City of Richmond

Agenda

Development Permit Panel

Council Chambers, City Hall
6911 No. 3 Road

Wednesday, May 15, 2019
3:30 p.m.

MINUTES

Motion to adopt the minutes of the Development Permit Panel meeting held on April 10, 2019.

1. DEVELOPMENT PERMIT 17-771214
(REDMS No. 6043764 v. 4)

APPLICANT: Christopher Bozyk Architects Ltd.

PROPERTY LOCATION: 12580 Vickers Way

Director's Recommendations

That a Development Permit be issued which would:

1. ***Permit the construction of a 3,379.9 m^2 (36,382 ft^2) industrial building at 12580 Vickers Way on a site zoned Industrial Retail (IR1); and***
2. ***Vary the provisions of Richmond Zoning Bylaw 8500 to:***
   - ***(a) Reduce the required number of required parking spaces from 136 to 66;***
   - ***(b) Reduce the required number of loading spaces from two medium and one large loading space to two medium loading spaces; and***
   - ***(c) Permit car parking spaces for employees to be provided in a tandem arrangement.***

ITEM

2. DEVELOPMENT PERMIT 17-778295

(REDMS No. 6164058)

APPLICANT: Dagneault Planning Consultants Ltd.

PROPERTY LOCATION: 7341 and 7351 No. 5 Road

Director's Recommendations

That an Environmentally Sensitive Area (ESA) Development Permit be issued at 7341 and 7351 No. 5 Road, in order to allow a subdivision application for a lot line adjustment.

3. DEVELOPMENT PERMIT 17-792077

(REDMS No. 6155885)

APPLICANT: Konic Development

PROPERTY LOCATION: 9851, 9891 Steveston Highway and 10931 Southgate Road

Director's Recommendations

That a Development Permit be issued which would:

1. ***Permit the construction of 11 townhouses at 9851, 9891 Steveston Highway and 10931 Southgate Road on a site zoned "Low Density Townhouses (RTL4)"; and***
2. ***Vary the provisions of Richmond Zoning Bylaw 8500 to:***
   - ***(a) allow seven resident vehicle parking spaces to be small-sized; and***
   - ***(b) reduce the minimum front yard on Southgate Road and the exterior side yard on Steveston Highway from 6.0 m to 5.0 m.***

4. DEVELOPMENT PERMIT 18-816029, HERITAGE ALTERATION PERMIT 18-840922, ENVIRONMENTALLY SENSITIVE AREA DEVELOPMENT PERMIT 18-840993

(REDMS No. 6151211 v. 6)

APPLICANT: Oval 8 Holdings Ltd. Inc. No. 0805724

PROPERTY LOCATION: A Development Permit (DP) at 6811 Pearson Way, a Heritage Alteration Permit (HA) at 6900 River Road, and an Environmentally Sensitive Area (ESA) DP at 6900 River Road and portions of 6899 Pearson Way and 6811 Pearson Way

Director's Recommendations

1. *That a Development Permit (DP 18-816029) be issued, which would;*

   (a) *permit construction of 3 residential towers consisting of approximately 459 units at 6811 Pearson Way on a site zoned "High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)"; and*

   (b) *vary the provisions of Richmond Zoning Bylaw 8500 to:*

      (i) *waive the requirement for on-site large size loading spaces; and*

      (ii) *increase the maximum permitted building projection into the Pearson Way public road setback from 1 m up to 2.5 m for proposed Tower F and G balconies;*

2. *That a Heritage Alteration Permit (HA 18-840992) be issued to permit construction of an elevated public walkway and installation of heritage interpretative panels at 6900 River Road; and*

3. *That an Environmentally Sensitive Area Development Permit (ESA DP 18-840993) be issued to permit construction of a public walkway and to introduce ecological enhancements at 6900 River Road and portions of 6899 Pearson Way and 6811 Pearson Way.*

5. DEVELOPMENT PERMIT 18-829286

(REDMS No. 6154118 v. 5)

APPLICANT: Oris Developments (Hamilton) Corp.

PROPERTY LOCATION: 23200 Gilley Road

Director's Recommendations

That a Development Permit be issued which would permit the construction of a four-storey, mixed-use development with a partially below-grade parkade with 2,345 m^2 (25,239 ft^2) of commercial/retail space and 223 units at 23200 Gilley Road on a site zoned "Residential / Limited Commercial (ZMU35) – Neighbourhood Village Centre (Hamilton)".

6. New Business

7. Date of Next Meeting: May 29, 2019

ADJOURNMENT

City of Richmond

Minutes

Development Permit Panel
Wednesday, April 10, 2019

Time:	3:30 p.m.
Place:	Council Chambers Richmond City Hall
Present:	John Irving, Chair Laurie Bachynski, Director, Corporate Business Service Solutions Peter Russell, Senior Manager, Sustainability and District Energy

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

Minutes

It was moved and seconded
That the minutes of the meeting of the Development Permit Panel held on March 13, 2019 be adopted.

CARRIED

1. DEVELOPMENT VARIANCE 18-829639
(REDMS No. 6035554)

APPLICANT: Bradley Doré

PROPERTY LOCATION: 7266 Lynnwood Drive

INTENT OF DEVELOPMENT VARIANCE PERMIT:

Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the required rear yard setback for 40% of the rear wall of the first storey and a portion of the second storey from 7.15 m to 6.0 m, at 7266 Lynnwood Drive on a site zoned "Single Detached (RS2/B)".

Applicant's Comments

Bradley Doré, Reine Photography and Design, with the aid of a video presentation (attached to and forming part of these Minutes as Schedule 1), provided background information on the subject development variance permit application and highlighted the following:

- the subject lot was originally part of a rezoning and subdivision application that subdivided the original lot into nine lots;
- the irregular shaped subject lot has a south property line significantly longer than its north property line, with the difference in the length of the side lot lines resulting in a lot depth that exceeds 20 meters, thus requiring an increased rear yard setback for 40 percent of the rear wall of the first storey and a portion of the second storey;
- the increased setback requirement has created design and massing challenges for the proposed two-storey single-family home on the subject lot, so the applicant has requested a setback variance to allow a rear yard setback from 7.15 meters to 6.0 meters for 40 percent of the first storey and a portion of the second storey of the proposed single-family home, which is consistent with the required rear yard setbacks for its neighbours to the north;
- the proposed rear yard setback variance will ensure that the design and massing of the proposed single-family home on the subject site will not adversely impact its neighbours in terms of potential shadowing, access to sunlight and sight lines; and
- the proposed rear yard setback variance for the subject lot is supported by adjacent neighbours to the south, north, and east.

Staff Comments

Wayne Craig, Director, Development, advised that (i) the applicant had consulted with immediately adjacent neighbours and no objections were noted regarding the proposed setback variance, (ii) letters of support from the neighbours were attached to the staff report, (iii) the subject development variance permit application is specific to the attached house plans, and any changes to the house plans will invalidate the permit, and (iv) the site servicing frontage improvements were dealt with through the original rezoning and subdivision application adopted by Council.

Panel Discussion

In reply to queries from the Panel, Mr. Doré noted that (i) the irregular shape of the subject lot poses constraints for the design of the proposed two-storey single-family home, (ii) the development immediately to the south of the subject lot is existing, and (iii) the developments to the north are still proposed and have similar setbacks to the proposed development on the subject lot.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel expressed support for the proposed rear yard setback variance, noting that it is a good approach to ensure that the massing of the proposed single-family home on the subject lot will provide an appropriate interface with its neighbours.

Panel Decision

It was moved and seconded
That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the required rear yard setback for 40% of the rear wall of the first storey and a portion of the second storey from 7.15 m to 6.0 m, at 7266 Lynnwood Drive on a site zoned "Single Detached (RS2/B)".

CARRIED

2. DEVELOPMENT PERMIT 18-835560
(REDMS No. 6114286)

APPLICANT: Gustavson Wylie Architects Inc.

PROPERTY LOCATION: 5991 No. 3 Road

INTENT OF PERMIT:

Permit exterior renovations to the existing building at 5991 No. 3 Road on a site zoned "Downtown Commercial (CDT1)."

Applicant's Comments

Cameron Evans, Gustavson Wylie Architects, Inc., (accompanied by Ron Baron, Gustavson Wylie Architects, Inc.) with the aid of a video presentation (attached to and forming part of these Minutes as Schedule 2) briefed the Panel on the proposed exterior renovations to the existing two-storey commercial building and highlighted the following:

- the TD Bank branch occupying the existing two-storey commercial building can be accessed from the parkade at the back and from the intersection of Westminster Highway and No. 3 Road;
- the existing building is currently clad in limestone veneer, and the proposed exterior renovation intends to differentiate the two building entrances by introducing green aluminum panels and a timber-finished linear panel above the entrances for better identification; and
- three new bicycle racks are proposed to be located on the sidewalk along No. 3 Road.

In reply to queries from the Panel, Mr. Evans acknowledged that (i) only the two entrances to the building will be treated with the proposed green and timber-finished metal panels, (ii) the existing planter at the southeast corner of the site will be maintained, (iii) there will be no changes to the south and east façades of the building; however, new exterior lighting will be installed, and (iv) there are existing glass canopies on the south and east sides of the building.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel expressed support for the proposed renovations to the existing two-storey building, noting that they will provide more visual interest to the prominent corner at No. 3 Road and Westminster Highway.

Panel Decision

It was moved and seconded
That a Development Permit be issued which would permit exterior renovations to the existing building at 5991 No. 3 Road on a site zoned "Downtown Commercial (CDT1)."

CARRIED

3. New Business

It was moved and seconded
That the Development Permit Panel meeting scheduled on Thursday, April 25, 2019 be cancelled.

CARRIED

4. Date of Next Meeting: May 15, 2019

5. Adjournment

It was moved and seconded
That the meeting be adjourned at 3:50 p.m.

CARRIED

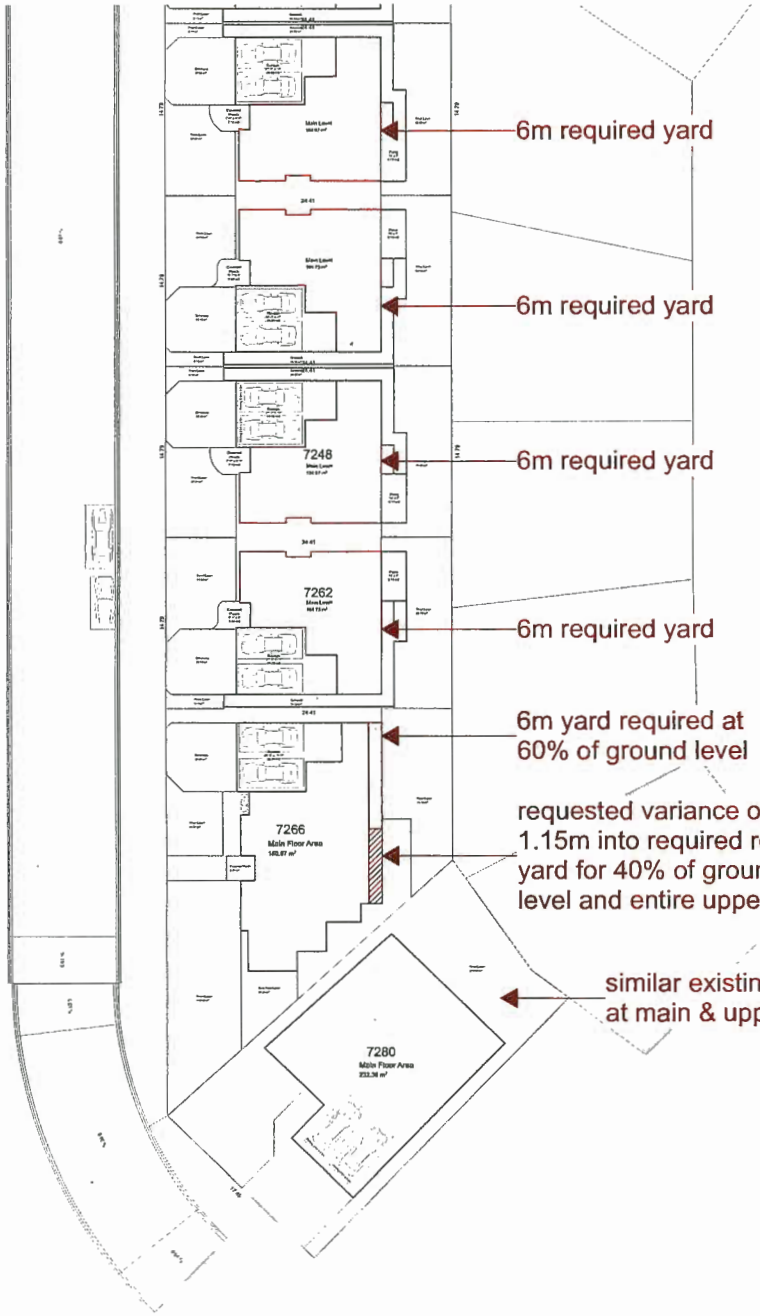
Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, April 10, 2019.

John Irving
Chair

Rustico Agawin
Committee Clerk

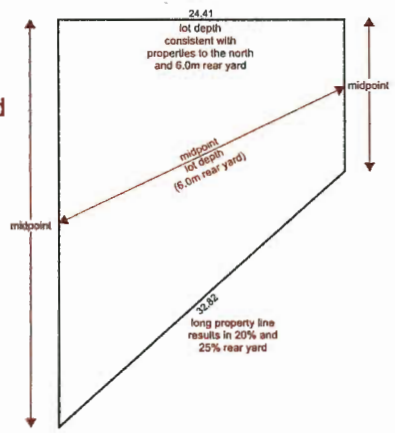
Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, April 10, 2019.

7266 Lynnwood Drive
Rear Yard Variance
Site Analysis





Lot Depth
Midpoint to Midpoint
7266 Lynnwood



REINE
PHOTOGRAPHY & DESIGN
9051 Blundell Road Unit #7
Richmond, BC Canada V6Y 1K4
604.782.8240
brad@reinepnd.ca
www.reinepnd.ca

Copyright to this drawing is the exclusive property of REINE PHOTOGRAPHY & DESIGN INC. and shall not be modified or reproduced without the consent of REINE PHOTOGRAPHY & DESIGN INC

Rear Yard Variance
7262 Lynnwood Drive
Richmond, BC

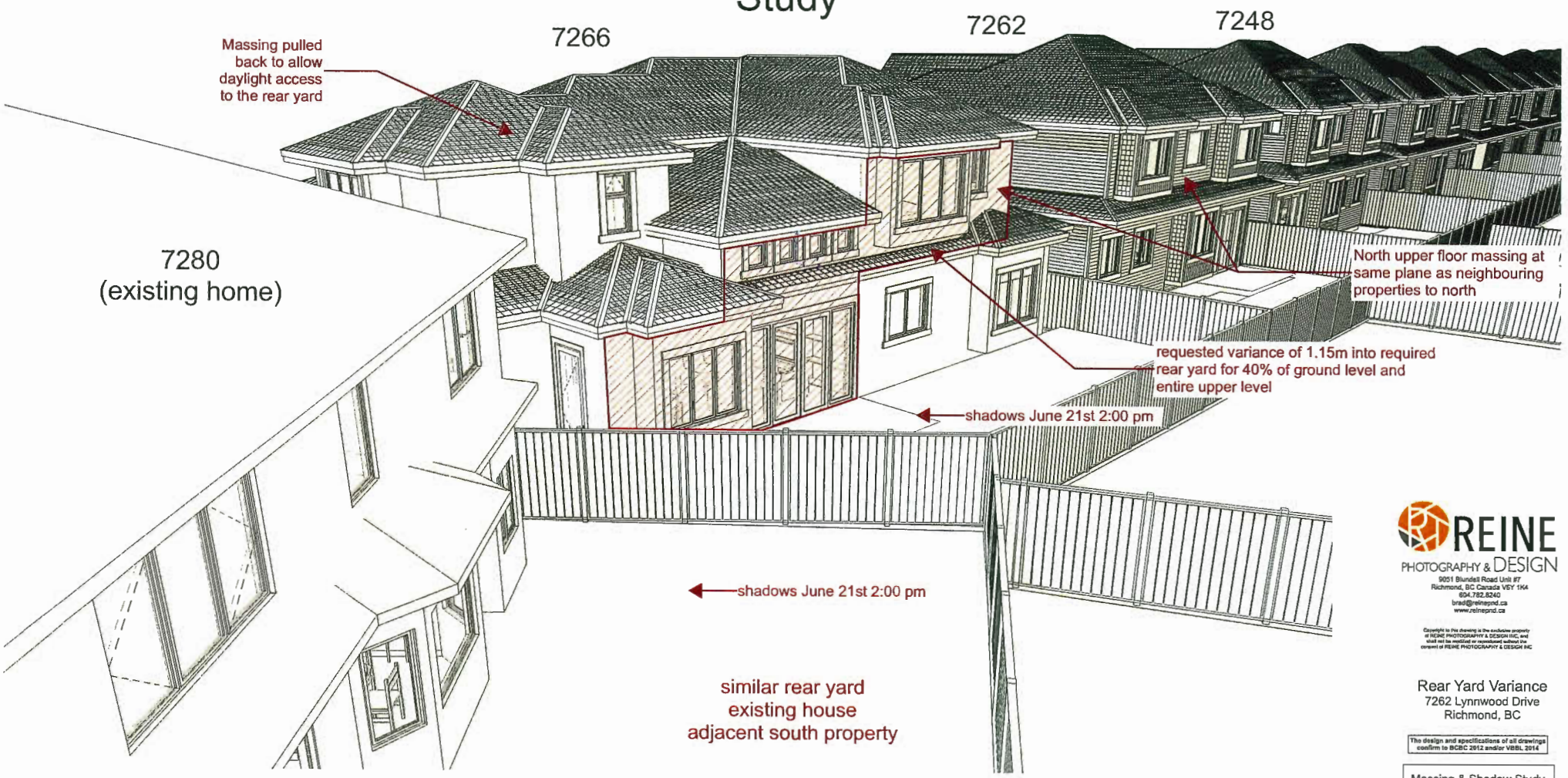
The design and specifications of all drawings conform to BCBC 2012 and/or VBBL 2014

Sites & Rear Yards

Status	Date
	2019-04-05

A01

Rear Yard Massing & Shadow Study



REINE PHOTOGRAPHY & DESIGN
9051 Blundell Road Unit #7
Richmond, BC Canada V6Y 1K4
604.782.8240
brad@reinepnd.ca
www.reinepnd.ca

Copyright to this drawing is the exclusive property of REINE PHOTOGRAPHY & DESIGN INC, and shall not be modified or reproduced without the consent of REINE PHOTOGRAPHY & DESIGN INC

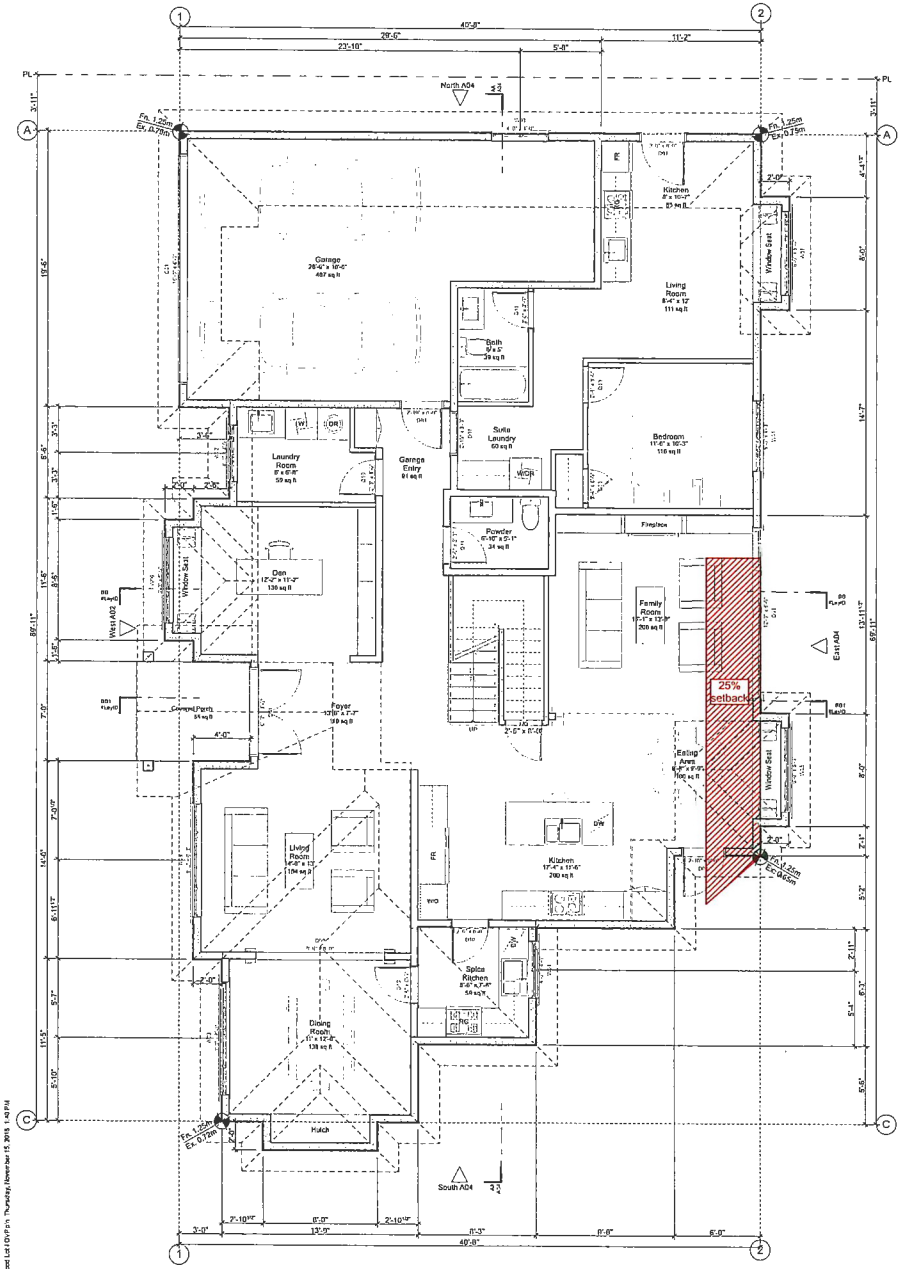
Rear Yard Variance
7262 Lynnwood Drive
Richmond, BC

The design and specifications of all drawings conform to BCBC 2012 and/or VBBL 2014

Massing & Shadow Study

Status	Date
	2019-04-08

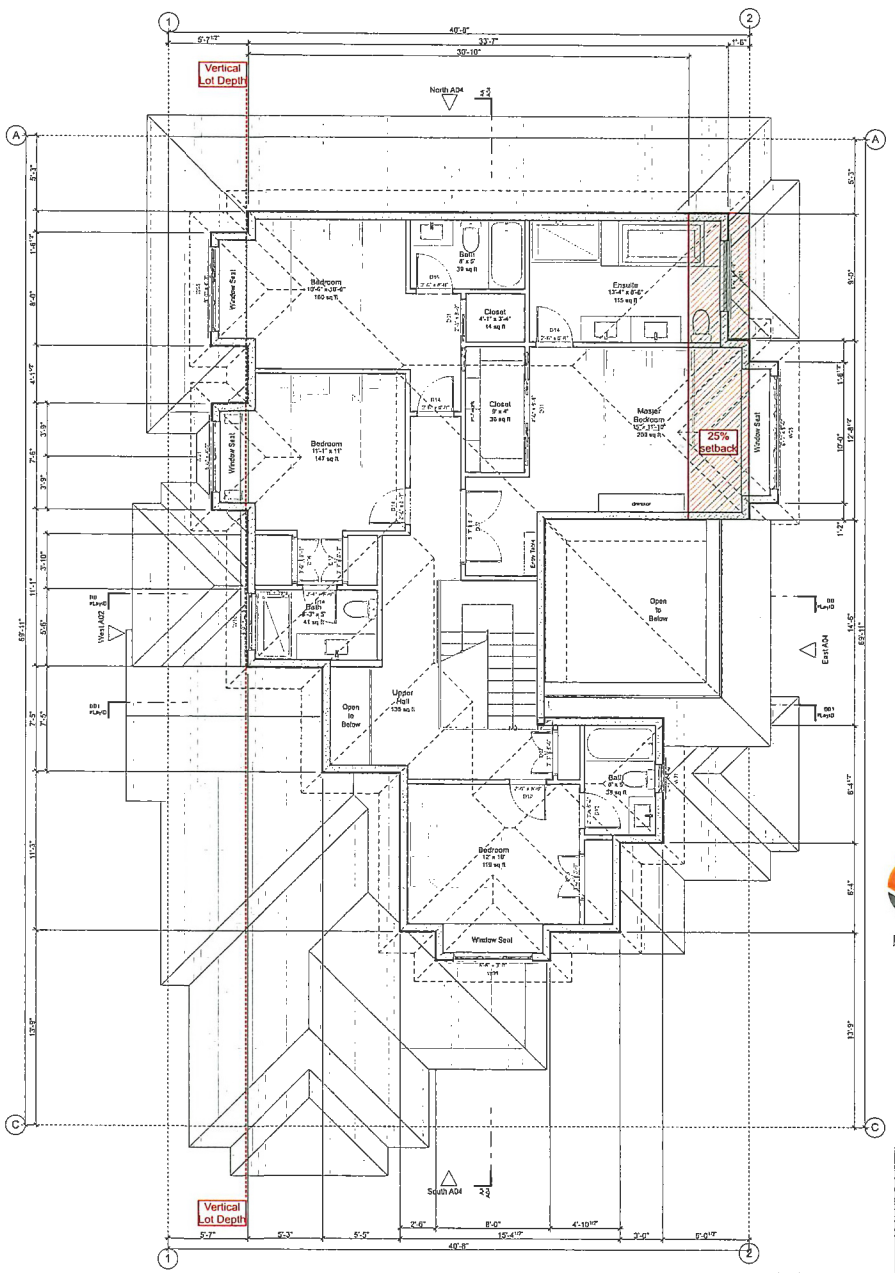
A02



Main Level

1/4" = 1'-0"

Floor Area Main Level
1,945



Upper Level

1/4" = 1'-0"

Upper Level	1,195
Main Level	1,945
	3,140 sq ft

N

WESTMARK GROUP
#203 - 2631 Viking Way
Richmond, BC V6V 3B5
604-821-1333
info@westmarkhomes.ca

REINE PHOTOGRAPHY & DESIGN
9051 Blundell Road Unit #7
Richmond, BC Canada V6Y 1K4
604.782.8240
brad@reinepnd.ca
www.reinepnd.ca

DVP-2018-

Lynnwood Lot I
7266 Lynnwood Drive
Richmond, BC

The design and specifications of all drawings conform to BCBC 2012 and/or VBBL 2014

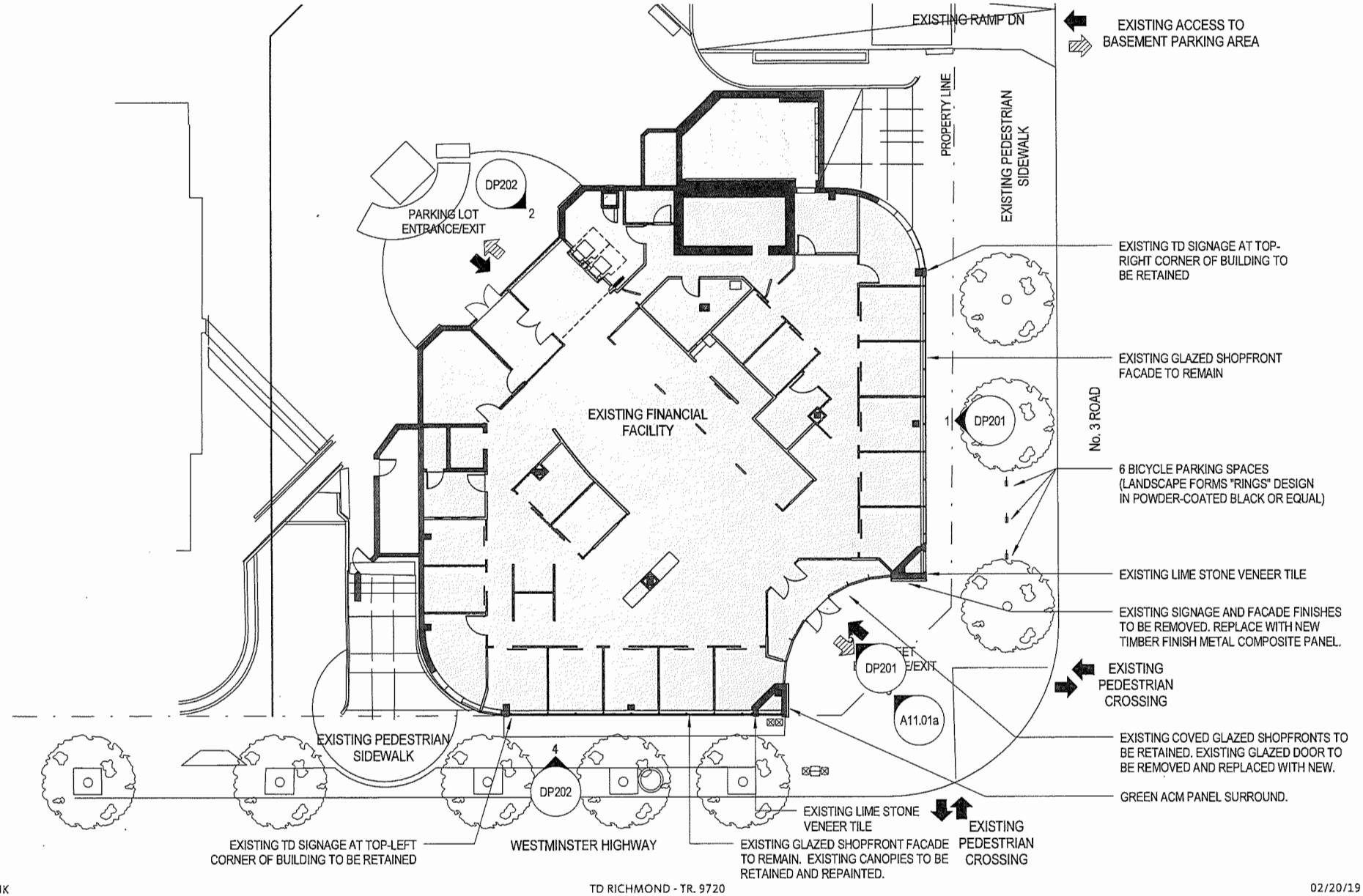
Floor Plans

Status	Date
Issued for DVP Permit	2018-11-15

A03

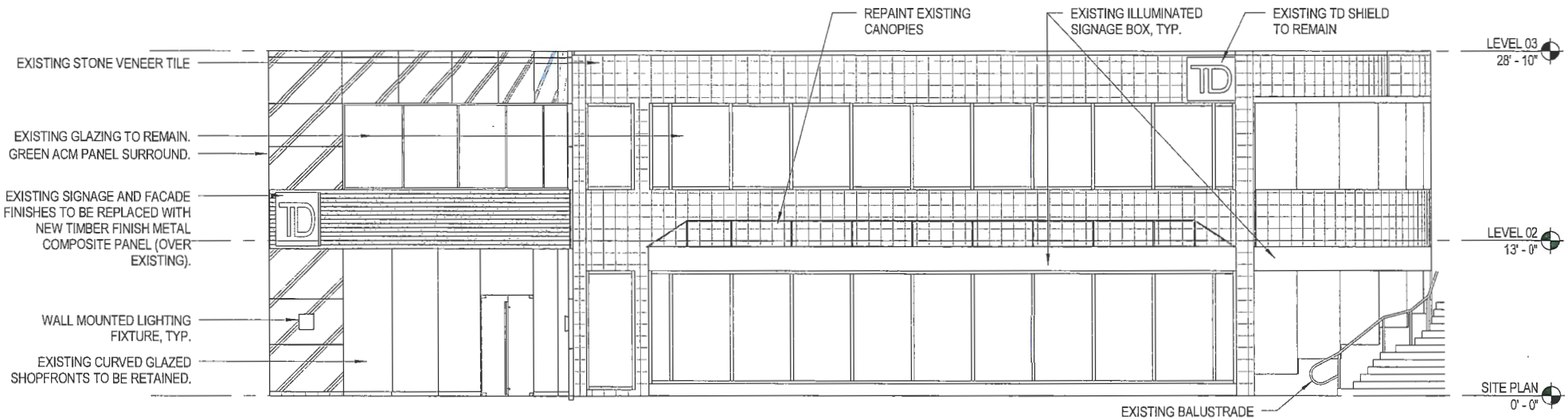
20150719 Lynnwood Lot I DVP.rvt Thursday, November 15, 2018 1:48 PM

Schedule 2 to the Minutes of the Development Permit Panel meeting held on Wednesday, April 10, 2019.



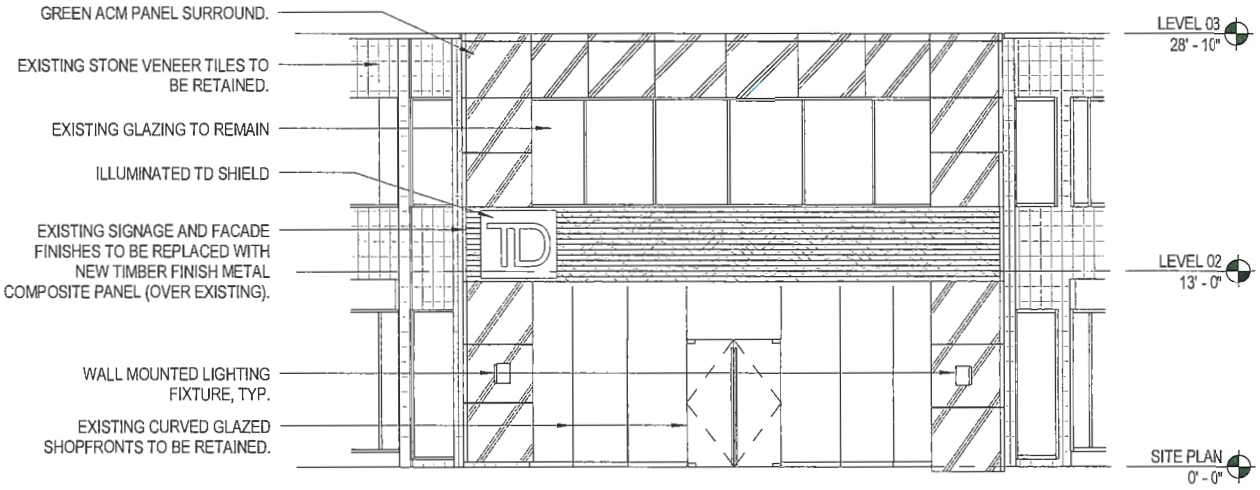
TD BANK | TD RICHMOND - TR. 9720 | 02/20/19

Gensler | SITE PLAN - PROPOSED | © 2019 Gensler



EXTERIOR ELEVATION - EAST - PROPOSED

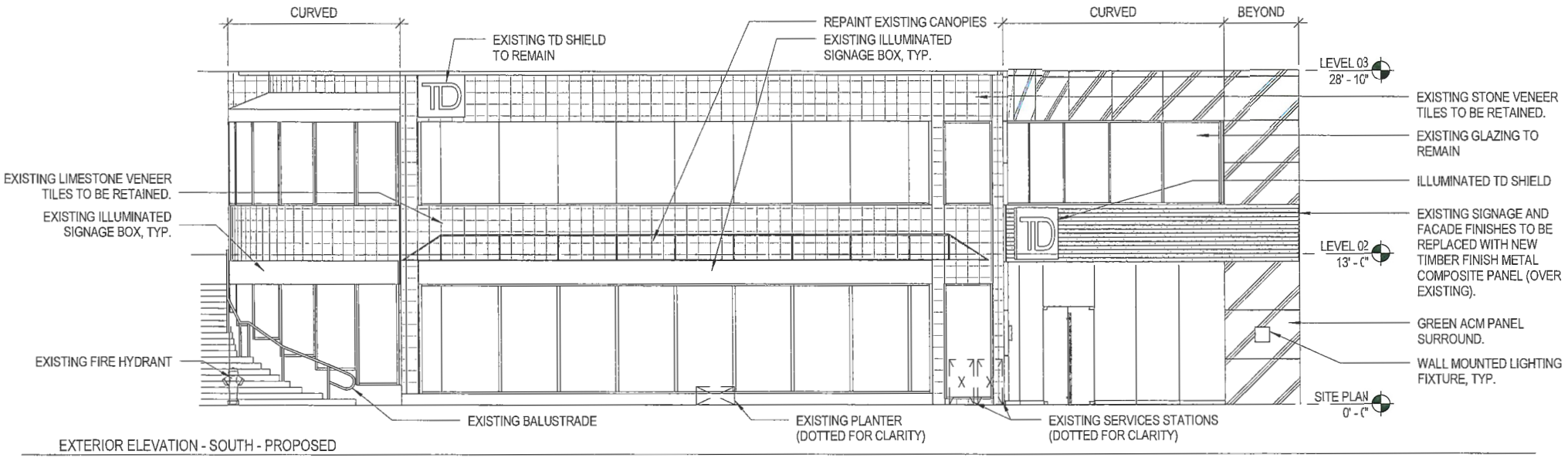
1/8" = 1'-0"



EXTERIOR ELEVATION - SOUTHEAST - PROPOSED

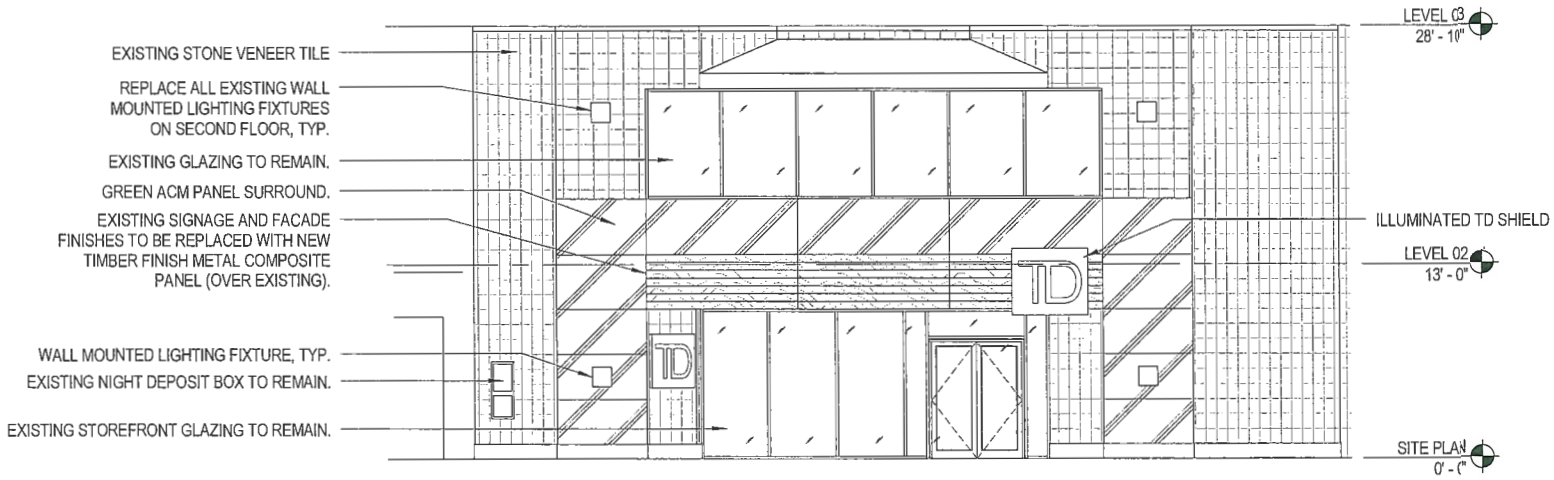
1/8" = 1'-0"

© 2018 Gensler



EXTERIOR ELEVATION - SOUTH - PROPOSED

1/8" = 1'-0"



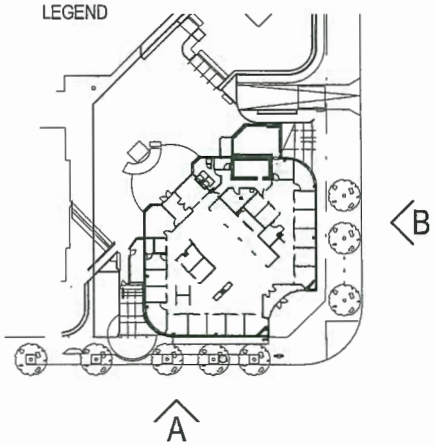
EXTERIOR ELEVATION - NORTHWEST - PROPOSED

1/8" = 1'-0"

© 2018 Gensler



A - SOUTH ELEVATION





B - EAST ELEVATION

© 2018 Gensler



© 2018 Gensler

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	April 17, 2019
From:	Wayne Craig Director of Development	**File:**	DP 17-771214
Re:	**Application by Christopher Bozyk Architects Ltd. for a Development Permit at 12580 Vickers Way**		

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a 3,379.9 m^2 (36,382 ft^2) industrial building at 12580 Vickers Way on a site zoned Industrial Retail (IR1); and,
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
    a) Reduce the required number of required parking spaces from 136 to 66;
    b) Reduce the required number of loading spaces from two medium and one large loading space to two medium loading spaces; and
    c) Permit car parking spaces for employees to be provided in a tandem arrangement.

Wayne Craig
Director of Development

WC:je
Att. 4

Staff Report

Origin

Christopher Bozyk Architects Ltd. has applied to the City of Richmond for permission to develop a 3,379.9 m^2 (36,382 ft^2) furniture retail sales building for Paramount Furniture at 12580 Vickers Way on a site zoned Industrial Retail (IR1). The site currently contains two single storey industrial buildings on one legal parcel. The existing buildings will be demolished prior to redevelopment of the site. The proposed building will be addressed from Sweden Way.

The proposed use is consistent with the Industrial Retail (IR1) zone. Accordingly, a rezoning application is not needed. A Servicing Agreement will be required prior to the issuance of a Building Permit for utility upgrades, site servicing and frontage improvements. Frontage improvements will be completed along the property lines on both Vickers Way and Sweden Way.

Development Information

Please refer to attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

The subject site is located within the Bridgeport Planning Area and consists of a recently consolidated parcel with two single story industrial buildings. Primary road frontage and vehicle access is currently from Vickers Way; the site also has a small portion of road frontage on Sweden Way at its southeastern corner.

Development surrounding the subject site is as follows:

- To the north across Vickers Way, are three two-story buildings zoned Industrial Retail (IR1), with access and frontage on both Vickers Way and Bridgeport Road;
- To the east on the adjacent lot is a one-story building zoned Industrial Retail (IR1). Further to the east, across Sweden Way, is a large surface parking lot for IKEA;
- To the south is a two-story building and surface parking lot zoned Industrial Retail (IR1); and,
- To the west on the adjacent lot is a two-story building zoned Industrial Retail (IR1), and fronting on Vickers Way.

Public Input

In response to the notification sign being installed on the subject property, staff received one inquiry in person at City Hall, and two pieces of written correspondence about the development proposal (**Attachment 2**):

- One inquiry was from two employees of Richmond Lighting, located immediately to the east of the subject site at 3251 Sweden Way. Comments included:
    - Concern regarding the location of the proposed access from Sweden Way, citing existing dangerous traffic conditions;

- Inquiring about the undergrounding of hydro poles; and
- expressing interest in appearing to Council as a delegation to present their concerns regarding potential traffic impacts.

As discussed further below, the proposal includes relocating the existing vehicle access from Vickers Way to Sweden Way and undergrounding the hydro poles servicing the site. No left turns will be permitted exiting from the site. Movement will be restricted through regulatory signage and other measures as determined through the transportation functional road plans to be provided as part of the Servicing Agreement. In accordance with recommendations from the applicant's Transportation Engineer, adequate sightlines exiting the site will be managed by restricting trees and signage from sightline triangles established by the Transportation Engineer. The existing trees do not hinder driver sightlines from Sweden Way.

The notification area for the proposed DP will include a mailed notice to 3251 Sweden Way, so the business will be notified of the DP Panel date.

- Written correspondence was received from the owner of Mobler Furniture, located immediately south of the subject property at 3351 Sweden Way. The concerns expressed by the neighbouring business were that:
  - The entrance to Paramount is too close to Mobler and should be moved north to avoid traffic problems and accidents. The driveway causes visibility issues; and
  - Paramount's signs should be moved to not block Mobler's entrance and windows, should not be higher than Mobler's signs, and should not be located along the property boundaries.

  Staff responded with a written letter to address the concerns expressed by the owner of Mobler Furniture. The applicant's Transportation Engineer has reviewed the proposed access location relative to the City's standards and the Transportation Association of Canada (TAC) standards, and has no concerns. However, Transportation staff recommend restricting left turn movements from the site due to existing traffic volume in the area. Sight lines will be preserved exiting the site by adhering to the sight line triangle establish by the Transportation Engineer. A free standing sign is proposed to be located on the north side of the driveway entrance. The applicant will be required to obtain a Sign Permit to demonstrate compliance with the City's Sign Bylaw 9700 which includes maximum height and area restrictions.

- Written correspondence was received from the real estate division of IKEA, which is located east of the subject property at 3320 Jacombs Way. The concerns expressed by the neighbouring business were that:
  - The proposed entrance to Paramount is too close to the driveway to the south (Mobler) and the left turn movement out of the site should be restricted;
  - The entrance to IKEA relative to the proposed entrance to Paramount causes concerns for safety and visibility. A permanent concrete island should be installed on Sweden Way;
  - The proposed reduction of parking spaces causes concern regarding potential spillover onto the IKEA site;

- The proposed variance for ten tandem parking spaces for employees causes concerns regarding potential spillover onto the IKEA site; and
- IKEA would like to be notified of the location and design of a future crosswalk and requests that the study and be provided with an electronic copy of all plans and reports prior to approval.

Staff discussed the concerns with IKEA and provided the following responses:

- The applicant's Transportation Engineer has reviewed the proposed access location relative to the City's standards and the Transportation Association of Canada (TAC) standards, and has no concerns. However, Transportation staff recommend restricting left turn movements from the site due to existing traffic volume in the area. Sight lines will be preserved exiting the site by adhering to the sight line triangle establish by the Transportation Engineer.
- The City's Transportation Department will review options for restricting the left-turn movement through a detailed review of a Transportation Functional Plan, a condition of the Development Permit. A legal agreement is proposed to be registered on title to restrict the movement of vehicles leaving the site to right-turns only.
- The applicant submitted a site specific parking and loading study that considered current utilization at Paramount Furniture's existing site on Minoru Boulevard, as well as at three proxy sites (nearby large-scale furniture stores: Mobler Furniture, Jordan's Home and TJY Home). The study found that the peak visitor parking demand for Paramount Furniture store will be around 20 spaces on weekdays and 31 spaces on Saturdays. The proposed 66 parking spaces exceeds the peak demand as determined through the study by more than 100%, as such, spillover onto the adjacent site is not anticipated. The applicant is providing measures to support alternative modes of transportation, including end-of-trip facilities for cyclists, a contribution to a new east-west crosswalk across Sweden Way, and a an EV (electric vehicle) fast charge station.
- As a Development Consideration, the applicant will register a legal agreement to ensure that where two parking spaces are provided in a tandem arrangement both parking spaces are assigned to employees.
- As the location and timing for the pedestrian crosswalk is not yet known, contact information to the City's Transportation Department was provided to IKEA.

Notification of the Development Permit application will be sent to all owners of properties located within 50 m of the subject site, including both 3251 and 3351 Sweden Way, and 3320 Jacombs Way.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan, including the Development Permit Guidelines and the Bridgeport Area Plan, and is generally in compliance with the Industrial Retail (IR1) 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) Vary Section 7.7.2.3 of the Zoning Bylaw to reduce the minimum number of parking stalls from 136 to 66;

Staff supports the proposed variance to reduce the required number of parking spaces from 136 spaces to 66 spaces. The parking rate is based on the Zoning Bylaw's general rate for 'Warehouse Sales' and does not reflect the actual use and operation of the Paramount Furniture store. The applicant undertook a site-specific parking and loading study that considered current utilization at Paramount Furniture's existing site, as well as at three proxy sites (nearby large-scale furniture stores: Mobler Furniture, Jordan's Home and TJY Home).

The study found that the peak visitor parking demand for Paramount Furniture store will be around 20 spaces on weekdays and 31 spaces on Saturdays. The design proposal also includes the following Transportation Demand Management measures to support a reduction in vehicle parking: a $50,000 contribution to a future crosswalk for Sweden Way (design and location to be determined by Transportation Department according to a future study), cyclist end-of-trip facilities, and an EV (electric vehicle) fast charge station.

2) Vary Section 7.13.6.1 of the Zoning Bylaw to reduce the minimum number of loading spaces from two medium and one large loading spaces to two medium loading spaces.

Staff supports the proposed variance to reduce the number of loading spaces by providing only the two medium loading spaces, and not providing the one large loading space required. The applicant undertook a site-specific parking and loading study that considered current utilization at Paramount furniture's existing site. The study found that the store generates only three medium-sized (SU9) truck visits per week (not including garbage pick-up). A legal agreement will be required to prohibit any trucks larger than the dimensions of an SU9 truck from entering the site.

3) Vary Section 7.5.6 of the Zoning Bylaw to allow ten spaces for employees to be provided in a tandem arrangement.

Staff supports the proposed variance to allow employee parking spaces in a tandem arrangement: the ten spaces will be designated specially for employees and will have low turnover. The total number of small car spaces provided on site meets the Bylaw requirement of fewer than 50% of the parking spaces provided (29 out of 66 spaces).

A legal agreement will be registered on title prior to Development Permit issuance to ensure that where two parking spaces are provided in a tandem arrangement both parking spaces are assigned to employees.

Advisory Design Panel Comments

The development proposal was reviewed by the Advisory Design Panel on November 8, 2018. An annotated excerpt from the Advisory Design Panel 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

The proposed development is a three-storey furniture retail store, located on the northern third of the property, sited to avoid two SRWs in the middle and south portion of the site. Vehicle access is proposed via Sweden Way, with pedestrian entrances on both Vickers Way and Sweden Way.

Legal Encumbrances

Three Statutory Rights of Way (SRW) are registered on title that limit the placement of buildings and structures on the site:

- a 54.86 m wide BC Hydro SRW oriented east-west across the site and containing three hydro poles (SRW 238711C);
- a 15.24 m wide BC Hydro SRW oriented east-west (SRW 295811C); and
- a 2.13 m wide Trans Mountain SRW oriented east-west (E19564).

The site plan and landscaping, including tree species selection, have been designed to meet the requirements of BC Hydro and Kinder Morgan.

BC Hydro has reviewed the site plan and provided a Compatible Use Conditional letter stating they have no objection to the proposed use, as long as BC Hydro's conditions for safety, security and long-term operation are met. Permission was granted until August 2018; as a condition of the Building Permit, the applicant will be required to provide proof that BC Hydro has extended permission to cover the construction period.

Kinder Morgan has reviewed the site plan and provided written advice to the applicant on complying with their requirements at the time of construction. Revisions to siting of the parking area were made to comply with Kinder Morgan's requirements. Additional conditions include:

- notification of any disturbance within 100 m of the pipeline at least 3 days prior to disturbance;
- supervision of all works within 7.5 m of the SRW by a Kinder Morgan supervisor;
- hand digging only within 0.6 m of the pipeline; and
- approved permits for ground disturbance within 30 m of the pipeline and its SRW.

The applicant is required to demonstrate compliance with all Kinder Morgan and BC Hydro requirements prior to SA approval and BP issuance.

Conditions of Adjacency

- The proposed furniture retail store is located within an industrial neighbourhood, with frontage on both Vickers Way and Sweden Way. Neighbouring parcels on Vickers Way are currently occupied by low density, one to two-storey light industrial buildings with entries and vehicle parking access on Vickers Way. On Sweden Way to the south and east, the neighbourhood is generally characterized by larger, newer furniture and appliance retail stores.
- To the east and west, the building will line up front to back with the existing neighbouring buildings. Although the proposed building will have a 0 m setback from the west side

property line and 0.07 m from the east property line, there are no visible party walls above grade.

- The proposed building will extend 4.77 m above the neighbouring building to the west. The portion of the building that extends above the neighbouring building is articulated on the top floor and the south west corner, and utilizes distinct materials (glazing, corrugated metal and painted concrete wall).
- The proposed building will extend 5.3 m above the neighbouring building to the east. The portion of the building that extends above the neighbouring building is articulated on the top floor, and utilizes distinct materials (glazing, corrugated metal and painted concrete wall).
- The design provides entry character on the Vickers Way frontage through an articulated entry with a steel canopy, and landscape features, including a small rectangular plaza and benches.
- Landscape buffers are provided along the south, east and west property lines:
    - A nearly 6 m wide landscape buffer is provided along the southern property line (over the Trans Mountain Statutory SRW).
    - A 1.0 m landscape setback is provided along the east property line, screening parking from the adjacent parcel and from Sweden Way.
    - A 2.17 m landscaped buffer is provided along the west property line.

Urban Design and Site Planning

- The site layout was developed to achieve the most efficient use of the site given site constraints that include BC Hydro and Kinder Morgan pipeline SRWs which restricts buildings from being constructed within the southern third of the site.
- Building massing provided along Vickers Way fills in the streetscape between the two adjacent existing buildings, and results in a landscaped parking area facing Sweden Way.
- Consistent with the neighbouring buildings along Vickers Way, the proposed building will have street presence and a distinct entrance on Vickers Way.
- Vehicle access is provided only from Sweden Way. Pedestrian access with a universally-accessible walkway leads to the building from both Vickers Way and Sweden Way. Vehicle access is discussed in greater detail in the following section.
- At the front entry on Sweden Way, the building is setback 42.06 m from the future sidewalk to accommodate the BC Hydro Statutory Rights of Way (SRW) that crosses the site. Although setback from its fronting street, the three-storey height of the building grants an indirect street presence on Sweden Way.

Parking and Transportation

- The proposal includes redirecting primary vehicle access from Vickers Way to Sweden Way, between the driveways for 3251 Sweden Way and 3351 Sweden Way, and enhancing the driveway entrance with landscaping. The applicant has requested a change of address to reflect the change in vehicle access.
- Access from Sweden Way is supported by the applicant's Transportation Engineer as well as City staff. Traffic exiting the site will be limited to right turn only. The applicant is required to enter into a legal agreement registered on title restricting access to right-turn-out only. Physical measures to restrict left turns movements will be determined through the Functional Plan and may include signage, road markings and/or a raised island in Sweden Way.
- Redevelopment of the subject site will provide frontage improvements on both Vickers Way and Sweden Way:

  - The Vickers Way frontage is an asphalt road without curb or sidewalk and with overhead hydro lines. The frontage will be improved with a 1.5 m asphalt sidewalk and 0.15 m curb, and a minimum 1.5 m landscaped boulevard. The new sidewalk, curb and landscape boulevard will transition to Vickers Way at a 20:1 taper. A 1.5 m SRW will be secured through the Development Permit to ensure sufficient space to accommodate the frontage improvements.
  - The Sweden Way frontage will be improved with a new 1.5 m sidewalk and 1.5 m landscaped boulevard, along with green bike line paint and a bike stencil across the driveway. A 3.0 m wide SRW will be secured across the Sweden Way frontage through the Development Permit to ensure sufficient space to accommodate all frontage improvements.
  - The final design of frontage works for both Vickers Way and Sweden Way is to be completed in accordance with a Functional Plan completed through a Servicing Agreement prior to issuance of the Building Permit.
- The applicant is providing 66 parking spaces, including one accessible space, one van accessible space, and twenty-nine small car spaces including ten small-car tandem spaces for employees.
- Proposed Transportation Demand Management measures to support variances include:
  - Contribution of $50,000 towards a new special crosswalk to provide a safe pedestrian connection across Sweden Way (specific location to be determined by Transportation through additional study);
  - Provision of one fast EV charge station with a 240 V receptacle; and
  - End-of-trip facilities for employees, including a shower and change facilities.
- 14 Class 2 bicycle parking spaces are provided for visitors and 10 Class 1 parking stalls are provided inside the building for employees.

Architectural Form and Character

- Design elements incorporate high quality materials and landscaping to create attractive facades that animate the public space along Vickers Way and provides an attractive façade visible from Sweden Way.
- Pedestrian scale is achieved through the building massing and detailing on the ground level, such as a formal entrances, windows and canopies.
- The design employs strong lines and distinct massing to create a contemporary architectural expression.
- Proposed materials are durable, low maintenance materials, such as concrete, aluminum, steel and glass, which fit with the industrial nature of the surrounding neighbourhood.
- Facades are painted concrete enhanced with decorative ombre metal panels. The metal panels feature more strongly on the south façade, forming a screen in front of the glass façade.

Landscape Design and Open Space Design

- Landscaping is designed to complement and soften the strong lines of the architectural expression, without hiding elements of the building.
- There are no existing trees on the site; 3 trees on the neighbouring property will be protected prior to demolition. 31 new trees, including six conifer trees, are proposed, along with a variety of ground covers.

- A pedestrian-oriented streetscape is proposed along both Vickers and Sweden Way frontages, with a landscape edge that includes a layering of ground-cover, low-growing plants, shrubs and trees, with universally-accessible pedestrian pathways.
- The primary vehicle entrance via Sweden Way creates a sense of arrival with a landscape island and a pedestrian pathway leading to the primary entrance.
- An on-site irrigation system is proposed.
- To ensure the landscape works are completed, the applicant is required to provide a landscape security of $59,196 as a condition of the Development Permit.
- The surface parking area incorporates areas of permeable pavers, trees, shrubs and groundcover plantings.

Crime Prevention Through Environmental Design

- The design was developed to prevent hidden corners and alcoves.
- The site plan was developed to encourage regular pedestrian and vehicular flow throughout the site.
- Pedestrian routes are short, open and visible from the building.
- The building and walkways will be lit at night.
- All doors will be fitted with tamper-resistant hardware.

Sustainability

- 31 trees are proposed to be planted on-site, as well as other landscape plantings.
- Permeable pavers are proposed for all parking stalls.
- Class 1 and 2 bike parking stalls will be provided, along with end-of-trip facilities for employees.
- Electric Vehicle (EV) charging will be provided on site.

Public Art

- Due to the small scale of the project, no public art is proposed on site. Instead, the applicant will make a contribution of $15,752 to the City's Public Art Reserve for city-wide projects.

Conclusions

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

Jeanette Elmore
For Planner 2

JE:cas

Attachment 1: Data Sheet
Attachment 2: Correspondence from the Public
Attachment 3: Annotated Minutes from Advisory Design Panel
Attachment 4: Development Considerations

City of Richmond

Development Application Data Sheet

Development Applications Department

DP 17-771214 **Attachment 1**

Address: 12580 Vickers Way

Applicant: Chris Bozyk Architects Owner: Twigg Place Holdings Inc.

Planning Area(s): Bridgeport

Floor Area Gross: 3,495.1 m^2 Floor Area Net: 3,379.9 m^2

	Existing	Proposed
Site Area:	5,463 m^2	No change
OCP Designation:	Mixed Employment	No change
Zoning:	Industrial Retail (IR1)	No change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.0 FAR	0.62	none permitted
Lot Coverage:	Max. 60%	30%	none
Setback – Front Yard:	Min. 3.0 m	47.45 m (42.06 m from SRW on Sweden Way)	none
Setback – Side Yard (eastern/western):	Min. 0 m	0.07 m/0.01 m	none
Setback – Rear Yard:	Min. 0 m	7.47 m (5.97 m from SRW on Vickers Way)	none
Height (m):	Max. 12.0 m	12.0 m	none
Lot Size:	No minimum	5,463 m^2	none
Off-street Parking Spaces –	3 spaces/100 m^2 GLFA up to 350 m^2 + 4 spaces per additional 100 m^2 GLFA	1.89 spaces/100 m^2 GLFA with TDM measures	**Variance from 136 parking spaces to 66 parking spaces**
Total Off-street Parking Spaces –	136	66	
Total Loading Spaces:	2 medium and 1 large	2 medium	**Variance from 2 medium and 1 large to 2 medium spaces**
Tandem Parking Spaces	Not permitted	10 stalls (15%)	**Variance to allow 10 parking spaces in tandem arrangement**
Bicycle Parking Spaces (Class 1)	0.27/100 m^2 GLFA (10 spaces)	10	none
Bicycle Parking Spaces (Class 2)	0.4/100 m^2 GLFA (14 spaces)	14	none

ATTACHMENT 2

3351 SWEDEN WAY
RICHMOND, BC V6V 2B1
TEL: 604-270-3535 / FAX: 604-270-0829
WWW.MOBLERFURNITURE.COM

Möbler
Modern Furniture

Richmond City Hall
6911 Road no. 3
BC V6Y 2C1

August 8Th. 2017.

Attention Jeanette Elmore
Planning and development Department.

Regarding the Planning of 12580 Wickers Way, for the development of a retail store for Paramount Interiors.

DP – 17 - 771214

The plan calls for the front entrance and exit to be on Sweden Way, right next to the main entrance and exit to Mobler Furniture.

While we welcome Paramount as a retail neighbour we do have some Concerns about the following.

1. The entrance to Paramount is too close to Moblers entrance and should be moved further North on Sweden Way, in order not to create traffic problems and accidents. Also it a curved road which creates further visibility problems.
2. All Paramount signs must be on the North side of their entrance, So they will not block the view of Mobler's entrance and store windows.
3. No sign can be higher than the approved sign at Mobler's entrance.
4. There can be no signs what so ever along the borderline between Mobler and Paramount.

We trust that these common sense requests will be considered, and that we will be consulted before any decisions are made in regards to this development application, that might impact our future business.

Also we would appreciate an invitation to any future meetings concerning the traffic plan of the area, especially in regards to the Paramount development.

Sincerely

Mobler Imports Ltd



Harry Ravensgaard

cc. Bent Ewald Precident
Jesper Langballe General manager

VICKERS WAY
PROPOSED BUILDING
PLANT LIST
SWEDEN WAY
suggest entrance be moved



suggest entrance be moved

April 8, 2019 **VIA EMAIL**

City of Richmond
City Clerk's Office
6911 No. 3 Road
Richmond, BC, V6Y 2C1

Attention: David Weber, Director, City Clerk's Office

Dear Sir:

Subject: Application by Christopher Bozyk Architects Ltd. For a Development Permit at 12580 and 12586 Vickers Way (DP 17-771214)

Further to our conversation with Jeanette Elmore, City of Richmond Policy Planning Department on April 2, 2019 regarding the above-noted application for Development Permit that will be considered at the April 10, 2019 Development Permit Panel, IKEA would like to submit the following comments for consideration.

IKEA reviewed the Report to Development Permit Panel dated March 15, 2019 relating to the applications at 12580 and 12686 Vickers Way, Richmond. Although IKEA does not oppose the development in general, IKEA would like to provide the following comments relating to the application.

-IKEA would like to further reiterate and support the comment on Page 3 of the staff report relating to the proposed entrance made by Mobler Furniture. We agree with the staff recommendation to restrict the left turn movements from the site due to the existing traffic volume in the area and we trust that measures to restrict left turn movements will be secured in the future through the Functional Plan. We recommend a physical barrier such as a raised island as opposed to road markings.

-IKEA is concerned with the existing traffic movements from the IKEA site driveway on Sweden Way to the proposed driveway in terms of safety and visibility due to the location on the curvature of Sweden Way and the interaction with customers leaving the IKEA property. Restricting left turns with a **permanent concrete island** installed on Sweden Way will help to alleviate the issue.

-IKEA has concerns regarding the zoning variance requested to reduce the required number of parking spaces from 136 spaces to 66 spaces. It appears Staff support the reduction based on the parking utilization study prepared by the applicant. Although the anticipated

IKEA Properties Ltd.
1065 Plains Rd. East, Burlington, Ontario, L7T 4K1
Phone: (905 637-9440 Fax (905) 637-0914

usage of the parking is below the requested 66 spaces with a suggested maximum of 31 spaces on Saturdays, should the parking in fact be maximized during busy times, we are concerned spill over will occur on the IKEA site.

-IKEA has concerns regarding the zoning variance requested to allow 10 tandem parking stalls on the property. IKEA is concerned with the coordination of tandem parking as it can be difficult to manage with staff work schedules and again concerned about possible spill over parking on the IKEA property.

-IKEA is concerned about the location and design of the future crosswalk requested by Staff. The staff report indicates the location and design will be determined by Transportation Department in accordance to a future study. We request to be notified of the filing of the study and to be provided an electronic copy of all relevant plans and reports for review and input prior to approval and finalization.

We trust the above concerns will be considered in the review of the application for variance to the zoning by-law. The concerns relate to the safety of the existing and future traffic and pedestrian movements on Sweden Way and surrounding streets and the ability to continue to operate our business as it currently exists with a sufficient amount of parking and safe movement of customers.

Should you have any questions or concerns regarding the above, please do not hesitate to contact me.

Best Regards,



Kristina Preece, BES MCIP RPP
Real Estate Specialist
IKEA Properties Limited
kristina.preece@ikea.com

IKEA Properties Ltd.
1065 Plains Rd. East, Burlington, Ontario, L7T 4K1
Phone: (905 637-9440 Fax (905) 637-0914

Attachment 3

Annotated excerpt from the minutes from

The Design Panel Meeting

Wednesday, November 8 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

- appreciate the applicant considering public art; installing public art would articulate and animate the site; could also make the site more attractive and differentiate it from the rest of the developments in the neighbourhood;
- appreciate the applicant differentiating the pedestrian crossings on the surface parking lot in terms of paving treatment;
- consider installing benches and bicycle racks along the Vickers Way frontage to further animate the frontage; also consider further articulation of the plaza on Vickers Way to read more like a pedestrian entry/gathering place; the applicant's treatment of the Vickers Way frontage could provide a precedent for future redevelopments in the neighbourhood;

  The total 14 required bike parking Class 2 are provided (8 on Vickers Way plaza and 6 on Sweden Way near the building). One bench on Vickers Way, one on Sweden Way near the building.

- consider a black or gray colour for the canopy above the pedestrian entries at the north and south sides of the building to better match the proposed colour of the building roofline;

  Canopy (steel) will be painted black.

- appreciate the applicant installing a significant number of trees on the site considering the site constraints, e.g. utility SRWs;
- consider installing an additional tree adjacent to the existing conifer trees to the south of a row of three trees along Sweden Way;

  An additional tree was not added (in the east side landscape strip south of the Pines) for visibility of reading the pylon sign which is two sided. The sign itself has an ample planting at its base of mixed evergreens and flowering shrubs.

- consider further detailing of the planting islands (e.g. installing root barriers) on the surface parking lot proposed to be planted with *Acer rubrum "Armstrong"* and Ash variety trees to mitigate potential damage to the paving on the parking lot;

  See landscape plan

- review the curved geometry of the pedestrian plaza on Vickers Way which is not consistent with the strong rectilinear lines of the building;

  Rectangular plaza shown

- proposed herringbone paving pattern on the crosswalks more complicated than the modern character of the building; consider simplifying to a running bond or stack bond paving pattern;

  Running bond paving pattern is proposed (see landscape drawing).

- not sure about the depth of water table on the site; ensure that base and sub-base detailing for the proposed permeable pavers will enable stormwater to percolate;

  This issue will be addressed at BP application stage by our Civil Consultant

- consider installing groundcovers in lieu of the proposed lawn around the curved entry (between the two large Ash trees) directly across the cluster of three narrow conifer trees for easier maintenance;

  Shown on revised landscape drawing

- appreciate the applicant providing suitable access to the building for people with disabilities;

- consider installing benches closer to the building to make them more usable to employees and customers;

  Bench is provide closer to building

- proposed location of the address sign is visible from the south; however, it may not be visible from the north; consider increasing the height of the address sign;

  Address signs have been moved to 25" high (see signage plan S01)

- consider moving the bicycle parking away from path closer to the south entrance of the building for easier access and installing bicycle racks to the north entrance of the building to animate the Vickers Way building entry;

  The total 14 required bike parking class 2 area provided (8 on Vickers Way plaza and 6 on Sweden Way at the south west corner of the building)

- proposed tandem parking for employees could accommodate only small cars; confirm whether provision for employee parking is adequate;

  We confirm that provisions for employee parking are adequate

- support Panel comments to install benches and bicycle racks on the Vickers Way frontage;

  Bench and bicycle racks are shown on Vickers Way plaza

- agree with comment that the configuration of the small plaza space at the north building entrance could be better aligned with the geometry of the building;

  Rectangular plaza shown

- appreciate the building design and proposed materials, e.g. the "Ombrae" metal system is a nice accent material;

- also support the Panel comment to ensure that the proposed signage on the south side will not be blocked by trees;

  Proposed signage is 25" high and will not be blocked by trees

- consider relocating garbage and recycling to the staging area in the building to avoid potential conflict with visitor parking stalls;

  As per Ms. Emy Lai's (Environmental Programs Department, CoR) advice, we keep the garbage and recycling outside. To minimize the potential conflict with visitor parking stalls, we will arrange the garbage pick-up time accordingly.

- support the proposed project which could stimulate redevelopment in the Vickers Way neighbourhood;

  Vestibule is provided

- the applicant is advised that a vestibule is also required at the building's Vickers Way entrance as per BC Building Code;

- consider introducing other sustainability measures, e.g. solar PV for limited lighting (such as façade lighting), in addition to installing efficient mechanical and lighting systems;

  These measures will be addressed at the BP application stage with our Consultants' advice

- appreciate the design of the building and the proposed landscaping on the site; appreciate the frontage improvements on Vickers Way;

- also appreciate the details in the package provided by the applicant; however, the applicant needs to provide further details e.g. proposed planting of trees in tight areas and permeable paving treatment details (e.g., whether all permeable pavers or introduce concrete between permeable pavers for parking line paint);

  All permeable pavers with painted lines proposed. Detail proposed planting of trees in tight areas is shown on landscape drawing.

- the curved geometry of the small plaza at the north entrance of the building requires appropriate materials that would support the curve or consider a more contemporary approach to match the architecture of the building;

  Rectangular plaza is proposed.

- applaud the extent of greenery in parking area; the project is a great addition to the neighbourhood;

- support the refined design of the building which is a big improvement in the neighbourhood;

- consider relocating or adding the high quality "Ombrae" material to the northeast corner of the building to highlight the building;

  We propose to keep the north façade as it is. Adding or relocating 'ombrae' would affect the façade 'material/colour proportion'

- consider installing additional pavers at the north building entrance to further articulate the entrance;

  Pavers are added

- the applicant is advised to reconcile the number of bicycle parking proposed to be provided as indicated in the package as opposed to actual usage;

  The total of 14 required bike parking class 2 is provided (8 on Vickers Way plaza and 6 on Sweden Way near the building)

- support the Panel comment to (i) ensure sufficient soil volume for planting of trees on site, and (ii) consider installing root barriers,

  Root barriers will be installed and sufficient soil volume will be provided

- agree with Panel comment that the spherical plaza at the north building needs to be reconciled with the strong linear lines of the building; also agree that cutting of pavers to create the proposed geometry would be challenging; and

- additional signage information would be helpful both on the building and monument signs.

  More information will be provided when applying for signage permit.

Panel Decision

It was moved and seconded

That DP 17-771214 be supported and move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED

City of Richmond

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

Address: 12580 Vickers Way **File No.:** DP17-771214

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

1. Receipt of a Letter of Credit for landscaping in the amount of $59,196 (based on the costs estimate provided by a CSLA registered landscape Architect including 10% contingency).
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the off-site trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
4. A 1.5 m Statutory Right-of-Way (SRW) Public Right of Passage (PROP) along the Vickers Way frontage to facilitate road and frontage improvements (width may be amended to reflect a Functional Plan approved by the Director of Transportation);
5. A Statutory Right-of-Way (SRW) Public Right of Passage (PROP) along the Sweden Way frontage of 2.0 m at the north boundary increasing to 3.0 m at the southern boundary to facilitate road and frontage improvements (width may be amended to reflect a Functional Plan approved by the Director of Transportation);
6. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.9 m GSC.
7. Registration of a legal agreement on title ensuring no left turns from the site to Sweden Way and implementation of physical measures to restrict left-turn movements as determined through a Functional Plan.
8. Registration of a 3.0 x 2.0 m right-of-way to the City for the water meter and meter box. Right-of-way dimensions to be finalized during the Servicing Agreement stage.
9. Registration of a legal agreement on title limiting access and egress to the site for general traffic, medium sized trucks (SU9 vehicles) and emergency vehicles.
10. City acceptance of the developer's offer to voluntarily contribute $0.44 per buildable square foot (e.g. $15,752) to the City's Public Art Reserve.
11. City acceptance of the developer's offer to voluntarily contribute $50,000 towards a future crosswalk across Sweden Way.
12. Registration of a legal agreement on title ensuring that where two parking spaces are provided in a tandem arrangement both parking spaces must be assigned to employees.
13. Confirmation that the development will comply with all Kinder Morgan requirements, including securing all required permits, for working in and around SRW E19564.

14. Confirmation that the developer will comply with all BC Hydro requirements for working in and around SRW 238711C and 295811C.
15. Registration of a legal agreement on title securing the provision of bicycle end-of-trip facilities, including a shower and change facilities for employees.
16. Registration of a legal agreement on title securing the agreement securing the provision of one EV fast charge station with a 240V EV receptacle, available to the public at all times.

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

1. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

Water Works:

- Using the OCP Model, there is 287 L/s of water available at a 20 psi residual at the Vickers Way frontage. Based on your proposed development, your site requires a minimum fire flow of 250 L/s.

- The Developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
  - Provide a minimum 3.0 x 2.0 m right-of-way to the City for the water meter and meter box. Right-of-way dimensions to be finalized during the servicing agreement stage.
  - Obtain approval for all fire hydrant locations from Richmond Fire Rescue.

- At Developer's cost, the City is to:
  - Install a new water service connection to serve the proposed development. Meter and meter box to be located onsite in a right-of-way.
  - Install a new fire hydrant to meet the required spacing for industrial land use.
  - Replace approximately 6 m of existing AC water main with PVC to facilitate the proposed storm connection, centered on the crossing location.
  - Cut and cap, at main, the existing water service connection and remove meter.

Storm Sewer Works:

- The Developer is required to:
  - Install a new storm connection, complete with inspection chamber, connecting to the existing storm sewer on the north side of Vickers Way.
  - Remove the existing storm sewer and culverts on the south side of Vickers Way from the west property line of the development site to Sweden Way, and infill ditches. Ensure proper drainage following storm sewer and culvert removal.
  - Confirm, via video inspection, that the existing storm sewers and culverts on the south side of Vickers Way do not have any existing connections and are safe to remove. If there are existing connections, the connections shall be reconnected to the storm sewer on the north side of Vickers Way provided that hydraulic requirements can be met.

- Connect the existing ditch at the western property line of the development site to the existing storm sewer on the north side of Vickers Way, complete with a new headwall, manholes, and approximately 17 m of storm sewer.

- At Developer's cost, the City is to:
  - Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- At Developer's cost, the City is to:
  - Cut and cap the existing sanitary service connection at main and remove inspection chamber SIC6928.
  - Install a new sanitary service connection complete with inspection chamber.

Frontage Improvements:

- The Developer is required to complete:
  - A functional road plan based on survey to the satisfaction of the Director of Transportation to confirm the road improvements for Vickers Way and Sweden Way.
  - Road improvements for Vickers Way to industrial standard, and as determined through a Functional Plan. From existing centerline including but not limited to:
    - 6.0 m asphalt
    - 0.15 m asphalt curb and gutter
    - 1.5 m landscaped boulevard
    - 1.5 m asphalt sidewalk
    - Taper curb transition to existing edge of pavement on Vickers Road at 20:1
  - Road improvements for Sweden Way from the southern property line to the boundary with the property to the east (3251 Sweden Way), and as determined through a Functional Plan including but not limited to:
    - 1.5 m landscaped boulevard
    - 1.5 m sidewalk
    - Green bicycle paint and stencil across the new access location
  - Coordinate with BC Hydro, Telus and other private communication service providers
    - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - To underground the overhead service lines.
    - To locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown in the functional plan and registered prior to SA design approval:
      - BC Hydro PMT – 4mW X 5m (deep)
      - BC Hydro LPT – 3.5mW X 3.5m (deep)

- Street light kiosk – 1.5mW X 1.5m (deep)
- Traffic signal kiosk – 2mW X 1.5m (deep)
- Traffic signal UPS – 1mW X 1m (deep)
- Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
- Telus FDH cabinet-1.1 m W X 1 m (deep – show possible location in functional plan

- Complete other frontage improvements as per Transportation's requirements.

General Items:

- The Developer is required to:
  - Coordinate with BC Hydro prior to site preparation (site densification, pre-load, excavation, etc.) to address any impact to the overhead transmission lines and poles along the south property line.
  - Coordinate with Kinder Morgan prior to site preparation (site densification, pre-load, excavation, etc.) to address any impact to the jet fuel line along the south property line. Early coordination is recommended in case Kinder Morgan has any major objections or requirements for the development that could affect building design.
  - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

2. Confirmation that the development will comply with all Kinder Morgan requirements, including securing all required permits, for working in and around SRW E19564.
3. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

* This requires a separate application.

- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

  All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

  The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed _____ Date _____

City of Richmond

Development Permit

No. DP 17-771214

To the Holder:	Twigg Place Holdings Ltd
Property Address:	12580 Vickers Way
Address:	101-5520 Minoru Boulevard, Richmond BC V6X 2A0

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
   - reduce the minimum number of parking stalls from 136 to 66;
   - reduce the minimum number of loading spaces from two medium and two large loading spaces to two medium loading spaces;
   - Permit small car parking spaces in a tandem arrangement.
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 #7 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 $59,196 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.

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.

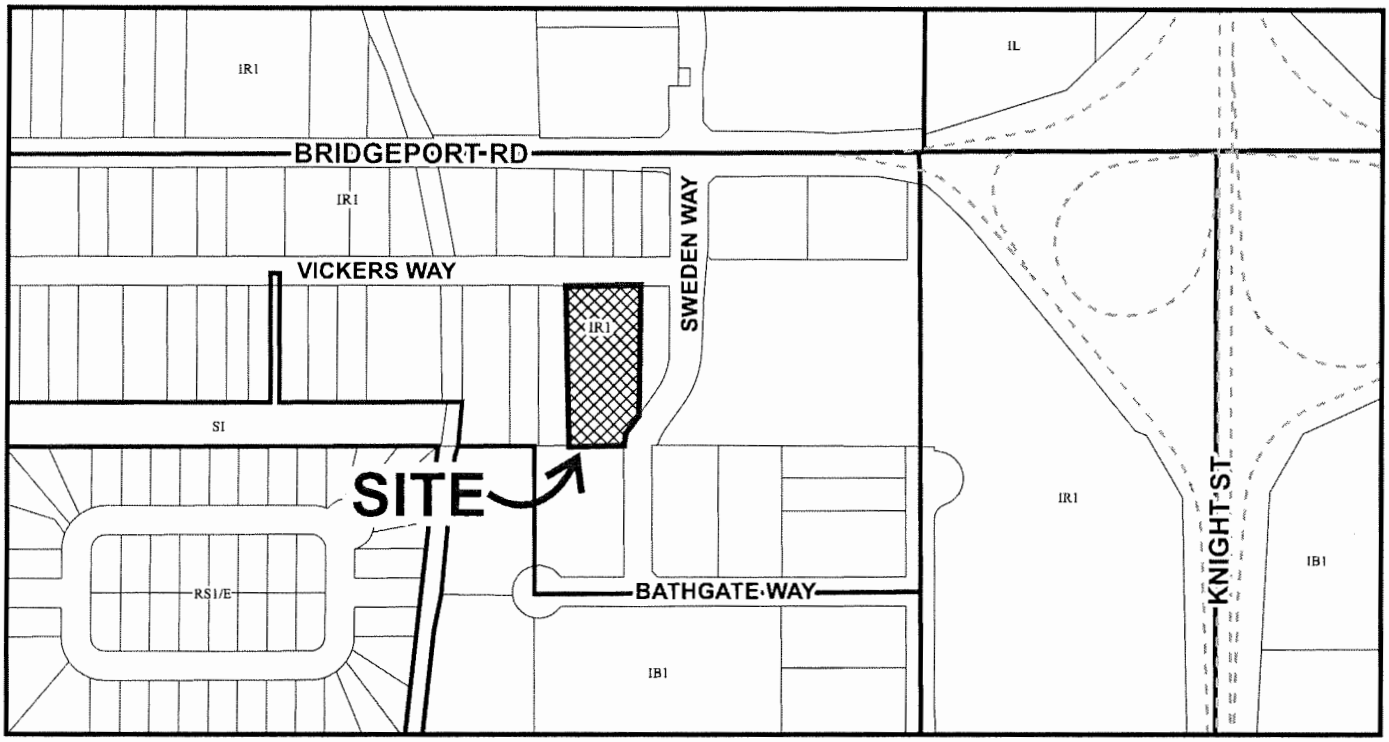
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

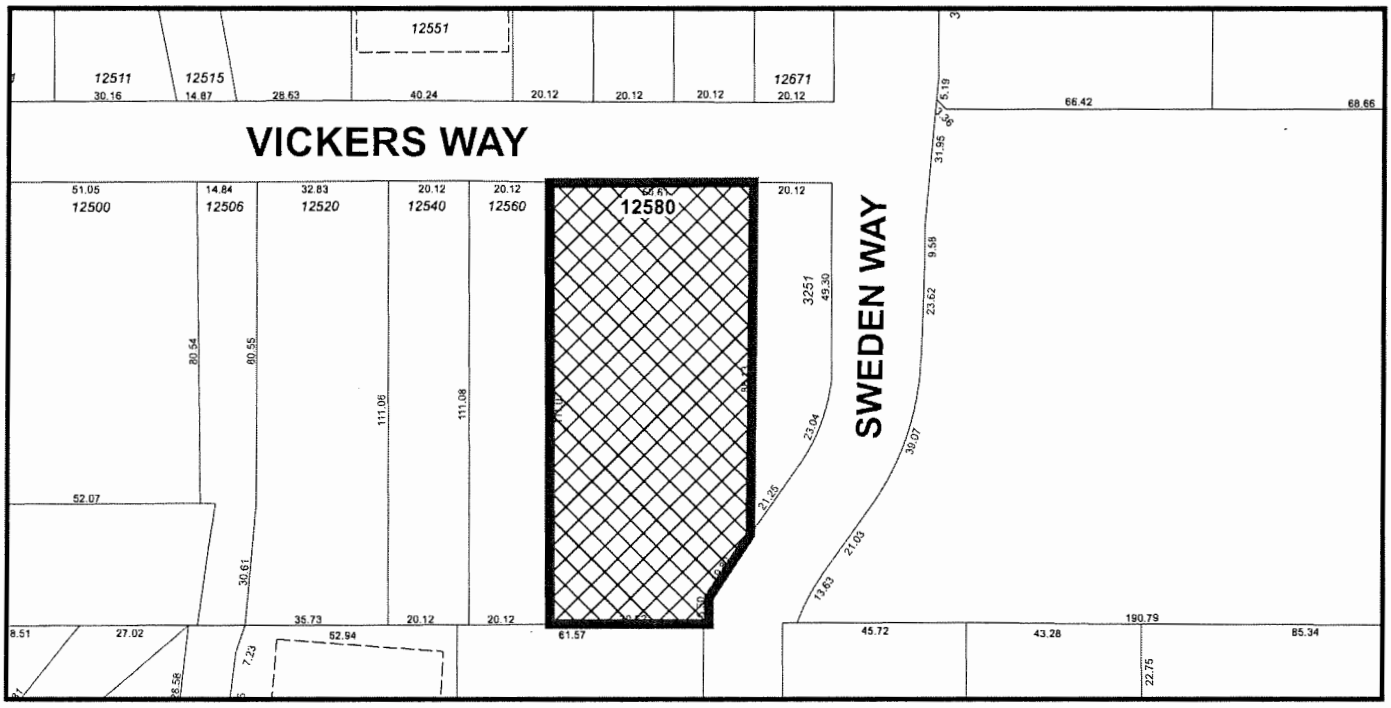
DELIVERED THIS DAY OF , .

_____

MAYOR

City of
Richmond





DP 17-771214
SCHEDULE "A"

Original Date: 05/15/17

Revision Date: 02/27/19

Note: Dimensions are in METRES

ANCHOR PACIFIC PROPERTIES LTD.

David Weber,
6911 No. 3 Road
Richmond, BC V6Y 2C1

May 3, 2019

Dear David Weber,

Re: DP 17-771214 Notice of Application for DP
12580 Vickers Way, Richmond, BC

We are the owners of 12660 Bridgeport Rd (alternate address: 12651 Vickers Way), Richmond, located directly across the street from the subject property. Due to lack of parking in the neighbourhood, neighbouring tenants park on the Vickers Way road allowance fronting our property. This has been a long-standing irritant and results in severely limited parking for our tenants and is the cause of losing many prospective tenants for our space. We have no problem with the DP 17-771214 and the huge parking relaxation provided there is a covenant registered on 12580 Vickers Way in favour of 12660 Bridgeport Rd. that no occupant or tenant or invitee or customer of 12580 Vickers Way can park on the road allowance fronting 12660 Bridgeport Rd, (alternate address of 12651 Vickers Way), Richmond.

Sincerely,

Ben and Ingrid Gauer
Anchor Pacific Properties Ltd.

CITY OF RICHMOND
DATE
MAY 08 2019
RECEIVED
CITY CLERK'S OFFICE

16554 77A Ave.
Surrey, BC
V4N 0L4
Canada

PHONE 604-644-0273
FAX 604-574-3886
EMAIL ben@bengauer.com

DEVELOPMENT DATA

ADDRESS: 12580 & 12586 VICKERS WAY, RICHMOND, BC

APPLICANT: CHRISTOPHER BOZYK ARCHITECTS LTD. OWNER: TWIGG PLACE HOLDINGS

PLANNING AREA: BRIDGEPORT

FLOOR AREA: GROSS: 4,591 M2 NET: 3,379.9 M2

	EXISTING	PROPOSED
SITE AREA	5,463 M2	NO CHANGE
LAND USES	INDUSTRIAL	FURNITURE STORE
OCP DESIGNATION	MIXED EMPLOYMENT	NO CHANGE
ZONING	INDUSTRIAL RETAIL (IR1)	NO CHANGE

	BYLAW REQUIREMENT	PROPOSED	VARIANCE
FLOOR AREA RATIO	1.0 FAR	0.62	NONE PERMITTED
FLOOR AREA	MAX. 5,463 M2	3,379.9 M2 (NET)	NONE PERMITTED
LOT COVERAGE - BUILDING	MAX. 60%	30%	
LOT COVERAGE - NON-POROUS SUFACES	MAX. 70%	64.2%	
SETBACK - FRONT YARD	MIN. 3M	47.45 M (SWEDEN WAY) 42.06 M (FROM SRW)	
SETBACK - INTERIOR SIDE YARD	0.0M	0.07 M (EAST) - 0.1M (WEST)	
SETBACK - EXTERIOR SIDE YARD	MIN. 3M	N/A	
SETBACK - REAR YARD	0.0M	7.47 M (VICKERS WAY) 5.97 M (FROM SRW)	
BUILDING HEIGHT	12.0 M	12.0 M	
LOT SIZE	NO MINIMUM	5,463 M2	
LOT WITH	NO MINIMUM	50.63 M	
LOT DEPTH	NO MINIMUM	111.13 M	
OFF-STREET PARKING SPACES	3/100 m2 UP TO 350 m2 PLUS 4 FOR EACH ADDITINAL100 m2	66	REQUIRED
LOADING	2 MEDIUM + 1 LARGE	2 MEDIUM	REQUIRED
BICYCLE PARKING (CLASS 1)	0.27/100 m2 GLFA GREATER THAN 100 m2	10	
BICYCLE PARKING (CLASS 2)	0.4/100 m2 GLFA GREATER THAN 100 m2	14	

VIEW FROM SWEDEN WAY



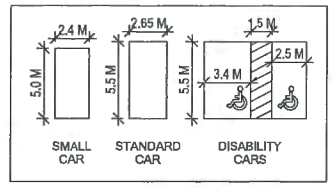
ARIAL PLAN



UNIVERSAL SITE ACCESSIBILITY NOTES

- ALL PARKING SPACES ALLOCATED FOR PEOPLE WITH DISABILITIES SHOULD BE LOCATED WITH CONNECTIONS TO PEDESTRIAN PATHWAYS
- THE FRONT ENTRANCE SHOULD BE EQUIPPED WITH A POWER DOOR OPERATOR
- DESIGNATED PARKING SPACES MUST BE PAINTED WITH INTERNATIONAL SYMBO LOF ACCESIBILITY, PAINTED WITH WHITE SOLVENT-BASED TRAFFIC PAINT ON A MINIMUM 1.5M X 1.5M BLUE SOLVENT-BASED TRAFFIC PAINT BACKGROUND. DESIGNATED PARKING SPACES MUST BE MARKED WITH CLEARLY VISIBLE SIGNAGE THAT CONFORMS TO THE MOTOR VEHICULE ACT REGULATIONS, SIGNS MOUNTED ON MOVEABLE BASES ARE UNACCEPTABLE
- ALL DOORWAYS MUST BE WHEELCHAIR ACCESIBLE

TYPICAL PARKING LAYOUT



PARKING STATISTICS

	REQUIRED	PROPOSED
PARKING	135 CARS (1 H.C. - 1%) 3/100 m2 UP TO 350 m2 PLUS 4 FOR EACH ADDITINAL100 m2	66 CARS (2 H.C. - 33 S.C. (50%) - 31 STANDARD) VARIANCE REQUEST - PLEASE SEE REPORT
LOADING	2 MEDIUM SIZE + 1 LARGE	2 MEDIUM SIZE VARIANCE REQUEST - PLEASE SEE REPORT
BIKE PARKING	10 CLASS 1 & 14 CLASS 2	10 CLASS 1 & 14 CLASS 2

SUSTAINABILITY & CRIME PREVENTION

1. Proposed Sustainability Features:

The proposed building will take advantage of the following sustainable features;

- Use of a previously developed site to reduce the environmental impact of the building on the surrounding area.
- Close proximity to bus services on the Bridgeport Road and a cycle lane along Sweden way.
- Use of planting and trees wherever possible on the site.
- The building will comply with ASHRAE 90.1-2016 and possible the new Energy Step Code which will mean high insulation levels in walls and roofs
- The building will have ample glazing to reduce the artificial lighting requirements.
- Glazing will provide views and sunlight to those working inside the building and interest and connectivity to people outside the building.
- Recyclables will be stored and collected from the site.
- Bike racks for visitors and employees will be provided.
- Use of permeable pavers in lieu of asphalt on all parking stalls will mitigate storm water runoff

2. Proposed Crime Prevention through Environmental Design:

The site layout has been developed so as to keep all users of the site and the building itself protected from crime and antisocial behaviour at all times.

- The building massing is such that there are no hidden corners or alcoves which cannot be seen from a distance.
- The site plan is designed such that there will be regular pedestrian and traffic flow around two sides of the site.
- The building and sidewalks will be lit at night.
- All pedestrian routes are open, short and straight, and fully visible from other locations.
- All doors will be fitted with tamper-resistant hardware.

CHRISTOPHER BOZYK ARCHITECTS LTD

414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-3848

GENERAL NOTES:

- PROPOSED DEVELOPMENT TO COMPLY WITH CITY OF RICHMOND OFFICIAL COMMUNITY PLAN, APPLICABLE ZONING AND BUILDING BYLAWS AND BC BUILDING CODE 2018
- LANDSCAPE DESIGN - SEE LANDSCAPE DRAWINGS
- EXTERNAL GRADES TO SLOPE AWAY FROM BUILDING 2% RECOMMENDED
- CONC PADS/PAVING 4"THICK TYP EXIT DOOR PAD 48"X48" MOVEMENTS JOINTS @MAX 7'-0" O.C. PATTERNS T.B.C. BY ARCHITECT FINISH: BROOM TEXTURED W/SMOOTH ROUNDED EDGING
- GAS METER; CONC SLAB, FENCE ENCLOSURE & PROTECTION BOLLARDS AS APPLICABLE
- TRANSFORMER: CONC SLAB & PROTECTION BOLLARDS TO BC HYDRO SPECIFICATIONS.
- ALL PARKING LINES TO BE PAINTED AS SHOWN. SPACES FOR THE DISABLED TO BE CLEARLY MARKED BY A PAINTED WHEELCHAIR SYMBOL & COMPLIANT SIGN
- NEW CONC DRIVEWAY CROSSINGS AND CURB RAMPS TO SECTION 3 BCBC 2018 AND CITY STANDARDS

ADDESS/ LELGAL

CIVIC ADDRESS:	12580 & 12586 VICKERS WAY RICHMOND, BC
LEGAL DESCRIPTION:	LOT 107 EXCEPT: PART: SUBDIVIDED BY PLAN 65001, SECTION 30 BLOCK 5 NORTH RANGE 5 WEST NWD PLAN 33297 PID: 004 202 911 LOT 108 SECTION 30 BLOCK 5 NORTH RANGE 5 WEST NWD PLAN 33297 - PID 004 202 945
ZONE:	IR1

APR 12 2019

REV	DATE	DESCRIPTION
15	15 MAR 2019	ISSUE FOR CITY PLANNING
14	04 MAR 2019	ISSUE FOR CITY PLANNING
13	01 MAR 2019	ISSUE FOR CITY PLANNING
12	25 FEB 2019	ISSUE FOR CITY PLANNING
11	16 JAN 2019	ISSUE FOR CITY PLANNING
10	03 JAN 2019	ISSUE FOR CITY PLANNING
09	19 DEC 2018	ISSUE FOR CLIENT/ CONSULTANTS
08	26 OCT 2018	ISSUE FOR ADP
07	28 SEP 2018	ISSUE FOR CITY
06	19 JUL 2018	ISSUE FOR CITY
05	30 MAY 2018	ISSUE FOR CITY
04	21 FEB 2018	ISSUE FOR CITY
03	19 JAN 2018	REVISION AS PER CITY COMMENT
02	18 OCT 2017	RE-ISSUED FOR DEVELOPMENT PERMIT
01	29 MAR 2017	ISSUED FOR DEVELOPMENT PERMIT

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

12580 VICKERS WAY

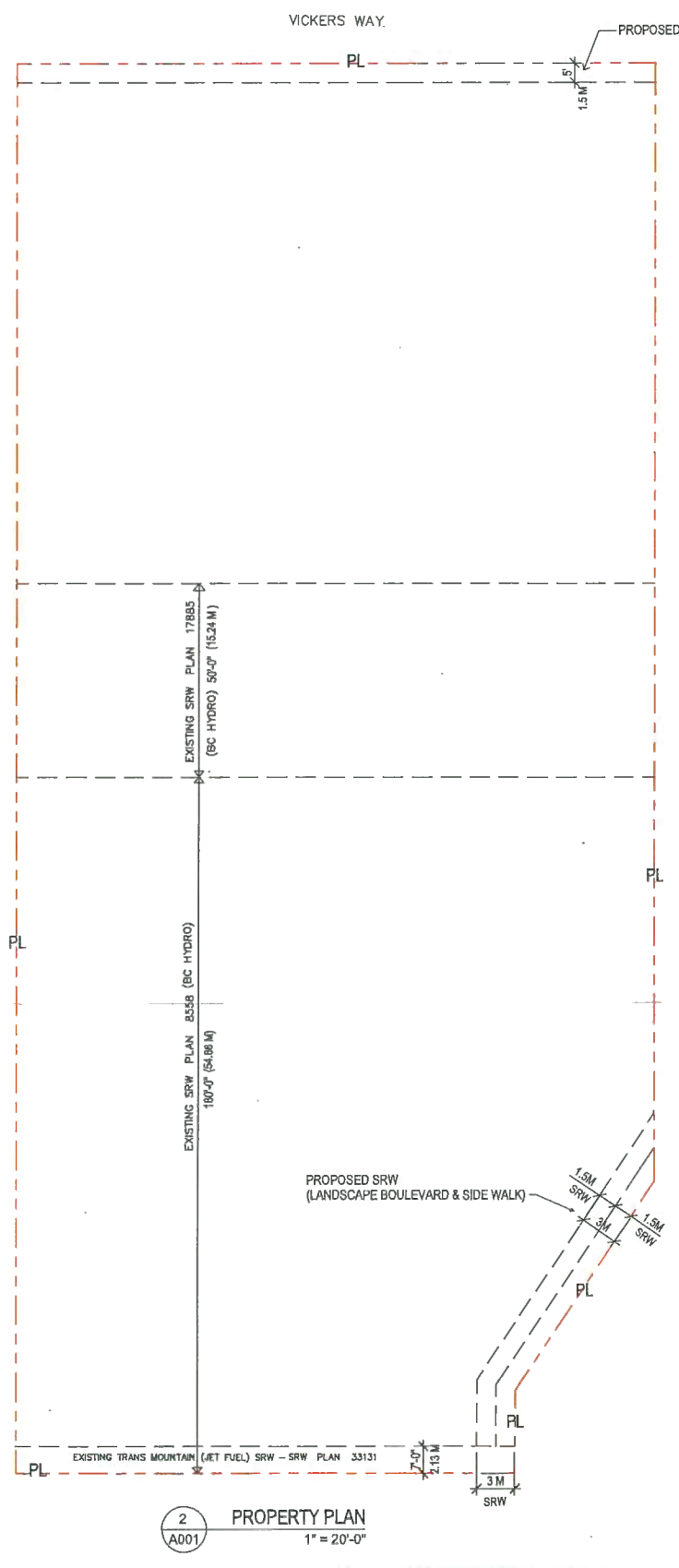
PARAMOUNT HOME & DESIGN

DEVELOPMENT SUMMARY

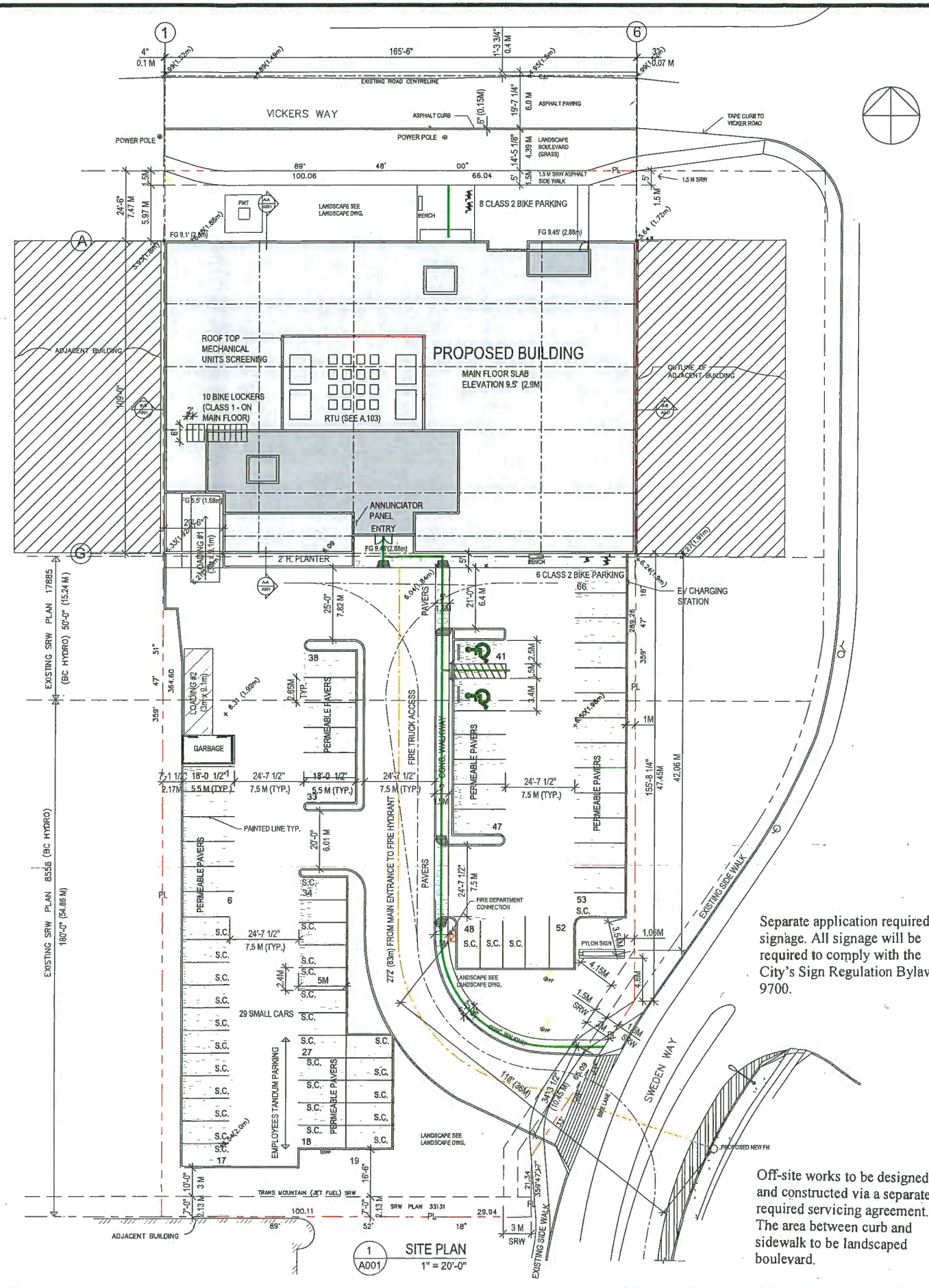
SCALE 1"=20' @ 24x36 START DATE: FEB 2017 DRAWN: SH

PROJECT NUMBER 216030

DP 17-771214
PLAN #1



2 A001 PROPERTY PLAN 1" = 20'-0"



1 A001 SITE PLAN 1" = 20'-0"

Separate application required for signage. All signage will be required to comply with the City's Sign Regulation Bylaw 9700.

Off-site works to be designed and constructed via a separate, required servicing agreement. The area between curb and sidewalk to be landscaped boulevard.

CHRISTOPHER BOZYK ARCHITECTS LTD

414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-3848

NOTES:
- REFER TO ATTACHED REPORT FOR ON-SITE TRUCK MANEUVER ILLUSTRATION
- REFER TO CIVIL DRAWING FOR SITE GRADING PLAN
- REFER TO ELECTRICAL DRAWING FOR LIGHTING PLAN

LEGEND

PERMEABLE PAVERS

+5.00 EXISTING GRADE FROM MATSON PECK & TOPLISS SURVEY DATED 21 DEC 2016 IN IMPERIAL (FEET)

FG 9.0 PROPOSED ELEVATION IN IMPERIAL (FEET)

SURVEY INFORMATION:
MATSON PECK & TOPLISS #320 - 11120 HORSESHOE WAY, RICHMOND, BC V7A 5H7 DATE: 21 DEC 2016

ACCESSIBILITY CIRCULATION

NOTE:
OFF-SITE WORKS AND SRW's TO BE DESIGNED AND CONSTRUCTED VIA A SEPARATE REQUIRED SERVICING AGREEMENT, AS VERIFIED THROUGH A FUNCTIONAL PLAN (SEPARATE APPLICATION REQUIRED). ANY UTILITIES IMPACTED WILL BE RELOCATED AT THE OWNER'S EXPENSE

APR 1 2 2019

REV	DATE	DESCRIPTION
17	22 MAR 2019	ISSUE FOR CITY PLANNING
16	15 MAR 2019	ISSUE FOR CITY PLANNING
15	12 MAR 2019	ISSUE FOR CITY PLANNING
14	04 MAR 2019	ISSUE FOR CITY PLANNING
13	01 MAR 2019	ISSUE FOR CITY PLANNING
12	25 FEB 2019	ISSUE FOR CITY PLANNING
11	16 JAN 2019	ISSUE FOR CITY PLANNING
10	03 JAN 2019	ISSUE FOR CITY PLANNING
09	19 DEC 2018	ISSUE FOR CLIENT/ CONSULTANTS
08	26 OCT 2018	ISSUE FOR ADP
07	28 SEP 2018	ISSUE FOR CITY
06	19 JUL 2018	ISSUE FOR CITY
05	30 MAY 2018	ISSUE FOR CITY
04	21 FEB 2018	ISSUE FOR CITY
03	19 JAN 2018	REVISION AS PER CITY COMMENT
02	18 OCT 2017	RE-ISSUED FOR DEVELOPMENT PERMIT
01	29 MAR 2017	ISSUED FOR DEVELOPMENT PERMIT

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

12580 VICKERS WAY

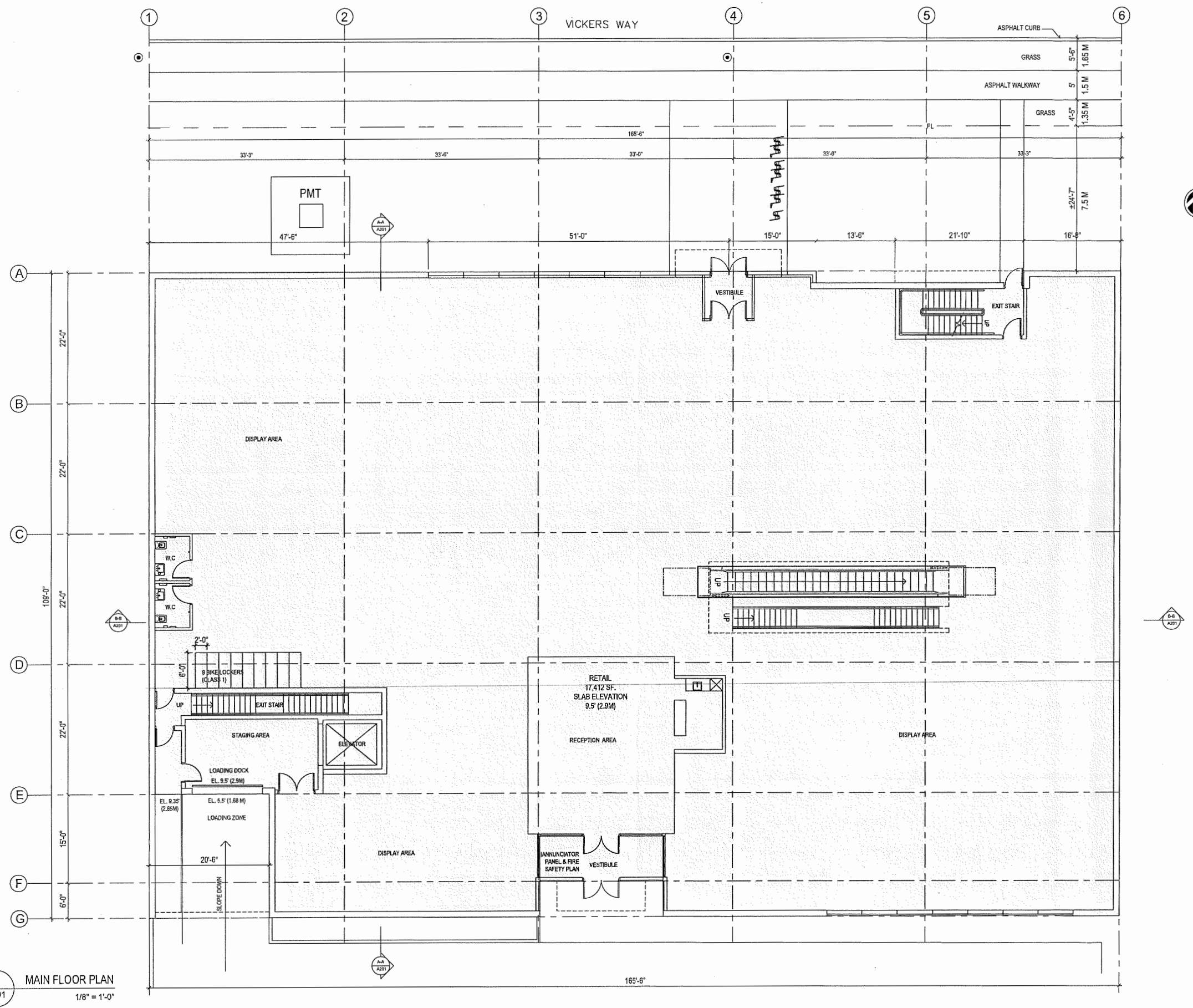
PARAMOUNT HOME & DESIGN

SITE PLAN
ACCESSIBILITY STRATEGY

SCALE 1"=20' @ 24x36 START DATE: FEB 2017 DRAWN: SH

PROJECT NUMBER 216030

DP 17-771214
PLAN #2



1 A101 MAIN FLOOR PLAN
1/8" = 1'-0"

CHRISTOPHER BOZYK ARCHITECTS LTD

414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-3848

APR 12 2019

REV	DATE	DESCRIPTION
11	15 MAR 2019	ISSUED FOR CITY PLANNING
10	25 FEB 2019	ISSUED FOR CITY PLANNING
09	16 JAN 2019	ISSUED FOR CITY PLANNING
08	03 JAN 2019	ISSUED FOR CITY PLANNING
07	19 DEC 2018	ISSUED FOR CLIENT/ CONSULTANTS
06	26 OCT 2018	ISSUED FOR ADP
05	26 SEP 2018	ISSUED FOR CITY
04	19 JUL 2018	ISSUED FOR CITY
03	30 MAY 2018	ISSUED FOR CITY
02	18 OCT 2017	RE-ISSUED FOR DEVELOPMENT PERMIT
01	29 MAR 2017	ISSUED FOR DEVELOPMENT PERMIT

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

12580 VICKERS WAY

PARAMOUNT
HOME & DESIGN

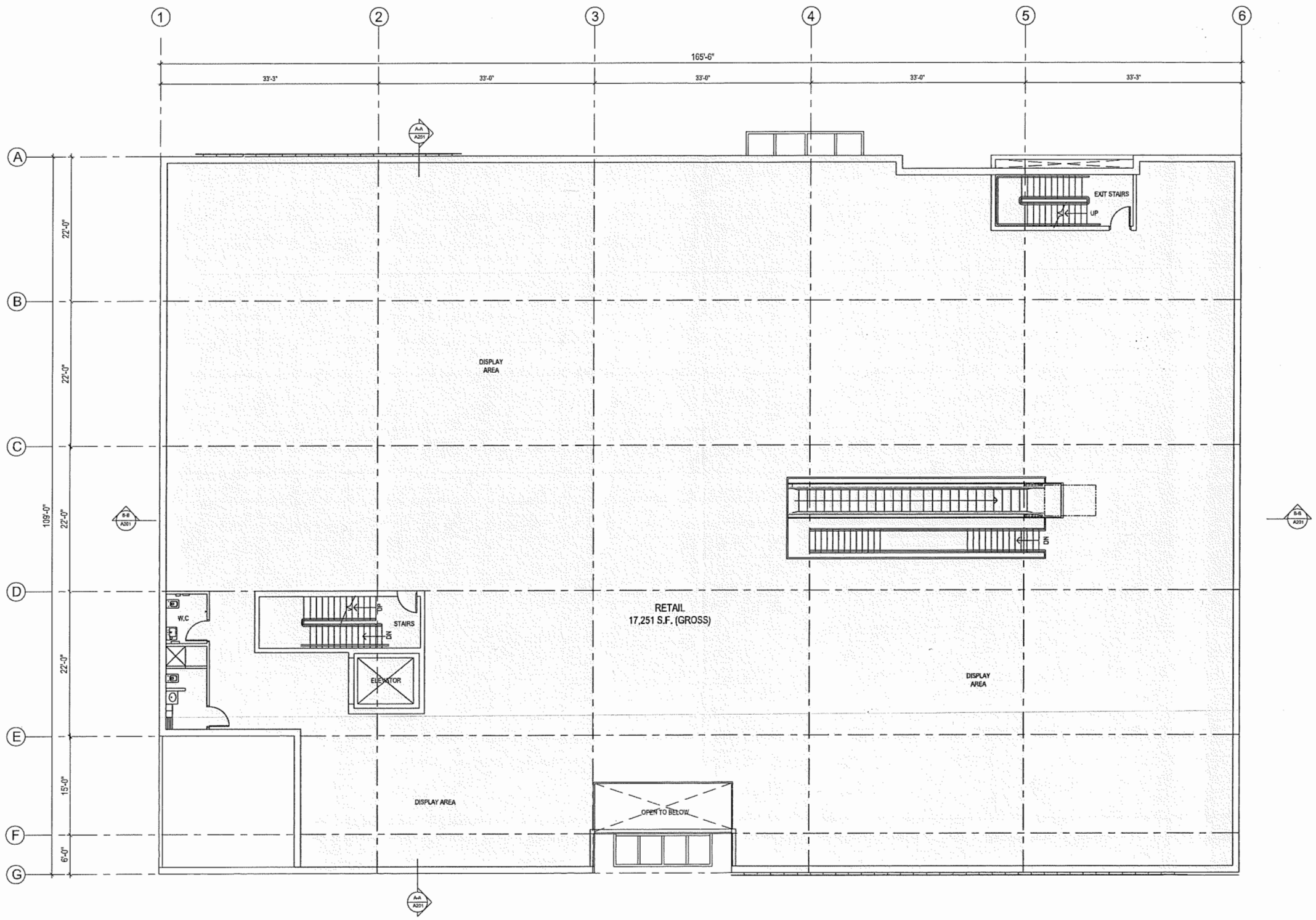
MAIN FLOOR PLAN

SCALE As Indicated START DATE: FEB 2017 DRAWN: SH

PROJECT NUMBER 216030

DP 17-771214
PLAN #3a

CHRISTOPHER BOZYK ARCHITECTS LTD
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-3948



1 A102 SECOND FLOOR PLAN
1/8" = 1'-0"

APR 1 2 2019

REV	DATE	DESCRIPTION
10	15 MAR 2019	ISSUED FOR CITY PLANNING
09	25 FEB 2019	ISSUED FOR CITY PLANNING
08	03 JAN 2019	ISSUED FOR CITY PLANNING
07	19 DEC 2018	ISSUED FOR CLIENT/ CONSULTANTS
06	26 OCT 2018	ISSUED FOR ADP
05	26 SEP 2018	ISSUED FOR CITY
04	19 JUL 2018	ISSUED FOR CITY
03	30 MAY 2018	ISSUED FOR CITY
02	18 OCT 2017	RE-ISSUED FOR DEVELOPMENT PERMIT
01	29 MAR 2017	ISSUED FOR DEVELOPMENT PERMIT

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

12580 VICKERS WAY

PARAMOUNT
HOME & DESIGN

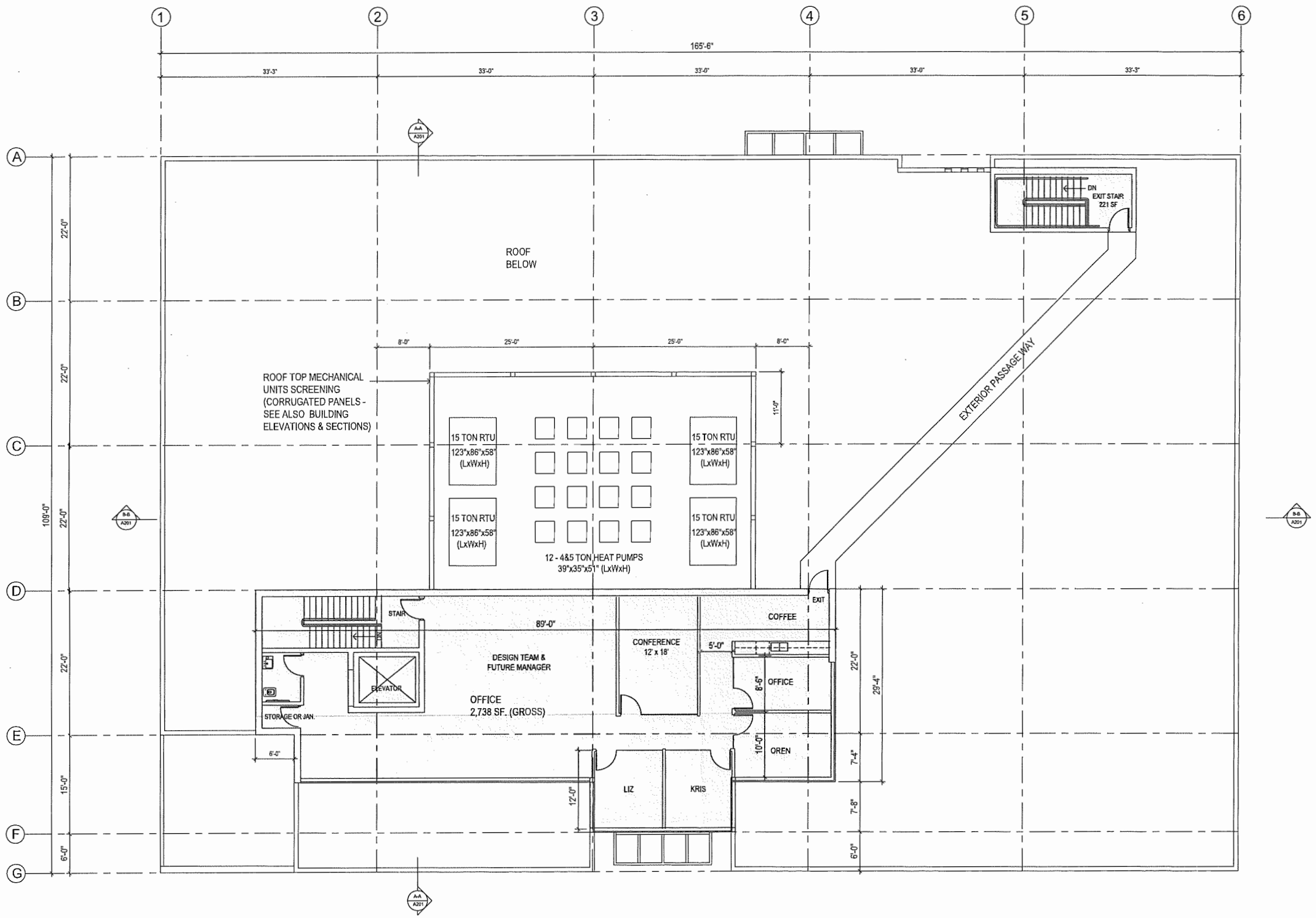
SECOND FLOOR PLAN

SCALE As Indicated START DATE: FEB 2017 DRAWN: SH

PROJECT NUMBER 216030

DP 17-771214
PLAN #3b

CHRISTOPHER BOZYK ARCHITECTS LTD
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-3648



1 / A103 THIRD FLOOR PLAN
1/8" = 1'-0"

APR 1 2 2019

REV	DATE	DESCRIPTION
11	15 MAR 2019	ISSUED FOR CITY PLANNING
10	25 FEB 2019	ISSUED FOR CITY PLANNING
09	16 JAN 2019	ISSUED FOR CITY PLANNING
08	03 JAN 2019	ISSUED FOR CITY PLANNING
07	19 DEC 2018	ISSUED FOR CLIENT/ CONSULTANTS
06	26 OCT 2018	ISSUED FOR ADP
05	26 SEP 2018	ISSUED FOR CITY
04	13 JUL 2018	ISSUED FOR CITY
03	30 MAY 2018	ISSUED FOR CITY
02	18 OCT 2017	RE-ISSUED FOR DEVELOPMENT PERMIT
01	29 MAR 2017	ISSUED FOR DEVELOPMENT PERMIT

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

12580 VICKERS WAY

PARAMOUNT
HOME & DESIGN

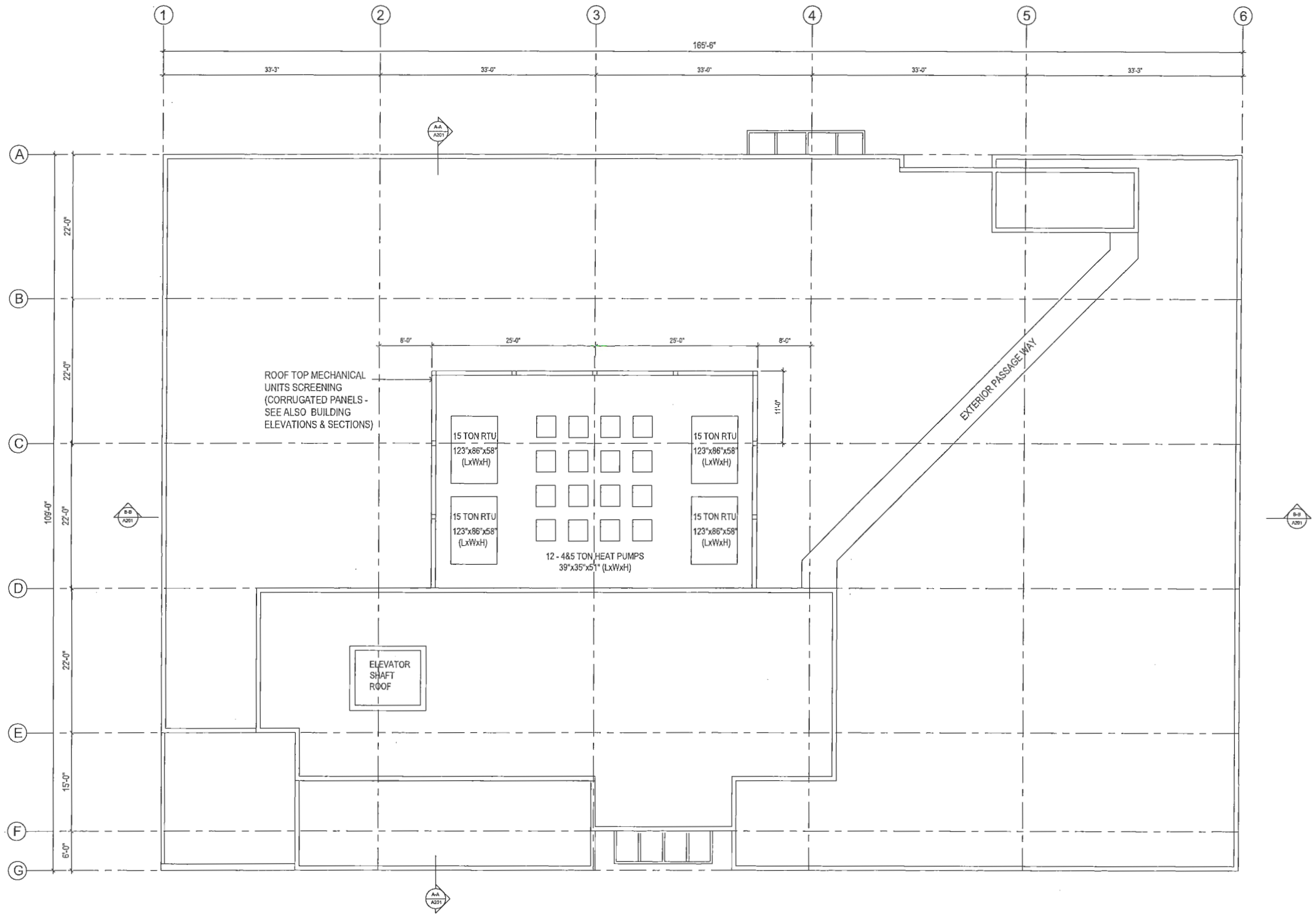
THIRD FLOOR PLAN

SCALE As indicated START DATE: FEB 2017 DRAWN: SH

PROJECT NUMBER 215030

DP 17-771214
PLAN #3c

CHRISTOPHER BOZYK ARCHITECTS LTD
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-3648



ROOF PLAN
1/8" = 1'-0"

APR 1 2 2019

REV	DATE	DESCRIPTION
01	20 MAR 2019	ISSUED FOR DEVELOPMENT PERMIT

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

12580 VICKERS WAY

PARAMOUNT HOME & DESIGN

ROOF PLAN

SCALE As indicated START DATE: FEB 201? DRAWN: SH
PROJECT NUMBER 215030

DP 17-771214
PLAN #3d

PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
		Trees		
	1	Chamaecyparis pisifera filifera alt: Weeping Conifer Sp	Threadleaf Cypress	2.5m ht
	7	Acer rubrum 'Armstrong'	Columnar Maple Var.	6cm cal / 1.8m stnd
	5	Styrax japonicum	Japanese Snowbell	6cm cal / 1.8m stnd
	4	Chamaecyparis nookatensis	Nootka Cypress	3m ht / ss spr form
	3	Fraxinus americana 'Autumn Blaze'	Ash Var.	6cm cal. / 1.8m stnd
	10	Hibiscus syriacus 'Bluebird' alt: Prunus	Hardy Hibiscus	5cm cal. / 1.5m stnd
		Shrubs / Grasses / Vine		
	244	Buxus sempevirens	Boxwood Hedge	#3 pot / clipped top & sides
	182	Festuca 'Elijah Blue' alt: Carex	Blue Fescue Var.	#1 pot
	3	Pennisetum alopecuroides	Fountain Grass	#2 pot
	22	Liriope muscari 'Big Blue'	Lilly-turf Var.	#2 pot
	68	Prunus L 'Otto Luyken'	Otto Luyken Laurel	#3 pot
	22	Rhododendron 'Unique'	Rhododendron (medium var.)	#3 pot
	2	Ligustrum japonicum 'Texanum' alt/form: selection by L.a.	Waxleaf Privet	#7 pot / 'spiral form'
	67	Lonicera pileata	Evergreen Honeysuckle	#3 pot
	11	Rosa meidiland 'Carefree'	Hardy French Rose var.	#3 pot
	8	Pieris japonica 'Forest Flame'	Japanese Andromeda	#3 pot
	107	Taxus media 'Hicksii'	Yew Hedge	1.2m ht. / clipped top & sides
	4	Weigela 'Bristol Ruby'	Weigela	#3 pot
P	1	Parthenocissus t. veitchii	Boston Ivy	#3 pot / staked w/ support

Notes:

1. Specification as per most recent 'BC Landscape Standards' and LandSpace Design Inc 'Spec Notes'.
2. 2" Compost Mulch In Shrub Beds.
3. Landscape Areas Irrigated.

URBAN AUCLAIR RACK

14 CLASS 2 BIKE PARKING



Galvanized Finish
Supplied By: Urban Racks
1.888.717.8881

(Or Approved Equivalent)

BENCH



VICTOR STANLEY
'RB-28' (Metal Version)
(Or Approved Equivalent)



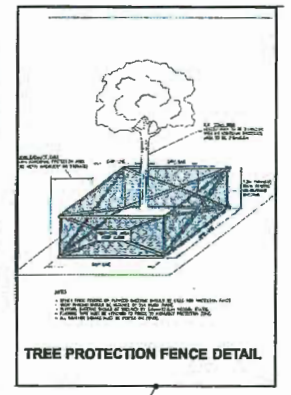
SMALL STREET TREES (Due To Overhead Wires)



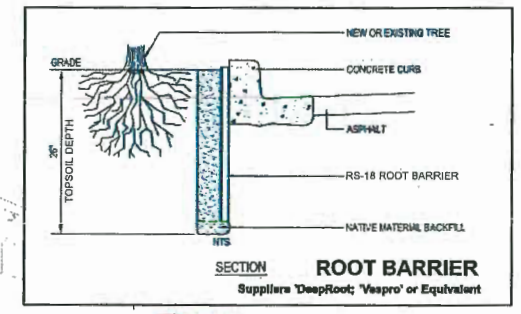
EXISTING PINES



CONC PAVERS Colours: Tan w/ Charcoal Edge as Shown (Or 2 Colour Equiv't: Grey/Charcoal)



TREE PROTECTION FENCE DETAIL



SECTION **ROOT BARRIER**
Suppliers 'DeepRoot; 'Vespro' or Equivalent

CHRISTOPHER BOZYK ARCHITECTS LTD
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-3848

LANDSCAPE ARCHITECT

LandSpace Design Inc. Tel 604/232 9330
142 Garden Dr, Van. B.C. V5L 4P4 Fax 604/232 9334

APR 1 2 2019

ISSUE	DATE	DESCRIPTION
13	MAR 22'19	ISSUED FOR DP (w/ freestanding sign)
12	MAR 14'19	ISSUED FOR DP
11	FEB 20'19	ISSUED FOR BP
10	FEB 11'19	ISSUED FOR DP (per TPZ arborist recommendation)
9	JAN 21'19	ISSUED FOR DP (per adp comm'ts/rationale)
8	DEC 20'18	ISSUED FOR DP (per adp comments)
7	SEP 19'18	ISSUED FOR DP / ADP
6	JULY18'18	REVD/KM PIPELINE GUIDE & REISS FOR DP REVIEW
5	JUNE20'18	ISSUED FOR DP / ADP
4	MAY XX'18	REISSUED FOR DEVELOPMENT PERMIT REVIEW
3	FEB XX'18	REISSUED FOR DEVELOPMENT PERMIT REVIEW
2	OCT 17'17	REISSUED FOR DEVELOPMENT PERMIT REVIEW
1	APR 19'17	ISSUED FOR DEVELOPMENT PERMIT REVIEW

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of LandSpace Design Inc, and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

12580 VICKERS WAY

PARAMOUNT HOME AND DESIGN

LANDSCAPE PLAN

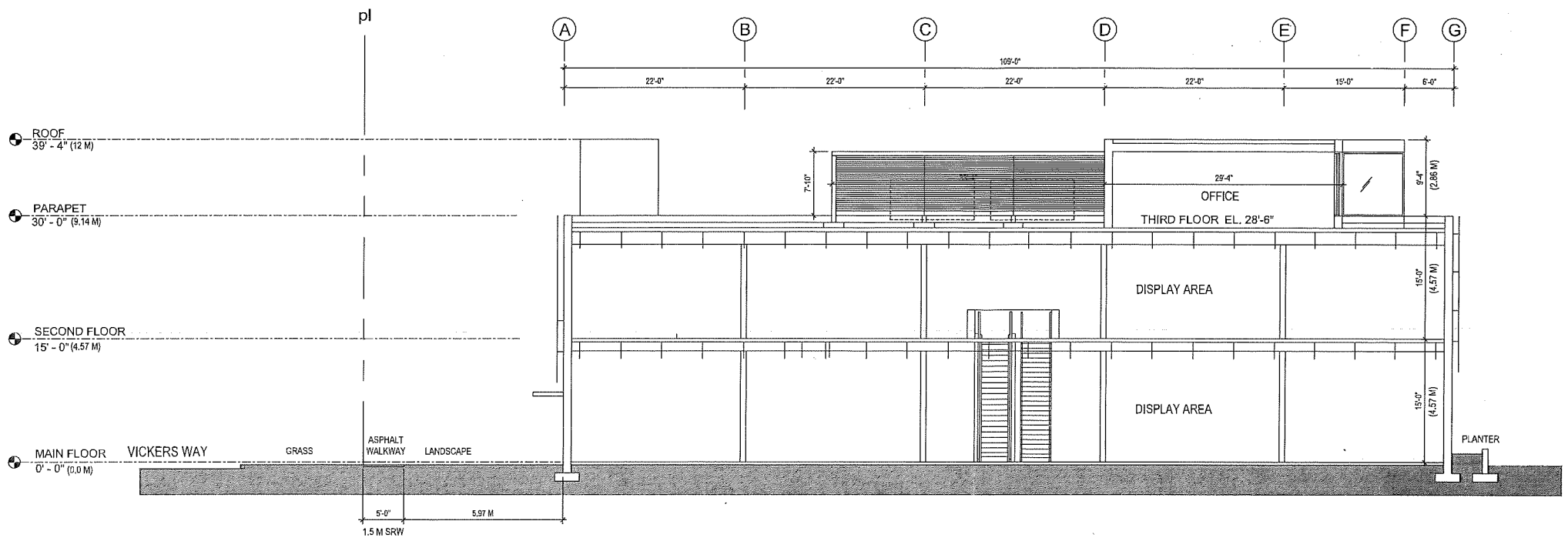
SCALE 1/16"=1'-0" PLOT: MAR 23, 2017 DRAWN: ACT

PROJECT NUMBER

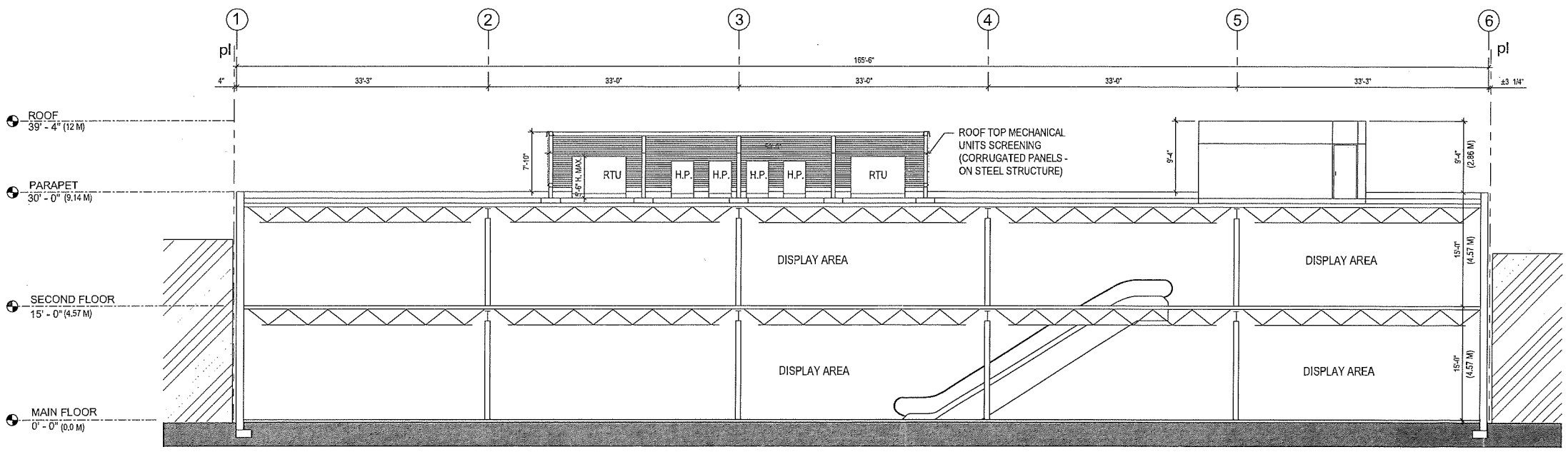
DP 17-771214
PLAN #4

L-1

CHRISTOPHER BOZYK ARCHITECTS LTD
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-3848



1 / A201 BUILDING SECTION A-A
1/8" = 1'-0"



2 / A201 BUILDING SECTION B-B
1/8" = 1'-0"

APR 1 2 2019

REV	DATE	DESCRIPTION
11	15 MAR 2019	ISSUED FOR CITY PLANNING
10	04 MAR 2019	ISSUED FOR CITY PLANNING
09	25 FEB 2019	ISSUED FOR CITY PLANNING
08	03 JAN 2019	ISSUED FOR CITY PLANNING
07	19 DEC 2018	ISSUED FOR CLIENT/ CONSULTANTS
06	26 OCT 2018	ISSUED FOR ADP
05	26 SEP 2018	ISSUED FOR CITY
04	19 JUL 2018	ISSUED FOR CITY
03	30 MAY 2018	ISSUED FOR CITY
02	18 OCT 2017	RE-ISSUED FOR DEVELOPMENT PERMIT
01	29 MAR 2017	ISSUED FOR DEVELOPMENT PERMIT

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

12580 VICKERS WAY

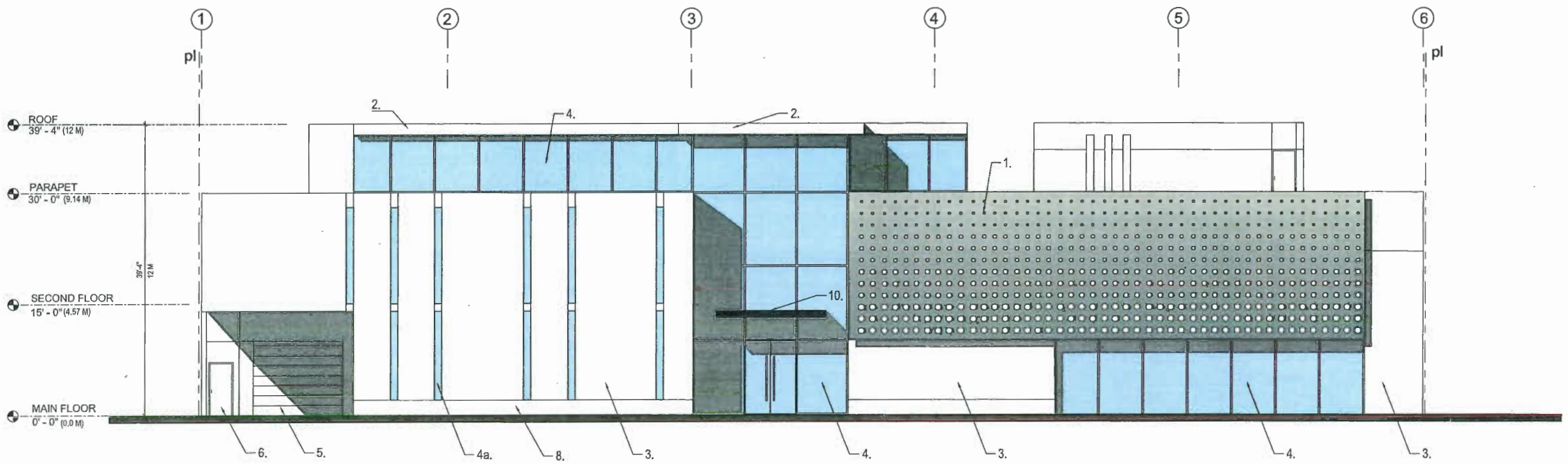
PARAMOUNT HOME & DESIGN

BUILDING SECTIONS

SCALE As indicated | START DATE: FEB 2017 | DRAWN: SH

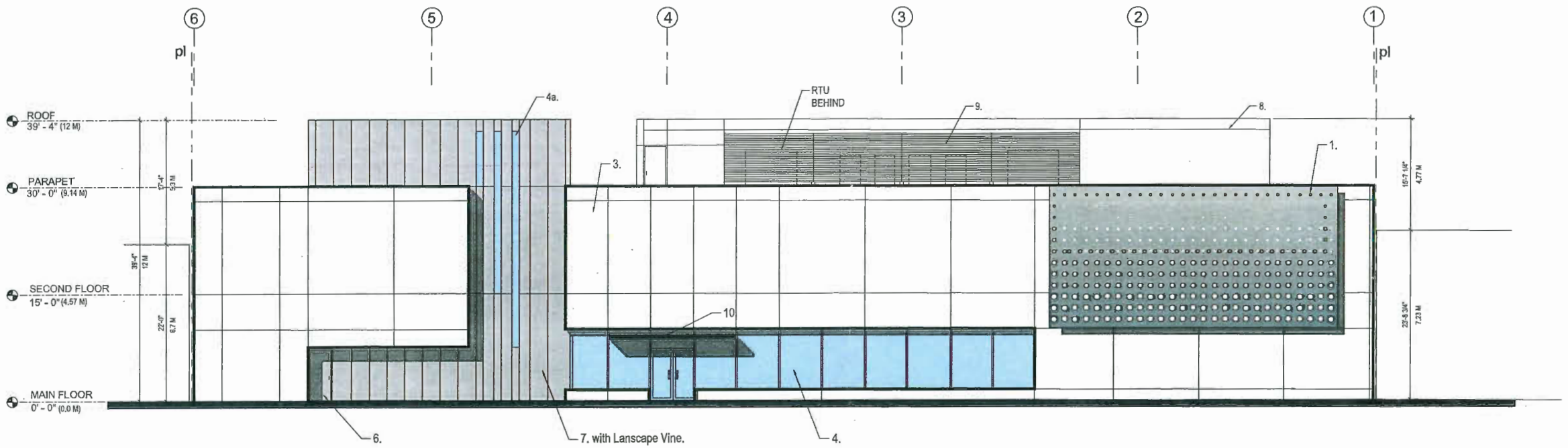
PROJECT NUMBER 216030

DP 17-771214
PLAN #5



1 / A202 SOUTH ELEVATION

1/8" = 1'-0"



2 / A202 NORTH ELEVATION

1/8" = 1'-0"

CHRISTOPHER BOZYK ARCHITECTS LTD

414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-3948

MATERIALS / COLOURS

1. Metal Screen - "Ombrae" metal panel system in front of glass curtainwall
2. Metal Panel - Dark grey finish (Alucobond Dusty Charcoal)
3. Tilt-up Concrete wall with cast-in reveals - light grey (Benjamin Moore 2112-60)
4. Curtainwall - Anodized Aluminum glazing frame, SSG joints, Clear low E glass (4a. : spandrel glass)
5. Overhead door with insulated panels - Colour to match wall paint
6. Metal Man Door - Painted to match wall paint
7. Pre-cast Concrete wall - dark grey Shirwin-Williams 8719- 16681 Backdrop
8. Pre-cast Concrete wall - light grey (Benjamin Moore 2112-60)
9. Corugated Metal panel - light grey (Benjamin Moore 2112-60)
10. Steel (black) & Glass Canopy

APR 12 2019

REV	DATE	DESCRIPTION
11	20 MAR 2019	ISSUED FOR CITY PLANNING
10	04 MAR 2019	ISSUED FOR CITY PLANNING
09	25 FEB 2019	ISSUED FOR CITY PLANNING
08	03 JAN 2019	ISSUED FOR CITY PLANNING
07	19 DEC 2018	ISSUED FOR CLIENT/ CONSULTANTS
06	26 OCT 2018	ISSUED FOR ADP
06	26 SEP 2018	ISSUED FOR CITY
05	14 SEP 2018	ISSUED FOR CITY REVIEW
04	19 JUL 2018	ISSUED FOR CITY
03	30 MAY 2018	ISSUED FOR CITY
02	18 OCT 2017	RE-ISSUED FOR DEVELOPMENT PERMIT
01	29 MAR 2017	ISSUED FOR DEVELOPMENT PERMIT

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

12580 VICKERS WAY

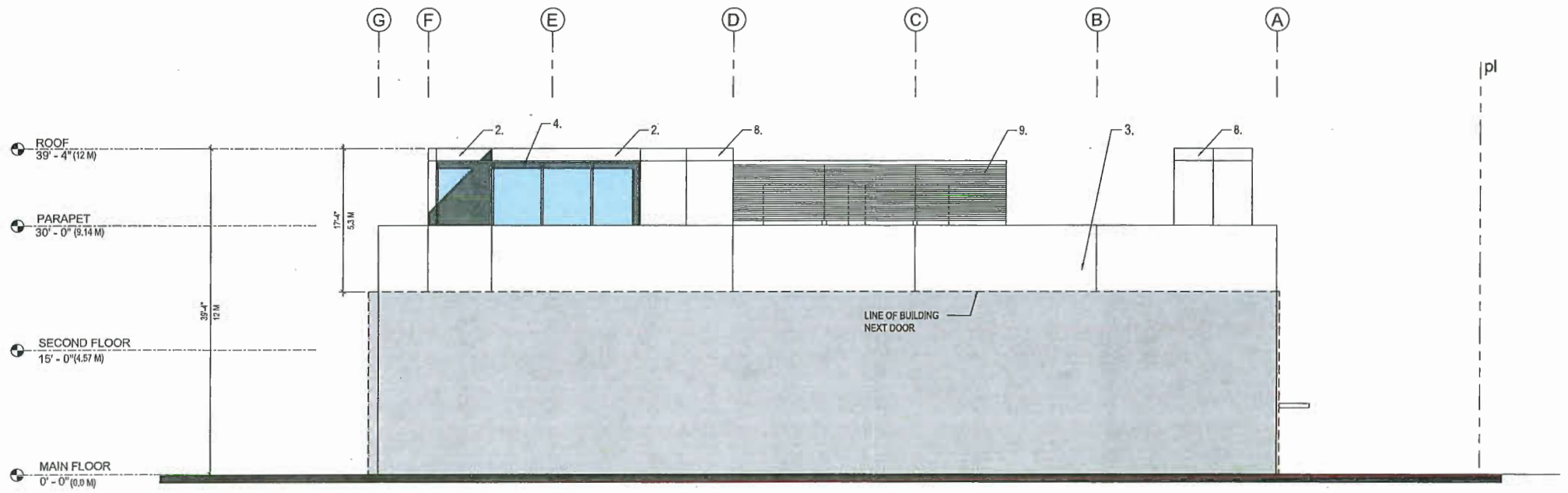
PARAMOUNT HOME & DESIGN

BUILDING ELEVATIONS

SCALE As Indicated START DATE: FEB 2017 DRAWN: SH

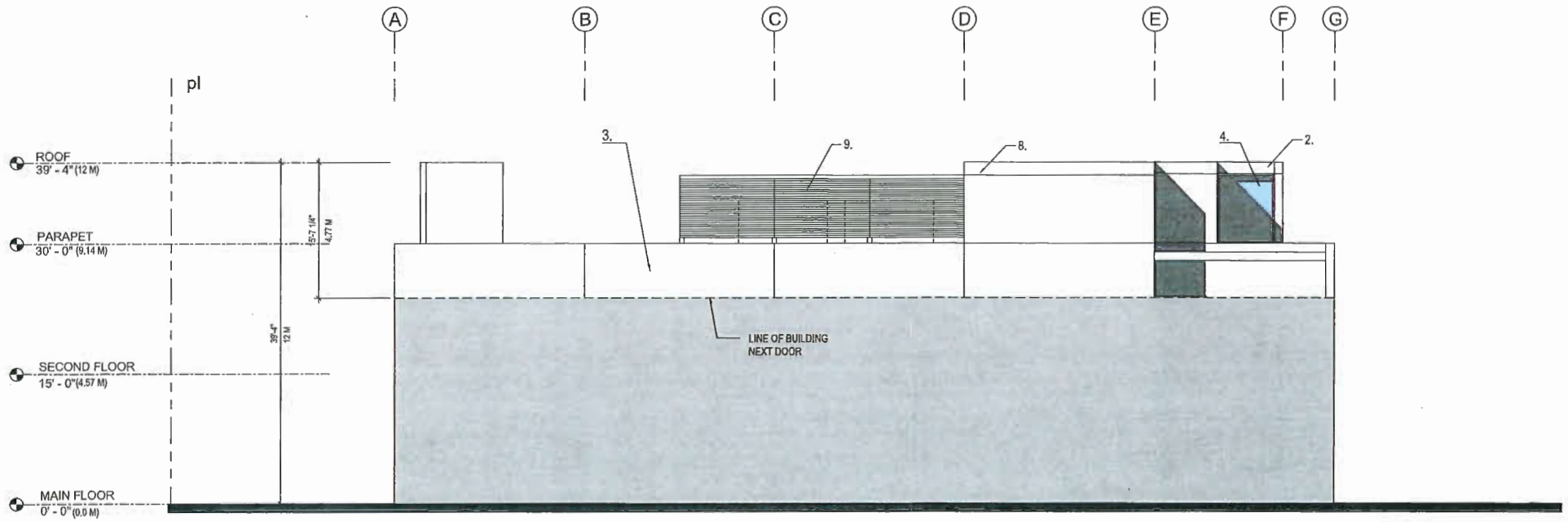
PROJECT NUMBER 216030

DP 17-771214
PLAN #6a



2 / A203 EAST ELEVATION

1/8" = 1'-0"



2 / A204 WEST ELEVATION

1/8" = 1'-0"

CHRISTOPHER BOZYK ARCHITECTS LTD

414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-3848

MATERIALS / COLOURS

1. Metal Screen - "Ombrae" metal panel system in front of glass curtainwall
2. Metal Panel - Dark grey finish (Alucobond Dusty Charcoal)
3. Tilt-up Concrete wall with cast-in reveals - light grey (Benjamin Moore 2112-60)
4. Curtainwall - Anodized Aluminum glazing frame, SSG joints, Clear low E glass (4a. : spandrel glass)
5. Overhead door with insulated panels - Colour to match wall paint
6. Metal Man Door - Painted to match wall paint
7. Pre-cast Concrete wall - dark grey Shirwin-Williams 8719- 16681 Backdrop
8. Pre-cast Concrete wall - light grey (Benjamin Moore 2112-60)
9. Corugated Metal panel - light grey (Benjamin Moore 2112-60)
10. Steel (black) & Glass Canopy

APR 1 2 2019

REV	DATE	DESCRIPTION
11	20 MAR 2019	ISSUED FOR CITY PLANNING
10	04 MAR 2019	ISSUED FOR CITY PLANNING
09	25 FEB 2019	ISSUED FOR CITY PLANNING
08	03 JAN 2019	ISSUED FOR CITY PLANNING
07	19 DEC 2018	ISSUED FOR CLIENT/ CONSULTANTS
06	26 OCT 2018	ISSUED FOR ADP
05	26 SEP 2018	ISSUED FOR CITY
04	19 JUL 2018	ISSUED FOR CITY
03	30 MAY 2018	ISSUED FOR CITY
02	18 OCT 2017	RE-ISSUED FOR DEVELOPMENT PERMIT
01	29 MAR 2017	ISSUED FOR DEVELOPMENT PERMIT

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

12580 VICKERS WAY

PARAMOUNT HOME & DESIGN

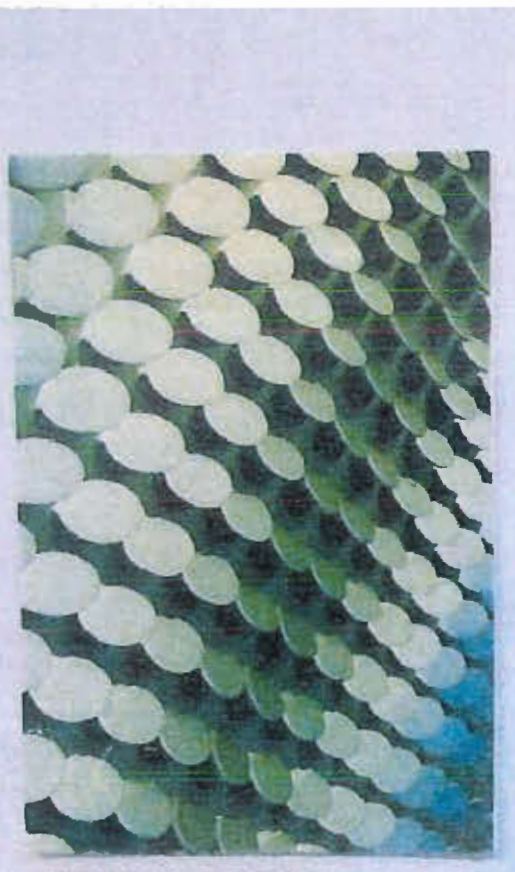
BUILDING ELEVATIONS

SCALE As Indicated START DATE: FEB 2017 DRAWN: SH

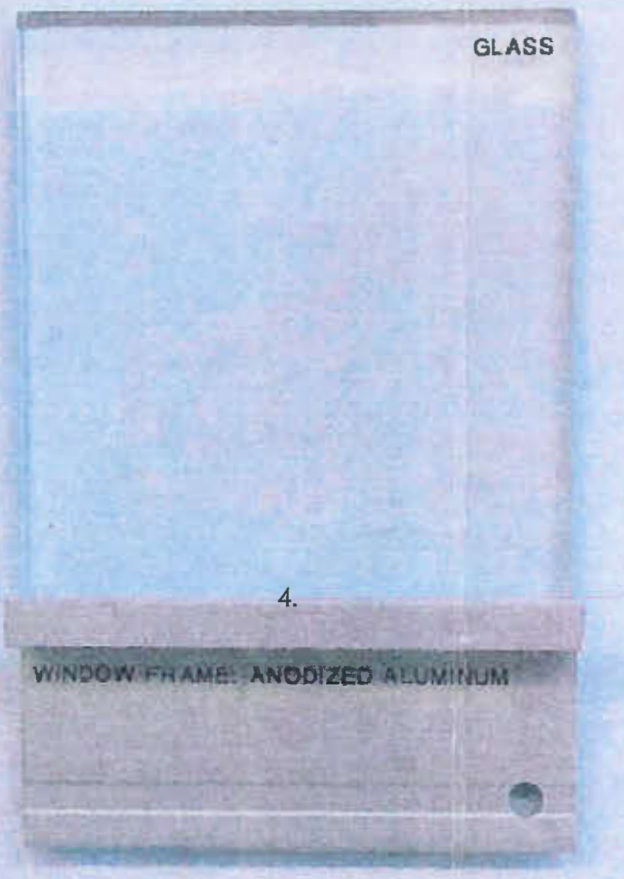
PROJECT NUMBER 215030

DP 17-771214
PLAN #6b

CHRISTOPHER
BOZYK ARCHITECTS LTD
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-3848

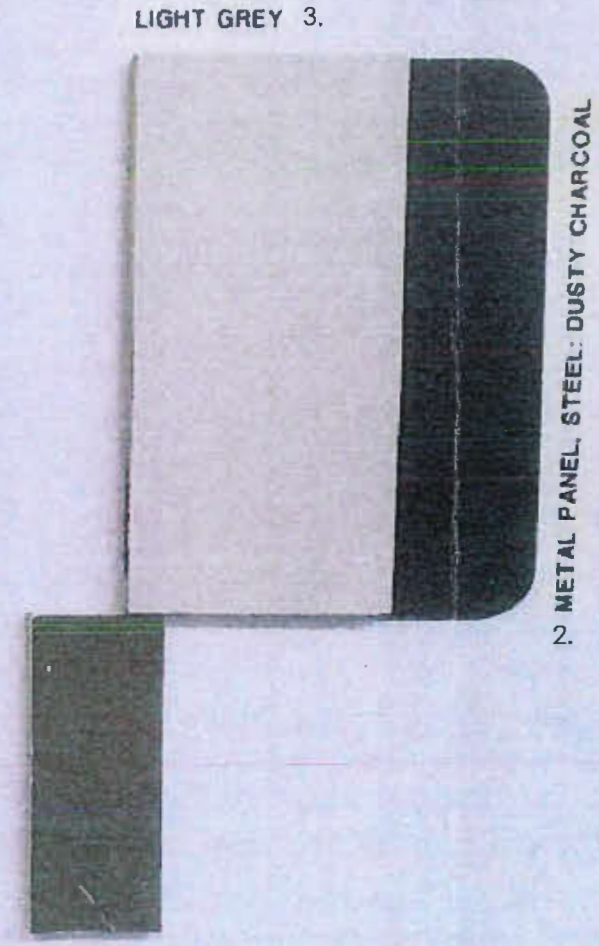


OMBRAE METAL SCREEN 1.



4.

LIGHT GREY 3.



2.

DARK GREY 7.

APR 1 2 2019

REV	DATE	DESCRIPTION
02	15 MAR 2019	ISSUED FOR CITY PLANNING
01	04 MAR 2019	ISSUED FOR DEVELOPMENT PERMIT

COPYRIGHT NOTICE:
All rights reserved. All ideas, designs, drawings and reproductions either in print or electronic format, are the property of Christopher Bozyk Architects Ltd., and are an instrument of service that may not be used, forwarded to others, transmitted, downloaded or reproduced either in print or electronic format, without the express written permission of the copyright owner.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

12580 VICKERS WAY

PARAMOUNT
HOME & DESIGN

MATERIALS & COLOURS

SCALE As Indicated START DATE: FEB 2017 DRAWN: SH
PROJECT NUMBER 216030

DP 17-771214
PLAN #7

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	April 16, 2019
From:	Wayne Craig Director of Development	**File:**	DP 17-778295
Re:	**Application by Dagneault Planning Consultants Ltd. for a Development Permit at 7341 and 7351 No 5 Road**		

Staff Recommendation

That an Environmentally Sensitive Area (ESA) Development Permit be issued at 7341 and 7351 No. 5 Road, in order to allow a subdivision application for a lot line adjustment.

Wayne Craig
Director of Development

WC:je
Att. 4

Staff Report

Origin

Dagneault Planning Consultants Ltd. has applied to the City of Richmond for an Environmentally Sensitive Area (ESA) Development Permit to re-shape the on-site ESA in association with a subdivision application for a lot line adjustment at 7341 and 7351 No. 5 (Attachment 1). As the site is currently designated as an ESA, a Development Permit is required prior to subdivision approval.

Each site currently contains a single family home and associated structures which will be demolished to permit construction of a new home on each parcel. No rezoning is needed as the proposed use is consistent with the 'Agriculture and Golf (AG1)' zone.

An application for non-farm use for the lot line adjustment had been forwarded by Council to the Agricultural Land Commission (ALC) in September 2016 (AG 16-732022). The ALC approved the non-farm use application in November 2016.

The Development Permit Panel previously recommended issuance of this Development Permit on April 25, 2018. Prior to completion by the applicant of the Development Permit Considerations, Council adopted amendments to the AG1 zone (December 18, 2018) which affected the applicant's proposed site plan, particularly the location of the septic field. The current application proposes a revised approach that is consistent with the current Zoning Bylaw regulations.

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, a single family home on a lot zoned 'Agriculture and Golf (AG1)' and partially designated as Environmentally Sensitive Area (ESA);
- to the east (across No. 5 Road), a single family home on a lot zoned 'Agriculture and Golf (AG1)' and partially designated as ESA, and a farm market on a parcel zoned 'Roadside Stand (CR)' and 'Agriculture and Golf (AG1)';
- immediately to the south, an unopened City-owned farm road zoned 'Agriculture and Golf (AG1)' and designated ESA. To the south of the farm road is a single family home on a lot zoned 'Agriculture and Golf (AG1)' and partially designated as Environmentally Sensitive Area ESA; and
- immediately to the west, an unopened City-owned road zoned 'Agriculture and Golf (AG1)' and designated ESA. To the west of the farm road is a parcel zoned 'Agriculture and Golf (AG1)' that is currently being farmed.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant Environmentally Sensitive Area (ESA) issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the Agriculture and Golf (AG1) zones. No variances are being sought through this ESA Development Permit application.

Advisory Design Panel

As the scope of this Development Permit does not involve any building design components, the application has not been reviewed by the Advisory Design Panel.

Analysis

Site Planning

7341 and 7351 No. 5 Road are adjacent, 'Agriculture and Golf (AG1)' zoned parcels that are 2,023 m^2 and 2,748 m^2, respectively. The applicant proposes to re-align the property boundary between the two addresses to create two equal sized parcels. The Farm Home Plate on each parcel would be 1,000 m^2 and would include a septic field and tank for each home.

Approximately half of each parcel is designated as Environmentally Sensitive Area (ESA), with the ESA located mostly at the rear of the parcels. A small portion of ESA extends along the southern property line of 7351 No. 5 Road. The ESA is part of a 16.5 ha contiguous ESA that extends over numerous other parcels (see Attachment 3)

To accommodate the Farm Home Plate on each site with septic fields within the Farm Home Plate, the applicant proposes to re-shape the ESA boundary to be situated entirely outside of the Farm Home Plate on each parcel. A detailed report completed by McTavish Resources (April 12, 2019) proposes that a total of 247.30 m^2 of ESA would be removed.

Proposed compensation would include establishing an additional 426.30 m^2 of new ESA behind the line of the Farm Home Plates for the two parcels. Net gain in total ESA over the two parcels would be 179 m^2. Additional compensation measures proposed include the removal of 850 m^2 of invasive species.

ESA Environmental Inventory

The City of Richmond identifies the ESA in this location as 'Freshwater Wetland'. The on-site ESA is part of a contiguous 16.5 ha ESA situated over several adjacent parcels, including an unopened City farm road.

An environmental inventory and assessment report was submitted by McTavish Resources and Management Consultants Ltd. (April 12, 2019). The environmental inventory, completed in 2016 and 2017 found no wet areas, and determined that the vegetation and habitat features do not reflect the City's description of a Freshwater Wetland ESA. Instead the biologist suggests that the area is more reflective of a broad-leaf upland forest designation.

The on-site ESA was reported to be a fallow blueberry field that had been inactive for approximately 30 years and has become overgrown with a mix of native and non-native tree and shrub species. The majority of the tree cover is mature birch trees with lodgepole pine. The shrub layer is dominated by domesticated blueberry and a mix of native species including hardhack, salal, mountain ash and red elderberry, with the occasional fern. Invasive and pioneer species, including Himalayan blackberry, dominate the majority of the eastern edge of the ESA and are found throughout the ESA in lesser quantities. Other invasive species, including lamium and creeping buttercup, are present across the interface of the ESA and the residential yard.

Wildlife habitat may include birds, raptors and small animals, and eight bird species were identified during the inventory. The report concludes that the vegetation does not represent significant wildlife habitat values.

Tree Inventory

The tree inventory, completed by McTavish Resources and Management Consultants (April 11, 2016, updated April 12, 2019), determined that there are 48 bylaw-sized trees on the site.

The majority of the trees are within the ESA and include a mix of paper birch and European birch in advanced age and experiencing health decline as a result of bronze birch borer and fungal disease. Additional tree species within the ESA include 3 shore pines (#505, #508, #537), 1 oak (#518), 1 cherry tree (#1000) and 1 willow tree (#1617).

The remaining on-site trees (within the Farm Home Plate) include:

- 1 shore pine which has died and fallen since the inventory was completed (#533);
- 1 Norway spruce in fair condition (#534);
- 1 poplar in fair condition (#535);
- 1 cherry tree in poor condition (#536);
- 4 undersized hazelnut trees; and
- 1 undersized Douglas fir in excellent condition.

The City's Tree Preservation Coordinator has reviewed the arborist report and has the following comments:

- the majority of the trees located in the ESA are in fair condition. These trees should be retained and protected where ever possible. Dead trees beyond the Farm Home Plate and within striking distance should be assessed by a certified Arborist for 'wildlife modification' as even these types of tree contribute to the ecological value of an identified ESA;
- no trees are proposed to be removed from the Farm Home Plate at this time. Any future removals require a Tree Removal Permit and are to be compensated at a ratio of 2:1; and,
- tree protection fencing must be installed prior to demolition or construction and stay in place until completion of works.

Proposed Environmentally Sensitive Area Compensation (Plans 1, 2 and 3)
To accommodate the future development of the lots, applicant proposes to remove 247.30 m^2 of (Environmentally Sensitive Area) ESA. In compensation for losses to the ESA, the proposed landscape restoration plan (Plans 1, 2 and 3) includes:

- removal of Himalayan blackberry and other invasive plant species, concentrated within approximately 850 m^2 of the site; and
- designation, protection and enhancement of 426.30 m^2 of new ESA with native plant species, including planting 6 trees and 410 shrubs and plants.

The proposal represents a net gain in habitat area and function by augmenting the area of second-growth birch forest with a new densely planted, contiguous natural area to be protected as ESA. The newly designated and planted ESA would increase overall native plant density and diversity, while retaining connectivity with the contiguous ESA and the Ecological Network. The enhancements will result in positive benefits to wildlife habitat, hydrological function, carbon storage and air quality.

To ensure that the proposed enhancements have the best chance of survival and that invasive species are controlled, monitoring and annual reporting by a Qualified Environmental Professional will occur for three years following completion of the landscape restoration plan.

Development Permit Considerations include bonding for the landscape restoration costs and success monitoring, installation of temporary tree and ESA protective fencing, and the registration of legal agreements to ensure protection and retention of the modified ESA (Attachment 4).

Engineering Comments

A Servicing Agreement will not be required for this development. Utility connections and frontage improvements will be addressed at the time of Building Permit, including completing new water and stormwater connections. Registration of a new Statutory Right of Way for the existing stormwater inspection chamber is a consideration of the Development Permit.

Financial Impact

The application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as road works, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusion

The applicant proposes to remove a total of 247.30 m^2 from the Environmentally Sensitive Area (ESA) as part of a subdivision application for a lot line adjustment. Compensation is proposed through a combination of additional ESA designation on-site, planting of 426.30 m^2 of newly established ESA area with native trees, shrubs and plants, and removal of 850 m^2 of invasive

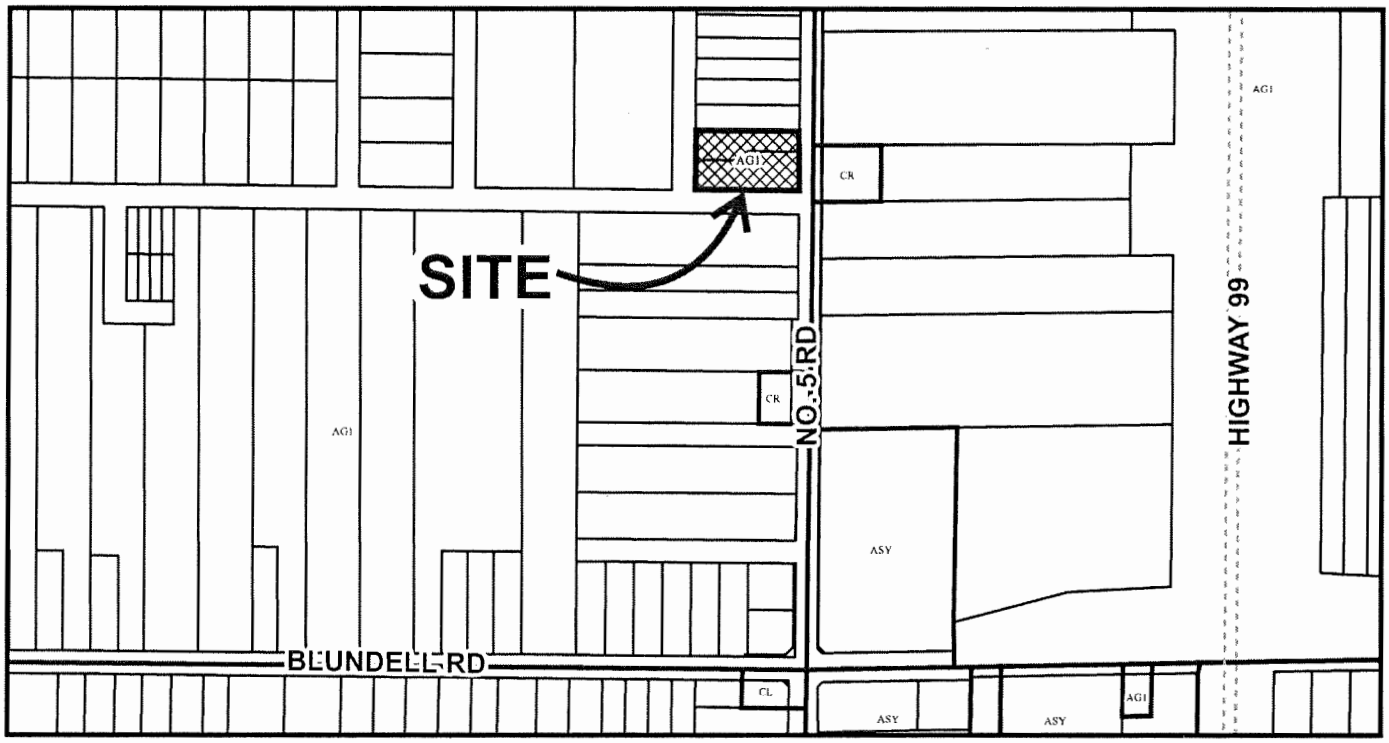
plant species. As the proposed landscape restoration plan would result in a net gain in ESA area and function, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.

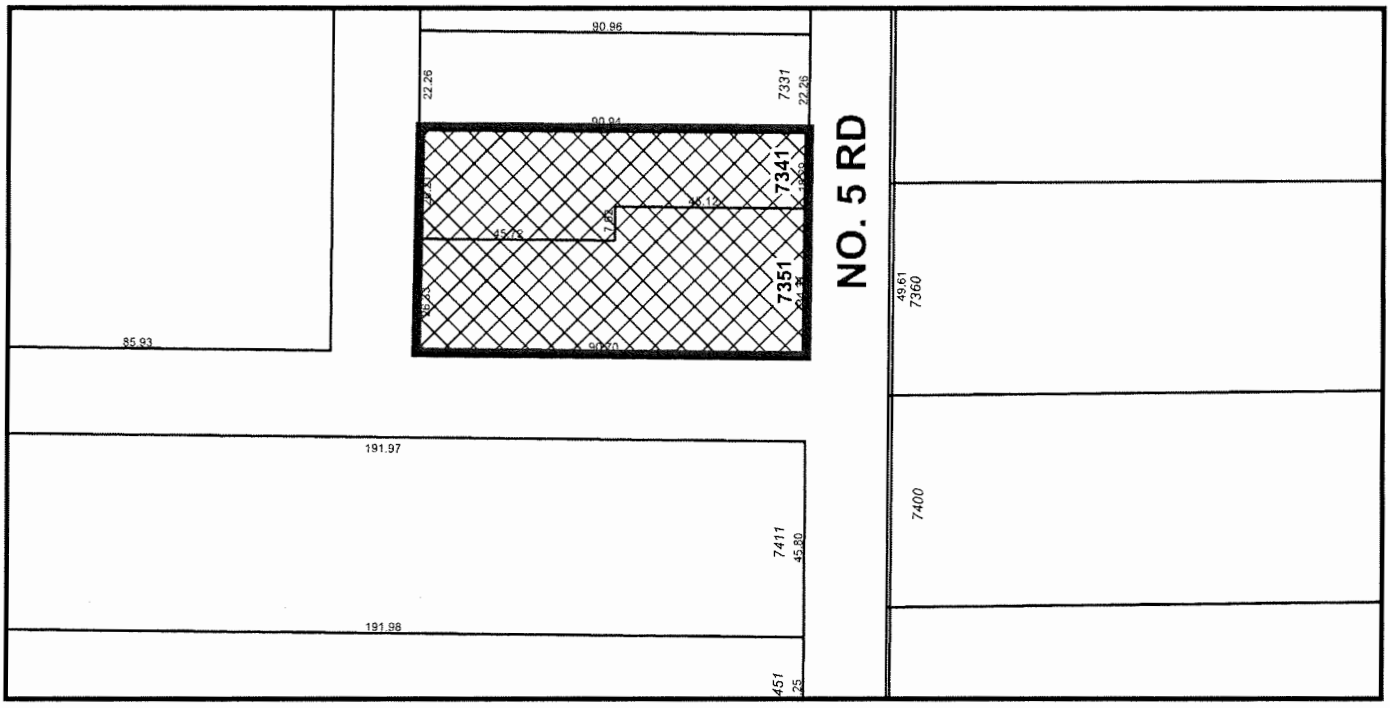
for Jeanette Elmore
Planner 2

JE:cas

Attachments:
Attachment 1: Location Map
Attachment 2: Data Sheet
Attachment 3: ESA Context Plan
Attachment 4: Development Permit Considerations

City of Richmond





DP 17-778295

Original Date: 07/24/17

Revision Date: 04/23/19

Note: Dimensions are in METRES

City of Richmond

Development Application Data Sheet

Development Applications Department

DP 17-778295 **Attachment 2**

Address: 7341 & 7351 No. 5 Road

Applicant: Dagneault Planning Consultants Owner: Kuljit Bapla and Gurjit Bapla

Planning Area(s): East Richmond

	Existing	Proposed
Site Area:	7341 No. 5 Road = 2,023 m^2 7351 No. 5 Road = 2,748 m^2	7341 No. 5 Road = 2,390 m^2 7351 No. 5 Road = 2,387 m^2
Land Uses:	Single family residential	No change
OCP Designation:	Agriculture	No change
Zoning:	Agriculture and Golf (AG1)	No change
Number of Units:	7341 No. 5 Road: 1 unit 7351 No. 5 Road: 1 unit	No change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Floor Area:	Max. 400 m^2	Max. 400 m^2	none
Lot Coverage:	Max. 60% of max. floor area	Max. 60% of max. floor area	none
Setback – Front Yard:	Min. 6.0 m	Min. 6.0 m	none
Setback – Side Yard (one side):	Min. 1.2 m	Min. 1.2 m	none
Setback – Side Yard (other side):	Min. 4.0 m	Min. 4.0 m	none
Setback – Rear Yard:	Min. 10 m	Min. 10 m	none
Farm Home Plate	Max. 1,000 m^2	Max. 1,000 m^2	none
Farm Home Plate Front Setback:	Max. 75 m	Max. 75 m	none
Road Setback for Home	Max. 50 m	Max. 50 m	none
Height (m):	Max. 2 storeys or 9 m	Max. 2 storeys or 9 m	none
Lot Size:	N/A	7341 No. 5 Road = 2,390 m^2 7351 No. 5 Road = 2,387 m^2	none
Total off-street Spaces:	Min. 2	Min. 2	none

City of Richmond Interactive Map



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

© City of Richmond

ATTACHMENT 4

City of Richmond

Development Permit Considerations

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

Address: 7341 & 7351 No.5 Road **File No.:** DP 17-778295

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

1. Receipt of a Letter of Credit for landscaping in the amount of $17,710.00 based on the cost estimate provided in the Synthesized Environmentally Sensitive Area Report (McTavish Resource & Management Consultants Ltd, April 12, 2019).
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained.
3. Submission of a Contract entered into between the applicant and a Qualified Environmental Professional to monitor and provide annual reporting to the City on the ESA for three years following City approval of substantial completion.
4. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
5. Installation of appropriate Environmentally Sensitive Area (ESA) protection fencing and silt control fencing at the boundary of the ESA as proposed by the Development Permit, per the Appendix IV. Tree Retention Plan, Arborist Report 7341 and 7351 No 5 Road, Richmond (dated April 12, 2019) prior to any construction activities, including building demolition, occurring on-site.
6. The granting of a 1.5 m by 1.5 m wide statutory right-of-way at the northeast corner of the development site for the existing inspection chamber STIC45655 being retained.
7. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.9 m GSC.
8. Registration of a legal agreement on title to identify the modified ESA and to ensure that landscaping is retained and planted as identified within the Environmentally Sensitive Area Assessment (McTavish Resource & Management Consultants Ltd, April 12, 2019), and will not be abandoned or removed.
9. Registration of a legal agreement on title to allow City access to the property in case the works identified within the Environmentally Sensitive Area Assessment (McTavish Resource & Management Consultants Ltd, April 12, 2019) are not completed, maintained or monitored as proposed.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Complete works to be done at the developer's sole cost via City Work Order:
   - *Water Works:*
     - Using the OCP Model, there is 407.0 L/s of water available at a 20 psi residual at the No 5 Road frontage. Based on your proposed development, the site requires a minimum fire flow of 95 L/s.
     - The Developer is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit stage building designs.
     - At Developer's cost, the City is to:
       - Cut and cap the existing water service connections serving the development site, and remove water meters.
       - Install two new water service connections, complete with meters and meter boxes, one for each new lot.

Initial: _____

- *Storm Sewer Works:*
  - At Developer's cost, the City is to:
    - Cut and cap, at inspection chamber, the existing storm service connection serving the development site at the northeast corner. Inspection chamber STIC45655 to be retained to serve 7331 No 5 Road.
    - Cut and cap, at main, the two southern service connections serving the development site and remove inspection chambers.
    - Install a new storm service connection at the adjoining property line of the newly subdivided lots, complete with inspection chamber and dual service leads.

- *Frontage Improvements:*
  - The Developer is required to coordinate with BC Hydro, Telus and other private communication service providers:
    - To locate all above ground utility cabinets and kiosks required to service the proposed development within the development site.
    - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.

- *General Items:*
  - The Developer is required to enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

* This requires a separate application.

- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

  All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

  The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed Date

City of Richmond

Development Permit

No. DP 17-778295

To the Holder:	Dagneault Planning Consultants Ltd.
Property Address:	7341 and 7351 No. 5 Road
Address:	220 – 8171 Cook Road Richmond, BC V6Y 3T8

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1, #2 and #3 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of $17,719.00 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 17-778295

To the Holder:	Dagneault Planning Consultants Ltd.
Property Address:	7341 and 7351 No. 5 Road
Address:	220 – 8171 Cook Road Richmond, BC V6Y 3T8

7. 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.

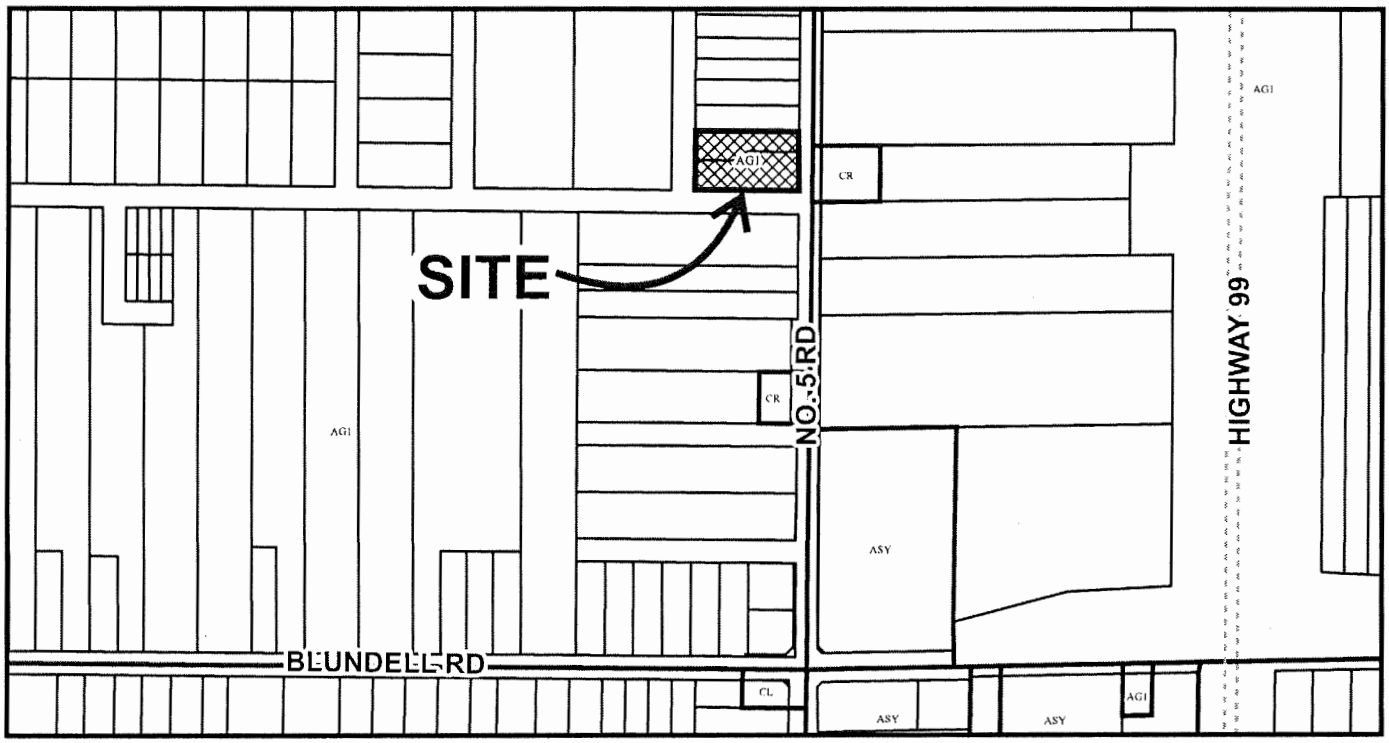
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

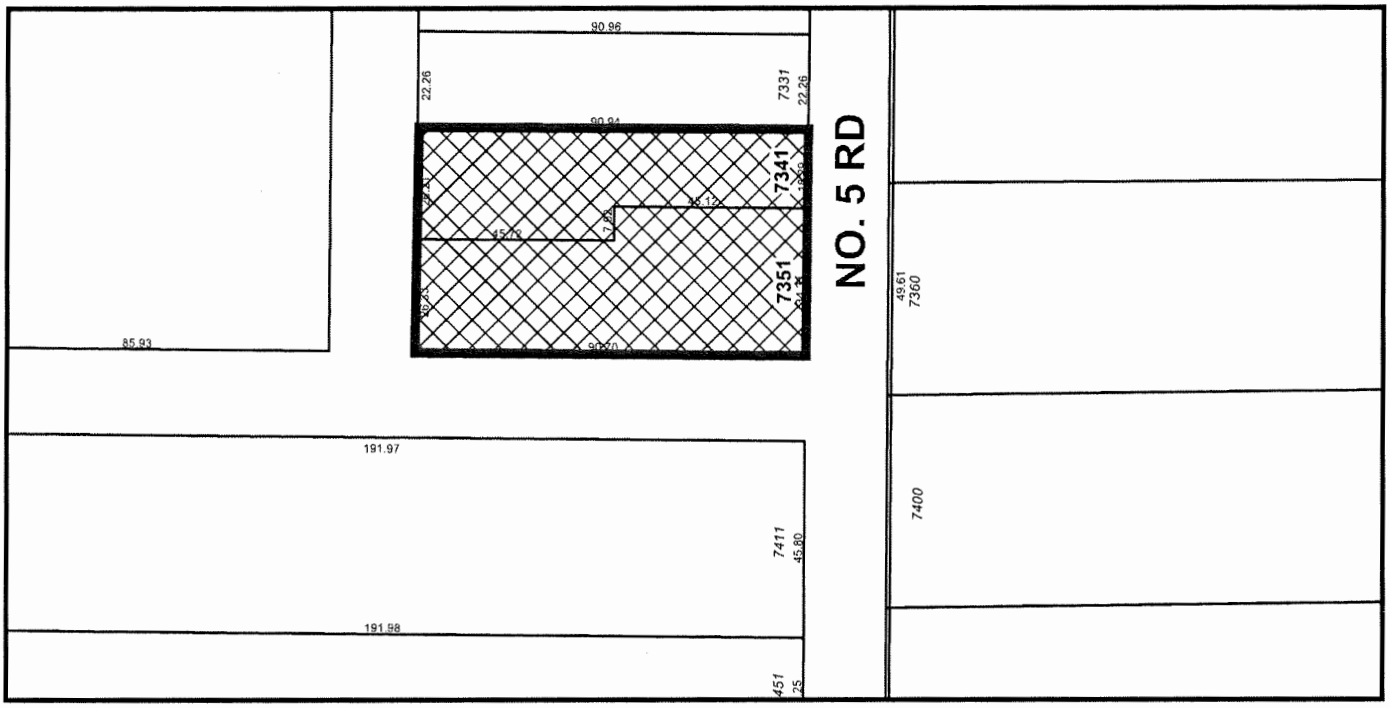
DELIVERED THIS DAY OF , .

_____

MAYOR

City of
Richmond





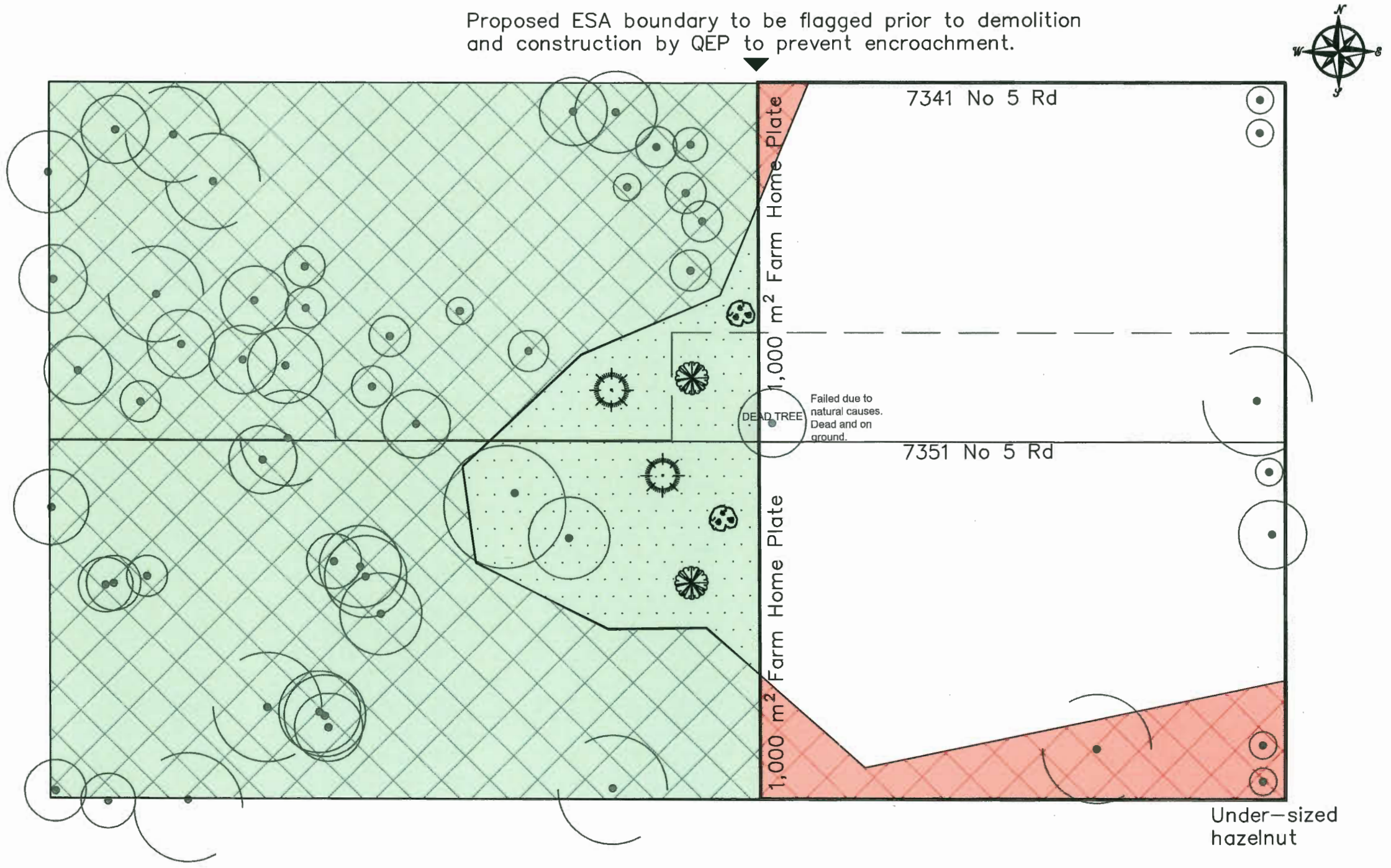
DP 17-778295
SCHEDULE "A"

Original Date: 07/24/17

Revision Date: 04/23/19

Note: Dimensions are in METRES

APR 16 2019



Legend

- Current ESA
- Proposed ESA
- ESA encroachment
- ESA compensation
- Tree for retention
- Tree for removal

Trees for Planting

- 2-m shore pine
- 2-m Sitka spruce
- #5 pot black hawthorn

Planting Materials

110 x #1 pot hardhack (*Spiraea douglasii*)

100 x #1 pot snowberry (*Symphoricarpus albus*)

100 x #1 pot salmonberry (*Rubus spectabilis*)

100 x #1 pot salal (*Gaultheria shallon*)

2 x 2-m shore pine (*Pinus contorta*)

2 x 2-m pot Sitka spruce (*Picea sitchensis*)

2 x #5 pot black hawthorn (*Crataegus douglasii*)

Planting Methods

1. Planting to occur in ESA Compensation area.
2. Planting density is one shrub per square metre.
3. Plant shrubs randomly in groupings of 2-3 per species.
4. Plant shrubs in rectangular-grid pattern.
5. Plant trees as depicted.

MCTAVISH RESOURCE & MANAGEMENT CONSULTANTS LTD.

Version: 4
Date: 2019-04-12
Revisions: 2019-04-02 (TM); 2019-04-12 (TM)
Project: AC-04
Drawn by: T Mitchell

IT IS THE USERS RESPONSIBILITY TO ENSURE THAT THE ACCURACY OF ALL INFORMATION CONTAINED HEREIN IS CONFIRMED ON SITE AND THAT THESE DOCUMENTS ARE OF THE MOST RECENT ISSUE.

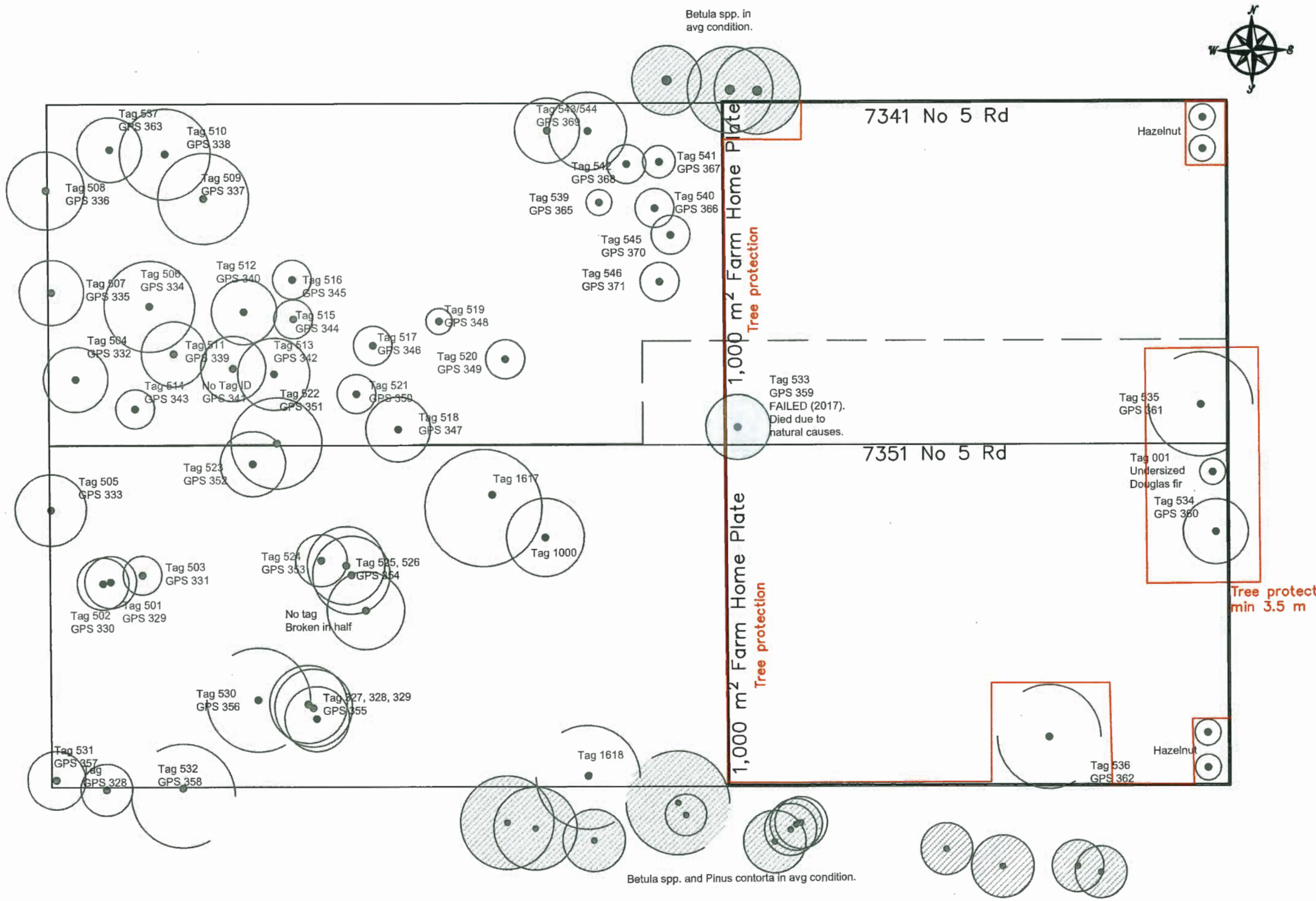
MCTAVISH RESOURCE & MANAGEMENT CONSULTNATS LTD. ASSUMES NO RESPONSIBILITY FOR THIRD PARTY INFORMATION INCORPORTAED INTO THESE DOCUMENTS.

COPYRIGHT RESERVED. THIS DRAWING IS AND REMAINS AT ALL TIMES THE EXCLUSIVE PROPERTY OF MCTAVISH RESOURCE & MANAGEMENT CONSULTANTS LTD. AND SHALL NOT BE REPRODUCED, FORWARDED OR DISSEMINATED IN ANY FORMAT WITHOUT THE EXPRESS PERMISSION OF MRMC.

Plan 1

DP 17-778295

APR 16 2019



Legend

- Tree protection zone
- Tree for retention
- Tree for retention on neighboring property
- Tree for removal

McTAVISH RESOURCE & MANAGEMENT CONSULTANTS LTD.

Date: 2019-04-12 Version: 4

Revisions: 2019-04-02 (TM) 2019-04-12 (TM)

Project: BD-05

Drawn by: T Mitchell

IT IS THE USERS RESPONSIBILITY TO ENSURE THAT THE ACCURACY OF ALL INFORMATION CONTAINED HEREIN IS CONFIRMED ON SITE AND THAT THESE DOCUMENTS ARE OF THE MOST RECENT ISSUE.

MCTAVISH RESOURCE & MANAGEMENT CONSULTNATS LTD. ASSUMES NO RESPONSIBILITY FOR THIRD PARTY INFORMATION INCORPORTAED INTO THESE DOCUMENTS.

COPYRIGHT RESERVED. THIS DRAWING IS AND REMAINS AT ALL TIMES THE EXCLUSIVE PROPERTY OF MCTAVISH RESOURCE & MANAGEMENT CONSULTANTS LTD. AND SHALL NOT BE REPRODUCED, FORWARDED OR DISSEMINATED IN ANY FORMAT WITHOUT THE EXPRESS PERMISSION OF MRMC.

Plan 2

DP 17-778295

APR 16 2019



Figure 13 GPS locations of invasive Himalayan blackberry (January 2016)



Figure 14 Approximate blackberry coverage (December 2017)

Plan 3

DP 17-778295

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	April 15, 2019
From:	Wayne Craig Director, Development	**File:**	DP 17-792077
Re:	**Application by Konic Development for a Development Permit at 9851, 9891 Steveston Highway and 10931 Southgate Road**		

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 11 townhouses at 9851, 9891 Steveston Highway and 10931 Southgate Road on a site zoned "Low Density Townhouses (RTL4)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
   a) Allow seven resident vehicle parking spaces to be small-sized; and
   b) Reduce the minimum front yard on Southgate Road and the exterior side yard on Steveston Highway from 6.0 m to 5.0 m.

Wayne Craig
Director, Development
(604-247-4625)

WC:cl
Att. 3

Staff Report

Origin

Konic Development has applied to the City of Richmond for permission to develop 11 townhouses at 9851, 9891 Steveston Highway and 10931 Southgate Road on a site zoned "Low Density Townhouses (RTL4)", with vehicle access from Steveston Highway (Attachment 1). The site is currently vacant.

The site is being rezoned from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone for this project under Bylaw 9659 (RZ 10-552879). The Bylaw was given Third Reading at the Public Hearing held on March 20, 2017, and the applicant is working to complete all of the Rezoning considerations.

Off-site works required as part of the proposed development include boulevard and storm sewer upgrades along Steveston Highway and Southgate Road, which will be undertaken as part of a Servicing Agreement to be entered into prior to issuance of a Building Permit.

Development Information

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

Background

Existing development immediately surrounding the subject site is as follows:

- To the north, are single-family dwellings fronting Southgate Road and Southgate Place on lots zoned "Single Detached (RS1/E)".
- To the south, immediately across Steveston Highway, are large lots zoned "Agriculture (AG1)" that are in the Agricultural Land Reserve (ALR) at 9660 Steveston Highway and 11111 No. 4 Road, one of which contains a single detached dwelling.
- To the east, immediately across Southgate Road, is a small commercial plaza on lots zoned "Community Commercial (CC)" and "Gas and Service Station (CG2)" at 10811 and 10991 No. 4 Road, which contain a group daycare/preschool, a learning centre, and a carwash/oil change facility.
- To the west, is an existing dwelling on a lot zoned "Single Detached (RS1/E)" at 9835 Steveston Highway.

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage:

- Showing finalized locations for aboveground utility infrastructure required to service the proposed development.
- Addressing transitions in lot grading at the property lines within tree protection zones.

- Enhancing on-site permeability and highlighting the drive-aisle's dual-purpose for both vehicle and pedestrian circulation through the use of varied materials.
- Refinement to landscape design as it relates to tree sizes, abundance of shrubs/ground cover on-site along Steveston Highway, and providing clearance next to visitor parking.
- Improvements to upper storeys and roof forms where the buildings step down to two-storeys.
- Design development to further articulate facades and break up the building mass.
- Review of the proposed colour palette and exterior building materials.
- Demonstrating that all of the relevant accessibility features are incorporated into the design of the proposed Convertible Unit, and that aging-in-place features will be incorporated into all units.
- Reviewing the applicant's design response to the principles of Crime Prevention Through Environmental Design (CPTED).

Through the review of this Development Permit application, staff has worked with the applicant to address these issues to staff satisfaction and to ensure that the proposed architectural form and character is consistent with the design guidelines contained within the Official Community Plan (OCP). The applicant has made the following modifications to their proposal to address the urban design issues identified:

- The location for the aboveground utility infrastructure required to service the townhouses are demonstrated on the Site Plan and have been confirmed to be acceptable by the private utility service providers. Impact of the infrastructure on the public realm is minimized by locating the Shaw and Telus kiosks in an enclosed electrical room on-site, and through proposed landscaping/screening for the hydro kiosk at the east end of the internal drive-aisle.
- Significant effort and review was undertaken by the applicant, the project Arborist, and City staff of the proposed lot grading in tree protection zones at shared property lines to arrive at an acceptable outcome (i.e., using a terraced approach to maintaining the lot grade in the tree protection zone for Tree # 11 to the northwest at 9835 Steveston Highway, while using permeable pavers and varied layers of bedding course and sub-base in the tree protection zone of Tree # 7 to the northeast, shared with 10911 Southgate Road).
- On-site permeability has been enhanced with the expanded use of permeable pavers over the internal drive-aisle from the site entry all the way to the central outdoor amenity space to highlight its' shared use for both vehicle and pedestrian circulation.
- The landscape design has been refined to include a mix of deciduous and coniferous trees of various sizes, the height and abundance of shrubs on-site along Steveston Highway has been clarified, and shrubs have been removed next to visitor parking spaces to ensure adequate clearance for door opening.
- Design improvements have been made to upper storeys and roof forms where the buildings step down to two-storeys, to reflect a more subtle transition.

- Significant design development has been made to provide façade articulation and break up the building mass such that each individual unit is well-defined.
- The proposed material and colour scheme has been enhanced, is of a high-quality and will be compatible with that of adjacent single-family development.
- Aging-in-place features are proposed in all units, as noted on the plans, and the Convertible Unit proposed at the west end of Building A is designed to meet all of the guidelines in the Official Community Plan (OCP).
- Information on how the proposal responds to the principles of CPTED is summarized in the "Analysis" section below.

The Public Hearing for the rezoning of this site was held on March 20, 2017. At the Public Hearing, the neighbouring property owner at 10911 Southgate Road raised questions regarding the expected timeframe for the start of construction, when the applicant would attempt to contact the neighbouring property owner, and whether the joint consent of neighbouring property owners is required to remove trees.

In response to the neighbour's questions, staff advised that if a tree is jointly owned, the joint consent is required for tree removal. The applicant also identified that construction would begin as soon as all permits are obtained, and that action was taken in January, 2017 to enquire about the owner's interest in selling their property and to advise of the development plans in the event that the owner did not wish to sell.

Bylaw 9659 for the rezoning of the subject site was given Third Reading at the Public Hearing.

Following Third Reading of Bylaw 9659 and to enable demolition of the dwellings on the subject site, a valid Tree Removal Permit was obtained in June 2017 to remove of the trees agreed-upon during the Rezoning Application review process, including removal of the two trees on the shared property line of the subject site and 10911 Southgate Road.

The applicant has since reached out to the property owners at 10911 Southgate Road to provide an update on the anticipated timeline for construction on-site and to address any concerns they may have. City staff has not received further correspondence from the neighbouring property owner at 10911 Southgate Road in response to the Development Permit application.

Staff Comments

The proposed scheme attached to this Report (Plans # 1.a to # 4.f, and Reference Plans) has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the OCP and is generally in compliance with the "Low Density Townhouses (RTL4)" zone, except for the zoning variances noted below.

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

As identified at Rezoning stage, the applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

a) Allow seven resident vehicle parking spaces to be small-sized.

Staff is supportive of this variance for the following reasons:

- ***Richmond Zoning Bylaw 8500 allows small car parking spaces (up to a maximum of 50%) where more than 31 parking spaces are proposed on-site. The City's Transportation Department staff support the proposed variance as the seven small car parking spaces (approximately 32 %) meet the intent of the Zoning Bylaw as it would otherwise comply if the proposed parking contained more than 31 spaces. Also, the use of the small car parking spaces enables all of the required resident parking spaces to be provided in a side-by-side arrangement within the garages of each unit.***

b) Reduce the minimum front yard on Southgate Road and the exterior side yard on Steveston Highway from 6.0 m to 5.0 m.

Staff is supportive of this variance request for the following reasons:

- ***A reduction in the building setback from the south property line along Steveston Highway and from the east property line along Southgate Road enables wider setback to be provided from the north and west property lines, resulting in a more sensitive interface with the existing single-family housing to the north and west.***
- ***The frontage improvements along both Steveston Highway and Southgate Road that are required with rezoning enable a more desirable boulevard alongside the street-fronting units, complete with grass and trees between the property line and the existing curb of the road, as compared with the current condition along these frontages. The resulting distance between the curb of Steveston Highway and the building face is approximately 9.0 m, and approximately 9.5 m between the curb and building face on Southgate Road. Prior to final adoption of the rezoning bylaw, a restrictive covenant is required to be registered on title to ensure that noise attenuation is required to be incorporated into dwelling unit design and construction. The applicant has submitted an acoustical and thermal report and recommendations, prepared by a registered professional, confirming that dwelling unit design complies with the Canadian Mortgage and Housing Corporation (CMHC) guidelines for interior noise levels and the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.***
- ***The proposal maintains consistency with the private outdoor space guidelines in the OCP through the provision of larger yards for all units as well as the provision of additional private outdoor spaces in the form of uncovered decks off the main living area on the second floor of some of the units.***

Advisory Design Panel Comments

The Advisory Design Panel review of the proposal was held on December 20, 2018, and was supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments identified at the meeting. A copy of the relevant excerpt from the Advisory Design Panel Minutes is attached for reference (Attachment 3). The design response from the applicant has been included immediately following the specific Advisory Design Panel comments and is identified in '***bold italics***'.

Analysis

Conditions of Adjacency

- The proposed townhouses at the subject site are designed with consideration of the adjacent single-family context to the north and west.
- The proposed buildings along the interface with the rear yards of adjacent single-family lots (Buildings C and D) are a maximum of two-storeys in height and are in a duplex form.
- The proposed three-storey buildings along Steveston Highway (Buildings A and B) have been designed to step down to two-storeys along the interface with the side yard of adjacent single-family lots, and the physical separation to the adjacent single-family lot to the north is at least 6.7 m due to the proposed east-west drive-aisle.
- The applicant has provided a preliminary concept showing how the property at 10911 Southgate Road could redevelop for townhouses in the future, a copy of which is on file. To enable potential future shared use of facilities at the subject site by 10911 Southgate Road, legal agreements for public access over the entire drive-aisle and shared access to the garbage and recycling room are required to be registered on title prior to rezoning.
- Consistent with the OCP guidelines for sites located across an intervening road from ALR lands, a legal agreement is required to be registered on title prior to rezoning to secure a 4.0 m wide landscape buffer on-site (as measured from the south property line) along the Steveston Highway frontage and to indicate that the subject site is potentially subject to impacts of noise, dust, and odour resulting from active agricultural operations.

Site Planning, Access, and Parking

- This proposal is to develop 11 townhouse units on a site that will be approximately 2,506 m^2 (26,980 ft^2) in area after the required corner cut road dedication.
- The proposed site layout consists of:
  - Two buildings on the south portion of the site along Steveston Highway, which are three-storeys in height, each stepping down to two-storeys at either end (Buildings A and B).
  - Two duplex buildings on the north portion of the site, which are two-storeys in height (Buildings C and D).
  - An east-west internal drive-aisle that bisects the site.

- The siting of the buildings enables:
  - The common outdoor amenity space to be provided in a visible and centrally-located portion of the site opposite the main vehicle access point.
  - Easier on-site vehicle manoeuvring.
  - A treed and landscaped yard along Southgate Road, which provides for a more visually interesting public realm.
- Site access was reviewed as part of the Rezoning Application review process and supported by the City's Transportation Department. A single vehicle access point to the site is proposed from Steveston Highway, and is positioned approximately mid-block. The proposed townhouse development is anticipated to generate a manageable amount of traffic that can be accommodated within the existing geometry and capacity of the adjacent road network. The site access configuration was developed in consideration of spacing to the adjacent streets and signalized intersections on Steveston Highway. The access point and internal east-west drive-aisle on-site is intended to provide shared access to future developments to the northeast and to the west, avoiding the need for additional access points in this block between Southgate Road and Southridge Road in the future. A Statutory Right-of-Way (SRW) for Public Right-of-Passage (PROP) over the internal drive-aisle is required to be registered on title prior to final adoption of the rezoning bylaw. On the basis of these considerations, a full movement access to the site is supported.
- Pedestrian access to the site is proposed in two locations: from a walkway off Southgate Road and from the vehicle entry point on Steveston Highway. The decorative and permeable surface treatment of the drive-aisle at the site entry has been carefully designed to highlight its' shared use by both pedestrians and vehicles.
- The main pedestrian entries to the units in Buildings A and B are proposed to front onto Steveston Highway, while the main unit entries to the units in Buildings C and D are proposed to front the internal drive-aisle. Individual garages are arranged along the internal drive-aisle.
- The proposed number of resident and visitor vehicle and bike parking spaces is consistent with the parking requirements in Richmond Zoning Bylaw 8500. Resident vehicle and bike parking spaces are proposed in individual garages, all of which vehicles are in a side-by-side arrangement. Visitor vehicle parking spaces are provided adjacent to buildings and are screened from public view by landscaping. A rack for three visitor bicycle parking spaces is proposed within the common outdoor amenity space.

Open Space and Landscape Design

Outdoor Amenity Space

- A common outdoor amenity space of 89.25 m^2 in size is proposed on-site in a central location that is visible from the main site entry point, and exceeds the minimum size specified in the OCP guidelines (i.e., minimum 66 m^2).
- A children's playhouse is proposed within the outdoor amenity area, which features interactive play activities like a working telescope, mailbox, spinning flowers, as well as countertops, pass-through windows, and seating for social play. In addition to the playhouse,

boulders, balance beams, and stepping logs are also proposed within the outdoor amenity area for natural play, as well as a dry stream bed and bridge, bench seating, a mail kiosk, and bike rack. The area is also to contain two Japanese Maple trees, a variety of shrubs, and lawn.

- A smaller passive common outdoor space containing bench seating, shrubs, and lawn is also provided on-site within a portion of the east yard, off Southgate Road (60.87 m^2 in size).

Private Open Space

- Private outdoor space for each of the units is proposed primarily in the form of yards at grade, and exceeds the minimum size guidelines in the OCP. Additional private outdoor spaces are also proposed for some of the units in the form of small uncovered decks off the main living area on the second floor.

Landscaping

- On-site tree retention and removal was assessed as part of the Rezoning Application, at which time the City's Tree Preservation Coordinator concurred with the applicant's proposal to: retain Tree # 11 off-site to the northwest at 9835 Steveston Highway and Tree # 7 to the northeast, shared with 10911 Southgate Road; and to remove a total of 16 trees (including hedges) on-site/on shared property lines due to poor and hazard condition, as well as conflict with the building envelope and proposed lot grading. The property owner at 9860 Southgate Place obtained a permit to remove Tree # 9 located on their property, which was identified as a hazard tree during the Rezoning process. Following Third Reading of the rezoning bylaw, the applicant obtained a Tree Removal Permit to remove the on-site/shared trees in June 2017 to enable demolition and site preparation, and an interim replacement security for these trees was collected and will be held until after the final Landscaping Security is submitted by the applicant prior to Development Permit issuance.
- Consistent with the 2:1 tree replacement ratio in the OCP, the applicant is required to plant and maintain a minimum of 32 replacement trees on-site, with the understanding that the City will accept a contribution from the applicant in the amount of $500/tree for any replacement trees that cannot be accommodated on-site.
- The proposed Landscape Plan includes a mix of 25 deciduous and coniferous trees, as well as a variety of shrubs, perennials, grasses and groundcover. In-lieu of planting the remaining required seven replacement trees on-site, the applicant is required to submit a contribution to the City's Tree Compensation Fund in the amount of $3,500 ($500/tree) prior to issuance of the Development Permit.
- The tree and plant species proposed in the Landscape Plan include: Cypress, Dogwood, Hornbeam, Maple, and Spruce, as well as Azalea, Daylily, Fountain Grass, Hosta, Mock Orange, Laurel, Viburnum, Victoria California Lilac, and Yew hedges.
- The proposed on-site landscaping treatment along Steveston Highway, within the 4.0 m wide ALR landscaped buffer is proposed to include grass, trees, and shrubs, while the off-site boulevard treatment will contain a new sidewalk, grass and trees. At rezoning stage, the proposal was presented to the Agricultural Advisory Committee, and was supported unanimously.

- To define the street edge along Steveston Highway and Southgate Road, low decorative metal fencing with pedestrian gates is proposed, while 1.8 m high solid wood fencing is proposed elsewhere around the perimeter of the site. A variety of other fencing types are proposed elsewhere on-site to enable screening and definition between yards.
- A variety of hardscape materials and colours are proposed on-site to distinguish between pedestrian and vehicle areas, provide visual interest and assist with surface permeability. Specifically: a mix of asphalt and permeable pavers over the internal drive-aisle and visitor parking spaces, broom-brushed concrete pedestrian pathways from the public sidewalk on Steveston Highway to individual unit entries, a stepping stone pathway from Southgate Road, and permeable pavers for patios in the individual yards of units in Buildings C and D.
- The Landscape Plan requires that all soft landscaped areas be irrigated consistent with industry standards. To ensure on-going maintenance, the installation of an automated irrigation system is proposed.

Indoor Amenity Space

- Consistent with the OCP, the applicant proposes to submit a contribution to the City prior to rezoning bylaw adoption in-lieu of the provision of common indoor amenity space on-site. Since the associated rezoning bylaw was in-stream and received Third Reading by Council prior to City Council updating the contribution rates in the OCP on February 19, 2018, the former contribution rates apply (i.e., $1,000/unit, for a total of $11,000).

Architectural Form and Character

- The proposal contains elements of the Tudor architectural style, using gable roofs, entry porches with columns, two tones of brick cladding at the ground level, and a combination of light and dark composite cement panels, siding, and shake at 2nd and 3rd levels.
- There is an architectural rhythm to the units through the use of vertical bays that accentuate individual units along the dominant frontage on Steveston Highway. The east side elevation facing Southgate Road has been designed to include more articulation and an additional entry porch to simulate the character of single-family housing.
- Consistent with the design guidelines in the Arterial Road Land Use Policy, the rear buildings along the rear yard interface with adjacent single-family housing to the north are proposed in duplex form and are limited to two storeys. The architectural style of the duplex buildings are consistent with the Tudor style proposed for the street-fronting buildings along Steveston Highway.

Accessible Housing

- All of the proposed units incorporate aging-in-place features to accommodate mobility constraints associated with aging. These features include:
  - Stairwell hand rails.
  - Lever-type handles for plumbing fixtures and door handles.
  - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

- As demonstrated on the Site Plan and Reference Plans (Plan # 1.e, and Drawing No. A5.0 and A 5.0B), the proposed development includes one Convertible Unit in Building A that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair (i.e., Unit Type A1). The potential conversion of this unit will require the installation of a vertical lift (e.g., elevator).

Sustainability

- On July 16, 2018, Richmond City Council adopted the BC Energy Step Code requirements for new residential developments. These new requirements apply to most Building Permit applications filed on or after September 1, 2018, except for developments with: a) a valid Development Permit; or b) an acceptable Development Permit application submitted to the City by July 16, 2018. Since the associated rezoning bylaw received Third Reading by Council and the associated Development Permit application was received prior to July 16, 2018, this project may be constructed to meet the City's previous Townhouse Energy Efficiency and Renewable Energy Policy, so long as an acceptable Building Permit application for the development is submitted to the City by December 31, 2019. If this deadline is not met, the development will be required to meet the City's Energy Step Code requirements.
- Consistent with the previous Townhouse Energy Efficiency and Renewable Energy Policy, the applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and to providing pre-ducting for solar hot water heating for the proposed development. Prior to rezoning bylaw adoption, a legal agreement is required to be registered on Title specifying that all units are to be built and maintained to an ERS score of 82 or higher, and that all units are to be solar hot water ready.
- The applicant has submitted an acceptable evaluation report by a Certified Energy Advisor, which confirms that the proposed townhouse units are designed to achieve an ERS 82 score of 82. The key technical elements that enable this rating to be achieved will be specified in the legal agreement registered on Title to ensure that they are included in the building design at Building Permit stage.
- The applicant has also identified the following features are proposed to be provided in all units:
  - Low E double glazed windows.
  - Energy Star appliances and light bulbs.
  - An energized outlet in all garages to enable Level 2 electric vehicle charging, consistent with the Zoning Bylaw.

Crime Prevention Through Environmental Design (CPTED)

- The applicant has identified that the proposal responds to the following principles of CPTED, as encouraged in the design guidelines contained within the OCP:

  Natural Access Control

  - A single and visible vehicle entry point is proposed to the site from Steveston Highway, with decorative surface used to highlight the dual-use of the entry point for both vehicles and pedestrians, and the secondary pedestrian entry point to the site off

Southgate Road is clearly defined through the use of a trellis structure/gate that has a direct sightline and requires a key to enter. Low fencing with perimeter trees is used to delineate the public versus private space.

Natural Surveillance

- The common outdoor amenity space is centrally-located and highly visible implying informal supervision throughout the site. Front yard-facing windows in Buildings A and B provide for "eyes on the street". Bench seating is proposed in both the common outdoor amenity space and passive outdoor space along Southgate Road. Landscape design considered CPTED principles to inform plant species selection.

Territoriality/Defensible Space

- Impersonal spaces such as the internal drive-aisle and surface parking spaces are personalized through the use of varied soft and hard landscape materials. Landscaping, screening, and varied fence types are appropriate to the spaces they intend to define. Exterior building-mounted lighting is proposed to illuminate entries.

Site Servicing & Off-site Improvements

- Servicing requirements and off-site improvements to support the proposed development were identified as part of the Rezoning Application, and include:
  - A 4 m x 4 m corner cut road dedication at the southeast corner of the subject site and $20,000 contribution towards the future installation of a special crosswalk at the intersection of Southgate Road and Steveston Highway, all prior to rezoning bylaw adoption.
  - Entering into a Servicing Agreement prior to Building Permit issuance for the design and construction of the required water, storm and sanitary service connections, as well as boulevard and storm sewer upgrades along Steveston Highway and Southgate Road.

Conclusion

This proposal is for an 11-unit townhouse development at 9851, 9891 Steveston Highway and 10931 Southgate Road, with vehicle access from Steveston Highway.

The applicant has addressed the design issues identified through the rezoning process, as well as additional staff comments regarding site planning, urban design, architectural form and character, and landscape design identified as part of the Development Permit Application review process. The proposal provides an appropriate response to the surrounding single-family context and conforms to the applicable design guidelines contained within the OCP.

The development proposal complies with the requirements of the "Low Density Townhouses (RTL4)" zone, with the exception of the zoning variances discussed.

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

Cynthia Lussier
Planner 1
(604-276-4108)
CL:blg

Attachment 1: Location Map
Attachment 2: Development Application Data Sheet
Attachment 3: Excerpt from the December 20, 2018 Advisory Design Panel Meeting minutes and Applicant's design response

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

- Submission of a contribution to the City's Tree Compensation Fund in the amount of $3,500 in-lieu of planting the seven remaining required replacement trees on-site.
- Receipt of a Letter-of-Credit or other form of security acceptable to the City for landscaping in the amount of $119,943.29 (100% of the cost estimate provided by the Landscape Architect, including all materials, labour, and a 10% contingency).

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

- Incorporation of accessibility measures (e.g., Aging-in-place features in all units, and Convertible Unit features in one unit) in Building Permit plans as determined via the Rezoning and Development Permit applications.
- Incorporation of energy efficiency measures and pre-ducting for solar hot water heating in Building Permit plans to achieve an ERS score of 82, as specified in the legal agreement that is required via the Rezoning and Development Permit applications.
- Incorporation of noise mitigation measures in Building Permit plans as outlined in the acoustical and thermal report and recommendations prepared by the appropriate registered professional as part of the Development Permit application, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements (as per the noise covenant registered on Title prior to rezoning).
- Entrance into a Servicing Agreement* for the design and construction of off-site improvements, as well as water, storm, and sanitary service connections. Works include, but are not limited to:

  Water Works

  - Using the OCP Model, there are 518 L/s of water available at 20 psi residual at the hydrant at the south side of Steveston Highway and 284 L/s of water available at 20 psi residual at the hydrant at the northwest corner of the Steveston Highway and Southgate Road intersection. Based on the proposed development, the site requires a minimum fire flow of 220 L/s. At Building Permit stage, the applicant is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage designs.
  - At the applicant's cost, the City will:
    - Cut and cap at the main the existing water service connections at the Steveston Highway frontage.
    - Install a new water connection to service the proposed development. Connection to the existing 500 mm diameter watermain along the north side of Steveston Highway is not permitted. Details of the new water service shall be finalized via the Servicing Agreement design review process.

- Relocate the existing fire hydrant at the northwest corner of Steveston Highway and Southgate Road intersection to match the required frontage improvements (as identified by the City's Transportation Department).

Storm Sewer Works

- The applicant is required to upgrade the existing ditch along Southgate Road to a single 1050 mm storm sewer at road centerline. The length of the ditch upgrade shall match the extent of the required frontage improvements (as identified by the City's Transportation Department). Tie-ins of the proposed 1050 mm storm sewers shall be as follows:
  - The south end of the new 1050 mm storm sewer at Southgate Road centerline shall tie-in to the existing storm sewer alignment along the north side of Steveston Highway via a new manhole.
  - The north end of the new 1050 mm storm sewer shall tie-back to the existing drainage systems along the east and west sides of Southgate Road via new manholes and/or storm sewer inlet structures.
- The applicant is required to upgrade the existing 525 mm diameter storm sewer to 750 mm diameter (approximately 102 m long) along Steveston Highway from the proposed site's west property line to the existing manhole STMH2902 (located at the northeast corner of Steveston Highway and Southgate Road). The storm sewer upgrade along Steveston Highway shall include (but is not limited to) the following:
  - Removal of existing manholes STMH2801 and STHMH 2803.
  - Provide new manholes at the west property line and at the junction of the proposed 750 mm diameter storm sewer along Steveston Highway with the proposed 1050 mm diameter storm sewer along Southgate Road.
- The applicant is required to upgrade the existing 600 mm diameter storm sewer to 1050 mm diameter (approximately 8 m long) from the new manhole at the junction of Steveston Highway and Southgate Road and tie-in to the existing manhole STMH2902 via a reducer. Existing manhole STMH2902 shall be replaced if it is found to be in poor condition.
- The applicant is required to install a new storm sewer connection to service the proposed site. Details of the new storm service shall be finalized via the Servicing Agreement design review process.
- At the applicant's cost, the City will:
  - Extend the existing drainage connections at the Southgate Road frontage of 10811 No. 4 Road to Southgate Road centerline and connect it to the new 1050 mm storm sewer.
  - Plug the existing pipe opening at the north side of manhole STMH2902.

Sanitary Sewer Works

- The applicant is required to provide a sanitary service connection to the proposed site off of the existing sanitary main at Southgate Road.
- At the applicant's cost, the City will cap at the property line the existing sanitary service connections for 9851 and 9891 Steveston Highway and 10931 Southgate Road.

Frontage Improvements

- The applicant is required to coordinate with BC Hydro, Telus, and other private communication service providers to:
  - Underground the existing overhead service lines along the Steveston Highway frontage.
  - Pre-duct for future hydro, telephone and cable utilities along all road frontages.
  - Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Development Permit application design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the right-of-way dimensions and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall

confirm this via a letter to be submitted to the City. The following are examples that shall be shown in the functional plan and registered prior to Servicing Agreement design approval:

BC Hydro PMT – 4 m W X 5 m (deep)
BC Hydro LPT – 3.5 m W X 3.5 m (deep)
Street light kiosk – 1.5 m W X 1.5 m (deep)
Traffic signal kiosk – 1 m W X 1 m (deep)
Traffic signal UPS – 2 m W X 1.5 m (deep)
Shaw cable kiosk – 1 m W X 1 m (deep)
Telus FDH cabinet – 1.1 m W X 1 m (deep)

- The applicant is required to upgrade the boulevard along Steveston Highway to the ultimate condition, including (but not limited to) installation of a treed/grass boulevard at the existing curb and a 1.5 m wide concrete sidewalk at or near the south property line of the subject site.
- The applicant is required to upgrade the road and boulevard along Southgate Road, including (but not limited to): road widening to achieve a minimum pavement width of 11.2 m (note: examination of the existing road base is also required to determine if new road base construction is required); installation of curb and gutter, a 1.5 m wide treed/grass boulevard, and a 1.5 m wide concrete sidewalk at or near the east property line of the subject site. The curb return at the southeast corner of the subject site is to have a 9.0 m radius. .
- The applicant is required to provide street lighting along Steveston Highway and Southgate Road frontages.

General Items

- If pre-load is required, the applicant is required to:
  - Provide, prior to pre-load installation, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site (e.g., existing sanitary mains along the north property line and existing 150 mm diameter watermain along Southgate Road frontage), proposed utility installations, the existing houses along the north property line, and provide mitigation recommendations. The mitigation recommendations shall be incorporated into the first Servicing Agreement design submission or prior to pre-load.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- Submission of a Construction Parking and Traffic Management Plan to the satisfaction of the City's Transportation Department (http://www.richmond.ca/services/ttp/special.htm). The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation and Infrastructure) and MMCD Traffic Regulation Section 01570.

Notes:

* This requires a separate application.

- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner, but also as covenants pursuant to Section 219 of the Land Title Act.

  All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in

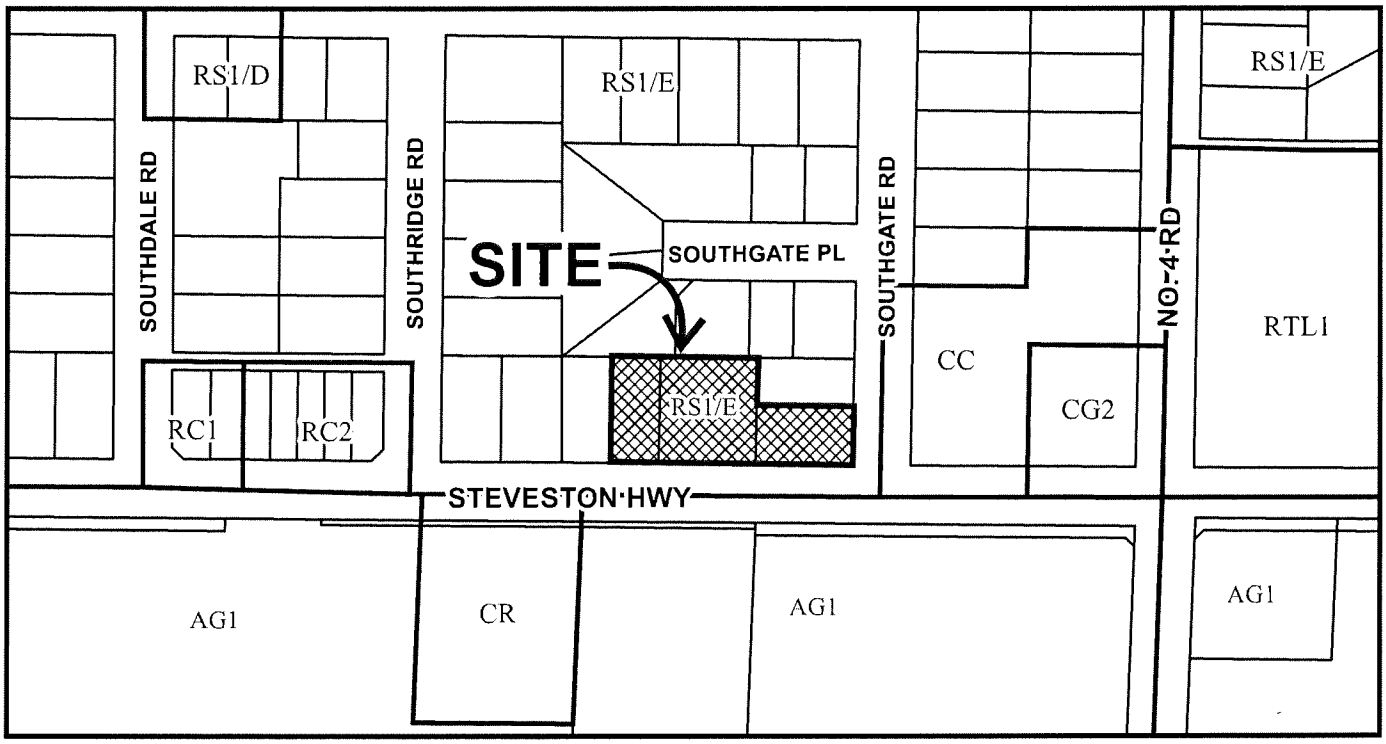
the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

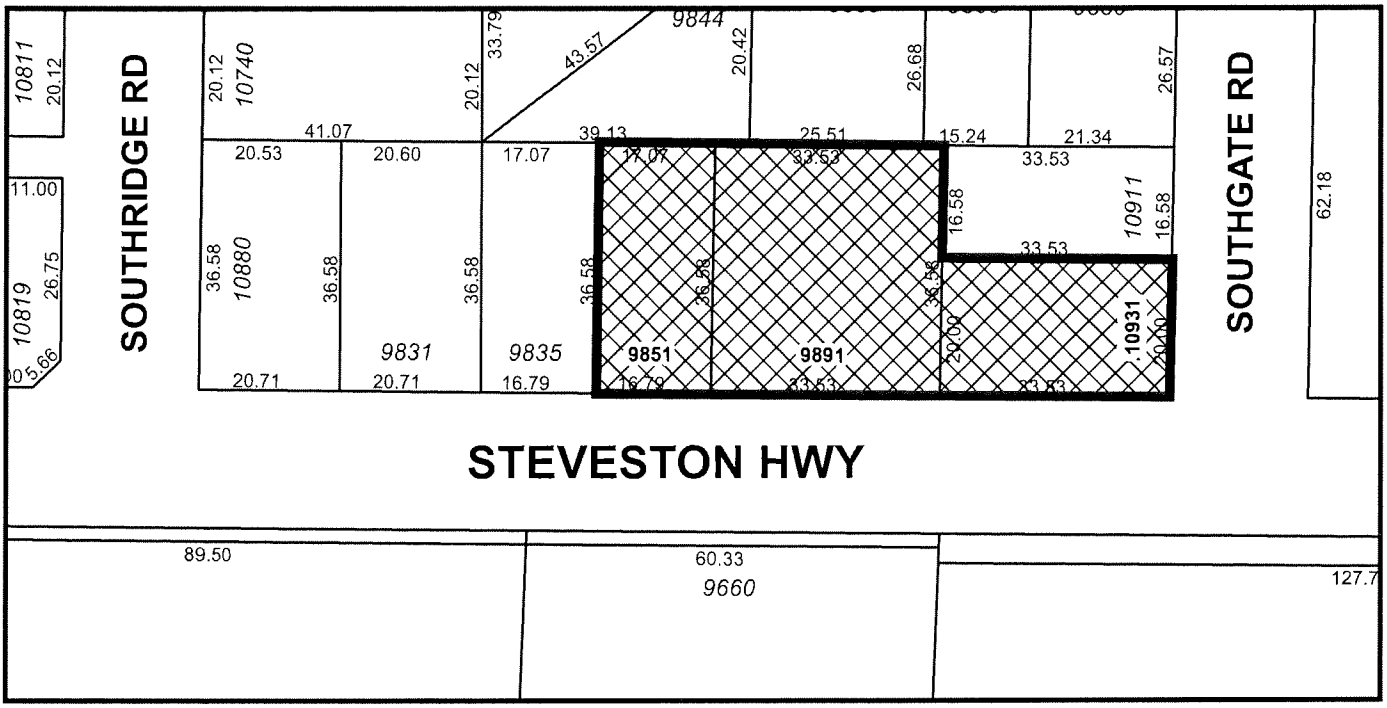
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Attachment 1

City of Richmond





DP 17-792077

Original Date: 11/27/17

Revision Date:

Note: Dimensions are in METRES

Attachment 2

City of Richmond

Development Application Data Sheet

Development Applications Department

DP 17-792077

Address: 9851, 9891 Steveston Highway and 10931 Southgate Road

Applicant: Konic Development Owner: 1002397 BC Ltd.

Planning Area(s): Broadmoor

	Existing	Proposed
Site Area:	2,515 m^2 (27,071.21 ft^2)	2,506 m^2 (26,974.33 ft^2)
Land Uses:	Vacant Land (previously single-family and duplex housing)	Townhousing
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	Previously 4	11

	Bylaw Requirement/ OCP Guideline	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60	none permitted
Buildable Floor Area (m^2)	Max. 1,503.55 m^2 (16,184.60 ft^2)	1,503.37 m^2 (16,182.62 ft^2)	none
Lot Coverage – Buildings (% of lot area):	Max. 40%	37.88%	none
Lot Coverage – Buildings, Structures, and Non-Porous Surfaces:	Max. 65%	55.88%	none
Lot Coverage – Live Plant Material:	Min. 25%	26.59%	none
Setback – Front Yard (east):	Min. 6.0 m	5.03 m	To reduce from 6.0 m to 5.0 m
Setback – Interior Side Yard (north):	Min. 3.0 m	4.55 m	none
Setback – Exterior Side Yard (south):	Min. 6.0 m	5.00 m	To reduce from 6.0 m to 5.0 m
Setback – Rear Yard (west):	Min. 3.0 m	3.29 m	none
Building Height (m):	Max. 12.0 m	11.95 m (3 storey buildings) 8.79 m (2 storey buildings)	none

	Bylaw Requirement/ OCP Guideline	Proposed	Variance
On-site Vehicle Parking Spaces (Resident):	Min. 22 spaces (2/unit)	22 spaces	none
On-site Vehicle Parking Spaces (Visitor):	Min. 3 spaces (0.2/unit; min. 1 space must be Accessible)	3 spaces (of which 1 space is Accessible)	
On-site Vehicle Parking Spaces – Total:	Min. 25 spaces	25 spaces	none
Tandem Parking Spaces:	Max. 50% of resident parking spaces	N/A	none
Standard Parking Spaces:	Min. 100% for sites with less than 31	68% (15 spaces)	To allow 7 small car parking spaces
Small Parking Spaces:	N/A	32% (7 spaces)	
Amenity Space – Indoor:	Min. 70 m^2	Cash-in-lieu	N/A
Amenity Space – Outdoor:	Min. 66 m^2	Main space - 89.25 m^2 Passive space – 60.87 m^2	N/A

Attachment 3

Annotated Excerpt from the Minutes to the
Advisory Design Panel Meeting

Thursday, December 20, 2018 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

4. DP 17-792077 – 11-UNIT TOWNHOUSE DEVELOPMENT

ARCHITECT:	Imperial Architecture
LANDSCAPE ARCHITECT:	M2 Landscape Architects
PROPERTY LOCATION:	9851, 9891 Steveston Highway and 10931 Southgate Road

Applicant's Presentation

Jiang Zhu, Imperial Architecture, and Meredith Mitchell, M2 Landscape Architects, presented the project and answered queries from the Panel on behalf of the applicant.

Panel Discussion
Comments from Panel members were as follows:

- appreciate the applicant contributing to the City's Public Art Fund; applicant is encouraged to consider incorporating public art into the project, particularly at the corner of Steveston Highway and Southgate Road; ***Noted. A contribution in-lieu of the provision of public art on-site was already determined through the Rezoning Application.***
- differentiation of units in Buildings C and D is needed to break down the massing of these buildings; consider introducing different colours and materials and a differentiating architectural feature between units; ***Revised the elevation designs for back buildings. More architectural elements such as covered porches and bay windows with dormer roof above were introduced in order to add more details and break up the massing.***
- support the installation of the trellis feature to define the common space from private space for the east end unit; ***Noted.***
- consider further articulation of the east end unit of Building B, e.g. carrying down the white pattern language down to the second floor to further highlight the corner as a gateway; ***Revised the second floor bay window profile (on east end of south elevation) to correspond the wood patterns and rhythm of the main architectural treatment/language used on Building B.***

- support the pedestrian walkway articulation on the internal drive aisle; consider adding a matching permeable pathway along the south side of the internal drive aisle for pedestrian circulation to Buildings A and B; also consider adding pedestrian connections with a different paving pattern or colour treatment from the main sidewalk to the interior pedestrian networks; ***Decorative paving at site entry extended to east-west pedestrian pathway on internal drive aisle to provide connection to outdoor amenity area. Additional matching permeable pathway along the south side of the internal drive-aisle is proposed. Paving pattern/colour treatment for interior network is different than main sidewalk as requested.***
- support the proposed sustainability features of the project; appreciate the level of information regarding the project's sustainability strategy included in the package provided by the applicant; ***Noted.***
- appreciate the applicant's presentation of the project; commend the applicant for providing a plant list with larger fonts; ***Noted.***
- concerned that the pedestrian treatment on the internal drive aisle may be underused by pedestrians and has potential maintenance issues; ***Decorative paving at site entry extended to 3' wide east-west pedestrian pathways on both the north and south sides of the internal drive aisle to provide connection to outdoor amenity area; this will encourage pedestrian usage throughout the site and promote entry to the outdoor amenity space. Maintenance should not be a concern as decorative paving within drive-aisles is common.***
- from an urban design view, support the proposed plantings in the portion of the front yard facing Steveston Highway which serve as a vegetative buffer to lands within the Agricultural Reserve on the south side of Steveston Highway; ***Size for Victoria California Lilac and Photinia revised to #2 pot; 40cm to ensure that mature height will not exceed 1.2m; will still provide a vegetative buffer.***
- screening for the exposed facades on Buildings A and B at visible locations is not adequate; consider installing a trellis and/or higher and more vertical planting on building facades, i.e. on blank brick walls, on either side of the main entrance to the site; ***Planting has been revised to provide larger/taller/more vertical shrubs to screen exposed facades on Buildings A and B.***
- the outdoor amenity area is sited in a good location; however, the area is very narrow; needs to have an adequate play area; ***Trellis at amenity area entry provides greater sense of arrival. Trellis has been made wider so that the mail kiosk, pathway, and bike rack are all underneath the trellis.***

- the trellis feature and bicycle racks at the entry to the outdoor amenity area separate/isolate the area from the rest of the development and block sunlight into the area; consider opening up the entry to the outdoor amenity area; ***Trellis at amenity area entry provides greater sense of arrival. Trellis has been made wider so that the mail kiosk, pathway, and bike rack are all underneath the trellis. The wider structure will also allow for more circulation through the area and the total number of overall wood members has been decreased in order to allow for more sunlight into the area.***
- concerned that the sod area under the play elements may not work; ***This is not believed to be an issue, the only area with sod under the play element is with the playhouse. With proper maintenance and irrigation, the sod should be healthy. Climbing rock, stepping logs, balance beams will not be an issue as these features are sitting on grade with no grass underneath.***
- consider rearranging the play elements in the outdoor amenity area to under accentuate the linearity of the space; also, the bench is not located in the best location; ***Trellis at amenity area entry provides greater sense of arrival. Trellis has been made wider so that the mail kiosk, pathway, and bike rack are all underneath the trellis. The wider structure will also allow for more circulation through the area. Play elements have been rearranged and spaced out to provide more room down the middle of the area. The elements are arranged to promote continuity and a theme/linearity from one feature to another. Allows for children to work their way through the space from south to north. Bench within central amenity area has been relocated. It is not intended to be set in cast-in-place concrete, rather installed within the planting bed; this is not an uncommon practice.***
- appreciate the applicant's efforts to retain the existing tree adjacent to Unit 111; however, the applicant is cautioned on the survivability of the retained tree considering its proximity to the townhouse unit; ***Details of construction around existing tree illustrated on tree management plan and landscape detail/section.***
- consider relocating the PMT to provide continuity to the east-west internal drive aisle up to Southgate Road; ***Several alternate PMT location options were proposed during design stage and the current location is the only option which was agreed by city and approved by BC Hydro.***
- the tree management plan provided by the applicant needs more coherence and could have been better presented; ***Adequate detail and descriptions have been provided on the tree management plan.***
- appreciate the model giving clarity to the proposed scheme; ***Noted.***
- unfortunate that the PMT is located at the east terminus of the east-west internal drive aisle; if it could not be relocated elsewhere, consider a more significant landscape on the east terminus as a transition buffer; ***1.20m high Hicks yew hedge screen provides adequate transition buffer to amenity area; space is limited as is.***

- consider increasing the size of the outdoor amenity space; also consider design development of the roofscape of adjacent townhouse units to allow more daylight into the amenity space; ***The "L" shape site and rear setback requirements caused by historical subdivision layout created challenges on the design especially enlarging the outdoor amenity area by reducing building footprints. A shadow analysis was conducted to compare the shadow effect between two different roof profiles. The study indicated the roof slope profiles have minimum difference on amount of sunlight or shadow over the amenity area. In consideration of consistency of the architectural treatment and language used in each building, we propose to maintain the gable roof profile for back buildings.***
- appreciate the lineal and more urban expression along Steveston Highway; ***Noted.***
- duplex units could benefit from the small shift in the alignment of the internal driveway; investigate opportunities for accentuating the jogging so the duplex units can split; ***This option was considered during design stage. The jogging driveway is one of the townhouse design guidelines in OCP part 14.***
- agree with the Panel comment that the outdoor amenity space is narrow and there is a lot going on in the limited space; consider reducing the setback to the west property line and take away some of the adjacent private lawn area to widen the amenity space; ***This option was reviewed at design stage, however, the width requirement on visitor parking stall and clearance on both sides to vertical barriers (wall or fence) make the option of narrower west yard setback not valid. Also reducing the west yard setback further creates concerns on privacy to the neighbor next door.***
- also agree with Panel comment to eliminate the trellis as it would hide the amenity space and make it feel more constrained; ***Trellis at amenity area entry provides greater sense of arrival. Trellis has been made wider so that the mail kiosk, pathway, and bike rack are all underneath the trellis. The wider structure will also allow for more circulation through the area.***
- consider extending the permeable paving treatment on the site entry up to the intersection and connect to the outdoor amenity space to enhance on-site pedestrian experience; ***East-west pathway along north side of internal drive-aisle has been maintained, and additional matching permeable pathway along the south side has been proposed. Decorative paving at site entry extended to east-west pedestrian pathway on internal drive aisle to provide connection to outdoor amenity area; this will encourage pedestrian usage and promote entry to the outdoor amenity space.***
- the package provided to the Panel was helpful; ***Noted.***
- overall architectural style is dated but contextual; simple and well done; ***Noted.***

- consider replacing the vinyl shake with the more durable and higher quality pre-painted hardie which is more appropriate to an arterial road development; ***Revised exterior finish schedule to replace vinyl shake with suggested Hardie shake.***
- appreciate that the applicant is putting a lot of thought on the retention of the large tree; however, agree with concerns regarding its survivability; ***Noted.***
- agree with the suggestion to relax the setback to the west property line as it would provide breathing room around the outdoor amenity space; ***This option was reviewed at design stage, however, the width requirement on visitor parking stall and clearance on both sides to vertical barriers (wall or fence) make the option of narrower west yard setback not valid. Also reducing the west yard setback further creates concerns on privacy to the neighbor next door.***
- appreciate the design of the convertible units; the units are spacious and the elevator is well designed; ***Noted.***
- proposed location of the PMT negatively impacts the exterior amenity area; ***Several alternate PMT location options were proposed during design stage and the current location is the only option which was agreed by city and approved by BC Hydro.***
- agree with Panel comments that there is a lot going on in the central outdoor amenity space; investigate opportunities for simplifying its design and relocating the mailbox; ***Design at entry of central outdoor amenity area has been simplified, trellis provides greater sense of arrival at the entry into the area. Trellis has been made wider so that the mail kiosk, pathway, and bike rack are all underneath the trellis. The wider structure will also allow for more circulation through the area.***
- proposed treatment of the north side of the internal drive aisle with permeable pavers to define on-site pedestrian circulation could either be maintained or eliminated due to potential maintenance issues; ***East west pathway along north side of internal drive aisle has been maintained, additional matching permeable pathway along the south side is proposed. Decorative paving at site entry extended to these pathways to provide connection to outdoor amenity area; this will encourage pedestrian usage and promote entry to the outdoor amenity space.***

- and, support the proposal from the Panel to extend the permeable paving treatment at the site entry through the intersection up to the outdoor amenity area to bring the amenity area out into the street to highlight the area and allow more play opportunities for children. ***Decorative paving at site entry extended through the intersection up to the outdoor amenity area, and connected to the 3' wide east-west pedestrian pathways on both the north and south sides of internal drive-aisle to provide connection to outdoor amenity area; this will encourage pedestrian usage throughout the site and promote entry to the outdoor amenity area while bringing the amenity area out towards the street to highlight the area and allow additional play opportunities.***

Panel Decision

It was moved and seconded
That DP 17-792077 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 17-792077

To the Holder:	KONIC DEVELOPMENT
Property Address:	9851, 9891 STEVESTON HIGHWAY AND 10931 SOUTHGATE ROAD
Address:	C/O 1135 - 13700 MAYFIELD PLACE RICHMOND, BC V6V 2E4

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) Allow seven resident vehicle parking spaces to be small-sized; and
    b) Reduce the minimum front yard on Southgate Road and the exterior side yard on Steveston Highway from 6.0 m to 5.0 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.a to # 4.f 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 $119,943.29 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 17-792077

To the Holder:	KONIC DEVELOPMENT
Property Address:	9851, 9891 STEVESTON HIGHWAY AND 10931 SOUTHGATE ROAD
Address:	C/O 1135 - 13700 MAYFIELD PLACE RICHMOND, BC V6V 2E4

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.

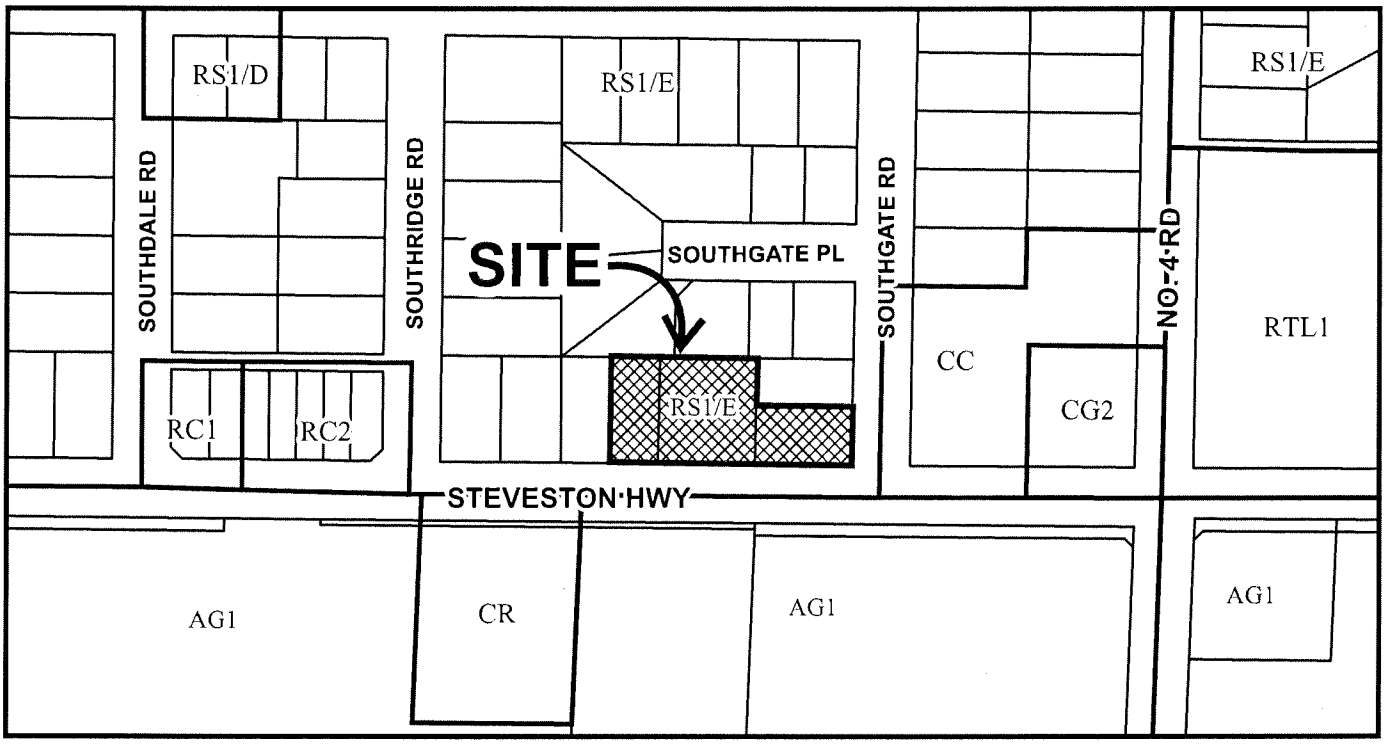
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

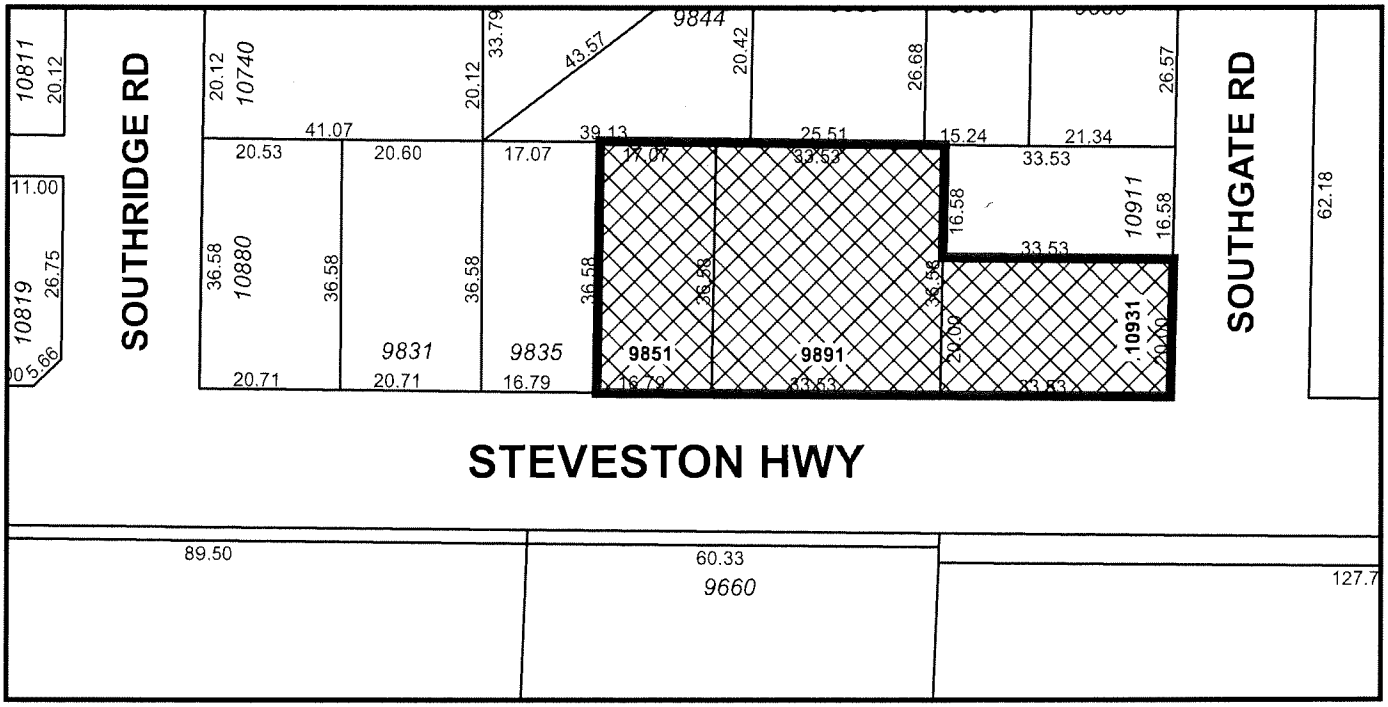
DELIVERED THIS DAY OF , .

_____

MAYOR

City of
Richmond





DP 17-792077
SCHEDULE "A"

Original Date: 11/27/17

Revision Date:

Note: Dimensions are in METRES



TOWNHOUSE DEVELOPMENT **(DP 17-792077)**

AT 9851, 9891 STEVESTON HIGHWAY & 10931 SOUTHGATE ROAD, RICHMOND, BC

ISSUED FOR DP RESUBMISSION 2019-04-23

CONTACT LIST

CLIENT
KONIC DEVELOPMENT LTD.
1135-13700 MAYFIELD PLACE,
RICHMOND BC CANADA V6V 2E4
CONTACT: MICHELLE LEE,
DEVELOPMENT DIRECTOR
TEL: 604-242-1062
EMAIL: MICHELLE@KONIC.CA

ARCHITECT
IMPERIAL ARCHITECTURE
7705 FRENCH STREET,
VANCOUVER, BC, V6P 4V5
CONTACT: JIANG ZHU, ARCHITECT AIBC
TEL: 778-938-8552
EMAIL: IMPERIAL.ARCHITECTURE@GMAIL.COM

GEOTECHNICAL
GEOPACIFIC CONSULTANTS LTD.
215 - 1200 W. 73 AVENUE
VANCOUVER, B.C. V6P 6G5
CONTACT: MATT KOKAN, P.ENG
TEL: 604-439-0922
FAX: 604-439-9189
EMAIL: KOKAN@GEOPACIFIC.CA

ENERGY CONSULTANT
CAPTURE ENERGY
5811 COONEY RD #305,
RICHMOND, BC V6X 3M1
CONTACT: SCOTT SILVERTHORN
TEL: 604-787-1952
E-MAIL: SCOTT@CAPTURE-ENERGY.CA

SURVEYOR
J.C. TAM & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
#115 - 8833 ODLIN CRESCENT,
RICHMOND, BC V6X 3Z7
CONTACT: JOHNSON TAM, B.C.L.S.
TEL: 604-214-8928
FAX: 604-214-8929
E-MAIL: OFFICE@JCTAM.COM

LANDSCAPE ARCHITECT / ARBORIST
M2 LANDSCAPE ARCHITECTURE AND
ARBORICULTURE LTD.
#220 - 26 LORNE MEWS,
NEW WESTMINSTER, B.C., V3M 3L7
CONTACT: MEREDITH MITCHELL, PRINCIPAL
TEL: 604-553-0044, FAX: 604-553-0045
MOBILE: (604) 789-9012
EMAIL: MEREDITH.MITCHELL@M2LA.COM

ELECTRICAL
LIEW ENGINEERING LTD.
ELECTRICAL CONSULTING ENGINEERS
108-11121 HORSESHOE WAY
RICHMOND, BC, V7A 5G7
CONTACT: RICHARD LIEW, P. ENG.
TEL/FAX: 604-277-3157
EMAIL: RLIEWENGLTD@TELUS.NET

CIVIL
CORE CONCEPT CONSULTING LTD.
220-2639 VIKING WAY,
RICHMOND, BC, V6V 3B7
CONTACT: BRUCE DUFFY, DIRECTOR
TEL: 604-249-5040
FAX: 604-249-5041
EMAIL:BCDUFFY@CORECONCEPTCONSULTING.COM

ARCHITECTURAL:

A0.0 COVER SHEET
A0.1 COLOR RENDERING - BIRD-EYE VIEW
A0.2 COLOR RENDERING - EYE LEVEL STREETSCAPE VIEWS
A0.3 SITE AERIAL PHOTO
A0.4 SURVEY PLAN
A0.5 SITE CONTEXT PLAN & STREET ELEVATIONS
A0.6 PROJECT DATA & STATISTICS
A0.7 COLOR SAMPLE MATERIAL BOARD

A1.0 SITE PLAN
A1.1 PARKING PLAN
A1.2 FIRE TRUCK ACCESS PLAN
A1.3 SITE COVERAGE OVERLAY
A1.4 BUILDING / PORCH AREA OVERLAY
A1.5 OUTDOOR SPACE AREA OVERLAY

A2.0 BLDG A FLOOR PLANS & ROOF PLAN
A2.1 BLDG A FLOOR PLANS
A2.2 BLDG B FLOOR PLAN & ROOF PLAN
A2.3 BLDG C FLOOR PLANS & ROOF PLAN
A2.4 BLDG D FLOOR PLANS & ROOF PLAN

A3.1 BUILDING A ELEVATIONS
A3.2 BUILDING B ELEVATIONS
A3.3 BUILDING C ELEVATIONS
A3.4 BUILDING D ELEVATIONS
A3.5 COLORED BUILDING STREET ELEVATIONS

A4.1 BUILDING SECTIONS

A5.0 UNIT TYPE A1 PLANS
A5.0A UNIT TYPE A1 AREA CALCULATION DIAGRAM
A5.0B MANUFACTURER'S SPECIFICATION
A5.1 UNIT TYPE A2 PLANS
A5.1A UNIT TYPE A2 AREA CALCULATION DIAGRAM
A5.2 UNIT TYPE B1 PLANS
A5.2A UNIT TYPE B1 AREA CALCULATION DIAGRAM
A5.3 UNIT TYPE B2 PLANS
A5.3A UNIT TYPE B2 AREA CALCULATION DIAGRAM
A5.4 UNIT TYPE C1 / C2 PLANS
A5.4A UNIT TYPE C1 / C2 AREA CALCULATION DIAGRAM
A5.5 UNIT TYPE C1 / C2 PLANS
A5.5A UNIT TYPE C1 / C2 AREA CALCULATION DIAGRAM
A5.6 UNIT TYPE D1 / D2 PLANS
A5.6A UNIT TYPE D1 / D2 AREA CALCULATION DIAGRAM
A5.7 UNIT TYPE D1 / D2 PLANS
A5.7A UNIT TYPE D1 / D2 AREA CALCULATION DIAGRAM

LANDSCAPE:

L1 LANDSCAPE PLAN
L2 LOT COVERAGE PLAN
L3 GRADING PLAN
L4 LANDSCAPE DETAILS
L5 LANDSCAPE DETAILS
L6 LANDSCAPE SPECIFICATIONS

SURVEY:

S1 TOPOGRAPHIC SURVEY PLAN

DP 17-792077

IMPERIAL ARCHITECTURE
HOLDER OF AN AIBC CERTIFICATE OF PRACTICE
ADDRESS: 7705 FRENCH STREET, VANCOUVER, BC, V6P 4V5
EMAIL: IMPERIAL.ARCHITECTURE@GMAIL.COM
TELEPHONE: 778-938-8552

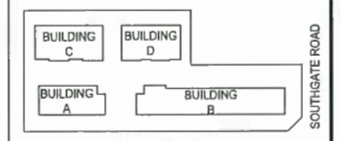
ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Copyright Reserved

The Copyright to this drawing and its contents is reserved, and remains at all times the exclusive property of Imperial Architecture, and shall not be used, modified, or reproduced without the expressed written consent of Imperial Architecture.

Dimensions

The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.



KEY PLAN

Issued	By	Appd.	YY.MM.DD
ISSUED FOR DP RE-SUBMISSION	JZ	KL	18.11.19
ISSUED FOR DP RE-RESUBMISSION	JZ	KL	18.06.28
ISSUED FOR DP SUBMISSION	JZ	KL	17.11.20
ISSUED FOR DRAFT DP SUBMISSION	JZ	KL	17.05.05
ISSUED FOR REZONING RESUBMISSION	JZ	KL	16.12.05
ISSUED FOR REZONING RESUBMISSION	JZ	KL	16.11.07

PLAN # 1.a

ISSUED DP
RESUBMISSION
2019-04-23

Client/Project
STEVESTON TOWNHOUSE
DEVELOPMENT (DP 17-792077) FOR
KONIC DEVELOPMENT
9851,9891 STEVESTON HWY &
10931 SOUTHGATE ROAD, RICHMOND, BC

Title
COVER SHEET /
COLOR RENDERINGS

Project No. #8127
Scale N.T.S.
Drawing No. A 0.0
Sheet
Revision



DP 17-792077

PLAN # 1.b

IMPERIAL ARCHITECTURE

HOLDER OF AN AIBC CERTIFICATE OF PRACTICE

ADDRESS: 7700 FRANCIS STREET, VANCOUVER, BC, V6P 4Y5
EMAIL: IMPERIAL.ARCHITECTURE@GMAIL.COM
TELEPHONE: 778-328-8552

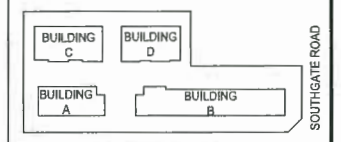
ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Copyright Reserved

The Copyright to this drawing and its contents is reserved, and remains at all times the exclusive property of Imperial Architecture, and shall not be used, modified, or reproduced without the expressed written consent of Imperial Architecture.

Dimensions

The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.



STEVESTON HIGHWAY
KEY PLAN

Issued	By	Appd.	YY.MM.DD
ISSUED FOR DP RE-SUBMISSION	J.Z.	K.L.	18.11.19
ISSUED FOR DP RE-RESUBMISSION	J.Z.	K.L.	18.06.28
ISSUED FOR DP SUBMISSION	J.Z.	K.L.	17.11.20
ISSUED FOR DRAFT DP SUBMISSION	J.Z.	K.L.	17.05.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.12.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.11.07

ISSUED DP
RESUBMISSION
2019-04-23

Client/Project
STEVESTON TOWNHOUSE DEVELOPMENT (DP 17-792077) FOR

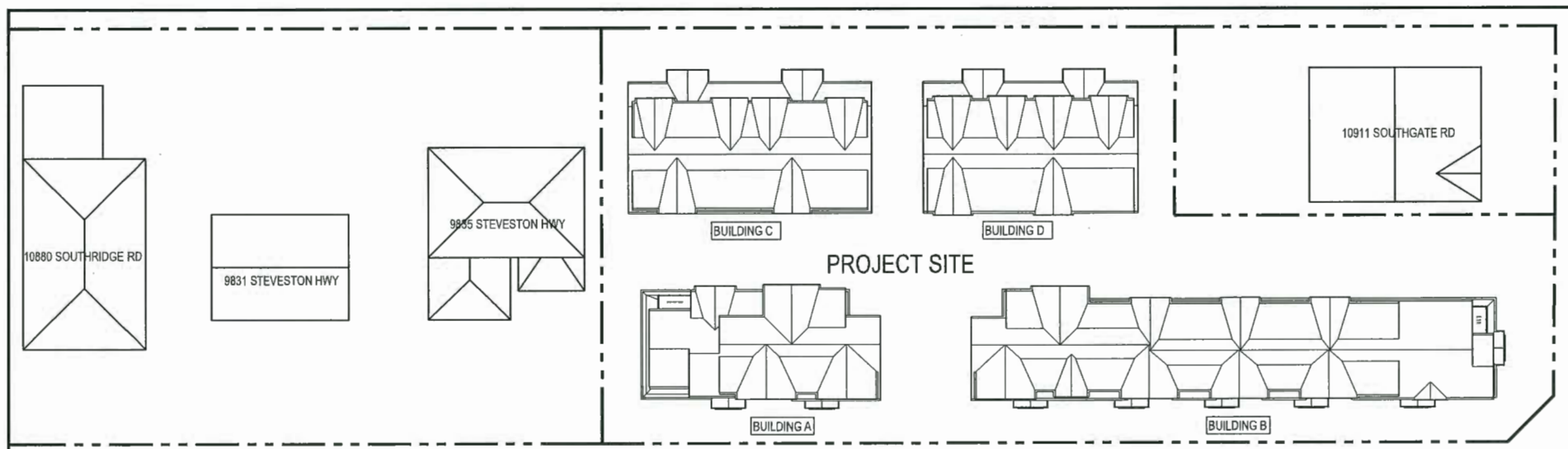
KONIC DEVELOPMENT

9851,9891 STEVESTON HWY &
10931 SOUTHGATE ROAD, RICHMOND. BC

Title
SITE AERIAL PHOTO

Project No. #8127 | Scale N.T.S.

Drawing No. A 0.3 | Sheet of | Revision



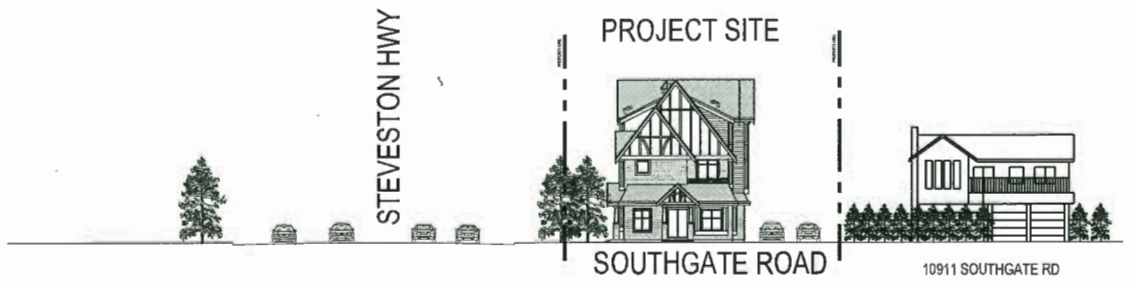
1 A0.5 OVERALL SITE PLAN
SCALE 1"=20'-0"



2 A0.5 PROPOSED STEVESTON STREET ELEVATION (BLDG A & B SOUTH ELEVATIONS)
SCALE 1"=20'-0"



3 A0.5 EXISTING STEVESTON STREET ELEVATION (SITE PHOTO)
SCALE NTS



4 A0.5 PROPOSED SOUTHGATE ROAD ELEVATION (BLDG B EAST ELEVATION)
SCALE 1"=20'-0"

EXISTING HOUSES ON PROJECT SITE HAD BEEN DEMOLISHED UNDER SEPARATE DEMOLITION PERMIT



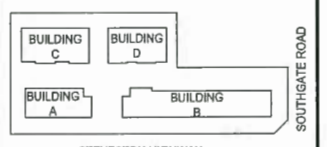
5 A0.5 EXISTING SOUTHGATE ROAD ELEVATION (SITE PHOTO)
SCALE NTS

IMPERIAL ARCHITECTURE
HOLDER OF AN AIBC CERTIFICATE OF PRACTICE
ADDRESS: 3700 PRINCE STREET, VANCOUVER, B.C. V4P 4Y3
EMAIL: IMPERIAL_ARCHITECT@GMAIL.COM
TEL/PHONE: 778-838-4892

ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Copyright Reserved
The Copyright to this drawing and its contents is reserved, and remains at all times the exclusive property of Imperial Architecture, and shall not be used, modified, or reproduced without the expressed written consent of Imperial Architecture.

Dimensions
The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.



KEY PLAN

Issued	By	App'd.	YY.MM.DD
ISSUED FOR DP RE-SUBMISSION	AZ	KL	18.11.19
ISSUED FOR DP RE-RESUBMISSION	AZ	KL	18.06.28
ISSUED FOR DP SUBMISSION	AZ	KL	17.11.20
ISSUED FOR DRAFT DP SUBMISSION	AZ	KL	17.05.05
ISSUED FOR REZONING RESUBMISSION	AZ	KL	16.12.05
ISSUED FOR REZONING RESUBMISSION	AZ	KL	16.11.07

DP 17-792077

PLAN # 1.c

ISSUED DP
RESUBMISSION
2019-04-23

Client/Project
STEVESTON TOWNHOUSE DEVELOPMENT (DP 17-792077) FOR
KONIC DEVELOPMENT
9851,9891 STEVESTON HWY &
10931 SOUTHGATE ROAD, RICHMOND, BC

Title
STREET ELEVATIONS

Project No. #8127
Scale 1"=20'-0"
Drawing No. A 0.5
Sheet
Revision

Project Statistics

Lot	Civic Address	Legal Description	PID
Lot 1	9851 Steveston Highway, Richmond, BC	B SEC 34 BLK4N RG6W PL NWP79419	012-213-471
Lot 2	9891 Steveston Highway, Richmond, BC	43 SEC 34 BLK4N RG6W PL NWP15524	004-871-715
Lot 3	10931 Southgate Road, Richmond, BC	42 SEC 34 BLK4N RG6W PL NWP15524 5 20 METRES	000-614-688

Planning Area	06 Broadmoor				
Gross Site Area	27071.21	SF	=	2515	SM
Road Dedication	96.88	SF	=	9	SM
Net Site Area	26974.33	SF	=	2506	SM
Max. FSR Allowed (RLT-4 Zone)	0.6				
Floor Area Allowed	16184.60	SF	=	1503.55	SM
Total Net floor Area Provided	16182.62	SF	=	1503.37	SM
Total FSR Provided	0.6	< 0.6			

Land Use

	Existing	Proposed	Notes
Zoning	RS1/E	RLT-4	
Land Use	Single Family Detached	Townhouse	
OCP Designation	Neighborhood Residential	Neighborhood Residential	
Amount of Unit	0	11	

	Required / Allowed	Proposed	Notes
Floor Area Ratio	0.6	0.6	
Lot Coverage (Building Only)	40% Max.	37.88%	
Lot Coverage (Surface w/ Non-Porous Materials)	65% Max.	55.88%	
Lot Coverage (Surface w/ Live Landscape)	25% Min.	26.59%	
Setback - Front Yard (East)	6.00 Meters	5.03 Meters	Variance Required
Setback - Side Yard (South)	6.00 Meters	5.00 Meters	Variance Required
Setback - Side Yard (North)	3.00 Meters	4.55 Meters	
Setback - Rear Yard (West)	3.00 Meters	3.28 Meters	
Height (Meters) - 3 Storey Buildings	12.00 Meters	11.95 Meters	
Height (Meters) - 2 Storey Buildings	9.00 Meters	8.79 Meters	

Ground Floor Interior Elevation Calculation

Highest Point of Crown of adjacent Street	1.81	Meter
Flood Protection Requirements for L1 Living Space	0.3	Meter
Established L1 Interior elevation for Living Space	2.11	Meter

Floor Area Calculation

	Building A		Building B					Building C		Building D		Total	
Unit #	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8	Unit 9	Unit 10	Unit 11	11	Units
Unit Type	A1	A2	A2	B1	B1	B1	B2	C1	C2	D1	D2	8	Unit Types
Feature (BD / DEN)	3BD+DEN	4BD	4BD	4BD	4BD	4BD	3BD	4BD	4BD	3BD	3BD		
Feature (Bath)	3.5 Bath	4 Bath	4 Bath	3.5 Bath	3.5 Bath	3.5 Bath	3 Bath	3.5 Bath	3.5 Bath	2.5Bath	2.5Bath		
Convertible Unit	✓												
Level 1 Floor Area - A=A1+A2 (SF)	543.05	182.37	182.37	213.77	213.77	213.77	528.30	638.55	634.48	552.26	556.76	4459.45	SF
Level 1 Floor Area - A=A1+A2 (SM)	**50.45**	**16.94**	**16.94**	**19.86**	**19.86**	**19.86**	**49.08**	**59.32**	**58.95**	**51.31**	**51.72**	**414.30**	SM
Level 2 Floor Area - D (SF)	813.87	727.98	727.98	604.50	604.50	604.50	885.65	856.60	859.33	778.71	775.99	8239.61	SF
Level 2 Floor Area - D (SM)	**75.61**	**67.63**	**67.63**	**56.16**	**56.16**	**56.16**	**82.28**	**79.58**	**79.83**	**72.34**	**72.09**	**765.49**	SM
Level 3 Floor Area - E (SF)	218.47	673.68	673.68	560.82	560.82	560.82	235.27					3483.56	SF
Level 3 Floor Area - E (SM)	**20.30**	**62.59**	**62.59**	**52.10**	**52.10**	**52.10**	**21.86**					**323.63**	SM
Net Area by Unit (for FSR) - SF	1575.39	1584.03	1584.03	1379.09	1379.09	1379.09	1649.22	1495.15	1493.81	1330.97	1332.75	16182.62	SF
Net Area by Unit (for FSR) - SM	**146.36**	**147.16**	**147.16**	**128.12**	**128.12**	**128.12**	**153.22**	**138.90**	**138.78**	**123.65**	**123.82**	**1503.42**	SM
Entry Area Deduction (L1) -B1 (SF)	82.93	78.51	78.51	91.91	91.91	91.91	107.47	107.52	107.62	107.63	107.43	**1053.35**	SF
Entry Area Deduction (L1) -B1 (SM)	**7.70**	**7.29**	**7.29**	**8.54**	**8.54**	**8.54**	**9.98**	**9.99**	**10.00**	**10.00**	**9.98**	**97.86**	SM
Entry Area Deduction (L2) - B2 (SF)	24.46	28.69	28.69	15.70	15.70	15.70	0.00					**128.94**	SF
Entry Area Deduction (L2) - B2 (SM)	**2.27**	**2.67**	**2.67**	**1.46**	**1.46**	**1.46**	**0.00**					**11.98**	SM
Entry Area Deduction (Total) - B=B1+B2 (SF)	107.39	107.20	107.20	107.61	107.61	107.61	107.47	107.52	107.62	107.63	107.43	1182.29	SF
Entry Area Deduction (Total) - B=B1+B2 (SM)	**9.98**	**9.96**	**9.96**	**10.00**	**10.00**	**10.00**	**9.98**	**9.99**	**10.00**	**10.00**	**9.98**	**109.84**	SM
Stair Area on Top Level -G (SF)	67.73	59.85	59.85	59.35	59.35	59.35	72.17	71.38	68.85	68.29	71.04	**717.21**	SF
Stair Area on Top Level -G (SM)	**6.29**	**5.56**	**5.56**	**5.51**	**5.51**	**5.51**	**6.70**	**6.63**	**6.40**	**6.34**	**6.60**	**66.63**	SM
Garage -C (SF)	410.24	381.55	381.55	365.96	365.96	365.96	408.36	404.53	409.29	353.11	348.51	**4195.02**	SF
Garage -C (SM)	**38.11**	**35.45**	**35.45**	**34.00**	**34.00**	**34.00**	**37.94**	**37.58**	**38.02**	**32.81**	**32.38**	**389.73**	SM
Garbage Room (SF)		131.58										**131.58**	SF
Garbage Room (SM)		**12.22**										**12.22**	SM
Electrical Room (SF)			131.58									**131.58**	SF
Electrical Room (SM)			**12.22**									**12.22**	SM
Total Exempted Area by Unit (SF)	**692.75**	**787.38**	**787.38**	**640.53**	**640.53**	**640.53**	**695.47**	**690.95**	**693.38**	**636.66**	**634.41**	**7539.97**	SF
Total Exempted Area by Unit (SM)	**64.36**	**73.15**	**73.15**	**59.51**	**59.51**	**59.51**	**64.61**	**64.19**	**64.42**	**59.15**	**58.94**	**700.49**	SM
Covered Porch -F (SF)	18.54	18.54	18.54	18.54	18.54	18.54	35.01	25.01	25.01	25.01	25.01	**246.29**	SF
Covered Porch -F (SM)	**1.72**	**1.72**	**1.72**	**1.72**	**1.72**	**1.72**	**3.25**	**2.32**	**2.32**	**2.32**	**2.32**	**22.88**	SM
Gross Area (SF)	**2286.68**	**2389.95**	**2389.95**	**2038.16**	**2038.16**	**2038.16**	**2379.70**	**2211.11**	**2212.20**	**1992.64**	**1992.17**	**23968.88**	SF
Gross Area (SM)	**212.44**	**222.03**	**222.03**	**189.35**	**189.35**	**189.35**	**221.08**	**205.42**	**205.52**	**185.12**	**185.08**	**2226.78**	SM

GENERAL NOTES:

1. AGING IN PLACE FEATURES SUCH AS "STAIRWELL HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATHTUB AND SHOWER" AND "LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES" WILL BE PROVIDED IN ALL UNITS.

2. UNIT 101 (TYPE A1) IS THE CONVERTIBLE UNIT.

3. THE PROJECT WILL PROVIDE HEAT PUMP A/C UNIT WITH HRV MECHANICAL VENTILATION SYSTEM TO ACHIEVE ENERGUIDE 82 STANDARD. FOLLOWING SUSTAINABLE FEATURES WILL ALSO BE PROVIDED IN THE PROJECT BEYOND ENERGUIDE 82 REQUIREMENTS:
   (A): SOLAR HOT WATER READY REQUIREMENT
   (B): ENERGY STAR APPLIANCES AND LIGHT BULBS
   (C): LOW E DOUBLE GLAZING WINDOWS
   (D): POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS

4.REFER TO ACOUSTICAL REPORT DATED 02/28/2019 FROM BKL FOR ACOUSTICAL REQUIREMENT ON WALLS AND WINDOWS.

5.THE MECHANICAL HEATING AND COOLING SYSTEM (AIR SOURCE HEAT PUMP SYSTEM) TO COMPLY WITH RELATIVE REQUIREMENTS IN BCBC- 2018 AND ASHRAE 55 REGARDING THE STANDARDS OF THERMAL COMFORT.

6.AN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ON-GOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE

Private Outdoor Area Calculation

	Building A		Building B					Building C		Building D		Total	
Unit #	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8	Unit 9	Unit 10	Unit 11	11	Units
Unit Type	A1	A2	A2	B1	B1	B1	B2	C1	C2	D1	D2	8	Unit Types
Private Yard (SF)	988.97	465.51	484.08	426.26	426.26	426.26	1280.52	836.16	500.71	467.40	782.04	**7084.17**	SF
Private Yard (SM)	91.88	43.25	44.97	39.60	39.60	39.60	118.96	77.68	46.52	43.42	72.65	**658.14**	SM
Uncovered Deck / Open Balcony (SF)	63.46	40.87	40.87				82.76					**227.96**	SF
Uncovered Deck / Open Balcony (SM)	5.90	3.80	3.80				7.69					**21.18**	SM
Total Private Outdoor Space (SF)	1144.31	549.63	569.92	465.86	465.86	465.86	1482.24	913.84	547.23	510.82	854.69	**7970.27**	SF
Total Private Outdoor Space (SM)	106.31	51.06	52.95	43.28	43.28	43.28	137.71	84.90	50.84	47.46	79.40	740.46	SM
Private Outdoor Space Required 30SM (SF)	322.92	322.92	322.92	322.92	322.92	322.92	322.92	322.92	322.92	322.92	322.92		
Private Outdoor Space Required 30SM (SM)	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00		
Complied with Min. 30SM Requirement (SM)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		

Outdoor Amenity Area Calculation

Total Amount of Unit	11	Unit			
Required Outdoor Amenity Area Ratio	6	M/Unit	=	64.58	SF/Unit
Total Outdoor Amenity Area Required	66.00	SM	=	710.42	SF
Provided Outdoor Amenity Area #1	89.25	SM	=	960.52	SF
Provided Outdoor Amenity Area #2	60.87	SM	=	655.17	SF
Total Outdoor Amenity Provided	150.12	SM	=	1615.69	SF

Building and Porch Coverage Calculation

	Building A		Building B					Building C		Building D		Total	
Unit #	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8	Unit 9	Unit 10	Unit 11	11	Units
Unit Type	A1	A2	A2	B1	B1	B1	B2	C1	C2	D1	D2	8	Unit Types
Building Area (SF)	1810.54			3834.04				2301.97		2025.99		**9972.54**	SF
Building Area (SM)	168.20			356.19				213.86		188.22		**926.48**	SM
Covered Porch Area (SF)												**246.29**	SF
Covered Porch Area (SM)												**22.88**	SM
Total Building and Covered Porch Area (SF)												**10218.83**	SF
Total Building and Covered Porch Area (SM)												**949.36**	SM
Total Net Site Area	26974.33	SF	=	2506.00	SM								
Total Building Area and Covered Porch Area Allowed	10789.73		=	1002.40	SM	@	40%						
Total Building Area and Covered Porch Area Provided	10218.83	SF	=	949.36	SM								
Total Building Coverage Ratio	37.88%	<	40%	Allowed									

Covered Porch Area Calculation

	Building A		Building B					Building C		Building D		Total	
Unit #	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8	Unit 9	Unit 10	Unit 11	11	Units
Unit Type	A1	A2	A2	B1	B1	B1	B2	C1	C2	D1	D2	8	Unit Types
Covered Porch Provided (SF)	18.54	18.54	18.54	18.54	18.54	18.54	35.01	25.01	25.01	25.01	25.01	**246.29**	SF
Covered Porch Provided (SM)	1.72	1.72	1.72	1.72	1.72	1.72	3.25	2.32	2.32	2.32	2.32	**22.88**	SM
Total Building Floor Area Allowed	16184.60	SF	=	1503.60	SM								
Allowed Covered Porch Ratio	10%												
Total Covered Porch Area Allowed	1618.46	SF	=	150.36	SM								
Total Covered Porch Area Provided	246.29	SF	=	22.88	SM								
Total Covered Porch Ratio	2%	<	10%	Allowed									

Parking Calculation By Unit

	Building A		Building B					Building C		Building D		Total	
Unit #	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8	Unit 9	Unit 10	Unit 11	11	Units
Unit Type	A1	A2	A2	B1	B1	B1	B2	C1	C2	D1	D2	8	Unit Types
Residential Parking (Standard)	2	1	1	1	1	1	2	2	2	1	1	15	Stalls
Residential Parking (Small Car)	0	1	1	1	1	1	0	0	0	1	1	7	Stalls
Residential Parking Provided	2	2	2	2	2	2	2	2	2	2	2	22	Stalls
Class 1 Bike (Horizontal)	2	2	2	2	2	2	2	2	2	1	1	20	Spaces
Class 1 Bike (Vertical)												0	Spaces
Total Class 1 Bike Provided	2	2	2	2	2	2	2	2	2	1	1	20	Spaces

Parking Calculation

Residential Parking Required	2	Stalls / Unit	X	11	Unit	=	22	Stalls			
Residential Parking Provided	Total						22	Stalls			
	Including	Standard Stalls					15	Stalls			
	Including	Small Stalls					7	Stalls	Variance Required		
Visitor Parking Required	0.2	Stalls / Unit	X	11	Unit	=	2.2	Stalls			
Visitor Parking Provided							3	Stalls	(Including 1 H/C Stall)		
H/C Visitor Parking Required							1	Stall			
H/C Visitor Parking Provided							1	Stall			
Class 1 Bike Storage Required	1.25	Spaces / Unit	X	11	Unit	=	13.75	Spaces			
Class 1 Bike Storage Provided							20	Spaces			
Class 2 Bike Parking Required	0.2	Spaces / Unit	X	11	Unit	=	2.2	Spaces			
Class 2 Bike Parking Provided							3	Spaces			

DP 17-792077

PLAN # 1.d

IMPERIAL ARCHITECTURE
HOLDER OF AN AIBC CERTIFICATE OF PRACTICE
ADDRESS: 1700 FRENCH STREET, VANCOUVER, BC, V6P 1Y9
EMAIL: IMPERIAL_ARCHITECTURE@SHAW.CA
TELEPHONE: 778-838-8032

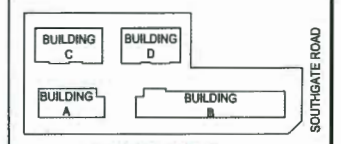
ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Copyright Reserved

The Copyright to this drawing and its contents is reserved, and remains at all times the exclusive property of Imperial Architecture, and shall not be used, modified, or reproduced without the expressed written consent of Imperial Architecture.

Dimensions

The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.



KEY PLAN

Issued	By	Appd.	YY.MM.DD
ISSUED FOR DP SUBMISSION	J.Z.	K.L.	16.11.19
ISSUED FOR DP RE-SUBMISSION	J.Z.	K.L.	18.06.28
ISSUED FOR DP SUBMISSION	J.Z.	K.L.	17.11.20
ISSUED FOR DRAFT DP SUBMISSION	J.Z.	K.L.	17.05.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.12.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.11.07

ISSUED DP
RESUBMISSION
2019-04-23

Client/Project
STEVESTON TOWNHOUSE
DEVELOPMENT (DP 17-792077) FOR
KONIC DEVELOPMENT
9851,9891 STEVESTON HWY &
10931 SOUTHGATE ROAD, RICHMOND, BC

Title
PROJECT DATA & STATISTICS

Project No. #8127 | Scale N.T.S.
Drawing No. A 0.6 | Sheet of | Revision

NOTE:
1. REFER TO LANDSCAPE FOR MORE INFO. ON LAYOUT OF SOFT AND HARD LANDSCAPE COMPONENTS
2. REFER TO LANDSCAPE FOR MORE INFO. ON SITE GRADING
3. REFER TO LANDSCAPE FOR MORE INFO. ON WOOD RETAINING WALL /FENCE / GRADING DIFFERENCE BETWEEN PROJECT SITE AND ADJACENT PROPERTIES.
4. REFER TO LANDSCAPE FOR MORE INFO. ON OFF SITE DEVELOPMENT ON STEVESTON HWY AND SOUTH GATE ROAD
5. LEVEL 1 (HABITABLE SPACE) ELEVATION IS 300MM HIGHER THAN THE HIGHEST POINT OF CROWN OF ADJACENT STREET

THE HIGHEST POINT OF CENTRELINE OF ROAD ABUTTING THE PROPERTY : 1.81M

PROPOSED LEVEL 1 INTERIOR ELEVATION (BUILDING A): 2.11M (6.92 FT)- 0.3M HIGHER THAN THE HIGHEST POINT OF CENTRELINE OF ROAD ABUTTING THE PROPERTY

AVERAGE FINISHED SITE ELEVATION: 1.75M (5.74 FT)

VARIANCE REQUIRED:
EAST AND SOUTH YARD SETBACKS & SMALL CAR PARKING STALLS

GRADING CALCULATION		
SITE	NORTHWEST CORNER	1.57
	NORTHEAST CORNER	1.57
	NORTHEAST CORNER	1.55
	NORTHEAST CORNER	1.55
	SOUTHWEST CORNER	1.57
	SOUTHEAST CORNER	1.60
	SOUTHEAST CORNER	1.60
BUILDING A	NORTHWEST CORNER	1.95
	NORTHEAST CORNER	1.95
	SOUTHWEST CORNER	1.83
	SOUTHEAST CORNER	1.83
BUILDING B	NORTHWEST CORNER	1.95
	NORTHEAST CORNER	1.65
	SOUTHWEST CORNER	1.83
	SOUTHEAST CORNER	1.83
BUILDING C	NORTHWEST CORNER	1.83
	NORTHEAST CORNER	1.83
	SOUTHWEST CORNER	1.95
	SOUTHEAST CORNER	1.95
BUILDING D	NORTHWEST CORNER	1.83
	NORTHEAST CORNER	1.60
	SOUTHWEST CORNER	1.95
	SOUTHEAST CORNER	1.55
SUMMARY		40.32
TOTAL AMOUNT OF CORNERS		23
AVERAGE FINISHED SITE GRADE		1.75

Hazard Tree removal with permit by property owner at 9860 Southgate Place

10911 SOUTHGATE RD

STEVESTON HIGHWAY

SOUTHGATE ROAD

GENERAL NOTES:

1. AGING IN PLACE FEATURES SUCH AS "STAIRWELL HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATHTUB AND SHOWER" AND "LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES" WILL BE PROVIDED IN ALL UNITS.

2. UNIT 101 IS THE CONVERTIBLE UNIT.

3. THE PROJECT WILL PROVIDE HEAT PUMP A/C UNIT WITH HRV MECHANICAL VENTILATION SYSTEM TO ACHIEVE ENERGUIDE 82 STANDARD. FOLLOWING SUSTAINABLE FEATURES WILL ALSO BE PROVIDED IN THE PROJECT BEYOND ENERGUIDE 82 REQUIREMENTS:

(A): SOLAR HOT WATER READY REQUIREMENT
(B): ENERGY STAR APPLIANCES AND LIGHT BULBS
(C): LOW E DOUBLE GLAZING WINDOWS
(D): POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS

4.REFER TO ACOUSTICAL REPORT DATED 02/28/2019 FROM BKL FOR ACOUSTICAL REQUIREMENT ON WALLS AND WINDOWS.

5.THE MECHANICAL HEATING AND COOLING SYSTEM (AIR SOURCE HEAT PUMP SYSTEM) TO COMPLY WITH RELATIVE REQUIREMENTS IN BCBC- 2018 AND ASHRAE 55 REGARDING THE STANDARDS OF THERMAL COMFORT.

6. AN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ON-GOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE

1 / A1.0 SITE PLAN
SCALE 3/32"=1'-0"

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

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

DP 17-792077

PLAN # 1.e

IMPERIAL ARCHITECTURE
HOLDER OF AN AIBC CERTIFICATE OF PRACTICE
ADDRESS: 7780 FRYCE STREET, VANCOUVER, BC. V6P 4Y3
EMAIL: IMPERIAL.ARCHITECTURE@GMAIL.COM
TELEPHONE: 778-958-4052

ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Copyright Reserved
The Copyright to this drawing and its contents is reserved, and remains at all times the exclusive property of Imperial Architecture, and shall not be used, modified, or reproduced without the expressed written consent of Imperial Architecture.

Dimensions
The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.

BUILDING C | BUILDING D | BUILDING A | BUILDING B | SOUTHGATE ROAD
STEVESTON HIGHWAY
KEY PLAN

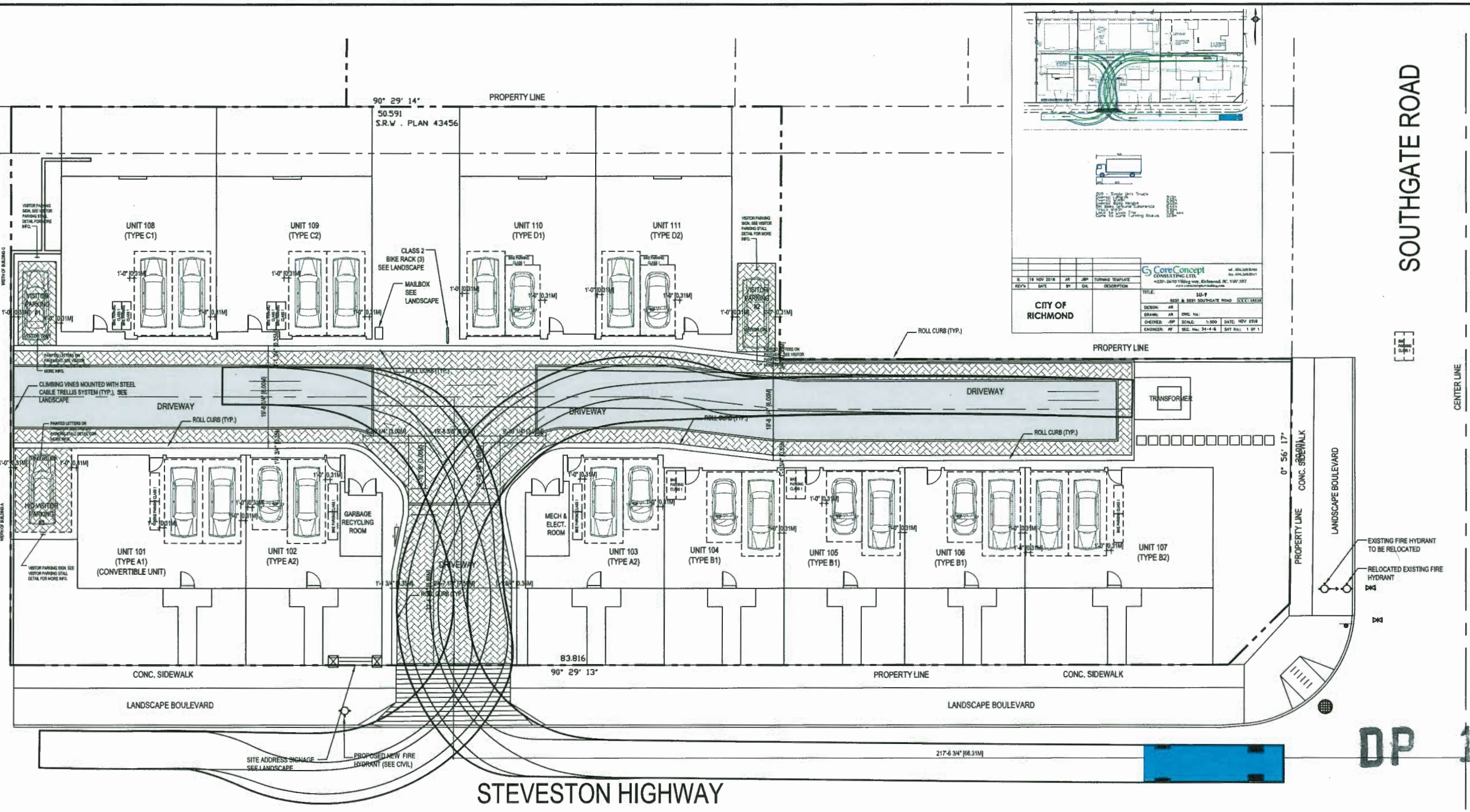
Issued	By	Appvd.	YY.MM.DD
ISSUED FOR DP RE-SUBMISSION	J.Z.	K.L.	18.11.19
ISSUED FOR DP RE-RESUBMISSION	J.Z.	K.L.	18.06.28
ISSUED FOR DP SUBMISSION	J.Z.	K.L.	17.11.20
ISSUED FOR DRAFT OF SUBMISSION	J.Z.	K.L.	17.05.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.12.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.11.07

ISSUED DP
RESUBMISSION
2019-04-23

Client/Project
STEVESTON TOWNHOUSE DEVELOPMENT (DP 17-792077) FOR
KONIC DEVELOPMENT
9851,9891 STEVESTON HWY &
10931 SOUTHGATE ROAD, RICHMOND, BC

Title
SITE PLAN

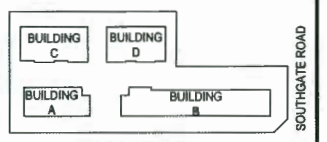
Project No. #8127 | Scale 3/32"=1'-0"
Drawing No. A 1.0 | Sheet of | Revision



IMPERIAL ARCHITECTURE
HOLDER OF AN AIBC CERTIFICATE OF PRACTICE
ADDRESS: 7780 FRENCH STREET, VANCOUVER, BC, V6P 4Y3
EMAIL: IMPERIAL.ARCHITECTURE@GMAIL.COM
TELEPHONE: 778-838-8825
ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Copyright Reserved
The Copyright to this drawing and its contents is reserved, and remains at all times the exclusive property of Imperial Architecture, and shall not be used, modified, or reproduced without the expressed written consent of Imperial Architecture.

Dimensions
The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.



KEY PLAN

ISSUED FOR DP RE-SUBMISSION	J.Z.	K.L.	18.11.19
ISSUED FOR DP RE-RESUBMISSION	J.Z.	K.L.	18.06.28
ISSUED FOR DP SUBMISSION	J.Z.	K.L.	17.11.20
ISSUED FOR DRAFT OF SUBMISSION	J.Z.	K.L.	17.05.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.12.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.11.07
Issued	By	Appd.	YY.MM.DD

DP 17-792077

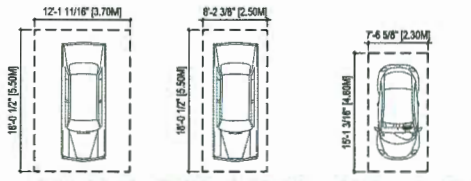
PLAN # 2.a

ISSUED DP RESUBMISSION 2019-04-23

Client/Project
STEVESTON TOWNHOUSE DEVELOPMENT (DP 17-792077) FOR
KONIC DEVELOPMENT
9851,9891 STEVESTON HWY & 10931 SOUTHGATE ROAD, RICHMOND, BC

Title
PARKING PLAN

Project No.	Scale
#8127	3/32"=1'-0"
Drawing No.	Sheet / Revision
A 1.1	of



Parking Calculation By Unit

	Building A		Building B					Building C		Building D		Total	
Unit #	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8	Unit 9	Unit 10	Unit 11	11	Units
Unit Type	A1	A2	A2	B1	B1	B1	B2	C1	C2	D1	D2	8	Unit Types
Residential Parking (Standard)	2	1	1	1	1	1	2	2	2	1	1	15	Stalls
Residential Parking (Small Car)	0	1	1	1	1	1	0	0	0	1	1	7	Stalls
Residential Parking Provided	2	2	2	2	2	2	2	2	2	2	2	22	Stalls
Class 1 Bike (Horizontal)	2	2	2	2	2	2	2	2	2	1	1	20	Spaces
Class 1 Bike (Vertical)												0	Spaces
Total Class 1 Bike Provided	2	2	2	2	2	2	2	2	2	1	1	20	Spaces

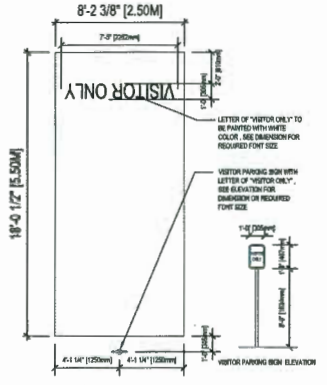
Parking Calculation

Residential Parking Required	2	Stalls / Unit	X	11	Unit	=	22	Stalls	
Residential Parking Provided	Total						22	Stalls	
	Including	Standard Stalls					15	Stalls	
	Including	Small Stalls					7	Stalls	Variance Required
Visitor Parking Required	0.2	Stalls / Unit	X	11	Unit	=	2.2	Stalls	
Visitor Parking Provided							3	Stalls	(Including 1 H/C Stall)
H/C Visitor Parking Required							1	Stall	
H/C Visitor Parking Provided							1	Stall	
Class 1 Bike Storage Required	1.25	Spaces / Unit	X	11	Unit	=	13.75	Spaces	
Class 1 Bike Storage Provided							20	Spaces	
Class 2 Bike Parking Required	0.2	Spaces / Unit	X	11	Unit	=	2.2	Spaces	
Class 2 Bike Parking Provided							3	Spaces	

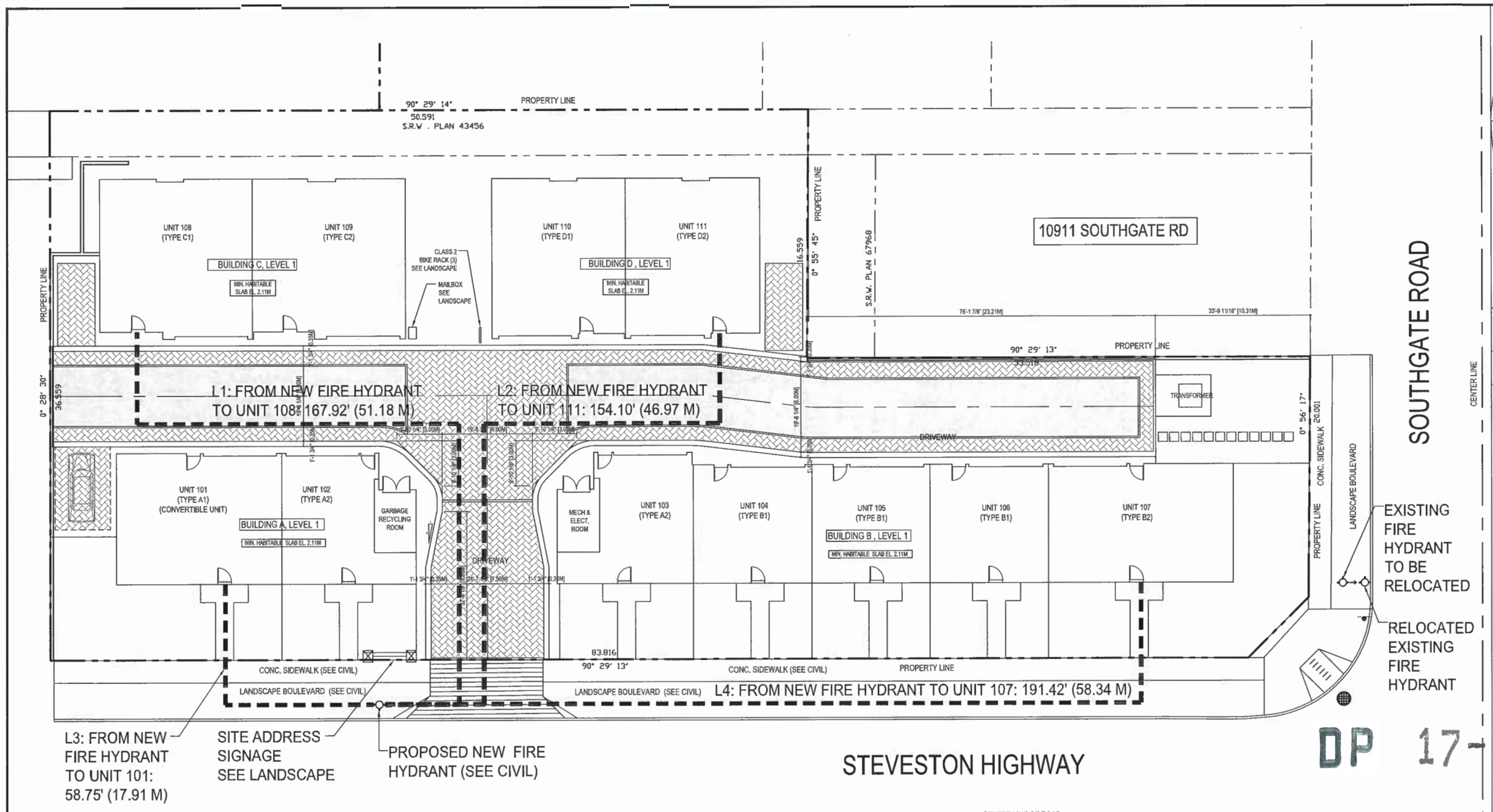
1 A1.1 PARKING PLAN
SCALE 3/32"=1'-0"

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

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



VISITOR PARKING STALL DETAILS



EXISTING FIRE HYDRANT

FIRE HYDRANT

L1: FROM NEW FIRE HYDRANT TO UNIT 108: 167.92' (51.18 M < 90 M MAX. ALLOWED)
L2: FROM NEW FIRE HYDRANT TO UNIT 111: 154.10' (46.97 M < 90 M MAX. ALLOWED)
L3: FROM NEW FIRE HYDRANT TO UNIT 101: 58.75' (17.91 M < 90 M MAX. ALLOWED)
L4: FROM NEW FIRE HYDRANT TO UNIT 107: 191.42' (58.34 M < 90 M MAX. ALLOWED)

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

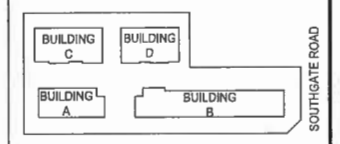
INTERNAL DRIVE AISLE TO BE ENGINEERED TO SUPPORT FIRE TRUCK @ 80,000 LBS

1 / A1.2 FIRE TRUCK ACCESS PLAN
SCALE 3/32"=1'-0"

IMPERIAL ARCHITECTURE
HOLDER OF AN AIBC CERTIFICATE OF PRACTICE
ADDRESS: 7788 FRENCH STREET, VANCOUVER, BC. V6P 4Y5
EMAIL: IMPERIAL.ARCHITECTURE@GMAIL.COM
TELEPHONE: 778-928-4855
ARCHITECTURE
INTERIOR DESIGN
PLANNING

Copyright Reserved
The Copyright to this drawing and its contents is reserved, and remains at all times the exclusive property of Imperial Architecture, and shall not be used, modified, or reproduced without the expressed written consent of Imperial Architecture.

Dimensions
The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.



KEY PLAN

Issued	By	Appd.	YY.MM.DD
ISSUED FOR DP RE-SUBMISSION	J.Z.	K.L.	18.11.19
ISSUED FOR DP RE-RESUBMISSION	J.Z.	K.L.	18.06.29
ISSUED FOR DP SUBMISSION	J.Z.	K.L.	17.11.20
ISSUED FOR DRAFT DP SUBMISSION	J.Z.	K.L.	17.05.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.12.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.11.07

DP 17-792077

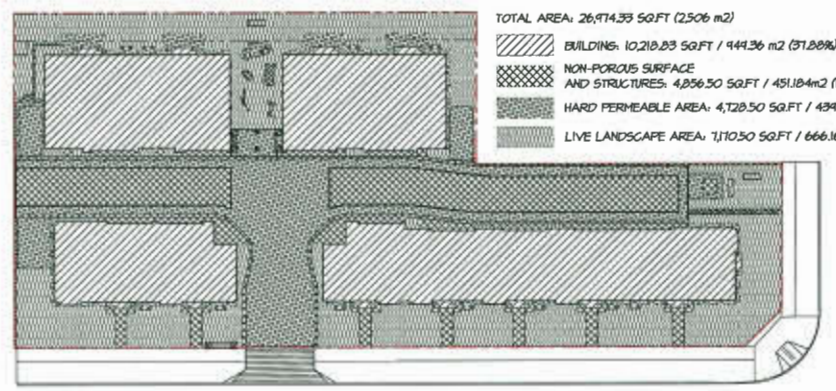
PLAN # 2.b

ISSUED DP RESUBMISSION 2019-04-23

Client/Project
STEVESTON TOWNHOUSE DEVELOPMENT (DP 17-792077) FOR
KONIC DEVELOPMENT
9851,9891 STEVESTON HWY & 10931 SOUTHGATE ROAD, RICHMOND, BC

Title
FIRE TRUCK ACCESS PLAN

Project No. #8127 | Scale 3/32"=1'-0"
Drawing No. A 1.2 | Sheet | Revision



TOTAL AREA: 26,974.33 SQ.FT (2,506 m2)

BUILDING: 10,218.83 SQ.FT / 949.36 m2 (37.88%)

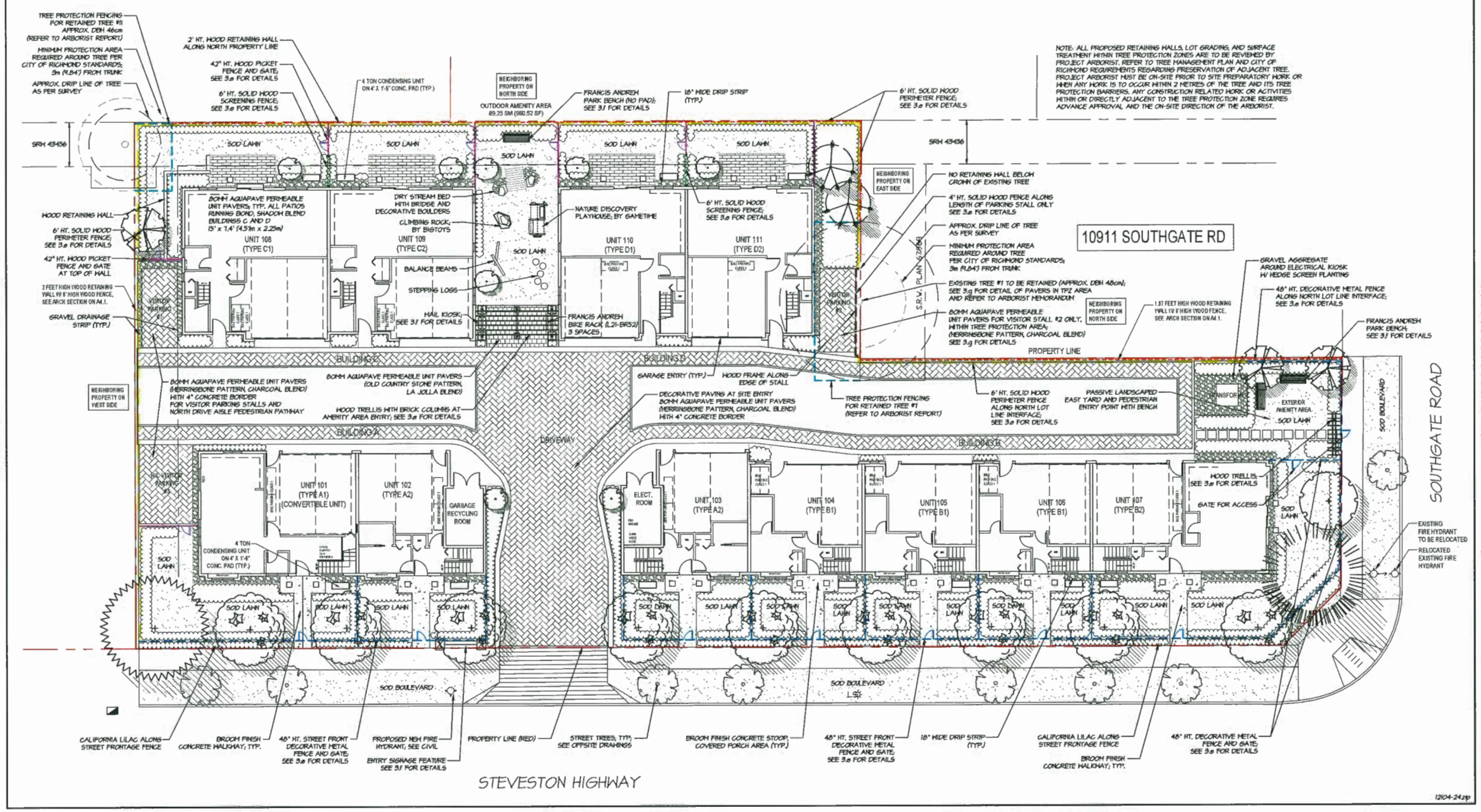
NON-POROUS SURFACE AND STRUCTURES: 4,856.50 SQ.FT / 451.184m2 (18.00%)

HARD PERMEABLE AREA: 4,728.50 SQ.FT / 439.242m2 (17.53%)

LIVE LANDSCAPE AREA: 7,170.50 SQ.FT / 666.1642m2 (26.58%)

LEGEND

- 42" HT. WOOD PICKET FENCE
- 48" HT. DECORATIVE METAL FENCE
- 6' HT. SOLID WOOD SCREEN FENCE
- 6' HT. SOLID WOOD PERIMETER FENCE
- 4' HT. SOLID WOOD FENCE
- WOOD RETAINING WALL
- TREE PROTECTION FENCE
- PROPERTY LINE



12104-24.zip

©Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.

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.
13	22APR14	REVISED PER CITY COMMENTS	PMT
14	4FEB14	REVISED PER ADP COMMENTS	PMT
15	9NOV13	REVISED PER CITY COMMENTS	PMT
12	26JUN13	REVISED AS PER CITY COMMENTS	PMT
11	31MAY13	REV. PER CITY COMMENTS/SITE PLAN	PMT
10	18MAR13	REVISED PER ELECTRICAL	PMT
9	17NOV12	RE-ISSUED FOR DP	PMT
8	11SEP12	REVISED AS PER CITY COMMENTS	PMT
7	11APR12	RE-ISSUED FOR DP	PMT
6	16DEC11	REVISED FOR REZONING	PMT
5	14NOV11	ISSUED FOR DP	PMT
4	19OCT25	REV. PER CITY COMMENTS/SITE PLAN	PMT
3	31AUG24	RE-ISSUED FOR DP	SMC
2	31JUL10	RE-ISSUED FOR DP	GL
1	12DEC08	ISSUED FOR DP	GL

SEAL:

PROJECT:

MULTI-FAMILY DEVELOPMENT

9851 AND 9881 STEVESTON HIGHWAY, RICHMOND, BC

PLAN #3

DRAWING TITLE:

LANDSCAPE PLAN

DATE:	16OCT14
SCALE:	3/32" = 1'-0"
DRAWN:	PMT
DESIGN:	PMT
CHK'D:	MTLH

DRAWING NUMBER: **3.a** OF 9

M2LA PROJECT NUMBER: 12-104

DP 17-792077

PLAN # 3.a

TREE TABLE

ON-SITE, BYLAW SIZE TREES REMOVED - 15
OFF-SITE, BYLAW SIZE TREES REMOVED - 1
TOTAL TREES REMOVED = 16
(2:1 CITY OF RICHMOND TREE REPLACEMENT POLICY = 32 TREES REQUIRED)
PROPOSED REPLACEMENT TREES - 25
(CASH-IN-LIEU CONTRIBUTION REQUIRED, $500/TREE TO THE CITY'S TREE COMPENSATION FUND) $500 x 7 = $3500

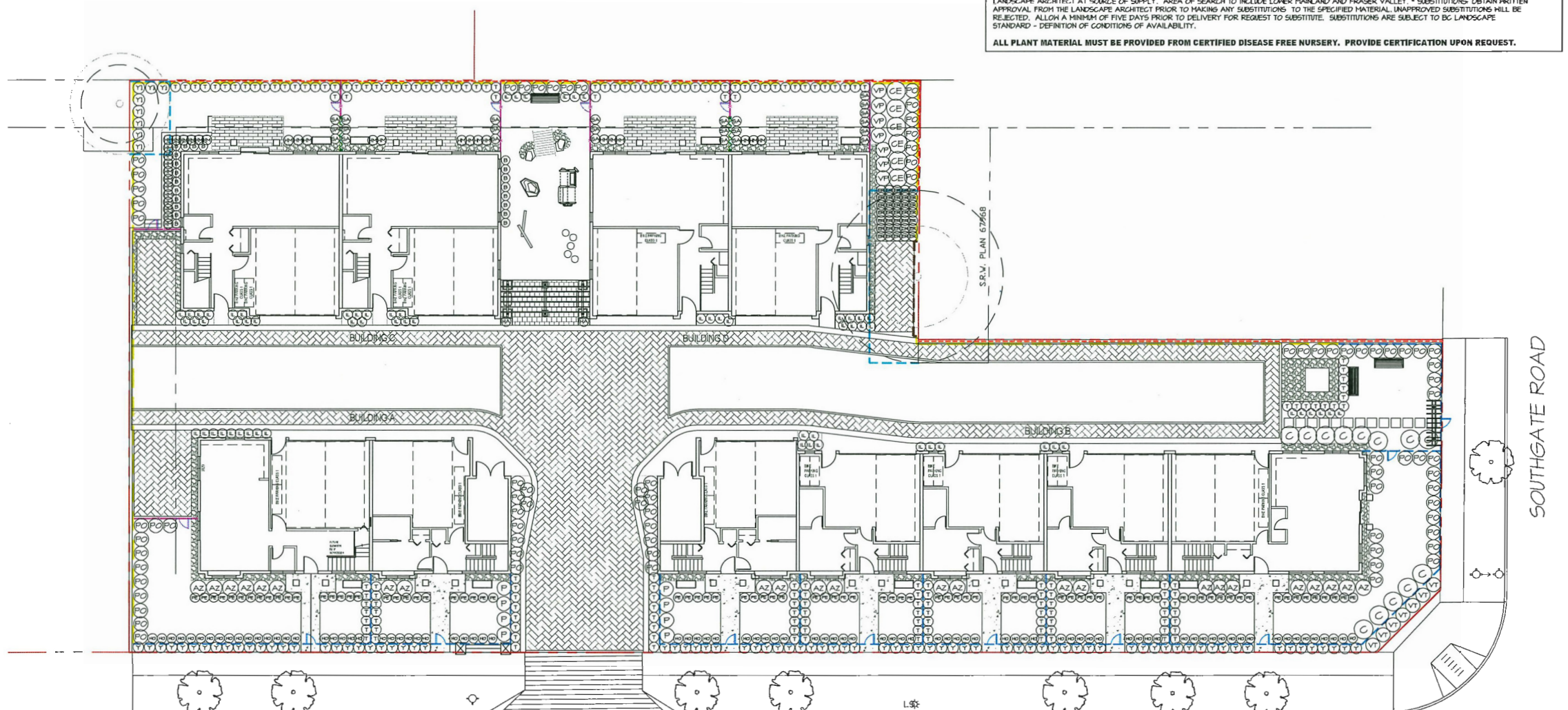
PLANT SCHEDULE

M2 JOB NUMBER: 12-104

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	9	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	2.5M HT; 1.8M STD
	8	ACER PALMATUM DISSECTUM	CUTLEAF JAPANESE MAPLE	6CM CAL; B&B
	1	CARPINUS BETULUS 'FRANS FONTAINE'	FRANS FONTAINE HORNBEAM	6CM CAL; B&B
	2	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI CYPRESS	2M HT; B&B
	3	CORNUS KOUSA 'CHINENSIS'	CHINESE DOGWOOD	2.5M HT; 1.5M STD; B&B
	1	PICEA GLAUCA	WHITE SPRUCE	7M HT; B&B
	1	PICEA PUNGENS	COLORADO BLUE SPRUCE	7M HT; B&B
SHRUB				
AZ	24	AZALEA JAPONICA 'BLUE DANUBE'	AZALEA; BLUISH-VIOLET	#3 POT; 40CM
CV	79	CEANOTHUS THYRSIFLORUS 'VICTORIA'	VICTORIA CALIFORNIA LILAC	#2 POT; 40CM
CT	13	CHOISYA TERNATA	MEXICAN HOCK ORANGE	#3 POT
CE	6	CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED SHRUB DOGWOOD	#3 POT
HQ	2	HYDRANGEA QUERCIFOLIA	HYDRANGEA	#2 POT; 40CM
PC	66	PRUNUS LUSITANICA	PORTUGUESE LAUREL	#2 POT; 40CM
PR	78	PHOTINIA X FRASERI	PHOTINIA	#2 POT; 40CM
PB	21	PHYLLOSTACHYS ATROVAGINATA	INCENSE BAMBOO	B&B
PJ	8	PIERIS JAPONICA 'MOUNTAIN FIRE'	JAPANESE ANDROMEDA	#3 POT; 50CM
SH	24	SARCOCOCCA HOOKERANA 'RUSCIFOLIA'	FRAGRANT SARCOCOCCA	#2 POT; 30CM
TY	165	TAXUS X MEDIA 'HICKSII'	HICKS YEW	TO BE MAINTAINED AT MAX 1.2M HT.
TH	8	TAXUS X MEDIA 'HICKSII' (M POT)	HICK'S YEW	#1 POT
VT	7	VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#2 POT; 40CM
VS	7	VIBURNUM TINUS 'DWARF'	SPRING BOUQUET	#2 POT; 30CM
GRASS				
PA	81	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	#1 POT
PERENNIAL				
HF	32	HEMEROCALLIS	DAYLILY	#2 POT; 2-3 FAN
HS	86	HOSTA FORTUNEI VARIEGATA 'AUREO-MARGINATA'	GOLD VARIEGATED HOSTA	#2 POT; 1-2 EYE
GROUNDCOVER				
EM	35	ERICA CARNEA 'VIVELLII'	HEATH; BRONZY RED FOLIAGE	#1 POT

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.



12104-24.zip

©Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.

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.
15	22APR.14	REVISED PER CITY COMMENTS	PMT
14	4FEB.14	REVISED PER ADP COMMENTS	PMT
13	21NOV.13	REVISED PER CITY COMMENTS	PMT
12	26JUN.13	REVISED AS PER CITY COMMENTS	PMT
11	31MAY.13	REV. PER CITY COMMENTS/SITE PLAN	PMT
10	18MAR.13	REVISED PER ELECTRICAL	PMT
9	11NOV.11	RE-ISSUED FOR DP	PMT
8	17SEPT.12	REVISED AS PER CITY COMMENTS	PMT
7	17APR.12	RE-ISSUED FOR DP	PMT
6	16DEC.11	REVISED FOR REZONING	PMT
5	8JUN.11	ISSUED FOR DP	PMT
4	16OCT.25	REV. PER CITY COMMENTS/SITE PLAN	PMT
3	13NOV.24	RE-ISSUED FOR DP	SMS
2	15JUL.10	RE-ISSUED FOR DP	GL
1	12DEC.08	ISSUED FOR DP	GL

SEAL:

PROJECT:

MULTI-FAMILY DEVELOPMENT

9851 AND 9891 STEVESTON HIGHWAY, RICHMOND, BC

PLAN #3

DRAWING TITLE:

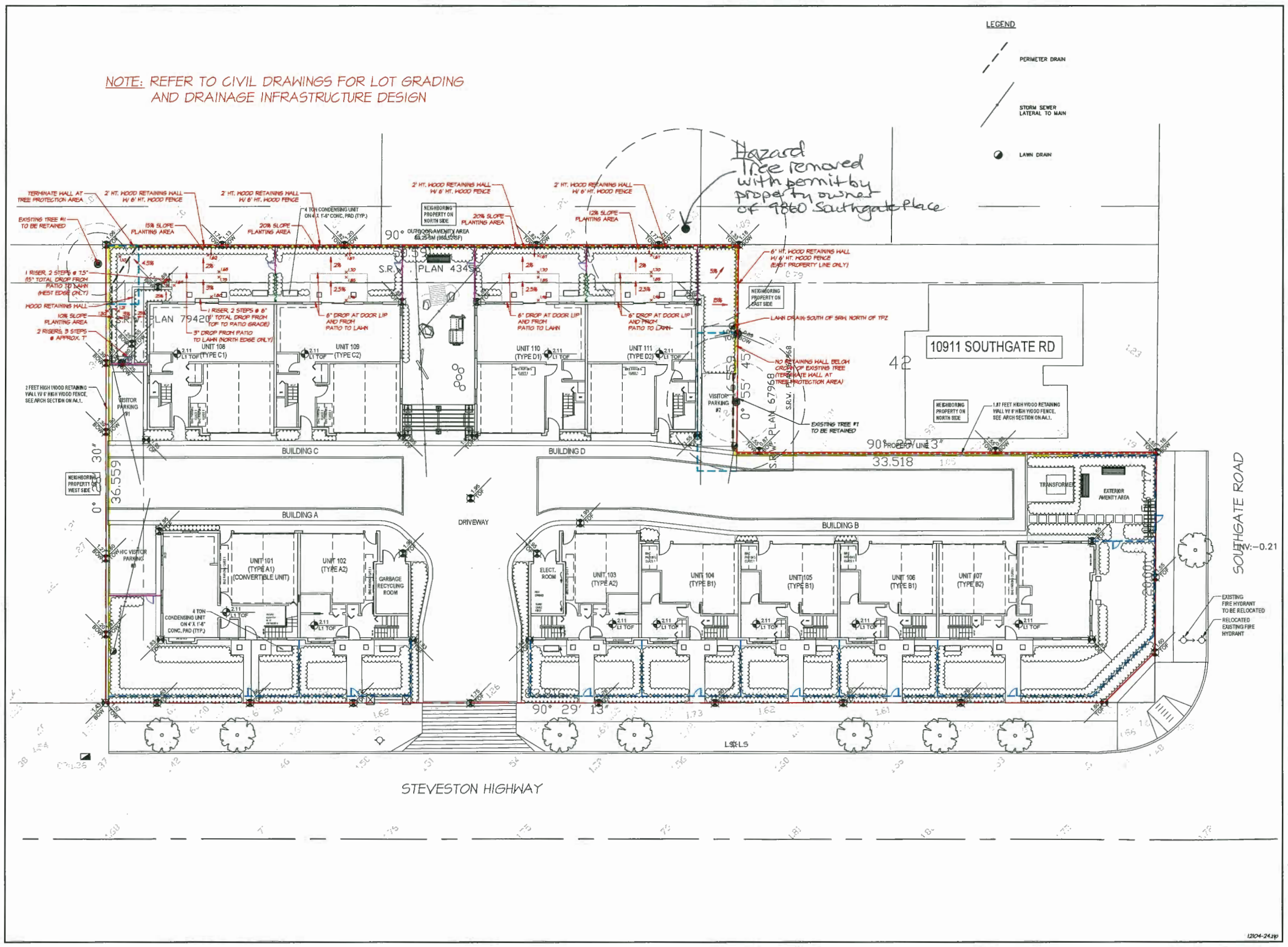
SHRUB PLAN

DATE:	16.OCT.14	DRAWING NUMBER:
SCALE:	3/32" = 1'-0"	**3.b**
DRAWN:	PMT	
DESIGN:	PMT	
CHKD:	MTLM	OF 9
M2LA PROJECT NUMBER:		12-104

DP 17-792177

PLAN # 3.b

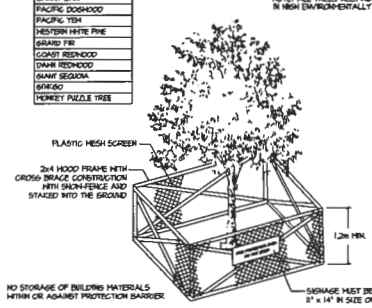
NOTE: REFER TO CIVIL DRAWINGS FOR LOT GRADING AND DRAINAGE INFRASTRUCTURE DESIGN


LEGEND
PERIMETER DRAIN
STORM SEWER LATERAL TO MAIN
LAWN DRAIN
Hazard Tree removed with permit by property owner of 9860 Southgate Place
S.R.V. PLAN 43455
S.R.V. PLAN 79420
S.R.V. PLAN 67968
10911 SOUTHGATE RD
BUILDING A
BUILDING B
BUILDING C
BUILDING D
UNIT 101 (TYPE A1) (CONVERTIBLE UNIT)
UNIT 102 (TYPE A2)
UNIT 103 (TYPE A2)
UNIT 104 (TYPE B1)
UNIT 105 (TYPE B1)
UNIT 106 (TYPE B1)
UNIT 107 (TYPE B2)
UNIT 108 (TYPE C1)
UNIT 109 (TYPE C2)
UNIT 110 (TYPE D1)
UNIT 111 (TYPE D2)
ELECT. ROOM
GARBAGE RECYCLING ROOM
TRANSFORMER
EXTERIOR AMENITY AREA
DRIVEWAY
VISITOR PARKING #1
VISITOR PARKING #2
VISITOR PARKING #3
90° OUTDOOR AMENITY AREA 69.25 SQ.M (955.0 SQ.FT)
4 TON CONDENSING UNIT ON 4'X 1'-6" CONC. PAD (TYP.)
TERMINATE WALL AT TREE PROTECTION AREA
EXISTING TREE #1 TO BE RETAINED
2' HT. WOOD RETAINING WALL W/ 6' HT. WOOD FENCE
15% SLOPE PLANTING AREA
20% SLOPE PLANTING AREA
12% SLOPE PLANTING AREA
NEIGHBORING PROPERTY ON NORTH SIDE
NEIGHBORING PROPERTY ON WEST SIDE
NEIGHBORING PROPERTY ON EAST SIDE
6' HT. WOOD RETAINING WALL W/ 6' HT. WOOD FENCE (EAST PROPERTY LINE ONLY)
LAWN DRAIN SOUTH OF SRW, NORTH OF TPZ
NO RETAINING WALL BELOW CROWN OF EXISTING TREE (TERMINATE WALL AT TREE PROTECTION AREA)
EXISTING TREE #1 TO BE RETAINED
1 RISER, 2 STEPS @ 7.5" (15" TOTAL DROP FROM PATIO TO LAWN (WEST EDGE ONLY)
1 RISER, 2 STEPS @ 8" (8" TOTAL DROP FROM TOP TO PATIO GRADE)
3" DROP FROM PATIO TO LAWN (NORTH EDGE ONLY)
6" DROP AT DOOR LIP AND FROM PATIO TO LAWN
10% SLOPE PLANTING AREA
2 RISERS, 3 STEPS @ APPROX. 7"
2 FEET HIGH WOOD RETAINING WALL W/ 6' HIGH WOOD FENCE, SEE ARCH SECTION ON A4.1.
1.87 FEET HIGH WOOD RETAINING WALL W/ 6' HIGH WOOD FENCE, SEE ARCH SECTION ON A4.1.
4 TON CONDENSING UNIT ON 4'X 1'-6" CONC. PAD (TYP.)
GARBAGE/RECYCLING VISITOR PARKING #3
ELECTRICAL ROOM
90° 00' 30"
90° 00' 55"
90° 29' 13"
36.559
33.518
29.001
SOUTHGATE ROAD
STEVESTON HIGHWAY
EXISTING FIRE HYDRANT TO BE RELOCATED
RELOCATED EXISTING FIRE HYDRANT
INV:-0.21
L5
L6
L7
L8
L9
L10
L11
L12
L13
L14
L15
L16
L17
L18
L19
L20
L21
L22
L23
L24
L25
L26
L27
L28
L29
L30
L31
L32
L33
L34
L35
L36
L37
L38
L39
L40
L41
L42
L43
L44

TREES PROTECTED BY SPECIES

ARBUTUS
GARRY OAK
PACIFIC DOGWOOD
PACIFIC YEW
WESTERN WHITE PINE
GRAND FIR
COAST REDWOOD
DAWN REDWOOD
GIANT SEQUOIA
SPRUCE
MONKEY PUZZLE TREE

NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS



TREE PROTECTION DISTANCE TABLE

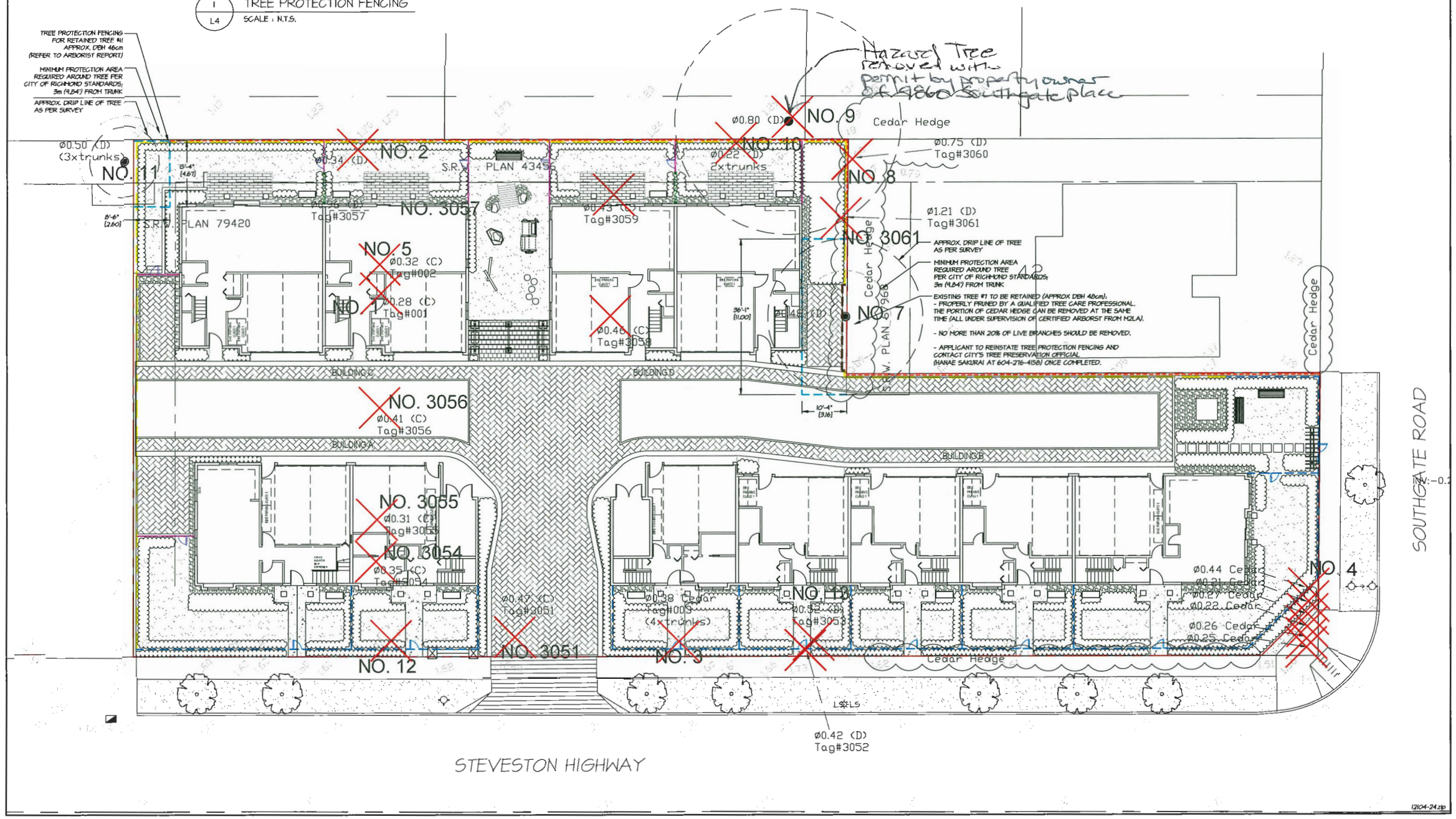
TRUNK DIAMETER in cm. @ 1.4m * dbh *	MINIMUM REQUIRED PROTECTION RADIUS DISTANCE FROM TRUNK IN METRES	TOTAL DIAMETER (IN METERS)
20	1.2	2.60
25	1.5	3.25
30	1.8	3.90
35	2.1	4.55
40	2.4	5.20
45	2.7	5.85
50	3.0	6.50
55	3.3	7.15
60	3.6	7.80
70	4.2	9.10
80	4.8	10.40
100	6.0	13.00

EXTRAPOLATE PROTECTION RADIUS FOR TREES LARGER THAN 100CM dbh.
*DIAMETER AT BREAST HEIGHT OR 1.4M FROM GRADE).

1 / L4 TREE PROTECTION FENCING
SCALE : N.T.S.

NOTE:
EXISTING TREE INFORMATION SHOWN ON THIS PLAN IS REFLECTIVE OF THE ARBORICULTURAL ASSESSMENT REPORT DATED JUNE 18, 2013, COMPLETED BY M2 LANDSCAPE ARCHITECTURE.
PLEASE NOTE THAT CURRENT SITE CONDITIONS MAY VARY AND THE TREE MANAGEMENT PLAN AND ARBORIST REPORT IS CURRENTLY OUT OF DATE.

ALL PROPOSED RETAINING WALLS, LOT GRADING, AND SURFACE TREATMENT WITHIN TREE PROTECTION ZONES ARE TO BE REVIEWED BY THE PROJECT ARBORIST WITH WRITTEN CONFIRMATION SUBMITTED TO THE CITY OF RICHMOND INDICATING THAT WORK WILL NOT RESULT IN NEGATIVE IMPACT TO THE TREES. REFER TO CORRESPONDING ARBORICULTURAL MEMORANDUM AND CITY OF RICHMOND REQUIREMENTS REGARDING PRESERVATION OF ADJACENT TREE. PROJECT ARBORIST MUST BE ON-SITE PRIOR TO SITE PREPARATORY WORK OR WHEN ANY WORK IS TO OCCUR WITHIN 2 METRES OF THE TREE AND ITS TREE PROTECTION BARRIERS.
ANY CONSTRUCTION RELATED WORK OR ACTIVITIES WITHIN OR DIRECTLY ADJACENT TO THE TREE PROTECTION ZONE REQUIRES ADVANCE APPROVAL AND THE ON-SITE DIRECTION OF THE ARBORIST.



©Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.

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.
15	22.APR.14	REVISED PER CITY COMMENTS	PMT
14	4.FEB.14	REVISED PER ADP COMMENTS	PMT
13	19.NOV.13	REVISED PER CITY COMMENTS	PMT
12	26.JUL.13	REVISED AS PER CITY COMMENTS	PMT
11	3.MAY.13	REV. PER CITY COMMENTS/SITE PLAN	PMT
10	18.MAR.13	REVISED PER ELECTRICAL	PMT
9	11.NOV.11	RE-ISSUED FOR DP	PMT
8	11.SEP.12	REVISED AS PER CITY COMMENTS	PMT
7	11.APR.12	RE-ISSUED FOR DP	PMT
6	16.DEC.11	REVISED FOR REZONING	PMT
5	16.NOV.11	ISSUED FOR DP	PMT
4	16.OCT.25	REV. PER CITY COMMENTS/SITE PLAN	PMT
3	13.NOV.24	RE-ISSUED FOR DP	SMG
2	15.JUL.10	RE-ISSUED FOR DP	GL
1	12.DEC.18	ISSUED FOR DP	GL

SEAL:

PROJECT:

MULTI-FAMILY DEVELOPMENT
9851 AND 9891 STEVESTON HIGHWAY, RICHMOND, BC

PLAN #3

DRAWING TITLE:

TREE MANAGEMENT PLAN

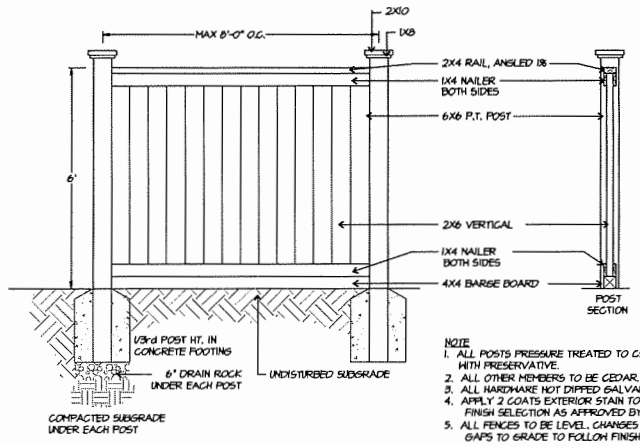
DATE:	16.OCT.14
SCALE:	3/32" = 1'-0"
DRAWN:	PMT
DESIGN:	PMT
CHK'D:	MTLH

DRAWING NUMBER: **3.d** OF 9

M2LA PROJECT NUMBER: 12-104

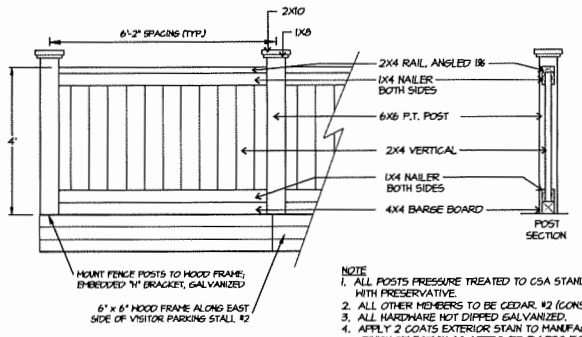
DP 17-792077

PLAN # 3.d



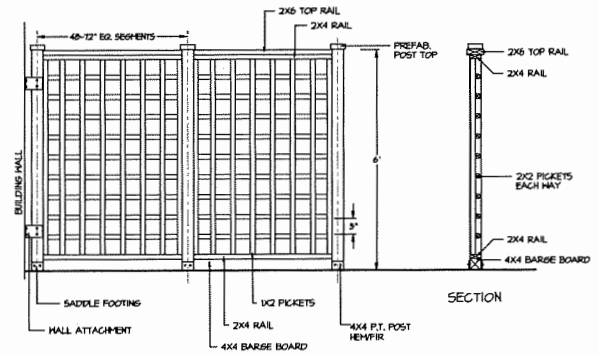
NOTE
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT 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".

1 / 3.e — 6' HT. SOLID WOOD PERIMETER FENCE
SCALE : 1/2" = 1'-0"



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".

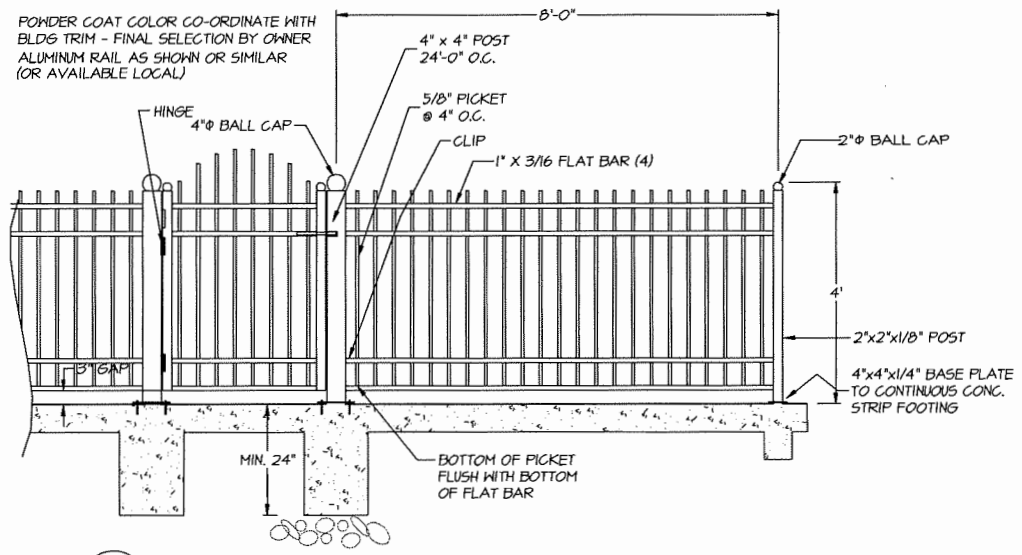
2 / 3.e — 4' HT. SOLID WOOD FENCE
SCALE : 1/2" = 1'-0"



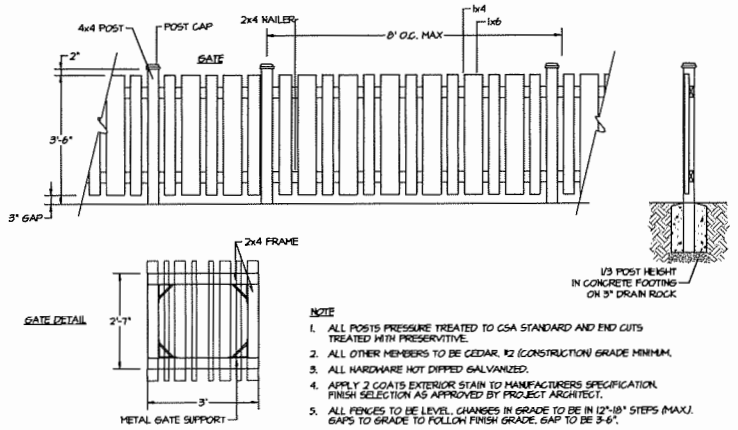
NOTES:
1. ALL WOOD P.T. HEMFIR
2. STAIN TO MATCH ARCH. TWO COATS PREMIUM WEATHER PROOFING STAIN
3. ALL FASTENERS HOT-DIPPED GALVANIZED

3 / 3.e — 6' HT. WOOD SCREENING FENCE
SCALE : 1/2" = 1'-0"

POWDER COAT COLOR CO-ORDINATE WITH BLDG TRIM - FINAL SELECTION BY OWNER
ALUMINUM RAIL AS SHOWN OR SIMILAR (OR AVAILABLE LOCAL)

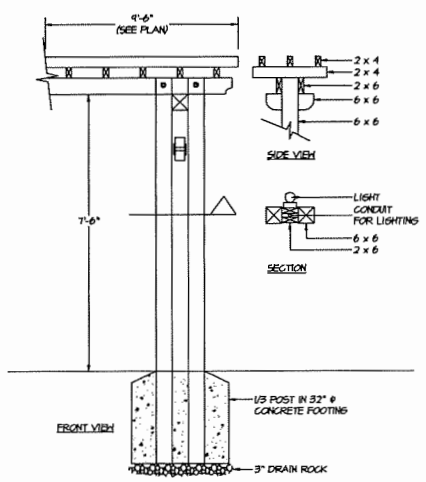


4 / 3.e — 48" HT. DECORATIVE METAL FENCE AND GATE (STREET FRONTAGE)
SCALE : 3/4" = 1'-0"

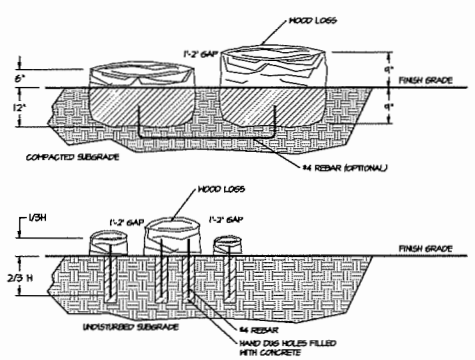


NOTE
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT 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".

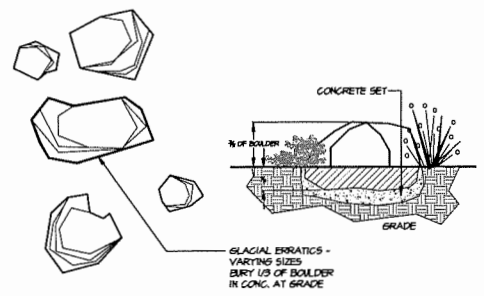
5 / 3.e — 42" HT. WOOD PICKET FENCE & GATE
SCALE : 1/2" = 1'-0"



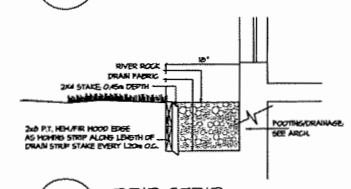
6 / 3.e — WOOD TRELLIS
SCALE : 1/2" = 1'-0"



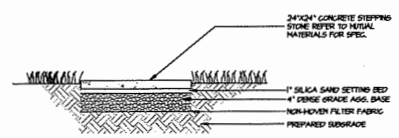
7 / 3.e — STEPPING LOGS
SCALE : 1/2" = 1'-0"



8 / 3.e — BOULDERS AT AMENITY AREA
SCALE : 1/4" = 1'-0"

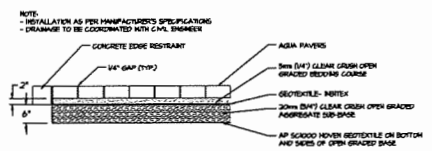


9 / 3.e — DRIP STRIP
SCALE : N.T.S.

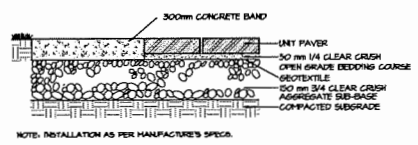


10 / 3.e — STEPPING STONES
SCALE : 3/4" = 1'-0"

NOTE:
- INSTALLATION AS PER MANUFACTURER'S SPECIFICATIONS
- DRAINAGE TO BE COORDINATED WITH CIVIL ENGINEER



11 / 3.e — DRIP STRIP
SCALE : N.T.S.



NOTE: INSTALLATION AS PER MANUFACTURER'S SPECS.

12 / 3.e — STEPPING STONES
SCALE : 3/4" = 1'-0"

12104-24.zip

©Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.

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.
15	22APR.14	REVISED PER CITY COMMENTS	PMT
14	4FEB.14	REVISED PER ADP COMMENTS	PMT
13	19NOV.13	REVISED PER CITY COMMENTS	PMT
12	26JUL13	REVISED AS PER CITY COMMENTS	PMT
11	31MAY.13	REV. PER CITY COMMENTS/SITE PLAN	PMT
10	18MAR.13	REVISED PER ELECTRICAL	PMT
9	17NOV.11	RE-ISSUED FOR DP	PMT
8	11SEP.12	REVISED AS PER CITY COMMENTS	PMT
7	11APR.12	RE-ISSUED FOR DP	PMT
6	16DEC.11	REVISED FOR REZONING	PMT
5	18NOV.11	ISSUED FOR DP	PMT
4	19OCT.20	REV. PER CITY COMMENTS/SITE PLAN	PMT
3	15NOV.24	RE-ISSUED FOR DP	SMG
2	13JUL.10	RE-ISSUED FOR DP	GL
1	12DEC.18	ISSUED FOR DP	GL

SEAL:

PROJECT:

MULTI-FAMILY DEVELOPMENT
9851 AND 9891 STEVESTON HIGHWAY, RICHMOND, BC

PLAN #3

DRAWING TITLE:

LANDSCAPE DETAILS

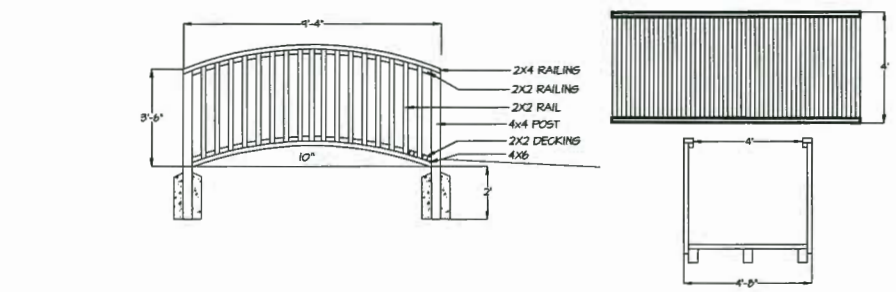
DATE:	16OCT.14
SCALE:	AS SHOWN
DRAWN:	PMT
DESIGN:	PMT
CHK'D:	MTLM

DRAWING NUMBER: **3.e**
OF 9

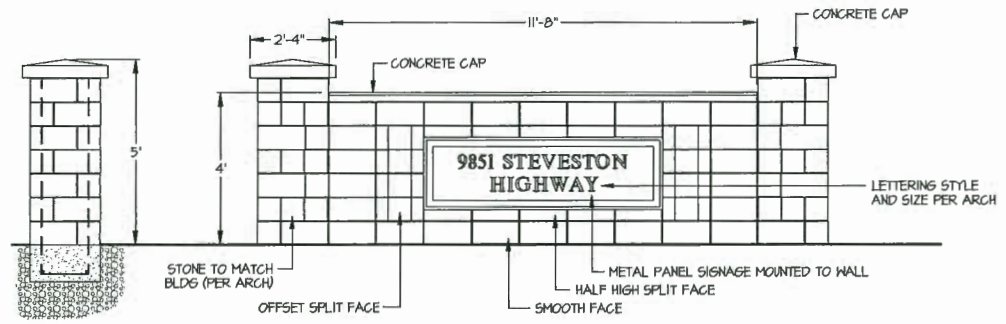
M2LA PROJECT NUMBER: 12-104

DP 17-792077

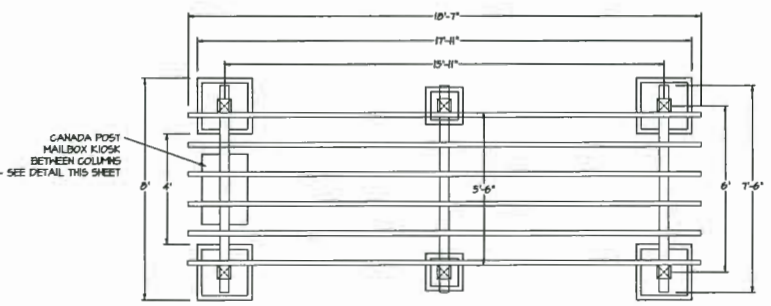
PLAN # 3.e

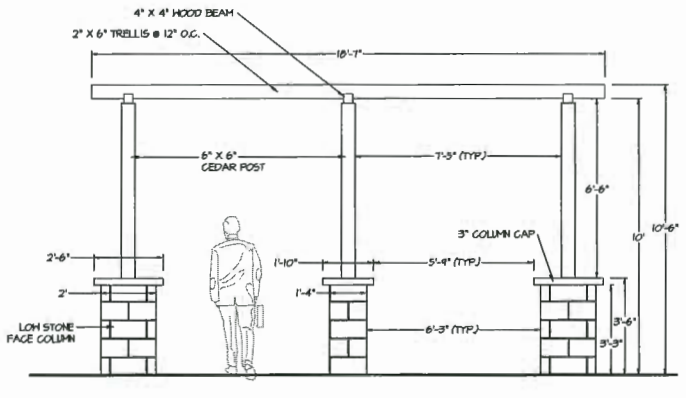


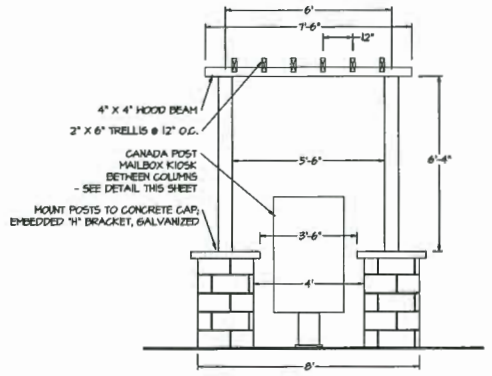
15 / 3.1 WOOD BRIDGE AT AMENITY AREA
SCALE : 3/8" = 1'-0"



14 / 3.1 ENTRY SIGNAGE FEATURE
SCALE : 1/2" = 1'-0"

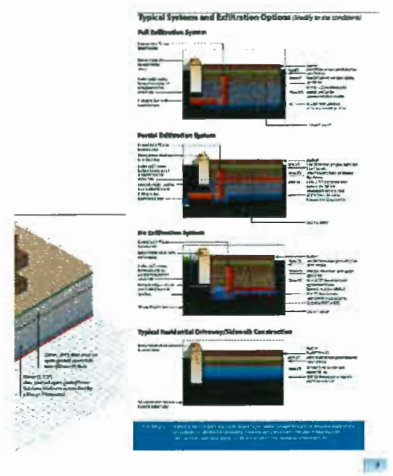


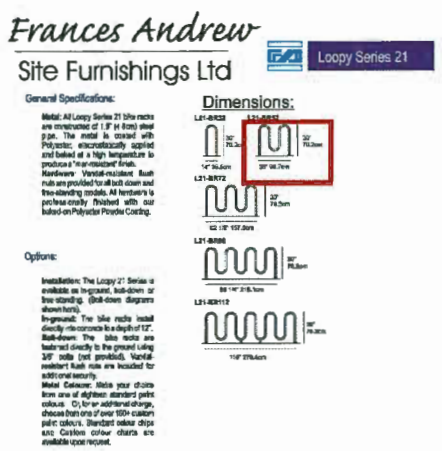


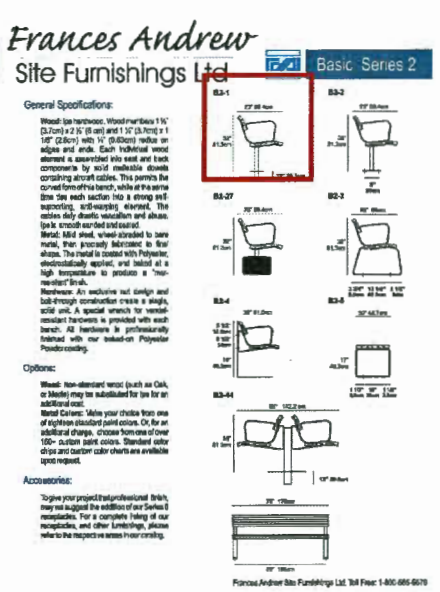


15 / 3.1 WOOD TRELLIS AND MAIL KIOSK WITH BRICK COLUMNS AT AMENITY AREA ENTRY
SCALE : 3/8" = 1'-0"



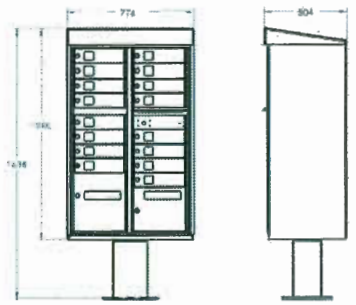








CANADA POST MAIL KIOSK





DRY STREAM BED



CLIMBING ROCK by BigToys



STEPPING LOGS



BALANCE BEAMS

©Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.

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	BY
15	22APR14	REVISED PER CITY COMMENTS	PHT
14	4FEB14	REVISED PER ADP COMMENTS	PHT
13	19NOV13	REVISED PER CITY COMMENTS	PHT
12	29JAN13	REVISED AS PER CITY COMMENTS	PHT
11	31MAY13	REV. PER CITY COMMENTS/SITE PLAN	PHT
10	08MAR13	REVISED PER ELECTRICAL	PHT
9	11NOV11	RE-ISSUED FOR DP	PHT
8	11SEP13	REVISED AS PER CITY COMMENTS	PHT
7	11APR12	RE-ISSUED FOR DP	PHT
6	06DEC11	REVISED FOR REZONING	PHT
5	08NOV13	ISSUED FOR DP	PHT
4	06OCT.25	REV. PER CITY COMMENTS/SITE PLAN	PHT
3	15NOV.24	RE-ISSUED FOR DP	SPC
2	15JUL.27	RE-ISSUED FOR DP	GL
1	12DEC.26	ISSUED FOR DP	GL

SEAL:

PROJECT:

MULTI-FAMILY DEVELOPMENT
9851 AND 9891 STEVESTON HIGHWAY, RICHMOND, BC

PLAN #3

DRAWING TITLE:

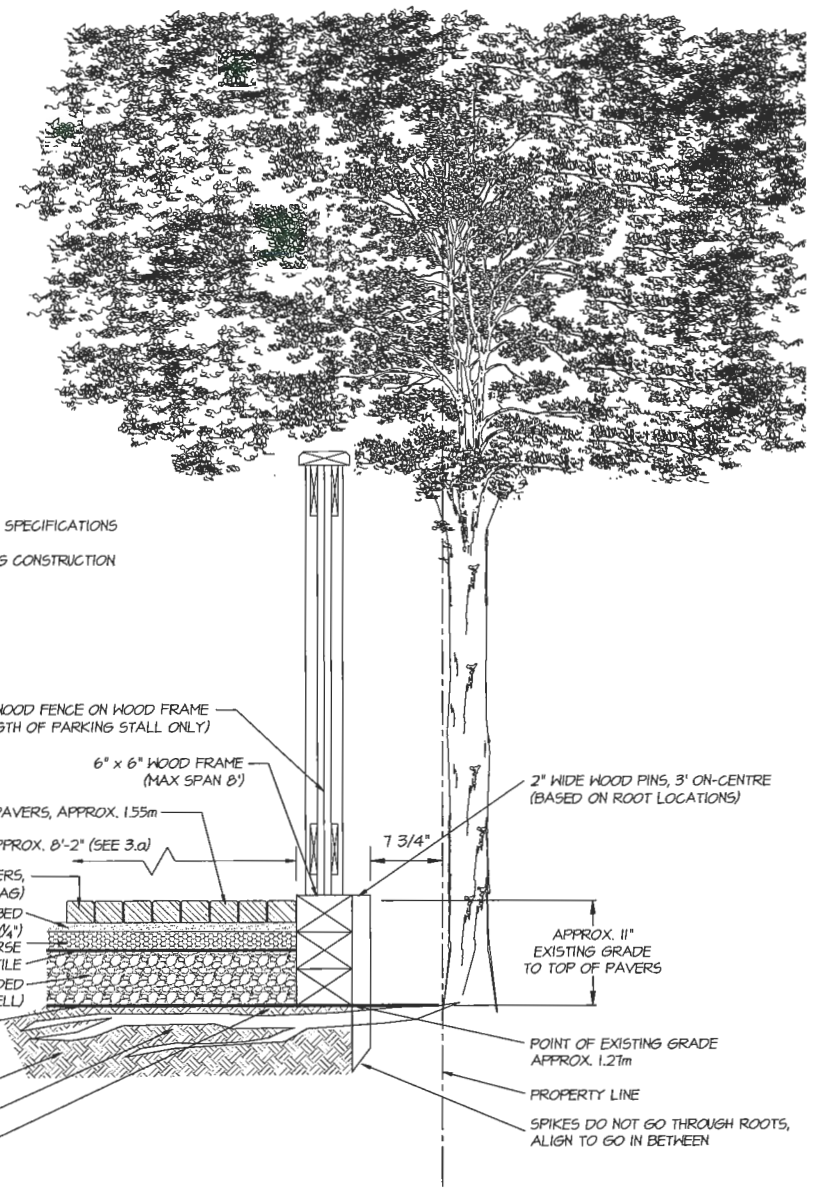
LANDSCAPE DETAILS

DATE:	16OCT14	DRAWING NUMBER:	3.f
SCALE:	AS SHOWN		
DRAWN:	PHT		
DESIGN:	PHT		OF 9
CHK'D:	MTLH		
M2LA PROJECT NUMBER:			12-104

12104-24.zip

DP 17-792077

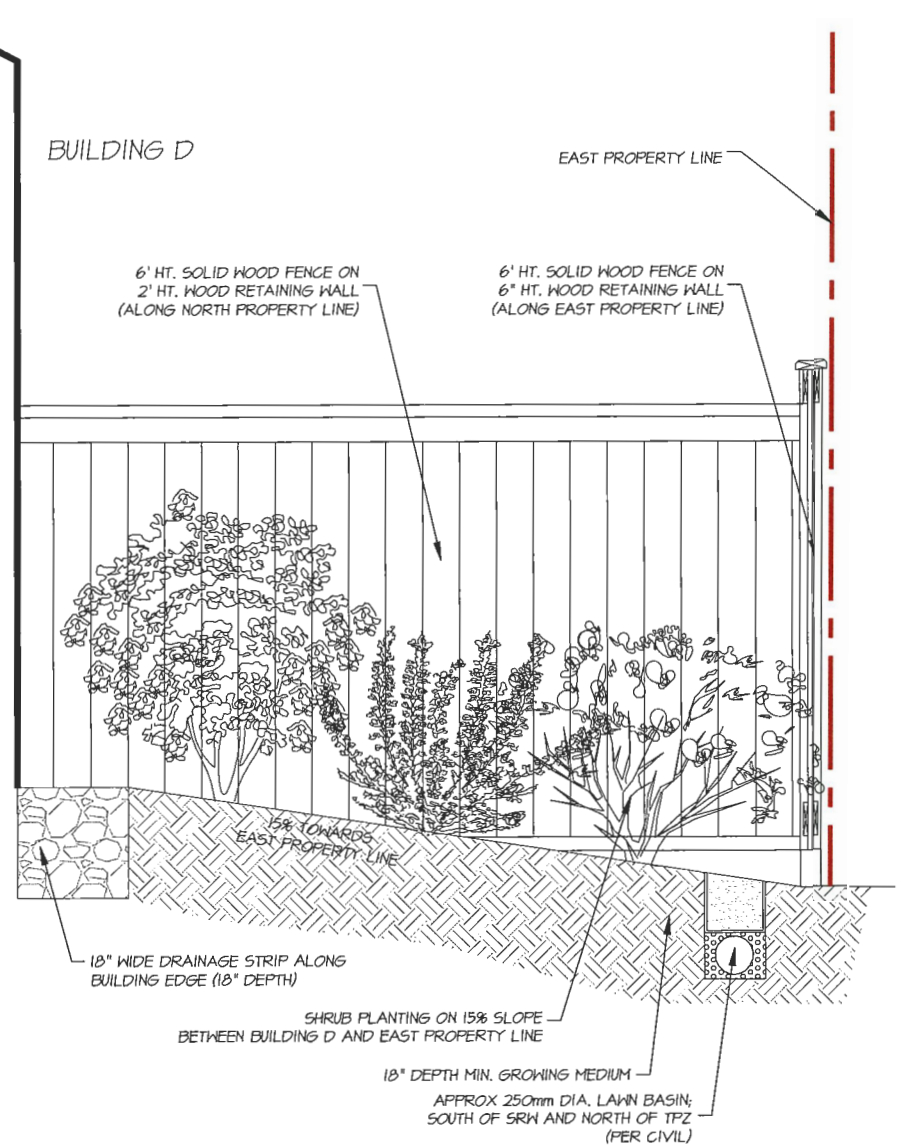
PLAN # 3.f



NOTE:
- PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS (ABBOTSFORD CONCRETE)
- ARBORIST AND CIVIL REQUIRED ON-SITE DURING CONSTRUCTION

16 / 3.g PERMEABLE PAVERS ON EXISTING TREE ROOTS – VISITOR PARKING STALL #2 (FACING NORTH)

SCALE : 1-1/2" = 1'-0"



17 / 3.g SECTION DETAIL NORTH OF TPZ BETWEEN BUILDING D AND EAST PROPERTY LINE (FACING NORTH)

SCALE : 1" = 1'-0"

12104-24.zip

©Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.

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	BY
15	22APR16	REVISED PER CITY COMMENTS	PMT
14	4FEB16	REVISED PER ADP COMMENTS	PMT
13	19DEC15	REVISED PER CITY COMMENTS	PMT
12	24JUN15	REVISED AS PER CITY COMMENTS	PMT
11	31MAY15	REV. PER CITY COMMENTS/SITE PLAN	PMT
10	16MAR15	REVISED PER ELECTRICAL	PMT
9	17NOV14	RE-ISSUED FOR DP	PMT
8	11SEP14	REVISED AS PER CITY COMMENTS	PMT
7	11APR14	RE-ISSUED FOR DP	PMT
6	16DEC13	REVISED FOR REZONING	PMT
5	18NOV13	ISSUED FOR DP	PMT
4	31OCT13	REV. PER CITY COMMENTS/SITE PLAN	PMT
3	15NOV12	RE-ISSUED FOR DP	SMC
2	13JUL12	RE-ISSUED FOR DP	GL
1	12DEC12	ISSUED FOR DP	GL

SEAL:

PROJECT:

MULTI-FAMILY DEVELOPMENT

9851 AND 9891 STEVESTON HIGHWAY, RICHMOND, BC

PLAN #3

DRAWING TITLE:

LANDSCAPE SECTIONS

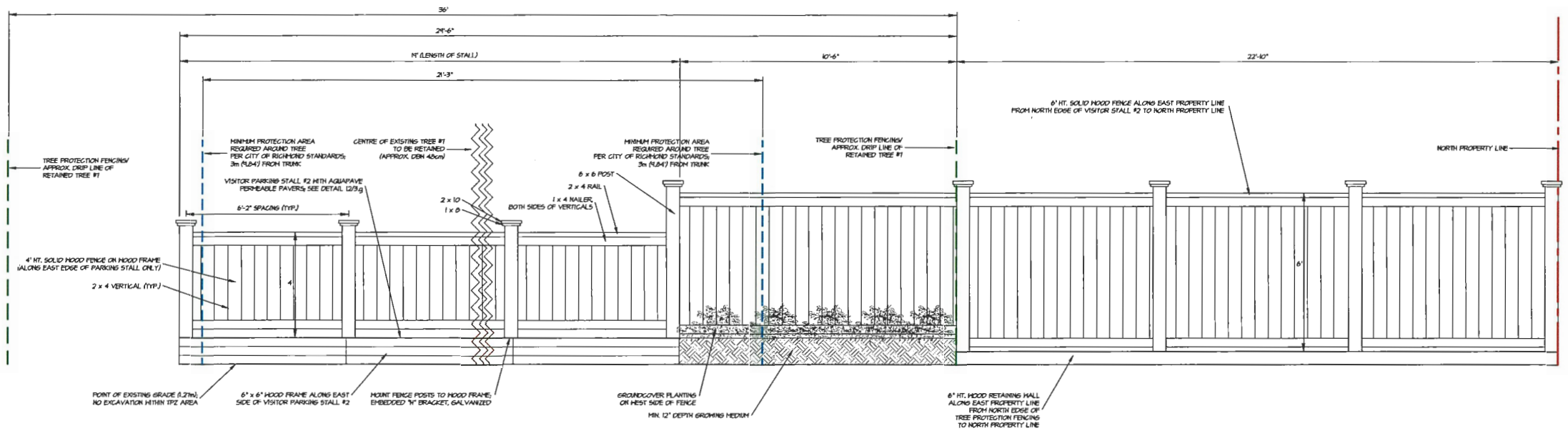
DATE:	16OCT14	DRAWING NUMBER:	
SCALE:	AS SHOWN		3.g
DRAWN:	PMT		
DESIGN:	PMT		OF 9
CHK'D:	MTLM		
M2LA PROJECT NUMBER:			12-104

DP 17-792077

PLAN # 3.g

©copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.

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



18/3.h EXISTING TREE #7 AREA ALONG EAST PROPERTY LINE (FACING WEST)
SCALE : 1/2" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
15	22APR19	REVISED PER CITY COMMENTS	PMT
14	4FEB19	REVISED PER ADP COMMENTS	PMT
13	7NOV18	REVISED PER CITY COMMENTS	PMT
12	26JUN18	REVISED AS PER CITY COMMENTS	PMT
11	31MAY18	REV. PER CITY COMMENTS/SITE PLAN	PMT
10	19MAR18	REVISED PER ELECTRICAL	PMT
9	17NOV17	RE-ISSUED FOR DP	PMT
8	11SEP17	REVISED AS PER CITY COMMENTS	PMT
7	7JUN17	RE-ISSUED FOR DP	PMT
6	16DEC16	REVISED FOR REZONING	PMT
5	18NOV16	ISSUED FOR DP	PMT
4	18OCT16	REV. PER CITY COMMENTS/SITE PLAN	PMT
3	15NOV16	RE-ISSUED FOR DP	SHC
2	13JUL16	RE-ISSUED FOR DP	GL
1	12DEC15	ISSUED FOR DP	GL

SEAL:

PROJECT:

MULTI-FAMILY DEVELOPMENT
9851 AND 9891 STEVESTON HIGHWAY, RICHMOND, BC

PLAN #3

DRAWING TITLE:

LANDSCAPE SECTIONS

DATE:	18.OCT.14
SCALE:	AS SHOWN
DRAWN:	PMT
DESIGN:	PMT
CHK'D:	MTLM

DRAWING NUMBER: 3.h OF 9

M2LA PROJECT NUMBER: 12-104

12104-24.zip

DP 17-792077

PLAN # 3.h

PART ONE GENERAL REQUIREMENTS

1.0 REFERENCES

.1 CSDC Dec 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 SYSTEMS, LATEST EDITION Prepared by the Irrigation Industry Association of British Columbia.

.5 MUNICIPAL BYLAWS AND ENGINEERING SPECIFICATIONS WHERE NOTED

1.2 TESTING

.1 A compost test 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 3.4 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 those aspects to confirm conformance to the plans and specifications. Contact Owners Representative to arrange for site observation of the appropriate times. Allow two days notice. Observation schedule may include but will not be limited to the following.

.11 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.

.12 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.

.13 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, Lawn 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.

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

.15 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.

.16 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.

.17 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 Confine 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:

.21 Retention of Existing Trees where shown on drawings.
.22 Finish Grading and Landscape Drainage.
.23 Supply and placement of growing medium.
.24 Testing of imported growing medium and/or site topsoil.
.25 Supply and incorporation of additives to meet requirements of soil test and Table One.
.26 Preparations of planting beds, supply of plant material and planting.
.27 Preparation of rough grass areas, supply of materials and seeding.
.28 Preparation of lawn areas, supply of materials and sodding.
.29 Supply and placement of bark mulch.
.210 Maintenance of planted and seeded/sodded areas until accepted by Owner.
.211 SEPARATE PRICE: Establishment Maintenance, Section 3.11.
.212 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 Areas, Lawn Areas	Planting Areas and Planters
Growing Medium Types	2L	2N	2P
Texture	Percent (%) 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 (%) Dry Weight of Growing Medium Excluding Gravel		
Sand larger than 0.05mm smaller than 2.0mm	50 - 80%	70 - 90%	60 - 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	minimum 20%	maximum 15%	maximum 30%
Organic Content (Loss-On-Ignition)	3 - 10%	2 - 5%	10 - 20%
Organic Content (Internal)	3 - 5%	2 - 5%	15 - 25%
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 (P2O), and Potash (soluble (K) 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: Tantalus Ltd., The Answer Garden Products, Fraser Richmond Soils & Fibre, Stream Organics Management

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

.6 Composted Bark Mulch: Shall CONSIST mainly of 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 150 OR APPROVED EQUAL 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 minimum size of 19mm and containing no material smaller than 9mm.

.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 12m, or combinations of walls collectively in excess of 12m. 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.

.11 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 (hand 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 I.S.A. Certified Arborist using the "Guide for Plant Appraisal", LATEST EDITION.

.93 Replacement planting of equivalent value to the disturbance will be required. The cost of the evaluation and of 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 3.3, 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 finish subgrade across slope to 150mm (6") minimum of 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 sensibly cultivated 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 lugs or high points. Minimum slope 2%, maximum side slopes 3:1. Assure positive drainage to collection points.

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

.7 Finished soil/mulch elevation 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 of work prior to bid.

.21 Grades all landscape areas to drain with most of site drainage, Refer to engineering drawings and specifications for connections and other drainage work.

.22 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 incurred.

.23 Maintain drains on SWALE from Section 3.38, Installing Landscapes on Structures.

.3 Execution
.31 Do trenching and backfilling in accordance with engineering details and specifications.
.32 Lay drains on prepared bed, free to line and grade with inverts smooth and free of lugs or high points. Ensure barrel of each pipe is in contact with bed throughout full length.
.33 Commence laying pipe at outlet and proceed in upstream direction.
.34 Lay perforated pipes with perforations at 4pm and 6pm positions.
.35 Make joints, tight in accordance with manufacturer's directions.
.36 Do not allow water to flow through the pipes during construction except as approved by Engineer.
.37 Make watertight connections to existing drains, new or existing manholes or catchbasins where indicated or as directed by Landscape Architect.
.38 Plug open/unused ends of pipe with watertight close nut caps.
.39 Surround and cover pipe with drain rock to uniform 150mm layers, for various depths as shown in details, minimum 150mm.
.310 Cover drain rock with non-woven filter cloth lap all edges and seams minimum 150mm.
.311 Assure positive drainage.
.312 Back fill remainder of trench as indicated.
.313 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:
.11 Physical properties, % content of gravel, sand, silt, clay and organics.
.12 Acidity (Ph) and quantities of lime or sulphur required to bring within specified range.
.13 Nutrient levels of phosphate and trace elements and recommendations for required soil amendments.
.14 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.
.21 Thoroughly mix required amendments into the full depth of the growing medium.
.22 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 unfrozen subgrade free of standing water.

.4 Minimum depths of growing medium placed and compacted to 85%:
.41 By grade:
.411 Seeded and sodded lawn.....3" (150mm)
.412 Mass planted shrubs & groundcovers.....5" (130mm)
.413 Groundcover only areas, if defined on plan.....5" (225mm)
.414 Trees & 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.
.42 By Sub:
.421 Irrigated lawn.....9" (230mm)
.422 Groundcover areas.....12" (300mm)
.423 Lawn without automatic irrigation.....12" (300mm)
.424 Shrub & groundcover areas.....15" (380mm)
.425 Trees and specimen shrubs.....24" (600mm) over concrete and/or edge of slab freely column locations on-site for tree locations.)
.426 Depth noted includes 1" to 1" (25-50mm) sand over filter fabric
.427 Maximum 18" depth growing medium except where mounded for trees over column pads.

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

.6 In pre-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 "Seeding" 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 Soil Areas: To B.C. Landscape Standard Class 2 Areas (Rough grass) Section 3.13.3
.21 Clean existing soil by mechanical means of debris over 50mm in any dimension.
.22 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:
.41 Analysis of the seed mixture
.42 Percentage of each seed type

.5 Seed Mixture: All varieties shall be rated as strong performers in the Pacific Northwest and may subject to client approval.
70% Creeping Red Fescue
20% Annual Rye
5% Salton Perennial Rye
5% Kentucky Bluegrass
For Wildflower Areas use a mixture of wildflowers with Hard Fescues (Torrasick 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 formulating ratio of 16-16-16 - 50% sulphur area coated. To apply at 100kg/hectare using a mechanical spreader.

.7 Seeding: Apply seed at a rate of 110kg/hectare (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 Grooving Medium:
.31 In areas of Rough Grass: Comply with Section 3.6 Rough Grass.
.32 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 pre-trees, shrubs, or other susceptible vegetation. Do not spray seed or mulch on objects not expected to grow grass. Protect existing site equipment, roadways, sidewalks, 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 150% by weight. Conform to B.C. 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 industry 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 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 2.2.1, 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	Lawn, 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 SPECIAL	Rough Grass	see hydroseeding	

.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 50mm (2") deep prior to sodding. Apply separately from lime.

.8 Sodding: Prepare a smooth, fine, even surface for laying sod. Lay sod staggered with sections closely butted, without overlapping or gaps, smooth and even with adjoining areas and tight. Water to obtain moisture penetration of 3" to 4" (7 - 10cm). Comply with requirements of B.C. Landscape Standard Section 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 fully established by the Owner. Water to obtain uniform 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 11 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:
.41 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:
.51 All plant material shall conform to the requirements of the B.C. Landscape Standard, LATEST EDITION, unless amended by drawing Plant Schedule or this specification.
.511 Refer to B.C. Landscape Standard, Section 9, Plants and Planting and in Section 12, NO. 1 Standard for Container Grown Plants for minimum standards.
.512 Refer to Plant Schedule for specific plant and container sizes and comply with requirements.
.52 Plant material obtained from areas with less severe climatic conditions shall be grown to withstand the site climate.

.6 Review:
.61 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:
.71 Area of search includes the Lower Mainland and Fraser Valley. Refer to Plant Schedule for any extension of area.
.72 Supply proof of the availability of the specified plant material within 30 days of the award of the Contract.

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

.9 Plant Species & Location:
.91 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 8" (15cm) above grade.
.92 Plant all specified species in the location as shown on the landscape drawings. Notify Landscape Architect if conflicting rock or underground/overhead services are encountered.
.93 Deviation of given planting location will only be allowed after review of the proposed deviation by the Landscape Architect.

.10 Excavation:
.101 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 of the original grade the tree was grown at.

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

.12 Planting and Fertilizing Procedures:
.121 Plant all trees and shrubs with the roots placed in their natural growing position. 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.
.122 Fill the planting holes by gently firming 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 of the specified rates.
.123 Where planting is indicated adjacent to existing trees, use special care to avoid disturbance of the root system or natural grades of such trees.
.124 Where trees are in lawn areas, provide a clean cut mulched 900mm (3 ft.) diameter circle centered on the tree.

.13 Staking of Trees:
.131 Use two 2"x2"x8' stakes, unless superseded by municipal requirements. Set stakes minimum 2 ft. in soil. Do not drive stake through rootball.
.132 Loosen the tree carefully vertical.
.133 Tie with pre-approved commercial, flat woven polypropylene fabric belt, minimum width 19mm (3/4"). Approved product: ArborTie - available from Deepfoot
.134 Conditions: Trees over 6 ft. height: Buy with three 2-strand wires (15 gauge). Drive three stakes equidistant around the tree completely below grade.
.135 Trees 8 ft.- 16 Wind or Concrete Decks: Buy as above using three deadmen lines. 2'x2"x4"s buried to the maximum possible depth instead of stakes.
.136 Mark all guy wires with visible flagging material

.14 Pruning:
.141 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 disturbed areas so as not to retain water. Remove damaged material.

.15 Mulching:
.151 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 3 ft. (900mm) diameter circle around trees in lawn areas, leave a clean edge.

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

.17 Plant Material Maintenance:
.171 Maintain all plant material for 60 days after landscape work has received a Certificate of Completion.
.172 Watering: Conform to B.C. Landscape Standard, Section 03.32 - Watering and generally as follows:
.173 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.
.174 Use appropriate measures to control pests or diseases damaging plant material. Comply with all local governing statutes and guidelines for chemical control.
.175 Plant material which fails to survive shall be replaced in the next appropriate season as determined by the Landscape Architect.
.176 Repair tree guards, stakes, and guy wires, when necessary.
.177 Maintain areas relatively weed free. Approximate level 2, B.C. Landscape Standard, Chapter 03
.178 Maintain mulch to specified depths.

.18 Plant Warranty:
.181 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 verification, inspection and approval as specified for this original planting, and shall not constitute an extra to the Contract.
.182 These Plants, identified as hardy within one zone of the Canada Department of Agriculture hardiness zone map for 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.
.183 A review may be requested during the latter part of the warranty growing season. All plant material showing wilt developed foliage, healthy growth and bud forming, will then be taken over.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

.184 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 assure future satisfactory growth.
.185 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 17, Maintenance as the guide. The required maintenance standard is a minimum of Level Three - Medium. Refer to Section 3.11, Establishment Maintenance.
.186 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.
.187 Deviation from the specifications may require extension of the Warranty Period as determined by the Landscape Architect.

3.10 INSTALLING LANDSCAPE ON STRUCTURES

.1 Verify that drainage and protective 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.
.21 Verify that planter drains are in place and positive drainage to roof drains is present prior to placing any drain rock or soil.

.3 Provide clean cut at all through-slab drain locations. Use 200mm min. dia. PVC Pipe filled with drain rock unless specific drawing detail shown.

.4 Install drain rock evenly to a minimum depth of 6" (150mm)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 detail) 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 of maintenance procedures apply to all new and reclaimed 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 12, Table 3, Maintenance Level "Medium".

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

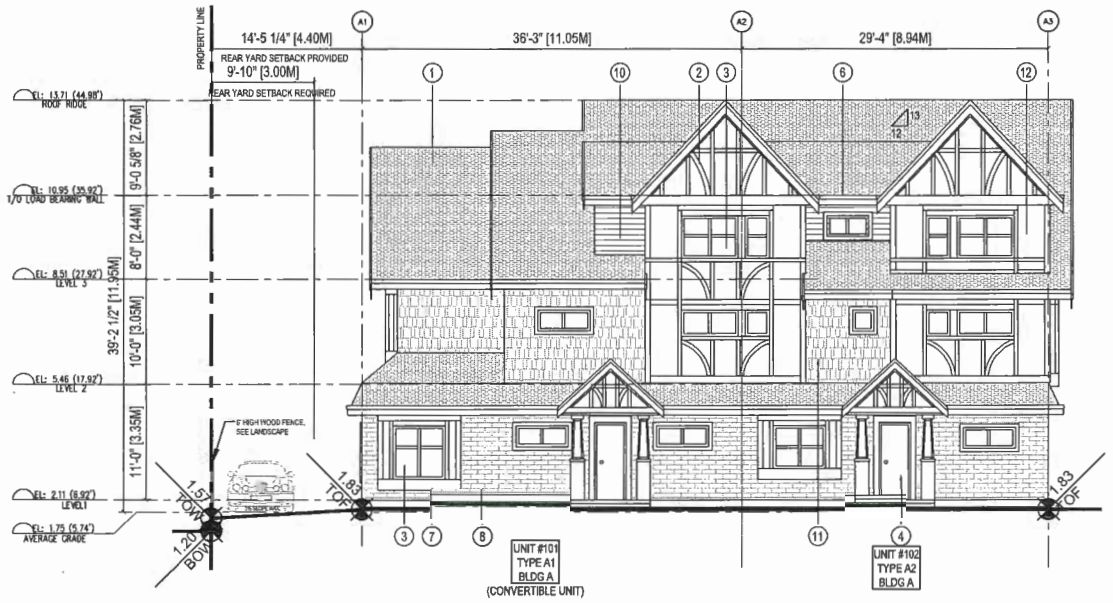
.8 Plant Material Establishment:
.81 Watering: During the first growing season, water new plants at least every ten (10) days between April 1st and July 31st, and September 16th. Minimum 25 gallons per tree per application. During this second growing season, water new plants at least every thirty days between April 1 and July 31 and once between August 1st and September 31st. Apply water at a rate and duration such that the water content reaches field capacity in 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 revised only when rainfall has provided the soil fully re-replaced.
.82 Mulch: Maintain mulches in the original areas and to the original depths.
.83 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 50mm, hand-pulling, or, if necessary, by the use of herbicides.
.84 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.
.85 Tree Stakes and Guys: Maintain stakes, guy wires and ties now 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.
.86 Pruning: Inspect all trees and shrubs at least every two months during the growing season, prune to remove all dead, weak or deceased wood. Maintain the natural shape of the plant. Leave out clipping or shaping only if required in the maintenance contract for specific varieties or cultivars.
.87 Fertilizing: Once during the twelve month period of establishment maintenance fertilize shrubs, trees and groundcovers according to soil analysis requirements.

.9 Grass Areas Establishment:
.91 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, Levels and Expanses) 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 of no expense to the owner. Apply water to prevent packing or erosion of the soil. Apply water at a rate and duration so that the water content in the growing medium reaches field capacity in 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 revised only when rainfall has provided the soil fully re-replaced.
.92 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.I.A./P.E.I.A.A. Landscape Standards latest edition. Kill broadleaved weeds in grassed areas by a general application of a sod-safe herbicide if the weed population exceeds 10 broadleaf weeds or 50 annual weeds or weedy grasses per 4.6 square meters. This application shall reduce the weed populations to zero.
.93 Fertilizing: According to soil analysis.
.94 Liming: According to soil analysis
.95 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 edge area per year in March. Remove all grass clippings after each cut.
.96 Aeration: Aeration not required in the first growing season. If necessary, in the second growing season, aerate in early May with a suitable mechanical aerator. Core to a depth of 90mm, 6-7, and remove cores.
.97 Repairs: Re-grade, re-seed or re-sod when necessary to restore damaged or failing grass areas. Match the grass varieties in the surrounding area. Re-sod, if required, throughout the growing season. Re-seed between April 1st and April 15th or between September 1st and September 15th. Protect re-seeded areas and keep moist until the first mowing.

©Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.

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	BY
15	22.APR.14	REVISED PER CITY COMMENTS	PMT
14	4.FEB.14	REVISED PER ADP COMMENTS	PMT
13	19.NOV.13	REVISED PER CITY COMMENTS	PMT
12	26.JUN.13	REVISED AS PER CITY COMMENTS	PMT
11	31.MAY.13	REV. PER CITY COMMENTS/SITE PLAN	PMT
10	15.MAR.13	REVISED PER ELECTRICAL	PMT
9	11.NOV.11	RE-ISSUED FOR DP	PMT
8	11.SEP.12	REVISED AS PER CITY COMMENTS	PMT
7	11.APR.12	RE-ISSUED FOR DP	PMT
6	16.DEC.11	REVISED FOR REZONING	PMT
5	18.NOV.11	ISSUED FOR DP	PMT
4	14.OCT.11	REV. PER CITY COMMENTS



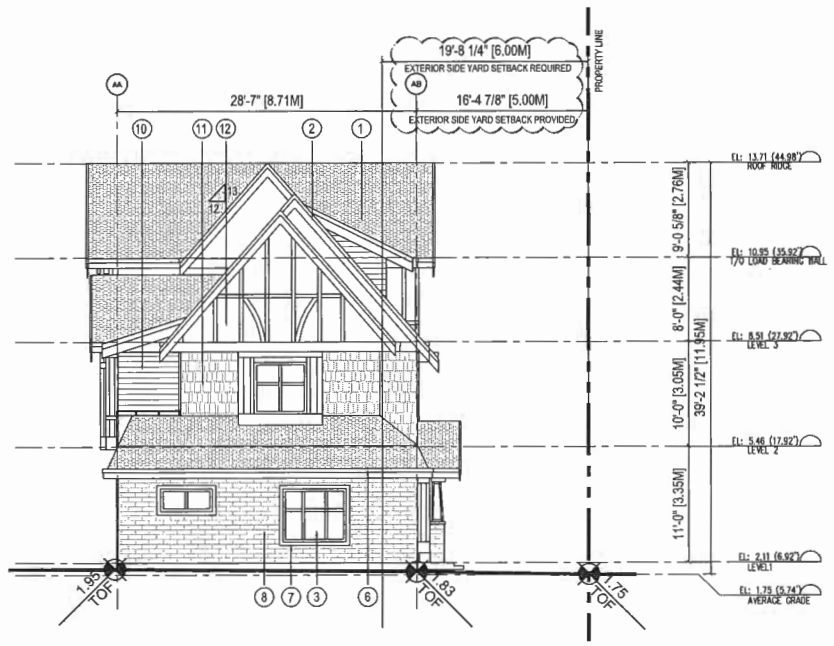
1 A3.1 BUILDING A SOUTH ELEVATION

SCALE 1/8"=1'-0"

EXTERIOR FINISH SCHEDULE

REFER TO COLORED ELEVATION AND SAMPLE MATERIAL BOARD FOR MORE INFO.

1. ASPHALT SHINGLES (DARK GREY)
2. WOOD TRIM (BROWN)
3. DOUBLE GLAZED VINYL WINDOWS (BROWN COLOR FRAME & CLEAR GLAZING)
4. SOLID WOOD UNIT ENTRY DOOR - W/ OPTIONAL TRANSLUCENT GLAZING SIDELITE (STAINED LIGHT WOOD COLOR)
5. SLING DOOR WITH TEMPERED GLAZING (CLEAR)
6. PREFINISHED ALUMINUM GUTTER & RWL. (BROWN)
7. PAINTED WOOD FRAME AROUND WINDOW AND DOOR OPENINGS (BROWN)
8. BRICK CLADDING (RED - DARKER)
9. BRICK CLADDING (RED - LIGHTER)
10. COMPOSITE CEMENT LAP SIDING (HARDIE SIDING) (LIGHT BEIGE)
11. COMPOSITE CEMENT SHAKE (HARDIE SHAKE) (LIGHT BROWN)
12. COMPOSITE CEMENT PANEL (HARDIE PANEL) (LIGHT GREY)
13. ALUMINUM RAILING (BROWN)



2 A3.1 BUILDING A WEST ELEVATION

SCALE 1/8"=1'-0"



GENERAL NOTES:

1. AGING IN PLACE FEATURES SUCH AS "STAIRWELL HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATHTUB AND SHOWER" AND "LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES" WILL BE PROVIDED IN ALL UNITS.

2. UNIT 101 (TYPE A1) IS THE CONVERTIBLE UNIT.

3. THE PROJECT WILL PROVIDE HEAT PUMP A/C UNIT WITH HRV MECHANICAL VENTILATION SYSTEM TO ACHIEVE ENERGUIDE 82 STANDARD. FOLLOWING SUSTAINABLE FEATURES WILL ALSO BE PROVIDED IN THE PROJECT BEYOND ENERGUIDE 82 REQUIREMENTS:
(A): SOLAR HOT WATER READY REQUIREMENT
(B): ENERGY STAR APPLIANCES AND LIGHT BULBS
(C): LOW E DOUBLE GLAZING WINDOWS
(D): POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS

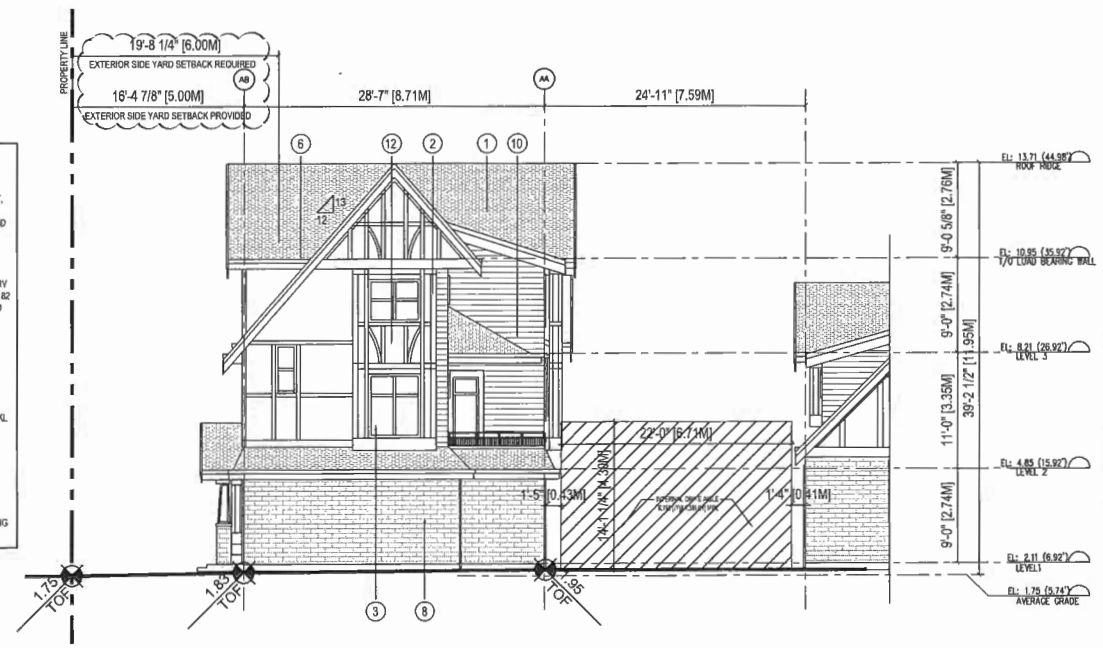
4.REFER TO ACOUSTICAL REPORT DATED 02/26/2019 FROM BKL FOR ACOUSTICAL REQUIREMENT ON WALLS AND WINDOWS.

5.THE MECHANICAL HEATING AND COOLING SYSTEM (AIR SOURCE HEAT PUMP SYSTEM) TO COMPLY WITH RELATIVE REQUIREMENTS IN BCBC- 2018 AND ASHRAE 55 REGARDING THE STANDARDS OF THERMAL COMFORT.

6.AN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ON-GOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE

3 A3.1 BUILDING A NORTH ELEVATION

SCALE 1/8"=1'-0"



4 A3.1 BUILDING A EAST ELEVATION

SCALE 1/8"=1'-0"

DP 17-792077

PLAN #4A

PLAN # 4.a

THE HIGHEST POINT OF CENTRELINE OF ROAD ABUTTING THE PROPERTY : 1.81M (5.94 FT)

PROPOSED LEVEL 1 INTERIOR ELEVATION (BUILDING A): 2.11M (6.92 FT) - 0.3M HIGHER THAN THE HIGHEST POINT OF CENTRELINE OF ROAD ABUTTING THE PROPERTY

AVERAGE FINISHED SITE ELEVATION: 1.75M (5.74 FT)

IMPERIAL ARCHITECTURE
HOLDER OF AN AIBC CERTIFICATE OF PRACTICE
ADDRESS: 7788 FRENCH STREET, VANCOUVER, BC, V6P 4Y5
EMAIL: IMPERIAL.ARCHITECTURE@GMAIL.COM
TEL/PHONE: 778-858-8002

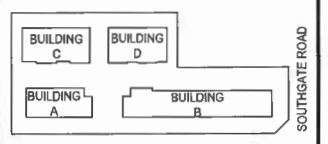
ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Copyright Reserved

The Copyright to this drawing and its contents is reserved, and remains at all times the exclusive property of Imperial Architecture, and shall not be used, modified, or reproduced without the expressed written consent of Imperial Architecture.

Dimensions

The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.



STEVESTON HIGHWAY
KEY PLAN

Issued	By	Appd.	YY.MM.DD
ISSUED FOR DP RE-SUBMISSION	J.Z.	K.L.	18.11.19
ISSUED FOR DP RE-RESUBMISSION	J.Z.	K.L.	18.06.28
ISSUED FOR DP SUBMISSION	J.Z.	K.L.	17.11.20
ISSUED FOR DRAFT DP SUBMISSION	J.Z.	K.L.	17.05.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.12.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.11.07

ISSUED DP
RESUBMISSION
2019-04-23

Client/Project
STEVESTON TOWNHOUSE DEVELOPMENT (DP 17-792077) FOR
KONIC DEVELOPMENT
9851,9911, STEVESTON H'WY &
10931 SOUTHGATE ROAD, RICHMOND, BC

Title
BLDG A ELEVATIONS

Project No. #8127
Scale 1/8"=1'-0"
Drawing No. A 3.1
Sheet
Revision



1 A3.2 BUILDING B SOUTH ELEVATION

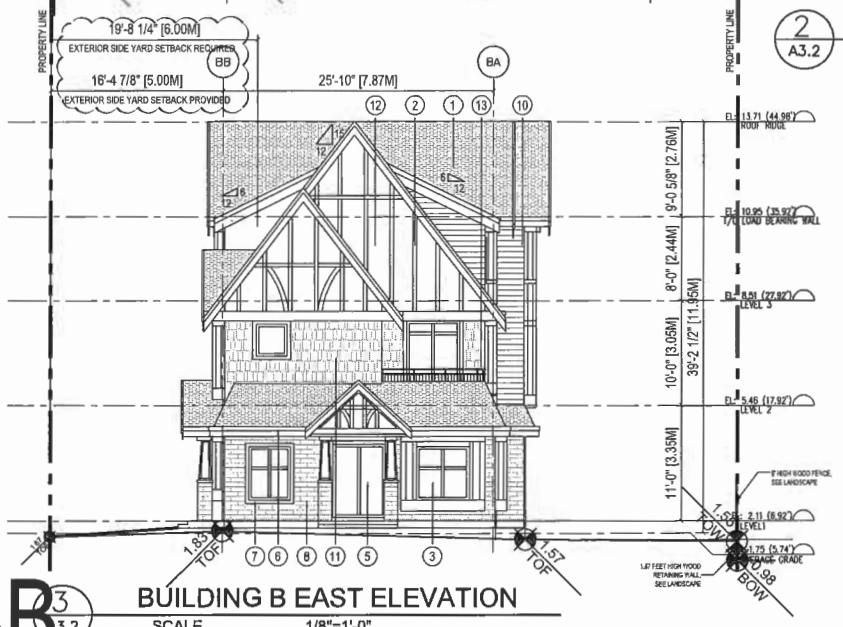
SCALE 1/8"=1'-0"

NOTE:
HIGHEST POINT OF ADJACENT ROAD: 1.81M GSC
GROUND LEVEL (L1) ELEVATION 2.11M GSC
GROUND LEVEL (L1) ELEVATION IS 0.3M HIGHER THAN THE HIGHEST POINT OF ADJACENT ROAD



2 A3.2 BUILDING B NORTH ELEVATION

SCALE 1/8"=1'-0"



3 A3.2 BUILDING B EAST ELEVATION

SCALE 1/8"=1'-0"

EXTERIOR FINISH SCHEDULE

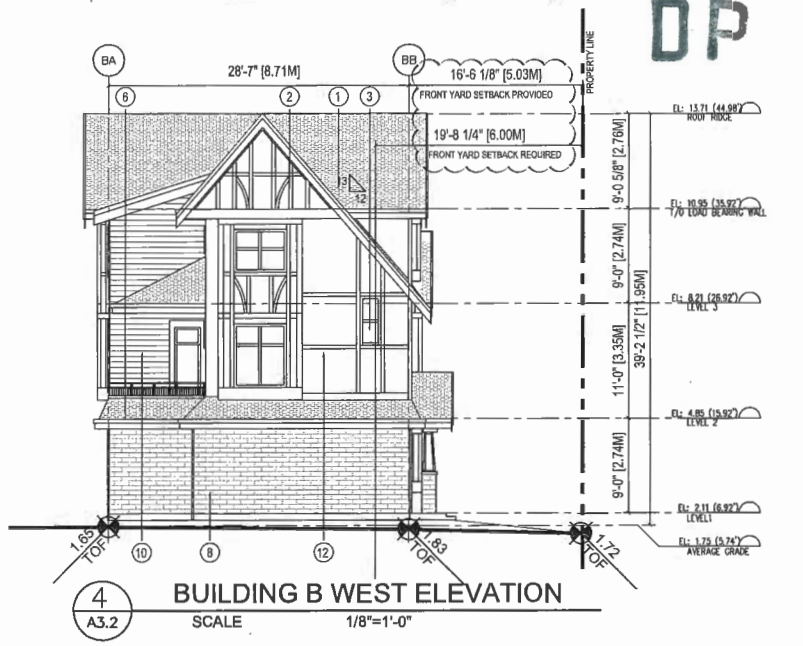
REFER TO COLORED ELEVATION AND SAMPLE MATERIAL BOARD FOR MORE INFO.

1. ASPHALT SHINGLES (DARK GREY)
2. WOOD TRIM (BROWN)
3. DOUBLE GLAZED VINYL WINDOWS (BROWN COLOR FRAME & CLEAR GLAZING)
4. SOLID WOOD UNIT ENTRY DOOR - W/ OPTIONAL TRANSLUCENT GLAZING SIDELITE (STAINED LIGHT WOOD COLOR)
5. SLING DOOR WITH TEMPERED GLAZING (CLEAR)
6. PREFINISHED ALUMINUM GUTTER & RWL. (BROWN)
7. PAINTED WOOD FRAME AROUND WINDOW AND DOOR OPENINGS (BROWN)
8. BRICK CLADDING (RED - DARKER)
9. BRICK CLADDING (RED - LIGHTER)
10. COMPOSITE CEMENT LAP SIDING (HARDIE SIDING) (LIGHT BEIGE)
11. COMPOSITE CEMENT SHAKE (HARDIE SHAKE) (LIGHT BROWN)
12. COMPOSITE CEMENT PANEL (HARDIE PANEL) (LIGHT GREY)
13. ALUMINUM RAILING (BROWN)

THE HIGHEST POINT OF CENTRELINE OF ROAD ABUTTING THE PROPERTY : 1.81M (5.94 FT)

PROPOSED LEVEL 1 INTERIOR ELEVATION (BUILDING A): 2.11M (6.92 FT) - 0.3M HIGHER THAN THE HIGHEST POINT OF CENTRELINE OF ROAD ABUTTING THE PROPERTY

AVERAGE FINISHED SITE ELEVATION: 1.75M (5.74 FT)



4 A3.2 BUILDING B WEST ELEVATION

SCALE 1/8"=1'-0"

PLAN #4B

GENERAL NOTES:

1. AGING IN PLACE FEATURES SUCH AS "STAIRWELL HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATHTUB AND SHOWER" AND "LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES" WILL BE PROVIDED IN ALL UNITS.

2. UNIT 101 (TYPE A1) IS THE CONVERTIBLE UNIT.

3. THE PROJECT WILL PROVIDE HEAT PUMP A/C UNIT WITH HRV MECHANICAL VENTILATION SYSTEM TO ACHIEVE ENERGUIDE 82 STANDARD. FOLLOWING SUSTAINABLE FEATURES WILL ALSO BE PROVIDED IN THE PROJECT BEYOND ENERGUIDE 82 REQUIREMENTS:
(A): SOLAR HOT WATER READY REQUIREMENT
(B): ENERGY STAR APPLIANCES AND LIGHT BULBS
(C): LOW E DOUBLE GLAZING WINDOWS
(D): POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS

4.REFER TO ACOUSTICAL REPORT DATED 02/28/2019 FROM BKL FOR ACOUSTICAL REQUIREMENT ON WALLS AND WINDOWS.

5.THE MECHANICAL HEATING AND COOLING SYSTEM (AIR SOURCE HEAT PUMP SYSTEM) TO COMPLY WITH RELATIVE REQUIREMENTS IN BCBC 2018 AND ASHRAE 55 REGARDING THE STANDARDS OF THERMAL COMFORT.

6.AN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ON-GOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE

IMPERIAL ARCHITECTURE
HOLDER OF AN AIBC CERTIFICATE OF PRACTICE
ADDRESS: 7780 FRENCH STREET, VANCOUVER, BC, V6P 4V5
EMAIL: IMPERIAL.ARCHITECTURE@GMAIL.COM
TELEPHONE: 778-928-0202

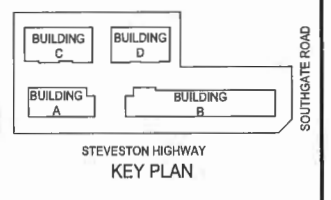
ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Copyright Reserved

The Copyright to this drawing and its contents is reserved, and remains at all times the exclusive property of Imperial Architecture, and shall not be used, modified, or reproduced without the expressed written consent of Imperial Architecture.

Dimensions

The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.



KEY PLAN

ISSUED FOR DP RE-SUBMISSION	JZ	KL	18.11.19
ISSUED FOR DP RE-RESUBMISSION	JZ	KL	19.04.23
ISSUED FOR DP SUBMISSION	JZ	KL	17.11.20
ISSUED FOR DRAFT DP SUBMISSION	JZ	KL	17.05.05
ISSUED FOR REZONING RESUBMISSION	JZ	KL	16.12.05
ISSUED FOR REZONING RESUBMISSION	JZ	KL	16.11.07
Issued	By	Appd.	YY.MM.DD

DP 17-792077

PLAN # 4.b

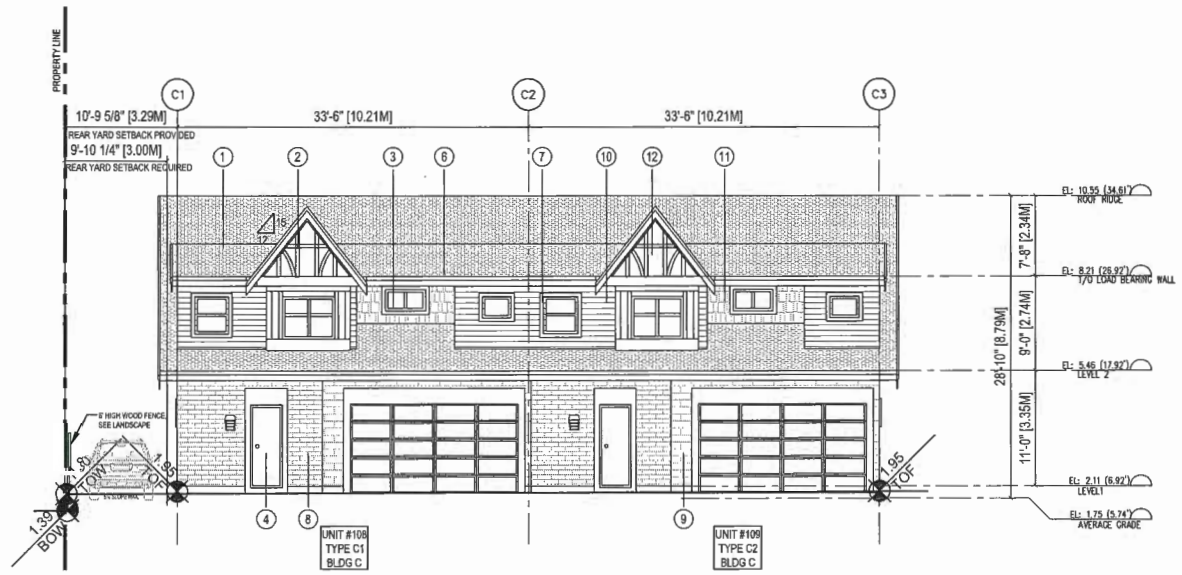
ISSUED DP
RESUBMISSION
2019-04-23

Client/Project
STEVESTON TOWNHOUSE DEVELOPMENT (DP 17-792077) FOR

KONIC DEVELOPMENT
9851, 9891, STEVESTON HWY & 10931 SOUTHGATE ROAD, RICHMOND, BC

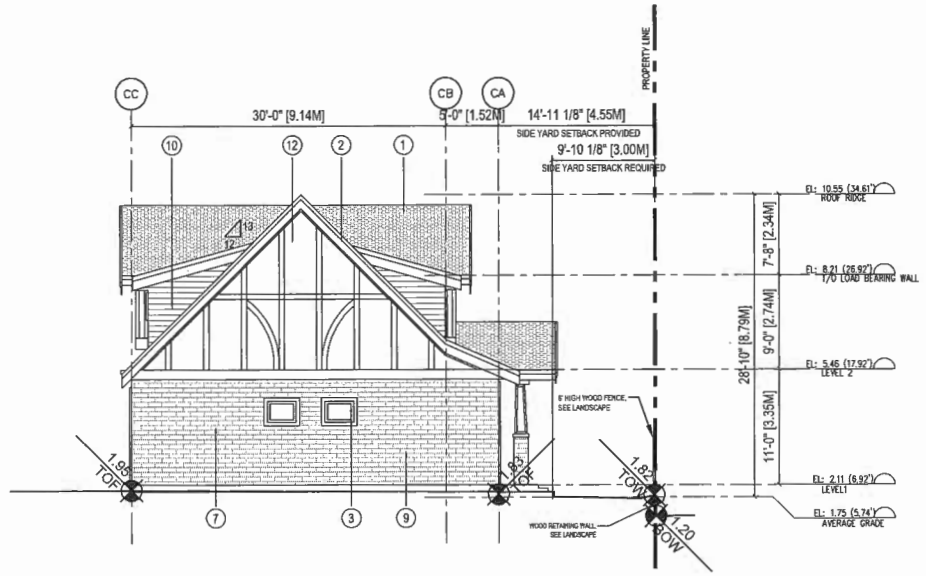
Title
BLDG B ELEVATIONS

Project No.	Scale
#8127	1/8"=1'-0"
Drawing No.	Sheet / Revision
A 3.2	of



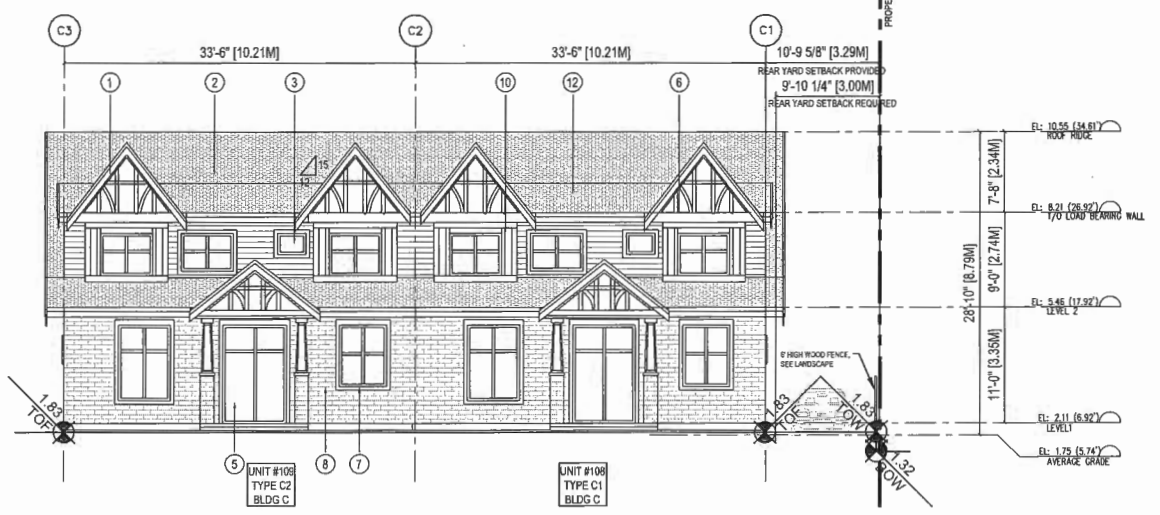
1 A3.3 **BUILDING C SOUTH ELEVATION**

SCALE 1/8"=1'-0"



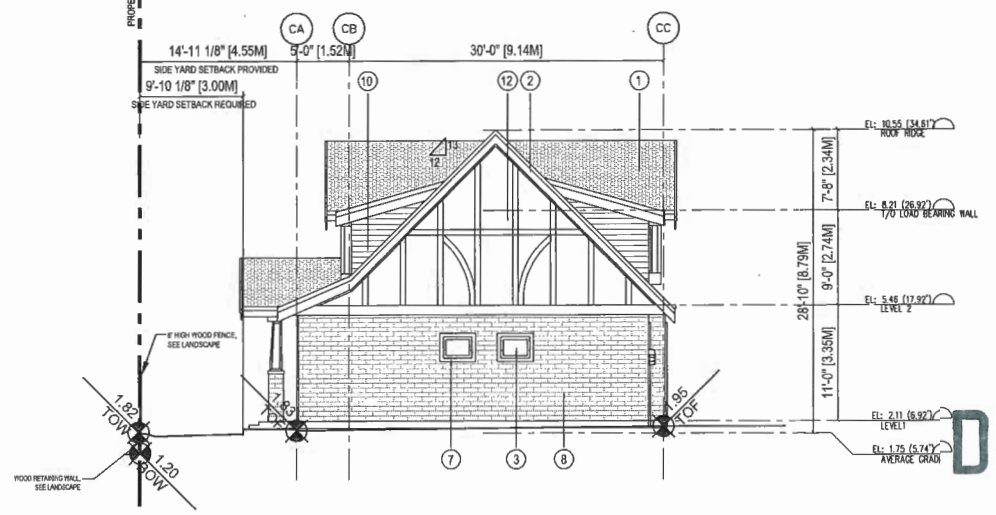
2 A3.3 **BUILDING C EAST ELEVATION**

SCALE 1/8"=1'-0"



3 A3.3 **BUILDING C NORTH ELEVATION**

SCALE 1/8"=1'-0"



4 A3.3 **BUILDING C WEST ELEVATION**

SCALE 1/8"=1'-0"

PLAN #4C

GENERAL NOTES:

1. AGING IN PLACE FEATURES SUCH AS "STAIRWELL HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATHTUB AND SHOWER" AND "LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES" WILL BE PROVIDED IN ALL UNITS.

2. UNIT 101 (TYPE A1) IS THE CONVERTIBLE UNIT.

3. THE PROJECT WILL PROVIDE HEAT PUMP A/C UNIT WITH HRV MECHANICAL VENTILATION SYSTEM TO ACHIEVE ENERGUIDE 82 STANDARD. FOLLOWING SUSTAINABLE FEATURES WILL ALSO BE PROVIDED IN THE PROJECT BEYOND ENERGUIDE 82 REQUIREMENTS:
(A): SOLAR HOT WATER READY REQUIREMENT
(B): ENERGY STAR APPLIANCES AND LIGHT BULBS
(C): LOW E DOUBLE GLAZING WINDOWS
(D): POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS

4.REFER TO ACOUSTICAL REPORT DATED 02/28/2019 FROM BKL FOR ACOUSTICAL REQUIREMENT ON WALLS AND WINDOWS.

5.THE MECHANICAL HEATING AND COOLING SYSTEM (AIR SOURCE HEAT PUMP SYSTEM) TO COMPLY WITH RELATIVE REQUIREMENTS IN BCBC- 2018 AND ASHRAE 55 REGARDING THE STANDARDS OF THERMAL COMFORT.

5.AN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ON-GOING MAINTENANCE WILL BE INSTALLED, SEE LANDSCAPE

THE HIGHEST POINT OF CENTRELINE OF ROAD ABUTTING THE PROPERTY : 1.81M (5.94 FT)

PROPOSED LEVEL 1 INTERIOR ELEVATION (BUILDING A): 2.11M (6.92 FT) - 0.3M HIGHER THAN THE HIGHEST POINT OF CENTRELINE OF ROAD ABUTTING THE PROPERTY

AVERAGE FINISHED SITE ELEVATION: 1.75M (5.74 FT)

EXTERIOR FINISH SCHEDULE

REFER TO COLORED ELEVATION AND SAMPLE MATERIAL BOARD FOR MORE INFO.

1. ASPHALT SHINGLES (DARK GREY)
2. WOOD TRIM (BROWN)
3. DOUBLE GLAZED VINYL WINDOWS (BROWN COLOR FRAME & CLEAR GLAZING)
4. SOLID WOOD UNIT ENTRY DOOR - W/ OPTIONAL TRANSLUCENT GLAZING SIDELITE (STAINED LIGHT WOOD COLOR)
5. SLING DOOR WITH TEMPERED GLAZING (CLEAR)
6. PREFINISHED ALUMINUM GUTTER & RWL. (BROWN)
7. PAINTED WOOD FRAME AROUND WINDOW AND DOOR OPENINGS (BROWN)
8. BRICK CLADDING (RED - DARKER)
9. BRICK CLADDING (RED - LIGHTER)
10. COMPOSITE CEMENT LAP SIDING (HARDIE SIDING) (LIGHT BEIGE)
11. COMPOSITE CEMENT SHAKE (HARDIE SHAKE) (LIGHT BROWN)
12. COMPOSITE CEMENT PANEL (HARDIE PANEL) (LIGHT GREY)
13. ALUMINUM RAILING (BROWN)

IMPERIAL ARCHITECTURE
HOLDER OF AN AIBC CERTIFICATE OF PRACTICE
ADDRESS: 7360 FRENCH STREET, VANCOUVER, B.C. V5P 4Y5
EMAIL: IMPERIAL.ARCHITECTURE@GMAIL.COM
TELEPHONE: 778-858-4052

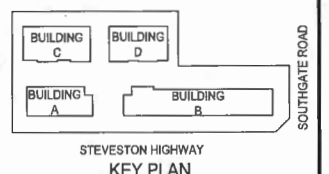
ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Copyright Reserved

The Copyright to this drawing and its contents is reserved, and remains at all times the exclusive property of Imperial Architecture, and shall not be used, modified, or reproduced without the expressed written consent of Imperial Architecture.

Dimensions

The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.



STEVESTON HIGHWAY
KEY PLAN

ISSUED FOR DP RE-SUBMISSION	J.F.	K.J.	18.11.19
ISSUED FOR DP RE-RESUBMISSION	J.F.	K.J.	18.06.28
ISSUED FOR DP SUBMISSION	J.F.	K.J.	17.11.20
ISSUED FOR DRAFT DP SUBMISSION	J.F.	K.J.	17.05.05
ISSUED FOR REZONING RESUBMISSION	J.F.	K.J.	16.12.05
ISSUED FOR REZONING RESUBMISSION	J.F.	K.J.	16.11.07
Issued	By	Appd.	YY.MM.DD

DP 17-792077

PLAN # 4.c

ISSUED DP
RESUBMISSION
2019-04-23

Client/Project
STEVESTON TOWNHOUSE DEVELOPMENT (DP 17-792077) FOR

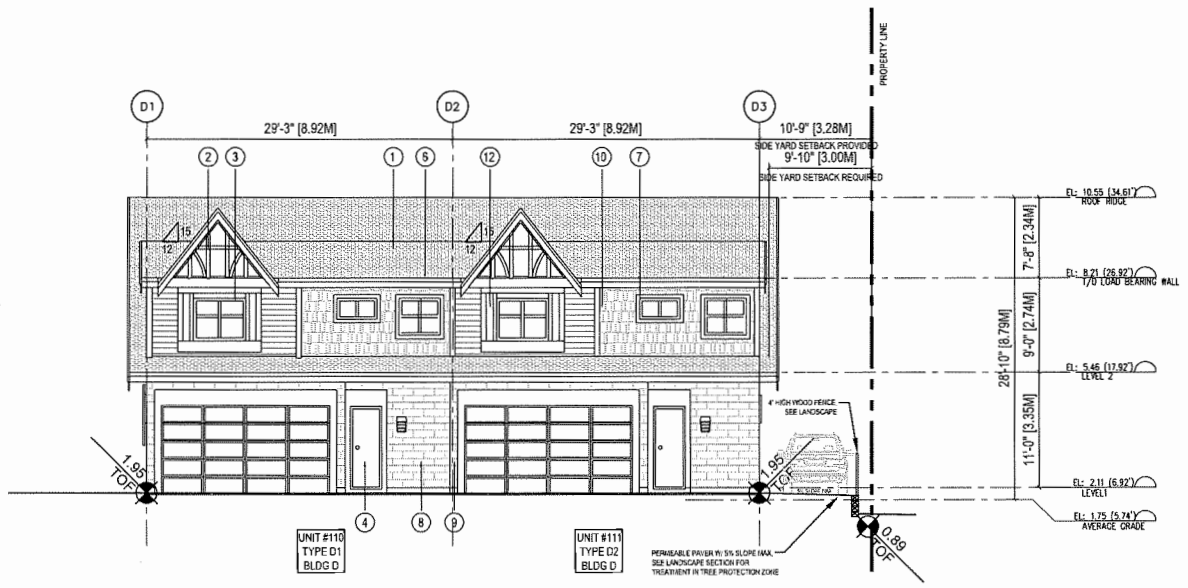
KONIC

9851,5891 STEVESTON HWY &
10931 SOUTHGATE ROAD, RICHMOND, BC

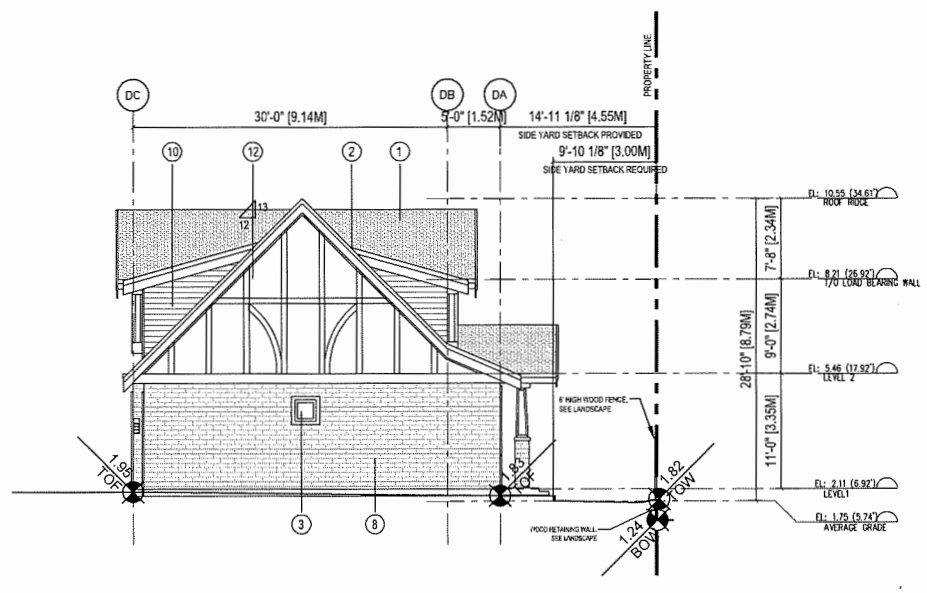
Title
BLDG C ELEVATIONS

Project No.	Scale
#8127	1/8"=1'-0"

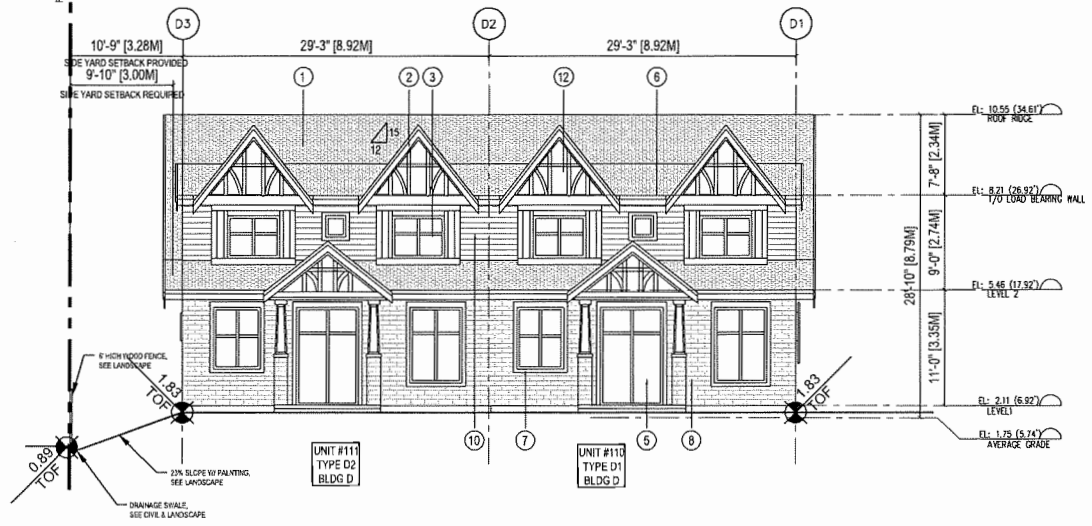
Drawing No.	Sheet	Revision
A 3.3	of	



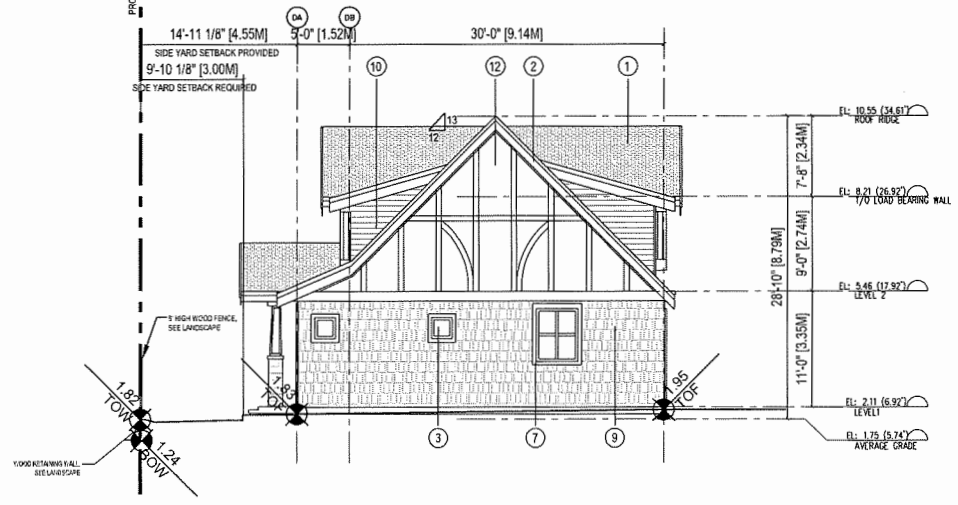
1 A3.4 BUILDING D SOUTH ELEVATION
SCALE 1/8"=1'-0"



2 A3.4 BUILDING D EAST ELEVATION
SCALE 1/8"=1'-0"



3 A3.4 BUILDING D NORTH ELEVATION
SCALE 1/8"=1'-0"



4 A3.4 BUILDING D WEST ELEVATION
SCALE 1/8"=1'-0"

GENERAL NOTES:

1. AGING IN PLACE FEATURES SUCH AS "STAIRWELL HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATHTUB AND SHOWER" AND "LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES" WILL BE PROVIDED IN ALL UNITS.

2. UNIT 101 (TYPE A1) IS THE CONVERTIBLE UNIT.

3. THE PROJECT WILL PROVIDE HEAT PUMP A/C UNIT WITH HRV MECHANICAL VENTILATION SYSTEM TO ACHIEVE ENERGUIDE 82 STANDARD. FOLLOWING SUSTAINABLE FEATURES WILL ALSO BE PROVIDED IN THE PROJECT BEYOND ENERGUIDE 82 REQUIREMENTS:
(A): SOLAR HOT WATER READY REQUIREMENT
(B): ENERGY STAR APPLIANCES AND LIGHT BULBS
(C): LOW E DOUBLE GLAZING WINDOWS
(D): POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS

4. REFER TO ACOUSTICAL REPORT DATED 02/28/2019 FROM BKL FOR ACOUSTICAL REQUIREMENT ON WALLS AND WINDOWS.

5. THE MECHANICAL HEATING AND COOLING SYSTEM (AIR SOURCE HEAT PUMP SYSTEM) TO COMPLY WITH RELATIVE REQUIREMENTS IN BCBC- 2018 AND ASHRAE 55 REGARDING THE STANDARDS OF THERMAL COMFORT.

6. AN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ON-GOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE

THE HIGHEST POINT OF CENTRELINE OF ROAD ABUTTING THE PROPERTY : 1.81M (5.94 FT)

PROPOSED LEVEL 1 INTERIOR ELEVATION (BUILDING A): 2.11M (6.92 FT) - 0.3M HIGHER THAN THE HIGHEST POINT OF CENTRELINE OF ROAD ABUTTING THE PROPERTY

AVERAGE FINISHED SITE ELEVATION: 1.75M (5.74 FT)

EXTERIOR FINISH SCHEDULE

REFER TO COLORED ELEVATION AND SAMPLE MATERIAL BOARD FOR MORE INFO.

1. ASPHALT SHINGLES (DARK GREY)
2. WOOD TRIM (BROWN)
3. DOUBLE GLAZED VINYL WINDOWS (BROWN COLOR FRAME & CLEAR GLAZING)
4. SOLID WOOD UNIT ENTRY DOOR - W/ OPTIONAL TRANSLUCENT GLAZING SIDELITE (STAINED LIGHT WOOD COLOR)
5. SLING DOOR WITH TEMPERED GLAZING (CLEAR)
6. PREFINISHED ALUMINUM GUTTER & RWL. (BROWN)
7. PAINTED WOOD FRAME AROUND WINDOW AND DOOR OPENINGS (BROWN)
8. BRICK CLADDING (RED - DARKER)
9. BRICK CLADDING (RED - LIGHTER)
10. COMPOSITE CEMENT LAP SIDING (HARDIE SIDING) (LIGHT BEIGE)
11. COMPOSITE CEMENT SHAKE (HARDIE SHAKE) (LIGHT BROWN)
12. COMPOSITE CEMENT PANEL (HARDIE PANEL) (LIGHT GREY)
13. ALUMINUM RAILING (BROWN)

PLAN #4D

IMPERIAL ARCHITECTURE
HOLDER OF AN AIBC CERTIFICATE OF PRACTICE
ADDRESS: 1700 FRENCH STREET, VANCOUVER, BC, V6P 0Y5
EMAIL: IMPERIAL.ARCHITECTURE@GMAIL.COM
TELEPHONE: 778.938.4552

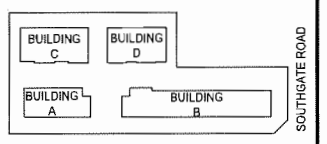
ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Copyright Reserved

The Copyright to this drawing and its contents is reserved, and remains at all times the exclusive property of Imperial Architecture, and shall not be used, modified, or reproduced without the expressed written consent of Imperial Architecture.

Dimensions

The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.



STEVESTON HIGHWAY
KEY PLAN

	By	Appd.	YY.MM.DD
ISSUED FOR DP RE-SUBMISSION	J.Z.	K.L.	18.11.19
ISSUED FOR DP RE-RESUBMISSION	J.Z.	K.L.	18.06.28
ISSUED FOR DP SUBMISSION	J.Z.	K.L.	17.11.20
ISSUED FOR DRAFT DP SUBMISSION	J.Z.	K.L.	17.09.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.12.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.11.07
Issued			

DP 17-792077

PLAN # 4.d

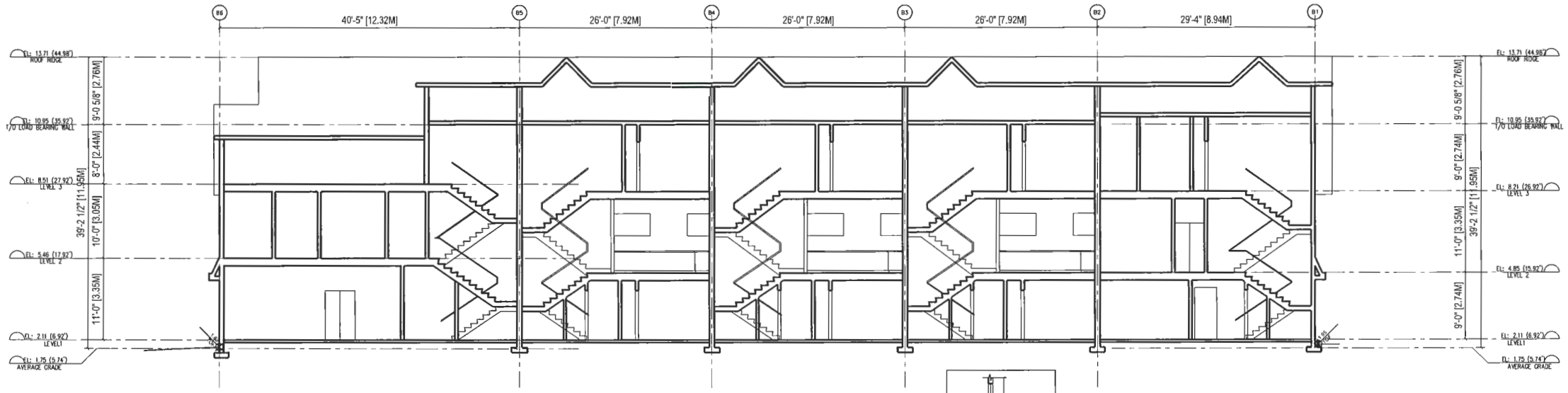
ISSUED DP
RESUBMISSION
2019-04-23

Client/Project
STEVESTON TOWNHOUSE DEVELOPMENT (DP 17-792077) FOR
KONIC DEVELOPMENT
9851,9891 STEVESTON HWY &
10931 SOUTHGATE ROAD, RICHMOND, BC

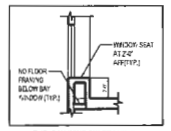
Title
BLDG D ELEVATIONS

Project No.	Scale
#8127	1/8"=1'-0"

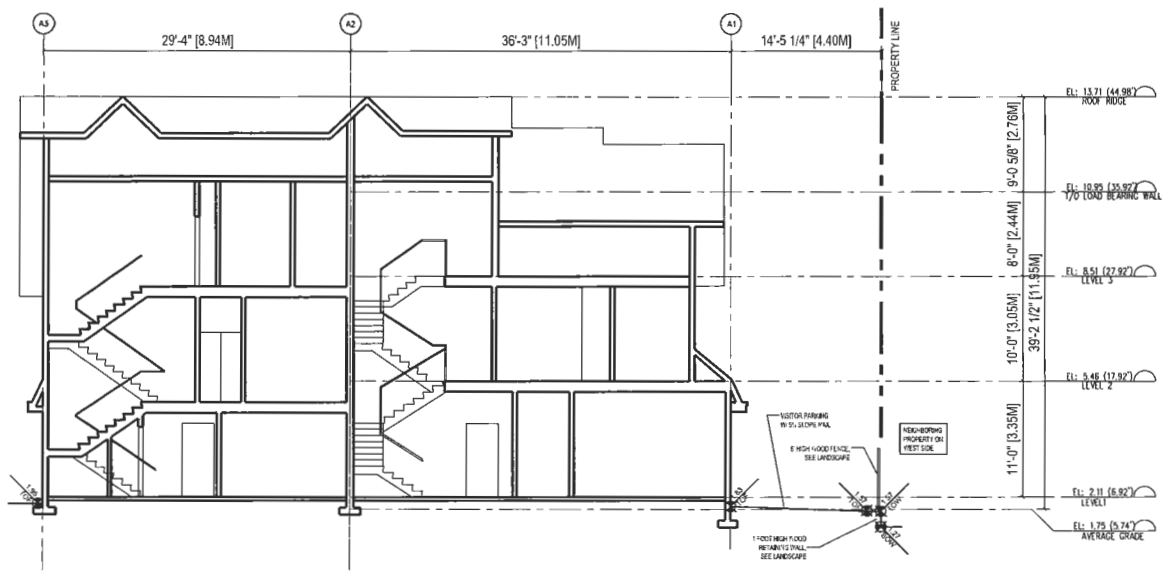
Drawing No. A 3.4 Sheet of Revision



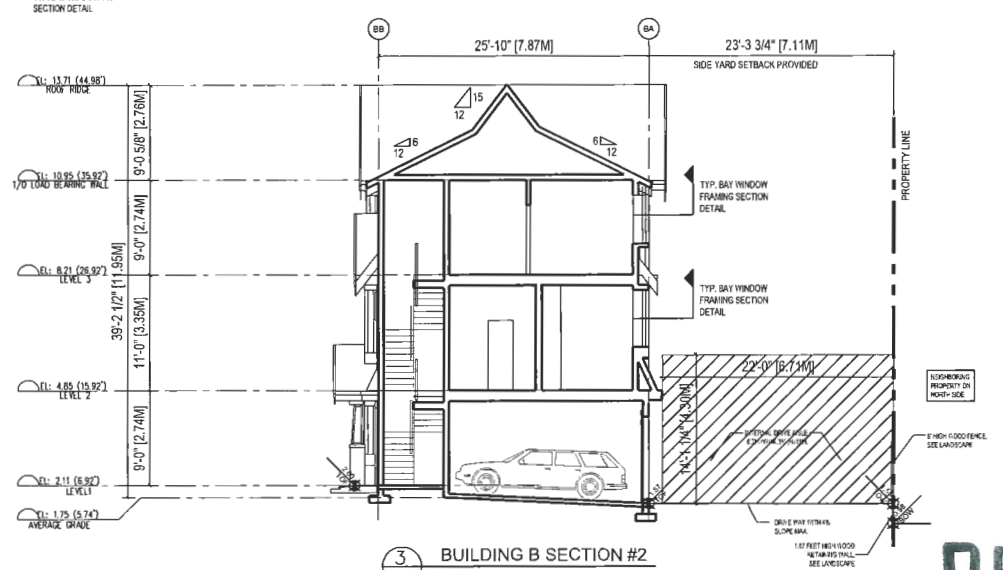
1 / A4.1 BUILDING B SECTION #1
SCALE 1/8"=1'-0"



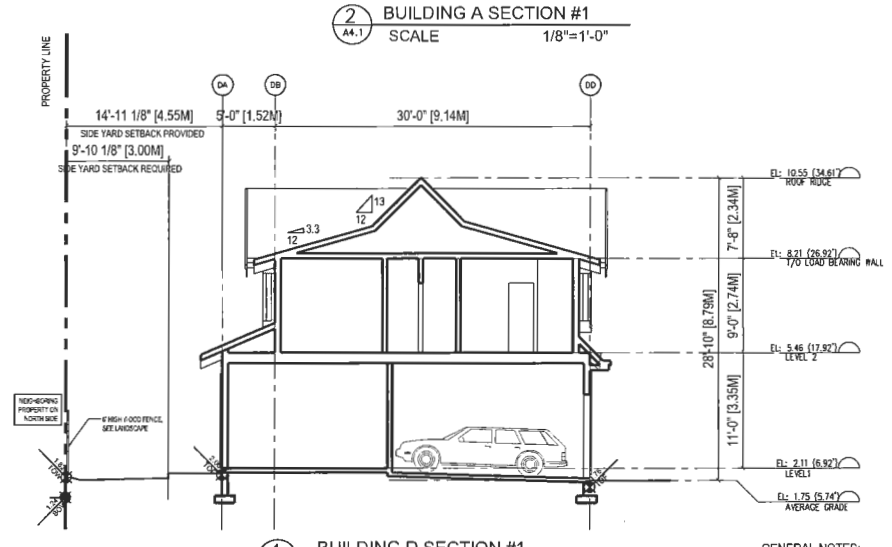
TYP. BAY WINDOW FRAMING SECTION DETAIL



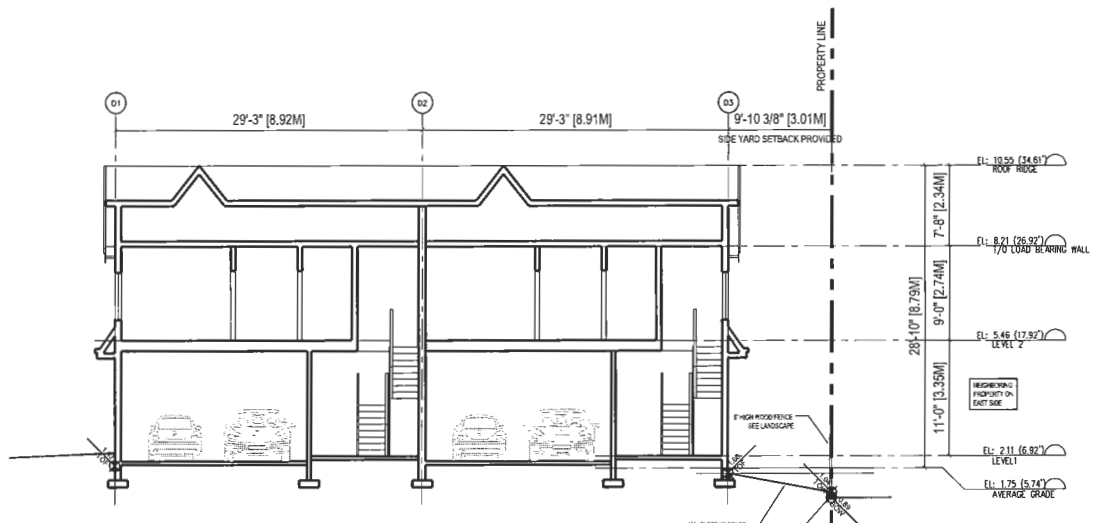
2 / A4.1 BUILDING A SECTION #1
SCALE 1/8"=1'-0"



3 / A4.1 BUILDING B SECTION #2
SCALE 1/8"=1'-0"



4 / A4.1 BUILDING D SECTION #1
SCALE 1/8"=1'-0"



5 / A4.1 BUILDING D SECTION #2
SCALE 1/8"=1'-0"

GENERAL NOTES:
1. AGING-IN-PLACE FEATURES (AS LISTED IN THE OCP) ARE REQUIRED TO BE INCORPORATED INTO ALL UNITS.
2. UNIT 101 IS THE DESIGNATED CONVERTIBLE UNIT.

DP 17-792077

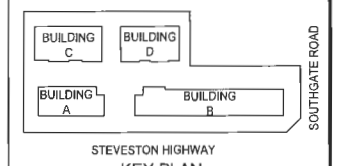
PLAN # 4.e

IMPERIAL ARCHITECTURE
HOLDER OF AN AIBC CERTIFICATE OF PRACTICE
ADDRESS: 2700 FRANCIS STREET, VANCOUVER, BC, V6P 4Y3
EMAIL: IMPERIAL.ARCHITECTURE@GMAIL.COM
TELEPHONE: 778-628-4552

ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Copyright Reserved
The Copyright to this drawing and its contents is reserved, and remains at all times the exclusive property of Imperial Architecture, and shall not be used, modified, or reproduced without the expressed written consent of Imperial Architecture.

Dimensions
The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.



KEY PLAN

ISSUED FOR DP RE-SUBMISSION	J.Z.	K.L.	18.11.19
ISSUED FOR DP RE-RESUBMISSION	J.Z.	K.L.	19.06.28
ISSUED FOR DP SUBMISSION	J.Z.	K.L.	17.11.20
ISSUED FOR DRAFT DP SUBMISSION	J.Z.	K.L.	17.05.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.12.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.11.07
Issued	By	Appd.	YY.MM.DD

ISSUED DP
RESUBMISSION
2019-04-23

Client/Project
STEVESTON TOWNHOUSE DEVELOPMENT (DP 17-792077) FOR
KONIC DEVELOPMENT
9851,9891 STEVESTON HWY &
10931 SOUTHGATE ROAD, RICHMOND, BC

Title
BUILDING SECTIONS

Project No.	Scale
#8127	1/8"=1'-0"
Drawing No.	Sheet / Revision
A 4.1	of

9851, 9891 STEVESTEN HIGHWAY AND 10931 SOUTHGATE ROAD, RICHMOND, BC


1 ASPHALT SHINGLES (DARK GREY)


2 WOOD TRIM (BROWN)

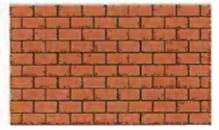

3 DOUBLE GLAZED VINYL WINDOWS (BROWN FRAME & CLEAR GLAZING)

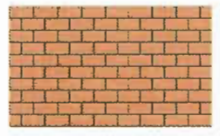

4 SOLID WOOD UNIT ENTRY DOOR - W/ OPTIONAL TRANSLUCENT GLAZING SIDELITE (STAINED LIGHT WOOD COLOR)

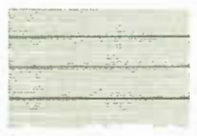

5 SLING DOOR WITH TEMPERED GLAZING (CLEAR)


6 PREFINISHED ALUMINUM GUTTER & RWL. (BROWN)


7 PAINTED WOOD FRAME AROUND WINDOW AND DOOR OPENINGS (BROWN)


8 BRICK CLADDING (RED-DARKER)


9 BRICK CLADDING (RED-LIGHTER)


10 COMPOSITE CEMENT LAP SIDING (HARDIE SIDING)(LIGHT BEIGE)


11 COMPOSITE CEMENT SHAKE (HARDIE SHAKE)(LIGHT BROWN)

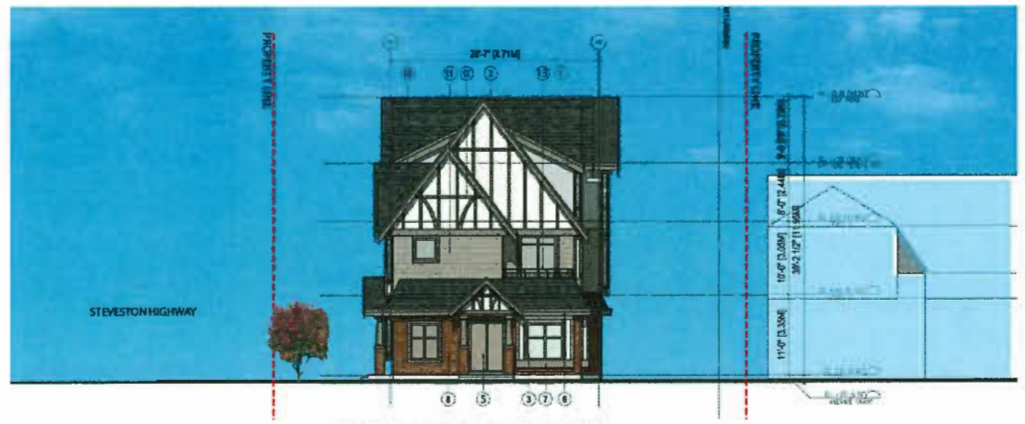
12 COMPOSITE CEMENT PANEL (HARDIE PANEL)(LIGHT GREY)


13 ALUMINUM RAILING (BROWN)

EXTERIOR FINISH SCHEDULE

REFER TO COLORED ELEVATION AND SAMPLE MATERIAL BOARD FOR MORE INFO.

1. ASPHALT SHINGLES (DARK GREY)
2. WOOD TRIM (BROWN)
3. DOUBLE GLAZED VINYL WINDOWS (BROWN COLOR FRAME & CLEAR GLAZING)
4. SOLID WOOD UNIT ENTRY DOOR - W/ OPTIONAL TRANSLUCENT GLAZING SIDELITE (STAINED LIGHT WOOD COLOR)
5. SLING DOOR WITH TEMPERED GLAZING (CLEAR)
6. PREFINISHED ALUMINUM GUTTER & RWL. (BROWN)
7. PAINTED WOOD FRAME AROUND WINDOW AND DOOR OPENINGS (BROWN)
8. BRICK CLADDING (RED -DARKER)
9. BRICK CLADDING (RED -LIGHTER)
10. COMPOSITE CEMENT LAP SIDING (HARDIE SIDING) (LIGHT BEIGE)
11. COMPOSITE CEMENT SHAKE (HARDIE SHAKE) (LIGHT BROWN)
12. COMPOSITE CEMENT PANEL (HARDIE PANEL) (LIGHT GREY)
13. ALUMINUM RAILING (BROWN)



SOUTHGATE ROAD ELEVATION



STEVESTEN HIGHWAY ELEVATION

DP 17-792077

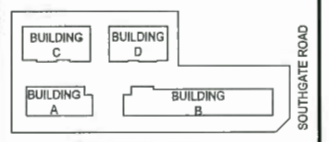
IMPERIAL ARCHITECTURE
HOLDER OF AN AIBC CERTIFICATE OF PRACTICE
ADDRESS: 7360 FRENCH STREET, VANCOUVER, BC, V6P 6Y3
EMAIL: IMPERIALARCHITECTURE@GMAIL.COM
TELEPHONE: 778-318-8352
ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Copyright Reserved

The Copyright to this drawing and its contents is reserved, and remains at all times the exclusive property of Imperial Architecture, and shall not be used, modified, or reproduced without the expressed written consent of Imperial Architecture.

Dimensions

The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.



STEVESTON HIGHWAY
KEY PLAN

Issued	By	App'd	YY.MM.DD
ISSUED FOR DP RE-SUBMISSION	J.Z.	K.L.	18.11.15
ISSUED FOR DP RE-RESUBMISSION	J.Z.	K.L.	18.06.26
ISSUED FOR DP SUBMISSION	J.Z.	K.L.	17.11.20
ISSUED FOR DRAFT DP SUBMISSION	J.Z.	K.L.	17.05.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.12.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.11.07

PLAN # 4.f

ISSUED DP
RESUBMISSION
2019-04-23

Client/Project
STEVESTON TOWNHOUSE DEVELOPMENT (DP 17-792077) FOR
KONIC
9851,9891 STEVESTON HWY &
10931 SOUTHGATE ROAD, RICHMOND, BC

Title
COLOR SAMPLE BOARD

Project No. #8127
Scale N.T.S.
Drawing No. A 0.7
Sheet of
Revision









DP 17-792077

REFERENCE PLAN

IMPERIAL ARCHITECTURE

HOLDER OF AN AIBC CERTIFICATE OF PRACTICE

ADDRESS: 7388 FRENCH STREET, VANCOUVER, BC. V6P 4Y5
EMAIL: IMPERIAL.ARCHITECTURE@GMAIL.COM
TELEPHONE: 778-838-8852

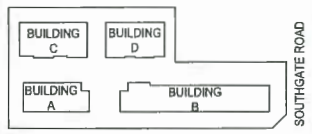
ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Copyright Reserved

The Copyright to this drawing and its contents is reserved, and remains at all times the exclusive property of Imperial Architecture, and shall not be used, modified, or reproduced without the expressed written consent of Imperial Architecture.

Dimensions

The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.



STEVESTON HIGHWAY

KEY PLAN

Issued	By	Appd.	YY.MM.DD
ISSUED FOR DP RE-SUBMISSION	J.Z.	K.L.	18.11.19
ISSUED FOR DP RE-RESUBMISSION	J.Z.	K.L.	18.06.28
ISSUED FOR DP SUBMISSION	J.Z.	K.L.	17.11.29
ISSUED FOR DRAFT DP SUBMISSION	J.Z.	K.L.	17.05.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.12.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.11.07

ISSUED DP
RESUBMISSION
2019-04-23

Client/Project

STEVESTON TOWNHOUSE
DEVELOPMENT (DP 17-792077) FOR

KONIC DEVELOPMENT

9851,9891 STEVESTON HWY &
10931 SOUTHGATE ROAD, RICHMOND, BC

Title

COLOR RENDERING
BIRD-EYE VIEW

Project No.	Scale	
#8127	N.T.S.	
Drawing No.	Sheet	Revision
A 0.1	of	









DP 17-792077

REFERENCE PLAN

IMPERIAL ARCHITECTURE

HOLDER OF AN AIBC CERTIFICATE OF PRACTICE

ADDRESS: 7705 FRENCH STREET, VANCOUVER, BC. V6P 4Y3
EMAIL: IMPERIAL.ARCHITECTS@GMAIL.COM
TEL/PHONE: 778-688-4552

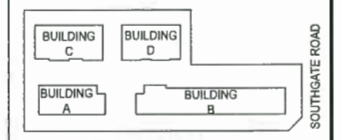
ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Copyright Reserved

The Copyright to this drawing and its contents is reserved, and remains at all times the exclusive property of Imperial Architecture, and shall not be used, modified, or reproduced without the expressed written consent of Imperial Architecture.

Dimensions

The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.



STEVESTON HIGHWAY

KEY PLAN

ISSUED FOR DP RE-SUBMISSION	J.Z.	K.L.	18.11.19
ISSUED FOR DP RE-RESUBMISSION	J.Z.	K.L.	18.06.28
ISSUED FOR DP SUBMISSION	J.Z.	K.L.	17.11.20
ISSUED FOR DRAFT DP SUBMISSION	J.Z.	K.L.	17.05.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.12.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.11.07
Issued	By	Appd.	YY.MM.DD

ISSUED DP
RESUBMISSION
2019-04-23

Client/Project

STEVESTON TOWNHOUSE
DEVELOPMENT (DP 17-792077) FOR

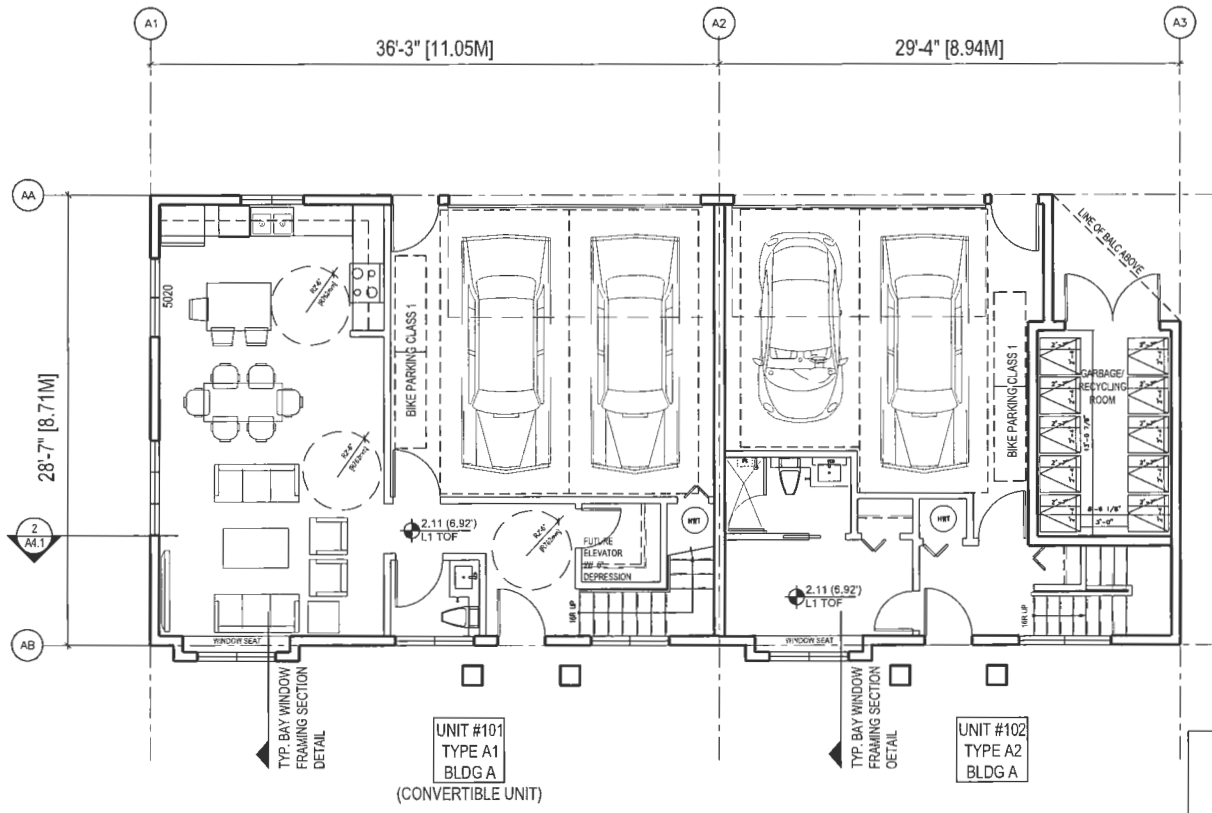
KONIC DEVELOPMENT

9851,9891 STEVESTON HWY &
10931 SOUTHGATE ROAD, RICHMOND, BC

Title

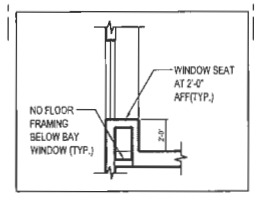
COLOR RENDERING
EYE LEVEL STREETSCPE VIEWS

Project No.	Scale	
#8127	N.T.S.	
Drawing No.	Sheet	Revision
A 0.2	of	

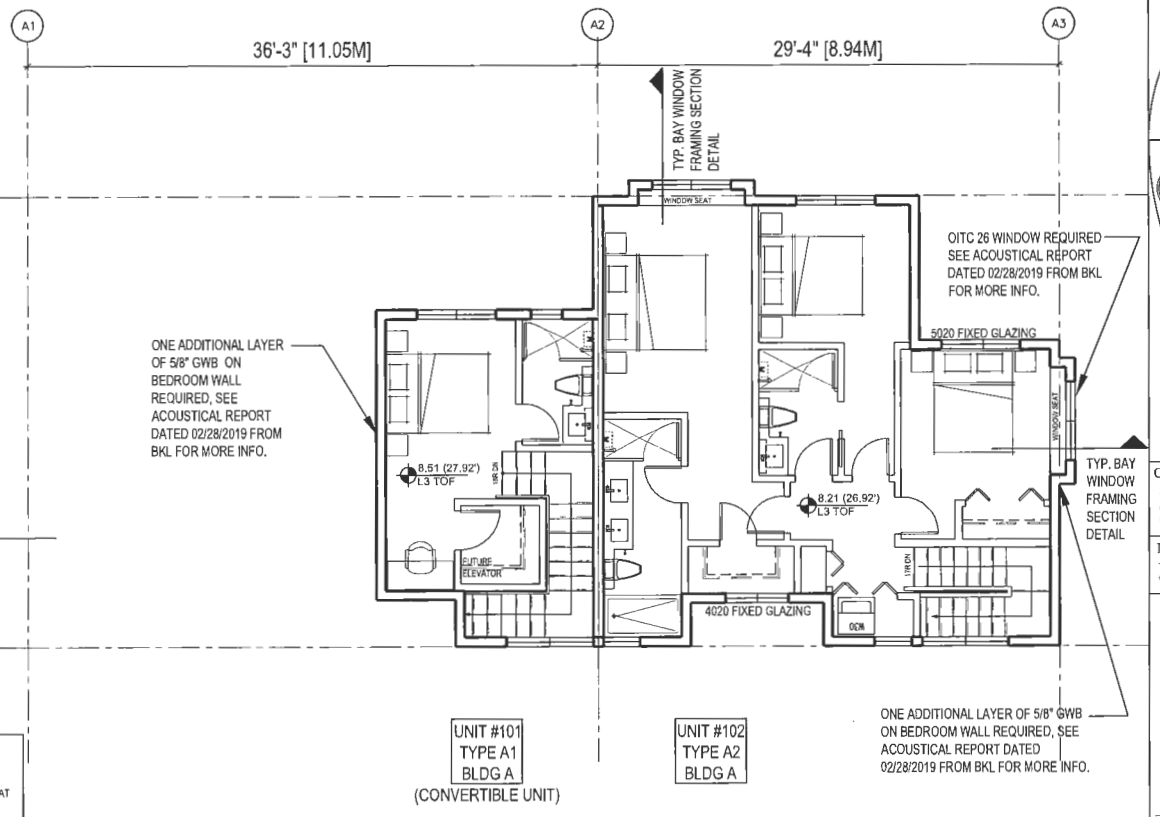


CONVERTIBLE UNIT NOTE:
REFER TO A5.0 FOR FURTHER DETAILS ON CONVERTIBLE UNIT.

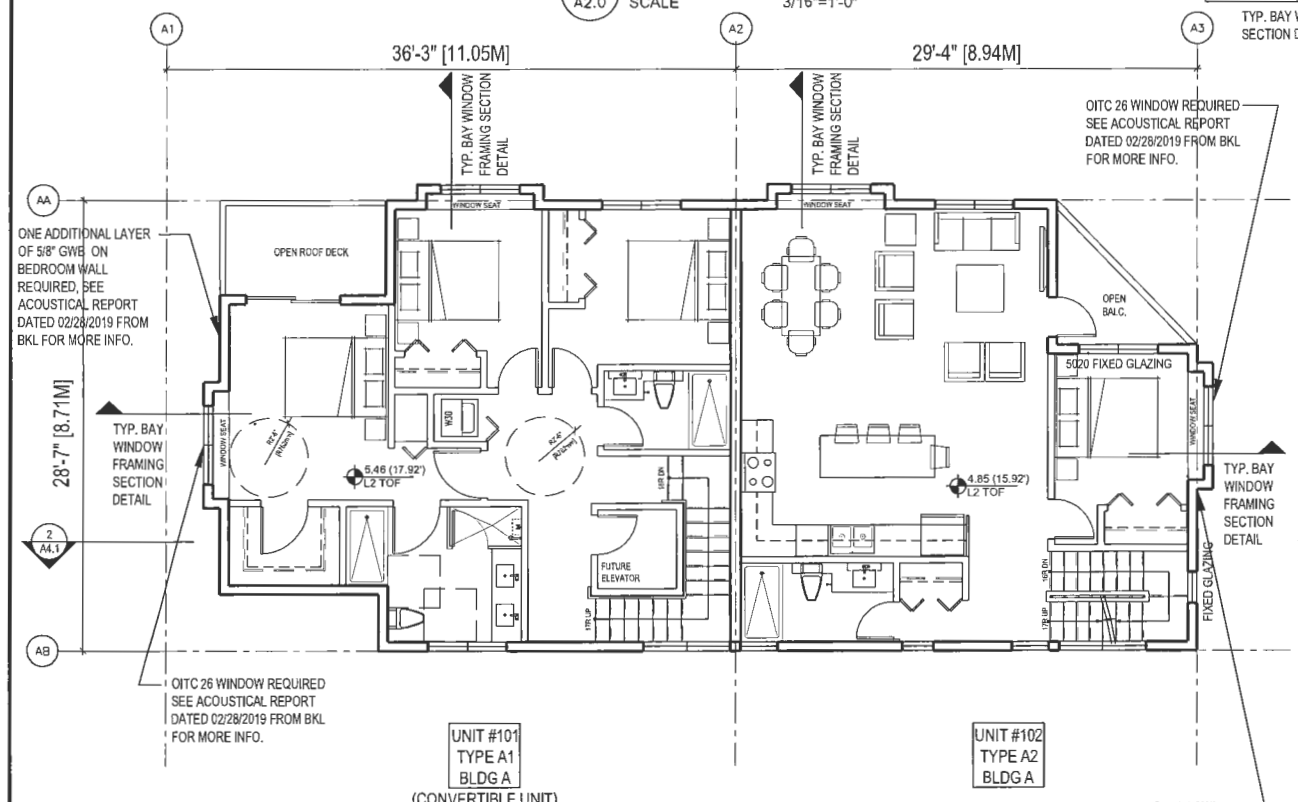
1 A2.0 BUILDING A LEVEL 1 FLOOR PLAN
SCALE 3/16"=1'-0"



TYP. BAY WINDOW FRAMING SECTION DETAIL

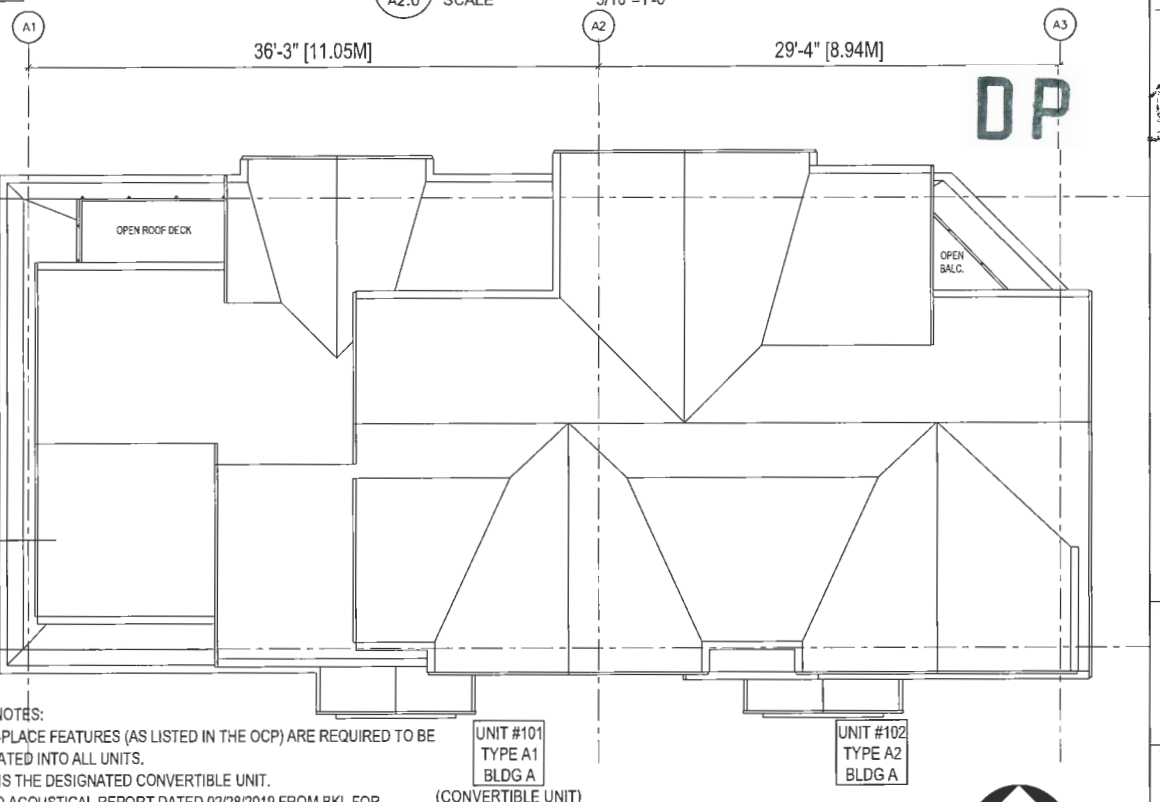


2 A2.0 BUILDING A LEVEL 3 FLOOR PLAN
SCALE 3/16"=1'-0"



CONVERTIBLE UNIT NOTE:
REFER TO A5.0 FOR FURTHER DETAILS ON CONVERTIBLE UNIT.

3 A2.0 BUILDING A LEVEL 2 FLOOR PLAN
SCALE 3/16"=1'-0"



GENERAL NOTES:
1.AGING-IN-PLACE FEATURES (AS LISTED IN THE OCP) ARE REQUIRED TO BE INCORPORATED INTO ALL UNITS.
2.UNIT 101 IS THE DESIGNATED CONVERTIBLE UNIT.
3.REFER TO ACOUSTICAL REPORT DATED 02/28/2019 FROM BKL FOR ACOUSTICAL REQUIREMENT ON WALLS AND WINDOWS.
4.THE MECHANICAL HEATING AND COOLING SYSTEM (AIR SOURCE HEAT PUMP SYSTEM) TO COMPLY WITH RELATIVE REQUIREMENTS IN BCBC- 2018 AND ASHRAE 55 REGARDING THE STANDARDS OF THERMAL COMFORT.

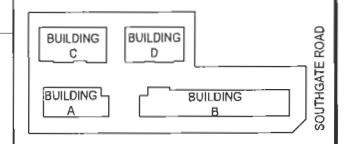
4 A2.0 BUILDING A ROOF PLAN
SCALE 3/16"=1'-0"

IMPERIAL ARCHITECTURE
HOLDER OF AN AIBC CERTIFICATE OF PRACTICE
ADDRESS: 7191 FRENCH STREET, VANCOUVER, BC, V6P 4Y5
EMAIL: IMPERIALARCHITECTURE@GMAIL.COM
TELEPHONE: 778.938.8355

ARCHITECTURE
INTERIOR DESIGN
PLANNING

Copyright Reserved
The Copyright to this drawing and its contents is reserved, and remains at all times the exclusive property of Imperial Architecture, and shall not be used, modified, or reproduced without the expressed written consent of Imperial Architecture.

Dimensions
The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.



KEY PLAN

	By	Appd.	YY.MM.DD
ISSUED FOR DP RE-SUBMISSION	J.Z.	K.L.	18.11.19
ISSUED FOR DP RE-RESUBMISSION	J.Z.	K.L.	18.06.28
ISSUED FOR DP SUBMISSION	J.Z.	K.L.	17.11.29
ISSUED FOR DRAFT DP SUBMISSION	J.Z.	K.L.	17.05.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.12.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.11.07
Issued			

DP

17-792077

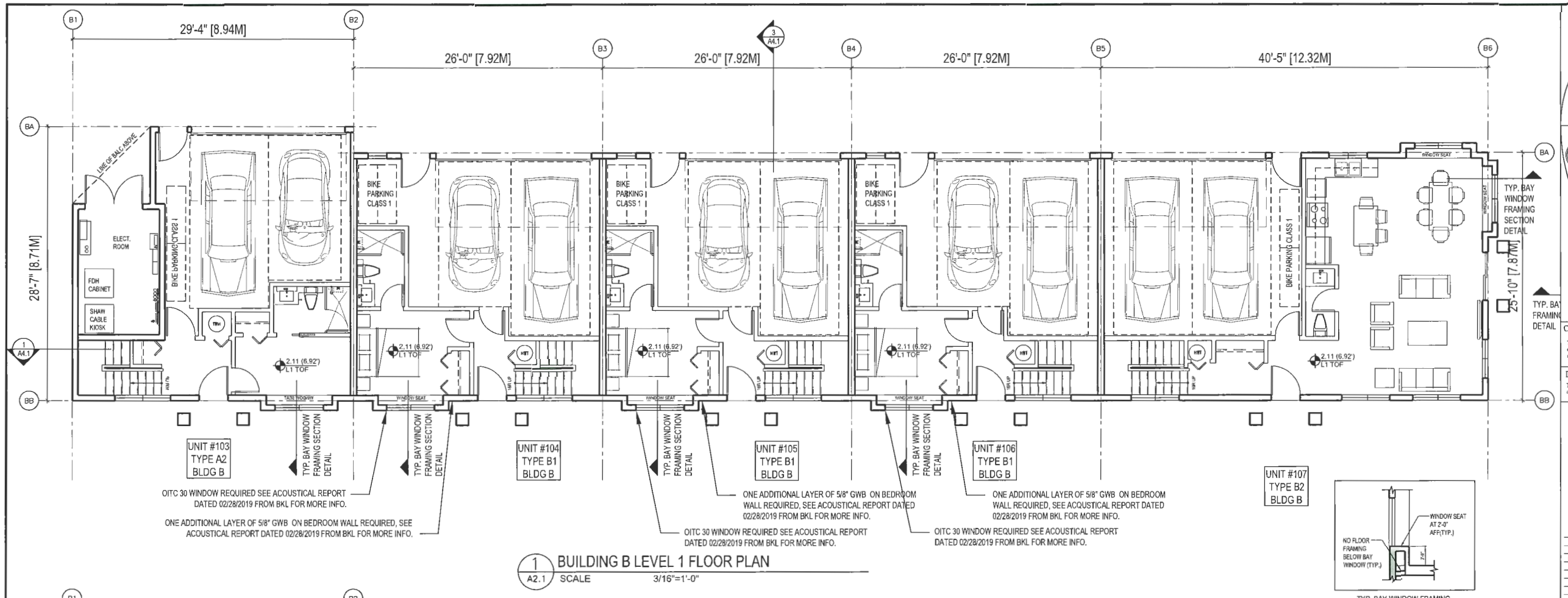
REFERENCE PLAN

ISSUED DP RESUBMISSION 2019-04-23

Client/Project
STEVESTON TOWNHOUSE DEVELOPMENT (DP 17-792077) FOR
KONIC DEVELOPMENT
9851,9891 STEVESTON HWY & 10931 SOUTHGATE ROAD, RICHMOND, BC

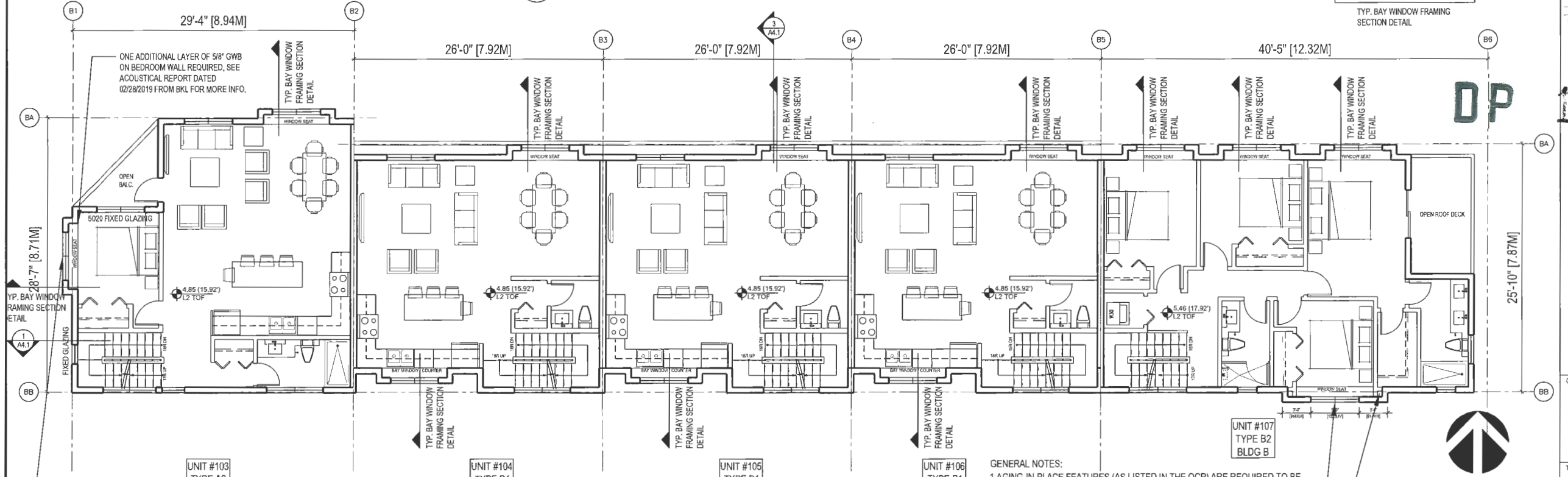
Title
BLDG A FLOOR PLANS

Project No.	Scale
#8127	3/16"=1'-0"
Drawing No.	Sheet / Revision
A 2.0	of



1 A2.1 BUILDING B LEVEL 1 FLOOR PLAN
SCALE 3/16"=1'-0"

TYP. BAY WINDOW FRAMING SECTION DETAIL



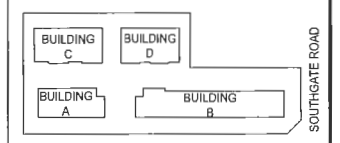
2 A2.1 BUILDING B LEVEL 2 FLOOR PLAN
SCALE 3/16"=1'-0"

GENERAL NOTES:
1.AGING-IN-PLACE FEATURES (AS LISTED IN THE OCP) ARE REQUIRED TO BE INCORPORATED INTO ALL UNITS.
2.UNIT 101 IS THE DESIGNATED CONVERTIBLE UNIT.
3.REFER TO ACOUSTICAL REPORT DATED 02/28/2019 FROM BKL FOR ACOUSTICAL REQUIREMENT ON WALLS AND WINDOWS.
4.THE MECHANICAL HEATING AND COOLING SYSTEM (AIR SOURCE HEAT PUMP SYSTEM) TO COMPLY WITH RELATIVE REQUIREMENTS IN BCBC- 2018 AND ASHRAE 55 REGARDING THE STANDARDS OF THERMAL COMFORT.

IMPERIAL ARCHITECTURE
HOLDER OF AN AIBC CERTIFICATE OF PRACTICE
ADDRESS: 7391 FRENCH STREET, VANCOUVER, BC. V6P 4V5
E-MAIL: IMPERIAL.ARCHITECTS@GMAIL.COM
TELEPHONE: 778-838-6502
ARCHITECTURE
INTERIOR DESIGN
PLANNING

Copyright Reserved
The Copyright to this drawing and its contents is reserved, and remains at all times the exclusive property of Imperial Architecture, and shall not be used, modified, or reproduced without the expressed written consent of Imperial Architecture.

Dimensions
The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.



KEY PLAN

ISSUED FOR DP RE-SUBMISSION	J.Z.	K.L.	18.11.19
ISSUED FOR DP RE-RESUBMISSION	J.Z.	K.L.	18.05.28
ISSUED FOR DP SUBMISSION	J.Z.	K.L.	17.11.20
ISSUED FOR DRAFT DP SUBMISSION	J.Z.	K.L.	17.05.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.12.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.11.07
Issued	By	Appd.	YY.MM.DD

DP 17-792077

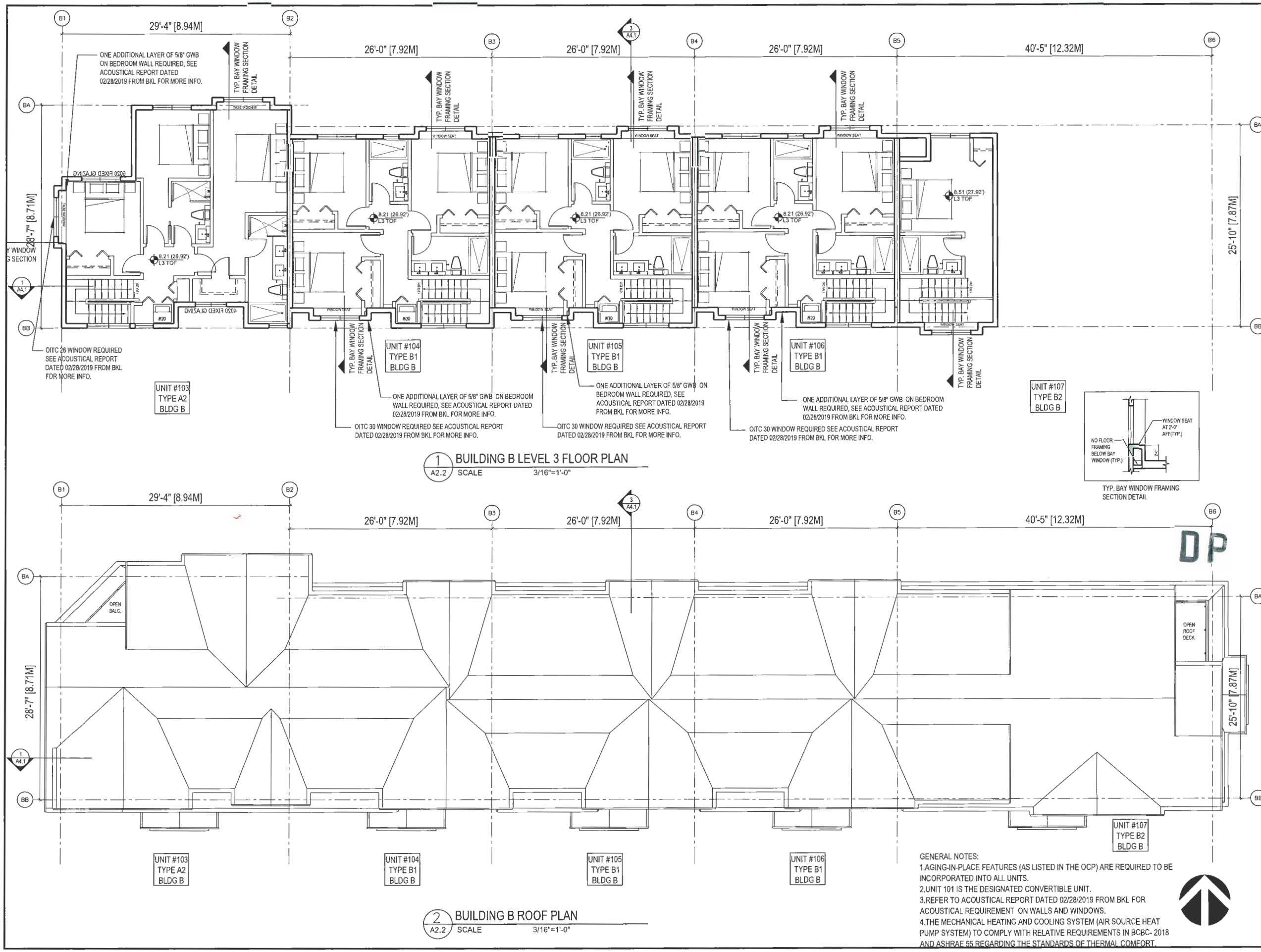
REFERENCE PLAN

ISSUED DP RESUBMISSION 2019-04-23

Client/Project
STEVESTON TOWNHOUSE DEVELOPMENT (DP 17-792077) FOR
KONIC DEVELOPMENT
9851,9899 STEVESTON HWY & 10931 SOUTHGATE ROAD, RICHMOND, BC

Title
BLDG B FLOOR PLANS

Project No.	Scale
#8127	3/16"=1'-0"
Drawing No.	Sheet / Revision
A 2.1	of



1 A2.2 BUILDING B LEVEL 3 FLOOR PLAN
SCALE 3/16"=1'-0"

2 A2.2 BUILDING B ROOF PLAN
SCALE 3/16"=1'-0"

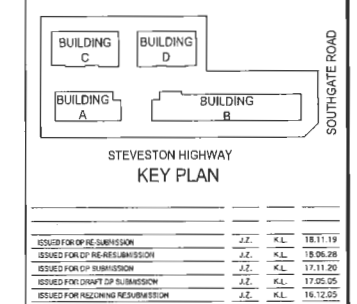
GENERAL NOTES:
1.AGING-IN-PLACE FEATURES (AS LISTED IN THE OCP) ARE REQUIRED TO BE INCORPORATED INTO ALL UNITS.
2.UNIT 101 IS THE DESIGNATED CONVERTIBLE UNIT.
3.REFER TO ACOUSTICAL REPORT DATED 02/28/2019 FROM BKL FOR ACOUSTICAL REQUIREMENT ON WALLS AND WINDOWS.
4.THE MECHANICAL HEATING AND COOLING SYSTEM (AIR SOURCE HEAT PUMP SYSTEM) TO COMPLY WITH RELATIVE REQUIREMENTS IN BCBC- 2018 AND ASHRAE 55 REGARDING THE STANDARDS OF THERMAL COMFORT.

IMPERIAL ARCHITECTURE
HOLDER OF AN AIBC CERTIFICATE OF PRACTICE
ADDRESS: 7305 FRENCH STREET, VANCOUVER, BC, V6P 4V5
EMAIL: IMPERIAL.ARCHITECTURE@GMAIL.COM
TELEPHONE: 778-938-8552

ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Copyright Reserved
The Copyright to this drawing and its contents is reserved, and remains at all times the exclusive property of Imperial Architecture, and shall not be used, modified, or reproduced without the expressed written consent of Imperial Architecture.

Dimensions
The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.



STEVESTON HIGHWAY
KEY PLAN

Issued	By	Appd.	YY.MM.DD
ISSUED FOR DP RE-SUBMISSION	J.Z.	K.L.	18.11.19
ISSUED FOR DP RE-RESUBMISSION	J.Z.	K.L.	18.06.28
ISSUED FOR DP SUBMISSION	J.Z.	K.L.	17.11.20
ISSUED FOR DRAFT DP SUBMISSION	J.Z.	K.L.	17.05.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.12.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.11.07

DP 17-792077

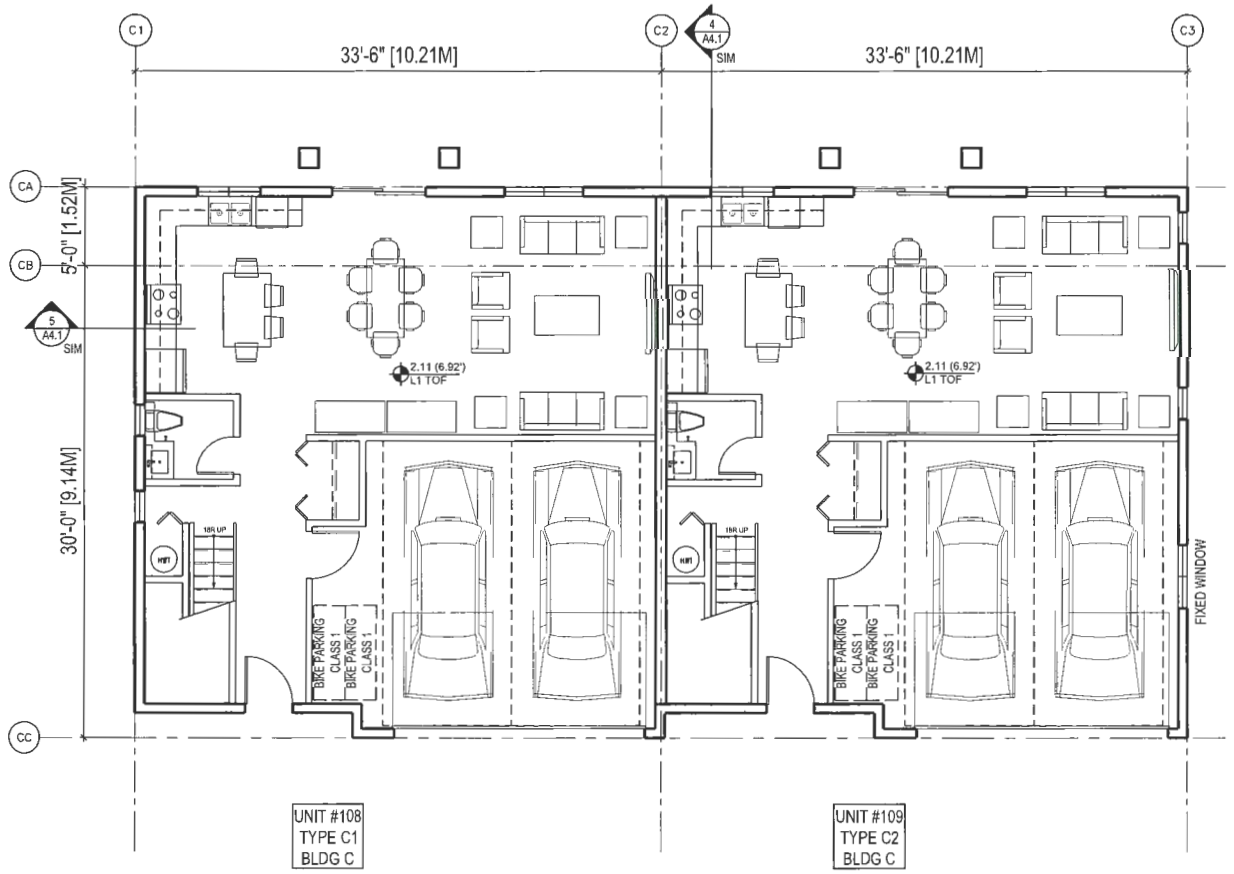
REFERENCE PLAN

ISSUED DP RESUBMISSION 2019-04-23

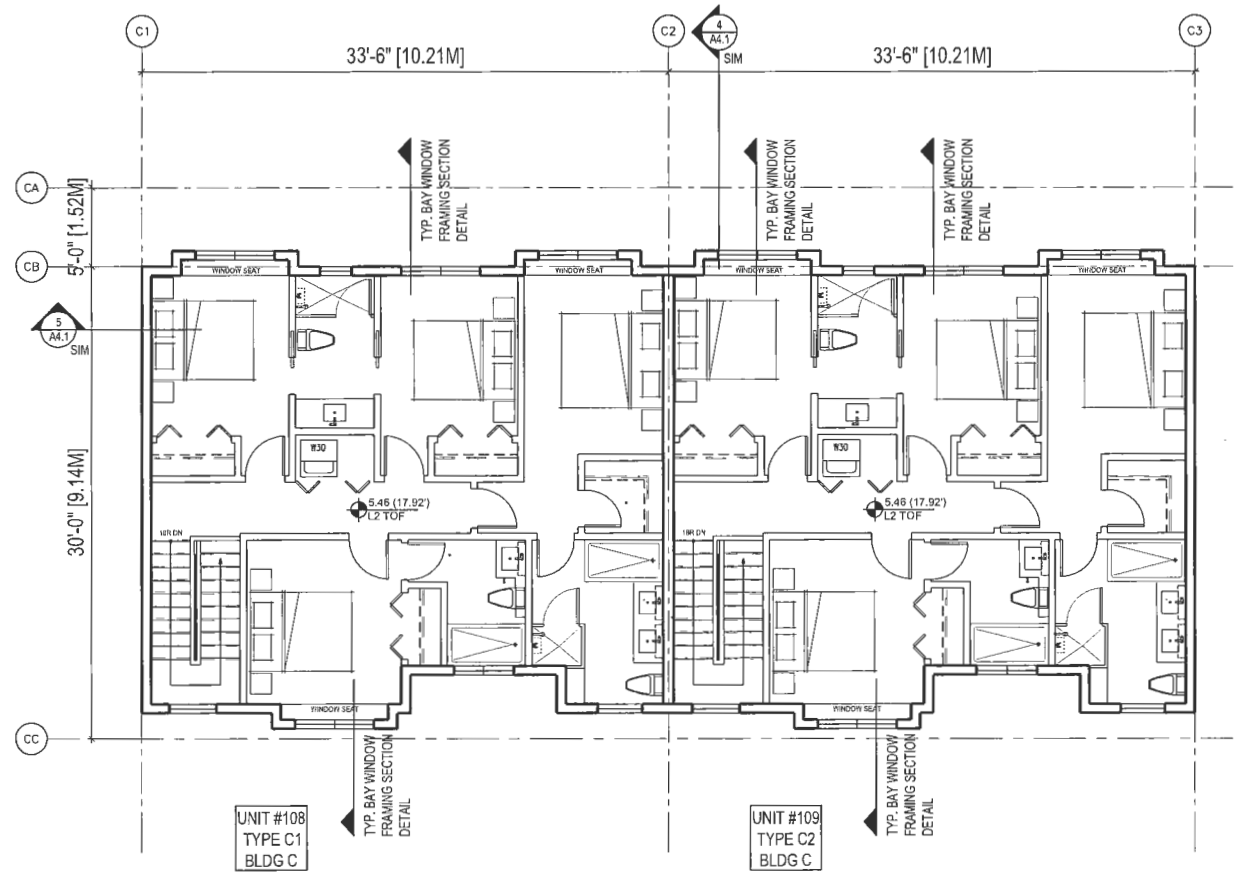
Client/Project
STEVESTON TOWNHOUSE DEVELOPMENT (DP 17-792077) FOR
KONIC DEVELOPMENT
9851.98A STEVESTON HWY & 10931 SOUTHGATE ROAD, RICHMOND, BC

Title
BLDG B FLOOR PLANS

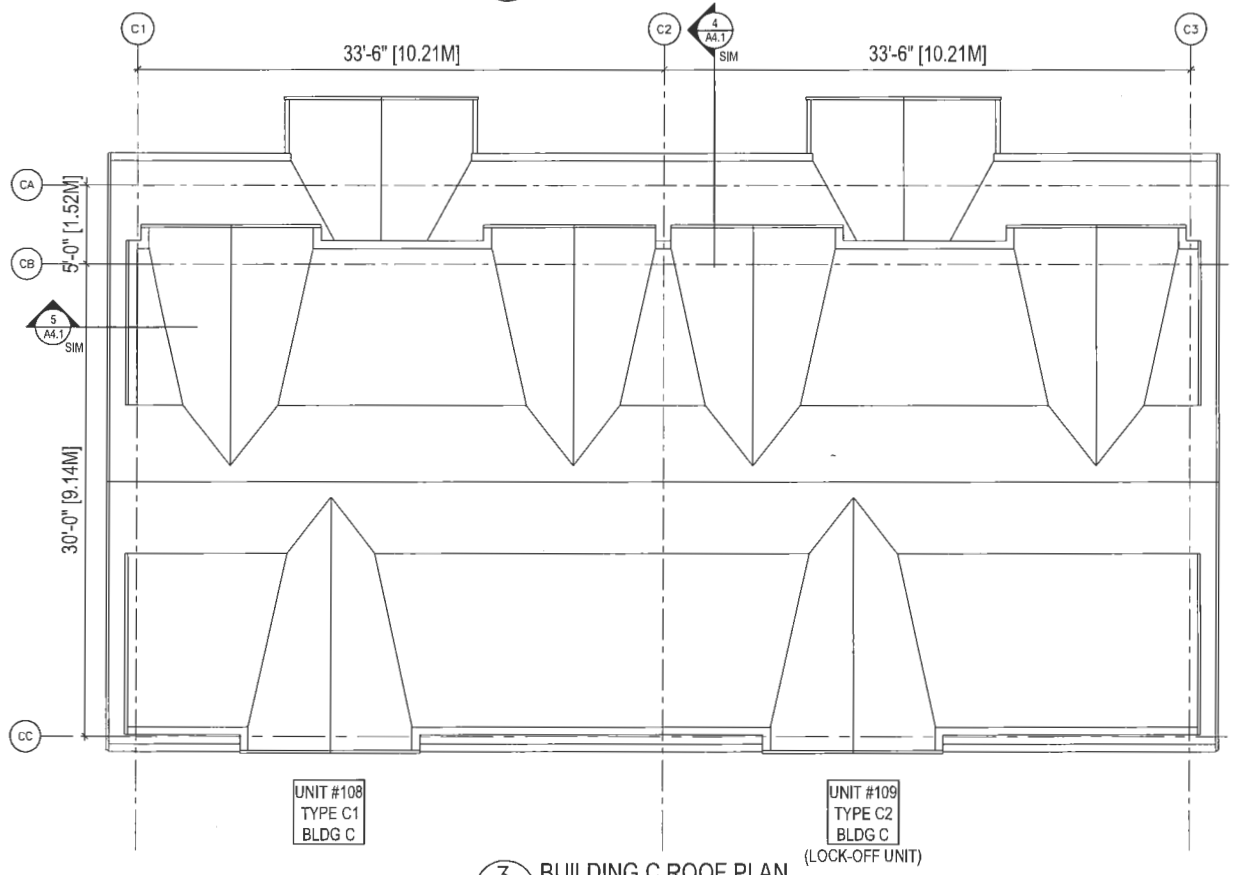
Project No. #8127
Scale 3/16"=1'-0"
Drawing No. A 2.2
Sheet of
Revision



1 A2.3 BUILDING C LEVEL 1 FLOOR PLAN
SCALE 3/16"=1'-0"



2 A2.3 BUILDING C LEVEL 2 FLOOR PLAN
SCALE 3/16"=1'-0"



3 A2.3 BUILDING C ROOF PLAN
SCALE 3/16"=1'-0"

GENERAL NOTES:

1. AGING IN PLACE FEATURES SUCH AS "STAIRWELL HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATHTUB AND SHOWER" AND "LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES" WILL BE PROVIDED IN ALL UNITS.

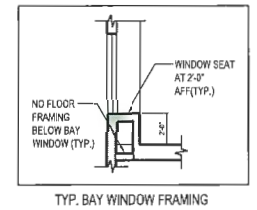
2. UNIT 101 (TYPE A1) IS THE CONVERTIBLE UNIT.

3. THE PROJECT WILL PROVIDE HEAT PUMP A/C UNIT WITH HRV MECHANICAL VENTILATION SYSTEM TO ACHIEVE ENERGUIDE 82 STANDARD. FOLLOWING SUSTAINABLE FEATURES WILL ALSO BE PROVIDED IN THE PROJECT BEYOND ENERGUIDE 82 REQUIREMENTS:
(A): SOLAR HOT WATER READY REQUIREMENT
(B): ENERGY STAR APPLIANCES AND LIGHT BULBS
(C): LOW E DOUBLE GLAZING WINDOWS
(D): POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS

4.REFER TO ACOUSTICAL REPORT DATED 02/28/2019 FROM BKL FOR ACOUSTICAL REQUIREMENT ON WALLS AND WINDOWS.

5.THE MECHANICAL HEATING AND COOLING SYSTEM (AIR SOURCE HEAT PUMP SYSTEM) TO COMPLY WITH RELATIVE REQUIREMENTS IN BCBC- 2018 AND ASHRAE 55 REGARDING THE STANDARDS OF THERMAL COMFORT.

6.AN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ON-GOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE



TYP. BAY WINDOW FRAMING SECTION DETAIL

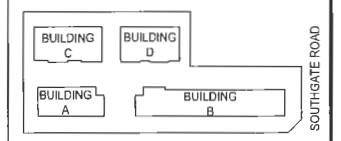
DP 17-792077

REFERENCE PLAN

IMPERIAL ARCHITECTURE
HOLDER OF AN AIBC CERTIFICATE OF PRACTICE
ADDRESS: THE FRENCH STREET, VANCOUVER, BC. V6P 0Y5
EMAIL: IMPERIAL.ARCHITECTURE@GMAIL.COM
TELEPHONE: 778-108-8092
ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Copyright Reserved
The Copyright to this drawing and its contents is reserved, and remains at all times the exclusive property of Imperial Architecture, and shall not be used, modified, or reproduced without the expressed written consent of Imperial Architecture.

Dimensions
The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.



STEVESTON HIGHWAY
KEY PLAN

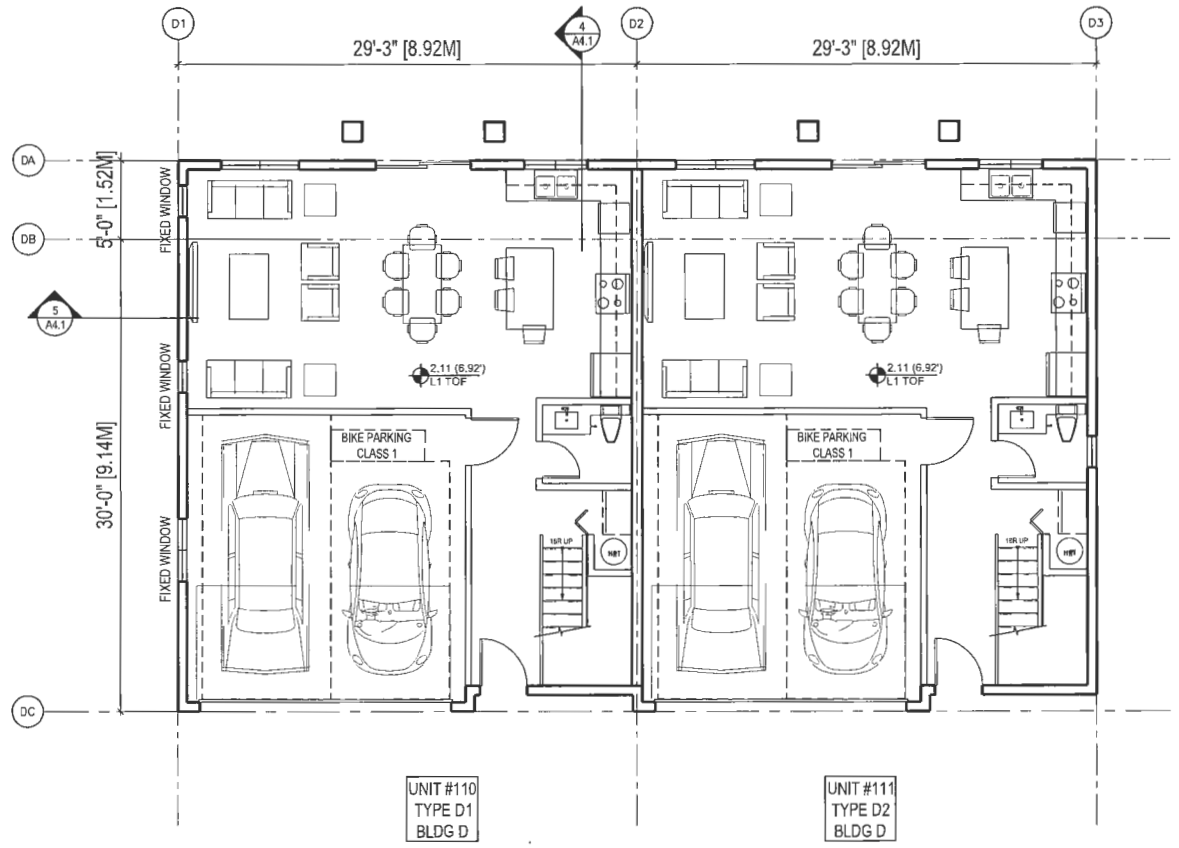
Issued	By	Appd.	YY.MM.DD
ISSUED FOR DP RE-SUBMISSION	J.Z.	K.L.	19.11.19
ISSUED FOR DP RE-RESUBMISSION	J.Z.	K.L.	19.06.28
ISSUED FOR DP SUBMISSION	J.Z.	K.L.	17.11.20
ISSUED FOR DRAFT DP SUBMISSION	J.Z.	K.L.	17.05.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.12.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.11.07

ISSUED DP
RESUBMISSION
2019-04-23

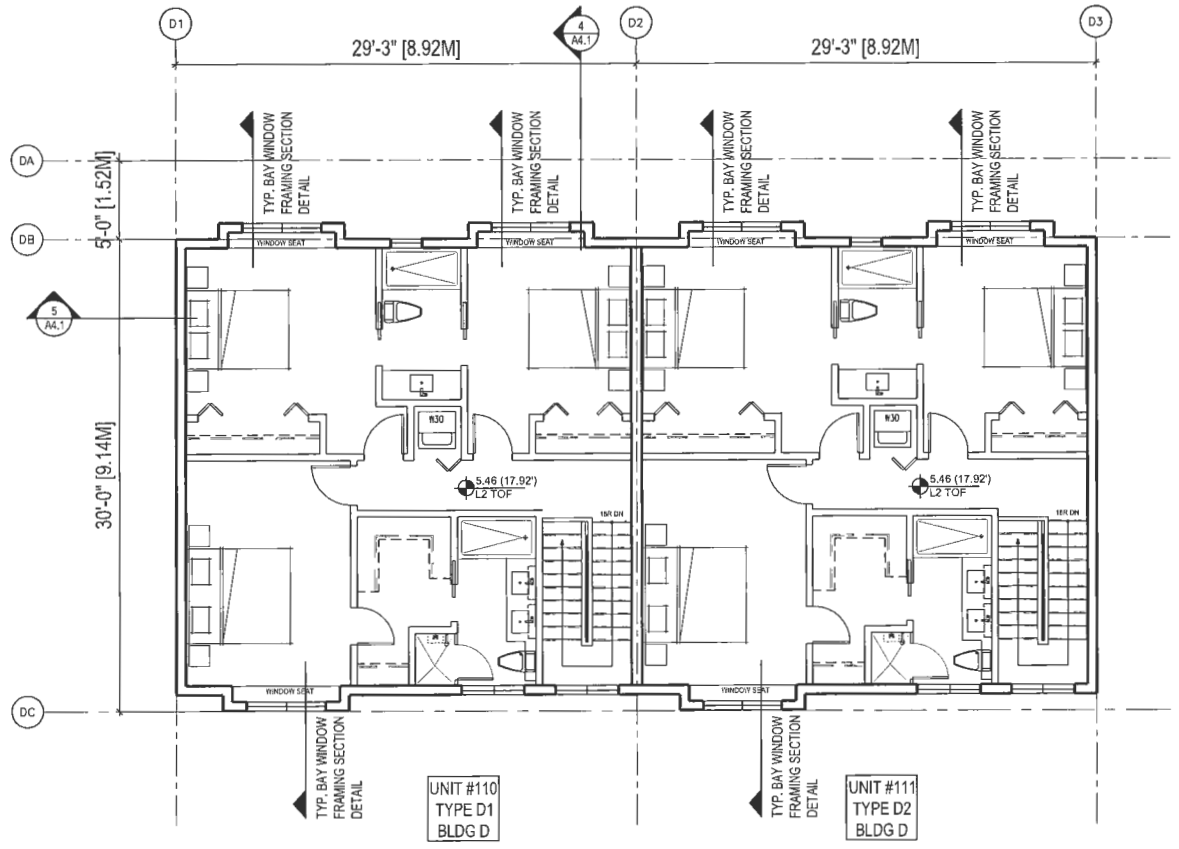
Client/Project
STEVESTON TOWNHOUSE
DEVELOPMENT (DP 17-792077) FOR
KONIC DEVELOPMENT
9851,9891 STEVESTON HWY &
10931 SOUTHGATE ROAD, RICHMOND, BC

Title
BLDG C FLOOR PLANS

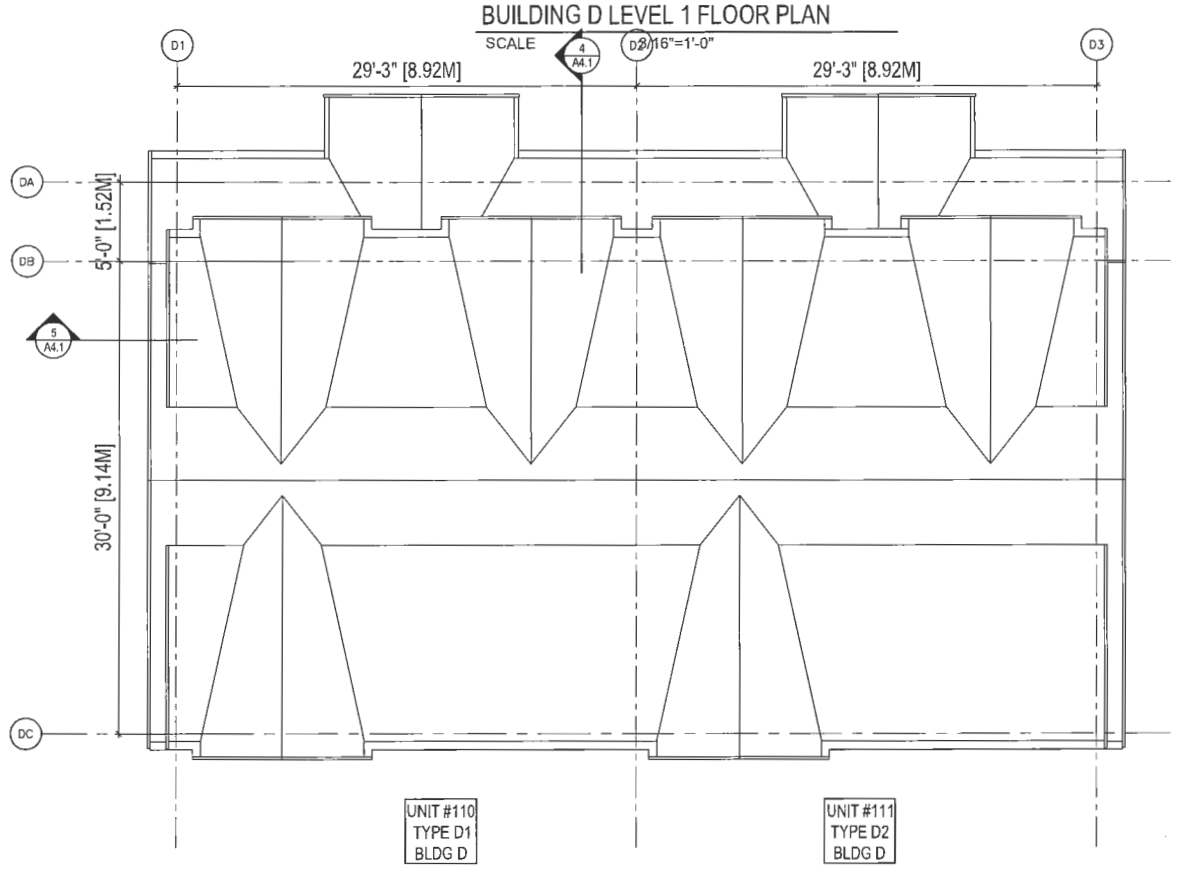
Project No.	Scale
#8127	3/16"=1'-0"
Drawing No.	Sheet / Revision
A 2.3	of



1 BUILDING D LEVEL 1 FLOOR PLAN
SCALE 3/16"=1'-0"



2 A2.4 BUILDING D LEVEL 2 FLOOR PLAN
SCALE 3/16"=1'-0"



3 A2.4 BUILDING D ROOF PLAN
SCALE 3/16"=1'-0"

GENERAL NOTES:

1. AGING IN PLACE FEATURES SUCH AS "STAIRWELL HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATHTUB AND SHOWER" AND "LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES" WILL BE PROVIDED IN ALL UNITS.

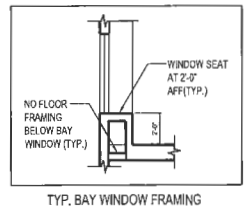
2. UNIT 101 (TYPE A1) IS THE CONVERTIBLE UNIT.

3. THE PROJECT WILL PROVIDE HEAT PUMP A/C UNIT WITH HRV MECHANICAL VENTILATION SYSTEM TO ACHIEVE ENERGUIDE 82 STANDARD. FOLLOWING SUSTAINABLE FEATURES WILL ALSO BE PROVIDED IN THE PROJECT BEYOND ENERGUIDE 82 REQUIREMENTS:
(A): SOLAR HOT WATER READY REQUIREMENT
(B): ENERGY STAR APPLIANCES AND LIGHT BULBS
(C): LOW E DOUBLE GLAZING WINDOWS
(D): POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS

4.REFER TO ACOUSTICAL REPORT DATED 02/28/2019 FROM BKL FOR ACOUSTICAL REQUIREMENT ON WALLS AND WINDOWS.

5.THE MECHANICAL HEATING AND COOLING SYSTEM (AIR SOURCE HEAT PUMP SYSTEM) TO COMPLY WITH RELATIVE REQUIREMENTS IN BCBC- 2018 AND ASHRAE 55 REGARDING THE STANDARDS OF THERMAL COMFORT.

6.AN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ON-GOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE



TYP. BAY WINDOW FRAMING SECTION DETAIL

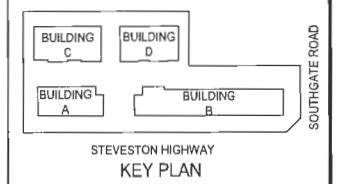
DP 17-792077

REFERENCE PLAN

IMPERIAL ARCHITECTURE
HOLDER OF AN AIBC CERTIFICATE OF PRACTICE
ADDRESS: 1705 FRANCIS STREET, VANCOUVER, BC. V6P 4V3
EMAIL: IMPERIAL.ARCHITECTURE@GMAIL.COM
TELEPHONE: 778-320-0252
ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Copyright Reserved
The Copyright to this drawing and its contents is reserved, and remains at all times the exclusive property of Imperial Architecture, and shall not be used, modified, or reproduced without the expressed written consent of Imperial Architecture.

Dimensions
The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.



KEY PLAN

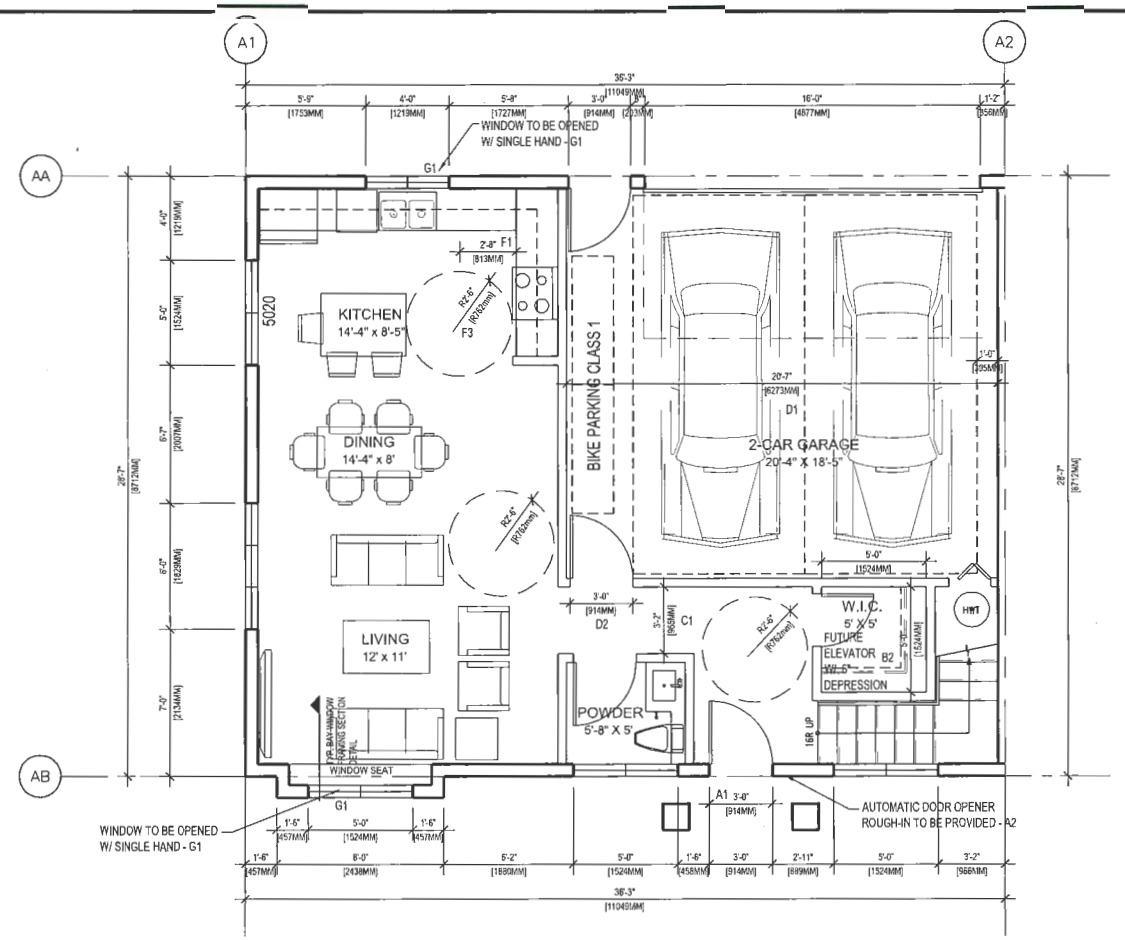
Issued	By	Appd.	YY.MM.DD
ISSUED FOR DP RE-SUBMISSION	J.Z.	K.L.	18.11.19
ISSUED FOR DP RE-RESUBMISSION	J.Z.	K.L.	18.06.28
ISSUED FOR DP SUBMISSION	J.Z.	K.L.	17.11.20
ISSUED FOR DRAFT DP SUBMISSION	J.Z.	K.L.	17.05.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.12.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.11.07

ISSUED DP
RESUBMISSION
2019-04-23

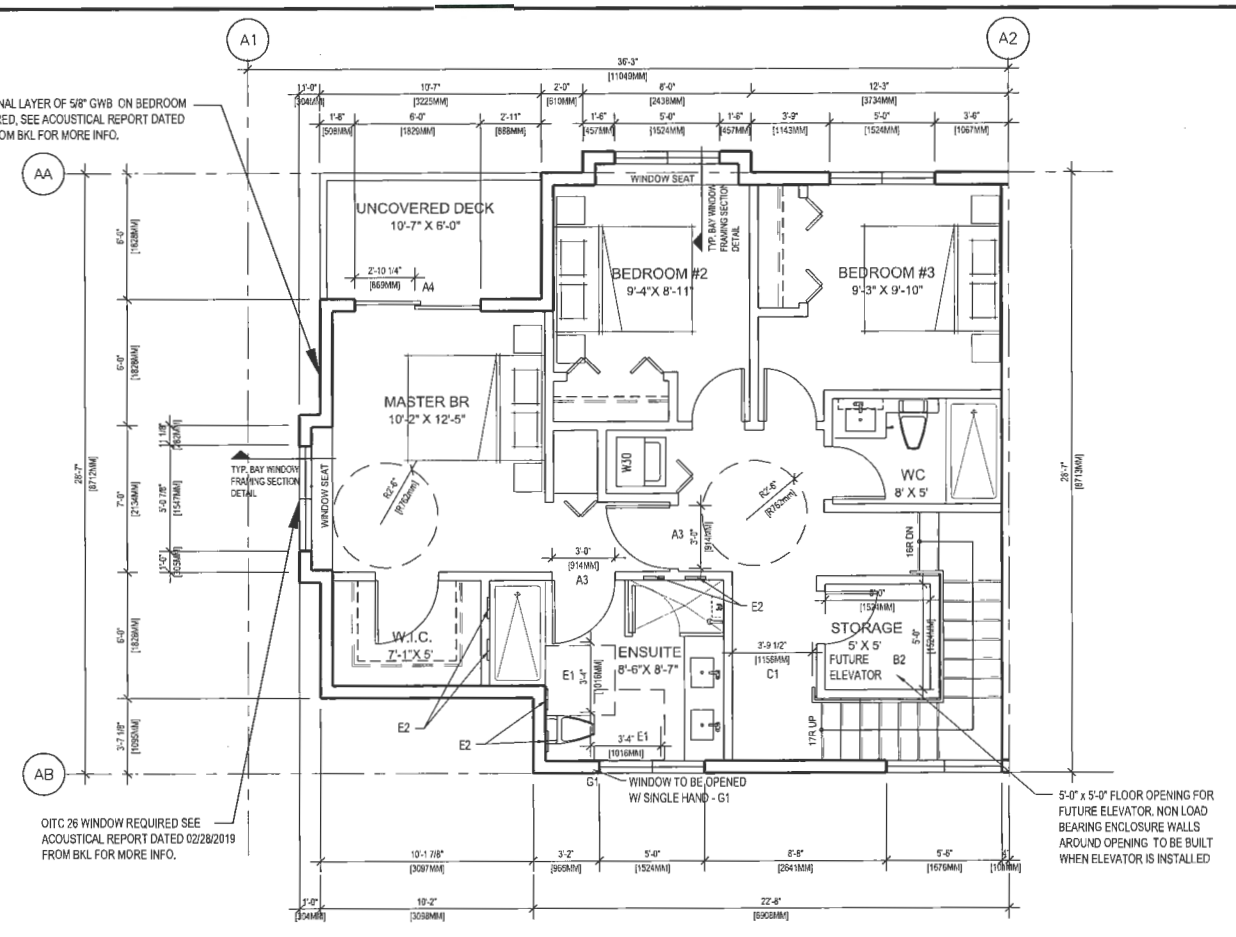
Client/Project
STEVESTON TOWNHOUSE DEVELOPMENT (DP 17-792077) FOR
KONIC DEVELOPMENT
9851/9891 STEVESTON HWY &
10931 SOUTHGATE ROAD, RICHMOND, BC

Title
BLDG D FLOOR PLANS

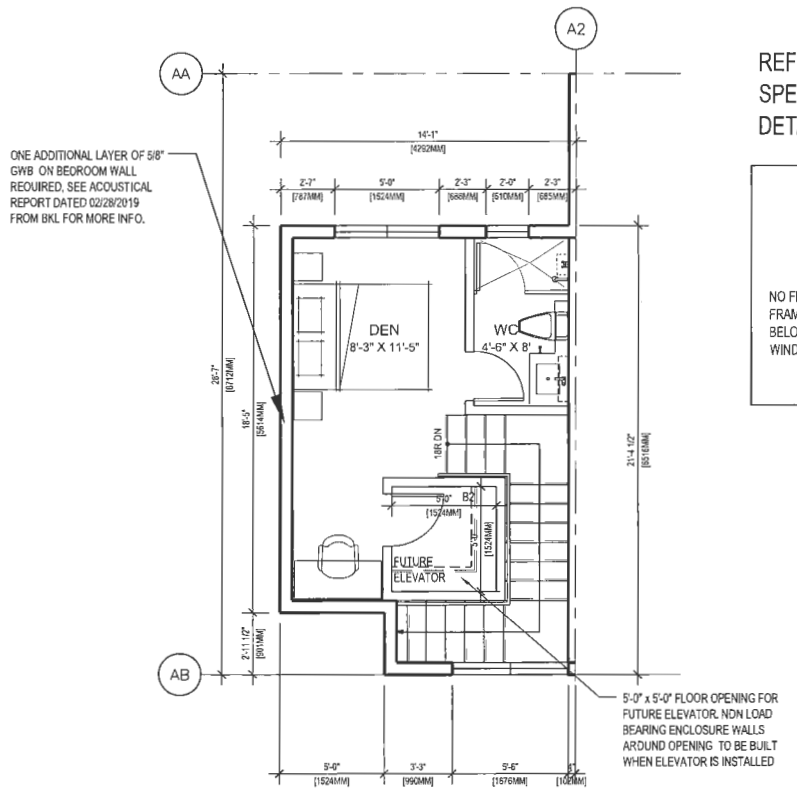
Project No. #8127
Scale 3/16"=1'-0"
Drawing No. A 2.4
Sheet
Revision



1 A5.0 TYPE "A1" UNIT L1 PLAN
SCALE 1/4"=1'-0"

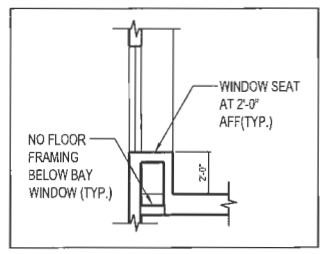


2 A5.0 TYPE "A1" UNIT L2 PLAN
SCALE 1/4"=1'-0"



3 A5.0 TYPE "A1" UNIT L3 PLAN
SCALE 1/4"=1'-0"

REFER TO MANUFACTURER'S SPECIFICATION ON A5.0 B FOR MORE DETAILS ON FUTURE LIFT / ELEVATOR



TYP. BAY WINDOW FRAMING SECTION DETAIL

GENERAL NOTES:

1. AGING IN PLACE FEATURES SUCH AS "STAIRWELL HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATHTUB AND SHOWER" AND "LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES" WILL BE PROVIDED IN ALL UNITS.

2. UNIT 101 (TYPE A1) IS THE CONVERTIBLE UNIT.

3. THE PROJECT WILL PROVIDE HEAT PUMP A/C UNIT WITH HRV MECHANICAL VENTILATION SYSTEM TO ACHIEVE ENERGUIDE 82 STANDARD. FOLLOWING SUSTAINABLE FEATURES WILL ALSO BE PROVIDED IN THE PROJECT BEYOND ENERGUIDE 82 REQUIREMENTS:

(A): SOLAR HOT WATER READY REQUIREMENT

(B): ENERGY STAR APPLIANCES AND LIGHT BULBS

(C): LOW E DOUBLE GLAZING WINDOWS

(D): POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS

CONVERTIBLE UNIT GUIDELINES
(NOTE: SAFERHOME CRITERIA PROPOSED FOR INCLUSION ARE SHOWN IN BOLD ITALICS)

A	DOORS & DOORWAYS	A1	*ENTRY DOORS ARE A MINIMUM 863 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS.*
		A2	ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 1220 MM DEPTH BY DOOR WIDTH PLUS 600 MM ON LATCH SIDE (NOT NEEDED IF ROUGH IN WIRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER).
		A3	INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM, MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT. *DEMONSTRATE WHEELCHAIR ACCESS BETWEEN THE HALLWAY AND ROOMS AND WHEN HALLWAY AND / OR DOORWAY(S) IF NECESSARY TO SECURE ACCESS.*
		A4	PATIO / BALCONY MIN. 860 MM CLEAR OPENING. SMALL REMOVABLE WOOD RAMP WILL BE USED TO ADAPT 2" HEIGHT DIFFERENCE BETWEEN FINISHED SURFACES WHEN THE UNIT IS CONVERTED TO ACCESSIBLE UNIT (I.E. WHEN THE ELEVATOR IS INSTALLED)
		A5	*ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE.*
		A6	LEVER-TYPE HANDLES FOR ALL DOORS
B	VERTICAL CIRCULATION	B2	VERTICAL LIFT, DEPRESSED SLAB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECS. FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE.
		B3	AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM TO CENTRE.
C	HALLWAYS	C1	MIN. 900 MM WIDTH.
D	GARAGE	D1	MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH.
		D2	ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING.
E	BATHROOM (MIN.1)	E1	TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT.
		E2	WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT TOILET, TUB AND SHOWER. *REINFORCED WITH 2" X 12" SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS.*
		E3	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
		E4	*PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.*
		E5	*CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED.*
		E6	*DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT)*
F	KITCHEN	F1	CLEAR AREA NEEDED UNDER FUTURE WORK SPACE, PLUMBING AND GAS PIPES (IN-WALL AND IN-FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORK SPACE (STOVE, SINK & MIN. 610 MM WIDE COUNTER). *ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 MM TO 355 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.*
		F2	*CABINETS UNDERNEATH SINK ARE EASILY REMOVED.*
		F3	1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM.
		F4	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
G	WINDOWS	G1	MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN LIVING ROOM)
H	OUTLETS & SWITCHES	H1	*PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS, BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE SWITCHES TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.*
		H2	*UPGRADE TO FOUR-PLEX OUTLETS ILL MASTER BEDROOM, HOME OFFICE, GARAGE AND RECREATION ROOM.*

DP 17-792077

REFERENCE PLAN

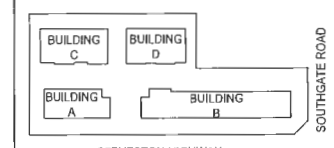
ISSUED DP RESUBMISSION 2019-04-23

IMPERIAL ARCHITECTURE
HOLDER OF AN AIBC CERTIFICATE OF PRACTICE
ADDRESS: 1780 FRENCH STREET, VANCOUVER, BC. V6P 4V5
EMAIL: IMPERIAL.ARCHITECTURE@GMAIL.COM
TEL: 778.980.0492

ARCHITECTURE
INTERIOR DESIGN
PLANNING

Copyright Reserved
The Copyright to this drawing and its contents is reserved, and remains at all times the exclusive property of Imperial Architecture, and shall not be used, modified, or reproduced without the expressed written consent of Imperial Architecture.

Dimensions
The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.



STEVESTON HIGHWAY
KEY PLAN

Issued	By	Appd.	YY.MM.DD
ISSUED FOR DP RE-SUBMISSION	JJ.	KL.	18.11.19
ISSUED FOR DP RE-RESUBMISSION	JJ.	KL.	18.06.28
ISSUED FOR DP SUBMISSION	JJ.	KL.	17.11.28
ISSUED FOR DRAFT DP SUBMISSION	JJ.	KL.	17.05.05
ISSUED FOR REZONING RESUBMISSION	JJ.	KL.	16.12.05
ISSUED FOR REZONING RESUBMISSION	JJ.	KL.	16.11.07

Client/Project
STEVESTON TOWNHOUSE DEVELOPMENT (DP 17-792077) FOR
KONIC DEVELOPMENT
9851,9891, STEVESTON HWY & 10931 SOUTHGATE ROAD, RICHMOND, BC

Title
UNIT TYPE A1 FLOOR PLANS

Project No. #8127
Scale 1/4"=1'-0"
Drawing No. A 5.0
Sheet
Revision

SPECIFICATIONS

Overhead Clearance Required: (Measured from finished upper floor to ceiling above)

96" (2.4 m) Overhead required for in line drive with controller mounted remotely (84" (2.1 m) Cab height)
108" (2.7 m) Overhead required for in line drive with controller mounted above the rails (84" (2.1 m) Cab Height)
108" (2.7 m) Overhead required for in line drive with controller mounted remotely (96" (2.4 m) Cab height)
120" (3 m) Overhead required for in line drive with controller mounted above the rails (96" (2.4 m) Cab height)

96" (2.4 m) Overhead required for hydraulic drive (84" (2.1 m) Cab height)
108" (2.7 m) Overhead required for hydraulic drive (96' (2.4 m) Cab height)

Rated Load: Standard 750 lbs (340 kg) or 1,000 lbs (455 kg)

Speed: 40 ft/min (12.2 meters/min) nominal speed

Travel Range: Up to 50 feet (15.2 m)

Stops: Up to 6 stops

Controls: Fully automatic push button operation | Digital floor indicator in car | Automatic car lighting upon entry | Illuminated push buttons

Safety Features: Manual lowering capability | Safety brake system | Hall door interlocks, gate safety switch | Emergency stop and alarm | Solid accordion gate in car

Hydraulic Drive System: 1:2 cable hydraulic drive | Quiet submersed pump and motor | Two-speed valve for smooth start and stop

In-Line Drive System: Geared direct drive motor | Variable frequency drive for smooth start and stop

Power Requirements: 230 VAC single phase | Optional 208 VAC 3 phase (Hydraulic Drive only)

Popular Options: Keyed hall stations | Integral emergency telephone | Automatic car gate operator

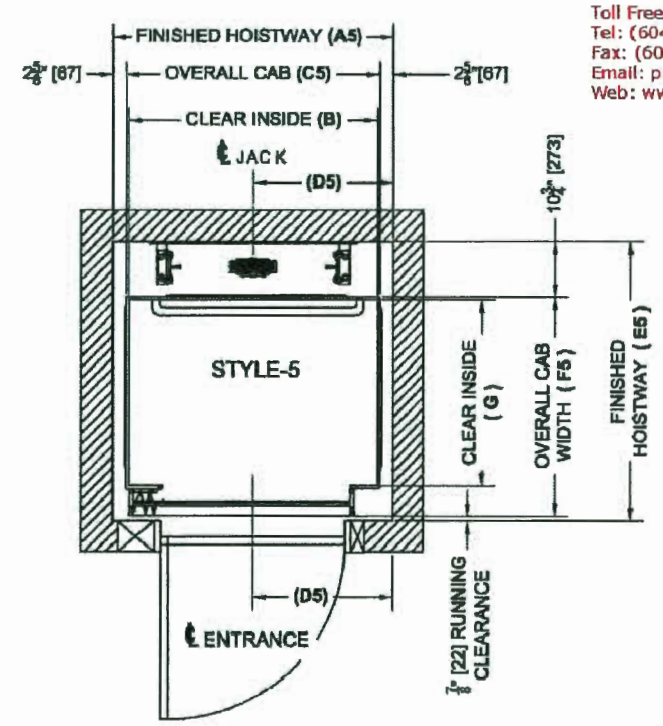
Warranty: 2 year standard warranty | Optional additional 5 year extended warranty (7 years)

On / Off Same Side Front Configuration Style 5:

This section is based on the products of Garaventa Lift, which is located at:
United States
P.O. Box 1769 Blaine, WA 98231-1769

Canada
7505 134 A St. Surrey, BC V3A 3WB

Toll Free: 800-663-6556
Tel: (604) 594-0422
Fax: (604) 594-9915
Email: productinfo@garaventalift.com
Web: www.garaventalift.com



	Cab Size	A5	B	C5	D5	E5	F5	G	H*
	36" x 48"	54 1/4"	48"	49"	27 1/8"	53 7/8"	42 1/4"	36"	27 1/8"
	36" x 54"	60 1/4"	54"	55"	30 1/8"	53 7/8"	42 1/4"	36"	30 1/8"
	36" x 60"	66 1/4"	60"	61"	33 1/8"	53 7/8"	42 1/4"	36"	33 1/8"
	40" x 54"	60 1/4"	54"	55"	30 1/8"	57 7/8"	46 1/4"	40"	30 1/8"
*	42" x 60"	66 1/4"	60"	61"	33 1/8"	59 7/8"	48 1/4"	42"	33 1/8"
*	48" x 60"	66 1/4"	60"	61"	33 1/8"	65 7/8"	54 1/4"	48"	33 1/8"

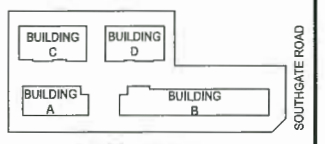
Dimensions are based on standard 1/2" cab wall thickness used for flat veneer and melamine finishes. Dimensions for units with aluminum/glass or panelled walls will vary slightly.

*Cab sizes are limited to 15 sq. ft. in some areas. Consult with your local Garaventa Lift representative.
* H dimension is based on a 36" wide door.

IMPERIAL ARCHITECTURE
HOLDER OF AN AIBC CERTIFICATE OF PRACTICE
ADDRESS: 1705 FRENCH STREET, VANCOUVER, B.C. V6P 1Y3
EMAIL: IMPERIAL.ARCHITECTURE@GMAIL.COM
TELEPHONE: 778-838-8892
ARCHITECTURE
INTERIOR DESIGN
PLANNING

Copyright Reserved
The Copyright to this drawing and its contents is reserved, and remains at all times the exclusive property of Imperial Architecture, and shall not be used, modified, or reproduced without the expressed written consent of Imperial Architecture.

Dimensions
The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.



KEY PLAN

Issued	By	Appvd.	YY.MM.DD
ISSUED FOR DP RE-SUBMISSION	J.Z.	K.L.	18.11.19
ISSUED FOR DP RE-RESUBMISSION	J.Z.	K.L.	18.06.28
ISSUED FOR DP SUBMISSION	J.Z.	K.L.	17.11.20
ISSUED FOR DRAFT DP SUBMISSION	J.Z.	K.L.	17.05.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.12.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.11.07

DP 17-792077

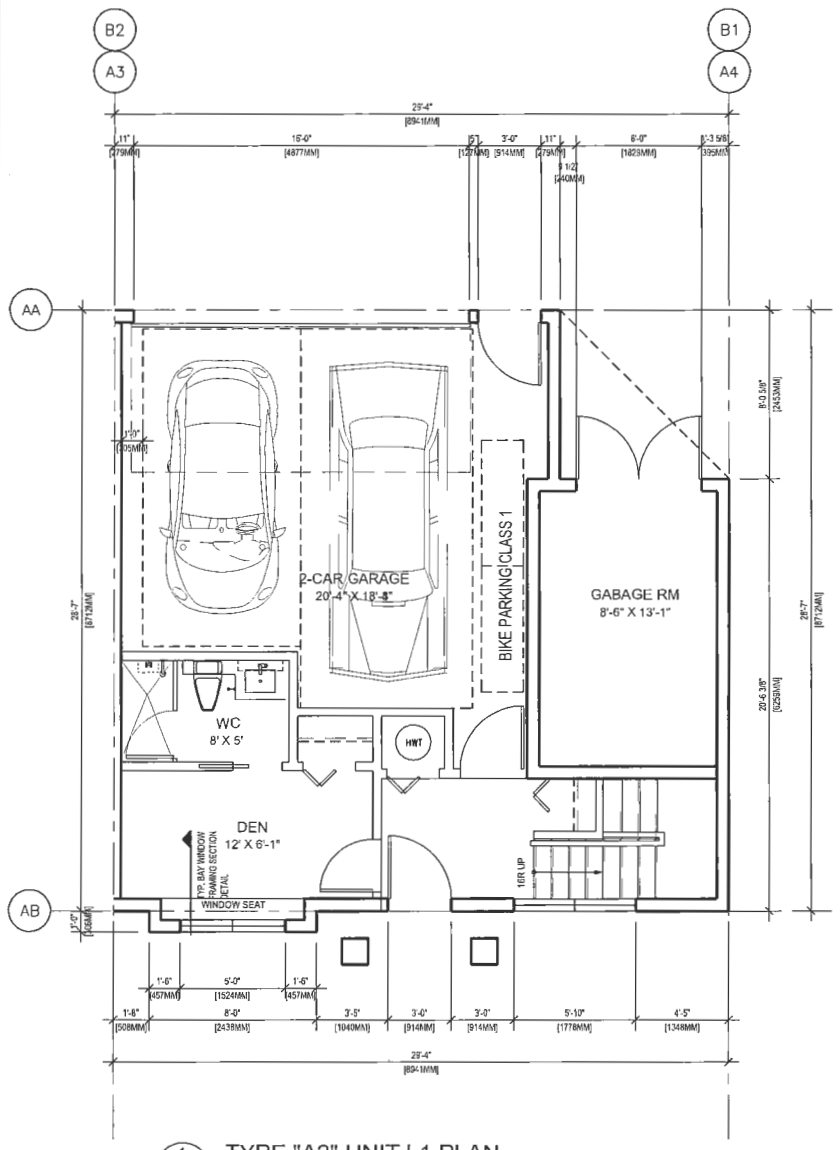
REFERENCE PLAN

ISSUED DP RESUBMISSION 2019-04-23

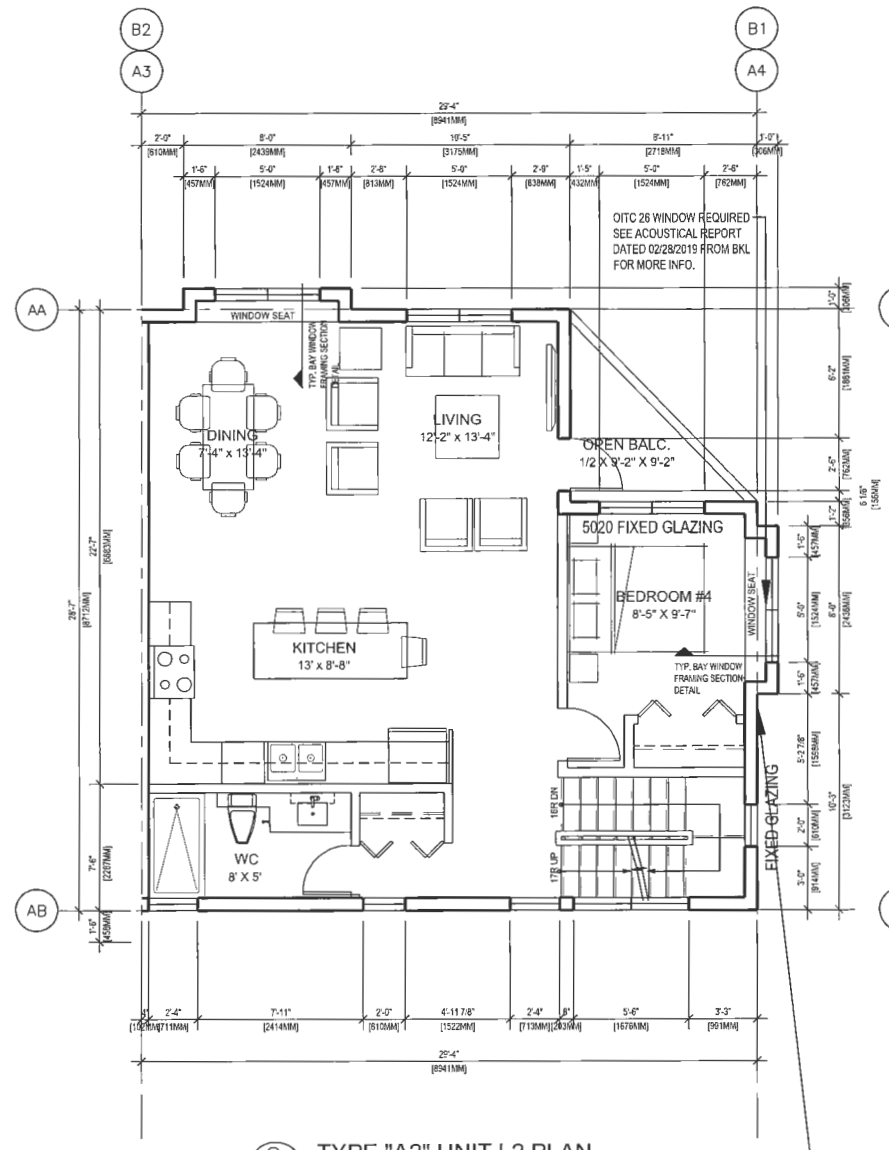
Client/Project
STEVESTON TOWNHOUSE DEVELOPMENT (DP 17-792077) FOR
KONIC DEVELOPMENT
9851,9891 STEVESTON HWY & 10931 SOUTHGATE ROAD, RICHMOND, BC

Title
MANUFACTURER'S SPECIFICATION

Project No. #8127 | Scale 1/4"=1'-0"
Drawing No. A 5.0B | Sheet | Revision

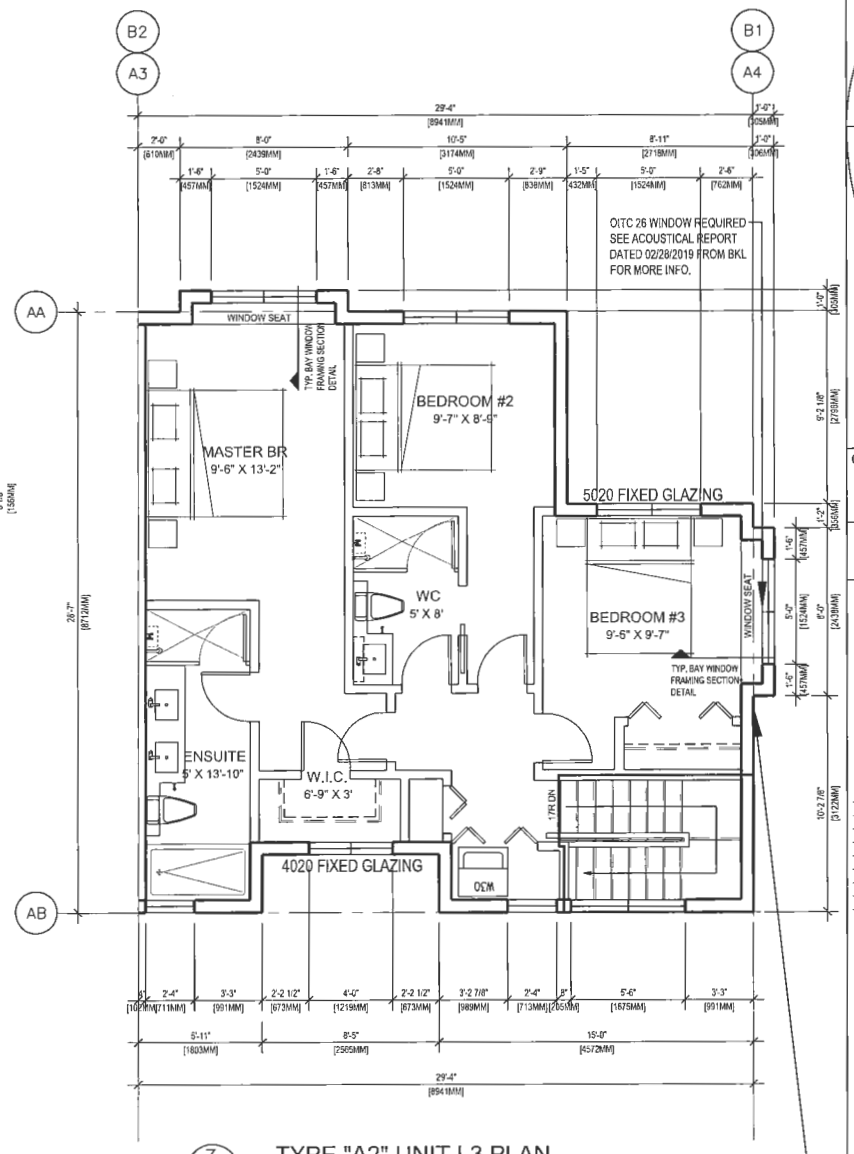


1 A5.1 TYPE "A2" UNIT L1 PLAN
SCALE 1/4"=1'-0"



2 A5.1 TYPE "A2" UNIT L2 PLAN
SCALE 1/4"=1'-0"

ONE ADDITIONAL LAYER OF 5/8" GWB ON BEDROOM WALL REQUIRED, SEE ACOUSTICAL REPORT DATED 02/28/2019 FROM BKL FOR MORE INFO.



3 A5.1 TYPE "A2" UNIT L3 PLAN
SCALE 1/4"=1'-0"

ONE ADDITIONAL LAYER OF 5/8" GWB ON BEDROOM WALL REQUIRED, SEE ACOUSTICAL REPORT DATED 02/28/2019 FROM BKL FOR MORE INFO.

GENERAL NOTES:

1. AGING IN PLACE FEATURES SUCH AS "STAIRWELL HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATHTUB AND SHOWER" AND "LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES" WILL BE PROVIDED IN ALL UNITS.

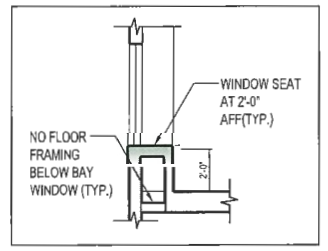
2. UNIT 101 (TYPE A1) IS THE CONVERTIBLE UNIT.

3. THE PROJECT WILL PROVIDE HEAT PUMP A/C UNIT WITH HRV MECHANICAL VENTILATION SYSTEM TO ACHIEVE ENERGUIDE 82 STANDARD. FOLLOWING SUSTAINABLE FEATURES WILL ALSO BE PROVIDED IN THE PROJECT BEYOND ENERGUIDE 82 REQUIREMENTS:
   (A): SOLAR HOT WATER READY REQUIREMENT
   (B): ENERGY STAR APPLIANCES AND LIGHT BULBS
   (C): LOW E DOUBLE GLAZING WINDOWS
   (D): POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS

4.REFER TO ACOUSTICAL REPORT DATED 02/28/2019 FROM BKL FOR ACOUSTICAL REQUIREMENT ON WALLS AND WINDOWS.

5.THE MECHANICAL HEATING AND COOLING SYSTEM (AIR SOURCE HEAT PUMP SYSTEM) TO COMPLY WITH RELATIVE REQUIREMENTS IN BCBC- 2018 AND ASHRAE 55 REGARDING THE STANDARDS OF THERMAL COMFORT.

6.AN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ON-GOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE



TYP. BAY WINDOW FRAMING SECTION DETAIL

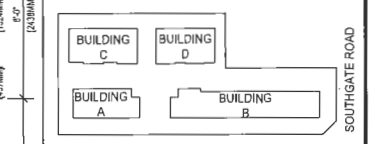
DP 17-792077

REFERENCE PLAN

IMPERIAL ARCHITECTURE
HOLDER OF AN AIBC CERTIFICATE OF PRACTICE
ADDRESS: 7196 FRENCH STREET, VANCOUVER, B.C. V6P 4V5
EMAIL: IMPERIAL.ARCHITECTURE@GMAIL.COM
TELEPHONE: 778-558-8552
ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Copyright Reserved
The Copyright to this drawing and its contents is reserved, and remains at all times the exclusive property of Imperial Architecture, and shall not be used, modified, or reproduced without the expressed written consent of Imperial Architecture.

Dimensions
The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.



STEVESTON HIGHWAY
KEY PLAN

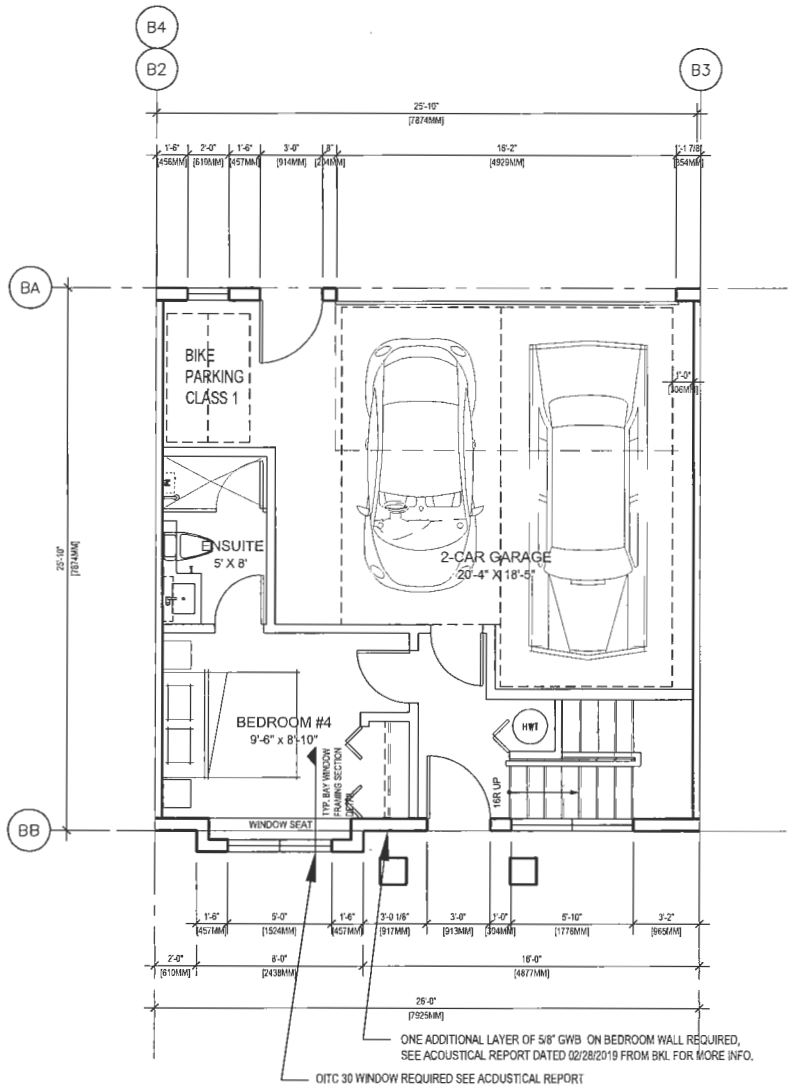
Issued	By	Appd.	YY.MM.DD
ISSUED FOR DP RE-SUBMISSION	J.Z.	K.L.	18.11.19
ISSUED FOR DP RE-RESUBMISSION	J.Z.	K.L.	19.05.28
ISSUED FOR DP SUBMISSION	J.Z.	K.L.	17.11.20
ISSUED FOR DRAFT DP SUBMISSION	J.Z.	K.L.	17.05.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.12.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.11.07

ISSUED DP
RESUBMISSION
2019-04-23

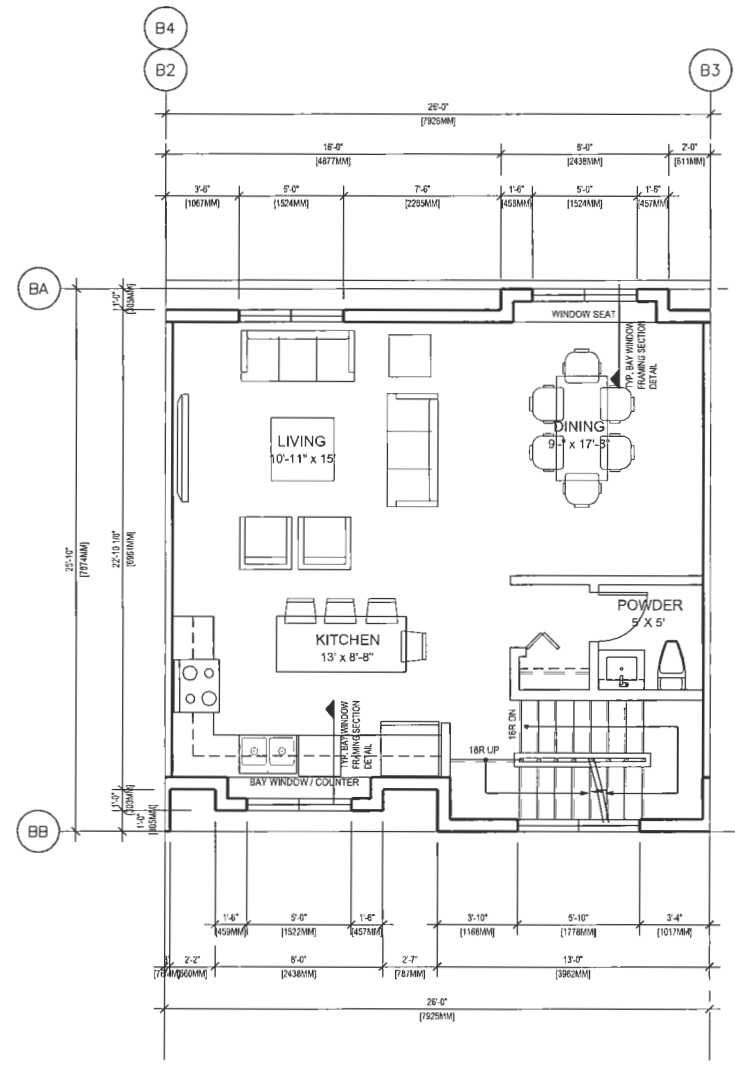
Client/Project
STEVESTON TOWNHOUSE DEVELOPMENT (DP 17-792077) FOR
KONIC DEVELOPMENT
9851,9891, STEVESTON HWY &
10931 SOUTHGATE ROAD, RICHMOND, BC

Title
UNIT TYPE A2 FLOOR PLANS

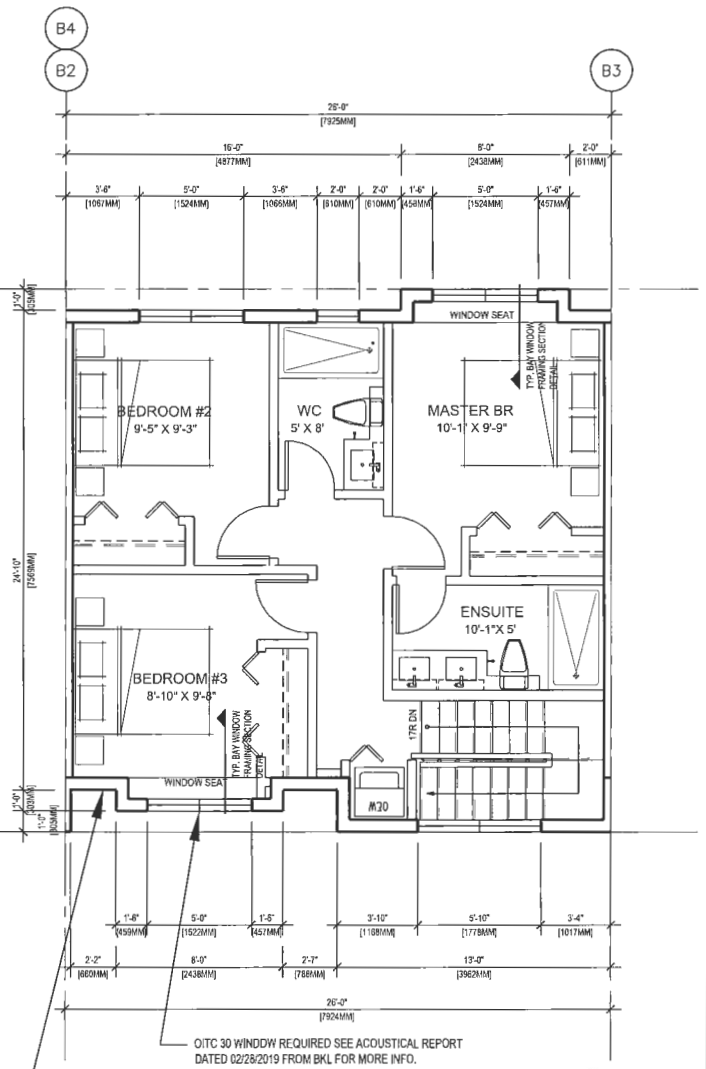
Project No. #8127
Scale 1/4"=1'-0"
Drawing No. A 5.1
Sheet
Revision
of



1 A5.2 TYPE "B1" UNIT L1 PLAN
SCALE 1/4"=1'-0"



2 A5.2 TYPE "B1" UNIT L2 PLAN
SCALE 1/4"=1'-0"



3 A5.2 TYPE "B1" UNIT L3 PLAN
SCALE 1/4"=1'-0"

DP 17-792077

GENERAL NOTES:

1. AGING IN PLACE FEATURES SUCH AS "STAIRWELL HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATHTUB AND SHOWER" AND "LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES" WILL BE PROVIDED IN ALL UNITS.

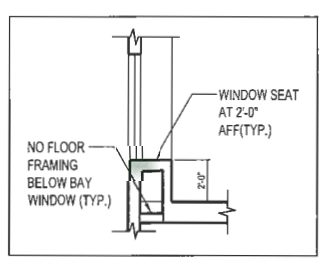
2. UNIT 101 (TYPE A1) IS THE CONVERTIBLE UNIT.

3. THE PROJECT WILL PROVIDE HEAT PUMP A/C UNIT WITH HRV MECHANICAL VENTILATION SYSTEM TO ACHIEVE ENERGUIDE 82 STANDARD. FOLLOWING SUSTAINABLE FEATURES WILL ALSO BE PROVIDED IN THE PROJECT BEYOND ENERGUIDE 82 REQUIREMENTS:
   (A): SOLAR HOT WATER READY REQUIREMENT
   (B): ENERGY STAR APPLIANCES AND LIGHT BULBS
   (C): LOW E DOUBLE GLAZING WINDOWS
   (D): POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS

4.REFER TO ACOUSTICAL REPORT DATED 02/28/2019 FROM BKL FOR ACOUSTICAL REQUIREMENT ON WALLS AND WINDOWS.

5.THE MECHANICAL HEATING AND COOLING SYSTEM (AIR SOURCE HEAT PUMP SYSTEM) TO COMPLY WITH RELATIVE REQUIREMENTS IN BCBC- 2018 AND ASHRAE 55 REGARDING THE STANDARDS OF THERMAL COMFORT.

6.AN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ON-GOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE

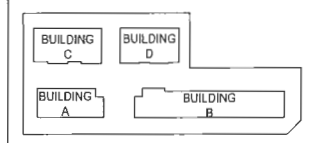


TYP. BAY WINDOW FRAMING SECTION DETAIL

IMPERIAL ARCHITECTURE
HOLDER OF AN AIBC CERTIFICATE OF PRACTICE
ADDRESS: 1701 FRENCH STREET, VANCOUVER, B.C. V5P 0C2
EMAIL: INFO@IMP-ARCHITECTURE.COM
TELEPHONE: 778-838-8202
ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Copyright Reserved
The Copyright to this drawing and its contents is reserved, and remains at all times the exclusive property of Imperial Architecture, and shall not be used, modified, or reproduced without the expressed written consent of Imperial Architecture.

Dimensions
The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.



STEVESTON HIGHWAY
KEY PLAN

Issued	By	Appd.	YY.MM.DD
ISSUED FOR DP RE-SUBMISSION	J.Z.	K.L.	18.11.19
ISSUED FOR DP RE-RESUBMISSION	J.Z.	K.L.	18.06.28
ISSUED FOR DP SUBMISSION	J.Z.	K.L.	17.11.20
ISSUED FOR DRAFT DP SUBMISSION	J.Z.	K.L.	17.05.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.12.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.11.07

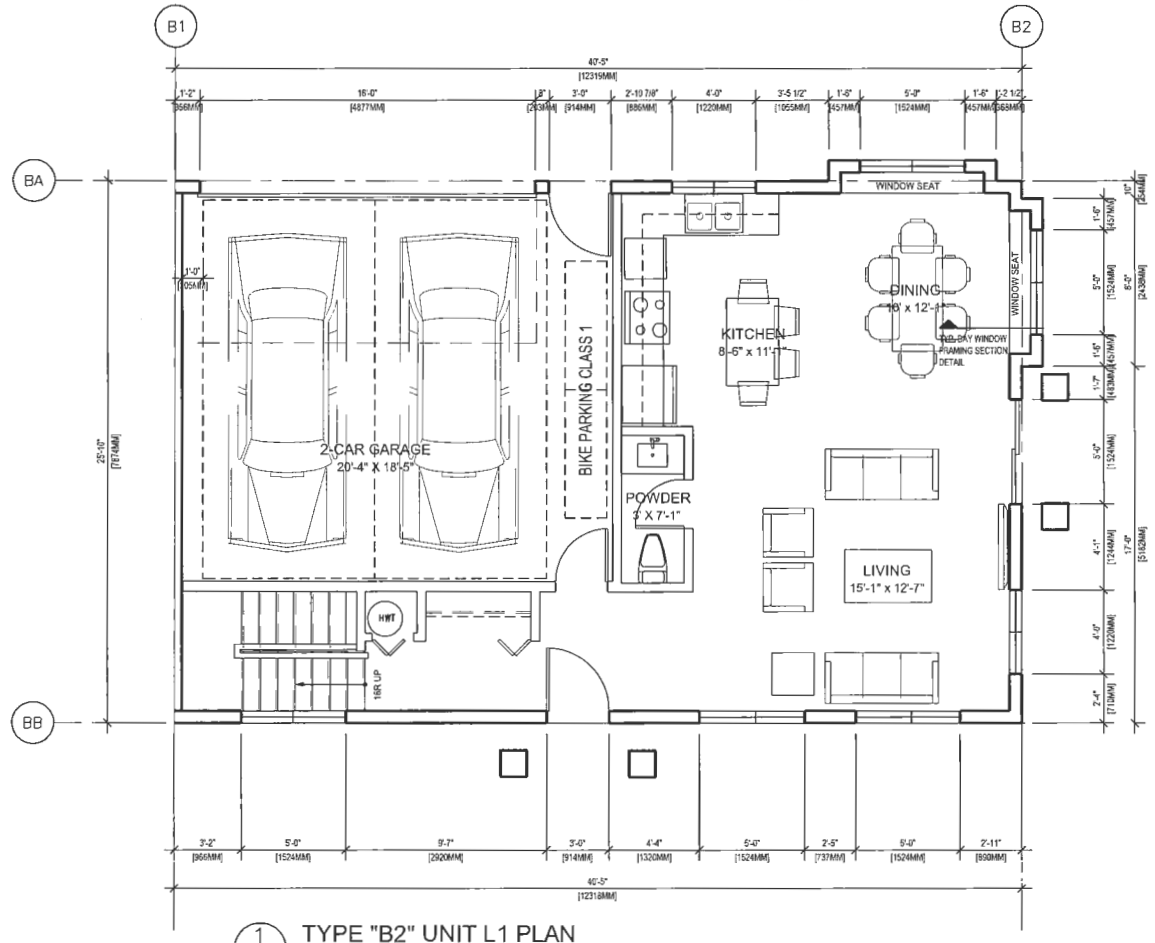
REFERENCE PLAN

ISSUED DP RESUBMISSION 2019-04-23

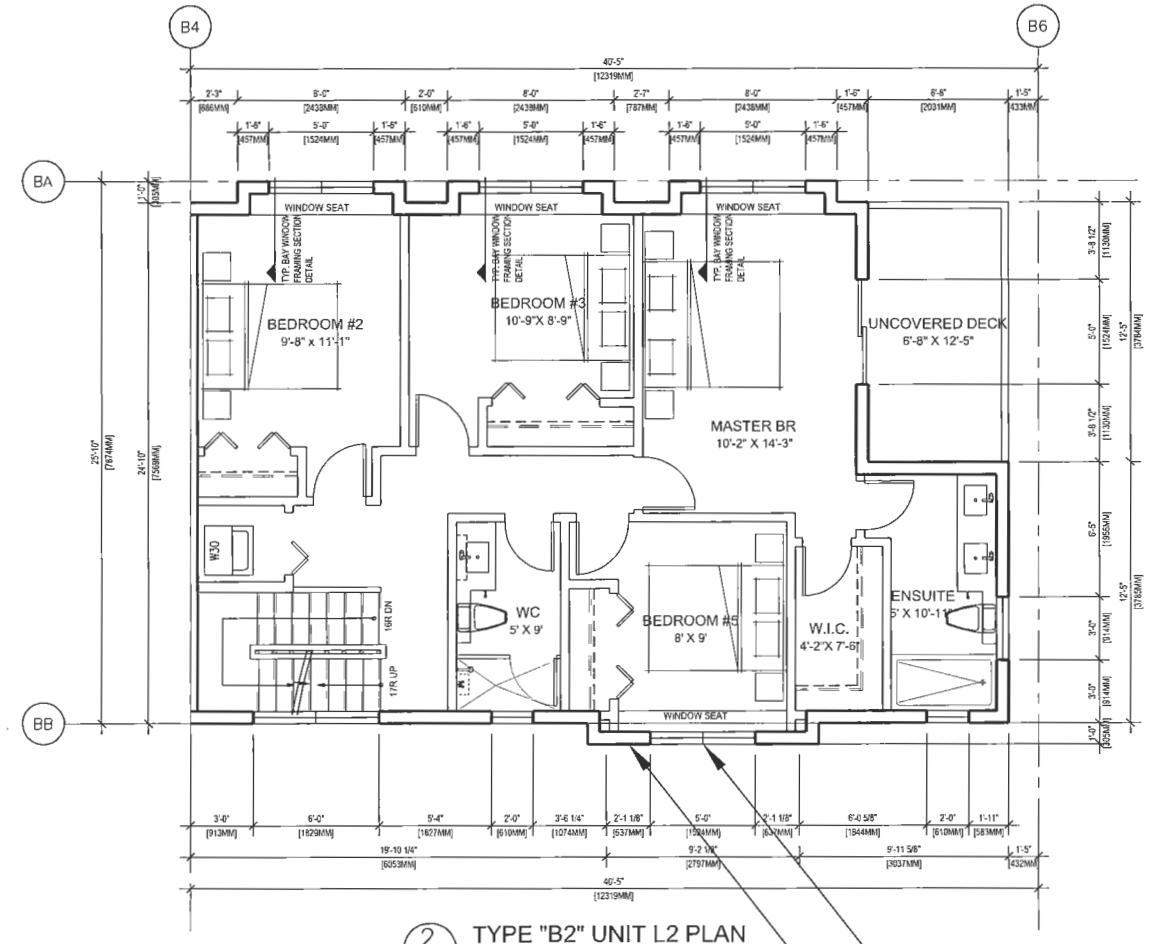
Client/Project
STEVESTON TOWNHOUSE DEVELOPMENT (DP 17-792077) FOR
KONIC DEVELOPMENT
9851,9891 STEVESTON HWY & 10931 SOUTHGATE ROAD, RICHMOND, BC

Title
UNIT TYPE B1 FLOOR PLANS

Project No. #8127
Scale 1/4"=1'-0"
Drawing No. A 5.2
Sheet of
Revision



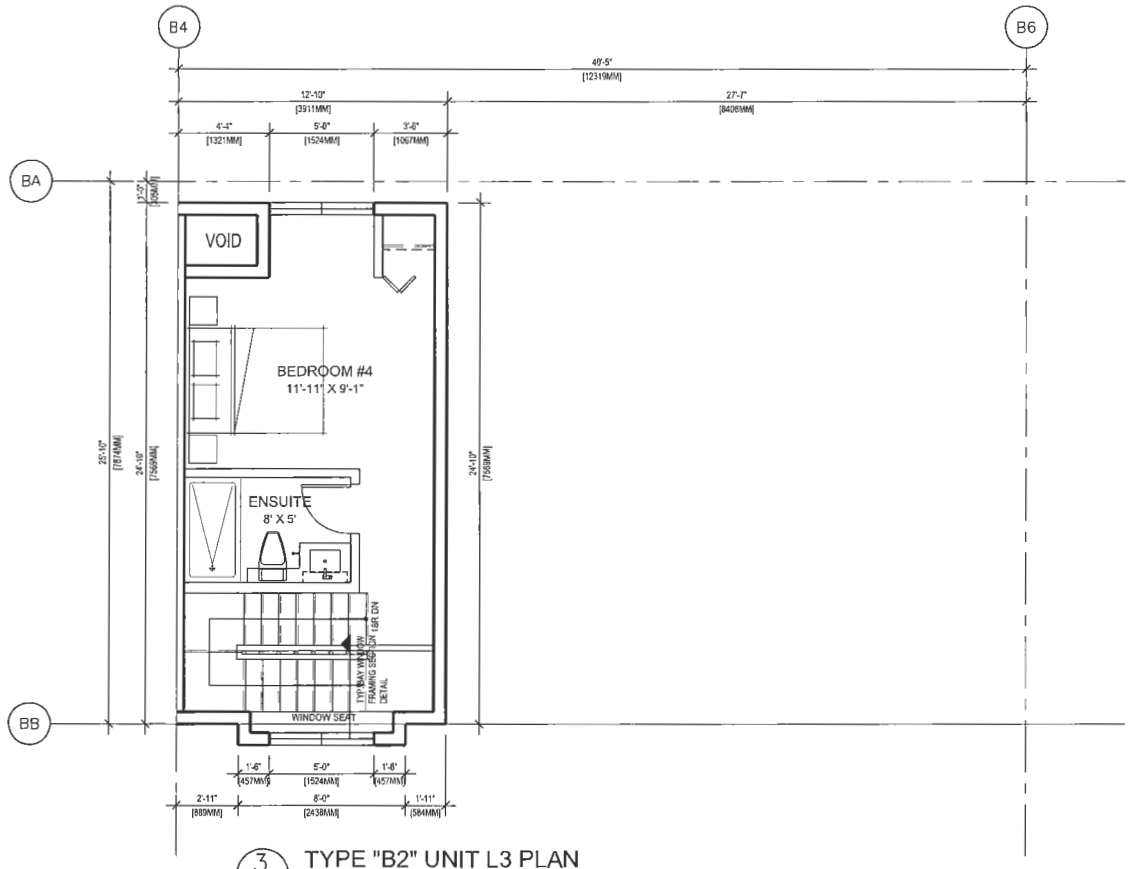
1 A5.3 TYPE "B2" UNIT L1 PLAN
SCALE 1/4"=1'-0"



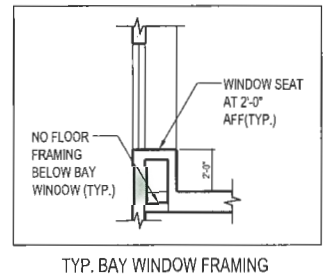
2 A5.3 TYPE "B2" UNIT L2 PLAN
SCALE 1/4"=1'-0"

QITC 30 WINDOW REQUIRED SEE ACOUSTICAL REPORT DATED 02/28/2019 FROM BKL FOR MORE INFO.

ONE ADDITIONAL LAYER OF 5/8" GWB ON BEDROOM WALL REQUIRED, SEE ACQUSTICAL REPORT DATED 02/28/2019 FROM BKL FOR MORE INFO.



3 A5.3 TYPE "B2" UNIT L3 PLAN
SCALE 1/4"=1'-0"



TYP. BAY WINDOW FRAMING SECTION DETAIL

GENERAL NOTES:

1. AGING IN PLACE FEATURES SUCH AS "STAIRWELL HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATHTUB AND SHOWER" AND "LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES" WILL BE PROVIDED IN ALL UNITS.

2. UNIT 101 (TYPE A1) IS THE CONVERTIBLE UNIT.

3. THE PROJECT WILL PROVIDE HEAT PUMP A/C UNIT WITH HRV MECHANICAL VENTILATION SYSTEM TO ACHIEVE ENERGUIDE 82 STANDARD. FOLLOWING SUSTAINABLE FEATURES WILL ALSO BE PROVIDED IN THE PROJECT BEYOND ENERGUIDE 82 REQUIREMENTS:
   (A): SOLAR HOT WATER READY REQUIREMENT
   (B): ENERGY STAR APPLIANCES AND LIGHT BULBS
   (C): LOW E DOUBLE GLAZING WINDOWS
   (D): POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS

4.REFER TO ACOUSTICAL REPORT DATED 02/28/2019 FROM BKL FOR ACOUSTICAL REQUIREMENT ON WALLS AND WINDOWS.

5.THE MECHANICAL HEATING AND COOLING SYSTEM (AIR SOURCE HEAT PUMP SYSTEM) TO COMPLY WITH RELATIVE REQUIREMENTS IN BCBC- 2018 AND ASHRAE 55 REGARDING THE STANDARDS OF THERMAL COMFORT.

6.AN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ON-GOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE

IMPERIAL ARCHITECTURE
HOLDER OF AN AIBC CERTIFICATE OF PRACTICE
ADDRESS: 1199 FRENCH STREET, VANCOUVER, BC. V6H 4Y1
EMAIL: IMPERIAL.ARCHITECTURE@GMAIL.COM
TELEPHONE: 778.558.4555

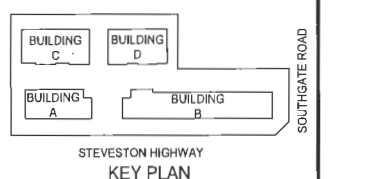
ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Copyright Reserved

The Copyright to this drawing and its contents is reserved, and remains at all times the exclusive property of Imperial Architecture, and shall not be used, modified, or reproduced without the expressed written consent of Imperial Architecture.

Dimensions

The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.



KEY PLAN

Issued	By	Appd.	YY.MM.DD
ISSUED FOR DP RE-SUBMISSION	J.Z.	K.L.	18.11.19
ISSUED FOR DP RE-RESUBMISSION	J.Z.	K.L.	18.06.28
ISSUED FOR DP SUBMISSION	J.Z.	K.L.	17.11.20
ISSUED FOR DRAFT DP SUBMISSION	J.Z.	K.L.	17.05.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.12.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.11.07

DP 17-792077

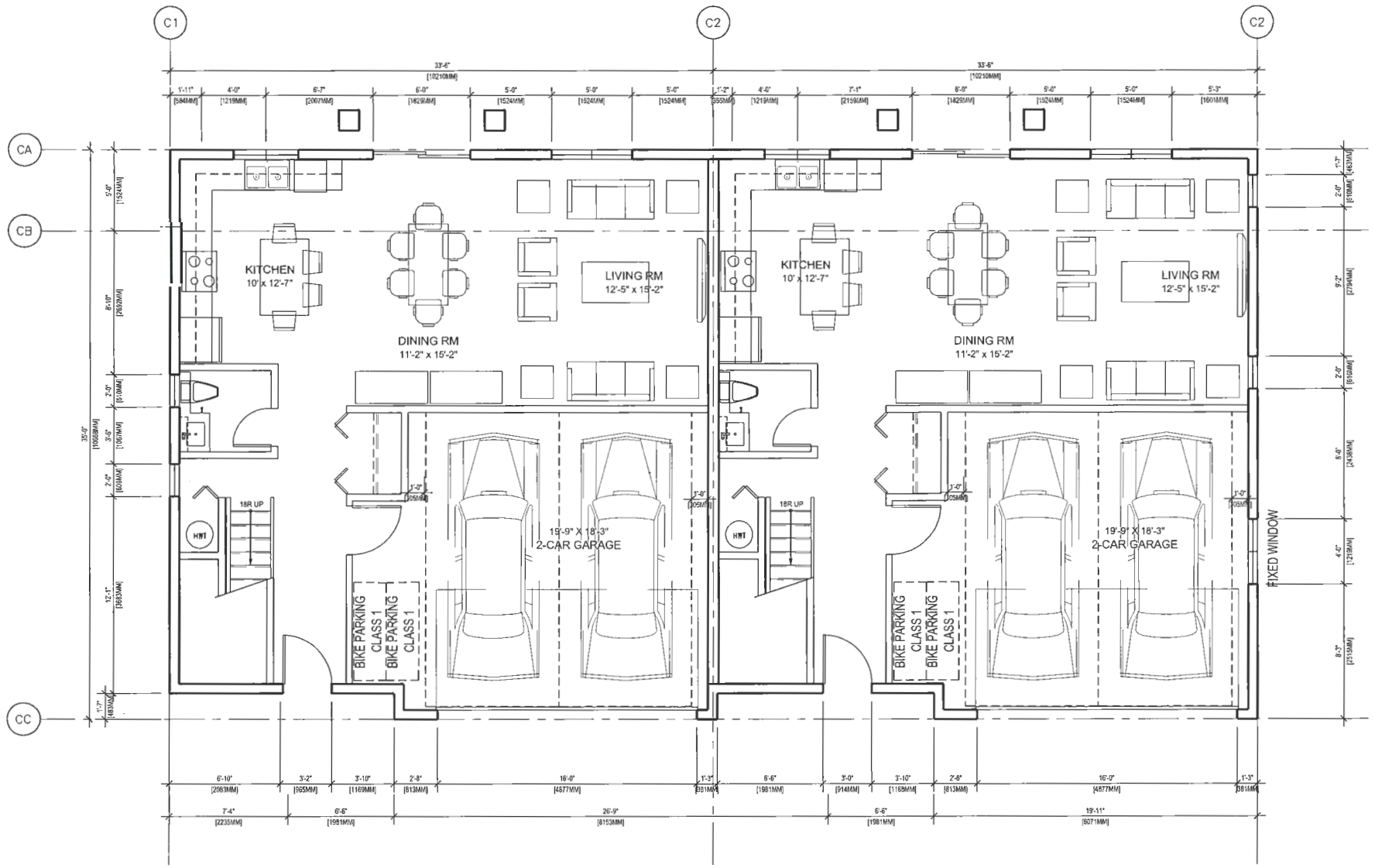
REFERENCE PLAN

ISSUED DP
RESUBMISSION
2019-04-23

Client/Project
STEVESTON TOWNHOUSE DEVELOPMENT (DP 17-792077) FOR
KONIC DEVELOPMENT
9851,9891 STEVESTON HWY &
10931 SOUTHGATE ROAD, RICHMOND, BC

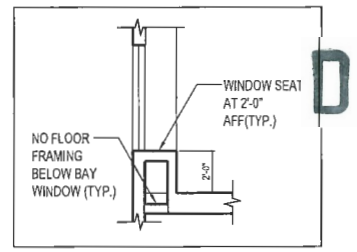
Title
UNIT TYPE B2 FLOOR PLANS

Project No.	Scale
#8127	1/4"=1'-0"
Drawing No.	Sheet / Revision
A 5.3	of



1 A5.4 TYPE "C1" UNIT L1 PLAN
SCALE 1/4"=1'-0"

2 A5.4 TYPE "C2" UNIT L1 PLAN
SCALE 1/4"=1'-0"



TYP. BAY WINDOW FRAMING
SECTION DETAIL

GENERAL NOTES:

1. AGING IN PLACE FEATURES SUCH AS "STAIRWELL HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATHTUB AND SHOWER" AND "LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES" WILL BE PROVIDED IN ALL UNITS.

2. UNIT 101 (TYPE A1) IS THE CONVERTIBLE UNIT.

3. THE PROJECT WILL PROVIDE HEAT PUMP A/C UNIT WITH HRV MECHANICAL VENTILATION SYSTEM TO ACHIEVE ENERGUIDE 82 STANDARD. FOLLOWING SUSTAINABLE FEATURES WILL ALSO BE PROVIDED IN THE PROJECT BEYOND ENERGUIDE 82 REQUIREMENTS:
   (A): SOLAR HOT WATER READY REQUIREMENT
   (B): ENERGY STAR APPLIANCES AND LIGHT BULBS
   (C): LOW E DOUBLE GLAZING WINDOWS
   (D): POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS

4.REFER TO ACOUSTICAL REPORT DATED 02/28/2019 FROM BKL FOR ACOUSTICAL REQUIREMENT ON WALLS AND WINDOWS.

5.THE MECHANICAL HEATING AND COOLING SYSTEM (AIR SOURCE HEAT PUMP SYSTEM) TO COMPLY WITH RELATIVE REQUIREMENTS IN BCBC- 2018 AND ASHRAE 55 REGARDING THE STANDARDS OF THERMAL COMFORT.

6.AN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ON-GOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE

IMPERIAL ARCHITECTURE
HOLDER OF AN AIBC CERTIFICATE OF PRACTICE

ADDRESS: 7070 FRENCH STREET, VANCOUVER, BC, V6P 4V5
EMAIL: IMPERIAL_ARCHITECTURE@GMAIL.COM
TELEPHONE: 778-838-4892

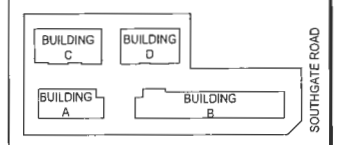
ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Copyright Reserved

The Copyright to this drawing and its contents is reserved, and remains at all times the exclusive property of Imperial Architecture, and shall not be used, modified, or reproduced without the expressed written consent of Imperial Architecture.

Dimensions

The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.



STEVESTON HIGHWAY
KEY PLAN

Issued	By	Appd.	YY.MM.DD
ISSUED FOR DP RE-SUBMISSION	J.Z.	K.L.	18.11.19
ISSUED FOR DP RE-RESUBMISSION	J.Z.	K.L.	18.06.28
ISSUED FOR DP SUBMISSION	J.Z.	K.L.	17.11.20
ISSUED FOR DRAFT DP SUBMISSION	J.Z.	K.L.	17.05.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.12.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.11.07

DP 17-792077

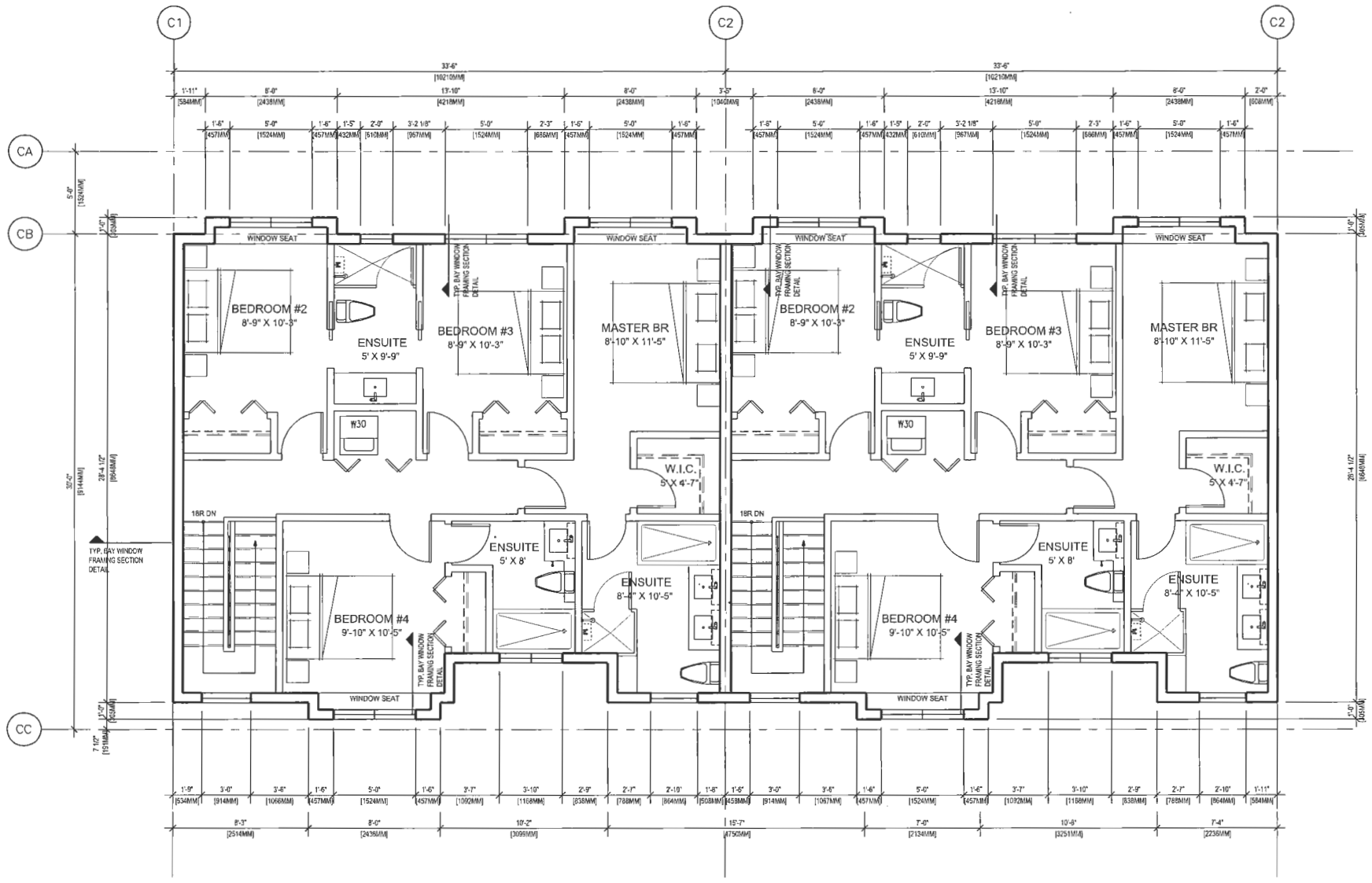
REFERENCE PLAN

ISSUED DP
RESUBMISSION
2019-04-23

Client/Project
STEVESTON TOWNHOUSE DEVELOPMENT (DP 17-792077) FOR
KONIC DEVELOPMENT
9851,9891 STEVESTON HWY &
10931 SOUTHGATE ROAD, RICHMOND, BC

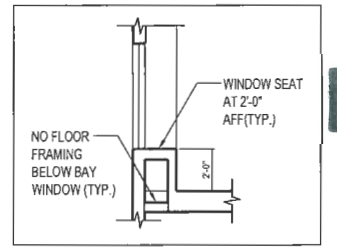
Title
UNIT TYPE C1 /C2
LEVEL 1 FLOOR PLANS

Project No. #8127
Scale 1/4"=1'-0"
Drawing No. A 5.4
Sheet of
Revision



1 A5.5 TYPE "C1" UNIT L2 PLAN
SCALE 1/4"=1'-0"

2 A5.5 TYPE "C2" UNIT L2 PLAN
SCALE 1/4"=1'-0"



TYP. BAY WINDOW FRAMING SECTION DETAIL

GENERAL NOTES:

1. AGING IN PLACE FEATURES SUCH AS "STAIRWELL HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATHTUB AND SHOWER" AND "LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES" WILL BE PROVIDED IN ALL UNITS.

2. UNIT 101 (TYPE A1) IS THE CONVERTIBLE UNIT.

3. THE PROJECT WILL PROVIDE HEAT PUMP A/C UNIT WITH HRV MECHANICAL VENTILATION SYSTEM TO ACHIEVE ENERGUIDE 82 STANDARD. FOLLOWING SUSTAINABLE FEATURES WILL ALSO BE PROVIDED IN THE PROJECT BEYOND ENERGUIDE 82 REQUIREMENTS:
   (A): SOLAR HOT WATER READY REQUIREMENT
   (B): ENERGY STAR APPLIANCES AND LIGHT BULBS
   (C): LOW E DOUBLE GLAZING WINDOWS
   (D): POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS

4.REFER TO ACOUSTICAL REPORT DATED 02/28/2019 FROM BKL FOR ACOUSTICAL REQUIREMENT ON WALLS AND WINDOWS.

5.THE MECHANICAL HEATING AND COOLING SYSTEM (AIR SOURCE HEAT PUMP SYSTEM) TO COMPLY WITH RELATIVE REQUIREMENTS IN BCBC- 2018 AND ASHRAE 55 REGARDING THE STANDARDS OF THERMAL COMFORT.

6.AN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ON-GOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE

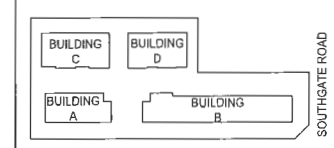
DP 17-792077

IMPERIAL ARCHITECTURE
HOLDER OF AN AIBC CERTIFICATE OF PRACTICE
ADDRESS: 7799 FRENCH STREET, VANCOUVER, BC, V6P 4V5
EMAIL: IMPERIAL.ARCHITECTURE@GMAIL.COM
TELEPHONE: 778-938-8552

ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Copyright Reserved
The Copyright to this drawing and its contents is reserved, and remains at all times the exclusive property of Imperial Architecture, and shall not be used, modified, or reproduced without the expressed written consent of Imperial Architecture.

Dimensions
The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.



STEVESTON HIGHWAY
KEY PLAN

Issued	By	Appd.	YY.MM.DD
ISSUED FOR DP RE-SUBMISSION	J.Z.	K.L.	18.11.19
ISSUED FOR DP RE-RESUBMISSION	J.Z.	K.L.	18.06.28
ISSUED FOR DP SUBMISSION	J.Z.	K.L.	17.11.29
ISSUED FOR DRAFT DP SUBMISSION	J.Z.	K.L.	17.05.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.12.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.11.07

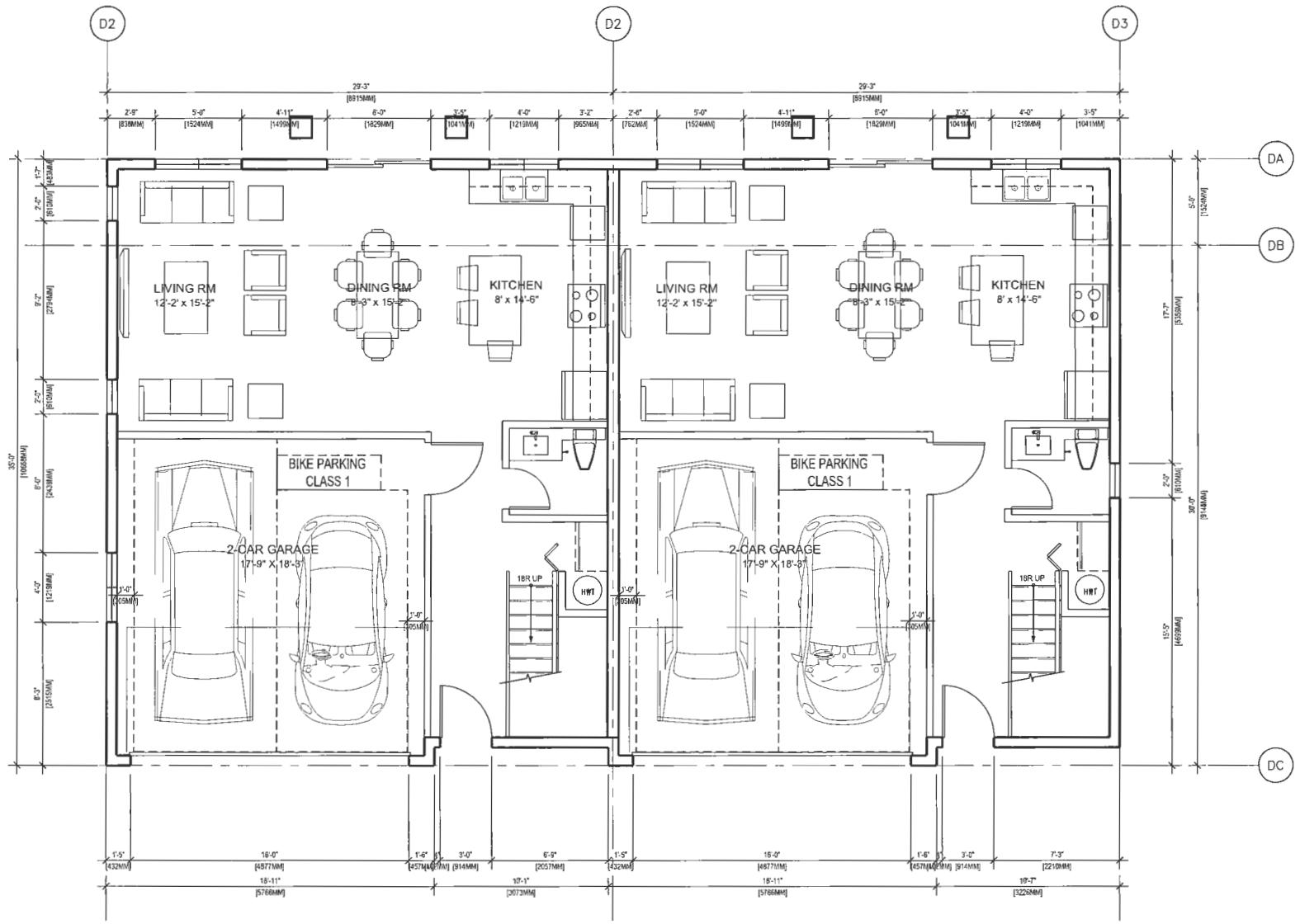
REFERENCE PLAN

ISSUED DP
RESUBMISSION
2019-04-23

Client/Project
STEVESTON TOWNHOUSE DEVELOPMENT (DP 17-792077) FOR
KONIC DEVELOPMENT
9851,9891 STEVESTON HWY &
10931 SOUTHGATE ROAD, RICHMOND, BC

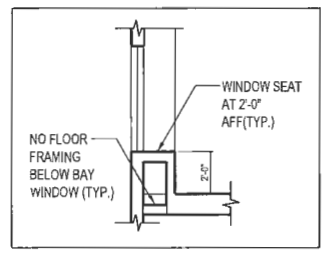
Title
UNIT TYPE C1 /C2
LEVEL 2 FLOOR PLANS

Project No. #8127
Scale 1/4"=1'-0"
Drawing No. A 5.5
Sheet of
Revision



1 A5.6 TYPE "D1" UNIT L1 PLAN
SCALE 1/4"=1'-0"

2 A5.6 TYPE "D2" UNIT L1 PLAN
SCALE 1/4"=1'-0"



TYP. BAY WINDOW FRAMING SECTION DETAIL

GENERAL NOTES:

1. AGING IN PLACE FEATURES SUCH AS "STAIRWELL HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATHTUB AND SHOWER" AND "LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES" WILL BE PROVIDED IN ALL UNITS.

2. UNIT 101 (TYPE A1) IS THE CONVERTIBLE UNIT.

3. THE PROJECT WILL PROVIDE HEAT PUMP A/C UNIT WITH HRV MECHANICAL VENTILATION SYSTEM TO ACHIEVE ENERGUIDE 82 STANDARD. FOLLOWING SUSTAINABLE FEATURES WILL ALSO BE PROVIDED IN THE PROJECT BEYOND ENERGUIDE 82 REQUIREMENTS:
   (A): SOLAR HOT WATER READY REQUIREMENT
   (B): ENERGY STAR APPLIANCES AND LIGHT BULBS
   (C): LOW E DOUBLE GLAZING WINDOWS
   (D): POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS

4.REFER TO ACOUSTICAL REPORT DATED 02/28/2019 FROM BKL FOR ACOUSTICAL REQUIREMENT ON WALLS AND WINDOWS.

5.THE MECHANICAL HEATING AND COOLING SYSTEM (AIR SOURCE HEAT PUMP SYSTEM) TO COMPLY WITH RELATIVE REQUIREMENTS IN BCBC- 2018 AND ASHRAE 55 REGARDING THE STANDARDS OF THERMAL COMFORT.

6.AN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ON-GOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE

IMPERIAL ARCHITECTURE
HOLDER OF AN AIBC CERTIFICATE OF PRACTICE
ADDRESS: 1395 FRANCIS STREET, VANCOUVER, BC, V6P 4V3
EMAIL: IMPERIAL_ARCHITECTURE@GMAIL.COM
TELEPHONE: 778.838.8552

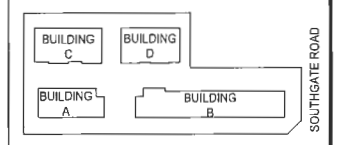
ARCHITECTURE
INTERIOR DESIGN
PLANNING

Copyright Reserved

The Copyright to this drawing and its contents is reserved, and remains at all times the exclusive property of Imperial Architecture, and shall not be used, modified, or reproduced without the expressed written consent of Imperial Architecture.

Dimensions

The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.



KEY PLAN

ISSUED FOR DP RE-SUBMISSION	J.Z.	K.L.	18.11.19
ISSUED FOR DP RE-RESUBMISSION	J.Z.	K.L.	18.06.28
ISSUED FOR DP SUBMISSION	J.Z.	K.L.	17.11.29
ISSUED FOR DRAFT DP SUBMISSION	J.Z.	K.L.	17.05.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.12.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	15.11.07
Issued	By	Appd.	YY.MM.DD

DP

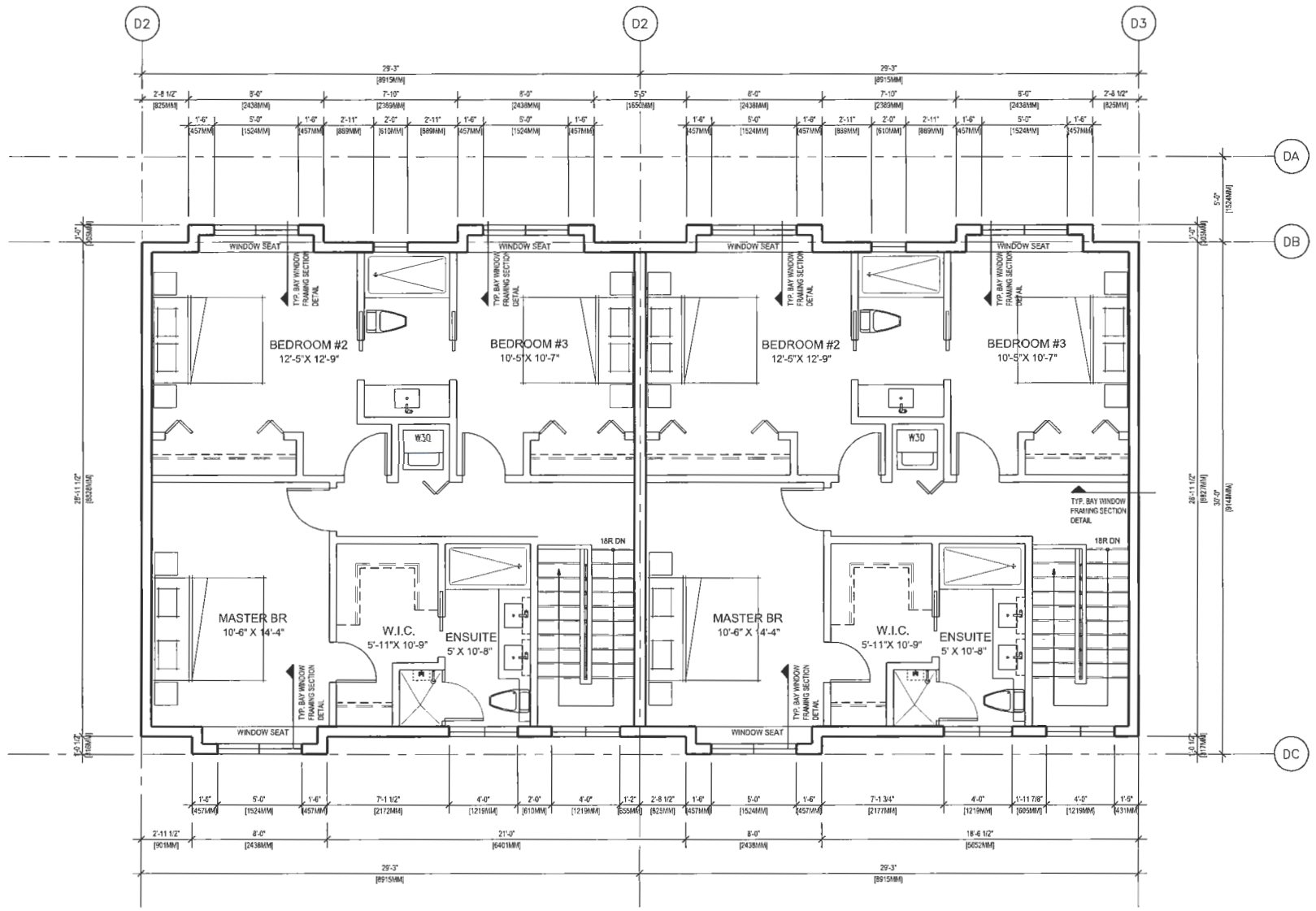
REFERENCE PLAN

ISSUED DP RESUBMISSION 2019-04-23

Client/Project
STEVESTON TOWNHOUSE DEVELOPMENT (DP 17-792077) FOR
KONIC DEVELOPMENT
9851,9891 STEVESTON HWY & 10931 SOUTHGATE ROAD, RICHMOND, BC

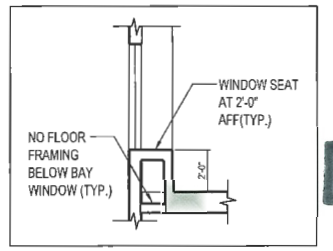
Title
UNIT TYPE D1/D2
LEVEL 1 FLOOR PLANS

Project No. #8127
Scale 1/4"=1'-0"
Drawing No. A 5.6
Sheet of
Revision



1 A5.7 TYPE "D1" UNIT L2 PLAN
SCALE 1/4"=1'-0"

2 A5.7 TYPE "D2" UNIT L2 PLAN
SCALE 1/4"=1'-0"



TYP. BAY WINDOW FRAMING SECTION DETAIL

DP 17-792077

GENERAL NOTES:

1. AGING IN PLACE FEATURES SUCH AS "STAIRWELL HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATHTUB AND SHOWER" AND "LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES" WILL BE PROVIDED IN ALL UNITS.

2. UNIT 101 (TYPE A1) IS THE CONVERTIBLE UNIT.

3. THE PROJECT WILL PROVIDE HEAT PUMP A/C UNIT WITH HRV MECHANICAL VENTILATION SYSTEM TO ACHIEVE ENERGUIDE 82 STANDARD. FOLLOWING SUSTAINABLE FEATURES WILL ALSO BE PROVIDED IN THE PROJECT BEYOND ENERGUIDE 82 REQUIREMENTS:
   (A): SOLAR HOT WATER READY REQUIREMENT
   (B): ENERGY STAR APPLIANCES AND LIGHT BULBS
   (C): LOW E DOUBLE GLAZING WINDOWS
   (D): POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS

4.REFER TO ACOUSTICAL REPORT DATED 02/28/2019 FROM BKL FOR ACOUSTICAL REQUIREMENT ON WALLS AND WINDOWS.

5.THE MECHANICAL HEATING AND COOLING SYSTEM (AIR SOURCE HEAT PUMP SYSTEM) TO COMPLY WITH RELATIVE REQUIREMENTS IN BCBC- 2018 AND ASHRAE 55 REGARDING THE STANDARDS OF THERMAL COMFORT.

6.AN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ON-GOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE

IMPERIAL ARCHITECTURE
HOLDER OF AN AIBC CERTIFICATE OF PRACTICE
ADDRESS: 7700 FRENCH STREET, VANCOUVER, BC, V6P 4Y5
EMAIL: IMPERIAL_ARCHITECTURE@GMAIL.COM
TELEPHONE: 778-938-4072

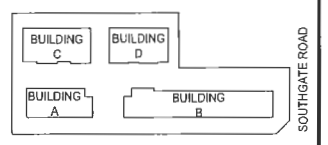
ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Copyright Reserved

The Copyright to this drawing and its contents is reserved, and remains at all times the exclusive property of Imperial Architecture, and shall not be used, modified, or reproduced without the expressed written consent of Imperial Architecture.

Dimensions

The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.



STEVESTON HIGHWAY
KEY PLAN

Issued	By	Appd.	YY.MM.DD
ISSUED FOR DP RE-SUBMISSION	J.Z.	K.L.	18.11.19
ISSUED FOR DP RE-RESUBMISSION	J.Z.	K.L.	18.06.28
ISSUED FOR DP SUBMISSION	J.Z.	K.L.	17.11.20
ISSUED FOR DRAFT DP SUBMISSION	J.Z.	K.L.	17.05.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.12.05
ISSUED FOR REZONING RESUBMISSION	J.Z.	K.L.	16.11.07

REFERENCE PLAN

ISSUED DP RESUBMISSION 2019-04-23

Client/Project
STEVESTON TOWNHOUSE DEVELOPMENT (DP 17-792077) FOR
KONIC DEVELOPMENT
9851,9891 STEVESTON HWY &
10931 SOUTHGATE ROAD, RICHMOND, BC

Title
UNIT TYPE D1/D2
LEVEL 2 FLOOR PLANS

Project No. #8127 | Scale 1/4"=1'-0"

Drawing No. A 5.7 | Sheet of | Revision

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	April 24, 2019
From:	Wayne Craig Director of Development	**File:**	DP 18-816029, HA 18-840922, ESA DP 18-840993

Re: Application by Oval 8 Holdings Ltd. Inc. No. 0805724 for a Development Permit at 6811 Pearson Way, a Heritage Alteration Permit (HA) at 6900 River Road, and an Environmentally Sensitive Area (ESA) DP at 6900 River Road and portions of 6899 Pearson Way and 6811 Pearson Way

Staff Recommendation

1. That a Development Permit (DP 18-816029) be issued, which would

   (a) Permit construction of 3 residential towers consisting of approximately 459 units at 6811 Pearson Way on a site zoned "High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)".

   (b) Vary the provisions of Richmond Zoning Bylaw 8500 to:

      (i) Waive the requirement for on-site large size loading spaces.

      (ii) Increase the maximum permitted building projection into the Pearson Way public road setback from 1 m up to 2.5 m for proposed Tower F and G balconies.

2. That a Heritage Alteration Permit (HA 18-840992) be issued to permit construction of an elevated public walkway and installation of heritage interpretative panels at 6900 River Road.

3. That an Environmentally Sensitive Area Development Permit (ESA DP 18-840993) be issued to permit construction of a public walkway and to introduce ecological enhancements at 6900 River Road and portions of 6899 Pearson Way and 6811 Pearson Way.

Wayne Craig
Director of Development

WC:dn
Att.

Staff Report

Origin

Oval 8 Holdings Ltd. Inc. No. 0805724 ("Oval 8") has applied to the City of Richmond for a series of permits, which are discussed in this report and include:

- A Development Permit (DP 18-816029) for permission to develop 3 residential towers, with approximately 459 units and below grade parking at 6811 Pearson Way ("Lot 17").
- A Heritage Alteration Permit (HA 18-840992) to permit construction of an elevated public walkway at 6900 River Road ("Lot 14") and to install historical interpretation signage.
- An Environmentally Sensitive Area Development Permit (ESA DP 18-840993) to permit construction of an elevated public walkway at 6900 River Road ("Lot 14") and to introduce ecological enhancements at Lot 14 and 6811 Pearson Way ("Lot 17").

Attachment 1 includes a summary of the subject lot locations.

The subject site was included in a larger rezoning application (RZ 09-460962) and associated Servicing Agreements (SA) which required the applicant to:

- Dedicate, design and construct upgrades to introduce final road conditions and interim sidewalks across the subject sites' street frontages at Pearson Way and River Road. Works also included storm sewer and sanitary system upgrades, and related works (i.e. various traffic signals, frontage and pedestrian enhancements, and related features). (SA11-564833).
- Design and construct interim dike road access and a temporary perimeter swale (SA 13-633918).

Additional notable requirements of the rezoning application included:

- Registration of a "No Development" covenant (CA5349574) that requires the owner of Lot 17 to obtain a Heritage Alteration Permit (HAP) and Environmentally Sensitive Area Development Permit (ESA DP) for Lot 14 as a condition of a permit being issued for Lot 17. The "No Development" covenant includes additional terms that are discussed in a subsequent section of this report.
- Registration of a Public Open Space Area statutory right of way that both secured a temporary 920 m^2 (0.23 acres) public open space on the adjacent western property, 6633 Pearson Way ("Lot 9") and the obligation to design and construct the permanent Public Open Space Area, which includes no less than 4,325 m^2 (1 acre) of area at Lot 17.

Development Information

Attachment 1 includes a series of location maps that identify the location of the separate and related development applications that are discussed in this report (i.e. DP 18-816029, ESA DP 18-840993, HA 18-840992). 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

"River Green" Development Background

The subject properties are part of the "River Green" development, which includes approximately 11 hectares (27 acres) of riverfront property in the City Centre's Oval Village. The River Green development extends between the No. 2 Road Bridge and Gilbert Road and is bisected by the Richmond Olympic Oval. It is a multi-phased, high rise, high-density, mixed use development that includes new streets, parks and open spaces, and related public amenities.

DP 18-816029 (Lot 17)

The proposed redevelopment of Lot 17 is the final phase of residential redevelopment proposed by the applicant within the portion of the River Green development that is east of Hollybridge Way (i.e. between the Richmond Olympic Oval and Gilbert Road). The proposal to develop Lot 17 (DP 18-816029) includes:

- Three residential towers (G, H and F) that would introduce approximately 459 residential units and below grade parking.
- Common outdoor amenity space (7,125 m^2 [76,690 ft^2] and indoor amenity space (1,820 m^2 [19,590 ft^2]) would be secured for use by all residents in the development.
- Delivery of the applicant's obligation to design and construct, at the developer's sole cost, at least 4,325 m^2 (1 acre) and 920 m^2 (0.23 acres) of Public Open Space Area at Lot 17 and Lot 9 respectively.

Heritage Alteration Permit (HA 18-840992)

Lot 14 is a designated heritage property under Heritage Designation Bylaw No. 5572 -1990, Amendment Bylaw 8794 (6900 River Road). The narrow, L-shaped property is a remnant of the original larger Brighouse Homestead. Samuel Brighouse was one of Richmond's early pioneers and the site's primary heritage value is its historical association with Samuel Brighouse. There is no building or structure on the site but some trees that were planted by Samuel Brighouse or his descendants remain on the site and are historically significant.

Environmentally Sensitive Area DP (ESA DP 18-840993)

The Official Community Plan (OCP) designates all of Lot 14, as well as portions of Lot 13, Lot 17 and the Gilbert Road right of way as a contiguous Environmentally Sensitive Area (ESA) Development Permit area. In December 2011, Council issued ESA DP 11-593370, which permitted pre-construction activities (i.e. site clearing, preloading, dewatering containment) within the ESA identified on Lots 17 and 13, and secured commitments to compensate for disturbance of valued ecosystem components. Servicing Agreement SA 11-564833 (completed in March, 2016) also permitted encroachment into the ESA from the east and the south in order to permit road works and the construction of connecting platforms for the future elevated public walkways. Compensation was provided within the remaining natural areas within the Gilbert Road right of way.

The proposed ESA DP 18-840993 provides an approach for protecting, compensating and minimizing the impacts of development on the remaining valued ecosystem components within the ESA, to provide a net gain in ESA area and function.

Riparian Area Regulation (RAR)/Riparian Management Area (RMA)
The City of Richmond applies a Richmond specific riparian management approach to meet the provincial Riparian Areas Regulation (RAR). The City identifies watercourses where the RAR applies and establishes Riparian Management Areas (RMA). The Department of Fisheries and Oceans (DFO) was consulted during the rezoning process. It was determined that although the Gilbert Road watercourse, which parallels the eastern edge of Lot 14, is a fragmented drainage watercourse that is uninhabited by fish, it does provide food and nutrients to downstream fish habitat. The watercourse was designated a 15 m RMA (measured horizontally from top of bank) with acknowledgement that area within the 15 m RMA had already been impacted by development. A conservation strategy was established to mitigate impacts to the RMA using best management practices that include habitat off-sets to ensure no net loss of habitat (quality and/or quantity).

Applications for a HAP and ESA DP are consistent with the terms of the No Development covenant that is registered on both Lot 17 and 13 (i.e. residential development at Lot 17 and future development of a child care facility at Lot 13 is conditional to issuance of an ESA DP and HAP). The proposed ESA DP and HA permit would:

- Introduce "Gilbert Greenway", which is a north/south public pedestrian walkway that would provide a direct connection between River Road and the waterfront. The pathway would include an elevated public walkway at Lot 14 that connects to a public walkway constructed on the parking structure at Lot 17. Five interpretive panels would be installed along Gilbert Greenway to commemorate the historical significance of the original Brighouse Homestead. Gilbert Greenway is part of the Council supported River Green Village Parks and Open Space Plan.
- Introduce ecological enhancements at Lot 14 and 17 to compensate for encroachments into the ESA. The proposed Habitat Restoration Plan proposes a modified natural successional approach which includes removing invasive plant species, dense re-planting of native understory species and a mix of native and suitable non-native tree species in keeping with the heritage values associated with Lot 14.

Site and Surrounding Development

The subject applications consider three adjoining properties that are located in the Oval Village in the City Centre Area Plan (CCAP). The properties are located east of Hollybridge Way and are in an area defined by Pearson Way, River Road, Gilbert Road and the waterfront (Attachment 1).

Lot 17 and Lot 13 are zoned "High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)" and designated "Urban Centre T5 (45m)" and "Village Centre Bonus" in the Oval Village Specific Land Use Map. Lot 14 is owned by the City and is zoned "School and Institutional Use (SI)" and designated "Park" in the Oval Village Specific Land Use Map (Attachment 3). There is no rezoning application associated with the subject proposal.

There are currently no residential uses on the subject properties. Lot 17 was previously developed as an office building, which required a Development Variance Permit (DV 89-367) to

permit the proposed building height. The DV permit would be discharged from title of the property as a consideration of DP issuance.

Development surrounding the subject properties is as follows:

To the north, dike, future Waterfront Park and the Middle Arm of the Fraser River. The crest of the existing dike would be raised to 4.7 m geodetic, including transition to retain existing grade at Dinsmore Bridge. Extension of the Waterfront Park would be designed and constructed through an SA as a condition of Building Permit issuance. The area is zoned "High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)" and designated "Park" in the oval Village in the City Centre Area Plan (CCAP).

To the east, Gilbert Road approach to the Dinsmore Bridge. Beyond the bridge, existing light industrial lands that are zoned "Industrial Business Park (IB1)" and designated "Park" in the Aberdeen Village in the CCAP.

To the south, Pearson Way, a new residential development including two high rise and one low rise building at 6699/6655 River Road, 6622/88 Pearson Way ("2 River Green") that is currently under construction (DP 16-743848); River Road and a constructed mixed use high-rise development at 6911 Pearson Way ("River Park Place", DP 12-617639). The properties are zoned "High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)" and "Residential/Limited Commercial (RCL3)" respectively and are designated "Urban Centre T5 (45 m) and (25m)" and "Village Centre Bonus (VCB)" in the Oval Village in the CCAP.

To the west, a residential development that includes two high rise towers at 6611/6633 Pearson Way ("2 River Green") has been constructed (DP 11-587954). The property is zoned "High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)" and is designated "Village Centre Bonus (VCB)" in the Oval Village in the CCAP.

Rezoning and Public Hearing Results

The subject site was included in a comprehensive rezoning application (RZ 09-460962) for the "River Green" development area east of Hollybridge Way (adopted October 24, 2011). A subsequent zoning text amendment application (ZT 12-610289) that proposed a voluntary Affordable Housing (AH) Value Transfer cash in lieu contribution of $6.79 million to the City's Capital AH Reserve Fund was adopted by Council (September 23, 2013). Proposed changes to the approved subdivision plan required an associated zoning text amendment (ZT 15-695231), which was adopted by Council on July 25, 2016. There were no written submissions or submissions from the floor and no concerns about the proposed zoning text amendment were expressed at the Public Hearing.

Staff Comments

The proposed development scheme attached to this report generally complies with the provisions of the existing zoning and the urban design form and character objectives of the Official Community Plan (OCP) and the City Centre Area Plan (CCAP) and associated Development Permit Guidelines except for the zoning variances noted below.

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

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

1) Waive the requirement for on-site large size loading spaces.

(Transportation staff support the proposed variance based on the operating characteristics of the site. The site would simultaneously accommodate up to three medium size loading vehicles and parcel and courier deliveries would use the auto-court and on-site concierge service. The applicant has provided a statement certifying that occupied phases of River Green are rarely serviced by a large size truck (WB-17) during move-in/out and/or delivery.)

2) Increase the maximum permitted building projection into the Pearson Way public road setback from 1 m up to 2.5 m for proposed Tower F and G balconies.

(Staff support the proposed variance as the proposed projections are limited to balconies on the south elevation of proposed Tower G and west elevation of proposed Tower F. The proposed variance would apply to balconies at and above the third building storey and would not interfere with public pedestrian circulation or vehicle sightlines. The proposed projections would articulate the building façade and maximize the functional width of the proposed balconies.)

Established Phased Delivery of Public Amenities

During the rezoning process, legal agreements were registered on title to establish a strategy to facilitate the phased delivery of public amenities associated with developing "River Green" east of Hollybridge Way, which includes development of the subject sites. Supplementary to the rezoning and associated text amendment reports, the River Green Village Parks and Open Space Plan, which was presented to the Parks, Recreation and Cultural Services Committee and endorsed by Council on February 12, 2013, summarized a variety of public open space areas that are being implemented on a lot by lot basis through incremental Development Permit applications, including the subject applications.

Waterfront Park and Dike Construction

A conceptual design for the Waterfront Park and Dike from Hollybridge Way to the Dinsmore Bridge was established during the rezoning review process. The dike works include raising the height of the dike from 3.3 m to 4.7 m geodetic, as well as a required transition to existing elevation at the Dinsmore Bridge. The Waterfront Park includes separate pathways for pedestrians and cyclists set at the crest of the dike, illumination, and enhanced native planting within the foreshore. The Waterfront Park and dike improvement obligations are secured by a legal agreement registered on title of the lot and the applicant would be required to enter into SA agreements for final design and construction as a condition of Building Permit (BP) issuance.

Gilbert Greenway

Gilbert Greenway, a north/south public pedestrian walkway that would provide a direct connection between River Road and the waterfront, would include an elevated public walkway at Lot 14 that connects to a public walkway constructed on the parking structure at Lot 17. Both

sections of Gilbert Greenway are required to enter into SA agreements for final design and construction as a condition of Building Permit (BP) issuance as outlined in Attachment 15.

Public Open Space Area

In accordance with registered legal agreements, the developer constructed a temporary 920 m^2 (9,902 ft^2) Public Open Space Area along the eastern edge of Lot 9 at the time the property was developed. The temporary park has since been removed to facilitate pre-construction activity and future construction at Lot 17 in accordance with the terms of the registered agreement. As a consideration of DP issuance, the developer would discharge the covenant (CA5349576) that is associated with temporary public space at Lot 9.

The developer is obligated to design and construct, at the developer's sole cost, the permanent Public Open Space Area, which includes the eastern portion of Lot 9 and at least 4,325 m^2 (1 acre) of Public Open Space Area at Lot 17 (Attachment 4). The developer would be required to enter into a SA agreement for final design and construction as a condition of BP issuance. The Public Open Space Area is conceptually shown in the attached plans and includes:

- A large public open space on a western portion of Lot 17 that would be seamlessly connected to the Public Open Space Area located on an eastern portion of Lot 9. The space would be programmed to include both active play and passive uses. The space would include approximately 624 m^2 (6,716 ft^2) of programed children's play area, an open lawn area for recreation and sports, planting that references the river landscape, a contemporary orchard with historical references, and public pathways.
- An approximately 4 m wide area along the northern edge of Lot 17 that facilitates transition between the private outdoor amenity area and the public waterfront. The area would be planted with native vegetation and would support the City's emerging Ecological Network Management Strategy.
- The northern portion of Gilbert Greenway. An approximately 3.6 m wide public pedestrian pathway is proposed on the top of the parking structure along the eastern edge of Lot 17 abutting Lot 14. The exposed parkade elevation would be screened with vegetation to visually extend the adjacent Environmentally Sensitive Area (ESA) and heritage corridor. The public pathway would seamlessly connect to the southern portion of the pathway that is proposed as an elevated public walkway at Lot 14 to provide a direct connection between River Road and the dike pathway.
- An approximately 3 m wide pedestrian pathway located along the southern edge of the drive court (between Towers G/H and Tower F) that provides an east/west connection through the site and a connection between Gilbert Greenway and Pearson Way, which is consistent with CCAP objectives to maximize pedestrian permeability within this neighbourhood.

Public Art

The developer's public art obligations for the River Green development were established by the Public Art Plan that is embedded in the No Development Covenant and registered on title. As a condition of DP issuance, the applicant would provide a voluntary contribution towards the provision of on-site public art ($211,000.00). The Richmond Public Art Advisory Committee (RPAAC) considered and supported the applicant's proposal to introduce public art at the south west corner of Lot 17 within the Public Open Space Area on October 16, 2018.

The registered plan also identifies the entrance to Gilbert Greenway at Lot 14 as a preferred location for public art. As a consideration of the associated HA permit, and in accordance with the covenant that is registered on title, the applicant would provide a public art contribution for Lot 14, as well as a contribution toward public art that supports the heritage value of the site ($41,000.00 + $42,000.00) in accordance with the established public art selection process (i.e. a separate report to Council).

Child Care
The developer is required to construct a minimum 464.5 m^2 (5,000 ft^2) turnkey child care facility and related outdoor areas at Lot 13 and to transfer the facility and the land to the City, at no cost to the City, prior to occupancy of any residential unit at Lot 17. A concept plan for a single storey building with underground parking and an outdoor play area is attached (Attachment 5).

On July 23, 2018, Council considered and supported the applicant's request to modify the existing legal agreement to allow permits for Lot 17 to be issued in advance of those required for the child care facility. Occupancy of the proposed residential units at Lot 17 remains tied to delivery of the child care facility. As additional security, the developer has provided a Letter of Credit (LOC) for $4.75 million to ensure timely delivery of the building.

Advisory Design Panel Comments

The Advisory Design Panel (ADP) reviewed the proposal to redevelop Lot 17 on January 8, 2019. The Panel was supportive of the proposed form and character subject to the applicant giving further consideration to the Panel's comments. The applicant's response to the Panel's comments includes design development to:

- The ground level treatment of Tower G to increase visual permeability of the ground level uses to pedestrians.
- Screen mechanical equipment that is located within the common outdoor amenity area.
- Encourage public access and use of the Public Open Space Area.
- The southern edge of Building F to soften the interface with the future child care facility at Lot 13.

A copy of the relevant excerpt from the ADP Minutes from January 8, 2019 is attached for reference (Attachment 6). The design response from the applicant has been included immediately following the specific comments from members of the ADP and is identified in **'bold italics'**.

Richmond Heritage Commission

The development proposal was presented to the Richmond Heritage Commission (RHC) on January 24, 2019. The Heritage Commission supported the proposal to construct an elevated public walkway at Lot 14 and the removal of 16 heritage trees. The Commission agreed that the proposed interpretive panels capture the overall history of the site and the area. The proposed HAP incorporates responses to comments from the Heritage Commission including reducing the

length of the text on the historical interpretive signage. A copy of the relevant excerpt from the RHC Minutes from January 24, 2019 is attached for reference (Attachment 7).

Analysis

The proposed development is characterized by its riverfront location, connected public open spaces, environmental and heritage preservation and enhancement features, below grade parking, and the terraced tower massing of Towers G and H. The subject development proposal is consistent with OCP, CCAP and Zoning Bylaw intentions.

Analysis: Development Permit for Lot 17 (DP 18-816029)

The proposal is a single phase development and no air space parcels are proposed.

Conditions of Adjacency

The proposed development of Lot 17 would have minimal impacts on existing and future surrounding development as follows:

- The distance between on-site towers and between on and off-site towers is greater than 24 m, which is consistent with CCAP design guidelines.
- Consistent with CCAP design guideline objectives, varying building setbacks are proposed for Tower G and H. Tower G is uniquely sited at an angle, which would:
  - Minimize overlook impacts on both Tower H residents and residents in the adjacent "2 River Green" development at Lot 9.
  - Maintain a view corridor to the river for the future residents of the "River Green 3" development, which is currently under construction southwest of the subject site at 6699 River Road ("Lot 12").
  - Maximize the width of the Pearson Way access to the Public Open Space Area and establish an inviting gateway to the Public Open Space Area.
  - Minimize building shadow impacts on the Public Open Space Area and future children's play area.
- Proposed Tower F would be separated from a future single storey child care facility by a 7.5 m wide right of way that would provide access to the future child care facility and would be used by collection and delivery vehicles accessing Lot 17(Attachment 15/Sketch A). To maximize pedestrian comfort in this space, the applicant proposes vertical stone pillars along this façade to add texture to the wall at ground level, downcast lighting that would be integrated into the building's design, and a pattern of natural and charcoal colored concrete for the drive aisle.
- The proposed development would be required to register a covenant on title prior to DP issuance that notifies residents that they may be affected by on-site, as well as off-site impacts that are typical in high density, mixed-use neighbourhoods (e.g. loss of view, shading, overlook, privacy, ambient noise and nighttime ambient light, etc.).

Urban Design and Site Planning

Public Realm – Public Open Space Area and Street Frontage: Consistent with the CCAP's objective to create a destination Waterfront Park and to enhance public access to the waterfront by securing public open space on private property in locations where it supports an integrated

open space system, the obligation to provide a minimum of 5,245 m2 (1.3 acres) of Public Open Space Area at Lots 9 and 17 that was secured through the associated rezoning would be constructed.

- Adjacencies to the Public Open Space Area include the following:
  - Two storey residential townhouse units and common amenity spaces with supplementary private outdoor space, defined entrances and a slightly raised private patio elevation (0.5 m) are proposed next to the Public Open Space Area on the western portion of Lot 17.
  - Private residences with slightly raised private patios (0.5 m) and a landscaped planter are proposed adjacent to the northern portion of the Gilbert Greenway (an approximately 3.6 m wide public pathway that is proposed on the parking structure). The public pathway would overlook the adjacent ESA area where enhancement works are proposed.
  - To establish pedestrians as the priority over vehicles within the auto-court area, an intermittent fountain, horizontal bands of stone paving (black, salt and pepper and light grey granite) and landscaping that visually and physically narrows the entry to the auto-court are proposed.
- Although Lot 17 is large, it has limited street frontage. The narrowest building elevations are oriented toward the street frontage and the applicant proposes to animate the buildings' limited street frontages with common outdoor amenity space uses at ground level that incorporate vision glass and patio spaces. The design of proposed Tower F would manage a limited area of exposed parking structure by increasing the setback and treating the area with high quality materials and finishing details.
- The proposed development must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. A flood indemnity covenant was registered on title prior to adoption of the rezoning bylaw.
- A BC Hydro Vista box is not required to service the site. The applicant has provided correspondence from BC Hydro that advises only a junction box would be required to provide hydro service to the site. The box would be installed flush with grade within the boulevard in a location that is determined through the SA process.

Vehicle and Truck Access: The site's limited road frontage and extensive perimeter Public Open Space Area informed the overall site and functional planning.

- Resident and visitor parking would be provided within two levels of mainly below grade parking that would be accessed via the proposed auto-court.
- Waste collection and delivery vehicles would access the site via a proposed drive aisle along the southern property line. The drive aisle would also provide access to the future child care facility at Lot 13 and accommodate its independent waste collection and loading requirements, which has been reviewed and is supported by Transportation staff. As a result, the total buildable area at Lot 13 would be increased. The developer would be required to register a right of way agreement to secure public use of the drive aisle as a condition of DP issuance.
- Fire access has been reviewed by Fire staff and the applicant has confirmed that the proposed auto-court facilitates truck access and turn around to service Towers G and H. The developer has confirmed that the design and construction of the auto-court, including the proposed water feature, would support the weight of a fire truck. Tower F would be accessed from Pearson Way.

- Three on-site medium size (SU-9) loading spaces are provided. The developer has demonstrated to staff's satisfaction that collection and delivery trucks can turn around on-site.

Parking and Waste Collection: The proposed vehicle, bicycle and truck parking is consistent with the site specific bylaw (ZMU4).

- Proposed residential vehicle parking slightly exceeds the bylaw requirement and the proposal complies with bylaw requirements for visitor parking. Eleven tandem parking stalls are proposed and as a consideration of DP issuance, the applicant would be required to register an agreement on title that requires tandem parking to be assigned to a single unit.
- Residential bicycle storage is located in secure rooms within the parkade within close proximity of building elevators. Short term bicycle parking is provided in visually prominent locations (i.e. lobby entrances, auto-court perimeter, adjacent to Public Open Space Area).
- There are three designated waste storage areas within the upper parking level. The collection space proposed in Tower F would accommodate Tower F residents and also provide short-term waste storage and a pickup area for the overall development.

TDM Measures: Although the development proposal meets on-site parking requirements, on-site Transportation Demand Management (TDM) amenities are proposed. Three bike maintenance and repair areas are proposed and residents would have access to the River Green concierge shuttle service that provides transportation to local destinations.

To ensure that the required vehicle and bicycle parking and associated amenities are available and accessible at all times, the developer would be required to register agreements as a consideration of DP issuance that prohibit conversion of bicycle parking and repair/maintenance areas, and prohibit conversion or assignment of visitor parking.

Wayfinding: As part of the required Servicing Agreement for Gilbert Greenway and the Public Open Space Area, Parks staff would oversee the design and installation of a signage strategy that is consistent with the City's Parks wayfinding standards. Signage would be installed in key locations as shown in Attachment 8 (i.e. at each entry to Gilbert Greenway and at both entries to the east/west pedestrian connection that bisects the residential development).

Common Indoor Amenity Space: A total of 1,820 m^2 (19,590 ft^2) of indoor amenity space is proposed, which meets CCAP guidelines. The common indoor amenity space is distributed between the buildings and includes two low-rise buildings that are linking architecture between the proposed residential towers. An agreement would be registered on title to secure equal access to the amenities (indoor half basketball court, indoor pool, fitness centre, party and study rooms, play room, music room, etc.) and associated outdoor patio areas for all residents.

Architectural Form and Character

Massing:

- The proposed development scheme is characterized by the absence of an above ground parking podium, tower floor plates that continue to ground level, and terraced building massing above the eighth storey for Towers G and H.

- While the building floorplates are generally larger in this neighbourhood, the development scheme proposes varying floorplate shapes and terraced building massing for proposed Tower G and H, which is consistent with CCAP objectives to support distinctive building forms.
- The Vancouver Airport Authority (VAA) has submitted an application to Transport Canada for new Airport Zoning Regulations (AZR) that affect CCAP supported building heights at Lot 17. The building heights proposed by the developer at Lot 17 would not meet the height restrictions imposed by the new AZR but would comply with proposed special height provisions that would maintain safety criteria as determined by the VAA. The VAA has confirmed that the proposed building heights are consistent with the proposed special provisions, which are subject to approval by Transport Canada (Attachment 9). These provisions affect building heights on the northeastern portion of the site and have shaped the terraced building massing that is proposed for Tower G and H. Proposed Tower H is most impacted by the proposed new flight approach slope, which is reflected in its distinctive, dynamically terraced building form. Proposed Tower F is a rectangular tower form and is not affected by the VAA's application.
- The towers are connected by low rise indoor amenity and common areas. The linking architecture between proposed Tower F and H would be constructed on columns and elevated above ground level to facilitate pedestrian connectivity and use below.
- The elevated building corridor between proposed Tower F and the amenity building, as well as limited balcony encroachments and architectural building elements (i.e. fin walls) are proposed to encroach into the east/west pedestrian pathway that is part of the Public Open Space Area and provides a connection between Gilbert Greenway and Pearson Way. The attached Development Permit Considerations include proposed modification to the Public Open Space Area covenant to permit the building encroachments (Attachment 15).

Building Articulation

- Articulation of the development's horizontal expression would include different combinations of balcony sizes and shapes, large patios at terraced building storeys and the use of varied cladding materials in muted hues including stone cladding (light and dark grey), spandrel and metal panels (grey), metal cladding (white, silver), architectural painted concrete (hues of grey and white), louvers (grey hues), and tempered glass guardrails. Dark grey louvers would screen rooftop mechanical equipment and the rooftop elevator shaft.
- Exposed columns, double height spaces and cantilevered building elements would create interesting spaces at ground level.
- The applicant proposes cantilevered building frame elements, exposed structural vertical columns and associated building recesses, and projecting vertical building fins to enhance visual interest of the building elevations.
- Proposed varying roof forms, which includes rooftop balcony skylights and glass awning, in addition to terraced building forms and parapets, would enhance the skyline in both plan and elevation view.
- Color and materials would be used to differentiate between the towers including:
  - Creating the impression of taller, slimmer towers by:
    - Using vertical bands of stone cladding, in combination with spandrel panels, at narrow building elevations (proposed Towers G and H).

- Wrapping building corners with stone cladding (Tower G).
- Applying vertical stone cladding to highlight breaks in building massing along long building elevations (Tower H).
- Identifying townhouse unit entries with vertical dark grey stone cladding bands.
- Adding depth and texture with exposed structural columns.
- Cladding limited areas of exposed parking with stone (Tower F).

Landscape and Open Space Design

Residential Open Space

- The common residential outdoor amenity space, which is in addition to the Public Open Space Area, would be located at ground level and at a series of patios associated with common indoor amenity areas. The ground level common residential outdoor amenity spaces are designed as passive spaces with a contemporary riverfront theme that would visually extend the waterfront experience into the development and would be characterized by paver patterns, water pools, wood decks, trellis structures, boulders, and benches integrated into planters. A zen/tai chi garden on the rooftop of a proposed half basketball court would feature a shore pine and Japanese maples along the perimeter of the patio.
- The applicant proposes to landscape the northern portion of the site that abuts the future Waterfront Park with native trees, shrubs and groundcovers (vine maple, shore pine, hardhack, red stem dogwood, salal, dull Oregon grape, baldhip rose, red elderberry, red huckleberry), which is consistent with environmental objectives for this site.
- Sedum green roofs are proposed for both low-rise indoor amenity buildings and the rooftops would be irrigated.
- Individual patio depths range between approximately 2 m to 18.5 m and private patio landscaping would be required to comply with YVR's application for new aeronautical zoning.
- As a consideration of Development Permit issuance, the developer would provide a Letter of Credit for $2,403,302.00 for landscaping on Lot 17 that excludes costs associated with the Public Open Space Areas on Lot 17, which will be part of a separate Servicing Agreement (SA).

Public Open Space Area: Conceptual plans for the Public Open Space Area, which would be subject to a separate SA, are included in the attached plans. The SA is a consideration of Building Permit issuance and would include design and construction details.

Tree Replacement (Lot 17)

A survey submitted by the applicant confirms that there are no existing bylaw trees on the site. No tree protection is required for Lot 17. In accordance with terms established by ESA DP 11-593370, which facilitated pre-construction works at Lot 17 and Lot 14, 162 replacement trees, including 56 specimen trees, are required to be planted (i.e. 3 to 1 replacement ratio and 1 in 3 specimen trees). The proposed landscape plan includes 155 trees on the subject site, including 46 trees that are larger trees (i.e. 8 cm calipers). Ten additional specimen trees would be planted within the boulevard and selected through the standard SA process. In accordance with rezoning terms, some of the replacement trees will be located off-site on adjacent developments as summarized below.

Table 2: Pre-construction ESA (Lot 17 & 14) Tree Replacement & Lot 17 Landscaping Summary

	#non-specimen trees	# specimen trees	TOTAL
Lot 17 Total	109	46	155
Lot 9 (including Public Open Space Area)	10	0	10
Lot 12	30	0	30
Total	149	46	195

Note: 10 additional specimen trees would be planted within the Lot 17 boulevard along Pearson Way as a condition of the required SA, which is part of a larger compensation strategy for the removal of trees on City property, as established by the Heritage/Environmental Conservation Plan (December 2011).

Sustainability

BC Energy Step Code: The subject application complies with grandfathering provisions including in the amended Building Regulation Bylaw (Bylaw 9769) and the developer is electing to proceed in accordance with the energy efficiency requirements that applied prior to the adoption of the bylaw amendments. In order to achieve this, the applicant must submit a Building Permit application to the City before December 31, 2019 or be subject to the Energy Step Code requirements.

District Energy Utility (DEU): The subject site is located within the Oval Village District Energy Utility service area. The development would connect to and be serviced by the District Energy Utility (DEU). As a condition of DP issuance, the applicant would register a legal agreement on title regarding the developer's commitment to connect to the Oval Village District Energy Utility, including the operation of and use of the DEU and all associated obligations and agreements as determined by the Director of Engineering.

LEED: The subject application will target LEED (version 4) silver equivalency. A preliminary equivalency scorecard was prepared by the applicant and is attached to this report (Attachment 10).

Electric Vehicle (EV) Charging Infrastructure

The applicant proposes to provide an energized outlet (Level 2 receptacle) for every residential parking stall. The applicant intends to install an EV Management System to control the electrical demand for the EV charging to ensure minimum charging levels are achieved over an eight hour overnight period. The development would also provide charging infrastructure in the secured bicycle storage areas (1 receptacle for every 10 lockers).

Livability

Accessibility: All of the proposed units would incorporate aging in place features to accommodate mobility constraints associated with aging. These features include 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. Barrier-free access and/or accessibility provisions (i.e. wheelchair platform lift) are provided to facilitate access to building lobbies and to indoor and outdoor amenity spaces throughout the building.

Basic Universal Housing (BUH): The proposal includes 51 units that would be constructed to be fully accessible in accordance with the Basic Universal Housing (BUH) features outlined in Section 4.16 of the Zoning Bylaw. The Zoning Bylaw supports a density exclusion of 1.86 m^2 (20 ft^2) per BUH unit, which the developer proposes to apply.

Noise Mitigation: Noise related covenants were registered on title at the time the site was rezoned, including a Mixed Use Airport Noise Covenant, Industrial Noise Covenant and a Residential Airport Noise Covenant. The applicant has provided an acoustical and mechanical thermal report, prepared by a qualified professional, that demonstrates compliance with Aircraft Noise Sensitive Development (ANSD) policy for internal noise and thermal comfort.

Crime Prevention Through Environmental Design (CPTED): The applicant has provided a summary of feature CPTED measures which focus on:

- Encouraging passive surveillance through design (i.e. activating public spaces, avoiding sudden changes in grade and/or reducing sightlines, clear glazing at entrances and ground level amenity spaces); and
- Creating well defined spaces (i.e. designing with wayfinding in mind including distinguishing between public, semi-private and private spaces, and signage and lighting strategies) (Attachment 11).

To minimize impacts on the natural environment at Lot 14 and to ensure public safety, the southern portion of Gilbert Greenway, which would be located at Lot 14, is proposed as an elevated public walkway. The Environmental Impact Assessment (EIA) suggests measures to minimize risks and nuisance such as unsanctioned paths and litter (i.e. elevated walkway with railings, perimeter fencing where appropriate, barrier planting, and illumination). In addition, a five year monitoring program would be established and would assess whether additional measures maybe be implemented in the future.

Site Servicing and Frontage Improvements (Existing Legal Encumbrances)

All off-site Engineering, Transportation, and Parks requirements for the "River Green" development were identified and secured through the original rezoning (RZ 09-460962). Legal agreements are registered on title that require necessary improvements to be designed and constructed, at the developer's cost, on a phase by phase basis using the City's standard Servicing Agreement and/or Development Permit process.

Modifications to schedules in the registered "No Development" covenant that relate to the timing of the SAs associated with the development proposal are proposed to specify that the required SAs are a consideration of Building Permit issuance. These modifications are included in the attached Development Permit Considerations (Attachment 15).

Analysis: Heritage Alteration Permit (HA 18-840992)

Boardwalk

A portion of the Gilbert Greenway located on Lot 14 will be an elevated boardwalk. The proposed boardwalk alignment has been chosen to minimize environmental disturbance and any

negative impacts on the heritage value of the site, particularly heritage trees. The proposed boardwalk material is steel grate to allow light and water penetration and prevent slipping. A wire panel guard is proposed with wood top tailing. The existing (historic) site grades will remain unchanged and the elevated boardwalk on Lot 14 will connect to the greenway proposed on Lot 17.

Heritage Trees

The heritage value of Lot 14 mainly lies in the unique collection of heritage trees planted by Samuel Brighouse and continued by his descendants. The Statement of Significance for the site and the trees is attached (Attachment 12). The Arborist Report submitted for the Heritage Alteration Permit (HAP) application identifies a total of 150 trees on the subject site and in vicinity. Out of 150 trees, 45 trees that are approximately 60 to 100 years old are considered heritage trees that are believed to be planted by Samuel Brighouse or his descendants. Based on the assessment, the Arborist identified the following seven heritage tree species: American Elm, English Oak, Green Ash, Horse Chestnut, Little-leaved Linden, Lombardy Poplar and Scots Pine.

A total of 16 of the heritage trees, including one tree that has failed and been converted to a wildlife stem, are deemed hazardous and are proposed to be removed (1 tree) or converted into wildlife stems (15 trees). In order to compensate for the loss of the heritage trees, the applicant would provide 48 replacement trees (5cm to 7cm caliper) at a 3:1 ratio. The species of the replacement trees reflect the heritage species, and the locations respect the existing patterns of the tree planting. The heritage tree management plan is summarized in Attachment 13. Twenty nine heritage trees would be retained and protected.

Heritage Interpretation

To commemorate the overall site history, five interpretive panels would be installed on top of the wood railing along the proposed boardwalk to capture the historical themes and cultural significance of the site. The proposed topics of the panels are:

- Evolution of the Middle Arm and the Brighouse Estate
- Remnants of the Brighouse Cultural Landscape - the Woodlot
- Historic Windrow and Ditch and their Ecological Function
- Historic Sloughs Replacement by Dikes and Ditches
- Brighouse Estate and its Dikes and Ditches

The plans attached to the proposed HAP identify the proposed locations and design details of the panels. The locations of the panels have been proposed to interpret what the public can see from the boardwalk.

As a consideration of HAP issuance, the applicant is required to:

1. Enter into a legal agreement regarding the following:
   - Submission of a letter of credit in the amount of $93,600 ($1,950/tree) for 48 heritage replacement trees and its terms and conditions and release schedule.

- Submission of a letter of credit in the amount of $42,500 to ensure that the heritage interpretation panels are installed in accordance with the plans and maintained for five year and its terms and conditions and release schedule.

The landscape LOCs may be reduced to reflect the costs of landscape works secured through the SA.

2. Submission of a public art voluntary contribution of a total of $83,000 ($41,000 with additional $42,000 for enhanced heritage interpretation) to the Public Art Program administration 7500-10-000-90337-0000 for a heritage-themed public art project near the south entrance to Gilbert Greenway.

Analysis: Environmentally Sensitive Area (ESA) (ESA DP 18-840933)

Environmentally Sensitive Area (ESA) Detailed Assessment
The proposed elevated public walkway extends through the City-owned lot at 6900 River Road, which is entirely designated as ESA. The ESA is classified as "Upland Forest" and extends off-site slightly to the east, south and west. The Gilbert Road watercourse is situated immediately east of Lot 14, and as a result, a 15 m Riparian Management Area overlaps over the majority of the Upland Forest ESA.

The contiguous "Upland Forest" ESA totals approximately 7,695 m^2 (82,828 ft^2), and connects to the "Shoreline" ESA that encircles Lulu Island. Within this OCP designated area, the following has been historically removed:

- 276 m^2 (2,970 ft^2) of ESA vegetation on Lot 17 was approved for removal through ESA DP 11-593370; and,
- 318 m^2 (3,422 ft^2) mapped on Lot 13 was also subject to ESA DP 11-593370, however, at the time of application and issuance of that ESA DP, neither the ESA designation nor significant vegetation was present on the lot. Vegetation on Lot 13 currently consists primarily of invasive blackberry species with some tree canopy extending over the site from Lot 14. Removal of vegetation on Lot 13 is proposed to be compensated for at a ratio of greater than 1:1, as discussed below.

The resulting Upland Forest ESA area, based on existing conditions, is 7,101 m^2 (76, 434 ft^2) and is designated as a "site" in the Ecological Network Management Plan (See Plan #1 in the attached ESA DP).

Proposed Impacts to ESA
Impacts to the ESA and RMA will result from alignment of the elevated walkway from River Road to the south, through Lot 14, and connecting to Lot 17 to the west (ESA DP 18-840993 Plans 1-7). The installation of cast-in-place boardwalk footings with vertical support columns and steel grate boardwalk platforms would encroach into the ESA by 200 m^2 (2,152 ft^2) as calculated in an environmental report submitted by PGL Environmental Consultants (PGL):

- 71 m^2 (764 ft^2) for the area impacted by footings, calculated as 100% encroachment into the ESA due to complete and permanent impacts. Some footings are within the ESA/RMA overlap area; and
- 128 m^2 (1,377 ft^2) for the surface area of the boardwalk platforms, calculated as 50% encroachment because vegetation can be maintained underneath the elevated boardwalk, and the steel grate material will allow light and water to penetrate to the understory. Some portions of the walkway are within the ESA/RMA overlap area.

Biophysical Inventory

In the environmental impact assessment submitted by PGL (completed in March 2019), the quality of vegetation within the subject ESA was found to vary between lots:

- On Lot 14, vegetation is heavily influenced, restricted and degraded by human activities and invasive species. Most species found on-site, including trees, are non-native species (approximately 95%). Some of the non-native trees have historical values dating back to the Brighouse family. Small pockets of native species red alder, red elderberry and salmonberry were found on site.
- Within the Gilbert Road statutory right of way east of Lot 14, vegetation is limited to the area west of the Gilbert Road sidewalk and travel lane. The ESA below the road was restored through SA 11-564833 and is characterized by a dense plant community of young woody species with lesser amounts of young coniferous trees. A live-planted geobag wall provides a transition between the Gilbert Road sidewalk at a higher elevation, and the vegetated portion of the ESA/RMA to the west. The restoration area has completed year 5 of success monitoring and is considered by PGL to be healthy and functioning.
- On Lot 13, vegetation is almost entirely characterized by Himalayan blackberry. Significant vegetation was not found at the time of issuance of DP.
- Within Lot 17, all vegetation that previously existed has been removed as part of lot preparation activities approved through DP 11-593370.

No rare plants or species at risk were identified within any portion of the ESA.

Wildlife Survey

PGL completed two field visits (May and December 2018), and describes the ESA within the project area as a tertiary wildlife corridor that provides connectivity between the Fraser River foreshore and the woodlot. The corridor likely provides habitat and nesting opportunities for song birds. Several species of song bird were observed. Some trees may be large enough to support raptors; however, no raptors were observed. The tree canopy cover and understory also provide opportunities for wildlife foraging, nesting and cover, however, no mammals or amphibians were observed.

Tree Inventory

The arborist report submitted by Arbortech identified 150 trees within the ESA, including 72 Bylaw-sized trees and 78 undersized trees (Attachment 14). Forty one trees and 12 undersized trees are proposed for removal or conversion to wildlife stems (i.e. a tree that may be alive or dead that provides present and/or future wildlife habitat). This includes 16 heritage trees noted

in an earlier section of this report and 25 Bylaw sized trees as outlined below. A total of 57 large and 641 undersized trees are proposed as part of this application.

Of the trees proposed for removal, 25 bylaw-sized trees were assessed to be dead or dying and would represent hazards to the public.

- 22 Bylaw-sized trees are proposed to be wildlifed (tree tags #302, 303, 305, 307, 308, 313, 316, 317, 319, 328, 329, 330, 334, 340, 341, 342, 343, 344, 345, 375, 887, and 888) are in poor condition and would represent hazards to the public based on the proposed alignment of the walkway;
- 1 tree, tree tag #377, is dead and has previously been modified as a wildlife tree. No changes are proposed;
- 2 Bylaw-sized trees are proposed to be removed (tree tags #327 and 386).

12 additional undersized trees are proposed to be removed from the ESA:

- 1 tree (ST1APR) conflicts with the walkway;
- 8 trees within 3 stands (ST1IA, ST2RP, #885) are invasive species (holly and black locust), and are proposed to be removed to support ESA objectives; and
- 3 trees within 1 stand (ST1TPD) are dead.

Mitigation

The location of the walkway and its footings have been intentionally sited to limit impacts to significant environmental features, including the watercourse, trees and their structural roots, and notable native plant populations. While the attached plans provide conceptual locations for all walkway footings, the ultimate locations would be field-fit with the assistance of a Qualified Environment Professional at the time of construction to ensure impacts to tree roots are minimized. The walkway is intentionally designed to be as straight as possible to limit the surface area impacted within the ESA. Low impact construction methods will be used to further limit impacts, including hand-construction, hand-digging and use of small machinery where possible.

Proposed Compensation and Landscape Restoration

The enhanced and protected ESA area is proposed to be expanded to include a portion of Lot 17, ensuring a net gain of 726 m^2 (7,814 ft^2) in the total area of ESA post-development (from 7,101 m^2 (76,434 ft^2) to 7,827 m^2 (84,249 ft^2) as noted in Table 3).

To compensate for impacts, the ESA and RMA west of the Gilbert Road watercourse will be enhanced using a modified natural successional approach (note that the ESA and RMA east of the watercourse was enhanced through SA 11-564833 and are considered successful). The total area of ESA and RMA proposed to be enhanced is 3,523.5 m^2 (37,926 ft^2) (see Table 3 below).

Table 3: Habitat Enhancement Balance Sheet

	ESA	RMA
ESA/RMA Enhanced West of Gilbert Road Watercourse	2,001 m^2	
ESA enhanced within non-RMA	1,043 m^2	

	ESA	RMA
ESA/RMA Enhanced Below Walkway and over parkade (calculated at 50%)	191 m^2	
ESA Created on Lot 17 over Parkade (calculated at 50%)	79.5 m^2	
RMA Enhanced on City Land		209 m^2
Total Habitat Restored	**3,523.5 m^2** (37,926 ft^2)	

The modified successional approach focuses on removal of invasive species and dense re-planting with native understory plants with a combination of native and suitable non-native tree species. The restoration plan would maintain connectivity to the Fraser River, enhance the natural environment, and improve biodiversity (See Plan #2, 3 in the attached ESA DP).

The proposed restoration area proposes a variety of native plant species suited to shaded, riparian environments. The planting list is refined into 8 zones, based on specific location and anticipated post-development sun exposure.

- Zone 1 – ESA/RMA along the edge of the Gilbert Road watercourse (~97 m^2):
  - Low-growing aquatic plants and shrubs at ~ 3 plants/m^2.
- Zone 2 – ESA/RMA interface with Developed Lands(~231 m^2):
  - Shrubs and small trees at ~ 4 plants/m^2.
- Zone 3 –ESA/RMA and ESA-only under the elevated walkway (~356 m^2)
  - Groundcover and shrubs at ~ 3 plants/m^2.
- Zone 4 – Geobag wall within ESA/RMA, along Lot 17/Lot 14 property line (~ 90 m length, height ranging from 2.3 m to 3.4 m)
  - Shade tolerant ferns and shrubs at ~ 2-3 plants/geobag.
- Zone 5 – ESA/RMA forested riparian management area (~979 m^2):
  - Native trees species with shade-tolerant shrubs and groundcover at ~ 3 plants/m^2.
- Zone 6 – Former Brighouse Estate Woodlot, predominantly ESA/non-RMA (~405 m^2):
  - Shrubs and groundcover at ~3 plants/m^2.
- Zone 7 – All areas within 5 m of replacement trees (~ 1,536 m^2):
  - Shrubs and groundcover at 4 plants/m^2.
- Zone 8 – ESA created over parkade within RMA, on Lot 17 (~ 173 m^2)
  - Shallow-rooted shrubs and groundcover at ~ 3 plants/m^2.

To compensate for removal of 16 heritage trees, the proposed restoration plan includes 48 6-8 cm caliper replacement trees (ratio of 3:1), as discussed above within the HAP description. To compensate for removal of non-heritage trees from the ESA, 6 Pacific dogwood trees and 3 vine maple trees (sized 6-8 cm) are proposed to be planted within the ESA as replacement trees. The

proposed restoration plan also includes 641 undersized trees (plugs, #1 and #2 pot size), which are expected to establish within the park better than larger, more mature trees (405 black hawthorn, 100 bitter cherry, 60 red alder, 51 Pacific dogwood, 15 Douglas-fir, and 10 grand fir). Due to site constraints and accessibility, replacement tree sizes may be reduced by the Parks Department based on the planting space available at the time of planting. Tree replacement would be provided at a ratio of 17:1.

In total, 57 larger sized trees (6-8 cm caliper) and 641 small sized trees will be planted in the ESA.

The result would be a total of 3,523.5 m^2 (37,926 ft^2) of enhanced natural area within ESA and RMA, which represents a net gain in habitat function and ecosystem services by:

- Enhancing 3,314.5 m^2 (35,676 ft^2)of ESA and 209 m^2 (2,249 ft^2) of RMA;
- Supplementing the existing tree canopy cover with 698 new trees;
- Improving the density and diversity of native plant species with 12,606 native plants and shrubs; and
- Improving connectivity with the contiguous Shoreline ESA and the Ecological Network as a result of removing invasive species and enhancing the function of contiguous natural areas.

For details on the proposed compensation and landscape restoration, refer to ESA DP 18-840993, Plans #1 – 7.

Table 4: ESA Enhancement Summary

	Existing	Proposed	Change summary
ESA area	7,101 m^2 (76, 445 ft^2)	7,827 m^2 (84,249 ft^2)	Net gain: 726 m^2 (7,803 ft^2) more ESA area
Tree inventory	72 Bylaw sized trees	Hazard: Remove: 2; Hazard: Wildlife: 23; Retain: 47	3,523.5 m^2 (37,926 ft^2) of enhanced natural area including 57 large trees and 641 undersized trees (plugs)
	78 undersized trees	Remove 12 (dead, invasive, conflict with walkway)	
	45 Heritage Trees	Hazard: Remove: 1; Hazard: Wildlife: 15; Retain: 29	

Monitoring and Maintenance

To ensure that the proposed enhancements have the best chance of survival and that invasive species are controlled, monitoring, maintenance and annual reporting by a Qualified Environmental Professional (QEP) will occur for 5 years following completion of the landscape restoration plan. Reports will be provided to the City.

Development Permit considerations include bonding for the costs of the landscape restoration including plants, soil, irrigation and the five year monitoring program; tree security for non-heritage trees within the ESA; installation of tree and ESA protection fencing, and the registration of legal agreements on Lot 17 to ensure protection and retention of ESA on private land as outlined in ESA DP 18-840993, Plans #1 – 7.

Financial Impact or Economic Impact (DP 18-816029, HA 18-840992, ESA DP 18-840993)
The development proposal is anticipated to result in the following estimated Operational Budget Impacts (OBI):

- Engineering: Approximately $70,000.00, which considers the anticipated ongoing maintenance of road works, sidewalks, bike paths, street trees and dike. These costs will be considered as part of the 2020 Operating budget.
- Parks:
  - Approximately $32,000.00, which considers the anticipated ongoing maintenance of plant beds and furnishings within the Waterfront Park.
  - Approximately $21,000.00 for maintenance of the elevated walkway and plant beds at Lot 14.

Conclusion

Staff recommend support for the subject Development Permits (DP) and Heritage Alteration (HA) permit on the basis that DP 18-816029, HA 18-840992, and ESA DP 18-840993 would:

- Meet applicable policies and DP Guidelines;
- Expand and enhance public open space within the Oval Village neighbourhood; and
- Preserve and improve access and exposure to the area's environmental and historic significance.

Staff recommend that the Development Permits and Heritage Alteration permit be endorsed, and issuance by Council be recommended.

Diana Nikolic
Senior Planner/
Urban Design

Jeanette Elmore
Planner 2

Minhee Park
Planner 2

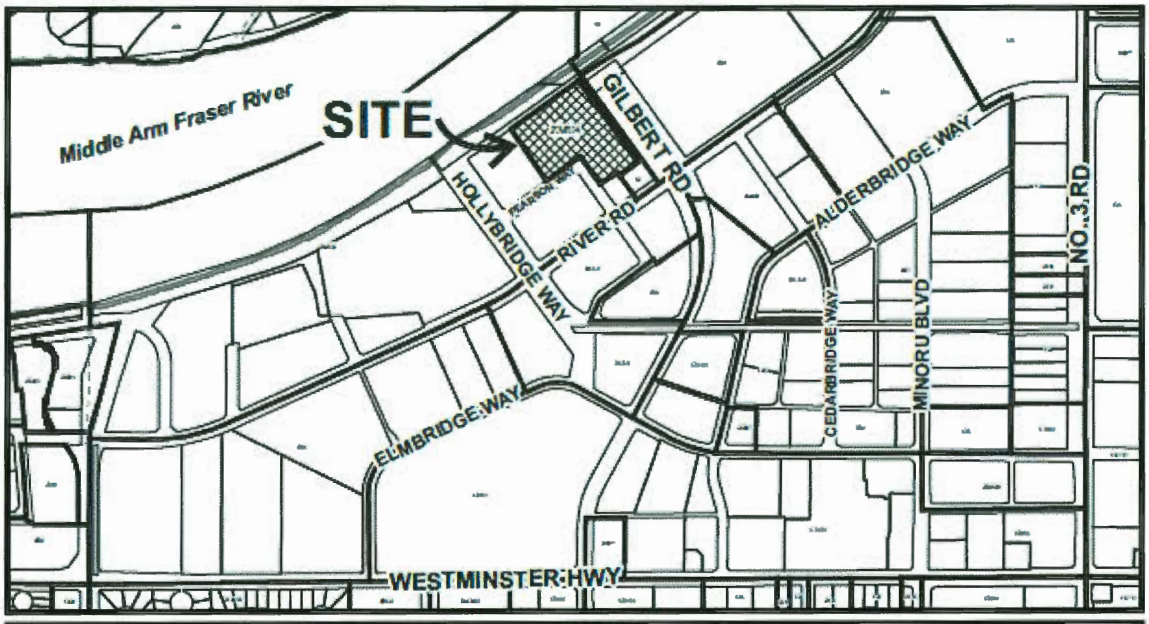
Attachment 1: Location Map
Attachment 2: Data Sheet
Attachment 3: Oval Village Specific Land Use Map
Attachment 4: Public Open Space Area Plan (highlighted in yellow)
Attachment 5: Concept Plan: Future Child Care Facility
Attachment 6: Advisory Design Panel Minutes & Applicant Responses (inserted in bold italics)
Attachment 7: Richmond Heritage Commission Minutes
Attachment 8: Proposed Wayfinding Signage Strategy

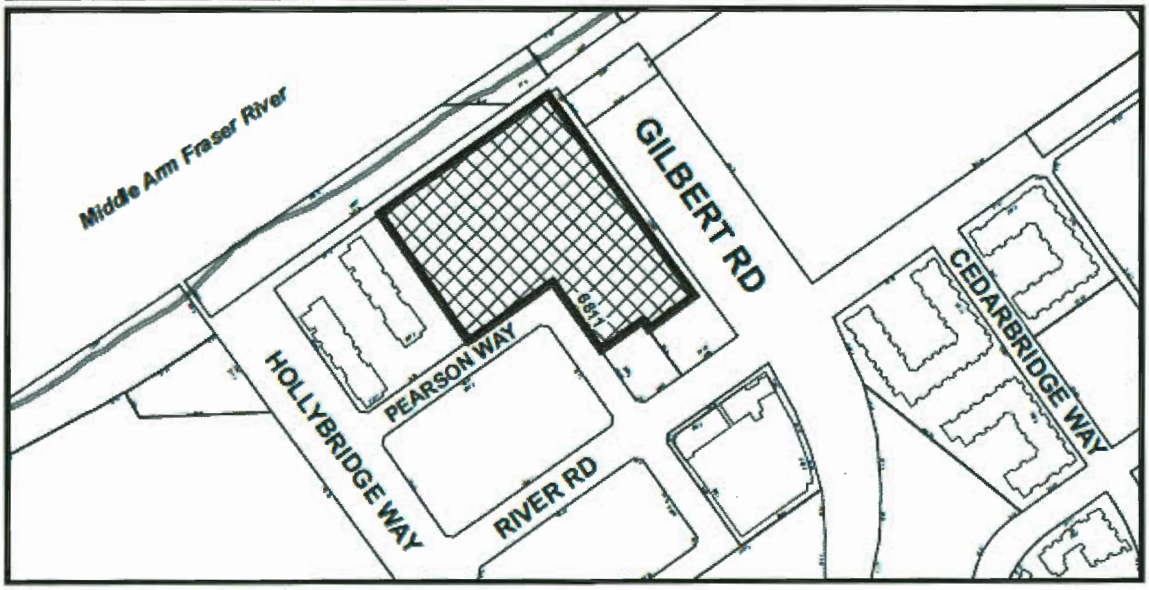
Attachment 9: Letter from YVR/Special Height Provisions
Attachment 10: LEED Equivalency List (provided by applicant)
Attachment 11: Crime Prevention Through Environmental Design Summary (provided by applicant)
Attachment 12: Heritage Statement of Significance
Attachment 13: Heritage Tree Management Plan
Attachment 14: ESA Tree Summary Table
Attachment 15: Development Permit, Environmentally Sensitive Area Development Permit, Heritage Alteration Permit Considerations

DN:cas

ATTACHMENT 1

City of Richmond





DP 18-816029

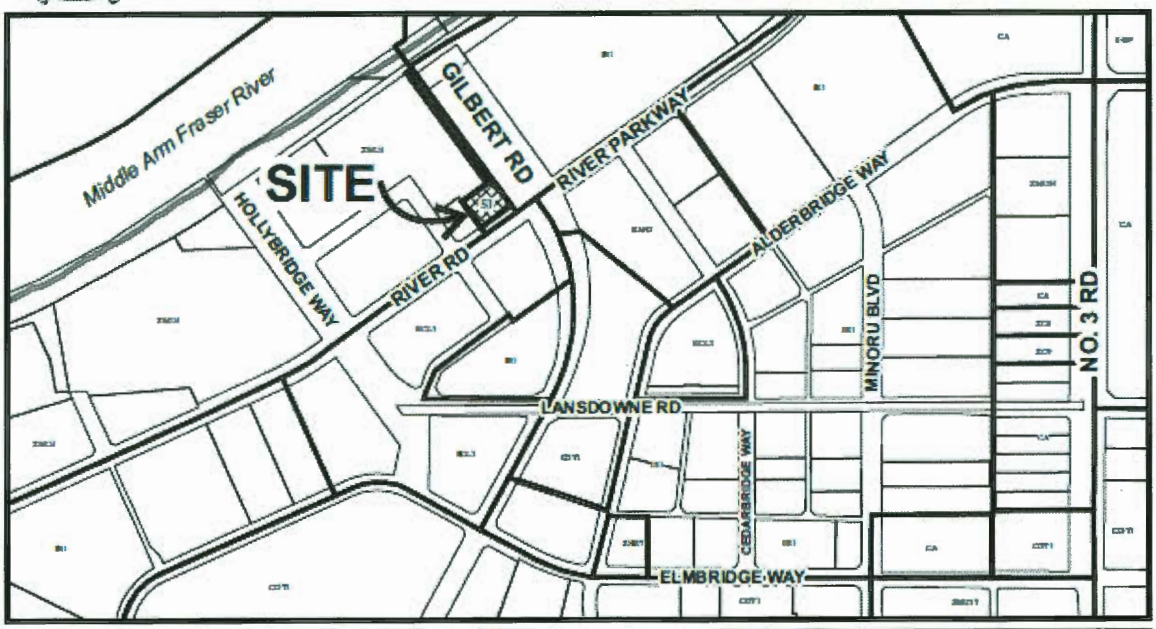
Original Date: 04/12/18

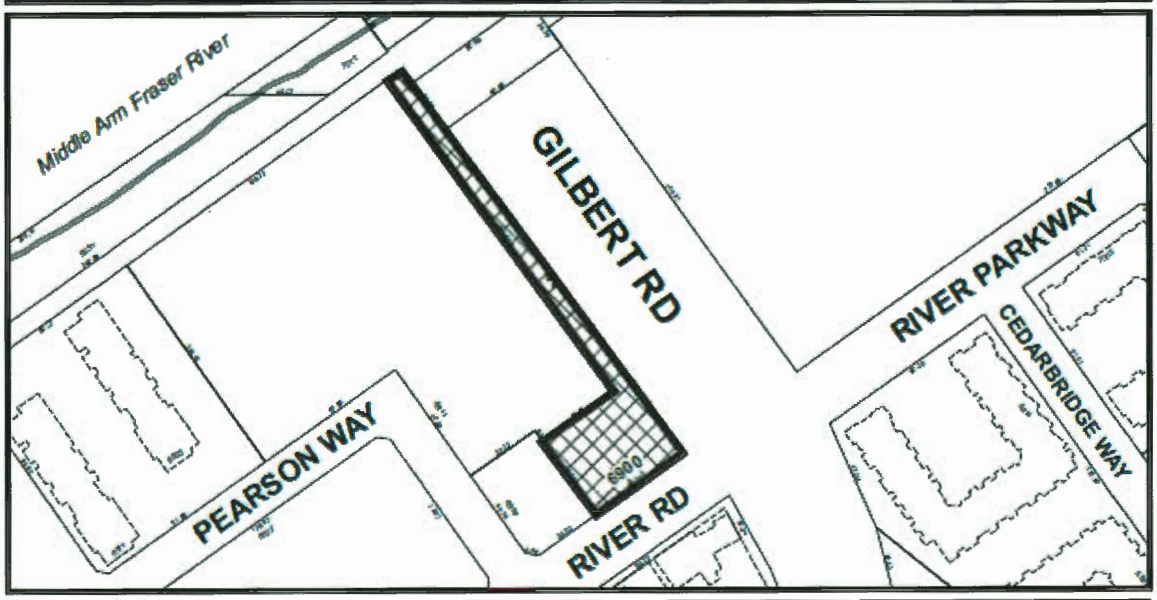
Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 1

City of Richmond





HA 18-840992

Original Date: 11/22/18

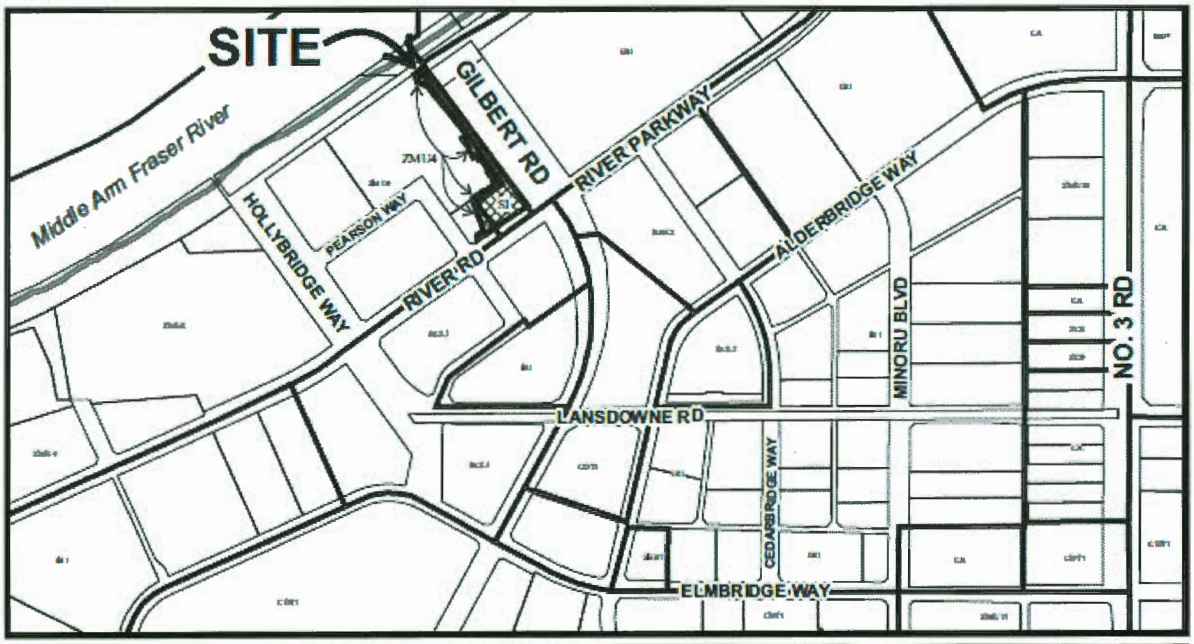
Revision Date: 12/05/18

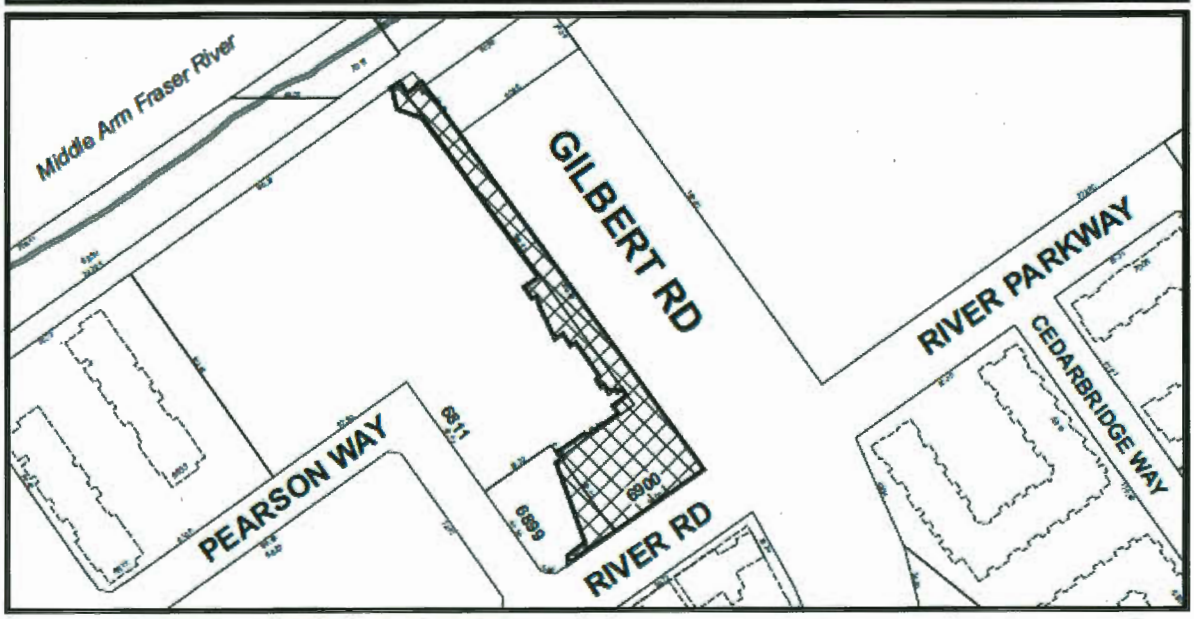
Note: Dimensions are in METRES

6151211

ATTACHMENT 1

City of Richmond





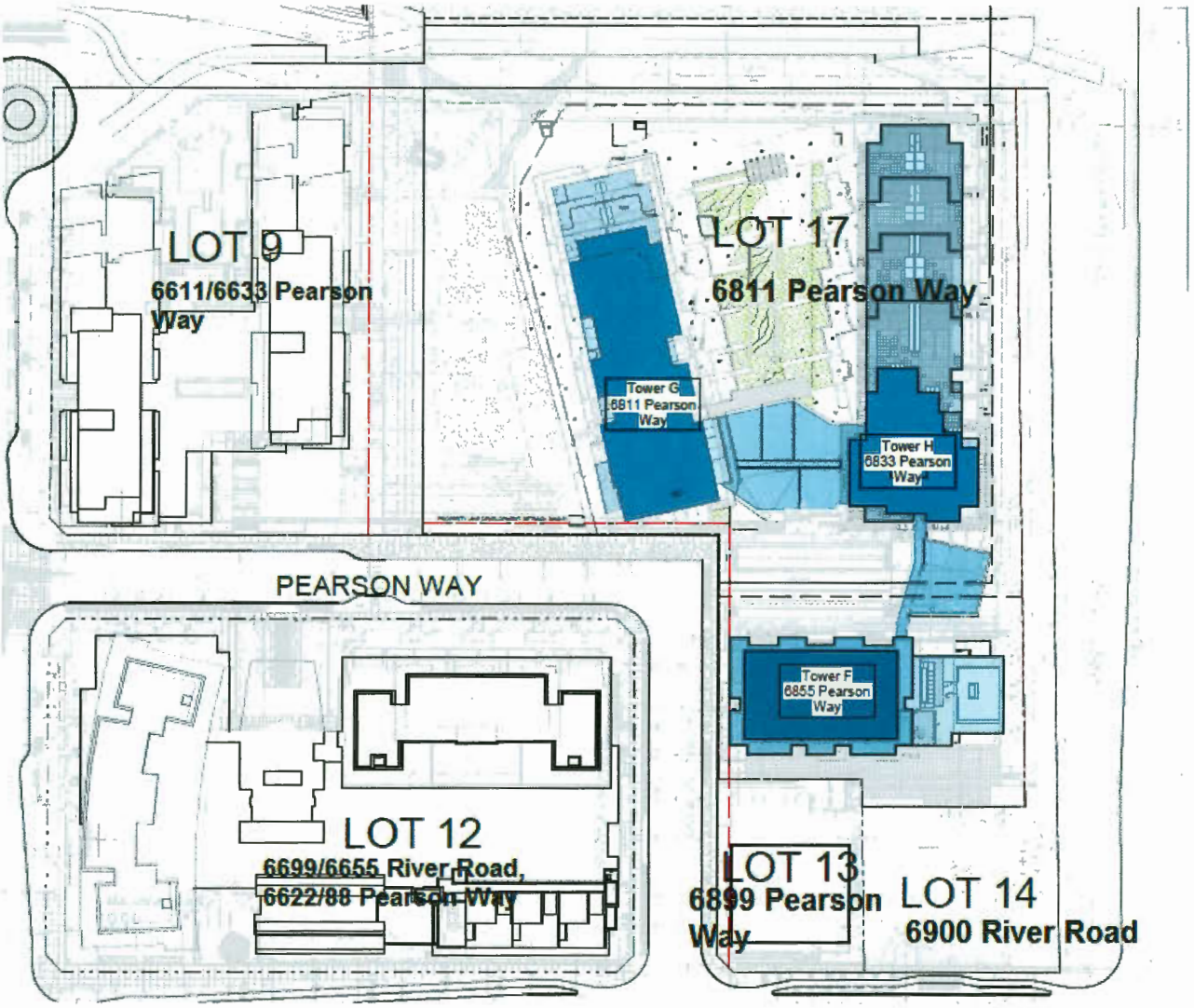
ESA DP 18-840993

Original Date: 12/05/18

Revision Date: 04/23/19

Note: Dimensions are in METRES

ATTACHMENT 1



ATTACHMENT 2

City of Richmond

Development Application Data Sheet

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

DP 18-816029

Address: 6811Pearson Way

Applicant: Oval 8 Holdings Ltd Owner: Oval 8 Holdings Ltd.

Planning Area(s): City Centre Area Plan (Oval Village)

Floor Area: Gross: 54,290 m^2 Net: 48,991 m^2

	Existing	Proposed
Site Area	18,208 m^2	18,208 m^2
Land Uses	vacant	residential
OCP Designation	Mixed Use	No change
CCAP Designation	Urban Center T5 (25 m), VCB (Lot 14: Park)	No Change
Zoning:	High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)	High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)
Number of Units	0	Total: 459

	ZMU4	Proposed	Variance
Floor Area Combined maximum floor area supported by the ZMU4 zone for Lot 12 and Lot 17 is 83,227.5 m^2 for residential uses (and 3,261.9 m^2) for other uses (provided that all non-residential uses are located on Lot 13).	A Development Permit for Lot 12 was issued for 34,231 m^2 of residential floor area and 1,562 m^2 of commercial floor area; therefore the maximum permitted floor area at Lot 17 is 48,996.5 m^2	48,991 m^2 of residential floor area	None permitted
Floor Area Ratio		2.69	None permitted
Minimum Lot Size	Min. 18,000 m^2	18,208 m^2	None

ATTACHMENT 2

	ZMU4	Proposed	Variance
Lot Coverage For the area identified as J in ZMU4, Lot coverage means the % of the total horizontal lot area that is covered by buildings and all enclosed and/or supported structures, including landscaped roofs over parking spaces where such roofs are situated above finished site grade, but excluding eaves, balconies, unroofed patios and raised decks, and landscaped roofs over parking spaces where such landscaped roofs are situated at or below finished site grade. A minimum of 40% of the lot shall be covered by a combination of trees, shrubs, native and ornamental plans or other landscape material	Max. 37% Landscape minimum 40%	Lot coverage: 34% Landscape minimum: 66%	none
Setback – Public road setback	Min. 3 m -Parking structures entirely located below finished grade may project (subject to DP) -Permitted building projection: 1 m	TWR F: Pearson Way – West face setback 3m TWR G: Pearson Way – South face setback 3.19m TWR H: Not Applicable as it doesn't face any public street Amenity Building: West Face setback 41.1m *Building Projections* TWR F: Balcony projection: 1.92 m for balconies from level 3-12 TWR G: Balcony projection: 2.5 m for balconies from level 3-12 Parkade: Located entirely below grade within setback zone on sides facing Public Roads	Variance Increase the maximum permitted building projection into the Pearson Way public road setback from 1 m up to 2.5 m for proposed Tower G and F balconies.

ATTACHMENT 2

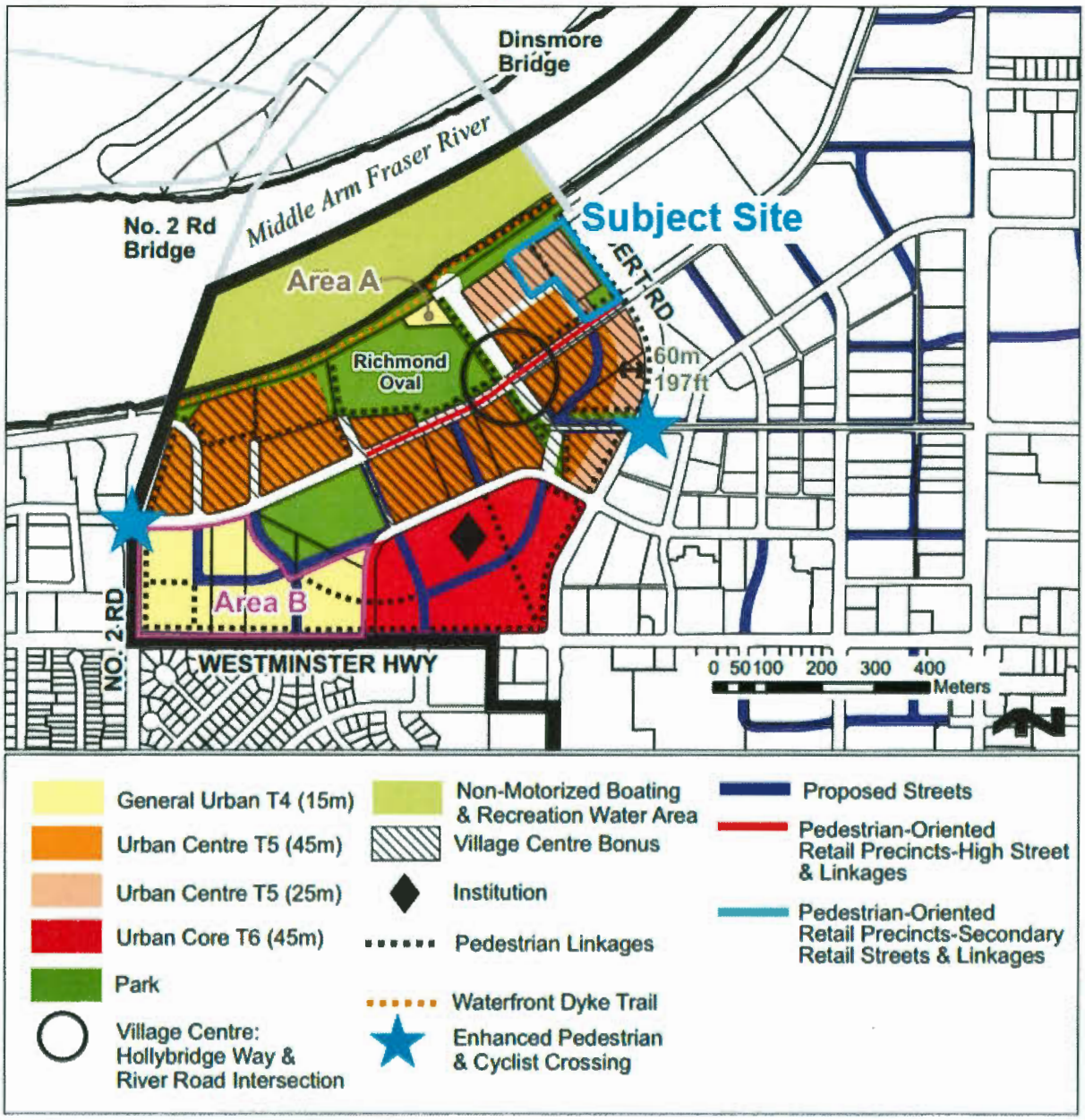
	ZMU4	Proposed	Variance
Setback – Side Yard, Rear yard	Min. 3.0 m	TWR F: South Face setback 5.69m East Face setback 6.69m North Face setback: 125.6m TWR G: West Face setback 26.71m East Face setback 69.3m North Face setback: 18.8m TWR H: West Face setback 102m East Face setback 9.56 North Face setback: 8.62m Amenity Building: East Face setback 7.57m	none
Encroachments -Awnings, canopies and similar shading/weather protection and signage may project 2 m -Parking entirely below grade may project	2 m beyond required road setback for B/L specified encroachments	Awning/weather protection: None Architectural appurtenances: None Signage: None Vertical Fin/sunshade: 2 m Parking Structure: East facing Parking structure projects 0.4m into side yard and is landscaped	none
Height (m)	Max. 47 m geodetic subject to a DP	Tower G: 47m Tower H: 33.5m Tower F: 47m	none
Lot Size	ZMU4: Min. 18,000 m^2	18,208 m^2	none
Off-street Parking Spaces – Resident City Centre Zone 2	▪ Min. residential at 1.2/unit: 551 ▪ Min. residential visitors: 0.2/unit: 92	Residential: 574 Residential visitors: 92	none
Off-street Parking Spaces – Accessible	▪ Min accessible: 2% ▪ Max. small car: 50%.	Accessible:14 stalls (12 residential, 2 visitor) Small Car: 41%	none
Tandem Parking Spaces	▪ Permitted where 2 spaces serve 1 unit	11 tandem stalls	none
Loading	▪ Medium size: 1 space plus 1 space per each additional 160 dwelling units over 240 units: 3 medium spaces ▪ Large size: 1 space for every 2 buildings: 2 large spaces	3 medium sized loading spaces	Variance Waive requirement for on-site large size loading
Class 1 Bike Storage (Secure) Rate: Residential (1.25/unit)	▪ Min. 1.25/dwelling unit:574	575	none
Class 2 Bike Storage (Unsecured) Rate: Residential (0.1 /unit)	▪ Min. 0.2/dwelling unit: 92	94	none
Electric Vehicle (EV) Charging– Vehicle	All residential parking spaces (excluding visitor parking spaces) to feature energized outlet (minimum Level 2 charging)	Residential:100%	none

ATTACHMENT 2

	ZMU4	Proposed	Variance
Electric Vehicle (EV) Charging – bicycle	10% of spaces	1 charging receptacle provided for every 10 bicycles	none
Outdoor Amenity Space	▪ OCP: Min. 6.0 m^2/unit, including 600 m^2 for children's play space (i.e. 2,754 m^2 based on 459 units) ***plus*** ▪ CCAP: Min. 10% of net site (i.e. 1,820 m^2 based on 18,208 m^2) =4,574 m^2 ▪ Private outdoor space: minimum area 9 m^2, minimum depth 2.5 m	Overall outdoor amenity: 7,125 m^2 Onsite common outdoor amenity: 3,337 m^2 On-site Public Open Space Area: 3,977 m^2 Children's play total: 624 m^2 (includes 414 m^2 on Lot 17 and 212 m^2 on Lot 9). Private outdoor space Balconies: 17,742 m^2 Range of balcony areas: 6 m^2 – 296 m^2	none
Indoor Amenity Space	▪ 2 m^2 /unit: 918 m^2 (based on 459 units) ▪ ZMU4 permits an additional 0.1 FAR provided that it is entirely used to accommodate amenity space: 1,820 m^2 = 2,738 m^2	1,820 m^2	none
Basic Universal Housing (BUH)	Not required	51 BUH	none

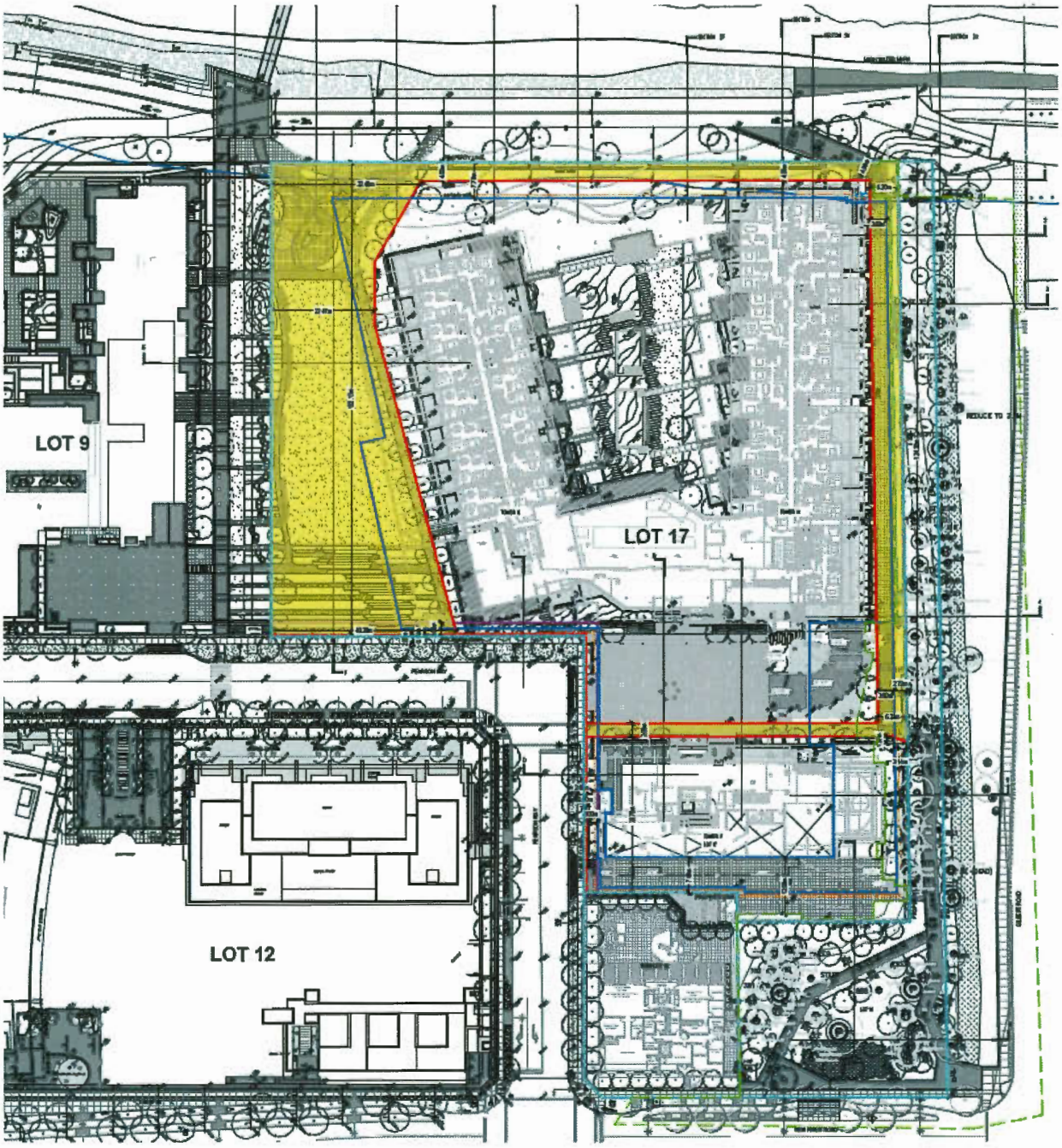
Specific Land Use Map: Oval Village (2031)

Bylaws 8685, 8701
2011/10/24



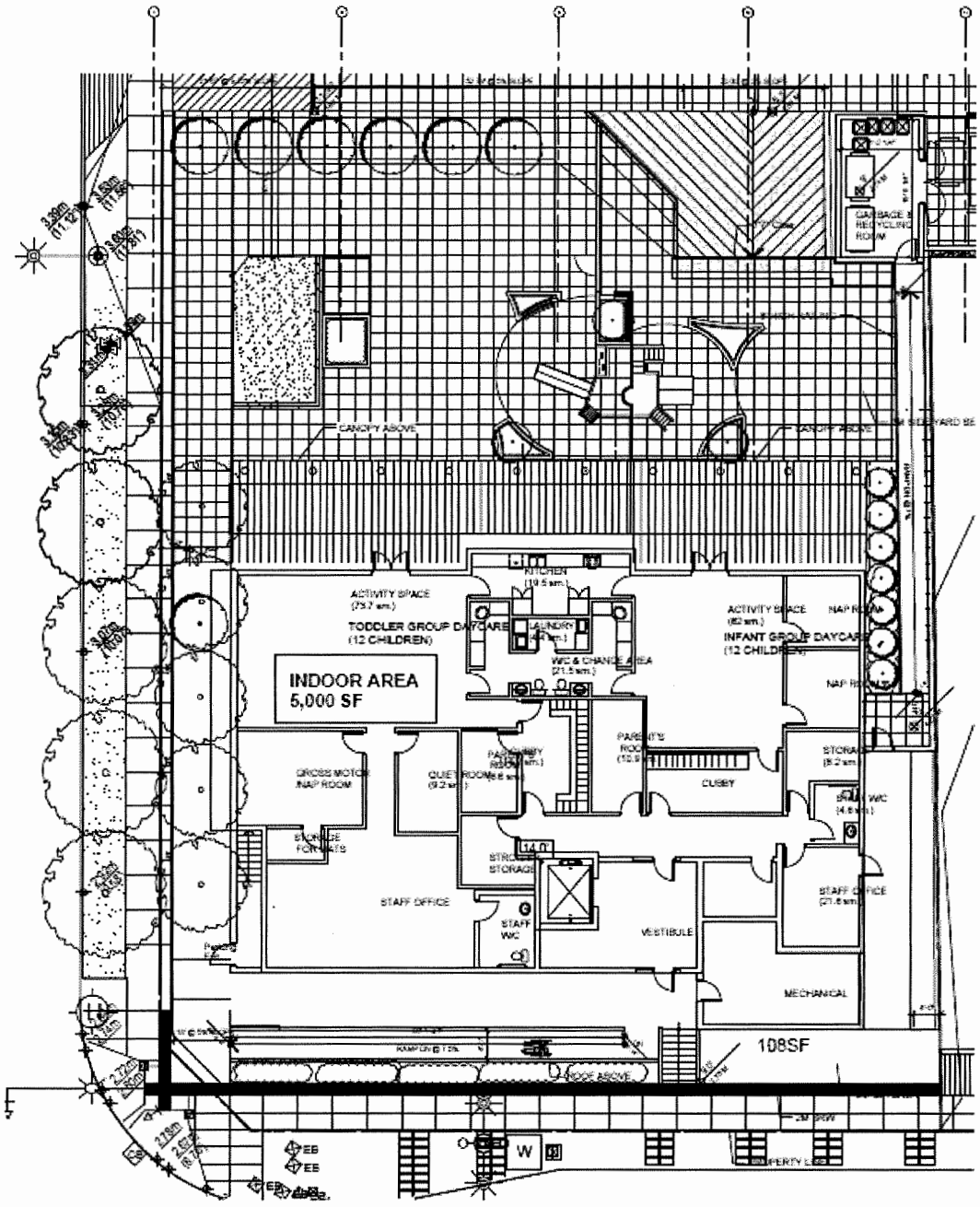
ATTACHMENT 4

Lot 17 Public Open Space Area (highlighted in yellow)



Concept Plan: Future Child Care Facility

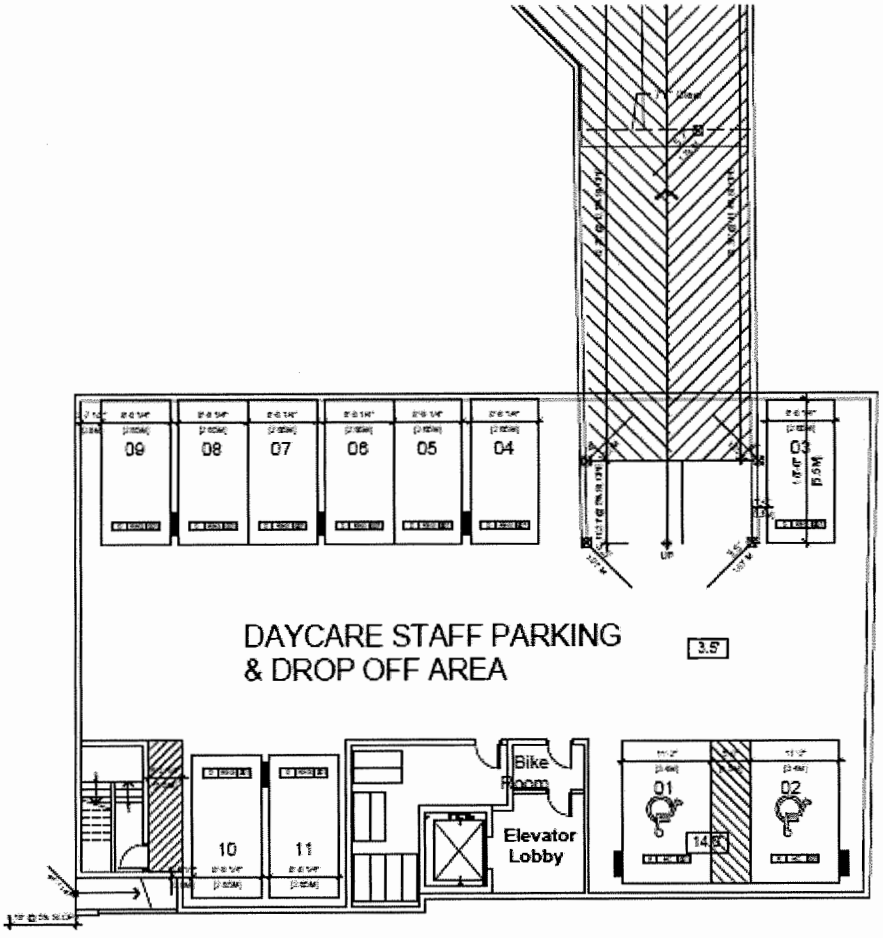
ATTACHMENT 5



1 LEVEL 1 - DAY CARE

6151211

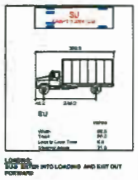
ATTACHMENT 5

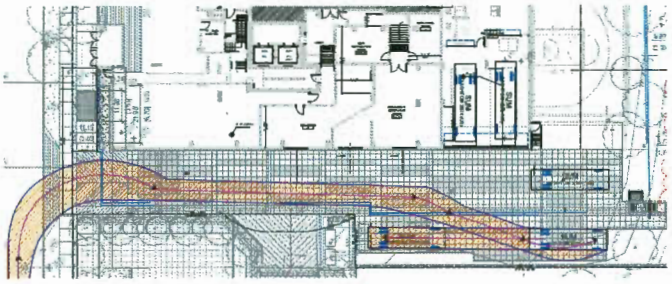


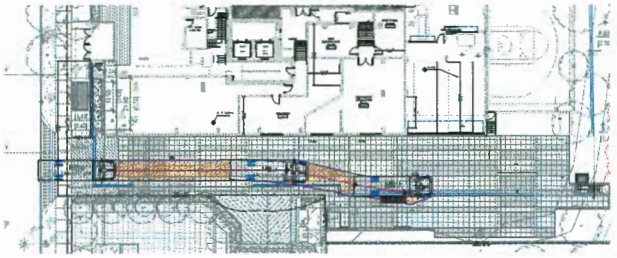
2 P1 LEVEL DAYCARE

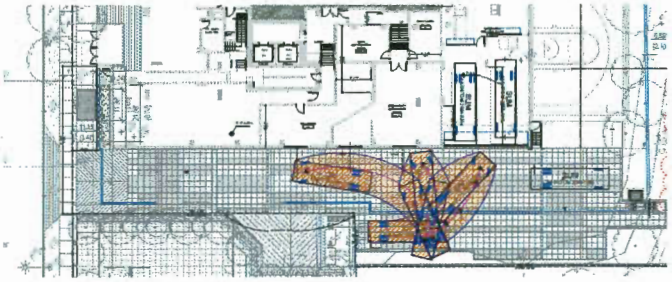
6151211

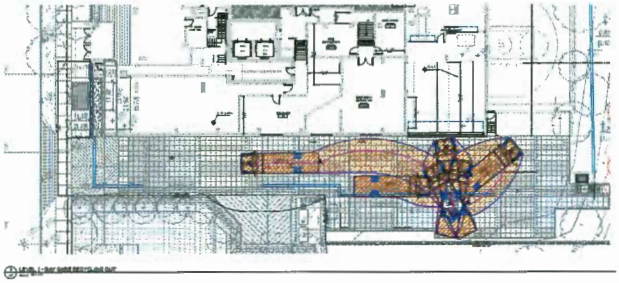
ATTACHMENT 5

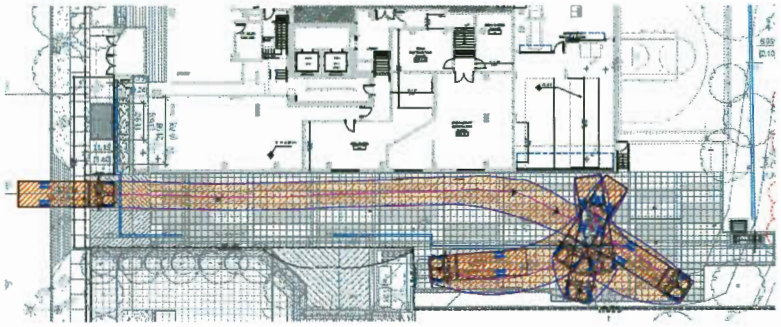


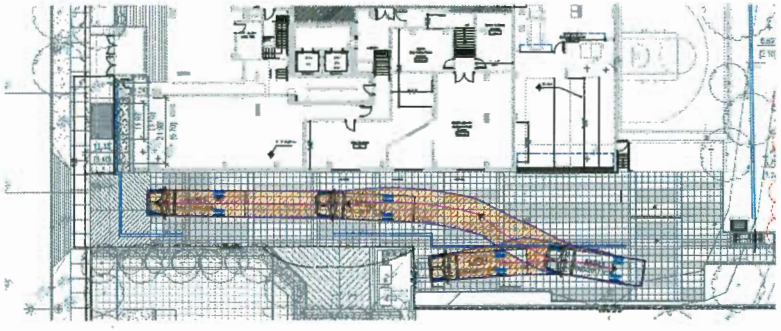












Advisory Design Panel

Tuesday, January 8, 2019

---

1. DP 18-816029 – THREE-TOWER CITY CENTRE RESIDENTIAL DEVELOPMENT

ARCHITECT:	IBI Group Architects
LANDSCAPE ARCHITECT:	PFS Studio
PROPERTY LOCATION:	6811 Pearson Way

Applicant's Presentation

Martin Bruckner and Gwyn Vose, IBI Group Architects, Inc., and Chris Phillips, PFS Studio, presented the project and answered queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from Panel members were as follows:

- the applicant is commended for the clear presentation of the project; appreciate the highly articulated model which clarifies the design intent of the project;
- like the strong carry over from the basic approach to the sculpting of the buildings; the applicant has responded well to the project's site context;
- investigate opportunities for visual connectivity through the subject site coming from Pearson Way (in particular, the view into the end of Tower G) to get a view of the inner courtyard so it will not feel like the pedestrian/motorist is approaching a wall at ground level;

  Architect Response: We have added windows at the street end view as pedestrians walk north on the sidewalk along Pearson Way. The windows will be clear glazing to allow for views into the developments amenity area.

- consider raising the heights of the guardrails on the wide portion of the boardwalk to address visibility, screening, weather and safety concerns;

  Architect Response: We have considered this comment and find the guardrail heights to be sufficient and in line with railing height requirements by code.

- consider design development of the inner courtyard to contain the site services and make them less visible;

  Landscape Architect Response: The mechanical pop-up is only 1.17' higher than the finished grade. Planting and shrubs can be designed to cover the structure. Benches are integrated for seating opportunity.

- appreciate the focused presentation by the applicant; the proposed scheme is well thought out;

- appreciate the well thought out design of most of the public areas and open spaces; however, the space between Tower F and the proposed child care centre is tight, i.e., there is only a thin line of trees separating the driveway and the proposed child care centre; review the design and landscaping of the space between Tower F and the child care centre to enhance the safety of children;

  Architect Response: The childcare facility design falls under a separate development permit process. Review of the edge condition will be considered when the design process begins with input from the City and operator.

- appreciate the privacy and CPTED considerations in the design of the public boardwalk; however, also consider wayfinding for residents and visitors considering the proximity of the private patios and the heritage woodlot to the boardwalk; the boardwalk should read like a public space to encourage the public to use it;

  Landscape Architect Response: Refer to the concept wayfinding package which has been prepared and reviewed with City staff. Signage will be provided at each entry to the boardwalk, i.e. the southeast corner entry, south secondary entry, mid-block R.O.W entry and the north entry. The design of the signs will match the City's new Park & Trails signs.

- understand the different nature/function of the publicly accessible open space west of Tower G and the on-site common outdoor amenity area; however, it is not apparent in the model; consider installing appropriate signage to enhance wayfinding in the publicly accessible open space to inform the public of its uses;

  Landscape Architect Response: Refer to the concept wayfinding package which has been prepared and reviewed with City staff. Signage will be provided at each entry to the boardwalk, i.e. the southeast corner entry, south secondary entry, mid-block R.O.W entry and the north entry. The design of the signs will match the City's new Park & Trails signs.

- consider installing a public art feature at the south end of the publicly accessible open space considering its public nature and scale; will help announce the civic use and significance of the open space;

  Landscape Architect Response: The public art is located in the Northwest Corner of the site within the children's play area and adjacent to the new dike path. The proposed location was brought forward and approved by the Richmond Public Art Committee on October 16, 2018.

- agree with the positive comments regarding the presentation of the project;

- understand that the public boardwalk is unique and has a special role to play in the proposed development; also appreciate the environmental aspect of the boardwalk; reconsider the use of steel grate walkway on the raised portion of the boardwalk and replace it with an appropriate material to make the boardwalk surface more accessible to people with disabilities and to dogs;

  Landscape Architect Response: After further discussions with Parks and Planning the steel grate surface is still preferred. This surface will be designed as per the City's standard and conform to Americans Disabilities Acts (ADA) requirements.

- consider providing a variety of play experiences on different levels and surfaces in the children's play area; the applicant is encouraged to introduce multi-sensory play experiences;

  Landscape Architect Response: The current play structure provides different levels and surfaces for different age groups and provides wheelchair access. We have provided additional play equipment like a music panel and talking tubes that allows for more sensory play experiences.

- appreciate the applicant for putting a lot of thought and work into the project;

- important that the applicant do project detailing; ensure that the size of planters is appropriate to support the trees especially during adverse weather conditions;

  Landscape Architect Response: The rooftop individual planter is 4'x4'x30"ht, the planter weight is approx. 1250lb and should withstand adverse weather conditions.

- ensure the long-term maintenance and monitoring of the ecological enhancements to the Environmentally Sensitive Area (ESA);

  Environmental Consultant Response: The ecological enhancements in the ESA, including invasive plant management and revegetation, will be subject to a five-year success monitoring and maintenance program. Upon completion of this, the monitoring and maintenance responsibilities will be transferred to the City's Park Department in perpetuity.

Advisory Design Panel
Tuesday, January 8, 2019

- appreciate that the project is designed to connect to the City's District Energy Utility (DEU) System using hybrid heat pumps; also appreciate the 50 percent glass-to-wall ratio; the project is on the right track in terms of sustainability;
- consider improving wayfinding around the perimeter of the subject site;
  Landscape Architect Response: Refer to the concept wayfinding package which has been prepared and reviewed with City staff. Signage will be provided at each entry to the boardwalk, i.e. the southeast corner entry, south secondary entry, mid-block R.O.W entry and the north entry. The design of the signs will match the City's new Park & Trails signs.
- appreciate the provision of a drive court between the towers which connects the residents to the three towers;
- appreciate the landscaping at the north end of the public open space; however, consider enhancing the landscaping on the south end to provide animation in view of the size of the open space and to identify the area as public space;

  Landscape Architect Response: The south end has been adjusted to provide a consistent pathway leading to the central open lawn. Formal plantings were added to frame and identify this public space entry.
- consider enhancing the safety features in the boardwalk and installing appropriate signage to delineate public and private areas;

  Landscape Architect Response: Refer to the concept wayfinding package which has been prepared and reviewed with City staff. Signage will be provided at each entry to the boardwalk, i.e. the southeast corner entry, south secondary entry, mid-block R.O.W entry and the north entry. The design of the signs will match the City's new Park & Trails signs.
- appreciate the architecture of the three towers; the proposed colour palette for the towers are similar but each has a unique form and expression;
- common areas are well programmed;
- the heritage interpretation and integration of information panels in various locations will draw the attention of the public to the public spaces; the public boardwalk has a successful precedent in Waterfront Residences at Imperial Landing in Steveston;
- appreciate the restoration of and ecological enhancements in the ESA;
- the site is walkable; appreciate the proposed on-site pedestrian circulation scheme;
- appreciate the provision of aging-in-place and Basic Universal Housing (BUH) features for the residential units;
- appreciate the provision for car-sharing and bicycle parking in the project;

Advisory Design Panel
Tuesday, January 8, 2019

- appreciate the clear presentation of the project; like the intricate model;
- window-to-wall ratio could exceed 50 percent as it appears in the model;

  Architect Response: We have completed a whole building energy model and our analysis indicates that there is 48% of glazing on this project. Please refer to memo prepared by our sustainability engineer.

- appreciate the new glide slope incorporated into the building forms in response to YVR's flight path restrictions;
- consider incorporating weather protection in the public areas, e.g. along the river front and on the park space; need to balance CPTED concerns versus weather protection;

  Landscape Architect Response: We have explored and considered this comment. We feel the space does not warrant weather protection and prefer to keep the environment open and unobstructed to encourage airflow and pedestrian traffic and maintain the open view from Pearson Way to the river and mountains.

- the shadow study shows good sunlight penetration into the public open space in the afternoon; however, the inner courtyard (between Towers G and H) may not get a lot of sun exposure; concerned on the usability of the courtyard space by residents;

  Architect Response: The east tower will receive direct sunlight from 11:45am – 2:00pm on the equinox. While the west building receives morning light from 9:00am – 10:30am. The middle courtyard receives plenty of solar exposure midday from 10:00am – 1:30pm. Solar exposure improves further north where spaces are used for residents to walk and enjoy views.

- on-site street parking may not be adequate to serve the needs of the public wanting to access the river front;

  Architect Response: There is street parking available on Pearson Way and the development (Lot 12) south of Lot 17 will have ample commercial parking available for the public.

- would appreciate if the river front walkway could be flexed into the private courtyard space;

  Landscape Architect Response: The pedestrian dike trail is adjacent to the riverside, while the bikeway is against the landside. If the riverfront walkway is flexed into the landside planting area, this might be a safety concern as pedestrian crossing over the bikeway at this narrow planting area. In addition to that, the planting buffer between the bikeway and private property provide the eco planting and habitat corridor connecting to the ESA area. Based on River Green Phase 1 experience, the public walkway flexed into private courtyard can cause trespassing and security issues.

- appreciate the applicant incorporating public art into the project; public art benefits the project and improves the quality of public spaces around it; the applicant is encouraged to continue consulting the City on public art;

- portions of walls on the west face (ground level) of Building F along Pearson Way appear high in the rendering; consider reducing to pedestrian scale, e.g. through adding strips, breaking down the patterning, or adding vertical panels to break down the mass; will help achieve a more human scale for the public spaces on Pearson Way;

  Landscape Architect Response: The Vista box has been removed based on BC Hydro's confirmation and replaced by plantings and trees. The walls on the west face will be cladded in stone. There will also be architectural gates to hide the gas meter equipment. Planting is also located on Level 1 which will drape over the wall.

- proposed surface treatment of the loading area south of Building F is monolithic (i.e., use of just a single paving material and colour); consider increasing the pedestrian comfort in this space by breaking down the space or adding lighter tones of colour; and

  Landscape Architect Response: Paving patterns have been added to the lane to break down the space. An architectural fence will also be included to around the perimeter of the lane to ensure the space is secure and to keep pedestrians out of the ESA areas.

  Architectural Response: White vertical stone with down lighting has been added to break up the façade, provide a more human scale and to ensure the area is secure and safe at night.

Advisory Design Panel
Tuesday, January 8, 2019

- appreciate the provision of a public boardwalk along the east side looking down on the green landscape below; however, consider introducing different landscaping treatment on some portions of the boardwalk, e.g. the north portion of the boardwalk could be landscaped to read as a gateway and publicly accessible.
  Landscape Architect Response: Formal planting and signage has been added to the widened north entry to emphasize the entrance to the public walkway that leads to the boardwalk.

Panel Decision

It was moved and seconded
That DP 816029 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

Minutes

RICHMOND HERITAGE COMMISSION

Held Thursday, January 24, 2019
Room M 2.002
Richmond City Hall

...

5. New Business
Heritage Alteration Permit (HA-840992) 6900 River Road

The applicant's heritage consultant/landscape architect provided an overview of the heritage value of the subject property and the larger development site with the aid of a PowerPoint presentation. Details of the proposed heritage interpretation throughout the development site, proposed walkway design and interpretive panels were provided.

Commission asked if the text on the panels might change in the future. Staff clarified that the overall design, themes, content and locations will not change but there may be some minor changes to the text. In response to Commission's question regarding the use of QR codes, the applicant noted that currently QR codes are not proposed in the panels.

In response to the Commission's questions, the following information was provided:

- With regard to the maintenance plan, the applicant noted that the site will be maintained by the applicant for five years and will be handed over to City.
- With regard to the proposed tree removal for the walkway construction, staff noted that two trees were in conflict with the walkway construction. One tree is in poor condition and the other is a small-sized tree.
- The applicant confirmed that the temporary plaque had been removed from the site.
- The applicant indicated that the anticipated completion date was 2023.

Commission noted that the proposed interpretive panels adequately captured the overall history of the site and the area and did not have concerns regarding the proposed tree removal.

It was moved and seconded:
That the Heritage Alteration Permit application for 6900 River Road to construct a walkway be supported as presented.

CARRIED

After putting forward the resolution, Commission further discussed the project.

- Discussion ensued regarding the usefulness of QR codes. One member noted that users typically like to read while they are on the site rather than taking the information away.
- Commission felt the text on the proposed panels was quite lengthy.
- Concerns were raised that users might think the pathway is a private pathway which belongs to the residential development. Way-finding and visual cues need to be strengthened to ensure that users are aware that the walkway connects River Road to the waterfront.

Staff noted that the additional comments would be communicated to the applicant for consideration.

...

Proposed Wayfinding Signage Strategy



Site Plan - Signage Locations

Legend

S1 Boardwalk entry at Gilbert Rd

S2 Boardwalk entry at River Rd

S3 Intersection of building F and Lot 14

S4 Intersection of Lot 17 and Pearson Way

S5 Intersection of dike and boardwalk

VANCOUVER INTERNATIONAL AIRPORT
Beyond, Every Day.

14 January 2019

Ms. Diana Nikolic
Senior Planner (Urban Design)
Policy Planning Department
CITY OF RICHMOND
6911 No. 3 Road
Richmond, BC V6Y 2C1

Via email: DNikolic@richmond.ca

Dear Ms. Nikolic:

RE: Development Application at 6811 Pearson Way (DP 18-816029)

This letter is in response to your request for comment on the proposed development application by Oval 8 Holdings (ASPAC) to develop three residential towers at 6811 Pearson Way.

As the City of Richmond is aware, the Vancouver Airport Authority has applied to Transport Canada to create new Airport Zoning Regulations ("AZRs"), which will include protection for the two future runway options identified in our long-term airport master plan. The AZR's are federal regulations that govern the heights of buildings and structures near the airport to ensure safe aircraft operations. The current AZR restricts height at 6811 Pearson Way to 47m above sea level, and this height restriction will be lowered over portions of the site with the enactment of the new AZR.

We have reviewed the plans delivered by ASPAC staff to us on September 4, 2018. As depicted in the plans, the buildings will not meet the height restrictions imposed by the new AZR. To work proactively with stakeholders, we have agreed to propose special provisions in the new AZR that would allow the development at 6811 Pearson Way to exceed the new AZR on the condition that the developer keep the buildings at heights that will not impact the safe operation of our existing and potential future runways. Our review of the plans confirms that the heights proposed meets these requirements.

P.O. BOX 44638
YVR DOMESTIC TERMINAL RPO
RICHMOND BC CANADA V7B 1W2
WWW.YVR.CA

TELEPHONE 604.276.6500
FACSIMILE 604.276.6505

VANCOUVER INTERNATIONAL AIRPORT

Beyond, Every Day.

We caution the City that the special provisions we are proposing for the new AZR are subject to review and final approval by Transport Canada. While we commit to use commercially reasonable efforts to cause Transport Canada to adopt the special provisions, the ultimate decision rests with the Federal Government, who may not approve, resulting in the heights associated with the new AZR applying to this site. We have been in conversations with ASPAC and they are aware of our efforts to assist in this matter.

We also note that the area is in very close proximity to the airport and is exposed to noise from aircraft and airport operations and to low level overflights of aircraft. Transport Canada land use planning guidelines recommends against residential land uses at this location due to the level of noise exposure. Should this development proceed, adequate noise insulation and appropriate disclosure for new and future purchasers should be the required.

Feel free to contact me at (604) 276-6366 should you have any questions.

Sincerely yours,

Mark C. Cheng

Mark Christopher Cheng, M.Eng. (mech)
Supervisor, Noise & Air Quality

P.O. BOX 44638
YVR DOMESTIC TERMINAL RPO
RICHMOND BC CANADA V7B 1W2
WWW.YVR.CA

TELEPHONE 604.276.6500
FACSIMILE 604.276.6505

Sustainability Strategy

Environmental sustainability and energy efficiency were key drivers in the River Green Master Plan and have continued to guide each phase of ASPAC's development of the site.

As with previous lots, Lot 17 has been designed and will be constructed to conform to the requirements of the LEED Green Building Rating System as LEED Silver Equivalent. LEED was used by the project team as a framework for goal setting, decision making, and performance tracking. The whole building energy model established by the project for LEED compliance purposes was used as a tool to guide the design team and optimize the efficiency of building systems.

As time has passed the provincial Building Code and Richmond's standards have in many ways surpassed LEED; Lot 17 builds on its earlier Master Planned sustainability focus and will now meet or exceed all mandated regulations set by the jurisdiction.

LEED™ Scorecard of 11/29/2018

RiverGreen Parcels 17 - Building Permit LEED Scorecard

53 | 5 | 51 — Total Project Score — Possible Points 110

Certified: 40 to 49 points; Silver: 50 to 59 points; Gold: 60 to 79 points; Platinum: 80 to 110 points

Sustainable Sites — Possible Points 26

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	3, 5
1			Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation, Public Transportation Access	3, 6
1			Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	1
3			Credit 4.3	Alternative Transportation, Low-Emitting & Fuel-Efficient Vehicles	3
		2	Credit 4.4	Alternative Transportation, Parking Capacity	2
		1	Credit 5.1	Site Development, Protect and Restore Habitat	1
		1	Credit 5.2	Site Development, Maximize Open Space	1
		1	Credit 6.1	Stormwater Design, Quantity Control	1
		1	Credit 6.2	Stormwater Management, Quality Control	1
1			Credit 7.1	Heat Island Effect, Non-Roof	1
		1	Credit 7.2	Heat Island Effect, Roof	1
		1	Credit 8	Light Pollution Reduction	1

Water Efficiency — Possible Points 10

Y	?	N			
Y			Prereq 1	Water Use Reduction	
2		2	Credit 1	Water Efficient Landscaping, Reduce by 50%	2, 4
		2	Credit 2	Innovative Wastewater Technologies	2
2		1	Credit 3.1	Water Use Reduction	2-4

Energy & Atmosphere — Possible Points 35

Y	?	N			
Y			Prereq 1	Fundamental Commissioning of Bldg Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
		10	Credit 1	Optimize Energy Performance, 25% to 55% Energy Cost Saving	1-10
		7	Credit 2	On-Site Renewable Energy, 1% to 13%	1-7
		2	Credit 3	Enhanced Commissioning	2
		2	Credit 4	Enhanced Refrigerant Management	2
3			Credit 5	Measurement & Verification	3
2			Credit 6	Green Power	2

LEED Score card

Regional Priority — Possible Points 4

Y	?	N			
1			Credit 1	Durable Building	1
1			Credit	Regional Priority Credit WEc3 35%	1
1			Credit	Regional Priority Credit SSc6.2	1
1			Credit	Regional Priority Credit SSc2 Community Connectivity	1

Materials & Resources — Possible Points 14

Y	?	N			
Y			Prereq 1	Storage & Collection of Recyclables	
		3	Credit 1.1	Building Reuse, Maintain Existing Walls, Floors & Roof	1-3
		1	Credit 1.2	Building Reuse, Maintain Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management, Divert 50% or 75%	1-2
		2	Credit 3	Materials Reuse, Specify 5% or 10%	1-2
1	1		Credit 4	Recycled Content, Specify 10% or 20%	1-2
1	1		Credit 5	Regional Materials, 20% or 30% Extracted & Manufactured Regionally	1-2
		1	Credit 6	Rapidly Renewable Materials	1
	1		Credit 7	Certified Wood	1

Indoor Environmental Quality — Possible Points 15

Y	?	N			
Y			Prereq 1	Minimum IAQ Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1			Credit 1	Outdoor Air Delivery Monitoring	1
		1	Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan, During Construction	1
	1		Credit 3.2	Construction IAQ Management Plan, Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials, Adhesives & Sealants	1
1			Credit 4.2	Low-Emitting Materials, Paints and Coating	1
1			Credit 4.3	Low-Emitting Materials, Flooring Systems	1
1			Credit 4.4	Low-Emitting Materials, Composite Wood and Agrifibre Products	1
1			Credit 5	Indoor Chemical & Pollutant Source Control	1
1			Credit 6.1	Controllability of System: Lighting	1
1			Credit 6.2	Controllability of Systems: Thermal Comfort	1
1			Credit 7.1	Thermal Comfort, Design	1
1			Credit 7.2	Thermal Comfort, Verification	1
	1		Credit 8.1	Daylight & Views, Daylight 75% of Spaces	1
1			Credit 8.2	Daylight & Views, Views for 90% of Spaces	1

Innovation & Design Process — Possible Points 6

Y	?	N			
1			Credit 1	Innovation in Design: Exemplary Performance SSc7.1	1
1			Credit 1	Innovation in Design: Exemplary Performance EV Charging	1
1			Credit 1	Innovation in Design: Energy Efficient Appliances	1
1			Credit 1	Innovation in Design: Low Mercury Lamps	1
1			Credit 1	Innovation in Design: Design for Walkability	1
1			Credit 2	LEED™ Accredited Professional	1

Canada Green Building Council — Scorecard — LEED® Canada NC 2009

ATTACHMENT 10

Crime Prevention Through Environmental Design (provided by the applicant)

Natural Surveillance

1. **Blind Corners**
   a. All pathways avoid sudden grade changes that would reduce sightlines.
   b. In parking areas with blind corners, mirrors will be installed to allow users to see around the corner.

2. **Siting and Building Layout**
   a. Strategic building configuration, which enhances site permeability (e.g. wider urban plaza in between Tower F,G and H to gain natural surveillance from the pedestrian traffic and reasonable tower spacing to allow for natural surveillance from the neighboring buildings.
   b. Residential entrances are located on prominent locations and have clear sight to multiple adjacent roadways/pathways.
   c. Outdoor seating will be strategically positioned to allow for more 'eyes on the street.
   d. Balconies are situated in the centre of the residential units to protect privacy. They are either separated by a vertical building element or a privacy screen.
   e. The indoor amenities are located on multiple levels and open to the outdoor amenity spaces.
   f. Visitor bicycle storage facilities are located around the building and close to lobbies for ease of access.
   g. Multiple exits are visible from all parking areas, as well as clear Long clear sightlines across the parkades.
   h. All parking Levels will provide adequate and uniform Levels of Lighting.
   i. Parking walls will be painted white or bright colours to reflect light
   j. A signage program has been developed for the project, clearly identifying and colour-coding access to elevator cores, stairs as well as residential lobbies
   k. Vestibules will have clear glazing.
   l. Access to the parkade is Limited to two designated monitored entrances.
   m. Residential parking will be accessed through with access control.
   n. Vehicular access points will be clearly demarcated for both drivers as well as pedestrians to limit any points of conflict between the two.
   o. The public plaza, and courtyard amenity spaces are easily observed by people from a multitude number of windows and locations.

3. **Entrances**
   a. Main entrances will have clear glazing to allow the viewer to see into them before entering.
   b. Main entrances can be seen from the street and neighbours.
   c. All entrances will provide adequate levels of Lighting.

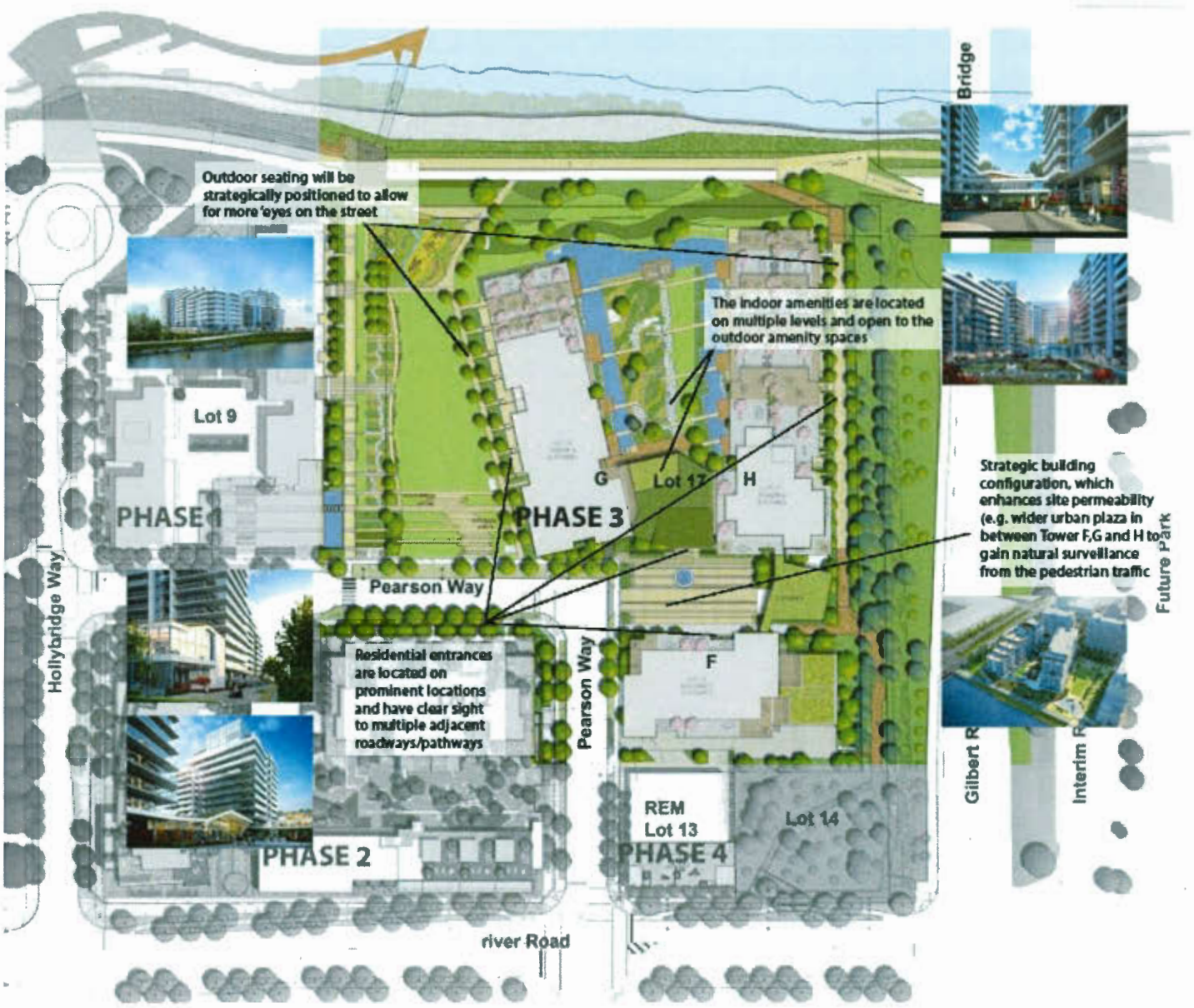
4. **Landscaping**
   a. Trees Located on Level 1 will have raise crowns to avoid a continuous barrier.
   b. Low groundcover will be used along pedestrian pathways.
   c. No Landscaping will impede or conceal the building entrance from the street.

5. **Lighting**
   a. Inset and modulated spaces on the building facades, along access/egress routes, will be well lit.
   b. All pedestrian pathways will include pedestrian scale lighting and direct light.
   c. Areas not intended to be used at night will avoid Lighting.
   d. All Lighting will be located away from walls to avoid climbing opportunities.

Territoriality

1. Public spaces at the amenity Levels are separated through the use of Landscaping and pavement treatments.
2. Ground-level townhouse-style units will be elevated and gated.

ATTACHMENT 11



ATTACHMENT 12

Lot 14 Statement of Significance

2.4.2 Brighouse Homestead Site, 6900 River Road

Description

The Brighouse Homestead site consists of the narrow, L-shaped property parallel to Gilbert Road and extending from River Road south to the Railway tracks. The site is heavily treed and is the location of a drainage ditch that runs along its length. This property is a designated heritage site and is on the National Register of Historic Places.

Values

The Brighouse Homestead site is valued for its historical, aesthetic, social and ecological importance, particularly for the ornamental tree planting that dates in part to the late 1880s.

The Brighouse Homestead site is historically significant as the home of Samuel Brighouse in the late 1800s and early 1900s until his return to England in 1913. Brighouse was one of the largest landowners on Richmond's Lulu Island, who farmed and raised livestock and horses. The Brighouse Homestead was part of the pattern of large farms that were located near water access on the Middle Arm of the Fraser River at the turn of the century. While the river offered the only access to the early settlements, its presence and the low-lying wet land required the construction of protective dikes and the digging of drainage ditches to create viable farmland.

A significant aspect of the site is that the Brighouse property remained in the family until it was purchased by the Township of Richmond in 1965. As expressed in Samuel Brighouse's will, subsequent owners included Brighouse's nephews Michael Brighouse Wilkinson and Alfred Pearson, and their children ensuring ongoing care and improvement of the lands.







Historic tree resources of the site in 2011

The site is important as a representative of the large estates and farms acquired by individuals in Richmond's early history and of the agricultural roots of the community. The present site was part of Brighouse's 600-acre estate on Lulu Island, and its remaining form shows in part the original layout of the Brighouse Homestead and Estate reminiscent of the English tradition of rows of trees lining roads and driveways leading to a manor house and garden, set within the larger agricultural context of orchard, fields and woodlots. The present ditch along Gilbert Road was originally located as a division between two fields, typical in Richmond, with a naturally formed hedgerow along it.

The composition of the trees as documented in several tree surveys reflects the original planting and the evolution of the site over time. The remaining trees convey the original pattern of willow, elm, oak, cedar, Scotch pine, and ash surrounding the homestead. The continuing presence of the trees indicates the ongoing presence of the original grade or ground plane in this area of the site. In an era of pioneering in North America, the tree seedlings brought over from England symbolize a connection to the familiar landscapes of that country. Apple trees in a grid identified in 1981 were the remains of orchards once extant on the site.

As a result of damage to the River Road dike in 1916, the original oak trees planted by Brighouse were by necessity removed when the dike was repaired and widened. Wilkinson and Pearson replaced them with the same variety found elsewhere on the estate. These oaks were treasured by the community as well; at least until the 1940s Brighouse acorns or seedlings were distributed among the community for planting on other properties.

The site also reflects the history of more recent developments on the Brighouse lands. The construction of the Dinsmore Bridge in 1969 as part of Richmond's ongoing post-war growth effectively bisected the original homestead and changed the relationship between the site, the adjacent lands and the waterfront, while the railway was relocated along a route describing original field patterns.

Social and community values are found in the importance of the Brighouse Homestead to the City of Richmond as a reflection of a significant part of its history. Recognized by the citizens of Richmond through a heritage designation, the site was placed on the Canadian Register of Historic Places in 2002.

The riparian area is important for the ecological values found in the regeneration of an original drainage ditch, as well as representing a landscape feature of both cultural and natural value.

Character-Defining Elements

- The location of the Homestead close to river access on the Middle Arm and the relationship of the site to the River Road dike, the road and the river
- Views from the site over the river, to Sea Island and the North Shore mountains
- The present, original ground level that remains in the areas of tree planting
- Traces of agricultural field patterns which reflect the original land use and layout of the Brighouse Estate
- The remains of the distinct tree planting begun by Samuel Brighouse and continued by his descendents in and around his homestead, such as the trees in the designated parcel, the River Road trees and the trees lining the driveway
- The unique collection of tree species
- The railway right-of-way that creates the southern boundary of the site
- The ditch and regenerating riparian planting along the eastern edge of the site.

Remnant Heritage Trees Summary

	Samuel Brighouse Trees		Brighouse Descendant Trees		
Species	**Retain**	**Remove**	**Retain**	**Remove/ Convert to wildlife stem**	***Subtotals***
American elm	1	0	6	2	*9*
English oak	4	0	1	0	*5*
Green ash	0	0	9	4	*13*
Horse chestnut	0	0	2	0	*2*
Little-leaved Linden	0	0	3	3	*6*
Lombardy poplar	0	0	3	0	*3*
Scots pine	0	0	0	7	*7*
	5	*0*	*24*	*16 **	*45*

(* Including tree #386 that has failed and has been converted to wildlife stem)

Heritage trees to be retained:

Tag# 353 - American Elm, 35 cm
Tag# 376 - American Elm, 35 cm
Tag# 378 - American Elm, 22 cm
Tag# 380 - American Elm, 90 cm
Tag# 381 - American Elm, 51 cm
Tag# 383 - American Elm, 45 cm
Tag# 385 - American Elm, 48 cm

Tag# 315- Linden, 65 cm
Tag# 318- Linden, 58 cm
Tag# 884- Linden, 36 cm

Tag# 310- Poplar, 90 cm
Tag# 320- Poplar, 80 cm
Tag# 321- Poplar, 100 cm

Tag# 338- English Oak, 90 cm
Tag# 352- English Oak, 110 cm
Tag# 382- English Oak, 95 cm
Tag# 384- English Oak, 45 cm
Tag# 401- English Oak, 51 cm

Tag# 304- Ash, 44 cm
Tag# 306- Ash, 46 cm
Tag# 311- Ash, 43 cm
Tag# 312- Ash, 47 cm
Tag# 314- Ash, 45 cm
Tag# 322- Ash, 38 cm
Tag# 324- Ash, 35 cm
Tag# 325- Ash,31 cm
Tag# 326- Ash, 50 cm

Tag# 323- Horse Chesnut, 65 cm
Tag# 391- Horse Chesnut, 38 cm

LEGEND:

ASH	13
ENGLISH OAK	5
AMERICAN ELM	9
HORSECHESTNUT	2
LITTLELEAF LINDEN	6
LOMBARDY POPLAR	3
SCOTS PINE	7
SUBTOTALS:	45

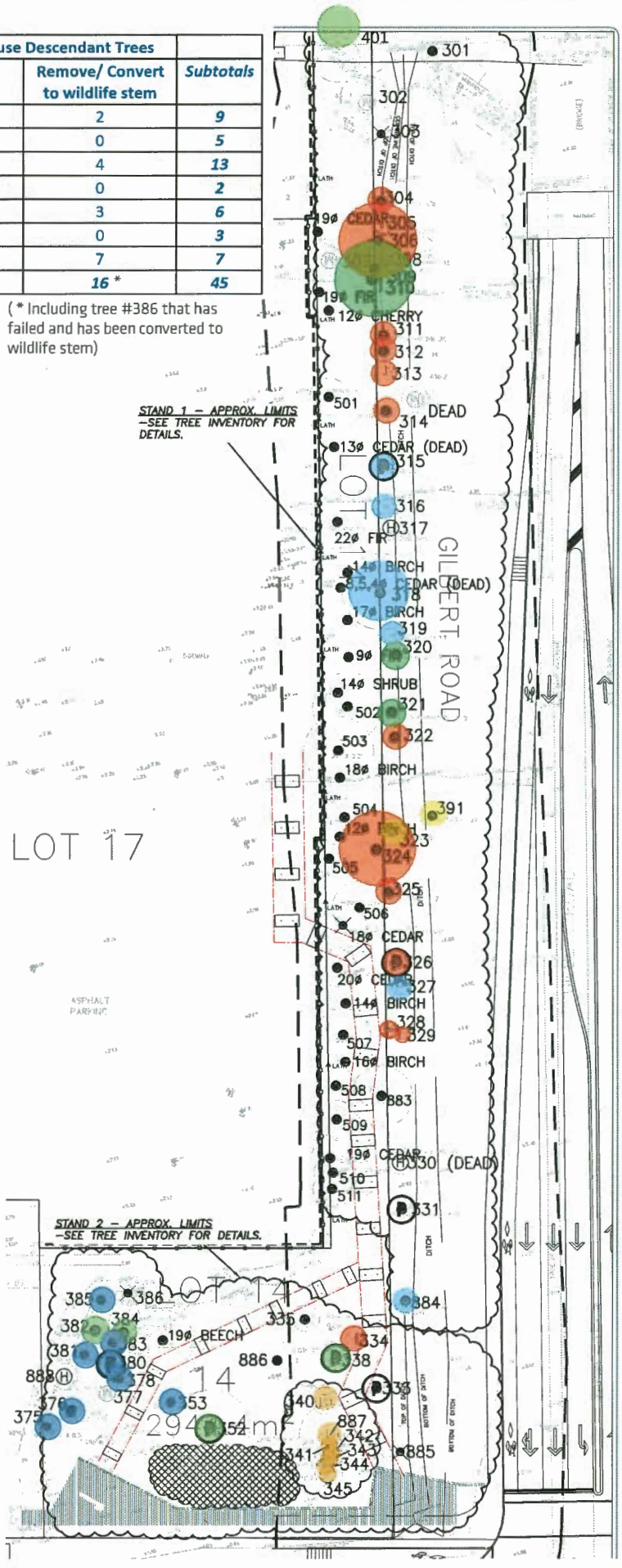
Heritage trees to be removed or converted to wildlife:

Tag# 375 - American Elm, 35 cm, to be converted to wildlife
Tag# 386 - American Elm, 55 cm, converted to wildlife

Tag# 313- Ash, 40 cm, to be converted to wildlife
Tag# 328- Ash, 40 cm, to be converted to wildlife
Tag# 329- Ash,28 cm, to be converted to wildlife
Tag# 334- Ash, 25cm, to be converted to wildlife

Tag# 316- Linden, 67 cm, to be converted to wildlife
Tag# 319- Linden, 35 cm, to be converted to wildlife
Tag# 327- Linden, 42 cm, to be removed

Tag# 340- Scots Pine, 45cm, to be converted to wildlife
Tag# 341- Scots Pine, 21cm, to be converted to wildlife
Tag# 342- Scots Pine, 28cm, to be converted to wildlife
Tag# 343- Scots Pine, 30cm, to be converted to wildlife
Tag# 344- Scots Pine, 32cm, to be converted to wildlife
Tag# 345- Scots Pine, 34cm, to be converted to wildlife
Tag# 887- Scots Pine, 23cm, to be converted to wildlife



LOT 14 REMNANT HERITAGE TREES PLAN

RETAINED HERITAGE WOODLOT AND WIND-ROW TREE SPECIES

LEGEND:

ASH	9
ENGLISH OAK	5
AMERICAN ELM	7
HORSECHESTNUT	2
LITTLELEAF LINDEN	3
LOMBARDY POPLAR	3
SCOTS PINE	0
SUBTOTALS:	29

Retained deciduous tree

Retained conifer tree

15m RMA

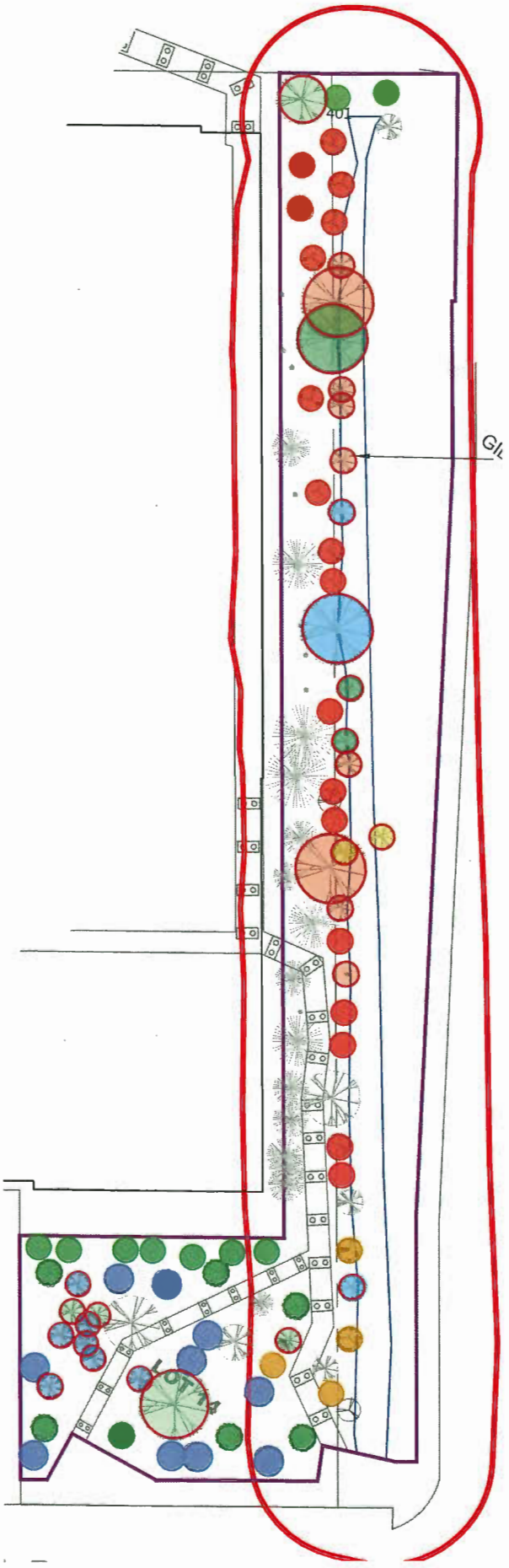
Proposed ESA-3

REPLACEMENT TREES IN LOT 14

Scots pine	4
Green ash	18
Red oak	2
London planetree or american elm	10
White swamp oak	14
Subtotal	48

Note: Replacement trees should be 5cm-7cm caliper. Tree species subject to availability - possible substitutions to be confirmed by the City.

REFER TO ENVIRONMENTAL REPORT FOR THE LOT 14 PROPOSED PLANTING DESIGN



LOT 14 RETAINED HERITAGE TREES AND PROPOSED NEW TREES

ESA Tree Summary Table

	Lot 14			Gilbert Road SRW		
	Retain	Wildlife	Remove	Retain	Wildlife	Remove
Bylaw Trees (> 20 cm)*	30 Trees, #: • **310,** • **318,** • **324,** • 333, • 335, • **338,** • **352,** • **353,** • **376,** • **378,** • **380,** • **381,** • **382,** • **383,** • **384,** • **385,** • **401,** • 501, • 502, • 503, • 504, • 505, • 506, • 507, • 508, • 509, • 510, • 511, • 883, • 886.	13 trees, #: • 302, • 307, • **334,** • **340,** • **341,** • **342,** • **343,** • **344,** • **345,** • **375,** • 377 (already modified), • **887,** • 888.	1 tree, #: • **386.**	17 trees, #: • 301, • **304,** • **306,** • **309,** • **311,** • **312,** • **314,** • **315,** • **320,** • **321,** • **322,** • **323,** • **325,** • **326,** • 331, • **391,** • **884.**	10 trees, #: • 303, • 305, • 308, • **313,** • **316,** • 317, • 319 • **328,** • **329,** • 330.	1 tree, #: • **327.**
Undersized Trees (<20 cm)*	66 trees, #: • ST1AP, • ST1APS (2 trees), • ST1BPAP (8 trees), • ST1JR, • ST1PM (3 trees), • ST1POPL, • ST1PSER, • ST1PXT		11 trees, #: • ST1APR, • ST1IA, • ST1TPD (3 trees), • ST2RP (6 trees).			1 trees: • #885.

	• ST1TBR (10 trees), • ST1TBR • ST1TC, • ST1TP (8 trees), • ST1UA, • ST2BPAP (2 trees), • ST2CRL (3 trees), • ST2FS, • ST2IA, • ST2PC, • ST2PS, • ST2QR, • ST2UA (17 trees).					
Totals	96	13	14	16	9	2

*Heritage trees are shown in **bold**

City of Richmond

Development Permit & HA Considerations

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

Address: 6811 Pearson Way (Lot 17)
File No.: DP18-816029

Prior to issuance DP18-816029, the developer is required to complete the following:

1. Statutory Right of Way*: Granting of an approximately 649m^2 statutory right of way (SRW), generally as shown in the Sketch Plan A and subject to final dimensions established by the surveyor to the satisfaction of the City for the purpose of securing public access and use. The SRW area will provide for:
   - Public right of passage for pedestrian, bicycles, vehicles, emergency services, City services and third party utility services and vehicles;
   - A designated loading/collection area including a loading parking space for the future child care facility at 6899 Pearson Way;
   - Design and construction at the owner's cost, including but not limited to universal accessibility, decorative finishing, landscaping, lighting, as well as safety measures related to vehicular and/or pedestrian use and/or crossing of the SRW;
   - Maintenance and repair at the owner's cost.
2. No Development Covenant: Modify CA5349574 "No Development" covenant (Schedule E, F, J, L) to require the owner of Lot 17 to submit detailed designs and enter into Servicing Agreements (SA) as a condition of Building Permit issuance rather than as a condition of Development Permit (DP) issuance.
3. Public Open Space Covenant: Modify CA5349577 "Public Open Space – Lot 17" covenant (Section 3.2 (a)) to include a new subsection to permit limited building and balcony encroachments into the Public Open Space Area in accordance with the DP.
4. No Development Covenant: Satisfy the terms of the restrictive covenant (CA5349574). The registered agreement secures that "no development" will be permitted and that the City is not obligated to issue any of a Development Permit (DP), Building Permit (BP), or final building inspection until the conditions as outlined in the restrictive covenant have been satisfied to the satisfaction of the City. The terms include requirements for:
   4.1. Schedule A: An Environmentally Sensitive Area Development Permit, which requires that the owner of Lot 17 applies for an ESA DP for the affected properties and requires the owner to secure an ESA DP, which is subject to City approval.
   4.2. Schedule B: An Heritage Alteration Permit, which requires that the owner of Lot 17 makes an application for an Heritage Alteration Permit (HAP) and requires the owner to secure an HAP, which is subject to City approval.

* Any works essential for public access within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA) and the maintenance & liability responsibility is to be clearly noted. The design must be prepared in accordance with good engineering practice with the objective to optimize public safety and after completion of the works, the Owner is required to provide a certificate of inspection for the works, prepared and sealed by the Owner's Engineer in a form and content acceptable to the City, certifying that the works have been constructed and completed in accordance with the accepted design. Works to be secured as a condition of Building Permit issuance.

4.3. Schedule C: Phasing, which requires that DPs for Lot 9 and Lot 12, and that the ESA DP and the HAP permit precede issuance of a DP for Lot 17.

4.4. Schedule D: District Energy Utility (DEU), which requires the owner of Lot 17 to undertake the following to the satisfaction of the City:

- Design and provide plans and specifications demonstrating capability to connect to and be serviced by the DEU that will be constructed by or on behalf of the City;
- Provide an energy modelling report;
- Enter into the Service Provider Agreement or alternative agreement;
- Enter into a Section 219 Covenant for the installation, operation and maintenance of all necessary facilities.
    - The required restrictive covenant, SRW, and/or alternative legal agreement(s), which are to be to the satisfaction of the City, are to secure the owner's commitment to connect to District Energy Utility (DEU), which covenant and/or legal agreement(s) will include, at minimum, the following terms and conditions:
    - No building permit will be issued for a building on the subject site unless the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering;
    - If a DEU is available for connection, no final building inspection permitting occupancy of a building will be granted until the building is connected to the DEU and the owner enters into a Service Provider Agreement on terms and conditions satisfactory to the City and grants or acquires the Statutory Right of way(s) and/or easements necessary for supplying the DEU service to the building;
    - If a DEU is not available for connection, no final building inspection permitting occupancy of a building will be granted until:
        - The City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU;
        - The owner enters into a covenant and/or other legal agreement to require that the building connect to a DEU when a DEU is in operation;
        - The owner grants or acquires the Statutory Right of Way(s) and/or easements necessary for supplying DEU services to the building; and
        - The owner provides to the City a letter of credit, in an amount satisfactory to the city, for costs associated with acquiring any further Statutory Right of Way(s) and/or easement(s) and preparing and registering legal agreements and other documents required to facilitate the building connecting to a DEU when it is in operation.

4.5. Schedule G: Public Art, which requires the owner of Lot 17 to submit a design, implementation and management plan that is consistent with the Public Art Plan, to enter into a Public Art Agreement, and to provide a public art voluntary contribution of $211,000.00 ($200,450.00 to the Public Art Reserve 7600-80-000-90173-0000 and $10,550.00 to the Public Art Program administration 7500-10-000-90337-0000) and in lieu of providing public art as part of the subject development.

4.6. Schedule H: Child Care, which requires the owner of Lot 17 to deliver a child care facility at Lot 13 as a condition of occupancy of the proposed residential units at Lot 17.

4.7. Schedule N: Community Planning, which requires the owner of Lot 17 to voluntarily contribute $100,000.00 to future City community planning studies, as set out in the City Centre Area Plan and as required by the Rezoning Considerations for the subject property (City Centre Community Planning and engineering Account #3132-10-520-00000-0000).

5. Tandem Parking: Registration of a legal agreement on Title, subject to final approval of the Director of Transportation:

- Ensuring that where two parking spaces are provided in a tandem arrangement both parking spaces must be assigned to the same dwelling unit; and
- Prohibiting conversion of the any of the tandem car parking areas into general storage space or other non-care parking uses.

6. Visitor Parking: Registration of a legal agreement on Title, subject to final approval of the Director of Transportation, to:
   - Maintain the number of visitor parking stalls as required by the Zoning Bylaw requirements in perpetuity;
   - Prohibit the selling, leasing, assigning, or designating any of the visitor parking spaces to individual unit owners/renters/occupants or any other persons; and
   - Ensure that the required visitor parking stalls are available for use by visitors to this development at all times.
7. Non-Conversion of Bicycle Parking and Repair/Maintenance Areas: Registration of a legal agreement on Title, subject to final approval of the Director of Transportation, to:
   - Prohibit the conversion of bicycle parking and/or bicycle repair/maintenance areas into habitable space, general storage space or other uses that are not related to bicycle parking and/or repair/maintenance; and
   - Secure all bicycle parking and repair/maintenance areas for shared common use by all residents of the development.
8. View and Other Development Impacts: Registration of a legal agreement on Title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
9. Discharge DV 89-367: Discharge Development Variance Permit 89-367, which was issued in 1990 to permit a three storey office building that has since been demolished.
10. Discharge CA5349576: Discharge Temporary Works – SRW Public Open Space from Lot 17, which is no longer required as the temporary public open space at Lot 9 was approved to be removed and will be replaced by a permanent Public Open Space Area, which is to be design and constructed to the satisfaction of staff as a consideration of Building Permit issuance.
11. Letter of Credit: Receipt of a Letter of Credit for landscaping on the portion of Lot 17 that is not included in the Public Open Space Area in the amount of $2,403,302.00 based on the cost estimate provided by PFS Studio.

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

1. No Development: Satisfy the terms of the restrictive covenant (CA5349574) to the satisfaction of the City. The terms include requirements to enter into a Servicing Agreement (SA) [†]:
   1.1. Schedule E: Park, which requires the owner of Lot 17 to develop a concept for the Public Open Space Area, to undertake detailed design and to enter into SA[†]s for the Public Open Space Area, the Waterfront Park, Lot 14 and any works associated with the HAP and/or ESA DP. As part of the SA process, the applicant is required to provide associated Letter of Credits (LOCs) for the design and construction of the Public Open Space Area, Waterfront Park, Lot 14 and HAP and/or ESA DP. The Public Open Space Area is to include a minimum of 46 specimen trees (≥ 8

[†] This requires a separate application.

cm caliper), including at least one native tree species. The applicant may replace the existing Public Open Space Area right of way with a survey plan that secures a minimum of 4,325 m^2 of Public open Space Area at Lot 17.

1.2. Schedule F: Road and Related Improvements, which requires the owner of Lot 17 to submit detailed designs for the remaining required road works and related improvements. The applicant is required to enter into a SA† and to provide an associated LOC.

The Developer is required to complete frontage improvements, including road works and behind-the-curb frontage treatments, for: (i) Lot 17; (ii) Lot 14; and (iii) works that were left unfinished from SA 13-632452 for Lot 9 and Lot 12. The required works include: removal of temporary asphalt sidewalk and other temporary frontage treatments; construction of new sidewalk and landscaped boulevard; and pavement widening to the ultimate width. The Lot 17 boulevard along Pearson Way is to include a minimum of 13 trees, including a minimum of 10 specimen tree species, which may be non-native trees, in accordance the Heritage/Environmental Conservation Plan (December 2011). The comments on the frontage works required for Lot 13 are for information only as the development of Lot 13 is under a separate application. The required frontage improvements are to be carried out for the following roadway sections:

Pearson Way (West-East) - Lot 9 and Lot 12 Frontages

Some of the behind-the curb frontage improvements are noted as "future works" in the SA design drawings for Lot 9 and Lot 12. As Lot 17 is the last phase of the River Green development, the frontage improvements required for the two earlier phases must be completed in conjunction with the current phase. The following road cross-section describes the required frontage improvements across the Lot 9 and Lot 12 road frontages. (Measurements are from south to north).

South property line:

- 2.0 m wide concrete sidewalk (the back of the sidewalk is on a 0.5 m wide SRW)
- 1.85 m wide grass boulevard with street trees
- 0.15 m wide south curb
- 12.0 m wide pavement
- 0.15 m wide north curb
- 1.85 m wide grass boulevard with street trees
- 2.0 m wide concrete sidewalk (the back of the sidewalk is on a 0.5 m wide SRW)
- North property line

Pearson Way (West-East) Lot 17 and Lot 12 Frontages

The following road cross-section describes the required frontage improvements for the section of Pearson Way (W-E) across the Lot 17 and Lot 12 road frontages. (Measurements are from south to north).

South property line:

- 2.0 m wide concrete sidewalk (the back of the sidewalk is on a 0.5 m wide SRW)
- 1.85 m wide grass boulevard with street trees
- 0.15 m wide south curb
- 10.0 m wide pavement
- 0.15 m wide north curb
- 1.85 m wide grass boulevard with street trees
- 2.0 m wide concrete sidewalk (the back of the sidewalk is on a 0.5 m wide SRW)
- North property line

Pearson Way (West-East) Curb Extensions

At approximately mid-block Pearson Way (W-E), curb extensions are required for traffic calming purposes. The curb extensions are to have a 2.0 m off-set from the adjacent curb line. The road cross-sections noted under Items 1 and 2 above refer to the sections of Pearson Way to the west and east of the curb extensions respectively.

Pearson Way (North-South) Lot 12 and Lot 17 Frontages

The following road cross-section describes the required frontage improvements for the section of Pearson Way (N-S) between Pearson Way W-E and River Road. (Measurements are from west to east).

West property line:

- 2.0 m wide concrete sidewalk (the back of the sidewalk is on a 0.5 m wide SRW)
- 1.85 m wide grass boulevard with street trees
- 0.15 m wide west curb
- 12.0 m wide pavement
- 0.15 m wide east curb
- 1.85 m wide grass boulevard with street trees
- 2.0 m wide concrete sidewalk (the back of the sidewalk is on a 0.5 m wide SRW)
- East property line

Pearson Way (North-South) Lot 12 and Lot 13 Frontages

The following road cross-section describes the required frontage improvements for the section of Pearson Way N-S between Pearson Way W-E and River Road. (Measurements are from west to east).

West property line:

- 2.0 m wide concrete sidewalk (the back of the sidewalk is on a 0.5 m wide SRW)
- 1.85 m wide grass boulevard with street trees
- 0.15 m wide west curb
- 12.0 m wide pavement
- 0.15 m wide east curb
- 0.9 m wide grass boulevard
- 2.0 m wide temporary asphalt sidewalk
- 0.45 m wide grass strip
- East property line

River Road Lot 12 and Lot 13 Frontages

The following road cross-section describes the required frontage improvements for the section of River Road between Pearson Way N-S and Gilbert Road. (Measurements are from north to south).

North property line:

- 2.0 m wide concrete sidewalk with a 0.5 m wide stone paving band along the north edge of the sidewalk (the sidewalk is to be located on a 2.0 m wide SRW)
- 1.55 m wide buffer strip
- 1.8 m wide bike lane
- 1.56 m wide grass boulevard with streets
- 0.15 m wide north curb
- 16.1 m pavement
- 0.15 m wide south curb

River Road Lot 14 Frontage
The road cross-section for Lot 14 River Road frontage is the same as that noted under Item 6 above with the exception that a 2.0 m wide SRW would not be required as Lot 14 is owned by the City.

River Road/Gilbert Road Intersection
As part of the road works required under SA 13-632452, the Developer is to construct the final curb/gutter at the River Road/Gilbert Road intersection to align with existing curb lines. The final curb/gutter works are to be carried out upon completion of the full curb-to-curb construction of River Road between Hollybridge Way and Gilbert Road.

Traffic Signals
The following traffic signal works are required.

- River Road/Pearson Way intersection - The construction of a new traffic signal at the River Road/Pearson Way intersection is part of the off-site works under SA13-632452. Theses signal works are mostly complete. The remaining works will be completed by the City and paid for by the Developer. Work Order #9534547 will remain open until the full traffic signal is complete and operational.
- River Road/Gilbert Road intersection - At the River Road/Gilbert Road intersection, some of the existing traffic signal infrastructure may be affected by the Lot 14 frontage works and may needed to be modified and/or replaced. The Developer is responsible for all such related costs. Transportation staff will determine the requirements for and the costs of the traffic signal infrastructure modifications and/or replacements.

Statutory Right-of-Way Requirements
The following SRWs are required.

- Pearson Way (W-E) – 0.5 m wide SRW behind property line, both sides of the road.
- Pearson Way (N-S) – 0.5 m wide SRW behind property line, both sides of the road.
- River Road – 2.0 m wide SRW behind property line for Lot 12 and Lot 13, north side of the road

1.3. Schedule J: Dike, which requires the owner of Lot 17 to undertake the following to the satisfaction of the City:
   - Submit a Conceptual Dike Plan;
   - Provide a detailed design that includes any related works;
   - At its sole cost, obtain all necessary governmental and related approvals pertaining to the dike and related works;
   - Enter into a Dike SA† that includes the following provisions and to provide an associated LOC:
     - The owner of Lot 17 is responsible for raising the height of the crest of the dike to a minimum elevation of 4.7 m geodetic;
     - The owner of Lot 17 is responsible for the costs associated with raising the crest of the dike to 4.0 m geodetic.
     - The City will be responsible for the cost of raising the crest of the dike above 4.0 m geodetic.

1.4. Schedule L: Water, Sanitary Sewer, Storm Sewer and Related Improvements, which requires the owner of Lot 17 to enter into a SA† and associated LOC for the design, construction and installation of servicing works.

2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Development Permit processes.
4. The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
5. Confirmation that the recommendations identified in the acoustic evaluation report by Brown Strachan Associates, dated February 26, 2019 and in the mechanical thermal report by Yoneda and Associates, dated January 22, 2019, or equivalent measures, have been incorporated into the construction plans.
6. Confirmation that the commitments regarding EV charging provisions, which are identified in the letter, dated April 17, 2019, from Nemetz and Associates Ltd., or equivalent measures, have been incorporated into the construction plans to the satisfaction of Sustainability staff.

Address: 6900 River Road
File No.: ESA DP18-840993

Prior to issuance of ESA DP 18-840993, the developer is required to complete the following:

1. Receipt of a Letter of Credit for landscape restoration in the amount of $175,002.58 based on the cost estimate provided by PGL Environmental Consultants Ltd, April 2019. The landscape LOC may be reduced to reflect the costs of landscape works secured through the SA.
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Contract entered into between the applicant and a Qualified Environmental Professional to monitor and provide annual reporting to the City on the ESA for five years following City approval of substantial completion.
4. Submission of a Tree Survival Security to the City in the amount of $480,000 for the 113 trees to be retained.
5. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site
6. Installation of appropriate Environmentally Sensitive Area (ESA) protection fencing and silt control fencing in accordance with the Construction Environmental Management Plan (PGL Environmental Consultants, March 2019) prior to any construction activities occurring on-site.
7. Registration of a legal agreement on title to identify the modified ESA on Lot 17 and to ensure that vegetation is retained and planted as identified within the Environmental Impact Assessment (PGL Environmental Consultants Ltd, March 2019), and will not be abandoned or removed.

8. Registration of a legal agreement on title to allow City access to the property in case the works identified within the Environmental Impact Assessment (PGL Environmental Consultants Ltd, March 2019) are not completed, maintained or monitored as proposed.

Address: 6900 River Road
File No.: Heritage Alteration Permit 18-840992

Prior to issuance of HA 18-840992, the developer is required to complete the following:

1. Enter into a legal agreement with the City regarding the following:
   1.1 Submission of a tree replacement security in the amount of $93,600.00 ($1,950/ tree) for the required 48 heritage replacement trees prior to the issuance of the HAP. The landscape LOC may be reduced to reflect the costs of landscape works secured through the SA. The release of the security will be released in stages as described below.
   - 50% of the security can be released upon receipt of a completion report prepared by a certified arborist confirming that the trees have been planted in accordance with the approved plans including the locations, sizes and species of the replacement trees, to the satisfaction of the Director of Development and/or the Director, Parks Services, Community Services, Parks Services.
   - The other 50% will be held to ensure that the trees survive for the maintenance period of five years. The 50% of the security can be further reduced to 25% after three years from the date of completion upon receipt of a monitoring report prepared by a certified arborist, to the satisfaction of the Director of Development and/or the Director, Parks Services, Community Services, Parks Services. The report must summarize the maintenance activities performed and confirm that the trees are still in compliance with the approved plans and in good condition.
   - The final 25% can be released in its entirety after five years from the date of completion upon receipt of a second monitoring report prepared by a certified arborist report confirming the tree are still in compliance with the approved plans and in good condition, to the satisfaction of the Director of Development and/or the Director, Parks Services, Community Services, Parks Services.

   1.2 Submission of a Letter of Credit in the amount of $42,500.00 prior to the issuance of the HAP. The landscape LOC may be reduced to reflect the costs of landscape works secured through the SA. 90% of the security can be released upon receipt of a letter from the landscape architect confirming that the work has been completed in accordance with the approved HAP. The final 10% can be released after the required five year maintenance period.
2. Submission of a public art voluntary contribution in the total amount of $83,000 ($41,000 with additional $42,000.00 for enhanced heritage interpretation) to the Public Art Program administration 7500-10-000-90337-0000 for a heritage-themed public art project near the south entrance to Gilbert Greenway.

Notes:

- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

  All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the

Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

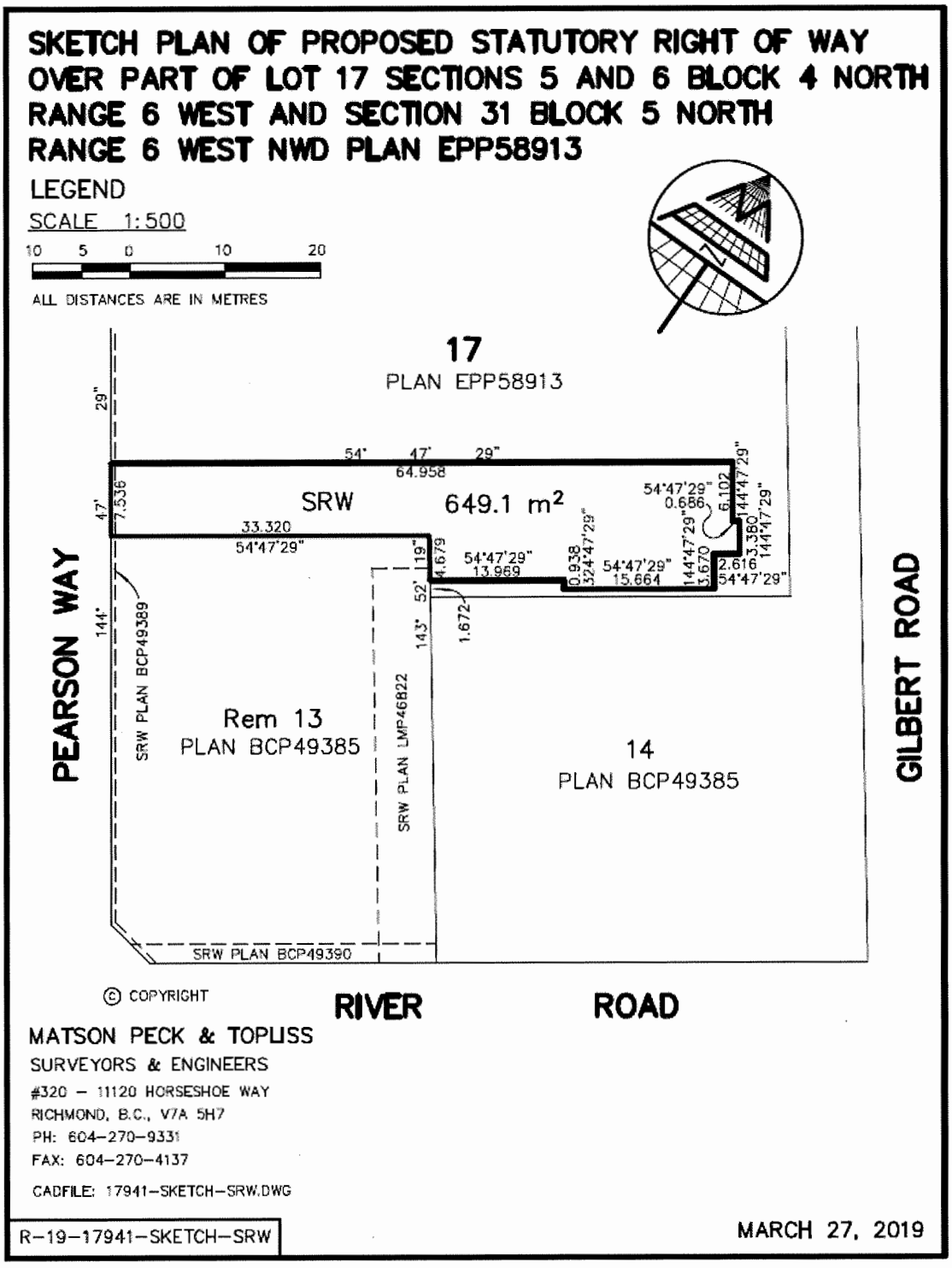
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed (on file) Date

ATTACHMENT 15

Sketch Plan A



City of Richmond

Development Permit

No. DP 18-816029

To the Holder:	Oval 8 Holdings Ltd. Inc. No. 0805724
Property Address:	6811Pearson Way
Address:	Suite 1830 - 1055 West Hastings Vancouver BC V6E 2E9

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) Waive the requirement for on-site large size loading spaces.
   b) Increase the maximum permitted building projection into the Pearson Way public road setback from 1 m up to 2.5 m for proposed Tower F and G balconies.
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 #9.01 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 $2,403,302.00 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 18-816029

To the Holder:	Oval 8 Holdings Ltd. Inc. No. 0805724
Property Address:	6811, 6899 Pearson Way, 6900 River Road
Address:	Suite 1830 - 1055 West Hastings Vancouver BC V6E 2E9

---

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.

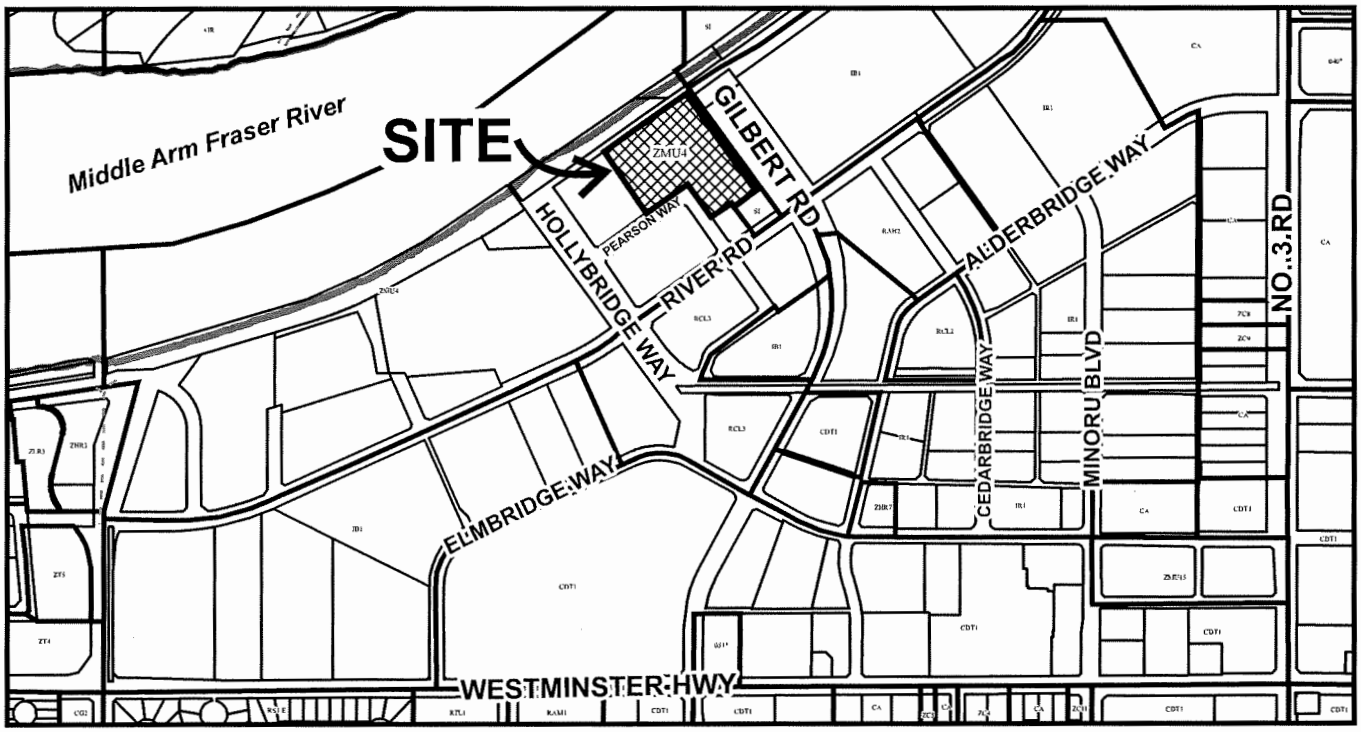
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

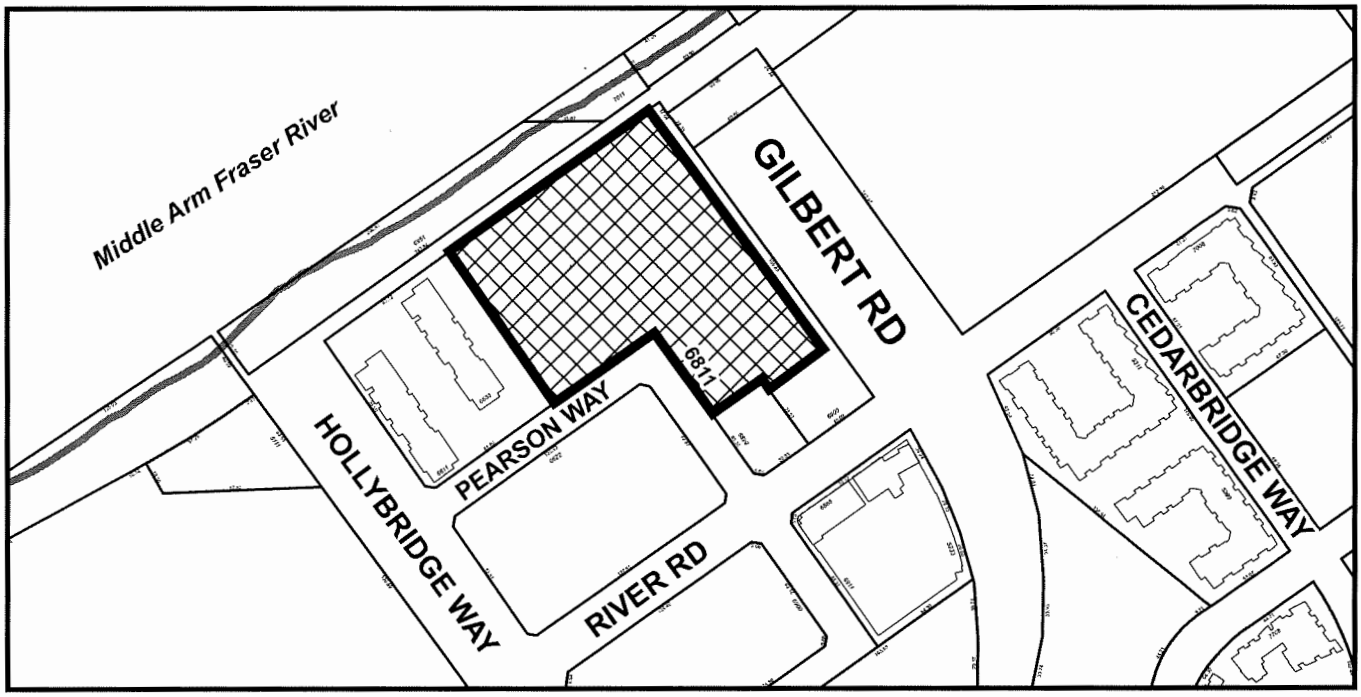
DELIVERED THIS DAY OF , .

_____

MAYOR

City of
Richmond





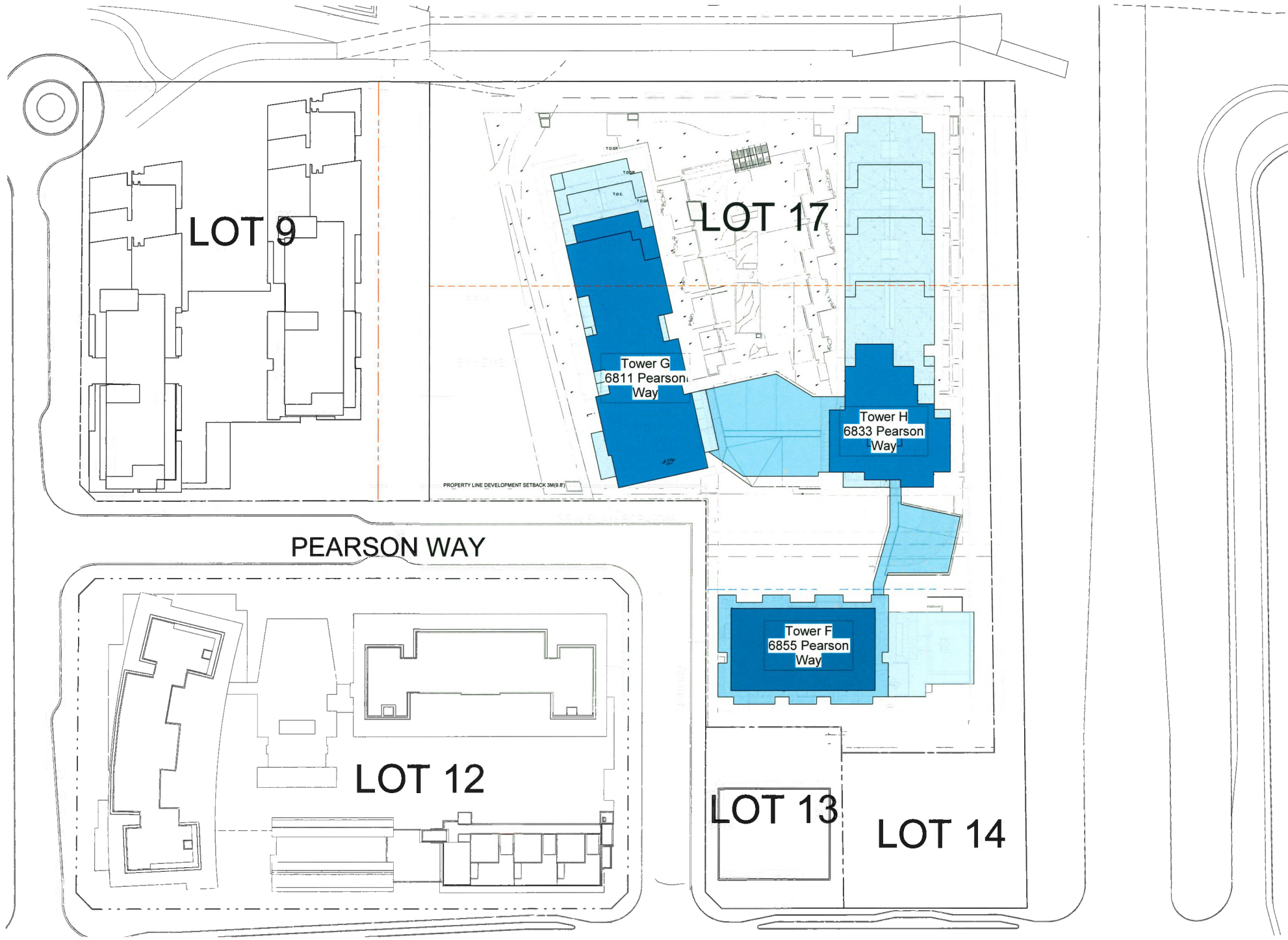
DP 18-816029
SCHEDULE "A"

Original Date: 04/12/18

Revision Date:

Note: Dimensions are in METRES

DP 18-816029



APR 2 3 2019

DP 18-816029

CIVIC ADDRESS:	TOWER G - 6811 PEARSON WAY, RICHMOND TOWER H - 6833 PEARSON WAY, RICHMOND TOWER F - 6855 PEARSON WAY, RICHMOND
LEGAL DESCRIPTION:	LOT 17 SECTION 5&6 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINISTER DISTRICT PLAN BCP 49385 EXCEPT PART ON PLAN EPP58913
ZONING / GUIDELINES:	RICHMOND ZONING BYLAW 8500, 20.4 HIGH RISE APARTMENT AND OLYMPIC OVAL (ZMU4) - OVAL AREA "J"
SITE AREA:	195,990 SF (18,208 SQM)
SITE DIMENSIONS:	SEE SURVEY
RIGHT OF WAYS (SEE SURVEY)	PEARSON WAY (E-W): 0.5m (1.64') SRW PLAN BCP49389 PEARSON WAY (N-S) 0.5m (1.64') SRW PLAN BCP49389 SRW: PUBLIC OPEN SPACE EQUAL TO 4325.1 SQM CA5349583
ROAD SETBACKS	PEARSON WAY (E-W): 3.0M (9.84') PEARSON WAY (N-S) 3.0M (9.84')
MAX. BUILDING HEIGHT:	47.00 m (154.20')
LEED:	THE PROJECT WILL BE BUILT TO SILVER LEED OR EQUIVALENT.

NOTE

ACCESSIBILITY:

1. THE PROPOSED DEVELOPMENT INCLUDES 51 BASIC UNIVERSAL HOUSING (BUH) UNITS THAT ARE DESIGNED TO BE EASILY RENOVATED TO ACCOMMODATE A FUTURE RESIDENT IN A WHEELCHAIR. THESE SINGLE-STOREY UNITS INCORPORATE ALL OF THE ACCESSIBILITY PROVISIONS LISTED IN THE BASIC UNIVERSAL HOUSING FEATURES SECTION OF THE CITY'S ZONING BYLAW, AND ARE PERMITTED A DENSITY EXCLUSION OF 1.86 M2 (20 FT2) PER UNIT.
2. ALL OF THE PROPOSED BUH UNITS INCORPORATE AGING IN PLACE FEATURES TO ACCOMMODATE MOBILITY CONSTRAINTS ASSOCIATED WITH AGING. THESE FEATURES INCLUDE:
   a. STAIRWELL HAND RAILS;
   b. LEVER-TYPE HANDLES FOR PLUMBING FIXTURES (IN ONE BATHROOM) AND DOOR HANDLES; AND
   c. FOR THE PURPOSE OF FACILITATING AGING-IN-PLACE, ONE (1) OF THE BATHROOMS IN EACH UNIT IN THE PROPOSED DEVELOPMENT WILL BE PROVIDED WITH BLOCKING IN THE WALLS TO ALLOW FOR INSTALLATION OF "GRAB BARS."
3. ALL LEVELS WITHIN THE PROPOSED DEVELOPMENT, OUTDOOR AMENITY SPACES MEET THE UNIVERSAL ACCESSIBILITY CONDITIONS. RAMPS ARE PROVIDED TO ALLOW WHEELCHAIR ACCESS TO THE CENTRAL COURTYARD AND TO THE BUILDING MAIN LOBBY.

BUH UNIT DETAILS: SEE SHEET 5.08 AND 5.09 FOR DETAILS

UNITS PROPOSED, FAR, AMENITY, UNIT MIX

FAR SUMMARY

Gross Area		Exclusions							BUH / HP Exclusions			FAR	
Imperial	Metric	Exit Stairs	Private Stairs	Elevators	O.T.B.	Mech	Amenity	Exclusions subtotal	Heat Pump	BUH Exemption	Exclusions Heat Pump & BUH	Imperial	Metric
584,118	54,266.4	11,082	0	4,511	13,104	2,541	19,468	50,707	5,049	1,020	6,069	527,343 SF	48,992 m²

UNIT SUMMARY

	UNIT MIX											
Bldg Location	1BR	1BR +Den	2BR	2BR +Den	3BR	3BR + Den	4BR	4BR +Den	PH	TH	Total	BUH Units
TOWER F	10	45	38	0	18	1	0	0	6	0	118	11
TOWER G	16	16	78	19	0	21	5	5	10	7	177	21
TOWER H	27	10	54	17	5	34	0	11	6	0	164	19
Grand total	53	71	170	36	23	56	5	16	22	7	459	51
	11.55%	16.56%	37.04%	7.84%	5.01%	12.20%	1.09%	3.49%	4.79%	1.53 %		11.11 %

		SF	SQM			SF	SQM
FAR	PERMITTED	527,348	48,992	MAX AMENITY	PERMITTED	19,599	1,820.81
	ACHIEVED (2.69)	527,343	48,992		ACHIEVED	19,468	1,808.65

PARKING AREA SUMMARY

Level	Area	Area (m)
PARKING LEVEL P1	139,594 SF	12,968.69 m²
PARKING LEVEL P2	153,463 SF	14,257.14 m²
Grand total	293,056 SF	27,225.84 m²

INDOOR AMENITY REQUIRED 918 M2 (9,868 SF)

INDOOR AMENITY PROVIDED

Comments	Amenity Area Imperial	Amenity Area Metric
LEVEL 02		
FITNESS CENTRE TOWER F	3,228	299.9
CHILDRENS PLAY ROOM TOWER F	627	58.2
STUDY ROOM TOWER F	388	36.0
	4,243	394.2
LEVEL 01		
SWIMMING POOL (TOWER G)	3,159	293.5
CLUB LOUNGE TOWER G	1,589	147.6
LOUNGE TOWER G	1,161	107.8
SW. POOL TOWER H	2,971	276.0
STAFF ROOM	701	65.1
MULTI MEDIA ROOM TOWER F	557	51.8
CO-WORKING SPACE TOWER F	879	81.6
DRY STORE CIRCULATION TOWER F	201	18.7
CLUB ROOM TOWER F	1,481	137.6
MUSIC ROOM AND COMMON WASHROOMS TOWER F	256	23.8
STAIRWAY TOWER F	113	10.5
	13,066	1,213.9
LEVEL P1		
MULTI-COURT	2,159	200.8
	2,159	200.8
Grand total	19,468	1,808.6

LOADING BAYS

Loading Required

Notes: 7.13.6.1 Residential Use On-Site Loading Spaces Requirement for developments fronting a public road where on-street parking is typically allowed
- 81-240 Units Medium Size: 1 space
- 241 or more Units Medium Size: 1 space+ 1 space per each additional 160 dwellings units over 240 dwellings units.
- Large Size: for buildings that are 5 storeys or higher, 1 space for every buildings.

7.13.6.2 General On-Site Loading Spaces Requirements for developments fronting a public road where on-street parking is typically allowed 1,861 sm (20,20.9 sq.ft)
- Medium size: 1 space plus 1 space per each additional 5,000 sm (53,819.6 sq.ft.) over 1,860 sm (20,20.9 sq.ft.)
- Large Size: 1 space for each 5,000 sm (53,819.6 sq.ft.) over 1,860 sm (20,20.9 sq.ft)

LOADING

TYPE	RULE	REQUIRED	PROVIDED
RESIDENTIAL MEDIUM	1 PER EACH TOWER FOR DWELLING UNITS - 81-240	3	3
TOTAL		3	3

OUTDOOR OPENSPACE REQUIRED 1820M2 (19,599 SF)

OUTDOOR OPENSPACE PROVIDED

Image	CATEGORY	CATEGORY	AREA	Area m
	OPEN SPACE	PUBLIC	42,806 SF	3,977 m²
	ON-SITE AMENITY SPACE	CENTRAL GARDEN	32,452 SF	3,015 m²
	ON-SITE AMENITY SPACE	CHILDREN'S PLAY - ONSITE	4,462 SF	415 m²
	ON-SITE AMENITY SPACE	L2 OUTDOOR AMENITY	3,466 SF	322 m²
	OFF SITE SPACE	OFFSITE OPEN SPACE AREA	11,432 SF	1,062 m²
	OFF SITE SPACE	CHILDREN'S PLAY-OFFSITE	2,252 SF	209 m²
Grand total: 6			96,870 SF	9,000 m²

RIVER GREEN - LOT 9, 12 17
OVERALL SUMMARY

River Green - Lot 9, 12, 17 Overall Density Summary

	Site Area		Maximum Permitted Density FAR		Actual/Proposed Density FAR			
Lot Reference	Area (sq.m)	Area (sf)	Maximum Residential (sf)	Maximum Commercial (sf)	Residential (sf)	Commercial (sf)	Total Density (sf)	FAR Achieved
Lot 9*	8,764	94,334	297,622	-	297,622	-	297,622	3.15
Lot 17	18,208	195,989	895,853	-	**527,343**	-	**527,343**	2.69
Lot 12*	10,903	117,358		35,111	368,464	16,666	385,130	3.28
Lot 13 (Childcare)	1,486	15,995	-				-	
Sub-Total	39,361	423,676	1,193,475	35,111	1,193,421	16,666	1,210,087	
Total FAR			**2.82**	**0.08**	**2.82**	**0.04**	**2.86**	**2.86**

* FAR based on Lot 9's approved Development Permit # 13-632454
* FAR based on Lot 12's approved Development Permit # 16-743848

APR 2 3 2019

Parking Required

Residential	1.2 Stalls per unit	Note:7.9.3.1 Residential Use City Center parking Requirements for apartment housing in Zone 2
Visitors	0.2 stalls per unit	1.2 Residential spaces per dwelling unit + 0.2 Visitor spaces per dwelling unit
Handicap	2% of Requ'd Parking	7.5.14 HC Min. 2% of the required parking spaces
		7.5.13 For on-site parking areas which contain 31 or more spaces, a minimum of 50% of the spaces provided shall be standard spaces.

7.5.6 Where residents of a **single dwelling unit:** *[Bylaw 8582, Apr. 19/10]*

a) **reside** in a building used for: *[Bylaw 8582, Apr. 19/10]*

i) housing, apartment; *[Bylaw 8582, Apr. 19/10]*

ii) mixed residential/commercial purposes; or *[Bylaw 8582, Apr. 19/10]*

iii) housing, town in site specific zones ZT45, ZT48 to ZT53, ZT55 to ZT65, and ZT67; and *[Bylaw 8582, Apr. 19/10]*

b) intend to use **two parking spaces,** *[Bylaw 8582, Apr. 19/10]*

the spaces may be provided in a **tandem arrangement,** with one standard **parking space** located behind the other, and both standard **parking spaces** may be set perpendicular to the **adjacent** manoeuvring aisle. *[Bylaw 8582, Apr. 19/10]*

Minimum Required Parking		Res. Access.	Vis. Access.
Residential	551	12	
Visitors	92		2
Total	643		

Total Parking Required per Tower

	Tower H	Tower G	Tower F	Total	
# of Units	164	177	118	**459**	
Residents	197	212	142	**551**	**stalls**
Visitors	33	35	24	**92**	**stalls**
Total	230	248	165	**643**	**stalls**
ACCESSIBLE				**14**	**stalls**

Electric Vehicle Requirements

1. Every Residential Stall will have an energized 208 Volt Level 2 receptacle.
2. There will be EV Management System on open protocol system to control the electrical demand for the EV charging.
3. The EV Management System will be capable of supplying a minimum performance level of 12KWH per parking space over an eight (8) have overnight period.

Total Parking (Provided)

LEVEL	PARKING STALLS									
	RESIDENTIAL					VISITOR				TOTAL
	Regular	Tandem	Small	Handicap	Sub-Total	Regular	Small	Handicap	Sub-Total	
P1	**144**	-	**14**	**2**	**160**	53	37	2	92	252
P2	**337**	**11**	**56**	**10**	**414**	-	-	-	-	414
TOTAL	**481**	**11**	**70**	**12**	**574**	**53**	**37**	**2**	**92**	**666**

River Green Lot 9, 12 & 17 Total Parking Summary

Lot Reference	Lot 9	Lot 12	Lot 17 Proposed	Total
Units	171	287	459	917
Residential	284	423	574	1,281
Commercial Shared Visitor	-	123	-	123
Visitor	35	-	92	127
Total	**319**	**546**	**666**	**1,531**

* Based on Lot 9's approved Development Permit # 13-632454

* Based on Lot 12's approved Development Permit # 16-743848

Ratio of Standard to small Car parking spaces for Lot 17 (Min 50% required)

Residential **87%** **Visitors** **59%**

Parking Space Schedule	
RES. STALL - ACC. - SHARED	4
RES. STALL - ACC. - VAN	8
RES. STALL - PVT. GARAGE (REG)	52
RES. STALL - REGULAR	429
RES. STALL - SMALL 1	38
RES. STALL - SMALL 2	32
RES. STALL - TANDEM	11
VIS. STALL - ACC - SHARED	1
VIS. STALL - ACC - VAN	1
VIS. STALL - REGULAR	53
VIS. STALL - SMALL	37
Grand total	666

Parking Space Schedule P1	
RES. STALL - ACC. - VAN	2
RES. STALL - PVT. GARAGE (REG)	40
RES. STALL - REGULAR	104
RES. STALL - SMALL 1	5
RES. STALL - SMALL 2	9
VIS. STALL - ACC - SHARED	1
VIS. STALL - ACC - VAN	1
VIS. STALL - REGULAR	53
VIS. STALL - SMALL	37
Grand total: 252	

Parking Space Schedule P2	
RES. STALL - ACC. - SHARED	4
RES. STALL - ACC. - VAN	6
RES. STALL - PVT. GARAGE (REG)	12
RES. STALL - REGULAR	325
RES. STALL - SMALL 1	33
RES. STALL - SMALL 2	23
RES. STALL - TANDEM	11
Grand total: 414	

Parking Space Schedule P1 Car Wash	
CAR WASH	1
Grand total: 1	

Bike Locker Schedule		
Locker Type / Size	Locker Count	Bike Count
4' 0" X 6' - 1 Bike	129	129
4' 4" X 7' - 1 Bike	10	10
5' 0" X 6' - 1 Bike	197	197
5' 0" X 6' - 2 Bikes	82	164
6' 0" X 4' - 1 Bike	1	1
6' 0" X 5' - 1 Bike	18	18
6' 0" X 6' - 1 Bike	2	2
7' 0" x 6' - 1 Bike	1	1
CUSTOM 1 - 30sf - 1 Bike	1	1
PVT. GRG - 2 Bikes	26	52
Grand total	467	575

Bike Locker Schedule Level P1		
Locker Type / Size	Locker Count	Bike Count
4' 0" X 6' - 1 Bike	45	45
4' 4" X 7' - 1 Bike	5	5
5' 0" X 6' - 1 Bike	93	93
5' 0" X 6' - 2 Bikes	39	78
6' 0" X 5' - 1 Bike	9	9
7' 0" x 6' - 1 Bike	1	1
CUSTOM 1 - 30sf - 1 Bike	1	1
PVT. GRG - 2 Bikes	19	38
Grand total	212	270

Bike Locker Schedule Level P2		
Locker Type / Size	Locker Count	Bike Count
4' 0" X 6' - 1 Bike	84	84
4' 4" X 7' - 1 Bike	5	5
5' 0" X 6' - 1 Bike	104	104
5' 0" X 6' - 2 Bikes	43	86
6' 0" X 4' - 1 Bike	1	1
6' 0" X 5' - 1 Bike	9	9
6' 0" X 6' - 1 Bike	2	2
PVT. GRG - 2 Bikes	7	14
Grand total	255	305

Bike Parking Tabulation

Class 1	1.25 per Unit
Class 2	0.2 per unit

Total Bike Parking Required per Tower

	Tower H	Tower G	Tower F	Total
Bikes (Class 1)	205	222	148	**575**
Bikes (Class 2)	33	36	24	**93**

Min. EV Bike Parking	58	
Provided EV Bikes Parking	69	Note: Where more than 10 bikes in room but less than 20: 2 EV shared points provided

BIKES PROVIDED		
level	Bikes (Class 1)	Bikes (Class 2)
L1	-	94
P1	270	-
P2	305	-
TOTAL	**575**	**94**

3 bicycle repair station will be provided and located on P2

Loading Required

Notes: 7.13.6.1 Residential Use On-Site Loading Spaces Requirement for developments fronting a public road where on-street parking is typically allowed

81-240 Units Medium Size: 1 space

241 or more Units Medium Size: 1 space+ 1 space per each additional 160 dwelings units over 240 dwelings units.
Large Size: for buildings that are 5 storeys or higher, 1 space for every buildings.

7.13.6.2 General On-Site Loading Spaces Requirements for developments fronting a public road where on-street parking is typically allowed 1,861 sm (20,20.9 sq.ft)

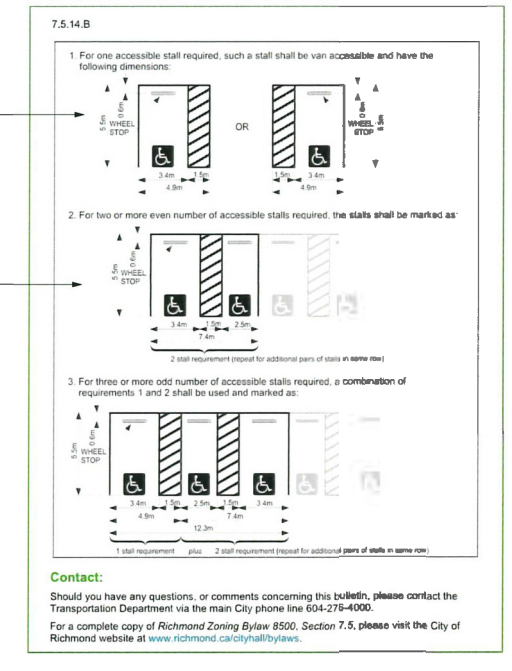
Medium size: 1 space plus 1 space per each additional 5,000 sm (53,819.6 sq.ft.) over 1,860 sm (20,20.9 sq.ft.)

Large Size: 1 space for each 5,000 sm (53,819.6 sq.ft.) over 1,860 sm (20,20.9 sq.ft)

LOADING			
TYPE	RULE	REQUIRED	PROVIDED
RESIDENTIAL MEDIUM	1 PER EACH TOWER FOR DWELLING UNITS - 81-240	3	3
TOTAL		3	3

ALL SINGLE LOCATED ACCESSIBLE STALLS ARE PROVIDED TO MATCH AS PER FIGURE 1.

ALL DOUBLE LOCATED ACCESSIBLE STALLS ARE PROVIDED TO MATCH WITH THE SHARED AISLE PER FIGURE 2.

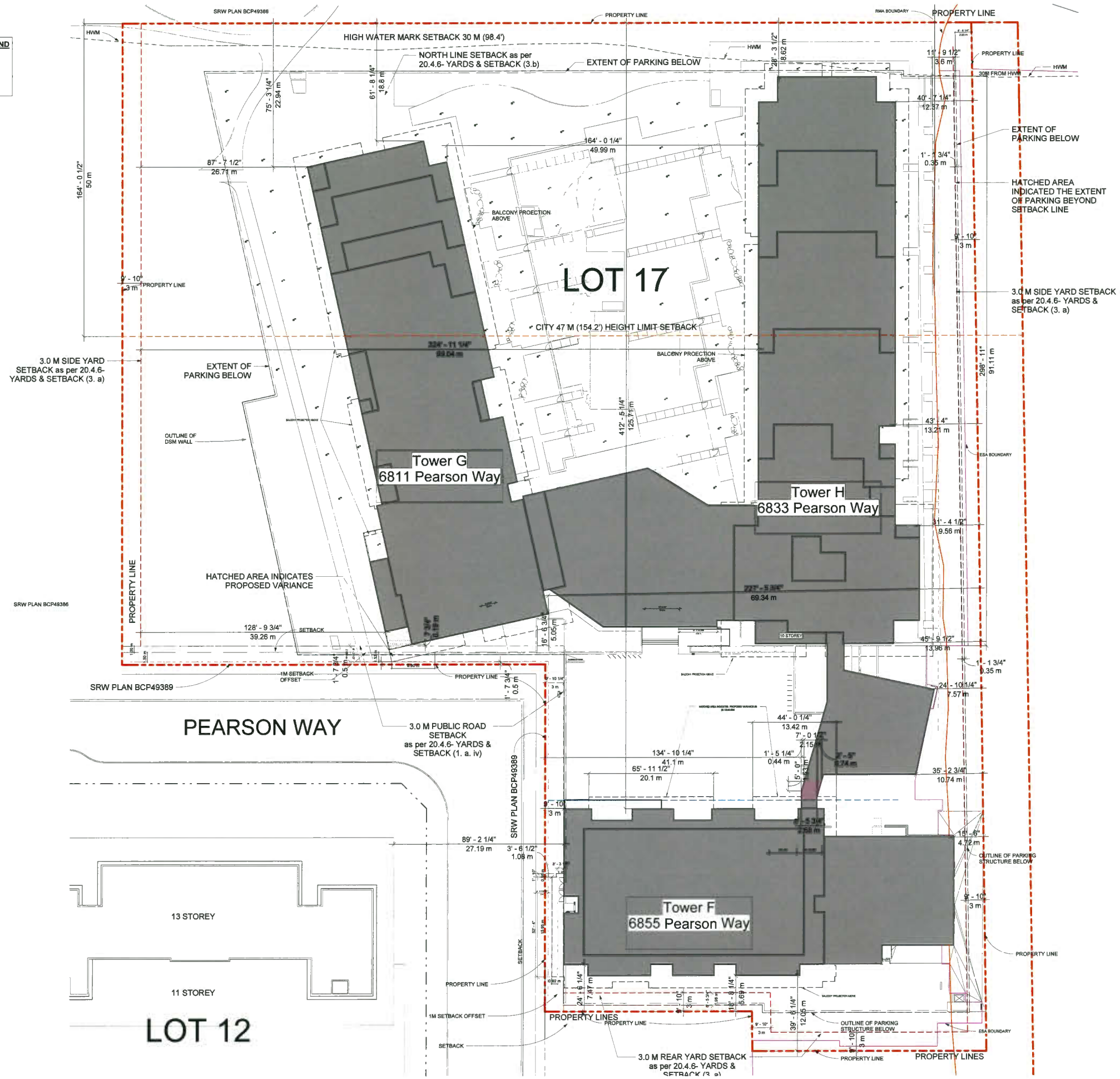


APR 2 3 2019

DP 18-816029

ELEVATION ABBREVIATION LEGEND

T.O.D: TOP OF DECK
T.O.C: TOP OF CANOPY
T.O.GR: TOP OF GUARD-RAIL
T.O.RF: TOP OF ROOF



DP 18-816029

APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

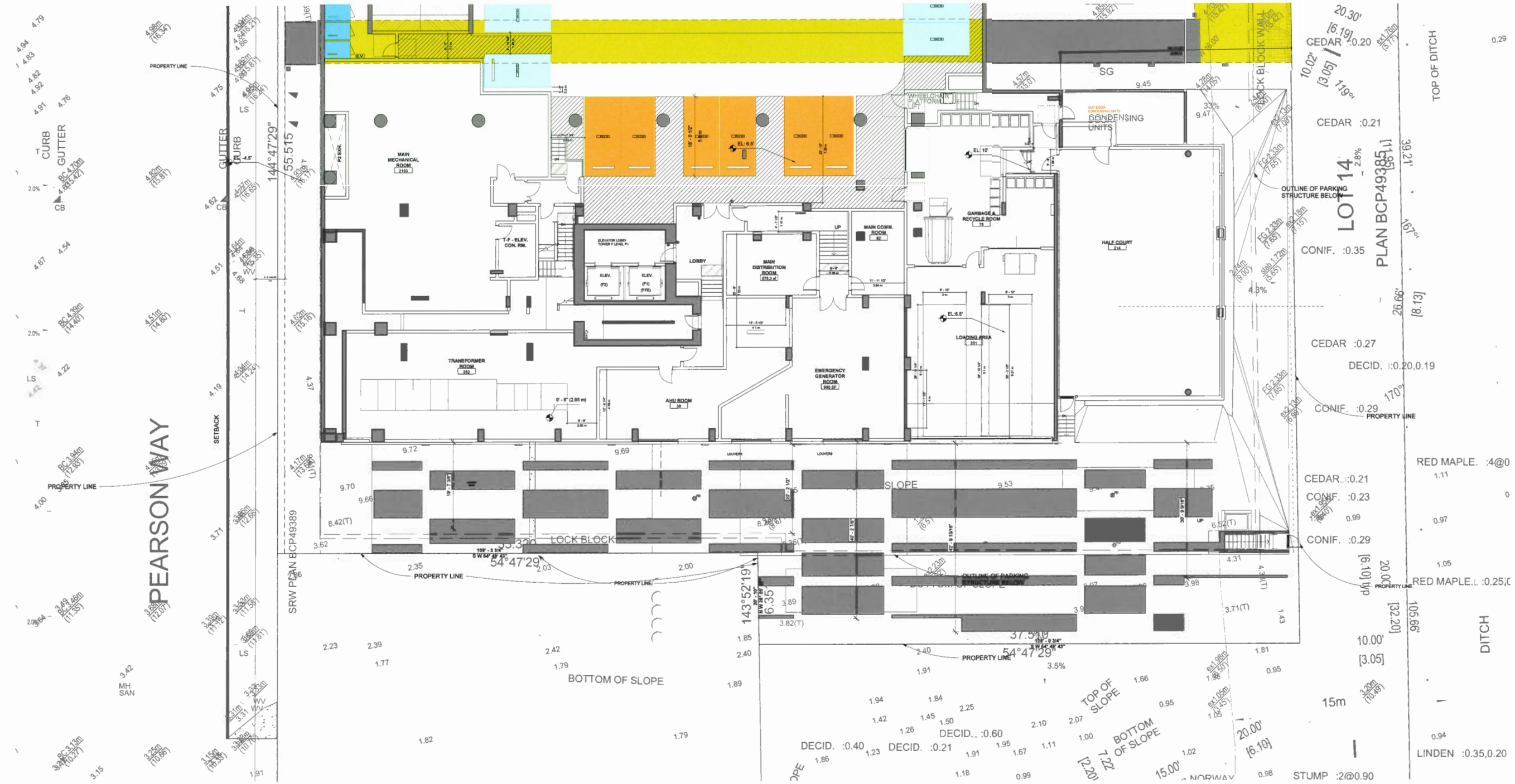
River Green **Lot 17**
Development Permit

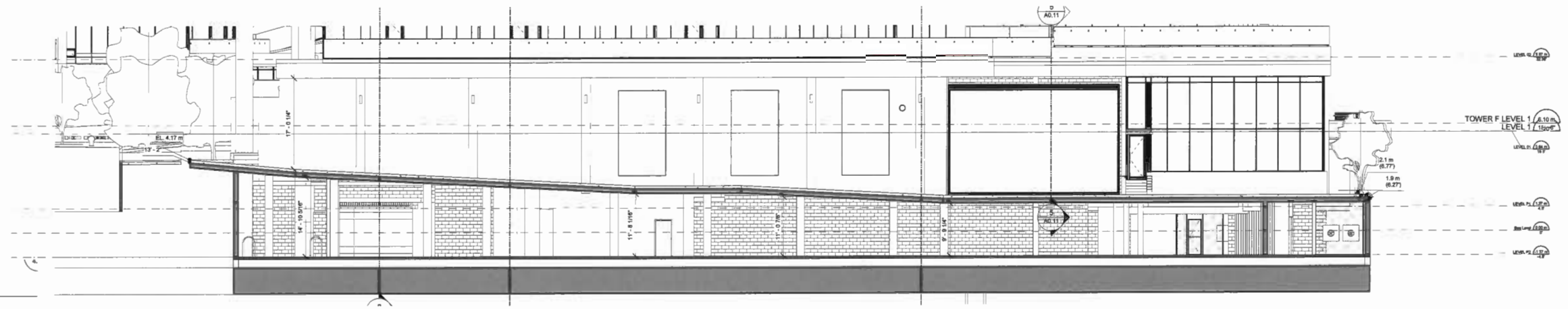
PRJ. N

SITE PLAN

Sheet No. 2.01

DP 18-816029





1 SECTION THROUGH SHARE LANE

APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING · URBAN DESIGN · LANDSCAPE ARCHITECTURE

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

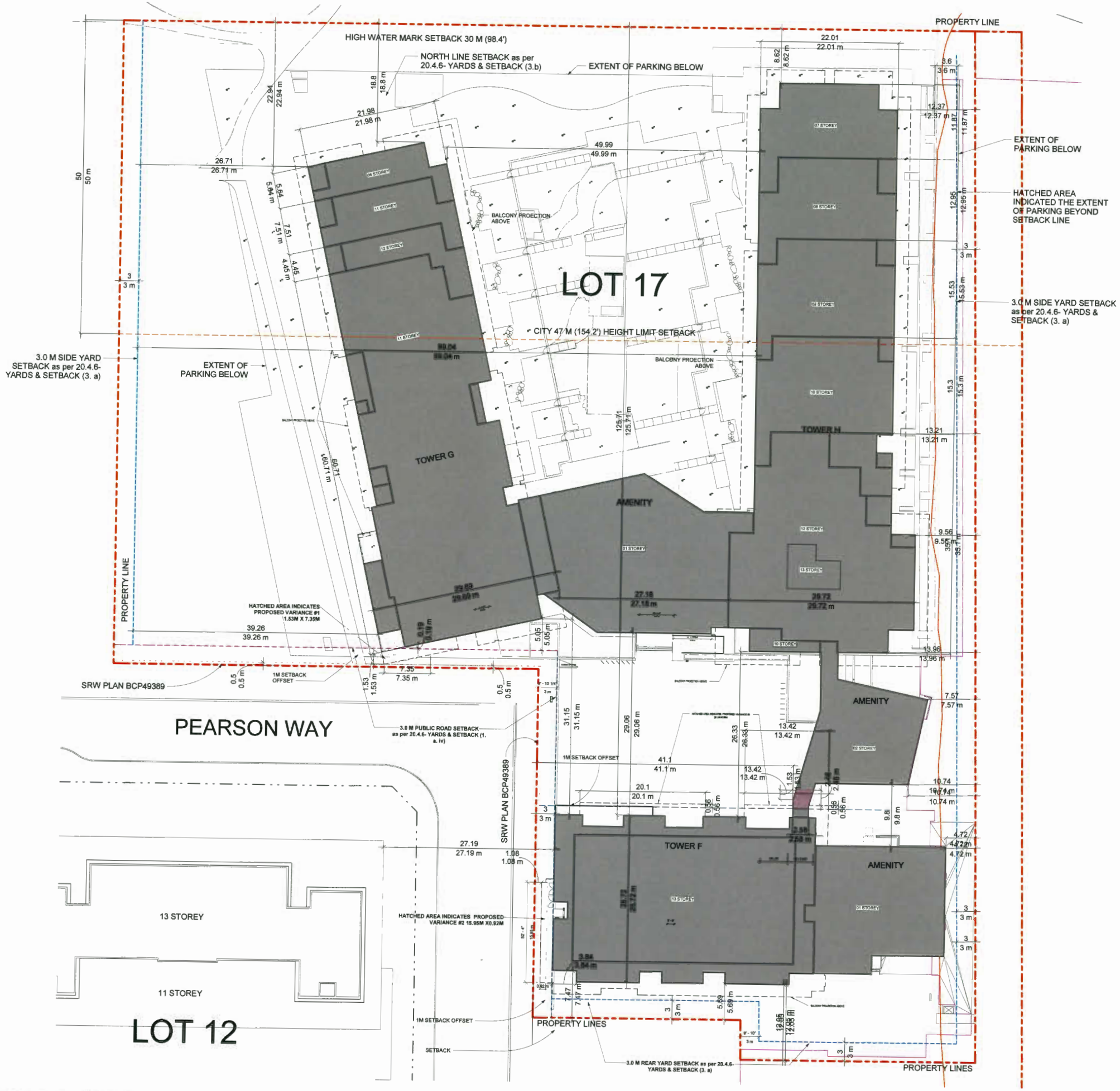
River Green **Lot 17**
Development Permit

PRJ. N N

SHARED LANE DETAIL

Sheet No. 2.02

DP 18-816029



APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

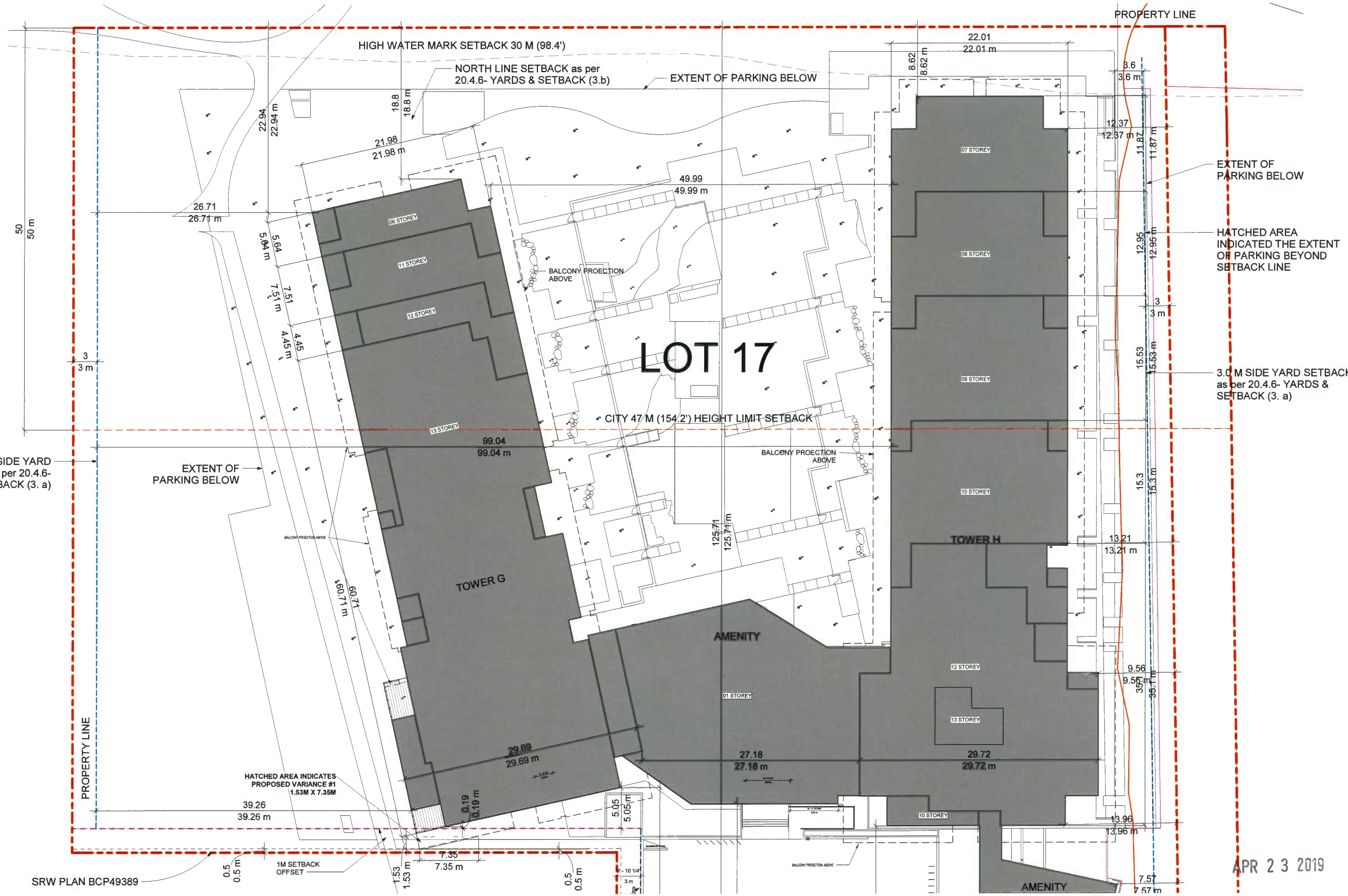
Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green **Lot 17**
Development Permit

PRJ. N N

SETBACK PLAN WITH BALCONY PROJECTION

Sheet No. 2.03



DP 18-816029

APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING · URBAN DESIGN · LANDSCAPE ARCHITECTURE

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green **Lot 17**
Development Permit

PRJ. N N

SETBACK PLAN WITH BALCONY PROJECTION

Sheet No. 2.03a

DP 18-816029

PROPERTY LINE

HATCHED AREA INDICATES PROPOSED VARIANCE #1 1.53M X 7.35M

SRW PLAN BCP49389

1M SETBACK OFFSET

3.0 M PUBLIC ROAD SETBACK as per 20.4.6- YARDS & SETBACK (1. a. iv)

PEARSON WAY

13 STOREY

11 STOREY

LOT 12

HATCHED AREA INDICATES PROPOSED VARIANCE #2 15.95M X0.92M

1M SETBACK OFFSET

SETBACK

PROPERTY LINES

3.0 M REAR YARD SETBACK as per 20.4.6- YARDS & SETBACK (3. a)

PROPERTY LINES

TOWER G

TOWER H

AMENITY

12 STOREY

01 STOREY

13 STOREY

10 STOREY

AMENITY

02 STOREY

TOWER F

13 STOREY

AMENITY

01 STOREY

APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

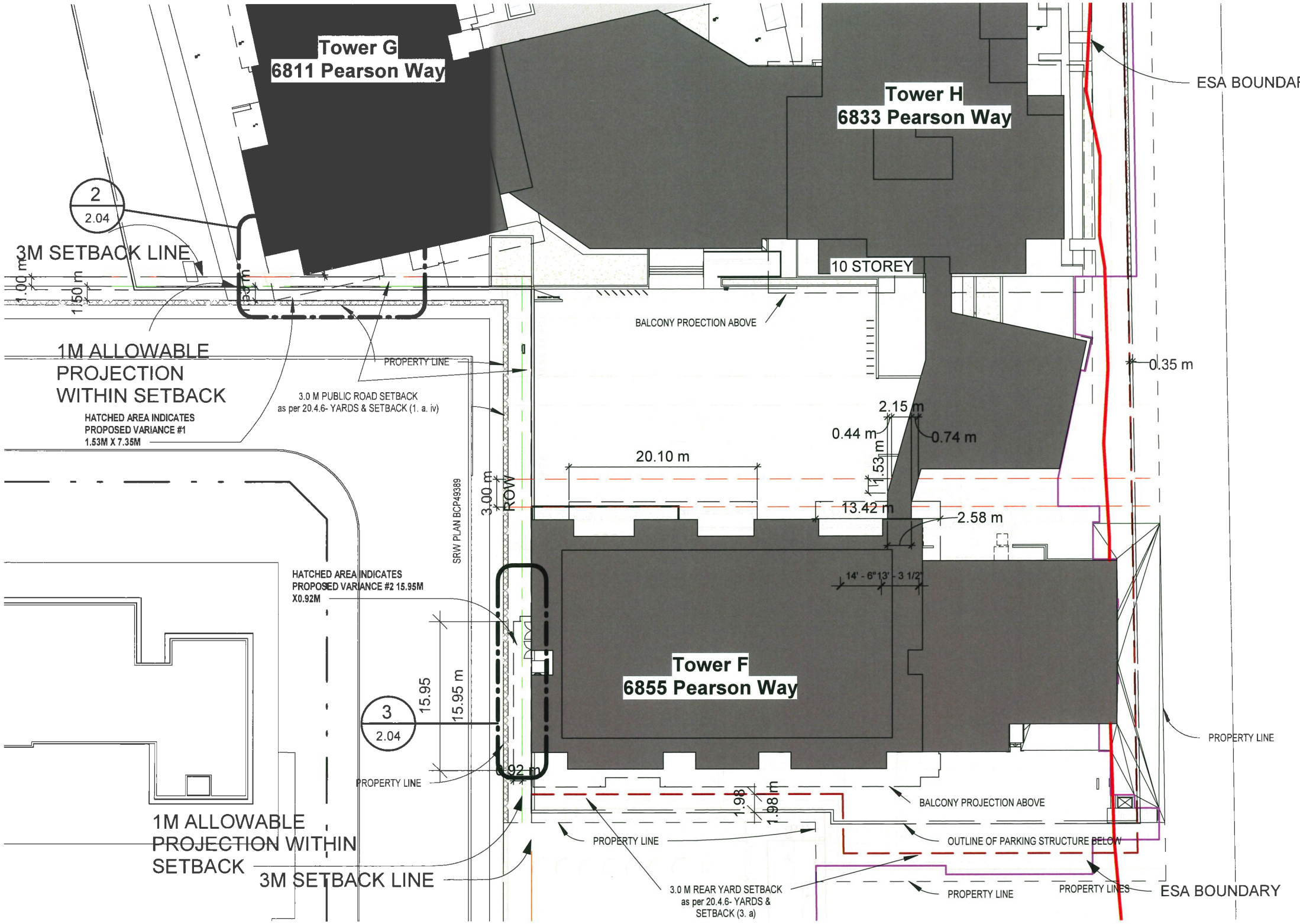
River Green **Lot 17**
Development Permit

PRJ. N N

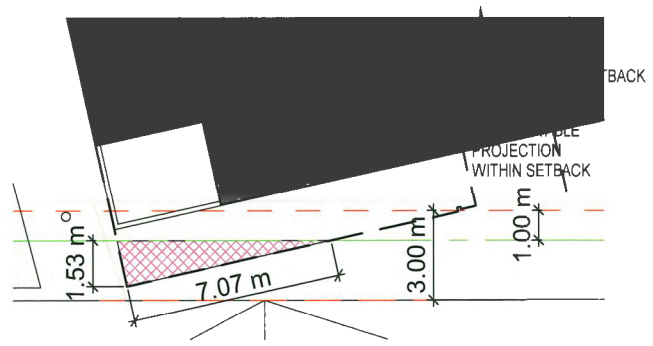
SETBACK PLAN WITH BALCONY PROJECTION

Sheet No. 2.03b

DP 18-816029



1 ENCROACHMENT PLAN
1" = 40'-0"



7.19M ABOVE GRADE LEVEL 3-12

2 VARIANCE #1 TOWER G
3/64" = 1'-0"

7.19M ABOVE GRADE LEVEL 3-12

3 VARIENCE #2 TOWER F
3/64" = 1'-0"

APR 2 4 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green **Lot 17**
Development Permit

PRJ. N

Scale:
As indicated

ENCROACHMENT

Sheet No. 2.04

SURVEY PLAN OF LOT 17 SECTIONS 5 AND 6 BLOCK 4 NORTH RANGE 6 WEST AND SECTION 31 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN EPP58913

PARCEL IDENTIFIER (PID): 029-895-791

CIVIC ADDRESS
#6811 PEARSON WAY
RICHMOND, B.C.

FOR CITY OF RICHMOND PERMIT APPLICATIONS

LEGEND
SCALE 1:300

0 5 10 15

ALL DISTANCES ARE IN METRES

- x## INDICATES SPOT ELEVATION
- ● B INDICATES BOLLARD
- CB CB INDICATES CATCH BASIN
- EB EB INDICATES ELECTRICAL BOX
- FH FH INDICATES FIRE HYDRANT
- IC IC INDICATES INSPECTION CHAMBER
- IB IB INDICATES IRRIGATION BOX
- ICB ICB INDICATES IRRIGATION CONTROL BOX
- IV IV INDICATES IRRIGATION VALVE
- LS LS INDICATES LAMP STANDARD
- MH MH INDICATES MANHOLE
- PP PP INDICATES POWER POLE
- SV SV INDICATES SEWER VALVE
- TL TL INDICATES TRAFFIC LIGHT
- UB UB INDICATES UTILITY BOX
- WM WM INDICATES WATER METER
- WV WV INDICATES WATER VALVE
- CONC. INDICATES CONCRETE
- ELEC. INDICATES ELECTRICAL
- (T) INDICATES TOP OF WALL

NOTES:

- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND SECONDARY HPN BENCHMARK AT NORTHWEST CORNER OF HOLLYBRIDGE PUMP STATION, ELEV.=3.748 METRES.
- PROPERTY LINES ARE DERIVED FROM PLAN EPP58913 AND LEGAL FIELD SURVEYS.
- THIS DRAWING IS A COMPILATION OF RECENT EXISTING TOPOGRAPHIC SURVEYS UNDERTAKEN BY MPT.

MIDDLE ARM FRASER RIVER

"WATERFRONT PARK"

P
PLAN 23838

FRACTIONAL SECTION 31

RIVER ROAD

U
PLAN 35930

STRATA PLAN
EPS4722

(FORMERLY
LOT 9
PLAN BCP49385)

TOWER "A"

TOWER "B"

"PUBLIC
OPEN
SPACE"

LOT 17
PLAN EPP58913

PHASE 1
PRELOAD REMOVED

"PRELOAD"
"PHASE 2"

HOLLYBRIDGE WAY

PEARSON WAY

LOT 12
PLAN BCP49386

REM 13
PLAN BCP49385

LOT 14
PLAN BCP49385

LOT 15
PLAN BCP49385

GILBERT ROAD

NEW RIVER ROAD

© COPYRIGHT

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#320 - 11120 HORSESHOE WAY
RICHMOND, B.C. V7A 5H7
Ph: 604-270-8324
FAX 604-270-4137
CADFILE 17941-CONP-TPC-3.DWG

R-18-17941-CONP-TPC-3

AS TO UPDATE OF RMA SETBACK AND WEST TOP OF DITCH: AUGUST 3, 2018

DP 18-816029

APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING · URBAN DESIGN · LANDSCAPE ARCHITECTURE

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green **Lot 17**
Development Permit

PRJ. N N

SURVEY PLAN

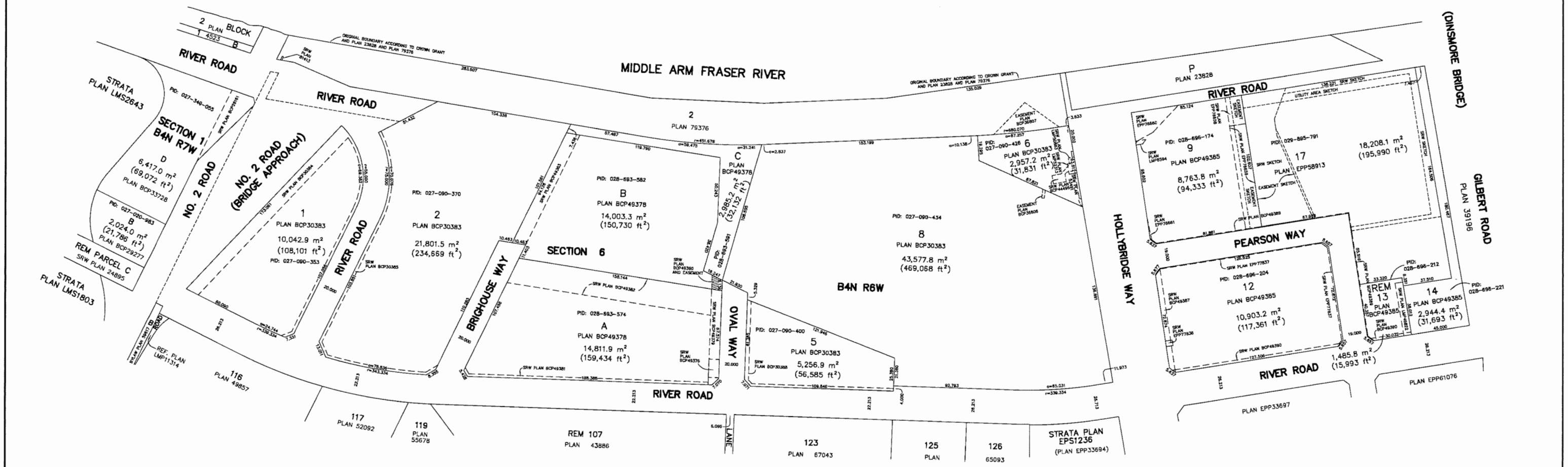
Sheet No. 2.05

DP 18-816029

RIVER GREEN COMPILATION PLAN

LEGEND
SCALE 1:1000
20 0 20 40 80
ALL DISTANCES ARE IN METRES.

NOTE:
PROPOSED SRW'S WILL BE REPLACED WITH A FINAL SRW ONCE STRUCTURE IS BUILT.



© COPYRIGHT

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
8210 - 8171 COOK ROAD
RICHMOND, B.C.
V6Y 3T8
PH: 604.270.9331
FAX: 604.270.4137
DWGFILE: 15300-COMPILATION-PLAN-10.DWG

R-19-15300-COMP

DATE: MARCH 26, 2019

APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING · URBAN DESIGN · LANDSCAPE ARCHITECTURE

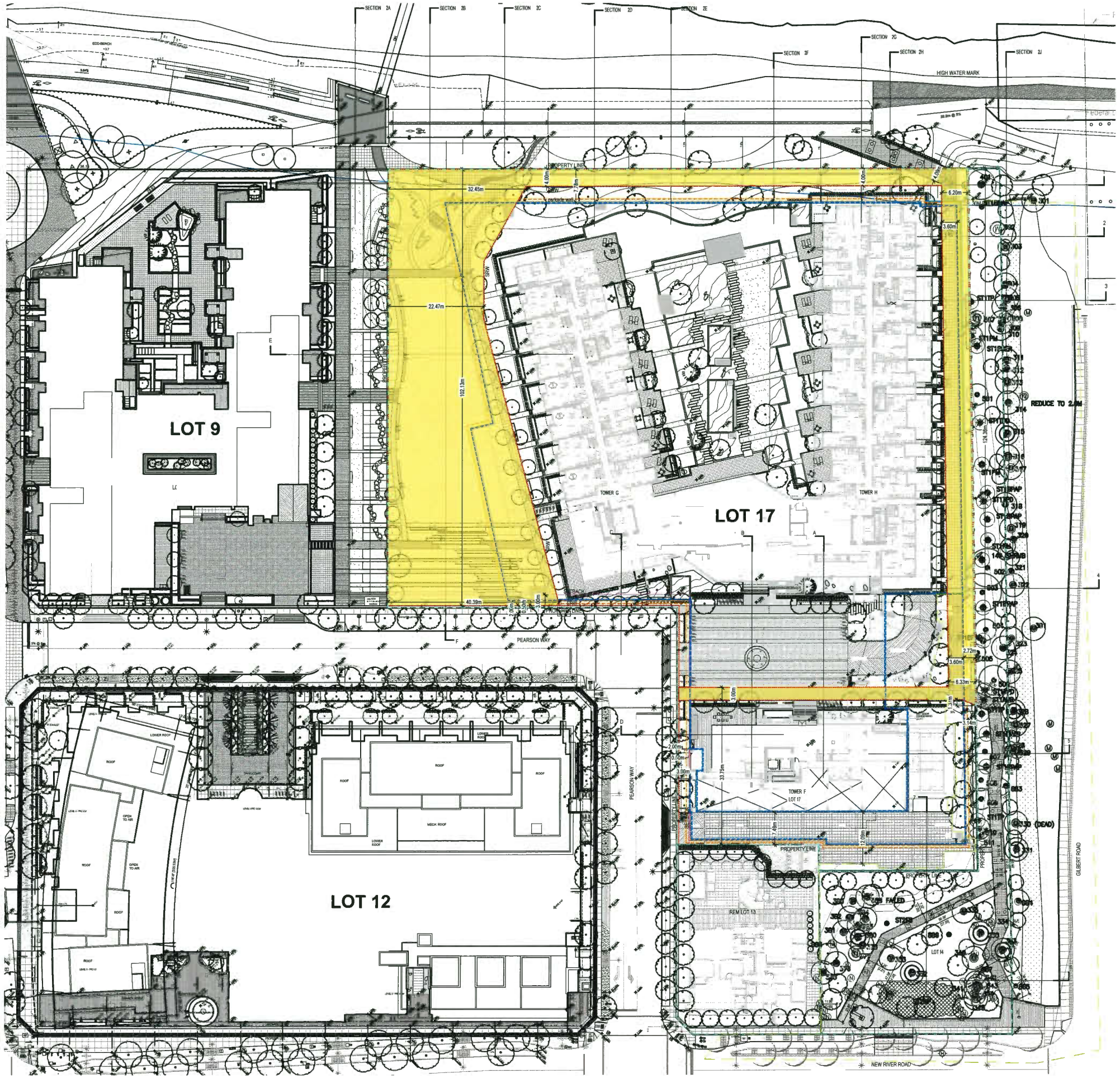
Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green Lot 17
Development Permit

PRJ. N

SUBDIVISION PLAN

Sheet No. 2.06



LEGEND

- PROPERTY LINE
- CURRENT R.O.W.
- SETBACK LINE
- UNDERGROUND PARKING OUTLINE
- PROPOSED ROW AREA
- 30M FROM HIGH WATER MARK
- ESA BOUNDARY
- • TREE TO BE RETAINED
- Ⓦ TREE HAS BEEN WILDLIFED
- × TREE TO BE REMOVED, MODIFIED OR CONVERT INTO WILDLIFE
- Ⓗ TREE TO BE REMOVED FOR HAZARD MITIGATION, TO BE DECIDED BY THE CITY
- Ⓟ TREE TO BE PRUNED
- NOTE: REFER TO ARBORIST REPORT FOR TREE MANAGEMENT PLAN

NOTE: OFF-SITE STREETSCAPE, WATERFRONT PARK & DIKE, AND LOT 14 ESA LANDSCAPE DESIGN ARE NCLUDED IN SA (SERVICING AGREEMENT).

DP 18-816029

APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING · URBAN DESIGN · LANDSCAPE ARCHITECTURE

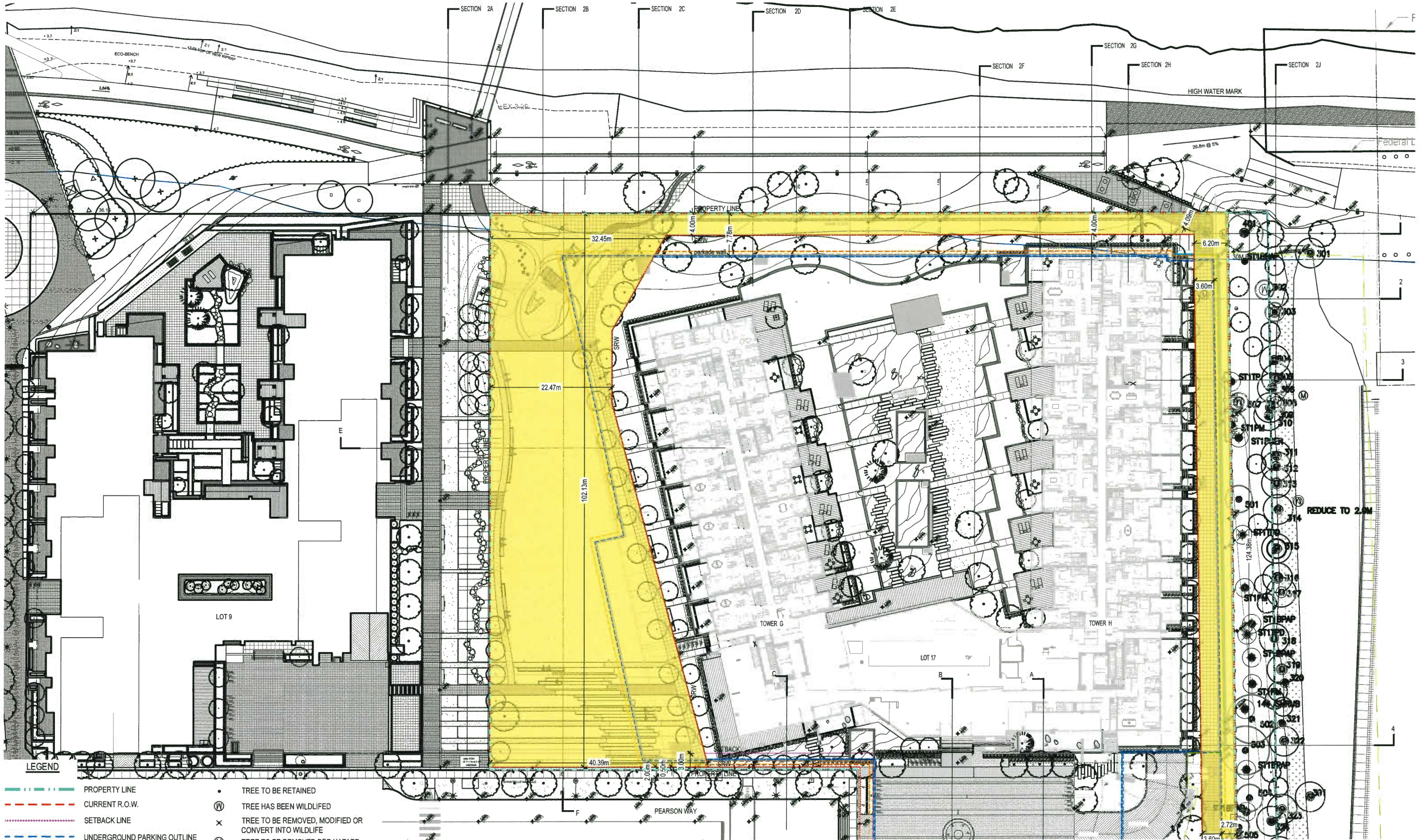
Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green **Lot 17**
Development Permit

PRJ. N N

OVERALL SITE PLAN

Sheet No. 3.01



LEGEND

- PROPERTY LINE
- CURRENT R.O.W.
- SETBACK LINE
- UNDERGROUND PARKING OUTLINE
- PROPOSED ROW AREA
- 30M FROM HIGH WATER MARK
- ESA BOUNDARY
- TREE TO BE RETAINED
- TREE HAS BEEN WILDLIFED
- TREE TO BE REMOVED, MODIFIED OR CONVERT INTO WILDLIFE
- TREE TO BE REMOVED FOR HAZARD MITIGATION, TO BE DECIDED BY THE CITY
- TREE TO BE PRUNED
- NOTE: REFER TO ARBORIST REPORT FOR TREE MANAGEMENT PLAN

NOTE: OFF-SITE STREETSCAPE, WATERFRONT PARK & DIKE, AND LOT 14 ESA LANDSCAPE DESIGN ARE INCLUDED IN SA (SERVICING AGREEMENT).

DP 18-816029

APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green Lot 17
Development Permit

PRJ. N

OVERALL SITE PLAN (1 OF 2 – NORTH)

Sheet No. 3.01a

DP 18-816029

LEGEND

- PROPERTY LINE
- CURRENT R.O.W.
- SETBACK LINE
- UNDERGROUND PARKING OUTLINE
- PROPOSED ROW AREA
- 30M FROM HIGH WATER MARK
- ESA BOUNDARY

- TREE TO BE RETAINED
- (W) TREE HAS BEEN WILDLIFED
- × TREE TO BE REMOVED, MODIFIED OR CONVERT INTO WILDLIFE
- (H) TREE TO BE REMOVED FOR HAZARD MITIGATION, TO BE DECIDED BY THE CITY
- (P) TREE TO BE PRUNED
- NOTE: REFER TO ARBORIST REPORT FOR TREE MANAGEMENT PLAN

NOTE: OFF-SITE STREETSCAPE, WATERFRONT PARK & DIKE, AND LOT 14 ESA LANDSCAPE DESIGN ARE INCLUDED IN SA (SERVICING AGREEMENT).

APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING · URBAN DESIGN · LANDSCAPE ARCHITECTURE

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

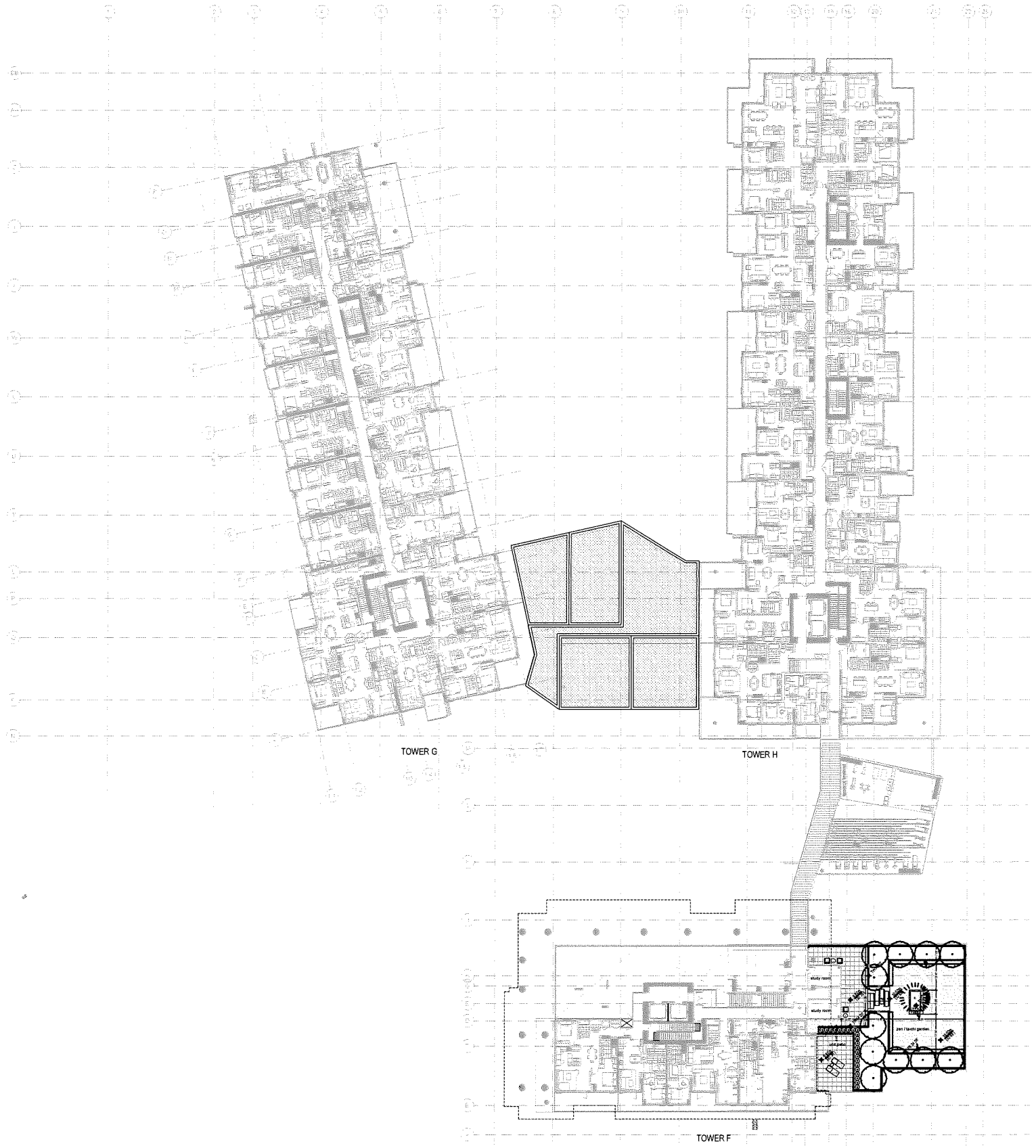
River Green **Lot 17**
Development Permit

PRJ. N N

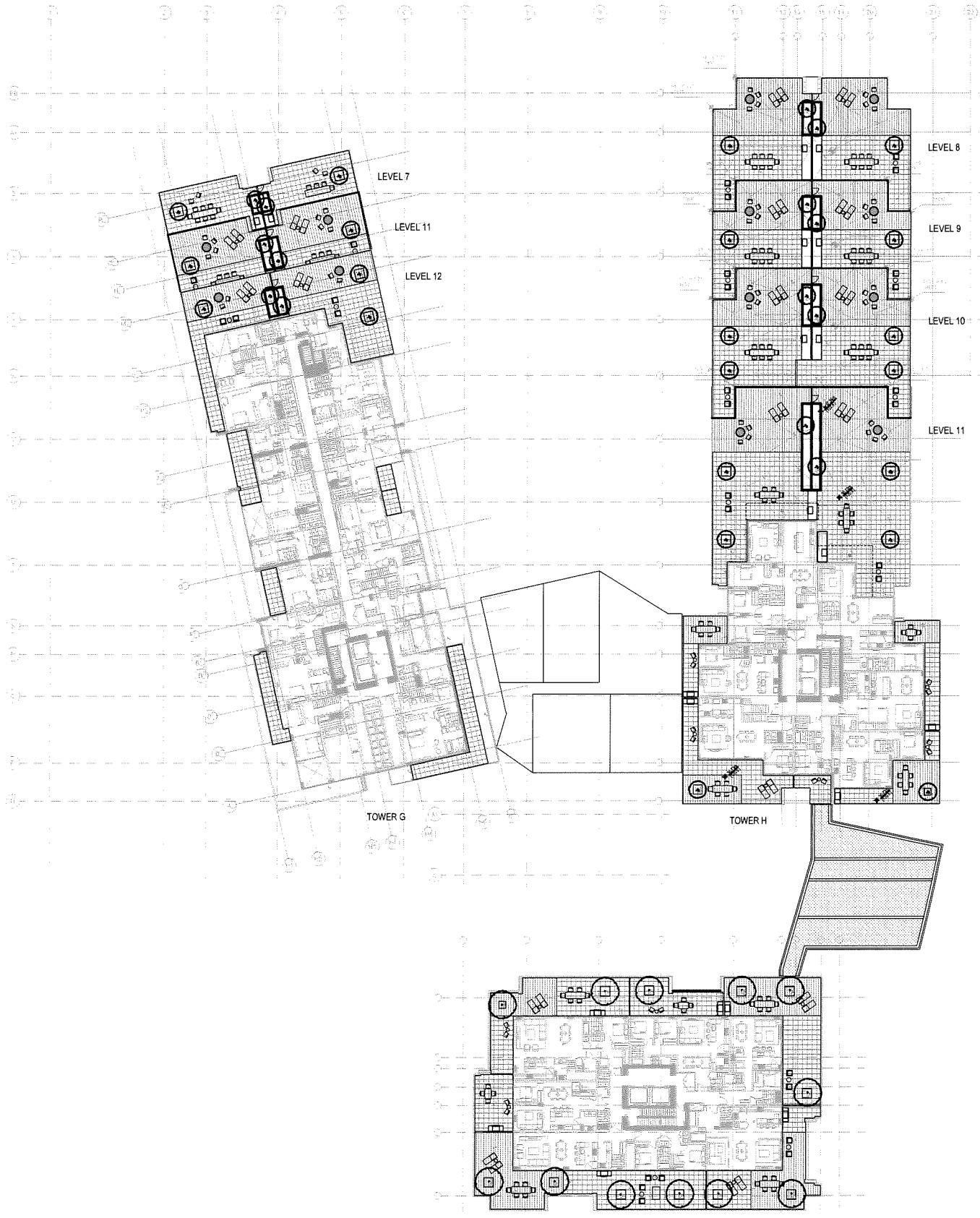
OVERALL SITE PLAN (2 OF 2 – SOUTH)

Sheet No. 3.01b

DP 18-816029



1 OVERALL - LEVEL 2
SCALE: -



2 OVERALL - ROOF DECK LEVELS
SCALE: -

APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE

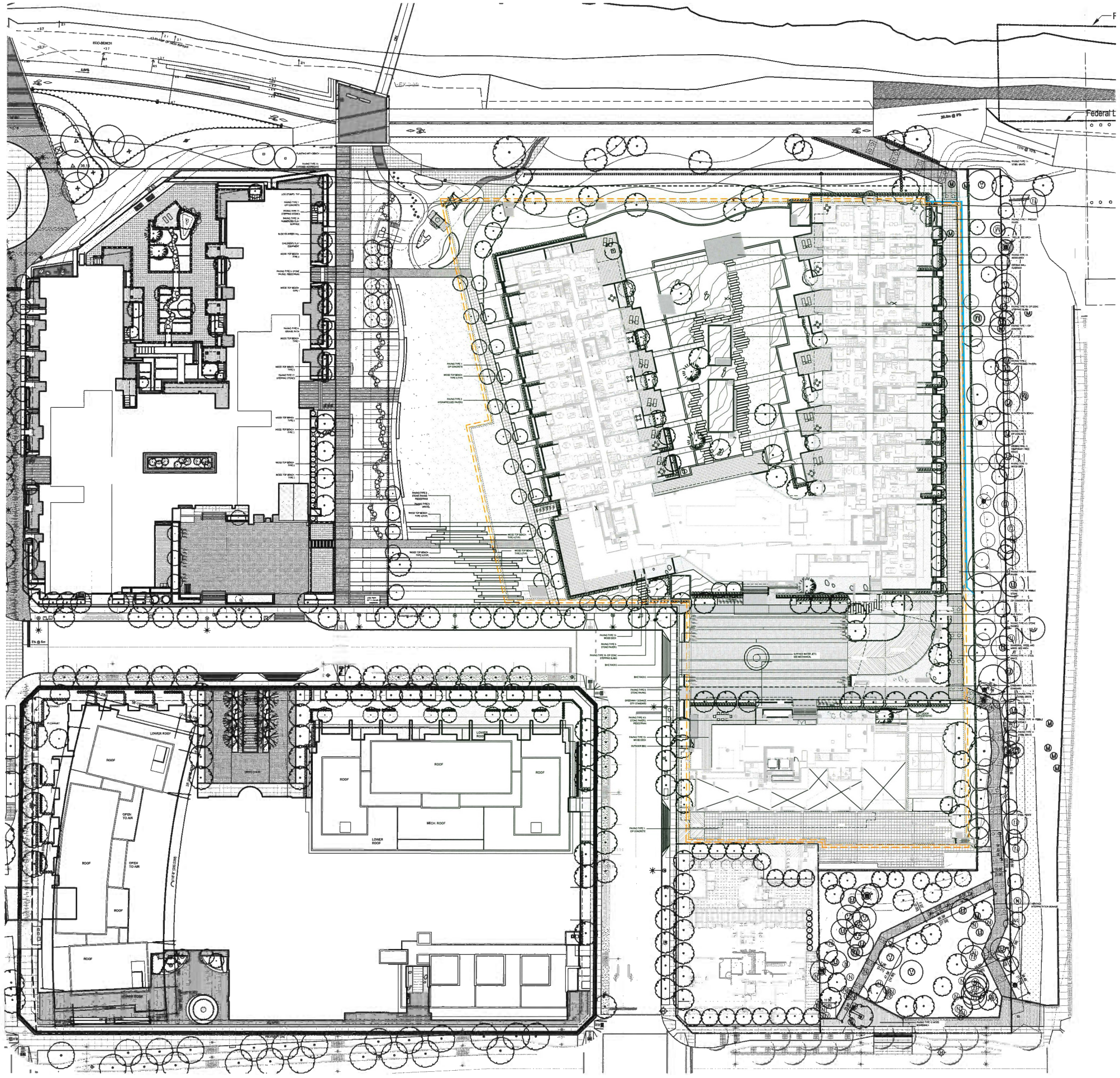
Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green Lot 17
Development Permit

PRJ. N N

SITE PLAN – LEVEL 2 & ROOF LEVEL

Sheet No. 3.02



MATERIALS LEGEND

REFER TO LOT 17 SERVICING AGREEMENT FOR OFFSITE STREETSCAPE, WATERFRONT PARK & DIKE, AND LOT 14 ESA LANDSCAPE DESIGN.

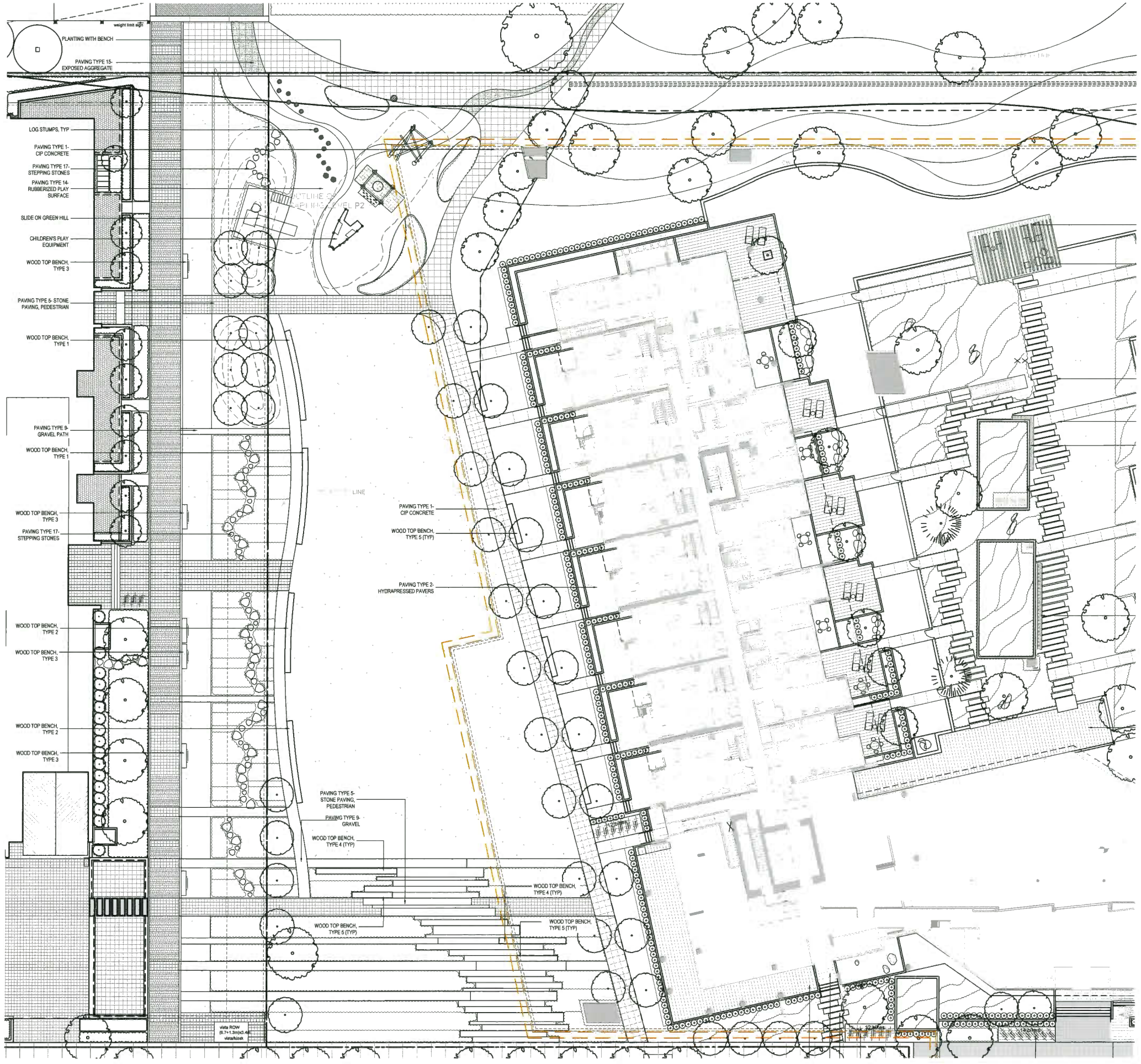
- PAVING TYPE 1 - CIP CONCRETE
  GROUND LEVEL - PATIO ENTRANCES, COURTYARD PATHS AND PUBLI
  WALKWAY AND LOADING AREA
  SANDBLAST FINISH, SAWCUT LINES, NATURAL AND CHARCOAL COLC
- PAVING TYPE 2 - HYDRAPRESSED PAVER
  GROUND LEVEL - PRIVATE PATIOS
  TEXADA, NATURAL COLOR, 12X24X2"
- PAVING TYPE 3 - HYDRAPRESSED PAVER
  GROUND LEVEL, ROOF LEVEL - PRIVATE PATIOS
  TEXADA, NATURAL COLOR, 24X24X2"
- PAVING TYPE 4 - STONE PAVING
  GROUND LEVEL - PARK & DRIVE COURT
  BLACK GRANITE, 11-3/4X11-3/4X2"
- PAVING TYPE 5 - STONE PAVING
  GROUND LEVEL - PARK & DRIVE COURT
  SALT AND PEPPER GRANITE, LIGHT GREY, 11-3/4X11-3/4X2"
- PAVING TYPE 6 - STONE PAVING, VEHICULAR
  GROUND LEVEL - SE DRIVE COURT
  BLACK GRANITE, 1'-7 3/8"X1'-7 3/8" x 2"
- PAVING TYPE 7 - PRECAST PAVER
  GROUND LEVEL - EAST PATHWAY
  PAVER, LIGHT GREY, 24"x24"x 2"
- PAVING TYPE 8 - WOOD DECK
  ROOF LEVEL - PATIOS
- PAVING TYPE 9 - GRAVEL
  GROUND LEVEL PATHS AT PARK
  GRAY COLOR GRAVEL
- PAVING TYPE 10 - PEBBLE STONE
  GROUND AND ROOF LEVEL - BUILDING EDGE
  BLACK PEBBLE, 2-3" DIAMETER
- PAVING TYPE 11 - STEEL GRATE
  GROUND LEVEL - EAST GREENWAY, RAISED WALKWAY
- PAVING TYPE 12 - WOOD BOARDWALK
  GROUND LEVEL - RIVER ROAD BOARDWALK
- PAVING TYPE 13 - WOOD DECK
  GROUND LEVEL - COURTYARD
- PAVING TYPE 14 - RUBBERIZED PLAY SURFACE
  GROUND LEVEL - KIDS PLAY
  MIXED BLACK AND GREEN COLOR, MIXED BLACK AND BLUE COLOR
- PAVING TYPE 15 - EXPOSED AGGREGATE
  GROUND LEVEL CHILDREN'S PLAY AREA
- PAVING TYPE 16 - CIP CONC STEPPING SLAB
  GROUND LEVEL - COURTYARD
  CIP CONCRETE, SANDBLAST, 1'-9" X 7' X4"
- PAVING TYPE 17 - STEPPING STONE
  GROUND LEVEL
  FLAG STONE, BLACK BASALT, 12-24" DIA
- CIP CONCRETE PLANTER WALL
  SANDBLAST FINISH
- TRELLIS
  GROUND LEVEL - COURTYARD
  SEE ARCH
- BOULDERS
  PODIUM LEVEL - POOLS, ISLANDS AND PLANTED AREAS
  PENTHOUSE LEVEL
- PLAY FEATURE TYPE A - LOG STUMPS
  PODIUM LEVEL - KIDS PLAY
- TEMPORARY EXISTING TREE FENCE AT EAST PROPERTY

LAYOUT AND MATERIALS GENERAL NOTES

1. DO NOT SCALE DRAWINGS. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS FOR COMPLIANCE.
3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
4. UTILITY AND LIGHTING ARE INDICATED FOR REFERENCE ONLY. REFER TO ENG. DRAWINGS FOR LOCATIONS, DETAILS, AND SPECIFICATIONS.
5. REFER TO CIVIL ENGINEERS DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS AND PEDESTRAIN LET-DOWNS.
6. REFER TO ENGINEERING DRAWINGS FOR DETAILS, SUBGRADE, AND REINFORCING OF ALL PAVED SURFACES IN ROADWAYS.
7. ALL STREETSCAPE DESIGN IS TO BE COORDINATED WITH CITY OF RICHMOND STREET ENGINEERING DEPARTMENT AND PLANTED UNDER SUPERVISION OF THE CITY OF RICHMOND PARK BOARD.
8. REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS.
9. ALL DIMENSIONS ARE NOMINAL
10. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
11. ALL MOVABLE FURNITURE WILL BE PROVIDED BY OWNERS.

APR 23 2019

DP 18-816029



MATERIALS LEGEND

REFER TO LOT 17 SERVICING AGREEMENT FOR OFFSITE STREETSCAPE, WATERFRONT PARK & DIKE, AND LOT 14 ESA LANDSCAPE DESIGN.

- PAVING TYPE 1 - CIP CONCRETE
  GROUND LEVEL - PATIO ENTRANCES, COURTYARD PATHS AND PUBLI WALKWAY AND LOADING AREA
  SANDBLAST FINISH, SAWCUT LINES, NATURAL AND CHARCOAL COLC
- PAVING TYPE 2 - HYDRAPRESSED PAVER
  GROUND LEVEL - PRIVATE PATIOS
  TEXADA, NATURAL COLOR, 12X24X2"
- PAVING TYPE 3 - HYDRAPRESSED PAVER
  GROUND LEVEL, ROOF LEVEL - PRIVATE PATIOS
  TEXADA, NATURAL COLOR, 24X24X2"
- PAVING TYPE 4 - STONE PAVING
  GROUND LEVEL - PARK & DRIVE COURT
  BLACK GRANITE, 11-3/4X11-3/4X2"
- PAVING TYPE 5 - STONE PAVING
  GROUND LEVEL - PARK & DRIVE COURT
  SALT AND PEPPER GRANITE, LIGHT GREY, 11-3/4X11-3/4X2"
- PAVING TYPE 6 - STONE PAVING, VEHICULAR
  GROUND LEVEL - SE DRIVE COURT
  BLACK GRANITE, 1'-7 11/16"X1'-7 11/16" x 2"
- PAVING TYPE 7 - PRECAST PAVER
  GROUND LEVEL - EAST PATHWAY
  PAVER, LIGHT GREY, 24"x24"x 2"
- PAVING TYPE 8 - WOOD DECK
  ROOF LEVEL - PATIOS
- PAVING TYPE 9 - GRAVEL
  GROUND LEVEL PATHS AT PARK
  GRAY COLOR GRAVEL
- PAVING TYPE 10 - PEBBLE STONE
  GROUND AND ROOF LEVEL - BUILDING EDGE
  BLACK PEBBLE, 2-3" DIAMETER
- PAVING TYPE 11 - STEEL GRATE
  GROUND LEVEL - EAST GREENWAY, RAISED WALKWAY
- PAVING TYPE 12 - WOOD BOARDWALK
  GROUND LEVEL - RIVER ROAD BOARDWALK
- PAVING TYPE 13 - WOOD DECK
  GROUND LEVEL - COURTYARD
- PAVING TYPE 14 - RUBBERIZED PLAY SURFACE
  GROUND LEVEL - KIDS PLAY
  MIXED BLACK AND GREEN COLOR, MIXED BLACK AND BLUE COLOR
- PAVING TYPE 15 - EXPOSED AGGREGATE
  GROUND LEVEL CHILDREN'S PLAY AREA
- PAVING TYPE 16 - CIP CONC STEPPING SLAB
  GROUND LEVEL - COURTYARD
  CIP CONCRETE, SANDBLAST, 1'-9" X 7' X4"
- PAVING TYPE 17 - STEPPING STONE
  GROUND LEVEL
  FLAG STONE, BLACK BASALT, 12-24" DIA
- CIP CONCRETE PLANTER WALL
  SANDBLAST FINISH
- TRELLIS
  GROUND LEVEL - COURTYARD
  SEE ARCH
- BOULDERS
  PODIUM LEVEL - POOLS, ISLANDS AND PLANTED AREAS
  PENTHOUSE LEVEL
- PLAY FEATURE TYPE A - LOG STUMPS
  PODIUM LEVEL - KIDS PLAY
- TEMPORARY EXISTING TREE FENCE AT EAST PROPERTY

LAYOUT AND MATERIALS GENERAL NOTES

1. DO NOT SCALE DRAWINGS. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS FOR COMPLIANCE.
3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
4. UTILITY AND LIGHTING ARE INDICATED FOR REFERENCE ONLY. REFER TO ENG. DRAWINGS FOR LOCATIONS, DETAILS, AND SPECIFICATIONS.
5. REFER TO CIVIL ENGINEERS DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS AND PEDESTRAIN LET-DOWNS.
6. REFER TO ENGINEERING DRAWINGS FOR DETAILS, SUBGRADE, AND REINFORCING OF ALL PAVED SURFACES IN ROADWAYS.
7. ALL STREETSCAPE DESIGN IS TO BE COORDINATED WITH CITY OF RICHMOND STREET ENGINEERING DEPARTMENT AND PLANTED UNDER SUPERVISION OF THE CITY OF RICHMOND PARK BOARD.
8. REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS.
9. ALL DIMENSIONS ARE NOMINAL
10. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
11. ALL MOVABLE FURNITURE WILL BE PROVIDED BY OWNERS.

APR 2 3 2019

DP 18-816029



MATERIALS LEGEND

REFER TO LOT 17 SERVICING AGREEMENT FOR OFFSITE STREETSCAPE, WATERFRONT PARK & DIKE, AND LOT 14 ESA LANDSCAPE DESIGN.

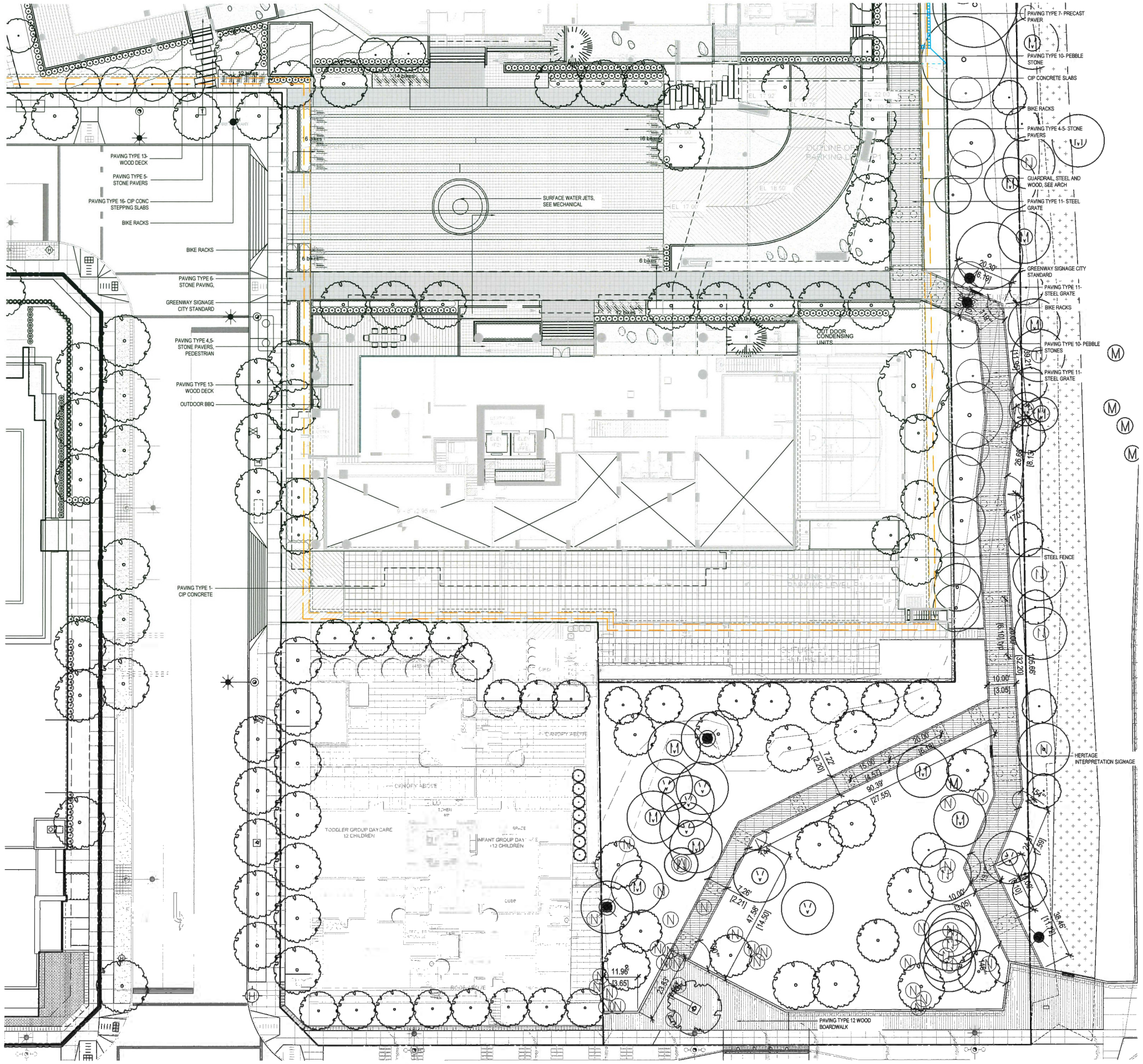
- PAVING TYPE 1 - CIP CONCRETE
  GROUND LEVEL - PATIO ENTRANCES, COURTYARD PATHS AND PUBL
  WALKWAY AND LOADING AREA
  SANDBLAST FINISH, SAWCUT LINES, NATURAL AND CHARCOAL COL
- PAVING TYPE 2 - HYDRAPRESSED PAVER
  GROUND LEVEL - PRIVATE PATIOS
  TEXADA, NATURAL COLOR, 12X24X2"
- PAVING TYPE 3 - HYDRAPRESSED PAVER
  GROUND LEVEL, ROOF LEVEL - PRIVATE PATIOS
  TEXADA, NATURAL COLOR, 24X24X2"
- PAVING TYPE 4 - STONE PAVING
  GROUND LEVEL - PARK & DRIVE COURT
  BLACK GRANITE, 11-3/4X11-3/4X2"
- PAVING TYPE 5 - STONE PAVING
  GROUND LEVEL - PARK & DRIVE COURT
  SALT AND PEPPER GRANITE, LIGHT GREY, 11-3/4X11-3/4X2"
- PAVING TYPE 6 - STONE PAVING, VEHICULAR
  GROUND LEVEL - SE DRIVE COURT
  BLACK GRANITE, 1'-7 7/8"X1'-7 7/8" x 2"
- PAVING TYPE 7 - PRECAST PAVER
  GROUND LEVEL - EAST PATHWAY
  PAVER, LIGHT GREY, 24"x24"x 2"
- PAVING TYPE 8 - WOOD DECK
  ROOF LEVEL - PATIOS
- PAVING TYPE 9 - GRAVEL
  GROUND LEVEL PATHS AT PARK
  GRAY COLOR GRAVEL
- PAVING TYPE 10 - PEBBLE STONE
  GROUND AND ROOF LEVEL - BUILDING EDGE
  BLACK PEBBLE, 2-3" DIAMETER
- PAVING TYPE 11 - STEEL GRATE
  GROUND LEVEL - EAST GREENWAY, RAISED WALKWAY
- PAVING TYPE 12 - WOOD BOARDWALK
  GROUND LEVEL - RIVER ROAD BOARDWALK
- PAVING TYPE 13 - WOOD DECK
  GROUND LEVEL - COURTYARD
- PAVING TYPE 14 - RUBBERIZED PLAY SURFACE
  GROUND LEVEL - KIDS PLAY
  MIXED BLACK AND GREEN COLOR, MIXED BLACK AND BLUE COLOR
- PAVING TYPE 15 - EXPOSED AGGREGATE
  GROUND LEVEL CHILDREN'S PLAY AREA
- PAVING TYPE 16 - CIP CONC STEPPING SLAB
  GROUND LEVEL - COURTYARD
  CIP CONCRETE, SANDBLAST, 1'-9" X 7' X4"
- PAVING TYPE 17 - STEPPING STONE
  GROUND LEVEL
  FLAG STONE, BLACK BASALT, 12-24" DIA
- CIP CONCRETE PLANTER WALL
  SANDBLAST FINISH
- TRELLIS
  GROUND LEVEL - COURTYARD
  SEE ARCH
- BOULDERS
  PODIUM LEVEL - POOLS, ISLANDS AND PLANTED AREAS
  PENTHOUSE LEVEL
- PLAY FEATURE TYPE A - LOG STUMPS
  PODIUM LEVEL - KIDS PLAY
- TEMPORARY EXISTING TREE FENCE AT EAST PROPERTY

LAYOUT AND MATERIALS GENERAL NOTES

1. DO NOT SCALE DRAWINGS. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS FOR COMPLIANCE.
3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
4. UTILITY AND LIGHTING ARE INDICATED FOR REFERENCE ONLY. REFER TO ENG. DRAWINGS FOR LOCATIONS, DETAILS, AND SPECIFICATIONS.
5. REFER TO CIVIL ENGINEERS DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS AND PEDESTRAIN LET-DOWNS.
6. REFER TO ENGINEERING DRAWINGS FOR DETAILS, SUBGRADE, AND REINFORCING OF ALL PAVED SURFACES IN ROADWAYS.
7. ALL STREETSCAPE DESIGN IS TO BE COORDINATED WITH CITY OF RICHMOND STREET ENGINEERING DEPARTMENT AND PLANTED UNDER SUPERVISION OF THE CITY OF RICHMOND PARK BOARD.
8. REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS.
9. ALL DIMENSIONS ARE NOMINAL
10. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
11. ALL MOVABLE FURNITURE WILL BE PROVIDED BY OWNERS.

APR 2 3 2019

DP 18-816029



MATERIALS LEGEND

REFER TO LOT 17 SERVICING AGREEMENT FOR OFFSITE STREETSCAPE, WATERFRONT PARK & DIKE, AND LOT 14 ESA LANDSCAPE DESIGN.

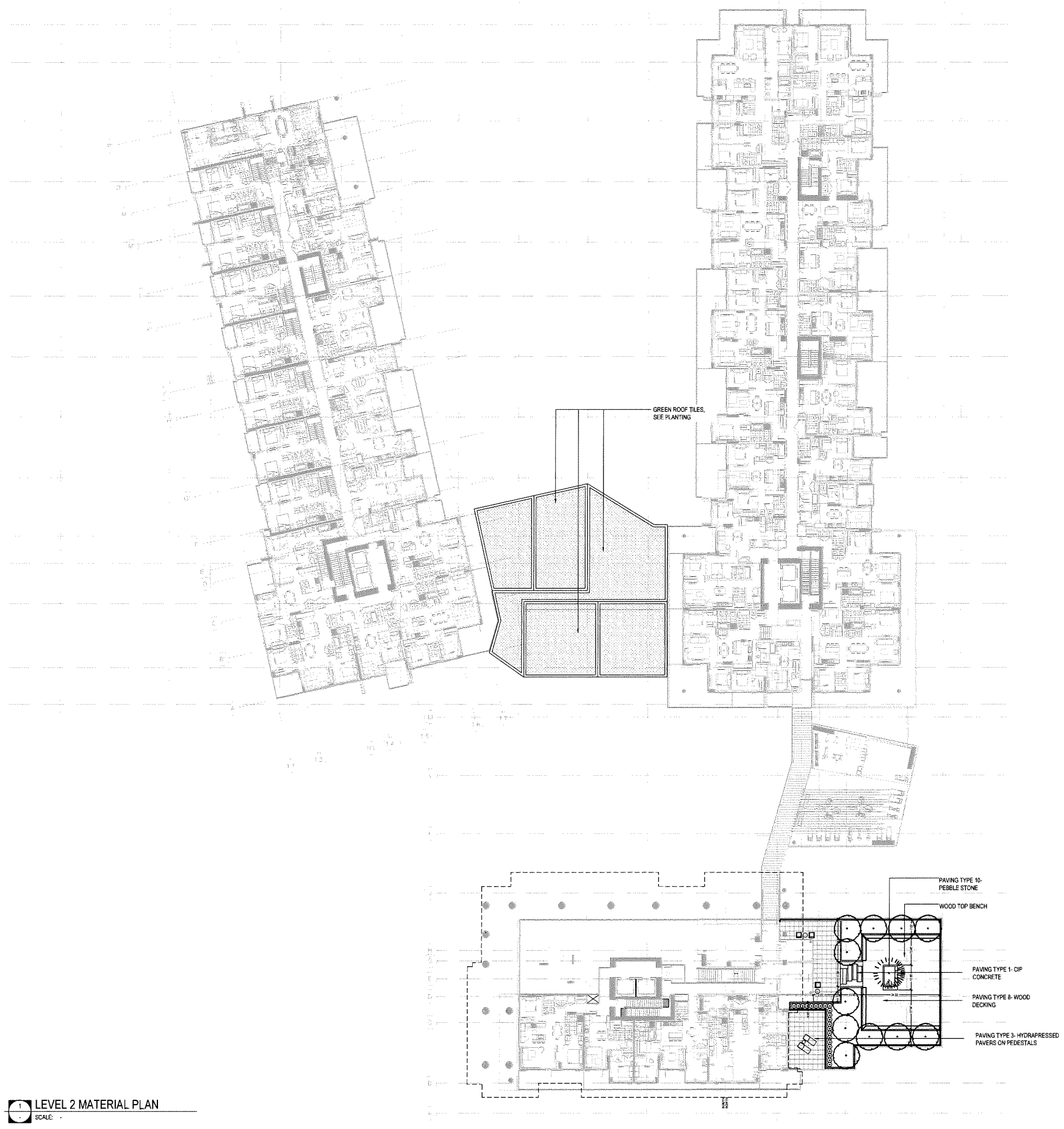
- **PAVING TYPE 1 - CIP CONCRETE**
  GROUND LEVEL - PATIO ENTRANCES, COURTYARD PATHS AND PUBLI WALKWAY AND LOADING AREA
  SANDBLAST FINISH, SAWCUT LINES, NATURAL AND CHARCOAL COLC
- **PAVING TYPE 2 - HYDRAPRESSED PAVER**
  GROUND LEVEL - PRIVATE PATIOS
  TEXADA, NATURAL COLOR, 12X24X2"
- **PAVING TYPE 3 - HYDRAPRESSED PAVER**
  GROUND LEVEL, ROOF LEVEL - PRIVATE PATIOS
  TEXADA, NATURAL COLOR, 24X24X2"
- **PAVING TYPE 4 - STONE PAVING**
  GROUND LEVEL - PARK & DRIVE COURT
  BLACK GRANITE, 11-3/4X11-3/4X2"
- **PAVING TYPE 5 - STONE PAVING**
  GROUND LEVEL - PARK & DRIVE COURT
  SALT AND PEPPER GRANITE, LIGHT GREY, 11-3/4X11-3/4X2"
- **PAVING TYPE 6 - STONE PAVING, VEHICULAR**
  GROUND LEVEL - SE DRIVE COURT
  BLACK GRANITE, 1'-7 3/4"X1'-7 3/4" x 2"
- **PAVING TYPE 7 - PRECAST PAVER**
  GROUND LEVEL - EAST PATHWAY
  PAVER, LIGHT GREY, 24"x24"x 2"
- **PAVING TYPE 8 - WOOD DECK**
  ROOF LEVEL - PATIOS
- **PAVING TYPE 9 - GRAVEL**
  GROUND LEVEL PATHS AT PARK
  GRAY COLOR GRAVEL
- **PAVING TYPE 10 - PEBBLE STONE**
  GROUND AND ROOF LEVEL - BUILDING EDGE
  BLACK PEBBLE, 2-3" DIAMETER
- **PAVING TYPE 11 - STEEL GRATE**
  GROUND LEVEL - EAST GREENWAY, RAISED WALKWAY
- **PAVING TYPE 12 - WOOD BOARDWALK**
  GROUND LEVEL - RIVER ROAD BOARDWALK
- **PAVING TYPE 13 - WOOD DECK**
  GROUND LEVEL - COURTYARD
- **PAVING TYPE 14 - RUBBERIZED PLAY SURFACE**
  GROUND LEVEL - KIDS PLAY
  MIXED BLACK AND GREEN COLOR, MIXED BLACK AND BLUE COLOR
- **PAVING TYPE 15 - EXPOSED AGGREGATE**
  GROUND LEVEL CHILDREN'S PLAY AREA
- **PAVING TYPE 16 - CIP CONC STEPPING SLAB**
  GROUND LEVEL - COURTYARD
  CIP CONCRETE, SANDBLAST, 1'-9" X 7" X4"
- **PAVING TYPE 17 - STEPPING STONE**
  GROUND LEVEL
  FLAG STONE, BLACK BASALT, 12-24" DIA
- **CIP CONCRETE PLANTER WALL**
  SANDBLAST FINISH
- **TRELLIS**
  GROUND LEVEL - COURTYARD
  SEE ARCH
- **BOULDERS**
  PODIUM LEVEL - POOLS, ISLANDS AND PLANTED AREAS
  PENTHOUSE LEVEL
- **PLAY FEATURE TYPE A - LOG STUMPS**
  PODIUM LEVEL - KIDS PLAY
- **TEMPORARY EXISTING TREE FENCE AT EAST PROPERTY**

LAYOUT AND MATERIALS GENERAL NOTES

1. DO NOT SCALE DRAWINGS. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS FOR COMPLIANCE.
3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
4. UTILITY AND LIGHTING ARE INDICATED FOR REFERENCE ONLY. REFER TO ENG. DRAWINGS FOR LOCATIONS, DETAILS, AND SPECIFICATIONS.
5. REFER TO CIVIL ENGINEERS DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS AND PEDESTRAIN LET-DOWNS.
6. REFER TO ENGINEERING DRAWINGS FOR DETAILS, SUBGRADE, AND REINFORCING OF ALL PAVED SURFACES IN ROADWAYS.
7. ALL STREETSCAPE DESIGN IS TO BE COORDINATED WITH CITY OF RICHMOND STREET ENGINEERING DEPARTMENT AND PLANTED UNDER SUPERVISION OF THE CITY OF RICHMOND PARK BOARD.
8. REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS.
9. ALL DIMENSIONS ARE NOMINAL
10. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
11. ALL MOVABLE FURNITURE WILL BE PROVIDED BY OWNERS.

APR 2 3 2019

DP 18-816029



1 LEVEL 2 MATERIAL PLAN
SCALE: -

MATERIALS LEGEND

REFER TO LOT 17 SERVICING AGREEMENT FOR OFFSITE STREETSCAPE, WATERFRONT PARK & DIKE, AND LOT 14 ESA LANDSCAPE DESIGN.

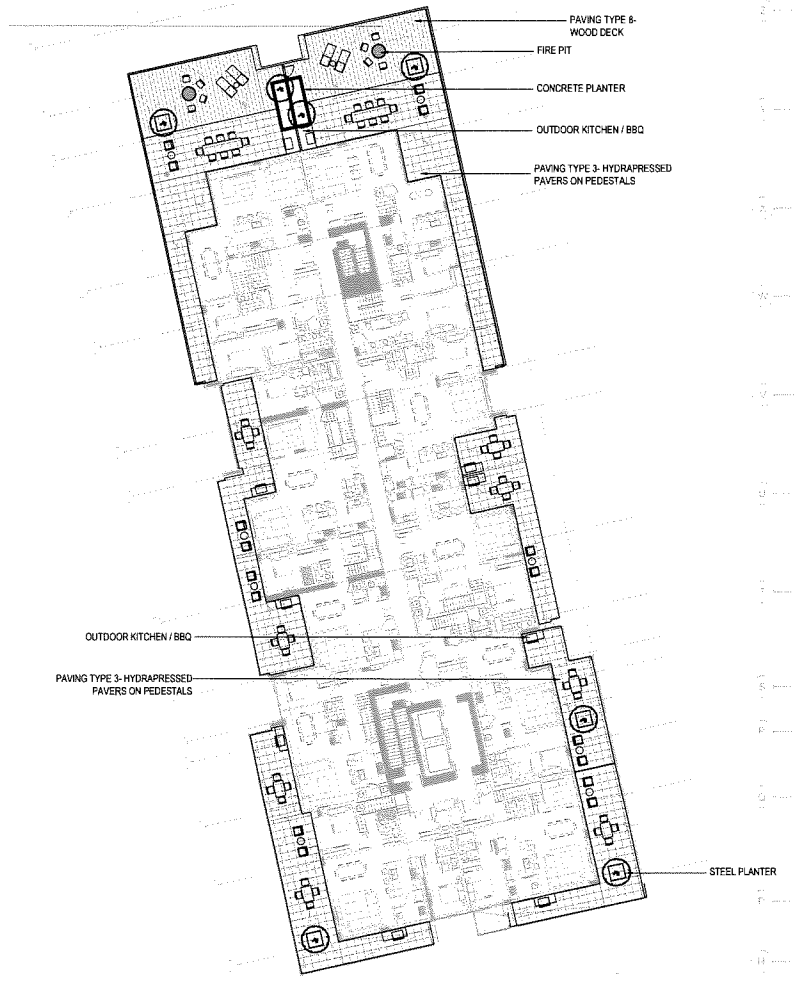
- PAVING TYPE 1 - CIP CONCRETE
  GROUND LEVEL - PATIO ENTRANCES, COURTYARD PATHS AND PUBL
  WALKWAY AND LOADING AREA
  SANDBLAST FINISH, SAWCUT LINES, NATURAL AND CHARCOAL COL
- PAVING TYPE 2 - HYDRAPRESSED PAVER
  GROUND LEVEL - PRIVATE PATIOS
  TEXADA, NATURAL COLOR, 12X24X2"
- PAVING TYPE 3 - HYDRAPRESSED PAVER
  GROUND LEVEL, ROOF LEVEL - PRIVATE PATIOS
  TEXADA, NATURAL COLOR, 24X24X2"
- PAVING TYPE 4 - STONE PAVING
  GROUND LEVEL - PARK & DRIVE COURT
  BLACK GRANITE, 11-3/4X11-3/4X2"
- PAVING TYPE 5 - STONE PAVING
  GROUND LEVEL - PARK & DRIVE COURT
  SALT AND PEPPER GRANITE, LIGHT GREY, 11-3/4X11-3/4X2"
- PAVING TYPE 6 - STONE PAVING, VEHICULAR
  GROUND LEVEL - SE DRIVE COURT
  BLACK GRANITE, 1'-7 1/2"X1'-7 1/2" x 2"
- PAVING TYPE 7 - PRECAST PAVER
  GROUND LEVEL - EAST PATHWAY
  PAVER, LIGHT GREY, 24"x24"x 2"
- PAVING TYPE 8 - WOOD DECK
  ROOF LEVEL - PATIOS
- PAVING TYPE 9 - GRAVEL
  GROUND LEVEL PATHS AT PARK
  GRAY COLOR GRAVEL
- PAVING TYPE 10 - PEBBLE STONE
  GROUND AND ROOF LEVEL - BUILDING EDGE
  BLACK PEBBLE, 2-3" DIAMETER
- PAVING TYPE 11 - STEEL GRATE
  GROUND LEVEL - EAST GREENWAY, RAISED WALKWAY
- PAVING TYPE 12 - WOOD BOARDWALK
  GROUND LEVEL - RIVER ROAD BOARDWALK
- PAVING TYPE 13 - WOOD DECK
  GROUND LEVEL - COURTYARD
- PAVING TYPE 14 - RUBBERIZED PLAY SURFACE
  GROUND LEVEL - KIDS PLAY
  MIXED BLACK AND GREEN COLOR, MIXED BLACK AND BLUE COLOR
- PAVING TYPE 15 - EXPOSED AGGREGATE
  GROUND LEVEL CHILDREN'S PLAY AREA
- PAVING TYPE 16 - CIP CONC STEPPING SLAB
  GROUND LEVEL - COURTYARD
  CIP CONCRETE, SANDBLAST, 1'-9" X 7' X4"
- PAVING TYPE 17 - STEPPING STONE
  GROUND LEVEL
  FLAG STONE, BLACK BASALT, 12-24" DIA
- CIP CONCRETE PLANTER WALL
  SANDBLAST FINISH
- TRELLIS
  GROUND LEVEL - COURTYARD
  SEE ARCH
- BOULDERS
  PODIUM LEVEL - POOLS, ISLANDS AND PLANTED AREAS
  PENTHOUSE LEVEL
- PLAY FEATURE TYPE A - LOG STUMPS
  PODIUM LEVEL - KIDS PLAY
- TEMPORARY EXISTING TREE FENCE AT EAST PROPERTY

LAYOUT AND MATERIALS GENERAL NOTES

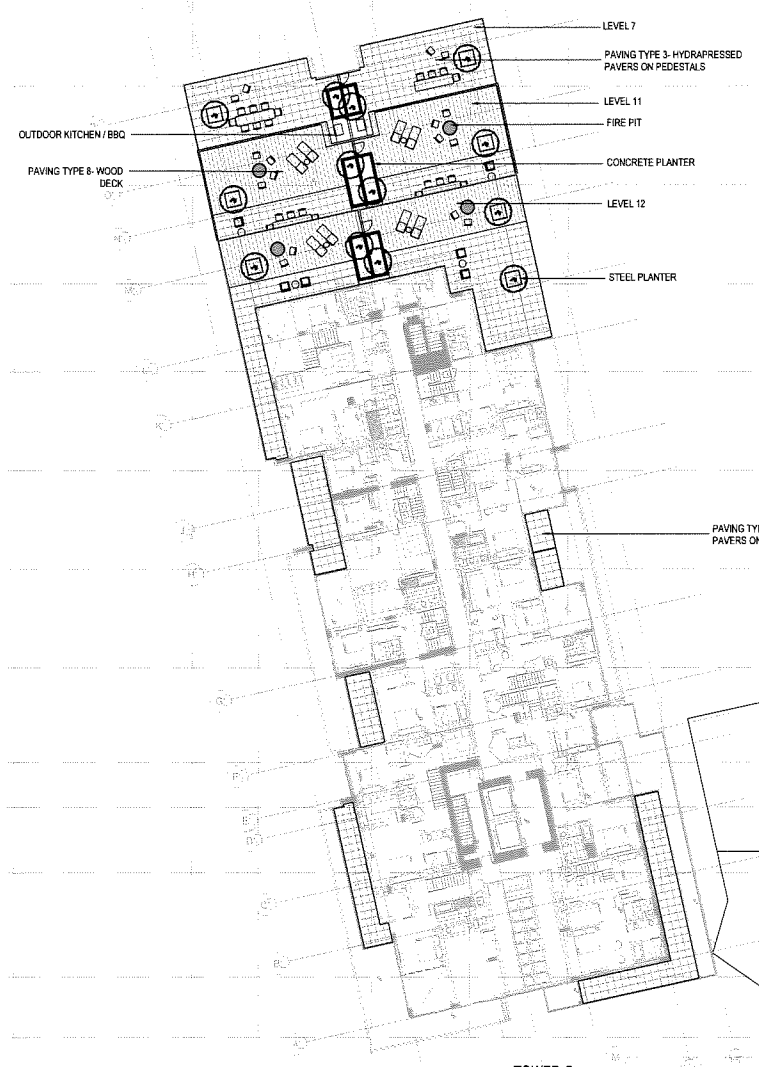
1. DO NOT SCALE DRAWINGS. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS FOR COMPLIANCE.
3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
4. UTILITY AND LIGHTING ARE INDICATED FOR REFERENCE ONLY. REFER TO ENG. DRAWINGS FOR LOCATIONS, DETAILS, AND SPECIFICATIONS.
5. REFER TO CIVIL ENGINEERS DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS AND PEDESTRAIN LET-DOWNS.
6. REFER TO ENGINEERING DRAWINGS FOR DETAILS, SUBGRADE, AND REINFORCING OF ALL PAVED SURFACES IN ROADWAYS.
7. ALL STREETSCAPE DESIGN IS TO BE COORDINATED WITH CITY OF RICHMOND STREET ENGINEERING DEPARTMENT AND PLANTED UNDER SUPERVISION OF THE CITY OF RICHMOND PARK BOARD.
8. REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS.
9. ALL DIMENSIONS ARE NOMINAL.
10. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
11. ALL MOVABLE FURNITURE WILL BE PROVIDED BY OWNERS.

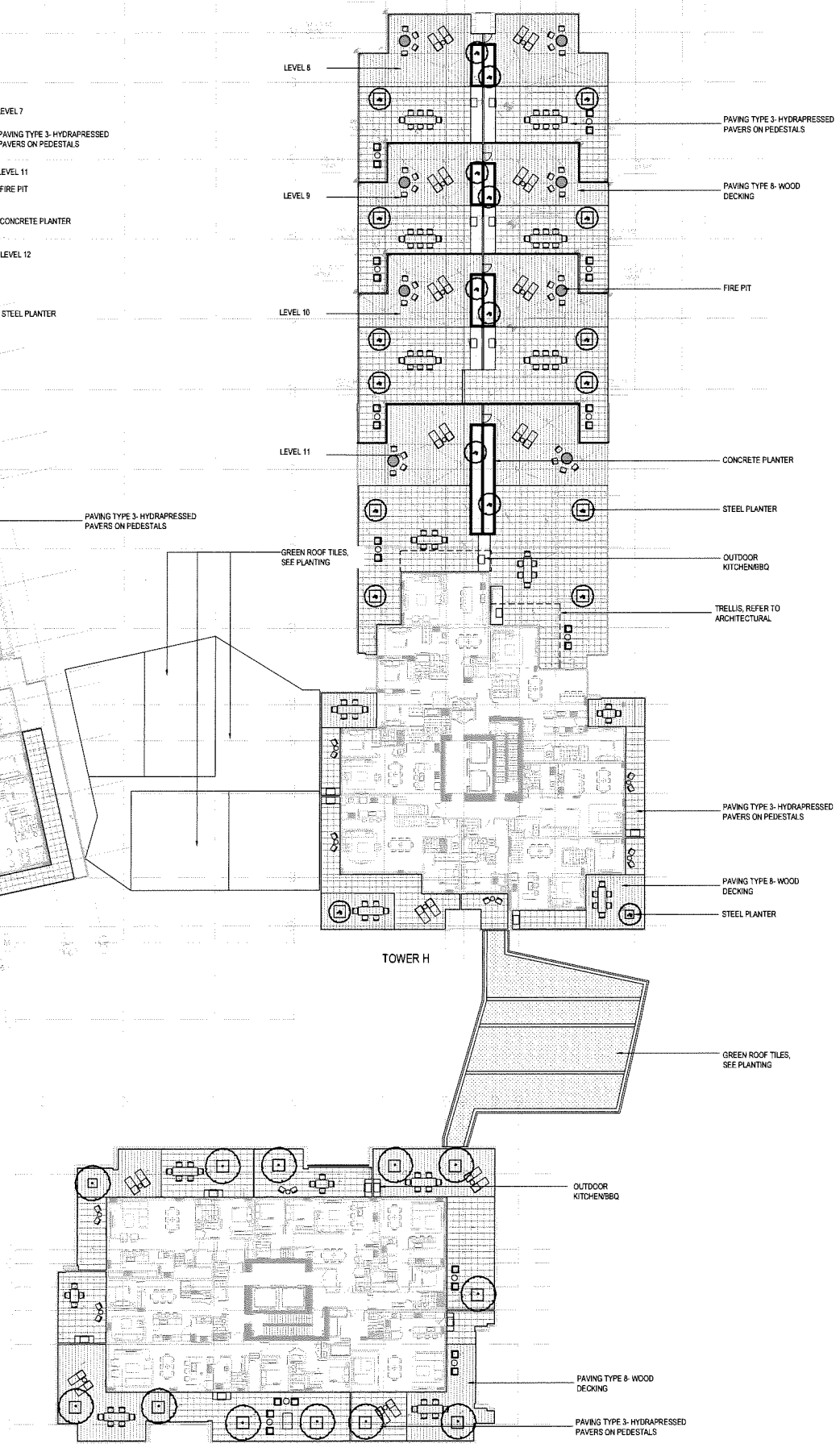
APR 2 3 2019

DP 18-816029



TOWER G LEVEL 11 ROOF DECKS MATERIAL PLAN
SCALE: -





TOWER G&H&F PENTHOUSE ROOF DECKS MATERIAL PLAN
SCALE: -

MATERIALS LEGEND

REFER TO LOT 17 SERVICING AGREEMENT FOR OFFSITE STREETSCAPE, WATERFRONT PARK & DIKE, AND LOT 14 ESA LANDSCAPE DESIGN.

- PAVING TYPE 1 - CIP CONCRETE
  GROUND LEVEL - PATIO ENTRANCES, COURTYARD PATHS AND PUBL
  WALKWAY AND LOADING AREA
  SANDBLAST FINISH, SAWCUT LINES, NATURAL AND CHARCOAL COL
- PAVING TYPE 2 - HYDRAPRESSED PAVER
  GROUND LEVEL - PRIVATE PATIOS
  TEXADA, NATURAL COLOR, 12X24X2"
- PAVING TYPE 3 - HYDRAPRESSED PAVER
  GROUND LEVEL, ROOF LEVEL - PRIVATE PATIOS
  TEXADA, NATURAL COLOR, 24X24X2"
- PAVING TYPE 4 - STONE PAVING
  GROUND LEVEL - PARK & DRIVE COURT
  BLACK GRANITE, 11-3/4X11-3/4X2"
- PAVING TYPE 5 - STONE PAVING
  GROUND LEVEL - PARK & DRIVE COURT
  SALT AND PEPPER GRANITE, LIGHT GREY, 11-3/4X11-3/4X2"
- PAVING TYPE 6 - STONE PAVING, VEHICULAR
  GROUND LEVEL - SE DRIVE COURT
  BLACK GRANITE, 1'-7 3/4" X1'-7 3/4" x 2"
- PAVING TYPE 7 - PRECAST PAVER
  GROUND LEVEL - EAST PATHWAY
  PAVER, LIGHT GREY, 24"x24"x 2"
- PAVING TYPE 8 - WOOD DECK
  ROOF LEVEL - PATIOS
- PAVING TYPE 9 - GRAVEL
  GROUND LEVEL PATHS AT PARK
  GRAY COLOR GRAVEL
- PAVING TYPE 10 - PEBBLE STONE
  GROUND AND ROOF LEVEL - BUILDING EDGE
  BLACK PEBBLE, 2-3" DIAMETER
- PAVING TYPE 11 - STEEL GRATE
  GROUND LEVEL - EAST GREENWAY, RAISED WALKWAY
- PAVING TYPE 12 - WOOD BOARDWALK
  GROUND LEVEL - RIVER ROAD BOARDWALK
- PAVING TYPE 13 - WOOD DECK
  GROUND LEVEL - COURTYARD
- PAVING TYPE 14 - RUBBERIZED PLAY SURFACE
  GROUND LEVEL - KIDS PLAY
  MIXED BLACK AND GREEN COLOR, MIXED BLACK AND BLUE COLOR
- PAVING TYPE 15 - EXPOSED AGGREGATE
  GROUND LEVEL CHILDREN'S PLAY AREA
- PAVING TYPE 16 - CIP CONC STEPPING SLAB
  GROUND LEVEL - COURTYARD
  CIP CONCRETE, SANDBLAST, 1'-9" X 7' X4"
- PAVING TYPE 17 - STEPPING STONE
  GROUND LEVEL
  FLAG STONE, BLACK BASALT, 12-24" DIA
- CIP CONCRETE PLANTER WALL
  SANDBLAST FINISH
- TRELLIS
  GROUND LEVEL - COURTYARD
  SEE ARCH
- BOULDERS
  PODIUM LEVEL - POOLS, ISLANDS AND PLANTED AREAS
  PENTHOUSE LEVEL
- PLAY FEATURE TYPE A - LOG STUMPS
  PODIUM LEVEL - KIDS PLAY
- TEMPORARY EXISTING TREE FENCE AT EAST PROPERTY

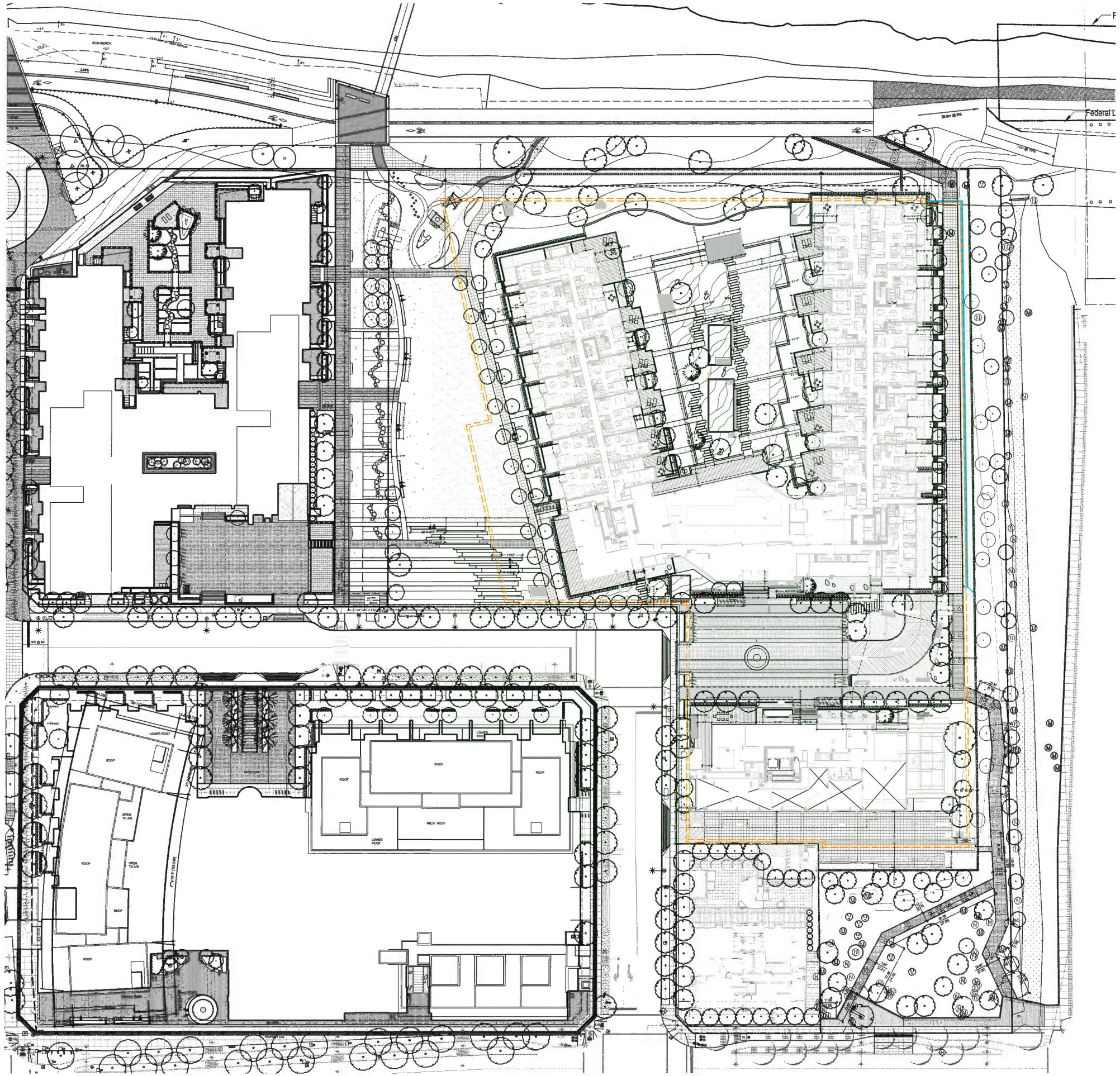
LAYOUT AND MATERIALS GENERAL NOTES

1. DO NOT SCALE DRAWINGS. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS FOR COMPLIANCE.
3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
4. UTILITY AND LIGHTING ARE INDICATED FOR REFERENCE ONLY. REFER TO ENG. DRAWINGS FOR LOCATIONS, DETAILS, AND SPECIFICATIONS.
5. REFER TO CIVIL ENGINEERS DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS AND PEDESTRAIN LET-DOWNS.
6. REFER TO ENGINEERING DRAWINGS FOR DETAILS, SUBGRADE, AND REINFORCING OF ALL PAVED SURFACES IN ROADWAYS.
7. ALL STREETSCAPE DESIGN IS TO BE COORDINATED WITH CITY OF RICHMOND STREET ENGINEERING DEPARTMENT AND PLANTED UNDER SUPERVISION OF THE CITY OF RICHMOND PARK BOARD.
8. REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS.
9. ALL DIMENSIONS ARE NOMINAL
10. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
11. ALL MOVABLE FURNITURE WILL BE PROVIDED BY OWNERS.

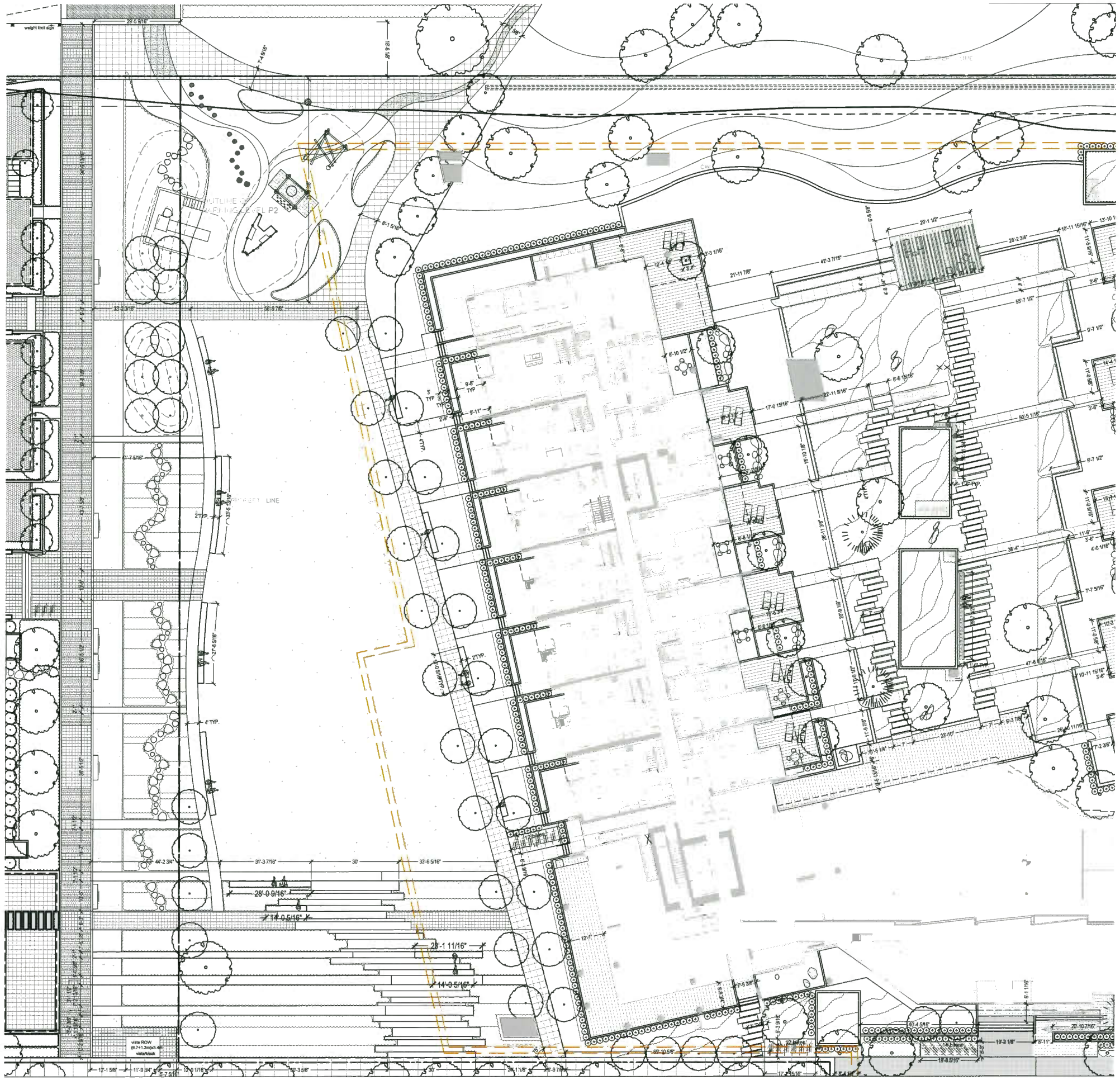
APR 23 2019

DP 18-816029

DP 18-816029

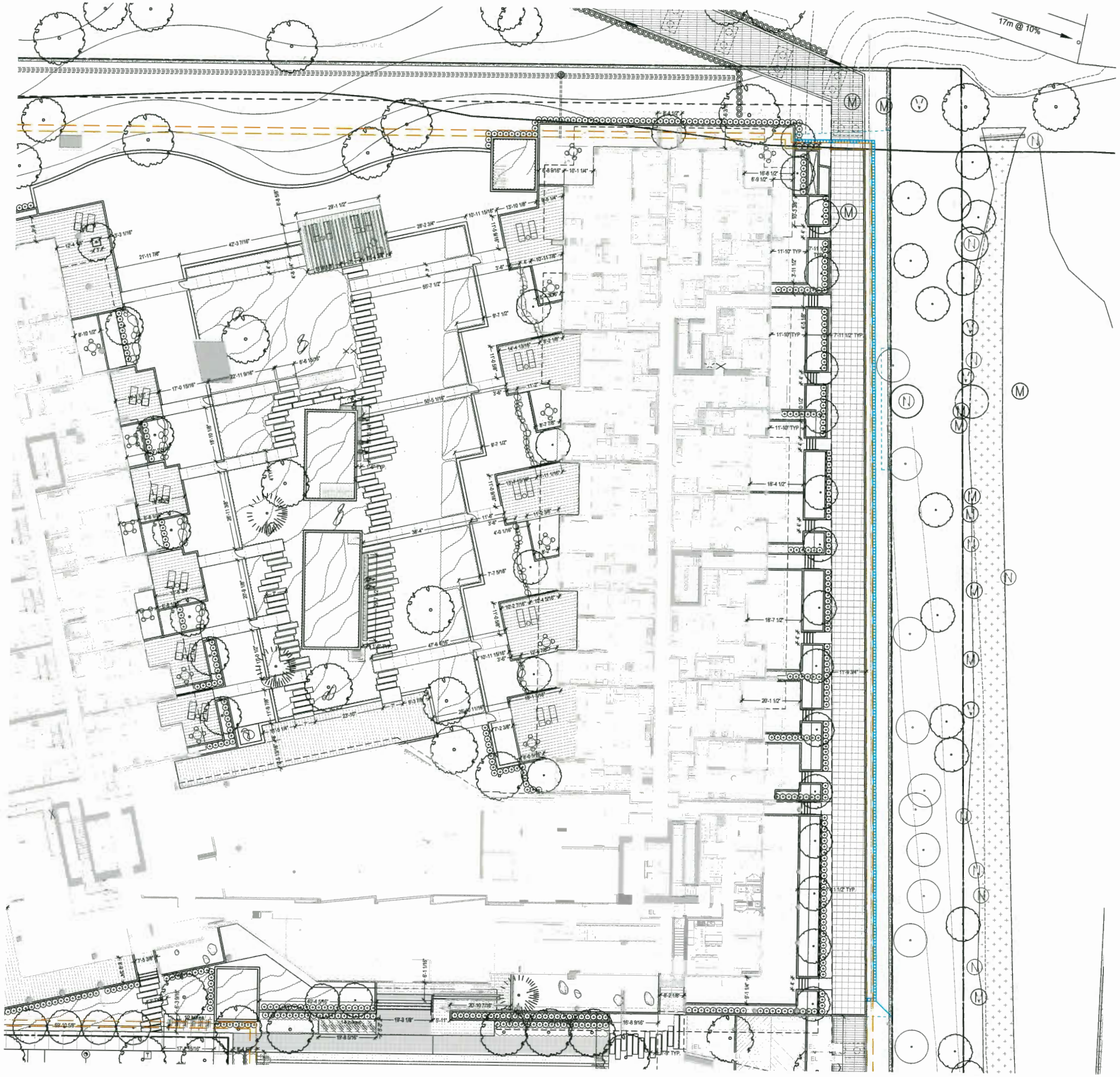


APR 2 3 2019



DP 18-816029

APR 2 3 2019



DP 18-816029

APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

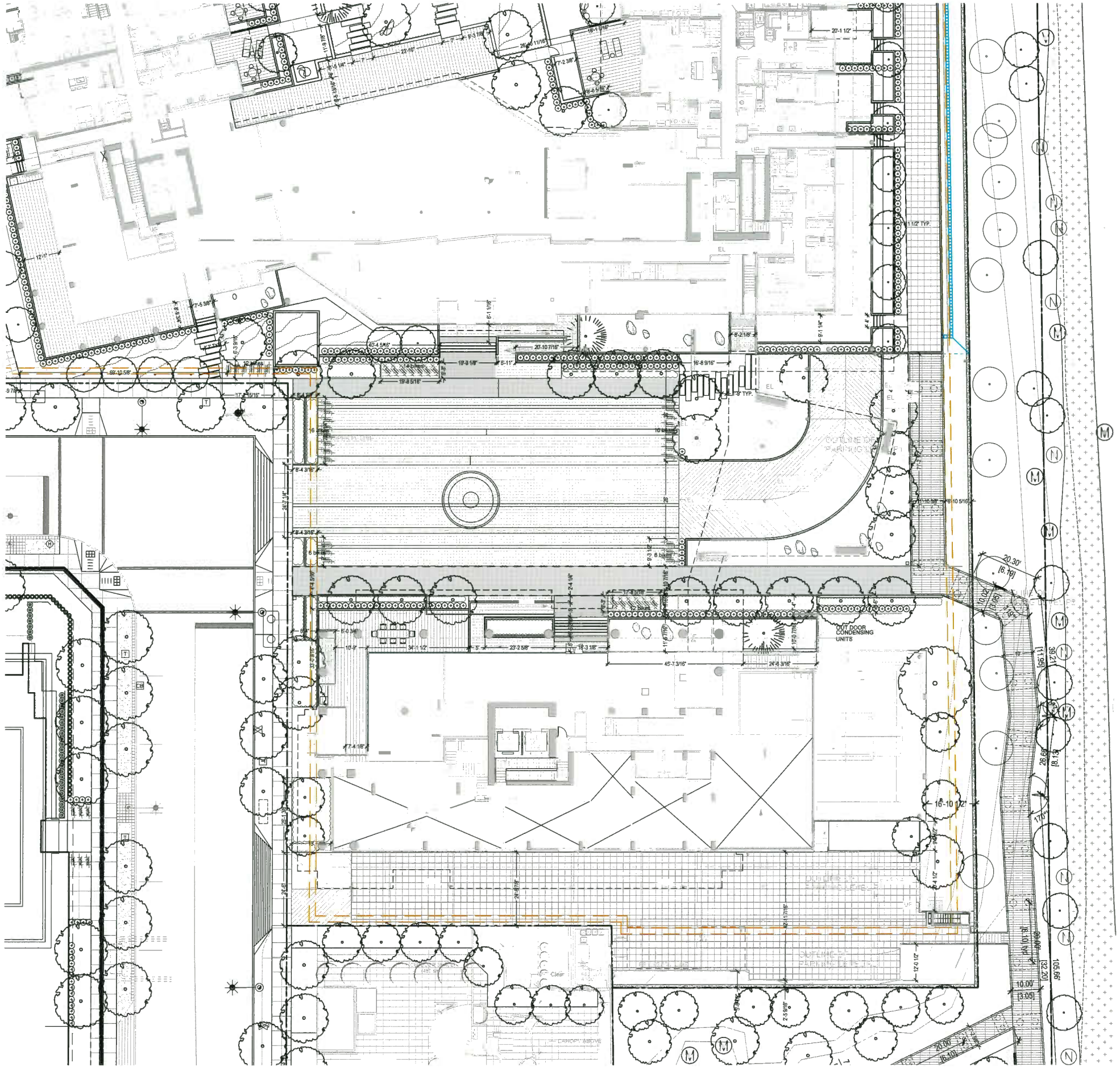
River Green Lot 17
Development Permit

PRJ. N N

LAYOUT PLAN GROUND LEVEL - NE

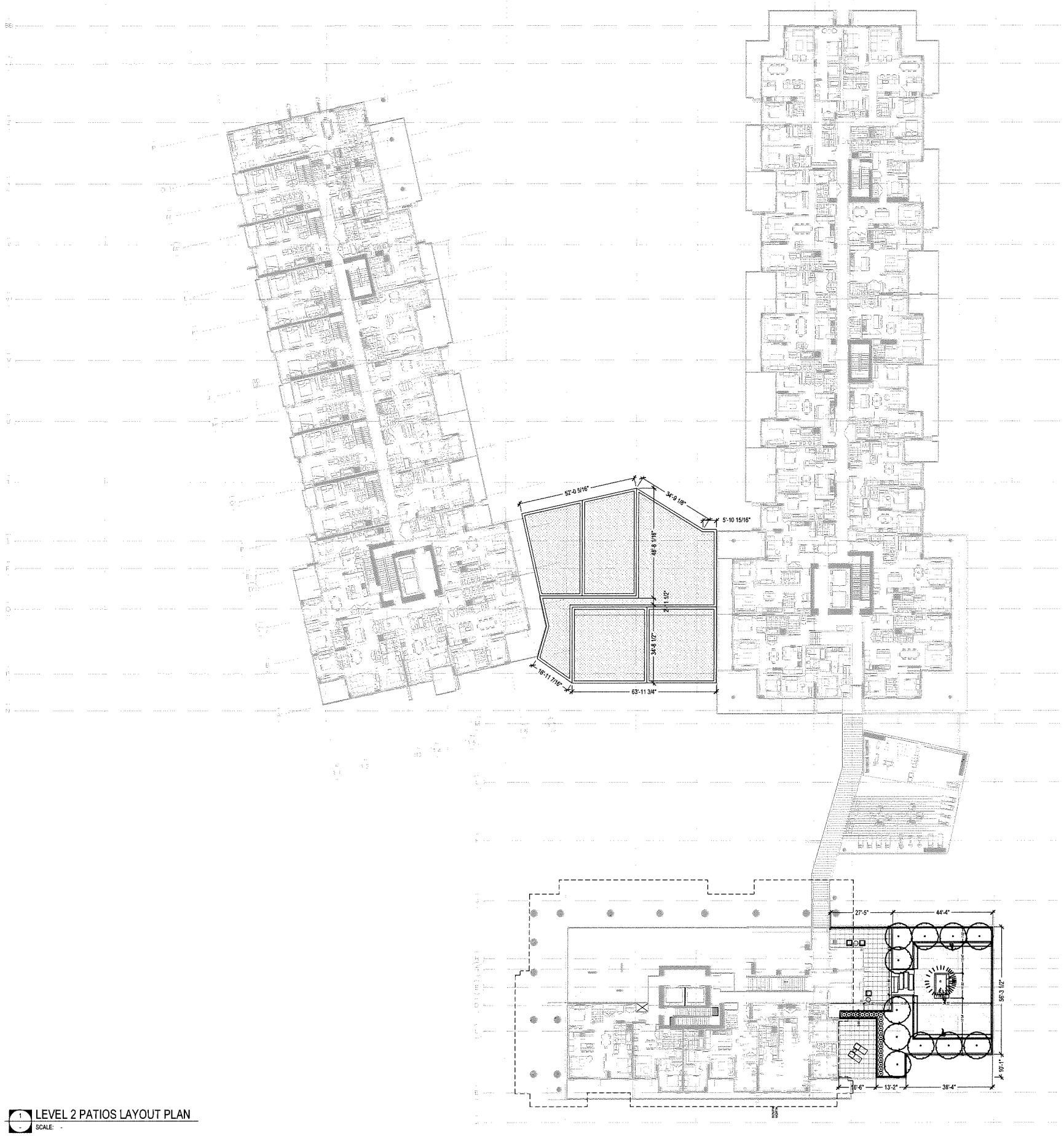
Sheet No. 3.11

DP 18-816029



APR 2 3 2019

DP 18-816029



1 LEVEL 2 PATIOS LAYOUT PLAN
SCALE: -

APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING · URBAN DESIGN · LANDSCAPE ARCHITECTURE

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green Lot 17
Development Permit

PRJ. N N

LAYOUT PLAN ROOF LEVEL

Sheet No. 3.13

DP 18-816029



1 TOWER G LEVEL 11 LAYOUT PLAN
SCALE: -

2 TOWER G&H&F PENTHOUSE PATIOS LAYOUT PLAN
SCALE: -

APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING - URBAN DESIGN - LANDSCAPE ARCHITECTURE

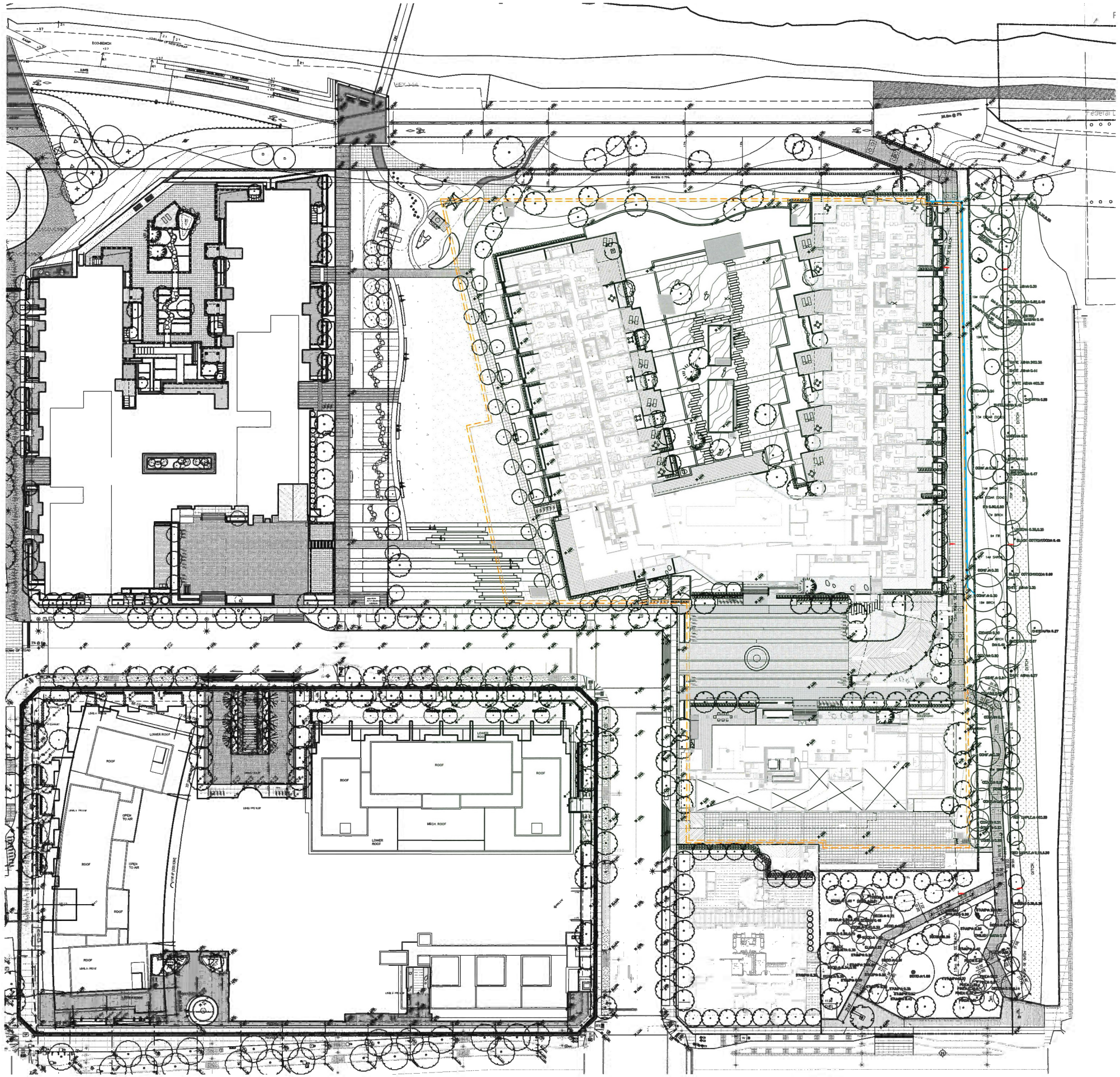
Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green Lot 17
Development Permit

PRJ. N N

LAYOUT PLAN ROOF LEVEL

Sheet No. 3.14



GRADING LEGEND

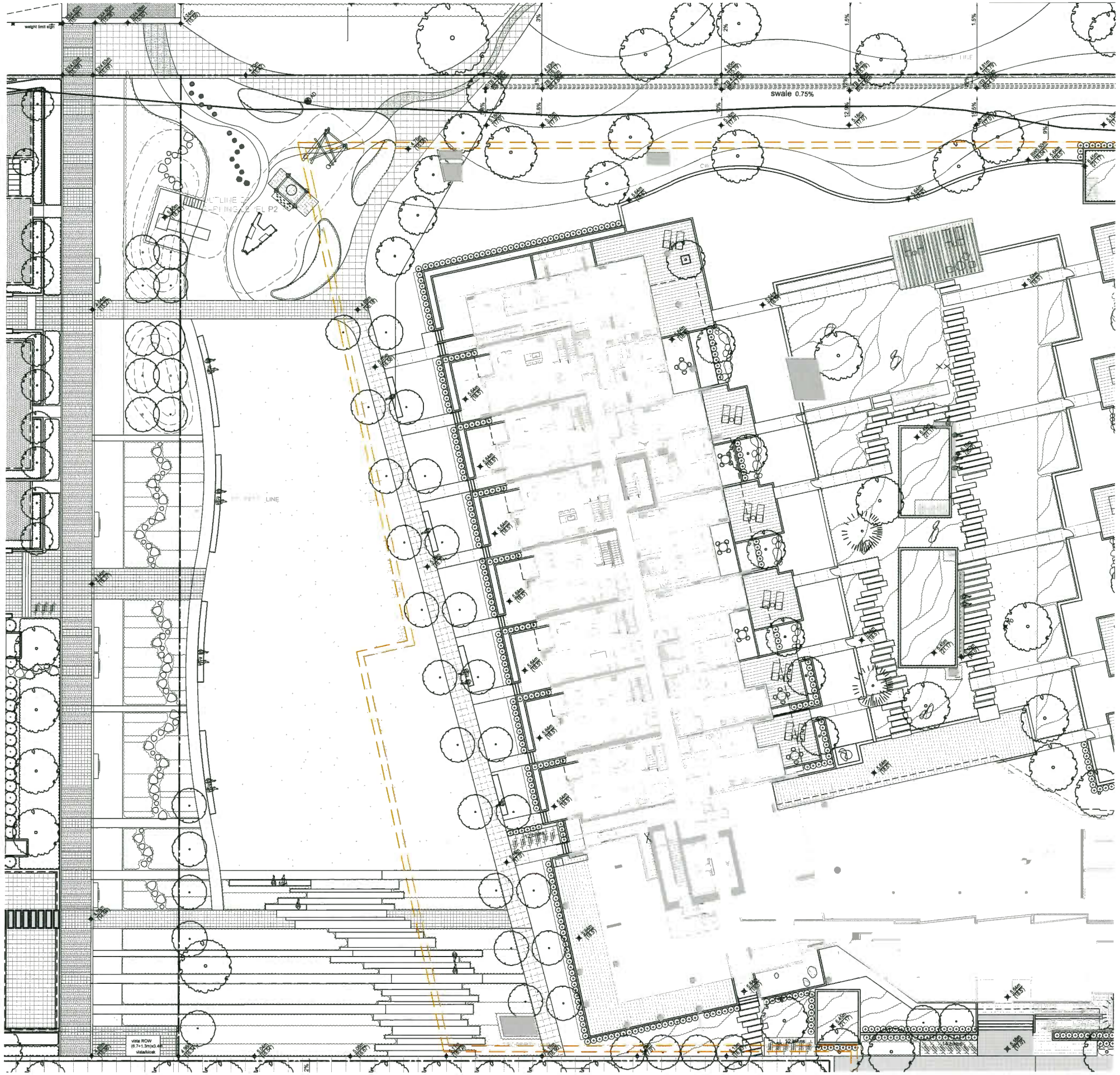
CIP	CAST-IN-PLACE
PB	POOL BOTTOM
WL	WATER LEVEL
TS	TOP OF STAIR
BS	BOTTOM OF STAIR
TW	TOP OF WALL
BW	BOTTOM OF WALL
TC	TOP OF CURB
BC	BOTTOM OF CURB
TR	TOP OF RAMP
BR	BOTTOM OF RAMP
DRIM	DRAIN - RIM ELEVATION
PD	PLANTER DRAIN
AD	AREA DRAIN
FG	FINISH GRADE
SS	STRUCTURE SLAB ELEVATION
HP	HIGH POINT
RC	ROAD CROWN
XXXX (XXXX)	PROPOSED BUILDING / ROAD ELEVATION
XXXX	PROPOSED SPOT ELEVATION
	SLOPE

GRADING GENERAL NOTES

CONFIRM ALL EXISTING GRADES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE CONSULTANT TEAM FOR REVIEW AND RESPONSE.
UNLESS OTHERWISE NOTED, ALL DRAINS LOCATED IN LAWN OR PLANTED AREA ARE TO BE COMPLETE WITH INSPECTION CHAMBER AND CLEANOUT.
PROVIDE POSITIVE DRAINAGE THROUGHOUT - AWAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM SLOPE OF 2% ON ALL HARD AND SOFT LANDSACPE SURFACES.
UNLESS OTHERWISE NOTED PROVIDE A MAXIMUM SLOPE OF 4:1 (25%) AT ALL SOFT LANDSCAPE AREAS. REPORT ANY DISCREPANCIES TO THE CONSULTANT TEAM FOR REVIEW AND RESPONSE.
ALL GRADING INFORMATION TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS TO ENSURE ADEQUATE SOIL DEPTHS AND POSITIVE DRAINAGE.

DP 18-816029

APR 2 3 2019



GRADING LEGEND

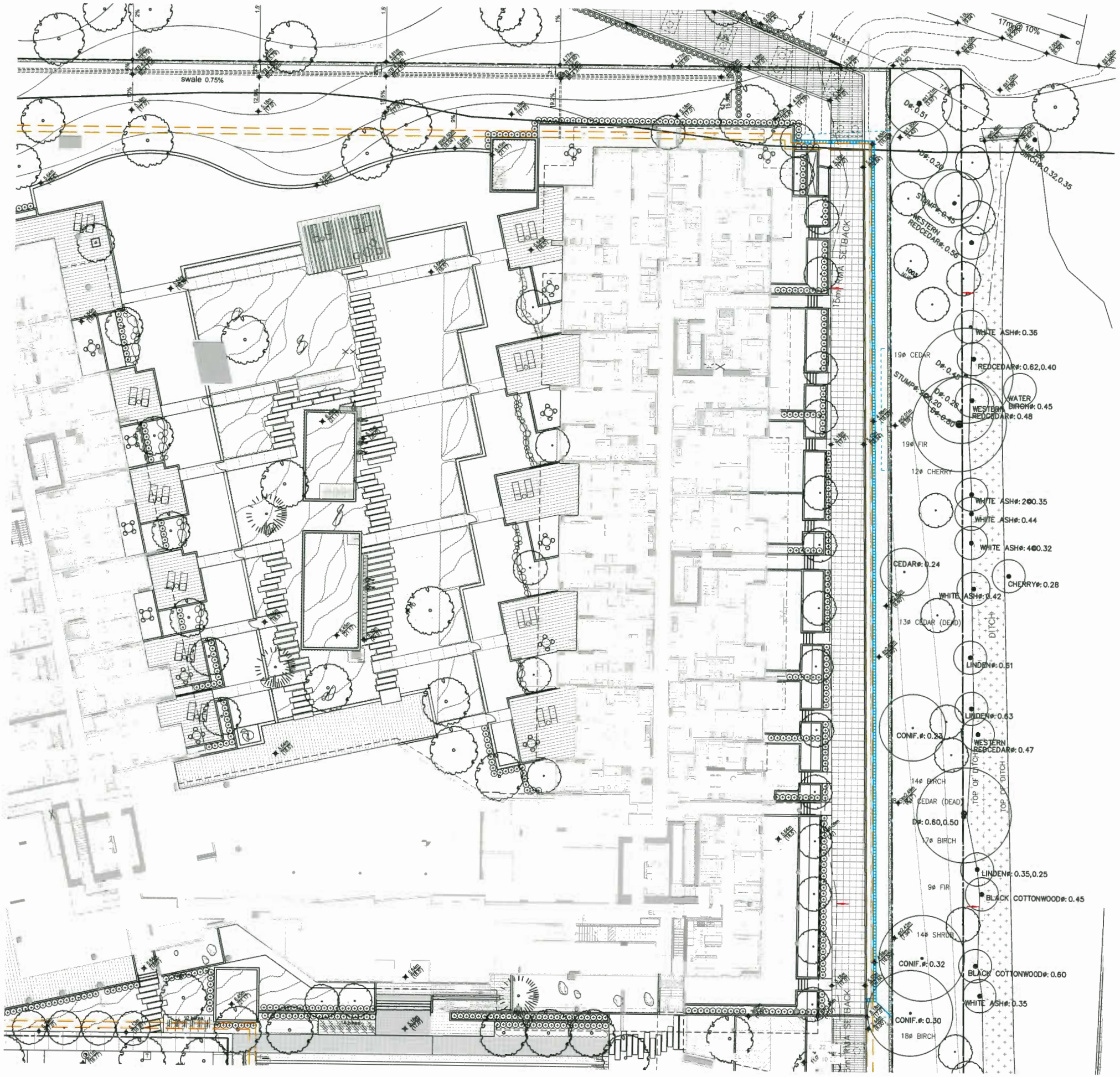
CIP	CAST-IN-PLACE
PB	POOL BOTTOM
WL	WATER LEVEL
TS	TOP OF STAIR
BS	BOTTOM OF STAIR
TW	TOP OF WALL
BW	BOTTOM OF WALL
TC	TOP OF CURB
BC	BOTTOM OF CURB
TR	TOP OF RAMP
BR	BOTTOM OF RAMP
RIM	DRAIN - RIM ELEVATION
PD	PLANTER DRAIN
AD	AREA DRAIN
FG	FINISH GRADE
SS	STRUCTURE SLAB ELEVATION
HP	HIGH POINT
RC	ROAD CROWN
XX.XXm (XX.XX)	PROPOSED BUILDING / ROAD ELEVATION
XX.XX	PROPOSED SPOT ELEVATION
	SLOPE

GRADING GENERAL NOTES

1. CONFIRM ALL EXISTING GRADES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE CONSULTANT TEAM FOR REVIEW AND RESPONSE.
2. UNLESS OTHERWISE NOTED, ALL DRAINS LOCATED IN LAWN OR PLANTED AREA ARE TO BE COMPLETE WITH INSPECTION CHAMBER AND CLEANOUT.
3. PROVIDE POSITIVE DRAINAGE THROUGHOUT - AWAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM SLOPE OF 2% ON ALL HARD AND SOFT LANDSACPE SURFACES.
4. UNLESS OTHERWISE NOTED PROVIDE A MAXIMUM SLOPE OF 4:1 (25%) AT ALL SOFT LANDSCAPE AREAS. REPORT ANY DISCREPANCIES TO THE CONSULTANT TEAM FOR REVIEW AND RESPONSE.
5. ALL GRADING INFORMATION TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS TO ENSURE ADEQUATE SOIL DEPTHS AND POSITIVE DRAINAGE.

DP 18-816029

APR 2 3 2019



GRADING LEGEND

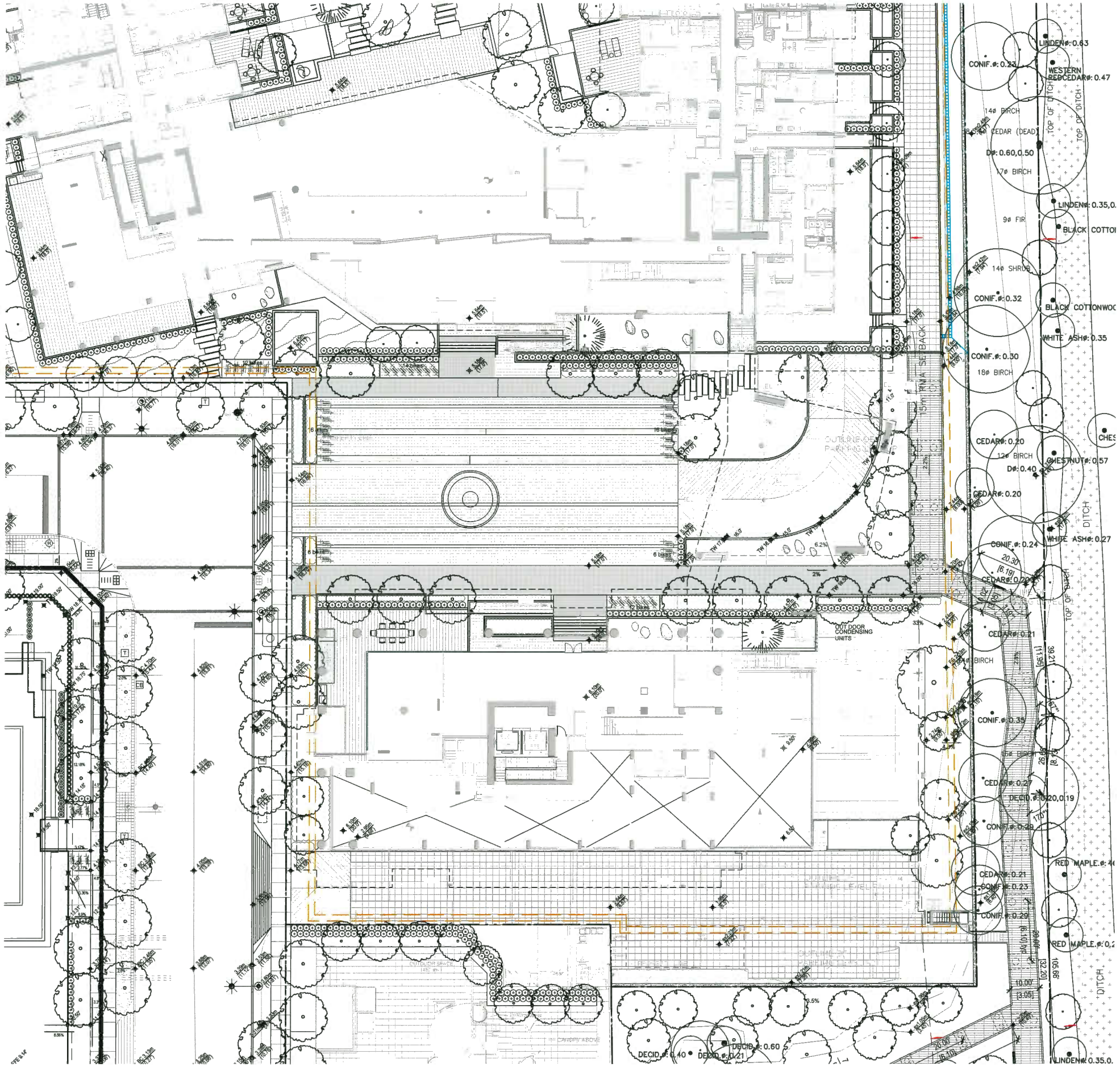
CIP	CAST-IN-PLACE
PB	POOL BOTTOM
WL	WATER LEVEL
TS	TOP OF STAIR
BS	BOTTOM OF STAIR
TW	TOP OF WALL
BW	BOTTOM OF WALL
TC	TOP OF CURB
BC	BOTTOM OF CURB
TR	TOP OF RAMP
BR	BOTTOM OF RAMP
RIM	DRAIN - RIM ELEVATION
PD	PLANTER DRAIN
AD	AREA DRAIN
FG	FINISH GRADE
SS	STRUCTURE SLAB ELEVATION
HP	HIGH POINT
RC	ROAD CROWN
XXXX (XXXX)	PROPOSED BUILDING / ROAD ELEVATION
XXXX	PROPOSED SPOT ELEVATION
	SLOPE

GRADING GENERAL NOTES

CONFIRM ALL EXISTING GRADES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE CONSULTANT TEAM FOR REVIEW AND RESPONSE.
UNLESS OTHERWISE NOTED, ALL DRAINS LOCATED IN LAWN OR PLANTED AREA ARE TO BE COMPLETE WITH INSPECTION CHAMBER AND CLEANOUT.
PROVIDE POSITIVE DRAINAGE THROUGHOUT - AWAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM SLOPE OF 2% ON ALL HARD AND SOFT LANDSACPE SURFACES.
UNLESS OTHERWISE NOTED PROVIDE A MAXIMUM SLOPE OF 4:1 (25%) AT ALL SOFT LANDSCAPE AREAS. REPORT ANY DISCREPANCIES TO THE CONSULTANT TEAM FOR REVIEW AND RESPONSE.
ALL GRADING INFORMATION TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS TO ENSURE ADEQUATE SOIL DEPTHS AND POSITIVE DRAINAGE.

DP 18-816029

APR 2 3 2019



GRADING LEGEND

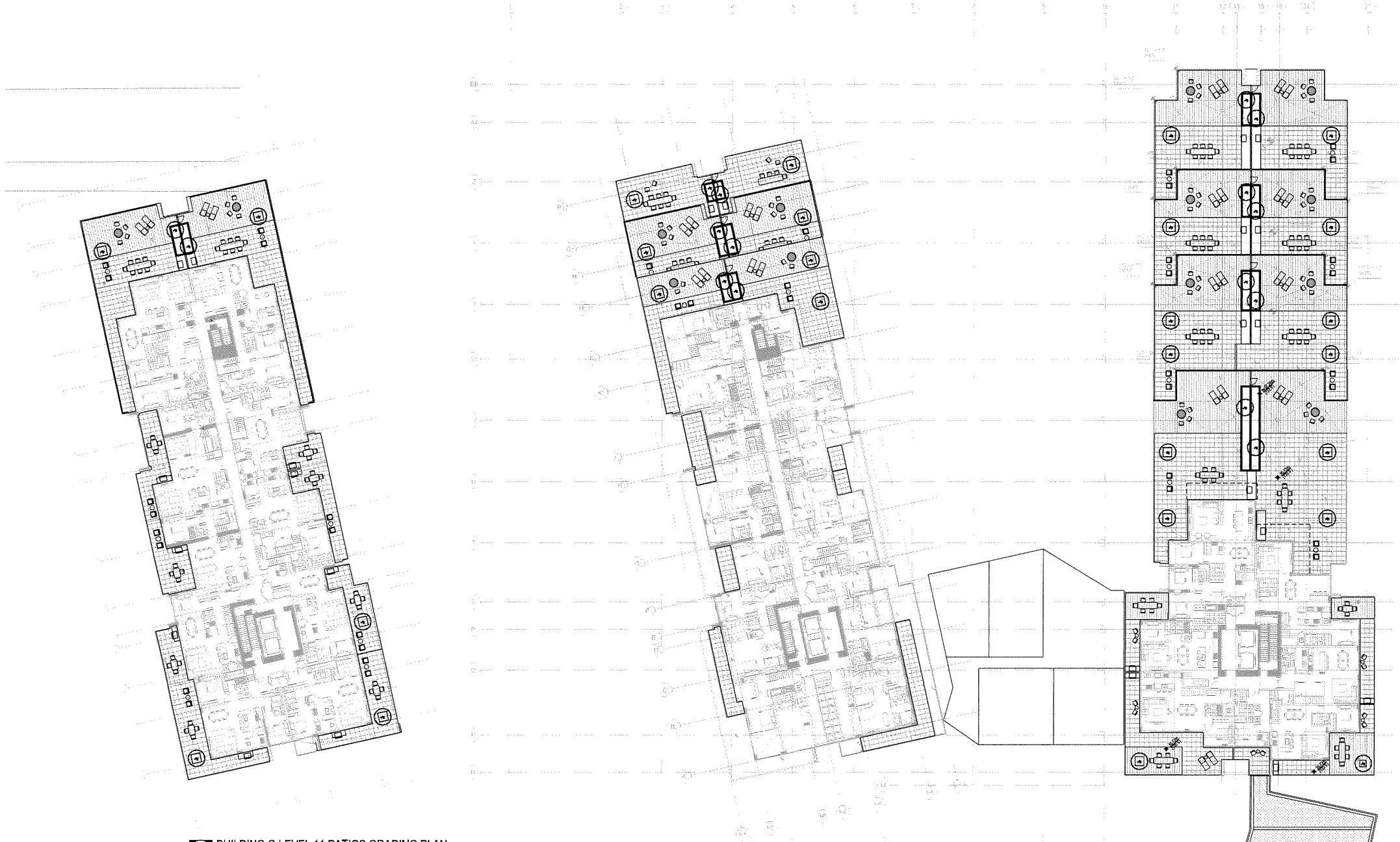
CIP	CAST-IN-PLACE
PB	POOL BOTTOM
WL	WATER LEVEL
TS	TOP OF STAIR
BS	BOTTOM OF STAIR
TW	TOP OF WALL
BW	BOTTOM OF WALL
TC	TOP OF CURB
BC	BOTTOM OF CURB
TR	TOP OF RAMP
BR	BOTTOM OF RAMP
RIM	DRAIN - RIM ELEVATION
PD	PLANTER DRAIN
AD	AREA DRAIN
FG	FINISH GRADE
SS	STRUCTURE SLAB ELEVATION
HP	HIGH POINT
RC	ROAD CROWN
XX.XX (XX.XX)	PROPOSED BUILDING / ROAD ELEVATION
XX.XX	PROPOSED SPOT ELEVATION
	SLOPE

GRADING GENERAL NOTES

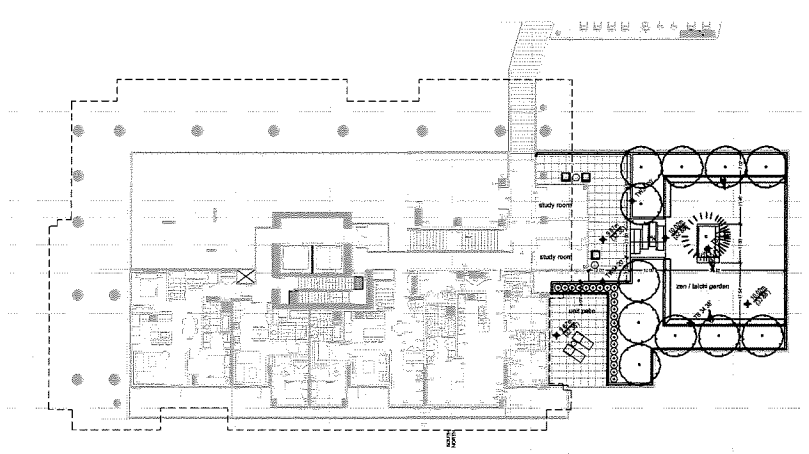
CONFIRM ALL EXISTING GRADES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE CONSULTANT TEAM FOR REVIEW AND RESPONSE.
UNLESS OTHERWISE NOTED, ALL DRAINS LOCATED IN LAWN OR PLANTED AREA ARE TO BE COMPLETE WITH INSPECTION CHAMBER AND CLEANOUT.
PROVIDE POSITIVE DRAINAGE THROUGHOUT - AWAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM SLOPE OF 2% ON ALL HARD AND SOFT LANDSACPE SURFACES.
UNLESS OTHERWISE NOTED PROVIDE A MAXIMUM SLOPE OF 4:1 (25%) AT ALL SOFT LANDSCAPE AREAS. REPORT ANY DISCREPANCIES TO THE CONSULTANT TEAM FOR REVIEW AND RESPONSE.
ALL GRADING INFORMATION TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS TO ENSURE ADEQUATE SOIL DEPTHS AND POSITIVE DRAINAGE.

DP 18-816029

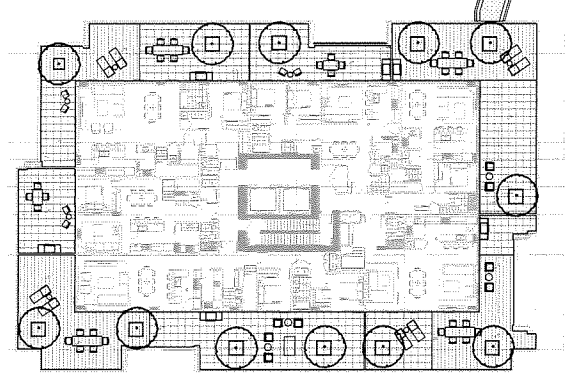
APR 2 3 2019



3 BUILDING G LEVEL 11 PATIOS GRADING PLAN
SCALE: -



2 BUILDING F_LEVEL 2 PATIOS GRADING PLAN
SCALE: -



1 TOWER G&H PENTHOUSE PATIOS GRADING PLAN
SCALE: -

GRADING LEGEND

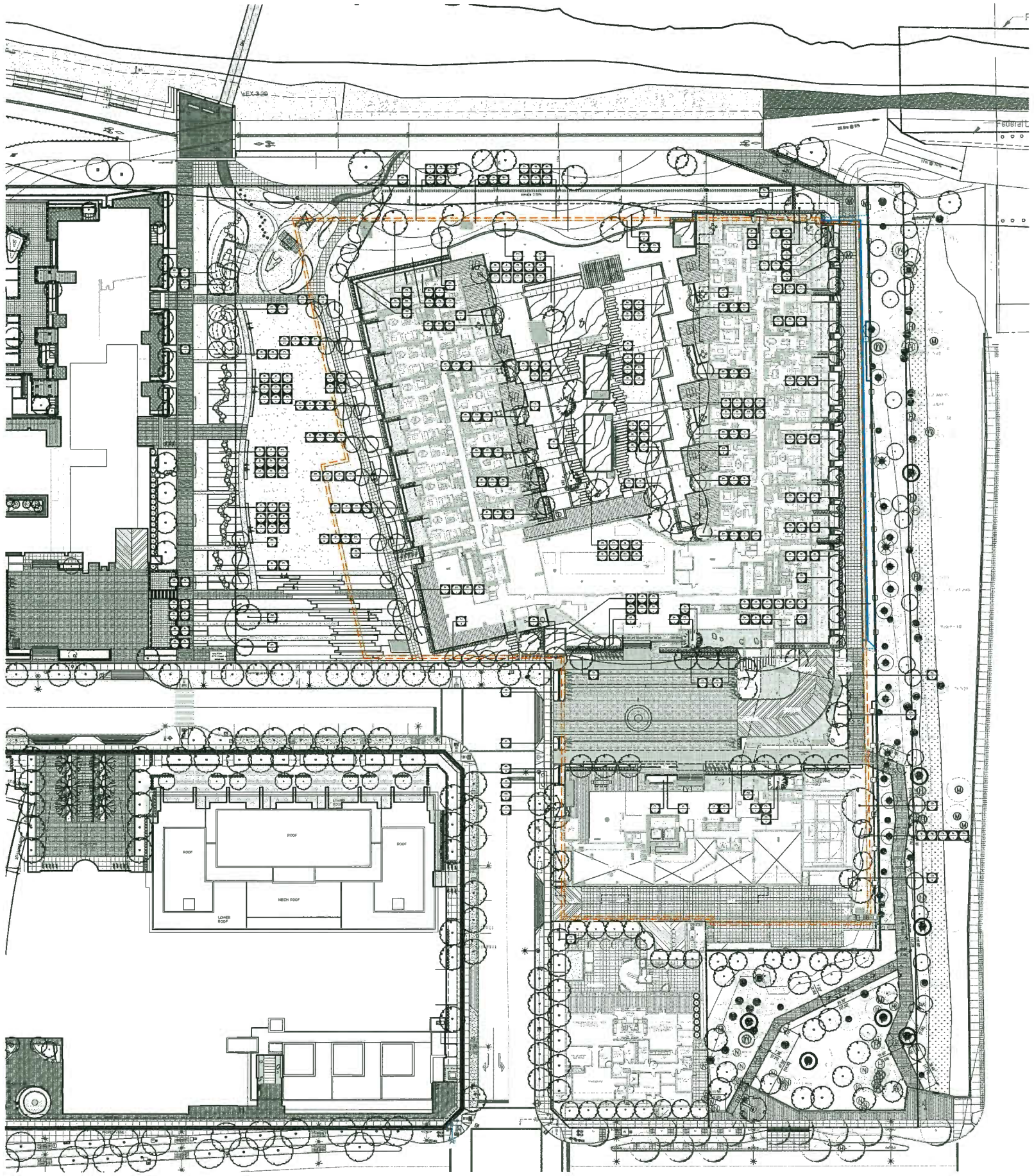
CIP	CAST-IN-PLACE
PB	POOL BOTTOM
WL	WATER LEVEL
TS	TOP OF STAIR
BS	BOTTOM OF STAIR
TW	TOP OF WALL
BW	BOTTOM OF WALL
TC	TOP OF CURB
BC	BOTTOM OF CURB
TR	TOP OF RAMP
BR	BOTTOM OF RAMP
RIM	DRAIN - RIM ELEVATION
PD	PLANTER DRAIN
AD	AREA DRAIN
FG	FINISH GRADE
SS	STRUCTURE SLAB ELEVATION
HP	HIGH POINT
RC	ROAD CROWN
XXXX (XXXX)	PROPOSED BUILDING / ROAD ELEVATION
XXXX	PROPOSED SPOT ELEVATION
	SLOPE

GRADING GENERAL NOTES

1. CONFIRM ALL EXISTING GRADES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE CONSULTANT TEAM FOR REVIEW AND RESPONSE.
2. UNLESS OTHERWISE NOTED, ALL DRAINS LOCATED IN LAWN OR PLANTED AREA ARE TO BE COMPLETE WITH INSPECTION CHAMBER AND CLEANOUT.
3. PROVIDE POSITIVE DRAINAGE THROUGHOUT - AWAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM SLOPE OF 2% ON ALL HARD AND SOFT LANDSACPE SURFACES.
4. UNLESS OTHERWISE NOTED PROVIDE A MAXIMUM SLOPE OF 4:1 (25%) AT ALL SOFT LANDSCAPE AREAS. REPORT ANY DISCREPANCIES TO THE CONSULTANT TEAM FOR REVIEW AND RESPONSE.
5. ALL GRADING INFORMATION TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS TO ENSURE ADEQUATE SOIL DEPTHS AND POSITIVE DRAINAGE.

DP 18-816029

APR 2 3 2019



DP 18-816029

PLANTS SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
TREES					
AO	24	ACER PALMATUM 'OSAKAZUKI'	OSAKAZUKI JAPANESE MAPLE	3.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AC	5	ACER CIRCINATUM	VINE MAPLE	8CM CAL, WB	MULTI-STEMMED (3 MIN.) FULL
AK	8	ACER RUBRUM RED SUNSET	RED SUNSET MAPLE	8CM CAL, WB	MULTI-STEMMED (3 MIN.) FULL
AR	15	ACER RUBRUM 'APPOLLO'	COLUMNAR RED MAPLE	8CM CAL, WB	FULL, UNIFORM SIZE & QUALITY
CN	6	CORNUS NUTTALLII	WESTERN FLOWERING DOGWOOD	7CM CAL, WB	FULL, UNIFORM SIZE & QUALITY
FL	1	FRAXINUS PENNSYLVANICA LEPRECHAUN	LEPRECHAUN ASH	8CM CAL, WB	FULL, UNIFORM SIZE & QUALITY
MG	22	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	EVERGREEN SOUTHERN MAGNOLIA	8CM CAL, WB	6' STANDARD, UNIFORM SIZE & QUALITY
MS	9	MAGNOLIA X 'ROYAL CROWN'	'ROYAL CROWN' MAGNOLIA	7CM CAL, WB	MULTI-STEMMED (3 MIN.) FULL
MR	4	MALUS RED SENTINEL	RED SENTINEL CRABAPPLE	7CM CAL, WB	FULL, UNIFORM SIZE & QUALITY
PC	9	PINUS CONTORTA	SHORE PINE	3.5MHT, WB	SPECIMEN & PICTURESQUE QUALITY
PK	3	PRUNUS SERRULATA 'KANZAN'	JAPANESE FLOWERING CHERRY	7CM CAL, WB	FULL, UNIFORM SIZE & QUALITY
SJ	28	STYRAX JAPONICUS 'OBASSIA'	JAPANESE SNOWBELL TREE	7CM CAL, WB	SPECIMEN QUALITY, 6' STD, FULL
AS	23	ACER PALMATUM 'SHINDESHOJO'	SHINDESHOJO JAPANESE MAPLE	7 CM CAL, WB	MULTI-STEMMED (3 MIN.) FULL
SHRUBS / GROUNDCOVERS					
Be	-	BERGENIA 'EROICA'	ELEPHANT EARS	#2 POT	24" O.C.
Cv	-	CALLUNA VULGARIS 'ZOE'	ZOE HEATHER	#2 POT	24" O.C.
Co	-	CORNUS STOLONIFERA	RED OSIER DOGWOOD	#2 POT	24" O.C.
Cs	-	CORNUS SERICEA	RED STEM DOGWOOD	#2 POT	24" O.C.
Er	-	ERICA DARLEYENSIS X 'MEDITERRANEAN WHITE'	MEDITERRANEAN HEATHER	#1 POT	12" O.C.
Gs	-	GAULTHERIA SHALLON	SALAL	#1 POT	12" O.C.
Jf	-	JASMINUM FLORIDUM	SHOWY JASMINE	#2 POT	24" O.C.
La	-	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#2 POT	24" O.C.
Lz	-	LEUCOTHOE ZEBLID	DROOPING LAUREL	#2 POT	24" O.C.
Ln	-	LONICERA NITIDA	BOXLEAF HONEYSUCKLE	#3 POT	18" O.C.
Mn	-	MAHONIA NERVOSA	DULL OREGON GRAPE	#2 POT	18" O.C.
Mr	-	MAHONIA REPENS	CREEPING MAHONIA	#2 POT	24" O.C.
Oc	-	OEMLERIA CERASIFORMIS	INDIAN PLUM	#2 POT	24" O.C.
Pm	-	POLYSTICHUM MUNITUM	WESTERN SWORDFERN	#3 POT	24" O.C.
Pe	-	PINUS MUGO 'SLOWMOUND'	DWARF MOUNTAIN PINE	#3 POT	24" O.C.
Pt	-	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#2 POT	18" O.C.
Rg	-	ROSA GYMNOCARPA	BALDHIP ROSE	#2 POT	18" O.C.
Rc	-	ROSA X 'CAMPFIRE'	CAMPFIRE ROSE	#2 POT	24" O.C.
Rh	-	RHODODENDRON 'YAKU PRINCESS'	WHITE DWARF RHODODENDRON	#3 POT	24" O.C
Rs	-	RUBUS SPECTABILIS	SALMONBERRY	#1 POT	12" O.C.
Sc	-	SEDUM CAUTICOLA	CAURICAULA STONECROP	#1 POT	12" O.C.
Sd	-	SPIRAEA DOUGLASII	HARDHACK	#1 POT	12" O.C.
Sr	-	SAMBUCUS RACEMOSA	RED ELDERBERRY	#2 POT	24" O.C.
Vp	-	VACCINIUM PARVIFOLIUM	RED HUCKLEBERRY	#2 POT	24" O.C.
Sk	-	SKIMMIA REEVESIANA(FEMALE 90%&MALE 10%)	REEVES SKIMMIA	#3 POT	16" O.C.
HEDGES					
Bm	-	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BOXWOOD	#3 POT	18" O.C.
Tm	-	TAXUS MEDIA 'H.M. EDDIE' MALE	H.M. EDDIE YEW	40" HIGH, FIELD GROWN 24" O.C.	
Fs	-	FAGUS SYLVATICA 'DAWYCKII'	COLUMNAR EUROPEAN BIRCH	19-20" DIA ROOTBALL, B+B, FULLY BRANCHED TO BASE	
GRASSES / PERENNIALS					
bs	-	BLECHNUM SPICANT	DEER FERN	#1 POT	12" O.C.
ce	-	CAREX 'EVERLIME'	EVERLIME SEDGE	#1 POT	12" O.C.
cm	-	CAREX MORROWII 'ICE DANCE'	MORROW'S SEDGE	#1 POT	12" O.C.
co	-	CAREX OBNUPTA	SLOUGH SEDGE	#1 POT	12" O.C.
cs	-	CAREX SITCHENSIS	SITKA SEDGE	#1 POT	12" O.C.
dg	-	DESCHAMPSIA CESPITOSA 'GOLDTAU'	GOLD DEW TUFTED HAIR GRASS	#2 POT	18" O.C.
ec	-	ECHINACEA PALLIDA	PALE PURPLE CONE FLOWER	#1 POT	12" O.C.
ep	-	ECHINACEA PARADOXA	YELLOW CONEFLOWER	#1 POT	12" O.C.
fg	-	FESTUCA OVINA VAR. GLAUCA 'ELIJAH'S BLUE'	BLUE FESCUE	#1 POT	12" O.C.
fm	-	FESTUCA MAIREI	ATLAS FESCUE	#2 POT	18" O.C.
fv	-	FOENICULUM VULGARE 'GIANT BRONZE'	BRONZE FENNEL	#2 POT	18" O.C.
hm	-	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT	12" O.C.
ms	-	MISCANTHUS SINENSIS 'LITTLE KITTEN'	MAIDEN GRASS	#2 POT	18" O.C.
pa	-	PTERIDIUM AQUIFOLIUM	BRACKEN FERN	#2 POT	18" O.C.
pl	-	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	#1 POT	12" O.C.
sa	-	SALVIA NEMOROSA 'AMETHYST'	AMETHYST SAGE	#1 POT	12" O.C.
rm	-	RUDBECKIA MAXIMA	GREAT CONEFLOWER	#1 POT	12" O.C.
se	-	SEDUM TILE, FOUR-SEASONS	GREEN ROOF SEDUM		

PLANTING GENERAL NOTES

1. GREEN ROOF TILES PLANT SPECIES REFER TO SUPPLIER'S DESIGN.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARD SPECIFIED IN THE CURRENT EDITION OF THE BC LANDSCAPE STANDARD. THIS STANDARD IS PUBLISHED JOINTLY BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS (BCSLA) AND THE BC LANDSCAPE AND NURSERY ASSOCIATION (BCLNA).
3. SEARCH AREA FOR ALL PLANT MATERIAL SHALL INCLUDE ALL OF WESTERN NORTH AMERICA OR AS SPECIFIED.
4. PLANT MATERIAL SIZES SPECIFIED ARE THE MINIMUM ACCEPTABLE SIZES TO BE SUPPLIED TO THIS PROJECT.
5. ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.
6. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED. ONLY CERTIFIED S.O.D. NURSERY STOCK WILL BE ACCEPTED.
7. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT - AS PER SPECIFICATIONS - PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR INSTALLED ON SITE PRIOR TO CONSULTANT APPROVAL SHALL BE REJECTED AT NO COST TO THE OWNER.
8. THE CONTRACTOR SHALL CONFIRM PLANT QUANTITIES ON THE DRAWINGS CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE.
9. PLANT LIST TO BE READ IN CONJUNCTION WITH SPECIFICATIONS FOR COMPLIANCE.
10. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL SPECIFIED AS PER SPECIFICATIONS, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE CONSULTANT WILL BE REJECTED.
11. AUTOMATIC IRRIGATION WILL BE PROVIDED FOR ALL PUBLIC OPEN SPACE, GREEN ROOF, COURTYARD AND LARGER PRIVATE PATIOS. AUTOMATICALLY IRRIGATION SYSTEM WITH WEATHER SENSOR CONTROLLER WILL BE PROVIDED FOR WATER EFFICIENCY.
12. HOSE BIBS WILL BE PROVIDED FOR COMMON AREAS AND SOME PRIVATE PATIOS, REFER TO ARCHITECTURAL DRAWINGS FOR HOSE BIB LOCATIONS.
13. OFF SITE PLANTING DESIGN ARE INCLUDED IN SA, REFER TO THE PROJECT ARBORIST'S DRAWINGS FOR EXISTING TREE MANAGEMENT, REFER TO THE ENVIRONMENTAL CONSULTANT'S DRAWINGS FOR THE LOT14 PLANTING DESIGN.

EXISTING TREE LEGEND

- TREE TO BE PRESERVED
- TREE TO BE PRESERVED WITH PRUNING REQUIRED
- TREE TO BE REMOVED, MODIFIED OR CONVERT INTO WILDLIFE
- HAZARD TREE, TO BE DECIDED BY THE CITY
- TREE HAS BEEN WILDLIFED

(REFER TO ARBORIST'S TREE MANAGEMENT PLAN)

APR 24 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE

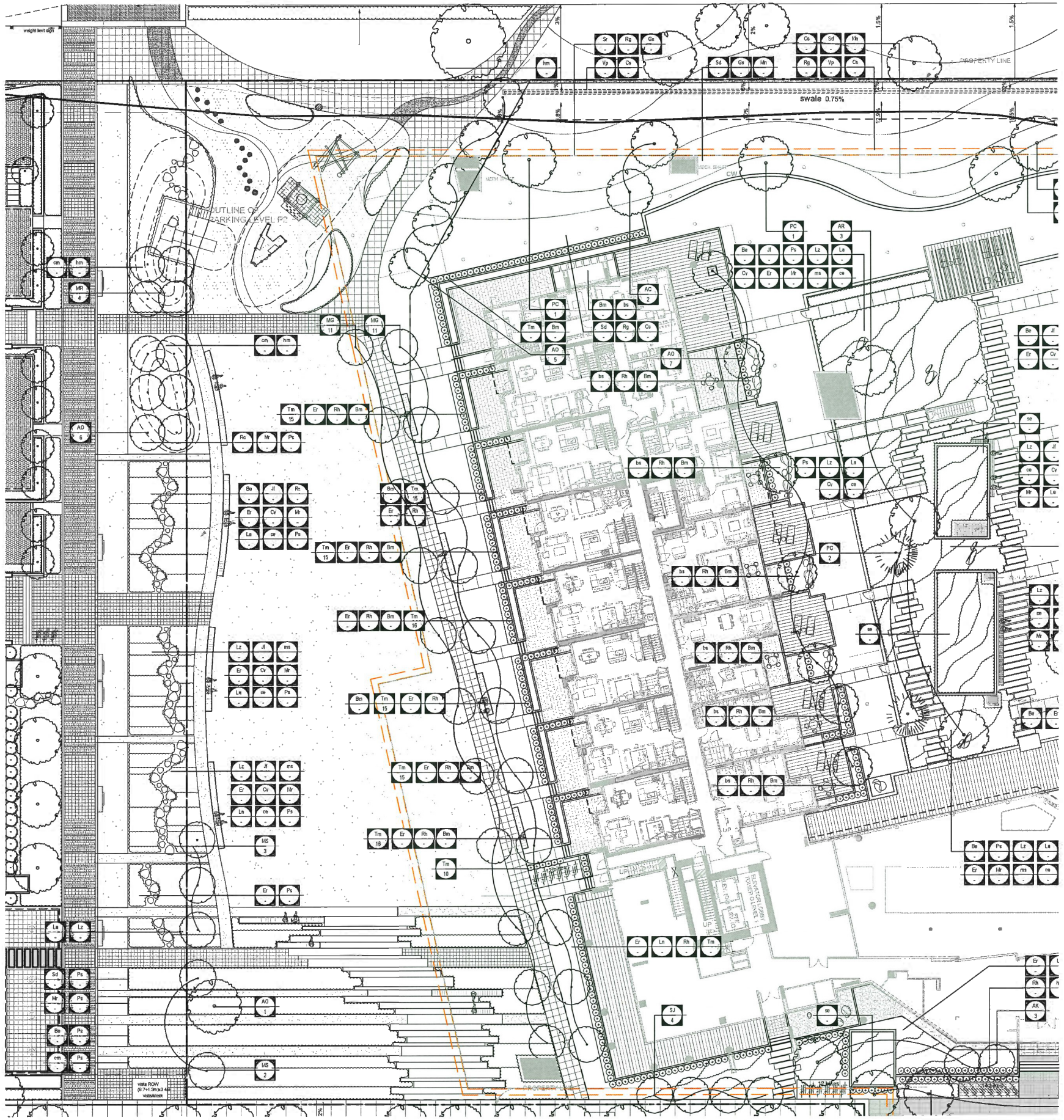
Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green **Lot 17**
Development Permit

PRJ. N N

OVERALL PLANTING PLAN

Sheet No. 3.20



PLANTS SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
TREES					
AO	24	ACER PALMATUM 'OSAKAZUKI'	OSAKAZUKI JAPANESE MAPLE	3.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AC	5	ACER CIRCINATUM	VINE MAPLE	8CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
AK	8	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	8CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
AR	15	ACER RUBRUM 'APPOLLO'	COLUMNAR RED MAPLE	8CM CAL. WB	FULL, UNIFORM SIZE & QUALITY
CN	6	CORNUS NUTTALLII	WESTERN FLOWERING DOGWOOD	7CM CAL. WB	FULL, UNIFORM SIZE & QUALITY
FL	1	FRAXINUS PENNSYLVANICA LEPRECHAUN	LEPRECHAUN ASH	8CM CAL. WB	FULL, UNIFORM SIZE & QUALITY
MG	22	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	EVERGREEN SOUTHERN MAGNOLIA	8CM CAL. WB	6' STANDARD, UNIFORM SIZE & QUALIT
MS	9	MAGNOLIA X 'ROYAL CROWN'	'ROYAL CROWN' MAGNOLIA	7CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
MR	4	MALUS RED SENTINEL	RED SENTINEL CRABAPPLE	7CM CAL. WB	FULL, UNIFORM SIZE & QUALITY
PC	9	PINUS CONTORTA	SHORE PINE	3.5M HT, WB	SPECIMEN & PICTURESQUE QUALITY
PK	3	PRUNUS SERRULATA 'KANZAN'	JAPANESE FLOWERING CHERRY	7CM CAL. WB	FULL, UNIFORM SIZE & QUALITY
SJ	26	STYRAX JAPONICUS 'OBASSIA'	JAPANESE SNOWBELL TREE	7CM CAL. WB	SPECIMEN QUALITY, 6' STD, FULL
AS	23	ACER PALMATUM 'SHINDESHOJO'	SHINDESHOJO JAPANESE MAPLE	7 CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
SHRUBS / GROUNDCOVERS					
Be	-	BERGENIA 'EROICA'	ELEPHANT EARS	#2 POT	24" O.C.
Cv	-	CALLUNA VULGARIS 'ZOE'	ZOE HEATHER	#2 POT	24" O.C.
Co	-	CORNUS STOLONIFERA	RED OSIER DOGWOOD	#2 POT	24" O.C.
Cs	-	CORNUS SERICEA	RED STEM DOGWOOD	#2 POT	24" O.C.
Er	-	ERICA DARLEYENSIS X 'MEDITERRANEAN WHITE'	MEDITERRANEAN HEATHER	#1 POT	12" O.C.
Gs	-	GAULTHERIA SHALLON	SALAL	#1 POT	12" O.C.
Jf	-	JASMINUM FLORIDUM	SHOWY JASMINE	#2 POT	24" O.C.
La	-	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#2 POT	24" O.C.
Lz	-	LEUCOTHOE ZEBLID	DROOPING LAUREL	#2 POT	24" O.C.
Ln	-	LONICERA NITIDA	BOXLEAF HONEYSUCKLE	#3 POT	18" O.C.
Mn	-	MAHONIA NERVOSA	DULL OREGON GRAPE	#2 POT	18" O.C.
Mr	-	MAHONIA REPENS	CREEPING MAHONIA	#2 POT	24" O.C.
Oc	-	OEMLERIA CERASIFORMIS	INDIAN PLUM	#2 POT	24" O.C.
Pm	-	POLYSTICHUM MUNITUM	WESTERN SWORDFERN	#3 POT	24" O.C.
Pa	-	PINUS MUGO 'SLOWMOUND'	DWARF MOUNTAIN PINE	#3 POT	24" O.C.
Pt	-	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#2 POT	18" O.C.
Rg	-	ROSA GYMNOCARPA	BALDHIP ROSE	#2 POT	18" O.C.
Rc	-	ROSA X 'CAMPFIRE'	CAMPFIRE ROSE	#2 POT	24" O.C.
Rh	-	RHODODENDRON 'YAKU PRINCESS'	WHITE DWARF RHODODENDRON	#3 POT	24" O.C.
Rs	-	RUBUS SPECTABILIS	SALMONBERRY	#1 POT	12" O.C.
Sc	-	SEDUM CAUTICOLA	CAURICAULA STONECROP	#1 POT	12" O.C.
Sd	-	SPIRAEA DOUGLASII	HARDHACK	#1 POT	12" O.C.
Sr	-	SAMBUCUS RACEMOSA	RED ELDERBERRY	#2 POT	24" O.C.
Vp	-	VACCINIUM PARVIFOLIUM	RED HUCKLEBERRY	#2 POT	24" O.C.
Sk	-	SKIMMIA REEVESIANA(FEMALE 90%&MALE 10%)	REEVES SKIMMIA	#3 POT	15" O.C.
HEDGES					
Bm	-	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BOXWOOD	#3 POT	18" O.C.
Tm	-	TAXUS MEDIA 'H.M. EDDIE' MALE	H.M. EDDIE YEW	40" HIGH, FIELD GROWN 24" O.C.	
Fs	-	FAGUS SYLVATICA 'DAWYCKII'	COLUMNAR EUROPEAN BIRCH	19-20" DIA ROOTBALL, B+B, FULLY BRANCHED TO BASE	
GRASSES / PERENNIALS					
bs	-	BLECHNUM SPICANT	DEER FERN	#1 POT	12" O.C.
ce	-	CAREX 'EVERLIME'	EVERLIME SEDGE	#1 POT	12" O.C.
cm	-	CAREX MORROWII 'ICE DANCE'	MORROW'S SEDGE	#1 POT	12" O.C.
co	-	CAREX OBNUPTA	SLOUGH SEDGE	#1 POT	12" O.C.
cs	-	CAREX SITCHENSIS	SITKA SEDGE	#1 POT	12" O.C.
dg	-	DESCHAMPSIA CESPITOSA 'GOLDTAU'	GOLD DEW TUFTED HAIR GRASS	#2 POT	18" O.C.
ec	-	ECHINACEA PALLIDA	PALE PURPLE CONE FLOWER	#1 POT	12" O.C.
ep	-	ECHINACEA PARADOXA	YELLOW CONEFLOWER	#1 POT	12" O.C.
fg	-	FESTUCA OVINA VAR. GLAUCA 'ELIJAH'S BLUE'	BLUE FESCUE	#1 POT	12" O.C.
fm	-	FESTUCA MAIREI	ATLAS FESCUE	#2 POT	18" O.C.
fv	-	FOENICULUM VULGARE 'GIANT BRONZE'	BRONZE FENNEL	#2 POT	18" O.C.
hm	-	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT	12" O.C.
ms	-	MISCANTHUS SINENSIS 'LITTLE KITTEN'	MAIDEN GRASS	#2 POT	18" O.C.
pa	-	PTERIDIUM AQUIFOLIUM	BRACKEN FERN	#2 POT	18" O.C.
pl	-	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	#1 POT	12" O.C.
sa	-	SALVIA NEMOROSA 'AMETHYST'	AMETHYST SAGE	#1 POT	12" O.C.
rm	-	RUDBECKIA MAXIMA	GREAT CONEFLOWER	#1 POT	12" O.C.
se	-	SEDUM TILE, FOUR-SEASONS	GREEN ROOF SEDUM		

PLANTING GENERAL NOTES

1. GREEN ROOF TILES PLANT SPECIES REFER TO SUPPLIER'S DESIGN.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARD SPECIFIED IN THE CURRENT EDITION OF THE BC LANDSCAPE STANDARD. THIS STANDARD IS PUBLISHED JOINTLY BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS (BCSLA) AND THE BC LANDSCAPE AND NURSERY ASSOCIATION (BCLNA).
3. SEARCH AREA FOR ALL PLANT MATERIAL SHALL INCLUDE ALL OF WESTERN NORTH AMERICA OR AS SPECIFIED.
4. PLANT MATERIAL SIZES SPECIFIED ARE THE MINIMUM ACCEPTABLE SIZES TO BE SUPPLIED TO THIS PROJECT.
5. ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.
6. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED. ONLY CERTIFIED S.O.D. NURSERY STOCK WILL BE ACCEPTED.
7. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT - AS PER SPECIFICATIONS - PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR INSTALLED ON SITE PRIOR TO CONSULTANT APPROVAL SHALL BE REJECTED AT NO COST TO THE OWNER.
8. THE CONTRACTOR SHALL CONFIRM PLANT QUANTITIES ON THE DRAWINGS CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE.
9. PLANT LIST TO BE READ IN CONJUNCTION WITH SPECIFICATIONS FOR COMPLIANCE.
10. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL SPECIFIED AS PER SPECIFICATIONS, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE CONSULTANT WILL BE REJECTED.
11. AUTOMATIC IRRIGATION WILL BE PROVIDED FOR ALL PUBLIC OPEN SPACE, GREEN ROOF, COURTYARD AND LARGER PRIVATE PATIOS. AUTOMATICALLY IRRIGATION SYSTEM WITH WEATHER SENSOR CONTROLLER WILL BE PROVIDED FOR WATER EFFICIENCY.
12. HOSE BIBS WILL BE PROVIDED FOR COMMON AREAS AND SOME PRIVATE PATIOS. REFER TO ARCHITECTURAL DRAWINGS FOR HOSE BIB LOCATIONS.
13. OFF SITE PLANTING DESIGN ARE INCLUDED IN 8A. REFER TO THE PROJECT ARBORIST'S DRAWINGS FOR EXISTING TREE MANAGEMENT. REFER TO THE ENVIRONMENTAL CONSULTANT'S DRAWINGS FOR THE LOT14 PLANTING DESIGN.

EXISTING TREE LEGEND

- TREE TO BE PRESERVED
- TREE TO BE PRESERVED WITH PRUNING REQUIRED
- TREE TO BE REMOVED, MODIFIED OR CONVERT INTO WILDLIFE
- (H) HAZARD TREE, TO BE DECIDED BY THE CITY
- (W) TREE HAS BEEN WILDLIFED

(REFER TO ARBORIST'S TREE MANAGEMENT PLAN)

DP 18-816029

APR 24 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE

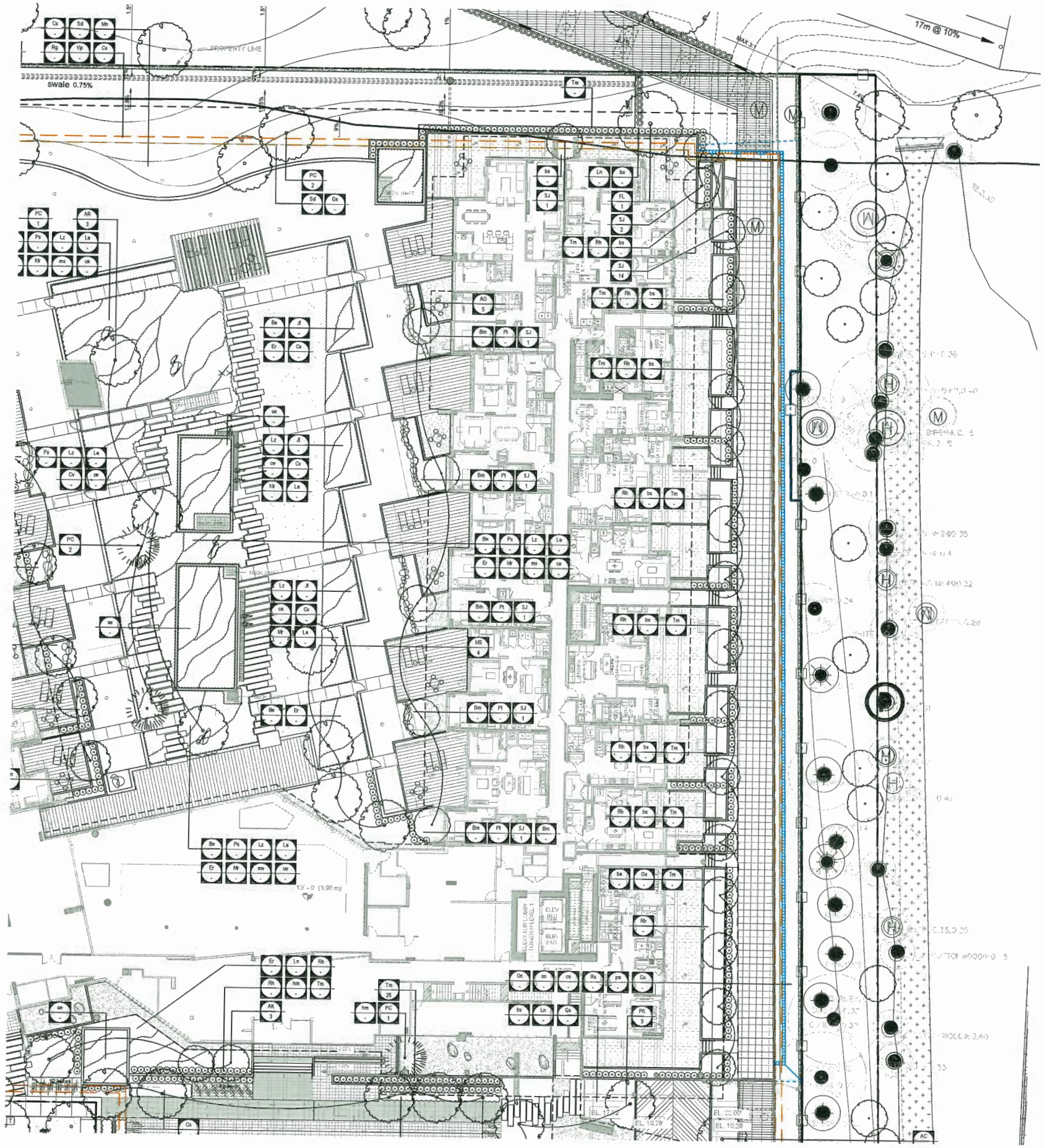
Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green **Lot 17**
Development Permit

PRJ. N

PLANTING PLAN GROUND LEVEL - NW

Sheet No. 3.21



PLANTS SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
TREES					
AO	24	ACER PALMATUM 'OSAKAZUKI'	OSAKAZUKI JAPANESE MAPLE	3.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AC	5	ACER CIRCINATUM	VINE MAPLE	8CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
AK	8	ACER RUBRUM RED SUNSET	RED SUNSET MAPLE	8CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
AR	15	ACER RUBRUM 'APPOLLO'	COLUMNAR RED MAPLE	8CM CAL. WB	FULL, UNIFORM SIZE & QUALITY
CN	6	CORNUS NUTTALLII	WESTERN FLOWERING DOGWOOD	7CM CAL. WB	FULL, UNIFORM SIZE & QUALITY
FL	1	FRAXINUS PENNSYLVANICA LEPRECHAUN	LEPRECHAUN ASH	8CM CAL. WB	FULL, UNIFORM SIZE & QUALITY
MG	22	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	EVERGREEN SOUTHERN MAGNOLIA	8CM CAL. WB	8' STANDARD, UNIFORM SIZE & QUALITY
MS	9	MAGNOLIA X 'ROYAL CROWN'	'ROYAL CROWN' MAGNOLIA	7CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
MR	4	MALUS RED SENTINEL	RED SENTINEL CRABAPPLE	7CM CAL. WB	FULL, UNIFORM SIZE & QUALITY
PC	9	PINUS CONTORTA	SHORE PINE	3.5M HT, WB	SPECIMEN & PICTURESQUE QUALITY
PK	3	PRUNUS SERRULATA 'KANZAN'	JAPANESE FLOWERING CHERRY	7CM CAL. WB	FULL, UNIFORM SIZE & QUALITY
SJ	28	STYRAX JAPONICUS 'OSASUA'	JAPANESE SNOWBELL TREE	7CM CAL. WB	SPECIMEN QUALITY, 8' STD, FULL
AS	23	ACER PALMATUM 'SHINDESHOJO'	SHINDESHOJO JAPANESE MAPLE	7 CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
SHRUBS / GROUNDCOVERS					
Be	-	BERGENIA 'EROICA'	ELEPHANT EARS	#2 POT	24" O.C.
Cv	-	CALLUNA VULGARIS 'ZOE'	ZOE HEATHER	#2 POT	24" O.C.
Co	-	CORNUS STOLONIFERA	RED OSIER DOGWOOD	#2 POT	24" O.C.
Cs	-	CORNUS SERICEA	RED STEM DOGWOOD	#2 POT	24" O.C.
Er	-	ERICA DARLEYENSIS X ' MEDITERRANEAN WHITE'	MEDITERRANEAN HEATHER	#1 POT	12" O.C.
Ga	-	GAULTHERIA SHALLON	SALAL	#1 POT	12" O.C.
Jf	-	JASMINUM FLORIDUM	SHOWY JASMINE	#2 POT	24" O.C.
La	-	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#2 POT	24" O.C.
Lz	-	LEUCOTHOE ZEBLID	DROOPING LAUREL	#2 POT	24" O.C.
Ln	-	LONICERA NITIDA	BOXLEAF HONEYSUCKLE	#3 POT	18" O.C.
Mn	-	MAHONIA NERVOSA	DULL OREGON GRAPE	#2 POT	18" O.C.
Mr	-	MAHONIA REPENS	CREEPING MAHONIA	#2 POT	24" O.C.
Oc	-	OEMLERIA CERASIFORMIS	INDIAN PLUM	#2 POT	24" O.C.
Pm	-	POLYSTICHUM MUNITUM	WESTERN SWORDFERN	#3 POT	24" O.C.
Ps	-	PINUS MUGO 'SLOWMOUND'	DWARF MOUNTAIN PINE	#3 POT	24" O.C.
Pt	-	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#2 POT	18" O.C.
Rg	-	ROSA GYMNOCARPA	BALDHIP ROSE	#2 POT	18" O.C.
Rc	-	ROSA X 'CAMPFIRE'	CAMPFIRE ROSE	#2 POT	24" O.C.
Rh	-	RHODODENDRON 'YAKU PRINCESS'	WHITE DWARF RHODODENDRON	#3 POT	24" O.C
Rs	-	RUBUS SPECTABILIS	SALMONBERRY	#1 POT	12" O.C.
Sc	-	SEDUM CAUTICOLA	CAURICAUA STONECROP	#1 POT	12" O.C.
Sd	-	SPIRAEA DOUGLASII	HARDHACK	#1 POT	12" O.C.
Sr	-	SAMBUCUS RACEMOSA	RED ELDERBERRY	#2 POT	24" O.C.
Vp	-	VACCINIUM PARVIFOLIUM	RED HUCKLEBERRY	#2 POT	24" O.C.
Sk	-	SKIMMIA REEVESIANA(FEMALE 90%&MALE 10%)	REEVES SKIMMIA	#3 POT	18" O.C.
HEDGES					
Bm	-	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BOXWOOD	#3 POT	18" O.C.
Tm	-	TAXUS MEDIA 'H.M. EDDIE' MALE	H.M. EDDIE YEW	40" HIGH, FIELD GROWN 24" O.C.	
Fs	-	FAGUS SYLVATICA 'DAWYCKII'	COLUMNAR EUROPEAN BIRCH	19-20" DIA ROOTBALL, B+B, FULLY BRANCHED TO BASE	
GRASSES / PERENNIALS					
bs	-	BLECHNUM SPICANT	DEER FERN	#1 POT	12" O.C.
ce	-	CAREX 'EVERLIME'	EVERLIME SEDGE	#1 POT	12" O.C.
cm	-	CAREX MORROWII 'ICE DANCE'	MORROW'S SEDGE	#1 POT	12" O.C.
co	-	CAREX OBNUPTA	SLOUGH SEDGE	#1 POT	12" O.C.
cs	-	CAREX SITCHENSIS	SITKA SEDGE	#1 POT	12" O.C.
dg	-	DESCHAMPSIA CESPITOSA 'GOLDTAU'	GOLD DEW TUFTED HAIR GRASS	#2 POT	18" O.C.
ae	-	ECHINACEA PALLIDA	PALE PURPLE CONE FLOWER	#1 POT	12" O.C.
ep	-	ECHINACEA PARADOXA	YELLOW CONEFLOWER	#1 POT	12" O.C.
fg	-	FESTUCA OVINA VAR. GLAUCA 'ELIJAH'S BLUE'	BLUE FESCUE	#1 POT	12" O.C.
fm	-	FESTUCA MAIREI	ATLAS FESCUE	#2 POT	18" O.C.
fv	-	FOENICULUM VULGARE 'GIANT BRONZE'	BRONZE FENNEL	#2 POT	18" O.C.
hm	-	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT	12" O.C.
ms	-	MISCANTHUS SINENSIS 'LITTLE KITTEN'	MAIDEN GRASS	#2 POT	18" O.C.
pa	-	PTERIDIUM AQUIFOLIUM	BRACKEN FERN	#2 POT	18" O.C.
pl	-	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	#1 POT	12" O.C.
sa	-	SALVIA NEMOROSA 'AMETHYST'	AMETHYST SAGE	#1 POT	12" O.C.
rm	-	RUDBECKIA MAXIMA	GREAT CONEFLOWER	#1 POT	12" O.C.
se	-	SEDUM TILE, FOUR-SEASONS	GREEN ROOF SEDUM		

PLANTING GENERAL NOTES

1. GREEN ROOF TILES PLANT SPECIES REFER TO SUPPLIER'S DESIGN.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARD SPECIFIED IN THE CURRENT EDITION OF THE BC LANDSCAPE STANDARD. THIS STANDARD IS PUBLISHED JOINTLY BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS (BCSLA) AND THE BC LANDSCAPE AND NURSERY ASSOCIATION (BCLNA).
3. SEARCH AREA FOR ALL PLANT MATERIAL SHALL INCLUDE ALL OF WESTERN NORTH AMERICA OR AS SPECIFIED.
4. PLANT MATERIAL SIZES SPECIFIED ARE THE MINIMUM ACCEPTABLE SIZES TO BE SUPPLIED TO THIS PROJECT.
5. ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.
6. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED. ONLY CERTIFIED S.O.D. NURSERY STOCK WILL BE ACCEPTED.
7. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT - AS PER SPECIFICATIONS - PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR INSTALLED ON SITE PRIOR TO CONSULTANT APPROVAL SHALL BE REJECTED AT NO COST TO THE OWNER.
8. THE CONTRACTOR SHALL CONFIRM PLANT QUANTITIES ON THE DRAWINGS CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE.
9. PLANT LIST TO BE READ IN CONJUNCTION WITH SPECIFICATIONS FOR COMPLIANCE.
10. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL SPECIFIED AS PER SPECIFICATIONS, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE CONSULTANT WILL BE REJECTED.
11. AUTOMATIC IRRIGATION WILL BE PROVIDED FOR ALL PUBLIC OPEN SPACE, GREEN ROOF, COURTYARD AND LARGER PRIVATE PATIOS. AUTOMATICALLY IRRIGATION SYSTEM WITH WEATHER SENSOR CONTROLLER WILL BE PROVIDED FOR WATER EFFICIENCY.
12. HOSE BIBS WILL BE PROVIDED FOR COMMON AREAS AND SOME PRIVATE PATIOS. REFER TO ARCHITECTURAL DRAWINGS FOR HOSE BIB LOCATIONS.
13. OFF SITE PLANTING DESIGN ARE INCLUDED IN SA. REFER TO THE PROJECT ARBORIST'S DRAWINGS FOR EXISTING TREE MANAGEMENT. REFER TO THE ENVIRONMENTAL CONSULTANT'S DRAWINGS FOR THE LOT14 PLANTING DESIGN.

EXISTING TREE LEGEND

- TREE TO BE PRESERVED
- TREE TO BE PRESERVED WITH PRUNING REQUIRED
- TREE TO BE REMOVED, MODIFIED OR CONVERT INTO WILDLIFE
- (H) HAZARD TREE, TO BE DECIDED BY THE CITY
- (W) TREE HAS BEEN WILDLIFED

(REFER TO ARBORIST'S TREE MANAGEMENT PLAN)

DP 18-816029

APR 2 4 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE

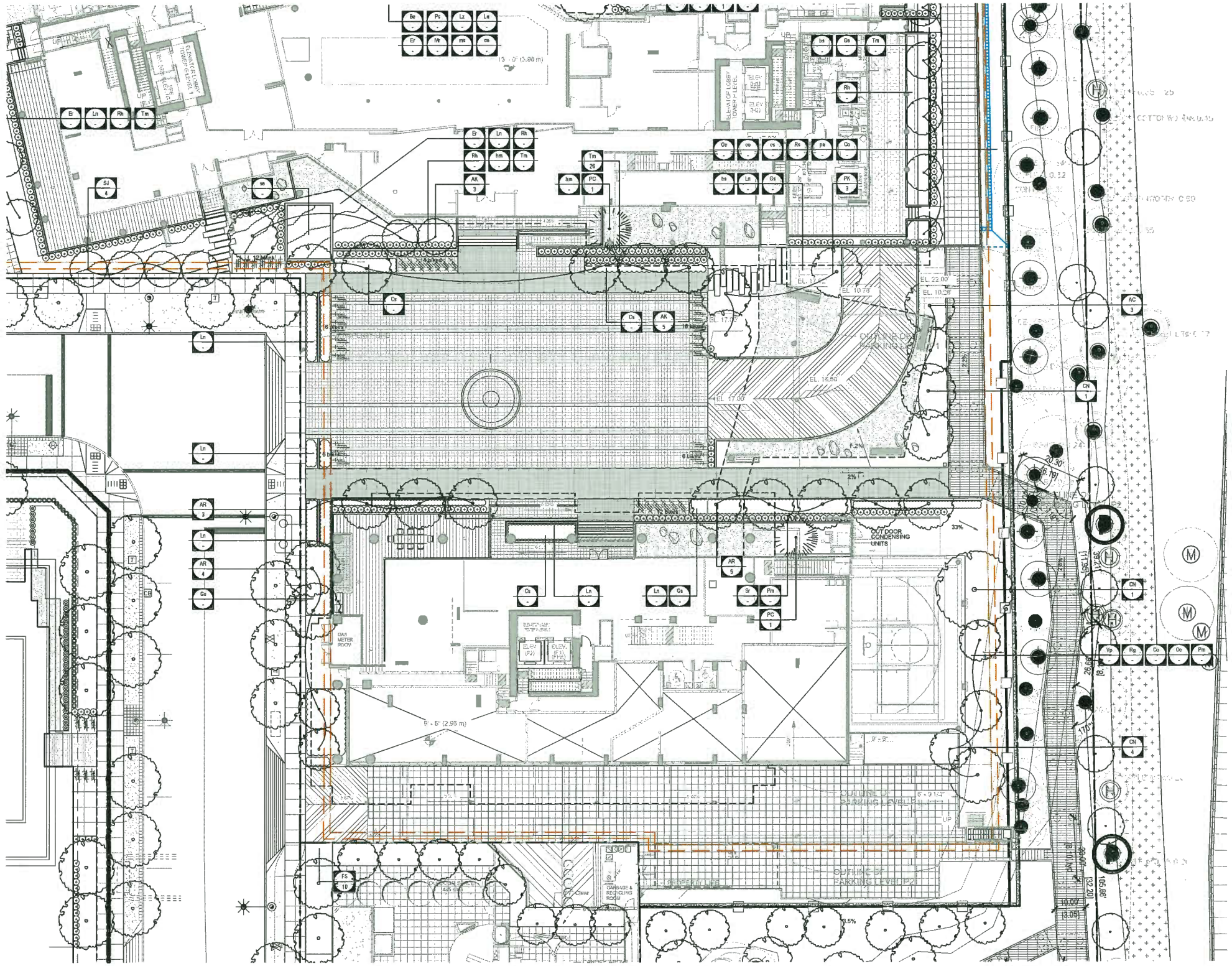
Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green **Lot 17**
Development Permit

PRJ. N N

PLANTING PLAN GROUND LEVEL - NE

Sheet No. 3.22



PLANTS SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
TREES					
AO	24	ACER PALMATUM 'OSAKAZUKI'	OSAKAZUKI JAPANESE MAPLE	3.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AC	5	ACER CIRCINATUM	VINE MAPLE	6CM CAL, WB	MULTI-STEMMED (3 MIN.) FULL
AK	8	ACER RUBRUM RED SUNSET	RED SUNSET MAPLE	8CM CAL, WB	MULTI-STEMMED (3 MIN.) FULL
AR	15	ACER RUBRUM 'APPOLLO'	COLUMNAR RED MAPLE	8CM CAL, WB	FULL, UNIFORM SIZE & QUALITY
CN	6	CORNUS NUTTALLII	WESTERN FLOWERING DOGWOOD	7CM CAL, WB	FULL, UNIFORM SIZE & QUALITY
FL	1	FRAXINUS PENNSYLVANICA LEPRECHAUN	LEPRECHAUN ASH	8CM CAL, WB	FULL, UNIFORM SIZE & QUALITY
MG	22	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	EVERGREEN SOUTHERN MAGNOLIA	8CM CAL, WB	6' STANDARD, UNIFORM SIZE & QUALITY
MS	9	MAGNOLIA X 'ROYAL CROWN'	'ROYAL CROWN' MAGNOLIA	7CM CAL, WB	MULTI-STEMMED (3 MIN.) FULL
MR	4	MALUS RED SENTINEL	RED SENTINEL CRABAPPLE	7CM CAL, WB	FULL, UNIFORM SIZE & QUALITY
PC	9	PINUS CONTORTA	SHORE PINE	3.5M HT, WB	SPECIMEN & PICTURESQUE QUALITY
PK	3	PRUNUS SERRULATA 'KANZAN'	JAPANESE FLOWERING CHERRY	7CM CAL, WB	FULL, UNIFORM SIZE & QUALITY
SJ	28	STYRAX JAPONICUS 'OBASSIA'	JAPANESE SNOWBELL TREE	7CM CAL, WB	SPECIMEN QUALITY, 6' STD, FULL
AS	23	ACER PALMATUM 'SHINDESHOJO'	SHINDESHOJO JAPANESE MAPLE	7 CM CAL, WB	MULTI-STEMMED (3 MIN.) FULL
SHRUBS / GROUNDCOVERS					
Be	-	BERGENIA 'EROICA'	ELEPHANT EARS	#2 POT	24" O.C.
Cv	-	CALLUNA VULGARIS 'ZOE'	ZOE HEATHER	#2 POT	24" O.C.
Co	-	CORNUS STOLONIFERA	RED OSIER DOGWOOD	#2 POT	24" O.C.
Cs	-	CORNUS SERICEA	RED STEM DOGWOOD	#2 POT	24" O.C.
Er	-	ERICA DARLEYENSIS X 'MEDITERRANEAN WHITE'	MEDITERRANEAN HEATHER	#1 POT	12" O.C.
Gs	-	GAULTHERIA SHALLON	SALAL	#1 POT	12" O.C.
Jf	-	JASMINUM FLORIDUM	SHOWY JASMINE	#2 POT	24" O.C.
La	-	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#2 POT	24" O.C.
Lz	-	LEUCOTHOE ZEBLID	DROOPING LAUREL	#2 POT	24" O.C.
Ln	-	LONICERA NITIDA	BOXLEAF HONEYSUCKLE	#3 POT	18" O.C.
Mn	-	MAHONIA NERVOSA	DULL OREGON GRAPE	#2 POT	18" O.C.
Mr	-	MAHONIA REPENS	CREEPING MAHONIA	#2 POT	24" O.C.
Oc	-	OEMLERIA CERASIFORMIS	INDIAN PLUM	#2 POT	24" O.C.
Pm	-	POLYSTICHUM MUNITUM	WESTERN SWORDFERN	#3 POT	24" O.C.
Ps	-	PINUS MUGO 'SLOWMOUND'	DWARF MOUNTAIN PINE	#3 POT	24" O.C.
Pt	-	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#2 POT	18" O.C.
Rg	-	ROSA GYMNOCARPA	BALDHIP ROSE	#2 POT	18" O.C.
Rc	-	ROSA X 'CAMPFIRE'	CAMPFIRE ROSE	#2 POT	24" O.C.
Rh	-	RHODODENDRON 'YAKU PRINCESS'	WHITE DWARF RHODODENDRON	#3 POT	24" O.C.
Rs	-	RUBUS SPECTABILIS	SALMONBERRY	#1 POT	12" O.C.
Sc	-	SEDUM CAUTICOLA	CAURICAULA STONECROP	#1 POT	12" O.C.
Sd	-	SPIRAEA DOUGLASII	HARDHACK	#1 POT	12" O.C.
Sr	-	SAMBUCUS RACEMOSA	RED ELDERBERRY	#2 POT	24" O.C.
Vp	-	VACCINIUM PARVIFOLIUM	RED HUCKLEBERRY	#2 POT	24" O.C.
Sk	-	SKIMMIA REEVESIANA(FEMALE 90%&MALE 10%)	REEVES SKIMMIA	#3 POT	16" O.C.
HEDGES					
Bm	-	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BOXWOOD	#3 POT	18" O.C.
Tm	-	TAXUS MEDIA 'H.M. EDDIE' MALE	H.M. EDDIE YEW	40" HIGH, FIELD GROWN	24" O.C.
Fs	-	FAGUS SYLVATICA 'DAWYCKII'	COLUMNAR EUROPEAN BIRCH	19-20" DIA ROOTBALL, B+B, FULLY BRANCHED TO BASE	
GRASSES / PERENNIALS					
bs	-	BLECHNUM SPICANT	DEER FERN	#1 POT	12" O.C.
ce	-	CAREX 'EVERLIME'	EVERLIME SEDGE	#1 POT	12" O.C.
cm	-	CAREX MORROWII 'ICE DANCE'	MORROW'S SEDGE	#1 POT	12" O.C.
co	-	CAREX OBNUPTA	SLOUGH SEDGE	#1 POT	12" O.C.
cs	-	CAREX SITCHENSIS	SITKA SEDGE	#1 POT	12" O.C.
dg	-	DESCHAMPSIA CESPITOSA 'GOLDTAU'	GOLD DEW TUFTED HAIR GRASS	#2 POT	18" O.C.
ec	-	ECHINACEA PALLIDA	PALE PURPLE CONE FLOWER	#1 POT	12" O.C.
ep	-	ECHINACEA PARADOXA	YELLOW CONEFLOWER	#1 POT	12" O.C.
fg	-	FESTUCA OVINA VAR. GLAUCA 'ELIJAH'S BLUE'	BLUE FESCUE	#1 POT	12" O.C.
fm	-	FESTUCA MAIREI	ATLAS FESCUE	#2 POT	18" O.C.
fv	-	FOENICULUM VULGARE 'GIANT BRONZE'	BRONZE FENNEL	#2 POT	18" O.C.
hm	-	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT	12" O.C.
ms	-	MISCANTHUS SINENSIS 'LITTLE KITTEN'	MAIDEN GRASS	#2 POT	18" O.C.
pa	-	PTERIDIUM AQUIFOLIUM	BRACKEN FERN	#2 POT	18" O.C.
pl	-	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	#1 POT	12" O.C.
sa	-	SALVIA NEMOROSA 'AMETHYST'	AMETHYST SAGE	#1 POT	12" O.C.
rm	-	RUDBECKIA MAXIMA	GREAT CONEFLOWER	#1 POT	12" O.C.
se	-	SEDUM TILE, FOUR-SEASONS	GREEN ROOF SEDUM		

PLANTING GENERAL NOTES

1. GREEN ROOF TILES PLANT SPECIES REFER TO SUPPLIER'S DESIGN.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARD SPECIFIED IN THE CURRENT EDITION OF THE BC LANDSCAPE STANDARD. THIS STANDARD IS PUBLISHED JOINTLY BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS (BCSLA) AND THE BC LANDSCAPE AND NURSERY ASSOCIATION (BCLNA).
3. SEARCH AREA FOR ALL PLANT MATERIAL SHALL INCLUDE ALL OF WESTERN NORTH AMERICA OR AS SPECIFIED.
4. PLANT MATERIAL SIZES SPECIFIED ARE THE MINIMUM ACCEPTABLE SIZES TO BE SUPPLIED TO THIS PROJECT.
5. ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.
6. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED. ONLY CERTIFIED S.O.D. NURSERY STOCK WILL BE ACCEPTED.
7. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT - AS PER SPECIFICATIONS - PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR INSTALLED ON SITE PRIOR TO CONSULTANT APPROVAL SHALL BE REJECTED AT NO COST TO THE OWNER.
8. THE CONTRACTOR SHALL CONFIRM PLANT QUANTITIES ON THE DRAWINGS CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE.
9. PLANT LIST TO BE READ IN CONJUNCTION WITH SPECIFICATIONS FOR COMPLIANCE.
10. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL SPECIFIED AS PER SPECIFICATIONS, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE CONSULTANT WILL BE REJECTED.
11. AUTOMATIC IRRIGATION WILL BE PROVIDED FOR ALL PUBLIC OPEN SPACE, GREEN ROOF, COURTYARD AND LARGER PRIVATE PATIOS. AUTOMATICALLY IRRIGATION SYSTEM WITH WEATHER SENSOR CONTROLLER WILL BE PROVIDED FOR WATER EFFICIENCY.
12. HOSE BIBS WILL BE PROVIDED FOR COMMON AREAS AND SOME PRIVATE PATIOS. REFER TO ARCHITECTURAL DRAWINGS FOR HOSE BIB LOCATIONS.
13. OFF SITE PLANTING DESIGN ARE INCLUDED IN SA. REFER TO THE PROJECT ARBORIST'S DRAWINGS FOR EXISTING TREE MANAGEMENT. REFER TO THE ENVIRONMENTAL CONSULTANT'S DRAWINGS FOR THE LOT14 PLANTING DESIGN.

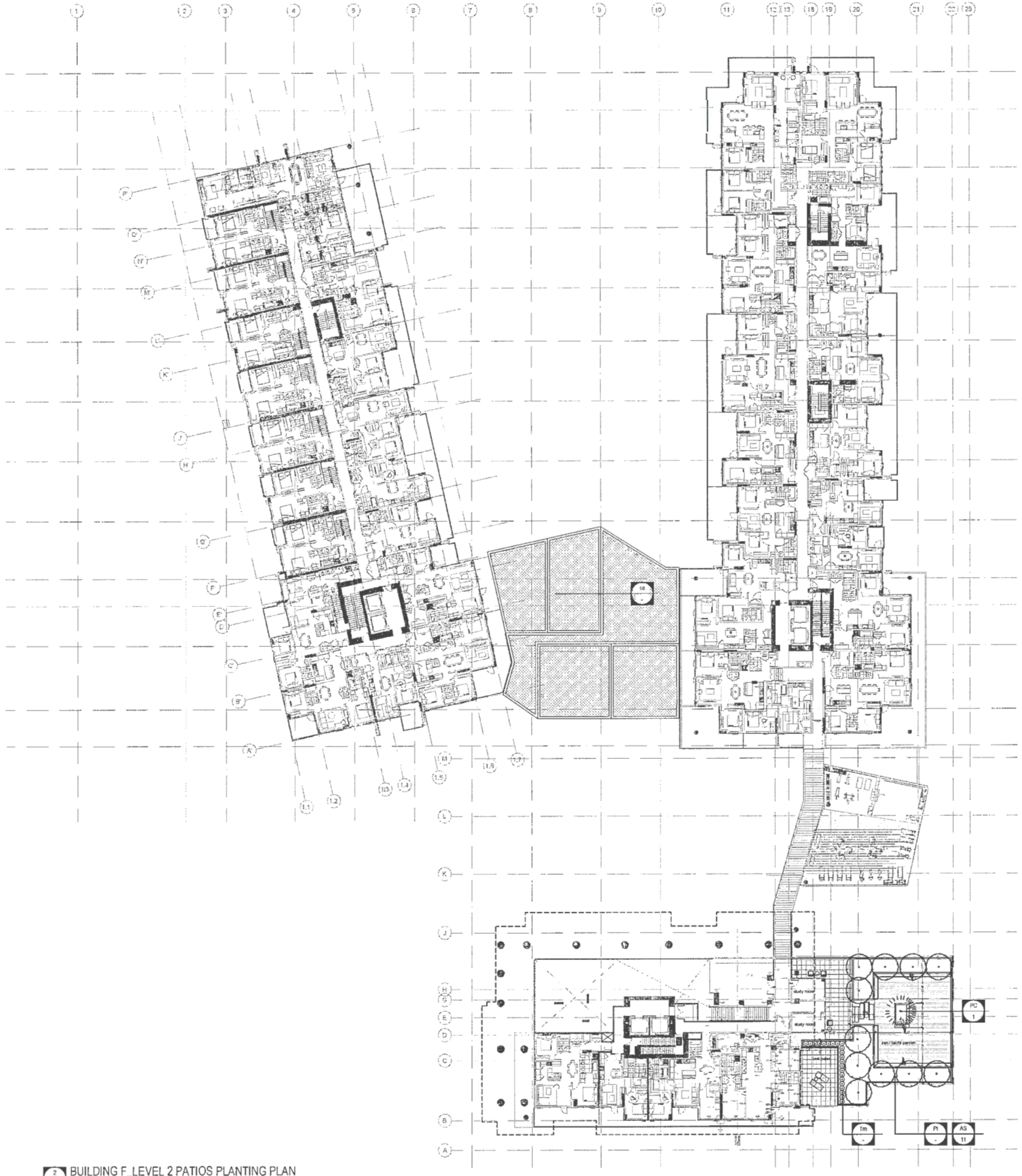
EXISTING TREE LEGEND

- TREE TO BE PRESERVED
- TREE TO BE PRESERVED WITH PRUNING REQUIRED
- TREE TO BE REMOVED, MODIFIED OR CONVERT INTO WILDLIFE
- (H) HAZARD TREE, TO BE DECIDED BY THE CITY
- (W) TREE HAS BEEN WILDLIFED

(REFER TO ARBORIST'S TREE MANAGEMENT PLAN)

DP 18-816029

APR 24 2019



BUILDING F_LEVEL 2 PATIOS PLANTING PLAN
SCALE -

TREES					
AO	24	ACER PALMATUM 'OSAKAZUKI'	OSAKAZUKI JAPANESE MAPLE	3.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AC	5	ACER CIRCINATUM	VINE MAPLE	6CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
AK	8	ACER RUBRUM RED SUNSET	RED SUNSET MAPLE	8CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
AR	15	ACER RUBRUM 'APPOLLO'	COLUMNAR RED MAPLE	8CM CAL. WB	FULL, UNIFORM SIZE & QUALITY
CN	6	CORNUS NUTTALLII	WESTERN FLOWERING DOGWOOD	7CM CAL. WB	FULL, UNIFORM SIZE & QUALITY
FL	1	FRAXINUS PENNSYLVANICA LEPRECHAUN	LEPRECHAUN ASH	8CM CAL. WB	FULL, UNIFORM SIZE & QUALITY
MG	22	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	EVERGREEN SOUTHERN MAGNOLIA	8CM CAL. WB	6' STANDARD, UNIFORM SIZE & QUALITY
MS	9	MAGNOLIA X 'ROYAL CROWN'	'ROYAL CROWN' MAGNOLIA	7CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
MR	4	MALUS RED SENTINEL	RED SENTINEL CRABAPPLE	7CM CAL. WB	FULL, UNIFORM SIZE & QUALITY
PC	9	PINUS CONTORTA	SHORE PINE	3.5M HT, WB	SPECIMEN & PICTURESQUE QUALITY
PK	3	PRUNUS SERRULATA 'KANZAN'	JAPANESE FLOWERING CHERRY	7CM CAL. WB	FULL, UNIFORM SIZE & QUALITY
SJ	26	STYRAX JAPONICUS 'OBASSIA'	JAPANESE SNOWBELL TREE	7CM CAL. WB	SPECIMEN QUALITY, 6' STD, FULL
AS	23	ACER PALMATUM 'SHINDESHOJO'	SHINDESHOJO JAPANESE MAPLE	7 CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL

SHRUBS / GROUNDCOVERS					
Be	-	BERGENIA 'EROICA'	ELEPHANT EARS	#2 POT	24" O.C.
Cv	-	CALLUNA VULGARIS 'ZOE'	ZOE HEATHER	#2 POT	24" O.C.
Co	-	CORNUS STOLONIFERA	RED OSIER DOGWOOD	#2 POT	24" O.C.
Cs	-	CORNUS SERICEA	RED STEM DOGWOOD	#2 POT	24" O.C.
Er	-	ERICA DARLEYENSIS X 'MEDITERRANEAN WHITE'	MEDITERRANEAN HEATHER	#1 POT	12" O.C.
Gs	-	GAULTHERIA SHALLON	SALAL	#1 POT	12" O.C.
Jf	-	JASMINUM FLORIDUM	SHOWY JASMINE	#2 POT	24" O.C.
La	-	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#2 POT	24" O.C.
Lz	-	LEUCOTHOE ZEBLID	DROOPING LAUREL	#2 POT	24" O.C.
Ln	-	LONICERA NITIDA	BOXLEAF HONEYSUCKLE	#3 POT	18" O.C.
Mn	-	MAHONIA NERVOSA	DULL OREGON GRAPE	#2 POT	18" O.C.
Mr	-	MAHONIA REPENS	CREEPING MAHONIA	#2 POT	24" O.C.
Oc	-	OEMLERIA CERASIFORMIS	INDIAN PLUM	#2 POT	24" O.C.
Pm	-	POLYSTICHUM MUNITUM	WESTERN SWORDFERN	#3 POT	24" O.C.
Ps	-	PINUS MUGO 'SLOWMOUND'	DWARF MOUNTAIN PINE	#3 POT	24" O.C.
Pt	-	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#2 POT	18" O.C.
Rg	-	ROSA GYMNOCARPA	BALDHIP ROSE	#2 POT	18" O.C.
Rc	-	ROSA X 'CAMPFIRE'	CAMPFIRE ROSE	#2 POT	24" O.C.
Rh	-	RHODODENDRON 'YAKU PRINCESS'	WHITE DWARF RHODODENDRON	#3 POT	24" O.C
Rs	-	RUBUS SPECTABILIS	SALMONBERRY	#1 POT	12" O.C.
Sc	-	SEDUM CAUTICOLA	CAURICAULA STONECROP	#1 POT	12" O.C.
Sd	-	SPIRAEA DOUGLASII	HARDHACK	#1 POT	12" O.C.
Sr	-	SAMBUCUS RACEMOSA	RED ELDERBERRY	#2 POT	24" O.C.
Vp	-	VACCINIUM PARVIFOLIUM	RED HUCKLEBERRY	#2 POT	24" O.C.
Sk	-	SKIMMIA REEVESIANA(FEMALE 90%&MALE 10%)	REEVES SKIMMIA	#3 POT	16" O.C.

HEDGES					
Bm	-	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BOXWOOD	#3 POT	18" O.C.
Tm	-	TAXUS MEDIA 'H.M. EDDIE' MALE	H.M. EDDIE YEW	40" HIGH, FIELD GROWN 24" O.C.	
Fs	-	FAGUS SYLVATICA 'DAWYCKII'	COLUMNAR EUROPEAN BIRCH	19-20" DIA ROOTBALL, B+B, FULLY BRANCHED TO BASE	

GRASSES / PERENNIALS					
bs	-	BLECHNUM SPICANT	DEER FERN	#1 POT	12" O.C.
ce	-	CAREX 'EVERLIME'	EVERLIME SEDGE	#1 POT	12" O.C.
cm	-	CAREX MORROWII 'ICE DANCE'	MORROW'S SEDGE	#1 POT	12" O.C.
co	-	CAREX OBNUPTA	SLOUGH SEDGE	#1 POT	12" O.C.
cs	-	CAREX SITCHENSIS	SITKA SEDGE	#1 POT	12" O.C.
dg	-	DESCHAMPSIA CESPITOSA 'GOLDTAU'	GOLD DEW TUFTED HAIR GRASS	#2 POT	18" O.C.
ec	-	ECHINACEA PALLIDA	PALE PURPLE CONE FLOWER	#1 POT	12" O.C.
ep	-	ECHINACEA PARADOXA	YELLOW CONEFLOWER	#1 POT	12" O.C.
fg	-	FESTUCA OVINA VAR. GLAUCA 'ELIJAH'S BLUE'	BLUE FESCUE	#1 POT	12" O.C.
fm	-	FESTUCA MAIREI	ATLAS FESCUE	#2 POT	18" O.C.
fv	-	FOENICULUM VULGARE 'GIANT BRONZE'	BRONZE FENNEL	#2 POT	18" O.C.
hm	-	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT	12" O.C.
ms	-	MISCANTHUS SINENSIS 'LITTLE KITTEN'	MAIDEN GRASS	#2 POT	18" O.C.
pa	-	PTERIDIUM AQUIFOLIUM	BRACKEN FERN	#2 POT	18" O.C.
pl	-	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	#1 POT	12" O.C.
sa	-	SALVIA NEMOROSA 'AMETHYST'	AMETHYST SAGE	#1 POT	12" O.C.
rm	-	RUDBECKIA MAXIMA	GREAT CONEFLOWER	#1 POT	12" O.C.
se	-	SEDUM TILE, FOUR-SEASONS	GREEN ROOF SEDUM		

PLANTING GENERAL NOTES

1. GREEN ROOF TILES PLANT SPECIES REFER TO SUPPLIER'S DESIGN.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARD SPECIFIED IN THE CURRENT EDITION OF THE BC LANDSCAPE STANDARD. THIS STANDARD IS PUBLISHED JOINTLY BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS (BCSLA) AND THE BC LANDSCAPE AND NURSERY ASSOCIATION (BCLNA).
3. SEARCH AREA FOR ALL PLANT MATERIAL SHALL INCLUDE ALL OF WESTERN NORTH AMERICA OR AS SPECIFIED.
4. PLANT MATERIAL SIZES SPECIFIED ARE THE MINIMUM ACCEPTABLE SIZES TO BE SUPPLIED TO THIS PROJECT.
5. ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.
6. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED. ONLY CERTIFIED S.O.D. NURSERY STOCK WILL BE ACCEPTED.
7. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT - AS PER SPECIFICATIONS - PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR INSTALLED ON SITE PRIOR TO CONSULTANT APPROVAL SHALL BE REJECTED AT NO COST TO THE OWNER.
8. THE CONTRACTOR SHALL CONFIRM PLANT QUANTITIES ON THE DRAWINGS CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE.
9. PLANT LIST TO BE READ IN CONJUNCTION WITH SPECIFICATIONS FOR COMPLIANCE.
10. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL SPECIFIED AS PER SPECIFICATIONS, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE CONSULTANT WILL BE REJECTED.
11. AUTOMATIC IRRIGATION WILL BE PROVIDED FOR ALL PUBLIC OPEN SPACE, GREEN ROOF, COURTYARD AND LARGER PRIVATE PATIOS. AUTOMATICALLY IRRIGATION SYSTEM WITH WEATHER SENSOR CONTROLLER WILL BE PROVIDED FOR WATER EFFICIENCY.
12. HOSE BIBS WILL BE PROVIDED FOR COMMON AREAS AND SOME PRIVATE PATIOS. REFER TO ARCHITECTURAL DRAWINGS FOR HOSE BIB LOCATIONS.
13. OFF SITE PLANTING DESIGN ARE INCLUDED IN SA. REFER TO THE PROJECT ARBORIST'S DRAWINGS FOR EXISTING TREE MANAGEMENT. REFER TO THE ENVIRONMENTAL CONSULTANT'S DRAWINGS FOR THE LOT14 PLANTING DESIGN.

DP 18-816029

APR 2 9 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE

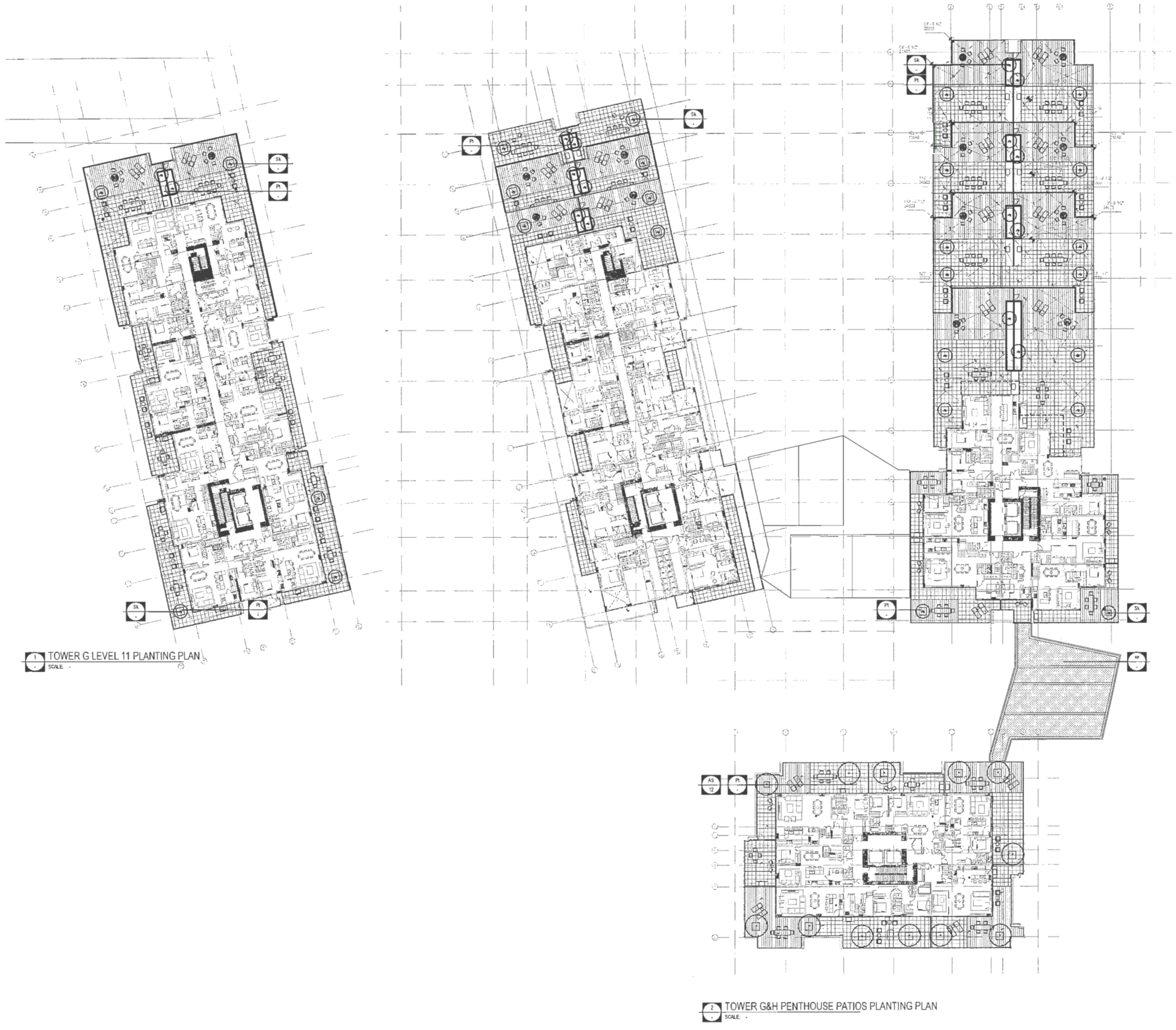
Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green **Lot 17**
Development Permit

PRJ. N N

PLANTING PLAN LEVEL 2

Sheet No. 3.24



1 TOWER G LEVEL 11 PLANTING PLAN
SCALE -

2 TOWER G&H PENTHOUSE PATIOS PLANTING PLAN
SCALE -

DP 18-816029

TREES

AO	24	ACER PALMATUM 'OSAKAZUKI'	OSAKAZUKI JAPANESE MAPLE	3.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AC	5	ACER CIRCINATUM	VINE MAPLE	8CM CAL, WB	MULTI-STEMMED (3 MIN.) FULL
AK	8	ACER RUBRUM RED SUNSET	RED SUNSET MAPLE	8CM CAL, WB	MULTI-STEMMED (3 MIN.) FULL
AR	15	ACER RUBRUM 'APPOLLO'	COLUMNAR RED MAPLE	8CM CAL, WB	FULL, UNIFORM SIZE & QUALITY
CN	6	CORNUS NUTTALLII	WESTERN FLOWERING DOGWOOD	7CM CAL, WB	FULL, UNIFORM SIZE & QUALITY
FL	1	FRAXINUS PENNSYLVANICA LEPRECHAUN	LEPRECHAUN ASH	8CM CAL, WB	FULL, UNIFORM SIZE & QUALITY
MG	22	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	EVERGREEN SOUTHERN MAGNOLIA	8CM CAL, WB	6' STANDARD, UNIFORM SIZE & QUALITY
MS	9	MAGNOLIA X 'ROYAL CROWN'	'ROYAL CROWN' MAGNOLIA	7CM CAL, WB	MULTI-STEMMED (3 MIN.) FULL
MR	4	MALUS RED SENTINEL	RED SENTINEL CRABAPPLE	7CM CAL, WB	FULL, UNIFORM SIZE & QUALITY
PC	9	PINUS CONTORTA	SHORE PINE	3.5M HT, WB	SPECIMEN & PICTURESQUE QUALITY
PK	3	PRUNUS SERRULATA 'KANZAN'	JAPANESE FLOWERING CHERRY	7CM CAL, WB	FULL, UNIFORM SIZE & QUALITY
SJ	26	STYRAX JAPONICUS 'OBASSIA'	JAPANESE SNOWBELL TREE	7CM CAL, WB	SPECIMEN QUALITY, 6' STD, FULL
AS	23	ACER PALMATUM 'SHINDESHOJO'	SHINOESHOJO JAPANESE MAPLE	7 CM CAL, WB	MULTI-STEMMED (3 MIN.) FULL

SHRUBS / GROUNDCOVERS

Be	-	BERGENIA 'EROICA'	ELEPHANT EARS	#2 POT	24" O.C.
Cv	-	CALLUNA VULGARIS 'ZOE'	ZOE HEATHER	#2 POT	24" O.C.
Co	-	CORNUS STOLONIFERA	RED OSIER DOGWOOD	#2 POT	24" O.C.
Cs	-	CORNUS SERICEA	RED STEM DOGWOOD	#2 POT	24" O.C.
Er	-	ERICA DARLEYENSIS X ' MEDITERRANEAN WHITE'	'MEDITERRANEAN HEATHER	#1 POT	12" O.C.
Gs	-	GAULTHERIA SHALLON	SALAL	#1 POT	12" O.C.
Jf	-	JASMINUM FLORIDUM	SHOWY JASMINE	#2 POT	24" O.C.
La	-	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#2 POT	24" O.C.
Lz	-	LEUCOTHOE ZEBLID	DROOPING LAUREL	#2 POT	24" O.C.
Ln	-	LONICERA NITIDA	BOXLEAF HONEYSUCKLE	#3 POT	18" O.C.
Mn	-	MAHONIA NERVOSA	DULL OREGON GRAPE	#2 POT	18" O.C.
Mr	-	MAHONIA REPENS	CREEPING MAHONIA	#2 POT	24" D.C.
Oc	-	OEMLERIA CERASIFORMIS	INDIAN PLUM	#2 POT	24" O.C.
Pm	-	POLYSTICHUM MUNITUM	WESTERN SWORDFERN	#3 POT	24" O.C.
Ps	-	PINUS MUGO 'SLOWMOUND'	DWARF MOUNTAIN PINE	#3 POT	24" O.C.
Pt	-	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#2 POT	18" O.C.
Rg	-	ROSA GYMNOCARPA	BALDHIP ROSE	#2 POT	18" O.C.
Rc	-	ROSA X 'CAMPFIRE'	CAMPFIRE ROSE	#2 POT	24" O.C.
Rh	-	RHODODENDRON 'YAKU PRINCESS'	WHITE DWARF RHODODENDRON	#3 POT	24" O.C
Rs	-	RUBUS SPECTABILIS	SALMONBERRY	#1 POT	12" O.C.
Sc	-	SEDUM CAUTICOLA	CAURICAULA STONECROP	#1 POT	12" D.C.
Sd	-	SPIRAEA DOUGLASII	HARDHACK	#1 POT	12" O.C.
Sr	-	SAMBUCUS RACEMOSA	RED ELDERBERRY	#2 POT	24" O.C.
Vp	-	VACCINIUM PARVIFOLIUM	RED HUCKLEBERRY	#2 POT	24" O.C.
Sk	-	SKIMMIA REEVESIANA(FEMALE 90%&MALE 10%)	REEVES SKIMMIA	#3 POT	18" O.C.

HEDGES

Bm	-	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BOXWOOD	#3 POT	18" O.C.
Tm	-	TAXUS MEDIA 'H.M. EDDIE' MALE	H.M. EDDIE YEW	40" HIGH, FIELD GROWN 24" O.C.	
Fs	-	FAGUS SYLVATICA 'DAWYCKII'	COLUMNAR EUROPEAN BIRCH	19-20" DIA ROOTBALL, B+B, FULLY BRANCHED TO BASE	

GRASSES / PERENNIALS

bs	-	BLECHNUM SPICANT	DEER FERN	#1 POT	12" O.C.
ce	-	CAREX 'EVERLIME'	EVERLIME SEDGE	#1 POT	12" O.C.
cm	-	CAREX MORROWII 'ICE DANCE'	MORROW'S SEDGE	#1 POT	12" O.C.
co	-	CAREX OBNUPTA	SLOUGH SEDGE	#1 POT	12" O.C.
cs	-	CAREX SITCHENSIS	SITKA SEDGE	#1 POT	12" O.C.
dg	-	DESCHAMPSIA CESPITOSA 'GOLDTAU'	GOLD DEW TUFTED HAIR GRASS	#2 POT	18" O.C.
ec	-	ECHINACEA PALLIDA	PALE PURPLE CONE FLOWER	#1 POT	12" O.C.
ep	-	ECHINACEA PARADOXA	YELLOW CONEFLOWER	#1 POT	12" O.C.
fg	-	FESTUCA OVINA VAR. GLAUCA 'ELIJAH'S BLUE'	BLUE FESCUE	#1 POT	12" O.C.
fm	-	FESTUCA MAIREI	ATLAS FESCUE	#2 POT	18" O.C.
fv	-	FOENICULUM VULGARE 'GIANT BRONZE'	BRONZE FENNEL	#2 POT	18" O.C.
hm	-	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT	12" O.C.
ms	-	MISCANTHUS SINENSIS 'LITTLE KITTEN'	MAIDEN GRASS	#2 POT	18" O.C.
pa	-	PTERIDIUM AQUIFOLIUM	BRACKEN FERN	#2 POT	18" O.C.
pl	-	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	#1 POT	12" O.C.
sa	-	SALVIA NEMOROSA 'AMETHYST'	AMETHYST SAGE	#1 POT	12" O.C.
rm	-	RUDBECKIA MAXIMA	GREAT CONEFLOWER	#1 POT	12" O.C.
se	-	SEDUM TILE, FOUR-SEASONS	GREEN ROOF SEDUM		

PLANTING GENERAL NOTES

1. GREEN ROOF TILES PLANT SPECIES REFER TO SUPPLIER'S DESIGN.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARD SPECIFIED IN THE CURRENT EDITION OF THE BC LANDSCAPE STANDARD. THIS STANDARD IS PUBLISHED JOINTLY BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS (BCSLA) AND THE BC LANDSCAPE AND NURSERY ASSOCIATION (BCLNA).
3. SEARCH AREA FOR ALL PLANT MATERIAL SHALL INCLUDE ALL OF WESTERN NORTH AMERICA OR AS SPECIFIED.
4. PLANT MATERIAL SIZES SPECIFIED ARE THE MINIMUM ACCEPTABLE SIZES TO BE SUPPLIED TO THIS PROJECT.
5. ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.
6. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED, ONLY CERTIFIED S.O.D. NURSERY STOCK WILL BE ACCEPTED.
7. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT - AS PER SPECIFICATIONS - PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR INSTALLED ON SITE PRIOR TO CONSULTANT APPROVAL SHALL BE REJECTED AT NO COST TO THE OWNER.
8. THE CONTRACTOR SHALL CONFIRM PLANT QUANTITIES ON THE DRAWINGS CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE.
9. PLANT LIST TO BE READ IN CONJUNCTION WITH SPECIFICATIONS FOR COMPLIANCE.
10. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL SPECIFIED AS PER SPECIFICATIONS, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE CONSULTANT WILL BE REJECTED.
11. AUTOMATIC IRRIGATION WILL BE PROVIDED FOR ALL PUBLIC OPEN SPACE, GREEN ROOF, COURTYARD AND LARGER PRIVATE PATIOS. AUTOMATICALLY IRRIGATION SYSTEM WITH WEATHER SENSOR CONTROLLER WILL BE PROVIDED FOR WATER EFFICIENCY.
12. HOSE BIBS WILL BE PROVIDED FOR COMMON AREAS AND SOME PRIVATE PATIOS. REFER TO ARCHITECTURAL DRAWINGS FOR HOSE BIB LOCATIONS.
13. OFF SITE PLANTING DESIGN ARE INCLUDED IN SA. REFER TO THE PROJECT ARBORIST'S DRAWINGS FOR EXISTING TREE MANAGEMENT. REFER TO THE ENVIRONMENTAL CONSULTANT'S DRAWINGS FOR THE LOT14 PLANTING DESIGN.

APR 24 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE

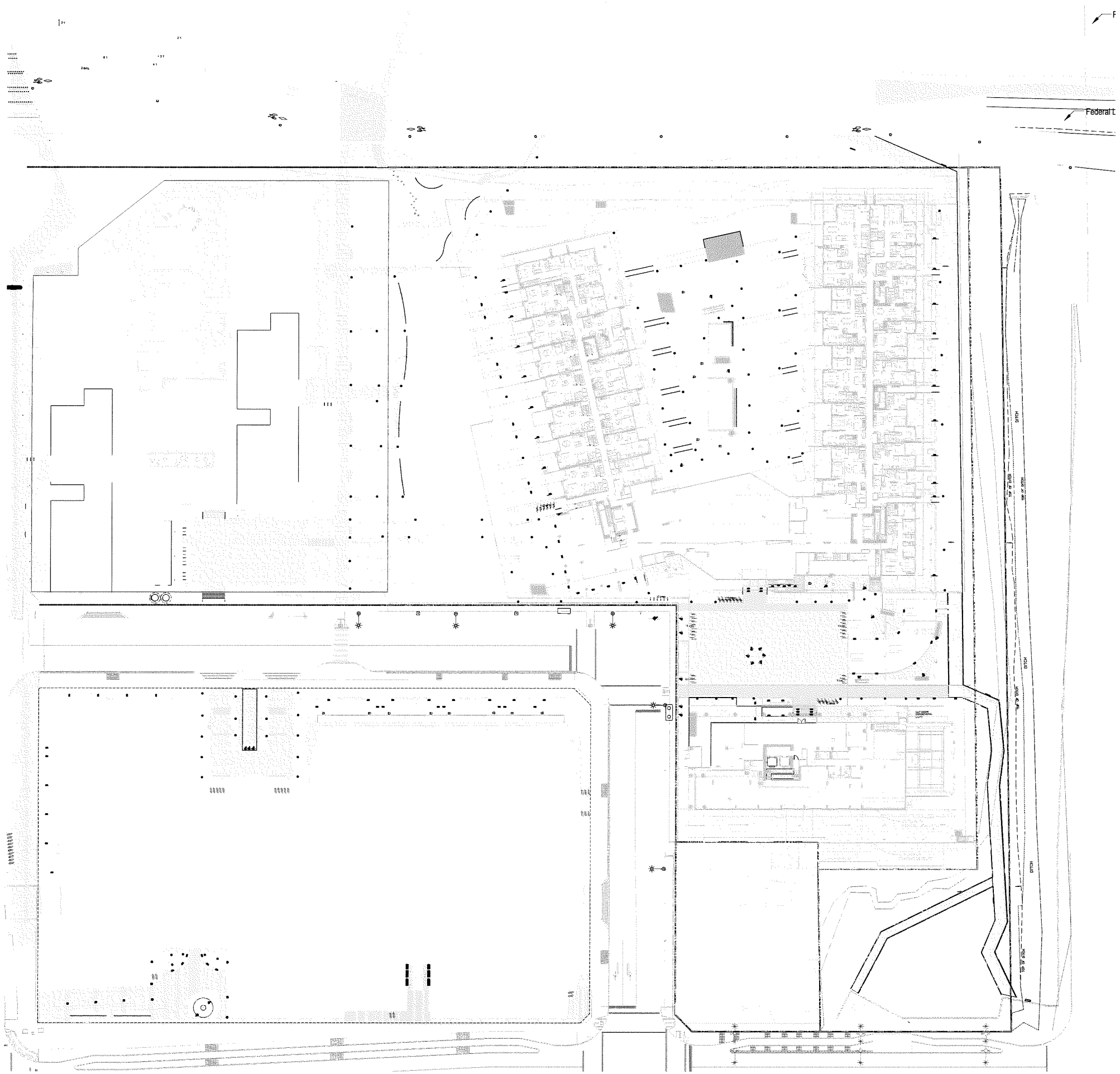
Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green **Lot 17**
Development Permit

PRJ. N N

PLANTING PLAN ROOF LEVEL

Sheet No. 3.25



LIGHTING LEGEND

- RECESSED WALL LIGHT - Type 'AA':
  SISTEMALUX BRIQUE S.4506-XX-120-S.4503A, SEE ELECTRICAL
- TREE MUSHROOM LIGHT - Type 'BB':
  IGUZZINI TEE LED, 600mm, SEE ELECTRICAL
- WATER FEATURE UPLIGHT - UNDER WATER, RECESSED ON GROUND - Type 'CC': HADCO UWL2075 CAST BRONZE UNDERWATER,SEE ELECTRICAL
- BOLLARD LIGHT, LOW-LEVEL PATH - Type 'EE':
  TRADDEL iCUBE TEC-53075 BOLLARD, LED, 548mm, (300mm FOR PRIVATE PATIO) SEE ELECTRICAL
- BENCH STRING LIGHT - Type 'FF':
  WAC INVISILED LEDT024-1-WT, W/ LEDTO24-CH1 RIGID CHANNEL, SEE ELECTRICAL
- STRIP LIGHTING @ POOL EDGE - Type 'GG':
  SEE ELECTRICAL
- TREE UPLIGHT - Type 'JJ':
  SEE ELECTRICAL
- DOWN LIGHT - TRELLIS - Type 'KK', SEE ELECTRICAL
- JUNXION BOX FOR HOUSING DRIVERS FOR LED STRIP LIGHT
- DIKE LIGHT - PEDESTRIAN
  SEE WATERFRONT PARK SA DRAWINGS
- STREET LIGHT - PEDESTRIAN
  SEE CIVIL SA DRAWINGS
- STREET LIGHT - ROAD
  SEE CIVIL SA DRAWINGS

LIGHTING GENERAL NOTES

THIS DRAWING IS FOR REFERENCE ONLY.
SEE ELECTRICAL DRAWING FOR LIGHTING DESIGN.

DP 18-816029

APR 2 3 2019



LIGHTING LEGEND

- RECESSED WALL LIGHT - Type 'AA':
  SISTEMALUX BRIQUE S.4506-XX-120-S.4503A, SEE ELECTRICAL
- TREE MUSHROOM LIGHT - Type 'BB':
  IGUZZINI TEE LED, 600mm, SEE ELECTRICAL
- WATER FEATURE UPLIGHT - UNDER WATER, RECESSED ON GROUND - Type 'CC': HADCO UWL2075 CAST BRONZE UNDERWATER,SEE ELECTRICAL
- BOLLARD LIGHT, LOW-LEVEL PATH - Type 'EE':
  TRADDEL iCUBE TEC-53075 BOLLARD, LED, 548mm, (300mm FOR PRIVATE PATIO) SEE ELECTRICAL
- BENCH STRING LIGHT - Type 'FF':
  WAC INVISILED LEDT024-1-WT, W/ LEDTO24-CH1 RIGID CHANNEL, SEE ELECTRICAL
- STRIP LIGHTING @ POOL EDGE - Type 'GG':
  SEE ELECTRICAL
- TREE UPLIGHT - Type 'JJ':
  SEE ELECTRICAL
- DOWN LIGHT - TRELLIS - Type 'KK', SEE ELECTRICAL
- JUNXION BOX FOR HOUSING DRIVERS FOR LED STRIP LIGHT
- DIKE LIGHT - PEDESTRIAN
  SEE WATERFRONT PARK SA DRAWINGS
- STREET LIGHT - PEDESTRIAN
  SEE CIVIL SA DRAWINGS
- STREET LIGHT - ROAD
  SEE CIVIL SA DRAWINGS

LIGHTING GENERAL NOTES

THIS DRAWING IS FOR REFERENCE ONLY.
SEE ELECTRICAL DRAWING FOR LIGHTING DESIGN.

DP 18-816029

APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green Lot 17
Development Permit

PRJ. N

LIGHTING PLAN GROUND LEVEL - NW

Sheet No. 3.27



LIGHTING LEGEND

- RECESSED WALL LIGHT - Type 'AA': SISTEMALUX BRIQUE S.4506-XX-120-S.4503A, SEE ELECTRICAL
- TREE MUSHROOM LIGHT - Type 'BB': IGUZZINI TEE LED, 600mm, SEE ELECTRICAL
- WATER FEATURE UPLIGHT - UNDER WATER, RECESSED ON GROUND - Type 'CC': HADCO UWL2075 CAST BRONZE UNDERWATER,SEE ELECTRICAL
- BOLLARD LIGHT, LOW-LEVEL PATH - Type 'EE': TRADDEL iCUBE TEC-53075 BOLLARD, LED, 548mm, (300mm FOR PRIVATE PATIO) SEE ELECTRICAL
- BENCH STRING LIGHT - Type 'FF': WAC INVISILED LEDT024-1-WT, W/ LEDTO24-CH1 RIGID CHANNEL, SEE ELECTRICAL
- STRIP LIGHTING @ POOL EDGE - Type 'GG': SEE ELECTRICAL
- TREE UPLIGHT - Type 'JJ': SEE ELECTRICAL
- DOWN LIGHT - TRELLIS - Type 'KK', SEE ELECTRICAL
- JUNXION BOX FOR HOUSING DRIVERS FOR LED STRIP LIGHT
- DIKE LIGHT - PEDESTRIAN SEE WATERFRONT PARK SA DRAWINGS
- STREET LIGHT - PEDESTRIAN SEE CIVIL SA DRAWINGS
- STREET LIGHT - ROAD SEE CIVIL SA DRAWINGS

LIGHTING GENERAL NOTES

THIS DRAWING IS FOR REFERENCE ONLY.
SEE ELECTRICAL DRAWING FOR LIGHTING DESIGN.

DP 18-816029

APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING · URBAN DESIGN · LANDSCAPE ARCHITECTURE

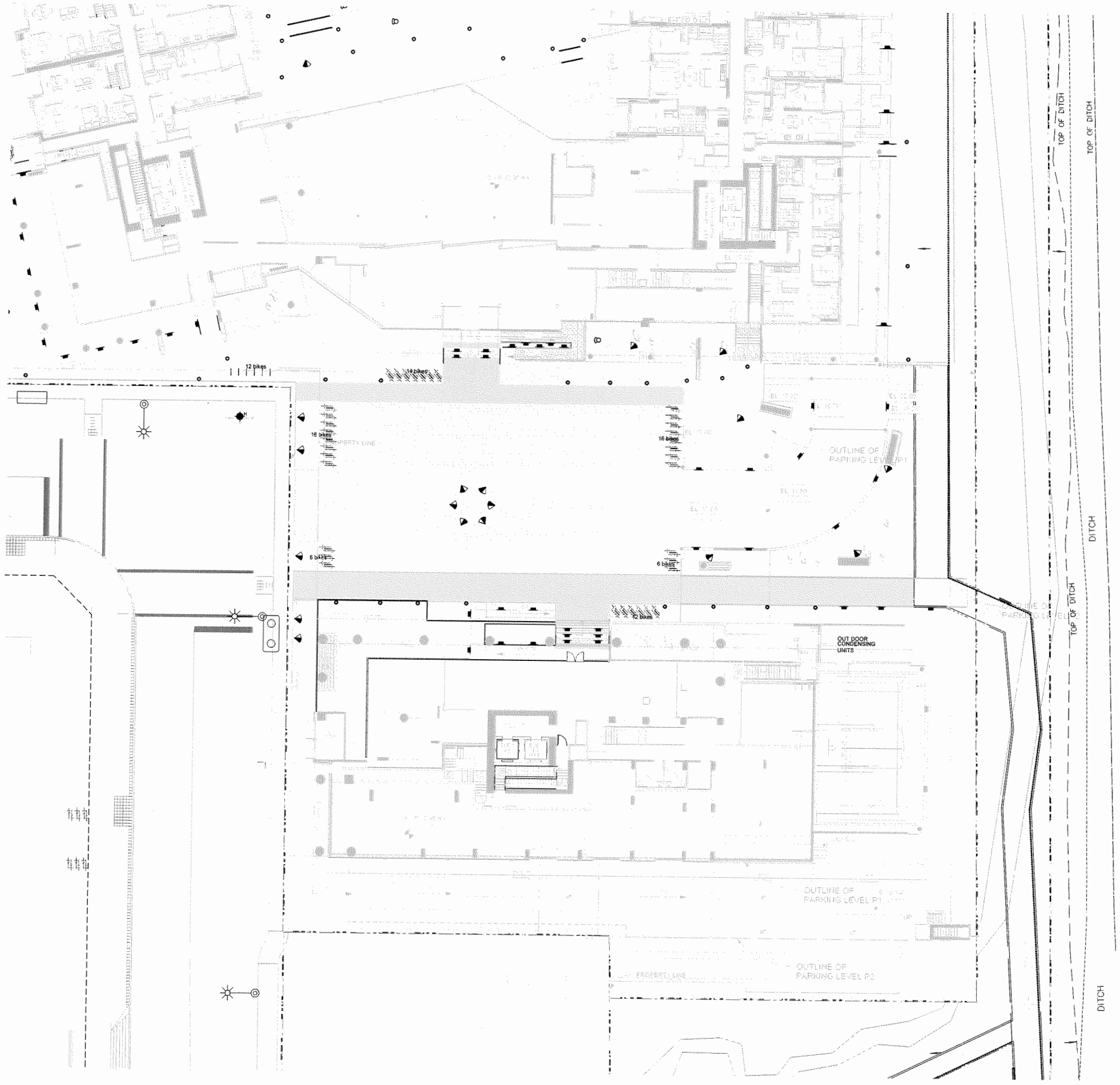
Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green Lot 17
Development Permit

PRJ. N N

LIGHTING PLAN GROUND LEVEL - NE

Sheet No. 3.28



LIGHTING LEGEND

- RECESSED WALL LIGHT - Type 'AA': SISTEMALUX BRIQUE S.4506-XX-120-S.4503A, SEE ELECTRICAL
- TREE MUSHROOM LIGHT - Type 'BB': IGUZZINI TEE LED, 600mm, SEE ELECTRICAL
- WATER FEATURE UPLIGHT - UNDER WATER, RECESSED ON GROUND - Type 'CC': HADCO UWL2075 CAST BRONZE UNDERWATER,SEE ELECTRICAL
- BOLLARD LIGHT, LOW-LEVEL PATH - Type 'EE': TRADDEL iCUBE TEC-53075 BOLLARD, LED, 548mm, (300mm FOR PRIVATE PATIO) SEE ELECTRICAL
- BENCH STRING LIGHT - Type 'FF': WAC INVISILED LEDT024-1-WT, W/ LEDTO24-CH1 RIGID CHANNEL, SEE ELECTRICAL
- STRIP LIGHTING @ POOL EDGE - Type 'GG': SEE ELECTRICAL
- TREE UPLIGHT - Type 'JJ': SEE ELECTRICAL
- DOWN LIGHT - TRELLIS - Type 'KK', SEE ELECTRICAL
- JUNXION BOX FOR HOUSING DRIVERS FOR LED STRIP LIGHT
- DIKE LIGHT - PEDESTRIAN SEE WATERFRONT PARK SA DRAWINGS
- STREET LIGHT - PEDESTRIAN SEE CIVIL SA DRAWINGS
- STREET LIGHT - ROAD SEE CIVIL SA DRAWINGS

LIGHTING GENERAL NOTES

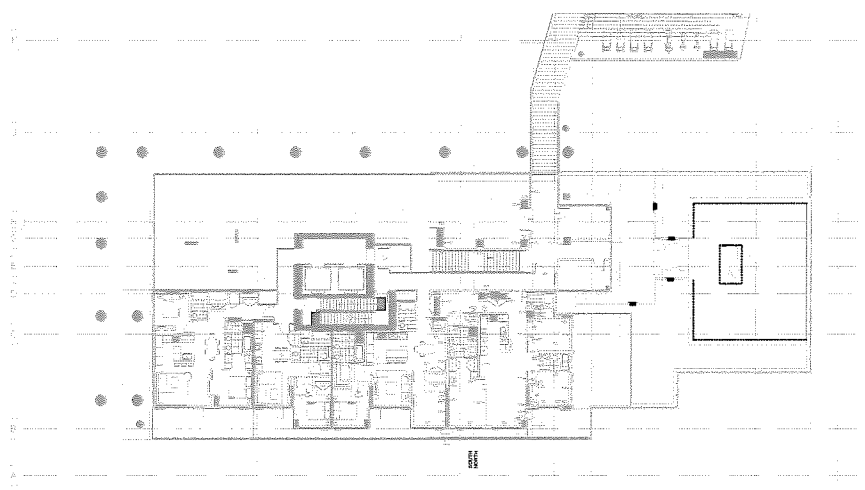
THIS DRAWING IS FOR REFERENCE ONLY.
SEE ELECTRICAL DRAWING FOR LIGHTING DESIGN.

DP 18-816029

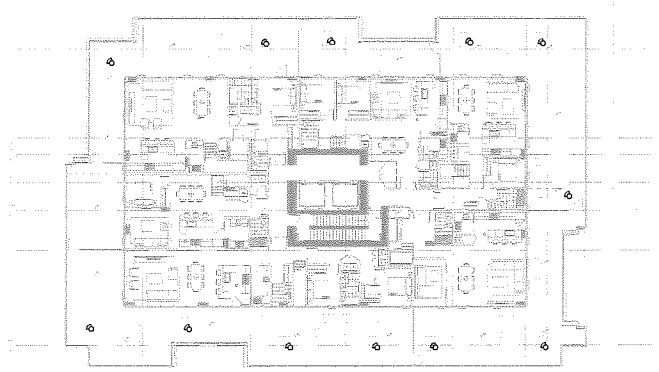
APR 2 3 2019



3 TOWER G LEVEL 11 LIGHTING PLAN
SCALE: -



2 BUILDING F_LEVEL 2 PATIOS LIGHTING PLAN
SCALE: -



1 TOWER G&H PENTHOUSE PATIOS LIGHTING PLAN
SCALE: -

LIGHTING LEGEND

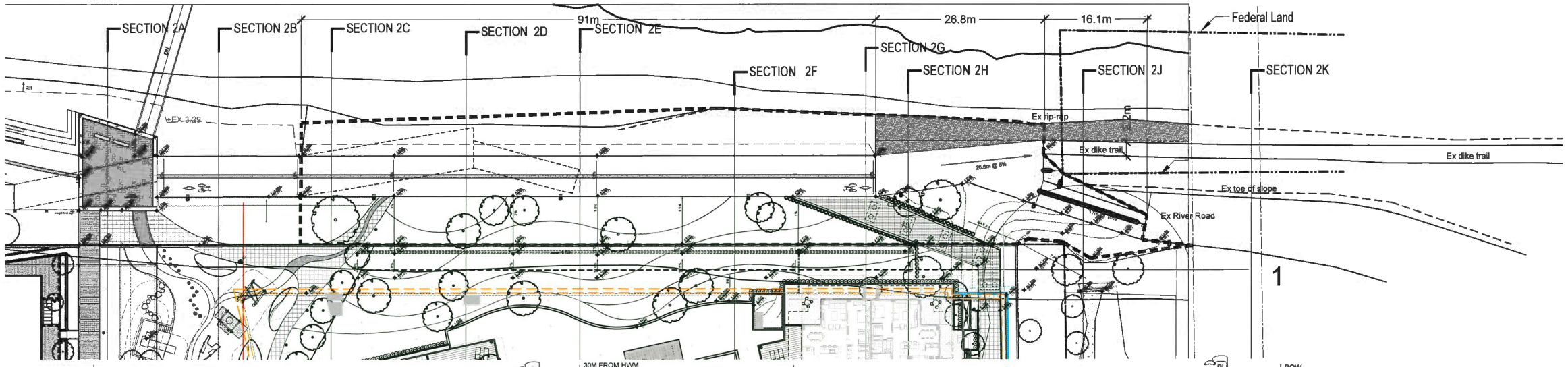
- RECESSED WALL LIGHT - Type 'AA':
  SISTEMALUX BRIQUE S.4506-XX-120-S.4503A, SEE ELECTRICAL
- TREE MUSHROOM LIGHT - Type 'BB':
  IGUZZINI TEE LED, 600mm, SEE ELECTRICAL
- WATER FEATURE UPLIGHT - UNDER WATER, RECESSED ON GROUND - Type 'CC': HADCO UWL2075 CAST BRONZE UNDERWATER,SEE ELECTRICAL
- BOLLARD LIGHT, LOW-LEVEL PATH - Type 'EE':
  TRADDEL iCUBE TEC-53075 BOLLARD, LED, 548mm, (300mm FOR PRIVATE PATIO) SEE ELECTRICAL
- BENCH STRING LIGHT - Type 'FF':
  WAC INVISILED LEDT024-1-WT, W/ LEDTO24-CH1 RIGID CHANNEL, SEE ELECTRICAL
- STRIP LIGHTING @ POOL EDGE - Type 'GG':
  SEE ELECTRICAL
- TREE UPLIGHT - Type 'JJ':
  SEE ELECTRICAL
- DOWN LIGHT - TRELLIS - Type 'KK', SEE ELECTRICAL
- JUNXION BOX FOR HOUSING DRIVERS FOR LED STRIP LIGHT
- DIKE LIGHT - PEDESTRIAN
  SEE WATERFRONT PARK SA DRAWINGS
- STREET LIGHT - PEDESTRIAN
  SEE CIVIL SA DRAWINGS
- STREET LIGHT - ROAD
  SEE CIVIL SA DRAWINGS

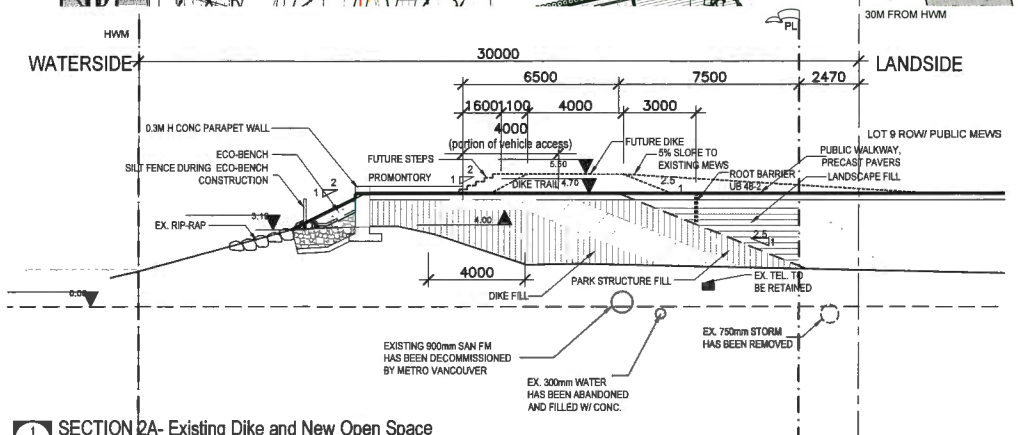
LIGHTING GENERAL NOTES

THIS DRAWING IS FOR REFERENCE ONLY.
SEE ELECTRICAL DRAWING FOR LIGHTING DESIGN.

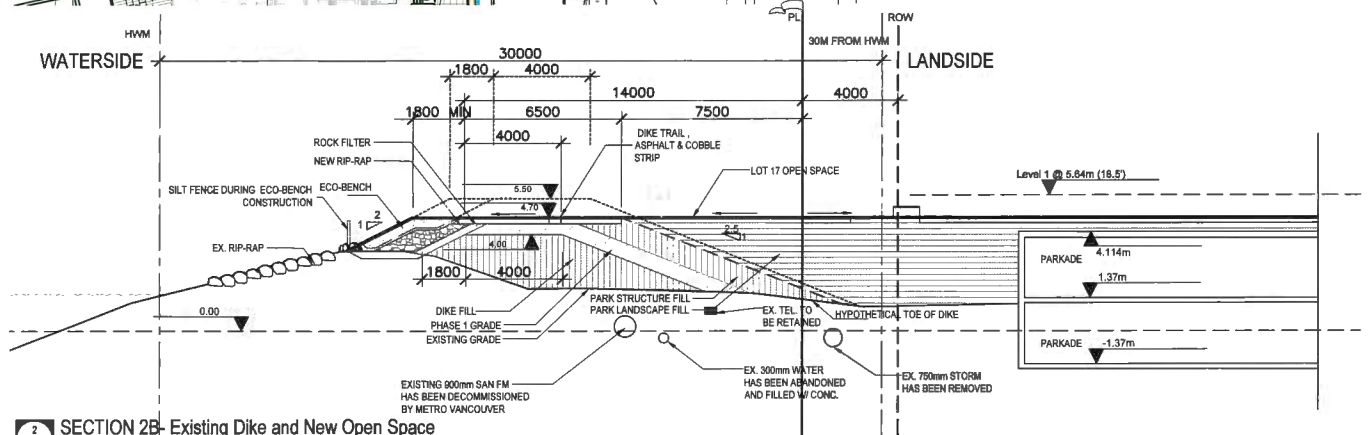
DP 18-816029

APR 2 3 2019

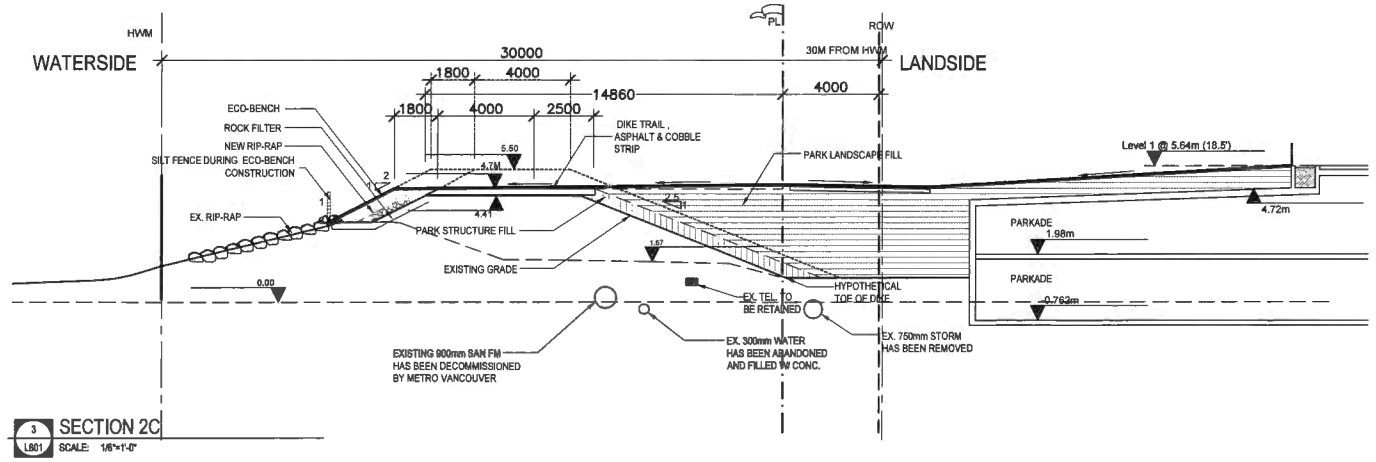




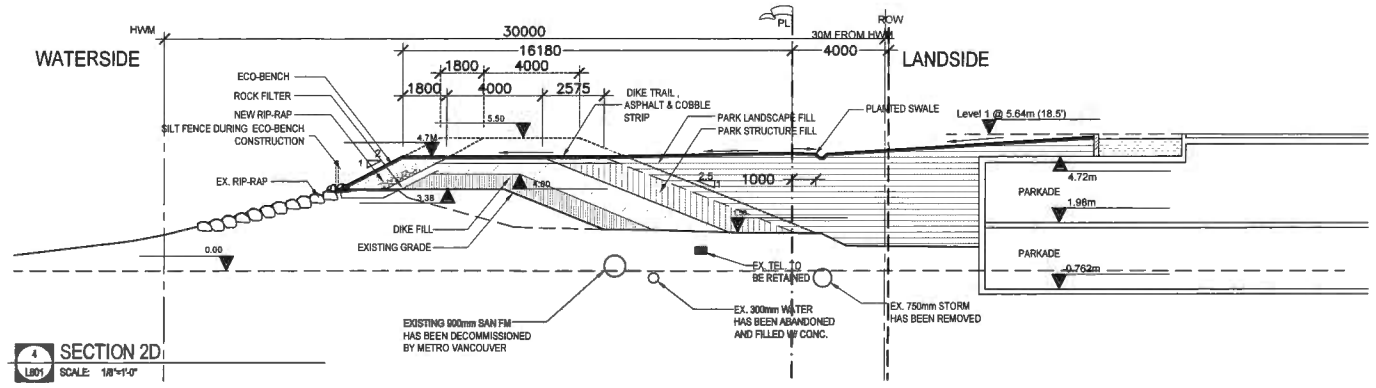
1 SECTION 2A- Existing Dike and New Open Space
L601 SCALE: 1/8"=1'-0"



2 SECTION 2B- Existing Dike and New Open Space
L602 SCALE: 1/8"=1'-0"



3 SECTION 2C
L601 SCALE: 1/8"=1'-0"



4 SECTION 2D
L601 SCALE: 1/8"=1'-0"

DP 18-816029

APR 2 3 2019

WATERFRONT PARK & DIKE PHASE 2 SECTIONS

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING · URBAN DESIGN · LANDSCAPE ARCHITECTURE

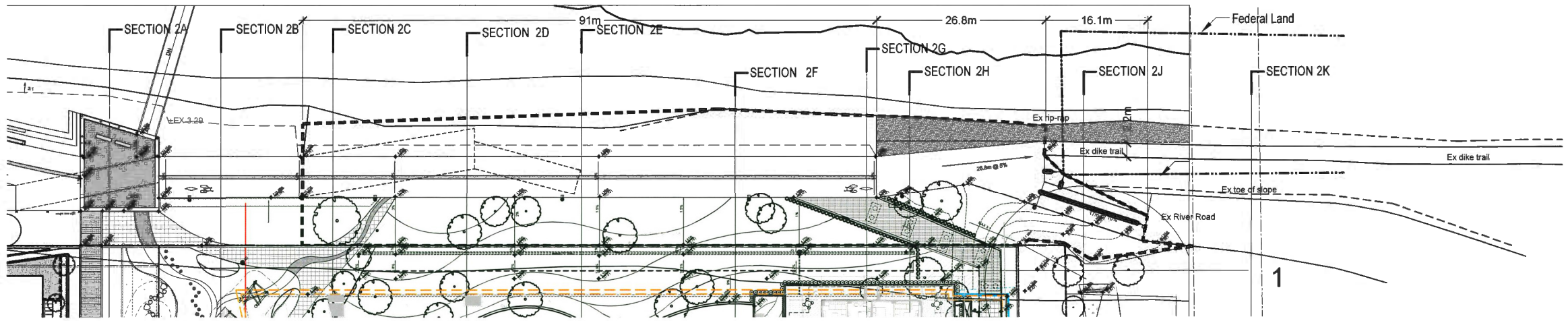
Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

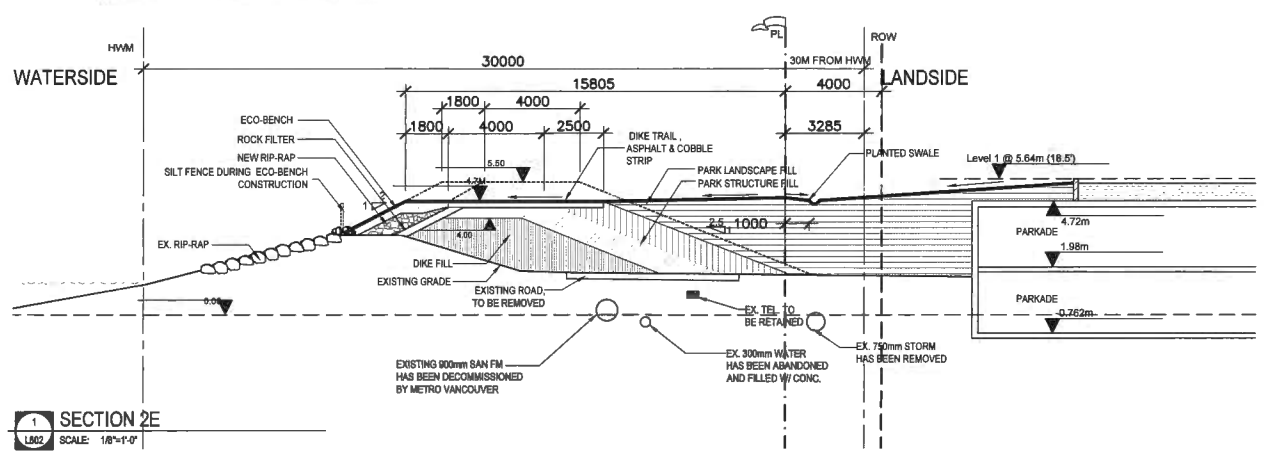
River Green **Lot 17**
Development Permit

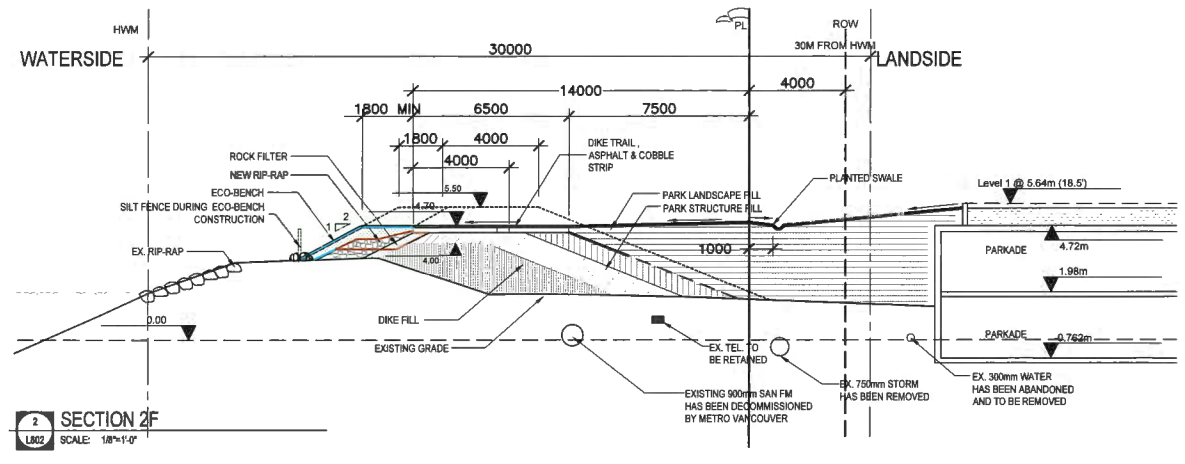
PRJ. N

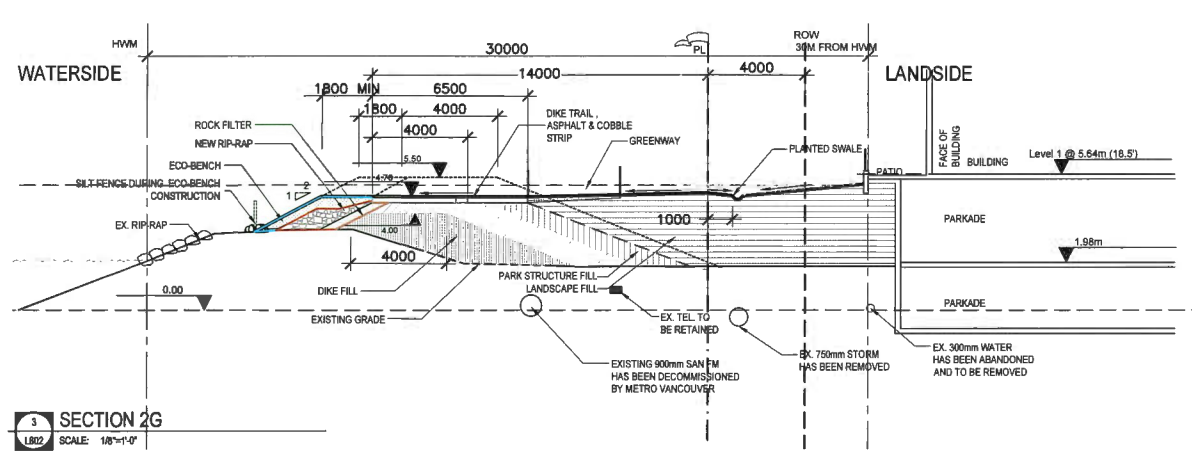
LANDSCAPE SECTIONS

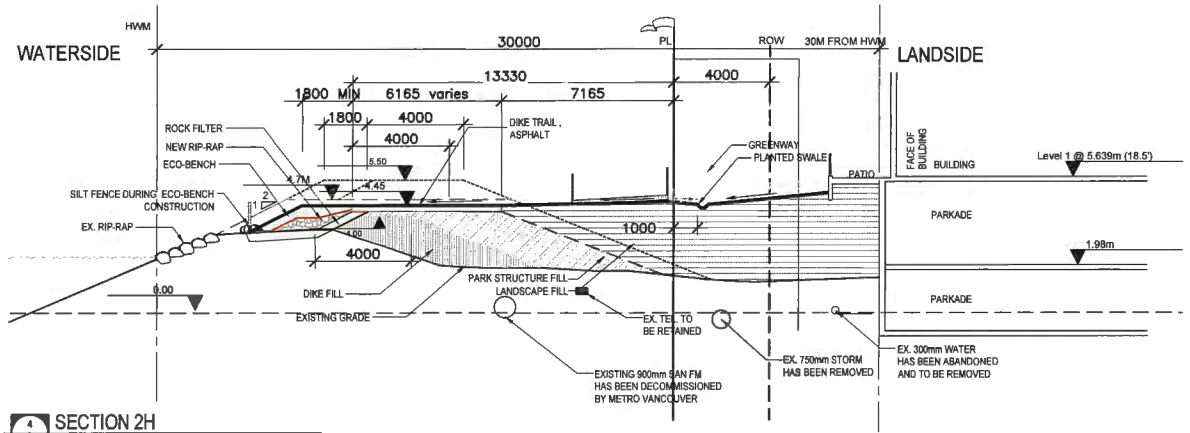
Sheet No. 3.3.1

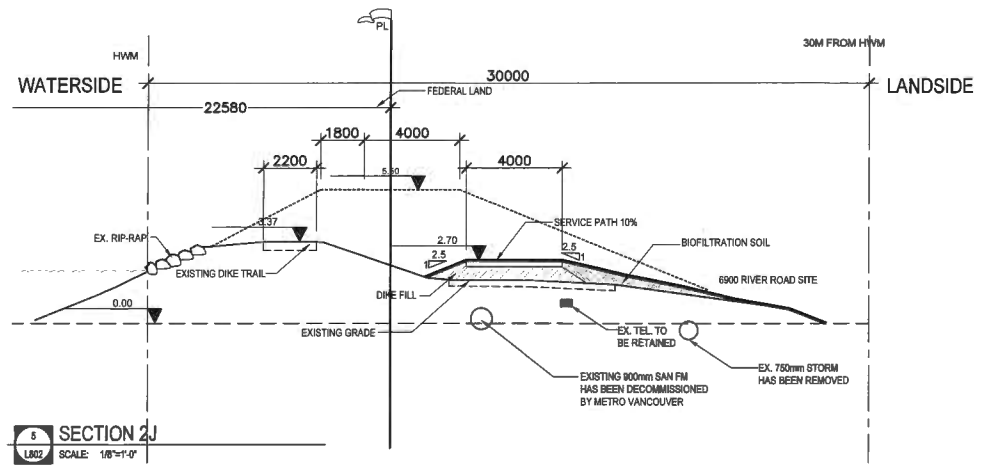


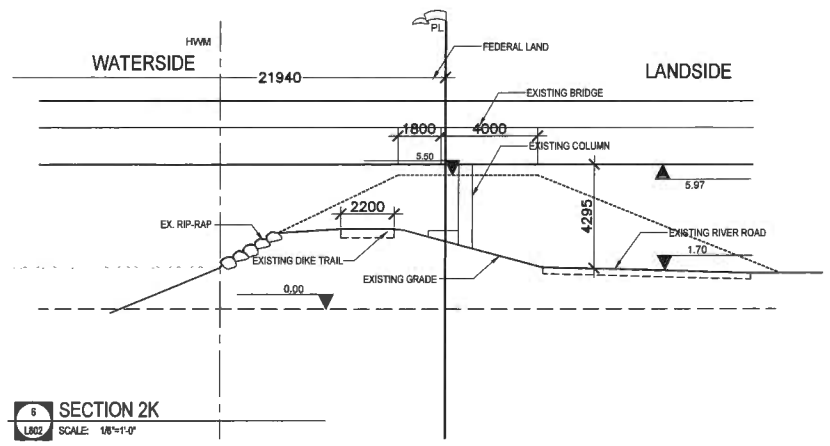












DP 18-816029

APR 2 3 2019

WATERFRONT PARK & DIKE PHASE 2 SECTIONS

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE

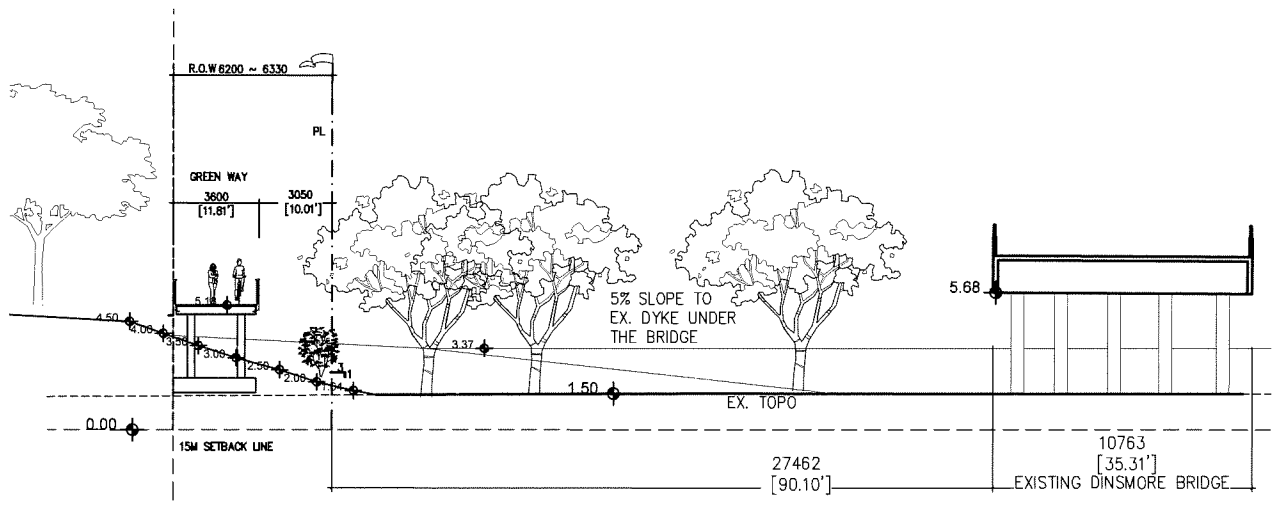
Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green **Lot 17**
Development Permit

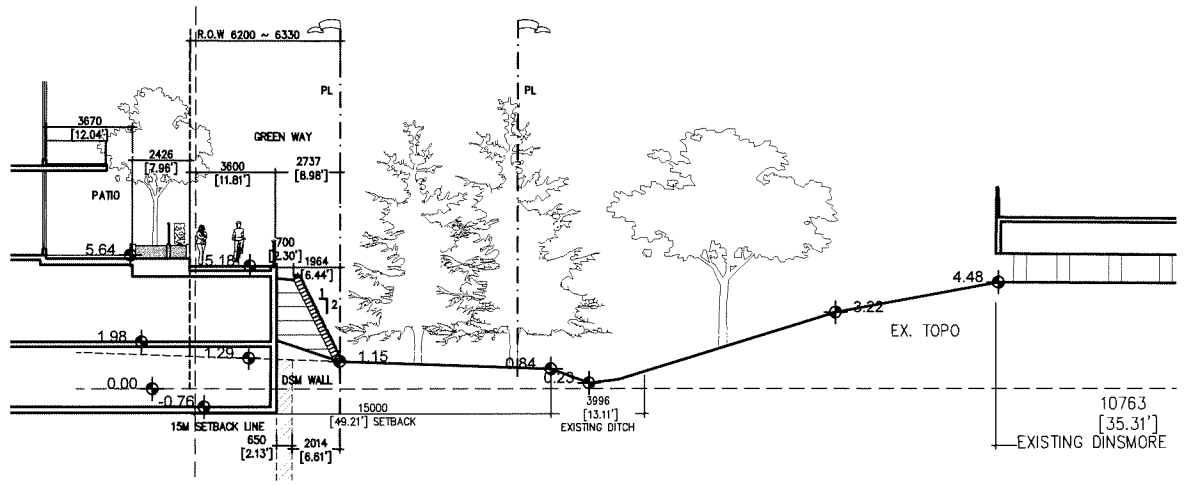
PRJ. N

LANDSCAPE SECTIONS

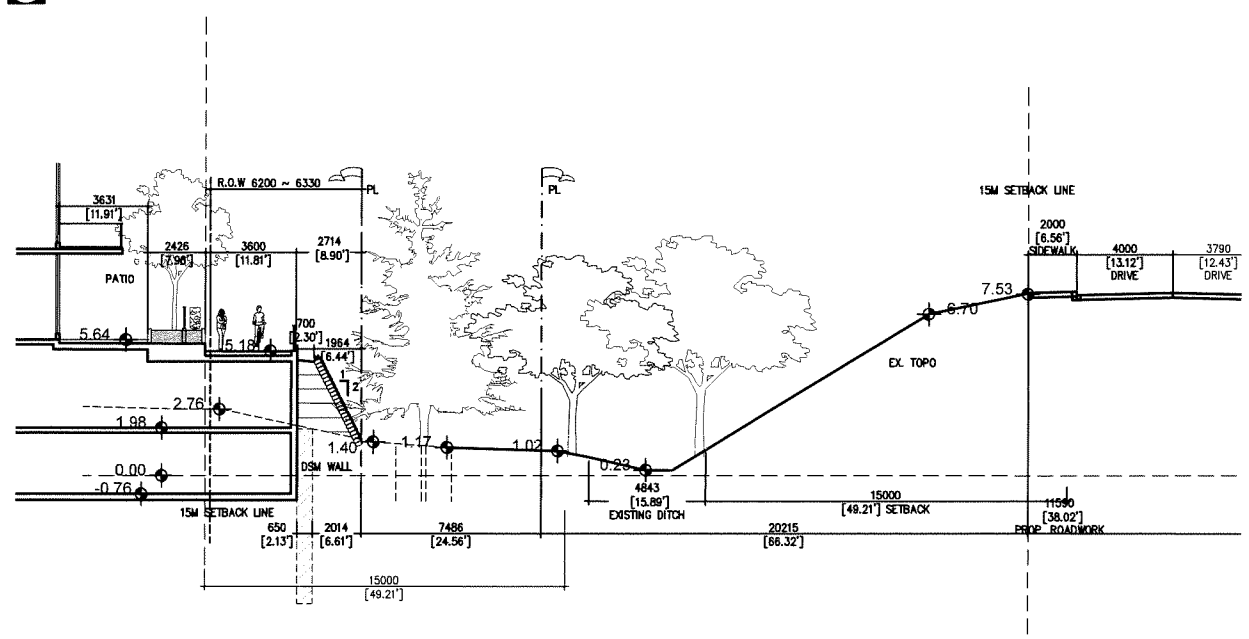
Sheet No. 3.32



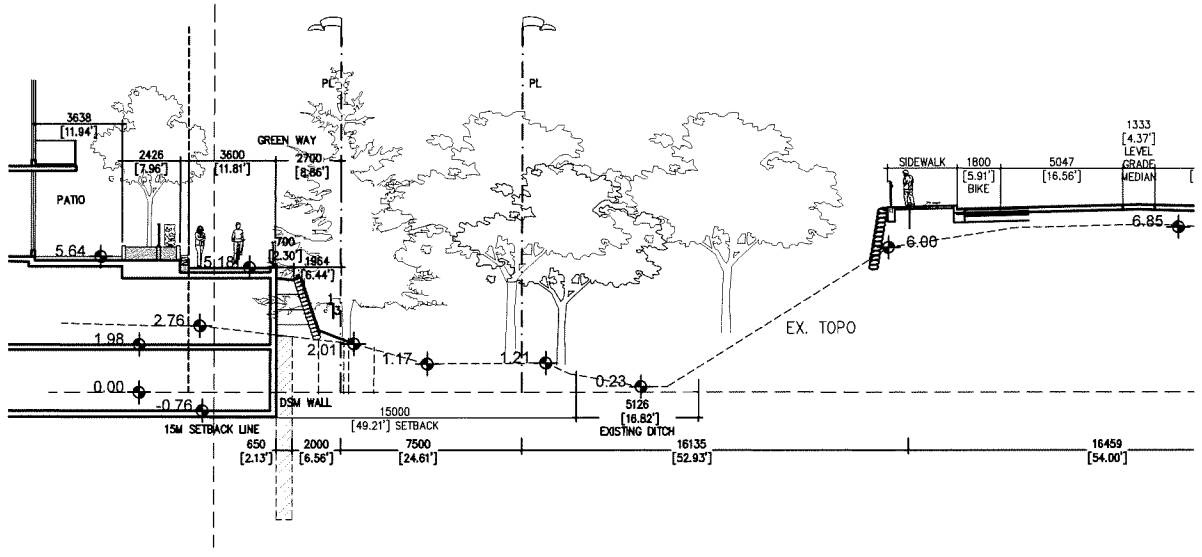
1 EAST EDGE SECTION 1 - NORTH
SCALE: 1/8"=1'-0"



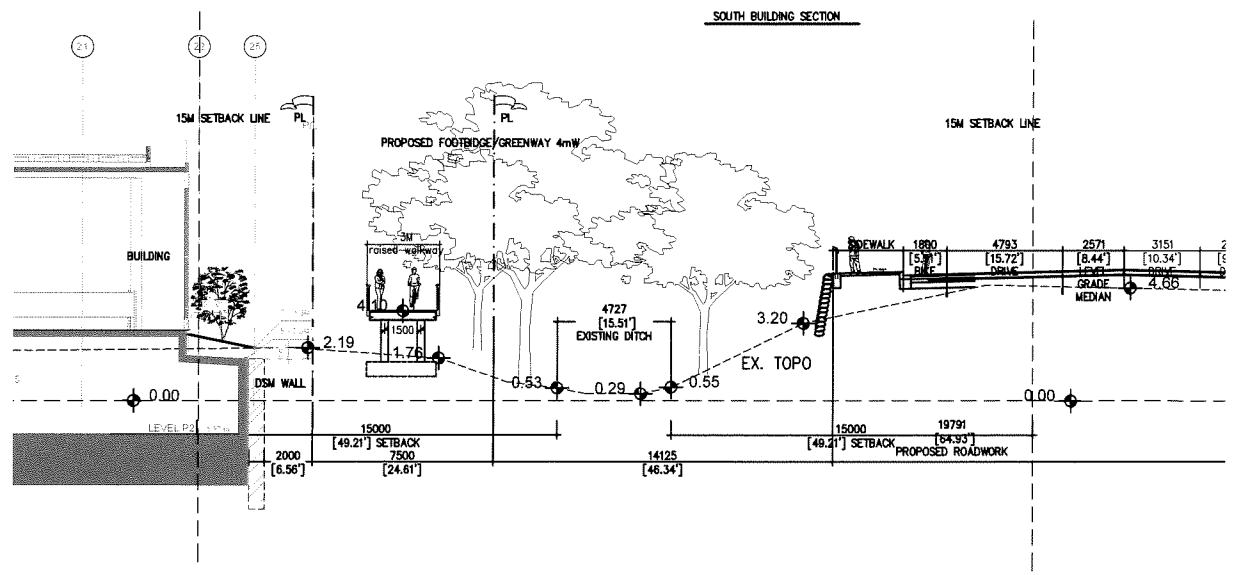
2 EAST EDGE SECTION 2 - NORTH
SCALE: 1/8"=1'-0"



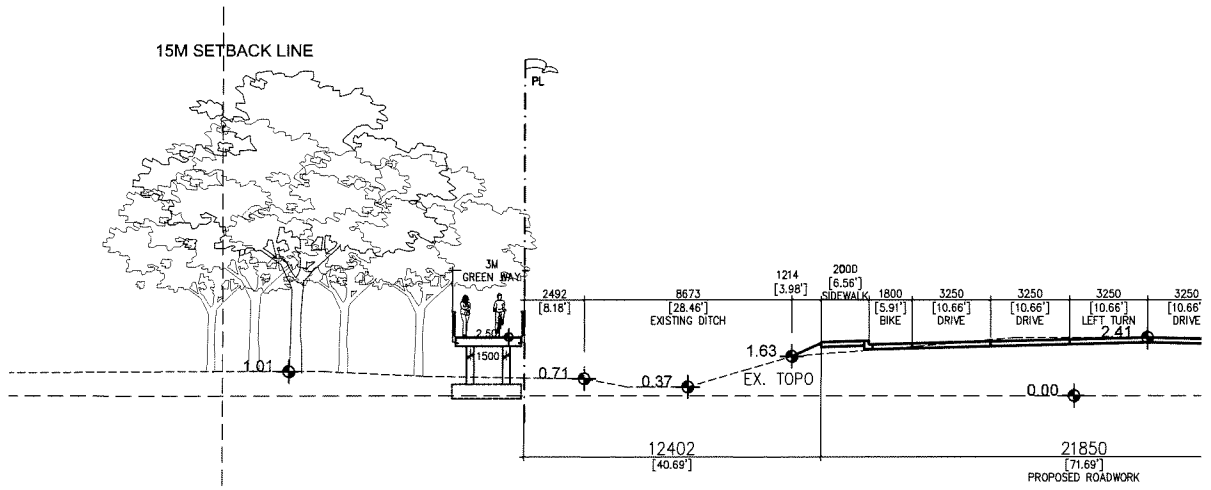
3 EAST EDGE SECTION 3 - NORTH
SCALE: 1/8"=1'-0"



4 EAST EDGE SECTION 4 - MIDDLE
SCALE: 1/8"=1'-0"



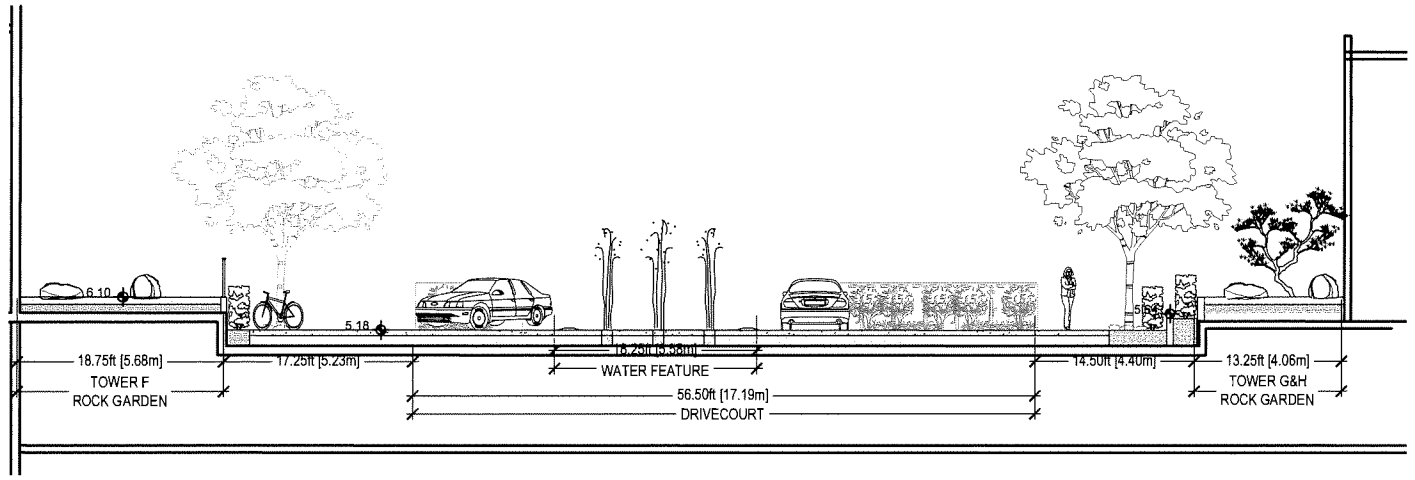
5 EAST EDGE SECTION 5 - SOUTH
SCALE: 1/8"=1'-0"



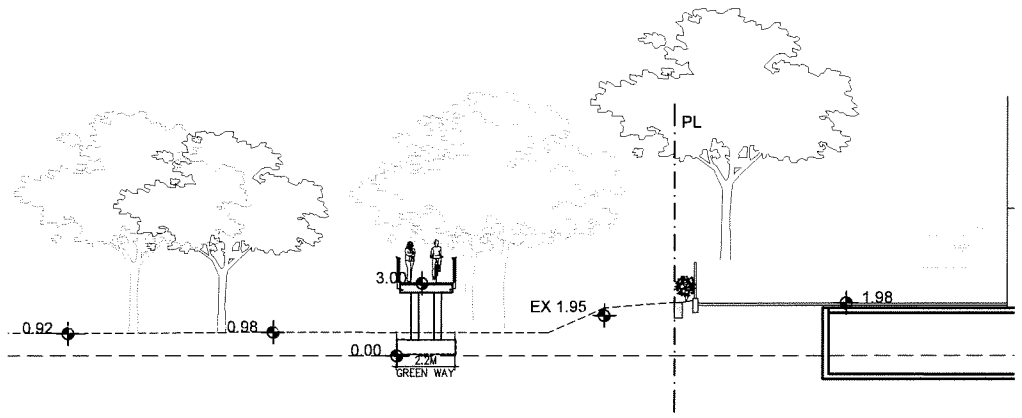
6 EAST EDGE SECTION 6- LOT 14
SCALE: 1/8"=1'-0"

DP 18-816029

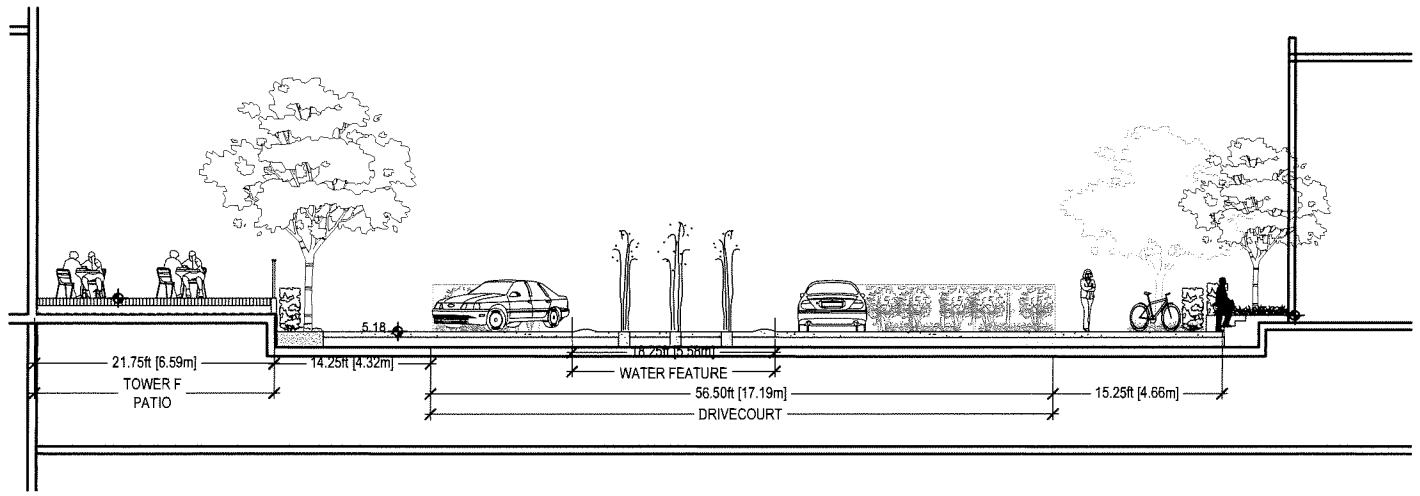
APR 2 3 2019



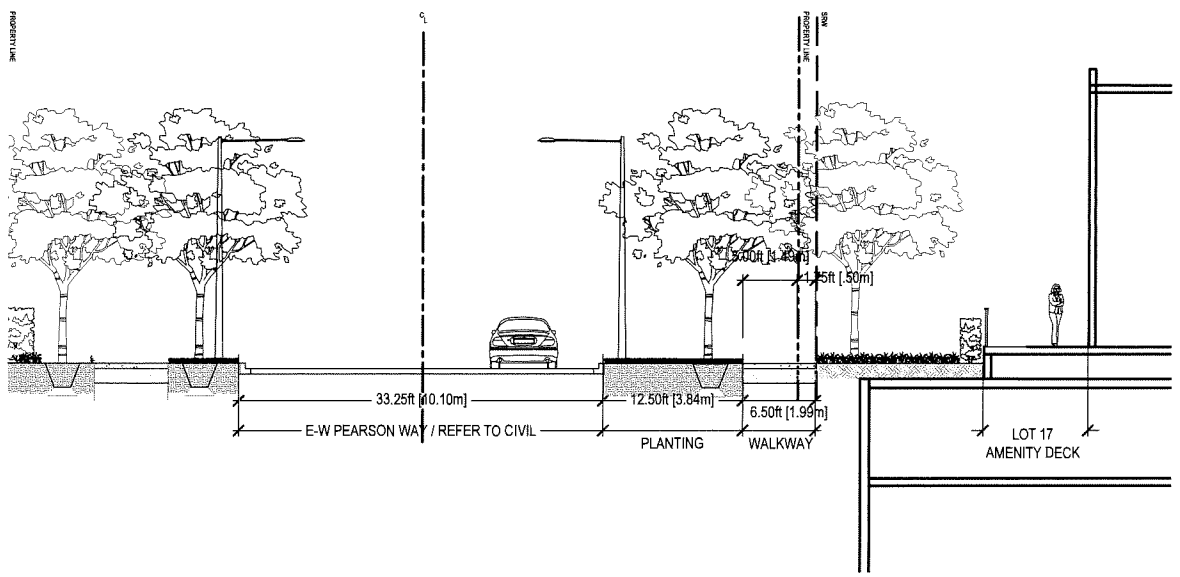
1 SECTION A - DRIVECOURT FOUNTAIN S-N
SCALE: 3/16"=1'-0"



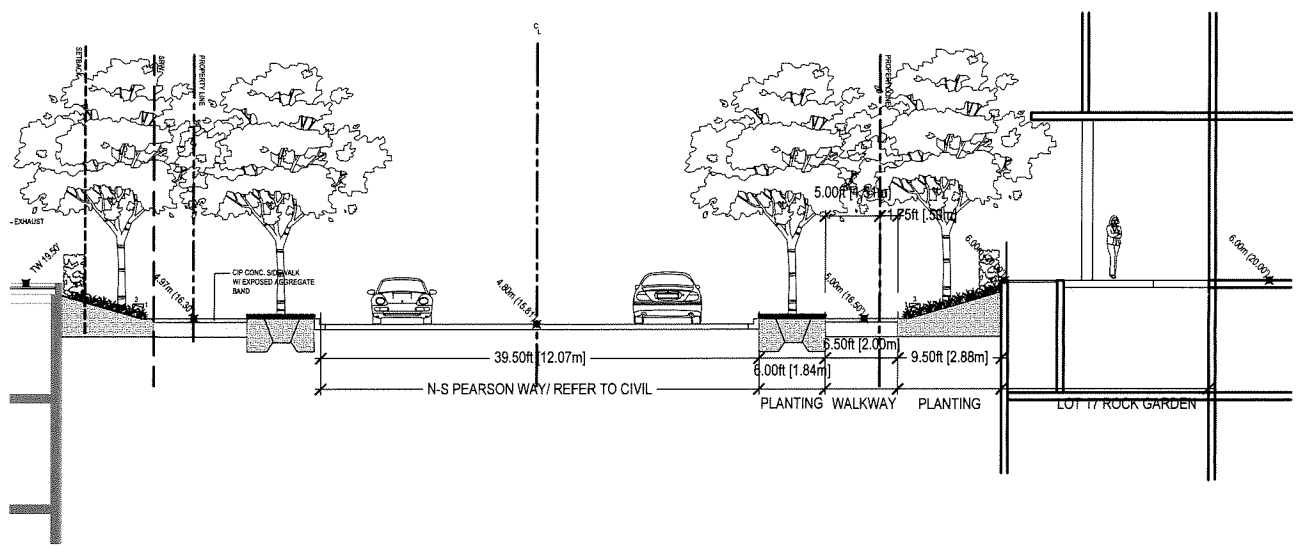
5 SECTION 7 - SOUTH LOADING AREA
SCALE: 1/8"=1'-0"



2 SECTION B - DRIVECOURT MAIN ENTRY S-N
SCALE: 3/16"=1'-0"



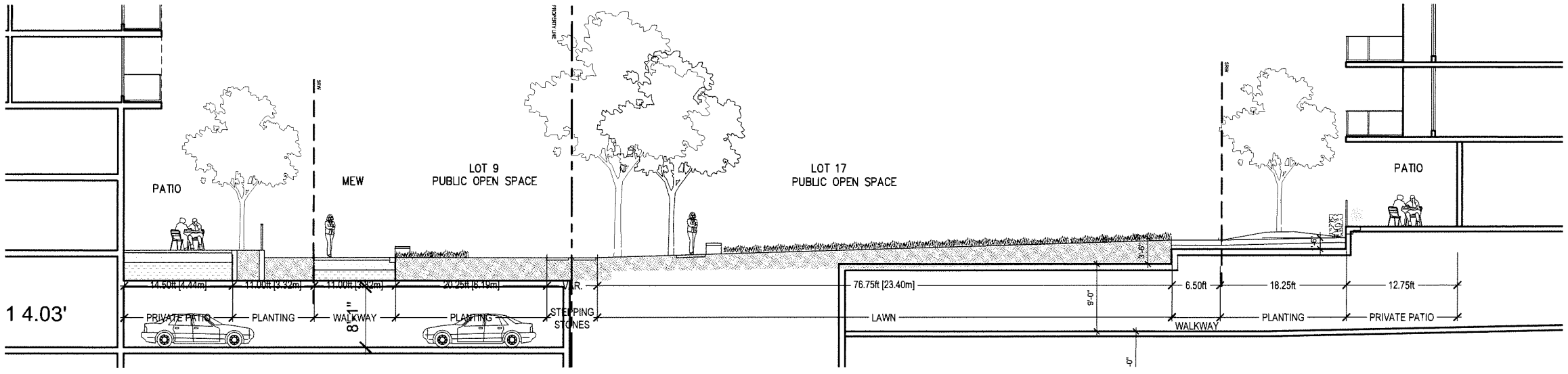
3 SECTION C - PEARSON WAY
SCALE: 3/16"=1'-0"



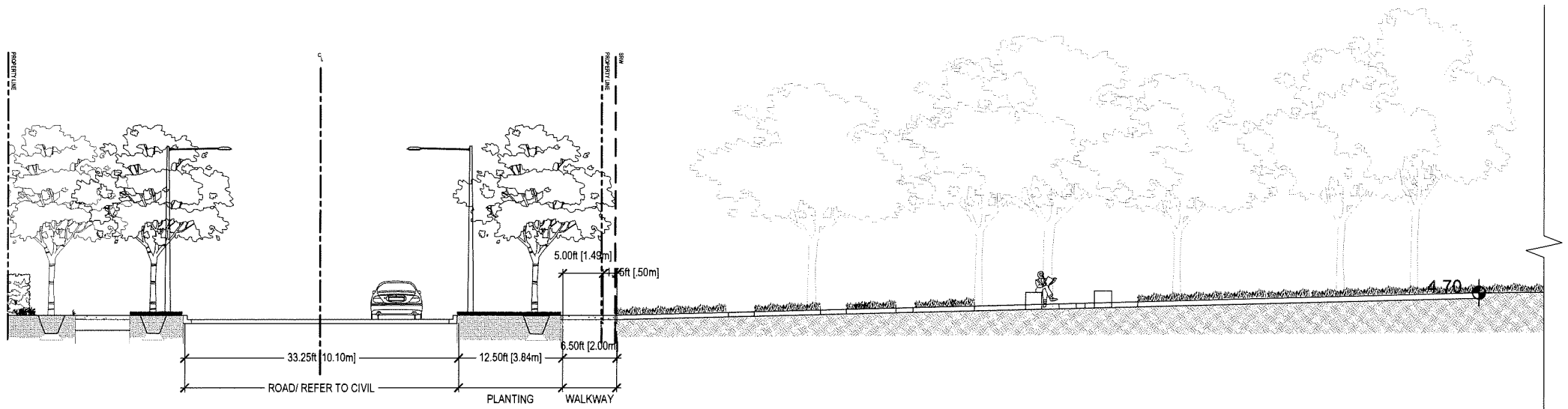
4 SECTION D N-S PEASON WAY
SCALE: 3/16"=1'-0"

APR 2 3 2019

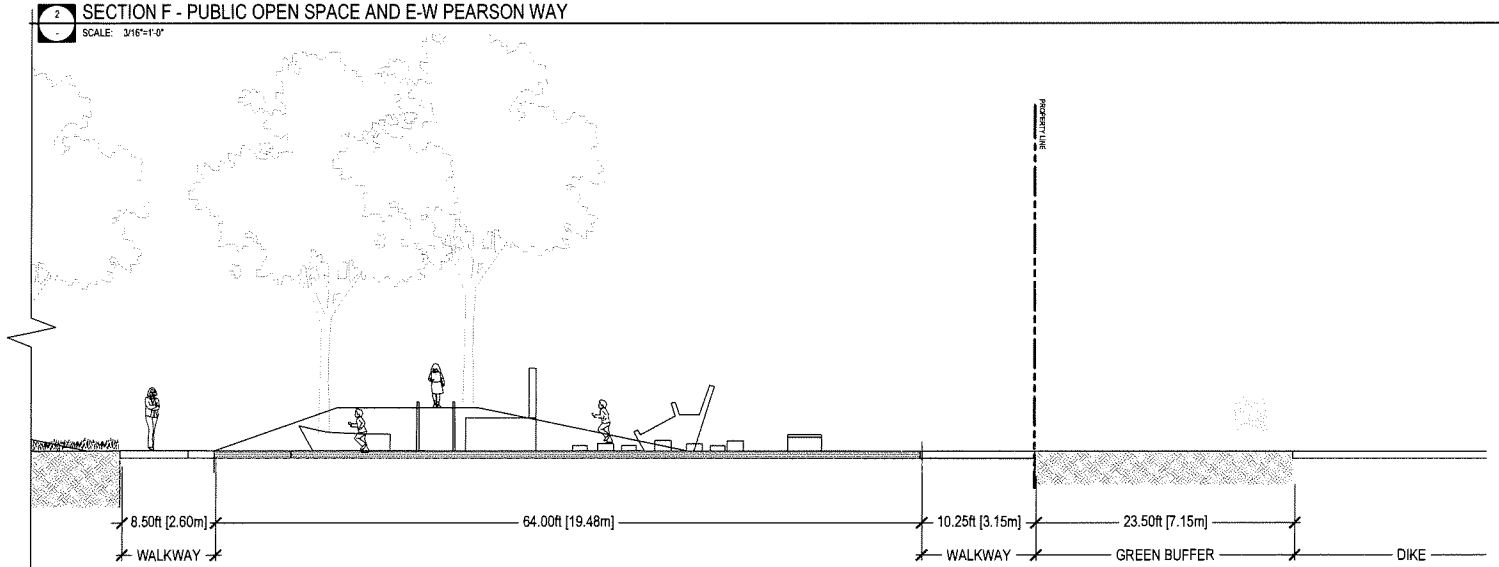
DP 18-816029



1 SECTION E - PUBLIC OPEN SPACE E-W
SCALE: 3/16"=1'-0"



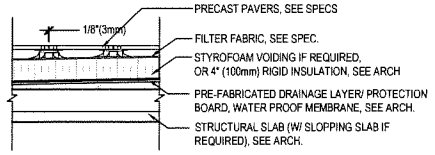
2 SECTION F - PUBLIC OPEN SPACE AND E-W PEARSON WAY
SCALE: 3/16"=1'-0"



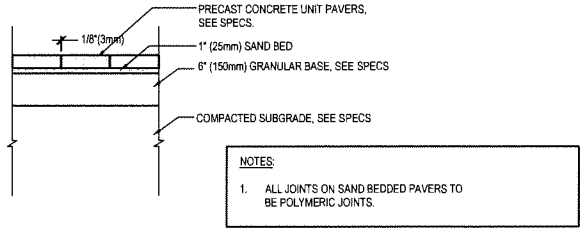
2 SECTION F - PUBLIC OPEN SPACE N-S
SCALE: 3/16"=1'-0"

DP 18-816029

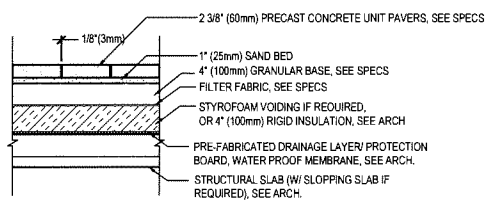
APR 2 3 2019



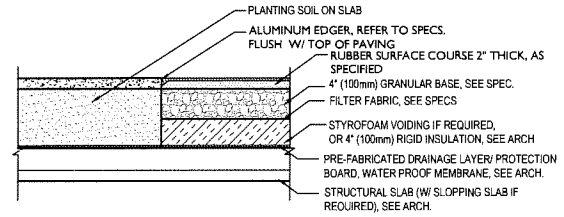
1 - PRECAST PAVERS ON PEDESTAL
SCALE: 1"=1'



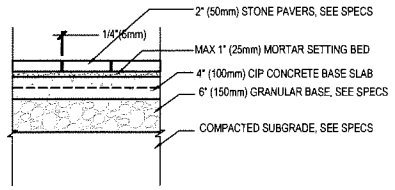
2 - CONC. PAVERS ON GRADE
SCALE: 1"=1'



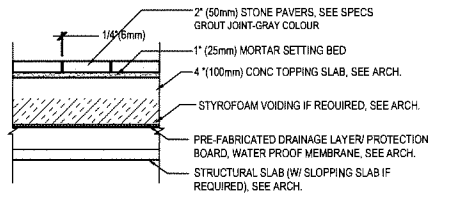
3 - CONC. PAVERS ON SLAB
SCALE: 1"=1'



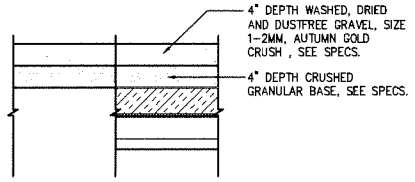
4 - RUBBER SURFACE ON SLAB
SCALE: 1"=1'



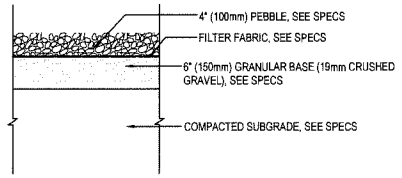
5 - STONE PAVERS ON GRADE
SCALE: 1"=1'



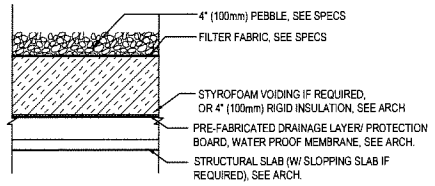
6 - STONE PAVERS ON SLAB - GROUND LEVEL
SCALE: 1"=1'



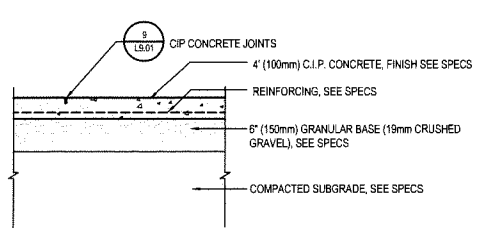
7 - GRAVEL SURFACE
SCALE: 1"=1'



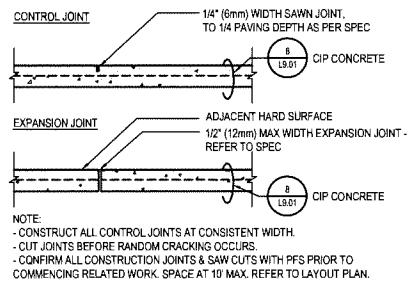
8 - PEBBLE STONE ON GRADE
SCALE: 1"=1'



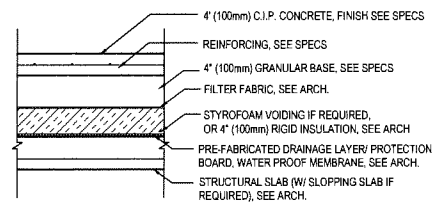
9 - PEBBLE STONE ON SLAB
SCALE: 1"=1'



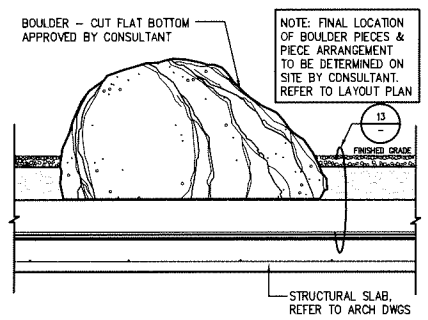
10 - CIP CONCRETE ON GRADE
SCALE: 1"=1'



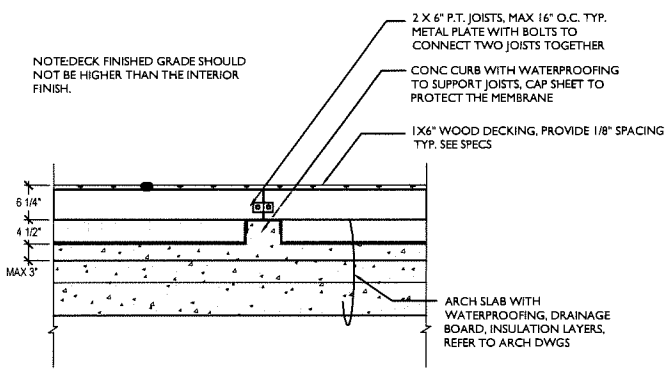
11 - CIP CONCRETE JOINTS
SCALE: 1"=1'



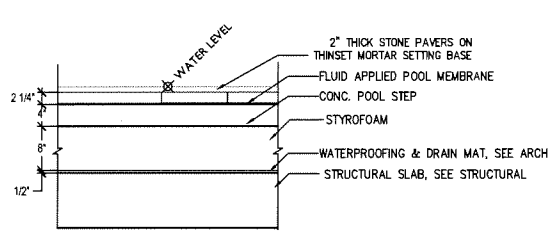
12 - CIP CONCRETE ON SLAB
SCALE: 1"=1'



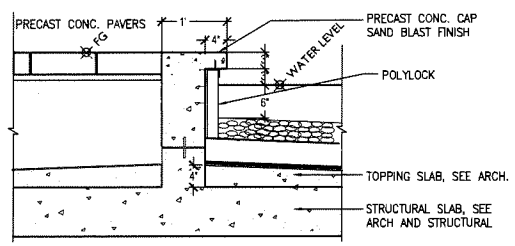
13 - BOULDER ON SLAB
SCALE: 1"=1'



14 - WOOD DECK ON SLAB
SCALE: 1"=1'



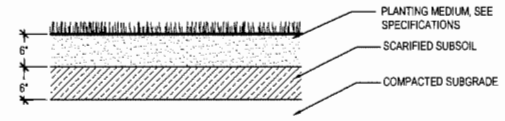
15 - WATER FEATURE PROFILE
SCALE: 1"=1'-0"



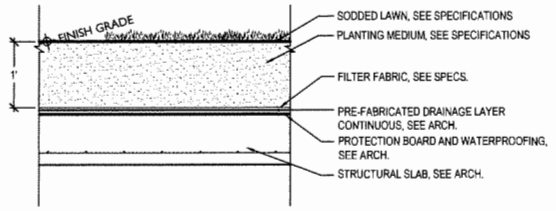
16 - CIP CONCRETE WALL, TYP
SCALE: 1"=1'-0"

DP 18-816029

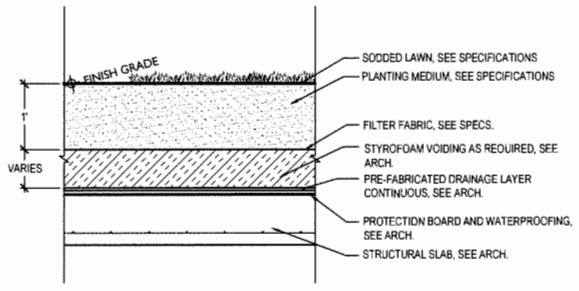
APR 23 2019



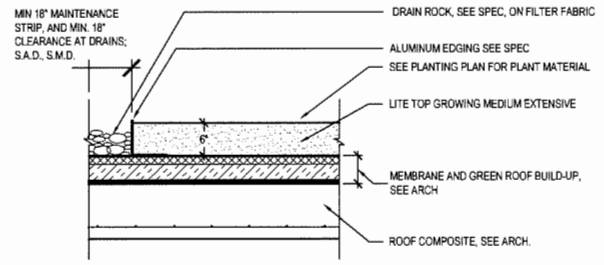
LAWN TYP. ON GRADE



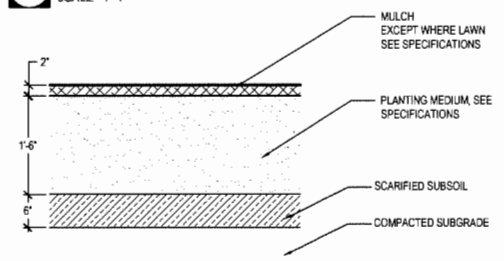
LAWN PLANTING ON SLAB, MINIMUM DEPTH



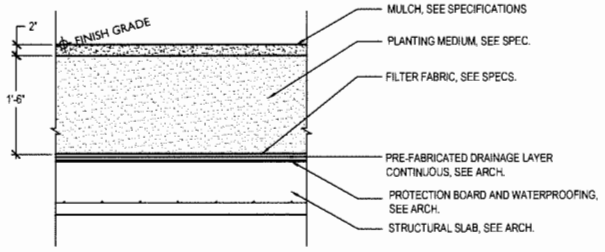
LAWN PLANTING ON SLAB, WITH VOIDING



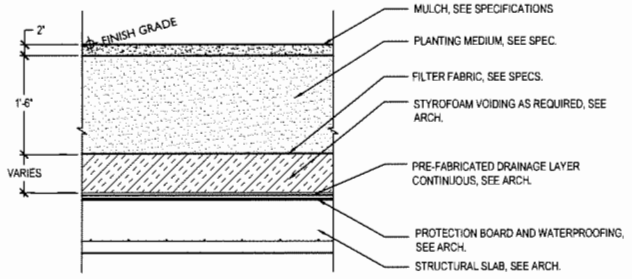
1 LAWN
SCALE: 1"=1'



SHRUB PLANTING ON GRADE

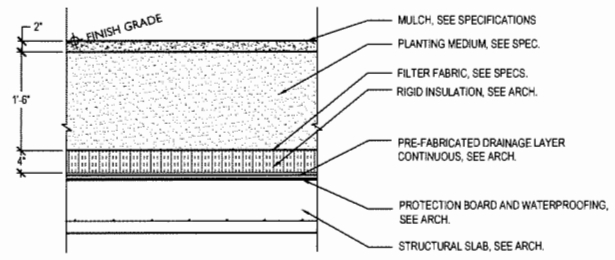


SHRUB PLANTING ON SLAB, MINIMUM DEPTH



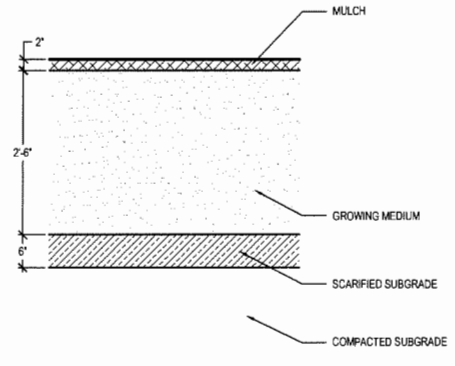
SHRUB PLANTING ON SLAB, WITH VOIDING

4 EXTENSIVE GREEN ROOF, TYP.
SCALE: NTS

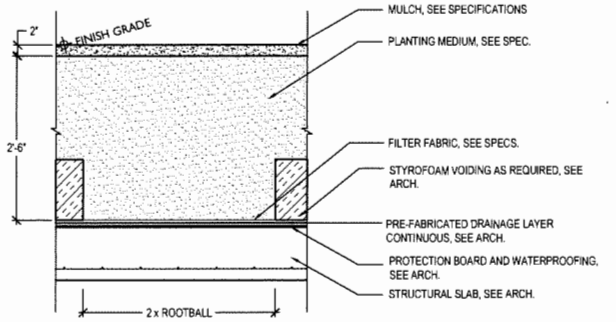


SHRUB PLANTING ON INSULATED SLAB

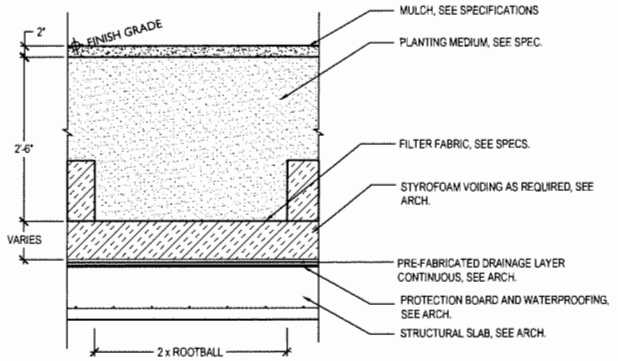
2 SHRUB
SCALE: 1"=1'



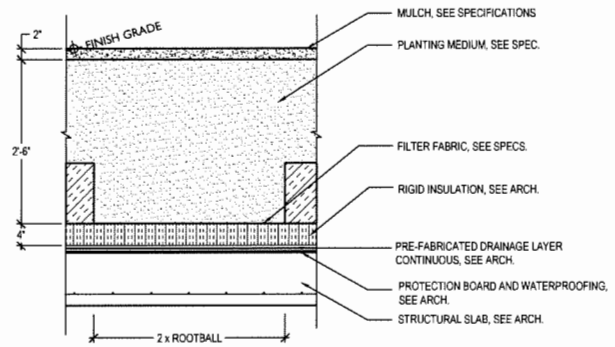
TREE PLANTING ON GRADE



TREE PLANTING ON SLAB, MINIMUM DEPTH

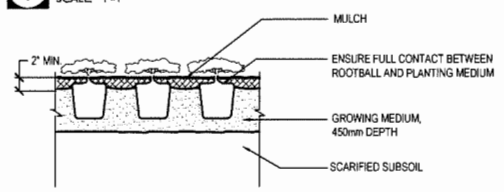


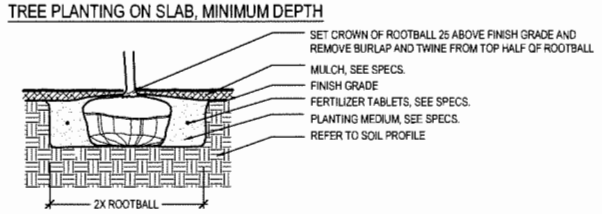
TREE PLANTING ON SLAB, WITH VOIDING

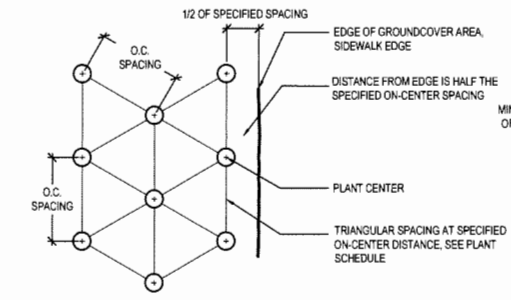


TREE PLANTING ON INSULATED SLAB

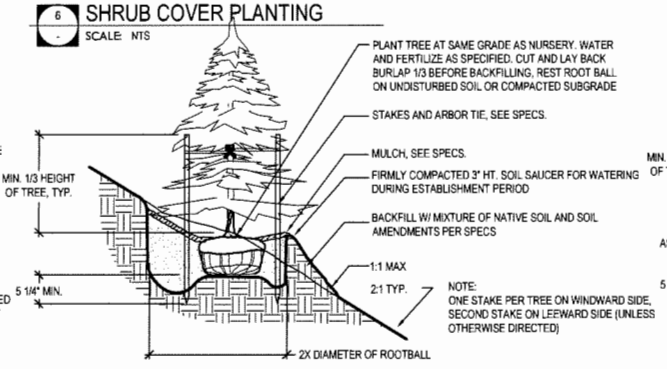
3 TREE
SCALE: 1"=1'

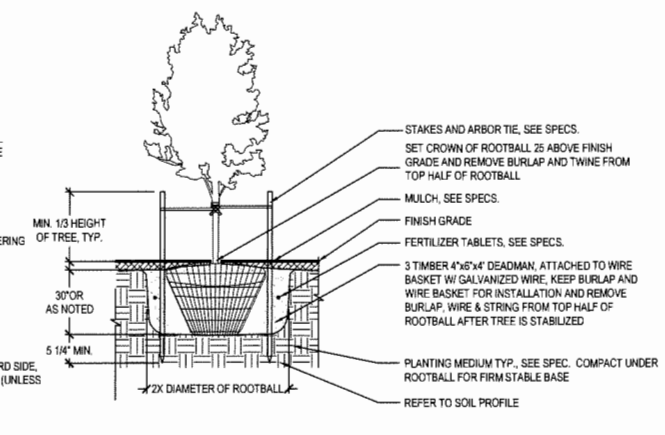


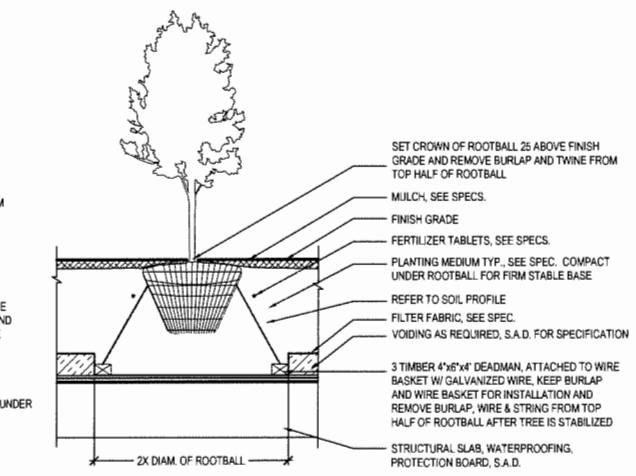




6 SHRUB COVER PLANTING
SCALE: NTS







5 GROUND COVER PLANTING
SCALE: NTS

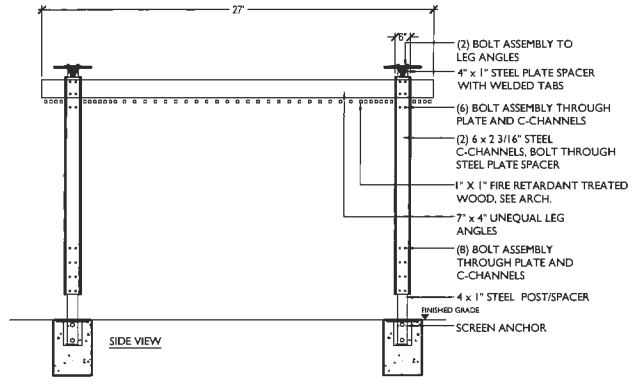
7 TREE PLANTING ON SLOPE
SCALE: NTS

8 TREE PLANTING ON GRADE
SCALE: NTS

9 TREE PLANTING ON STRUCTURE
SCALE: NTS

DP 18-816029

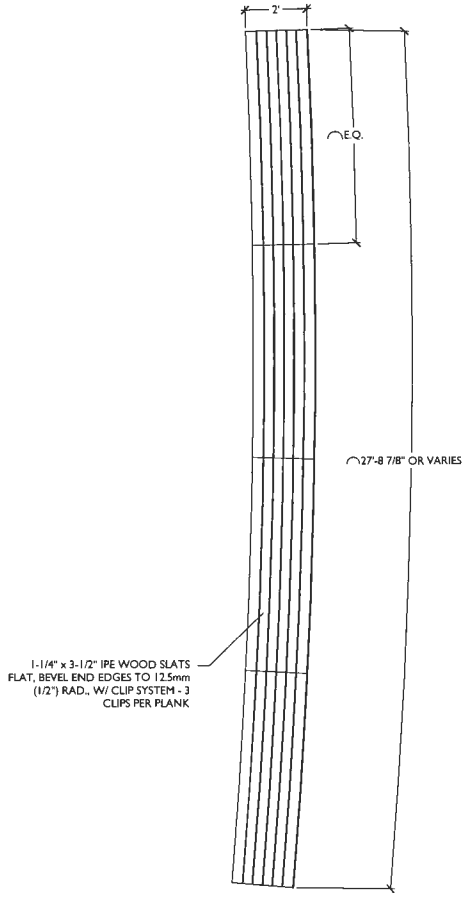
APR 2 3 2019



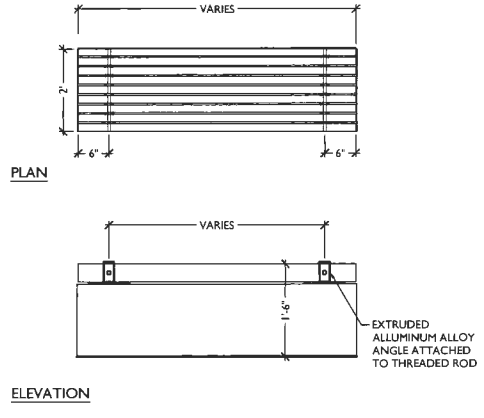
NOTES:

1. ALL STEEL IS HOT-DIPPED GALVANIZED HSS UNLESS OTHERWISE INDICATED. GALVANIZED FINISH TO MATCH ARCHITECTURAL
2. STAINLESS STEEL (S.S.) HARDWARE FINISH: POLISHED.
3. PROVIDE SHOP DRAWINGS FOR ALL SCREEN COMPONENTS.MINIMIZE WELDED JOINTS AND USE EXTRUDED COMPONENTS WHEREVER POSSIBLE.
4. REFER TO SPECIFICATIONS FOR WOOD FINISH SCHEDULE.
5. VERIFY IN THE FIELD ALL POST LOCATIONS AND ALIGN WITH STRUCTURAL BEAM LOCATIONS.
6. REFER TO STRUCTURAL FOR ANCHOR ASSEMBLY AND REINFORCING AT POSTS.

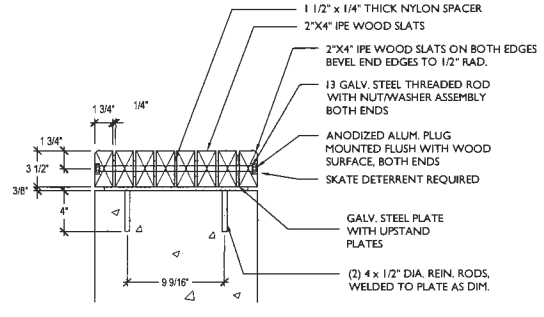
1 - WOOD TRELLIS
SCALE: 1/2"=1'-0"



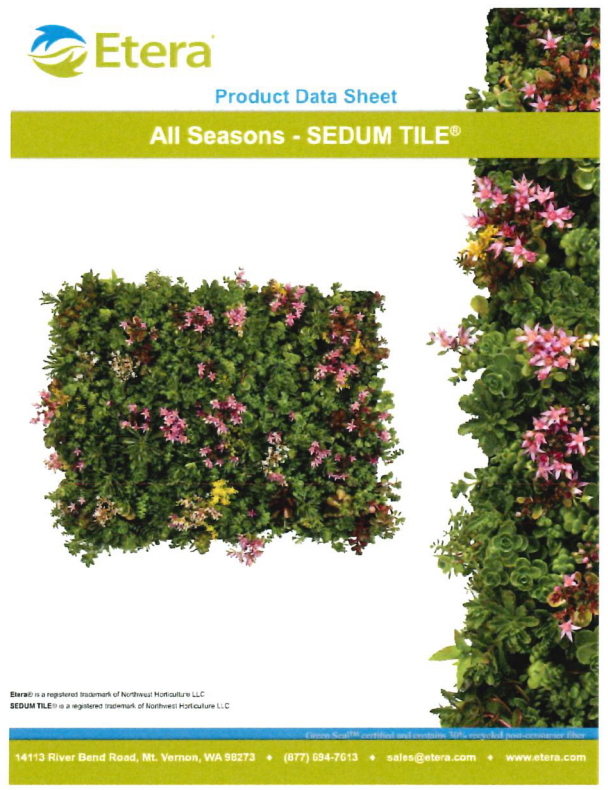
2 - BENCH TYPE 1-4
SCALE: 1/2"=1'

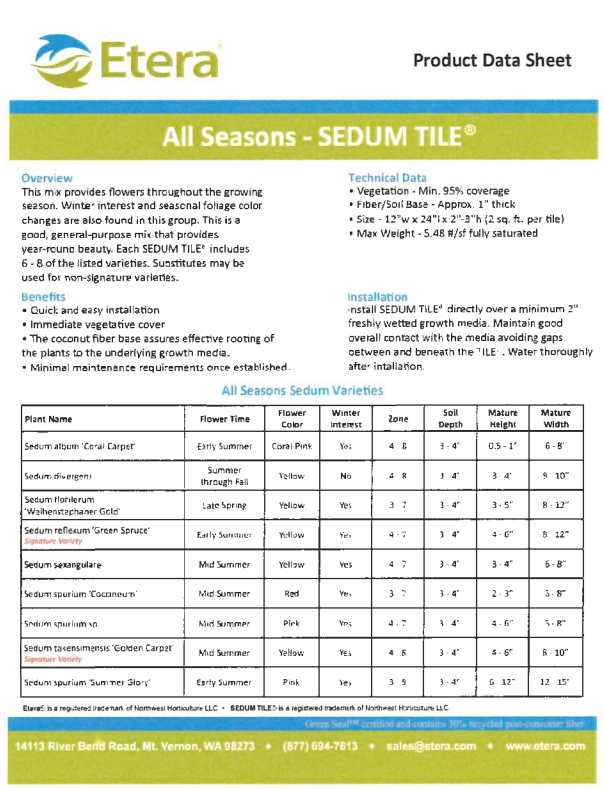


3 - WOOD-TOP BENCH ON SLAB (BENCH TYPE 5)
SCALE: 1" = 1'-0"



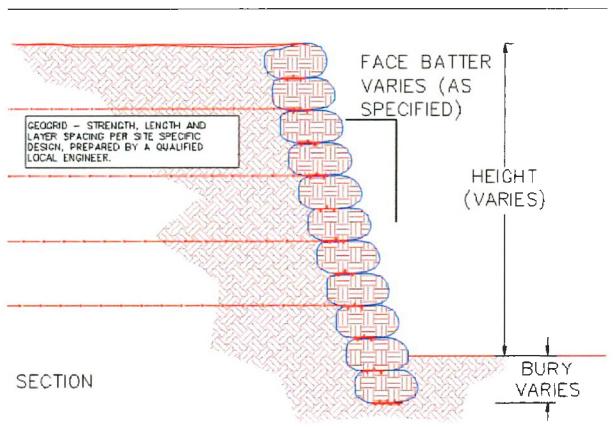
4 - WOOD ASSEMBLY
SCALE: 1" = 6"





Plant Name	Flower Time	Flower Color	Winter Interest	Zone	Soil Depth	Mature Height	Mature Width
Sedum album 'Coral Carpet'	Early Summer	Coral Pink	Yes	4 - 8	3 - 4"	0.5 - 1"	6 - 8"
Sedum divergens	Summer through Fall	Yellow	No	4 - 8	3 - 4"	3 - 4"	8 - 10"
Sedum floriferum 'Weihenstephaner Gold'	Late Spring	Yellow	Yes	3 - 7	3 - 4"	3 - 5"	8 - 12"
Sedum reflexum 'Green Spruce' Signature Variety	Early Summer	Yellow	Yes	4 - 7	3 - 4"	4 - 6"	8 - 12"
Sedum sexangulare	Mid Summer	Yellow	Yes	4 - 7	3 - 4"	3 - 4"	6 - 8"
Sedum spurium 'Coccineum'	Mid Summer	Red	Yes	3 - 7	3 - 4"	2 - 3"	5 - 8"
Sedum spurium 'Dr. [illegible]'	Mid Summer	Pink	Yes	4 - 7	3 - 4"	4 - 6"	5 - 8"
Sedum tavernsmensis 'Golden Carpet' Signature Variety	Mid Summer	Yellow	Yes	4 - 8	3 - 4"	4 - 6"	8 - 10"
Sedum spurium 'Summer Glory'	Early Summer	Pink	Yes	3 - 9	3 - 4"	6 - 12"	12 - 15"

5 - GREEN ROOF TILE
SCALE: -



6 - GEOBAG WALL - FLEX MSE WALL
SCALE: -

DP 18-816029

APR 2 3 2019



RIVER GREEN - LOT 17



CP-2/SP2
CHARCOL GREY
ALUMINUM

AC-2
CONCRETE (PAINTED DARK)
BENJAMIN MOORE 2127-30



AC-1
CONCRETE (PAINTED LIGHT)
BENJAMIN MOORE 2119-70



GL-1/CG-1
CLEAR GLASS WITH LOW-E COATING

MC-2
METAL CLADDING -SILVER



MC-1
METAL CLADDING-WHITE



SP-1/CP-1
SPANDREL GLASS

ST-1
STONE WHITE



ST-2
STONE DARK

APR 24 2019

DP 18-816029

ASPAC World Class Communities | IBI | PFS STUDIO
Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019
River Green Lot 17
Development Permit
Scale:
MATERIALS
Sheet No. 4.00

MATERIAL LEGEND

STONE CLADDING (EW-2; EW-2A; EW-2B & EW-2C)
ST-1 - STONE CLADDING - LIGHT
ST-2 - STONE CLADDING - DARK

WINDOW WALL GLAZING (EW-5; EW-5B & EW-5C)
GL-1: TYP. TOWER GLAZING: LOW E-COATING ON CLEAR / DOUBLE GLAZING ON DARK GREY ALUMINUM FRAME

WINDOW WALL SPANDREL (EW-5A & EW-5E)
SP-1: SPANDREL PANEL - DARK GREY
SP-2: METAL SPANDREL - DARK GREY

CURTAIN WALL GLAZING (EW-4)
CG-1: TYP. PODIUM GLAZING: LOW E-COATING ON CLEAR / DOUBLE GLAZING 4SIDED SSG CURTAIN WALL SYSTEM

CURTAIN WALL SPANDREL(EW-4A & EW-4G)
CP-1: SPANDREL PANEL - DARK GREY
CP-2: METAL PANEL - DARK GREY

METAL CLADDING (EW-3; EW3A & EW-3B)
MC-1: METAL CLADDING - WHITE
MC-2: METAL CLADDING - SILVER

ARCHITECTURAL CONCRETE (EW-1 & EW-1A)
AC-1: ARCHITECTURAL CONCRETE PAINTED LIGHT GREY - BALCONY SLAB
AC-2: ARCHITECTURAL CONCRETE PAINTED DARK GREY - EXTERIOR COLUMNS
AC-3: ARCHITECTURAL CONCRETE - SEALED
AC-4: ARCHITECTURAL CONCRETE - WHITE (TO U/S OF SLABS)

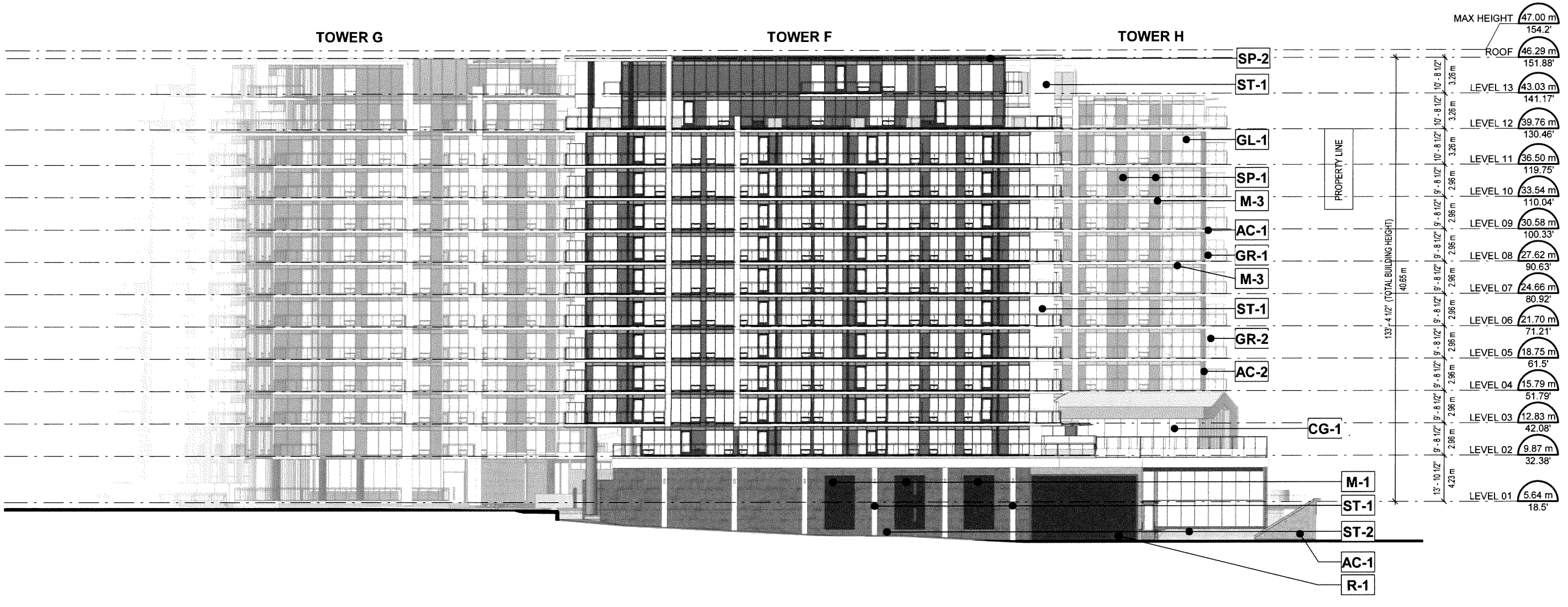
CANOPY (EW-7 & EW-7A)
CA-1: TRANSLUCENT TEMPERED GLASS CANOPY IN DARK GREY FRAME

GUARDRAIL (EW-6; EW-6A; EW-6B & EW-6C)
GR-1: TEMPERED GLASS GUARDRAIL IN GREY FRAME
GR-2: TRANSLUCENT TEMPERED GLASS PRIVACY SCREEN
GR-3: PAINTED GUARDRAIL AS PER CITY SPECIFICATIONS

MECHANICAL (EW-4C; EW-4D; EW-5D & EW-8))
M-1: MECHANICAL LOUVER - DARK GREY
M-2: MECHANICAL LOUVER IN CW SYSTEM - DARK GREY
M-3: MECHANICAL LOUVER IN WW SYSTEM - DARK GREY
M-4: MECHANICAL GRATES
M-5: MECHANICAL LOUVERED SCREEN - DARK GREY

ROLLING DOOR / GATE
R-1: ROLLING DOOR / GATE - DARK GREY

DP 18-816029



APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green Lot 17
Development Permit

Scale:
1/32" = 1'-0"

OVERALL ELEVATION - SOUTH

Sheet No. 4.01

MATERIAL LEGEND

STONE CLADDING (EW-2; EW-2A; EW-2B & EW-2C)
ST-1 - STONE CLADDING - LIGHT
ST-2 - STONE CLADDING - DARK

WINDOW WALL GLAZING (EW-5; EW-5B & EW-5C)
GL-1: TYP. TOWER GLAZING: LOW E-COATING ON CLEAR / DOUBLE GLAZING ON DARK GREY ALUMINUM FRAME

WINDOW WALL SPANDREL (EW-5A & EW-5E)
SP-1: SPANDREL PANEL - DARK GREY
SP-2: METAL SPANDREL - DARK GREY

CURTAIN WALL GLAZING (EW-4)
CG-1: TYP. PODIUM GLAZING: LOW E-COATING ON CLEAR / DOUBLE GLAZING 4SIDED SSG CURTAIN WALL SYSTEM

CURTAIN WALL SPANDREL(EW-4A & EW-4G)
CP-1: SPANDREL PANEL - DARK GREY
CP-2: METAL PANEL - DARK GREY

METAL CLADDING (EW-3; EW3A & EW-3B)
MC-1: METAL CLADDING - WHITE
MC-2: METAL CLADDING - SILVER

ARCHITECTURAL CONCRETE (EW-1 & EW-1A)
AC-1: ARCHITECTURAL CONCRETE PAINTED LIGHT GREY - BALCONY SLAB
AC-2: ARCHITECTURAL CONCRETE PAINTED DARK GREY - EXTERIOR COLUMNS
AC-3: ARCHITECTURAL CONCRETE - SEALED
AC-4: ARCHITECTURAL CONCRETE - WHITE (TO U/S OF SLABS)

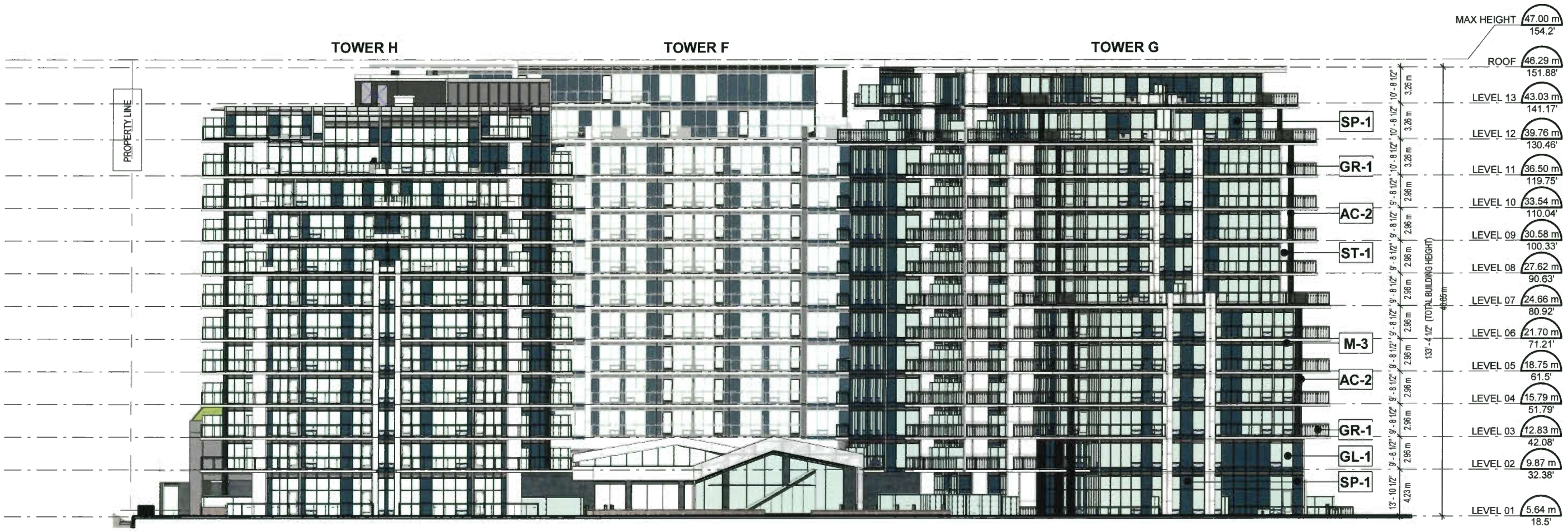
CANOPY (EW-7 & EW-7A)
CA-1: TRANSLUCENT TEMPERED GLASS CANOPY IN DARK GREY FRAME

GUARDRAIL (EW-6; EW-6A; EW-6B & EW-6C)
GR-1: TEMPERED GLASS GUARDRAIL IN GREY FRAME
GR-2: TRANSLUCENT TEMPERED GLASS PRIVACY SCREEN
GR-3: PAINTED GUARDRAIL AS PER CITY SPECIFICATIONS

MECHANICAL (EW-4C; EW-4D; EW-5D & EW-6))
M-1: MECHANICAL LOUVER - DARK GREY
M-2: MECHANICAL LOUVER IN CW SYSTEM - DARK GREY
M-3: MECHANICAL LOUVER IN WW SYSTEM - DARK GREY
M-4: MECHANICAL GRATES
M-5: MECHANICAL LOUVERED SCREEN - DARK GREY

ROLLING DOOR / GATE
R-1: ROLLING DOOR / GATE - DARK GREY

DP 18-816029



APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green Lot 17
Development Permit

Scale:
1/32" = 1'-0"

OVERALL ELEVATION - NORTH

Sheet No. 4.02

MATERIAL LEGEND

STONE CLADDING (EW-2; EW-2A; EW-2B & EW-2C)
ST-1 - STONE CLADDING - LIGHT
ST-2 - STONE CLADDING - DARK

WINDOW WALL GLAZING (EW-5; EW-5B & EW-5C)
GL-1: TYP. TOWER GLAZING: LOW E-COATING ON CLEAR / DOUBLE GLAZING ON DARK GREY ALUMINUM FRAME

WINDOW WALL SPANDREL (EW-5A & EW-5F)
SP-1: SPANDREL PANEL - DARK GREY
SP-2: METAL SPANDREL - DARK GREY

CURTAIN WALL GLAZING (EW-4)
CG-1: TYP. PODIUM GLAZING: LOW E-COATING ON CLEAR / DOUBLE GLAZING 4SIDED SSG CURTAIN WALL SYSTEM

CURTAIN WALL SPANDREL(EW-4A & EW-4G)
CP-1: SPANDREL PANEL - DARK GREY
CP-2: METAL PANEL - DARK GREY

METAL CLADDING (EW-3; EW3A & EW-3B)
MC-1: METAL CLADDING - WHITE
MC-2: METAL CLADDING - SILVER

ARCHITECTURAL CONCRETE (EW-1 & EW-1A)
AC-1: ARCHITECTURAL CONCRETE PAINTED LIGHT GREY - BALCONY SLAB
AC-2: ARCHITECTURAL CONCRETE PAINTED DARK GREY - EXTERIOR COLUMNS
AC-3: ARCHITECTURAL CONCRETE - SEALED
AC-4: ARCHITECTURAL CONCRETE - WHITE (TO U/S OF SLABS)

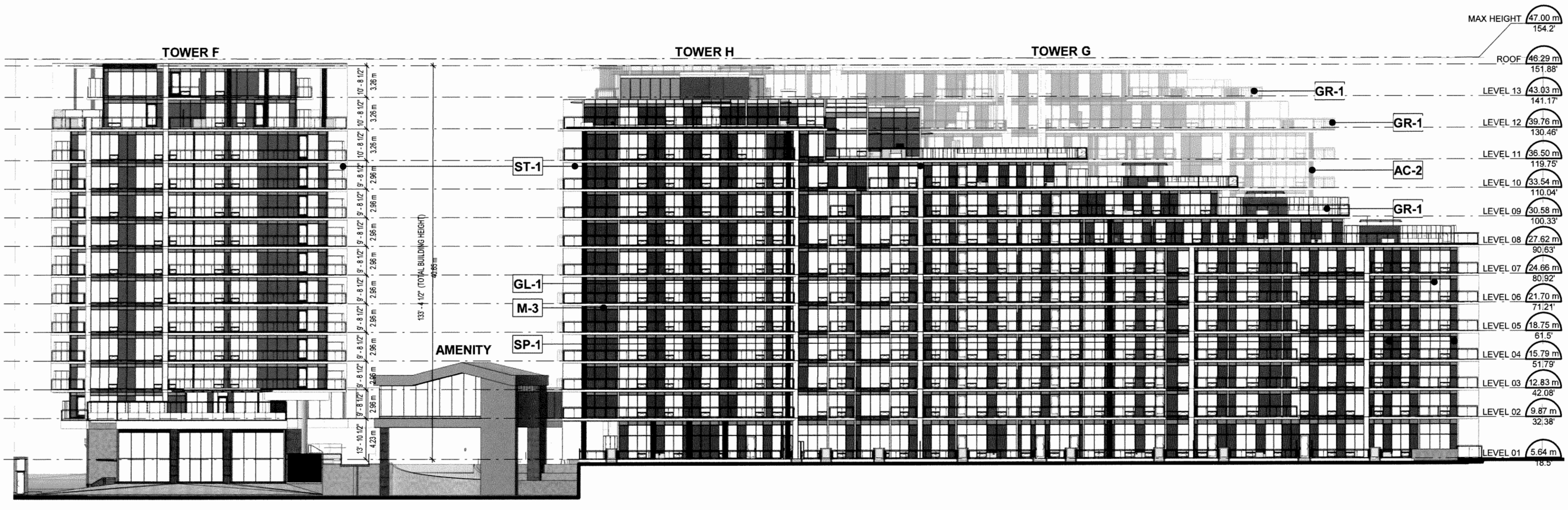
CANOPY (EW-7 & EW-7A)
CA-1: TRANSLUCENT TEMPERED GLASS CANOPY IN DARK GREY FRAME

GUARDRAIL (EW-6; EW-6A; EW-6B & EW-6C)
GR-1: TEMPERED GLASS GUARDRAIL IN GREY FRAME
GR-2: TRANSLUCENT TEMPERED GLASS PRIVACY SCREEN
GR-3: PAINTED GUARDRAIL AS PER CITY SPECIFICATIONS

MECHANICAL (EW-4C; EW-4D; EW-5D & EW-6))
M-1: MECHANICAL LOUVER - DARK GREY
M-2: MECHANICAL LOUVER IN CW SYSTEM - DARK GREY
M-3: MECHANICAL LOUVER IN WW SYSTEM - DARK GREY
M-4: MECHANICAL GRATES
M-5: MECHANICAL LOUVERED SCREEN - DARK GREY

ROLLING DOOR / GATE
R-1: ROLLING DOOR / GATE - DARK GREY

DP 18-816029



APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green Lot 17
Development Permit

Scale:
1/32" = 1'-0"

OVERALL ELEVATION - EAST

Sheet No. 4.03

DP 18-816029

MATERIAL LEGEND

STONE CLADDING (EW-2; EW-2A; EW-2B & EW-2C)
ST-1 - STONE CLADDING - LIGHT
ST-2 - STONE CLADDING - DARK

WINDOW WALL GLAZING (EW-5; EW-5B & EW-5C)
GL-1: TYP. TOWER GLAZING: LOW E-COATING ON CLEAR / DOUBLE GLAZING ON DARK GREY ALUMINUM FRAME

WINDOW WALL SPANDREL (EW-5A & EW-5F)
SP-1: SPANDREL PANEL - DARK GREY
SP-2: METAL SPANDREL - DARK GREY

CURTAIN WALL GLAZING (EW-4)
CG-1: TYP. PODIUM GLAZING: LOW E-COATING ON CLEAR / DOUBLE GLAZING 4SIDED SSG CURTAIN WALL SYSTEM

CURTAIN WALL SPANDREL(EW-4A & EW-4G)
CP-1: SPANDREL PANEL - DARK GREY
CP-2: METAL PANEL - DARK GREY

METAL CLADDING (EW-3; EW3A & EW-3B)
MC-1: METAL CLADDING - WHITE
MC-2: METAL CLADDING - SILVER

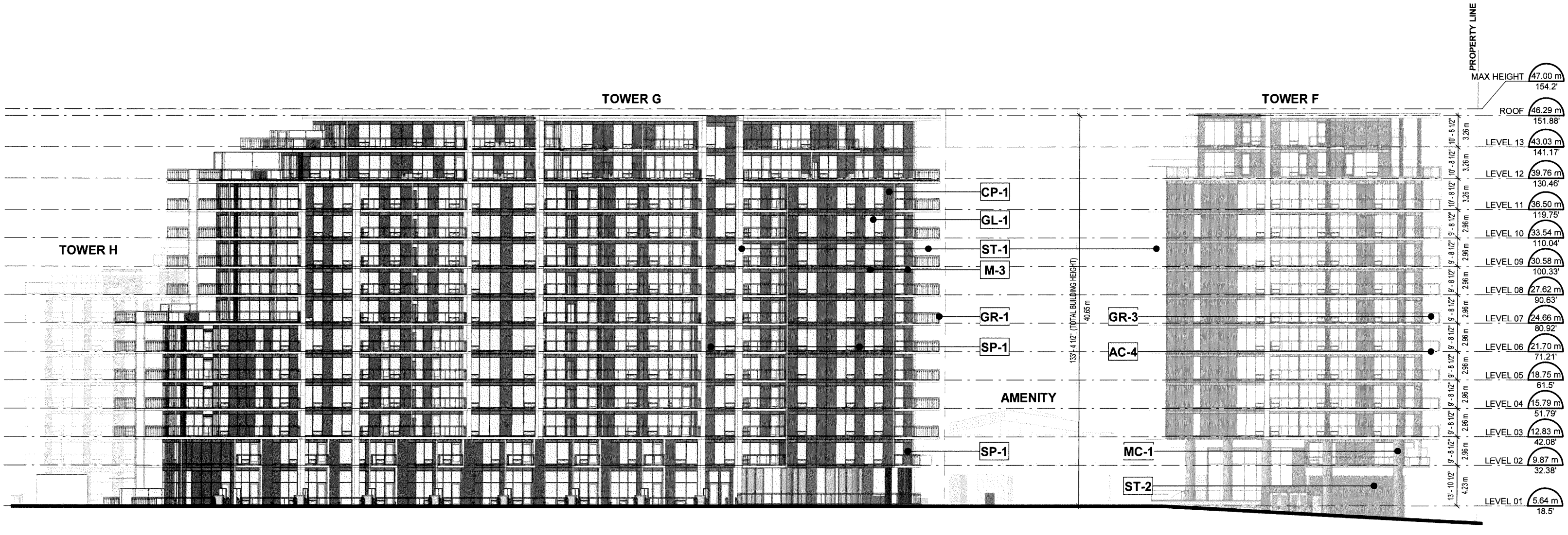
ARCHITECTURAL CONCRETE (EW-1 & EW-1A)
AC-1: ARCHITECTURAL CONCRETE PAINTED LIGHT GREY - BALCONY SLAB
AC-2: ARCHITECTURAL CONCRETE PAINTED DARK GREY - EXTERIOR COLUMNS
AC-3: ARCHITECTURAL CONCRETE - SEALED
AC-4: ARCHITECTURAL CONCRETE - WHITE (TO U/S OF SLABS)

CANOPY (EW-7 & EW-7A)
CA-1: TRANSLUCENT TEMPERED GLASS CANOPY IN DARK GREY FRAME

GUARDRAIL (EW-6; EW-6A; EW-6B & EW-6C)
GR-1: TEMPERED GLASS GUARDRAIL IN GREY FRAME
GR-2: TRANSLUCENT TEMPERED GLASS PRIVACY SCREEN
GR-3: PAINTED GUARDRAIL AS PER CITY SPECIFICATIONS

MECHANICAL (EW-4C; EW-4D; EW-5D & EW-8))
M-1: MECHANICAL LOUVER - DARK GREY
M-2: MECHANICAL LOUVER IN CW SYSTEM - DARK GREY
M-3: MECHANICAL LOUVER IN WW SYSTEM - DARK GREY
M-4: MECHANICAL GRATES
M-5: MECHANICAL LOUVERED SCREEN - DARK GREY

ROLLING DOOR / GATE
R-1: ROLLING DOOR / GATE - DARK GREY



APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green Lot 17
Development Permit

Scale:
1/32" = 1'-0"

OVERALL ELEVATION - WEST

Sheet No. 4.04

MATERIAL LEGEND

STONE CLADDING (EW-2; EW-2A; EW-2B & EW-2C)
ST-1 - STONE CLADDING - LIGHT
ST-2 - STONE CLADDING - DARK

WINDOW WALL GLAZING (EW-5; EW-5B & EW-5C)
GL-1: TYP. TOWER GLAZING: LOW E-COATING ON CLEAR / DOUBLE GLAZING ON DARK GREY ALUMINUM FRAME

WINDOW WALL SPANDREL (EW-5A & EW-5E)
SP-1: SPANDREL PANEL - DARK GREY
SP-2: METAL SPANDREL - DARK GREY

CURTAIN WALL GLAZING (EW-4)
CG-1: TYP. PODIUM GLAZING: LOW E-COATING ON CLEAR / DOUBLE GLAZING 4SIDED SSG CURTAIN WALL SYSTEM

CURTAIN WALL SPANDREL(EW-4A & EW-4G)
CP-1: SPANDREL PANEL - DARK GREY
CP-2: METAL PANEL - DARK GREY

METAL CLADDING (EW-3; EW3A & EW-3B)
MC-1: METAL CLADDING - WHITE
MC-2: METAL CLADDING - SILVER

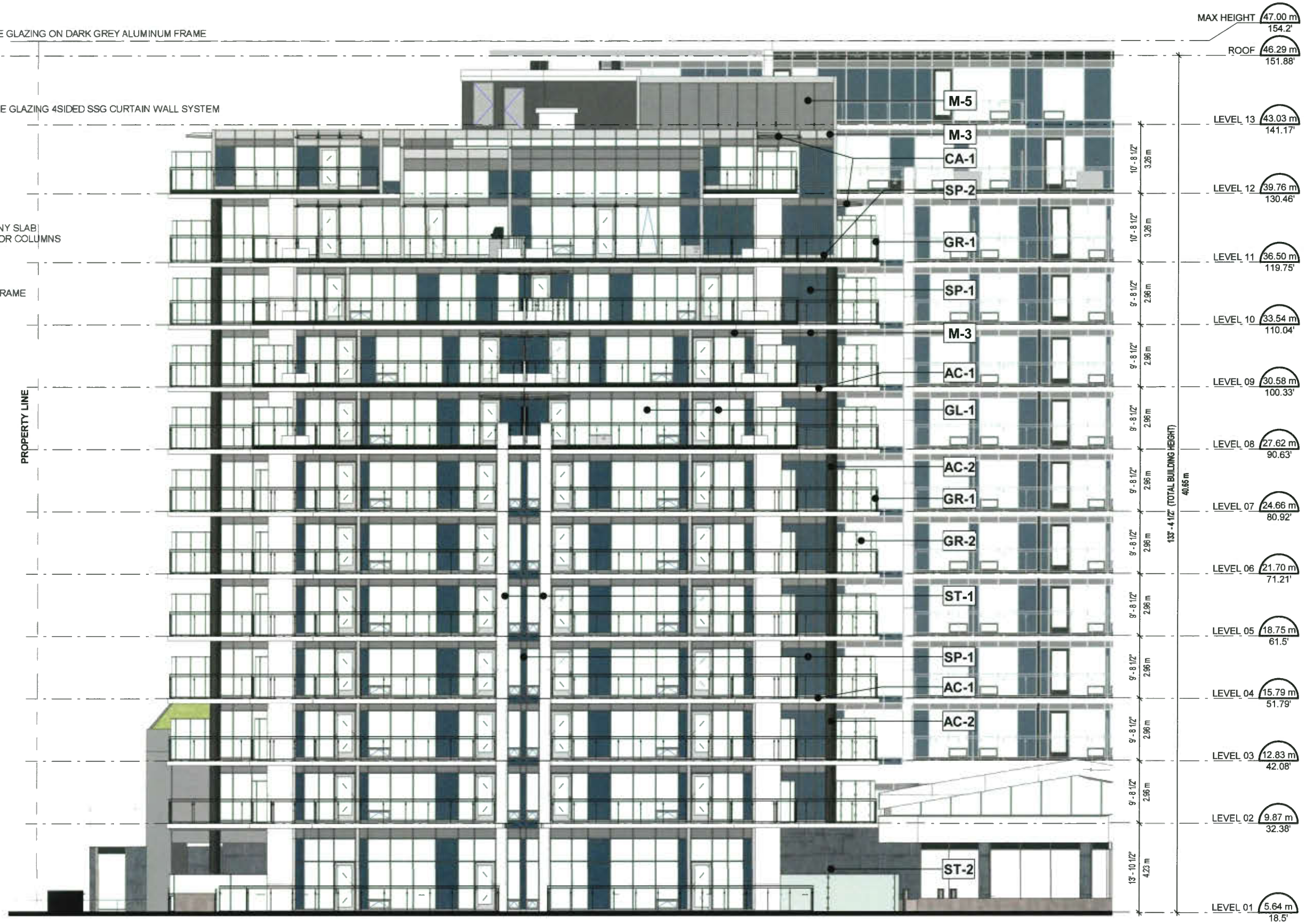
ARCHITECTURAL CONCRETE (EW-1 & EW-1A)
AC-1: ARCHITECTURAL CONCRETE PAINTED LIGHT GREY - BALCONY SLAB
AC-2: ARCHITECTURAL CONCRETE PAINTED DARK GREY - EXTERIOR COLUMNS
AC-3: ARCHITECTURAL CONCRETE - SEALED
AC-4: ARCHITECTURAL CONCRETE - WHITE (TO U/S OF SLABS)

CANOPY (EW-7 & EW-7A)
CA-1: TRANSLUCENT TEMPERED GLASS CANOPY IN DARK GREY FRAME

GUARDRAIL (EW-6; EW-6A; EW-6B & EW-6C)
GR-1: TEMPERED GLASS GUARDRAIL IN GREY FRAME
GR-2: TRANSLUCENT TEMPERED GLASS PRIVACY SCREEN
GR-3: PAINTED GUARDRAIL AS PER CITY SPECIFICATIONS

MECHANICAL (EW-4C; EW-4D; EW-5D & EW-8))
M-1: MECHANICAL LOUVER - DARK GREY
M-2: MECHANICAL LOUVER IN CW SYSTEM - DARK GREY
M-3: MECHANICAL LOUVER IN WW SYSTEM - DARK GREY
M-4: MECHANICAL GRATES
M-5: MECHANICAL LOUVERED SCREEN - DARK GREY

ROLLING DOOR / GATE
R-1: ROLLING DOOR / GATE - DARK GREY



DP 18-816029

APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green **Lot 17**
Development Permit

Scale:
1/16" = 1'-0"

TOWER H - NORTH ELEVATION

Sheet No. 4.05

MATERIAL LEGEND

STONE CLADDING (EW-2; EW-2A; EW-2B & EW-2C)
ST-1 - STONE CLADDING - LIGHT
ST-2 - STONE CLADDING - DARK

WINDOW WALL GLAZING (EW-5; EW-5B & EW-5C)
GL-1: TYP. TOWER GLAZING: LOW E-COATING ON CLEAR / DOUBLE GLAZING ON DARK GREY ALUMINUM FRAME

WINDOW WALL SPANDREL (EW-5A & EW-5E)
SP-1: SPANDREL PANEL - DARK GREY
SP-2: METAL SPANDREL - DARK GREY

CURTAIN WALL GLAZING (EW-4)
CG-1: TYP. PODIUM GLAZING: LOW E-COATING ON CLEAR / DOUBLE GLAZING 4SIDED SSG CURTAIN WALL SYSTEM

CURTAIN WALL SPANDREL(EW-4A & EW-4G)
CP-1: SPANDREL PANEL - DARK GREY
CP-2: METAL PANEL - DARK GREY

METAL CLADDING (EW-3; EW3A & EW-3B)
MC-1: METAL CLADDING - WHITE
MC-2: METAL CLADDING - SILVER

ARCHITECTURAL CONCRETE (EW-1 & EW-1A)
AC-1: ARCHITECTURAL CONCRETE PAINTED LIGHT GREY - BALCONY SLAB
AC-2: ARCHITECTURAL CONCRETE PAINTED DARK GREY - EXTERIOR COLUMNS
AC-3: ARCHITECTURAL CONCRETE - SEALED
AC-4: ARCHITECTURAL CONCRETE - WHITE (TO U/S OF SLABS)

CANOPY (EW-7 & EW-7A)
CA-1: TRANSLUCENT TEMPERED GLASS CANOPY IN DARK GREY FRAME

GUARDRAIL (EW-6; EW-6A; EW-6B & EW-6C)
GR-1: TEMPERED GLASS GUARDRAIL IN GREY FRAME
GR-2: TRANSLUCENT TEMPERED GLASS PRIVACY SCREEN
GR-3: PAINTED GUARDRAIL AS PER CITY SPECIFICATIONS

MECHANICAL (EW-4C; EW-4D; EW-5D & EW-8))
M-1: MECHANICAL LOUVER - DARK GREY
M-2: MECHANICAL LOUVER IN CW SYSTEM - DARK GREY
M-3: MECHANICAL LOUVER IN WW SYSTEM - DARK GREY
M-4: MECHANICAL GRATES
M-5: MECHANICAL LOUVERED SCREEN - DARK GREY

ROLLING DOOR / GATE
R-1: ROLLING DOOR / GATE - DARK GREY



DP 18-816029

APR 23 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING - URBAN DESIGN - LANDSCAPE ARCHITECTURE

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green Lot 17
Development Permit

Scale:
1/16" = 1'-0"

TOWER H SOUTH ELEVATION

Sheet No. 4.06

MATERIAL LEGEND

STONE CLADDING (EW-2, EW-2A, EW-2B & EW-2C)
ST-1 - STONE CLADDING - LIGHT
ST-2 - STONE CLADDING - DARK

WINDOW WALL GLAZING (EW-5, EW-5B & EW-5C)
GL-1: TYP. TOWER GLAZING. LOW E-COATING ON CLEAR / DOUBLE GLAZING ON DARK GREY ALUMINUM FRAME

WINDOW WALL SPANDREL (EW-5A & EW-5E)
SP-1: SPANDREL PANEL - DARK GREY
SP-2: METAL SPANDREL - DARK GREY

CURTAIN WALL GLAZING (EW-4)
CG-1: TYP. PODIUM GLAZING. LOW E-COATING ON CLEAR / DOUBLE GLAZING 4SIDED SSG CURTAIN WALL SYSTEM

CURTAIN WALL SPANDREL(EW-4A & EW-4G)
CP-1: SPANDREL PANEL - DARK GREY
CP-2: METAL PANEL - DARK GREY

METAL CLADDING (EW-3, EW3A & EW-3B)
MC-1: METAL CLADDING - WHITE
MC-2: METAL CLADDING - SILVER

ARCHITECTURAL CONCRETE (EW-1 & EW-1A)
AC-1: ARCHITECTURAL CONCRETE PAINTED LIGHT GREY - BALCONY SLAB
AC-2: ARCHITECTURAL CONCRETE PAINTED DARK GREY - EXTERIOR COLUMNS
AC-3: ARCHITECTURAL CONCRETE - SEALED
AC-4: ARCHITECTURAL CONCRETE - WHITE (TO U/S OF SLABS)

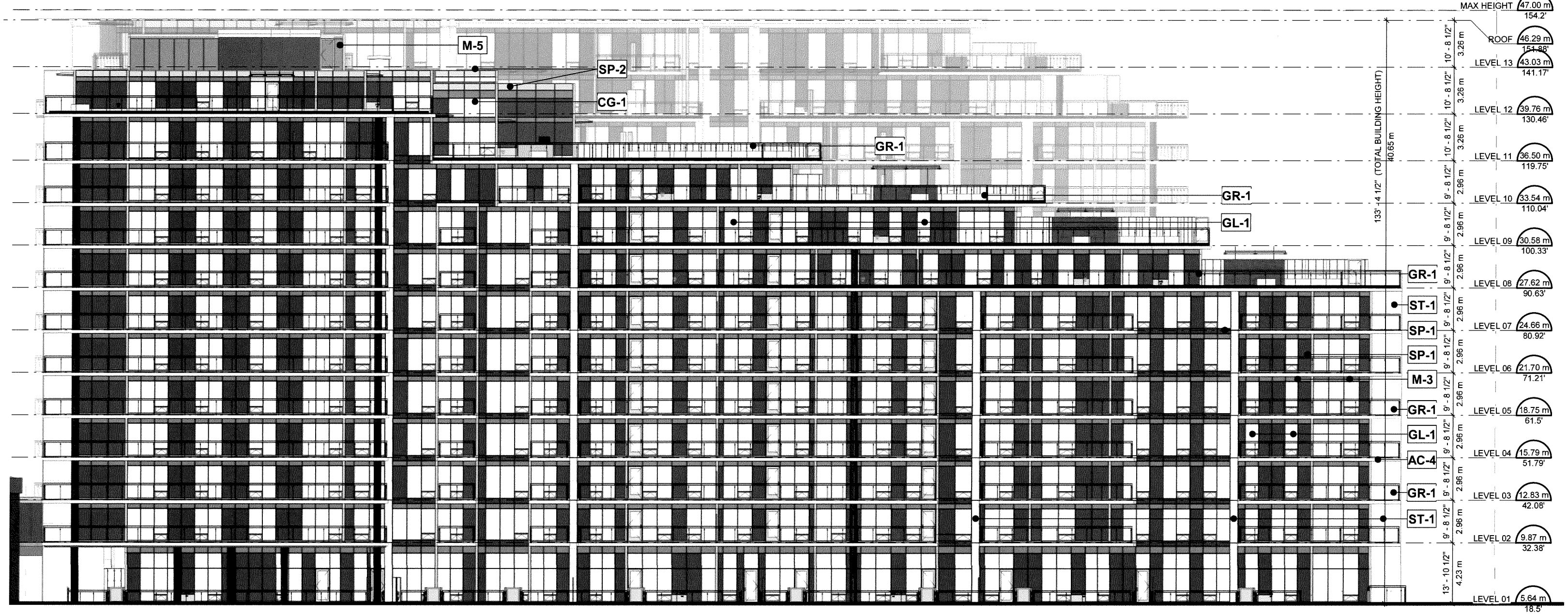
CANOPY (EW-7 & EW-7A)
CA-1: TRANSLUCENT TEMPERED GLASS CANOPY IN DARK GREY FRAME

GUARDRAIL (EW-6, EW-6A, EW-6B & EW-6C)
GR-1: TEMPERED GLASS GUARDRAIL IN GREY FRAME
GR-2: TRANSLUCENT TEMPERED GLASS PRIVACY SCREEN
GR-3: PAINTED GUARDRAIL AS PER CITY SPECIFICATIONS

MECHANICAL (EW-4C, EW-4D, EW-5D & EW-8))
M-1: MECHANICAL LOUVER - DARK GREY
M-2: MECHANICAL LOUVER IN CW SYSTEM - DARK GREY
M-3: MECHANICAL LOUVER IN WW SYSTEM - DARK GREY
M-4: MECHANICAL GRATES
M-5: MECHANICAL LOUVERED SCREEN - DARK GREY

ROLLING DOOR / GATE
R-1: ROLLING DOOR / GATE - DARK GREY

DP 18-816029



APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green Lot 17
Development Permit

Scale:
3/64" = 1'-0"

TOWER H EAST ELEVATION

Sheet No. 4.07

MATERIAL LEGEND

STONE CLADDING (EW-2, EW-2A, EW-2B & EW-2C)
ST-1 - STONE CLADDING - LIGHT
ST-2 - STONE CLADDING - DARK

WINDOW WALL GLAZING (EW-5, EW-5B & EW-5C)
GL-1: TYP. TOWER GLAZING LOW E-COATING ON CLEAR / DOUBLE GLAZING ON DARK GREY ALUMINUM FRAME

WINDOW WALL SPANDREL (EW-5A & EW-5E)
SP-1: SPANDREL PANEL - DARK GREY
SP-2: METAL SPANDREL - DARK GREY

CURTAIN WALL GLAZING (EW-4)
CG-1: TYP. PODIUM GLAZING LOW E-COATING ON CLEAR / DOUBLE GLAZING 4SIDED SSG CURTAIN WALL SYSTEM

CURTAIN WALL SPANDREL(EW-4A & EW-4G)
CP-1: SPANDREL PANEL - DARK GREY
CP-2: METAL PANEL - DARK GREY

METAL CLADDING (EW-3, EW3A & EW-3B)
MC-1: METAL CLADDING - WHITE
MC-2: METAL CLADDING - SILVER

ARCHITECTURAL CONCRETE (EW-1 & EW-1A)
AC-1: ARCHITECTURAL CONCRETE PAINTED LIGHT GREY - BALCONY SLAB
AC-2: ARCHITECTURAL CONCRETE PAINTED DARK GREY - EXTERIOR COLUMNS
AC-3: ARCHITECTURAL CONCRETE - SEALED
AC-4: ARCHITECTURAL CONCRETE - WHITE (TO U/S OF SLABS)

CANOPY (EW-7 & EW-7A)
CA-1: TRANSLUCENT TEMPERED GLASS CANOPY IN DARK GREY FRAME

GUARDRAIL (EW-6, EW-6A, EW-6B & EW-6C)
GR-1: TEMPERED GLASS GUARDRAIL IN GREY FRAME
GR-2: TRANSLUCENT TEMPERED GLASS PRIVACY SCREEN
GR-3: PAINTED GUARDRAIL AS PER CITY SPECIFICATIONS

MECHANICAL (EW-4C, EW-4D, EW-5D & EW-8))
M-1: MECHANICAL LOUVER - DARK GREY
M-2: MECHANICAL LOUVER IN CW SYSTEM - DARK GREY
M-3: MECHANICAL LOUVER IN WW SYSTEM - DARK GREY
M-4: MECHANICAL GRATES
M-5: MECHANICAL LOUVERED SCREEN - DARK GREY

ROLLING DOOR / GATE
R-1: ROLLING DOOR / GATE - DARK GREY

DP 18-816029



APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING · URBAN DESIGN · LANDSCAPE ARCHITECTURE

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green **Lot 17**
Development Permit

Scale:
3/64" = 1'-0"

TOWER H WEST ELEVATION

Sheet No. 4.08

MATERIAL LEGEND

STONE CLADDING (EW-2; EW-2A; EW-2B & EW-2C)
ST-1 - STONE CLADDING - LIGHT
ST-2 - STONE CLADDING - DARK

WINDOW WALL GLAZING (EW-5; EW-5B & EW-5C)
GL-1: TYP. TOWER GLAZING: LOW E-COATING ON CLEAR / DOUBLE GLAZING ON DARK GREY ALUMINUM FRAME

WINDOW WALL SPANDREL (EW-5A & EW-5E)
SP-1: SPANDREL PANEL - DARK GREY
SP-2: METAL SPANDREL - DARK GREY

CURTAIN WALL GLAZING (EW-4)
CG-1: TYP. PODIUM GLAZING: LOW E-COATING ON CLEAR / DOUBLE GLAZING 4SIDED SSG CI

CURTAIN WALL SPANDREL(EW-4A & EW-4G)
CP-1: SPANDREL PANEL - DARK GREY
CP-2: METAL PANEL - DARK GREY

METAL CLADDING (EW-3; EW3A & EW-3B)
MC-1: METAL CLADDING - WHITE
MC-2: METAL CLADDING - SILVER

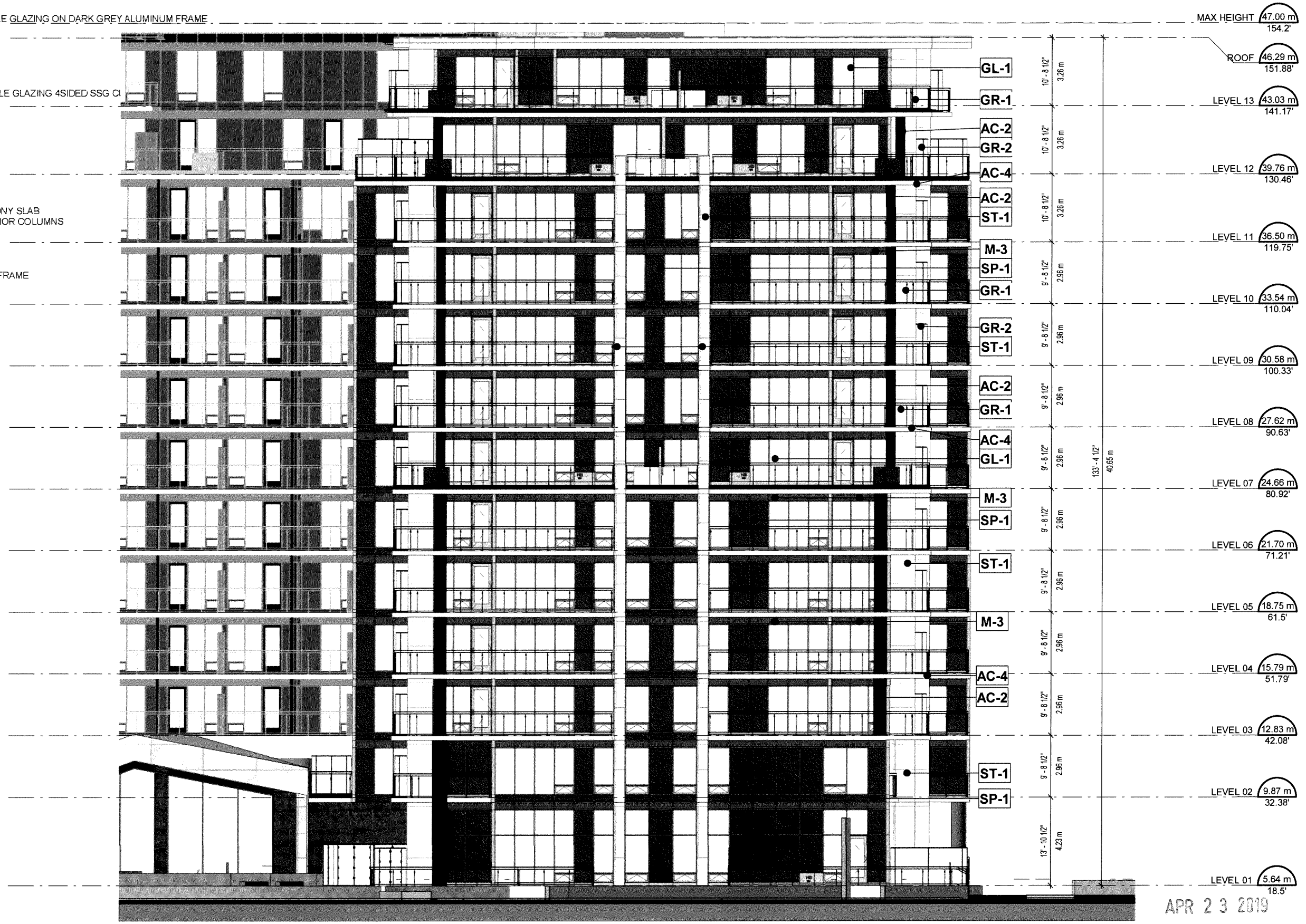
ARCHITECTURAL CONCRETE (EW-1 & EW-1A)
AC-1: ARCHITECTURAL CONCRETE PAINTED LIGHT GREY - BALCONY SLAB
AC-2: ARCHITECTURAL CONCRETE PAINTED DARK GREY - EXTERIOR COLUMNS
AC-3: ARCHITECTURAL CONCRETE - SEALED
AC-4: ARCHITECTURAL CONCRETE - WHITE (TO U/S OF SLABS)

CANOPY (EW-7 & EW-7A)
CA-1: TRANSLUCENT TEMPERED GLASS CANOPY IN DARK GREY FRAME

GUARDRAIL (EW-6; EW-6A; EW-6B & EW-6C)
GR-1: TEMPERED GLASS GUARDRAIL IN GREY FRAME
GR-2: TRANSLUCENT TEMPERED GLASS PRIVACY SCREEN
GR-3: PAINTED GUARDRAIL AS PER CITY SPECIFICATIONS

MECHANICAL (EW-4C; EW-4D; EW-5D & EW-8))
M-1: MECHANICAL LOUVER - DARK GREY
M-2: MECHANICAL LOUVER IN CW SYSTEM - DARK GREY
M-3: MECHANICAL LOUVER IN WW SYSTEM - DARK GREY
M-4: MECHANICAL GRATES
M-5: MECHANICAL LOUVERED SCREEN - DARK GREY

ROLLING DOOR / GATE
R-1: ROLLING DOOR / GATE - DARK GREY



APR 2 3 2019

DP 18-816029

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green Lot 17
Development Permit

Scale:
1/16" = 1'-0"

TOWER G - ELEVATION NORTH

Sheet No. 4.09

MATERIAL LEGEND

STONE CLADDING (EW-2; EW-2A; EW-2B & EW-2C)
ST-1 - STONE CLADDING - LIGHT
ST-2 - STONE CLADDING - DARK

WINDOW WALL GLAZING (EW-5; EW-5B & EW-5C)
GL-1: TYP. TOWER GLAZING: LOW E-COATING ON CLEAR / DOUBLE GLAZING ON DARK GREY ALUMINUM FRAME

WINDOW WALL SPANDREL (EW-5A & EW-5E)
SP-1: SPANDREL PANEL - DARK GREY
SP-2: METAL SPANDREL - DARK GREY

CURTAIN WALL GLAZING (EW-4)
CG-1: TYP. PODIUM GLAZING: LOW E-COATING ON CLEAR / DOUBLE GLAZING 4SIDED SSG CURTAIN WALL SYSTEM

CURTAIN WALL SPANDREL (EW-4A & EW-4G)
CP-1: SPANDREL PANEL - DARK GREY
CP-2: METAL PANEL - DARK GREY

METAL CLADDING (EW-3; EW3A & EW-3B)
MC-1: METAL CLADDING - WHITE
MC-2: METAL CLADDING - SILVER

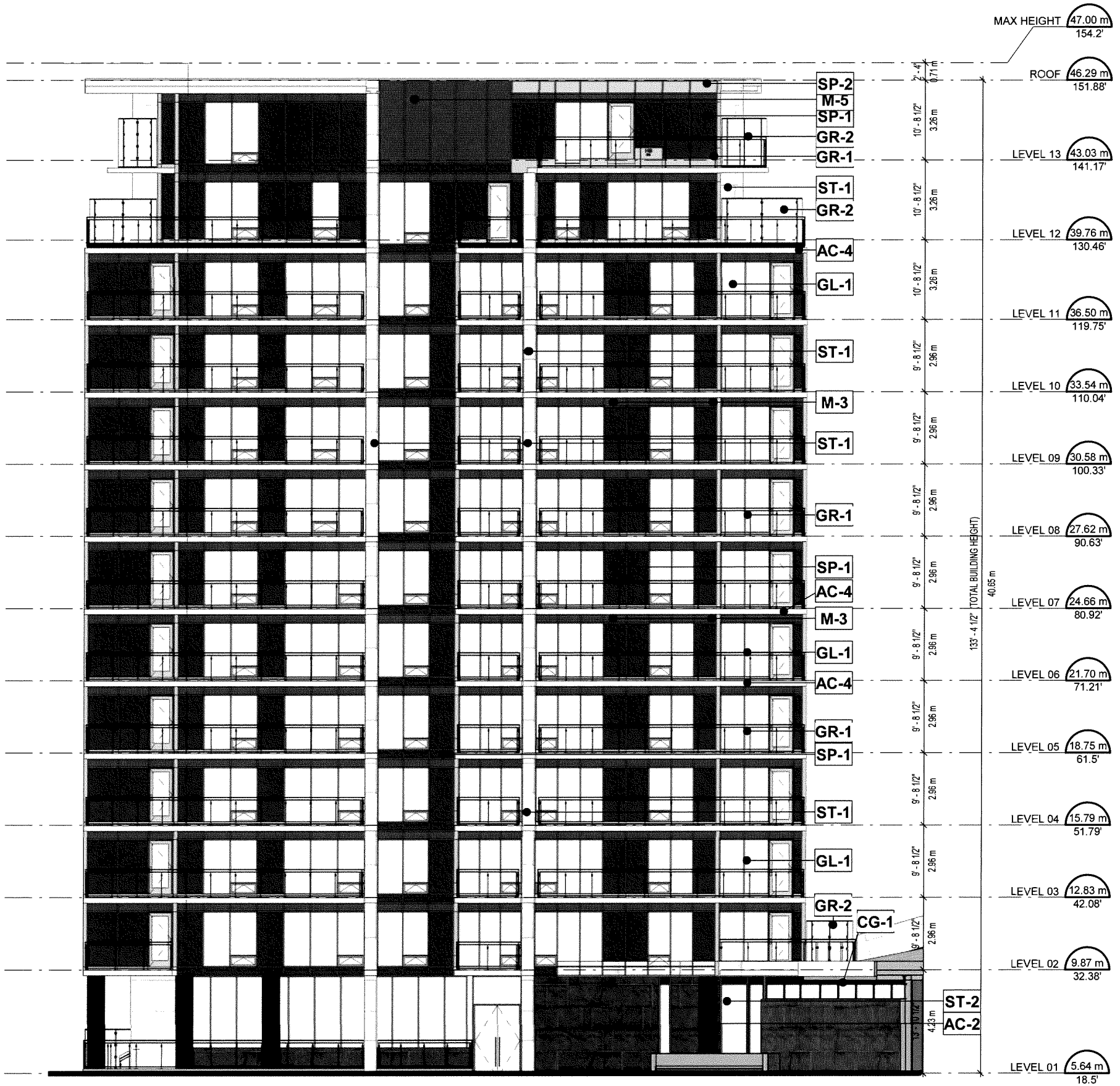
ARCHITECTURAL CONCRETE (EW-1 & EW-1A)
AC-1: ARCHITECTURAL CONCRETE PAINTED LIGHT GREY - BALCONY SLAB
AC-2: ARCHITECTURAL CONCRETE PAINTED DARK GREY - EXTERIOR COLUMNS
AC-3: ARCHITECTURAL CONCRETE - SEALED
AC-4: ARCHITECTURAL CONCRETE - WHITE (TO U/S OF SLABS)

CANOPY (EW-7 & EW-7A)
CA-1: TRANSLUCENT TEMPERED GLASS CANOPY IN DARK GREY FRAME

GUARDRAIL (EW-6; EW-6A; EW-6B & EW-6C)
GR-1: TEMPERED GLASS GUARDRAIL IN GREY FRAME
GR-2: TRANSLUCENT TEMPERED GLASS PRIVACY SCREEN
GR-3: PAINTED GUARDRAIL AS PER CITY SPECIFICATIONS

MECHANICAL (EW-4C; EW-4D; EW-5D & EW-8))
M-1: MECHANICAL LOUVER - DARK GREY
M-2: MECHANICAL LOUVER IN CW SYSTEM - DARK GREY
M-3: MECHANICAL LOUVER IN WW SYSTEM - DARK GREY
M-4: MECHANICAL GRATES
M-5: MECHANICAL LOUVERED SCREEN - DARK GREY

ROLLING DOOR / GATE
R-1: ROLLING DOOR / GATE - DARK GREY



DP 18-816029

APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green Lot 17
Development Permit

Scale:
1/16" = 1'-0"

TOWER G - ELEVATION SOUTH

Sheet No. 4.10

MATERIAL LEGEND

STONE CLADDING (EW-2, EW-2A, EW-2B & EW-2C)
ST-1 - STONE CLADDING - LIGHT
ST-2 - STONE CLADDING - DARK

WINDOW WALL GLAZING (EW-5, EW-5B & EW-5C)
GL-1: TYP. TOWER GLAZING LOW E-COATING ON CLEAR / DOUBLE GLAZING ON DARK GREY ALUMINUM FRAME

WINDOW WALL SPANDREL (EW-5A & EW-5E)
SP-1: SPANDREL PANEL - DARK GREY
SP-2: METAL SPANDREL - DARK GREY

CURTAIN WALL GLAZING (EW-4)
CG-1: TYP. PODIUM GLAZING LOW E-COATING ON CLEAR / DOUBLE GLAZING 4SIDED SSG CURTAIN WALL SYSTEM

CURTAIN WALL SPANDREL(EW-4A & EW-4G)
CP-1 SPANDREL PANEL - DARK GREY
CP-2 METAL PANEL - DARK GREY

METAL CLADDING (EW-3, EW3A & EW-3B)
MC-1 METAL CLADDING - WHITE
MC-2: METAL CLADDING - SILVER

ARCHITECTURAL CONCRETE (EW-1 & EW-1A)
AC-1 ARCHITECTURAL CONCRETE PAINTED LIGHT GREY - BALCONY SLAB
AC-2: ARCHITECTURAL CONCRETE PAINTED DARK GREY - EXTERIOR COLUMNS
AC-3: ARCHITECTURAL CONCRETE - SEALED
AC-4: ARCHITECTURAL CONCRETE - WHITE (TO U/S OF SLABS)

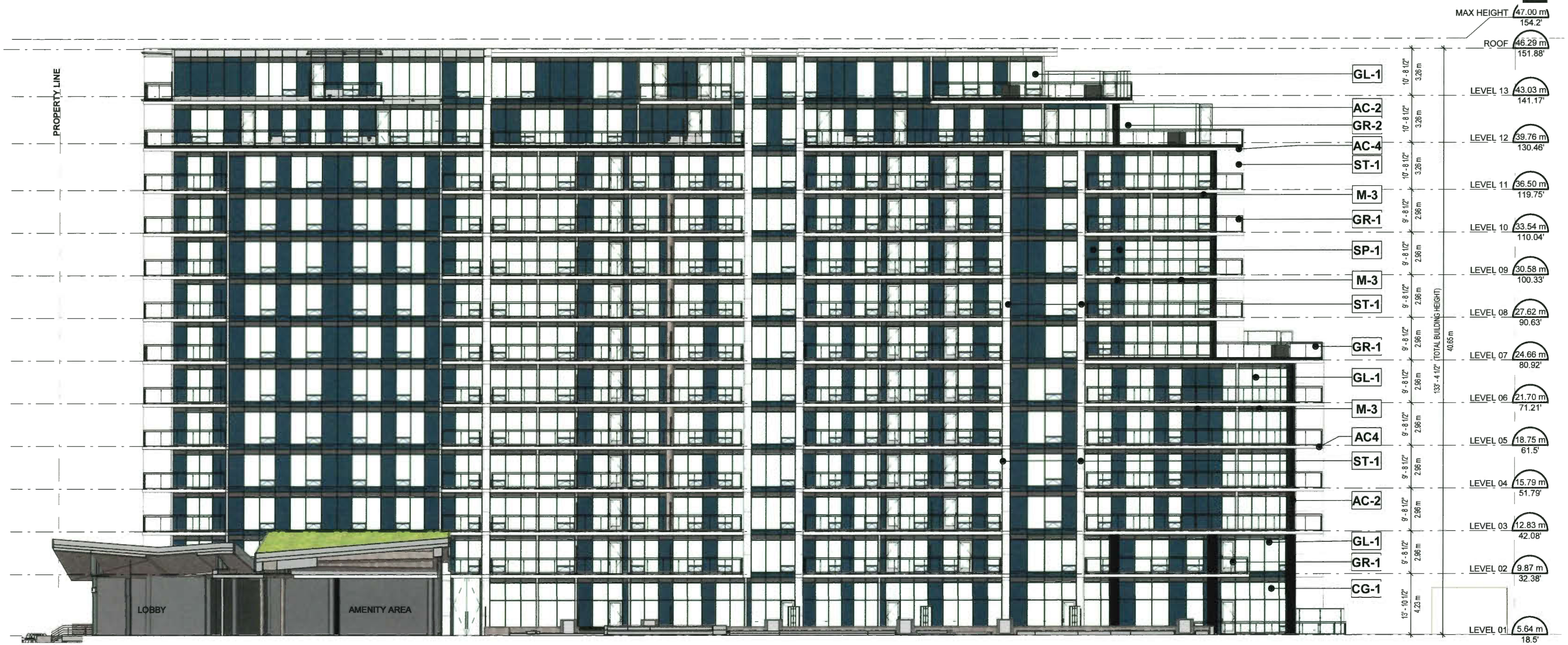
CANOPY (EW-7 & EW-7A)
CA-1: TRANSLUCENT TEMPERED GLASS CANOPY IN DARK GREY FRAME

GUARDRAIL (EW-6, EW-6A, EW-6B & EW-6C)
GR-1: TEMPERED GLASS GUARDRAIL IN GREY FRAME
GR-2: TRANSLUCENT TEMPERED GLASS PRIVACY SCREEN
GR-3: PAINTED GUARDRAIL AS PER CITY SPECIFICATIONS

MECHANICAL (EW-4C, EW-4D, EW-5D & EW-8))
M-1: MECHANICAL LOUVER - DARK GREY
M-2: MECHANICAL LOUVER IN CW SYSTEM - DARK GREY
M-3: MECHANICAL LOUVER IN WW SYSTEM - DARK GREY
M-4: MECHANICAL GRATES
M-5: MECHANICAL LOUVERED SCREEN - DARK GREY

ROLLING DOOR / GATE
R-1: ROLLING DOOR / GATE - DARK GREY

DP 18-816029



APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green **Lot 17**
Development Permit

Scale:
3/64" = 1'-0"

TOWER G - ELEVATION EAST

Sheet No. 4.11

DP 18-816029

MATERIAL LEGEND

STONE CLADDING (EW-2, EW-2A, EW-2B & EW-2C)
ST-1 - STONE CLADDING - LIGHT
ST-2 - STONE CLADDING - DARK

WINDOW WALL GLAZING (EW-5, EW-5B & EW-5C)
GL-1: TYP. TOWER GLAZING: LOW E-COATING ON CLEAR / DOUBLE GLAZING ON DARK GREY ALUMINUM FRAME

WINDOW WALL SPANDREL (EW-5A & EW-5E)
SP-1: SPANDREL PANEL - DARK GREY
SP-2: METAL SPANDREL - DARK GREY

CURTAIN WALL GLAZING (EW-4)
CG-1: TYP. PODIUM GLAZING: LOW E-COATING ON CLEAR / DOUBLE GLAZING 4SIDED SSG CURTAIN WALL SYSTEM

CURTAIN WALL SPANDREL(EW-4A & EW-4G)
CP-1: SPANDREL PANEL - DARK GREY
CP-2: METAL PANEL - DARK GREY

METAL CLADDING (EW-3, EW3A & EW-3B)
MC-1: METAL CLADDING - WHITE
MC-2: METAL CLADDING - SILVER

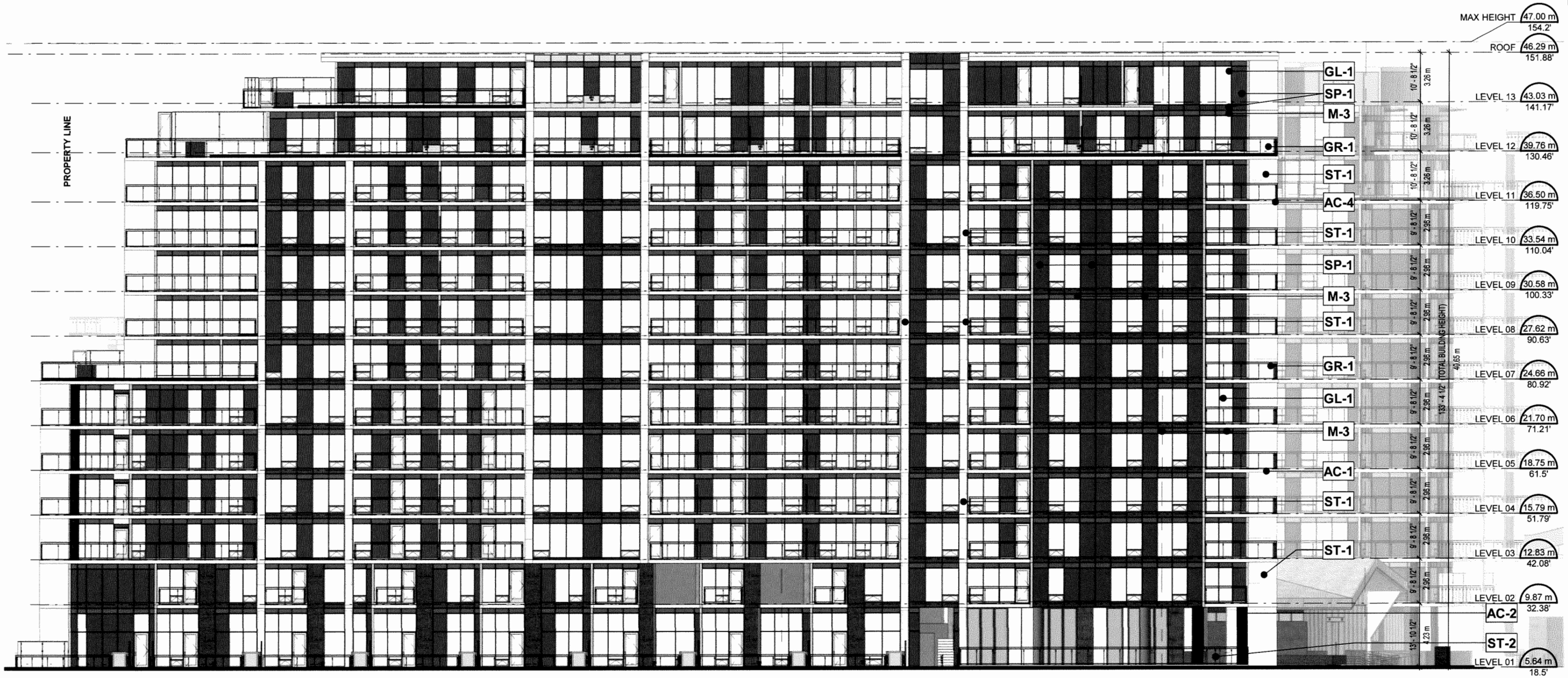
ARCHITECTURAL CONCRETE (EW-1 & EW-1A)
AC-1: ARCHITECTURAL CONCRETE PAINTED LIGHT GREY - BALCONY SLAB
AC-2: ARCHITECTURAL CONCRETE PAINTED DARK GREY - EXTERIOR COLUMNS
AC-3: ARCHITECTURAL CONCRETE - SEALED
AC-4: ARCHITECTURAL CONCRETE - WHITE (TO U/S OF SLABS)

CANOPY (EW-7 & EW-7A)
CA-1: TRANSLUCENT TEMPERED GLASS CANOPY IN DARK GREY FRAME

GUARDRAIL (EW-6, EW-6A, EW-6B & EW-6C)
GR-1: TEMPERED GLASS GUARDRAIL IN GREY FRAME
GR-2: TRANSLUCENT TEMPERED GLASS PRIVACY SCREEN
GR-3: PAINTED GUARDRAIL AS PER CITY SPECIFICATIONS

MECHANICAL (EW-4C, EW-4D, EW-5D & EW-8))
M-1: MECHANICAL LOUVER - DARK GREY
M-2: MECHANICAL LOUVER IN CW SYSTEM - DARK GREY
M-3: MECHANICAL LOUVER IN WW SYSTEM - DARK GREY
M-4: MECHANICAL GRATES
M-5: MECHANICAL LOUVERED SCREEN - DARK GREY

ROLLING DOOR / GATE
R-1: ROLLING DOOR / GATE - DARK GREY



APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green Lot 17
Development Permit

Scale:
3/64" = 1'-0"

TOWER G - ELEVATION WEST

Sheet No. 4.12

MATERIAL LEGEND

STONE CLADDING (EW-2; EW-2A; EW-2B & EW-2C)
ST-1 - STONE CLADDING - LIGHT
ST-2 - STONE CLADDING - DARK

WINDOW WALL GLAZING (EW-5; EW-5B & EW-5C)
GL-1: TYP. TOWER GLAZING: LOW E-COATING ON CLEAR / DOUBLE GLAZING ON DARK GREY ALUMINUM FRAME

WINDOW WALL SPANDREL (EW-5A & EW-5E)
SP-1: SPANDREL PANEL - DARK GREY
SP-2: METAL SPANDREL - DARK GREY

CURTAIN WALL GLAZING (EW-4)
CG-1: TYP. PODIUM GLAZING: LOW E-COATING ON CLEAR / DOUBLE GLAZING 4SIDED SSG CURTAIN WALL

CURTAIN WALL SPANDREL(EW-4A & EW-4G)
CP-1: SPANDREL PANEL - DARK GREY
CP-2: METAL PANEL - DARK GREY

METAL CLADDING (EW-3; EW3A & EW-3B)
MC-1: METAL CLADDING - WHITE
MC-2: METAL CLADDING - SILVER

ARCHITECTURAL CONCRETE (EW-1 & EW-1A)
AC-1: ARCHITECTURAL CONCRETE PAINTED LIGHT GREY - BALCONY SLAB
AC-2: ARCHITECTURAL CONCRETE PAINTED DARK GREY - EXTERIOR COLUMNS
AC-3: ARCHITECTURAL CONCRETE - SEALED
AC-4: ARCHITECTURAL CONCRETE - WHITE (TO U/S OF SLABS)

CANOPY (EW-7 & EW-7A)
CA-1: TRANSLUCENT TEMPERED GLASS CANOPY IN DARK GREY FRAME

GUARDRAIL (EW-6; EW-6A; EW-6B & EW-6C)
GR-1: TEMPERED GLASS GUARDRAIL IN GREY FRAME
GR-2: TRANSLUCENT TEMPERED GLASS PRIVACY SCREEN
GR-3: PAINTED GUARDRAIL AS PER CITY SPECIFICATIONS

MECHANICAL (EW-4C; EW-4D; EW-5D & EW-8))
M-1: MECHANICAL LOUVER - DARK GREY
M-2: MECHANICAL LOUVER IN CW SYSTEM - DARK GREY
M-3: MECHANICAL LOUVER IN WW SYSTEM - DARK GREY
M-4: MECHANICAL GRATES
M-5: MECHANICAL LOUVERED SCREEN - DARK GREY

ROLLING DOOR / GATE
R-1: ROLLING DOOR / GATE - DARK GREY



DP 18-816029

APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING · URBAN DESIGN · LANDSCAPE ARCHITECTURE

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green **Lot 17**
Development Permit

Scale:
1/16" = 1'-0"

TOWER F - NORTH ELEVATION

Sheet No. 4.13

MATERIAL LEGEND

STONE CLADDING (EW-2; EW-2A; EW-2B & EW-2C)
ST-1 - STONE CLADDING - LIGHT
ST-2 - STONE CLADDING - DARK

WINDOW WALL GLAZING (EW-5; EW-5B & EW-5C)
GL-1: TYP. TOWER GLAZING: LOW E-COATING ON CLEAR / DOUBLE GLAZING ON DARK GREY ALUMINUM FRAME

WINDOW WALL SPANDREL (EW-5A & EW-5E)
SP-1: SPANDREL PANEL - DARK GREY
SP-2: METAL SPANDREL - DARK GREY

CURTAIN WALL GLAZING (EW-4)
CG-1: TYP. PODIUM GLAZING: LOW E-COATING ON CLEAR / DOUBLE GLAZING 4SIDED SSG CURTAIN WALL SYSTEM

CURTAIN WALL SPANDREL(EW-4A & EW-4G)
CP-1: SPANDREL PANEL - DARK GREY
CP-2: METAL PANEL - DARK GREY

METAL CLADDING (EW-3; EW3A & EW-3B)
MC-1: METAL CLADDING - WHITE
MC-2: METAL CLADDING - SILVER

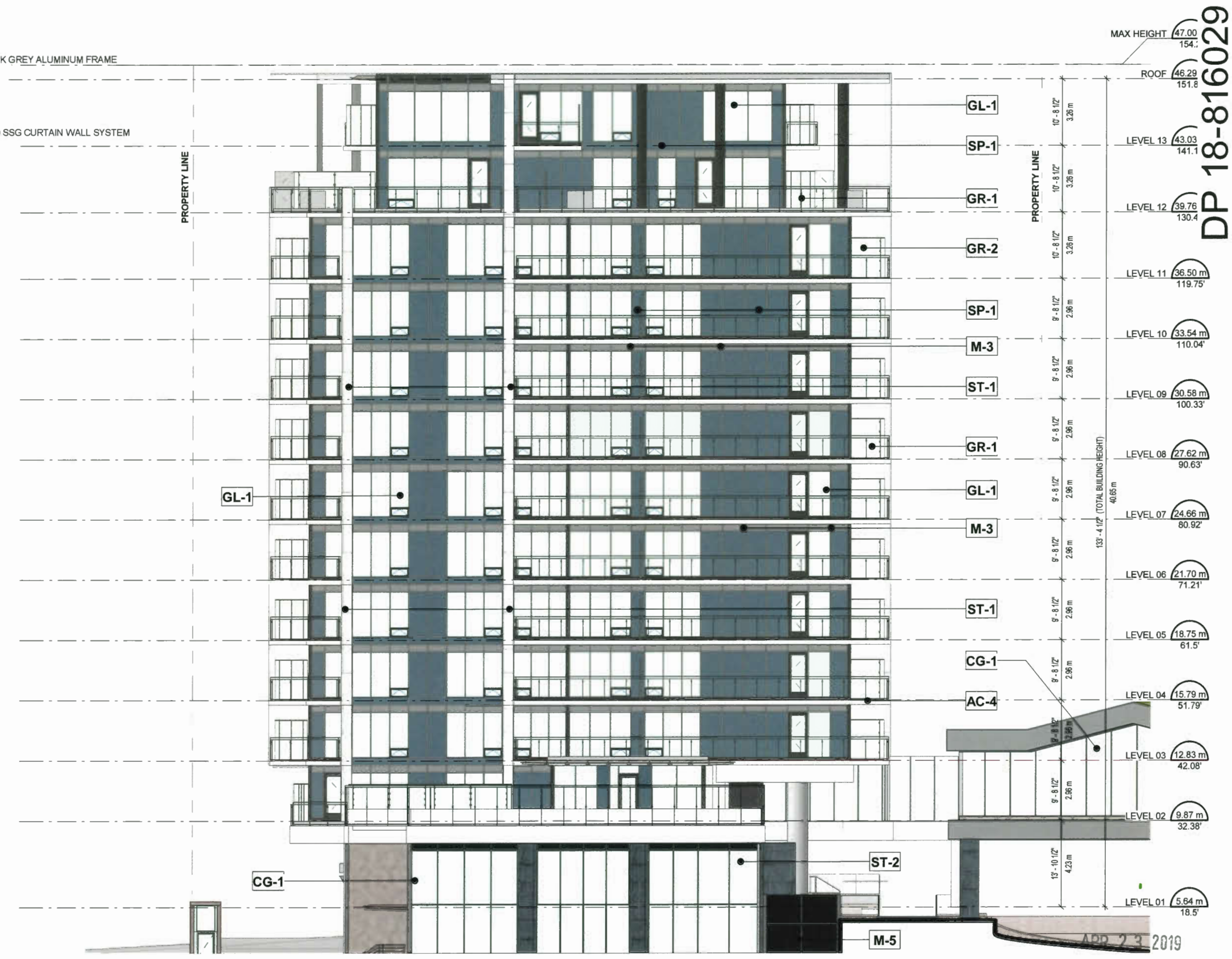
ARCHITECTURAL CONCRETE (EW-1 & EW-1A)
AC-1: ARCHITECTURAL CONCRETE PAINTED LIGHT GREY - BALCONY SLAB
AC-2: ARCHITECTURAL CONCRETE PAINTED DARK GREY - EXTERIOR COLUMNS
AC-3: ARCHITECTURAL CONCRETE - SEALED
AC-4: ARCHITECTURAL CONCRETE - WHITE (TO U/S OF SLABS)

CANOPY (EW-7 & EW-7A)
CA-1: TRANSLUCENT TEMPERED GLASS CANOPY IN DARK GREY FRAME

GUARDRAIL (EW-6; EW-6A; EW-6B & EW-6C)
GR-1: TEMPERED GLASS GUARDRAIL IN GREY FRAME
GR-2: TRANSLUCENT TEMPERED GLASS PRIVACY SCREEN
GR-3: PAINTED GUARDRAIL AS PER CITY SPECIFICATIONS

MECHANICAL (EW-4C; EW-4D; EW-5D & EW-8))
M-1: MECHANICAL LOUVER - DARK GREY
M-2: MECHANICAL LOUVER IN CW SYSTEM - DARK GREY
M-3: MECHANICAL LOUVER IN WW SYSTEM - DARK GREY
M-4: MECHANICAL GRATES
M-5: MECHANICAL LOUVERED SCREEN - DARK GREY

ROLLING DOOR / GATE
R-1: ROLLING DOOR / GATE - DARK GREY



DP 18-816029

APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING · URBAN DESIGN · LANDSCAPE ARCHITECTURE

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green **Lot 17**
Development Permit

Scale:
1/16" = 1'-0"

TOWER F - EAST ELEVATION

Sheet No. 4.14

MATERIAL LEGEND

STONE CLADDING (EW-2; EW-2A; EW-2B & EW-2C)
ST-1 - STONE CLADDING - LIGHT
ST-2 - STONE CLADDING - DARK

WINDOW WALL GLAZING (EW-5; EW-5B & EW-5C)
GL-1: TYP. TOWER GLAZING: LOW E-COATING ON CLEAR / DOUBLE GLAZING ON DARK GREY ALUMINUM

WINDOW WALL SPANDREL (EW-5A & EW-5E)
SP-1: SPANDREL PANEL - DARK GREY
SP-2: METAL SPANDREL - DARK GREY

CURTAIN WALL GLAZING (EW-4)
CG-1: TYP. PODIUM GLAZING: LOW E-COATING ON CLEAR / DOUBLE GLAZING 4SIDED SSG CURTAIN WALL

CURTAIN WALL SPANDREL(EW-4A & EW-4G)
CP-1: SPANDREL PANEL - DARK GREY
CP-2: METAL PANEL - DARK GREY

METAL CLADDING (EW-3; EW3A & EW-3B)
MC-1: METAL CLADDING - WHITE
MC-2: METAL CLADDING - SILVER

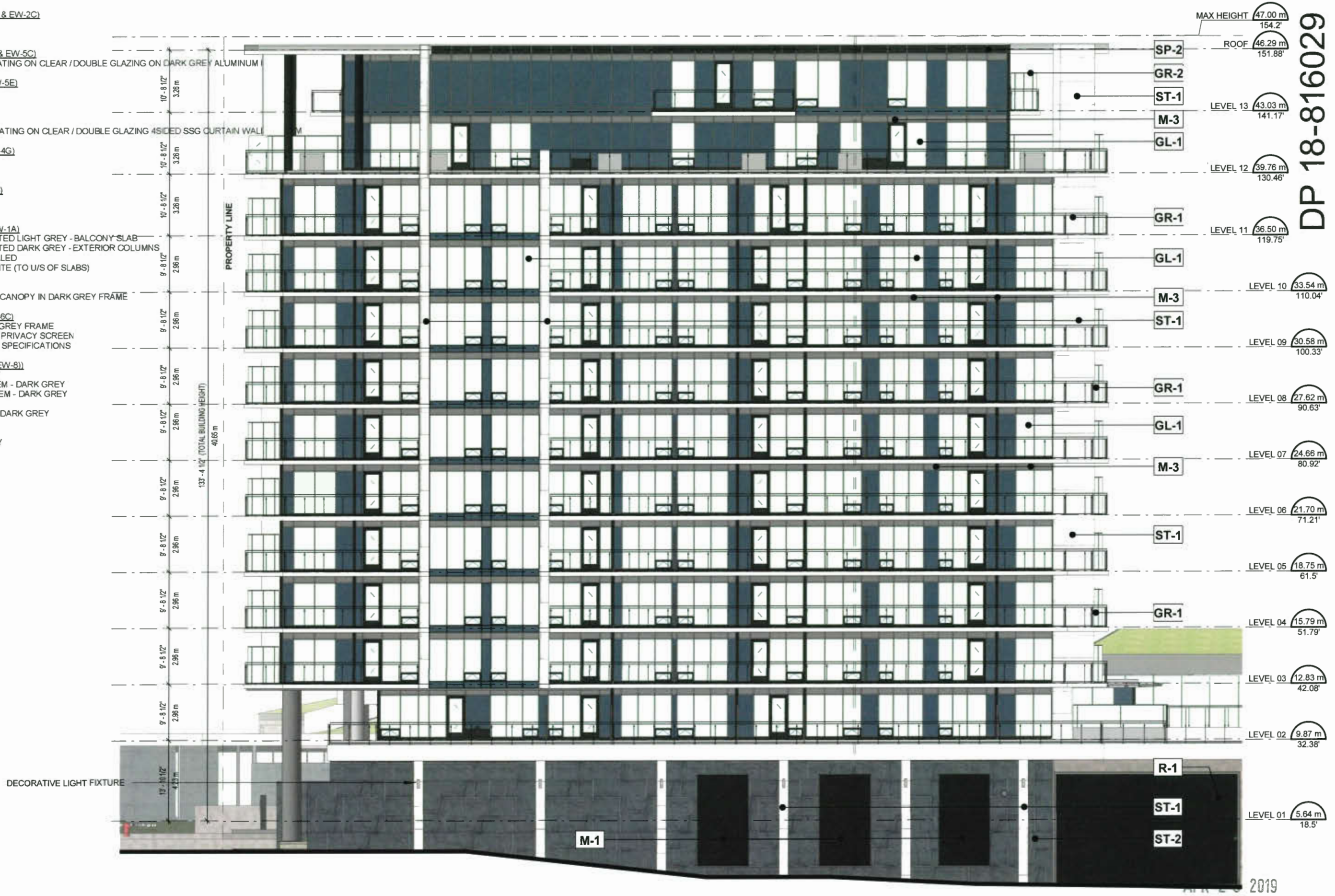
ARCHITECTURAL CONCRETE (EW-1 & EW-1A)
AC-1: ARCHITECTURAL CONCRETE PAINTED LIGHT GREY - BALCONY SLAB
AC-2: ARCHITECTURAL CONCRETE PAINTED DARK GREY - EXTERIOR COLUMNS
AC-3: ARCHITECTURAL CONCRETE - SEALED
AC-4: ARCHITECTURAL CONCRETE - WHITE (TO U/S OF SLABS)

CANOPY (EW-7 & EW-7A)
CA-1: TRANSLUCENT TEMPERED GLASS CANOPY IN DARK GREY FRAME

GUARDRAIL (EW-6; EW-6A; EW-6B & EW-6C)
GR-1: TEMPERED GLASS GUARDRAIL IN GREY FRAME
GR-2: TRANSLUCENT TEMPERED GLASS PRIVACY SCREEN
GR-3: PAINTED GUARDRAIL AS PER CITY SPECIFICATIONS

MECHANICAL (EW-4C; EW-4D; EW-5D & EW-8))
M-1: MECHANICAL LOUVER - DARK GREY
M-2: MECHANICAL LOUVER IN CW SYSTEM - DARK GREY
M-3: MECHANICAL LOUVER IN WW SYSTEM - DARK GREY
M-4: MECHANICAL GRATES
M-5: MECHANICAL LOUVERED SCREEN - DARK GREY

ROLLING DOOR / GATE
R-1: ROLLING DOOR / GATE - DARK GREY



DP 18-816029

APR 2 6 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING - URBAN DESIGN - LANDSCAPE ARCHITECTURE

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green Lot 17
Development Permit

Scale:
1/16" = 1'-0"

TOWER F - SOUTH ELEVATION

Sheet No. 4.15

MATERIAL LEGEND

STONE CLADDING (EW-2; EW-2A; EW-2B & EW-2C)
ST-1 - STONE CLADDING - LIGHT
ST-2 - STONE CLADDING - DARK

WINDOW WALL GLAZING (EW-5; EW-5B & EW-5C)
GL-1: TYP. TOWER GLAZING: LOW E-COATING ON CLEAR / DOUBLE GLAZING ON DARK GREY ALUMINUM FRAME

WINDOW WALL SPANDREL (EW-5A & EW-5E)
SP-1: SPANDREL PANEL - DARK GREY
SP-2: METAL SPANDREL - DARK GREY

CURTAIN WALL GLAZING (EW-4)
CG-1: TYP. PODIUM GLAZING: LOW E-COATING ON CLEAR / DOUBLE GLAZING 4SIDED SSG CURTAIN WALL SYSTEM

CURTAIN WALL SPANDREL (EW-4A & EW-4G)
CP-1: SPANDREL PANEL - DARK GREY
CP-2: METAL PANEL - DARK GREY

METAL CLADDING (EW-3; EW3A & EW-3B)
MC-1: METAL CLADDING - WHITE
MC-2: METAL CLADDING - SILVER

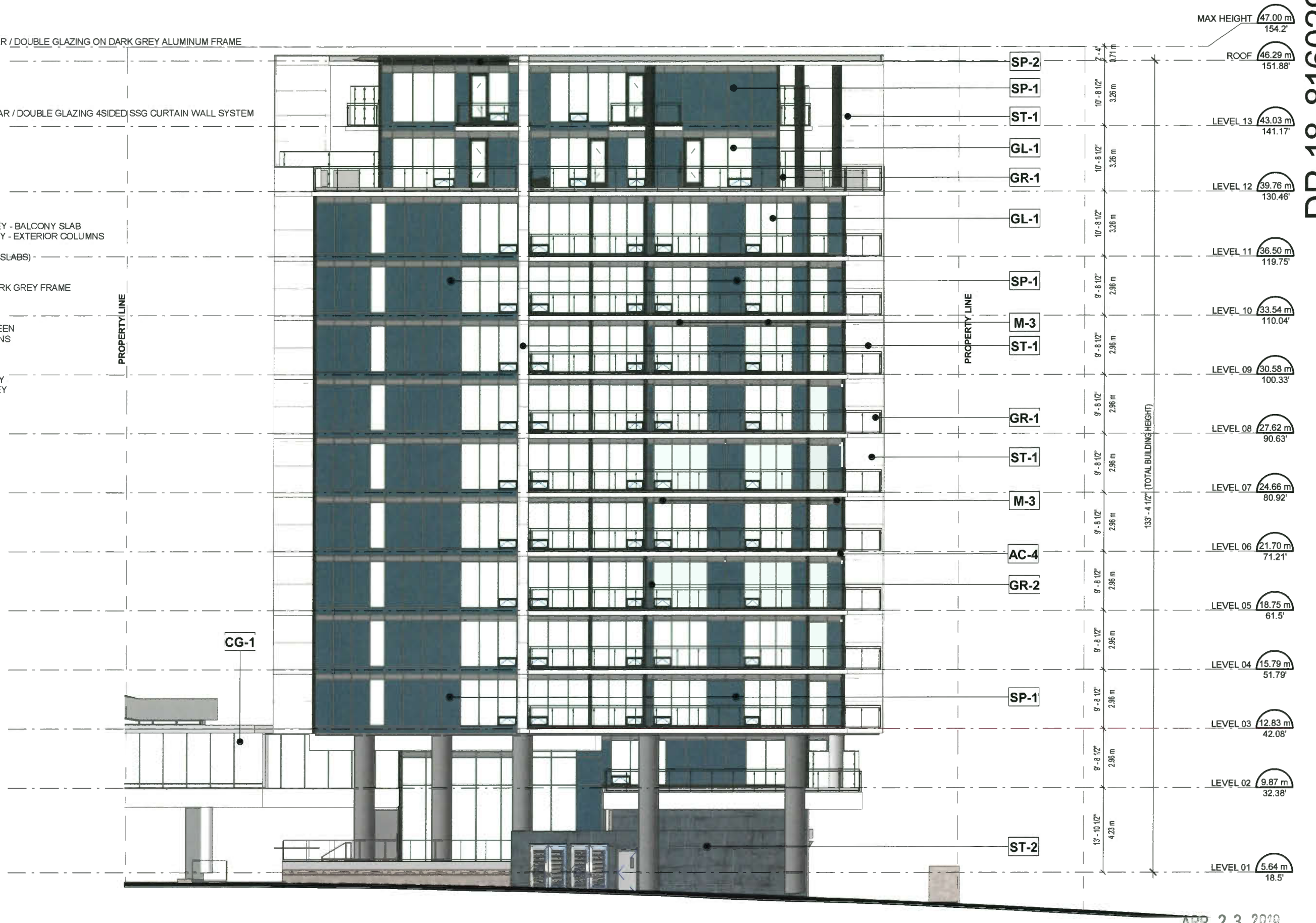
ARCHITECTURAL CONCRETE (EW-1 & EW-1A)
AC-1: ARCHITECTURAL CONCRETE PAINTED LIGHT GREY - BALCONY SLAB
AC-2: ARCHITECTURAL CONCRETE PAINTED DARK GREY - EXTERIOR COLUMNS
AC-3: ARCHITECTURAL CONCRETE - SEALED
AC-4: ARCHITECTURAL CONCRETE - WHITE (TO U/S OF SLABS)

CANOPY (EW-7 & EW-7A)
CA-1: TRANSLUCENT TEMPERED GLASS CANOPY IN DARK GREY FRAME

GUARDRAIL (EW-6; EW-6A; EW-6B & EW-6C)
GR-1: TEMPERED GLASS GUARDRAIL IN GREY FRAME
GR-2: TRANSLUCENT TEMPERED GLASS PRIVACY SCREEN
GR-3: PAINTED GUARDRAIL AS PER CITY SPECIFICATIONS

MECHANICAL (EW-4C; EW-4D; EW-5D & EW-8))
M-1: MECHANICAL LOUVER - DARK GREY
M-2: MECHANICAL LOUVER IN CW SYSTEM - DARK GREY
M-3: MECHANICAL LOUVER IN WW SYSTEM - DARK GREY
M-4: MECHANICAL GRATES
M-5: MECHANICAL LOUVERED SCREEN - DARK GREY

ROLLING DOOR / GATE
R-1: ROLLING DOOR / GATE - DARK GREY



DP 18-816029

APR 23 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING · URBAN DESIGN · LANDSCAPE ARCHITECTURE

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green **Lot 17**
Development Permit

Scale:
1/16" = 1'-0"

TOWER F - WEST ELEVATION

Sheet No. 4.16

MATERIAL LEGEND

STONE CLADDING (EW-2; EW-2A; EW-2B & EW-2C)
ST-1 - STONE CLADDING - LIGHT
ST-2 - STONE CLADDING - DARK

WINDOW WALL GLAZING (EW-5; EW-5B & EW-5C)
GL-1: TYP. TOWER GLAZING: LOW E-COATING ON CLEAR / DOUBLE GLAZING ON DARK GREY ALUMINUM FRAME

WINDOW WALL SPANDREL (EW-5A & EW-5E)
SP-1: SPANDREL PANEL - DARK GREY
SP-2: METAL SPANDREL - DARK GREY

CURTAIN WALL GLAZING (EW-4)
CG-1: TYP. PODIUM GLAZING: LOW E-COATING ON CLEAR / DOUBLE GLAZING 4SIDED SSG CURTAIN WALL SYSTEM

CURTAIN WALL SPANDREL(EW-4A & EW-4G)
CP-1: SPANDREL PANEL - DARK GREY
CP-2: METAL PANEL - DARK GREY

METAL CLADDING (EW-3; EW3A & EW-3B)
MC-1: METAL CLADDING - WHITE
MC-2: METAL CLADDING - SILVER

ARCHITECTURAL CONCRETE (EW-1 & EW-1A)
AC-1: ARCHITECTURAL CONCRETE PAINTED LIGHT GREY - BALCONY SLAB
AC-2: ARCHITECTURAL CONCRETE PAINTED DARK GREY - EXTERIOR COLUMNS
AC-3: ARCHITECTURAL CONCRETE - SEALED
AC-4: ARCHITECTURAL CONCRETE - WHITE (TO U/S OF SLABS)

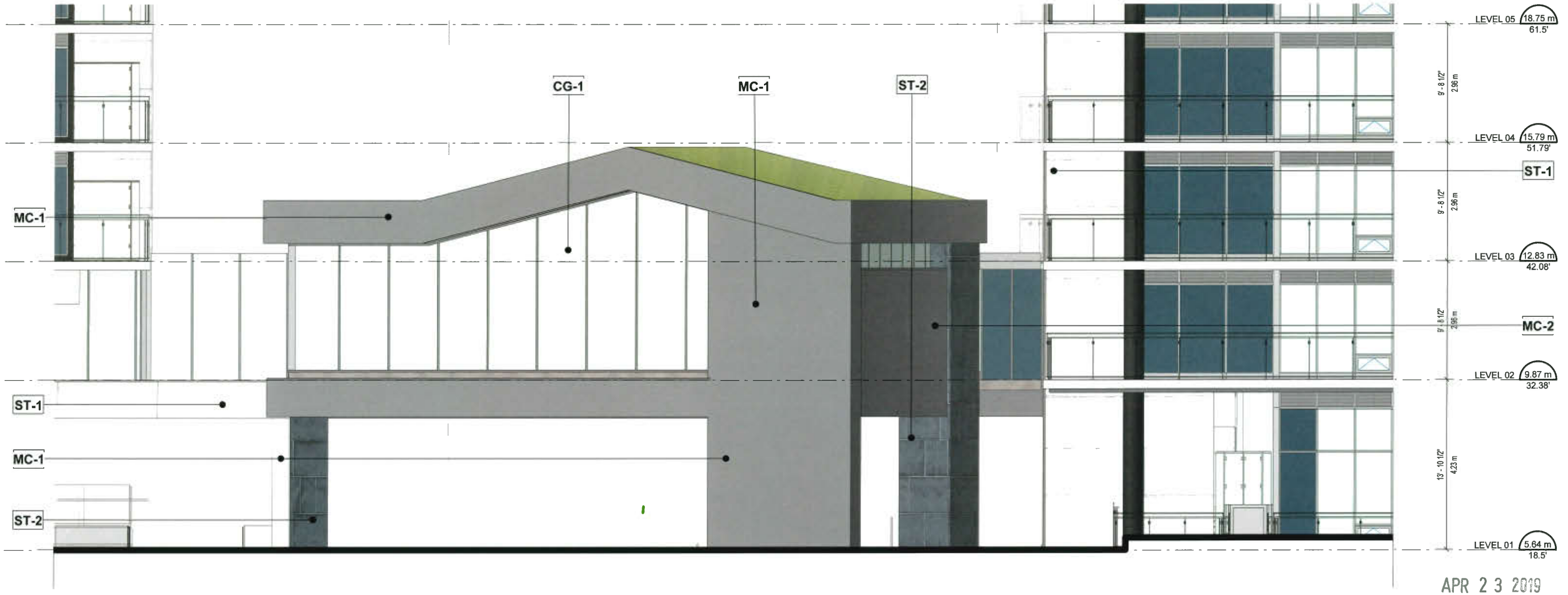
CANOPY (EW-7 & EW-7A)
CA-1: TRANSLUCENT TEMPERED GLASS CANOPY IN DARK GREY FRAME

GUARDRAIL (EW-6; EW-6A; EW-6B & EW-6C)
GR-1: TEMPERED GLASS GUARDRAIL IN GREY FRAME
GR-2: TRANSLUCENT TEMPERED GLASS PRIVACY SCREEN
GR-3: PAINTED GUARDRAIL AS PER CITY SPECIFICATIONS

MECHANICAL (EW-4C; EW-4D; EW-5D & EW-8))
M-1: MECHANICAL LOUVER - DARK GREY
M-2: MECHANICAL LOUVER IN CW SYSTEM - DARK GREY
M-3: MECHANICAL LOUVER IN WW SYSTEM - DARK GREY
M-4: MECHANICAL GRATES
M-5: MECHANICAL LOUVERED SCREEN - DARK GREY

ROLLING DOOR / GATE
R-1: ROLLING DOOR / GATE - DARK GREY

DP 18-816029



APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green **Lot 17**
Development Permit

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

AMENITY GYM - EAST ELEVATION

Sheet No. 4.17

MATERIAL LEGEND

STONE CLADDING (EW-2; EW-2A; EW-2B & EW-2C)
ST-1 - STONE CLADDING - LIGHT
ST-2 - STONE CLADDING - DARK

WINDOW WALL GLAZING (EW-5; EW-5B & EW-5C)
GL-1: TYP. TOWER GLAZING: LOW E-COATING ON CLEAR / DOUBLE GLAZING ON DARK GREY ALUMINUM FRAME

WINDOW WALL SPANDREL (EW-5A & EW-5E)
SP-1: SPANDREL PANEL - DARK GREY
SP-2: METAL SPANDREL - DARK GREY

CURTAIN WALL GLAZING (EW-4)
CG-1: TYP. PODIUM GLAZING: LOW E-COATING ON CLEAR / DOUBLE GLAZING 4SIDED SSG CURTAIN WALL SYSTEM

CURTAIN WALL SPANDREL(EW-4A & EW-4G)
CP-1: SPANDREL PANEL - DARK GREY
CP-2: METAL PANEL - DARK GREY

METAL CLADDING (EW-3; EW3A & EW-3B)
MC-1: METAL CLADDING - WHITE
MC-2: METAL CLADDING - SILVER

ARCHITECTURAL CONCRETE (EW-1 & EW-1A)
AC-1: ARCHITECTURAL CONCRETE PAINTED LIGHT GREY - BALCONY SLAB
AC-2: ARCHITECTURAL CONCRETE PAINTED DARK GREY - EXTERIOR COLUMNS
AC-3: ARCHITECTURAL CONCRETE - SEALED
AC-4: ARCHITECTURAL CONCRETE - WHITE (TO U/S OF SLABS)

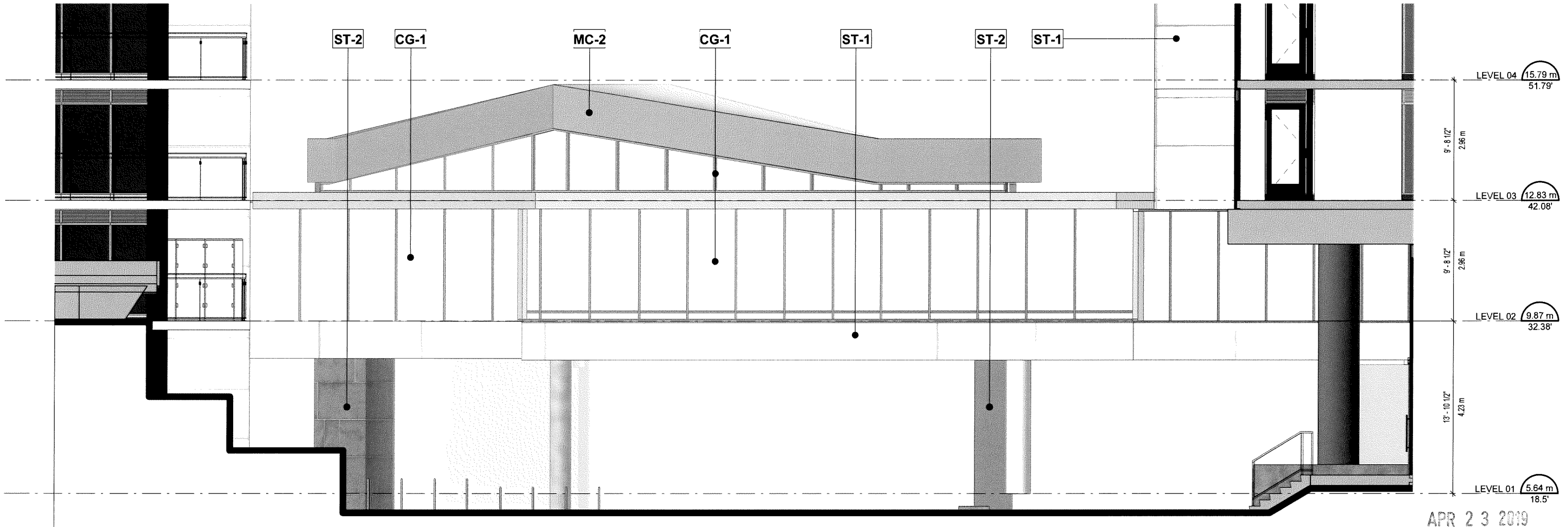
CANOPY (EW-7 & EW-7A)
CA-1: TRANSLUCENT TEMPERED GLASS CANOPY IN DARK GREY FRAME

GUARDRAIL (EW-6; EW-6A; EW-6B & EW-6C)
GR-1: TEMPERED GLASS GUARDRAIL IN GREY FRAME
GR-2: TRANSLUCENT TEMPERED GLASS PRIVACY SCREEN
GR-3: PAINTED GUARDRAIL AS PER CITY SPECIFICATIONS

MECHANICAL (EW-4C; EW-4D; EW-5D & EW-8))
M-1: MECHANICAL LOUVER - DARK GREY
M-2: MECHANICAL LOUVER IN CW SYSTEM - DARK GREY
M-3: MECHANICAL LOUVER IN WW SYSTEM - DARK GREY
M-4: MECHANICAL GRATES
M-5: MECHANICAL LOUVERED SCREEN - DARK GREY

ROLLING DOOR / GATE
R-1: ROLLING DOOR / GATE - DARK GREY

DP 18-816029



APR 2 3 2019

MATERIAL LEGEND

STONE CLADDING (EW-2; EW-2A; EW-2B & EW-2C)
ST-1 - STONE CLADDING - LIGHT
ST-2 - STONE CLADDING - DARK

WINDOW WALL GLAZING (EW-5; EW-5B & EW-5C)
GL-1: TYP. TOWER GLAZING: LOW E-COATING ON CLEAR / DOUBLE GLAZING ON DARK GREY ALUMINUM FRAME

WINDOW WALL SPANDREL (EW-5A & EW-5E)
SP-1: SPANDREL PANEL - DARK GREY
SP-2: METAL SPANDREL - DARK GREY

CURTAIN WALL GLAZING (EW-4)
CG-1: TYP. PODIUM GLAZING: LOW E-COATING ON CLEAR / DOUBLE GLAZING 4SIDED SSG CURTAIN WALL SYSTEM

CURTAIN WALL SPANDREL(EW-4A & EW-4G)
CP-1: SPANDREL PANEL - DARK GREY
CP-2: METAL PANEL - DARK GREY

METAL CLADDING (EW-3; EW3A & EW-3B)
MC-1: METAL CLADDING - WHITE
MC-2: METAL CLADDING - SILVER

ARCHITECTURAL CONCRETE (EW-1 & EW-1A)
AC-1: ARCHITECTURAL CONCRETE PAINTED LIGHT GREY - BALCONY SLAB
AC-2: ARCHITECTURAL CONCRETE PAINTED DARK GREY - EXTERIOR COLUMNS
AC-3: ARCHITECTURAL CONCRETE - SEALED
AC-4: ARCHITECTURAL CONCRETE - WHITE (TO U/S OF SLABS)

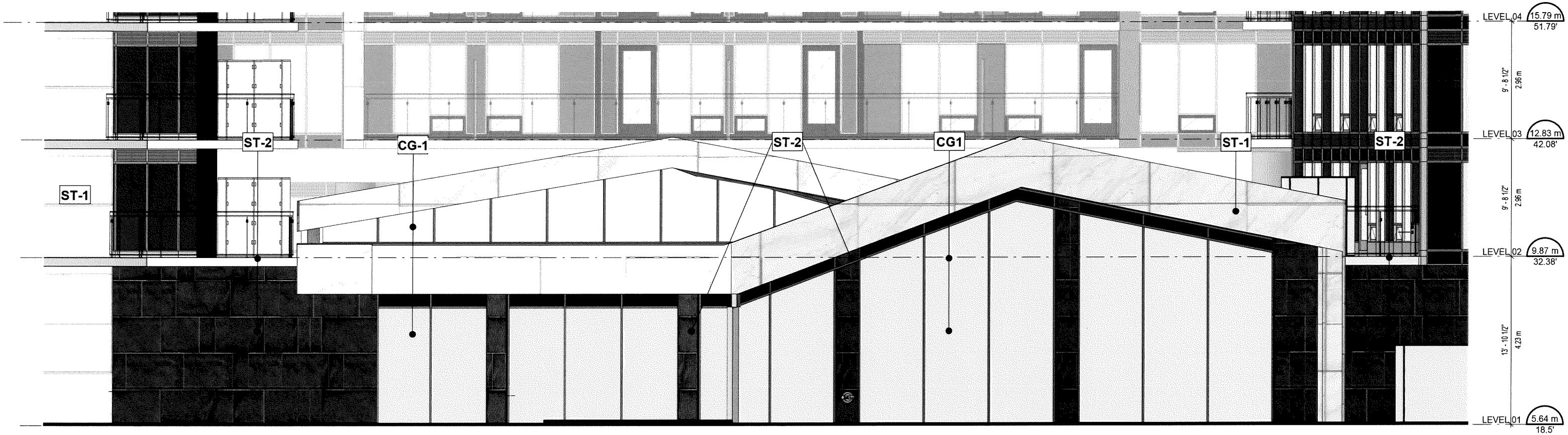
CANOPY (EW-7 & EW-7A)
CA-1: TRANSLUCENT TEMPERED GLASS CANOPY IN DARK GREY FRAME

GUARDRAIL (EW-6; EW-6A; EW-6B & EW-6C)
GR-1: TEMPERED GLASS GUARDRAIL IN GREY FRAME
GR-2: TRANSLUCENT TEMPERED GLASS PRIVACY SCREEN
GR-3: PAINTED GUARDRAIL AS PER CITY SPECIFICATIONS

MECHANICAL (EW-4C; EW-4D; EW-5D & EW-8))
M-1: MECHANICAL LOUVER - DARK GREY
M-2: MECHANICAL LOUVER IN CW SYSTEM - DARK GREY
M-3: MECHANICAL LOUVER IN WW SYSTEM - DARK GREY
M-4: MECHANICAL GRATES
M-5: MECHANICAL LOUVERED SCREEN - DARK GREY

ROLLING DOOR / GATE
R-1: ROLLING DOOR / GATE - DARK GREY

DP 18-816029



APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green Lot 17
Development Permit

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

AMENITY POOL - NORTH ELEVATION

Sheet No. 4.19

MATERIAL LEGEND

STONE CLADDING (EW-2; EW-2A; EW-2B & EW-2C)
ST-1 - STONE CLADDING - LIGHT
ST-2 - STONE CLADDING - DARK

WINDOW WALL GLAZING (EW-5; EW-5B & EW-5C)
GL-1: TYP. TOWER GLAZING: LOW E-COATING ON CLEAR / DOUBLE GLAZING ON DARK GREY ALUMINUM FRAME

WINDOW WALL SPANDREL (EW-5A & EW-5E)
SP-1: SPANDREL PANEL - DARK GREY
SP-2: METAL SPANDREL - DARK GREY

CURTAIN WALL GLAZING (EW-4)
CG-1: TYP. PODIUM GLAZING: LOW E-COATING ON CLEAR / DOUBLE GLAZING 4SIDED SSG CURTAIN WALL SYSTEM

CURTAIN WALL SPANDREL(EW-4A & EW-4G)
CP-1: SPANDREL PANEL - DARK GREY
CP-2: METAL PANEL - DARK GREY

METAL CLADDING (EW-3; EW3A & EW-3B)
MC-1: METAL CLADDING - WHITE
MC-2: METAL CLADDING - SILVER

ARCHITECTURAL CONCRETE (EW-1 & EW-1A)
AC-1: ARCHITECTURAL CONCRETE PAINTED LIGHT GREY - BALCONY SLAB
AC-2: ARCHITECTURAL CONCRETE PAINTED DARK GREY - EXTERIOR COLUMNS
AC-3: ARCHITECTURAL CONCRETE - SEALED
AC-4: ARCHITECTURAL CONCRETE - WHITE (TO U/S OF SLABS)

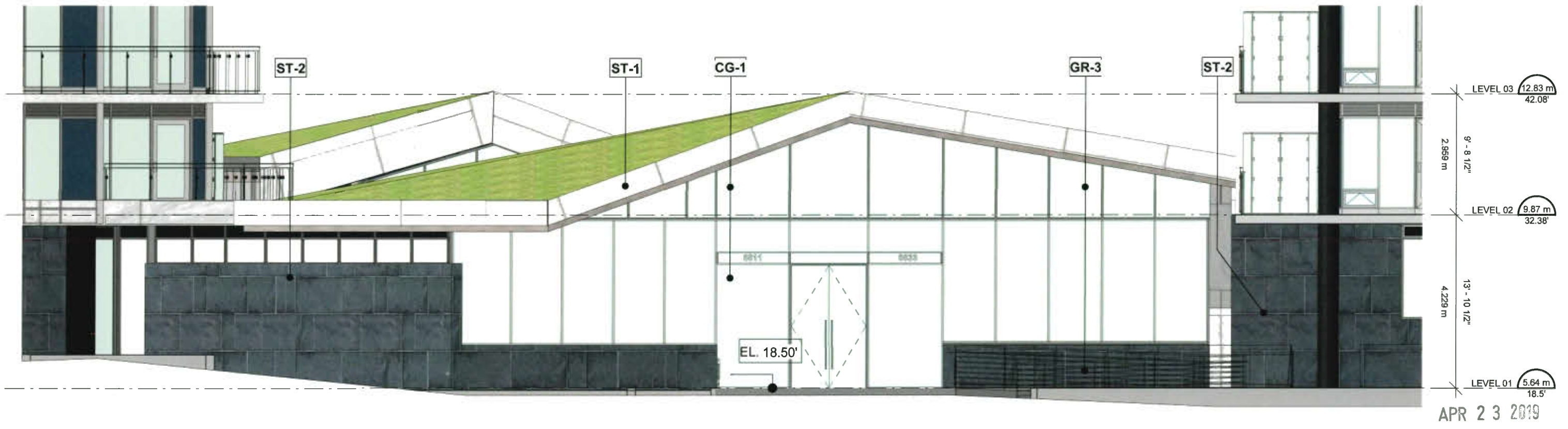
CANOPY (EW-7 & EW-7A)
CA-1: TRANSLUCENT TEMPERED GLASS CANOPY IN DARK GREY FRAME

GUARDRAIL (EW-6; EW-6A; EW-6B & EW-6C)
GR-1: TEMPERED GLASS GUARDRAIL IN GREY FRAME
GR-2: TRANSLUCENT TEMPERED GLASS PRIVACY SCREEN
GR-3: PAINTED GUARDRAIL AS PER CITY SPECIFICATIONS

MECHANICAL (EW-4C; EW-4D; EW-5D & EW-8))
M-1: MECHANICAL LOUVER - DARK GREY
M-2: MECHANICAL LOUVER IN CW SYSTEM - DARK GREY
M-3: MECHANICAL LOUVER IN WW SYSTEM - DARK GREY
M-4: MECHANICAL GRATES
M-5: MECHANICAL LOUVERED SCREEN - DARK GREY

ROLLING DOOR / GATE
R-1: ROLLING DOOR / GATE - DARK GREY

DP 18-816029



APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING - URBAN DESIGN - LANDSCAPE ARCHITECTURE

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

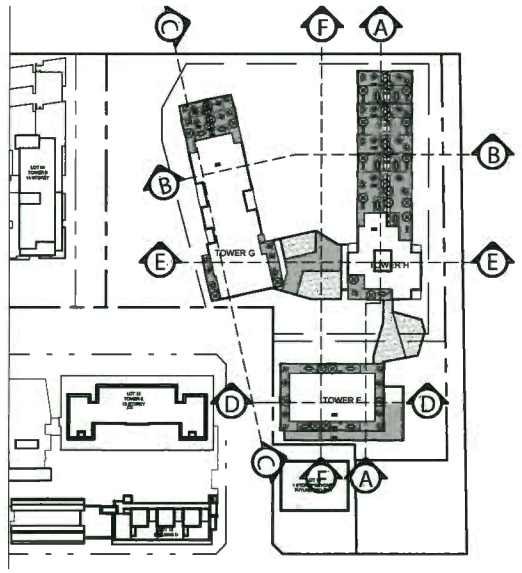
River Green Lot 17
Development Permit

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

AMENITY LOBBY - SOUTH ELEVATION

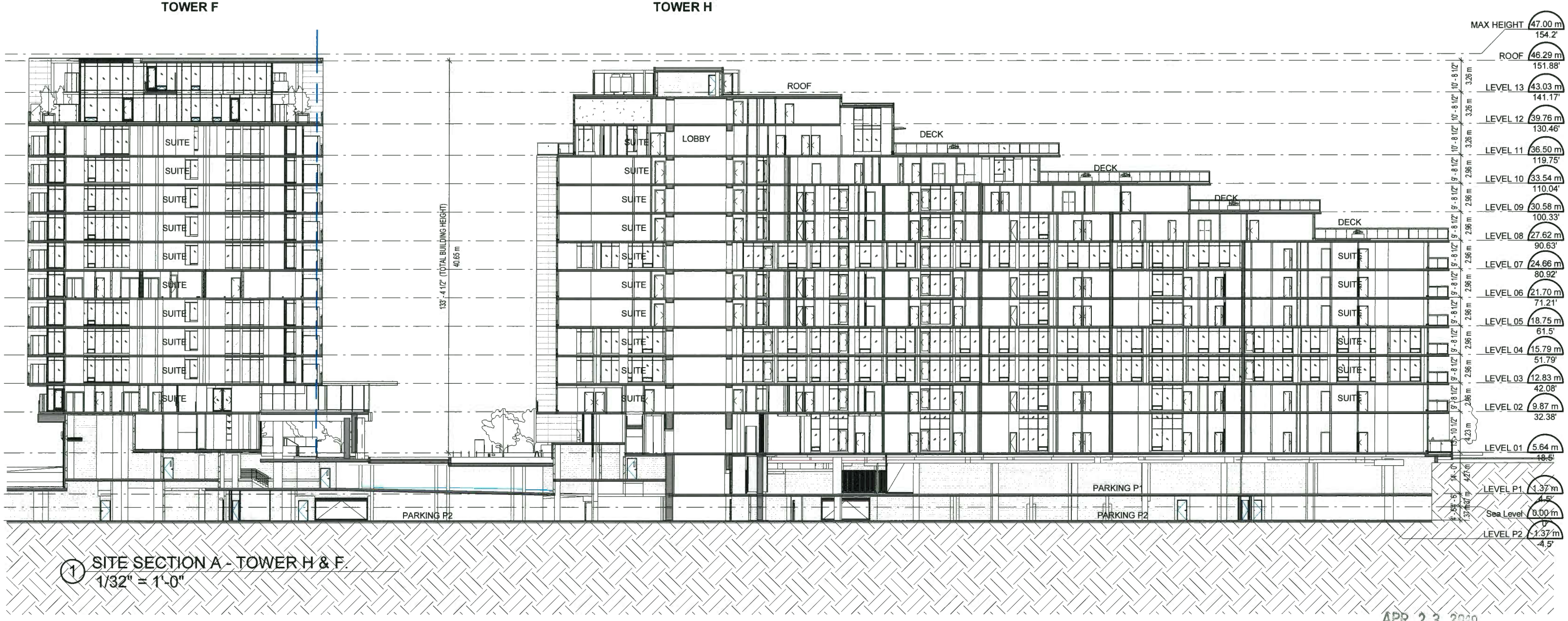
Sheet No. 4.20

DP 18-816029



TOWER F

TOWER H



1 SITE SECTION A - TOWER H & F.
1/32" = 1'-0"

APR 23 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING · URBAN DESIGN · LANDSCAPE ARCHITECTURE

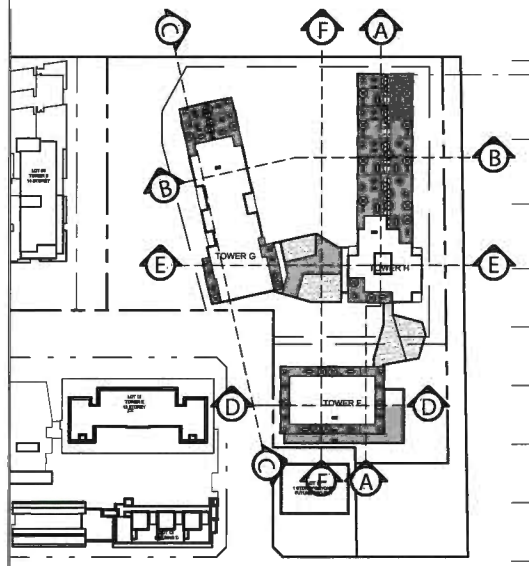
Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

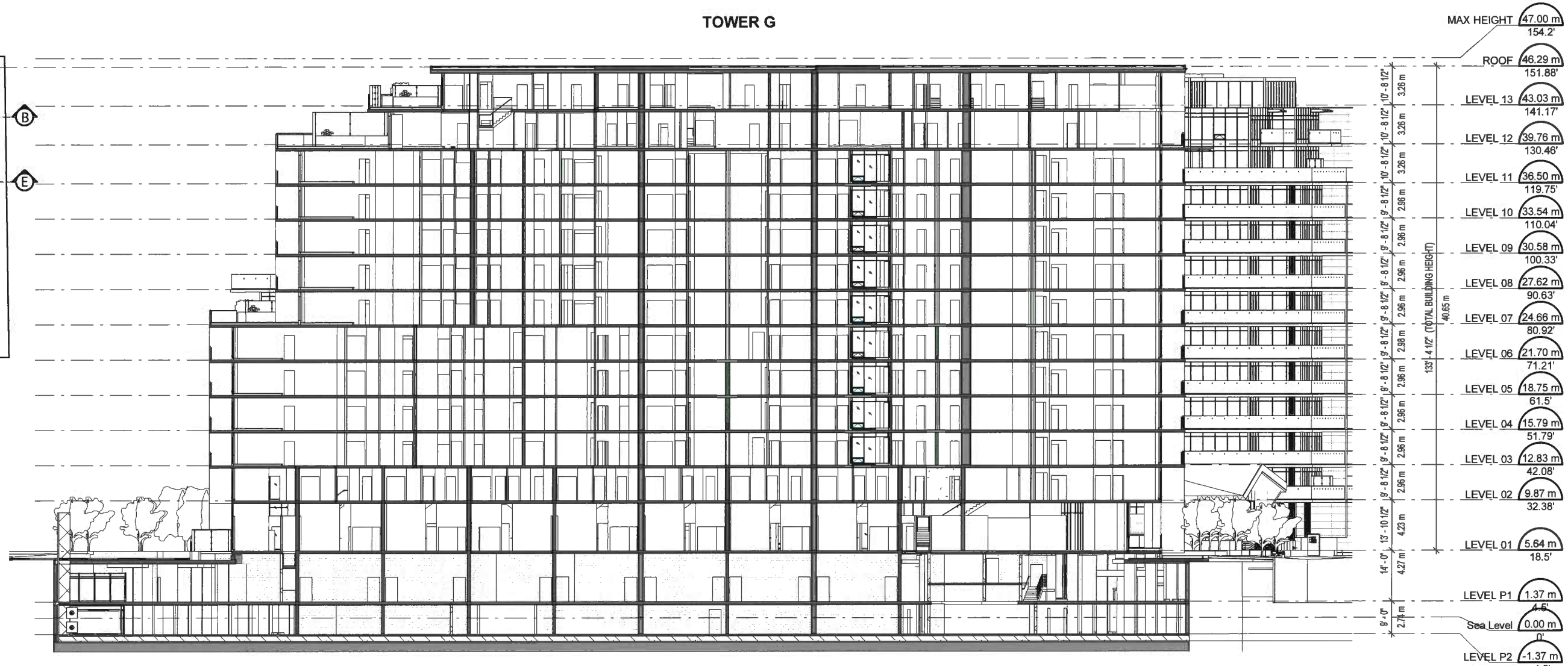
River Green **Lot 17**
Development Permit

Scale:
1/32" = 1'-0"

SITE SECTION A - TOWER H & F

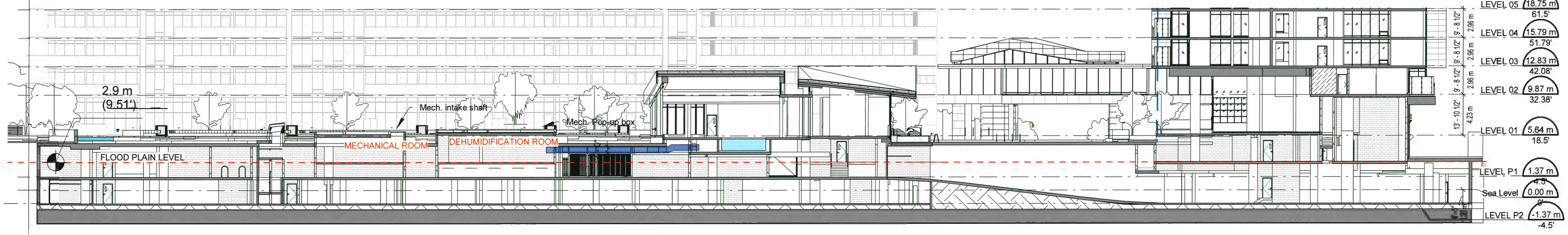
Sheet No. 4.21





DP 18-816029

1 SITE SECTION C - TOWER G.
1/32" = 1'-0"



2 SECTION THROUGH DE-HUMIDIFICATION UNIT ROOM.
1/32" = 1'-0"

NOTE:

ALL EQUIPMENT WHICH ARE RELATED TO LIFE AND SAFETY OF THE RESIDENTS ARE LOCATED AT OR ABOVE THE FLOOD PLAIN ELEVATION OF 2.9M GEODETIC (9.5') TO MEET THE FLOOD PLANE REQUIREMENTS.

APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE

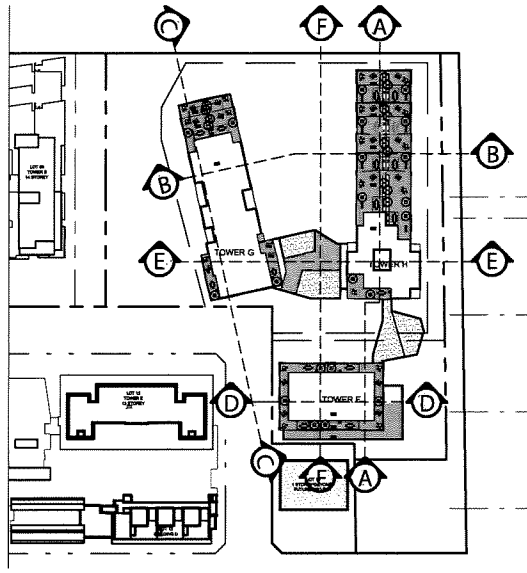
Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

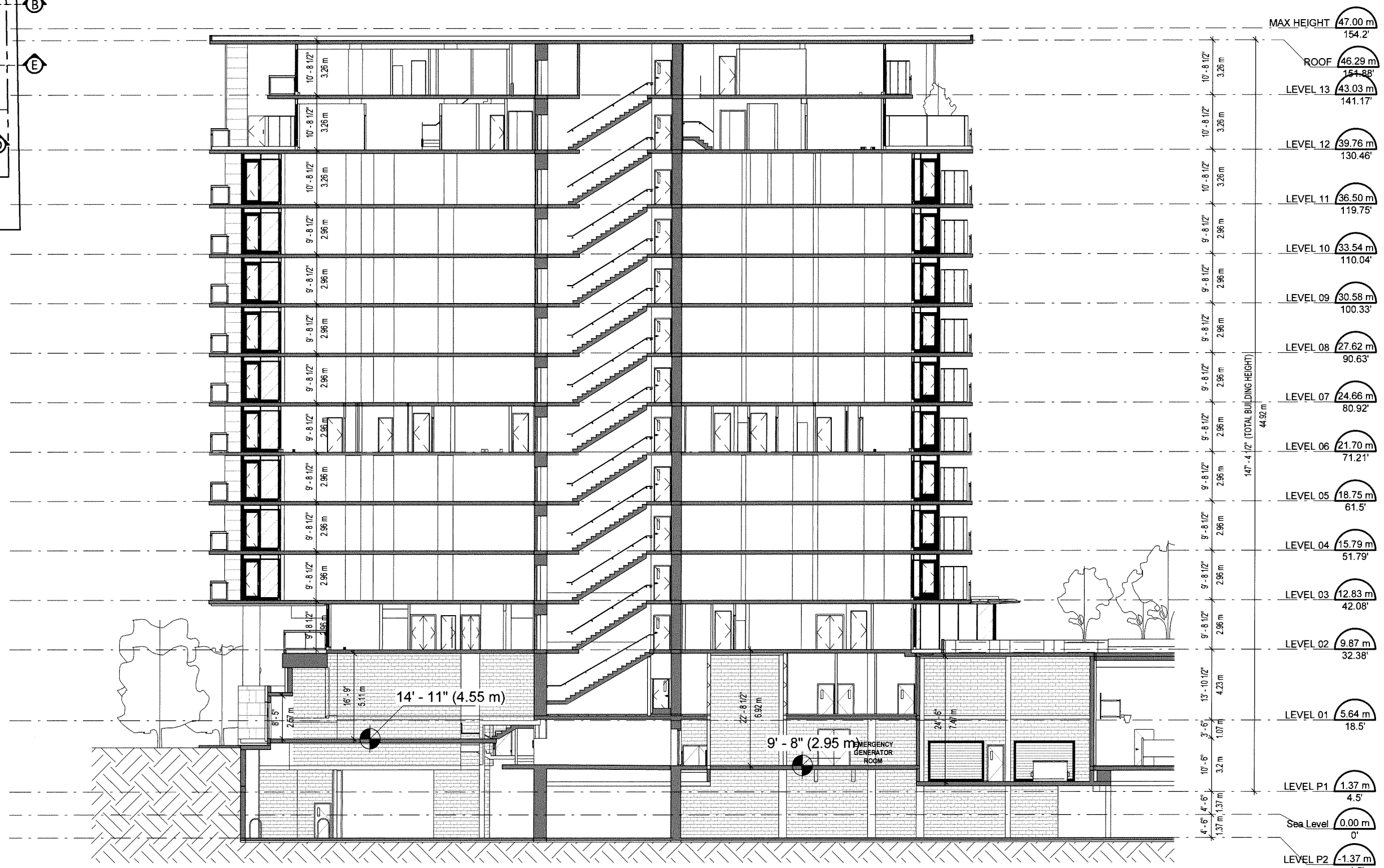
River Green **Lot 17**
Development Permit

Scale:
1/32" = 1'-0"

SITE SECTIONS C

Sheet No. 4.22

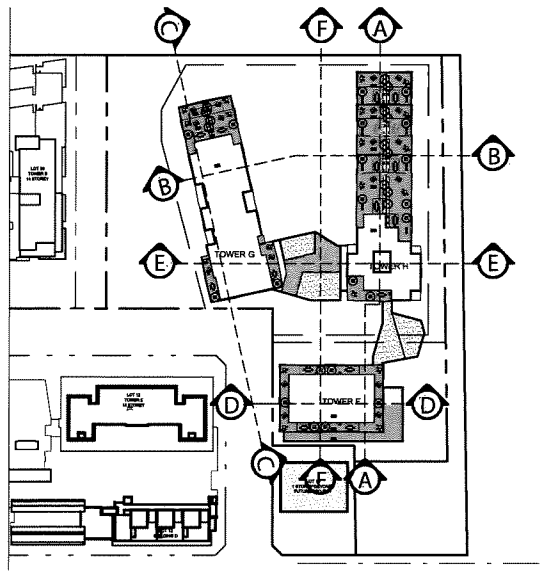


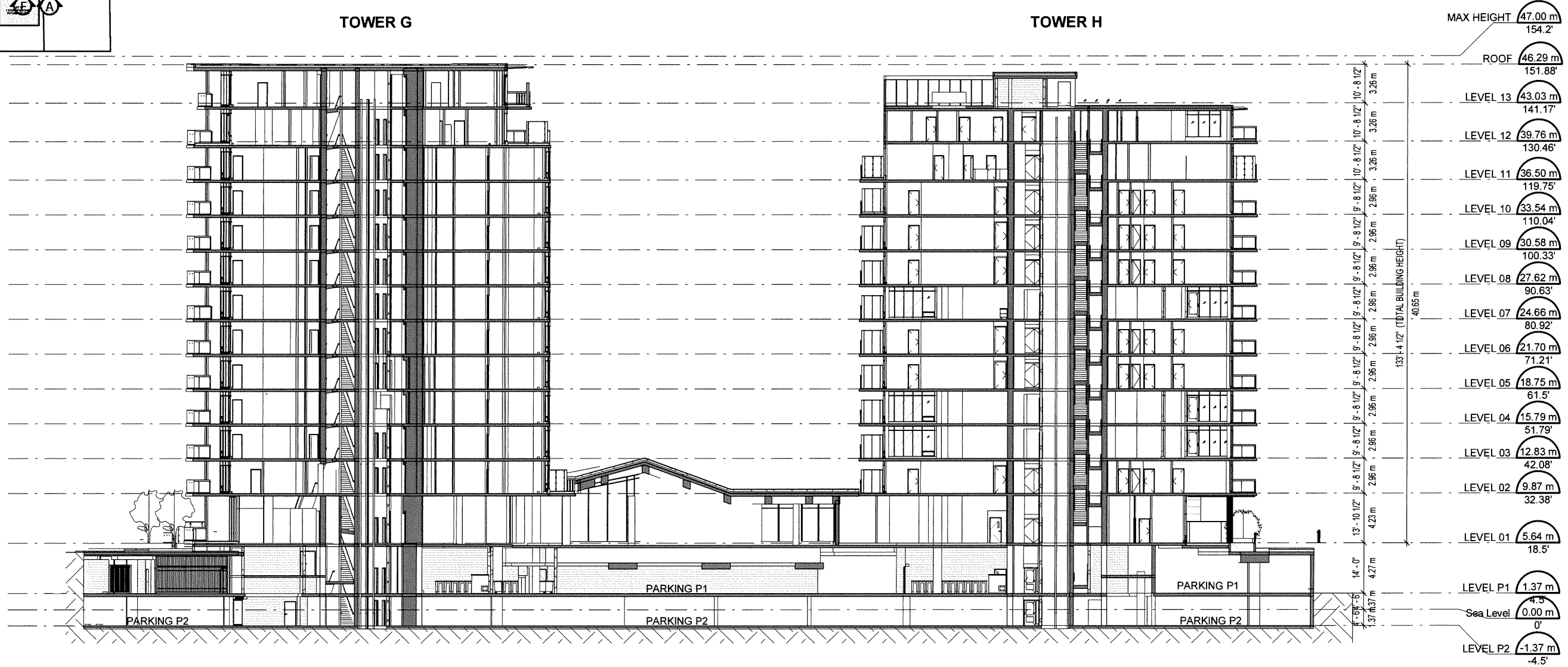


1 SITE SECTION D - TOWER F.
3/64" = 1'-0"

APR 2 3 2019

DP 18-816029





1 SITE SECTION E - TOWER G & H.
1/32" = 1'-0"

DP 18-816029

APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE

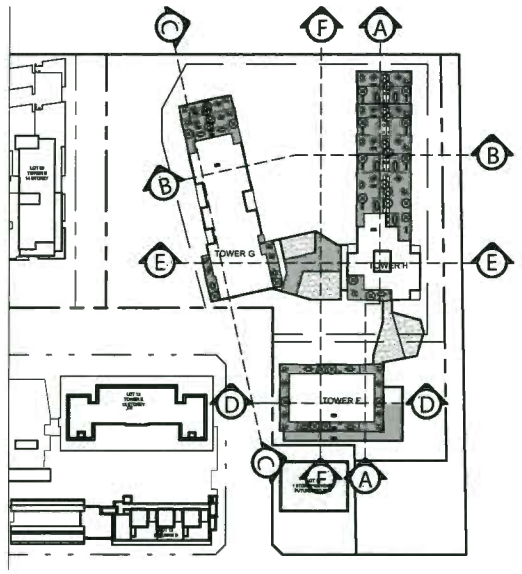
Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green Lot 17
Development Permit

Scale:
1/32" = 1'-0"

SITE SECTION E - TOWER G & H

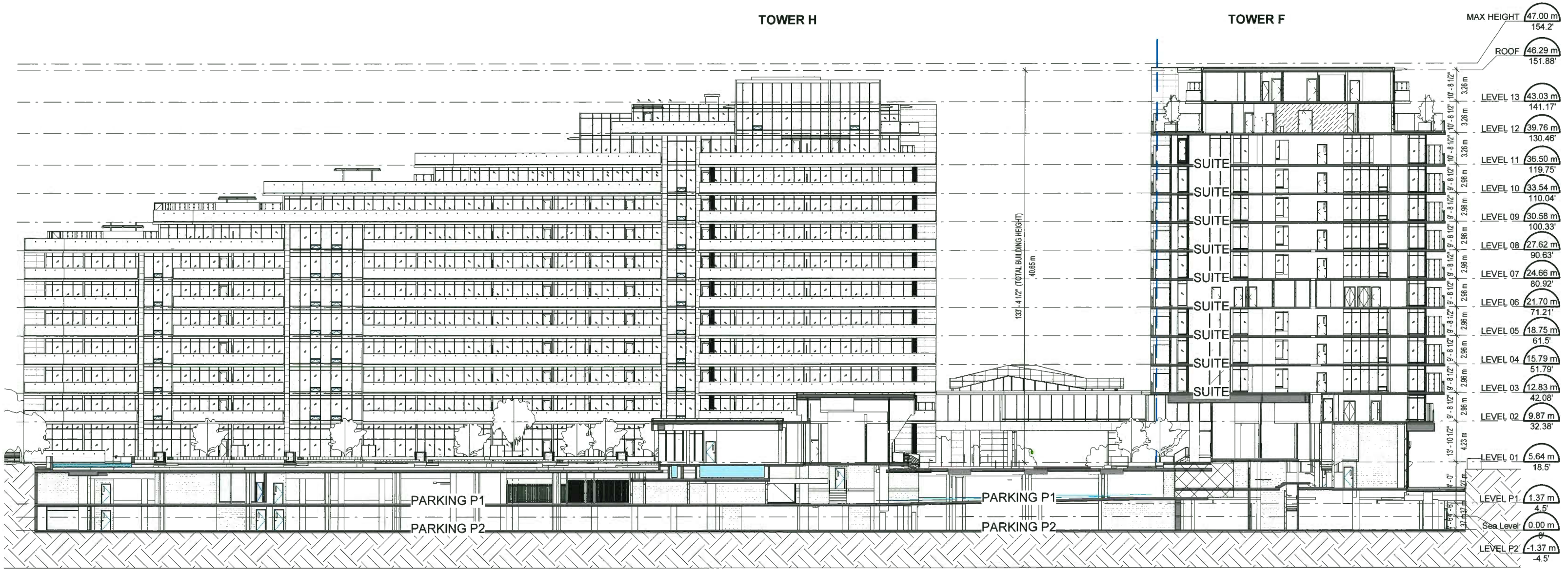
Sheet No. 4.24



DP 18-816029

TOWER H

TOWER F



1 SITE SECTION F - TOWER F.
1/32" = 1'-0"

APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING - URBAN DESIGN - LANDSCAPE ARCHITECTURE

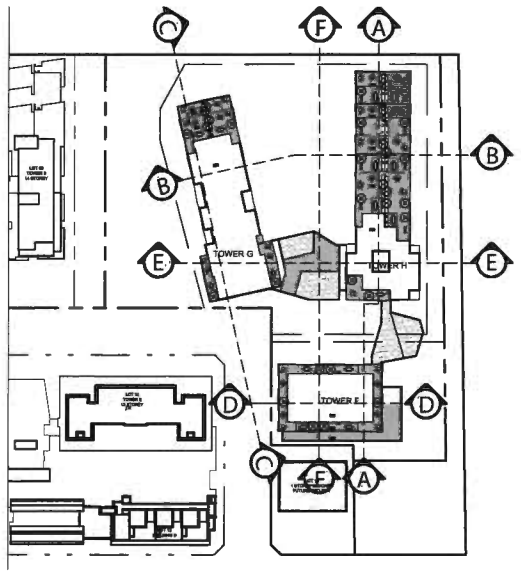
Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green **Lot 17**
Development Permit

Scale:
1/32" = 1'-0"

SITE SECTION F - TOWER F.

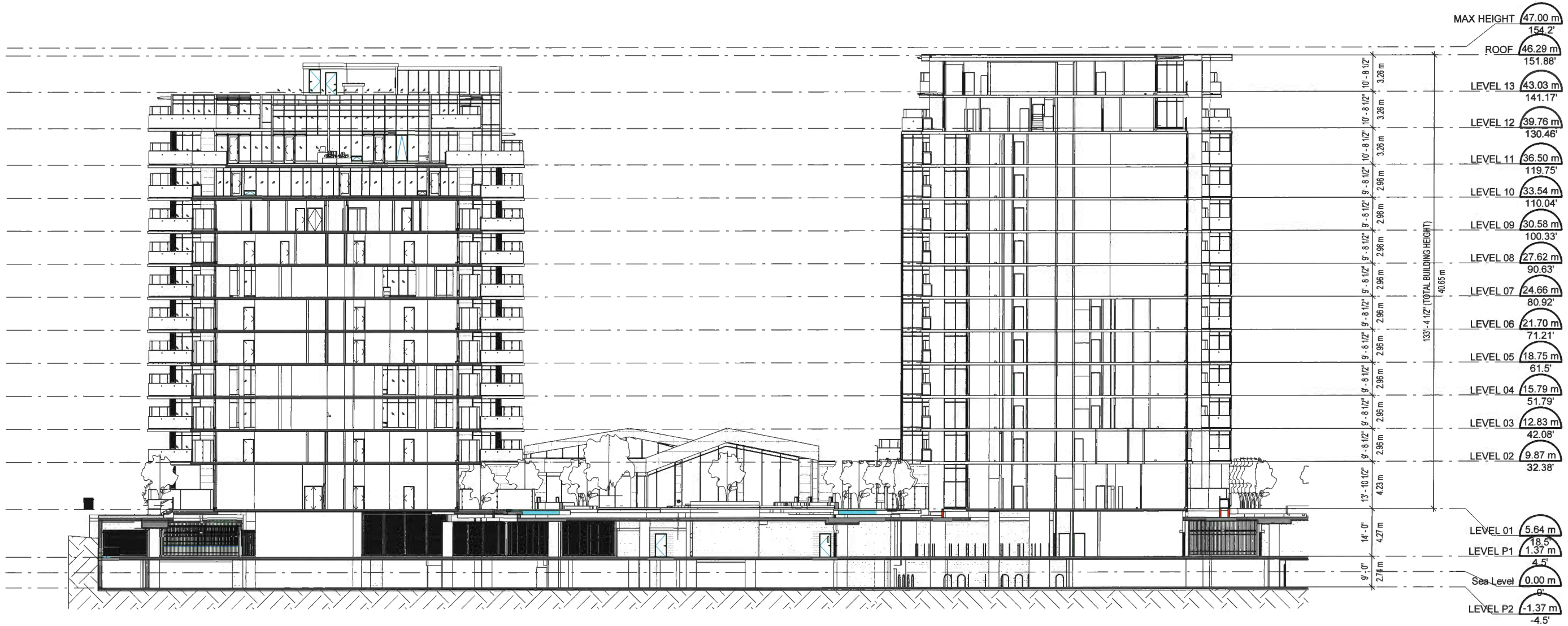
Sheet No. 4.25



DP 18-816029

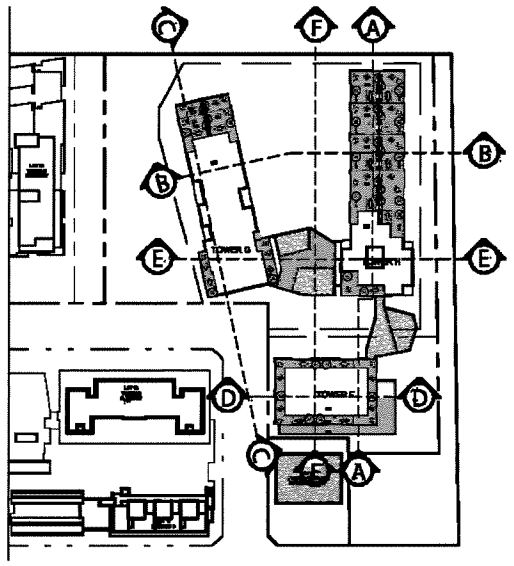
TOWER H

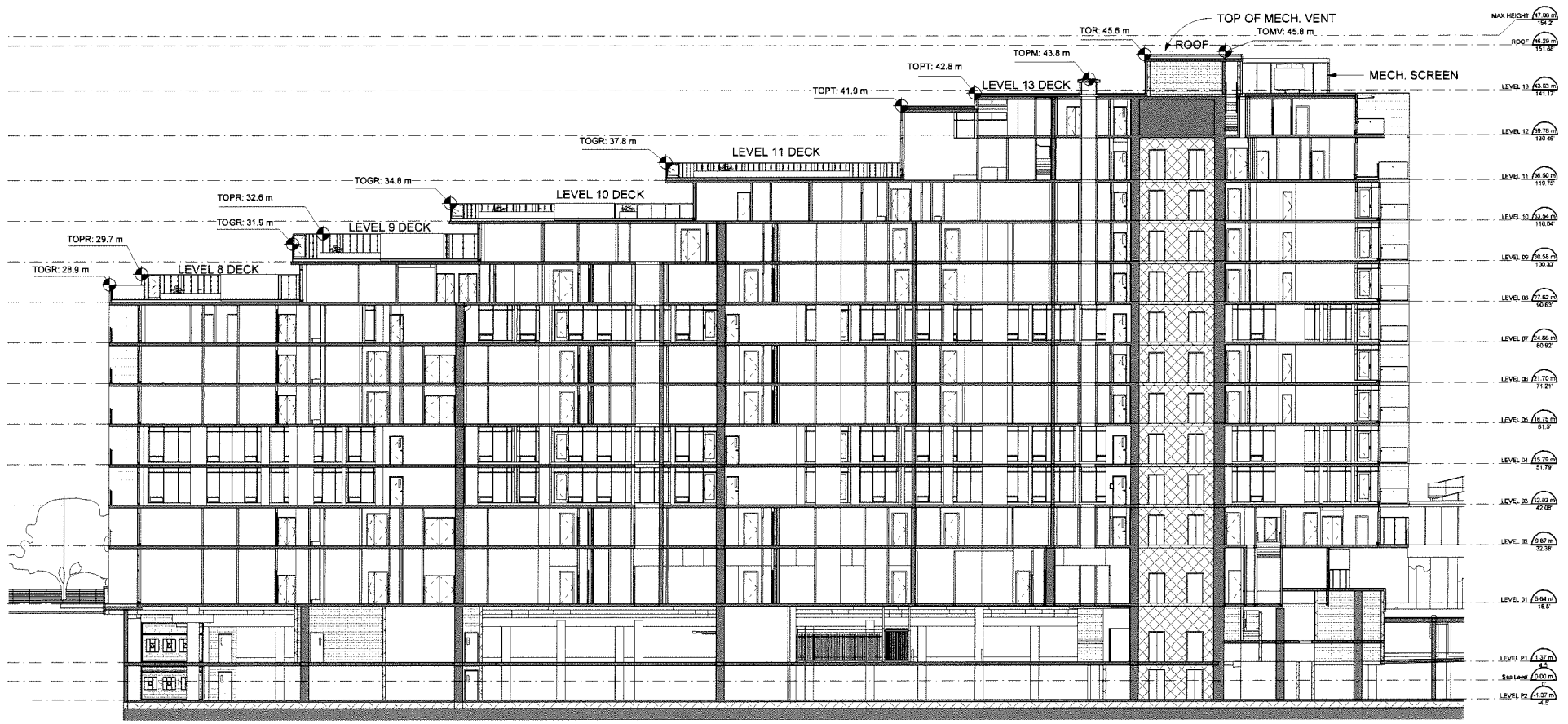
TOWER G



1 SITE SECTION B - TOWER G & H.
1/32" = 1'-0"

APR 2 3 2019

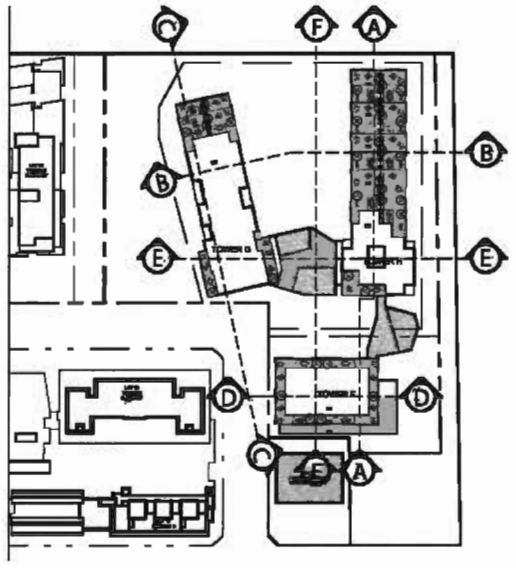


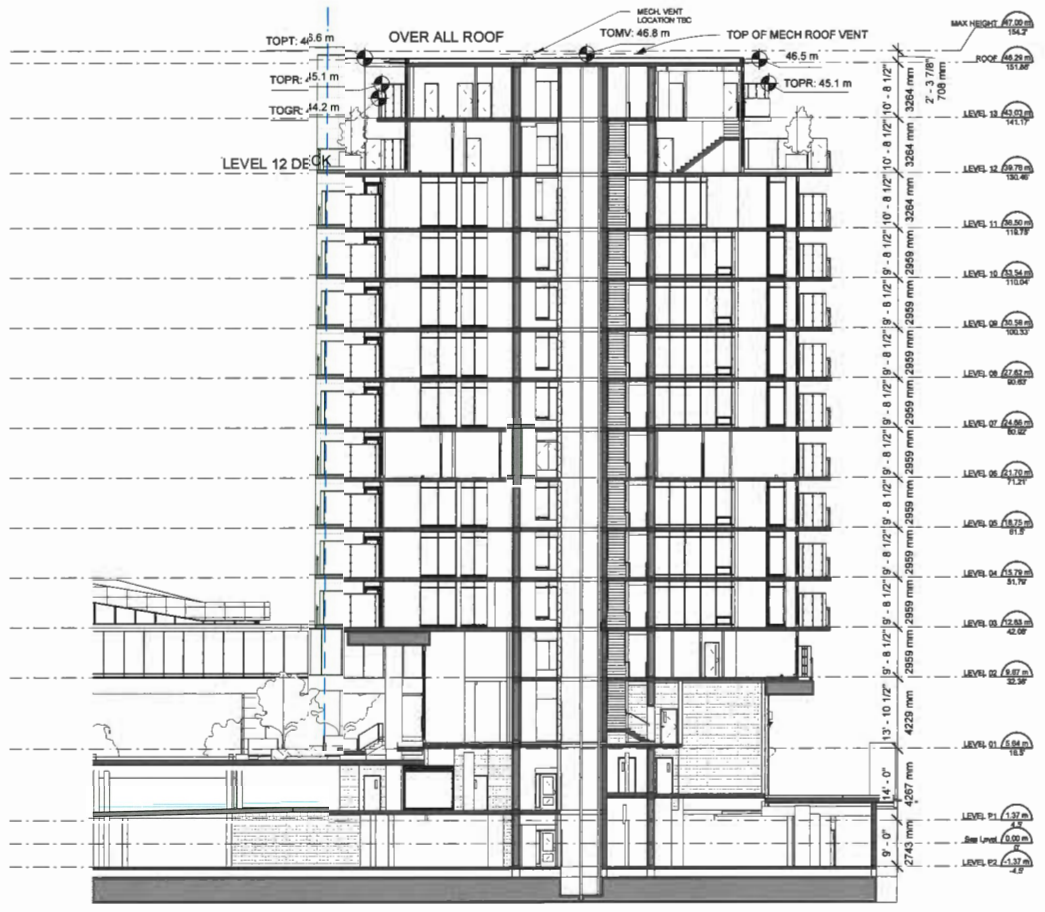


2 A1.00-A BUILDING H SECTION
SCALE: 1/16" = 1'-0"

DP 18-816029

APR 2 3 2019





BUILDING F SECTION
1/16" = 1'-0"



1 BUILDING G SECTION
1/16" = 1'-0"

APR 2 3 2019

DP 18-816029

DP 18-816029



ELECTRIACL SYMBOL LEGEND

SYMBOL	DESCRIPTION	OUTLET BACK BOX DIMENSIONS (H x W x D)	MOUNTING (TO ℄)
	POWER		
⊡	FLUSH DUPLEX RECEPTACLE — LEVITON T5320	10" x 4" x 2"/ CAN AND 3RD	51 1/4" (300mm)
⊡	FLUSH DUPLEX RECEPTACLE - PHOENIX GRD&M FAULT PROTECTION — LEVITON GFNT4	10" x 4" x 2"/ CAN AND 3RD	51 1/4" (300mm)
⊡	ELECTRICAL VEHICLE CHARGING OUTLET 208V (30A) 208V~1φ C/W LANDABLE CHGD. NEMA 14-30R RECEPTACLE		41 1/4" (1030mm)
⊡	ELECTRICAL VEHICLE CHARGING OUTLET 208V (30A) 208V~1φ C/W LANDABLE CHGD. NEMA 14-50R RECEPTACLE		41 1/4" (1030mm)

Parking Space Schedule P2	
RES. STALL - ACC. - SHARED	4
RES. STALL - ACC. - VAN	6
RES. STALL - PVT. GARAGE (REG)	12
RES. STALL - REGULAR	325
RES. STALL - SMALL 1	33
RES. STALL - SMALL 2	23
RES. STALL - TANDEM	11
Grand total: 414	

Bike Locker Schedule Level P2		
Locker Type / Size	Locker Count	Bike Count
4' 0" X 6' - 1 Bike	84	84
4' 4" X 7' - 1 Bike	5	5
5' 0" X 6' - 1 Bike	104	104
5' 0" X 6' - 2 Bikes	43	86
6' 0" X 4' - 1 Bike	1	1
6' 0" X 5' - 1 Bike	9	9
6' 0" X 6' - 1 Bike	2	2
PVT. GRG - 2 Bikes	7	14
Grand total	255	305

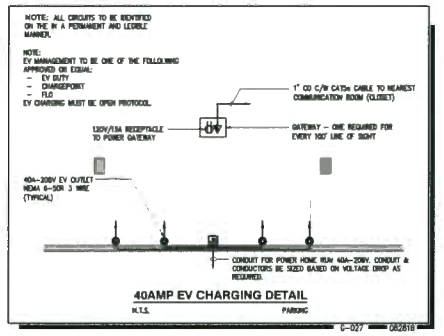
EV POINTS SCHEDULE P2	
Level	Count
LEVEL P2	30
Grand total	30

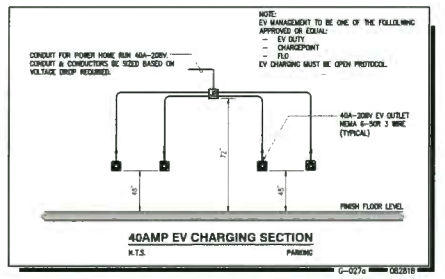
APR 2 3 2019

DP 18-816029

ELECTRIACL SYMBOL LEGEND

SYMBOL	DESCRIPTION		OUTLET BACK BOX DIMENSIONS (H x W x D)	MOUNTING (TO ℄)
	POWER			
	FLUSH DUPLEX RECEPTACLE	LEVITON T5325	(4" x 4" x 2") C/W MUD RING (100mm x 100mm x 50mm)	AT 1'-0" (305mm)
	FLUSH DUPLEX RECEPTACLE – PROVIDE GROUND FAULT PROTECTION	LEVITON X7599	(4" x 4" x 2") C/W MUD RING (100mm x 100mm x 50mm)	AT 1'-0" (305mm)
	ELECTRICAL VEHICLE CHARGING OUTLET BOX (30A) 208V-1Ø C/W LOCKABLE COVER, NEMA 6-30R RECEPTACLE			AT 4'-0" (1220mm)
	ELECTRICAL VEHICLE CHARGING OUTLET BOX (40A) 208V-1Ø C/W LOCKABLE COVER, NEMA 6-50R RECEPTACLE			AT 4'-0" (1220mm)

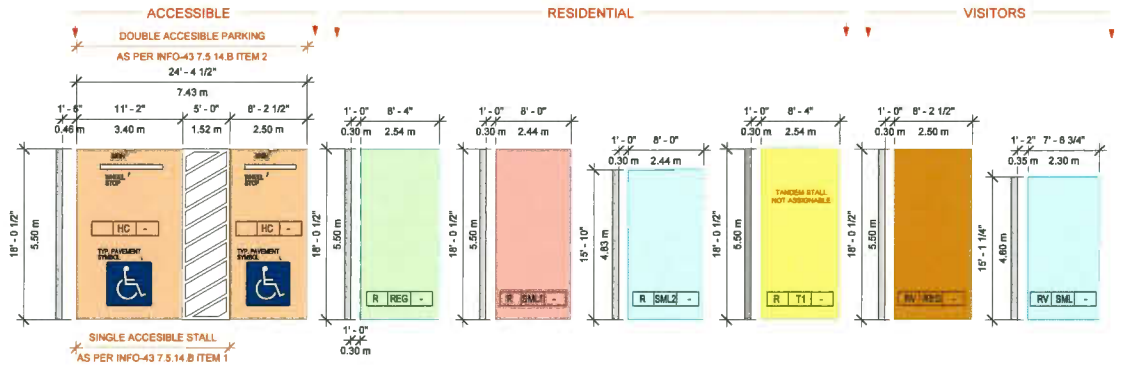


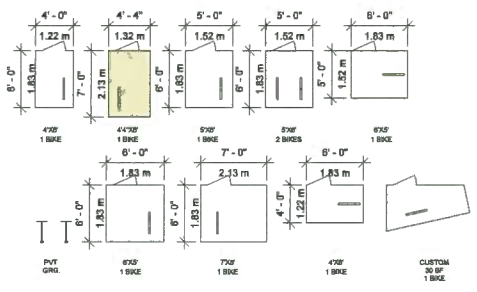




APR 2 3 2019

DP 18-816029

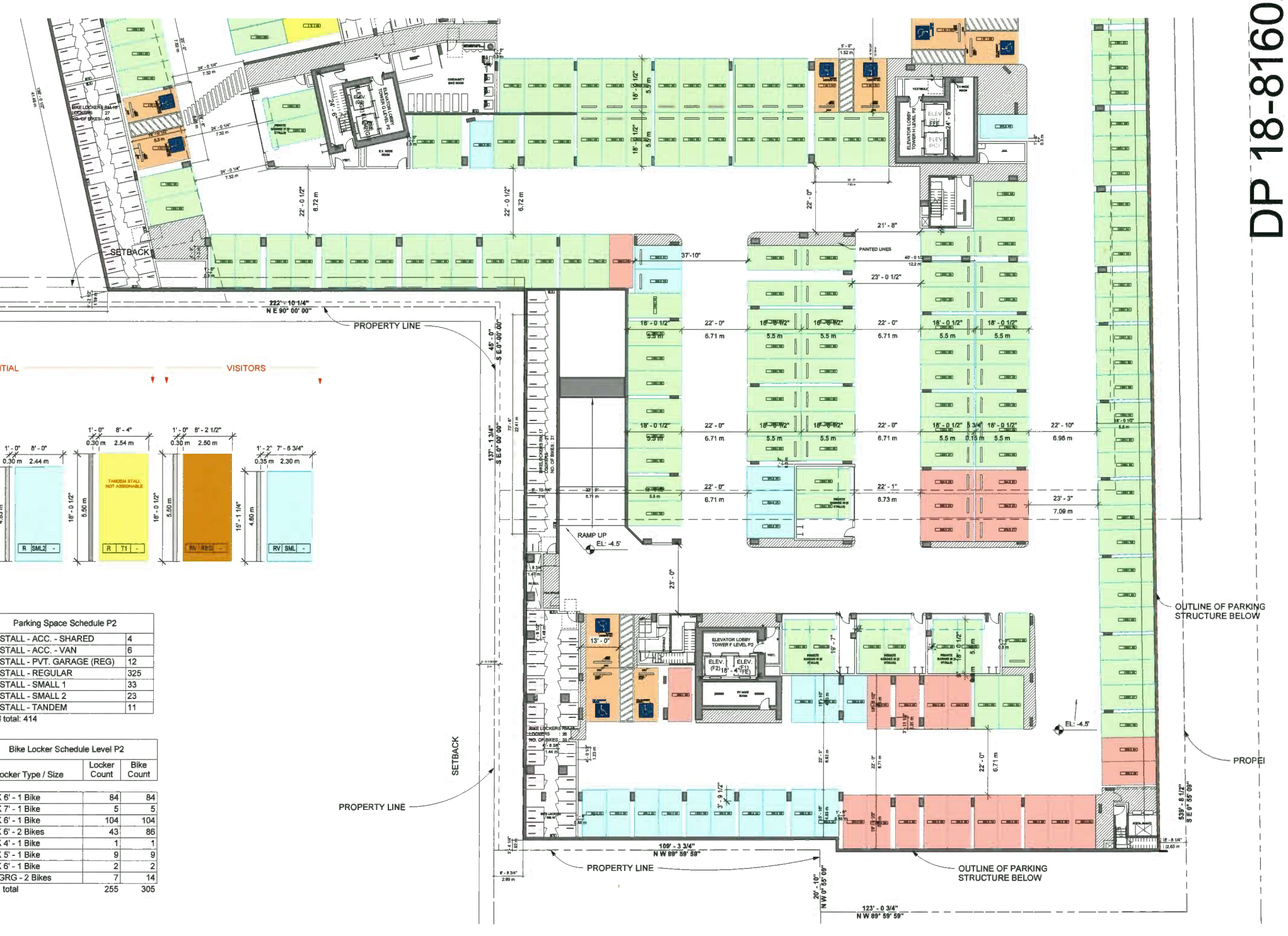




Parking Space Schedule P2	
RES. STALL - ACC. - SHARED	4
RES. STALL - ACC. - VAN	6
RES. STALL - PVT. GARAGE (REG)	12
RES. STALL - REGULAR	325
RES. STALL - SMALL 1	33
RES. STALL - SMALL 2	23
RES. STALL - TANDEM	11
Grand total: 414	

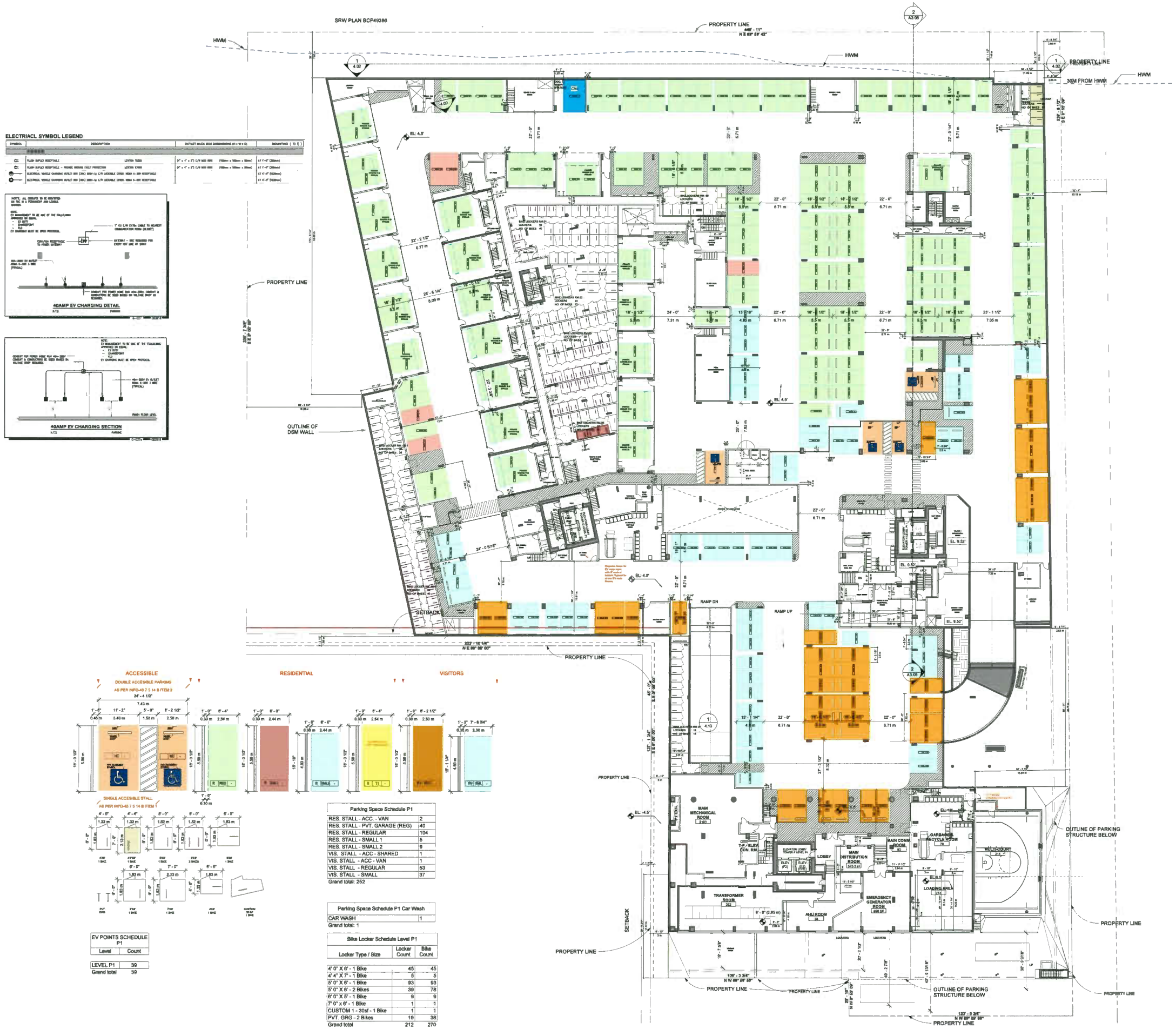
EV POINTS SCHEDULE P2	
Level	Count
LEVEL P2	30
Grand total	30

Bike Locker Schedule Level P2		
Locker Type / Size	Locker Count	Bike Count
4' 0" X 6' - 1 Bike	84	84
4' 4" X 7' - 1 Bike	5	5
5' 0" X 6' - 1 Bike	104	104
5' 0" X 6' - 2 Bikes	43	86
6' 0" X 4' - 1 Bike	1	1
6' 0" X 5' - 1 Bike	9	9
6' 0" X 6' - 1 Bike	2	2
PVT. GRG - 2 Bikes	7	14
Grand total	255	305



APR 2 3 2019

DP 18-816029



ELECTRIACL SYMBOL LEGEND

SYMBOL	DESCRIPTION	OUTLET BACK BOX DIMENSIONS (H x W x D)	MOUNTING (TO C)
CC	FLUSH DUPLEX RECEPTACLE - LOCATION TO BE CONFIRMED	3" x 4" x 2"(3 1/4") 4/0 BOX	41 C=4" (102mm)
CC	FLUSH DUPLEX RECEPTACLE - PROVIDE WEIGHED FAULT PROTECTION - LOCATION TO BE CONFIRMED	3" x 4" x 2"(3 1/4") 4/0 BOX	41 C=4" (102mm)
	ELECTRICAL VEHICLE CHARGING OUTLET 208V (30A) 208V~1Ø C/W LOCKABLE COVER, NEMA 14-30R RECEPTACLE		41 C=4" (102mm)
	ELECTRICAL VEHICLE CHARGING OUTLET 208V (40A) 208V~1Ø C/W LOCKABLE COVER, NEMA 14-50R RECEPTACLE		41 C=4" (102mm)

EV POINTS SCHEDULE P1	
Level	Count
LEVEL P1	39
Grand total	39

Parking Space Schedule P1	
RES. STALL - ACC - VAN	2
RES. STALL - PVT. GARAGE (REG)	40
RES. STALL - REGULAR	104
RES. STALL - SMALL 1	5
RES. STALL - SMALL 2	9
VIS. STALL - ACC - SHARED	1
VIS. STALL - ACC - VAN	1
VIS. STALL - REGULAR	53
VIS. STALL - SMALL	37
Grand total: 252	

Parking Space Schedule P1 Car Wash	
CAR WASH	1
Grand total: 1	

Bike Locker Schedule Level P1		
Locker Type / Size	Locker Count	Bike Count
4' 0" X 6' - 1 Bike	45	45
4' 4" X 7' - 1 Bike	5	5
5' 0" X 6' - 1 Bike	93	93
5' 0" X 6' - 2 Bikes	39	78
6' 0" X 5' - 1 Bike	9	9
7' 0" x 6' - 1 Bike	1	1
CUSTOM 1 - 30sf - 1 Bike	1	1
PVT. GRG - 2 Bikes	19	38
Grand total	212	270

APR 2 3 2019

SRW PLAN BCP49386

PROPERTY LINE
446' - 11"
N E 89° 59' 42"

HWM

30M FROM HWM

PROPERTY LINE

OUTLINE OF DSM WALL

SETBACK

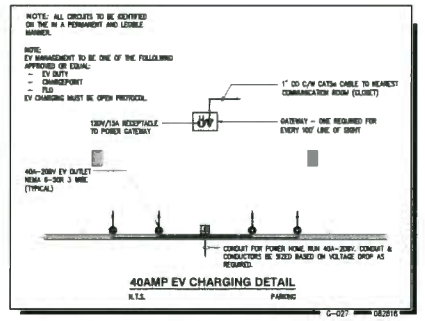
222' - 10 1/4"
N E 90° 00' 00"

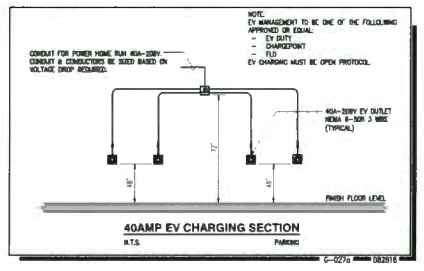
539' - 8 1/2"
S E 0° 00' 00"

336' - 7 3/4"
S E 0° 00' 00"

ELECTRIACL SYMBOL LEGEND

SYMBOL	DESCRIPTION		OUTLET BACK BOX DIMENSIONS (H x W x D)		MOUNTING (TO ℄)
	FOR 2019				
	FLUSH DUPLEX RECEPTACLE	LEVITON T5325	(4" x 4" x 2") C/W MUD RING	(100mm x 100mm x 50mm)	AT 1'-0" (305mm)
	FLUSH DUPLEX RECEPTACLE – PHONIEX GROUND FAULT PROTECTION	LEVITON X7599	(4" x 4" x 2") C/W MUD RING	(100mm x 100mm x 50mm)	AT 1'-0" (305mm)
	ELECTRICAL VEHICLE CHARGING OUTLET BOX (30A) 208V~1Ø C/W LOCKABLE COVER, NEMA 6-30R RECEPTACLE				AT 4'-0" (1220mm)
	ELECTRICAL VEHICLE CHARGING OUTLET BOX (40A) 208V~1Ø C/W LOCKABLE COVER, NEMA 6-30R RECEPTACLE				AT 4'-0" (1220mm)





APR 2 3 2019

DP 18-816029

DP 18-816029

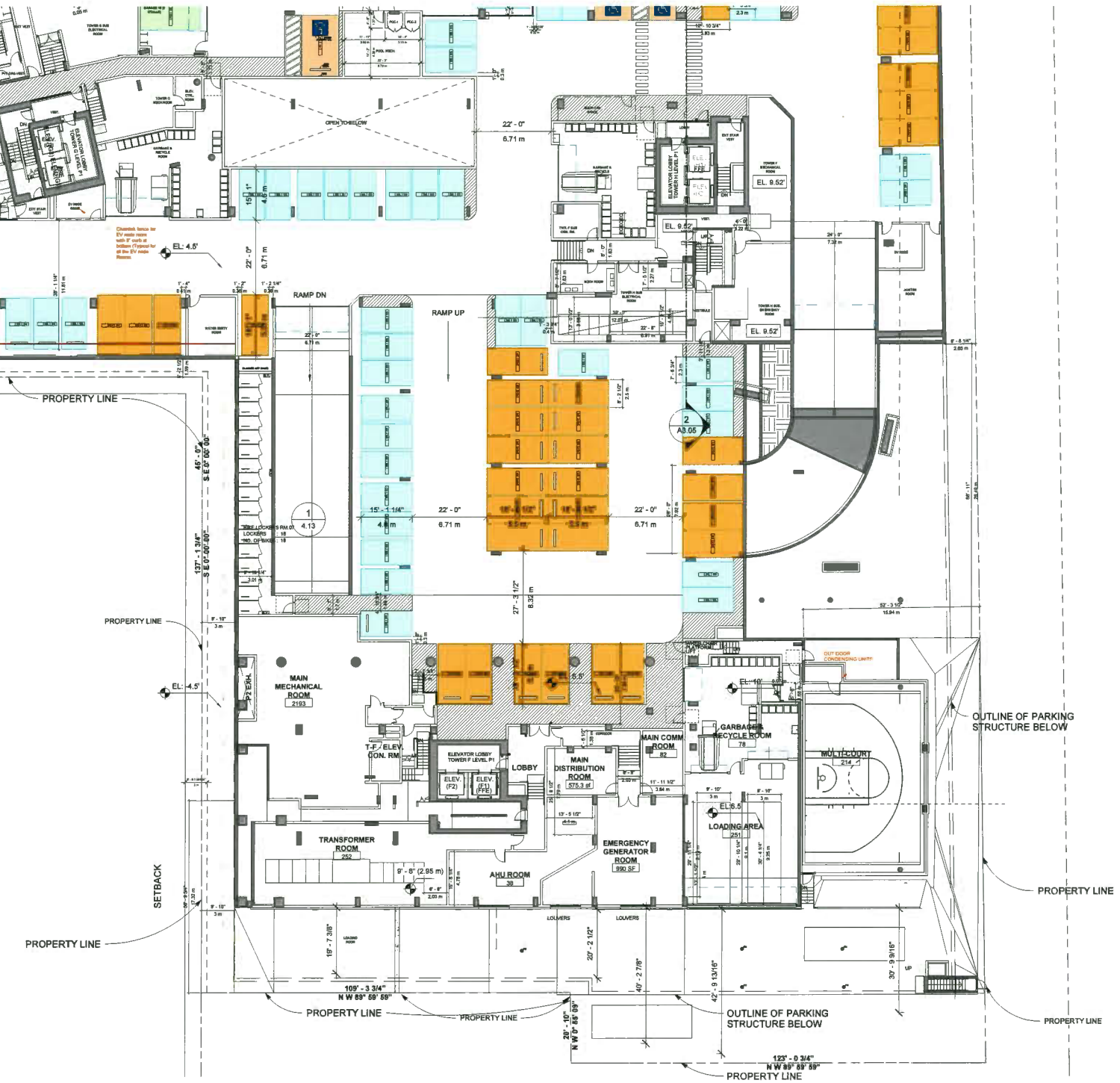


EV POINTS SCHEDULE P1	
Level	Count
LEVEL P1	39
Grand total	39

Parking Space Schedule P1	
RES. STALL - ACC. - VAN	2
RES. STALL - PVT. GARAGE (REG)	40
RES. STALL - REGULAR	104
RES. STALL - SMALL 1	5
RES. STALL - SMALL 2	9
VIS. STALL - ACC - SHARED	1
VIS. STALL - ACC - VAN	1
VIS. STALL - REGULAR	53
VIS. STALL - SMALL	37
Grand total: 252	

Parking Space Schedule P1 Car Wash	
CAR WASH	1
Grand total: 1	

Bike Locker Schedule Level P1		
Locker Type / Size	Locker Count	Bike Count
4' 0" X 6' - 1 Bike	45	45
4' 4" X 7' - 1 Bike	5	5
5' 0" X 6' - 1 Bike	93	93
5' 0" X 6' - 2 Bikes	39	78
6' 0" X 5' - 1 Bike	9	9
7' 0" x 6' - 1 Bike	1	1
CUSTOM 1 - 30sf - 1 Bike	1	1
PVT. GRG - 2 Bikes	19	38
Grand total	212	270



APR 2 3 2019

UNIT TYPE LEGEND

- 1 BED
- 1BED + DEN
- 2 BED
- 2 BED + DEN
- 3 BED + DEN
- 4 BED
- 4 BED + DEN
- COMMON
- TH
- PH
- BUH



DP 18-816029

APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green **Lot 17**
Development Permit

PRJ. N N

Scale:
1" = 50'-0"

GROUND FLOOR PLAN

Sheet No. 5.03

UNIT TYPE LEGEND

- 1 BED
- 1BED + DEN
- 2 BED
- 2 BED + DEN
- 3 BED + DEN
- 4 BED
- 4 BED + DEN
- COMMON
- TH
- PH
- BUH



DP 18-816029

APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green **Lot 17**
Development Permit

PRJ. N N

Scale:
1" = 24'-0"

LEVEL 02 PLAN

Sheet No. 5.04

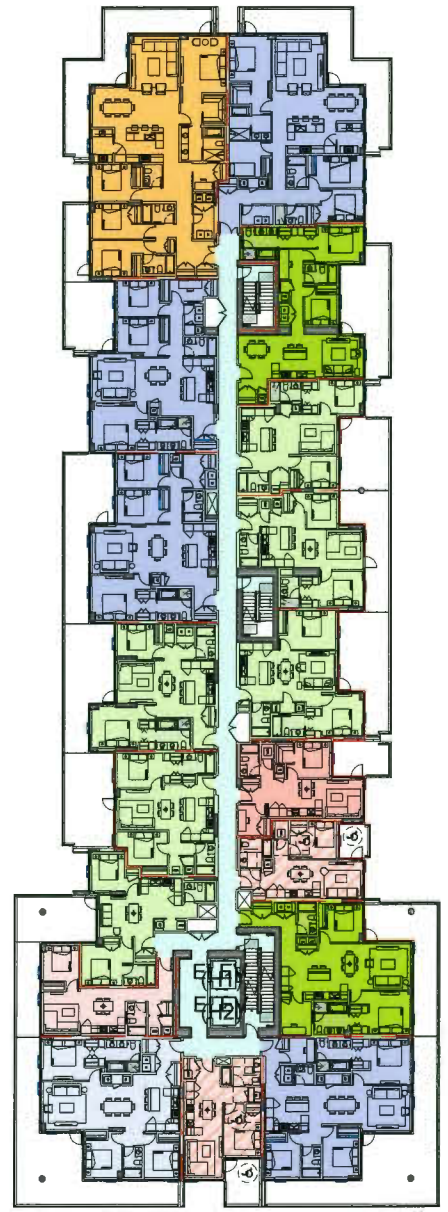
DP 18-816029

UNIT TYPE LEGEND

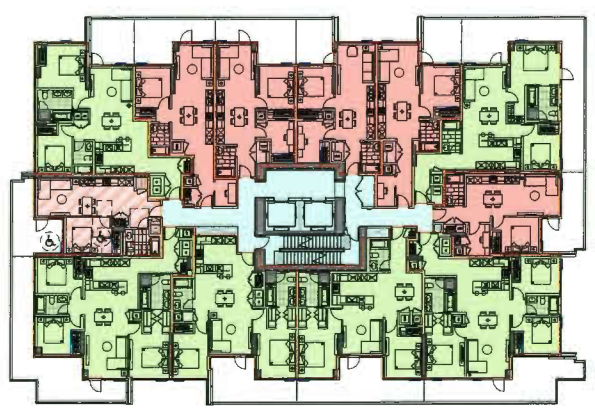
- 1 BED
- 1BED + DEN
- 2 BED
- 2 BED + DEN
- 3 BED + DEN
- 4 BED
- 4 BED + DEN
- COMMON
- TH
- PH
- BUH



TOWER G



TOWER H



TOWER F

APR 2 3 2019

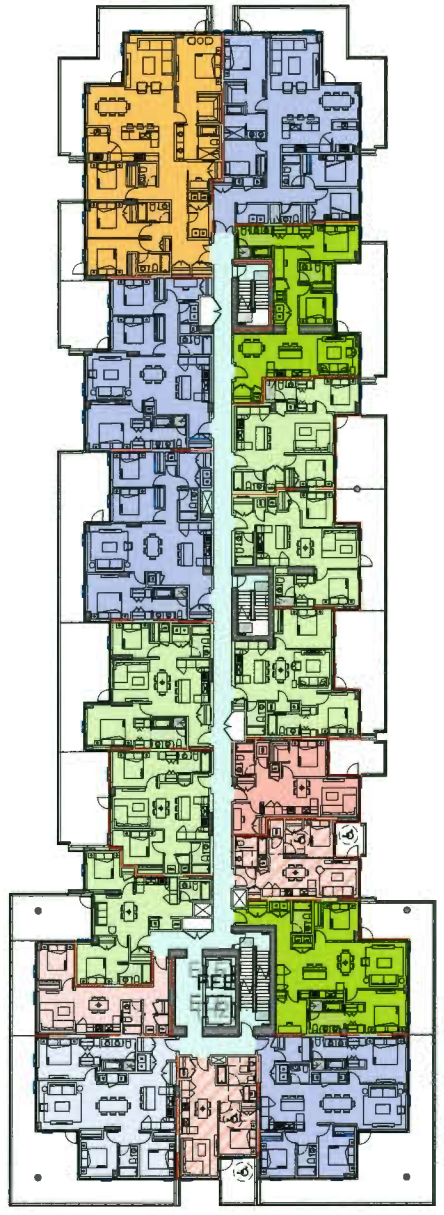
DP 18-816029

UNIT TYPE LEGEND

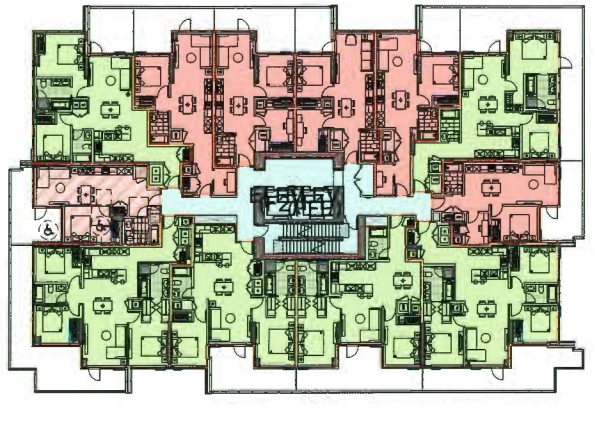
- 1 BED
- 1BED + DEN
- 2 BED
- 2 BED + DEN
- 3 BED + DEN
- 4 BED
- 4 BED + DEN
- COMMON
- TH
- PH
- BUH



TOWER G



TOWER H



TOWER F

APR 2 3 2019

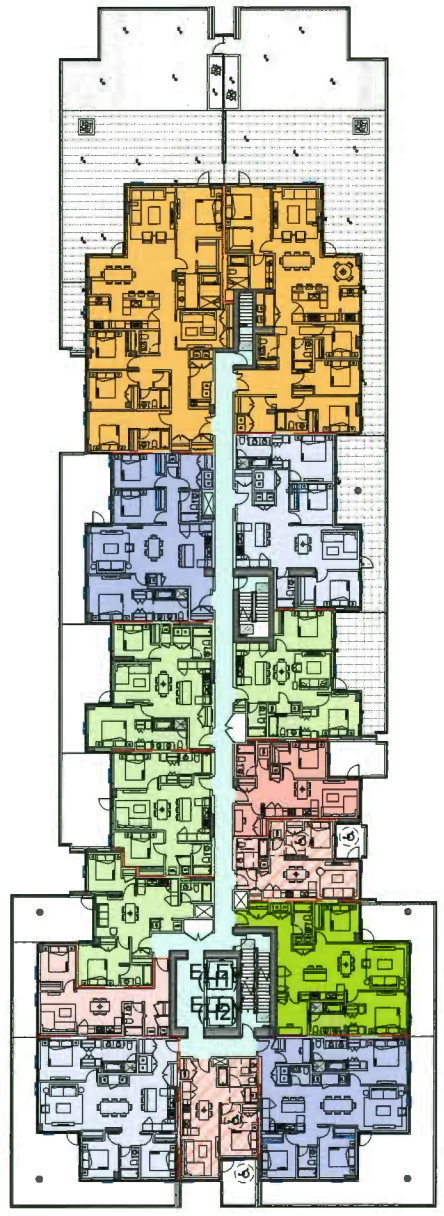
DP 18-816029

UNIT TYPE LEGEND

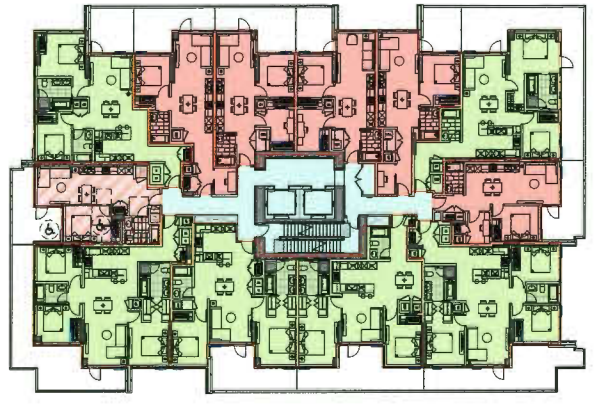
- 1 BED
- 1BED + DEN
- 2 BED
- 2 BED + DEN
- 3 BED + DEN
- 4 BED
- 4 BED + DEN
- COMMON
- TH
- PH
- BUH



TOWER G



TOWER H



TOWER F

APR 2 3 2019

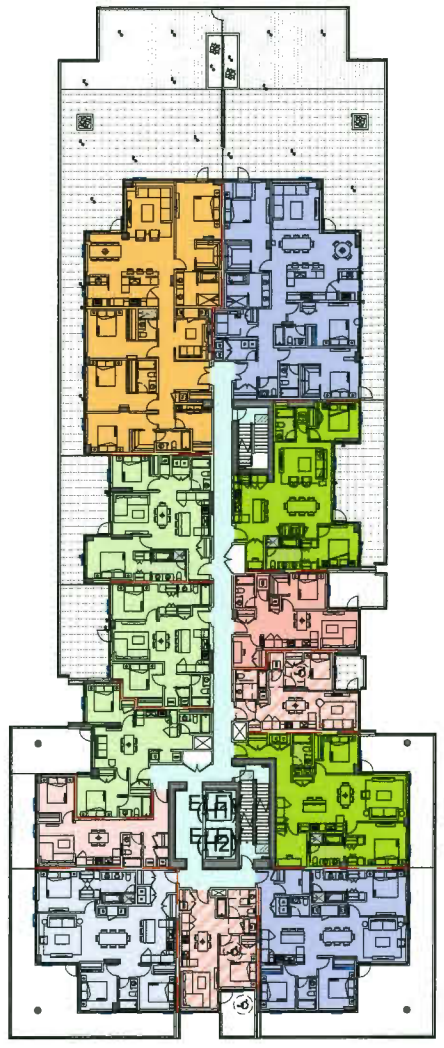
DP 18-816029

UNIT TYPE LEGEND

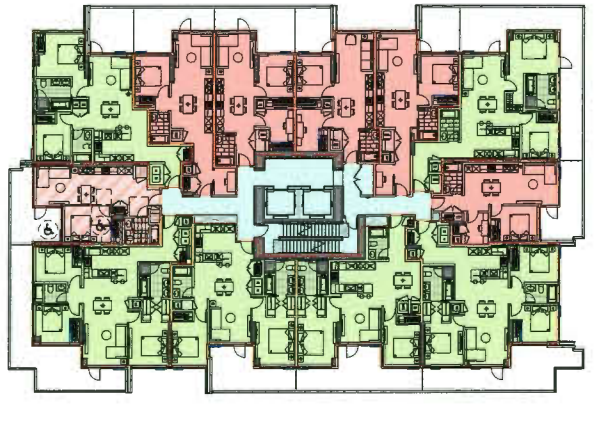
- 1 BED
- 1BED + DEN
- 2 BED
- 2 BED + DEN
- 3 BED + DEN
- 4 BED
- 4 BED + DEN
- COMMON
- TH
- PH
- BUH



TOWER G



TOWER H



TOWER F

APR 2 3 2019

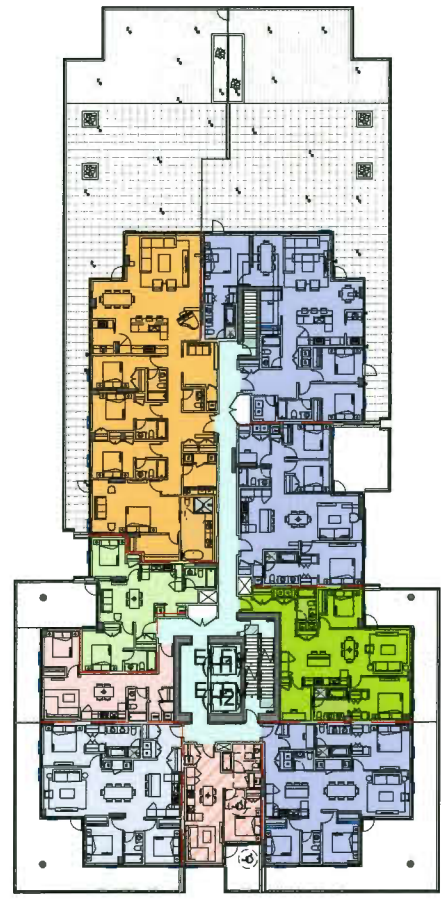
DP 18-816029

UNIT TYPE LEGEND

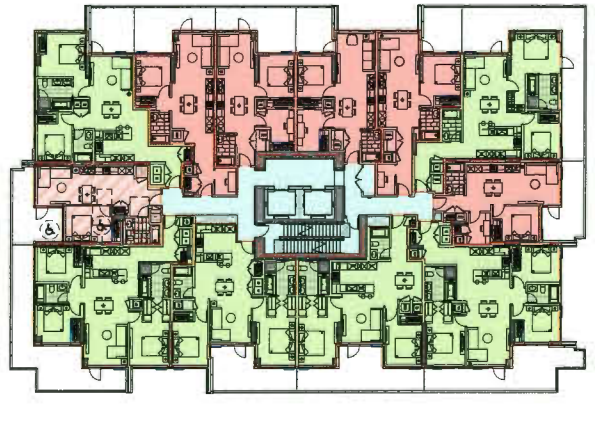
- 1 BED
- 1BED + DEN
- 2 BED
- 2 BED + DEN
- 3 BED + DEN
- 4 BED
- 4 BED + DEN
- COMMON
- TH
- PH
- BUH



TOWER G



TOWER H



TOWER F

APR 2 3 2019

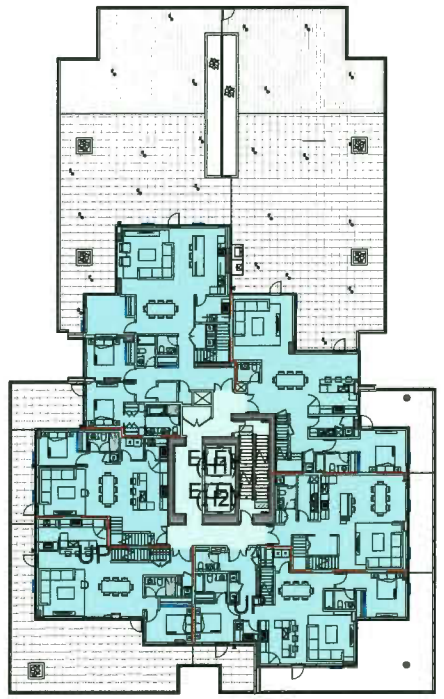
DP 18-816029

UNIT TYPE LEGEND

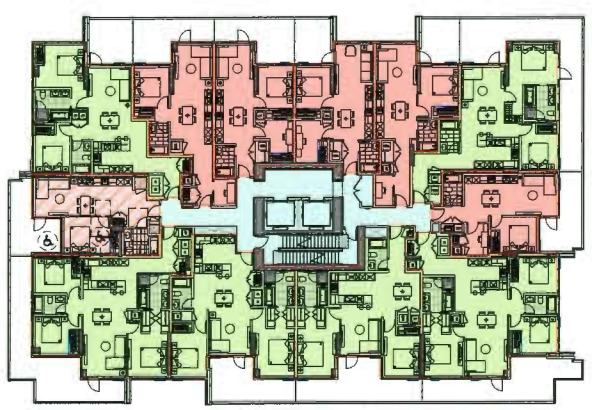
- 1 BED
- 1BED + DEN
- 2 BED
- 2 BED + DEN
- 3 BED + DEN
- 4 BED
- 4 BED + DEN
- COMMON
- TH
- PH
- BUH



TOWER G



TOWER H



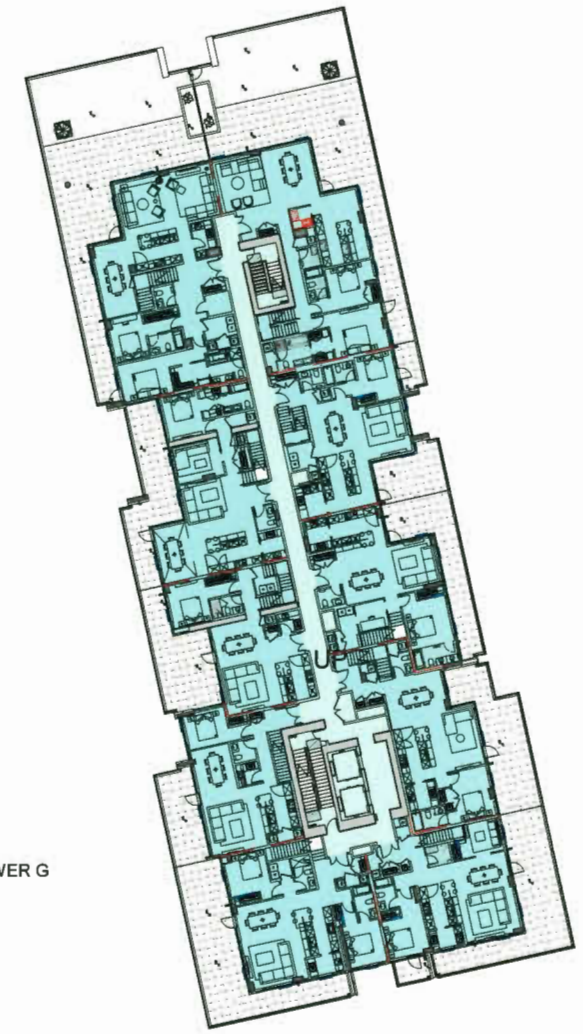
TOWER F

APR 2 3 2019

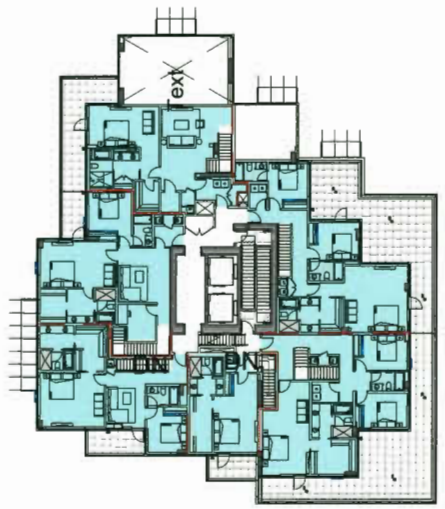
DP 18-816029

UNIT TYPE LEGEND

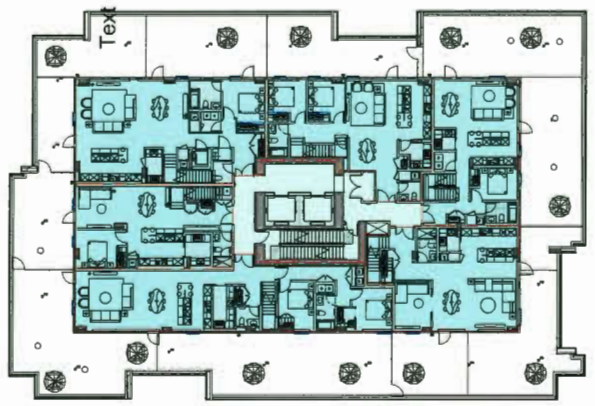
- 1 BED
- 1BED + DEN
- 2 BED
- 2 BED + DEN
- 3 BED + DEN
- 4 BED
- 4 BED + DEN
- COMMON
- TH
- PH
- BUH



TOWER G



TOWER H



TOWER F

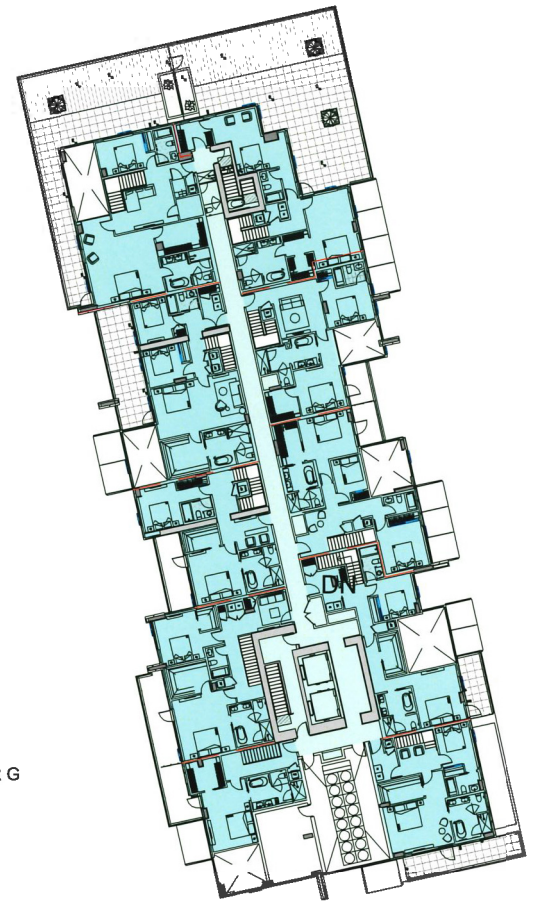
APR 2 3 2019

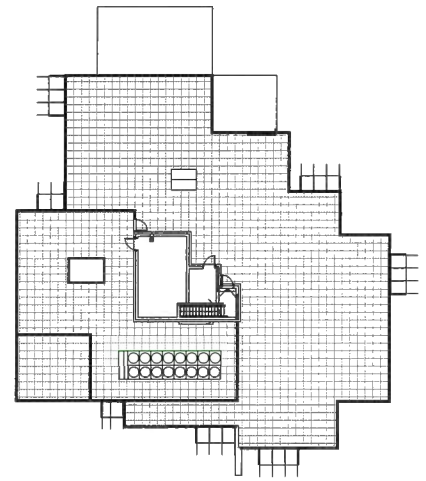
DP 18-816029

UNIT TYPE LEGEND

- 1 BED
- 1BED + DEN
- 2 BED
- 2 BED + DEN
- 3 BED + DEN
- 4 BED
- 4 BED + DEN
- COMMON
- TH
- PH
- BUH

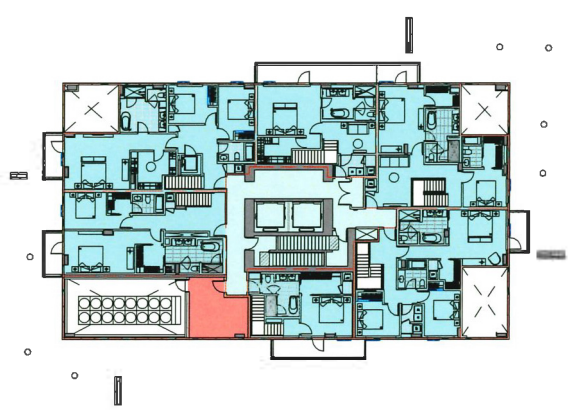
TOWER G



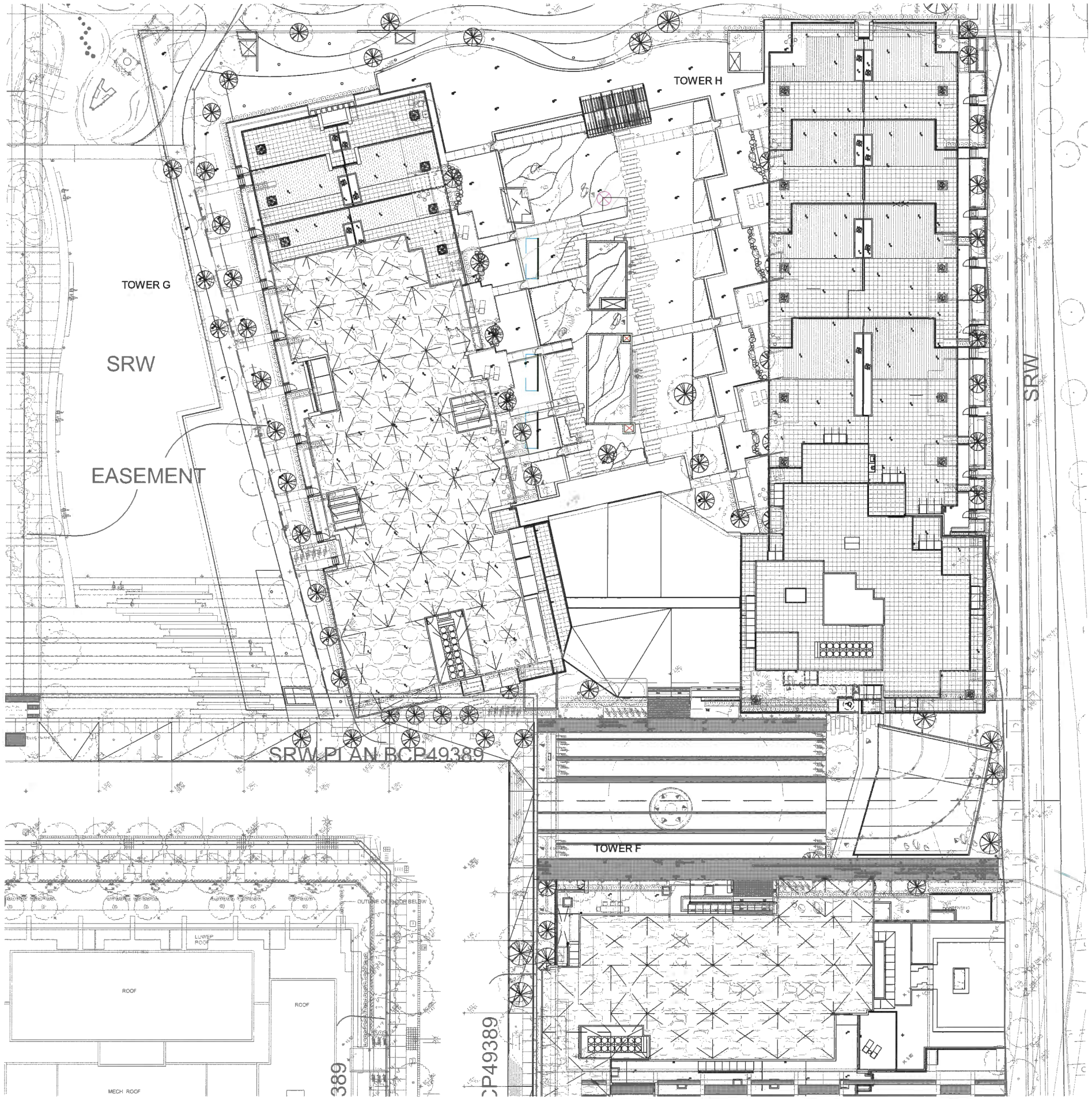


TOWER H

TOWER F

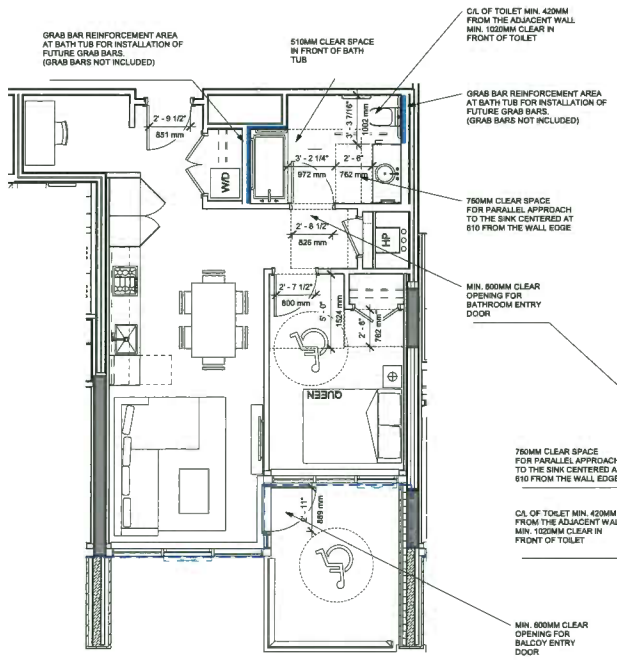


APR 2 3 2019



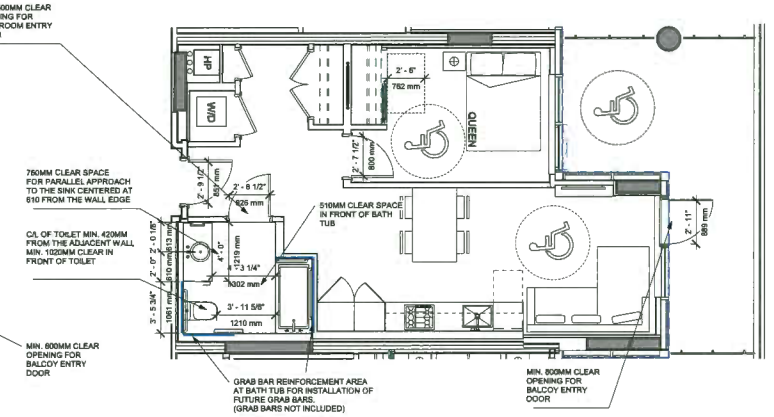
DP 18-816029

APR 2 3 2019



2 / 4.1 TOWER G - G-10-BUH
SCALE: 1/4" = 1'-0"

10 Units, Level 2-11

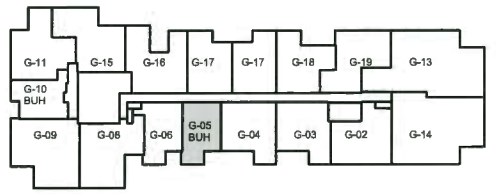


1 / 4.1 TOWER G - G-05-BUH
SCALE: 1/4" = 1'-0"

11 Units, Level 1-11

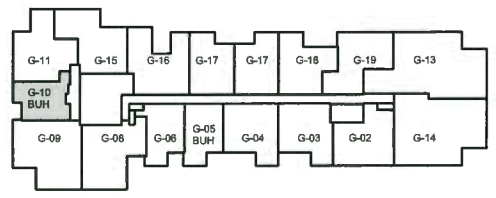
KEY PLAN @ LEVEL 1-11

HATCHED AREA BELOW DENOTES UNIT LOCATION:



KEY PLAN @ LEVEL 2-11

HATCHED AREA BELOW DENOTES UNIT LOCATION:



4.16 Basic Universal Housing Features Purpose

4.16.1 The basic universal housing features described in Section 4.16 are intended to facilitate ready access, use and occupancy of a dwelling unit by a person with a disability. Building Access
4.16.2 Each dwelling unit and each type of amenity space shall be accessible to a person with a disability from a road and from an on-site parking area.
4.16.3 Access to the elevator shall be provided from both the road and the entry to the on-site parking area.
4.16.4 An automatic door opener shall be provided for the main entry.
4.16.5 The minimum clear openings for all entry doors to every dwelling unit and doors in common areas shall be no less than 850.0 mm (which will be provided by a swing door)
4.16.6 The minimum clear opening for the interior doors to at least one bedroom, one accessible bathroom and to common living areas in every dwelling unit shall be no less than 800.0 mm (which will be provided by a swing door)
4.16.7 Doors in every dwelling unit and common areas shall be operable by devices that do not require tight grasping or twisting of wrist
4.16.8 Flush thresholds throughout the building shall be a maximum of 13.0 mm in height.
4.16.9 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 a disability is not anticipated.

Manoeuvring Space at Doorways

4.16.11 Entry doors to every dwelling unit and door assemblies in common areas shall have a clear and level area which is not less than the following:
a) Where the door swings toward the area (pull door), 1500.0 mm long by the width of the door plus at least 600.0 mm clear space on the latch side. This requirement to apply to door assemblies to one bathroom and one bedroom in 2 bedroom and larger dwelling units
b) Where the door swings away from the area (push door), 1220.0 mm long by the width of the door plus at least 300.0 mm clear space on the latch side. This requirement to apply to door assemblies to common living areas in every dwelling unit, and one bathroom and one bedroom in 2 bedroom and larger dwelling units
c) Where there are doors in a series in common areas, there must be separation of at least 1220.0 mm plus the width of the door.

Corridor Widths

4.16.12 Common corridors shall be no less than 1220.0 mm wide and provide a clear area not less than 1500.0 mm by 1500.0 mm adjacent to the elevator entrance.
4.16.13 Floor surfaces throughout the building shall have no abrupt changes in level, i.e. a maximum break of the flush threshold of 13.0 mm height. This requirement does not apply to exterior balcony, patio and deck door sills
4.16.14 Floor surfaces shall be slip resistant.
4.16.15 Where carpets are used, they must be firmly fixed, have a firm underlay and pile under 13.0 mm height.

Windows

4.16.16 Windows which are accessible shall have a window sill height that does not exceed 750.0 mm above the floor to afford seated viewing. At least one window in the bedroom and one window in the living room shall afford such seated viewing
4.16.17 Windows which are accessible shall have opening mechanisms operable with one hand and of a type that does not require tight grasping, pinching or twisting of the unit. Outlets and Switches
4.16.18 Light switches and electrical panels shall be 900.0 to 1200.0 mm from the floor. Intercom buttons shall be a maximum 1375.0 mm from the floor.
4.16.19 Electrical outlets, cable outlets and telephone jacks shall be located 455.0 mm to 1200.0 mm from the floor
4.16.20 Thermostats shall be located between 900.0 mm to 1200.0 mm from the floor
4.16.21 The operable part of controls shall be located within reach of a clear floor area that has a width of not less than 750.0 mm.
4.16.22 Light switches will be rocker or paddle-type switches

Bathrooms

4.16.23 At least one bathroom shall:
a) have a toilet positioned with the centre line of the toilet 420.0 mm to 460.0 mm from a side wall on which a grab bar can be installed and at least 810.0 mm from any obstruction on the non-grab bar side and at least 800.0 mm from any obstruction in front of the toilet, and
b) have a clear floor area at the sink of 760.0 mm by 1220.0 mm positioned for a parallel approach and centred on the sink
c) have a minimum clear area of 910.0 mm in depth along the full length of the bathtub
d) have structural reinforcement in walls behind and beside the toilet and the walls around the tub and/or shower to facilitate the installation of grab bars; and
e) include easy to grasp handles on faucets, e.g., lever-type faucets

4.16.24 Where bathrooms are provided to 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 that one bathroom shall be 480.0 mm above the floor

Kitchens

4.16.25 The kitchen must have:
a) some usable counter space and cupboards that can be easily accessed by people with disabilities, including people with wheelchairs, e.g., continuous counter between the stove and sink adjustable shelves in all cabinets; pull-out work boards at 810.0 mm height; and pull-out cabinet shelves;
b) easy to grasp handles on faucets, e.g., lever-type faucets,
c) easy to reach and grasp handles on cupboards, e.g., D or J-type cabinet handles and grab edges under counters
d) task lighting at sink, stove and key work areas; and
e) plumbing and utility pipes located to provide for a potential 810.0 mm wide under counter workspace so as not to prevent the easy future conversion of counter space and sinks to being universally accessible for knee space under the sink and where there is a counter top stove built in.

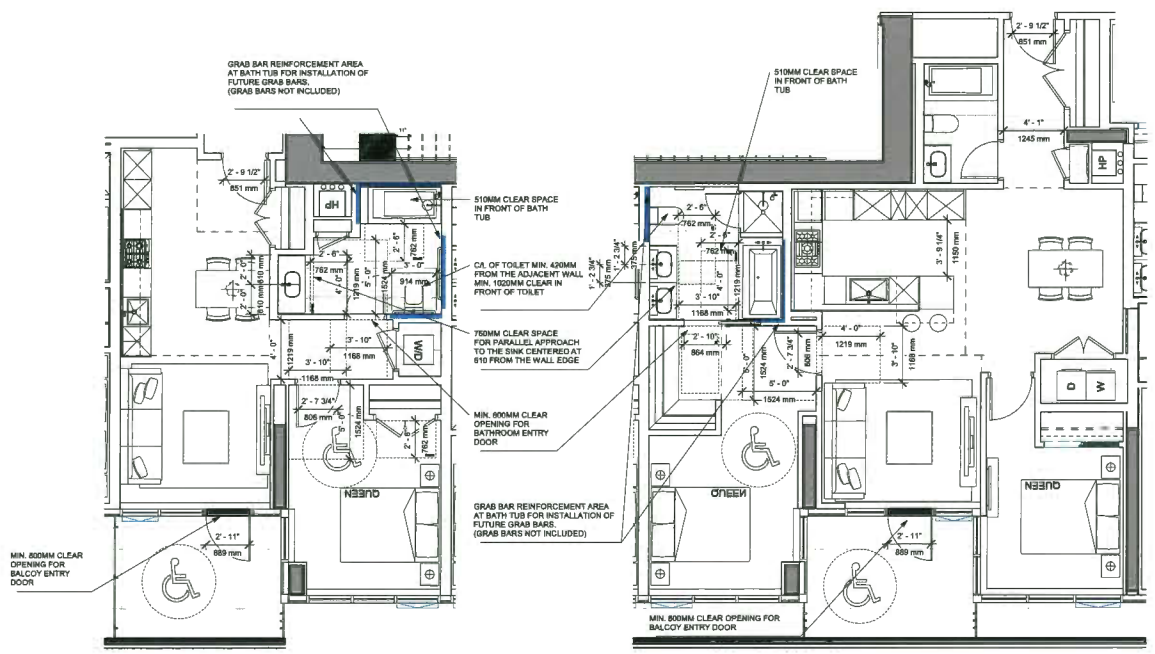
Bedroom & Closet

4.16.26 The space around a bed in a dwelling unit that consists of a bachelor suite and at least one bedroom in every other dwelling unit shall have sufficient space to provide a turning diameter of 1500.0 mm on one side of a double bed
4.16.27 The clothes closet in a dwelling unit that consists of a bachelor suite and at least one bedroom in every other dwelling unit shall have a clear opening of at least 600.0 mm. clear floor space of at least 750.0 mm by 1200.0 mm and a clothes hanger rod that can be lowered to 1200.0 mm

Patios and Balconies

4.16.28 Access doors shall have a minimum clear opening of 800.0 mm
4.16.29 Minimum dimensions of any balcony or patio shall be 1500.0 mm by 1500.0 mm. This requirement does not apply to "Juliett" or "French" style of balcony or patio.

	TOTAL NO. OF UNIT	TOTAL NO. OF BUH UNIT
TOWER F	118	11
TOWER G	377	21
TOWER H	164	19
TOTAL	459	51

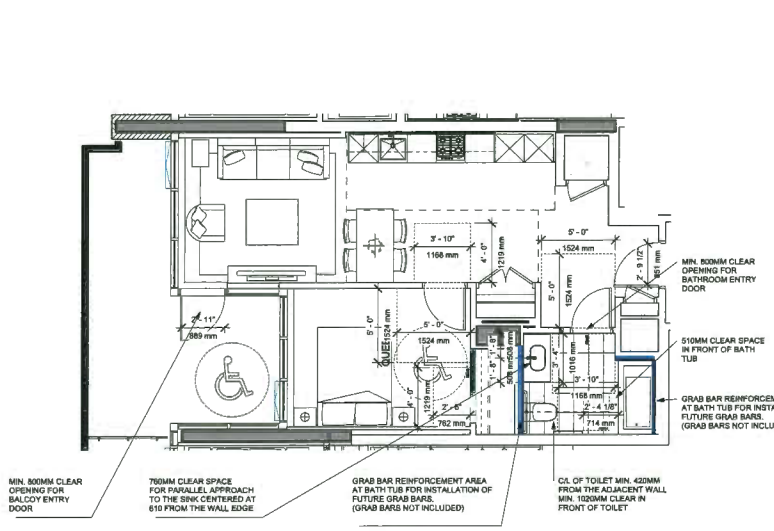


4 / 4.1 TOWER F - F-03-BUH
SCALE: 1/4" = 1'-0"

1 Unit, Level 2

5 / 4.1 TOWER F - F-02-BUH
SCALE: 1/4" = 1'-0"

1 Unit, Level 2

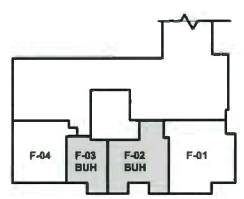


3 / 4.1 TOWER F - F-16-BUH
SCALE: 1/4" = 1'-0"

9 Units, Level 3-11

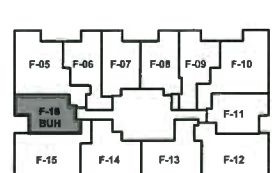
KEY PLAN @ LEVEL 2

HATCHED AREA BELOW DENOTES UNIT LOCATION:



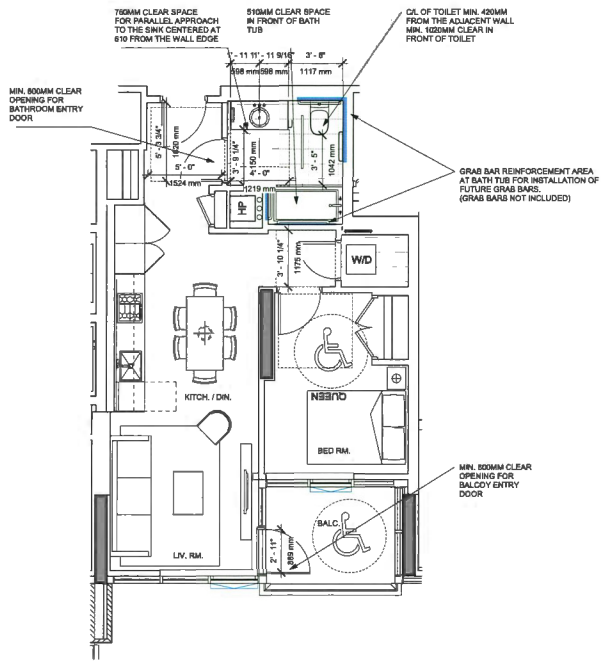
KEY PLAN @ LEVEL 3-11

HATCHED AREA BELOW DENOTES UNIT LOCATION:



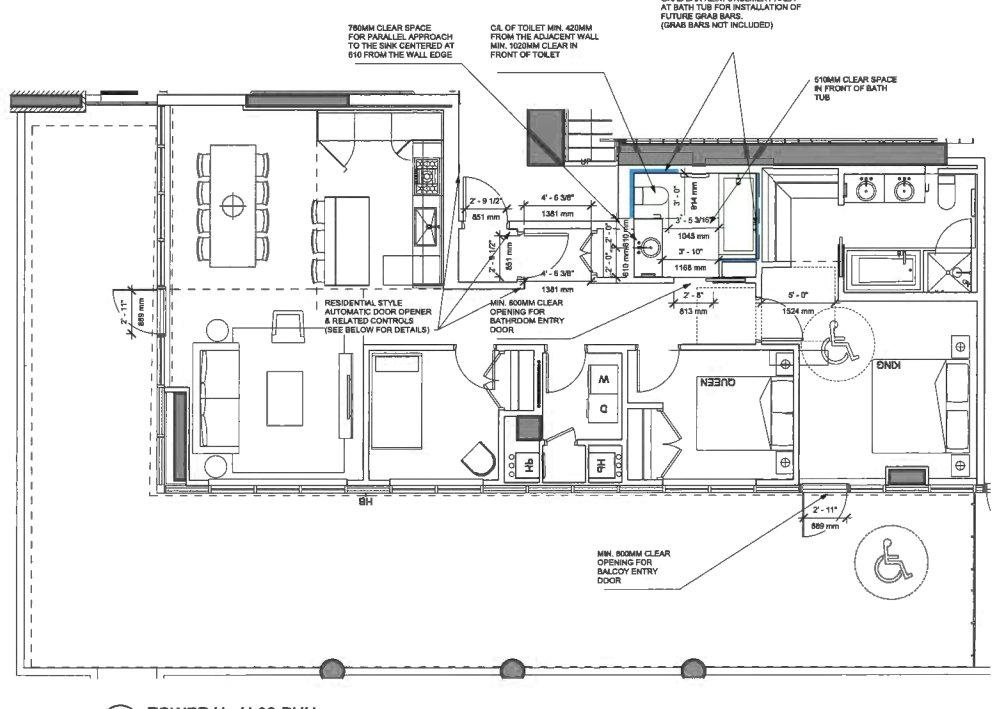
APR 2 3 2019

DP 18-816029



2 / 4.1 TOWER H - H-08-BUH
SCALE: 1/4" = 1'-0"

10 UnitS, Levels 1- 10



3 / 4.1 TOWER H - H-09-BUH
SCALE: 1/4" = 1'-0"

1 Unit, Level 1

LEGEND:

30"x48" CLEAR ACCESS SPACE FOR ADAPTABLE BATHROOM

RESIDENTIAL STYLE AUTOMATIC DOOR OPENER & RELATED CONTROLS (SEE BELOW FOR DETAILS)

A CLEAR SPACE CONFORMING TO BUILDING CODE MUST BE PROVIDED ON EACH SIDE OF THE ENTRY DOOR TO EACH DWELLING UNIT, EXCEPT THAT THE CLEAR SPACE BESIDE THE LATCHING JAMB OF DWELLING UNIT ENTRY DOOR MAY BE REDUCED TO 450mm. WHERE IT CAN BE DEMONSTRATED THAT IT IS IMPRACTICAL TO PROVIDE THIS SPACE, THE CLEAR SPACE REQUIREMENT MAY BE OMITTED PROVIDED THE DOOR IS PRE-WIRED WITH OUTLET BOXES FOR A RESIDENTIAL STYLE DOOR OPENER AND RELATED CONTROLS SUBJECT TO CITY INSPECTORS.

NOTES
1. WHERE AN OPTION OF PRE-WIRING IS PERMITTED IN LIEU OF THE REQUIRED CLEAR SPACE ON EACH SIDE OF THE ENTRY DOOR, THE EXTENT OF PRE-WIRING MUST BE CONSISTENT WITH THE SKETCH ILLUSTRATED BELOW AND TO BE APPROVED BY CITY INSPECTORS.

2. IT IS EXPECTED THAT THIS OPTION WILL BE INDICATED ON THE ELECTRICAL DRAWINGS. THE ELECTRICAL PLAN EXAMINER'S TRANSMITTAL FORM / CHECK LIST ALSO REFLECTS. THE USE OF THIS OPTION TO ASSIST ELECTRICAL DESIGNERS.

NOTES
1. THIS DETAIL IS SUBJECT TO CITY'S APPROVAL.
2. PROVIDE PROVISION FOR ELECTRICAL DOOR OPENER FOR SUITE DOORS IN ALL LOCATIONS WHERE PUSH/PULL SIDE FOR CLEARANCE FOR DISABLE ACCESS PER BCBC IS NOT ACHIEVED

4.16 Basic Universal Housing Features Purpose

4.16.1 The basic universal housing features described in Section 4.16 are intended to facilitate ready access, use and occupancy of a dwelling unit by a person with a disability. Building Access
4.16.2 Each dwelling unit and each type of amenity space shall be accessible to a person with a disability from a road and from an on-site parking area.
4.16.3 Access to the elevator shall be provided from both the road and the entry to the on-site parking area.
4.16.4 An automatic door opener shall be provided for the main entry.
4.16.5 The minimum clear openings for all entry doors to every dwelling unit and doors in common areas shall be no less than 850.0 mm (which will be provided by a swing door).
4.16.6 The minimum clear opening for the interior doors to at least one bedroom, one accessible bathroom and to common living areas in every dwelling unit shall be no less than 800.0 mm (which will be provided by a swing door).
4.16.7 Doors in every dwelling unit and common areas shall be operable by devices that do not require tight grasping or twisting of wrist.
4.16.8 Flush thresholds throughout the building shall be a maximum of 13.0 mm in height
4.16.9 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 a disability is not anticipated.

Manoeuvring Space at Doorways

4.16.11 Entry doors to every dwelling unit and door assemblies in common areas shall have a clear and level area which is not less than the following:
a) Where the door swings toward the area (pull door), 1500.0 mm long by the width of the door plus at least 600.0 mm clear space on the latch side. This requirement to apply to door assemblies to one bathroom and one bedroom in 2 bedroom and larger dwelling units.
b) Where the door swings away from the area (push-door), 1220.0 mm long by the width of the door plus at least 300.0 mm clear space on the latch side. This requirement to apply to door assemblies to common living areas in every dwelling unit, and one bathroom and one bedroom in 2 bedroom and larger dwelling units.
c) Where there are doors in a series in common areas, there must be separation of at least 1220.0 mm plus the width of the door.

Corridor Widths

4.16.12 Common corridors shall be no less than 1220.0 mm wide and provide a clear area not less than 1500.0 mm by 1500.0 mm adjacent to the elevator entrance.
4.16.13 Floor surfaces throughout the building shall have no abrupt changes in level, i.e. a maximum break of the flush threshold of 13.0 mm height. This requirement does not apply to exterior balcony, patio and deck door sills.
4.16.14 Floor surfaces shall be slip resistant.
4.16.15 Where carpets are used, they must be firmly fixed, have a firm underlay and pile under 13.0 mm height.

Windows

4.16.16 Windows which are accessible shall have a window sill height that does not exceed 750.0 mm above the floor to afford seated viewing. At least one window in the bedroom and one window in the living room shall afford such seated viewing
4.16.17 Windows which are accessible shall have opening mechanisms operable with one hand and of a type that does not require tight grasping, pinching or twisting of the unit. Outlets and Switches
4.16.18 Light switches and electrical panels shall be 900.0 to 1200.0 mm from the floor. Intercom buttons shall be a maximum 1375.0 mm from the floor
4.16.19 Electrical outlets, cable outlets and telephone jacks shall be located 455.0 mm to 1200.0 mm from the floor.
4.16.20 Thermostats shall be located between 900.0 mm to 1200.0 mm from the floor
4.16.21 The operable part of controls shall be located within reach of a clear floor area that has a width of not less than 750.0 mm
4.16.22 Light switches will be rocker or paddle-type switches

Bathrooms

4.16.23 At least one bathroom shall:
a) have a toilet positioned with the centre line of the toilet 420.0 mm to 480.0 mm from a side wall on which a grab bar can be installed and at least 810.0 mm from any obstruction on the non-grab bar side and at least 800.0 mm from any obstruction in front of the toilet, and
b) have a clear floor area at the sink of 750.0 mm by 1220.0 mm positioned for a parallel approach and centred on the sink.
c) have a minimum clear area of 810.0 mm in depth along the full length of the bathtub
d) have structural reinforcement in walls behind and beside the toilet and the walls around the tub and/or shower to facilitate the installation of grab bars, and
e) include easy to grasp handles on faucets, e.g., lever-type faucets

4.16.24 Where bathrooms are provided to 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 that one bathroom shall be 460.0 mm above the floor

Kitchens

4.16.25 The kitchen must have:
a) some usable counter space and cupboards that can be easily accessed by people with disabilities including people with wheelchairs, e.g. continuous counter between the stove and sink. adjustable shelves in all cabinets. pull-out work boards at 810.0 mm height; and pull-out cabinet shelves,
b) easy to grasp handles on faucets, e.g. lever-type faucets,
c) easy to reach and grasp handles on cupboards, e.g., D or J type cabinet handles and grab edges under counters.
d) task lighting at sink, stove and key work areas; and
e) plumbing and utility pipes located to provide for a potential 810.0 mm wide under counter workspace so as not to prevent the easy future conversion of counter space and sinks to being universally accessible for knee space under the sink and where there is a counter top stove built in

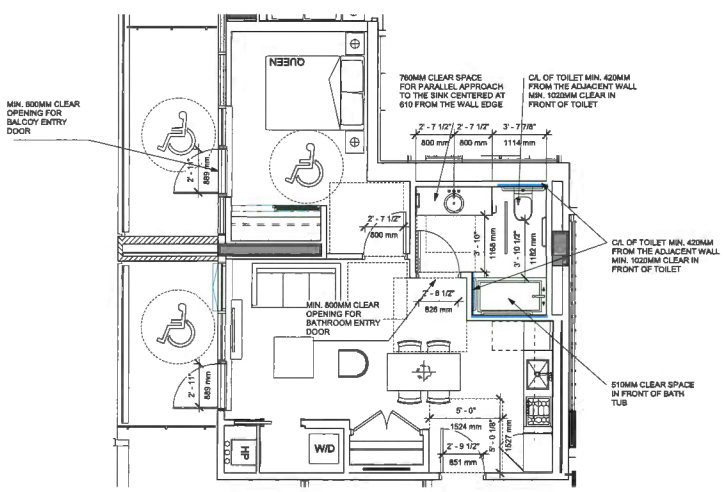
Bedroom & Closet

4.16.26 The space around a bed in a dwelling unit that consists of a bachelor suite and at least one bedroom in every other dwelling unit shall have sufficient space to provide a turning diameter of 1500.0 mm on one side of a double bed.
4.16.27 The clothes closet in a dwelling unit that consists of a bachelor suite and at least one bedroom in every other dwelling unit shall have a clear opening of at least 900.0 mm. clear floor space of at least 750.0 mm by 1200.0 mm and a clothes hanger rod then can be lowered to 1200.0 mm.

Patios and Balconies

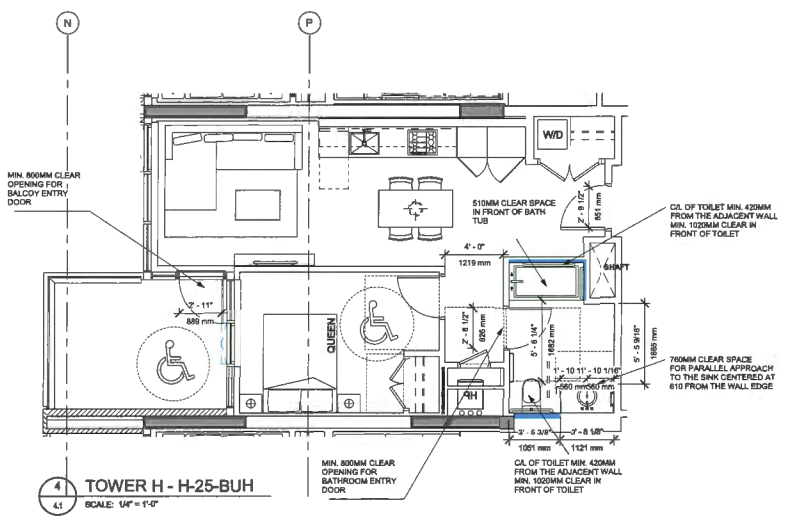
4.16.28 Access doors shall have a minimum clear opening of 800.0 mm.
4.16.29 Minimum dimensions of any balcony or patio shall be 1520.0 mm by 1500.0 mm. This requirement does not apply to "Juliet" or "French" style of balcony or patio

	TOTAL NO. OF UNIT	TOTAL NO. OF BUH UNIT
TOWER F	118	11
TOWER G	177	21
TOWER H	164	19
TOTAL	459	51



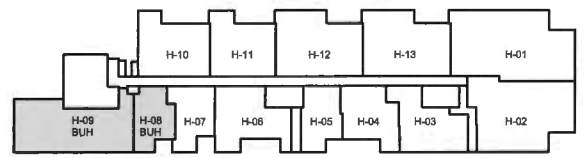
1 / 4.1 TOWER H - H-20-BUH
SCALE: 1/4" = 1'-0"

1 Units, Level 2

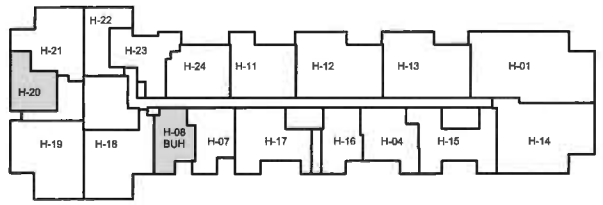


4 / 4.1 TOWER H - H-25-BUH
SCALE: 1/4" = 1'-0"

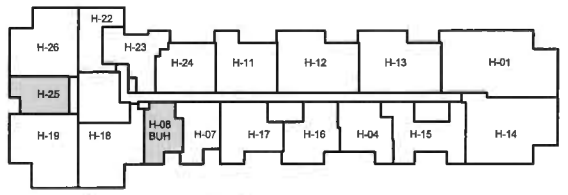
8 Unit, Levels 3-10



KEY PLAN @ LEVEL 1
HATCHED AREA DENOTES UNIT LOCATION:



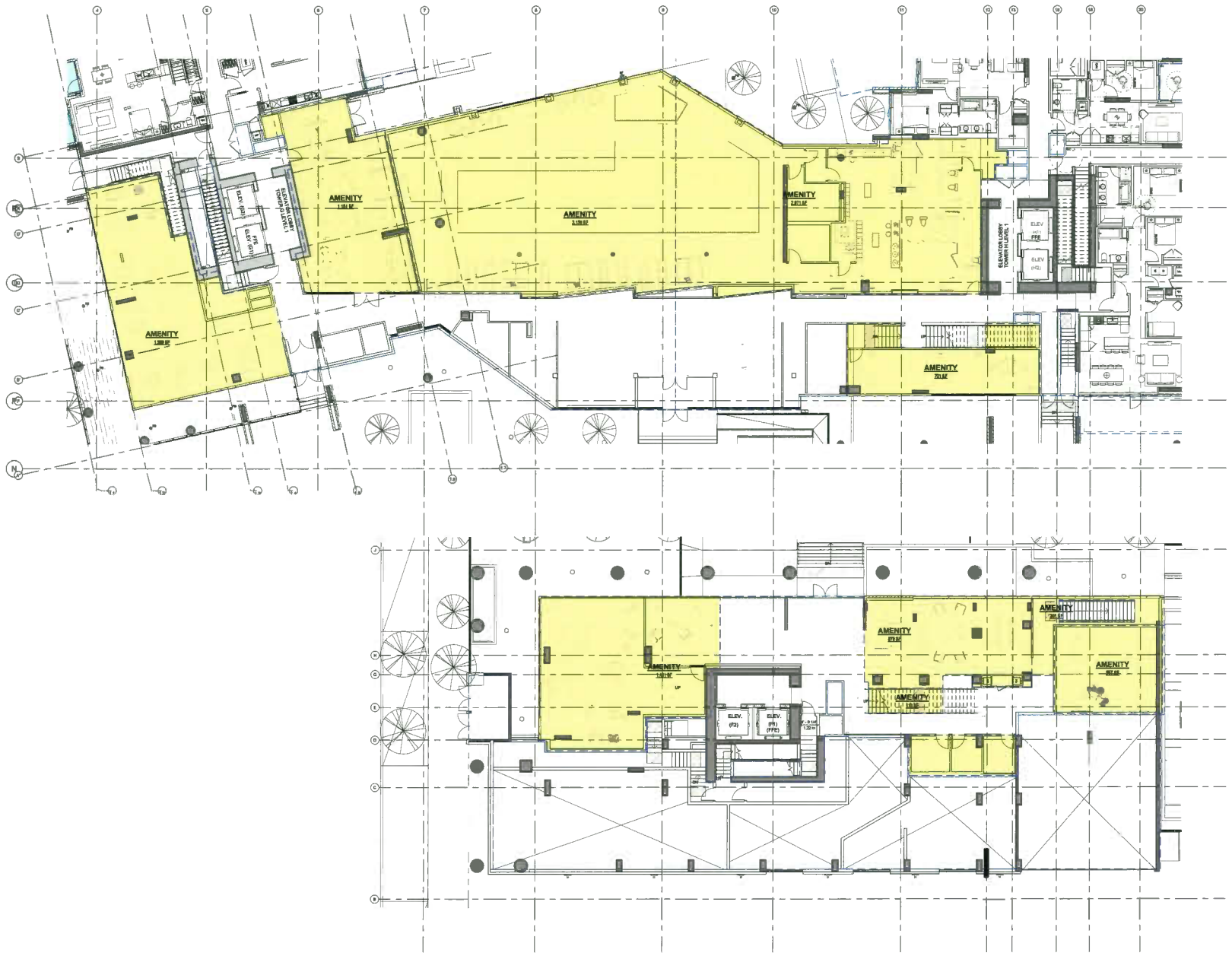
KEY PLAN - LEVELS 2
HATCHED AREA DENOTES UNIT LOCATION:

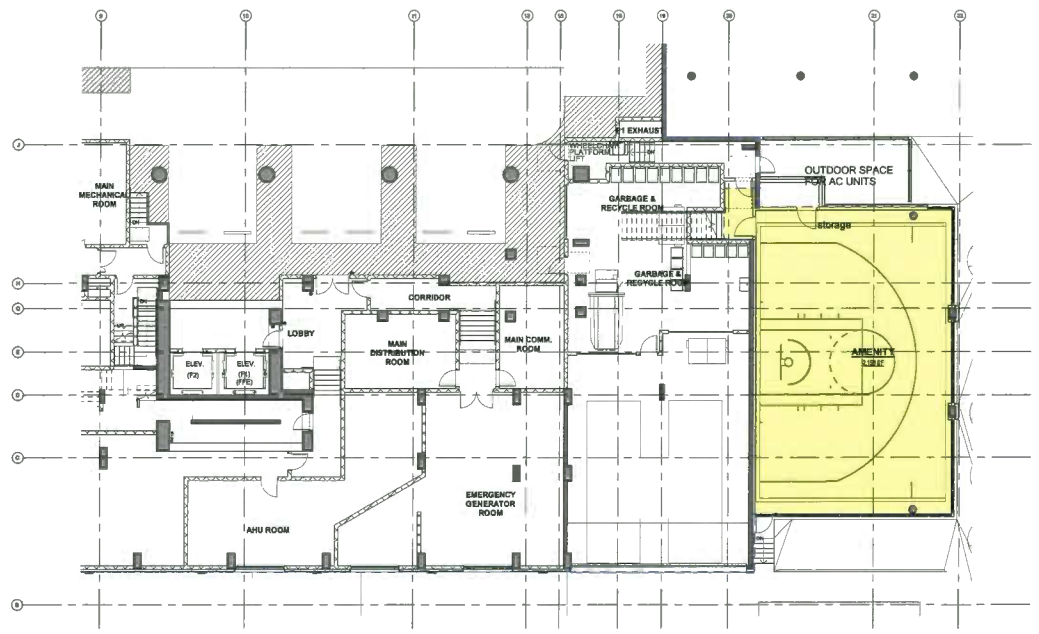


KEY PLAN @ LEVEL 3-10
HATCHED AREA DENOTES UNIT LOCATION:

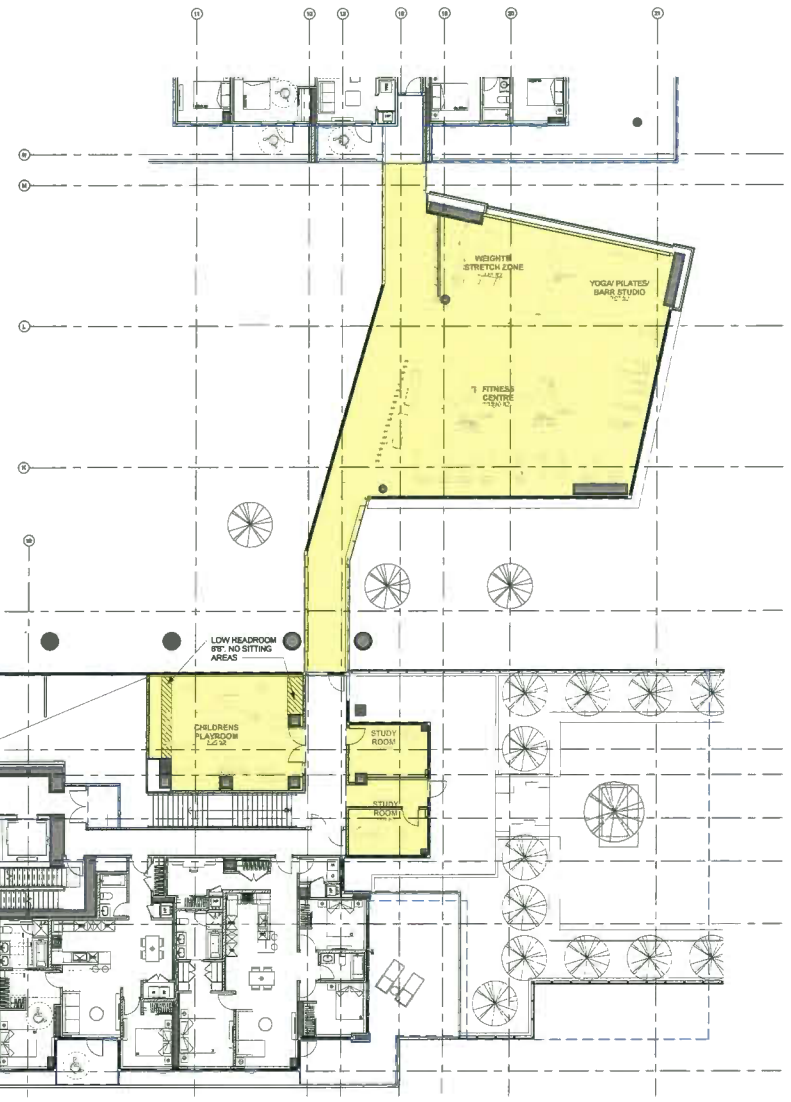
APR 2 3 2019

DP 18-816029



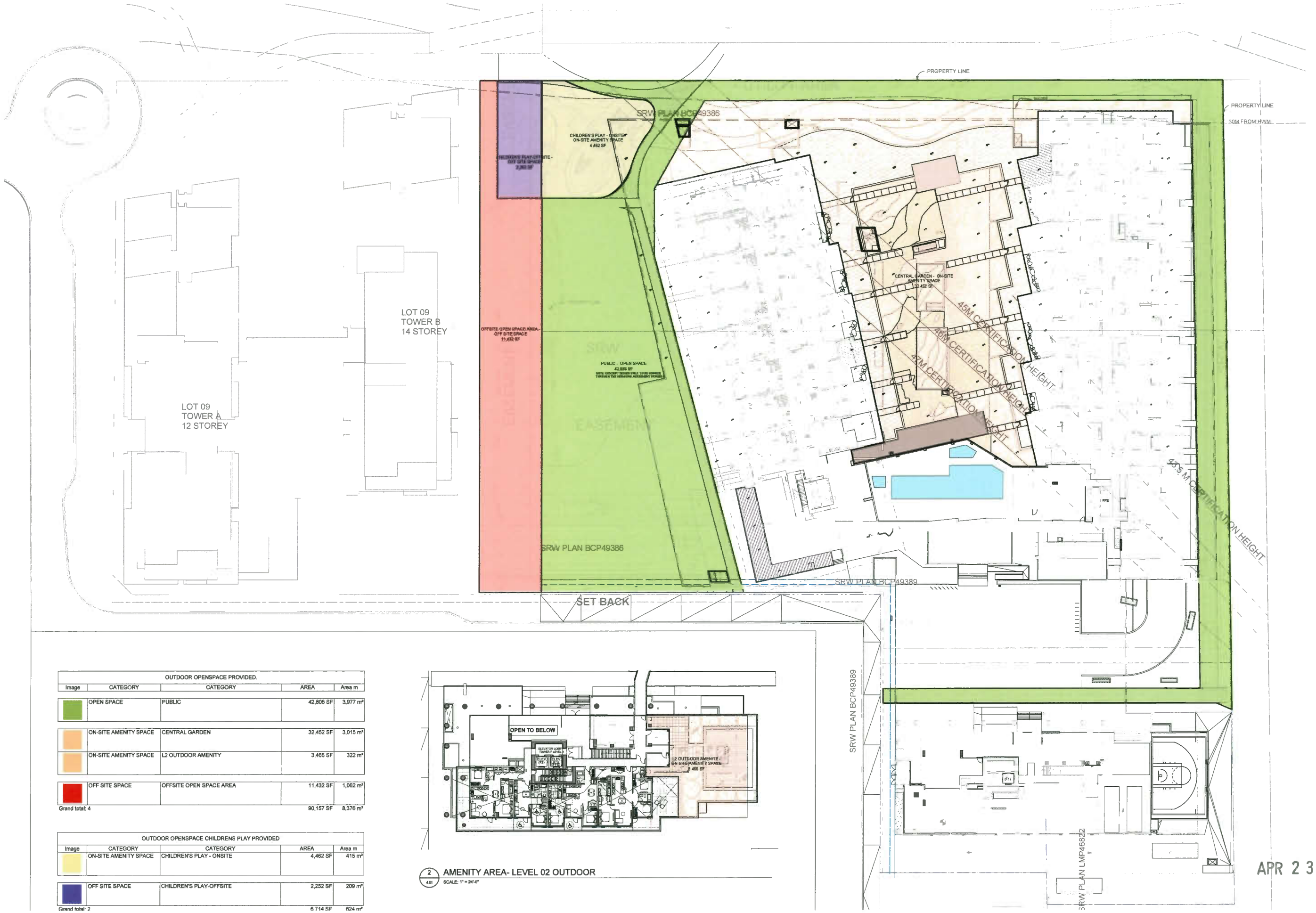


AMENITY FAR SUMMARY		
Comments	Amenity Area	
	Imperial	Metric
LEVEL 02		
FITNESS CENTRE TOWER F	3,228	299.9
CHILDRENS PLAY ROOM TOWER F	627	58.2
STUDY ROOM TOWER F	388	36.0
	4,243	**394.2**
LEVEL 01		
SWIMMING POOL (TOWER G)	3,159	293.5
MULTI MEDIA ROOM TOWER F	557	51.8
CO-WORKING SPACE TOWER F	879	81.6
DRY STORE CIRCULATION TOWER F	201	18.7
CLUB ROOM TOWER F	1,481	137.6
SW. POOL TOWER H	2,971	276.0
CLUB LOUNGE TOWER G	1,589	147.6
STAFF ROOM	701	65.1
STAIRWAY TOWER F	113	10.5
LOUNGE TOWER G	1,161	107.8
MUSIC ROOM AND COMMON WASHROOMS TOWER F	256	23.8
	13,066	**1,213.9**
LEVEL P1		
MULTI-COURT	2,159	200.6
	2,159	**200.6**
	19,468	**1,808.6**



DP 18-816029

APR 2 3 2019



OUTDOOR OPENSPACE PROVIDED.				
Image	CATEGORY	CATEGORY	AREA	Area m
	OPEN SPACE	PUBLIC	42,806 SF	3,977 m²
	ON-SITE AMENITY SPACE	CENTRAL GARDEN	32,452 SF	3,015 m²
	ON-SITE AMENITY SPACE	L2 OUTDOOR AMENITY	3,466 SF	322 m²
	OFF SITE SPACE	OFFSITE OPEN SPACE AREA	11,432 SF	1,062 m²
Grand total: 4			90,157 SF	8,376 m²

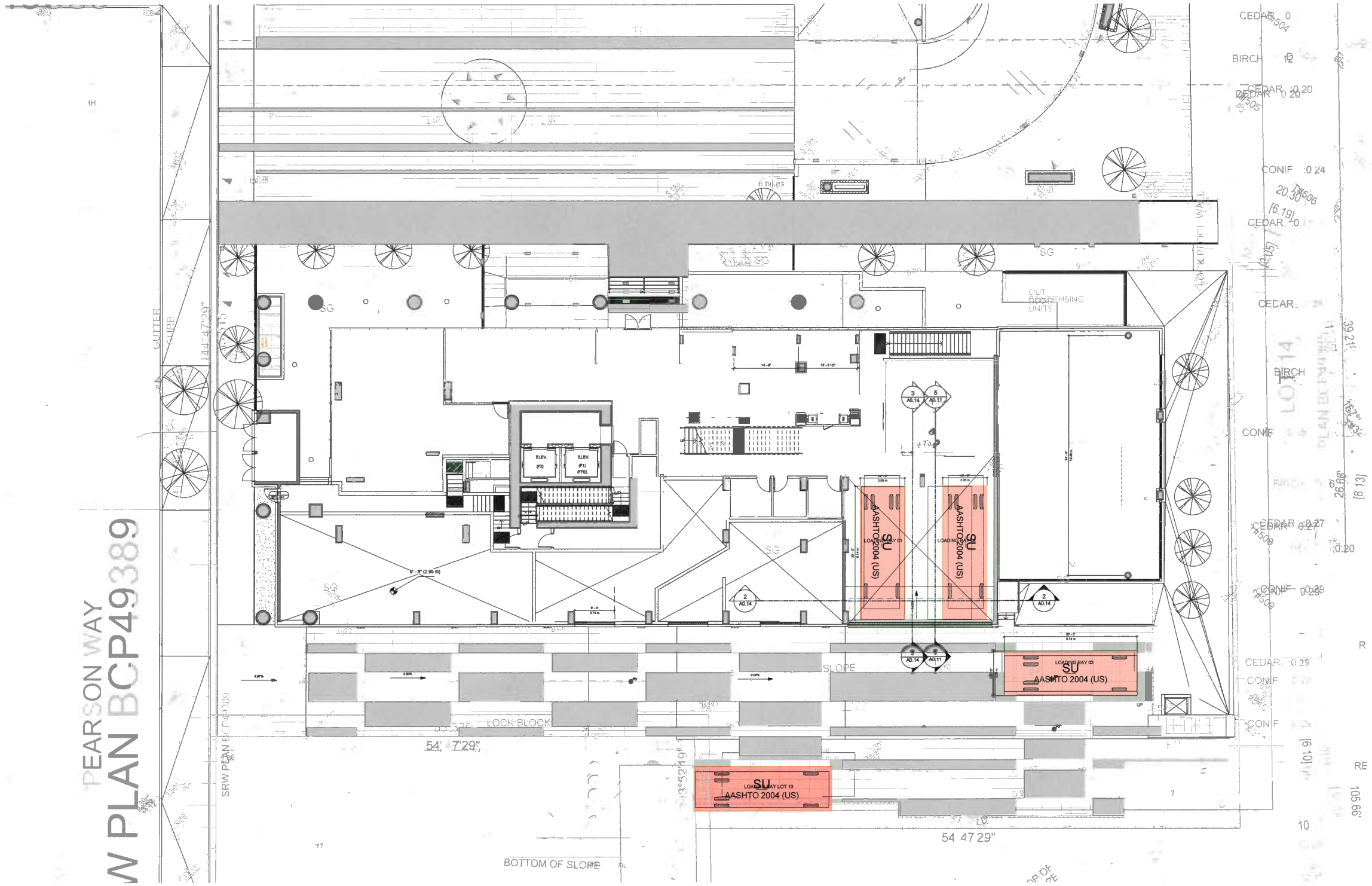
OUTDOOR OPENSPACE CHILDRENS PLAY PROVIDED				
Image	CATEGORY	CATEGORY	AREA	Area m
	ON-SITE AMENITY SPACE	CHILDREN'S PLAY - ONSITE	4,462 SF	415 m²
	OFF SITE SPACE	CHILDREN'S PLAY-OFFSITE	2,252 SF	209 m²
Grand total: 2			6,714 SF	624 m²

2 / A01 AMENITY AREA- LEVEL 02 OUTDOOR
SCALE: 1" = 24'-0"

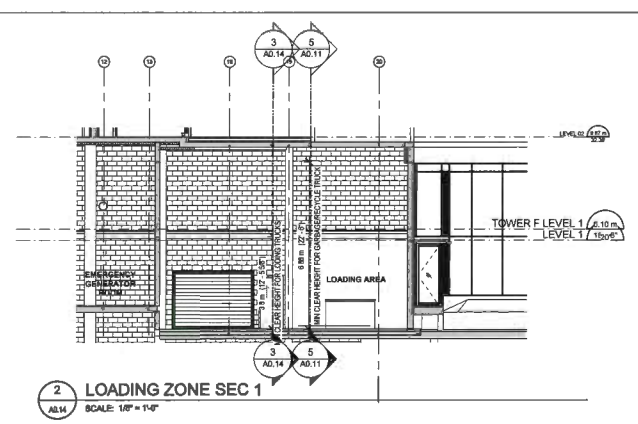
APR 2 3 2019

DP 18-816029

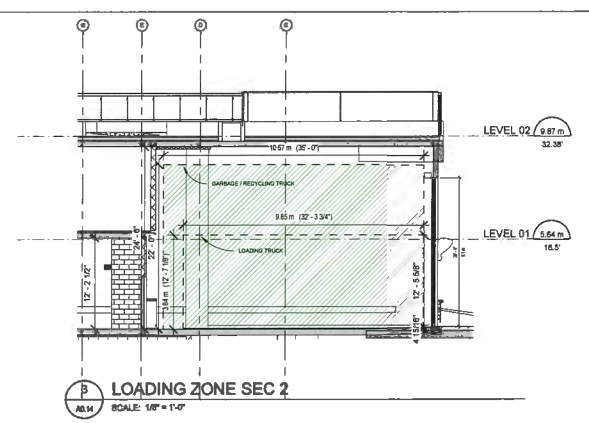
DP 18-816029



1 LOADING BAY PLAN
SCALE: 1/8" = 1'-0"

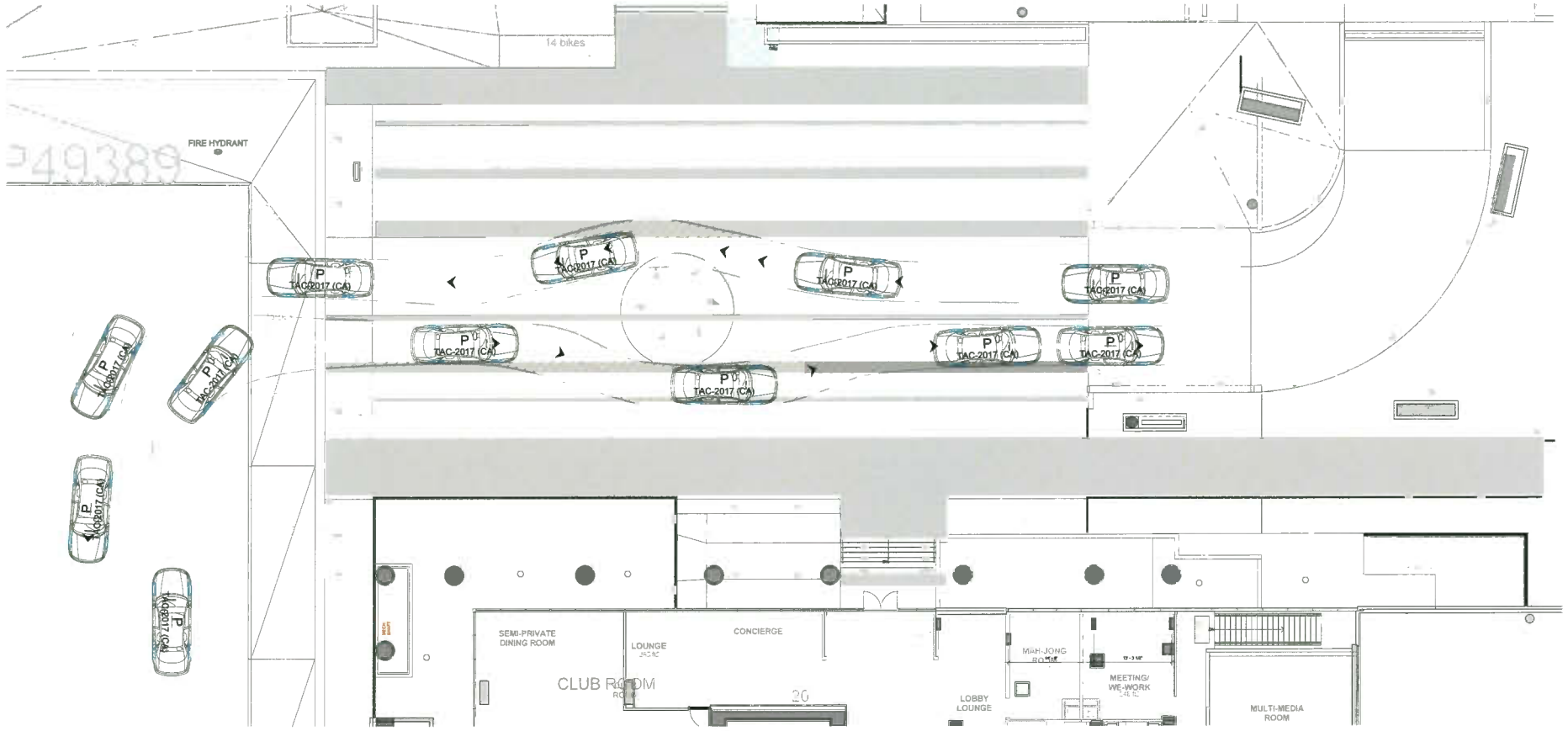


2 LOADING ZONE SEC 1
SCALE: 1/8" = 1'-0"

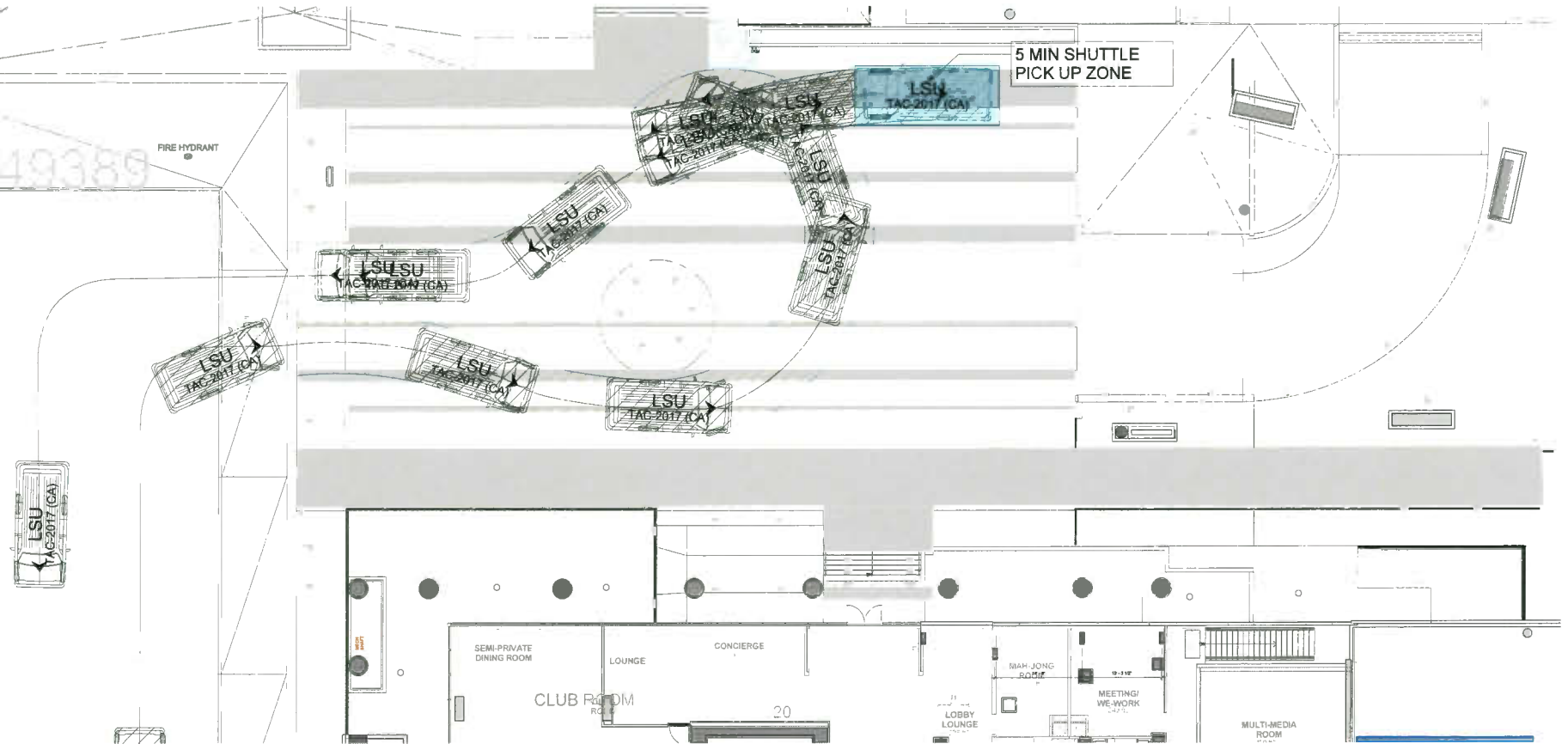


2 LOADING ZONE SEC 2
SCALE: 1/8" = 1'-0"

APR 2 3 2019



1 DRIVE COURT IN & OUT OF PARKING
4.01 SCALE: 1/8" = 1'-0"

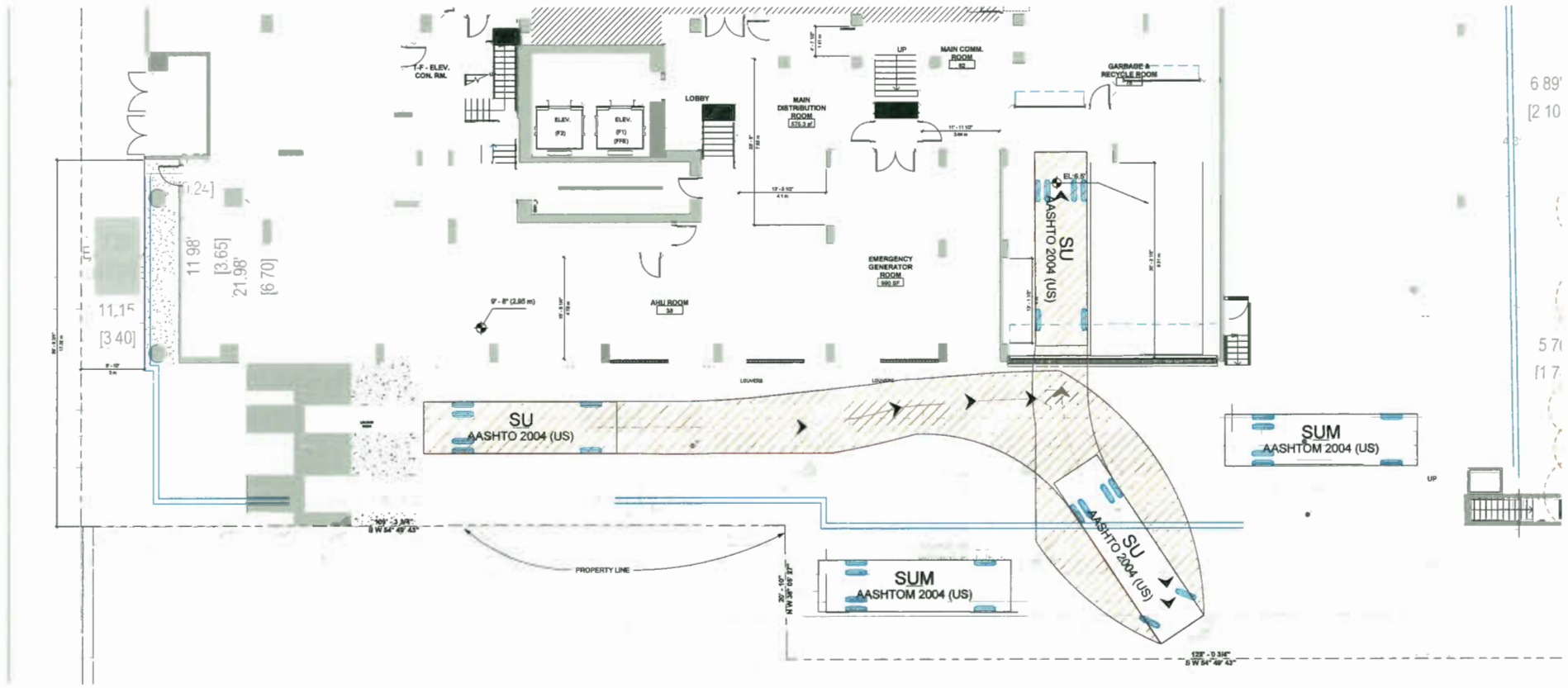


2 DRIVE COURT SHUTTLE
4.01 SCALE: 1/8" = 1'-0"

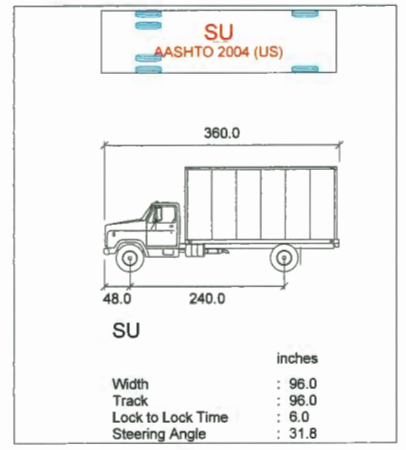
DP 18-816029

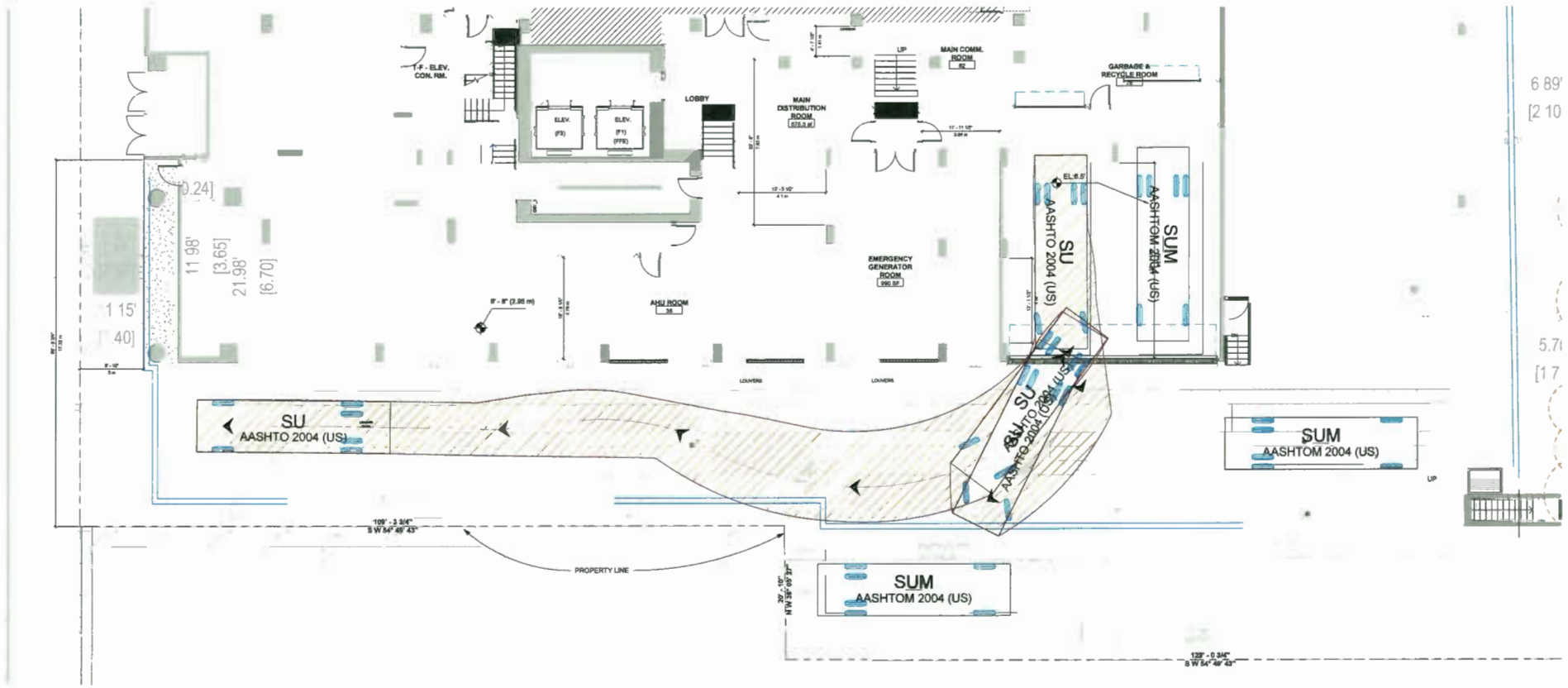
APR 2 3 2019

LOADING P1-BAY 1:
MSU ENTER INTO LOADING AND EXIT OUT FORWARD (BOTH LOADINGS WORKING TOGETHER).



1/421 LEVEL P1 -LOADING BAY 01 IN
SCALE: 1/8" = 1'-0"



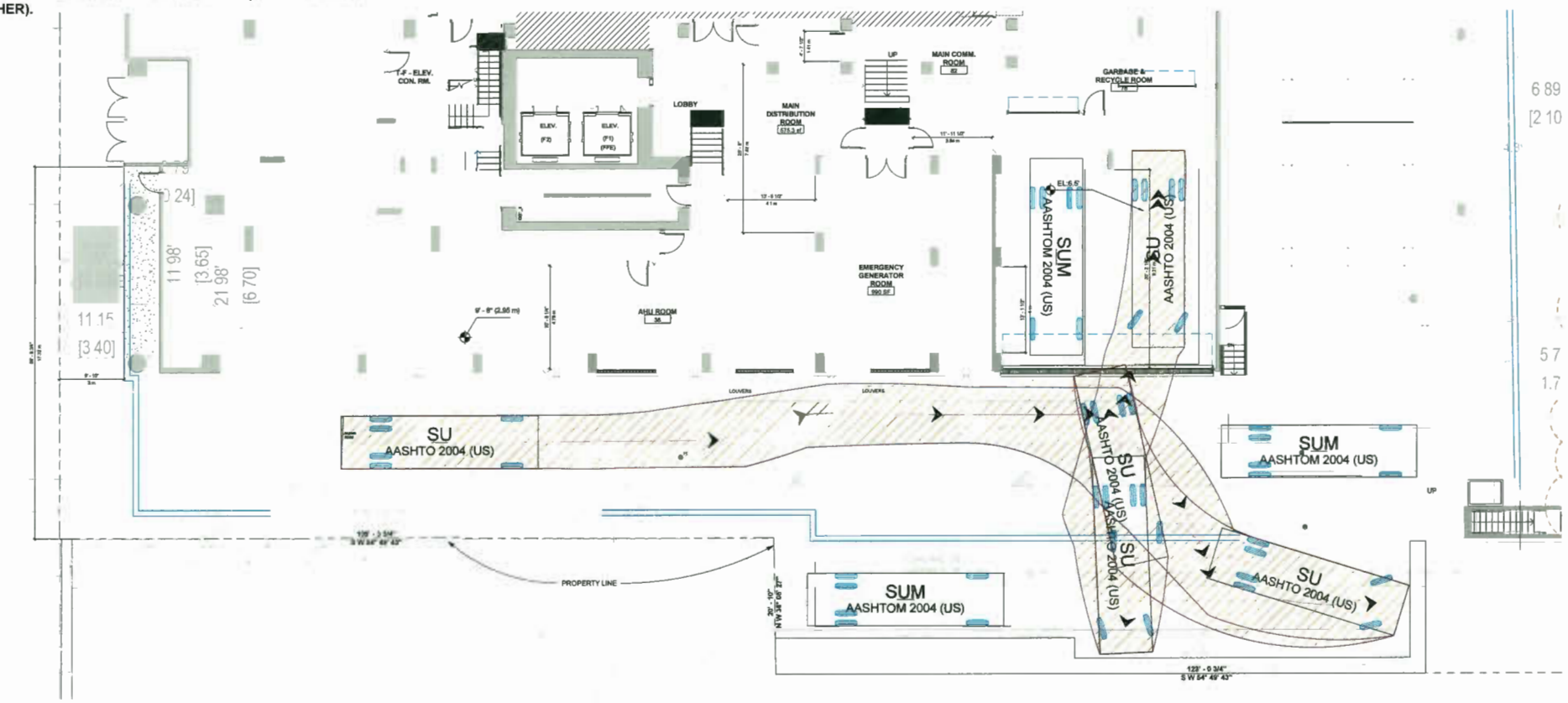


2/421 LEVEL P1 -LOADING BAY 01 OUT
SCALE: 1/8" = 1'-0"

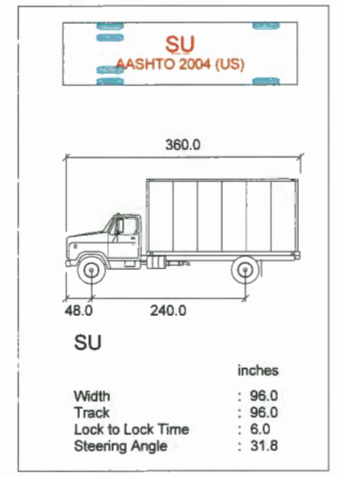
DP 18-816029

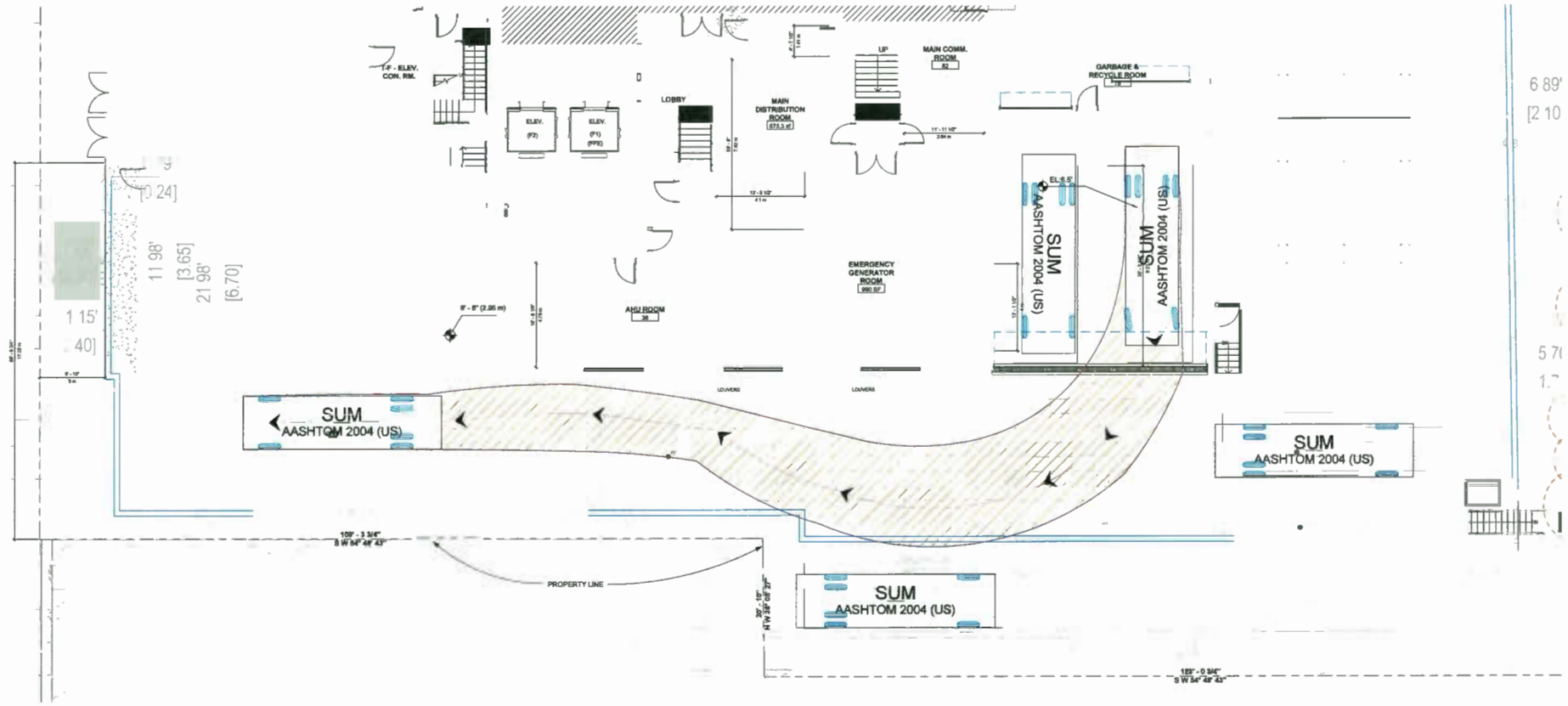
APR 2 3 2019

LOADING P1-BAY 2:
MSU ENTER INTO LOADING AND EXIT OUT FORWARD (BOTH LOADING WORKING TOGETHER).



1/421 LEVEL P1 -LOADING BAY 02 IN
SCALE: 1/8" = 1'-0"



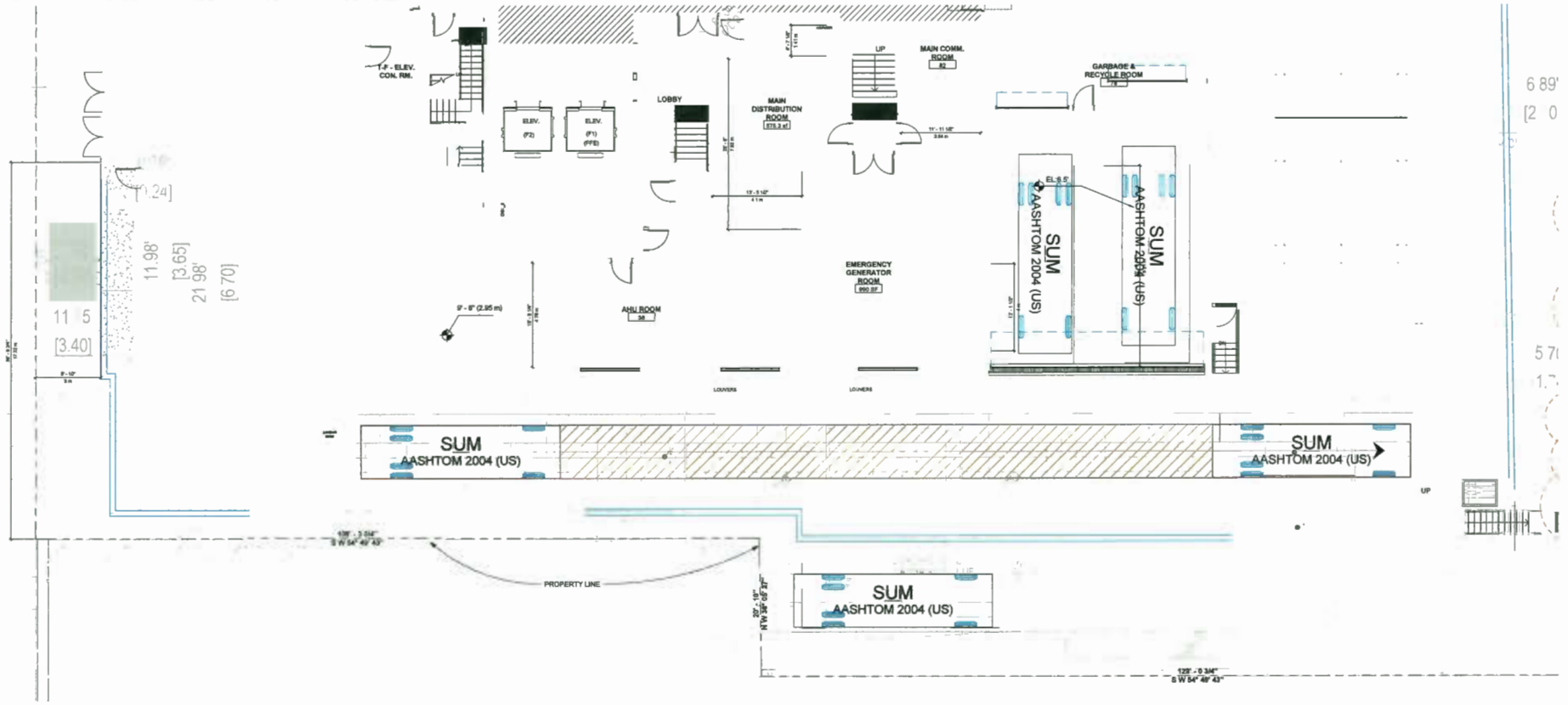


2/421 LEVEL P1 -LOADING BAY 02 OUT
SCALE: 1/8" = 1'-0"

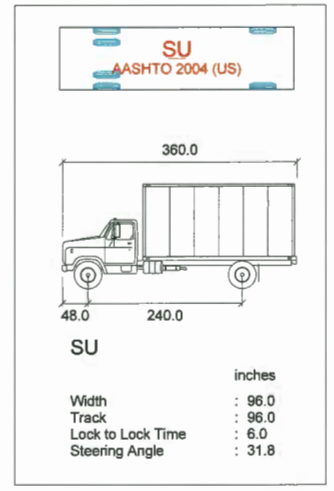
DP 18-816029

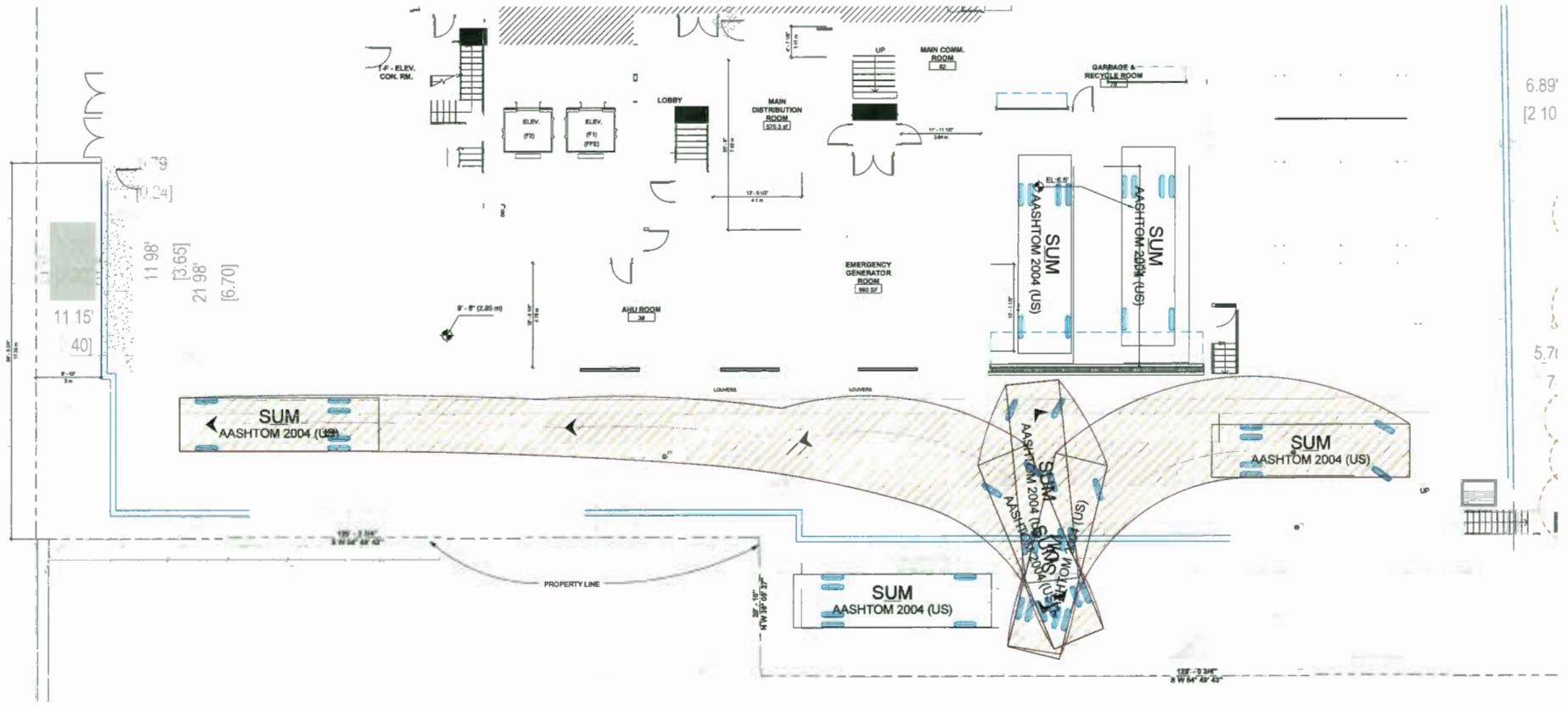
APR 2 3 2019

LOADING P1-BAY 3:
MSU ENTER INTO LOADING AND EXIT OUT FORWARD (BOTH LOADING WORKING TOGETHER).



2 / A21 LEVEL P1 -LOADING BAY 03 IN
SCALE: 1/8" = 1'-0"





3 / A21 LEVEL P1 -LOADING BAY 03 OUT
SCALE: 1/8" = 1'-0"

DP 18-816029

APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE

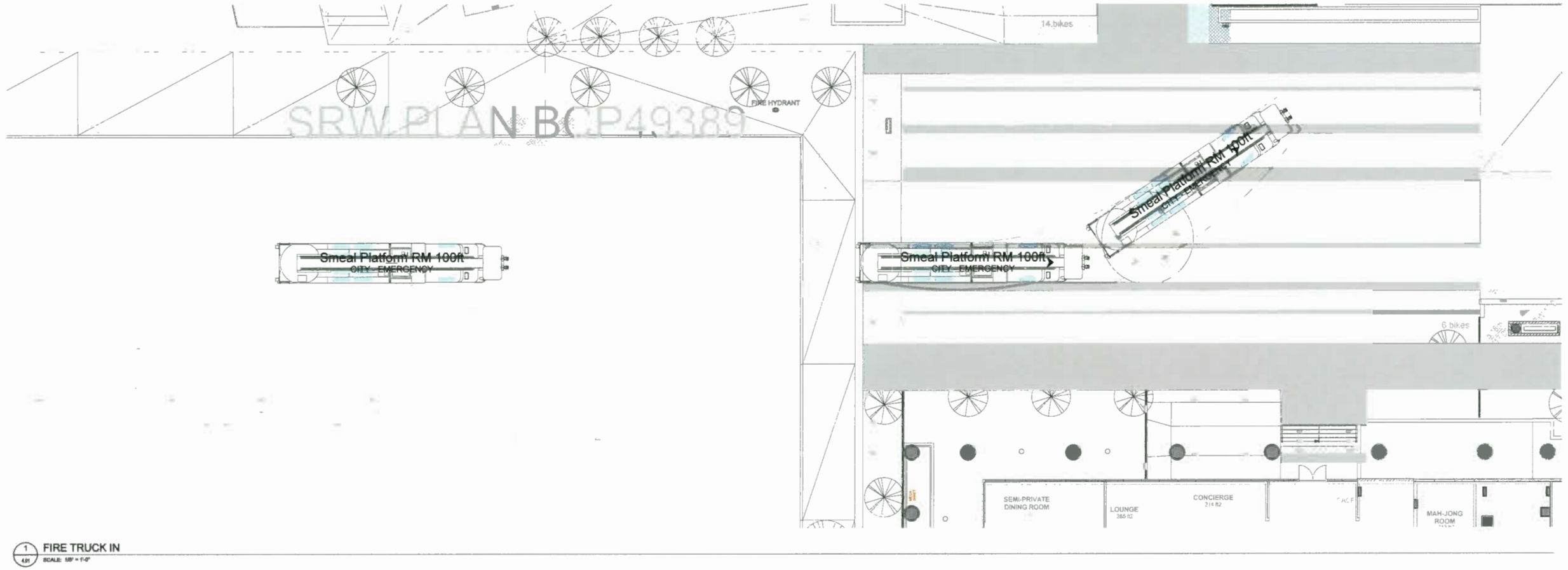
Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green **Lot 17**
Development Permit

PRJ. N

LOADING ZONE LEVEL P1 BAY 03

Sheet No. 7.05



1 / 4.01 FIRE TRUCK IN
SCALE: 1/8" = 1'-0"



2 / 4.01 FIRE TRUCK OUT
SCALE: 1/8" = 1'-0"

DP 18-816029

APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING · URBAN DESIGN · LANDSCAPE ARCHITECTURE

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green **Lot 17**
Development Permit

PRJ. N

FIRE TRUCK

Sheet No. 7.06

SRW PLAN BCP49389







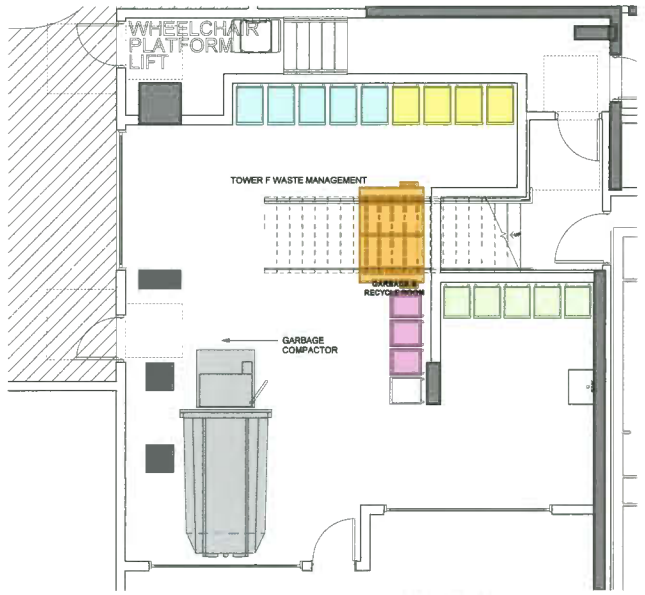




SRW PLAN BCP49389

DP 18-816029

APR 2 3 2019



TOWER F TOTAL UNITS: 118 UNITS

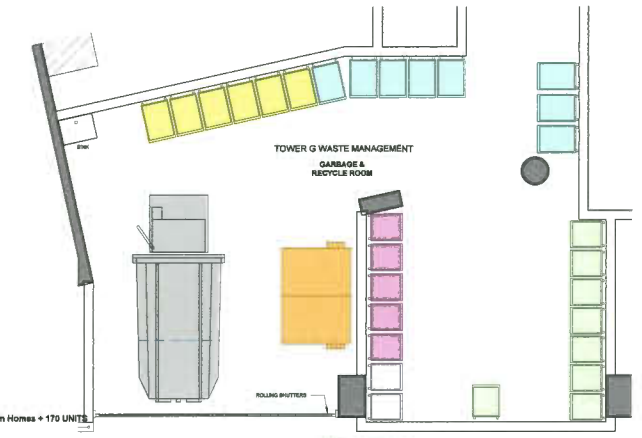
TOWER F REQUIREMENT:

Apartment/Condominium

	Number of Bins	Size of Bin	Collection Frequency		
Residential Mixed Containers	1	360L	1x	per	Week
Residential Refundable Beverage Containers	3	240L	1x	per	Week
Residential Mixed Paper	4	360L	1x	per	Week
Residential Glass	1	240L	1x	per	Week
Residential Food Scraps, and Yard Trimmings	5	240L	1x	per	Week
Residential Corrugated Cardboard	1	4yd3	1x	per	Week
Residential Garbage	3	8yd3	1x	per	Week

TOWER H PROPOSED:

- MIXED CONTAINERS CART : 6 X 360 L
- REFUNDABLE CONTAINERS CART : 3 X 240 L
- MIXED PAPER CART : 4 X 360 L
- GLASS CART : 1 X 240 L
- FOOD SCRAPS CART : 5 X 240 L
- CORRUGATED CARDBOARD BIN : 1 X 3 Yd3
- GARBAGE COMPACTOR



TOWER G TOTAL UNITS: 7 Town Homes + 170 UNITS

TOWER G REQUIREMENT:

Townhouse

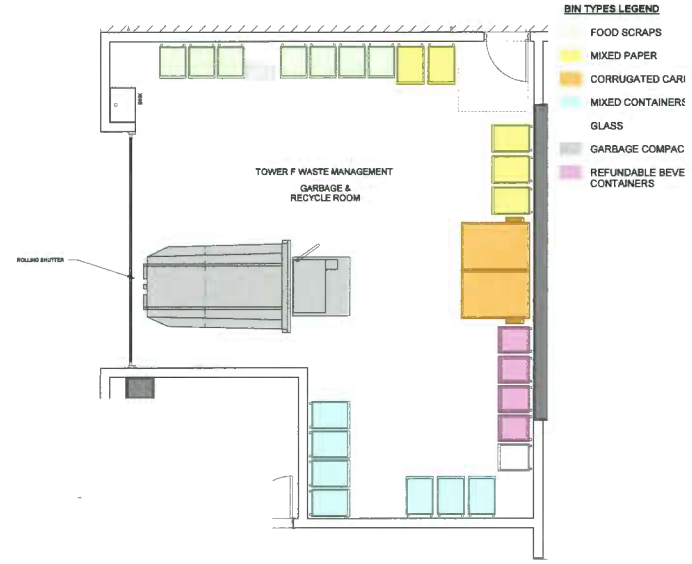
	Number of Bins	Size of Bin	Collection Frequency		
Residential Mixed Containers	1	360L	1x	per	Week
Residential Refundable Beverage Containers	1	240L	1x	per	Week
Residential Mixed Paper	1	360L	1x	per	Week
Residential Glass	1	240L	1x	per	Week
Residential Food Scraps, and Yard Trimmings	1	240L	2x	per	Week
Residential Corrugated Cardboard	N/A	N/A	1x	per	Week
Residential Garbage	1	360L	1x	per	Week

Apartment/Condominium

	Number of Bins	Size of Bin	Collection Frequency		
Residential Mixed Containers	7	360L	1x	per	Week
Residential Refundable Beverage Containers	4	240L	1x	per	Week
Residential Mixed Paper	5	360L	1x	per	Week
Residential Glass	1	240L	1x	per	Week
Residential Food Scraps, and Yard Trimmings	7	240L	1x	per	Week
Residential Corrugated Cardboard	1	4yd3	1x	per	Week
Residential Garbage	4	8yd3	1x	per	Week

TOWER G PROPOSED:

- MIXED CONTAINERS CART : 8 X 360 L
- REFUNDABLE CONTAINERS CART : 5 X 240 L
- MIXED PAPER CART : 6 X 360 L
- GLASS CART : 2 X 240 L
- FOOD SCRAPS CART : 8 X 240 L
- CORRUGATED CARDBOARD BIN : 1 X 4 Yd3
- GARBAGE COMPACTOR



BIN TYPES LEGEND

- FOOD SCRAPS
- MIXED PAPER
- CORRUGATED CARI
- MIXED CONTAINERS
- GLASS
- GARBAGE COMPAC
- REFUNDABLE BEVE CONTAINERS

TOWER H TOTAL UNITS: 118 UNITS

TOWER H REQUIREMENT:

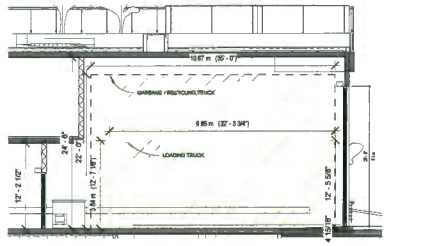
Apartment/Condominium

	Number of Bins	Size of Bin	Collection Frequency		
Residential Mixed Containers	7	360L	1x	per	Week
Residential Refundable Beverage Containers	4	240L	1x	per	Week
Residential Mixed Paper	5	360L	1x	per	Week
Residential Glass	1	240L	1x	per	Week
Residential Food Scraps, and Yard Trimmings	7	240L	1x	per	Week
Residential Corrugated Cardboard	1	4yd3	1x	per	Week
Residential Garbage	4	8yd3	1x	per	Week

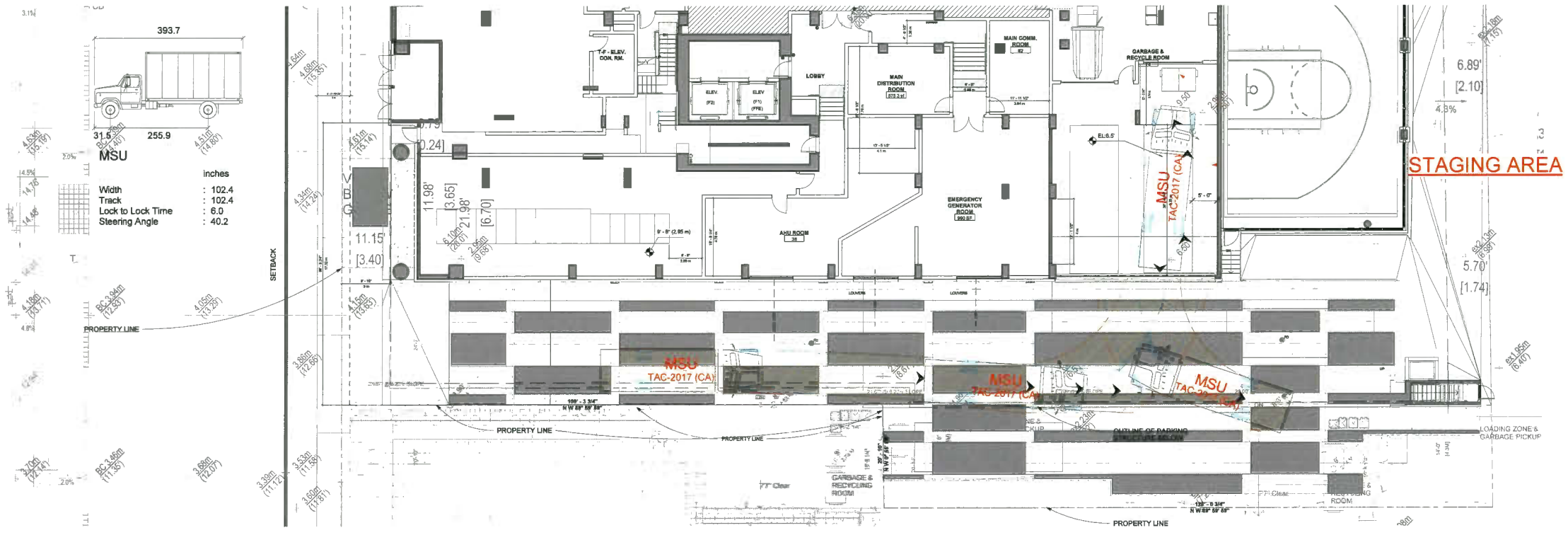
TOWER F PROPOSED:

- MIXED CONTAINERS CART : 7 X 360 L
- REFUNDABLE CONTAINERS CART : 4 X 240 L
- MIXED PAPER CART : 5 X 360 L
- GLASS CART : 1 X 240 L
- FOOD SCRAPS CART : 7 X 240L
- CORRUGATED CARDBOARD BIN : 1 X 4 Yd3
- GARBAGE COMPACTOR

NOTE:
NO LOADING ALLOWED DURING GARBAGE AND RECYCLING PICKUP TIME.

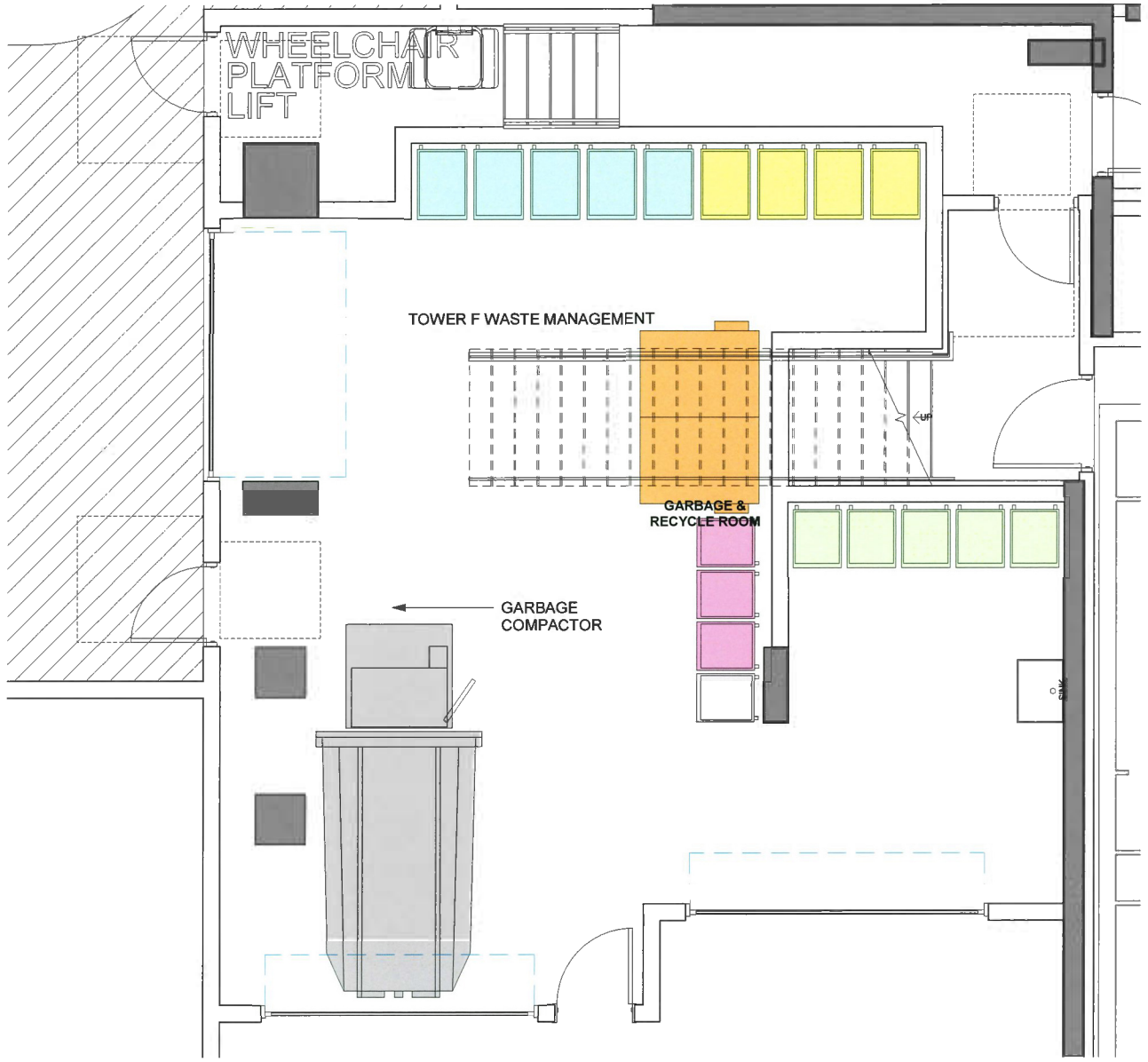


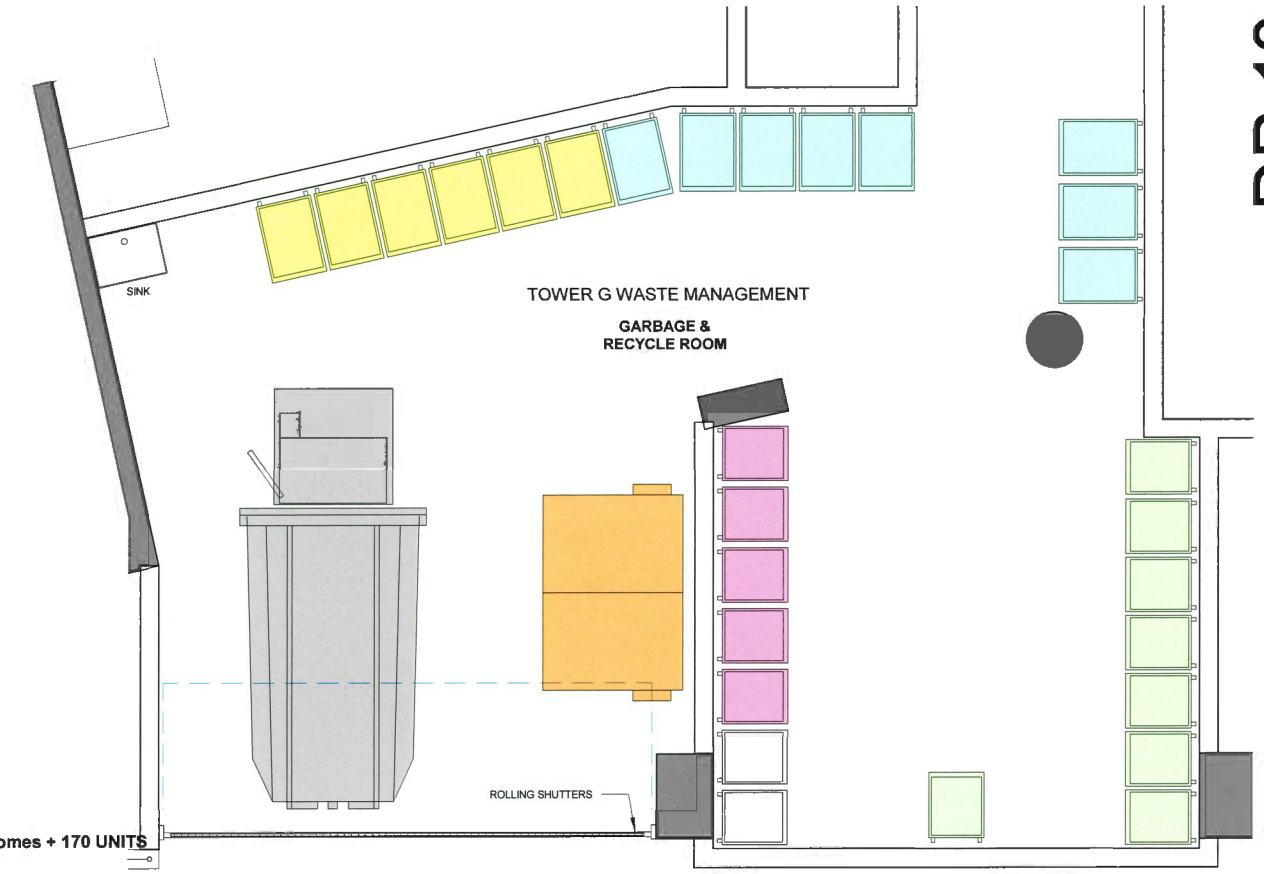
5 / A0.14 SECTION THROUGH RECYCLING/LOADING AREA
SCALE: 1/8" = 1'-0"



APR 2 3 2019

DP 18-816029





DP 18-816029

TOWER F TOTAL UNITS: 118 UNITS

TOWER F REQUIREMENT:

Apartment/Condominium

	Number of Bins	Size of Bin	Collection Frequency		
Residential Mixed Containers	5	360L	1x	per	Week
Residential Refundable Beverage Containers	3	240L	1x	per	Week
Residential Mixed Paper	4	360L	1x	per	Week
Residential Glass	1	240L	1x	per	Week
Residential Food Scraps, and Yard Trimmings	5	240L	1x	per	Week
Residential Corrugated Cardboard	1	3yd3	1x	per	Week
Residential Garbage	3	8yd3	1x	per	Week

TOWER H PROPOSED:

- MIXED CONTAINERS CART : 5 X 360 L
- REFUNDABLE CONTAINERS CART : 3 X 240 L
- MIXED PAPER CART : 4 X 360 L
- GLASS CART : 1 X 240 L
- FOOD SCRAPS CART : 5 X 240 L
- CORRUGATED CARDBOARD BIN : 1 X 3 Yd3
- GARBAGE COMPACTOR

TOWER G TOTAL UNITS: 7 Town Homes + 170 UNITS

TOWER G REQUIREMENT:

Townhouse

	Number of Bins	Size of Bin	Collection Frequency		
Residential Mixed Containers	1	360L	1x	per	Week
Residential Refundable Beverage Containers	1	240L	1x	per	Week
Residential Mixed Paper	1	360L	1x	per	Week
Residential Glass	1	240L	1x	per	Week
Residential Food Scraps, and Yard Trimmings	1	240L	1x	per	Week
Residential Corrugated Cardboard	N/A	N/A	1x	per	Week
Residential Garbage	3	360L	1x	per	Week

Apartment/Condominium

	Number of Bins	Size of Bin	Collection Frequency		
Residential Mixed Containers	7	360L	1x	per	Week
Residential Refundable Beverage Containers	4	240L	1x	per	Week
Residential Mixed Paper	5	360L	1x	per	Week
Residential Glass	1	240L	1x	per	Week
Residential Food Scraps, and Yard Trimmings	7	240L	1x	per	Week
Residential Corrugated Cardboard	1	4yd3	1x	per	Week
Residential Garbage	4	8yd3	1x	per	Week

TOWER G PROPOSED:

- MIXED CONTAINERS CART : 8 X 360 L
- REFUNDABLE CONTAINERS CART : 5 X 240 L
- MIXED PAPER CART : 6 X 360 L
- GLASS CART : 2 X 240 L
- FOOD SCRAPS CART : 8 X 240 L
- CORRUGATED CARDBOARD BIN : 1 X 4 Yd3
- GARBAGE COMPACTOR

NOTE:
NO LOADING ALLOWED DURING GARBAGE AND RECYCLING PICKUP TIME.

APR 2 3 2019



BIN TYPES LEGEND

- FOOD SCRAPS
- MIXED PAPER
- CORRUGATED CARDB
- MIXED CONTAINERS
- GLASS
- GARBAGE COMPACTO
- REFUNDABLE BEVERA CONTAINERS

TOWER H TOTAL UNITS: 118 UNITS

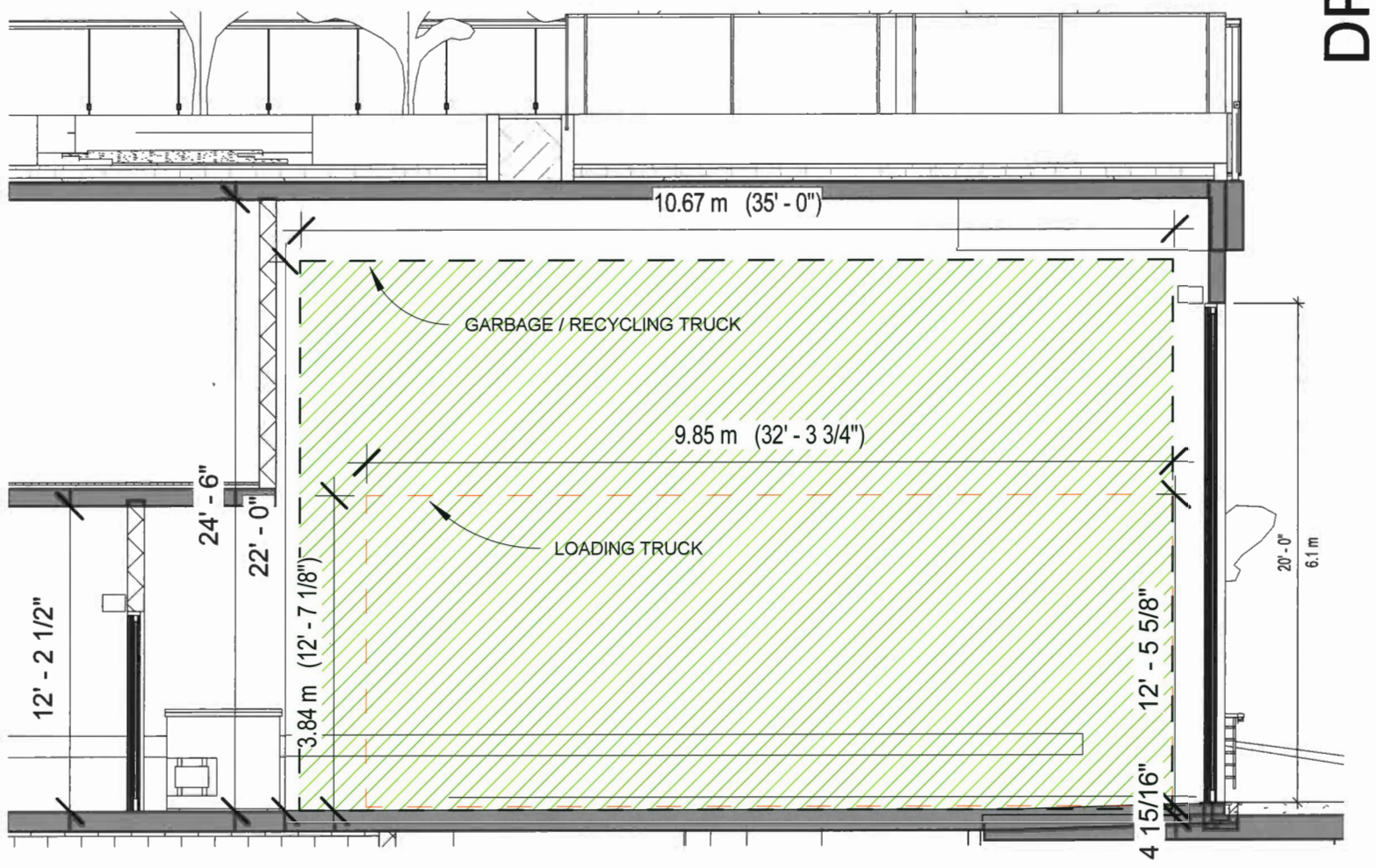
TOWER H REQUIREMENT:

Apartment/Condominium

	Number of Bins	Size of Bin	Collection Frequency		
Residential Mixed Containers	7	360L	1x	per	Week
Residential Refundable Beverage Containers	4	240L	1x	per	Week
Residential Mixed Paper	5	360L	1x	per	Week
Residential Glass	1	240L	1x	per	Week
Residential Food Scraps, and Yard Trimmings	7	240L	1x	per	Week
Residential Corrugated Cardboard	1	4yd3	1x	per	Week
Residential Garbage	4	8yd3	1x	per	Week

TOWER F PROPOSED:

- MIXED CONTAINERS CART : 7 X 360 L
- REFUNDABLE CONTAINERS CART : 4 X 240 L
- MIXED PAPER CART : 5 X 360 L
- GLASS CART : 1 X 240 L
- FOOD SCRAPS CART : 7 X 240L
- CORRUGATED CARDBOARD BIN : 1 X 4 Yd3
- GARBAGE COMPACTOR



5
A0.14

SECTION THROUGH RECYCLING/LOADING A

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

DP 18-816029

APR 2 3 2019

DP 18-816029



4 BLDG ADDRESS SIGNAGES
SCALE: 1/2" = 1'-0"

5 BLDG ADDRESS SIGNAGES 3D
SCALE:



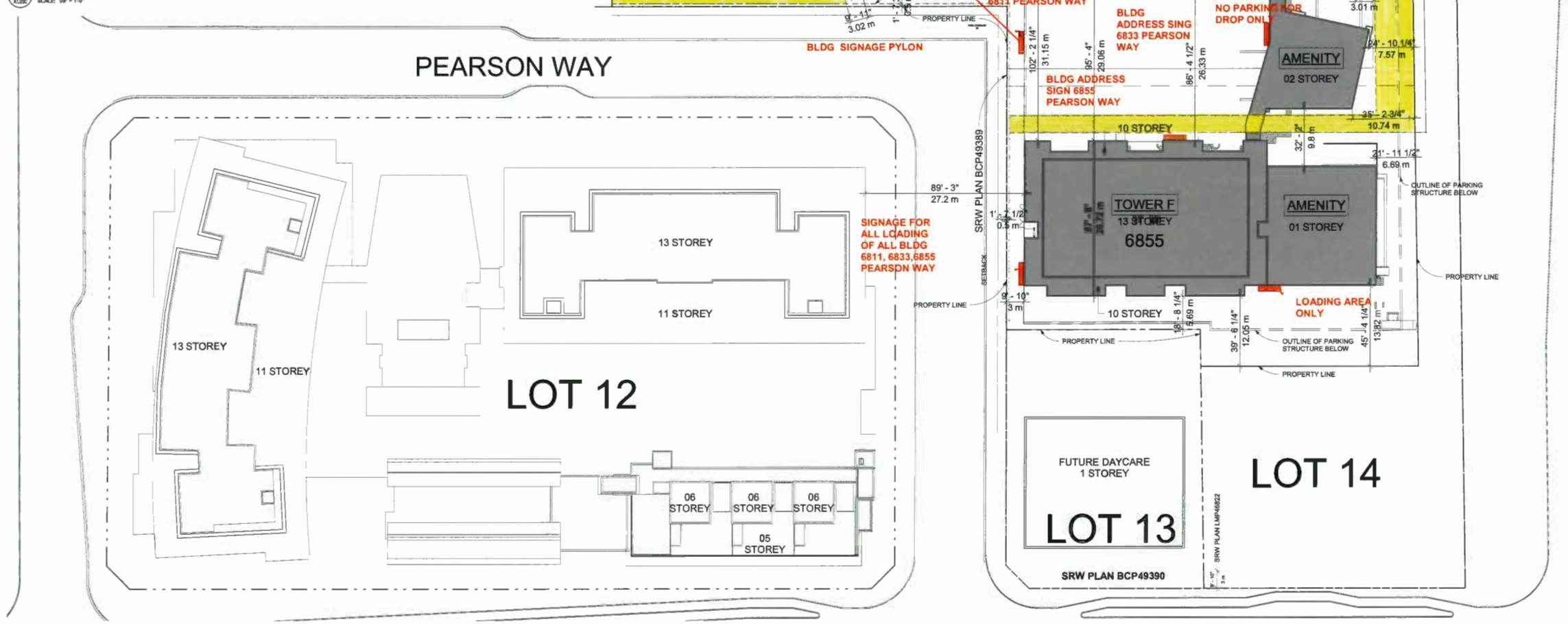
3 TOWER F -LOBBY ENTRANCE
SCALE: 3/16" = 1'-0"

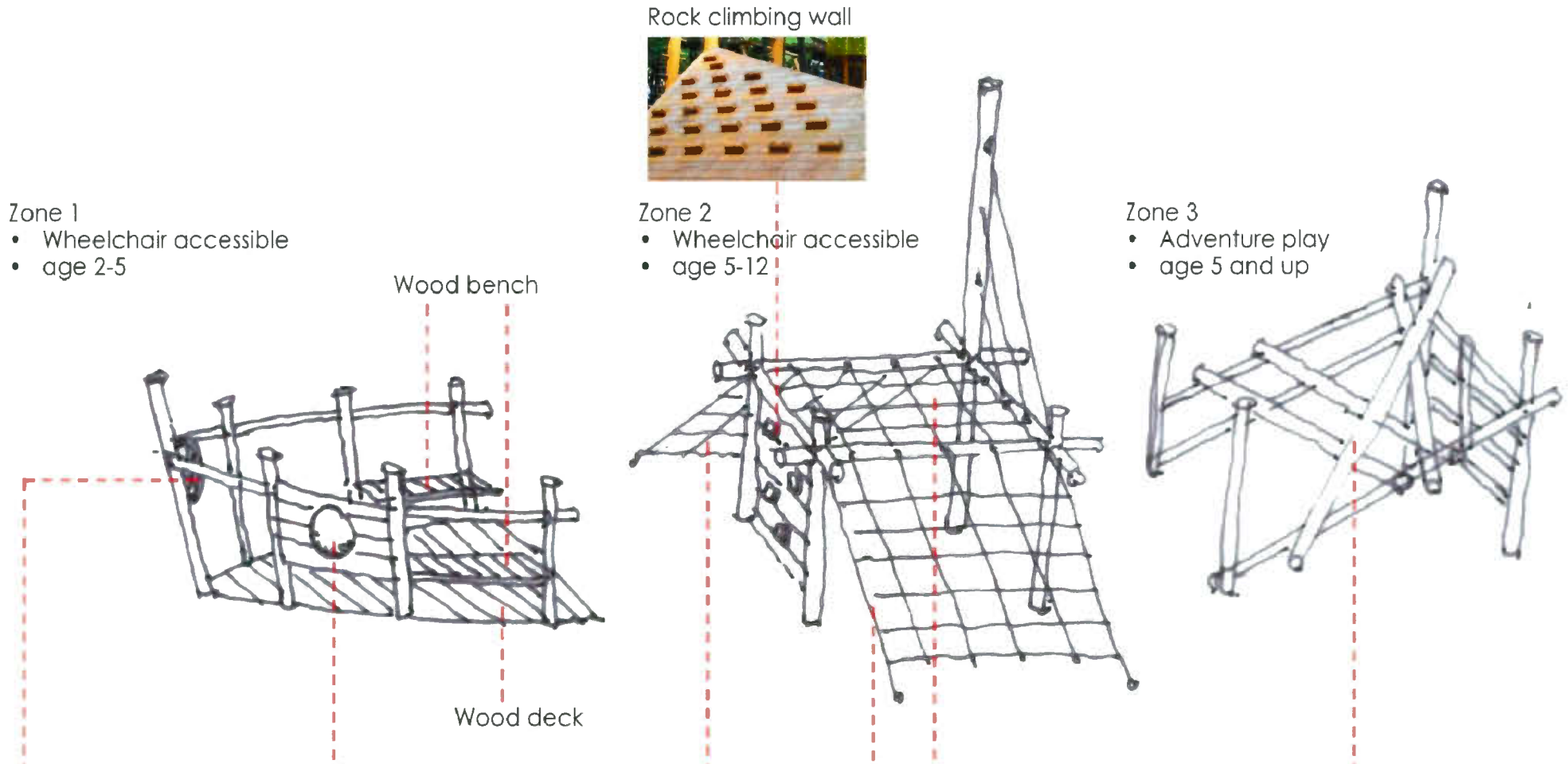


Size: 96"W x 30"H
Material: 1" thick clear o/w graphics routered and sandblasted into second surface
Logic: Clear background, graphics frosted
Balance of text to read on two lines per new layout provided by client; frosted no infill



2 TOWER F & H BUILDING ADDRESS
SCALE: 1/8" = 1'-0"







Steering wheel



Bull's-eye window



Climbing net

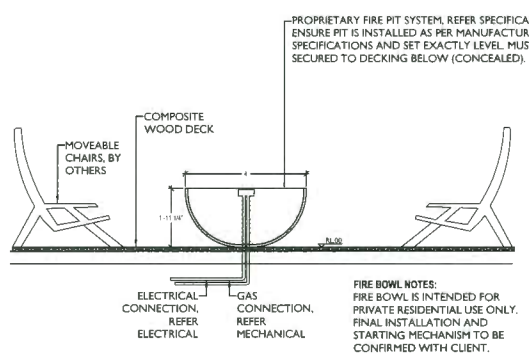


Logs pile

1 PLAY STRUCTURE (to be design-built by play structure contractor)
SCALE: NTS



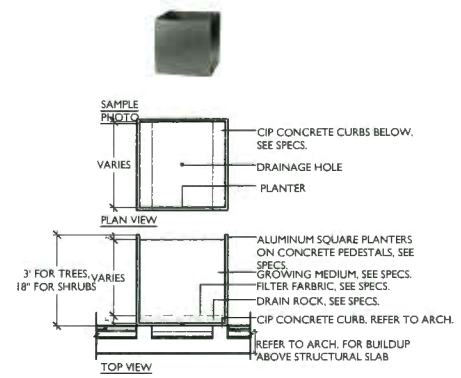
4 LOG STUMPS
SCALE: -



1 FIRE PIT
SCALE: 1/2"=1'-0"



SAMPLE PHOTO OF FIRE PIT



2 METAL PLANTER
SCALE: 1/2"=1'-0"

APR 2 3 2019

Reference

DP 18-816029



APR 23 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green **Lot 17**
Development Permit

AERIAL VIEW LOOKING SOUTH WEST

Sheet No.
Reference

DP 18-816029



APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green **Lot 17**
Development Permit

AERIAL VIEW LOOKING SOUTH EAST

Sheet No.
Reference



APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING · URBAN DESIGN · LANDSCAPE ARCHITECTURE

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green **Lot 17**
Development Permit

AERIAL VIEW LOOKING NORTH

Sheet No. Reference

DP 18-816029



PR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING · URBAN DESIGN · LANDSCAPE ARCHITECTURE

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green **Lot 17**
Development Permit

AT GRADE VIEW FROM PEARSON WAY LOOKING EAST

Sheet No. Reference

DP 18-816029



APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING · URBAN DESIGN · LANDSCAPE ARCHITECTURE

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green **Lot 17**
Development Permit

AT GRADE VIEW PEARSON WAY LOOKING NORTH

Sheet No. Reference

DP 18-816029



APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green **Lot 17**
Development Permit

VIEW LOOKING NORTH WEST FROM BRIDGE

Sheet No. Reference

DP 18-816029



APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green **Lot 17**
Development Permit

VIEW LOOKING EAST FROM GROUND

Sheet No.
Reference

DP 18-816029



APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green **Lot 17**
Development Permit

VIEW OF LOBBY

Sheet No. Reference

DP 18-816029

APR 2 3 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green **Lot 17**
Development Permit

VIEW OF AMENITY & PARKING ENTRANCE

Sheet No.
Reference

DP 18-816029



PR 2 3 2019

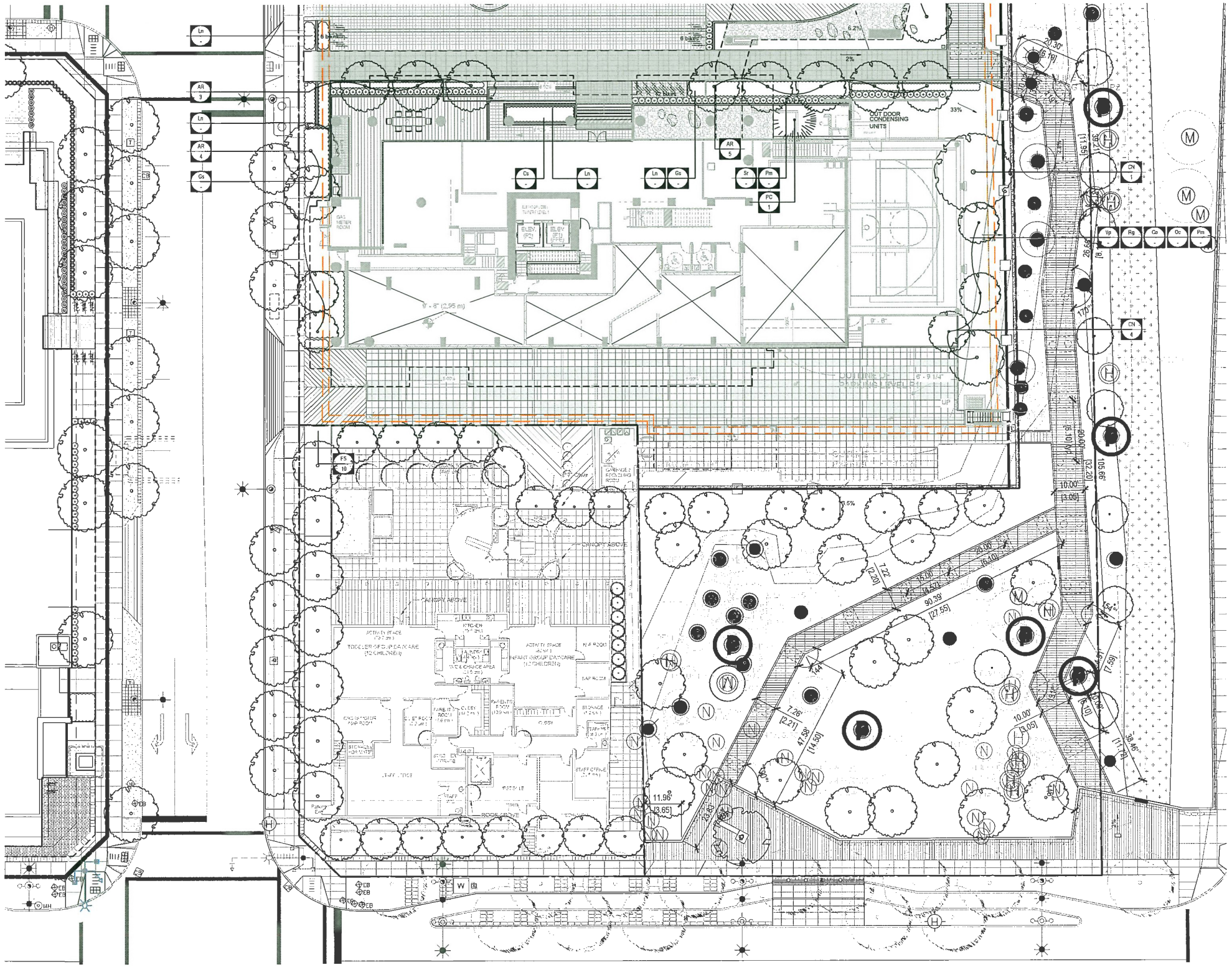
ASPAC World Class Communities | IBI | PFS STUDIO PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green **Lot 17**
Development Permit

VIEW OF WALKWAY ON EAST SIDE OF BUILDING & AMENITY

Sheet No. Reference



PLANTS SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
TREES					
AO	24	ACER PALMATUM 'OSAKAZUKI'	OSAKAZUKI JAPANESE MAPLE	3.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AC	5	ACER CIRCINATUM	VINE MAPLE	6CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
AK	8	ACER RUBRUM RED SUNSET	RED SUNSET MAPLE	8CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
AR	15	ACER RUBRUM 'APPOLLO'	COLUMNAR RED MAPLE	8CM CAL. WB	FULL, UNIFORM SIZE & QUALITY
CN	8	CORNUS NUTTALLII	WESTERN FLOWERING DOGWOOD	7CM CAL. WB	FULL, UNIFORM SIZE & QUALITY
FL	1	FRAXINUS PENNSYLVANICA LEPRECHAUN	LEPRECHAUN ASH	8CM CAL. WB	FULL, UNIFORM SIZE & QUALITY
MG	22	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	EVERGREEN SOUTHERN MAGNOLIA	8CM CAL. WB	6' STANDARD, UNIFORM SIZE & QUALITY
MS	9	MAGNOLIA X 'ROYAL CROWN'	'ROYAL CROWN' MAGNOLIA	7CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
MR	4	MALUS RED SENTINEL	RED SENTINEL CRABAPPLE	7CM CAL. WB	FULL, UNIFORM SIZE & QUALITY
PC	9	PINUS CONTORTA	SHORE PINE	3.5M HT, WB	SPECIMEN & PICTURESQUE QUALITY
PK	3	PRUNUS SERRULATA 'KANZAN'	JAPANESE FLOWERING CHERRY	7CM CAL. WB	FULL, UNIFORM SIZE & QUALITY
SJ	26	STYRAX JAPONICUS 'OBASSIA'	JAPANESE SNOWBELL TREE	7CM CAL. WB	SPECIMEN QUALITY, 8' STD, FULL
AS	23	ACER PALMATUM 'SHINDESHOJO'	SHINDESHOJO JAPANESE MAPLE	7 CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
SHRUBS / GROUNDCOVERS					
Be	-	BERGENIA 'EROICA'	ELEPHANT EARS	#2 POT	24" O.C.
Cv	-	CALLUNA VULGARIS 'ZOE'	ZOE HEATHER	#2 POT	24" O.C.
Co	-	CORNUS STOLONIFERA	RED OSIER DOGWOOD	#2 POT	24" O.C.
Cs	-	CORNUS SERICEA	RED STEM DOGWOOD	#2 POT	24" O.C.
Er	-	ERICA DARLEYENSIS X 'MEDITERRANEAN WHITE'	MEDITERRANEAN HEATHER	#1 POT	12" O.C.
Gs	-	GAULTHERIA SHALLON	SALAL	#1 POT	12" O.C.
Jf	-	JASMINUM FLORIDUM	SHOWY JASMINE	#2 POT	24" O.C.
La	-	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#2 POT	24" O.C.
Lz	-	LEUCOTHOE ZEBLID	DROOPING LAUREL	#2 POT	24" O.C.
Ln	-	LONICERA NITIDA	BOXLEAF HONEYSUCKLE	#3 POT	18" O.C.
Mn	-	MAHONIA NERVOSA	DULL OREGON GRAPE	#2 POT	18" O.C.
Mr	-	MAHONIA REPENS	CREEPING MAHONIA	#2 POT	24" O.C.
Oc	-	OEMLERIA CERASIFORMIS	INDIAN PLUM	#2 POT	24" O.C.
Pm	-	POLYSTICHUM MUNITUM	WESTERN SWORDFERN	#3 POT	24" O.C.
Ps	-	PINUS MUGO 'SLOWMOUND'	DWARF MOUNTAIN PINE	#3 POT	24" O.C.
Pt	-	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#2 POT	18" O.C.
Rg	-	ROSA GYMNOCARPA	BALDHIP ROSE	#2 POT	18" O.C.
Rc	-	ROSA X 'CAMPFIRE'	CAMPFIRE ROSE	#2 POT	24" O.C.
Rh	-	RHODODENDRON 'YAKU PRINCESS'	WHITE DWARF RHODODENDRON	#3 POT	24" O.C.
Rs	-	RUBUS SPECTABILIS	SALMONBERRY	#1 POT	12" O.C.
Sc	-	SEDUM CAUTICOLA	CAURICAULA STONECROP	#1 POT	12" O.C.
Sd	-	SPIRAEA DOUGLASII	HARDHACK	#1 POT	12" O.C.
Sr	-	SAMBUCUS RACEMOSA	RED ELDERBERRY	#2 POT	24" O.C.
Vp	-	VACCINIUM PARVIFOLIUM	RED HUCKLEBERRY	#2 POT	24" O.C.
Sk	-	SKIMMIA REEVESIANA(FEMALE 90%&MALE 10%)	REEVES SKIMMIA	#3 POT	18" O.C.
HEDGES					
Bm	-	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BOXWOOD	#3 POT	18" O.C.
Tm	-	TAXUS MEDIA 'H.M. EDDIE' MALE	H.M. EDDIE YEW	40" HIGH, FIELD GROWN 24" O.C.	
Fs	-	FAGUS SYLVATICA 'DAWYCKII'	COLUMNAR EUROPEAN BIRCH	19-20" DIA ROOTBALL, B+B, FULLY BRANCHED TO BASE	
GRASSES / PERENNIALS					
bs	-	BLECHNUM SPICANT	DEER FERN	#1 POT	12" O.C.
ce	-	CAREX 'EVERLIME'	EVERLIME SEDGE	#1 POT	12" O.C.
cm	-	CAREX MORROWII 'ICE DANCE'	MORROW'S SEDGE	#1 POT	12" O.C.
co	-	CAREX OBNUPTA	SLOUGH SEDGE	#1 POT	12" O.C.
cs	-	CAREX SITCHENSIS	SITKA SEDGE	#1 POT	12" O.C.
dg	-	DESCHAMPSIA CESPITOSA 'GOLDTAU'	GOLD DEW TUFTED HAIR GRASS	#2 POT	18" O.C.
ec	-	ECHINACEA PALLIDA	PALE PURPLE CONE FLOWER	#1 POT	12" O.C.
ep	-	ECHINACEA PARADOXA	YELLOW CONEFLOWER	#1 POT	12" O.C.
fg	-	FESTUCA OVINA VAR. GLAUCA 'ELIJAH'S BLUE'	BLUE FESCUE	#1 POT	12" O.C.
fm	-	FESTUCA MAIREI	ATLAS FESCUE	#2 POT	18" O.C.
fv	-	FOENICULUM VULGARE 'GIANT BRONZE'	BRONZE FENNEL	#2 POT	18" O.C.
hm	-	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT	12" O.C.
ms	-	MISCANTHUS SINENSIS 'LITTLE KITTEN'	MAIDEN GRASS	#2 POT	18" O.C.
pa	-	PTERIDIUM AQUIFOLIUM	BRACKEN FERN	#2 POT	18" O.C.
pl	-	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	#1 POT	12" O.C.
sa	-	SALVIA NEMOROSA 'AMETHYST'	AMETHYST SAGE	#1 POT	12" O.C.
rm	-	RUDBECKIA MAXIMA	GREAT CONEFLOWER	#1 POT	12" O.C.
se	-	SEDUM TILE, FOUR-SEASONS	GREEN ROOF SEDUM		

PLANTING GENERAL NOTES

1. GREEN ROOF TILES PLANT SPECIES REFER TO SUPPLIER'S DESIGN.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARD SPECIFIED IN THE CURRENT EDITION OF THE BC LANDSCAPE STANDARD. THIS STANDARD IS PUBLISHED JOINTLY BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS (BCSLA) AND THE BC LANDSCAPE AND NURSERY ASSOCIATION (BCLNA).
3. SEARCH AREA FOR ALL PLANT MATERIAL SHALL INCLUDE ALL OF WESTERN NORTH AMERICA OR AS SPECIFIED.
4. PLANT MATERIAL SIZES SPECIFIED ARE THE MINIMUM ACCEPTABLE SIZES TO BE SUPPLIED TO THIS PROJECT.
5. ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.
6. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED. ONLY CERTIFIED S.O.D. NURSERY STOCK WILL BE ACCEPTED.
7. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT - AS PER SPECIFICATIONS - PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR INSTALLED ON SITE PRIOR TO CONSULTANT APPROVAL SHALL BE REJECTED AT NO COST TO THE OWNER.
8. THE CONTRACTOR SHALL CONFIRM PLANT QUANTITIES ON THE DRAWINGS CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE.
9. PLANT LIST TO BE READ IN CONJUNCTION WITH SPECIFICATIONS FOR COMPLIANCE.
10. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL SPECIFIED AS PER SPECIFICATIONS, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE CONSULTANT WILL BE REJECTED.
11. AUTOMATIC IRRIGATION WILL BE PROVIDED FOR ALL PUBLIC OPEN SPACE, GREEN ROOF, COURTYARD AND LARGER PRIVATE PATIOS. AUTOMATICALLY IRRIGATION SYSTEM WITH WEATHER SENSOR CONTROLLER WILL BE PROVIDED FOR WATER EFFICIENCY.
12. HOSE BIBS WILL BE PROVIDED FOR COMMON AREAS AND SOME PRIVATE PATIOS. REFER TO ARCHITECTURAL DRAWINGS FOR HOSE BIB LOCATIONS.
13. OFF SITE PLANTING DESIGN ARE INCLUDED IN SA. REFER TO THE PROJECT ARBORIST'S DRAWINGS FOR EXISTING TREE MANAGEMENT. REFER TO THE ENVIRONMENTAL CONSULTANT'S DRAWINGS FOR THE LOT14 PLANTING DESIGN.

EXISTING TREE LEGEND

- TREE TO BE PRESERVED
- TREE TO BE PRESERVED WITH PRUNING REQUIRED
- TREE TO BE REMOVED, MODIFIED OR CONVERT INTO WILDLIFE
- (H) HAZARD TREE, TO BE DECIDED BY THE CITY
- (W) TREE HAS BEEN WILDLIFED

(REFER TO ARBORIST'S TREE MANAGEMENT PLAN)

DP 18-816029

APR 24 2019

ASPAC World Class Communities | IBI | PFS STUDIO PLANNING · URBAN DESIGN · LANDSCAPE ARCHITECTURE

Submitted to City of Richmond
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.
April 22, 2019

River Green **Lot 17**
Development Permit

PRJ. N

PLANTING PLAN LOT 14

Sheet No.

Reference

City of Richmond

Heritage Alteration Permit

No. HA18-840992

To the Holder: Oval 8 Holdings Ltd. Inc. No. 0805724

Property Address: 6900 River Road

Address: Suite 1830 - 1055 West Hastings
Vancouver BC V6E 2E9

(s.617, *Local Government Act*)

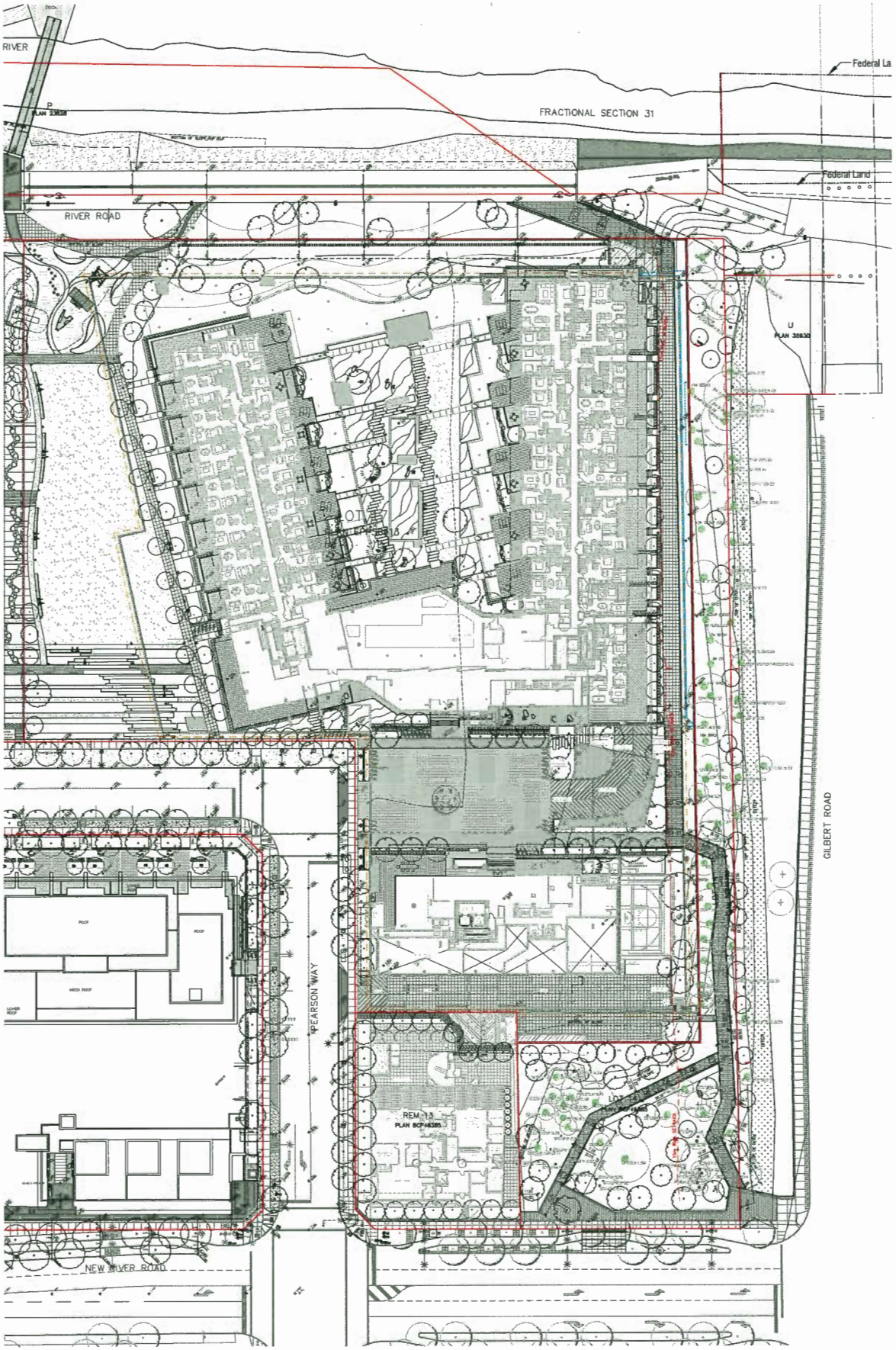
1. (Reason for Permit)
   - ☑ Designated Heritage Property (s.611)
   - ☐ Property Subject to Temporary Protection (s.609)
   - ☐ Property Subject to Heritage Revitalization Agreement (s.610)
   - ☐ Property in Heritage Conservation Area (s.615)
   - ☐ Property Subject to s.219 Heritage Covenant (Land Titles Act)
2. This Heritage Alteration Permit is issued to authorize:
   - Construction of the elevated boardwalk and installation of heritage interpretative panels in accordance with plans as shown in Schedule A, Plan #1 to Plan #11.
   - Introduction of ecological enhancement in accordance with approved ESA Development Permit DP18-840993.
3. This Heritage Alteration 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.
4. If the work authorized by this Heritage Alteration Permit does not commence within 24 months of the date of this Permit, this Permit lapses.

AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF

DELIVERED THIS DAY OF , 2018

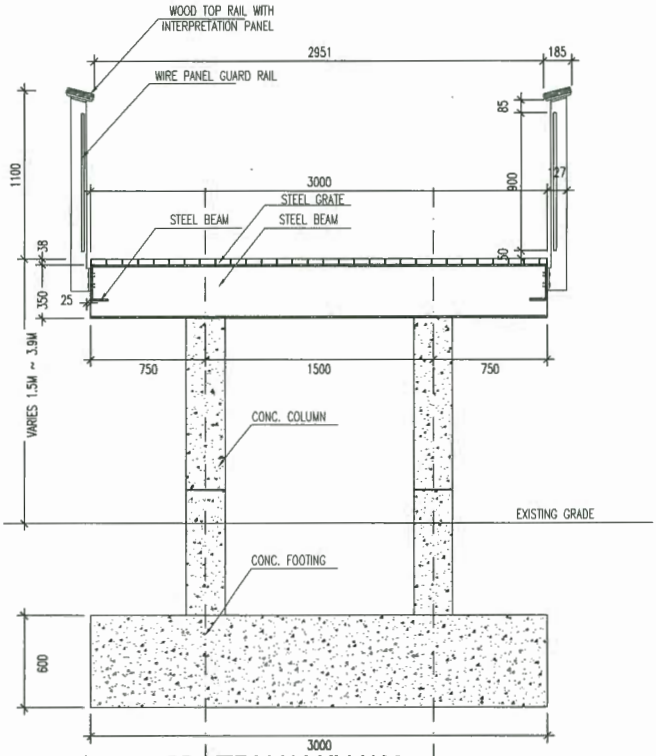
MAYOR CORPORATE OFFICER

IT IS AN OFFENCE UNDER THE *LOCAL GOVERNMENT ACT*, PUNISHABLE BY A FINE OF UP TO $50,000 IN THE CASE OF AN INDIVIDUAL AND $1,000,000 IN THE CASE OF A CORPORATION, FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT.

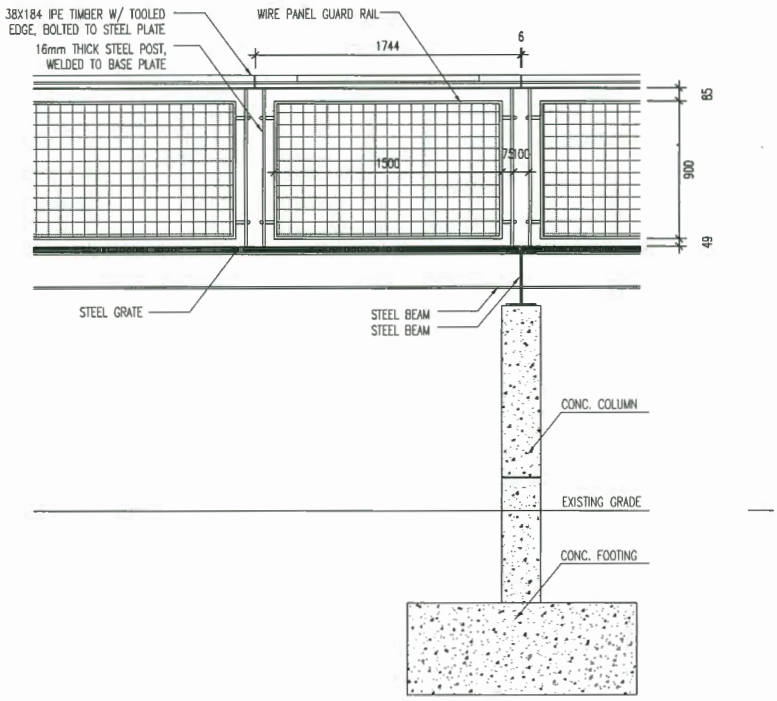


LOT 14 SITE PLAN

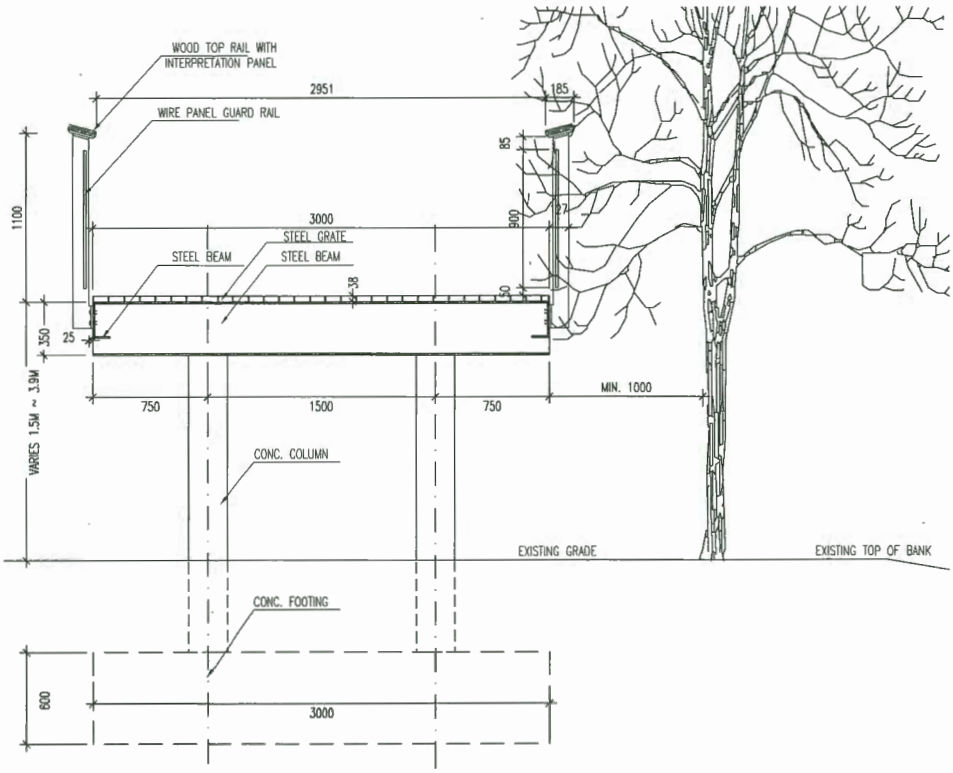
HA 18-840992 Plan #1



1 - STEEL GRATE WALKWAY
SCALE: 1:20



2 - STEEL GRATE WALKWAY AND WIRE PANEL RAILING
SCALE: 1:20



3 - STEEL GRATE WALKWAY @ EX TREE
SCALE: 1:20



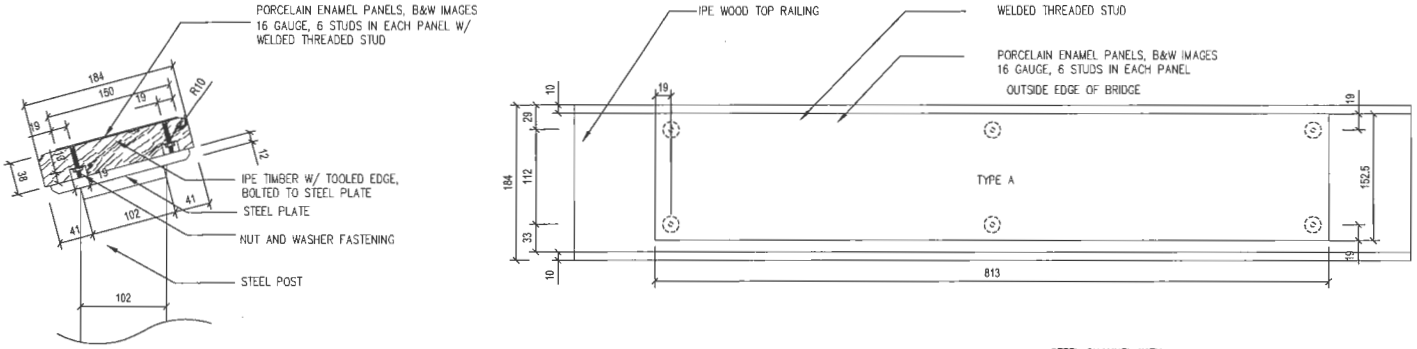
Railing precedent image



Steel grate precedent image
* Anti slip
* Allows light penetration
* Allows water to pass through
* Easy maintenance
*This surface will be designed as per the City's standard and conform to Americans Disabilities Acts (ADA) requirements.

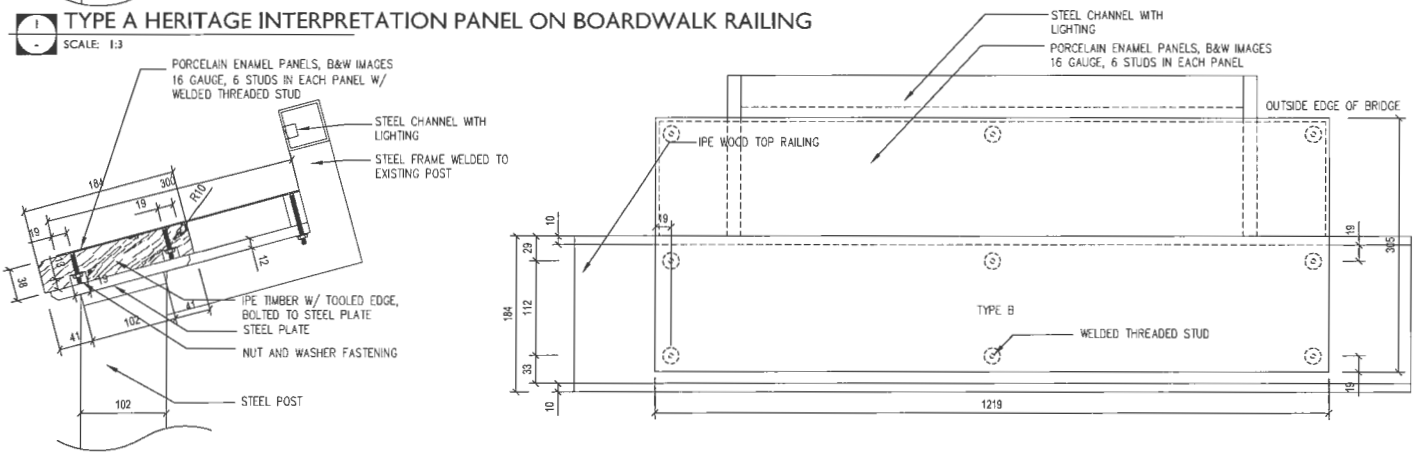
LOT 14 BOARDWALK DETAILS

HA 18-840992 Plan #2



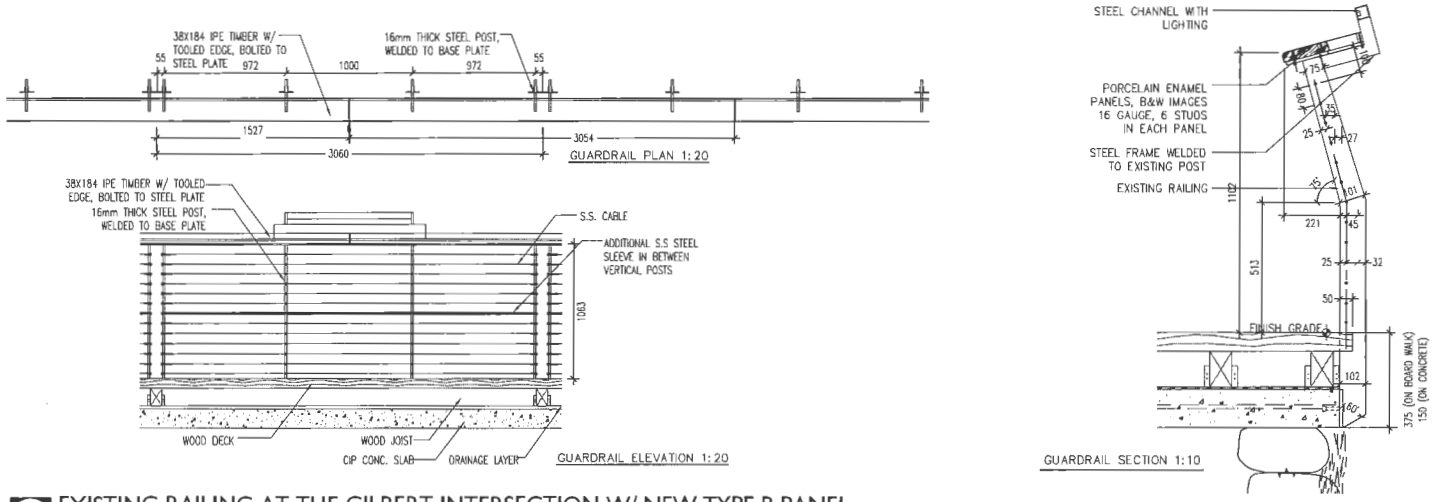
1 - TYPE A HERITAGE INTERPRETATION PANEL ON BOARDWALK RAILING

SCALE: 1:3



2 - TYPE B HERITAGE INTERPRETATION PANEL ON EXISTING RAILING

SCALE: 1:3



3 - EXISTING RAILING AT THE GILBERT INTERSECTION W/ NEW TYPE B PANEL

SCALE: NTS



Interpretation panel precedent image



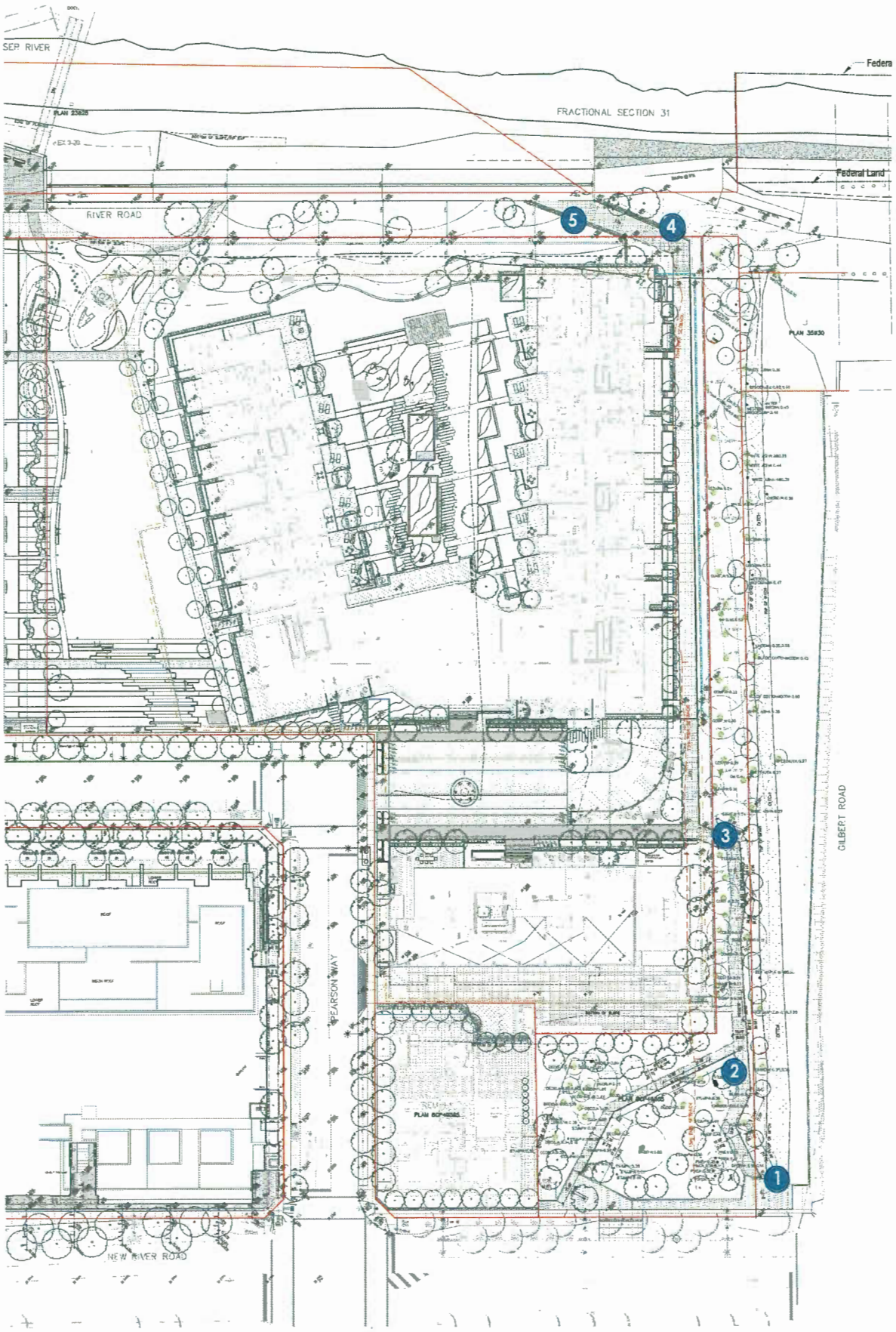
Interpretation panel precedent image



Existing railing at River Road boardwalk

LOT 14 HERITAGE INTERPRETATION PANELS DETAILS

HA 18-030992 Plan #3



LOT 14 HERITAGE INTERPRETATION PANELS LOCATIONS

HA 18-840992 Plan #4

3.6 HERITAGE INTERPRETATION PANEL DESIGN

The preliminary content for each of the heritage interpretation locations by topic and suggested graphic content:



1 Location 1:
Large Panel at Corner of Gilbert and River Roads

Topic:
Evolution of the Middle Arm and the Brighouse Estate



LOCATION 1: 12"X48" PANEL

NOTE: TYPES A & B PANELS - TOPICS, IMAGES AND TEXTS TO BE DECIDED BY THE CITY HERITAGE DEPARTMENT

HA 18-840992 Plan #5

2 Location 2:
Boardwalk Railing Panel Overlooking the Woodlot

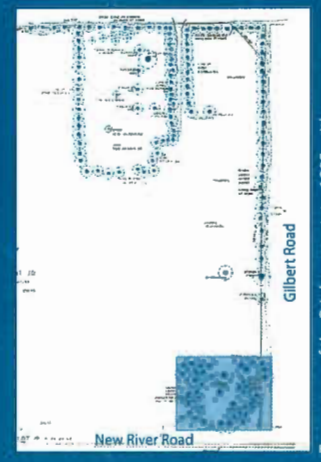
Topic:
Remnants of the Brighouse Cultural Landscape - The Woodlot



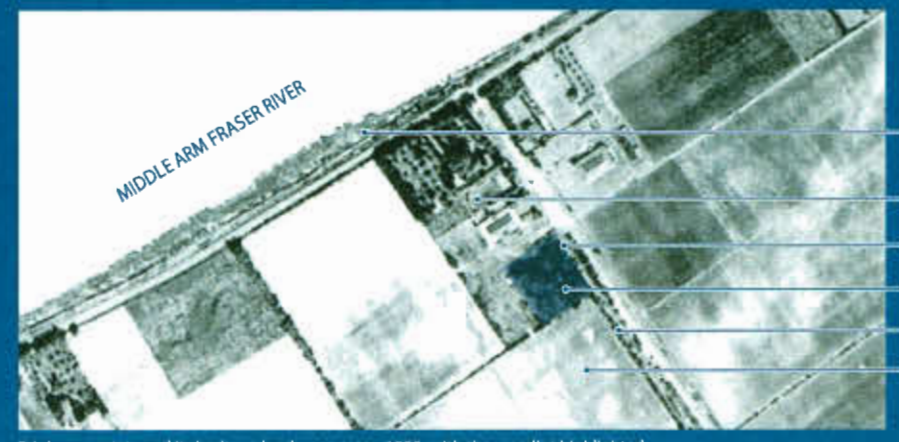
Remnants of the Brighouse Cultural Landscape - The Woodlot

The Brighouse homestead was located on both sides of Gilbert Road and contained extensive tree plantings in distinct grid patterns, as the landscaping around the house, a woodlot and windrows around fields. These original patterns can be seen on historical aerial photos. Many of the trees were planted by Samuel Brighouse, between 1870 and his return to England in 1911, mainly along River Road and around the house.

A portion of the original woodlot and a windrow and ditch has been retained within the City park at the corner of Gilbert and River Road and is protected by the City of Richmond with a Heritage Designation By-law. In order to protect the heritage trees, the original elevation of the site has been maintained with a raised boardwalk connecting the new elevation of River Road with the new level of the riverfront dike.



Tree survey of the Brighouse estate, 1985, with the woodlot highlighted (City of Richmond Archives)



Brighouse estate and its heritage landscape areas, 1938, with the woodlot highlighted
(City of Richmond Archives Reference Collection)

Richmond

LOCATION 2: 6"X32" PANEL

NOTE: TYPES A & B PANELS - TOPICS, IMAGES AND TEXTS TO BE DECIDED BY THE CITY HERITAGE DEPARTMENT

HA 18-040992 Plan #6

3

Location 3:
Boardwalk Railing Panel Overlooking the ESA

Topic:
Historic Windrow and Ditch and its Ecological Function

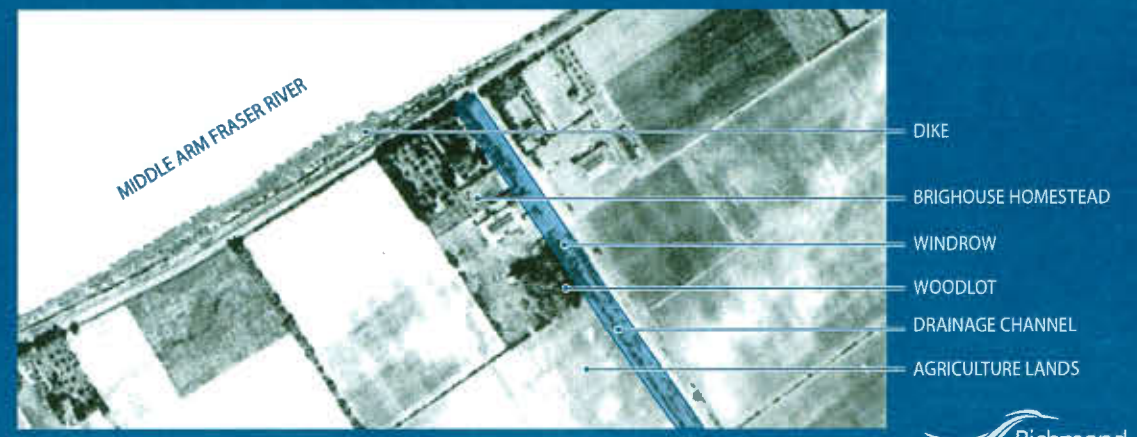


Historic Windrow and Ditch and their Ecological Function

The area along the west side of Gilbert Road is protected by the City of Richmond as an Environmentally Sensitive Area (ESA). Originally it was a drainage ditch within a hedgerow between agricultural fields on the Brighouse estate.

The ditch continues its original function of providing drainage to the adjacent lands, surviving the construction of Gilbert Road and the Dinsmore Bridge. Some trees, mostly ash, remain from the historic hedgerow while more recently the landscape has been enhanced to improve the ecological function of the area in support of its ESA status. A few native western red cedar and other volunteer species have grown in naturally over the years.

Today the corridor provides wildlife habitat connecting the Fraser River foreshore to the inland woodlot and screens the park from Gilbert Road. Ongoing management of the area is planned to strike a balance between protecting healthy heritage trees and enhancing ecological values of the ESA.



Brighouse estate and its heritage landscape areas, 1938, with the windrow and ditch highlighted
(City of Richmond Archives Reference Collection)

LOCATION 3: 6"X32" PANEL

NOTE: TYPES A & B PANELS - TOPICS, IMAGES AND TEXTS TO BE DECIDED BY THE CITY HERITAGE DEPARTMENT

HA 18-840992 Plan #7

4 Location 4:
Boardwalk Railing Panel on the North Section of Boardwalk at the Dike

Topic:
Historic Sloughs Replaced by Dikes and Ditches



Historic Sloughs Replaced by Dikes and Ditches

When Samuel Brighouse settled on his estate, the low lying land was crisscrossed by sloughs. Prior to coordinated diking and road construction, most transportation in Richmond was done by boat, on the Fraser River and up the sloughs. This affected the settlement patterns around the island, resulting in the small communities of Eburne, Bridgeport, Steveston, South Arm and East Richmond located around the periphery of the island.

Within years, Brighouse reshaped the land to drain a grid of agricultural fields with ditches that replaced the sloughs and to protect his estate from flooding with a riverfront dike. The ditch and dike system was critical to preparing low-lying delta lands for agriculture and housing.



Historic,sloughs prior to the Brighouse estate changes on a current aerial photograph
(City of Richmond Aerial Photo)



Women and children in dugout canoe on Fraser River, ca 1890
(City of Vancouver Archives. Photograph By by Major Matthews)

Richmond

LOCATION 4: 6"X32" PANEL

NOTE: TYPES A & B PANELS - TOPICS, IMAGES AND TEXTS TO BE DECIDED BY THE CITY HERITAGE DEPARTMENT

HA 18-840992 Plan #8

5 Location 5:
Boardwalk Railing Panel on the North Section of Boardwalk at the Bioswale

Topic:
Brighouse Estate and its Dikes and Ditches



Brighouse Estate and its Dikes and Ditches

Like most early European settlers in Richmond, Samuel Brighouse diked and ditched his land holdings by hand to create viable farmland when he purchased his extensive properties on the Middle Arm. Typical of his time and his English upbringing, Brighouse shaped his estate with a grid of ditches lined with windrow trees and located his house amidst a landscape of shade trees and ornamental plantings, an orchard and a woodlot.

Brighouse was given permission to build his own dike along his section of waterfront and lined it with oak trees grown from seedlings shipped from England. In 1916, this dike was reconstructed to a more substantial standard and the oaks were cut down to accommodate its widening. New oaks grown from the original tree stock were replanted by Sam Brighouse's nephews and remained in place until higher, wider dike improvements around 2009 again impacted their viability. Lumber milled from these Brighouse oaks can be found throughout River Green in its art and furnishings.



Aerial photo showing trees along the dike and within the estate, 1970s
(City of Richmond Archives 2004-21-5)



Second generation of Brighouse oaks along the dike in 2004
(PFS Studio Site Photo)

Richmond

LOCATION 5: 6"X32" PANEL

NOTE: TYPES A & B PANELS - TOPICS, IMAGES AND TEXTS TO BE CONFIRMED BY THE CITY HERITAGE DEPARTMENT

HA 18-040992 Plan #9

Remnant Heritage Trees Summary

	Samuel Brighouse Trees		Brighouse Descendant Trees		
Species	**Retain**	**Remove**	**Retain**	**Remove/ Convert to wildlife stem**	***Subtotals***
American elm	1	0	6	2	*9*
English oak	4	0	1	0	*5*
Green ash	0	0	9	4	*13*
Horse chestnut	0	0	2	0	*2*
Little-leaved Linden	0	0	3	3	*6*
Lombardy poplar	0	0	3	0	*3*
Scots pine	0	0	0	7	*7*
	5	*0*	*24*	*16* *	*45*

(* Including tree #386 that has failed and has been converted to wildlife stem)

Heritage trees to be retained:

Tag# 353 - American Elm, 35 cm
Tag# 376 - American Elm, 35 cm
Tag# 378 - American Elm, 22 cm
Tag# 380 - American Elm, 90 cm
Tag# 381 - American Elm, 51 cm
Tag# 383 - American Elm, 45 cm
Tag# 385 - American Elm, 48 cm

Tag# 315- Linden, 65 cm
Tag# 318- Linden, 58 cm
Tag# 884- Linden, 36 cm

Tag# 310- Poplar, 90 cm
Tag# 320- Poplar, 80 cm
Tag# 321- Poplar, 100 cm

Tag# 338- English Oak, 90 cm
Tag# 352- English Oak, 110 cm
Tag# 382- English Oak, 95 cm
Tag# 384- English Oak, 45 cm
Tag# 401- English Oak, 51 cm

Tag# 304- Ash, 44 cm
Tag# 306- Ash, 46 cm
Tag# 311- Ash, 43 cm
Tag# 312- Ash, 47 cm
Tag# 314- Ash, 45 cm
Tag# 322- Ash, 38 cm
Tag# 324- Ash, 35 cm
Tag# 325- Ash,31 cm
Tag# 326- Ash, 50 cm

Tag# 323- Horse Chesnut, 65 cm
Tag# 391- Horse Chesnut, 38 cm

LEGEND:

ASH	13
ENGLISH OAK	5
AMERICAN ELM	9
HORSECHESTNUT	2
LITTLELEAF LINDEN	6
LOMBARDY POPLAR	3
SCOTS PINE	7
SUBTOTALS:	45

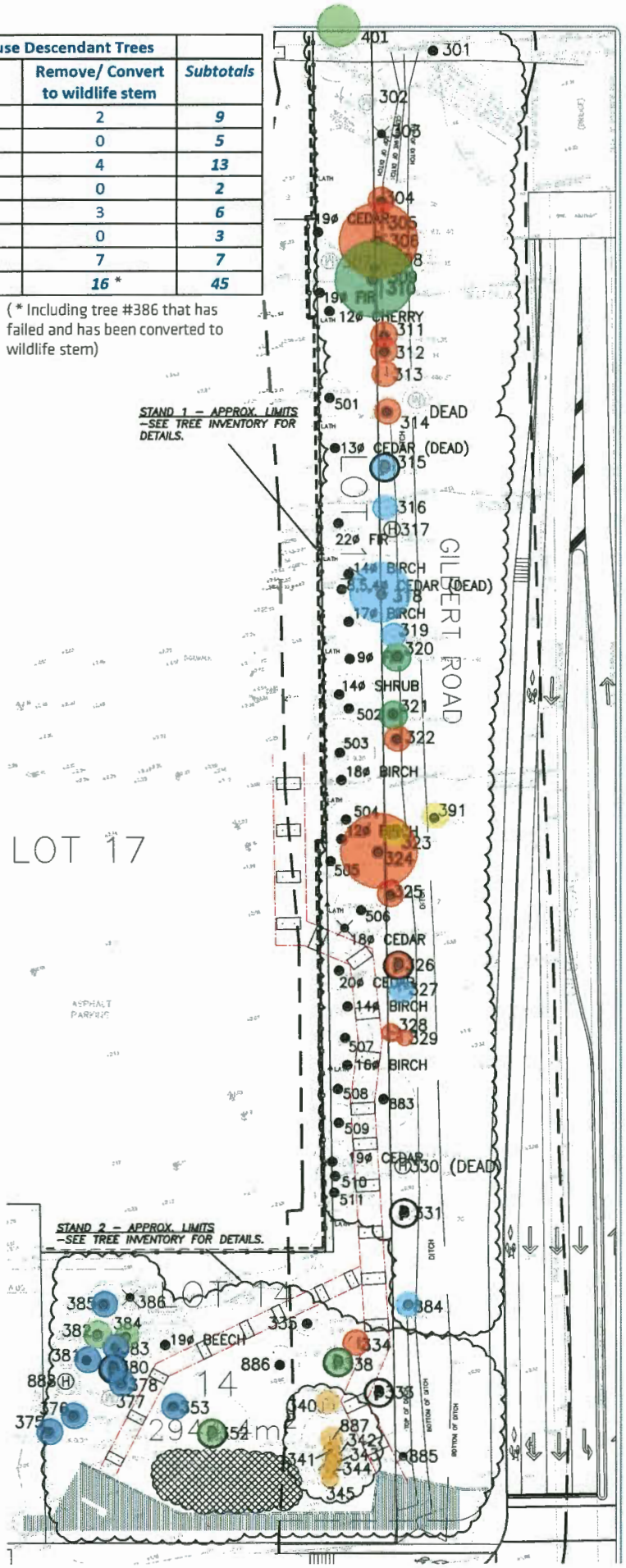
Heritage trees to be removed or converted to wildlife:

Tag# 375 - American Elm, 35 cm, to be converted to wildlife
Tag# 386 - American Elm, 55 cm, converted to wildlife

Tag# 313- Ash, 40 cm, to be converted to wildlife
Tag# 328- Ash, 40 cm, to be converted to wildlife
Tag# 329- Ash,28 cm, to be converted to wildlife
Tag# 334- Ash, 25cm, to be converted to wildlife

Tag# 316- Linden, 67 cm, to be converted to wildlife
Tag# 319- Linden, 35 cm, to be converted to wildlife
Tag# 327- Linden, 42 cm, to be removed

Tag# 340- Scots Pine, 45cm, to be converted to wildlife
Tag# 341- Scots Pine, 21cm, to be converted to wildlife
Tag# 342- Scots Pine, 28cm, to be converted to wildlife
Tag# 343- Scots Pine, 30cm, to be converted to wildlife
Tag# 344- Scots Pine, 32cm, to be converted to wildlife
Tag# 345- Scots Pine, 34cm, to be converted to wildlife
Tag# 887- Scots Pine, 23cm, to be converted to wildlife



LOT 14 REMNANT HERITAGE TREES PLAN

HA 18-840992 Plan #10

RETAINED HERITAGE WOODLOT AND WIND-ROW TREE SPECIES

LEGEND:

ASH	9
ENGLISH OAK	5
AMERICAN ELM	7
HORSECHESTNUT	2
LITTLELEAF LINDEN	3
LOMBARDY POPLAR	3
SCOTS PINE	0
SUBTOTALS:	29

Retained deciduous tree

Retained conifer tree

15m RMA

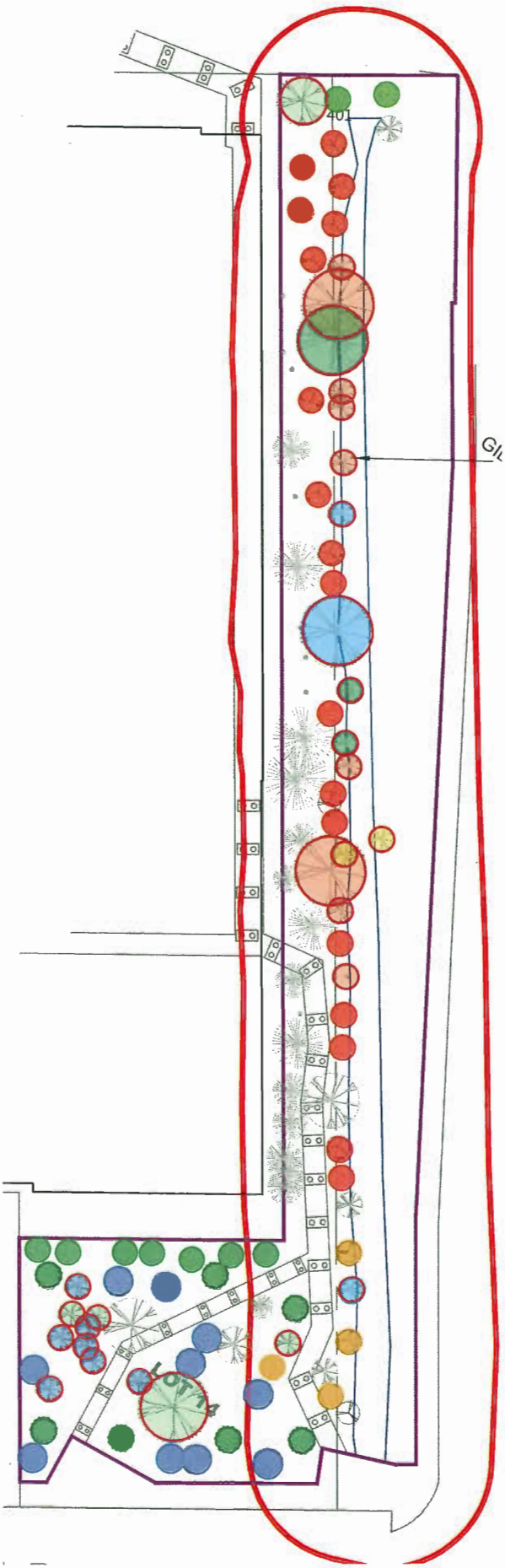
Proposed ESA-3

REPLACEMENT TREES IN LOT 14

Scots pine	4
Green ash	18
Red oak	2
London planetree or american elm	10
White swamp oak	14
Subtotal	48

Note: Replacement trees should be 5cm-7cm caliper. Tree species subject to availability - possible substitutions to be confirmed by the City.

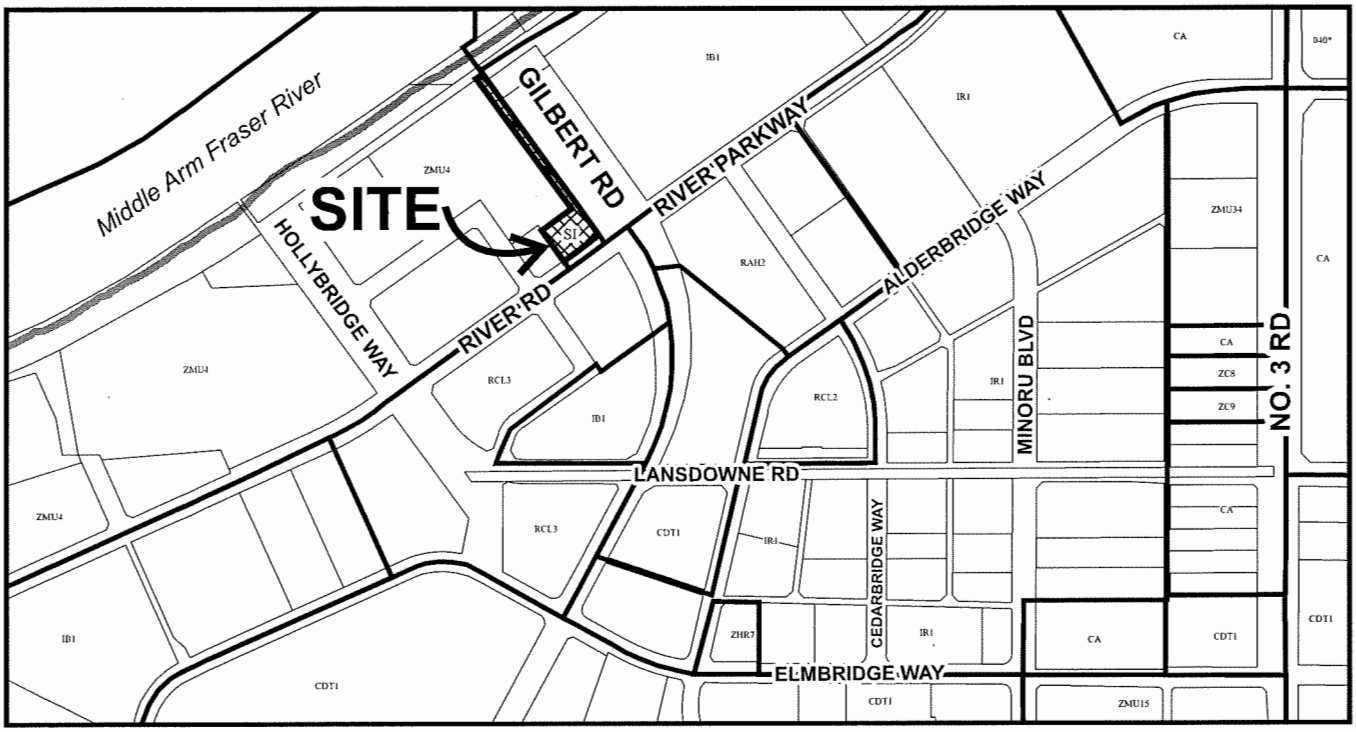
REFER TO ENVIRONMENTAL REPORT FOR THE LOT 14 PROPOSED PLANTING DESIGN

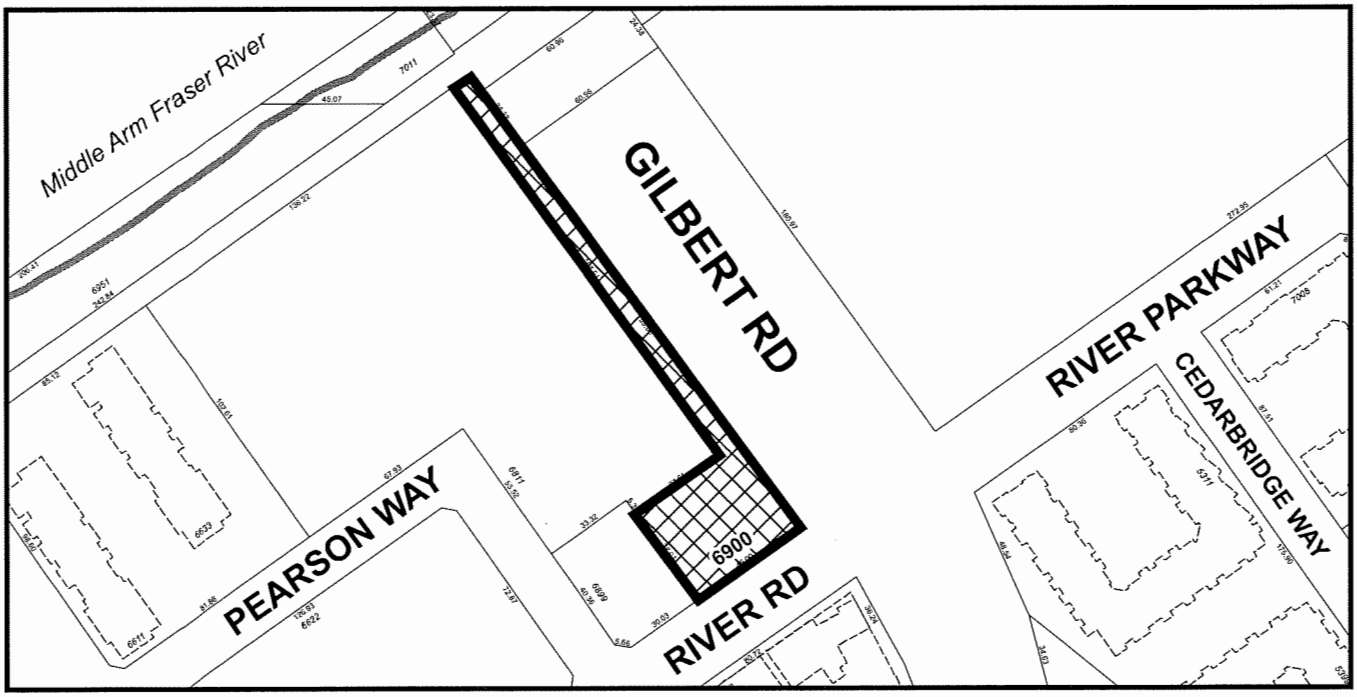


LOT 14 RETAINED HERITAGE TREES AND PROPOSED NEW TREES

HA 1[illegible]40992 Plan #11

City of
Richmond





HA 18-840992

Original Date: 11/22/18

Revision Date: 12/05/18

Note: Dimensions are in METRES

City of Richmond

Environmentally Sensitive Area Development Permit

No. ESA DP 18-840993

To the Holder:	Oval 8 Holdings Ltd. Inc. No. 0805724
Property Address:	6900 River Road, and portions of 6811 and 6899 Pearson Way
Address:	Suite 1830 - 1055 West Hastings Vancouver BC V6E 2E9

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #7 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of $175,002.58 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. ESA DP 18-840993

To the Holder:	Oval 8 Holdings Ltd. Inc. No. 0805724
Property Address:	6811, 6899 Pearson Way, 6900 River Road
Address:	Suite 1830 - 1055 West Hastings Vancouver BC V6E 2E9

---

7. 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.

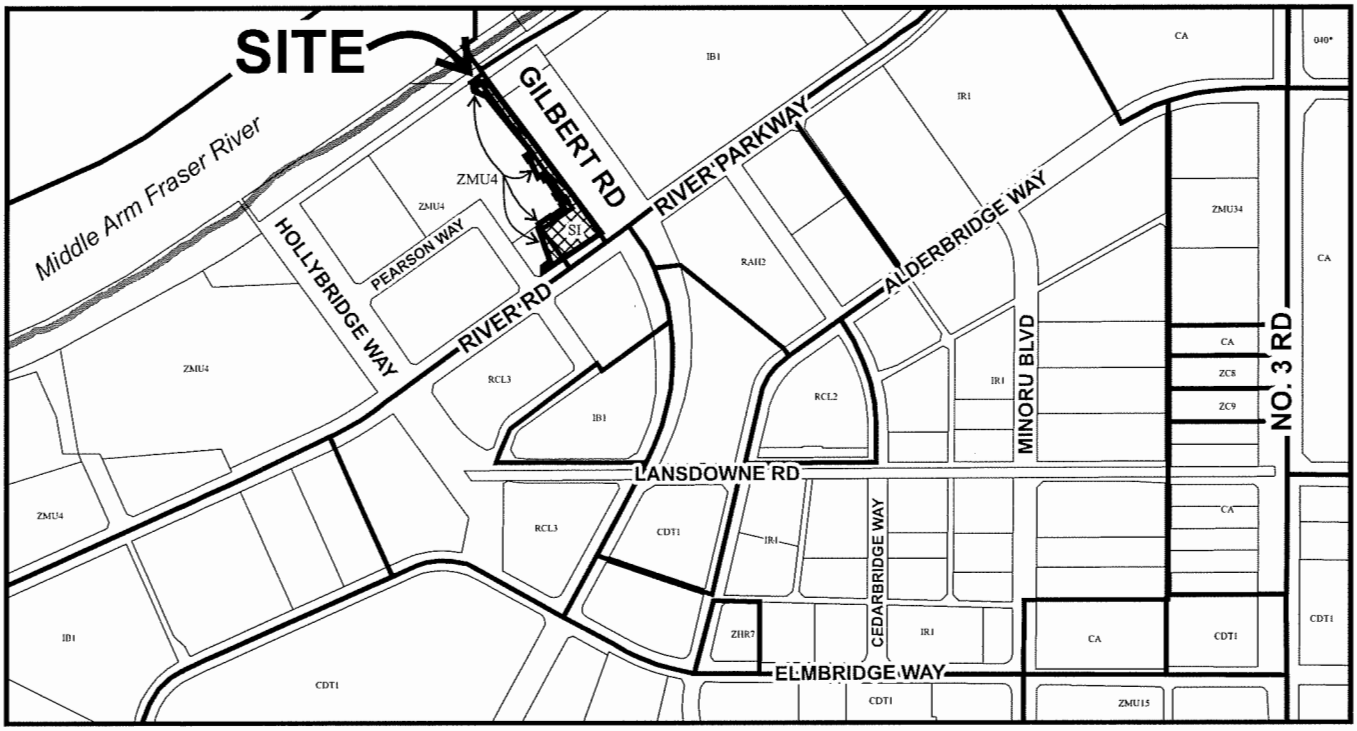
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

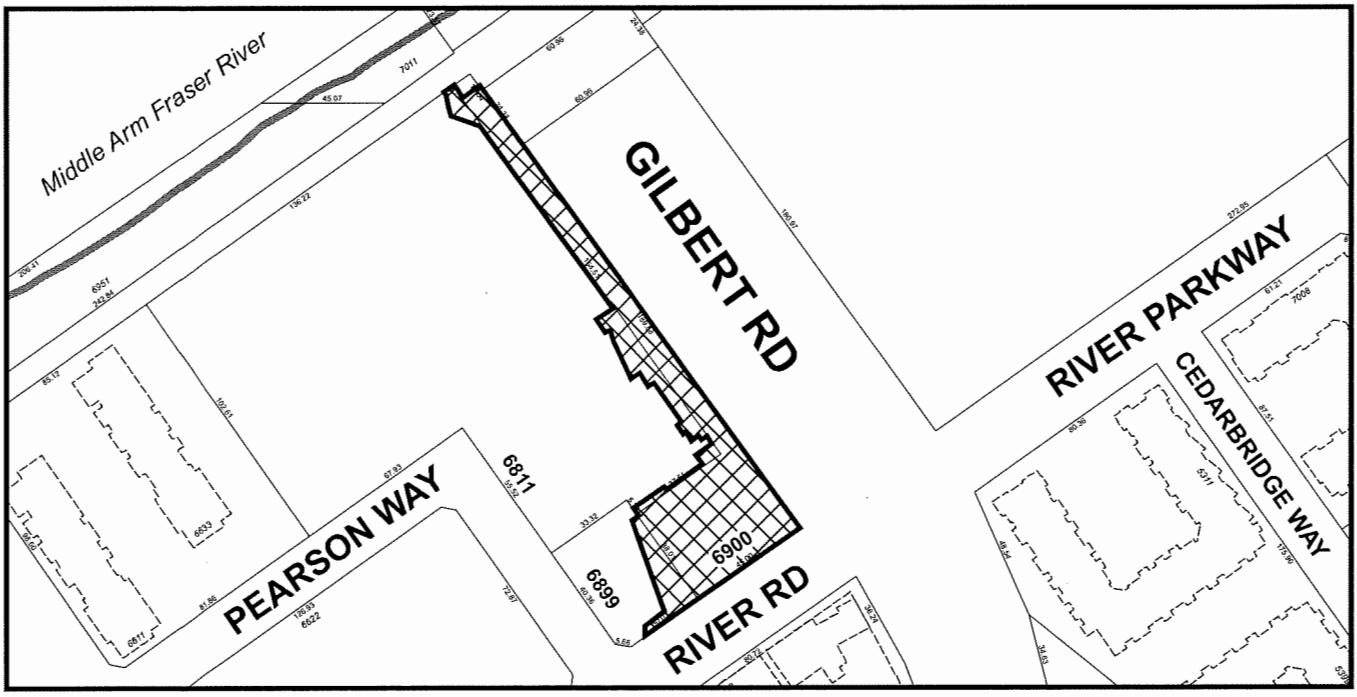
DELIVERED THIS DAY OF , .

_____

MAYOR

City of Richmond





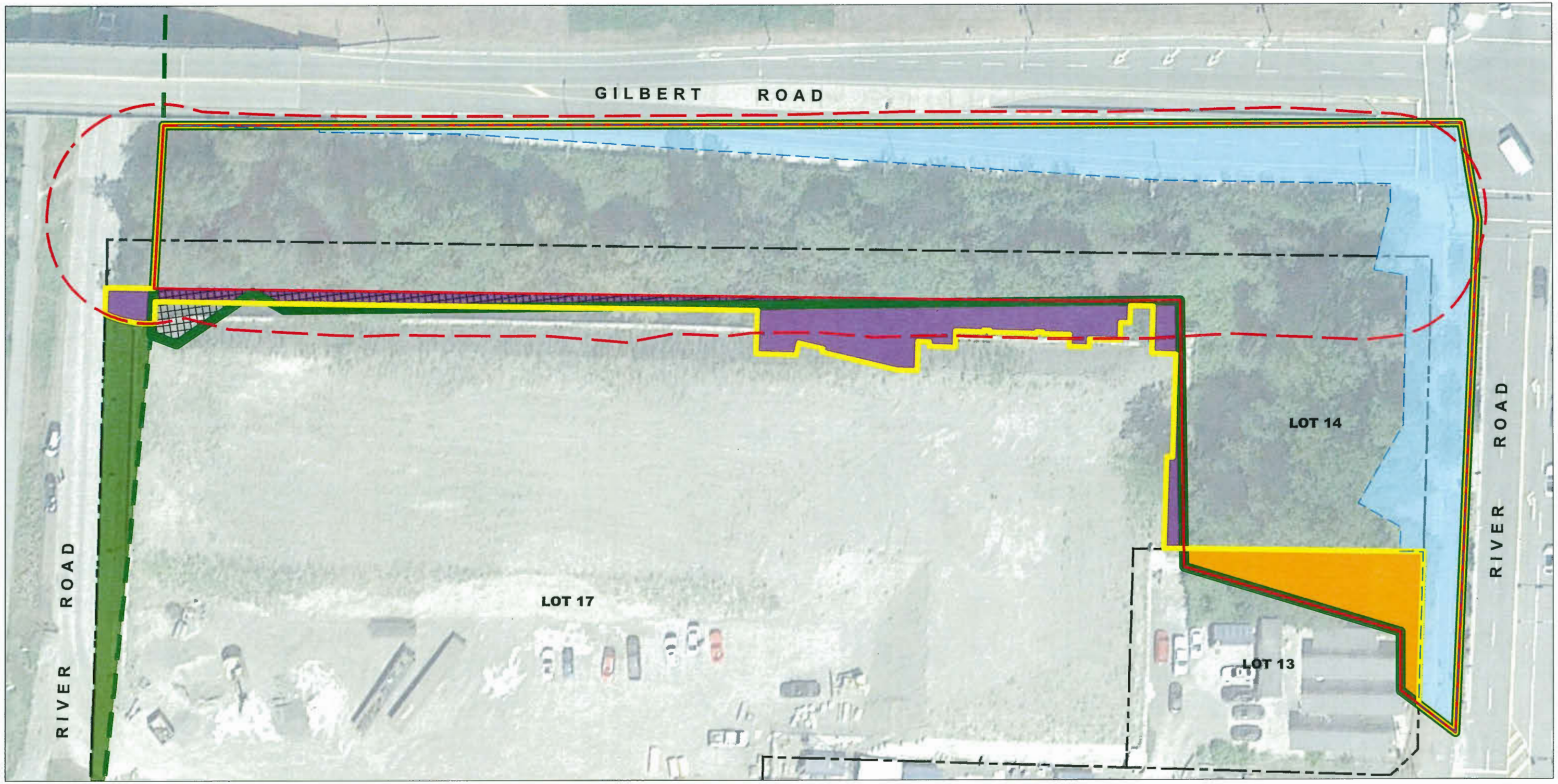
ESA DP 18-840993 SCHEDULE "A"

Original Date: 12/05/18

Revision Date: 04/23/19

Note: Dimensions are in METRES

DP 18-840993



APR 2 4 2019

- 15m RMA
- 2012 Shoreline and Intertidal ESA
- 2012 Upland Forest ESA, 7695 m²
- Adjusted 2012 Upland Forest ESA, 7419²
- 2018 Proposed ESA-3, 7827m²
- Total ESA on LOT 17, 726 m²
- ESA-3 Boundary Adjustment Reflecting Onsite Conditions, 276 m²
- Lot 13 ESA-3 Encroachment, 318 m²
- Extent of Previously Approved Works (SA 11-564833), 1810 m²
- Previously Approved Works (ESA-1 DP 11-593370), 401 m²

N

0 30 m

1:600

2018 PROPOSED ESA BOUNDARY

River Green, Richmond, BC

OVAL 8 HOLDINGS LTD.

PGL ENVIRONMENTAL CONSULTANTS

Dwg No.: 0049	Date: APR 2019	FIGURE 4
File No.: 1994-07.21	Drawn by: IRB	

Plan 1

DP 18-840993



ESA-3 Habitat Balance Summary

Loss of ESA (m^2)		ESA Offset (m^2)	
Lot 13	317	Lot 17 Off Parkade (@100%)	390
Boardwalk Footings (@100%)	71	Lot 17 On Parkade and/or Under Boardwalk (@ 50%)	143
Boardwalk (@50%)	128		
Total ESA Loss	**516**	**Total ESA Offset**	**533**

Land Designation	Encroachment	Enhancement and/or Compensation	Net Habitat Improvement/Gain
RMA	**625m^2**	209m^2	-416m^2
RMA & ESA-3	**154m^2**	2,192m^2	2,038m^2
ESA-3	**362m^2**	1,123m^2	761m^2
TOTAL (All Categories)	**1,141m^2**	3,524m^2	2,383m^2

- 15m RMA
- 2012 Upland Forest ESA
- RMA Encroachment (100% of 617 m²)
- RMA Encroachment (50% of 16 m²)
- RMA & ESA-3 Encroachment (100% of 56 m²)
- RMA & ESA-3 Encroachment (50% of 196 m²)
- ESA-3 Encroachment (100% of 332 m²)
- ESA-3 Encroachment (50% of 60 m²)
- Previously Approved Works (SA 11-564833, 1810 m²)
- × Tree to be REMOVED, MODIFIED OR converted into a WILDLIFE TREE at the discretion of the Environmental Consultant in coordination with the Project Arborist.
- • Tree to be retained
- 391 Tree tag number

APR 2 3 2019

N

0 50m

Scale 1:1000

HABITAT ENCROACHMENT SUMMARY

River Green, Richmond, BC

Oval 8 Holdings Ltd.

PGL ENVIRONMENTAL CONSULTANTS

Dwg.:	Date:	Figure
0068_19940721	APR 2019	
File No.:	Drawn by:	
1994-07.21	IRB	

Plan 2

DP 18-840993



ESA-3 Habitat Balance Summary

Loss of ESA (m^2)		ESA Offset (m^2)	
Lot 13	317	Lot 17 Off Parkade (@100%)	390
Boardwalk Footings (@100%)	71	Lot 17 On Parkade and/or Under Boardwalk (@ 50%)	143
Boardwalk (@50%)	128		
Total ESA Loss	**516**	**Total ESA Offset**	**533**

Land Designation	Encroachment	Compensation/ Offset	Net Habitat Improvement/Gain
RMA	$625m^2$	**$209m^2$**	$-416m^2$
RMA & ESA-3	$154m^2$	**$2,192m^2$**	$2,038m^2$
ESA-3	$362m^2$	**$1,123m^2$**	$761m^2$
TOTAL (All Categories)	$1,141m^2$	**$3,524m^2$**	$2,383m^2$

APR 2 3 2019

- 15m RMA
- Proposed ESA-3
- RMA Offset (100% of 209 m²)
- RMA & ESA-3 Offset (100% of 2001 m²)
- RMA & ESA-3 Offset (50% of 382 m²)
- ESA-3 Offset (100% of 1043 m²)
- ESA-3 Offset (50% of 159 m²)
- Previously Approved Works (SA 11-564833, 1810 m²)
- × Tree to be REMOVED, MODIFIED OR converted into a WILDLIFE TREE at the discretion of the Environmental Consultant in coordination with the Project Arborist.
- • Tree to be retained
- 391 Tree tag number

N

0 50m

Scale 1:1000

ESA AND RMA HABITAT OFFSET SUMMARY

River Green, Richmond, BC

Oval 8 Holdings Ltd.

PGL ENVIRONMENTAL CONSULTANTS

Dwg.:	Date:	Figure
0078_19940721	APR 2019	
File No.:	Drawn by:	
1994-07.21	IRB	

Plan 3

DP 18-840993

APR 25 2019

GILBERT ROAD

RIVER ROAD

SEE FIGURE 8

A

301

GILBERT ROAD WATERCOURSE

304 306 309 310 311 312 314 315 318 320 321 322

401

ST1BPAP

ST1TP

ST1PM ST1PSER

501

ST1PM

ST1BPAP

ST1BPAP

ST1PM

502 503

BARRIER FENCE

LOT 17

0 15m

Scale 1:300

15m RMA

Proposed ESA-3

REPLACEMENT TREES

Green Ash

Red Oak

RETAINED TREES

Coniferous

Deciduous

508 Tree tag number

PLANTING ZONES

Zone 1 Zone 3 Zone 5

Zone 2 Zone 4 Zone 7

HABITAT RESTORATION PLAN (2 OF 4)

River Green, Richmond, BC

Oval 8 Holdings Ltd.

PGL ENVIRONMENTAL CONSULTANTS

Dwg.:	Date:	Figure
0099_19940721	APR 2019	9
File No.: 1994-07.21	Drawn by: IRB	

Plan 4

DP 18-840993

APR 25 2019

GILBERT ROAD

SEE FIGURE 9

GILBERT ROAD WATERCOURSE

B

SEE PLANTING DETAIL 1
(RESTORATION PLAN 4 OF 4)

391 323 324 325 506 326 883 331 884 338 333

ST1BPAP 504 ST1BPAP 505 ST1TP ST1BPAP 507 ST1BPAP 508 509 ST1TP 510 511

BARRIER FENCE

335 886 ST2FS 384 352 353 383 378 385 380 381 376 382

SEE PLANTING DETAIL 2
(RESTORATION PLAN 4 OF 4)

REPLACEMENT TREES

- Green Ash
- Scots Pine
- London Plane Tree
- White Swamp Oak
- Pacific Dogwood
- Vine Maple

RETAINED TREES

- Coniferous
- Deciduous
- 508 Tree tag number

PLANTING ZONES

- Zone 1
- Zone 2
- Zone 3
- Zone 5
- Zone 6
- Zone 7
- Zone 8

15m RMA

Proposed ESA-3

N

0 15m

Scale 1:300

HABITAT RESTORATION PLAN (1 OF 4)

River Green, Richmond, BC

Oval 8 Holdings Ltd.

PGL ENVIRONMENTAL CONSULTANTS

Dwg.:	Date:	Figure
0089_19940721	APR 2019	8
File No.: 1994-07.21	Drawn by: IRB	

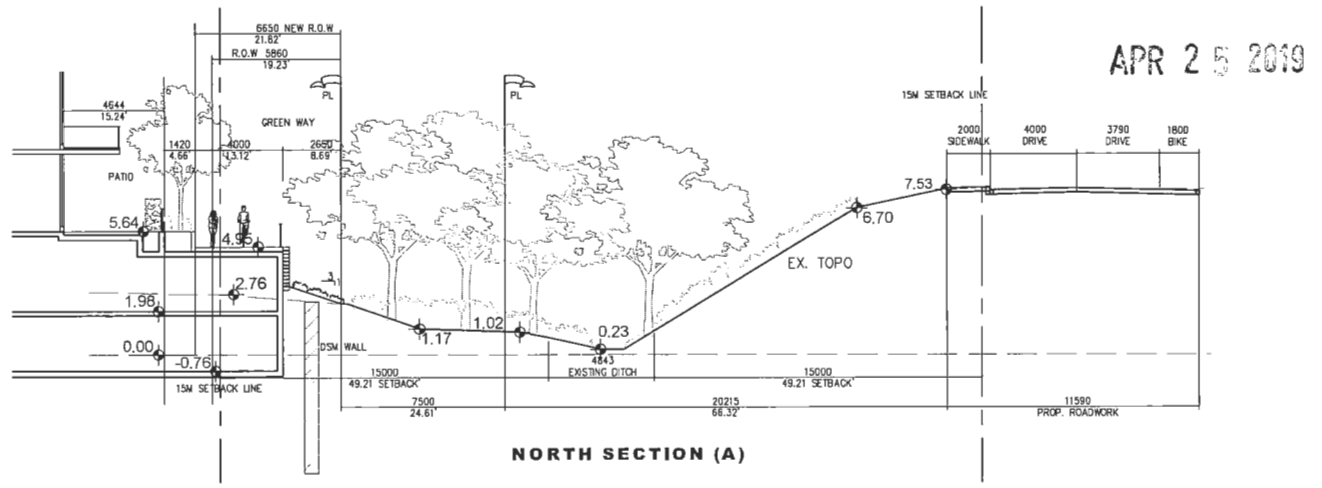
Plan 5

DP 18-840993

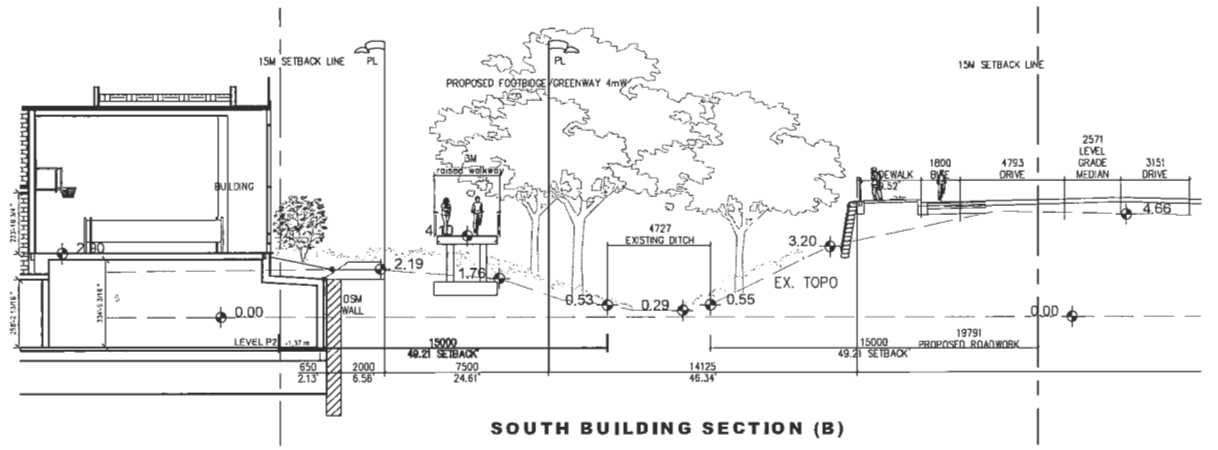
APR 25 2019

RESTORATION SPECIFICATIONS:

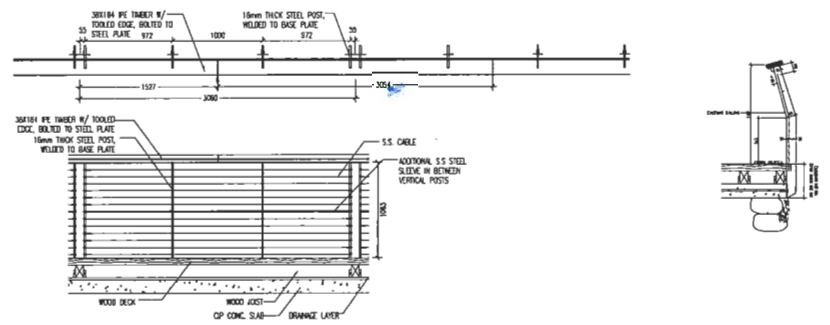
1. All contractors must obtain, be familiar with, and adequately implement all relevant project specifications and management plans, including the Construction Environmental Management Plan (CEMP) and Erosions and Sediment Control Plan.
2. The Restoration Contractor must locate and verify the existence of all utilities prior to the commencement of work.
3. All planting and growing medium is to meet BCSLA/BCLNA standards, latest edition, unless noted otherwise.
4. PGL must be notified of the proposed planting schedule prior to commencement of revegetation works.
5. Planting is to occur during the first optimal planting season (between November and April) following implementation of boardwalk construction and initial invasive plant treatment.
6. Grading and excavation works within the RMA/ESA-3 must leave disturbed areas rough and loose.
7. A soil assessment must be completed prior to planting to determine suitability for revegetation. If deemed necessary, planting medium (topsoil) will be imported and applied where needed, as per current BCSLA/BCLNA standards.
8. Imported topsoil must be clean, seed free, and free of invasive plants and plant parts.
9. The Restoration Contractor must submit a representative sample of the proposed topsoil for testing to Pacific Soil Analysis (or approved alternative laboratory). The Restoration Contractor is responsible for arranging and payment of soil analysis and any required amendments to growing medium. Lab results and a summary plan of any proposed amendment/fertilizer use must be submitted to PGL prior to commencement of work.
10. The Restoration Contractor is to supply all plant material shown on this plan. Sizes of plants listed are considered a minimum.
11. Any proposed material substitutions must be reviewed by PGL prior to use.
12. Nursery stock root balls, containers, and soil must be free of noxious weeds and/or invasive plants and plant parts (e.g., seeds, stems, roots, etc.).
13. All plant material must be provided by a certified, disease/virus free nursery within the Lower Mainland and/or Fraser Valley of BC - proof of certification required. Removal and replacement of disease/virus-affected plant material will be done so at the Restoration Contractor's expense.
14. Replacement trees must meet or exceed structural and health characteristics outlined in *Guideline Specifications for Nursery Tree Quality* published by the Urban Tree Foundation.
15. See detail for replacement tree planting specifications.
16. Treegator® Slow Release Watering Bags, or similar product as approved by PGL, must be installed and maintained on all replacement trees for the first three growing seasons. Watering bags must be installed and maintained, as per manufacturers specifications.
    a. All watering bags are to be removed and properly disposed of offsite at the end of the third growing season.
17. Planting prescriptions shown are guidelines and can be "field-fit" based on actual field conditions under consultation/direction of PGL.
18. Plant spacing is to achieve densities noted in plant list tables. Both plant and cluster spacing to be measured off centre.
19. Individual plants within a cluster must have a minimal spacing of 100mm off centre for plugs and 300mm off centre for #1and # 2 pots.
20. All live-stakes must:
    a. Measure between 600 and 750mm in length;
    b. Be a **minimum of 30mm in width** measured at the base of the stake;
    c. Be free of foliage/branching;
    d. Be soaked (fully submerged) in freshwater for a **minimum of 5 days prior to installation**;
    e. Be planted between November and March; and
    f. Be installed so that a **minimum of 2/3's of the total length is buried in the soil**.
        i. If suitable depth can not be achieved, then live-stakes should be pruned to minimize the amount of stake exposed above ground (i.e., to 1/3).
21. Guide holes must first be created using a tool (e.g., rebar, pole, etc.) prior to installing live-stakes. Guide holes must be smaller than the width of the base of the live-stakes.
    a. Live-stakes must not be used to create guide holes and/or inserted directly into the soil without a guide hole.
22. All planting waste materials (e.g., wraps, containers, labels, etc.) must be removed immediately from the site by the Restoration Contractor.
23. The Restoration Contractor is to install an appropriate temporary irrigation system throughout the restored portions of the RMA and ESA-3 for use during the first four growing seasons.
    a. For the geobag wall, the irrigation system must consist of a drip line system set-up every two to three courses/rows of geobags, as per manufacturer irrigation specifications;
    b. The irrigation system must conform to current BCSLA/BCLNA standards and is intended to supplement natural rainfall during the dry season so that soil moisture content is maintained between 50% and 100% field capacity during the first two growing seasons.
    c. The irrigation system is to be scaled back in the third and fourth growing seasons as to wean plants off their reliance.
    d. The Restoration Contractor will be responsible for removing the temporary irrigation system in the first fall/winter season following the end of the fourth growing season.
24. The Restoration Contractor must complete annual maintenance tasks including invasive plant removal and replacement of failed plant material in the next appropriate planting season for the duration of the five-year monitoring program, as directed by PGL.
25. Vegetation success will be monitored by PGL annually for a period of five years and will begin the first growing season after planting completion.
26. All monitoring data and observations, including photo-point monitoring results and maintenance recommendations, will be summarized in an annual monitoring report, and provided to all interested parties (e.g., Oval 8 Holdings Ltd., City of Richmond, etc.).



NORTH SECTION (A)



SOUTH BUILDING SECTION (B)



BARRIER FENCE DETAIL

HABITAT RESTORATION PLAN (3 of 4)

River Green, Richmond, BC

ASPAC Developments Ltd.

PGL ENVIRONMENTAL CONSULTANTS

Dwg.: 0106_19940721	Date: MAR 2019	Figure 10
File No.: 1994-07.21	Drawn by: IRB	

Plan 6

DP 19-940993

Planting Zone 1 - Edge of Watercourse (Estimated Area = 97m²; Density = ~3 plants/m²)

Scientific Name	Common Name	Pot Size	# of Plants	Comments
Carex obnupta	slough sedge	plugs	30	- plant in pockets of elevated sun exposure
Cornus stolonifera	red-osier dogwood	#1 pots	30	- spread evenly throughout
Cornus stolonifera	red-osier dogwood	live-stakes	60	- spread evenly throughout
Equisetum hymale	scouring rush	plugs	90	- spread evenly throughout
Lysichiton americanum	skunk cabbage	#1 pots	90	- plant in clusters of 2; spread clusters evenly throughout

Planting Zone 2 - Interface with Developed Lands (Estimated Area = 231m²; Density = ~4 plants/m²)

Scientific Name	Common Name	Pot Size	# of Plants	Comments
Crataegus douglasii	black hawthorn	#1 pots	95	- spread evenly throughout partially shaded areas
Rosa acicularis	prickly rose	#1 pots	280	- spread evenly throughout
Rosa gymnocarpa	baldhip rose	#1 pots	460	- spread evenly throughout
Symphoricarpos albus	common snowberry	#1 pots	95	- spread evenly throughout

Planting Zone 3 - Under Boardwalk (Estimated Area = 356m²; Planting Density = ~3 plants/m²)

Scientific Name	Common Name	Pot Size	# of Plants	Comments
Adiantum aleuticum	maidenhair fern	#1 pots	105	- spread evenly throughout
Achlys triphylla	vanilla leaf	#1 pots	55	- plant in clusters of 3, spread clusters evenly throughout
Athryium filix-femina	lady fern	#1 pots	215	- spread evenly throughout
Gaultheria shallon	salal	#1 pots	160	- plant in clusters of 2, spread clusters evenly throughout
Mahonia nervosa	dull Oregon grape	#1 pots	110	- spread evenly throughout
Polysthicum munitum	sword fern	#1 pots	430	- spread evenly throughout

Planting Zone 4 - Geobag Wall (Estimated Area = TBDm²; Density = ~2-3 plants/bag)[1]

Scientific Name	Common Name	Pot Size	# of Plants	Comments
Cornus stolonifera	red-osier dogwood	plugs	TBD	- plant throughout lower portion of wall
Dryopteris expansa	spiny-wood fern	plugs	TBD	- spread evenly throughout
Lonicera ciliosa	western honeysuckle	plugs	TBD	- plant along top edge of wall, as well as evenly throughout
Polypodium glycyrrhiza	licorice fern	plugs	TBD	- spread evenly throughout
Polysthicum munitum	sword fern	plugs	TBD	- spread evenly throughout
Vaccinium ovatum	evergreen huckleberry	plugs	TBD	- spread evenly throughout

Planting Zone 5 - Internal RMA and ESA-3 Windrow (Estimated Area = 979m²; Density = ~3 plants/m²)

Scientific Name	Common Name	Pot Size	# of Plants	Comments
Abies grandis	grand fir	#1 pots	10	- spread evenly throughout
Acer circinatum	vine maple	#1 pots	75	- spread evenly throughout partially shaded areas
Alnus rubra	red alder	#1 pots	60	- plant in areas of recent tree removals and/or other openings
Cornus nuttallii	pacific dogwood	#2 pots	45	- plant in outer areas of zone, close to interface with public exposure
Cornus stolonifera	red-osier dogwood	#1 pots	440	- spread evenly throughout
Crataegus douglasii	black hawthorn	#1 pots	220	- spread evenly throughout
Gaultheria shallon	salal	#1 pots	590	- plant in clusters of 2-3; spread clusters evenly throughout
Mahonia nervosa	dull Oregon grape	#1 pots	60	- plant in clusters of 3; spread clusters evenly throughout
Polystichum munitum	sword fern	plugs	295	- spread evenly throughout partial to full shade areas
Polystichum munitum	sword fern	#1 pots	735	- spread evenly throughout partial to full shade areas
Prunus emarginata	bitter cherry	plugs	100	- spread evenly throughout
Pseudtosuga menziesii	Douglas-fir	#1 pots	15	- spread evenly throughout
Rubus spectabilis	slamonberry	#1 pots	295	- spread evenly throughout partial to full shade areas

Planting Zone 6 - ESA-3 Woodlot (Estimated Area = 405m²; Density = ~3 plants/m²)

Scientific Name	Common Name	Pot Size	# of Plants	Comments
Cornus nuttallii	pacific dogwood	#2 pots	6	- plant in outer areas of zone, close to interface with public exposure
Cornus stolonifera	red-osier dogwood	#1 pots	245	- spread evenly throughout
Crataegus douglasii	black hawthorn	#1 pots	90	- spread evenly throughout
Gaultheria shallon	salal	#1 pots	180	- plant in clusters of 3-4; spread clusters evenly throughout
Mahonia nervosa	dull Oregon grape	#1 pots	30	- plant in clusters of 2-3; spread clusters evenly throughout
Polystichum munitum	sword fern	plugs	120	- spread evenly throughout partial to full shade areas
Polystichum munitum	sword fern	#1 pots	300	- spread evenly throughout partial to full shade areas
Rubus spectabilis	slamonberry	#1 pots	245	- spread evenly throughout partial to full shade areas

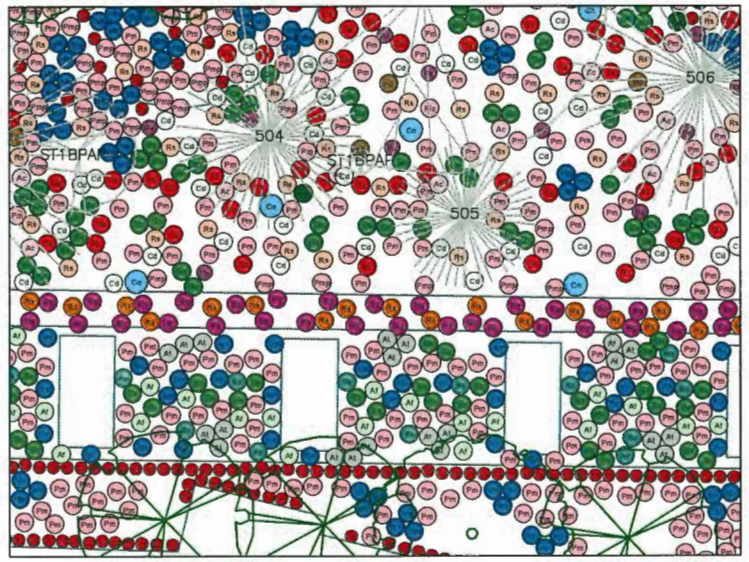
Planting Zone 7 - Within 5m of Replacement Trees in RMA and ESA-3, as Shown (Estimated Area = 1,536m²; Density = ~4 plants/m²)

Scientific Name	Common Name	Pot Size	# of Plants	Comments
Cornus stolonifera	red-osier dogwood	plugs	1230	- spread evenly throughout outer perimeter of zone
Mahonia nervosa	dull Oregon grape	#1 pots	615	- plant in clusters of 3; spread clusters evenly throughout
Polystichum munitum	sword fern	plugs	1535	- spread evenly throughout
Polystichum munitum	sword fern	#1 pots	1535	- spread evenly throughout
Rubus spectabilis	slamonberry	#1 pots	1230	- spread evenly throughout

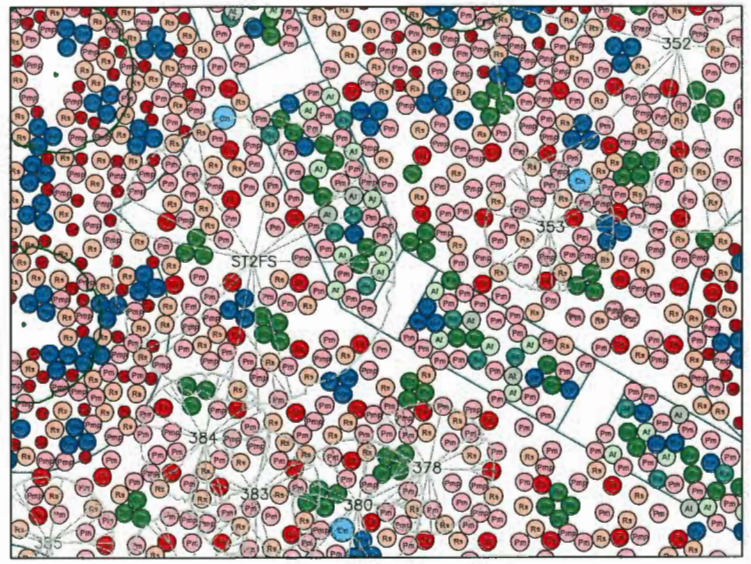
Planting Zone 8 - ESA-3 Over Parkade (Estimated Area = 173m²; Density = ~3 plants/m²)

Scientific Name	Common Name	Pot Size	# of Plants	Comments
Cornus stolonifera	red-osier dogwood	plugs	310	- spread evenly throughout outer perimeter of zone
Mahonia nervosa	dull Oregon grape	#1 pots	55	- plant in clusters of 3; spread clusters evenly throughout
Polystichum munitum	sword fern	#1 pots	155	- spread evenly throughout

Notes:
1) Plant counts in geobag wall to be determined through detailed designs prepared for IFC drawings.



PLANTING DETAIL 1



PLANTING DETAIL 2

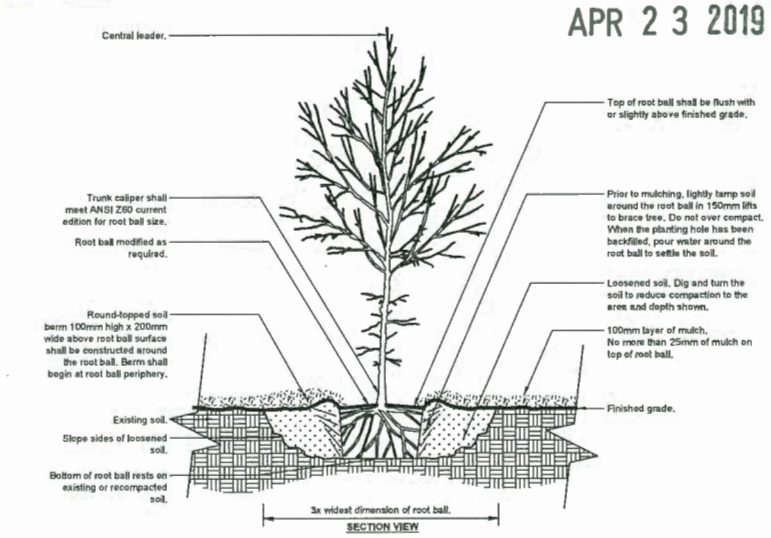
385 Retained tree tag #

Scientific Name	Common Name	Pot Size	# of Plants	Symbol Code
Abies grandis	grand fir	#1 pots	10	Ag
Acer circinatum	vine maple	#1 pots	75	Ac
Achlys triphylla	vanilla leaf	#1 pots	55	At
Adiantum aleuticum	maidenhair fern	#1 pots	105	Aa
Alnus rubra	red alder	#1 pots	60	Dr
Athryium filix-femina	lady fern	#1 pots	215	Af
Carex obnupta	slough sedge	plugs	30	Co
Cornus nuttallii	pacific dogwood	#2 pots	51	Cn
Cornus stolonifera	red-osier dogwood	#1 pots	715	Cs
Cornus stolonifera	red-osier dogwood	live-stakes	60	Csl
Cornus stolonifera	red-osier dogwood	plugs	1540	Csp
Crataegus douglasii	black hawthorn	#1 pots	405	Cd
Equisetum hymale	scouring rush	plugs	90	Eh
Gaultheria shallon	salal	#1 pots	930	Gs
Lysichiton americanum	skunk cabbage	#1 pots	90	La
Mahonia nervosa	dull Oregon grape	#1 pots	870	Mn
Polysthicum munitum	sword fern	#1 pots	3155	Pm
Polystichum munitum	sword fern	plugs	1950	Pmp
Prunus emarginata	bitter cherry	plugs	100	Pe
Pseudtosuga menziesii	Douglas-fir	#1 pots	15	Fd
Rosa acicularis	prickly rose	#1 pots	280	Ra
Rosa gymnocarpa	baldhip rose	#1 pots	460	Rg
Rubus spectabilis	slamonberry	#1 pots	1770	Rs
Symphoricarpos albus	common snowberry	#1 pots	95	Sa

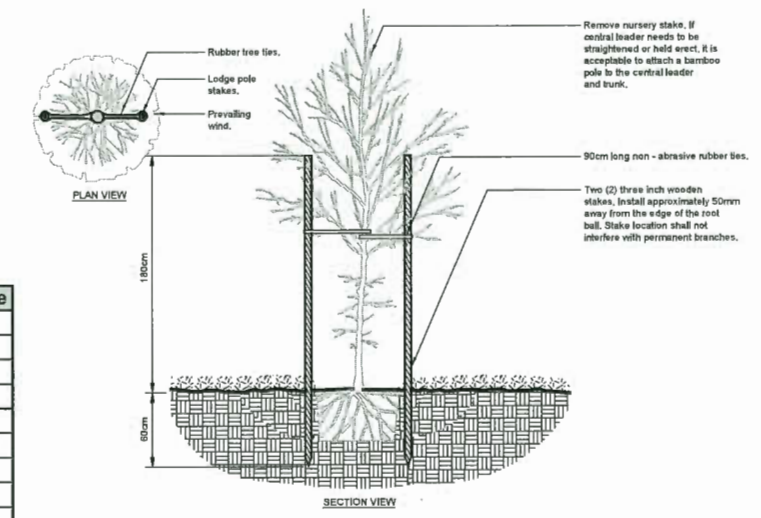
Replacement Tree Summary

Scientific Name	Common Name	Cal. Size	# of Trees
Acer circinatum	vine maple	6-8cm	3
Cornus nuttallii	Pacific dogwood	6-8cm	6
Fraxinus pennsylvanica	green ash	6-8cm	18
Pinus syvestris	Scots pine	6-8cm	4
Platanus x acerifolia	London planetree	6-8cm	10
Quercus bicolor	swamp oak	6-8cm	14
Quercus rubra	red oak	6-8cm	2

APR 2 3 2019



REPLACEMENT TREE PLANTING DETAIL



TREE STAKING DETAIL

HABITAT RESTORATION PLAN
(4 of 4)

River Green, Richmond, BC

Oval 8 Holdings Ltd.

PGL ENVIRONMENTAL CONSULTANTS

Dwg.:	Date:	Figure
0118_19940721	APR 2019	11
File No.:	Drawn by:	
1994-07.21	IRB	

Plan 7

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	April 18, 2019
From:	Wayne Craig Director, Development	**File:**	DP 18-829286
Re:	**Application by Oris Developments (Hamilton) Corp. for a Development Permit at 23200 Gilley Road**		

Staff Recommendation

That a Development Permit be issued which would permit the construction of a four-storey, mixed-use development with a partially below-grade parkade with 2,345 m^2 (25,239 ft^2) of commercial/retail space and 223 units at 23200 Gilley Road on a site zoned "Residential / Limited Commercial (ZMU35) – Neighbourhood Village Centre (Hamilton)".

Wayne Craig
Director, Development
(604-247-4625)

WC:mm
Att. 3

Staff Report

Origin

Oris Developments (Hamilton) Corp. has applied to the City of Richmond for permission to develop a four-storey mixed-use development with a partially below-grade parkade, 2,345 m^2 (25,239 ft^2) of commercial/retail space and 223 units at 23200 Gilley Road (Parcel 1) on a site zoned "Residential / Limited Commercial (ZMU35) – Neighbourhood Village Centre (Hamilton)". The site currently contains a shopping centre with a large surface parking lot.

The site is being rezoned from "Community Commercial (CC)" to "Residential / Limited Commercial (ZMU35) – Neighbourhood Village Centre (Hamilton)" under Bylaw 9746 (RZ 16-754305).

The following servicing works are being completed under a Servicing Agreement (SA 18-842116) as part of the required rezoning considerations:

- Westminster Highway: The applicant will upgrade Westminster Highway to the ultimate standards at the Gilley Road intersection with new northbound and southbound left-turn lanes, provision of on-street bike lanes and sidewalks that are coordinated and add to the road works required for the Parcel 2 development to the north (SA 15-717692).
- Gilley Road High Street: Gilley Road will be raised and rebuilt as part of the servicing works for the Parcel 2 development to the north. For this application (Parcel 1), the applicant will be constructing streetscape works including a concrete sidewalk, boulevard, street trees and decorative street lights as well as a mid-block crosswalk.
- Smith Drive: Along the entire development frontage with Smith Drive, the applicant will provide a new treed boulevard, concrete sidewalk, and on-street parking along the west side of the street. There will also be traffic calming elements including a raised median, curb extensions, and an enhanced pedestrian crossing at the existing crosswalk located near the southern limit of the development frontage.
- McColl Crescent – Queen Canal Pathway: The applicant will improve the existing pathway connection via a new statutory right-of-way (SRW) between the existing public pathway in the City-owned Queen Canal Corridor and the existing dedicated City pathway leading to McColl Crescent in the adjacent single-family neighbourhood.
- Queen Canal Corridor: The applicant will be removing invasive species and planting native species within the Riparian Management Area (RMA) that includes this City-owned corridor and which extends into the development site (as discussed in the RMA section below).

Development Information

Please refer to the attached Development Application Data Sheet (Attachment 1) for a comparison of the proposed development data with the relevant bylaw requirements.

Background

Development surrounding the subject site is as follows:

- To the north, across Gilley Road: A four-storey, mixed-use building being constructed on a site zoned "Residential / Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)" (RZ 14-660663 and DP 15-716268), and four single-family dwellings zoned "Single Detached (RS1/F)" under a rezoning application (RZ 18-837721) being reviewed by City staff to permit construction of a four-storey, mixed-use building. A Staff Report on the proposed rezoning will be forwarded to Planning Committee and Council at the completion of the Staff review.

- To the south: A subdivision of single-family dwellings fronting McColl Crescent zoned "Single Detached (RS1/B)".

- To the east, across Smith Crescent: The Hamilton Community Centre and Hamilton Elementary School on sites zoned "School & Institutional (SI)".

- To the west, the Queen Canal Corridor and a gas station site zoned "Gas & Service Stations (CG1)".

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage:

- Additional vertical and/or horizontal articulation needs to be added to the rooflines of the east and west buildings respectively facing Smith Drive and the Queen Canal corridor.
- Additional articulation needs to be added to the long straight top edge of the parkade podium facing the Queen Canal corridor.
- Stepping back of the upper floor(s) of the south end of the wings of each building should be considered, with particular attention to the building wing at the southeast corner of the site.
- The grade difference between the ground floor of the buildings and Smith Drive to the east and the Queen Canal corridor to the west should be refined; with the objective of achieving a comfortable height transition, adequate landscape screening of the parkade and application of CPTED principles.

The Public Hearing for the rezoning of this site was held on June 18, 2018. At the Public Hearing, nine members of the public provided correspondence in support of the application and one member of public expressed the following concerns about rezoning:

- Traffic in the area as a result of the proposed density.
- Sufficient parking for the proposed development.
- Access to the proposed development and its effect on traffic flow.
- The lack of a designated pick-up and drop-off area for the adjacent school.

Staff worked with the applicant to address the issues raised in the rezoning Staff Report and at the Public Hearing in the following ways:

- Additional raised roofs, coordinated with the building's articulation, have been added to the east and west buildings respectively facing Smith Drive and the Queen Canal corridor.
- The fourth floor of south wing of the east building has been stepped back from the third floor to reduce building mass facing Smith Drive.
- An increased quantity and diversity of plants have been included along the western edge of the parkade adjacent to the Queen Canal Riparian Management Area and adjacent to Smith Drive.
- The proposed Development Permit plans provide 451 vehicle parking spaces; more than the required 412 parking spaces.
- The driveway entrance to project's surface parking lot off of Gilley Road was improved by adjustment of the paving surface and placement of bollards along the edges of the driveway entrance onto Gilley Road.
- The applicant and City met with School District staff, Community Centre staff, and representatives from the Hamilton Community Association and Hamilton Elementary School Parent Advisory Committee to:
    - Adjust the proposed median and frontage works along Smith Drive being constructed under the Servicing Agreement for the subject Parcel development.
    - Develop a plan for the relocation of the entrance driveway to the School / Community Centre parking to Gilley Road (adjacent to the existing exit driveway).

It should also be noted that City staff reviewed the TIA prepared by the applicant's consultants for the rezoning application to ensure that the necessary transportation works are included for the anticipated traffic from the subject development and surrounding proposed developments.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is in compliance with the "Residential / Limited Commercial (ZMU35) – Neighbourhood Village Centre (Hamilton)". The proposed development is also consistent with the applicable Hamilton Area Plan land-use policies and Development Permit Area Guidelines.

Advisory Design Panel Comments

The Advisory Design Panel was in favour of the proposed project. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Thursday, December 20, 2018 is attached for reference (Attachment 2). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '***bold italics***'.

Analysis

Conditions of Adjacency

The proposed development has four adjacency conditions: the Gilley Road "High Street" to the north, Smith Drive to the east, the Queen Canal Corridor to west, and an existing single-family subdivision to the south. Specifically, these adjacencies include:

- The Gilley Road "High Street" project frontage forms the functional front of the project with the surface parking lot entrance and both building lobbies located near the middle of the block. This frontage is occupied by commercial / retail units, including a space capable of accommodating a grocery store in the east building. Gilley Road rises from approximately 1.0 m geodectic elevation at Queen Canal to 3.5 m at the middle of the block and then falls back to approximately 1.5 m geodectic elevation at Smith Drive. This results in a situation where the retail frontage is at street level for approximately one-half of the block and above street level at the Queen Canal at the northwest corner of the site and Smith Drive at the northeast corner of the site. These grade differences have been managed with terraced planters and wide staircases at these corners of the site.
- Along the Smith Drive frontage, there is an average 2.0 m (6.6 ft.) grade difference between the ground floor of the building and the sidewalk level. However, the majority of the building is setback further than the minimum 3.0 m (9.8 ft.) zoning building setback which has allowed for two levels of landscaping from street level to the main building podium level for much of the frontage. The parkade entrance provides access to all of the residential parking spaces for the building and an exterior residential loading space located adjacent to the parkade entrance. The exposed upper portion of the concrete parkade wall is screened with taller shrubs while lower a landscaping step is located between the loading space and Smith Drive for CPTED reasons.
- Along the Queen Canal Corridor to the west, the grade adjacent to the Riparian Management Area (RMA) is approximately 1.0 m (3.3 ft.) below the building's first floor level elevation at 3.5 m. The grade difference is addressed by the parkade being located partially below the existing grade, the sloping down of the parkade ceiling towards the edge of the building, and extensive landscape planting located between the building's parkade and the edge of the RMA located to the west.
- To the south, the back of the project podium is an average of 1.0 m (3.3 ft.) above the adjacent grade on-site and adjacent single-family subdivision to the south of the site. The three wings of the project's two buildings are setback between 6.4 m (21.0 ft.) and 10.14 m (33.3 ft.) which in excess of the minimum 6.0 m (20.0 ft.) zoning setback. Moreover, the majority of remainder of the project's south elevation is composed of large south-facing courtyards. Between to the two buildings, there is a pedestrian connection from the back of the surface parking lot to the proposed east-west public pathway running along the south of the project and connecting Smith Drive to the Queen Canal corridor.
- The preservation of 13 large Pine trees and a tall Cedar hedge along the south property line provides a good buffer to the rear yards of the existing single homes. The proposed east-west public pathway (within a statutory right of way be registered as a rezoning consideration) within the project's south yard is also partially screened with the planting of deciduous trees.

Access and Parking

- Of the development's total 451 parking spaces, the main vehicular access is provided to the 420-space underground parkade via a driveway entering from Smith Drive which slopes gently downward to the partially-below grade parkade. The second 31-space surface parking lot is located between the two buildings and with a level access driveway from Gilley Road.
- The driveway entrance to the small surface parking lot has been located adjacent to the mid-block crosswalk and curb-extensions to be constructed on Gilley Road in a manner to provide traffic calming and reduce the pedestrian crossing distance over Gilley Road.
- The proposed parking exceeds the minimum requirements of Zoning Bylaw 8500 with a total of 367 resident parking spaces and 84 commercial parking spaces (35 of which will be shared as residential visitor spaces).
- There will be a total of 143 small-car parking spaces (32% of the total parking spaces) and eight accessible parking spaces (2% of the total parking spaces) in compliance with Zoning Bylaw 8500.
- As part of the rezoning considerations, there will be two restrictive covenants registered on Title ensuring that 35 shared commercial/visitor spaces will remain free for visitor use and will not be allocated to specific tenants and ensuring that the two (2) parking spaces within each of the 22 tandem parking arrangement pairs will be assigned to the same unit.
- There will be two loading spaces located within the surface parking lot adjacent to the east building and a third loading space located adjacent to the parkade entrance from Smith Drive as required under Zoning Bylaw 8500. The two loading spaces within the surface parking lot provide for all of commercial loading and part of the residential loading while the loading space located adjacent to the parkade entrance from Smith Drive provides for only residential loading.

Urban Design and Site Planning

- Gilley Road will be reconstructed into a "High Street" compatible with the urban village environment as envisioned by the Hamilton Area Plan. The proposed 3.35 m (10.0 ft.) wide public sidewalk on the south side of the street will be complemented with street trees. The buildings will be set back at a minimum of 1.5 m (5.0 ft.) from the property line with an on-site sidewalk to provide for a generous combined 4.85 m (15.0 ft.) wide pedestrian area that will extend for the length of the block.
- The main pedestrian entrances to both buildings are provided near the middle block of the Gilley Road "High Street" frontage, level with the finished grade of Gilley Road and adjacent to the small, 31-space surface parking lot.
- An outdoor market square will be located between the surface parking lot entrance and a proposed grocery store in the east building. The proposed market square includes an outdoor seating area with space for a possible outdoor market and the main public art work.
- The Gilley Road mid-block crosswalk will connect the proposed market square to the High Street Plaza being built in the above-noted Parcel 2 development to the north.

- The east-west public pathway, running along the south side of the project, connects the Queen Canal Corridor with Smith Drive and the Hamilton Community Centre and Elementary School. This connection also provides alternative access to the surface parking lot.

Architectural Form and Character

The project's two contemporary-style, mixed-use, four-storey buildings include the following elements:

- The east building will include 85 units and the west building will include 138 units; residential units are located in the south portion of the ground floor and the upper three floors of each building.
- There is a large parkade podium supporting the two buildings, the surface parking lot and common amenity courtyards for each of the buildings. The parkade is largely located below the raised grade of Gilley Road to the north, and is screened by landscaped areas sloping up from the other property lines.
- Along Gilley Road, there is a minimum setback of 1.5 m (4.9 ft.) from the back of the public sidewalk for the ground floor commercial units with the residential units on the second floor set back a further 1.5 m (5.0 ft.) to 4.0 m (13.1 ft.) from the retail units below.
- There are large roof overhangs and lower awnings over the commercial units that provide an attractive, sheltered pedestrian environment along Gilley Road.
- The fourth floor of south wing of the east building steps back from the third floor to provide visual interest and reduce building mass when viewed from Smith Drive.
- The "L" shaped east building and "U" shaped west building footprints encompass south-facing courtyards that provide substantial sun exposure and reduced building mass facing the existing single-family subdivision to the south.
- The residential portions of each building include façade articulation and sundecks on the upper three floors.
- The most prominent northwest and northeast corners of each building facing Gilley Road and the southwest corner of the west building are emphasized with the inclusion of raised sloping roofs.
- Raised roofs, coordinated with the building's articulation, have been added along with the west elevation of the west building facing the Queen Canal.
- The dominant cladding materials of both buildings are similar with the east building having a darker colour scheme and the west building having a lighter colour scheme as follows:

    - On the ground-floor, the commercial units fronting the Gilley Road "High Street" include large storefront windows and are clad with dark gray tiles in the east building and light beige tiles in the west building.
    - The upper three residential floors are mainly clad in horizontal beige vinyl siding accented with dark gray and dark red Hardi panels in the east building and dark gray and light orange Hardi panels in the west building.

  - Each building includes banks of balconies supported by columns clad with brown Hardi cladding and enclosed with aluminum and glass railings.

- The Development Permit reference plans also include the locations and character for commercial signage. Compliance with the City's Sign Regulation Bylaw 9700 for specific business signs will be confirmed through separate sign permit applications.

Landscape Design and Open Space Design

- The outdoor amenity spaces have a total area of 1,363.5 m^2 (14,676 ft^2) which complies with the OCP Development Permit Area Guidelines.
- The large central courtyards for each building include common patios, seating areas, large glass-covered trellises and outdoor grills.
- There is extensive landscaping with a variety shrubs and trees adjacent to the Queen Canal Corridor and within landscape terraces facing Smith Drive.
- The surface parking lot, located between the buildings, includes landscape islands with trees.
- The ground-level units facing the surface parking lot are screened by raised concrete planters with shrubs and trees.
- Each of the ground level units facing the central courtyards and Queen Canal are provided with large private patios with landscape beds and trees providing privacy.
- The play areas for project total 600 m^2 (6,458 ft^2) in compliance with the OCP Development Permit Area Guidelines.
- There is a variety of play equipment designed for ages one to 12, including two of each of the following: spinner apparatus, spinner seats, spring horses, teeter totters, balance beams, stilt apparatus, climbing nets, kid's tables and cottages.
- Along the south side of the project, below the building courtyards, there are a number of deciduous trees to be planted adjacent to the new east-west public pathway and the existing Pine trees and large hedge being preserved to provide a buffer to the abutting single-family homes to the south of the site (discussed further below).
- The applicant will be required to provide a landscaping security of $943,519.50 prior to Development Permit issuance.
- There is a total of 200 m^2 (2,152 ft^2) of indoor recreation space within the two buildings and with each building including the 100 m^2 (1,076 ft^2) minimum required under the OCP Development Permit Area Guidelines.
- These common indoor amenity spaces have direct access to the interior courtyards.
- All on-site landscaped areas will be watered by a water-efficient irrigation system.

Riparian Management Area (RMA)

- As noted above, the Queen Canal Corridor RMA extends 15 m (48 ft.) from the top of bank of the canal into the development site. The applicant has provided a follow-up report from a Qualified Environmental Professional (QEP) that provides recommendations for proposed

riparian habitat enhancement planting within the off-site City-owned Queen Canal and the on-site portion of the RMA subject to this Development Permit: Main elements include:

- Removal of areas of pavement at the back of the existing shopping centre.
- There will be removal of waste, debris and invasive species.
- Re-vegetation with natural successional species.

- As a rezoning consideration, there will be registration of a restrictive covenant and statutory right-of-way provisions for:
  - Developer/owner undertaking the recommendations of the QEP Report including native plantings, and owner maintenance of works and plantings.
  - The ability of the City to enter into the area to undertake and/or maintain works and plantings if required in the future.
  - The provision of a $36,951.33 security to the City for the duration of the five year maintenance period.
- The off-site portion of the RMA within the City's Queen Canal corridor includes removal of invasive species and planting of native species as specified by the QEP as required by City Environmental Sustainability and Parks staff.
- The off-site RMA works are included with the Servicing Agreement (SA) plans with the security being included within the SA, and with QEP monitoring required to be completed to the satisfaction of City Parks and Environmental Sustainability staff.

On-Site Tree Preservation

The landscape plans and arborist report provide for the following:

- 39 trees located on the development site are to be removed as they are in poor condition (previously topped, buried basal flare, sparse foliage) and are in conflict with the development.
- 103 replacement trees will be planted which is in excess of the specified 78 replacement trees required under the 2:1 replacement tree ratio as per the OCP.
- 13 Black Pine trees and a large Cedar hedge near the south property line are to be retained with submission of tree survival security to the City in the amount of $30,000 to be held for a term of three years in addition to the landscaping security under the Development Permit.

Public Art

- The applicant prepared a Preliminary Public Art Plan which was endorsed by the Public Art Advisory Committee on March 12, 2019 which includes Public Art for the following locations:
  - The major art piece being located at Outdoor Market Square adjacent to Gilley Road between the two buildings.
  - Adjacent to Gilley Road, there will be smaller Public Art pieces at the northwest and northeast corners of the site, and adjacent to the east-west public pathway located to the south of the buildings.

- The Public Art is being secured by a $197,043.10 security being provided by the applicant as a rezoning consideration.

Crime Prevention Through Environmental Design

- The outdoor amenity areas are located within the internal courtyards with limited access points to the adjacent public streets.
- There are light standards and low bollard lights respectively included within surface parking lot and commercial patios located near the centre of the development. There will also be subdued building-mounted downward facing lighting within the residential courtyards while the commercial units on the front of the building have lighting provided by building-mounted sconce lights.
- The external street frontages and internal courtyards provide significant resident surveillance due to the design of the building and landscaping.

Accessible Housing

- The proposed development includes 133 basic universal housing units (60% of the total units) that are designed to be easily renovated to accommodate a future resident in a wheelchair. These single-storey units are required to incorporate all of the accessibility provisions listed in the Basic Universal Housing Features section of the City's Zoning Bylaw, and are permitted a density exclusion of 1.86 m^2 (20 ft^2) per unit (see specifications within Architectural Plan A6.0 within the attached Development Permit plans).
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
  - Stairwell hand rails.
  - Lever-type handles for plumbing fixtures and door handles.
  - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Energy and Sustainability

As required by the Hamilton Area Plan, the applicant has provided a Canadian Green Building Council LEED Project Checklist (Attachment 3) which achieves a LEED Silver equivalent rating in part by the following:

- Utilization of energy efficient lighting, a geo-heat exchange heating system, mechanical systems and appliances.
- Minimizing outdoor water use with drought-tolerant and native landscape species where possible.

Affordable Housing

As the rezoning application was received prior to July 24, 2017, it is subject to grandfathering of the five percent affordable housing contribution rate as required under the rezoning. With the adoption of Housing Agreement Bylaw 9955 on February 25, 2019, the applicant has entered into a housing agreement to provide 14 affordable housing units proposed with six units in the

east building and eight units in the west building. Of the 14 units, six of these units will be family-friendly two-bedroom units.

Conclusions

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

Mark McMullen
Senior Coordinator - Major Projects
(604-276-4173)

MM:blg

Attachments:

Attachment 1: Application Data Sheet
Attachment 2: Excerpt from Minutes of December 20, 2018 Advisory Design Panel
Attachment 3: LEED Scorecard

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

- Receipt of a Letter-of-Credit for landscaping in the amount of $943,519.50 and on-site Riparian Management Area security of $36,951.33.
- Submit an acoustical and mechanical reports and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements as indicated in the Rezoning Considerations.
- The applicant will need to complete the following related to site servicing:
  - Confirm with Hydro, Telus, and Shaw if a Vista switch or other aboveground utility boxes are required to facilitate the undergrounding of the overhead lines on Gilley Road. These boxes need to be located onsite and shown on the Development Permit (DP) plans.
  - Confirm what aboveground boxes are required for traffic signals and street lights, which need to be located onsite and shown on the DP plans.
  - Show on the DP plans the locations for the aboveground utility boxes that are being located from Smith Drive into their site, as indicated in the Rezoning Considerations.

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

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (http://www.richmond.ca/services/ttp/special.htm).

City of Richmond

Development Application Data Sheet

Development Applications Department

DP 18-829286 **Attachment 1**

Address: 23200 Gilley Road

Applicant: Oris Developments (Hamilton) Corp. Owner: Elashi Developments Ltd. & Aman Developments Ltd.

Planning Area(s): Hamilton

Floor Area Gross: 22,683.4 m^2 Floor Area Net: 21,743.6 m^2

	Existing	Proposed
Site Area:	14,625 m^2	14,574 m^2
Land Uses:	Commercial	Mixed Use
OCP Designation:	NSC – Neighbourhood Service Centre	NSC – Neighbourhood Service Centre
Area Plan Designation	Neighbourhood Village Centre (Retail and Office With Residential Above 4 Storey 1.50 FAR)	Neighbourhood Village Centre (Retail and Office With Residential Above 4 Storey 1.50 FAR)
Zoning:	Community Commercial (CC)	Residential / Limited Commercial (ZMU35) – Neighbourhood Village Centre (Hamilton)
Number of Units:	None	223

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.5	1.49	none permitted
Lot Coverage:	Max. 55%	50%	none
Setback – Gilley Rd:	Min. 1.5 m	1.5 m	none
Setback – Smith Drive:	Min. 3.0 m	3.84 m	none
Setback – West Side Yard:	Min. 6.0 m	9.44 m	none
Setback – South Side:	Min. 6.0 m	6.4 m	none
Height (m):	17.0 m for main roof & 20.0 m for localized architectural elements / raised roofs	17.0 m for main roof & 19.48 m for localized architectural elements / raised roofs	none
Lot Size:	Min. 12,000 m^2	14,574 m^2	none
Off-street Parking Spaces – Resident/Commercial:	Min. 328 and 84	367 and 84	none

Off-street Parking Spaces – Accessible:	Min. 8	8	none
Total off-street Spaces:	Min. 412	451	none
Tandem Parking Spaces	Max. 182	22	none
Amenity Space – Indoor:	Min. 200 m^2	200 m^2	none
Amenity Space – Outdoor:	Min. 1,338 m^2	1,363 m^2	none

Attachment 2

Excerpt from the Minutes from
The Design Panel Meeting

Thursday, December 20, 2018 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

1. DP 18-829286 – MIXED USE 225-UNIT APARTMENT AND 27,000 SF COMMERCIAL DEVELOPMENT

ARCHITECT:	Rositch Hemphill Architects
LANDSCAPE ARCHITECT:	P+A Landscape Architecture
PROPERTY LOCATION:	23200 Gilley Road

Applicant's Presentation

Bryce Rositch, Rositch Hemphill Architects, and Michael Patterson, P+A Landscape Architecture, presented the project and together with Dana Westermark, Oris Consulting Ltd., answered queries from the Panel on behalf of the applicant.

Panel Discussion *(Applicant responses in **Bold Italics** under comments)*

Comments from Panel members were as follows:

- appreciate the applicant considering public art for the project;

- appreciate the model, images and renderings presented by the applicant which give a good picture of the design of the project;

- consider introducing different patterns and textures to further break down the horizontal emphasis and provide diversity to retail spaces along Gilley Road to better address the Gilley Road "High Street" frontage;

  We believe that there is already sufficient interest and diversity, with strong bay spacing at approximately 20' increments. Please refer to the 3d images A0.2 to A0.4 and the building elevations AA4.1 & A4.3

- consider replicating the different parapet heights along the Westminster Highway elevation into the Gilley Road elevation to add more activity and diversity to the "High Street" frontage;

  This has already been incorporated in our DP Application the different parapet heights and materials along both Westminster Highway and Gilley Road 'High Street' frontages and may not have been apparent to the ADP. Please refer to the 3d images A0.2 to A0.4 and the building elevations AA4.1 & A4.3

- consider enhancing the pedestrian scale of the buildings on the Smith Drive and Queen Canal elevations through introducing a different colour for the ground floor or lower two levels to emphasize the transition from commercial to residential uses;

  The raised and landscaped Parkade lid and walls on both Smith Drive & Queen Canal translate as the 'Base' of the building above. Please refer to A4.2 and A4.3 building elevations.

- the applicant is commended for integrating geo-exchange system into the project; the applicant is encouraged to review auxiliary heat rejection potential;

  ORIS is committed to using a geo-exchange system and is exploring the possibility of heat rejection systems.

- two sets of site services may be needed given the size of the project; review the clear height in the parkade given the significant site services in the ceiling required for the proposed grocery store;

  The site services do not go through the parkade. There will be designated mechanical/Electrical room at Level 1 back of the commercial space as the mech/electrical equipment are not permitted below the flood plain El. 3.50 m.

- the LEED Version 2009 scorecard submitted by the applicant needs to be revised to the LEED Version 4 current standard to confirm LEED silver equivalency;

  ORIS submitted the Version 4 LEED scorecard on February 19, 2019

- appreciate the model and package provided by the applicant; the landscape package which is thorough and easy to read;

- the proposed development is a good addition to Hamilton area; appreciate the proposed architectural form and attention to urban design;

- proposed courtyards are oriented well and have a good sun exposure;

- consider redesigning the courtyard in Building B to create two spaces (a bigger lawn and a play area) or three differently-shaped spaces;

  The courtyard landscape spaces have been revised to increase the amount of outdoor play area in response to City planning requirements.

- consider raising the level of the pavers on the enclosed courtyards to be flush with curbs and the flex use lawns;

  The courtyards have been designed to be accessible spaces. Where possible pavers will be raised to be flush with curbs.

- consider opening up the play area in Building A (East Building) courtyard to provide more access to users; also consider changing the shape of the lawn to a more squarish one to allow more uses for outdoor activities; also consider enhancing the connection of the courtyard to the indoor amenity space through widening the throat and/or cutting back on planting on the north side of the lawn;

  Courtyards have been redesigned to accommodate spaces for a range of ages and have been designed to provide a stronger indoor/outdoor relationship to the interior amenity spaces.

- consider grading the little portion between the parkade structure and the edge of the Riparian Management Area (RMA) to reduce the exposed wall and provide a more naturalistic screening in order to soften this edge;

  An architectural exit stair from the parkade has been added to the northwest corner of the site adjacent the RMA area. We have provided a pathway connection from the exit to Gilley. We have provided a planted edge with hedging, trees and shrubs against the building face with the pathway adjacent the property line and RMA area. Planting design for the RMA includes native plant material of shrubs and trees which will grow to provide naturalistic screening to soften this building edge.

- appreciate the middle mews; however, the patio space on the west side appears not protected from vehicles coming into the mews; applicant needs to provide a more detailed design;

  We have provided a more robust delineation of pedestrian space from vehicular space through the use of varied paving colours and concrete curbing to define the drive isle and the use of concrete planters and metal bollards to further define and protect the pedestrian spaces. The project also anticipates the placement of a public art piece at the entry to the mews off Gilley Road to provide a focal point for the project and to further articulate and animate the pedestrian space adjacent the vehicular entry.

- consider installing fancy planting at the corner of Westminster Highway and Gilley Road or incorporating an interesting treatment on the corner wall facing Westminster Highway, e.g. public art or signage, to add pedestrian interest;

  Additional planting has been added to the NW corner of the building as identified above.

- support the project as it will be a great addition to the Hamilton area;

- appreciate the package provided by the applicant; model is helpful in understanding the project;

- the applicant is encouraged to review the design of the entry to the mews; consider a stronger differentiation between areas for seating and vehicular circulation;

  See comments above

- size of the proposed indoor amenity space for each building is small relative to the width of the courtyard in the two buildings; consider increasing the size of the two indoor amenity spaces to create a stronger indoor-outdoor amenity relationship;

  The landscape plans have been revised in conjunction with the architectural changes to create a stronger inside outside relationship of amenity spaces.

- appreciate the presentation of the project; the package is good and the model is helpful;

- the applicant is encouraged to work with staff on a traffic management plan for the project post construction due to location of loading to avoid pedestrian and vehicular conflict in the mews;

  This has been done.

- appreciate the signage plan for the project; however, the applicant is encouraged to further refine it as part of the fine grain of the pedestrian realm;

  Way finding locations have been added to the landscape plan and a detail added to the detail sheets.

  Additional Sheet A4.7 Signage Plan.

- ensure that mechanical equipment and venting are considered early in the project; recommend that a mechanical consultant be brought in at this stage of the project; also consider the acoustics in the equipment to mitigate noise; and

  A mechanical consultant has been retained and will ensure that these issues are addressed.

- the applicant is encouraged to pay more attention to the interface of the residential units with the mews.

  Landscape plans have been revised to further articulate the shared mews space by adding additional width to the sidewalks for pedestrian circulation by reducing the private patios to minimum 10' depth and adding a low fence element and gate to further separate the public from private patio's.

In response to Panel comments, Mr. Westermark commented that the applicant had contemplated the provision of just a single indoor amenity space to be located in Building A (East Building) and making it larger and more significant to create a stronger relationship with the adjacent courtyard.

ORIS has decided to provide 2 indoor amenity spaces (one per building).

In response to Mr. Westermark's comment, the Panel noted that the approach could be considered subject to the provision for efficient pedestrian passage, clear direction and appropriate signage towards the location of the larger indoor amenity area in Building A. In addition, it was noted that the children's outdoor play area for Building A could be further opened up to provide a stronger connection to the courtyard adjacent to the indoor amenity space.

ORIS has decided to provide 2 indoor amenity spaces (one per building).

A stronger connection has been provided between the Building A indoor amenity and the outdoor play area.

Panel Decision

It was moved and seconded
That DP 18-829286 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

LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

Project Name: Hamilton Village - P1
Date: 22-Mar-19

Y	?	N		
1			Integrative Process	1

9	3	2	Location and Transportation	16
		1	LEED for Neighborhood Development Location	16
1			Sensitive Land Protection	1
		1	High Priority Site	2
3			Surrounding Density and Diverse Uses	5
3	2		Access to Quality Transit	5
1			Bicycle Facilities	1
	1		Reduced Parking Footprint	1
1			Green Vehicles	1

4	3	1	Sustainable Sites	10
Y			Construction Activity Pollution Prevention	Required
	1		Site Assessment	1
2			Site Development - Protect or Restore Habitat	2
1			Open Space	1
		1	Rainw ater Management	3
	2		Heat Island Reduction	2
1			Light Pollution Reduction	1

5	5	1	Water Efficiency	11
Y			Outdoor Water Use Reduction	Required
Y			Indoor Water Use Reduction	Required
Y			Building-Level Water Metering	Required
	1	1	Outdoor Water Use Reduction	2
2	4		Indoor Water Use Reduction	6
2			Cooling Tow er Water Use - alt compl. No cooling tw r	2
1			Water Metering	1

13	4	7	Energy and Atmosphere	33
Y			Fundamental Commissioning and Verification	Required
Y			Minimum Energy Performance	Required
Y			Building-Level Energy Metering	Required
Y			Fundamental Refrigerant Management	Required
4		2	Enhanced Commissioning	6
9			Optimize Energy Performance	18
	1		Advanced Energy Metering	1
		2	Demand Response	2
		3	Renew able Energy Production	3
	1		Enhanced Refrigerant Management	1
	2		Green Pow er and Carbon Offsets	2

6	6	0	Materials and Resources	13
Y			Storage and Collection of Recyclables	Required
Y			Construction and Demolition Waste Management Planning	Required
4	1		Building Life-Cycle Impact Reduction	5
	2		Building Product Disclosure and Optimization - Environmental Product Declarations	2
	1		Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
	2		Building Product Disclosure and Optimization - Material Ingredients	2
2			Construction and Demolition Waste Management	2

9	6	0	Indoor Environmental Quality	16
Y			Minimum Indoor Air Quality Performance	Required
Y			Environmental Tobacco Smoke Control	Required
	2		Enhanced Indoor Air Quality Strategies	2
1	1		Low -Emitting Materials	3
1			Construction Indoor Air Quality Management Plan	1
2			Indoor Air Quality Assessment	2
1			Thermal Comfort	1
2			Interior Lighting	2
	3		Daylight	3
1			Quality Views	1
1			Acoustic Performance	1

2	4	0	Innovation	6
1	4		Innovation - green education	5
1			LEED Accredited Professional	1

3	1	0	Regional Priority		4
1			Regional Priority: Specific Credit	bldg life cycle impact reductn (3	1
	1		Regional Priority: Specific Credit	enhanced commissioning (5+)	1
1			Regional Priority: Specific Credit	surronding density/diversity (3+	1
1			Regional Priority: Specific Credit	access to quality transit (3+)	1

52	32	11	TOTALS	Possible Points:	110

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

RHA
Rositch Hemphill Architect
120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1
t 604.669.6002
f 604.669.1091
www.rharchitects.ca

ISSUED:	DATE:
1. DP APPLICATION	30 JULY 2018
2. DP RESUBMISSION	30 OCT 2018
3. DP RESUBMISSION	07 NOV 2018
4. A. DESIGN PANEL	20 DEC 2018
5. DP PANEL	25 FEB 2019
6. DP BOARD PANEL	25 MAR 2019

ISSUED FOR
DP BOARD
25 MARCH 2019

NO. REVISION:	DATE:

This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

CLIENT:
ORIS
100 - 13235 Hi[illegible] Road
Rich mond, BC [illegible]

PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
LEED SCORE

DATABASE:	1626-A0.1.dwg
SCALE:	NTS
PLOTDATE:	25 MAR 2019
DRAWN:	LB
CHECKED:	KSH

PROJECT NO. 1626

DWG. NO.

ATTACHMENT 3

E:\ACAD\JOB\2016\1626 - HAMILTON PARCEL 1\1626 DP\1626-A0.1.DWG

City of Richmond

Development Permit

No. DP 18-829286

To the Holder:	ORIS DEVELOPMENTS (HAMILTON) CORP.
Property Address:	23200 GILLEY ROAD
Address:	12235 NO. 1 ROAD RICHMOND, BC V7E 1T6

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #18-829286-1 to #18-829286-47 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of $ 943,519.50 and on-site Riparian Management Area security of $36,951.33 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 18-829286

To the Holder:	ORIS DEVELOPMENTS (HAMILTON) CORP.
Property Address:	23200 GILLEY ROAD
Address:	12235 NO. 1 ROAD RICHMOND, BC V7E 1T6

7. 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.

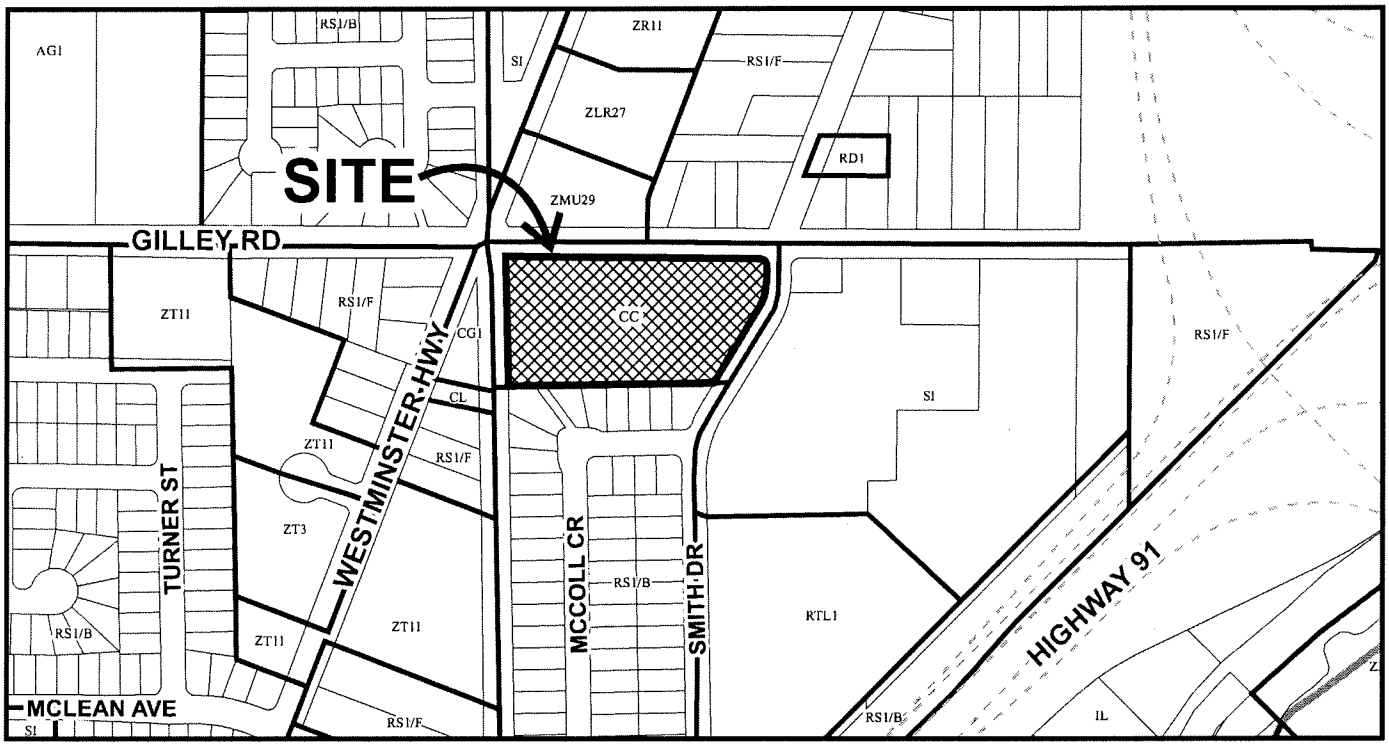
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

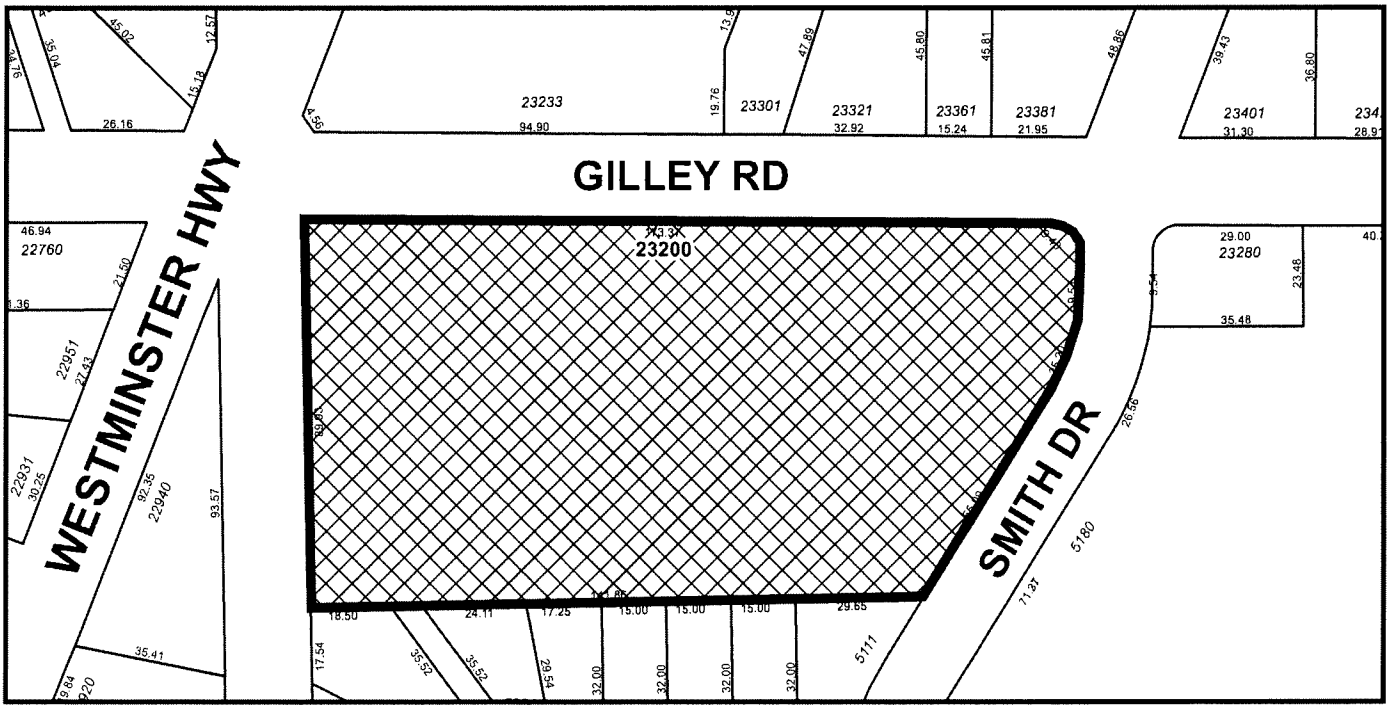
DELIVERED THIS DAY OF , .

_____

MAYOR

City of
Richmond





DP 18-829286
SCHEDULE "A"

Original Date: 10/24/18

Revision Date:

Note: Dimensions are in METRES

HAMILTON LANDS - PARCEL 1

Gilley Road, Richmond, BC

PROJECTS STATISTICS

PROJECT DESCRIPTION :

4 STOREY WOOD FRAMED MIXED-USE BUILDING ALL OVER LEVEL UNDERGROUND PARKADE

MUNICIPAL ADDRESS :

___ GILLEY ROAD RICHMOND, BC

LEGAL DESCRIPTION :

LOT 2 BLOCK 5 NORTH RANGE 4 WEST NEW WESTMINSTER DISTRICT PLAN EPP59265

ZONE : ZMU35

LOT AREA :

PARCEL 2 = 1.458 HA (3.603 AC) (14,581 M²) (156,952 FT²)
AS PROVIDED BY OLSEN AND ASSOCIATES LAND SURVEYOR ON SEPT. 2015

BUILDING HEIGHT

ALLOWED 17.0 M (55.8 FT) ABOVE FINISHED GRADE (WESTMINSTER HWY) 4 STOREYS
PROVIDED 4 STOREYS REFER TO ELEVATION SHEETS A4.1 TO A4.2

FIRE PROTECTION :

SPRINKLERED BUILDING, COMBUSTIBLE CONSTRUCTION

PARKING SIZE

FULL SIZE STALLS	2.5m x 5.5m (8'-3" X 18'-0")
SMALL SIZE STALLS (50% max.)	2.3m x 4.6m (7'-6" X 15'-1")
HANDICAPPED STALLS	3.7m x 5.5m (12'-2" X 18'-0")
LOADING	2.5m x 5.5m (8'-3" X 18'-0")

PROJECT DIRECTORY:

OWNER: ORIS CONSULTING
100 - 12235 No. 1 ROAD
RICHMOND, B.C., V7E 1T6
CONTACT: DANA WESTERMARK
PAUL DMYTRIW
Phone: 604-241-4657
Emails: dana@orisconsulting.ca
mathan@orisconsulting.ca

ARCHITECT: ROSITCH HEMPHILL ARCHITECTS
#10 - 120 POWELL STREET
VANCOUVER, B.C. V6A 1G1
CONTACT: BRYCE ROSITCH
LUIS BONOCK
Phone: 604-669-6002
Fax: 604-685-1091
Emails: bryce@rharchitects.ca
luis@rharchitects.ca

LANDSCAPE ARCHITECT: PERRY + ASSOCIATES
200 - 1559 W. 6TH AVENUE
VANCOUVER, B.C. V6J 1R2
CONTACT: MICHAEL PATERSON
JOHANNES PETZEL
Phone: 604-736-6118
Email: jp@perryandassociates.ca
mp@perryandassociates.ca

DRAWING LIST

A0.0	COVER PAGE	N/A
A0.1	PROJECT STATS	N/A
	DESIGN RATIONALE	
	LEED SCORE	
A0.2	3D AERIAL VIEWS	N/A
A0.3	3D AERIAL VIEWS	N/A
A0.4	3D AERIAL VIEWS	N/A
A0.4.1	3D AERIAL VIEWS	N/A
A0.4.2	3D AERIAL VIEWS	N/A
A0.5	3D AERIAL VIEWS	N/A
A0.6	SHADOW DIAGRAM	N/A
A0.7	CONTEXT SITE PHOTOS	N/A
A1.0	OVERALL SITE PLAN	1"=50'-0"
A1.1	SITE PLAN	1/16"=1'-0"
A1.2	FIREFIGHTING PLAN	1" =25'-0"
A2.0	PARKING PLAN	1/16"=1'-0"
A2.1	WASTE MANAGEMENT PLAN	1/8"=1'-0"
A3.0	FLOOR PLAN LEVEL 1 - BUILDING A	1/16"=1'-0"
A3.1	FLOOR PLAN LEVEL 2 - BUILDING A	1/16"=1'-0"
A3.2	FLOOR PLAN LEVEL 3 - BUILDING A	1/16"=1'-0"
A3.3	FLOOR PLAN LEVEL 4a - BUILDING A	1/16"=1'-0"
A3.4	FLOOR PLAN LEVEL 4b - BUILDING A	1/16"=1'-0"
A3.5	ROOF PLAN - BUILDING A	1/16"=1'-0"
A3.6	FLOOR PLAN LEVEL 1 - BUILDING B	1/16"=1'-0"
A3.7	FLOOR PLAN LEVEL 2 - BUILDING B	1/16"=1'-0"
A3.8	FLOOR PLAN LEVEL 3 - BUILDING B	1/16"=1'-0"
A3.9	FLOOR PLAN LEVEL 4a - BUILDING B	1/16"=1'-0"
A3.10	FLOOR PLAN LEVEL 4b - BUILDING B	1/16"=1'-0"
A3.11	ROOF PLAN - BUILDING B	1/16"=1'-0"
A4.0a	MATERIAL LEGEND - BUILDING A	1/4"=1'-0"
A4.0b	MATERIAL LEGEND - BUILDING B	1/4"=1'-0"
A4.1	BUILDING ELEVATIONS	1/16"=1'-0"
A4.2	BUILDING ELEVATIONS	1/16"=1'-0"
A4.3	BUILDING ELEVATIONS	1/16"=1'-0"
A4.4	BUILDING ELEVATIONS	1/16"=1'-0"
A4.5	BUILDING ELEVATIONS	1/16"=1'-0"
A4.6	BUILDING ELEVATIONS	1/16"=1'-0"
A4.6	SIGNAGE PLAN	1/16"=1'-0"
A5.0	SITE SECTIONS	1/16"=1'-0"
A5.1	SITE SECTIONS	1/16"=1'-0"
A5.2	SITE SECTIONS	1/16"=1'-0"
A6.0	UNIT PLANS - BUH PLAN	1/4"=1'-0"

TOTAL PAGES: 42



Location Map



Perspective

DP 18-829286-1

RHA
Rositch Hemphill Architect

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

t 604.669.6002
f 604.669.1091

www.rharchitects.ca

ISSUED:		DATE:
1.	DP APPLICATION	30 JULY 2018
2.	DP RE-SUBMISSION	30 OCT 2018
3.	DP RE-SUBMISSION	07 NOV 2018
4.	A. DESIGN PANEL	20 DEC 2018
5.	DP PANEL	25 FEB 2019
6.	DP BOARD PANEL	25 MAR 2019

ISSUED FOR
DP BOARD
25 MARCH 2019

NO. REVISION:	DATE:

This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 12235 No. 1 Road Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
COVER

DATABASE :	1626-A0.0.dwg
SCALE :	NTS
PLOTDATE :	25 MAR 2019
DRAWN :	LB
CHECKED :	KSH
PROJECT NO.	1626
DWG. NO.	A0.0
DP No:	18-829286
BP No:	

E:\ACADJOB\2016\1626 - HAMILTON PARCEL 1\1626 DP\1626-A0.0.DWG

PARCEL 1 - OVERALL

DENSITY	Ha.	Sq.Ft.		Acre	Sq.M.		F.A.R.	UPA
GROSS SITE AREA	1.457	156,870		3.601	14,625		1.49	61.92
NUMBER OF UNITS		223						
NET FLOOR AREA		234,046	Sq.Ft.		21,744	M2		
FAR		1.49						
FAR EXEMPTION - Basic Universal units 1.86m2 / 20sf per units		2,660	Sq.Ft.		133 BUH units			
LOT COVERAGE PERMITTED IN ZMU35 Zone		55%						
LOT COVERAGE PROVIDED :		50%						
PARKING REQUIRED:		134						
PARKING PROVIDED:		137						
AMENITY REQUIREMENTS:								
Min Indoor Amenity (1076sf / Bldg)		2,152	Sq.Ft.		200	M2		
Indoor Provided		2,152	Sq.Ft.		200	M2		
BUILDING HEIGHT : PERMITTED		4	Storey		17.0 M (55.8') Max Building Ht.			
BUILDING HEIGHT : PROPOSED		4	Storey		17.0 M (55.8') Max Building Ht.			
PROPOSED MIN. SETBACKS : Commercial	NORTH P.L.	1.50 M		5.00 FT	From Gilley Road - High Street			
Residential	NORTH P.L.	2.00 M		6.60 FT	Average			
	EAST P.L.	3.0 - 6.0 M		10 - 20 FT	Smith Drive			
	SOUTH P.L.	6.00 M		20.00 FT	Interior Side yard			
	WEST P.L.	6.00 M		20.00 FT	From Westminster Hwy			

Building A (East)

	Gross Floor Area (SF) Grocery	Residential	Total GFA	# of units	Site Coverage
Level 1	16,562	13,474	30,036	11	34,541
Level 2		11,469	11,469	12	
Level 3		24,277	24,277	25	
Level 4		23,208	23,208	24	
Level 4b		13,494	13,494	13	
Total	16,562	85,922	102,484	85	

Building B (West)

	Gross Floor Area (SF) Retail	Residential	Total GFA	# of units	Site Coverage
Level 1	9,677	28,271	37,948	27	42,502
Level 2		27,685	27,685	30	
Level 3		33,955	33,955	37	
Level 4		33,955	33,955	37	
Level 4b		8,134	8,134	7	
Total	9,677	132,000	141,677	138	
Total	26,239	217,923	244,162	223	77,043

FAR Exclusions (BUH Floor Area, Mech, Elec, Stairwell, Elev Shafts, Indoor Amenity)	10,116	Ft^2	
Net Floor Area for FAR	234,046	Ft^2	
Gross Site Area	157,425	Ft^2	14,625 M2
Road Dedication (East PL)	555	Ft^2	
Net Site Area	156,870	Ft^2	14,574 M2
FAR	1.49		
INDOOR AMENITY (FAR Bonus)	0.01		
Min. INDOOR AMENITY	2,152	Ft^2	
Lot Coverage	50%		

Parcel 1 Parking Stats

	Type	No. of Units	ByLaw Rate	Stall Required	Stall Provided
Parcel 1	Residential	223	1.0 & 1.5	328	367
	Res. Visitors	223	0.2	45	45 (shared w/ commercial stalls)
	Commercial (Gross Leasable Area)	24,802 SF	3/100m2 (1076 sf) up to 350m2, then 4/100m2 (1076 sf)	84	84
Total				412	451

Outdoor Amenity :

	Required Ft^2	Provided Ft^2
Common Resident Outdoor space (6m2 (64.59sf) per unit)	14,409.57	14,676.00
Children's Play Designated Area (3m2 (32.29sf) per unit)	Max. 6,459sf. (600m2)	6,459.00
Min. Private Resident Outdoor space (6m2 (64.59sf) per unit)	6m2 (64.59sf) /unit	6m2 (64.59sf) /unit

Parking Stall Sizes Summary

	Standard Cars	Small Cars	HC	Tandem (Fullsize)	Total	Shared	Small & Tandem Cars
Residential	219	121	5	22	367		143
Commercial	50	31	3		84	45	31
	269	152	8	22	451		174
		34%	2%	5%			39%

WASTE MANAGEMENT PLAN

APARTMENT/CONDOMINIUM TOTAL 223 UNITS

	Number of Bins	Size of Bin	Collection Frequency		
Residential Mixed Containers	10	360L	1x	per	Week
Residential Refundable Beverage Containers	5	240L	1x	per	Week
Residential Mixed Paper	7	360L	1x	per	Week
Residential Glass	2	240L	1x	per	Week
Residential Food Scraps, and Yard Trimmings	9	240L	1x	per	Week
Residential Corrugated Cardboard	1	6yd3	1x	per	Week
Residential Garbage	4	8yd3	2x	per	Week

BUILDING B (RETAIL = 899 M2)

	Number of Bins	Size of Bin	Collection Frequency		
Commercial Mixed Containers	1	360L	1x	per	Week
Commercial Refundable Beverage Containers	1	240L	1x	per	Week
Commercial Mixed Paper (Including newspaper)	4	360L	1x	per	Week
Commercial Glass	1	240L	1x	per	Week
Commercial Food Scraps, and Yard Trimmings	1	240L	1x	per	Week
Commercial Cardboard	1	3yd3	1x	per	Week
Commercial Garbage	1	3yd3	1x	per	Week

BUILDING A

FOR RETAIL TENANT = 1,539 M2	Number of Bins	Size of Bin	Collection Frequency		
Commercial Mixed Containers	4	360L	1x	per	Week
Commercial Refundable Beverage Containers	1	240L	1x	per	Week
Commercial Mixed Paper (Including newspaper)	9	360L	1x	per	Week
Commercial Glass	1	240L	1x	per	Week
Commercial Food Scraps, and Yard Trimmings	1	240L	1x	per	Week
Commercial Cardboard	1	3yd3	1x	per	Week
Commercial Garbage	1	3yd3	2x	per	Week

BUILDING A

FOR GROCERY TENANT = 1,539 M2	Number of Bins	Size of Bin	Collection Frequency		
Commercial Mixed Containers	2	360L	1x	per	Week
Commercial Refundable Beverage Containers	1	240L	1x	per	Week
Commercial Mixed Paper (Including newspaper)	4	360L	1x	per	Week
Commercial Glass	1	240L	1x	per	Week
Commercial Food Scraps, and Yard Trimmings	1	3yd3	1x	per	Week
Commercial Cardboard (Stacked Compactor)	Double stacked compactor in the loading area		1x	per	Week
Commercial Garbage (Stacked Compactor)			1x	per	Week

E:\ACADJOB\2016\1626 - HAMILTON PARCEL 1\1626 DP\1626-A0.0.DWG

Parcel 1 - Building A (East) (Mixed-Use Building)

UNIT SUMMARY :

Unit	Unit Type / Description	Unit Size (sf)	No. of Units	Net Floor Area (sf)	Required Parking	Required Parking	Balcony (min. 64.59 sf) Area (sf)	Size (Ft.)
Unit A BUH, 1B	1 Bedroom	556	3	1,668			84	7'-0" x 12'-0"
Unit B BUH, 1B+D	1 Bedroom + Den	646	8	5,168			84	7'-0" x 12'-0"
Unit B1 BUH, 1B+D	1 Bedroom + Den (inside elbow)	675	4	2,700			84	7'-0" x 12'-0"
Unit B2 BUH, 2B+D	1 Bedroom + Den	792	6	4,752			84	7'-0" x 12'-0"
Unit C BUH, 2B	2 Bedrooms	833	3	2,499			84	7'-0" x 12'-0"
Unit C1 BUH, 2B	2 Bedrooms	818	4	3,272			84	7'-0" x 12'-0"
Unit C2 BUH, 2B	2 Bedrooms	818	3	2,454			84	7'-0" x 12'-0"
Unit D	2 Bedroom + Den	865	26	22,490		104.0	84	7'-0" x 12'-0"
Unit D1 BUH, 2B+D	2 Bedroom + Den	876	3	2,628			84	7'-0" x 12'-0"
Unit D2	2 Bedroom + Den	951	4	3,804			84	7'-0" x 12'-0"
Unit D3 BUH, 2B+D	2 Bedroom + Den	873	4	3,492			84	7'-0" x 12'-0"
Unit E BUH, 2B+D	2 Bedroom + Den - corner	986	7	6,902			130	8'-6" x 15'-0"
Unit E1 BUH, 2B+D	2 Bedroom + Den - corner	1,169	3	3,507			130	8'-6" x 15'-0"
Unit E2	3 Bedroom corner	1,158	3	3,474			130	8'-6" x 15'-0"
Unit E3 BUH, 2B+D	2 Bedroom + Den corner	1,029	3	3,087			130	8'-6" x 15'-0"
Unit E4	2 Bedroom + Den - corner	1,014	1	1,014			130	8'-6" x 15'-0"
Total			85	72,911		104.0		

BUH = Basic Universal Housing

Commercial Parking Provided (15% reduction)	30.0	
Visitors 0.2/unit	-14.0	(Shared)
Required Parking	134.0	

Apt. Common Area, Amenity, Lobby, shafts, Bike Storage (SF) 13,011 Sq.Ft.
Apt Bldg Efficiency 84.9%
Average Net Unit Size 858 sq.ft. Average Gross Unit Size 1011 sq.ft.

PARCEL 1 - BUILDING A	Commercial Gross Area (SF)	Commercial *FAR exemption (Electrical Room)	Residential Gross Area (SF)	*FAR exemptions Elev & Staircases	*FAR exemptions Mechanical & Electrical	Basic Universal Housing FAR Exemption (SF)	Amenity Bonus 0.01 FAR	Total For FAR (SF)	Total Buildable (SF)
Level 1	16,562		13,474		980	204	215	28,637	30,036
Level 2			11,469	394	24	204	215	10,632	11,469
Level 3			24,277	394	24	204	215	23,440	24,277
Level 4			23,208	394	24	204	215	22,371	23,208
Level 4b			13,494	394	24	204	215	12,657	13,494
Total	16,562		85,922	1,576	1,076	1,020	1,076	97,736	102,484

* FAR exemptions = (Mechanical &Electrical max 100m2, 1076sf), Elevator Shaft & exit stairs level 2 to 4.

Building A Basic Universal Housing		No. of BUH Units
Unit A BUH, 1B		3
Unit B BUH, 1B+D		8
Unit B1 BUH, 1B+D		4
Unit B2 BUH, 2B+D		6
Unit C BUH, 2B		3
Unit C1 BUH, 2B		4
Unit C2 BUH, 2B		3
Unit D1 BUH, 2B+D		3
Unit D3 BUH, 2B+D		4
Unit E BUH, 2B+D		7
Unit E1 BUH, 2B+D		3
Unit E3 BUH, 2B+D		3
Total BUH	61%	51

Bldg A Affordable Housing			Floor Area (SF)	No. of Units	Floor Area	5% of Res.NFA
Unit A BUH, 1B	Unit 212	1BR	556	1	556 sf	
Unit A BUH, 1B	Unit 312	1BR	556	1	556 sf	
Unit A BUH, 1B	Unit 412	1BR	556	1	556 sf	
Unit B BUH, 1B+D	Unit 211	1BR + DEN	646	1	646 sf	
Unit D2	Unit 201	2BR + DEN	951	1	951 sf	
Unit D2	Unit 301	2BR + DEN	951	1	951 sf	
Total Area (SF)				6	4,216 sf	4,059 sf
Total Area (M2)					392 m2	377 m2

Res. GFA	85,922 sf
Less deductions -	4,748 sf
	81,174 sf
5% of 81,174 sf	4,059 sf

Building A (East) Parking Stats

Land Use	No. of Units	ByLaw Rate	Stall Required	Stall Provided
Basic Universal Housing	51	1.5	77	
Affordable Housing	6	1	6	
Market Housing	28	1.5	42	
Residential Visitor		0.2	17	17 (shared w/ commercial stalls)
Total Residential	85		125	140
Commercial (GFA)	16,562			
Commercial (Gross Leasable Area)	15,900	3/100m2 (1076 sf) up to 350m2, then 4/100m2 (1076 sf)	55	55
Total			180	195

Building A Parking Stall Sizes Summary

	Standard Cars	Small Cars	HC	Tandem (Fullsize)	Total	Shared	Small & Tandem Cars
Residential	91	47	2	0	140		47
Commercial	32	21	2	0	55	17	21
	123	68	4	0	195		68
		35%	2%	0%			35%

On-Site Bicycle Parking Requirements : Building A - 85 Units

	Required Class 1 (Secured)	Required Class 2 (Short-term)	Provided Class 1	Provided Class 2
Mixed Commercial/Residential Uses (Class 1 - 1.25 space/unit, Class 2 - 0.2 spaces/unit)	106	4	106	4
Retail Uses (Class 1 - 0.27 space/100m², Class 2 - 0.4 spaces/100m²)	4	6	4	6

Parcel 1 - Building B (West) (Mixed-Use Building)

UNIT SUMMARY :

Unit	Unit Type / Description	Unit Size (sf)	No. of Units	Net Floor Area (sf)	Required Parking	Required Parking	Balcony (min. 64.59 sf) Area (sf)	Size (Ft.)
Unit A BUH, 1B	1 Bedroom	556	7	3,892			84	7'-0" x 12'-0"
Unit A1 BUH, 1B	1 Bedroom	726	4	2,904			84	7'-0" x 12'-0"
Unit B BUH, 1B+D	1 Bedroom + Den	646	32	20,672			84	7'-0" x 12'-0"
Unit B3 BUH, 1B+D	1 Bedroom + Den (inside elbow)	772	8	6,176			84	7'-0" x 12'-0"
Unit B4 BUH, 1B+D	1 Bedroom + Den (inside elbow)	759	3	2,277		104.0	84	7'-0" x 12'-0"
Unit B5	1 Bedroom + Den (inside elbow)	847	3	2,541			84	7'-0" x 12'-0"
Unit C BUH, 2B	2 Bedrooms	833	20	16,660			84	7'-0" x 12'-0"
Unit D	2 Bedroom + Den	865	31	26,815			84	7'-0" x 12'-0"
Unit D4 BUH, 2B	2 Bedroom + Den - corner	876	8	7,008			84	7'-0" x 12'-0"
Unit E	2 Bedroom + Den - corner	986	22	21,692			130	8'-6" x 15'-0"
Total			138	110,637		104.0		

BUH = Basic Universal Housing

Commercial Parking Provided (15% reduction)	30.0	
Visitors 0.2/unit	-14.0	(Shared)
Required Parking	134.0	

Apt. Common Area, Amenity, Lobby, shafts, Bike Storage (SF) 21,363 Sq.Ft.
Apt Bldg Efficiency 83.8%
Average Net Unit Size 802 sq.ft. Average Gross Unit Size 957 sq.ft.

PARCEL 1 - BUILDING B	Commercial Gross Area (SF)	Commercial *FAR exemption (Electrical Room)	Residential Gross Area (SF)	*FAR exemptions Elev & Staircases	*FAR exemptions Mechanical & Electrical	Basic Universal Housing FAR Exemption (SF)	Amenity Bonus 0.01 FAR	Total For FAR (SF)	Total Buildable (SF)
Level 1	9,677	175	28,271		805	328	215	36,425	28,271
Level 2			27,685	394	24	328	215	26,724	27,685
Level 3			33,955	394	24	328	215	32,994	33,955
Level 4			33,955	394	24	328	215	32,994	33,955
Level 4b			8,134	394	24	328	215	7,173	8,134
Total	9,677	175	132,000	1,576	901	1,640	1,076	136,309	141,677

* FAR exemptions = (Mechanical &Electrical max 100m2, 1076sf), Elevator Shaft & exit stairs level 2 to 4.

Building B Basic Universal Housing		No. of BUH Units
Unit A BUH, 1B		7
Unit A1 BUH, 1B		4
Unit B BUH, 1B+D		32
Unit B3 BUH, 1B+D		8
Unit B4 BUH, 1B+D		3
Unit C BUH, 2B		20
Unit D4 BUH, 2B		8
Total BUH	60%	82

Bldg B Affordable Housing			Floor Area (SF)	No. of Units	Floor Area	5% of Res.NFA
Unit B4 BUH, 1B+D	Unit 201	1BR + DEN	759	1	759 sf	
Unit B4 BUH, 1B+D	Unit 301	1BR + DEN	759	1	759 sf	
Unit B4 BUH, 1B+D	Unit 401	1BR + DEN	759	1	759 sf	
Unit A1 BUH, 1B	Unit 208	1BR	726	1	726 sf	
Unit D4 BUH, 2B	Unit 212	2BR + DEN	876	1	876 sf	
Unit D	Unit 214	2BR + DEN	865	1	865 sf	
Unit D	Unit 215	2BR + DEN	865	1	865 sf	
Unit C BUH, 2B	Unit 220	2BR	833	1	833 sf	
Total Area (SF)				8	6,442 sf	6,340 sf
Total Area (M2)				598 m2	589 m2	

Res. GFA	132,000 sf
Less deductions -	5,193 sf
	126,807 sf
5% of 126,807 sf	6,340 sf

Building B (West) Parking Stats

Land Use	No. of Units	ByLaw Rate	Stall Required	Stall Provided
Basic Universal Housing	82	1.5	123	
Affordable Housing	8	1	8	
Market Housing	48	1.5	72	
Residential Visitor		0.2	28	28 (shared w/ commercial stalls)
Total Residential	138		203	227
Commercial (GFA)	9,677			
Commercial (Gross Leasable Area)	8,903	3/100m2 (1076 sf) up to 350m2, then 4/100m2 (1076 sf)	29	29
Total			232	256

Building B Parking Stall Sizes Summary

	Standard Cars	Small Cars	HC	Tandem (Fullsize)	Total	Shared	Small & Tandem Cars
Residential	128	74	3	22	227		96
Commercial	18	10	1	0	29	28	10
	146	84	4	22	256		106
		33%	2%	9%			41%

On-Site Bicycle Parking Requirements : Building B - 138 Units

	Required Class 1 (Secured)	Required Class 2 (Short-term)	Provided Class 1	Provided Class 2
Mixed Commercial/Residential Uses (Class 1 - 1.25 space/unit, Class 2 - 0.2 spaces/unit)	173	3	173	3
Retail Uses (Class 1 - 0.27 space/100m², Class 2 - 0.4 spaces/100m²)	2	4	2	4

Rositch Hemphill Architect
120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1
t 604.669.6002
f 604.669.1091
www.rharchitects.ca

ISSUED:	DATE:
1. DP APPLICATION	30 JULY 2018
2. DP RE-SUBMISSION	30 OCT 2018
3. DP RE-SUBMISSION	07 NOV 2018
4. A. DESIGN PANEL	20 DEC 2018
5. DP PANEL	25 FEB 2019
6. DP BOARD PANEL	25 MAR 2019

ISSUED FOR
DP BOARD
25 MARCH 2019

NO. REVISION: DATE:

This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 12235 No. 1 Road Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
PROJECT STATISTICS

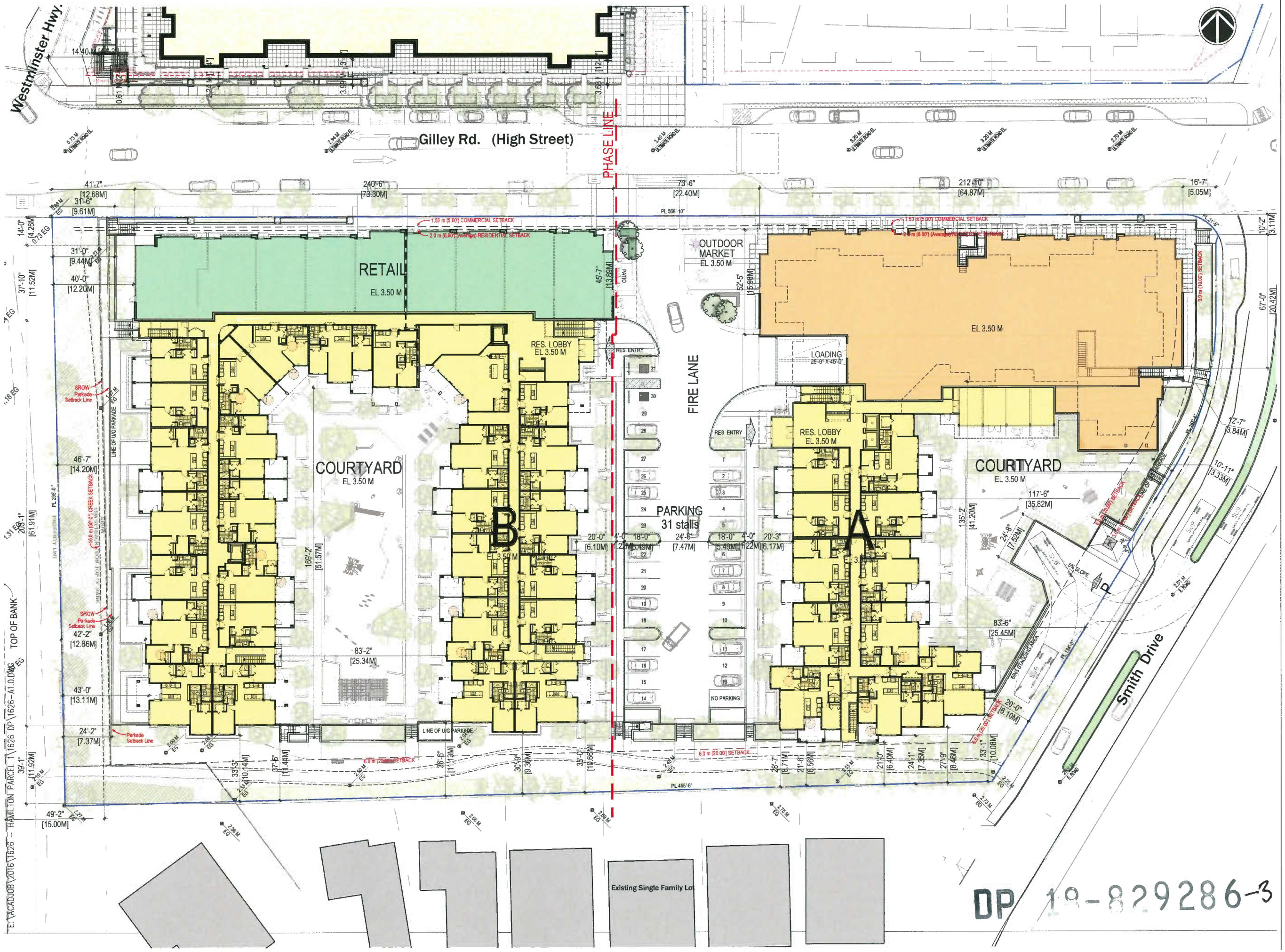
DATABASE : 1626-A0.0.dwg
SCALE : NTS
PLOTDATE : 01 APR 2019
DRAWN : LB
CHECKED : KSH

PROJECT NO. 1626

DWG. NO. A0.1

DP No: 18-829286
BP No:

DP 18-829286 -2



DP 18-829286-3

RHA
Rositch Hemphill Architect

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

t 604.669.6002
f 604.669.1091

www.rharchitects.ca

ISSUED:		DATE:
1.	DP APPLICATION	30 JULY 2018
2.	DP RE-SUBMISSION	30 OCT 2018
3.	DP RE-SUBMISSION	07 NOV 2018
4.	A. DESIGN PANEL	20 DEC 2018
5.	DP PANEL	25 FEB 2019
6.	DP BOARD PANEL	25 MAR 2019

ISSUED FOR
DP BOARD
25 MARCH 2019

NO. REVISION:	DATE:

This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

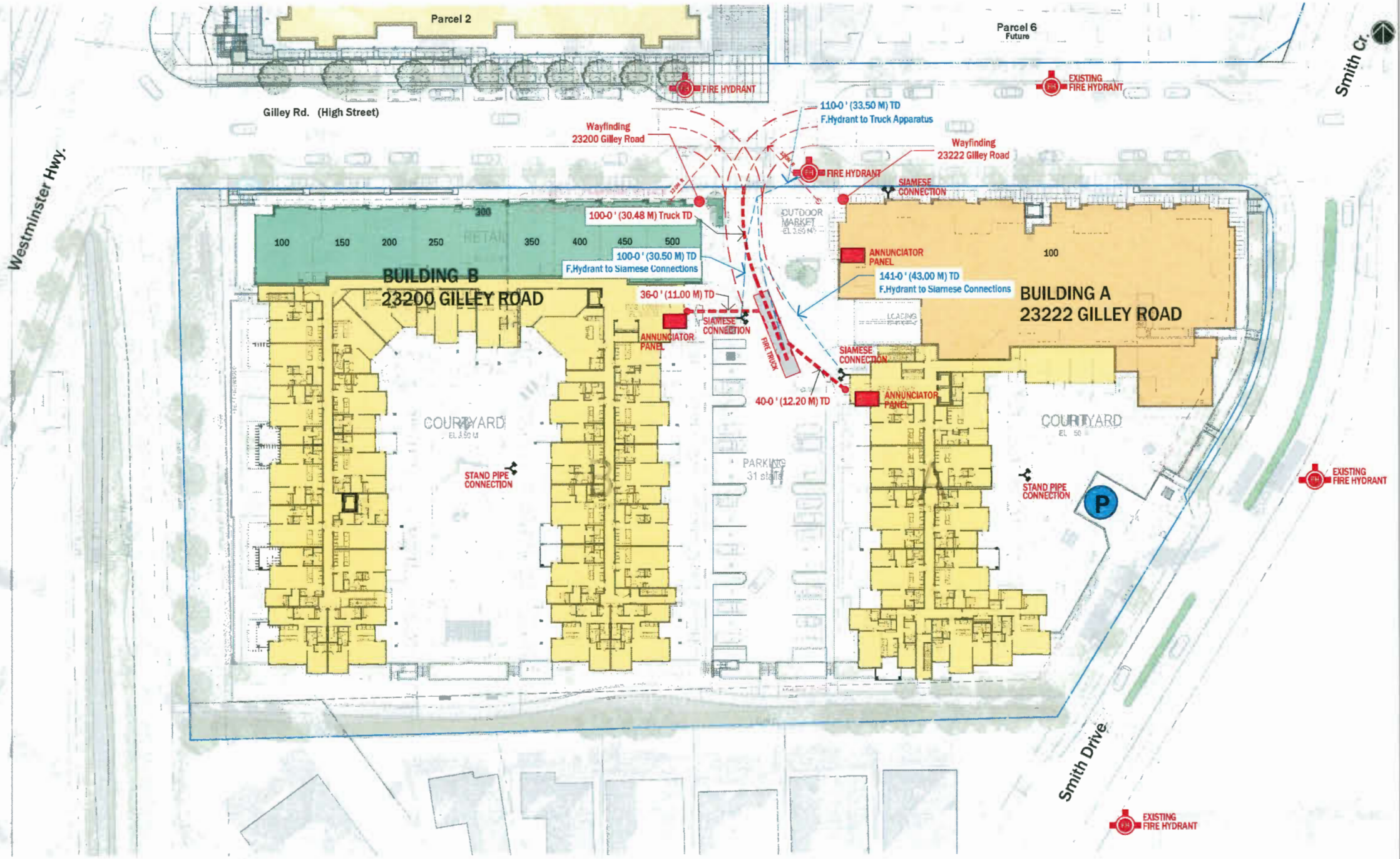
CLIENT:
ORIS 100 - 12235 No. 1 Road Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
SITEPLAN - PARCEL 1

DATABASE:	1626-A1.0.dwg
SCALE:	1"=25'-0"
PLOTDATE:	25 MAR 2019
DRAWN:	LB
CHECKED:	KSH
PROJECT NO.	1626
DWG. NO.	A1.1
DP No:	18-829286
BP No:	

E:\ACADJOBS\2016\1626 - HAMILTON PARCEL 1\1626 DP\1626-A1.0.DWG



Notes:

- Signage will be provided at FDCs indicating addresses serviced and Sprinkler, standpipe to meet the pump pressure required. A mechanical consultant has been retained and will ensure that these issues are addressed.
- All emergency equipment to be tagged with ASTTBC technician's stamp and next inspection date on it. Emergency equipment to be tagged: sprinkler system, three fire alarm panels, fire extinguishers, emergency lighting.
- Lock box will be provided for each response point.
  Two sets of keys on separate key chains will be provided and placed in the lock box. Access keys provided for elevators, FOB's for interior & exterior stairwells, fire safety plan box, service rooms (elevator mech/sprinkler and electrical).
- All service rooms will have signage indicating uses.

E:\ACAD\DB\2016\1626 - HAMILTON PARCEL 1\1626 DP\1626-A1.0.DWG

RHA
Rositch Hemphill Architect

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

t 604.669.6002
f 604.669.1091

www.rharchitects.ca

ISSUED:		DATE:
1.	DP APPLICATION	30 JULY 2018
2.	DP RE-SUBMISSION	30 OCT 2018
3.	DP RE-SUBMISSION	07 NOV 2018
4.	A. DESIGN PANEL	20 DEC 2018
5.	DP PANEL	25 FEB 2019
6.	DP BOARD PANEL	25 MAR 2019

ISSUED FOR
DP BOARD
25 MARCH 2019

NO.	REVISION:	DATE:

This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 12235 No. 5 Road Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
FIRE FIGHTING PLAN

DATABASE :	1626-A1.0.dwg
SCALE :	1"=25'-0"
PLOTDATE :	27 MAR 2019
DRAWN :	LB
CHECKED :	KSH
PROJECT NO.	1626
DWG. NO.	A1.2
DP No:	18-829286
BP No:	

DP 18-829286-4

WASTE MANAGEMENT PLAN :

APARTMENT/CONDOMINIUM TOTAL 223 UNITS

	Number of Bins	Size of Bin	Collection Frequency		
Residential Mixed Containers	13	360L	1x	per	Week
Residential Refundable Beverage Containers	5	240L	1x	per	Week
Residential Mixed Paper	7	360L	1x	per	Week
Residential Glass	2	240L	1x	per	Week
Residential Food Scraps, and Yard Trimmings	9	240L	1x	per	Week
Residential Corrugated Cardboard	1	6yd3	1x	per	Week
Residential Garbage	4	3yd3	2x	per	Week

BUILDING A

FOR RETAIL TENANT = 1,539 M2	Number of Bins	Size of Bin	Collection Frequency		
Commercial Mixed Containers	4	360L	1x	per	Week
Commercial Refundable Beverage Containers	1	240L	1x	per	Week
Commercial Mixed Paper (including newspaper)	9	360L	1x	per	Week
Commercial Glass	1	240L	1x	per	Week
Commercial Food Scraps, and Yard Trimmings	1	240L	1x	per	Week
Commercial Cardboard	1	3yd3	1x	per	Week
Commercial Garbage	1	3yd3	2x	per	Week

BUILDING B (RETAIL = 899 M2)

	Number of Bins	Size of Bin	Collection Frequency		
Commercial Mixed Containers	1	360L	1x	per	Week
Commercial Refundable Beverage Containers	1	240L	1x	per	Week
Commercial Mixed Paper (including newspaper)	1	360L	1x	per	Week
Commercial Glass	1	240L	1x	per	Week
Commercial Food Scraps, and Yard Trimmings	1	240L	1x	per	Week
Commercial Cardboard	1	3yd3	1x	per	Week
Commercial Garbage	1	3yd3	1x	per	Week

BUILDING A

FOR GROCERY TENANT = 1,539 M2	Number of Bins	Size of Bin	Collection Frequency		
Commercial Mixed Containers	2	360L	1x	per	Week
Commercial Refundable Beverage Containers	1	240L	1x	per	Week
Commercial Mixed Paper (including newspaper)	4	360L	1x	per	Week
Commercial Glass	1	240L	1x	per	Week
Commercial Food Scraps, and Yard Trimmings	1	3yd3	1x	per	Week
Commercial Cardboard (Stacked Compactor)	Double stacked compactor in the loading area		1x	per	Week
Commercial Garbage (Stacked Compactor)			1x	per	Week

PARKING PROVIDED :

Parking Stall Sizes Summary

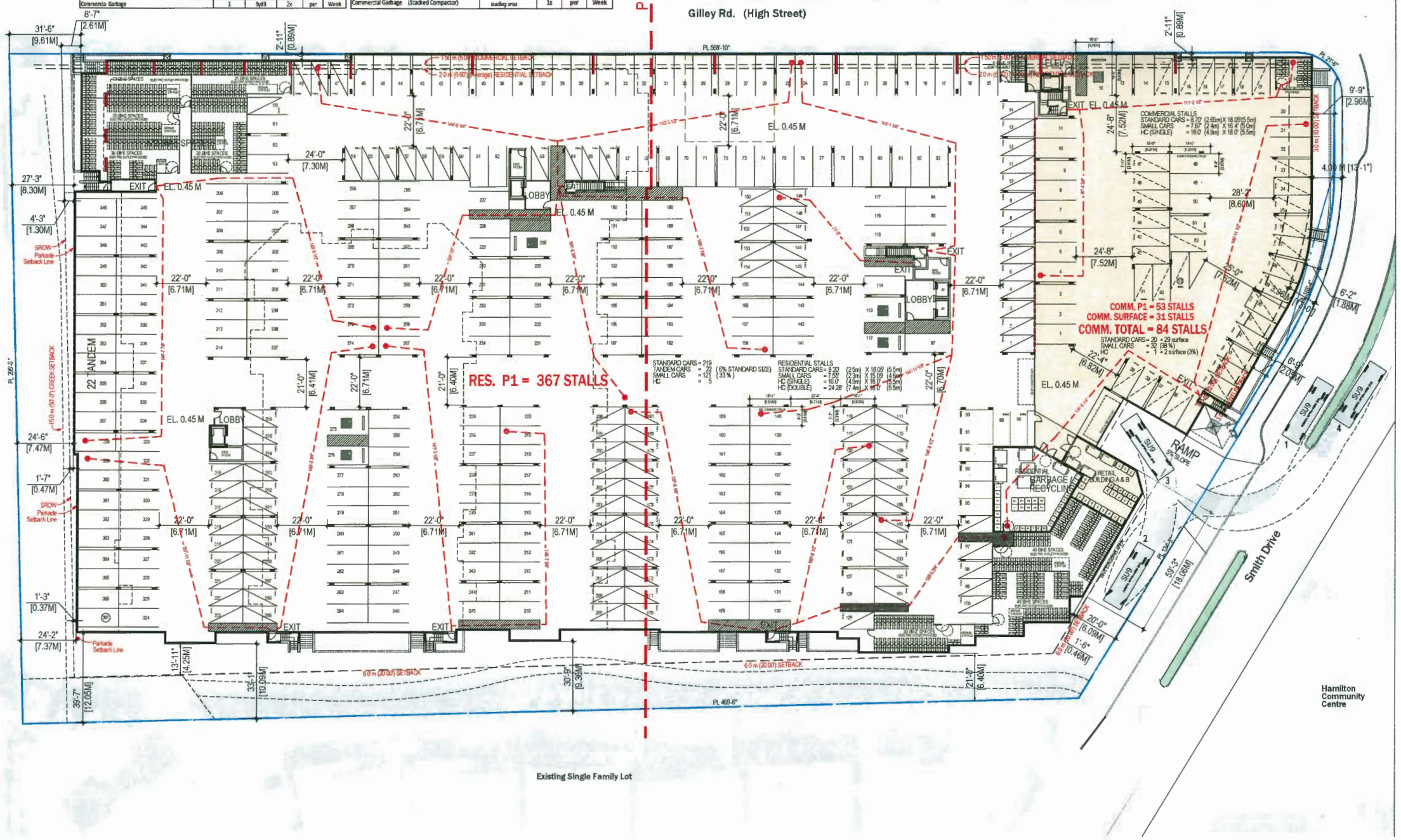
	Standard Cars	Small Cars	HC	Tandem (Full size)	Total	Shared	Small & Tandem Cars
Residential	239	121	5	22	367		143
Commercial	50	31	3		84	45	31
	289	152	8	22	451		174
		34%	2%	5%			39%

Building A Parking Stall Sizes Summary

	Standard Cars	Small Cars	HC	Tandem (Full size)	Total	Shared	Small & Tandem Cars
Residential	91	46	2	0	139		46
Commercial	32	21	2	0	55	17	21
	123	67	4	0	194		67
		35%	2%	0%			35%

Building B Parking Stall Sizes Summary

	Standard Cars	Small Cars	HC	Tandem (Full size)	Total	Shared	Small & Tandem Cars
Residential	128	72	3	22	225		94
Commercial	18	10	1	0	29	28	10
	146	82	4	22	254		104
		32%	2%	9%			41%



E:\ACAD\DB\2016\1626 - HAMILTON PARCEL 1\1626 DP\1626-A2.0.DWG

RHA
Rositch Hemphill Architect

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

t 604.669.6002
f 604.669.1091

www.rharchitects.ca

ISSUED:		DATE:
1.	DP APPLICATION	30 JULY 2018
2.	DP RE-SUBMISSION	30 OCT 2018
3.	DP RE-SUBMISSION	07 NOV 2018
4.	A. DESIGN PANEL	20 DEC 2018
5.	DP PANEL	25 FEB 2019
6.	DP BOARD PANEL	25 MAR 2019

ISSUED FOR
DP BOARD
25 MARCH 2019

NO. REVISION: DATE:

This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

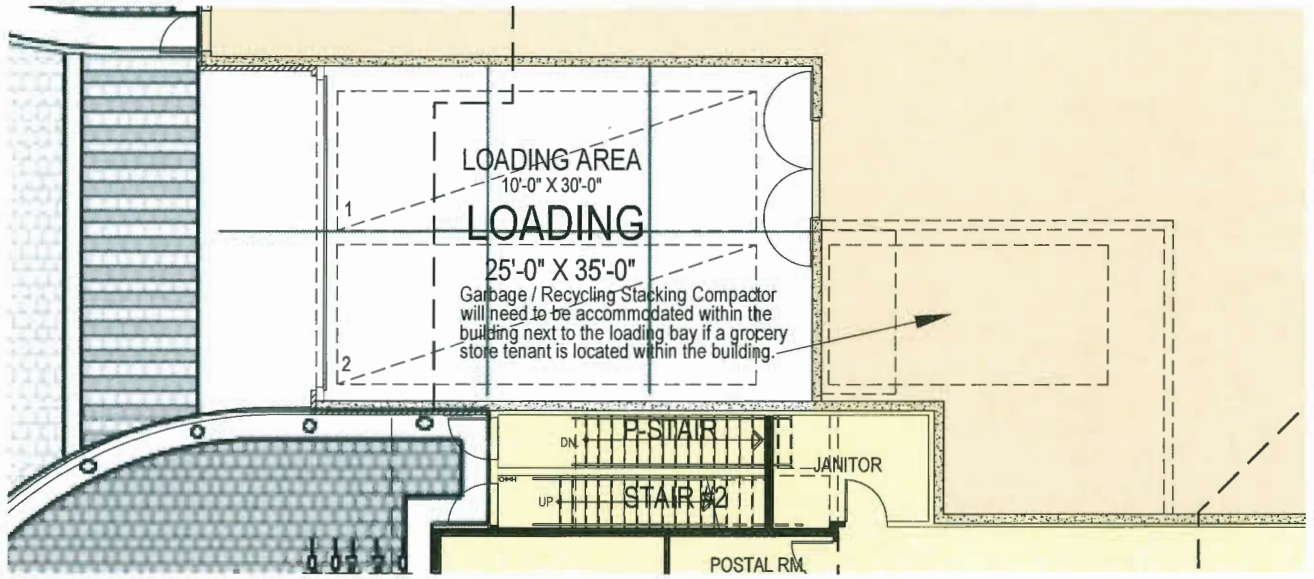
CLIENT:
ORIS
100 - 12235 No. 1 Road
Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

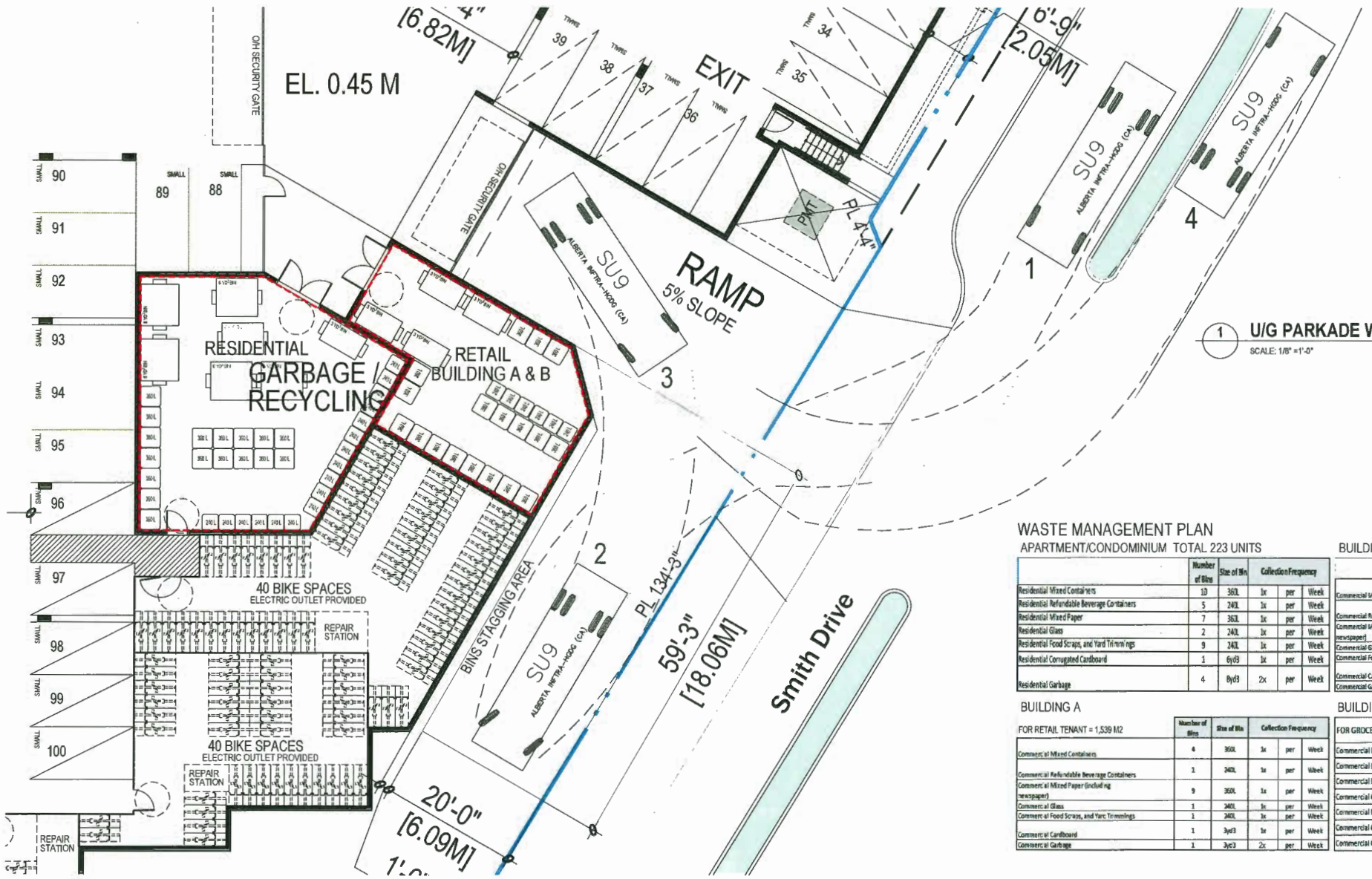
DRAWING TITLE:
PARKADE PLAN -OVERALL

DATABASE:	1626-A2.0.dwg
SCALE:	1"=25'-0"
PLOTDATE:	27 MAR 2019
DRAWN:	LB/RN
CHECKED:	KSH
PROJECT NO.	1626
DWG. NO.	A2.0
DP No:	18-829286
BP No:	

DP 18-829286-S



2 **LEVEL 1 WASTE MANAGEMENT PLAN**
SCALE: 3/16" =1'-0"



1 **U/G PARKADE WASTE MANAGEMENT PLAN**
SCALE: 1/8" =1'-0"

WASTE MANAGEMENT PLAN

APARTMENT/CONDOMINIUM TOTAL 223 UNITS

	Number of Bins	Size of Bin	Collection Frequency		
Residential Mixed Containers	10	360L	1x	per	Week
Residential Refundable Beverage Containers	5	240L	1x	per	Week
Residential Mixed Paper	7	360L	1x	per	Week
Residential Glass	2	240L	1x	per	Week
Residential Food Scraps, and Yard Trimmings	9	240L	1x	per	Week
Residential Corrugated Cardboard	1	6yd3	1x	per	Week
Residential Garbage	4	8yd3	2x	per	Week

BUILDING A

FOR RETAIL TENANT = 1,539 M2

	Number of Bins	Size of Bin	Collection Frequency		
Commercial Mixed Containers	4	360L	1x	per	Week
Commercial Refundable Beverage Containers	1	240L	1x	per	Week
Commercial Mixed Paper (including newspaper)	9	360L	1x	per	Week
Commercial Glass	1	240L	1x	per	Week
Commercial Food Scraps, and Yard Trimmings	1	240L	1x	per	Week
Commercial Cardboard	1	3yd3	1x	per	Week
Commercial Garbage	1	3yd3	2x	per	Week

BUILDING B (RETAIL = 899 M2)

	Number of Bins	Size of Bin	Collection Frequency		
Commercial Mixed Containers	1	360L	1x	per	Week
Commercial Refundable Beverage Containers	1	240L	1x	per	Week
Commercial Mixed Paper (including newspaper)	4	360L	1x	per	Week
Commercial Glass	1	240L	1x	per	Week
Commercial Food Scraps, and Yard Trimmings	1	240L	1x	per	Week
Commercial Cardboard	1	3yd3	1x	per	Week
Commercial Garbage	1	3yd3	1x	per	Week

BUILDING A

FOR GROCERY TENANT = 1,539 M2

	Number of Bins	Size of Bin	Collection Frequency		
Commercial Mixed Containers	2	360L	1x	per	Week
Commercial Refundable Beverage Containers	1	240L	1x	per	Week
Commercial Mixed Paper (including newspaper)	4	360L	1x	per	Week
Commercial Glass	1	240L	1x	per	Week
Commercial Food Scraps, and Yard Trimmings	1	3yd3	1x	per	Week
Commercial Cardboard (Stacked Compactor)	Double stacked dewaster in the loading area		1x	per	Week
Commercial Garbage (Stacked Compactor)			1x	per	Week

RHA
Rositch Hemphill Architects

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

t 604.669.6002
f 604.669.1091

www.rharchitects.ca

ISSUED:		DATE:
1.	DP APPLICATION	30 JULY 2018
2.	DP RE-SUBMISSION	30 OCT 2018
3.	DP RE-SUBMISSION	07 NOV 2018
4.	A. DESIGN PANEL	20 DEC 2018
5.	DP PANEL	25 FEB 2019
6.	DP BOARD PANEL	25 MAR 2019

ISSUED FOR
DP BOARD
25 MARCH 2019

NO.	REVISION:	DATE:

This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used elsewhere without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

CLIENT:
ORIS
100 - 12235 No. 1 Road
Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
WASTE MANAGEMENT PLAN

DATABASE : 1626-A2.0.dwg
SCALE : 1/8"=1'-0"
PLOTDATE : 27 MAR 2019
DRAWN : LB/RN
CHECKED : KSH

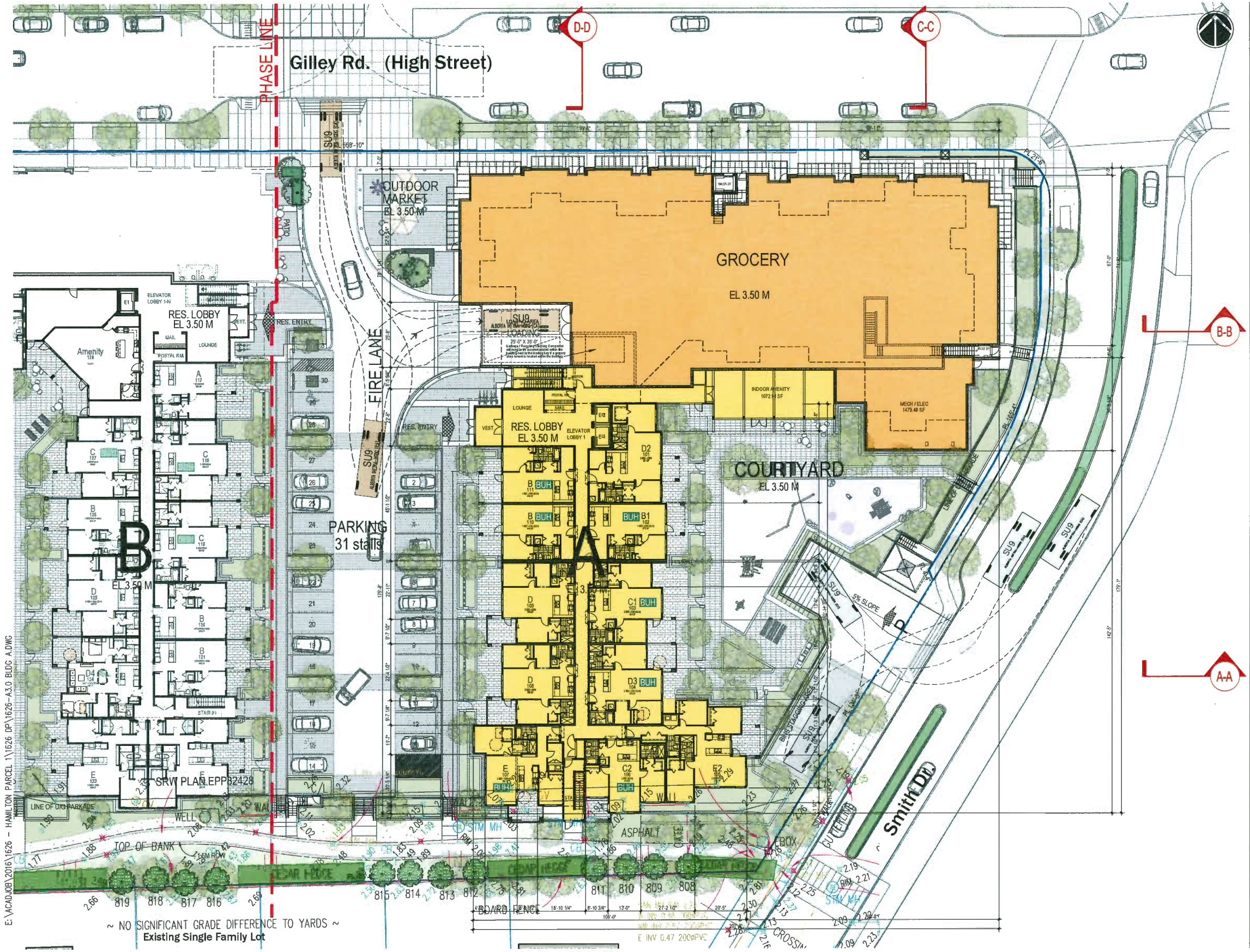
PROJECT NO. 1626

DWG. NO. **A2.1**

DP No: 18-829286
BP No:

E:\ACAD\JOB\2016\1626 - HAMILTON PARCEL 1\1626 DP\1626-A2.0.DWG

DP 18-829286-6



RHA
Rositch Hemphill Architects

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

t 604.669.6002
f 604.669.1091

www.rharchitects.ca

ISSUED:		DATE:
1.	DP APPLICATION	30 JULY 2018
2.	DP RE-SUBMISSION	30 OCT 2018
3.	DP RE-SUBMISSION	07 NOV 2018
4.	A. DESIGN PANEL	20 DEC 2018
5.	DP PANEL	25 FEB 2019
6.	DP BOARD PANEL	25 MAR 2019

ISSUED FOR
DP BOARD
25 MARCH 2019

NO.	REVISION:	DATE:

This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 12235 No. 1 Road Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
BUILDING A
LEVEL 1 PLAN

DATABASE :	1626-A3.0.dwg
SCALE :	1/16"=1'-0"
PLOTDATE :	28 MAR 2019
DRAWN :	LB/RN
CHECKED :	KSH

PROJECT NO. **1626**

DWG. NO. **A3.0**

DP No: 18-829286
BP No:

DP 18-829286-7



LEGEND:

AH AFFORDABLE HOUSING

BUH BASIC UNIVERSAL HOUSING

DP 18-829286-8

E:\ACADJOB\2016\1626 - HAMILTON PARCEL 1\1626 DP\1626-A3.0 BLDG A.DWG

RHA
Rositch Hemphill Architects

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

t 604.669.6002
f 604.669.1091

www.rharchitects.ca

ISSUED:		DATE:
1.	DP APPLICATION	30 JULY 2018
2.	DP RE-SUBMISSION	30 OCT 2018
3.	DP RE-SUBMISSION	07 NOV 2018
4.	A. DESIGN PANEL	20 DEC 2018
5.	DP PANEL	25 FEB 2019
6.	DP BOARD PANEL	25 MAR 2019

ISSUED FOR

DP BOARD

25 MARCH 2019

NO. REVISION: DATE:

This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

CLIENT:

ORIS 100 - 12235 No. 1 Road Richmond, BC V7E 1T6

PROJECT:

Hamilton Lands

Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:

BUILDING A LEVEL 2 PLAN

DATABASE:	1626-A3.0.dwg
SCALE:	1/16"=1'-0"
PLOTDATE:	25 MAR 2019
DRAWN:	LB/RN
CHECKED:	KSH
PROJECT NO.	1626
DWG. NO.	A3.1
DP No:	18-829286
BP No:	



LEGEND:

AH AFFORDABLE HOUSING

BUH BASIC UNIVERSAL HOUSING

DP 18-829286-9

RHA
Rositch Hemphill Architects

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

t 604.669.6002
f 604.669.1091

www.rharchitects.ca

ISSUED:		DATE:
1.	DP APPLICATION	30 JULY 2018
2.	DP RE-SUBMISSION	30 OCT 2018
3.	DP RE-SUBMISSION	07 NOV 2018
4.	A. DESIGN PANEL	20 DEC 2018
5.	DP PANEL	25 FEB 2019
6.	DP BOARD PANEL	25 MAR 2019

ISSUED FOR

DP BOARD

25 MARCH 2019

NO. REVISION:	DATE:

This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

CLIENT:

ORIS 100 - 12235 No. 1 Road Richmond, BC V7E 1T6

PROJECT:

Hamilton Lands

Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:

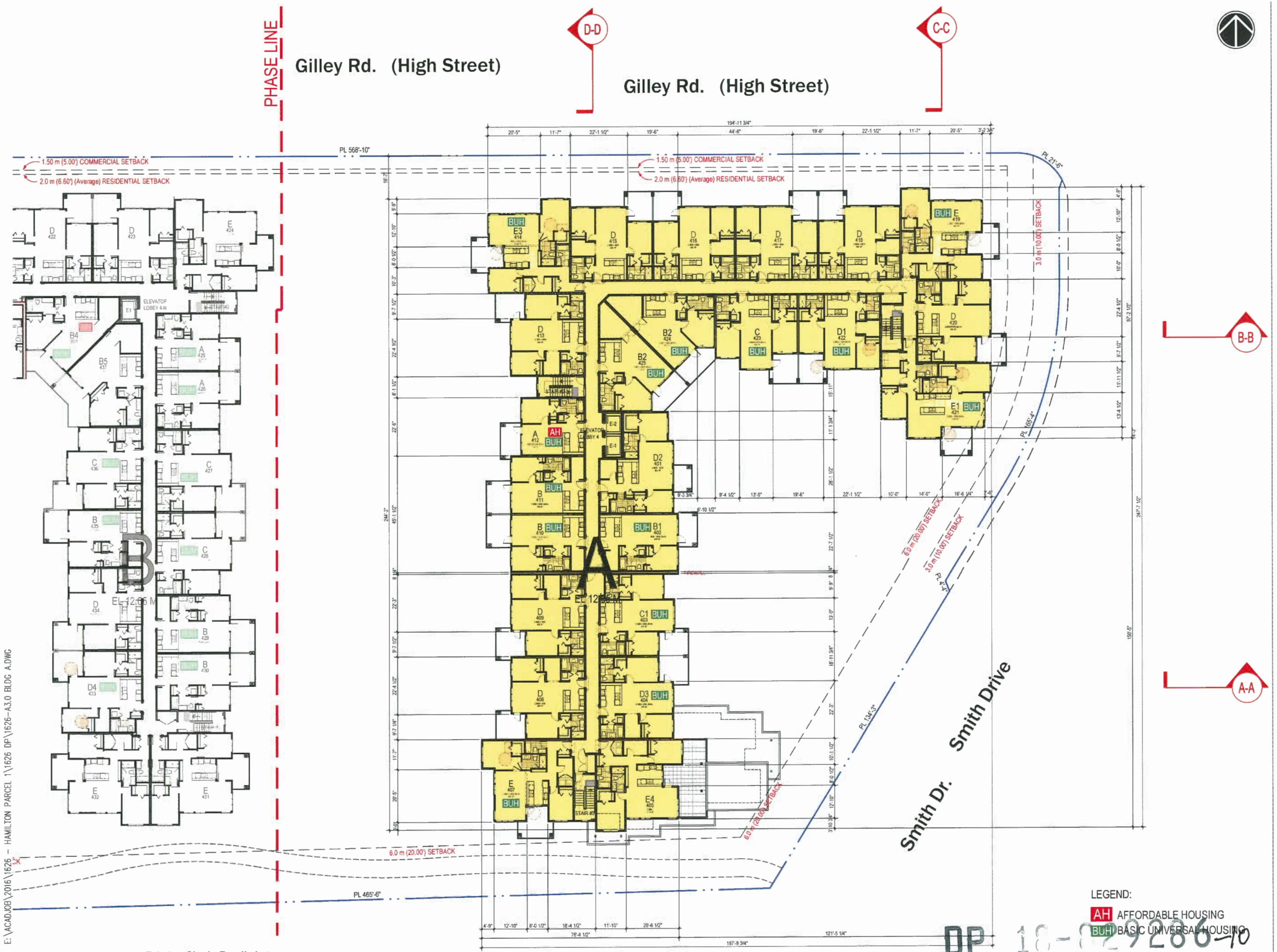
**BUILDING A
LEVEL 3 PLAN**

DATABASE :	1626-A3.0.dwg
SCALE :	1/16"=1'-0"
PLOTDATE :	25 MAR 2019
DRAWN :	LB/RN
CHECKED :	KSH

PROJECT NO. **1626**

DWG. NO. **A3.2**

DP No: 18-829286
BP No:



RHA
Rositch Hemphill Architects

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

t 604.669.6002
f 604.669.1091

www.rharchitects.ca

ISSUED:		DATE:
1.	DP APPLICATION	30 JULY 2018
2.	DP RE-SUBMISSION	30 OCT 2018
3.	DP RE-SUBMISSION	07 NOV 2018
4.	A. DESIGN PANEL	20 DEC 2018
5.	DP PANEL	25 FEB 2019
6.	DP BOARD PANEL	25 MAR 2019

ISSUED FOR
DP BOARD
25 MARCH 2019

NO.	REVISION:	DATE:

This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 12235 No. 1 Road Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
BUILDING A
LEVEL 4a PLAN

DATABASE :	1626-A3.0.dwg
SCALE :	1/16"=1'-0"
PLOTDATE :	25 MAR 2019
DRAWN :	LB/RN
CHECKED :	KSH

PROJECT NO. 1626

DWG. NO. **A3.3**

DP No: 18-829286
BP No:

E:\ACADJOB\2016\1626 - HAMILTON PARCEL 1\1626 DP\1626-A3.0 BLDG A.DWG

PHASE LINE

Gilley Rd. (High Street)

Gilley Rd. (High Street)

D-D

C-C

B-B

A-A

PL 568'-10"

1.50 m (5.00') COMMERCIAL SETBACK

2.0 m (6.60') (Average) RESIDENTIAL SETBACK

1.50 m (5.00') COMMERCIAL SETBACK

2.0 m (6.60') (Average) RESIDENTIAL SETBACK

PL 21'-6"

3.0 m (10.00') SETBACK

PL 65'-4"

6.0 m (20.00') SETBACK

3.0 m (10.00') SETBACK

PL 47'-4"

PL 134'-3"

6.0 m (20.00') SETBACK

6.0 m (20.00') SETBACK

PL 465'-6"

Smith Dr. Smith Drive

FIREWALL

ELEVATOR LOBBY 5-N

ELEVATOR LOBBY 5

Existing Single Family Lot

E:\ACADJOB\2016\1626 - HAMILTON PARCEL 1\1626 DP\1626-A3.0 BLDG A.DWG

DP 18-829286-11

RHA

Rositch Hemphill Architects

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

t 604.669.6002
f 604.669.1091

www.rharchitects.ca

ISSUED:	DATE:
1. DP APPLICATION	30 JULY 2018
2. DP RE-SUBMISSION	30 OCT 2018
3. DP RE-SUBMISSION	07 NOV 2018
4. A. DESIGN PANEL	20 DEC 2018
5. DP PANEL	25 FEB 2019
6. DP BOARD PANEL	25 MAR 2019

ISSUED FOR

DP BOARD

25 MARCH 2019

NO. REVISION:	DATE:

This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

CLIENT:

ORIS 100 - 12235 No. 1 Road Richmond, BC V7E 1T6

PROJECT:

Hamilton Lands

Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:

BUILDING A
LEVEL 4b PLAN

DATABASE :	1626-A3.0.dwg
SCALE :	1/16"=1'-0"
PLOTDATE :	25 MAR 2019
DRAWN :	LB/RN
CHECKED :	KSH

PROJECT NO. 1626

DWG. NO. **A3.4**

DP No: 18-829286
BP No:

PHASE LINE

Gilley Rd. (High Street)

D-D

C-C

B-B

A-A

PL 568'-10"

PL 21'-6"

3.0 m (10.00') SETBACK

PL 165'-4"

6.0 m (20.00') SETBACK

3.0 m (10.00') SETBACK

PL 4'-4"

PL 134'-3"

6.0 m (20.00') SETBACK

6.0 m (20.00') SETBACK

PL 465'-6"

A

FIREWALL

Smith Dr.

Existing Single Family Lot

E:\ACADJOB\2016\1626 - HAMILTON PARCEL 1\1626 DP\1626-A3.0 BLDG A.DWG

DP 18-829286-12

RHA

Rositch Hemphill Architects

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

t 604.669.6002
f 604.669.1091

www.rharchitects.ca

ISSUED:		DATE:
1.	DP APPLICATION	30 JULY 2018
2.	DP RE-SUBMISSION	30 OCT 2018
3.	DP RE-SUBMISSION	07 NOV 2018
4.	A. DESIGN PANEL	20 DEC 2018
5.	DP PANEL	25 FEB 2019
6.	DP BOARD PANEL	25 MAR 2019

NO. REVISION:	DATE:

This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

ISSUED FOR

DP BOARD

25 MARCH 2019

CLIENT:

ORIS 100 - 12235 No. 1 Road Richmond, BC V7E 1T6

PROJECT:

Hamilton Lands

Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:

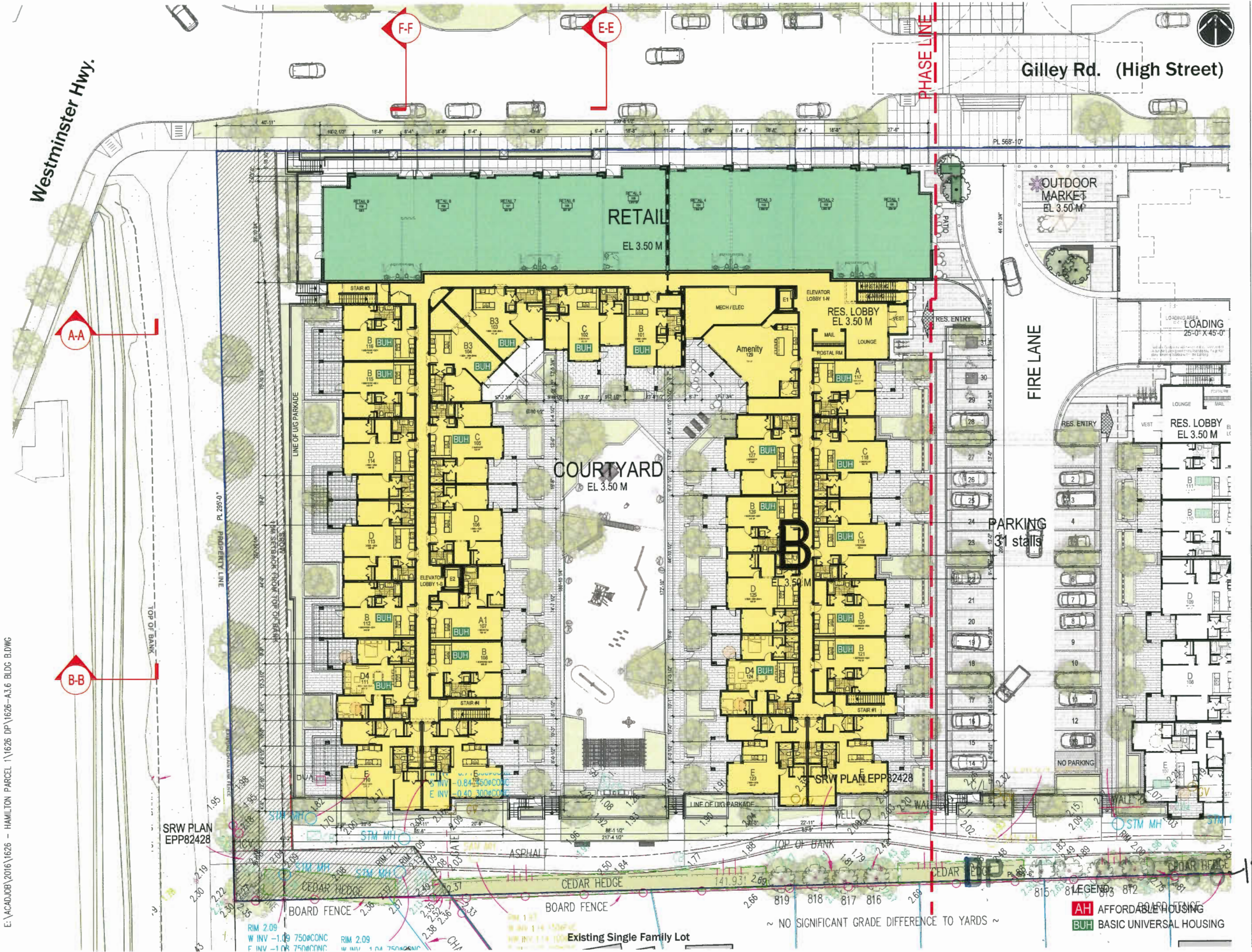
BUILDING A ROOF PLAN

DATABASE :	1626-A3.0.dwg
SCALE :	1/16"=1'-0"
PLOTDATE :	25 MAR 2019
DRAWN :	LB/RN
CHECKED :	KSH

PROJECT NO. 1626

DWG. NO. **A3.5**

DP No: 18-829286
BP No:



E:\ACADJOB\2016\1626 - HAMILTON PARCEL 1\1626 DP\1626-A3.6 BLDG B.DWG

RHA
Rositch Hemphill Architects

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

t 604.669.6002
f 604.669.1091

www.rharchitects.ca

ISSUED:		DATE:
1.	DP APPLICATION	30 JULY 2018
2.	DP RE-SUBMISSION	30 OCT 2018
3.	DP RE-SUBMISSION	07 NOV 2018
4.	A. DESIGN PANEL	20 DEC 2018
5.	DP PANEL	25 FEB 2019
6.	DP BOARD PANEL	25 MAR 2019

ISSUED FOR
DP BOARD
25 MARCH 2019

NO. REVISION: DATE:

This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractor shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 12235 No. 1 Road Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
BUILDING B
GROUND FLOOR PLAN

DATABASE :	1626-A3.0.dwg
SCALE :	1/16"=1'-0"
PLOTDATE :	25 MAR 2019
DRAWN :	LB/RN
CHECKED :	KSH
PROJECT NO.	1626
DWG. NO.	A3.6
DP No:	18-829286
BP No:	

Westminster Hwy.

F-F

E-E

Gilley Rd. (High Street)

PHASE LINE

Gilley Rd. (High Street)

A-A

B-B

Existing Single Family Lot

LEGEND:

AH AFFORDABLE HOUSING

BUH BASIC UNIVERSAL HOUSING

DP 18-829286-14

E:\ACADJOB\2016\1626 - HAMILTON PARCEL 1\1626 DP\1626-A3.6 BLDG B.DWG

RHA

Rositch Hemphill Architects

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

t 604.669.6002
f 604.669.1091

www.rharchitects.ca

ISSUED:	DATE:
1. DP APPLICATION	30 JULY 2018
2. DP RE-SUBMISSION	30 OCT 2018
3. DP RE-SUBMISSION	07 NOV 2018
4. A. DESIGN PANEL	20 DEC 2018
5. DP PANEL	25 FEB 2019
6. DP BOARD PANEL	25 MAR 2019

ISSUED FOR

DP BOARD

25 MARCH 2019

NO. REVISION:	DATE:

This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

CLIENT:

ORIS 100 - 12235 No. 1 Road Richmond, BC V7E 1T6

PROJECT:

Hamilton Lands

Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:

BUILDING B
SECOND FLOOR PLAN

DATABASE :	1626-A3.0.dwg
SCALE :	1/16"=1'-0"
PLOTDATE :	25 MAR 2019
DRAWN :	LB/RN
CHECKED :	KSH

PROJECT NO. **1626**

DWG. NO. **A3.7**

DP No: 18-829286

BP No:

Westminster Hwy.

F-F

E-E

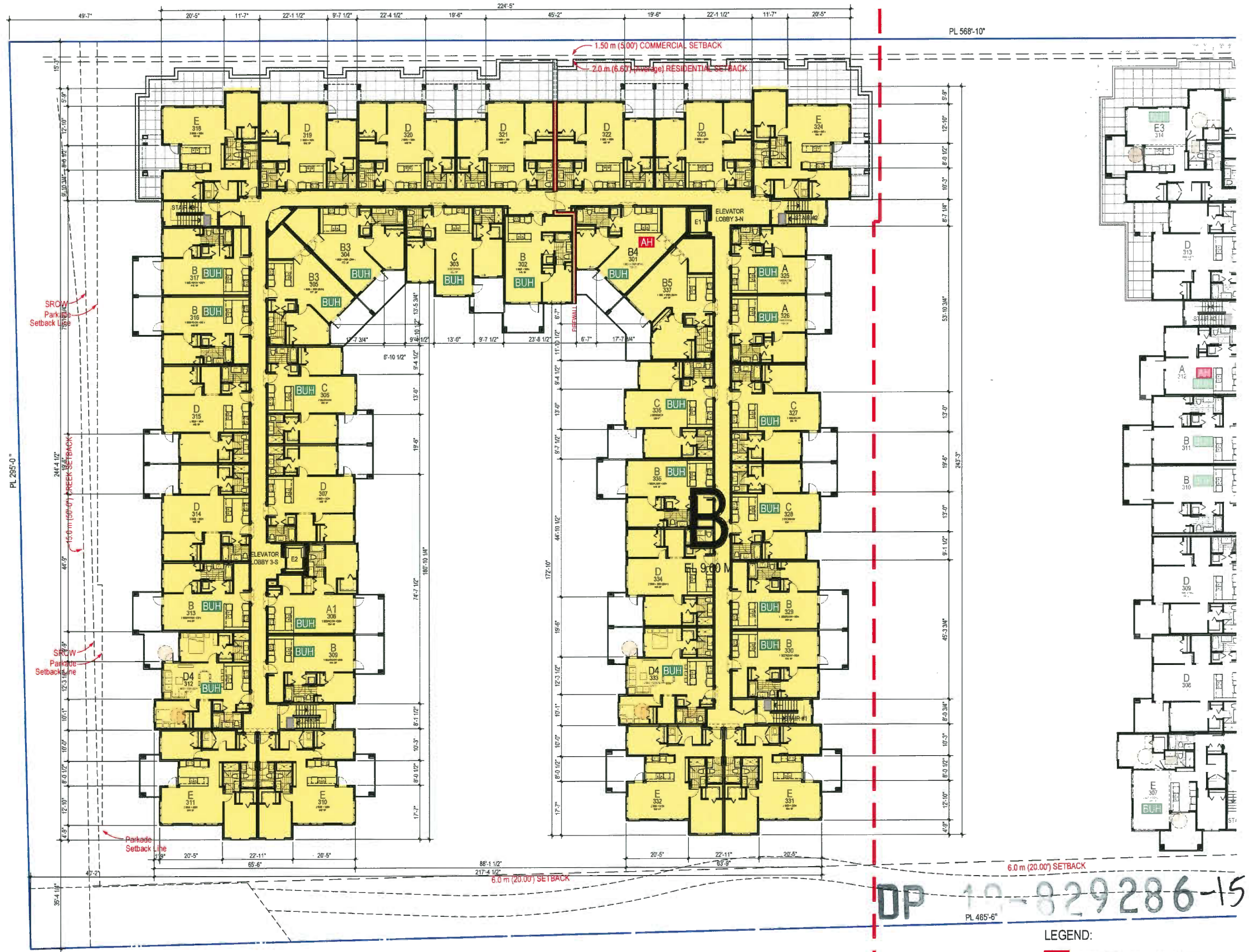
Gilley Rd. (High Street)

PHASE LINE

Gilley Rd. (High Street)

A-A

B-B



LEGEND:

AH AFFORDABLE HOUSING

BUH BASIC UNIVERSAL HOUSING

DP 18-829286-15

E:\ACADJOB\2016\1626 - HAMILTON PARCEL 1\1626 DP\1626-A3.6 BLDG B.DWG

RHA
Rositch Hemphill Architects

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

t 604.669.6002
f 604.669.1091

www.rharchitects.ca

ISSUED:	DATE:
1. DP APPLICATION	30 JULY 2018
2. DP RE-SUBMISSION	30 OCT 2018
3. DP RE-SUBMISSION	07 NOV 2018
4. A. DESIGN PANEL	20 DEC 2018
5. DP PANEL	25 FEB 2019
6. DP BOARD PANEL	25 MAR 2019

ISSUED FOR

DP BOARD

25 MARCH 2019

NO. REVISION:	DATE:

This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

CLIENT:

ORIS 100 - 12235 No. 1 Road Richmond, BC V7E 1T6

PROJECT:

Hamilton Lands

Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:

BUILDING B
LEVEL 3 PLAN

DATABASE:	1626-A3.0.dwg
SCALE:	1/16"=1'-0"
PLOTDATE:	25 MAR 2019
DRAWN:	LB/RN
CHECKED:	KSH

PROJECT NO. **1626**

DWG. NO. **A3.8**

DP No: 18-829286
BP No:

Westminster Hwy.

Gilley Rd. (High Street)

PHASE LINE

F-F

E-E

A-A

B-B

1.50 m (5.00') COMMERCIAL SETBACK

2.0 m (6.60') (Average) RESIDENTIAL SETBACK

PL 568'-10"

PL 295'-0"

PL 465'-6"

FIREWALL

ELEVATOR LOBBY 4-N

ELEVATOR LOBBY 4-S

SROW Parkade Setback Line

15.0 m (50.00') CREEK SETBACK

6.0 m (20.00') SETBACK

Parkade Setback Line

B

EL. 12.65 M

LEGEND:

AH AFFORDABLE HOUSING

BUH BASIC UNIVERSAL HOUSING

Existing Single Family Lot

DP 18-829286

E:\ACAD\08\2016\1626 - HAMILTON PARCEL 1\1626 DP\1626-A3.6 BLDG B.DWG

RHA

Rositch Hemphill Architects

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

t 604.669.6002
f 604.669.1091

www.rharchitects.ca

ISSUED:		DATE:
1.	DP APPLICATION	30 JULY 2018
2.	DP RE-SUBMISSION	30 OCT 2018
3.	DP RE-SUBMISSION	07 NOV 2018
4.	A. DESIGN PANEL	20 DEC 2018
5.	DP PANEL	25 FEB 2019
6.	DP BOARD PANEL	25 MAR 2019

ISSUED FOR

DP BOARD

25 MARCH 2019

NO. REVISION:	DATE:

This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

CLIENT:

ORIS 100 - 12235 No. 1 Road Richmond, BC V7E 1T6

PROJECT:

Hamilton Lands

Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:

BUILDING B
LEVEL 4A PLAN

DATABASE :	1626-A3.0.dwg
SCALE :	1/16"=1'-0"
PLOTDATE :	25 MAR 2019
DRAWN :	LB/RN
CHECKED :	KSH

PROJECT NO. **1626**

DWG. NO. **A3.9**

DP No: 18-829286
BP No:

Westminster Hwy.

Gilley Rd. (High Street)

PHASE LINE

F-F

E-E

A-A

B-B

PL 568'-10"

1.50 m (5.00') COMMERCIAL SETBACK

2.0 m (6.60') (Average) RESIDENTIAL SETBACK

FIREWALL

B

EL 15.70 M

ELEVATOR LOBBY 5-N

SROW Parkade Setback Line

15.0 m (50'-0") CREEK SETBACK

PL 265'-0"

PL 465'-6"

6.0 m (20.00') SETBACK

Existing Single Family Lot

LEGEND:

AH AFFORDABLE HOUSING

BUH BASIC UNIVERSAL HOUSING

E:\ACADJOB\2016\1626 – HAMILTON PARCEL 1\1626 DP\1626–A3.6 BLDG B.DWG

DP 18-829286-17

RHA

Rositch Hemphill Architects

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

t 604.669.6002
f 604.669.1091

www.rharchitects.ca

ISSUED:	DATE:
1. DP APPLICATION	30 JULY 2018
2. DP RE-SUBMISSION	30 OCT 2018
3. DP RE-SUBMISSION	07 NOV 2018
4. A. DESIGN PANEL	20 DEC 2018
5. DP PANEL	25 FEB 2019
6. DP BOARD PANEL	25 MAR 2019

ISSUED FOR

DP BOARD

25 MARCH 2019

NO. REVISION: DATE:

This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

CLIENT:

ORIS 100 - 12235 No. 1 Road Richmond, BC V7E 1T6

PROJECT:

Hamilton Lands

Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:

BUILDING B
LEVEL 4B PLAN

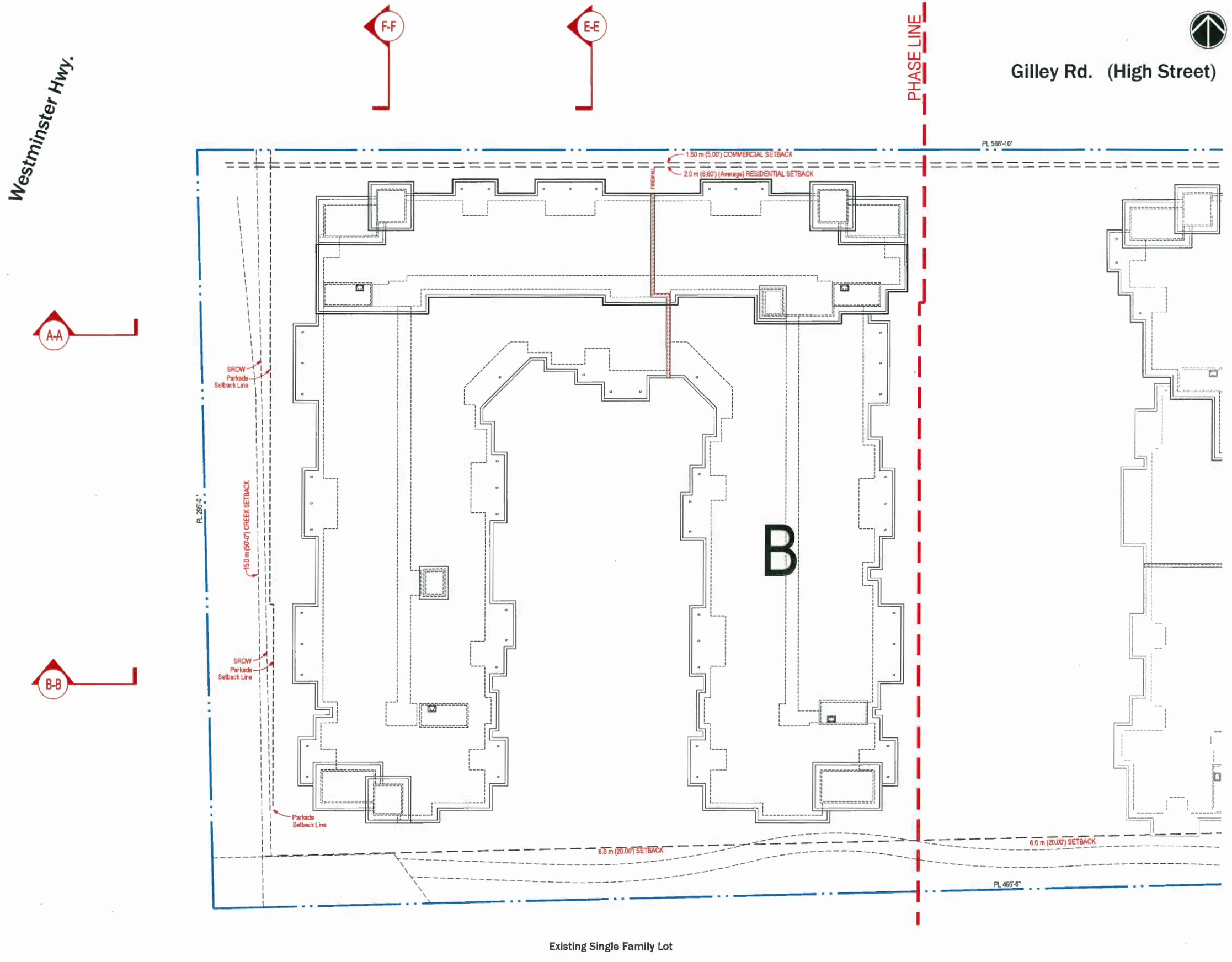
DATABASE :	1626-A3.0.dwg
SCALE :	1/16"=1'-0"
PLOTDATE :	25 MAR 2019
DRAWN :	LB/RN
CHECKED :	KSH

PROJECT NO. 1626

DWG. NO. **A3.10**

DP No: 18-829286

BP No:



E:\ACADJOB\2016\1626 - HAMILTON PARCEL 1\1626 DP\1626-A3.6 BLDG B.DWG

RHA
Rositch Hemphill Architects

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

t 604.669.6002
f 604.669.1091

www.rharchitects.ca

ISSUED:		DATE:
1.	DP APPLICATION	30 JULY 2018
2.	DP RE-SUBMISSION	30 OCT 2018
3.	DP RE-SUBMISSION	07 NOV 2018
4.	A. DESIGN PANEL	20 DEC 2018
5.	DP PANEL	25 FEB 2019
6.	DP BOARD PANEL	25 MAR 2019

ISSUED FOR
DP BOARD
25 MARCH 2019

NO.	REVISION:	DATE:

This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 12235 No. 1 Road Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
BUILDING B
ROOF PLAN

DATABASE :	1626-A3.0.dwg
SCALE :	1/16"=1'-0"
PLOTDATE :	25 MAR 2019
DRAWN :	LB/RN
CHECKED :	KSH

PROJECT NO. 1626

DWG. NO. **A3.11**

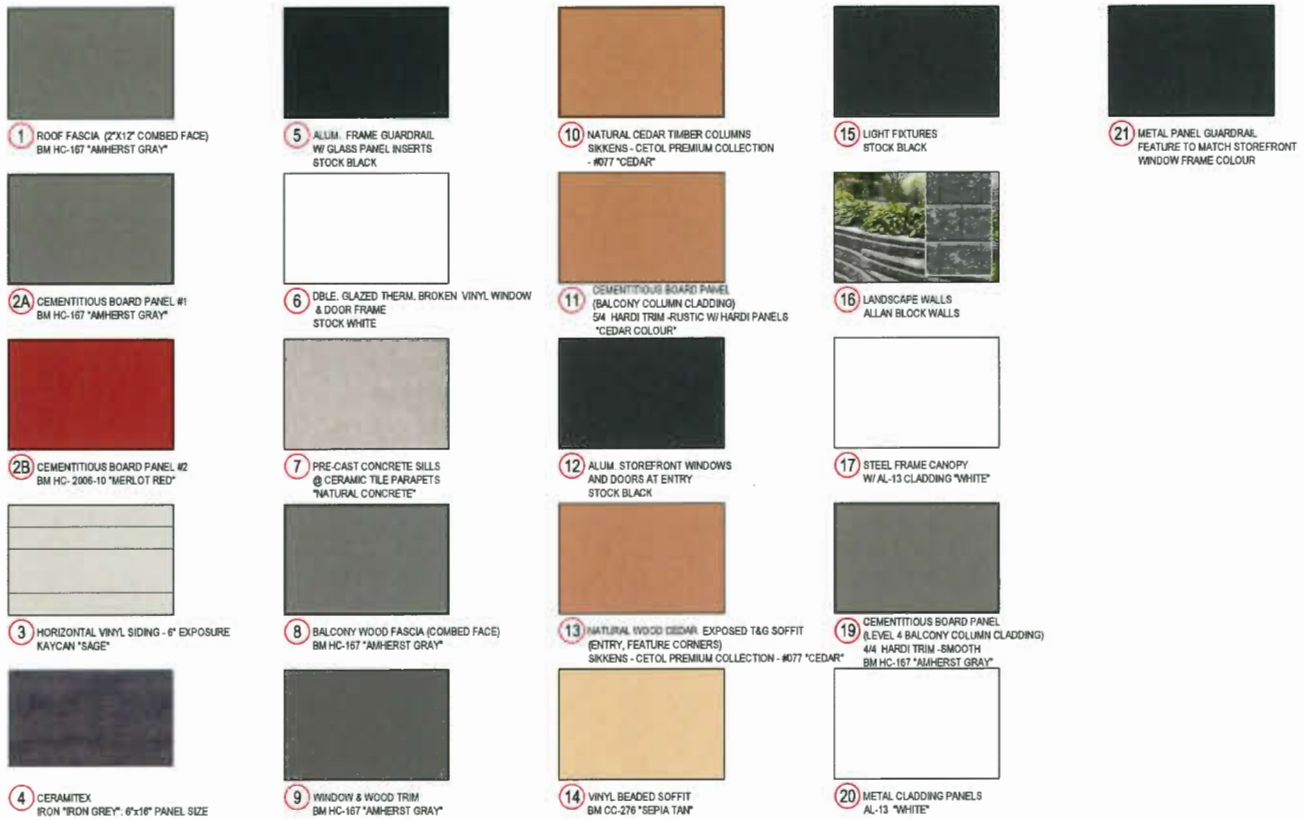
DP No: 18-829286
BP No:

DP 18-829286-18

FINISH SCHEDULE BUILDING "A"

	MATERIALS			COLOUR
1	ROOF FASCIA (2"X12" COMBED FACE)		- PAINTED	BM HC-167 "AMHERST GRAY"
2	CEMENTITIOUS BOARD PANELS # 1 (PRIMARY COLOUR)	2A	- PAINTED	BM HC-167 "AMHERST GRAY"
	CEMENTITIOUS BOARD PANELS # 2 (ACCENT COLOUR)	2B	- PAINTED	BM HC- 2006-10 "MERLOT RED"
	PAINTED EXPOSED CONCRETE	2C	- PAINTED	BM HC- 2006-10 "MERLOT RED"
3	HORIZONTAL VINYL SIDING - 6" EXPOSURE			KAYCAN VINYL SIDING "SAGE"
4	CERAMIC TILES		- PREFINISHED	CERAMITEX IRON "IRON GREY": 6"x16" PANEL SIZE
5	ALUM. FRAME GUARDRAIL W/ GLASS PANEL INSERTS		- PREFINISHED	STOCK BLACK
6	DBLE. GLAZED THERM. BROKEN VINYL WINDOW & DOOR FRAME		- PREFINISHED	STOCK WHITE
7	EXPOSED / PRE-CAST CONCRETE & CAPS		- PAINTED	BM HC-169 "COVENTRY GRAY"
8	BALCONY WOOD FASCIA (COMBED FACE)		- PAINTED	BM HC-167 "AMHERST GRAY"
9	WINDOW & DOOR TRIM (WOOD OR CEMENTITIOUS BOARD)		- PAINTED - STAINED	BM HC-167 "AMHERST GRAY"
10	NATURAL CEDAR TIMBER COLUMN		- STAINED	SIKKENS - CETOL PREMIUM COLLECTION - #077 "CEDAR"
11	BALCONY COLUMN CLADDING (5/4 HARDI TRIM -RUSTIC W/ HARDI PANELS)		- PREFINISHED	CEDAR COLOUR
12	ALUM. STOREFRONT WINDOWS AND DOORS AT ENTRY		- PREFINISHED	STOCK BLACK
13	NATURAL WOOD CEDAR EXPOSED T&G SOFFIT (ENTRY, FEATURE CORNERS)		- STAINED	SIKKENS - CETOL PREMIUM COLLECTION - #077 "CEDAR"
14	VINYL BEADED SOFFIT		- PREFINISHED	BM CC-276 "SEPIA TAN"
15	LIGHT FIXTURES		- PREFINISHED	STOCK BLACK
16	LANDSCAPE WALLS # 1	16a		ALLAN BLOCK WALLS
	LANDSCAPE WALLS # 2	16b		POURED IN PLACE CONCRETE
17	STEEL FRAME CANOPY (AL-13 CLADDED) W/ GLASS PANELS		- PREFINISHED	WHITE
18	SIGNAGE/ BANNERS			
19	LEVEL 4 BALCONY COLUMN CLADDING (4/4 HARDI TRIM -SMOOTH)		- PREFINISHED	BM HC-167 "AMHERST GRAY"
20	METAL PANELS (AL-13)		- PREFINISHED	WHITE
21	METAL PANEL GUARDRAIL FEATURE		- PREFINISHED	TO MATCH STOREFRONT WINDOW FRAME COLOUR
22	MECHANICAL ROOF EQUIPMENT SCREENING - METAL Length and width of mechanical screening will be adjusted to enclose any roof-top mechanical equipment specified by the mechanical consultants.		- PREFINISHED	STOCK BLACK

NOTE: CORNER TRIMS TO MATCH ADJACENT EXTERIOR COLOR.





DP 18-829286-19

E:\ACADJOB\2016\1626 - HAMILTON PARCEL 1\1626 DP\1626-A4.0.DWG

RHA
Rositch Hemphill Architect

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

t 604.669.6002
f 604.669.1091

www.rharchitects.ca

ISSUED:	DATE:
1. DP APPLICATION	30 JULY 2018
2. DP RE-SUBMISSION	30 OCT 2018
3. DP RE-SUBMISSION	07 NOV 2018
4. A. DESIGN PANEL	20 DEC 2018
5. DP PANEL	25 FEB 2019
6. DP BOARD PANEL	25 MAR 2019

ISSUED FOR
DP BOARD
25 MARCH 2019

NO. REVISION: DATE:

This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 12235 No. 1 Road Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
MATERIAL LEGEND BUILDING A

DATABASE:	1626-A4.0.dwg
SCALE:	1/4"=1'-0"
PLOTDATE:	25 MAR 2019
DRAWN:	LB
CHECKED:	KSH

PROJECT NO. 1626

DWG. NO. **A4.0a**

DP No: 18-829286
BP No:

FINISH SCHEDULE BUILDING "B"

	MATERIALS			COLOUR
1	ROOF FASCIA (7"X12" COMBED FACE)		- PAINTED	BM HC-167 "AMHERST GRAY"
2	CEMENTITIOUS BOARD PANELS # 1 (PRIMARY COLOUR)	2A	- PAINTED	BM HC-169 "COVENTRY GRAY"
	CEMENTITIOUS BOARD PANELS # 2 (ACCENT COLOUR)	2B	- PAINTED	BM HC- 2017-30 "TANGELO"
3	HORIZONTAL VINYL SIDING - 6" EXPOSURE			KAYCAN VINYL SIDING "SANDLEWOOD"
4	CERAMIC TILES		- PREFINISHED	CERAMITEX COLORFEEL "NIEVE", 8"x16" PANEL SIZE
5	ALUM. FRAME GUARDRAIL W/ GLASS PANEL INSERTS		- PREFINISHED	STOCK BLACK
6	DBLE. GLAZED THERM. BROKEN VINYL WINDOW & DOOR FRAME		- PREFINISHED	STOCK WHITE
7	EXPOSED / PRE-CAST CONCRETE & CAPS		- PAINTED	BM HC-169 "COVENTRY GRAY"
8	BALCONY WOOD FASCIA (COMBED FACE)		- PAINTED	BM 2111-50 "STONE HARBOUR"
9	WINDOW & DOOR TRIM (WOOD OR CEMENTITIOUS BOARD)		- PAINTED - STAINED	BM HC-167 "AMHERST GRAY"
10	NATURAL CEDAR TIMBER COLUMN		- STAINED	SIKKENS - CETOL PREMIUM COLLECTION - #077 "CEDAR"
11	BALCONY COLUMN CLADDING (5/4 HARDI TRIM -RUSTIC W/ HARDI PANELS)		- PREFINISHED	CEDAR COLOUR
12	ALUM. STOREFRONT WINDOWS AND DOORS AT ENTRY		- PREFINISHED	STOCK BLACK
13	NATURAL WOOD CEDAR EXPOSED T&G SOFFIT (ENTRY, FEATURE CORNERS)		- STAINED	SIKKENS - CETOL PREMIUM COLLECTION - #077 "CEDAR"
14	VINYL BEADED SOFFIT		- PREFINISHED	BM CC-276 "SEPIA TAN"
15	LIGHT FIXTURES		- PREFINISHED	STOCK BLACK
16	LANDSCAPE WALLS # 1	16a		ALLAN BLOCK WALLS
	LANDSCAPE WALLS # 2	16b		POURED IN PLACE CONCRETE
17	STEEL FRAME CANOPY W/ GLASS PANELS		- PREFINISHED	MATCH STOREFRONT WINDOW FRAME COLOUR
18	SIGNAGE/ BANNERS			
19	LEVEL 4 BALCONY COLUMN CLADDING (4/4 HARDI TRIM -SMOOTH)		- PREFINISHED	BM HC-167 "AMHERST GRAY"
20	SPANDREL PANELS		- PREFINISHED	TO MATCH BM HC- 2017-30 "TANGELO"
21	METAL PANEL GUARDRAIL FEATURE		- PREFINISHED	TO MATCH STOREFRONT WINDOW FRAME COLOUR
22	MECHANICAL ROOF EQUIPMENT SCREENING - METAL Length and width of mechanical screening will be adjusted to enclose any roof-top mechanical equipment specified by the mechanical consultants.		- PREFINISHED	STOCK BLACK

NOTE: CORNER TRIMS TO MATCH ADJACENT EXTERIOR COLOR.


1 ROOF FASCIA (7"X12" COMBED FACE)
BM HC-167 "AMHERST GRAY"


5 ALUM. FRAME GUARDRAIL W/ GLASS PANEL INSERTS
STOCK BLACK


10 NATURAL CEDAR TIMBER COLUMNS
SIKKENS - CETOL PREMIUM COLLECTION - #077 "CEDAR"


15 LIGHT FIXTURES
STOCK BLACK


21 METAL PANEL GUARDRAIL
FEATURE TO MATCH STOREFRONT WINDOW FRAME COLOUR


2A CEMENTITIOUS BOARD PANEL #1
BM HC-167 "AMHERST GRAY"


6 DBLE. GLAZED THERM. BROKEN VINYL WINDOW & DOOR FRAME
STOCK WHITE


11 CEMENTITIOUS BOARD PANEL
(BALCONY COLUMN CLADDING)
5/4 HARDI TRIM -RUSTIC W/ HARDI PANELS
"CEDAR COLOUR"

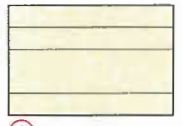

16 LANDSCAPE WALLS
ALLAN BLOCK WALLS


2B CEMENTITIOUS BOARD PANEL #2
BM HC- 2016-00 "ORANGE CITRUS"


7 PRE-CAST CONCRETE SILLS @ CERAMIC TILE PARAPETS
"NATURAL CONCRETE"


12 ALUM. STOREFRONT WINDOWS AND DOORS AT ENTRY
STOCK BLACK


17 STEEL FRAME CANOPY
TO MATCH STOREFRONT WINDOW FRAME COLOUR


3 HORIZONTAL VINYL SIDING - 6" EXPOSURE
KAYCAN "SANDLEWOOD"


8 BALCONY WOOD FASCIA (COMBED FACE)
BM HC-167 "AMHERST GRAY"


13 NATURAL WOOD CEDAR EXPOSED T&G SOFFIT
(ENTRY, FEATURE CORNERS)
SIKKENS - CETOL PREMIUM COLLECTION - #077 "CEDAR"


19 CEMENTITIOUS BOARD PANEL
(LEVEL 4 BALCONY COLUMN CLADDING)
4/4 HARDI TRIM -SMOOTH
BM HC-167 "AMHERST GRAY"


9 WINDOW & WOOD TRIM
BM HC-167 "AMHERST GRAY"


14 VINYL BEADED SOFFIT
BM CC-276 "SEPIA TAN"


20 SPANDREL PANELS @ STOREFRONT WINDOWS
BM HC- 2016-00 "ORANGE CITRUS"

4 CERAMITEX
COLORFEEL "NIEVE", 8"x16" PANEL SIZE



E:\ACAD.OB\2016\1626 – HAMILTON PARCEL 1\1626 DP\1626-A4.0.DWG

RHA
Rositch Hemphill Architect

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

t 604.669.6002
f 604.669.1091

www.rharchitects.ca

ISSUED:	DATE:
1. DP APPLICATION	30 JULY 2018
2. DP RE-SUBMISSION	30 OCT 2018
3. DP RE-SUBMISSION	07 NOV 2018
4. A. DESIGN PANEL	20 DEC 2018
5. DP PANEL	25 FEB 2019
6. DP BOARD PANEL	25 MAR 2019

ISSUED FOR
DP BOARD
25 MARCH 2019

NO. REVISION: DATE:

This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 12235 No. 1 Road Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
MATERIAL LEGEND BUILDING B

DATABASE :	1626-A4.0.dwg
SCALE :	1/4"=1'-0"
PLOTDATE :	25 MAR 2019
DRAWN :	LB
CHECKED :	KSH

PROJECT NO. 1626

DWG. NO. **A4.0b**

DP No: 18-829286
BP No:



2 WEST ELEVATION (PLAZA)
SCALE: 3/32" = 1'-0"



1 NORTH ELEVATION (GILLEY ROAD)
SCALE: 3/32" = 1'-0"

DP 18-829286



E:\ACADJOB\2016\1626 - HAMILTON PARCEL 1\1626 DP\1626-A4.0.DWG

RHA
Rositch Hemphill Architect

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

t 604.669.6002
f 604.669.1091

www.rharchitects.ca

ISSUED:		DATE:
1.	DP APPLICATION	30 JULY 2018
2.	DP RE-SUBMISSION	30 OCT 2018
3.	DP RE-SUBMISSION	07 NOV 2018
4.	A. DESIGN PANEL	20 DEC 2018
5.	DP PANEL	25 FEB 2019
6.	DP BOARD PANEL	25 MAR 2019

ISSUED FOR
DP BOARD
25 MARCH 2019

NO. REVISION:	DATE:

This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 12235 No. 1 Road Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
ELEVATIONS
BUILDING A

DATABASE :	1626-A4.0.dwg
SCALE :	3/32"=1'-0"
PLOTDATE :	25 MAR 2019
DRAWN :	LB
CHECKED :	KSH

PROJECT NO. 1626

DWG. NO. **A4.1**

DP No: 18-829286
BP No:

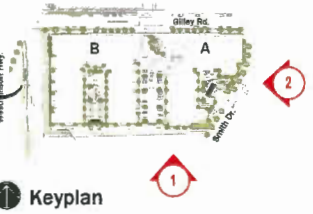


2 EAST ELEVATION (SMITH DRIVE)
SCALE: 3/32" = 1'-0"



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

DP 18-829286-24



1 Keyplan

E:\ACADJOBS\2016\1626 - HAMILTON PARCEL 1\1626 DP\1626-A4.0.DWG

RHA
Rositch Hemphill Architect
120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1
t 604.669.6002
f 604.669.1091
www.rharchitects.ca

ISSUED:		DATE:
1.	DP APPLICATION	30 JULY 2018
2.	DP RE-SUBMISSION	30 OCT 2018
3.	DP RE-SUBMISSION	07 NOV 2018
4.	A. DESIGN PANEL	20 DEC 2018
5.	DP PANEL	25 FEB 2019
6.	DP BOARD PANEL	25 MAR 2019

ISSUED FOR
DP BOARD
25 MARCH 2019

NO. REVISION:	DATE:

This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 12235 No. 1 Road Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
ELEVATIONS BUILDING A

DATABASE:	1626-A4.0.dwg
SCALE:	1/4"=1'-0"
PLOTDATE:	25 MAR 2019
DRAWN:	LB
CHECKED:	KSH
PROJECT NO.	1626
DWG. NO.	A4.2
DP No:	18-829286
BP No:	

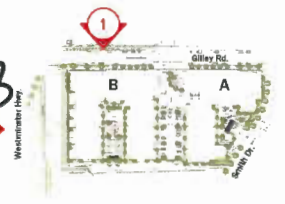


2 WEST ELEVATION (WESTMINSTER HWY)
SCALE: 3/32" = 1'-0"



1 NORTH ELEVATION (GILLEY ROAD)
SCALE: 3/32" = 1'-0"

DP 18-829286-23



Keyplan

E:\ACAD\JOB\2016\1626 - HAMILTON PARCEL 1\1626 DP\1626-A4.0.DWG

RHA
Rositch Hemphill Architect

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

t 604.669.6002
f 604.669.1091

www.rharchitects.ca

ISSUED:		DATE:
1.	DP APPLICATION	30 JULY 2018
2.	DP RE-SUBMISSION	30 OCT 2018
3.	DP RE-SUBMISSION	07 NOV 2018
4.	A. DESIGN PANEL	20 DEC 2018
5.	DP PANEL	25 FEB 2019
6.	DP BOARD PANEL	25 MAR 2019

ISSUED FOR
DP BOARD
25 MARCH 2019

NO.	REVISION:	DATE:

This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 12235 No. 1 Road Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
ELEVATIONS
BUILDING B

DATABASE :	1626-A4.0.dwg
SCALE :	3/32"=1'-0"
PLOTDATE :	25 MAR 2019
DRAWN :	LB
CHECKED :	KSH

PROJECT NO. 1626

DWG. NO. **A4.3**

DP No: 18-829286
BP No:



2 EAST ELEVATION (PLAZA)
SCALE: 3/32" = 1'-0"



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

DP 18-829286-24



E:\ACAD\DB\2016\1626 - HAMILTON PARCEL 1\1626 DP\1626-A4.0.DWG

RHA
Rositch Hemphill Architect

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

t 604.669.6002
f 604.669.1091

www.rharchitects.ca

ISSUED:		DATE:
1.	DP APPLICATION	30 JULY 2018
2.	DP RE-SUBMISSION	30 OCT 2018
3.	DP RE-SUBMISSION	07 NOV 2018
4.	A. DESIGN PANEL	20 DEC 2018
5.	DP PANEL	25 FEB 2019
6.	DP BOARD PANEL	25 MAR 2019

ISSUED FOR
DP BOARD
25 MARCH 2019

NO. REVISION:	DATE:

This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 12235 No. 1 Road Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
ELEVATIONS BUILDING B

DATABASE :	1626-A4.0.dwg
SCALE :	1/4"=1'-0"
PLOTDATE :	25 MAR 2019
DRAWN :	LB
CHECKED :	KSH
PROJECT NO.	1626
DWG. NO.	A4.4
DP No:	18-829286
BP No:	



2 EAST COURTYARD ELEVATION
SCALE: 3/32" = 1'-0"



1 WEST COURTYARD ELEVATION
SCALE: 3/32" = 1'-0"

DP 18-829286-25



Keyplan

E:\ACADJOB\2016\1626 - HAMILTON PARCEL 1\1626 DP\1626-A4.0.DWG

RHA
Rositch Hemphill Architect

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

t 604.669.6002
f 604.669.1091

www.rharchitects.ca

ISSUED:		DATE:
1.	DP APPLICATION	30 JULY 2018
2.	DP RE-SUBMISSION	30 OCT 2018
3.	DP RE-SUBMISSION	07 NOV 2018
4.	A. DESIGN PANEL	20 DEC 2018
5.	DP PANEL	25 FEB 2019
6.	DP BOARD PANEL	25 MAR 2019

ISSUED FOR
DP BOARD
25 MARCH 2019

NO.	REVISION:	DATE:

This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 12235 No. 1 Road Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
COURTYARD ELEVATIONS BUILDING A

DATABASE :	1626-A4.0.dwg
SCALE :	1/4"=1'-0"
PLOTDATE :	25 MAR 2019
DRAWN :	LB
CHECKED :	KSH

PROJECT NO. 1626

DWG. NO. **A4.5**

DP No: 18-829286
BP No:



2 EAST COURTYARD ELEVATION
SCALE: 3/32" = 1'-0"



1 WEST COURTYARD ELEVATION
SCALE: 3/32" = 1'-0"

DP 18-829286-26



Keyplan

E:\ACADJOB\2016\1626 - HAMILTON PARCEL 1\1626 DP\1626-A4.0.DWG

RHA
Rositch Hemphill Architect

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

t 604.669.6002
f 604.669.1091

www.rharchitects.ca

ISSUED:		DATE:
1.	DP APPLICATION	30 JULY 2018
2.	DP RE-SUBMISSION	30 OCT 2018
3.	DP RE-SUBMISSION	07 NOV 2018
4.	A. DESIGN PANEL	20 DEC 2018
5.	DP PANEL	25 FEB 2019
6.	DP BOARD PANEL	25 MAR 2019

ISSUED FOR
DP BOARD
25 MARCH 2019

NO. REVISION:	DATE:

This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 12235 No. 1 Road Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

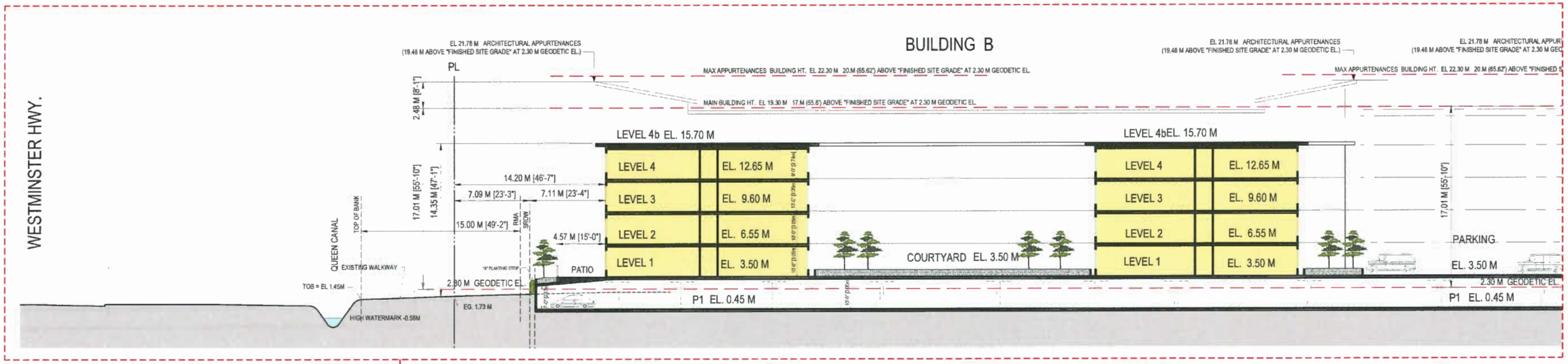
DRAWING TITLE:
COURTYARD ELEVATIONS BUILDING B

DATABASE :	1626-A4.0.dwg
SCALE :	1/4"=1'-0"
PLOTDATE :	25 MAR 2019
DRAWN :	LB
CHECKED :	KSH

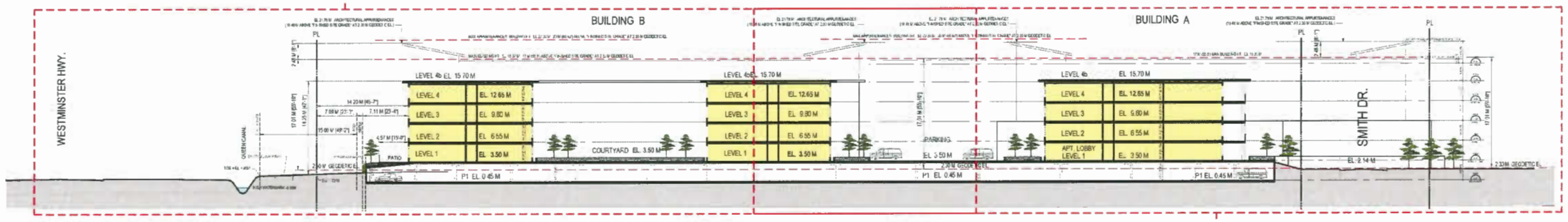
PROJECT NO. 1626

DWG. NO. **A4.6**

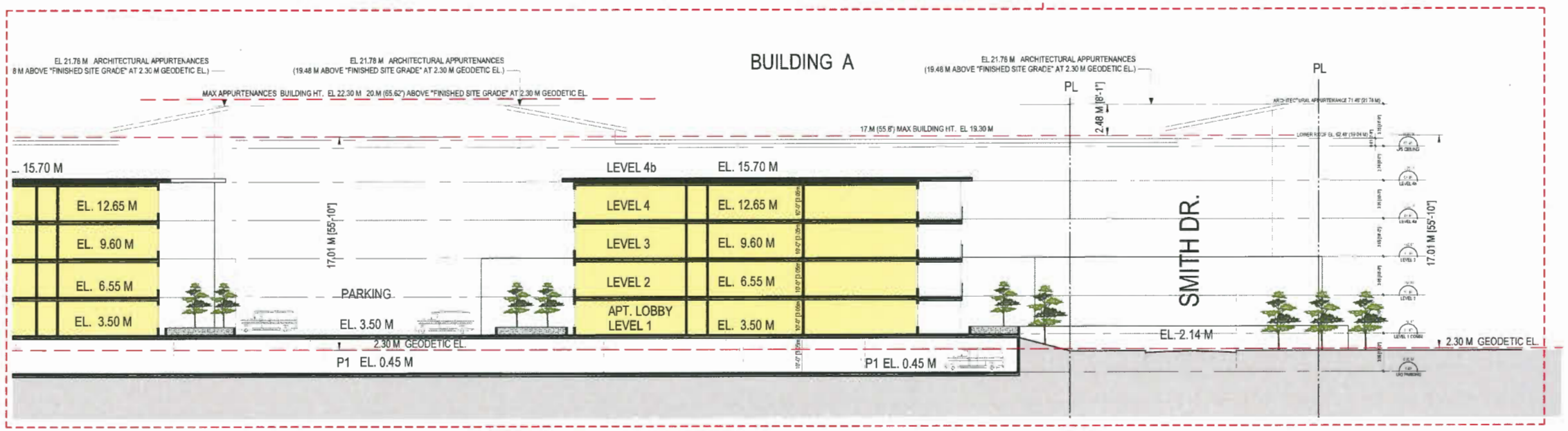
DP No: 18-829286
BP No:



1A SECTION A-A (PARTIAL)
SCALE: 1/16" = 1'-0"



1 SECTION A-A
SCALE: 1/32" = 1'-0"



1B SECTION A-A (PARTIAL)
SCALE: 1/16" = 1'-0"

DP 18-829286-27



E:\ACADJOB\2016\1626 - HAMILTON PARCEL 1\1626 DP\1626-A5.0.DWG

RHA
Rositch Hemphill Architect
120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1
t 604.669.6002
f 604.669.1091
www.rharchitects.ca

ISSUED:		DATE:
1.	DP APPLICATION	30 JULY 2018
2.	DP RE-SUBMISSION	30 OCT 2018
3.	DP RE-SUBMISSION	07 NOV 2018
4.	A. DESIGN PANEL	20 DEC 2018
5.	DP PANEL	25 FEB 2019
6.	DP BOARD PANEL	25 MAR 2019

ISSUED FOR
DP BOARD
25 MARCH 2019

NO. REVISION:	DATE:

This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 12235 No. 1 Road Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

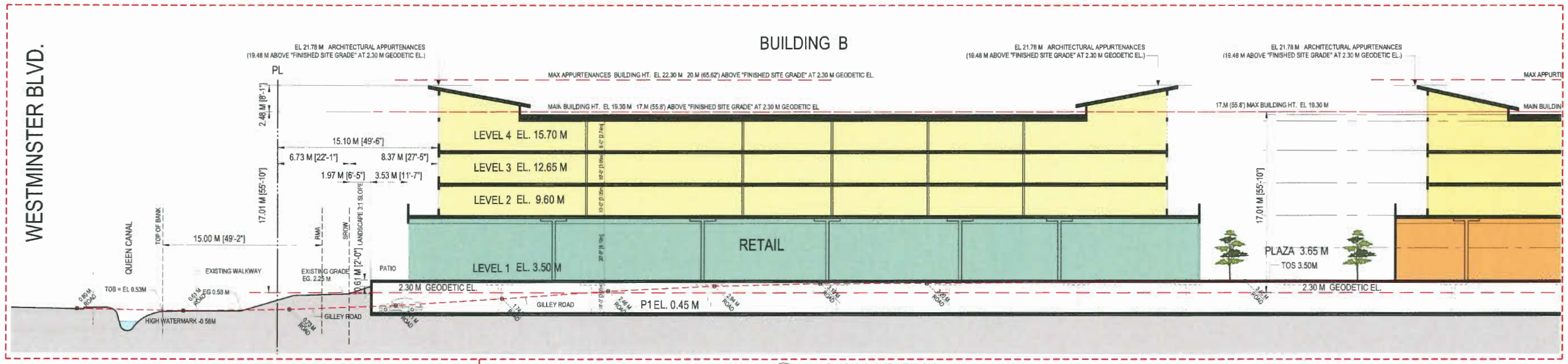
DRAWING TITLE:
SECTIONS

DATABASE :	1626-A5.0.dwg
SCALE :	1/16"=1'-0"
PLOTDATE :	25 MAR 2019
DRAWN :	LB
CHECKED :	KSH

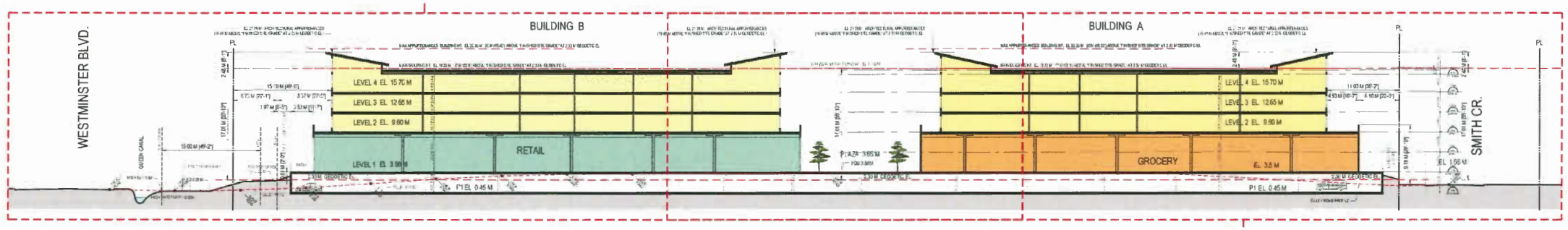
PROJECT NO. **1626**

DWG. NO. **A5.0**

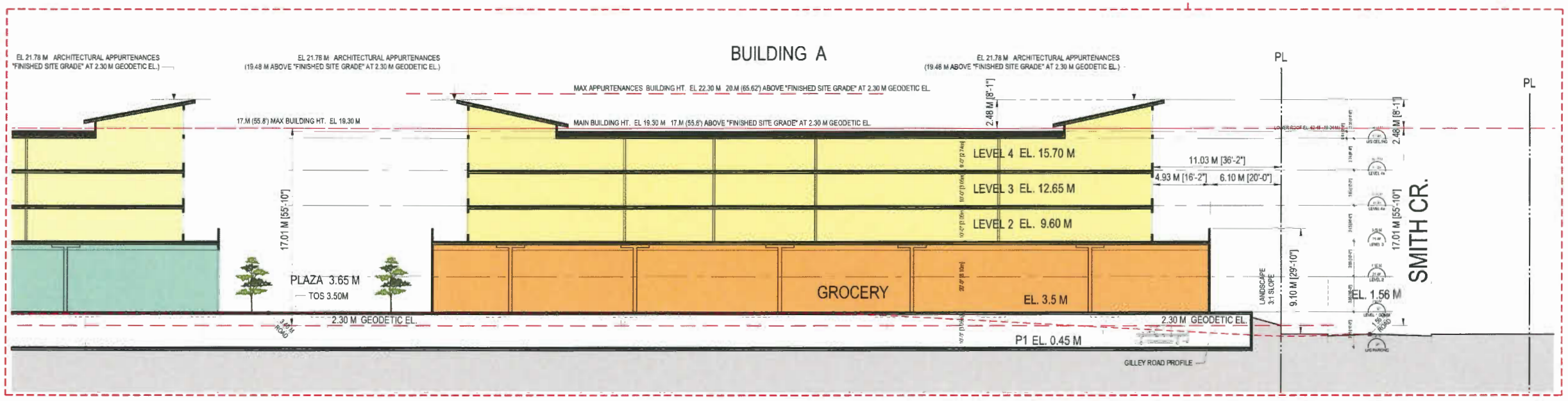
DP No: 18-829286
BP No:



1A SECTION A-A (PARTIAL)
SCALE: 1/16" = 1'-0"

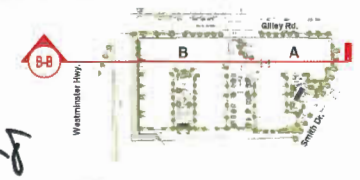


1 SECTION A-A
SCALE: 1/32" = 1'-0"



1B SECTION A-A (PARTIAL)
SCALE: 1/16" = 1'-0"

DP 18-829286-25



Keyplan

E:\ACAD\08\2016\1626 - HAMILTON PARCEL 1\1626 DP\1626-A5.0.DWG

RHA
Rositch Hemphill Architect

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

t 604.669.6002
f 604.669.1091

www.rharchitects.ca

ISSUED:	DATE:
1. DP APPLICATION	30 JULY 2018
2. DP RE-SUBMISSION	30 OCT 2018
3. DP RE-SUBMISSION	07 NOV 2018
4. A. DESIGN PANEL	20 DEC 2018
5. DP PANEL	25 FEB 2019
6. DP BOARD PANEL	25 MAR 2019

ISSUED FOR
DP BOARD
25 MARCH 2019

NO. REVISION:	DATE:

This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 12235 No. 1 Road Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

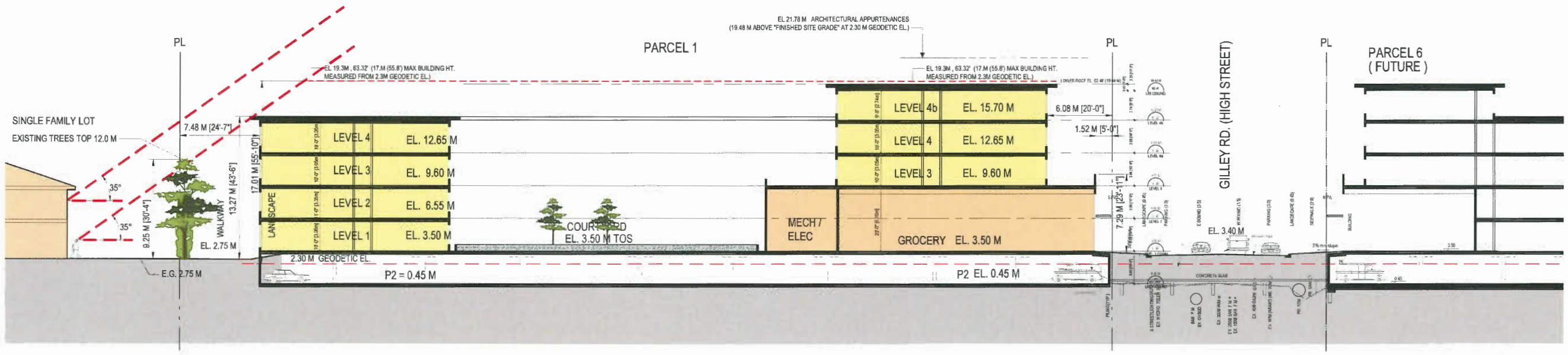
DRAWING TITLE:
SECTIONS

DATABASE :	1626-A5.0.dwg
SCALE :	1/16"=1'-0"
PLOTDATE :	25 MAR 2019
DRAWN :	LB
CHECKED :	KSH

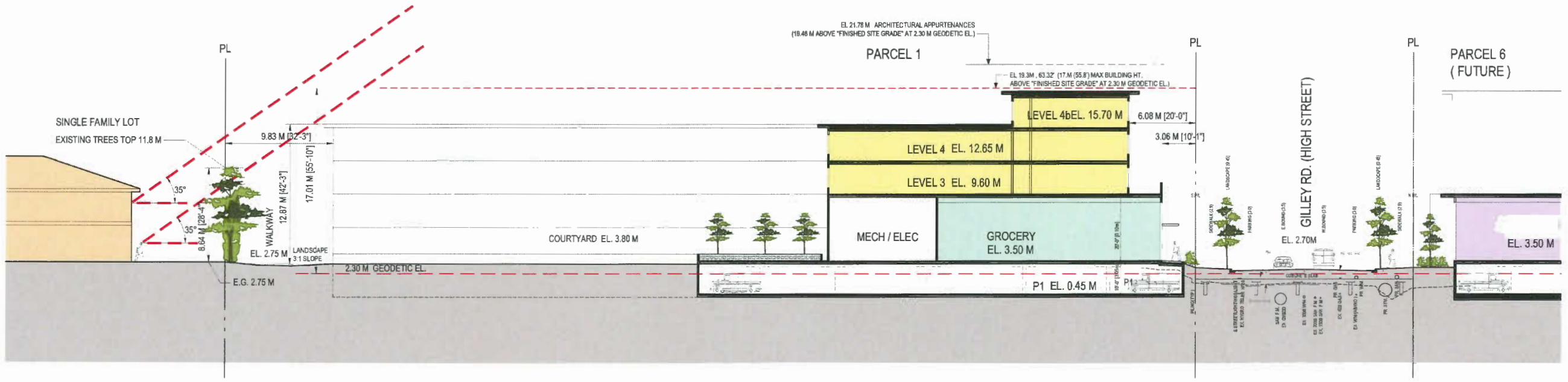
PROJECT NO. 1626

DWG. NO. **A5.1**

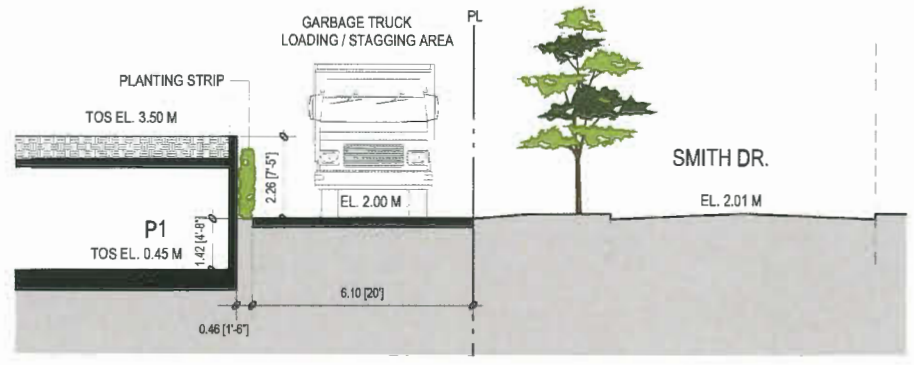
DP No: 18-829286
BP No:



2 SECTION D-D
SCALE: 1/16" = 1'-0"

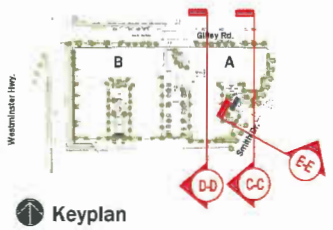


1 SECTION C-C
SCALE: 1/16" = 1'-0"



3 SECTION E-E (STAGGING AREA)
SCALE: 1/8" = 1'-0"

DP 18-829286-29



Keyplan

E:\ACADJOB\2016\1626 - HAMILTON PARCEL 1\1626 DP\1626-A5.0.DWG

RHA
Rositch Hemphill Architect

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

t 604.669.6002
f 604.669.1091

www.rharchitects.ca

ISSUED:	DATE:
1. DP APPLICATION	30 JULY 2018
2. DP RE-SUBMISSION	30 OCT 2018
3. DP RE-SUBMISSION	07 NOV 2018
4. A. DESIGN PANEL	20 DEC 2018
5. DP PANEL	25 FEB 2019
6. DP BOARD PANEL	25 MAR 2019

ISSUED FOR
DP BOARD
25 MARCH 2019

NO. REVISION:	DATE:

This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

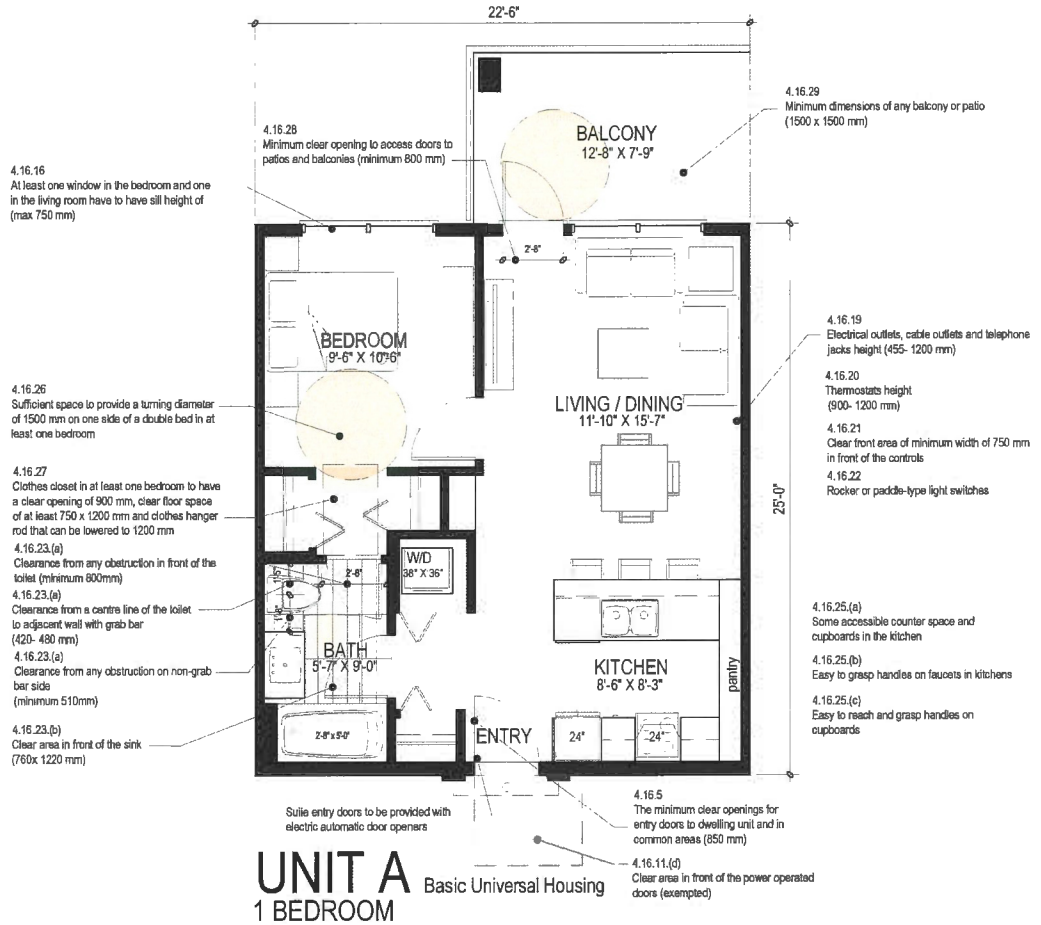
ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 12235 No. 1 Road Richmond, BC V7E 1T6

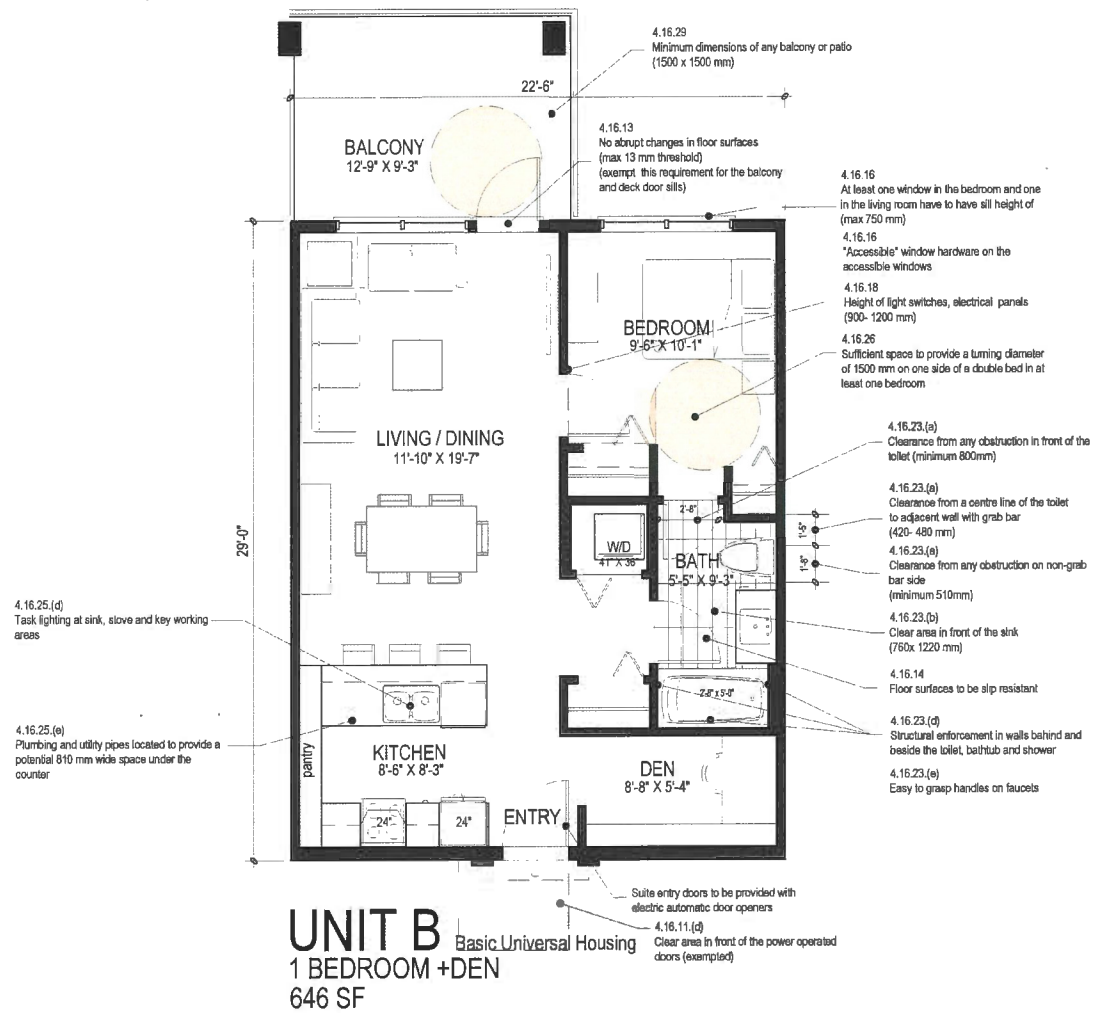
PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
SECTIONS

DATABASE :	1626-A5.0.dwg
SCALE :	1/16"=1'-0"
PLOTDATE :	25 MAR 2019
DRAWN :	LB
CHECKED :	KSH
PROJECT NO.	1626
DWG. NO.	A5.2
DP No:	18-829286
BP No:	



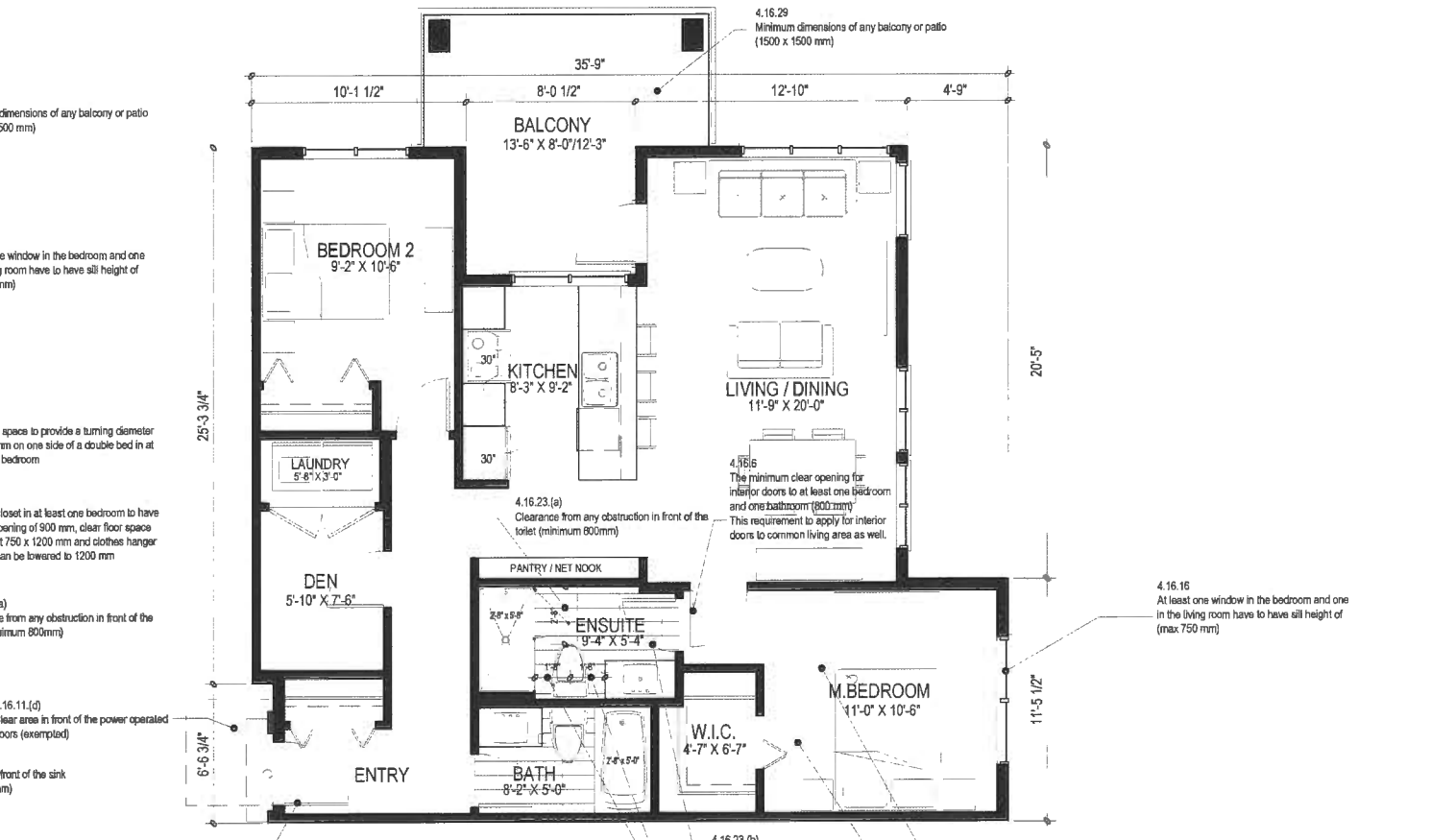
UNIT A
Basic Universal Housing
1 BEDROOM
556 SF



UNIT B
Basic Universal Housing
1 BEDROOM +DEN
646 SF



UNIT C
Basic Universal Housing
2 BEDROOMS
833 SF



UNIT E
2 BEDROOMS + DEN
986 SF

DP 18-829286-30

E:\ACADJOB\2016\1626 - HAMILTON PARCEL 1\1626 DP\1626-A6.0.DWG

RHA
Rositch Hemphill Architect

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

t 604.669.6002
f 604.669.1091

www.rharchitects.ca

ISSUED:	DATE:
1. DP APPLICATION	30 JULY 2018
2. DP RE-SUBMISSION	30 OCT 2018
3. DP RE-SUBMISSION	07 NOV 2018
4. A. DESIGN PANEL	20 DEC 2018
5. DP PANEL	25 FEB 2019
6. DP BOARD PANEL	25 MAR 2019

ISSUED FOR
DP BOARD
25 MARCH 2019

NO. REVISION:	DATE:

This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

CLIENT:
ORIS
100 - 12235 No. 1 Road
Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

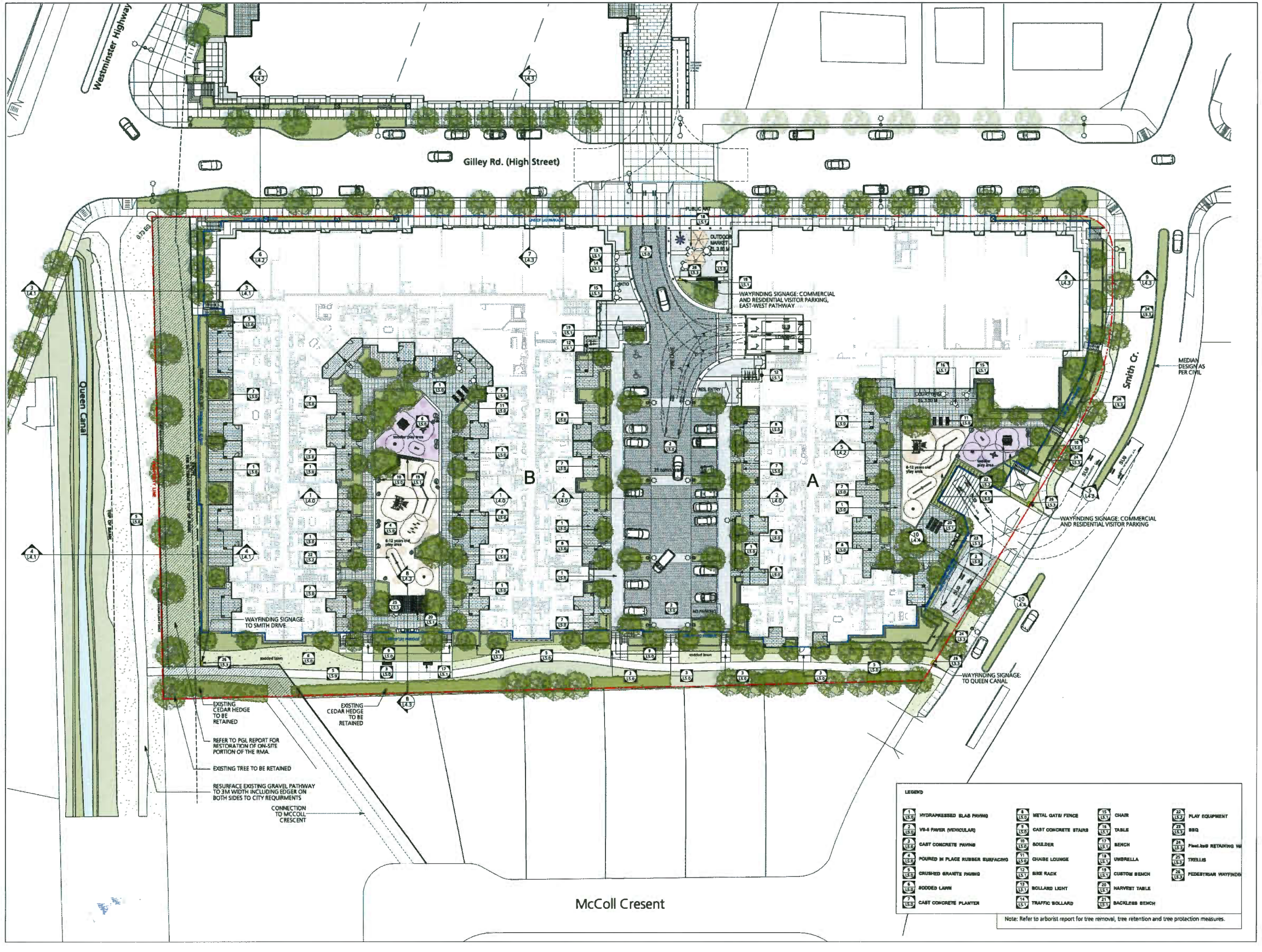
DRAWING TITLE:
BASIC UNIVERSAL HOUSING FLOOR PLANS UNITS A/B/C/E

DATABASE :	1626-A6.0.dwg
SCALE :	1/4"=1'-0"
PLOTDATE :	25 MAR 2019
DRAWN :	LB/RN
CHECKED :	KSH

PROJECT NO. 1626

DWG. NO. **A6.0**

DP No: 18-829286
BP No:



P+A
Landscape Architecture
Site Planning

R. Kim Perry & Associates Inc.
112 East Broadway
Vancouver, BC V5T 1V9

T 604 736 4118
F 604 736 4116
www.perryandassociates.ca

7	DP Board Panel	03/25/2019
6	DP Panel	02/24/2019
5	ADP Submission	12/20/2018
4	DP Resubmission	11/06/2018
3	Issued for DP	07/27/2018
2	Rezoning 4th Re-Submission	03/23/2018
1	Issued for Rezoning	12/20/2017
Revision No.		Date

COPYRIGHT RESERVED
This drawing is and shall remain the property of R. Kim Perry & Associates Inc., and R. Kim Perry & Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of R. Kim Perry & Associates Inc.

Client:
Oris Developements (Hamilton) Corp.

Project Title:
Hamilton Village, Richmond Parcel 1

Drawing Title:
LANDSCAPE PLAN

Project North:

Drawn By: JP
Checked By: MP
Scale: 1:300
Job No.: 17-094

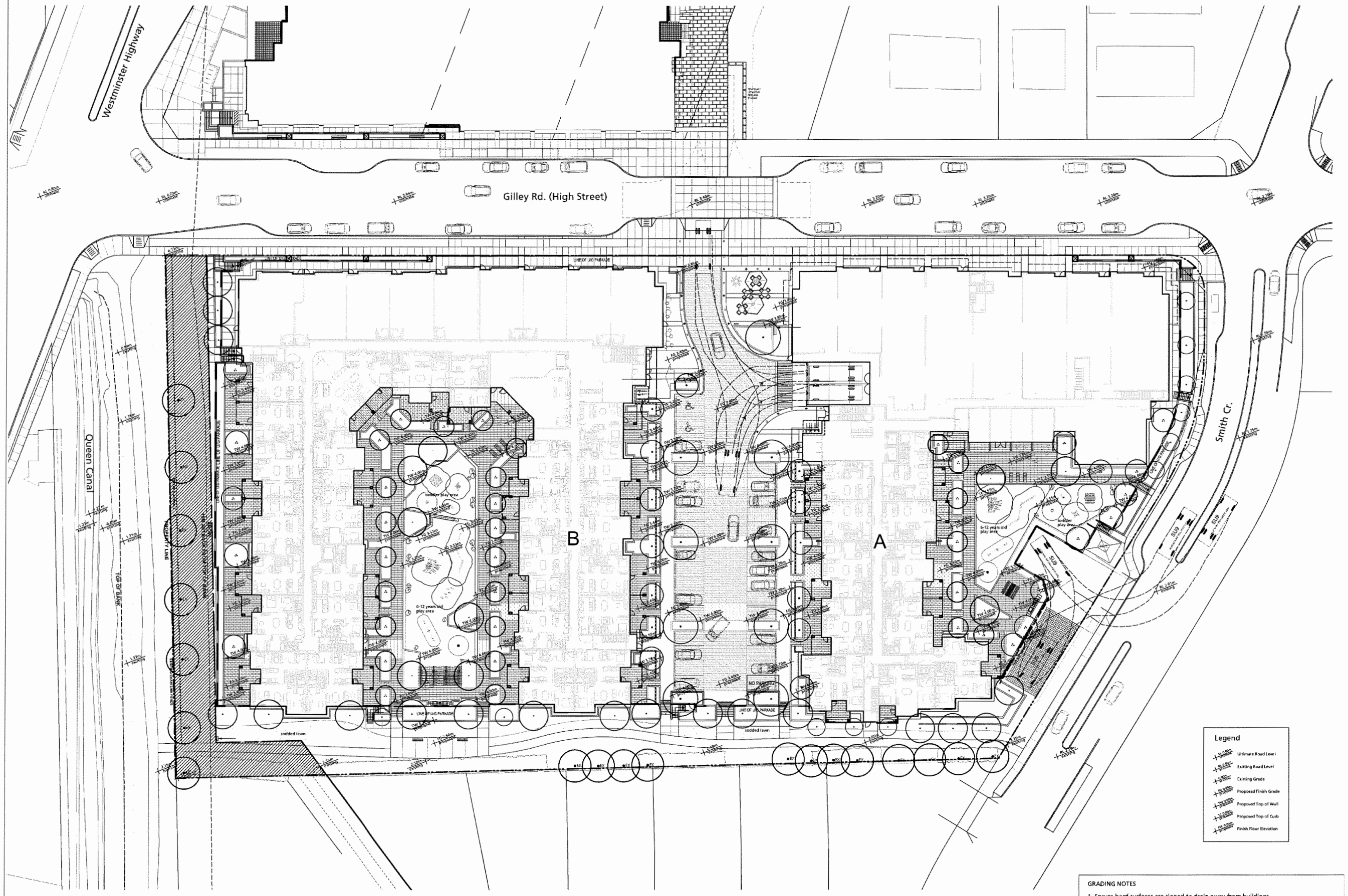
Sheet No.:
L1.0

DP 18-829286-31

P+A
Landscape Architecture
Site Planning

R. Kim Perry & Associates Inc.
112 East Broadway
Vancouver, BC V5T 1V9

T 604 738 4118
F 604 738 4116
www.perryandassociates.ca



GRADING NOTES

1. Ensure hard surfaces are sloped to drain away from buildings.
2. Ensure topsoil slopes and drains away from buildings.
3. Soft landscape finished grade to be min 200 mm below any finished building elevation.
4. Report any grading discrepancies.
5. Slope all surfaces to drains as shown.
6. Refer to Architectural and Mechanical drawings for drain locations over slab.
7. Refer to Civil drawings for road grading.

7	DP Board Panel	03/25/2019
6	DP Panel	02/24/2019
5	ADP Submission	12/20/2018
4	DP Resubmission	11/06/2018
3	Issued for DP	07/27/2018
2	Rezoning 4th Re-Submission	03/23/2018
1	Issued for Rezoning	12/20/2017
Revision No.		Date

COPYRIGHT RESERVED
This drawing is and shall remain the property of R. Kim Perry & Associates Inc., and R. Kim Perry & Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of R. Kim Perry & Associates Inc.

Client:
Oris Developements (Hamilton) Corp.

Project Title:
Hamilton Village, Richmond Parcel 1

Drawing Title:
GRADING PLAN

Project North:

Drawn By: JP

Checked By: MP

Scale: 1:300

Job No.: 17-094

Sheet No.: L2.0

DP 18-829286-32

Plant List - off site

Symbol	Qty.	Botanical Name	Common Name	Scheduled Size	Remarks
Trees					
Acr	7	Acer rubrum	Red Maple	6cm cal., WB	
Ns	18	Nyssa sylvatica	Black Gum	6cm cal., WB	

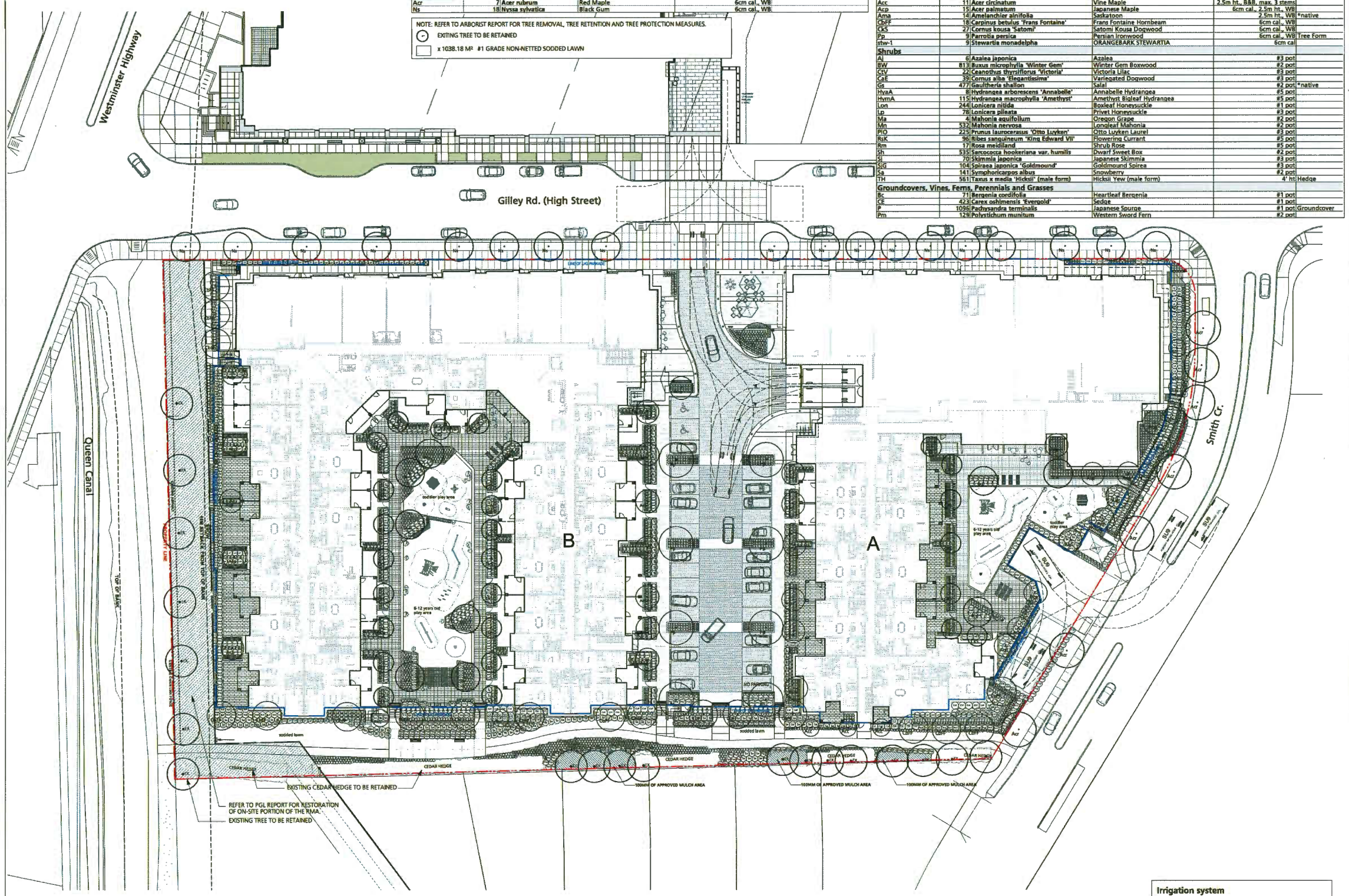
NOTE: REFER TO ARBORIST REPORT FOR TREE REMOVAL, TREE RETENTION AND TREE PROTECTION MEASURES.

EXISTING TREE TO BE RETAINED

x 1038.18 M² #1 GRADE NON-NETTED SODDED LAWN

Plant List - On site

ID	Qty.	Botanical Name	Common Name	Sched. Size	Remarks
Trees					
Acc	11	Acer circinatum	Vine Maple	2.5m ht., B&B, max. 3 stems	
Acp	15	Acer palmatum	Japanese Maple	6cm cal., 2.5m ht., WB	
Ama	14	Amelanchier alnifolia	Saskatoon	2.5m ht., WB	*native
CbFF	18	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	6cm cal., WB	
CkS	27	Cornus kousa 'Satomi'	Satomi Kousa Dogwood	6cm cal., WB	
Pp	9	Parrotia persica	Persian Ironwood	6cm cal., WB	Tree Form
stw-1	9	Stewartia monadelpha	ORANGEBARK STEWARTIA	6cm cal	
Shrubs					
Aj	6	Azalea japonica	Azalea	#3 pot	
BW	813	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#2 pot	
CtV	22	Ceanothus thyrsiflorus 'Victoria'	Victoria Lilac	#3 pot	
CaE	39	Cornus alba 'Elegantissima'	Variegated Dogwood	#3 pot	
Gs	477	Gaultheria shallon	Salal	#2 pot	*native
HyaA	8	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#5 pot	
HymA	115	Hydrangea macrophylla 'Amethyst'	Amethyst Bigleaf Hydrangea	#5 pot	
Lon	244	Lonicera nitida	Boxleaf Honeysuckle	#1 pot	
Lp	78	Lonicera pileata	Privet Honeysuckle	#3 pot	
Ma	4	Mahonia aquifolium	Oregon Grape	#2 pot	
Mn	532	Mahonia nervosa	Longleaf Mahonia	#2 pot	
PlO	225	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	#3 pot	
RuK	96	Ribes sanguineum 'King Edward VII'	Flowering Currant	#5 pot	
Rm	17	Rosa meidiland	Shrub Rose	#5 pot	
Sh	535	Sarcococca hookeriana var. humilis	Dwarf Sweet Box	#2 pot	
Sj	70	Skimmia japonica	Japanese Skimmia	#3 pot	
SiG	104	Spiraea japonica 'Goldmound'	Goldmound Spirea	#3 pot	
Sa	141	Symphoricarpos albus	Snowberry	#2 pot	
TH	561	Taxus x media 'Hicksii' (male form)	Hicksii Yew (male form)	4' ht	Hedge
Groundcovers, Vines, Ferns, Perennials and Grasses					
Bc	71	Bergenia cordifolia	Heartleaf Bergenia	#1 pot	
CE	423	Carex oshimensis 'Evergold'	Sedge	#1 pot	
P	1096	Pachysandra terminalis	Japanese Spurge	#1 pot	Groundcover
Pm	129	Polystichum munitum	Western Sword Fern	#2 pot	



Irrigation system

All landscape planting and sod areas to be provided with a fully automatic high efficiency irrigation system.

P+A
Landscape Architecture
Site Planning

R. Kim Perry & Associates Inc.
112 East Broadway
Vancouver, BC V5T 1V9

T 604 738 4118
F 604 738 4116
www.perryandassociates.ca

Revision No.		Date
7	DP Board Panel	03/25/2019
6	DP Panel	02/24/2019
5	ADP Submission	12/20/2018
4	DP Resubmission	11/06/2018
3	Issued for DP	07/27/2018
2	Rezoning 4th Re-Submission	03/23/2018
1	Issued for Rezoning	12/20/2017

COPYRIGHT RESERVED
This drawing is and shall remain the property of R. Kim Perry & Associates Inc., and R. Kim Perry & Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to this project or for the purpose of any other project without the prior written consent of R. Kim Perry & Associates Inc.

Client:
Oris Developements (Hamilton) Corp.

Project Title:
Hamilton Village, Richmond Parcel 1

Drawing Title:
PLANTING PLAN

Project North:

Drawn By: JP

Checked By: MP

Scale: 1:300

Job No.: 17-094

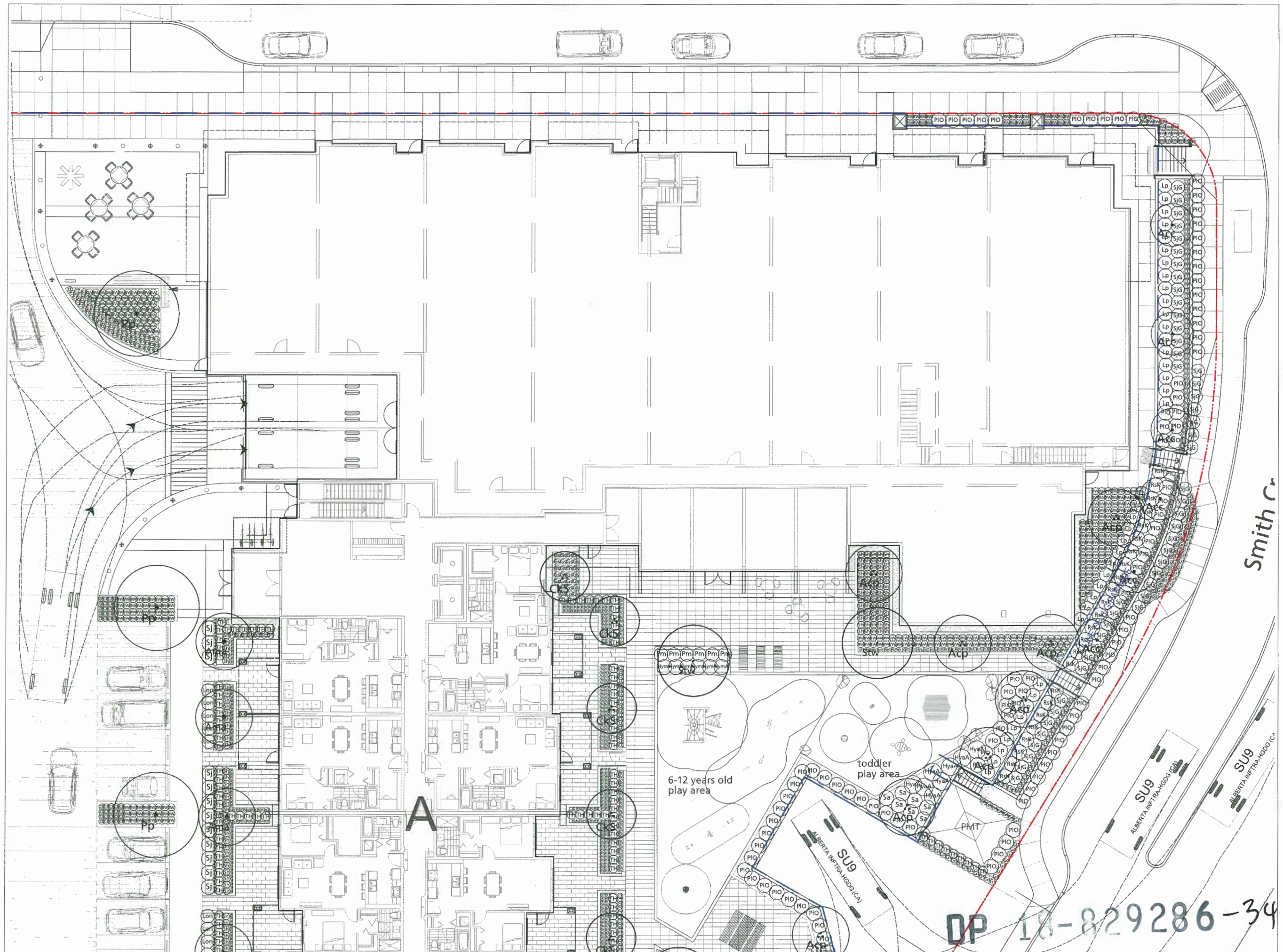
Sheet No.:
L3.0

DP 18-829286-33

P+A
Landscape Architecture
Site Planning

R. Kim Perry & Associates Inc.
112 East Broadway
Vancouver, BC V5T 1V9

T 604 738 4118
F 604 738 4116
www.perryandassociates.ca



7	DP Board Panel	03/25/2019
6	DP Panel	02/24/2019
5	ADP Submission	12/20/2018
4	DP Resubmission	11/06/2018
3	Issued for DP	07/27/2018
2	Rezoning 4th Re-Submission	03/23/2018
1	Issued for Rezoning	12/20/2017
Revision No.		Date

COPYRIGHT RESERVED
This drawing is and shall remain the property of R. Kim Perry & Associates Inc., and R. Kim Perry & Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of R. Kim Perry & Associates Inc.

Client:
Oris Developements (Hamilton) Corp.

Project Title:
Hamilton Village, Richmond Parcel 1

Drawing Title:
PLANTING PLAN Building A

Project North:

Drawn By: JP
Checked By: MP
Scale: nts
Job No.: 17-094
Sheet No.: **L3.01**

P+A
Landscape Architecture
Site Planning

R. Kim Perry & Associates Inc.
112 East Broadway
Vancouver, BC V5T 1V9

T 604 738 4118
F 604 738 4116
www.perryandassociates.ca

7	DP Board Panel	03/25/2019
6	DP Panel	02/24/2019
5	ADP Submission	12/20/2018
4	DP Resubmission	11/06/2018
3	Issued for DP	07/27/2018
2	Rezoning 4th Re-Submission	03/23/2018
1	Issued for Rezoning	12/20/2017
Revision No.		Date

COPYRIGHT RESERVED
This drawing is and shall remain the property of R. Kim Perry & Associates Inc., and R. Kim Perry & Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of R. Kim Perry & Associates Inc.

Client:
Oris Developements (Hamilton) Corp.

Project Title:
Hamilton Village, Richmond Parcel 1

Drawing Title:
PLANTING PLAN Building A

Project North:

Drawn By: JP

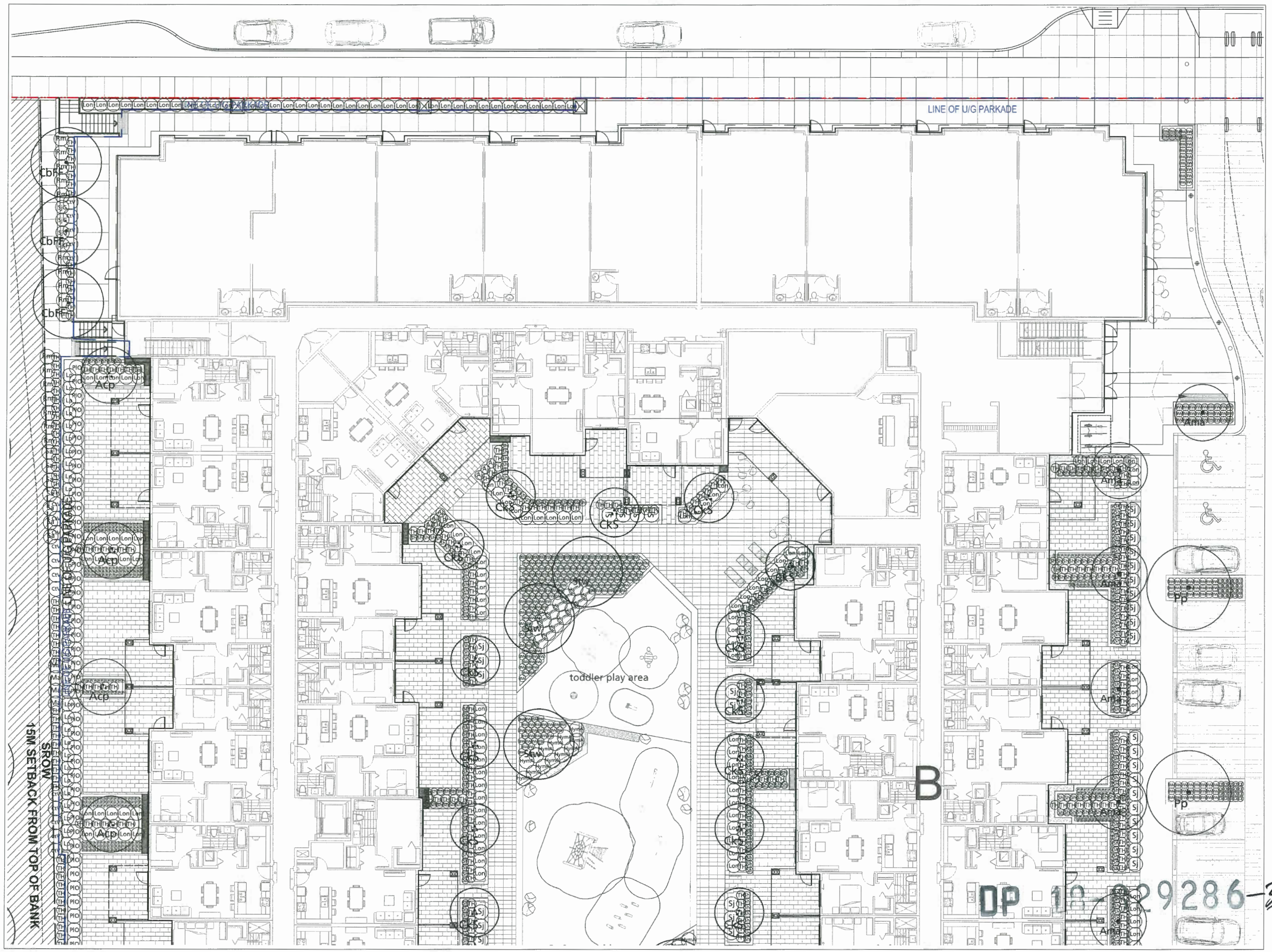
Checked By: MP

Scale: nts

Job No.: 17-094

Sheet No.:
L3.02

DP 18-829286-35



P+A
Landscape Architecture
Site Planning

R. Kim Perry & Associates Inc.
112 East Broadway
Vancouver, BC V5T 1V9

T 604 738 4118
F 604 738 4116
www.perryandassociates.ca

Revision No.		Date
7	DP Board Panel	03/25/2019
6	DP Panel	02/24/2019
5	ADP Submission	12/20/2018
4	DP Resubmission	11/06/2018
3	Issued for DP	07/27/2018
2	Rezoning 4th Re-Submission	03/23/2018
1	Issued for Rezoning	12/20/2017

COPYRIGHT RESERVED
This drawing is and shall remain the property of R. Kim Perry & Associates Inc., and R. Kim Perry & Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of R. Kim Perry & Associates Inc.

Client:
Oris Developements (Hamilton) Corp.

Project Title:
Hamilton Village, Richmond Parcel 1

Drawing Title:
PLANTING PLAN Building B

Project North:

Drawn By: JP

Checked By: MP

Scale: nts

Job No.: 17-094

Sheet No.:
L3.03

DP 18-829286

P+A
Landscape Architecture
Site Planning

R. Kim Perry & Associates Inc.
112 East Broadway
Vancouver, BC V5T 1V9

T 604 738 4118
F 604 738 4116
www.perryandassociates.ca

SROW
15M SETBACK FROM TOP OF BANK

toddler play area

6-12 years old
play area

B

sodded lawn

CEDAR HEDGE

CEDAR HEDGE

CEDAR HEDGE

100MM OF APPROVED MULCH AREA

DP 18-829286-37

Revision No.		Date
7	DP Board Panel	03/25/2019
6	DP Panel	02/24/2019
5	ADP Submission	12/20/2018
4	DP Resubmission	11/06/2018
3	Issued for DP	07/27/2018
2	Rezoning 4th Re-Submission	03/23/2018
1	Issued for Rezoning	12/20/2017

COPYRIGHT RESERVED
This drawing is and shall remain the property of R. Kim Perry & Associates Inc., and R. Kim Perry & Associates inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of R. Kim Perry & Associates Inc.

Client:
Oris Developements (Hamilton) Corp.

Project Title:
Hamilton Village, Richmond Parcel 1

Drawing Title:
PLANTING PLAN Building B

Project North:

Drawn By: JP

Checked By: MP

Scale: rts

Job No.: 17-094

Sheet No.:
L3.04

P+A
Landscape Architecture
Site Planning

R. Kim Perry & Associates Inc.
112 East Broadway
Vancouver, BC V5T 1V9

T 604 738 4118
F 604 738 4116
www.perryandassociates.ca

Plant List - off site

Symbol	Qty.	Botanical Name	Common Name	Scheduled Size	Remarks
Trees					
Acr	7	**Acer rubrum**	Red Maple	6cm cal., WB	
Ns	18	**Nyssa sylvatica**	Black Gum	6cm cal., WB	

Plant List - On site

ID	Qty.	Botanical Name	Common Name	Sched. Size	Remarks
Trees					
Acc	11	**Acer circinatum**	Vine Maple	2.5m ht., B&B, max. 3 stems	
Acp	15	**Acer palmatum**	Japanese Maple	6cm cal., 2.5m ht., WB	
Ama	14	**Amelanchier alnifolia**	Saskatoon	2.5m ht., WB	*native
CbFF	18	**Carpinus betulus 'Frans Fontaine'**	Frans Fontaine Hornbeam	6cm cal., WB	
CkS	27	**Cornus kousa 'Satomi'**	Satomi Kousa Dogwood	6cm cal., WB	
Pp	9	**Parrotia persica**	Persian Ironwood	6cm cal., WB	Tree Form
stw-1	9	**Stewartia monadelpha**	ORANGEBARK STEWARTIA	6cm cal	
Shrubs					
Aj	6	**Azalea japonica**	Azalea	#3 pot	
BW	813	**Buxus microphylla 'Winter Gem'**	Winter Gem Boxwood	#2 pot	
CtV	22	**Ceanothus thyrsiflorus 'Victoria'**	Victoria Lilac	#3 pot	
CaE	39	**Cornus alba 'Elegantissima'**	Variegated Dogwood	#3 pot	
Gs	477	**Gaultheria shallon**	Salal	#2 pot	*native
HyaA	8	**Hydrangea arborescens 'Annabelle'**	Annabelle Hydrangea	#5 pot	
HymA	115	**Hydrangea macrophylla 'Amethyst'**	Amethyst Bigleaf Hydrangea	#5 pot	
Lon	244	**Lonicera nitida**	Boxleaf Honeysuckle	#1 pot	
Lp	78	**Lonicera pileata**	Privet Honeysuckle	#3 pot	
Ma	4	**Mahonia aquifolium**	Oregon Grape	#2 pot	
Mn	532	**Mahonia nervosa**	Longleaf Mahonia	#2 pot	
PlO	225	**Prunus laurocerasus 'Otto Luyken'**	Otto Luyken Laurel	#3 pot	
RsK	96	**Ribes sanguineum 'King Edward VII'**	Flowering Currant	#5 pot	
Rm	17	**Rosa meidiland**	Shrub Rose	#5 pot	
Sh	535	**Sarcococca hookeriana var. humilis**	Dwarf Sweet Box	#2 pot	
Sj	70	**Skimmia japonica**	Japanese Skimmia	#3 pot	
SjG	104	**Spiraea japonica 'Goldmound'**	Goldmound Spirea	#3 pot	
Sa	141	**Symphoricarpos albus**	Snowberry	#2 pot	
TH	561	**Taxus x media 'Hicksii' (male form)**	Hicksii Yew (male form)	4' ht	Hedge
Groundcovers, Vines, Ferns, Perennials and Grasses					
Bc	71	**Bergenia cordifolia**	Heartleaf Bergenia	#1 pot	
CE	423	**Carex oshimensis 'Evergold'**	Sedge	#1 pot	
P	1096	**Pachysandra terminalis**	Japanese Spurge	#1 pot	Groundcover
Pm	129	**Polystichum munitum**	Western Sword Fern	#2 pot	

NOTE: REFER TO ARBORIST REPORT FOR TREE REMOVAL, TREE RETENTION AND TREE PROTECTION MEASURES.

EXITING TREE TO BE RETAINED

x 1038.18 M² #1 GRADE NON-NETTED SODDED LAWN

DP 18-829286 -38

7	DP Board Panel	03/25/2019
6	DP Panel	02/24/2019
5	ADP Submission	12/20/2018
4	DP Resubmission	11/06/2018
3	Issued for DP	07/27/2018
2	Rezoning 4th Re-Submission	03/23/2018
1	Issued for Rezoning	12/20/2017
Revision No.		Date

COPYRIGHT RESERVED
This drawing is and shall remain the property of R. Kim Perry & Associates Inc., and R. Kim Perry & Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of R. Kim Perry & Associates Inc.

Client:
Oris Developements (Hamilton) Corp.

Project Title:
Hamilton Village, Richmond Parcel 1

Drawing Title:
PLANT LIST

Project North:

Drawn By: JP

Checked By: MP

Scale: nts

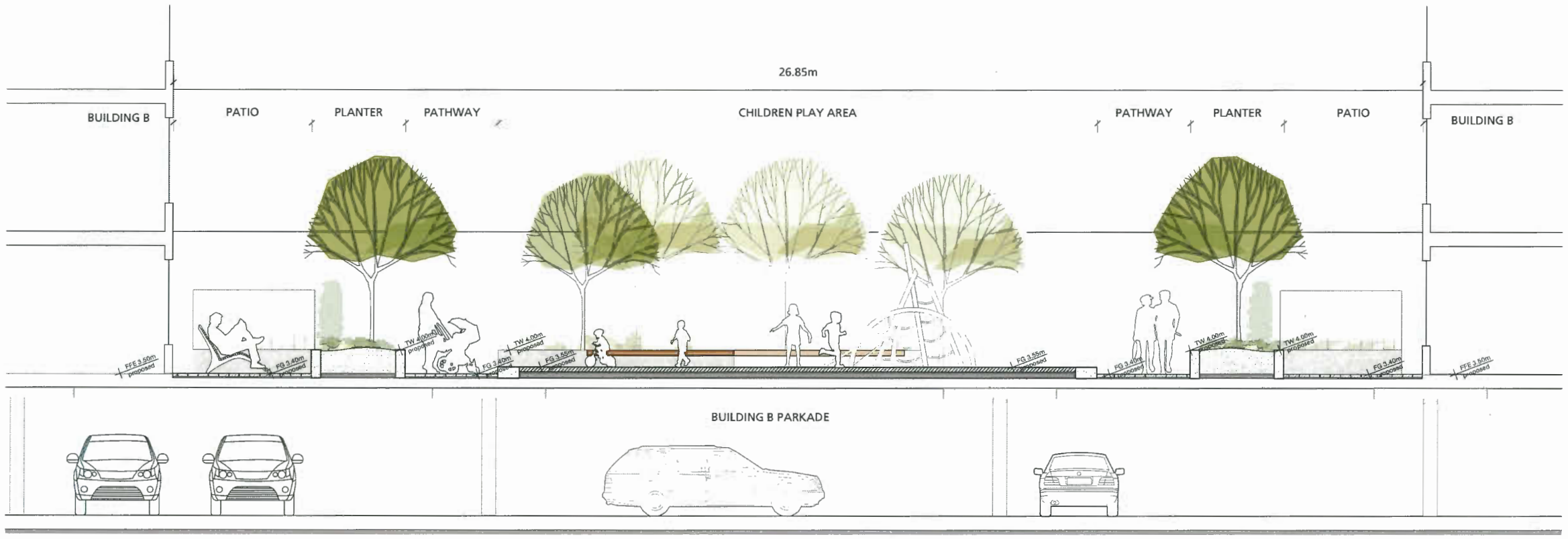
Job No.: 17-094

Sheet No.:
L3.05

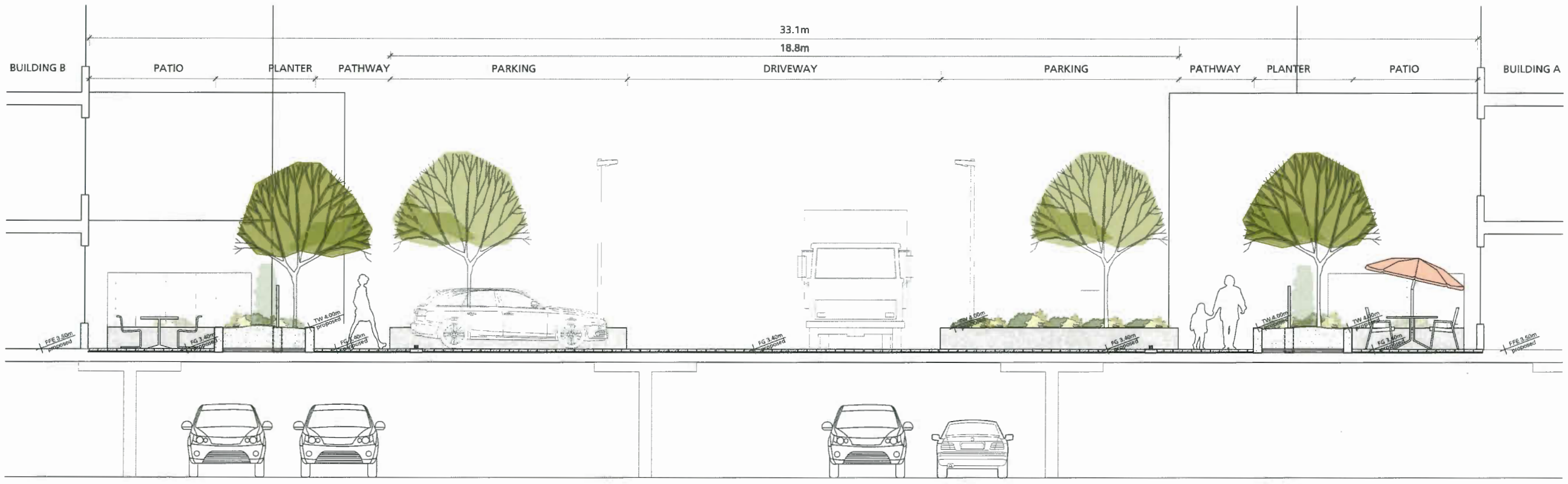
P+A
Landscape Architecture
Site Planning

R. Kim Perry & Associates Inc.
112 East Broadway
Vancouver, BC V5T 1V9

T 604 738 4118
F 604 738 4116
www.perryandassociates.ca



1 SECTION THROUGH BUILDING B COURTYARD TO PLAY AREA
1:50



2 SECTION THROUGH PARKING AREA
1:50

DP 18-829286-39

7	DP Board Panel	03/25/2019
6	DP Panel	02/24/2019
5	ADP Submission	12/20/2018
4	DP Resubmission	11/06/2018
3	Issued for DP	07/27/2018
2	Rezoning 4th Re-Submission	03/23/2018
1	Issued for Rezoning	12/20/2017
Revision No.		Date

COPYRIGHT RESERVED
This drawing is and shall remain the property of R. Kim Perry & Associates Inc., and R. Kim Perry & Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of R. Kim Perry & Associates Inc.

Client:
Oris Developements (Hamilton) Corp.

Project Title:
Hamilton Village, Richmond Parcel 1

Drawing Title:
LANDSCAPE SECTIONS

Project North:

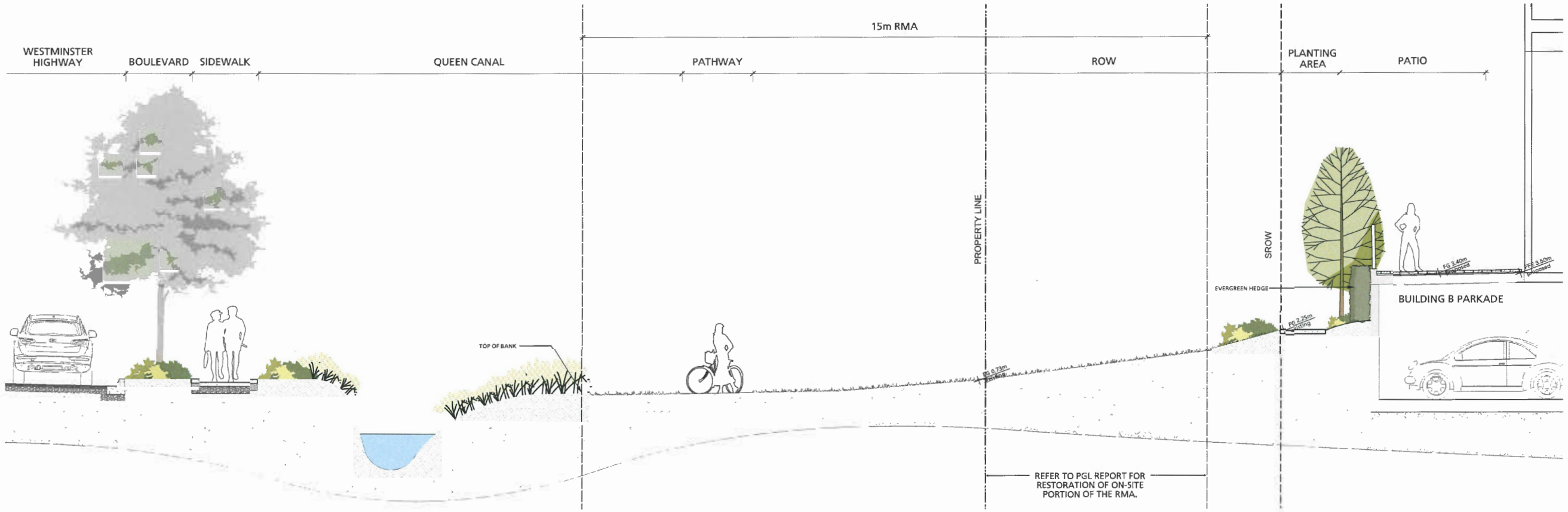
Drawn By: JP

Checked By: MP

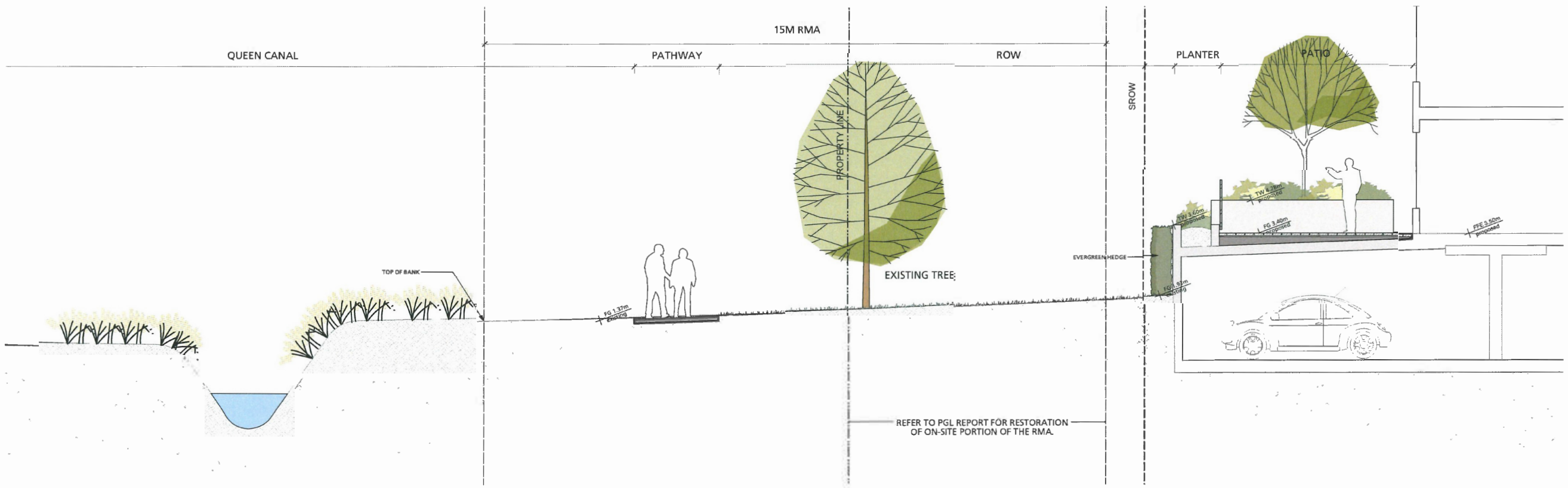
Scale: 1:50

Job No.: 17-094

Sheet No.:
L4.0



3 SECTION THROUGH ROW AND PUBLIC WALKWAY TO WEST OF BUILDING B
1:50



4 SECTION THROUGH ROW AND PUBLIC WALKWAY TO WEST OF BUILDING B
1:50

DP 18-829286-40

P+A
Landscape Architecture
Site Planning

R. Kim Perry & Associates Inc.
112 East Broadway
Vancouver, BC V5T 1V9

T 604 738 4118
F 604 738 4116
www.perryandassociates.ca

7	DP Board Panel	03/25/2019
6	DP Panel	02/24/2019
5	ADP Submission	12/20/2018
4	DP Resubmission	11/06/2018
3	Issued for DP	07/27/2018
2	Rezoning 4th Re-Submission	03/23/2018
1	Issued for Rezoning	12/20/2017
Revision No.		Date

COPYRIGHT RESERVED
This drawing is and shall remain the property of R. Kim Perry & Associates Inc., and R. Kim Perry & Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of R. Kim Perry & Associates Inc.

Client:
Oris Developements (Hamilton) Corp.

Project Title:
Hamilton Village, Richmond Parcel 1

Drawing Title:
LANDSCAPE SECTIONS

Project North:

Drawn By: JP

Checked By: MP

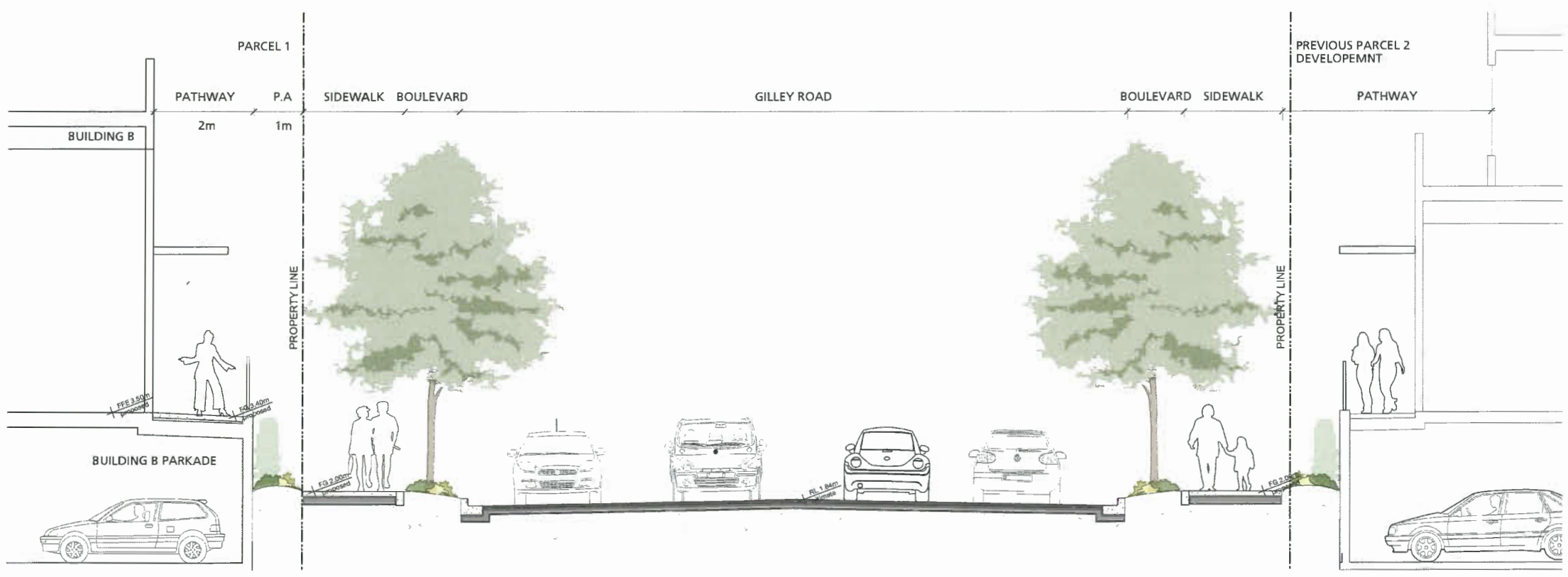
Scale: 1:50

Job No.: 17-094

Sheet No.:
L4.1



5 SECTION THROUGH BUILDING A COURTYARD
1:50



6 SECTION THROUGH GILLEY RD.
1:50

DP 18-829286-41

P+A
Landscape Architecture
Site Planning

R. Kim Perry & Associates Inc.
112 East Broadway
Vancouver, BC V5T 1V9

T 604 738 4118
F 604 738 4116
www.perryandassociates.ca

Revision No.		Date
7	DP Board Panel	03/25/2019
6	DP Panel	02/24/2019
5	ADP Submission	12/20/2018
4	DP Resubmission	11/06/2018
3	Issued for DP	07/27/2018
2	Rezoning 4th Re-Submission	03/23/2018
1	Issued for Rezoning	12/20/2017

COPYRIGHT RESERVED
This drawing is and shall remain the property of R. Kim Perry & Associates Inc., and R. Kim Perry & Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of R. Kim Perry & Associates Inc.

Client:
Oris Developements (Hamilton) Corp.

Project Title:
Hamilton Village, Richmond Parcel 1

Drawing Title:
LANDSCAPE SECTIONS

Project North:

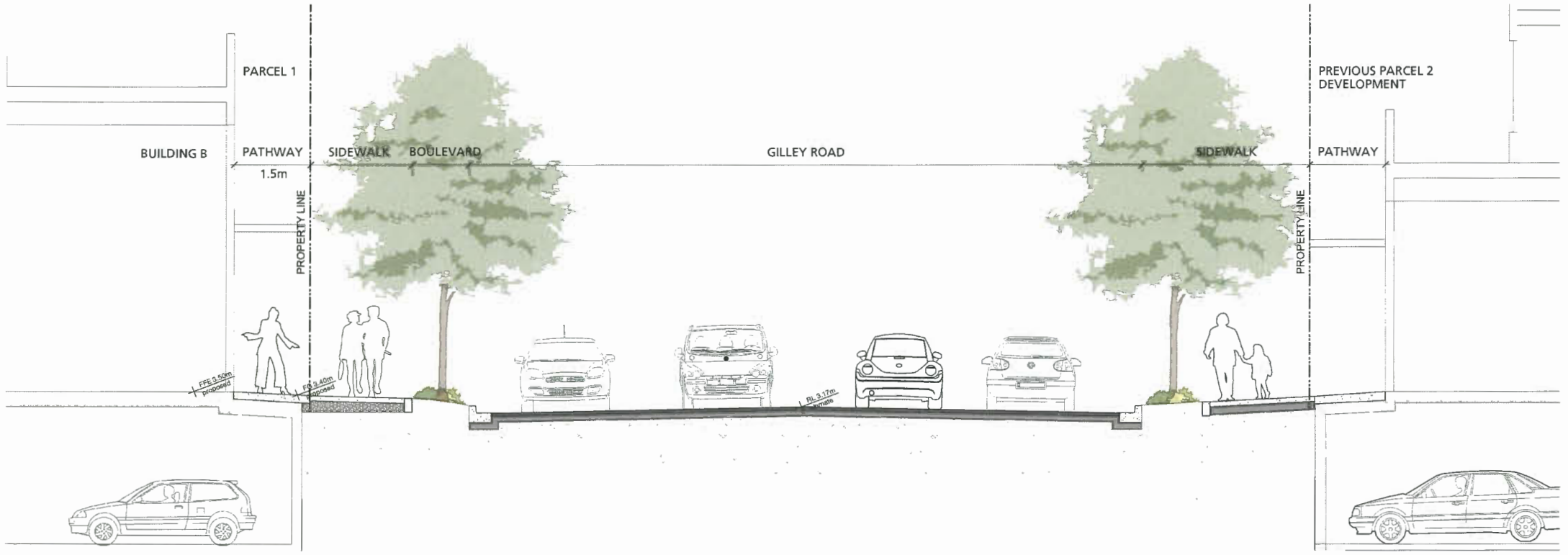
Drawn By: JP

Checked By: MP

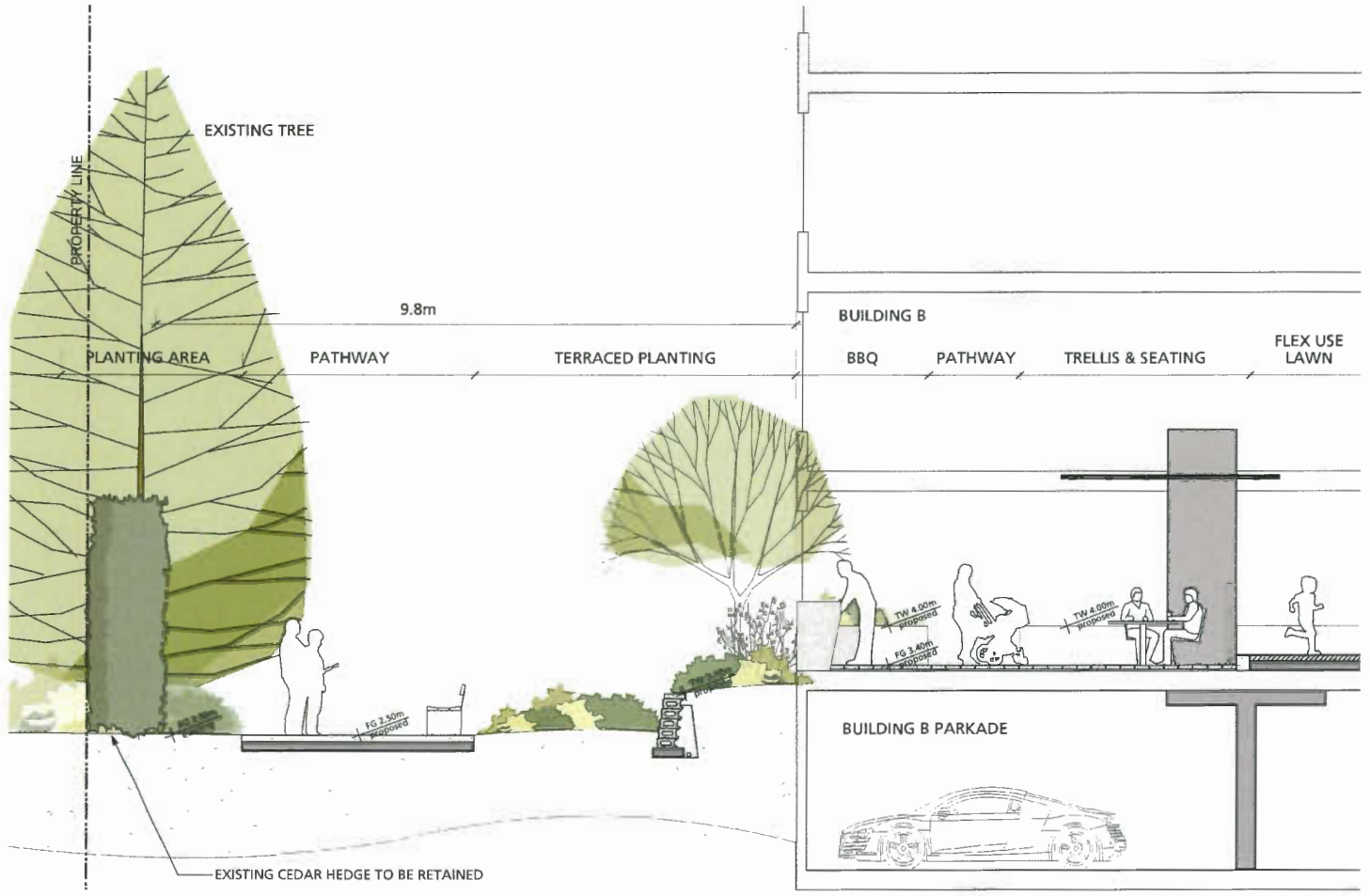
Scale: 1:50

Job No.: 17-094

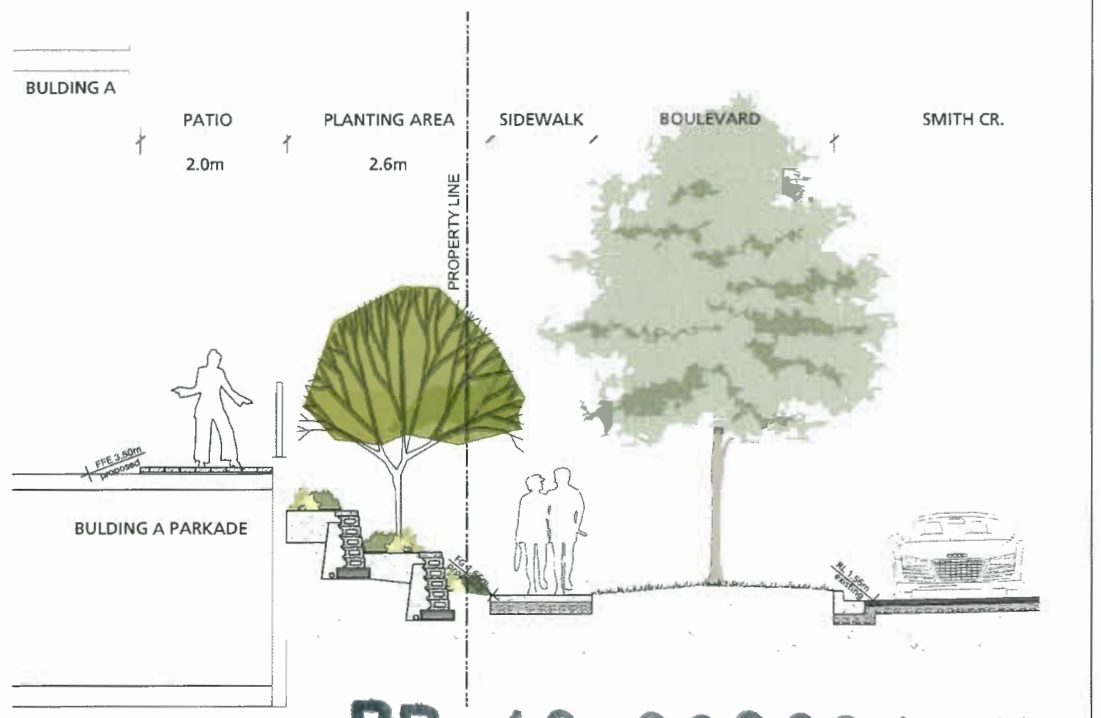
Sheet No.:
L4.2



7 SECTION THROUGH GILLEY RD.
1:50



8 SECTION THROUGH COURTYARD ACCESS SOUTH OF BUILDING B
1:50



9 SECTION THROUGH SMITH CR.
1:50

DP 18-829286-42

P+A
Landscape Architecture
Site Planning

R. Kim Perry & Associates Inc.
112 East Broadway
Vancouver, BC V5T 1V9

T 604 738 4118
F 604 738 4116
www.perryandassociates.ca

7	DP Board Panel	03/25/2019
6	DP Panel	02/24/2019
5	ADP Submission	12/20/2018
4	DP Resubmission	11/06/2018
3	Issued for DP	07/27/2018
2	Rezoning 4th Re-Submission	03/23/2018
1	Issued for Rezoning	12/20/2017
Revision No.		Date

COPYRIGHT RESERVED
This drawing is and shall remain the property of R. Kim Perry & Associates Inc., and R. Kim Perry & Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of R. Kim Perry & Associates Inc.

Client:
Oris Developements (Hamilton) Corp.

Project Title:
Hamilton Village, Richmond Parcel 1

Drawing Title:
LANDSCAPE SECTIONS

Project North:

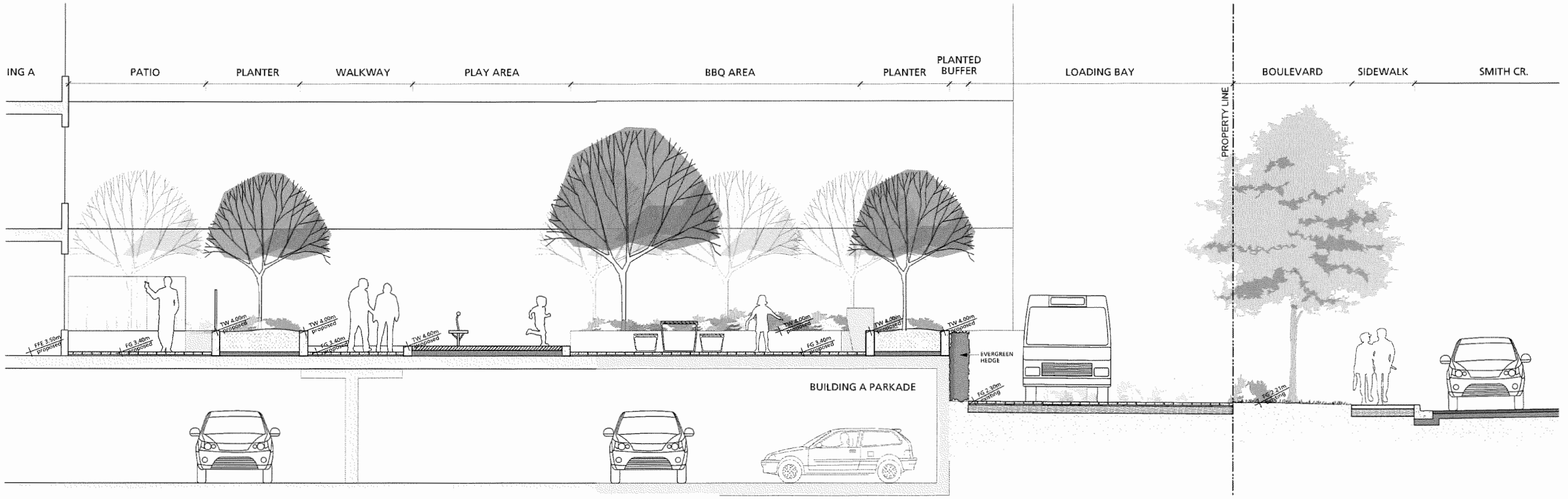
Drawn By: JP

Checked By: MP

Scale: 1:50

Job No.: 17-094

Sheet No.:
L4.3



10 SECTION THROUGH SMITH CR. AND LOADING BAY
1:50

P+A
Landscape Architecture
Site Planning

R. Kim Perry & Associates Inc.
112 East Broadway
Vancouver, BC V5T 1V9

T 604 738 4118
F 604 738 4116
www.perryandassociates.ca

Revision No.		Date
7	DP Board Panel	03/25/2019
6	DP Panel	02/24/2019
5	ADP Submission	12/20/2018
4	DP Resubmission	11/06/2018
3	Issued for DP	07/27/2018
2	Rezoning 4th Re-Submission	03/23/2018
1	Issued for Rezoning	12/20/2017

COPYRIGHT RESERVED
This drawing is and shall remain the property of R. Kim Perry & Associates Inc., and R. Kim Perry & Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of R. Kim Perry & Associates Inc.

Client:
Oris Developements (Hamilton) Corp.

Project Title:
Hamilton Village, Richmond Parcel 1

Drawing Title:
LANDSCAPE SECTIONS

Project North:

Drawn By: JP

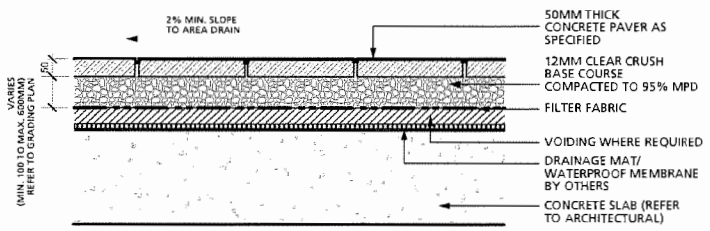
Checked By: MP

Scale: 1:50

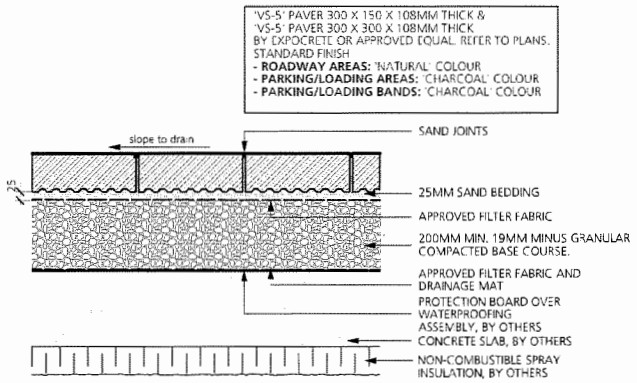
Job No.: 17-094

Sheet No.:
L4.4

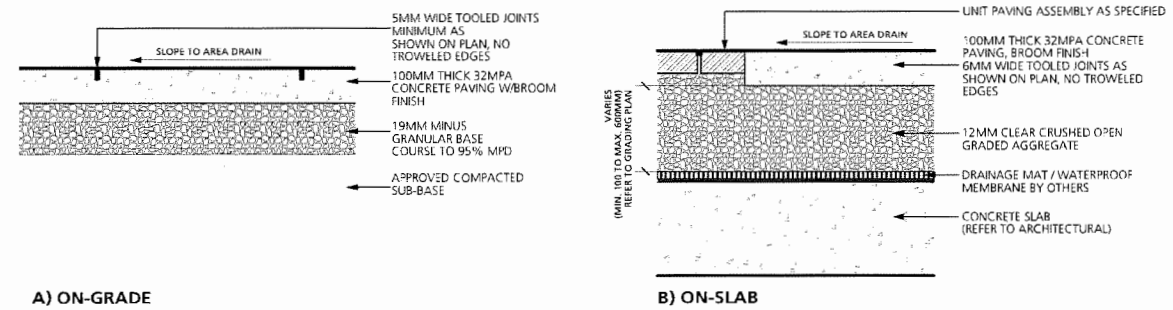
DP 18-829286 -43



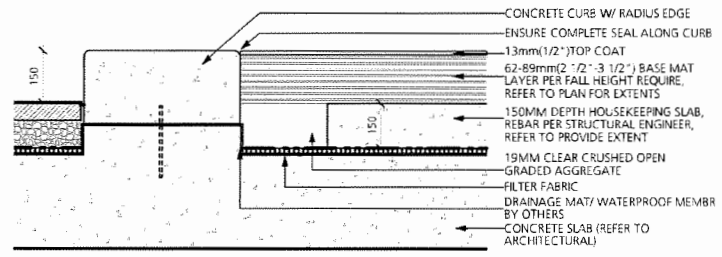
1 HYDROPRESSED SLAB PAVING
1:10



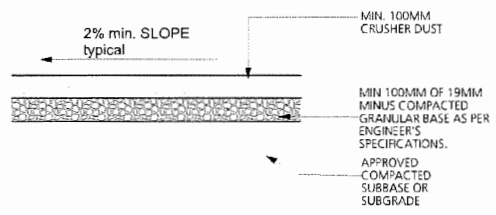
2 VS-5 PAVER
1:10



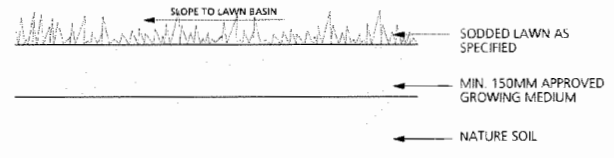
3 CAST CONCRETE PAVING
1:10



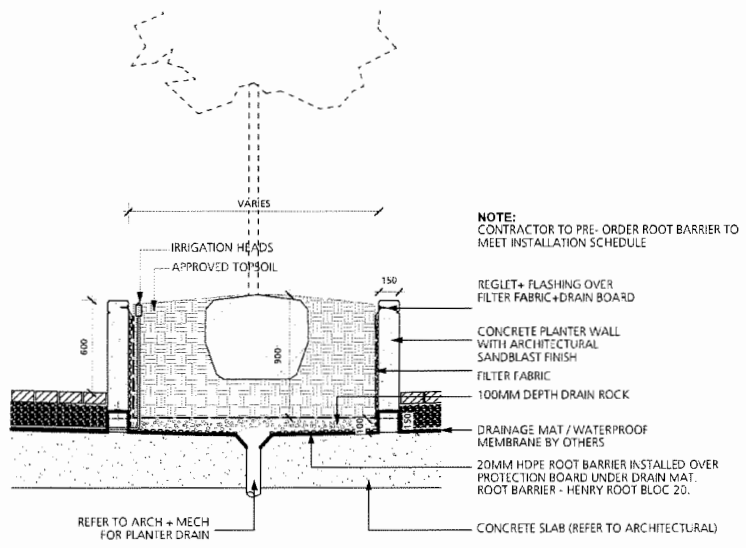
4 POURED IN PLACE RUBBER SURFACING
1:10



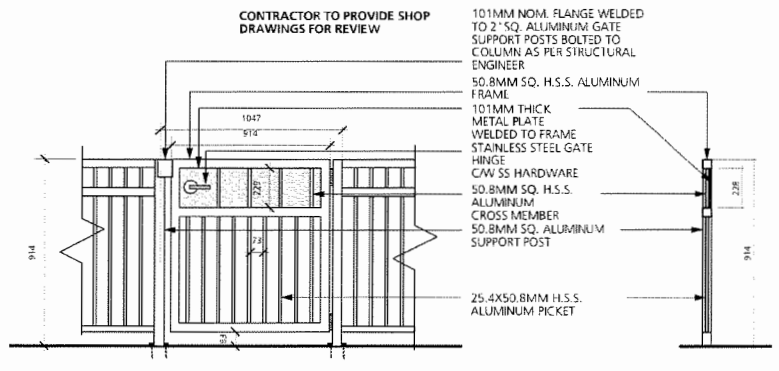
5 CRUSHED GRANITE PAVING
1:10



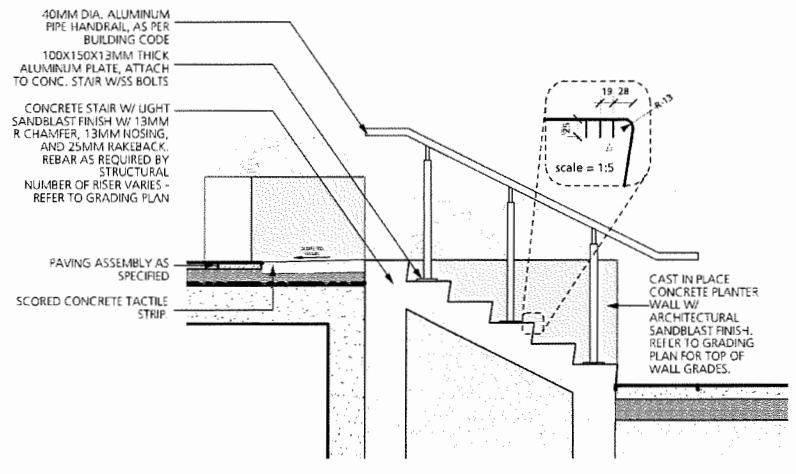
6 CAST CONCRETE CURB/LAWN
1:10



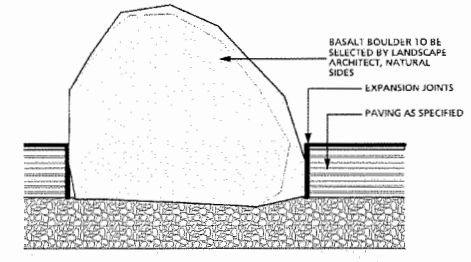
7 CAST CONCRETE PLANTER
1:25



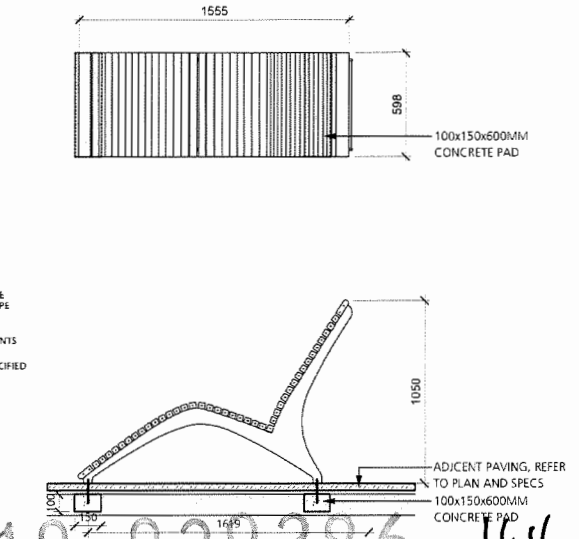
8 METAL GATE/ FENCE
1:25



9 CAST CONCRETE STAIRS
1:25



10 BOULDER
1:10



11 CHAISE LOUNGE
1:25

DP 18 829286 - 44

P+A
Landscape Architecture
Site Planning

R. Kim Perry & Associates Inc.
112 East Broadway
Vancouver, BC V5T 1V9

T 604 738 4118
F 604 738 4116
www.perryandassociates.ca

7	DP Board Panel	03/25/2019
6	DP Panel	02/24/2019
5	ADP Submission	12/20/2018
4	DP Resubmission	11/06/2018
3	Issued for DP	07/27/2018
2	Rezoning 4th Re-Submission	03/23/2018
1	Issued for Rezoning	12/20/2017
Revision No.		Date

COPYRIGHT RESERVED
This drawing is and shall remain the property of R. Kim Perry & Associates Inc., and R. Kim Perry & Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of R. Kim Perry & Associates Inc.

Client:
Oris Developements (Hamilton) Corp.

Project Title:
Hamilton Village, Richmond Parcel 1

Drawing Title:
LANDSCAPE DETAILS

Project North:

Drawn By: JP

Checked By: MP

Scale: as noted

Job No.: 17-094

Sheet No.:
L5.0

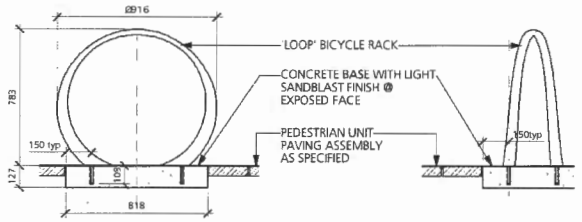
P+A
Landscape Architecture
Site Planning

R. Kim Perry & Associates Inc.
112 East Broadway
Vancouver, BC V5T 1V9

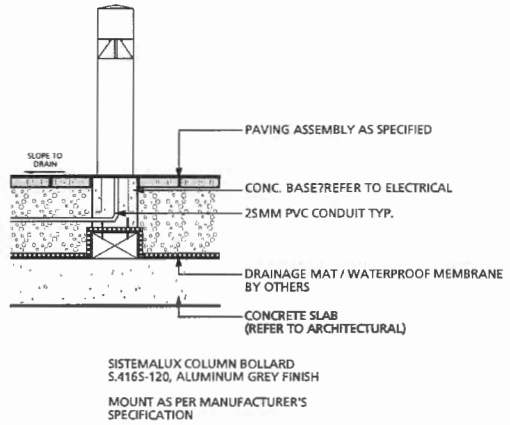
T 604 738 4118
F 604 738 4116
www.perryandassociates.ca

Model: Loop
Colour: Powdercoat "Silver"
Manufacturer: Landscape Forms
Contact: www.landscapeforms.com
T: 800-430-6206 x1326

NOTE:
Installation of bicycle racks to manufacturers's specifications.



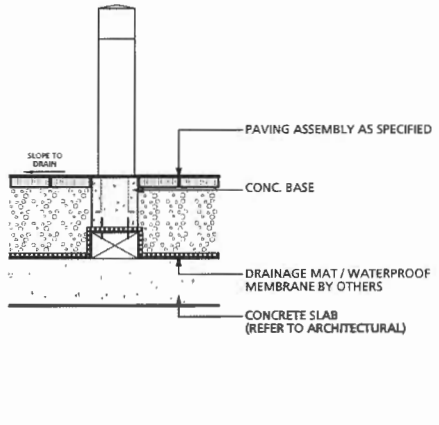
12 BIKE RACK
1:25



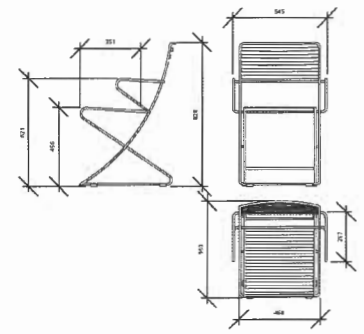
SISTEMALUX COLUMN BOLLARD
S.4165-120, ALUMINUM GREY FINISH

MOUNT AS PER MANUFACTURER'S SPECIFICATION

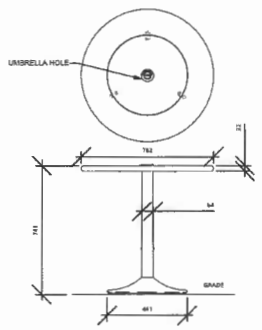
13 BOLLARD LIGHT
1:20



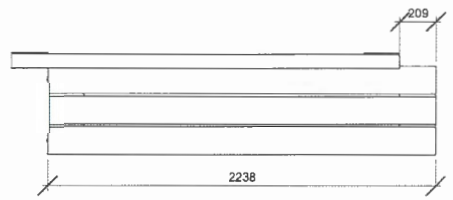
14 BOLLARD
1:20



15 CHAIR
1:20

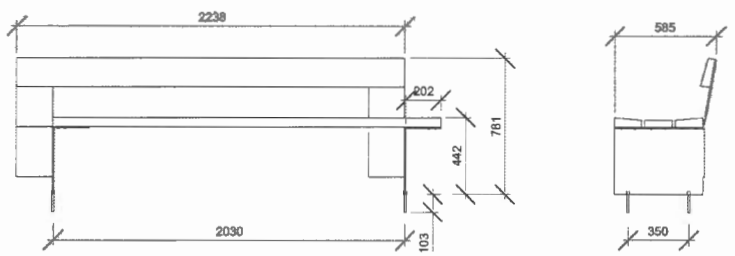


16 TABLE
1:20

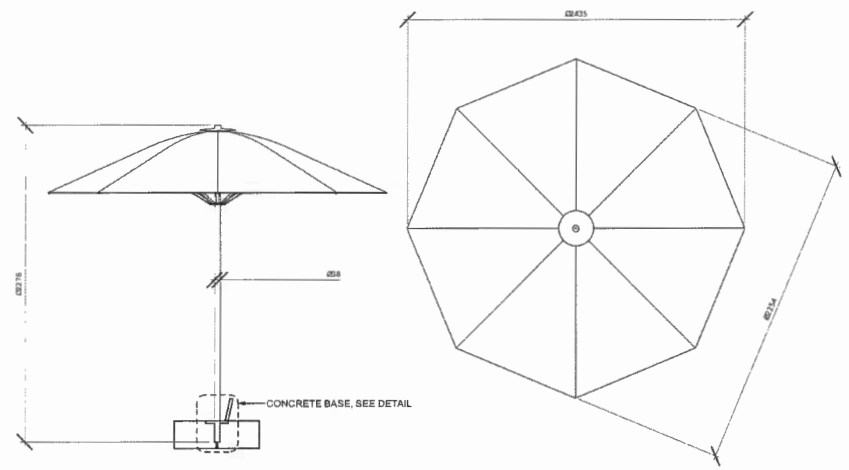


Model: BANCAL BENCH
Manufacturer: Landscape Forms
Contact: www.landscapeforms.com

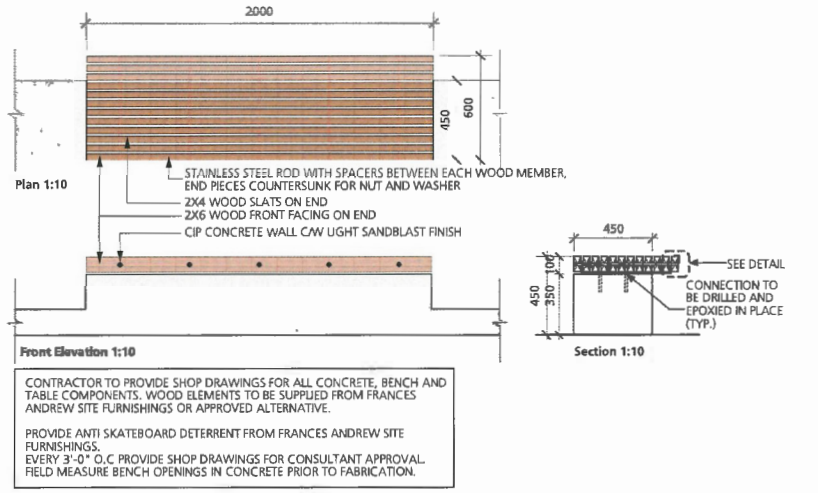
Mount as per manufacturer's specifications



17 BENCH
1:20



18 UMBRELLA
1:25

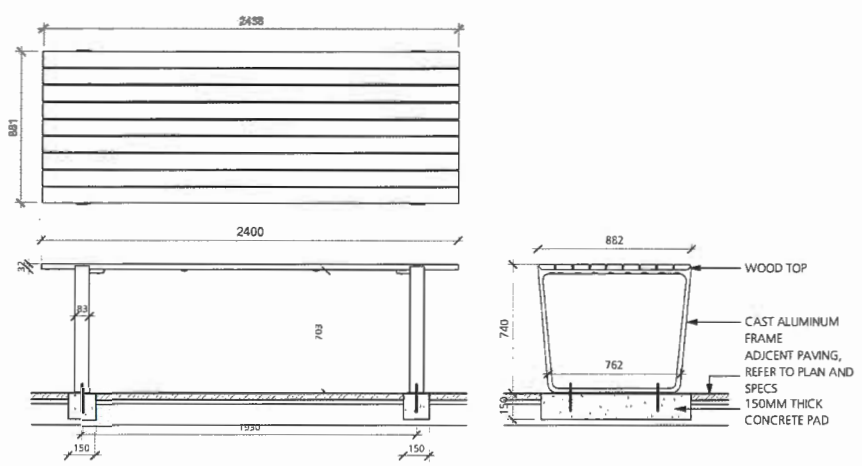


CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL CONCRETE, BENCH AND TABLE COMPONENTS. WOOD ELEMENTS TO BE SUPPLIED FROM FRANCES ANDREW SITE FURNISHINGS OR APPROVED ALTERNATIVE.

PROVIDE ANTI SKATEBOARD DETERRENT FROM FRANCES ANDREW SITE FURNISHINGS.
EVERY 3'-0" O.C PROVIDE SHOP DRAWINGS FOR CONSULTANT APPROVAL.
FIELD MEASURE BENCH OPENINGS IN CONCRETE PRIOR TO FABRICATION.

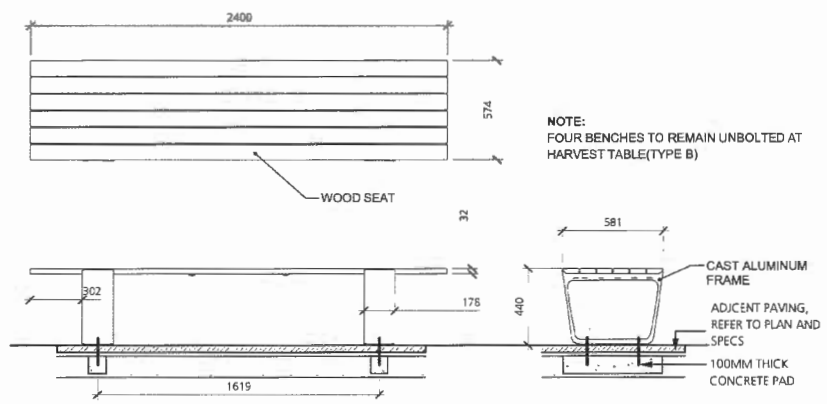
19 CUSTOM BENCH
1:20

Model: MultipliCITY Table
Manufacturer: Landscape Forms
Colour:IPE+Powdercoat Silver
Contact: www.landscapeforms.com
Installation: Mount as per manufacturer's specifications
Quantity: 1
Note: X2 tables installed end to end.



20 HARVEST TABLE
1:25

Model: MultipliCITY Bench (straight backless)
Manufacturer: Landscape Forms
Colour:IPE+Powdercoat Silver
Contact: www.landscapeforms.com
Installation: Mount as per manufacturer's specifications
Quantity: 2



NOTE:
FOUR BENCHES TO REMAIN UNBOLTED AT HARVEST TABLE(TYPE B)

21 BACKLESS BENCH
1:25

DP 18-829286-45

7	DP Board Panel	03/25/2019
6	DP Panel	02/24/2019
5	ADP Submission	12/20/2018
4	DP Resubmission	11/06/2018
3	Issued for DP	07/27/2018
2	Rezoning 4th Re-Submission	03/23/2018
1	Issued for Rezoning	12/20/2017
Revision No.		Date

COPYRIGHT RESERVED
This drawing is and shall remain the property of R. Kim Perry & Associates Inc., and R. Kim Perry & Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of R. Kim Perry & Associates Inc.

Client:
Oris Developements (Hamilton) Corp.

Project Title:
Hamilton Village, Richmond Parcel 1

Drawing Title:
LANDSCAPE DETAILS

Project North:

Drawn By: JP

Checked By: MP

Scale: as noted

Job No.: 17-094

Sheet No.:
L5.1

P+A
Landscape Architecture
Site Planning

R. Kim Perry & Associates Inc.
112 East Broadway
Vancouver, BC V5T 1V9

T 604 738 4118
F 604 738 4116
www.perryandassociates.ca

GXY8016
Spica 3

KOMPAN Let's play





The quirky shapes, toothy top and triangle platform invite the curious 6-12 year olds to investigate the Spica. The rotating element of the Spica is at the center. It takes cooperation to reach the point of total mastery of spinning. The curved pole invites hold on and the static figures out their training into the pole means intense spinning speed. Tearing out means slowing down speed. This still appeal and make play go on and on, even with children hanging in their arms. Getting to master the rotation element stimulates the cognitive skills in the child, in particular the log cat thinking. The agility, balance and coordination are intensively trained as the Spica invites different body positions when spinning. The triangular shape of the seat allows room for up to three children stimulating the social skills of cooperation and turn-taking.

Product Line	Traditional Play
Category	Supertoys, carousels & spinners
Age group	6 - 12
Max. fall height (CM)	100
Total height (CM)	169
Safety Zone	9,7 m2

SUR-FACE ASTM

Quantity: 2

KOMPAN A/S. C. F. Tietgens Boulevard 32C DK-5220 Odense SØ Tlf: +45 63 62 12 55 info@KOMPAN.com | www.kompan.com — KOMPAN FSC License No. FSC C004450 | www.fsc.org "The mark of responsible forestry"

NRO102
Single springer

KOMPAN Let's play





The product is available as FSC® Certified (FSC® C004450) robinia wood on request.

Product Line	Organic Robinia
Category	Traditional play, Sand and water play
Age group	3 - 8
Max. fall height (CM)	60
Total height (CM)	70
Safety Zone	6,1 m2

SUR-FACE ASTM

Quantity: 2

KOMPAN A/S. C. F. Tietgens Boulevard 32C DK-5220 Odense SØ Tlf: +45 63 62 12 55 info@KOMPAN.com | www.kompan.com — KOMPAN FSC License No. FSC C004450 | www.fsc.org "The mark of responsible forestry"

NRO103
Entry seesaw for 2 persons

KOMPAN Let's play



The product is available as FSC® Certified (FSC® C004450) robinia wood on request.

Product Line	Organic Robinia
Category	Traditional play, Sand and water play
Age group	4 - 12
Max. fall height (CM)	115
Total height (CM)	115
Safety Zone	12,1 m2

IN-GROU.

Quantity: 2

KOMPAN A/S. C. F. Tietgens Boulevard 32C DK-5220 Odense SØ Tlf: +45 63 62 12 55 info@KOMPAN.com | www.kompan.com — KOMPAN FSC License No. FSC C004450 | www.fsc.org "The mark of responsible forestry"

NRO212
Kids Table with 4 sitting poles

KOMPAN Let's play





Product is available as FSC® Certified (FSC® C004450) robinia wood on request.

Product Line	Organic Robinia
Category	Traditional play, Sand and water play
Age group	1 - 12
Max. fall height (CM)	50
Total height (CM)	50
Safety Zone	13,9 m2

IN-GROU. ASTM

Quantity: 2

KOMPAN A/S. C. F. Tietgens Boulevard 32C DK-5220 Odense SØ Tlf: +45 63 62 12 55 info@KOMPAN.com | www.kompan.com — KOMPAN FSC License No. FSC C004450 | www.fsc.org "The mark of responsible forestry"

NRO605
Dress-up Cottage

KOMPAN Let's play





The Robinia Dress-up Cottage is an immersive play invitation for toddlers and preschoolers. With its varied play props for exploration and dramatic play and its openness in design it makes for hours of active socializing for toddlers, again and again. The many tactile and dramatic play details: clock, bell, mirror and flaps with shelf invite dramatic play, which develops language skills. These items also stimulate logical thinking, the understanding of object permanence and identity. The transparency and openings invite social interaction from inside to outside of the house as well as dramatic play. It also encourages moving and climbing over and through, stimulating gross motor skills as well as sense of space.

Product Line	Organic Robinia
Category	Themed play, Castle and ships
Age group	1 - 6
Total height (CM)	256
Safety Zone	17,4 m2

CRAWL

Quantity: 2

KOMPAN A/S. C. F. Tietgens Boulevard 32C DK-5220 Odense SØ Tlf: +45 63 62 12 55 info@KOMPAN.com | www.kompan.com — KOMPAN FSC License No. FSC C004450 | www.fsc.org "The mark of responsible forestry"

NRO804
Triple balance beam

KOMPAN Let's play



Product is available as FSC® Certified (FSC® C004450) robinia wood on request.

Product Line	Organic Robinia
Category	Traditional play, Sand and water play
Age group	3 - 12
Max. fall height (CM)	161
Total height (CM)	61
Safety Zone	34 m2

IN-GROU.

Quantity: 2

KOMPAN A/S. C. F. Tietgens Boulevard 32C DK-5220 Odense SØ Tlf: +45 63 62 12 55 info@KOMPAN.com | www.kompan.com — KOMPAN FSC License No. FSC C004450 | www.fsc.org "The mark of responsible forestry"

NRO806
Stilts

KOMPAN Let's play





Product is available as FSC® Certified (FSC® C004450) robinia wood on request.

Product Line	Organic Robinia
Category	Traditional play, Sand and water play
Age group	3 - 12
Max. fall height (CM)	124
Total height (CM)	110
Safety Zone	20,7 m2

IN-GROU. ASTM

Quantity: 1

KOMPAN A/S. C. F. Tietgens Boulevard 32C DK-5220 Odense SØ Tlf: +45 63 62 12 55 info@KOMPAN.com | www.kompan.com — KOMPAN FSC License No. FSC C004450 | www.fsc.org "The mark of responsible forestry"

NRO813
Climbing net

KOMPAN Let's play





Product is available as FSC® Certified (FSC® C004450) robinia wood on request.

Product Line	Organic Robinia
Category	Traditional play, Sand and water play
Age group	6 - 12
Max. fall height (CM)	234
Total height (CM)	260
Safety Zone	29,4 m2

IN-GROU. ASTM

Quantity: 2

KOMPAN A/S. C. F. Tietgens Boulevard 32C DK-5220 Odense SØ Tlf: +45 63 62 12 55 info@KOMPAN.com | www.kompan.com — KOMPAN FSC License No. FSC C004450 | www.fsc.org "The mark of responsible forestry"

NRO110
Spinner plate

KOMPAN Let's play





The product is available as FSC® Certified (FSC® C004450) robinia wood on request.

Product Line	Organic Robinia
Category	Traditional play, Sand and water play
Age group	4 - 12
Max. fall height (CM)	143
Total height (CM)	43
Safety Zone	9,6 m2

SUR-FACE ASTM

Quantity: 2

KOMPAN A/S. C. F. Tietgens Boulevard 32C DK-5220 Odense SØ Tlf: +45 63 62 12 55 info@KOMPAN.com | www.kompan.com — KOMPAN FSC License No. FSC C004450 | www.fsc.org "The mark of responsible forestry"

22 PLAY EQUIPMENT
1:25

7	DP Board Panel	03/25/2019
6	DP Panel	02/24/2019
5	ADP Submission	12/20/2018
4	DP Resubmission	11/06/2018
3	Issued for DP	07/27/2018
2	Rezoning 4th Re-Submission	03/23/2018
1	Issued for Rezoning	12/20/2017
Revision No.		Date

COPYRIGHT RESERVED
This drawing is and shall remain the property of R. Kim Perry & Associates Inc., and R. Kim Perry & Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of R. Kim Perry & Associates Inc.

Client:
Oris Developements (Hamilton) Corp.

Project Title:
Hamilton Village, Richmond Parcel 1

Drawing Title:
LANDSCAPE DETAILS

Project North:

Drawn By: JP

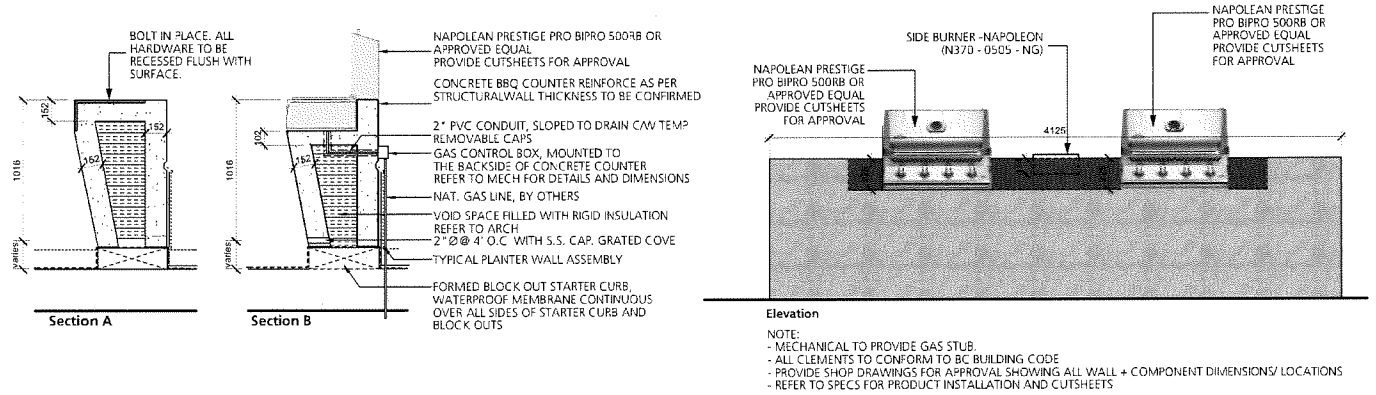
Checked By: MP

Scale: as noted

Job No.: 17-094

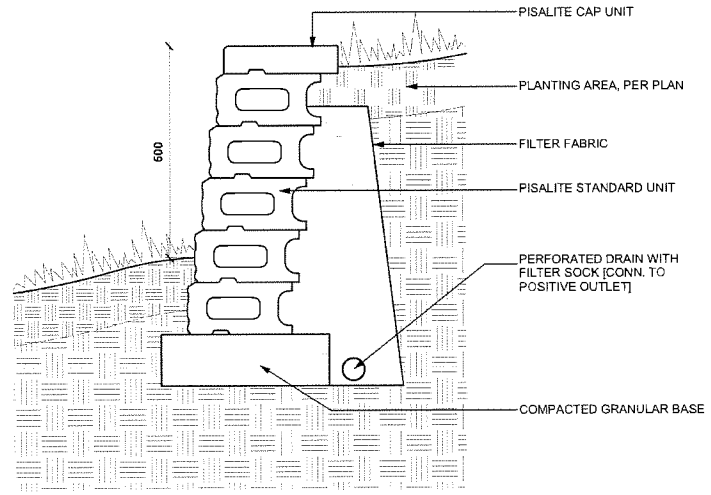
Sheet No.:
L5.2

DP 18-829286-46

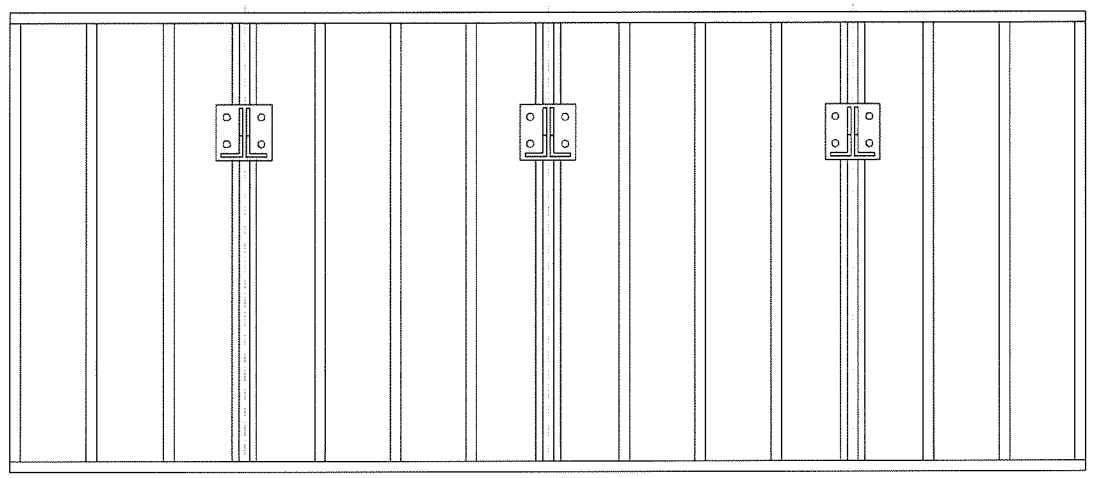


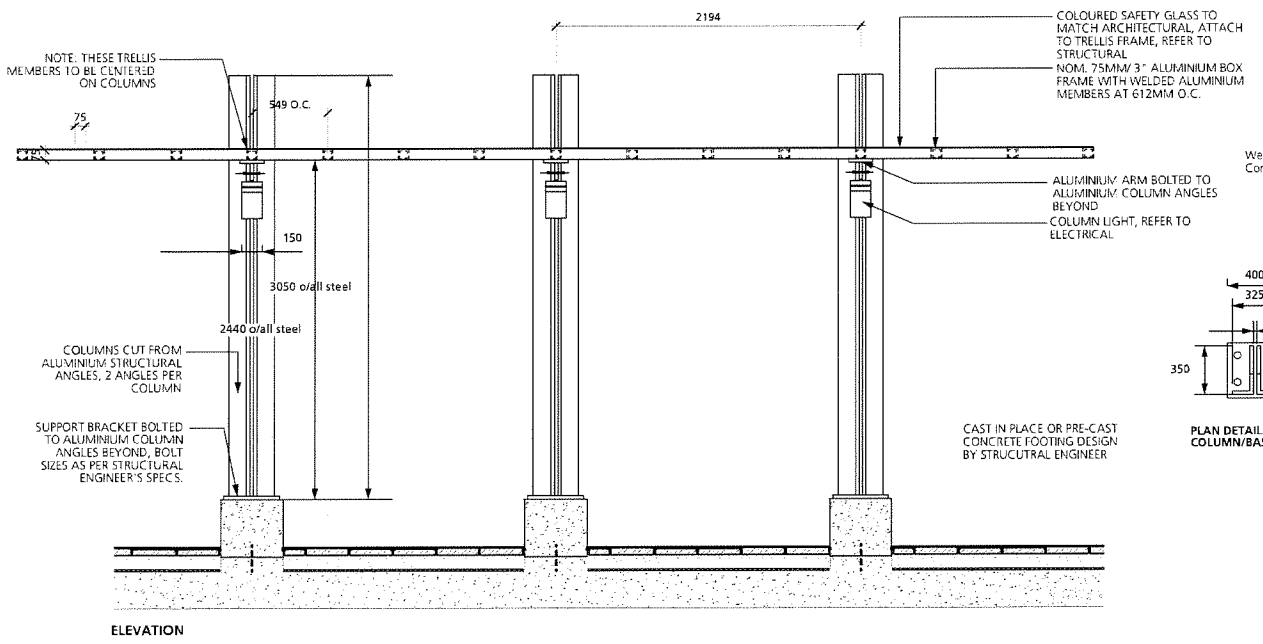
NOTE:
- MECHANICAL TO PROVIDE GAS STUB
- ALL CLEMENTS TO CONFORM TO BC BUILDING CODE
- PROVIDE SHOP DRAWINGS FOR APPROVAL SHOWING ALL WALL + COMPONENT DIMENSIONS/ LOCATIONS
- REFER TO SPECS FOR PRODUCT INSTALLATION AND CUTSHEETS

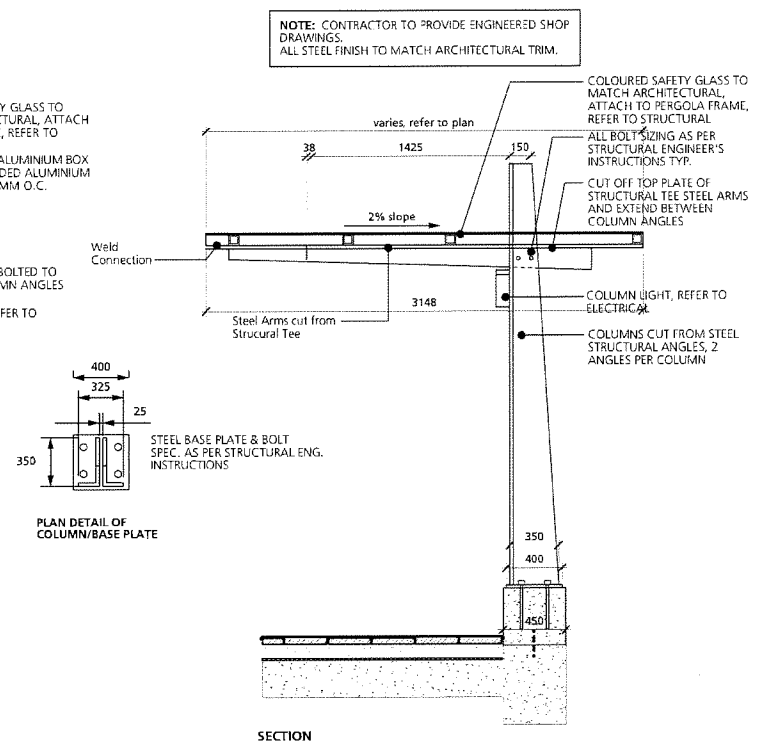
23 BBQ
1:25



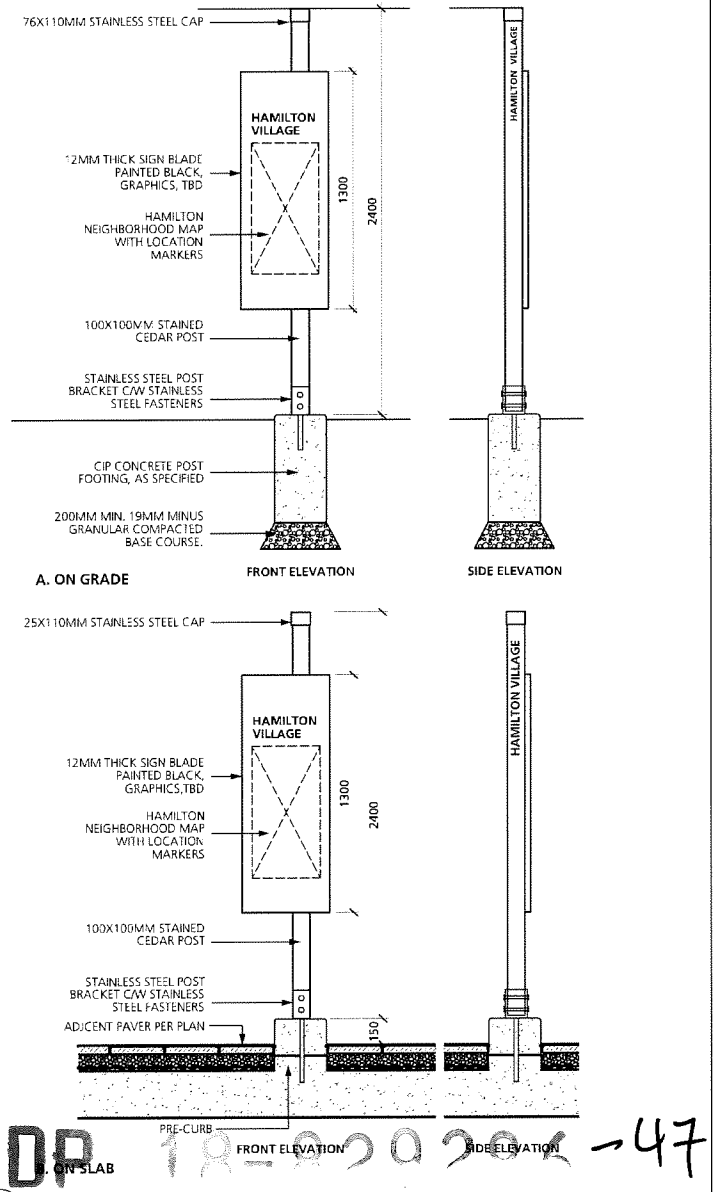
24 PisaLite® RETAINING WALL
1:10







25 TRELLIS
1:25



25 PEDESTRIAN WAYFINDING SIGNAGE
1:20

DP 18-820264 - 47

P+A
Landscape Architecture
Site Planning

R. Kim Perry & Associates Inc.
112 East Broadway
Vancouver, BC V5T 1V9

T 604 738 4118
F 604 738 4116
www.perryandassociates.ca

Revision No.		Date
7	DP Board Panel	03/25/2019
6	DP Panel	02/24/2019
5	ADP Submission	12/20/2018
4	DP Resubmission	11/06/2018
3	Issued for DP	07/27/2018
2	Rezoning 4th Re-Submission	03/23/2018
1	Issued for Rezoning	12/20/2017

COPYRIGHT RESERVED
This drawing is and shall remain the property of R. Kim Perry & Associates Inc., and R. Kim Perry & Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of R. Kim Perry & Associates Inc.

Client:
Oris Developements (Hamilton) Corp.

Project Title:
Hamilton Village, Richmond Parcel 1

Drawing Title:
LANDSCAPE DETAILS

Project North:

Drawn By: JP

Checked By: MP

Scale: as noted

Job No.: 17-094

Sheet No.:
L5.3



Gilley Rd & Westminster Hwy. View Looking East

E:\ACAD\JOB\2016\1626 - HAMILTON PARCEL 1\1626 DP\1626-A0.1.DWG

RHA

Rositch Hemphill Architect

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

t 604.669.6002
f 604.669.1091

www.rharchitects.ca

ISSUED:	DATE:
1. DP APPLICATION	30 JULY 2018
2. DP RE-SUBMISSION	30 OCT 2018
3. DP RE-SUBMISSION	07 NOV 2018
4. A DESIGN PANEL	20 DEC 2018
5. DP PANEL	25 FEB 2019
6. DP BOARD PANEL	25 MAR 2019

ISSUED FOR

DP BOARD

25 MARCH 2019

NO. REVISION:	DATE:

This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

CLIENT:

ORIS 100 - 12235 No. 1 Road Richmond, BC V7E 1T6

PROJECT:

Hamilton Lands

Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:

3D IMAGE

DATABASE:	1626-A0.1.dwg
SCALE:	NTS
PLOTDATE:	25 MAR 2019
DRAWN:	LB
CHECKED:	KSH

PROJECT NO. **1626**

DWG. NO. **A0.2**

DP No: 18-829286
BP No:

DP 18-829286 - Reference Plan



Building A - Gilley Rd & Smith Dr.

E:\ACADJOB\2016\1626 - HAMILTON PARCEL 1\1626 DP\1626-A0.1.DWG

DP 18-829286- Reference Plan

RHA
Rositch Hemphill Architect

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

t 604.669.6002
f 604.669.1091

www.rharchitects.ca

ISSUED:		DATE:
1.	DP APPLICATION	30 JULY 2018
2.	DP RE-SUBMISSION	30 OCT 2018
3.	DP RE-SUBMISSION	07 NOV 2018
4.	A. DESIGN PANEL	20 DEC 2018
5.	DP PANEL	25 FEB 2019
6.	DP BOARD PANEL	25 MAR 2019

ISSUED FOR

DP BOARD

25 MARCH 2019

NO. REVISION:	DATE:

This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

CLIENT:

ORIS 100 - 12235 No. 1 Road Richmond, BC V7E 1T6

PROJECT:

Hamilton Lands

Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:

3D IMAGE

DATABASE:	1626-A0.1.dwg
SCALE:	NTS
PLOTDATE:	25 MAR 2019
DRAWN:	LB
):	KSH
PROJECT NO:	1626

DWG. NO.

A0.3

DP No:	18-829286
BP No:	



High Street - Mid Block View Looking West



High Street - Mid Block View Looking East

DP 18-829286-Reference Plan

E:\ACADJOB\2016\1626 - HAMILTON PARCEL 1\1626 DP\1626-A0.1.DWG

RHA
Rositch Hemphill Architect

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

t 604.669.6002
f 604.669.1091

www.rharchitects.ca

ISSUED:	DATE:
1. DP APPLICATION	30 JULY 2018
2. DP RE-SUBMISSION	30 OCT 2018
3. DP RE-SUBMISSION	07 NOV 2018
4. A. DESIGN PANEL	20 DEC 2018
5. DP PANEL	25 FEB 2019
6. DP BOARD PANEL	25 MAR 2019

ISSUED FOR
DP BOARD
25 MARCH 2019

NO. REVISION:	DATE:

This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 12235 No. 1 Road Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
3D IMAGES

DATABASE :	1626-A0.1.dwg
SCALE :	NTS
PLOTDATE :	25 MAR 2019
DRAWN :	LB
CHECKED :	KSH

PROJECT NO. 1626

DWG. NO. **A0.4**

DP No: 18-829286
BP No:



BUILDING B (WEST) ENTRY LOBBY



BUILDING A (EAST) ENTRY LOBBY

DP 18-829286-
Reference Plan

E:\ACADJOB\2016\1626 - HAMILTON PARCEL 1\1626 DP\1626-A0.1.DWG

RHA
Rositch Hemphill Architect

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

t 604.669.6002
f 604.669.1091

www.rharchitects.ca

ISSUED:	DATE:
1. DP APPLICATION	30 JULY 2018
2. DP RE-SUBMISSION	30 OCT 2018
3. DP RE-SUBMISSION	07 NOV 2018
4. A. DESIGN PANEL	20 DEC 2018
5. DP PANEL	25 FEB 2019
6. DP BOARD PANEL	25 MAR 2019

ISSUED FOR
DP BOARD
25 MARCH 2019

NO. REVISION:	DATE:

This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 12235 No. 1 Road Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
3D IMAGES

DATABASE:	1626-A0.1.dwg
SCALE:	NTS
PLOTDATE:	25 MAR 2019
DRAWN:	LB
CHECKED:	KSH

PROJECT NO. 1626

DWG. NO. **A0.4.1**

DP No: 18-829286
BP No:



MEWS / MARKET PLACE



MEWS / STROLL WAY VIEW LOOKING SOUTH

DP 18-829286 — Reference Plan

E:\ACADJOB\2016\1626 - HAMILTON PARCEL 1\1626 DP\1626-A0.1.DWG

RHA
Rositch Hemphill Architect

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

t 604.669.6002
f 604.669.1091

www.rharchitects.ca

ISSUED:		DATE:
1.	DP APPLICATION	30 JULY 2018
2.	DP RE-SUBMISSION	30 OCT 2018
3.	DP RE-SUBMISSION	07 NOV 2018
4.	A. DESIGN PANEL	20 DEC 2018
5.	DP PANEL	25 FEB 2019
6.	DP BOARD PANEL	25 MAR 2019

ISSUED FOR
DP BOARD
25 MARCH 2019

NO. REVISION:	DATE:

This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 12235 No. 1 Road Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
3D IMAGES

DATABASE :	1626-A0.1.dwg
SCALE :	NTS
PLOTDATE :	25 MAR 2019
DRAWN :	LB
CHECKED :	KSH

PROJECT NO. 1626

DWG. NO. **A0.4.2**

DP No: 18-829286
BP No:



Aerial View - Northwest corner



Aerial View - Southeast corner



AerialView - Southwest corner



Aerial View - Northeast corner



Aerial View - Looking North



Aerial View - Looking South

DP 18-829286-
Reference Plan

E:\ACADJOB\2016\1626 - HAMILTON PARCEL 1\1626 DP\1626-A0.1.DWG

RHA
Rositch Hemphill Architect

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

t 604.669.6002
f 604.669.1091

www.rharchitects.ca

ISSUED:		DATE:
1.	DP APPLICATION	30 JULY 2018
2.	DP RE-SUBMISSION	30 OCT 2018
3.	DP RE-SUBMISSION	07 NOV 2018
4.	A. DESIGN PANEL	20 DEC 2018
5.	DP PANEL	25 FEB 2019
6.	DP BOARD PANEL	25 MAR 2019

ISSUED FOR
DP BOARD
25 MARCH 2019

NO. REVISION:	DATE:

This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 12235 No. 1 Road Richmond, BC V7E 1T6

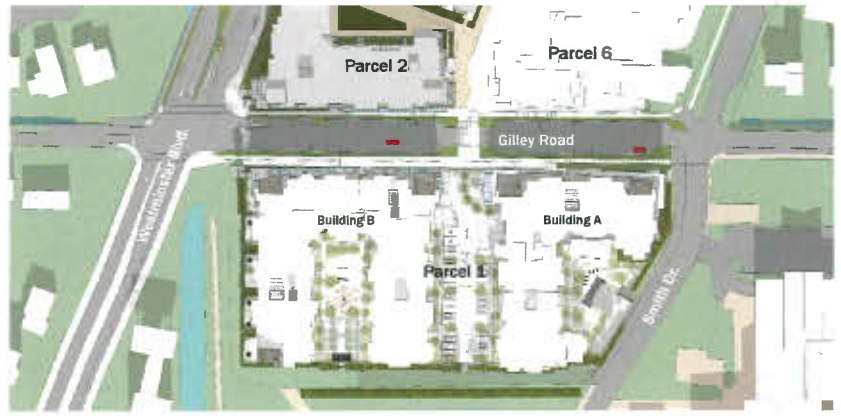
PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
AERIAL PERSPECTIVE VIEWS

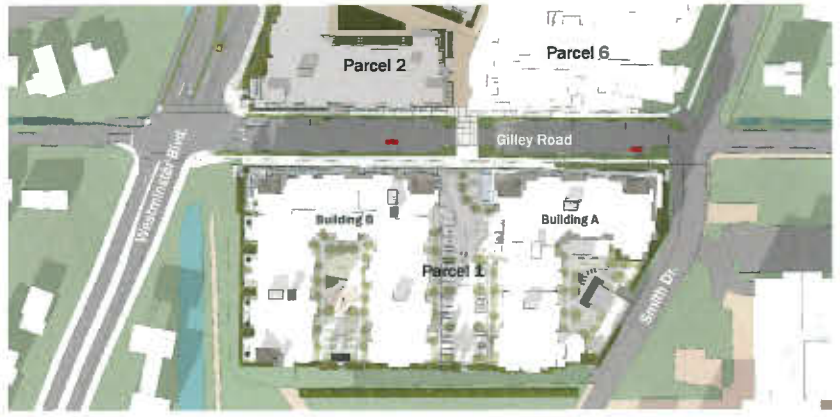
DATABASE :	1626-A0.1.dwg
SCALE :	NTS
PLOTDATE :	25 MAR 2019
DRAWN :	LB
CHECKED :	KSH
PROJECT NO.	1626
DWG. NO.	A0.5
DP No:	18-829286
BP No:	



21 Dec 9 am



21 Dec 12 noon



21 Dec 3 pm



21 March 9 am



21 March 12 noon



21 March 3 pm



21 June 9 am



21 June 12 noon



21 June 3 pm

DP 18-829286 – Reference Plan

E:\ACADJOB\2016\1626 – HAMILTON PARCEL 1\1626 DP\1626-A0.5 SHADOW DIAGRAM.DWG

RHA
Rositch Hemphill Architect

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

t 604.669.6002
f 604.669.1091

www.rharchitects.ca

ISSUED:		DATE:
1.	DP APPLICATION	30 JULY 2018
2.	DP RE-SUBMISSION	30 OCT 2018
3.	DP RE-SUBMISSION	07 NOV 2018
4.	A. DESIGN PANEL	20 DEC 2018
5.	DP PANEL	25 FEB 2019
6.	DP BOARD PANEL	25 MAR 2019

ISSUED FOR
DP BOARD
25 MARCH 2019

NO. REVISION:	DATE:

This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 12235 No. 1 Road Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
SHADOW DIAGRAM

DATABASE:	1626-A0.5.dwg
SCALE:	NTS
PLOTDATE:	25 MAR 2019
DRAWN:	LB
CHECKED:	KSH

PROJECT NO. 1626

DWG. NO. **A0.6**

DP No: 18-829286
BP No:

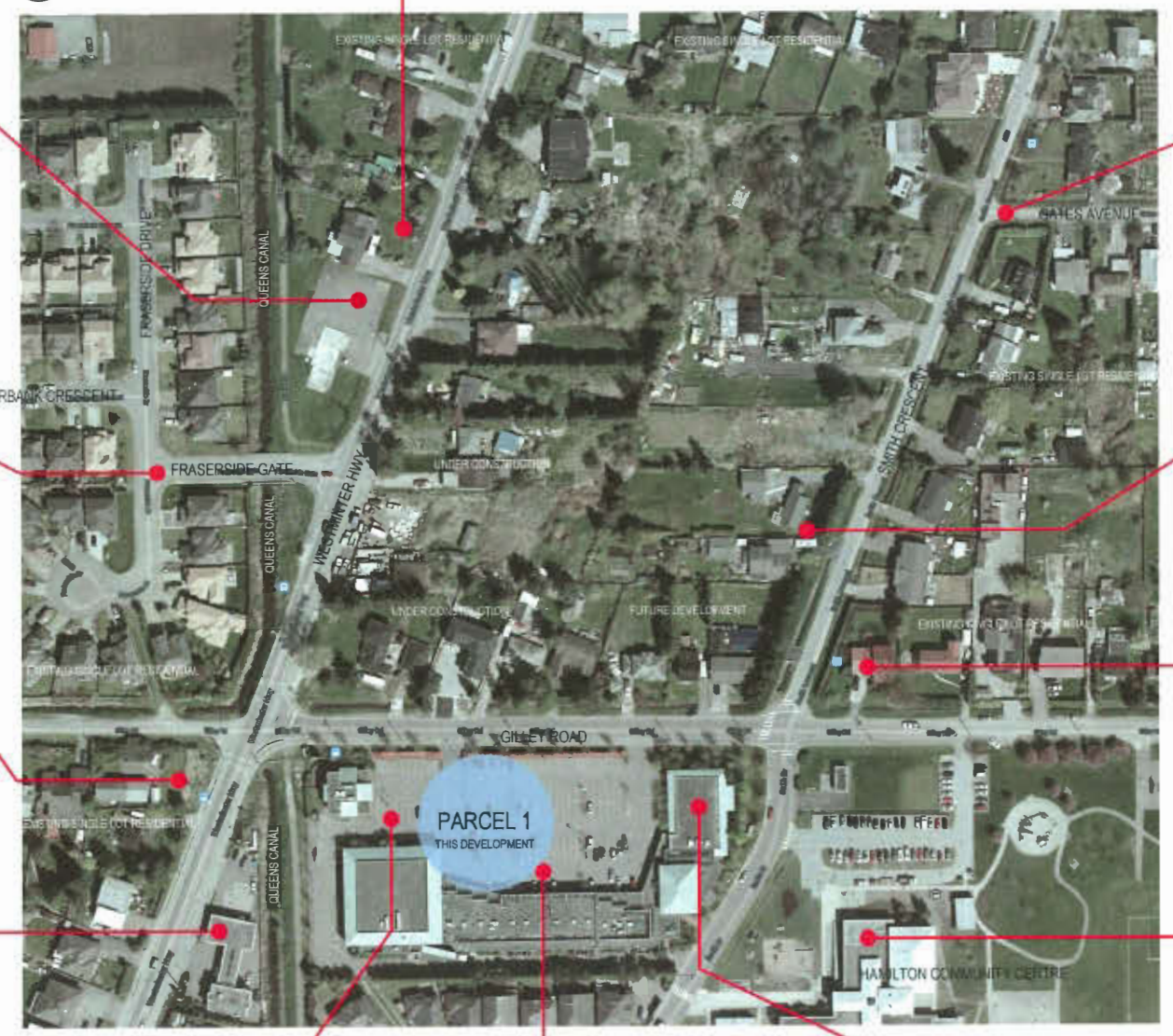
























DP 18-829286 —
Reference Plan

E:\ACADJOB\2016\1626 - HAMILTON PARCEL 1\1626 DP\1626-A0.6 SITE PHOTOS.DWG

RHA
Rositch Hemphill Architect

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

t 604.669.6002
f 604.669.1091

www.rharchitects.ca

ISSUED:		DATE:
1.	DP APPLICATION	30 JULY 2018
2.	DP RE-SUBMISSION	30 OCT 2018
3.	DP RE-SUBMISSION	07 NOV 2018
4.	A. DESIGN PANEL	20 DEC 2018
5.	DP PANEL	25 FEB 2019
6.	DP BOARD PANEL	25 MAR 2019

ISSUED FOR
DP BOARD
25 MARCH 2019

NO. REVISION:	DATE:

This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 12235 No. 1 Road Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
CONTEXT MAP
SITE PHOTOS

DATABASE :	1626-A0.6.dwg
SCALE :	NTS
PLOTDATE :	25 MAR 2019
DRAWN :	LB
CHECKED :	KSH

PROJECT NO. 1626

DWG. NO. **A0.7**

DP No: 18-829286
BP No:

Parcel 3
(Under Construction)

Future Development

Existing
Single
Family Lot

Westminster Hwy

Parcel 6
Future Development

Parcel 2
(Under Construction)

Smith Crescent

Smith Cr.

Existing
Single
Family Lot

Gilley Rd

Gilley Rd. (High Street)

PHASE LINE

RETAIL
EL 3.50 M
Building B
23200 Gilley Road

OUTDOOR
MARKET
EL 3.50 M

Building A
23222 Gilley Road

RES. LOBBY
EL 3.50 M

FIRE LANE

COURTYARD
EL 3.50 M

Parcel 1
This Application

PARKING
31 stalls

B
EL 3.50 M

A
EL 3.50 M

NO PARKING

Existing
Single
Family Lot

Westminster Hwy.

Westminster Hwy

TOP OF BANK

Existing Single Family Lot

Smith Drive

Hamilton Community Centre

Smith Dr

DP 18-829286 –
Reference Plan

E:\ACADJOB\2016\1626 – HAMILTON PARCEL 1\1626 DP\1626–A1.0.DWG

RHA
Rositch Hemphill Architect

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

t 604.669.6002
f 604.669.1091

www.rharchitects.ca

ISSUED:		DATE:
1.	DP APPLICATION	30 JULY 2018
2.	DP RE-SUBMISSION	30 OCT 2018
3.	DP RE-SUBMISSION	07 NOV 2018
4.	A. DESIGN PANEL	20 DEC 2018
5.	DP PANEL	25 FEB 2019
6.	DP BOARD PANEL	25 MAR 2019

ISSUED FOR
DP BOARD
25 MARCH 2019

NO. REVISION:	DATE:

This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 12235 No. 1 Road Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

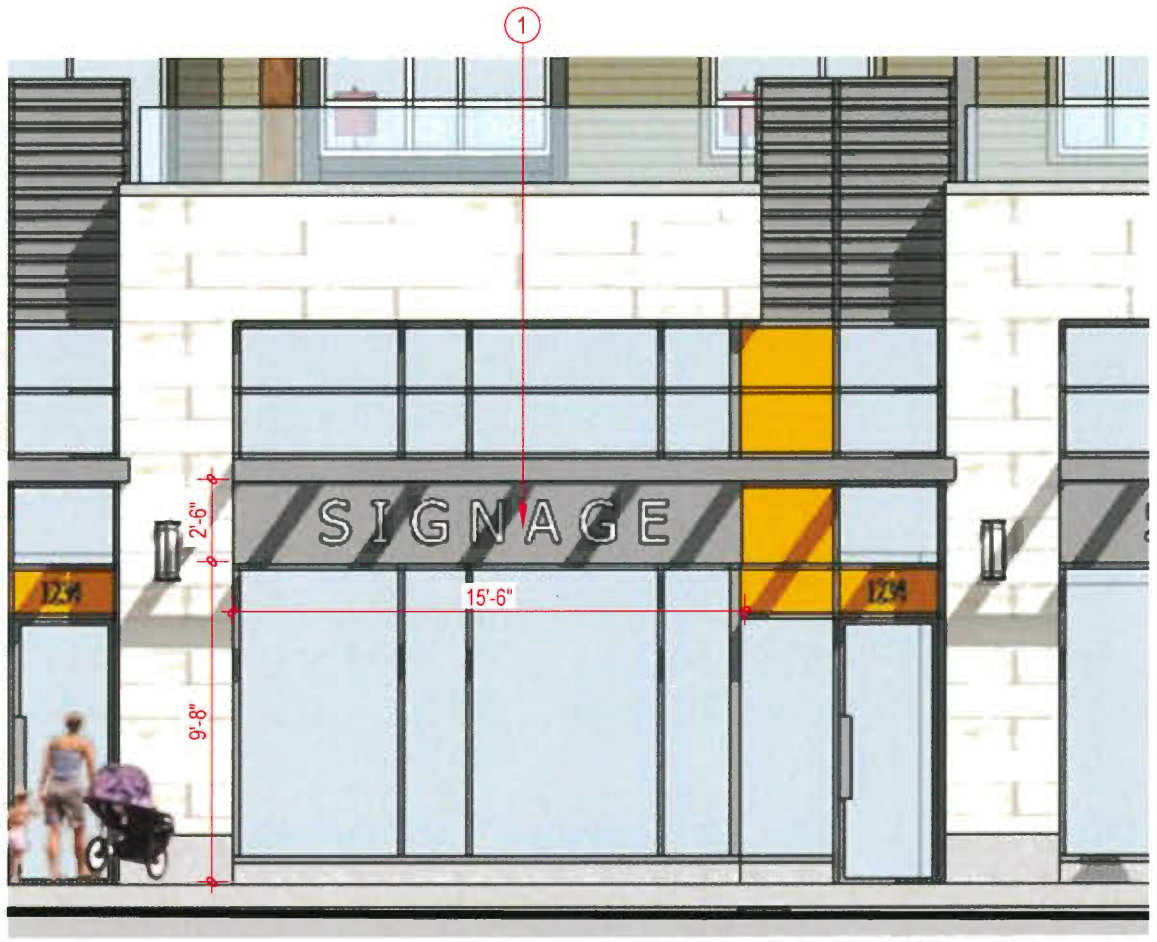
DRAWING TITLE:
SITEPLAN - OVERALL

DATABASE :	1626-A1.0.dwg
SCALE :	1"=50'-0"
PLOTDATE :	25 MAR 2019
DRAWN :	LB
CHECKED :	KSH

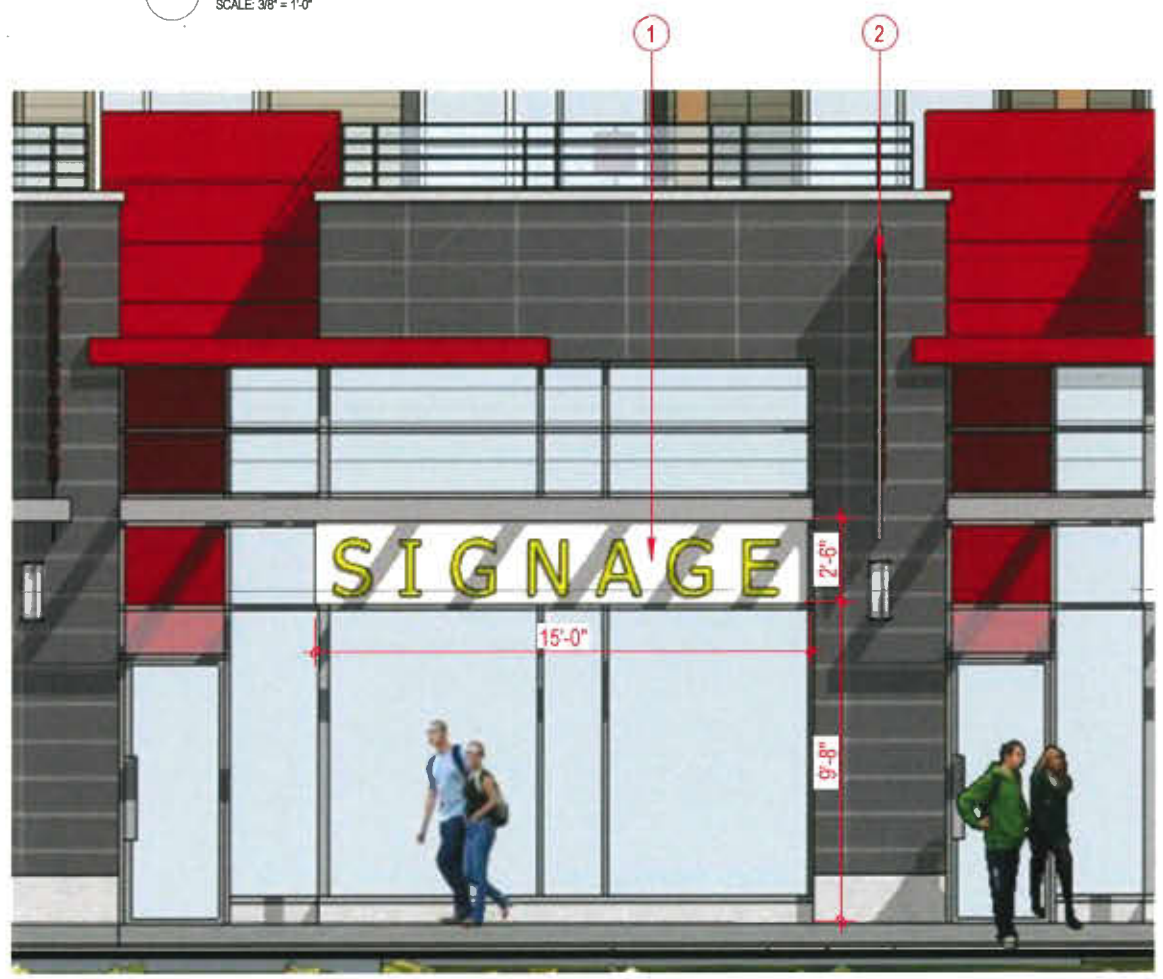
PROJECT NO. 1626

DWG. NO. **A1.0**

DP No: 18-829286
BP No:



2 BUILDING B STOREFRONT SIGNAGE (TYPICAL)
SCALE: 3/8" = 1'-0"



1 BUILDING A STOREFRONT SIGNAGE (TYPICAL)
SCALE: 3/8" = 1'-0"

1 Primary Signs:

All primary storefront signs to be LED internally illuminated channel letters/channel shapes, mounted to 30" high perforated aluminum backers, provided by the landlord.

maximum letter/logo height- 24"

- maximum sign length- 75% of length of sign backer
- returns to be Let-R-Edge 100 Satin Silver @ 5" deep
- LED power pack boxes and wiring to be painted black, and hidden behind sign backers, or remotely placed within a tenant's premises

2 Secondary Signs:

All secondary blade signs to be extruded aluminum frame and high perforated aluminum blade backers (9'-3" ht x 2'-6" depth), provided by the landlord.

maximum letter/logo height- 18"

- maximum sign 80% of height of sign backer

PRECEDENT SIGNAGE IMAGES







3D IMAGES

DP 18-829286-Reference Plan

RHA
Rositch Hemphill Architect

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

t 604.669.6002
f 604.669.1091

www.rharchitects.ca

ISSUED:		DATE:
1.	DP APPLICATION	30 JULY 2018
2.	DP RE-SUBMISSION	30 OCT 2018
3.	DP RE-SUBMISSION	07 NOV 2018
4.	A. DESIGN PANEL	20 DEC 2018
5.	DP PANEL	25 FEB 2019
6.	DP BOARD PANEL	25 MAR 2019

ISSUED FOR
DP BOARD
25 MARCH 2019

NO. REVISION:	DATE:

This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 12235 No. 1 Road Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
COMMERCIAL SIGNAGE

DATABASE :	1626-A4.0.dwg
SCALE :	3/32"=1'-0"
PLOTDATE :	25 MAR 2019
DRAWN :	LB
CHECKED :	KSH

PROJECT NO. 1626

DWG. NO. **A4.7**

DP No: 18-829286
BP No:

E:\ACAD\JOB\2016\1626 - HAMILTON PARCEL 1\1626 DP\1626-A4.0.DWG