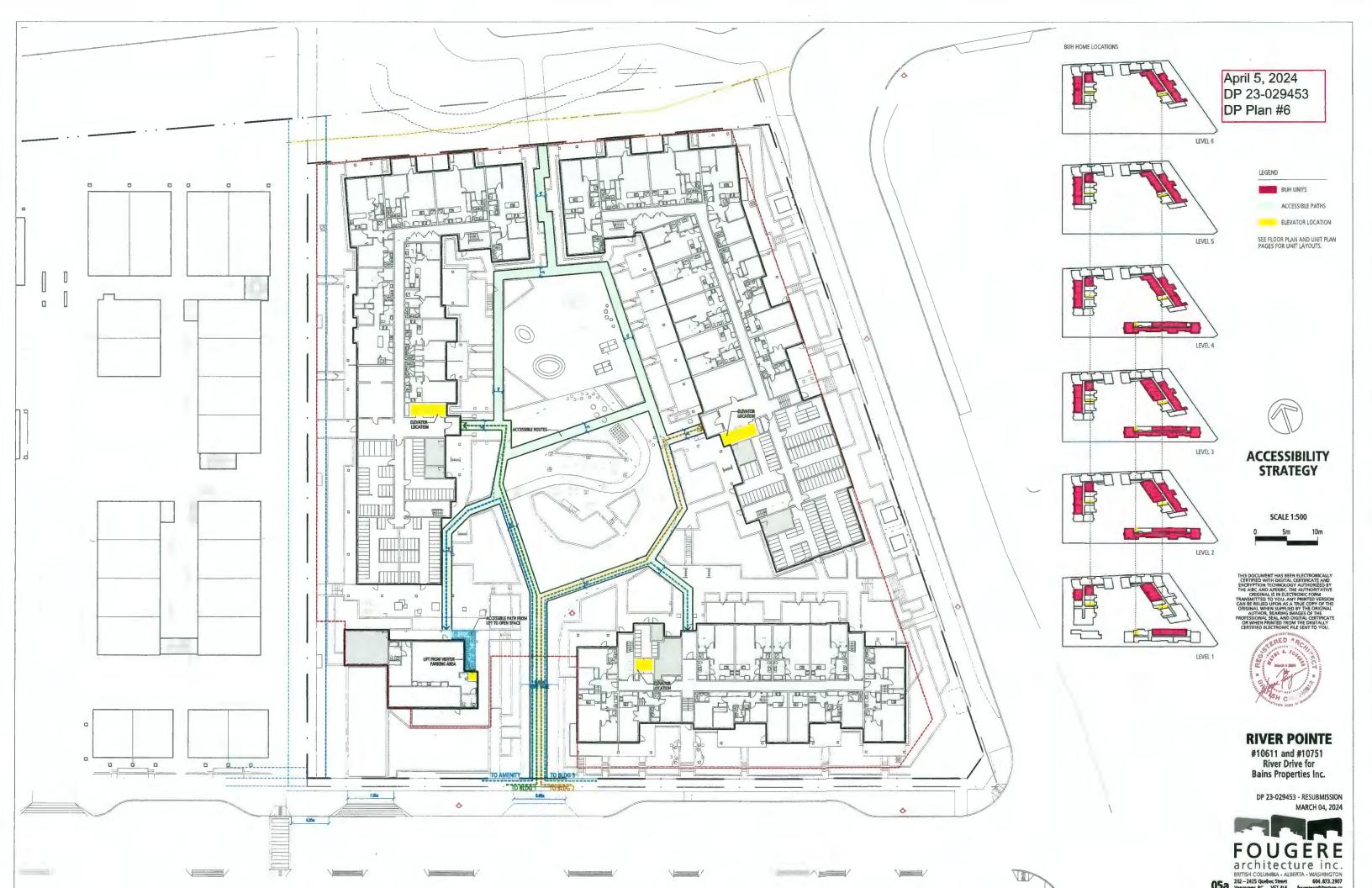
RIVER POINTE

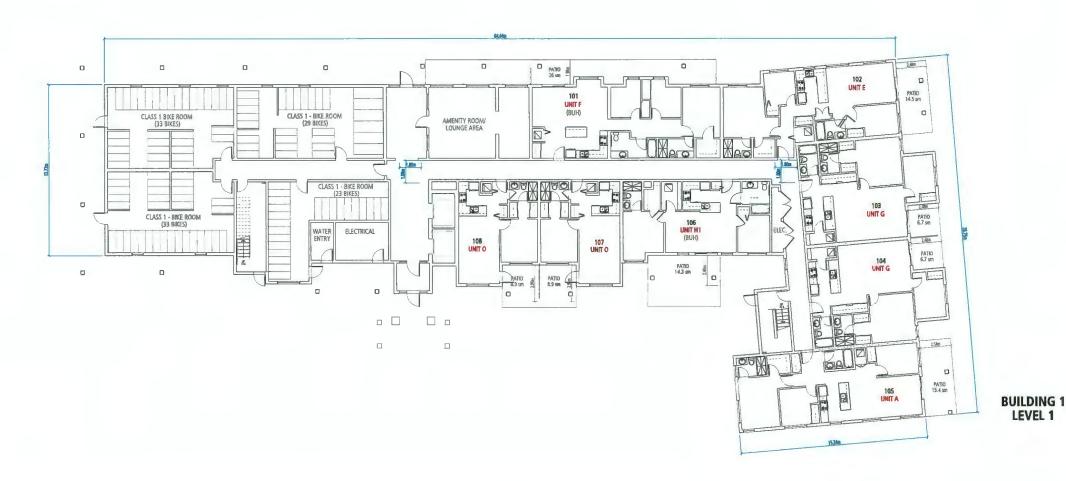
#10611 and #10751 River Drive for Bains Properties Inc.

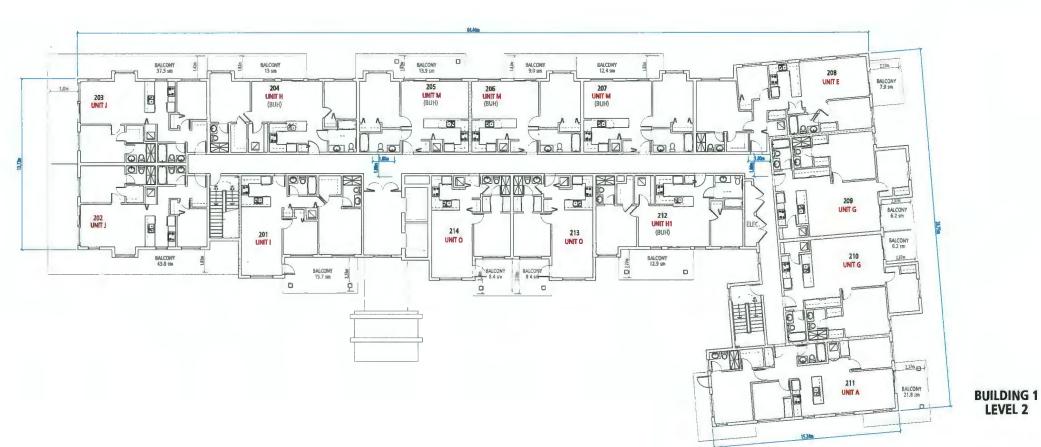












NOTE

ALL BUH UNITS ARE DESIGNED PER RICHMOND ZUNING BYLAW SECTION GENERAL DEVELOPMENT REGULATIONS - 4, 16 BASIC UNIVERAL HOUSING EAST IDES

ALL UNITS WILL INCORPORATE AGING IN PLACE FATURES SUCH A

- BLOCKING IN BATHROOM WALLS FOR INSTALLATION OF GRAB-B
(RESIDE TOILET, TUB AND SKOMER)

- PROVISION OF LEVER HANDLES FOR PLUMBING FOXTURES AND
DOOR HANDLES

- ENTRY DOORS MINIMUM 855 MM CLEAR OPENING

April 5, 2024 DP 23-029453 DP Plan #7



NW BUILDING (BUILDING 1) LEVELS 1 & 2

SCALE 1" = 25' - 0"



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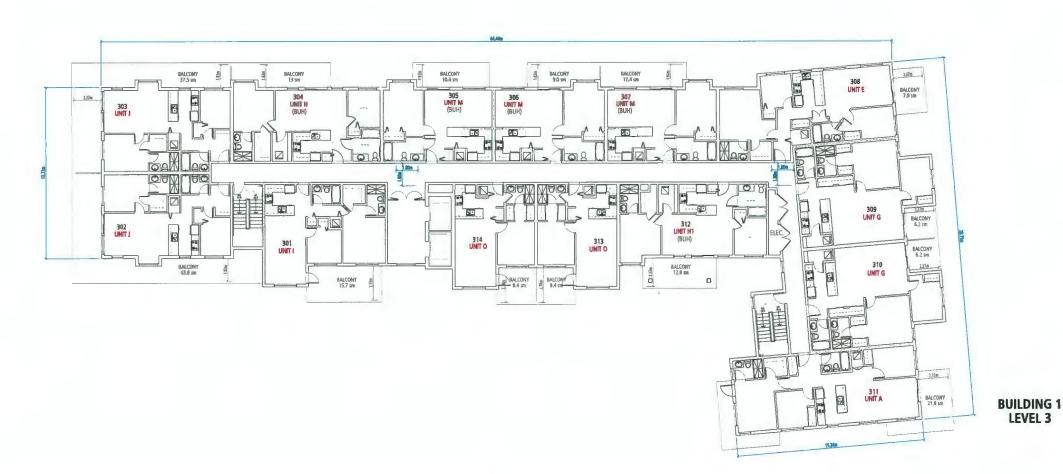
architecture inc.

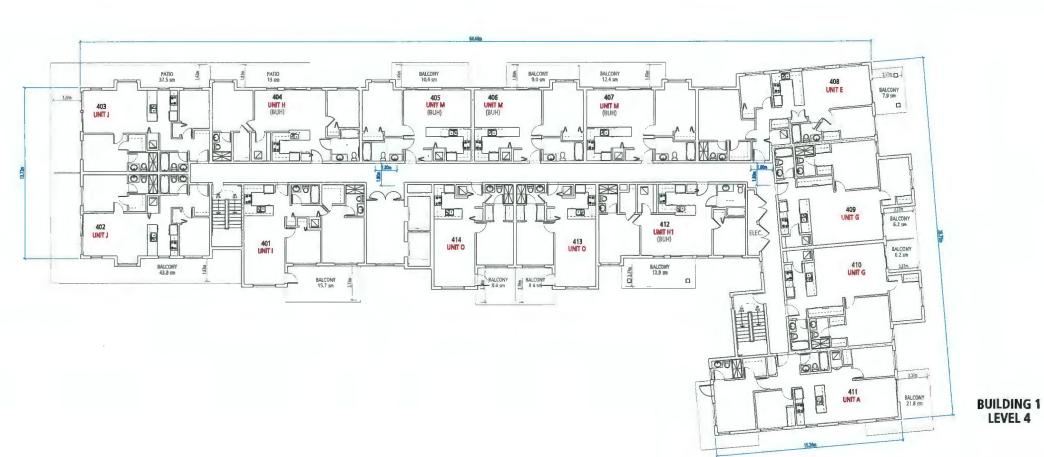
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108 Vaccumer, BC VST 446 foursersen/blacture.ca





NOTE

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NW BUILDING (BUILDING 1) LEVELS 3 & 4

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RIVER POINTE

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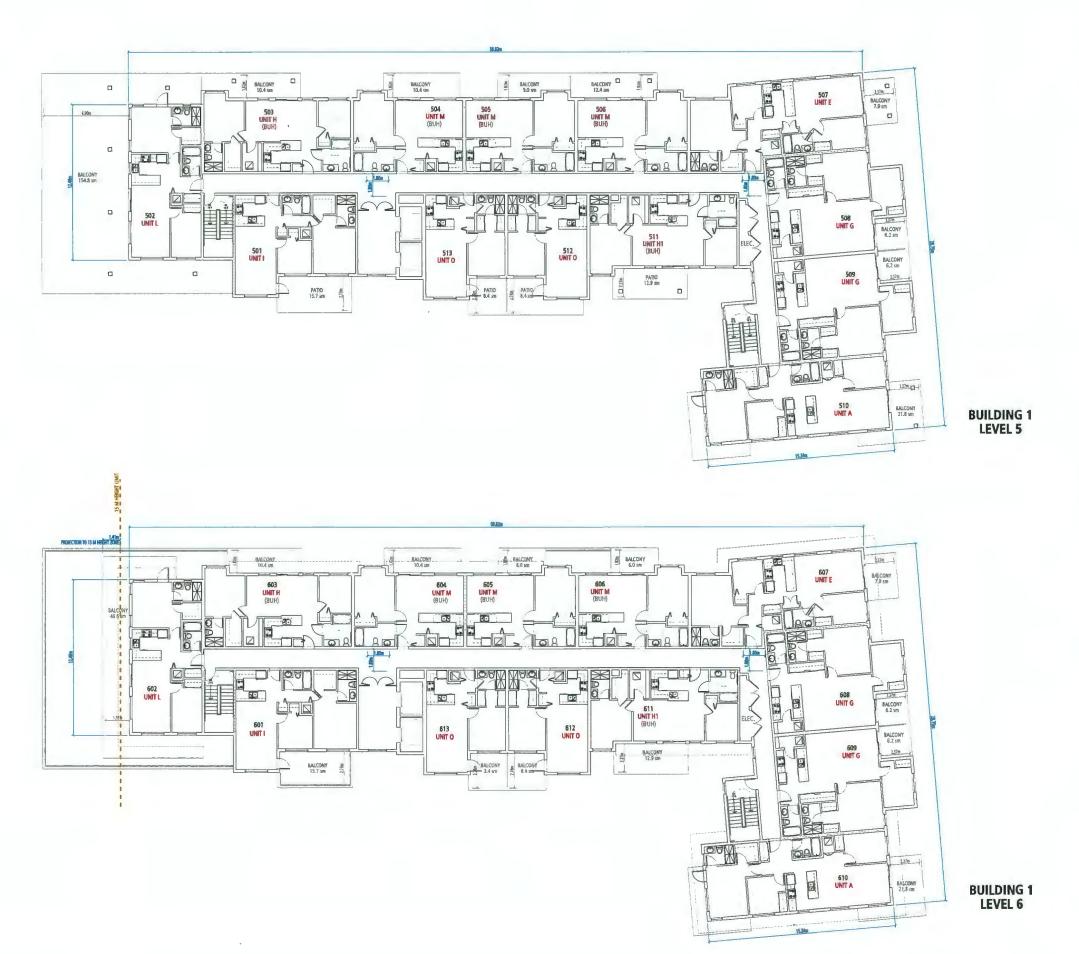


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GENERAL DEVELOPMENT REGULATIONS - 4.16 BASIC UNIVERAL HOUSE

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ALL UNITS WILL INCORPORATE AGING IN PLACE FEATURES SUCH BLOCKING IN BATHROOM WALLS FOR INSTALLATION OF GRAB-E (BESIDE TOLLET, TUB AND SHOWER) PROVISION OF LEVER HANDLES FOR PLUMBING FOCTURES AND DOOR HANDLES

April 5, 2024 DP 23-029453 DP Plan #9



NW BUILDING (BUILDING 1) LEVELS 5 & 6

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10 Vac-2425 Quebec Street

Vacancouve, BC VST 4L5

fougerearchitectur.cs

NOTE: PARAPET WALLS, ELEVATOR OVERRUN, ROOFTOP MECHANICAL EQUIPMENT ETC. ARE INCLUDED IN THE BUILDING HEIGHT CALCULATION) BUILDING 1 ROOF PLAN April 5, 2024 DP 23-029453 DP Plan #10



NW BUILDING (BUILDING 1) ROOF PLAN

SCALE 1" = 25' - 0"



RIVER POINTE

#10611 and #10751 River Drive for Bains Properties Inc.





NOTE:

ALL BUH LIMITS AUE DESIGNED PER RICHMOND ZONING BYLAW SECTION GENERAL DEVELOPMENT REGULATIONS - 4,16 BASIC UNIVERAL HOUSING EAST MEST

ALL UNITS WILL INCORPORATE AGING IN PLACE FEATURES SUC-- BLOCKING IN BATHROOM WALLS FOR INSTALLATION OF GRAI (BESIDE TOILET, TUB AND SHOWER)

- PROVISION OF LEVER HANDLES FOR PLUMBING FORTURES AND DOOR HANDLES

> April 5, 2024 DP 23-029453 DP Plan #11



NE BUILDING (BUILDING 2) LEVELS 1 & 2

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RIVER POINTE

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(BESIDE TOILST, TUR AND SHOWER)
- PROYSIGN OF ELYPE HANDLES FOR PLIAMINING PROTURES AND
DOR HANDLES
- ENTRY DOORS MINIMUM 855 MM CLEAR OPENING

April 5, 2024 DP 23-029453 DP Plan #12



NE BUILDING (BUILDING 2) LEVELS 3 & 4

SCALE 1" = 25' - 0"



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ALL UNITS WILL INCORPORATE AGING IN PLACE FEATURES SUC - BLOCKING IN BATHROOM WALLS FOR INSTALLATION OF GRAI (BESIDE TOILET, TUB AND SHOWER) - PROVISION OF LEVER HANDLES FOR PLUMBING FOCTURES AND DOOR HANDLES

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NE BUILDING (BUILDING 2) LEVELS 5 & 6

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NE BUILDING (BUILDING 2) ROOF PLAN

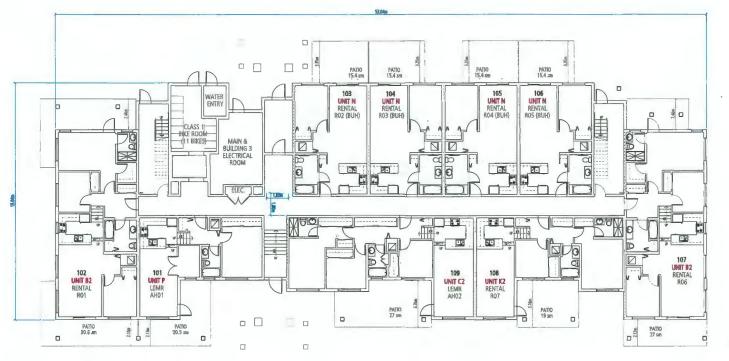
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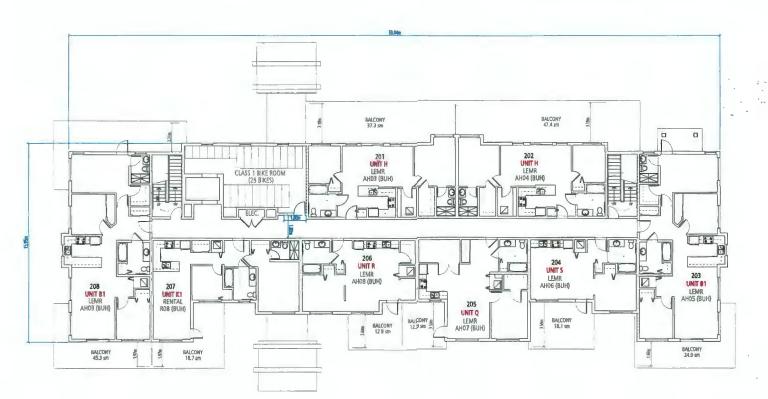
RIVER POINTE

#10611 and #10751 River Drive for Bains Properties Inc.





BUILDING 3 LEVEL 1



BUILDING 3 LEVEL 2 160

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ALL UNITS WILL INCORPORATE AGING IN PLACE FEATURES SUCH - BLOCING IN BATHROOM WALLS FOR INSTALLATION OF GRAB-F (BESIDE TOILET, TUB AND SHOWER - PROVISION OF LEVER HANDLES FOR PLUMBING FOCURES AND DAY BANDLES

> April 5, 2024 DP 23-029453 DP Plan #15



SE BUILDING (BUILDING 3) LEVELS 1 & 2

SCALE 1" = 25' - 0"



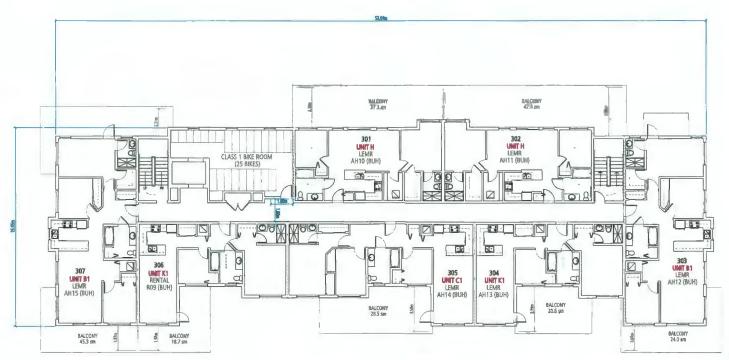
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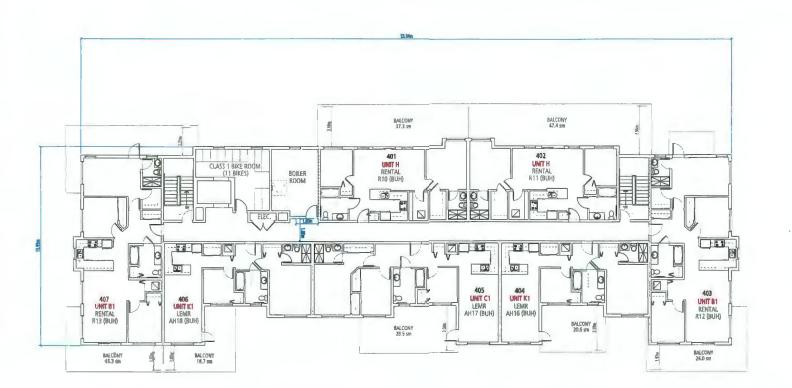
RIVER POINTE

#10611 and #10751 River Drive for Bains Properties Inc.





BUILDING 3 LEVEL 3



BUILDING 3 LEVEL 4 NO

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ALL UNITS WILL INCORPORATE AGING IN PLACE FEATURES SUCH AS BLOCKING IN BATHROOM WALLS FOR INSTALLATION OF GRAB-BLARS (ISSIGE TOLLET, TUB AND SHOWER) PROVISION OF ELYER HANDLES FOR PLUMBING POLITURES AND DOOR HANDLES - ENTRY DOORS MINIMUM 855 MM CLEAR OPENING

> April 5, 2024 DP 23-029453 DP Plan #16



SE BUILDING (BUILDING 3) LEVELS 3 & 4

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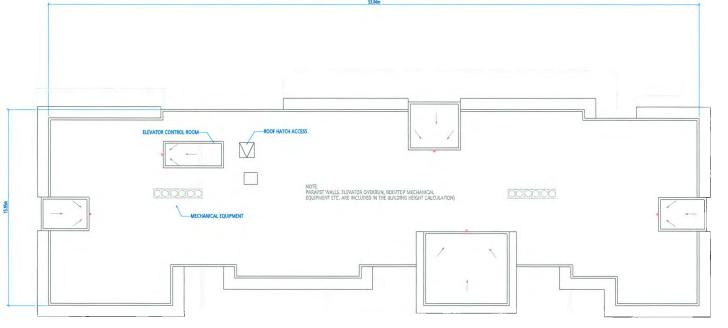
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RIVER POINTE

#10611 and #10751 River Drive for Bains Properties Inc.





BUILDING 3 ROOF PLAN



SE BUILDING (BUILDING 3) ROOF PLAN

SCALE 1" = 25' - 0"



RIVER POINTE

#10611 and #10751 River Drive for Bains Properties Inc.



(Sq. colour to macht SW EXTRA WHITE 7006 (Sb. colour to macht SW RON ORE 7006 (Sc. colour to macht SW RIMER ROCK 6215

EXTERIOR FINISHES

1 colour to media SW FROM CREE 7089

VINYL DOORS AND WINDOWS

(7) colour to madd \$W IFION ORE 7000

(big) colour to mach! SW EXTRA WHITE 7908 (B) colour to mach! SW FICH CRE 7006

HARDE SOFFIT - VENTED SMOOTH: colour to macrit SW EXTRA WHITE 7008 colour to macrit SW IRDN CREE 7008

(1) BACKGED CONCRETE FINISH (2) GLAUS AND ALLMENUM RALING: colour to mach SW FION CRE 7000 (3) HEAVY TIMBER

(5) colour to macht SW IRON CRE 7000 (5) colour to macht SW RIVER ROCK 6215 colour to macht HARDE EVENING BLUE colour to macht SW STARGAZER 9836

SW BUILDING (AMENITY)

SCALE 1" = 25' - 0"



RIVER POINTE

#10611 and #10751 River Drive for **Bains Properties Inc.**

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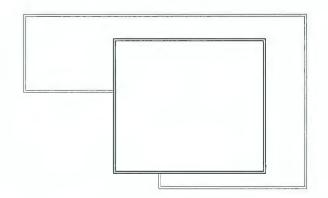




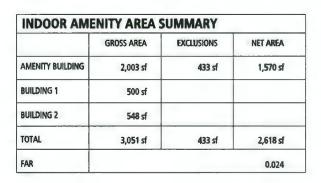
NORTH ELEVATION

WEST ELEVATION





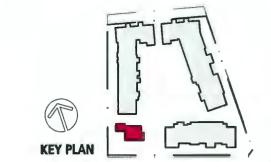
ROOF PLAN





SOUTH ELEVATION

EAST ELEVATION







EXTERIOR FINISHES 1) colour to resold SW (ROM CRE 7000 HARDIE HORIZONTAL BIDDIG: (2) colour to mechi SW EXTRA WHITE 7006 (Sa) colour to much! SW EXTRA WHITE 7006

colour to mecht SW IRON CIRE 7060 colour to mecht SW RIVER ROCK 6215 clour to mechi HARDIE EVERGIG BLUE colour to mechi SW STARGAZER 8896

VINYL DOORS AND WINDOWS

(7) colour to reach SW IRON ORE 7000

(iii) colour to mech! SW EXTRA WHITE 7008 (iii) colour to mech! SW IRON ORE 7080

METAL FLASHING: (80) colour to THIRD IN SW EXTRA WHITE 7000 (80) colour to THIRD IN IRON ONE 7000

HARDIE BOFFIT - VENTED SMOOTH: (Di) colour to march! SW EXTRA WHITE 7000 (Di) colour to march! SW PICH CRE 7000

1) BACKED CONCRETE FINISH 13 GLASS AND ALLMINGM RAEING:

colour to media SW IRON ORE 7000

(3) HEAVY TIMBER

(4) PRIVACY SCREEN:

EXTERIOR GOOR (8) colour to mecht SW PRON ONE TORO
(8) colour to mecht SW RIVER ROCK 6215

(6) colour to mache HARDIE EVENING BLUE (5) colour to mache SW STARIGAZER (80)

NW BUILDING (BUILDING 1) **ELEVATIONS**

SCALE 1" = 25' - 0"





RIVER POINTE

#10611 and #10751 River Drive for **Bains Properties Inc.**

DP 23-029453 - RESUBMISSION MARCH 04, 2024



BRITISH COLUMBIA - ALBERTA - WASHINGTON
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Vancouver, BC VST 4L5 fougerearch/lecture.ca





EXTERIOR FINISHES HARDIE BOARD AND BATTEN: 1 colour to macht BW BYON ORE TOBS HARDIE HORIZONTAL SIDNIG: 20 colour to macht BW BYTNA WHITE TODS 30 colour to macht BW BYTNA WHITE TODS 30 colour to macht BW BYTNA WHITE TODS 30 colour to macht BW BYDN ORE TOBS 40 colour to macht BW BYDN ORE TOBS 50 colour to macht BW BYDN ORE TOBS 50 colour to macht BW BYDN GRET TOBS 60 colour to macht BW BYDN GRET TOBS METAL FLASHBNG: 60 colour to macht BW BYDN GRET TOBS METAL FLASHBNG: 60 colour to macht BW BYDN GRET TOBS METAL FLASHBNG: 60 colour to macht BW BYDN GRET TOBS METAL FLASHBNG: 60 colour to macht BW BYDN GRET TOBS METAL FLASHBNG: 60 colour to macht BW BYDN GRET TOBS METAL FLASHBNG: 60 colour to macht BW BYDN GRET TOBS METAL FLASHBNG: 60 colour to macht BW BYDN GRET TOBS METAL FLASHBNG: 60 colour to macht BW BYDN GRET TOBS

colour to mach! SW IRON CITIE 7088

(1) BACKED CONCRETE FINISH (2) GLASS AND ALLMINAM RALING : colour to maids SW IRON ORE 7000

EXTERIOR DOOR

(B) colour to mach! SW IRON ORE 7089

colour to macht SW RIVER ROCK 6218 colour to macht HARDIE EVENING BLUE colour to macht SW STARGAZER 9816 colour to macht SW PORTSMOUTH 9844

(1) HEAVY TIMBER (1) PRIVACY SCREEN:

NW BUILDING (BUILDING 1) ELEVATIONS

SCALE 1" = 25' - 0"



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RIVER POINTE

#10611 and #10751 River Drive for Bains Properties Inc.

DP 23-029453 - RESUBMISSION MARCH 04, 2024



NORTH ELEVATION







NE BUILDING (BUILDING 2) ELEVATIONS

SCALE 1" = 25' - 0"

EXTERIOR DOOR

(a) colour to mucht SW IPON DRE 7089
(b) colour to mucht SW IPON DRE 7080
(d) colour to mucht HARDIE EVENING BLUE
(d) colour to mucht SW STANGAZER 8005
(d) colour to mucht SW STANGAZER 8005
(d) colour to mucht SW PORTSHOUTH 8044



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RIVER POINTE

#10611 and #10751 River Drive for Bains Properties Inc.



DP 23-029453 DP Plan #22 STA DONN HAR FETH LVL FOURTH LVL FLES W Y THIRD LYL LTI = SECOND LVL 30m \19 Lite **(1)**

KEY PLAN



EXTERIOR FINISHES HARDIE BOARD AND BATTEN : 1) colour to much! SW FROM ORE 7988

April 5, 2024

HARDIE HORIZONTAL SIDING: (2) colour to much! (NW EXTRA WHITE 7008 (2) colour to much! SW RIVER ROCK

colour to mach! SW EXTRA WHITE TOOR colour to mach! SW EXON ORE TORD colour to mach! SW EXON ORE TOOR colour to mach! SW RIVER ROCK 6215 stour to requisit SW STARGAZER 9636

VINYL DICIONS AND WINDOWS
(7) onloar to musick SW IPLON CREE 7000

(iii) colour to much! SW EXTRA WHITE 7006 (iii) colour to much! SW PRON OFE 7069

METAL FLASHING:

(iii) colour to macht SW EXTRA WHITE 7006 (iii) colour to macht SW IRON ORE 7088

HARDIE SOFFIT - VENTED SMOOTH: (b) colour to mach! SW EXTRA WHITE 7000 (b) colour to mach! SW FION CRE 7000

(1) BACKED CONCRETE FINISH (2) GLAIB AND ALUMINUM RALING:

colour to mach! SW IRON CITE 7000

(3) HEAVY TIMBER

(4) PREVACY SCREEN:

GLAZINGAVETAL FRAME (BW Iron Oro)

EXTERIOR DOOR (5) colour to mucht SW IRON ORE 7069

colour to mach! SW RIVER ROCK 6216 colour to mach! HARDIE EVENING BLUE colour to mach! SW STARGAZER 9836

NE BUILDING (BUILDING 2) **ELEVATIONS**

SCALE 1" = 25' - 0"





RIVER POINTE

#10611 and #10751 River Drive for **Bains Properties Inc.**

DP 23-029453 - RESUBMISSION MARCH 04, 2024



34 202 - 2425 Quebuc Street Vancouver, BC VST 4L6 four



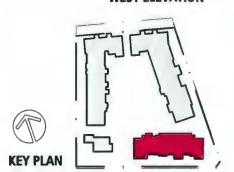
NORTH ELEVATION



SOUTH ELEVATION

WEST ELEVATION

EAST ELEVATION



EXTERIOR FINISHES

HARDIE BOARD AND BATTEN:

HARDIE HORIZONTAL SIDING: a) colour to mucht SW EXTRA WHITE 7005 a) colour to mucht SW RIVER ROCK

3a) colour to mucht SW EXTRA WHITE 7009 3b) colour to mucht SW ERON ORE 7009 colour to much! SW RIVER ROCK 6215 colour to mucht HARDIE EVENDIG BLUE colour to mucht SW STARGAZER 1636

VINYL DOORS AND WINDOWS

DOOR AND WINDOW TRANS

and colour to much! SW EXTRA WHITE 7008

colour to much! SW EVON CRE 7000

METAL FLABHING:

colour to macht SW EXTRA WHITE 7008

colour to macht SW EXCH CRE 7008

NACHE SOFFIT - VENTED SMOOTH;

(a) colour to reacht SW EXTRA WHITE 7008

(b) colour to reacht SW SYCH CRE 7088

(1) BACKED CONCRETE FORBH (2) GLASS AND AUMENUM RALING: colour to marks 5W IRCN ORE 7089

(1) HEAVY TIMBER (N) PRIVACY SCREEN:

CONTROLL OF THE STANDARD OF TH

SE BUILDING

(BUILDING 3) **ELEVATIONS**

SCALE 1" = 25' - 0"

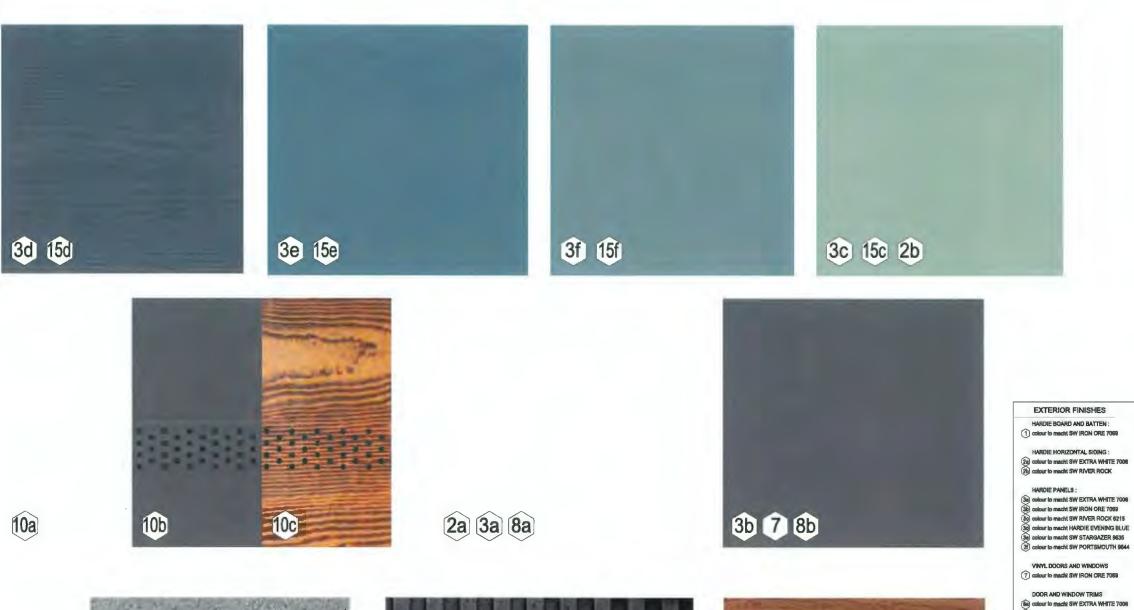




RIVER POINTE

#10611 and #10751 River Drive for **Bains Properties Inc.**











EXTERIOR FINISHES

- VINYL DOORS AND WINDOWS

7 colour to mach! SW IRON ORE 7069

- DOOR AND WINDOW TRIMS
- (8a) colour to mach! SW EXTRA WHITE 7006 (8h) colour to mach! SW IRON ORE 7069

METAL FLASHING:

- (Sig) colour to macht SW EXTRA WHITE 7006 (90) colour to macht SW IRON ORE 7009
- (tie) colour to macht. SW EXTRA WHITE 7008 (till) colour to macht. SW IRON ORE 7089

- (1) SACKED CONCRETE FINISH (2) GLASS AND ALUMINUM RAILING : colour to mecht SW IRON ORE 7069
- HEAVY TIMBER

 (14) PRIVACY SCREEN:
- GLAZING/METAL FRAME (SW Iron Ore)

- EXTERIOR DOOR (5) colour to mucht SW IRON ORE 7069
- (15g) colour to mecht SW RIVER ROCK 6215 (15g) colour to mecht HARDIE EVENING BLUE
- 15a colour to matcht SW STARGAZER 9835 15b colour to matcht SW PORTSMOUTH 9844

MATERIAL BOARD

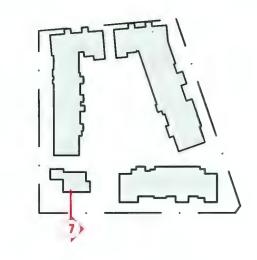


RIVER POINTE

#10611 and #10751 River Drive for **Bains Properties Inc.**







RIVER DRIVE

SECTION 7 SCALE 1:100

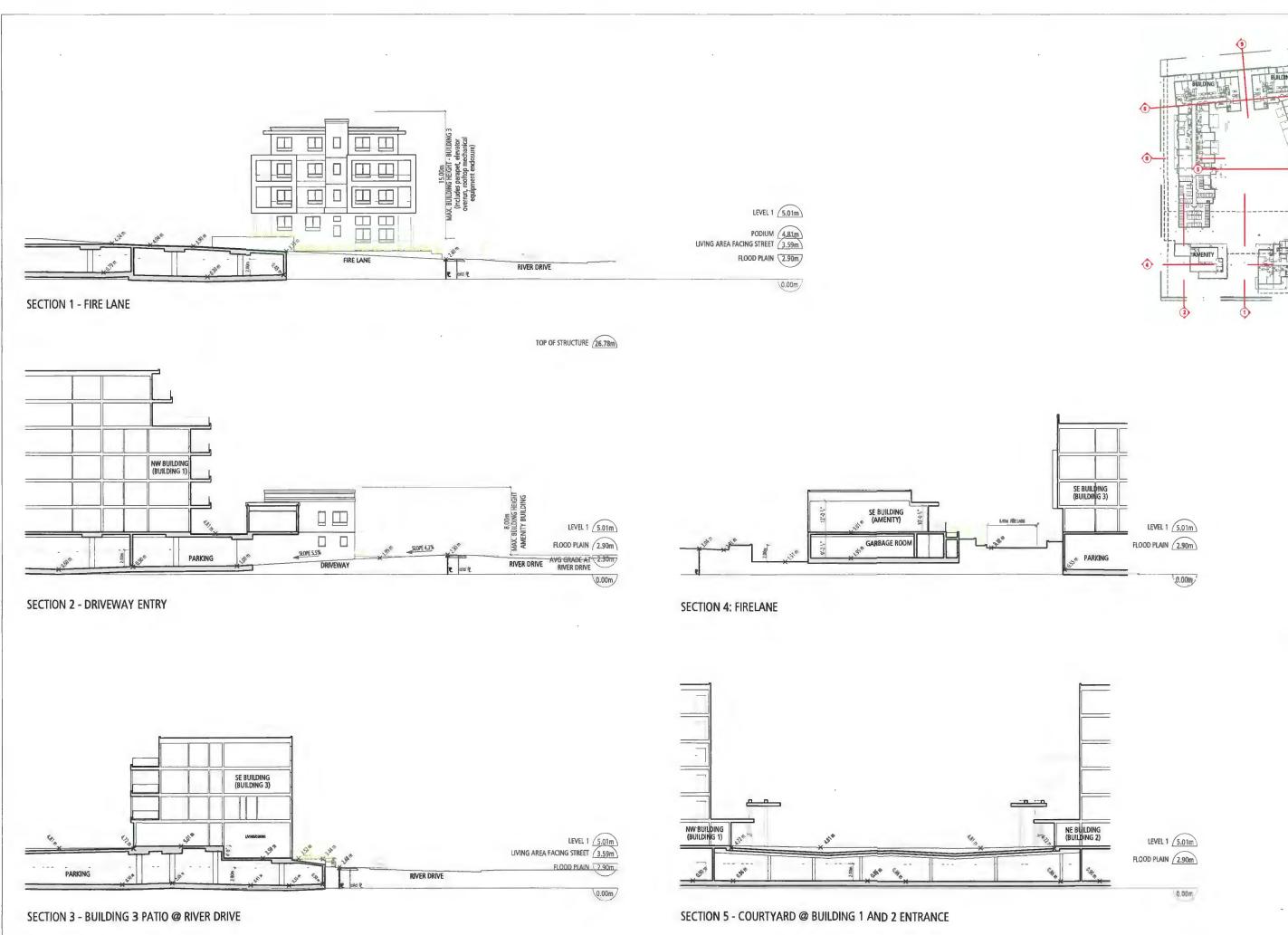


BLOW-UP SECTION & ROOF PLAN

#10611 and #10751 River Drive for Bains Properties Inc.

DP 23-029453 - RESUBMISSION





architecture inc.
BRITISH COLUMBIA - ALBERTA - WASHINGTON
202-2425 Quebes Street
36 Vancouver, BC VST 44.6 fougerearchitecture.ca

RIVER POINTE

#10611 and #10751 River Drive for Bains Properties Inc.

DP 23-029453 - RESUBMISSION

KEY PLAN

April 5, 2024 DP 23-029453 DP Plan #26

SITE SECTIONS



FOUGERE
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RIVER POINTE

#10611 and #10751 River Drive for Bains Properties Inc.

DP 23-029453 - RESUBMISSION

KEY PLAN

SITE **SECTIONS**

SCALE 1:400



5.01m LEVEL 1

3.59m LOWER LIVING AREA

RIVER DRIVE

SECTION 1

BLOW-UP SECTIONS

SOUTH INTERFACE







RIVER POINTE #10611 and #10751 River Drive for Bains Properties Inc.

DP 23-029453 - RESUBMISSION



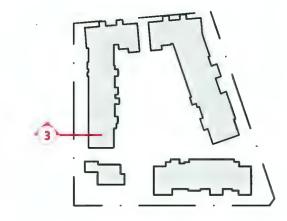
building entry 2.0 m 1.5 m boulevard **BUILDING 3** RIVER DRIVE

LEVEL 1 5.01m

LOWER LIVING AREA

SECTION 2

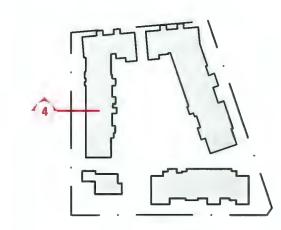




LEVEL 1 5.01m

SECTION 2





LEVEL 1 5.01m

April 5, 2024 DP 23-029453 DP Plan #29

> BLOW-UP SECTIONS WEST INTERFACE

> > SCALE 1:100



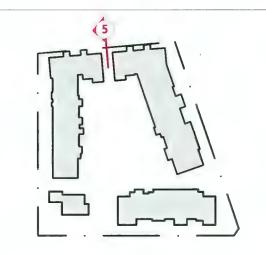


#10611 and #10751 River Drive for Bains Properties Inc.

DP 23-029453 - RESUBMISSION



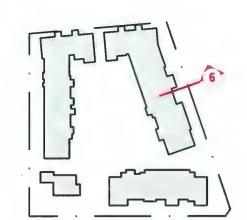




5.01m LEVEL 1

DIKE

SECTION 5



BLOW-UP SECTIONS

NORTH & EAST INTERFACE





RIVER POINTE #10611 and #10751 River Drive for Bains Properties Inc.

DP 23-029453 - RESUBMISSION





LOWER LIVING AREA

LEVEL 1

5.01m

3.74 m

SHELL ROAD

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PMG PROJECT NUMBER: 23-032

PLANTED SIZE / REMARKS

2.5M HT; B&B; 3 STEM CLUMP 6CM CAL; 1.8M STD; B&B

3M HT; B&B 6CM CAL; 1,5M STD; B&B 6CM CAL; 1,5M STD; B&B 8CM CAL; 1,5M STD; B&B 5CM CAL; 1,5M STD; B&B

April 5, 2024 DP 23-029453 DP Plan #31

8	24.MAR.13	CITY COMMENTS	YR.
7	24.MAR.04	ADP COMMENTS	191/102
6	24.FEB.02	OP RESUBBALISHOW	
5	24.JAN.25	NEW SITE PLAN/CITY COMMENTS	E)
4	23.SEPT.20	CITY RESUMENSION	
3	23.5EPT.1	HEW SITE PLAN	MC
2	23.AUG.16	PLANTING PLANS/ DETAILS ADDED	MM
1	Z3.MAIL24	NEW SITE PLAN	00
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

RIVER POINTE RESIDENTIAL DEVELOPMENT

10611 AND 10751 RIVER DRIVE RICHMOND, BC

DRAWING TITLE:

LANDSCAPE **PLAN**

DESIGN:



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SEA

April 5, 2024 DP 23-029453 DP Plan #32

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	26.5609.13	CITY COMMITMES	YB
7	24.MAR.04	ADP COMMENTS	YR/RJ
6	24.FEB.02	DE HEZHBMIZMON	
5	24.JAN.26	NEW SITE PLAN/CITY COMMENTS	E)
4	23.SEPT.20	CITY RESUBMISSION	
3	23.SEPT.1	NEW SITE PLAN	MC
2	23.AUG.16	PLANTING PLANS/ DETAILS ADDED	ММ
1	PS RAM ES	NEW SITE PLAN	00
NO.	DATE	REVISION DESCRIPTION	DR.

PROJECT:

RIVER POINTE RESIDENTIAL DEVELOPMENT

10611 AND 10751 RIVER DRIVE RICHMOND, BC

DRAWING TITLE:

LANDSCAPE SHRUB PLAN



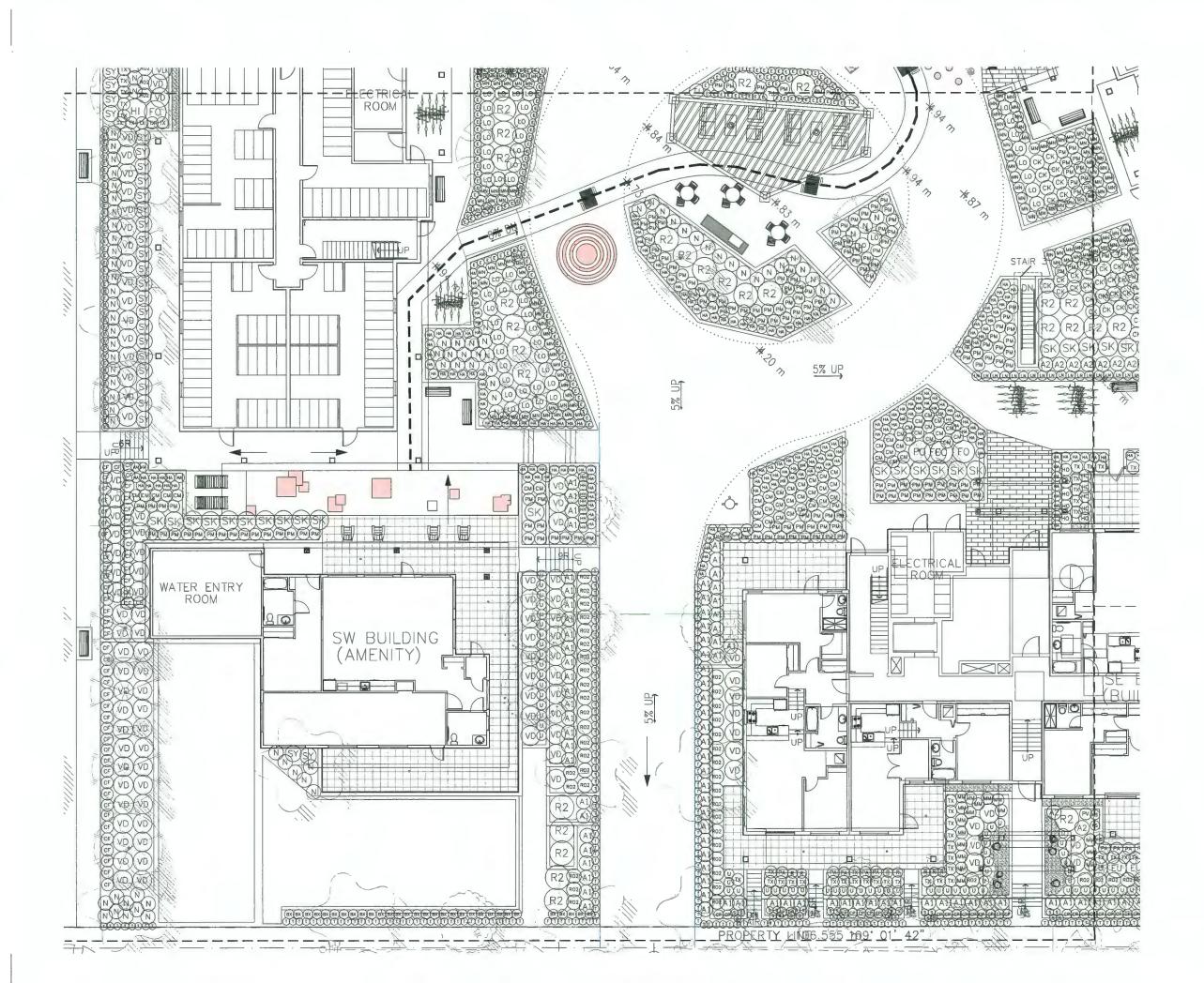
TE: 23.FEB.17 DRAWING

ALE: 1:100

AWAN: MC/MM

SIGN: MC/MM

KCD: MCY





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April 5, 2024 DP 23-029453 DP Plan #33

		·	
8	24.MAR.13	CITY COMMENTS	Y
7	24.MAR.04	ADP COMMENTS	YR,
6	24.FEB.02	OP RÉSUMMISSION	
5	24JAN-26	NEW SITE PLAN/CITY COMMENTS	- P
4	23.SEPT.20	CITY RESUMANISSION	
3	23.5EPT.1	NEW SITE PLAN	M
2	23.AUG.16	PLANTING FLAMS/ DETAILS ADDED	М
1	23 MAR.24	NEW SITE FLAN	D
NO.	DATE	REVISION DESCRIPTION	D

RIVER POINTE RESIDENTIAL DEVELOPMENT

10611 AND 10751 RIVER DRIVE RICHMOND, BC

DRAWING TITLE:

LANDSCAPE SHRUB PLAN



EX. CONC. 41 BUILDING (BUILDING) POTENTIAL NEW OC DIKE ROOM MA CR PM
MA CR
MA MAIN ELECTRICAL ROOM 11/0 (R2 (BUILDING 2) 00 100

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SE/

April 5, 2024 DP 23-029453 DP Plan #34

_			
-			
s	24 MAR 13		
_	4-31111-011-01	CITY COMMENTS	191
7	24,MAR.04	ADP COMMENTS	791/9
6	24.FEB.02	DP RESUBMISSION	
5	24.JAN.26	NEW SITE PLAN/CITY COMMENTS	RJ
4	23.SEPT.20	CITY RESUMMISSION	
3	23.5EFT.1	NEW SITE FLAN	MC
2	23.AUG.16	PLANTING PLANS/ DETAILS ADDED	MN
	23 MAR 24	HEW SITE PLAN	00
1			

CLIENT:

PROJECT:

RIVER POINTE RESIDENTIAL DEVELOPMENT

10611 AND 10751 RIVER DRIVE RICHMOND, BC

DRAWING TITLE:

LANDSCAPE SHRUB PLAN



ATE: 23.FEB.17 DRAWING NUM

CALE: 1:100

RAWN: MC/MM

		CHEDULE		PMG PROJECT NUMBER: 23-012
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
HRUB				
(A)	136	ARONIA MELANOCARPA 'AUTUMN MAGIC'	BLACK CHOKEBERRY	IS POT; 40CM
(A)	24	AZALEA JAPONICA 'CAROLINE GABLE'	AZALEA; RADIANT PINK	#2 POT; 25CM
	31	BUXUS MICROPHYLLA "MINTER GEM"	LITTLE-LEAF BOX	#2 POT; 25CM
(A)	105	CORNUS SERICEA 'KELSEYI'	DWARF KELSEY DOGWOOD	#2 POT; 50CM
(a)	26	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#2 POT; 30CM
6	16	FOTHERGILLA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	#3 POT; 60CM
(iii)	2	HIBISCUS SYRIACUS 'OISEAU BLUE'	BLUE ROSE OF SHARON	#3 POT; 50CM
⋈	11	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	RUBY SLIPPERS OAKLEAF HYDRANGEA	#3 POT; 80CM
\simeq	43	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY	#3 POT; 40CM
8	254	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#2 POT; 40CM
8	38	RHODODENDRON 'PURPLE SPLENDOR'	RHODODENDRON; DARK PURPLE; L. MAY	#3 POT; 50CM
8	80	ROSA 'NUTKANA'	NOOTKA ROSE	#2 POT; 40CM
\bowtie	57	ROSA MEIDELAND 'BONICA'	MEIDILAND ROSE; PINK	#2 POT; 40CM
*COROSTOS SOS SOS SOS SOS SOS SOS SOS SOS SO	8	RUBUS SPECTABILIS	SALMONBERRY	#2 POT; 40CM
8	86	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK	#2 POT; 40CM
8	54	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	#3 POT; 50CM
8	55	SYMPHORICARPOS DOORENBOSII 'MAGIC BERRY'	CORAL BERRY	#2 POT; 30CM
8	333	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1,2M B&B
8	202	VACCINIUM QVATUM	EVERGREEN HUCKLEBERRY	#2 POT: 30CM
GRASS		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
	123	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
00000000	398	FESTUCA IDAHOENSIS	DAHO FESCUE	#1 POT
8	221	HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
8	3	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
2	88	LUZULA NIVEA	SNOWY WOOD RUSH	#1 POT
W.	24	MISCANTHUS SINENSIS 'MORNING LIGHT	MORNING LIGHT JAP SILVER GRASS	#1 POT
9	44	PANICUM VIRGATUM 'ROTSTRAHLBUSCH'	RED SWITCH GRASS	#1 POT
(1)	534	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
/INE	334	STIFA LENDISSIMA	MEXICAN PEATITICA GIOLOGI	FIFOI
	3	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	#3 POT: 75CM: STAKED
PERENI		TRACHELOSFERMOM JASMINOIDES	J AR JASMINE	NO FOI, JOHN, STARLE
_	77	CIMIFUGA RAMOSA 'HILLSIDE BLACK BEAUTY'	BLACK BEAUTY BUGBANE	15CM POT
(2)	77	CROCOSMIA 'LUCIFER'	LUCIFER CROCOSMIA	15CM POT
(2)	61	DICENTRA SPECTABILIS	BLEEDING HEART	15CM POT
(e)	7	HELLEBORUS x HYBRIDUS	LENTEN ROSE - COLOUR MIX	15CM POT
(101)				#1 POT: 1 EYE
(10)	31 15	HOSTA FORTUNEI 'FRANCEE' PEROVSKIA ATRIPLICIFOLIA	HOSTA: GREEN AND WHITE VARIEGATED RUSSIAN SAGE	15CM POT
(m)	, -			
(R)	99	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTUR		15CM POT
<u></u>	51	SALVIA X SUPERBA	VIOLET SAGE	15CM POT
	186	ARCTOSTAPHYLOS UVA-URSI VANCOUVER JADE	KINNIKINNICK	#1 POT; 20CM
8	146	GAULTHERIA SHALLON	SALAL	#1 POT: 20CM
EEEC	305	MAHONIA NERVOSA	LONGLEAF MAHONIA	#1 POT: 25CM
(10)	327	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT: 25CM

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 CRILA 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 REVIEWS MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEWS BY LANDSCAPE ARCHITECT AS 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 AND FIRE SECRETION. THE SECRETION AND FIRE SECRETION AND AND MAINTENAMENT OF FIRE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTION SUBSTITUTIONS ARE SUBJECT TO SUBSTITUTIONS AND SUBSTIT

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April 5, 2024 DP 23-029453 DP Plan #35

8	24.MAR.13	CITY COMMENTS	YR
7	24.MAR.04	ADP COMMENTS	YR/I
6	24.FEB.02	DP RESUBMISSION	
5	24JAN.26	NEW SITE PLAN/CITY COMMENTS	D
4	23.5EPT.20	CITY RESUBMISSION	
3	23.5EPT.1	NEW SITE PLAN	Mic
2	23,AUG.16	PLANTING PLANS/ DETAILS ADDED	Mh
1	23.MAR.24	NEW SITE PLAN	00
NO.	DATE	REVISION DESCRIPTION	DF

RIVER POINTE RESIDENTIAL DEVELOPMENT

10611 AND 10751 RIVER DRIVE RICHMOND, BC

DRAWING TITLE:

LANDSCAPE SHRUB PLAN



23-032

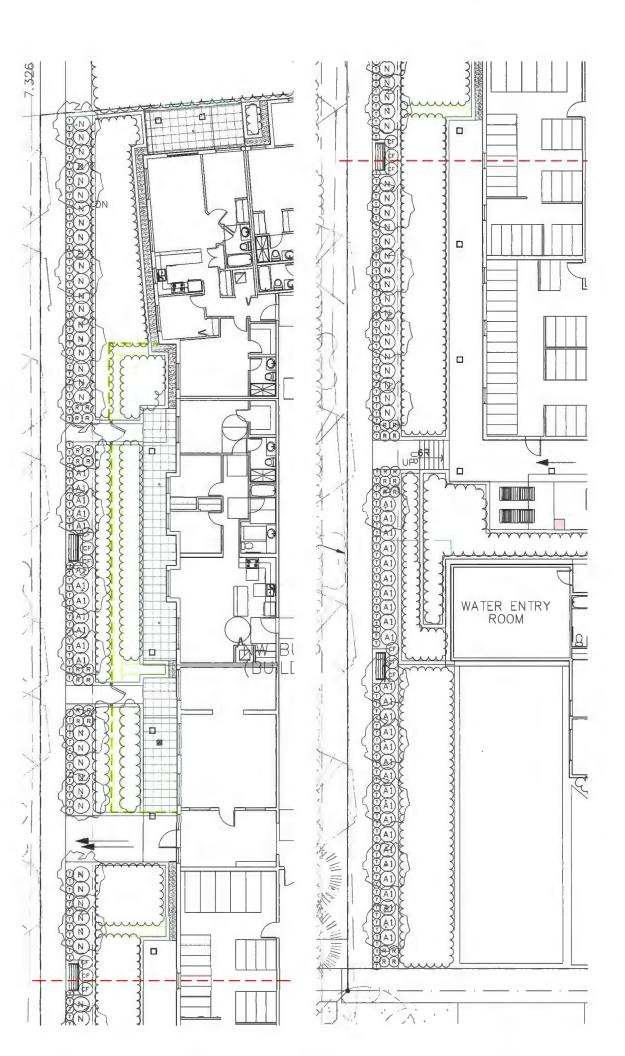
PMG PROJECT NUMBER:

CONCRETE SIDEWALK

20

>

ON ZG



PLANT SCHEDULE - SRW PLANTING					
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
TREE		-			
SHRUB	23	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	6CM CAL; 2M STD; BAB	
		AZALEA JAPONICA PURPLE SPLENDOUR'	AZALEA; RED-VIOLET	#3 POT; 40CM	
(A) (N) GRASS	49	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#2 POT; 40CM	
(6)	9	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT	
PEREN	201 NIAL	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT	
R	30	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM'	RUDBECKIA: YELLOW	15CM POT	

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 CILLA 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 AVAILABLE FOR OPTIONAL REVIEW SY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OFFINA MYRITEM APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL, UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAY'S PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTIONS ARE SUBJECT TO BE LANDSCAPE STANDARD AND CANADIANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LANDSCAPE

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SEA

April 5, 2024 DP 23-029453 DP Plan #36

_			
_		CITY COMMENTS	W.
7	24.MAR.13	ADP COMMENTS	VR/IL
6	24.FEB.02	DP RESUBMISSION	тук
5	24JAN.26	NEW SITE PLAN/CITY COMMENTS	RJ
4	23.SEPT.20	CITY RESUBANISSION	
3	23.SEPT.1	NEW SITE PLAN	MC
2	23.AUG.16	PLANTING PLANS/ DETAILS AQUED	ММ
1	23.MAR.24	NEW SITE PLAN	DO
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT

RIVER POINTE RESIDENTIAL DEVELOPMENT

10611 AND 10751 RIVER DRIVE RICHMOND, BC

DRAWING TITLE:

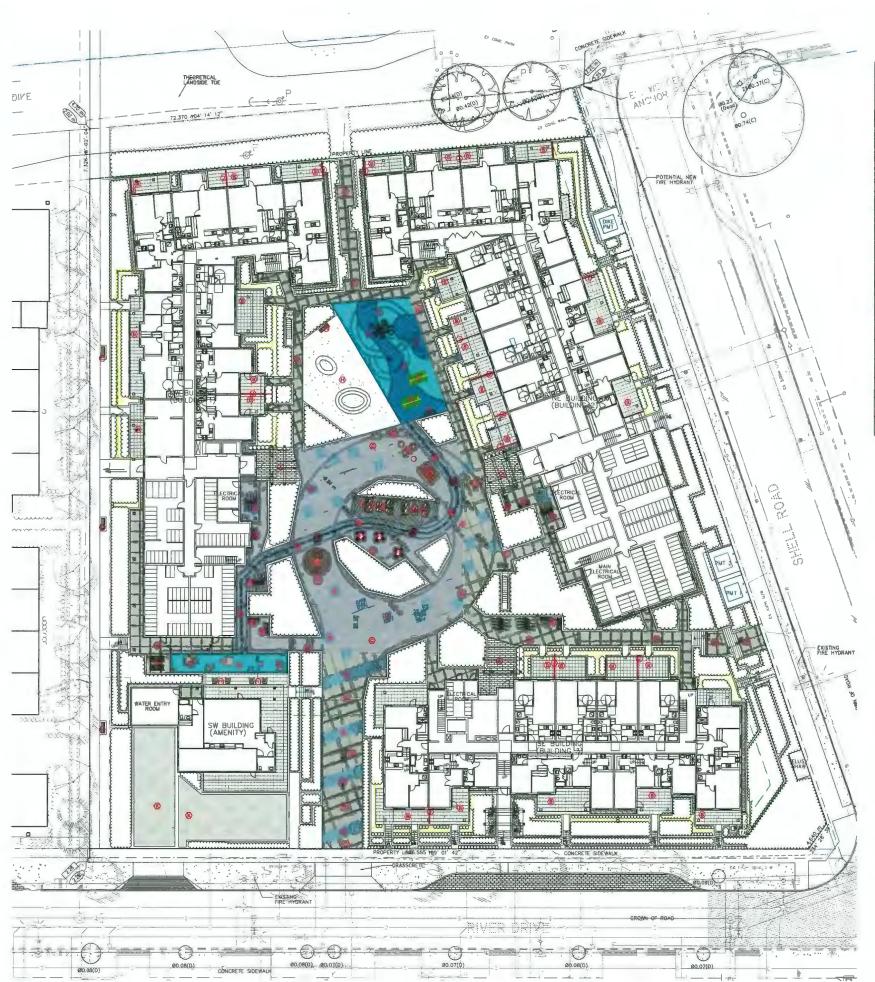
SRW PLANTING PLAN

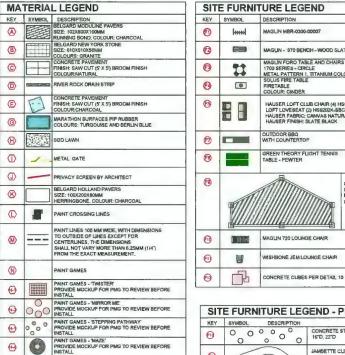


DATE: 23.FEB.17 DRAWING NU
SCALE: 1:100
DRAWN: MC/MM
DESIGN: MC/MM
CHKD: MCY

23032-9.ZIP PMG PROJECT NUMBER:

23-032





KEY	SYMBOL	DESCRIPTION
Ð	[]	MAGLIN MBR-0300-00007
(2)		MAGLIN - 970 BENCH - WOOD SLATS, TITANIUM FRAME
6	23	MAGLIN FORO TABLE AND CHAIRS 1700 SERIES - CIRCLE METAL PATTERN 1, TITANIUM COLOUR
0	•	SOLUS FIRE TABLE FIRETABLE COLOUR: CINDER
6	88	HAUSER LOFT CLUB CHAIR (4) HS5201K-SBCN LOFT LOVESEAT (2) HS520K-SBCN HAUSER FABRIC: CANNAS NATURAL HAUSER FINISH: SLATE BLACK
Ð		OUTDOOR BBQ WITH COUNTERTOP
<u>F</u>		GREEN THEORY FLIGHT TENNIS TABLE - PEWTER
(3)		CUSTOM TRELLIS METAL POMOER COATED CHARCOAL COLOUR
1		MAGLIN 730 LOUNGE CHAIR
_		

SYMBOL DESCRIPTION CONCRETE STEPPERS - VARIOUS HTS. 16TD, 22TD JAMBETTE CLIMBER INICIO (6-22013)
O O O ISO, 220
JAMBETTE CLIMBER INICIO (G-22013)
JAMBETTE XYRA-40 (L-09002)

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April 5, 2024 DP 23-029453 DP Plan #37

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	24.MAR.13	CITY COMMENTS	YE
7	24.MAR.04	ADP COMMENTS	YR/R
6	24.FEB.02	DP RESUBMISSION	
5	24.JAN.26	NEW SITE PLAN/CITY COMMENTS	RJ
4	ZILSEPT.20	CITY RESUBMISSION	
3	23.SEPT.1	NEW SITE PLAN	MC
2	23.AUG.16	PLANTING PLANS/ DETAILS ADDED	ММ
1	23 MAR.24	HEW SITE PLAN	00
NO.	DATE	REVISION DESCRIPTION	DR

PROJECT:

RIVER POINTE RESIDENTIAL DEVELOPMENT

10611 AND 10751 RIVER DRIVE RICHMOND, BC

DRAWING TITLE:

LANDSCAPE MATERIALS PLAN



DESIGN: CHK'D:

L6

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April 5, 2024 DP 23-029453 DP Plan #38

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l	24.MAR.13	CITY COMMENTS	4
,	24.MAR.04	ADP COMMENTS	YR,
	34.FEB.02	DF RESUBMISSION	
	24.JAN.25	NEW SITE PLAN/CITY COMMENTS	
ı	23.SEPT.20	CITY RESUBMISSION	
	23.5EPT.1	NEW SITE PLAN	M
	23.AUG.16	PLANTING PLANS/ DETAILS ADDED	М
	23.MAR.24	NEW SITE PLAN	D
D.	DATE	REVISION DESCRIPTION	D

CLIENT:

PROJECT:

RIVER POINTE **RESIDENTIAL DEVELOPMENT**

10611 AND 10751 RIVER DRIVE RICHMOND, BC

DRAWING TITLE:

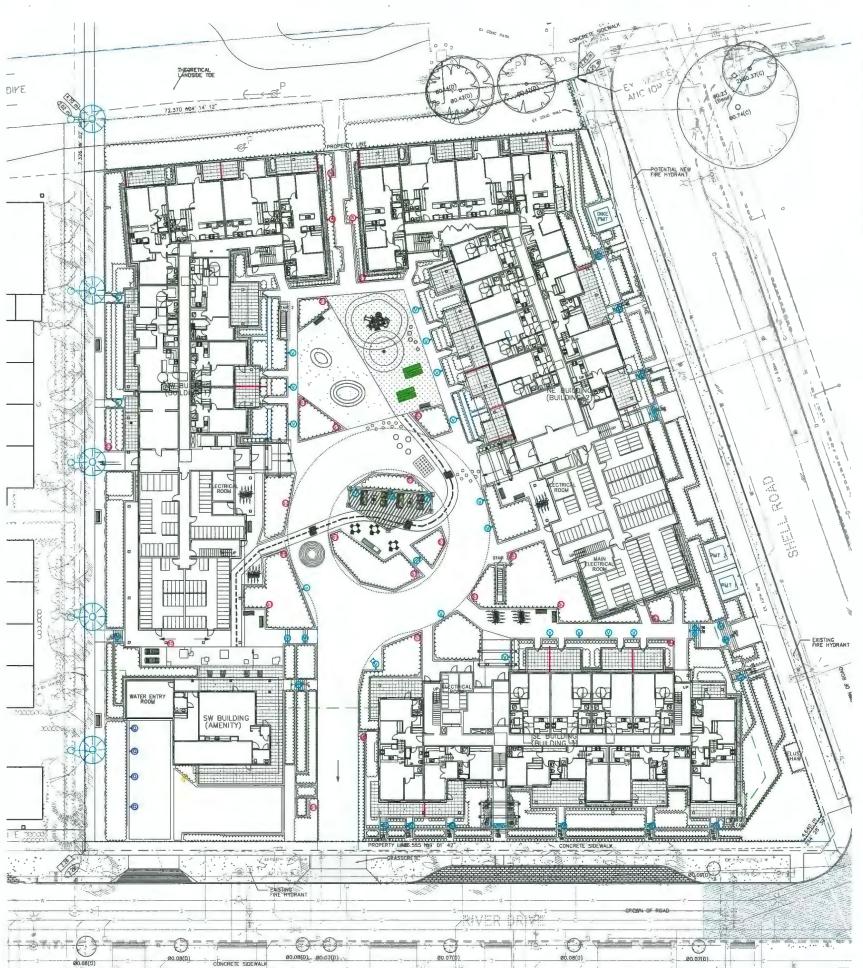
LANDSCAPE GRADING PLAN



CHK'D:

OF 14

23-032



LIGHT LEGEND

	PROPOSED FUTURE STREET LIGHTS AS PART OF SA 15-707868 (TYP.). SHOWN FOR INFORMATION ONLY.
-0	RECESSED LED STEP LIGHT AT GROUND LEVEL ENTRY STEPS. SPEC & RINAL LOCATION PER ELECTRICAL DRAWING
63	30" TALL LED BOLLARD. SPEC & FINAL LOCATION PER ELECTRICAL DRAWING
<u>S</u> -•	8'-10' TALL POST LIGHT, SPEC & FINAL LOCATION PER ELECTRICAL DRAWING
-@	RECESSED LED PARKADE RAMP LIGHT SPEC & FINAL LOCATION PER ELECTRICAL DRAWING
®-	LED WALL LIGHT MOUNTED TO BUILDING ELEVATION SPEC & FINAL LOCATION PER ELECTRICAL DRAWING



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April 5, 2024 DP 23-029453 DP Plan #39

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8	24.MAR.13	CITY COMMENTS	YF
7	24.MAR.04	ADP COMMENTS	YR/I
6	14.FEB.02	OP RESUBMISSION	
5	24.JAN.26	NEW SITE PLAN/CITY COMMENTS	ŘJ
4	23.SEPT.20	CITY RESUBMISSION	
3	23.SEPT.1	NEW SITE PLAN	M
2	25.AUG.16	PLANTING PLANS/ DETAILS ADDED	MA
1	23.MAR.Z4	HEW SITE PLAN	DO
NO.	DATE	REVISION DESCRIPTION	DF

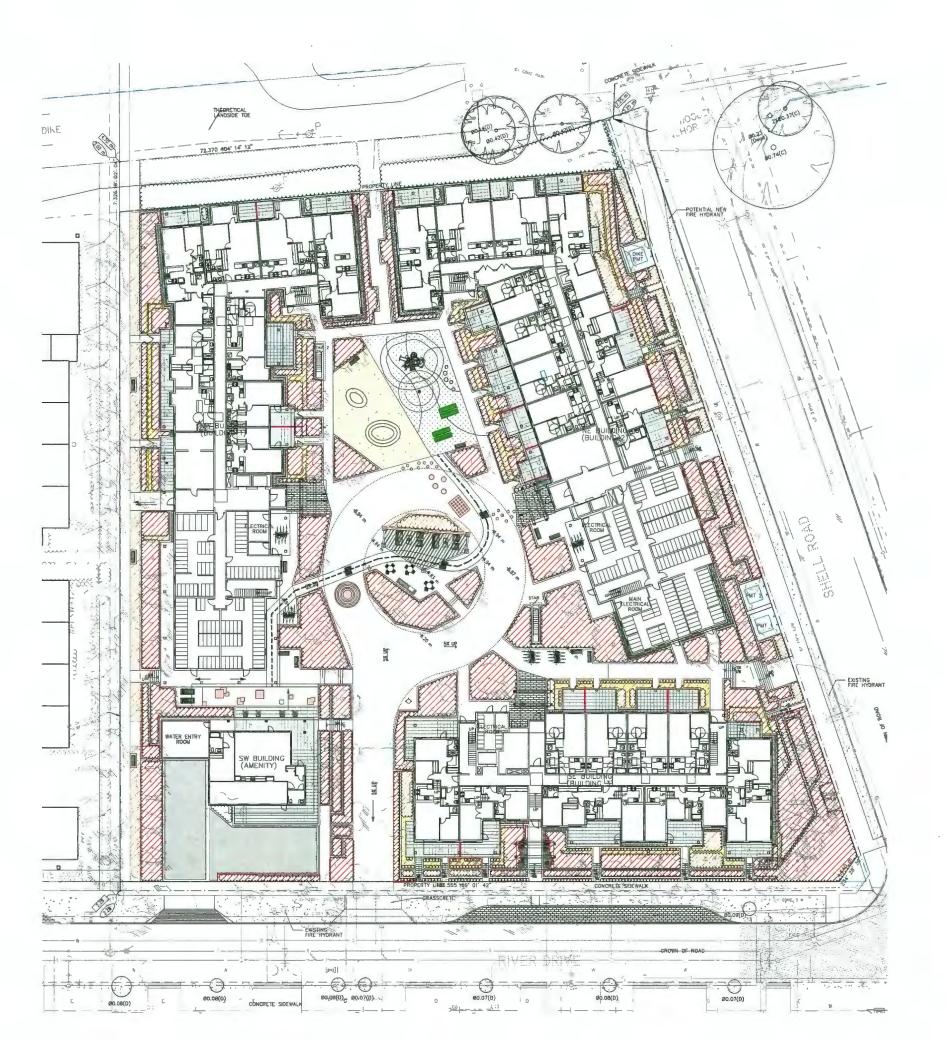
RIVER POINTE RESIDENTIAL DEVELOPMENT

10611 AND 10751 RIVER DRIVE RICHMOND, BC

DRAWING TITLE:

LIGHTING PLAN





SOIL DEPTH

900MM/SOIL DEPTH
450MM SOIL DEPTH
300MM SOIL DEPTH

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April 5, 2024 DP 23-029453 DP Plan #40

NO. DATE REVISION DESCRIPTION

RIVER POINTE RESIDENTIAL DEVELOPMENT

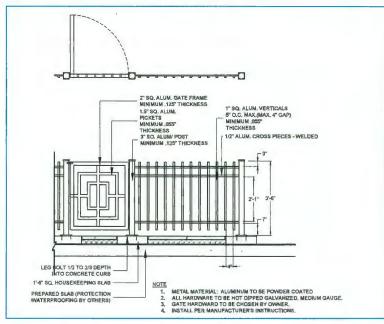
10611 AND 10751 RIVER DRIVE RICHMOND, BC

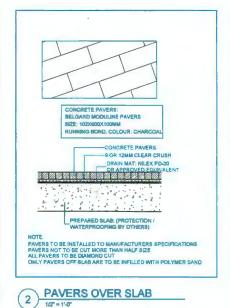
DRAWING TITLE:

LANDSCAPE **MATERIALS PLAN**

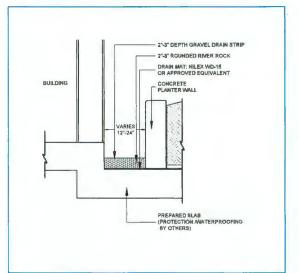


DESIGN: CHKD:



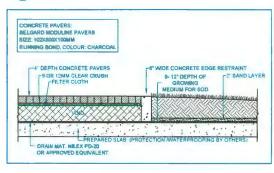


BELGARD NEW YORK STONE SIZE: 610X610X50MM COLOURS: GRANITE WALL DRAIN MAT: NILEX WD-15_____ OR APPROVED EQUIVALENT NOTE
UNIT BLOCK WALLS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS 3 UNIT BLOCK PLANTER ON SLAB



DRAIN ROCK STRIP AT BUILDING ON SLAB (4)

1.06M HT. ALUMINIUM GATE



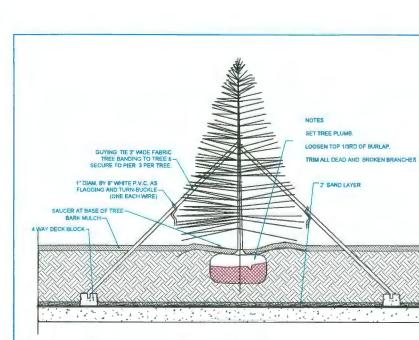
MARATHON SURFACES RUBBER PLAY SURFACE COLOURS: TURQOUISE AND BERLIN BLUE INSTALL AS PER MANUFACTURERS SPECIFICATION DRAIN MAT NILEX PD-20
OR APPROVED EQUIVALENT RUBBERIZED MAT - DEPTH OF MAT TO BE DETERMINED BY PLAY MANUFACTURER -1" DEPTH SAND LAYER DRAIN MAT: NILEX PD-20
OR APPROVED EQUIVALENT PREPARED SLAB

HEX BIT TAMPER RESISTANT SCREW SITE FURNISHINGS TO BE INSTALLED TO

7 SITE FURNITURE MOUNTING

PAVERS/SOD ON SLAB

PLAY SURFACING ON SLAB



CHAMFER TOP EDGES SECTION -1 HT. BURIED 4

- 24" - 48" --

(10) CONCRETE CUBES

FOR TREES LARGER THAN 65MM DO NOT CUT LEADER -CALIPER USE 3" Ø STAKES FOR SMALLER TREES USE TREE STAKES TO BE ALIGNED PARALLEL TO SIDEWALK/ROAD.
SET TREE PLUMB. USE 2 ROUND
STAKES, EACH SET MAX. 24*
BELOW GRADE & 48"
ABOVE GRADE. PSOIL DEPTH AS PER SPEC REMOVE STRAPPING AND 1/3 TOP OF BURLAP, CUT ALL BINDING MATERIAL GRADE TO TOPS OF PLANTERS, PAVING & LAWN ETC. FOR INITIAL FIRST YEAR WATERING. BARK MULCH ON TOP,

9 CONIFER PLANTING ON SLAB

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April 5, 2024 DP 23-029453 DP Plan #41



CLIENT

PROJECT:

RIVER POINTE **RESIDENTIAL DEVELOPMENT**

10611 AND 10751 RIVER DRIVE RICHMOND, BC

DRAWING TITLE:

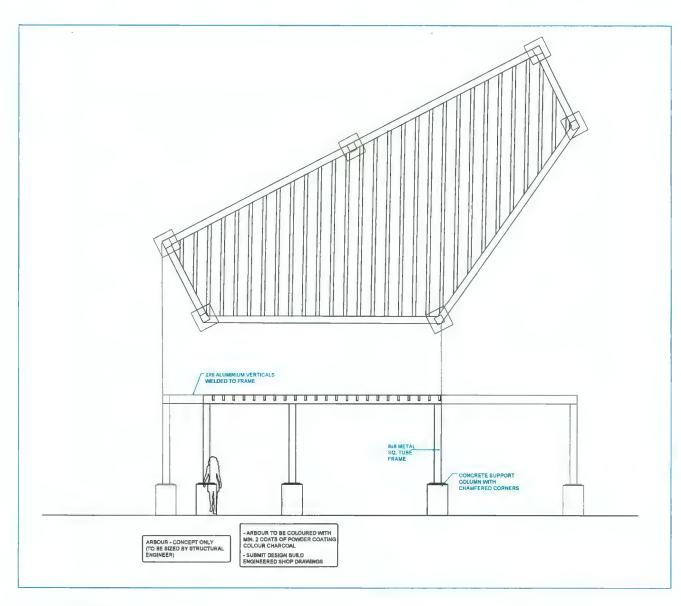
LANDSCAPE **DETAILS**

DATE: 23.FEB.17 DRAWING NUMBER SCALE: AS NOTED L9 MC/MM DESIGN: CHKD: MCY OF 14

23032-9.ZIP PMG PROJECT NUMBER:

DECIDUOUS TREE PLANTING ON SLAB

23-032



9 DINING PERGOLA



MAGLIN 970 BACKED BENCH



GREEN THEORY FLIGHT TENNIS TABLE - PEWTER PAINT GAME ON CONCRETE - MAZE

MAGLIN FORO TABLE AND CHAIR



JAMBETTE CLIMBER

Do the maze



JAMBETTE SPINNER



WISHBONE LOUNGE CHAIR



PAINT GAME ON CONCRETE - STEPPING PATH PAINT GAME ON CONCRETE - MIRROR ME



PAINT GAME ON CONCRETE - TWISTER



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April 5, 2024 DP 23-029453 DP Plan #42

	_	
24.MAR.13	CITY COMMENTS	YR
24.MAR.Q4	ADP COMMENTS	YR/RJ
24.PEB.01	DP RESUBMISSION	
24.1AN.26	NEW SITE PLAN/CITY COMMENTS	RJ
23.5EPT.20	CITY RESUBMISSION	
Z3.5EPT.1	NEW SITE PLAN	MC
23.AUG.16	PLANTING PLANS/ DETAILS ADDED	ММ
23.MAIL24	NEW SITE PLAN	DO
DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

RIVER POINTE RESIDENTIAL DEVELOPMENT

10611 AND 10751 RIVER DRIVE RICHMOND, BC

DRAWING TITLE:

LANDSCAPE DETAILS

CHK'D:

23032-9.2IP PMG PROJECT NUMBER:

April 5, 2024 DP 23-029453 Reference Plan



From T.O. Podium

26m MAX BUILDING HEIGHT ENVELOPE

15m MAX BUILDING HEIGHT ENVELOPE From T.O. Podium

STREETSCAPES





RIVER POINTE

#10611 and #10751 River Drive for Bains Properties Inc.

4.81 M

WEST STREETSCAPE



April 5, 2024 DP 23-029453 Reference Plan



STREETSCAPES

SCALE 1:400

0 5m 1

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RIVER POINTE

#10611 and #10751 River Drive for Bains Properties Inc.

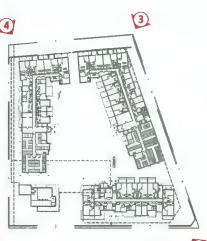
DP 23-029453 - RESUBMISSION MARCH 04, 2024



EAST STREETSCAPE







KEY PLAN 2

April 5, 2024 DP 23-029453 Reference Plan

PERSPECTIVES





VIEW 4

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RIVER POINTE

#10611 and #10751 River Drive for Bains Properties Inc.

DP 23-029453 - RESUBMISSION MARCH 04, 2024

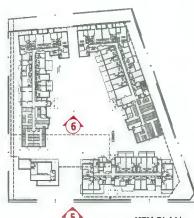


BRITISH COLUMBIA - ALBERTA - WASHINGTO
202 - 2425 Queliuc Street 604.873.29
Vancouver, BC V5T 4L6 fougerearchitecture









KEY PLAN

April 5, 2024 DP 23-029453 Reference Plan

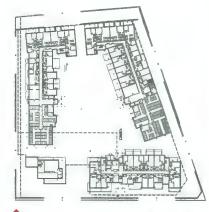
PERSPECTIVES



RIVER POINTE #10611 and #10751 River Drive for Bains Properties Inc.







KEY PLAN

April 5, 2024 DP 23-029453 Reference Plan

VIEW 7



VIEW 8

PERSPECTIVES

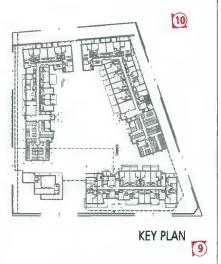


RIVER POINTE #10611 and #10751 River Drive for Bains Properties Inc.









April 5, 2024 DP 23-029453

Reference Plan

PERSPECTIVES



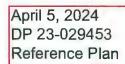
RIVER POINTE #10611 and #10751 River Drive for Bains Properties Inc.

















CONTEXT PLAN





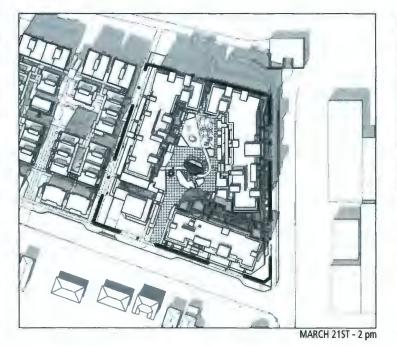




#10611 and #10751 River Drive for Bains Properties Inc.

DP 23-029453 - RESUBMISSION FEBRUARY 09, 2024









MARCH 215T - 4 pm



April 5, 2024 DP 23-029453

Reference Plan

SHADOW STUDY







MARCH 21ST - 10 am



DECEMBER 21ST - 4 pm

RIVER POINTE #10611 and #10751 River Drive for Bains Properties Inc.





Report to Development Permit Panel

To:

Development Permit Panel

Date:

April 3, 2024

From:

Wayne Craig

File:

DP 23-035339

Director, Development

Re:

Application by Gustavson Wylie Architects Inc. for a Development Permit at

18399 Blundell Road

Staff Recommendation

That a Development Permit be issued which would permit the construction of two single-storey buildings with drive-through restaurant uses at 18399 Blundell Road on a site zoned "Industrial (I)".

Wayne Craig

Director, Development

(604-247-4625)

WC:ac

Att. 2

Staff Report

Origin

Gustavson Wylie Architects Inc. has applied on behalf of the owner, Bontebok Holdings Ltd. (Directors: Gary Segal and Lorne Segal), to the City of Richmond for permission to develop two single-storey commercial buildings with drive-through restaurant uses at 18399 Blundell Road on a site zoned "Industrial (I)" (Attachment 1). The site is currently vacant, except for a small building at the southeast corner that houses a water pressure release valve chamber, which will remain.

A Zoning Text Amendment to amend the "Industrial (I)" zone to allow for "Restaurant, Drive-through" as a site-specific permitted use on the subject property under Bylaw 9532 (ZT 13-639146) was adopted on May 10, 2021. Additionally, a Development Permit (DP 16-750045) was issued by Council on May 10, 2021 to facilitate the construction of two single-storey multi-unit commercial buildings with two drive-through restaurants, consistent with zoning. However, as construction did not commence within 24 months of the approval date, the permit lapsed. As such, a new Development Permit is required to be issued in order to facilitate construction. The new Development Permit application submitted for the site is generally consistent with the previously issued permit.

An associated Servicing Agreement (SA 16-744060) was processed as a condition of final adoption of the Zoning Text Amendment. Works included frontage upgrades along Blundell Road and Nelson Road, modifications of the existing Blundell median, a bus landing pad, service connections and an on-site public pathway to avoid existing City infrastructure and utilities generally located in the southeast corner of the site. These works have largely been completed, with some remedial work outstanding.

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

The subject site is located in the Fraser Lands industrial area. Development surrounding the subject site is as follows:

To the North: Light industrial buildings, parking and loading areas on properties zoned "Industrial (I)".

To the South: Across Blundell Road, an existing rail line and light industrial buildings, parking and loading areas on properties zoned "Industrial (I)".

To the East: Across Nelson Road, light industrial buildings, parking and loading areas on properties zoned "Industrial (I)".

To the West: Light industrial buildings, parking and loading areas on properties zoned "Industrial (I)".

Staff Comments

The proposed development consists of two single-storey multi-unit commercial buildings with two drive-through restaurants (including pick-up windows and vehicle queuing areas) and required surface parking. The proposal is generally consistent with the previous Development Permit (DP 16-750045) issued for the site. The proposed development has addressed the planning and design issues identified as part of the review of this Development Permit application. In addition, this development proposal complies with the intent of the applicable sections contained within the Official Community Plan (OCP) and would comply with all aspects of the "Industrial (I)" zone.

Advisory Design Panel Comments

Because of the scale of the development, the limited building area and the consistent design approach as the previously issued Development Permit, the development proposal was not presented to the Advisory Design Panel.

Analysis

Conditions of Adjacency

- Adjacent properties to the north and west of the development site are light industrial buildings with surface parking and loading areas. The proposed siting of the buildings on the development site would provide an 11.5 m setback to the north property line and a 26.4 m setback to the west property line. Additionally, a landscape buffer with a strip of trees and shrubs along the north and west property lines is proposed.
- Along the Blundell Road and Nelson Road frontages, a 3.0 m wide landscape buffer is proposed, with a strip of trees and shrubs to provide screening of the surface parking from the street. Additional information is provided in the "Landscape Design and Open Space Design" section of this report.
- The loading area and garbage, recycling and organics storage enclosures are adequately screened and located behind the proposed buildings, away from the public streets.
- Regarding potential noise generated by the restaurant and drive-through operation, the
 applicant has confirmed they will comply with the City's Noise Bylaw. The applicant
 advised that the drive-through speakers will be equipped with Automatic Volume Control
 (AVC), which adjusts the outbound volume based on the outdoor, ambient noise level. When
 ambient noise levels naturally decrease at night, AVC reduces the outbound volume on the
 system.

Urban Design and Site Planning

- The proposed siting of the buildings are centred on the development site to accommodate required vehicle access, drive-aisle circulation, drive-through vehicle queuing areas and off-street parking and is consistent with the previous Development Permit.
- Efforts have been made to limit parking along street frontages to single-loaded aisles. Staff have worked with the applicant to provide a 3.0 m wide landscape buffer along the Blundell Road and Nelson Road frontages to screen the view of surface parking and drive-through queuing areas from the street.

- Vehicle access to the site is provided via both Blundell Road (right-in/right-out and left-turn movements from Blundell through the establishment of a left-turn bay in the existing median) and Nelson Road (right-in/right-out). The applicant has demonstrated sufficient turning radii for the on-site movement of delivery, disposal and fire vehicles.
- A total of 64 visitor vehicle parking stalls are proposed, which exceeds the Zoning Bylaw requirement of 56 spaces. Included are two accessible parking spaces located in close proximity to the entrances of the buildings.
- Nine parking spaces are to be equipped with 60amp Level 2 charging outlets in compliance with the City's EV charging requirements.
- Bicycle parking and a loading space will be provided in accordance with the Zoning Bylaw; three Class-1 and four Class-2 bicycle parking spaces will be provided in an accessible location near the entrances of the buildings and in view from the street.
- Pedestrian walkways are clearly delineated and are proposed to provide direct pedestrian
 access from the City sidewalks to the entrances of the buildings. Areas of the pedestrian
 walkways that cross drive aisles or vehicle queuing areas utilize an alternative colour (dark
 grey) of pervious pavers to provide visual and textural identification. Additionally,
 appropriate signage will be installed in these areas to further enhance pedestrian safety and
 visibility.
- A barrier-free circulation path to the entrances of the buildings; with a minimum clear width of 1.5 m and a maximum slope of five per cent, from the City sidewalk on Blundell Road and Nelson Road, and from the accessible parking spaces, will be provided.
- An outdoor plaza eating area, which includes picnic tables, benches and planters is proposed to be located between the two buildings.
- Garbage, recycling and organic waste storage facilities are sufficiently sized, within a walled enclosure and adequately screened from public view.
- There is an existing small building located in the southeast corner of the subject site within an existing Statutory Right-of-Way (SRW), which will remain and continue to house a water pressure release valve chamber. The landscaping and treatment of this area was finalized and secured through the Servicing Agreement.

Architectural Form & Character

- The proposed single-storey buildings incorporate a contemporary design complementary to the adjacent light industrial buildings.
- Variation in height and horizontal plane provide visual interest and differentiation between units.
- The southeast corner building acts as an anchor and landmark for the development site through changes in colour and height of the painted metal panels. Additionally, this building includes an active frontage on both sides of the street, with glazing extending around the corner.
- The proposed metal building materials are consistent with the surrounding industrial area.
- Canopies are provided at the restaurant entrances to offer weather protection.
- Parapet wall on the roof is designed to screen the rooftop mechanical equipment from street view.

Landscape Design and Open Space Design

- A Landscape Plan, prepared by a registered Landscape Architect, has been submitted by the applicant, which addresses tree planting and landscape design.
- The subject site currently has no existing on-site trees, and 57 trees are proposed to be planted and maintained on-site.
- Landscape islands are proposed adjacent to drive-through queuing and surface parking areas to break up the hardscape portions of the site. The introduction of a significant amount of trees around the perimeter of the site further addresses visual impact.
- The Landscape Plan includes a combination of deciduous and coniferous trees, which will be planted and maintained on-site.
- Structural soil trenches will be provided underneath identified surface parking areas where required to allow for adequate soil volume for trees.
- Pervious pavers are proposed for the pedestrian walkways and outdoor plaza area to minimize the amount of impervious surfaces.
- To accommodate for existing City and utility infrastructure in the southeast corner, a City sidewalk was constructed on the subject site through the associated Servicing Agreement (SA 16-744060). No further changes to the sidewalk are required.
- Additional landscaping, including a variety of shrubs and groundcover on-site are also included in the Landscape Plan.
- In order to ensure the 57 trees are planted and maintained and proposed landscaping works are undertaken, the applicant is required to submit a Landscaping Security in the amount of \$189,701.76 (100 per cent of the cost estimate provided by the Landscape Architect, which includes a 10 per cent contingency) prior to the application being forwarded to Council for approval. A portion of the security will be released after construction and landscaping at the subject site is completed and a landscaping inspection by City staff has been passed. The City may retain the balance of the security for a one-year maintenance period.
- A lighting plan is provided, which does not cause spillover onto adjacent properties. This included both downward-facing building-mounted lighting as well as pole-mounted lighting in select locations on site.

Crime Prevention through Environmental Design

- The site plan minimizes potential entrapment areas and the landscape plan maintains visual permeability.
- Public entrances to the buildings are visible from the street. Large glazing areas facing the street and surface parking offer opportunities for passive surveillance.
- Surface parking areas are open, with minimal changes in grade, which allows for visual transparency, clear sightlines and facilitates vehicle movement and pedestrian safety.
- Outdoor areas will be well-lit by dual lamp standards and perimeter site lighting will be provided by street lamp standards. Lighting on the buildings will be contained within canopy soffit areas.

Sustainability Measures

• In accordance with the Zoning Bylaw 8500 requirements for Electric Vehicle Charging Infrastructure for New Non-Residential Buildings, the applicant has provided for nine EV stalls with 60amp Level 2 charging.

- The applicant advised the following additional features will be incorporated into the development:
 - o High-performance low-E tinted glazing.
 - o Thermal values consistent with ASHRAE requirements.
 - o Energy efficient programming lighting.
 - o Energy efficient heating systems and fixtures
 - o Light-coloured roofing ballasts.

Conclusion

The proposed development consists of two single-storey multi-unit buildings with restaurant and drive-through uses. The proposal adequately responds to staff's urban design, architectural form and character and landscape design comments identified through the review of the Development Permit as well as the applicable design guidelines contained within the Official Community Plan (OCP). The proposal as designed complies with the site's "Industrial (I)" zone and the surrounding industrial context.

On this basis, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.

Alex Costin

Planning Technician – Design

(604-276-4200)

AC:js

Att.

- 1: Location Map
- 2: Development Application Data Sheet

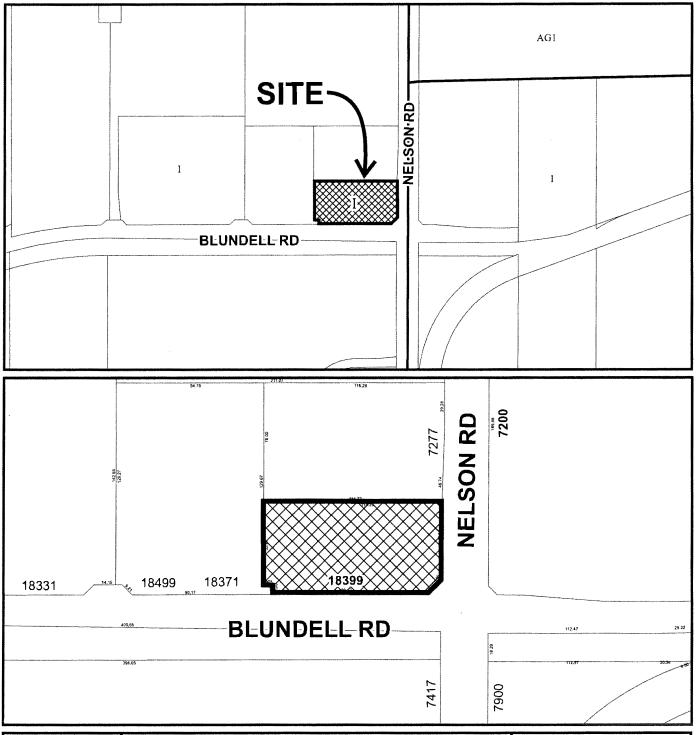
The following are to be met prior to forwarding this application to Council for approval:

- Submission of a Landscaping Security in the amount of \$189,701.76 (based on the cost estimate provided by a registered Landscape Architect, including 10 per cent contingency). A portion of the security will be released after construction and landscaping at the subject site is completed and a landscaping inspection by City staff has been passed. The City may retain the balance of the security for a one-year maintenance period.
- Payment of all fees in full for cost associated with the Public Notices.

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

- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (http://www.richmond.ca/services/ttp/special.htm).
- 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.
- Incorporation of sustainability and accessibility measures in Building Permit plans as determined via the Rezoning and/or Development Permit processes.







DP 23-035339 SCHEDULE "A" Original Date: 01/12/24

Revision Date:

Note: Dimensions are in METRES



Development Application Data Sheet

Development Applications Department

DP 23-035339 Attachment 2

Address: 18399 Blundell Road

Applicant: Gustavson Wylie Architects Inc. Owner: Bontebok Holdings Ltd.

Planning Area(s): Fraser Lands

Floor Area Gross: 759 m² Floor Area Net: 759 m²

	Existing	Proposed
Site Area:	6,635.5 m ² (71,424 ft ²)	6,635.5 m² (71,424 ft²) Road dedication: 115.4 m² (1,242 ft²)
Land Uses:	Vacant	Commercial (food establishments with drive-through components)
OCP Designation:	Industrial	No change
Zoning:	Industrial (I) with an amendment to allow "Restaurant, drive-through" as a site- specific permitted use	No change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.0	0.11	None Permitted
Lot Coverage – Buildings	Max. 75%	11.4%	None
Setback – Front Yard:	Min. 3.0 m	20.8 m	None
Setback – Exterior Side Yard:	Min. 3.0 m	17.7 m	None
Setback – Interior Side Yard:	N/A	11.5 m	None
Setback – Rear Yard:	N/A	26.4 m	None
Height:	Max. 16.0 m	7.6 m	None
Lot Size:	N/A	6,635.5 m ²	None
Off-street Parking Spaces – Total	Min. 56	64	None
Off-street Parking Spaces – Accessible:	Min. 2	2	None
Loading:	Min. 1 medium space	1 medium space	None
Bicycle Parking – Class 1:	Min. 3	3	None
Bicycle Parking – Class 2:	Min. 4	4	None



Development Permit

No. DP 23-035339

To the Holder:

BONTEBOK HOLDINGS LTD.

Property Address:

18399 BLUNDELL ROAD

Address:

C/O #520 - 701 WEST GEORGIA STREET

VANCOUVER, BC V7Y 1A1

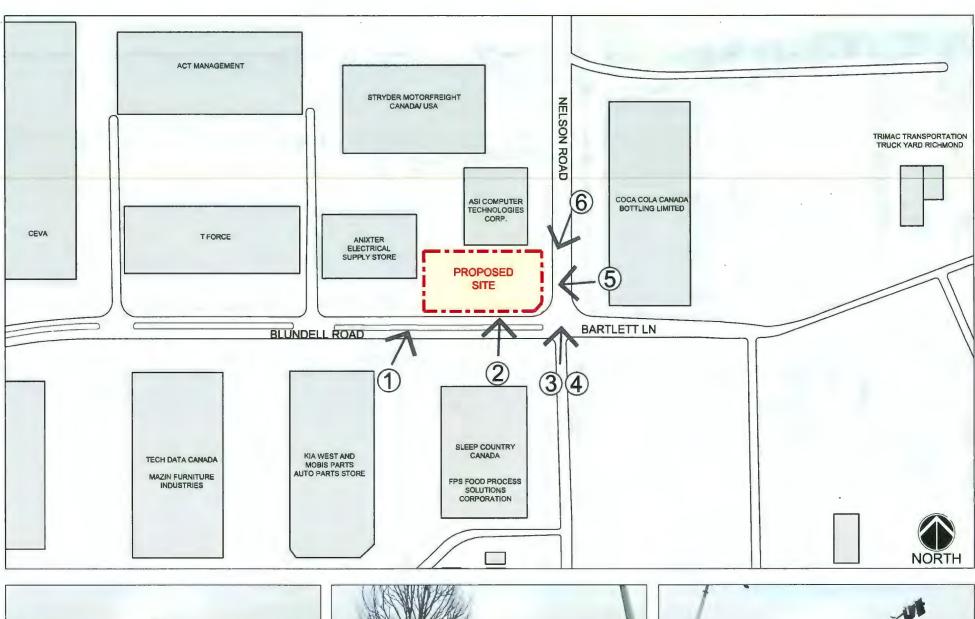
- 1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
- 2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and 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 #13 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 \$189,701.76 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.
- 6. 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 23-035339

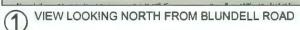
To the Holder:	BONTEBOK HOLDINGS LTD.		
Property Address:	18399 BLUNDELL ROAD		
Address:	# 520 - 701 WEST GEORGIA STREET VANCOUVER, BC V7Y 1A1		
 The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof. This Permit is not a Building Permit. 			
AUTHORIZING RESOLUT DAY OF ,	TION NO. ISSUED BY THE COUNCIL THE		
DELIVERED THIS	DAY OF .		
MAYOR			



VICINITY PLAN SCALE: NTS









VIEW LOOKING NORTH FROM BLUNDELL ROAD EXISTING BUS STOP



VIEW NORTH AT INTERSECTION OF BLUNDELL AND NELSON ROAD



VIEW NORTH AT INTERSECTION OF BLUNDELL AND NELSON ROAD



(5) VIEW LOOKING WEST FROM NELSON ROAD

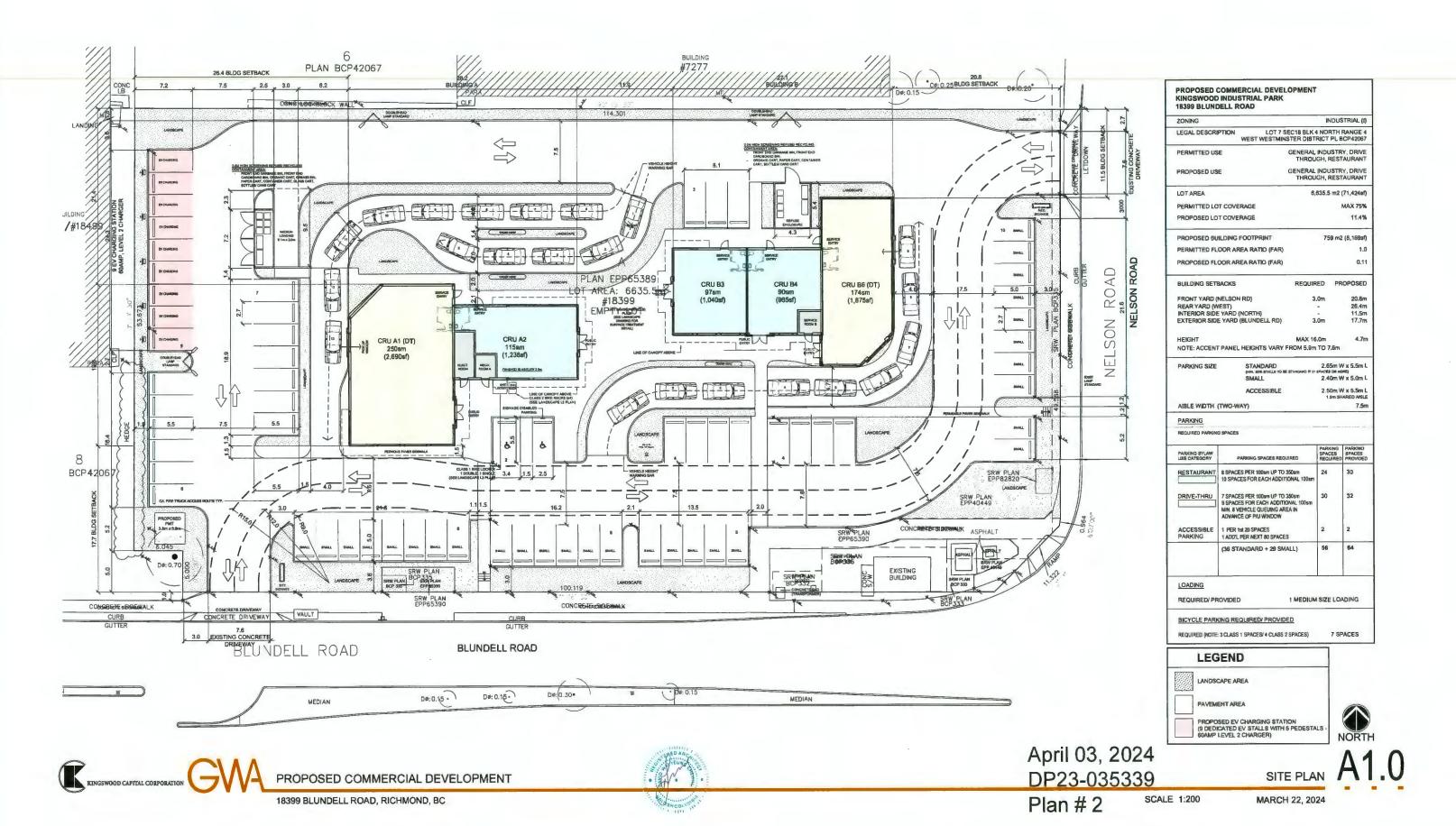


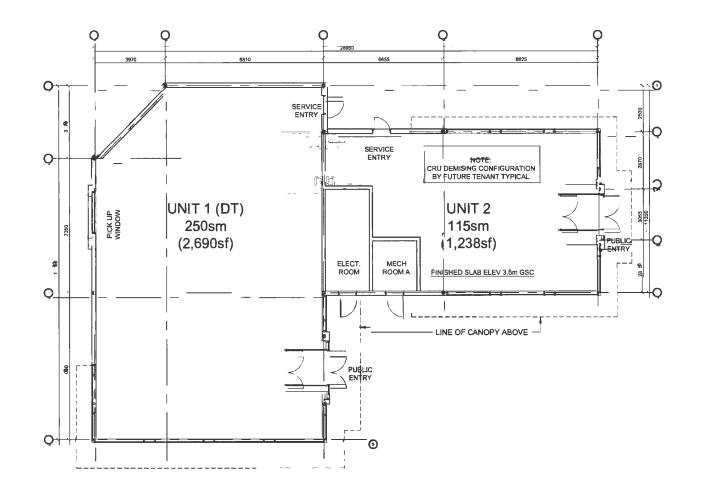
6 VIEW LOOKING SOUTH WEST FROM NELSON ROAD

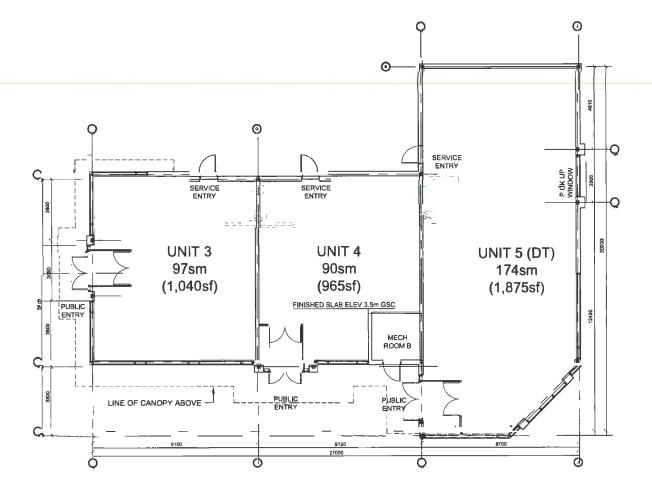
April 03, 2024 DP23-035339

CONTEXT PLAN





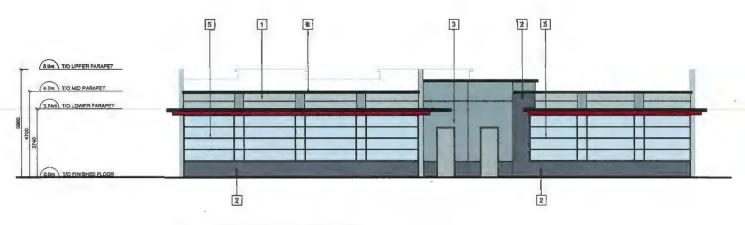


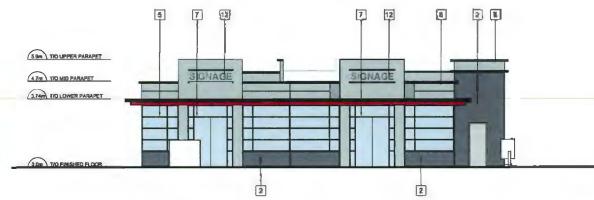






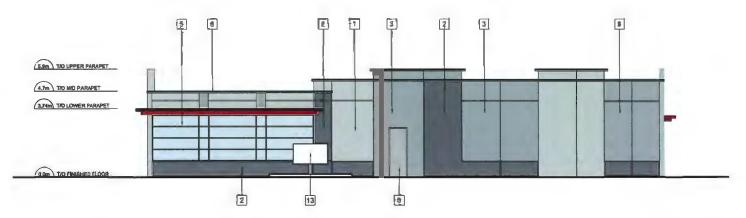


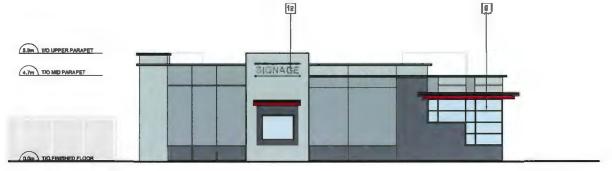




SOUTH ELEVATION

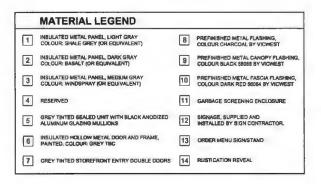
EAST ELEVATION

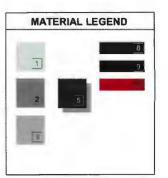


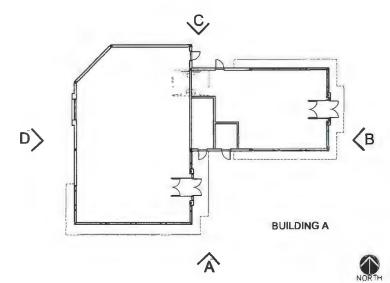


NORTH ELEVATION

WEST ELEVATION







April 03, 2024 DP23-035339

Plan #4

BUILDING A ELEVATIONS

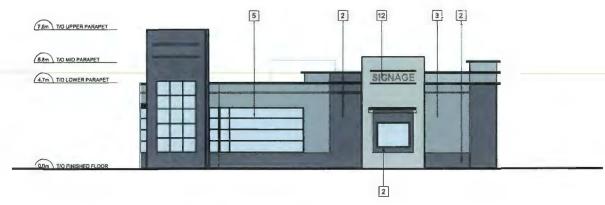






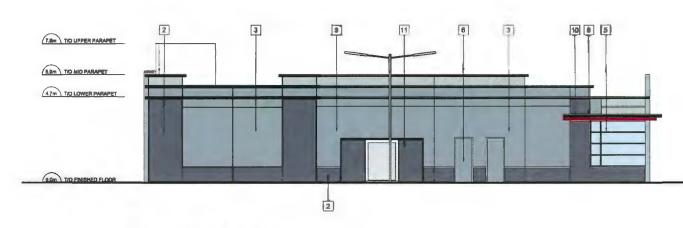
PROPOSED COMMERCIAL DEVELOPMENT

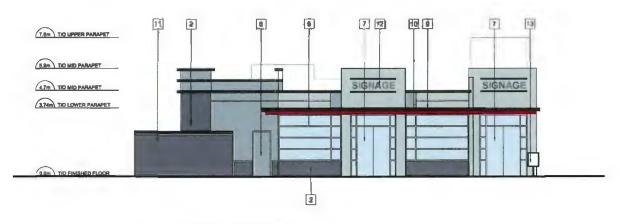




A SOUTH ELEVATION

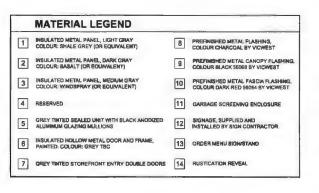
B EAST ELEVATION



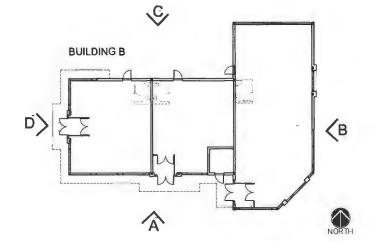


C NORTH ELEVATION

D WEST ELEVATION

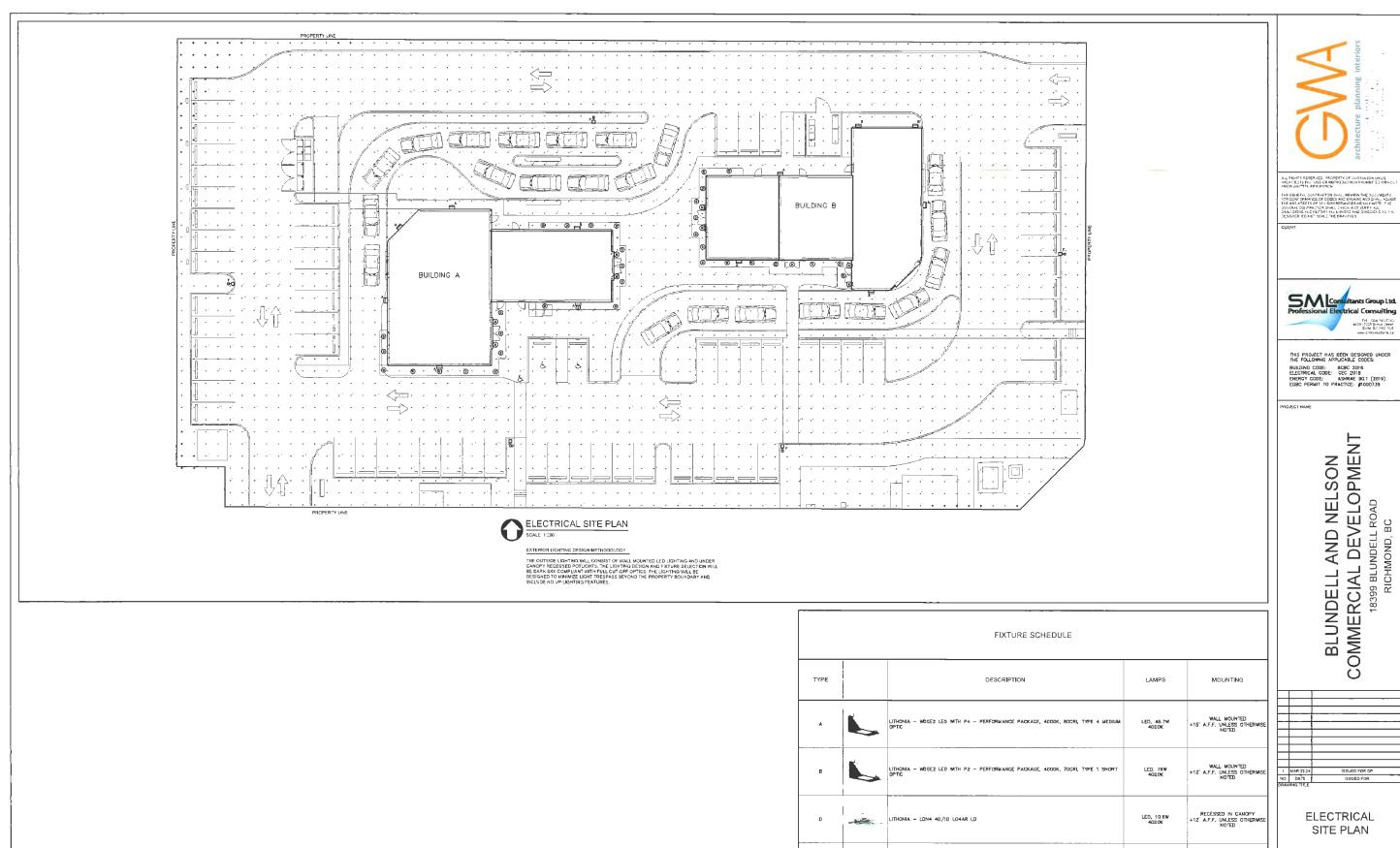






SCALE 1:100

PROPOSED COMMERCIAL DEVELOPMENT



April 03, 2024 DP23-035339 Plan #6

THONIA - DSX2 LED P1 40K T2S MVOLT HS G1

KENALL MANUFACTURING FS524T-2TB-PIA-MW-25L40K-DV

MOUNTING	
WALL MOUNTED +15' A.F.F. UNLESS OTHERWISE NOTED	
WALL MOUNTED +12' A.F.F. UNLESS OTHERWISE NOTED	1 MAR 22.2 NO DATE DRAWING TITU
RECESSED IN CANOPY +12" A.F.F. UNLESS OTHERWISE NOTED	[
POLE MOUNTED, +25'-0*AFF POLE	SML PROJECT SCALE DRAWN BY CHECKED BY PROPESSIONA
WALL MOUNTED +10' A.F.F. UNLESS OTHERWISE NOTED	

E1DPof E1DP

LED, 140W 4000K



SOUTHEAST CORNER



SOUTHWEST CORNER





NORTHEAST CORNER



NORTHWEST CORNER

April 03, 2024 DP23-035339

BUILDING A RENDERS A3.2

Plan #7



SOUTHEAST CORNER



SOUTHWEST CORNER







NORTHWEST CORNER



NORTHEAST CORNER

April 03, 2024 DP23-035339

BUILDING B RENDERS



Plan #8



COURTYARD VIEW A



COURTYARD VIEW B





April 03, 2024 DP23-035339

COURTYARD VIEWS A3.4



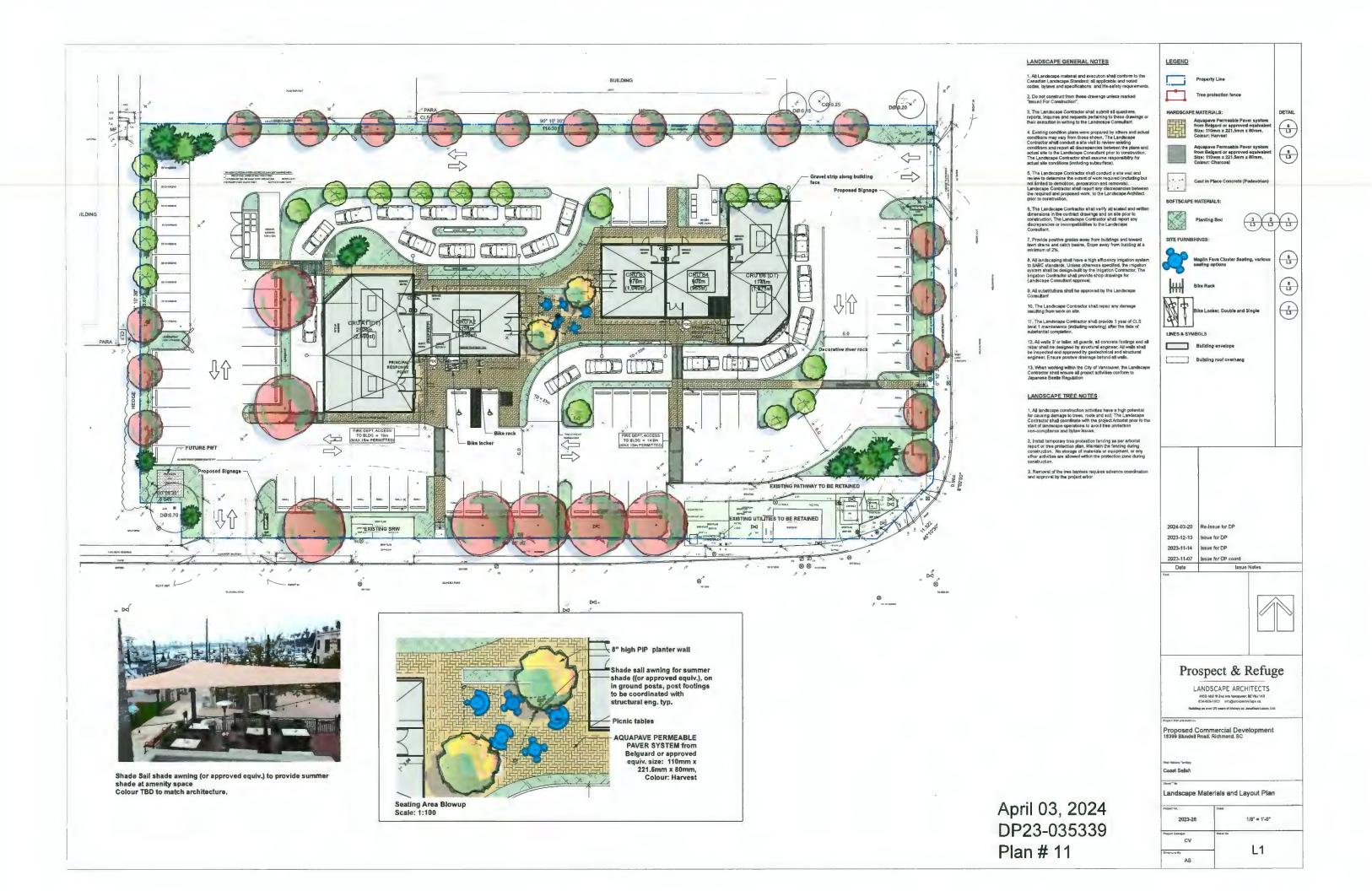
STREETSCAPE VIEW FROM BLUNDELL ROAD

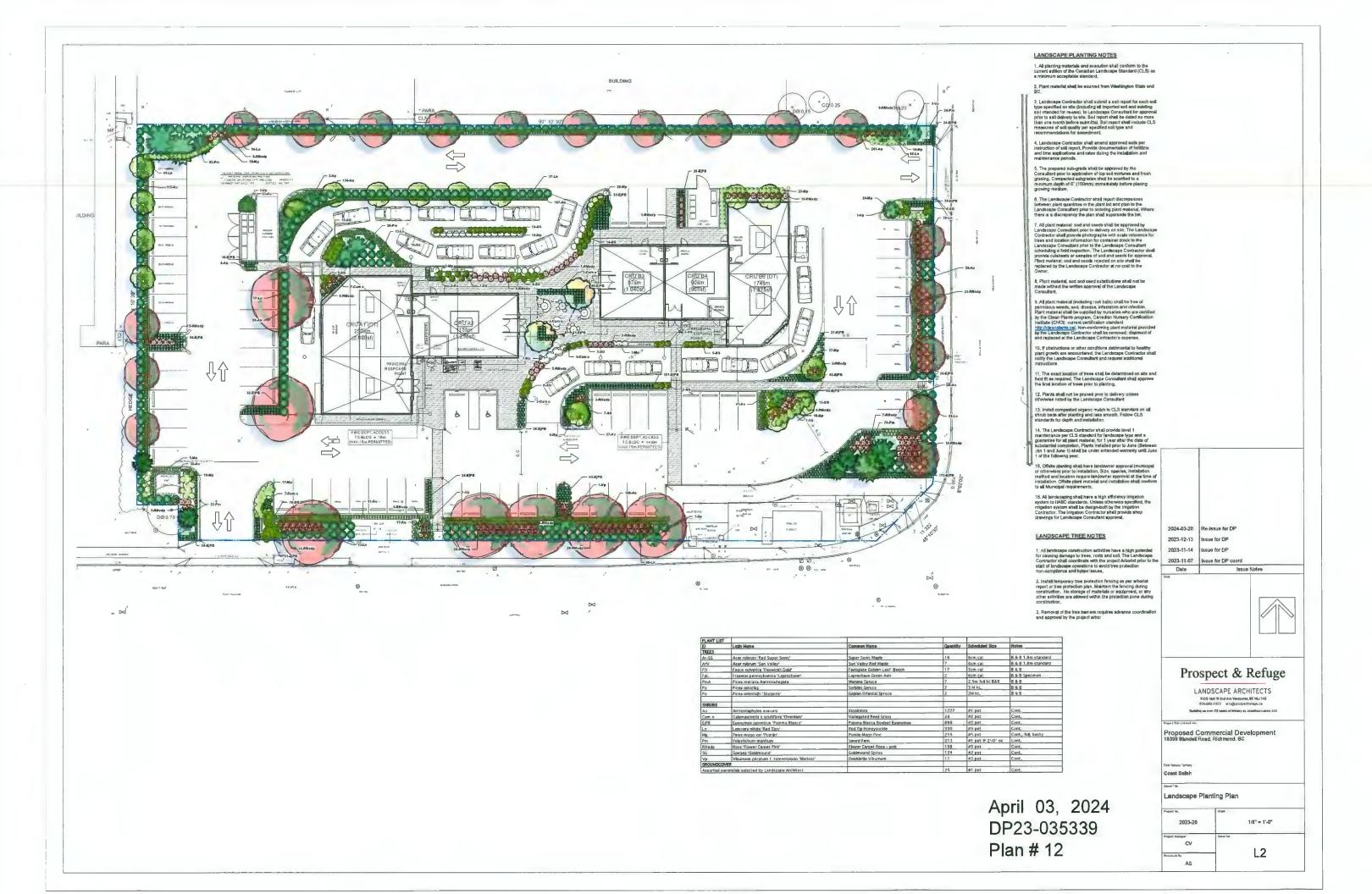


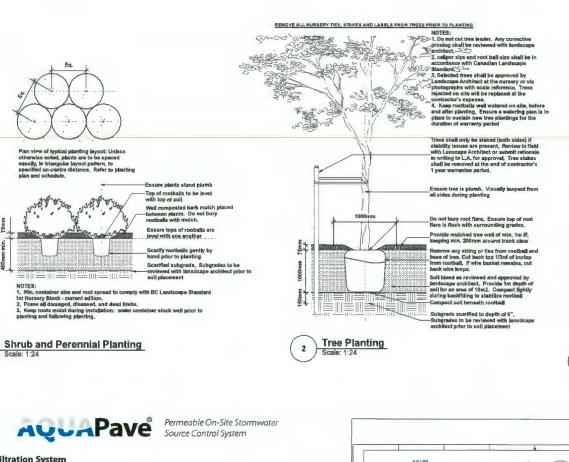
STREETSCAPE VIEW FROM NELSON ROAD

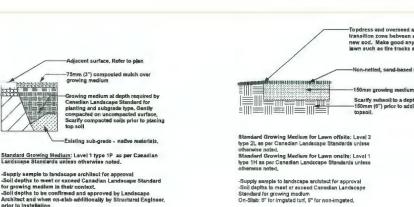










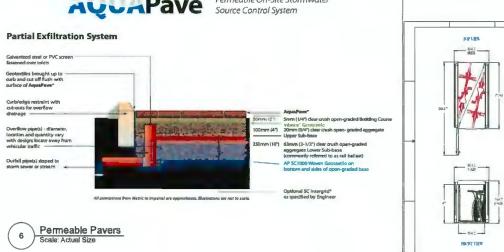


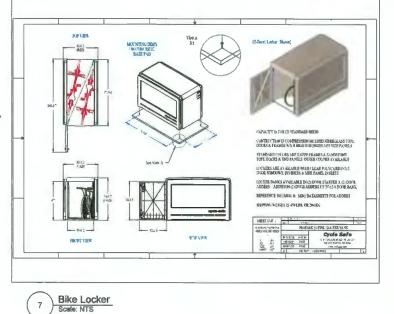
Sodded Lawn
Scale: 1:24



Surface mount to concrete slab base with tamper proof hardware

5 Cora Bike Rack W3606 Scale: NTS





Top Soil Scale: 1:24



8 Cluster Seating
Scale: NTS

April 03, 2024 DP23-03533 9 Plan # 13

