



**Development Permit Panel
Electronic Meeting**

**Council Chambers, City Hall
6911 No. 3 Road**

**Wednesday, June 14, 2023
3:30 p.m.**

MINUTES

Motion to adopt the minutes of the Development Permit Panel meeting held on May 10, 2023.



1. DEVELOPMENT PERMIT 21-935984
(REDMS No. 7106166)

APPLICANT: Gordon Chan

PROPERTY LOCATION: 12551 No. 1 Road

Director's Recommendations

That a Development Permit be issued which would:

- 1. permit the replacement of all the existing single-glazed windows with new double-glazed windows, the replacement of two doors on the front (north) elevation and the removal of the overhead garage door on the rear (south) elevation at 12551 No. 1 Road; and*
- 2. vary the provision of Richmond Zoning Bylaw 8500 to reduce the minimum front yard setback to the garbage and recycling enclosure from 3.0 m to 0 m.*



Development Permit Panel – Wednesday, June 14, 2023

ITEM

2. DEVELOPMENT PERMIT 21-936149

(REDMS No. 7049603)

APPLICANT: Gradual Architecture Inc.

PROPERTY LOCATION: 6520 Williams Road

Director's Recommendations

That a Development Permit be issued which would:

- 1. permit the construction of eight townhouse units at 6520 Williams Road on a site zoned "Low Density Townhouses (RTL4)"; and*
- 2. vary the provision of Richmond Zoning Bylaw 8500 to reduce the minimum required lot width from 40.0 m to 36.6 m.*



3. New Business

4. Date of Next Meeting: June 28, 2023

ADJOURNMENT



**Development Permit Panel
Wednesday, May 10, 2023**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: John Irving, General Manager, Engineering and Public Works, Acting Chair
Cecilia Achiam, General Manager, Community Safety
Peter Russell, Director, Sustainability and District Energy

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, February 15, 2023, be adopted.

CARRIED

1. DEVELOPMENT PERMIT 21-932383
(REDMS No. 6913890)

APPLICANT: Flat Architecture Inc.

PROPERTY LOCATION: 8951, 8971 Spires Road and 8991 Spires Gate

INTENT OF PERMIT:

1. Permit the construction of 22 townhouse units and two secondary suites at 8951, 8971 Spires Road and 8991 Spires Gate and the surplus portion of Spires Road on a site zoned "Parking Structure Townhouses (RTP4)" zone; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) reduce the minimum lot width from 40 m to 33.5 m; and
 - (b) reduce the minimum lot area from 2,400 m² to 2,000 m².

Development Permit Panel

Wednesday, May 10, 2023

Applicant's Comments

Rajinder Warraich, Flat Architecture Inc., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the proposed development, including its site context, site layout, architectural design, building elevations, and exterior cladding materials and colours, highlighting the following:

- 22 residential units and two secondary suites are proposed in three townhouse blocks;
- the proposal includes two Basic Universal Housing Units (BUH) units;
- a future lane will be provided along the west property line of the subject site and a pedestrian walkway is proposed along the site's south property line;
- the Tudor style architecture of the townhouse buildings is consistent with the recently completed townhouse development to the south;
- the entrance to the parking podium and the main pedestrian entrance to the building are located along Spires Road;
- the central courtyard on the podium level is surrounded by the three townhouse blocks;
- stairs are proposed on Spires Gate and Spires Road frontages to provide pedestrian access to the podium;
- two common outdoor amenity areas are provided on the podium level;
- private outdoor spaces will be provided for townhouse units at grade and on the podium level; and
- lighting will be provided along the future lane along the west property line and along the pedestrian walkway to the south of the subject site.

Ruchir Dhall, Architecture Panel Inc., added that the landscape design for ground-oriented units in the proposed development matches the landscaping of the recently completed neighbouring townhouse development. Also, he noted that other main landscape features of the project include distinct landscaping for semi-private and common outdoor amenity spaces to provide visual separation, separation between the picnic area and community gardens on the podium level outdoor amenity area, and flowering plants and ornamental shrubs will be installed at the site's pedestrian entrance near the intersection of Spires Gate and Spires Road.

Development Permit Panel

Wednesday, May 10, 2023

Staff Comments

Wayne Craig, Director, Development, noted that (i) there are two technical variances proposed for the project relating to the site area and site geometry which were noted at the time of rezoning, (ii) there is a Servicing Agreement associated with the project which include, among others, frontage improvements and utility works along Spires Gate and Spires Road, (iii) two Basic Universal Housing (BUH) units are included in the project, and (iv) the project has been designed to achieve Step Code Level 3 of the BC Energy Step Code.

Panel Discussion

In reply to a query from the Panel regarding potential security concerns on the future lane along the west property line, Mr. Warraich noted that (i) there are no grade changes from the future lane to the subject site and adjacent developments, and (ii) proposed measures to address potential security and safety concerns include locating the children's play area overlooking the future lane, installing larger windows on the side of residential units adjacent to the future lane, installing lighting along the lane, and temporarily treating the future lane as a private space including installing a fence and gate until the lane will be fully developed in the future.

In reply to a query from the Panel regarding access from the parkade to the residential units, Mr. Warraich noted that (i) there is no direct access from the parkade to the residential units except for the two secondary suites, and (ii) an exit stair is provided in the parkade to provide access to residential units on the podium level.

In reply to a query from the Panel regarding how the project would achieve Step Code Level 3 of the BC Energy Step Code, Mr. Warraich stated that the project will be using a high efficiency condenser system in addition to other proposed sustainability measures.

In reply to a query from the Panel regarding the provision of parking in the proposed development, Mr. Warraich confirmed that some of the residential parking spaces will be in tandem arrangement.

In reply to a further query from the Panel, Mr. Craig confirmed that there is a restrictive covenant to prohibit the conversion of the tandem garage area into habitable or storage space and to ensure that both parking spaces are assigned to the same dwelling unit.

Correspondence

Jose Gonzalez, 8935 Cook Crescent ([Schedule 2](#))

Mr. Craig noted that Mr. Gonzalez raised concerns regarding construction impacts to the neighbourhood including pedestrian safety, vehicle safety, overall access to the neighbourhood, and continuity of frontage treatments, landscaping and sidewalks.

Development Permit Panel

Wednesday, May 10, 2023

In reply to Ms. Gonzalez's concerns, Mr. Craig noted that (i) should the project proceed, it would be required to provide a Construction Parking and Management Plan as a condition of Building Permit issuance, (ii) the plan will be reviewed and approved by the Transportation Department, (iii) the City is aware of construction related concerns in the area and is carefully monitoring the situation, (iv) residents could contact the City's Bylaw Department should they have any construction related concern in the area, (v) overall access to the neighbourhood would be addressed by the Construction Parking and Management Plan, (vi) the proposed development will be providing sidewalks along their frontages, (vii) the sidewalk along the Spires Road frontage of the proposed development will be connected to the recently installed sidewalk along the adjacent townhouse development to the south.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the project, noting that its design has addressed potential security and safety concerns.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of 22 townhouse units and two secondary suites at 8951, 8971 Spires Road and 8991 Spires Gate and the surplus portion of Spires Road on a site zoned "Parking Structure Townhouses (RTP4)" zone; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *reduce the minimum lot width from 40 m to 33.5 m; and*
 - (b) *reduce the minimum lot area from 2,400 m² to 2,000 m².*

CARRIED

2. DEVELOPMENT PERMIT 21-943565

(REDMS No. 7202148)

APPLICANT: Orion Construction

PROPERTY LOCATION: 9800 Van Horne Way

INTENT OF PERMIT:

Permit the construction of two multi-tenant light industrial buildings at 9800 Van Horne Way on a site zoned "Light Industrial (IL)".

4.

Development Permit Panel

Wednesday, May 10, 2023

Applicant's Comments

Jeremy Paquin, Orion Construction, Ruchir Dhall, Architecture Panel Inc. and Darcy Forcier, D. Force Design Inc., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 3), introduced the project and provided background information on the proposed development including its site context, site layout, design rationale, architectural design, exterior cladding materials, and proposed sustainability measures, highlighting the following:

- the two proposed multi-tenant light industrial buildings will provide a total of 44 units as strata titled units;
- vehicular access to the site is provided on River Drive and Van Horne Way;
- outdoor amenity spaces for employees are distributed throughout the site; and
- design changes in response to Advisory Design Panel comments relating to pedestrian safety and accessibility, hard and soft landscaping, outdoor amenity spaces, location of amenities such as garbage enclosure, and number of electric vehicle (EV) charging stations to be provided have been incorporated in the project.

Jessica Thiessen, Krahn Group of Companies, with the aid of the same visual presentation, briefed the Panel on the main landscaping features of the project, noting that (i) planting along the perimeter of the site and pockets of planting throughout the parking area have been added, (ii) proposed planting materials are native and adapted species that will provide four season interest, and (iii) existing trees along the south property line will be retained.

Anabella Alfonzo Raffalli, Aartplace, with the aid of the same visual presentation, provided background information on the public art in the project, noting that (i) the proposed public art has gone through the City's public art process, (ii) public art will be installed on the plaza area at the northwest corner of the subject site, (iii) the public art concept references the history of Richmond and surrounding landmarks and natural elements, and (iv) sustainable painting materials will be used for the public art.

Staff Comments

Mr. Craig noted that (i) there will be a Servicing Agreement associated with the project for frontage works along Van Horne Way and River Drive and City utility works, (ii) out of a total of 21 existing trees on the site, seven trees along the south property line will be retained and 14 trees will be removed either due to poor health condition or due to being impacted by building demolition and construction, (iii) 40 new trees are proposed to be planted on the site, exceeding the City's required 2:1 replacement ratio, and (iv) a Statutory Right-of-Way over a portion of the south property line will be provided to help in the installation of a future City road on the CP Rail corridor.

Development Permit Panel

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Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) there would be future rooftop mechanical units with improvements by future tenants, (ii) the high parapets on the buildings would screen the rooftop mechanical units from views from the street, (iii) the building rooftops in the subject site would be visible from Canada Line, (iv) proposed species of planting materials in the plaza area at the northeast corner of the site are small and grow vertically and would not interfere with the proposed seating in the area, (v) Building B has been designed with dock loading for large trucks while Building A has been designed to accommodate loading for smaller vehicles, (vi) maintenance of the public art surface painting will be addressed through the strata property management plan, (vii) overall, there is a smaller amount of glass in the proposed development compared to those of residential buildings, and (viii) there is provision for individual units in the two buildings to install their own EV charging stations for all their parking stalls.

Discussion ensued regarding the long-term maintenance of public art in the project and in reply to a query from the Panel, Mr. Craig confirmed that the project's development permit will be registered on title and staff will work with the strata to ensure that the landscape and public art will be maintained.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the project, noting that it is well thought out and the proposed landscaping and public art would enhance pedestrian, cyclist and motorist experience in the area.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of two multi-tenant light industrial buildings at 9800 Van Horne Way on a site zoned "Light Industrial (IL)".

CARRIED

Development Permit Panel
Wednesday, May 10, 2023

3. DEVELOPMENT PERMIT 22-019430

(REDMS No. 7181149)

APPLICANT: Talvinder Jagde

PROPERTY LOCATION: 10151 Ainsworth Crescent

INTENT OF PERMIT:

1. Permit the construction of a coach house at 10151 Ainsworth Crescent on a site zoned “Single Detached with Granny Flat or Coach House Edgemere (REI)”;
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) increase the maximum setback that a coach house is permitted to be located from the south property line from 2.0 m to 5.95 m; and
 - (b) decrease the minimum setback that a coach house is permitted to be located from the north property line from 2.0 m to 0.90 m.

Applicant’s Comments

Talvinder Jagde, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 4), provided background information on the proposed development, including its site context, architectural design, unit layout, and exterior cladding materials, highlighting the following:

- the proposed variances are requested to locate the proposed coach house outside of the tree protection zone of a significant tree on the neighbouring property to the south;
- the proposed coach house has been designed to minimize impacts to neighbouring properties due to the requested setback variances;
- there are no windows proposed on the north and south sides of the coach house to address concerns of overlook into the neighbouring properties;
- the proposed coach house will complement the character of the principal dwelling through the use of similar materials, finishes and colours;
- the proposed location of the coach house will not overshadow neighbouring properties;
- landscaping will be installed to provide screening and privacy for the yards of neighbouring properties; and
- the proposed coach house will achieve Step Code 3 of the BC Energy Step Code.

Development Permit Panel

Wednesday, May 10, 2023

Panel Discussion

Discussion ensued regarding the proposed landscaping under the dripline of the significant retained tree and as a result of the discussion, staff were directed to work with the applicant to ensure protection of the root zone and survivability of proposed plantings under the tree.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of a coach house at 10151 Ainsworth Crescent on a site zoned "Single Detached with Granny Flat or Coach House Edgemere (REI)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *increase the maximum setback that a coach house is permitted to be located from the south property line from 2.0 m to 5.95 m; and*
 - (b) *decrease the minimum setback that a coach house is permitted to be located from the north property line from 2.0 m to 0.90 m.*

CARRIED

4. New Business

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled on Thursday, May 25, 2023 be cancelled.

CARRIED

5. Date of Next Meeting: June 14, 2023

Development Permit Panel
Wednesday, May 10, 2023

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:35 p.m.).

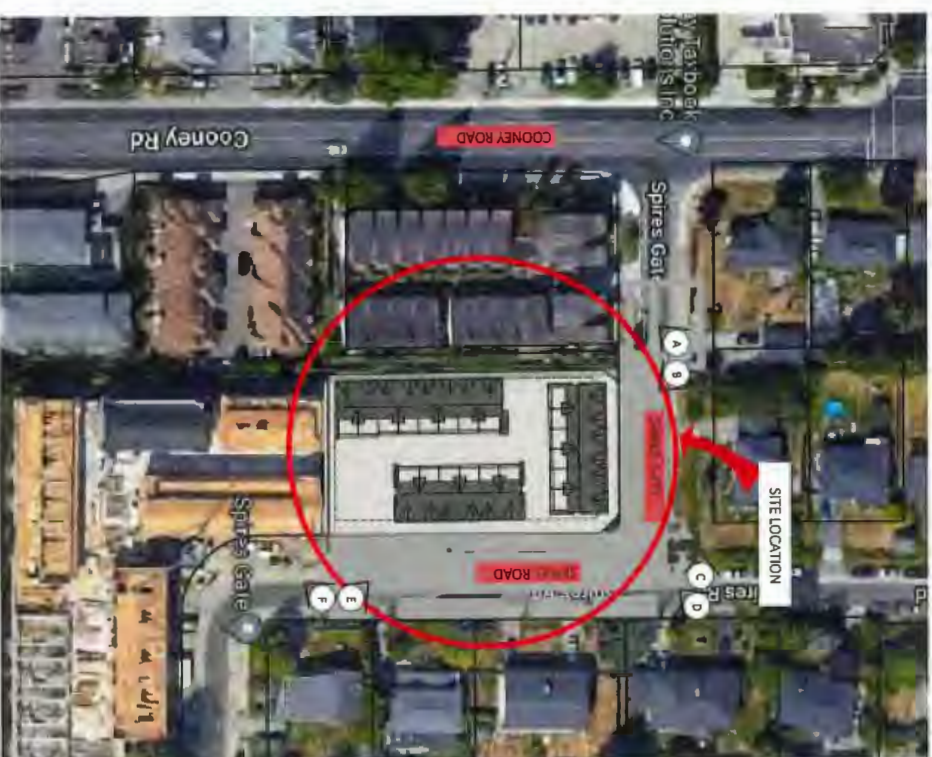
CARRIED

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, 2023.

John Irving
Acting Chair

Rustico Agawin
Committee Clerk

Schedule 1 to th
Development
meeting held
May 10, 2023

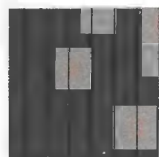




1 THIN BOARDS / JOINTS, IN COLOR
PAINT TO MATCH AGED FINISH



2 ASPHALT SHINGLES
PAINT TO MATCH AGED FINISH



3 GUTTER AND DOWNSPOUT
PAINT TO MATCH AGED FINISH



4 TERRACOTTA, 3 COLOR
PAINT TO MATCH AGED FINISH



5 HORIZONTAL SIDING
PAINT TO MATCH AGED FINISH



6 VERTICAL SIDING
PAINT TO MATCH AGED FINISH

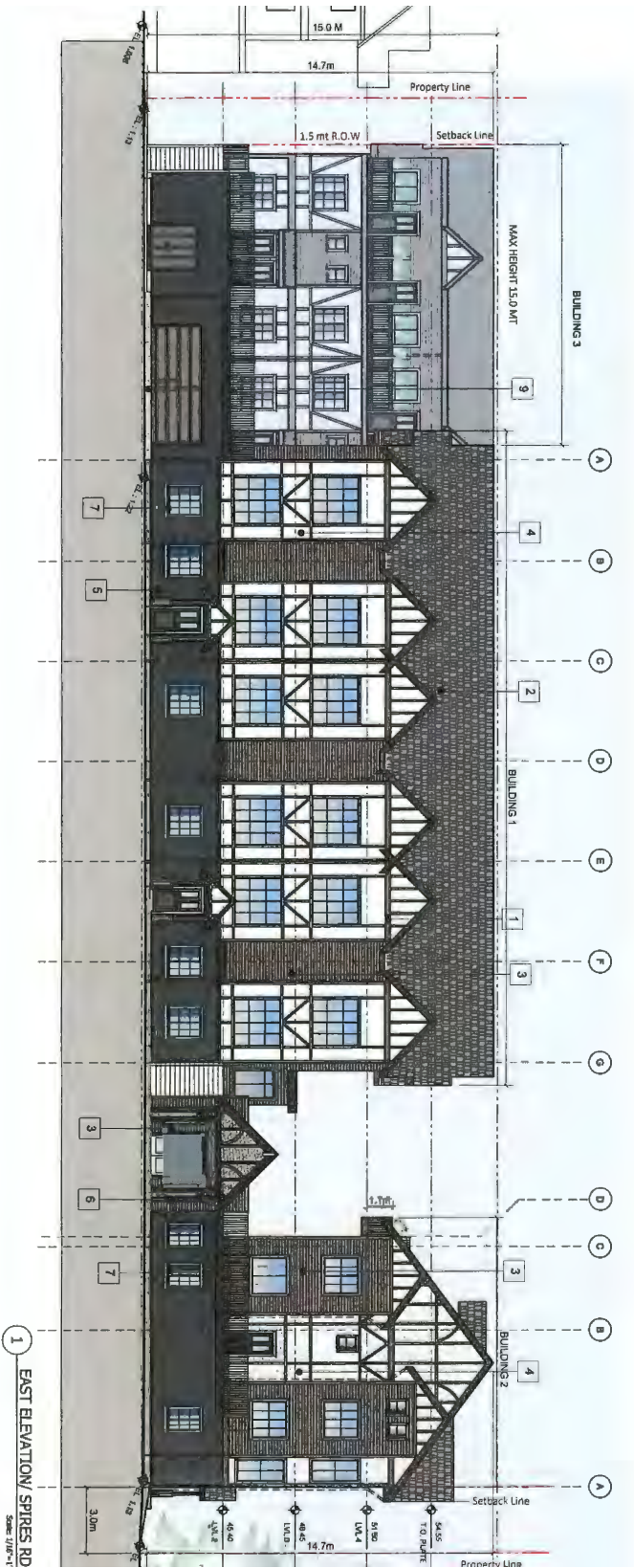
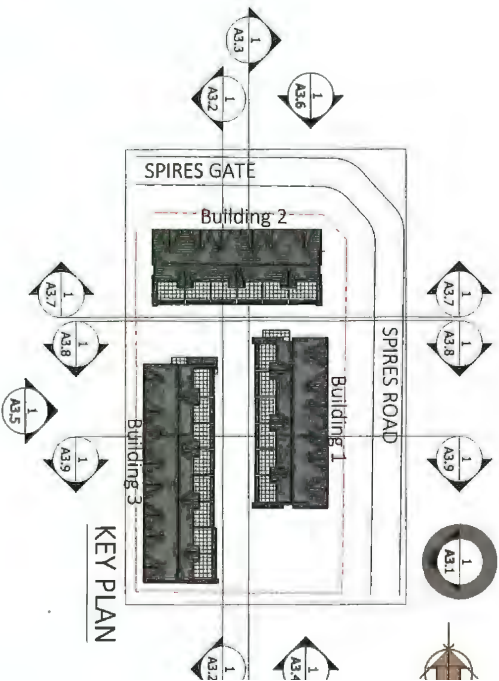


7 VINYL WINDOWS - BLACK COLOR
PAINT TO MATCH AGED FINISH

- PARKADE GATE AND SERVICE DOORS : METAL DOOR - FINISH - BL
- R.V.M. / GUTTERS : GENTEX METALLIC GREY SP4
- SOFFIT : VINYL WHITE
- RAILING : ALUMINUM POUET RAILING - FINISH - BLACK COLOUR

TAG NO	
1	TRIM BOARDS/POSTS: PAINT TO MATCH AGED PEWTER
2	ASPHAL SHINGLES: TIMBERLINE HD PEWTER GRAY
3	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH: AGED PEWTER
4	TRADITIONAL 3 COAT STUCCO SYSTEM: ARCTIC WHITE
5	MIDNIGHT SKY : MUTUAL MATERIALS
6	FASCIA AND BARGE BOARD: SHERWIN WILLIAM ELLIE GRAY
7	BLACK WINDOWS C/W BLACK FRAME WITH MUNTINS
8	REFER LANDSCAPE DWGS FOR PLANTING/VINES
9	PAVERS: REFER LANDSCAPE DWGS

MATERIAL BOARD PLAN



1 EAST ELEVATION/ SPIRES RD
Scale: 1/8" = 1'

ZARDERS/POSTS: PAINT TO MATCH AGED PEWTER
SHIRINGLES: TIMBERLINE HD PEWTER GRAY
1/8 HIGH DENSITY FIBRE CEMENT BOARD C/M EASY
O MATCH, AGED PEWTER
DUAL 3 COAT STUCCO SYSTEM: ARCTIC WHITE
HT SRY : MUTUAL MATERIALS
WALLS: WHITE
BARGE BOARD: SHERWIN WILLIAMS ELLIE GRAY
WINDOWS C/M BLACK FRAME WITH VINYL TINTS
LANDSCAPE DINGS FOR PLANTING/VINES
REFER LANDSCAPE DWGS





1 VIEW FROM SPIRES RD
Scale: N.T.S.

REV	DESCRIPTION	DATE	BY	CHKD
1	Issued For DP	02/09/23	R.W	



1 VIEW FROM CORNER OF SPIRES GATE AND SPIRES RD
Scale: 1/8" = 1'-0"

REV	DESCRIPTION	DATE
1.	Issued For DP	02/08/22



1 VIEW FROM PODIUM
Scale: 1/8"=1'-0"



1 VIEW FROM NORTHWEST CORNER
Scale: 1/12



1 VIEW FROM SPIRES RD / E



2 VIEW FROM SOUTH SIDE



4 BIRDS VIEW FROM SPIRES GATE / NORTH SIDE



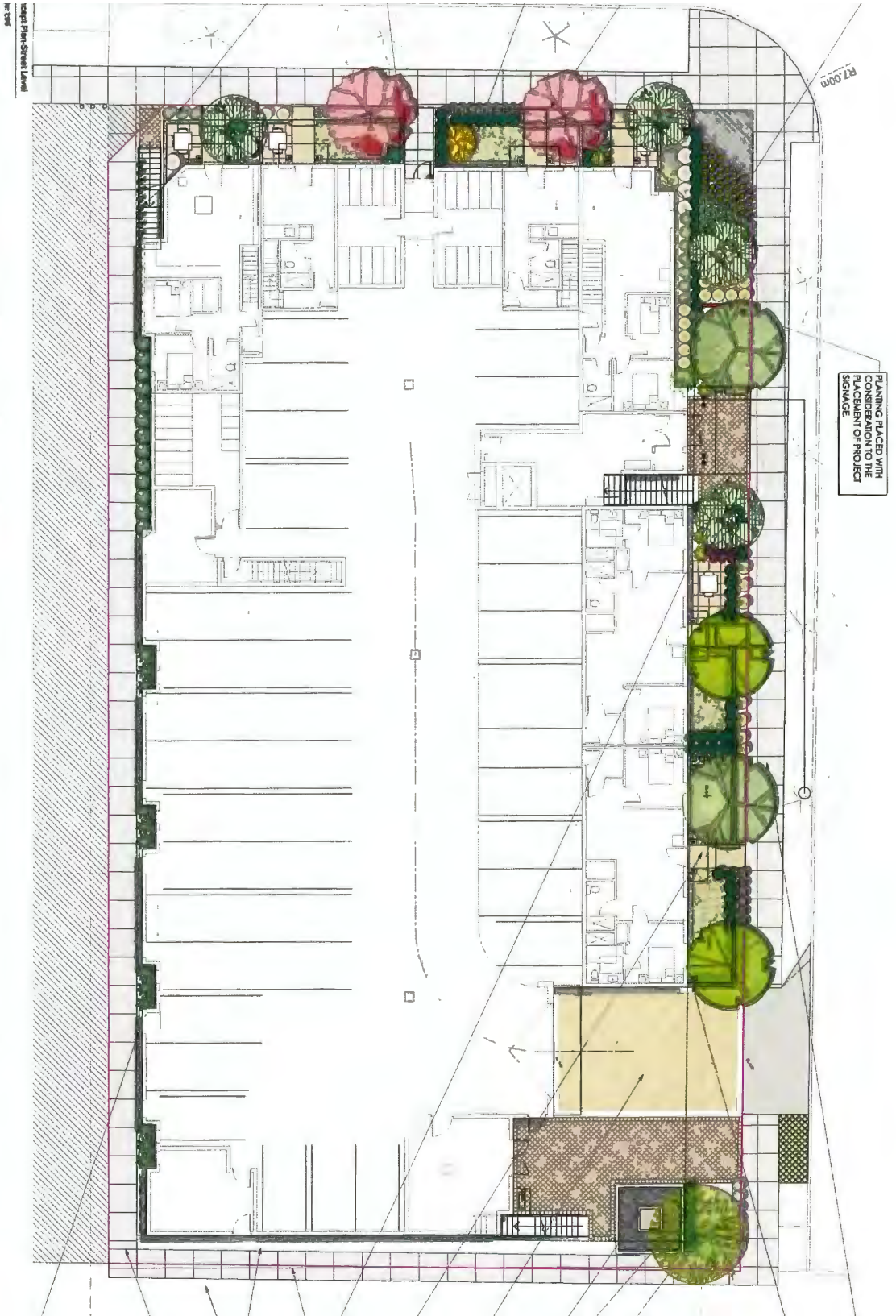
4 VIEW FROM SPIRES GATE / NORTH SIDE
Scale: 1/12



3 VIEW FROM LANE ALONG WEST SIDE
Scale: 1/12



5 BIRDS VIEW FROM SPIRES RD / EAST SIDE
Scale: 1/12



ARCHITECTURE PANEL INC. ARCHITECTURE LANDSCAPE ARCHITECTURE INTERIOR DESIGN 1401 20th, 1401 Foster Street, White Rock, BC V4B 1Y5 (604) 731-1401 info@architecturepanel.com			
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Project 8991 Spires Gate Owner Spires Gate Concept (Site)			
Total Sheets	Sheet No.	Contractors	Consultants
18	12		PLAT Architectural Inc.
Drawn By	Checked By	City of Richmond	Document
SP	RD		DP Application
Reviewed By	Status	REZONING	
RD			
No	Date	Issue Notes	
K	05-04-22	DP Realization	
L	05-07-22	DP Realization	
M	03-10-22	DP Realization	
N	27-10-22	DP Realization	
O	20-07-23	DP Realization	
P	21-03-23	DP Realization	
Q	03-04-23	DP Realization	

This architectural floor plan depicts a multi-story building with a central courtyard. The layout is symmetrical, with a central corridor and green space flanked by rooms. The central area features a series of green spaces with trees and walkways. The rooms are arranged in a grid-like pattern, with various sized spaces and corridors. The drawing is oriented vertically on the page.

PLAY STRUCTURES

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 208, 1403 Foster Street, White Rock, BC | 604.763.1450 | nuchi@nuchi.ca

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Project:
8961, 8971 Spires Rd,
8991 Spires Gate
Owner:
Shoreline
CONCEPT (DECK LEVEL)

Total Sheets	18	Sheet No.	L3	Contractors	Consultants
Drawn By	SD	Checked By	RD	AHU City of Richmond	Documents DP Application
Reviewed By	RD	Status	REOPENING		

No	Date	Issue Notes
K	05-04-22	DP Reassignment
L	05-07-22	DP Reassignment
M	03-10-22	DP Reassignment
N	27-10-22	DP Reassignment
O	20-01-23	DP Reassignment
P	21-03-23	DP Reassignment
Q	03-04-23	DP Reassignment



179

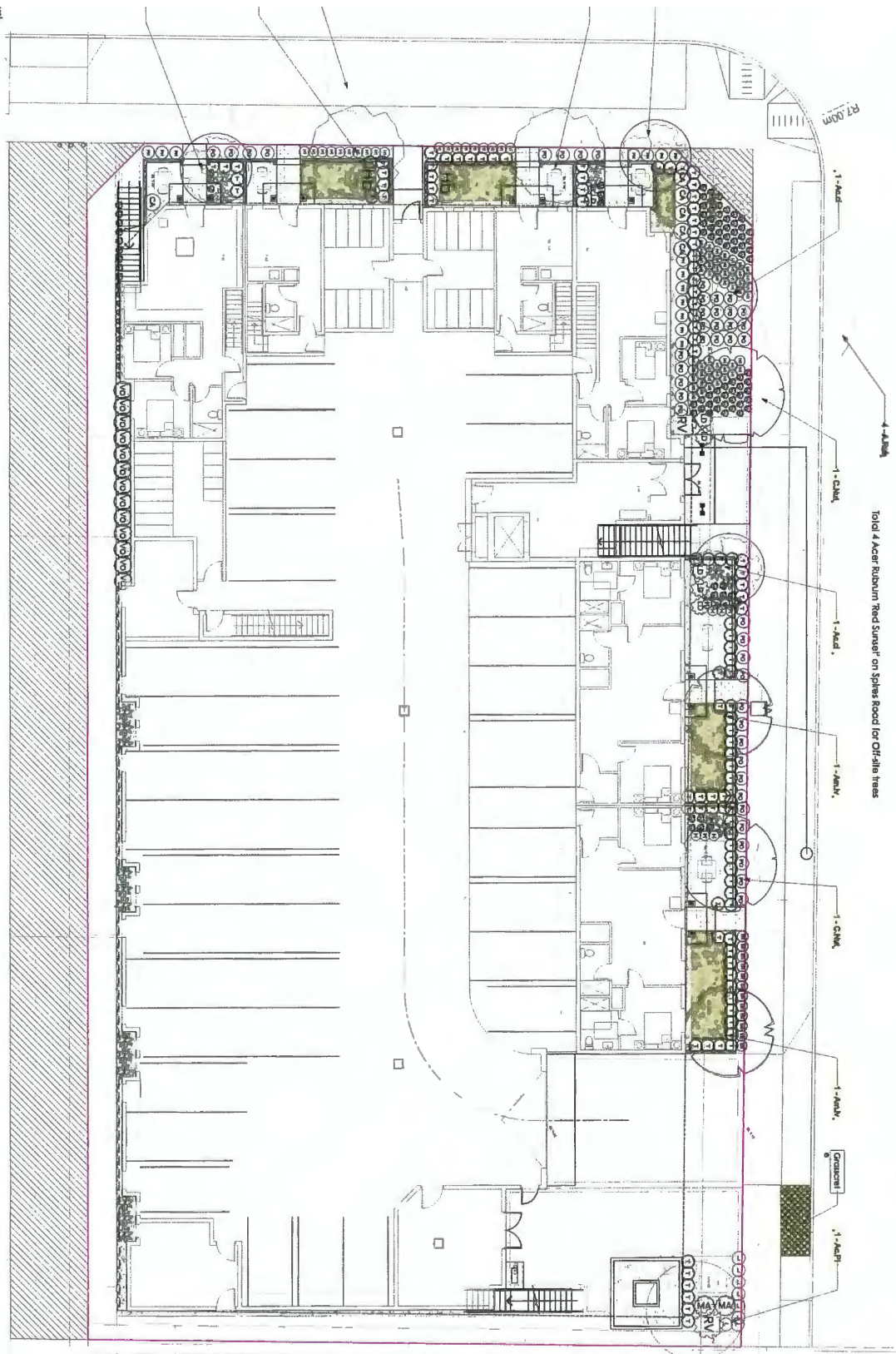
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

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FURNISHINGS

MD
MEDICINE





See Plant Schedules.

ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 206, 1402 River Street, White Hall, NC 28683-1402 | info@architecturepanel.com

Project

8951, 8971 Spires Rd,

8991 Spires Gate

Owner

Drawn By

SD

Reviewed By

RD

Sheet Title

PLANTING STREET LEVEL

Total Sheets

18

Sheet No.

18

Contractors

City of Richmond

Consultants

FLAT Architecture Inc.

Documents

DP Application

Stamps

RIZONING

No

Date

Issue Notes

K

06-04-22

DP Re-submission

L

06-07-22

DP Re-submission

M

08-10-22

DP Re-submission

N

27-10-22

DP Re-submission

O

20-01-23

DP Re-submission

P

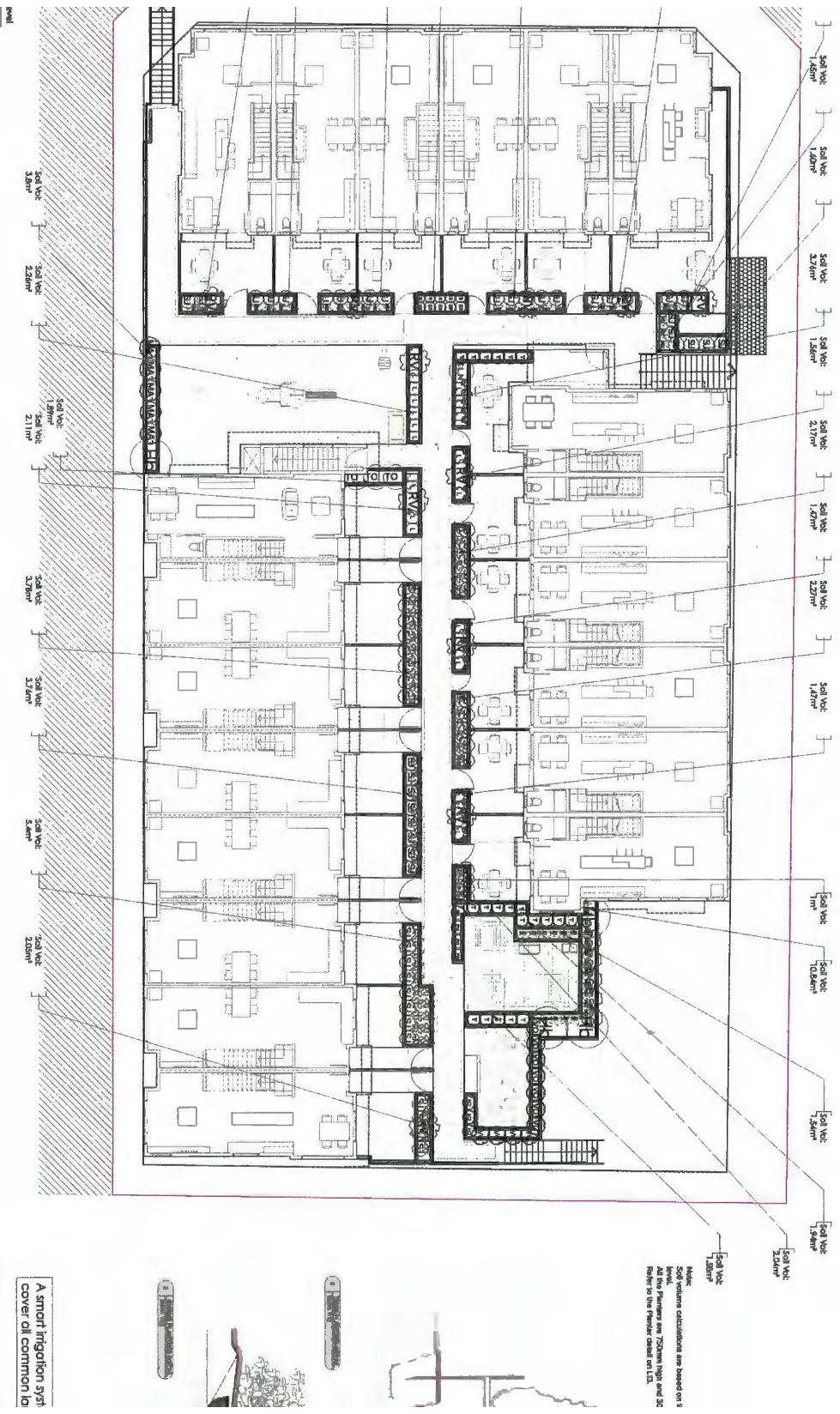
21-03-23

DP Re-submission

Q

03-04-23

DP Re-submission



Notes:
1. Volume calculations are based on 1 level.
2. All the figures are 750mm high and 30
Refer to the Project Manual on L2.

See Plant Schedules, lot

A smart irrigation syst
cover oil common la

ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
1401 Foster Street, White Rock, BC | V6V 1K5 | 604.731.1451 | info@archpanelinc.com

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Project
8991, 8971 Spires Rd,
8991 Spires Gate

Owner

Task Sheets
T8

Sheet No.
L7

Corrections

Consultants
PLAT Architectural Inc.

Drawn By
SD

Checked By
RD

City of Richmond

Documents
DP Application

Reviewed By
RD

Scale
REZONING

Issue Notes

No	Date	Issue Notes
K	05-04-22	DP Realization
L	05-07-22	DP Realization
M	03-10-22	DP Realization
N	27-10-22	DP Realization
O	20-01-23	DP Realization
P	21-03-23	DP Realization
Q	03-04-23	DP Realization

Planting Deck Level

Scale
REZONING

GREENVILL PLANTERS. (See
L12/4)

42" (1.06m) HIGH
PLANTER,
1.2 m HIGH RAILING

GREENVILL PLANTERS. (See
[L12/4])

A smart irrigation system will be provided to cover all common landscaping areas.

ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 205, 1493 Foster Street, White Rock, BC | 604.763.1450 | info@archilandscape.com

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Project
8961, 8971 Spires Rd,
8991 Spires Gate
Owner

Total Sheets	18	Sheet No.	18	Connections	Consultants PLAT Architectural Inc.
Drawn By	SD	Checked By	RPD	City of Richmond	Documents DPE Application
Reviewed By	RPD	Status	REWORKING		

List of Shrubs- Ground Level

Index	Case	Quantity	Label Name
(1)	CA	8	Large boxes
(2)	FA	4	Small boxes
(3)	FA1	4	Small boxes
(4)	FA2	4	Small boxes
(5)	FA3	4	Small boxes
(6)	FA4	4	Small boxes
(7)	FA5	4	Small boxes
(8)	FA6	4	Small boxes
(9)	FA7	4	Small boxes
(10)	FA8	4	Small boxes
(11)	FA9	4	Small boxes
(12)	FA10	4	Small boxes
(13)	FA11	4	Small boxes
(14)	FA12	4	Small boxes
(15)	FA13	4	Small boxes
(16)	FA14	4	Small boxes
(17)	FA15	4	Small boxes
(18)	FA16	4	Small boxes
(19)	FA17	4	Small boxes
(20)	FA18	4	Small boxes
(21)	FA19	4	Small boxes
(22)	FA20	4	Small boxes
(23)	FA21	4	Small boxes
(24)	FA22	4	Small boxes
(25)	FA23	4	Small boxes
(26)	FA24	4	Small boxes
(27)	FA25	4	Small boxes
(28)	FA26	4	Small boxes
(29)	FA27	4	Small boxes
(30)	FA28	4	Small boxes
(31)	FA29	4	Small boxes
(32)	FA30	4	Small boxes
(33)	FA31	4	Small boxes
(34)	FA32	4	Small boxes
(35)	FA33	4	Small boxes
(36)	FA34	4	Small boxes
(37)	FA35	4	Small boxes
(38)	FA36	4	Small boxes
(39)	FA37	4	Small boxes
(40)	FA38	4	Small boxes
(41)	FA39	4	Small boxes
(42)	FA40	4	Small boxes
(43)	FA41	4	Small boxes
(44)	FA42	4	Small boxes
(45)	FA43	4	Small boxes
(46)	FA44	4	Small boxes
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(68)	FA66	4	Small boxes
(69)	FA67	4	Small boxes
(70)	FA68	4	Small boxes
(71)	FA69	4	Small boxes
(72)	FA70	4	Small boxes
(73)	FA71	4	Small boxes
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(76)	FA74	4	Small boxes
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(78)	FA76	4	Small boxes
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(81)	FA79	4	Small boxes
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(90)	FA88	4	Small boxes
(91)	FA89	4	Small boxes
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(97)	FA95	4	Small boxes
(98)	FA96	4	Small boxes
(99)	FA97	4	Small boxes
(100)	FA98	4	Small boxes
(101)	FA99	4	Small boxes
(102)	FA100	4	Small boxes

List of Trees- Ground Level

Image	ID	Quantity	Labels / Notes
	A. No.	2	Accessories: "The Squirrel"
	C. No.	2	Accessories: "The Squirrel"
	A. P.	1	Accessories: "The Squirrel"
	A. P.	2	Accessories: "The Squirrel"
	A. P.	2	Accessories: "The Squirrel"
	A. P.	2	Accessories: "The Squirrel"

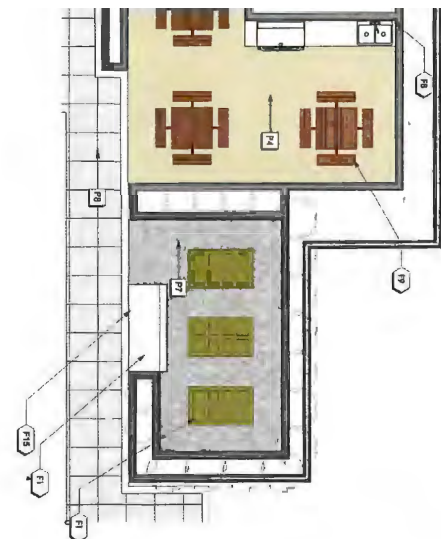
List of Shrubs- Podium Level

[illegible]

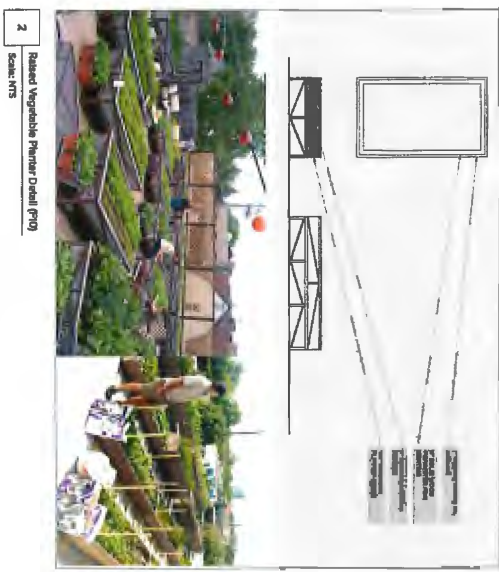
List of Shrubs- Roof Level

Invoice	ID	Quantity	Left Items	Cost
100	RR	40	Room 1000, Computer	100
101	RR	120	Room 1000, Main	100

No	Date	Issue Notes
K	05-04-22	DP Pseudomission
L	06-07-22	DP Pseudomission
M	08-10-22	DP Pseudomission
N	27-10-22	DP Pseudomission
O	20-01-23	DP Pseudomission
P	21-03-23	DP Pseudomission
Q	00-04-23	DP Pseudomission



FINISHING LEGENDS ON LIA



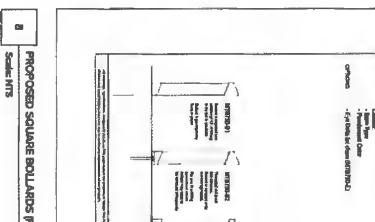
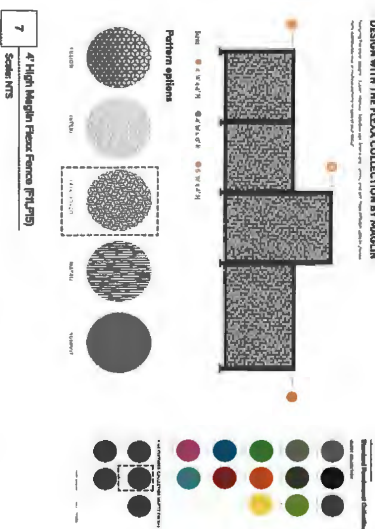
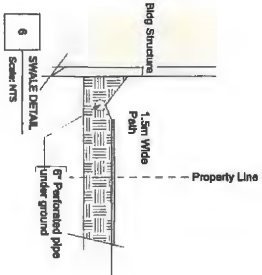
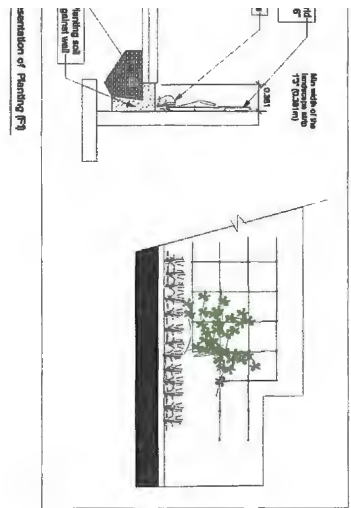
2 Related Vegetable Planter Detail (P10)
Scale: NTS



3 Abbeford Aquaflex Stone Blend (P3)
Scale: NTS



4 Abbeford Aquaflex Stone Blend (P3)
Scale: NTS



8 PROPOSED SQUARE DOLLARS P
Scale: NTS

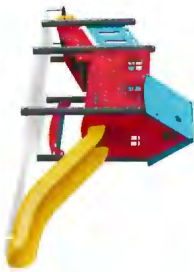


ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | INTERIOR DESIGN
Unit 208, 1483 Foster Street, White Rock, BC V4B 1K6 | 604.781.1483 | info@architecturepanel.com

Project	8991 Spires Gate
Owner	City of Richmond
Design By	SD
Check By	RD
Reviewed By	RD
Scale	NTS
Sheet Title	AMENITY/DETAILS-1

No	Date	Issue Notes
K	05-04-22	CP Revision
M	05-07-22	CP Revision
N	05-10-22	CP Revision
O	20-01-23	CP Revision
P	21-03-23	CP Revision
Q	03-04-23	CP Revision

KOMPANI
Let's play



Send me: FCH000151-0079	
Detailed Product Information	
Discussion Label:	417625225 and
Age group:	2-6
Play supply (unit):	7
Class options:	● ● ● ●

erative and the debilitating injury. Because the workers' compensation system is such that benefits have to be paid for the rest of the life of the injured worker, it is a very serious and a high-cost problem. And the fact that the workers' compensation system is such that the injured worker is not able to work and is not able to pay for the rest of his life is a very serious problem. And the fact that the workers' compensation system is such that the injured worker is not able to work and is not able to pay for the rest of his life is a very serious problem. And the fact that the workers' compensation system is such that the injured worker is not able to work and is not able to pay for the rest of his life is a very serious problem.

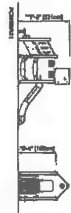
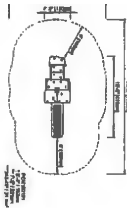


Does it depend on where you live?

KOMPANI
Let's play

Abstract *Background:* The purpose of this study was to determine the prevalence of self-reported depression and anxiety among a sample of young adults in the United States. *Methods:* Data were obtained from the 2007 National Survey of Adolescent Health, a nationally representative survey of young adults aged 18–24 years. *Results:* The prevalence of self-reported depression was 10.3% and the prevalence of self-reported anxiety was 11.8%. *Conclusions:* The prevalence of self-reported depression and anxiety among young adults in the United States is high. *Keywords:* Depression, Anxiety, Prevalence, Young adults.

1997-1998



Costs are subject to change without prior notice

KOMPANI
Let's play



<p>Item No. ELA-0297-0716</p> <p>Product Information</p>	
Chemical Name	70-270-00
Age group	2-8
Key words (max)	1
Other notes	0

The Ellysee will try to stimulate tourism into the country by offering a number of incentives, such as special tickets for a dinner at Ellysee, an apartment and special hotel stays to encourage visitors to come. Ellysee has been working with the United Nations to develop a tourism strategy to include a number of projects. The first project addresses the air route situation, especially in poorer regions. It suggests that governments of islanded or remote areas such as Seychelles, Grenada, and Mauritius should be encouraged to develop tourism facilities and facilities. The Ellysee group also provides a marketing strategy for the island nations, and provides a marketing strategy for the island nations, and provides a marketing strategy for the island nations.

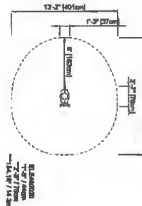


Can I register more than one name?

KOMPANI
Let's play

[illegible]

Abstract



ELE400020

*1'-5" (44cm)

*2'-3" (70cm)

[illegible]

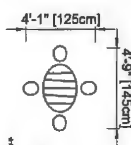
Books are subject to change without prior notice.



Table 1
Student-teacher and the meeting place
and a (Social Center, Library and
computer center) of the Science
and Technology (ST) program and
the program.

info@hugoboss.com

10



NRO212
** 1'-8" / 50cm



9/20/2015

Project
8951, 8971 Spires Rd

8991 Spires Gate

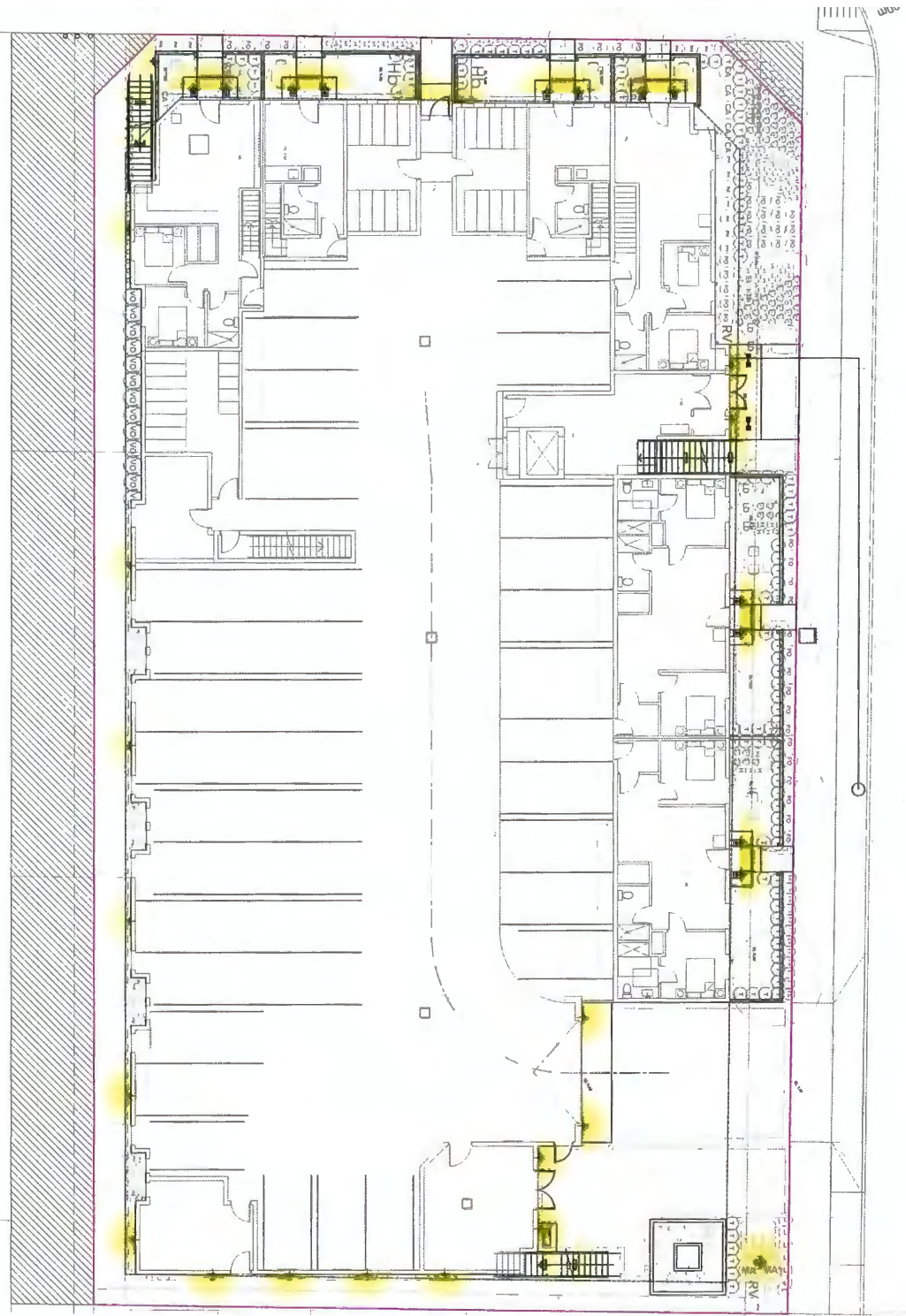
Until 208, 1405 Foster Street, White Rock, BC | 604-763-1450 | nucraft@nucraftinc.com

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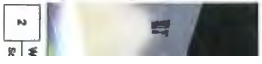
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Product	Total Sheets	Sheet No.	Comments	Consultants
8991, 8971 Spires Rd, 8991 Spires Gate	18	L10		FLAT Architectural Inc.
Owner	Drawn By	Checked By	City of Richmond	Documents
	SD	RD		DP Application
Spool Title	Reviewed By	Status		
DETAILS-2	RD	REZONING		

No	Date	Issue Notice
K	06-04-22	DP Reaumursson
L	06-07-22	DP Reaumursson
M	08-10-22	DP Reaumursson
N	27-10-22	DP Reaumursson
O	20-01-23	DP Reaumursson
P	21-03-23	DP Reaumursson
Q	03-04-23	DP Reaumursson



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panels



Plan-Sheet level

ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 204, 1483 Foster Street, Irvine, CA 92614-1483 | info@archpanel.com

Project

8991 Spires Rd,

8991 Spires Gate

Owner

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Sheet Title

LIGHTING PLAN (SITE)

Total Sheets

18

Sheet No.

L12

Contractors

Consultants

FLAT Architectural Inc.

Drawn By

SD

Checked By

RD

City of Richmond

DP Application

Reviewed By

RD

Status

REZONING

No

Date

Issue Notes

K

06-04-22

DP Resubmission

L

06-07-22

DP Resubmission

M

08-10-22

DP Resubmission

N

27-10-22

DP Resubmission

O

20-01-23

DP Resubmission

P

21-03-23

DP Resubmission

Q

03-04-23

DP Resubmission

Schedule 2 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
May 10, 2023

To Development Permit Panel
Date: <u>MAY 10, 2023</u>
Item # <u>1</u>
Re: <u>DP 21-932383</u>
<u>8951, 8971 SPIRES ROAD</u> <u>& 8991 SPIRES GATE</u>

From: Jose G <corvette_racer@hotmail.com>
Sent: May 8, 2023 1:56 PM
To: CityClerk
Subject: Feedback for May 10 Development Permit Panel meeting
Attachments: 10.jpg; 20.jpg; 30.jpg; 40.jpg; 50.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Mayor and Council, I am providing feedback for file DP 21-932383, Application by Flat Architecture Inc. for a Development Permit at 8951, 8971 Spires Road and 8991 Spires Gate.


As a long-term resident of the Spires Road area, I have previously provided input on rezoning and development applications in our neighbourhood. I am grateful that key concerns have been taken seriously by members of Council and City Staff. For this application, there are several concerns which continue to be a problem and a few new concerns specific to this application. This development is on one of the only 2 roads into our subdivision. Both of the 2 entry roads are active construction sites, at the preloading stage currently, so the key concerns which should be addressed before the application is approved are:

- 1) Safety of access for pedestrians, including school children. The proposed development and the traffic management plan requirements ignore that the area around the development is heavily used by pedestrians. School children walk to Cook School past the development. Residents walk to the Canada Line, to stores and around the neighbourhood past the development. This development should include a safe path for pedestrians during construction, particularly since this will be a construction site for well more than 2 years.
- 2) Safety for pedestrians and cars across existing construction sites. I'm attaching 4 photos showing the current dirty and dangerous damage from existing construction projects in our neighbourhood. Boulevards are turned into mud pits and construction fences extend to the very edge of the road, leaving only the road for pedestrians to walk. Even City parking restriction signs are behind construction fencing so they're ignored. I've been told that City policy is that road boulevards that are turned into mud pits by construction vehicles will not be fixed by the developer until their project is finished, which in the case of one photographed site, has been **over 2 years** now. Meanwhile pedestrians and cyclists have to walk in the only lane of traffic, competing with cars for space. This is an accident in the making. Why are boulevards not repaired with crushed gravel to address continuing damage during construction?
- 3) Access to our homes. With both Cook Gate and Spires Gate being construction sites, I implore the City to coordinate construction blockages of roads. Currently, when the access from Cook Gate has been blocked due to delivery of construction materials, cement truck pours or crane operations, I've turned around to drive to Spires Gate, but now It will also

become a construction zone. Which City department is responsible for coordinating road access to ensure residents can get to their homes? Mornings are particularly bad for congestion. We do not want a reoccurrence of the 2 situations where access to our subdivision was completely blocked so even emergency vehicles would be unable to enter.

- 4) Continuity of frontages and landscaping. As you can see in the final attached photo, there is a completed project next to the site for this application. There is also a largely-completed project on the other side. It's unclear if there will be continuity across the 3 sites. Will sidewalks join together without zig-zagging? Will there be similar green shrubs and plantings on the proposed development to be consistent with its neighbours? It's unclear in the requirements for the proposed development whether the variances being requested by the developer and their plans whether they are required to align with neighbours so that there will be continuity and some consistency for pedestrians and residents

... Jose Gonzalez
8935 Cook Crescent



Entire block - construction mud and boulevards torn up
For over 2 years

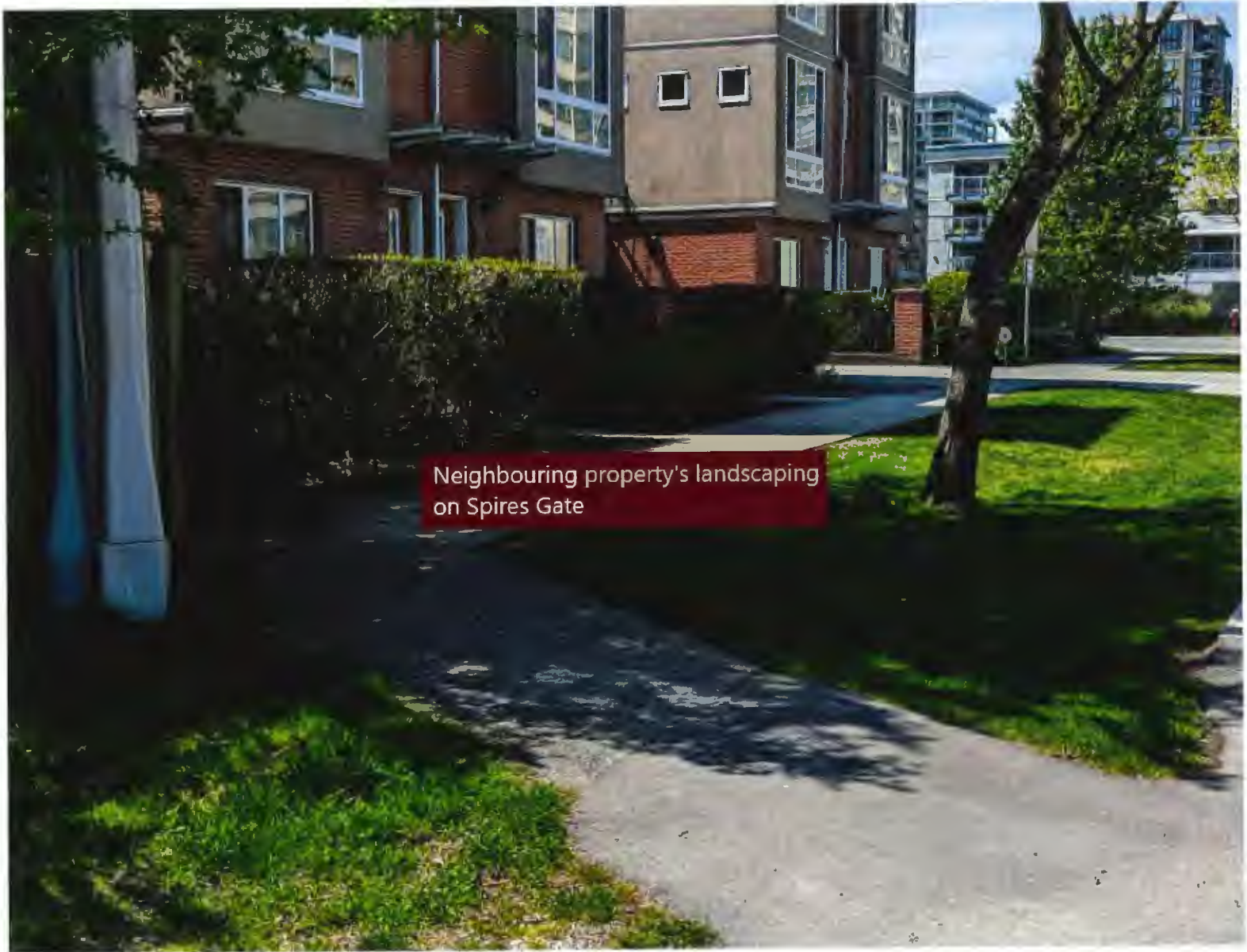




More boulevards damaged by construction vehicles

Road blocked





Neighbouring property's landscaping
on Spires Gate

Schedule 3 to th
Development
meeting held c
May 10

CONSTRUCTION

Development Permit Panel

9800 Van Horne Way, Richmond

May 10, 2023

Introductions.

Jeremy Paquin, Orion Construction

Darcy Forcier, dForce Design/ARCHITECTURE PANEL

Darren Cruickshanks, dForce Design/ARCHITECTURE PANEL

Ruchir Dhall, dForce Design/ARCHITECTURE PANEL

Jessica Thiessen, KD Planning and Design

Anabella Alfonso Raffalli, AARTPLACE



9800 Van Horne Way

Two Buildings

Zoning: IL (Light Industrial)

Lot Size: 8.99 Acres

Site Coverage: 48.6% / FAR: 0.62

Building 1000:

34 ft tall;

26 Units;

58,936 sq ft of main floor; &

25,761 sq ft of upper floor.

Building 2000:

35 ft tall;

18 Units;

131,668 sq ft of main floor; &

27,418 sq ft of upper floor.

Architectural

PROPOSED INDUSTRIAL BUILDINGS FOR:

CEDAR COAST

VAN HORNE

9800 VAN HORNE WAY, RICHMOND, BC

LOT A, SEC. 22 BLK. 200 HWY. 16, LUPPING LOT A, BLOCK 20, PLAN LUPPING, SECTION 22, PARCELS 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



1 BUILDING A FROM NORTH-WEST CORNER



2 BUILDING B FROM RIVER DRIVE



3 BUILDING A ENTRANCE



4 BUILDING B TYPICAL UNIT ENTRANCE AND LOADING

CONSULTANTS LIST:

<p>ARCHITECT CHIP BARRETT ARCHITECT 440-8088-20 AND SUITE 20, VAN TEL: 604-288-0773 CONTACT: CHIP BARRETT</p>	<p>DEVELOPER ORION CONSTRUCTION 104-1000 101 STREET, SUITE 101 TEL: 604-288-2944 CONTACT: BRADEN SMITH</p>	<p>CIVIL ENGINEER CENTRAS ENGINEERING LTD. 1014-1000 101 STREET, SUITE 101 TEL: 604-288-0773 CONTACT: STEVE COOMBS</p>	<p>GEOTECHNICAL ENGINEER GEOPACIFIC CONSULTANTS LTD. 1171 N. 10TH AVENUE, SUITE 101 TEL: 604-288-0773 CONTACT: NATHAN ANDERSON</p>	<p>LANDSCAPE ARCHITECT KD PLANNING & DESIGN LTD 4400-3400 34TH AVENUE, SUITE 201 TEL: 604-288-0773 CONTACT: JESSICA THORSEN</p>	<p>ARBORIST KD PLANNING & DESIGN LTD 4400-3400 34TH AVENUE, SUITE 201 TEL: 604-288-0773 CONTACT: ALEX GARDNER</p>
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ARCHITECTURAL DRAWING L

DATE: 10/10/2010	PROJECT: 101 STREET
CLIENT: CHIP BARRETT	DESIGNER: CHIP BARRETT
CONTRACTOR: CHIP BARRETT	ARCHITECT: CHIP BARRETT
ENGINEER: CHIP BARRETT	LANDSCAPE ARCHITECT: CHIP BARRETT
ARBORIST: CHIP BARRETT	GEOTECHNICAL ENGINEER: CHIP BARRETT
DEVELOPER: CHIP BARRETT	CONSULTANTS: CHIP BARRETT
DATE: 10/10/2010	PROJECT: 101 STREET
CLIENT: CHIP BARRETT	DESIGNER: CHIP BARRETT
CONTRACTOR: CHIP BARRETT	ARCHITECT: CHIP BARRETT
ENGINEER: CHIP BARRETT	LANDSCAPE ARCHITECT: CHIP BARRETT
ARBORIST: CHIP BARRETT	GEOTECHNICAL ENGINEER: CHIP BARRETT
DEVELOPER: CHIP BARRETT	CONSULTANTS: CHIP BARRETT

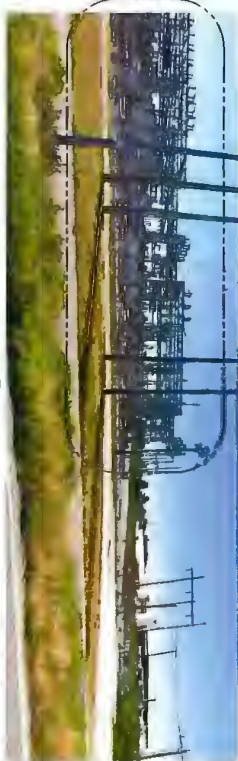


1 STREETSCAPE PARALLEL TO VAN HORNE WAY
SCALE: 1/8"

2 STREETSCAPE PARALLEL TO RIVER DRIVE
SCALE: 1/8"
NOTE: ALL OFF-SITE STRUCTURES ARE OPTIONAL, ONLY REFER TO PHOTOGRAPH FOR ADDITIONAL DETAILS



3 VIEW OF NEIGHBOUR TO THE SOUTH
SCALE: 1/8"



4 VIEW OF NEIGHBOUR TO THE EAST
SCALE: 1/8"

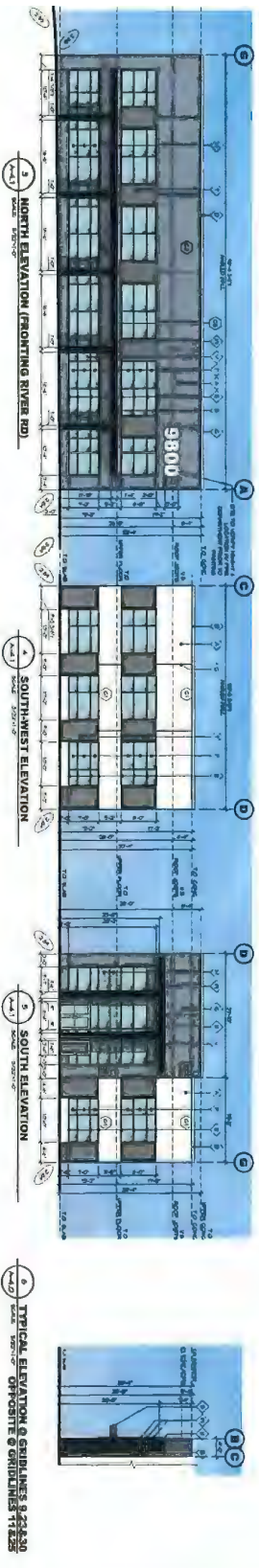
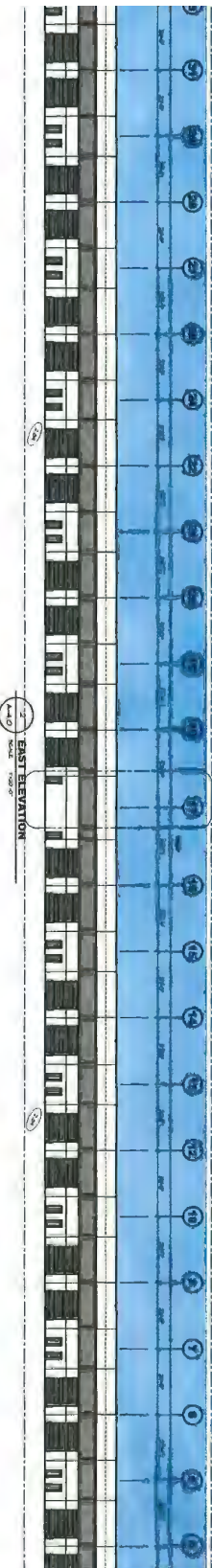
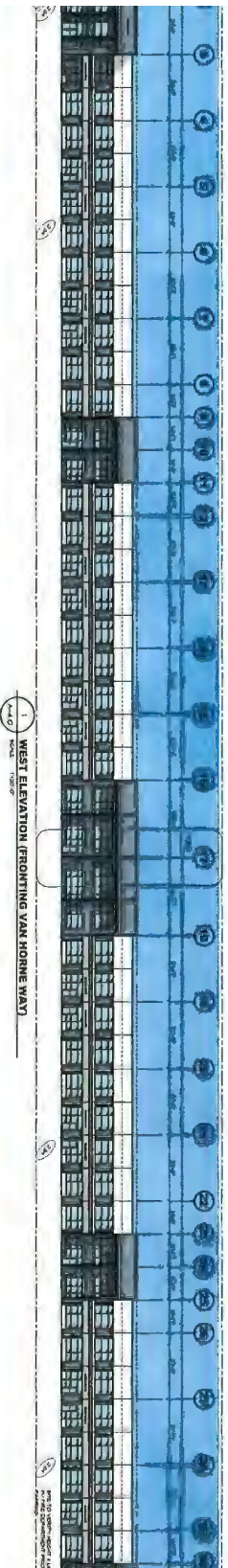


5 VIEW OF INTERSECTION AT RIVER DR & VAN HORNE WAY
SCALE: 1/8"

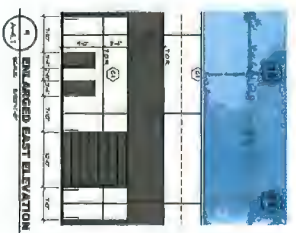


6 CONTEXT PLAN
SCALE: 1/8"

The diagram illustrates the layout of Class 2 Exterior Bike Parking. It features a central area with several amenities: a picnic table, a bench, a concrete bench seat, an accessible parking stall, accessible access to amenities, and an accessible path of travel. The amenities are represented by icons: a picnic table, a bench, a concrete bench seat, a wheelchair, a person with a cane, and a path. The text 'CLASS 2 EXTERIOR BIKE PARKING' is written vertically on the right side of the diagram.



9 TYPICAL ELEVATION @ GRIDLINES 9, 22 & 30
SCALE: 1/8\"/>



9 ENLARGED EAST ELEVATION
SCALE: 1/4\"/>

LEGEND
+ FINISHED GRADE

MATERIAL

1	CONCRETE
2	BRICK
3	GLASS
4	WOOD
5	ROOFING
6	LANDSCAPE
7	PAINT
8	FINISH
9	FINISH
10	FINISH
11	FINISH
12	FINISH
13	FINISH
14	FINISH
15	FINISH
16	FINISH
17	FINISH
18	FINISH
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39	FINISH
40	FINISH
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49	FINISH
50	FINISH

IN ASSOCIATION WITH

D. GEORGE DESIGN INC.

1000 ALABAMA AVENUE, SUITE 200, WASHINGTON, DC 20003
TEL: (202) 462-1000 FAX: (202) 462-1001
WWW.DGEORGEDESIGN.COM

PROJECT MANAGED BY

ORION CONSTRUCTION

1000 ALABAMA AVENUE, SUITE 200, WASHINGTON, DC 20003
TEL: (202) 462-1000 FAX: (202) 462-1001
WWW.ORIONCONSTRUCTION.COM

DESIGNED BY

CEDAR COAST

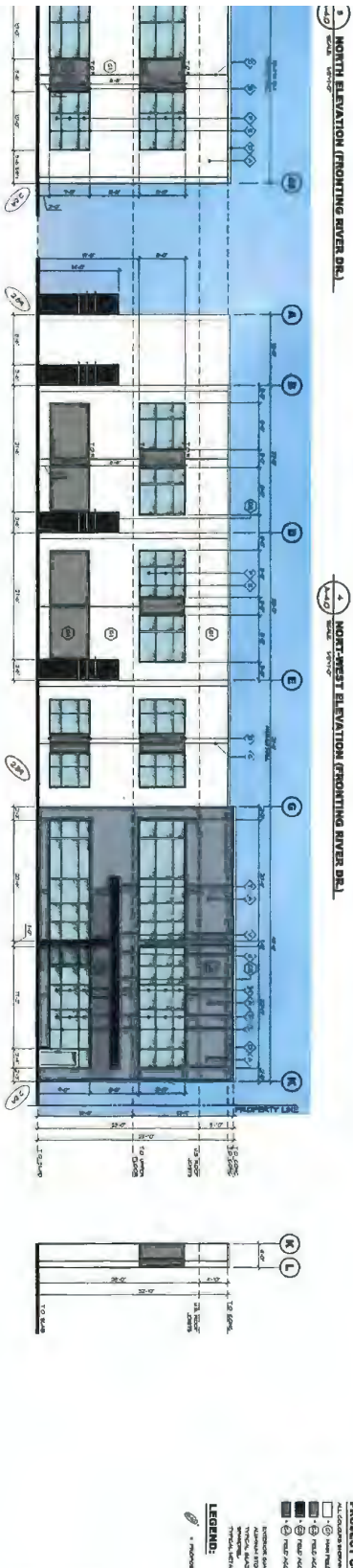
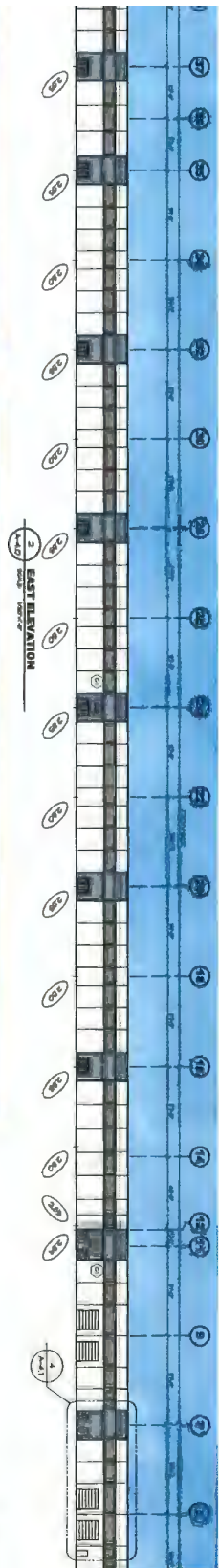
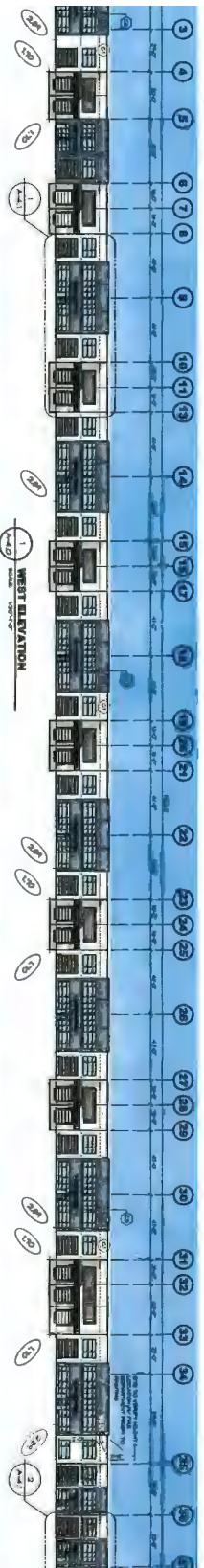
1000 ALABAMA AVENUE, SUITE 200, WASHINGTON, DC 20003
TEL: (202) 462-1000 FAX: (202) 462-1001
WWW.CEDARCOAST.COM

DATE: 10/1/2010

BY: [Signature]

CHECKED: [Signature]

PROJECT: CEDAR COAST BUILDING 1



- MATERIAL LEGEND**
- 1. BRICK
 - 2. CONCRETE
 - 3. GLASS
 - 4. METAL
 - 5. WOOD
 - 6. STONE
 - 7. TERRAZZO
 - 8. CERAMIC
 - 9. FABRIC
 - 10. PAINT
 - 11. PLASTER
 - 12. GROUT
 - 13. ADHESIVE
 - 14. SEALANT
 - 15. FINISH
 - 16. OTHER

D. GEORGE DESIGN INC.
ARCHITECTS
1101 EAST 10TH AVE
SUITE 100
DENVER, CO 80218
TEL: 303.733.1100
WWW.DGEORGEDESIGN.COM

ORION CONSTRUCTION
GENERAL CONTRACTOR
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SUITE 100
DENVER, CO 80218
TEL: 303.733.1100
WWW.ORIONCONSTRUCTION.COM

CEDAR COAST
GENERAL CONTRACTOR
1101 EAST 10TH AVE
SUITE 100
DENVER, CO 80218
TEL: 303.733.1100
WWW.CEDARCOAST.COM

NO.	REVISION	DATE	BY	CHKD.	APPROVED
1	ISSUED FOR PERMIT	10/1/2010	JD	JD	JD
2	REVISED PER COMMENTS	10/15/2010	JD	JD	JD
3	REVISED PER COMMENTS	10/20/2010	JD	JD	JD
4	REVISED PER COMMENTS	10/25/2010	JD	JD	JD
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99	REVISED PER COMMENTS	10/20/2012	JD	JD	JD
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Landscape Architecture

Mural by Artist Rory Doyle



Perspective Rendering

Non exhaustive list of sustainability measures:

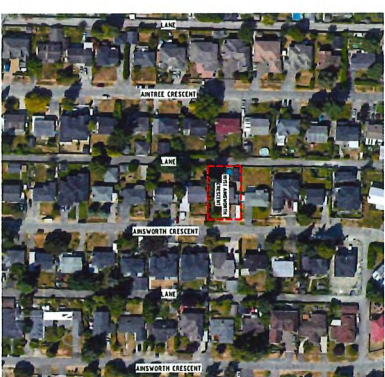
- Level 2 EV charging for 10 parking stalls.
- 100% of units are roughed-in for EV charging.
- Include electrical outlets near select bike parking locations to promote charging of e-bikes (locations TBD as designs are finalized).
- Efficient parking, circulation, and bay design reduces the amount of idling and driving on site.
- Design all outdoor lighting as high efficiency LED to maximise building efficiency.
- Base building electrical will support tenant installation of high efficiency LED interior lighting and mechanical.
- Both buildings will be designed as solar ready to allow for future installations by tenants.
- Reduced water usage through selecting drought resistant species.
- Select endemic flora and ensure alien or invasive species are not planted.
- Limiting the removal of trees and planting new trees.
- Provide facilities to encourage three stream waste separation and recycling.
- Limited window-to-wall ratio (WWR) to reduce solar heat gain.
- Selecting materials that have long-life and low maintenance properties to extend the lifespan of the building future obsolescence of building elements.
- The development is located within walking distance to bus stops and the Bridgeport SkyTrain and contains a only entrance beautified by public art, thus promoting commuting and visits by transit and by foot.



ORION
COMICS
2012

Thank You

May 10, 2023

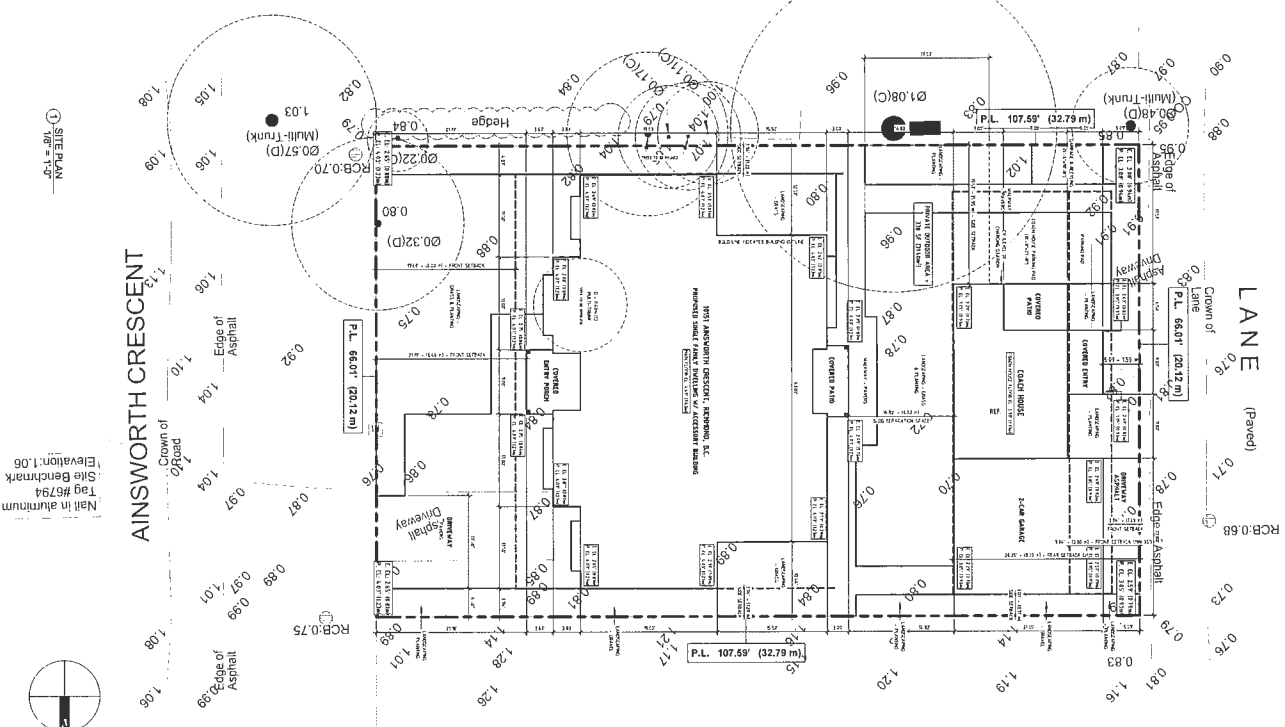
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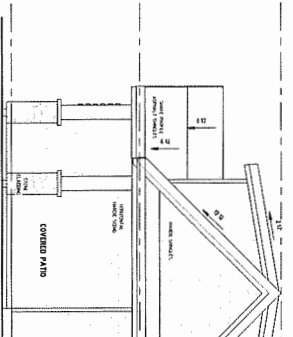
CONTEXT PLAN
N.T.S.

Project Summary									
Project Overview					Key Metrics & Status				
Task ID: 456789		Project Name: Alpha Initiative			Progress: 75%		Last Update: 2023-10-27		
Task Description: Implement new feature X		Priority: High			Status: In Progress		Owner: John Doe		
Team Details					Resource Allocation				
Team Lead: Jane Smith		Team Size: 5			Team A: 3		Team B: 2		
Team B: 2		Team C: 1			Team D: 0		Team E: 0		
Timeline & Milestones					Budget & Costs				
Start Date: 2023-10-01		End Date: 2023-11-15			Budget: \$100,000		Actual Cost: \$75,000		
Milestone 1: Requirement Gathering		Milestone 2: Design & Development			Milestone 3: Testing & Deployment		Milestone 4: Review & Feedback		
Risk Assessment					Compliance & Security				
Risk Level: Medium		Risk Description: Data Breach			Compliance: GDPR		Security: High		
Reporting & Analytics					Notes & Comments				
Report Date: 2023-10-27		Report Period: Q3 2023			Notes: All tasks on track		Comments: Minor delays in testing		
Conclusion & Next Steps					Appendix & References				
Conclusion: Project successful		Next Steps: Final review			Appendix A: Project Plan		Appendix B: Risk Register		
References: Project Charter					Signatures & Approvals				
Project Manager: John Doe		Client Representative: Jane Smith			Project Sponsor: Bob Johnson		Project Stakeholder: Alice Brown		
Project Summary					Project Summary				

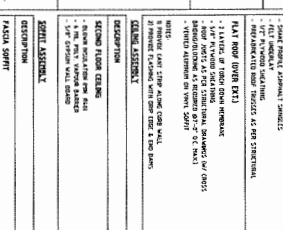
DRAWING LIST	
No.	SHEET NAME
A100	COVER SHEET
A101	FLOOR PLANS
A102	AREA PLANS
A103	ELEVATIONS & SECTIONS
A104	SECTION STUDY

<p>AWANA GROUP</p> <p>Phone: 314-444-9999 Fax: 314-444-9999 Email: awana@awana.com Internet: www.awana.com</p>	<p>PROJECT RANA RESIDENCE</p> <p>10515 AINSWORTH PRESERVE, RICHMOND, B.C.</p>	<p>PROJECT NUMBER 221</p> <p>SUBJECT T</p> <p>DATE APRIL 15TH, 2012</p>
<p>GENERAL NOTES</p> <ul style="list-style-type: none"> - THE SIGNATURE AND DESIGN ARE AT ALL TIMES THE EXCLUSIVE PROPERTY OF AWANA GROUP. - THE DESIGN, CONCEPT AND ALL RIGHTS SHALL REMAIN THE PROPERTY OF AWANA GROUP. ANY REPRODUCED OR COPIED DESIGN SHALL BE CONSIDERED A VIOLATION OF THE DESIGN RIGHTS OF AWANA GROUP. - AWANA GROUP SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE DESIGN RIGHTS OF AWANA GROUP BEFORE COMMENCEMENT OF WORK ON SITE. - AWANA GROUP SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE DESIGN RIGHTS OF AWANA GROUP BEFORE COMMENCEMENT OF WORK ON SITE. - AWANA GROUP SHALL NOT BE LIABLE FOR THE DESIGN AND TO SCALE, THE DRAWINGS SHALL NOT BE SCALED. - ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS NOTED OTHERWISE. 	<p>DRAWING TITLE COVER SHEET</p>	<p>SCALE</p> <p>DRAWING NO. A0.00</p> <p>As indicated</p>

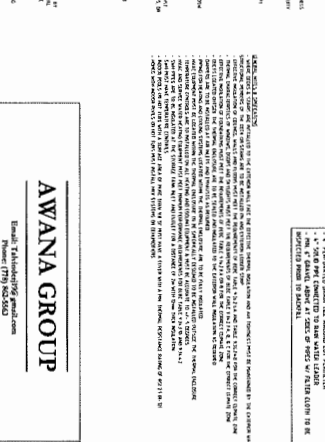




3 RIGHT (SOUTH) ELEVATION - COACH HOUSE
1/4" = 1'-0"



* PROVIDE BAFFLES OR 2" MIN CLEAR AIR SPACE



REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

[illegible]

MINOR: MILLIONS & SASH - BLACK

☐ MATERIAL BOARDS
TAT = 1.0"

MAINT:

RANA RESIDENCE

1051 ABERNETHY CIRCLE, ALPHARETTA,
GA.

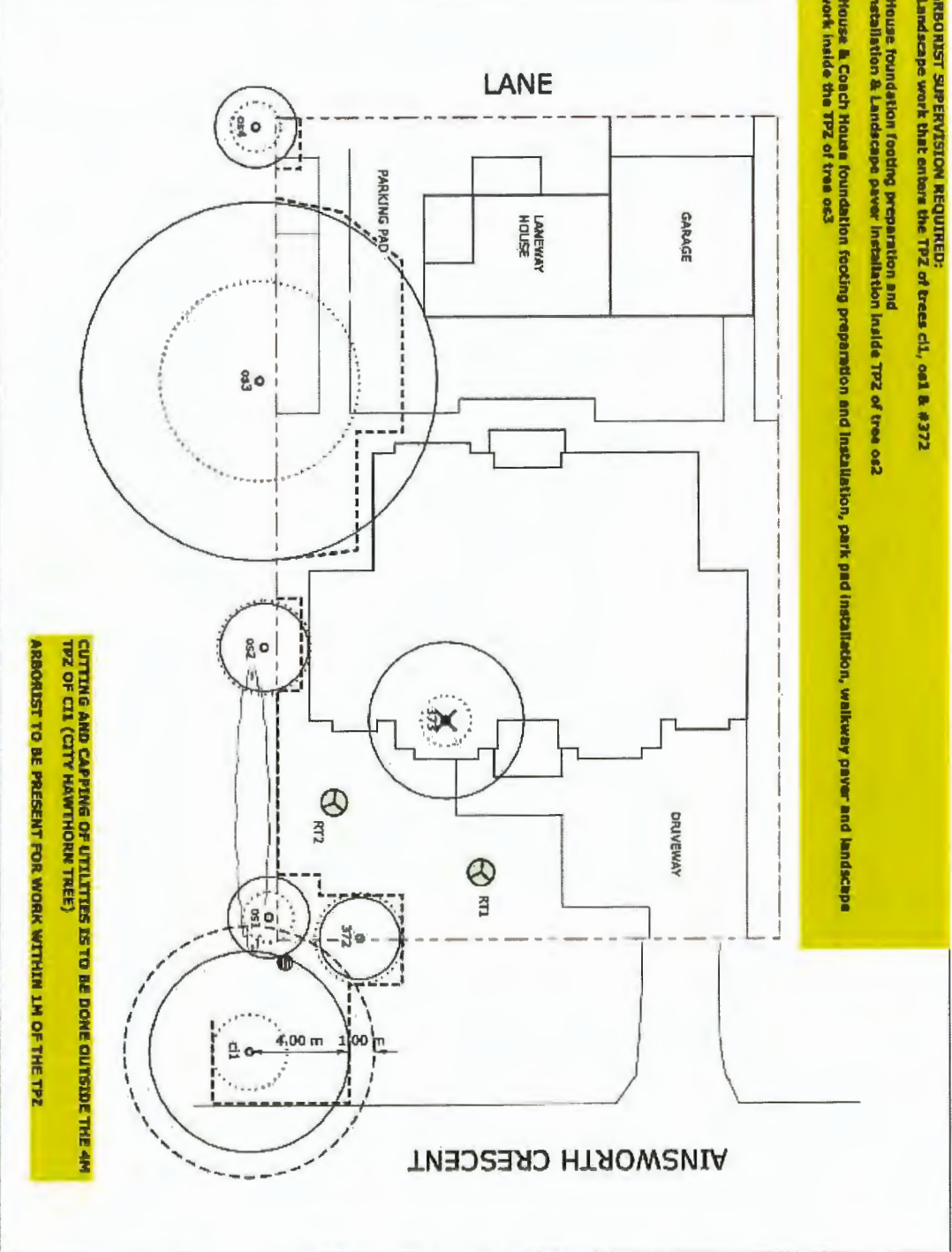
GRADE: 1112

ELEVATIONS &
SECTIONS

WINDOWS: MULLIONS & SASH - BLACK

ARBORIST SUPERVISION REQUIRED:

Landscape work that entails the TPZ of trees c11, c01 & #372
House foundation footing preparation and installation, park pad installation, walkway paver and landscape
House & Coach House foundation footing preparation and installation, park pad installation, walkway paver and landscape
work inside the TPZ of tree c03



CUTTING AND CAPPING OF UTILITIES IS TO BE DONE OUTSIDE THE 4M
TPZ OF C11 (CITY HAWTHORN TREE)
ARBORIST TO BE PRESENT FOR WORK WITHIN 1M OF THE TPZ


Tree Plan for Construction
10151 Ainsworth Crescent
Richmond

Date: December 20, 2024

Tree Inventory	
Tag	Species
c11	Hawthorn
c12	Hawthorn
c13	Hawthorn
c14	Hawthorn
c15	Hawthorn
c16	Hawthorn
c17	Hawthorn
c18	Hawthorn
c19	Hawthorn
c20	Hawthorn
c21	Hawthorn
c22	Hawthorn
c23	Hawthorn
c24	Hawthorn
c25	Hawthorn
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c91	Hawthorn
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c93	Hawthorn
c94	Hawthorn
c95	Hawthorn
c96	Hawthorn
c97	Hawthorn
c98	Hawthorn
c99	Hawthorn
c100	Hawthorn

Replacement Tree	
Tag	Species
RT1	Callery Pear
RT2	Callery Pear
RT3	Callery Pear
RT4	Callery Pear
RT5	Callery Pear
RT6	Callery Pear
RT7	Callery Pear
RT8	Callery Pear
RT9	Callery Pear
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RT86	Callery Pear
RT87	Callery Pear
RT88	Callery Pear
RT89	Callery Pear
RT90	Callery Pear
RT91	Callery Pear
RT92	Callery Pear
RT93	Callery Pear
RT94	Callery Pear
RT95	Callery Pear
RT96	Callery Pear
RT97	Callery Pear
RT98	Callery Pear
RT99	Callery Pear
RT100	Callery Pear

Legend

drip line: 

o = Under size tree

x = remove tree

Tree Plan for Construction

1m 1:150 5m

LANE



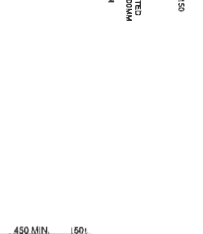
Scale: 1:100



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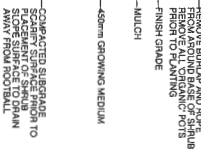
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Scale: 1:10



RMD		
No.	Size	Spading Sym
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100	7 cm	no shovels

C



ROOTBALL OR POT LEVEL WITH
PT AT LEAST 50mm AWAY FROM

IRRIGATION: Supply and installation required for a

[illegible]

GENERAL PLANTING

[illegible]



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: May 24, 2023

From: Wayne Craig
Director, Development

File: DP 21-935984

Re: Application by Gordon Chan for a Development Permit at 12551 No. 1 Road

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the replacement of all the existing single-glazed windows with new double-glazed windows, the replacement of two doors on the front (north) elevation and the removal of the overhead garage door on the rear (south) elevation at 12551 No. 1 Road; and
2. Vary the provision of Richmond Zoning Bylaw 8500 to reduce the minimum front yard setback to the garbage and recycling enclosure from 3.0 m to 0 m.

A handwritten signature in black ink, appearing to read "Wayne Craig", with a large, stylized flourish at the end.

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

WC:mp
Att. 3

Staff Report

Origin

Gordon Chan has applied to the City of Richmond on behalf of Public Services and Procurement Canada for permission to replace all the existing 18 single-glazed windows with double-glazed windows of the existing office building for Fisheries and Oceans Canada at 12551 No. 1 Road. The applicant also proposes to replace two doors on the front (north) elevation and remove the existing overhead garage door on the rear (south) elevation.

The subject property is split-zoned: most of the site is zoned “Light Industrial (IL)”, and the small triangular portion along Bayview Street is zoned “Steveston Commercial (CS2)”. A location map is included in Attachment 1.

The subject property is located within the Steveston Village Heritage Conservation Area (SVHCA); it is not one of the identified heritage resources (i.e., protected heritage properties).

Both a Heritage Alteration Permit and Development Permit applications were submitted for the proposed exterior changes. However, with recent changes to the Heritage Procedures Bylaw approved by Council on May 15, 2023, only a Development Permit is required for exterior changes to non-heritage properties in the SVHCA. Therefore, the associated Heritage Alteration Permit application is no longer required and the Development Permit application will be used to consider the proposed changes.

Development Information

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

Background

Development surrounding the subject site is as follows:

- To the north: Across Bayview Street is a vacant property at 12451 No. 1 Road on a site zoned “Steveston Commercial (CS2)”. The property is currently landscaped with trees and lawn. The property contains an identified heritage resource, the curved roadway pattern as a trace in the landscape of the original Canadian Pacific Railway track that extended along the waterfront to the Gulf of Georgia Cannery.
- To the east: Immediately to the east is the south end of No. 1 Road with a pier and boat dock and the No. 1 Road South Discharge station, which is an identified heritage resource.
- To the south: South Arm Fraser River.
- To the west: A one-storey, multi-tenant commercial building at 3900 Bayview Street on a site zoned “Steveston Commercial (CS2)”.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it is generally in compliance with the “IL” zone, with the exception of the zoning variance noted below.

Zoning Compliance/Variance

The applicant requests to vary the provision of Richmond Zoning Bylaw 8500 to reduce the minimum front yard setback of 3.0 m from the IL zone boundary to 0 m to accommodate an enclosure to better screen the existing garbage and recycling containers adjacent to the public sidewalk. The enclosure must comply with the setbacks in the zone.

- In accordance with section 3.2.4 of Richmond Zoning Bylaw 8500, where a lot is located in more than one zone, siting regulations shall apply as if the zone boundary were a lot line. There is no minimum front yard, side yard or rear yard setback requirement in the “Steveston Commercial (CS2)” zone, but the “Light Industrial (IL)” zone requires a minimum of 3.0 m front yard setback.
- The applicant has noted that the rear yard of the subject site is currently used for a compound by various federal agencies with a security gate to restrict access, so the garbage and recycling containers cannot be located in the rear yard. The proposed location at the northwest corner of the property has been selected to minimize interference with pedestrian traffic and other vehicular access and to ensure compliance with the B.C. Building Code and Richmond Fire Bylaw (e.g. spatial separation requirement).
- Staff are supportive of this variance request as it allows the enclosure to be constructed to screen the garbage and recycling containers from public view and enhance the overall streetscape along Bayview Street.
- The front property line is located to the north of the IL zone boundary and is parallel to Bayview Street, so the front yard setback measured from the front property line is greater (2.0 m to the north east corner of the proposed enclosure).
- The design of the enclosure has been reviewed as part of the DP application process and will be discussed in detail in the “Analysis” section of this report.
- There are no changes to parking and access to the site as a result of this variance.

Richmond Heritage Commission Comments

The applications were reviewed by the Richmond Heritage Commission (RHC) on April 6, 2022 and the RHC adopted the following resolution:

That the Richmond Heritage Commission support the DP and HAP applications (DP 21-985984 & HA21-985982) for 12551 No. 1 Road subject to a future review of the encroachment issue to ensure the streetscape and urban design is compatible with the Steveston Village Heritage Conservation Area.

The RHC had no concerns regarding the proposal to replace the windows and remove the overhead garage door but expressed concerns regarding the overall streetscape and urban design of the site. The applicant considered the RHC's comments and revised the plans to provide an enclosure to fully house garbage and recycling bins to enhance the overall appearance of the site. The parking stalls along Bayview Street and No. 1 Road encroach onto City property. The representative of the property owner provided a letter noting that Public Services and Procurement Canada is committed to investigating the encroachment issues further and continuing the discussion with the City. The encroachment issue will be dealt with separately from the Development Permit application.

A copy of the relevant excerpt from the RHC minutes from April 6, 2022 is attached for reference (Attachment 3).

Analysis

Architectural Form and Character

- The existing office building is a one-storey structure with a flat roof. The building was constructed in the 1970s and is not one of the identified heritage resources within the Steveston Village Heritage Conservation Area.
- The existing windows are single-glazed aluminum framed windows and the frame colour is white. The proposed windows are double-glazed aluminum windows and the frame colour will be white to match the existing colour.
- The applicant also proposes to replace the two existing single-pane glass doors on the front (south) elevation with double-pane glass doors. The new door frames will match the existing colour brown.
- There are two overhead doors for the attached garage in the rear yard. Only the overhead door on the west elevation is currently in use. The overhead door on the south elevation is not being used and is proposed to be removed. The area will be infilled and cladded with vinyl siding to match the existing appearance. The proposed changes on the rear elevation will not be visible from Bayview Street.
- The proposed changes are minor in nature and would not alter the existing character of the building.

Landscaping and Open Space Design

- The building is set back 7.6 m from Bayview Street and is also screened by the existing parking and vehicle circulation area at front.
- The garbage and recycling containers are currently stored in the front yard. The applicant proposes a new enclosure to fully house the garbage and recycling containers. Staff supports the proposed location considering the existing site layout, operational requirements of the federal agencies and space availability.
- The proposed enclosure is large enough to store all the required containers. The proposed material is metal siding, and the proposed colour is "Harris Grey" (from Vancouver Heritage Foundation's Historical True Colours paint palette), which is similar to the existing colour of the main building. The proposed material and colour are consistent with the Steveston Village Riverfront Sub-area Guidelines. The height of the proposed enclosure is 1.6 m.

- No other changes are proposed to the existing landscaping and open space design.

Conclusion

The applicant proposes to replace all the existing windows and two doors on the front (south) elevation, and remove the overhead garage door on the rear elevation of the existing office building for Fisheries and Oceans Canada at 12551 No. 1 Road. The applicant also proposes a new enclosure to fully house the garbage and recycling containers.

The proposed changes are minor in nature and would not alter the existing character of the building, and the proposed garbage and recycling enclosure would enhance the overall appearance of the site.

Staff recommend that the Development Permit be endorsed, and issuance of the Development Permit for 12551 No. 1 Road by Council be recommended.



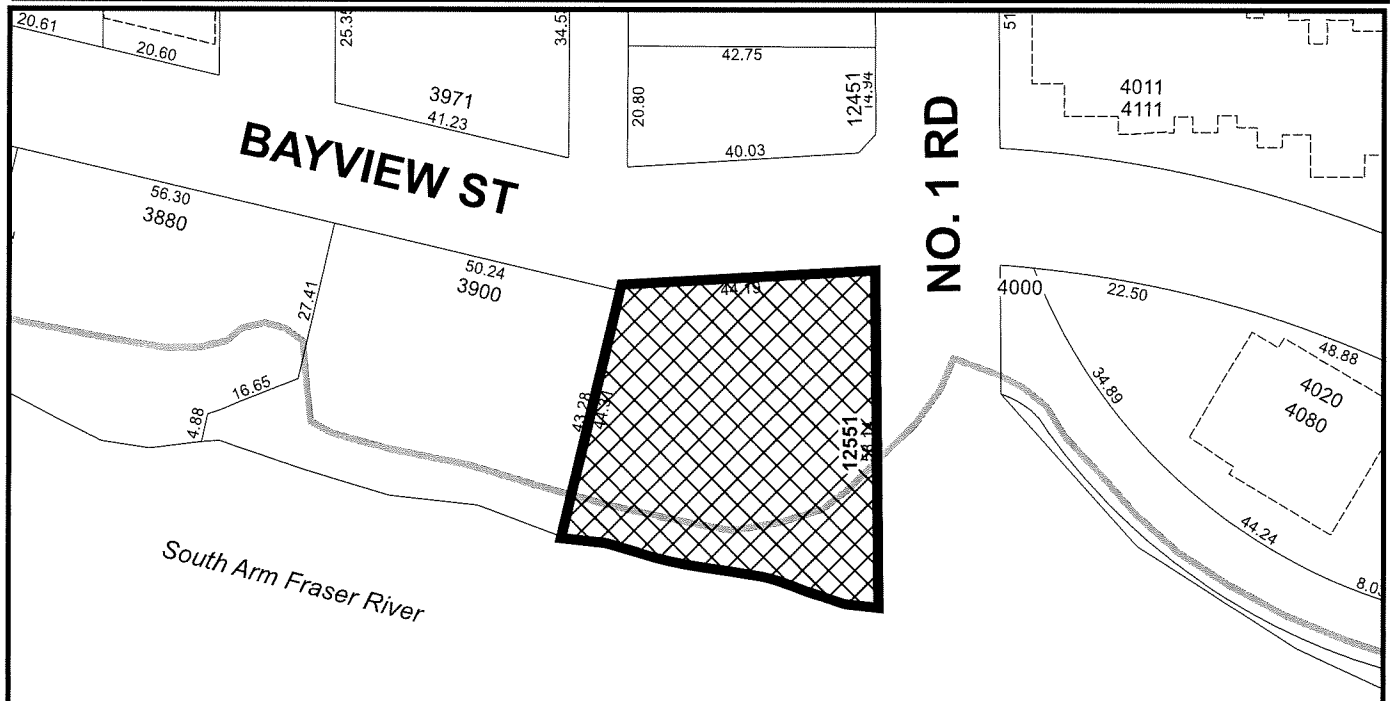
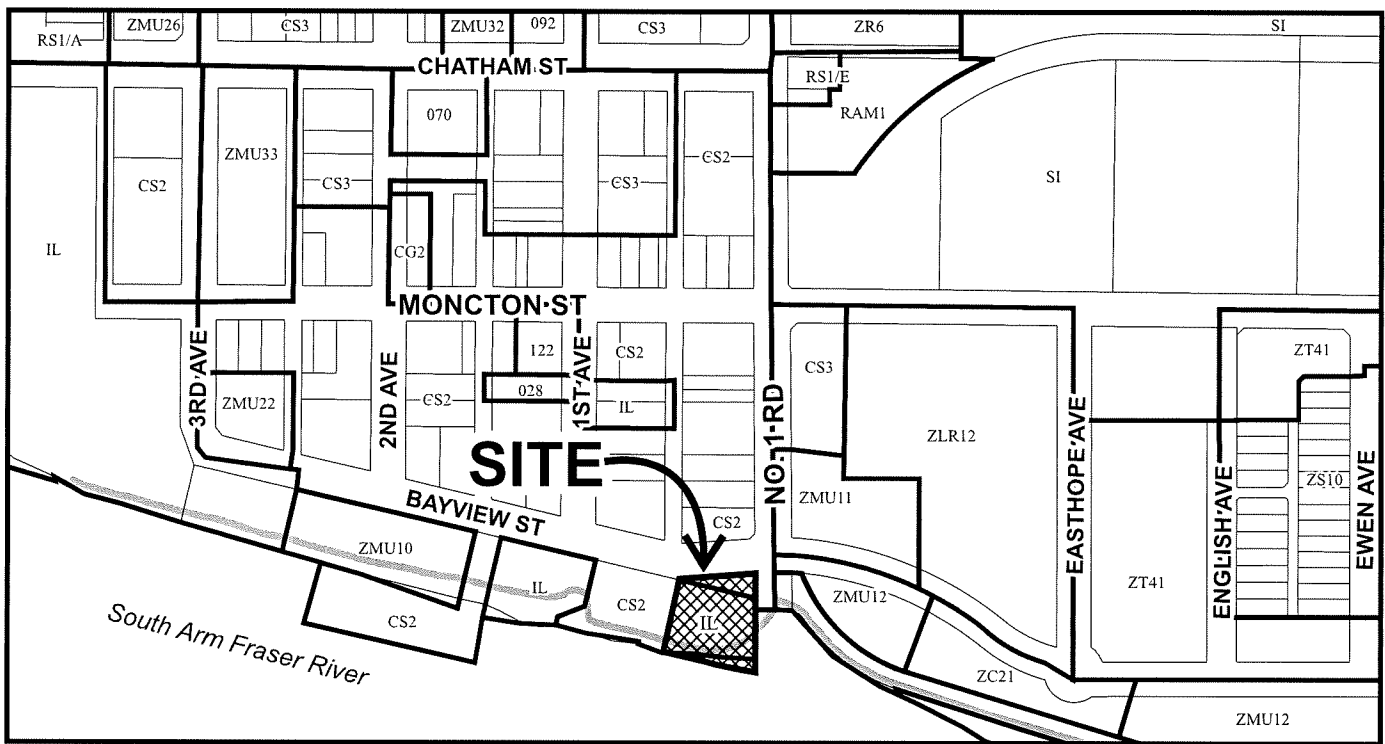
Minhee Park
Planner 2
(604-276-4188)

MP:cas

- Att. 1: Location Map
 2: Development Application Data Sheet
 3: Excerpt from the Richmond Heritage Commission April 6, 2022 Meeting Minutes



City of
Richmond



DP 21-935984

Original Date: 08/04/21

Revision Date:

Note: Dimensions are in METRES



DP 19-858887

Attachment 2

Address: 12551 No. 1 Road

Applicant: Gordon Chan

Owner: Crown Federal

Planning Area(s): Steveston

	Existing	Proposed
Site Area:	2,503 m ²	No Change
Land Uses:	Office	No Change
OCP Designation:	Heritage Mixed Use (Commercial Industrial with Residential and Office Above)	No Change
Zoning:	Steveston Commercial (CS2) Light Industrial (IL)	No Change

	Bylaw Requirement	Proposed	Variance
Lot Coverage:	Max. 60 %	20.35 % (no change)	None
Setback – Front Yard:	Min. 3 m	7.6 m (to the main building, no change) 0 m (to garbage and recycling enclosure)	0 m Variance requested
Setback – West Side Yard:	Min. 0 m	10.4 m (no change)	None
Setback – East Side Yard:	Min. 0 m	5.6 m (no change)	None
Setback – Rear Yard:	Min. 0 m	16.3 m (no change)	None

**Excerpt from the Draft Minutes
Richmond Heritage Commission Meeting**

**Wednesday, April 6, 2022 – 7:00 p.m.
Webex Meeting**

3.b) Development Permit and Heritage Alteration Permit Applications for 12551 No. 1 Road (HA21-935982 & DP21-935984)

Staff provided an overview of the Development Permit and Heritage Alteration Permit applications for 12551 No. 1 Road.

- The subject property is located in the Steveston Village Heritage Conservation Area. It is a federally-owned site which supports a number of federal agencies, such as Fisheries and Oceans Canada and Steveston Harbour Authority.
- The proposed work is to replace all the existing single-glazed windows with double glazed windows and remove the overhead garage door on the south elevation, which is not visible from the street.
- The new window frames will match the existing colours so there will be minimal changes to the look of the building.
- The existing parking area encroaches onto the City sidewalk and it will be dealt with separately through a separate Heritage Alteration Permit application which will be brought forward to the Heritage Commission for review at a later date.

In response to the Commission's questions, staff provided the following additional information:

- Staff have requested a letter from Public Services Procurement Canada confirming a separate Heritage Alteration Permit application will be submitted to address the encroachment issue.
- If the encroachment issue needs to be addressed as part of the current DP and HAP applications, there are funding implications as the approved funding for the window replacement and removal of the overhead garage door might not be available if it is not spent this year.

A comment was made that no sufficient information was provided regarding the materials and window design to complete a review of the proposal.

Commission acknowledged the funding implications and noted that it had no issue with the current proposal and support dealing with the encroachment issue at a later date as part of a separate Heritage Alteration Permit application, but would like to ensure that the encroachment issue is addressed to improve the overall streetscape and design of the site.

It was moved and seconded:

That the Richmond Heritage Commission support the DP and HAP applications (DP21-985984 & HA21-985982) for 12551 No. 1 Road subject to a future review of the encroachment issue to ensure the streetscape and urban design is compatible with the Steveston Village Heritage Conservation Area.

CARRIED

Opposed: Commissioner Kurnicki



City of Richmond

Development Permit

No. DP 21-935984

To the Holder: Gordon Chan

Property Address: 12551 No. 1 Road

Address: Suite 200 - 3999 Henning Drive,
Burnaby, BC V5C 6P9

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The Richmond Zoning Bylaw 8500 is hereby varied to:
 - a) reduce the minimum front yard setback from the "Light Industrial (IL)" zone boundary from 3.0 m to 0 m.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #8 attached hereto.
5. 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.
6. 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.
7. This Permit is not a Building Permit.

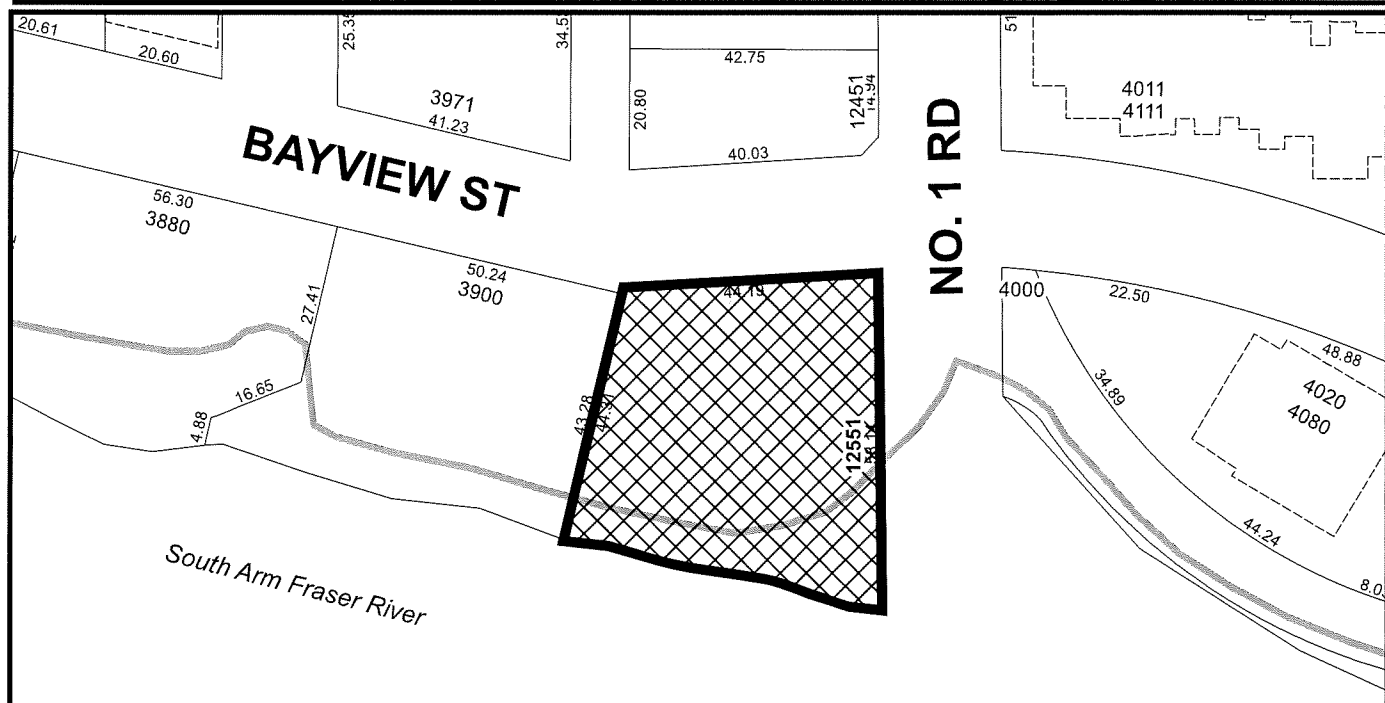
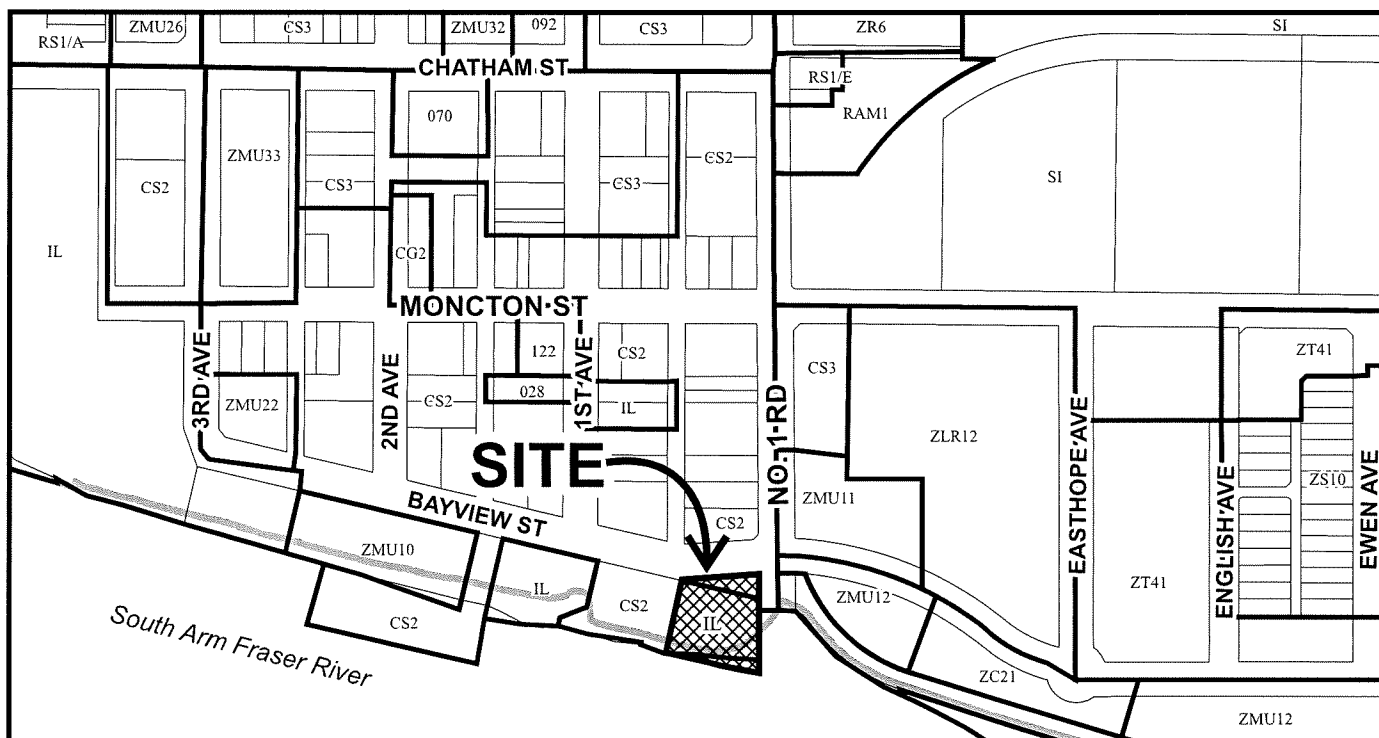
AUTHORIZING RESOLUTION NO. <Resolution No.> ISSUED BY THE COUNCIL THE
DAY OF <Date>

DELIVERED THIS <Day> DAY OF <Month>, <Year>

MAYOR



City of Richmond



DP 21-935984
SCHEDULE "A"

Original Date: 08/04/21

Revision Date:

Note: Dimensions are in METRES

Canada

Public Services and Procurement Canada Services publics et Approvisionnement Canada



#200 - 3999 HENNING DRIVE, BURNABY, BC, V5C 6P9
PHONE: 604-255-0992 / FAX: 604-255-1054

5	ISSUED FOR PERMIT	2023/05/26
4	ISSUED FOR PERMIT	2023/01/06
3	ISSUED FOR PERMIT	2022/01/17
2	ISSUED FOR TENDER	2021/02/24
1	99% DESIGN	2020/12/18

revisions	description	date
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A	A detail no. no. du detail	A
C	B location drawing no. sur dessin no.	B
	C drawing no. dessin no.	C

project projet

GOCB STEVESTON
WINDOWS

12551 NO. 1 ROAD,
RICHMOND, BC, V7E 1T7

drawing dessin

SITE PLAN

Designed By GORDON CHAN Conçu par

Date 2023/04/05 (yyyy/mm/dd)

Drawn By MINJI SEUNG Dessiné par

Date 2023/04/05 (yyyy/mm/dd)

Reviewed By ANDREW LEONARD Examiné par

Date 2023/04/05 (yyyy/mm/dd)

Approved By ANDREW LEONARD Approuvé par

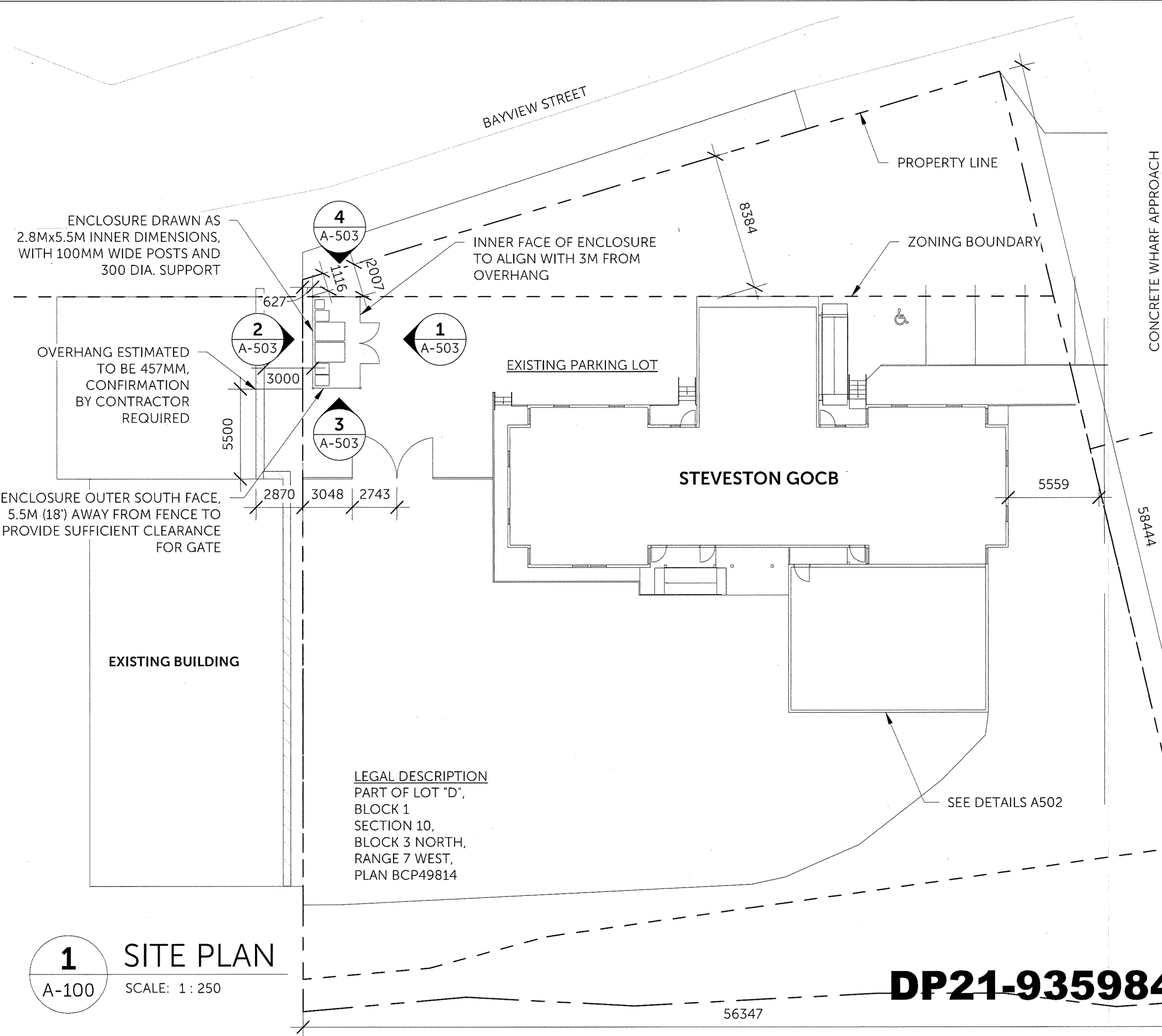
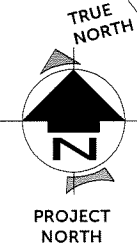
Date 2023/04/05 (yyyy/mm/dd)

Tender ISSUED FOR PERMIT Soumission

Project Manager CATHERINE CHU Administrateur de projets

Project no. GOC375232 No. du projet

Drawing no. A-100 No. du dessin



DP21-935984 Plan #1

Contractor to verify all dimensions & conditions on site and immediately notify the departmental representative of all discrepancies. Do not scale off drawings.

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1	99% DESIGN	2020/12/18
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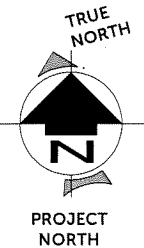
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C drawing no.
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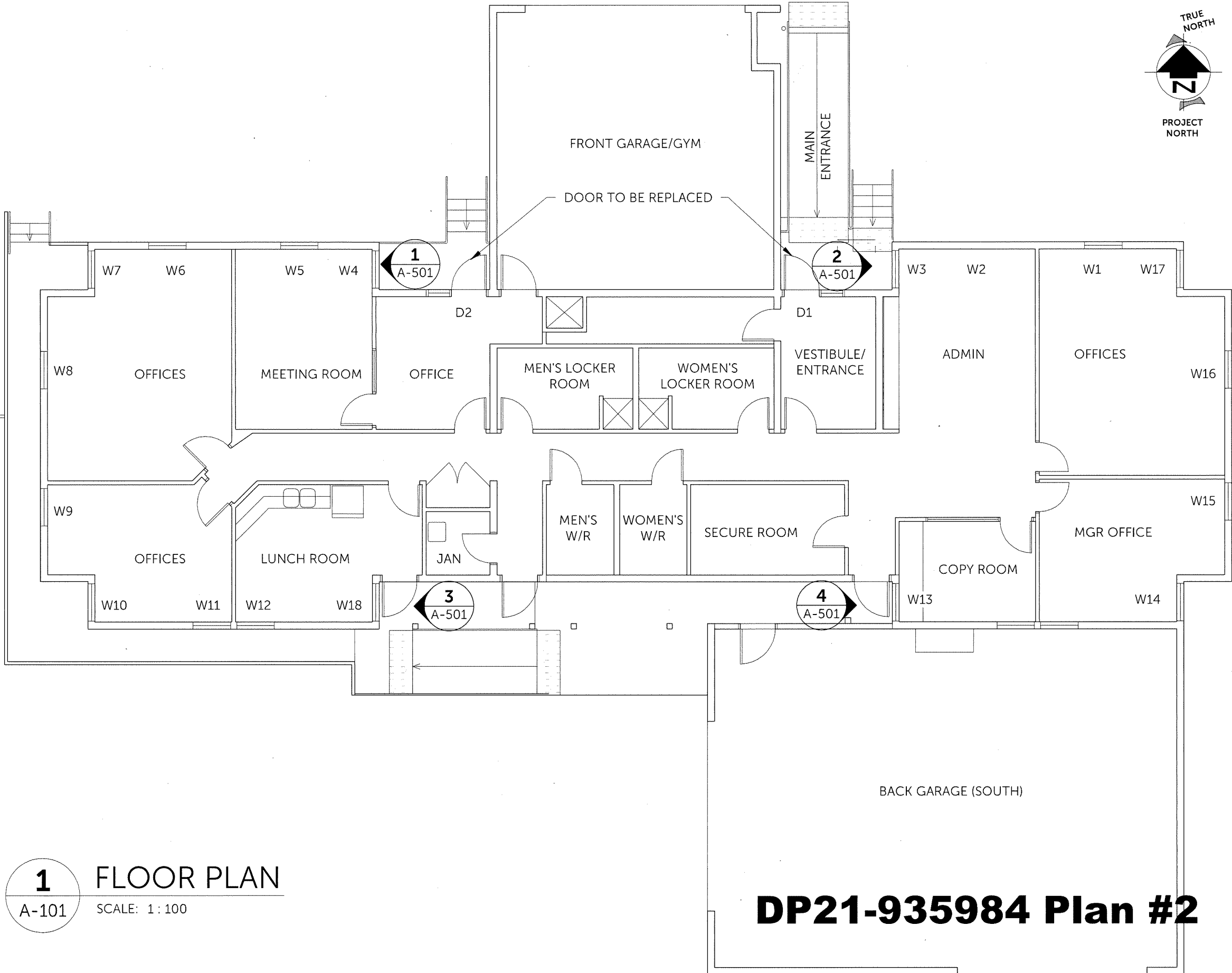
project
GOCB STEVESTON WINDOWS
12551 NO. 1 ROAD,
RICHMOND, BC, V7E 1T7

drawing
FLOOR PLAN

Designed By	GORDON CHAN	Conçu par
Date	2020/12/04	(yyyy/mm/dd)
Drawn By	RAMIN FARSHCHIAN	Dessiné par
Date	2021/04/26	(yyyy/mm/dd)
Reviewed By	ANDREW LEONARD	Examiné par
Date	2020/12/18	(yyyy/mm/dd)
Approved By	ANDREW LEONARD	Approuvé par
Date	2020/12/18	(yyyy/mm/dd)
Tender	ISSUED FOR PERMIT	Soumission
Project Manager	CATHERINE CHU	Administrateur de projets
Project no.	GOC375232	No. du projet
Drawing no.	A-101	No. du dessin



Contractor to verify all dimensions & conditions on site and immediately notify the departmental representative of all discrepancies. Do not scale off drawings.



1 FLOOR PLAN
A-101 SCALE: 1 : 100

DP21-935984 Plan #2

Canada

Public Services and Procurement Canada Services publics et Approvisionnement Canada



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PHONE: 604-255-0992 / FAX: 604-255-1054

5	ISSUED FOR PERMIT	2023/05/26
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2	ISSUED FOR TENDER	2021/02/24
1	99% DESIGN	2020/12/18
revisions	description	date

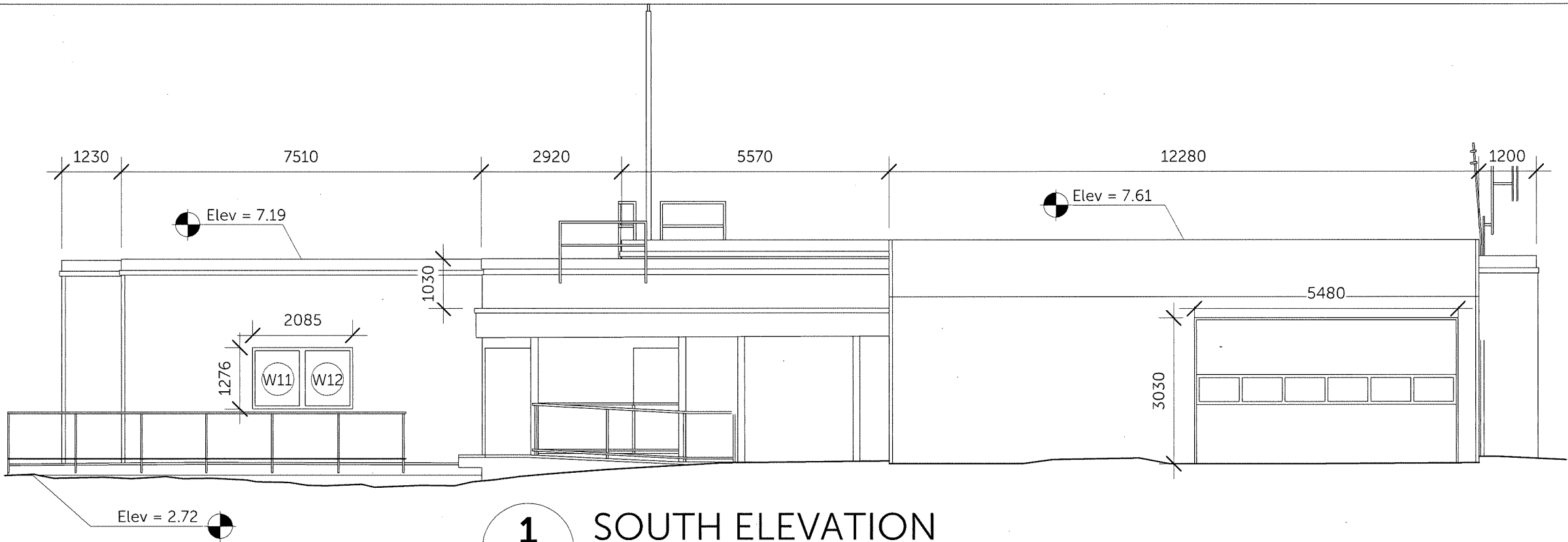
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C	B location drawing no. sur dessin no.	B
	C drawing no. dessin no.	C

project
GOCB STEVESTON WINDOWS
12551 NO. 1 ROAD,
RICHMOND, BC, V7E 1T7

drawing
NORTH AND SOUTH ELEVATIONS

Designed By	GORDON CHAN	Conçu par
Date	2020/12/04	(yyyy/mm/dd)
Drawn By	RAMIN FARSHCHIAN	Dessiné par
Date	2020/12/04	(yyyy/mm/dd)
Reviewed By	ANDREW LEONARD	Examiné par
Date	2020/12/18	(yyyy/mm/dd)
Approved By	ANDREW LEONARD	Approuvé par
Date	2020/12/18	(yyyy/mm/dd)
Tender	ISSUED FOR PERMIT	Soumission
Project Manager	CATHERINE CHU	Administrateur de projets
Project no.	GOC375232	No. du projet

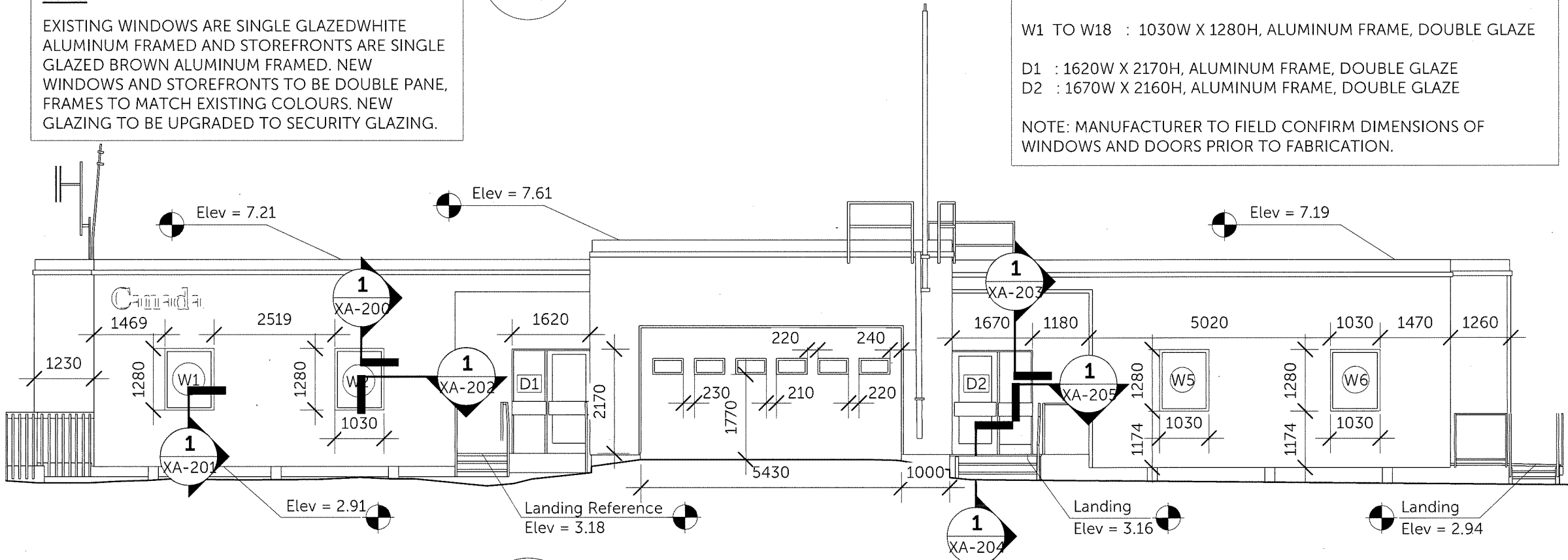
Drawing no. **A-201** No. du dessin



1 SOUTH ELEVATION
A-201 SCALE: 1 : 100

NOTE:
EXISTING WINDOWS ARE SINGLE GLAZED WHITE ALUMINUM FRAMED AND STOREFRONTS ARE SINGLE GLAZED BROWN ALUMINUM FRAMED. NEW WINDOWS AND STOREFRONTS TO BE DOUBLE PANE, FRAMES TO MATCH EXISTING COLOURS. NEW GLAZING TO BE UPGRADED TO SECURITY GLAZING.

WINDOW/DOOR SCHEDULE:
W1 TO W18 : 1030W X 1280H, ALUMINUM FRAME, DOUBLE GLAZE
D1 : 1620W X 2170H, ALUMINUM FRAME, DOUBLE GLAZE
D2 : 1670W X 2160H, ALUMINUM FRAME, DOUBLE GLAZE
NOTE: MANUFACTURER TO FIELD CONFIRM DIMENSIONS OF WINDOWS AND DOORS PRIOR TO FABRICATION.



2 NORTH ELEVATION
A-201 SCALE: 1 : 100

DP21-935984 Plan #3

Contractor to verify all dimensions & conditions on site and immediately notify the departmental representative of all discrepancies. Do not scale off drawings.

Canada

Public Services and Procurement Canada Services publics et Approvisionnement Canada



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PHONE: 604-255-0992 / FAX: 604-255-1054

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revisions	description	date

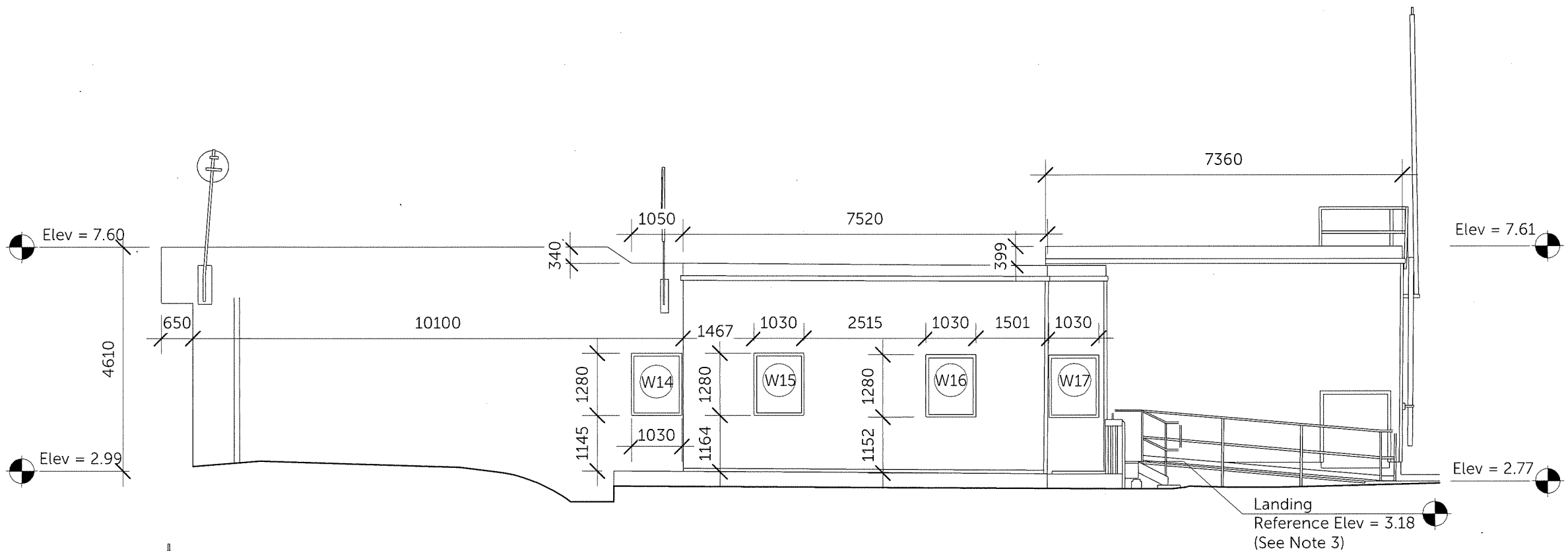
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C	B location drawing no. sur dessin no.	B
	C drawing no. dessin no.	C

project
GOCB STEVESTON WINDOWS

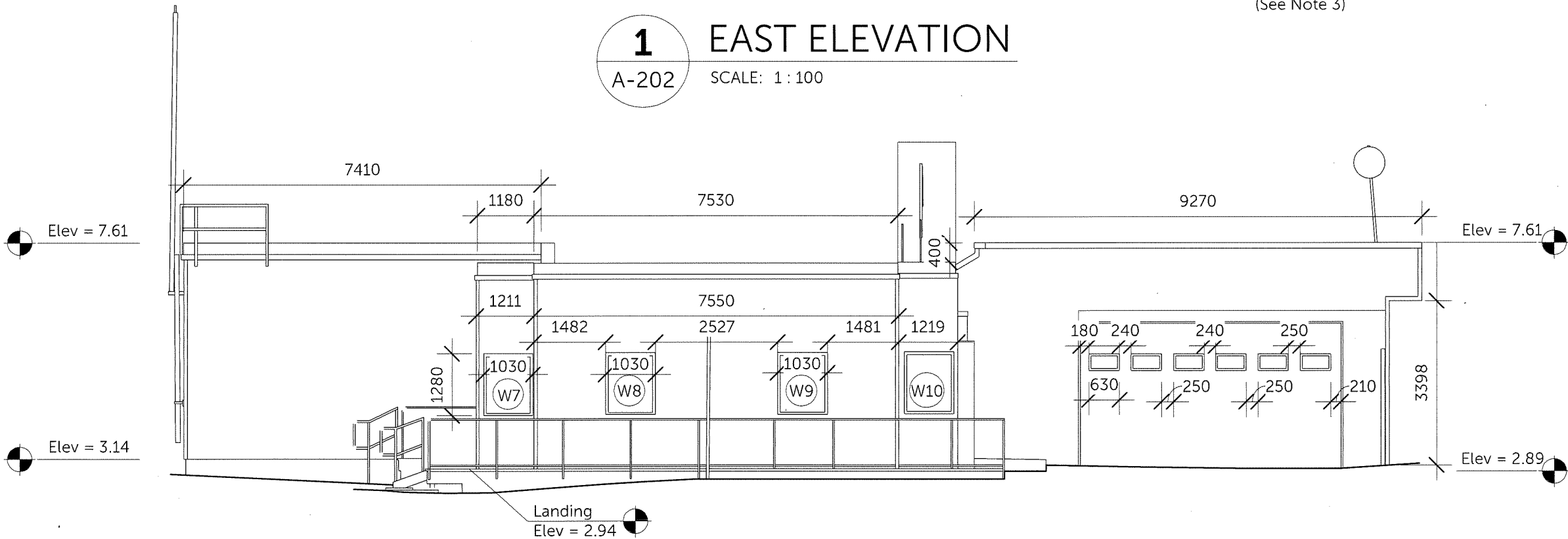
12551 NO. 1 ROAD,
RICHMOND, BC, V7E 1T7

drawing
WEST AND EAST ELEVATIONS

Designed By	GORDON CHAN	Conçu par
Date	2020/12/04	(yyyy/mm/dd)
Drawn By	RAMIN FARSHCHIAN	Dessiné par
Date	2020/12/04	(yyyy/mm/dd)
Reviewed By	ANDREW LEONARD	Examiné par
Date	2020/12/18	(yyyy/mm/dd)
Approved By	ANDREW LEONARD	Approuvé par
Date	2020/12/18	(yyyy/mm/dd)
Tender	ISSUED FOR PERMIT	Soumission
Project Manager	CATHERINE CHU	Administrateur de projets
Project no.	GOC375232	No. du projet
Drawing no.	A-202	No. du dessin



1 EAST ELEVATION
A-202 SCALE: 1:100



2 WEST ELEVATION
A-202 SCALE: 1:100

DP21-935984 Plan #4

Canada

Public Services and Procurement Canada Services publics et Approvisionnement Canada



#200 - 3999 HENNING DRIVE, BURNABY, BC, V5C 6P9
PHONE: 604-255-0992 / FAX: 604-255-1054

5	ISSUED FOR PERMIT	2023/05/26
4	ISSUED FOR PERMIT	2023/01/06
3	ISSUED FOR PERMIT	2022/01/17
2	ISSUED FOR TENDER	2021/02/24
1	99% DESIGN	2020/12/18

revisions	description	date
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A	A detail no. no. du détail	A
C	B location drawing no. sur dessin no.	B
	C drawing no. dessin no.	C

project projet

GOCB STEVESTON
WINDOWS

12551 NO. 1 ROAD,
RICHMOND, BC, V7E 1T7

drawing dessin

WINDOW DETAIL

Designed By GORDON CHAN Conçu par

Date 2020/12/04 (yyyy/mm/dd)

Drawn By RAMIN FARSHCHIAN Dessiné par

Date 2020/12/04 (yyyy/mm/dd)

Reviewed By ANDREW LEONARD Examiné par

Date 2020/12/18 (yyyy/mm/dd)

Approved By ANDREW LEONARD Approuvé par

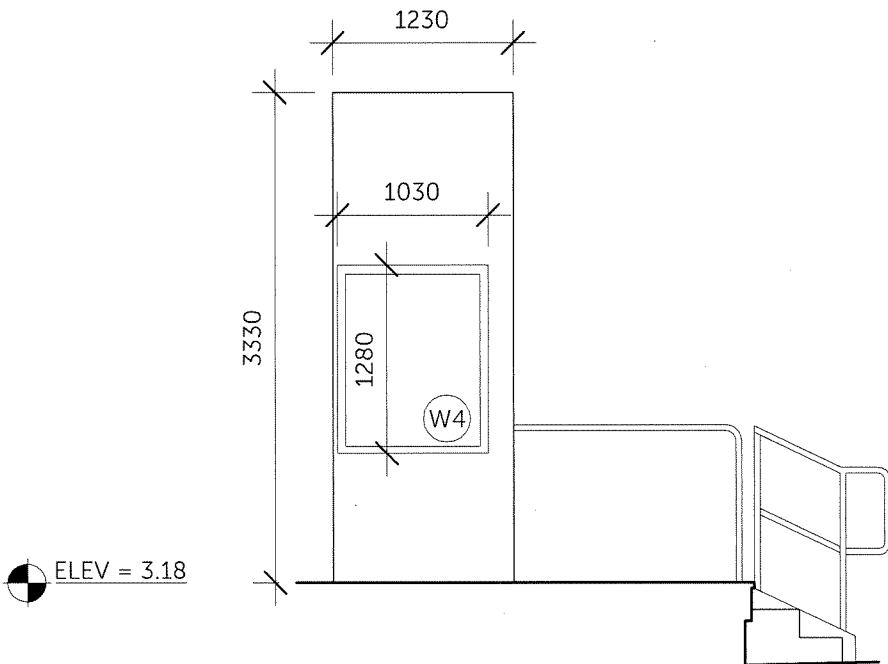
Date 2020/12/18 (yyyy/mm/dd)

Tender ISSUED FOR PERMIT Soumission

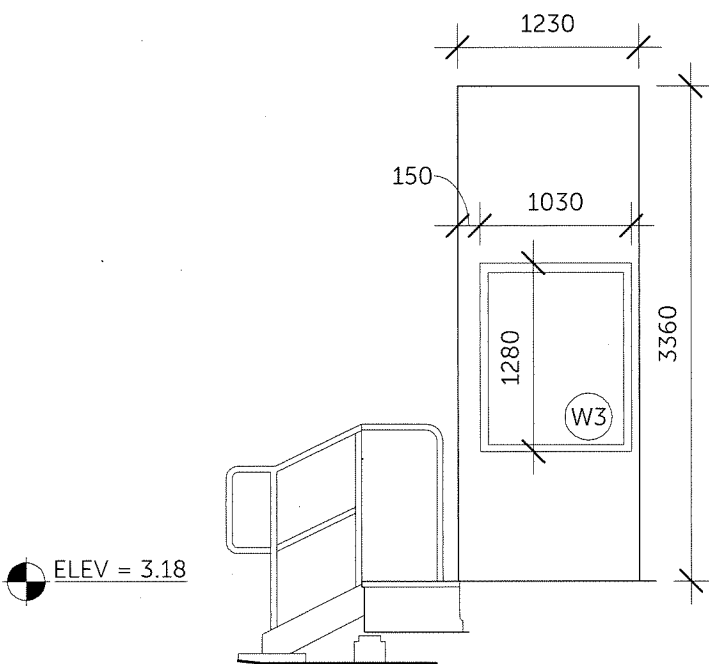
Project Manager CATHERINE CHU Administrateur de projets

Project no. GOC375232 No. du projet

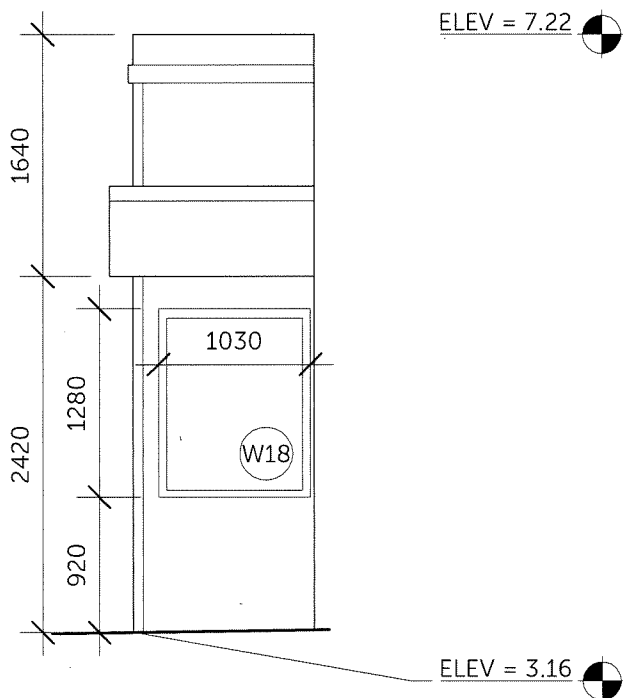
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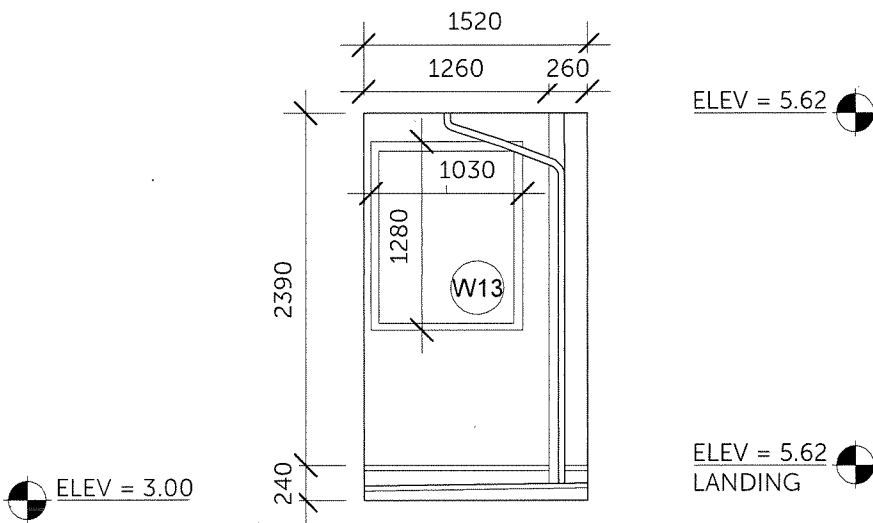
1 DETAIL A (W4)
A-501 SCALE: 1 : 50



2 DETAIL B (W3)
A-501 SCALE: 1 : 50



3 DETAIL C (W18)
A-501 SCALE: 1 : 50



4 DETAIL E (W13)
A-501 SCALE: 1 : 50

DP21-935984 #5



#200 - 3999 HENNING DRIVE, BURNABY, BC, V5C 6P9
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1	99% DESIGN	2020/12/18
revisions	description	date

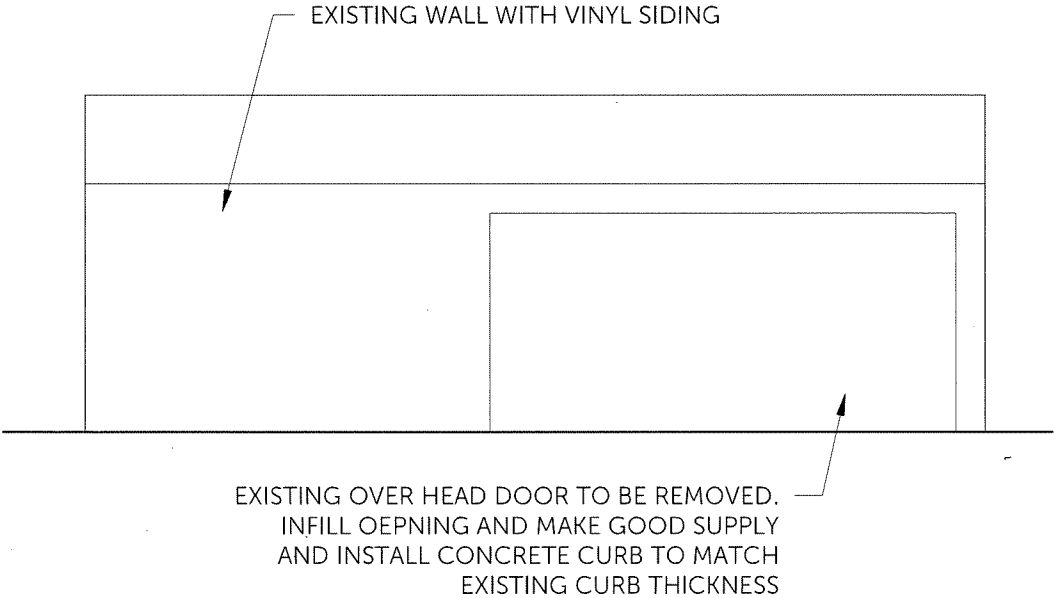
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	C drawing no. dessin no.	C

project	project
GOCB STEVESTON WINDOWS	
12551 NO. 1 ROAD, RICHMOND, BC, V7E 1T7	

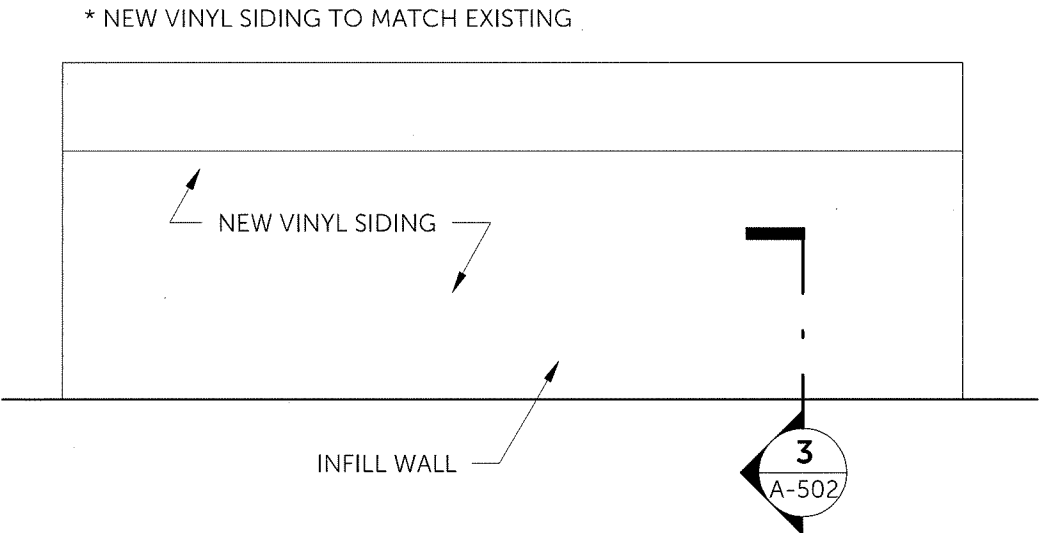
drawing	dessin
GARAGE DETAIL AND ELEVATION	

Designed By	GORDON CHAN	Conçu par
Date	2023/05/26	(yyyy/mm/dd)
Drawn By	MINJI SEUNG	Dessiné par
Date	2023/05/26	(yyyy/mm/dd)
Reviewed By	ANDREW LEONARD	Examiné par
Date	2023/05/26	(yyyy/mm/dd)
Approved By	ANDREW LEONARD	Approuvé par
Date	2023/05/26	(yyyy/mm/dd)
Tender	ISSUED FOR PERMIT	Soumission
Project Manager	CATHERINE CHU	Administrateur de projets
Project no.	GOC375232	
Drawing no.	A-502	

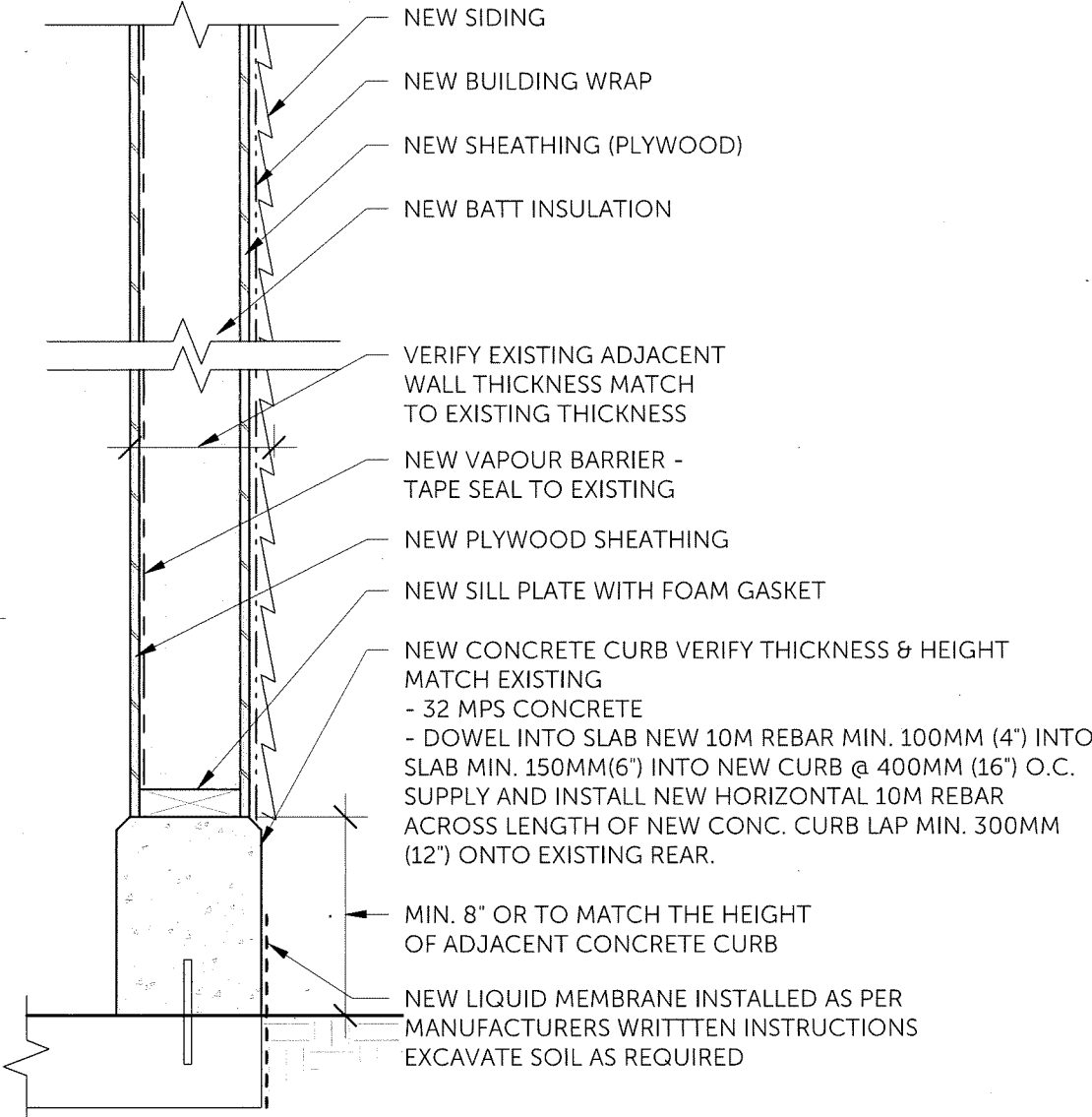
Contractor to verify all dimensions & conditions on site and immediately notify the departmental representative of all discrepancies. Do not scale off drawings.



1 GARAGE - SOUTH ELEVATION (EXISTING)
A-502 SCALE: 1 : 100



2 GARAGE - SOUTH ELEVATION
A-502 SCALE: 1 : 100



3 INFILL WALL SECTION
A-502 SCALE: 1 : 10



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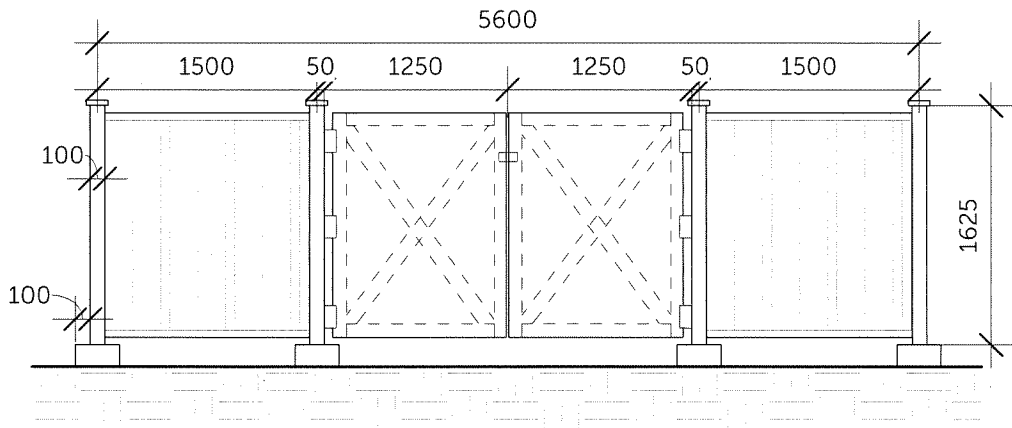
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C	B location drawing no. sur dessin no.	B
	C drawing no. dessin no.	C

project	projet
GOCB STEVESTON WINDOWS	
12551 NO. 1 ROAD, RICHMOND, BC, V7E 1T7	

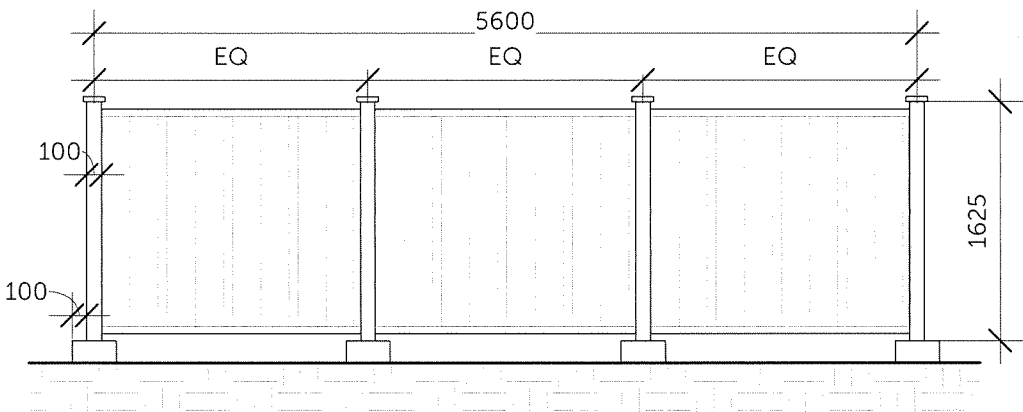
drawing	dessin
NEW GARBAGE ENCLOSURE ELEVATIONS	

Designed By	GORDON CHAN	Conçu par
Date	2023/05/26	(yyyy/mm/dd)
Drawn By	MINJI SEUNG	Dessiné par
Date	2023/05/26	(yyyy/mm/dd)
Reviewed By	ANDREW LEONARD	Examiné par
Date	2023/05/26	(yyyy/mm/dd)
Approved By	ANDREW LEONARD	Approuvé par
Date	2023/05/26	(yyyy/mm/dd)
Tender	ISSUED FOR PERMIT	Soumission
Project Manager	CATHERINE CHU	Administrateur de projets
Project no.		No. du projet
	GOC375232	
Drawing no.		No. du dessin
	A-503	

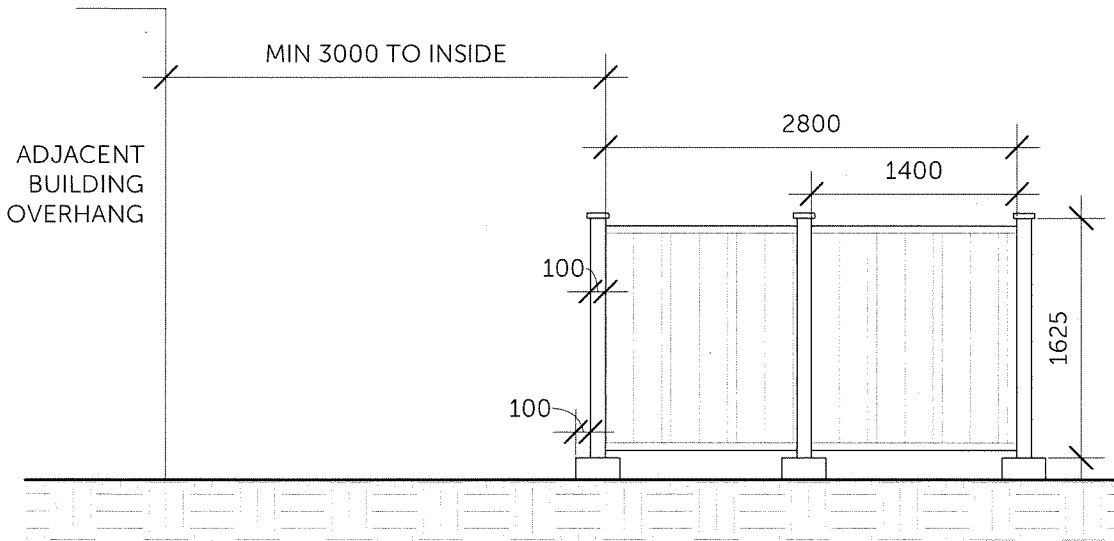
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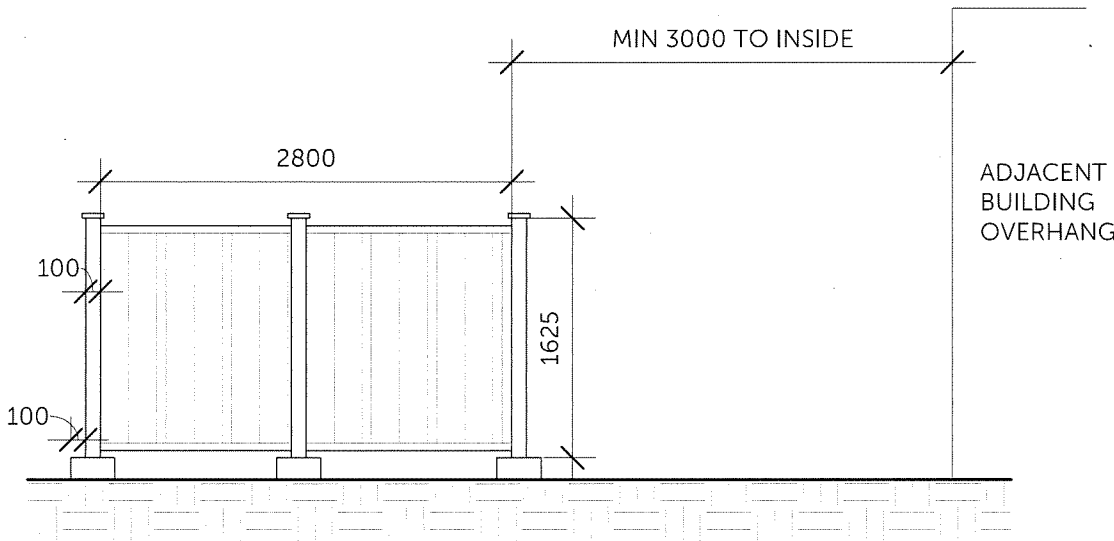
1 EAST ELEVATION
A-503 SCALE: 1 : 50



2 WEST ELEVATION
A-503 SCALE: 1 : 50



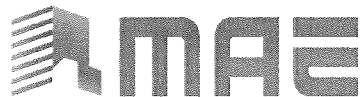
3 SOUTH ELEVATION
A-503 SCALE: 1 : 50



4 NORTH ELEVATION
A-503 SCALE: 1 : 50

DP21-935984 Plan #7

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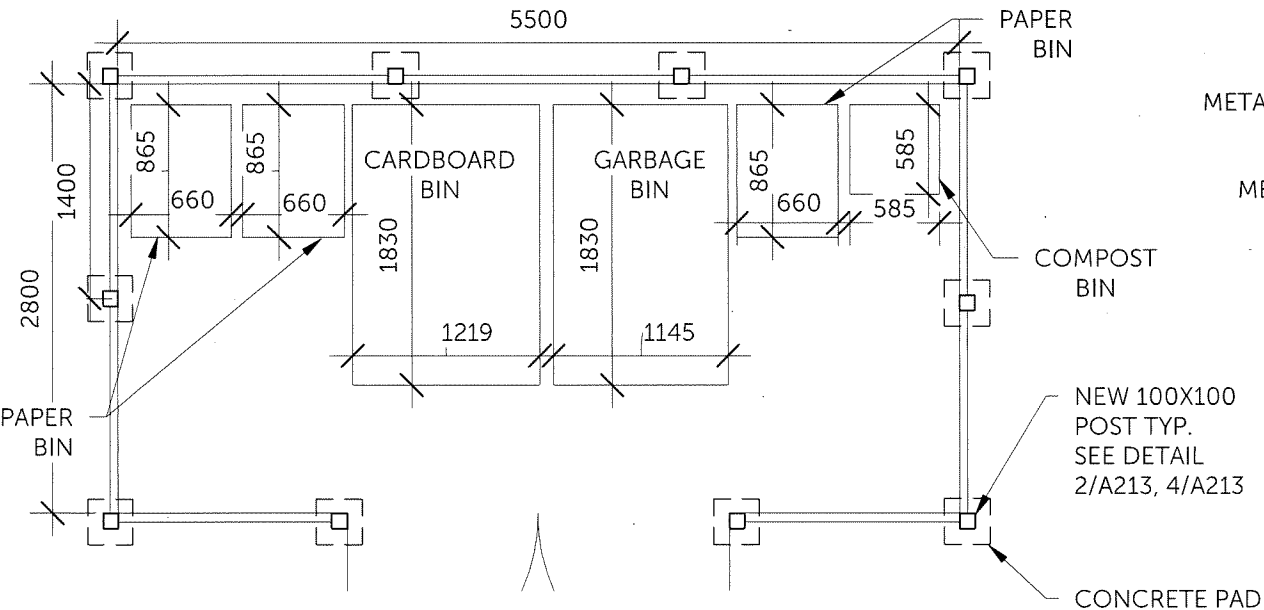
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1	99% DESIGN	2020/12/18
revisions	description	date

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C	B location drawing no. sur dessin no.	B
	C drawing no. dessin no.	C

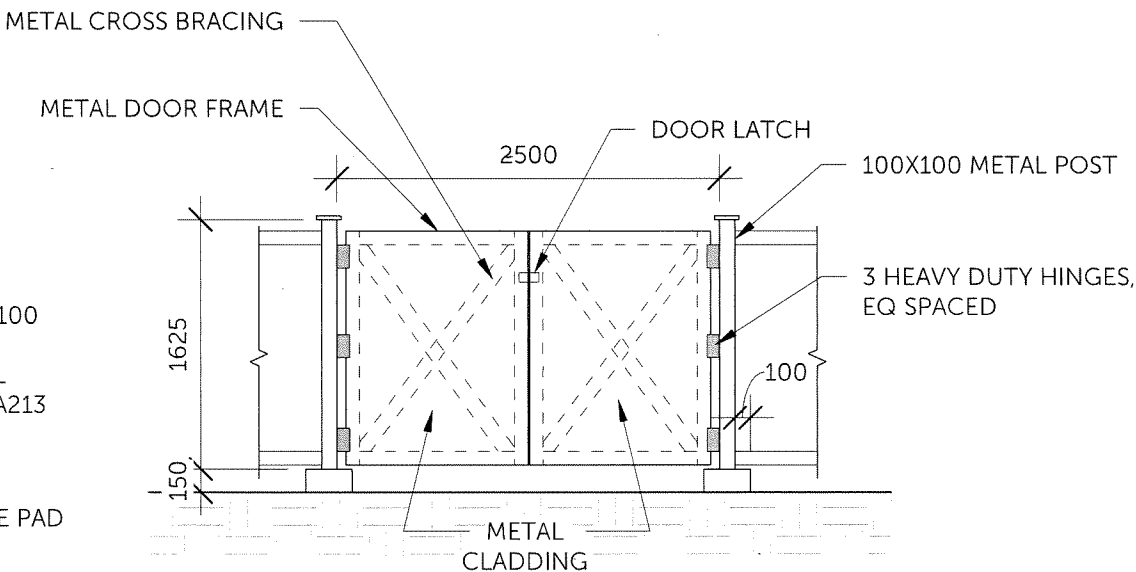
project
GOCB STEVESTON WINDOWS
12551 NO. 1 ROAD,
RICHMOND, BC, V7E 1T7

drawing
DETAILS

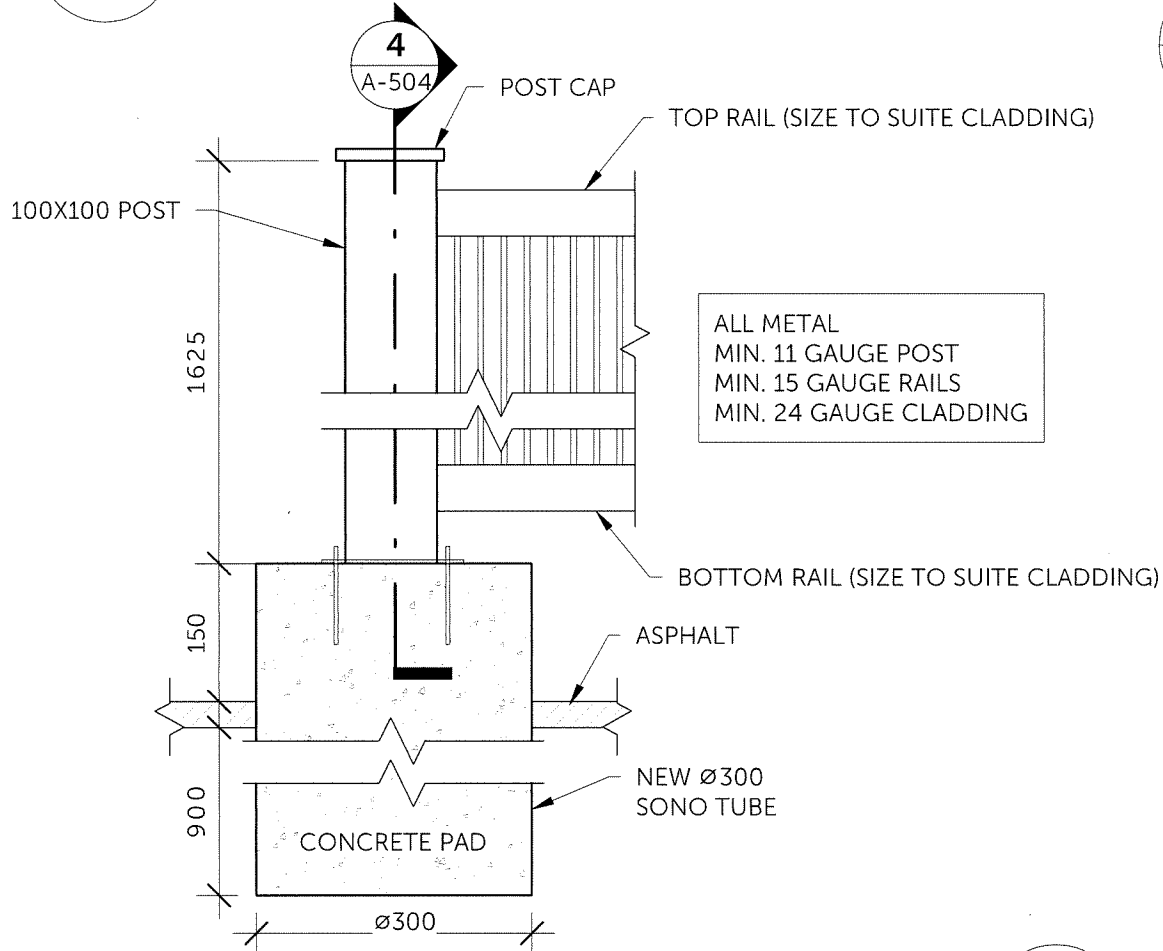
Designed By	GORDON CHAN	Conçu par
Date	2023/04/05	(yyyy/mm/dd)
Drawn By	MINJI SEUNG	Dessiné par
Date	2023/04/05	(yyyy/mm/dd)
Reviewed By	ANDREW LEONARD	Examiné par
Date	2023/04/05	(yyyy/mm/dd)
Approved By	ANDREW LEONARD	Approuvé par
Date	2023/04/05	(yyyy/mm/dd)
Tender	ISSUED FOR PERMIT	Soumission
Project Manager	CATHERINE CHU	Administrateur de projets
Project no.	GOC375232	No. du projet
Drawing no.	A-504	No. du dessin



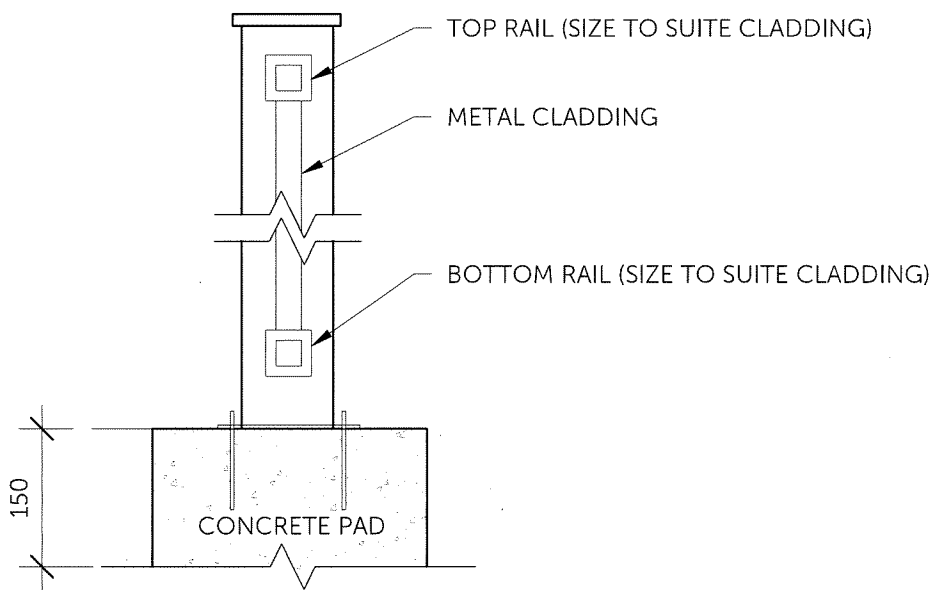
1 ENCLOSURE PLAN
A-504 SCALE: 1/4" = 1'-0"



3 GATE DOOR FRAMING
A-504 SCALE: 1/4" = 1'-0"



2 ENCLOSURE POST DETAIL
A-504 SCALE: 1 1/2" = 1'-0"



4 ENCLOSURE POST DETAIL- SECTION
A-504 SCALE: 1 1/2" = 1'-0"

DP21-935984 Plan #8

Contractor to verify all dimensions & conditions on site and immediately notify the departmental representative of all discrepancies. Do not scale off drawings.



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: May 24, 2023

From: Wayne Craig
Director of Development

File: DP 21-936149

Re: Application by Gradual Architecture Inc. for a Development Permit at 6520 Williams Road

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of eight townhouse units at 6520 Williams Road on a site zoned "Low Density Townhouses (RTL4)"; and
2. Vary the provision of Richmond Zoning Bylaw 8500 to reduce the minimum required lot width from 40.0 m to 36.6 m.

Wayne Craig
Director of Development

WC:mp
Att. 2

Staff Report

Origin

Gradual Architecture Inc. has applied to the City of Richmond on behalf of Londonpark Holdings Ltd. (Director Long Fei Liu) for permission to develop eight (8) townhouse dwellings at 6520 Williams Road on a site zoned “Low Density Townhouses (RTL4)”. The site currently contains a single detached dwelling which does not contain a secondary suite. The existing dwelling would be demolished. A location map is provided in Attachment 1.

The site is being rezoned from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone for this project under Bylaw 10224 (RZ 17-792242).

A Servicing Agreement is required as a condition of building permit issuance and includes, but is not limited to, the following improvements:

- 0.1 m road dedication along the entire Williams Road frontage; and
- Removal of the existing sidewalk and replacement with new 1.5 m concrete sidewalk at the property line, 1.5 m landscaped boulevard with street trees and street lighting, and 0.15 m curb and gutter.

Development Information

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

Background

Development surrounding the subject site is as follows:

- | | |
|------------------------|--|
| To the north: | Across Williams Rd, a single detached dwelling on a property zoned “Single Detached (RS1/C)” with vehicle access from Sheridan Road. |
| To the south and west: | Steveston London Secondary School and Park on properties zoned “School and Institutional Use (SI)”. |
| To the east: | A single detached dwelling on a property zoned “Single Detached (RS1/E)” with vehicle access from Williams Road. This property is part of a separate rezoning application including both the properties at 6560 and 6580 Williams Road (RZ 21-945388), which is currently under staff review. The proposed rezoning would permit development of townhouses with shared vehicle access from the subject site. |

Rezoning and Public Hearing Results

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

- Compliance with Development Permit Guidelines for the form and character of multiple-family projects provided in the Official Community Plan (OCP).

- Articulation of the west elevations adjacent to the park space to enhance the buildings' appearance and maximize sunlight and views.
- Review of the size and species of on-site trees to ensure bylaw compliance and to achieve an acceptable mix of coniferous and deciduous species on-site.
- Review of the proposed driveway design and requirement for a vehicle turn-around area, and possibility of retaining Tree #7 if the adjacent site to the east proceeds for redevelopment.
- Refinement of the shared outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Review the long-term design of the temporary turn-around area, such as future conversion to additional outdoor amenity space.
- Review of relevant accessibility features for the one proposed convertible unit and aging-in-place design features in all units.
- Review of a sustainability strategy for the development proposal.

The Public Hearing for the rezoning of this site was held on February 16, 2021. No public correspondence was received at the Public Hearing.

Staff worked with the applicant to address the above design issues in the following ways:

- Detailed architectural and landscape plans have been provided to demonstrate that the proposed development is generally consistent with the Development Permit guidelines for multi-family projects and Arterial Road Guidelines for Townhouses in the OCP.
- The applicant has refined the design while maintaining the general character presented to Council at the rezoning stage. The west elevations of the buildings have been modified by providing additional glazing and architectural details to add visual interest and take advantage of the natural sunlight and views to better orient end units to the adjacent park.
- Detailed landscape plans have been submitted to provide for a mix of coniferous and deciduous replacement trees, which meet the bylaw size requirements.
- The proposed driveway design has been reviewed and approved by the Transportation Department. The on-site vehicle turn-around area is required for the proposed development as the rezoning application for the proposed townhouse development on the adjacent sites at 6250 and 6280 Williams Road is still under staff review. Tree #7 would be removed to enable the construction of the required vehicle turn-around area.
- The design of the outdoor amenity area for this proposal includes two children's play structures and a bench to promote social interaction. A plan showing details of the conversion of the above-noted on-site turn-around area into expanded outdoor amenity, once the adjacent site access has been developed, is attached the DP.
- The proposed accessibility features include aging-in-place features in all units and one convertible unit.
- The applicant has provided a sustainability strategy and a letter from a Certified Energy Advisor indicating that the project will achieve Step 3 of the BC Energy Step Code consistent with current City regulations.

The above issues are discussed further in the "Analysis" section of this report.

Staff have not received any comments from the public in response to the placement of the DP application notification sign on the subject site.

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 (Plans #1 to #18). In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the “Low Density Townhouses (RTL4)” zone, except for the zoning variance noted below.

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

The applicant requests to vary the provision of Richmond Zoning Bylaw 8500 to reduce the minimum lot width from 40.0 m to 36.6 m.

- ***Staff supports the proposed variance as the proposal is generally consistent with the guiding principles of the Arterial Road Land Use Policy and guidelines, and does not result in the creation of an orphan development site. The two properties to the east meet the minimum assembly size for Arterial Road townhouses and would share the driveway access to Williams Road with the subject site. This variance was noted in the rezoning report and no concern was expressed at the rezoning stage and the Public Hearing.***

Analysis

Conditions of Adjacency

- The proposed townhouses have been designed with consideration of the existing surrounding context. All of the units are three storeys with an open park space to the west and a larger setback of 7.65 m provided on the east side adjacent to the existing single family house.
- The subject site to the east is the subject of a proposed townhouse development application that is currently under staff review. The current site plan submitted for the proposed development to the east shows three-storey townhouses with wider west side yard setbacks ranging from 5.0 m to 6.5 m provided to three-storey portion of the buildings.
- The west elevations of the townhouses on the subject site have been refined by providing additional windows and architectural details to add visual interest and take advantage of the natural sunlight and views to the adjacent park.
- A statutory right-of-way allowing vehicle access to and from the adjacent future development site through the subject site has been secured at rezoning. Signage indicating that the driveway on the subject site is connected to the future adjacent townhouse development is proposed to be installed at the south end of the north-south portion of the drive aisle.

Urban Design and Site Planning

- The proposed development consists of eight (8) townhouse dwellings in two four-unit clusters arranged on either side of a central east-west drive aisle.
- Vehicular access to the proposed development is to be from Williams Road through a new driveway, with future connection to the neighbouring property to the east, secured by a statutory right-of-way at the time of rezoning.

- The four units in the front building along Williams Road are proposed to have direct pedestrian access from the street through landscaped front yards. The four units at the rear of the property have pedestrian access from the drive aisle.
- All of the units are three-storeys, with living space primarily located on the second and third storeys, and have private outdoor space at grade in the form of a landscaped front or rear yard. For the four units fronting Williams Road, balconies facing the interior drive aisle are provided in addition to the front yards facing Williams Road. The four units facing the drive aisle include decks facing the park.
- All four end units have a rooftop deck recessed within the structure of the roof in addition to the front or rear yards.
- The common shared outdoor amenity area is proposed at the southeast corner of the site, where it can be expanded should the adjacent site to the east be redeveloped and the on-site vehicle turn-around area be no longer required. The amenity area on the subject site includes play structures for young children and bench seating.
- Cash-in-lieu of indoor amenity space was secured through rezoning (\$14,152) consistent with OCP policy.
- All townhouse units are proposed to have two enclosed vehicle parking spaces; four of the units have parking spaces in a side-by-side arrangement and four have parking spaces in a tandem arrangement. Level 2 EV charging is accommodated in each garage in accordance with the City requirements. Class 1 bicycle parking spaces are accommodated in the garages.
- Two visitor parking spaces are provided at the west end of the drive aisle and visitor bicycle parking is located at the entrance to the site.
- A garbage and recycling room and the mailbox kiosk are located at the site entrance.

Architectural Form and Character

- The proposed development presents a modern architectural approach with a simple colour scheme of white and grey. The apparent mass of the buildings is reduced through the use of projections, recesses, materials, colours and windows.
- Individuality of units is expressed through private landscaped yards with gates, covered entry porches for the street-fronting units, the use of vertical elements, and material and colour changes.
- The proposed main building materials include HardiPanel in white, ceramic-coated siding panels in grey for the first storey to provide a distinct bottom, cedar soffits, wood finish aluminum siding, and a metal roof.
- The proposed colour palette consists of a combination of white and grey with dark walnut color for accent walls, front doors and soffits to add warmth and visual interest.

Landscape Design and Open Space Design

- On-site tree retention and removal was assessed as part of the rezoning application, at which time it was determined that one tree on the subject site, one tree on the neighbouring property and four trees on City property are to be retained and protected. The Landscape Plan includes the proposed Tree Management Plan (Plan #16) showing the trees to be retained and removed.
- The Magnolia tree located within the proposed common outdoor amenity area will be retained and protected.

- Consistent with the 2:1 tree replacement ratio policy in the OCP, the Landscape Plan shows that eight deciduous and coniferous replacement trees are proposed to be planted. A variety of shrubs, perennials, grasses and groundcover is also proposed.
- The Landscape Plan notes that all soft landscaped areas are to be irrigated through installation of an automated system consistent with the industry standards.
- Common outdoor amenity space is located at the southeast corner of the site, and will benefit from solar exposure. The space contains children's play structures and bench seating. Bollards are proposed to separate the outdoor amenity space from the turn-around area to ensure safety.
- To define the street edge, 4' high fencing with pedestrian gates is proposed. Solid wood privacy fencing is proposed along the side property lines and the existing hedge along the south property line is proposed to be maintained.
- In future, the vehicle access on the subject site will be shared with the future development to the east. Upon completion, turning movement will be accommodated in the resulting T-shaped drive aisle, and the proposed vehicle turn-around area will no longer be required. This area could be used to expand the site's common outdoor amenity area. The applicant has provided a landscape plan to show the potential conversion of the vehicle turn-around area. The future plan consists of additional lawn area with a tree and relocation of the shrubs to the north to define the edge. The plan is attached to the Development Permit (Plan #18). Prior to issuance of the DP, a legal agreement is required to be registered on title to require conversion of the temporary turn-around area into additional outdoor amenity area in accordance with the plan attached to the DP once the adjacent site is redeveloped, and prohibit conversion of the area into additional parking spaces or any other uses.
- A landscape security in the amount of \$71,051.28 is required prior to Development Permit issuance to ensure that the agreed upon landscape works are installed.

Crime Prevention Through Environmental Design

- The applicant has identified that the proposal responds to the following principles of CPTED, as encouraged in the design guidelines contained within the OCP.
 - The edges are clearly defined by the existing hedge at the south property line and the proposed 6' fence on the east and west property lines. The proposed 4' fences at the north property line to provide unobstructed views of surrounding areas.
 - The outdoor amenity area is unobstructed by landscaping and is visible from the driveway and buildings.
 - Adequate lighting is provided to enhance security, particularly dark distant corners such as visitor parking areas.

Site Servicing and Off-site Improvements

- A Servicing Agreement is required as a condition of Building Permit issuance for the design and construction of the servicing upgrades and off-site improvements.
- The servicing requirements and off-site improvements identified during the rezoning application process include:
 - 0.1 m road dedication along the entire Williams Road frontage.
 - Removal of the existing sidewalk and replacement with 1.5 m concrete sidewalk at the property line, 1.5 m landscaped boulevard, and 0.15 m concrete curb and gutter.

- Removal of the existing driveway crossing and replacement with frontage works as described above.

Accessible Housing

- The proposed development includes one convertible unit that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair (Unit #8). The potential conversion of these units will require the installation of a stair lift. The list of convertible unit features and floor plans are included in Plan #13 attached to the DP.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
 - stairwell hand rails;
 - lever-type handles for plumbing fixtures and door handles; and
 - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Sustainability

- The applicant has submitted written confirmation from a Certified Energy Advisor that the proposed design will meet the required BC Energy Step Code 3 requirements. The key technical elements include additional insulation in building assemblies (walls, roofs, floor, and slab), 1.20 U value or lower for windows, and air source heat pumps.
- A key component of achieving greater energy efficiency is the use of heat pumps. The heat pumps are proposed on the second-floor balconies facing the drive aisle for the units at the front of the property, and the rear patios for the units at the rear of the property. The applicant has submitted a report prepared by a qualified acoustic consultant noting that the proposed units can achieve compliance with the City's Noise Bylaw.
- Grasscrete is proposed for the temporary turn-around area to enhance permeability.
- 100% of the residential parking spaces are provided with Level 2 EV charging in the garage in accordance with Richmond Zoning Bylaw 8500.

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.



Minhee Park,
Planner 2

MP:cas

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$71,051.28.
- Registration of a legal agreement to require future conversion of the temporary turn-around area into additional outdoor amenity space in accordance with the plan attached to the Development Permit and prohibit conversion of the area into parking spaces once the adjacent property to the east is redeveloped and the turn-around area is no longer needed. This legal agreement can be combined with the legal agreement for SRW.

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

- Submission of an acoustic report and recommendations prepared by an appropriate registered professional to demonstrate that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. The report should address noise from proposed exterior mechanical systems (e.g., heat pumps). Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards as follows:

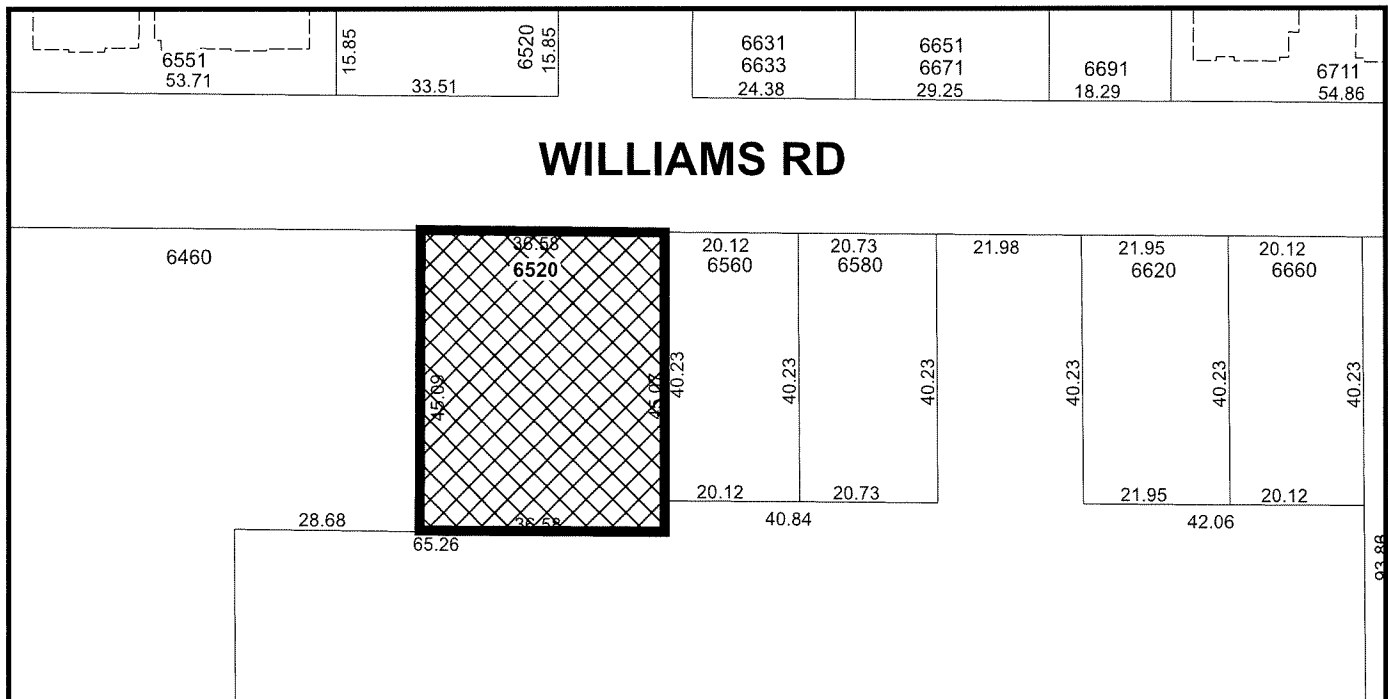
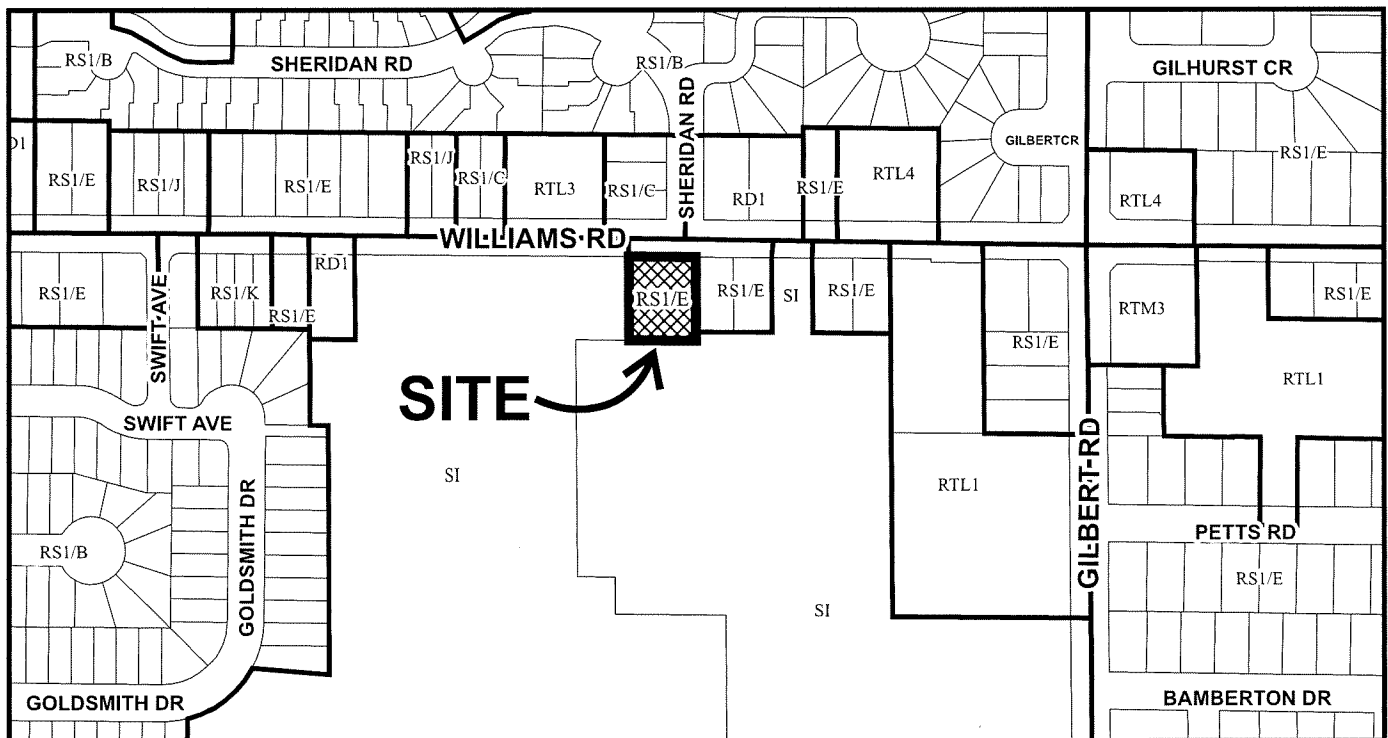
Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

- Incorporation of accessibility features in the Building Permit plans as determined via the Development Permit process.
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).



City of Richmond

Attachment 1



DP 21-936149

Original Date: 08/12/21

Revision Date:

Note: Dimensions are in METRES



DP 21-936149

Attachment 2

Address: 6520 Williams Road

Applicant: Gradual Architecture Inc.

Owner: Londonpark Holdings Ltd.

Planning Area(s): Blundell

Floor Area Gross: 1,467.07 m²

Floor Area Net: 987.28 m²

	Existing	Proposed
Site Area:	1,648.1 m ²	1,645.6 m ²
Land Uses:	Single Detached	Townhouses
OCP Designation:	Neighbourhood Residential	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	One Single Detached Dwelling	Eight Townhouse Dwellings

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.6	0.6	none permitted
Lot Coverage:	Max. 40 %	35.1 %	None
Lot Width	Min. 40 m	36.6 m	Vary the lot width by 3.4 m
Setback – Front Yard:	Min. 6.0 m	6.2 m	None
Setback – East Side Yard:	Min. 3.0 m	7.6 m	None
Setback – West Side Yard:	Min. 3.0 m	3.8 m	None
Setback – Rear Yard:	Min. 3.0 m	4.8 m	None
Height (m):	Max. 12 m	11.2 m	None
Off-street Parking Spaces – Total	18 regular stalls (including 2 visitor stalls)	18 regular stalls (including 2 visitor stalls)	None
Tandem Parking Spaces	Max. 50%	8 (50%)	None



No. DP 21-936149

To the Holder: Gradual Architecture
Property Address: 6520 Williams Road
Address: Unit 205- 8168 Granville Street
Vancouver BC V6P 4Z4

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) Reduce the minimum lot width from 40.0 m to 36.6 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 #18 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 \$71,051.28 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 21-936149

To the Holder: Gradual Architecture

Property Address: 6520 Williams Road

Address: Unit 205- 8168 Granville Street
Vancouver BC V6P 4Z4

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.
9. This Permit is not a Building Permit.

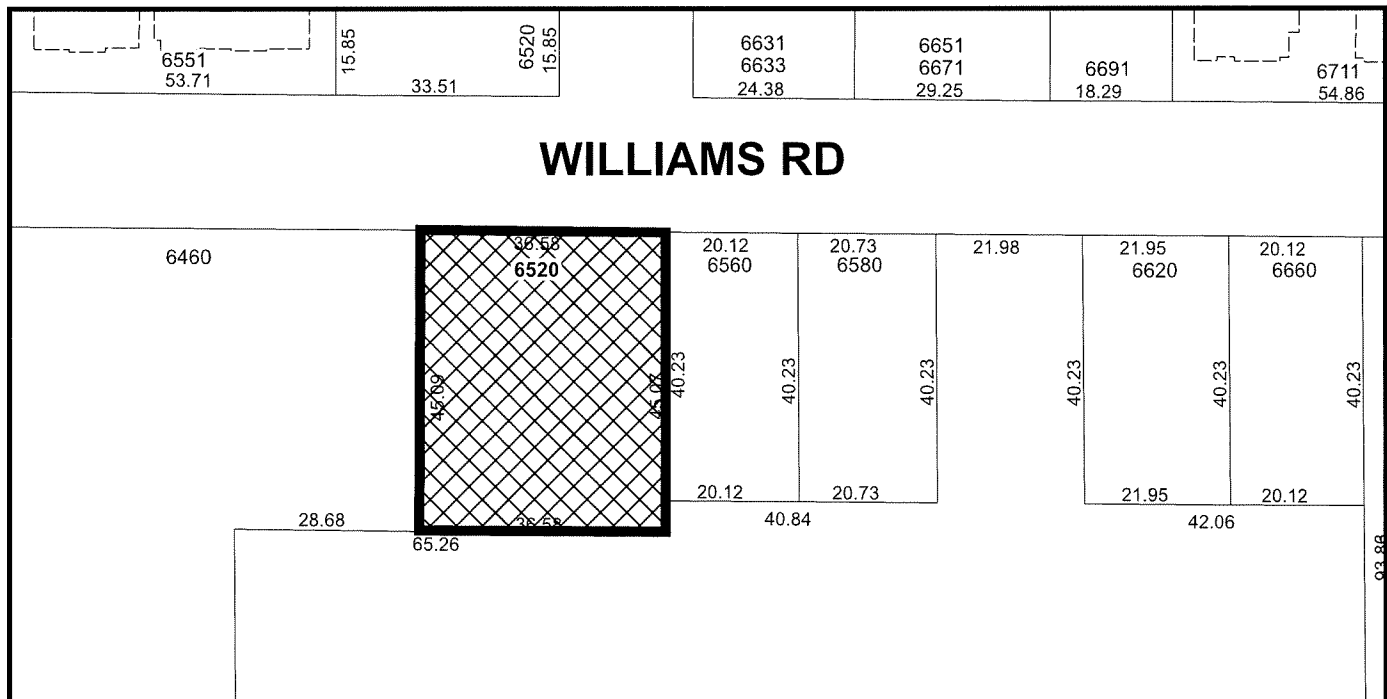
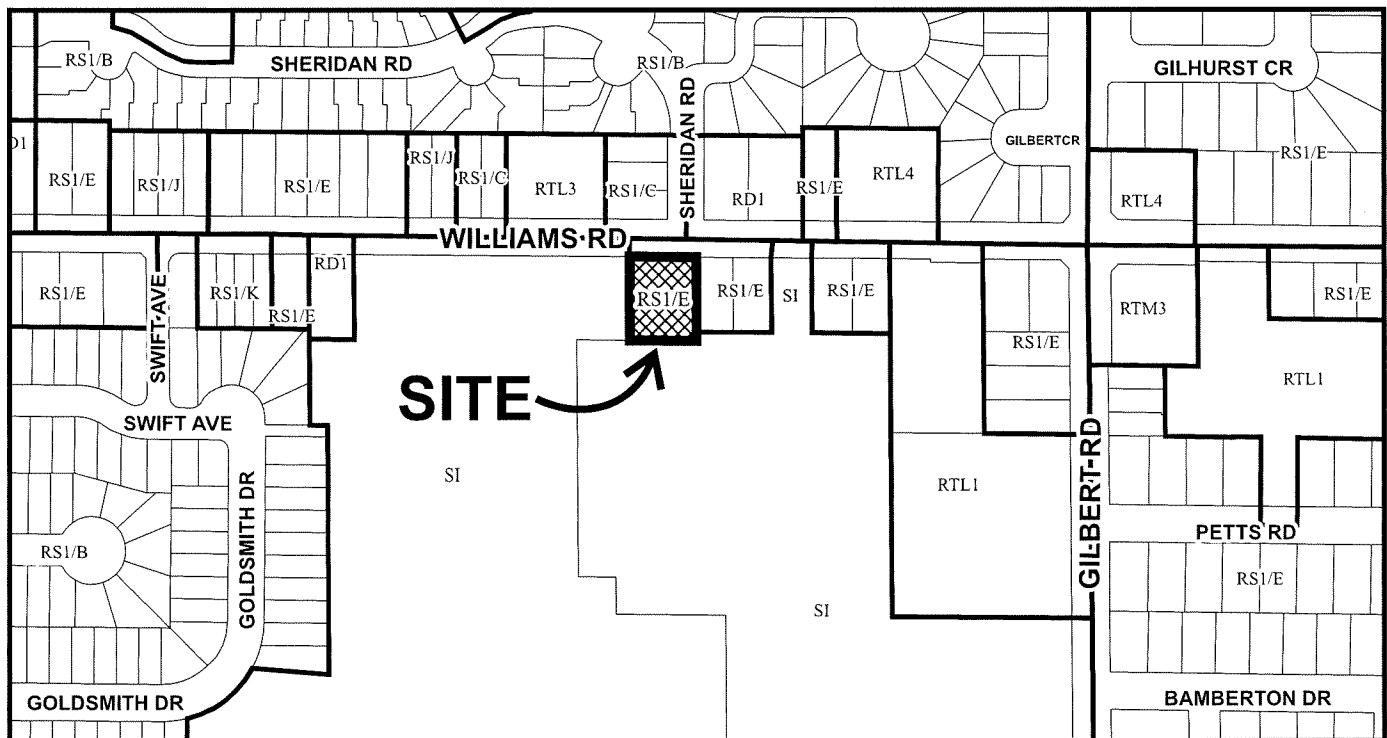
AUTHORIZING RESOLUTION NO. _____ ISSUED BY THE COUNCIL THE
DAY OF _____, _____.

DELIVERED THIS DAY OF ,

MAYOR



City of Richmond



DP 21-936149
SCHEDULE "A"

Original Date: 08/12/21

Revision Date:

Note: Dimensions are in METRES

PROPOSED 3-STOREY TOWNHOUSE DEVELOPMENT (DP 21-936149)

6520 WILLIAMS ROAD, RICHMOND, BC

PROJECT SUMMARY

CIVIC ADDRESS

6520 WILLIAMS ROAD, RICHMOND, BC

LEGAL DESCRIPTION

LOT A BLOCK 4N PLAN LMP6445
SECTION 31 RANGE 6W LD 36
PID: 017-923-008

ZONING

LOT WIDTH - VARIANCE REQUIRED
LOT DEPTH
LOT AREA

RTL4 (PROPOSED)
120.00 ft 36.6 m
148.00 ft 45.1 m
17740.77 sf 1648.17 m2

SITE AREA AFTER ROAD DEDICATION

17713.71 sf 1645.64 m2

LOT COVERAGE (FOR BUILDINGS)

BUILDING 'A' W/ ENTRY PORCH
BUILDING 'B' W/ ENTRY PORCH

PERMITTED 40.0%
PROPOSED 35.3%
3147.89 sf 292.45 m2
3108.41 sf 288.78 m2

TOTAL

6256.30 sf 581.23 m2

NON-POROUS (IMPERMEABLE) SURFACE

BUILDING 'A'
BUILDING 'B'
WALKWAYS
ASPHALT DRIVEWAY
GRASSCRETE TURNAROUND

PERMITTED 65.0%
PROPOSED 64.7%
3147.89 sf 293.02 m2
3108.41 sf 288.78 m2
1409.85 sf 130.98 m2
3608.41 sf 335.23 m2
190.46 sf 17.69 m2

PLANTING AREA

PERMITTED 25.0%
PROPOSED 25%
4468.75 sf 415.16 m2

SETBACKS

FRONT YARD (N)
SIDE YARD (W) BLDG A
SIDE YARD (E) BLDG A
SIDE YARD (W) BLDG B
SIDE YARD (E) BLDG B
REAR YARD (S)

PERMITTED 19.49 ft 6.00 m
PROPOSED 20.50 ft 6.25 m
9.84 ft 3.00 m 12.47 ft 3.89 m
9.84 ft 3.00 m 25.75 ft 7.85 m
9.84 ft 3.00 m 12.50 ft 3.81 m
9.84 ft 3.00 m 25.08 ft 7.65 m
9.84 ft 3.00 m 15.75 ft 4.80 m

DENSITY (FSR)

PERMITTED 0.60 10428.23 sf
PROPOSED 0.60 10582.58 sf

BUILDING HEIGHT (BOTH BUILDINGS)

PERMITTED 12.00 m
PROPOSED 39.37 ft 11.20 m 36.75 ft

UNITS PROPOSED

8 UNITS

VEHICLE PARKING

STALLS/UNIT
STANDARD
TANDEM
VISITOR 2%
TOTAL

REQUIRED 2 STALLS/UNIT
PROPOSED 2 STALLS/UNIT
10 STALLS 8 STALLS
50% 8 STALLS
1.6 2
18 18

ALL RESIDENT PARKING SPACES (EXCLUDING VISITOR PARKING) WILL PROVIDE LEVEL 2 EV CHARGING OUTLETS (208V TO 240V AC AND 16A TO 80A).

PARKING - CLEAR MIN. DIMENSIONS (TANDEM)

WIDTH
LENGTH

ft m
11.88 3.40
18.00 5.50

BICYCLE PARKING

CLASS A (RESIDENT) - 1.25 BIKES/UNIT @ 8 UNITS
CLASS B (NON-RESIDENT) - 0.20 BIKES/UNIT @ 8 UNITS

REQUIRED 10 STALLS
PROPOSED 10 STALLS
2 STALLS 2 STALLS

DWELLING COUNT

THREE BEDROOM
FOUR BEDROOM

BUILDING 'A' BUILDING 'B'
2 UNITS 2 UNITS
2 UNITS 2 UNITS

EST. GARBAGE & RECYCLING SPACE REQUIREMENTS

WASTE STREAM
GARBAGE
CARDBOARD & PAPER
NON-GLASS CONTAINERS CART
FOOD SCRAPS CART
GLASS CONTAINERS CART

80L 240L 360L 3 YARD BIN
2 2
1 1

PROPOSED BUILDABLE

PROPOSED SALEABLE

PORCHES

GROSS FSR

COVERED PORCH EXCLUSION

THERMAL EXCLUSION

ENT/STAIR EXCLUSION

STAIR EXCLUSION

PROPOSED FSR

PERMITTED FSR

15721.38 (INCLUDING GARAGE)

11724.32

648.15

12422.47

583.65

185.06

674.02

397.16

10582.58

10628.23

(0.60 FSR)

PERMITTED 10% FSR =

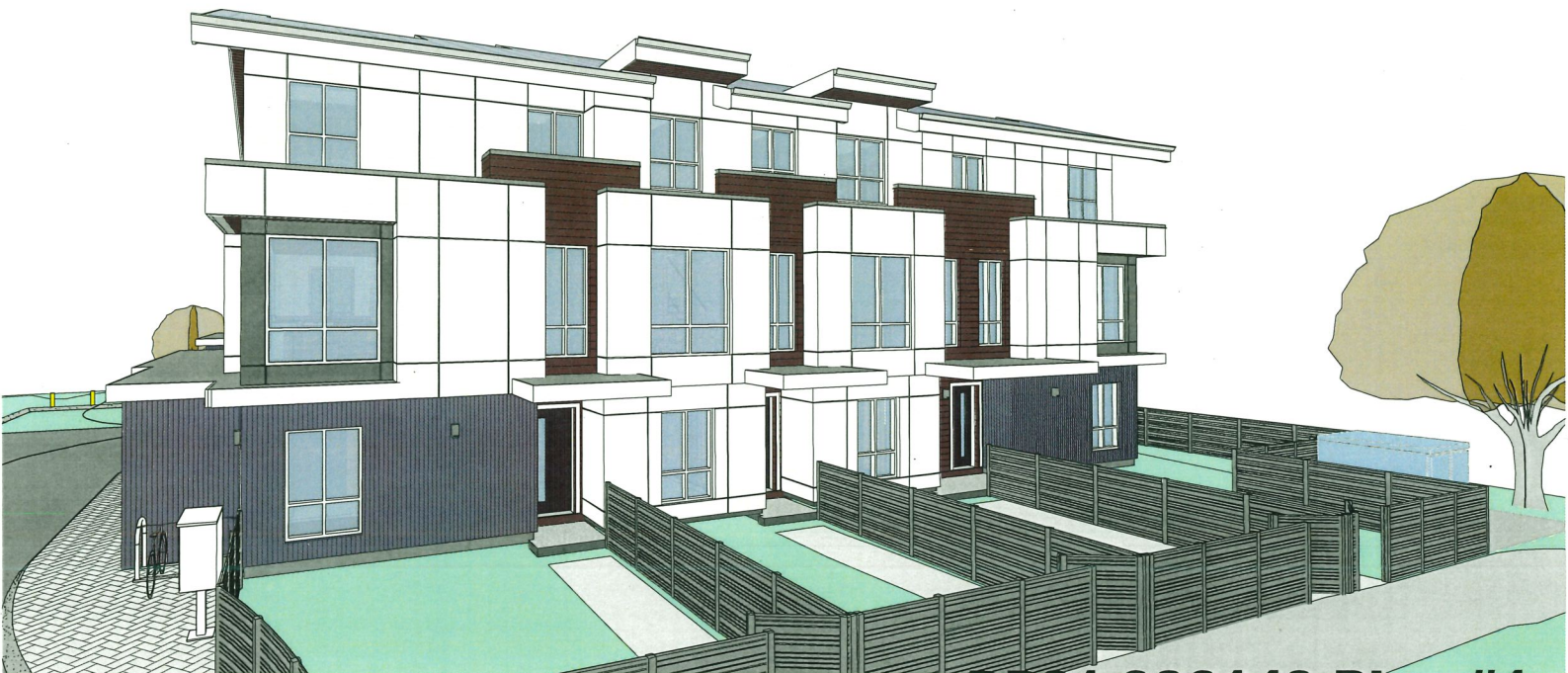
1242.25

0.597

(0.60 FSR)

DRAWING LIST

- A0.0 COVER SHEET
A1.0 SITE PLAN
A1.1 SITE PLAN - PRIVATE OUTDOOR & AMENITY SPACE
A1.2 SUN SHADE DIAGRAMS FOR MARCH & JUNE
A1.3 SITE PLAN - EXTERIOR LIGHTING
A1.4 STREETScape
A1.5 SITE COVERAGE & IMPERMEABLE
A1.6 3D ORTHO VIEWS
A1.7 PERSPECTIVE VIEW
A1.8 FIRE FIGHTING PLAN
A2.0 1ST/2ND FLR PLANS
A2.1 3RD/4TH FLR PLANS
A2.2 ROOF PLANS
A2.3 1ST/2ND FLR - FAR OVERLAY
A2.4 3RD FLR - FAR OVERLAY
A3.0 BLDG A - ELEVATIONS
A3.1 BLDG B - ELEVATIONS
A3.2 MATERIAL BOARD
A4.0 BLDG SECTIONS
A5.0 UNIT #8 - ADAPTABLE DETAIL PLANS



DP21-936149 Plan #1

NO	DATE	DESCRIPTION
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REVISIONS:

10	MAY 17, 2023	DP #10
9	APR 21, 2023	DP #9
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7	MAR 08, 2023	DP #7
6	DEC 12, 2022	DP #6
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PROJECT NAME:

LONDON PARK
TOWNHOUSE
DEVELOPMENT

DP 21-936149

6520 WILLIAMS ROAD
RICHMOND, BC

DRAWN BY:

NJ/DF/SW

ISSUE #

6

SCALE:

AS SHOWN

PROJECT NO:

GA-G118

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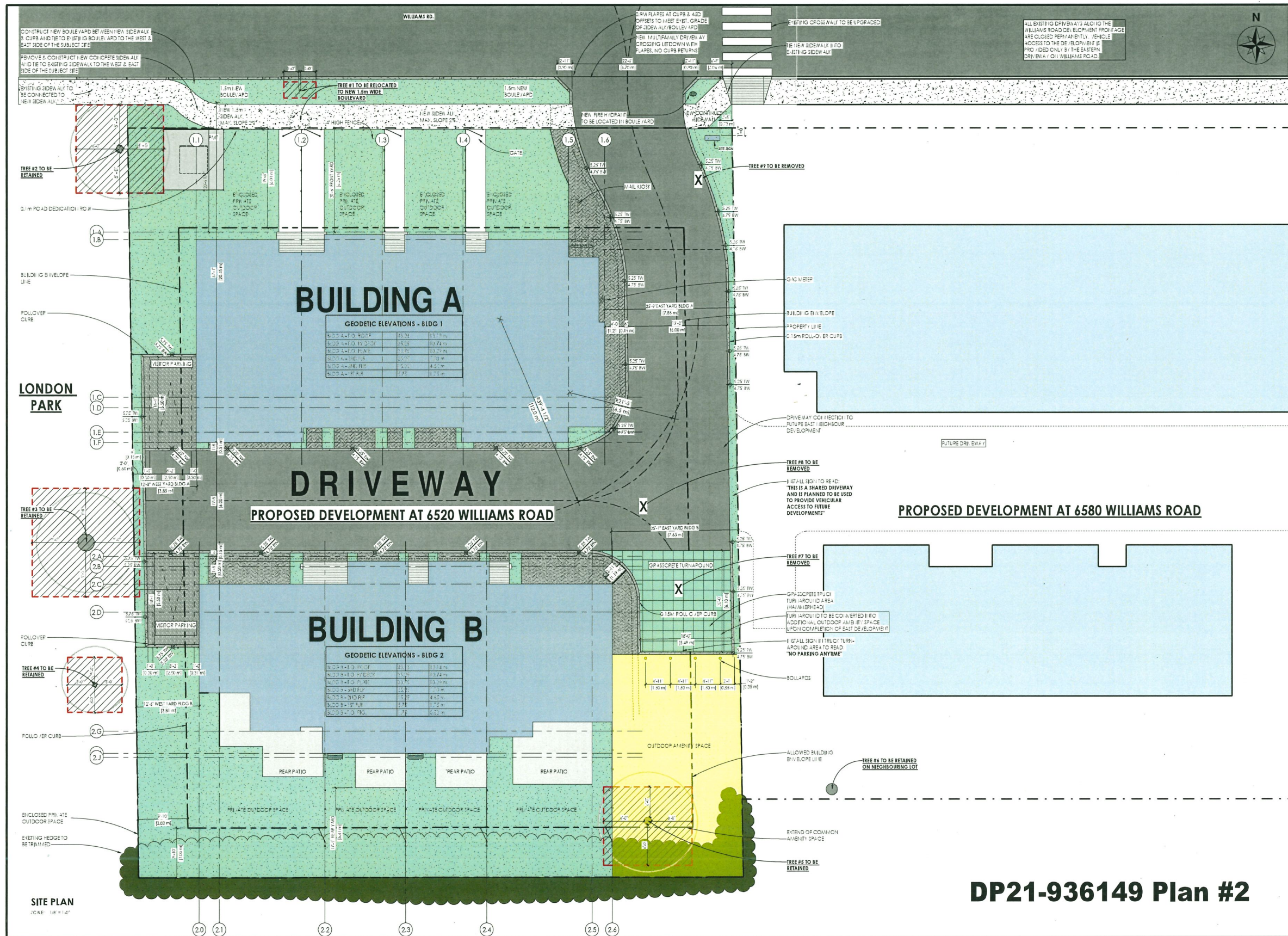
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COVER SHEET

REVISION NO:

SHEET NO:

A0.0



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REVISIONS:

10 MAY 17, 2023 DP #10

9 APR 21, 2023 DP #9

8 APR 01, 2023 DP #8

7 MAR 08, 2023 DP #7

6 DEC 13, 2022 DP #6

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4 SEP 08, 2022 DP #4


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2 MAR 19, 2022 DP #2

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DP 21-936149

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SITE PLAN

REVISION NO.:

SHEET NO.:

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DP21-936149 Plan #2



EXISTING STREETSCAPE PHOTOS
SCALE: 1/8" = 1'-0"



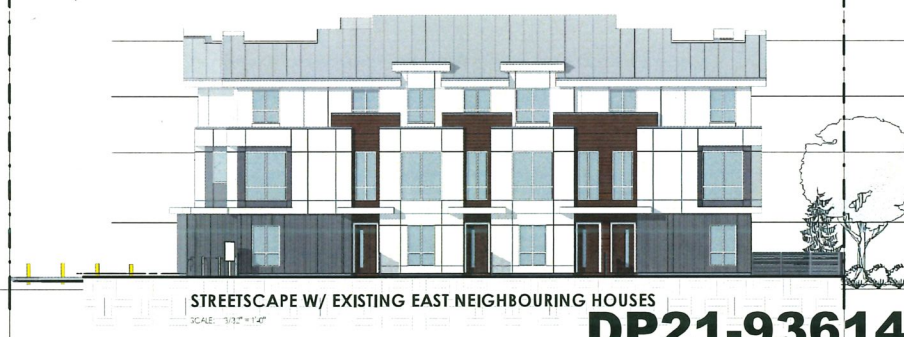
POTENTIAL EAST NEIGHBOURING DEVELOPMENT



STREETSCAPE W/ POTENTIAL EAST NEIGHBOURING NEW DEVELOPMENT
SCALE: 1/8" = 1'-0"




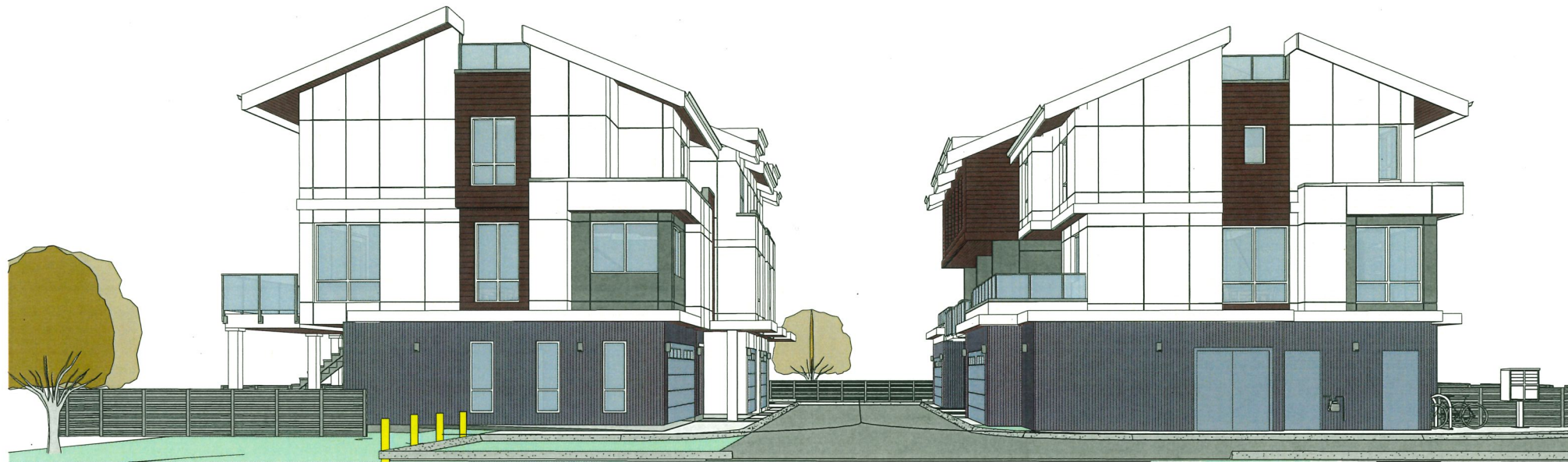
EXISTING EAST NEIGHBOURING HOUSES



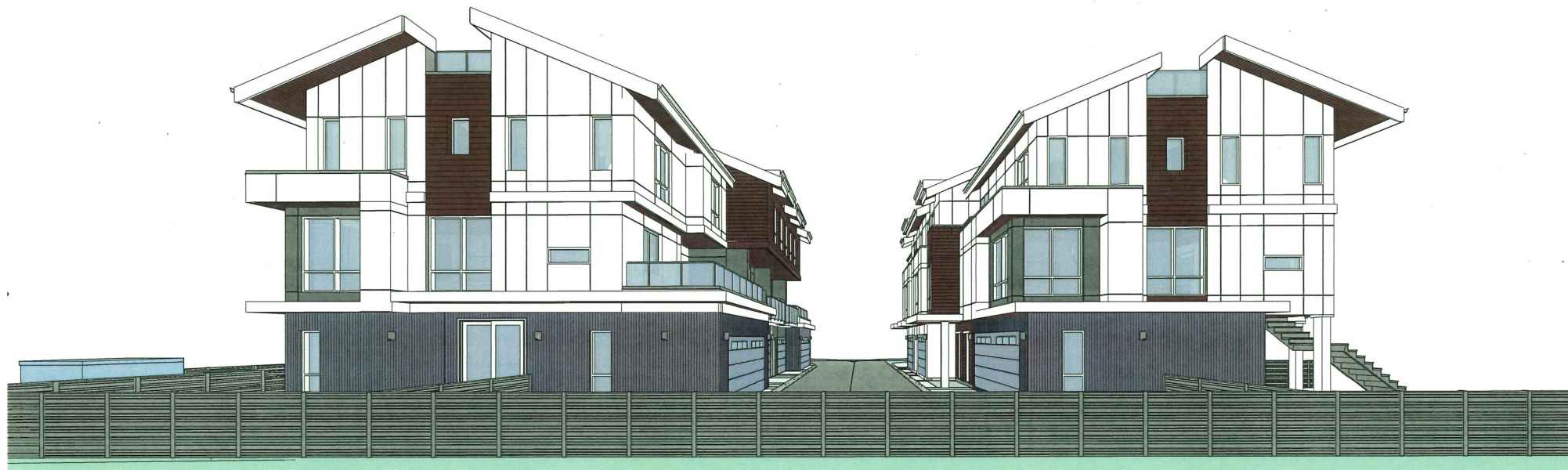
STREETSCAPE W/ EXISTING EAST NEIGHBOURING HOUSES
SCALE: 1/8" = 1'-0"

DP21-936149 Plan #4

NO.	DATE	DESCRIPTION
REVISIONS:		
10	MAY 17, 2023	DP #10
9	APR 21, 2023	DP #9
8	APR 03, 2023	DP #8
7	MAR 08, 2023	DP #7
6	DEC 12, 2022	DP #6
5	OCT 20, 2022	DP #5
4	SEPT 08, 2022	DP #4
3	AUG 08, 2022	DP #3
2	MAR 19, 2022	DP #2
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DP 21-936149		
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SCALE:	PROJECT NO:	
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STREETSCAPE		
REVISION NO:	SHEET NO:	
	A1.4	




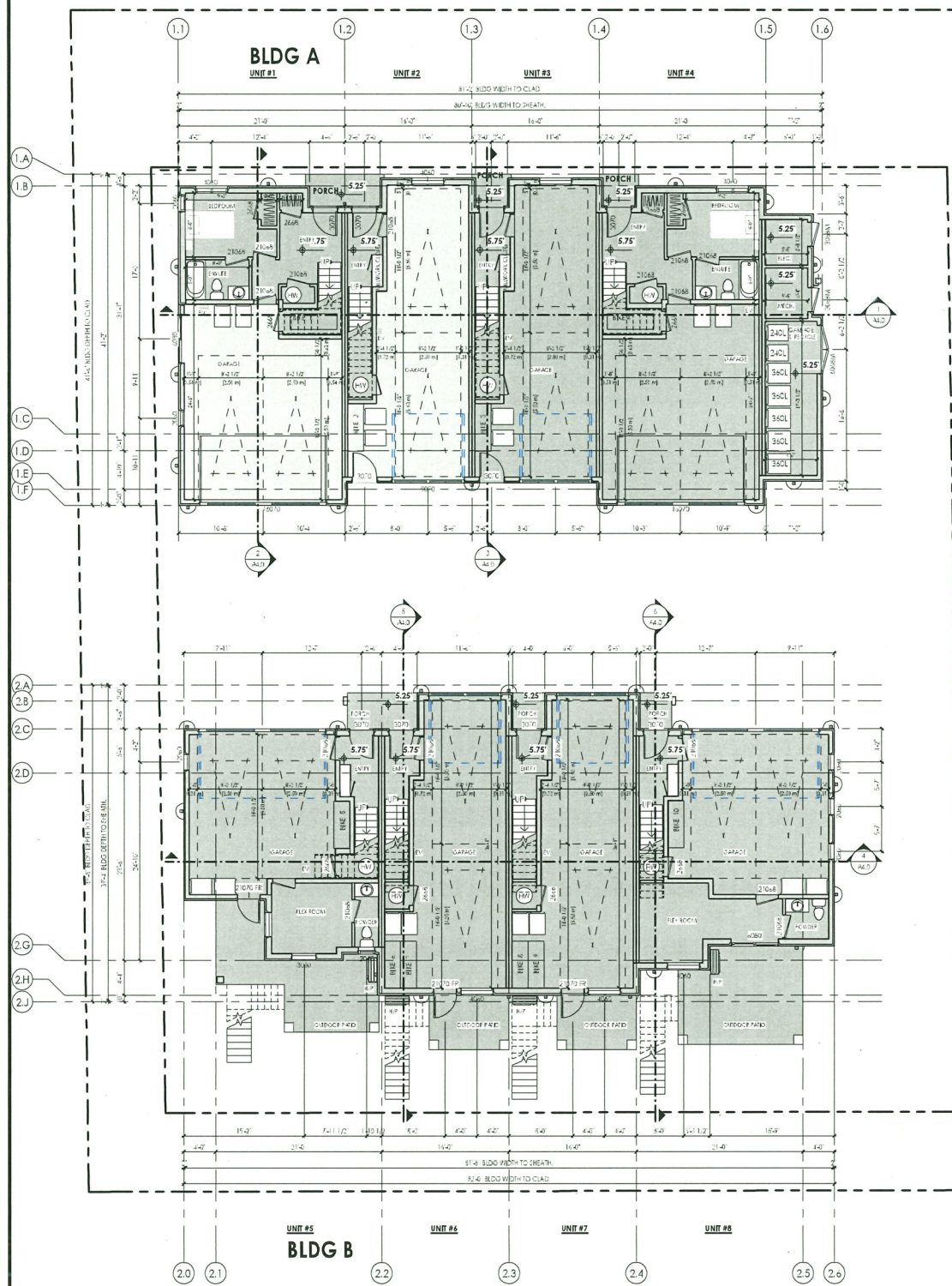
PERSPECTIVE VIEW - EAST (BOTH BLDGS)



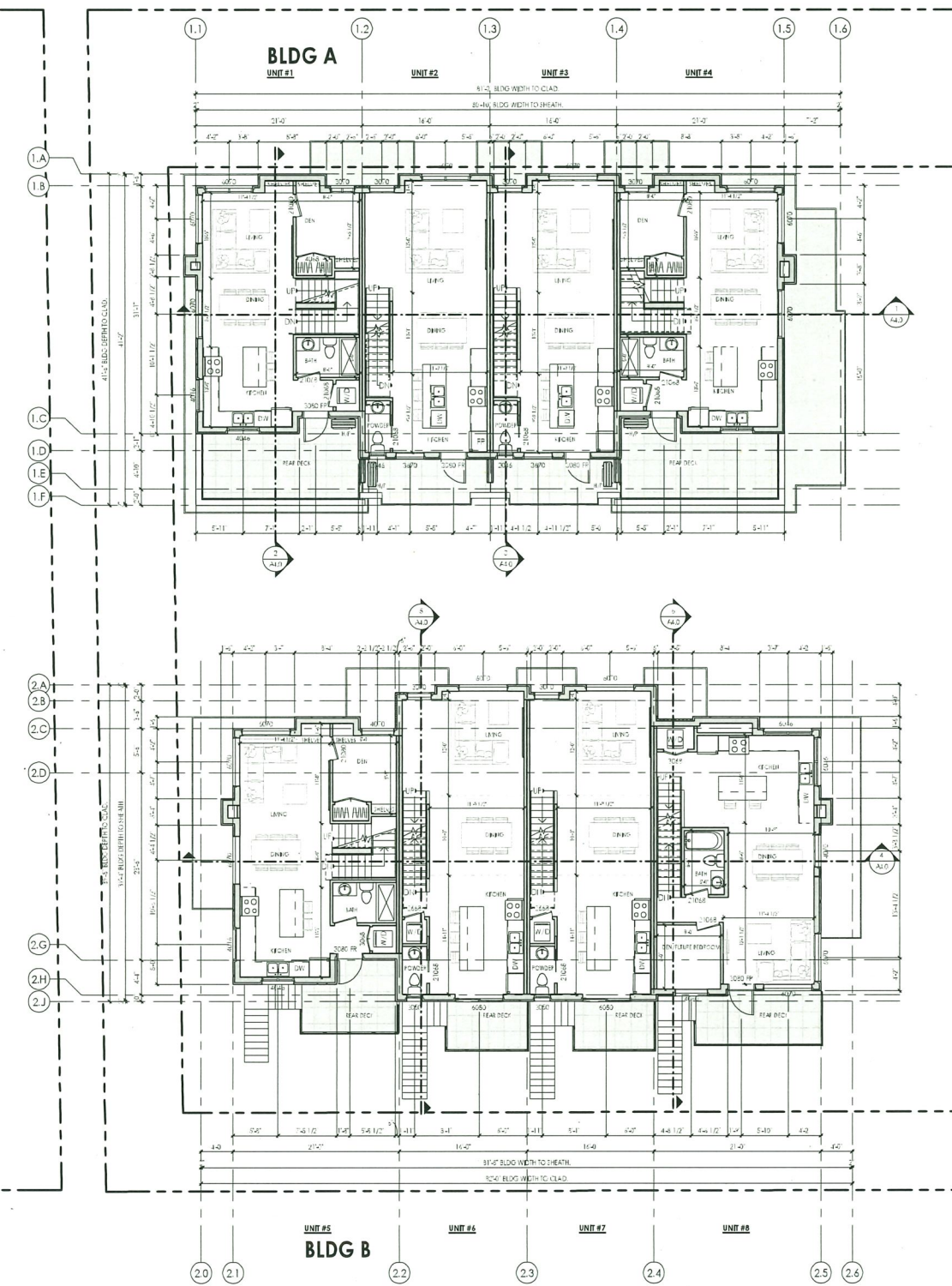
PERSPECTIVE VIEW - WEST (BOTH BLDGS)

DP21-936149 Plan #5

NO			DATE			DESCRIPTION		
REVISIONS:								
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9	APR 21, 2023	DP #9						
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7	MAR 06, 2023	DP #7						
6	DEC 12, 2022	DP #6						
5	OCT 20, 2022	DP #5						
4	SEPT 08, 2022	DP #4						
3	JUN 18, 2022	DP #3						
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PERSPECTIVE VIEWS								
REVISION NO:			SHEET NO:					
			A1.7					



1 1ST FLR PLAN
1/8" = 1'-0"



2 2ND FLR PLAN
1/8" = 1'-0"

DP21-936149 Plan #6

REV	DATE	DESCRIPTION
10	MAY 17, 2023	DP #10
9	APR 21, 2023	DP #9
8	APR 01, 2023	DP #8
7	MAR 08, 2023	DP #7
6	DEC 12, 2022	DP #6
5	OCT 20, 2022	DP #5
4	SEP 06, 2022	DP #4
3	JUN 08, 2022	DP #3
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DP 21-936149

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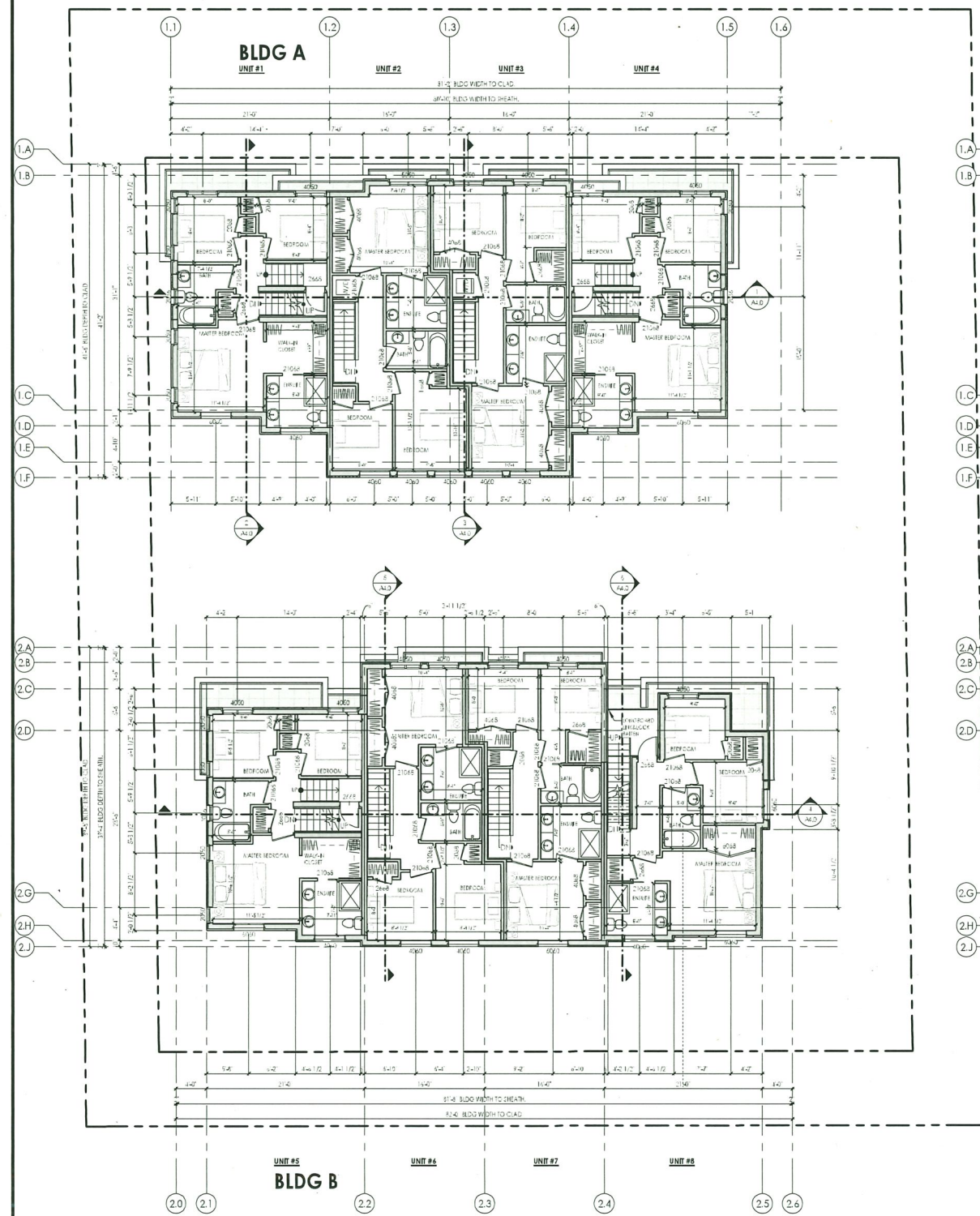
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SCALE: AS SHOWN	PROJECT NO: GA-G118

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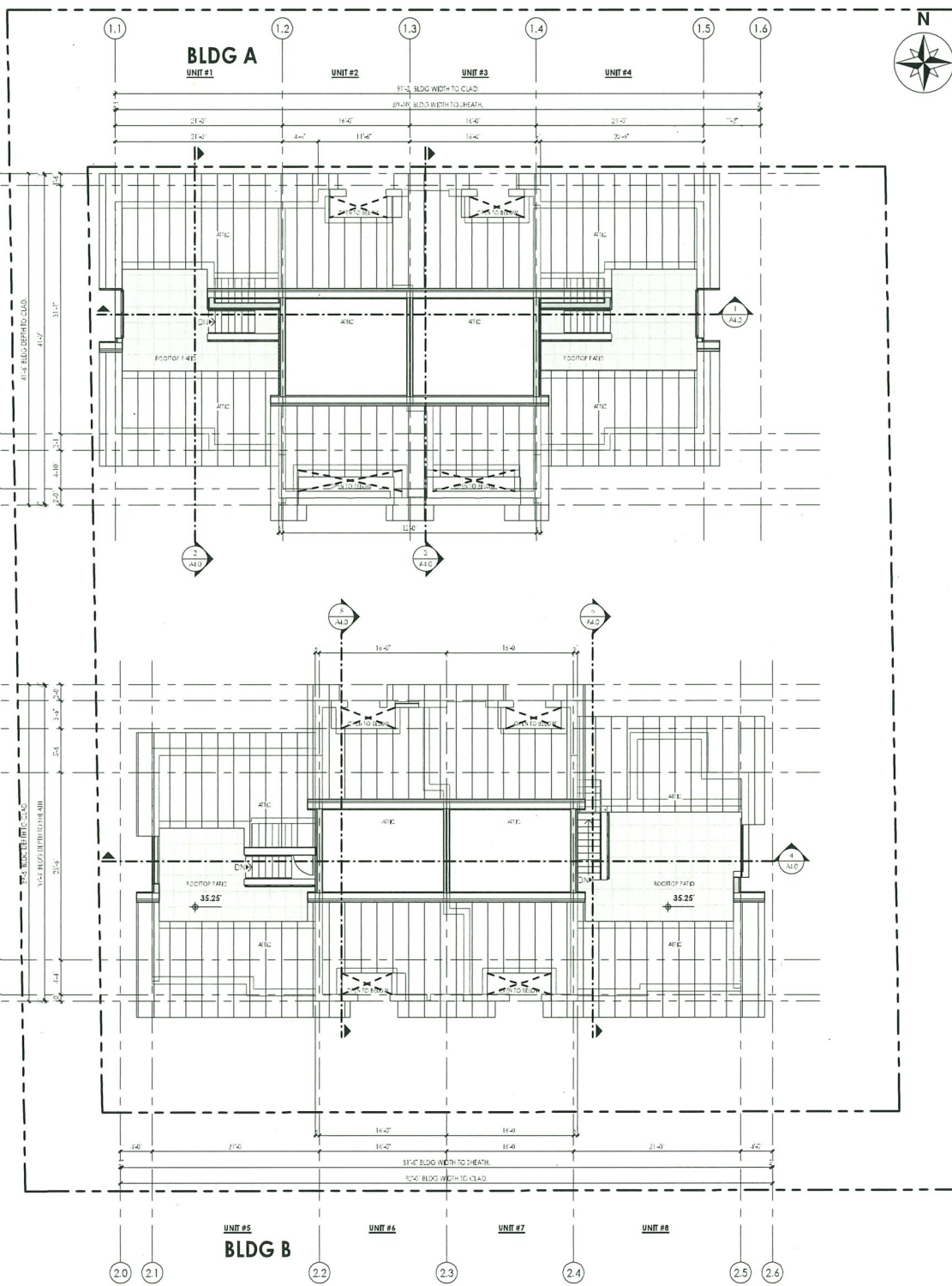
SHEET TITLE:

1ST/2ND FLR PLANS

REVISION NO:	SHEET NO: A2.0
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1 3RD FLR PLAN
1/8" = 1'-0"




2 4TH FLR PLAN
1/8" = 1'-0"

DP21-936149 Plan #7

NO.	DATE	DESCRIPTION
REVISIONS:		
10	MAY 17, 2023	DP #10
9	APR 21, 2023	DP #9
8	APR 13, 2023	DP #8
7	MAR 30, 2023	DP #7
6	DEC 12, 2022	DP #6
5	OCT 30, 2022	DP #5
4	SEP 08, 2022	DP #4
3	JUL 18, 2022	DP #3
2	MAR 19, 2022	DP #2
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PROJECT NAME:

**LONDON PARK
TOWNHOUSE
DEVELOPMENT**

DP 21-936149

**6520 WILLIAMS ROAD
RICHMOND, BC**

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SCALE: AS SHOWN	PROJECT NO: GA-G118

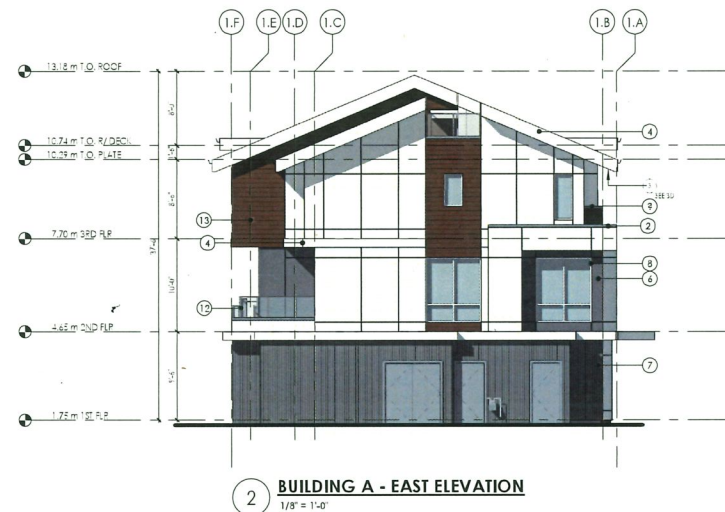
SHEET TITLE:

**3RD/4TH FLR
PLANS**

REVISION NO:	SHEET NO:
	A2.1



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



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



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




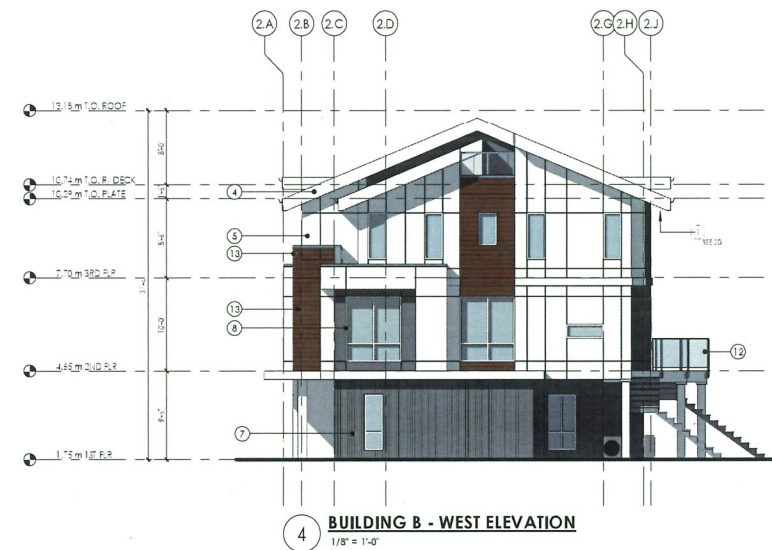
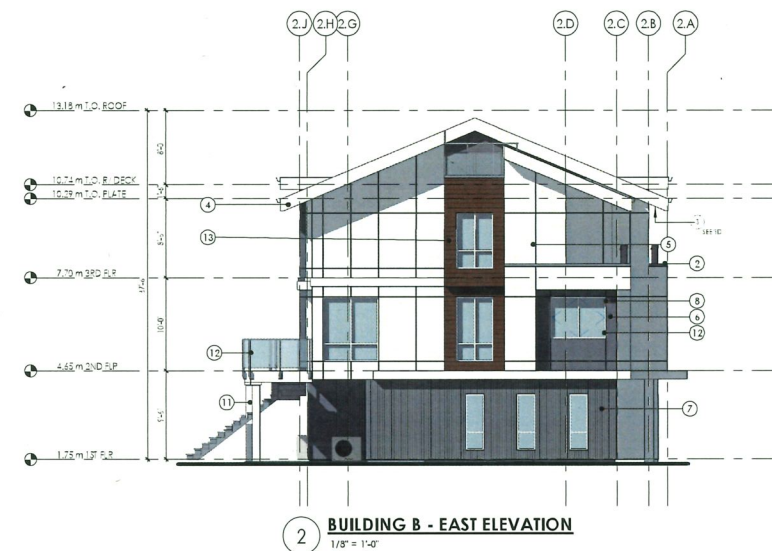
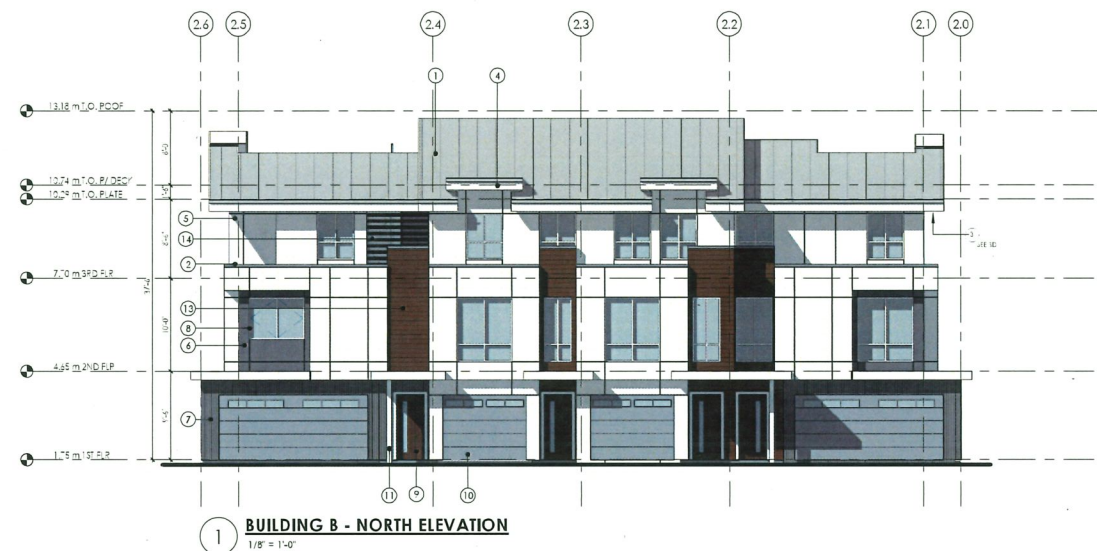
4 BUILDING A - WEST ELEVATION
1/8" = 1'-0"

MATERIAL LIST

- | | | | |
|--|---|---|---|
| 1. STANDING SEAM METAL ROOF
GRAY | 5. HARDFEEL PANELS (4-8) - LIGHT
PAINTED BM - CAVALI OC-22 | 9. SOLID WOOD DOOR
NATURAL WOOD - DARK NATURAL WALNUT | 13. LONGBOARD - WOODGRAIN FINISH
DARK NATURAL WALNUT |
| 2. ALUMINUM FLASHING
CHARCOAL | 6. HARDFEEL PANELS (4-8) - DARK
PAINTED BM - BICALL CHARCOAL HC-66 | 10. METAL GARAGE DOOR & WINDOW
BM - HARDFEEL OC-140 | 14. LONGBOARD LIN & LOCK BATTEN - WOODGRAIN FINISH
DARK NATURAL WALNUT |
| 3. CEDAR SHOFF - TONGUE & GROOVE
DARK NATURAL WALNUT | 7. CERAMIC COATED SIDING PANELS
8 REVEALS - CHARCOAL | 11. WOOD-GLAZED POST & BEAM
PAINTED BM - OC-22 CAVALI | |
| 4. FACIA & TRIM (COLOUR TO MATCH CLADDING)
PAINTED BM - CAVALI OC-22
PAINTED BUBBLE CALL CHARCOAL HC-66
PAINTED DARK NATURAL WALNUT | 8. VERTICAL SLAT BRACKET WINDOW
1/2" SLAT FRAME - WHITE | 12. GLASS GARAGE W/ METAL PAINTING
GLASS GARAGE - TINTED TRIPLE GLASS
METAL PAINTING - PAINTED CHARCOAL | |

DP21-936149 Plan #9


NO	DATE	DESCRIPTION
REVISIONS:		
10	MAY 17, 2023	DP #10
9	APR 21, 2023	DP #9
8	APR 01, 2023	DP #8
7	MAR 28, 2023	DP #7
6	DEC 12, 2022	DP #6
5	OCT 20, 2022	DP #5
4	SEP 08, 2022	DP #4
3	JUL 28, 2022	DP #3
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1	APR 07, 2021	DP #1
NO	DATE	DESCRIPTION
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<p>LONDON PARK TOWNHOUSE DEVELOPMENT DP 21-936149</p> <p>6520 WILLIAMS ROAD RICHMOND, BC</p>		
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NJ/DF/SW	4	
SCALE:	PROJECT NO:	
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<p>BLDG A - ELEVATIONS</p>		
REVISION NO:	SHEET NO:	
	A3.0	

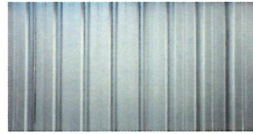


MATERIAL LIST

- STANDING SEAM METAL ROOF GRAY
- ALUMINUM FLASHING CHARCOAL
- CEDAR JOIST, TONGUE & GROOVE DARK NATURAL WALNUT
- FACIA & TRIM (COLOUR TO MATCH CLADDING) PAINTED BM - CAUM OC-22 PAINTED BM - BELL CALL CHARCOAL HO-66 PAINTED DARK NATURAL WALNUT
- HARDEE PANELS (4\"/>

DP21-936149 Plan #10

NO	DATE	DESCRIPTION
REVISIONS:		
10	MAY 17, 2023	DP #10
9	APR 21, 2023	DP #9
8	APR 03, 2023	DP #8
7	MAR 08, 2023	DP #7
6	DEC 12, 2022	DP #6
5	OCT 26, 2022	DP #5
4	SEPT 08, 2022	DP #4
3	AUG 28, 2022	DP #3
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DP 21-936149		
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BLDG B - ELEVATIONS		
REVISION NO:	SHEET NO:	
	A3.1	



1. STANDING SEAM METAL ROOF
- GRAY



2. TORCH ON ROOF
CHARCOAL



6. HARDIE PANEL AND REVEALS - DARK
PAINTED, BM - KENDALL CHARCOAL HC-166
PANEL SIZE: 4'x8'



4. FASCIA & TRIM
PAINTED, BM OC-22 CALM



5. HARDIE PANEL & REVEALS - LIGHT
PAINTED, BM OC-22 CALM
PANEL SIZE: 4'x8'



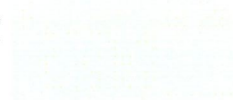
3. CEDAR SOFFIT - TONGUE & GROOVE
- DARK NATIONAL WALNUT



10. VINYL WINDOW - WHITE



11. SOLID WOOD DOOR
DARK NATIONAL WALNUT



13. WOOD-CLAD POST & BEAMS
PAINTED, BM OC-22 CALM



8. CERACLAD - REVEALS
CHARCOAL



UNIT NUMBER SIGN AT EACH UNIT ENTRY DOOR
BLACK BACKGROUND - SILVER LETTERING



7. METAL RAILINGS (FOR GLASS GUARDS)
PAINTED CHARCOAL



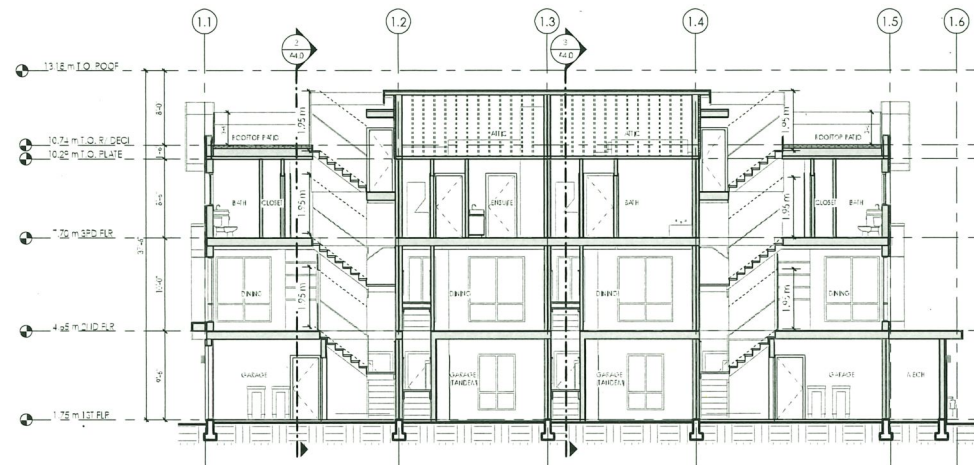
12. METAL GARAGE DOOR & MAN-DOOR
BM - HEARTHSTONE CC-1601



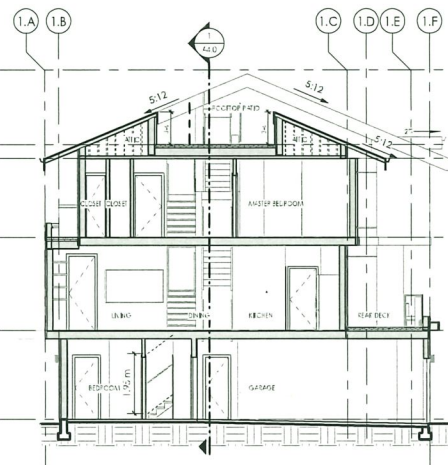
13. LONGBOARD - WOOD FINISH
DARK NATIONAL WALNUT

DP21-936149 Plan #11

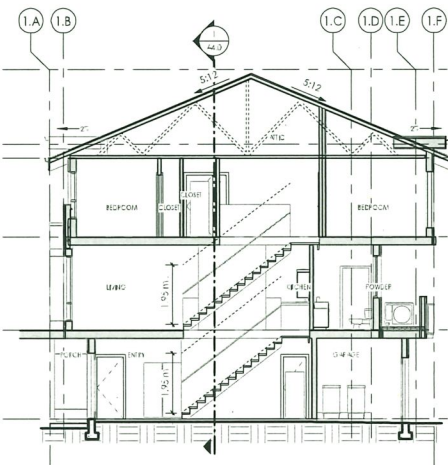
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9	APR 21, 2023	DP #9
8	APR 03, 2023	DP #8
7	MAR 08, 2023	DP #7
6	DEC 12, 2022	DP #6
5	OCT 20, 2022	DP #5
4	SEP 08, 2022	DP #4
3	JUN 08, 2022	DP #3
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DP 21-936149		
6520 WILLIAMS ROAD RICHMOND, BC		
DRAWN BY:	ISSUE #	
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SHEET TITLE:		
MATERIAL BOARD		
REVISION NO:	SHEET NO:	
	A3.2	



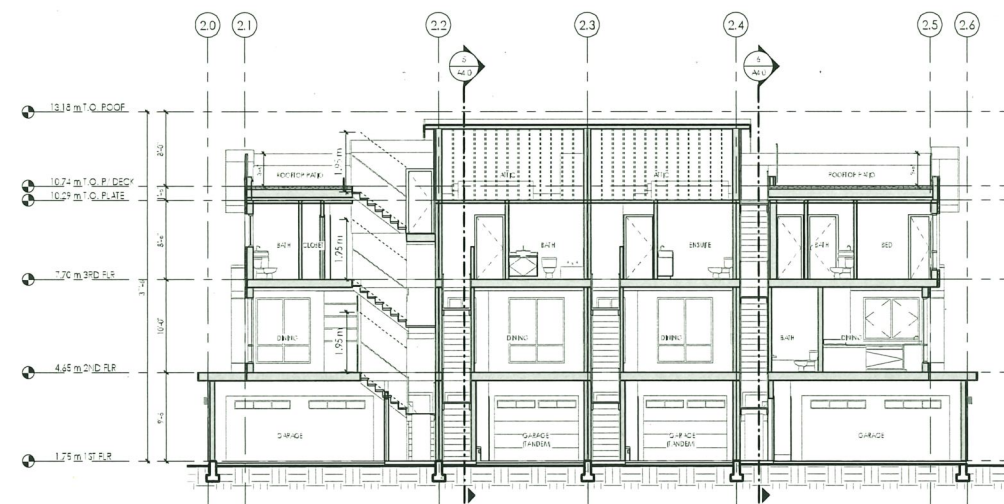
1 BLDG A - LONGITUDINAL SECTION
1/8" = 1'-0"



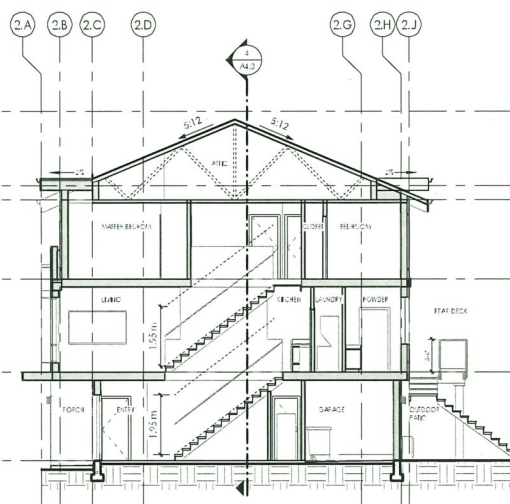
2 BLDG A - CROSS-SECTION 1
1/8" = 1'-0"



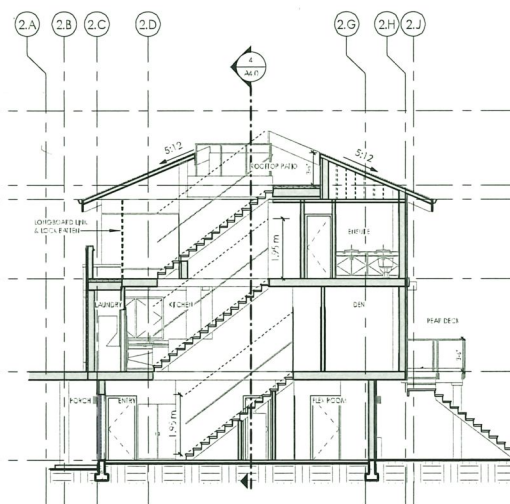
3 BLDG A - CROSS-SECTION 2
1/8" = 1'-0"



4 BLDG B - LONGITUDINAL SECTION
1/8" = 1'-0"



5 BLDG B - CROSS-SECTION 1
1/8" = 1'-0"



6 BLDG B - CROSS-SECTION 2
1/8" = 1'-0"

DP21-936149 Plan #12

NO	DATE	DESCRIPTION
REVISIONS:		
10	MAY 17, 2023	DP #10
9	APR 21, 2023	DP #9
8	APR 03, 2023	DP #8
7	MAR 08, 2023	DP #7
6	DEC 12, 2022	DP #6
5	OCT 30, 2022	DP #5
4	SEPT 08, 2022	DP #4
3	JUN 08, 2022	DP #3
2	MAR 19, 2022	DP #2
1	APR 07, 2021	DP #1
NO	DATE	DESCRIPTION

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PROJECT NAME:

**LONDON PARK
TOWNHOUSE
DEVELOPMENT**

DP 21-936149

**6520 WILLIAMS ROAD
RICHMOND, BC**

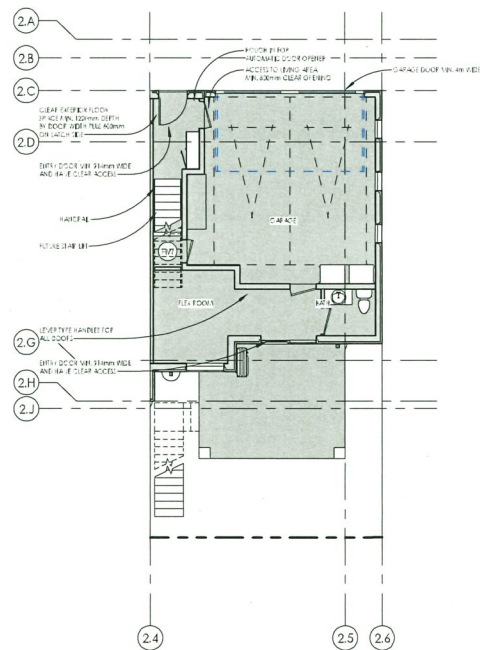
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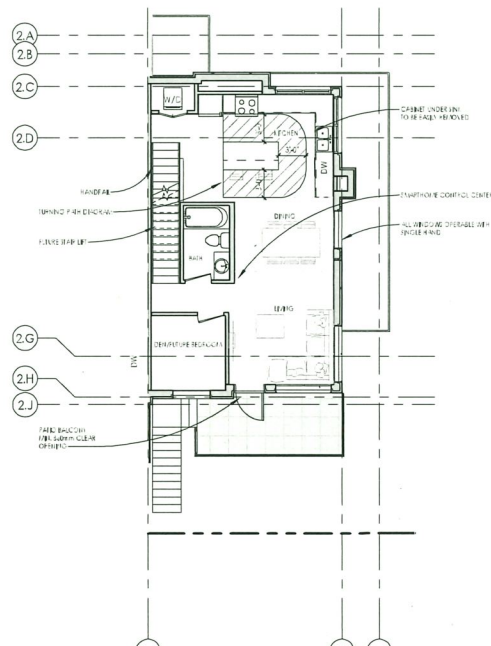
SHEET TITLE:

SECTIONS

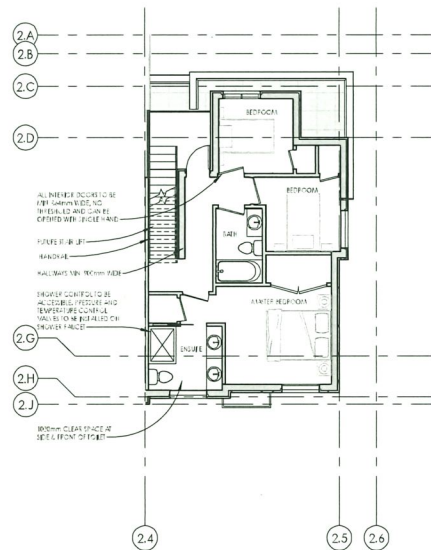
REVISION NO:	SHEET NO:
	A4.0



1 UNIT #8 - 1ST FLR
1/8" = 1'-0"



2 UNIT #8 - 2ND FLR
1/8" = 1'-0"



3 UNIT #8 - 3RD FLR
1/8" = 1'-0"

NOTES:

- ALL UNITS SHALL HAVE AGING IN PLACE FEATURES INCLUDING:
 - BLOCKING IN BATHROOM WALLS FOR GRAB BARS
 - BLOCKING IN THE STAIRWELLS TO ACCOMMODATE LIFT INSTALLATION AT A FUTURE DATE
 - CEILING DOOR HANDLES

2. UNIT #8 SHALL BE CONVERTED INTO AN ACCESSIBLE UNIT (SEE SHEET A5.0 - UNIT #8 - DETAILED PLAN)

- ALL INTERIOR GARAGES TO HAVE (LEVEL 2) VEHICLE CHARGE OUTLETS
 - OUTSIDE OF DOOR / TO SLOPE / CURBSIDE (16A TO 80A)

4. OUTLETS & SWITCHES

- PLACEMENT LOCATION OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN / COUNTER, WITHIN PROXIMITY OF CONTROL CABINETS FOR SMART HOME OPTIONS.
- FOUR-FLY OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.
-

5. DOORS & DOORWAYS

- ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE
- LEV-TYPE HANDLES FOR ALL DOORS

6. BATHROOMS

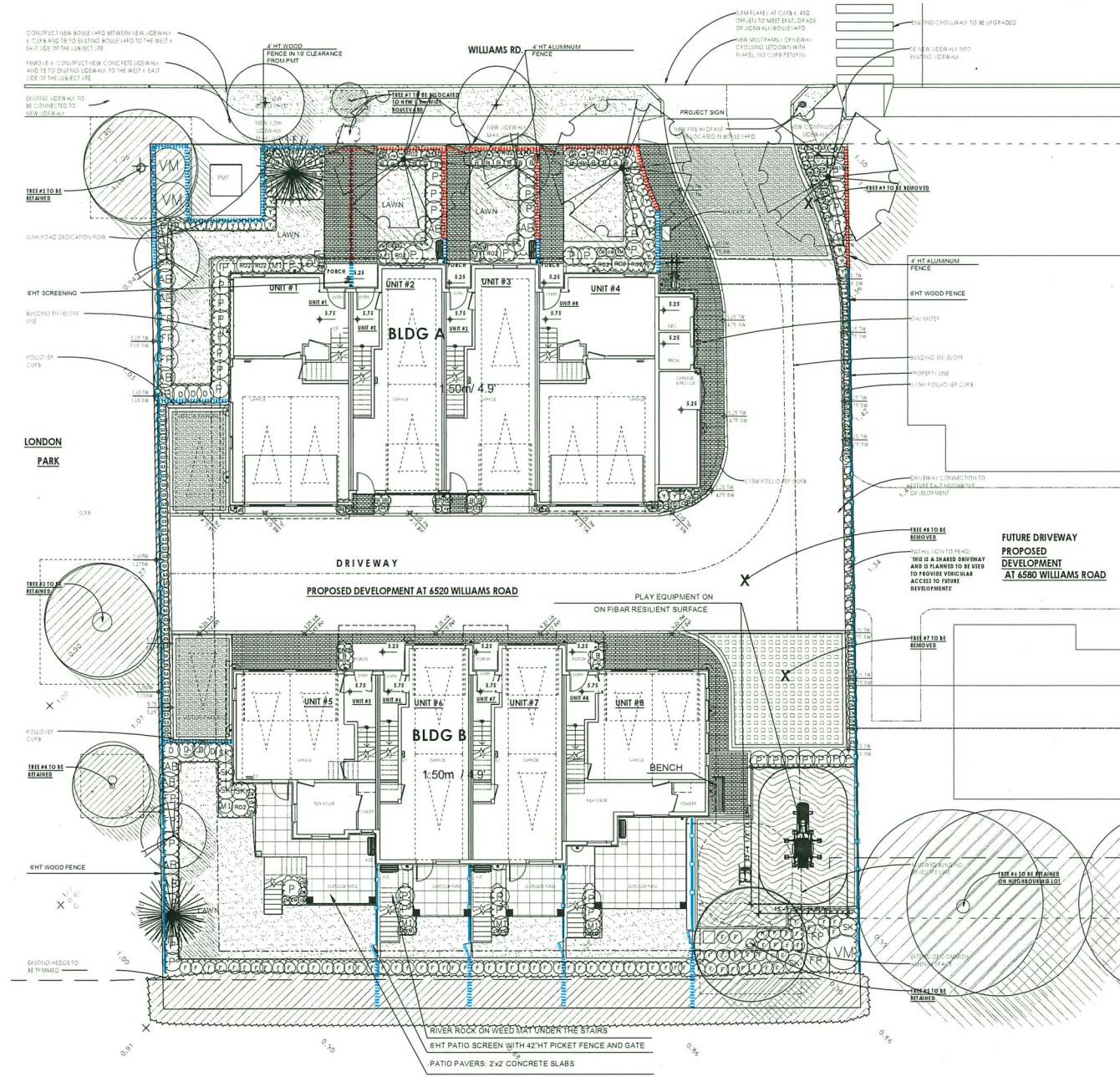
- WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT TOILET, TUB AND SHOWER. PERFORCED WITH 2" X 12" SOLID LUMBER IN ALL BATHS, SHOWER, AND TOILET LOCATIONS
- LEV-TYPE HANDLES FOR PLUMBING FIXTURES
- PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS
- CABINETS UNDER BATH SINKS ARE EASILY REMOVED

7. KITCHEN

- CLEAR AREA NEEDED UNDER FUTURE WORKSPACE, PLUMBING AND GAS PIPES (IN-WALL AND IN-FLOOR) LOCATED CLEAR OF UTILITY COUNTER AREA OF FUTURE WORKSPACE (TYP. SPACE 30" X 18" X 10 MM WIDE COUNTER). ALL PIPES ARE BROUGHT IN TO HIGHER THAN 550 MM TO 560 MM TO THE CENTER OF THE PIPE FROM FLOOR LEVEL
- CABINETS UNDER BATH SINKS ARE EASILY REMOVED
- 1800 MM TURNING DIAMETER OF TURNING PATH DIAMETER

DP21-936149 Plan #13

NO	DATE	DESCRIPTION
REVISIONS:		
10	MAY 17, 2023	DP #10
9	APR 21, 2023	DP #9
8	APR 03, 2023	DP #8
7	MAR 08, 2023	DP #7
6	DEC 12, 2022	DP #6
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<p>6520 WILLIAMS ROAD RICHMOND, BC</p>		
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SHEET TITLE:		
<p>UNIT #8 - ADAPTABLE DETAILED PLANS</p>		
REVISION NO:	SHEET NO:	
	A5.0	



FURNITURE:



MAGLIN BIKE RACK - MBR500-S_3
BLACK COLOR-MATTE FINISH;
POWDER COATED

MAGLIN BENCH - MLB510-M Metal
BLACK COLOR-MATTE FINISH;
POWDER COATED

NOTE: ALL FURNITURE TO BE MOUNTED AS PER MANUFACTURER SPECIFICATIONS

Play equipment by Iambett



LA-16006_Éco-mobile_sur_ressorts L-16064_Glissioire_classique_3

NOTE: PLAY EQUIPMENT TO BE INSTALLED OVER EXISTING GRADE.

PAVING MATERIAL KEY



PATTERN A-
DRIVEWAY AND VISITOR PARKING :
PERMEABLE Concrete paver
by Mutual Materials, typ.
COLOR- Cascade Herringbone pattern
Base install to be reviewed prior to finish.
Installed per manufacturer's specifications



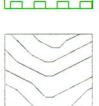
PATTERN B-WALKWAYS
Holland pavers Charcoal color,
RUNNING BONE PATTERN



2'X2' CONCRETE SLAB



GRASSCRETE



FIBAR

FENCE KEY



4' HT ALUMINUM FENCE WITH GATE



6'-0" HT WOOD FENCE WITH LATTICE



4'-0" HT WOOD FENCE

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
1	2	STREET TREE	TYPE AND LOCATION BY CITY	7CM CAL; 2M STD; B&B
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.				

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
1	3	ACER CIRCINATUM	VINE MAPLE	8CM CAL; B&B
2	3	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	8CM CAL; 2M STD; B&B
3	2	PIRUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL LEMBER PINE	3.5M HT; B&B
SHRUB				
4	31	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 50CM
5	13	MAHONIA NERVOSA	LONGLEAF MAHONIA	#2 POT; 25CM
6	8	PHOTINIA X FRASERI	FRASER PHOTINIA	#2 POT; 40CM
7	47	PIERIS JAPONICA 'VALLEY FIRE'	VALLEY FIRE PIERIS	#3 POT; 50CM
8	12	ROSA SCARLET MEDILAND	SCARLET MEDILAND ROSE	#2 POT; 40CM
9	8	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
10	34	TAXUS X MEDIA 'HICKS'	HICKS YEW	1.2M B&B
11	11	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#2 POT; 50CM
12	3	VIBURNUM P. 'MARIESII'	MARIE'S DOUBLE FILE VIBURNUM	#3 POT; 50CM
GRASS				
13	7	MISCANTHUS SINENSIS 'LITTLE KITTEN'	COMPACT MAIDEN GRASS	#2 POT
14	76	PENNISETUM ALOPECUROIDES 'HAMLIN'	DWARF FOUNTAIN GRASS	#1 POT
PERENNIAL				
15	70	COREOPSIS V. 'MOONBEAM'	MOONBEAM TICKSEED	#1 POT
16	28	NEPETA x WALKERS JR.	DWARF BLUE CATMINT	15CM POT
17	84	POLYSTICHUM MUNITUM	WESTERN SWORD FERN*	#1 POT; 20CM

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.

NOTE:
- PROVIDE DESIGNED BUILD HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM TO I.L.A.B.C. STANDARDS TO ALL SOFT LANDSCAPE AREAS.
SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

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11	23 APR 14	REVISION AS PER CITY COMMENTS	DD
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CLIENT:

PROJECT:
8 UNIT TOWNHOUSE DEVELOPMENT

6520 WILLIAMS ROAD
RICHMOND

DRAWING TITLE:
LANDSCAPE PLAN

DATE: November 22, 2017
SCALE: 3/32"=1'-0"
DRAWN: DD
DESIGN: DD
CHKD: PCM
DRAWING NUMBER:
3.a
OF 4

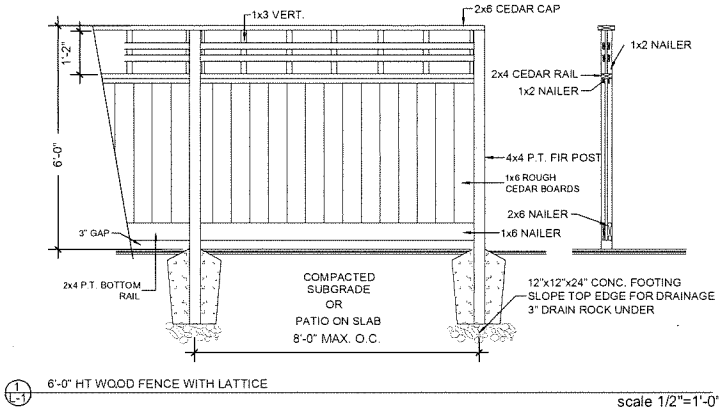
DP21-936149 Plan #14

17236-16.ZIP

PMG PROJECT NUMBER: 17-236

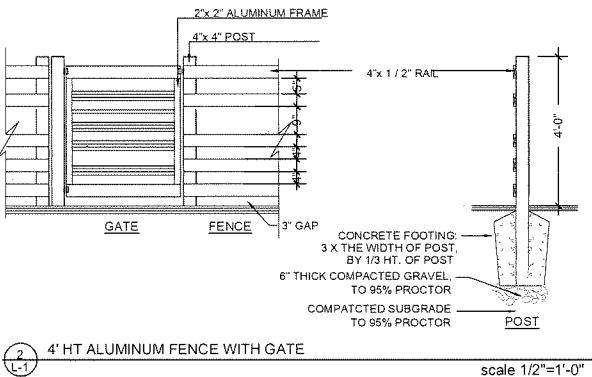
NOTES:

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



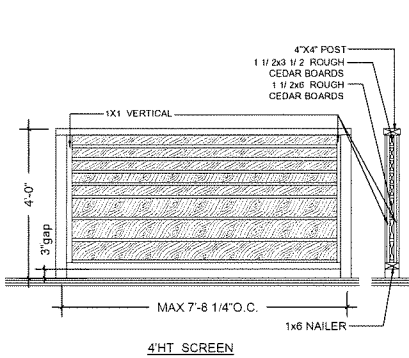
NOTES:

1. METAL MATERIAL: ALUMINUM TO BE POWDER COATED BLACK, TWO COATS.
2. ALL HARDWARE TO BE HOT DIPPED GALVANIZED, MEDIUM GAUGE.
3. GATE HARDWARE TO BE CHOSEN BY OWNER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.



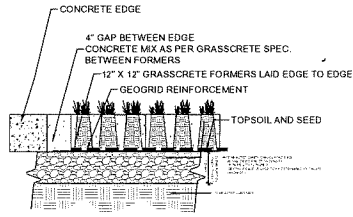
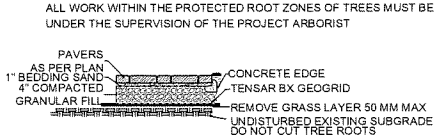
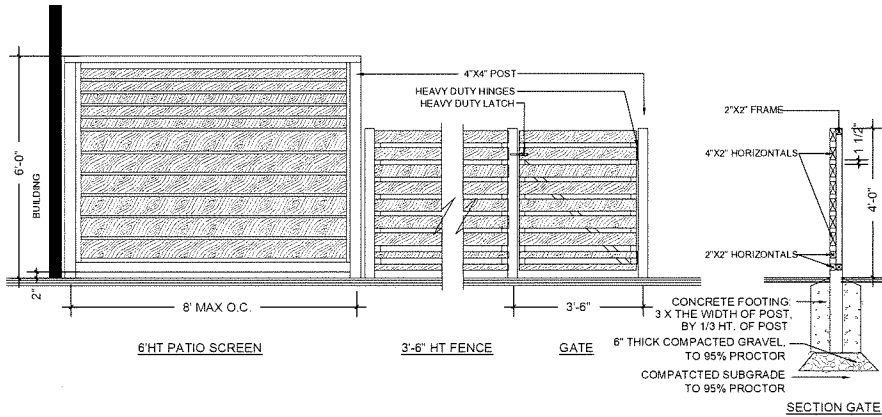
NOTES:

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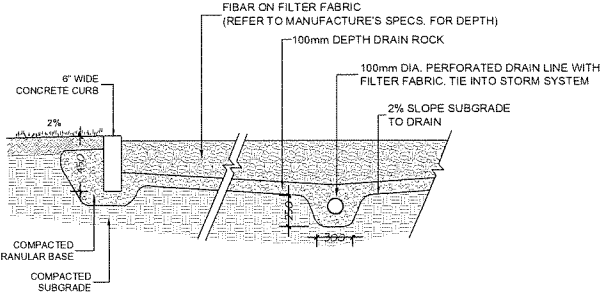


6 L1 PAVER DETAIL THROUGH ROOT ZONE

scale 1/2"=1'-0"

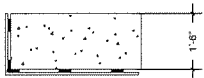
7 L1 GRASSCRETE DETAIL

SCALE: 1"=1'-0"



8 L1 PLAYGROUND SAFETY SURFACE

scale 1/2"=1'-0"



6 L1 PROJECT SIGN

scale 1:30

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2	20 NOV 10	NEW SITE PLAN	DD
1	20 JUN 09	NEW SITE PLANS/CITY COMMENTS	DD

CLIENT:

PROJECT:

**8 UNIT TOWNHOUSE
DEVELOPMENT**

**6520 WILLIAMS ROAD
RICHMOND**

DRAWING TITLE:

**LANDSCAPE
DETAILS**

DATE: November 22, 2017

DRAWING NUMBER:

SCALE:

DRAWN: DD

DESIGN: DD

CHKD: PCM

3.b

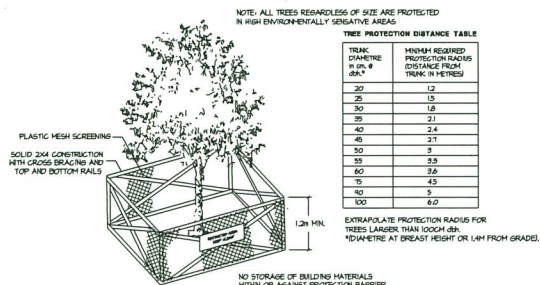
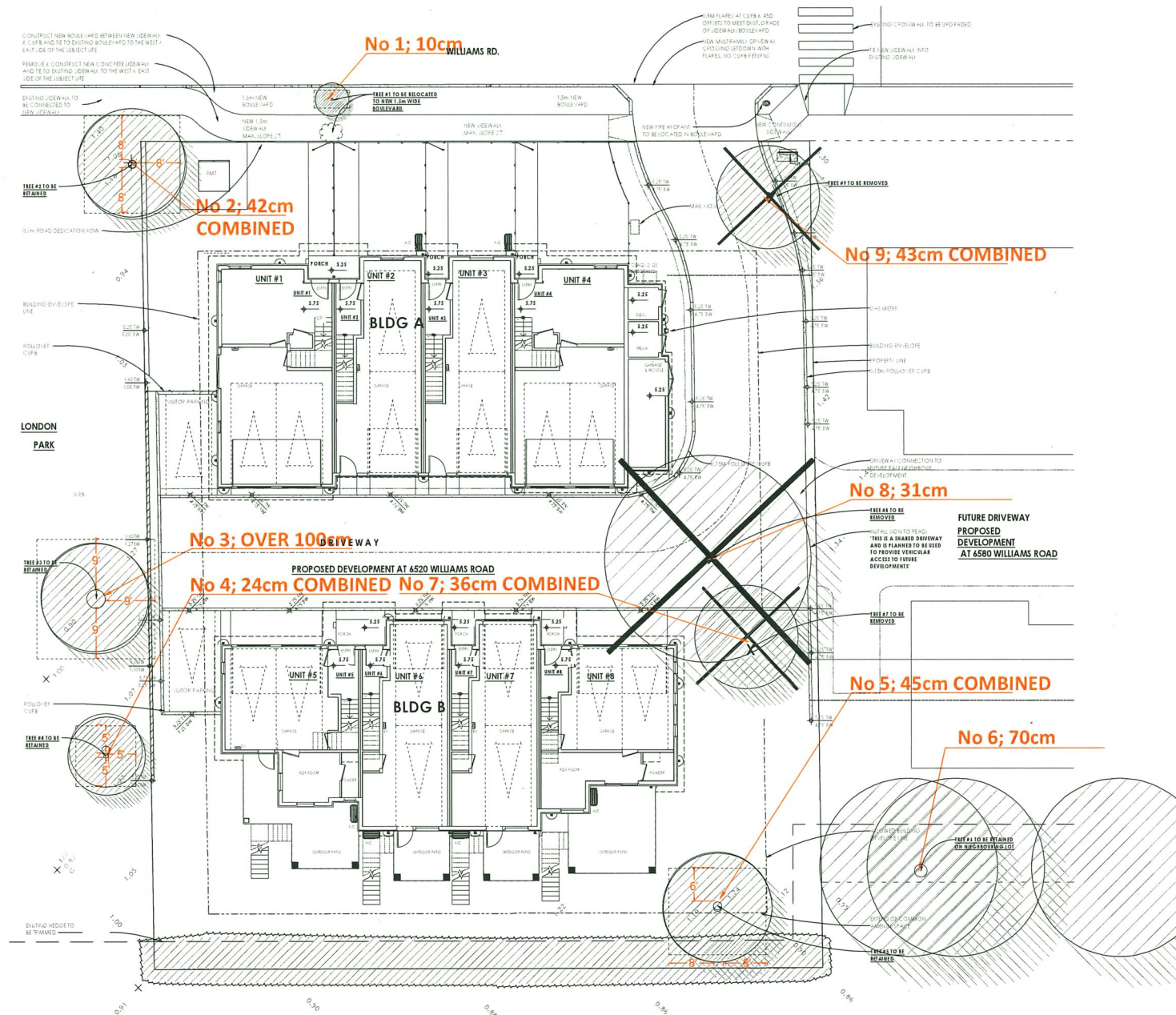
OF 4

17236-16.ZIP

PMG PROJECT NUMBER:

17-236

DP21-936149 Plan #15



1A L-3 TREE PROTECTION BARRIER

Legend:

- TREE TO REMOVE
- TREE TO RETAIN
- TREE PROTECTION FENCE

TREE #	SPECIES	DBH (cm)	SPREAD (m) est.
1	Golden chain (<i>Laburnum sp.</i>)	10	1.9m
2	Threadleaf Cypress (<i>Chamaecyparis pisifera sp.</i>)	42	6.1m
3	Hazelnut (<i>Corylus sp.</i>)	100	6.1m
4	Magnolia (<i>Magnolia sp.</i>)	25	4m
5	Magnolia (<i>Magnolia sp.</i>)	45	6.1m
6	Douglas fir (<i>Pseudotsuga menziesii</i>)	70	12.2m
7	Japanese Maple (<i>Acer palmatum sp.</i>)	36	6.1m
8	Dove tree (<i>Davidia involucrata</i>)	31	11m
9	Magnolia (<i>Magnolia sp.</i>)	43	6.1m

DP21-936149 Plan #16

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PROJECT:
8 UNIT TOWNHOUSE DEVELOPMENT
6520 WILLIAMS ROAD RICHMOND

DRAWING TITLE:
TREE MANAGEMENT PLAN

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DRAWN: DD
DESIGN: DD
CHKD: PCM

3.c
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PERMEABLE SURFACE
1507.95 sq.ft. (8.50%)

CLIENT:

DRAWING TITLE:

**LANDSCAPE
PLAN**

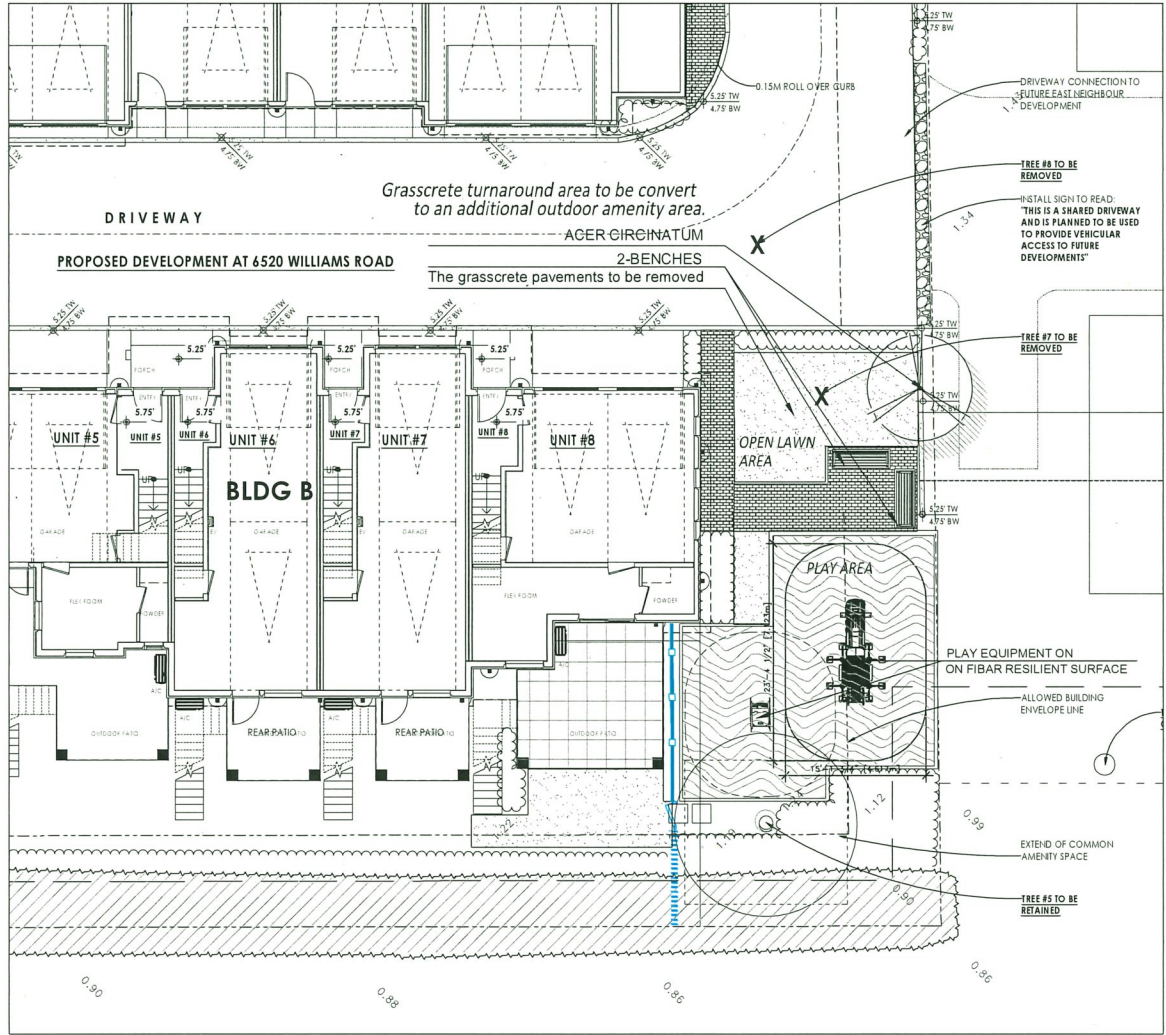
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SCALE: 3/32"=1'-0"
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PMG PROJECT NUMBER: 17-236

DP21-936149 Plan #17



FURNITURE:



MAGLIN BIKE RACK - MBR500-S_3
BLACK COLOR-MATTE FINISH,
POWDER COATED

MAGLIN BENCH - MLB510-M Metal
BLACK COLOR-MATTE FINISH,
POWDER COATED

NOTE : ALL FURNITURE TO BE MOUNTED AS PER MANUFACTURER SPECIFICATIONS

Play equipment by Jambett



LA-16006 (Eco-mobile_sur_ressorts)
NOTE: PLAY EQUIPMENT TO BE INSTALLED OVER EXISTING GRADE.

L-16064 (Glissoire_classique_3)

DP21-936149 Plan #18

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1	20 JUN 09	NEW SITE PLAN/CITY COMMENTS	DD

CLIENT:

PROJECT:
**8 UNIT TOWNHOUSE
DEVELOPMENT**

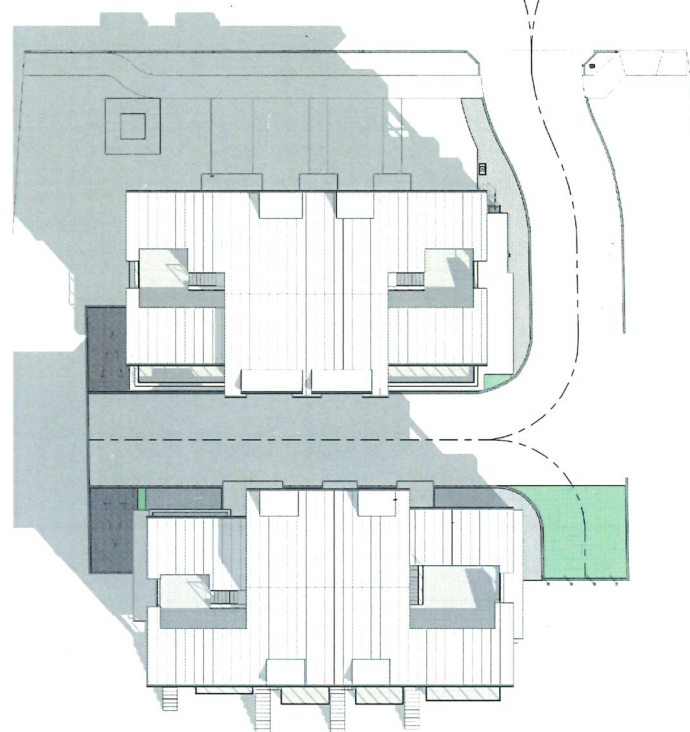
**6520 WILLIAMS ROAD
RICHMOND**

DRAWING TITLE:
**FUTURE ADDITIONAL
AMENITY SPACE**

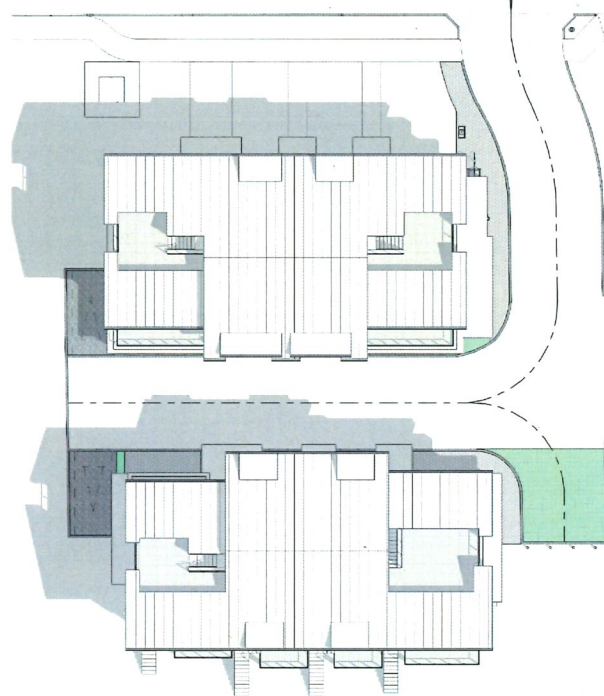
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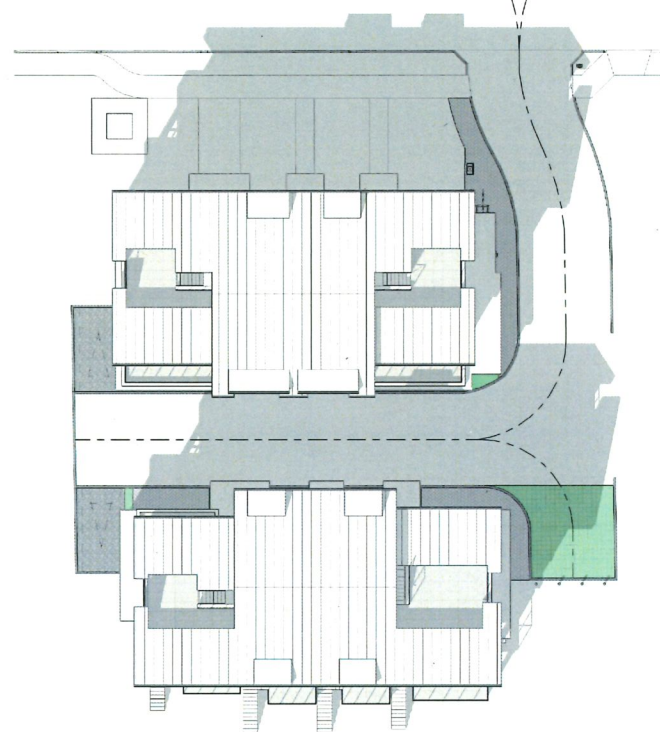
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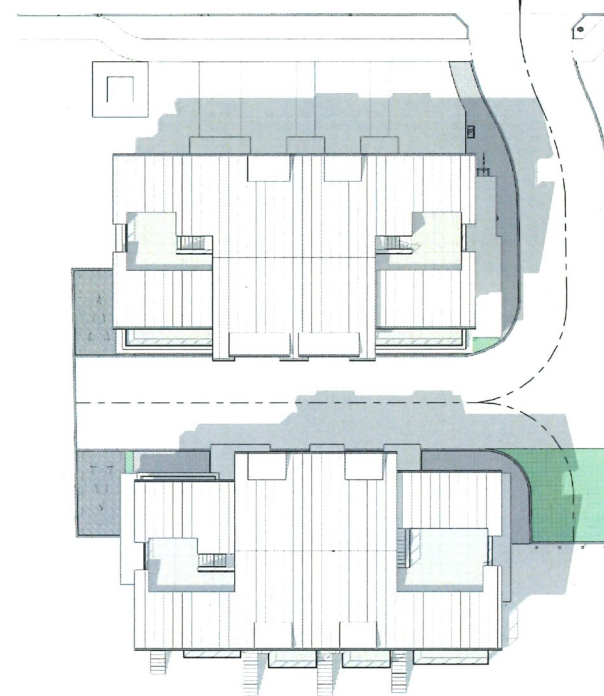
PLAN VIEW - MARCH @ 10 AM
SCALE



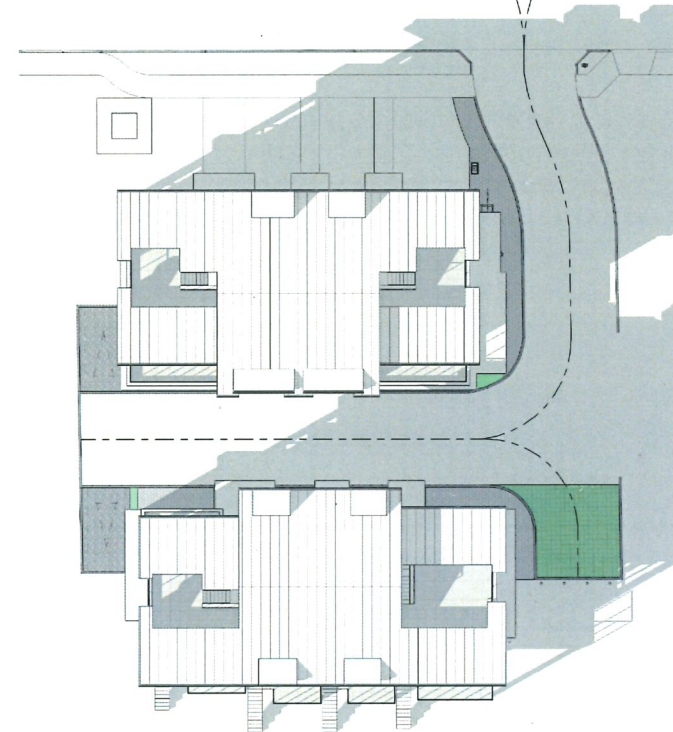
PLAN VIEW - JUNE @ 10 AM
SCALE



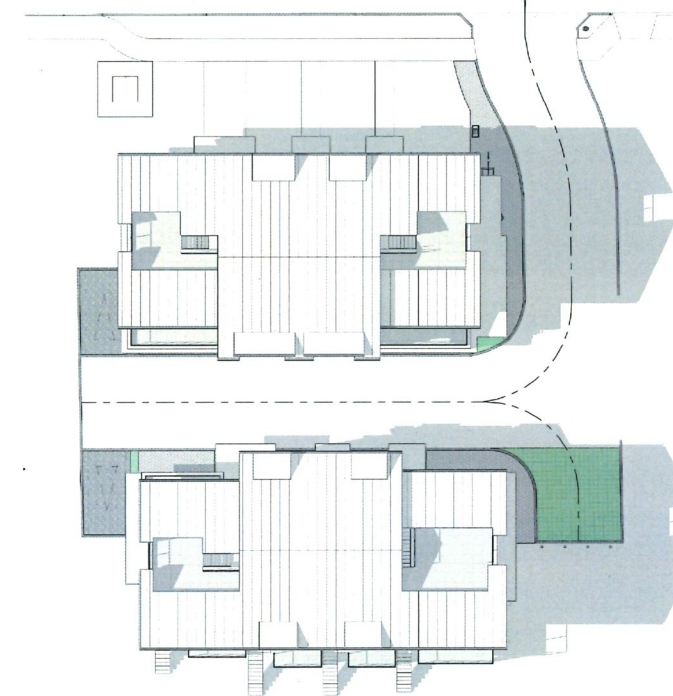
PLAN VIEW - MARCH @ 2 PM
SCALE



PLAN VIEW - JUNE @ 2 PM
SCALE




PLAN VIEW - MARCH @ 4 PM
SCALE



PLAN VIEW - JUNE @ 4 PM

DP21-936149 Reference Plan

NO	DATE	DESCRIPTION
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10	MAY 17, 2023	DP #10
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8	APR 03, 2023	DP #8
7	MAR 08, 2023	DP #7
6	DEC 12, 2022	DP #6
5	OCT 20, 2022	DP #5
4	SEP 08, 2022	DP #4
3	JUN 08, 2022	DP #3
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DP 21-936149		
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ORTHO VIEW - NORTHWEST



ORTHO VIEW - NORTHEAST



ORTHO VIEW - SOUTHWEST



ORTHO VIEW - SOUTHEAST

DP21-936149 Reference Plan

NO.		DATE	DESCRIPTION
REVISIONS:			
10	MAY 17, 2023	DP #10	
9	APR 21, 2023	DP #9	
8	APR 03, 2023	DP #8	
7	MAR 08, 2023	DP #7	
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4	SEP 08, 2022	DP #4	
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DP 21-936149			
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