



Development Permit Panel

Council Chambers, City Hall
6911 No. 3 Road

Wednesday, May 12, 2021
3:30 p.m.

MINUTES

Motion to adopt the minutes of the Development Permit Panel meeting held on April 28, 2021.



1. **DEVELOPMENT PERMIT 18-829082**

(REDMS No. 6616241 v. 5)

APPLICANT: Forest International Real Estate Investment Company Ltd.

PROPERTY LOCATION: 10231, 10251, 10351, 10371, 10391, 10395 and 10397 No. 2 Road

Director's Recommendations

That a Development Permit be issued which would:

1. *permit the construction of 22 townhouse units at 10231, 10251, 10351, 10371, 10391, 10395 and 10397 No. 2 Road on a site zoned "Low Density Townhouses (RTL4); and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to reduce the front yard setback along No. 2 Road from 6.0 m to 4.83 m.*



2. New Business

3. Date of Next Meeting: May 27, 2021

ADJOURNMENT



**Development Permit Panel
Wednesday, April 28, 2021**

Time: 3:30 p.m.
Place: Remote (Zoom) Meeting
Present: Cecilia Achiam, Chair
John Irving, General Manager, Engineering and Public Works
Milton Chan, Director, Engineering

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 April 14, 2021 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 15-699652
(REDMS No. 6044330 v. 4)

APPLICANT: GBL Architects

PROPERTY LOCATION: 8091 Capstan Way

Development Permit Panel

Wednesday, April 28, 2021

INTENT OF PERMIT:

1. Permit the construction of a two-tower, mixed use development consisting of ground floor retail, a 72-room hotel, and 137 dwelling units, including nine affordable low-end-of-market rental housing units and 128 market ownership units, at 8091 Capstan Way on a site zoned “Residential/Limited Commercial (RCL5)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500, as amended by zoning amendment Bylaw 9677, to:
 - (a) reduce the minimum building setback along the site’s north Corvette Way frontage from 3.0 m to 2.0 m and the minimum setback for balcony and porch projections from 2.0 m to 0.3 m; and
 - (b) reduce the minimum required number of medium truck loading spaces from three to two.

Applicant’s Comments

Zora Katic, GBL Architects, with the aid of a visual presentation (copy on file, City Clerk’s office), provided background information on the proposed development, including among others, its site context, design rationale, site plan, building elevations, façade treatments, floor plans, sections, and building materials, highlighting the following:

- the proposed development includes a three-storey podium and two towers;
- the above grade parkade is wrapped by hotel, residential and commercial-retail uses;
- balconies on residential towers have a staggered appearance to provide variation and visual interest;
- the shared residential outdoor amenity area and indoor amenity area are located on the podium level (Level 4);
- a hotel restaurant with outdoor seating is located on the podium level;
- the project includes nine affordable low-end-of market rental housing units;
- townhouses are strategically located on the north side to respond to neighbouring townhouses in nearby mixed-used developments;
- entrances for different uses in the mixed use development have distinctive designs; and
- the focal point for the project is the weather-protected public plaza at the corner of Capstan Way and Corvette Way which includes, among others, an illuminated soffit with an art component, a public art piece, landscaping, public seating and private outdoor dining space.

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Logan Cairns, PWL Partnership Landscape Architects, provided an overview of the main landscape features of the project, noting that (i) the three ground level edges of the subject site have been softened with planting as well as articulated with varied concrete and feature paving treatments, (ii) native and adapted species and drought-tolerant planting are proposed for the site, (iii) seating opportunities are provided on ground level, including public and outdoor dining seating adjacent to the public plaza, (iv) the podium level shared residential outdoor amenity area includes, among others, urban agriculture, barbeque area, a children's play area, a large lawn space, and walkways, (v) landscaped patios are provided on Levels 5 and 7, and on penthouse levels, (vi) green roofs will be installed over inaccessible roofs, and (vii) green screen trellis with climbing vines is proposed on podium level to provide screening to the adjacent development to the east.

In reply to queries from the Panel, Ms. Katic and Mr. Cairns acknowledged that (i) the street trees proposed to be installed would be irrigated, (ii) trees will be installed on the podium level to provide separation between hotel and residential uses, (iii) the walkway along the eastern edge of the podium is limited to residential use and will allow pedestrian access to the indoor swimming pool, and (iv) the project's proposed lighting design and orientation will minimize light pollution to neighbouring residential developments.

Staff Comments

Wayne Craig, Director, Development, noted that (i) the proposed setback variances to the building were identified at rezoning stage, (ii) the balconies provide private outdoor spaces for residential units as well as provide articulation to the building, (iii) the proposed variance to the required number of medium truck loading spaces for the proposed development is consistent with similar variances granted to other projects of similar scale, (iv) the project has been designed to achieve Leadership in Energy and Environment Design (LEED) Silver equivalent, allow future connection to a City's District Energy Utility (DEU) system, and achieve the City's Aircraft Noise Policy and Canada Mortgage and Housing Corporation (CMHC) interior noise standards.

Mr. Craig further noted that (i) the project provides 65 Basic Universal Housing (BUH) units including all of the nine affordable housing units, (ii) there is a significant Servicing Agreement associated with the project for road and frontage improvements along the site's Capstan Way and Corvette Way frontages, (iii) extensive green roofs are proposed for the project, and (iv) the applicant is required to provide a Construction Parking and Traffic Management Plan prior to Building Permit issuance.

Gallery Comments

David Brind, representing Strata BCS 3718 of the neighbouring Wall Centre development at 3099, 3111 and 3333 Corvette Way, expressed appreciation for the design of the proposed development; however, he expressed concerns related to (i) the proposed building setback variance as it would adversely impact the sightline of motorists turning at the corner of east-west and north-south Corvette Way, and (ii) on-street parking and loading issues and traffic congestion in the area that could occur due to the proposed reduction of required medium truck loading spaces for the proposed development.

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In addition, Mr. Brind noted the unsightly premises on some properties along River Road and requested that the City's By-Law Officers conduct inspections in the area.

In reply to queries from the Panel, Mr. Craig confirmed that (i) the proposed setback variances were dealt at the rezoning stage, and (ii) the proposed setback at the corner of north-south and east-west Corvette Way was reviewed by the City's Transportation staff and was found to comply with the City's Traffic Safety By-Law.

In reply to a query from the Panel, Fred Lin, Senior Transportation Engineer, advised that Transportation staff support the proposed truck loading variance as a study has been submitted by a professional traffic consultant which showed that the proposed number of medium truck loading spaces for the proposed development would be adequate for its uses.

In reply to a further query from the Panel, Mr. Lin noted that (i) there is currently no stop sign at the corner of east-west and north-south Corvette Way, (ii) frontage works for the proposed development include traffic calming measures such as the provision of curb extensions to narrow down the street and slow down the vehicles at the Corvette Way intersection, and (iii) there will be a parking restriction on the inside corner of the Corvette Way bend to address sightline concerns of motorists.

Correspondence

Mimi Ho, 1306-3111 Corvette Way (Schedule 1)

Mr. Craig noted that Ms. Ho raised concerns with regard to the proposed building setback and separation of the proposed development from the neighbouring Wall Centre development.

In response to the building separation concern, Mr. Craig advised that the project complies with the City's guidelines with respect to separation of buildings within the proposed development as well as the separation of buildings on the subject site from adjacent existing and proposed developments.

Panel Discussion

The Panel expressed support for the project, noting that (i) the project and surrounding public realm are well designed, (ii) the provision of public amenities in the project is appreciated, (iii) the project fits well with the neighbourhood, and (iv) the Panel looks forward to the completion the of proposed development including the public amenities to be provided.

Development Permit Panel
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Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of a two-tower, mixed use development consisting of ground floor retail, a 72-room hotel, and 137 dwelling units, including nine affordable low-end-of-market rental housing units and 128 market ownership units, at 8091 Capstan Way on a site zoned "Residential/Limited Commercial (RCL5)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500, as amended by zoning amendment Bylaw 9677, to:*
 - (a) *reduce the minimum building setback along the site's north Corvette Way frontage from 3.0 m to 2.0 m and the minimum setback for balcony and porch projections from 2.0 m to 0.3 m; and*
 - (b) *reduce the minimum required number of medium truck loading spaces from three to two.*

CARRIED

2. Date of Next Meeting: May 12, 2021

3. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:27 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, April 28, 2021.

Cecilia Achiam
Chair

Rustico Agawin
Committee Clerk

Schedule 1 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
April 28, 2021.

To Development Permit Panel	
Date:	APRIL 28, 2021
Item #	1
Re:	DP 15-699652

From: Mimi Ho <mimiymho@gmail.com>
Sent: April 27, 2021 9:56 PM
To: CityClerk
Subject: Comments for Permit Panel Meeting for File DP 15-699652 (April 28, 3:30pm)

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

To whom it may concern,

I am a resident of Wall Centre Richmond, at #1306-3111 Corvette way, an owner of the unit with a view of the site in question.

I have the following concerns regarding the request from this project in regards to item a:

a) reduce the minimum building setback along the site's north Corvette Way frontage from 3.0m to 2.0m and the minimum setback for balcony and porch projections from 2.0m to 0.3m

To date, the Yuan Heng project across from our towers have already caused a huge deal of visual obstruction in terms of light filtration into my unit and blockage of view from the unit. Approval of the new Yuan Heng towers will cause further visual obstruction of the river and mountain views that all owners looking at these towers will face.

With the above-quoted modification being approved, not only that it will cause a safety issue for the close proximity to the existing Yuan Heng towers and Tower A (3333 Corvette Way), this will cause a smaller visual gap between buildings on our end, and completely changing the light filtration and view we have since we have purchased our units.

Needless to say, the construction of these new towers has already caused a great deal of distress to Wall Center Residences and owners, and with the crowded visual presentation, after all these towers are built, this will surely affect the value and comfort of the owners in Wall Center. Should these projects be approved and built maximizing the small amount of land they have, those of us in the existing 3111 and 3333 Corvette towers are forced to be visually boxed-in, as if we open our windows to lego models of buildings right in front of our faces every day.

Please kindly consider the repercussions to existing residences, to keep visual pollution and light blockages to the minimum.

Regards,
Mimi Ho

Owner of #1306-3111 Corvette Way





City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: April 19, 2021

From: Wayne Craig
Director of Development

File: DP 18-829082

Re: Application by Forest International Real Estate Investment Company Ltd. for a Development Permit at 10231, 10251, 10351, 10371, 10391, 10395 and 10397 No. 2 Road

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 22 townhouse units at 10231, 10251, 10351, 10371, 10391, 10395 and 10397 No. 2 Road on a site zoned "Low Density Townhouses (RTL4); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the front yard setback along No. 2 Road from 6.0 m to 4.83 m.

Wayne Craig
Director of Development

WC:el
Att. 3

Staff Report

Origin

Forest International Real Estate Investment Company Ltd. (Incorporation number: BC111718; Director: Ruo Cun Huang, Bao Ru Kuang, Long Chang Zhang, Ji You Li and Rongda Zhang) has applied to the City of Richmond for permission to develop 22 townhouse units at 10231, 10251, 10351, 10371, 10391, 10395 and 10397 No 2 Road. Four of the 22 townhouse units are proposed to contain a ground-level secondary suite.

The site is being rezoned from the “Single Family Detached (RS1/E)” zone to “Low Density Townhouses (RTL4)” zone for this project under Bylaw 10088 (RZ 17-794300), which received Third Reading following the Public Hearing on October 21, 2019. The site currently contains seven single-family homes, which will be demolished.

Frontage improvements were secured through the rezoning process and will be constructed through a separate Servicing Agreement (SA 19-852902); works include but not limited to:

- construction of a new 1.5 m wide concrete sidewalk next to the new property line;
- construction of a grass/tree boulevard (min. new 1.5 m wide) over the remaining width between the new sidewalk and the existing west curb of No. 2 Road; and
- installation of an additional hydrant north of the proposed driveway.

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, existing single family dwellings on lots zoned “Single Detached (RS1/E)” fronting No. 2 Road, which are all identified for townhouse development under the Arterial Road Land Use Policy;
- To the east, across No. 2 Road, existing single family dwellings on lots zoned “Single Detached (RS1/B)” fronting Goldsmith Drive, a childcare centre on a lot zoned “School & Institutional Use (SI)” and a 133-unit townhouse complex zoned “Town Housing (ZT72) – London / Steveston (No. 2 Road)”;
- To the south, three existing single family dwellings on lots zoned “Single Detached (RS1/E)” fronting Wallace Road, which are all identified for townhouse development under the Arterial Road Land Use Policy; and
- To the west, existing single family dwellings on lots zoned “Single Detached (RS1/B)” fronting Sandiford Drive.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on October 21, 2019. At the Public Hearing, the following concerns about rezoning the property were expressed; the response to the concern is provided in *italics*.

1. Traffic congestion along No. 2 Road and traffic flow in and out of the proposed development.

No. 2 Road is a major arterial roadway designed to carry high traffic volume. Staff are not aware of any operational issues in this section of No. 2 Road currently. As development occurs, the traffic impacts are assessed and geometric improvements to No. 2 Road will be sought to mitigate any future development traffic impacts (this was undertaken for the Steveston Secondary School site across the street from the subject site, where No. 2 Road was widened at Wallace Road to add left-turn bays).

The proposed townhouse development replaces seven single family homes with 22 townhouse units. This represents a marginal increase in new traffic over the existing sites. The amount of new trips is anticipated at less than 10 vehicles in the peak hour added to the adjacent road system or about one new vehicle every six minutes. The additional traffic can be accommodated within the existing capacity and geometry of No. 2 Road. Further the development will be reducing the number of vehicle conflict points on this section of No. 2 Road by eliminating seven full movement driveways and replacing with a sole driveway that is restricted to right-in/right-out turn movements only. The reduction in access points will improve traffic flow on No. 2 Road.

The site has access to transit service on No. 2 Road and nearby cycling facilities on Williams Road and a neighborhood route on Wallace Road to support alternate modes of travel to the development.

2. Tree Protection and potential damages to trees and hedges on neighbouring properties.

Tree protection fencing is required to be installed on site to protect neighbouring trees and hedges prior to demolition and construction activities occur on site.

The developer confirmed that existing wood fences along the north, south and east property lines will be removed and replaced with new fences when Building Permit is issued. The developer will notify the neighbours in advance. A tree survival security in the amount of \$12,000.00 is required prior to Development Permit issuance to ensure appropriate care is taken during construction.

3. Security of neighbouring properties during demolition and construction.

The developer confirmed that a construction fence will be set up along the property lines during the demolition and construction process. Six foot tall construction fence panels will be interlocked and installed along the entire east property line; due to the limited height of old fences at the front of north and south property lines, the six foot tall construction fence will also be installed and connected with the existing six foot tall wood fence to avoid people from entering the site. A temporary gate will be set up at the front of 10231 property as a site entrance; and it will be locked during unpermitted construction hours. Contact information of developer and construction manager will be posted on site if there are any concerns.

4. Pest Control.

The developer advised that their site management team visits the site and checks for evidence of pest infestation every two weeks. Action will be taken by pest control professionals if there are any issues. During the construction process, the site superintendent will check for pest problems and provide a report once a month.

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 “Low Density Townhouse (RTL4)” zone except for the zoning variance noted below.

Zoning Compliance/Variance (staff comments in **bold**)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to reduce the front yard setback along No. 2 Road from 6.0 m to 4.83 m.

(Staff supports the proposed variance as it is consistent with the Development Permit Guidelines for Townhouses on arterial roads in the OCP, which support front yard setbacks at 4.5m (14.8 ft.) where a 6 m (19.7 ft.) rear yard setback to both the ground and second floors of the rear units is provided. The result will provide a wider space between the rear units of the subject development and the single family dwellings that back onto the subject site. It will also provide a larger buffer to accommodate tree retention along the rear property line.

The resulting distance from the back of curb to the building face would be approximately 7.98 m. The reduced front yard setback does not compromise tree preservation or tree planting opportunity along the site frontage. The proposed architectural design provides appropriate building articulation and interface with neighbouring properties.

To address the road traffic noise from No. 2 Road, the project acoustical engineer confirmed that the proposed development is designed to meet the interior noise limits as per the CMHC standards.

This variance was identified at the rezoning stage, and no concerns were identified at that time.)

Advisory Design Panel Comments

The Advisory Design Panel (ADP) has reviewed the project and supports it. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday, October 7, 2020 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, massing, and orientation of the buildings are compatible to the existing adjacent developments on the block.

- While three-storey units are proposed along No. 2 Road, the building height is stepped down to two storeys along the south property line to provide appropriate transition to the adjacent single-family homes.
- The single storey utility building and the adjacent entry driveway provides an adequate buffer zone between the three storey townhouse clusters along No. 2 Road and the neighboring single-family houses to the north.
- Two-storey units in duplex form as well as the outdoor amenity area are proposed along the rear (west) property line to minimize privacy and overlook concerns.
- Deeper rear yards (minimum of 6.0 m instead of 4.5 m) are proposed in order to enhance rear yard buffering.
- The existing site grade along the rear (west) property line will be maintained to provide an appropriate transition to the adjacent single-family properties to the west and to accommodate tree retention on the neighbouring properties.
- A 1.8 m tall wood fence will be installed along the rear property line to protect the privacy of the neighbouring single-family homes.
- A low retaining wall (up to 0.89 m) is proposed in the rear yard (west of the existing sanitary SRW) to provide barrier free outdoor spaces to the duplex units along the west property line, which include two convertible units (i.e., Unit #14 and #15).
- The site grade along the north property line will be raised to match the existing site grade of the adjacent single family development to the north. No new retaining wall will be required.
- The site grade along a portion of the south property line will be raised. The maximum height of the proposed retaining wall is approx. 0.58 m. The heights of the wood fences proposed on top of the retaining wall will be reduced to approximately 1.2 m and 1.37 m in order to maintain a consistent privacy screen height (retaining wall plus wood fence) of 1.8 m along the south property line.
- Perimeter drainage will be required as part of the Building Permit to ensure storm water is managed and addressed through the development and will not impact the neighbouring properties.
- A city owned site, located at 10191 No. 2 Road, may be redeveloped with neighbouring properties in the future but the existing tenant has the site under lease and the term has a number of years remaining. The developer has explored the opportunity to include the property located between the subject site and the city owned site (i.e. 10211 No. 2 Road) into the proposed townhouse development at the Rezoning stage; however, the acquisition attempt was not successful. A cross-access easement/agreement has been secured at rezoning to allow shared use of outdoor amenity space and garbage/recycling collection facilities on the subject site with future townhouse development at 10211 No. 2 Road.

Urban Design and Site Planning

- The site layout includes ten two-storey units and 12 three-storey units in eight clusters, plus a detached utility building containing an electrical room and a garbage/recycling/organic waste collection room.
- The layout of the townhouse units is oriented around a single driveway, providing access to the site from No. 2 Road and a north-south internal manoeuvring aisle providing access to the unit garages.

- Vehicle access will be limited to right-in/right-out only. Registration of a right in/right out only covenant on Title is required prior to Development Permit Issuance. A raised island will be installed as part of the Servicing Agreement to channelize and enforce the no left turn access restrictions.
- Units along No. 2 Road are designed to have a strong street presence with individual front entrances and yards; units along the rear (west) property line will have access from the internal drive aisle.
- Four of the three-storey townhouse units (i.e., Units #5, #9, #10 and #12) will each contain a ground-level, one-bedroom secondary suite of approximately 25.0 m² (269 ft²) in size.
- All units will have two vehicle parking spaces in a side-by-side double car garage. No additional parking stall is required for the proposed secondary suites since the required parking spaces for the units containing a secondary suites are provided in a side-by-side arrangement.
- A total of seven visitor parking spaces, including one accessible visitor parking spaces, will be provided throughout the site. The number of visitor parking spaces proposed exceeds the minimum bylaw requirement of five visitor parking spaces.
- Both internal and external bicycle parking spaces have been incorporated into the proposal and are in compliance with the zoning bylaw requirements.
- The provision of private outdoor spaces complies with the Development Permit Guidelines of the OCP. All units will have private outdoor spaces consisting of a front or a rear yard; the three-storey units will also have deck/balcony spaces on the second floor facing the internal drive aisle.
- The size and location of the outdoor amenity space is appropriate in providing open landscape and amenity space convenient to all units.
- No indoor amenity space is proposed on site. A \$25,000 cash-in-lieu contribution has been secured as a condition of rezoning approval, consistent with the OCP.
- A detached utility building containing an electrical room and a garbage/recycling/organic waste collection room is proposed at the north side of the entry driveway. A mailbox kiosk with weather protection element has been incorporated into the design of the utility building.
- Adjacent properties to the north and south have future potential for redevelopment as townhouses. A statutory right-of-way (SRW) allowing access to/from the adjacent future development sites through the subject site (over the internal drive aisle) has been secured at rezoning.
- Signage indicating that the driveway on the subject site may connect to the future adjacent townhouse developments is proposed to be installed at each end of the drive aisle so that future residents/owners/strata of the subject development are aware that they may be required to provide access to the north and south.

Architectural Form and Character

- Traditional west coast wood frame residential style with inspiration from Tudor style was used as the main architectural language. Details used in this project such as gable roof, bay windows, wood battens, brick walls on lower floor and siding materials on upper floor, shingle roofs are all typical treatments that can be found in adjacent developments.

- A pedestrian scale is generally achieved along No. 2 Road and the internal drive aisle through the inclusion of variation in building projections, recesses, varying material/colour combinations, landscape features, and the use of individual unit entrances.
- Individuality of units is expressed through main unit entries with either covered porch or entry canopy, and private landscaped patio/yards with gates at front units.
- Variation in building mass and setbacks are incorporated into the design to differentiate the three townhouse clusters along No. 2 Road. This approach contributes to the development of a pedestrian friendly streetscape.
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, unit entrances, and planting islands along the drive aisle.
- The proposed building materials (asphalt roof shingles, hardie lap siding/shake, wood fascia board and trim, brick cladding, etc.) are generally consistent with the Official Community Plan (OCP) Guidelines.
- Two color schemes (cold tone and warm tone) are proposed; each scheme includes light and dark (contracting) colors for lap siding. Both cold and warm color schemes have the same color treatment for brick veneer, wood trims, window/door frames, glasses, and door colors to form a unity for among various townhouse clusters in the same development.

Tree Retention and Replacement

- Tree preservation was reviewed at the rezoning stage;
 - a total of 27 bylaw-sized trees and one hedgerow were identified on site,
 - one hedgerow was noted on a shared property line with the adjacent property at 5971 Wallace Road; and
 - seven trees and three hedgerows were noted on the neighbouring properties.
- 26 trees (tag# 1-6, 11, 13-15, 18, 20-23, 27, 44, 51-59) located on the development site are either dead, dying (sparse canopy foliage), have been previously topped or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be replaced.
 - Based on the 2:1 tree replacement ratio stated in the Official Community Plan (OCP), 52 replacement trees are required. The applicant is proposing to plant 32 replacement trees on-site, including 8 conifers and 24 deciduous trees.
 - The applicant has agreed to provide a voluntary contribution of \$15,000 to the City's Tree Compensation Fund in lieu of planting the remaining 20 replacement trees. A voluntary contribution in the amount of \$7,500 has been secured at Rezoning stage; the applicant has agreed to provide the remaining \$7,500 voluntary cash contribution prior to DP issuance.
- A Mountain Ash tree (tag# 26) located onsite is proposed to be retained, this tree is to be protected as per City of Richmond Tree Protection Information Bulletin Tree-03.
 - A survival security for the Mountain Ash tree in the amount of \$1,000 has been secured at Rezoning.
- One (1) hedgerow comprised of six (6) trees (tag# 45-50) located on the development site is in poor condition with little landscape value, and should be removed.

- One (1) hedgerow comprised of 16 trees (tag# 28-43) located along a shared property line between 10397 No. 2 Road and 5971 Wallace Road is in poor condition with little landscape value. This hedgerow may be removed; consent letter from the neighbouring property owner to the south is on file.
- Seven (7) trees (tag# 7, 8, 10, 12, 16, 17 and 25) located on neighbouring properties to the west are to be protected as per City of Richmond Tree Protection Information Bulletin Tree-03.
- One (1) hedgerow (tag# 9) located on neighbouring property to the west is to be protected as per City of Richmond Tree Protection Information Bulletin Tree-03.
- A tree survival security for neighbouring trees and hedgerows, in the amount of \$12,000.00, is required prior to Development Permit issuance.
- Two (2) hedgerows (tag# 19 and 24) located on neighbouring properties to the west are in poor condition with little landscape value. These hedgerows may be removed but the developer is proposing to retain and protect them as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Tree protection fencing is required to be installed as per the Arborist Report recommendations prior to any construction activities (including demolition) occurring on-site.
- A proof of contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones has been secured at Rezoning.

Landscape Design and Open Space Design

- The street edge along No. 2 Road will be defined with landscaping including various trees, shrubs and ground covers. A low 42 in. tall transparent aluminum fence with gates will be installed along the road frontage to accommodate visually interesting plant species.
- Each unit will have a private front yard with an outdoor patio to generate animation along the streetscape. The front yards will be separated with low aluminum fence with landscaping to provide privacy for individual units. All units will have a private yard with a patio, shade tree, shrub/groundcover planting.
- Landscape pockets with shrubs and grasses will be provided along the main north-south internal drive aisle.
- An on-site irrigation system is proposed to ensure continued maintenance of live landscaping.
- The location of outdoor amenity space provides easy access and visual transparency and surveillance for the townhouse residents. A children's play area, a barbeque/picnic area, a sunken, open sod lawn for multi-purpose use, and visitor bicycle parking area are included in the outdoor amenity space.
- A multi-functional play structure and a sand box are proposed within the outdoor amenity area. These play structures/elements are chosen to fit into the provided space and to allow multiple children to play at the same time. The equipment provides different play opportunities for the development of social, imagination, balance, and motor skills. A bench is also proposed in the children's play area for caregivers.

- Permeable pavers with decorative pattern will be used to define pedestrian routes throughout the development site. Permeable pavers will also be used on all surface parking spaces to and the internal driveway in front of the outdoor amenity space to break up the expansive paved surface on-site.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$229,540.08 in association with the Development Permit.

Crime Prevention Through Environmental Design

- The site plan and individual unit layout create opportunity for passive surveillance.
- The sidewalk and internal drive aisle edges will have well-defined landscaped edges, clearly defining the areas for public pedestrian use.
- Front entries are not deeply set back, and will be well-lit with ceiling lights in the entry porches.
- Exterior lights are proposed along the internal drive aisle, by the utility building, and in outdoor amenity areas etc. to enhance visual supervision from windows and balconies located along the internal driveway.

Sustainability

- At the rezoning stage, the applicant committed to achieving an EnerGuide rating of 82 for the proposed town houses and to pre-ducting all units for solar hot water heating. The proposal meets the grandfathering provisions for Energy Step Code approved by Council.
- A Certified Energy Advisor has confirmed that the proposed townhouse units will be designed to achieve an EnerGuide rating of 82. The report prepared by the Energy Advisor is on file and will be utilized through the Building Permit review process to ensure these measures are incorporated in the Permit drawings.
- Level 2 EV charging is provided in each garage as per Richmond Zoning Bylaw 8500. The architect advised that low-e double glazing windows and Energy Star appliances will also be incorporated into the development.

Accessible Housing

- 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 Unit #14 and 15) 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:
 - stairwell hand rails;
 - lever-type handles for plumbing fixtures and door handles; and
 - 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

EL:cas

Attachment 1: Development Application Data Sheet

Attachment 2: Excerpt from Advisory Design Panel Meeting Minutes (October 7, 2020)

Attachment 3: Development Permit Considerations



DP 18-829082

Attachment 1

Address: 10231, 10251, 10351, 10371, 10391, 10395 and 10397 No. 2 Road

Applicant: Forest International Real Estate Investment Company Ltd. Owner: Forest International Real Estate Investment Company Ltd.

Planning Area(s): Steveston (Schedule 2.4)

Floor Area Gross: 4,017 m² Floor Area Net: 2,907 m²

	Existing	Proposed
Site Area:	4,868.0 m ²	4,858.2 m ²
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential Steveston Area Plan: Multiple-Family	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	7	22 townhouse units + 4 secondary suites

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60	none permitted
Lot Coverage – Building:	Max. 40%	39%	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	63.4%	none
Lot Coverage – Landscaping:	Min. 25%	25.1%	none
Setback – Front Yard (m):	Min. 6.0 m	4.83 m	Variance Requested
Setback – North Side Yard (m):	Min. 3.0 m	3.0 m	none
Setback – South Side Yard (m):	Min. 3.0 m	3.0 m	none
Setback – Rear Yard (m):	Min. 3.0 m	6.0 m	none
Height (m):	Max. 12.0 m (3 storeys)	11.7 m (3 storeys) along No. 2 Road and 8.43 m (2 storeys) along west property line	none
Lot Width:	Min. 50.0 m	110.0 m	none
Lot Depth:	Min. 35.0 m	44.6 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.3 (V) per unit	none
Off-street Parking Spaces – Total:	44 (R) and 5 (V)	44 (R) and 7 (V)	none

Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (44 x Max. 50% = 22)	0	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on-site (51 x Max. 50% = 25)	15	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (49 x 2% = 1 spaces)	1	none
Bicycle Parking Spaces:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.5 (Class 1) and 0.2 (Class 2) per unit	none
Bicycle Parking Spaces – Total:	28 (Class 1) and 5 (Class 2)	34 (Class 1) and 5 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 22 units = 132 m ²	207 m ²	none

**Excerpt from the Minutes from
The Design Panel Meeting**

**Wednesday, October 7, 2020 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

Panel Discussion

Comments from Panel members were as follows:

- appreciate the proposal package; nicely put together and easy to read and follow;

Noted

- consider relocating the two convertible units to a location where the site grade would provide barrier free access to the private outdoor space for each convertible unit; provision of steps in the back yard of convertible units would be problematic for residents in wheelchairs as they would not be able to independently access the back yard;

Convertible units relocated towards south side of the site per ADP comments. North unit of building D and south unit of Building E.

- support the proposed location of the accessible parking stall in the middle of the site;

Noted

- consider installing pocket doors or outward-opening doors for all washrooms, closets and powder rooms in the convertible units;

Possibility if installing pocket doors were reviewed. In many cases, the pocket is not possible due to conflict between the required storage pocket and perpendicular wall's wood studs, wood blocking for future grab bars, and geometry of the room and wall locations etc. In addition, there is concern on how H/C friendly the sliding door hardware can be. Outward door opening method was explored as well. We feel opening doors into narrow corridors reduces the exit width and may create concerns on safety during event of fire emergency. Nevertheless, the convertible unit was designed to fully comply with door width requirements outlined in city's convertible unit design guideline.

- consider providing adequate space for future installation of a vertical lift in each convertible unit;

Current design provided vertical lift space in each convertible unit

- appreciate the comprehensive accessibility strategy for the project;

Noted

- concerned about the privacy for the adjacent single-family homes to the west due to the location of the six-foot high perimeter fence at the bottom of the slope along the west property line; consider seeking a height variance for the fence or installing taller plantings along the west property line;

Trees are proposed in the rear yards to enhance screening between the proposed townhouses and the existing single family homes. 6' ht. solid wood fence and yew shrubs are also proposed along the rear property line.

- appreciate the two-storey duplex units along the west side of the subject site which provide an appropriate interface with the single-family homes to the west;

Noted.

- look at the small gap between the three-storey townhouse buildings along No. 2 Road; the long and continuous street wall is imposing; could have been broken down if the driveway entrance was located in the middle of the No. 2 Road frontage;

Driveway entry location was debated and determined during rezoning stage per OCP design guideline and Transportation Department's comments.

- appreciate the continuous bay windows and sloped roofs of the three-storey townhouse buildings along No. 2 Road which visually break down the building massing; however, consider introducing further architectural treatment to mitigate the long building facades along the No. 2 Road streetscape;

Front buildings were redesigned. Building A has 4 units. Building B has 5 units and building C has 3 units. Building C has the smallest massing among three front buildings as a buffer between building B and accessory building. Building A has the second smallest massing as a buffer to neighboring single family houses. The central units in each building was redesigned to emphasise the boundary of each unit instead of having the mirroring effect. The new proposal used massing instead of color as the tool to differentiate front buildings. (4 Units, 5 Units and 3 Units) and avoided repeating and mirroring designs.

- the utility/service building (Building J) appears odd-looking and different from the rest of the buildings in the project; consider further architectural treatment for it's own look;

Building J was redesigned to provide a larger massing with allowed one storey utility / garage room project into the side yard. The architectural treatment is with consistent styles as used in the development.

The entire Building J was shifted towards west side to provide 6m+ setback from No. 2 road. More landscape buffer will be provided between Building J and No. 2 Road. A covered porch with large size window was introduced on the front façade to provide articulation to the street elevation.

Covered porch and gable roof above for mailbox assembly was still provided on the façade facing entry driveway to make the elevation more interesting.

- support the proposed material and colour palette which visually breaks down the massing of the three-storey townhouse buildings;

Noted

- appreciate the submission package and the presentation of the project;

Noted

- appreciate the massing of the three-storey buildings; like the three-storey units in clusters of four units rather than the allowed maximum of six units in one townhouse building;

Noted

- consider relocating the common outdoor amenity area to a more central location in the proposed development; consider potential conflicts between the common outdoor amenity area and garbage and recycling loading area;

Outdoor amenity area was relocated to a more centralized location.

- consider further architectural treatment to Building J as it currently appears boxy;

Building J was redesigned. See above.

- appreciate the proposed material and colour palette for the project; however, consider more variation in colour treatment as the buildings look similar;

New color schemes were explored and provided in this submission. 4 area colors for sidings were proposed in two different color schemes with cold and warm tones. Within each color scheme, we also have dark and light color as variation in each building. We proposed to stagger the cold and warm color scheme on each two adjacent buildings in both front and back rows.

- review the landscape design of the back yards of rear duplex units; consider installing steps to mitigate the steep slope ranging from 16 percent to 37 percent along the edge of west property line;

Rear yards along west property line interface has been revised to allow for more useable space including sod lawn upper yard, wood wall, and lower yard with decorative pavers. Associated tree/hedge preservation along with proposed planting is incorporated. Steep slope has been alleviated through revised grading and steps.

- appreciate the comprehensive and easy to follow presentation of the project;

Noted.

- appreciate the landscape design of the back yards of rear duplex units considering the site constraints, e.g. the existing SRWs along the west property line and the need to provide protection to existing trees;

Noted.

- a 4.9 percent grade for the patio would be difficult for a person in a wheelchair; a 2 percent grade would be more appropriate for a gathering space and a seating area;

Rear yards along west property line interface has been revised. See above. Max slope is 2% in all yard areas for accessibility

- consider adding more variety to the landscaping along the No. 2 Road streetscape, e.g. through enhancing the species variety and mix of deciduous and conifer trees to mitigate the long street wall along the No. 2 Road streetscape; also consider a new pedestrian entry along No. 2 Road to further break down the massing along No. 2 Road;

Tree varieties along No. 2 Road streetscape revised to include both conifer and deciduous species.

- support the Panel comment to relocate the common outdoor amenity area to a more central location in the proposed development; review the play value of the proposed play equipment vis-à-vis the amount of space that it would occupy in the play area; consider a more flexible and open play space;

Outdoor amenity area was relocated to a more centralized location.

- overall, the proposal is straightforward and easy to understand;

Noted

- support the Panel comment to review the accessibility and usability of the back yards of rear duplex units due to the steep slope in the rear yards along the west property line;

Rear yards along west property line interface has been revised. See above.

- landscape section details on Drawing L15 in the submission package indicate that the back yards of the rear duplex units are not accessible; a 4.9 percent slope for the patio and 8.5 percent slope for the sod lawn are not appropriate;

Steep slope has been alleviated through revised grading and steps. Max slope is 2% in all yard areas for accessibility. Landscape sections updated

- consider a blended option, installing a naturalized retaining wall, e.g. a rock retaining wall or a structured wall, along the SRW edge to provide a naturalized buffer and an opportunity to lower the site grade of the back yards to enhance their usability;

Rear yards along west property line interface has been revised. See above.

- support the staff comment to provide a mix of conifer and deciduous trees on-site and increase the number of conifer trees; it is assumed that street trees would be installed along the No. 2 Road frontage;

Tree varieties along No. 2 Road streetscape revised to include both conifer and deciduous species. Additional conifer species introduced

- consider an informal pedestrian entry at the No. 2 Road driveway with a paver band along the edge of the internal drive aisle;

Pedestrian circulation has been considered and accounted for through internal pedestrian access walkways long drive aisle using permeable pavers. Connection to main sidewalk along No. 2 Road added

- support the Panel comment to enhance the flexibility and play value of the play space within the common outdoor amenity area considering the limited private outdoor space for residential units, particularly for units along No. 2 Road having secondary suites; consider installing grass or extra turf on the common outdoor amenity area to create a more open space that would be more usable to both children and adults;

Outdoor amenity area has been relocated to the centre of the site, and integrates both a BBQ/seating amenity area, and children's play area for ages 6+ (slide play structure). Lower amenity yard has open sod lawn for multi-purpose use, as well as a sandbox for kids under 5.

- support the Panel comment to provide a blended approach to enhance the usability of the back yards of the rear units; consider installing steps at the rear of the building and on the yard to alleviate the steep slope condition of the back yard;

Rear yards along west property line interface has been revised. See above.

- the size of the balconies meets the City's minimum requirement; however, consider increasing the size of balconies for units with secondary suites to provide more flexible uses, e.g. outdoor dining or family gathering;

All front buildings were redesigned to enlarge the open balconies spaces facing the internal driveway.

- appreciate the applicant's efforts to create a cohesive architecture; however, Buildings A, B, and C along No. 2 Road look too similar; consider altering the size of at least one of these buildings to provide variation in building mass or footprint; also consider varying the number of units in at least one building block to further break down the massing and the repetitive nature of the individual units;

Front buildings were redesigned. See above.

- consider stepping down the height of the end unit of Building C adjacent to the driveway entrance from three to two storeys similar to the approach for the end unit of Building A which is adjacent to single-family homes; and

The Building C massing and height met the OCP design guideline's requirements for additional setback (7.5m) from single family housing to 3 storey massing. With changes to Building J per other ADP comments to make it larger in building width, height and massing, the streetscape between building C, J and neighboring house was improved and the their massing and height are more compatible to create a step down effect.

- the proposed material and colour palette for the three front buildings are similar; consider some variation to visually break down the building massing and mitigate the sameness of the buildings.

Front buildings were redesigned. Building A has 4 units. See above.

Sara Badyal, Planner 2, read into the record the following comments submitted by Jubin Jalili:

- the project is showing compliance with EnerGuide rating of 82; City staff need to confirm that Energy Step Code compliance will not apply to this project.

Noted

Panel Decision

It was moved and seconded

That DP 18-829082 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



City of
Richmond

Development Permit Considerations

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

Address: 10231, 10251, 10351, 10371, 10391, 10395 and 10397 No. 2 Road

File No.: DP 18-829082

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

1. Final adoption of the Zoning Amendment Bylaw 10088.
2. Registration of a legal agreement on Title identifying that the proposed development must be designed and constructed in a manner that mitigates potential traffic noise from No. 2 Road to the proposed dwelling units. Dwelling units must be designed and constructed to achieve:
 - a) CMHC guidelines for interior noise levels as indicated in the chart below:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

- b) The ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.
3. Registration of a legal agreement on title to restrict access to the property to right in/right out movements only.
4. City acceptance of the developer's offer to voluntarily contribute \$7,500.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
5. Submission of a Tree Survival Security to the City in the amount of \$12,000.00 for all the trees and hedgerows located on the adjacent properties along the common property line, that are to be retained.
6. Receipt of a Letter of Credit for landscaping in the amount of \$ 229,540.08 (based on the costs estimate provided by a CSLA registered landscape Architect including 10% contingency).

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. Remove the existing perimeter drain along the common property line of 10251 and 10351 No. 2 Road and apply to the City to discharge the portion of Right-of-Way Plan 58634 that contained the removed drain prior to Building Permit issuance. The developer will be responsible to coordinate with BC Hydro, Telus, Shaw, Fortis BC, and other private utility companies to confirm that there are no existing private utilities within the right of way prior to the right of way discharge.
3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. 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

Initial: _____

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.
- 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



City of Richmond

Development Permit

No. DP 18-829082

To the Holder: Forest International Real Estate Investment Company Ltd.

Property Address: 10231, 10251, 10351, 10371, 10391, 10395 and
10397 No. 2 Road

Address: 4986 Kingsway
Burnaby, BC V5H 2E2

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to reduce the front yard setback along No. 2 Road from 6.0 m to 4.83 m.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #47 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$229,540.08 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 18-829082

To the Holder: Forest International Real Estate Investment Company Ltd.

Property Address: 10231, 10251, 10351, 10371, 10391, 10395 and
10397 No. 2 Road

Address: 4986 Kingsway
Burnaby, BC V5H 2E2

8. 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.

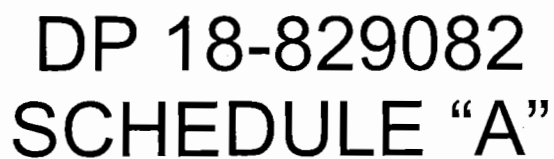
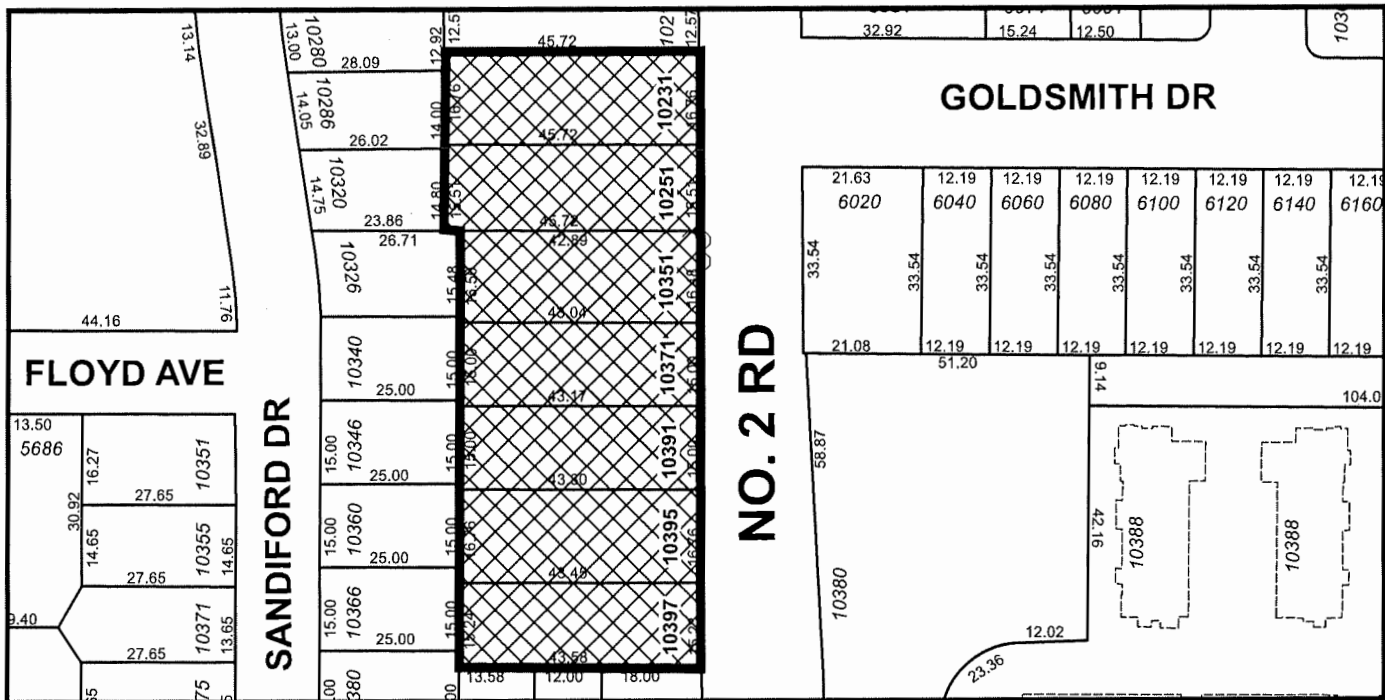
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



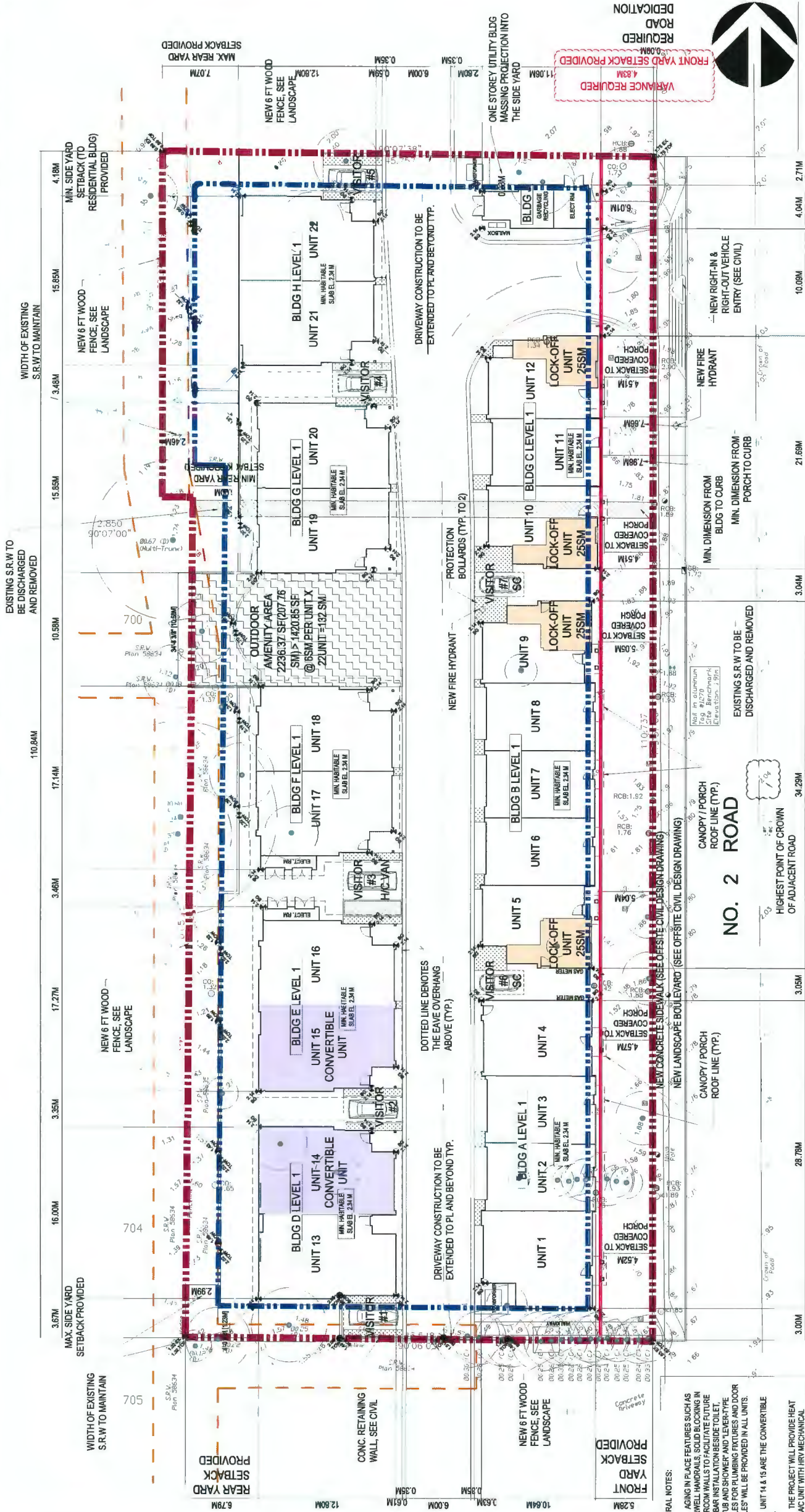
Note: Dimensions are in METRES

A STATUTORY RIGHT-OF-WAY OVER THE ENTIRE VEHICLE DRIVE ASLE IS TO BE REGISTERED FOR PUBLIC RIGHT-OF-PASSAGE
INTERNAL DRIVE ASLE TO BE ENGINEERED TO SUPPORT FIRE TRUCK @ 80,000 LBS

VARIANCE REQUIRED: 4.5M FRONT YARD SETBACK AS PER RECOMMENDATIONS IN ARTERIAL ROAD TOWNHOUSE DESIGN GUIDELINE IN OFFICIAL COMMUNITY PLAN (OCP)

ENERGY NOTES AND COMMITMENTS (REFER TO ENERGY REPORT DATED OCT 17 2019 ISSUED B CAPTURE ENERGY FOR DETAILS)

- PER THE REQUIREMENTS OF THE BC SOLAR HOT WATER READY REGULATION.
- AIR SOURCE HEAT PUMP (ASHP): SEER >14.5; HSPF >7.5. THIS UPGRADE SHALL REQUIRE THE PROJECTS MECHANICAL PROFESSIONAL ENGINEER TO PROVIDE A LETTER TO THE CITY OF RICHMOND WHICH SPECIFIES THE EQUIPMENT AND CONFIRMS THAT THE EQUIPMENT COMPLIES WITH NOISE REGULATIONS BY LAW NO. 8856.
- THE EA (ENERGY ADVISOR) SHALL SUBMIT THE "P-FILES" FOR ALL UNITS MODELLED TO NRCAN VIA CITY GREEN SOLUTIONS, THE EA'S SERVICE ORGANIZATION (PER THE ENERGUIDE FOR HOMES PROTOCOL) AND INFORM THE CITY ONCE THESE FILES HAVE BEEN RECEIVED BY NRCAN.
- ALL MEASURES IN THE POLICY COMPLIANCE CASE, TOGETHER WITH THEIR MINIMUM PERFORMANCE SPECIFICATIONS, SHALL BE NOTED ON THE APPROPRIATE BUILDING PLANS.
- DURING CONSTRUCTION, THE EA SHALL ENSURE THAT ALL MEASURES IN THE POLICY COMPLIANCE CASE ARE PROPERLY INSTALLED. THE EA SHALL PROVIDE A REPORT TO BUILDING INSPECTIONS STAFF VERIFYING THE INSTALLATIONS OF ALL POLICY COMPLIANCE CASE MEASURES.
- SHOULD THE UPGRADES LISTED ABOVE CHANGE FOR ANY REASONS, AN APPROPRIATE SUBSTITUTION WILL BE MADE IN ORDER TO ENSURE THE FINAL ENERGUIDE RATING REMAINS B2 OR HIGHER FOR ALL UNITS IN THE PROPOSED DEVELOPMENT. A REVISED REPORT DETAILING THESE CHANGES AND MODELING THEIR ENERGY PERFORMANCES WILL BE SUBMITTED TO THE CITY OF RICHMOND.



- GENERAL NOTES:
- AGING IN PLACE FEATURES SUCH AS STARWHEEL HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATH TUB AND SHOWER AND "LEVER-TYPE" HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES WILL BE PROVIDED IN ALL UNITS.
 - UNIT 14 & 15 ARE THE CONVERTIBLE UNITS.
 - THE PROJECT WILL PROVIDE HEAT PUMP A/C UNIT WITH HYV MECHANICAL VENTILATION SYSTEM TO ACHIEVE ENERGUIDE B2 STANDARD. FOLLOWING SUSTAINABLE FEATURES WILL ALSO BE PROVIDED IN THE PROJECT BEYOND ENERGUIDE B2 REQUIREMENTS:
 - (A) SOLAR HOT WATER READY REQUIREMENT
 - (B) ENERGY STAR APPLIANCES AND LIGHT BULBS
 - (C) LOW E DOUBLE GLAZING WINDOWS
 - (D) POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS
 - THE MECHANICAL HEATING AND COOLING SYSTEM (AIR SOURCE HEAT PUMP SYSTEM) TO COMPLY WITH RELATIVE REQUIREMENTS IN BCRC-2018 AND ASHRAE 55 REGARDING THE STANDARDS OF THERMAL COMFORT.
 - SAN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ON-GOING MAINTENANCE WILL BE INSTALLED IN THE LANDSCAPE

Ground Floor Interior Elevation Calculation		
Highest Point of Crown of adjacent Street	2.04 Meter	
Flood Protection Requirements for L1 Living Space	0.3 Meter	
Established L1 Interior elevation for Living Space	2.34 Meter	

- PROPERTY LINE
- SETBACK LINE PER RTL4
- PROPOSED SETBACK LINE
- SRW BOUNDARIES
- EXISTING FIRE HYDRANT
- LOCK OFF UNIT
- CONVERTIBLE UNIT

1 SITE PLAN
A1.1A SCALE 1/16"=1'-0"

DP 18-829082

April 19, 2021

PLAN #1



ARCHITECTURE
INTERIOR
DESIGN
PLANNING

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Dimensions
The Client shall verify all dimensions and immediately report any errors either to the Architect or the Contractor. Dimensions shall be based on the approved drawings.

BLDG D BLDG E BLDG F BLDG G BLDG H
BLDG A BLDG B BLDG C BLDG J

NO. 2 ROAD



DATE FOR LIFT SUBMITTAL
DATE FOR AS SUBMITTAL
DATE FOR PL & B SUBMITTAL
DATE FOR FINAL SUBMITTAL

BY
DATE

ISSUED FOR DPP REVIEW
2021-04-07

Client/Project
NO.2 ROAD TOWNHOUSE DEVELOPMENT
(DP -18-829082)



10231.10251.10351.10371.10381.10385.10387
NO.2 ROAD, RICHMOND, BC

SITE PLAN

Project No.
#8193

Scale
1/16"=1'-0"

Sheet
Revision

Private Outdoor Area Calculation

[illegible]

Outdoor Amenity Area Calculation

Total Amount Unit	22 Units		
Total Outdoor Amenity Area Required	1420.85 SF	=	132 SM @ 5 SM/ Unit
Total Outdoor Amenity Area Provided	2236.37 SF	=	207.76 SM > 132 SM Required

Covered Porch Area Calculation

[illegible]

Parking Calculation By Unit

Unit #	Building A				Building B					Building C				Building D			Building E		Building F		Building G		Building H		Building J	Total			
	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8	Unit 9	Unit 10	Unit 11	Unit 12	Unit 13	Unit 14	Unit 15	Unit 16	Unit 17	Unit 18	Unit 19	Unit 20	Unit 21	Unit 22							
Convertible Unit					✓				✓			✓		✓		✓									Units	2	Units	2	
Lock-Off Unit										✓																Units	4	Units	2
Residential Parking (Standard)	1	2	2	2	1	2	2	1	1	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	29	Stalls			
Residential Parking (Small Car)	1				1			1	1			1	1	1	1	1	1	1	1	1	1	1	1	1	15	Stalls			
Residential Parking Provided	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	44	Stalls			
Class 1 Bike (Horizontal)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	34	Spaces			
Class 1 Bike (Vertical)																									0	Spaces			
Total Class 1 Bike Provided	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	34	Spaces			

Building A Area Calculation

[illegible]

Building B Area Calculation

	Level 1	Level 2	Level 3	Building 8	Total Area Exemption	Total Net Floor Area
Suitonal Gross Floor Area	3679.37	3252.17	2907.84	9807.23	7241.76	7185.97
Suitonal Gross Floor Area						
Suitonal Gross Floor Area						
Suitonal Gross Floor Area						
Totals	3679.37	3252.17	2907.84	9807.23	7241.76	7185.97

Building C Area Calculation

	Level 1	2307.37	
Suit 198 Floor Area	Level 2	1591.56	
Suit 199 Floor Area	Level 3	1733.67	
Suit 200 Floor Area	Building C	6931.45	
Total Gross Area	Building C		70.22
	Level 1	44.25	70.22
	Level 2	55.28	37.40
	Level 3	95.53	107.67
	Building C	355.74	408.48
Covered Porch Area exemption		355.74	408.48
Garage Area exemption		23.77	0.00
Uncovered Porch Area exemption		56.03	50.74
Utility Room Area exemption		0.00	0.00
Total Area Exemption			1649.05
Total Net Floor Area	Building C		4382.37

Floor Area Calculation

	Building A	Building B	Building C	Building D
Gross Floor Area	7878.93	9907.73	6031.42	3973.68
Floor Area Exemption	2245.50	2741.76	1649.05	988.37
Net Floor Area	5633.43	7165.97	4382.37	2985.31

Building D Area Calculation

Subtotal Gross Floor Area	Level 1	2158.39
Subtotal Gross Floor Area	Level 2	1765.30
Subtotal Gross Floor Area	Building D	3993.68
Top Gross Area		
1.1 Garage Area exemption	55.62	57.85
1.1.1 Garage Area exemption	35.62	357.65
1.1.1.1 Garage Area exemption	55.62	710.83
Covered Porch Area exemption	0.00	48.16
Utility Room Area exemption	55.63	60.28
Utility Room Area exemption	0.00	0.00
Utility Room Area exemption	0.00	0.00
Total Area Exemption		988.37
Total Net Floor Area	Building D	2935.31

Building E Area Calculation

Subtotal Gross Floor Area	Level 1	2322.1
Subtotal Gross Floor Area	Level 2	1758.94
Top Gross Area	Building E	3991.71
Garage Area exemption	55.53	113.38
Garage Area exemption	37.61	705.66
Covered Porch Area exemption	48.18	96.32
Top Stair Area exemption	60.28	120.56
Utility Room Area exemption	0.00	0.00
Subtotal Gross Floor Area	Building E	1085.97
Total Net Floor Area		2957.79

Building F Area Calculation

Total Gross Floor Area	Level 1	2206.11
Subtotal Gross Floor Area	Building F	3772.79
Top Gross Area	Building F	3978.87
1st Stair Area exemption	55.53	57.85
Garage Area exemption	134.05	606.10
Covered Porch Area exemption	48.16	96.37
Utility Room Area exemption	60.28	120.56
Total Area Exemption	76.55	76.55
Total Net Floor Area	Building F	1102.91
		2875.91

Building G Area Calculation

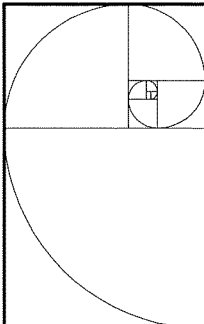
	Level 1	Level 2	2081-85
Subtotal Gross Floor Area			149,697
Subtotal Gross Floor Area			3579.18
Top Gross Floor Area	Building G		
Top Gross Floor Area			115.70
11 Star Area exemption	57.85	57.85	
Garage Area exemption	348.05	348.05	696.10
Covered Porch Area exemption	48.16	48.16	96.31
Top Star Area exemption	60.28	60.28	120.56
Utility Room Area exemption	0.00	0.00	0.00
Total Area Exemption			2028.68
Total Net Floor Area	Building G		2550.50

Building H Area Calculation

	Level 1	Level 2	Level 3
Subtotal Gross Floor Area	2134.05	2743.65	2134.05
Subtotal Gross Floor Area	3878.2	3878.2	3878.2
Top Gross Area	57.85	57.85	57.85
Garage Area exemption	348.05	348.05	348.05
Stair Area exemption	48.16	48.16	48.16
Covered Porch Area exemption	60.28	60.28	60.28
Stair Area exemption	60.28	60.28	60.28
Utility Room Area exemption	0.00	0.00	0.00
Total Area Exemption	534.77	534.77	534.77
Total Net Floor Area	1028.68	1028.68	1028.68
Total Net Floor Area	2849.52	2849.52	2849.52

Building J Area Calculation

Top Gross Area	Building 1	431.52
Covered Porch Area exemption	21.42	45.42
Utility Room Area exemption	386.10	386.10
Total Area Exemption		431.52
Total Net Floor Area	Building 1	0.00



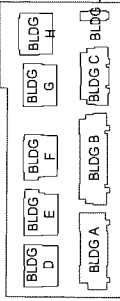
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INTERIOR
DESIGN
PLANNING

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Dimensions

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NO. 2 ROAD



ISSUED FOR DPP SUBMISSION	J.J.	21.04.07
ISSUED FOR AP SUBMISSION	J.J.	20.09.22
ISSUED FOR DP SUBMISSION	J.J.	18.07.13
Issued:	By	Appd.
		17.11.09

ISSUED FOR DPP REVIEW
2021-04-07

CE&I/Project
NO.2 ROAD TOWNHOUSE DEVELOPMENT
(DP - 18-829082)



10231,10251,10351,10371,10391,10395,10397
NO.2 ROAD, RICHMOND, BC

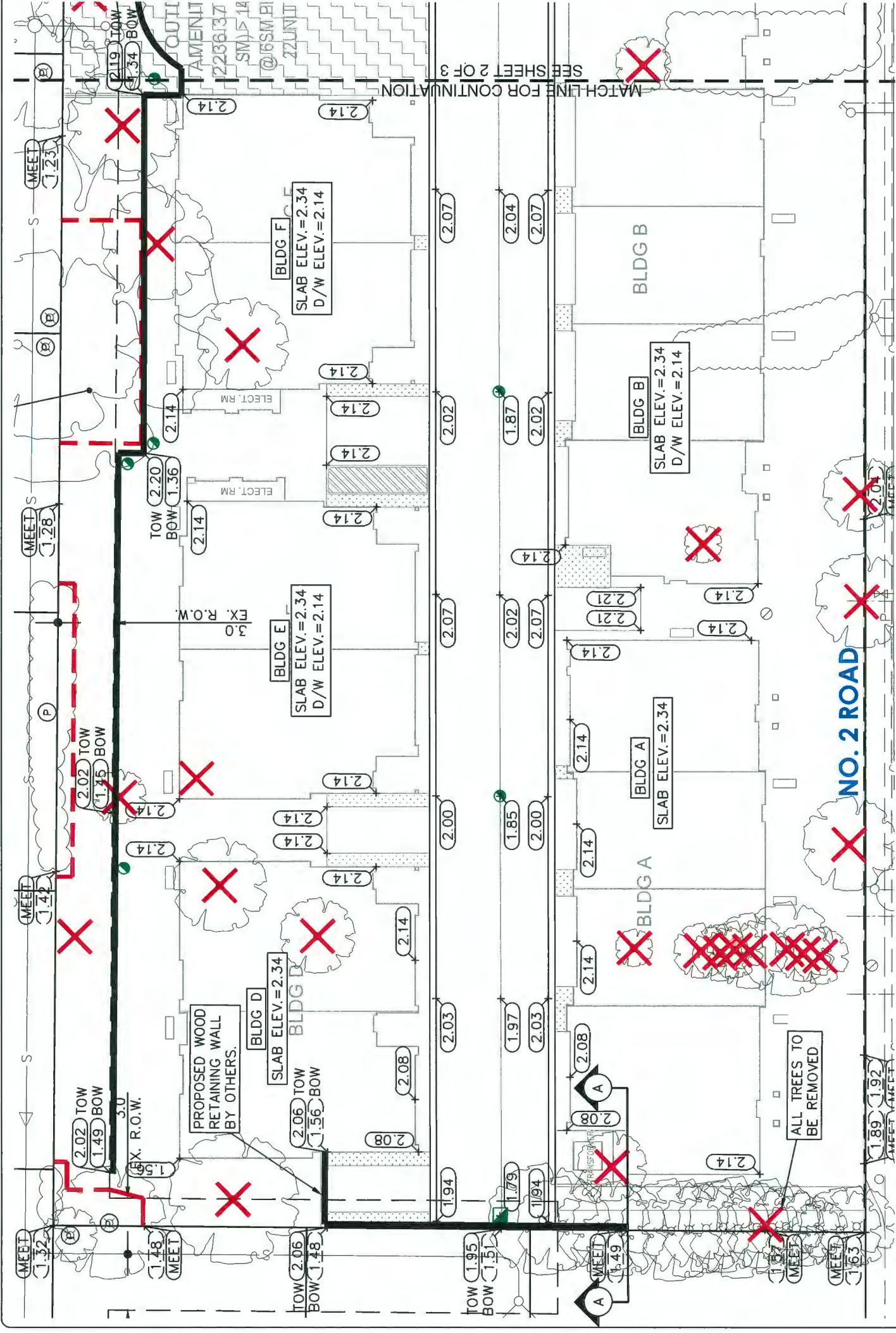
PROJECT DATA & STATISTICS

Project No.	Scale
#8193	N.T.S.
Revision No.	Sheet

DP 18-829082

~~April 19, 2021~~

PLAN #3^α



PLAN
SCALE: 1:250

SECTION A-A
N.T.S.

LEGEND

✗	TREE TO BE REMOVED
Ⓟ	TREE TO BE PRESERVED
---	TREE PROTECTION FENCE

City of Richmond

6911 No. 3 Road Richmond B.C. V6Y 2C1

CoreConcept CONSULTING LTD.

#220-2639 Viking Way, Richmond, BC, V6V 3B7

www.coreconceptconsulting.com

FOREST INTERNATIONAL REAL ESTATE INVESTMENT CO. LTD

Core Concept Consulting Project No. 18081

DP 18-829082

REV'N	DATE	BY	CH.	DESCRIPTION
6.	07 APR 2021	AR	TS	DP RESUBMISSION
5.	02 MAR 2021	AR	TS	DP RESUBMISSION
4.	27 JAN 2021	AR	TS	DP RESUBMISSION
3.	08 DEC 2020	AR	TS	DP RESUBMISSION
2.	26 NOV 2020	AR	TS	DP RESUBMISSION
1.	18 AUG 2020	AR	TS	DP RESUBMISSION
0.	29 NOV 2019	AR	TS	DP SUBMISSION

REVISIONS
April 19, 2021

TITLE: LOT GRADING

10231-10397 NO.2 ROAD

CITY FILE:

DESIGN: PS

DRAWN: GG

CHECKED: BCD

ENGINEER: TS

DWG. No.: .

SCALE: 1 : 250

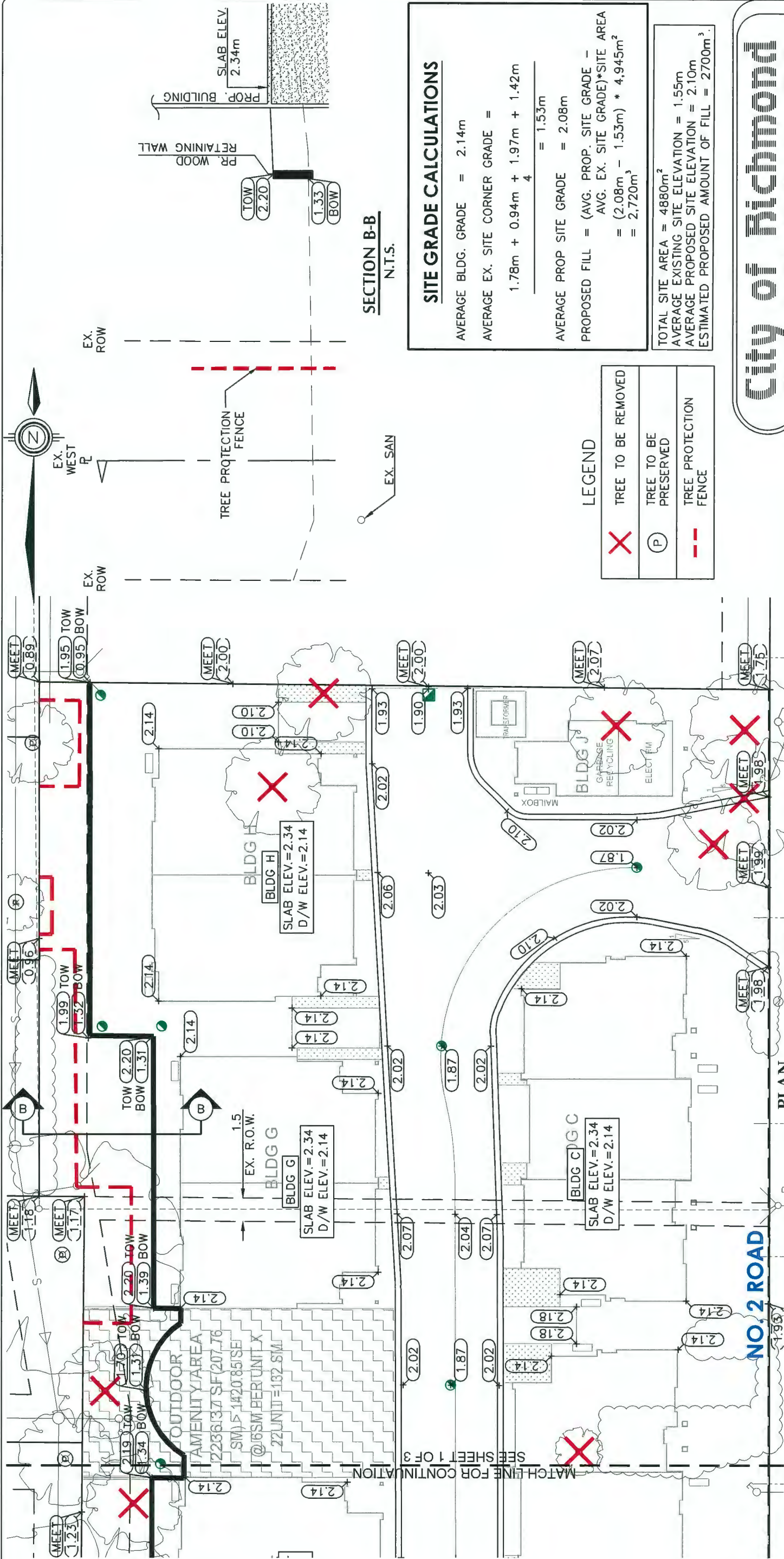
DATE: SEP 2019

SEC. No.: 36-4

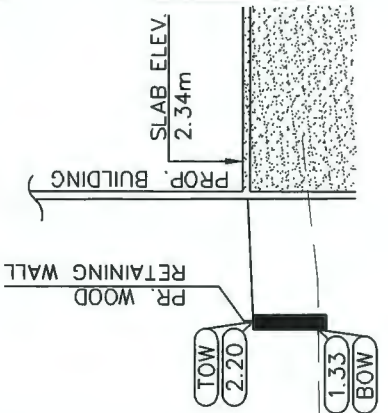
SHT. No. OF 10

PLAN #4

02 MAR 2021



SECTION B-B
N.T.S.



SITE GRADE CALCULATIONS

AVERAGE BLDG. GRADE = 2.14m
AVERAGE EX. SITE CORNER GRADE =
 $1.78m + 0.94m + 1.97m + 1.42m$
 $= 1.53m$
AVERAGE PROP SITE GRADE = 2.08m
PROPOSED FILL = (AVG. PROP. SITE GRADE -
AVG. EX. SITE GRADE)*SITE AREA
 $= (2.08m - 1.53m) * 4,945m^2$
 $= 2,720m^3$

TOTAL SITE AREA = 4880m²
AVERAGE EXISTING SITE ELEVATION = 1.55m
AVERAGE PROPOSED SITE ELEVATION = 2.10m
ESTIMATED PROPOSED AMOUNT OF FILL = 2700m³

LEGEND

X	TREE TO BE REMOVED
P	TREE TO BE PRESERVED
--	TREE PROTECTION FENCE

City of Richmond
6911 No. 3 ROAD RICHMOND B.C. V6Y 2C1

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CONSULTING LTD.
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4.	27 JAN 2021	AR	TS	DP RESUBMISSION
3.	08 DEC 2020	AR	TS	DP RESUBMISSION
2.	26 NOV 2020	AR	TS	DP RESUBMISSION
1.	18 AUG 2020	AR	TS	DP RESUBMISSION
0.	29 NOV 2019	AR	TS	DP SUBMISSION
REV'N	DATE	BY	CH.	DESCRIPTION

REVISIONS
April 19, 2021

TITLE:

LOT GRADING

10231-10397 NO.2 ROAD

CITY FILE :

DESIGN:	PS
DRAWN:	GG DWG. No.: .
CHECKED:	BCD SCALE: 1 : 250 DATE: SEP 2019
ENGINEER:	TS SEC. No.: 36-4 SHIT No. OF

PLAN #5



A1.3
1

 $1/16"=1'-0"$

SCALE

NO. 2 ROAD

A STATUARY RIGHT-OF-WAY OVER THE ENTIRE VEHICLE DRIVE AISLE IS TO BE REGISTERED FOR PUBLIC RIGHT-OF-PASSAGE

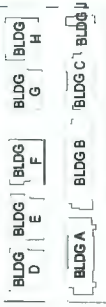
Parking Calculation By Unit

[illegible]

DP 18-829082

~~April 19, 2021~~

PLAN #6



NO. 2 ROAD



ISSUED FOR COPY SUBMISSION	A.Z.	K.L.	21.04.02
ISSUED FOR AN SUBMISSION	A.Z.	K.L.	20.06.02
ISSUED FOR DE SUBMISSION	A.Z.	K.L.	18.07.02
Issued	By	Appd.	T.M.A.N.D.

ISSUED FOR DPP REVIEW
2021-04-07

Client/Project
NO.2 ROAD TOWNHOUSE DEVELOPMENT
(DP - 18-829082)



10231, 10251, 10351, 10371, 10391, 10395, 10397
NO 2 ROAD, RICHMOND, BC

PARKING PLAN

Project No.	#8193
Drawing No.	

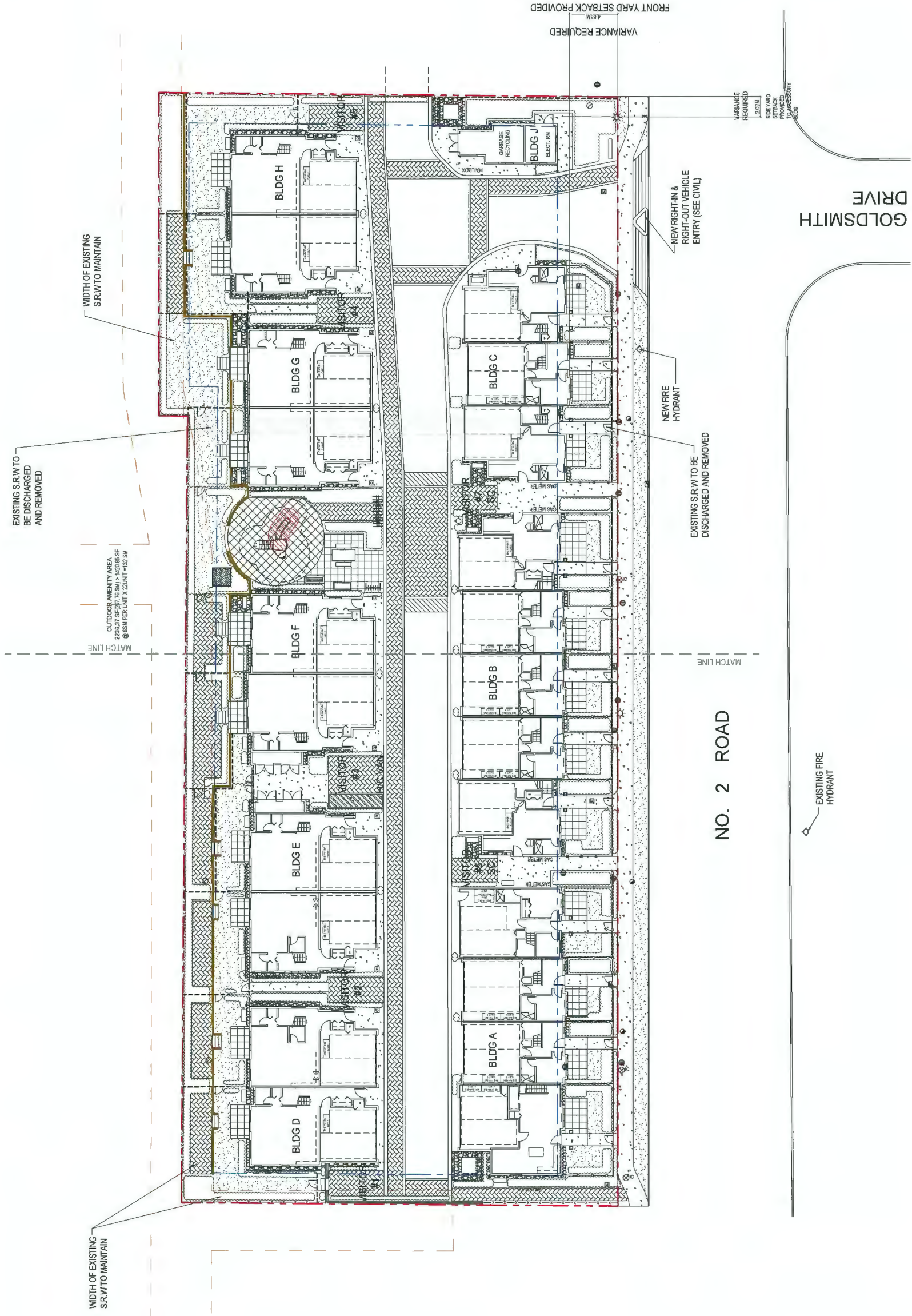
Sheet	Revision
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10	21 MAR 20	REV. PER CITY COMMENTS	PMT
11	21 MAR 20	REV. PER CITY COMMENTS	PMT
16	21 JUN 20	REV. PER CITY COMMENTS	PMT
15	20 DEC 20	REV. ADP COMMENTS/NEW SITE PLAN	PMT
14	20 SEP 22	REV. PER DRAFT ADP COMMENTS	PMT
13	20 MAR 21	REV. PER ADP CITY COMMENTS	PMT
12	20 MAR 20	REV. AS PER CITY COMMENTS	DY
11	10 FEB 21	SUBMISSION FOR BP	DY
10	10 NOV 20	REV. AS PER NEW SITE PLAN	DY
9	10 SEP 20	REV. AS PER NEW SITE PLAN	DY
8	10 MAR 21	REV. AS PER NEW CITY COMMENTS	DY
7	10 MAR 21	REV. AS PER NEW SITE PLAN	DY
6	10 MAR 21	REZONING RE-SUBMISSION	DY
5	10 FEB 21	REV. AS PER NEW SITE PLAN	DY
4	10 NOV 20	REV. AS PER ANDRUSKI'S REPORT	DY
3	10 OCT 20	REV. AS PER NEW SITE PLAN	DY
2	10 MAR 21	LOT COVERAGE PLAN	DY
1	10 JUL 21	PRELIMINARY DESIGN	DY
NO. DATE	REVISION DESCRIPTION		DR.

SEAL:

PROJECT: NO. 2 ROAD
TOWNHOUSE DEVELOPMENT
(CP - 18-829082)
10281, 10281, 10381, 10371,
10381, 10385, 10397
No. 2 Road, Richmond, BC

DRAWING NUMBER:
DATE: 2026-JULY-04
SCALE: 1/8" = 1'-0"
DRAWN: DY
DESIGN: DY
CHECKED: NM
M2LA PROJECT NUMBER: 18-050
CF 18

OVERALL PLAN
3.a
PLAN #9



LANDSCAPE ARCHITECTURE
#2220 - 26 Lorne Mews
New Westminster, British Columbia
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18	21/NOV/20	REV. PER CITY COMMENTS	PMT
17	21/NOV/20	REV. PER CITY COMMENTS	PMT
16	21/NOV/20	REV. PER CITY COMMENTS	PMT
15	21/NOV/20	REV. PER CITY COMMENTS	PMT
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SEAL:

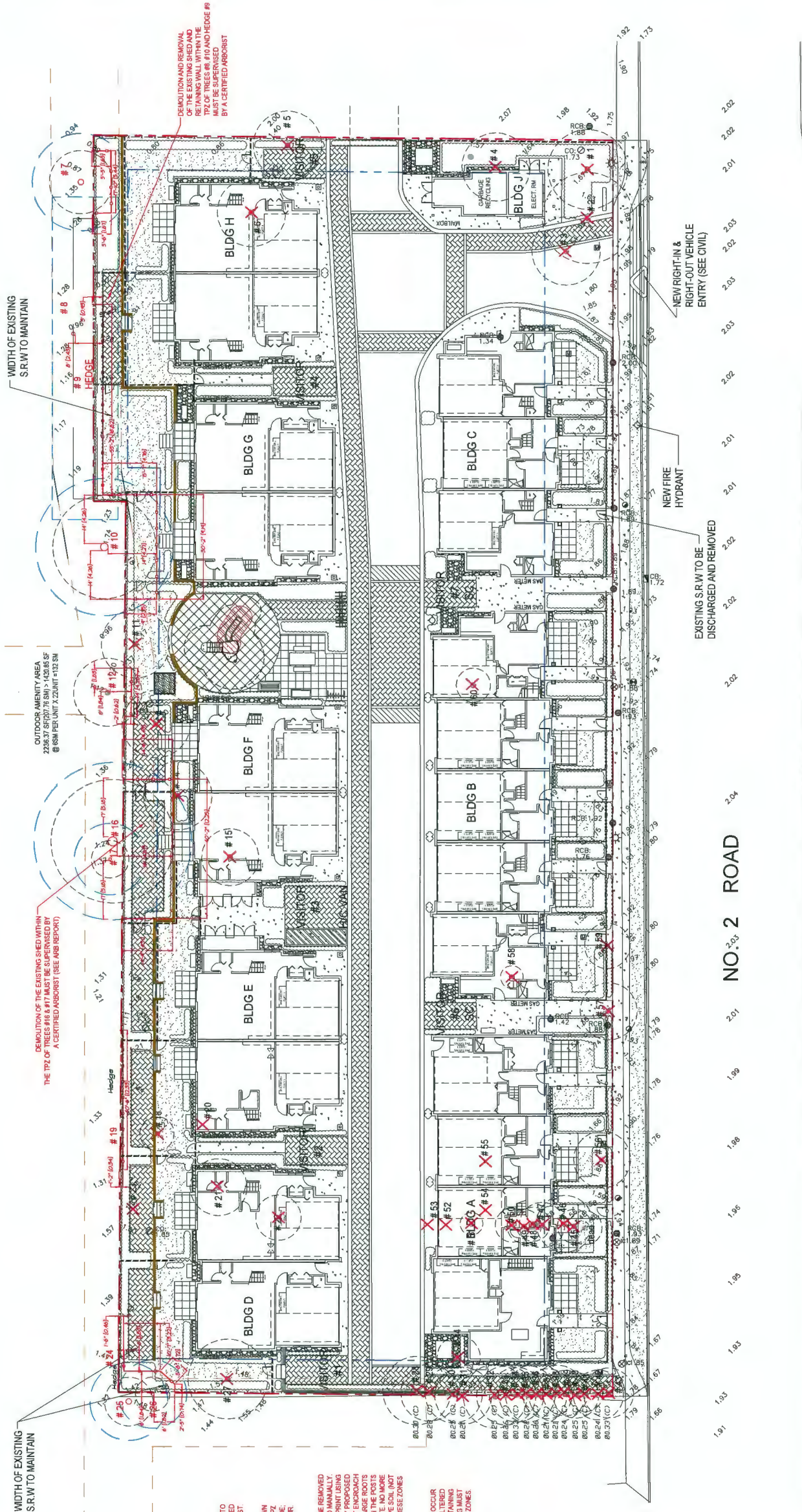
PROJECT: **NO. 2 ROAD**
TOWNHOUSE DEVELOPMENT
(DP - 18-829082)
10281 10281, 10281, 10281
10281, 10281, 10281
No. 2 Road, Richmond, BC

DRAWING TITLE:
TREE MANAGEMENT
PLAN (OVERALL)

DATE: 2020-JULY-04
SCALE: 1/8" = 1'-0"
DRAWN: DT
DESIGN: DT
CHKD: MM
OF 16
18 050

3.b

PLAN #10

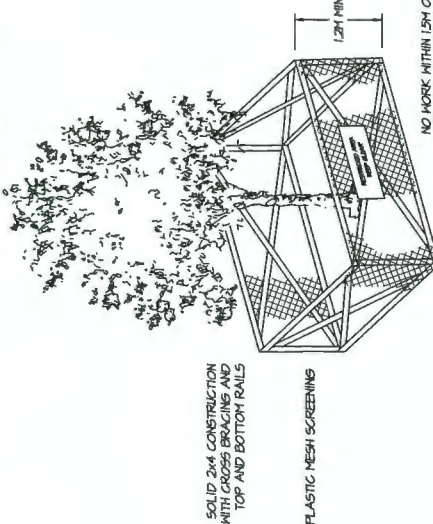


GOLDSMITH DRIVE

TREE PROTECTION DISTANCE TABLE

TRUNK DIAMETER IN CH. @ DBH	MINIMUM REQUIRED PROTECTION RADIUS (DISTANCE FROM TRUNK IN FEET)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3.0
55	3.3
60	3.6
75	4.5
100	6.0

EXTRAPOLATE PROTECTION RADII FOR TREES LARGER THAN 100CH DBH. *DIAMETER AT BREAST HEIGHT OR 1.4M FROM GRADE.



NO WORK WITHIN 1.5M OF TREE PROTECTION FENCING. ARBORIST REQUIRED ON SITE TO MONITOR ALL WORK WITHIN TPZ.

1 TREE PROTECTION BARRIER
L2 N.T.S.

ARBORIST LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- CRITICAL ROOT ZONE (CRZ)
- ADDITIONAL 1.5m PROTECTION AREA
- TREE PROTECTION BARRIER

DP 18-829082

April 19, 2021

TREE #	SPECIES	DBH (cm)	SPREAD (m est.)
1	Plum (<i>Prunus sp.</i>)	21	7m
2	Cherry (<i>Prunus sp.</i>)	52	8m
3	Cherry (<i>Prunus sp.</i>)	27 combined	6m
4	Plum (<i>Prunus sp.</i>)	47 per combined	6m
5	Curly Willow (<i>Salix sp.</i>)	58 combined	6m
6	Fig (<i>Ficus sp.</i>)	30 combined	6m
7	Cypress (<i>Chamaecyparis sp.</i>)	40 per survey	5m
8	Pear (<i>Pyrus sp.</i>)	32 est. combined	4m
9	Cedar Hedge (<i>Thuja plicata</i>)	-	3m
10	Oak (<i>Quercus sp.</i>)	67 per survey	15m
11	Plum (<i>Prunus sp.</i>)	60 combined	6m
12	Walnut (<i>Juglans sp.</i>)	18 per survey	6m
13	Fig (<i>Ficus sp.</i>)	Over 100	6m
14	Cherry (<i>Prunus sp.</i>)	55 combined	6m
15	Cherry (<i>Prunus sp.</i>)	45 combined	5m
16	Pine (<i>Pinus sp.</i>)	80 per survey	18m
17	Japanese Maple (<i>Acer palmatum</i>)	25 per survey	10m
18	Plum (<i>Prunus sp.</i>)	24 combined	3m
19	Cedar (<i>Thuja occidentalis</i>)	-	2.8m
20	Pear (<i>Pyrus sp.</i>)	57 combined	6m
21	Apple (<i>Malus sp.</i>)	40 combined	5m
22	Tamarisk (<i>Tamarix sp.</i>)	22	4m
23	Magnolia (<i>Magnolia sp.</i>)	34 combined	6m
24	Cedar (<i>Thuja occidentalis</i>)	-	1m
25	Japanese Maple (<i>Acer palmatum</i>)	50 est. combined	3m
26	Mountain Ash (<i>Sorbus sp.</i>)	26 combined	6m
27	Cherry (<i>Prunus sp.</i>)	23	7m
28	Cedar	30 per	6m

TREE #	SPECIES	DBH (cm)	SPREAD (m est.)
29	(<i>Thuja occidentalis</i>) Cedar	survey 28 per survey	5m
30	(<i>Thuja occidentalis</i>) Cedar	25 per survey	5m
31	(<i>Thuja occidentalis</i>) Cedar	21 per survey	5m
32	(<i>Thuja occidentalis</i>) Cedar	25 per survey	5m
33	(<i>Thuja occidentalis</i>) Cedar	26 per survey	5m
34	(<i>Thuja occidentalis</i>) Cedar	33 per survey	5m
35	(<i>Thuja occidentalis</i>) Cedar	22 per survey	5m
36	(<i>Thuja occidentalis</i>) Cedar	26 per survey	5m
37	(<i>Thuja occidentalis</i>) Cedar	21 per survey	5m
38	(<i>Thuja occidentalis</i>) Cedar	21 per survey	4.4m
39	(<i>Thuja occidentalis</i>) Cedar	24 per survey	4.4m
40	(<i>Thuja occidentalis</i>) Cedar	25 per survey	4.4m
41	(<i>Thuja occidentalis</i>) Cedar	25 per survey	4.4m
42	(<i>Thuja occidentalis</i>) Cedar	24 per survey	4.4m
43	(<i>Thuja occidentalis</i>) Smokebush	33 per 22 combined	4.4m 3.9m
45	(<i>Thuja occidentalis</i>) Cedar	34 combined	3m
46	(<i>Thuja occidentalis</i>) Cedar	36 combined	5m
47	(<i>Thuja occidentalis</i>) Cedar	41 combined	3.6m
48	(<i>Thuja occidentalis</i>) Cedar	18 combined	3m
49	Cedar	19	3m

TREE #	SPECIES	DBH (cm)	SPREAD (m est.)
50	(<i>Thuja occidentalis</i>) Cedar	combined 18	3m
51	(<i>Thuja occidentalis</i>) Cedar	10	2m
52	(<i>Thuja occidentalis</i>) Cedar	26 combined	4.4m
53	(<i>Thuja occidentalis</i>) Fig	66 combined	4.4m
54	(<i>Ficus sp.</i>) Windmill palm (<i>Trachycarpus fortunei</i>)	40 combined	3m
55	Lilac (<i>Syringa sp.</i>)	21	3m
56	Cherry (<i>Prunus sp.</i>)	28 combined	5m
57	Cedar (<i>Thuja occidentalis</i>)	29 combined	5m
58	Cherry (<i>Prunus sp.</i>)	22 per survey	2m
59	Lilac (<i>Syringa sp.</i>)	27	4m
60	survey (<i>Syringa sp.</i>)	65 per survey	3m

Suitable Replacement Tree Species

- Purple Fountain European Beech (*Fagus sylvatica* 'Purple Fountain')
- Japanese Tree Lilac 'Ivory Silk' (*Syringa reticulata* 'Ivory Silk')
- Japanese maple (*Acer palmatum sp.*)
- Persian Ironwood (*Parrotia persica*)
- *Stewartia pseudocamellia*)
- Ginkgo 'Princeton Sentry' (*Ginkgo biloba* 'Princeton Sentry')
- Dik's Weeping Cypress (*Chamaecyparis lawsoniana* 'Dik's Weeping')
- Serviceberry (*Amelanchier x grandiflora* 'Autumn Brilliance')
- Oriental Dogwood (*Cornus kousa*)
- Paperbark maple (*Acer griseum*)
- Threadleaf Cypress (*Chamaecyparis pisifera* 'Filifera')
- Sentinel Columnar pine (*Pinus nigra* 'sentinel')
- Picea omorika (*Serbian spruce*)

18 JAN 26	REV. PER CITY COMMENTS	PMT
17 JAN 26	REV. PER CITY COMMENTS	PMT
16 JAN 26	REV. PER CITY COMMENTS	PMT
15 DEC 24	REV. ADP COMMENTS/NEW SITE PLAN	PMT
14 DEC 24	REV. PER DRAFT ADP COMMENTS	PMT
13 JAN 25	REV. PER ADP CITY COMMENTS	PMT
12 DEC 24	REV. AS PER CITY COMMENTS	DY
11 DEC 24	SUBMISSION FOR BP	DY
10 NOV 24	REV. AS PER NEW SITE PLAN	DY
9 SEP 24	REV. AS PER NEW SITE PLAN	DY
8 AUG 24	REV. AS PER NEW CITY COMMENTS	DY
7 AUG 24	REV. AS PER NEW SITE PLAN	DY
6 JUN 24	REZONING RE-SUBMISSION	DY
5 FEB 24	REV. AS PER NEW SITE PLAN	DY
4 JAN 24	REV. AS PER ARBORIST REPORT	DY
3 JAN 24	REV. AS PER NEW SITE PLAN	DY
2 JAN 24	LOT COVERAGE PLAN	DY
1 JAN 24	PRELIMINARY DESIGN	DY
NO. DATE	REVISION DESCRIPTION	DR.

SEAL:

PROJECT:	NO. 2 ROAD TOWNHOUSE DEVELOPMENT (DP - B-829082) 10231 10251, 10351, 10371, 10391, 10395, 10397 No. 2 Road, Richmond, BC
DRAWING TITLE:	ARBORIST TREE TABLE

DATE:	2019-JULY-09	DRAWING NUMBER:
SCALE:	-	
DRAWN:	DY	
DESIGN:	DY	
CHKD:	HM	

3.C

DATE:	2019-JULY-09	DRAWING NUMBER:
SCALE:	-	
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CHKD:	HM	

CF 16
18 050

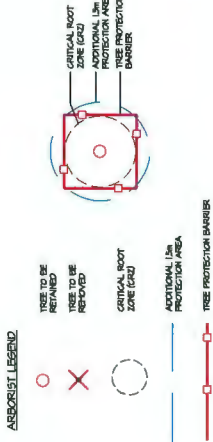
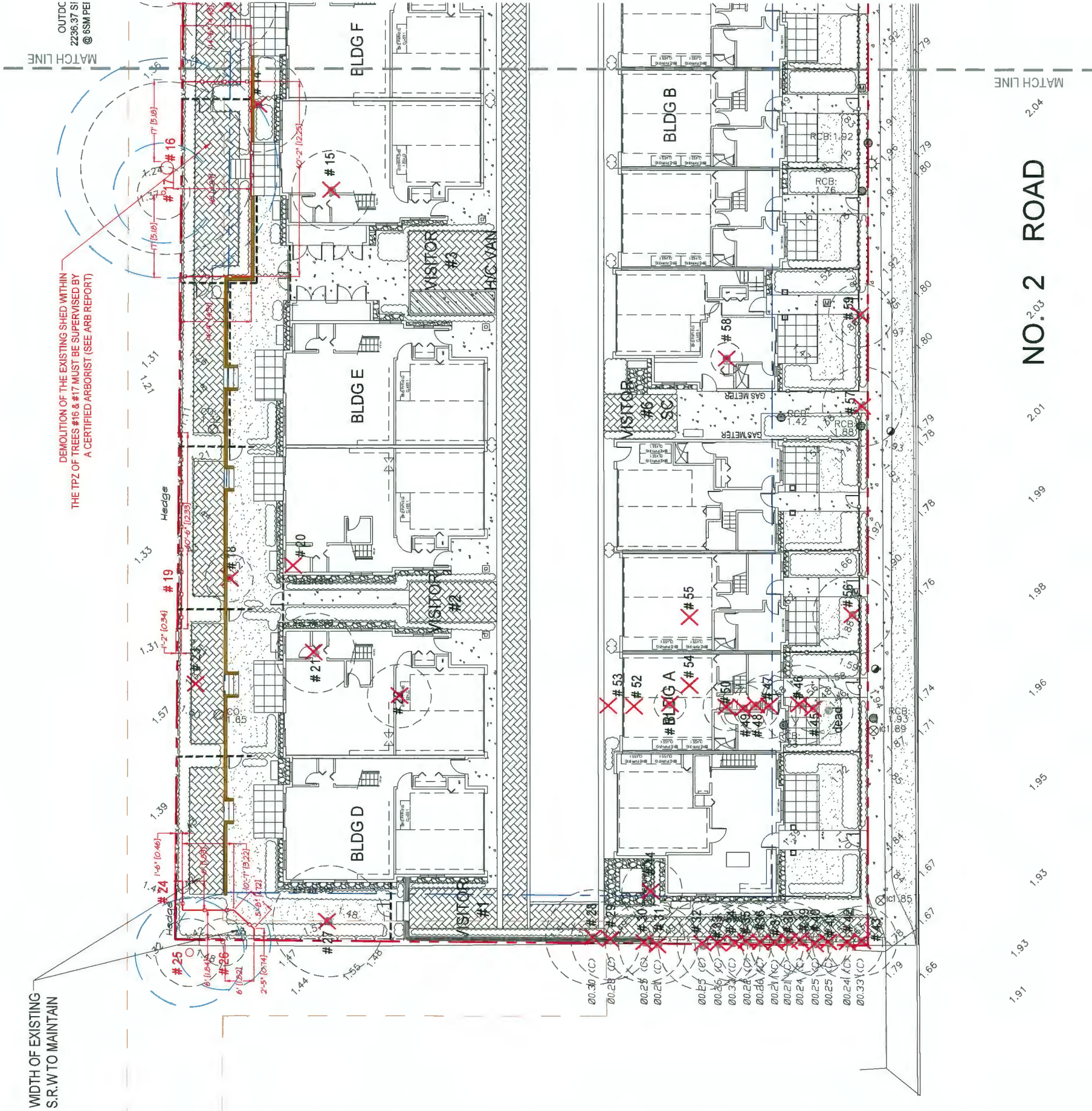


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LANDSCAPE ARCHITECTURE
#220 - 26 Lorne Mews
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Fax: 604.553.0045
Email: office@m2la.com



COORDINATION WITH ARBORIST - NOTE.

NO WORK IS TO BE DONE WITHIN 1.5M OF TREE PROTECTION FENCING. PREPARATORY WORK AND CONSTRUCTION WITHIN AND IN DIRECTLY ADJACENT TO ANY TREE PROTECTION ZONE WILL REQUIRE LOW IMPACT METHODS AND MATERIALS TO BE USED TO MITIGATE ROOT AND SOIL IMPACTS. ALL SUCH WORKS ARE TO BE COORDINATED WITH THE PROJECT ARBORIST IN ADVANCE OF COMMENCING THEM, AND SUPERVISED AT THE DISCRETION OF THE PROJECT ARBORIST IN ACCORDANCE WITH ARBOCULTURAL BEST MANAGEMENT PRACTICES.

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TREE REMOVALS AND RETENTION DEPICTED ON THIS PLAN ARE BASED ON THE MOST RECENT FORM OF DEVELOPMENT SUBMITTED TO M2.

TREE #346, SYCAMORE MAPLE, IS TO BE EVALUATED ON A YEARLY BASIS AND/OR AFTER ANY MAJOR STORM EVENT, BY A QUALIFIED TREE RISK ASSESSOR.

TREE PROTECTION FENCE TO BE PLACED AT MIN 6.5M FROM FACE OF TRUNK

10	21MAY20	REV. PER CITY COMMENTS	PMT
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99	21MAY20	REV. PER CITY COMMENTS	PMT
100	21MAY20	REV. PER CITY COMMENTS	PMT

SEAL:

PROJECT: NO. 2 ROAD
TOWNHOUSE DEVELOPMENT
(CP - B-829082)
10281, 10281, 10281, 10281
10281, 10281, 10281, 10281
No. 2 Road, Richmond, BC

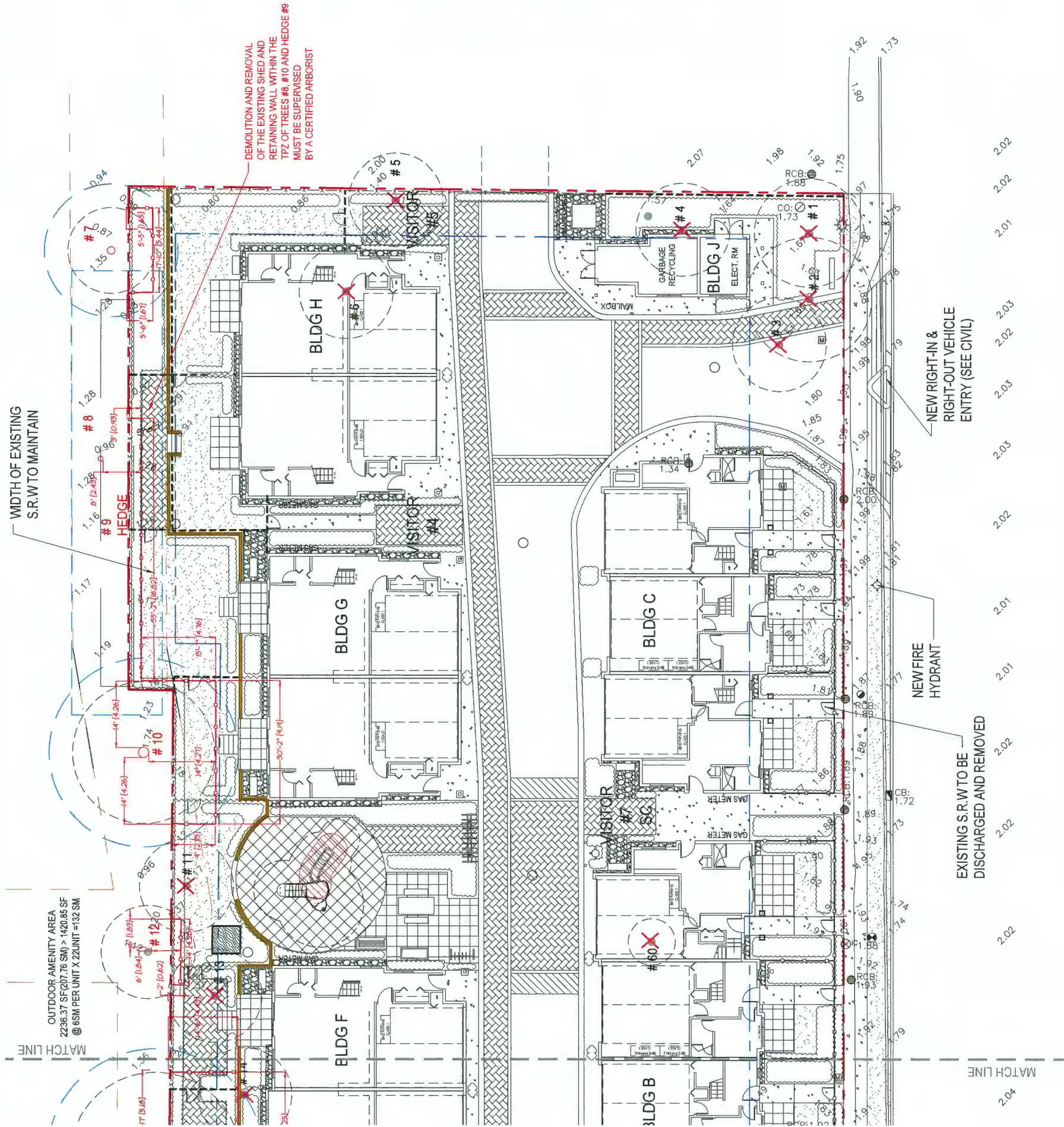
DRAWING TITLE:
TREE MANAGEMENT
PLAN (SOUTH)

DATE: 2020-11-10
SCALE: 3/32" = 1'-0"
DRAWN: DY
DESIGN: DY
CHKD: M4
CF 10

PLAN #12

DP 18-829082

April 19, 2021



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TREE PROTECTION FENCE TO BE PLACED AT MIN 6.5M FROM FACE OF TRUNK.

10	21JAN20	REV. PER CITY COMMENTS	PMT
11	21MAR20	REV. PER CITY COMMENTS	PMT
12	21JUN20	REV. PER CITY COMMENTS	PMT
13	20DEC20	REV. ADP COMMENTS/NEW SITE PLAN	PMT
14	20SEP22	REV. PER DRAFT ADP COMMENTS	PMT
15	21MAY21	REV. PER PER ADP CITY COMMENTS	PMT
16	20MAY20	REV. AS PER CITY COMMENTS	DY
17	11FEB21	SUBMISSION FOR BP	DY
18	10NOV20	REV. AS PER NEW SITE PLAN	DY
19	08SEP20	REV. AS PER NEW SITE PLAN	DY
20	14MAY20	REV. AS PER NEW SITE PLAN	DY
21	11MAY20	REZONING RE-SUBMISSION	DY
22	10MAY20	REV. AS PER NEW SITE PLAN	DY
23	04NOV20	REV. AS PER ARBORIST REPORT	DY
24	02JUL24	REV. AS PER NEW SITE PLAN	DY
25	18MAY24	LOT COVERAGE PLAN	DY
26	11JUL24	PRELIMINARY DESIGN	DY
27	NO. DATE	REVISION DESCRIPTION	DR.

SEAL:

PROJECT:
NO. 2 ROAD
TOWNHOUSE DEVELOPMENT
(CP - 18-829082)
10281 10281, 10381, 10371
10381, 10385, 10397
No. 2 Road, Richmond, BC

DRAWING TITLE:
TREE MANAGEMENT
PLAN (NORTH)

DATE:	2006-JULY-04	DRAWING NUMBER:
SCALE:	3/32" = 1'-0"	
DRAWN:	DY	
DESIGN:	DY	
CHECK:	MM	

3.e

OF 18

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New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

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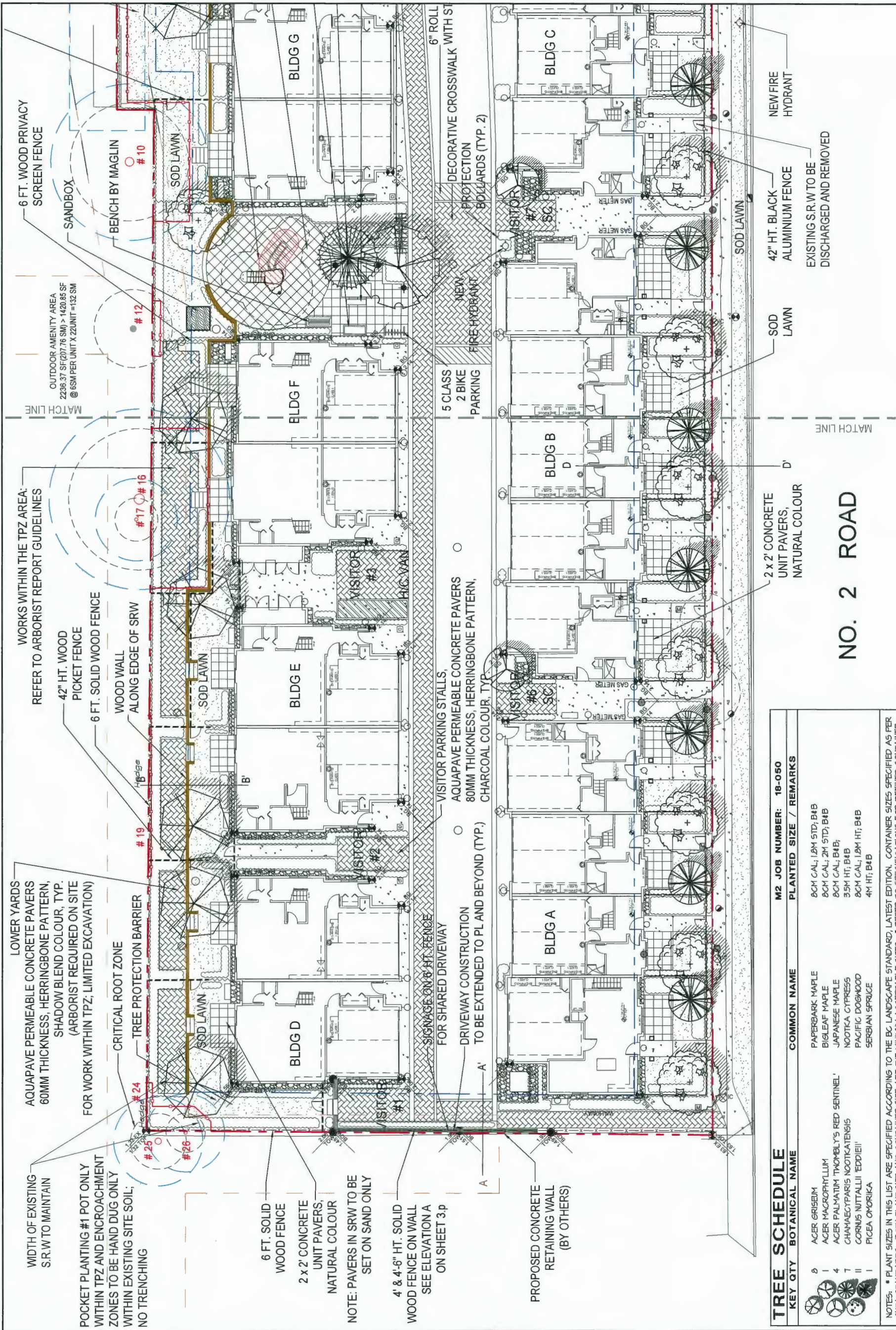
**TREE PLAN
(SOUTH)**

OF 18






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April 19, 2021

PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED ORGANIC SOURCES



TREE SCHEDULE			M2 JOB NUMBER: 18-050	PLANTED SIZE / REMARKS
KEY QTY	BOTANICAL NAME	COMMON NAME		
8	ACER GRISEM	PAPERBARK MAPLE	8CM CAL; 12M STD; B4B	
1	ACER MACROPHYLLUM	BIGLEAF MAPLE	8CM CAL; 2M STD; B4B	
4	ACER PALMATUM 'THOMEL'S RED SENTINEL'	JAPANESE MAPLE	8CM CAL; B4B;	
7	CHAMAECYPARIS NOOTKATENSIS	NOOTKA CYPRESS	3.5M HT; B4B	
11	CORNUS NUTTALLII 'EDDIEII'	PACIFIC DOGWOOD	8CM CAL; 12M HT; B4B	
1	PICEA OYORICA	SERBIAN SPRUCE	4M HT; B4B	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONTA STANDARDS. 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 LOMER 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' DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

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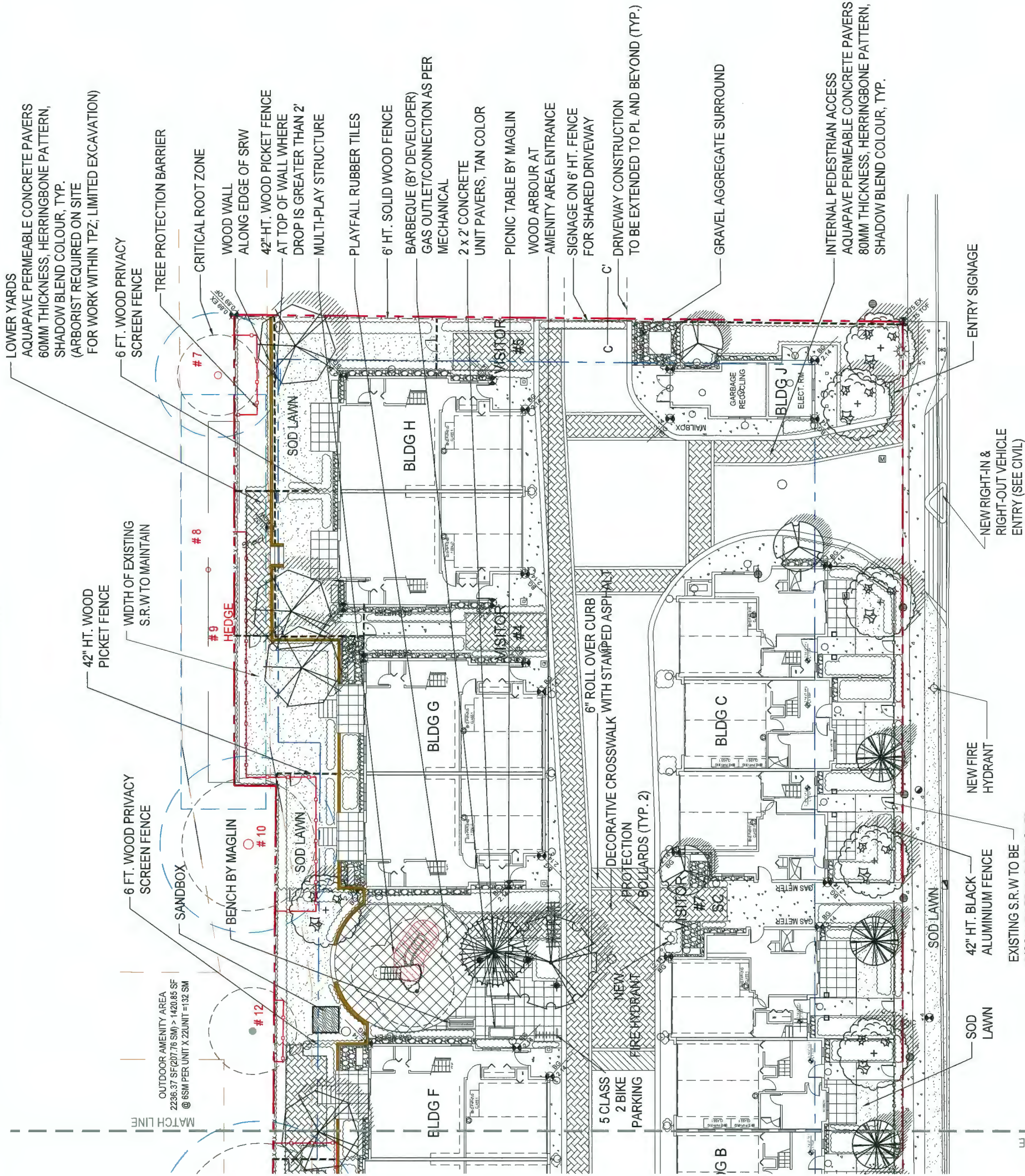
SEAL:

PROJECT: NO. 2 ROAD
TOWNHOUSE DEVELOPMENT
(CP - 18-023082)
10231, 10251, 10351, 10371,
10391, 10395, 10397
No. 2 Road, Richmond, BC

DRAWING TITLE:

**TREE PLAN
(NORTH)**

DATE: 2018-JULY-04	DRAWING NUMBER:
SCALE: 3/32" = 1'-0"	3.g
DRAWN: DT	
DESIGN: DT	





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18	21MAY20	REV. PER CITY COMMENTS	PMT
17	21MAY20	REV. PER CITY COMMENTS	PMT
16	21MAY20	REV. PER CITY COMMENTS	PMT
15	10SEPT12	REV. ADP COMMENTS/ENH SITE PLAN	PMT
14	10SEPT12	REV. PER DRAFT ADP COMMENTS	PMT
13	20MAY17	REV. PER PRE ADP CITY COMMENTS	PMT
12	20APR12	REV. AS PER CITY COMMENTS	DY
11	MAY12	SUBMISSION FOR BP	DY
10	14 NOV12	REV. AS PER NEN SITE PLAN	DY
9	MAY13	REV. AS PER NEN SITE PLAN	DY
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6	MAY13	REZONING RE-SUBMISSION	DY
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3	10NOV13	REV. AS PER NEN SITE PLAN	DY
2	10NOV13	LOT COVERGAGE PLAN	DY
1	10JUL14	PRELIMINARY DESIGN	DY
	NO. DATE	REVISION DESCRIPTION	DR.

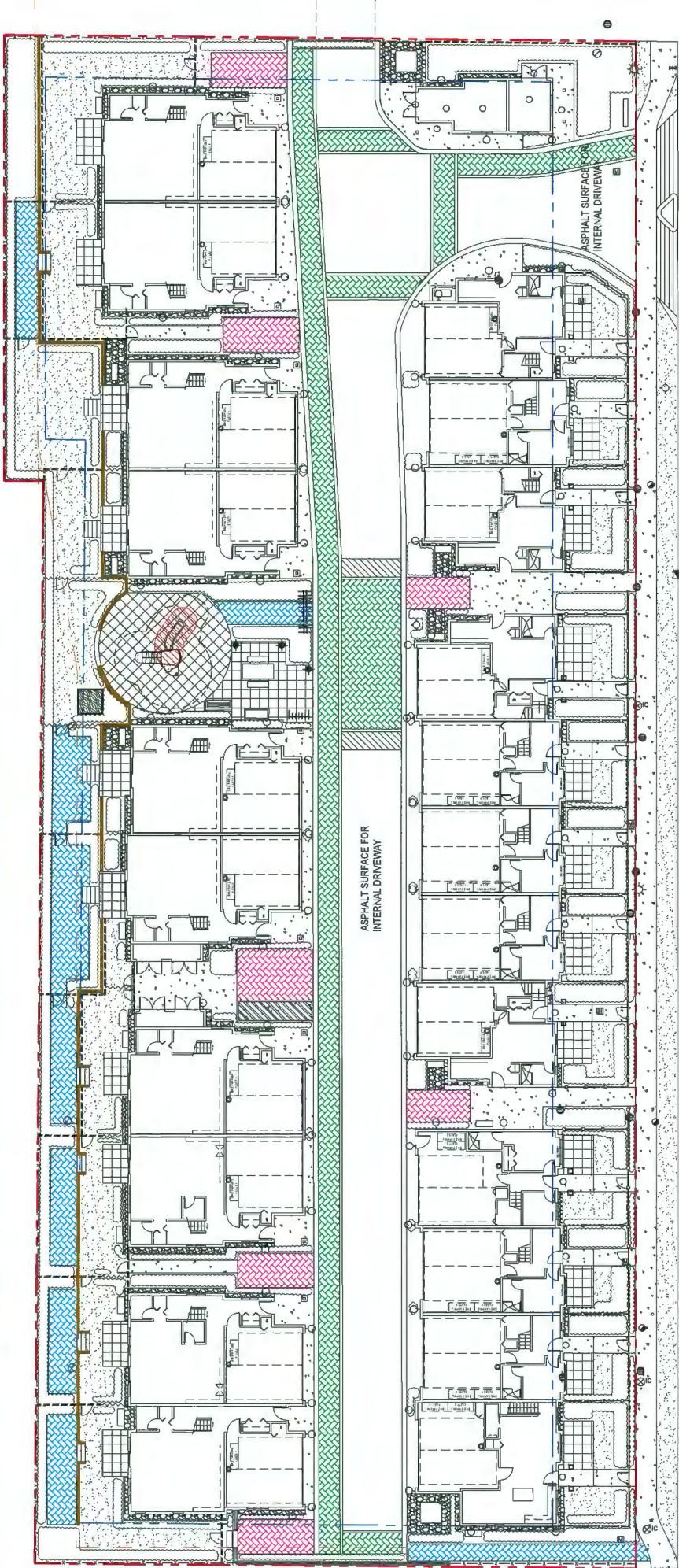
SEAL:

PROJECT:	NO. 2 ROAD TOWNHOUSE DEVELOPMENT (CP - 18-0329082) 10281 10281, 10381, 10371 10381, 10385, 10387 No. 2 Road, Richmond, BC
DRAWING TITLE:	MATERIALS PLAN

DATE:	2019-JULY-04	DRAWING NUMBER:
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DESIGN:	DY	
CHK'D:	HH	

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OF 19



NO. 2 ROAD

FENCE LEGEND

- 42" HT. WOOD PICKET FENCE
- 6' HT. SOLID WOOD FENCE ALONG PROPERTY LINE
- 6' HT. WOOD PRIVACY SCREEN FENCE
- 42" HT. BLACK ALUMINIUM FENCE

- AQUAPAVE PERMEABLE CONCRETE PAVERS 60MM THICKNESS (PEDESTRIAN) HERRINGBONE PATTERN, SHADOW BLEND COLOUR
- AQUAPAVE PERMEABLE CONCRETE PAVERS 80MM THICKNESS (PEDESTRIAN WALKWAY ON INTERNAL DRIVEWAY) HERRINGBONE PATTERN, SHADOW BLEND COLOUR
- AQUAPAVE PERMEABLE CONCRETE PAVERS 80MM THICKNESS (VISITOR PARKING STALLS) HERRINGBONE PATTERN, CHARCOAL COLOUR
- 2' x 2' CONCRETE UNIT PAVES TEXADA HYDRAPRESSED SLABS TAN COLOUR
- PLAYFALL RUBBER TILES
- GRAVEL AGGREGATE ON FILTER FABRIC
- BROOM FINISH CONCRETE
- SOD LAWN

SITE LIGHTING LEGEND	
	WALL MOUNTED COMPACT LED LIGHT, OPAL LENS, SUITABLE FOR EXTERIOR USE.
	42" H BOLLARDS, ROUND, DARK BRONZE FINISH, CW 3W, COMPACT FLUORESCENT RFP BALLAST, COVERED & PROTECTED BY A 1.5' X 1.5' DEEP CONCRETE BASE WITH ANCHOR BOLTS.
	ELECTRICAL VERTICAL CHARGING STATION - LEVEL 2, C1 FROM UNIT PANEL PROTECTED BY A 2' X 4' BREAKER, SUITABLE FOR EXTERIOR USE, SIMILAR TO BIONITY LIGHTHOUSE SURFACE.
	SURFACE MOUNTED GEN LED LIGHTS, 3000K TEMP, SUITABLE FOR EXTERIOR USE, SIMILAR TO BIONITY LIGHTHOUSE SURFACE.

NOTES TO THE CLIENT: SEE NEW ENHANCEMENTS

REFER TO SHEETS 3.i and 3.j FOR SHRUB PLANTING PLAN

PLANT SCHEDULE (OVERALL)

KEY QTY	BOTANICAL NAME	COMMON NAME	M2 JOB NUMBER: 18-050	PLANTED SIZE / REMARKS
SHRUB				
125 (E)	EUCONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#2 POT; 30CM	
14 (L)	LONICERA PILEATA	PRIVET HONEY-SUCKLE	#2 POT; 40CM	
239 (P)	PRUNUS LUSITANICA	PORTUGUESE LAUREL	#2 POT; 40CM	
33 (R)	RHOODENDRON 'SCARLET WONDER'	RHOODENDRON; SCARLET; E. APRIL	#3 POT; 30CM	
46 (S)	SPIRAEA X JAPONICA 'SHIROBANA'	SHIROBANA SPIRAEA; WHITE-ROSE	#3 POT; 60CM	
94 (Y)	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	#2 POT; 50CM	
77 (T)	TAXUS X MEDIA 'HICKSII' (#1 POT)	HICK'S YEW	#1 POT	
GRASS				
145 (G)	CAREX MORROWII 'GOLD BAND'	GOLDEN BAND JAPANESE SEDGE	#1 POT	
210 (D)	PENISSETUM ALOPECUROIDES 'HADELIN'	DWARF FOUNTAIN GRASS	#1 POT	
GROUND COVER				
60 (S)	COTONEASTER DAMMERII	BEARBERRY COTONEASTER	#1 POT; 25CM	
146 (J)	PACHYSANDRA TERMINALIS	JAPANESE SPIRGE	#1 POT; 15CM	

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

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New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
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[illegible]

REAL:

PROJECT:

NO. 2 ROAD
TOWNHOUSE DEVELOPMENT
(CP - 18-023082)
10231, 10251, 10351, 10371,
10391, 10395, 10397
No. 2 Road, Richmond, BC

DRAWING TITLE:

**SHURB PLAN
(NORTH)**

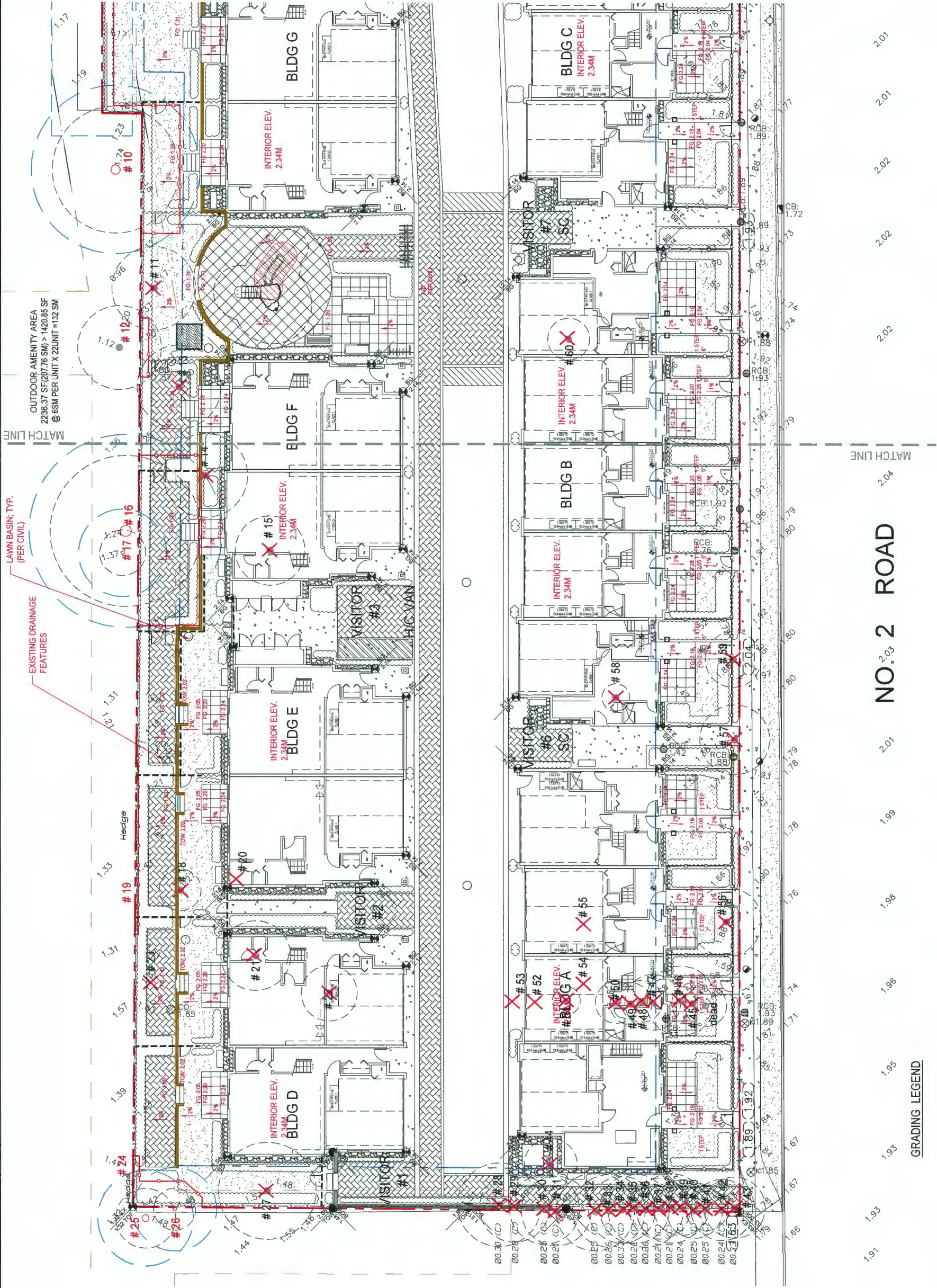
DATE: 2018-JULY-04	DRAWING NUMBER: 3.j
SCALE: 1/8" = 1'-0"	
DRAWN: DT	
DESIGN: DT	

OF 18

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Email: office@m2la.com



FG 2.24 FINISH GRADE (LANDSCAPE)

2% SLOPE %

2.07 FINISH GRADE (CIVIL)

GRADING LEGEND

NO. 2 ROAD

PROJECT:
NO. 2 ROAD
TOWNHOUSE DEVELOPMENT
(CP - 18-829082)
10231 10231, 10351, 10371,
10391, 10395, 10397
No. 2 Road, Richmond, BC

DRAWING TITLE:
GRADING PLAN
(SOUTH)

DRAWING NUMBER:
DATE: 2018-JULY-04
SCALE: 3/32" = 1'-0"
DRAWN: DT
DESIGN: DT
CHK'D: MM

3.k

OF 18

PLAN #19

DP 18-829082

April 19, 2021

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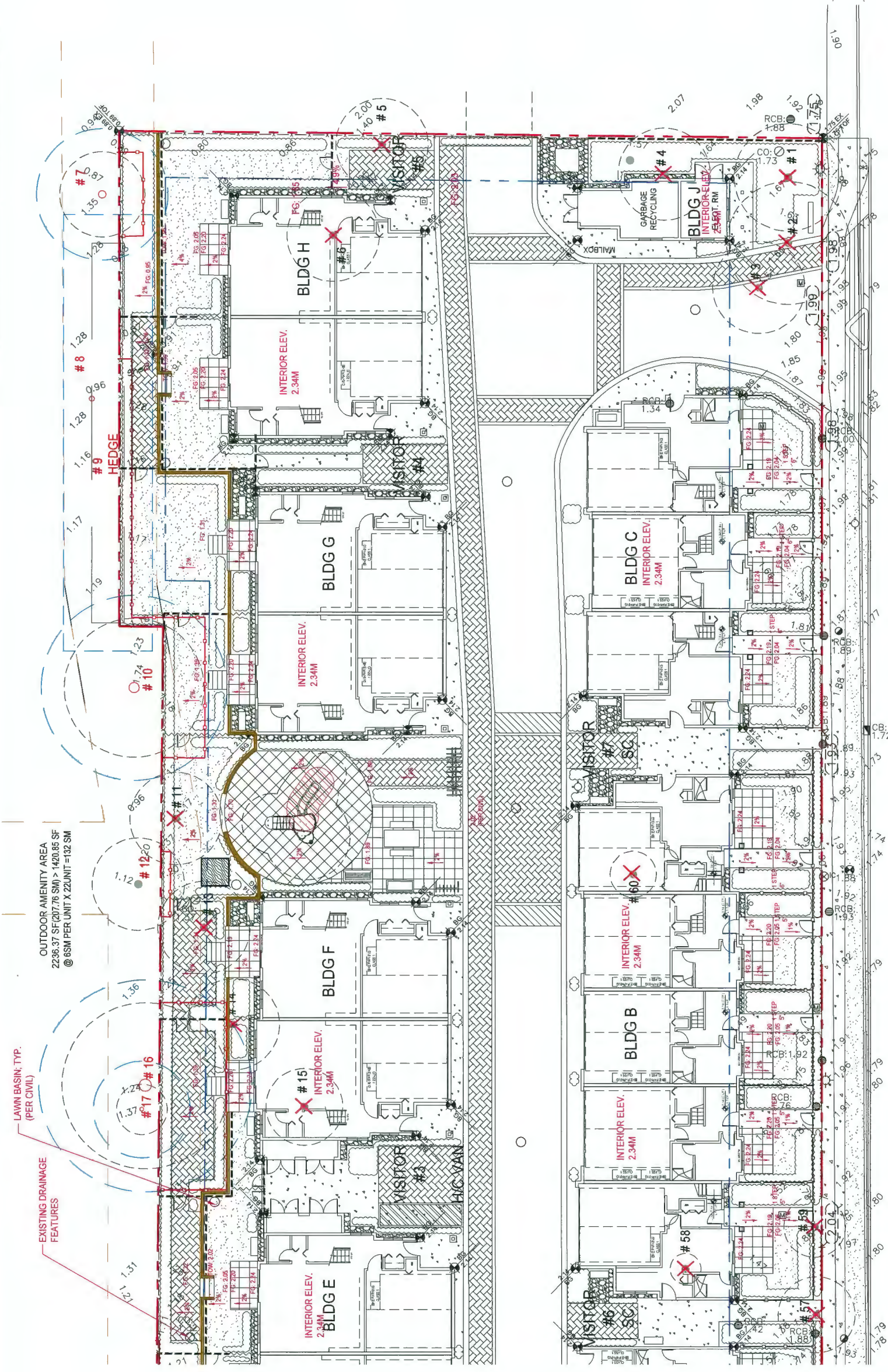
PROJECT: NO. 2 ROAD
TOWNHOUSE DEVELOPMENT
(CP - 18-829082)
10281 10281, 10281, 10281
10281, 10281, 10281
No. 2 Road, Richmond, BC

DRAWING TITLE: GRADING PLAN
(NORTH)

DATE: 2018-JULY-04	DRAWING NUMBER:
SCALE: 3/32" = 1'-0"	
DRAWN: DY	
DESIGN: DY	
CHKD: H4	
CF: 18	

3.1

PLAN #20



NO. 2 ROAD

FINISH GRADE (LANDSCAPE)
SLOPE %
FINISH GRADE (CIVIL)

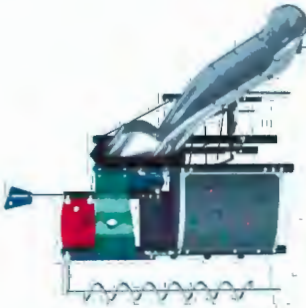
DP 18-829082

April 19, 2021



BENCH
BY MAGLINI, MODEL: WOOD-HLBI055-W

Ridge
ELE500103



The Ridge attracts children with play variety and thrilling rewards. Different ways to climb-up and over the structure encourage children to develop coordination and balance, which are both important life skills. The sturdy climbing wall adds opportunity to test strength. The slides for fun. The Ridge is irresistibly climbable

1 / 8/25/2020

Ridge
ELE500103

KOMPANI
Let's play

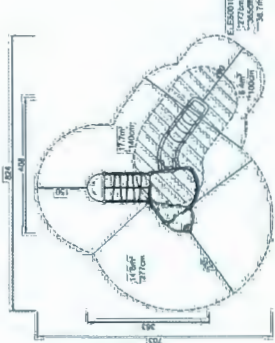
Item no.	ELE500103-3717
General Product Information	
Dimensions LxWxH	438x553x585 cm
Age group	6+
Play capacity (users)	12
Colour options	



Date is subject to change without prior notice.

KOMPANI
Let's play

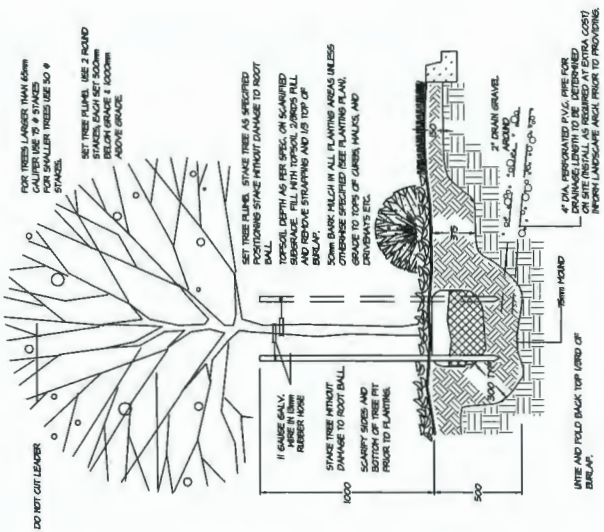
* Max. full height | ** Total height | *** Safety surfacing area



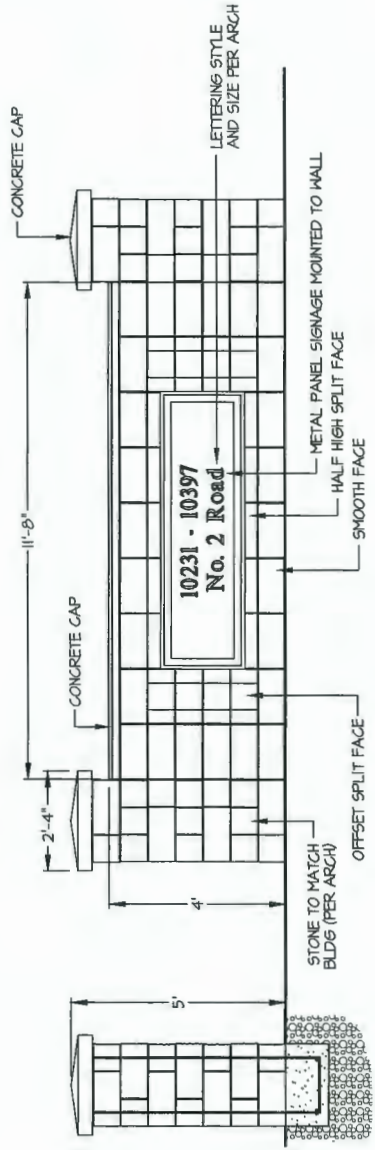
BENCH & TABLE
BY MAGLINI, MODEL: MOOD-MLPT120-S



BIKE RACK
BY MAGLINI, MODEL: MBR400-T-DB BLACK COLOR



11 TREE PLANTING DETAIL
NTS.
3.0 SCALE



10 ENTRY SIGNAGE FEATURE
1/2" = 1'-0"
3.0 SCALE



#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

18	21.MAY.21	REV. PER CITY COMMENTS	PMT
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1	18.JUL.21	REV. PER CITY COMMENTS	PMT
NO.	DATE	REVISION DESCRIPTION	DR.

SEE:

PROJECT: NO. 2 ROAD
TOWNHOUSE DEVELOPMENT
(DP - 9-433002)
10231 10231 10397
10397 10397 10397
No. 2 Road, Richmond, BC

DRAWING TITLE: LANDSCAPE DETAILS

DATE: 2016-JULY-04	DRAWING NUMBER:
SCALE: VARIES	
DRAWN: DT	
DESIGN: DT	
CHECK: PM	

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OF 18



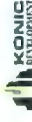
NO. 2 ROAD



ISSUED FOR DPP SUBMISSION	J.J.	K.L.	21.04.07
ISSUED FOR AP SUBMISSION	J.J.	K.L.	20.09.22
ISSUED FOR OP SUBMISSION	J.J.	K.L.	18.07.13
Issued	By	Apd.	YY.MM.DD

ISSUED FOR DPP REVIEW
2021-04-07

Client/Project
NO.2 ROAD TOWNHOUSE DEVELOPMENT
(DP - 18-829082)



10231, 10251, 10351, 10371, 10391, 10395, 10397
NO.2 ROAD, RICHMOND, BC

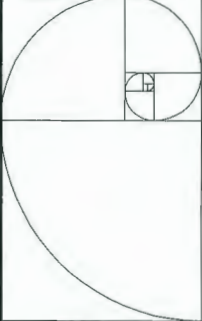
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Project No.	Scale
#8193	N.T.S.
Drawing No.	Sheet
	Revision

DP 18-829082

~~April 19, 2021~~

PLAN #25

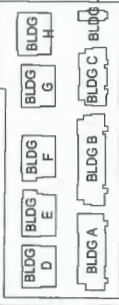


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NO. 2 ROAD



REVISIONS	DATE	BY	APP'D
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ISSUED FOR DPP REVIEW
2021-04-07

Client/Project
NO.2 ROAD TOWNHOUSE DEVELOPMENT
(DP - 18-829082)

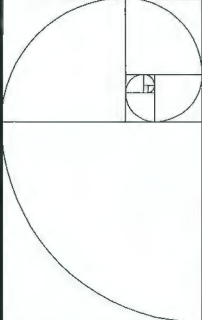
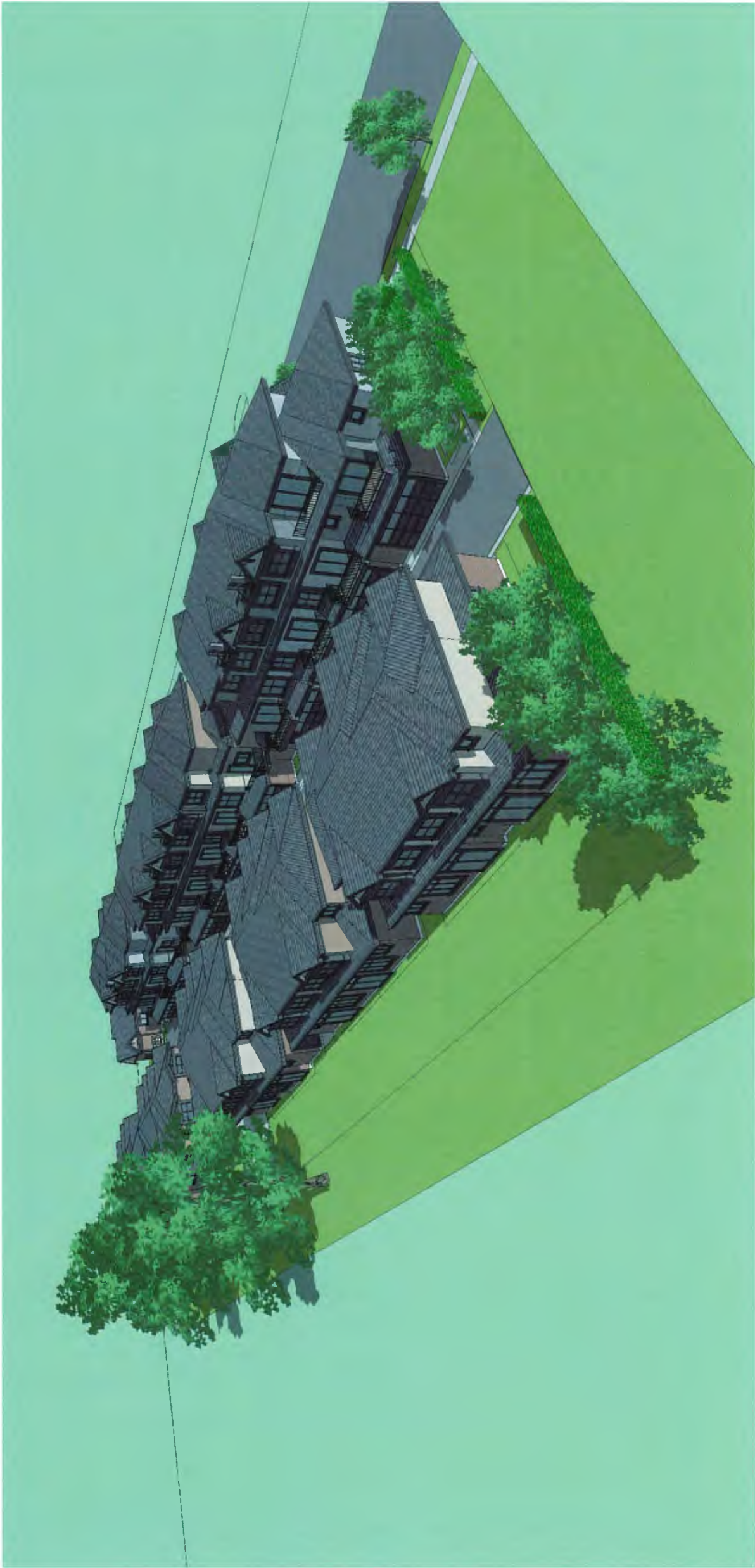
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NO.2 ROAD, RICHMOND, BC

COLOR RENDERINGS

Project No.
#8193

Scale
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Revision



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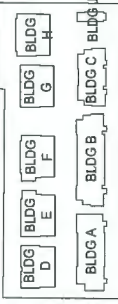
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NO. 2 ROAD



DESIGNED FOR DPP SUBMISSION	JZ	KL	21.04.07
DRAWN FOR DPP SUBMISSION	JZ	KL	20.04.07
REVIEWED FOR DPP SUBMISSION	JZ	KL	20.04.07
BY	KL	KL	21.04.07

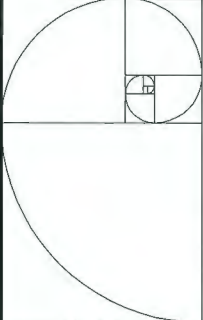
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2021-04-07

Client/Project
NO.2 ROAD TOWNHOUSE DEVELOPMENT
(DP - 18-829082)

KONIC
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10231, 10251, 10351, 10371, 10391, 10395, 10397
NO.2 ROAD, RICHMOND, BC

TITLE
COLOR RENDERINGS

Project No. #8193	Scale N.T.S.	Revision
Drawing No.	Sheet	



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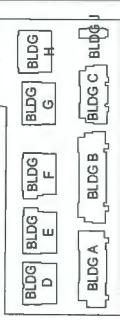
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DESIGNED FOR DPP SUBMISSION	J.E.	K.L.	21.04.07
DESIGNED FOR AP SUBMISSION	J.E.	K.L.	20.06.23
DESIGNED FOR DP SUBMISSION	J.E.	K.L.	19.07.15
DESIGNED FOR FINAL SUBMISSION	J.E.	K.L.	19.07.15
By	APR	TH	14.02.20

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2021-04-07

Client/Project
NO.2 ROAD TOWNHOUSE DEVELOPMENT
(DP - 18-829082)

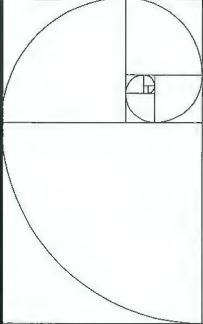
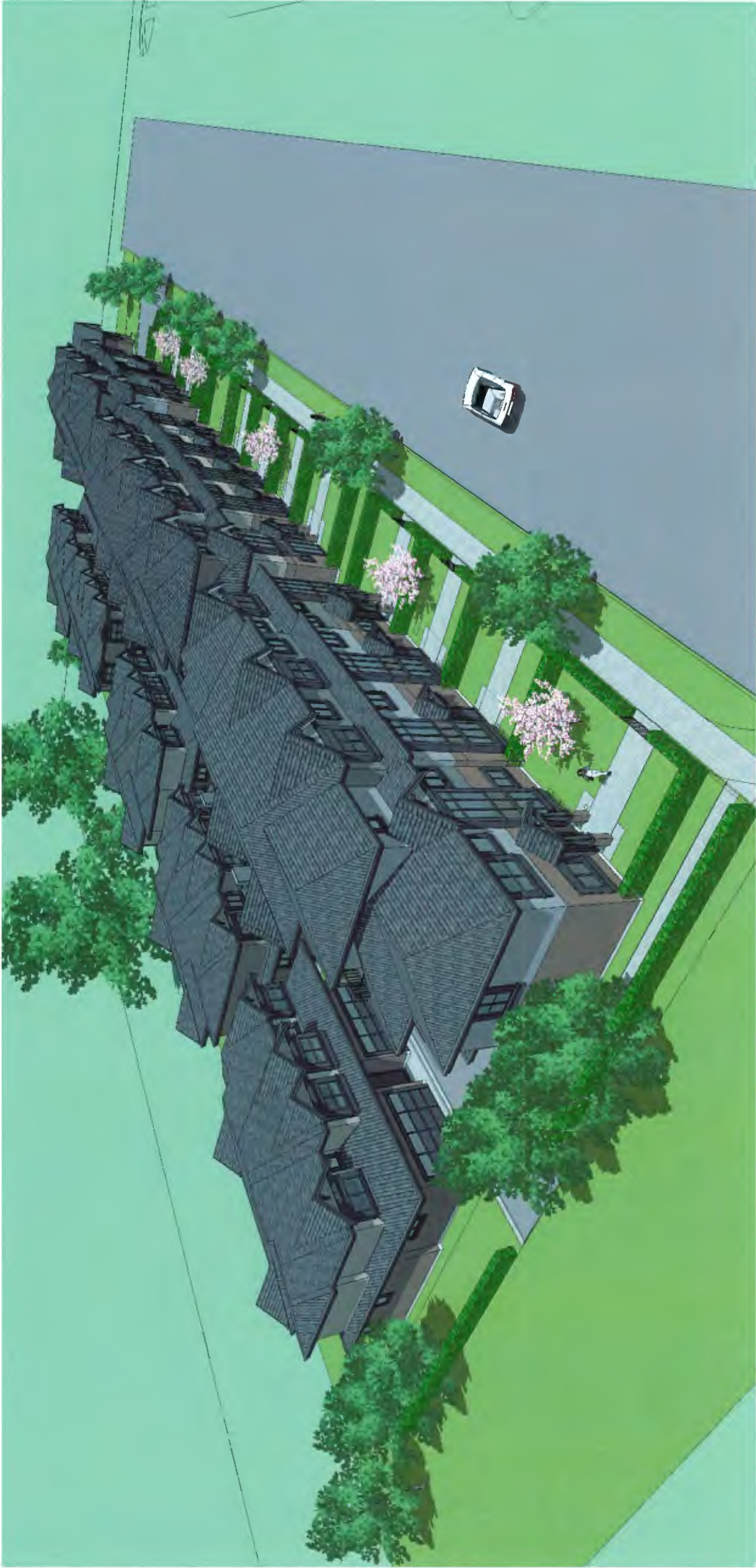
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10231, 10251, 10351, 10371, 10381, 10385, 10387
NO.2 ROAD, RICHMOND, BC

Title

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Project No. Scale
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Drawing No. Sheet Revision

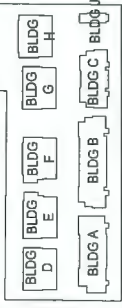


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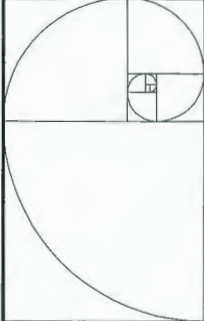
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ISSUED FOR DPP REVIEW
2021-04-07

Client/Project
NO.2 ROAD TOWNHOUSE DEVELOPMENT
(DP - 18-829082)

KONIC
DEVELOPMENT
10231,10251,10351,10371,10391,10395,10397
NO.2 ROAD, RICHMOND, BC

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Project No.	Scale
#8193	N.T.S.
Drawing No.	Sheet
	Revision



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DESIGN
PLANNING

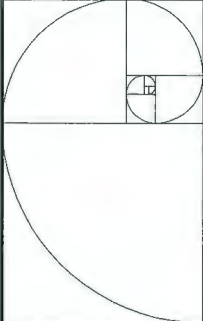
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ISSUED FOR EP SUBMISSION	J.Z.	K.L.	18.07.13
Issued	By	Appt.	17.04.20

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2021-04-07

10231, 10251, 10351, 10371, 10391, 10395, 10397
NO.2 ROAD, RICHMOND, BC

COLOR RENDERINGS

Project No.	Scale
#8193	N.T.S.
Drawing No.	Sheet
	Revision



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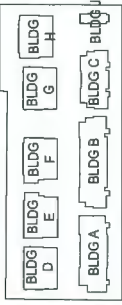
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ISSUED FOR APP SUBMISSION	J.L.	K.L.	20.09.22
ISSUED FOR DP SUBMISSION	J.L.	K.L.	18.07.13
REVISION	8	APRIL	17.04.03

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(DP - 18-829082)

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DEVELOPMENT**
10231-10251, 10351, 10371, 10391-10395, 10397
NO.2 ROAD, RICHMOND, BC

Title

COLOR RENDERINGS

Project No.

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Scale

N.T.S.

Drawing No.

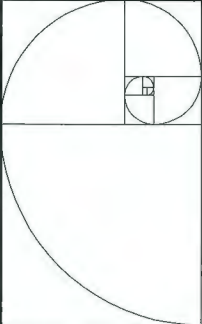
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Revision

DP 18-829082

April 19, 2021

PLAN¹⁷ #31

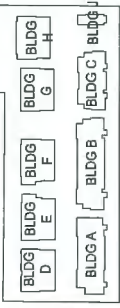


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NO. 2 ROAD



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Revised	By	Appr.	11.08.23

ISSUED FOR DPP REVIEW
2021-04-07

Client/Project
NO.2 ROAD TOWNHOUSE DEVELOPMENT
(DP - 18-829082)

KONIG
BY LAMPHEWY
10231, 10251, 10351, 10371, 10391, 10395, 10397
NO.2 ROAD, RICHMOND, BC

TITLE
COLOR RENDERINGS

Project No.	Scale	N.T.S.
#8193		
Drawing No.	Sheet	Revision

10231 No. 2 ROAD, RICHMOND, BC



1. HIGH PROFILE ASPHALT SHINGLES (DARK GREY)



2. COMPOSITE CEMENT-HARDIELAP SIDING (NAVAJO BEIGE)



3. COMPOSITE CEMENT-HARDIELAP SIDING (KHAKI BROWN)



4. WOOD FASCIA BOARD & TRIM (DARK BROWN)



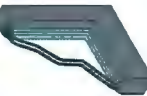
5. METAL GUARDRAIL, MECH. LOUVER & MECH. SCREEN (DARK BROWN)



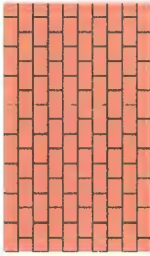
6. ENTRY WOOD DOOR AND METAL UTILITY DOOR & GARAGE DOORS (DARK BROWN)



7. COMPOSITE CEMENT - HARDIE SHAKE (LIGHT BROWN)



8. VINYL WINDOW W/ CLEAR DOUBLE GLAZING & DARK BROWN FRAME



9. BRICK CLADDING (RED)

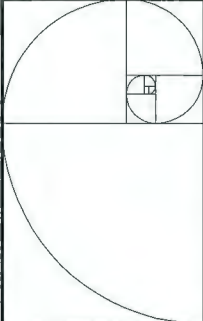


11. COMPOSITE CEMENT-HARDIELAP SIDING (PEARL GRAY)

10. COMPOSITE CEMENT-HARDIELAP SIDING (ARCTIC WHITE)

EXTERIOR FINISH MATERIAL SCHEDULE

1. HIGH PROFILE ASPHALT SHINGLES (DARK GREY)
2. COMPOSITE CEMENT - HARDIELAP SIDING (NAVAJO BEIGE)
3. COMPOSITE CEMENT - HARDIE LAP SIDING (KHAKI BROWN)
4. WOOD FASCIA BOARD & TRIM (DARK BROWN)
5. METAL GUARDRAIL/ MECH. LOUVER/ MECH. SCREEN (DARK BROWN)
6. ENTRY WOOD DOOR AND METAL UTILITY DOOR & GARAGE DOORS (DARK BROWN)
7. COMPOSITE CEMENT - HARDIE SHAKE (LIGHT BROWN)
8. VINYL WINDOW W/ CLEAR DOUBLE GLAZING & DARK BROWN FRAME
9. BRICK CLADDING (RED)
10. COMPOSITE CEMENT - HARDIE LAP SIDING (ARCTIC WHITE)
11. COMPOSITE CEMENT - HARDIE LAP SIDING (PEARL GRAY)



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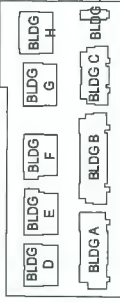
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DRAWN	By	Appr.	11.04.23

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Client/Project
NO.2 ROAD TOWNHOUSE DEVELOPMENT
(DP - 18-829082)

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NO.2 ROAD, RICHMOND, BC

Title

COLOR SAMPLE
MATERIAL BOARD

Project No.
#8193

Scale
1/16"=1'-0"

Drawing No.
Sheet

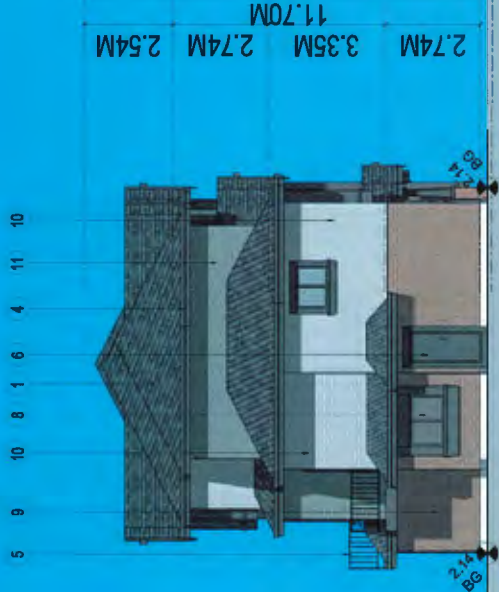
Revision

DP 18-829082

April 19, 2021

PLAN¹⁹#33





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BLDG C EAST ELEVATION	A2	A1	21.04.07
BLDG C SOUTH ELEVATION	A2	A1	21.04.07
BLDG C NORTH ELEVATION	A2	A1	21.04.07
BLDG C WEST ELEVATION	A2	A1	21.04.07
By	AK	AK	21.04.07



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NO. 2 ROAD, RICHMOND, BC

BUILDING C WEST ELEVATION
SCALE 1/8"=1'-0"

BUILDING C NORTH ELEVATION
SCALE 1/8"=1'-0"

BUILDING C ELEVATIONS

Title
Project No. Scale 1/8"=1'-0"
#8193
Drawing No. Sheet
Revision

DP 18-829082

April 19, 2021

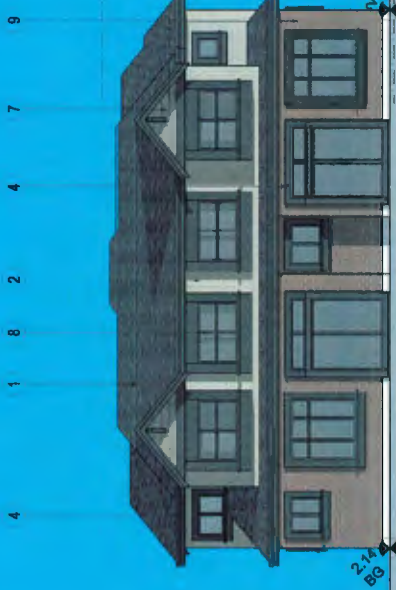
PLAN #36



BUILDING D EAST ELEVATION
SCALE 1/8"=1'-0"



BUILDING D SOUTH ELEVATION
SCALE 1/8"=1'-0"



BUILDING D WEST ELEVATION
SCALE 1/8"=1'-0"



BUILDING D NORTH ELEVATION
SCALE 1/8"=1'-0"

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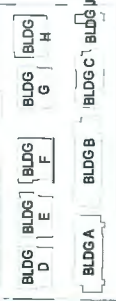
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BLDG FOR 3D RENDERING	J-2	K-1	21.04.07
BLDG FOR 3D RENDERING	J-2	K-1	21.04.07
BLDG FOR 3D RENDERING	J-2	K-1	21.04.07
BLDG FOR 3D RENDERING	J-2	K-1	21.04.07

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2021-04-07

NO. 2 ROAD TOWNHOUSE DEVELOPMENT
(DP - 18-829082)

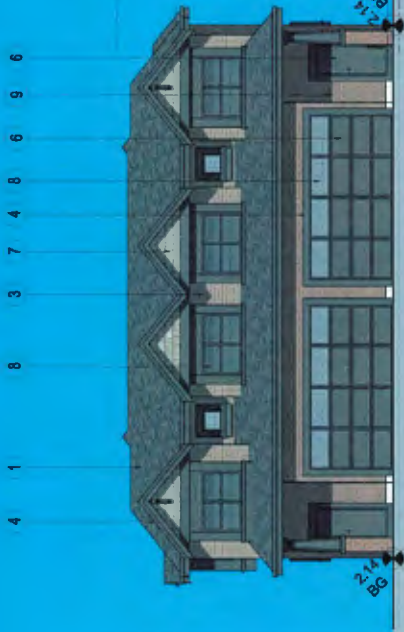
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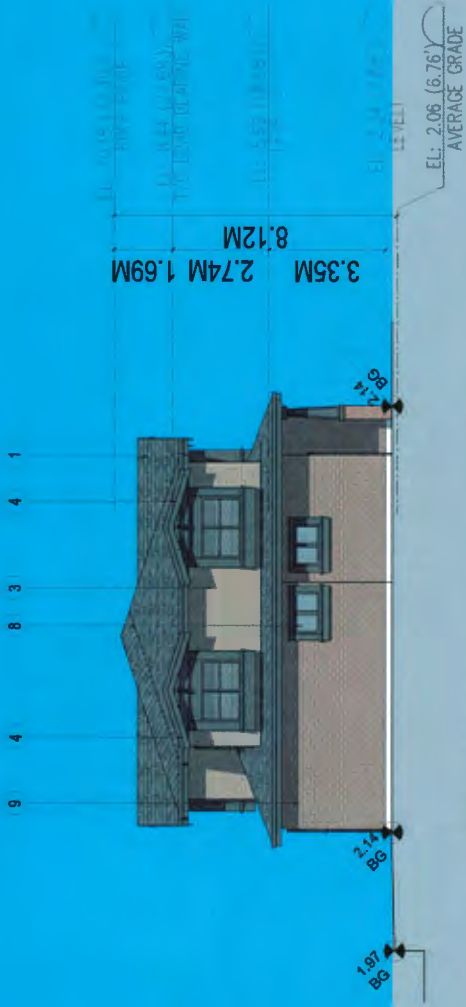
10231, 10251, 10351, 10371, 10381, 10395, 10397
NO. 2 ROAD, RICHMOND, BC

BUILDING D ELEVATIONS

Project No.	Scale	1/8"=1'-0"	Revision
#8193	Sheet		
Drawing No.	Sheet		



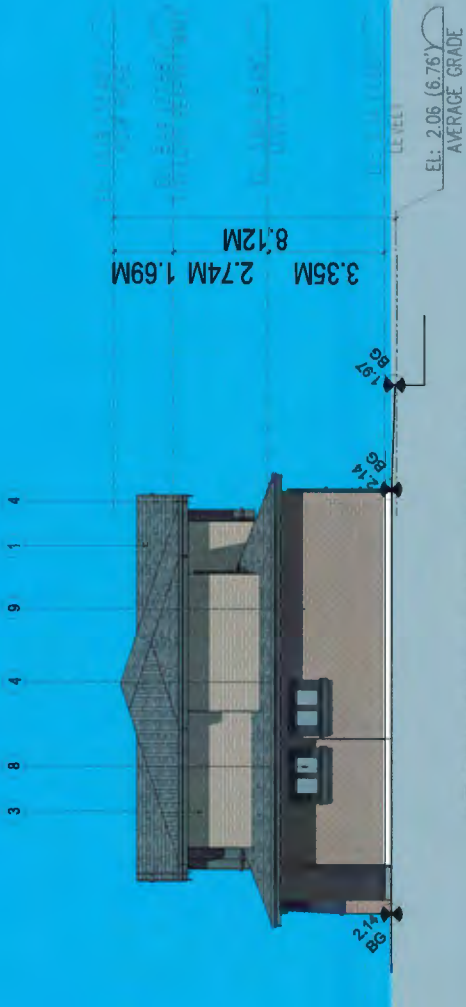
BUILDING G EAST ELEVATION
SCALE 1/8"=1'-0"



BUILDING G SOUTH ELEVATION
SCALE 1/8"=1'-0"



BUILDING G WEST ELEVATION
SCALE 1/8"=1'-0"



BUILDING G NORTH ELEVATION
SCALE 1/8"=1'-0"



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BLDG A | BLDG B | BLDG C | BLDG J

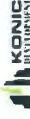
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REVISION FOR APP SUBMISSION	J.L.	K.L.	20-07-23
Model	BY	DATE	17-06-20

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2021-04-07

Client/Project
NO.2 ROAD TOWNHOUSE DEVELOPMENT
(DP - 18-829082)

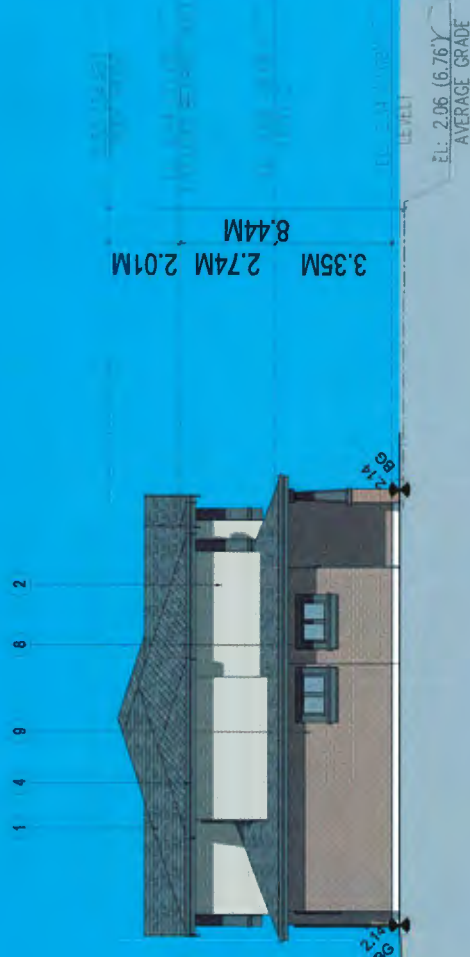
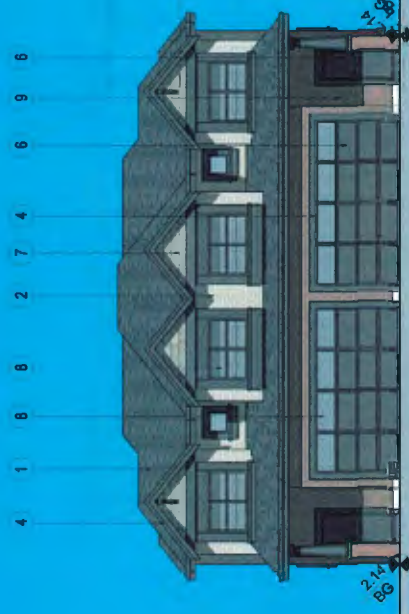


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NO.2 ROAD, RICHMOND, BC

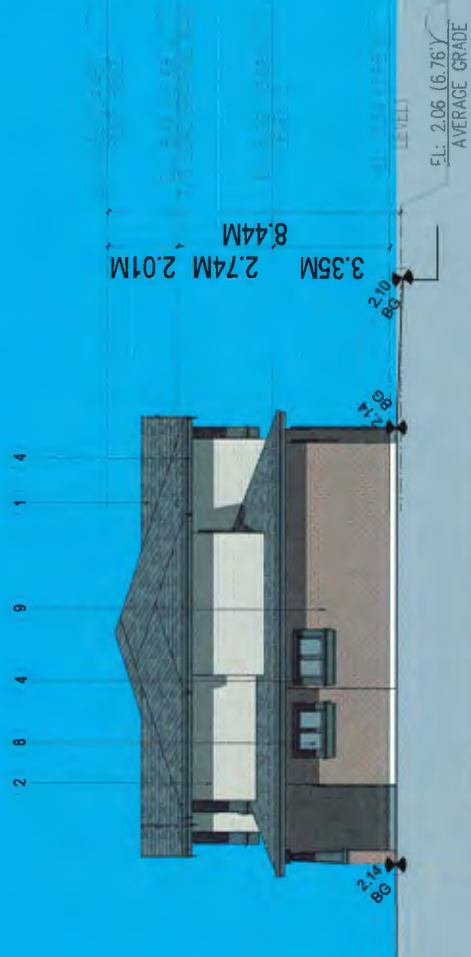
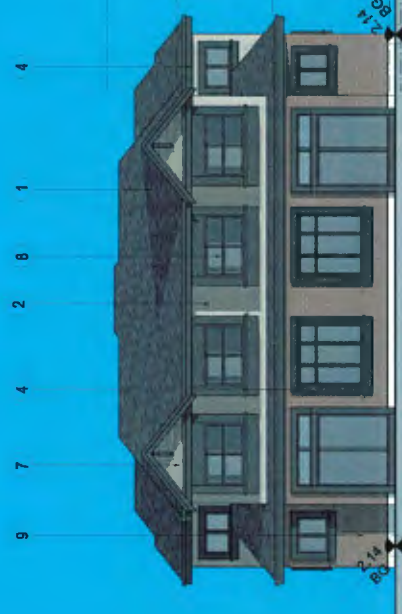
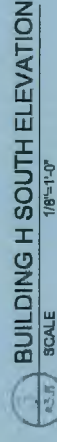
Title

BUILDING G ELEVATIONS

Project No. Scale 1/8"=1'-0"
#8193
Drawing No. Sheet Revision



 BUILDING H EAST ELEVATION
SCALE 1/8"=1'-0"



 BUILDING H WEST ELEVATION
SCALE 1/8"=1'-0"



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BLDG D | E } BLDG F } BLDG G } BLDG H }
BLDG A } BLDG B } BLDG C } BLDG I }

NO. 2 ROAD



	J.J.	K.L.	T:04.07
BOULEVARD SUBMISSION			
CRATED FOR AIR SUBMISSION	J.J.	K.L.	20.09.22
CRATED FOR OIL SUBMISSION	J.J.	K.L.	18.07.13
No oil	By	Appt.	17.MAR.00

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(DP - 18-829082)

10231, 10251, 10351, 10371, 10391, 10395, 10397
NO 2 ROAD, RICHMOND, BC

Tee

BUILDING ELEVATIONS

Project No.
#8193
Scale
1/8"=1'-0"

Drawing No	Sheet	Revision
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PLAN #41

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NO.2 ROAD TOWNHOUSE DEVELOPMENT
(DP - 18-829082)

KONIC
development

BUILDING J ELEVATIONS

Project No.	Scale	
#8193	1/8"=1'-0"	
Drawing No	Sheet	Revision

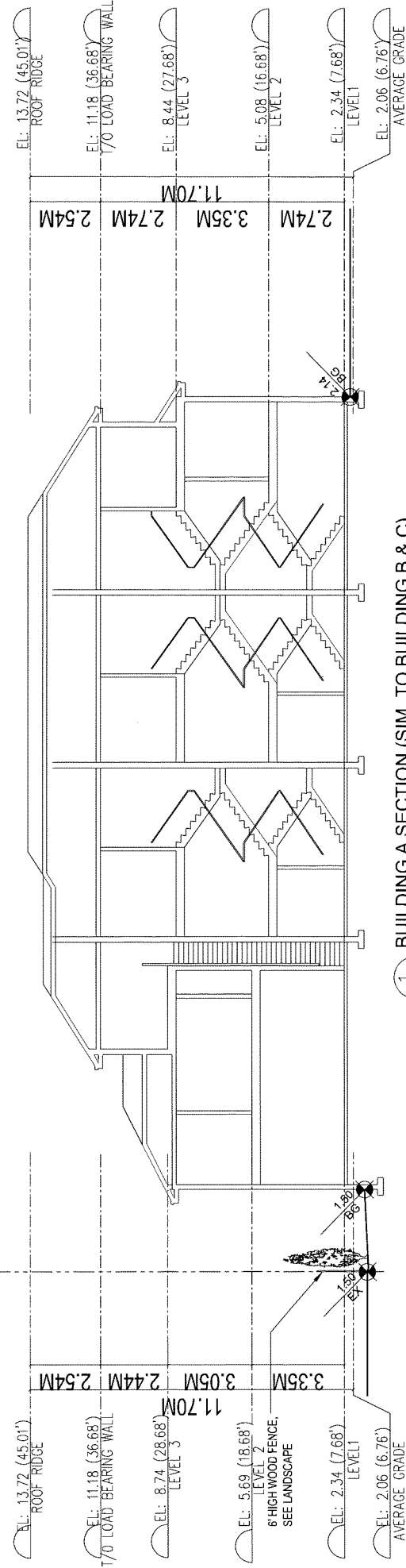


BUILDING J SOUTH ELEVATION
SCALE 1/8"=1'-0"



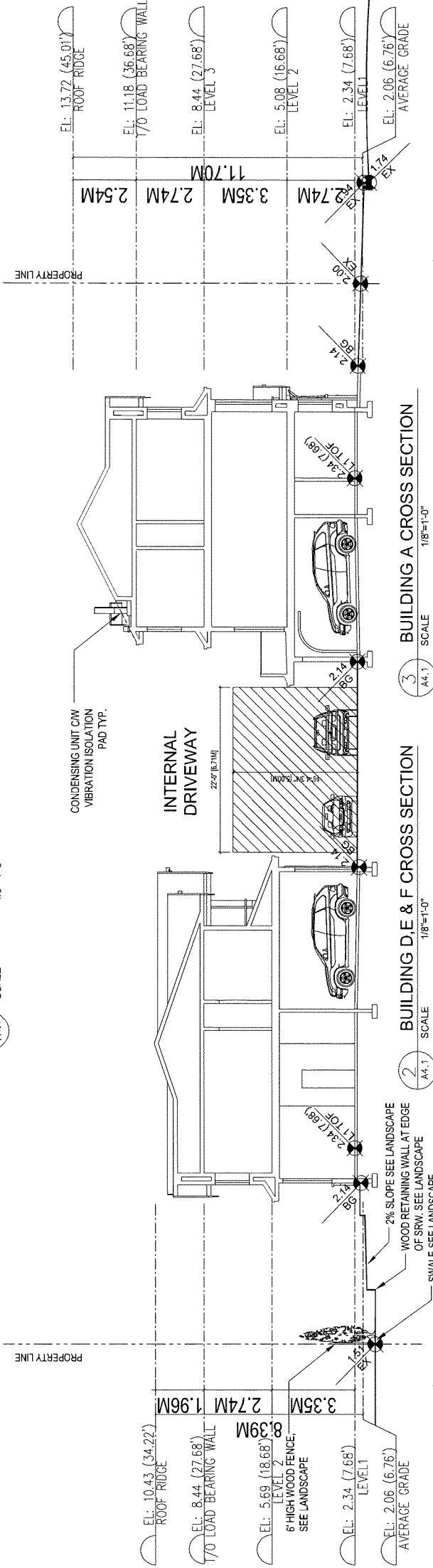
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SCALE 1/8"=1'-0"

ADJACENT PROPERTY



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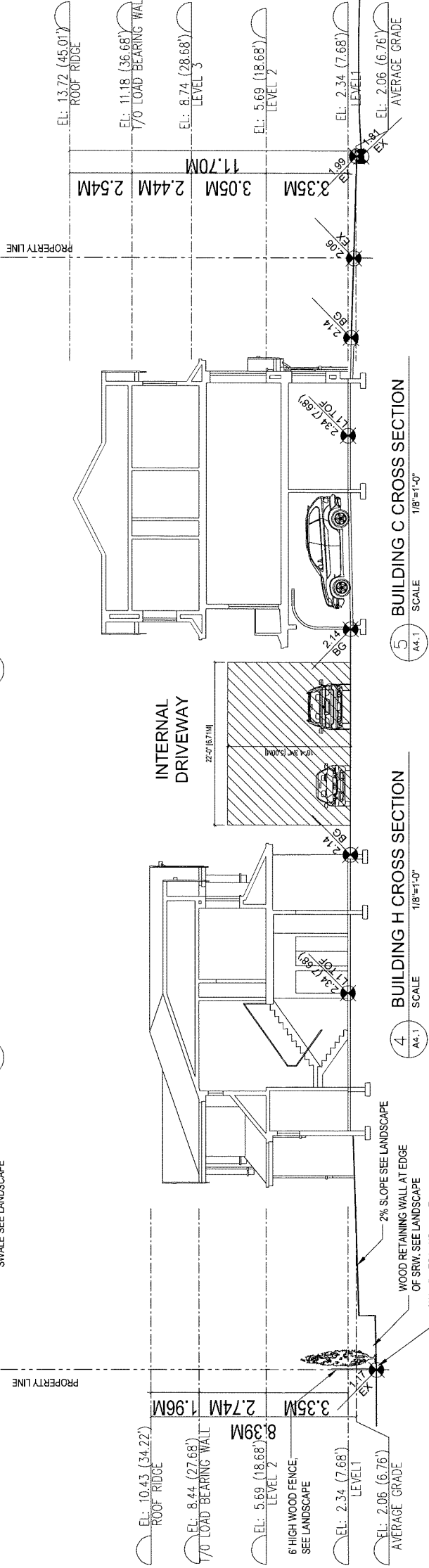
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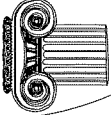
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SCALE 1/8"=1'-0"

ADJACENT PROPERTY



4 BUILDING H CROSS SECTION
SCALE 1/8"=1'-0"

5 BUILDING C CROSS SECTION
SCALE 1/8"=1'-0"

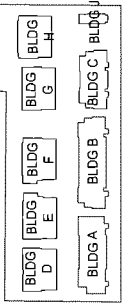


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REVISION	BY	APP.	DATE

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(DP - 18-829082)

KONIC
DEVELOPMENT
10231,10251,10351,10371,10391,10395,10397
NO.2 ROAD, RICHMOND, BC

Title
BUILDING SECTIONS

Project No.
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Sheet
Revision

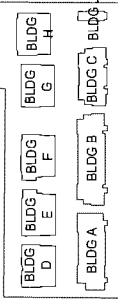


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ISSUE		By	Approved	17.11.00

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10231,10251,10351,10371,10391,10395,10397
NO.2 ROAD, RICHMOND, BC

Time

OVERALL ROOF PLAN

Project No. _____

Scale

Project No. _____

Sheet

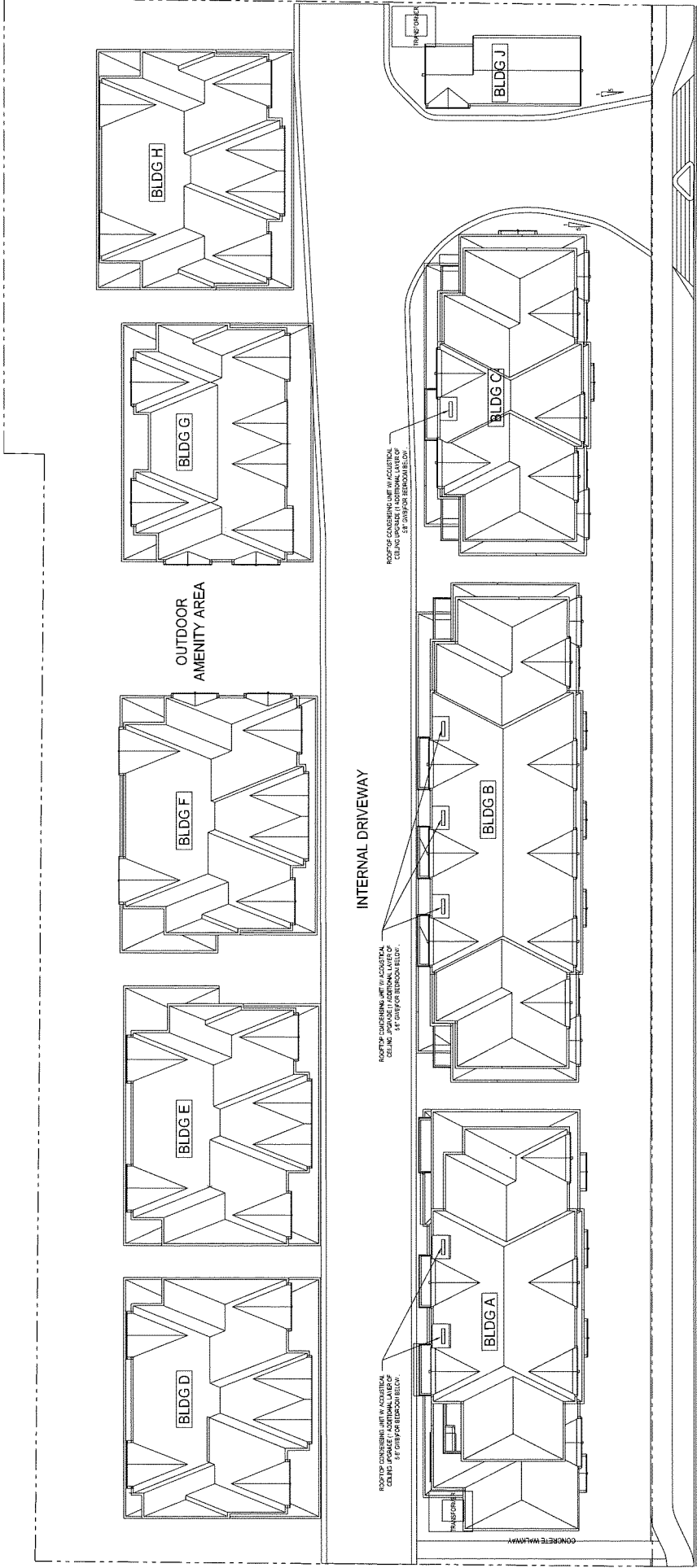


OVERALL ROOF PLAN

SCALE

 $1/16"=1'-0"$

EXISTING FIRE
HYDRANT



DP 18-829082

~~April 19, 2021~~

PLAN #45



NO. 2 ROAD

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Issued	By	21.04.07

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2021-04-07

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(DP - 18-829082)

10231, 10251, 10351, 10371, 10391, 10395, 10397
NO.2 ROAD, RICHMOND, BC

Title

SHADOW ANALYSIS

Project No.	Scale
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NTS
#8193

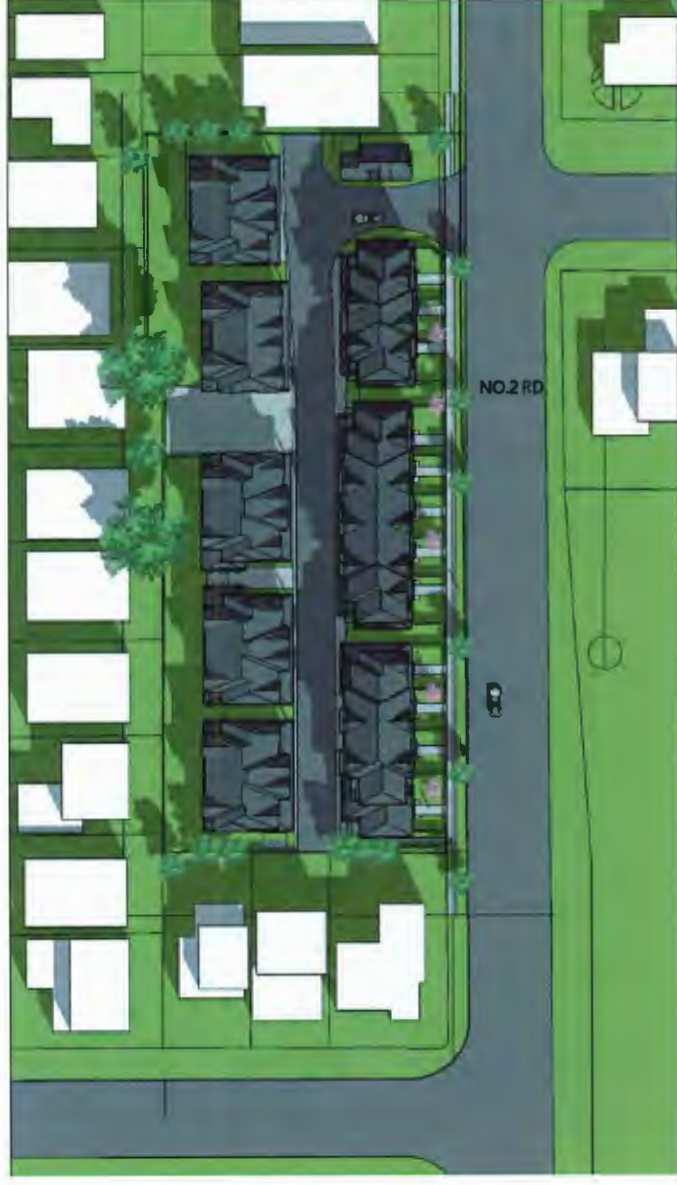
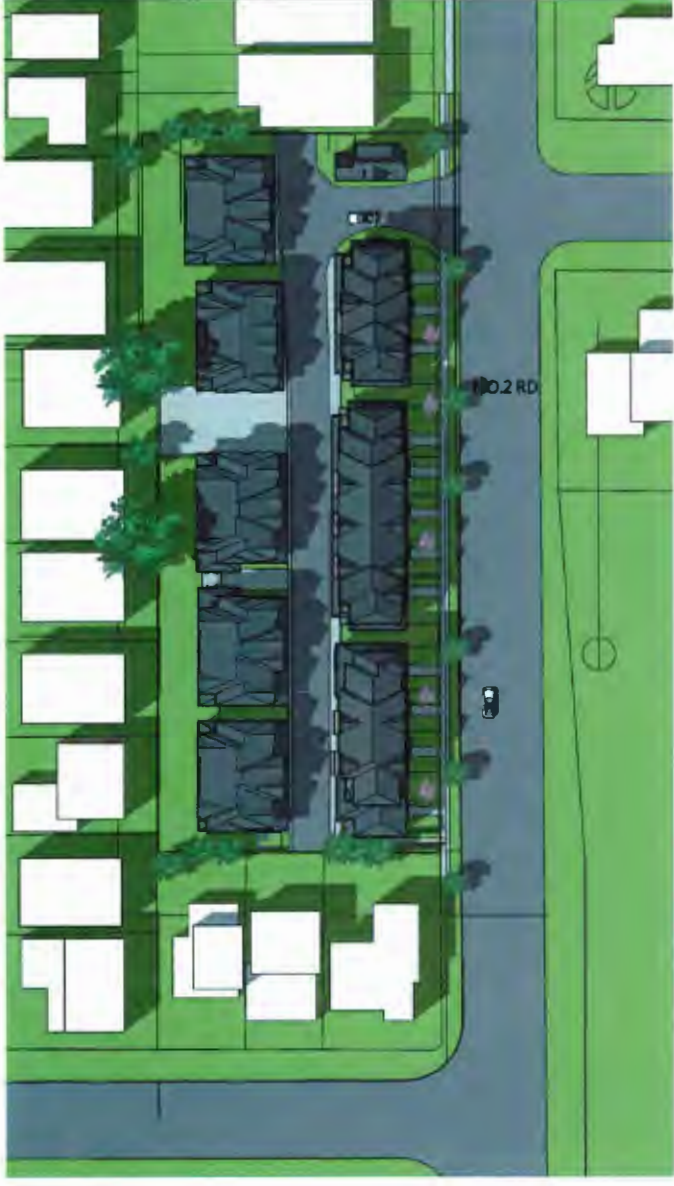
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DP 18-829082

~~April 19, 2021~~

PLAN #46



NO. 2 ROAD

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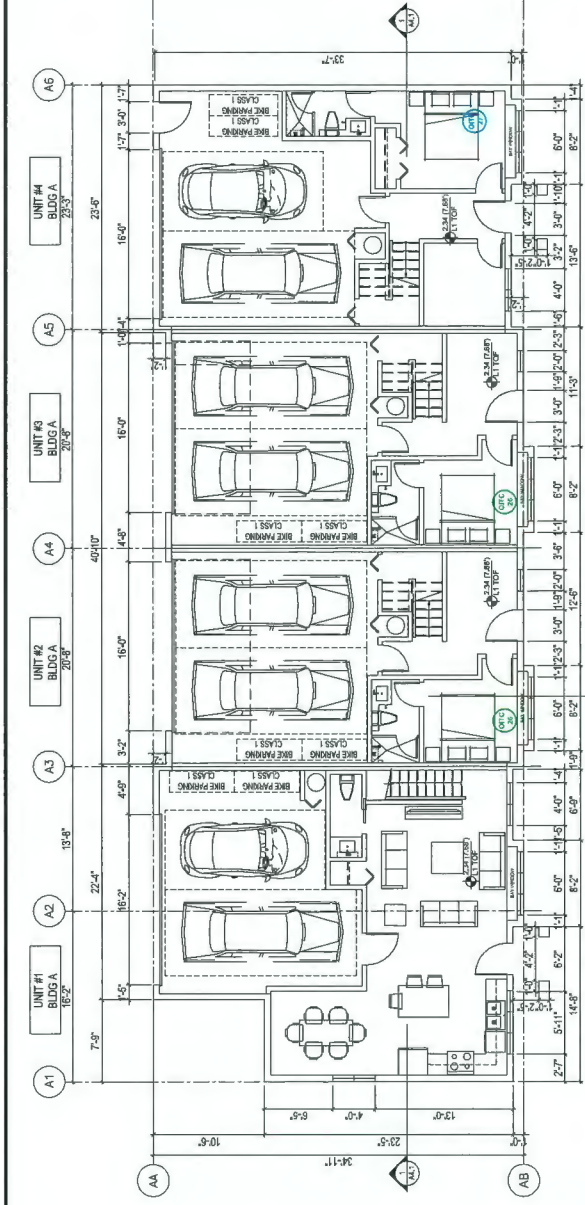
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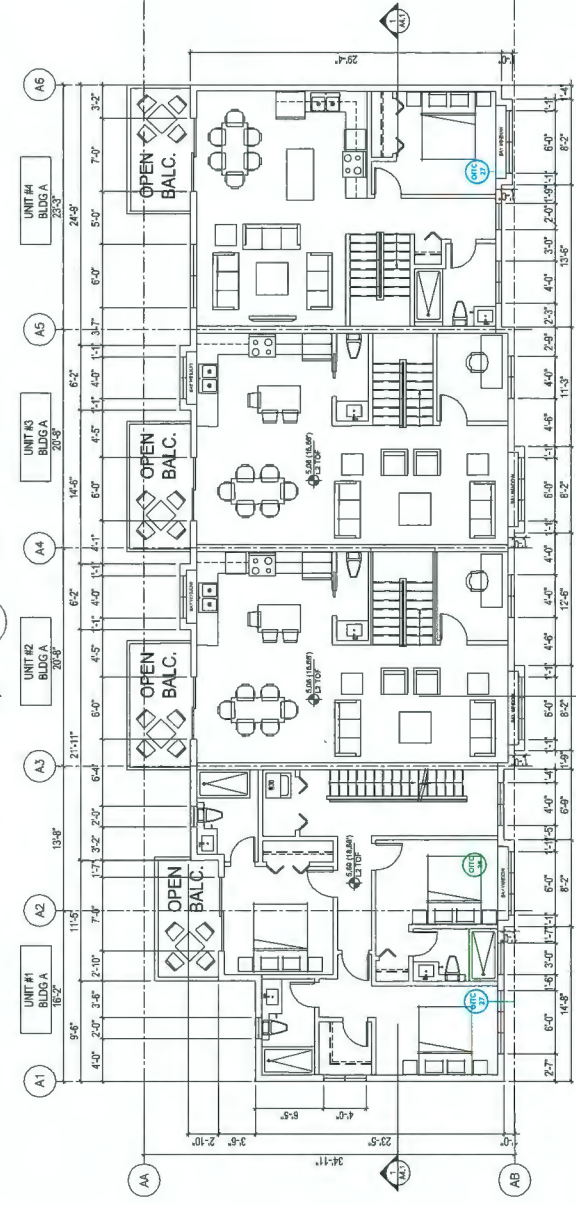
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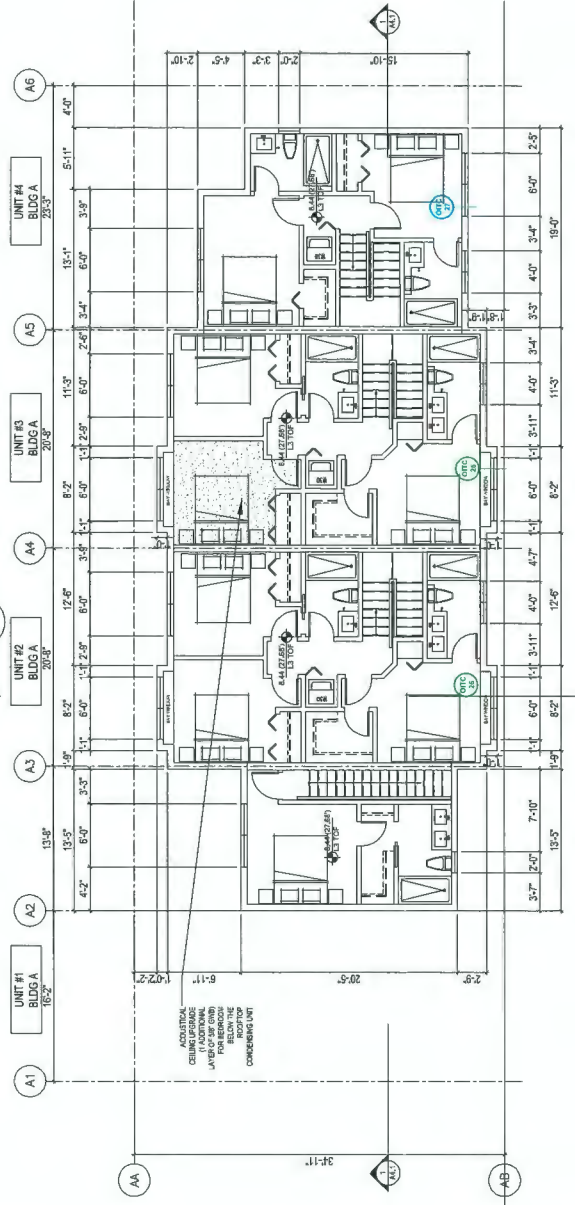
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Project No. #8193	Scale	Project No. #8193	N.T.S.
Prepared By	Sheet	Revision	



1 BUILDING A LEVEL 1 FLOOR PLAN
SCALE 1/8"=1'-0"



2 BUILDING A LEVEL 2 FLOOR PLAN
SCALE 1/8"=1'-0"



3 BUILDING A LEVEL 3 FLOOR PLAN
SCALE 1/8"=1'-0"

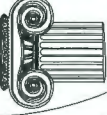
ACOUSTICAL UPDATE REQUIRED ON EXISTING WINDOWS AND GLAZINGS (REFER TO ACOUSTICAL REPORT ISSUED BY BKL DATED MARCH 08, 2021)

A STANDARD GLAZING DETAIL, ASSUMED TO BE TWO LAYERS OF 3 MM GLASS SEPARATED BY A 13 MM AIRSPACE (OTC 24), WILL PROVIDE ADEQUATE NOISE ISOLATION TO ALL INTERIOR SPACES WITH THE EXISTING GLAZING DETAIL LOCATED ON BEDROOM WINDOWS LOCATED ON BUILDING A, B, AND C AS SHOWN IN APPENDIX A LOCATIONS OF WINDOW AND DOOR UPDATES REQUIRED. THE FOLLOWING TABLE SUMMARIZES THE REQUIRED MINIMUM OTC RATINGS, INCLUDING EXAMPLE WINDOW GLAZING, WHICH REQUIRE UPDATING:

MINIMUM OTC RATING	EXAMPLE WINDOW GLAZING
OTC 27	5-17.3 TWO 6 MM GLASS PANES SEPARATED BY A 10 MM AIRSPACE
OTC 26	4-14.4 TWO 6 MM GLASS PANES SEPARATED BY A 14 MM AIRSPACE

TABLE 1. MINIMUM OTC RATING REQUIREMENTS FOR WINDOW GLAZINGS

- GENERAL NOTES:
- AGING IN PLACE FEATURES SUCH AS STAIRWELL HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATHTUB AND SHOWER, AND LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES WILL BE PROVIDED IN ALL UNITS.
 - UNIT 14 & 15 ARE THE CONVERTIBLE UNITS.
 - THE PROJECT WILL PROVIDE HEAT PUMP A/C UNIT WITH-HRV MECHANICAL VENTILATION SYSTEM TO ACHIEVE ENERGIUE B2 STANDARD. FOLLOWING SUSTAINABLE FEATURES WILL ALSO BE PROVIDED IN THE PROJECT BEYOND ENERGIUE B2 REQUIREMENTS:
 - (A) SOLAR HOT WATER READY REQUIREMENT
 - (B) ENERGY STAR APPLIANCES AND LIGHT BULBS
 - (C) LOW E DOUBLE GLAZING WINDOWS
 - (D) POWER OUTLET BY PLUMBING GARAGE FOR CHARGING ELECTRIC CARS
 - THE MECHANICAL HEATING AND COOLING SYSTEM (AIR SOURCE HEAT PUMP SYSTEM) TO COMPLY WITH RELATIVE REQUIREMENTS IN BCBC- 2018 AND ASHRAE 55 REGARDING THE STANDARDS OF THERMAL COMFORT.
 - SAN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ON-GOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE



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BLDG D

BLDG E

BLDG F

BLDG G

BLDG H

BLDG A

BLDG B

BLDG C

BLDG J

NO. 2 ROAD



REVISION	DATE	BY	APP'D
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100	21.04.07	J.L.	J.L.

ISSUED FOR DPP REVIEW
2021-04-07

Client/Project
NO.2 ROAD TOWNHOUSE DEVELOPMENT
(DP - 18-829082)

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ENVIRONMENTAL
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NO.2 ROAD, RICHMOND, BC

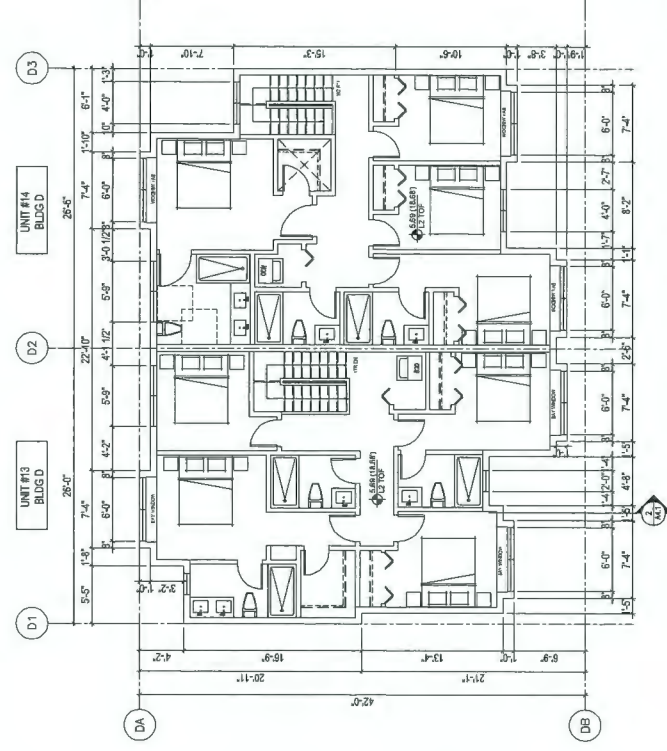
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BUILDING A & D
FLOOR PLANS

Project No.
#8193

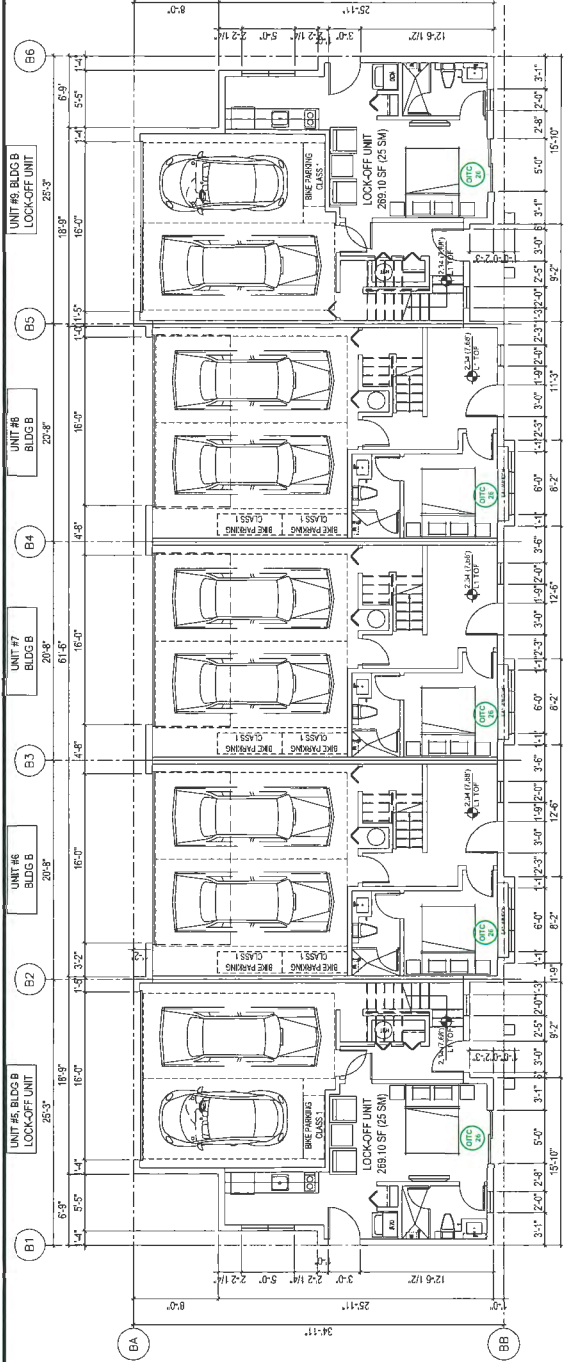
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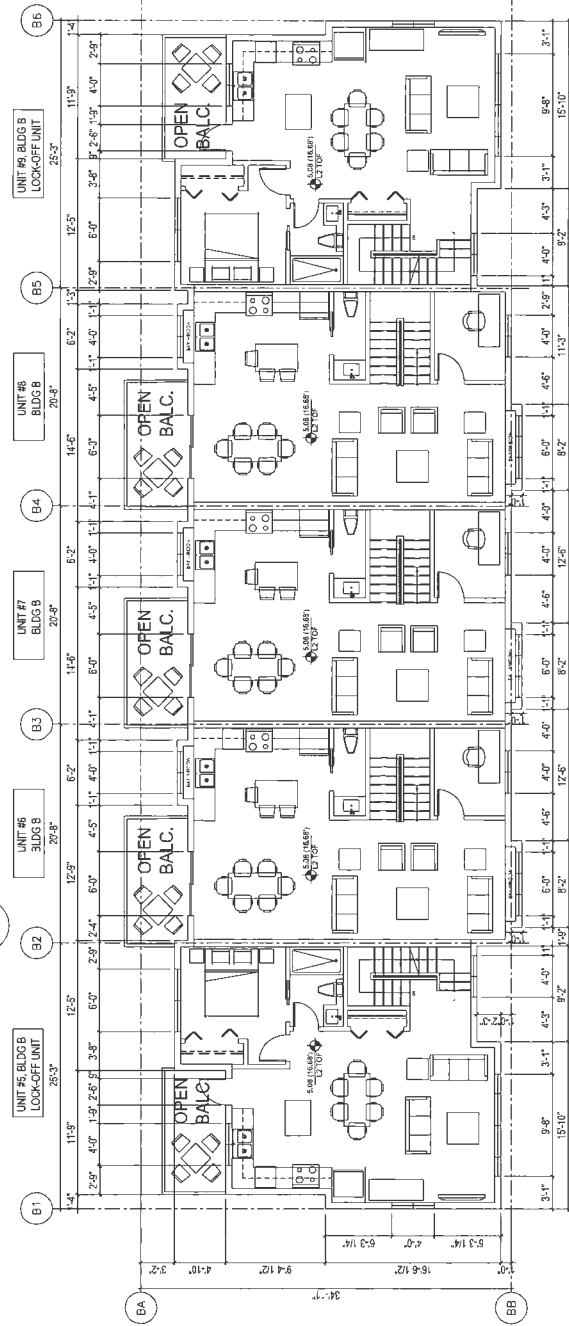
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SCALE 1/8"=1'-0"



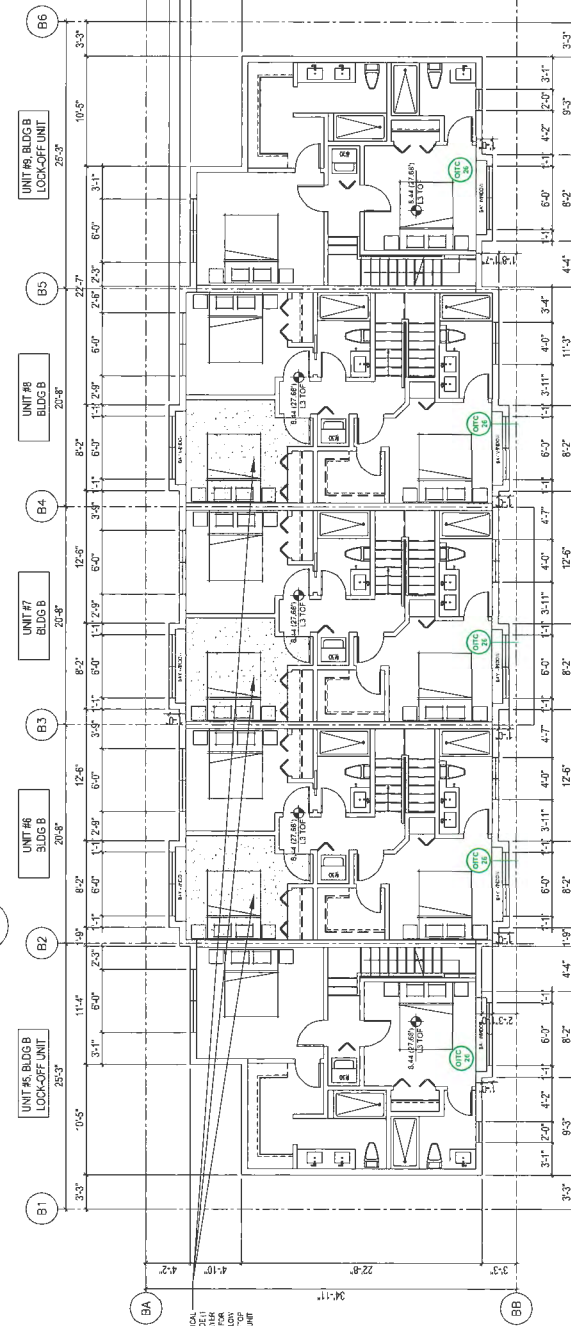
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SCALE 1/8"=1'-0"



1 BUILDING B LEVEL 1 FLOOR PLAN
A2.2 SCALE 1/8"=1'-0"



2 BUILDING B LEVEL 2 FLOOR PLAN
A2.2 SCALE 1/8"=1'-0"



3 BUILDING B LEVEL 3 FLOOR PLAN
A2.2 SCALE 1/8"=1'-0"

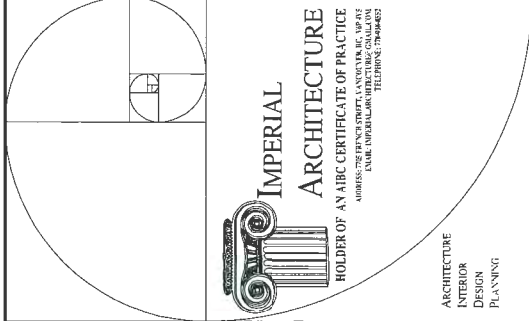
ACOUSTICAL UPDATE REQUIRED ON EXTERIOR WINDOWS AND BALCONY/PATIO DOORS (REFER TO ACOUSTICAL REPORT ISSUED BY BKL DATED MARCH 08, 2021)

A STANDARD GLAZING DETAIL ASSUMES TO BE TWO (2) OF 3 MM GLASS SEPARATED BY A 13 MM AIRSPACE (OITC 24) WILL PROVIDE ADEQUATE NOISE ISOLATION TO ALL INTERIOR SPACES WITH THE EXCEPTION OF EAST-FACING BEDROOM WINDOWS LOCATED ON BUILDING A, B, AND C AS SHOWN IN APPENDIX A. LOCATIONS OF WINDOW AND DOOR UPGRADES REQUIRED, THE FOLLOWING TABLE SUMMARIZES THE REQUIRED MINIMUM OITC RATINGS, MINIMUM WINDOW GLAZING, AND WINDOW GLAZINGS WHICH REQUIRE UPGRADE.

TABLE 1. MINIMUM OITC RATING REQUIREMENT AND EXAMPLE WINDOW GLAZING	
MINIMUM OITC RATING	EXAMPLE WINDOW GLAZING
OITC 27	5-17.3 (TWO 6 MM GLASS PANEES SEPARATED BY A 10 MM AIRSPACE)
OITC 28	4-14.4 (TWO 6 MM GLASS PANEES SEPARATED BY A 14 MM AIRSPACE)

GENERAL NOTES:

- AGING IN PLACE FEATURES SUCH AS STARWELL HANDRAILS, SOLID BLOCKING IN GRAB BAR INSTALLATION BESIDE TOILET, BATHTUB AND SHOWER, AND LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES WILL BE PROVIDED IN ALL UNITS.
- UNIT 14 & 15 ARE THE CONVERTIBLE UNITS.
- THE PROJECT WILL PROVIDE HEAT PUMP A/C UNIT WITH HRV MECHANICAL VENTILATION SYSTEM TO ACHIEVE ENERGY 92 STANDARD. FOLLOWING SUSTAINABLE FEATURES WILL ALSO BE PROVIDED IN THE PROJECT BEYOND ENERGY 92 REQUIREMENTS:
 - (A) ENERGY STAR APPLIANCES AND LIGHT BULBS
 - (B) ENERGY STAR APPLIANCES AND LIGHT BULBS
 - (C) LOW E DOUBLE GLAZING WINDOWS
 - (D) POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS
- THE MECHANICAL HEATING AND COOLING SYSTEM (AIR SOURCE HEAT PUMP SYSTEM) TO COMPLY WITH RELATIVE REQUIREMENTS IN CBC-2016 AND ASHRAE 55 REGARDING THE STANDARDS OF THERMAL COMFORT.
- AN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ONGOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE.

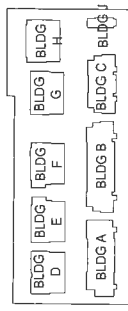


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NO. 2 ROAD



ISSUED FOR DPP SUBMISSION	J.J.	K.L.	21.04.07
ISSUED FOR APP SUBMISSION	J.J.	K.L.	20.09.22
ISSUED FOR OP SUBMISSION	J.J.	K.L.	19.09.22
DATE	BY	APP	19.09.22

ISSUED FOR DPP REVIEW
2021-04-07

Client/Project
NO.2 ROAD TOWNHOUSE DEVELOPMENT
(DP - 18-829082)

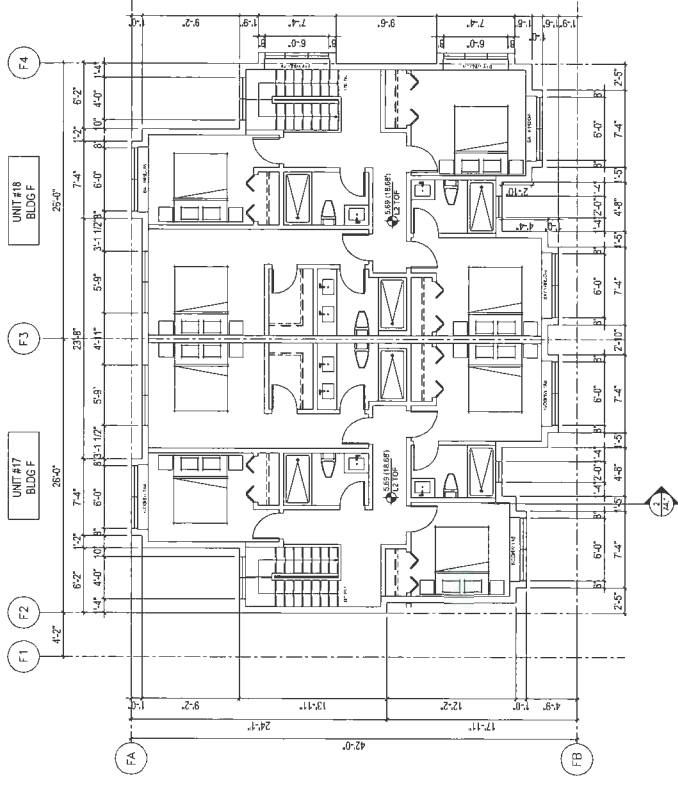
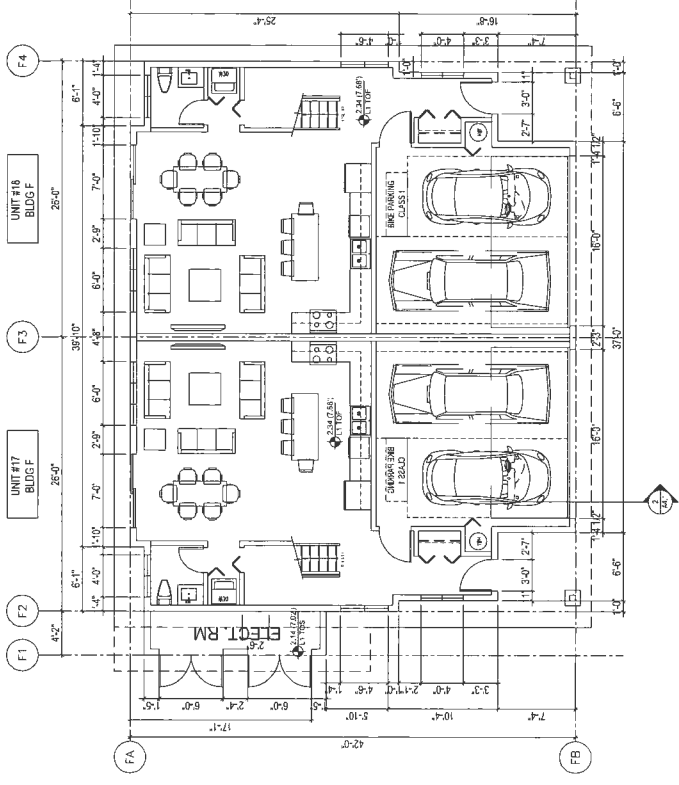
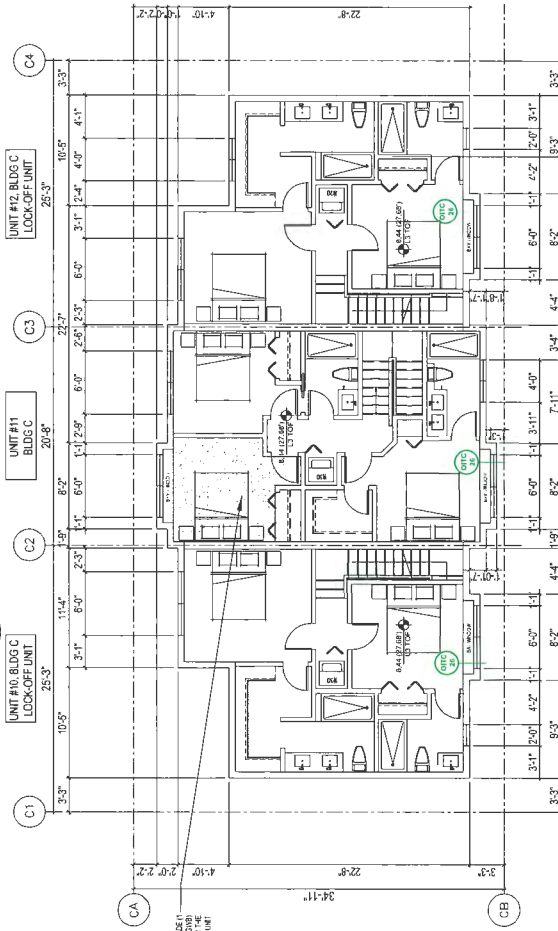
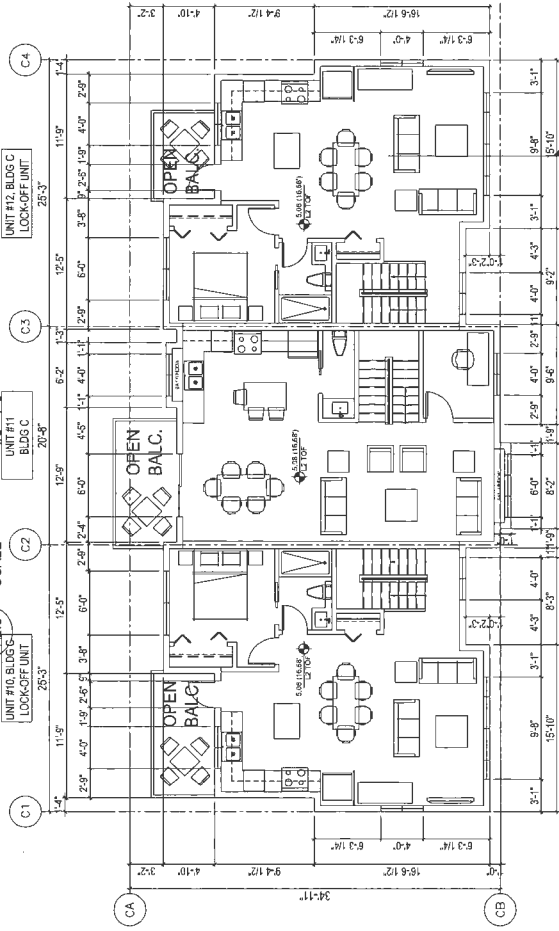
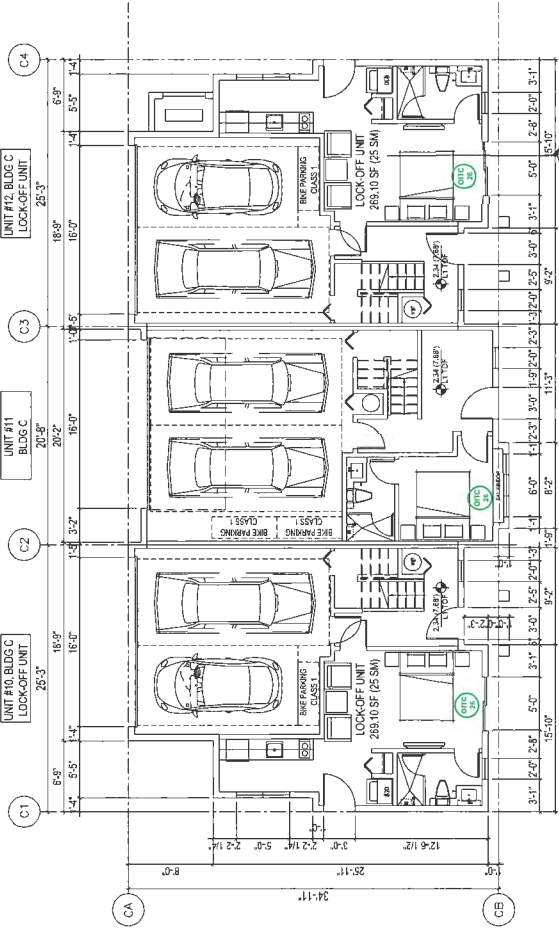
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DEVELOPMENT
10231,10251,10351,10371,10391,10395,10397
NO.2 ROAD, RICHMOND, BC

Title
BUILDING B & E
FLOOR PLANS

Project No.
#8193

Scale
1/8"=1'-0"

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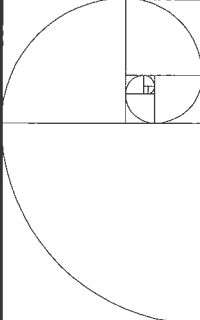
ACOUSTICAL UPDATE REQUIRED ON
EXTERIOR WINDOWS AND
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(REFER TO ACOUSTICAL REPORT
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A STANDARD GLAZING DETAIL ASSUMED TO BE TWO LAYERS OF 3 MM GLASS SEPARATED BY A 13 MM AIRSPACE (ITC 241 WILL PROVIDE ADEQUATE NOISE ISOLATION TO ALL INTERIOR SPACES WITH THE EXCEPTION OF EAST-FACING BEDROOM WINDOWS LOCATED ON BUILDING A, B, AND C AS SHOWN IN APPENDIX A. LOCATIONS OF WINDOW AND DOOR UPGRADES REQUIRED. THE FOLLOWING TABLE SUMMARIZES THE REQUIRED MINIMUM ITC RATINGS, INCLUDING EXAMPLE WINDOW GLAZING, WHICH REQUIRE UPGRADES:

TABLE 1. MINIMUM OTC RATING REQUIREMENT AND EXAMPLE WINDOW GLAZING	
MINIMUM OTC RATING	EXAMPLE WINDOW GLAZING
	5-17.3 (TWO 6 MM GLASS PANES SEPARATED BY A 10 MM AIRSPACE)
	4-14.4 (TWO 6 MM GLASS PANES SEPARATED BY A 14 MM AIRSPACE)

GENERAL NOTES:

1. AGING IN PLACE FEATURES, SUCH AS:
 - (A) STAIRWELLS, HANDRAILS, SOLID BLOCCING IN WASHROOM WALLS TO FACILITATE TOILET, GRAB BAR INSTALLATION OF OCCUPANT, HANDLES AND SHOWER, AND "LIE-BY-THE-BED" FOR PLUMBING FIXTURES AND DOOR HANDLES WILL BE PROVIDED IN ALL UNITS.
2. UNIT 14 & 15 ARE THE CONVERTIBLE UNITS.
3. THE PROJECT WILL PROVIDE HEAT PUMP AND UNIT WITH HVRV MECHANICAL VENTILATION SYSTEM TO ACHIEVE ENERGY EFFICIENCY. THE FOLLOWING SCHEDULE 82 STANDARDS, FOLLOWING SCHEDULE 82 STANDARDS, WILL ALSO BE PROVIDED IN THE MECHANICAL AND ENERGY EFFICIENCY REQUIREMENTS:
 - (A) SOLAR HOT WATER READY REQUIREMENT
 - (B) ENERGY STAR APPLIANCES AND LIGHT BULBS
 - (C) LOW E DOUBLE GLAZING WINDOWS
 - (D) POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS
4. THE MECHANICAL, HEATING AND COOLING SYSTEM (AIR SOURCE - HEAT PUMP SYSTEM) SHALL COMPLY WITH ALL REQUIREMENTS IN BGC 2018 AND ASHRAE 55 REGARDING THE STANDARDS OF THERMAL COMFORT.
5. AN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ON-GOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE.



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 4340 KENNEDY ROAD, SUITE 100, #10 F5
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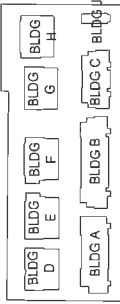
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NO. 2 ROAD



ISSUED FOR DFP SUBMISSION	J.Z.	K.L.	21.04.07
ISSUED FOR AP SUBMISSION	J.Z.	K.L.	20.09.22
ISSUED FOR DP SUBMISSION	J.Z.	K.L.	18.07.13
ISSUED	By	Apd	17.11.00

ISSUED FOR DPP REVIEW
2021-04-07

Client/Project
NO.2 ROAD TOWNHOUSE DEVELOPMENT
(DP - 18-829082)



10231, 10251, 10351, 10371, 10391, 10395, 10397
NO.2 ROAD, RICHMOND, BC

Title

BUILDING C & F
FLOOR PLANS

Project No. #8193
Scale 1/8"=1'-0"

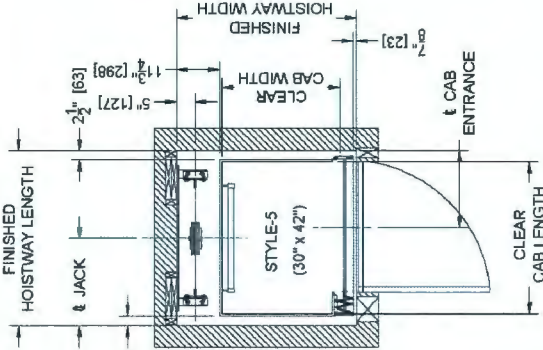
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E info@garaventalift.com • I www.garaventalift.com

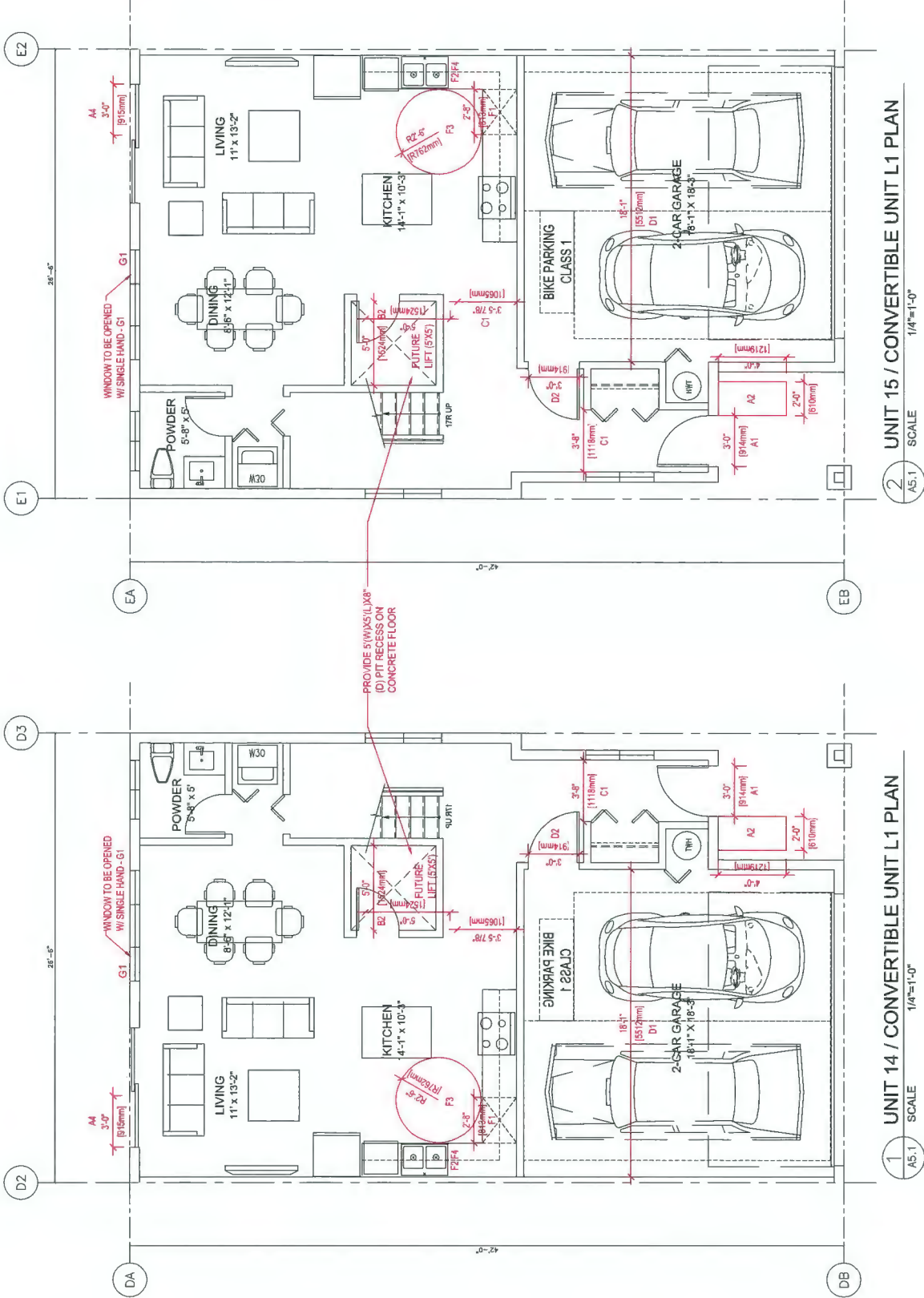
Standard Door gate



Style 5				
Clear Cab Size	Hoistway Width	Hoistway Length	Jack Centerline	Entrance Centerline
40 x 50	60 1/2	59 1/2	29 3/4	35 3/4
40 x 54	60 1/2	63 1/2	31 3/4	39 3/4
42 x 60	62 1/2	69 1/2	34 3/4	45 3/4
48 x 60	68 1/2	69 1/2	34 3/4	45 3/4

Specifications

Overhead Clearances Required:	Hydraulic Drive	In-Line Drive	In-Line Drive w/Controller at top of hoistway
84" Cab height - standard door pkg.	96" (2438 mm)	96" (2438 mm)	108" (2743 mm)
84" Cab height - upgrade / premium door pkg	96" (2438 mm)	96" (2438 mm)	114" (2896 mm)
96" Cab height - standard door pkg.	108" (2743 mm)	108" (2743 mm)	120" (3048 mm)
96" Cab height - upgrade / premium door pkg	N/A	N/A	N/A
Rated Load: Standard 750 lbs (340 kg) or 1,000 lbs (455 kg)			
Speed: 40 Ft/min (12.2 meters/min) nominal speed			
Travel Range: Up to 50 feet (15.2 m)			
Stops: Up to 6 stops			
Standard Controls: Fully automatic push button operation Digital floor indicator in car Automatic car lighting upon entry Illuminated push buttons			
Standard Safety Features: Battery-powered emergencies lowering Safety brake system Car door and hall door safety monitoring system Emergency stop and alarm			
Hydraulic Drive System: 1:2 cable hydraulic drive Quiet submersed pump and motor Two-speed valve for smooth start and stop			
In-Line Drive System: Geared direct drive motor Variable frequency drive for smooth start and stop Speed monitor			
Power Requirements: 230 VAC single phase Optional VAC 3 phase (hydraulic drive only)			
Popular Options: Premium Features Integral emergency telephone 3-speed sliding doors			
Flooring: By others to match the home decor Minimum 1/8" thick Maximum 3/4" thick			
Warranty: 2 year standard warranty Optional additional 5 year extended warranty to 7 years (North America Only)			



CONVERTIBLE UNIT GUIDELINES (NOTE: SAFERHOME CRITERIA PROPOSED FOR INCLUSION ARE SHOWN IN BOLD ITALICS)			
A DOORS & DOORWAYS	A1	ENTRY DOORS ARE A MINIMUM 863 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS.	E1
	A2	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 OPERATOR).	E2
	A3	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.	E3
	A4	PATIO / BALCONY MIN. 860 MM CLEAR OPENING. SMALL REMOVABLE WOOD RAMP WILL BE USED TO ADAPT 2" HEIGHT DIFFERENCE BETWEEN FINISHED SURFACES WHEN THE UNIT IS CONVERTED TO ACCESSIBLE UNIT (I.E. WHEN THE ELEVATOR IS INSTALLED).	F1
B VERTICAL CIRCULATION	A5	ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE.	F2
	A6	LEVETYPE HANDLES FOR ALL DOORS	F3
C HALLWAYS	B2	VERTICAL LIFT, DEPRESSED SLAB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECS. FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE.	F4
	B3	AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM TO CENTRE.	G1
D GARAGE	C1	MIN. 900 MM WIDTH.	H1
	D1	MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH.	H2
	D2	ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING.	

