City of Richmond

Agenda

Development Permit Panel
Electronic Meeting

Council Chambers, City Hall
6911 No. 3 Road

Wednesday, May 13, 2026
3:30 p.m.

MINUTES

Motion to adopt the minutes of the Development Permit Panel meeting held on April 29, 2026.

1. DEVELOPMENT PERMIT 24-046836
(REDMS No. 8207472)

APPLICANT:	Interface Architecture Inc.
PROPERTY LOCATION:	5471, 5491/5493, 5531, 5551, 5571, 5591, 5595 and 5611/5613 Steveston Highway

Director's Recommendations

That a Development Permit be issued which would:

1. ***permit the construction of 30 townhouse units at 5471, 5491/5493, 5531, 5551, 5571, 5591, 5595 and 5611/5613 Steveston Highway on a site zoned "Medium Density Townhouses (RTM2)"; and***
2. ***vary the provisions of the Richmond Zoning Bylaw 8500 to:***
   - ***(a) reduce the minimum front yard setback from 6.0 m to 4.5 m; and***
   - ***(b) reduce the minimum exterior side yard setback from 6.0 m to 5.1 m.***

2. New Business

ITEM

3. Date of Next Meeting: May 27, 2026

ADJOURNMENT

City of Richmond

Minutes

Development Permit Panel
Wednesday, April 29, 2026

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Wayne Craig, General Manager, Planning and Development, Chair
Milton Chan, Director, Engineering
Todd Gross, Director, Parks Services

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

MINUTES

It was moved and seconded
That the minutes of the meeting of the Development Permit Panel held on March 25, 2026 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 25-019494
(REDMS No. 8372394)

APPLICANT: Brad Dore

PROPERTY LOCATION: 8591 Williams Road

INTENT OF PERMIT:

That a Development Permit be issued which would permit the construction of Small-Scale Multi-Unit Housing on an Arterial Road, at 8591 Williams Road on a site zoned "Small-Scale Multi-Unit Housing (RSM/L)".

Applicant's Comments

Brad Dore, applicant, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the proposed development, highlighting the following:

- the subject site layout will include a front-back two-dwelling unit building fronting Williams Road and a single dwelling unit at the rear of the property with drive aisle access on the east side of the property and including a separated pedestrian access next to the driveway;
- One parking space is provided per unit and two additional visitor parking spaces are provided between the front and rear buildings;
- outdoor living space is provided for each unit;
- the form and character of the building style is similar to single-family neighbourhoods, with a traditional floorplan layout and internal garage access; and
- the proposed landscaping includes plantings and fencing to provide privacy, separation, and to soften the drive aisle and parking areas.

Yiwen Ruan, PMG Landscape Architects, briefed the Panel on the landscaping, noting the subject site will include the planting of six trees and low maintenance plants.

Staff Comments

Joshua Reis, Director, Development noted that (i) the three unit development is consistent with the Small-Scale Multi-Unit Housing (RSM/L); (ii) each unit has access to their own ground oriented outdoor space; (iii) all exterior lighting is designed to be downward facing in order to prevent glare and disturbance to neighbouring properties; (iv) all landscaped areas will be irrigated; and (v) prior to the building permit issuance, a work order is required for servicing works and improvements including utility connections.

Panel Discussion

The Panel commented on the selection of tree and shrub species given the proximity to the property line, roadway and powerlines as well as selecting shrubs that can tolerate sun exposure and offered alternatives for consideration. In response the applicant noted the recommended changes and alternative tree species can be reviewed.

In reply to queries from the Panel regarding garbage and recycling staging and curbside pick up, the applicant noted that a common waste holding area is located onsite; and that garbage and recycling is picked up curbside at the edge of the drive isle.

Staff noted that the City requirements applicable to the development is one communal garbage cart and one communal green bin that would be located within the common holding to the east of the rear building with each unit having its own recycling bins.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the application noting the applicant's thoughtful design that fits within the streetscape and surrounding area, and the inclusion of onsite visitor parking due to the lack of available street parking.

The Panel directed staff to work with the applicant to review the shrub plantings and tree species and to explore a staging area for garbage and recycling curbside pick up.

Panel Decision

It was moved and seconded
That a Development Permit be issued which would:

That a Development Permit be issued which would permit the construction of Small-Scale Multi-Unit Housing on an Arterial Road, at 8591 Williams Road on a site zoned "Small-Scale Multi-Unit Housing (RSM/L)".

CARRIED

2. New Business

None.

3. Date of Next Meeting: May 13, 2026

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (3:47 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 29, 2026.

Wayne Craig
Chair

Andrea Mizuguchi
Legislative Services Associate

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, April 29, 2026

Proposed SSMUH
8591 Williams Road



8591 Williams Road Units 2 & 3 - Front Perspective

Project Summary

Proposal	Small Scale Multi-Unit				
Address	8591 Williams Road				
Zoning	RSM SSMUH				
Lot Size					
Lot Width	20.120 m.	66.0 ft.			
Lot Depth	48.730 m.	159.9 ft.			
Site Area	980.4 m²	10,553 s.f.	Allowable FAR	54.7%	
	ALLOWABLE		**PROPOSED**		
FAR 0.6 on 464.5 m2	278.70 m²	3000 s.f.			
FAR 0.30 in access of 464.5 m2	154.78 m²	1666 s.f.			
Allowable FAR	433.48 m²	4666 s.f.			
Flex Space Allowable	80.00 m²	861 s.f.			
Stairs maximum 10m² per dwelling	18.00 m²	194 s.f.			
4.3A.1(c)i Green Building System 2.35m² per dwelling	5.11 m²	55 s.f.			
Total FAR	536.59 m²	5776 s.f.	535.2 m²	5761 s.f.	
10% of floor area for covered areas	53.66 m²	578 s.f.	24.70 m²	266 s.f.	
Permitted Lot Coverage 45% for buildings	441.20 m²	4749 s.f.	293.65 m²	3163 s.f.	
Permitted non-porous surfaces 70%	686.31 m²	7387 s.f.	620.59 m²	6680 s.f.	
Landscaping with live plant material 20%	196.09 m²	2111 s.f.	296.08 m²	3187 s.f.	
Live landscaping min. 55% of required front yard	66.40 m²	715 s.f.	71.26 m²	767 s.f.	
Heights Based on proposed site elevations at site corners of 1.55 m.					
Maximum building height pitched roof	10.00 m.	32.81 ft.	8.74 m.	28.67 ft.	
Yards & Setbacks					
Front Yard	6.00 m.	19.69 ft.	6.82 m.	22.38 ft.	
Rear Yard	6.00 m.	19.69 ft.	6.00 m.	19.69 ft.	
Side yard for lots with a lot width of 20.0 m or greater	2.00 m.	6.56 ft.	1.31 m.	4.30 ft.	
Maximum Continuous Wall 55%	26.80 m.	87.93 ft.			

Unit 1 Garage	224.31	Unit 2 Garage	225.35	Unit 3 Garage	225.35
Unit 1 Main Level	779.03	Unit 2 Main Level	737.60	Unit 3 Main Level	760.05
Unit 1 Upper Level	901.89	Unit 2 Upper Level	960.51	Unit 3 Upper Level	946.76
	1,905.23 ft²		1,923.66 ft²		1,932.16 ft²



8591 Williams Road Units 2 - Perspective



8591 Williams Road Units 1 - Perspective

Sheet Index	
Layout ID	Layout Name
A01	Cover Sheet
A02	Site Plan & Survey
A03	Floor Area Overlays
A04	Units 2 & 3 Coloured Elevations
A05	Unit 1 Coloured Elevations
A06	Main Floor Plans
A07	Upper Floor Plans
A08	Roof Plans
A09	Unit 2 & 3 Elevations
A10	Unit 1 Elevations
A11	Cross Sections
A12	Shadow Study
L1	Landscape Plan
L2	Landscape Shrub Plan
L3	Landscape Coverage Plan
L4	Landscape Details

Proposed SSMUH
8591 Williams Road
Richmond, BC

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Cover Sheet

Issued for Development Permit	Wednesday, July 16, 2025
Issued in response to staff comments	Monday, April 6, 2026

A01

QBC Tree Consulting and Services Ltd.
Tel: 778-833-0348
Email: qbctree@gmail.com
QBC Tree Consulting and Services Ltd.

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

GREWAL & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
UNIT 204, 15299–68th AVENUE
SURREY, B.C. V3S 2C1
TEL: 604–597–8567
EMAIL: Office@GrewalSurveys.com

Legal Address

LOT B, BLOCK 4N, PLAN NWP 17358, SECTION 24, RANGE 7W, NEW WESTMINSTER LAND DISTRICT.
PID 002 261 511

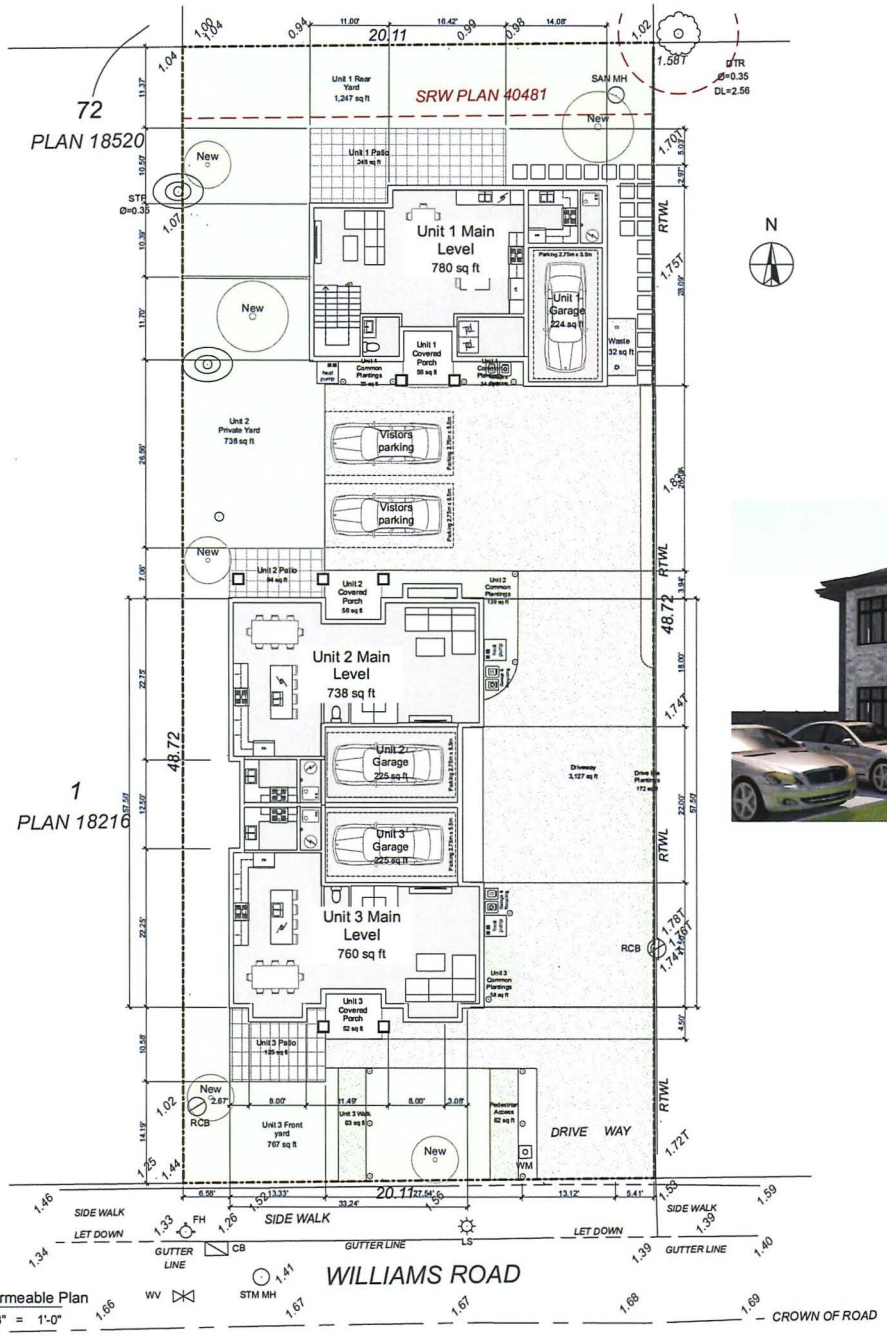
8591 Williams Road.pln Monday, April 6, 2026 11:29 AM

Proposed SSMUH
8591 Williams Road









Site Impermeable Plan
1/8" = 1'-0"

N

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Proposed SSMUH
8591 Williams Road
Richmond, BC

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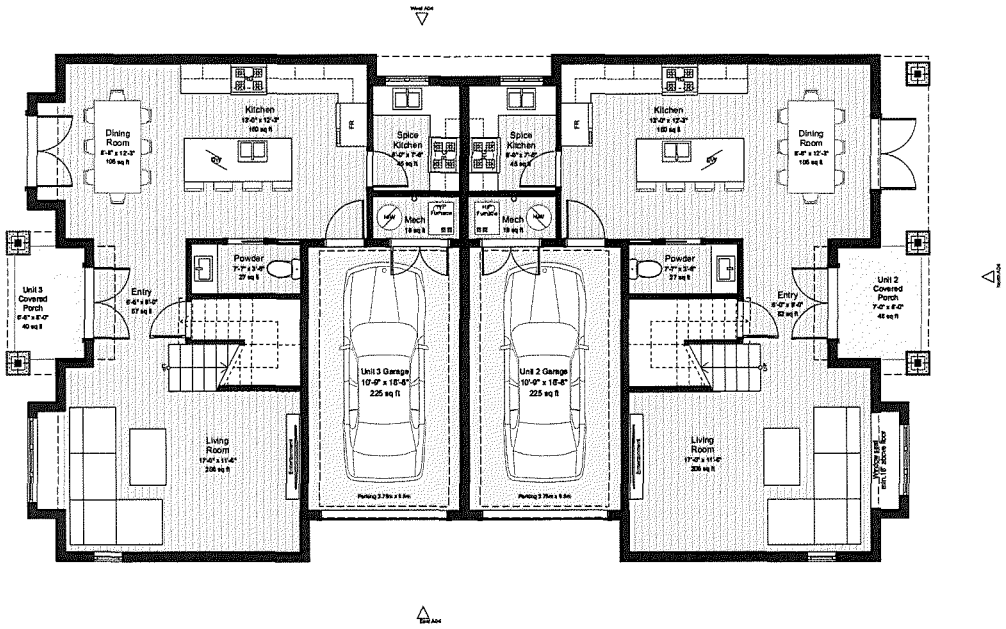
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Coversheet

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	Thursday, April 23, 2026

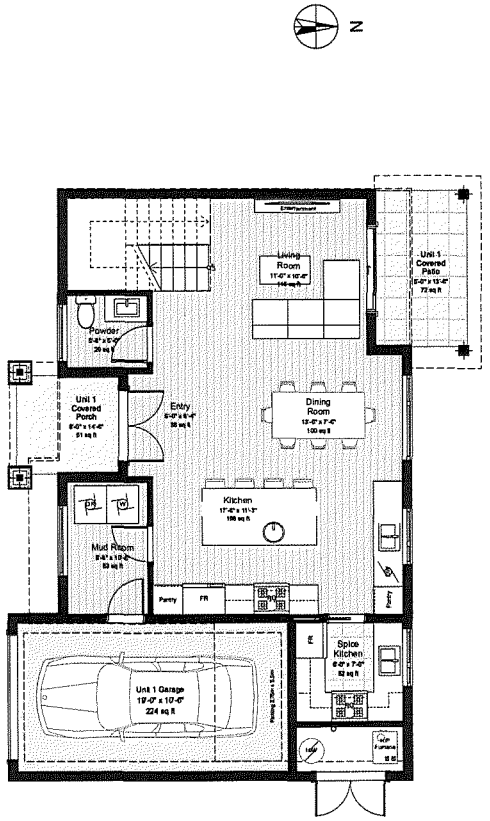
A1

8591 Williams Rd.dwg, Thursday, April 23, 2026 12:39 PM



Main Level

1/4" = 1'-0"



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Proposed SSMUH
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Richmond, BC

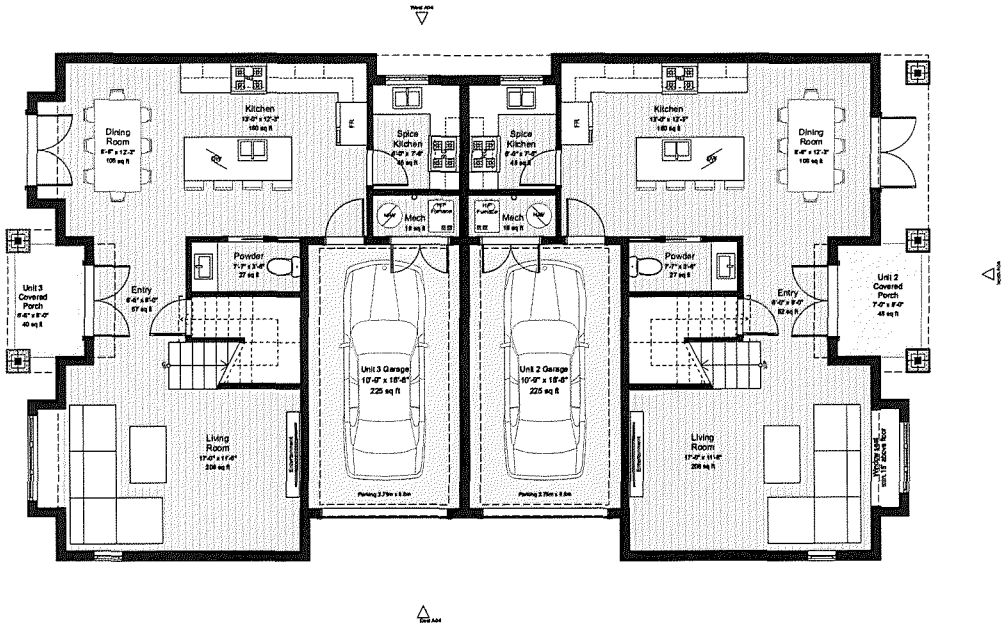
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Main Level Plans

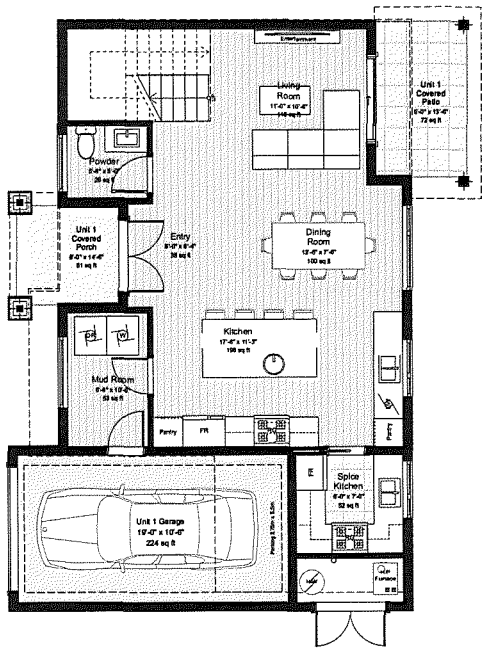
Issued for Development Permit	Wednesday, July 16, 2025
	Thursday, April 23, 2026

A2



Main Level

1/4" = 1'-0"



Proposed SSMUH
8591 Williams Road
Richmond, BC

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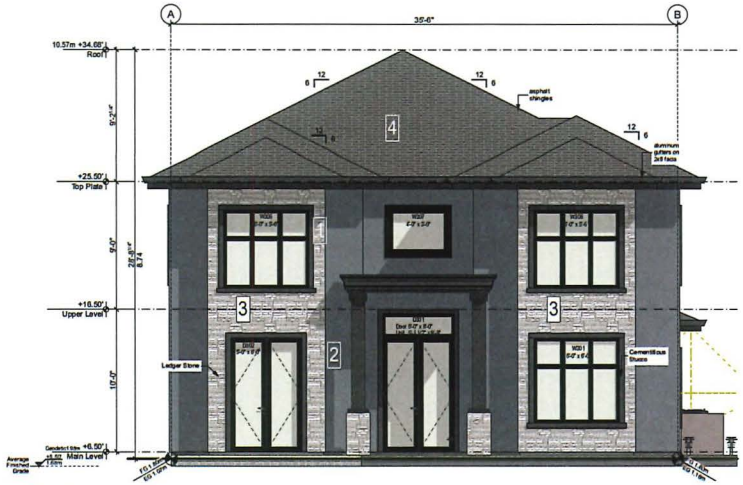
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Upper Level Plans

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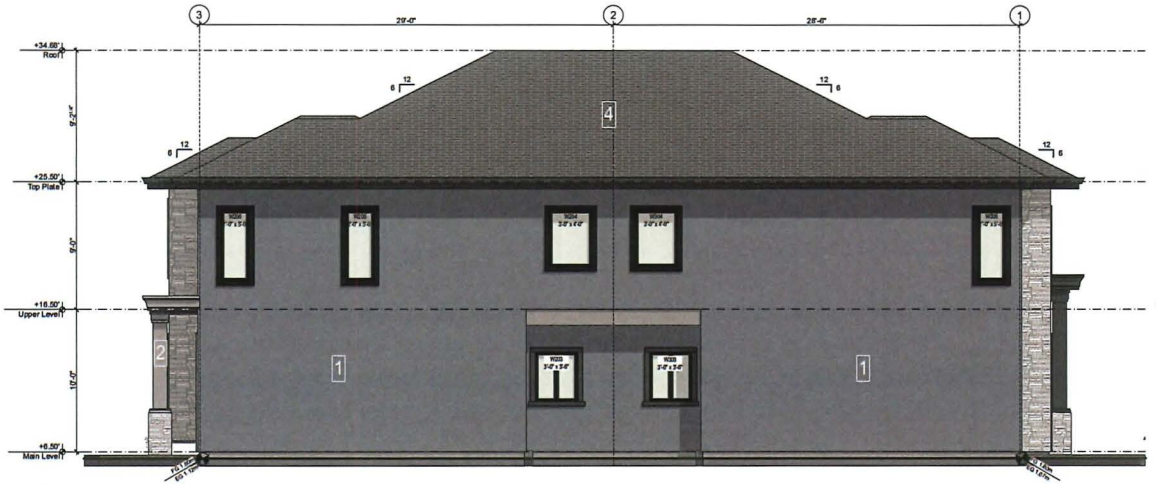
A3

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South

1/4" = 1'-0"



West

1/4" = 1'-0"



East

1/4" = 1'-0"



North

1/4" = 1'-0"

1 Sweatshirt Gray 2126-40 Stucco

2 Anchor Gray 2126-30 Stucco

3 Arctic ProFit Terrain Ledgestone

4 IKO Cambridge Dual Black Fibreglass Shingles

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Proposed SSMUH
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Richmond, BC

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Units 2 & 3 Coloured Elevations

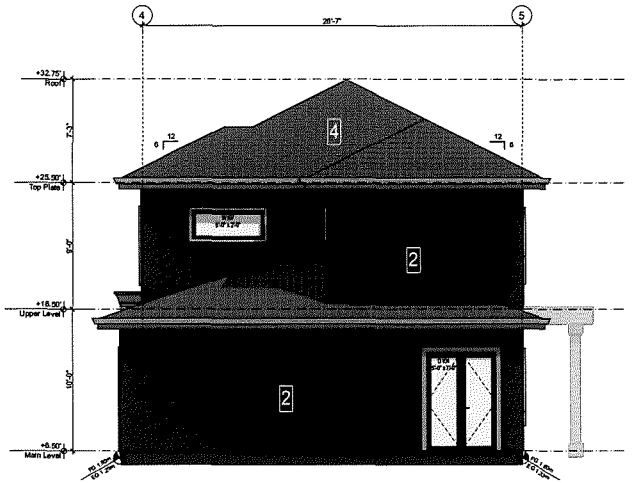
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A04



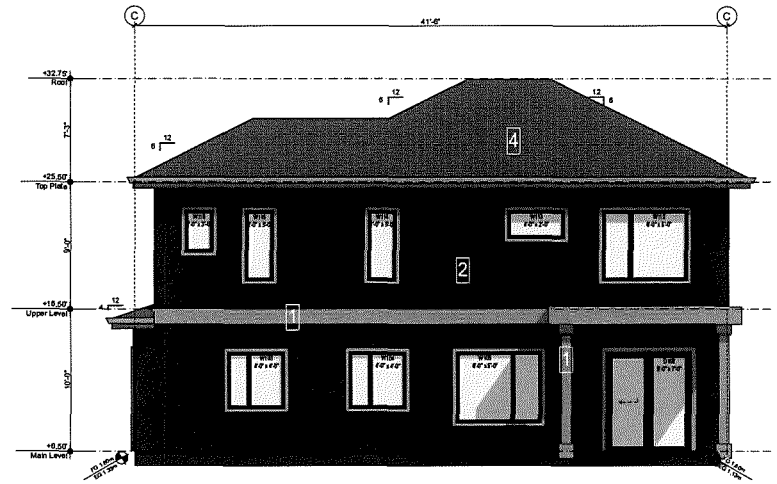
Unit 3 South

1/4" = 1'-0"



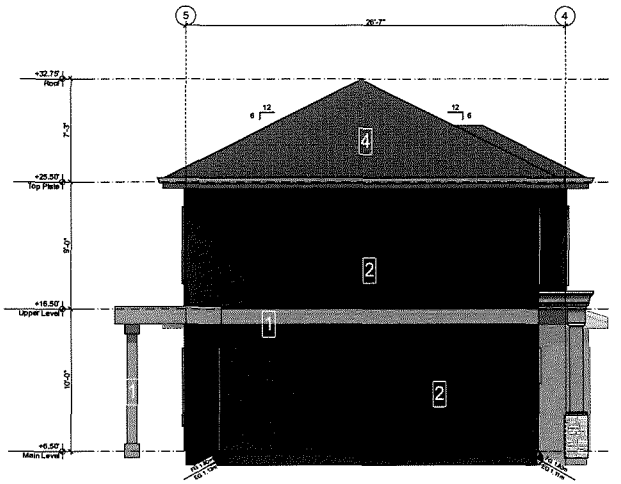
Unit 3 East

1/4" = 1'-0"



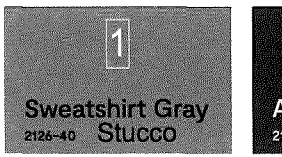
Unit 3 North

1/4" = 1'-0"

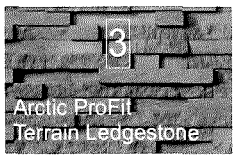


Unit 3 West

1/4" = 1'-0"









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Proposed SSMUH
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Richmond, BC

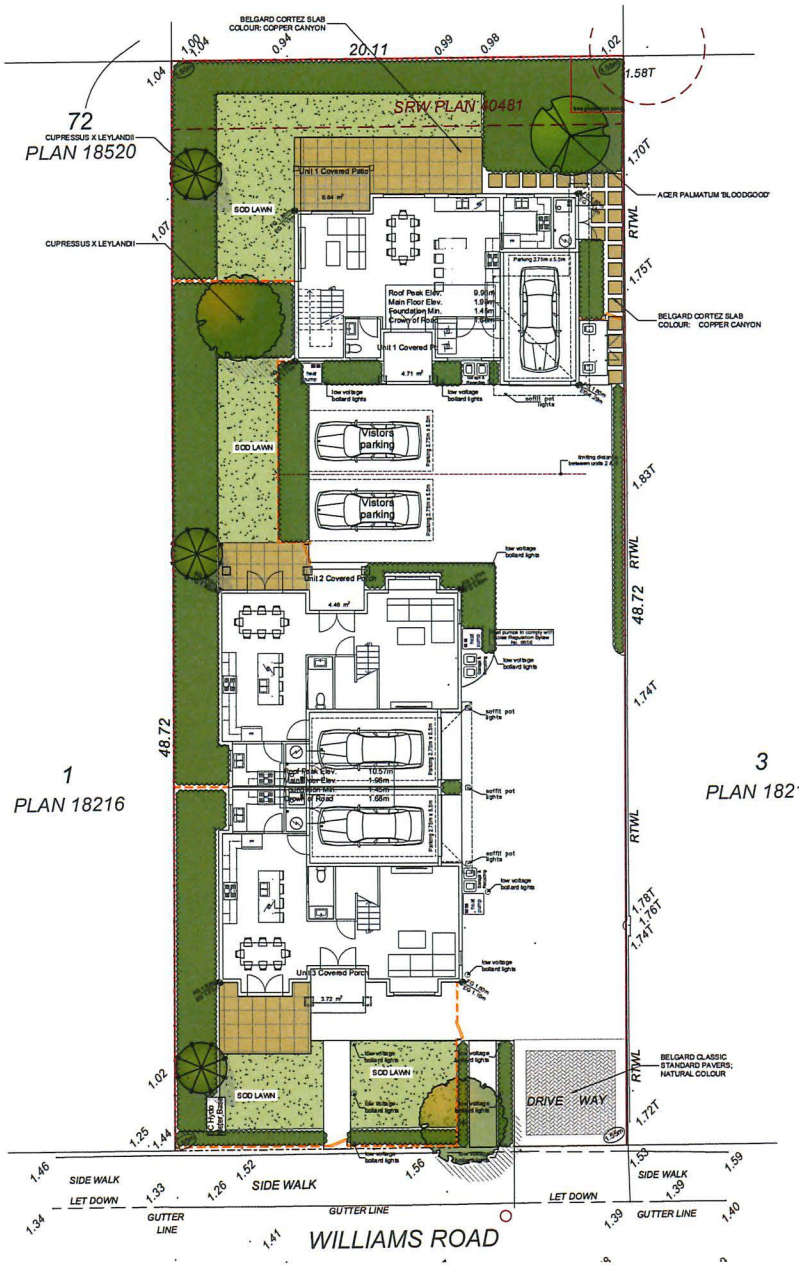
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Unit 1 Coloured Elevations

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A05



PLANT SCHEDULE

PMG PROJECT NUMBER: 25-123

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	1	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE	6CM CAL; B&B
	2	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	8CM CAL; 2M STD; B&B; CLIMATE RESILIENT
	3	CUPRESSUS X LEYLANDII	LEYLAND SYPRESS	4M HT; B&B; CLIMATE RESILIENT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW; MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

TOTAL REPLACEMENT-SIZED TREES PROPOSED: 5

FENCING LEGEND

———	6' WOOD FENCE
- - - - - -	42" HT. ALUMINUM FENCE

0m 1 2 3 4 5m 10m 20m

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
3	26.APR.01	NEW SITE PLAN	RJ
2	26.JAN.15	PER NEW SITE PLAN-SETBACKS	AR
1	25.DEC.23	PER CITY COMMENTS	AR

CLIENT:

PROJECT:

RESIDENTIAL DEVELOPMENT

8591 WILLIAMS ROAD
RICHMOND, B.C.

DRAWING TITLE:

LANDSCAPE PLAN

DATE:	25.JUN.12	DRAWING NUMBER:	
SCALE:	1:100		L1
DRAWN:	RJ		
DESIGN:	RJ		
CHK'D:	YR		OF 4

25123-4.ZIP

PMG PROJECT NUMBER: 25-123

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	April 22, 2026
From:	Joshua Reis Director, Development	**File:**	DP 24-046836
Re:	**Application by Interface Architecture Inc. for a Development Permit at 5471, 5491/5493, 5531, 5551, 5571, 5591, 5595 and 5611/5613 Steveston Highway**		

Staff Recommendations

That a Development Permit be issued which would:

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Joshua Reis
Director, Development
(604-247-4625)

JR:el
Att. 3

Staff Report

Origin

Interface Architecture Inc., on behalf of Steveston Townhouse Ventures Inc. (Incorporation number: BC1293948; Director: Barry Cavanaugh & Robert Arthur Barker), has applied to the City of Richmond for permission to develop 30 townhouse units (including seven secondary suites and five accessible units) at 5471, 5491/5493, 5531, 5551, 5571, 5591, 5595 and 5611/5613 Steveston Highway (Attachment 1).

The site is being rezoned from the "Small-Scale Multi-Unit Housing (RSM/M)", "Small-Scale Multi-Unit Housing (RSM/L)", and "Two-Unit Dwellings (RD1)" zones to the "Medium Density Townhouses (RTM2)" zone to facilitate the subject development under Bylaw 10496 (RZ 21-939470), which received third reading on November 20, 2023.

A Servicing Agreement (SA) is required as a condition of rezoning bylaw adoption, for the design and construction of frontage works and service connections, including but not limited to:

- New 2.0 m sidewalk and approximately 1.83 m wide landscaped boulevard;
- A 3.0 m x 12.0 m concrete pad at the westbound bus stop along Steveston Highway;
- Reconstruction of the northwest corner of the Steveston Highway/Lassam Road intersection to the current design standards; and
- Installation of an additional fire hydrant along the site's Steveston Highway frontage.

Development Information

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

Background

Development surrounding the subject site is as follows:

To the North: Existing single-family dwellings on lots zoned "Small-Scale Multi-Unit Housing (RSM/M)".

To the South: Across Steveston Highway, existing single-family dwellings on lots zoned "Small-Scale Multi-Unit Housing (RSM/L)" and fronting onto Wagtail Avenue and Kingfisher Drive.

To the East: A recently constructed 28-unit townhouse complex on a lot zoned "Medium Density Townhouses (RTM2)".

To the West: Across Lassam Road, existing single-family dwellings on lots zoned "Small-Scale Multi-Unit Housing (RSM/M)".

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on November 20, 2023.

At the Public Hearing, the following concerns about rezoning the property were expressed:

1. Removal of Tree #986.

   In response to concerns from an area resident regarding the proposed removal of Tree #986 (54 cm caliper Norway spruce), the tree preservation scheme was revisited in April and August 2025. The project arborist has advised that Tree #986 is in poor condition. It has fungal conks growing at the base and is neither a candidate for retention nor transplanting. Two replacement trees will be required for the removal of this tree.

2. Potential impacts to neighbouring properties during construction

   The developer advised that they had notified neighbouring property owners and residents prior to demolition of the existing homes on the site. When the demolition contractor was demolishing the homes with the excavator, water was sprayed over the site to suppress airborne dust. The developer also advised that all construction activities were operated adhering to City of Richmond noise bylaw regulations, which limit construction activity to set days and times. The developer has indicated that they will communicate construction activities that may impact neighbouring properties throughout the construction of the project.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the urban design issues and staff comments identified as part of the review of the subject Development Permit (DP) application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the RTM2 zone except for the zoning variances noted below.

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

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

1) Reduce the minimum front yard setback from 6.0 m to 4.5 m.

   This variance was identified at the rezoning stage. Staff supported the requested variance as the Arterial Road Guidelines for Townhouses in the 2041 OCP supported a reduced front yard setback where a 6.0 rear yard setback was provided, on condition that there was an appropriate interface with neighbouring properties.

   To protect the future dwelling units at the subject site from potential noise impacts generated by traffic on Steveston Highway, a restrictive covenant was secured at rezoning to ensure that noise attenuation will be incorporated into dwelling unit design and construction. The distance from the back of the curb along Steveston Highway to the proposed building face would be approximately 8.3 m. An acoustical report has been submitted to confirm that the project is designed to meet the interior noise levels and noise mitigation standards in the OCP and Noise Bylaw.

2) Reduce the minimum exterior side yard setback from 6.0 m to 5.1 m.

   A variance to reduce the minimum exterior side yard setback from 6.0 m to 4.5 m was identified at the rezoning stage.

Following further review and adjusted setbacks, the requested variance has been reduced to 5.1 m. Staff support the requested variance to facilitate the retention and protection of a 44 cm cal. Noble fir tree (tag# 295) and to accommodate a two-storey indoor amenity building proposed at the southwest corner of the site, adjacent to the secondary outdoor amenity space located around the protected tree. A Tree Survival Security for the retention of this tree was secured at rezoning. An updated Tree Management Plan has been provided.

Advisory Design Panel Comments

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

Analysis

Conditions of Adjacency

- The proposed form, massing and orientation of the proposed buildings are compatible with the adjacent three-storey townhouses to the east and have been designed to sensitively interface with neighbouring one and two-storey single-family dwellings to the north and west.
- The proposed three-storey units along Steveston Highway are stepped down to two storeys along the east property line to provide an appropriate transition to the adjacent townhouse development.
- The proposed two-storey duplex units along the north property line and the two-storey indoor amenity building provide an appropriate transition between the three-storey townhouse units along Steveston Highway and the neighbouring single-family houses on Yarmish Drive to the north and Lassam Road to the west.
- The proposed 6.0 m deep rear yards are proposed to enhance the buffer and interface with adjacent single-family dwellings to the north.
- The existing site grade along the rear (north) property line will be maintained to provide an appropriate transition to the adjacent single-family dwellings to the north and to accommodate tree retention on those properties.
- The site grade along the east property line will be raised to match the existing site grade of the townhouse development to the east.
- The site grade along a portion of the common property lines with the neighbouring property to the northwest (10880 Lassam Road) will be raised. The maximum height of the proposed retaining wall to be installed at the property line is approximately 0.93 m.
- A 1.8 m tall wood fence will be installed along the rear property line and the interior side property lines.
- The neighbouring single-family lot to the northeast at 10880 Lassam Road is designated Arterial Connectors – Tier 1 for townhouse and rowhouse development.

The developer has made multiple attempts to acquire 10880 Lassam Road to include it as part of the subject townhouse development but was unsuccessful. At the rezoning stage, the developer agreed to provide the following in support of the future redevelopment of that property:

  - Vehicle access from the subject site to future multiple-family residential development on 10880 Lassam Road, including a Public Rights-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entire internal drive aisle on the subject site. Signage indicating that the driveway on the subject site may connect to the future adjacent townhouse development is to be installed at the end of the internal drive aisle to inform future residents/owners/strata. The subject SRW is required to be registered on Title prior to rezoning bylaw adoption.
  - Shared use of garbage/recycling collection facilities on-site with future townhouse development on 10880 Lassam Road. However, at DP stage, the developer has decided to provide door-to-door garbage and recycling pickup at the subject site, instead of a central collection facility on-site as proposed at the rezoning stage. Despite the change to a door-to-door collection service for the subject site, the design of the internal drive aisle on the subject site, including the PROP SRW to be registered over it, would still allow truck access to and from 10880 Lassam Road for garbage and recycling collection should it be developed for townhouse development.

- An existing SRW (EPP92792) registered on Title of the neighbouring townhouse development to the east at 5651 Steveston Highway (over the internal drive aisle) and the SRW to be registered on Title of the subject site (over the internal drive aisle) are required to be aligned to facilitate emergency vehicle access between the two townhouse developments. Bollards are proposed on the drive aisle at the connection point between the two properties that can be removed should emergency access be required. The final design of the bollards is to be confirmed at the Building Permit (BP) stage.

Urban Design and Site Planning

- The proposed site layout includes 12 two-storey units and 18 three-storey units in ten clusters, in addition to a detached two-storey indoor amenity building.
- The layout of the townhouse units is oriented around a single driveway, providing access to the site from Steveston Highway and an east-west internal manoeuvring aisle providing access to the unit garages.
- Vehicle access on Steveston Highway will be limited to right-in/right-out only. Registration of a right-in/right-out only covenant on Title is required prior to DP Issuance. A raised island will be installed as part of the SA to support the no left turn access restrictions.
- Units along Steveston Highway are designed to have a strong street presence with individual front entrances and yards. Units along the rear (north) property line are oriented to front the internal drive aisle.
- Seven of the 18 three-storey townhouse units (i.e., Units #1, #6, #7, #11, #26, #27 and #30) will each contain a ground-level, one-bedroom secondary suite of approximately 28 m^2 – 33 m^2 (303 ft^2 – 365 ft^2) in size. Prior to rezoning bylaw adoption, a legal agreement is required to be registered on Title preventing the stratification of the secondary suites.

- Five of the 12 two-storey rear duplex units (i.e., Units #13, #15, #17, #18 and #19) will be designed in accordance with the accessible unit features secured at rezoning stage. These accessible design guidelines include design features in the City's Convertible Unit Checklist, features under the Basic Universal Housing (BUH) provisions in the Zoning Bylaw, aging-in-place features, and the installation of a stair lift.
- A total of 60 resident vehicle parking spaces are proposed, of which 14 spaces (23 per cent) are proposed in a tandem arrangement. A restrictive covenant preventing the conversion of a tandem parking area into storage or habitable space was secured at the rezoning stage.
- All units will have two vehicle parking spaces. No additional parking stall is required for the proposed secondary suites, as the required parking spaces for the units containing a secondary suite are provided in a side-by-side arrangement.
- A total of six visitor parking spaces, including two accessible visitor parking spaces, will be provided throughout the site in compliance with the zoning bylaw requirement.
- A total of 38 Class 1 (resident) bicycle parking spaces are proposed in compliance with the zoning bylaw requirement, with parking to be located within the individual private garages. A total of six Class 2 (visitor) bicycle parking spaces are proposed and will be located within the central outdoor amenity space.
- In compliance with the OCP's DP Guidelines, all units will have private outdoor amenity spaces consisting of a front or a rear yard, with most of the three-storey units also having deck/balcony spaces on the second floor facing the internal drive aisle.
- The location and size of the outdoor communal amenity space is accessible to all units and is generally in compliance with the OCP's DP Guidelines.

Architectural Form and Character

- The proposed development includes a seaside residential architectural aesthetic with elements derived from the simpler Cape Cod/saltbox house vocabulary from the New England area. The proposed building form and architectural treatments are generally in compliance with the OCP's DP Guidelines.
- The proposed building materials (fiberglass asphalt roof shingles, fiber cement panel siding, vinyl siding, wood and trims and brackets, etc.) are generally consistent with the OCP.
- The proposed cladding materials are predominantly white, with contrasting gray and gray-blue horizontal lap siding accents on the recessed walls to break up the proposed massing
- A pedestrian scale is generally achieved along Steveston Highway and the internal drive aisle through the inclusion of variations in building projections, recesses, material/colour combinations, landscape features and the use of individual unit entrances.
- The impact of blank garage doors has been mitigated with panel-patterned doors, transom windows, unit entrances and planting islands along the drive aisle.

Tree Retention and Replacement

- Tree preservation was reviewed at the rezoning stage, where a total of 46 on-site bylaw-sized trees, four trees on the neighbouring property and one street tree were assessed:
  - Two on-site trees, a 22 cm cal. Blue spruce tree (tag# 267) and a 44 cm cal. Noble fir (tag# 295) are identified in good condition and are to be retained and protected. A Tree Survival Security of $15,000.00 was secured at the rezoning stage.
  - Two on-site trees, a multi-branched Coral Barked maple tree (tag# 265; 6, 6 & 8 cm cal.) and a multi-branched Japanese maple tree (tag# 992; 6, 7 & 8 cm cal.), are identified in good condition and are good candidates for relocation to the central amenity area. A Tree Survival Security of $10,000.00 was secured at the rezoning stage. These trees will be moved off-site by Maple Leaf Tree Movers and stored at Twin Oaks Farm, where irrigation will be set up. The trees will be brought back to the site by Maple Leaf Tree Movers after heavy construction activities have been completed and the project has progressed to the soft landscaping installation stage and will be planted as per the landscape plan.
  - 42 trees (tag# 251-264, 266, 268-275, 293-294, 296, 983, 986-991, 993-1000 and S1) were identified for removal based on their condition and signs of decay and poor structure. Based on the OCP and Tree Protection Bylaw requirements, 85 replacement trees are required to compensate for the removal of 41 bylaw-sized trees and one significant tree on-site. The applicant is proposing to plant 60 replacement trees on-site, including 52 conifers and eight deciduous trees.
  - A voluntary contribution in the amount of $18,750.00 to the City's Tree Compensation Fund in lieu of planting the remaining 25 replacement trees was secured at rezoning.
  - Four trees (tag# S2, S3, 984 and 985) located on neighbouring property are to be protected as per the Arborist report recommendations.
  - Three hedgerows located at the City boulevard in front of 5571, 5591 and 5611 Steveston Highway will conflict with required frontage improvement works and are recommended for removal; no compensation is required.
  - A 22 cm cal. Katsura tree (tag# S4) located at the City boulevard along Lassam Road was dead and was removed by Parks staff in 2021.

Landscape Design and Open Space Design

- The street edge along Steveston Highway will be defined with landscaping, including lawn, shrubs and conifer trees. A low 1.2 m tall wood picket fence with gates will be installed along the road frontage to accommodate visually interesting plant species.
- Each street-fronting unit will have a private front yard with an outdoor patio to generate animation along the streetscape. The front yards will be separated with evergreen hedges and a low wood picket fence to provide privacy for individual units.
- A low retaining wall (up to 0.60 m) is proposed in the rear yard south of the existing sanitary SRW to provide barrier-free private outdoor spaces to twelve duplex units along the north property line, which include five accessible units (i.e., Unit #13, #15, #17, #18 and #19).

- All units will have a private yard with a patio, shade tree and shrub/groundcover planting. Planting pads are provided between garages to maximize the planting opportunities in the limited spaces along the internal drive aisle. An on-site irrigation system is proposed to ensure continued maintenance of live landscaping.
- An outdoor amenity space is located at the T-intersection of the internal driveways, which is accessible for all residents and is highly visible from the main entry driveway. The southern portion of the outdoor amenity area features a social gathering space, a sheltered mailbox kiosk and bike racks. The central area features two age-specific play structures (including climbers and a playhouse) on a resilient surface, complemented by an open grassed area for active play. Three benches are provided to support supervision, rest and social interaction.
- An additional outdoor amenity space is proposed adjacent to the indoor amenity building at the southwest corner of the site. This area is designed to be a social gathering space with a picnic table and a patio sofa set under a wooden pergola. Adjacent to this area is a large existing Noble fir (Tree #295), which will be retained within a tree well to serve as a key landscape feature along the site's Lassam Road frontage.
- The driveway entry and surface parking spaces will be treated with permeable pavers for better water infiltration and variety in paving surfaces.
- To ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of $416,563.46 prior to DP issuance.

Crime Prevention Through Environmental Design

- The proposed site plan and individual unit layout create an opportunity for passive surveillance. Additional windows are provided in the side elevations adjacent to the outdoor amenity area and the vehicle entry driveway to enhance visual surveillance opportunities.
- The sidewalk and internal drive aisle edges will have landscaped edges, clearly defining the areas for public pedestrian use.
- Exterior lights will be provided along the internal drive aisle (wall-mounted) and in outdoor amenity areas to enhance visual supervision. All wall-mounted lighting will be downward focused to limit glare.

Sustainability

- The project will be designed to meet Step Code 3 with maximum Emission Level 4, with confirmation of step code compliance from a qualified professional required at the BP stage.
- A high efficient air source heat pump system is proposed, with condenser units for the street fronting units generally located on the second-floor decks facing the internal drive aisle, and within the individual private yards for all other units. An Acoustic Report has been submitted to confirm that noise levels from the condensing units will be below the nighttime Noise Bylaw limit. Condenser unit specifications and Bylaw compliance will be confirmed at the BP stage.
- Installation of solar photovoltaic (PV) panels was secured at the rezoning stage. A minimum of 120 x 500W PV panels are proposed and will be located at optimum rooftop locations (i.e. on the 3-storey clusters) to maximize sun exposure. The energy generated would feed into a common meter to reduce overall electrical consumption.

- LED lighting, electric-powered hot water tanks, low flow toilets and showers and additional insulation to hot water tanks are proposed as sustainability measures.

Accessible Housing

- The proposed development includes five accessible housing units that are designed to be fully accessible at the time of construction for a resident in a wheelchair. These units are required to incorporate applicable accessibility provisions listed in the BUH features section of the City's Zoning Bylaw and in the City's Convertible Unit Checklist, including installation of a stair lift.
- All of the proposed units incorporate aging-in-place features to accommodate mobility constraints associated with aging. These features include:
  - stairwell handrails;
  - 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.

Conclusions

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

Edwin Lee
Planner 2
(604-276-4121)

EL:js

Att. 1: Location Map
2: Development Application Data Sheet
3: Advisory Design Panel Minutes

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

- **(Zoning Amendment)** Final adoption of the Zoning Amendment Bylaw 10496.
- **(Right In/Right out Access)** Registration of a legal agreement on title to restrict access to the property to right-in/right-out movements only.
- **(Landscaping Security)** Receipt of a Letter-of-Credit for landscaping in the amount of $416,563.46 (based on the cost estimate provided by a CSLA registered landscape architect, including 10% contingency). A legal agreement is required to accompany the Landscape Security to set the terms for its use and release.
- **(Fees – Notices)** Payment of all fees in full for the cost associated with the Development Permit Panel Meeting Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

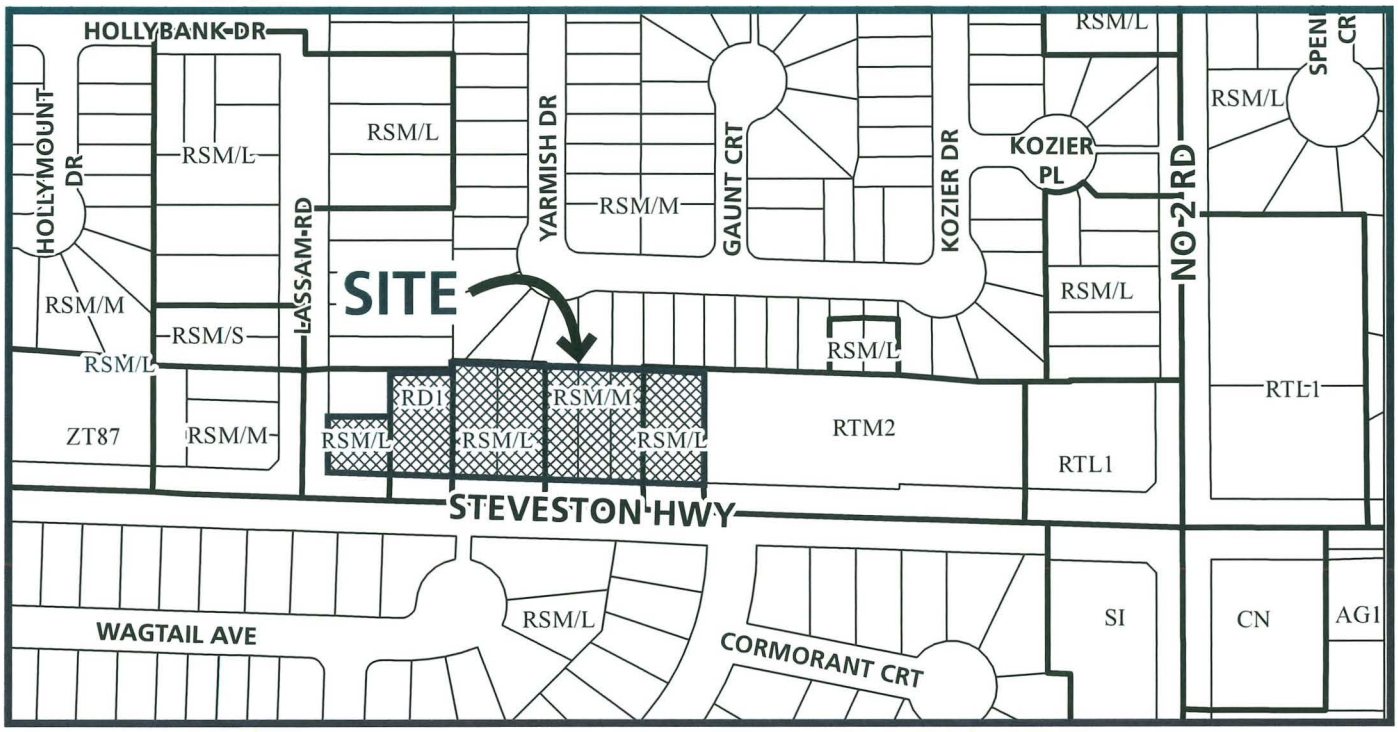
Prior to future Building Permit issuance, the developer is required to complete the following:

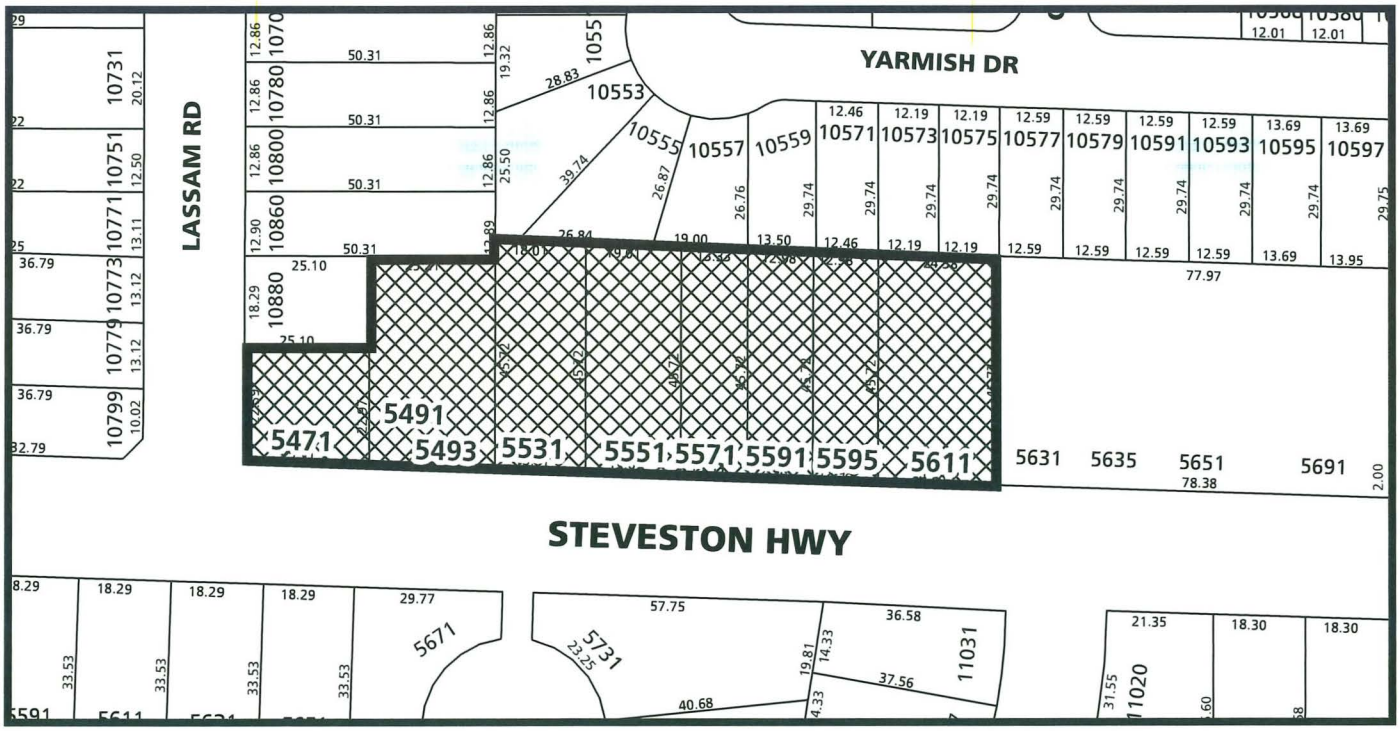
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (https://www.richmond.ca/services/transportation/special.htm#TrafficPlan).

- Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- Provide confirmation from a qualified professional of compliance with applicable Energy Step Code requirements as determined via the Rezoning and/or Development Permit processes.
- Provide confirmation that the selected outdoor condensing units are rated at no more than 55 dBA @ 1 m hemi-spherical (equivalent to 52 dBA @ 1 m anechoic), as per the Environment Noise Assessment report prepared by BAP Acoustics, dated April 1, 2026.
- If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
- 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.

ATTACHMENT 1

City of Richmond





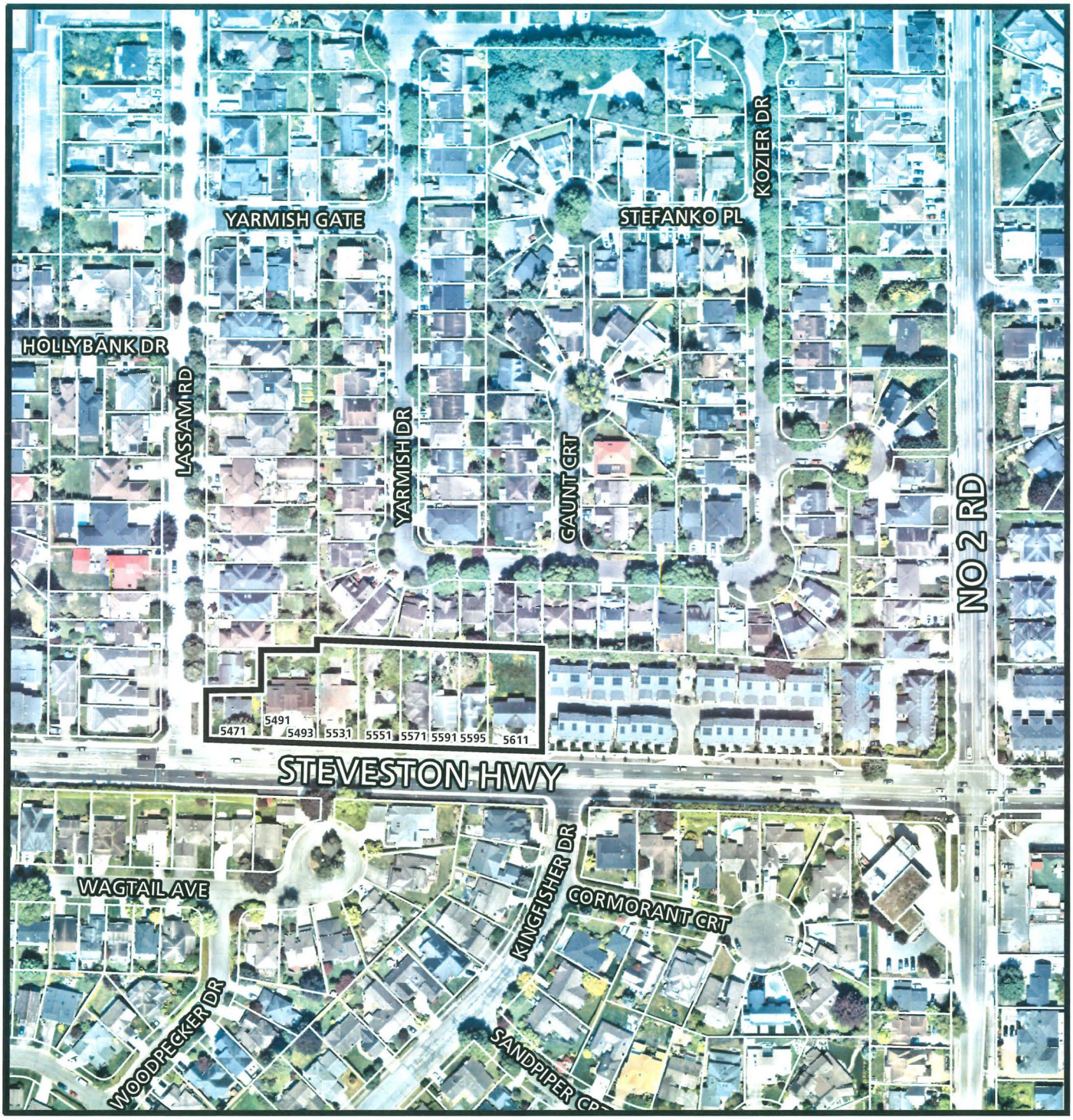
DP 24-046836

Original Date: 11/14/24

Revision Date:

Note: Dimensions are in METRES

City of Richmond



DP 24-046836

Original Date: 04/07/26
Revision Date:

Note: Dimensions are in METRES

City of Richmond

Development Application Data Sheet

Development Applications Department

DP 24-046836 **Attachment 2**

Address: 5471, 5491/5493, 5531, 5551, 5571, 5591, 5595 and 5611/5613 Steveston Highway

Applicant: Interface Architecture Inc. Owner: Steveston Townhouse Ventures Inc.

Planning Area(s): Steveston (Schedule 2.4)

Floor Area Gross: 5,747.65 m^2 Floor Area Net: 4,038.60 m^2

	Existing	Proposed
Site Area:	6,222 m^2	6,212 m^2
Land Uses:	Single-Family/Duplex	Multiple-Family Residential
OCP Designation:	Arterial Connectors – Tier 1	No Change
Area Plan Designation:	Multiple-Family	No Change
Zoning:	Small-Scale Multi-Unit Housing (RSM/M & RSM/L) and Two-Unit Dwellings (RD1)	Medium Density Townhouses (RTM2)
Number of Units:	9	30
Land Uses:	Single-Family/Duplex	Multiple-Family Residential

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65 town housing + 0.10 amenity space	0.65 town housing + 0.015 amenity space	none permitted
Lot Coverage – Building:	Max. 40%	40.0%	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	64.6%	none
Lot Coverage – Landscaping:	Min. 25%	25.6%	none
Setback – Front Yard – Steveston Hwy. (m):	Min. 6.0 m	4.55 m	**Variance Requested**
Setback – Exterior (West) Side Yard (m):	Min. 6.0 m	5.12 m	**Variance Requested**
Setback – Interior (West) Side Yard (m):	Min. 3.0 m	3.32 m	none
Setback – Interior (East) Side Yard (m):	Min. 3.0 m	3.02 m	none
Setback – Rear Yard (north) (m):	Min. 3.0 m	6.01 m	none
Height (m):	Max. 12.0 m (3 storeys)	11.97 m (3 storeys) 8.99 m (2 storeys)	none
Lot Width:	Min. 50.0 m	151 m	none
Lot Depth:	Min. 35.0 m	45.8 m	none

Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V)	none
Off-street Parking Spaces – Total:	60 (R) and 6 (V)	60 (R) and 6 (V)	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (60 x Max. 50% = 30)	14	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on-site (66 x Max. 50% = 33)	23	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (66 x 2% = 2 spaces)	2	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.3 (Class 1) and 0.2 (Class 2) per unit	none
Bicycle Parking Spaces – Total:	38 (Class 1) and 6 (Class 2)	39 (Class 1) and 6 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m^2 or Cash-in-lieu	94 m^2	none
Amenity Space – Outdoor:	Min. 6 m^2 x 30 units = 180 m^2	194 m^2	none

Attachment 3

Excerpt from the Minutes from
The Design Panel Meeting

Thursday, October 23, 2025 – 4:00 p.m.
Virtual, Microsoft Teams

1. DP 24-046836 – 30 TOWNHOUSE UNITS

ARCHITECT:	Ken Chow – Interface Architecture Inc.
LANDSCAPE ARCHITECT:	Meredith Mitchell – M2 Landscape Architecture
PROPERTY LOCATION:	5471, 5491/5493, 5531, 5551, 5571, 5591, 5595 and 5611/5613 Steveston Hwy.

Applicant's Presentation

Architect Ken Chow, Interface Architecture Inc., and Landscape Architect Meredith Mitchell, M2 Landscape Architecture, presented the project and answered queries from the Panel.

Panel Discussion

Comments from Panel members were as follows:

- appreciate the well thought out and detailed project;

  Noted.

- ensure that solar panels are being installed because they offer functional value and can provide long lasting value for future buyers;

  Will be installed.

- consider more distinct colour schemes for the buildings to give them a more single-family motif as this will align more with the single-family homes in the area;

  Have been thoughtfully considered but with no proposed changes.

- the proposed 3 foot drop along Lassam Road, in front of the indoor amenity building, for tree protection, interrupts the uses of the outdoor amenity space and the relationship between and indoor and outdoor amenity spaces. Consider lowering the proposed slab elevation of the indoor amenity space, using the existing site grade of Lassam Road and the benchmark;

  The City Building Approvals has confirmed that the amenity building cannot have a lower FCL than the other 10 townhouse buildings. Installation of composite decking over the existing grade around the protected tree has also been considered but the project arborist's and landscape architect's recommendation is NOT to install a deck. The project arborist advised that new retaining walls, pruning, and any new installed deck will impact the tree hydrology and health. Counterintuitively, the more people using that space afterwards will reduce the health and longevity of the tree…directly contradicts the efforts that had been undertaken to save it originally." All efforts will be made to blend the grade differences for the most effective use of the area.

- consider a stronger verticality of color to give the development a more residential feel; this will provide more contrast and add visual interest by helping break up the continuous row of townhouses; the current colour scheme is a little too muted and some contrast may be helpful;

  We understand the desire for the stronger 'verticality of color' and contrast – which is a typical design idea to create individuality in town housing – but we feel this is not necessary or appropriate for this project: (i) the frontage buildings have some interlocking units which cannot really be elegantly be expressed as vertical units, (ii) the muted colours were chosen to achieve a particular 'seaside' ambiance that will be distinct from the east neighbour and likely future frontage TH projects.

- consider organizing the side elevations and windows to create a more coherent design;

  The design of the two building end elevations flanking the entry drive aisle have previously been developed in response to staff comments. More visual interest and symmetry across the drive aisle have been created after tweaking the windows shapes, adjusting the cladding materials & colours, and adding exterior wall bump-outs. The large windows on each side (i.e. Bldg 1-west elev & Bldg 10 east elev) have been 'boxed out' with decorative braces for visual interest. To add visual interest at both sides of the entry drive aisle, box windows c/w shallow roof gable forms have been added at ground level.

- investigate how to lower certain areas to eliminate the rear north step and avoid breaking up the backyards into two halves;

  The rear yard 'split' layout had been deliberated over at length. The current layout best achieves the required balancing of design objectives: (i) immediate access to useful patios, (ii) no retaining walls or trees in the 3m sanitary ROW, and (iii) retention of existing landscape and grades at the north PL.

  The owner & consultant team decided to simply widen the 3-ft wide steps to 8-ft, noting that (i) a larger 'upper' level area provides more 'amenity' to the patio level, and (ii) the wider steps (from 3-ft to 8-ft) provide both a better visual and practical connection to the 'lower' level.

- consider introducing more colour as the development would benefit from having lush feeling background with more colour incorporated to give it life; the massive block of colour makes the development feel a bit "obtrusive" and "sterile";

  We believe the selection of colours & materials have been successfully fine-tuned with design revisions in response to staff comments. The visual goal is a feeling of understated architectural confidence.

- the proposed stepped down backyard is interesting; ensure that a shade tolerant grass or ground cover is identified because the lower yard area will be in the shade for most of the year; and having a six-foot fence between back yards will obstruct sunlight from reaching these areas; this can potentially lead to it becoming a soggy environment;

  The step down (2-tier) backyards are currently shown as sod lawn. These spaces face north and will receive little light except on the corner lots, particularly with the 6' fence surround. We have specified the fescue blend and supplied a shade blend type sod for these areas consists of a 'fine fescue' 45 per cent fine & tall fescue blend which is more adaptive to these shade conditions. Topdress and overseed application may have to follow during the warranty period. Condition of sod areas will be reviewed at warranty to mitigate any deficiencies.

- appreciate that the existing tree on the westside of the property is being saved as it is visually important as a way finder;

  Our effort seems successful.

- reconsider having all the accessible units grouped together in one area at the back of the development, creating segregation; integrating them throughout the development would be preferable;

  Instead of the 5 accessible units at #14 to #18 (in Bldgs 4, 5, 6), we relocated them to units at #13, 15, 17, 18, 19. The idea is to spread them out a bit (i.e. gap between) and 3 in row (#17, #18, #19) located mid-site nearer to the outdoor and indoor amenity areas. Because of the shallow building depths at the other (west) duplexes, the stair layouts include 1 or 2 landings (i.e. elbows) which are not well-served by the seatlift tracks. [Straight tracks in Bldgs 3, 4, 5, 6.]

- consider a plan B if the 450-watt solar panels are not available at the time of construction; ensure that an alternative is provided so that this amenity is not lost; solar panels show forward-thinking from the developer and architect;

  We are expecting to provide 500W solar panels when constructed.

- the current colour scheme is too muted, and more contrast may be helpful; also consider using shingle siding or a similar material that could provide a more human-scale texture than linear horizontal lap siding;

  As discussed above, the colour scheme has been calibrated to achieve a certain seaside look and to be distinct with the east neighbour and future TH projects.

- consider other ways to further highlight unit entrances and diminishing the visual impact of garages;

  Proposed enhancements to accentuate front door entries for the 6 rear duplex buildings include:

  - ***Raise entry canopy roofs by min. 6"***
  - ***More prominent, themed, unit # signage***
  - ***The walk and stoop areas leading to each unit's front entry door will now be paved rather than broom-finished concrete***
  - ***Ensure soffit downlights centered at door numbers and doors***

- examine ways to provide improved privacy for adjacent units and soften the look upon entering the development; there is a limited buffer from the drive aisle to adjacent lock-off units at the gateway; planting or other buffers could improve this;

  Buildings 9 & 10 are shifted 2.0' [0.6m] west to permit widening of drive aisle green strip (west). Buildings 1 & 2 are shifted 12" [0.3m] to the east to widen the green strip at Unit #1.

- consider making the upper floor of the amenity building accessible so it's inclusive for all residents and visitors; this way everyone can partake in activities on the ground floor and the upper level;

  The amenity building is small, and the BC Building Code allows the upper floor to be accessibility-exempted (since there are multipurpose areas on both levels). We explored revising the floor plans to accommodate a lift shaft without success. The future strata council has the option to add a seat lift with a L-shaped track (or a straight track up to the intermediate landing). However, strata may have safety concerns with unauthorized or untrained use of seat lifts. We have added another handrail (i.e. both sides) such that a person with stronger grip can use their preferred handrail (going up or down).

- consider ways to avoid the retaining wall on the northside to create a greater sense of continuity between the upper and lower yards and potentially save costs;

  As mentioned above, the current rear yard design best balances the different requirements (access, ROW, existing tree/hedge retention).

- examine buffer options for the playground and adjacent units for additional privacy; concerns about privacy and visibility into adjacent units;

  North lawn is screened with 6' high solid wood fence + landscaping including PO (photinia), SA (fragrant sarcococca), and B (heavenly bamboo). Two trees are planned to be transplanted here (i.e. #265, #992). Edges of play area is lined with 'Graham Blandy' boxwood hedging.

- consider different play equipment that may help reduce fall area around the equipment which could provide more land availability for additional landscape buffering;

  No changes to the play equipment. There is some room to widen the buffering strips on each side of the play area and add more columnar type plants.

- clarify whether a hip roof or gable roof will be used for the covered mailbox area; the landscape drawings show a hip roof, but it appears to be a gable roof in elevation; the mailbox area should better reflect the character of the residential architecture;

  The mailbox cover is a square hip roof design; elevation drawing is correct as the structure is square. It will be painted gray to match the architectural trim and the frontage wood picket fencing.

- consider moving the mailbox zone from the front entrance of Unit 19 and make the unit's entrance more prominent; stronger buffers are needed next to the proposed mailbox;

  Mailbox shelter shifted west into central location as a visual gateway. Shift adds more landscape buffer adjacent to Unit entryways. The shelter is to cover the smallest concrete pad per Canada Post.

- consider more articulation for the entryway into the development;

  The large windows at the L1 lock off units are now 'boxed' with decorative braces added to each side for visual interest.

- appreciate the adjustment of rise run dimensions on the stairs in the accessible units;

  Noted.

- consider adding vertical grab bars near the shower entrance in accessible units; this helps provide safe entry and exit.

  Agree, will add at these 5 units.

Comments from the Applicant

In response to the panel's comments, the applicant made the following points. Solar panels will be efficiently placed and connected to a common meter. The colour palette and design create visual interest while remaining cohesive but distinct from nearby projects. Interlocking units limit strict vertical separation but maintain balance through varied cladding and horizontal layering.

Panel Decision

It was moved and seconded
That DP 24-046836 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

No. DP 24-046836

To the Holder:	Interface Architecture Inc.
Property Address:	5471, 5491/5493, 5531, 5551, 5571, 5591, 5595 and 5611/5613 Steveston Highway
Address:	11590 Cambie Road Unit 230 Richmond, British Columbia, V6X 3Z5

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:
    a) Reduce the minimum front yard setback from 6.0 m to 4.5 m; and
    b) Reduce the minimum exterior side yard setback from 6.0 m to 5.1 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 #33 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 $416,563.46 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 24-046836

To the Holder:	Interface Architecture Inc.
Property Address:	5471, 5491/5493, 5531, 5551, 5571, 5591, 5595 and 5611/5613 Steveston Highway
Address:	11590 Cambie Road Unit 230 Richmond, British Columbia, V6X 3Z5

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.

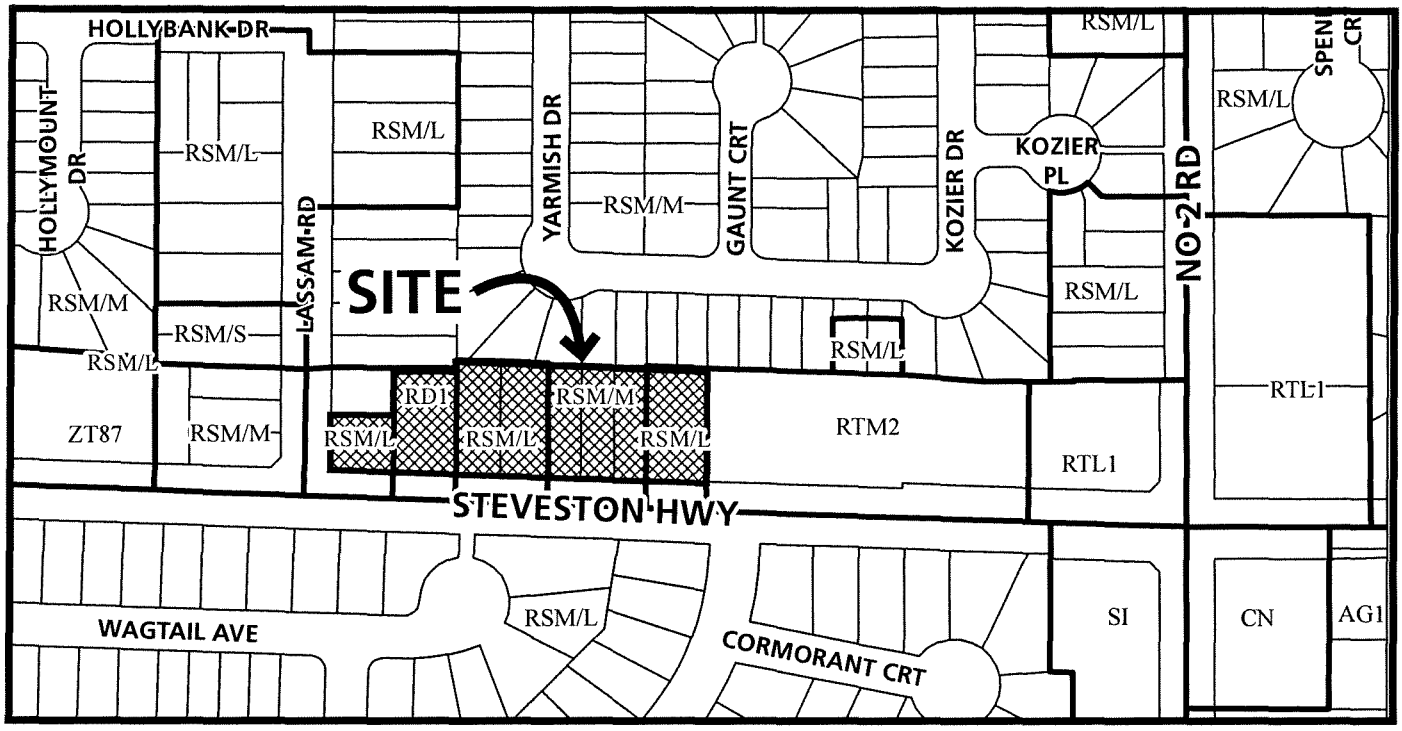
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

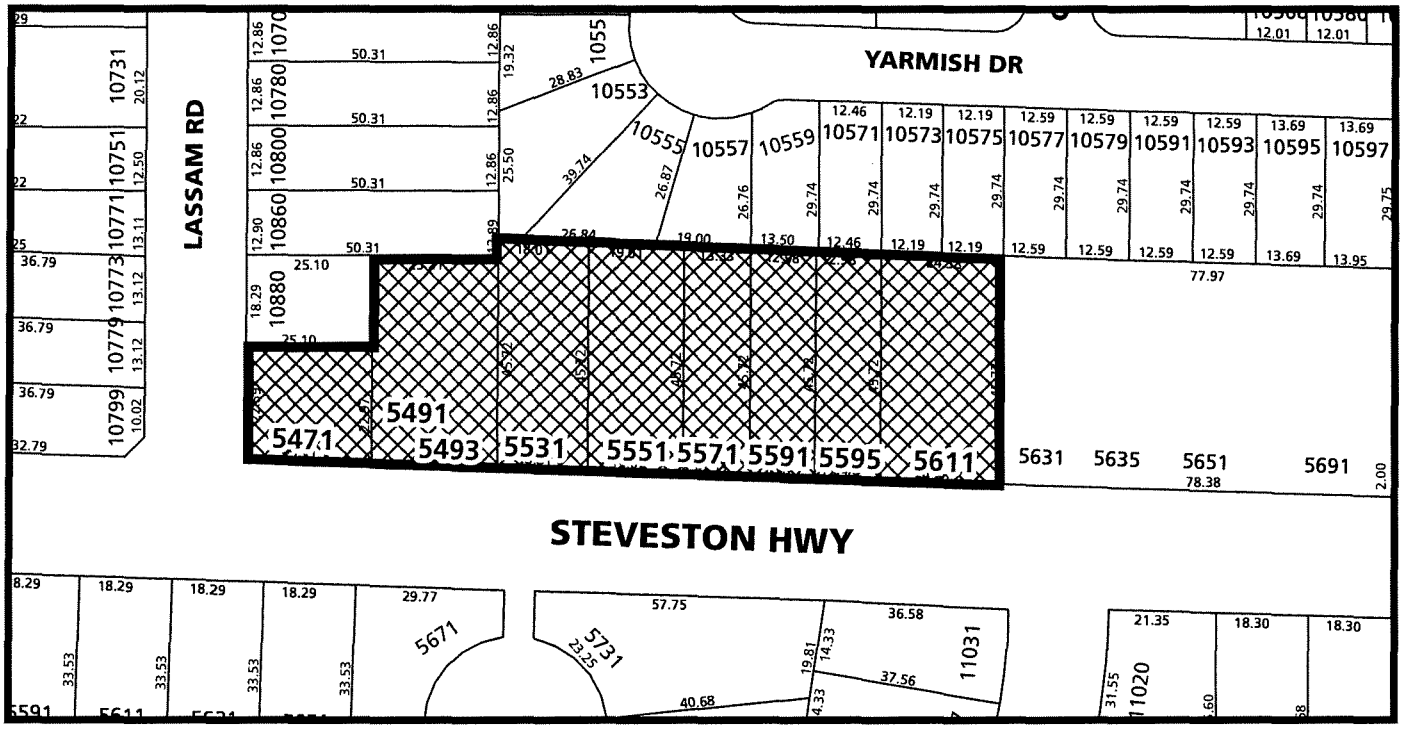
DELIVERED THIS DAY OF , .

_____

MAYOR

City of
Richmond





DP 24-046836
SCHEDULE "A"

Original Date: 11/14/24

Revision Date:

Note: Dimensions are in METRES

DRAWING LIST

Architectural

A0.0	COVER SHEET
A0.1	CONTEXT PLAN
A1.1	PROJECT DATA
A1.2	PROPOSED SITE PLAN / SETBACK & PROJECTION PLAN
A1.2a	SITE PLAN - 1
A1.2b	SITE PLAN - 2
A1.3	PARKING PLAN, FIRE FIGHTING PLAN
A1.4	SITE OVERLAY - OUTDOOR SPACE
A1.5	SITE OVERLAYS - LOT COVERAGE & PERMEABILITY
A1.6	FAR OVERLAY -BUILDING 1 & 2
A1.7	FAR OVERLAY -BUILDING 3-8
A1.8	FAR OVERLAY -BUILDING 9-10
A2.1	FLOOR PLANS - BUILDING 1 & 2
A2.2	FLOOR PLANS - BUILDING 3, 4, 5, & 6
A2.3	FLOOR PLANS - BUILDING 7 & 8, AND AMENITY BUILDING
A2.4	FLOOR PLANS - BUILDING 9 & 10
A2.5	FLOOR PLANS - ACCESSIBLE UNIT
A2.6	ACCESSIBLE UNIT FEATURES
A3.1	BUILDING ELEVATIONS - BUILDING 1
A3.2	BUILDING ELEVATIONS - BUILDING 2
A3.3	BUILDING ELEVATIONS - BUILDING 3 & 4
A3.4	BUILDING ELEVATIONS - BUILDING 5 & 6
A3.5	BUILDING ELEVATIONS - BUILDING 7, 8, & AMENITY BUILDING
A3.6	BUILDING ELEVATIONS - BUILDING 9 & 10
A5.1	SITE SECTIONS - 1
A5.2	SITE SECTIONS - 2
A6.1	SHADOW STUDY - 1
A6.2	SHADOW STUDY - 2
A8.1	MATERIAL BOARD
A9.1	PERSPECTIVES - 1
A9.2	PERSPECTIVES - 2
A9.3	PERSPECTIVES - 3
A9.4	PERSPECTIVES - 4

Landscape

L1A	LANDSCAPE PLAN - WEST
L1B	LANDSCAPE PLAN - EAST
L2	SHRUB PLAN - A
L3	SHRUB PLAN - B
L4	SHRUB PLAN - C
L5	SHRUB PLAN - D
L6	SHRUB PLAN - E
L7	SHRUB PLAN - F
L8	SHRUB PLAN - G
L9	SHRUB PLAN - H
L10	SOIL VOLUME PLAN
L11	IRRIGATION INFO. SHEET
L12	LANDSCAPE DETAILS 1
L13	LANDSCAPE DETAILS 2
L14	LANDSCAPE DETAILS 3
L15	LANDSCAPE DETAILS 4
L16	LANDSCAPE SPECIFICATIONS

Arbourist

REVISED REPORT #5,	DATED APR 21, 2025

Survey

SUBDIVISION PLAN	DATED JAN 19, 2026
STATUTORY RIGHT OF WAY PLAN	DATED FEB 19, 2026
EXPLANATORY SRW PLAN	DATED FEB 20, 2026

Acoustic

ACOUSTIC REPORT	DATED APR 01, 2026

Transportation

TIA REPORT	DATED MAY 15, 2025
AUTOTURN ANALYSIS	DATED MAY 15, 2025

Civil

1 OF 2	ROADWORKS	DATED MAR 27, 2026
2 OF 2	ROADWORKS	DATED MAR 27, 2026

Solar

PV SYSTEM ANALYSIS	DATED MAY 15, 2025

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PROJECT DESCRIPTION

AN RTM2 REZONING OF THE 6,220 M2 [66,951 SF, 1,534 AC] SITE IN THE STEVESTON NEIGHBOURHOOD IS PROPOSED TO DEVELOP A 30-UNIT TOWNHOUSE PROJECT TO A DENSITY OF **0.65 FAR** (STEVESTON AREA PLAN, SCHEDULE 2.4). THIS 8-LOT ASSEMBLY HAS 150 M OF FRONTAGE ALONG A MAJOR ARTERIAL ROAD AND EXTENDS FROM THE CORNER PROPERTY AT LASSAM ROAD (5471) EASTWARD UP TO THE NEW 28-UNIT 'HERON' TOWNHOUSE PROJECT (AT 5651). THE SINGLE-FAMILY RANCHER AT 10880 LASSAM HAS DECLINED TO PARTICIPATE IN THE LAND ASSEMBLY FOR THIS PROJECT.

TARGET ZONING/DENSITY: THE PROPOSED TARGET ZONING IS RTM2 (MEDIUM DENSITY TOWNHOUSING) WITH A MAXIMUM DENSITY OF 0.65 FAR PLUS UP TO 0.1 FAR FOR INTERIOR AMENITY SPACE, PER ARTERIAL ROAD POLICY 3.6.1 (P.3-61). ADDITIONAL DENSITY MAY BE CONSIDERED BASED ON SEVERAL FACTORS, INCLUDING ROAD DEDICATIONS, OFFSITE IMPROVEMENTS WITH MORE THAN 100M STREET FRONTAGE, AND OTHER ACCEPTABLE COMMUNITY BENEFITS.
PER PREVIOUS DISCUSSION WITH THE DIRECTOR OF PLANNING (NOVEMBER 16, 2022), THE TARGET DENSITY AND ZONING ARE PERMITTED PENDING CITY CONFIRMATION OF THE REQUIRED PROJECT FEATURES:

- PV SOLAR PANELS FOR ALL TOWNHOUSE UNITS (4 PANELS MIN. PER UNIT)
- MORE SECONDARY SUITES (NOW AT 7 LOCKOFF UNITS)
- 5 ACCESSIBLE TOWNHOUSE UNITS

IN ADDITION, THE PROJECT PROPOSES THE FOLLOWING FEATURES:

- CONTRIBUTION TO THE AFFORDABLE HOUSING RESERVE.
- RETENTION OF 2 ONSITE TREES: #295 (FIR, GOOD), #267 (SPRUCE, GOOD)
- RETENTION OF 4 NEIGHBOURS' TREES: #S2 (CHERRY, FAIR); #S3 (CHERRY, FAIR), #984 (CHERRY), #985 (MAPLE)
- POTENTIAL TRANSPLANT TO THE OUTDOOR AMENITY AREA: #265 (MAPLE, FAIR), #992 (MAPLE, GOOD)
- A 94 M2 (MIN. 70 M2) AMENITY BUILDING LOCATED AT THE SW CORNER OF THE SITE.
- LUSHLY LANDSCAPED BONUS OUTDOOR AMENITY AT THE LASSAM FLANKING SIDE YARD.

SITE PLANNING: IN ADDITION TO THE DP GUIDELINES, THE SITE PLAN IS DESIGNED TO:

- PROVIDE RIGHT-IN, RIGHT-OUT SITE ACCESS FOR BETTER TRAFFIC FLOW AND SAFETY.
- LOCATE THE 2-STOREY AMENITY BUILDING AT THE SW CORNER TO ENHANCE THE PROJECT IDENTITY, CREATE A GATEWAY PRESENCE AT THE LASSAM ENTRANCE INTO THE SINGLE-FAMILY QUARTER, AND INCORPORATE THE EXISTING TREE #295 (NOBLE FIR) AND FRONTAGE YARDS INTO THE BONUS AMENITY AREA.
- LOCATE THE REQUIRED OUTDOOR AMENITY AREA AT THE SITE ACCESS POINT TO CREATE A SENSE OF ENTRY.
- CREATE A CENTRAL T-DRIVE AISLE TO ALLOW BOTH SU-9 AND FIRE TRUCK MANOUEVERING (3-PT TURNS).
- CONNECT THE DRIVE AISLE WITH THE ADJACENT 28-UNIT TOWNHOUSE PROJECT (HERON), VIA CROSS ACCESS AGREEMENT, TO PROVIDE A LOOP DRIVE AISLE FOR FIRE TRUCKS.
- LOCATE THE 2 PMT PADS AWAY FROM UNIT ENTRIES AND FRONT YARD SETBACKS.
- PROVIDE A PEDESTRIAN SIDEWALK LINK TO THE LASSAM FRONTAGE (LOCAL ROAD).
- 10880 LASSAM ROAD: INCORPORATE A FUTURE 2-UNIT DEVELOPMENT SCENARIO (0.6 FAR) FOR THIS SFD LOT. THIS PROJECT PROPOSES TO ACCOMMODATE: (A) INTERNAL DRIVE AISLE ACCESS, (B) ADDITIONAL CAPACITY FOR WASTE MANAGEMENT AND MAIL SERVICES, (C) THE POTENTIAL TO INTEGRATE THEIR ADDITIONAL REQUIRED OUTDOOR AMENITY SPACE.

BUILDING MASSING & HEIGHT: THE 30 UNITS ARE GROUPED IN 10 BUILDINGS, SIX DUPLEXES AT THE NORTH PL (SFD INTERFACE) AND FOUR MULTI-UNIT CLUSTERS ALONG THE FRONTAGE ARTERIAL ROAD. TYPICAL OF THESE ARTERIAL ROAD SITES, THE REAR DUPLEXES ARE ALL 2-STOREY; THE FRONT UNITS ARE ALL 3-STOREY, WITH THE 3RD STOREY PULLED AWAY FROM THE SIDE PROPERLY LINES BY A MINIMUM 7.5 M.

GARBAGE/RECYCLE/MAILBOXES: THE PROJECT ANTICIPATES CURBSIDE PICKUP (I.E. DOOR-TO-DOOR), EACH GARAGE WILL ACCOMMODATE STORAGE OF THE REQUIRED BINS PER UNIT, A WEATHER-PROTECTED GANG MAILBOX IS LOCATED AT THE OUTDOOR AMENITY AREA.

ZONING VARIANCES: 1. THE FRONT YARD SETBACK IS REDUCED FROM 6.0M TO 4.5M MINIMUM.
2. THE EXTERNAL SIDE YARD SETBACK IS REDUCED FROM 6.0M TO 4.5M MINIMUM.

ZONING SUMMARY

Richmond Zoning and Development Bylaw No. 8500

✱ VARIANCE REQUESTED

LOT ZONING: RTM2 PROPOSED (CURRENTLY: RS1/E, RS1/B, & RD1)

USES: MEDIUM DENSITY TOWNHOUSES

LOT SIZE: GROSS AREA: 66,951 sf = 1,534 ACRES = 6220.0 M2
DEDICATION: 86 sf = 0.002 ACRES = 8.0 M2
NET AREA: 66,865 sf = 1,532 ACRES = 6212.0 M2

	PERMITTED / REQUIRED	PROJECT SPECIFIC (PROPOSED)
MIN. LOT SIZE	50M [W] X 35M [D]	151.0 M (W) X 45.8 M/22.6 M (D)
DENSITY (MAX)	FAR 0.65 + 0.1 INT. AMENITY SPACE	0.65 (4038.60 M2 / 6,212 M2) + 0.015 (94.15 M2 / 6,212 M2)
LOT COVERAGE	40% MAX FOR BUILDINGS	40.0 % (2,478.2 M2 / 6,212 M2)
LOT IMPERMEABLE:	65% MAX NON-POROUS	64.6 % (4,014.1 M2 / 6,212 M2)
	25% MIN. LIVE PLANTS	25.6 % (1,589.4 M2 / 6,212 M2)
YARD SETBACKS		
✱ FRONT (S)	4.5 M [14.76'] MIN - OCP 14.4.13	4.55 M [14.93'] ✱
SIDE (E)	3.0 M [9.84'] MIN 7.5 M [24.61'] MIN AT LVL 3 - OCP 14.4.13	3.02 M [9.91'] 7.52 M [24.67'] AT LVL 3
✱ SIDE (W) - EXTERIOR	4.5 M [14.76'] MIN	5.12 M [16.80'] ✱
- INTERIOR	3.0 M [9.84'] MIN	3.32 M [10.89']
REAR (N)	6.0 M [19.68'] MIN - OCP 14.4.13	6.01 M [19.72'] AT THE CURVED REAR YARD SETBACK
YARD PROJECTIONS:		
PRINCIPAL BLDG.	1.5 M MAX FRONT YARD	N/A
BAY WINDOWS	1.0 M FRONT, 0.6 M REAR	N/A
BALCONIES	1.5 M, BUT NOT AT SIDE	N/A
PERGOLAS, ETC.	BY CASE	N/A
ELECTRICAL CLOSET	0.6 M MAX, BUT NOT AT FRONT	N/A
BUILDING HEIGHT MAX	MAX. 12 M/ 3-STOREY - FRONT MAX. 9 M/ 2-STOREY - REAR MAX. 7.5 M/ 2-STOREY - OCP 14.4.13	11.97 M - 3-STOREY 8.99 M - 2-STOREY 7.38 M - 2-STOREY WITHIN 7.5M SETBACK AT LVL 3
FLOOD PLAIN C.L.	TOP OF HABITABLE FLOOR AT 0.3 M MIN. ABOVE HIGHEST ROAD CROWN	SET FCL AT 2.0 M [6.56 FT] (ROAD CROWN IS 1.70 M)
PARKING (VEHICLE)		
RESID	60 SPACES (2.0 / UNIT)	60 SPACES (37 STD, 23 SML)
VISITOR	6 SPACES (0.2 / UNIT)	6 SPACES (4 STD, 2 ACC)
SMALL CARS	50% MAX	34.8% (23 OUT OF 66 SPACES)
TANDEM SPACES	50% MAX	23.3% (7 UNITS OUT OF 30 UNITS)
ACC SPACES	2% OF VISITOR SPACES MIN.	2 ACC VISITOR SPACE (1 VAN, 1 STD)
EV CHARGING OUTLET	60 (LEVEL 2 EV ENERGIZED OUTLET FOR EACH RESIDENT SPACE) 2 VISITOR PARKING SPACE WITH LEVEL 2 ENERGIZED OUTLET AND 1 VISITOR PARKING SPACE WITH OPPORTUNITY CHARGING	60 LEVEL 2 EV ENERGIZED OUTLETS 2 VISITOR PARKING SPACE WITH LEVEL 2 ENERGIZED OUTLET AND 1 VISITOR PARKING SPACE WITH OPPORTUNITY CHARGING
PARKING (BICYCLES)		
CLASS 1 (RESIDENT)	38 SPACES (1.25 / UNIT) MAX 33% PLACED VERTICAL	39 PROVIDED IN 30 UNITS 5.1% VERTICAL (2 OUT OF 39)
CLASS 2 (VISITOR)	6 SPACES (0.2 / UNIT)	6 PROVIDED
AMENITY		
COMMON OUTDOOR	180 M2 (30 X 6 M2/UNIT)	194.24 M2 SHOWN
PRIVATE OUTDOOR	30 M2/UNIT (RECOMMENDED)	PROVIDED 30 M2/UNIT MIN.
INDOOR	70 M2 OR PAY-IN-LIEU	94.15 M2 SHOWN
GARBAGE/RECYCLE:	CURBSIDE PICK UP W/ SPACE FOR GARBAGE/RECYCLE BINS FOR EACH UNIT	CURBSIDE PICK UP W/ SPACE FOR GARBAGE/RECYCLE BINS FOR EACH UNIT

DEVELOPMENT PERMIT APPLICATION (8 LOTS, 30-UNIT TOWNHOMES)

CIVIC ADDRESS:	LEGAL DESCRIPTIONS:	PARCEL ID	ZONING
(1) #5471	(1) REM LOT 7, PLAN 15354 EXCEPT NORTHERLY 18.288M	(1) PID: 001-932-497	(1) RS1/E
(2) #5491 / 5493	(2) STRATA PLAN NW1956	(2) PID: 002-146-444 / 002-146-461	(2) RD1
(3) #5531	(3) REM LOT 781, PLAN 56002	(3) PID: 003-843-700	(3) RS1/E
(4) #5551	(4) REM LOT 775, PLAN 56002	(4) PID: 000-793-540	(4) RS1/E
(5) #5571	(5) REM LOT 906, PLAN 56866	(5) PID: 003-858-065	(5) RS1/B
(6) #5591	(6) REM LOT 907, PLAN 56866	(6) PID: 003-985-725	(6) RS1/E
(7) #5595	(7) REM LOT 908, PLAN 56866	(7) PID: 002-780-801	(7) RS1/B
(8) #5611/5613	(8) REM LOT 83, PLAN 27036 ALL OF SECT 36 BLK 4N RNG 7W NWD	(8) PID: 003-566-404	(8) RS1/E

CONTEXT PLAN



FAR AREA BY BUILDING

BUILDING NO.	NO. UNIT	UNIT TYPES	BLDG GROSS	BLDG EXEMPT	BLDG FAR AREA
1	6	2 x B-f, 2 x C-1, 2 x C-2	1,148.97 m2	(399.68 m2)	749.28 m2
2	5	1 x B-f, 1 x C, 1 x C-1, 1 x C-2, 1 x C-f	934.86 m2	(311.21 m2)	623.65 m2
3	2	1 x A, 1 x Aac	381.96 m2	(96.01 m2)	285.94 m2
4	2	1 x A, 1 x Aac	381.96 m2	(96.01 m2)	285.94 m2
5	2	1 x A, 1 x Aac	381.96 m2	(96.01 m2)	285.94 m2
6	2	2 x Aac	381.96 m2	(96.25 m2)	285.70 m2
7	2	2 x F	409.36 m2	(99.34 m2)	310.02 m2
8	2	2 x D	405.07 m2	(99.73 m2)	305.35 m2
9	3	2 x E, 1 x E-f	554.09 m2	(169.45 m2)	384.64 m2
10	4	2 x E, 2 x E-f	756.72 m2	(234.56 m2)	522.16 m2
TOTAL	**30 UNITS**				**4,038.60 m2**
INDOOR AMENITY BUILDING			94.15 m2		994.15 m2

AVERAGE FINISHED GRADE CALCULATION

	SITE	BLDG 1	BLDG 2	BLDG 3	BLDG 4	BLDG 5	BLDG 6	BLDG 7	BLDG 8	BLDG 9	BLDG 10
SW CORNER	1.51	1.8	1.8	1.75	1.8	1.8	1.8	1.8	1.8	1.8	1.8
SE CORNER	1.57	1.8	1.8	1.8	1.75	1.8	1.8	1.75	1.75	1.8	1.8
NE CORNER	1.10	1.75	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8
NW CORNER	1.12	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8
AVE GRADE	1.33 M	1.79 M	1.8 M	1.79 M	1.79 M	1.8 M	1.8 M	1.79 M	1.79 M	1.8 M	1.8 M
										AVERAGE FINISHED GRADE	**1.75 M**

ENGINEERING ISSUES

HUMAN COMFORT

TO MEET COMFORT LEVELS PER ASHRAE 55-2001 (I.E SUFFICIENT VENTILATION/FRESH AIR WHEN WINDOWS ARE CLOSED DUE TO NOISE), AN AIR CONDITIONING SYSTEM WILL BE INSTALLED TO PROVIDING HEATING/COOLING.

EV CHARGING

TO MEET THE CITY'S ELECTRIC VEHICLE CHARGING BYLAW:

- ALL RESIDENTIAL PARKING SPACES SHALL FEATURE EV CHARGING OUTLETS CAPABLE OF PROVIDING 'LEVEL 2' EV CHARGING
- VISITOR SPACES: 2 STALLS WITH LEVEL 2 CHARGING, 1 STALL WITH OPPORTUNITY CHARGING
- LEVEL 2 CHARGING PERFORMANCE: AT LEAST 12 kWh WITHIN A MAX 8-HR PERIOD *(VOLTAGE 208 TO 240 V, 16A TO 80A)*

SOLAR

TO ASSIST WITH ONSITE ENERGY GENERATION, THE PROJECT PROVIDES PHOTOVOLTAIC (PV) PANELS.

- MINIMUM 120 x 500W PV PANELS LOCATED AT THE OPTIMUM ROOFTOP LOCATIONS TO MAXIMIZE SUN EXPOSURE.
- POWER TO FEED INTO A COMMON METER TO REDUCE OVERALL CONSUMPTION.
- ANNUAL DOLLAR SAVINGS TO BE DISTRIBUTED EQUITABLY TO EACH TOWNHOUSE UNIT.

ACOUSTIC

TO MEET THE CITY REQUIREMENT TO COMPLY WITH CMHC NOISE CRITERIA FOR RESIDENTIAL PROJECTS, NOISE MITIGATION MEASURES ARE PROPOSED (PER REPORT, APR 1, 2026), INCLUDING:

- SOUTH-FACING BEDROOM WINDOWS AT BLDGS 1, 2, 9, 10: UPGRADE TO 6-12-4 DOUBLE GLAZING
- CONDENSER UNITS: RATED AT NO MORE THAN 55 dBA @ 1M
- VENTILATION: DO NOT RELY SOLELY ON OPEN WINDOWS (USE A/C, HRV, OR ERV SYSTEM)
- FENCING: SOLID WOOD FENCE (MIN 1.8M) AT NORTH & EAST PROPERTY LINES

ENERGY

TO MEET THE CITY'S CURRENT APPLICABLE ENERGY POLICY THAT AIMS TO PROVIDE ENERGY-EFFICIENT TOWNHOUSING, THE CEA STEP CODE COMPLIANCE LETTER (MARCH 21, 2025) CONFIRMS THESE PROJECT FEATURES:

- COMPLY WITH ENERGY STEP CODE LEVEL 3 WITH EL-4
- AIR LEAKAGE RATE NO MORE THAN 2.5 ACH AT 50 PA
- AIR SOURCED HEAT PUMP (ELEC FIRED) WITH DUCTED HEATING/COOLING
- HRV OR ERV VENTILATION SYSTEM
- LED LIGHTING THROUGHOUT
- DOMESTIC HOT WATER SYSTEM (ELEC FIRED)
- LOW-FLOW PLUMBING FIXTURES

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CONSULTANTS :

DP 24-046836
April 20, 2026
PLAN #1

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SEAL :

INTERFACE:
Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5

T 604 821 1162
F 604 821 1146
www.interfacearchitecture.com

PROJECT :
Proposed 30-Unit Townhouse Development
8 LOT ASSEMBLY
5471 / 5491 / 5493 / 5531 / 5551 / 5571 / 5591 / 5595 / 5613 / 5611
STEVESTON HWY,
RICHMOND, BC

PROJECT NO. :
2106STVR

SCALE :

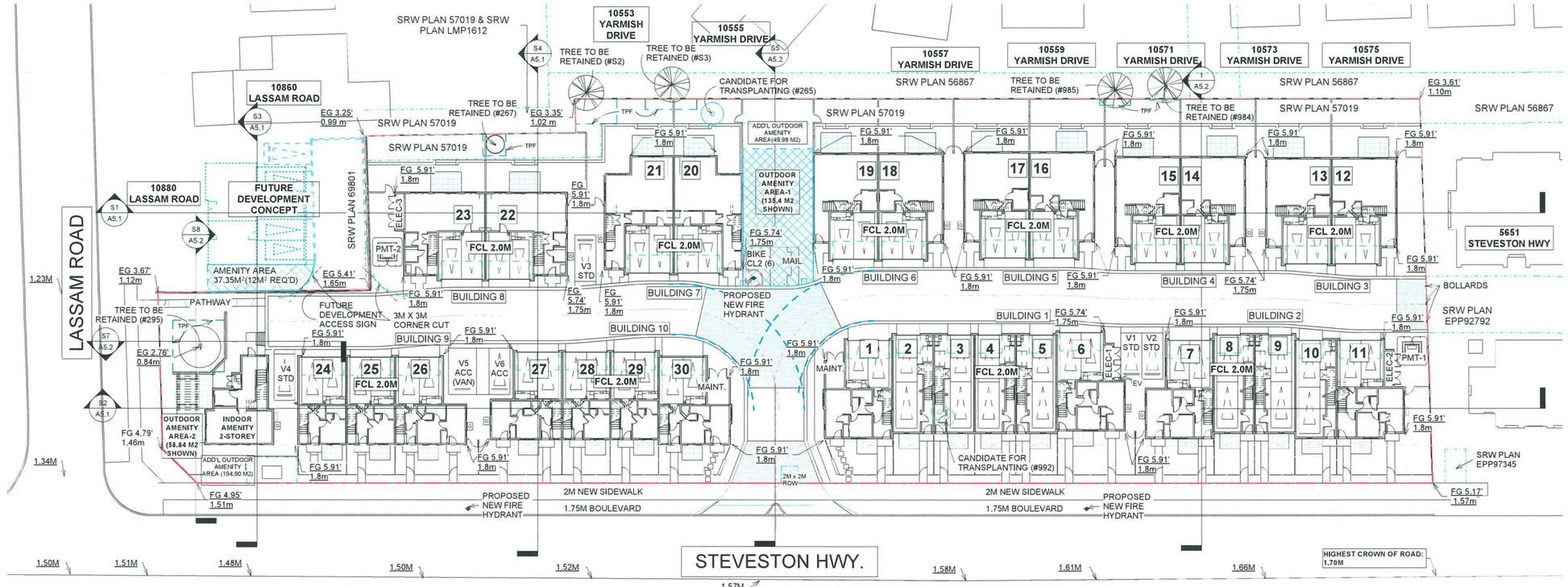
DATE :
June 9, 2021

DRAWN BY :
KYC / SRS

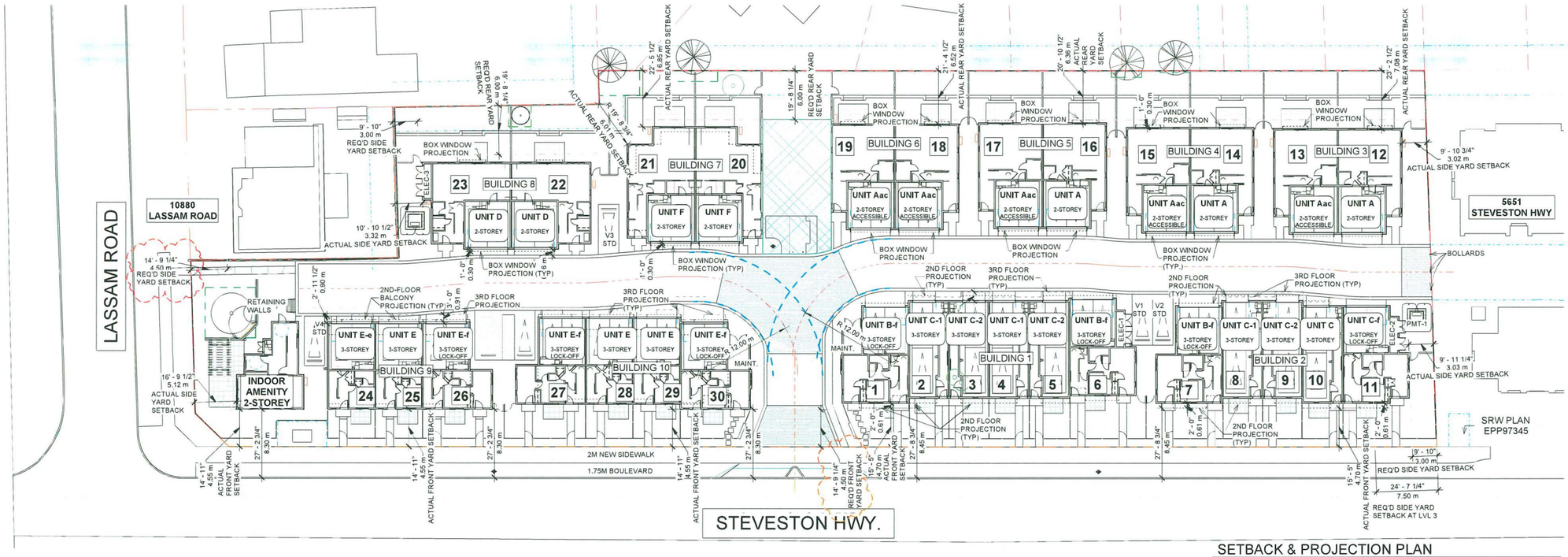
CHECK BY :
KYC

SHEET TITLE :
PROJECT DATA

DRAWING SHEET :
A1.1



PROPOSED SITE PLAN
3/64" = 1'-0"



SETBACK & PROJECTION PLAN
3/64" = 1'-0"

REVISIONS :
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DP 24-046836
April 20, 2026
PLAN #2

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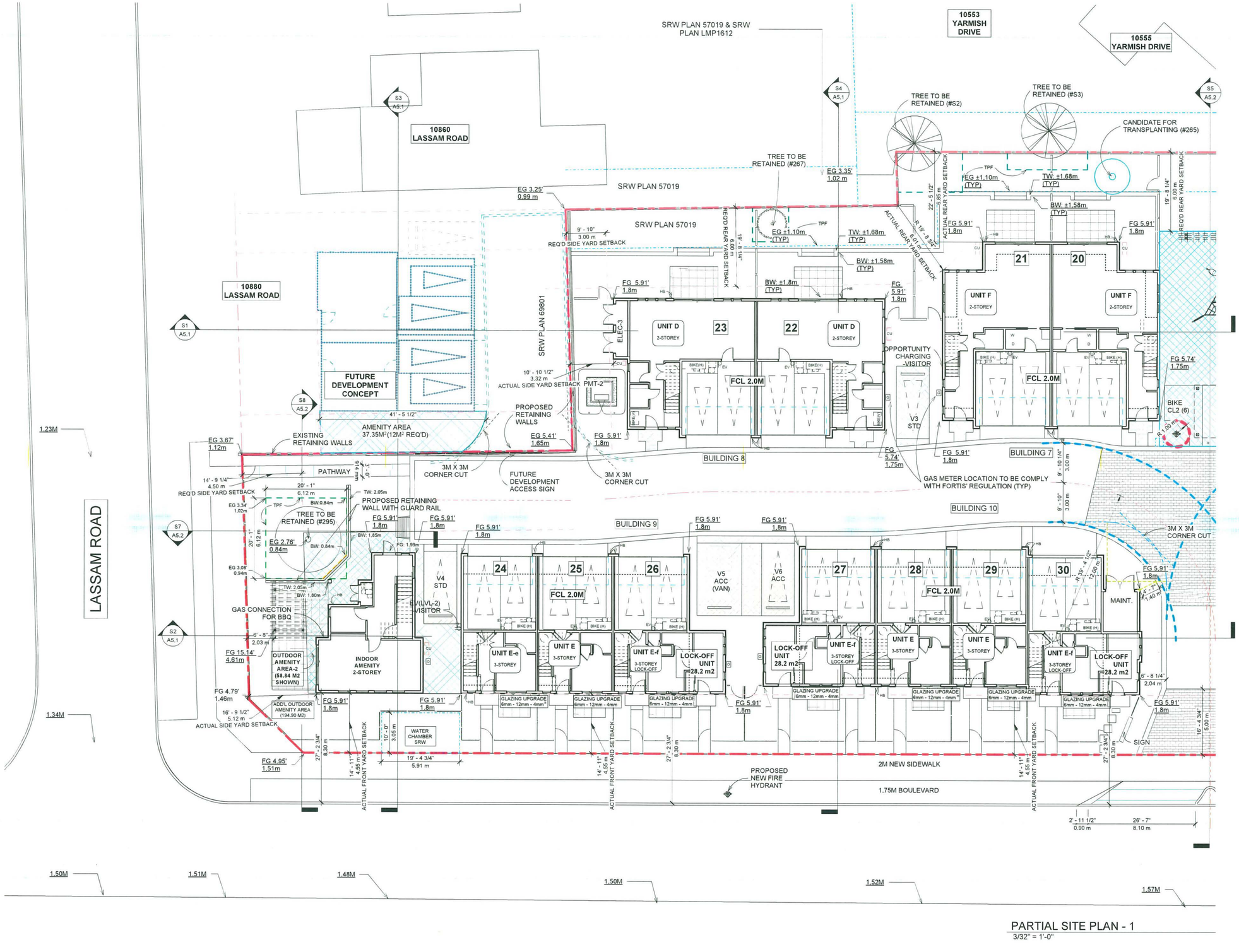
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PROJECT :	Proposed 30-Unit Townhouse Development 8 LOT ASSEMBLY 5471 / 5491 / 5493 / 5531 / 5551 / 5571 / 5591 / 5595 / 5613 / 5611 STEVESTON HWY, RICHMOND, BC
PROJECT NO. :	2106STVR
SCALE :	3/64" = 1'-0"
DATE :	June 9, 2021
DRAWN BY :	Author
CHECK BY :	Checker
SHEET TITLE :	PROPOSED SITE PLAN / SETBACK & PROJECTION PLAN
DRAWING SHEET :	A1.2



PARTIAL SITE PLAN - 1
3/32" = 1'-0"

REVISIONS :
MAR 31, 2026 DP5 Submission
FEB 27, 2026 DP4 Submission
NOV 25, 2025 DP3 Submission
SEP 05, 2025 DP Re-Submission
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CONSULTANTS :

DP 24-046836
April 20, 2026
PLAN #3

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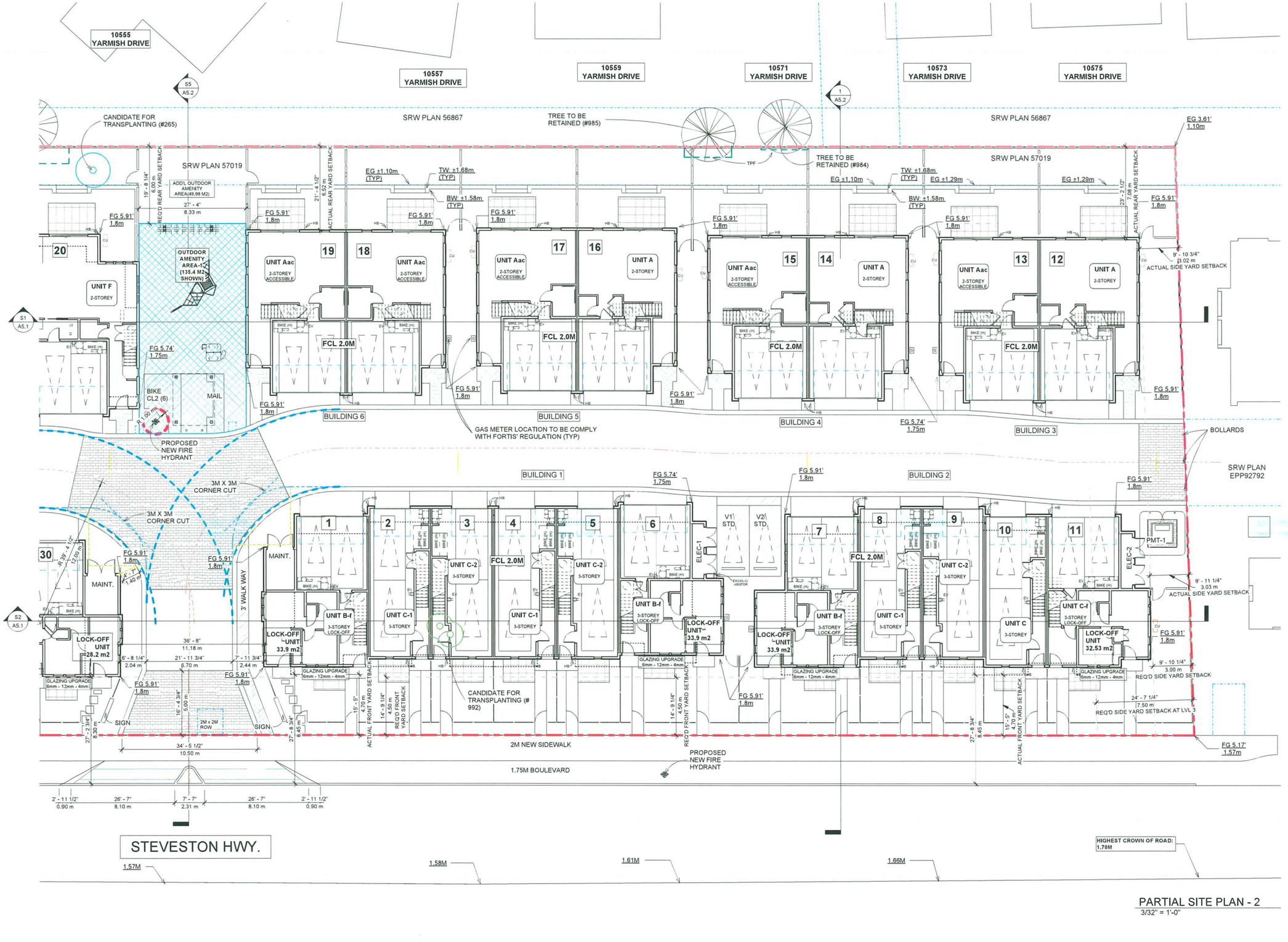
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PROJECT NO. : 2106STVR
SCALE : 3/32" = 1'-0"
DATE : June 9, 2021
DRAWN BY : Author
CHECK BY : Checker
SHEET TITLE : SITE PLAN - 1
DRAWING SHEET : A1.2a



PARTIAL SITE PLAN - 2
3/32" = 1'-0"

REVISIONS :
MAR 31, 2026 DP5 Submission
FEB 27, 2026 DP4 Submission
NOV 25, 2025 DP3 Submission
SEP 05, 2025 DP Re-Submission
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DP 24-046836
April 20, 2026
PLAN #4

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8 LOT ASSEMBLY

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PROJECT NO. : 2106STVR

SCALE : 3/32" = 1'-0"

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CHECK BY : Checker

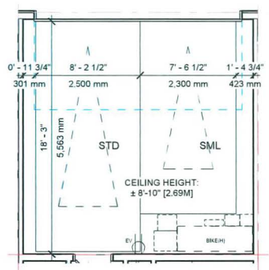
SHEET TITLE : SITE PLAN - 2

DRAWING SHEET : A1.2b

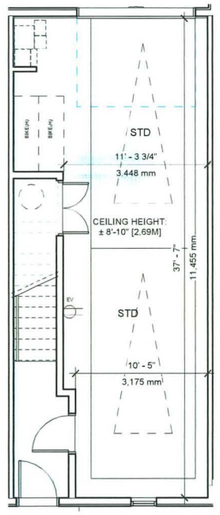
PARKING STALL TYPES

CAR (ACCESSIBLE VAN)	CAR (STANDARD)	CAR (SNALL)	BIKE (HORIZONTAL)	BIKE (VERTIAL)
16' - 1" 4.90 m	8' - 2 1/2" 2.50 m	7' - 6 1/2" 2.30 m	1' - 11 1/2" 0.60 m	1' - 11 1/2" 0.60 m
18' - 0 1/2" 5.50 m	18' - 0 1/2" 5.50 m	15' - 1" 4.60 m	5' - 10 3/4" 1.80 m	3' - 3 1/4" 1.00 m

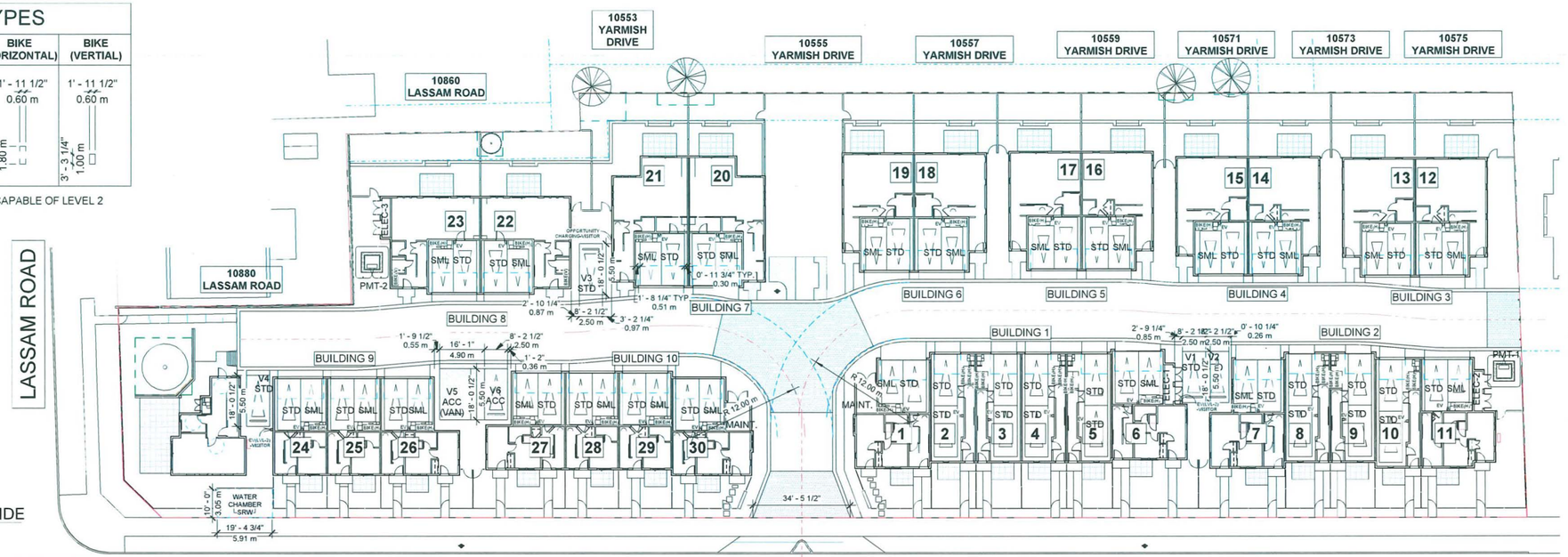
* NOTE: ALL RESIDENTIAL PARKING SPACES ARE CAPABLE OF LEVEL 2 EV CHRGING



PARKING PLAN - TYPICAL SIDE BY SIDE
3/16" = 1'-0"



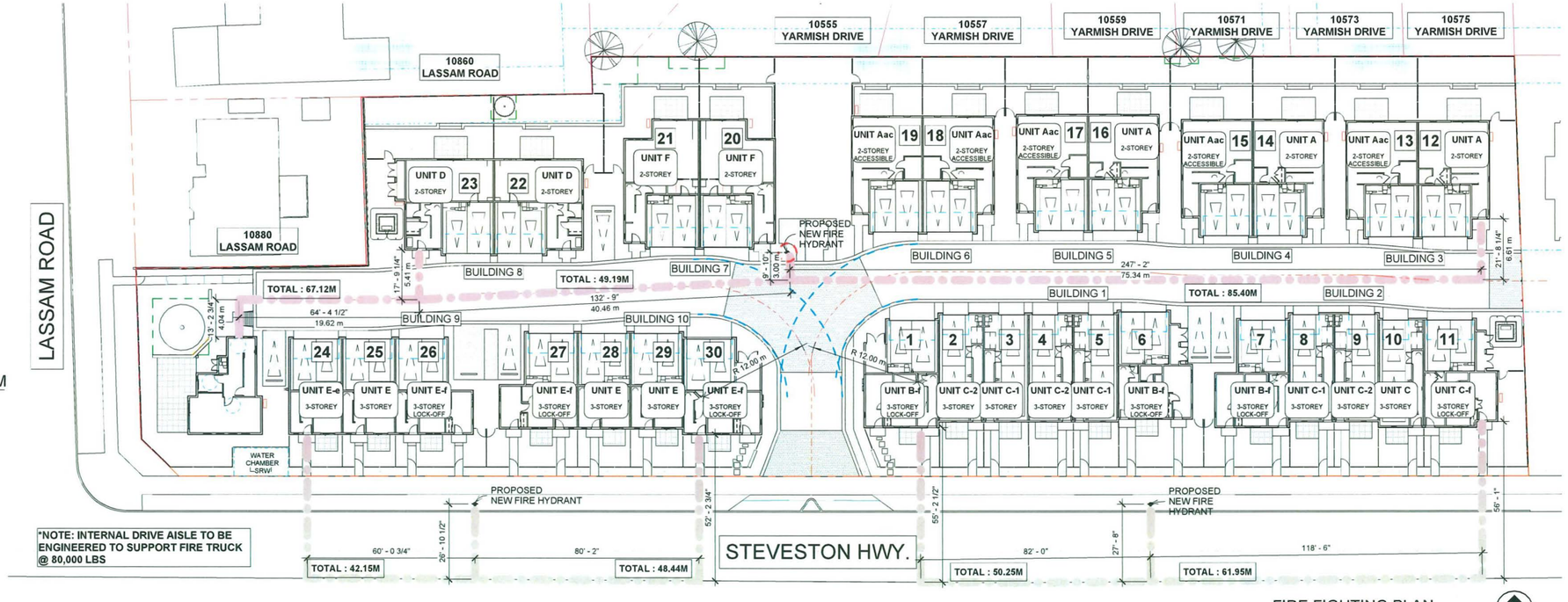
PARKING PLAN - TYPICAL TANDEM
3/16" = 1'-0"



PARKING PLAN
3/64" = 1'-0"

*NOTE:
- LEVEL 2 EV ENERGIZED OUTLET TO BE PROVIDED IN EACH RESIDENTIAL PARKING SPACES.
- 2 VISITOR PARKING SPACE WITH LEVEL 2 ENERGIZED OUTLET AND 1 VISITOR PARKING SPACE WITH OPPORTUNITY OF CHARGING.

*NOTE: RIGHT IN RIGHT OUT ACCESS SUBJECT TO FINAL CITY ENGINEERING & SERVICING AGREEMENT.



*NOTE: INTERNAL DRIVE AISLE TO BE ENGINEERED TO SUPPORT FIRE TRUCK @ 80,000 LBS

FIRE FIGHTING PLAN
3/64" = 1'-0"

REVISIONS :

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CONSULTANTS :

DP 24-046836
April 20, 2026
PLAN #5

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Proposed 30-Unit Townhouse Development

8 LOT ASSEMBLY

5471 / 5491 / 5493 / 5531 / 5551 / 5571 / 5591 / 5595 / 5613 / 5611 STEVESTON HWY, RICHMOND, BC

PROJECT NO. : 2106STVR

SCALE : As indicated

DATE : June 9, 2021

DRAWN BY : KYC / SRS

CHECK BY : KYC

SHEET TITLE : PARKING PLAN, FIRE FIGHTING PLAN

DRAWING SHEET : A1.3



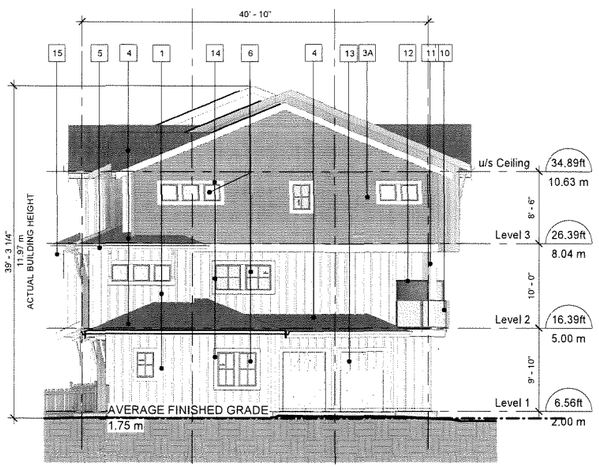
SOUTH ELEVATION - BUILDING 1
1/8" = 1'-0"



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



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



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

EXTERIOR FINISHES

1 FIBER CEMENT PANEL SIDING
HARDIEPANEL (SMOOTH, BOARD & BATTEN)
Colour: Arctic White

2 GENTEK VINYL SIDING
4"- EXPOSURE
Colour: Pearl, # 006

3 GENTEK VINYL SIDING
4"- EXPOSURE
Colour: A - Chesapeake Gray, # 872
B - Rockwell Blue, # 637

4 FIBERGLASS ASPHALT ROOF SHINGLES
Colour: Dark Grey (Multicolour, Textured)

5 ALUMINUM FASCIA GUTTER
Colour: White

6 VINYL-FRAMED DOUBLE-GLAZED WINDOWS
Vinyltek or Equivalent. Colour: Grey

7 DOUBLE-GLAZED VINYL BALCONY/PATIO DOOR
Colour: Grey

8 ENTRY SOLID WOOD DOOR
Door Colour: A - BM 2124-20 Trout Grey
B - BM 2049-60 Forget Me Not

9 OVERHEAD WOOD PANEL GARAGE DOOR
Colour: BM OC152 (Super White)

10 METAL RAILING W/ TRANSLUCENT GLASS
Railing Colour: Grey

11 BUILT UP POST - REFER TO DETAILS
Colour: BM OC152 (Super White)

12 6' HIGH TRANSLUCENT GLASS PARTITION
TO MATCH RAILING SYSTEM

13 ELECTRICAL ROOM DOOR
Colour: BM OC152 (Super White)

14 WINDOW AND DOOR TRIM
Colour: BM OC152 (Super White)

15 DECORATIVE BRACKET
Colour: BM OC152 (Super White)

16 STANDING SEAM METAL ROOF
Colour: Grey

REVISIONS :

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CONSULTANTS

DP 24-046836
April 20, 2026
PLAN #6

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8 LOT ASSEMBLY

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RICHMOND, BC

PROJECT NO.:
2106STVR

SCALE :
1/8" = 1'-0"

DATE :
June 9, 2021

DRAWN BY :
KYC / SRS

CHECK BY :
KYC

SHEET TITLE :
BUILDING ELEVATIONS - BUILDING 1

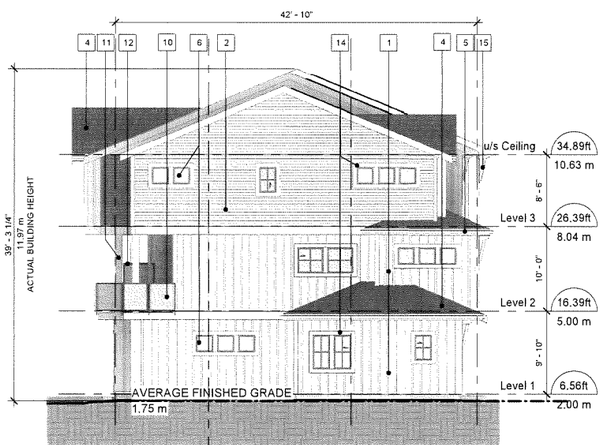
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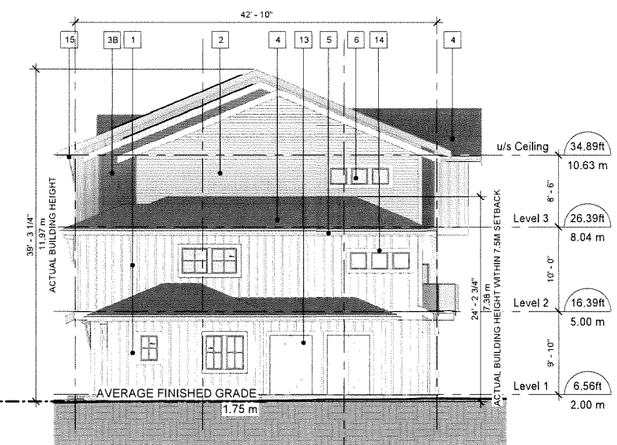
SOUTH ELEVATION - BUILDING 2
1/8" = 1'-0"



NORTH ELEVATION - BUILDING 2
1/8" = 1'-0"



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



EAST ELEVATION - BUILDIN 2
1/8" = 1'-0"

EXTERIOR FINISHES

1 FIBER CEMENT PANEL SIDING
HARDIEPANEL (SMOOTH, BOARD & BATTEN)
Colour: Arctic White

2 GENTEK VINYL SIDING
4"- EXPOSURE
Colour: Pearl, # 006

3 GENTEK VINYL SIDING
4"- EXPOSURE
Colour: A - Chesapeake Gray, # 872
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14 WINDOW AND DOOR TRIM
Colour: BM OC152 (Super White)

15 DECORATIVE BRACKET
Colour: BM OC152 (Super White)

16 STANDING SEAM METAL ROOF
Colour: Grey

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April 20, 2026
PLAN #7

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STEVESTON HWY.
RICHMOND, BC

PROJECT NO. :
2106STVR

SCALE :
1/8" = 1'-0"

DATE :
June 9, 2021

DRAWN BY :
KYC / SRS

CHECK BY :
KYC

SHEET TITLE :
BUILDING ELEVATIONS -
BUILDING 2

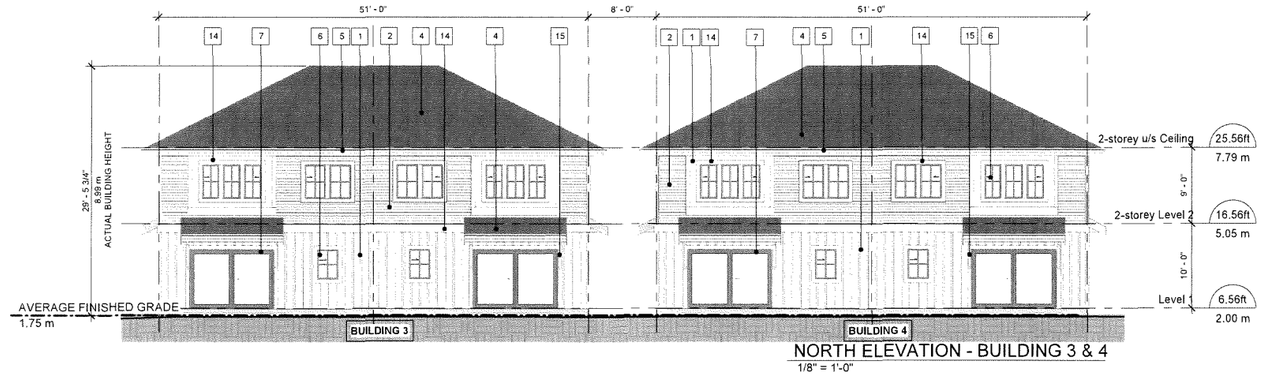
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A3.2



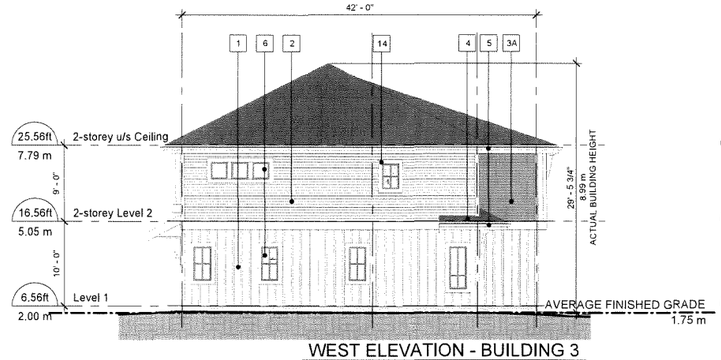
SOUTH ELEVATION - BUILDING 3 & 4

1/8" = 1'-0"



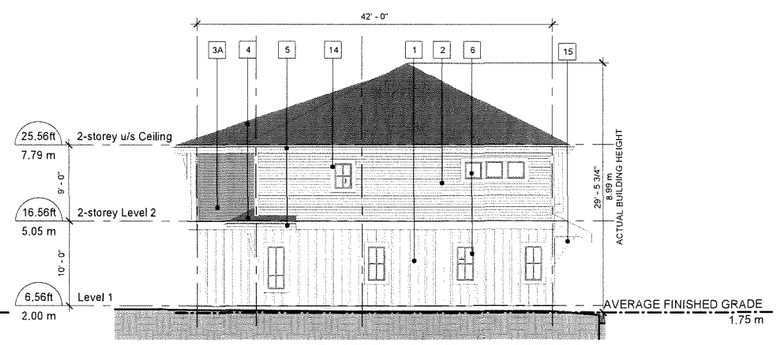
NORTH ELEVATION - BUILDING 3 & 4

1/8" = 1'-0"



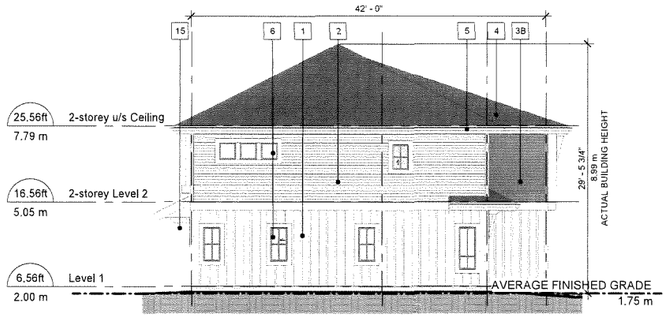
WEST ELEVATION - BUILDING 3

1/8" = 1'-0"



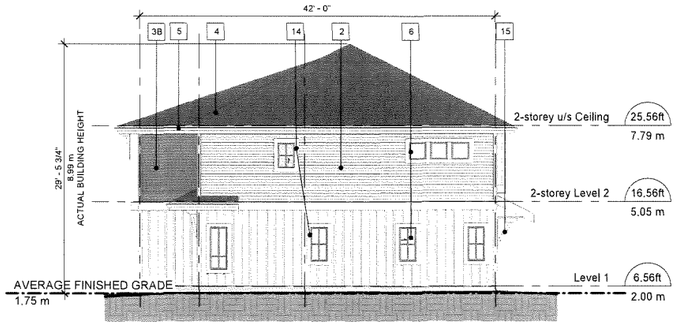
EAST ELEVATION - BUILDING 3

1/8" = 1'-0"



WEST ELEVATION - BUILDING 4

1/8" = 1'-0"



EAST ELEVATION - BUILDING 4

1/8" = 1'-0"

EXTERIOR FINISHES

1. FIBER CEMENT PANEL SIDING
   HARDIEPANEL (SMOOTH, BOARD & BATTEN)
   Colour: Arctic White
2. GENTEK VINYL SIDING
   4"- EXPOSURE
   Colour: Pearl, # 006
3. GENTEK VINYL SIDING
   4"- EXPOSURE
   Colour: A - Chesapeake Gray, # 872
   B - Rockwell Blue, # 637
4. FIBERGLASS ASPHALT ROOF SHINGLES
   Colour: Dark Grey (Multicolour, Textured)
5. ALUMINUM FASCIA GUTTER
   Colour: White
6. VINYL-FRAMED DOUBLE-GLAZED WINDOWS
   Vinyltek or Equivalent, Colour: Grey
7. DOUBLE-GLAZED VINYL BALCONY/PATIO DOOR
   Colour: Grey
8. ENTRY SOLID WOOD DOOR
   Door Colour: A - BM 2124-20 Trout Grey
   B - BM 2049-60 Forget Me Not
9. OVERHEAD WOOD PANEL GARAGE DOOR
   Colour: BM OC152 (Super White)
10. METAL RAILING W/ TRANSLUCENT GLASS
    Railing Colour: Grey
11. BUILT UP POST - REFER TO DETAILS
    Colour: BM OC152 (Super White)
12. 6' HIGH TRANSLUCENT GLASS PARTITION
    TO MATCH RAILING SYSTEM
13. ELECTRICAL ROOM DOOR
    Colour: BM OC152 (Super White)
14. WINDOW AND DOOR TRIM
    Colour: BM OC152 (Super White)
15. DECORATIVE BRACKET
    Colour: BM OC152 (Super White)
16. STANDING SEAM METAL ROOF
    Colour: Grey

REVISIONS :

MAR 31, 2026 DP5 Submission
FEB 27, 2026 DP4 Submission
NOV 25, 2025 DP3 Submission
SEP 05, 2025 DP Re-Submission
JUN 03, 2025 DP Re-Submission
OCT 04, 2024 DP Application
AUG 21, 2023 RZ4 Re-Submission
AUG 13, 2021 RZ Application

CONSULTANTS :

DP 24-046836
April 20, 2026
PLAN #8

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SEAL :

INTERFACE

Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5

T 604 821 1162
F 604 821 1146
www.interfacearchitecture.com

PROJECT :

Proposed 30-Unit
Townhouse Development

8 LOT ASSEMBLY

5471 / 5491 / 5493 / 5531 /
5551 / 5571 / 5591 / 5595 /
5613 / 5611
STEVESTON HWY.
RICHMOND, BC

PROJECT NO. :
2106STVR

SCALE :
1/8" = 1'-0"

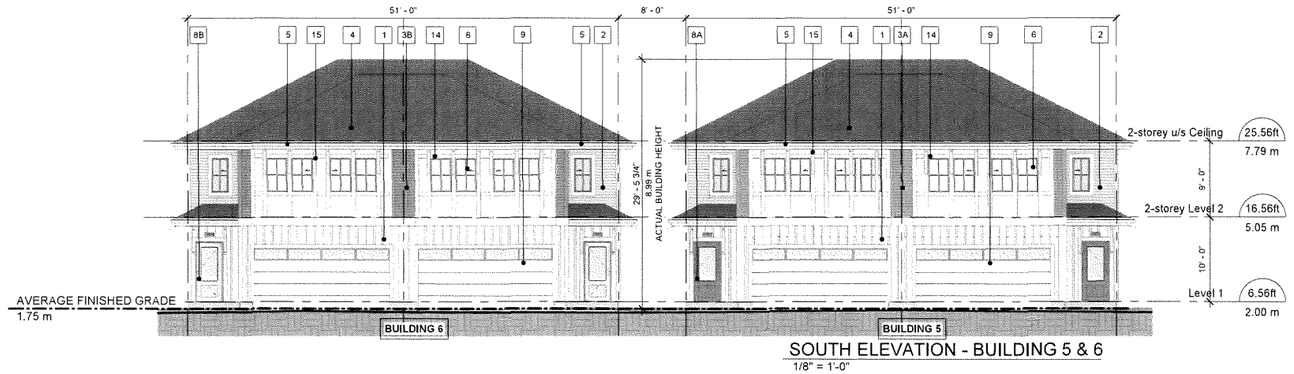
DATE :
June 9, 2021

DRAWN BY :
KYC / SRS

CHECK BY :
KYC

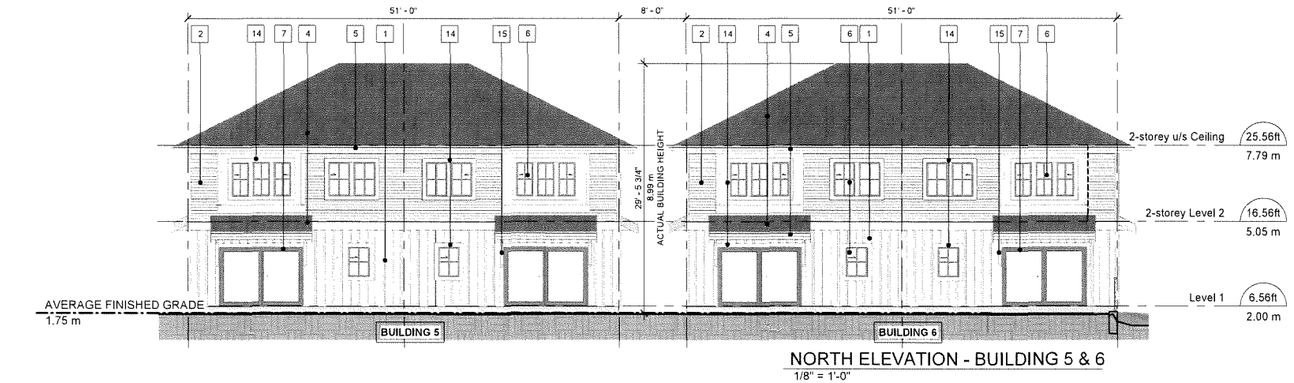
SHEET TITLE :
BUILDING ELEVATIONS -
BUILDING 3 & 4

DRAWING SHEET :
A3.3



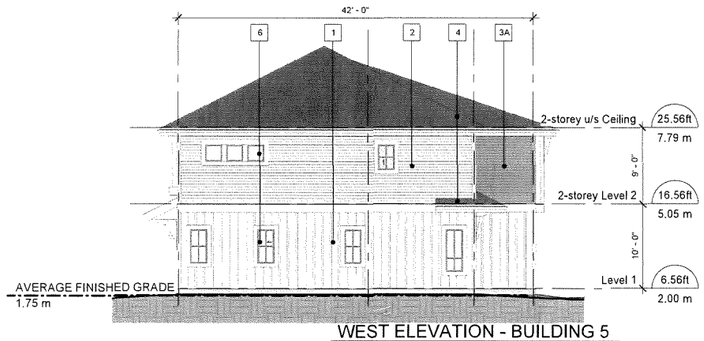
SOUTH ELEVATION - BUILDING 5 & 6

1/8" = 1'-0"



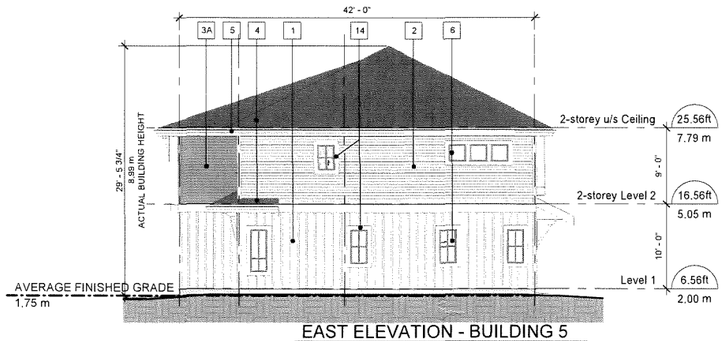
NORTH ELEVATION - BUILDING 5 & 6

1/8" = 1'-0"



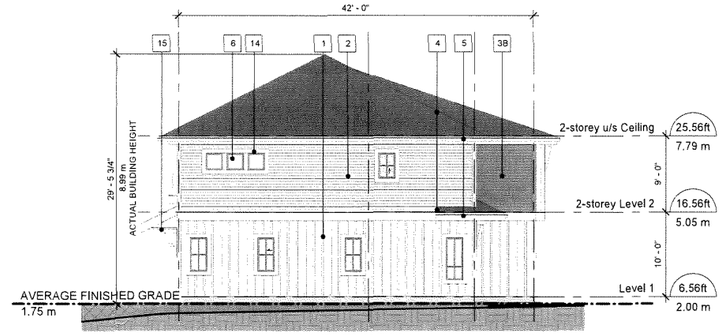
WEST ELEVATION - BUILDING 5

1/8" = 1'-0"



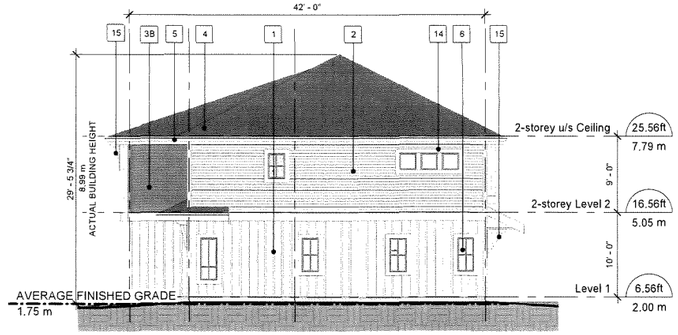
EAST ELEVATION - BUILDING 5

1/8" = 1'-0"



WEST ELEVATION - BUILDING 6

1/8" = 1'-0"



EAST ELEVATION - BUILDING 6

1/8" = 1'-0"

EXTERIOR FINISHES

1. FIBER CEMENT PANEL SIDING
   HARDIEPANEL (SMOOTH, BOARD & BATTEN)
   Colour: Arctic White
2. GENTEK VINYL SIDING
   4"- EXPOSURE
   Colour: Pearl, # 006
3. GENTEK VINYL SIDING
   4"- EXPOSURE
   Colour: A - Chesapeake Gray, # 872
   B - Rockwell Blue, # 637
4. FIBERGLASS ASPHALT ROOF SHINGLES
   Colour: Dark Grey (Multicolour, Textured)
5. ALUMINUM FASCIA GUTTER
   Colour: White
6. VINYL-FRAMED DOUBLE-GLAZED WINDOWS
   Vinyltek or Equivalent, Colour: Grey
7. DOUBLE-GLAZED VINYL BALCONY/PATIO DOOR
   Colour: Grey
8. ENTRY SOLID WOOD DOOR
   Door Colour: A - BM 2124-20 Trout Grey
   B - BM 2049-60 Forget Me Not
9. OVERHEAD WOOD PANEL GARAGE DOOR
   Colour: BM OC152 (Super White)
10. METAL RAILING W/ TRANSLUCENT GLASS
    Railing Colour: Grey
11. BUILT UP POST - REFER TO DETAILS
    Colour: BM OC152 (Super White)
12. 6' HIGH TRANSLUCENT GLASS PARTITION
    TO MATCH RAILING SYSTEM
13. ELECTRICAL ROOM DOOR
    Colour: BM OC152 (Super White)
14. WINDOW AND DOOR TRIM
    Colour: BM OC152 (Super White)
15. DECORATIVE BRACKET
    Colour: BM OC152 (Super White)
16. STANDING SEAM METAL ROOF
    Colour: Grey

REVISIONS :

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CONSULTANTS :

DP 24-046836
April 20, 2026
PLAN #9

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8 LOT ASSEMBLY

5471 / 5491 / 5493 / 5531 /
5551 / 5571 / 5591 / 5595 /
5613 / 5611
STEVESTON HWY,
RICHMOND, BC

PROJECT NO. :
2106STVR

SCALE :
1/8" = 1'-0"

DATE :
June 9, 2021

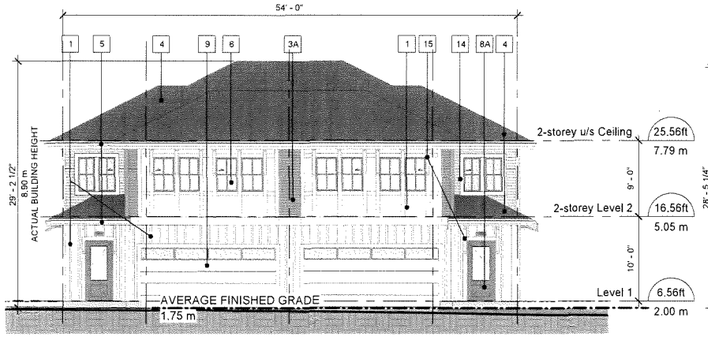
DRAWN BY :
KYC / SRS

CHECK BY :
KYC

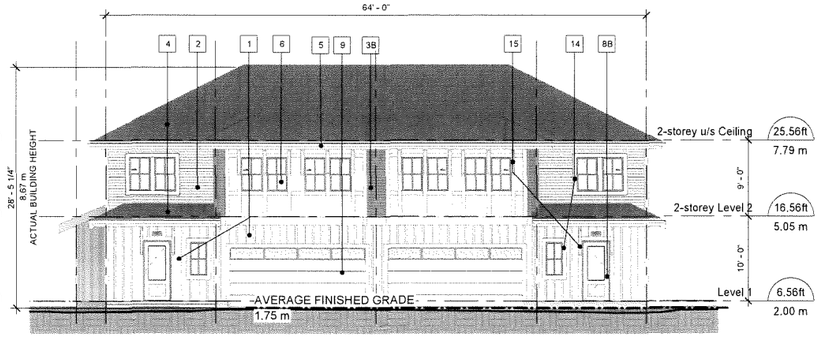
SHEET TITLE :
BUILDING ELEVATIONS -
BUILDING 5 & 6

DRAWING SHEET :

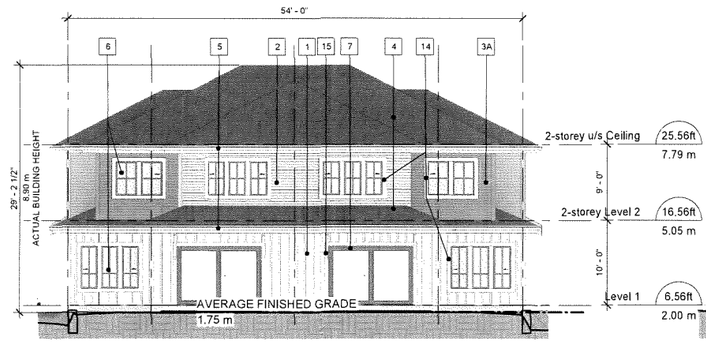
A3.4



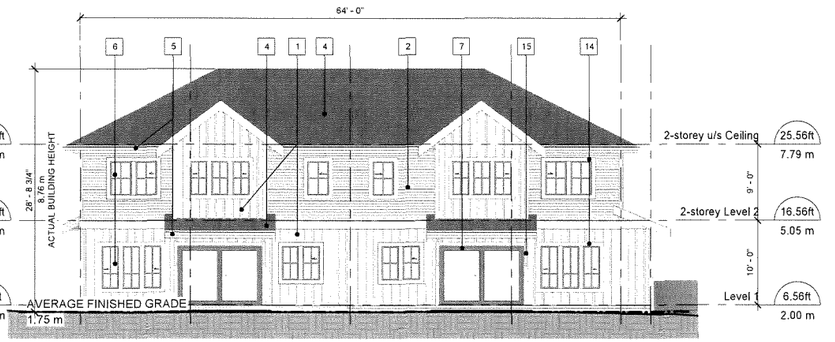
SOUTH ELEVATION - BUILDING 7
1/8" = 1'-0"



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



NORTH ELEVATION - BUILDING 7
1/8" = 1'-0"



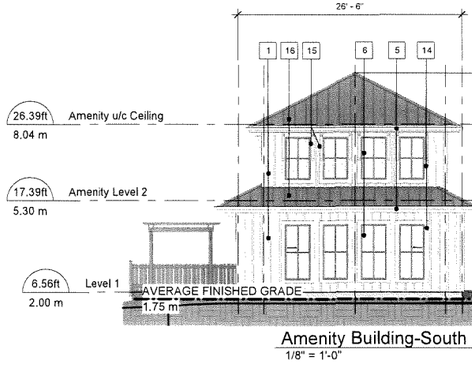
NORTH ELEVATION - BUILDING 8
1/8" = 1'-0"

WEST ELEVATION - BUILDING 7
1/8" = 1'-0"

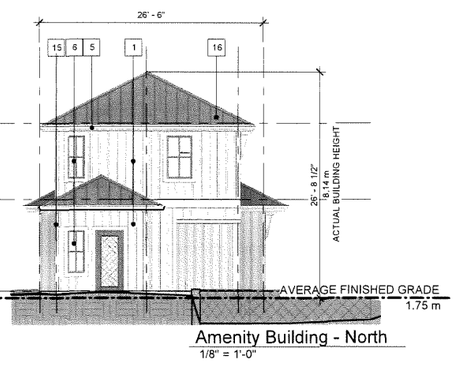
EAST ELEVATION - BUILDIN 7
1/8" = 1'-0"

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

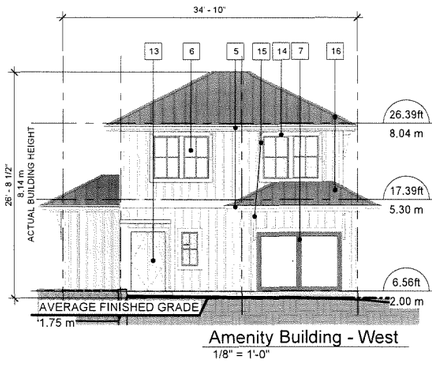
EAST ELEVATION - BUILDIN 8
1/8" = 1'-0"



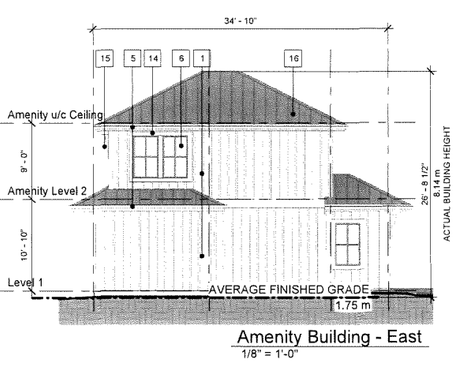
Amenity Building-South
1/8" = 1'-0"



Amenity Building - North
1/8" = 1'-0"



Amenity Building - West
1/8" = 1'-0"



Amenity Building - East
1/8" = 1'-0"

EXTERIOR FINISHES

1 FIBER CEMENT PANEL SIDING
HARDIEPANEL (SMOOTH, BOARD & BATTEN)
Colour: Arctic White

2 GENTEK VINYL SIDING
4"- EXPOSURE
Colour: Pearl, # 006

3 GENTEK VINYL SIDING
4"- EXPOSURE
Colour: A - Chesapeake Gray, # 872
B - Rockwell Blue, # 637

4 FIBERGLASS ASPHALT ROOF SHINGLES
Colour: Dark Grey (Multicolour, Textured)

5 ALUMINUM FASCIA GUTTER
Colour: White

6 VINYL-FRAMED DOUBLE-GLAZED WINDOWS
Vinyltek or Equivalent, Colour: Grey

7 DOUBLE-GLAZED VINYL BALCONY/PATIO DOOR
Colour: Grey

8 ENTRY SOLID WOOD DOOR
Door Colour: A - BM 2124-20 Trout Grey
B - BM 2049-60 Forget Me Not

9 OVERHEAD WOOD PANEL GARAGE DOOR
Colour: BM OC152 (Super White)

10 METAL RAILING W/ TRANSLUCENT GLASS
Railing Colour: Grey

11 BUILT UP POST - REFER TO DETAILS
Colour: BM OC152 (Super White)

12 6' HIGH TRANSLUCENT GLASS PARTITION
TO MATCH RAILING SYSTEM

13 ELECTRICAL ROOM DOOR
Colour: BM OC152 (Super White)

14 WINDOW AND DOOR TRIM
Colour: BM OC152 (Super White)

15 DECORATIVE BRACKET
Colour: BM OC152 (Super White)

16 STANDING SEAM METAL ROOF
Colour: Grey

REVISIONS :

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AUG 21, 2023 RZ4 Re-Submission
AUG 13, 2021 RZ Application

CONSULTANTS :

DP 24-046836
April 20, 2026
PLAN #10

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Townhouse Development

8 LOT ASSEMBLY

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5613 / 5611
STEVESTON HWY,
RICHMOND, BC

PROJECT NO. :
2106STVR

SCALE :
1/8" = 1'-0"

DATE :
June 9, 2021

DRAWN BY :
KYC / SRS

CHECK BY :
KYC

SHEET TITLE :
BUILDING ELEVATIONS -
BUILDING 7, 8, &
AMENITY BUILDING

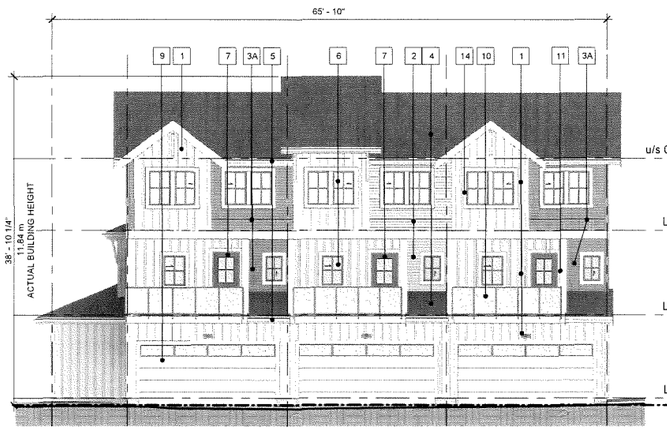
DRAWING SHEET :
A3.5



SOUTH ELEVATION - BUILDING 9
1/8" = 1'-0"



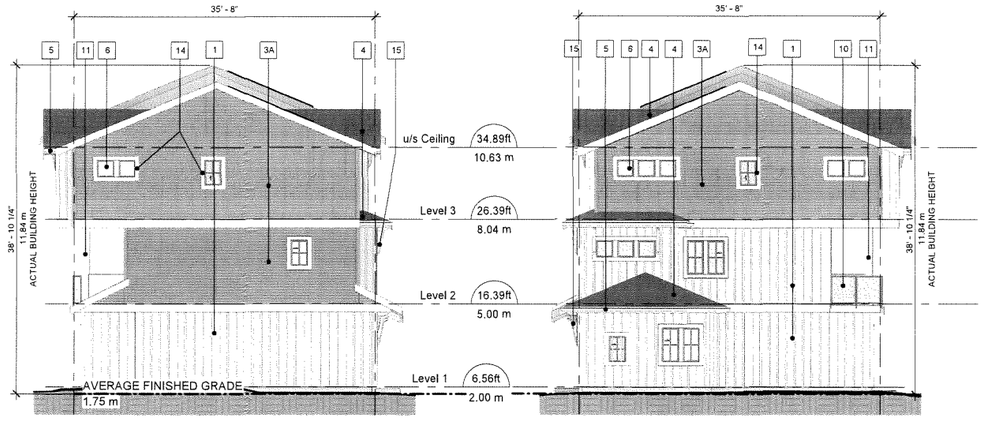
SOUTH ELEVATION - BUILDING 10
1/8" = 1'-0"



NORTH ELEVATION - BUILDING 9
1/8" = 1'-0"



NORTH ELEVATION - BUILDING 10
1/8" = 1'-0"



WEST ELEVATION - BUILDING 9
1/8" = 1'-0"

EAST ELEVATION - BUILDING 9
1/8" = 1'-0"



WEST ELEVATION - BUILDING 10
1/8" = 1'-0"

EAST ELEVATION - BUILDING 10
1/8" = 1'-0"

EXTERIOR FINISHES

1. FIBER CEMENT PANEL SIDING
   HARDIEPANEL (SMOOTH, BOARD & BATTEN)
   Colour: Arctic White
2. GENTEK VINYL SIDING
   4"- EXPOSURE
   Colour: Pearl, # 006
3. GENTEK VINYL SIDING
   4"- EXPOSURE
   Colour: A - Chesapeake Gray, # 872
   B - Rockwell Blue, # 637
4. FIBERGLASS ASPHALT ROOF SHINGLES
   Colour: Dark Grey (Multicolour, Textured)
5. ALUMINUM FASCIA GUTTER
   Colour: White
6. VINYL-FRAMED DOUBLE-GLAZED WINDOWS
   Vinyltek or Equivalent. Colour: Grey
7. DOUBLE-GLAZED VINYL BALCONY/PATIO DOOR
   Colour: Grey
8. ENTRY SOLID WOOD DOOR
   Door Colour: A - BM 2124-20 Trout Grey
   B - BM 2049-60 Forget Me Not
9. OVERHEAD WOOD PANEL GARAGE DOOR
   Colour: BM OC152 (Super White)
10. METAL RAILING W/ TRANSLUCENT GLASS
    Railing Colour: Grey
11. BUILT UP POST - REFER TO DETAILS
    Colour: BM OC152 (Super White)
12. 6' HIGH TRANSLUCENT GLASS PARTITION
    TO MATCH RAILING SYSTEM
13. ELECTRICAL ROOM DOOR
    Colour: BM OC152 (Super White)
14. WINDOW AND DOOR TRIM
    Colour: BM OC152 (Super White)
15. DECORATIVE BRACKET
    Colour: BM OC152 (Super White)
16. STANDING SEAM METAL ROOF
    Colour: Grey

REVISIONS :

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CONSULTANTS :

DP 24-046836
April 20, 2026
PLAN #11

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STEVESTON HWY,
RICHMOND, BC

PROJECT NO. :
2106STVR

SCALE :
1/8" = 1'-0"

DATE :
June 9, 2021

DRAWN BY :
KYC / SRS

CHECK BY :
KYC

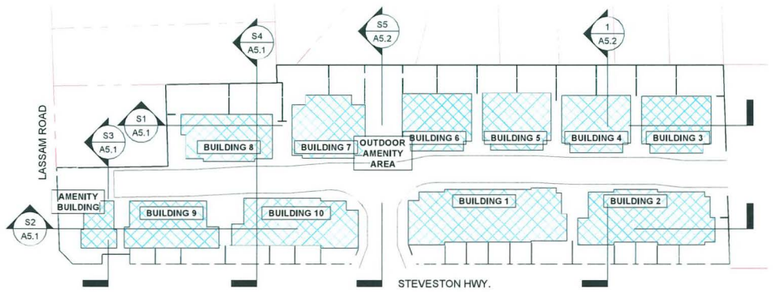
SHEET TITLE :
BUILDING ELEVATIONS -
BUILDING 9 & 10

DRAWING SHEET :
A3.6



STREETSCAPE-ALONG STEVESTON HWY.
1" = 20'-0"

KEY PLAN

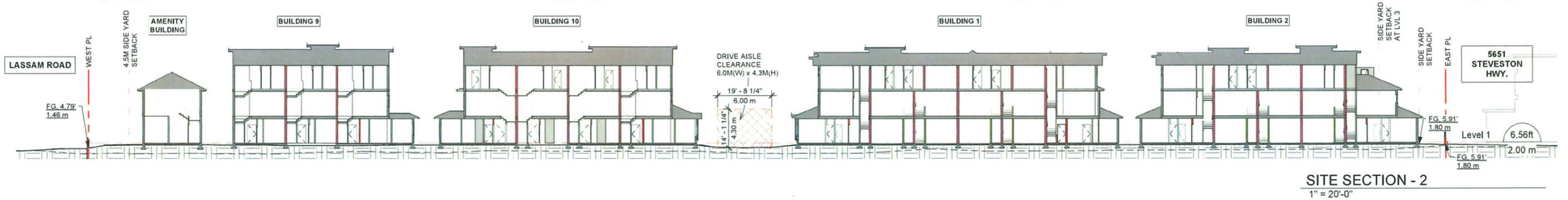




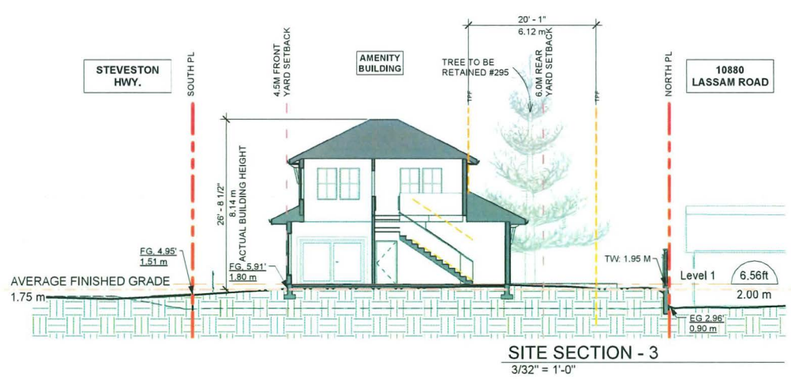
STREETSCAPE ALONG LASSAM RD.
1" = 20'-0"



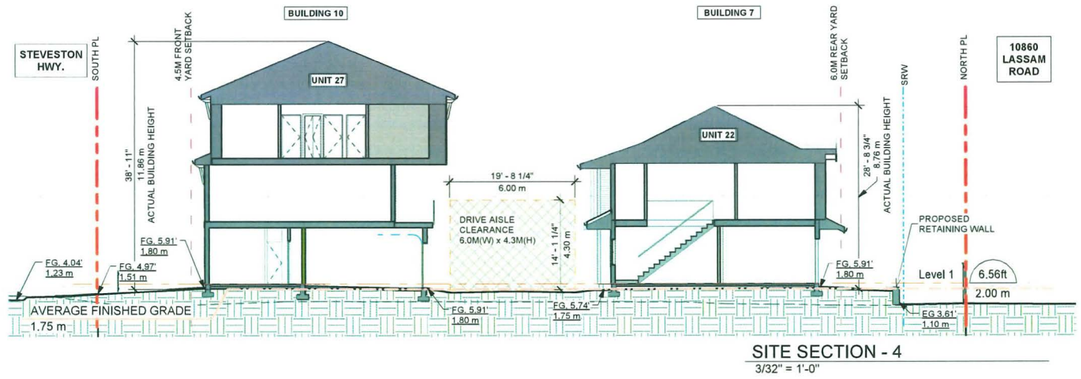
SITE SECTION - 1
1" = 20'-0"



SITE SECTION - 2
1" = 20'-0"



SITE SECTION - 3
3/32" = 1'-0"



SITE SECTION - 4
3/32" = 1'-0"

REVISIONS :
MAR 31, 2026 DP5 Submission
FEB 27, 2026 DP4 Submission
NOV 25, 2025 DP3 Submission
SEP 05, 2025 DP Re-Submission
JUN 03, 2025 DP Re-Submission
OCT 04, 2024 DP Application
AUG 21, 2023 RZ4 Re-Submission
AUG 13, 2021 RZ Application
CONSULTANTS :

DP 24-046836
April 20, 2026
PLAN #12

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THE ARCHITECT IS NOT RESPONSIBLE FOR THE METHOD AND QUALITY OF CONSTRUCTION OF THE CONTRACTOR AND THE SUBCONTRACTORS.

SEAL :

INTERFACE:
Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5

T 604 821 1162
F 604 821 1146
www.interfacearchitecture.com

PROJECT :
Proposed 30-Unit Townhouse Development

8 LOT ASSEMBLY

5471 / 5491 / 5493 / 5531 / 5551 / 5571 / 5591 / 5595 / 5613 / 5611
STEVESTON HWY,
RICHMOND, BC

PROJECT NO. : 2106STVR

SCALE : As indicated

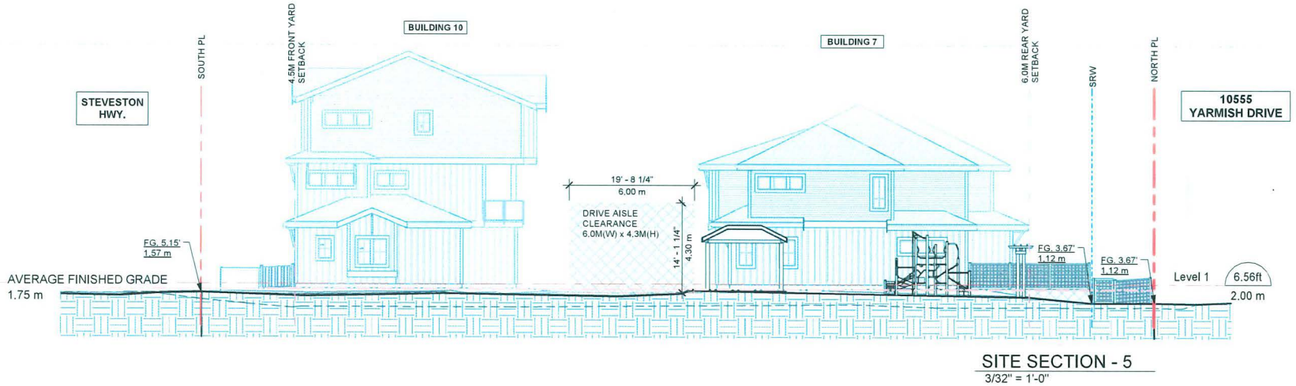
DATE : June 9, 2021

DRAWN BY : KYC / SRS

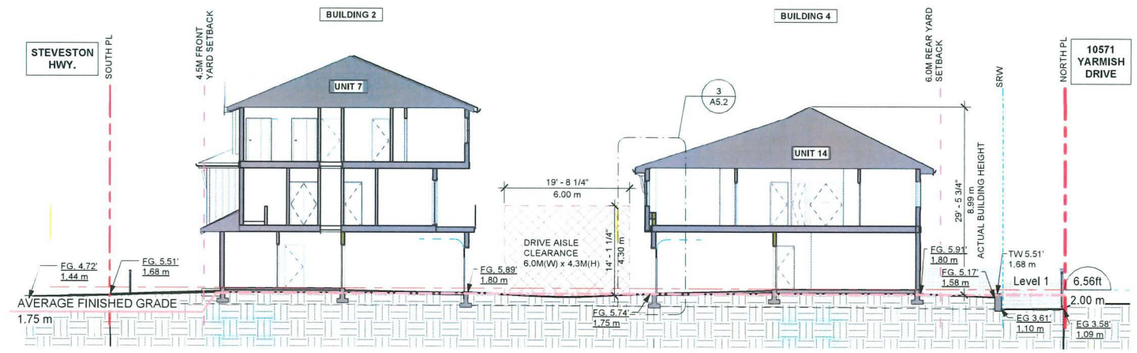
CHECK BY : KYC

SHEET TITLE : SITE SECTIONS - 1

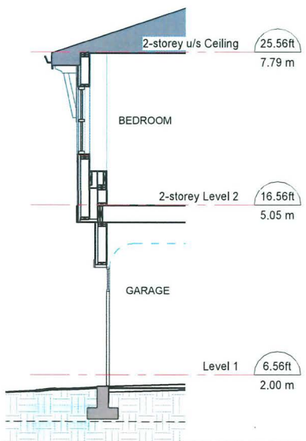
DRAWING SHEET : A5.1



SITE SECTION - 5
3/32" = 1'-0"

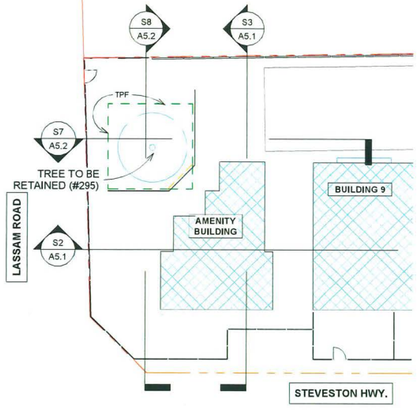


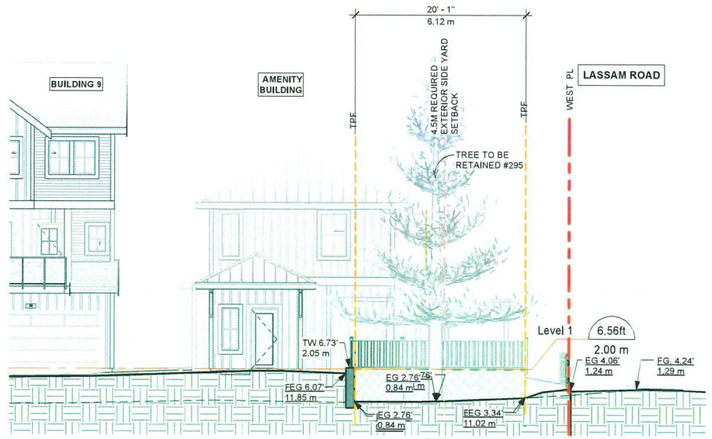
SITE SECTION - 6
3/32" = 1'-0"



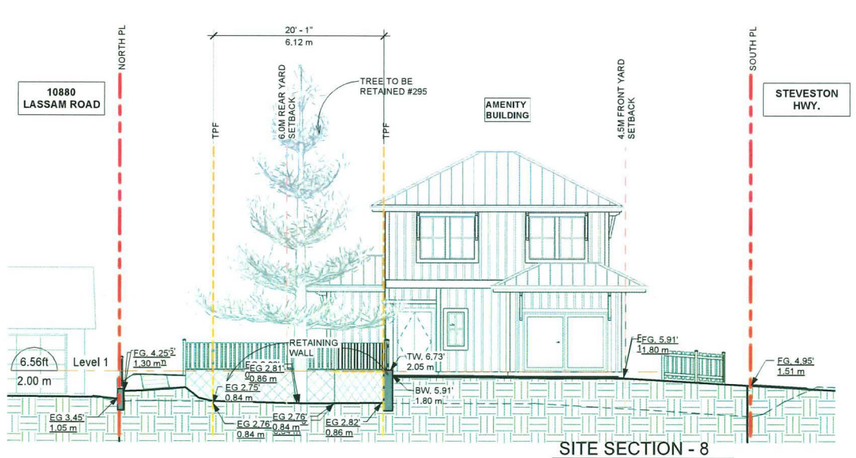
TYPICAL SECTION AT BOX WINDOW
1/4" = 1'-0"

KEY PLAN





SITE SECTION - 7
1/8" = 1'-0"



SITE SECTION - 8
1/8" = 1'-0"

REVISIONS :
MAR 31, 2026 DP5 Submission
FEB 27, 2026 DP4 Submission
NOV 25, 2025 DP3 Submission
SEP 05, 2025 DP Re-Submission
JUN 03, 2025 DP Re-Submission
OCT 04, 2024 DP Application
AUG 21, 2023 RZ4 Re-Submission
AUG 13, 2021 RZ Application
CONSULTANTS :

DP 24-046836
April 20, 2026
PLAN #13

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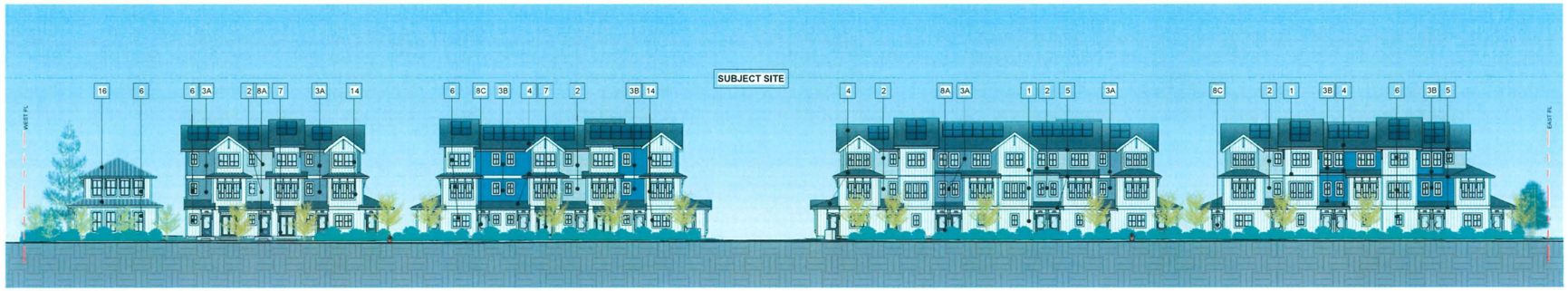
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SEAL :

INTERFACE:
Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5

T 604 821 1162
F 604 821 1146
www.interfacearchitecture.com

PROJECT :	Proposed 30-Unit Townhouse Development 8 LOT ASSEMBLY 5471 / 5491 / 5493 / 5531 / 5551 / 5571 / 5591 / 5595 / 5613 / 5611 STEVESTON HWY, RICHMOND, BC
PROJECT NO. :	2106STVR
SCALE :	As indicated
DATE :	June 9, 2021
DRAWN BY :	KYC / SRS
CHECK BY :	KYC
SHEET TITLE :	SITE SECTIONS - 2
DRAWING SHEET :	A5.2



STREETSCAPE ALONG STEVESTON HWY.
1" = 20'-0"

1 — FIBER CEMENT PANEL SIDING
HARDIE PANEL (SMOOTH, BOARD & BATTEN)
Colour: Arctic White

2 — GENTEK VINYL SIDING
4"- EXPOSURE
Colour: Pearl, # 006

3 — A / B — GENTEK VINYL SIDING
4"- EXPOSURE
Colour: A - Chesapeake Gray, #872
B - Rockwell Blue, # 637

4 — FIBERGLASS ASPHALT ROOF SHINGLES
Colour: Dark Gray (Multicolor, Textured)

5 — ALUMINUM FASCIA GUTTER
Colour: White

6 — VINYL-FRAMED DOUBLE-GLAZED WINDOWS
Vinyltek or Equivalent
Colour: Grey

7 — DOUBLE-GLAZED VINYL BALCONY/PATIO DOOR
Colour: Grey

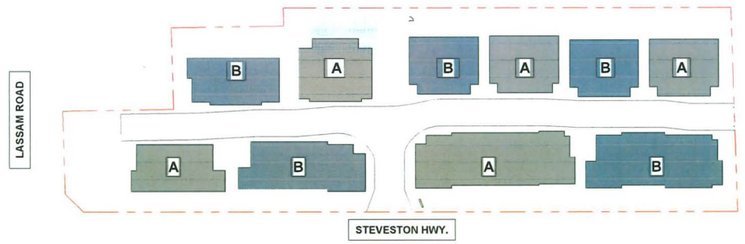
8 — A / B — ENTRY SOLID WOOD DOOR
Colour: A - BM 2124-20 Trout Grey
B - BM 2049-60 Forget Me Not

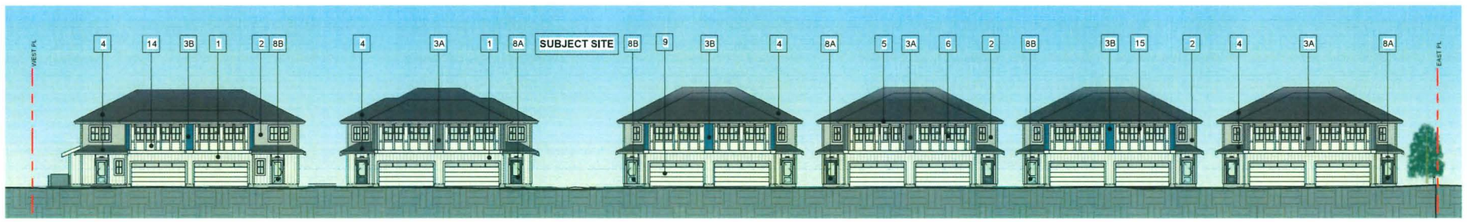
10 12 — METAL RAILING W/ TRANSLUCENT GLASS
Railing Colour: Grey

9 11 13 14 15 — OVERHEAD WOOD PANEL GARAGE DOOR
BUILT-UP POST
ELECTRICAL ROOM DOOR
Colour: BM OC152(Super White)

16 — STANDING SEAM METAL ROOF
Colour: Grey

KEY PLAN





STREETSCAPE ALONG DRIVE AISLE
1" = 20'-0"

REVISIONS :

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NOV 25, 2025 DP3 Submission
SEP 05, 2025 DP Re-Submission
JUN 03, 2025 DP Re-Submission
OCT 04, 2024 DP Application
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CONSULTANTS :

DP 24-046836
April 20, 2026
PLAN #14

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Richmond BC
Canada V6X 3Z5

T 604 821 1162
F 604 821 1146
www.interfacearchitecture.com

PROJECT :
Proposed 30-Unit
Townhouse Development

8 LOT ASSEMBLY

5471 / 5491 / 5493 / 5531 /
5551 / 5571 / 5591 / 5595 /
5613 / 5611
STEVESTON HWY,
RICHMOND, BC

PROJECT NO. :
2106STVR

SCALE :
As indicated

DATE :
June 9, 2021

DRAWN BY :
KYC / SRS

CHECK BY :
KYC

SHEET TITLE :
MATERIAL BOARD

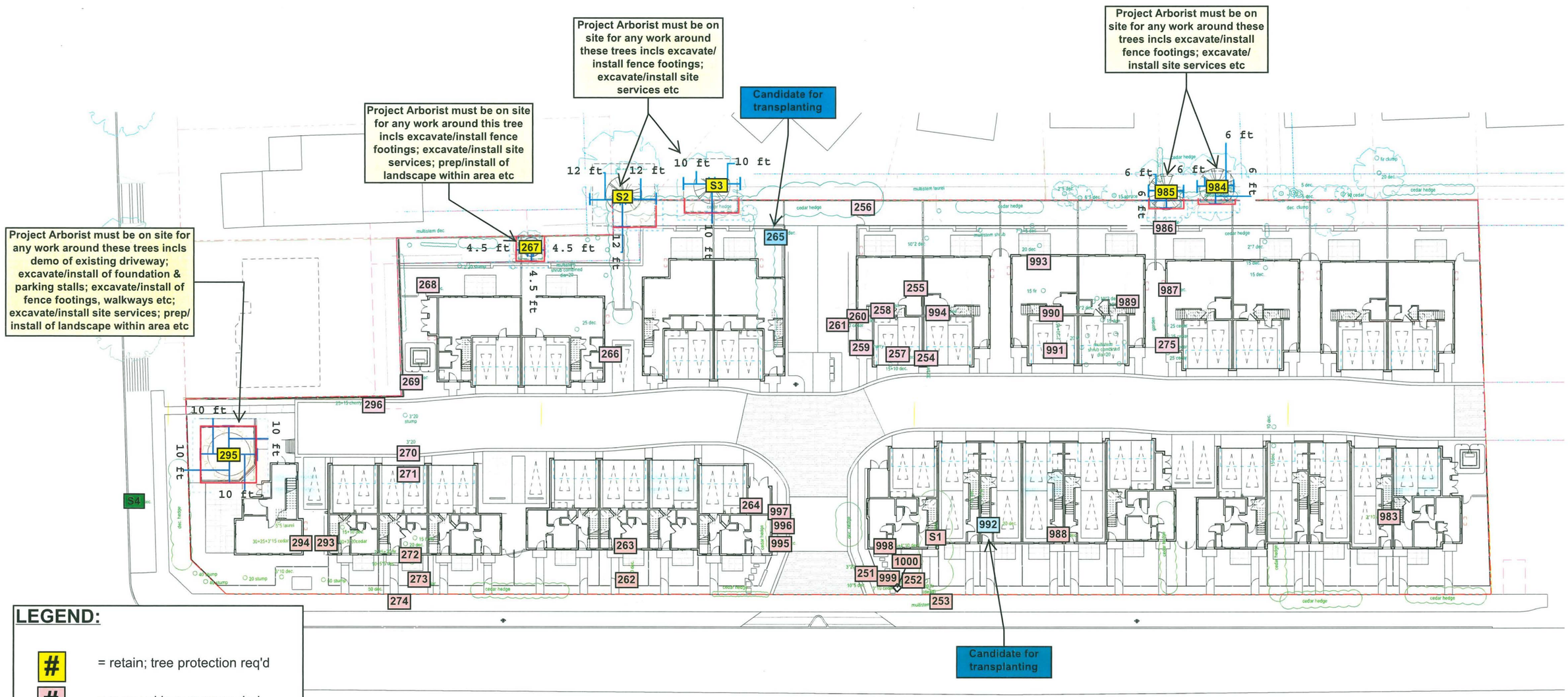
DRAWING SHEET :
A8.1

REVISED #5 - REMOVAL, RETENTION & PROTECTION PLAN

5471 to 5613 Steveston Hwy, Richmond

Refer to Inventory Table & Recommendations section of report for further info on site trees

DP 24-046836
April 20, 2026
PLAN #15



LEGEND:

- # = retain; tree protection req'd
- # = removal is recommended
- # = candidate for transplanting
- # = tree previously removed by City
- = tree protection barriers
- = **hot zone**; no ground works or digging allowed within these areas without project arborist on site to supervise

Project Arborist must be on-site when any ground works, excavation or construction activities are occurring within the protection zones prescribed for the site trees.

Radix
tree & landscape consulting inc.

PLANT SCHEDULE

M2 JOB NUMBER: 23-015

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	17	ACER CIRCINATUM	VINE MAPLE	4M HT; B&B; 3 STEM CLUMP NATIVE TO BC
	17	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	4M HT; 12M STD
	11	CHAMAECYPARIS NOOTKATENSIS 'GREEN ARROW'	GREEN ARROW NOOTKA CYPRESS	4M HT; B&B NATIVE TO BC
	1	CORNUS EDDIE'S 'WHITE WONDER'	WHITE WONDER DOGWOOD	8CM CAL.; STD FORM; B&B NATIVE TO BC
	3	MAGNOLIA x 'GALAXY'	MAGNOLIA	8CM CAL. B&B
	1	PICEA GLAUCA	WHITE SPRUCE	4M HT; B&B NATIVE TO BC
	6	PICEA OMORIKA 'BRUNS'	SERBIAN SPRUCE	4M HT; B&B NATIVE TO BC
	4	QUERCUS ROBUR 'FASTIGIATA'	FASTIGIATE ENGLISH OAK	8CM CAL; 1M STD; B&B

NOTES: • PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA 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.

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

TREE TABLE

ON-SITE BYLAW SIZE TREES REMOVED - 40
ON-SITE BYLAW SIZE TREES RETAINED - 2 (TAG #267, #295)
ON-SITE BYLAW SIZE TREES RELOCATED - 2 (#265, #992)
2:1 CITY OF RICHMOND TREE REPLACEMENT POLICY = 80 TREES REQUIRED)

PROPOSED REPLACEMENT TREES - 59
(CASH-IN-LIEU CONTRIBUTION REQUIRED, $500/TREE TO THE CITY'S TREE COMPENSATION FUND)
$500 x 21 = $10500

TOTAL NATIVE SHRUBS = 68%
TOTAL NATIVE TREES = 59%
PLEASE NOTE: MOST OTHER SPECIES ARE NATIVE CULTIVARS (NATIVARS) TO BC

NOTE: ALL TREES TO HAVE A MINIMUM 10M3 OF SOIL

LEGEND
- 42" HT. WOOD PICKET FENCE
- 4' HT. WOOD PRIVACY SCREEN FENCE
- 6' HT. SOLID WOOD PERIMETER FENCE
- TREE PROTECTION FENCE (TPZ)
- PROPERTY LINE
- HOODEN GATE
- WAYFINDING SIGNAGE

SURFACE MATERIAL LEGEND
- 80MM PERMEABLE VEHICULAR PAVERS (BELGARD) PATTERN:RUNNING BOND; COLOUR:SHADOW
- CLASSIC STANDARD 60MM PEDESTRIAN PAVER (BELGARD) PATTERN: HERRING BONE 90°; COLOUR: GRANITE
- 80MM PERMEABLE VEHICULAR PAVERS (BELGARD) PATTERN:HERRING BONE 45°; COLOUR: CHARCOAL
- TEXADA 2'X2' HYDRAPRESSED SLAB, NATURAL COLOUR
- 2X2' CONCRETE STEPPING STONES
- PIP RUBBER SURFACING
- ROUND DRAINAGE ROCK-DRIP STRIPS
- PLANTING BEDS
- SOD LAWN
- BROOM FINISH CONCRETE 6" DEEP
- STRUCTURAL SOIL 600MM DEEP FROM BTM. OF ROAD BASE

SHEET LIST-17 SHEETS

L1 TREE PLAN (L1A+L1B)
L2-L9 SHRUB PLAN A-H
L10 SOIL VOLUME PLAN
L11 IRRIGATION INFO. SHEET
L12 LANDSCAPE DETAILS 1
L13 LANDSCAPE DETAILS 2
L14 LANDSCAPE DETAILS 3
L15 LANDSCAPE DETAILS 4
L16 LANDSCAPE SPECIFICATIONS

DEVELOPMENT CONCEPT

TRANSPLANTED/RELOCATED TREE #265 (CORAL BARK MAPLE)
TRANSPLANT LOCATION TREE #265
TRANSPL… TREE #99… MAPLE)
POCKET PLANTED GROUNDCOVER WITHIN TPZ (NO EXCAVATION) TYP. ALL TREE RETENTION AREAS
OFFSITE TREE #52 RETAINED
OFFSITE TREE #53 RETAINED
48" HT. WOOD PRIVACY SCREEN FENCE (TYP.)
TREE #267 RETAINED (BLUE SPRUCE)
ALLAN BLOCK RETAINING WALLS AND STEPS
WOOD ARBOUR AT AMENITY ENTRY
BENCH BY …
F.G. 1.12M +
SOD LAWN
FESCUE SOD LAWN
UP
F.G. 1.40M +
GRAVEL AROUND PM
6' [1.8M]HT. SOLID WOOD FENCE ALONG PL NOTE: WALL & FENCE HT. NOT TO EXCEED 2.0M
TREE #295 RETAINED (NOBLE FIR)
BREAKLINE
UNIT A 2-STOREY
12' [3.66m]
4' HT. WOOD PRIVACY SCREEN FENCE (TYP.)
UNIT D 3-STOREY
B
PIP RUBBER EPDM SURFACING 50-50 COLOUR: BLACK SPECKLE
UNIT F 2-STOREY
36'-4" [11.06m]
VILLA PLAYHOUSE BY KOMPAN
SLOPES DOWN 5%
PERMEABLE CONCRETE PAVERS, HERRINGBONE 45° PATTERN TYP. ALL VISITOR PARKING STALLS
PEDESTRIAN PAVERS HERRING BONE 90° PATTERN
E
F
WISHBONE BIKE RACK-SURFACE MOUNT
WAYFINDING SIGN #1
PROPOSED NEW FIRE HYDRANT WITH 1M OFFSET
WALL LIGHTS
SOD
8'-4" [2.53m]
SLOPE 2%
BOLLARD LIGHTS
UNIT E-e 3-STOREY
UNIT E-f 3-STOREY LOCK-OFF
UNIT E 3-STOREY
2M CONCRETE SIDEWALK
1.75M SOD BOULEVARD
SIGNAGE
POCKET PLANTED GROUNDCOVER SWORD FERNS, PACHYSANDRA WITH 50MM DEEP COMPOSTED BARK MULCH (NOT INCLUDED IN PLANT SCHEDULE) WITHIN TPZ (NO EXCAVATION) FOR ALL TREE RETENTION AREAS
MODULAR BLOCK RETAINING WALL & GUARDRAIL
42" HT. WOOD PICKET FENCE (TYP.)
WOOD PERGOLA W/ SOFA SET
2' x 2' CONCRETE PAVERS TEXADA SLAB (BELGARD)
SINGLE PEDESTAL TABLE BY WISHBONE
2' x 2' CONCRETE PAVERS TEXADA SLAB (BELGARD) TYP. ALL PATIOS
42" HT. WOOD PICKET FENCE (TYP.) SETBACK 0.9M (3') FROM SIDEWALK
GRAVEL DRAINAGE STRIP (TYP.)
PERMEABLE CONCRETE PAVERS, CHARCOAL RUNNING BOND PATTERN

23015-26-DPP.zip

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M2 LANDSCAPE ARCHITECTURE
#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
25	APR/17.26	FINAL DESIGN	LM
24	MAR.27.26	REISSUE FOR DP	LM
23	MAR.26.26	REV. NEW SITE PLAN-CITY COMMENTS	LM
22	FEB.26.26	REV CITY COMMENTS	LM
21	FEB11.26	REV. NEW SITE PLAN	LM
20	FEB05.26	REV. ADP2 COMMENTS	LM
19	NOV.25.25	REV DP3 RE SUBMISSION	LM
18	NOV.20.25	REV ADP/STAFF COMMENTS	LM/MM
17	SEPT.22.25	RE-ISSUE FOR ADP	LM
16	SEPT.11.25	REV. NEW SITE PLAN	LM
15	SEPT.15.25	REV. PER CITY COMMENTS	LM
14	SEPT.05.25	ISSUE FOR ADP	LM
13	AUG.18.25	REV. NEW SITE PLAN-COORDINATION	LM
12	AUG12.25	REV NEW SITE PLAN	LM
11	AUG.01.25	REV NEW SITE PLAN/CITY COMMENTS	LM
10	MAY.16.25	REISSUE FOR DP	LM
9	MAY.08.25	REV NEW SITE PLAN	LM
8	APR.24.25	REV. CITY COMMENTS	LM
7	APR.15.25	REV. NEW SITE PLAN	LM
6	APR.08.25	REV ARBORIST REPORT	LM
5	DEC.20.24	REV OFFSITE SUBMISSION	LM/MM
4	SEPT.23.24	REV PER CITY COMMENTS/NEW SITE PLAN	LM
3	SEPT.12.24	REV. PER NEW SITE PLAN	LM
2	SEPT.06.23	RZ/ADP SUBMISSION	PMT
1	2023.05.16	PRELIMINARY DESIGN	PMT

SEAL:

DP 24-046836
April 20, 2026
PLAN #16

PROJECT:

PROPOSED 30-UNIT TOWNHOUSE DEVELOPMENT

5471 - 5613 STEVESTON HIGHWAY, RICHMOND, BC

DRAWING TITLE:

LANDSCAPE PLAN- WEST

DATE:	APR.20.23	DRAWING NUMBER:	L1A
SCALE:	3/64" = 1'-0"		
DRAWN:	PMT		
DESIGN:	PMT		OF 20
CHK'D:	MTLM		
M2LA PROJECT NUMBER:			23-015

LARSON BENCH BY WISHBONE

TRANSPLANTED/RELOCATED TREE #992 (JAPANESE MAPLE)

FUNPOINT CLIMBER BY KOMPAN

BENCH BY WISHBONE

BOLLARD LIGHTS

48" HT. WOOD PRIVACY SCREEN FENCE (TYP.)

6' [1.8M]HT. SOLID WOOD FENCE ALONG PL NOTE: WALL & FENCE HT. NOT TO EXCEED 2.0M

OFFSITE TREE #985 RETAINED

OFFSITE TREE #984 RETAINED

2'x2' TEXADA SLAB PAVERS TYP. ALL PATIOS

ALLAN BLOCK RETAINING WALLS AND STEPS

6' [1.8M]HT. SOLID WOOD FENCE ALONG PL NOTE: WALL & FENCE HT. NOT TO EXCEED 2.0M

F.G. 1.12M +

F.G. 1.40M +

F.G. 1.62M +

1.70M +

FESCUE SOD LAWN

SOD LAWN

SLOPE 2%

UNIT Aac 2-STOREY ACCESSIBLE

UNIT A 2-STOREY

UNIT C-2 3-STOREY

UNIT B-f 3-STOREY LOCK-OFF

UNIT C-1 3-STOREY

UNIT C-f 3-STOREY LOCK-OFF

C

D

G

H

12' [3.66m]

3 MAILBOXES BY CA POST ON CONCRETE PAD

WOOD FRAMED MAILBOX SHELTER ON FOOTINGS

WAYFINDING SIGN #2

BOLLARDS (TYP.)

STRUCTURAL SOIL

BREAKLINE

PEDESTRIAN PAVERS HERRING BONE 90° PATTERN

GRAVEL AGGREGATE

PERMEABLE CONCRETE PAVERS, CHARCOAL RUNNING BOND PATTERN

CROSS ACCESS TO 5651 STEVESTON HWY

PERMEABLE CONCRETE PAVERS CHARCOAL RUNNING BOND PATTERN

SIGNAGE

2M CONCRETE SIDEWALK

1.75M SOD BOULEVARD

2M CONCRETE SIDEWALK

SOD BOULEVARD

PEDESTRIAN PAVERS, GRANITE HERRINGBONE 90° PATTERN

2' x 2' CONCRETE STEPPING STONES

42" HT. PICKET FENCE (TYP.) SETBACK 0.9M (3') FROM SIDEWALK

TRANSPLANT LOCATION TREE #992 (JAPANESE MAPLE)

STEVESTON HWY.

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21	FEB11.26	REV. NEW SITE PLAN	LM
20	FEB.05.26	REV ADP2 COMMENTS	LM
19	NOV.25.25	REV DP3 RE SUBMISSION	LM
18	NOV.20.25	REV ADP/STAFF COMMENTS	LM/MM
17	SEPT.22.25	RE-ISSUE FOR ADP	LM
16	SEPT.11.25	REV. NEW SITE PLAN	LM
15	SEPT.5.25	REV. PER CITY COMMENTS	LM
14	SEPT.05.25	ISSUE FOR ADP	LM
13	AUG.18.25	REV. NEW SITE PLAN-COORDINATION	LM
12	AUG12.25	REV NEW SITE PLAN	LM
11	AUG.01.25	REV NEW SITE PLAN/CITY COMMENTS	LM
10	MAY.16.25	REISSUE FOR DP	LM
9	MAY.08.25	REV NEW SITE PLAN	LM
8	APR.24.25	REV. CITY COMMENTS	LM
7	APR.9.25	REV. NEW SITE PLAN	LM
6	APR.08.25	REV ARBORIST REPORT	LM
5	DEC.20.24	REV OFFSITE SUBMISSION	LM/MM
4	SEPT.23.24	REV PER CITY COMMENTS/NEW SITE PLAN	LM
3	SEPT.12.24	REV PER NEW SITE PLAN	LM
2	SEPT.09.23	RZ.4b SUBMISSION	PMT
1	2023.05.16	PRELIMINARY DESIGN	PMT

SEAL:

DP 24-046836
April 20, 2026
PLAN #17

PROJECT:

PROPOSED 30-UNIT TOWNHOUSE DEVELOPMENT

5471 - 5613 STEVESTON HIGHWAY, RICHMOND, BC

DRAWING TITLE:

LANDSCAPE PLAN- EAST

DATE:	APR.20.23	DRAWING NUMBER:	L 1B
SCALE:	3/64" = 1'-0"		
DRAWN:	PMT		
DESIGN:	PMT		
CHK'D:	MTLM		OF 20
M2LA PROJECT NUMBER:			23-015

PLANT SCHEDULE

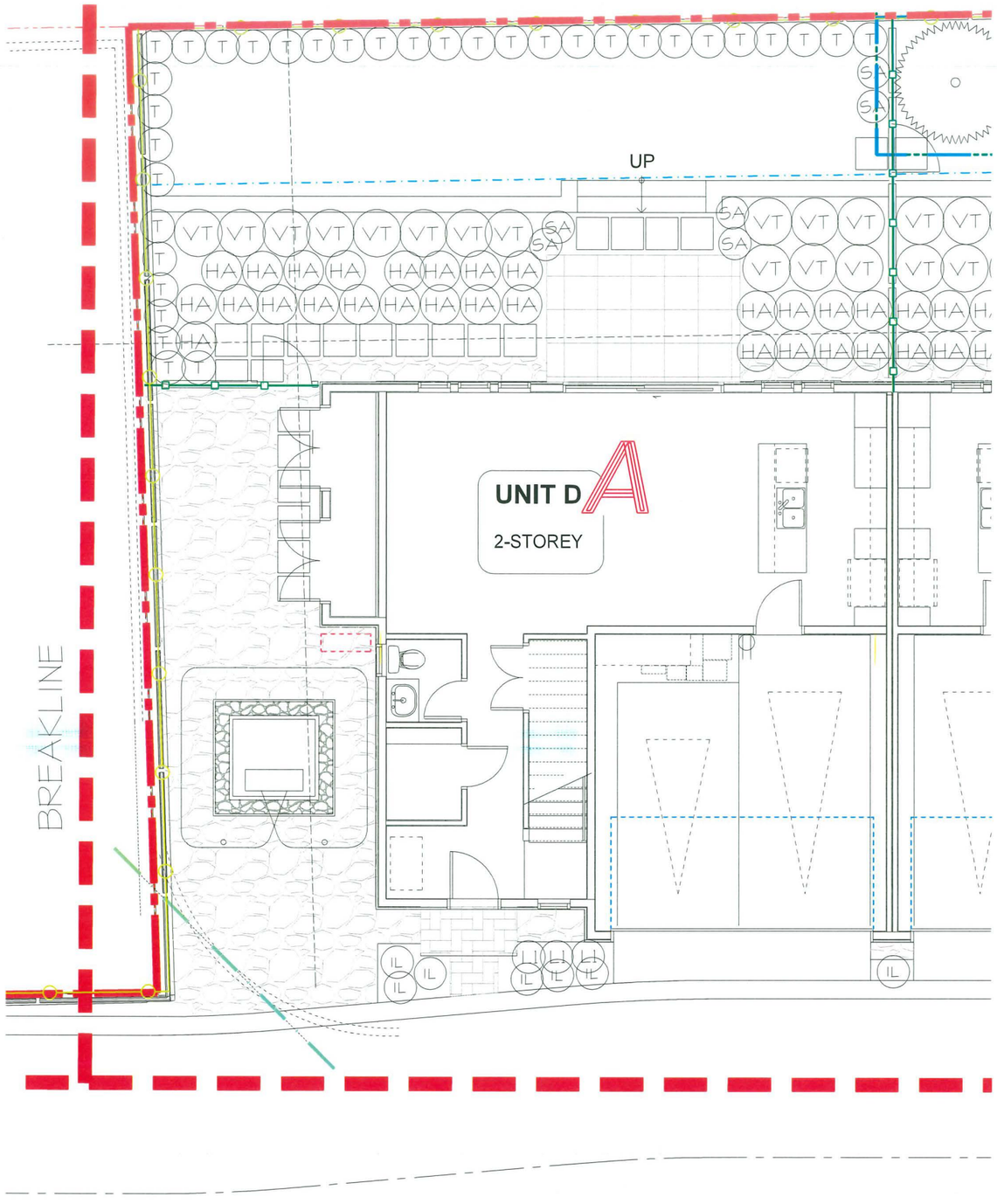
M2 JOB NUMBER: 23-015

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS		SPACINGS
SHRUB						
AJ	30	AZALEA JAPONICA 'BLUE DANUBE'	AZALEA, BLUISH-VIOLET	#3 POT; 40CM		36" O.C.
BS	54	BUXUS SEMPERVIRENS 'GRAHAM BLANDY'	UPRIGHT BOXWOOD	#2 POT; 25CM		28" O.C.
CV	4	CHOISYA TERNATA	MEXICAN MOCK ORANGE	#3 POT		48" O.C.
CA	17	CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED SHRUB DOGWOOD	#3 POT		42" O.C.
HA	44	HYDRANGEA ARBORESCENS 'ANNABELLE'	HYDRANGEA	#2 POT; 50CM		36" O.C.
IC	33	ILEX CRENATA 'SKY PENCIL'	JAPANESE HOLLY	#3 POT; 50CM		30" O.C.
ND	0	NANDINA DOMESTICA	HEAVENLY BAMBOO	#5 POT		36" O.C.
PF	40	PHOTINIA X FRASERI	PHOTINIA	#2 POT; 40CM		20" O.C.
PJ	14	PIERIS JAPONICA 'MOUNTAIN FIRE'	JAPANESE ANDROMEDA	#3 POT; 50CM		36" O.C.
PL	82	PRUNUS LUSITANICA	PORTUGESE LAUREL	#3 POT; 60CM; IM B+B		18" O.C.
RS	212	RIBES SANGUINEUM 'KING EDWARD'	KING EDWARD FLOWERING CURRANT	#2 POT; 60CM	NATIVE TO BC'	18" O.C.
RW	16	ROSA 'SIMON FRASER'	SIMON FRASER ROSE; PINK	#1 POT		24" O.C.
SH	72	SARCOCOCCA HOOKERANA 'RUSCIFOLIA'	FRAGRANT SARCOCOCCA	#2 POT; 30CM		24" O.C.
T	428	TAXUS X MEDIA 'HICKSII'	HICKS YEW	1.20M HT; B+B	NATIVE TO BC'	30" O.C.
TH	32	TAXUS X MEDIA 'HICKSII' (#1 POT)	HICKS YEW	#1 POT	NATIVE TO BC'	36" O.C.
TO	12	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	#5 POT; 2M HT		36" O.C.
VO	124	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#3 POT; 60CM	NATIVE TO BC'	36" O.C.
VS	21	VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#2 POT; 40CM		24" O.C.
VT	77	VIBURNUM TINUS 'DWARF'	SPRING BOUQUET	#2 POT; 30CM		24" O.C.
GRASS						
CA	88	CALAMAGROSTIS ACUTIFLORA 'OVERDAM'	VARIEGATED FEATHER REED GRASS	#1 POT		12" O.C.
PA	14	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	#1 POT		24" O.C.
GC						
AU	71	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	#1 POT; 20CM	NATIVE TO BC'	32" O.C.
MA	308	BERBERIS NERVOSA	LOW OREGON GRAPE	#1 POT; 15CM	NATIVE TO BC'	18" O.C.
GS	17	GAULTHERIA SHALLON	SALAL	#1 POT; 20CM, 60CM O.C.	NATIVE TO BC'	12" O.C.
KA	173	PHYLLODOCE EMPETRIFORMIS	PINK MOUNTAIN HEATHER	#1 POT	NATIVE TO BC'	24" O.C.

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA 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.

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

1993 TOTAL SHRUBS= 68% NATIVE PLANTS



23015-26-DPP.zip

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1.2m(4') 0 1.2m(4') 2.4m(8') 4.8m(16')
SCALE: 1:48 (1/8"=1'-0")

NO.	DATE	REVISION DESCRIPTION	DR.
25	APR.17.26	FINAL DESIGN	LM
24	MAR.27.26	REISSUE FOR DP	LM
23	MAR.26.26	REV. NEW SITE PLAN-CITY COMMENTS	LM
22	FEB.26.26	REV. CITY COMMENTS	LM
21	FEB.11.26	REV. NEW SITE PLAN	LM
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19	NOV.25.25	REV. DP3 RE SUBMISSION	LM
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10	MAY.16.25	REISSUE FOR DP	LM
9	MAY.06.25	REV. NEW SITE PLAN	LM
8	APR.24.25	REV. CITY COMMENTS	LM
7	APR.15.25	REV. NEW SITE PLAN	LM
6	APR.08.25	REV. ARBORIST REPORT	LM
5	DEC.20.24	REV. OFFSITE SUBMISSION	LM/MM
4	SEPT.23.24	REV. PER CITY COMMENTS/NEW SITE PLAN	LM
3	SEPT.12.24	REV. PER NEW SITE PLAN	LM
2	SEPT.08.23	RZ4b SUBMISSION	PMT
1	2023.05.16	PRELIMINARY DESIGN	PMT

SEAL:

DP 24-046836
April 20, 2026
PLAN #18

PROJECT:

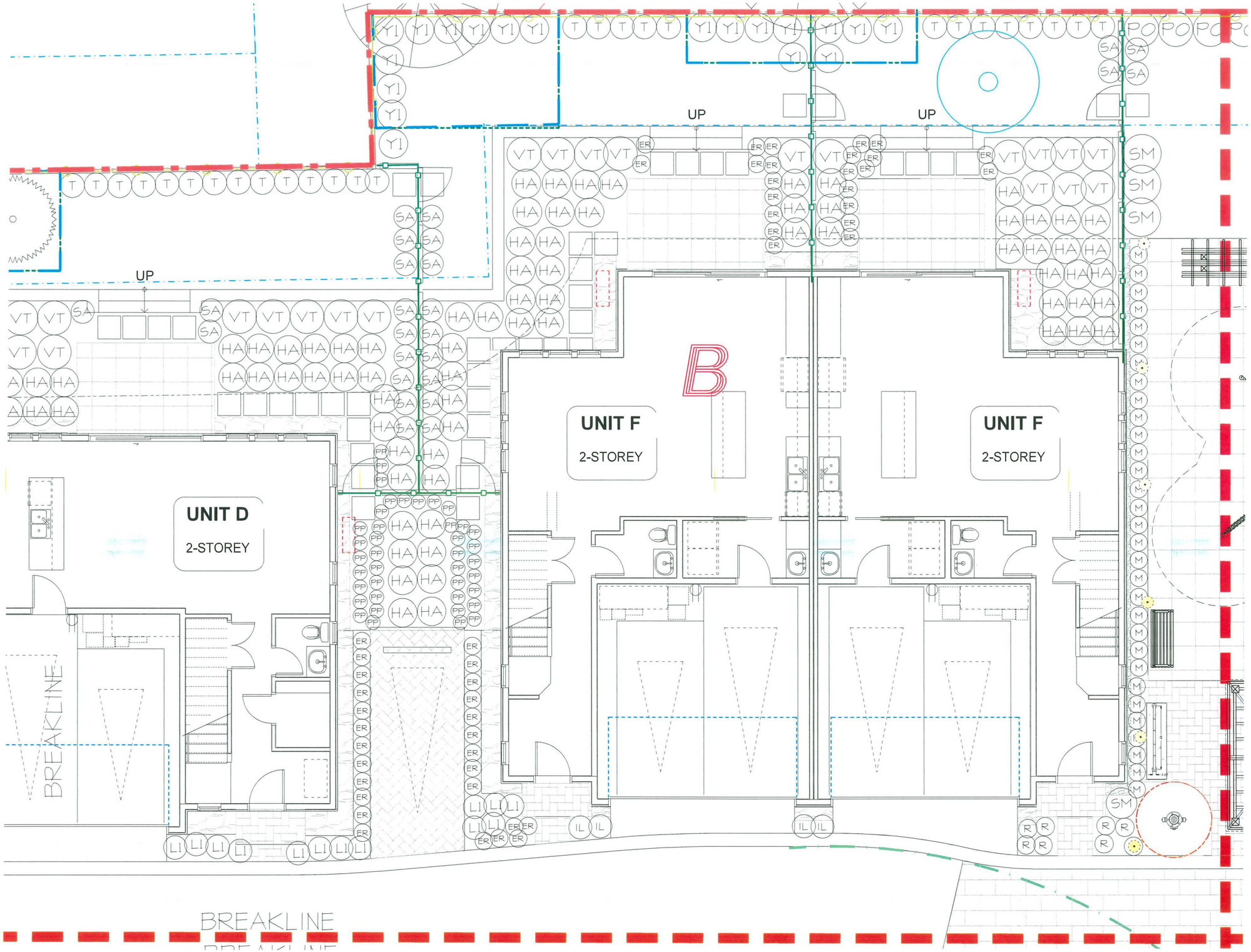
PROPOSED 30-UNIT TOWNHOUSE DEVELOPMENT

5471 - 5613 STEVESTON HIGHWAY, RICHMOND, BC

DRAWING TITLE:

SHRUB PLAN A

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SCALE:	1/8" = 1'-0"		L2
DRAWN:	PMT		
DESIGN:	PMT		OF 20
CHK'D:	MTLM		
M2LA PROJECT NUMBER:			23-015



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1.2m(4') 0 1.2m(4') 2.4m(8') 4.8m(16')
SCALE: 1:96 (1/8"=1'-0")

NO.	DATE	REVISION DESCRIPTION	DR.
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22	FEB.26.26	REV. CITY COMMENTS	LM
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19	NOV.25.25	REV DP3 RE SUBMISSION	LM
18	NOV.20.25	REV. ADP/STAFF COMMENTS	LM/MM
17	SEPT.22.25	RE-ISSUE FOR ADP	LM
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13	AUG.18.25	REV NEW SITE PLAN-COORDINATION	LM
12	AUG.12.25	REV NEW SITE PLAN	LM
11	AUG.01.25	REV NEW SITE PLAN/CITY COMMENTS	LM
10	MAY.16.25	REISSUE FOR DP	LM
9	MAY.06.25	REV NEW SITE PLAN	LM
8	APR.24.25	REV. CITY COMMENTS	LM
7	APR.15.25	REV. NEW SITE PLAN	LM
6	APR.08.25	REV ARBORIST REPORT	LM
5	DEC.20.24	REV OFFSITE SUBMISSION	LM/MM
4	SEPT.23.24	REV PER CITY COMMENTS/NEW SITE PLAN	LM
3	SEPT.12.24	REV PER NEW SITE PLAN	LM
2	SEPT.08.23	RZ4b SUBMISSION	PMT
1	2023.05.18	PRELIMINARY DESIGN	PMT

SEAL:

DP 24-046836
April 20, 2026
PLAN #19

PROJECT:

PROPOSED 30-UNIT TOWNHOUSE DEVELOPMENT

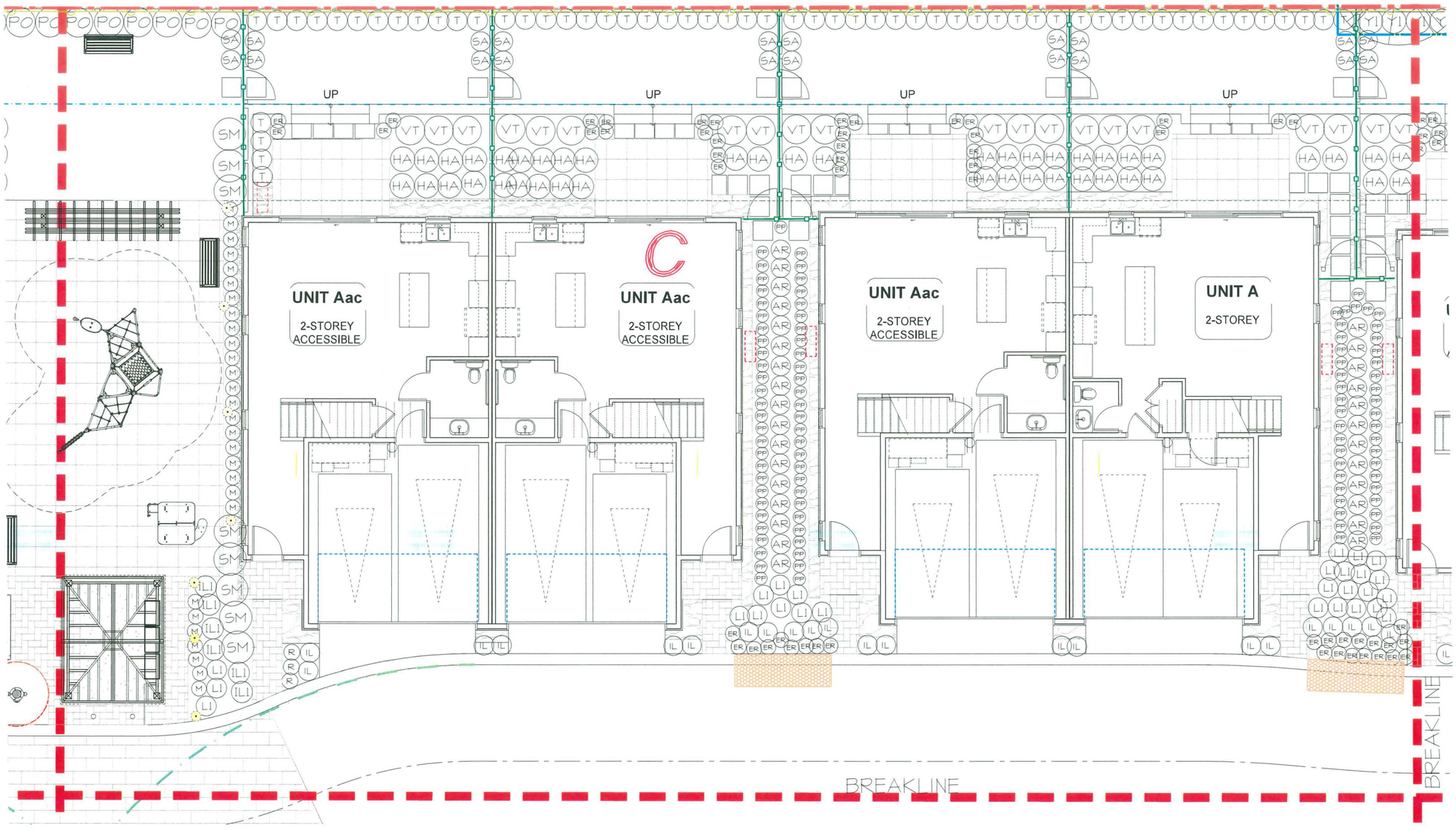
5471 - 5613 STEVESTON HIGHWAY, RICHMOND, BC

DRAWING TITLE:

SHRUB PLAN B

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SCALE:	1/8" = 1'-0"		
DRAWN:	PMT		OF 20
DESIGN:	PMT		
CHK'D:	MTLM		
M2LA PROJECT NUMBER:			23-015

23015-26-DFP.zip



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SCALE: 1:238 (3/32"=1'-0")

NO.	DATE	REVISION DESCRIPTION	DR.
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24	MAR.27.26	REISSUE FOR DP	LM
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22	FEB.26.26	REV. CITY COMMENTS	LM
21	FEB.11.26	REV. NEW SITE PLAN	LM
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19	NOV.25.25	REV DP3 RE SUBMISSION	LM
18	NOV.20.25	REV. ADP/STAFF COMMENTS	LM/MM
17	SEPT.22.25	RE-ISSUE FOR ADP	LM
16	SEPT.11.25	REV. NEW SITE PLAN	LM
15	SEPT.5.25	REV. PER CITY COMMENTS	LM
14	SEPT.05.25	ISSUE FOR ADP	LM
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11	AUG.01.25	REV. NEW SITE PLAN/CITY COMMENTS	LM
10	MAY.16.25	REISSUE FOR DP	LM
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7	APR.15.25	REV. NEW SITE PLAN	LM
6	APR.08.25	REV. ARBORIST REPORT	LM
5	DEC.20.24	REV. OFFSITE SUBMISSION	LM/MM
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3	SEPT.12.24	REV. PER NEW SITE PLAN	LM
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SEAL:

DP 24-046836
April 20, 2026
PLAN #20

PROJECT:

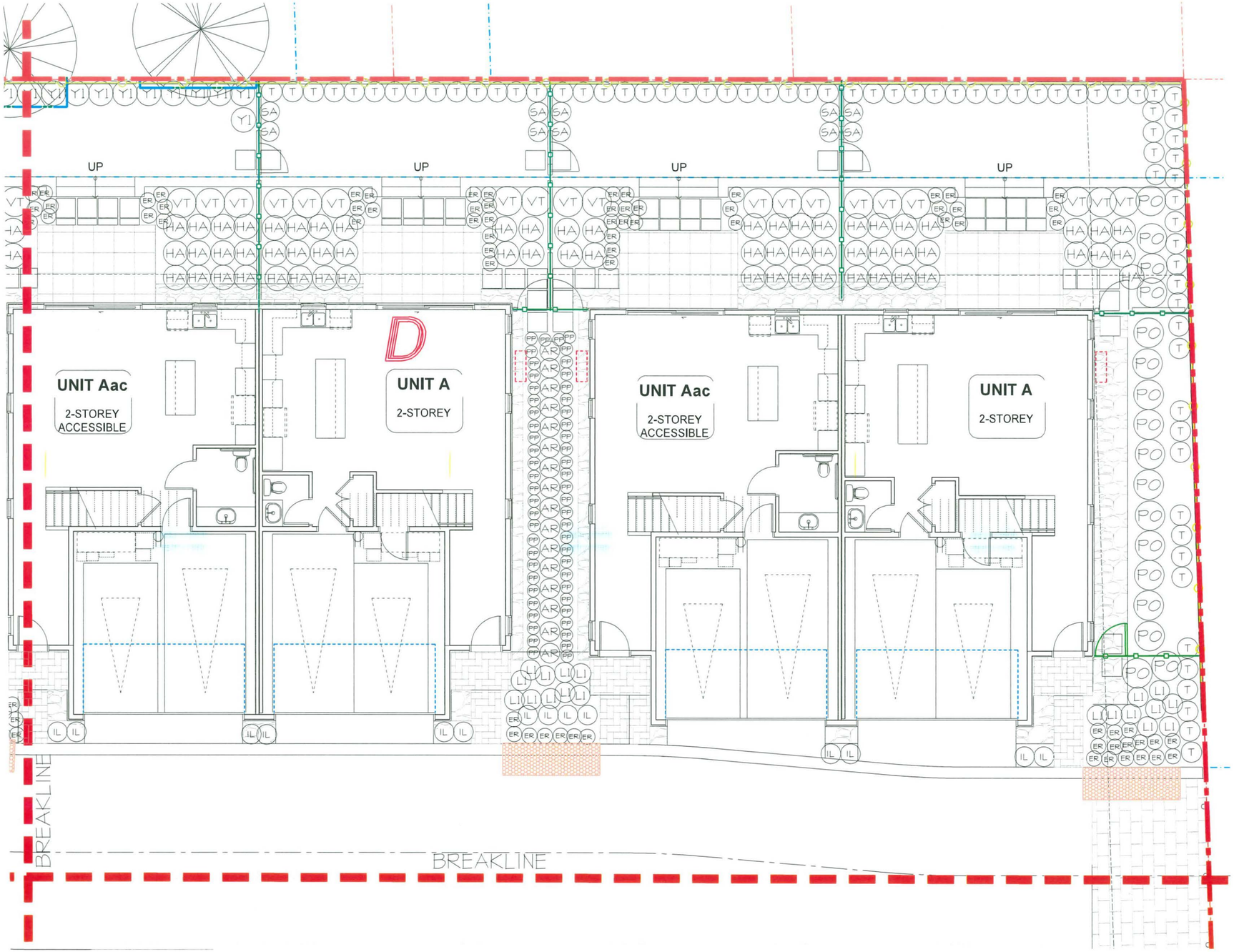
PROPOSED 30-UNIT TOWNHOUSE DEVELOPMENT

5471 - 5613 STEVESTON HIGHWAY, RICHMOND, BC

DRAWING TITLE:

SHRUB PLAN C

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SCALE:	3/32" = 1'-0"	L4
DRAWN:	PMT	
DESIGN:	PMT	OF 20
CHK'D:	MTLM	
M2LA PROJECT NUMBER:		23-015



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SCALE: 1:238 (3/32"=1'-0")

NO.	DATE	REVISION DESCRIPTION	DR.
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24	MAR.27.26	REISSUE FOR DP	LM
23	MAR.26.26	REV. NEW SITE PLAN-CITY COMMENTS	LM
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9	MAY.08.25	REV. NEW SITE PLAN	LM
8	APR.24.25	REV. CITY COMMENTS	LM
7	APR.15.25	REV. NEW SITE PLAN	LM
6	APR.08.25	REV ARBORIST REPORT	LM
5	DEC.20.24	REV OFFSITE SUBMISSION	LM/MM
4	SEPT.23.24	REV PER CITY COMMENTS/NEW SITE PLAN	LM
3	SEPT.12.24	REV PER NEW SITE PLAN	LM
2	SEPT.06.23	RZ/ALR SUBMISSION	PMT
1	2023.05.16	PRELIMINARY DESIGN	PMT

SEAL:

DP 24-046836
April 20, 2026
PLAN #21

PROJECT:

PROPOSED 30-UNIT TOWNHOUSE DEVELOPMENT

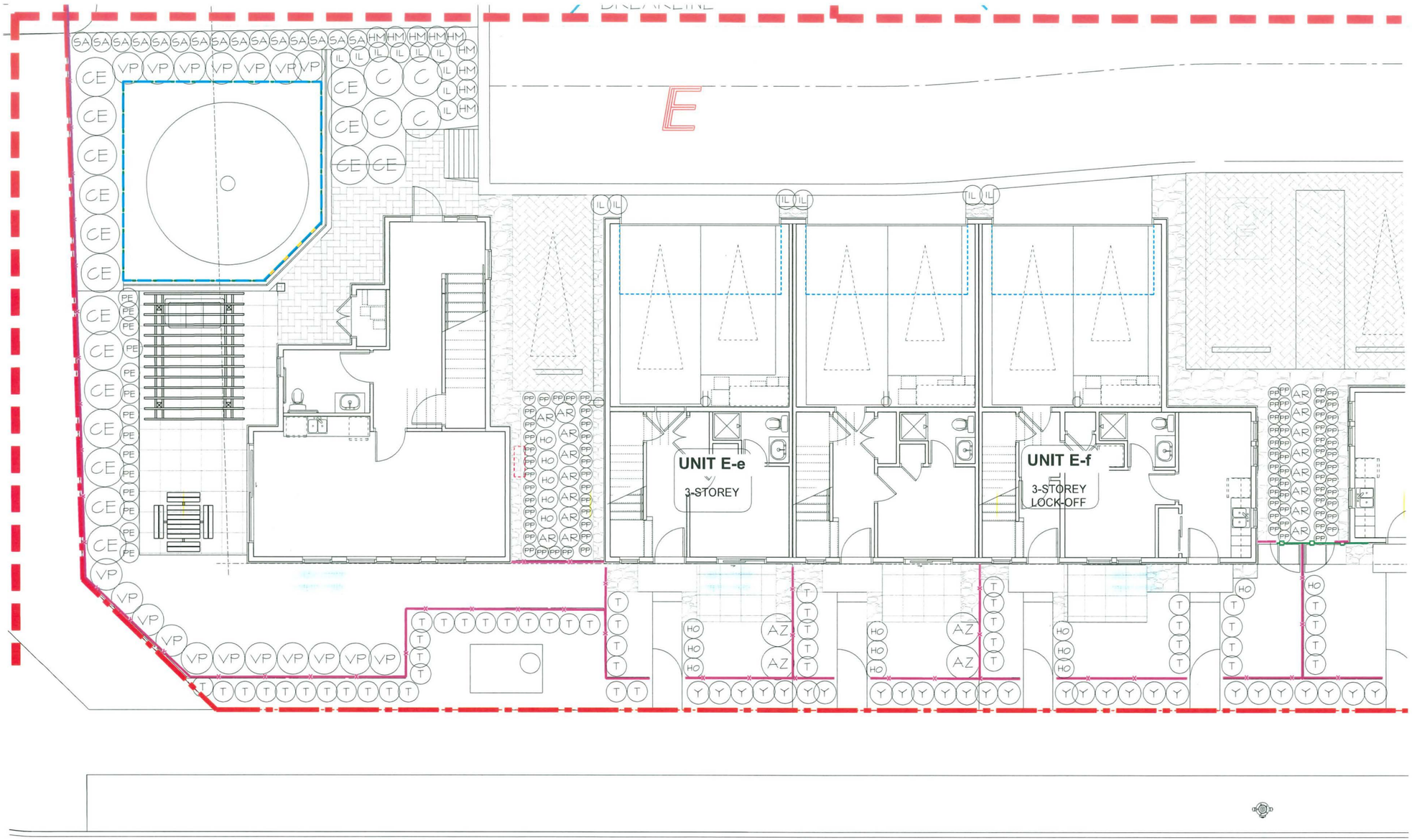
5471 - 5613 STEVESTON HIGHWAY, RICHMOND, BC

DRAWING TITLE:

SHRUB PLAN D

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DRAWN:	PMT		
DESIGN:	PMT		OF 20
CHK'D:	MTLM		
M2LA PROJECT NUMBER:			23-015

23015-26-DPP.zip



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SCALE: 1:238 (3/32"=1'-0")

NO.	DATE	REVISION DESCRIPTION	DR.
25	APR.17.26	FINAL DESIGN	LM
24	MAR.27.26	REISSUE FOR DP	LM
23	MAR.26.26	REV. NEW SITE PLAN-CITY COMMENTS	LM
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4	SEPT.23.24	REV PER CITY COMMENTS/NEW SITE PLAN	LM
3	SEPT.12.24	REV PER NEW SITE PLAN	LM
2	SEPT.09.24	RZ/DP SUBMISSION	PMT
1	2023.05.16	PRELIMINARY DESIGN	PMT

SEAL:

DP 24-046836
April 20, 2026
PLAN #22

PROJECT:

PROPOSED 30-UNIT TOWNHOUSE DEVELOPMENT

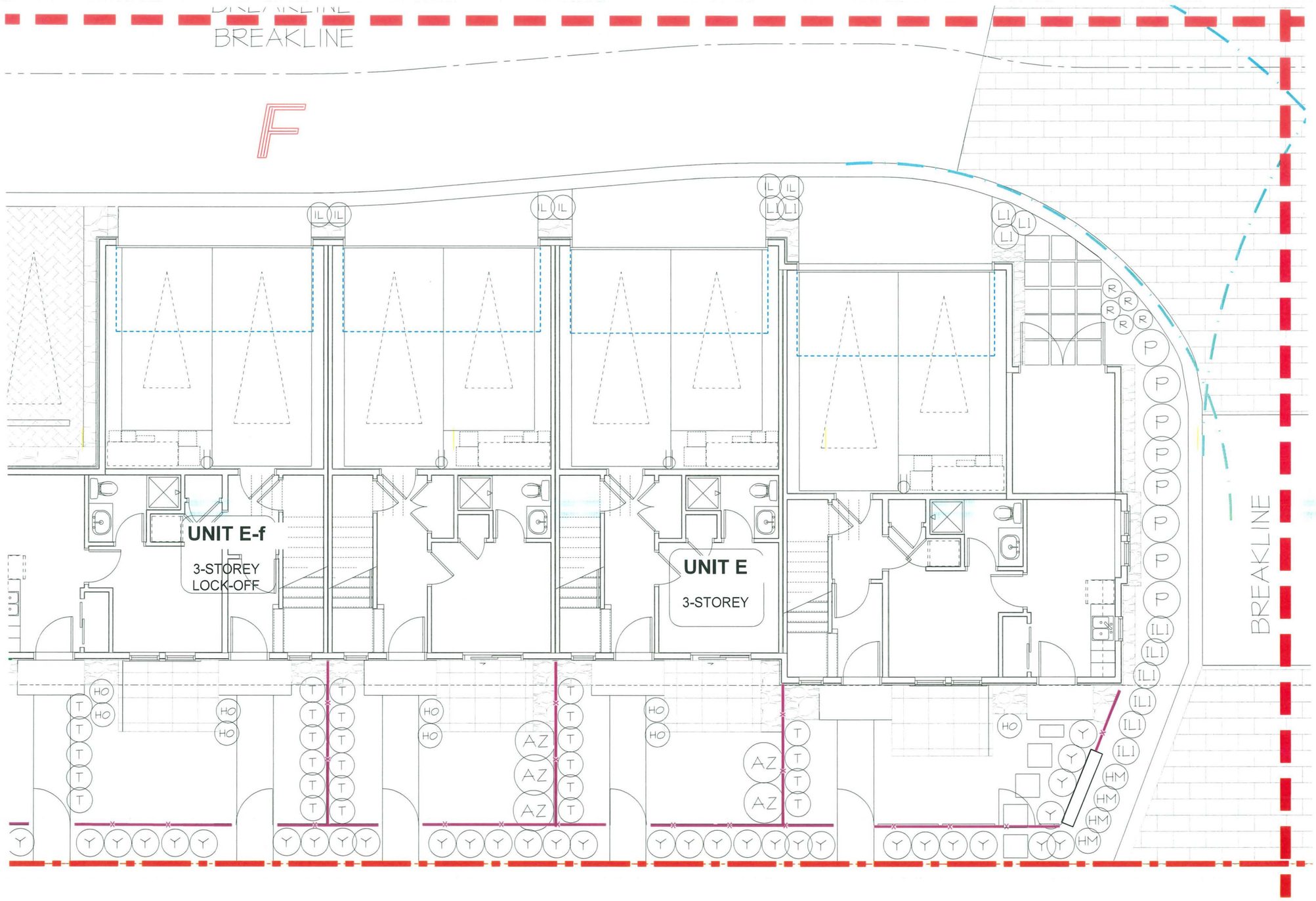
5471 - 5613 STEVESTON HIGHWAY, RICHMOND, BC

DRAWING TITLE:

SHRUB PLAN E

DATE:	APR.20.23	DRAWING NUMBER:	
SCALE:	3/32" = 1'-0"		L6
DRAWN:	PMT		
DESIGN:	PMT		OF 20
CHK'D:	MTLM		
M2LA PROJECT NUMBER:			23-015

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1.2m(4') 0 1.2m(4') 2.4m(8') 4.8m(16')

SCALE: 1:48 (1/8"=1'-0")

NO.	DATE	REVISION DESCRIPTION	DR.
25	APR.17.26	FINAL DESIGN	LM
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5	DEC.20.24	REV OFFSITE SUBMISSION	LM/MM
4	SEPT.23.24	REV PER CITY COMMENTS/NEW SITE PLAN	LM
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SEAL:

DP 24-046836
April 20, 2026
PLAN #23

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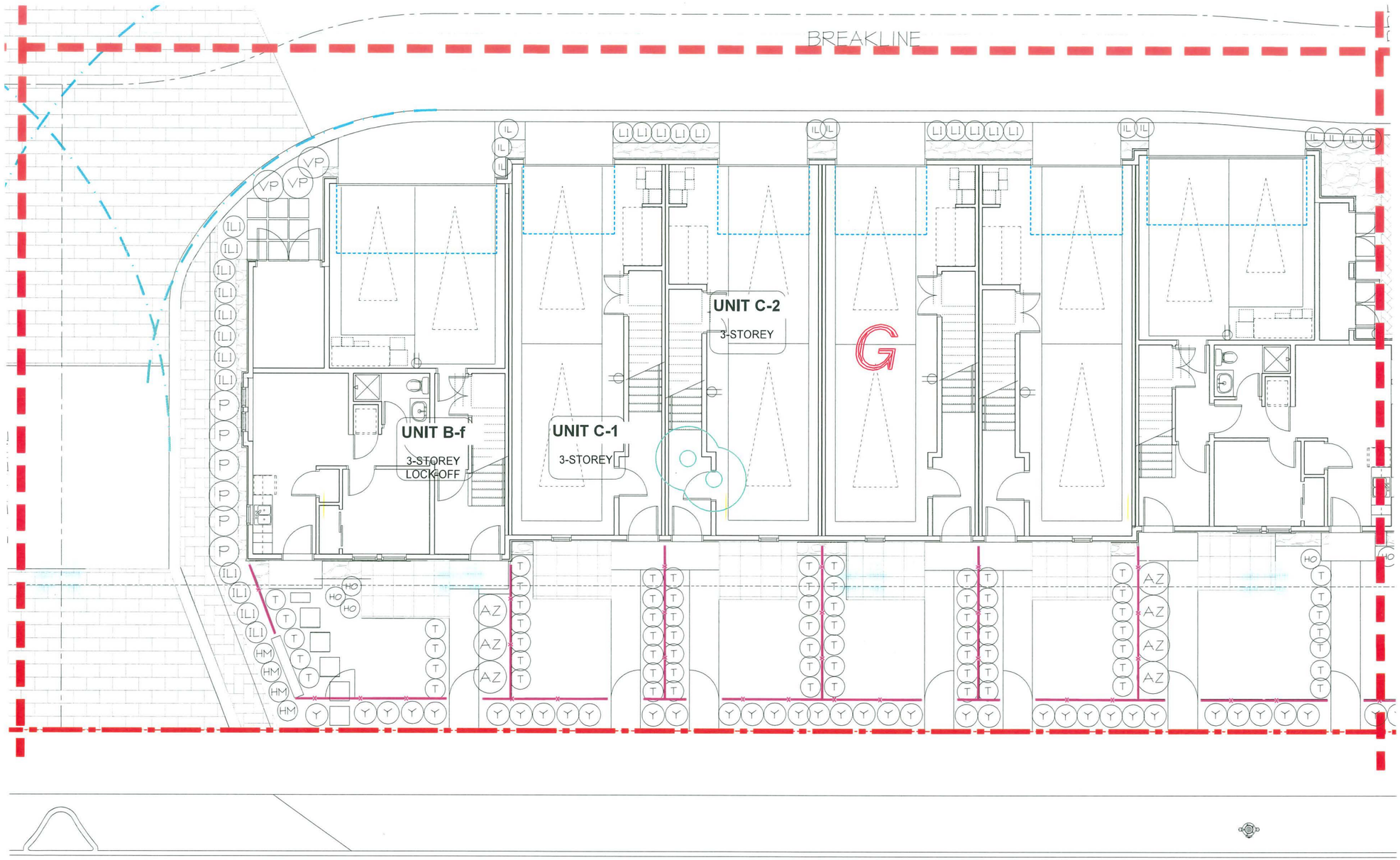
PROPOSED 30-UNIT TOWNHOUSE DEVELOPMENT

5471 - 5613 STEVESTON HIGHWAY, RICHMOND, BC

DRAWING TITLE:

SHRUB PLAN F

DATE: APR.20.23	DRAWING NUMBER: L7
SCALE: 1/8" = 1'-0"	
DRAWN: PMT	
DESIGN: PMT	
CHK'D: MTLM	OF 20
M2LA PROJECT NUMBER:	23-015



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M2
LANDSCAPE ARCHITECTURE
#220 - 26 Lorne Mews
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V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

SCALE: 1:238 (3/32"=1'-0")

NO.	DATE	REVISION DESCRIPTION	DR.
25	APR.17.26	FINAL DESIGN	LM
24	MAR.27.26	REISSUE FOR DP	LM
23	MAR.26.26	REV. NEW SITE PLAN-CITY COMMENTS	LM
22	FEB.26.26	REV. CITY COMMENTS	LM
21	FEB.11.26	REV. NEW SITE PLAN	LM
20	FEB.05.26	REV. ADP2 COMMENTS	LM
19	NOV.25.25	REV DP3 RE SUBMISSION	LM
18	NOV.20.25	REV. ADP/STAFF COMMENTS	LM/MM
17	SEPT.22.25	RE-ISSUE FOR ADP	LM
16	SEPT.17.25	REV. NEW SITE PLAN	LM
15	SEPT.15.25	REV. PER CITY COMMENTS	LM
14	SEPT.05.25	ISSUE FOR ADP	LM
13	AUG.18.25	REV. NEW SITE PLAN-COORDINATION	LM
12	AUG.12.25	REV. NEW SITE PLAN	LM
11	AUG.01.25	REV. NEW SITE PLANCITY COMMENTS	LM
10	MAY.16.25	REISSUE FOR DP	LM
9	MAY.06.25	REV. NEW SITE PLAN	LM
8	APR.24.25	REV. CITY COMMENTS	LM
7	APR.15.25	REV. NEW SITE PLAN	LM
6	APR.08.25	REV. ARBORIST REPORT	LM
5	DEC.20.24	REV. OFFSITE SUBMISSION	LM/MM
4	SEPT.23.24	REV PER CITY COMMENTS/NEW SITE PLAN	LM
3	SEPT.12.24	REV PER NEW SITE PLAN	LM
2	SEPT.09.24	RZ/SD SUBMISSION	PMT
1	2023.09.18	PRELIMINARY DESIGN	PMT

SEAL:

DP 24-046836
April 20, 2026
PLAN #24

PROJECT:

PROPOSED 30-UNIT TOWNHOUSE DEVELOPMENT

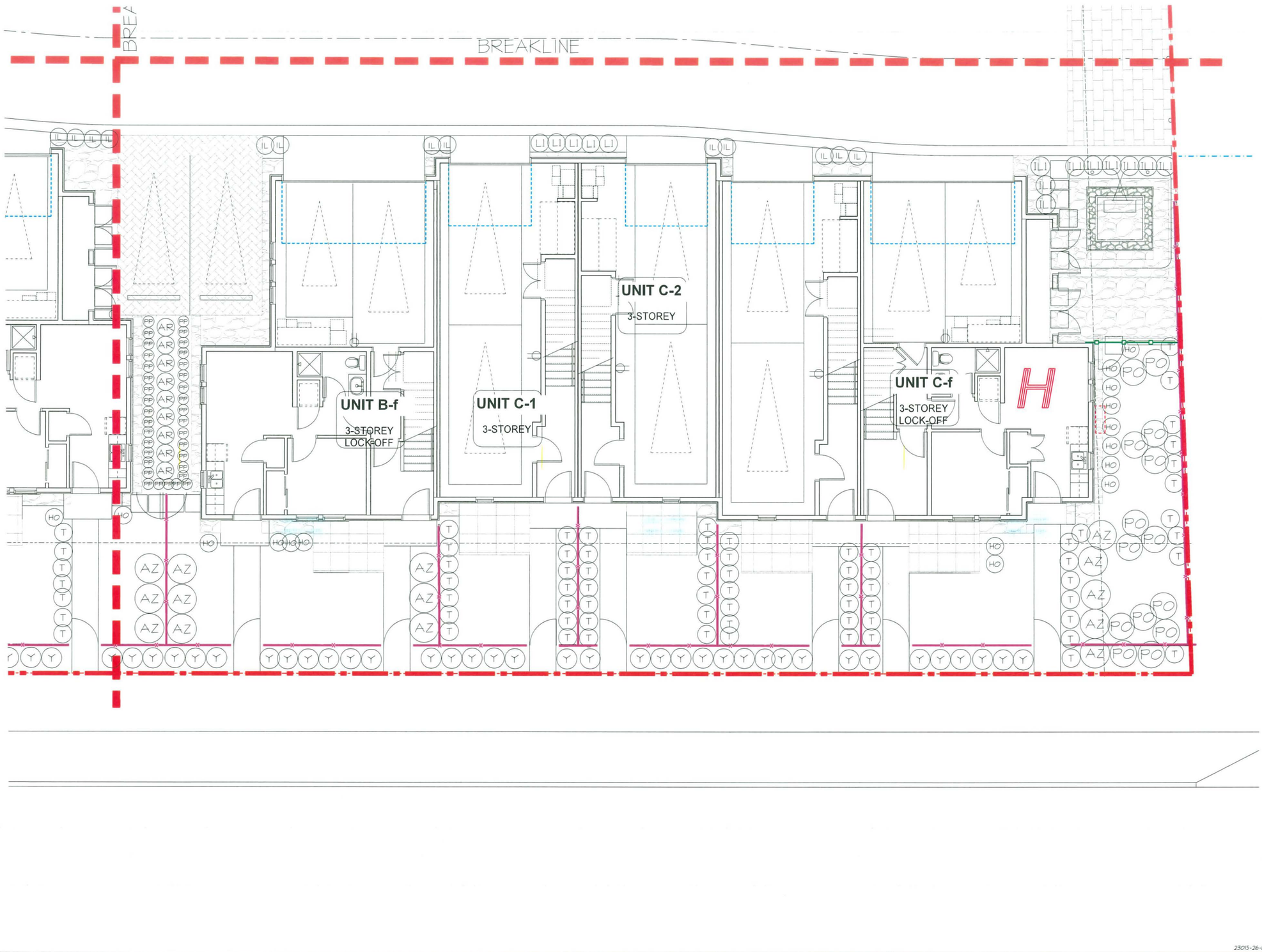
5471 - 5613 STEVESTON HIGHWAY, RICHMOND, BC

DRAWING TITLE:

SHRUB PLAN G

DATE: APR.20.23	DRAWING NUMBER: L8
SCALE: 3/32" = 1'-0"	
DRAWN: PMT	
DESIGN: PMT	
CHK'D: MTLM	OF 20
M2LA PROJECT NUMBER:	23-015

23015-26-DPP.zip



23015-26-DPP.zip

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#220 - 26 Lorne Mews
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SCALE: 1:238 (3/32"=1'-0")

NO.	DATE	REVISION DESCRIPTION	DR.
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21	FEB.11.26	REV. NEW SITE PLAN	LM
20	FEB.05.26	REV. ADP2 COMMENTS	LM
19	NOV.25.25	REV DP3 RE SUBMISSION	LM
18	NOV.20.25	REV ADP/STAFF COMMENTS	LM/MM
17	SEPT.22.25	RE-ISSUE FOR ADP	LM
16	SEPT.17.25	REV. NEW SITE PLAN	LM
15	SEPT.5.25	REV. PER CITY COMMENTS	LM
14	SEPT.05.25	ISSUE FOR ADP	LM
13	AUG.18.25	REV NEW SITE PLAN-COORDINATION	LM
12	AUG.12.25	REV NEW SITE PLAN	LM
11	AUG.01.25	REV NEW SITE PLAN/CITY COMMENTS	LM
10	MAY.16.25	REISSUE FOR DP	LM
9	MAY.06.25	REV NEW SITE PLAN	LM
8	APR.24.25	REV. CITY COMMENTS	LM
7	APR.15.25	REV. NEW SITE PLAN	LM
6	APR.08.25	REV ARBORIST REPORT	LM
5	DEC.20.24	REV OFFSITE SUBMISSION	LM/MM
4	SEPT.23.24	REV PER CITY COMMENTS/NEW SITE PLAN	LM
3	SEPT.12.24	REV PER NEW SITE PLAN	LM
2	SEPT.08.23	RZ4b SUBMISSION	PMT
1	2023.05.16	PRELIMINARY DESIGN	PMT

SEAL:

DP 24-046836
April 20, 2026
PLAN #25

PROJECT:

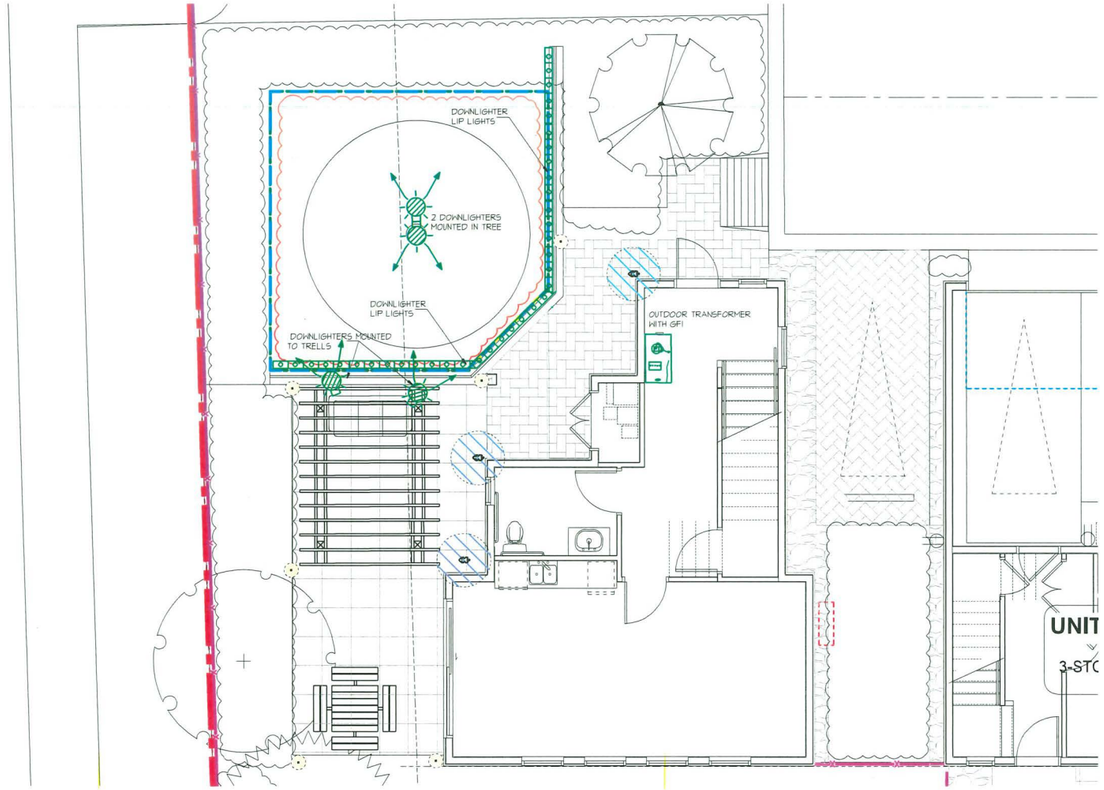
PROPOSED 30-UNIT TOWNHOUSE DEVELOPMENT

5471 - 5613 STEVESTON HIGHWAY, RICHMOND, BC

DRAWING TITLE:

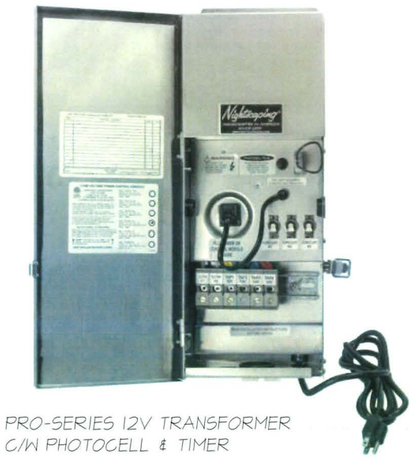
SHRUB PLAN H

DATE: APR.20.23	DRAWING NUMBER: L9
SCALE: 3/32" = 1'-0"	
DRAWN: PMT	
DESIGN: PMT	
CHK'D: MTLM	OF 20
M2LA PROJECT NUMBER:	23-015



LIGHTING LEGEND:

- 24" BOLLARD LIGHT:SEE ELECTRICAL FOR SPECS
- WALL LIGHT: SEE ELECTRICAL FOR SPECS
- LOW VOLTAGE 12V TRANSFORMER BOX C/W TIMER, PHOTOCELL, 12-2 WIRE DIRECT BURIAL
- LOW VOLTAGE LIP DOWNLIGHTERS C/W ADJUSTABLE 270° BRACKET
- LOW VOLTAGE DOWNLIGHTER



PRO-SERIES 12V TRANSFORMER C/W PHOTOCELL & TIMER

Nightscaping

TREE LIGHT

TREE LIGHT MOUNT POWER BASE - ADJUSTABLE KNUCKLE - LOCKIN SERIES LED MODULE - EXTENDED SHROUD

PRECISE, LOW-GLARE ILLUMINATION



The perfect downlight bulb, from Nightscaping's modular components. Includes the Tree Light Mount Power Base, Adjustable Knuckle, Adjustable LED Module, and Tree Light Shroud for **precise, low-glare illumination** from the canopy above.

Patented Modular Design:

Built on Nightscaping's Tru-stack system using Lockin's Through Power Technology, the Tree Light assembles entirely without tools. Each component - Power Base, Knuckle, LED Module, and Shroud - connects via gold-plated aerospace-certified pins to deliver a corrosion-proof, vibration-resistant lighting solution made for elevated installs.

PRODUCT DETAILS

djustable Color Temperature:
ish-button toggle between 00K and 3000K
old 5 seconds to switch)

djustable Lumen Output:
ish-button control:
Press once: 5W
Press twice: 5W
Press three times: 7W

imen Output (2700K)*:
2W - 173 lm
5W - 292 lm
7W - 399 lm

imen Output (3000K)*:
5W - 180 lm
5W - 310 lm
7W - 425 lm

djustable Knuckle:
ljustable knuckle with 360° rotat on d vertical tilt
ish-button locking for tool-free ving from the canopy.

Optics:
- 60° optic pre installed
- 36° optic included
- Optional 15° and 7° sold separately
- 120° beam achieved by removing optics
- Color-coded lenses for easy identification

Glare Control:
Includes optional Honeycomb Louver

Power Base Wire Lead:
50' detachable wire lead included with Tree Mount Power Base

Shroud:
Extended Tree Light Shroud designed specifically for elevated, glare-free downlighting and moonlighting effects

Certifications:
- ETL Listed
- IP68 Rated
- CRI: 93.4
- TM-30 Rf: 94
- TM-30 Rg: 99
- Power Factor: 0.893 @ 12VAC

rated at 2 watts | Lumen output will increase as voltage increases. 12v input nominal

nightscapingusa.com/lockin-series • 835 Lincoln Ave. #12, West Chester, PA 19380 • info@nightscapingusa.com

Nightscaping

LIP LIGHT

LIP LIGHT MOUNT POWER BASE - 2.5" MODULES MODULAR - RED - REMOTE CONTROL

UNDERSTATED LIGHTING FOR EXCEPTIONAL RESULTS

DOWNLIGHTER



Engineered for use in short masonry walls and step lighting, the Lip Light provides a clean, adjustable light source for use in a variety of applications. This fixture is equipped with technology that allows for a selection of 3 color temperatures and 2 brightness settings.

Patented Modular Design:

Designed for tight spaces, the Lockin' Lip Light features a compact Power Base and shallow LED Module with patent-pending dual-lens technology to reduce vertical glare. Ideal for easily under cappstones, seat wall & or steps using stainless steel brackets. No tools required.

PRODUCT DETAILS

Ultra-Slim Profile:
Designed for narrow recess and overhangs where space is tight and visual distraction is not an option. Light output is softly diffused for a subtle architectural impact.

Adjustable Color Temperature:
Adjustability is controlled via a Nightscaping remote control (sold separately)
- 2700k
- 3000k
- 4000k

Adjustable Lumen Output:
Adjustability is controlled via a Nightscaping remote control (sold separately)
- 1W = 50 lm
- 2W = 100 lm

Optics:
Patent pending dual action lens technology for reducing hot spots on the surface closest to the light source.

Power Base Wire Lead:
10' lead prewired in Lip Light Power Base.

Mounting Hardware:
Includes 2 stainless steel under cap mounting brackets (small/large).

Remote Control (Optional):
Sold separately. One remote can control multiple Lip Lights across a project.

Remote Control Features:
- Controls lights up to 5 when the light is on
- Controls lights up to 16 when the light is off

Certifications:
- ETL Listed
- IP68 Rated
- CRI: 92.4
- TM-30 Rf: 94
- TM-30 Rg: 99
- Power Factor: 0.892 @ 12VAC



nightscapingusa.com/lockin-series • 835 Lincoln Ave. #12, West Chester, PA 19380 • info@nightscapingusa.com

23015-26-DPP.zip

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NO.	DATE	REVISION DESCRIPTION	DR.
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19	NOV.25.25	REV. DP3 RE SUBMISSION	LM
18	NOV.20.25	REV. ADP/STAFF COMMENTS	LM/MM
17	SEPT.22.25	RE-ISSUE FOR ADP	LM
16	SEPT.17.25	REV. NEW SITE PLAN	LM
15	SEPT.8.25	REV. PER CITY COMMENTS	LM
14	SEPT.05.25	ISSUE FOR ADP	LM
13	AUG.18.25	REV. NEW SITE PLAN-COORDINATION	LM
12	AUG.12.25	REV. NEW SITE PLAN	LM
11	AUG.01.25	REV. NEW SITE PLAN/CITY COMMENTS	LM
10	MAY.16.25	REISSUE FOR DP	LM
9	MAY.06.25	REV. NEW SITE PLAN	LM
8	APR.24.25	REV. CITY COMMENTS	LM
7	APR.9.25	REV. NEW SITE PLAN	LM
6	APR.08.25	REV. ARBORIST REPORT	LM
5	DEC.20.24	REV. OFFSITE SUBMISSION	LM/MM
4	SEPT.23.24	REV. PER CITY COMMENTS/NEW SITE PLAN	LM
3	SEPT.2.24	REV. PER NEW SITE PLAN	LM
2	SEPT.08.23	RZ/REZ SUBMISSION	PMT
1	2023.05.16	PRELIMINARY DESIGN	PMT

SEAL:

DP 24-046836
April 20, 2026
PLAN #26

PROJECT:

PROPOSED 30-UNIT TOWNHOUSE DEVELOPMENT

5471 - 5613 STEVESTON HIGHWAY, RICHMOND, BC

DRAWING TITLE:

LIGHTING PLAN

DATE:	APR.20.23	DRAWING NUMBER:	
SCALE:	3/128" = 1'-0"		L12
DRAWN:	PMT		
DESIGN:	PMT		OF 20
CHK'D:	MTLM		
M2LA PROJECT NUMBER:			23-015

LASSAM ROAD

REFER TO LANDSCAPE LAYOUT PLAN L12 FOR MORE DETAILS

TWO DOWNLIGHTERS MOUNTED IN TREE

WALL STRIP LIGHTS

TWO DOWNLIGHTERS MOUNTED TO TRELLIS

EVC OUTLET FOR VISITOR

BOLLARD LIGHTS IN PLANTER, REFER TO LANDSCAPE DWG.

LANDSCAPE & PLANTING, REFER TO LANDSCAPE DWGS.

TYPICAL LIGHT WITH HOUSE CIRCUIT 'C2'.

LIGHTS OVER MAIL BOXES

TYPICAL LIGHT WITH HOUSE CIRCUIT 'A4'.

JUNCTION BOX FOR PROJECT SIGN LIGHT.

STEVESTON HWY

SITE PLAN
1"=20'-0"



EV OUTLET:
ENERGIZED OUTLET SUPPLYING LEVEL 2, 32A CHARGING FOR ELECTRIC VEHICLE CHARGING. ELECTRIC VEHICLE SUPPLY EQUIPMENT BY OTHERS AT DESIGNATED STALLS AS SHOWN.

SITE LIGHTING LEGEND

A2		WALL MOUNTED COMPACT LED LIGHT. OPAL LENS, SUITABLE FOR EXTERIOR USE. ON HOUSE CIRCUIT 'A2' CONTROLLED BY TIMER. WALL MOUNTED COMPACT LED LIGHT. OPAL LENS, SUITABLE FOR EXTERIOR USE. SWITCH CONTROLLED BY UNIT OWNER.
A2		42"H LED BOLLARDS, ROUND, DARK BRONZE FINISH, LOUVRED & GLASS LENS. MOUNT ON 9"DIA x 36"DEEP CONCRETE BASE WITH ANCHOR BOLTS. ON CIRCUIT 'A2'

REVISIONS

NO	DATE	DESCRIPTIONS
1	28JUL25	SITE PLAN UPDATED
2	27FEB26	BOLLARD LIGHTS ADDED IN OPEN AMENITY AREA AMENITY BLDG
3	26MAR26	SITE PLAN UPDATED

RECORD OF ISSUES

NO	DATE	DESCRIPTIONS
1	20MAY25	FOR BP REVIEW
2	11JUL25	FOR BP REVIEW
3	28JUL25	FOR BP REVIEW
4	27FEB26	FOR REV. 2
5	01APR26	FOR REV.3 & BP REVIEW

ARCHITECT:

DP 24-046836
April 20, 2026
PLAN #27

DEVELOPER:

STEVESTON TOWNHOUSE VENTURES INC.

PROJECT NAME & CIVIC ADDRESS:

30-UNIT TOWNHOUSE DEVELOPMENT
5471-5613 STEVESTON HWY
RICHMOND, BC

DRAWING TITLE:

SITE LIGHTING PLAN

ELECTRICAL CONSULTANTS:

LIEW ENGINEERING LTD.
Electrical Consulting Engineers
108-11121 Horseshoe Way
Richmond, BC, V7A 5G7
Tel/Fax: 604-277-3157
Email: rliewengltd@telus.net

DATE: SEP2025
SCALE: AS SHOWN
DESIGN BY: RVL/IM
DRAWN BY:
CHECKED BY: RVL

SEAL:

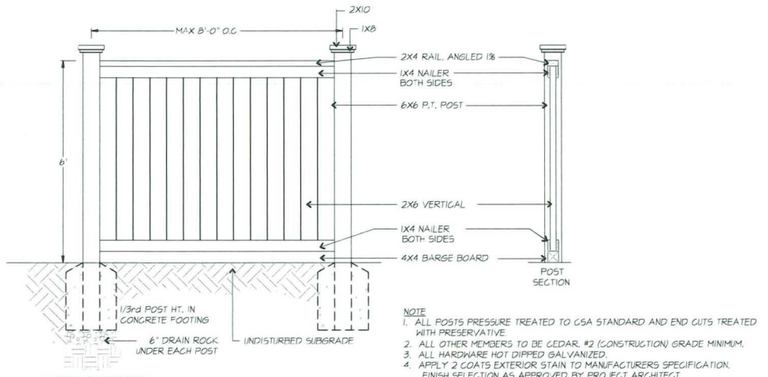


PERMIT No. 1001540

PROJECT NO: 2501

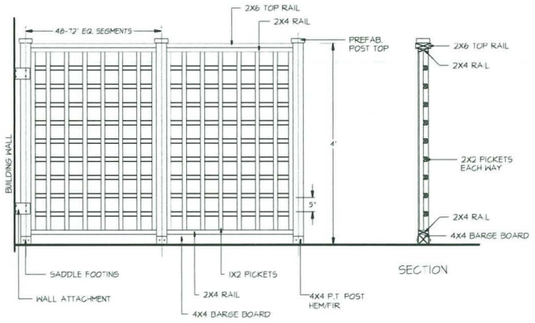
SHEET NO. E103

TS(36x24Side)



NOTE
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".
6. OVERALL HEIGHT OF ALLAN BLOCK WALL & FENCE NOT TO EXCEED 2.0M COMBINED HEIGHT AT ANY POINT

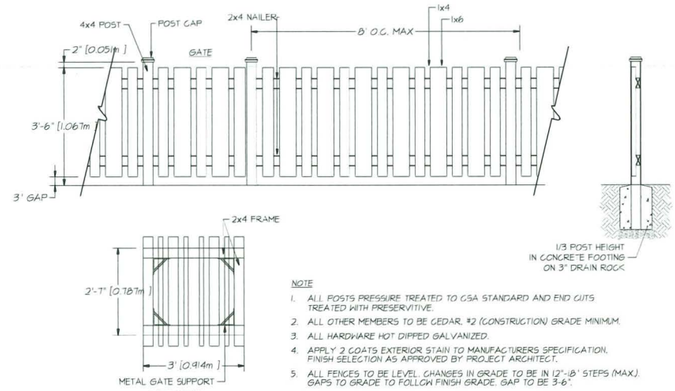
1 / L12 — 6' HT. (1.8M) SOLID WOOD PERIMETER FENCE
SCALE : 1/4" = 1'-0"



ELEVATION

NOTES:
1. ALL WOOD P.T. HEM/FIR
2. STAIN TO MATCH ARCH TWO COATS PREMIUM WEATHER PROOFING STAIN
3. ALL FASTENERS HOT-DIPPED GALVANIZED

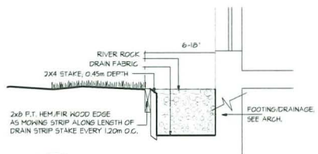
2 / L12 — 4' HT. (1.2M) WOOD PRIVACY SCREEN FENCE
SCALE : 1/4" = 1'-0"



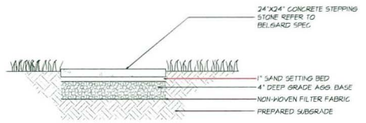
GATE DETAIL

NOTE
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

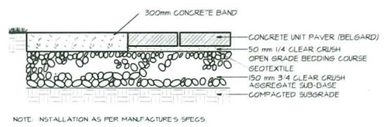
3 / L12 — 42" (.1M) HT. WOOD PICKET FENCE & GATE
SCALE : 1/4" = 1'-0"



4 / L12 — DRIP STRIP
SCALE : N.T.S.

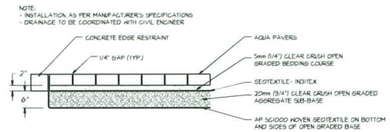


5 / L12 — STEPPING STONES
SCALE : 3/8" = 1'-0"

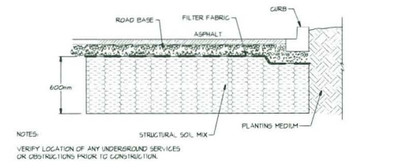


NOTE: INSTALLATION AS PER MANUFACTURE'S SPECS.

6 / L12 — CONCRETE UNIT PAVERS
SCALE : N.T.S.



7 / L12 — PERMEABLE CONCRETE PAVERS
SCALE : N.T.S.

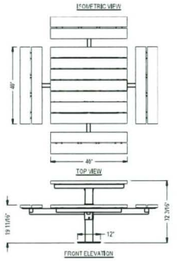


NOTES:
VERIFY LOCATION OF ANY UNDERGROUND SERVICES ON CONSTRUCTIONS PRIOR TO CONSTRUCTION.

DIMENSIONS AND LAYOUT AS PER LANDSCAPE PLAN ENSURE STRUCTURAL SOIL TOUCHES PROPOSED ORGANIC MEDIA ALONG INTERFACE: TYPICAL

8 / L12 — STRUCTURAL SOIL DETAIL
SCALE : N.T.S.





SINGLE PEDESTAL PICNIC TABLE

SPPTP-40 (Regular)
SPPTPWC-40 (Wheelchair Accessible)



DESIGNER NOTES
The single pedestal table is one of our tried and true designs going back to the inception of Wishbone. All of the tables we have supplied in the last 15 years are still in use and continue to perform beyond our customers' expectations. This is in part due to the heavy-duty steel frame, and low-maintenance recycled plastic lumber. To ensure the tables lifespans are lengthened even further, we are now sandblasting and applying a Zinc Primer coat to the steel frames prior to powder coating ensuring maximum rust resistance. This table continues to be popular year after year for many reasons. The single pedestal picnic table has a significantly smaller footprint compared to a standard picnic table, works great as a game table where everyone is engaged and comes with a few options such as direct burial or surface mount. It can be wheelchair accessible by omitting one of the seats (see Installation Gallery).

Wishbone
STRUCTURES FOR PEOPLE

PRODUCT SPECIFICATIONS
100% Recycled Plastic Slats
Colours Available: Black, Grey, Redwood, Sand, Walnut
10 YEAR LIMITED WARRANTY
Super Durable Powder Coated over Zinc Primed and Sandblasted Steel Frame
Standard Colours: Brown Slate, Victor Ridge II, Nordik, Lichen, Timeless Rust, Grey Gold, Textured Silver, Precious Sand, Groovy Red, Black Textured, Earth Clay, Nestle Beaute, Modern Khaki, Flame Red, Pastel Orange, Signal Violet, Traffic Yellow, Ultramarine Blue, Water Blue, Yellow Green
Long Lasting Stainless Steel Hardware

CUSTOMIZED SOLUTIONS
Custom Powder Coating (Setup Charges May Apply)
Wheel Chair Accessible one side (SPPTPWC-40)
In Ground Mounting
Skate blocks
INST-3.75 Stainless Steel Concrete Wedge Anchor Bolt Down Kit

PRODUCT DIMENSIONS

Table Height	32 inches / 813 mm
Seat Height	17.5 inches / 445 mm
Seat Depth	11.5 inches / 292 mm
Seat Length	40 inches / 102 mm
Table Top	40x40 inches / 102x102 cm
Total Length	71x71 inches / 180x180cm
Weight	378 lbs / 171 kg

RECYCLED CONTENT
43% RECYCLED CONTENT BY WEIGHT
100% RECYCLABLE

AVAILABLE RECYCLED PLASTIC LUMBER COLOURS
Black Grey Redwood Sand Walnut

100% Canadian Made
Wishbone Ltd. provides an extended 10 year limited warranty from the date of invoice.
Visit us online at www.Wishboneltd.com

Wishbone Site Furnishings | #210-27090 Gloucester Way | Langley, BC CANADA V4W 3Y5
1.866.626.0476 sales@wishboneltd.com

LARSON BENCH

Model Number - 6ft LB-6, LBNA-6 (Without Armrests)
5ft LB-5, LBNA-5 (Without Armrests)





DESIGNER NOTES
The Larson Bench sports a unique contemporary double pedestal leg design with a stately comfortable seat and back rest. It came about as a result of a happy mistake on one of our other benches. (The seat and back supports had been welded on backwards). So, in an effort to salvage the project the hamber was re-spaced and another board was added. This created a new concept and it seemed like the right time to incorporate some new design features such as capped ends and limited board overhang. Voila! The Larson. As with some of the other products, this bench shares the last name of a close friend. The bench is available with or without armrests and bistro style table.

Wishbone
STRUCTURES FOR PEOPLE

PRODUCT SPECIFICATIONS
100% Recycled Plastic Slats
10 YEAR LIMITED WARRANTY
Durable Powder Coated Aluminum Frame
Standard Colours: Brown Slate, Victor Ridge II, Nordik, Lichen, Timeless Rust, Grey Gold, Textured Silver, Precious Sand, Groovy Red, Black Textured, Earth Clay, Nestle Beaute, Modern Khaki, Flame Red, Pastel Orange, Signal Violet, Traffic Yellow, Ultramarine Blue, Water Blue, Yellow Green
Long Lasting Stainless Steel Hardware

CUSTOMIZED SOLUTIONS
Custom Powder Coating (Setup Charges May Apply)
Gifting Program (Custom Inset Bronze Plaques)
LED Lighting built into the seat.
Set of 2 Weld on Arm rests Model #s LB-6 (6ft) LB-5 (5ft)
Center arm
Optional 39" Table, Model #LT-30
2 ft to 8 ft Lengths
Skate blocks
INST-1 Stainless Steel Bolt Down Kit

PRODUCT DIMENSIONS

Total Height	30 inches / 762 mm
Seat Height	17.5 inches / 445 mm
Seat Depth	14.5 inches / 368 mm
Total Length	6 feet / 183cm
Weight	125 lbs / 57 kg

RECYCLED CONTENT
74% RECYCLED CONTENT BY WEIGHT
100% RECYCLABLE

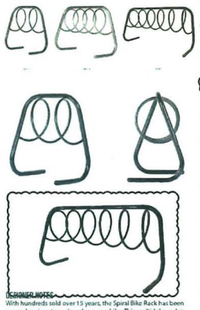
AVAILABLE RECYCLED PLASTIC LUMBER COLOURS
Black Grey Redwood Sand Walnut

100% Canadian Made
Wishbone Ltd. provides an extended 10 year limited warranty from the date of invoice.
Visit us online at www.Wishboneltd.com

Wishbone Site Furnishings | #210-27090 Gloucester Way | Langley, BC CANADA V4W 3Y5
1.866.626.0476 sales@wishboneltd.com

SPIRAL BIKE RACK

Model Number : SBRP-2 (2 space)
SBRP-4 (4 space) SBRP-7 (7 space)



DESIGN NOTES
With hundreds sold over 15 years, the Spiral Bike Rack has been a popular piece to park and secure a bike. This multi bike rack is available in three different lengths to accommodate the needs of our clients. The corrosion resistant aluminum construction paired with our five-stage powder coat, ensures it stands up to all that the environment can throw at it. Bike racks take a lot of abuse but the very first unit sold 15 years ago is still in use which is a testament to its design, function and quality.

Wishbone
STRUCTURES FOR PEOPLE

PRODUCT SPECIFICATIONS
Durable Powder Coated Sch 40 Aluminum Construction
Standard Colours: Brown Slate, Victor Ridge II, Nordik, Lichen, Timeless Rust, Grey Gold, Textured Silver, Precious Sand, Groovy Red, Black Textured, Earth Clay, Nestle Beaute, Modern Khaki, Flame Red, Pastel Orange, Signal Violet, Traffic Yellow, Ultramarine Blue, Water Blue, Yellow Green
Surface Mount

CUSTOMIZED SOLUTIONS
Custom Powder Coating (Setup Charges May Apply)
Galvanized Frame Option Available
INST-3 Stainless steel bolt down kit

PRODUCT DIMENSIONS

2 Space	-
Height	32 inches / 82 cm
Length	24 inches / 61 cm
Depth	34.5 inches / 88 cm
Weight	31 lbs / 14.5 kg
4 Space	-
Height	32 inches / 82 cm
Length	45.5 inches / 116 cm
Depth	34.5 inches / 88 cm
Weight	59 lbs / 28 kg
7 Space	-
Height	32 inches / 82 cm
Length	65.5 inches / 167 cm
Depth	34.5 inches / 88 cm
Weight	93 lbs / 43 kg

RECYCLED CONTENT
100% RECYCLABLE

100% Canadian Made
Wishbone Ltd. provides an extended 10 year limited warranty from the date of invoice.
Visit us online at www.Wishboneltd.com

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1.866.626.0476 sales@wishboneltd.com

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LANDSCAPE ARCHITECTURE
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NO.	DATE	REVISION DESCRIPTION	DR.
25	APR/17.26	FINAL DESIGN	LM
24	MAR/27.26	REISSUE FOR DP	LM
23	MAR.26.26	REV. NEW SITE PLAN CITY COMMENTS	LM
22	FEB.26.26	REV CITY COMMENTS	LM
21	FEB11.26	REV. NEW SITE PLAN	LM
20	FEB.05.26	REV ADP2 COMMENTS	LM
19	NOV.25.25	REV DP3 RE SUBMISSION	LM
18	NOV.20.25	REV ADP/STAFF COMMEIITS	LMMM
17	SEPT.22.25	RE ISSUE FOR ADP	LM
16	SEPT.17.25	REV. NEW SITE PLAN	LM
15	SEPT.5.25	REV. PER CITY COMMENTS	LM
14	SEPT.05.25	ISSUE FOR ADP	LM
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11	AUG.01.25	REV NEW SITE PLAN/CITY COMMENTS	LM
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9	MAY.08.25	REV NEW SITE PLAN	LM
8	APR.24.25	REV. CITY COMMENTS	LM
7	APR15.25	REV. NEW SITE PLAN	LM
6	APR.08.25	REV ARBORIST REPORT	LM
5	DEC.20.24	REV OFFSITE SUBMISSION	LMMM
4	SEPT.23.24	REV PER CITY COMMENTSNEW SITE PLAI	LM
3	SEPT.12.24	REV PER NEW SITE PLAN	LM
2	SEPT.09.23	R24b SUBMISSION	PMT
1	2023.05.16	PRELIMINARY DESIGN	PMT

SEAL:

DP 24-046836
April 20, 2026
PLAN #28

PROJECT:

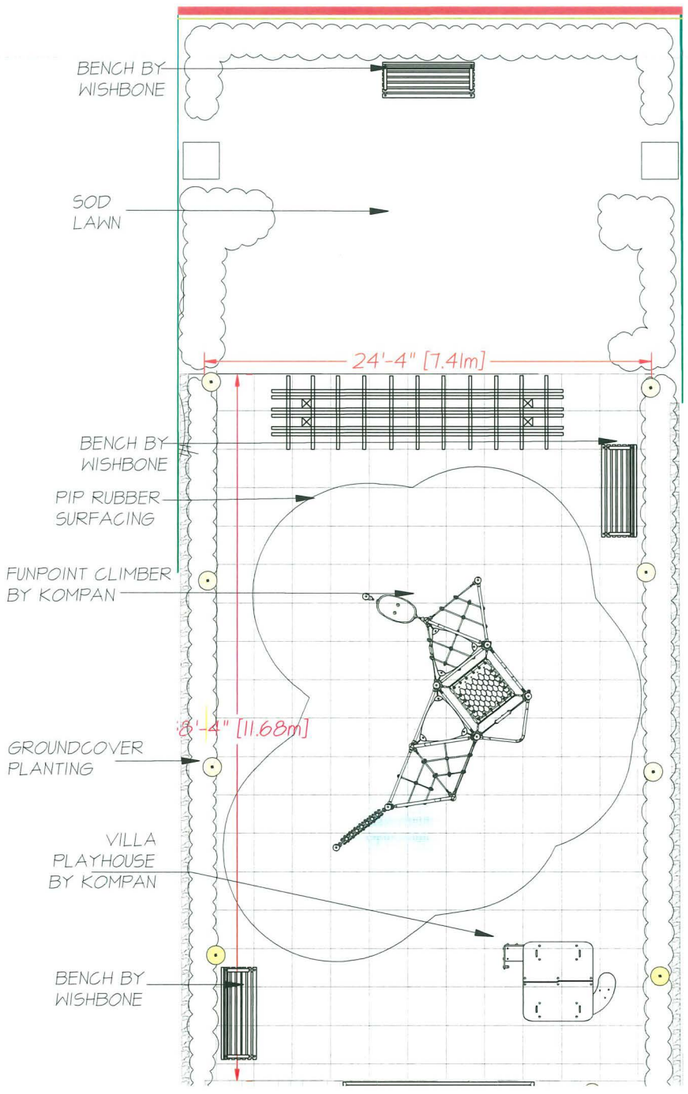
PROPOSED 30-UNIT TOWNHOUSE DEVELOPMENT

5471 - 5613 STEVESTON HIGHWAY, RICHMOND, BC

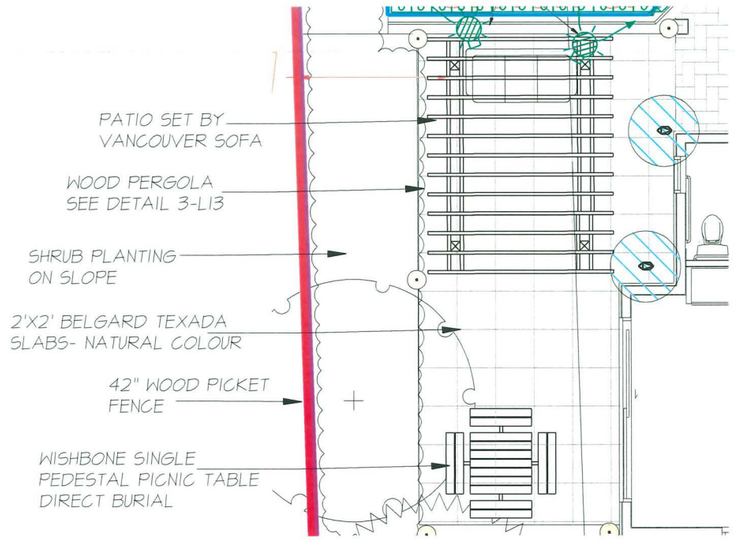
DRAWING TITLE:

LANDSCAPE DETAILS (1)

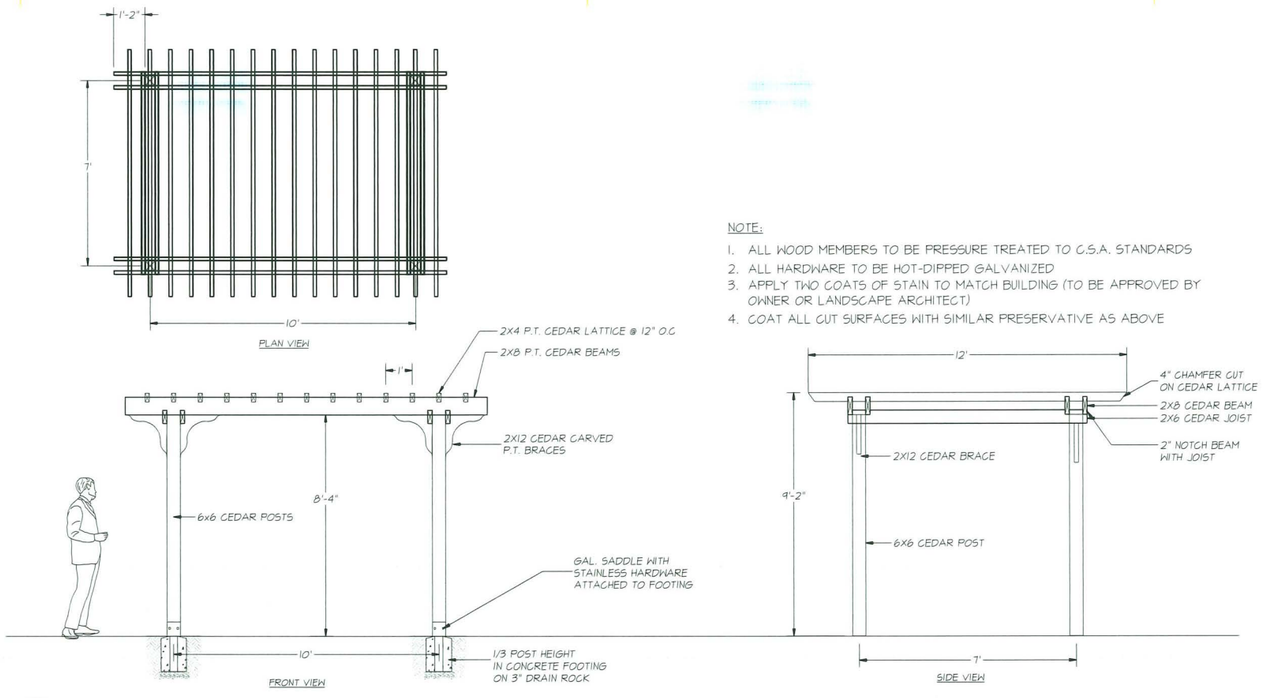
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SCALE:	AS SHOWN		L13
DRAWN:	PMT		
DESIGN:	PMT		OF 20
CHK'D:	MTLM		
M2LA PROJECT NUMBER:			23-015



AMENITY AREA-2 ENLARGEMENT- 132 SQ. M. SCALE :1/8"=1-0"



AMENITY AREA-1 ENLARGEMENT- SCALE :1/8"=1-0"
58 SQ. M



3 / L13 SQUARE WOOD PERGOLA
SCALE : 3/16"=1'-0"

NOTE:

1. ALL WOOD MEMBERS TO BE PRESSURE TREATED TO C.S.A. STANDARDS
2. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED
3. APPLY TWO COATS OF STAIN TO MATCH BUILDING (TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT)
4. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE

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NO.	DATE	REVISION DESCRIPTION	DR.
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20	FEB.05.26	REV. ADP2 COMMENTS	LM
19	NOV.25.25	REV. DP3 RE SUBMISSION	LM
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15	SEPT.5.25	REV. PER CITY COMMENTS	LM
14	SEPT.05.25	ISSUE FOR ADP	LM
13	AUG.18.25	REV. NEW SITE PLAN-COORDINATION	LM
12	AUG.12.25	REV. NEW SITE PLAN	LM
11	AUG.01.25	REV. NEW SITE PLAN/CITY COMMENTS	LM
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9	MAY.06.25	REV. NEW SITE PLAN	LM
8	APR.24.25	REV. CITY COMMENTS	LM
7	APR.15.25	REV. NEW SITE PLAN	LM
6	APR.08.25	REV. ARBORIST REPORT	LM
5	DEC.20.24	REV. OFFSITE SUBMISSION	LM/MM
4	SEPT.23.24	REV PER CITY COMMENTS/NEW SITE PLAN	LM
3	SEPT.12.24	REV. PER NEW SITE PLAN	LM
2	SEPT.08.23	RZ/SA SUBMISSION	PMT
1	2023.05.16	PRELIMINARY DESIGN	PMT

SEAL:

DP 24-046836
April 20, 2026
PLAN #29

PROJECT:

PROPOSED 30-UNIT TOWNHOUSE DEVELOPMENT

5471 - 5613 STEVESTON HIGHWAY, RICHMOND, BC

DRAWING TITLE:

LANDSCAPE DETAILS (2)

DATE:	APR.20.23	DRAWING NUMBER:	
SCALE:	AS SHOWN		L14
DRAWN:	PMT		
DESIGN:	PMT		OF 20
CHK'D:	MTLM		
M2LA PROJECT NUMBER:			23-015

23015-26-DPP.zip

Villa Playhouse

M7000



With its multitude of benches, tables and play surfaces this playhouse certainly lives up to all modern requirements. The open ends and walls widen the play space, making room for lots of children to play from the inside and outside. There is even a corner bench on the veranda that is big enough to allow an adult to join in the world of Let's Pretend. There are many elements that promote social interaction including the desks, porch seat and the split level table on the outside gives an extra dimension to the game. The red house encourages children's to role play and the manipulative elements that can be shifted and turned stimulate the understanding of cause and effect and the child's cognitive development.

KOMPAN Let's play

Item no. M700078-3518P	
General Product Information	
Dimensions LxWxH	185x132x146 cm
Age group	2 - 5
Play capacity (users)	12
Colour options	





PATIO SOFA CHAIR SET
AND CLUB CHAIRS-AMENITY AREA 1
BY VANCOUVER SOFA COMPANY

FunPoint, Climber

PCT803



The transparent play invitation of the FunPoint, Climber attracts children immensely. With its richly varied play activities, the FunPoint, Climber encourages children to explore and try out play activities for longer durations. The mix of inclined nets and steel bars for climbing train cross-coordination and muscles in varied way, having children use all their body when traversing through the structure. The top membrane makes for a nice destination, with its turf, the tactile sense is stimulated when hanging there. The fast egress from here is the wildly thrilling fireman's pole. On ground level a gently swaying hammock or a xylophone music panel invite less vigorous physical action at either end of the FunPoint, Climber. The xylophone music panel is a highly sensory activity with sound and tonality. Children play from both sides of the panel and cooperate on making tunes, thus training their cooperation and turn-taking skills, which supports their social-emotional development.

KOMPAN Let's play

Item no. PCT803-0901	
General Product Information	
Dimensions LxWxH	469x361x309 cm
Age group	5 - 12
Play capacity (users)	12
Colour options	





Data is subject to change without prior notice.

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19	NOV.23.25	REV DP3 RE SUBMISSION	LM
18	NOV.20.25	REV ADP/STAFF COMMENTS	LM/MM
17	SEPT.22.25	RE-ISSUE FOR ADP	LM
16	SEPT.17.25	REV. NEW SITE PLAN	LM
15	SEPT.5.25	REV. PER CITY COMMENTS	LM
14	SEPT.05.25	ISSUE FOR ADP	LM
13	AUG.18.25	REV NEW SITE PLAN-COORDINATION	LM
12	AUG.12.25	REV NEW SITE PLAN	LM
11	AUG.01.25	REV NEW SITE PLAN/CITY COMMENTS	LM
10	MAY.16.25	REISSUE FOR DP	LM
9	MAY.06.25	REV NEW SITE PLAN	LM
8	APR.24.25	REV. CITY COMMENTS	LM
7	APR.3.25	REV. NEW SITE PLAN	LM
6	APR.02.25	REV ARBORIST REPORT	LM
5	DEC.20.24	REV OFFSITE SUBMISSION	LM/MM
4	SEPT.23.24	REV PER CITY COMMENTS/NEW SITE PLAN	LM
3	SEPT.12.24	REV PER NEW SITE PLAN	LM
2	SEPT.06.23	RZ/Rb SUBMISSION	PMT
1	2023.05.16	PRELIMINARY DESIGN	PMT

SEAL:

DP 24-046836
April 20, 2026
PLAN #30

PROJECT:

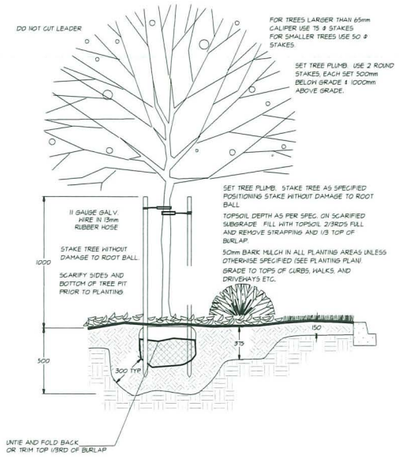
PROPOSED 30-UNIT
TOWNHOUSE DEVELOPMENT

5471 - 5613 STEVESTON HIGHWAY,
RICHMOND, BC

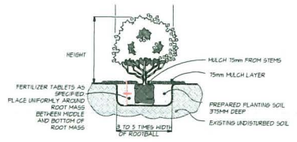
DRAWING TITLE:

LANDSCAPE
DETAILS (3)

DATE:	APR.20.23	DRAWING NUMBER:	
SCALE:	AS SHOWN		L15
DRAWN:	PMT		
DESIGN:	PMT		OF 20
CHK'D:	MTLM		
M2LA PROJECT NUMBER:			23-015

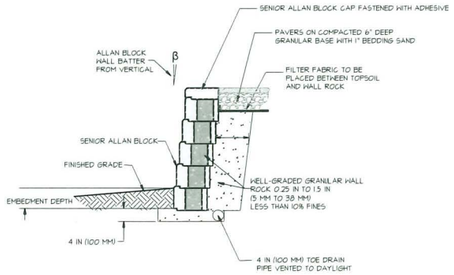


1 / L15 TREE PLANTING DETAIL
SCALE : NTS

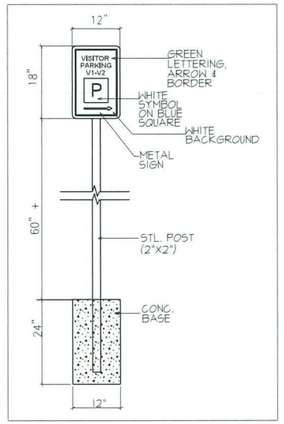


2 / L15 SHRUB PLANTING DETAIL
SCALE : NTS

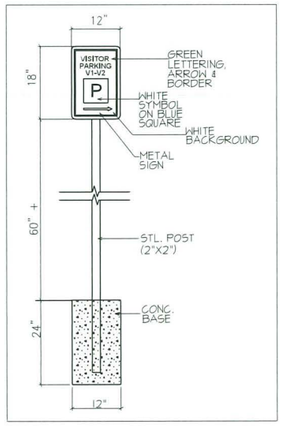
3 / L15 SOD LAWN DETAIL
SCALE : NTS



5 / L15 AB WALL DETAIL (TYP.)
SCALE : NTS

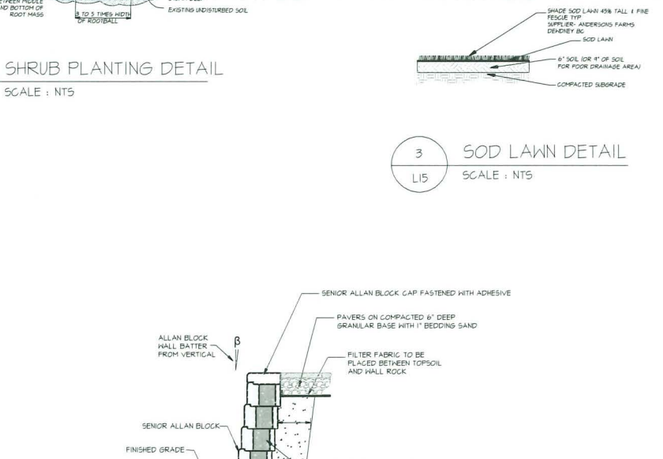


6 / L15 WAYFINDING SIGNAGE #1
SCALE : NTS



7 / L15 WAYFINDING SIGNAGE #2
SCALE : NTS

PLAN VIEW



SIDE VIEW

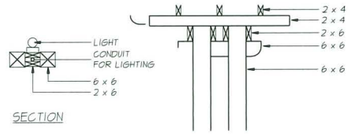
NOTE:

1. ALL WOOD MEMBERS TO BE PRESSURE TREATED TO C.S.A. STANDARDS
2. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED
3. APPLY TWO COATS OF STAIN TO MATCH BUILDING (TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT)
4. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE

4 / L15 COVERED MAILBOX DETAIL
SCALE : NTS

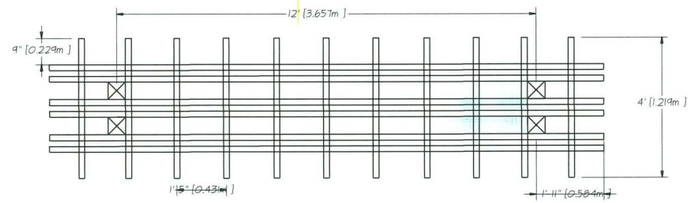
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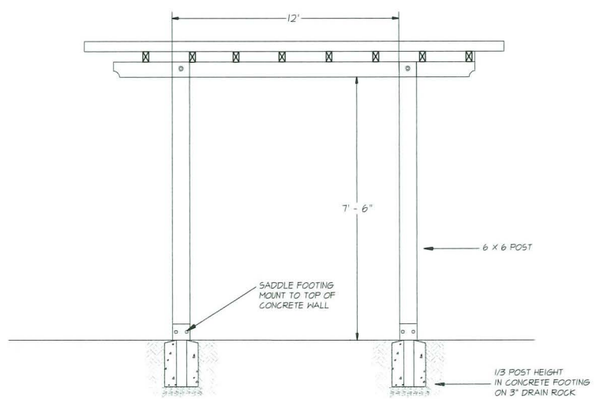
ALL WOOD MEMBERS TO BE PRESSURE TREATED TO C.S.A. STANDARDS.
NO. 2 CONSTRUCTION GRADE MINIMUM.
ALL HARDWARE TO BE HOT-DIPPED GALVANIZED.
APPLY TWO COATS OF STAIN TO MATCH BUILDING (TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT)
COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE.
REFER TO LANDSCAPE LIGHTING DRAWINGS FROM ELECTRICAL ENGINEER FOR LIGHTING FIXTURES ON TRELLIS



SECTION

SIDE VIEW





FRONT VIEW

5 / L15 WOOD ARBOUR
SCALE : 1/4" = 1'-0"

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6	APR.08.25	REV. ARBORIST REPORT	LM
5	DEC.20.24	REV. OFFSITE SUBMISSION	LM/MM
4	SEPT.23.24	REV PER CITY COMMENTS/NEW SITE PLAN	LM
3	SEPT.12.24	REV. PER NEW SITE PLAN	LM
2	SEPT.08.23	RZ4b SUBMISSION	PMT
1	2023.05.16	PRELIMINARY DESIGN	PMT

SEAL:

DP 24-046836
April 20, 2026
PLAN #31

PROJECT:

PROPOSED 30-UNIT TOWNHOUSE DEVELOPMENT

5471 - 5613 STEVESTON HIGHWAY, RICHMOND, BC

DRAWING TITLE:

LANDSCAPE DETAILS (4)

DATE:	APR.20.23
SCALE:	AS SHOWN
DRAWN:	PMT
DESIGN:	PMT
CHK'D:	MTLM

DRAWING NUMBER: L16 OF 20

M2LA PROJECT NUMBER: 23-015

PART ONE GENERAL REQUIREMENTS

1.1 REFERENCES

1 CCDC Dev 2 LATEST EDITION
Comply with all articles in the General Conditions of Contract in conjunction with this section unless superseded by other Contract Documents

2 B.C. Landscape Standard, LATEST EDITION, prepared by the B.C. Society of Landscape Architects and the B.C. Landscape & Nursery Association, jointly. All work and materials shall meet standards as set out in the B.C. Landscape Standard unless superseded by this specification or as directed by Landscape Architect with written instruction

3 MASTER MUNICIPAL SPECIFICATIONS & STANDARD DETAILS, LATEST EDITION, prepared by the Consulting Engineers of British Columbia, Roadbuilders and Heavy Construction Association, and the Municipal Engineers Division

4 STANDARD FOR LANDSCAPE IRRIGATION SYSTEM, LATEST EDITION. Prepared by the Irrigation Industry Association of British Columbia

5 MUNICIPAL BYLAWS AND ENGINEERING SPECIFICATIONS WHERE NOTED

1.2 TESTING

1 A current (not more than one month) test for all growing medium to be used on this site is required. Provide and pay for testing by an independent testing facility pre-approved by the Landscape Architect. Deliver growing medium test results to Landscape Architect for review and approval prior to placement. Refer to Section 3.1.4 Growing Medium Testing for procedure.

2 Owner reserves the right to test or re-test materials. Contractor responsible to pay for testing if materials do not meet specification.

1.3 SUBMITTALS

1 Any alternate products differing from that contained in the contract documents must be pre-approved by the Landscape Architect

2 Submittals to consist of product sample or manufacturer's product description.

1.4 SITE REVIEW

1 Under the terms of the Landscape Architect's Contract with the Owner and where the Landscape Architect is the designated reviewer, the Landscape Architect will observe construction as is necessary in their opinion to confirm conformance to the plans and specifications. Contact Owners Representative to arrange for site observation at the appropriate times. Allow two days notice. Observation schedule may include but will not be limited to the following:

1.1 Start Up Site Meeting, General Contract Prior to any site disturbance, a meeting with the general contractor to review tree preservation issues, general landscape issues and municipal requirements.

1.2 Start Up Site Meeting, Landscape Contract (if separate) At the start of work with Owner's Representative, Site Superintendent and Landscape Contractor, a meeting is to be held to review expected work and to verify the acceptability of the subgrade and general site conditions to the Landscape Contractor. Provide growing medium test results for this meeting.

1.3 Progress Site Visits To observe materials and workmanship as necessary through the course of the work. Review of different aspects of the work may be dealt with on any single visit. Such elements may include: Site Layout, Rough Grading, Growing Medium - quality, depths, finish grading, Drainage and Drainage Materials, Lawns or Grass areas, Planting - plant material including negotiations with suppliers, nursery inspections, plant sizes, quality, quantity, planting practice and layout, tree support, Mulch, Irrigation Systems, Play Equipment, Site Furniture, and other elements of the site development where the Landscape Architect is the designated reviewer such as: Pedestrian Paving, Fencing, Non-structural walls and slabs, Unit Paving.

1.4 Substantial Performance Review of all work, accounting of all substitutions, deletions, plant counts, preparations of deficiency list, and recommendations for completion.

1.5 Certificate of Completion Upon the declaration of Substantial Performance, a recommendation for the issuance of the Certificate of Completion will be made to the Payment Certifier as defined in the contract.

1.6 Deficiency Review Prior to the completion of the holdback period, check for completion of deficiencies. Once completed, a Schedule 'C' will be issued where required.

1.7 Warranty Review Prior to the completion of the warranty period (+/- 11 months after issuance of the Certificate of Completion), review all warranty material and report recommendations for warranty replacement.

1.5 WORKMANSHIP

1 Unless otherwise instructed in the Contract Documents, the preparation of the subgrade shall be the responsibility of the General Contractor. Placement of growing medium constitutes acceptance of the subgrade by the Landscape Contractor. Any subsequent corrections to the subgrade required are the responsibility of the Landscape Contractor.

2 All work and superintendence shall be performed by personnel skilled in landscape contracting. In addition, all personnel applying herbicides and/or pesticides shall hold a current license issued by the appropriate authorities.

3 A site visit is required to become familiar with site conditions before bidding and before start of work.

4 Confirm location of all services before proceeding with any work.

5 Notify Landscape Architect of any discrepancies. Obtain approval from Landscape Architect prior to deviating from the plans.

6 Take appropriate measures to avoid environmental damage. Do not dump any waste materials into water bodies. Conform with all federal, provincial and local statutes and guidelines.

7 Collect and dispose of all debris and/or excess material from landscape operations. Keep paved surfaces clean and repair damage resulting from landscape work. Repairs are to be completed prior to final acceptance.

8 Where new work connects with existing, and where existing work is altered, make good to match existing undisturbed condition.

1.6 WARRANTIES

1 Guarantee all materials and workmanship for a minimum period of one full year from the date of Certificate of Completion.

2 Refer to individual sections for specific warranties.

PART TWO SCOPE OF WORK

2.1 SCOPE OF WORK

1 Other conditions of Contract may apply. Confirm Scope of Work at time of tender.

2 Work includes supply of all related items and performing all operations necessary to complete the work in accordance with the drawings and specifications and generally consists of the following:

2.1 Retention of Existing Trees where shown on drawings
2.2 Finish Grading and Landscape Drainage
2.3 Supply and placement of growing medium
2.4 Testing of imported growing medium and/or site topsoil.
2.5 Supply and incorporation of additives to meet requirements of soil test and Table One.
2.6 Preparation of planting beds, supply of plant material and planting.
2.7 Preparation of rough grass areas, supply of materials and seeding.
2.8 Preparation of lawn areas, supply of materials and sodding.
2.9 Supply and placement of bark mulch.
2.10 Maintenance of planted and seeded/sodded areas until accepted by Owner.
2.11 SEPARATE PRICE Establishment Maintenance: Section 3.11
2.12 Other work: Work other than this list, not specified by Landscape Architect.

2.2 MATERIALS

1 Growing Medium: Conform to BC Landscape Standard for definitions of imported and on-site topsoil. Refer to Table One below.

TABLE ONE: PROPERTIES OF GROWING MEDIUM FOR LEVEL 2 GROOMED AND LEVEL 3 MODERATE AREAS
Canadian System of Soil Classification Textural Class: "Loamy Sand" to "Sandy Loam"

Applications	Low Traffic Areas Trees and Large Shrubs	High Traffic Lawn Areas	Planting Areas and Planters
Growing Medium Types	2L	2H	2P

Texture	Percent Of Dry Weight of Total Growing Medium		
Coarse Gravel: larger than 25mm	0 - 5%	0 - 5%	0 - 5%
All Gravel: larger than 2mm	0 - 5%	0 - 5%	0 - 5%
	Percent Of Dry Weight of Growing Medium Excluding Gravel		
Sand: larger than 0.05mm, smaller than 2.0mm	50 - 100%	70 - 90%	40 - 80%
Silt: larger than 0.002mm, smaller than 0.05mm	10 - 25%	0 - 15%	10 - 25%
Clay: smaller than 0.002mm	0 - 25%	0 - 15%	0 - 25%
Clay and Silt Combined	maximum 35%	maximum 15%	maximum 35%
Organic Content (coast)	3 - 10%	3 - 5%	10 - 20%
Organic Content (interior)	3 - 5%	3 - 5%	15 - 20%
Acidity (pH)	6.0 - 7.0	6.0 - 7.0	6.5 - 6.5
Drainage	Percolation shall be such that no standing water is visible 60 minutes after at least 10 minutes of moderate to heavy rain or irrigation.		

2 Fertilizer: An organic and/or inorganic compound containing Nitrogen (N), Phosphate (2P5), and Potash (soluble 2) in proportions required by soil test.

3 Lime: Ground agricultural limestone. Meet requirements of the B.C. Landscape Standard.

4 Organic Additive: Commercial compost product to the requirements of the B.C. Landscape Standard, LATEST EDITION and pre-approved by the Landscape Architect. Recommended suppliers: Yardworks, The Answer Garden Products, Fraser Richmond Soils & Fibre, Stream Organics Management.

5 Sand: Clean, washed pump sand to meet requirements of the B.C. Landscape Standard.

6 Composted Bark Mulch: 10mm (3/8") minus Fir/Hemlock bark chips and fines, free of chunks and sticks, dark brown in colour and free of all soil, stones, roots or other extraneous matter. Fresh orange in colour bark will be rejected.

7 Herbicides and Pesticides: If used, must conform to all federal, provincial and local statutes. Appliers must hold current licenses issued by the appropriate authorities in the area.

8 Filter Fabric: A non biodegradable blanket or other filtering membrane that will allow the passage of water but not fine soil particles. (Such as: MIRAFI 140 NL, GEOLON N40 OR AMOCO 4545 or alternate product pre-approved by the Landscape Architect.)

9 Drainage Piping if required: Schedule 40 PVC nominal sizes.

10 Drain Rock: Clean, round, inert, durable, and have a maximum size of 19mm and containing no material smaller than 10mm.

11 Plant Material: To the requirements of the B.C. Landscape Standard. Refer to 3.9, Plants and Planting. All plant material must be provided from a certified disease free nursery. Provide proof of certification.

12 Sod: Refer to individual sections in this specification.

13 Supplier and installers of segmental block walls to provide engineered drawings for all walls, signed and sealed drawings for all walls, individually, in excess of 1.2m, or combinations of walls collectively in excess of 1.2m. Installations must be reviewed and signed off by Certified Professional Engineer, include cost of engineering services in Tender price.

14 Miscellaneous: Any other material necessary to complete the project as shown on the drawings and described herein.

PART THREE SOFT LANDSCAPE DEVELOPMENT

3.1 RETENTION OF EXISTING TREES

1 Prior to any work on site - protect individual trees or plant groupings indicated as retained on landscape plans as vegetation retention areas.

1.1 In some instances the Landscape Architect will tag trees or areas to remain. Discuss tree retention areas at a start-up meeting with the Landscape Architect.

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

3 No machine travel through or within vegetation retention areas or under crowns of trees to be retained is allowed.

4 Do not stockpile soil, construction materials, or excavated materials within vegetation retention areas.

5 Do not park, fuel or service vehicles within vegetation retention areas.

6 No debris fires, clearing fires or trash burning shall be permitted within vegetation retention areas.

7 No excavations, drain or service trenches nor any other disruption shall be permitted within vegetation retention areas without a review of the proposed encroachment by the Landscape Architect.

8 Do not cut branches or roots of retained trees without the approval of the Landscape Architect.

9 Any damage to existing vegetation intended for preservation will be subject to evaluation by an ISA Certified Arborist using the "Guide for Plant Appraisal", LATEST EDITION.

9.1 Replacement planting of equivalent value to the disturbance will be required. The cost of the evaluation and all the replacement planting will be the responsibility of the General Contractor and or the person(s) responsible for the disturbance.

10 In municipalities with specific tree retention/replacement bylaws ensure compliance to bylaws.

11 In situations where required construction may disturb existing vegetation intended for preservation, contact Landscape Architect for review prior to commencing construction.

3.2 GRADES

1 Ensure subgrade is prepared to conform to depths specified in Section 3.5, Growing Medium Supply, below. Where planting is indicated close to existing trees, prepare suitable planting pockets for material indicated on the planting plan. Shape subgrade to eliminate free standing water and conform to the site grading and drainage plan.

2 On slopes in excess of 3:1 trench subgrade across slope to 150mm (6") minimum at 1.5m (5 ft.) intervals minimum.

3 Scarify the entire subgrade immediately prior to placing growing medium. Re-cultivate where vehicular traffic results in compaction during the construction procedures. Ensure that all planting areas are smoothly contoured after light compaction to finished grades.

4 Eliminate standing water from all finished grades. Provide a smooth, firm and even surface and conform to grades shown on the Landscape Drawings. Do not exceed maximum and minimum gradients defined by the B.C. Landscape Standard.

5 Construct swales true to line and grade, smooth and free of sags or high points. Minimum slope 2%, maximum side slopes 10%. Assure positive drainage to collection points.

6 Slope not to exceed the following maximums: Rough Grass 3:1, Lawn 4:1, Landscape plantings 2:1.

7 Finished sod/mulch elevations at building to comply with municipal requirements.

8 Inform Landscape Architect of completion of finish grade prior to placement of seed, sod, plants or mulch.

3.3 LANDSCAPE DRAINAGE

1 Related Work: Growing medium and Finish Grading, Grass areas, Trees Shrubs and Groundcovers, Planters, Crib Walls.

2 Work Included: Site finish grading and surface drainage. Installation of any drainage systems detailed on landscape plans. Note: Catch basins shown on landscape plans for coordination only, confirm scope at work prior to bid.

2.1 Coordinate all landscape drainage work with rest of site drainage. Refer to engineering drawings and specifications for connections and other drainage work.

2.2 Determine exact location of all existing utilities and structures, and underground utilities prior to commencing work, which may not be located on drawings and conduct work so as to prevent interruption of service or damage to them. Protect existing structures and utility services and be responsible for damage caused.

2.3 Plaster drains on slab. Refer to Section 3.10, Installing Landscapes on Structures.

3 Excavation
3.1 Do trenching and backfilling in accordance with engineering details and specifications.
3.2 Lay drains on prepared bed, true to line and grade with inverts smooth and free of sags or high points. Ensure barrel of each pipe is in contact with bed throughout full length.
3.3 Commence laying pipe at outlet and proceed in upstream direction.
3.4 Lay perforated pipes with perforations at 8pm and 4pm positions.
3.5 Make joints tight in accordance with manufacturer's directions.
3.6 Do not allow water to flow through the pipes during construction except as approved by Engineer.
3.7 Make watertight connections to existing drains, new or existing manholes or catchbasins where indicated or as directed by Landscape Architect.
3.8 Plug upstream ends of pipe with watertight clean out caps.
3.9 Surround and cover pipe with drain rock in uniform 150mm layers for various depths as shown in details, minimum 100mm.
3.10 Cover drain rock with non-woven filter cloth lap all edges and seams minimum 150mm.
3.11 Assure positive drainage.
3.12 Back fill remainder of trench as indicated.
3.13 Protect subdrains from floatation during installation.

3.4 GROWING MEDIUM TESTING

1 Submit representative sample of growing medium proposed for use on this project to an independent laboratory. Provide test results to Landscape Architect prior to placing. Test results to include:
1.1 Physical properties, % content of: gravel, sand, silt, clay and organics.
1.2 Acidity PH and quantities of lime or sulphur required to bring within specified range.
1.3 Nutrient levels of principle and trace elements and recommendations for required soil amendments.
1.4 Carbon/Nitrogen level.

3.5 GROWING MEDIUM SUPPLY AND PLACEMENT

1 Supply all growing medium required for the performance of the Contract. Do not load, transport or spread growing medium when it is so wet that its structure is likely to be damaged.

2 Supply all growing medium admixtures as required by the soil test. Amended growing medium must meet the specification for growing medium as defined in Table One for the various areas.
2.1 Thoroughly mix required amendments into the full depth of the growing medium.
2.2 Special mixes may be required for various situations. Refer to drawing notes for instructions.

3 Place the amended growing medium in all grass and planting areas. Spread growing medium in uniform layers not exceeding 6" (150mm), over untrozen subgrade free of standing water.

4 Minimum depths of growing medium placed and compacted to 80%:
4.1 On-grade
4.1.1 Seeded and sodded lawns ..... 6" (150mm)
4.1.2 Mass planted shrubs & groundcovers ..... 15" (400mm)
4.1.3 Groundcover only areas, if defined on plan ..... 9" (225mm)
4.1.4 Tree & large shrub pits ..... depth to conform to depth of rootball - width shall be at least twice the width of the root ball with saucer shaped sides.
4.2 On-Slab
4.2.1 Irrigated lawn ..... 9" (230mm)
4.2.2 Groundcover areas ..... 12" (300mm)
4.2.3 Lawn without automatic irrigation ..... 12" (300mm)
4.2.4 Shrub & groundcover areas ..... 15" (380mm)
4.2.5 Trees and specimen shrubs ..... 30" (760mm) over columns and/or edge of slab (verify column locations on-site for tree locations.)
4.2.6 Depths noted includes 1" to 2" (25-50mm) sand over filter fabric.
4.2.7 Maximum 18" depth growing medium except where mounded for trees over column points.

5 Manually spread growing medium/planting soil around existing trees, shrubs and obstacles.

6 In perimeter seeded grass areas, feather growing medium out to nothing at edges and blend into existing grades.

7 Finished grades shall conform to the elevations shown on landscape and site plans.

3.6 ROUGH GRASS AREA - SEEDING

1 General: Rough grass areas are noted on the drawings as "Rough Grass". Treat all areas defined as rough grass between all property lines of the project including all boulevards to edge of roads and lanes.

2 Preparation of Surfaces: To B.C. Landscape Standard (Class 1) Areas (Rough grass) Section 7.1.1.3
2.1 Clean existing soil by mechanical means of debris over 50mm in any dimension.
2.2 Roughly grade surfaces to allow for maintenance specified and for positive drainage.

3 Time of Seeding: Seed from early spring (generally April 1st) to late fall (September 15th) of each year. Further extensions may be obtained on concurrence of the Landscape Architect.

4 Seed Supply & Testing: All seed must be obtained from a recognized seed supplier and shall be No. 1 grass mixture delivered in containers bearing the following information:
4.1 Analysis of the seed mixture.
4.2 Percentage of each seed type.

5 Seed Mixture: All varieties shall be rated as strong performers in the Pacific Northwest and are subject to client approval.
70% Creeping Red Fescue
20% Annual Rye
5% Saturn Perennial Rye
5% Kentucky Bluegrass
For Wildflower Areas use a mixture of Wildflowers with Hard Fescues (Terralink Coastal Wildflowers) with Hard Fescue or pre-approved alternate.

6 Fertilizer: Mechanical seeding: Apply a complete synthetic slow-release fertilizer with maximum 35% water soluble nitrogen and a formulation ratio of 18-16-18 - 50% sulphur urea coated, 1134 kg/Ha (1000lbs/acre) using a mechanical spreader.

7 Seeding: Apply seed at a rate of 112kg/H (100lbs /acre) with a mechanical spreader. Incorporate seed into the top 1/4" (6mm) of soil and lightly compact.

8 Acceptance: Provide adequate protection of the seeded areas until conditions of acceptance have been met. Comply with Section 3.7 Hydroseeding.

3.7 HYDROSEEDING

1 May be used as an alternate to mechanical seeding in rough grass areas.

2 May not be used in areas of lawn unless pre-approved by the Landscape Architect prior to bidding.

3 Preparation and Growing Medium:
3.1 In areas of Rough Grass: Comply with Section 3.6 Rough Grass.
3.2 Where approved for use in areas of lawn, comply with Section 3.8 Lawn Areas - Sodding.

4 Protection: Ensure that fertilizer in solution does not come in contact with the foliage of existing trees, shrubs, or other susceptible vegetation. Do not spray seed or mulch on objects not expected to grow grass. Protect existing site equipment, roadways, landscaping, reference points, monuments, markers and structures from damage. Where contamination occurs, remove seeding slurry to satisfaction of and by means approved by the Landscape Architect.

5 Mulch shall consist of virgin wood fibre or recycled paper fibre designed for hydraulic seeding and dyed for ease of monitoring application. If using recycled paper material for wood fibre substitute use 125 lb. (by weight) Cellulose fibre. Landscape Standard for mulch requirements.

6 Water: Shall be free of any impurities that may have an injurious effect on the success of seeding or may be harmful to the environment.

7 Equipment: Use a military standard hydraulic seeder/mulcher equipment with the tank volume certified by an identification plate or sticker affixed in plain view on the equipment. The hydraulic seeder/mulcher shall be capable of sufficient agitation to mix the material into a homogenous slurry and to maintain the slurry in a homogenous state until it is applied. The discharge pumps and gun nozzles shall be capable of applying the materials uniformly over the designated area.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

3.8 Application Rate
3.1 Seed Mixture: 136 kg/Ha (125 lbs/acre)
3.2 Fertilizer: 112 kg/Ha (100 lbs/acre)
3.3 Creeping Wildflower Mix: Where specified, apply (11 lbs/acre) (1/4 lb. 1 lb. of grass seed)
3.4 Notes:
3.4.1 At the time of Tender provide a complete chart of all components of the mix proposed including mulch, tackifier, water etc. Sloped sites require tackifier.
3.4.2 Fertilizer
3.4.2.1 Rough Grass: If a soil analysis is available, comply with results.
3.4.2.2 Lawn: Where hydroseeding is approved, comply with soil analysis recommendations.

9 Accurately measure the quantities of each of the materials to be charged into the tank either by mass or by a commonly accepted system of mass-calibrated volume measurements. The materials shall be added to the tank while it is being filled with water, in the following sequence: seed, fertilizer. Thoroughly mix onto a homogenous slurry. After charging, add no water or other material to the mixture. Do not leave slurry in the tank for more than four (4) hours.

10 Distribute slurry uniformly over the surface of the area to be hydroseeded. Blend application into previous applications and existing grass areas to form uniform surfaces.

11 Clean up: Remove all materials and other debris resulting from seeding operations from the job site.

12 Maintenance: Begin maintenance immediately after seeding and continue for 60 days after Substantial Completion and until accepted by the Owner. Re-seed at three week intervals where germinations has failed. Protect seeded areas from damage with temporary wire or twine fences complete with signage until grass area is taken over by the Owner. Water in sufficient quantities to ensure deep penetration and at frequent intervals to maintain vigorous growth until grass is taken over by the Owner. It is the Owner's responsibility to supply water at no extra cost to the Contract.

13 Acceptance of the Rough Grass Areas: Proper germination of all specified grass species is the responsibility of the Landscape Contractor. The grass shall be reasonably well established, with no apparent dead or bare spots and shall be reasonably free of weeds (to B.C. Landscape Standard, Section 17 Maintenance Level 4 (Open space). Sixty days after substantial completion, areas meeting the conditions above will be taken over by the Owner. Areas seeded in Fall will be accepted in Spring one month after start of growing season, provided that the above conditions for acceptance are fulfilled.

3.8 LAWN AREAS - SODDING

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

2 Growing Medium: Comply with Section 2.2.3, Growing Medium. Prior to sodding, request an inspection of the finished grade, and depth and condition of growing medium by the Landscape Architect.

3 Time of Sodding: Sod from April 1st to October 1st. Further extensions may be obtained on concurrence of the Landscape Architect.

4 Sod Supply: Conform to all conditions of B.C. Landscape Standard, Section 8, B.C. Standard for Turfgrass Sod.

5 Specified Turfgrass by area: Refer to Table 2 below.

TABLE 2 SPECIFIED TURFGRASS BY AREA

Area	Description	Quality Grade	Major Species
CLASS 1	Lawns, all areas noted on drawings as lawn in urban development sites including boulevard grass	No. 1 Premium	Kentucky Blue for sun, Fescues for shade
CLASS 2	Grass - public parks, industrial and institutional sites	No. 2 Standard	same
CLASS 3	Rough Grass	see hydroseeding	
SPECIAL			

6 Lime: The lime shall be as defined in Section 2.2.3, Materials. Apply at rates recommended in required soil test. Refer to Section 3.4 for method.

7 Fertilizer: Refer to Section 2.2.2 Materials. Apply specified fertilizer at rates shown in the required soil test. Apply with a mechanical spreader. Cultivate into growing medium 48 hours prior to sodding. Apply separately from lime.

8 Sodding: Prepare a smooth, firm, even surface for laying sod. Lay sod staggered with sections closely butted, without overlapping or gaps, smooth and even with adjoining areas and roll lightly. Water to obtain moisture penetration of 3" to 4" (7 - 10cm). Comply with requirements of B.C. Landscape Standard, 8, B.C. Standard for Turfgrass Sod.

9 Maintenance: Begin maintenance immediately after sodding and continue for 60 days after Substantial Completion and until accepted by the Owner. Protect sodded areas from damage with temporary wire or twine fences complete with signage until lawn is taken over by the Owner. Water to obtain moisture penetration of 3" to 4" (7-10cm) at intervals necessary to maintain sufficient growth. Keep grass cut at height of between 1-1/2" (4cm) and 2" (5cm). Provide adequate protection of sodded areas against damage until the turf has been taken over by Owner. Repair any damaged areas, re-grade as necessary. Aeration may be required if in the Landscape Architect's opinion, drainage through the sod base medium is impaired.

10 Acceptance of Lawn Areas: The turf shall be reasonably well established, with no apparent dead spots or bare spots and shall be reasonably free of weeds (to B.C. Landscape Standard, Section 17 Maintenance Level 2 (Approximate). Use herbicides if necessary for weed removal unless other conditions of contract forbid their use. After the lawn has been cut at least twice, areas meeting the conditions above will be taken over by the Owner.

3.9 PLANTS AND PLANTING

1 Conform to planting layout as shown on Landscape Plans.

2 Obtain approval of Landscape Architect for layout and preparation of planting prior to commencement of planting operations.

3 Make edge of beds with smooth clean defined lines.

4 Time of Planting
4.1 Plant trees, shrubs and groundcovers only during periods that are normal for such work as determined by local weather conditions when seasonal conditions are likely to ensure successful adaptation of plants to their new location.

5 Standards
5.1 All plant material shall conform to the requirements of the B.C. Landscape Standard, LATEST EDITION, unless exceeded by drawing Plant Schedule or this specification.
5.1.1 Refer to B.C. Landscape Standard, Section 9, Plants and Planting and in Section 12, BCLNA Standard for Container Grown Plants for minimum standards.
5.1.2 Refer to Plant Schedule for specific plant and container sizes and comply with requirements.
5.2 Plant material obtained from areas with less severe climatic conditions shall be grown to withstand the site climate.

6 Review
6.1 Review at the source of supply and/or collection point does not prevent subsequent rejection of any or all planting stock at the site.

7 Availability
7.1 Area of search includes the Lower Mainland and Fraser Valley. Refer to Plant Schedule for any extension of area.
7.2 Supply proof of the availability of the specified plant material within 10 days of the award of the Contract.

8 Substitution
8.1 Obtain written approval of the Landscape Architect prior to making any substitutions to the specified material. Non-approved substitutions will be rejected.
8.2 Allow a minimum of 5 days prior to delivery for request to substitute.
8.3 Substitutions are subject to BC Landscape Standard - definition of Conditions of Availability.

9 Plant Species & Location
9.1 Plants shall be true to name and of the height, caliper and size of root ball as shown on the landscape/site plan plant schedule. Caliper of trees is to be taken 6" (15cm) above grade.
9.2 Plant all specified species in the locations as shown on the landscape drawings. Notify Landscape Architect if conflicting rock or underground/overhead services are encountered.
9.3 Deviation of given planting location will only be allowed after review of the proposed deviation by the Landscape Architect.

10 Excavation
10.1 Trees and large shrubs: Excavate a saucer shaped tree pit to the depth of the rootball and to at least twice the width of the rootball. Assure that finished grade is at the original grade the tree was grown at.

11 Drainage of Planting Holes
11.1 Provide drainage of planting pits where required, ie. on sloped conditions, break out the side of the planting pit to allow drainage down slope, and in flat conditions, round to raise the rootball above impervious layer. Notify the Landscape Architect where the drainage of planting holes is limited.

12 Planting and Fertilizing Procedures:
12.1 Plant all trees and shrubs with the roots placed in their natural growing positions. If burlapped, loosen around the top of the ball and cut away or fold under. Do not pull burlap from under the ball. Carefully remove containers without injuring the rootballs. After settled in place, cut twine. For wire baskets, clip and remove top three rows of wire.
12.2 Fill the planting holes by gently forming the growing medium around the root system in 6" (15cm) layers. Settle the soil with water. Add soil as required to meet finish grade. Leave no air voids. When 2/3 of the topsoil has been placed, apply fertilizer as recommended by the required soil test at the specified rates.
12.3 Where planting is indicated adjacent to existing trees, use special care to avoid disturbance of the root system or natural grades of such trees.
12.4 Where trees are in lawn areas, provide a clean cut mulched 900mm (3 ft.) diameter circle centered on the tree.

13 Staking of Trees
13.1 Use two 2" x 2" x 5' stakes, unless superseded by municipal requirements. Set stakes minimum 2 ft. in soil. Do not drive stake through rootball.
13.2 Leave the tree carefully vertical.
13.3 Tie with pre-approved commercial, flat woven polypropylene fabric belt, minimum width 19mm (3/4"). Approved product: ArborTie - available from DeepRoot.
13.4 Coniferous Trees over 8 ft. height: Guy with three 2-strand wires (11 gauge). Drive three stakes equidistant around the tree completely below grade.
13.5 Trees 6 ft. - on Wood or Concrete Decks: Guy as above using three deadmen (min. 2" x 2" x 4.5") buried to the maximum possible depth instead of stakes.
13.6 Mark all guy wires with visible flagging material.

14 Pruning
14.1 Limit pruning to the minimum necessary to remove dead or injured branches. Preserve the natural character of the plants, do not cut the leader. Use only clean, sharp tools. Make all cuts clean and cut to the branch collar leaving no stubs. Shape affected areas so as not to retain water. Remove damaged material.

15 Mulching
15.1 Mulch all planting areas with an even layer of mulch to 2-1/2 - 3" (65 - 75mm) depth. Confirm placement of mulch in areas labeled "Groundcover Area" on drawings. Mulch a 1 ft. (900mm) diameter circle around trees in lawn areas, leave a clean edge.

16 Acceptance
16.1 The establishment of all plant material is the responsibility of the Landscape Contractor.

17 Plant Material Maintenance
17.1 Maintain all plant material for 60 days after landscape work has received a Certificate of Completion.
17.2 Watering: Conform to B.C. Landscape Standard, Section 13.3.2 - Watering and generally as follows:
17.2.1 Water to supplement natural rainfall such that the soil moisture content is kept to 50% to 100% of field capacity. Water to the full depth of the root zone each time. The Owner is responsible to supply water at no extra cost to the Contract. Confirm source of water prior to beginning work.
17.3 Use appropriate measures to combat pests or diseases damaging plant material. Comply with all local governing statutes and guidelines for chemical control.
17.4 Plant material which fails to survive shall be replaced at the next appropriate season as determined by the Landscape Architect.
17.5 Repair tree guards, stakes, and guy wires, when necessary.
17.6 Maintain areas relatively weed free (Appearance level 2, B.C. Landscape Standard, Chapter 13).
17.7 Maintain mulch to specified depths.

18 Plant Warranty
18.1 Replace all unsatisfactory plant material except those designated "Specimen" for a period of one (1) year after the Certificate of Completion. Replace all unsatisfactory plant material designated "Specimen" for a period of two (2) years after the Certificate of Completion. Replace all unsatisfactory trees and shrubs and continue to replace these until the specified number is complete and satisfactory to the Landscape Architect. Such replacement shall be subject to the notification, inspection and approval as specified for the original planting, and shall not constitute an extra to the Contract.
18.2 Those Plants, identified as hardy within one zone of the Canada Department of Agriculture Isoval class for the area, specified by the Landscape Architect and installed by the Landscape Contractor which are killed through below-normal temperatures (below the average of the extreme minimum temperatures officially recorded in the area concerned, in the last 10 years), will not be replaced without cost of replacement borne by the Owner.
18.3 A review may be requested during the latter part of the warranty growing season. All plant material showing well developed foliage, healthy growth and bud forming, will then be taken over.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

18.4 For all plant material, the Landscape Architect reserves the right to extend the Contractor's responsibility for another growing season if, in his opinion, leaf development and growth is not sufficient to ensure future satisfactory growth.
18.5 Where the Owner is responsible for plant maintenance and has not provided adequate maintenance, the plant replacement section of the contract may be declared void. The Landscape Architect shall determine whether maintenance has been satisfactory using the B.C. Landscape Standard, Section 13, Maintenance as the guide. The required maintenance standard is a minimum of Level Three - Medium. Refer to Section 3.11, Establishment Maintenance.
18.6 The Landscape Contractor is responsible to replace any plant material or repair any construction included in the Contract that is damaged or stolen until the issuance of the Certificate of Completion.
18.7 Deviation from the specifications may require extensions of the Warranty Period as determined by the Landscape Architect.

3.10 INSTALLING LANDSCAPE ON STRUCTURES

1 Verify that drainage and protection material is completely installed and acceptable before beginning work. Contact Landscape Architect for instructions if not in place.

2 Coordinate work with construction of planters and planter drainage.
2.1 Verify that planter drains are in place and positive drainage to root drains is present prior to placing any drain rock or soil.

3 Provide clean out at all through-slab drain locations. Use 300mm min. dia. PVC Pipe filled with drain rock unless specific drawing detail shown.

4 Install drain rock evenly to a minimum depth of 4" (100mm) or alternate sheet drain if specified. Install sheet drain as per manufacturer's recommendations.

5 Cover drain rock (or alternate sheet drain if specified on drawing details) with filter fabric lapping 6" (150mm) at all edges. Obtain approval of drainage system prior to placing growing medium.

6 Place an even layer of 25 - 50mm clean washed pump sand over filter fabric.

7 Place growing medium to depths specified in Section 3.5 above for various surface treatments. Refer to Drawing details for any light weight filler required to alter grade. Use Styrofoam block over drain rock shaped to provide smooth surface transition at edges. Butt each piece tightly together and cover with filter fabric to prevent soil from migrating downward.

3.11 ESTABLISHMENT MAINTENANCE (Provide a separate price for this section)

1 Intent: The intent of "establishment" maintenance is to provide sufficient care to newly installed plant material for a relatively short period of time to ensure or increase the long term success of the planting. The objective is the adaptation of plants to a new site in order to obtain the desired effect from the planting while reducing the rate of failure and unnecessary work associated with improper establishment. Establishment or maintenance procedures apply to all new and retained vegetation including cultivated turfgrass areas, and new trees and shrubs.

2 Maintenance Period: Provide maintenance of installed landscaping for 12 months following substantial completion.

3 Related Standards and Legislation: B.C. Landscape Standard, latest edition; Fertilizer Code, B.C. Pesticide Control Act.

4 Site Review: In addition to the inspections at substantial completion, at final progress draw application, and at the end of the guarantee period, there should be three other reviews during the 12 months attended by the Contractor and a designated representative of the Owner. Maintain a logbook and reporting procedures, and submit to the designated representative.

5 Scheduling: Prepare a schedule of anticipated visits and submit to designated representative at start-up. Maintenance operations shall be carried out predominately during the growing season between March 1st and November 30th; however visits at other times of the year may be required.

6 Maintenance Level: Comply with B.C. Landscape Standard, Section 17, Table 7, Maintenance Level "Medium".

7 Materials: Comply with Part Two of this specification.
7.1 Fertilizers: To the requirements of the B.C. Landscape Standard. Formulations and rates as required by soil testing.

8 Plant Material Establishment
8.1 Watering: During the first growing season, water new plants at least every two (10) days between April 1st and July 15th, and every twenty (20) days between August 1st and September 15th. Minimum 25 gallons per tree per application. During the second growing season, water new plants at least every twenty days between April 1 and July 31 and once between August 1st and September 15th. Apply water at a rate and duration such that the water content reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity. Provide and irrigate with water in the event that any automatic irrigation system malfunctions or has not been completely installed. Scheduled applications of water shall be missed only when rainfall has penetrated the soil fully as required.
8.2 Mulch: Maintain mulches in the original areas and to the original depths.
8.3 Weed Control: Remove all weeds from all areas at least once per month during the growing season by hoeing or cultivation to a maximum depth of 80mm, hand-pulling, or, if necessary, by the use of herbicides.
8.4 Pest and Disease Control: Inspect all planted areas for pests and diseases periodically and at least every two months during the growing season by an experienced person. Carry out treatment for pests or diseases promptly and consistently for maximum effectiveness. Comply with all B.C. Pesticide Control Act and municipal requirements.
8.5 Tree Support: Maintain stakes, guy wires and ties one full growing season. Check ties at least every two months to ensure that they are not causing a depression in the bark. Loosen, repair or replace ties as necessary. Remove all stakes, guy wires and ties after the first growing season except where large trees require continuing support in the opinion of the Landscape Architect. All flagging of guy wires shall be visible and in good repair.
8.6 Pruning: Inspect all trees and shrubs at least every two months during the growing season; prune to remove all dead, weak or diseased wood. Maintain the natural shape of the plant. Carry out clipping or shaping only if required in the maintenance contract for specific varieties or conditions.
8.7 Fertilizing: Once during the twelve months period of establishment maintenance fertilize shrubs, trees and groundcovers according to soil analysis requirements.

9 Grass Areas Establishment
9.1 Watering: Use hoses and sprinklers, irrigation systems or other methods to apply water to Class 1 and Class 2 grassed areas (B.C. Landscape Standard, Section 7, Lawns and Grasses) such that the grass is maintained in a turgid condition. Supply and irrigate with water in the event of any irrigation system malfunction, or incomplete installation at no expense to the owner. Apply water to prevent packing or abrasion of the soil. Apply water at a rate and duration so that the water content in the growing medium reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity.
9.2 Weed, Insect and Disease Control: Inspect grass areas each time they are mowed for weeds, insect pests, and diseases and treat promptly when necessary by appropriate manual methods, or by the use of chemicals in compliance with the B.C.S.L.A./B.C.L.N.A. Landscape Standards latest edition. Kill broadleaved weeds in grassed areas by a general application of a suitable herbicide if the weed population exceeds 10 broadleaf weeds or 50 annual weeds or weedy grasses per 40 square meters. This application shall reduce the weed population to zero.
9.3 Fertilizing: According to soil analysis.
9.4 Liming: According to soil analysis.
9.5 Mowing and Trimming - All areas: The first four cuts shall be a sharp rotary type mower. Excess grass clipping shall be removed after each cut. Mow all grassed areas with a sharp reel or rotary mower when the grass reaches a height of 60mm. Mow to a height of 40mm. Edge with a mechanical vertical cutting edger once per year in March. Remove all grass clippings after each cut.
9.

PART ONE - GENERAL

1.1 COPYRIGHT

.1 The Structural Soil specification is provided as an instrument of service and remains the property of M2 landscape Architecture. The information provided in this specification is for exclusive use by our client for the specific project noted. This information contained in this document may not be reproduced or distributed, in whole or in part, without the permission of M2 Landscape Architecture

1.2 SCOPE OF WORK

.1 The work of this section shall govern the supply of all equipment, materials and labour necessary for the preparing and placing and compacting Structural Soil Mix on a prepared sub grade.

.2 It is the intent that the structural soil mixture will provide the necessary load bearing characteristics for light load hard surface paving areas while allowing and promoting the development of tree roots. The long term goals the promotion of healthy, long lived trees while reducing the potential negative implications of large scale root development under hard surface areas.

.3 Refer to drawings for location and dimension of structural soil mixture.

.4 All other related work as described in the drawings and/or this specification.

1.3 RELATED WORK

.1 Section 02100, Landscape Requirements
.2 Section 02710, Landscape Drainage
.3 Section 02810, Irrigation System
.4 Section 02933, Sodding [Seeding]
.5 Section 02906, Planting Trees, Shrubs, and Groundcover

1.4 RELATED MASTER MUNICIPAL SPECIFICATIONS

.1 Contractor to report all conflicts with civil engineering to Landscape Architect.
.2 Section 02210, Site Grading
.3 Section 02223, Excavating, Trenching, and Backfilling
.4 Section 02226, Aggregates and Granular Materials
.5 Section 02666, Waterworks
.6 Section 02721, Storm Sewers
.7 Section 02725, Manholes and Catch Basins

1.5 STANDARDS

.1 BCSLA/BCLNA Landscape Standard (most current edition)

.2 Canadian System of Soil Classification

1.6 QUALITY ASSURANCE

.1 All structural soil material used in street tree planting shall be from a source approved by the Consultant and all similar materials supplied to the site shall be of similar nature and from a single source. 14 days prior to supplying any material to the site, inform the Consultant of proposed source and provide a copy of an analysis undertaken by a recognized testing agency approved by the owner, at the Contractor's expense and indicating the particle size characteristics of the proposed material in written form as laid out in 2.1.1 of this section.

.2 All nutritive admixtures to structural soil material supplied to the site shall be from a source approved by the Consultant and all similar nutritive admixtures supplied to the site shall be of similar nature and from a single source. 14 days prior to supplying any nutritive admixture, inform the Consultant of proposed source and provide a copy of an analysis undertaken by a recognized testing agency approved by the owner. The test report shall quantify and qualify the following characteristics of the proposed nutritive admixture

2.1 Gravel, sand and fines content each as a % of dry weight mineral
2.2 Organic material content as a percentage of dry weight
2.3 Acidity (pH)
2.4 Salinity in millimhos/cm at 25 degrees C
2.5 Basic fertility (total nitrogen available K, Ca, Mg, P.)
2.6 Recommendation for incorporation of necessary amendments

.3 Provide and pay for all required testing of materials proposed for use on this project. At the Consultant's discretion, all materials may be re-tested. Contractor will be responsible for costs of re-testing if materials do not meet specification and for correction of the deficiency.

.4 Cost of imported materials shall include cost of modifications from source to ensure that these materials meet specifications.

.5 Acceptance of material at source does not preclude future rejection if material fails to conform to requirements specified.

.6 Confirm compaction of subgrade and structural soil by Geotechnical Reports from qualified Geotechnical Engineer.

.7 Aggregate Test
7.1 Provide source and sieve designation of intended aggregate material prior to ordering.
7.2 At the Landscape Architect's discretion, materials may be retested. Contractor is responsible for costs of testing if sample does meet specification and for correction of any deficiency.
7.3 Submit 2.5kg sample of stone to Landscape Architect prior to mixing. Sample should be labelled to include source of material submitted.

.8 Structural Soil Mix Design
8.1 Prepare sample of structural soil mix with proposed mix ratios for approval by Landscape Architect a minimum of 14 days prior to placement. Notify Landscape Architect minimum 2 days prior to mixing samples.
8.2 Landscape Architects may request additional samples of Structural Soil mixture to be tested in the event that further refinement of the mixture is necessary.

1.7 SCHEDULING

.1 Obtain approval from Consultant of schedule 14 days in advance of structural soil preparation or delivery of material to site. Co-ordination of the installation of the structural soil mixture is critical. Ensure scheduling has been co-ordinated with all consultants and related contractors.

.2 Schedule to include,
2.1 date for commencement of preparation of structural soil at source
2.2 sub grade preparation at site
2.3 shipping dates
2.4 arrival dates on site
2.5 installation dates

.3 Schedule work to co-ordinate with installation of any drainage, irrigation, tree grate footings, lighting, paving etc.

.4 Complete work to ensure tree planting will occur under optimum conditions.

.5 Do not handle or place structural soil mix in rain.

1.8 FIELD REVIEW

.1 Start up meeting with Consultant is required to confirm the areas of installation and mixing. If not previously submitted, ensure growing medium sample and test report, aggregate stone sample and structural soil sample and report are supplied at the Start-up Meeting.

.2 Co-ordinate site meeting with Consultant at the following times
2.1 drainage installation and connection
2.2 irrigation installation
2.3 mixing of structural soil mixture
2.4 installation of structural soil mixture
2.5 sub grade preparation and layout
2.6 installation of trees

.3 Where materials are installed in phases, it is the contractors responsibility to inform the Consultant of critical installation times for each phase as noted in Section 1.8.2

1.9 SAMPLES

.1 Provide 2 kg samples of all materials required for the preparation of structural soil minimum 14 days prior to commencement of installation. Samples of all material shall be submitted with test report from approved testing agency as per section 1.3.2 and 1.3.3.

1.10 PRODUCT HANDLING

.1 All materials used in the composition of structural soil shall not be prepared, worked or traveled upon when in a wet or frozen condition.

.2 Supply and handle dolomite lime, fertilizer, stabilizer and other chemical amendments in standard, sealed, waterproof containers with net weight and product analysis clearly marked on exterior of package.

1.11 DELIVERY, STORAGE AND PROTECTION

.1 For structural soil prepared at source and delivered to site, deliver all materials to site in such a manner as to prevent damage to or separation of all materials used in the preparation of structural soil.

.2 On-site storage of prepared structural soil shall be undertaken in such a manner as to prevent damage or separation of any materials.

.3 Structural soils to be installed as soon as practicable after mixing, any structural soils stored overnight whether on-site or at source shall be covered with tarpaulin of material approved by the Consultant until such time as materials installed.

.4 All material to be stockpiled shall be protected in accordance With B. C. Ministry of Environment guidelines.

PART TWO - PRODUCTS

2.1 GROWING MEDIUM

.1 TABLE ONE.
1.1 Provide all growing medium required to complete the work.
1.2 Comply with the requirements of Table 1, below.
1.3 Organic material in the growing medium must be well decomposed to prevent oxygen consumption caused as a result of decomposition of the organic matter in the soil mixture.

TABLE ONE

PROPERTIES	GROWING MEDIUM FOR GAP-GRADED MIXTURE
TEXTURE: Particle size classes by the Canadian System of Soil Classification	
Gravel: greater than 2mm - less than 75mm	0
Sand: greater than 0.05mm - less than 2mm	maximum 60%
Silt: greater than 0.002 mm - less than 0.05 mm	maximum 35%
Clay: less than 0.002mm	maximum 15%
Clay and Silt Combined	maximum 40%
ACIDITY (Ph)	6.0 - 7.0
DRAINAGE: Minimum saturated hydraulic conductivity (cm/hr) in place	3.0
SALINITY: Saturated extract conductivity shall not exceed	3.0 millimhos/cm at 25°C
ORGANIC CONTENT: Percent of Dry Weight (2.1.3)	8% - 12%

2.2 AGGREGATE

.1 Clean inert stone of high angularity is preferred over washed gravel.

.2 Stone dimension aspect ratio should approach 1:1:1 with a maximum of 2:1:1 length: width: depth.

.3 Single size stone, 75mm clear sieve designation. Blasted Quarry Rock.

.4 Aggregate to be used for structural soil shall be free of any foreign elements or material. Provide samples and test reports as described in section 1.5 and 1.8.

.5 Aggregate quality. Material shall be sound hard, durable, free from soft, thin, elongated or laminated particles, organic material, clay lumps or material, or other substances that would act in a deleterious manner or use intended.

2.3 SOIL STABILIZER

.1 A non-toxic organic binder.
Product: Stabilizer, The Original Natural Binder, as available from Island Sport Turf, Parksville, BC. 250-616-1199. Also available from Yardworks Supply Ltd., Aldergrove, BC 604-607-3904.

2.4 GRANULAR BASE

.1 To Master Municipal Specification Section 02226, Aggregates and Granular Materials.

2.5 PAVING MATERIALS

.1 Refer to architectural drawings.

2.6 FILTER FABRIC

.1 Non Woven filter fabric shall be installed as a separation layer directly above the compacted structural soil mixture. Do not install fabric until adequate compaction of the structural soil mixture has been confirmed.

.2 Filter fabric shall be selected and designed to withstand wear and tear during construction without deterioration of its strength and filtering properties. Conform to the following ASTM designations.
- Grab Tensile Strength ASTM-D-4632 400 kN
- Tensile Elongation ASTM-D-4632 50%
- Mullen Burst ASTM-D-3786 1270 kPa
- Flow Rate ASTM-D-4491 6110 l/min/m^2

.3 Fabric shall be Anoco 4545 or approved equivalent.

PART THREE - EXECUTION

3.1 SUBGRADE

.1 Excavate sub grade to establish tree pit / trench as indicated on contract drawings. Place the structural soil under the paving adjacent to the planting pits, NOT in the planting pits themselves.
.2 Areas designated as structural soil tree pits for street tree planting shall be prepared to ninety-five percent (95%) Modified Proctor Density and shall be free of stones, debris, root branches, toxic materials, building materials and other deleterious materials to the approval of the civil engineer.

3.2 PREPARATION OF EXISTING GRADE

.1 Verify that grades are correct. If discrepancies occur, notify Consultant and do not commence work until directed.

.2 Excavate trench to Master Municipal Specification Section 02223, Trenching, Excavation and Compaction allowing for design depth and width of structural soil mix.
2.1 Refer to contract drawings for areas to be treated and to details for dimensions.
2.2 Compact to 95% Modified Proctor Density.
2.3 Subgrade elevations shall slope parallel to the finished grades and/or toward the subsurface drain lines as indicated on the civil engineering drawings.

.4 Do not proceed with the installation of the structural soil material until all walls, curbs, and utility work in the area has been installed. Structural elements or design features that are dependent on the structural soil mixture for support may be postponed until after the installation of the mixture.

.5 Re-compact disturbed subgrade to requirements of master municipal specifications and civil engineering drawings.

3.3 SUB DRAINS

.1 Install to requirements of Master Municipal Specifications. Refer to Section 02666, Waterworks, Section 02721, Storm Sewers, and Section 02725, Manholes and Catch Basins.
1.1 Install prior to installation of the structural soil mixture.
1.2 Co-ordinate all contract drainage work with other drainage on-site.
1.3 Confirm location of storm sewer connections with civil engineer.

3.4 IRRIGATION

.1 Install to requirements of Section 02810, Irrigation System. Refer also to Irrigation Drawings.
1.1 Install irrigation main lines in co-ordination with installation of the structural soil. Confirm timing at start-up meeting.
1.2 Co-ordinate all contract irrigation work with other civil engineering and drainage on-site.
1.3 Confirm location of irrigation connections with civil engineer.

3.5 MIXING STRUCTURAL SOIL MATERIAL

.1 Ensure consistent even distribution of all components by thorough mixing. The ratio of components will vary and may require adjustment to ensure the soil volume is adequate to fill all voids in the stone.

.2 Base Ratio of Materials
- 4 cu metre of aggregate stone: section 2.2
- 1.25 cu metre of Growing Medium section 2.1
- 2 kg Stabilizer section 2.3.
- Water as required
- The amount of water required will vary according to moisture present in growing medium.

.3 Combine the stone, growing medium and Stabilizer product into a thorough, homogeneous mixture. Moisten mixture with fine spray of clean potable water while mixing to activate Stabilizer product.

3.6 MIXING

.1 Do not OVER MIX, OVER HANDLING can result in separation of the growing medium from the stone. Further and final mixing will occur during the placement of the material.

.2 All mixing shall be performed on a flat hard, level surface approved by the consultant, using the appropriate soil mixing equipment.

.3 Prepare sample Structural Soil Mixes to determine ratio of mix components. Submit sample with test results for approval.

PART THREE - EXECUTION (cont)

3.6 MIXING

.1 Do not OVER MIX, OVER HANDLING can result in separation of the growing medium from the stone. Further and final mixing will occur during the placement of the material.

.2 All mixing shall be performed on a flat hard, level surface approved by the consultant, using the appropriate soil mixing equipment.

.3 Prepare sample Structural Soil Mixes to determine ratio of mix components. Submit sample with test results for approval.

3.7 PLACEMENT

.1 Subgrade shall be approved by the Consultant prior to placement of the structural soil mixture.

.2 Structural soil shall be moist, but not saturated with water when placed. Placement shall be handled to avoid damage to drainage structures, irrigation equipment, concrete structure or pavement.

.3 Place Stone mixture in 300mm lifts through entire area of structural soil mixture.

.4 Compact each lift of structural soil material with vibrating drum roller to the satisfaction of the civil engineer.

.5 Provide Geotechnical Report to confirm compaction. Test to ensure uniform, acceptable compaction rates have been achieved for each lift and in all areas of structural soil mixture.
Refer to Quality Assurance, section 1.5.

.6 Provide a uniformly firm and level surface allowing for specified depths of road base and / or growing medium to meet finished design grade.

.7 Installation of structural soil in the location of the tree is not recommended. Various techniques such as reinforced wood boxes, steel boxes, large diameter PVC pipe, etc have been employed to allow for sand to be installed at the tree location with the compacted structural soil surrounding the hole. At the time of tree installation, the sand is removed and growing medium (as per Section 2.1) added to surround the root ball.

3.8 INSTALLATION OF FILTER FABRIC

.1 After approval of structural soil mixture compaction, install Filter Fabric.

.2 Ensure minimum 60cm overlap of all fabric seams and beyond edge of structural soil.

3.9 GRANULAR BASE MATERIAL

.1 Place minimum 75 mm granular base on top of filter fabric over structural soil layer.

.2 Compact granular base to 95% Modified Proctor Density. Compaction must be consistent with other surrounding granular base materials.

.3 All areas shall be graded too the contours and elevations indicated on the contract drawings. Ensure positive drainage.

3.10 PROTECTION

.1 Protect existing conditions from damage or staining and make good any damage.

.2 All damage will be repaired at the expense of the installation contractor.

3.11 TREE PLANTING

.1 Remove structural soil or other backfill material (sand, see comments in section 3.7.7) from the full dimensions of the tree grate area (1.2m x 1.2m x depth of root ball).

.2 Re compact all material below root ball to original specified density to prevent settling of the root ball in the hole.

.3 Ensure tree is planted in the exact centre of the specified planting station straight and true.

.4 Install tree in accordance with BCSLA Landscape Standard. Cut away synthetic root ball twine, cut back improperly sized wire baskets, pull back burlap from around trunk etc.

.5 Backfill with Growing Medium as per Section 2.1. Ensure the same growing medium used in the structural soil mix is installed as backfill material.

.6 Place 50mm depth composted fir/hem bark mulch over the top of the open tree pit area.

3.12 TREE GRATES

.1 Site Furniture and to contract drawings for tree grates, frames and footings.

3.13 ACCEPTANCE

.1 Consultant shall inspect structural soil "in place" and determine acceptance of material, and finish grading prior to paving.

.2 Finish grade shall be to within 15mm of proposed grades within 3.0m of any adjacent fixed elevation and to within 15mm of proposed grades over any other 3.0 length. Finish grades shall not be uniformly high or low.

3.14 SURPLUS MATERIAL

.1 Remove all excess fill soils and mix stock piles and dispose of all waste materials, trash and debris from the site.

.2 Clean up any soil or dirt spilled on any paved surface at the end of each working day.

.3 Upon completion of the structural soil mixture installation. Leave area broom-clean. Avoid washing the area until all of the paving has been completed.

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NO.	DATE	REVISION DESCRIPTION	DR.
25	APR.17.26	FINAL DESIGN	LM
24	MAR.27.26	REISSUE FOR DP	LM
23	MAR.26.26	REV. NEW SITE PLAN-CITY COMMENTS	LM
22	FEB.26.26	REV. CITY COMMENTS	LM
21	FEB.11.26	REV. NEW SITE PLAN	LM
20	FEB.05.26	REV. ADP2 COMMENTS	LM
19	NOV.25.25	REV. DP3 RE SUBMISSION	LM
18	NOV.20.25	REV. ADP/STAFF COMMENTS	LM/MM
17	SEPT.22.25	RE-ISSUE FOR ADP	LM
16	SEPT.17.25	REV. NEW SITE PLAN	LM
15	SEPT.15.25	REV. PER CITY COMMENTS	LM
14	SEPT.05.25	ISSUE FOR ADP	LM
13	AUG.18.25	REV NEW SITE PLAN-COORDINATION	LM
12	AUG.12.25	REV NEW SITE PLAN	LM
11	AUG.01.25	REV NEW SITE PLAN/CITY COMMENTS	LM
10	MAY.16.25	REISSUE FOR DP	LM
9	MAY.06.25	REV. NEW SITE PLAN	LM
8	APR.24.25	REV. CITY COMMENTS	LM
7	APR.15.25	REV. NEW SITE PLAN	LM
6	APR.08.25	REV ARBORIST REPORT	LM
5	DEC.20.24	REV. OFFSITE SUBMISSION	LM/MM
4	SEPT.23.24	REV PER CITY COMMENTS/NEW SITE PLAN	LM
3	SEPT.12.24	REV PER NEW SITE PLAN	LM
2	SEPT.08.23	RZ/4b SUBMISSION	PMT
1	2023.05.16	PRELIMINARY DESIGN	PMT

SEAL:

DP 24-046836
April 20, 2026
PLAN #33

PROJECT:

PROPOSED 30-UNIT TOWNHOUSE DEVELOPMENT

5471 - 5613 STEVESTON HIGHWAY, RICHMOND, BC

DRAWING TITLE:

STRUCTURAL SPECIFICATIONS

DATE:	APR.20.23	DRAWING NUMBER:	L17
SCALE:	SOIL		OF 20
DRAWN:	PMT		
DESIGN:	PMT		
CHK'D:	MTLM		
M2LA PROJECT NUMBER:			23-015

23015-26-DPP.zip



PERSPECTIVE IMAGE - BIRD EYE VIEW LOOKING NORTH-EAST



PERSPECTIVE IMAGE - BIRD EYE VIEW LOOKING NORTH-WEST



PERSPECTIVE IMAGE - BIRD EYE VIEW LOOKING SOUTH-EAST



PERSPECTIVE IMAGE - BIRD EYE VIEW LOOKING SOUTH-WEST

REVISIONS :

MAR 31, 2026 DP5 Submission

FEB 27, 2026 DP4 Submission

NOV 25, 2025 DP3 Submission

SEP 05, 2025 DP Re-Submission

JUN 03, 2025 DP Re-Submission

OCT 04, 2024 DP Application

AUG 21, 2023 RZ4 Re-Submission

AUG 13, 2021 RZ Application

CONSULTANTS :

DP 24-046836
April 20, 2026
REFERENCE PLAN

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THE ARCHITECT IS NOT RESPONSIBLE FOR THE METHOD AND QUALITY OF CONSTRUCTION OF THE CONTRACTOR AND THE SUBCONTRACTORS.

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PROJECT :

Proposed 30-Unit
Townhouse Development

8 LOT ASSEMBLY

5471 / 5491 / 5493 / 5531 /
5551 / 5571 / 5591 / 5595 /
5613 / 5611
STEVESTON HWY,
RICHMOND, BC

PROJECT NO. :
2106STVR

SCALE :
12" = 1'-0"

DATE :
June 9, 2021

DRAWN BY :
KYC / SRS

CHECK BY :
KYC

SHEET TITLE :
PERSPECTIVES - 1

DRAWING SHEET :

A9.1



PERSPECTIVE IMAGE - PEDESTRIAN VIEW LOOKING NORTH EAST



PERSPECTIVE IMAGE - PEDESTRIAN VIEW LOOKING NORTH WEST



PERSPECTIVE IMAGE - LASSAM RD & STEVESTON HWY WITH STREET TREES



PERSPECTIVE IMAGE - LASSAM RD & STEVESTON HWY WITHOUT STREET TREES

REVISIONS :

MAR 31, 2026 DP5 Submission

FEB 27, 2026 DP4 Submission

NOV 25, 2025 DP3 Submission

SEP 05, 2025 DP Re-Submission

JUN 03, 2025 DP Re-Submission

OCT 04, 2024 DP Application

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AUG 13, 2021 RZ Application

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April 20, 2026
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2106STVR

SCALE :
12" = 1'-0"

DATE :
June 9, 2021

DRAWN BY :
KYC / SRS

CHECK BY :
KYC

SHEET TITLE :
PERSPECTIVES - 2

DRAWING SHEET :

A9.2



PERSPECTIVE IMAGE - PEDESTRIAN VIEW LOOKING AT ENTRY



PERSPECTIVE IMAGE - AMENITY BUILDING NORTH



PERSPECTIVE IMAGE - DRIVE AISLE LOOKING EAST



PERSPECTIVE IMAGE - DRIVE AISLE LOOKING WEST

REVISIONS :

MAR 31, 2026 DP5 Submission

FEB 27, 2026 DP4 Submission

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CONSULTANTS :

DP 24-046836
April 20, 2026
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F 604 821 1146
www.interfacearchitecture.com

PROJECT :

Proposed 30-Unit Townhouse Development

8 LOT ASSEMBLY

5471 / 5491 / 5493 / 5531 / 5551 / 5571 / 5591 / 5595 / 5613 / 5611
STEVESTON HWY,
RICHMOND, BC

PROJECT NO. :
2106STVR

SCALE :
12" = 1'-0"

DATE :
June 9, 2021

DRAWN BY :
KYC / SRS

CHECK BY :
KYC

SHEET TITLE :
PERSPECTIVES - 3

DRAWING SHEET :
A9.3



PERSPECTIVE IMAGE - PLAY AREA



PERSPECTIVE IMAGE - BACK YARD

REVISIONS :

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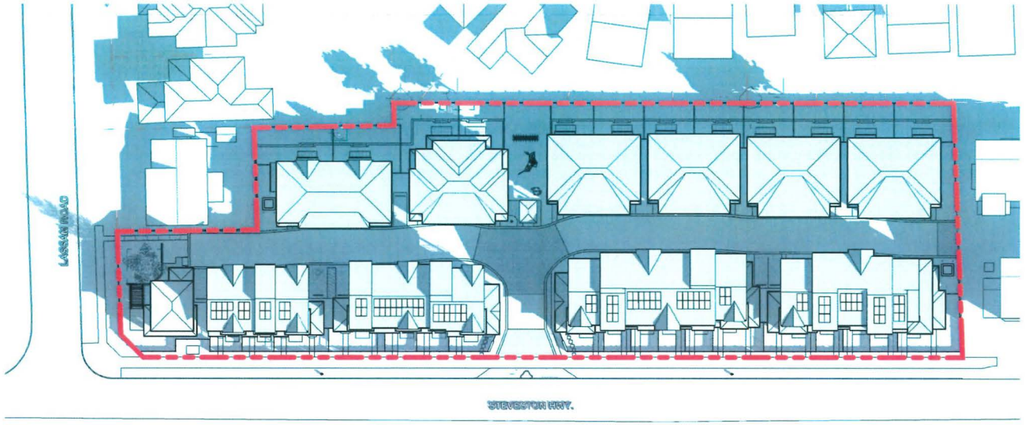
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SHEET TITLE :
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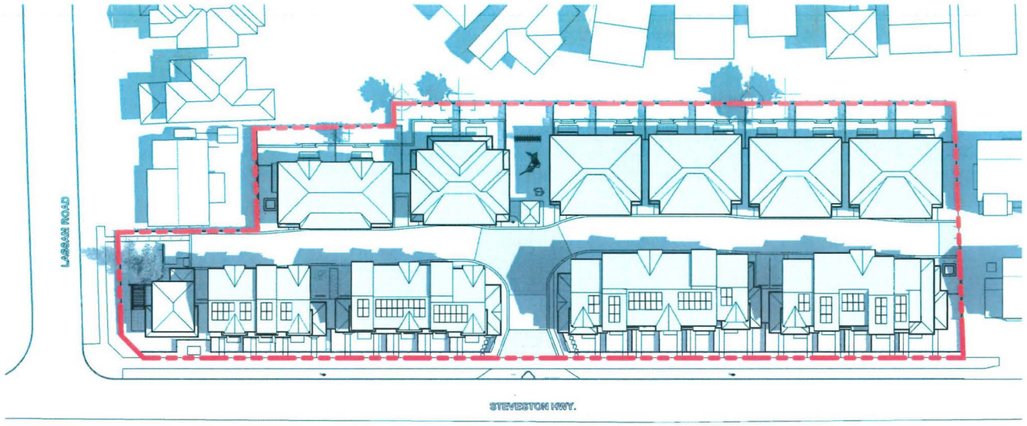
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A9.4

SPRING EQUINOX



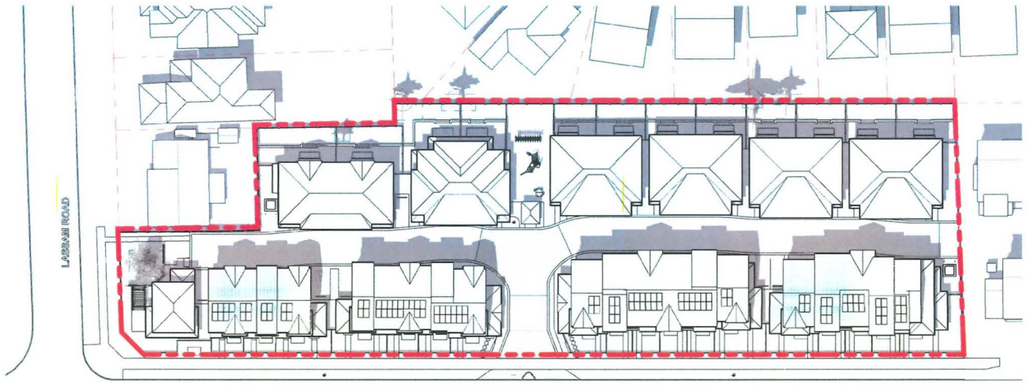
SUMMER SOLSTICE



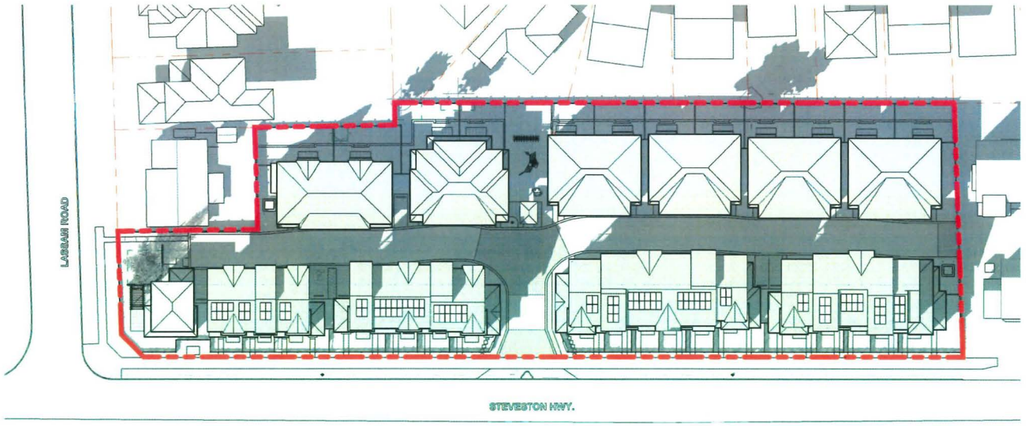
MARCH 21, 10AM



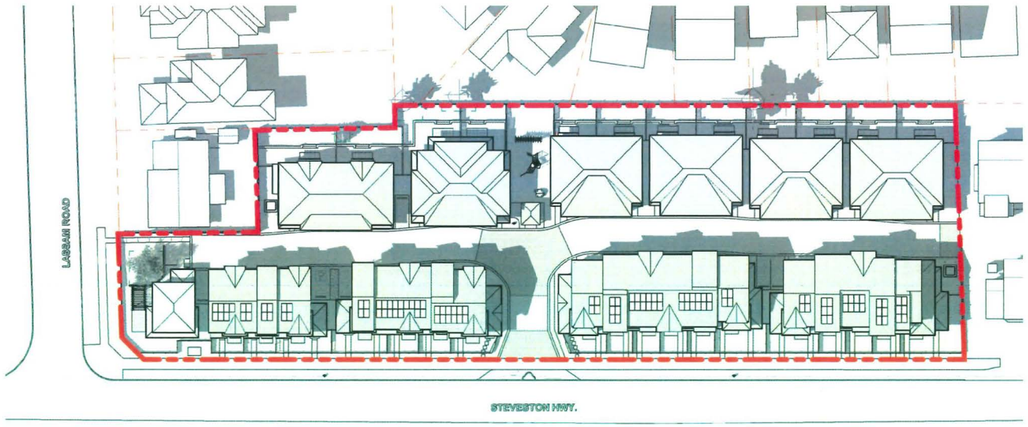
JUNE 21, 10AM



MARCH 21, 2PM



JUNE 21, 2PM



MARCH 21, 4pm

JUNE 21, 4pm

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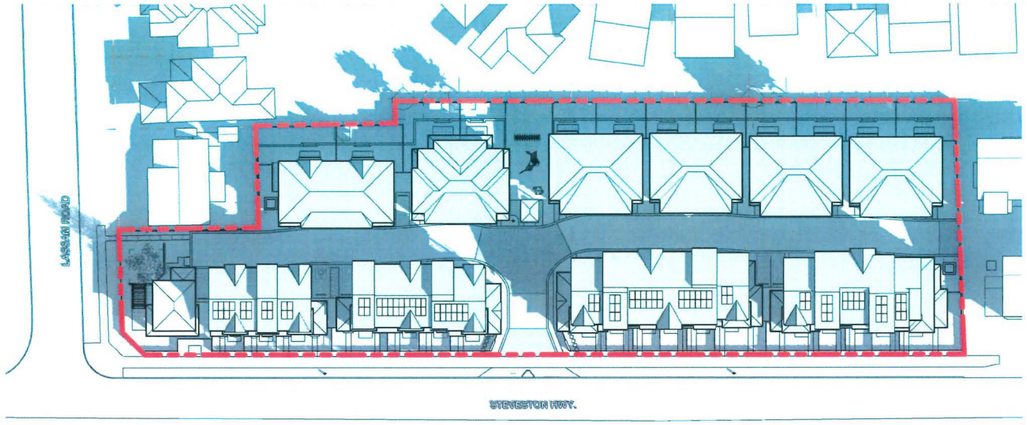
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KYC

SHEET TITLE :
SHADOW STUDY - 1

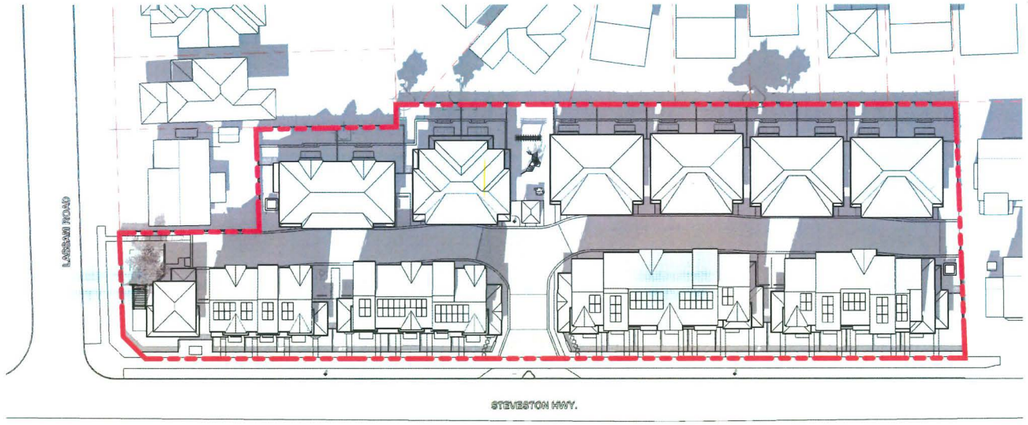
DRAWING SHEET :

A6.1

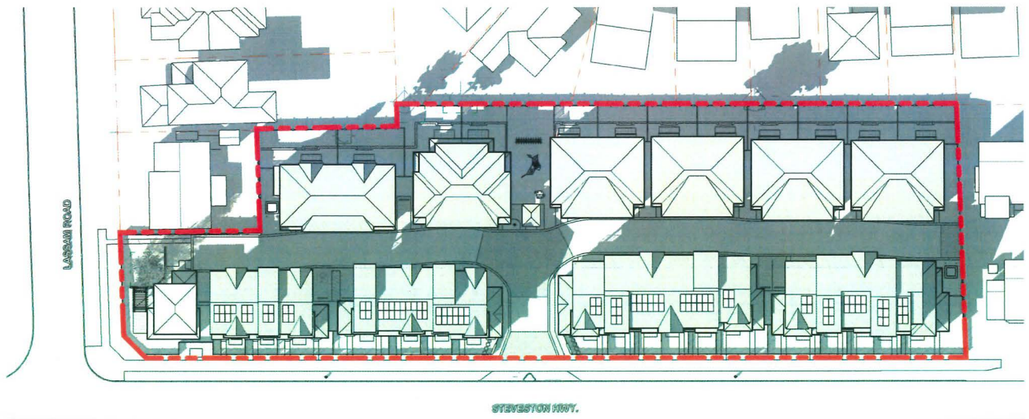
AUTUMN EQUINOX



SEPTEMBER 21, 10AM



SEPTEMBER 21, 2PM



SEPTEMBER 21, 4pm

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PROJECT NO. : 2106STVR

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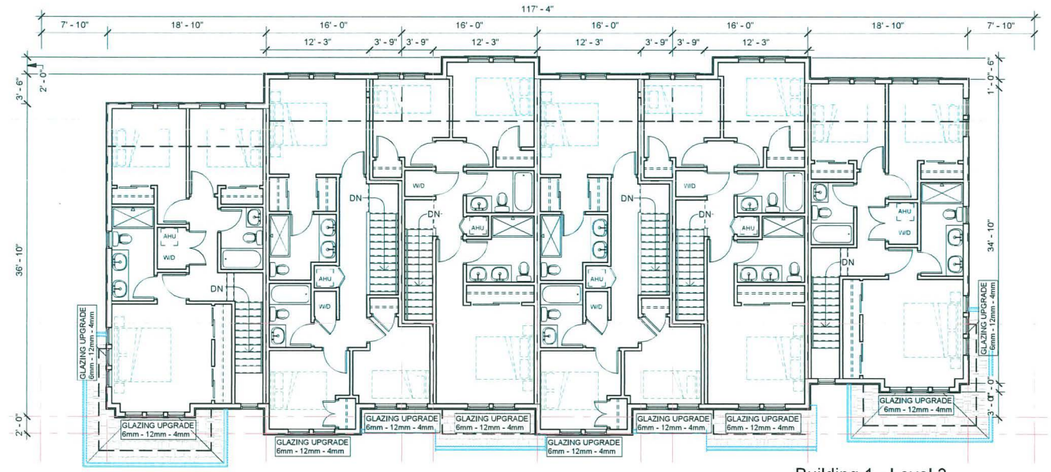
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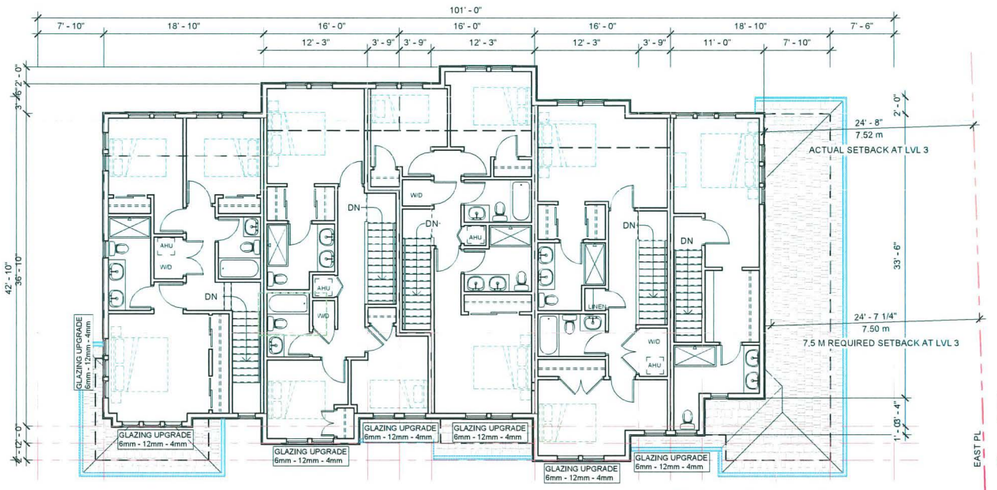
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SHEET TITLE : SHADOW STUDY - 2

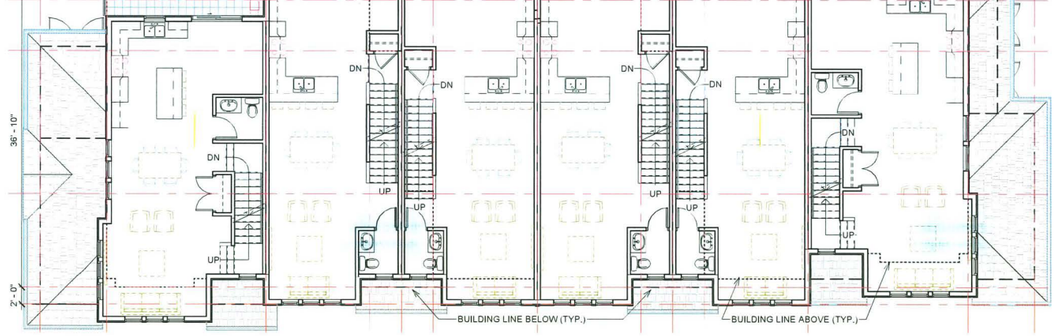
DRAWING SHEET : A6.2



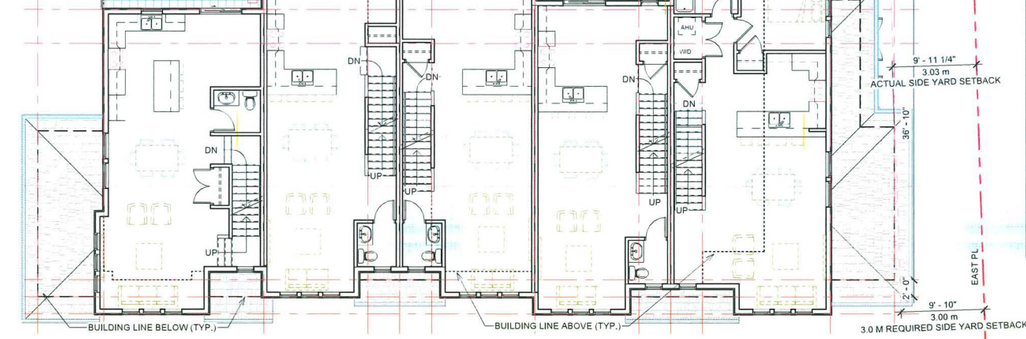
Building 1 - Level 3
1/8" = 1'-0"



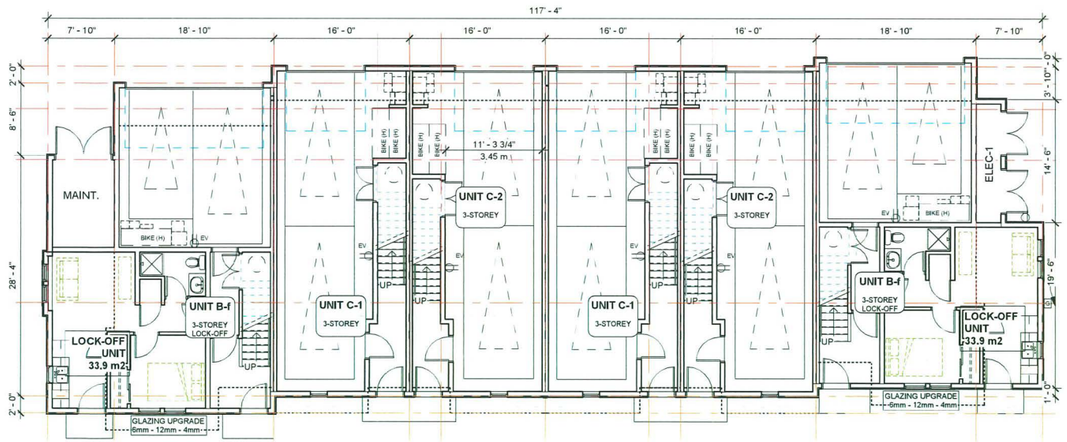
Building 2 - Level 3
1/8" = 1'-0"



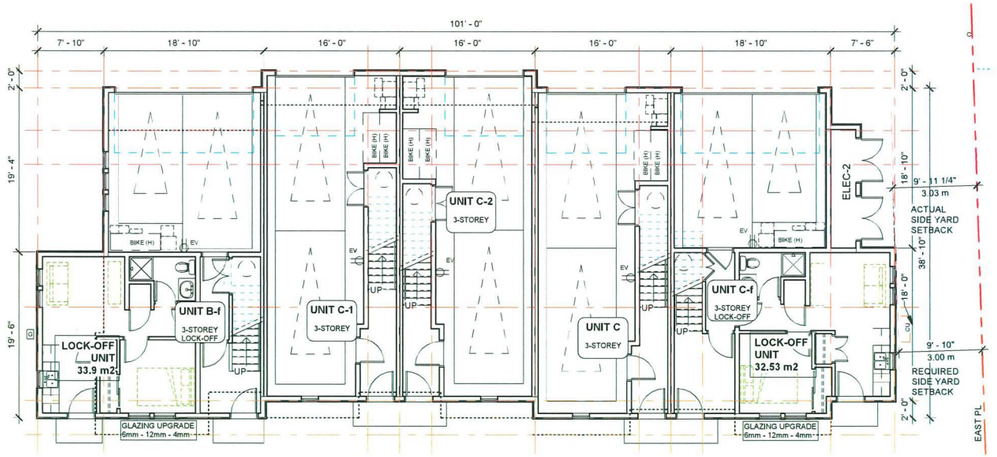
Building 1 - Level 2
1/8" = 1'-0"



Building 2 - Level 2
1/8" = 1'-0"



Building 1 - Level 1
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Building 2 - Level 1
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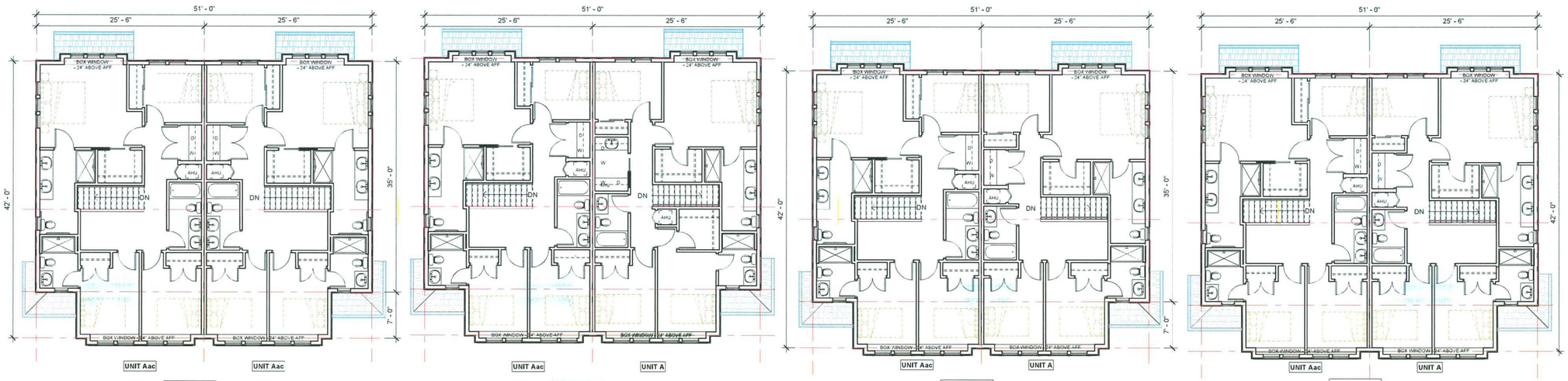
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SHEET TITLE :
FLOOR PLANS - BUILDING 1 & 2

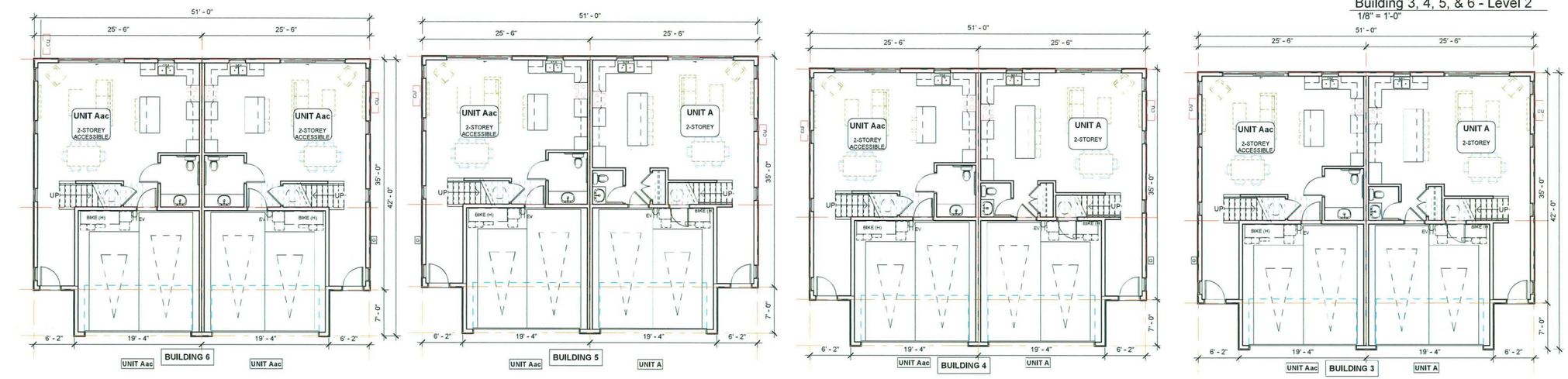
DRAWING SHEET :
A2.1

AGING-IN-PLACE MEASURE (ALL UNITS)

	REQUIREMENTS	INCLUDED IN PROPOSED ACCESSIBLE UNIT
ALL ROOMS	LARGE TOGGLE-TYPE ELECTRICAL SWITCHES.	COMPLIES.
	LEVER TYPE DOOR HANDLES.	COMPLIES.
	MINIMIZE THRESHOLD HEIGHTS (LESS THAN 1/2") WHERE POSSIBLE.	COMPLIES.
	MINIMIZE CONTRAST IN COLOURS OF FLOOR FINISHES WHERE POSSIBLE.	COMPLIES.
STAIRS & LANDINGS	WALL BLOCKING FOR FUTURE ADDITIONAL HANDRAIL INSTALLATION.	INSTALLATION OF ADDITIONAL HANDRAILS.
	INTERMEDIATE STAIR LANDINGS WHENEVER POSSIBLE.	N/A
	LESS STEEP RISE/RUN DIMENSIONS WHERE POSSIBLE.	190MM RISE AND 254MM RUN.
BATHROOMS	WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION (AT BATHTUB, TOILET).	INSTALLATION OF GRAB BARS AT BATHTUB AND TOILET.
	LEVER HANDLE TAPS AND FAUCETS.	INSTALLATION OF LEVER-TYPE HANDLES FOR ALL PLUMBING FIXTURES AND DOOR HANDLES.
	2'-8" SLIDING DOORS WHERE POSSIBLE.	
KITCHEN	LEVER HANDLE TAPS AND FAUCETS.	
HALLWAYS	MIN. 900 MM WIDTH.	MIN. 1016 MM PROPOSED.



Building 3, 4, 5, & 6 - Level 2
1/8" = 1'-0"



Building 3, 4, 5, & 6 - Level 1
1/8" = 1'-0"

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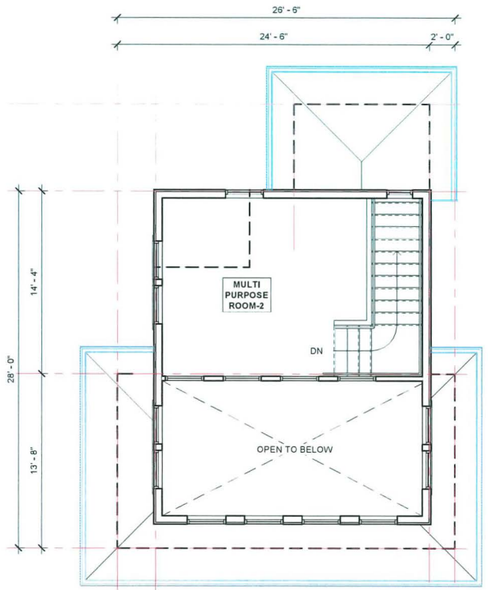
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SHEET TITLE :
FLOOR PLANS - BUILDING 3, 4, 5, & 6

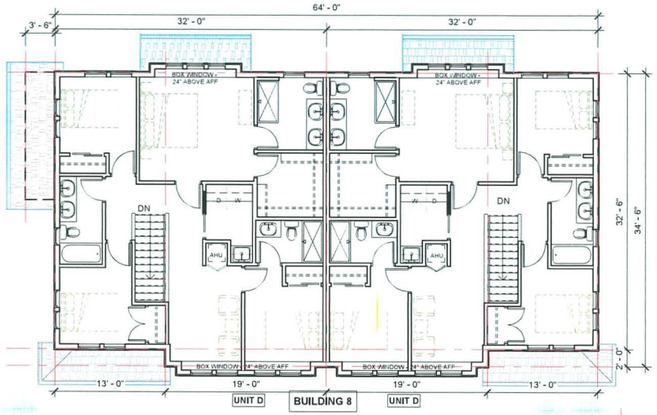
DRAWING SHEET :
A2.2

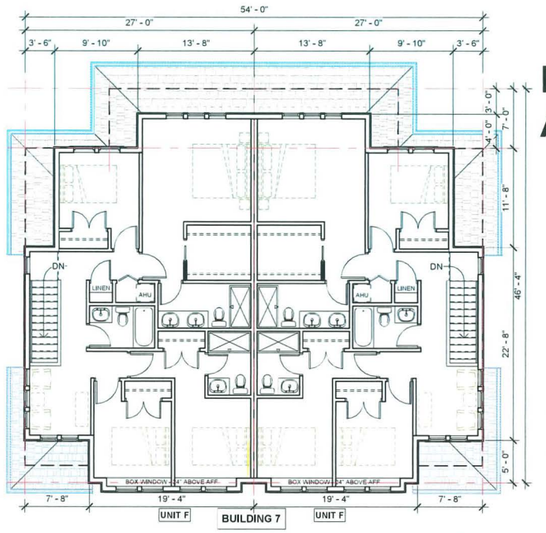
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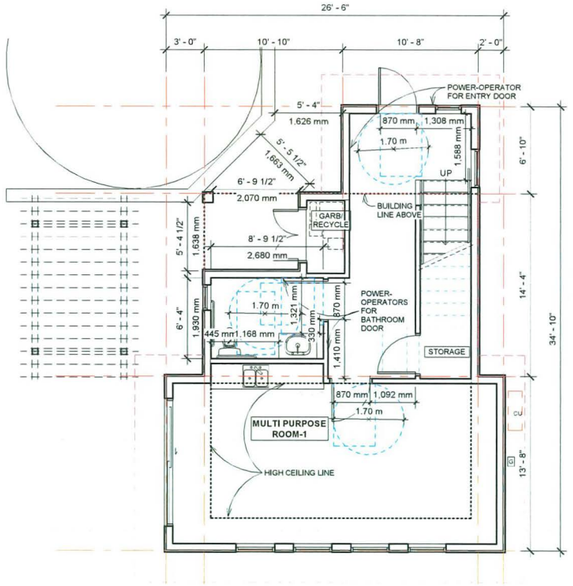


INDOOR AMENITY BUILDING - LEVEL 2
3/16" = 1'-0"

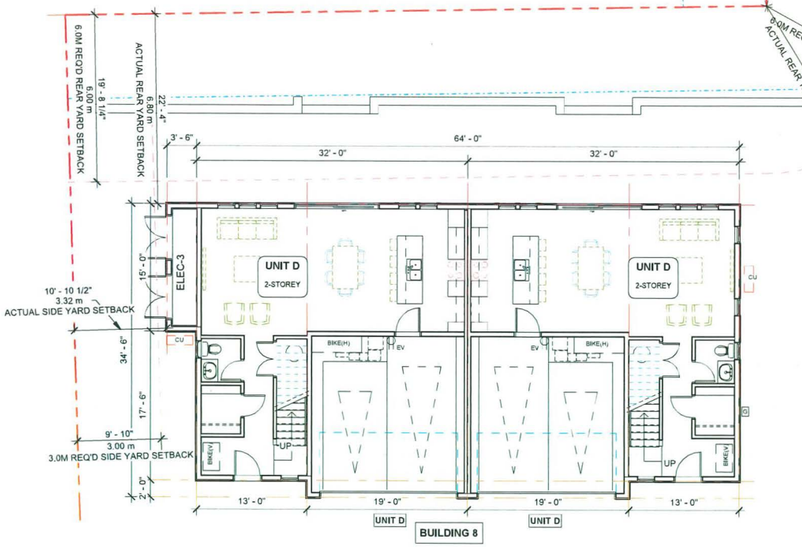


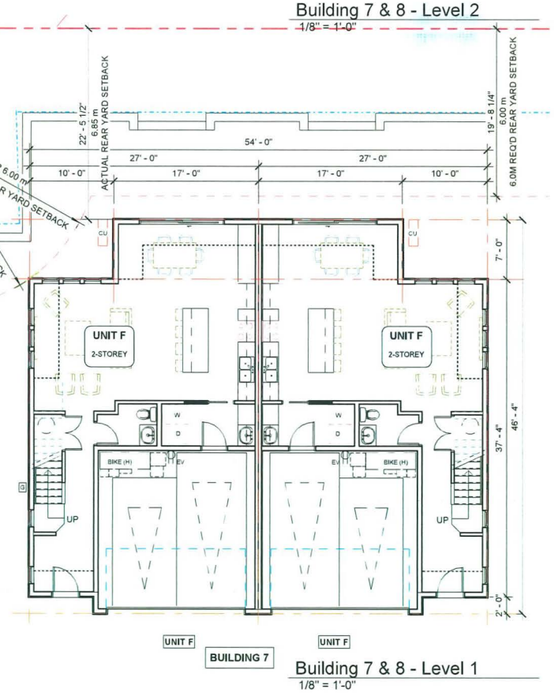


Building 7 & 8 - Level 2
1/8" = 1'-0"



INDOOR AMENITY BUILDING - LEVEL 1
3/16" = 1'-0"





Building 7 & 8 - Level 1
1/8" = 1'-0"

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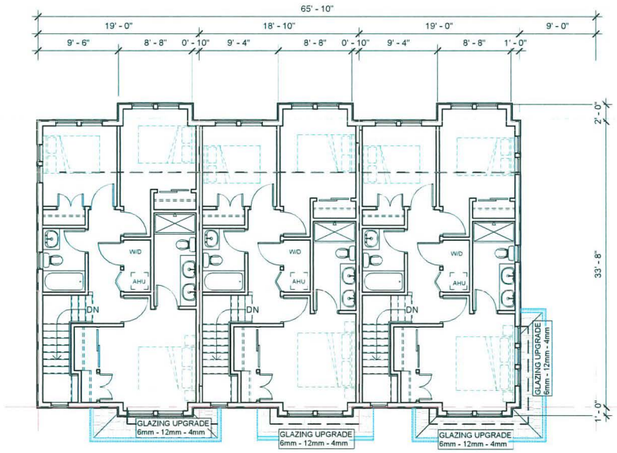
CHECK BY : KYC

SHEET TITLE : FLOOR PLANS - BUILDING 7 & 8, AND AMENITY BUILDING

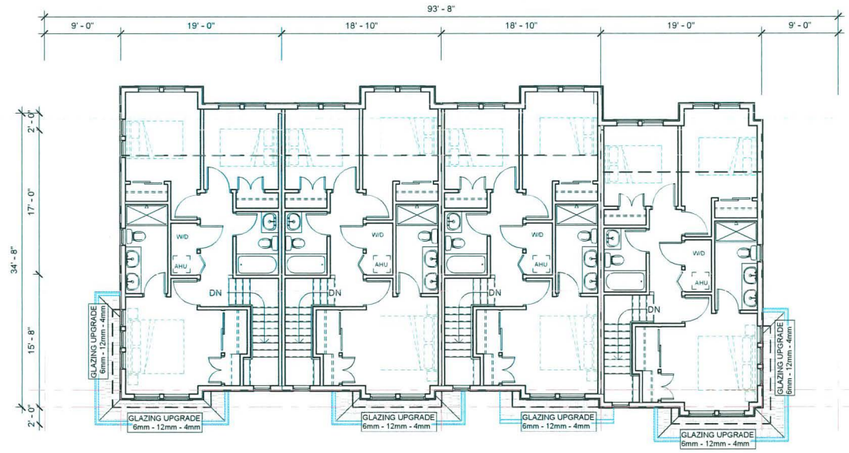
DRAWING SHEET : A2.3

AGING-IN-PLACE MEASURE (ALL UNITS)

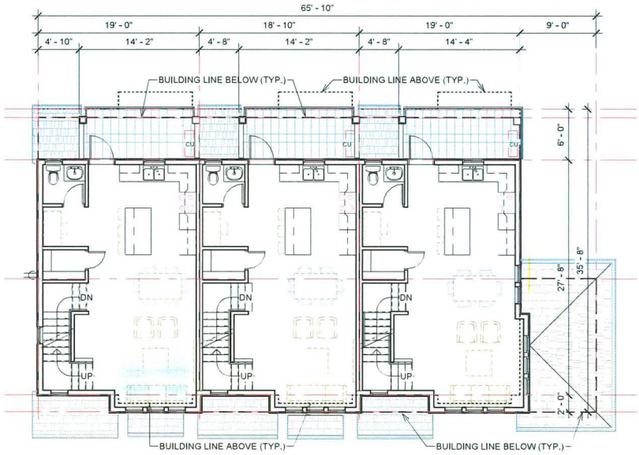
	REQUIREMENTS	INCLUDED IN PROPOSED ACCESSIBLE UNIT
ALL ROOMS	LARGE TOGGLE-TYPE ELECTRICAL SWITCHES.	COMPLIES.
	LEVER TYPE DOOR HANDLES.	COMPLIES.
	MINIMIZE THRESHOLD HEIGHTS (LESS THAN 1/2") WHERE POSSIBLE.	COMPLIES.
	MINIMIZE CONTRAST IN COLOURS OF FLOOR FINISHES WHERE POSSIBLE.	COMPLIES.
STAIRS & LANDINGS	WALL BLOCKING FOR FUTURE ADDITIONAL HANDRAIL INSTALLATION.	INSTALLATION OF ADDITIONAL HANDRAILS.
	INTERMEDIATE STAIR LANDINGS WHENEVER POSSIBLE.	N/A
	LESS STEEP RISE/RUN DIMENSIONS WHERE POSSIBLE.	190MM RISE AND 254MM RUN.
BATHROOMS	WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION (AT BATHTUB, TOILET).	INSTALLATION OF GRAB BARS AT BATHTUB AND TOILET.
	LEVER HANDLE TAPS AND FAUCETS.	INSTALLATION OF LEVER-TYPE HANDLES FOR ALL PLUMBING FIXTURES AND DOOR HANDLES.
	2'-8" SLIDING DOORS WHERE POSSIBLE.	
KITCHEN	LEVER HANDLE TAPS AND FAUCETS.	
HALLWAYS	MIN. 900 MM WIDTH.	MIN. 1016 MM PROPOSED.



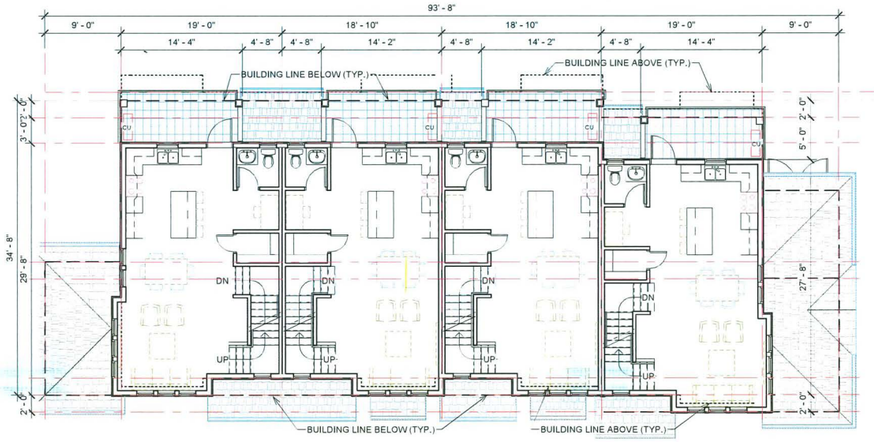
Building 9 - Level 3
1/8" = 1'-0"



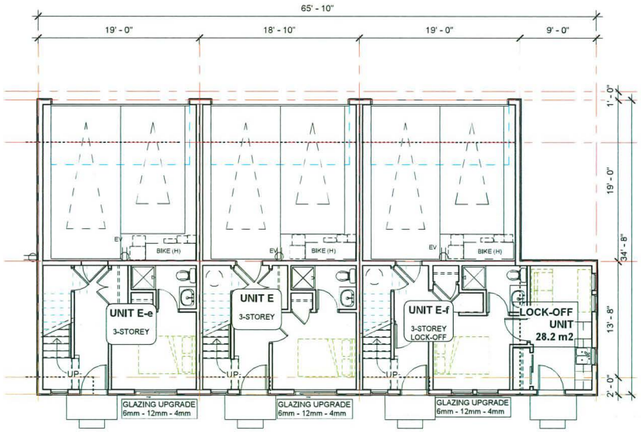
Building 10 - Level 3
1/8" = 1'-0"



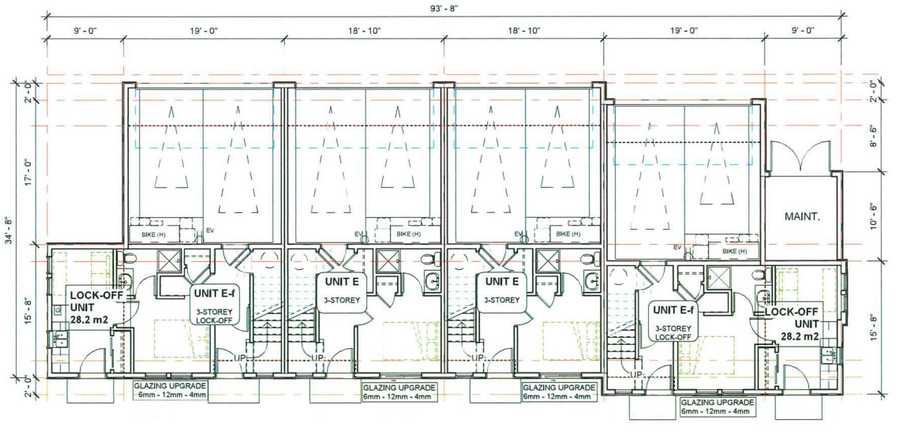
Building 9 - Level 2
1/8" = 1'-0"



Building 10 - Level 2
1/8" = 1'-0"



Building 9 - Level 1
1/8" = 1'-0"



Building 10 - Level 1
1/8" = 1'-0"

REVISIONS :

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DP 24-046836
April 20, 2026
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SEAL :

INTERFACE:

Suite 230
11590 Cambie Road
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Canada V6X 3Z5

T 604 821 1162
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www.interfacearchitecture.com

PROJECT :

Proposed 30-Unit Townhouse Development

8 LOT ASSEMBLY

5471 / 5491 / 5493 / 5531 / 5551 / 5571 / 5591 / 5595 / 5613 / 5611
STEVESTON HWY,
RICHMOND, BC

PROJECT NO. :
2106STVR

SCALE :
As indicated

DATE :
June 9, 2021

DRAWN BY :
KYC / SRS

CHECK BY :
KYC

SHEET TITLE :
FLOOR PLANS - BUILDING 9 & 10

DRAWING SHEET :
A2.4

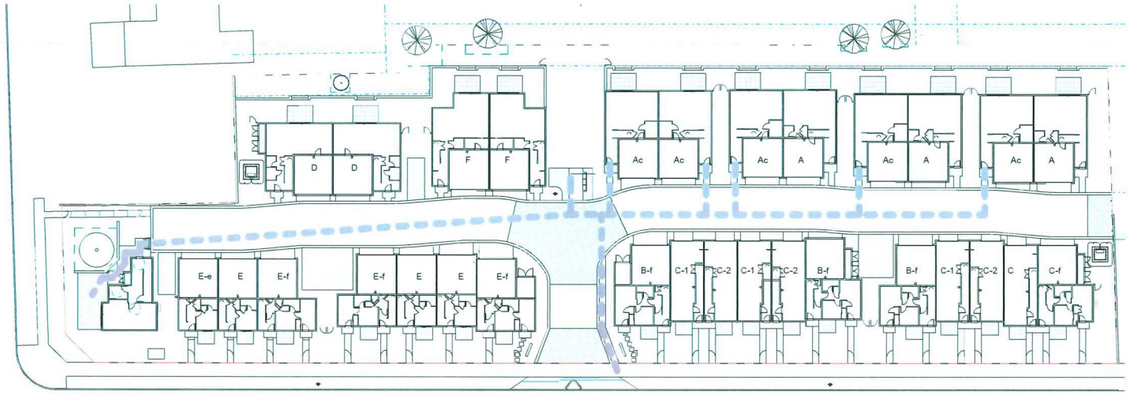
ACCESSIBILITY

1. ACCESSIBLE UNIT TYPE – THE SIGNED REZONING CONSIDERATIONS REQUIRE 5 ACCESSIBLE UNITS CONSTRUCTED ON SITE:

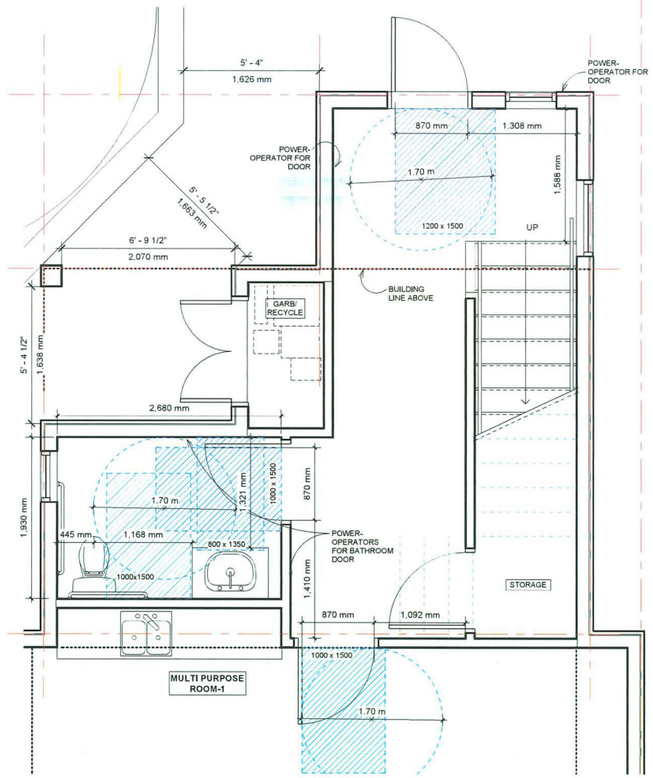
   "Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until five accessible units are constructed on site, in accordance to the accessible unit features included in Schedule A, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw."

   THE FEATURES IN SCHEDULE 'A' ARE LISTED ON SHEET A2.6. THEY INCLUDE INSTALLED POWERED SEATLIFTS AT THE STAIRS, A FULLY ACCESSIBLE BEDROOM AND BATHROOM, AND OTHER FEATURES LISTED IN THE CONVERTIBLE UNIT GUIDELINES AND AGING-IN-PLACE MEASURES.

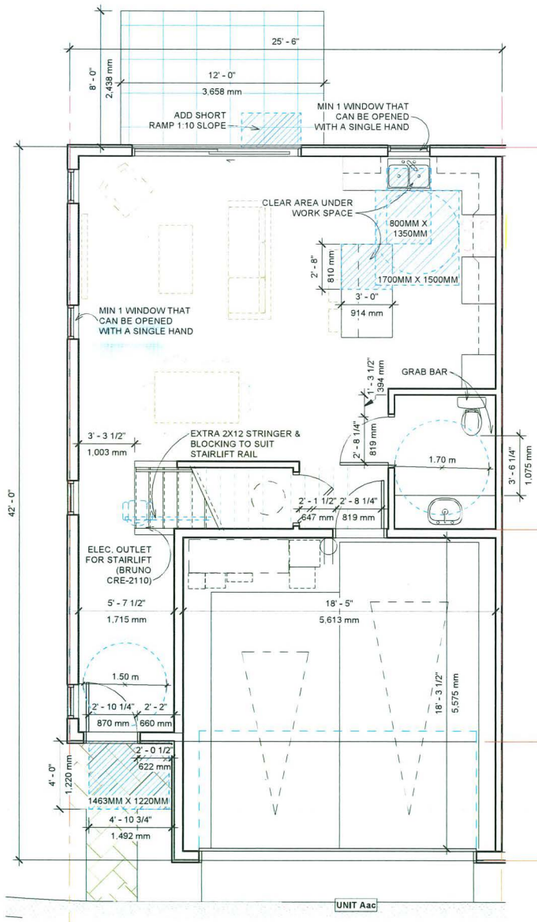
2. SITE – BARRIER-FREE PATHS FROM THE PUBLIC SIDEWALK TO ALL UNIT ENTRY STOOPS, THE INDOOR AMENITY BUILDING, THE ACCESSIBLE VISITOR PARKING STALL, AND TO THE COMMON AMENITY AREA MAILBOXES AND CHILDREN'S PLAY AREA.



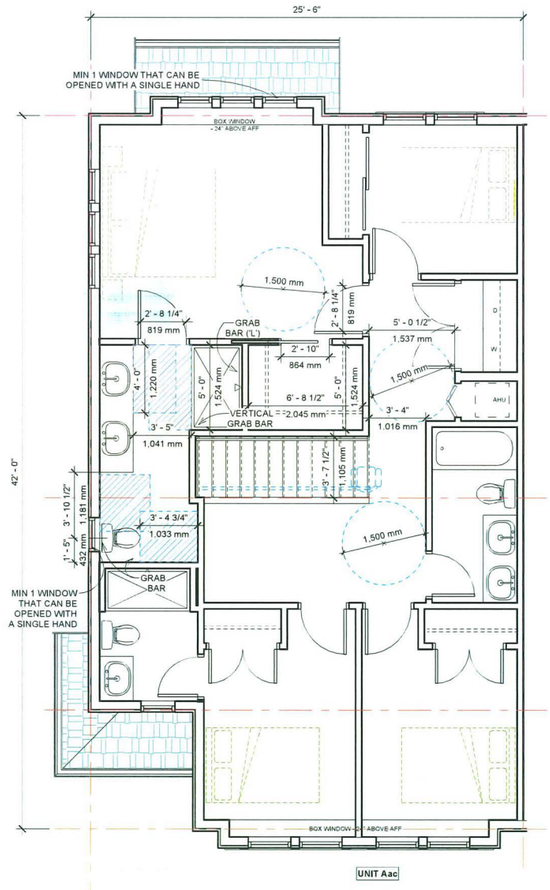
KEY PLAN - ACCESSIBLE PATHS



AMENITY BUILDING ACCEESSIBILITY
3/8" = 1'-0"



ACCESSIBLE UNIT(Aac) - Level 1
1/4" = 1'-0"



ACCESSIBLE UNIT (Aac)- Level 2
1/4" = 1'-0"

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SCALE :
As indicated

DATE :
June 9, 2021

DRAWN BY :
KYC / SRS

CHECK BY :
KYC

SHEET TITLE :
FLOOR PLANS - ACCESSIBLE UNIT

DRAWING SHEET :
A2.5

AGING-IN-PLACE MEASURE (ALL UNITS)

	REQUIREMENTS	INCLUDED IN PROPOSED ACCESSIBLE UNIT
ALL ROOMS	LARGE TOGGLE-TYPE ELECTRICAL SWITCHES.	COMPLIES.
	LEVER TYPE DOOR HANDLES.	COMPLIES.
	MINIMIZE THRESHOLD HEIGHTS (LESS THAN 1/2") WHERE POSSIBLE.	COMPLIES.
	MINIMIZE CONTRAST IN COLOURS OF FLOOR FINISHES WHERE POSSIBLE.	COMPLIES.
STAIRS & LANDINGS	WALL BLOCKING FOR FUTURE ADDITIONAL HANDRAIL INSTALLATION.	INSTALLATION OF ADDITIONAL HANDRAILS.
	INTERMEDIATE STAIR LANDINGS WHENEVER POSSIBLE.	N/A
	LESS STEEP RISE/RUN DIMENSIONS WHERE POSSIBLE.	190MM RISE AND 254MM RUN.
BATHROOMS	WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION (AT BATHTUB, TOILET).	INSTALLATION OF GRAB BARS AT BATHTUB AND TOILET.
	LEVER HANDLE TAPS AND FAUCETS.	INSTALLATION OF LEVER-TYPE HANDLES FOR ALL PLUMBING FIXTURES AND DOOR HANDLES.
	2'-8" SLIDING DOORS WHERE POSSIBLE.	
KITCHEN	LEVER HANDLE TAPS AND FAUCETS.	
HALLWAYS	MIN. 900 MM WIDTH.	MIN. 1016 MM PROPOSED.

CONVERTIBLE UNIT GUIDELINES

	REQUIREMENTS	INCLUDED IN PROPOSED ACCESSIBLE UNIT
DOORS & DOORWAYS	ENTRY DOORS MIN. 863 MM BUT IDEALLY 914MM AND HAVE CLEAR ACCESS	870 MM OF CLEAR OPENING FOR ENTRY DOOR IS PROPOSED.
	ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN 1220 MM DEPTH BY DOOR WIDTH PLUS 600 MM LATCH SIDE (NOT NEEDED IF ROUGH IN WIRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER)	ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 1220 MM DEPTH BY DOOR WIDTH PLUS 600 MM ON LATCH SIDE PROPOSED.
	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 HALLWAY AND ROOMS AND WIDEN HALLWAY AND/OR DOORWAYS IF NECESSARY TO SECURE ACCESS	826 MM CLEAR OPENING TO MASTER BEDROOM, ENSUITE, AND LIVING AREA IS PROPOSED. ALSO A PORTABLE SHORT RAMP IN 1:10 SLOPE WILL BE INSTALLED AT THE THRESHOLDS OVER 13MM HEIGHT GAP.
	PATIO/BALCONY MIN. 860 MM CLEAR OPENING, ACCESSED FROM REAR DOOR AT GROUND FLOOR.	MIN. 6' WIDE PATIO DOOR IS PROPOSED.
	ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BCBC.	COMPLIES.
	LEVER-TYPE HANDLES FOR ALL DOORS	ALL DOORS HAVE LEVER-TYPE HANDLES.
VERTICAL CIRCULATION	STAIR LIFT: STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPEC. MANUFACTURER SPEC, OR VERTICAL LIFT: DEPRESSED SLAB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPEC. FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE.	INSTALLATION OF BRUNO RAIL STAIR LIFT IN UNIT AAC (5 UNITS IN BUILDING 4,5 & 6) SPEC NOTE: * MODEL: ELITE CURVE CRE-2110 * MAX. LOAD: 400LBS. * POWER: 24VDC COMPRISED (2) 7AH 12V BATTERIES
	AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2"X12" SOLID LUMBER AT 914 MM TO CENTRE.	2"X12" SOLID LUMBER WILL BE INSTALLED AT ALL HANDRAIL CONNECTION POINTS.
HALLWAYS	MIN. 900 MM WIDTH	1003 MM IS PROPOSED.
GARAGE	MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4M GARAGE WIDTH	5.56 M GARAGE WIDTH IS PROPOSED.
	ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING	CLEAR OPENING OF 819 MM IS PROPOSED.
BATHROOMS (MIN. 1/UNIT)	TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT	CLEAR SPACE OF 1181 MM AT SIDE AND 1033 MM IN FRONT IS PROPOSED.
	WALL BLOCKING FOR FUTURE GRAB BARS AT TOILET, TUB, AND SHOWER. REINFORCED WITH 2"X12" SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS.	INSTALLATION OF GRAB BARS AT BATHTUB, TOILET AND SHOWER. LOCATION NOTED ON FLOOR PLANS.
	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.	INSTALLATION OF LEVER-TYPE HANDLES FOR ALL PLUMBING FIXTURES.
	PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.	INSTALLATION OF SHOWER FAUCETS WITH PRESSURE AND TEMPERATURE CONTROL VALVES AT ACCESSIBLE BATHROOMS.
	CABINETS UNDERNEATH SINK ARE EASILY REMOVED.	CLEAR AREA UNDER THE SINKS.
	DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT).	SEE THE FLOOR PLANS.
KITCHEN	CLEAR AREA NEEDED UNDER FUTURE WORKSPACE. PLUMBING AND GAS PIPES (IN-WALL AND IN FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORKSPACE (STOVE, SINK & MIN. 810 MM WIDE COUNTER). ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL	CLEAR AREA UNDER THE WORK SPACE (STOVE, SINK & MIN. 810 MM WIDE COUNTER).
	CABINETS UNDERNEATH SINK ARE EASILY REMOVED.	COMPLIES.
	1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM	SEE THE FLOOR PLANS.
	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.	INSTALLATION OF LEVER-TYPE HANDLES FOR ACCESSIBLE KITCHEN PLUMBING FIXTURES.
WINDOWS	MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)	SINGLE HAND OPENABLE WINDOW AT LIVING ROOM, ACCESSIBLE BATHROOM AND BEDROOM.
OUTLET & SWITCHES	PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.	COMPLIES.
	UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.	COMPLIES.

BASIC UNIVERSAL HOUSING FEATURES

	REQUIREMENTS	INCLUDED IN PROPOSED ACCESSIBLE UNIT
BUILDING ACCESS	EACH DWELLING UNIT & EACH TYPE OF AMENITY SPACE SHALL BE ACCESSIBLE TO A PERSON WITH A DISABILITY FROM A ROAD AND FROM AN ON-SITE PARKING AREA.	ALL ACCESSIBLE UNIT AND SHARED OUTDOOR AMENITY AREAS ARE ACCESSIBLE TO A PERSON WITH A DISABILITY FROM A ROAD AND FROM AN ON-SITE PARKING AREA.
	ACCESS TO THE ELEVATOR SHALL BE PROVIDED FROM BOTH THE ROAD AND THE ENTRY TO THE ON-SITE PARKING AREA.	N/A
	AUTOMATIC DOOR OPENER TO MAIN ENTRY.	N/A
DOORS & DOORWAYS	MIN. CLEAR OPENING TO DWELLING ENTRY DOORS & COMMON AREAS TO BE 850MM (SWING DOORS).	SAME AS CONVERTIBLE UNIT GUIDELINES.
	MIN. CLEAR OPENING TO AT LEAST ONE BEDROOM, ONE BATH AND LIVING AREAS TO BE 800MM (SWING DOORS).	SAME AS CONVERTIBLE UNIT GUIDELINES.
	DOORS TO BE OPERABLE BY DEVICES THAT DO NOT REQUIRE TIGHT GRASPING OR TWISTING OF WRIST.	SAME AS CONVERTIBLE UNIT GUIDELINES.
	MAX. 13MM THRESHOLD HEIGHT THROUGHOUT BUILDING.	COMPLIES.
	THE ABOVE-NOTED REQUIREMENTS FOR DOORS DO NOT APPLY TO MECHANICAL ROOMS, SERVICE AREAS, CLOSETS, ETC. WHERE THROUGH ACCESS IS NOT REQUIRED AND ACCESS TO A PERSON WITH DISABILITY IS NOT ANTICIPATED.	N/A
	CLEAR OPENINGS TO BE MEASURED AS ILLUSTRATED IN FIGURE 1 IN THE ZONING BYLAW 4,16,10 	COMPLIES.
MANEUVER SPACE AT DOORWAYS	ENTRY DOORS AND COMMON AREAS TO HAVE 600MM CLEAR SPACE ON PULL SIDE AND 300MM ON PUSH SIDE OF DOOR LATCH.	660MM ON PULL SIDE AND 622 MM ON PUSH SIDE PROPOSED. SEE THE FLOOR PLANS.
	DOORS IN A SERIES IN COMMON AREAS: THERE MUST BE SEPARATION OF AT LEAST 1220 MM PLUS THE WIDTH OF THE DOOR, AS ILLUSTRATED IN FIGURE 4 IN ZONING BYLAW 4,16,11(C)	N/A
CORRIDOR WIDTHS	MINIMUM 1220MM WIDTH AND 1500MM BY 1500MM CLEAR SPACE ADJACENT TO ELEVATOR	N/A
FLOOR SURFACES	NO ABRUPT CHANGES IN LEVEL (13MM MAX, FLUSH THRESHOLD EXCEPT AT BALCONIES, PATIO AND DECK DOOR SILLS.	COMPLIES.
	FLOOR SURFACES TO BE SLIP RESISTANT.	COMPLIES.
	CARPETS TO BE FIRMLY FIXED, HAVE A FIRM UNDERLAY AND PILE UNDER 13.0 MM HEIGHT.	COMPLIES.
WINDOWS	MAX. 750MM SILL HEIGHT TO ONE IN BEDROOM AND ONE IN LIVING ROOM FOR SEATED VIEWING.	COMPLIES.
	OPENING MECHANISM WITH ONE HAND NOT REQUIRING TIGHT GRASPING, PINCHING OR TWISTING.	INSTALLATION OF LEVER-TYPE HANDLES.
OUTLET & SWITCHES	SWITCHES AND PANELS TO BE 900 TO 1200MM FROM FLOOR, INTERCOM BUTTONS TO MAXIMUM OF 1375MM FROM FLOOR.	COMPLIES.
	OUTLETS AND JACKS TO BE 455 TO 1200MM FROM FLOOR.	COMPLIES.
	THERMOSTAT TO BE 900 TO 1200MM FROM FLOOR.	COMPLIES.
	THE OPERABLE PART OF CONTROLS SHALL BE LOCATED WITHIN REACH OF A CLEAR FLOOR AREA THAT HAS A WIDTH OF NOT LESS THAN 750 MM .	COMPLIES.
	SWITCHES TO BE ROCKER OR PADDLE TYPE.	COMPLIES.
BATHROOMS	AT LEAST ONE BATHROOM TO HAVE: (A) CENTRE LINE OF TOILET POSITION 420 TO 480MM TO SIDE WALL, 510MM FROM ANY OBSTRUCTION ON NON-GRAB BAR SIDE AND 800MM ON FRONT.	SAME AS CONVERTIBLE UNIT GUIDELINES.
	(B) MIN. CLEAR FLOOR AREA AT THE SINK OF 760 MM BY 1220 MM POSITIONED	CLEAR FLOOR AREA AT THE SINK OF 1041 MM BY 1524 MM PROPOSED.
	(C) MINIMUM CLEAR AREA OF 510.0 MM IN DEPTH ALONG THE FULL LENGTH OF THE BATHTUB.	CLEAR FLOOR AREA OF 1041 MM IN DEPTH ALONG THE SHOWER IS PROPOSED.
	(D) SOLID BLOCKING IN WALLS (AND FLOOR WHERE APPLICABLE) BEHIND AND BESIDE TOILET FOR FUTURE GRAB BAR INSTALLATION.	SAME AS CONVERTIBLE UNIT GUIDELINES.
	(E) EASY TO GRASP HANDLES ON FAUCETS, E.G., LEVER-TYPE FAUCETS.	SAME AS CONVERTIBLE UNIT GUIDELINES.
	BATHROOMS THAT SERVE A COMMON AMENITY SPACE, AT LEAST ONE SHALL BE WHEELCHAIR ACCESSIBLE AS DESCRIBED IN THE BUILDING CODE AND THE TOP OF THE RIM OF THE TOILET IN THE BATHROOM SHALL BE 480.0 MM ABOVE THE FLOOR.	A WHEELCHAIR ACCESSIBLE POWDER ROOM IS PROPOSED ON THE MAIN LEVEL TO PROVIDE VISITABILITY.

	REQUIREMENTS	INCLUDED IN PROPOSED ACCESSIBLE UNIT
KITCHEN	EASY ACCESS TO COUNTER SPACE AND CUPBOARDS; EG: CONTINUOUS COUNTER BETWEEN STOVE AND SINK; ADJUSTABLE SHELVING; PULL-OUT WORK BOARDS AT 810MM HEIGHT; PULL-OUT SHELVES.	COMPLIES.
	LEVER-TYPE FAUCETS HANDLES.	SAME AS CONVERTIBLE UNIT GUIDELINES.
	EASY REACH AND GRASP HANDLES ON CUPBOARDS.	COMPLIES.
	TASK LIGHT AT SINK, STOVE AND KEY WORK AREAS.	COMPLIES.
	LOCATE PLUMBING PIPES UNDER COUNTER SPACE FOR POTENTIAL 810MM WIDE WORKSPACE (KNEE SPACE) FOR EASY FUTURE CONVERSION OF COUNTERS AT SINK AND BUILT-IN STOVE TOP.	COMPLIES.
BEDROOM & CLOSET	AT LEAST ONE BEDROOM IN DWELLING UNIT TO HAVE TURNING DIAMETER OF 1500MM ON ONE SIDE OF DOUBLE BED.	MASTER BEDROOM COMPLIES. SEE FLOOR PLANS FOR THE DIAGRAM.
	AT LEAST ONE BEDROOM CLOSET IN DWELLING UNIT TO HAVE CLEAR DOOR OPENING OF 900MM AND FLOOR SPACE OF 750MM BY 1200MM WHERE CLOTHES HANGER ROD CAN BE LOWERED TO 1200MM.	2045 MM [6'-9"] X 1524 MM [5'-0] AT MASTER BEDROOM CLOSET IS PROPOSED. A PORTION OF THE CLOSET WILL HAVE HANGER RODS AT 1200MM HEIGHT.
PATIOS & BALCONIES	MIN. 800MM ACCESS DOORS.	SAME AS CONVERTIBLE UNIT GUIDELINES.
	MIN. 1500MM BY 1500MM BALCONY OR PATIO DIMENSIONS (DOES NOT APPLY TO "JULIET" OR "FRENCH" STYLE)	4658 MM [12'-0] X 2438MM [8'-0] PAVED PATIO IS PROPOSED.

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KYC

SHEET TITLE :
ACCESSIBLE UNIT FEATURES

DRAWING SHEET :
A2.6