City of Richmond

Agenda

Development Permit Panel

Council Chambers, City Hall
6911 No. 3 Road

Wednesday, May 24, 2017
3:30 p.m.

Minutes

Motion to adopt the minutes of the Development Permit Panel meeting held on May 10, 2017.

1. Development Permit 15-694616

(REDMS No. 5379610 v. 2)

APPLICANT: Dava Developments Ltd.

PROPERTY LOCATION: 10199 River Drive

Director's Recommendations

That a Development Permit be issued which would:

1. ***Permit the construction of 85 townhouses on a portion of 10199 River Drive on a site zoned "Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)"; and***
2. ***Vary the provisions of Richmond Zoning Bylaw 8500 to:***
   - ***(a) Reduce the required East Side Yard from 6.0 m to 4.5 m.***

2. New Business

3. Date of Next Meeting: June 14, 2017

4. Adjournment

City of Richmond

Minutes

Development Permit Panel
Wednesday, May 10, 2017

Time:	3:30 p.m.
Place:	Council Chambers Richmond City Hall
Present:	Joe Erceg, Chair Robert Gonzalez, General Manager, Engineering and Public Works Peter Russell, Senior Manager, Sustainability and District Energy

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

Minutes

It was moved and seconded
That the minutes of the meeting of the Development Permit Panel held on April 12, 2017, be adopted.

CARRIED

1. Development Permit 16-753377
(Xr: HA 17-763809) (REDMS No. 5371150)

APPLICANT:	Platform Properties (Steveston) Ltd. and Platform Properties (Steveston Residential) Ltd.
PROPERTY LOCATION:	3471 Moncton Street, 12040 and 12060 3rd Avenue and 3560, 3580 and 3600 Chatham Street

INTENT OF PERMIT:

1. Permit the construction of a mixed use development ranging from 1 to 3 storeys containing commercial space at grade and approximately 32 residential units at 3471 Moncton Street, 12040 and 12060 3rd Avenue and 3560, 3580 and 3600 Chatham Street on a site zoned "Commercial Mixed Use (ZMU33) – Steveston Village";
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
   (a) Increase the maximum permitted building height up to 1.5 m to allow portions

of the building's roof and rooftop deck structures to project beyond the maximum permitted building height of 12 m and 9 m in the "Commercial Mixed Use (ZMU33) – Steveston Village" zone; and

3. Issue a Heritage Alteration Permit (HA 17-763809) at 3471 Moncton Street, 12040 and 12060 3rd Avenue and 3560, 3580 and 3600 Chatham Street in accordance with the Development Permit.

Applicant's Comments

Patrick Cotter, ZGF Cotter Architects, provided background information on the proposed development and highlighted the following:

- the proposed form and character for the mixed used development is the result of the applicant's consultations with the community and Richmond Heritage Commission and responds to the Steveston Area Plan Development Permit guidelines and requirements;
- the one-storey massing on the south portion of the site facing Moncton Street transitions to three-storeys to the north facing Chatham Street;
- larger scale retail is proposed to be located at the north portion while three smaller scale retail units are proposed at the south portion in consideration of the site context;
- building façade treatments were developed in coordination with historic lot lines;
- the proposed central boardwalk on the second level, reminiscent of the boardwalk sidewalks from historic Steveston streets, provides an open air access to residential units; and
- proposed building materials were considered for durability and sustainability.

In addition, Mr. Cotter noted that proposed upgrades for the site's public road frontages include planting of street trees, incorporating grass and treed boulevards, and introducing sidewalk paving patterns.

Brian McCarter, ZGF Architects, briefed the Panel on the main landscaping features for the proposed development, noting that (i) a landscaped open courtyard area is proposed on the podium level, (ii) low to medium plants and shrubs in raised planters along the communal walkways provide separation to semi-private patios of residential units, (iii) a central gathering space with outdoor amenities is proposed to be located at the southern portion of the podium level to receive maximum sunlight exposure, (iv) decorative vines will be introduced along the vertical wall facing the central gathering space, (v) plank paving is proposed for the boardwalk, and (vi) rooftop decks of residential units provide opportunities for residents to personalize programming of their private outdoor spaces.

Panel Discussion

In response to queries from the Panel, Mr. Cotter advised that (i) elevator access is proposed from the parking area to the second and third level apartments and to the front entries of the two-level units, (ii) commercial loading and refuse area is accessed from the rear lane, (iii) the applicant is looking at the potential for heat recovery at the larger retail space to enhance sustainability, (iv) 120 volt electric vehicle charging is proposed at ground level parking, (v) the low percentage of openings in the proposed mixed use building facilitates heat retention, (vi) the proposed height variances noted at rezoning are consistent with the requested variances at development permit stage, (vii) individual unit rooftop deck stair access structures are not full height and set back from the street to minimize visual impacts from surrounding areas, and (viii) proposed materials for screening ground level parking at the building's west façade include decorative metal security screening and exposed wood beams and posts.

Staff Comments

Wayne Craig, Director, Development, noted that (i) the project was reviewed and supported by the Richmond Heritage Commission and Advisory Design Panel, (ii) the proposed development includes four basic universal housing units and an additional eight residential units with convertibility features, (iii) a washroom facility will be incorporated into the subject development for Coast Mountain Bus Company and TransLink employees in accordance with rezoning considerations, and (iv) there is a Servicing Agreement for upgrades along the site's public road frontages, lane upgrades, off-site pedestrian pathway upgrades and City services.

In response to a query from the Panel, Mr. Craig confirmed that the proposed height variances identified at rezoning are consistent with variances currently proposed in the subject development permit application.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel expressed support for the project, noting that (i) the project is well designed and addresses all the street frontages, (ii) the private outdoor spaces and shared outdoor amenity areas are well designed, and (iii) the stepping down of the building massing in response to Steveston Area Plan Development Permit guidelines is appreciated.

Panel Decision

It was moved and seconded

1. ***That a Development Permit be issued which would permit the construction of a mixed use development ranging from 1 to 3 storeys containing commercial space at grade and approximately 32 residential units at 3471 Moncton Street, 12040 and 12060 3rd Avenue and 3560, 3580 and 3600 Chatham Street on a site zoned "Commercial Mixed Use (ZMU33) – Steveston Village";***
2. ***Vary the provisions of Richmond Zoning Bylaw 8500 to:***
   (a) ***Increase the maximum permitted building height up to 1.5 m to allow portions of the building's roof and rooftop deck structures to project beyond the maximum permitted building height of 12 m and 9 m in the "Commercial Mixed Use (ZMU33) – Steveston Village" zone; and***
3. ***That a Heritage Alteration Permit (HA 17-763809) be issued at 3471 Moncton Street, 12040 and 12060 3rd Avenue and 3560, 3580 and 3600 Chatham Street in accordance with the Development Permit.***

CARRIED

2. Date of Next Meeting: May 24, 2017

3. Adjournment

It was moved and seconded
That the meeting be adjourned at 4:00 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, May 10, 2017.

Joe Erceg
Chair

Rustico Agawin
Auxiliary Committee Clerk

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	May 3, 2017
From:	Wayne Craig Director, Development	**File:**	DP 15-694616
Re:	**Application by Dava Developments Ltd. for a Development Permit at a Portion of 10199 River Drive**		

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 85 townhouses on a portion of 10199 River Drive on a site zoned "Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
   a) Reduce the required East Side Yard from 6.0 m to 4.5 m.

Wayne Craig
Director, Development

SB:blg
Att. 4

Staff Report

Origin

Dava Developments Ltd. has applied to the City of Richmond for permission to develop 85 townhouses on a portion of 10199 River Drive on a site zoned "Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)". The site is currently vacant.

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 and East, are City park and City dike along the North Arm of the Fraser River; which are being developed as part of the overall Parc Riviera development.
- To the West, is the first phase of the overall Parc Riviera development; also zoned "Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)".
- To the South, across River Drive, are single-family homes on lots zoned "Single Detached (RS1/C and RS1/D)".

Rezoning

In October, 2011, Council approved the rezoning application (RZ 07-380169) for a multi-phase Parc Riviera development (Attachment 2) on the properties at 10011, 10111, 10197, 10199 and 10311 River Drive; including built on-site affordable housing units. The rezoning also included park land dedication and park development on the current City-owned properties at 9991 and 10211 River Drive. Subsequent to the rezoning, Council approved two Zoning Text Amendment applications regarding the overall Parc Riviera development. In November, 2013, Council approved the Zoning Text Amendment application (ZT 12-611282) to provide funding towards the City's capital Affordable Housing Reserve in lieu of building affordable housing units on-site. In September 2015, Council approved the Zoning Text Amendment application (ZT 15-691748) to clarify the density allocation and allow for the subdivision of future development phases at 10311 River Drive.

Community amenities secured through the rezoning are being implemented in phases. Further details are provided in the "Analysis" section below.

Improvements to dikes, trails, roads, public transit and servicing infrastructure secured through the rezoning are also being implemented through Servicing Agreements in phases. The City park, frontage improvements and Dike upgrades between No. 4 Road and McLennan Avenue were constructed through Servicing Agreements as part of Phase 1. As a condition of Phases 3 and 4 to the east, the developer is required to enter into a Servicing Agreement for the design and construction of the adjacent park. Servicing Agreement applications are currently under review for dike, walkway, road and infrastructure improvements further to the east, between McLennan Avenue and Shell Road.

Individual Development Permits for the overall project are being considered in phases. In July, 2012, a Development Permit for the first phase of the project was approved for 10011, 10111, 10197 River Drive and a portion of 10199 River Drive (DP 11-564405). This first phase includes townhouse buildings, apartment buildings, a mixed-use building, and an amenity building for the use of residents in the subject phase as well. The subject application is for the second phase of the overall development. Development Permit applications have been submitted and are in the process of being reviewed for the remaining phases of the overall development, located at 10311 River Drive (DP 16-721500) and 10333 River Drive (DP 16-747620).

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 Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)" zone except for the one zoning variance noted below.

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

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

1. a) Reduce the required East Side Yard from 6.0 m to 4.5 m.

(Staff supports the proposed variance as the reduced east side yard accommodates passive overlook into the neighbouring City park. The proposed interface with the neighbouring City park includes outdoor semi-private yard area with areas of pavers and lawn, tree planting and low 0.9 m height fencing. The design proposal also includes a public central pedestrian mews connection from River Drive to the dike.)

Advisory Design Panel Comments

The development proposal was reviewed by the Advisory Design Panel on September 21, 2016 and was endorsed subject to the applicant giving considerations to the comments of the Panel. An annotated excerpt from the meeting minutes is attached for reference (Attachment 3). The design response has been included immediately following the specific Design Panel comments and is identified in '***bold italics***'.

Analysis

Conditions of Adjacency

- Three to four-storey townhouse form and massing are proposed; providing a transition from the City park to the east and the single-family homes across the street to the south to the taller three-storey to six-storey apartment buildings and three-storey townhouses in Phase 1 to the west of the subject site.
- A shared driveway, drive aisle and loading bay along the west edge of the site provide the transition to the previously approved Phase 1 to the west.

- Three-storey townhouse units fronting River Drive are designed with a more traditional form and character to provide continuity with the River Drive townhouses in Phase 1 and to provide a transition between the subject proposal and the single-family homes on the south side of River Drive. The design for these units incorporates raised yards, third floor setbacks, sloped roofs, dormer and gable end features to minimize the apparent height of the buildings as seen from River Drive.
- Two buildings, along with back yards with paver and lawn areas, tree planting and low 0.9 m height fencing are proposed adjacent to the City park to the east. Although both are three-storey buildings, the northeastern building will appear to have a lower two-storey building height as seen from the park and dike walkway due to the raised rear yard interface with the higher proposed City park grades.
- A proposed ESA modified enhancement area, townhouse decks and pedestrian connections provide the interface to the adjacent City dike and walkway to the north. The three three-storey buildings will appear to have lower two-storey building height as seen from the dike walkway due to the raised grade interface with the higher dike. The ESA proposal is further detailed later in this report.

Urban Design and Site Planning

- The proposal consists of two four-storey buildings with six units each, four three-storey buildings that have rooftop staircase access and eight to ten units each, ten three-storey buildings have two to ten units each. 11 units will have direct access from the street, 12 units will have access from the Phase 1 shared internal street, 22 units will have access from the two pedestrian mews, and 23 units will have access from the internal drive aisles.
- An attractive pedestrian-oriented streetscape is provided along River Drive, with smaller two and three-unit buildings, as well as an end unit, a pedestrian path into the site and a wider public pedestrian mews connection through the middle of the site from River Drive to the dike. Both pedestrian paths are proposed to include bollard lighting and wayfinding signage.
- The proposed public pedestrian mews is one of the many public accesses that will be provided in the overall Parc Riviera development between No. 4 Road and Shell Road. These public pedestrian accesses provide site permeability and waterfront access for the larger Tait residential neighbourhood. In order to secure the public pedestrian mews, the Development Permit considerations include granting of a 4 m wide Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) over the pedestrian mews through the site and entering into a Servicing Agreement for the design and construction of a 3 m wide paved path, 0.5 m wide landscape buffer on both sides, wayfinding signage, and River Drive pedestrian crossing.
- Two vehicle accesses are proposed from River Drive, in accordance with the master plan approved through the rezoning for the overall Parc Riviera development. The design of the shared westerly access SRW was approved as part of the Phase 1 Development Permit. In order to secure the shared use of the westerly drive aisle loop, the Development Permit considerations include granting of a Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) over the drive aisle and including the design and construction of the drive aisle in the required Servicing Agreement.

- All units have two vehicle parking spaces; 64 units have side-by-side double car garages and 21 units have tandem garages (25% of the required resident parking spaces). A legal agreement prohibiting the conversion of the tandem parking area into habitable area is a Development Permit consideration.
- A total of 17 visitor parking spaces, including an accessible visitor parking space, are proposed; which meets the zoning bylaw requirement. Both residential and visitor bicycle parking are provided and are also in compliance with the bylaw requirement.
- All units will have semi-private outdoor spaces consisting of front yards, rear yards, balconies and decks at the dike and rooftop levels.
- Outdoor amenity space is proposed adjacent to the central pedestrian mews and the dike; benefitting from adjacent unit casual surveillance, sun exposure and river views.
- Covered mailbox kiosks are provided in a central location on the south side of buildings 12 and 13, and short-term bicycle parking racks are provided throughout the site.
- Garbage, recycling and organic waste will be collected door to door; with storage space provided in individual unit garages.
- If the development is constructed in phases, the outdoor amenity area, public walkway and frontage improvements would be required to be constructed as part of the first phase.

Architectural Form and Character

- Buildings are designed to highlight individual unit identity, provide a common contemporary development identity, complement the more contemporary design of Phase 1 and provide a transition to the single-family character across River Drive.
- A pedestrian scale is generally achieved along the public streets and internal drive aisles through the inclusion of variation in building projections, recesses, covered entries or porches, varying material/colour combinations, landscape features and panelled garage doors with transom windows.
- The proposed building materials (asphalt roof shingles, hardi-plank, hardi-shingle, hardi-board and batten, hardi-panel, wood siding, metal and glass railings, and vinyl windows) are generally consistent with the Official Community Plan (OCP) guidelines and compatible with the existing character of the neighbourhood.
- There are six proposed colour/material schemes. A base colour of beige is accented with areas of dark brown, dark blue, light green and natural wood. The use of colour and variations in materials accentuate building articulation and provide visual interest. The colour palette is complementary to Phase 1.

Landscape Design and Open Space Design

- There are no existing trees on the development site.
- The applicant is proposing to plant 73 trees on-site, including eight conifers and 65 deciduous trees.
- A pedestrian-oriented streetscape is proposed along River Drive; with a landscaped edge treatment, low retaining walls, and stairs to individual raised yards and townhouse entries.
- Each unit will have semi-private outdoor space at grade. The units along the west edge of the site front onto the Phase 1 shared internal street. These units will have a semi-private porch and shared landscape area with tree planting. The units along the south edge of the site front onto River Drive. These units will have a semi-private raised yard, with paver area, low landscaping, and three steps down to the sidewalk. The units along the east edge of the site

back onto the City park. These units will have a semi-private back yard with paver area, small lawn and tree planting. The units along the north edge of the site back onto the ESA and City dike. These units will have a semi-private fenced deck surrounded by protected ESA planting. The internal units will have a semi-private front yard with paver area, low landscaping, tree planting and low fencing with gates to the two pedestrian mews.

- The outdoor amenity area includes a chess board surface, picnic tables and children's play areas designed for a variety of ages and interests with balance logs, sitting/stepping boulders, raised concrete stepper paths, metal pole maze, standing spinning toy, play house and natural fibar safety surface. Wayfinding signage is proposed to identify the public pedestrian path and private children's play areas.
- A variety of materials, patterns and colours are proposed to provide wayfinding and visual interest to the two entry drive aisles, the two pedestrian mews, informal pedestrian routes, individual unit entries, internal drive aisles, and garage accesses. The materials include asphalt, concrete and pavers in four sizes/patterns and five colours.
- In order to ensure that the proposed landscaping works are completed, the applicant required to provide a landscape security of $252,238.23 in association with the Development Permit.
- Indoor amenity space was constructed as part of Phase 1 in the building addressed 10013 River Drive. Access to the space for the subject phase was secured by legal agreement registered on title.

Crime Prevention Through Environmental Design

- Site lighting and clear site lines provide unobstructed views of surrounding area.
- Windows in individual units provide passive surveillance of common areas.
- Proposed planting near residential entries are low to maximize views and casual surveillance opportunities of and from common areas.
- All entrances are visible and overlooked by pedestrians or by neighbour's windows.

Sustainability

- Connection of the proposed development to the existing private Parc Riviera district energy system (DEU) was secured through Phase 1 by legal agreement registered on title. The proposed connection to a DEU meets the City's energy efficiency in townhouse developments policy.
- The developer also advises that the following additional sustainability features will be incorporated into the development: double glazed windows with Low-E glass; Energy Star appliances; low flow fixtures; and low emitting sealant, paints, adhesives, carpet and composite wood.

Environmentally Sensitive Area (ESA)

- There is an ESA designation over a 1,215 m^2 area along the north edge of the site, adjacent to the City dike. Existing vegetation is sparse, weedy and non-native species such as grasses, Himalayan blackberry and alder.
- The proposal includes an ESA modified enhancement area with a different configuration but same overall area of 1,215 m^2 as shown in the Development Permit. Proposed townhouse decks along the north edge of the site will be contained with 0.6 m high rail fencing to discourage access to the ESA.

- The proposed landscape plan was reviewed and accepted by the project environmental consultant as being suitable for shoreline planting providing an ecologically appropriate corridor of native species suitable for support of ecological processes including wildlife and pollinating insects. The proposed plant list is comprised entirely of native species and contains a mix of trees, shrubs and herbaceous species, including several flowering and fruiting species suitable for supporting birds and insects.
- Granting of a SRW and entering into an ESA legal agreement are Development Permit considerations to ensure that the ESA modified enhancement area and landscape plan are specified, protected, maintained, and ensure no future construction or alteration of the ESA.

Accessible Housing

- The proposed development includes two convertible townhouse units located at the south end of the central pedestrian mews with uninterrupted access to River Drive and the dike. These units are designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require the installation of a stair lift in each of the two staircases to provide access to all three levels of the three-storey townhouse units.
- 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.

Noise Mitigation

- The subject site is subject to overhead aircraft noise. Registration of a legal agreement on title was secured through the rezoning approval to ensure that the development is designed and constructed in a manner that mitigates potential aircraft noise and ensures the thermal comfort of residents. An acoustic report was received and is on file. Detailed information is required to be included in the Building Permit application.
- The required indoor noise and thermal comfort levels are proposed to be achieved through the building envelope design, with no upgrades identified in the acoustic report and District Energy Utility air conditioning to ensure the comfort of residents during the summer months.

Community Amenities

Community amenities secured through the rezoning application (RZ 07-380169) and subsequent Zoning Text Amendment applications (ZT 12-611282 and ZT 15-691748) are being implemented in phases. The following amenities have been provided or were secured by legal agreement through the rezoning and Zoning Text Amendment applications:

- Park land was provided to the City to a western park at 9991 River Drive, and a central park at 10211 River Drive.
- A contribution was provided to the City's Affordable Housing Reserve Fund in the amount of $7,350,459.
- Provision of Public Art (in the amount of $574,695) was secured through the rezoning. The Water #10 sculpture by Chinese artist, Jun Ren, previously exhibited as part of the Vancouver International Biennale was donated to the City and is installed at the west end of

Cambie Road in the middle arm dike greenway. $148,000 has been allocated by the developer to a new artwork to be integrated with Tait Waterfront Park, at the direction of the City. The remaining $26,695 has been deposited to the Public Art Provision for City Administration of the Public Art Program.

- The developer has agreed to provide a voluntary cash contribution in the amount of $1,000,000 prior to Development Permit issuance for the provision of community use space elsewhere in the City. Provision of a $1,000,000 cash contribution or 464.5 m^2 of community use space was secured with a 'no development' covenant registered on Title of the subject property, 10311 and 10333 River Drive (BB4018179). The agreement generally requires the contribution or construction agreement be entered into prior to submitting a Building Permit application for any development beyond the first phase. After the contribution is received, property owners can then proceed with discharging the agreement from Title.
- Provision of a City-owned child care facility (for up to 65 children) as part of the future third phase at 10311 River Drive was secured with a 'no development' covenant registered on Title of 10311 River Drive. This will be addressed through the Development Permit application for the site.
- Provision of an amenity reserve contribution ($500,000 cash contribution) as part of the fourth phase at 10333 River Drive was secured with a 'no development' covenant registered on Title of 10333 River Drive. This will be addressed through the Development Permit application for the site.

Conclusions

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

Sara Badyal

Sara Badyal
Planner 2
(604-276-4282)

SB:blg

Attachment 1: Development Application Data Sheet
Attachment 2: Development Application History Context Map
Attachment 3: Annotated Excerpt from September 21, 2016 Advisory Design Panel Minutes
Attachment 4: DP Considerations

City of Richmond

Development Application Data Sheet

Development Applications Department

DP 15-694616 **Attachment 1**

Address: A Portion of 10199 River Drive (13,471.6 m^2 portion of 14,065.8 m^2 overall property area)

Applicant: Dava Developments Ltd. Owner: Parc Riviera Project Inc.

Planning Area(s): Bridgeport

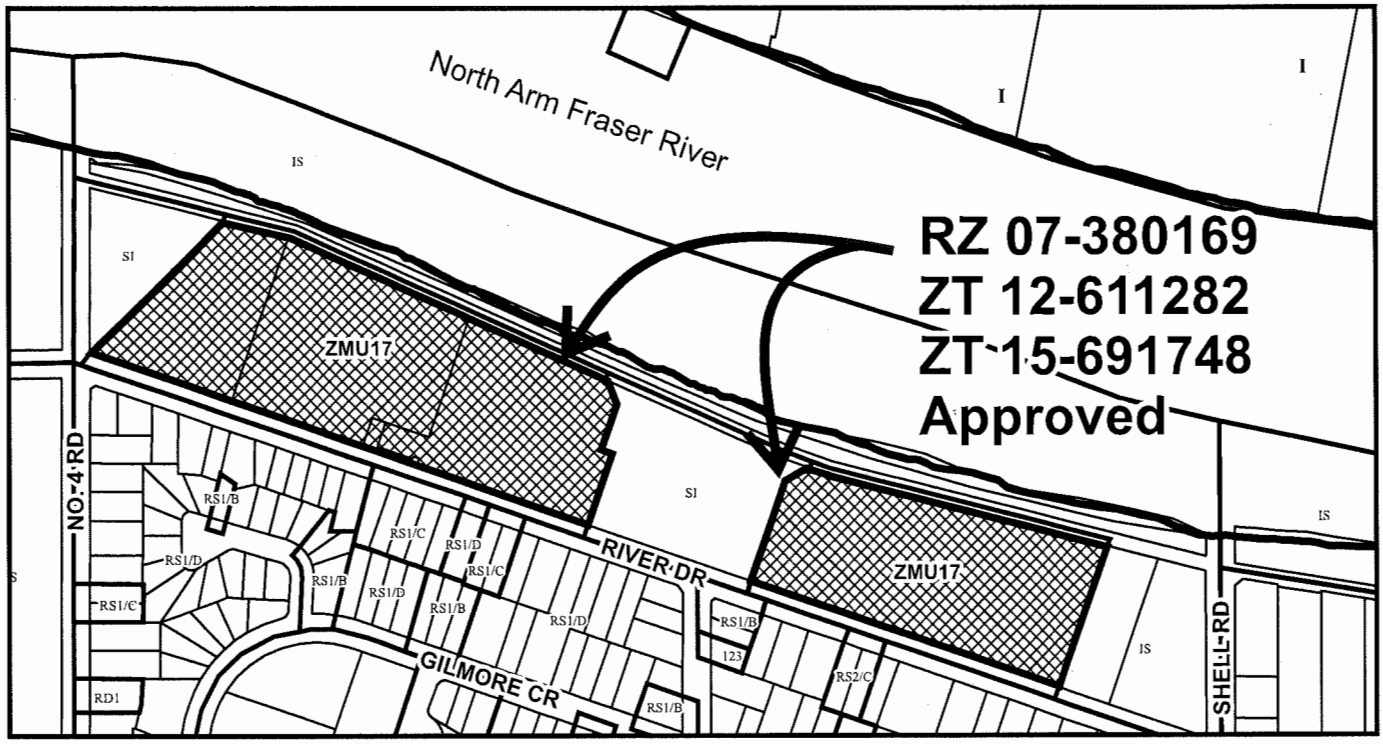
Floor Area Gross: 15,007 m^2 Floor Area Net: 10,081 m^2

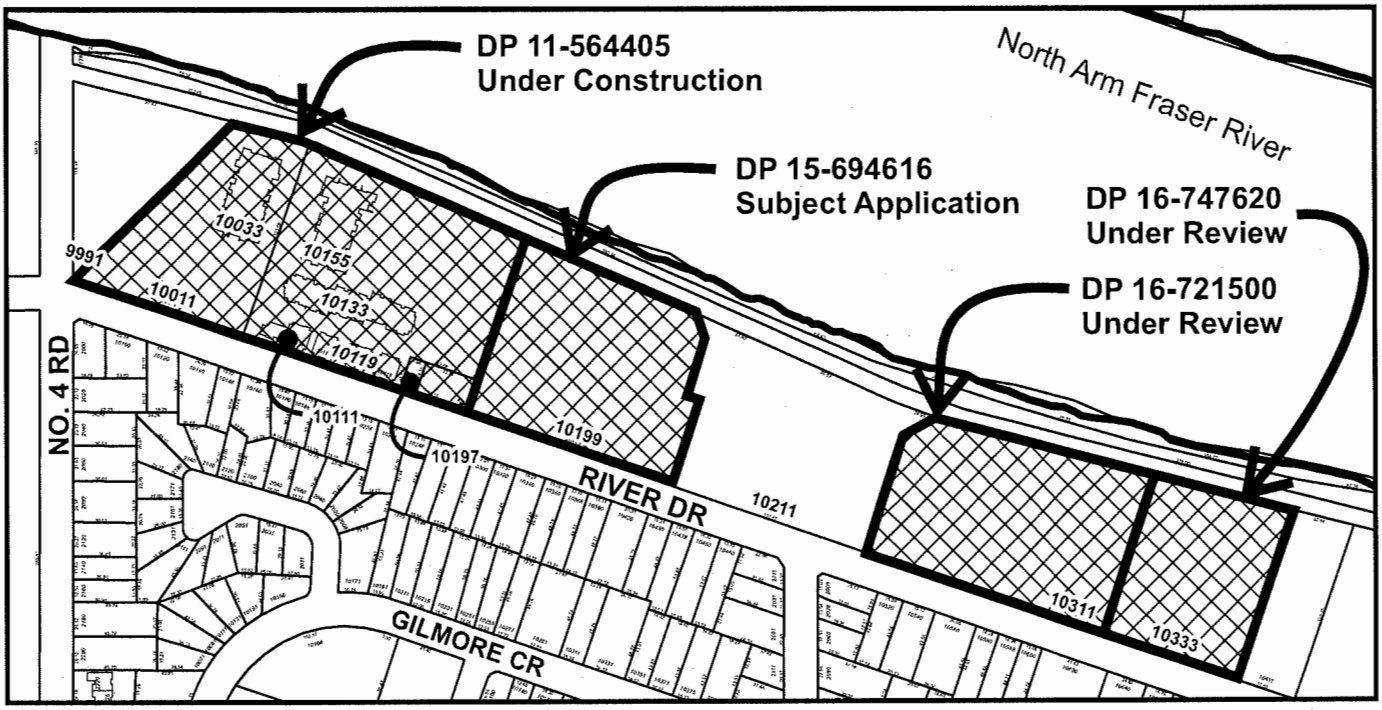
	Existing	Proposed
Site Area	13,471.6 m^2	Remains the same
Land Uses	Vacant	Multi-family Residential
OCP Designation	Residential Mixed-Use and Environmentally Sensitive Area (ESA)	Complies with ESA Modified Enhancement Area
Aircraft Noise Sensitive Development Policy	Area 2: High Aircraft Noise Sensitive Land Uses (except new single family) may be considered	Complies
Flood Construction Level	2.9 m GSC	Complies
Zoning	Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)	Complies
Number of Units	N/A	85 Townhouses

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max 1.38 in Area A	1.17 in Area A 0.75 in subject area	None permitted
Lot Coverage (% of lot area)	Max. 40%	35%	None
Setbacks (m)	River Dr: Min. 3 m Dike right-of-way: Min. 7.5 m Side Yard (West): Min. 6 m **Side Yard (East): Min. 6 m**	3 m 11 m 9.4 m **4.5 m**	**1.5 m Reduction**
Height (m)	Within 20 m of River Dr: Max. 10 m Within 20-36 m of River Dr: Max. 15 m Beyond 36 m of River Dr: Max. 26 m	9.7 m 12.5 m 9.5 m to 12.5 m	None
Parking Spaces	Residents: 170 Visitors: 17 Total: 187	170 17 187	None
Accessible Parking Spaces	Visitor: 1	1	None
Small Car Parking Spaces	Max. 50%	35%	None
Tandem Parking Spaces	Resident units: Max. 50%	25%	None
Bicycle Parking	Class 1 secure spaces: 107 Class 2 rack spaces: 17	148 17	None
Loading Spaces	Medium space: 1	1	None
Amenity Space – Indoor	Min. 100 m^2	Existing shared building at 10013 River Drive	None
Amenity Space – Outdoor	Min. 510 m^2	610 m^2	None

ATTACHMENT 2

City of Richmond





Parc Riviera Context Map
Development Application History
DP 15-694616

Original Date: 04/27/17

Revision Date:

Note: Dimensions are in METRES

Attachment 3

Annotated Excerpt from the Minutes from

The Design Panel Meeting

Wednesday, September 21, 2016

DP 15-694616	85-unit two and three storey townhouse development
Architect	Fougere Architecture Inc.
Location	A portion of 10199 River Drive

Panel Discussion

Comments from the Panel were as follows:

- Applicant could have worked with the siting as opposed to berming for flood control grade changes in the proposed development – ***All habitable area is located above the required flood construction level. Landscape berming addresses existing and proposed grades off-site of City park and dike.***
- Consider a consistent modern contemporary language for the roofs in the whole development; sloped roofs for the five front buildings seem out of character in the proposed development with predominantly flat roofs – ***Sloped roofs and more traditional form and character are proposed along River Drive for continuity with the streetscape character of Phase 1.***
- Central pedestrian mews with access to the outdoor amenity area is narrow – ***As required, the central public pedestrian link includes a 3m wide walkway and 0.5m wide landscaping on both sides.***
- East entry view is blocked by proposed outdoor parking space; could provide a direct path towards the dyke – ***Direct paths and views to the dike are provided at the west edge and through the middle of the site.***
- Applicant needs to provide clarity to the rationale for using vertical as opposed to horizontal banding in some townhouse buildings, e.g. in Buildings 15 and 16 – ***The form and character of buildings 15 and 16 are contemporary to match with and provide transition from the modern form of Building G of Phase 1.***
- Appreciate the flat roofs – ***Noted.***
- Public walkway could be wider up to the outdoor amenity area – ***Comment addressed above.***
- Agree with the wholistic approach to the Environmentally Sensitive Area (ESA) and not treated as a zone – ***Noted.***
- Complements Phase 1 and has its own identity – ***Noted.***
- The availability of community amenity areas, e.g. large open spaces for outdoor activities, which would have been available in higher density apartment buildings, is lacking in the proposed townhouse development typology – ***The development will have access to the indoor amenity building in Phase 1 and the proposed outdoor amenity area exceeds the OCP requirement.***
- Agree with the comment that the gabled townhouse units along River Drive are out-of-context in the proposed development – ***Comment addressed above.***
- Appreciate the flat roofs as they create a modern aesthetic – ***Noted.***
- Internal drive aisles are quite narrow; applicant needs to clarify if they are also usable for pedestrian circulation – ***There is no need for pedestrian circulation through the auto-courts. Uninterrupted accessible walkway is provided along the west edge and through the central pedestrian mews.***
- Appreciate the overall architectural character of the proposed development and the variety between buildings – ***Noted.***
- Appreciate the sustainability features of the proposed development including the connection to a district energy system; however, applicant needs to look at the potential energy distribution challenges (e.g. high water tables) for the townhouse development; also, the applicant needs to look at the location of the geo-exchange bore holes given the size of the proposed development – ***The mechanical system is under review.***
- Concerned about the stairs that connect up to the outdoor amenity area; investigate opportunities for a more accessible connection for people with disabilities and children in strollers – ***Incorporated. Stairs were removed and central pedestrian path redesigned to be accessible.***

- Appreciate the language of the architecture, i.e. the proposed modern geometric system – ***Noted.***
- Appreciate the side elevations and proposed colours – ***Noted.***
- Agree with comments that the architecture of the townhouse buildings along River Drive needs to be consistent with the whole development – ***Comment addressed above.***
- Appreciate the many connections to the Fraser River – ***Noted.***
- Suggest that the project provide five to six convertible townhouse units – ***The proposal includes providing two convertible townhouse units in Phase 2, and adding three adaptable apartment units in Building G Phase 1.***
- Pedestrian walkways should allow for multi-generational use and be wheel-friendly, e.g. for seniors on walkers and children in strollers – ***Comment addressed above.***
- Would like to see a building space that would provide a vista onto the park to encourage residents to participate in park activities – ***Park views are provided from the habitable (upper) floors of the townhouses. Due to the topography in the park design, no views are available from the drive aisles to the park between the buildings.***
- Concerned on the proposed low density of planting along the dyke; consider tightening up the spacing between plants and increase the size of the pots; also show the spacing of the plants in the plant list – ***Landscaping designed along dike to match approved designs in Phase 1 and Dike Servicing Agreement.***
- Appreciate the interior planting in the proposed development – ***Noted.***
- Consider lowering the proposed 42-inch rail fence adjacent to the park to provide better visual connection – ***Incorporated. Fence height reduced to 36-inch height.***
- Patios adjacent to the ESA need clear edge definitions for consistent management of the space by townhouse owners – ***Improved with rail fencing.***
- Consider introducing ramping around the outdoor amenity area to accommodate children on bicycles – ***Comment addressed above.***
- Consider design development to the paving at the end of Building 14 – ***Improved.***
- Unit D2 in Building 14 is very close to the outdoor amenity area as opposed to the more generous space between unit D2 in Building 11 and the outdoor amenity area – ***Reviewed. The two convertible units are proposed at the south end of the central pedestrian mews for uninterrupted accessibility to River Drive and the dike.***
- Consider providing shades in the outdoor amenity area, e.g. trees with canopies or arbours – ***Incorporated. Trees included.***
- Grading could have been handled more sensitively; grade change could be used to create some levels and introduce terracing to integrate better with the land form – ***Reviewed. The design avoids artificial materials such as retaining walls and maximizes landscaped area.***
- Applicant needs to clarify whether public access is allowed in spaces adjacent to the dyke – ***Public access is provided from River Drive to the dike through the central pedestrian mews.***
- The subject development's interaction with the Fraser River should consider the public realm plan of developments to the east and west of the subject site to make them more cohesive and provide a community feel – ***Landscaping designed along dike to match approved designs in Phase 1 and Dike Servicing Agreement.***
- Appreciate the traditional style of townhouses along River Drive – ***Noted.***
- The ends of Buildings 5 and 6 along River Drive facing each other have different architectural styles; consider design development to "respect each other" – ***Improved.***
- Proposed materials palette for the subject development is complementary to Phase 1 of the overall development; consider whether to reduce the use of natural wood in some parts of the proposed development – ***Reviewed. Natural wood proposed to accent the buildings.***
- Appreciate the "pop-ups" in the roofs of the four-storey structures; like the central raised areas in the townhouse blocks; also appreciate the variety of roofs in the proposed development – ***Noted.***

- Appreciate the proposed development's interaction with the dyke; also appreciate the raised areas in the centre spine, along the Fraser River, and along the park – ***Noted.***
- Consider relocating the exposed electrical kiosks at the end of the townhouse blocks adjacent to the outdoor amenity area – ***Reviewed. The kiosks are required, but will be screened with landscaping.***
- Consider design development to the ten-unit Building 12 to mitigate the flatness of the block and eliminate the "bowling alley" effect of the internal drive aisle – ***Reviewed. The west elevation accommodates front entries, front yards and addresses the central pedestrian mews that provides public pedestrian access from River Drive to the dike. The east elevation accommodates vehicle access to garages and is not visible from River Drive or the dike.***

Panel Decision

It was moved and seconded
That DP 15-694616 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
Opposed: Tom Parker

City of Richmond

Attachment 4

Development Permit Considerations

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

Address: Portion of 10199 River Drive **File No.: DP 15-694616**

Prior to forwarding this application to Council for approval, the developer is required to complete the following:

1. Receipt of a Letter-of-Credit for landscaping in the amount of $252,328.23.
2. City acceptance of the developer's voluntary contribution in the amount of $1,000,000.00 towards provision of Community Use Space in accordance with the legal agreement registered on Title (BB4018179) and discharge of the agreement.
3. Granting of a public-rights-of-passage statutory right-of-way (PROP SRW) over the westerly drive aisle loop for the purposes of vehicle and truck circulation purposes benefitting the residents, visitors and servicing of the adjacent development to the west. The works are to be built by the developer. The works are to be maintained by the owner. 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 owner's 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.
4. Granting of a 4 m wide public-rights-of-passage statutory right-of-way (PROP SRW) over the central internal walkway for the purposes of a public path connecting the River Drive sidewalk to the City Dike walkway. The works are to be built by the developer. The works are to be maintained by the owner. 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 owner's 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.
5. Granting of a statutory right-of-way (SRW) over the Environmentally Sensitive Area (ESA) modified enhancement area for the purposes of allowing the City to access and work in the protected area in case conditions of the ESA legal agreement are not met (i.e., in case the City needs to enter the lands to restore disturbed vegetation and charge the costs to the owner).
6. Registration of an ESA legal agreement on Title, including:
   a. Identification of the ESA modified enhancement area and landscape plan.
   b. A monitoring and maintenance program, including a plan for replacing vegetation that fails to establish (minimum of 3 years, as recommended by the QEP).
   c. Landscape security, based on the requested landscape enhancement plan and associated costing provided in a QEP report. Security will be calculated at a minimum of 110% of the cost of planting, materials and labour, including monitoring and maintenance.
   d. Protection of vegetation and to ensure no future construction or alteration of the ESA, with terms as recommended by the QEP.
7. Registration of a legal agreement on Title prohibiting the conversion of tandem parking area into habitable area.

Initial:_____

8. Entering into a Servicing Agreement* for the design and construction of engineering and transportation infrastructure. If the development is phased, the following works are to be constructed as part of the first phase. Works include, but may not be limited to:
   a) A pedestrian crossing on River Drive to connect through the proposed central pedestrian walkway SRW PROP to the waterfront trail, without any conflicts with existing driveways on the south side of River Drive. Coloured textured pavement at a marked crosswalk to match other crosswalks along River Drive. As well, special pavement marking and signage will be required at the interface of the sidewalk and internal walkway to advise and appear as a public facility. Speed deterrent measures such as bollards may be required at the River Drive side of the walkway. Additional road works may include curb extension modifications on the north side of River Drive and a raised crossing.
   b) A pedestrian internal walkway located in a 4 m SRW PROP with 3 m wide pavement and 0.5 m landscaped buffer on both sides connecting River Drive to the dike walkway. Design of the walkway is to include any additional temporary works and measures needed for pedestrian safety during construction of adjacent buildings/phases.
   c) Water Works: Use existing water service connection which is located east of the west property line at River Drive and relocate the existing hydrant that conflicts with the proposed easterly driveway (located near the east property line).
   d) Storm Sewer Works: The Developer is required to:
      i. Extend the existing storm sewer fronting 10197 River Drive from existing manhole STMH121118 to approximately 25 meters to the east and terminate via a manhole at the east end.
      ii. Install a new service connection and tie-in to the new manhole at the east end of the extended storm sewer.
      iii. At River Drive frontage, remove the inspection chambers and cut and cap (at developer's cost) the existing storm service connections located at mid-frontage and near the east property line of the proposed site.
   e) Sanitary Sewer Works: Use the existing sanitary sewer service connection which is located near the east property line of the proposed site at River Drive. Coordinate with the Architect and Electrical Consultant to relocate the proposed PMT which conflicts with the existing sanitary sewer service connection.
   f) Frontage Improvements: The Developer is required to:
      i. 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 right-of-ways 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 SRWs that shall be shown in the functional plan and registered prior to Servicing Agreement design approval:

BC Hydro PMT	4 m x 5 m	(width x depth)
BC Hydro LPT	3.5 m x 3.5 m	
Street light kiosk	1.5 m x 1.5 m	
Traffic signal kiosk	1 m x 1 m	
Traffic signal UPS	2 m x 1.5 m	
Shaw Cable kiosk	1 m x 1 m	*show possible location in functional plan
Telus FDH cabinet	1.1 m x 1 m	*show possible location in functional plan

      ii. Provide other frontage improvements as per Transportation's requirements. Improvements shall be built to the ultimate condition wherever possible. A transportation functional plan shall be included in the development process design review showing the pedestrian crossing works noted above and any needed alterations at the easterly driveway, sidewalk, curb and gutter, bulges, parking pockets and/or boulevard.
   g) General Items: The Developer is required to:
      i. Provide, prior to first Servicing Agreement design submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site, proposed utility installations, the existing dike structures along the north property line, and provide mitigation

recommendations. The mitigation recommendations shall be incorporated into the first Servicing Agreement design submission or if necessary prior to pre-load.

ii. Provide details regarding any proposed structures and/or pedestrian connections within the 7.5 m dike setback along the north property line, to the satisfaction of the Director of Engineering.

iii. 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.

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

- Incorporation of features in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes regarding: convertible units, aging in place, sustainability and connection to the Parc Riviera DEU located at 10197 River Drive.
- Submission of reports with recommendations prepared by an appropriate registered professional and incorporation of the identified acoustic and thermal measures in Building Permit (BP) plans.
- Submission of a traffic and parking management plan during construction to the satisfaction of the City's Transportation Department (http://www.richmond.ca/services/ttp/special.htm). If the development is phased, submission of a plan for each phase of development to the satisfaction of the City's Transportation and Parks Departments, including a detailed internal pedestrian circulation plan during construction.
- If applicable, payment of Latecomer Agreement charges associated with eligible latecomer works.
- 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.*

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 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 copy on file]

Signed Date

Initial:_____

City of Richmond

Development Permit

No. DP 15-694616

To the Holder:	DAVA DEVELOPMENTS LTD.
Property Address:	PORTION OF 10199 RIVER DRIVE
Address:	#228 - 2680 SHELL ROAD RICHMOND, BC V6X 4C9

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
   a) Reduce the required East Side Yard from 6.0 m to 4.5 m.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #35 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 $252,238.23 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 15-694616

To the Holder:	DAVA DEVELOPMENTS LTD.
Property Address:	PORTION OF 10199 RIVER DRIVE
Address:	#228 - 2680 SHELL ROAD RICHMOND, BC V6X 4C9

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.

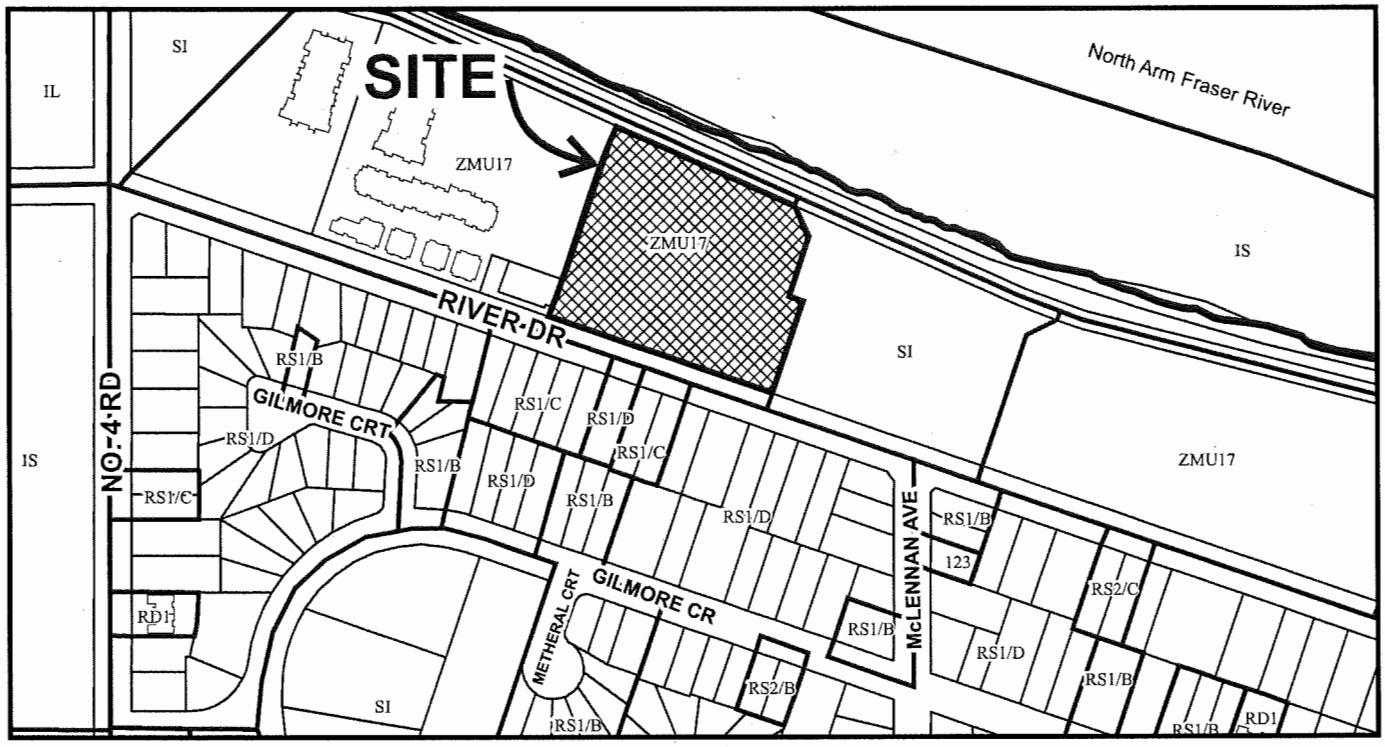
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

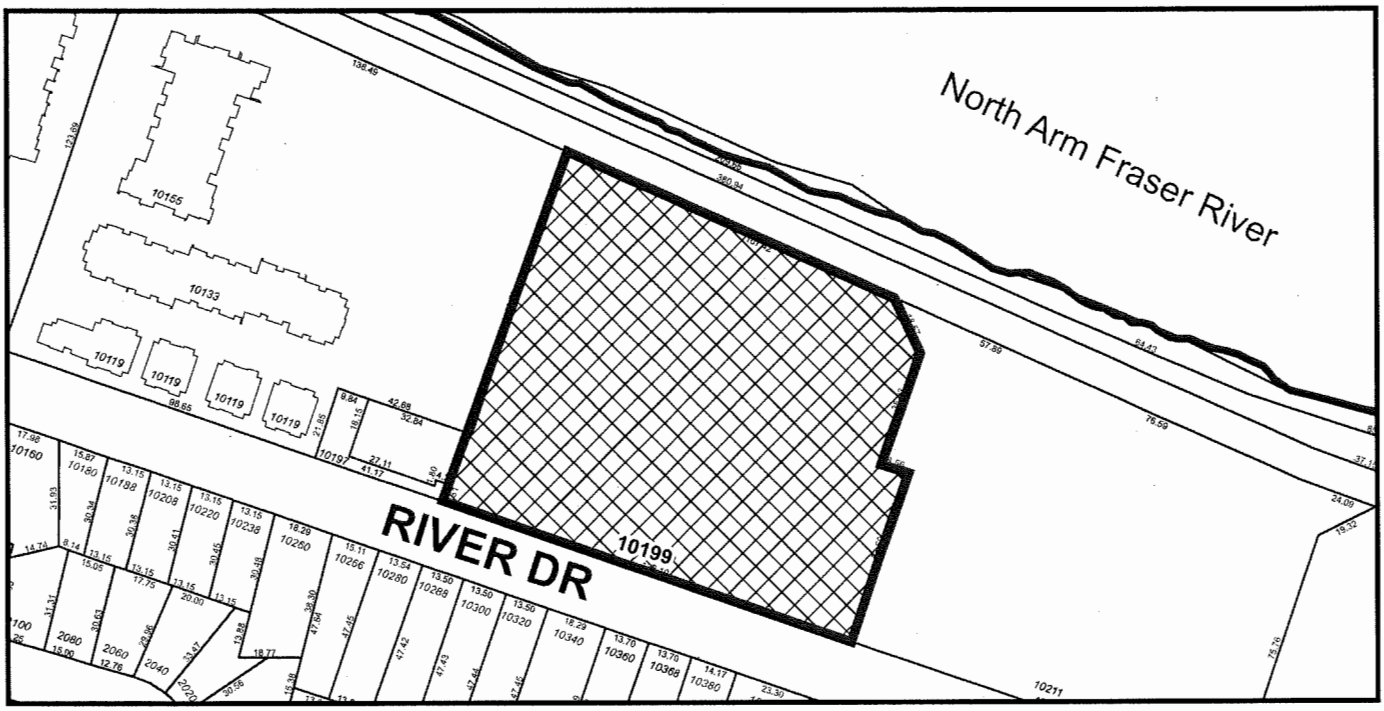
DELIVERED THIS DAY OF , .

_____

MAYOR

City of Richmond





DP15-694616
SCHEDULE "A"

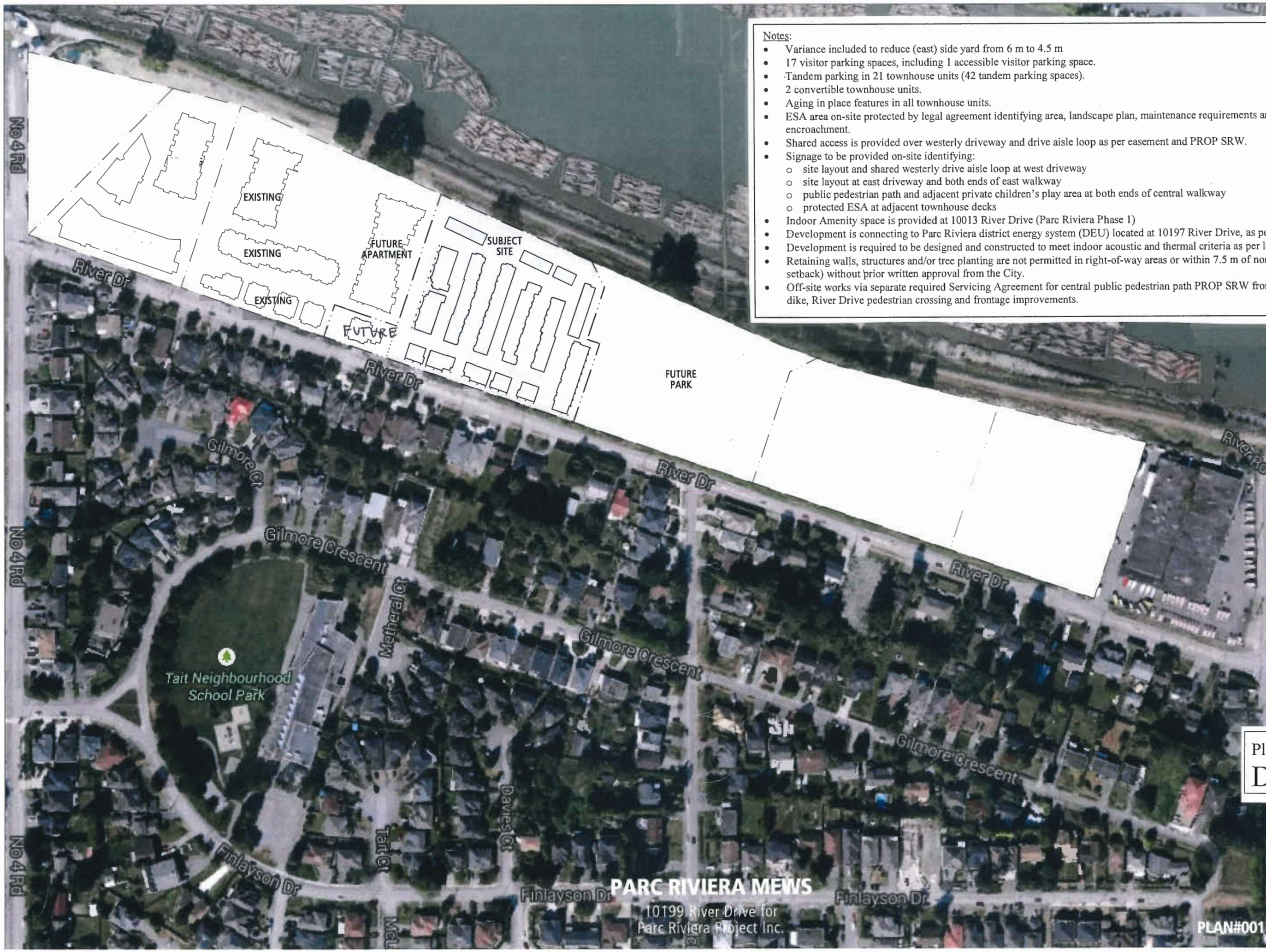
Original Date: 03/23/15

Revision Date: 04/27/17

Note: Dimensions are in METRES

Notes:

- Variance included to reduce (east) side yard from 6 m to 4.5 m
- 17 visitor parking spaces, including 1 accessible visitor parking space.
- Tandem parking in 21 townhouse units (42 tandem parking spaces).
- 2 convertible townhouse units.
- Aging in place features in all townhouse units.
- ESA area on-site protected by legal agreement identifying area, landscape plan, maintenance requirements and prohibiting encroachment.
- Shared access is provided over westerly driveway and drive aisle loop as per easement and PROP SRW.
- Signage to be provided on-site identifying:
  - site layout and shared westerly drive aisle loop at west driveway
  - site layout at east driveway and both ends of east walkway
  - public pedestrian path and adjacent private children's play area at both ends of central walkway
  - protected ESA at adjacent townhouse decks
- Indoor Amenity space is provided at 10013 River Drive (Parc Riviera Phase 1)
- Development is connecting to Parc Riviera district energy system (DEU) located at 10197 River Drive, as per legal agreement.
- Development is required to be designed and constructed to meet indoor acoustic and thermal criteria as per legal agreement.
- Retaining walls, structures and/or tree planting are not permitted in right-of-way areas or within 7.5 m of north property line (dike setback) without prior written approval from the City.
- Off-site works via separate required Servicing Agreement for central public pedestrian path PROP SRW from River Drive to the dike, River Drive pedestrian crossing and frontage improvements.



CONTEXT PLAN

SCALE 1:1000

0 20 40 80m

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

REGISTERED ARCHITECT WAYNE A. FOUGERE March 21 2017 BRITISH COLUMBIA

Plan 1 May 3, 2017

DP 15-694616

DPP RESUBMISSION
DP 15-694616
FEBRUARY 10, 2017

FOUGERE architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202 – 2425 Quebec Street 604.873.2907
Vancouver, BC V5T 4L6 fougerearchitecture.ca

FLOOR AREA CALCULATION

Proposed Zoning ZMU17 | Gross Site Area 151,403 sf (3.48 acres) | Net Site Area 145,007 sf (3.33 acres)

Unit Count	Unit Type	Ground Total Floor Area	Main Total Floor Area	Upper Total Floor Area	Top Total Floor Area	Unit Total		Total		Ground Floor Stair Exemption	Main Floor Staircaise Exemption	Upper Floor Staircaise Exemption	Top Floor Staircaise Exemption	Garage Area Exemption	Covered / Amenity Area Exemption	Unit Net Floor Area		Total Net Area		Unit GFA (Saleable)		Total GFA (Saleable)	
2	A1 (3 BR+Den+Family)	675	675	623	0	1,973	sf	3,946	sf	84	24	34	0	335	130	1,366	sf	2,732	sf	1,508	sf	3,016	sf
6	A2 (3 BR+Den)	675	659	545	0	1,879	sf	11,274	sf	84	24	34	0	327	130	1,280	sf	7,680	sf	1,422	sf	8,532	sf
1	A3 (3 BR+Den)	699	644	549	0	1,892	sf	1,892	sf	67	41	34	0	327	178	1,245	sf	1,245	sf	1,387	sf	1,387	sf
2	A4 (3 BR+Den)	719	703	545	0	1,967	sf	3,934	sf	83	25	34	0	327	218	1,280	sf	2,560	sf	1,422	sf	2,844	sf
4	B1 (3 BR)	561	590	634	0	1,785	sf	7,140	sf	58	30	37	0	460	48	1,152	sf	4,608	sf	1,277	sf	5,108	sf
4	B2 (3 BR)	561	590	627	0	1,778	sf	7,112	sf	58	30	38	0	460	48	1,144	sf	4,576	sf	1,270	sf	5,080	sf
1	C1 (3 BR)	567	595	637	0	1,799	sf	1,799	sf	58	30	36	0	462	48	1,165	sf	1,165	sf	1,289	sf	1,289	sf
6	D1 (3 BR)	563	599	671	0	1,833	sf	10,998	sf	47	61	29	0	457	0	1,239	sf	7,434	sf	1,376	sf	8,256	sf
2	D2 (3 BR)	563	599	690	0	1,852	sf	3,704	sf	47	61	29	0	457	0	1,258	sf	2,516	sf	1,395	sf	2,790	sf
6	D3 (3 BR)	563	609	700	0	1,872	sf	11,232	sf	47	61	29	0	457	0	1,278	sf	7,668	sf	1,415	sf	8,490	sf
17	E1 (3 BR)	531	607	620	0	1,758	sf	29,886	sf	0	56	52	0	476	0	1,174	sf	19,958	sf	1,282	sf	21,794	sf
4	E2 (3 BR)	531	615	628	0	1,774	sf	7,096	sf	0	56	52	0	476	0	1,190	sf	4,760	sf	1,298	sf	5,192	sf
12	E3 (3 BR)	531	607	620	115	1,873	sf	22,476	sf	0	56	52	67	476	0	1,222	sf	14,664	sf	1,397	sf	16,764	sf
4	E4 (3 BR)	531	615	628	115	1,889	sf	7,556	sf	0	56	52	67	476	0	1,238	sf	4,952	sf	1,413	sf	5,652	sf
8	F1 (3 BR+Family)	544	656	560	560	2,320	sf	18,560	sf	0	84	24	47	459	72	1,634	sf	13,072	sf	1,789	sf	14,312	sf
2	F2 (3 BR+Family)	544	673	576	560	2,353	sf	4,706	sf	0	84	24	47	459	72	1,667	sf	3,334	sf	1,822	sf	3,644	sf
2	F3 (3 BR+Family)	541	648	570	570	2,329	sf	4,658	sf	0	92	16	47	456	84	1,634	sf	3,268	sf	1,789	sf	3,578	sf
2	G1 (3 BR+Family)	595	623	562	0	1,780	sf	3,560	sf	72	36	24	0	337	154	1,157	sf	2,314	sf	1,289	sf	2,578	sf
85								161,529	sf								sf	108,506	sf		sf	120,306	sf

Maximum FAR	1.38
Proposed FAR	0.748

Drawing List

PAGE NO.	Drawing Title	Scale
D001	Context Plan	1 = 1000
D002	Site Data	NTS
D01	Site Plan	1:250
D01a	ESA Plan	1:200
D02	Parking Plan	1:250
D04	Block Plan, Elevation Bldg 1	1:100
D04a	Block Plan, Elevation Bldg 5	1:100
D05	Block Plan, Elevation Bldg 2 & 3	1:100
D06	Block Plan, Elevation Bldg 4	1:100
D07	Block Plan Bldg 6	1:100
D08	Elevations Bldg 6	1:100
D09	Block Plan, Elevation Bldg 7	1:100
D10	Block Plan, Elevation Bldg 8	1:100
D11	Block Plan Bldg 9	1:100
D12	Elevations Bldg 9	1:100
D13-D14	Block Plan Bldg 10	1:100
D15	Elevations Bldg 10	1:100
D16	Block Plan, Elevation Bldg 11	1:100
D17	Block Plan Bldg 12	1:100
D18	Elevation Bldg 12	1:100
D19	Block Plan Bldg 13	1:100
D20	Elevation Bldg 13	1:100
D21	Block Plan, Elevation Bldg 14	1:100
D22	Block Plan Bldg 15 & 16	1:100
D23	Elevations Bldg 15 & 16	1:100
D24-D25-D26	Site Sections	1:200
D27-D28-D29-D30	Area Calculations	1:100
D31	Convertible Unit	1:50
D32	Streetscapes	1:250
D33-D34	Perspectives	NTS

UNIT DENSITY		SITE COVERAGE CALC.			ACCESSORY CALC.			COVERED AREA CALC.				
Unit Count	Unit Type	Foot Print	Total Area		Accessory Area	Total Accessory Area		Covered Area	Total Covered Area		Bicycle Count	Total Bicycle Count
2	A1 (3 BR+Den+Family)	675	1,350	sf	335	670	sf	130	260	sf	1	2
6	A2 (3 BR+Den)	675	4,050	sf	327	1,962	sf	130	780	sf	1	6
1	A3 (3 BR+Den)	699	643	sf	327	327	sf	178	178	sf	1	1
2	A4 (3 BR+Den)	719	1,438	sf	327	654	sf	218	436	sf	1	2
4	B1 (3 BR)	561	2,244	sf	460	1,840	sf	48	192	sf	1	4
4	B2 (3 BR)	561	2,244	sf	460	1,840	sf	48	192	sf	1	4
1	C1 (3 BR)	567	567	sf	462	462	sf	48	48	sf	1	1
6	D1 (3 BR)	563	3,378	sf	457	2,742	sf	0	0	sf	2	12
2	D2 (3 BR)	563	1,126	sf	457	914	sf	0	0	sf	2	4
6	D3 (3 BR)	563	3,378	sf	457	2,742	sf	0	0	sf	2	12
17	E1 (3 BR)	566	9,622	sf	476	8,092	sf	0	0	sf	2	34
4	E2 (3 BR)	566	2,264	sf	476	1,904	sf	0	0	sf	2	8
12	E3 (3 BR)	566	6,792	sf	476	5,712	sf	0	0	sf	2	24
4	E4 (3 BR)	566	2,264	sf	476	1,904	sf	0	0	sf	2	8
8	F1 (3 BR+Family)	637	5,096	sf	459	3,672	sf	72	576	sf	2	16
2	F2 (3 BR+Family)	637	1,274	sf	459	918	sf	72	144	sf	2	4
2	F3 (3 BR+Family)	653	1,306	sf	456	912	sf	84	168	sf	2	4
2	G (3 BR+Family)	595	1,190	sf	337	674	sf	154	308	sf	1	2
7	Electrical Closet	42 x 6 + 75	327	sf	0	0	sf	0	0	sf	0	0
			50,553	sf		37,941	sf		3,282	sf		148

Site Area	145,007 sf (3.33 acres)	Maximum Lot Coverage	40.0%	Maximum Accessory Area per unit	538 sf	Maximum Covered Area	10.0% of Net	Minimum Bicycle	1.25 per unit
Proposed Density	25.52 upa	Proposed Lot Coverage	34.9%	Proposed Average Accessory Area	446 sf	Proposed Covered Area	3.02 %	Proposed Bicycle	1.74 per unit

SITE DATA

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

REGISTERED ARCHITECT
DANIEL A. FOUGERE
March 21 2017
BRITISH COLUMBIA

Plan 2 May 3, 2017

DP 15-694616

DPP RESUBMISSION
DP 15-694616
FEBRUARY 10, 2017

PARC RIVIERA MEWS

10199 River Drive for
Parc Riviera Project Inc.

PLAN#002

FOUGERE
architecture inc.
BRITISH COLUMBIA · ALBERTA · WASHINGTON
202 – 2425 Quebec Street 604.873.2907
Vancouver, BC V5T 4L6 fougerearchitecture.ca

* 4.5 M SETBACK ALONG EAST PROPERTY LINE BY VARIANCE

4M WIDE PROP SRW

FRASER RIVER

DIKE SRW

EASEMENT

PARC RIVIERA PHASE 1

BUILDING G

PARC RIVIERA DEU

△ SHARED ACCESS EASEMENT & PROP SRW

PROP SRW

RIVER DRIVE

OUTDOOR AMENITY SPACE: 610 sm 7.18 sm PER UNIT

BLDG 14 (73D3, 72D1, 71D1, 70D3)

BLDG 11 (49D3, 48D1, 47D2)

BLDG 8 (29D2, 28D3)

BLDG 15 (74F2, 75F1, 76F1, 77F1, 78F1, 79F3)

BLDG 16 (80F3, 81F1, 82F1, 83F1, 84F1, 85F2)

BLDG 13 (69E4, 68E3, 67E1, 66E1, 65E3, 64E3, 63E1, 62E1, 61E1, 60E2)

BLDG 12 (50E4, 51E3, 52E1, 53E1, 54E3, 55E3, 56E1, 57E1, 58E1, 59E2)

BLDG 10 (46E4, 45E3, 44E1, 43E3, 42E3, 41E1, 40E1, 39E1, 38E2)

BLDG 9 (30E4, 31E3, 32E3, 33E3, 34E1, 35E1, 36E1, 37E2)

BLDG 7 (27D3, 26D1, 25D1, 24D1, 23D3)

BLDG 6 (22C1, 21B2, 20B1, 19B2, 18B1, 17B2, 16B1, 15B2, 14B1, 13A3)

BLDG 1 (1A4, 2A2)

BLDG 2 (3A2, 4A1, 5G1)

BLDG 3 (6G1, 7A1, 8A2)

BLDG 4 (9A2, 10A2)

BLDG 5 (11A2, 12A4)

PROVISION OF ACCESSIBILITY FEATURES "AGING-IN-PLACE" REQUIREMENTS ON ALL UNITS:

- Entry doors minimum 855 mm clear opening (3'-0" swinging door spec.)
- Hallways minimum 900 mm width
- Door from garage to living area minimum 2'-10" (swinging door spec.)
- Blocking to bathrooms for installation of grab-bars (toilet, tub and shower)
- Provision of lever door handles
- One window that can be opened with a single hand in the living room
- One window that can be opened with a single hand in one bedroom

LEGEND:

- LIVE PLANT
- PLAYING AREA
- PERMEABLE PAVER
- PATIO
- OPEN SPACE

- FLOOD PLAIN LEVEL: 2.90 m
- DOOR TO DOOR GARBAGE AND RECYCLING PICKUP
- G:3.30m Ground floor Grade
- * Refer to Landscape

SITE PLAN

SCALE 1:250

0 5 10 20m

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND AFEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

REGISTERED ARCHITECT WAYNE A. FOUGERE March 21 2017 BRITISH COLUMBIA

Plan 3 May 3, 2017

DP 15-694616

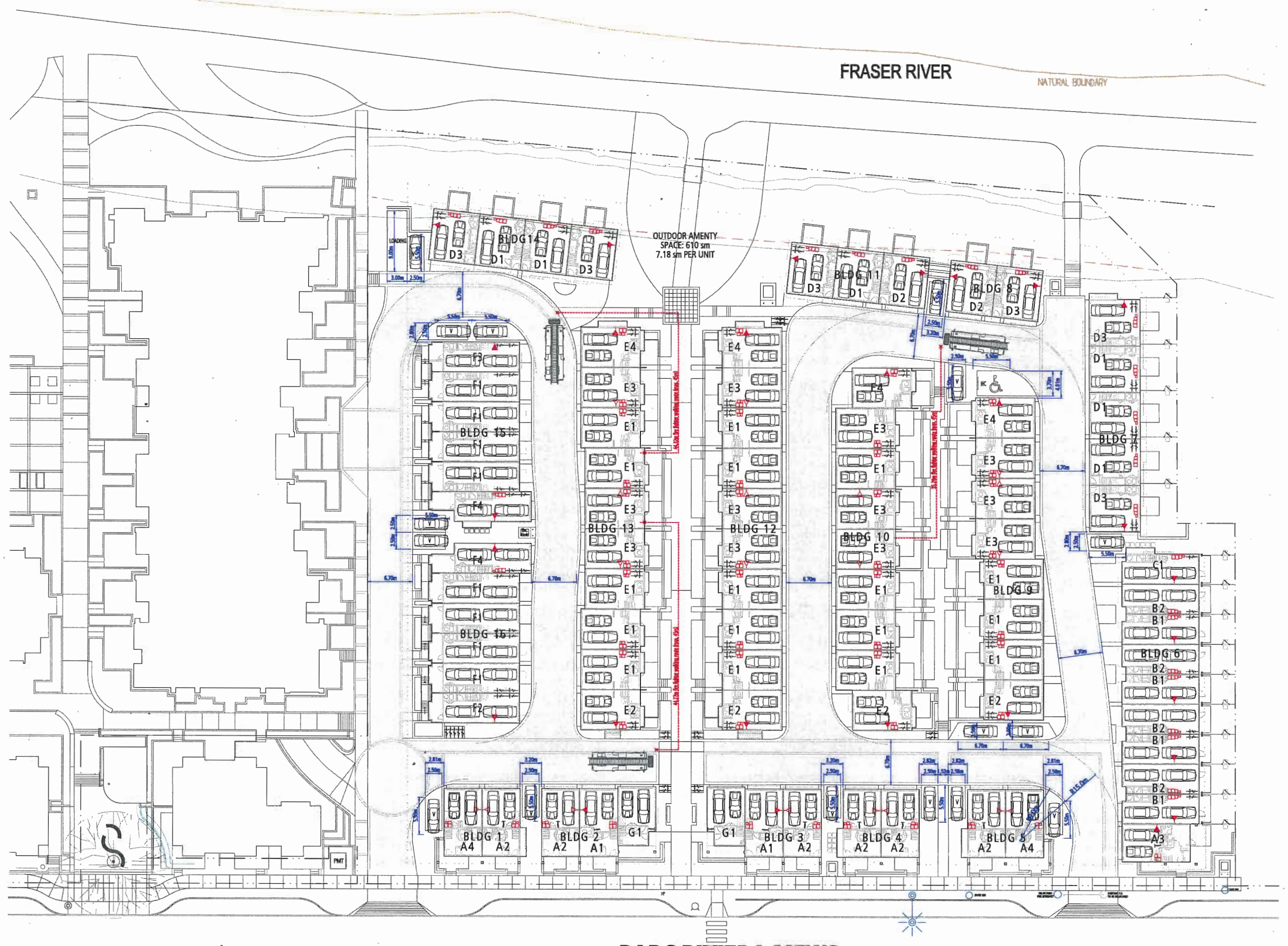
DPP RESUBMISSION
DP 15-694616
MARCH 21, 2017

PARC RIVIERA MEWS

10199 River Drive for
Parc Riviera Project Inc.

PLAN#01

FOUGERE architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202 – 2425 Quebec Street Vancouver, BC V5T 4L6
604.873.2907 fougerearchitecture.ca



PARKING & BICYCLE DATA

Residential 2 cars/unit	170
Visitor 0.2 cars/unit	+ 17
Total Required	187
Parking Provided	170
Standard Stall (required min 50% of stalls)=106 stall (62%)	
Small Stall=64 stall	
Tandem Stall (required max 50% of units)=21 unit (25%)	
Visitor Provided	+ 17
Total Provided	187
HC car stalls provided	1
Medium-Size Loading Stall	1
On-site Bicycle Parking Requirements	
Class 1: 1.25 stalls/unit	107
Class 2: 0.2 stall/unit	17
Class 1 Stalls Provided	
Horizontal Stalls	135
max. 33% Vertical Stalls	13
Total Provided	148
Residential Class 2 Stalls Provided	17

LEGEND

- STANDARD CAR STALL SIZE: 2.5m x 5.5m
- STANDARD CAR STALL SIZE: 3.4m x 5.5m tandem arrangement
- SMALL CAR STALL SIZE: 2.3m x 4.6m
- HANDICAPPED CAR STALL SIZE: 3.7m x 5.5m
- CLASS 1 BIKE STALL SIZE: 1.8m x 0.6m
- CLASS 1 BIKE STALL (Vertical) SIZE: 1.0m x 0.6m
- Electric Vehicle Plug-Ins
- Pre-Ducting for Future Wiring
- 6.0m Wide Driveway with 4.3m Vertical Clearance

PARKING PLAN

SCALE 1:250

0 5 10 20m

Plan 4 May 3, 2017

DP 15-694616

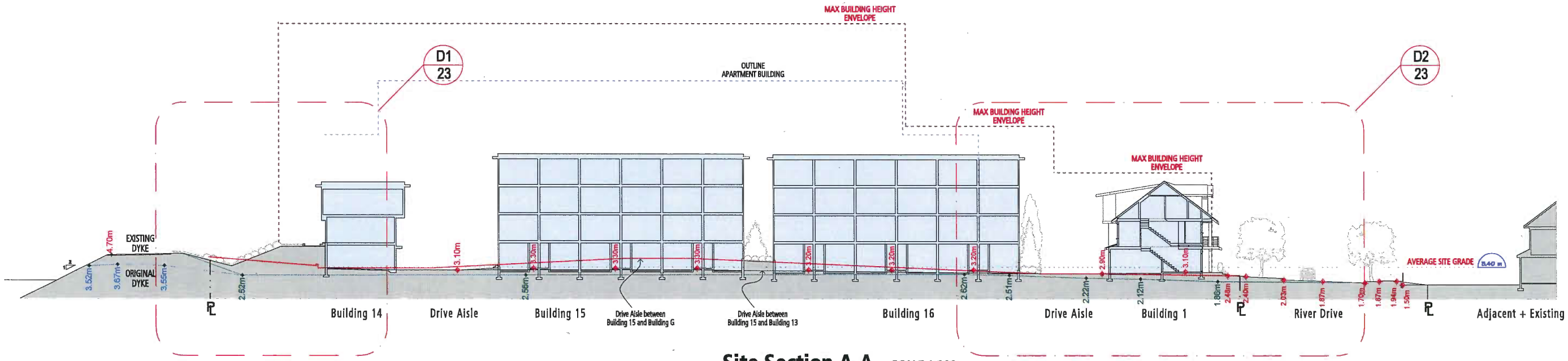
DPP RESUBMISSION
DP 15-694616
MAY 03, 2017

PARC RIVIERA MEWS

10199 River Drive for
Parc Riviera Project Inc.

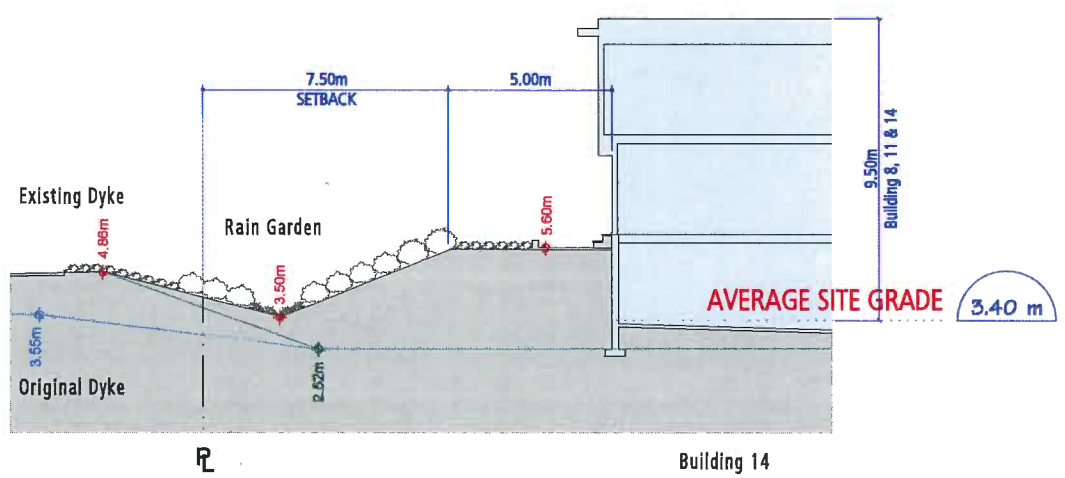
PLAN#02

FOUGERE architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202–2425 Quebec Street 604.873.2907
Vancouver, BC V5T 4L6 fougerearchitecture.ca



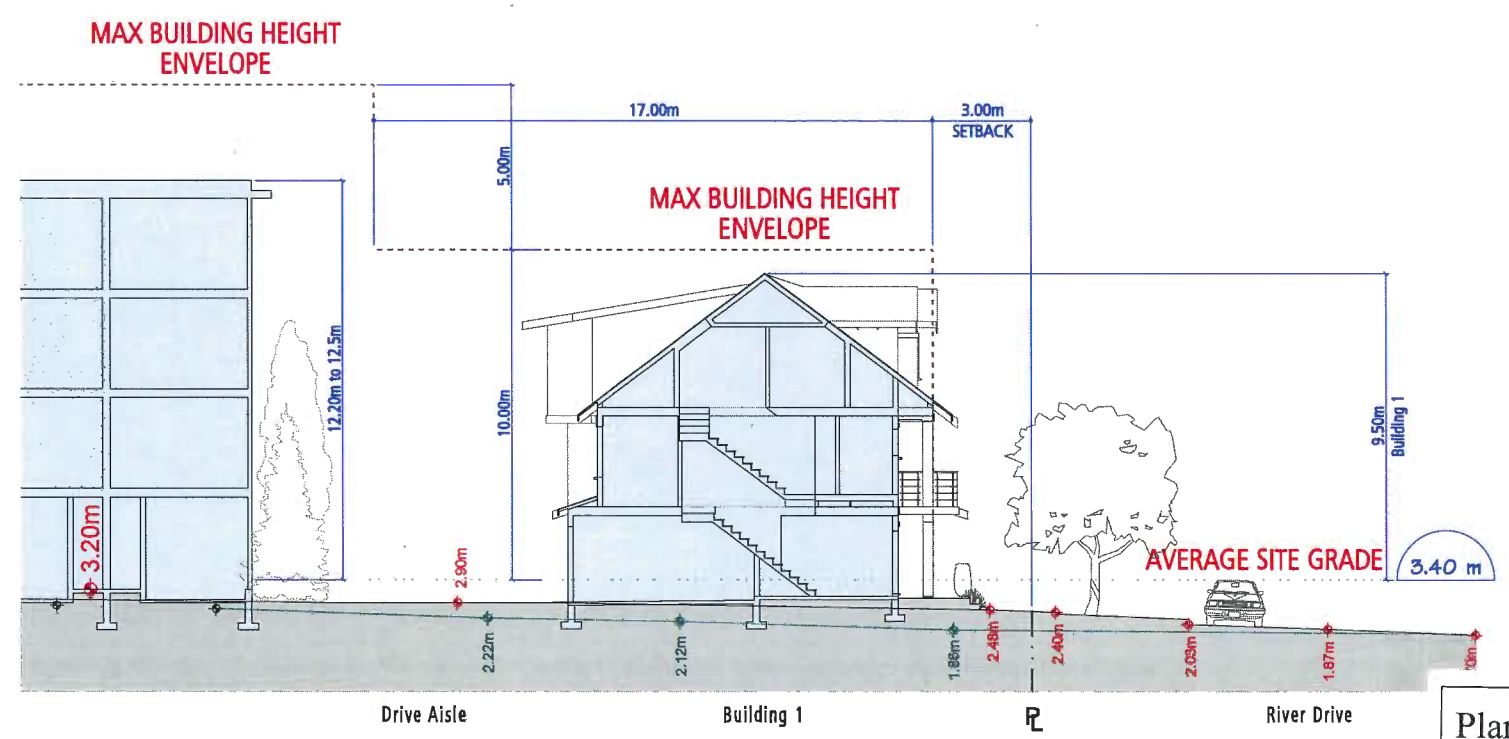
Site Section A-A SCALE 1:200

0 2 5 10 20m



DETAIL 1 SCALE 1:100

0 2 5 10m



DETAIL 2 SCALE 1:100

0 2 5 10m

SITE SECTION

Plan 5 May 3, 2017

DP 15-694616

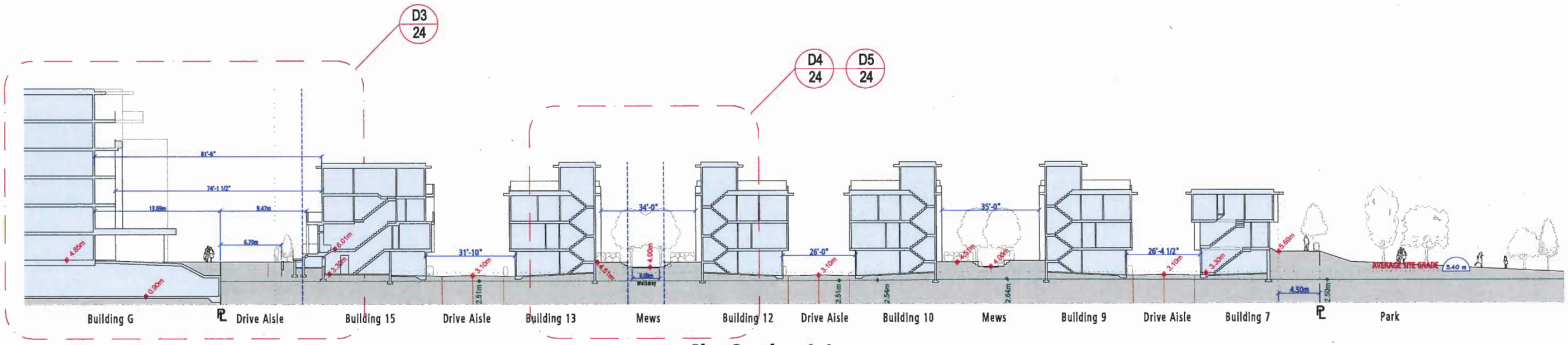
DPP RESUBMISSION
DP 15-694616
MAY 03, 2017

PARC RIVIERA MEWS

10199 River Drive for
Parc Riviera Project Inc.

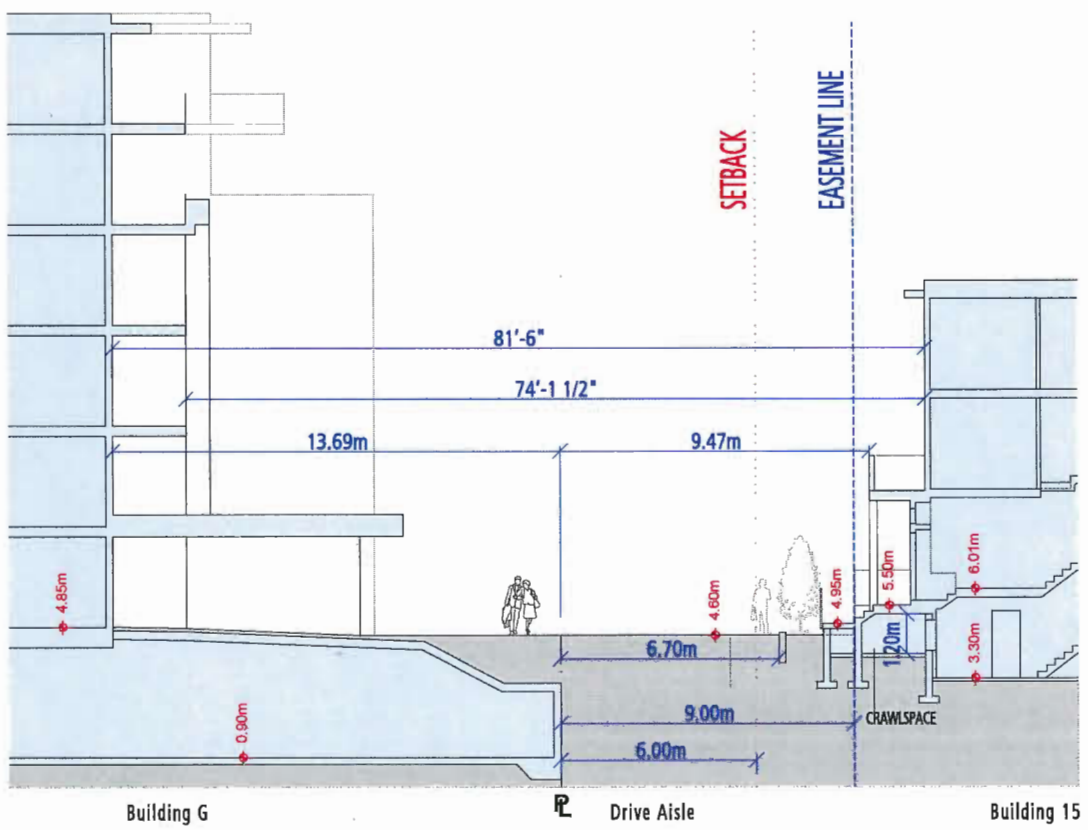
PLAN#24

FOUGERE architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202 – 2425 Quebec Street 604.873.2907
Vancouver, BC V5T 4L6 fougerearchitecture.ca



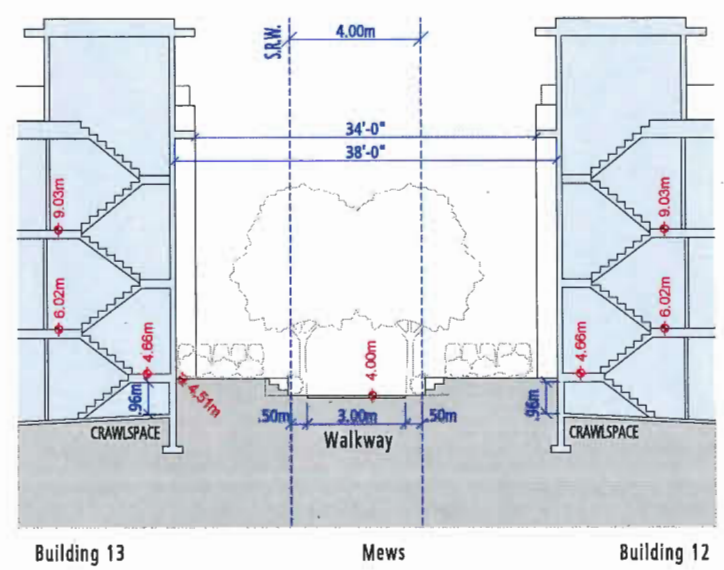
Site Section 1-1 SCALE 1:200

0 2 5 10 20m



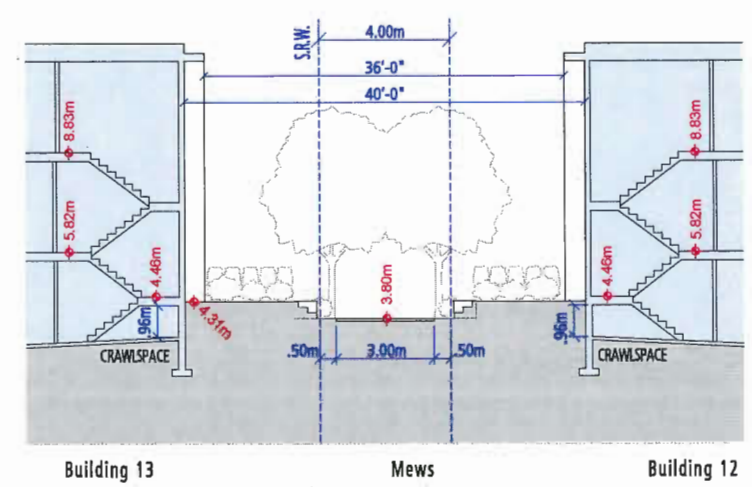
DETAIL 3 SCALE 1:100

0 2 5 10m



DETAIL 4 SCALE 1:100

0 2 5 10m



DETAIL 5 SCALE 1:100

0 2 5 10m

SITE SECTION

Plan 6 May 3, 2017
DP 15-694616

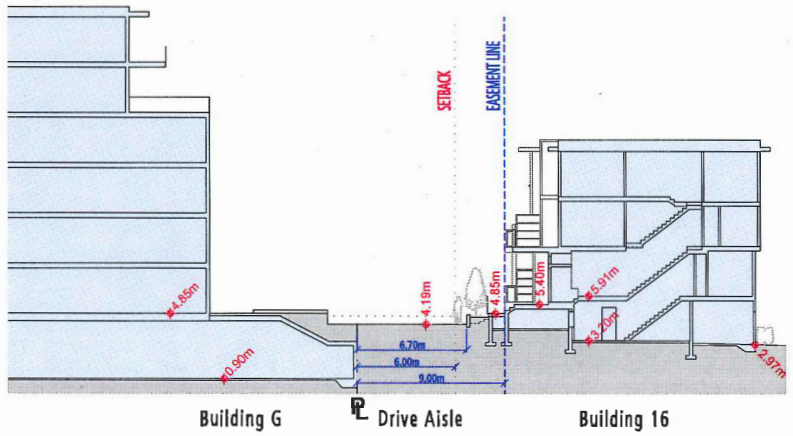
DPP RESUBMISSION
DP 15-694616
MAY 03, 2017

FOUGERE architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202–2425 Quebec Street 604.873.2907
Vancouver, BC V5T 4L6 fougerearchitecture.ca

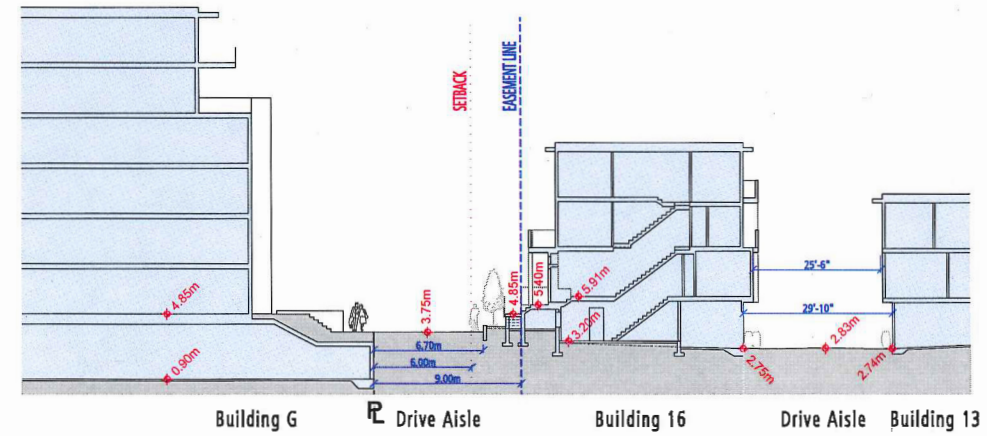
PLAN#25

PARC RIVIERA MEWS

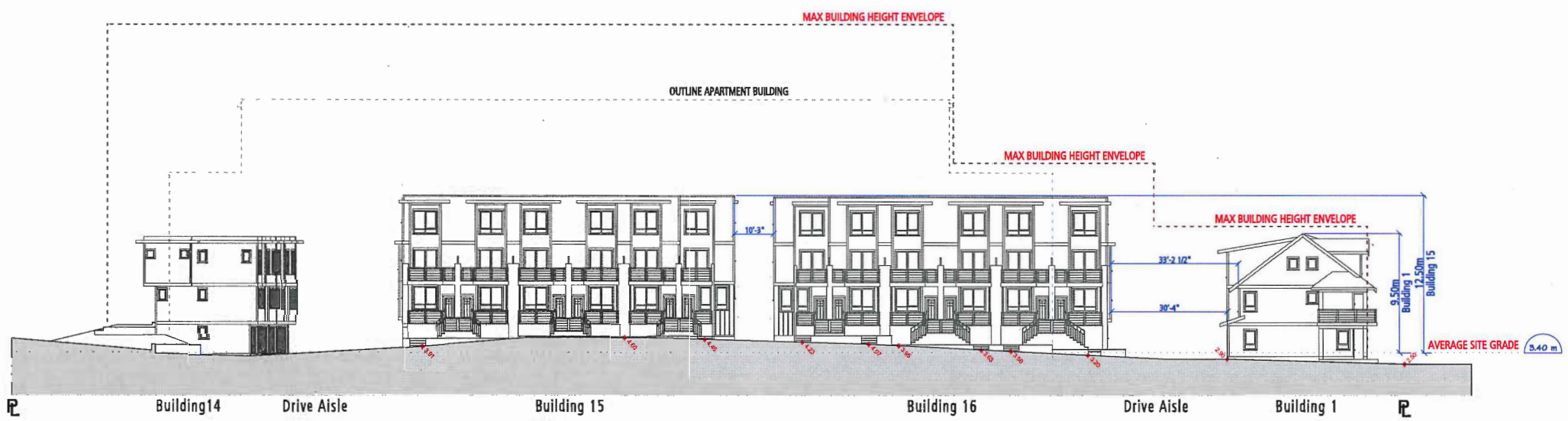
10199 River Drive for
Parc Riviera Project Inc.



Site Section 2



Site Section 3



Site Section D-D

SITE SECTION

Plan 7 May 3, 2017

DP 15-694616

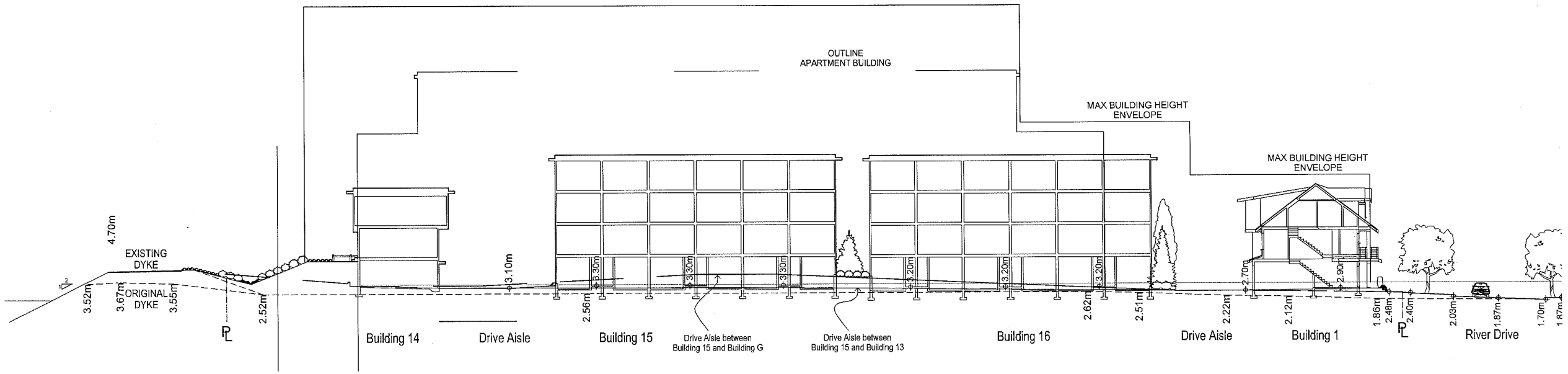
DPP RESUBMISSION
DP 15-694616
MAY 03, 2017

FOUGERE
architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202–2425 Quebec Street 604.873.2907
Vancouver, BC V5T 4L6 fougerearchitecture.ca

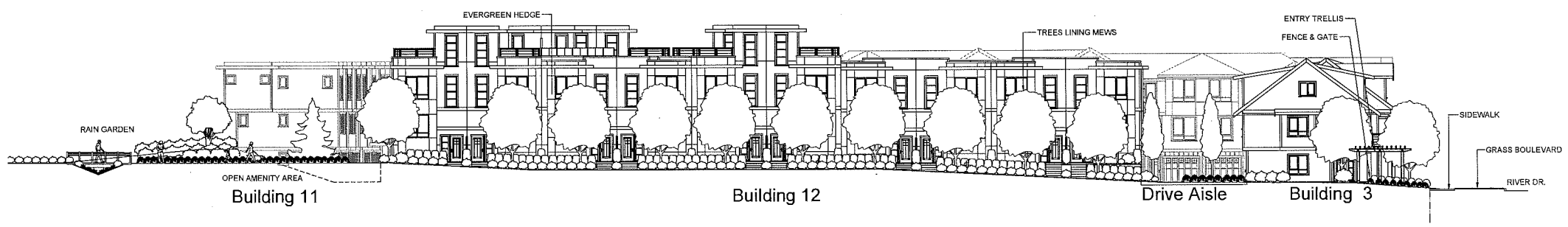
PLAN#26

PARC RIVIERA MEWS

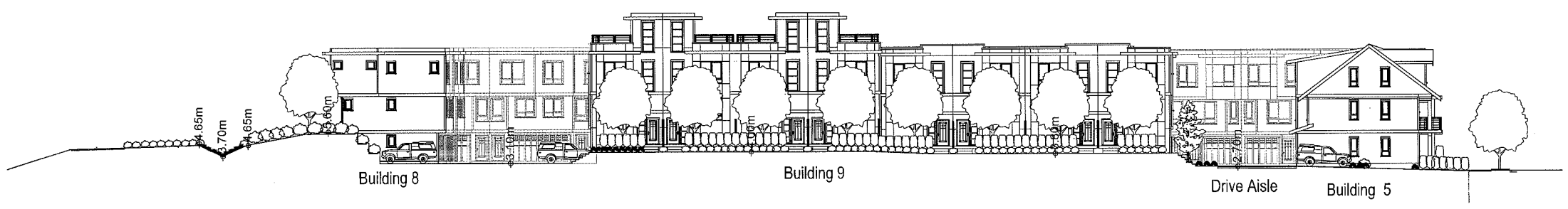
10199 River Drive for
Parc Riviera Project Inc.



Site Section A-A



Site Section B-B



Site Section C-C

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

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
5	16.AUG.23	REVISE VISITORS PARKING/PAVING	DO
4	16.JUN.01	NEW SITE PLAN	DO
3	16.APR.21	UPDATED SITE PLAN & SECTIONS	MM
2	16.APR.07	NEW SITE PLAN, COMMENTS	MM
1	15.FEB.20	NEW SITE PLAN	MM/DO

CLIENT:

DAVA DEVELOPMENTS

PROJECT:

Plan 8 May 3, 2017

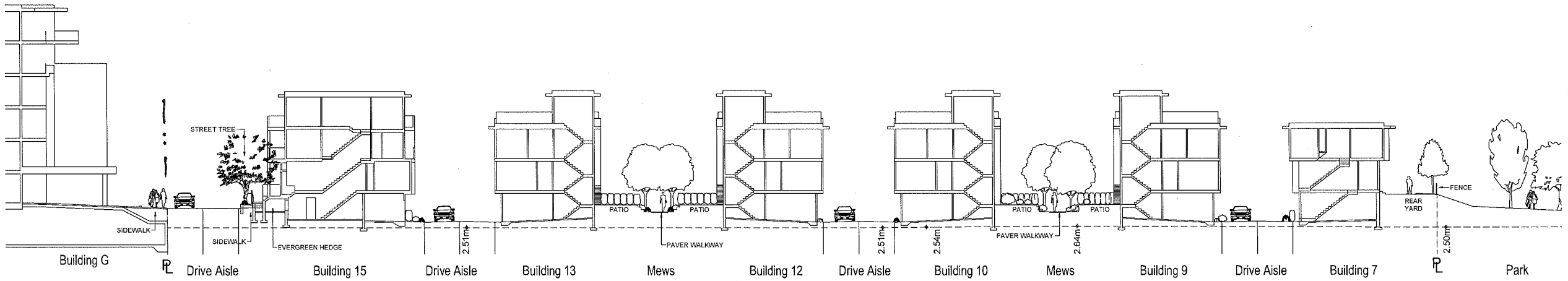
DP 15-694616

LANDSCAPE SECTIONS

DATE:	15.FEB.16	DRAWING NUMBER:
SCALE:	1/16"=1'-0"	**3i**
DRAWN:	DO	
DESIGN:	MCY	
CHK'D:	MCY	**OF 13**

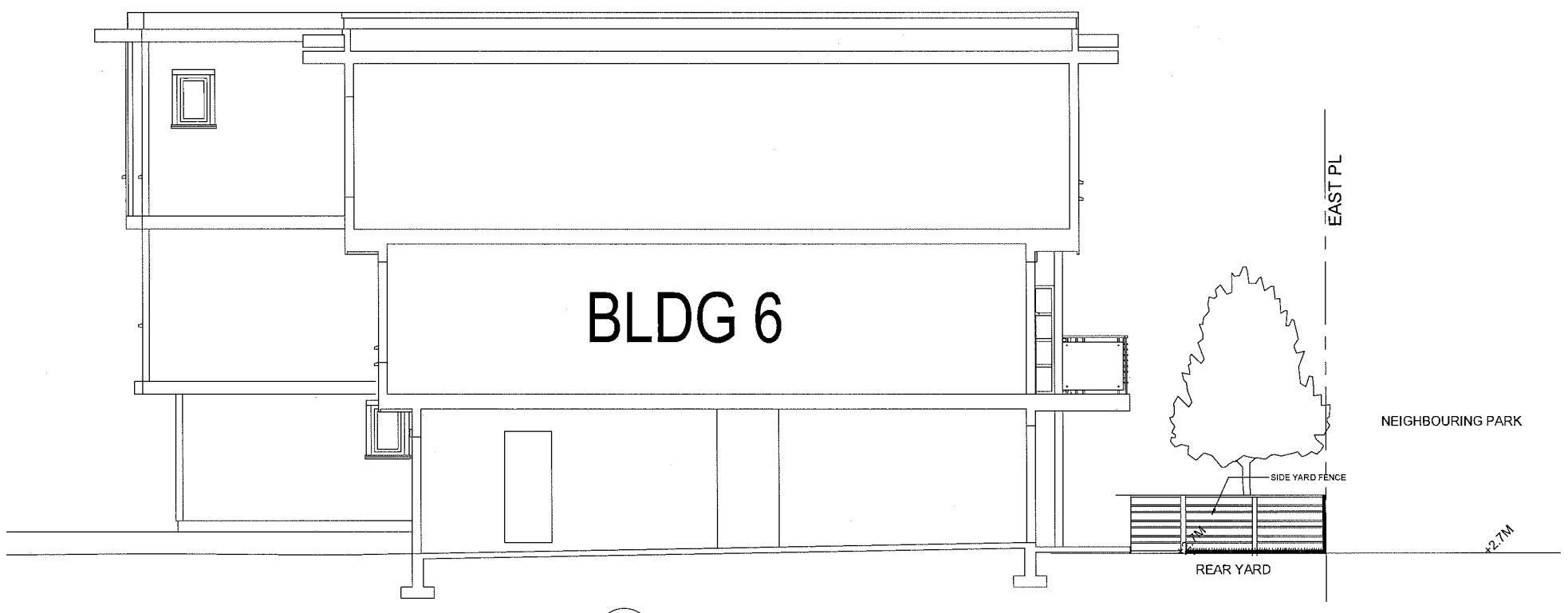
14170-7.ZIP

PMG PROJECT NUMBER: **14-170**



1 / L9 SECTION 1

SCALE : 1/16" = 1'-0"



2 / L9 SECTION 2

SCALE : 1/4" = 1'-0"

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

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
5	16.AUG.23	REVISE VISITORS PARKING/PAVING	DO
4	16.JUN.01	NEW SITE PLAN	DO
3	16.APR.21	UPDATED SITE PLAN & SECTIONS	MM
2	16.APR.07	NEW SITE PLAN, COMMENTS	MM
1	15.FEB.20	NEW SITE PLAN	MM/DO

CLIENT:

DAVA DEVELOPMENTS

PROJECT:

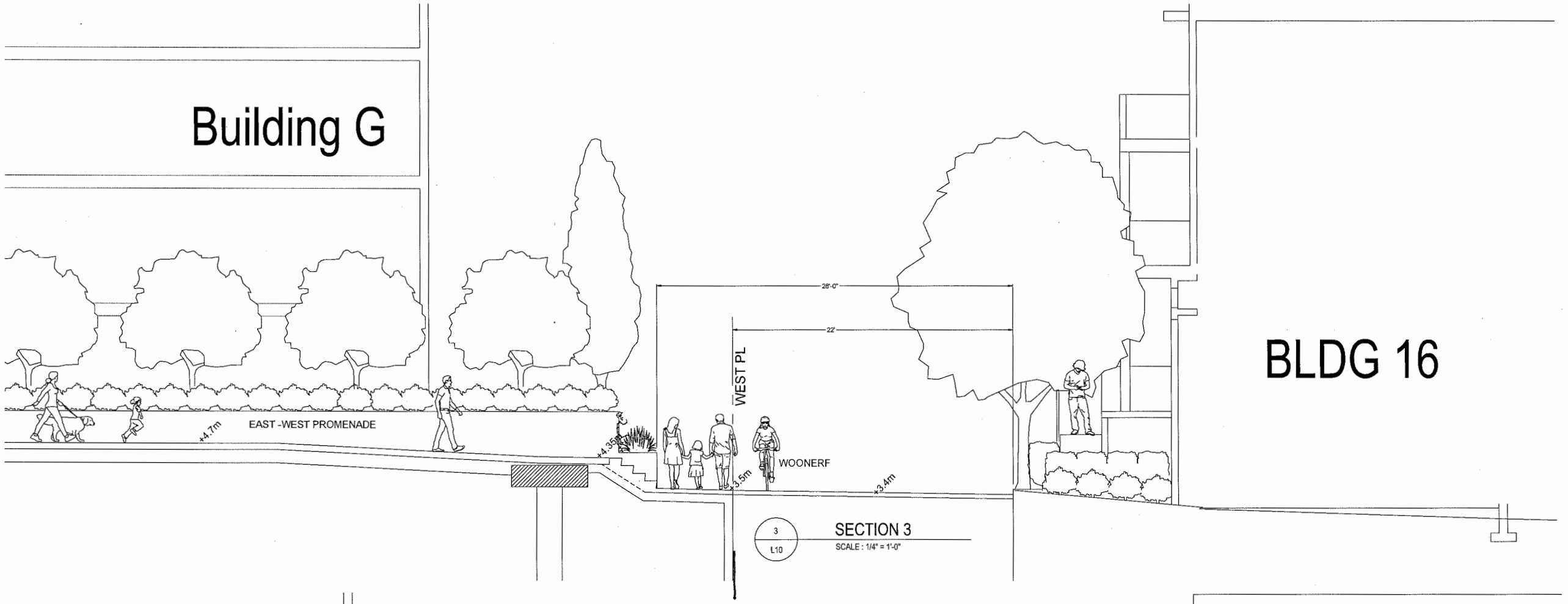
Plan 9 May 3, 2017

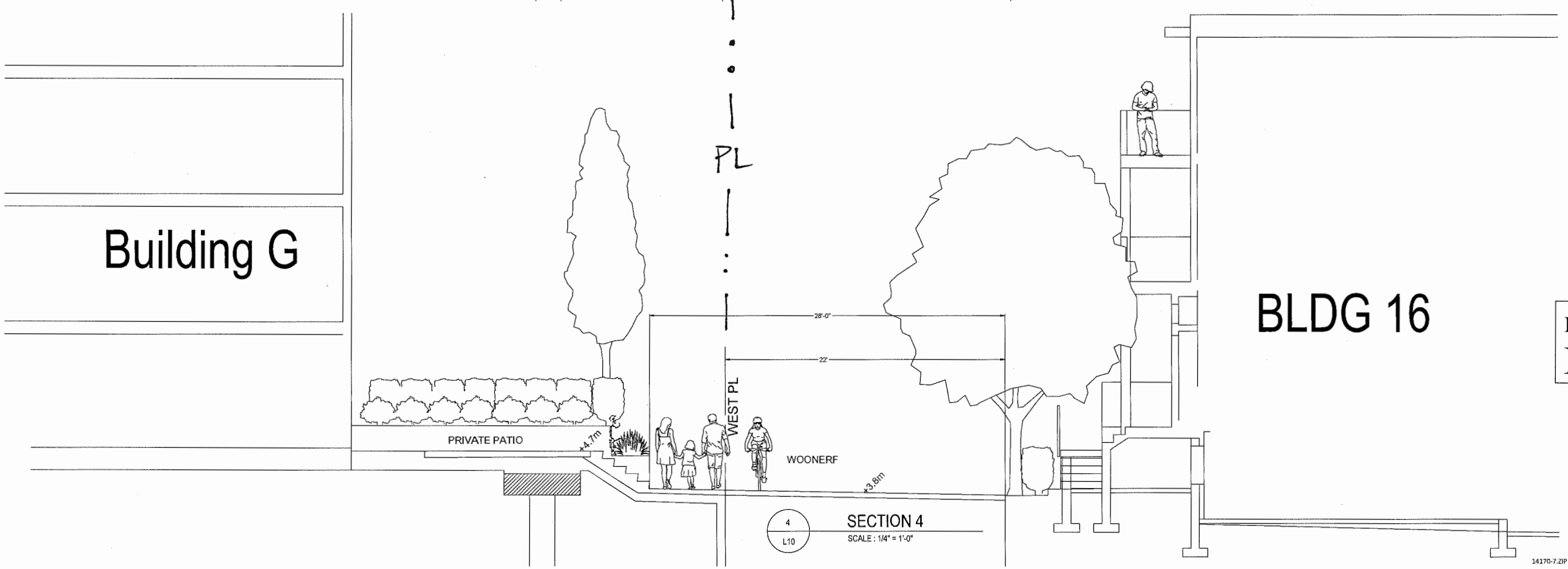
DP 15-694616

LANDSCAPE SECTIONS

DATE:	15.FEB.16	DRAWING NUMBER:
SCALE:	AS NOTED	**3j**
DRAWN:	DO	
DESIGN:	MCY	
CHK'D:	MCY	**OF 13**

14170-7.ZIP PMG PROJECT NUMBER: **14-170**





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

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
5	16.AUG.23	REVISE VISITORS PARKING/PAVING	DO
4	16.JUN.01	NEW SITE PLAN	DO
3	16.APR.21	UPDATED SITE PLAN & SECTIONS	MM
2	16.APR.07	NEW SITE PLAN, COMMENTS	MM
1	15.FEB.20	NEW SITE PLAN	MM/DO

CLIENT:

DAVA DEVELOPMENTS

PROJECT:

Plan 10 May 3, 2017

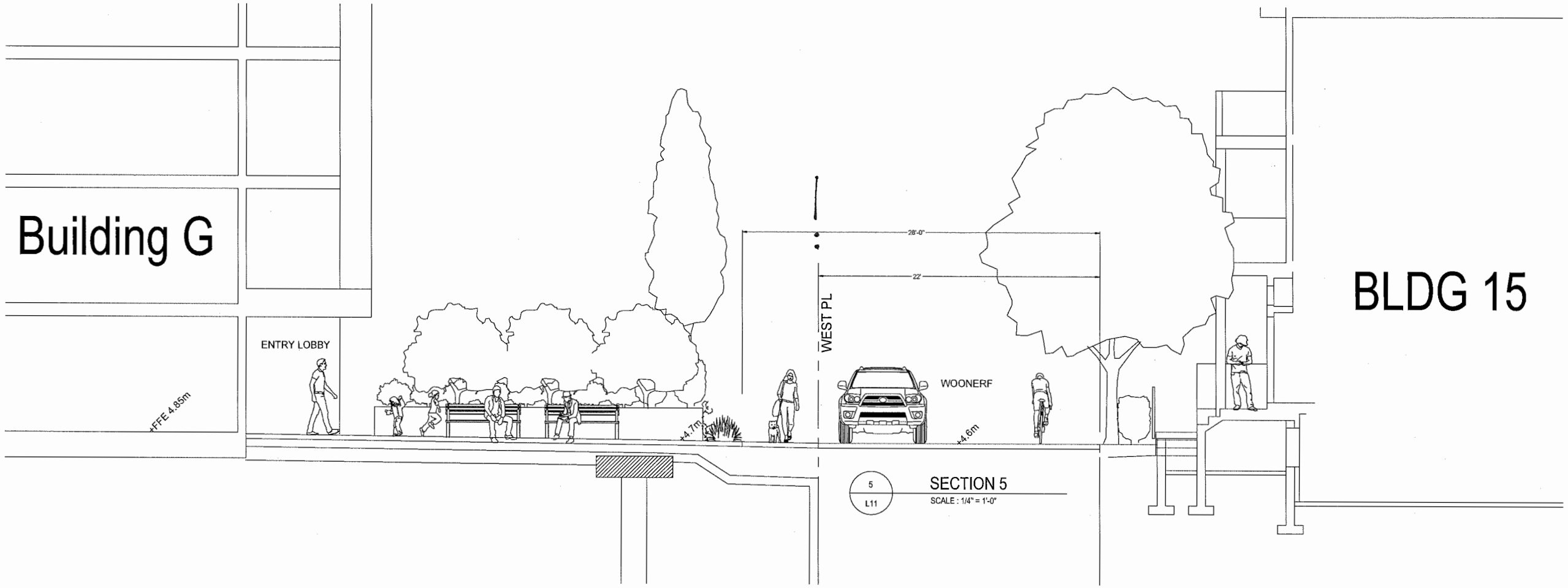
DP 15-694616

LANDSCAPE SECTIONS

DATE:	15.FEB.16	DRAWING NUMBER:
SCALE:	AS NOTED	**3k**
DRAWN:	DO	
DESIGN:	MCY	
CHK'D:	MCY	**OF 13**

14170-7.ZIP

PMG PROJECT NUMBER: **14-170**



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

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
5	16.AUG.23	REVISE VISITORS PARKING/PAVING	DO
4	16.JUN.01	NEW SITE PLAN	DO
3	16.APR.21	UPDATED SITE PLAN & SECTIONS	MM
2	16.APR.07	NEW SITE PLAN, COMMENTS	MM
1	15.FEB.20	NEW SITE PLAN	MM/DO

CLIENT:

DAVA DEVELOPMENTS

PROJECT:

Plan 11 May 3, 2017
DP 15-694616

DRAWING TITLE:

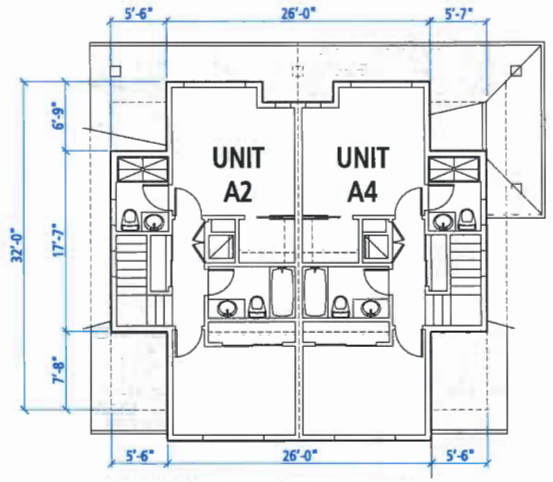
LANDSCAPE SECTIONS

DATE: 15.FEB.16
SCALE: AS NOTED
DRAWN: DO
DESIGN: MCY
CHK'D: MCY

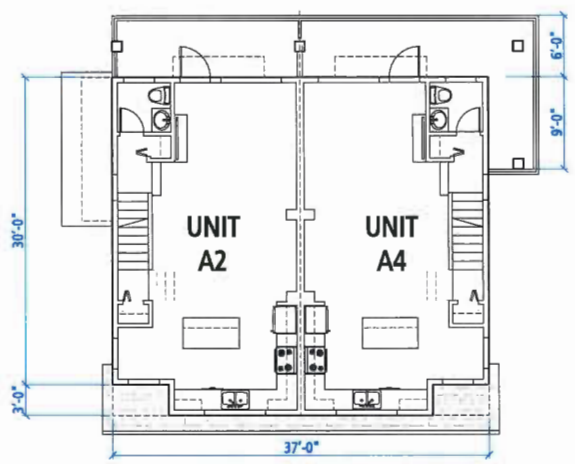
DRAWING NUMBER:
3I
OF 13

14170-7.ZIP

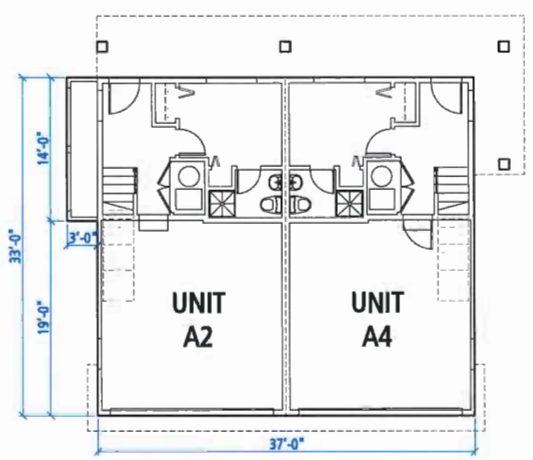
PMG PROJECT NUMBER: **14-170**



BUILDING 1 - UPPER FLOOR



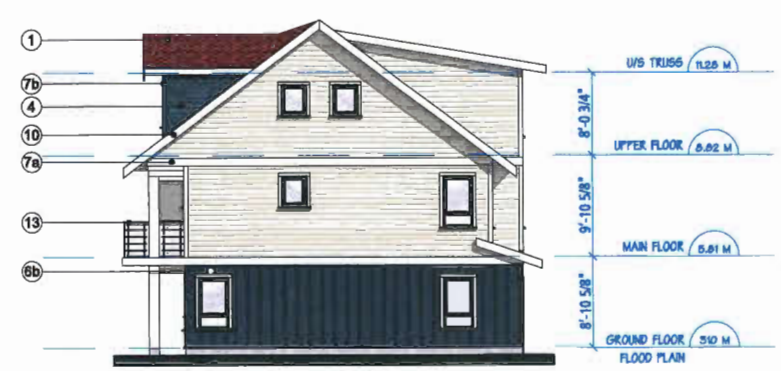
BUILDING 1 - MAIN FLOOR



BUILDING 1 - GROUND FLOOR

BUILDING 1 - NORTH ELEVATION

BUILDING 1 - SOUTH ELEVATION



BUILDING 1 - EAST ELEVATION

BUILDING 1 - WEST ELEVATION

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

REGISTERED ARCHITECT WAYNE A. FOUGERE March 21 2017 BRITISH COLUMBIA

Plan 12 May 3, 2017

DP 15-694616

EXTERIOR FINISHES SCHEDULE

1	ROOF SHINGLES	IKO, Riviera Red ashphalt Shingles
2a	EASY TRIM	SHERWIN WILLIAMS- SW 6192 Coastal Plain
2b	EASY TRIM	SHERWIN WILLIAMS- SW 2822 Downing Sand
3	HARDIE PLANK LAP SIDING	JAMES HARDIE- Sandstone Beige
4	HARDIE SHINGLE SIDING	JAMES HARDIE- Evening Blue
5	WOOD SIDING	SeasonWood Natural Siding
6a	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Sandstone Beige
6b	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Evening Blue
6c	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Countylane Red
7a	WOOD TRIM	SHERWIN WILLIAMS- SW 6140 Moderate White
7b	WOOD TRIM	SHERWIN WILLIAMS- SW 6251 Outerspace
7c	WOOD TRIM	SHERWIN WILLIAMS- SW 7020 Black Fox
8a	WINDOW TRIM	SHERWIN WILLIAMS- SW 6140 Moderate White
8b	WINDOW TRIM	SHERWIN WILLIAMS- SW 7020 Black Fox
9	VINYL WINDOW	Black
10	FACIA	SHERWIN WILLIAMS- SW 6140 Moderate White
11a	ENTRY DOOR	Black
11b	SECONDARY DOOR	SHERWIN WILLIAMS- SW 6140 Moderate White
12	GARAGE DOOR	Beige
13	METAL RAILING FRAME	Black
14	SOFFIT	to be match with wood trim

PROVISION OF ACCESSIBILITY FEATURES

"AGING-IN-PLACE" REQUIREMENTS ON ALL UNITS:

- Entry doors minimum 855 mm clear opening (3'-0" swinging door spec.)
- Hallways minimum 900 mm width
- Door from garage to living area minimum 2'-10" (swinging door spec.)
- Blocking to bathrooms for installation of grab-bars (toilet, tub and shower)
- Provision of lever door handles
- One window that can be opened with a single hand in the living room
- One window that can be opened with a single hand in one bedroom

PARC RIVIERA MEWS

10199 River Drive for
Parc Riviera Project Inc.

BLOCK PLANS

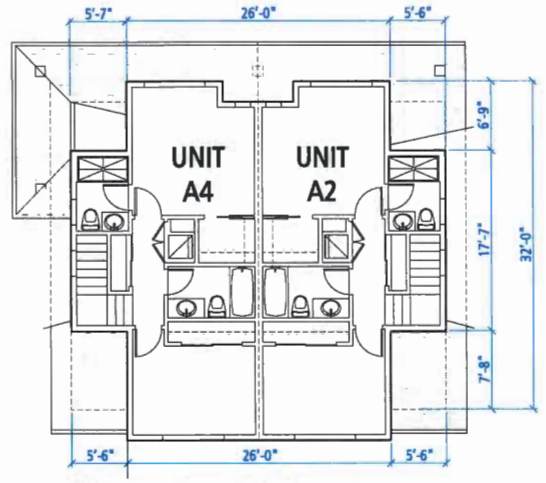
SCALE 1:100

0 1 2 3 5 10m

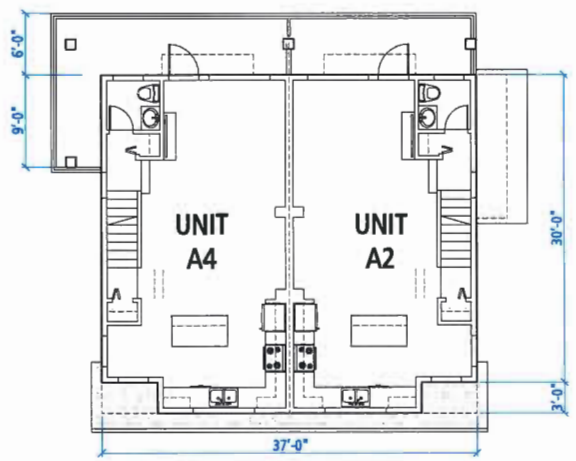
DPP RESUBMISSION
DP 15-694616
FEBRUARY 10, 2017

FOUGERE architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202 – 2425 Quebec Street 604.873.2907
Vancouver, BC V5T 4L6 fougerearchitecture.ca

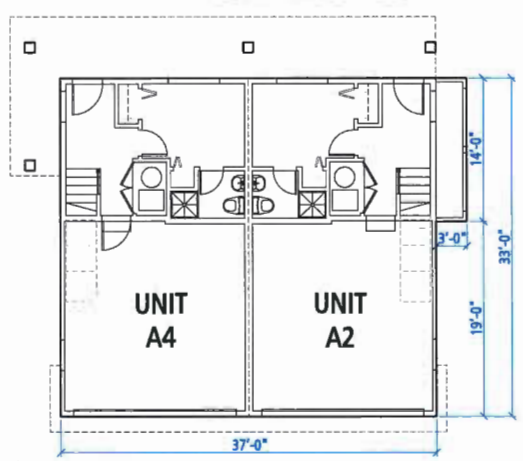
Plan#04



BUILDING 5 - UPPER FLOOR



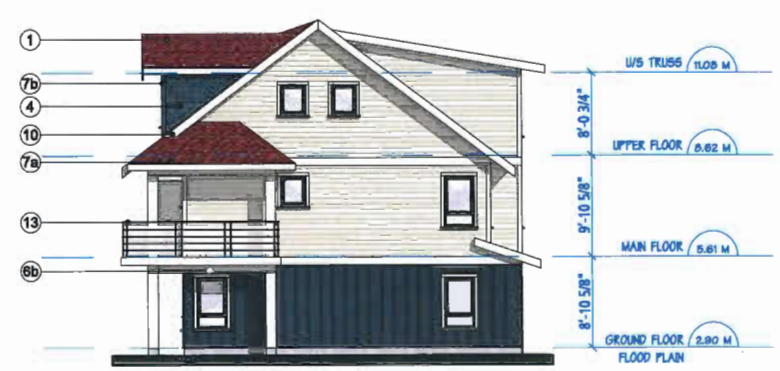
BUILDING 5 - MAIN FLOOR



BUILDING 5 - GROUND FLOOR

BUILDING 5 - NORTH ELEVATION

BUILDING 5 - SOUTH ELEVATION



BUILDING 5 - EAST ELEVATION

BUILDING 5 - WEST ELEVATION

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

REGISTERED ARCHITECT WAYNE A. FOUGERE March 21 2017 BRITISH COLUMBIA

Plan 13 May 3, 2017

DP 15-694616

EXTERIOR FINISHES SCHEDULE

1	ROOF SHINGLES	IKO, Riviera Red ashphalt Shingles
2a	EASY TRIM	SHERWIN WILLIAMS- SW 6192 Coastal Plain
2b	EASY TRIM	SHERWIN WILLIAMS- SW 2822 Downing Sand
3	HARDIE PLANK LAP SIDING	JAMES HARDIE- Sandstone Beige
4	HARDIE SHINGLE SIDING	JAMES HARDIE- Evening Blue
5	WOOD SIDING	SeasonWood Natural Siding
6a	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Sandstone Beige
6b	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Evening Blue
6c	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Countryiane Red
7a	WOOD TRIM	SHERWIN WILLIAMS- SW 6140 Maderate White
7b	WOOD TRIM	SHERWIN WILLIAMS- SW 6251 Outanpace
7c	WOOD TRIM	SHERWIN WILLIAMS- SW 7020 Black Fox
8a	WINDOW TRIM	SHERWIN WILLIAMS- SW 6140 Maderate White
8b	WINDOW TRIM	SHERWIN WILLIAMS- SW 7020 Black Fox
9	VINYL WINDOW	Black
10	FACIA	SHERWIN WILLIAMS- SW 6140 Maderate White
11a	ENTRY DOOR	Black
11b	SECONDARY DOOR	SHERWIN WILLIAMS- SW 6140 Maderate White
12	GARAGE DOOR	Beige
13	METAL RAILING FRAME	Black
14	SOFFIT	to be match with wood trim

PROVISION OF ACCESSIBILITY FEATURES

"AGING-IN-PLACE" REQUIREMENTS ON ALL UNITS:

- Entry doors minimum 855 mm clear opening (3'-0" swinging door spec.)
- Hallways minimum 900 mm width
- Door from garage to living area minimum 2'-10" (swinging door spec.)
- Blocking to bathrooms for installation of grab-bars (toilet, tub and shower)
- Provision of lever door handles
- One window that can be opened with a single hand in the living room
- One window that can be opened with a single hand in one bedroom

PARC RIVIERA MEWS

10199 River Drive for
Parc Riviera Project Inc.

BLOCK PLANS

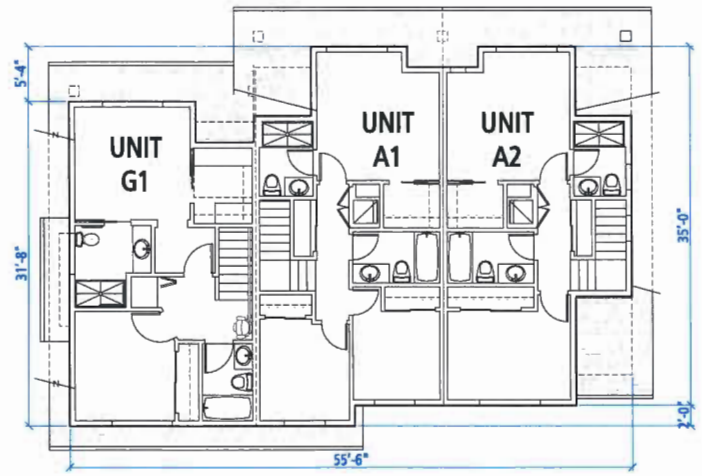
SCALE 1:100

0 1 2 3 5 10m

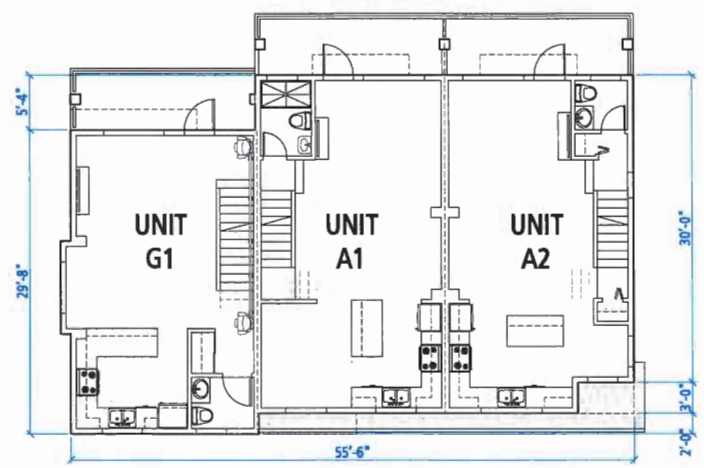
DPP RESUBMISSION
DP 15-694616
FEBRUARY 10, 2017

FOUGERE architecture inc.
BRITISH COLUMBIA - ALBERTA - WASHINGTON
202 – 2425 Quebec Street Vancouver, BC V5T 4L6
604.873.2907
fougerearchitecture.ca

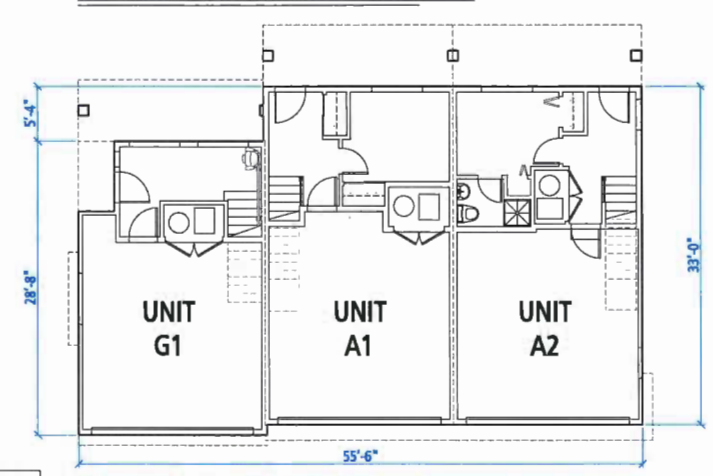
Plan#04a



BUILDING 2 (3) - UPPER FLOOR



BUILDING 2 (3) - MAIN FLOOR



BUILDING 2 (3) - GROUND FLOOR

BUILDING 2 (3 Mirrored) - EAST ELEVATION

BUILDING 2 (3 Mirror) - WEST ELEVATION

BUILDING 2 (3 Mirrored) - NORTH ELEVATION

BUILDING 2 (3 Mirrored) - SOUTH ELEVATION

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

REGISTERED ARCHITECT
DAVID A. FOUGERE
March 21 2017
BRITISH COLUMBIA

Plan 14 May 3, 2017
DP 15-694616

EXTERIOR FINISHES SCHEDULE

1	ROOF SHINGLES	IKO, Riviera Red ashphalt Shingles
2a	EASY TRIM	SHERWIN WILLIAMS- SW 6192 Coastal Plain
2b	EASY TRIM	SHERWIN WILLIAMS- SW 2822 Downing Sand
3	HARDIE PLANK LAP SIDING	JAMES HARDIE- Sandstone Beige
4	HARDIE SHINGLE SIDING	JAMES HARDIE- Evening Blue
5	WOOD SIDING	SeasonWood Natural Siding
6a	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Sandstone Beige
6b	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Evening Blue
6c	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Countrylane Red
7a	WOOD TRIM	SHERWIN WILLIAMS- SW 6140 Maderate White
7b	WOOD TRIM	SHERWIN WILLIAMS- SW 6251 Outerspace
7c	WOOD TRIM	SHERWIN WILLIAMS- SW 7020 Black Fox
8a	WINDOW TRIM	SHERWIN WILLIAMS- SW 6140 Maderate White
8b	WINDOW TRIM	SHERWIN WILLIAMS- SW 7020 Black Fox
9	VINYL WINDOW	Black
10	FACIA	SHERWIN WILLIAMS- SW 6140 Maderate White
11a	ENTRY DOOR	Black
11b	SECONDARY DOOR	SHERWIN WILLIAMS- SW 6140 Maderate White
12	GARAGE DOOR	Beige
13	METAL RAILING FRAME	Black
14	SOFFIT	to be match with wood trim

PROVISION OF ACCESSIBILITY FEATURES

"AGING-IN-PLACE" REQUIREMENTS ON ALL UNITS:

- Entry doors minimum 855 mm clear opening (3'-0" swinging door spec.)
- Hallways minimum 900 mm width
- Door from garage to living area minimum 2'-10" (swinging door spec.)
- Blocking to bathrooms for installation of grab-bars (toilet, tub and shower)
- Provision of lever door handles
- One window that can be opened with a single hand in the living room
- One window that can be opened with a single hand in one bedroom

PARC RIVIERA MEWS

10199 River Drive for
Parc Riviera Project Inc.

BLOCK PLANS

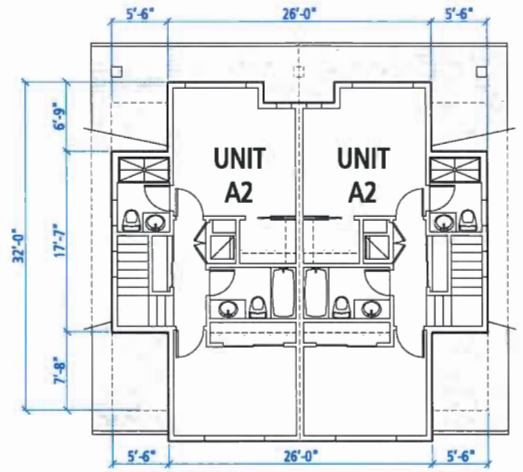
SCALE 1:100

0 1 2 3 5 10m

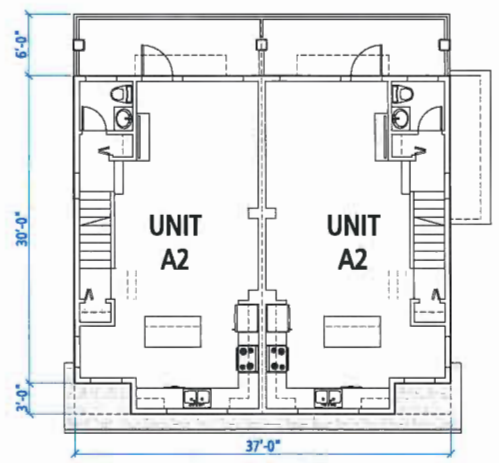
DPP RESUBMISSION
DP 15-694616
FEBRUARY 10, 2017

FOUGERE architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202 – 2425 Quebec Street Vancouver, BC V5T 4L6
604.873.2907
fougerearchitecture.ca

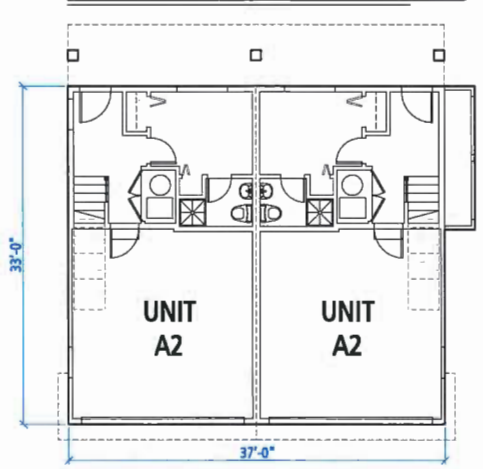
Plan#05



BUILDING 4 - UPPER FLOOR



BUILDING 4 - MAIN FLOOR



BUILDING 4 - GROUND FLOOR

BUILDING 4 - NORTH ELEVATION

BUILDING 4 - SOUTH ELEVATION

BUILDING 4 - EAST ELEVATION

BUILDING 4 - WEST ELEVATION

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

REGISTERED ARCHITECT MAYNE M. FOUGERE March 21 2017 BRITISH COLUMBIA

Plan 15 May 3, 2017

DP 15-694616

EXTERIOR FINISHES SCHEDULE

1	ROOF SHINGLES	IKO, Riviera Red ashphalt Shingles
2a	EASY TRIM	SHERWIN WILLIAMS- SW 6192 Coastal Plain
2b	EASY TRIM	SHERWIN WILLIAMS- SW 2822 Downing Sand
3	HARDIE PLANK LAP SIDING	JAMES HARDIE- Sandstone Beige
4	HARDIE SHINGLE SIDING	JAMES HARDIE- Evening Blue
5	WOOD SIDING	SeasonWood Natural Siding
6a	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Sandstone Beige
6b	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Evening Blue
6c	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Countrylane Red
7a	WOOD TRIM	SHERWIN WILLIAMS- SW 6140 Moderate White
7b	WOOD TRIM	SHERWIN WILLIAMS- SW 6251 Outerspace
7c	WOOD TRIM	SHERWIN WILLIAMS- SW 7020 Black Fox
8a	WINDOW TRIM	SHERWIN WILLIAMS- SW 6140 Moderate White
8b	WINDOW TRIM	SHERWIN WILLIAMS- SW 7020 Black Fox
9	VINYL WINDOW	Black
10	FACIA	SHERWIN WILLIAMS- SW 6140 Moderate White
11a	ENTRY DOOR	Black
11b	SECONDARY DOOR	SHERWIN WILLIAMS- SW 6140 Moderate White
12	GARAGE DOOR	Beige
13	METAL RAILING FRAME	Black
14	SOFFIT	to be match with wood trim

PROVISION OF ACCESSIBILITY FEATURES

"AGING-IN-PLACE" REQUIREMENTS ON ALL UNITS:

- Entry doors minimum 855 mm clear opening (3'-0" swinging door spec.)
- Hallways minimum 900 mm width
- Door from garage to living area minimum 2'-10" (swinging door spec.)
- Blocking to bathrooms for installation of grab-bars (toilet, tub and shower)
- Provision of lever door handles
- One window that can be opened with a single hand in the living room
- One window that can be opened with a single hand in one bedroom

PARC RIVIERA MEWS

10199 River Drive for
Parc Riviera Project Inc.

BLOCK PLANS

SCALE 1:100

0 1 2 3 5 10m

DPP RESUBMISSION
DP 15-694616
FEBRUARY 10, 2017

FOUGERE architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202–2425 Quebec Street Vancouver, BC V5T 4L6
604.873.2907 fougerearchitecture.ca

Plan#06

BUILDING 6 - EAST ELEVATION

BUILDING 6 - WEST ELEVATION

BUILDING 6 - NORTH ELEVATION

BUILDING 6 - SOUTH ELEVATION

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

REGISTERED ARCHITECT
WAYNE A. FOUGERE
March 21 2017
BRITISH COLUMBIA

EXTERIOR FINISHES SCHEDULE

1	ROOF SHINGLES	IKO, Riviera Red ashphalt Shingles
2a	EASY TRIM	SHERWIN WILLIAMS- SW 6192 Coastal Plain
2b	EASY TRIM	SHERWIN WILLIAMS- SW 2822 Downing Sand
3	HARDIE PLANK LAP SIDING	JAMES HARDIE- Sandstone Beige
4	HARDIE SHINGLE SIDING	JAMES HARDIE- Evening Blue
5	WOOD SIDING	SeasonWood Natural Siding
6a	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Sandstone Beige
6b	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Evening Blue
6c	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Countrylane Red
7a	WOOD TRIM	SHERWIN WILLIAMS- SW 6140 Moderate White
7b	WOOD TRIM	SHERWIN WILLIAMS- SW 6251 Outerspace
7c	WOOD TRIM	SHERWIN WILLIAMS- SW 7020 Black Fox
8a	WINDOW TRIM	SHERWIN WILLIAMS- SW 6140 Moderate White
8b	WINDOW TRIM	SHERWIN WILLIAMS- SW 7020 Black Fox
9	VINYL WINDOW	Black
10	FACIA	SHERWIN WILLIAMS- SW 6140 Moderate White
11a	ENTRY DOOR	Black
11b	SECONDARY DOOR	SHERWIN WILLIAMS- SW 6140 Moderate White
12	GARAGE DOOR	Beige
13	METAL RAILING FRAME	Black
14	SOFFIT	to be match with wood trim

Plan 16 May 3, 2017

DP 15-694616

PARC RIVIERA MEWS

10199 River Drive for
Parc Riviera Project Inc.

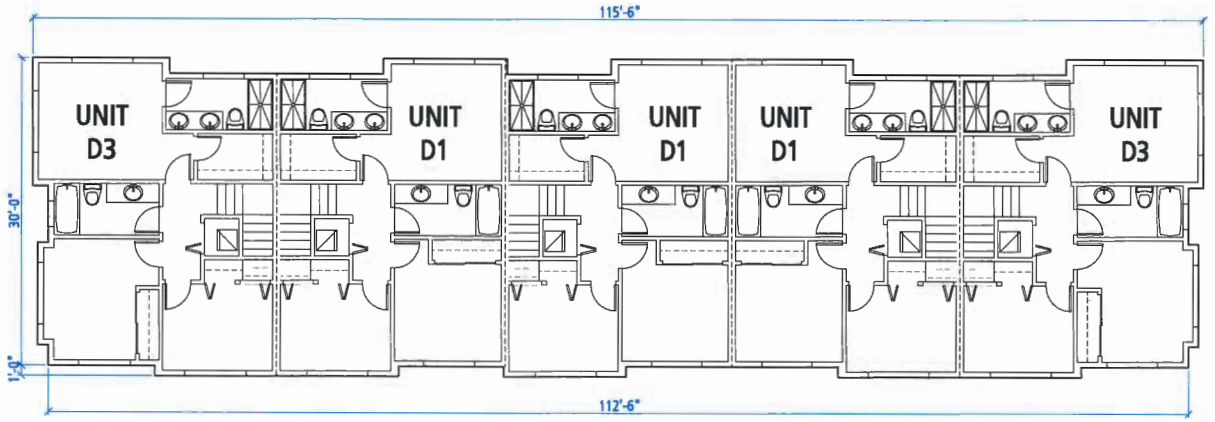
ELEVATIONS

SCALE 1:100

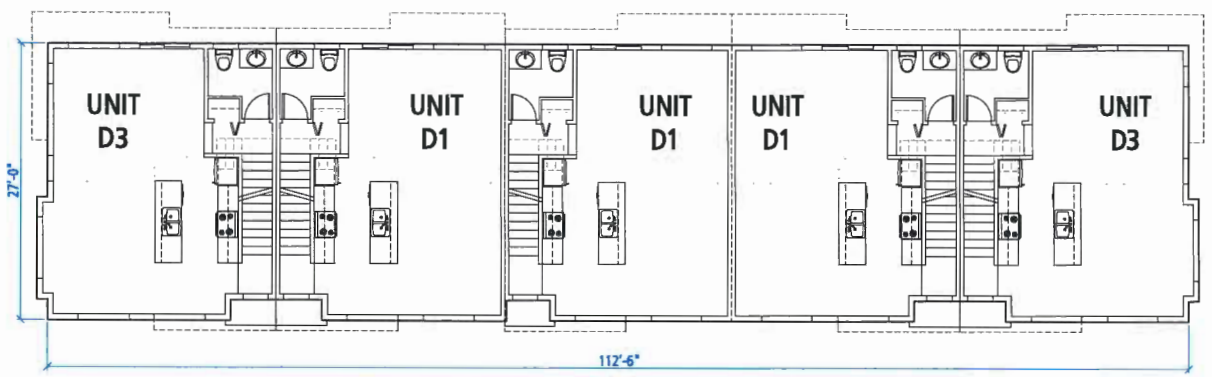
0 1 2 3 5 10m

FOUGERE
architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202 – 2425 Quebec Street
Vancouver, BC V5T 4L6
604.873.2907
fougerearchitecture.ca

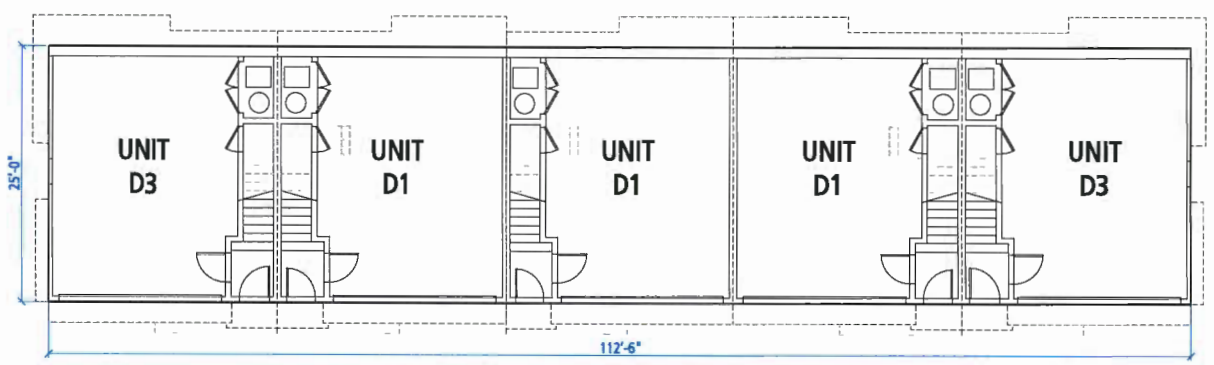
Plan#08



BUILDING 7 - UPPER FLOOR



BUILDING 7 - MAIN FLOOR



BUILDING 7 - GROUND FLOOR

BUILDING 7 - EAST ELEVATION

BUILDING 7 - WEST ELEVATION

BUILDING 7 - NORTH ELEVATION

BUILDING 7 - SOUTH ELEVATION

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

REGISTERED ARCHITECT WAYNE L. FOUGERE March 21 2017 BRITISH COLUMBIA

Plan 17 May 3, 2017

DP 15-694616

EXTERIOR FINISHES SCHEDULE

1	ROOF SHINGLES	IKO, Riviera Red ashphalt Shingles
2a	EASY TRIM	SHERWIN WILLIAMS- SW 6192 Coastal Plain
2b	EASY TRIM	SHERWIN WILLIAMS- SW 2822 Downing Sand
3	HARDIE PLANK LAP SIDING	JAMES HARDIE- Sandstone Beige
4	HARDIE SHINGLE SIDING	JAMES HARDIE- Evening Blue
5	WOOD SIDING	SeasonWood Natural Siding
8a	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Sandstone Beige
8b	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Evening Blue
8c	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Countryfare Red
7a	WOOD TRIM	SHERWIN WILLIAMS- SW 6140 Moderate White
7b	WOOD TRIM	SHERWIN WILLIAMS- SW 6251 Outerspace
7c	WOOD TRIM	SHERWIN WILLIAMS- SW 7020 Black Fox
8a	WINDOW TRIM	SHERWIN WILLIAMS- SW 6140 Moderate White
8b	WINDOW TRIM	SHERWIN WILLIAMS- SW 7020 Black Fox
9	VINYL WINDOW	Black
10	FACIA	SHERWIN WILLIAMS- SW 6140 Moderate White
11a	ENTRY DOOR	Black
11b	SECONDARY DOOR	SHERWIN WILLIAMS- SW 6140 Moderate White
12	GARAGE DOOR	Beige
13	METAL RAILING FRAME	Black
14	SOFFIT	to be match with wood trim

PROVISION OF ACCESSIBILITY FEATURES

"AGING-IN-PLACE" REQUIREMENTS ON ALL UNITS:

- Entry doors minimum 855 mm clear opening (3'-0" swinging door spec.)
- Hallways minimum 900 mm width
- Door from garage to living area minimum 2'-10" (swinging door spec.)
- Blocking to bathrooms for installation of grab-bars (toilet, tub and shower)
- Provision of lever door handles
- One window that can be opened with a single hand in the living room
- One window that can be opened with a single hand in one bedroom

PARC RIVIERA MEWS

10199 River Drive for
Parc Riviera Project Inc.

BLOCK PLANS

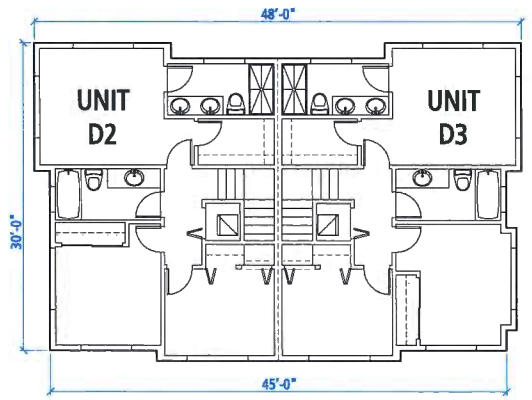
SCALE 1:100

0 1 2 3 5 10m

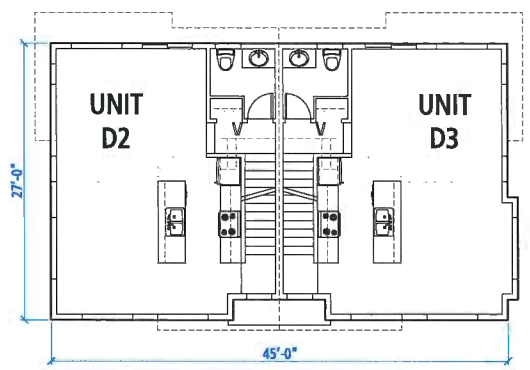
DP 15-694616
FEBRUARY 10, 2017

FOUGERE architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202 – 2425 Quebec Street Vancouver, BC V5T 4L6
604.873.2907 fougerearchitecture.ca

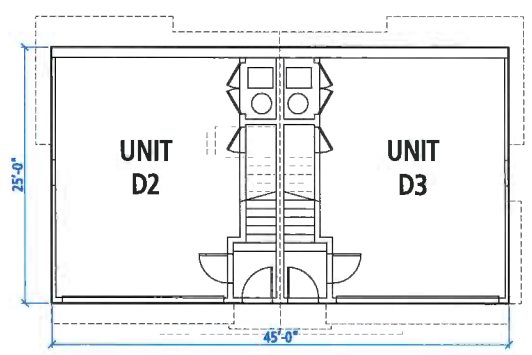
Plan#09



BUILDING 8 - UPPER FLOOR



BUILDING 8 - MAIN FLOOR



BUILDING 8 - GROUND FLOOR

BUILDING 8 - NORTH ELEVATION

BUILDING 8 - SOUTH ELEVATION

BUILDING 8 - EAST ELEVATION

BUILDING 8 - WEST ELEVATION

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

REGISTERED ARCHITECT WAYNE A. FOUGERE March 31 2017 BRITISH COLUMBIA

Plan 18 May 3, 2017

DP 15-694616

EXTERIOR FINISHES SCHEDULE

1	ROOF SHINGLES	IKO, Riviera Red ashphalt Shingles
2a	EASY TRIM	SHERWIN WILLIAMS- SW 6192 Coastal Plain
2b	EASY TRIM	SHERWIN WILLIAMS- SW 2822 Downing Sand
3	HARDIE PLANK LAP SIDING	JAMES HARDIE- Sandstone Beige
4	HARDIE SHINGLE SIDING	JAMES HARDIE- Evening Blue
5	WOOD SIDING	SeasonWood Natural Siding
6a	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Sandstone Beige
6b	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Evening Blue
6c	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Countrylane Red
7a	WOOD TRIM	SHERWIN WILLIAMS- SW 6140 Maderate White
7b	WOOD TRIM	SHERWIN WILLIAMS- SW 6251 Outerspace
7c	WOOD TRIM	SHERWIN WILLIAMS- SW 7020 Black Fox
8a	WINDOW TRIM	SHERWIN WILLIAMS- SW 6140 Maderate White
8b	WINDOW TRIM	SHERWIN WILLIAMS- SW 7020 Black Fox
9	VINYL WINDOW	Black
10	FACIA	SHERWIN WILLIAMS- SW 6140 Maderate White
11a	ENTRY DOOR	Black
11b	SECONDARY DOOR	SHERWIN WILLIAMS- SW 6140 Maderate White
12	GARAGE DOOR	Beige
13	METAL RAILING FRAME	Black
14	SOFFIT	to be match with wood trim

PROVISION OF ACCESSIBILITY FEATURES

"AGING-IN-PLACE" REQUIREMENTS ON ALL UNITS:

- Entry doors minimum 855 mm clear opening (3'-0" swinging door spec.)
- Hallways minimum 900 mm width
- Door from garage to living area minimum 2'-10" (swinging door spec.)
- Blocking to bathrooms for installation of grab-bars (toilet, tub and shower)
- Provision of lever door handles
- One window that can be opened with a single hand in the living room
- One window that can be opened with a single hand in one bedroom

PARC RIVIERA MEWS

10199 River Drive for
Parc Riviera Project Inc.

BLOCK PLANS

SCALE 1:100

0 1 2 3 5 10m

DPP RESUBMISSION
DP 15-694616
FEBRUARY 10, 2017

FOUGERE architecture inc.
BRITISH COLUMBIA - ALBERTA - WASHINGTON
202 – 2425 Quebec Street Vancouver, BC V5T 4L6
604.873.2907 fougerearchitecture.ca

Plan#10

BUILDING 9 - EAST ELEVATION

BUILDING 9 - WEST ELEVATION

BUILDING 9 - NORTH ELEVATION

BUILDING 9 - SOUTH ELEVATION

EXTERIOR FINISHES SCHEDULE

1	ROOF SHINGLES	IKO, Riviera Red ashphalt Shingles
2a	EASY TRIM	SHERWIN WILLIAMS- SW 6192 Coastal Plain
2b	EASY TRIM	SHERWIN WILLIAMS- SW 2822 Downing Sand
3	HARDIE PLANK LAP SIDING	JAMES HARDIE- Sandstone Beige
4	HARDIE SHINGLE SIDING	JAMES HARDIE- Evening Blue
5	WOOD SIDING	SeasonWood Natural Siding
6a	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Sandstone Beige
6b	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Evening Blue
6c	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Countryfane Red
7a	WOOD TRIM	SHERWIN WILLIAMS- SW 6140 Maderate White
7b	WOOD TRIM	SHERWIN WILLIAMS- SW 6251 Outerspace
7c	WOOD TRIM	SHERWIN WILLIAMS- SW 7020 Black Fox
8a	WINDOW TRIM	SHERWIN WILLIAMS- SW 6140 Maderate White
8b	WINDOW TRIM	SHERWIN WILLIAMS- SW 7020 Black Fox
9	VINYL WINDOW	Black
10	FACIA	SHERWIN WILLIAMS- SW 6140 Maderate White
11a	ENTRY DOOR	Black
11b	SECONDARY DOOR	SHERWIN WILLIAMS- SW 6140 Maderate White
12	GARAGE DOOR	Beige
13	METAL RAILING FRAME	Black
14	SOFFIT	to be match with wood trim

PARC RIVIERA MEWS

10199 River Drive for
Parc Riviera Project Inc.

ELEVATIONS

SCALE 1:100

1 2 3 5 10m

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

REGISTERED ARCHITECT
WAYNE A. FOUGERE
March 21 2017
BRITISH COLUMBIA

Plan 19 May 3, 2017
DP 15-694616

DPP RESUBMISSION
DP 15-694616
FEBRUARY 10, 2017

FOUGERE
architecture inc.
BRITISH COLUMBIA - ALBERTA - WASHINGTON
202 – 2425 Quebec Street 604.873.2907
Vancouver, BC V5T 4L6 fougerearchitecture.ca

Plan#12

BUILDING 10 - EAST ELEVATION

BUILDING 10 - WEST ELEVATION

BUILDING 10 - NORTH ELEVATION

BUILDING 10 - SOUTH ELEVATION

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

REGISTERED ARCHITECT WAYNE A. FOUGERE March 21 2017 BRITISH COLUMBIA

EXTERIOR FINISHES SCHEDULE

1	ROOF SHINGLES	IKO, Riviera Red ashphalt Shingles
2a	EASY TRIM	SHERWIN WILLIAMS- SW 6192 Coastal Plain
2b	EASY TRIM	SHERWIN WILLIAMS- SW 2822 Downing Sand
3	HARDIE PLANK LAP SIDING	JAMES HARDIE- Sandstone Beige
4	HARDIE SHINGLE SIDING	JAMES HARDIE- Evening Blue
5	WOOD SIDING	SeasonWood Natural Siding
6a	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Sandstone Beige
6b	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Evening Blue
6c	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Countrylane Red
7a	WOOD TRIM	SHERWIN WILLIAMS- SW 6140 Maderate White
7b	WOOD TRIM	SHERWIN WILLIAMS- SW 6251 Outerspace
7c	WOOD TRIM	SHERWIN WILLIAMS- SW 7020 Black Fox
8a	WINDOW TRIM	SHERWIN WILLIAMS- SW 6140 Maderate White
8b	WINDOW TRIM	SHERWIN WILLIAMS- SW 7020 Black Fox
9	VINYL WINDOW	Black
10	FACIA	SHERWIN WILLIAMS- SW 6140 Maderate White
11a	ENTRY DOOR	Black
11b	SECONDARY DOOR	SHERWIN WILLIAMS- SW 6140 Maderate White
12	GARAGE DOOR	Beige
13	METAL RAILING FRAME	Black
14	SOFFIT	to be match with wood trim

Plan 20 May 3, 2017

DP 15-694616

PARC RIVIERA MEWS

10199 River Drive for
Parc Riviera Project Inc.

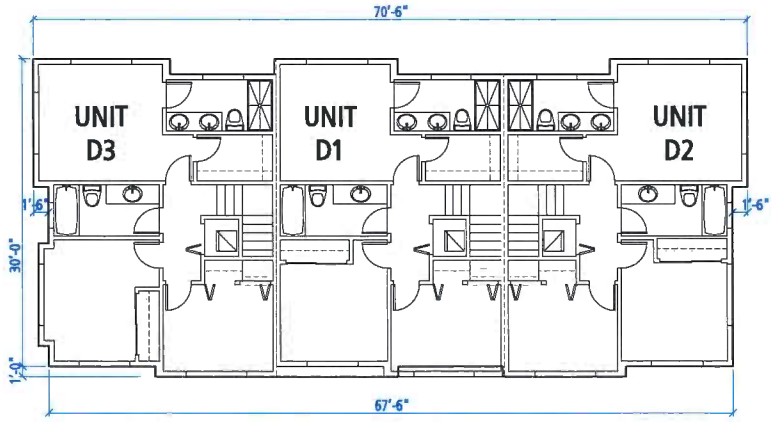
ELEVATIONS

SCALE 1:100

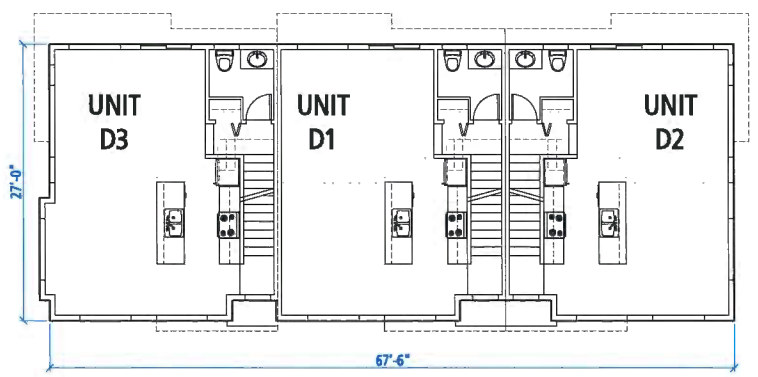
0 1 2 3 5 10m

FOUGERE architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202 – 2425 Quebec Street Vancouver, BC V5T 4L6
604.873.2907 fougerearchitecture.ca

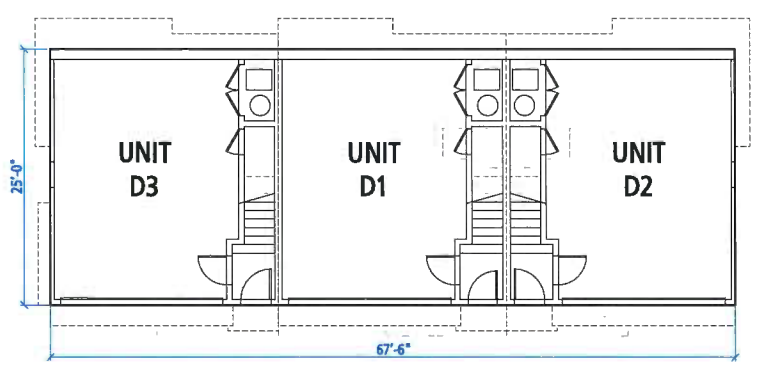
Plan#15



BUILDING 11 - UPPER FLOOR



BUILDING 11- MAIN FLOOR



BUILDING 11 - GROUND FLOOR

BUILDING 11 - NORTH ELEVATION

BUILDING 11 - SOUTH ELEVATION

BUILDING 11 - EAST ELEVATION

BUILDING 11 - WEST ELEVATION

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

REGISTERED ARCHITECT WAYNE A. FOUGERE March 31 2017 BRITISH COLUMBIA

Plan 21 May 3, 2017

DP 15-694616

EXTERIOR FINISHES SCHEDULE

1	ROOF SHINGLES	IKO, Riviera Red ashphalt Shingles
2a	EASY TRIM	SHERWIN WILLIAMS- SW 6192 Coastal Plain
2b	EASY TRIM	SHERWIN WILLIAMS- SW 2822 Downing Sand
3	HARDIE PLANK LAP SIDING	JAMES HARDIE- Sandstone Beige
4	HARDIE SHINGLE SIDING	JAMES HARDIE- Evening Blue
5	WOOD SIDING	SeasonWood Natural Siding
6a	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Sandstone Beige
6b	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Evening Blue
6c	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Countrylane Red
7a	WOOD TRIM	SHERWIN WILLIAMS- SW 6140 Moderate White
7b	WOOD TRIM	SHERWIN WILLIAMS- SW 6251 Outerspace
7c	WOOD TRIM	SHERWIN WILLIAMS- SW 7020 Black Fox
8a	WINDOW TRIM	SHERWIN WILLIAMS- SW 6140 Moderate White
8b	WINDOW TRIM	SHERWIN WILLIAMS- SW 7020 Black Fox
9	VINYL WINDOW	Black
10	FACIA	SHERWIN WILLIAMS- SW 6140 Moderate White
11a	ENTRY DOOR	Black
11b	SECONDARY DOOR	SHERWIN WILLIAMS- SW 6140 Moderate White
12	GARAGE DOOR	Beige
13	METAL RAILING FRAME	Black
14	SOFFIT	to be match with wood trim

PROVISION OF ACCESSIBILITY FEATURES

"AGING-IN-PLACE" REQUIREMENTS ON ALL UNITS:

- Entry doors minimum 855 mm clear opening (3'-0" swinging door spec.)
- Hallways minimum 900 mm width
- Door from garage to living area minimum 2'-10" (swinging door spec.)
- Blocking to bathrooms for installation of grab-bars (toilet, tub and shower)
- Provision of lever door handles
- One window that can be opened with a single hand in the living room
- One window that can be opened with a single hand in one bedroom

PARC RIVIERA MEWS

10199 River Drive for
Parc Riviera Project Inc.

BLOCK PLANS

SCALE 1:100

0 1 2 3 5 10m

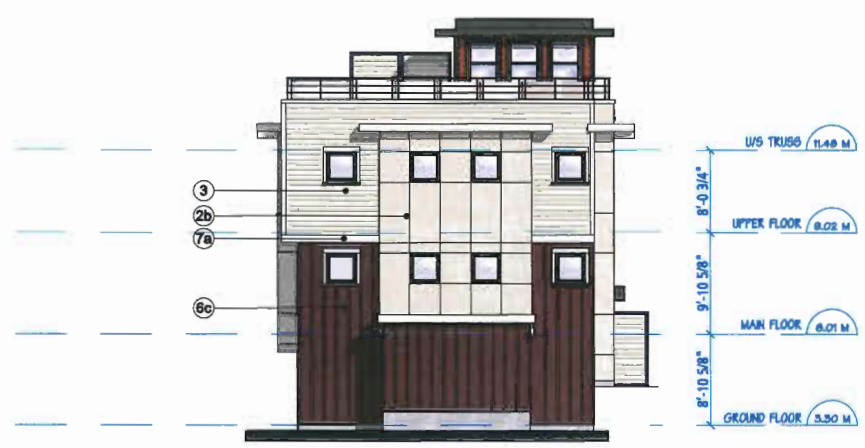
DPP RESUBMISSION
DP 15-694616
FEBRUARY 10, 2017

FOUGERE architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202 – 2425 Quebec Street Vancouver, BC V5T 4L6
604.873.2907 fougerearchitecture.ca

Plan#16

BUILDING 12 - EAST ELEVATION

BUILDING 12 - WEST ELEVATION



BUILDING 12 - NORTH ELEVATION

BUILDING 12 - SOUTH ELEVATION

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

REGISTERED ARCHITECT WAYNE A. FOUGERE March 21 2017 BRITISH COLUMBIA

EXTERIOR FINISHES SCHEDULE

1	ROOF SHINGLES	IKO, Riviera Red ashphalt Shingles
2a	EASY TRIM	SHERWIN WILLIAMS- SW 6192 Coastal Plain
2b	EASY TRIM	SHERWIN WILLIAMS- SW 2822 Downing Sand
3	HARDIE PLANK LAP SIDING	JAMES HARDIE- Sandstone Beige
4	HARDIE SHINGLE SIDING	JAMES HARDIE- Evening Blue
5	WOOD SIDING	SeasonWood Natural Siding
6a	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Sandstone Beige
6b	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Evening Blue
6c	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Countryfarm Red
7a	WOOD TRIM	SHERWIN WILLIAMS- SW 6140 Maderate White
7b	WOOD TRIM	SHERWIN WILLIAMS- SW 6251 Outerspace
7c	WOOD TRIM	SHERWIN WILLIAMS- SW 7020 Black Fox
8a	WINDOW TRIM	SHERWIN WILLIAMS- SW 6140 Maderate White
8b	WINDOW TRIM	SHERWIN WILLIAMS- SW 7020 Black Fox
9	VINYL WINDOW	Black
10	FACIA	SHERWIN WILLIAMS- SW 6140 Maderate White
11a	ENTRY DOOR	Black
11b	SECONDARY DOOR	SHERWIN WILLIAMS- SW 6140 Maderate White
12	GARAGE DOOR	Beige
13	METAL RAILING FRAME	Black
14	SOFFIT	to be match with wood trim

Plan 22 May 3, 2017

DP 15-694616

PARC RIVIERA MEWS

10199 River Drive for
Parc Riviera Project Inc.

ELEVATIONS

SCALE 1:100

0 1 2 3 5 10m

Plan#18

FOUGERE architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202 – 2425 Quebec Street Vancouver, BC V5T 4L6
604.873.2907
fougerearchitecture.ca

BUILDING 13 - WEST ELEVATION

BUILDING 13 - EAST ELEVATION

BUILDING 13 - SOUTH ELEVATION

BUILDING 13 - NORTH ELEVATION

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

REGISTERED ARCHITECT
WAYNE A. FOUGERE
March 21 2017
PROVINCE OF BRITISH COLUMBIA

EXTERIOR FINISHES SCHEDULE

1	ROOF SHINGLES	IKO, Riviera Red asphalt Shingles
2a	EASY TRIM	SHERWIN WILLIAMS- SW 6192 Coastal Plain
2b	EASY TRIM	SHERWIN WILLIAMS- SW 2822 Downing Sand
3	HARDIE PLANK LAP SIDING	JAMES HARDIE- Sandstone Beige
4	HARDIE SHINGLE SIDING	JAMES HARDIE- Evening Blue
5	WOOD SIDING	SeasonWood Natural Siding
6a	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Sandstone Beige
6b	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Evening Blue
6c	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Countryline Red
7a	WOOD TRIM	SHERWIN WILLIAMS- SW 6140 Maderate White
7b	WOOD TRIM	SHERWIN WILLIAMS- SW 6251 Outerspace
7c	WOOD TRIM	SHERWIN WILLIAMS- SW 7020 Black Fox
8a	WINDOW TRIM	SHERWIN WILLIAMS- SW 6140 Maderate White
8b	WINDOW TRIM	SHERWIN WILLIAMS- SW 7020 Black Fox
9	VINYL WINDOW	Black
10	FACIA	SHERWIN WILLIAMS- SW 6140 Maderate White
11a	ENTRY DOOR	Black
11b	SECONDARY DOOR	SHERWIN WILLIAMS- SW 6140 Maderate White
12	GARAGE DOOR	Beige
13	METAL RAILING FRAME	Black
14	SOFFIT	to be match with wood trim

Plan 23 May 3, 2017

DP 15-694616

PARC RIVIERA MEWS

10199 River Drive for
Parc Riviera Project Inc.

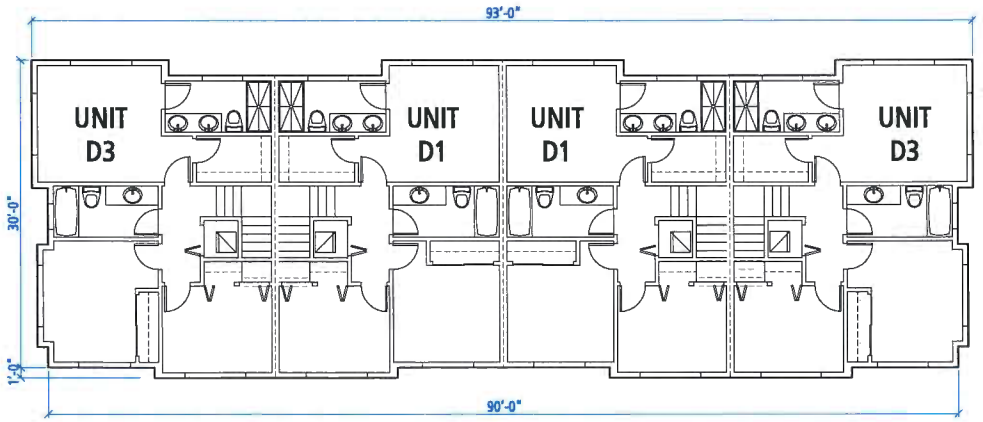
ELEVATIONS

SCALE 1:100

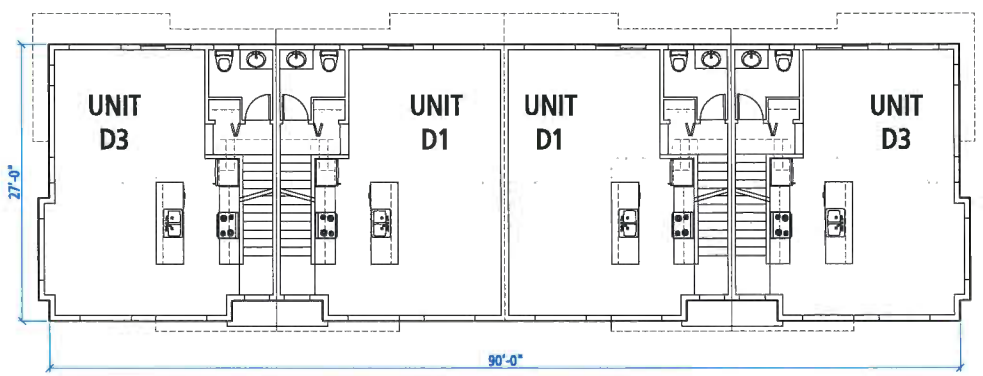
0 1 2 3 5 10m

FOUGERE
architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202–2425 Quebec Street
Vancouver, BC V5T 4L6
604.873.2907
fougerearchitecture.ca

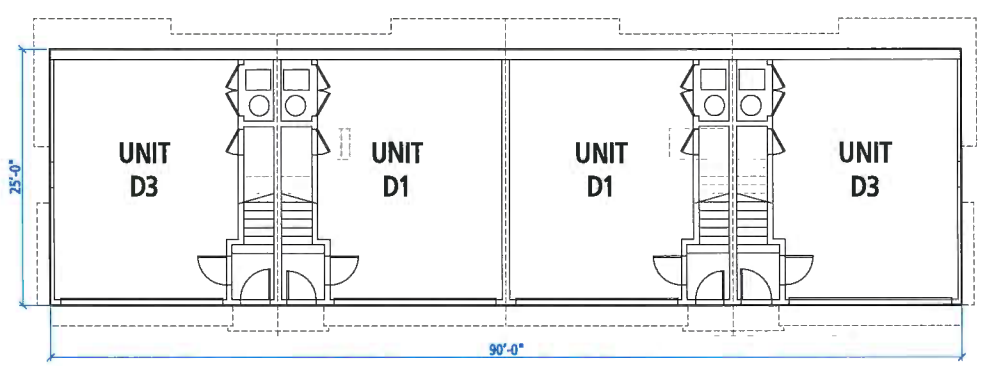
Plan#20



BUILDING 14 - UPPER FLOOR



BUILDING 14 - MAIN FLOOR



BUILDING 14 - GROUND FLOOR

BUILDING 14 - NORTH ELEVATION

BUILDING 14 - SOUTH ELEVATION

BUILDING 14 - EAST ELEVATION

BUILDING 14 - WEST ELEVATION

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

REGISTERED ARCHITECT WAYNE A. FOUGERE March 21 2017 BRITISH COLUMBIA

Plan 24 May 3, 2017

DP 15-694616

EXTERIOR FINISHES SCHEDULE

1	ROOF SHINGLES	IKO, Riviera Red ashphalt Shingles
2a	EASY TRIM	SHERWIN WILLIAMS- SW 6192 Coastal Plain
2b	EASY TRIM	SHERWIN WILLIAMS- SW 2822 Downing Sand
3	HARDIE PLANK LAP SIDING	JAMES HARDIE- Sandstone Beige
4	HARDIE SHINGLE SIDING	JAMES HARDIE- Evening Blue
5	WOOD SIDING	SeasonWood Natural Siding
6a	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Sandstone Beige
6b	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Evening Blue
6c	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Countrylane Red
7a	WOOD TRIM	SHERWIN WILLIAMS- SW 6140 Moderate White
7b	WOOD TRIM	SHERWIN WILLIAMS- SW 6251 Outerspace
7c	WOOD TRIM	SHERWIN WILLIAMS- SW 7020 Black Fox
8a	WINDOW TRIM	SHERWIN WILLIAMS- SW 6140 Moderate White
8b	WINDOW TRIM	SHERWIN WILLIAMS- SW 7020 Black Fox
9	VINYL WINDOW	Black
10	FACIA	SHERWIN WILLIAMS- SW 6140 Moderate White
11a	ENTRY DOOR	Black
11b	SECONDARY DOOR	SHERWIN WILLIAMS- SW 6140 Moderate White
12	GARAGE DOOR	Beige
13	METAL RAILING FRAME	Black
14	SOFFIT	to be match with wood trim

PROVISION OF ACCESSIBILITY FEATURES

"AGING-IN-PLACE" REQUIREMENTS ON ALL UNITS:

- Entry doors minimum 855 mm clear opening (3'-0" swinging door spec.)
- Hallways minimum 900 mm width
- Door from garage to living area minimum 2'-10" (swinging door spec.)
- Blocking to bathrooms for installation of grab-bars (toilet, tub and shower)
- Provision of lever door handles
- One window that can be opened with a single hand in the living room
- One window that can be opened with a single hand in one bedroom

DPP RESUBMISSION
DP 15-694616
FEBRUARY 10, 2017

PARC RIVIERA MEWS

10199 River Drive for
Parc Riviera Project Inc.

BLOCK PLANS

SCALE 1:100

0 1 2 3 5 10m

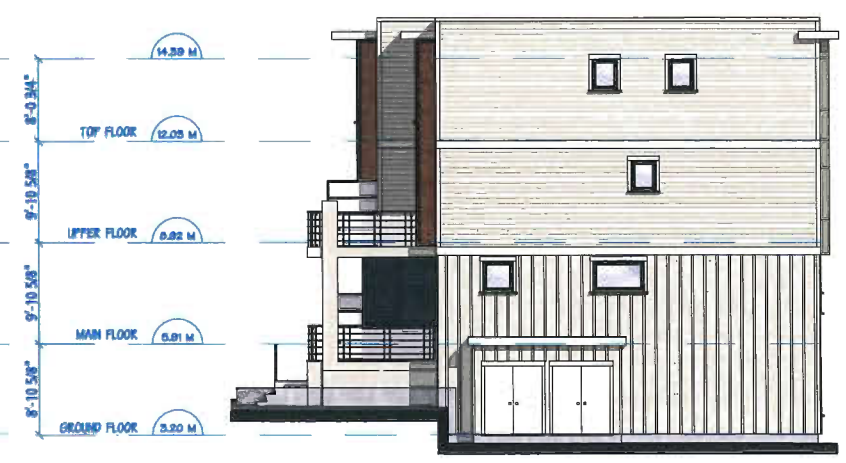
Plan#21

FOUGERE architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202 – 2425 Quebec Street Vancouver, BC V5T 4L6
604.873.2907
fougerearchitecture.ca

BUILDING 15 (&16) - EAST ELEVATION

BUILDING 15 (&16) - WEST ELEVATION

BUILDING 15 (&16) - NORTH ELEVATION



BUILDING 15 (&16) - SOUTH ELEVATION

NOTE: no electrical closet on building 16

EXTERIOR FINISHES SCHEDULE

1	ROOF SHINGLES	IKO, Riviera Red asphalt Shingles
2a	EASY TRIM	SHERWIN WILLIAMS- SW 6192 Coastal Plain
2b	EASY TRIM	SHERWIN WILLIAMS- SW 2822 Downing Sand
3	HARDIE PLANK LAP SIDING	JAMES HARDIE- Sandstone Beige
4	HARDIE SHINGLE SIDING	JAMES HARDIE- Evening Blue
5	WOOD SIDING	SeasonWood Natural Siding
6a	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Sandstone Beige
6b	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Evening Blue
6c	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Countrylane Red
7a	WOOD TRIM	SHERWIN WILLIAMS- SW 6140 Moderate White
7b	WOOD TRIM	SHERWIN WILLIAMS- SW 6251 Outerspace
7c	WOOD TRIM	SHERWIN WILLIAMS- SW 7020 Black Fox
8a	WINDOW TRIM	SHERWIN WILLIAMS- SW 6140 Moderate White
8b	WINDOW TRIM	SHERWIN WILLIAMS- SW 7020 Black Fox
9	VINYL WINDOW	Black
10	FACIA	SHERWIN WILLIAMS- SW 6140 Moderate White
11a	ENTRY DOOR	Black
11b	SECONDARY DOOR	SHERWIN WILLIAMS- SW 6140 Moderate White
12	GARAGE DOOR	Beige
13	METAL RAILING FRAME	Black
14	SOFFIT	to be match with wood trim

PARC RIVIERA MEWS

10199 River Drive for
Parc Riviera Project Inc.

ELEVATIONS

SCALE 1:100

0 1 2 3 5 10m

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

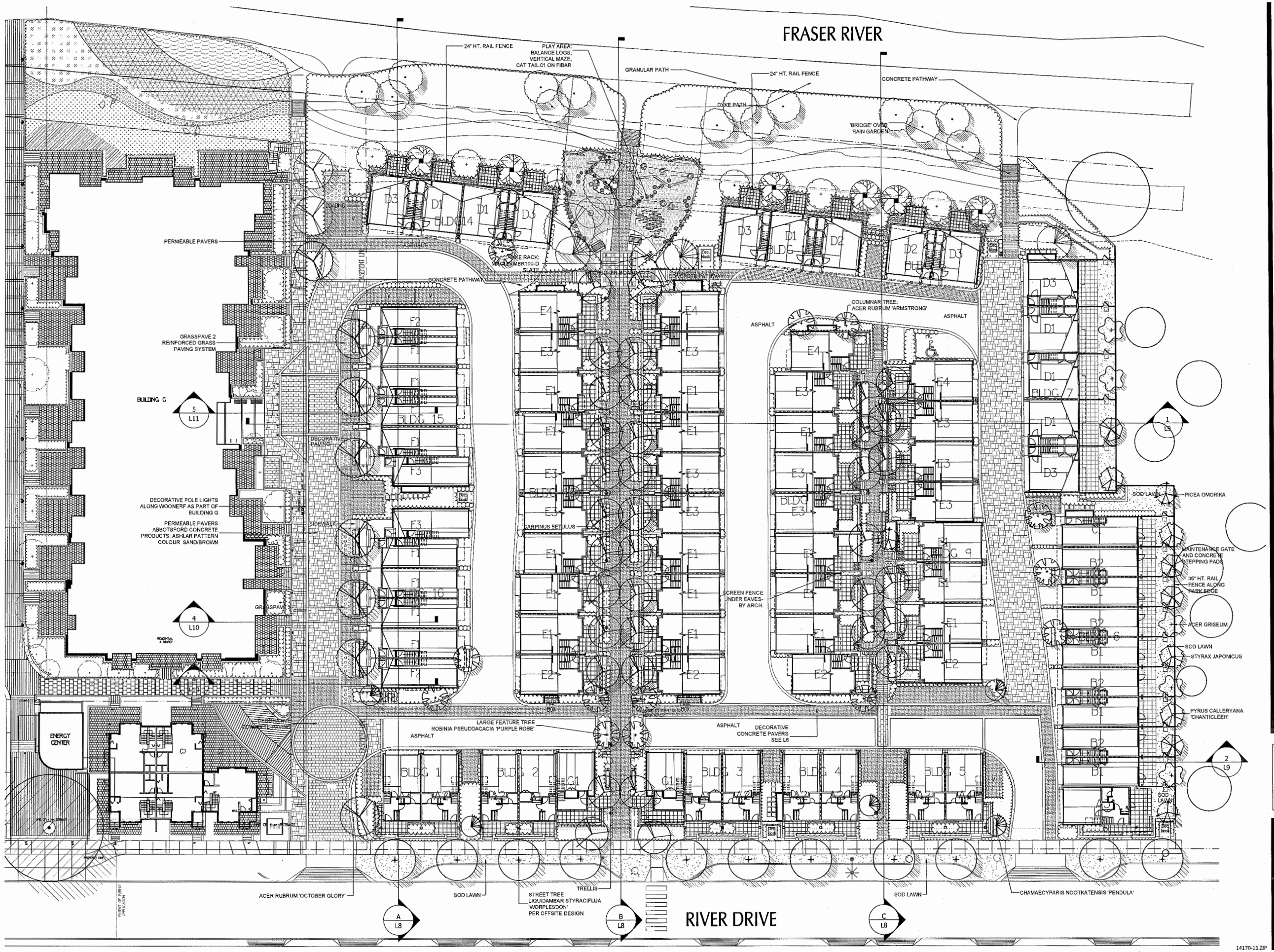
REGISTERED ARCHITECT
WAYNE A. FOUGERE
March 31 2017
BRITISH COLUMBIA

Plan 25 May 3, 2017
DP 15-694616

DPP RESUBMISSION
DP 15-694616
FEBRUARY 10, 2017

FOUGERE
architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202 – 2425 Quebec Street 604.873.2907
Vancouver, BC V5T 4L6 fougerearchitecture.ca

Plan#23



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

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
6	17.FEB.14	DPP SUBMISSION	
5	16.JAN.21	REVISE VISITORS PARKING/PAVING	DO
4	16.JUN.01	NEW SITE PLAN	DO
3	16.APR.21	UPDATED SITE PLAN & SECTIONS	MM
2	16.APR.07	NEW SITE PLAN, COMMENTS	MM
1	15.FEB.20	NEW SITE PLAN	MM/DO

CLIENT:

DAVA DEVELOPMENTS

PROJECT:

Plan 26 May 3, 2017

DP 15-694616

LANDSCAPE TREE PLAN

DATE:	15.JAN.12	DRAWING NUMBER:
SCALE:	1"=20'-0"	**3a**
DRAWN:	DO	
DESIGN:	MCY	
CHK'D:	MCY	OF 13

14170-11.ZIP

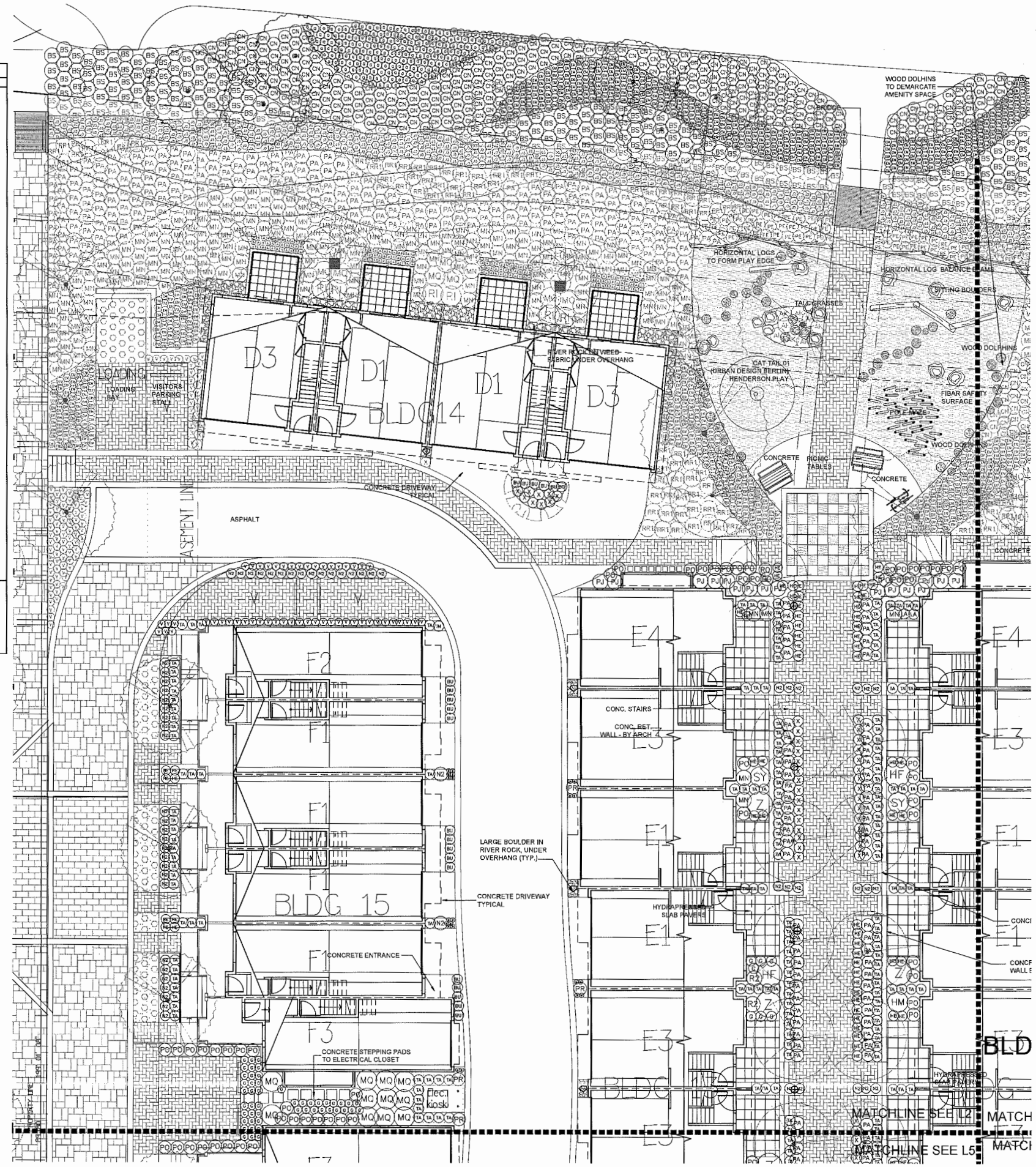
PMG PROJECT NUMBER: **14-170**

PLANT SCHEDULE NOT INCLUDING ESA AREA

PMG PROJECT NUMBER: 14-170

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	5	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B
	12	ACER RUBRUM 'ARMSTRONG'	COLUMNAR ARMSTRONG MAPLE	6CM CAL; 2M STD; B&B
	8	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	6CM CAL; 2M STD; B&B
	36	CARPINUS BETULUS FRANS FONTAINE	EUROPEAN HORNBEAM	6CM CAL; 1.8M STD; B&B
	5	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEEPING NOOTKA CYPRESS	3M HT; B&B
		EXISTING TREE	-	-
	11	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	SWEET GUM	8CM CAL; 2M STD; B&B
	3	PICEA OMORIKA	SERBIAN SPRUCE	2.5M HT; B&B
	4	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	5CM CAL; 1.5M STD; B&B
	4	STYRAX JAPONICUS	JAPANESE SNOWBELL	5CM CAL; 1.5M STD; B&B
SHRUB				
(BU)	57	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
(CE)	14	CEANOTHUS VELUTINUS	SNOWBRUSH	#3 POT; 60CM
(HY)	15	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	BIGLEAF HYDRANGEA (BLUE)	#3 POT; 60CM
(HP)	3	HYDRANGEA PANICULATA 'FIRE & ICE'	FIRE & ICE HYDRANGEA	#3 POT; 60CM
(HQ)	1	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	RUBY SLIPPERS HYDRANGEA	#3 POT; 60CM
(MA)	17	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	#2 POT; 40CM
(ND)	24	NANDINA DOMESTICA	HEAVENLY BAMBOO	#2 POT; 40CM
(NF)	179	NANDINA DOMESTICA 'FIRE POWER'	DWARF HEAVENLY BAMBOO	#2 POT; 20CM
(PO)	232	PACHYSTIMA MYRSINITES	OREGON BOX	#2 POT; 40CM
(PJ)	82	PIERIS JAPONICA 'MOUNTAIN FIRE'	JAPANESE ANDROMEDA	#3 POT; 50CM
(PR)	27	PRUNUS LAUROCERASUS 'REYNVAANII'	RUSSIAN LAUREL	#3 POT; 50CM
(RB)	8	RHODODENDRON 'ANAH KRUSCHKE'	RHODODENDRON; BLUE	#3 POT; 50CM
(RM)	1	RHODODENDRON 'P.J.M.'	RHODODENDRON; LIGHT PURPLE; E. MAY	#3 POT; 50CM
(SJ)	1	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK	#2 POT; 40CM
(SA)	15	SYMPHORICARPOS ALBUS	SNOWBERRY	#2 POT; 30CM
(TM)	720	TAXUS X MEDIA 'H.M. EDDIE'	EDDIE'S YEW	1M HT.; B&B
(VC)	52	VACCINIUM CORYMBOSUM 'NORTH BLUE'	BLUEBERRY	#3 POT; 60CM
(VO)	9	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#3 POT; 60CM
(VD)	47	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
(VT)	19	VIBURNUM TINUS 'DWARF'	SPRING BOUQUET	#3 POT; 50CM
GRASS				
(D)	185	CAREX C. 'THE BEATLES'	THE BEATLES SPRING SEDGE	#1 POT
(I)	96	FESTUCA IDAHOENSIS	IDAHO FESCUE	#1 POT
(H)	226	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#2 POT
(IR)	117	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT
(K)	6	KOELERIA GLAUCA	BLUE HAIRGRASS	#1 POT; HEAVY
(PE)	239	PENNISETUM ALOPECUROIDES 'ORIENTALE'	ORIENTAL FOUNTAIN GRASS	#1 POT
(X)	164	SESLERIA HEUFLERIANA	BLUE-GREEN MOOR GRASS	#1 POT
(S)	9	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
PERENNIAL				
(E)	19	ECHINACEA PURPUREA 'RASPBERRY TRUFFLE'	DOUBLE CONEFLOWER; RASPBERRY	15CM POT
(LA)	23	LAVENDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	ENGLISH LAVENDER	#1 POT
(PV)	16	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	15CM POT
GC				
(A)	29	ASARUM COUDATUM	WILD GINGER	#1 POT; 20CM
(GS)	223	GAULTHERIA SHALLON	SALAL	#1 POT; 20CM
(LP)	9	LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT; 25CM
(MN)	24	MAHONIA NERVOSA	LONGLEAF MAHONIA	#1 POT; 25CM
(PM)	131	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM
(VV)	137	VACCINIUM VITIS-IDAEA	LINGONBERRY	#1 POT; 30CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA 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 CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY



14170-11.ZIP

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

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
6	17.FEB.14	DPP SUBMISSION	
5	16.AUG.23	REVISE VISITORS PARKING/PAVING	DO
4	16.JUN.01	NEW SITE PLAN	DO
3	16.APR.21	UPDATED SITE PLAN & SECTIONS	MM
2	16.APR.07	NEW SITE PLAN, COMMENTS	MM
1	15.FEB.20	NEW SITE PLAN	MM/DO

CLIENT:

DAVA DEVELOPMENTS

PROJECT:

Plan 27 May 3, 2017

DP 15-694616

LANDSCAPE SHRUB PLAN

DATE:	15.JAN.12	DRAWING NUMBER:
SCALE:	1"=10'-0"	**3b**
DRAWN:	DO	
DESIGN:	MCY	OF 13
CHK'D:	MCY	

PMG PROJECT NUMBER: **14-170**

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

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
6	17.FEB.14	DPP SUBMISSION	
5	16.AUG.23	REVISE VISITORS PARKING/PAVING	DO
4	16.JUN.01	NEW SITE PLAN	DO
3	16.APR.21	UPDATED SITE PLAN & SECTIONS	MM
2	16.APR.07	NEW SITE PLAN, COMMENTS	MM
1	15.FEB.20	NEW SITE PLAN	MM/DO

CLIENT:

DAVA DEVELOPMENTS

PROJECT:

Plan 28 May 3, 2017

DP 15-694616

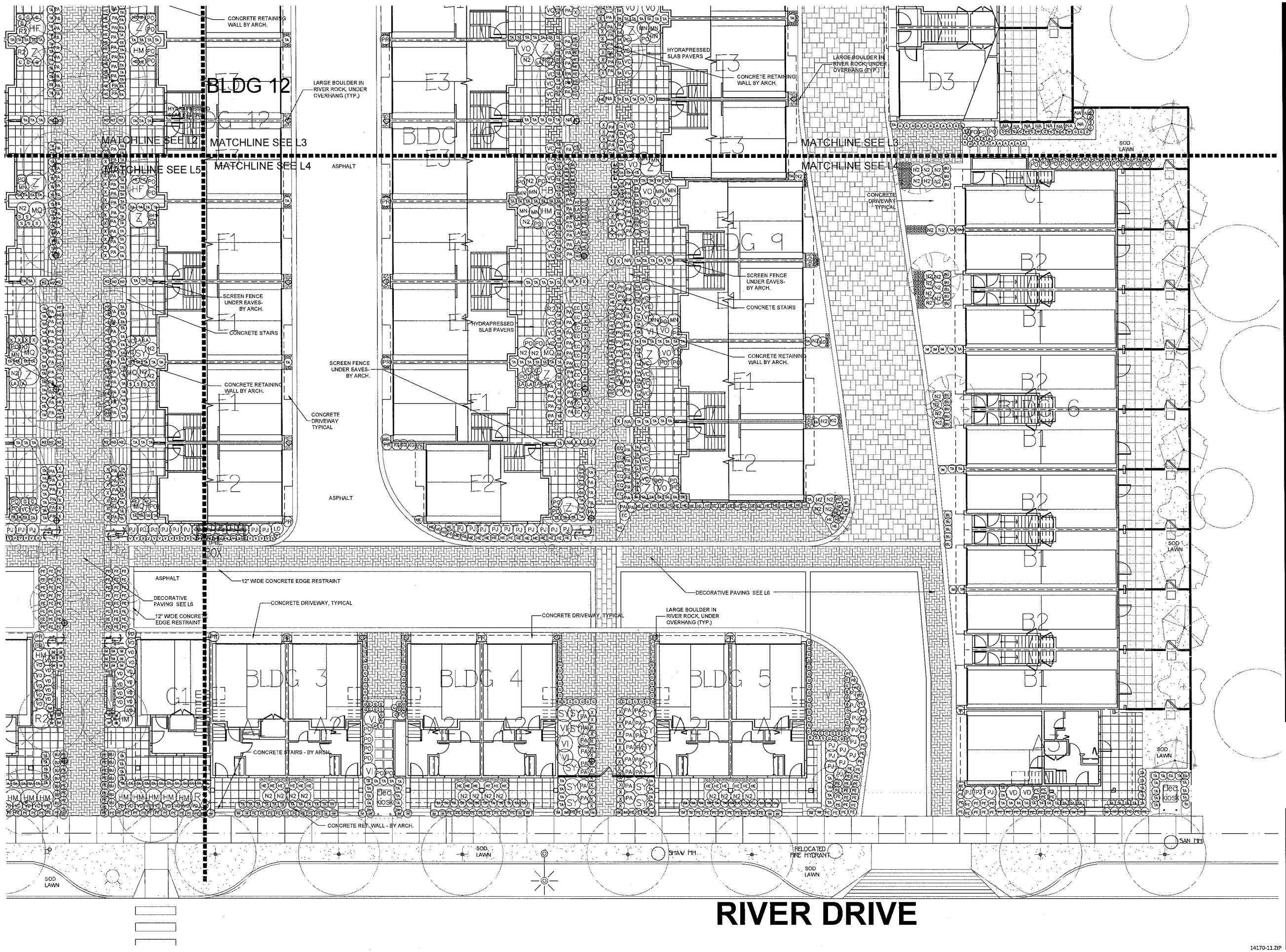
DRAWING TITLE:

LANDSCAPE SHRUB PLAN

DATE:	15.JAN.12	DRAWING NUMBER:
SCALE:	1"=10'-0"	**3c**
DRAWN:	DO	
DESIGN:	MCY	
CHK'D:	MCY	OF 13

14170-11.ZIP

PMG PROJECT NUMBER: **14-170**



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

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
6	17.FEB.14	DPP SUBMISSION	
5	16.AUG.23	REVISE VISITORS PARKING/PAVING	DO
4	16.JUN.01	NEW SITE PLAN	DO
3	16.APR.21	UPDATED SITE PLAN & SECTIONS	MM
2	16.APR.07	NEW SITE PLAN, COMMENTS	MM
1	15.FEB.20	NEW SITE PLAN	MM/DO

CLIENT:

DAVA DEVELOPMENTS

PROJECT:

Plan 29 May 3, 2017

DP 15-694616

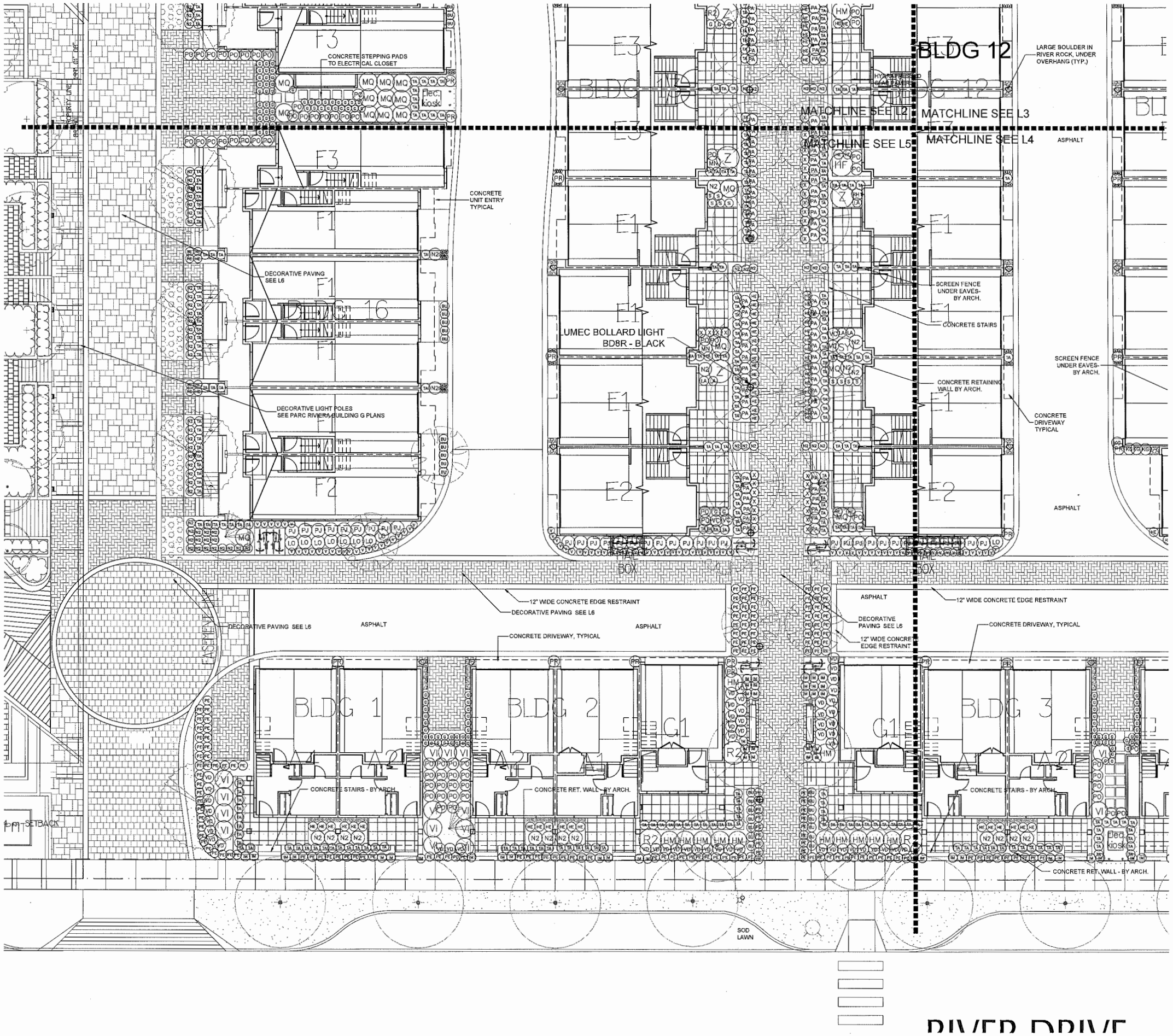
DRAWING TITLE:

LANDSCAPE SHRUB PLAN

DATE:	15.JAN.12	DRAWING NUMBER:
SCALE:	1"=10'-0"	**3d**
DRAWN:	DO	
DESIGN:	MCY	
CHK'D:	MCY	OF 13

14170-11.ZIP

PMG PROJECT NUMBER: **14-170**



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

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
6	17.FEB.14	DPP SUBMISSION	
5	16.AUG.31	REVISE VISITORS PARKING/PAVING	DO
4	16.JUN.01	NEW SITE PLAN	DO
3	16.APR.21	UPDATED SITE PLAN & SECTIONS	MM
2	16.APR.07	NEW SITE PLAN, COMMENTS	MM
1	15.FEB.20	NEW SITE PLAN	MM/DO

CLIENT:

DAVA DEVELOPMENTS

PROJECT:

Plan 30 May 3, 2017

DP 15-694616

DRAWING TITLE:

LANDSCAPE SHRUB PLAN

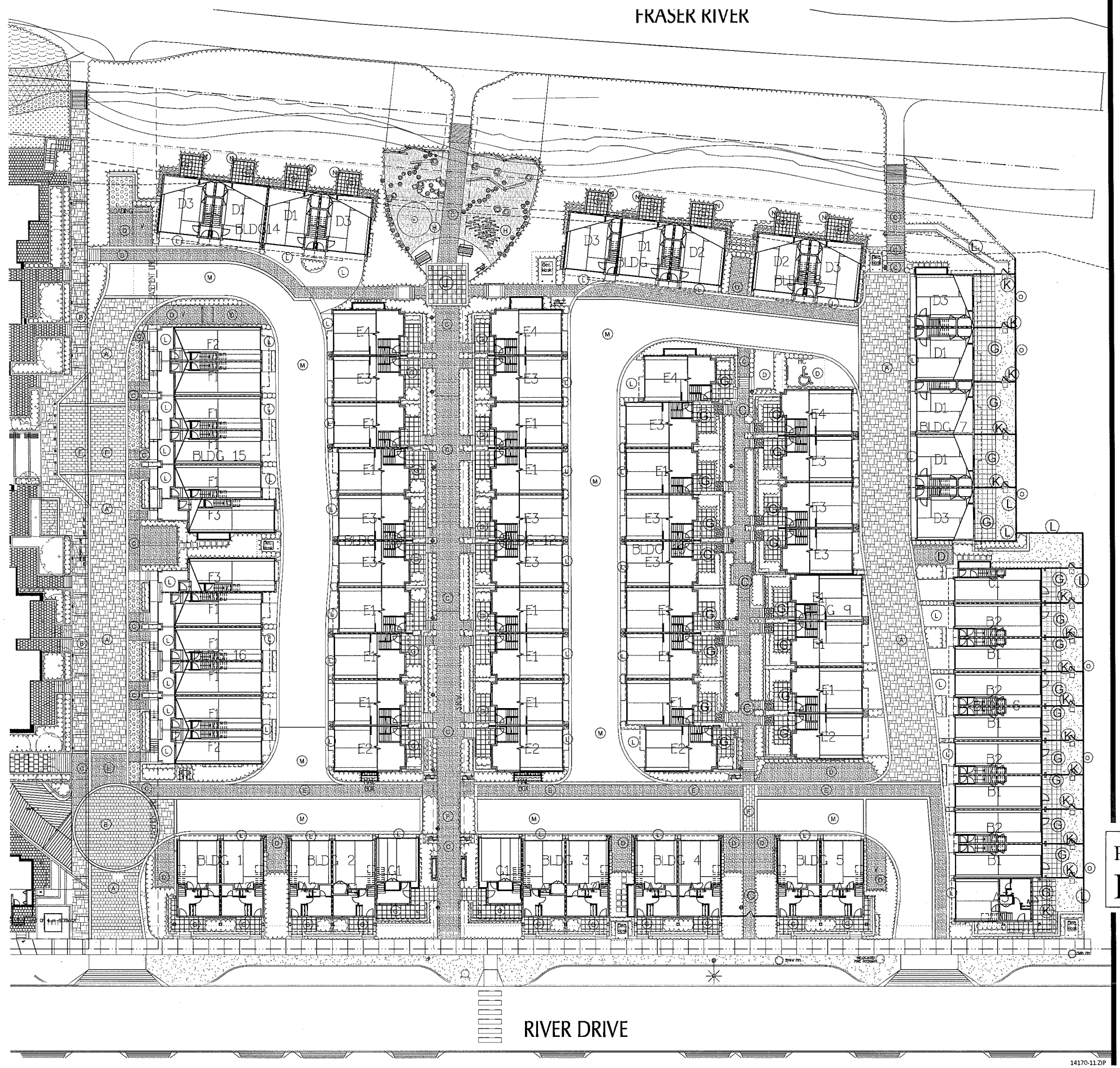
DATE:	15.JAN.12	DRAWING NUMBER:
SCALE:	1"=10'-0"	**3e**
DRAWN:	DO	
DESIGN:	MCY	
CHK'D:	MCY	OF 13

14170-11.ZIP

PMG PROJECT NUMBER: **14-170**

MATERIALS LEGEND

	A	ABBOTSFORD CONCRETE PRODUCTS: VENETIAN COBBLE SERIES RANDOM PATTERN - COLOUR SANDALWOOD
	B	ABBOTSFORD CONCRETE PRODUCTS: VENETIAN COBBLE SERIES RANDOM PATTERN - COLOUR CHARCOAL
	C	ABBOTSFORD CONCRETE PRODUCTS: STANDARD SERIES HERRINGBONE PATTERN - COLOUR SAND/BROWN PEDESTRIAN AREAS - 60MM THICK
	D	ABBOTSFORD CONCRETE PRODUCTS: STANDARD SERIES HERRINGBONE PATTERN - COLOUR SHADOW PARKING AREAS - 60MM THICK
	E	ABBOTSFORD CONCRETE PRODUCTS: STANDARD SERIES HERRINGBONE PATTERN - COLOUR SHADOW ROAD AREAS - 80MM THICK
	F	ABBOTSFORD CONCRETE PRODUCTS: STANDARD SERIES RUNNING BOND PATTERN - COLOUR SHADOW PEDESTRIAN CROSSING AREAS - 80MM THICK
	G	ABBOTSFORD CONCRETE PRODUCTS: HYDRAPRESSED SLABS COLOUR SHADOW PATIO AREAS
	H	FIBAR SAFETY SURFACE INSTALL AS PER PLAYGROUND MANUFACTURER'S SPEC.
	J	CHECKER BOARD ABBOTSFORD CONCRETE PRODUCTS: HYDRAPRESSED SLABS COLOUR SHADOW & NATURAL WITH 12" WIDE CONCRETE EDGE RESTRAINT
	K	42" HT. FENCE WITH GATE
	J	42" HT. RAIL FENCE
	L	CONCRETE PAVING
	M	ASPHALT PAVING
	N	24" HT. POST RAIL FENCE
	O	36" HT. RAIL FENCE



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

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
6	17.FEB.14	DPP SUBMISSION	
5	16.AUG.23	REVISE VISITORS PARKING/PAVING	DO
4	16.JUN.01	NEW SITE PLAN	DO
3	16.APR.21	UPDATED SITE PLAN & SECTIONS	MM
2	16.APR.07	NEW SITE PLAN, COMMENTS	MM
1	15.FEB.20	NEW SITE PLAN	MM/DO

CLIENT:

DAVA DEVELOPMENTS

PROJECT:

ROW HOUSES

Plan 31 May 3, 2017

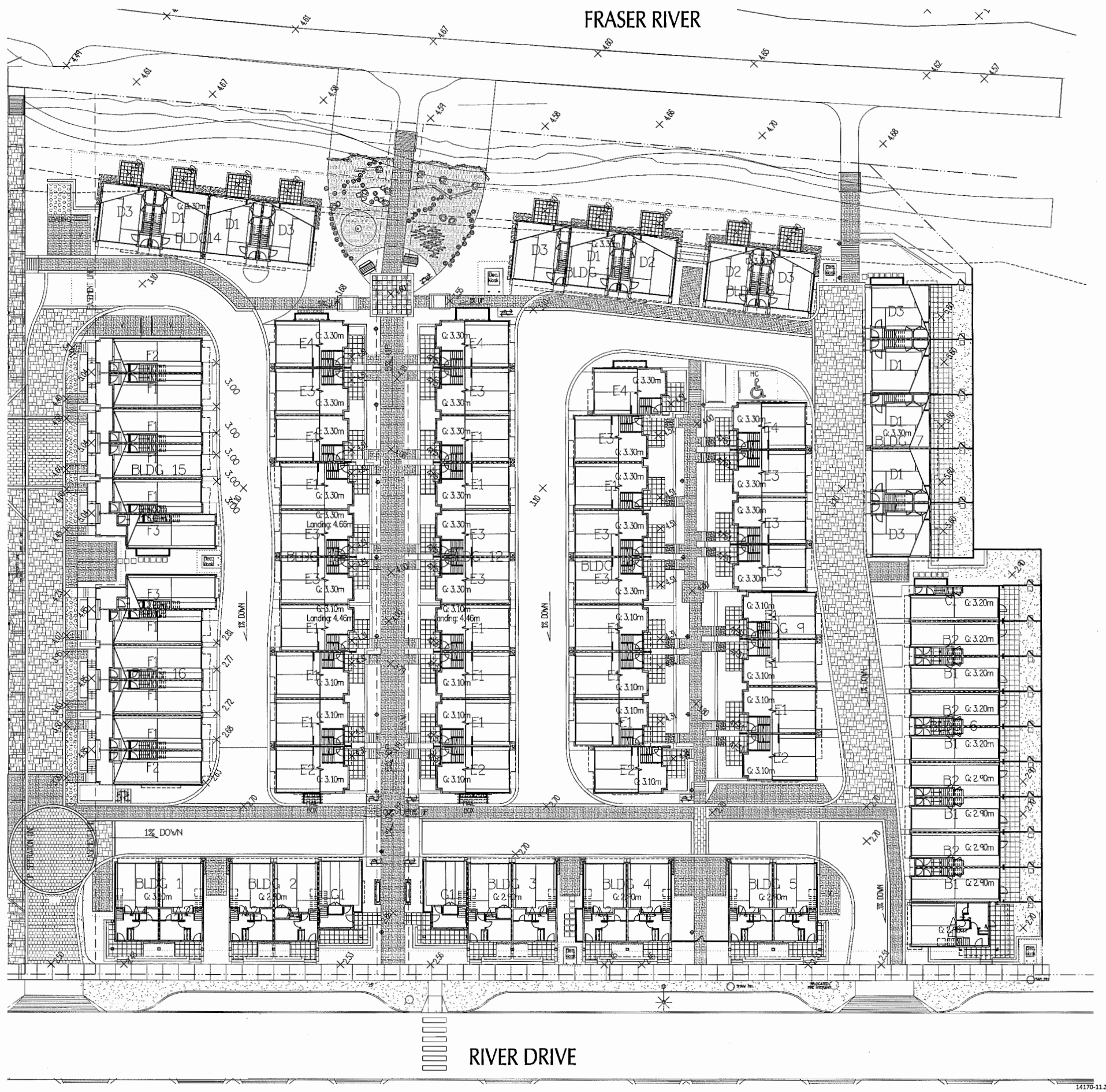
DP 15-694616

LANDSCAPE MATERIALS PLAN

DATE:	15.JAN.12	DRAWING NUMBER:
SCALE:	1"=20'-0"	**3f**
DRAWN:	MM	
DESIGN:	MCY	
CHK'D:	MCY	OF 13

14170-11.ZIP

PMG PROJECT NUMBER: **14-170**



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

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
6	17.FEB.14	DPP SUBMISSION	
5	16.AUG.23	REVISE VISITORS PARKING/PAVING	DD
4	16.JUN.01	NEW SITE PLAN	DD
3	16.APR.21	UPDATED SITE PLAN & SECTIONS	MM
2	16.APR.07	NEW SITE PLAN, COMMENTS	MM
1	15.FEB.20	NEW SITE PLAN	MM/DD

CLIENT:

DAVA DEVELOPMENTS

PROJECT:

Plan 32 May 3, 2017

DP 15-694616

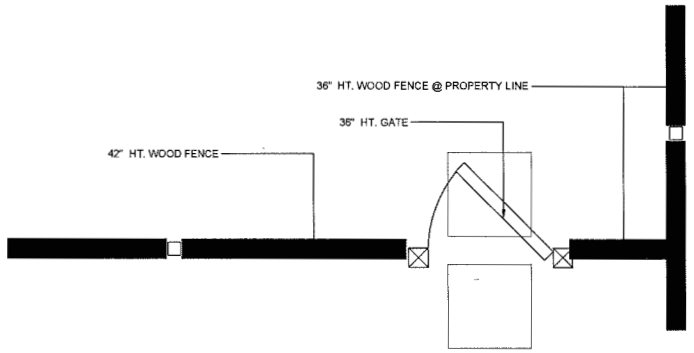
DRAWING TITLE:

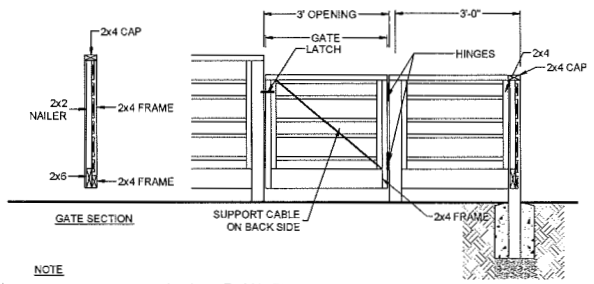
LANDSCAPE GRADING PLAN

DATE:	15.JAN.12	DRAWING NUMBER:
SCALE:	1"=20'-0"	**3g**
DRAWN:	MM	
DESIGN:	MCY	
CHK'D:	MCY	OF 13

PMG PROJECT NUMBER: **14-170**

14170-11.ZIP

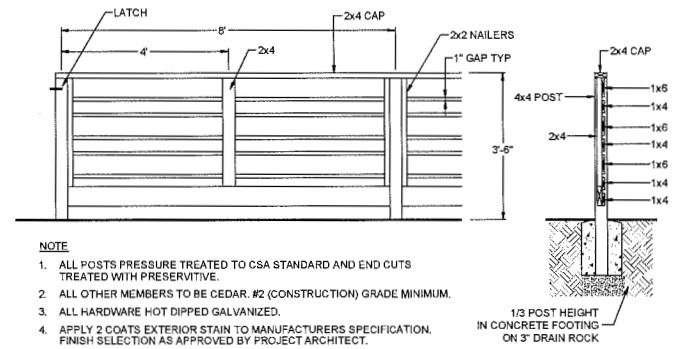




NOTE

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

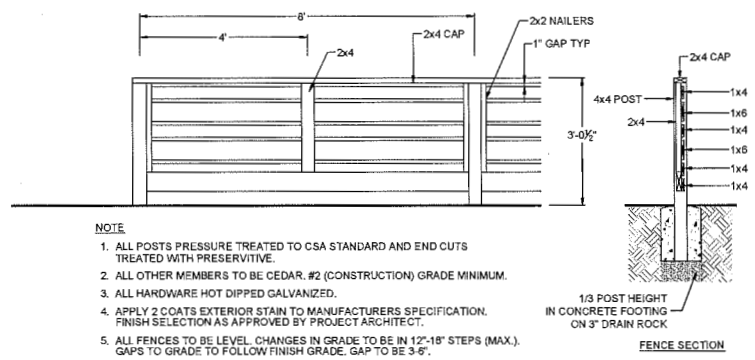
1 42"/36" HT. WOOD FENCE & GATE COMBO
1/2"=1'-0"



NOTE

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

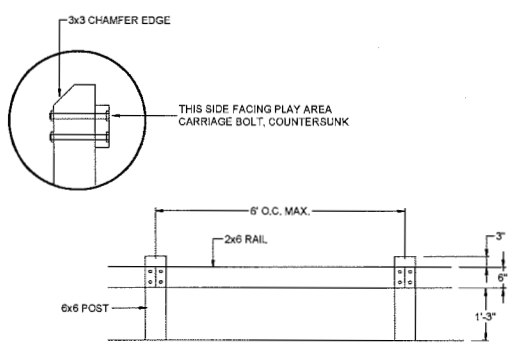
2 42" HT. WOOD FENCE
1/2"=1'-0"



NOTE

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

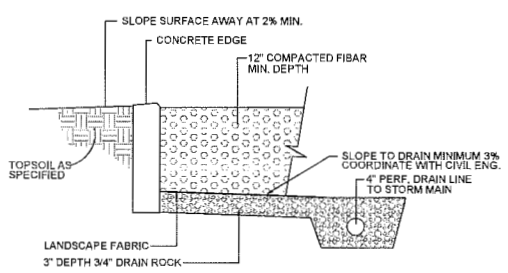
3 36" HT. WOOD FENCE
1/2"=1'-0"



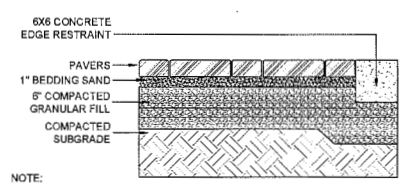
4 RAIL - 2' HT.
1/2"=1'-0"

BENCH MAGLIN SCB1600-PCC
SLATE WITH SANDSTONE SLATS

MAGLIN BIKE RACK:
MBR400-7-S SLATE



5 PLAY AREA EDGING
1"=1'-0"



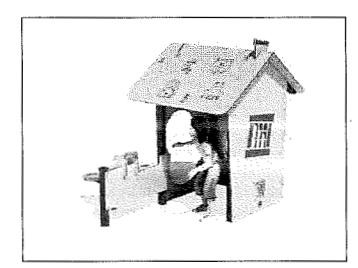
NOTE:
PAVERS- ABBOTSFORD CONCRETE PRODUCTS, CLASSIC STANDARD PAVERS
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
PAVERS FOR PEDESTRIAN AREAS TO BE 60MM THICK, SHADOW COLOUR, RUNNING BC
PAVERS FOR VEHICULAR AREAS TO BE 80MM THICK, SHADOW COLOUR, HERRINGBON

6 PAVERS ON GRADE
1"=1'-0"

HENDERSON PLAY:
CAT TAIL.01

VERTICAL POLE MAZE
HENDERSON PLAY

CONCRETE
STEPPERS



HENDERSON PLAY:
PT 5002-FS

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

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
6	17.FEB.14	DPP SUBMISSION	
5	16.AUG.23	REVISE VISITORS PARKING/PAVING	DO
4	16.JUN.01	NEW SITE PLAN	DO
3	16.APR.21	UPDATED SITE PLAN & SECTIONS	MM
2	16.APR.07	NEW SITE PLAN, COMMENTS	MM
1	15.FEB.20	NEW SITE PLAN	MM/DO

CLIENT:
DAVA DEVELOPMENTS

PROJECT:

Plan 33 May 3, 2017
DP 15-694616

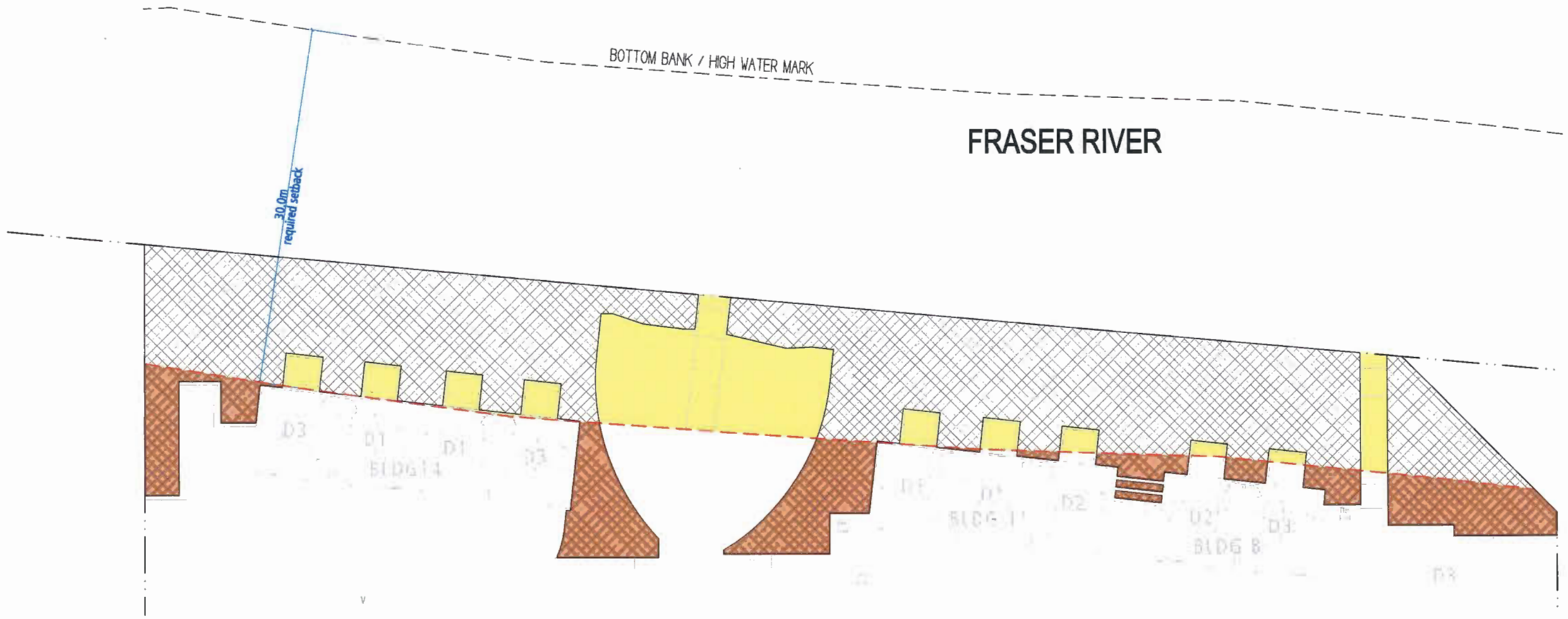
DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 15.JAN.12
SCALE: AS NOTED
DRAWN: DO
DESIGN: MCY/MM
CHK'D: MCY

DRAWING NUMBER:
3 m
OF 13

14170-11.ZIP

PMG PROJECT NUMBER: 14-170



Provided ESA 1,215 sm

Used ESA area 264 sm

Trade-off ESA area 265 sm

PROPOSED ESA PLAN

Required ESA 1,215 sm

EXISTING ESA PLAN

ESA PLAN

SCALE 1:200

0 5 10 15m

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

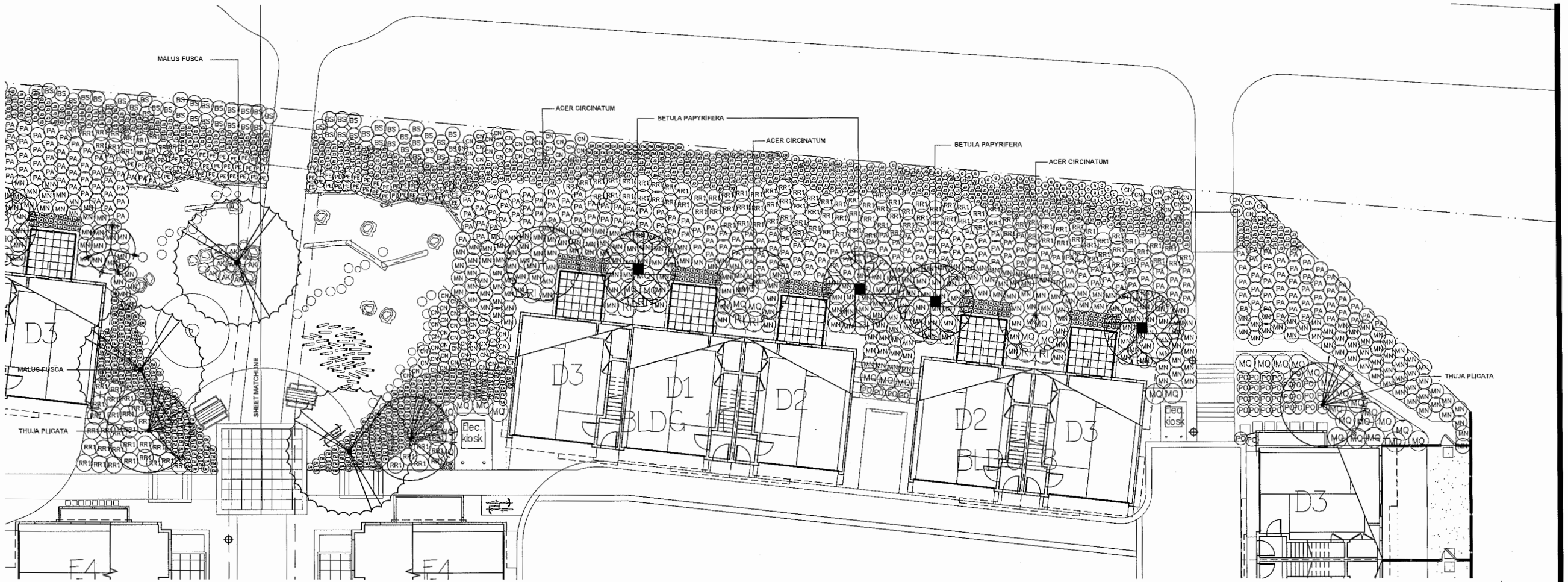
REGISTERED ARCHITECT WAYNE A. FOUGERE March 21, 2017 BRITISH COLUMBIA

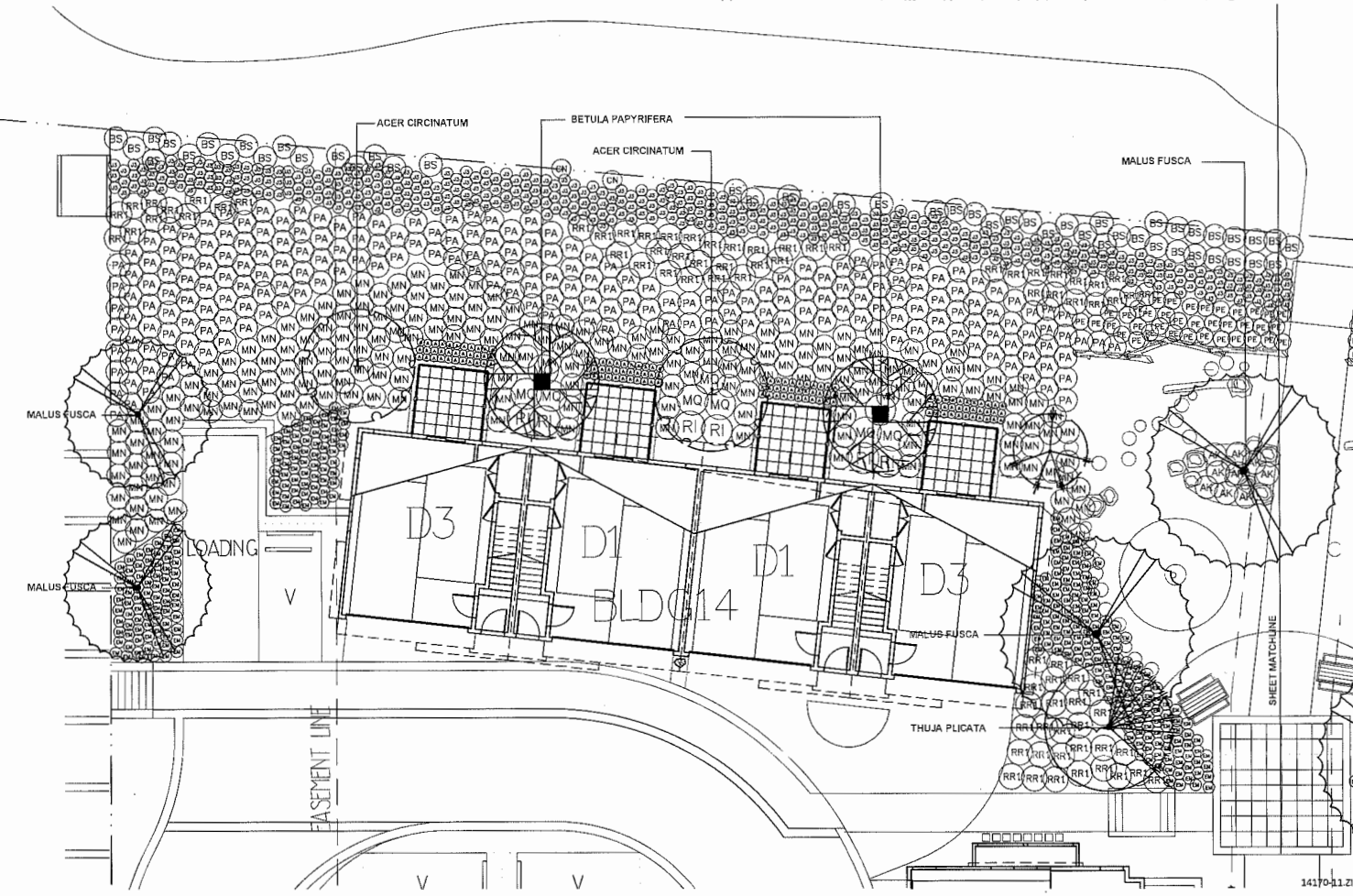
Plan 34 May 3, 2017

DP 15-694616

FOUGERE
architecture inc.
BRITISH COLUMBIA - ALBERTA - WASHINGTON
202 – 2425 Quebec Street 604.873.2907
Vancouver, BC V5T 4L6 fougerearchitecture.ca

PLAN#01a





PLANT SCHEDULE

ESA AREA

PMG PROJECT NUMBER: 14-170

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	5	ACER CIRCINATUM	VINE MAPLE	2.5M HT; B&B; 3 STEM CLUMP
	6	BETULA PAPYRIFERA	PAPER BIRCH	2.5M HT; B&B
	5	MALUS FUSCA	PACIFIC CRABAPPLE	6CM CAL; 2M STD; B&B
	3	THUJA PLICATA	WESTERN RED CEDAR	3M HT; B&B
	1	PICEA SITCHENSIS	SITKA SPRUCE	2.5M HT; B&B
SHRUB				
MQ	48	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	#2 POT; 40CM
PA	405	PACHYSTIMA MYRSINITES	OREGON BOX	#2 POT; 40CM
RI	15	RIBES SANGUINEUM	RED FLOWERING CURRANT	#2 POT; 60CM
RR1	187	ROSA GYMNOCARPA	BALDHIP ROSE	#2 POT; 40CM
GRASS				
BS	75	BROMUS SITCHENSIS	ALASKA BROME	#1 POT
AK	9	CALAMAGRDSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
CN	98	CALAMAGROSTIS NUTKAENSIS	NOOTKA REEDGRASS	#1 POT
B	4	CAREX C. 'THE BEATLES'	THE BEATLES SPRING SEDGE	#1 POT
EM	521	ELYMUS MOLLIS	COMMON DUNEGRASS	#1 POT
JS	936	JUNCUS INFLEXUS	BLUE-GREEN RUSH	#1 POT
PE	72	PENNISETUM ALOPECUROIDES 'ORIENTALE'	ORIENTAL FOUNTAIN GRASS	#1 POT
PERENNIAL				
C	60	CAMASSIA QUAMASH	COMMON CAMAS	#1 POT
GC				
A	297	ASARUM COUDATUM	WILD GINGER	#1 POT; 20CM
MN	475	MAHONIA NERVOSA	LONGLEAF MAHONIA	#1 POT; 25CM
PO	43	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA 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 CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

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

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
7	17.APR.05	ENLARGED ESA PLAN	
6	17.FEB.14	DPP SUBMISSION	
5	16.AUG.23	REVISE VISITORS PARKING/PAVING	DO
4	16.JUN.01	NEW SITE PLAN	DO
3	16.APR.21	UPDATED SITE PLAN & SECTIONS	MM
2	16.APR.07	NEW SITE PLAN, COMMENTS	MM
1	15.FEB.20	NEW SITE PLAN	MM/DO

CLIENT:

DAVA DEVELOPMENTS

PROJECT:

Plan 35 May 3, 2017

DP 15-694616

DRAWING TITLE:

ESA PLANTING PLAN

DATE:	15.JAN.12	DRAWING NUMBER:
SCALE:	1"=10'-0"	**3H**
DRAWN:	DO	
DESIGN:	MCY	
CHK'D:	MCY	OF 13

PMG PROJECT NUMBER: **14-170**

14170-11.ZIP

RIVER DRIVE STREETSCAPE

PARK YARDSCAPE

RIVER DYKESCAPE

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

REGISTERED ARCHITECT
BRIAN A. FOUGERE
March 21 2017
BRITISH COLUMBIA

Reference Plan May 3, 2017

DP 15-694616

DPP RESUBMISSION
DP 15-694616
MARCH 21, 2017

PARC RIVIERA MEWS

10199 River Drive for
Parc Riviera Project Inc.

Streetscape Yardscape

SCALE 1:250

0 2 4 10 20m

PLAN#32

FOUGERE
architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202 – 2425 Quebec Street 604.873.2907
Vancouver, BC V5T 4L6 fougerearchitecture.ca

View 1

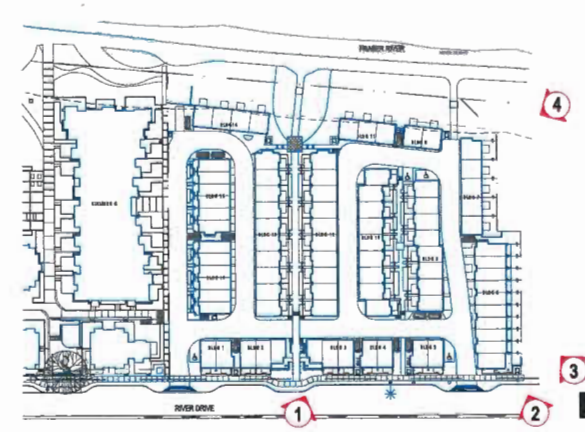
View 2

View 3

Perspectives

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

REGISTERED ARCHITECT
BRIAN A. FOUGERE
March 21, 2017
BRITISH COLUMBIA



Reference Plan May 3, 2017

DP 15-694616

DPP RESUBMISSION
DP 15-694616
MARCH 21, 2017

PARC RIVIERA MEWS

for
Parc Riviera Project Inc.

PLAN#33

FOUGERE
architecture inc.
BRITISH COLUMBIA · ALBERTA · WASHINGTON
202–2425 Quebec Street Vancouver, BC V5T 4L6
604.873.2907
fougerearchitecture.ca

View 5

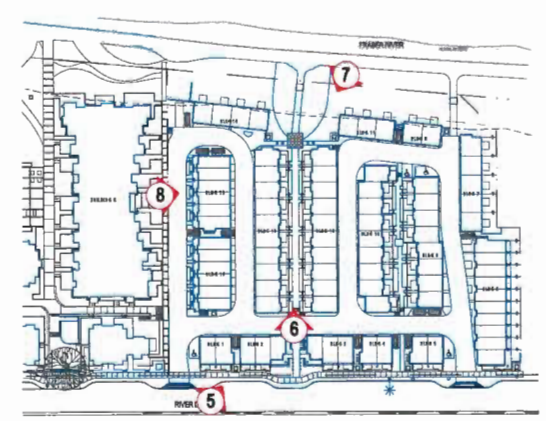
View 6

View 7

Perspectives

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

REGISTERED ARCHITECT
WAYNE A. FOUGERE
March 21, 2017
BRITISH COLUMBIA



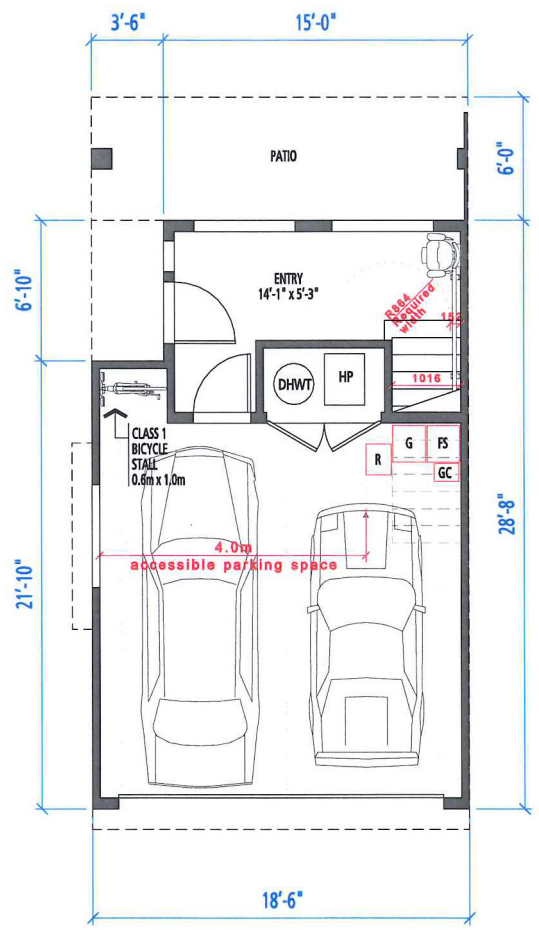
Reference Plan May 3, 2017

DP 15-694616

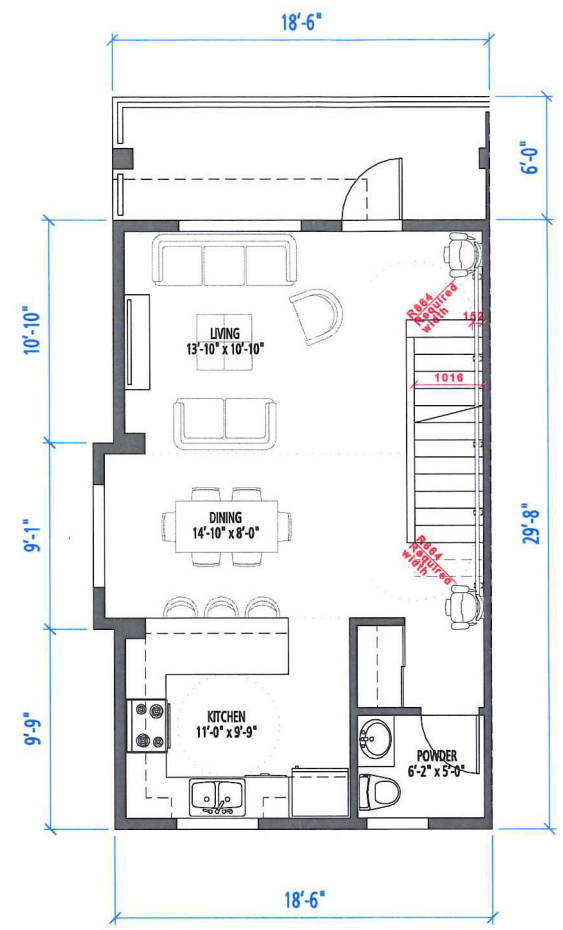
DPP RESUBMISSION
DP 15-694616
FEBRUARY 10, 2017

FOUGERE
architecture inc.
BRITISH COLUMBIA · ALBERTA · WASHINGTON
202 – 2425 Quebec Street
Vancouver, BC V5T 4L6
604.873.2907
fougerearchitecture.ca

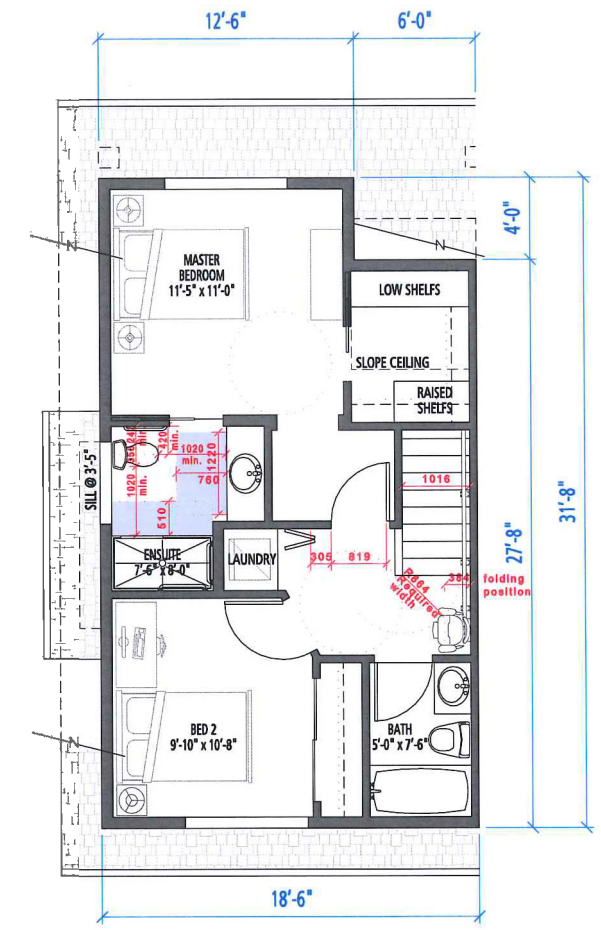
PLAN#34



GROUND FLOOR



MAIN FLOOR



UPPER FLOOR

CONVERTIBLE UNIT FLOOR PLANS (G1)

SCALE 1:50

0 0.5 1 2.5m

Summary of the Convertible Unit Features Checklist as Submited

- Entry doors 914 mm opening.
- Entry door clear exterior floor space min. 1220 mm depth by door width plus 600 mm on latch side.
- Interior doors to entry & main living areas, min. 800 mm clear opening. (2'8"sliding or 2'10"swinging door spec.) with flush thresholds max.13mm height.
- Stair lift as per manufacturer spec (Bruno,SRE-2010-Electra-Ride)
- Hallways minimum 900 mm width
- Door from garage to living area minimum 800 mm clear opening.
- Min. clear opening 860 mm clear opening to Patios and Balconies.
- Toilet clear floor space min. 1020 mm at side and in front
- Interior Doors to main living areas, 1 bedroom and 1 bedroom min 800 mm clear opening with flush thresholds max. 13 mm height.
- Wall blocking for future installation of grab-bars (toilet, tub and shower)
- Clear area needed under future work space. Plumbing and gas pipes (in-wall and in-floor) located clear of under counter area of future work space (stove, sink & min. 810 mm wide counter)
- 1500 mm turning diameter or turning path diagram
- One window that can be opened with a single hand in the living room
- One window that can be opened with a single hand in one bedroom

PARC RIVIERA MEWS

10199 River Drive for
Parc Riviera Project Inc.

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

REGISTERED ARCHITECT WAYNE A. FOUGERE March 21 2017 BRITISH COLUMBIA

Reference Plan May 3, 2017
DP 15-694616

DPP RESUBMISSION
DP 15-694616
FEBRUARY 10, 2017

FOUGERE
architecture inc.
BRITISH COLUMBIA - ALBERTA - WASHINGTON
202 – 2425 Quebec Street 604.873.2907
Vancouver, BC V5T 4L6 fougerearchitecture.ca

Plan#31