



Development Permit Panel

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

**Wednesday, July 15, 2020
3:30 p.m.**

MINUTES

*Motion to adopt the **minutes** of the Development Permit Panel meeting held on June 24, 2020.*



1. GENERAL COMPLIANCE – REQUEST BY HAMILTON HIGH STREET HOLDINGS CORP. FOR A GENERAL COMPLIANCE RULING AT 23100 GARRIPIE AVENUE

(File Ref. No.: DP 15-716274 Xr: DP 19-880533) (REDMS No. 6442201 v. 7)

APPLICANT: Hamilton High Street Holdings Corp.

PROPERTY LOCATION: 23100 Garripie Avenue

Director's Recommendations

That the attached plans involving changes to the design of the proposed building and landscaping be considered to be in General Compliance with the approved Development Permit (DP 15-716274).



2. DEVELOPMENT PERMIT 18-820689

(REDMS No. 6469416 v. 4)

APPLICANT: Integrated Construction

PROPERTY LOCATION: 1600 Savage Road

ITEM

Director's Recommendations

That a Development Permit be issued which would permit the construction of a warehouse building at 1600 Savage Road on a site zoned "Light Industrial (IL)" and partially designated as Environmentally Sensitive Area (ESA).

3. DEVELOPMENT PERMIT 18-835533

(REDMS No. 6397573 v. 6)

APPLICANT: Mosaic No. 3 Road and Williams Limited Partnership

PROPERTY LOCATION: 9900 No. 3 Road and 8031 Williams Road

Director's Recommendations

That a Development Permit be issued which would:

- 1. permit the construction of a four-storey mixed use building containing 638 m² (6,867 ft²) of non-residential uses on the ground floor and 33 secured market rental apartment units at 9900 No. 3 Road and 8031 Williams Road on a site zoned "Commercial Mixed Use (ZMU44) – Broadmoor"; and*
- 2. vary the provisions of Richmond Zoning Bylaw 8500 to reduce the setbacks to No. 3 Road and Williams Road for the southwest corner of the building from 2.0 m to 0.0 m.*

4. New Business

5. Date of Next Meeting: July 29, 2020

ADJOURNMENT



**Development Permit Panel
Wednesday, June 24, 2020**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Cecilia Achiam, General Manager, Community Safety
Milton Chan, Director, Engineering

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

Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on June 10, 2020 be adopted.

CARRIED

- 1. GENERAL COMPLIANCE – REQUEST BY CHRISTOPHER BOZYK ARCHITECTS LTD. FOR A GENERAL COMPLIANCE RULING AT 4331 VANGUARD ROAD (FORMERLY 4331 AND 4431 VANGUARD ROAD)**
(File Ref. No.: DP 17-782793) (REDMS No. 6463441)

APPLICANT: Christopher Bozyk Architects Ltd.

PROPERTY LOCATION: 4331 Vanguard Road (formerly 4331 and 4431 Vanguard Road)

INTENT OF PERMIT:

To consider the attached plans to change the location of the proposed green wall feature and add new sustainability features to be in General Compliance with the approved Development Permit (DP 17-782793).

Development Permit Panel

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Applicant's Comments

Ernst Loots, Christopher Bozyk Architects, Ltd., with the aid of a visual presentation (copy on file, City Clerk's Office), briefed the Panel on the proposed changes to the approved Development Permit (DP 17-782793), highlighting the following:

- the green wall on the south elevation of the building which frames the building entrance is proposed to be relocated on the west elevation at a reduced size in order to be consistent with the corporate standard of the building occupant;
- the approved Development Permit for the project includes significant sustainability features, including, among others, a green roof, collection and storage of storm water for use in on-site irrigation and car wash facility, and installation of rooftop solar panels;
- to compensate for the reduction of the size of the green wall, the applicant is proposing an apiary on the west side of the site and two publicly accessible Level 2 electric vehicle (EV) charging stations which will be servicing four parking stalls; and
- the relocated green wall would now be more visible from the showroom of the building.

Staff Comments

Wayne Craig, Director, Development, noted that staff support the addition of the apiary and the two EV charging stations which offset the minor reduction of the size of the green wall.

Gallery Comments

None.

Correspondence

None.

Panel Decision

It was moved and seconded

That the attached plans to change the location of the proposed green wall feature and add new sustainability features be considered to be in General Compliance with the approved Development Permit (DP 17-782793).

CARRIED

Development Permit Panel

Wednesday, June 24, 2020

2. **DEVELOPMENT PERMIT 18-797127** (REDMS No. 6472575)

APPLICANT: Wensley Architecture Ltd.

PROPERTY LOCATION: 8131 Westminster Highway

INTENT OF PERMIT:

Permit the construction of a high-rise mixed-use development containing approximately 436 m² (4,695 ft²) of commercial space, 641 m² (6,904 ft²) of office space, and 134 dwellings (including 13 affordable housing units) at 8131 Westminster Highway on a site zoned "Downtown Commercial (CDT1)".

Applicant's Comments

Barry Weih, Wensley Architecture, with the aid of visual presentation (copy on file, City Clerk's Office) provided the site context and other background information on the proposed development, highlighting the following:

- there will be lane dedication for the new City lane to be constructed along the west and north frontages of the site;
- the project will achieve LEED "Silver" equivalency;
- the tiered project includes a three-storey podium, a mid-level section and a tower portion;
- the main floor includes the garbage and recycling area, parking area, retail and entrance to residential units fronting Westminster Highway;
- the main residential entrance is shared by the market residential units and 13 affordable housing units;
- the majority of affordable housing units have two and three bedrooms and are distributed throughout the building;
- the outdoor amenity areas located on the fourth and eighth floor levels provide a variety of outdoor activities for residents;
- the proposed architectural design and building materials are of high quality, including the decorative metal screens that provide screening to the parkade; and
- retail store fronts with decorative canopy enhance the pedestrian experience along Westminster Highway.

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Michael Patterson, P+A Landscape Architecture, briefed the Panel on the main landscape features of the project, noting that (i) a double row of trees are provided along the Westminster Highway frontage, (ii) trees along the west lane define the residential entrance and bicycle racks are located adjacent to trees, (iii) the outdoor amenity area on the fourth floor is family-oriented and provides exercise and active play opportunities, (iv) the eighth floor level outdoor amenity area provides a passive sundeck area facing south and an active family play area on the north side, (v) outdoor deck areas are proposed on the penthouse level, and (vi) a variety of planting materials are proposed for landscaping in the project and are layered to provide seasonal interest.

In reply to a query from the Panel, Mr. Patterson confirmed that an irrigation system is provided for trees on the landscaped roof decks as well as for street trees.

Staff Comments

Mr. Craig noted that (i) 73 percent of units overall and 92 percent of the affordable housing units have two and three bedrooms, significantly exceeding the City's Official Community Plan (OCP) and Affordable Housing Strategy guidelines, (ii) there is a significant Servicing Agreement associated with the project for the construction of the lane adjacent to the development, (iii) the project has been designed to achieve the City's aircraft noise standards and noise mitigation related to noise impacts related to the Canada Line, (iv) the project has been designed to be District Energy Utility (DEU) ready, and (v) all residential parking stalls and 10 percent of shared visitor and commercial parking spaces will be provided with energized electric vehicle (EV) charging outlets.

In reply to a query from the Panel, Mr. Craig advised that the developer has chosen to take advantage of the density bonus that the City provides to encourage the provision of affordable housing.

Gallery Comments

None.

Correspondence

Derrick Chang, 8081 Westminster Highway, expressed concern regarding potential traffic congestion in the area, shadowing of the project, and construction-related concerns.

In reply to Mr. Chang's concerns, Mr. Craig advised that (i) the project was reviewed by the City's Transportation Department and noted that the lane improvements and existing road improvements can support traffic on the site, (ii) the shadow analysis provided by the applicant indicates that shadowing to the west is limited to early morning hours, and (iii) the applicant will be required to provide a construction parking and management plan should the application move forward to Building Permit stage and adhere to the City's Noise Bylaw during construction hours.

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In addition, Mr. Craig noted that the subject development is located approximately 41 meters from the adjacent tower to the west, which exceeds the City's tower separation guidelines.

Panel Discussion

The Panel expressed support for the project and appreciated the provision of affordable housing units and construction of a new City lane.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a high-rise mixed-use development containing approximately 436 m² (4,695 ft²) of commercial space, 641 m² (6,904 ft²) of office space, and 134 dwellings (including 13 affordable housing units) at 8131 Westminster Highway on a site zoned "Downtown Commercial (CDTI)".

CARRIED

3. DEVELOPMENT PERMIT 19-858597

((REDMS No. 6245695))

APPLICANT: 0855855 B.C. Ltd.

PROPERTY LOCATION: 9820 Alberta Road

INTENT OF PERMIT:

1. Permit the construction of six townhouse units at 9820 Alberta Road on a site zoned "Town Housing (ZT60)- North McLennan (City Centre)"; and
2. Vary the provision of Richmond Zoning Bylaw 8500 to reduce the minimum east side yard setback from 3.0 m to 2.25 m.

Applicant's Comments

Eric Law, Eric Law Architects, with the aid of a visual presentation (copy on file, City Clerk's Office), provided background information on the proposed development, highlighting the following:

- a shared driveway on the neighbouring property to the east provides access to the proposed development;
- the siting, orientation and design of the two townhouse buildings make them compatible with neighbouring townhouse developments;
- one convertible unit is proposed with space provided for future installation of an elevator; and

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- a five-foot wide sidewalk provides pedestrian access from Alberta Road to the townhouse units.

Denitsa Dimitrova, PMG Landscape Architects, briefed the Panel on the main landscape features of the project, noting that (i) the existing on-site tree at the northwest corner of the site and the off-site tree adjacent to the southwest corner of the site will be retained and protected, (ii) the streetscape will be enhanced by a low transparent fence along the site frontage, (iii) a six-foot fence will be installed along the west and south property lines to provide privacy to neighbours, (iv) the outdoor amenity areas of the subject development and the neighbouring property to the east will be combined for shared use of the two developments, (v) the subject development will provide two types of play equipment, a picnic table, and open lawn area for the shared outdoor amenity area, (vi) each private yard will be separated by a six-foot high privacy fence, and (vii) permeable paving treatment is proposed for the two visitor parking stalls.

In reply to queries from the Panel, Ms. Dimitrova acknowledged that (i) the outdoor amenity area for the neighbouring property to the east to be shared with the subject development is already existing, and (ii) a bench is proposed near the mail kiosk and a bike rack will be provided adjacent to the internal drive aisle of the proposed development.

In reply to queries from the Panel, Mr. Craig noted that the proposed variance to the east side yard setback will result in better separation between the subject site and adjacent development to the west and as well as increase site permeability.

Staff Comments

Mr. Craig noted that (i) the proposed east side yard setback variance was identified at rezoning stage, and (ii) there will be a Servicing Agreement associated with the project for frontage works and site servicing along Alberta Road.

In reply to query from the Panel, Mr. Craig stated that the proposed setback variance only applies to the northern townhouse building of the subject development located along Alberta Road.

Gallery Comments

A Richmond resident and owner of Unit 2, 9800 Alberta Road, stated that he lives in the townhouse building immediately adjacent to the west of the subject site. He queried about (i) the potential impact of the proposed east side yard setback variance to the adjacent townhouse building, (ii) the height of the proposed fence along the subject site's west property line which could reduce the visual connection between the two adjacent developments, (iii) the potential for pedestrian connectivity between the subject site and the adjacent development to the west, and (iv) the size and potential impact of trees to be planted along the western edge of the subject site on sun exposure to the adjacent townhouse building.

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In reply to the queries, the Chair noted that the proposed setback variance will increase the separation between the north building of the subject development and the townhouse building to the west. In addition, Ms. Dimitrova confirmed that (i) a six-foot high wood fence with a two-foot high transparent upper portion is proposed to be installed along the west property line of the subject site, (ii) there is no provision for pedestrian connectivity between the two adjacent developments, and (iii) small and medium-sized deciduous trees are proposed to be planted along the west property line of the subject site.

Correspondence

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of six townhouse units at 9820 Alberta Road on a site zoned "Town Housing (ZT60)- North McLennan (City Centre)"; and*
2. *vary the provision of Richmond Zoning Bylaw 8500 to reduce the minimum east side yard setback from 3.0 m to 2.25 m.*

CARRIED

4. Date of Next Meeting: July 15, 2020

5. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:30 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, June 24, 2020.

Joe Erceg
Chair

Rustico Agawin
Committee Clerk

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, June 24, 2020.

From: Derrick Chang <dfc01@aol.com>
Sent: June 24, 2020 12:14 PM
To: CityClerk
Subject: 8131 Westminster - June 24th hearing

Importance: High

Categories: Rustico (DPP & ADP)

To Development Permit Panel
Date: <u>JUNE 24, 2020</u>
Item # <u>2</u>
Re: <u>DP 18-797127</u>

To whom this may concern,

I reside in the Richmond Landmark, located at 8081 Westminster Hwy and have the following concern regarding the adjacent proposed development at 8131 Westminster:-

- Traffic congestion and impact; (any traffic impact analysis or report?)
- Shadowing effect from the project; (any shadow study?)
- The project rendering is deceiving as it did not show the close proximity to our building.

Furthermore, there are quite a few elderlies who reside in 8081 Westminster and are concern about the noise & dust mitigation during the construction as well as road closures.

Sincerely,
Derrick Chang



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: June 24, 2020

From: Wayne Craig
Director, Development

File: DP 15-716274
(via DP 19-880533)

Re: **Application by Hamilton High Street Holdings Corp. for a General Compliance Ruling at 23100 Garripie Avenue**

Staff Recommendation

That the attached plans involving changes to the design of the proposed building and landscaping be considered to be in General Compliance with the approved Development Permit (DP 15-716274).

A handwritten signature in black ink, appearing to read "Wayne Craig".

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

WC:rp
Att. 3

Staff Report

Origin

Hamilton High Street Holdings Corp. has requested a General Compliance ruling regarding a minor change to the issued Development Permit (DP 15-716274) for a 130-unit senior's housing building at 23100 Garripie Avenue in Hamilton Village. A location map for the subject property is provided Attachment 1.

The rezoning for the project (RZ 14-660662), to the "Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)" zone, was adopted by Council on June 12, 2017. Subsequently, a Development Permit (DP 15-716274) was issued on January 29, 2018. The subject site is currently under construction.

The proposed modifications to the Development Permit include changes to landscaping, site layout and the Garripie Avenue and Westminster Highway frontages. The proposed changes do not necessitate changes to legal agreements. A Servicing Agreement (SA 15-617692) for off-site works was previously approved, and the proposed changes do not necessitate any changes to that agreement.

Background

Development surrounding the subject site is as follows:

- To the north, a lot zoned "Senior's Care Facility (ZR11) – Hamilton Village (Hamilton)" contains a three-storey residential care facility with 135 residential units. The Development Permit for that site (DP 17-771210) was approved on January 15, 2018.
- To the east, vacant lots zoned "Single Detached (RS1/F)" which are being used for temporary parking and staging related to construction on adjacent lots. This area has been designated by the Hamilton Area Plan for future mixed use development and stacked townhouses.
- To the south, a lot zoned "Residential/Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)" contains a multi-unit residential building that is currently under construction. The Development Permit for that site (DP 15-716268) was approved on January 29, 2018.
- To the west, across Westminster Highway, a vacant former fire hall site is zoned "School and Institutional (SI)". This area has been designated by the Hamilton Area Plan for townhouse development.

Staff Comments

The proposed changes to the plans attached to this report are in general compliance with the issued Development Permit for this project (see Attachment 2 for the relevant approved drawings). In addition, the proposed changes (Attachment 3) complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the "Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)" zone.

Analysis

Proposed Changes to the Approved Design:

General Landscaping:

- Changes to various landscaped areas and their flora palettes are proposed based on the re-arrangement of building and hard landscaping features. Changes to the plantings include:
 - The removal of two Japanese snowbell trees (which had been located in the south yard under the approved landscape design) from the flora palette, which has been replaced a Japanese maple tree in the south yard and a Ginko Biloba tree in the west yard. Staff note that there is no net loss to the number of trees on the subject site.
 - A substantial amount of groundcover plantings (predominantly kinnickinik and wild ginger) are proposed, replacing Barrenwort in the west yard and grassed berms in the lower courtyard area.
- Establishing an upper and lower courtyard area, with sloped walkways between the berms. The lower courtyard area is approximately 30cm (1 ft) lower than the upper area. A new landscape berm on the northwest area of the courtyard accommodates a smooth transition from the upper courtyard area and the new lower elevation of the courtyard.
- These changes maintain and improve upon the high quality of landscape design that was previously approved.
- All landscaped areas are proposed to be irrigated.
- The City is currently holding a landscape security for \$735,056, which was provided through the issued Development Permit.

General Fenestration and Building Materials

- Various minor changes to the dimensions (including the height of the sill from the ground) of the first-storey large-pane windows on all elevations.
- Change of column material from wood to stone on the south elevation (on the west side) and the north elevation (on the east side).
- Minor changes to doorway location on the north elevation (on the east side), east elevation (change to double-doors) and south elevation (east side).
- The proposed changes to fenestration and building materials retain the quality and spirit of the approved building design.

Fronting on to Garripie Avenue:

- As Garripie Avenue was constructed, it became evident that changes to the grading of the Garripie Avenue frontage on the subject property and the front of the subject building would be required in order to meet the constructed grade of Garripie Avenue and the adjacent property to the north.
- The changes to grade in the front yard of the subject site has resulted in a stairway needing to be extended toward the pedestrian thoroughfare in order to comply with the BC Building Code. In order to maintain free-flowing pedestrian areas, the stairways and landscaping beds in the area fronting Garripie Avenue had to be redesigned.
- A Handi-Dart pick-up and drop-off area has been introduced to the front driveway loop.
- The garbage/recycling staging area has been relocated from the west side of the front entrance driveway loop (between it and the parkade access ramp) to the east side of the

driveway loop, in order to accommodate the final civil road design. Solid waste from the subject property and 23233 Gilley Road to the south will also be picked up from this location. With respect to the proposed relocated garbage area staff note that:

- Pedestrian access to and from the east side of the site is maintained through the use of crosswalks across Garripie Avenue to facilitate movement around the proposed garbage/recycling staging area. No changes to the existing Statutory Right of Way and Pedestrian Rights of Passage is required.
- Pick up of solid waste (garbage and recycling) is anticipated to occur one day per week, and the carts for holding the garbage or recycling is expected to remain in the staging area for a period of two hours on those days.
- The applicant has confirmed to City staff that the relocation of the staging area is not in conflict with any legal agreements with the City or the owners of 23233 Gilley Road.

Fronting on to Westminster Highway:

- The west yard was originally proposed to include a paved walkway elevated above the street level for exclusive use by residents. The walkway ran the length of the building, parallel to Westminster Highway, and connected the courtyard area to the corner of Westminster Highway and Garripie Avenue, where a gate for accessing the walkway was located.
- The approved paved walkway, pedestrian gate and terraced landscaping design in the west yard is proposed to be removed in order to address unanticipated changes to finished grade in this area and to better protect the memory care patients from leaving the site. Likewise, the exit stairway is proposed to be reconfigured in order to address the grade changes and to provide a paved walkway connection to the City sidewalk along Westminster Avenue.
- The walkway and the terraced landscape design in the west yard is proposed to be replaced with a 4:1 landscaped slope and the introduction of an additional Ginko Biloba tree. The proposed sloped treatment of the west yard provides a softer edge condition than the terraced approach in the approved landscape design.

Conclusions

Hamilton High Street Holdings Corp. has requested a General Compliance ruling for proposed changes to landscaping, site layout and the Garripie Avenue and Westminster Highway frontages. The proposed modifications are within the scope of the General Compliance Guidelines as adopted by Council. Staff have no objection to the proposed revisions. Staff recommend support of this General Compliance request for the proposed changes to the approved Development Permit.



Robin Pallett
Planner 2
(604-276-4200)

RP:blg

Attachments:

- Attachment 1: Location Map
- Attachment 2: Approved Design via DP 15-716274
- Attachment 3: Proposed Design

Attachment 2: Approved Design via DP 15-716274



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 Vancouver, BC Canada
 V6A 1G1
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ISSUED: 20 NOV 2015
 1. D.P. APPLICATION
 29 NOV 2015
 2. REVISED DP RESPONSE
 09 MAY 2016
 3. REVISED DP RESPONSE

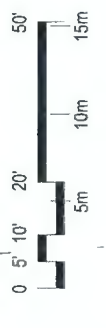
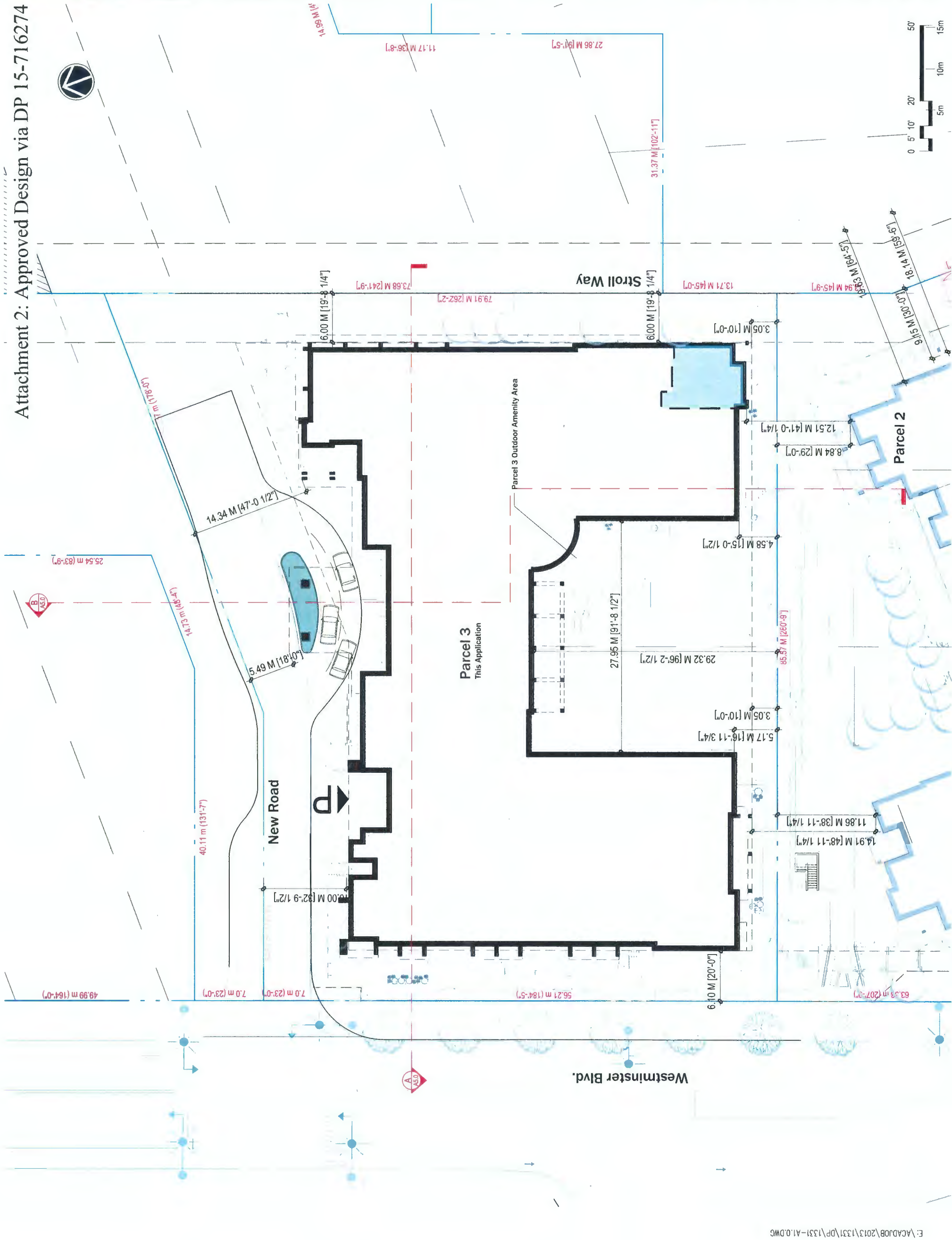
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**REVISED
 DP RESPONSE**
 09 MAY 2016

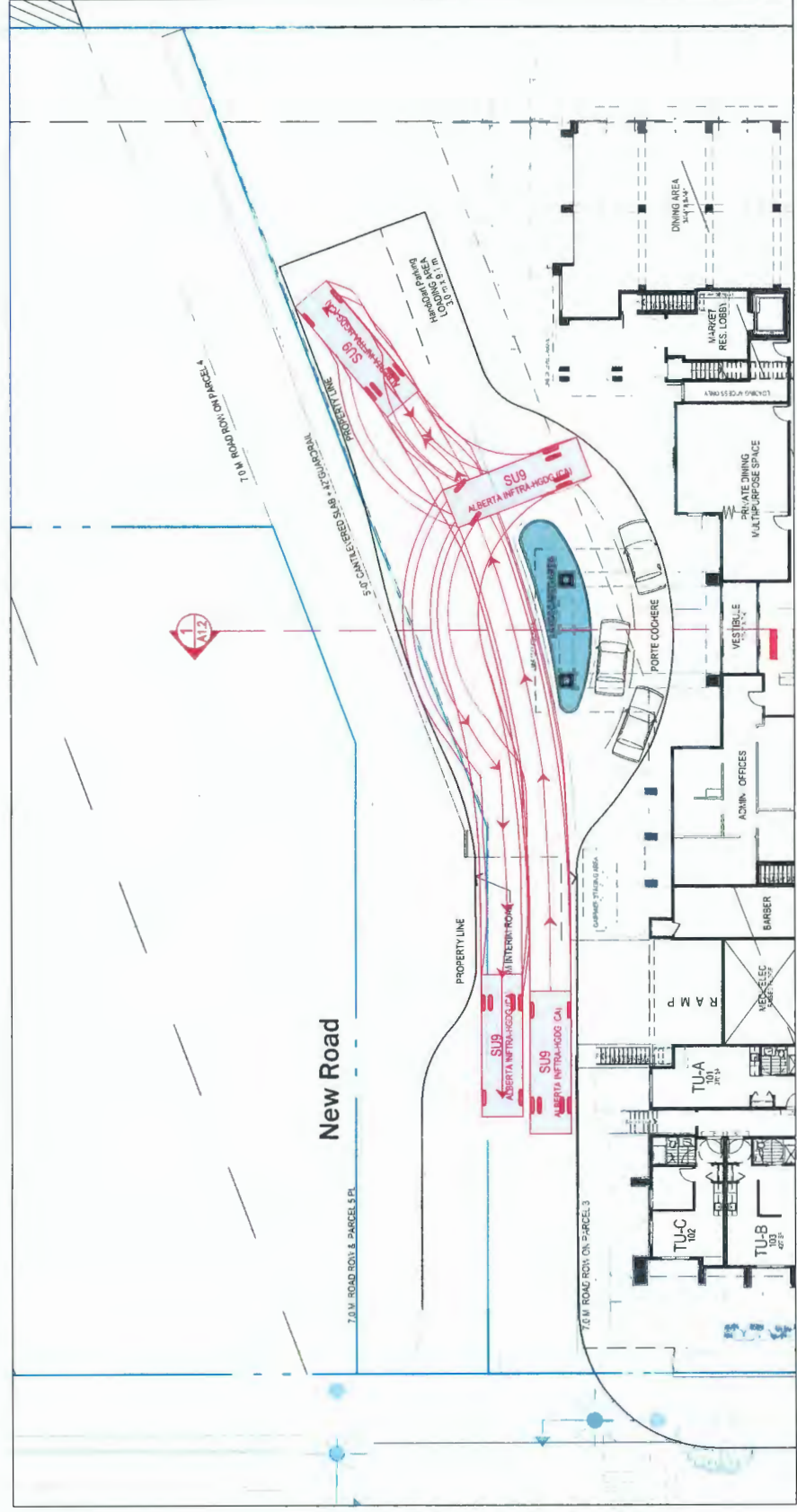
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CLIENT: **New Coast Lifestyles**
 7600 Alderbridge Way
 Richmond, B.C. V6X 2A2
 PROJECT: **Hamilton Lands**
 Parcel 3, Seniors Building
 Westminster Hwy, Richmond BC

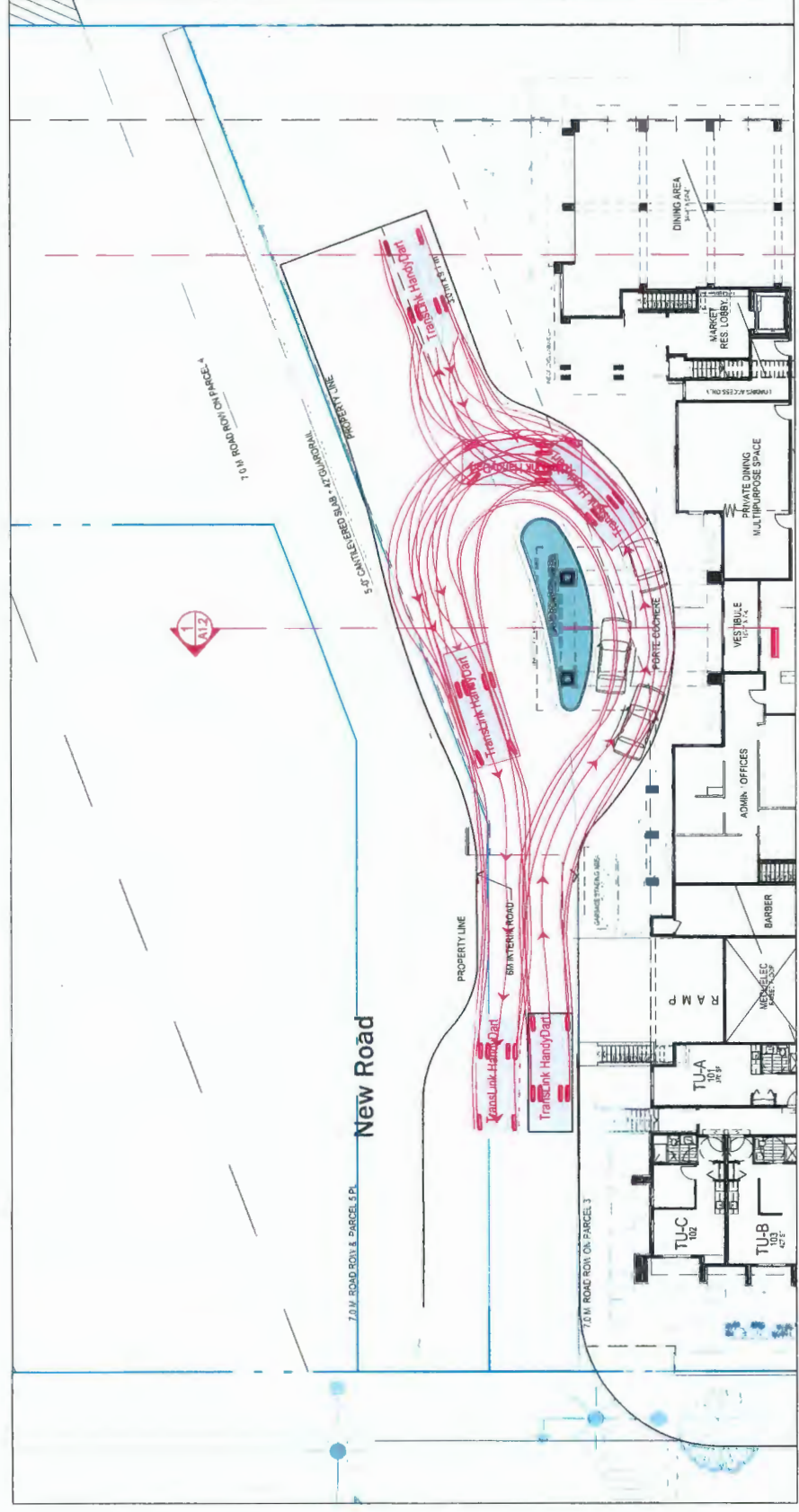
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 CHECKED: KSH
 PROJECT NO. **1331**

DWG. NO. **A1.1**
 DP No:
 BP No:

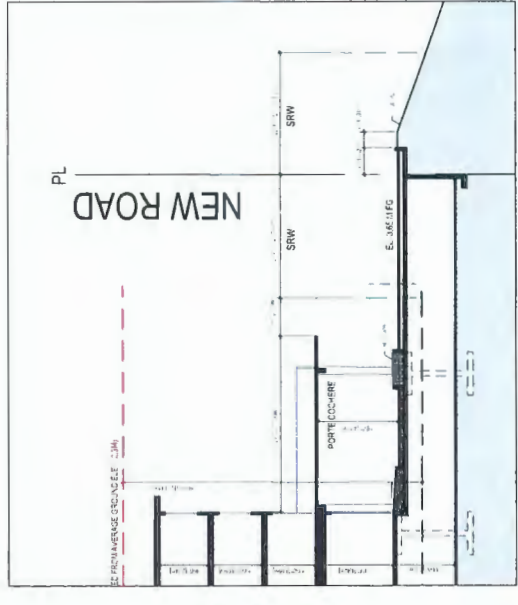




GARBAGE/SANITATION / MOVING TRUCK AND TURNING MOVEMENT
REFER TO TRAFFIC ENGINEER'S REPORT



HANDYDART TURNING MOVEMENT



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



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ISSUED:
1. D.P. APPLICATION
2. DP RESPONSE
3. REVISED DP RESPONSE
4. ADP RESPONSE

DATE:
20 NOV. 2015
25 MARCH 2016
09 MAY 2016
03 JUNE 2016

ISSUED FOR
ADP RESPONSE
03 JUNE 2016

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ARCHITECTURAL SEAL:

CLIENT:
New Coast Lifestyles
7600 Alderbridge Way
Richmond, B.C. V6X 2A2

PROJECT:
Hamilton Lands
Parcel 3, Seniors Building
233100 Garfield Avenue, Richmond, B.C.

DRAWING TITLE:
ELEVATIONS

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PLOTDATE: 02 JUNE 2020
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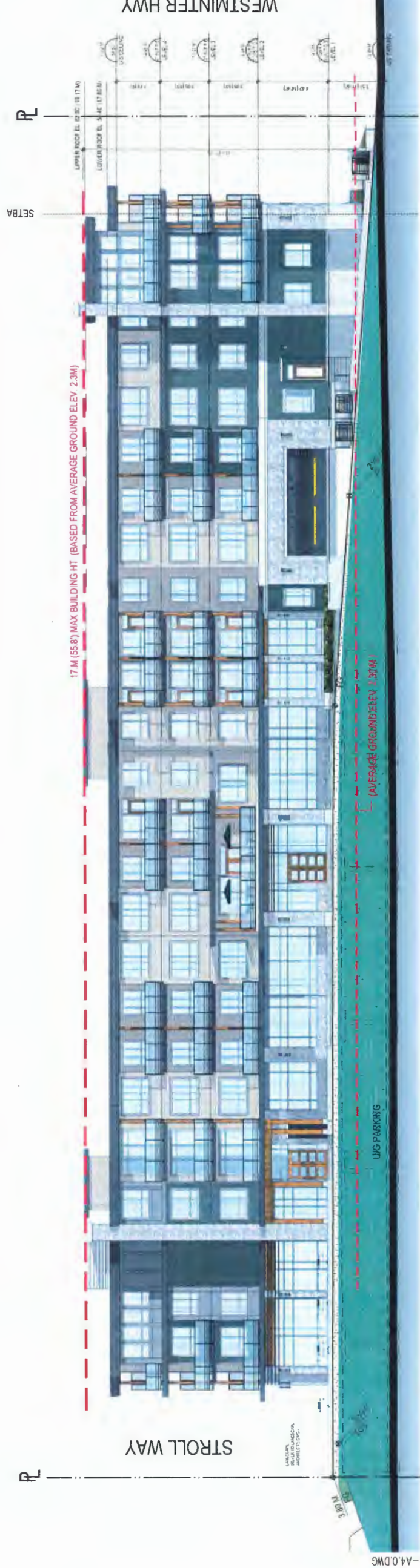


DWG. NO. **A4.1**

DP No: OP-15-718274
BP No: BP-16-747459



2 WEST ELEVATION (WESTMINSTER HWY)
SCALE: 3/32" = 1'-0"



1 NORTH ELEVATION (NEW ROAD)
SCALE: 3/32" = 1'-0"





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ISSUED:	DATE:
1. D.P. APPLICATION	26 NOV 2015
2. D.P. RESPONSE	29 MARCH 2016
3. REVISED D.P. RESPONSE	09 MAY 2016
4. A.D.P. RESPONSE	03 JUNE 2016

ISSUED FOR
ADP RESPONSE
03 JUNE 2016

NO. REVISION: _____ **DATE:** _____

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ARCHITECTURAL SEAL:

CLIENT:

New Coast Lifestyles
NCL
7600 Algebridge Way
Richmond, B.C. V6X 2A2

PROJECT:

Hamilton Lands

Parcel 3, Seniors Building
23100 Gerridge Avenue, Richmond, B.C.

DRAWING TITLE:

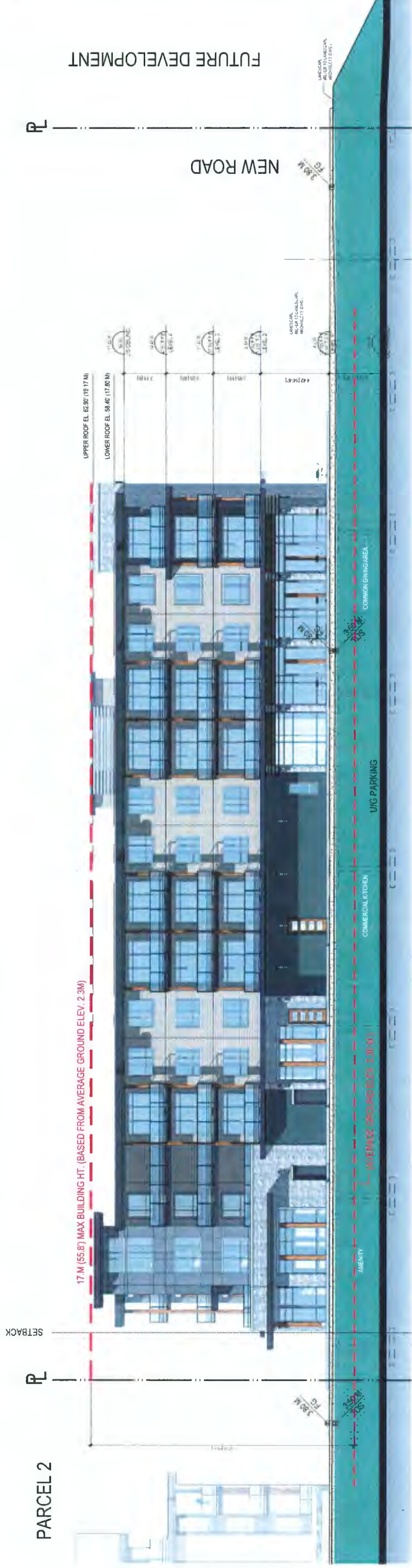
ELEVATIONS

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PLOTDATE: 02 JUNE 2020
DRAWN: LB
CHECKED: KSH
PROJECT NO. 1331

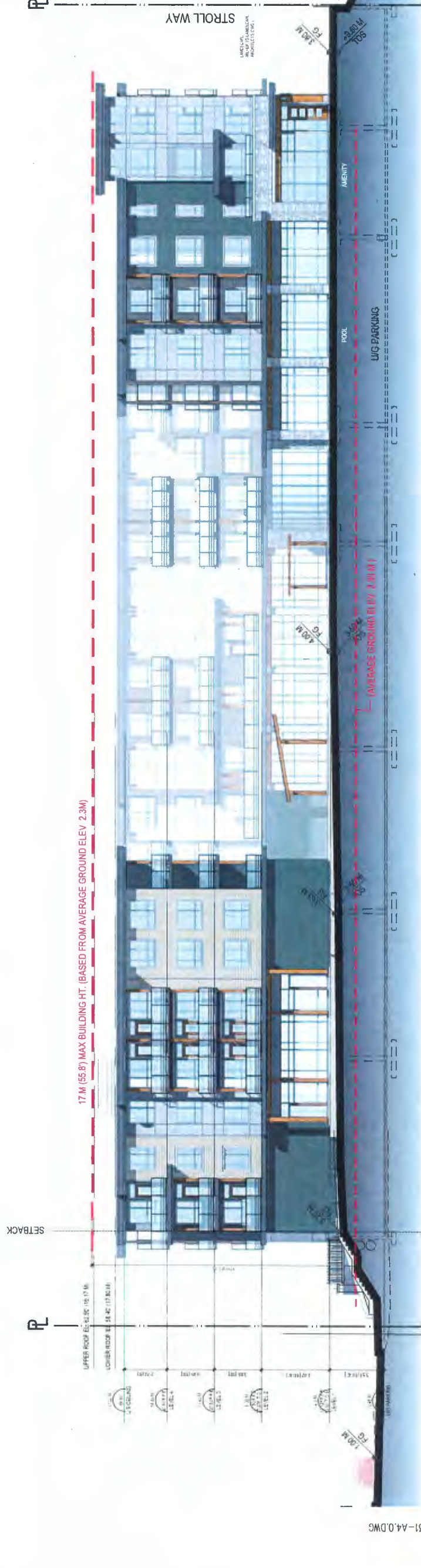
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A4.2

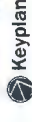
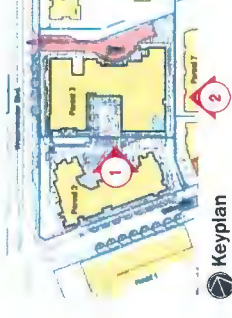
BP No: BP-AS-742274
BP No: BP-AS-747459



2 EAST ELEVATION (STROLLWAY)
SCALE: 3/32" = 1'-0"



1 SOUTH ELEVATION (COURTYARD)
SCALE: 3/32" = 1'-0"





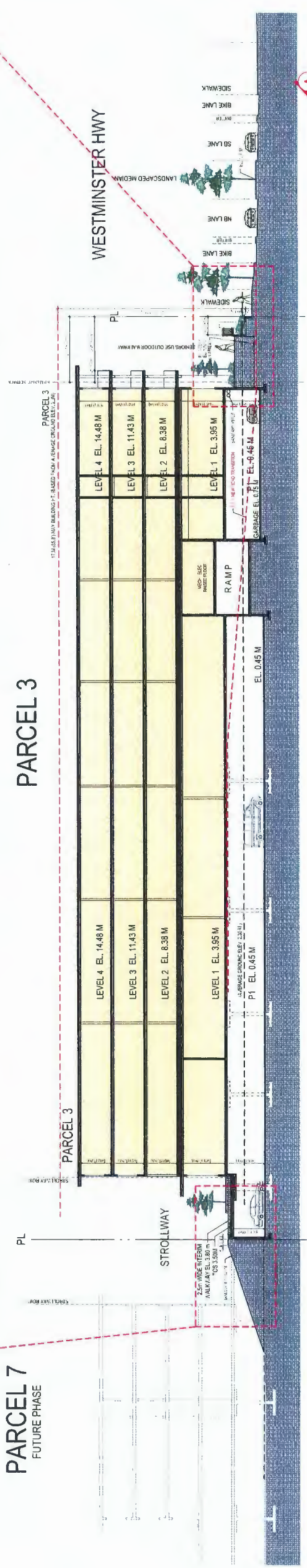
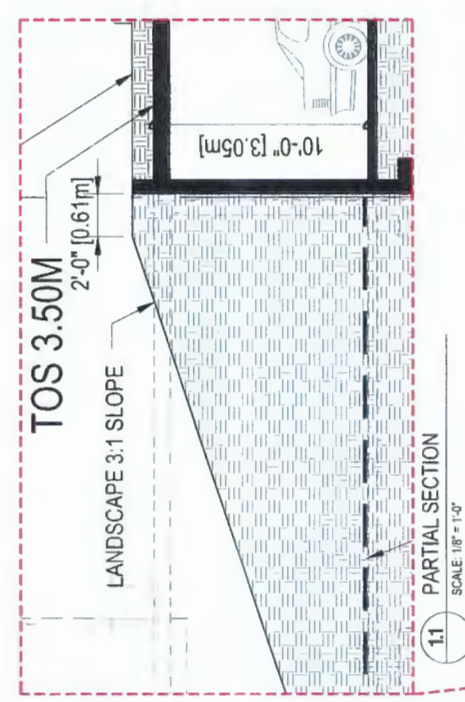
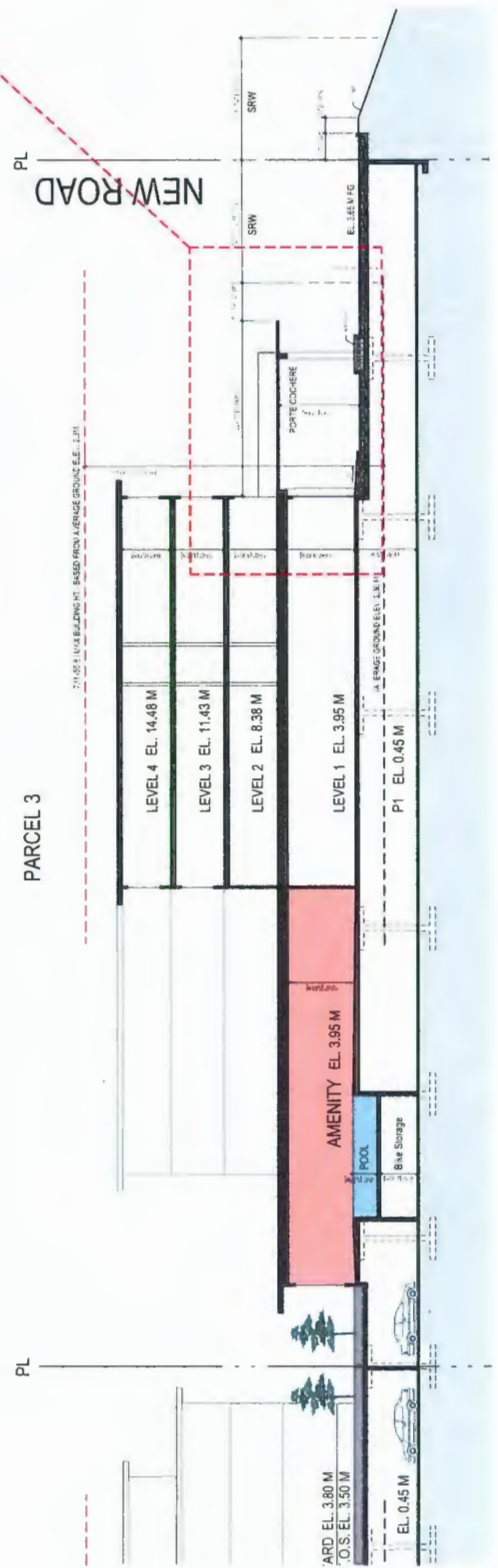
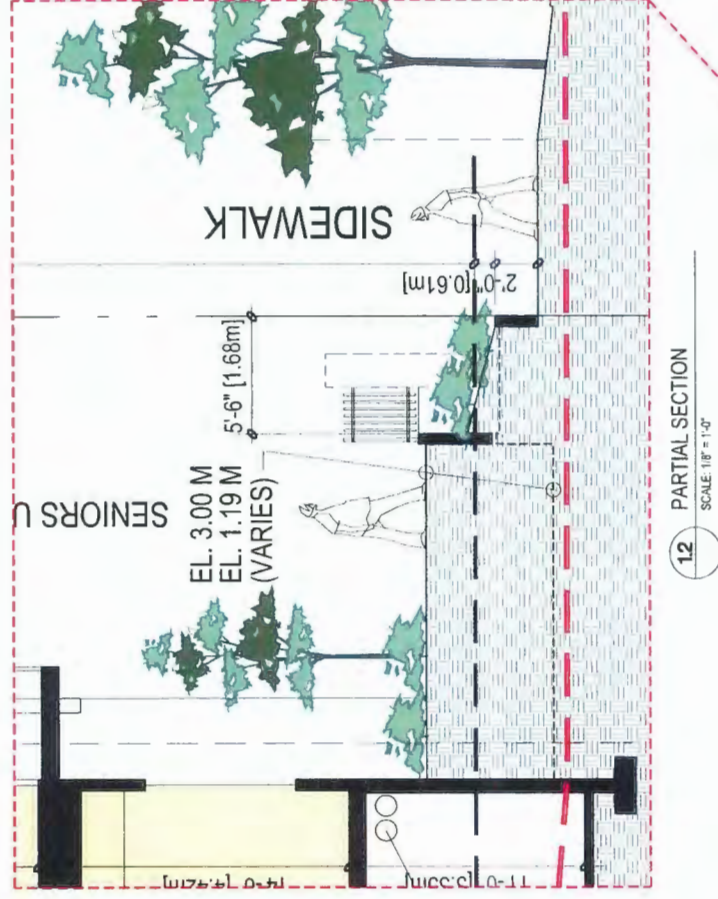
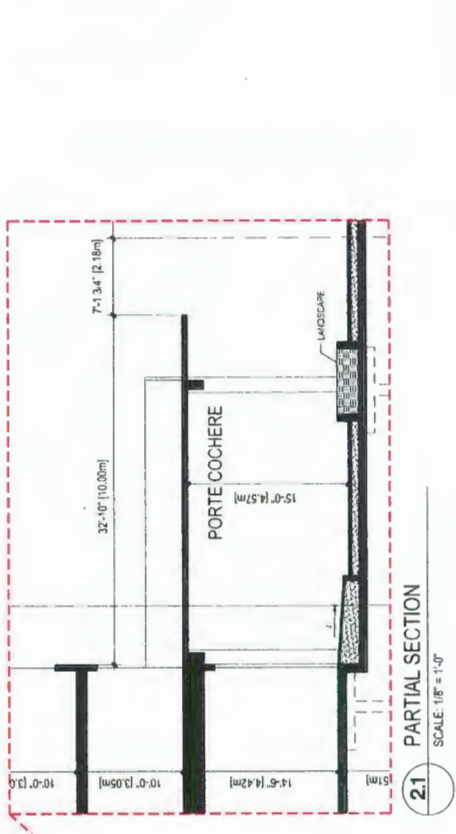
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 f 604.689.1091
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ISSUED FOR
**REVISED
 DP RESPONSE**
 09 MAY 2016

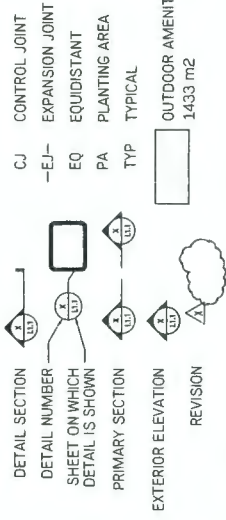
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 ARCHITECTURAL SEAL

CLIENT: **New Coast Lifestyles**
 7600 Alderbridge Way
 Richmond, B.C. V6X 2A2
 PROJECT: **Hamilton Lands**
 Parcel 3, Seniors Building
 Westminster Hwy, Richmond BC
 DRAWING TITLE: **BUILDING SECTIONS**

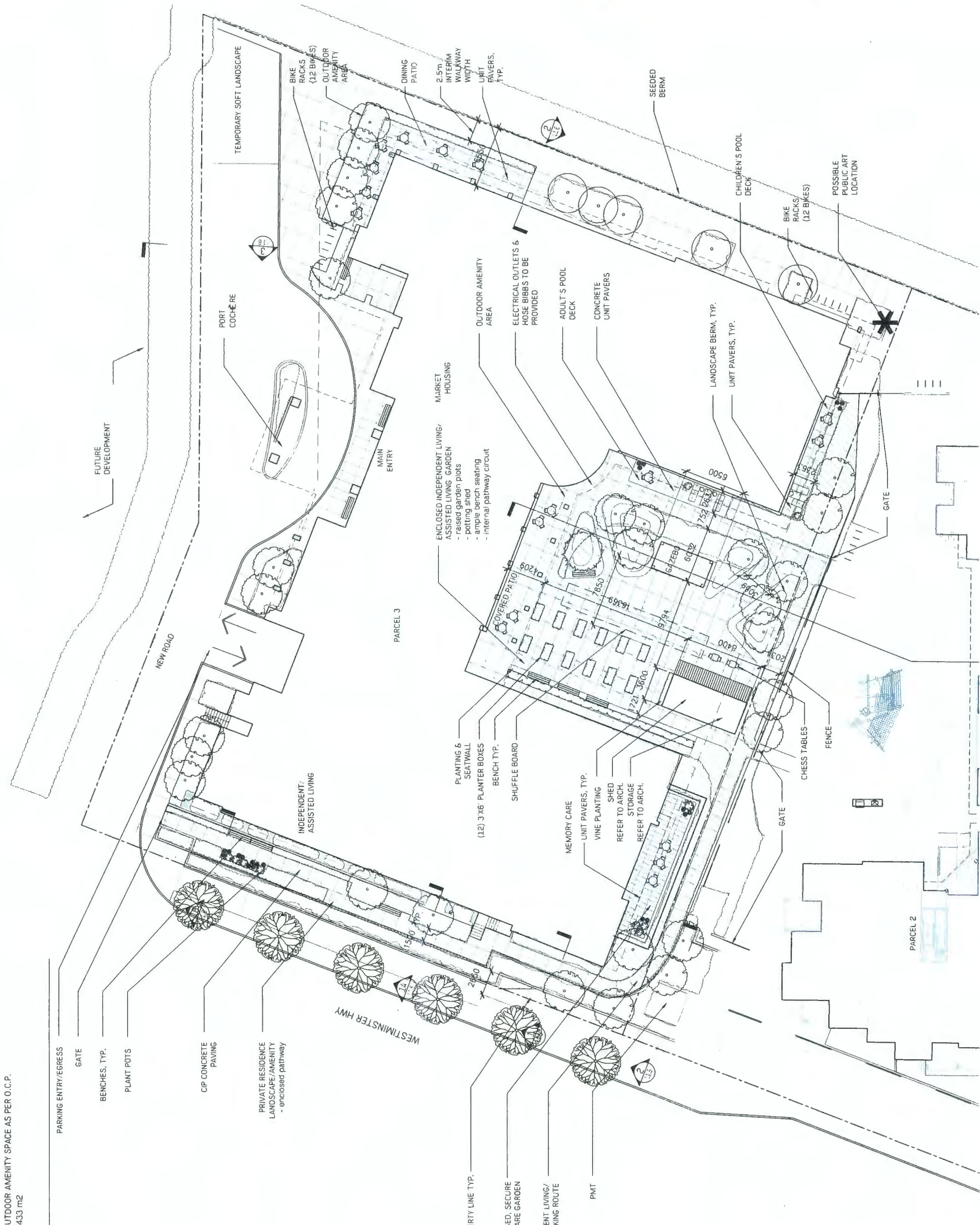
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 SCALE: 1/16"=1'-0"
 PLOT DATE: 09 MAY 2016
 DRAWN: LB
 CHECKED: KSH
 PROJECT NO. **1331**



LEGEND



NOTE: All pedestrian walkways and open space areas to feature landscape lighting for safety and amenity.



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03	ISSUED FOR REVIEW	MAY 04/16	Date
02	RE-ISSUED FOR DP	MAR.17.16	Date
01	ISSUED FOR DP	NOV.20.15	Date

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Hamilton
 Parcel 3
 Richmond BC

Materials & Layout Plan

Date	MAR 10, 16	Drawing Number	1321
Project No.	1-200	Scale	1:200
Client	Hamilton	Sheet	L1.1
Designer	HAPA	Author	gc-105

LEGEND

+00.00	PROPOSED ELEVATION
+TW	TOP OF WALL
+BW	BOTTOM OF WALL
+FFE	FINISHED FLOOR ELEVATION
+MFE	MAIN FLOOR ELEVATION
+HP	HIGH POINT
+LP	LOW POINT
+TE	TOP OF EDGER
+TB	TOP OF BENCH
+LD	LAWN DRAIN
+TD	TRENCH DRAIN
+TS	TOP OF STAIRS
+BS	BOTTOM OF STAIRS
+TC	TOP OF CURB
+BC	BOTTOM OF CURB
+000.00	EXISTING SPOT ELEVATION AS PER SURVEY
+INT	INTERPOLATED
+0.0%	DIRECTION OF SLOPE

NOTES

- REFER TO SPECIFICATIONS FOR MATERIALS AND INSTALLATION REQUIREMENTS. REFER TO SOIL DEPTH DETAILS FOR SOIL DEPTH AND VOIDING.
- ALL ELEVATIONS ARE NOMINAL AND ARE BASED ON ARCHITECTURAL GRID AND ELEVATIONS PROVIDED BY ARCHITECT. CONTRACTOR TO VERIFY ALL MEASUREMENTS.
- ALL PROPOSED ELEVATIONS ARE TO TOP OF FINISHED GRADE UNLESS NOTED OTHERWISE.
- REFER TO LAYOUT AND MATERIALS PLANS.
- ALL UTILITY COVERS INSIDE LANDSCAPE AREA TO BE ADJUSTED TO FINAL GRADE



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03	ISSUED FOR REVIEW	MAY 04/16
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01	ISSUED FOR DP	NOV 20/15

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Hamilton
 Parcel 3
 Richmond BC

Grading Plan

PRELIMINARY PLANT LIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE & SPACING	COMMENTS
-----	-----	----------------	-------------	----------------	----------

TREES					
AC	4	Acer palmatum	Japanese Maple	2.0m ht.	B&B, well branched, dense tree
CJ	5	Cercidiphyllum japonicum	Katsura	7cm cal.	B&B, well branched, dense tree
GB	4	Ginkgo biloba	Maidenhair Tree	7cm cal.	B&B, well branched, dense tree
MS	5	Magnolia sabodi	Oyama Magnolia	2.0m ht.	B&B, well branched, dense tree
SP	5	Stewartia pseudocamellia	Japanese Stewartia	7cm cal.	B&B, well branched, dense tree
SJ	4	Styrax japonicus	Japanese Snowbell	7cm cal.	B&B, well branched, dense tree
ST	4	Street Tree (City of Richmond Standard)			

SHRUBS					
CT	254	Chousya temata	Mexican Mock Orange	#2 POT, 600 O.C.	FULL
Fg	43	Fothergilla major	Witch Alder	#2 POT, ACCENT	FULL
Lo	55	Gaultheria phillyifolia	Salai	#2 POT, 450 O.C.	FULL
Lo	104	Lonicera pileata	Privet Honey-suckle	#2 POT, 600 O.C.	FULL
Os	27	Osmorhiza delavayi	Sweet Olive	#2 POT, 600 O.C.	FULL
Ro	110	Rosmarinus officinalis 'Salem'	Rosemary	#2 POT, 600 O.C.	FULL
Sh	95	Salix purpurea 'Nana'	Dwarf Purple Osier	#1 POT, 750 O.C.	FULL
Sh	196	Sarcococca hookeriana var. humilis	Sweet Box	#1 POT, 450 O.C.	FULL
Sj	93	Spiraea japonica 'goldmound'	Japanese Spiraea	#2 POT, 900 O.C.	FULL
Tb	97	Taxus baccata 'repandens'	Spreading English Yew	#2 POT, 900 O.C.	FULL

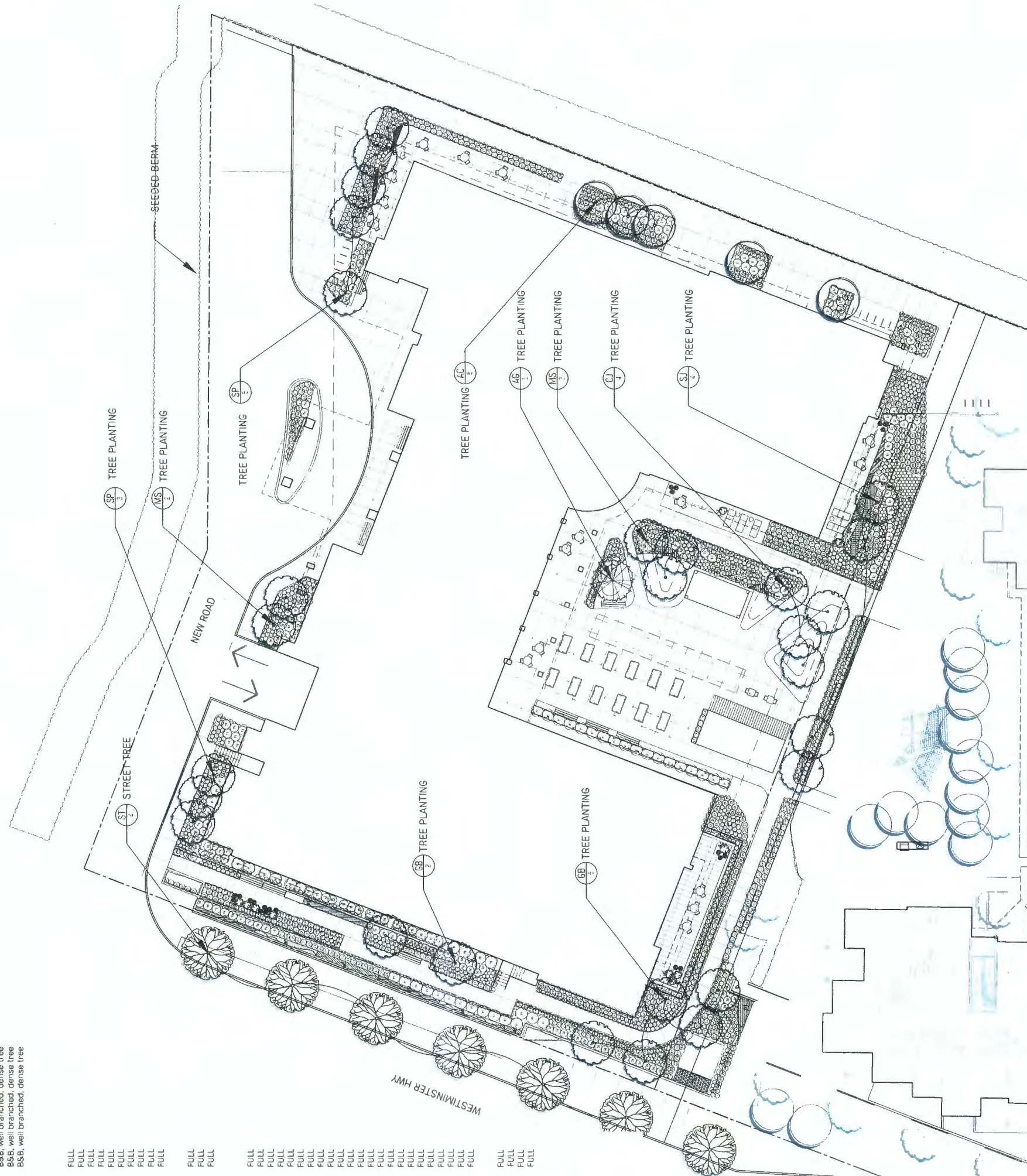
HEDGES					
Ce	55	Ceanothus 'Blue Sapphire'	California Lilac	#3 POT, 600 O.C.	FULL
Pi	40	Prunus laurocerasus 'Zabeliana'	Zabel Laurel	#2 POT, 1200 O.C.	FULL
Tm	156	Taxus x media 'Hicksii'	Hick's Yew	#2 POT, 600 O.C.	FULL

GRASSES, FERNS, VINES, AND PERENNIALS					
ac	50	Achillea 'Moonshine'	Yarrow	#1 POT, 400 O.C.	FULL
ag	120	Allium giganteum	Giant Flowering Onion	#1 POT, 400 O.C.	FULL
ar	115	Artemisia 'Sea Foam'	Curcuc Sage	#1 POT, 450 O.C.	FULL
as	80	Asplenium scolopendrium	Hart's Tongue Fern	#1 POT, 450 O.C.	FULL
bs	20	Blechnum spicatum	False Spirea	#1 POT, 300 O.C.	FULL
bs	100	Blechnum spicatum	Deer Fern	#1 POT, 380 O.C.	FULL
ca	5	Clematis armandii	Evergreen Clematis	#3 POT, STKO.	FULL
ec	44	Echinacea purpurea	Purple Cone Flower	#1 POT, 450 O.C.	FULL
eu	95	Euphorbia x youngianum	Bishop's Hat	#1 POT, 300 O.C.	FULL
eu	52	Euphorbia characias ssp. wulfenii	Large Mediterranean Spurge	#1 POT, 600 O.C.	FULL
fg	275	Festuca gaucha	Blue Angel Hosta	#1 POT, 300 O.C.	FULL
hk	13	Hakonechloa macra	Japanese Forest Grass	#1 POT, 600 O.C.	FULL
hb	59	Hosta 'Blue Angel'	Blue Lily Hosta	#1 POT, 450 O.C.	FULL
lv	210	Lavandula angustifolia 'Munstead'	Lavender	#1 POT, 450 O.C.	FULL
lm	00	Limonium muscari 'Big Blue'	Lemon Balm	#1 POT, 300 O.C.	FULL
mo	11	Meissa officinalis	Mondo Grass	#1 POT, 300 O.C.	FULL
of	148	Ophiopogon japonicus	Compact Russian Sage	#1 POT, 450 O.C.	FULL
pa	20	Penstemon atriplicifolia 'Little Spire'	Fountain grass	#1 POT, 450 O.C.	FULL
ph	140	Pennisetum alopecuroides 'Hamerli'	Black-eyed Susan	#1 POT, 300 O.C.	FULL
rf	273	Rudbeckia fulgida	Purple wood sage	#1 POT, 450 O.C.	FULL
rn	36	Salvia nemorosa 'Caradonna'	False Solomon's Seal	#1 POT, 450 O.C.	FULL
sm	68	Smiacina racemosa	Lamb's Ear	#1 POT, 350 O.C.	FULL
sb	40	Stachys byzantina			

GROUND COVER					
ar	88	Arctostaphylos uva-ursi	Kinnikinnick	#1 POT, 300 O.C.	FULL
ac	00	Asarum caudatum	Wild Ginger	#1 POT, 300 O.C.	FULL
pa	140	Pachysandra terminalis	Japanese Spurge	#1 POT, 300 O.C.	FULL
tp	48	Thymus praecox	Creeping Thyme	#1 POT, 300 O.C.	FULL

NOTES

- ALL PLANTS TO MEET MUNICIPAL AND PROVINCIAL STANDARDS FOR PLANT SIZE AND QUALITY.
- AREA OF SEARCH: WESTERN CANADA INCLUDING ALBERTA, SASK., MANITOBA, BC INTERIOR, AND THE US INCLUDING MONTANA, IDAHO AND NORTH DAKOTA.
- ALL SHRUBS ARE MIN. HEIGHT AND SPREAD OF 600MM AT THE TIME OF PLANTING.



NOT FOR CONSTRUCTION

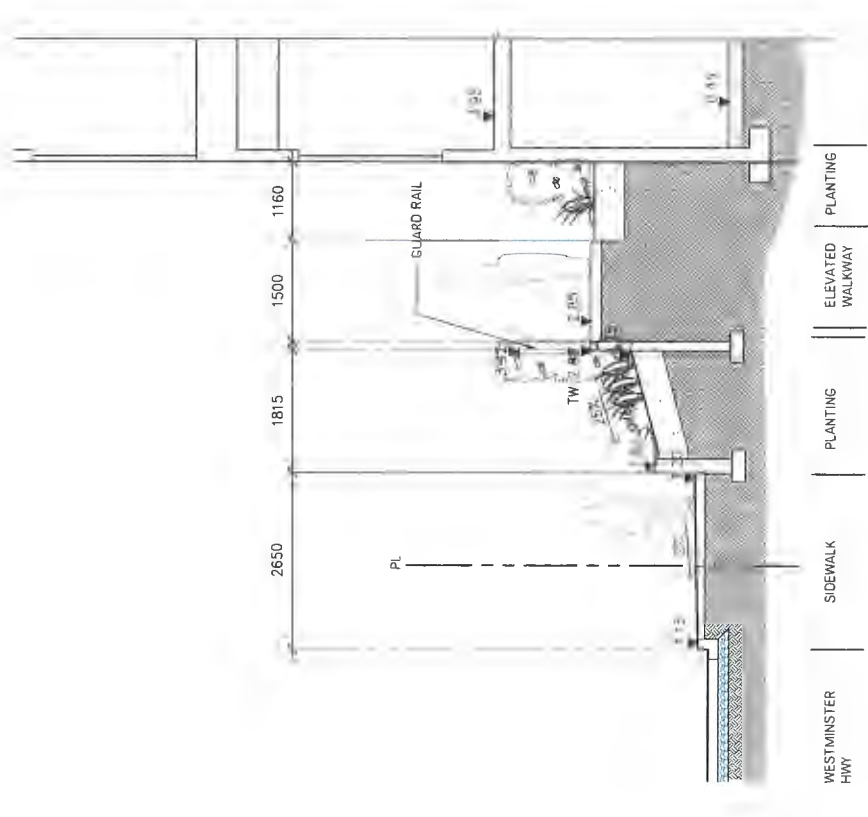
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01	ISSUED FOR DP	NOV 20/15

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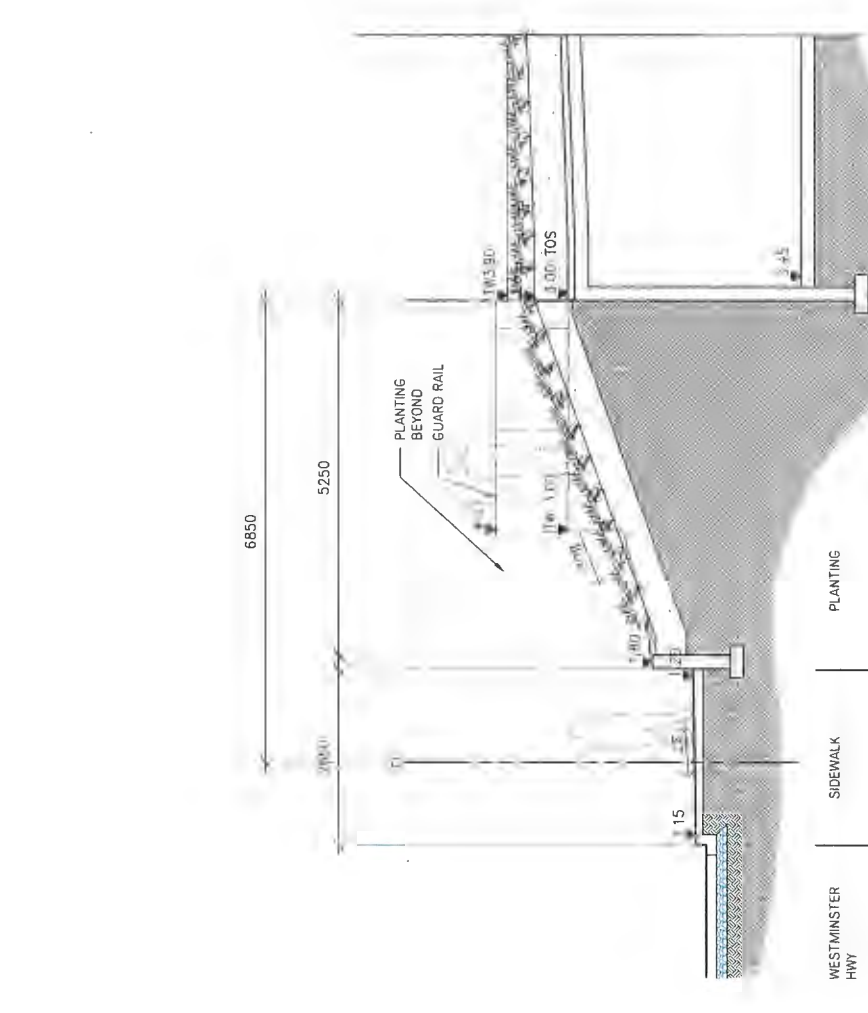
Hamilton
Parcel 3
Richmond BC

Planting
Plan

Date	MAR 10/16	Drawing Number	
Project No.	1321	Scale	1:200
Client	1:200	Sheet No.	L1.3
Designer	9C DS		



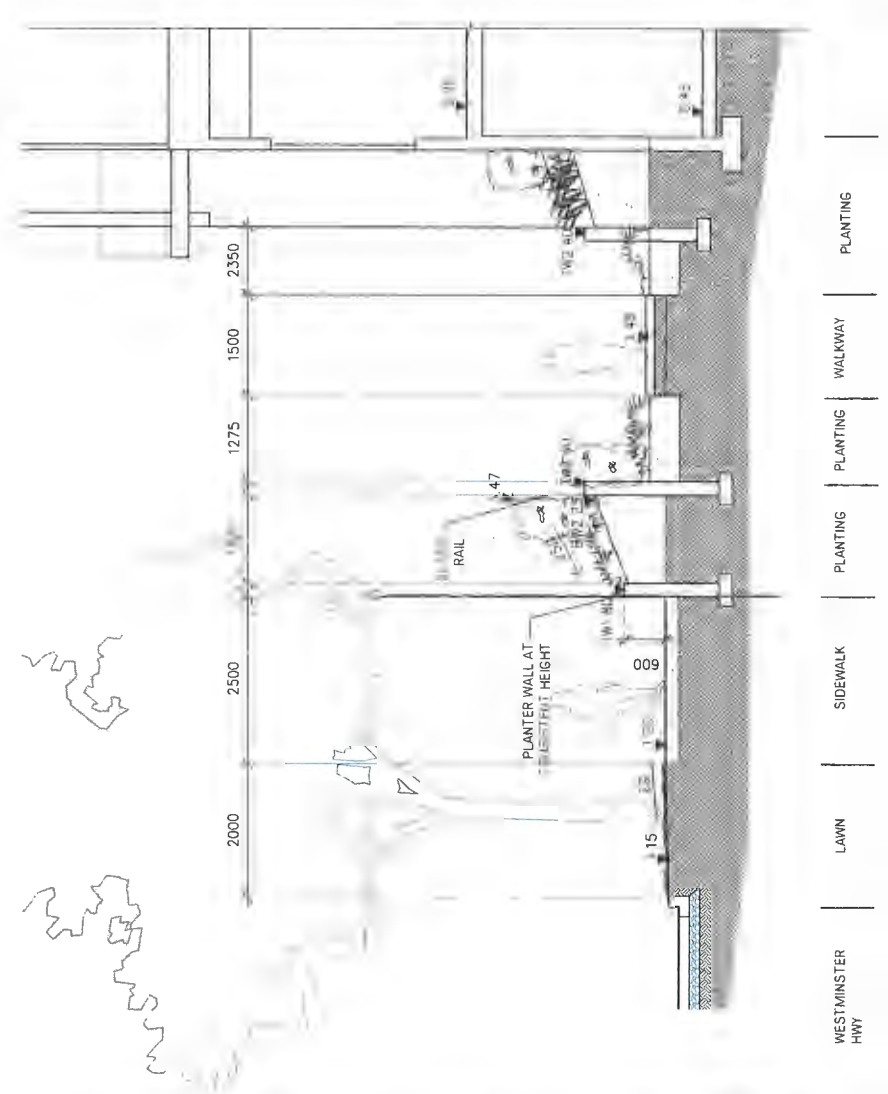
1A Seniors' Housing Frontage at Westminster Highway - South
L1.5 1:50



2 Planting at Stairs Between Parcel 2 & 3 at Westminster Highway
L1.5 1:50



1B Seniors' Housing Frontage at Westminster Highway - North
L1.5 1:50



1C Seniors' Housing Frontage at Westminster Highway - North
L1.5 1:50

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03	ISSUED FOR REVIEW	MAY 04/16
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No.	Dr.	Date



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Hamilton
Parcel 3
Richmond BC

Landscape Sections

Attachment 3: Proposed Design



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Vancouver, BC Canada
V6A 1G1

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1. D.P. APPLICATION	20 NOV. 2015
2. D.P. RESPONSE	29 MAR. 2016
3. A.D.P. RESPONSE	29 MAR. 2016
4. A.D.P. RESPONSE	03 JUNE 2016
5. B.P. FOUNDATION/EXCAV.	27 SEPT 2016
6. UP TO LEVEL 1 SUSP. SLAB	14 OCT 2017
7. FULL B.P.A.	01 DEC 2018
8. REISSUED FOR FULL B.P.A.	14 MAR 2019
9. ISSUED FOR FULL CONST.	28 JAN 2019
10. D.P. RE-SUBMISSION	07 OCT. 2019

ISSUED FOR
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07 OCT. 2019

NO. REVISION: 04 OCT. 2019
DATE: 04 OCT. 2019

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ARCHITECTURAL SEAL:

CLIENT: **NCL**
New Coast Lifestyles
7600 Alderidge Way
Richmond, B.C. V6X 2A2

PROJECT: **Hamilton Lands**
Parcel 3, Seniors Building
23100 Garripie Avenue, Richmond, B.C.

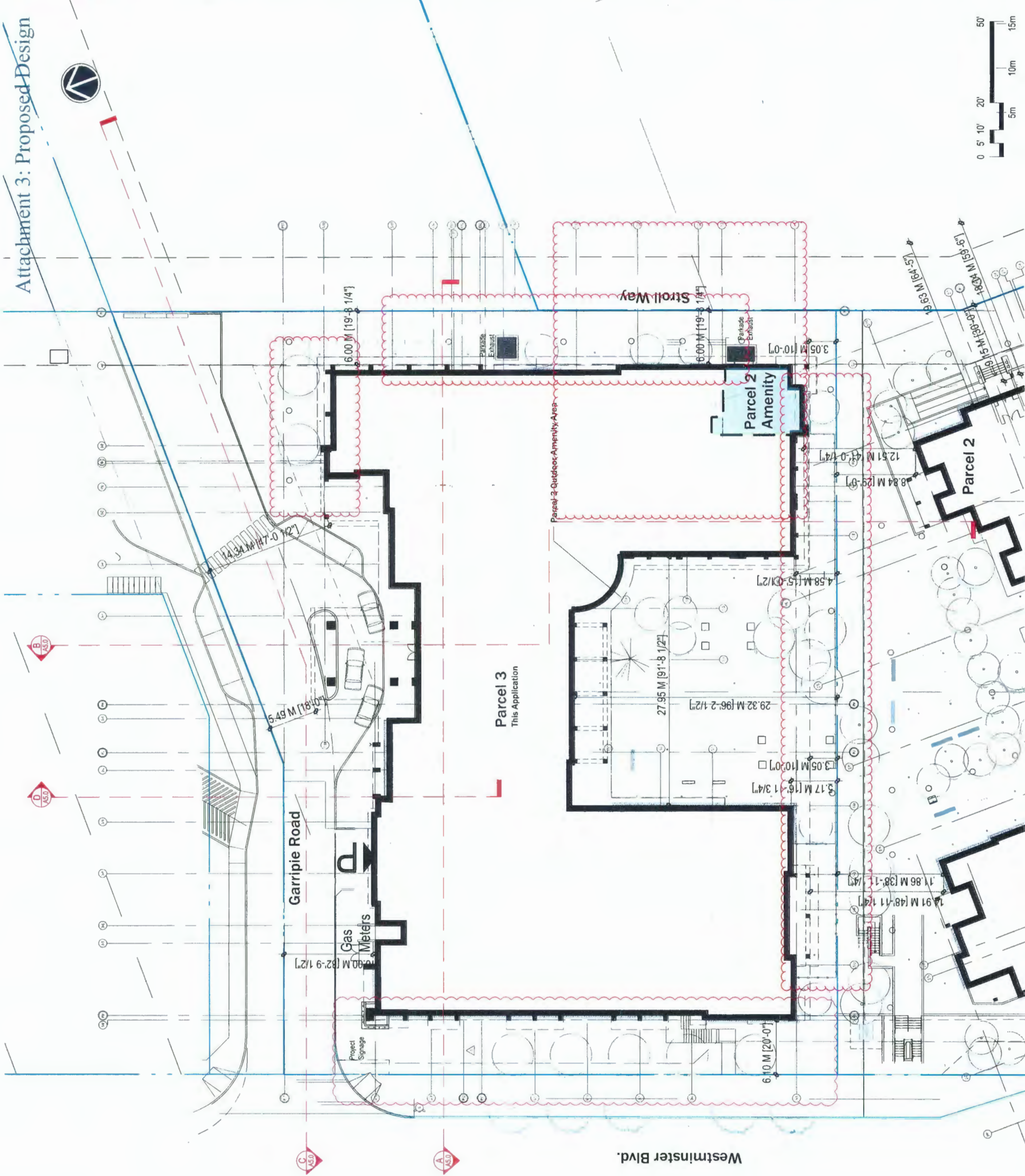
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PLOTDATE: 03 OCT. 2019
DRAWN: LB
CHECKED: KSH

PROJECT NO. **1331**

DWG. NO. **A1.1**

DP No: DP 15-16274
BP No: BP 15-17459





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4. A.D.P. RESPONSE	03 JUNE 2016
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New Coast Lifestyles
7600 Alderbridge Way
Richmond, B.C. V6X 2A2

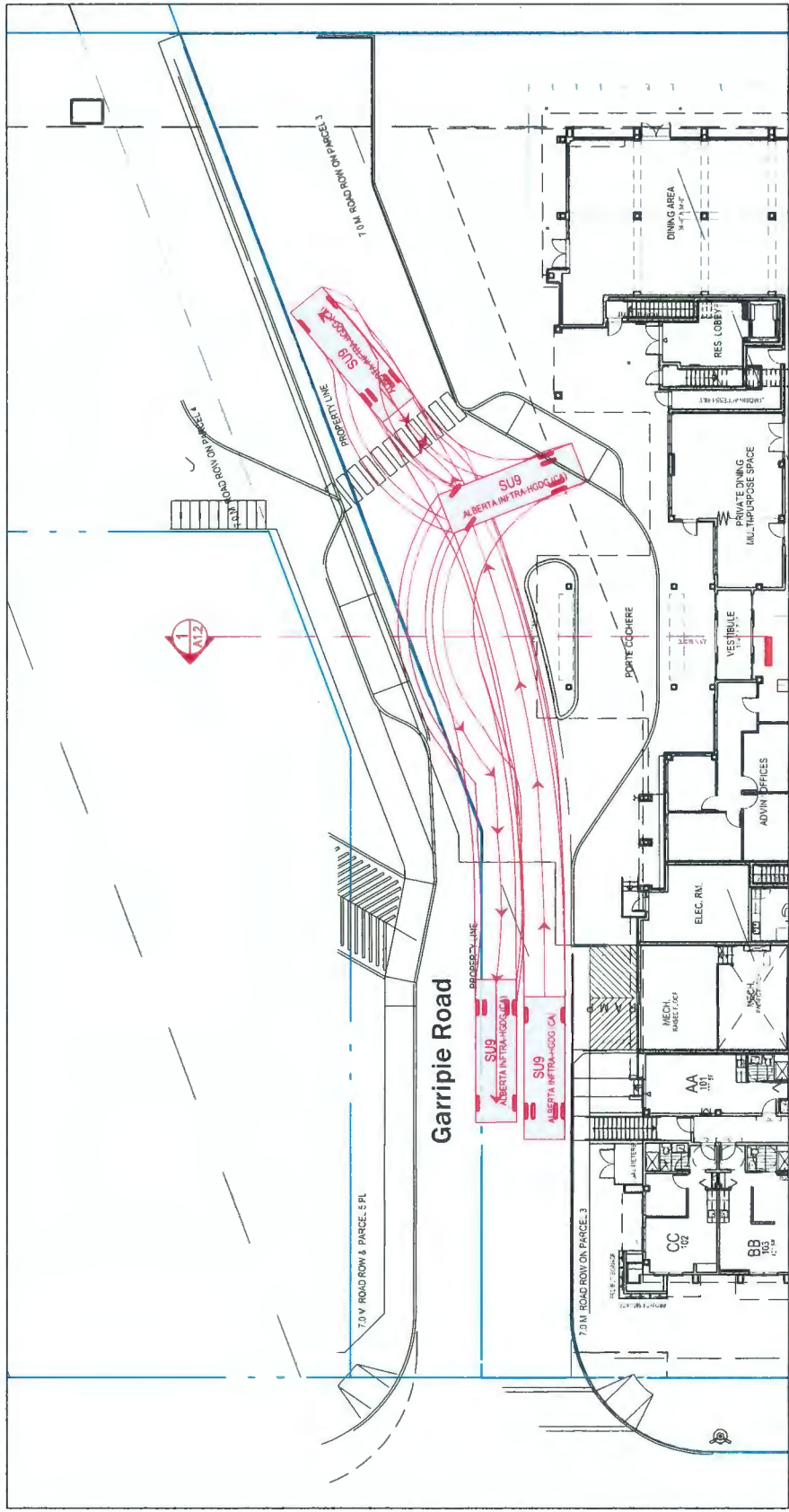
PROJECT:
Hamilton Lands
Parcel 3, Seniors Building
23100 Garripie Avenue, Richmond, B.C.

DRAWING TITLE:
SU-9 TRUCK / HANDYDART
TURNING MOVEMENT

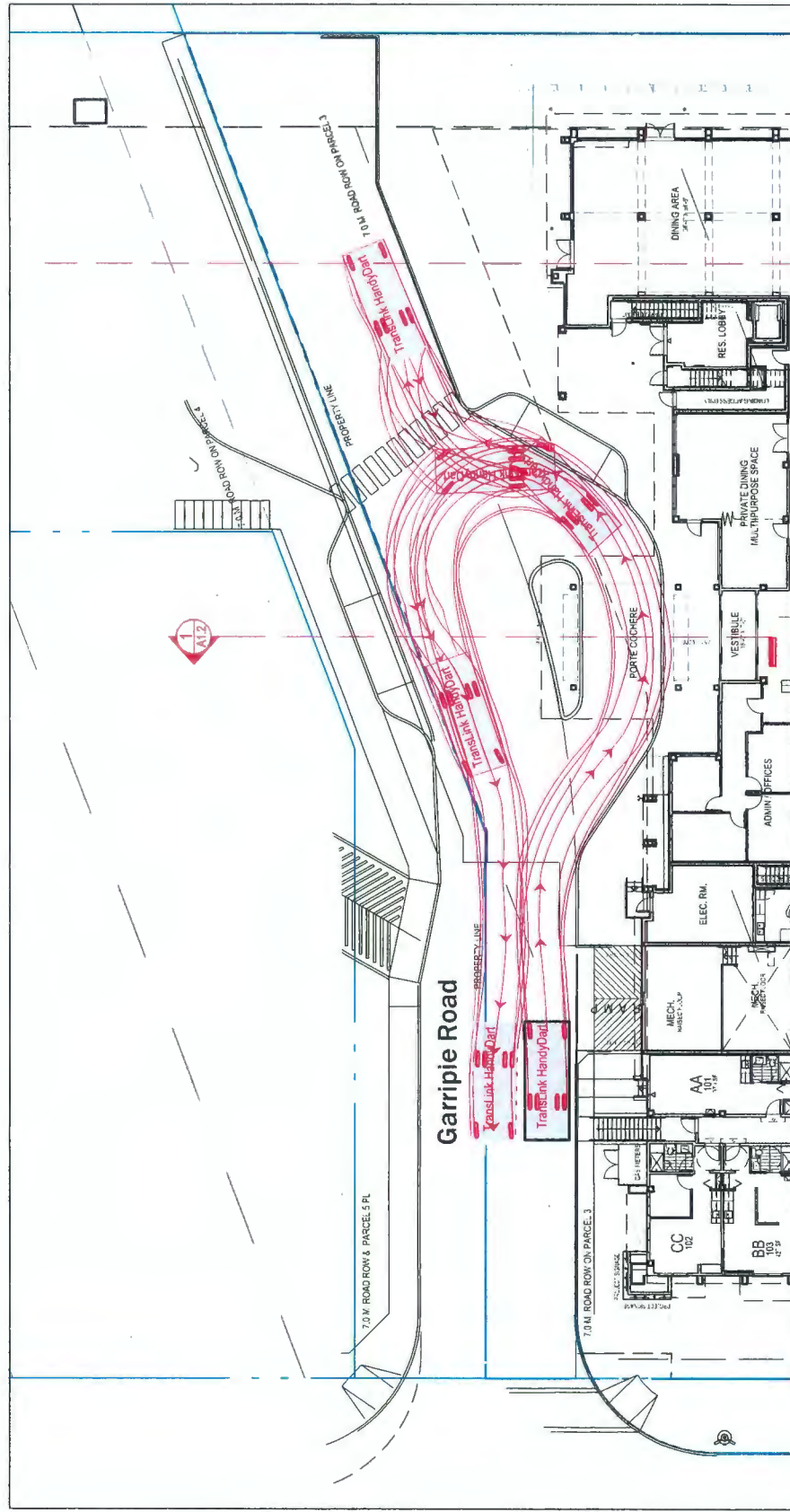
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PROJECT NO.: 1331

DWG. NO.:
A1.2

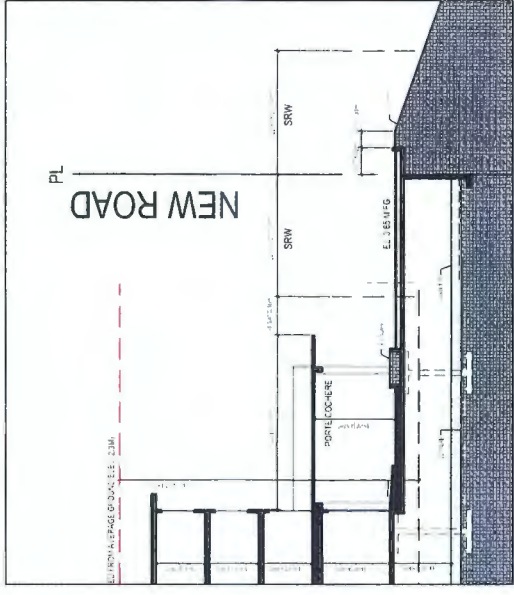
DP No: DP-15-16274
BP No: BP-15-17469



SU-9 TURNING MOVEMENT



HANDYDART TURNING MOVEMENT



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

MIN. HEADROOM CLEARANCE REQUIRED
HANDYDART 10.17' (3.1 M)
SU-9 13.45' (4.1 M)
CITY OF RICHMOND FIRE TRUCKS CAN BE BASED ON SU-9 TRUCKS



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4. A.D.P. RESPONSE	03 JUNE 2016
5. B.P. FOUNDATION/EXCAV.	27 SEPT 2016
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7. FULL B.P.A.	18 FEB 2017
8. ISSUED FOR PRICING	17 APR 2017
9. ISSUED FOR B.P.A.	28 JAN 2019
10. D.P. RE-SUBMISSION	07 OCT. 2019

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STOREFRONT WINDOW:
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ARCHITECTURAL SEAL:

CLIENT:
New Coast Lifestyles
700 Alder Street
Richmond, B.C. V6X 2A2

PROJECT:
Hamilton Lands
Parcel 3, Seniors Building
23100 Garripie Avenue, Richmond, B.C.

DRAWING TITLE:
ELEVATIONS

DATABASE: 1331-A4.0.dwg
SCALE: 3/32" = 1'-0"
PLOTDATE: 03 OCT. 2019
DRAWN: LB
CHECKED: KSH
PROJECT NO. **1331**

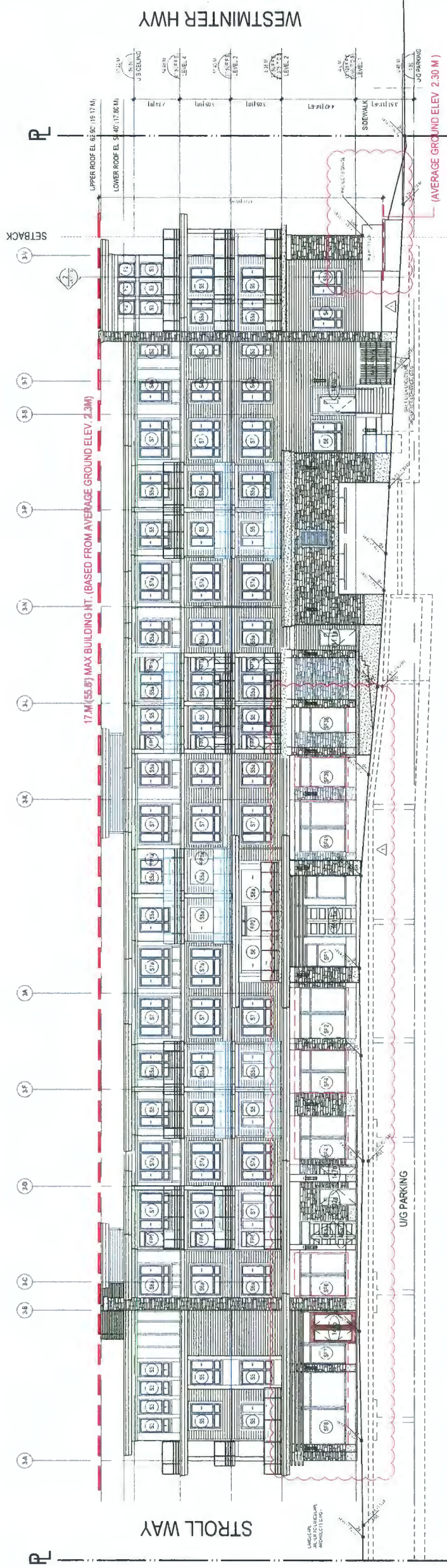
DWG. NO.

A4.1

DP No: DP-15-748274
BP No: BP-15-747459



2 WEST ELEVATION (WESTMINSTER HWY)
SCALE 3/32" = 1'-0"



1 NORTH ELEVATION (NEW ROAD)
SCALE 3/32" = 1'-0"



Keyplan



Roslich Hemphill Architects

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 5. B.P. FOUNDATION/EXCAVATION 27 SEPT 2016
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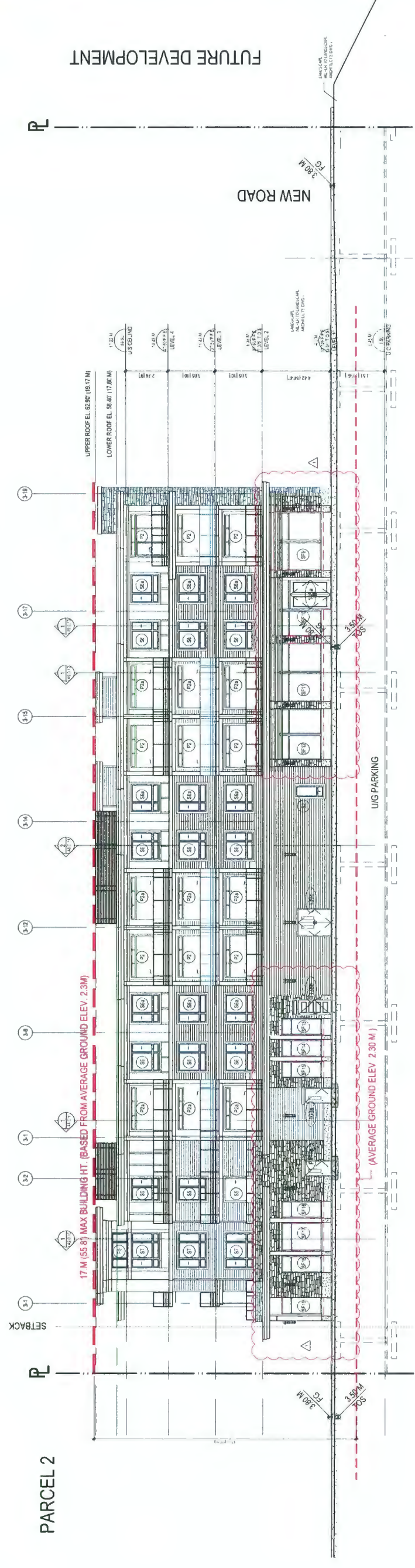
PROJECT:
Hamilton Lands
Parcel 3, Savitras Building
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ELEVATIONS

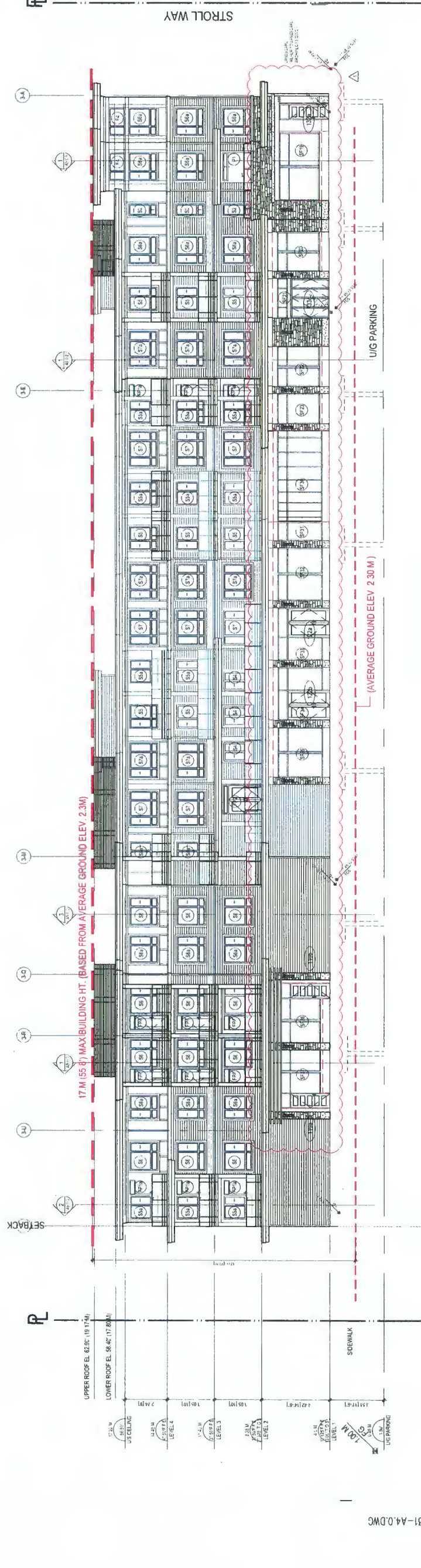
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DRAWN: LB
CHECKED: KSH
PROJECT NO. 1331

DWG. NO. **A4.2**

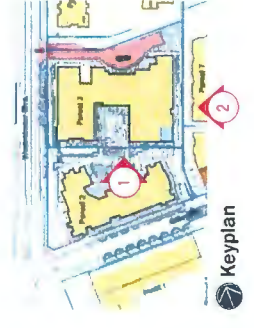
DP No: DP-15-716274
BP No: BP-16-747459



2 EAST ELEVATION (STROLLWAY)
SCALE 3/32" = 1'-0"



1 SOUTH ELEVATION (COURTYARD)
SCALE 3/32" = 1'-0"





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10.	ISSUED FOR FULL CONST.	28 JAN 2018
11.	D.P. RE-SUBMISSION	07 OCT. 2019

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NO. REVISION: STOREFRONT WINDOW
 DATE: 04 OCT. 2019

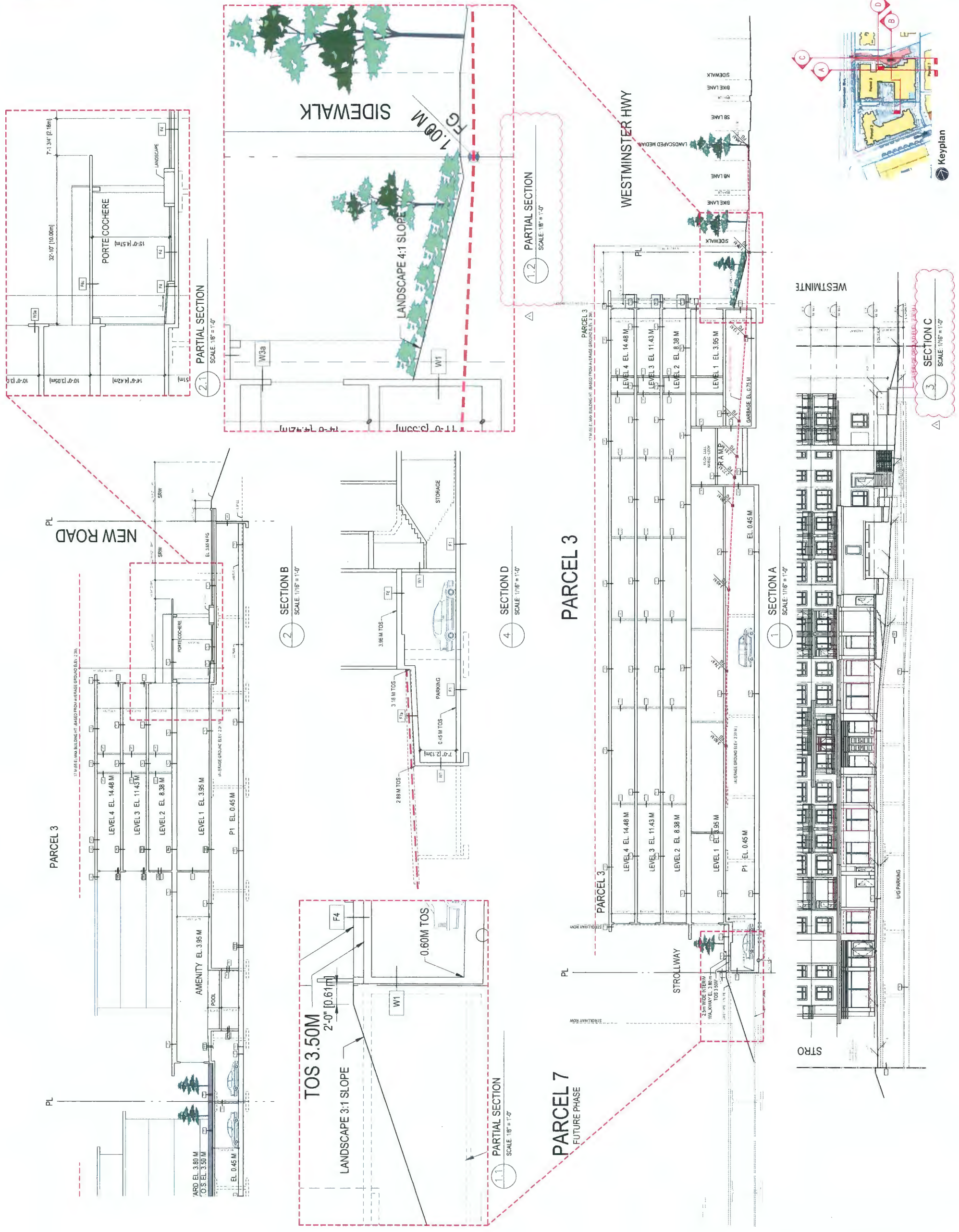
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 23100 Garriple Avenue, Richmond, B.C.

DRAWING TITLE: BUILDING SECTIONS

DATABASE: 1331-A5.0.DWG
 SCALE: 1/16" = 1'-0"
 PLOTDATE: 03 OCT. 2019
 DRAWN: LB
 CHECKED: KSH
 PROJECT NO: 1331

DWG. NO. **A5.0**
 DP No: DP-15-718274
 BP No: BP-16-747459

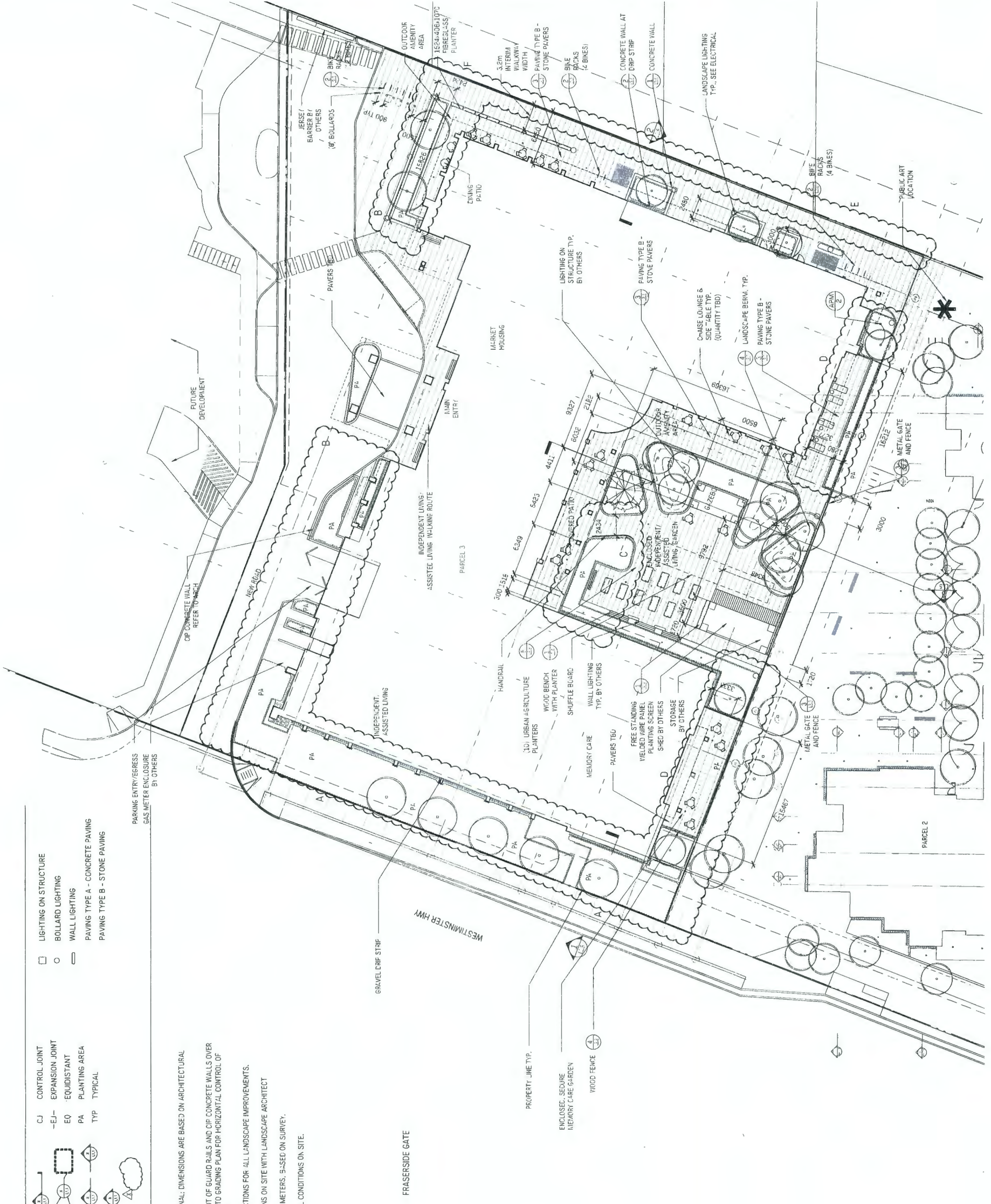


LEGEND

- | | | | |
|--|---------------------------------|--|---------------------------------|
| | DETAIL SECTION | | CJ CONTROL JOINT |
| | EXPANSION JOINT | | LIGHTING ON STRUCTURE |
| | DETAIL ON WHICH DETAIL IS SHOWN | | BOLLARD LIGHTING |
| | PRIMARY SECTION | | WALL LIGHTING |
| | EXTERIOR ELEVATION | | PAVING TYPE A - CONCRETE PAVING |
| | REVISION | | PAVING TYPE B - STONE PAVING |

NOTES:

- ALL DIMENSIONS ARE NOMINAL; DIMENSIONS ARE BASED ON ARCHITECTURAL GRID.
- REFER TO ARCH. FOR LAYOUT OF GUARD RAILS AND CIP CONCRETE WALLS OVER STRUCTURAL SLAB; REFER TO GRADING PLAN FOR HORIZONTAL CONTROL OF PAVING/LANDSCAPE AREAS.
- REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS.
- CONFIRM SHUT OUT PATTERNS ON SITE WITH LANDSCAPE ARCHITECT
- LANDSCAPE ELEVATIONS IN METERS. S=SEC ON SURVEY.
- CONTRACTOR TO VERIFY ALL CONDITIONS ON SITE.



H A A

Landscapes Architecture
Urban Design
403 - 3rd West Fifth Avenue
Vancouver BC, V5Y 1J6
604 909 4150
hac@hacaa.com

1	ISSUED FOR RP AMENDMENT	FEB 10/20
11	ISSUED FOR DP AMENDMENT	OCT 4/19
10	ISSUED FOR DP AMENDMENT	APRIL 5/17
09	RE-ISSUED FOR FULL BLD PERMIT	MAR 13/17
08	ISSUED FOR TENDER	FEB 18/17
07	ISSUED FOR BUILDING PERMIT	DEC 11/16
06	ISSUED FOR COORDINATION	NOV 24/16
05	ISSUED FOR RP FOUNDATION	SEPT 27/16
04	RE-ISSUED FOR DP	MAR 3/16
03	RE-ISSUED FOR CP	MAR 10/16
02	RE-ISSUED FOR DP	MAR 17/16
01	ISSUED FOR DP	NOV 20/15

NCL
NCL MANAGEMENT LTD.
Site: 436-580 David Street
Richmond, BC, V7C 5P5

Hamilton Parcel 3
23100 Garripie Avenue
Richmond BC

Materials & Layout
Plan

DATE	MAR 10 16	PROJECT NUMBER	
PROJ. NO.	1321	SCALE	L1.1
DATE	1 2000	DATE	
DATE	1 2000	DATE	

LEGEND

- +000.00 PROPOSED ELEVATION
- +TW TOP OF WALL
- +BW BOTTOM OF WALL
- +FFE FINISHED FLOOR ELEVATION
- +MFE MAIN FLOOR ELEVATION
- +HP HIGH POINT
- +LP LOW POINT
- +TE TOP OF EDGER
- +TB TOP OF BENCH
- +LD LAWN DRAIN
- +TD TRENCH DRAIN
- +TS TOP OF STAIRS
- +BS BOTTOM OF STAIRS
- +TC TOP OF CURB
- +BC BOTTOM OF CURB
- +CO(0.00) EXISTING SPCT ELEVATION AS PER SURVEY
- +INT INTERPOLATED
- 0.0 X DIRECTION OF SLOPE

NOTES

REFER TO MECHANICAL FOR PARKADE SLAB DRAIN LOCATIONS.

REFER TO SPECIFICATIONS FOR MATERIALS AND INSTALLATION REQUIREMENTS. REFER TO SOIL DEPTH DETAILS FOR SOIL DEPTH AND VOIDING.

ALL ELEVATIONS ARE NOMINAL AND ARE BASED ON ARCHITECTURAL GRID AND ELEVATIONS PROVIDED BY ARCHITECT. CONTRACTOR TO VERIFY ALL MEASUREMENTS.

ALL PROPOSED ELEVATIONS ARE TO TOP OF FINISHED GRADE UNLESS NOTED OTHERWISE.

REFER TO LAYOUT AND MATERIALS PLANS.

ALL UTILITIES COVERS INSIDE LANDSCAPE AREA TO BE ADJUSTED TO FINAL GRADE

H A A

Landscape Architecture
Urban Design
4103 - 375 West Firth Avenue
Vancouver BC, V5Y 1J6
604-909-4150
hapa@hacaa.com

11	ISSUED FOR PERMIT	FEE 10/20
10	ISSUED FOR DP IMPROVEMENT	OCT 1/19
09	REVISIONS FOR PERMIT	MAY 22/17
08	ISSUED FOR TENDER	FEB 18/17
07	ISSUED FOR BUILDING PERMIT	DEC 1/16
06	ISSUED FOR COORDINATION	NOV 24/16
05	ISSUED FOR FOUNDATION	SEPT 27/16
04	REVISIONS FOR DP	JUNE 3/16
03	FEASIBILITY FOR DP	MAY 10/16
02	REVISIONS FOR DP	MAR 17/16
01	ISSUED FOR DP	NOV 20/15

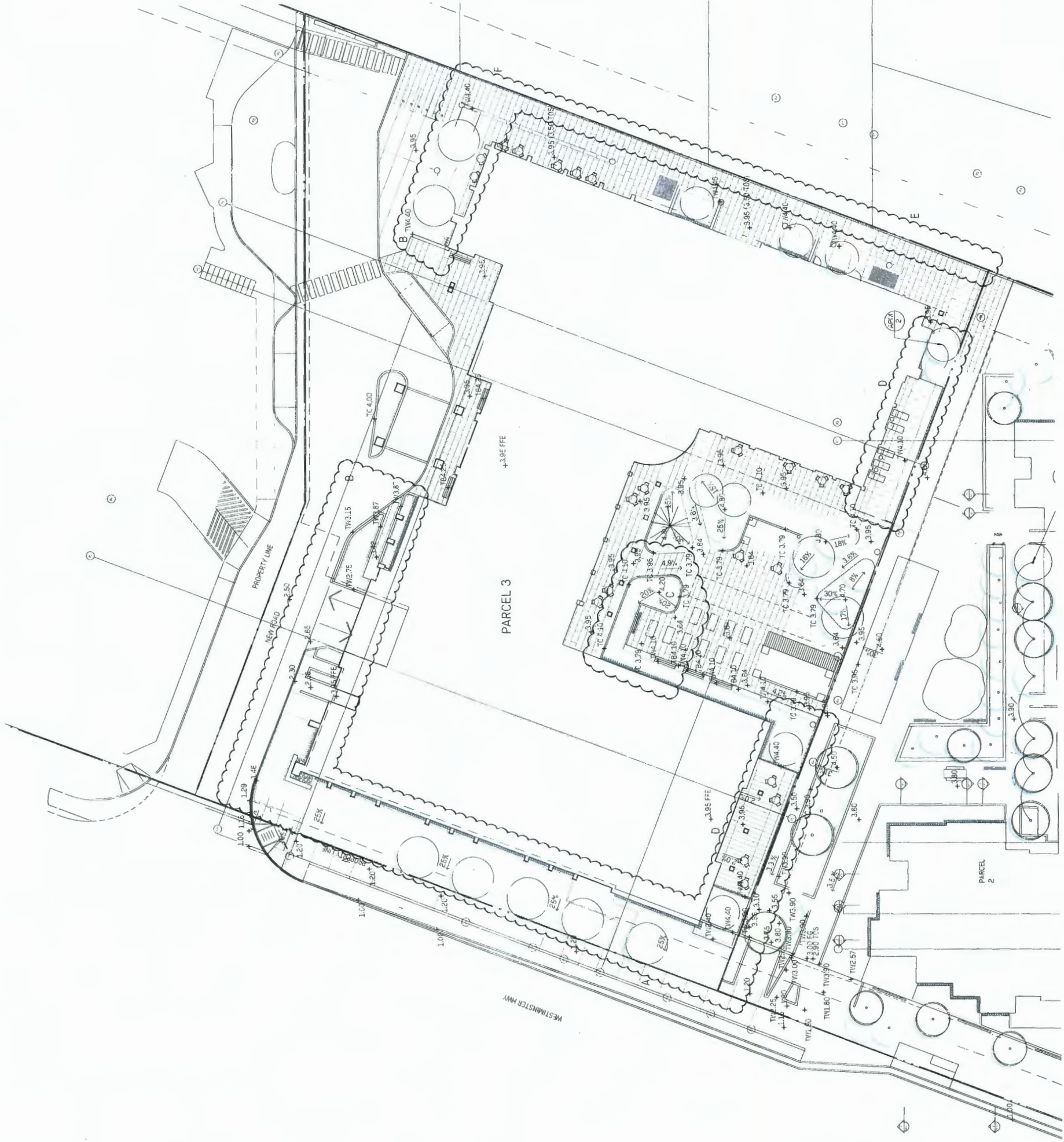
NCL NCL MANAGEMENT LTD.
Suite 428-1880 Dwyer Crescent
Richmond, B.C. V7C 5P5

2015/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000

Hamilton Parcel 3
Lot 3 Blk 5 North Range 4 West
New Westminster District Plan
EPP 552455, Richmond BC

Grading Plan

Date	MAX 10/16	Drawn	AMF
Project No.	1321	Scale	1:200
Sheet No.	1200	Project	GC1 DS
L1.2			



PLANT SCHEDULE



NO.	SYMBOL	PLANT NAME	SIZE	QUANTITY	REMARKS
1	(Symbol)	ACER PLATANUS	4.5m	1	Plant in front of building
2	(Symbol)	ACER PLATANUS	4.5m	1	Plant in front of building
3	(Symbol)	ACER PLATANUS	4.5m	1	Plant in front of building
4	(Symbol)	ACER PLATANUS	4.5m	1	Plant in front of building
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99	(Symbol)	ACER PLATANUS	4.5m	1	Plant in front of building
100	(Symbol)	ACER PLATANUS	4.5m	1	Plant in front of building

- NOTES:**
1. ALL PLANTS TO MEET MUNICIPAL AND PROVINCIAL STANDARDS FOR PLANT SIZE AND QUALITY;
 2. AREA OF SEARCH: WESTERN CANADA INCLUDING ALBERTA, SASK., MANITOBA, BC INTERIOR, AND THE US INCLUDING MONTANA, IDAHO AND NORTH DAKOTA;
 3. ALL SHRUBS ARE MIN. HEIGHT AND SPREAD OF 600MM AT THE TIME OF PLANTING;
 4. ALL PLANTED AREAS TO HAVE HIGH EFFICIENCY AUTOMATIC IRRIGATION;
 5. PROVIDE DESIGN BUILD IRRIGATION FOR ALL PLANTER AREAS ONSITE IN COMPLIANCE WITH PROJECT SPECIFICATION SUBROUT LOCATIONS AS SHOWN, PER MECHANICAL.

HA A
 Landscape Architecture
 Urban Design
 403 - 275 West 6th Avenue
 Vancouver BC, V6B 1V6
 604 999 4150
 hapa@hacbc.com

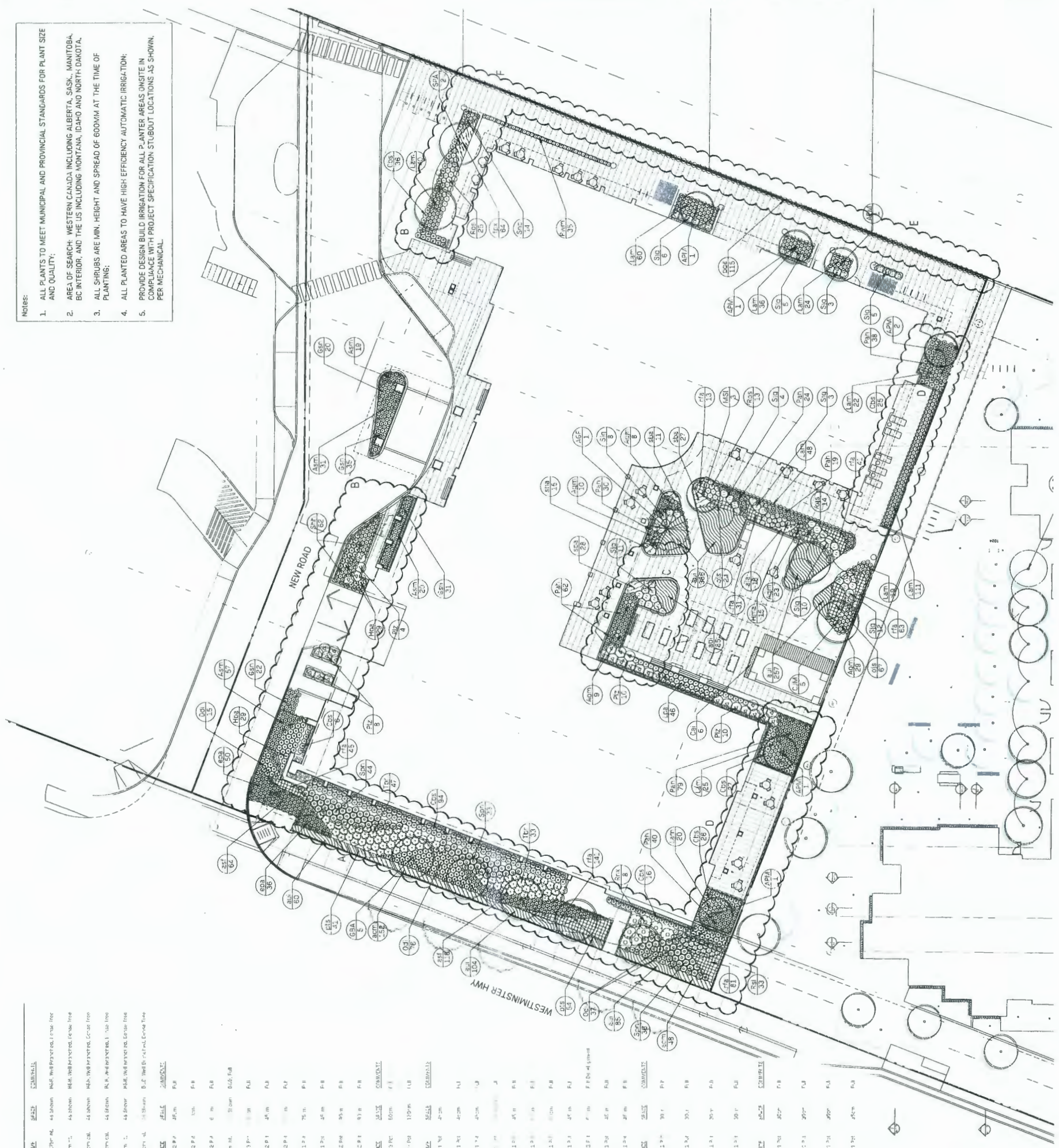
- 1 ISSUED FOR BP AMENDMENT FEB 10 20
- 11 ISSUED FOR DP AMENDMENT OCT 4 19
- 10 ISSUED FOR DP AMENDMENT APRIL 5 17
- 09 PRELIMINARY PLAN BUILDING PERMIT MAY 23 17
- 08 ISSUED FOR BUILDING PERMIT FEB 16 17
- 07 ISSUED FOR BUILDING PERMIT DEC 1 16
- 06 ISSUED FOR COORDINATION NOV 24 16
- 05 ISSUED FOR BP FOUNDATION SEPT 27 16
- 04 RE-ASSIGNED FOR DP JUNE 3 16
- 03 RE-ASSIGNED FOR DP MAY 10 16
- 02 RE-ASSIGNED FOR DP MAR 17 16
- 01 ISSUED FOR DP NOV 20 15

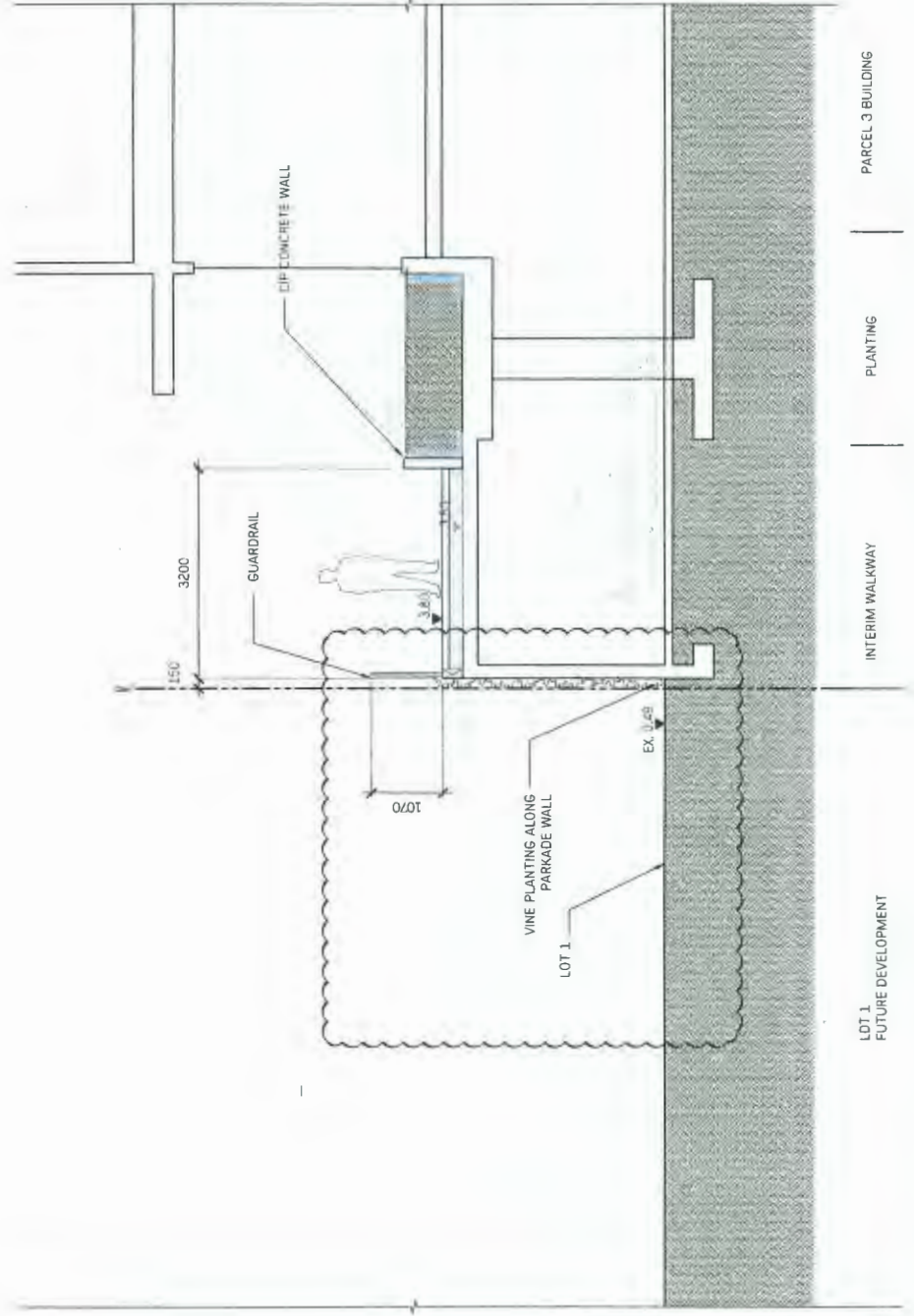
NCL
 NCL MANAGEMENT LTD.
 23100 GARRIPLE AVENUE
 RICHMOND BC V7C 5P5

Hamilton Parcel 3
 23100 Garriple Avenue
 Richmond BC

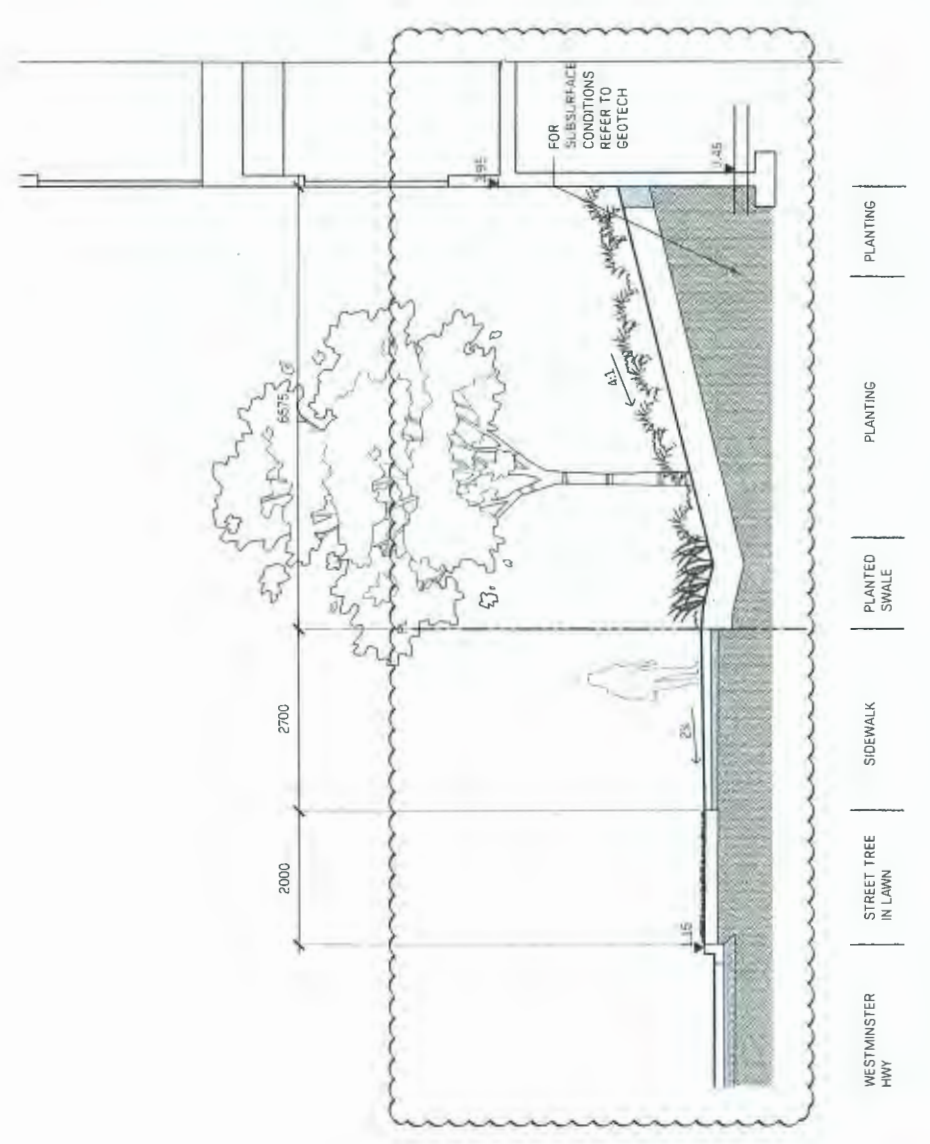
Planting
 Plan

DATE: MAR 10 2016
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: 13821
 SHEET NO: 12000
 SCALE: 1:100
L1.3





2 Parcel 3 Interim Walkway at Lot 1
L1.5 1:50



1 Seniors' Housing Frontage at Westminster Highway
L1.5 1:50



3 Parcel 2 & 3 Courtyard Looking West
L1.5 1:75

NOT FOR CONSTRUCTION

11	ISSUED FOR DP AMENDMENT	OCT 4/19
10	ISSUED FOR DP AMENDMENT	APRIL 5/17
09	REVISED FOR FULL BUILDING PERMIT	MAR 21/17
08	ISSUED FOR TENDER	FEB 16/17
07	ISSUED FOR BUILDING PERMIT	DEC 1/16
06	ISSUED FOR COORDINATION	NOV 26/16
05	ISSUED FOR BF FOUNDATION	SEPT 27/16
04	RE-ISSUED FOR DP	JUNE 3/16
03	RE-ISSUED FOR DP	MAY 10/16
02	RE-ISSUED FOR DP	MAR 17/16
01	ISSUED FOR DP	NOV 20/15
N.C.	DATE	DATE

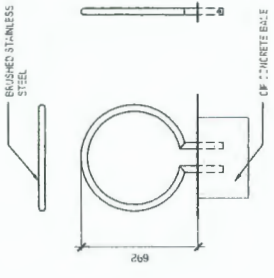
NCL NCL MANAGEMENT LTD.
23100 Sample Avenue
Richmond BC V7C 5P9

Every effort has been made to ensure the drawings and documents are as accurate as possible. However, the drawings and documents are not to be used for construction without the approval of the architect.

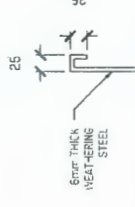
Hamilton Parcel 3
23100 Sample Avenue
Richmond BC

Landscape Sections

NOTE:
REFER TO SPEC FOR DIMENSIONS
AND INSTALLATION. THIS
PRODUCT FROM LANDSCAPE FURNISH
PROVIDE SHOP DRAWINGS



2 RING BIKE RACK
1:22



5a STEEL PLANTER TOP EDGER
1:5

- NOTES:
1. TIMBER: RED OR YELLOW CEDAR, NON-KNICKED, TIGHT-KNOT, BENT TO FOLLOW ARC OF BENCH, SHIPPED AS DIMENSIONED
 2. METAL: GALVANIZED AND PAINTED STEEL THROUGHOUT C/W DRIP-HOLES. REFER TO SPECIFICATION FOR FINISH.
 3. GRIND ALL CUT/WELDED SURFACES TO SMOOTH UNIFORM FINISH
 4. PROVIDE SHOP DRAWINGS FOR STEEL FABRICATION AND ASSEMBLY.
 5. REFER TO STRUCTURAL FOR C.I.P. CONCRETE FOOTING, DIMENSIONS AND REINFORCING.
 6. SHIM PLANTERS PUMBS & LEVEL

NOT FOR CONSTRUCTION

09	RESUBMITTED FOR FULL BUILDING PERMIT	MAR 21/17
08	ISSUED FOR TENDER	FEB 16/17
07	ISSUED FOR BUILDING PERMIT	DEC 1/16
06	ISSUED FOR COORDINATION	NOV 24/16
05	ISSUED FOR BP FOUNDATION	SEPT 27/16
04	RE-ISSUED FOR DP	JUNE 3/16
03	RE-ISSUED FOR DP	MAY 10/16
02	RE-ISSUED FOR DP	MAR 17/16
01	ISSUED FOR CP	NOV 20/15

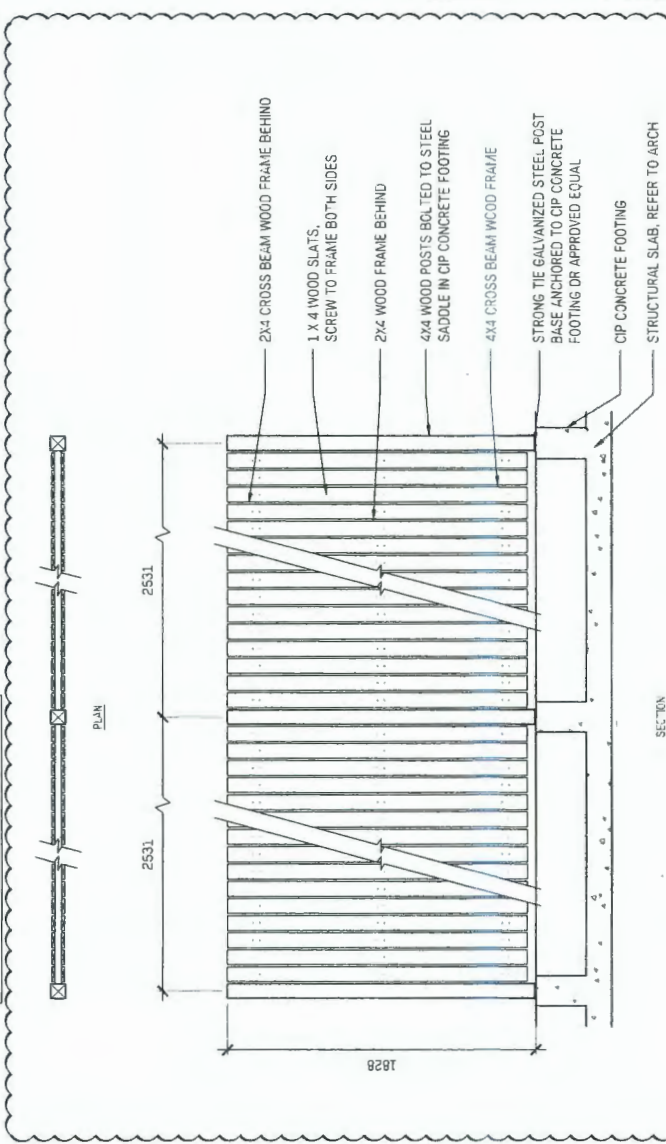
NCL
NCL MANAGEMENT LTD.
Suite 436-8880 Dwyer Crescent
Richmond, B.C. V7C 5P5

Hamilton Parcel 3
Lot 3 Bk 5 North Range 4 West
New Westminster District Plan
EPP 55255, Richmond BC

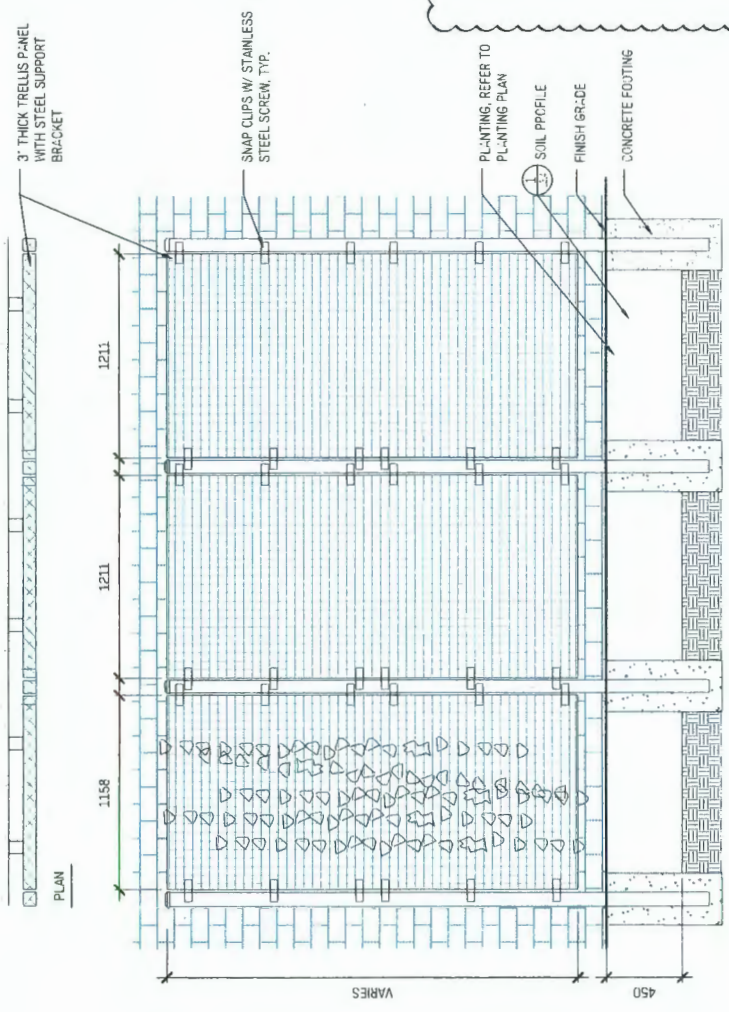
Site Furnishings
Details

1:22

- NOTES:
1. PROVIDE SHOP DRAWINGS SIGNED AND SEALED BY STRUCTURAL ENGINEER REGISTERED IN BRITISH COLUMBIA
 2. APPLY TWO COATS STAIN, ALL SURFACES, COULP AS SELECTED BY LANDSCAPE ARCHITECT.
 3. USE GALVANIZED STEEL HARDWARE FOR ALL CONNECTIONS, STRAPPING, ETC.
 4. USE PRESSURE TREATED PF OF HEMLOCK FREE OF LARGE KNOTS.
 5. REFER TO ARCH. FOR WALL DETAIL.
 6. REFER TO STRUCTURAL FOR C.I.P. CONCRETE FOOTING, DIMENSIONS AND REINFORCING.

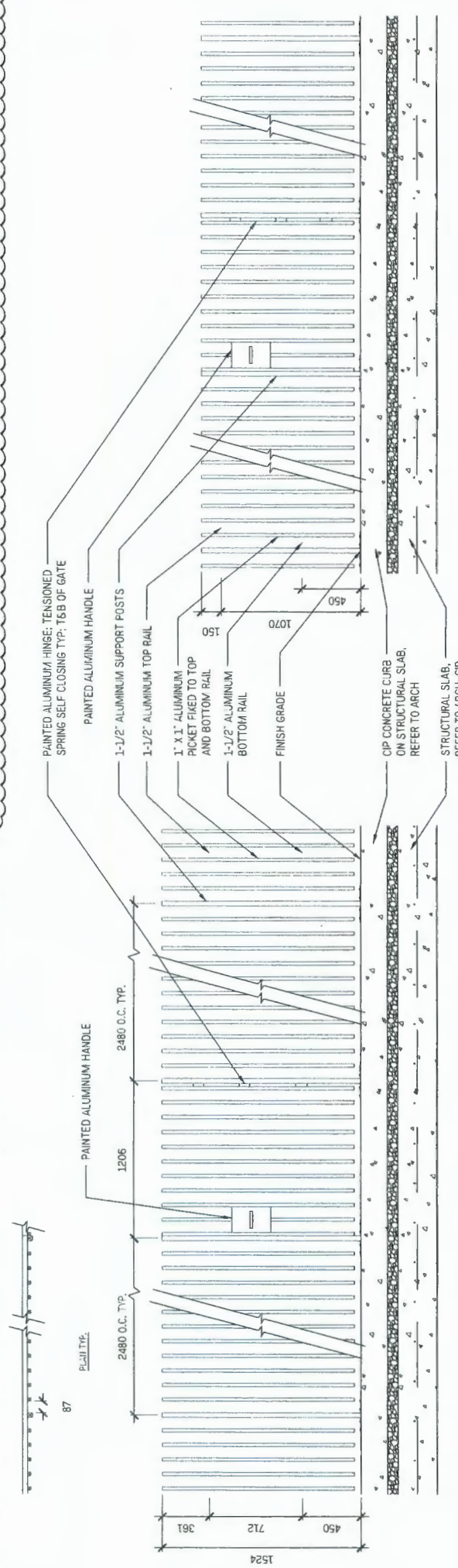


4 WOOD FENCE AT MEMORY CARE DECK
1:20



1 FREE STANDING WELDED WIRE PANEL PLANTING SCREEN
1:20

- NOTES ON ALL METAL FENCES:
1. FIELD CONTRACT ALL FENCE LENGTH FITS BEEF (PE FABRICATING).
 2. FRONT FENCES TO BE CONTINUOUS FROM GATE TO GATE AND FREESTANDING FROM SIDE FENCES BETWEEN PATIOS.
 3. ALL METAL COMPONENTS TO BE PAINTED ALUMINUM UNLESS OTHERWISE NOTED, COLOUR: SELECTED BY LANDSCAPE ARCHITECT.
 4. COLOUR TO MATCH ARCH. TRIM. PROVIDE SAMPLE FOR APPROVAL BY LANDSCAPE ARCHITECT.
 5. PROVIDE SHOP DRAWINGS SIGNED AND SEALED BY P. ENG. REGISTERED IN BRITISH COLUMBIA.
 6. REFER TO STRUCTURAL FOR C.I.P. CONCRETE FOOTING, DIMENSIONS AND REINFORCING.
 7. ALL GATES TO CONFORM TO CURRENT BCBL.



3 METAL GATE AND FENCE
1:20

GUARD RAIL AND FENCE TYP.

POOL FENCE SECTION TYP.

SECTION A-A'

SECTION A-A'



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: June 23, 2020

From: Wayne Craig
Director, Development

File: DP 18-820689

Re: **Application by Integrated Construction for a Development Permit at
1600 Savage Road
(Re: Referral from April 27, 2020 Council Meeting)**

Staff Recommendation

That a Development Permit be issued which would permit the construction of a warehouse building at 1600 Savage Road on a site zoned "Light Industrial (IL)" and partially designated as Environmentally Sensitive Area (ESA).

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

WC:sds
Att. 5

Staff Report

Origin

Integrated Construction has applied to the City of Richmond for permission to develop a 2,918 m² (31,415 ft²) warehouse building at 1600 Savage Road on a site zoned “Light Industrial (IL)” and partially designated as Environmentally Sensitive Area (ESA).

The Development Permit application was endorsed by the Development Permit Panel at the meeting on October 17, 2019 (original Staff Report is provided as Attachment A). On April 27, 2020, the application was considered by Council and referred back to the Development Permit Panel under the following referral motion:

That Development Permit Application (DP 18-820689) by Integrated Construction, located at 1600 Savage Road, be referred back to the Development Permit Panel to:

- a) assess construction activity occurring on site;*
- b) investigate alternative site plans that would allow for the retention of the central Environmentally Sensitive Area; and*
- c) review the Environmentally Sensitive Area restoration plans as it relates to the scope of work involved with invasive species removal and tree replacement planting species.*

This supplementary Report provides a response to the referral and presents the Development Permit for consideration by the Development Permit Panel.

Development Information

Please refer to the original Staff Report dated September 25, 2019 (Attachment A) for information regarding development information, background, staff comments and analysis, including the Environmentally Sensitive Area (ESA).

Please refer to this supplementary Report and the Development Permit plans (Plan #1-5) that accompany this Report for the response to the Council referral motion. Staff worked with the applicant to provide additional information to address the Council referral motion, and after a comprehensive assessment of alternatives, no changes were made to the Development Permit plans previously endorsed by the Development Permit Panel on October 17, 2019.

Staff Comments

Staff comments are provided in ***bold italics*** describing the response to each component of the referral motion.

Council referral item (a): *assess construction activity occurring on site.*

Response:

- ***Staff conducted site inspections, identified construction activities were conducted without a Permit, and ensured a stop work order was placed to prohibit any further construction. The applicant had proceeded with form works for the building’s footings without receiving Council approval and issuance of the Development Permit or issuance of the associated***

Building Permit. Future construction activity on-site will require a Council issued Development Permit and issued Building Permit.

- ***As a result of staff inspections, the City's Tree Preservation Officer also identified that six trees (tag# 726, 727, 728, 729, 730 & 731) were removed prior to Development Permit issuance and without Permits (Attachment B). The property owner and applicant were each fined \$6,000 for the removal of the trees, for a total of \$12,000 in fines, which have been paid. Staff note that the trees which were removed without a Permit were located outside of the ESA and had been identified for removal through the Development Permit application process.***
- ***The project Arborist and Qualified Environmental Professional (QEP) have confirmed the remaining trees and ESA have not been impacted by the construction activities and all tree and ESA protection fencing has been installed. A memorandum from the Project QEP confirming this information is provided in Attachment C.***
- ***Tree Preservation staff have also conducted a site visit and confirmed tree and ESA protection fencing has been installed.***

Council referral item (b): *investigate alternative site plans that would allow for the retention of the central Environmentally Sensitive Area.*

Response:

- ***As part of the original staff review process for the Development Permit application, alternative site planning was considered to allow for the retention of the central ESA. It was determined that retention of the central ESA was not feasible to accommodate the proposed building envelope, vehicle access and required vehicle parking and circulation.***
- ***In response to the referral, the applicant has investigated alternatives to retain the central ESA. An assessment of these alternatives demonstrated that the retention of the central ESA does not allow the proposal to achieve the desired floor area and lot coverage, required vehicle parking and circulation, and results in conflicts with the existing shared access private easement agreement with the property to the south.***
- ***The applicant has also provided a letter from the property owner (Attachment D), who will be relocating his existing businesses in Richmond into the proposed building. The letter indicates that the alternative options to retain the central ESA would not serve the operational needs of the businesses, including issues regarding dock loading and circulation, floor space and building orientation.***
- ***In addition, the retention of the central ESA would also result in the removal of the currently proposed additional habitat area in the northern ESA. The project QEP has provided confirmation that the proposed addition and remediation of habitat in the northern ESA will have a higher value in terms of habitat function relative to retaining the existing central ESA. A memo from the Project QEP confirming this information is provided in Attachment E. The existing chainlink fence will be removed and new split rail fencing will be installed to delineate the northern ESA, including the proposed additional area.***

Council referral item (c): *review the Environmentally Sensitive Area restoration plans as it relates to the scope of work involved with invasive species removal and tree replacement planting species.*

Response:

- *As identified in the memo from the project QEP provided in Attachment C, the QEP has confirmed that the removal of invasive English Ivy (along with removal of other invasive species) from affected areas will be part of the ESA compensation plan, including the ivy climbing the trees.*
- *All restoration work must be conducted under the supervision of the project QEP and monitoring requirements will ensure the invasive species removal is successful. The applicant has provided a contract with the QEP to monitor and provide annual reporting to the City on the ESA for three years following completion.*
- *The applicant was also asked to investigate the planting of Lodgepole Pines as part of the ESA compensation plan. The project QEP has recommended not to include Lodgepole Pines as a replacement tree species, due to the following:*
 - *Lodgepole Pines are not listed as one of the trees endemic to the coastal biogeoclimatic zone.*
 - *Although Lodgepole Pines are currently present in the central ESA, it is likely these were planted rather than occurring naturally.*
 - *The canopy cover within the northern ESA would likely shade out the Lodgepole Pines, limiting growth and potentially long term survival.*
- *Proposed tree species to be planted in the ESA were recommended by the project QEP and are generally consistent with the “Upland Forest (UPFO)” ESA designation and the “Suitable Trees for Replanting in the City of Richmond” list.*

Conclusions

The applicant has applied to the City of Richmond for permission to develop a 2,918 m² (31,415 ft²) warehouse building at 1600 Savage Road on a site zoned “Light Industrial (IL)” and partially designated as Environmentally Sensitive Area (ESA).

The applicant has provided supplemental information in order to address the issues identified in the referral and direction by Council at the meeting of April 27, 2020. Staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.



Steven De Sousa
Planner 1
(604-204-8529)

SDS:blg

- Attachment A: Original Staff Report to Development Permit Panel (dated September 25, 2019)
- Attachment B: Trees removed without a Permit
- Attachment C: Memo from the Project QEP regarding construction impacts
- Attachment D: Letter from the Proposed Tenant
- Attachment E: Memo from the Project QEP regarding ESA



**City of
Richmond**

Report to Development Permit Panel

To: Development Permit Panel

Date: September 25, 2019

From: Wayne Craig
Director of Development

File: DP 18-820689

Re: **Application by Integrated Construction for an Environmentally Sensitive Areas
Development Permit at 1600 Savage Road**

Staff Recommendation

That an Environmentally Sensitive Area (ESA) Development Permit be issued at 1600 Savage Road in order to allow construction of a warehouse building on a site partially designated as an ESA.

Wayne Craig
Director of Development

WC:je
Att. 6

Staff Report

Origin

Integrated Construction has applied to the City of Richmond for an Environmentally Sensitive Area (ESA) Development Permit to construct a 2,918 m² (31,415 ft²) warehouse building at 1600 Savage Road (Attachment 1). As the construction would impact an ESA, a Development Permit is required prior to Building Permit approval.

The site is currently developed as a paved parking lot. No rezoning is needed as the proposed use is consistent with the 'Light Industrial (IL)' zone.

Development Information

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

Background

Development surrounding the subject site is as follows:

- to the north across River Road, City-owned land zoned Light Industrial (IL) and designated as Environmentally Sensitive Area (ESA);
- to the east, an industrial building on a lot zoned 'Light Industrial (IL)' and partially designated as ESA;
- to the south, an industrial building with outdoor storage on a lot zoned 'Light Industrial (IL)'; and
- to the west across Savage, an industrial building on a lot zoned 'Light Industrial (IL)'.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant Environmentally Sensitive Area (ESA) issues and other staff comments identified as part of the review of the subject Development Permit application (DP Plans 1, 2, 3, 4.a, 4.b and 5). In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the Light Industrial (IL) zone. No variances are being sought through this ESA Development Permit application.

Advisory Design Panel

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

Analysis

Site Planning

1600 Savage Road is a 5,257 m² (1.3 acre) parcel zoned Light Industrial (IL) and designated Industrial in the Official Community Plan. An Environmentally Sensitive Area (ESA)

designation is present on portions of the property and requires that a Development Permit be issued prior to construction. There are two distinct ESA on site: the northern ESA (approximately 788 m²/8,482 ft²), which is predominantly 'Upland Forest' with a small sliver of 'Shoreline' ESA along the northern property line; and a central, disconnected ESA (approximately 198 m²/2,131 ft²) that is entirely classified as 'Upland Forest' (Attachment 3).

The applicant proposes to remove the Upland Forest ESA at the centre of the site to enable development of a warehouse with associated office space, loading and surface parking. The proposed two storey warehouse is 2,918 m² (31,415 ft²) and 11.1 m (36.5 ft) in height. The proposal includes four loading bays: two located on either side of the front elevation in order to serve separate operational requirements of the business. Two vehicle driveways are proposed from Savage Road to facilitate loading from each of the loading areas; one at the southern corner of the site (currently existing) and a second access to the north near River Road.

To compensate for removing the central ESA area, the applicant proposes to establish two new ESA areas on-site (DP Plan 1):

- 305 m² (3,283 ft²) of new ESA contiguous with the existing northern portion of Upland ESA; and
- 109 m² (1,173 ft²) of new, discontinuous ESA along the western property boundary adjacent Savage Road.

Net gain in total ESA over the site would be 216 m² (2,325 ft²). Additional compensation measures proposed include the removal of invasive species and replanting of native species within the existing ESA to be retained and within the new ESA to be established.

ESA Environmental Inventory

The City of Richmond identifies the Environmentally Sensitive Area (ESA) on this site as predominantly 'Upland Forest' with a small sliver of 'Shoreline' ESA along the northern property line. The northern portion of Upland Forest ESA is contiguous with ESA designated on the neighbouring parcel to the east (totalling approximately 1,900 m²/20,451 ft²). Both are contiguous with the Shoreline and Intertidal ESAs associated with the Fraser River to the north, which form a 'hub' in the Ecological Network Management Strategy.

An environmental inventory and assessment report was submitted by Aquaterra Environmental Ltd. (July, 2019). The environmental inventory, completed in the winter of 2018 and spring of 2019, found the site to be primarily disturbed and generally flat with no defining geological or topographical features. No watercourses were found on site, although a dry ditch was observed immediately north of the site within the City road dedication, and a Riparian Management Area (RMA) protected watercourse was observed to the west across Savage Road. The Fraser River is located less than 50 m north of the site.

Within the small portion of on-site Shoreline ESA, vegetation was found to consist of riparian vegetation, including: mature black cottonwood, red alder, red-osier dogwood and paper birch trees.

The areas classified as Upland Forest, both the northern and the central ESA areas, were found to be degraded habitat with established invasive species throughout. The northern ESA, which is proposed to be protected, consists of non-native Norway maple, as well as native Western red cedar, black cottonwood, lodgepole pine, Western red pine and red alder, with an understory impacted by invasive species and dominated by Himalayan blackberry. Invasive species cover was found to be approximately 60%. The trees were found to be generally intact and providing cover and habitat for terrestrial species such as birds and small mammals.

The central ESA, which is proposed to be removed, consists of 15 conifer trees, including lodgepole pine, Western red cedar and Western red pine. The understory consists of large cleared areas with invasive Himalayan blackberry and cherry laurel. Invasive species cover was found to be approximately 50%. The central ESA was found to have little habitat value as a result of its small size and isolation from other habitat areas, marginal understory cover and anthropogenic disturbance from being situated within a parking lot.

Limited bird activity was observed during the field assessments; direct observations were limited to Northwestern crow, with one inactive crow's nest observed within a row of off-site trees to the west. One bald eagle site was observed approximately 300 m east of the site along the Fraser River. According to Aquaterra, site redevelopment is not anticipated to impact bald eagles or their nesting success.

No mammals, amphibians, reptiles or invertebrates were directly observed.

Tree Inventory

The applicant has submitted a Certified Arborist's report which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations for tree retention and removal relative to the proposed development. The report assesses 54 bylaw-sized trees on the subject property, 4 trees on the neighbouring property, and 5 trees on City property. (Attachment 4).

Tree Removal

30 on-site trees are proposed to be removed, including 15 trees from the central ESA area and 15 trees located on-site but outside the ESA. The City's Tree Preservation Coordinator has reviewed the arborist report and has the following comments:

- 1 tree (tag# 704), a 48 cm Norway maple, exhibits a significant crack in the main trunk and is now a high hazard. This tree should be removed as soon as possible.
- 4 trees (tag# 728, 729, 730 and 731), all Norway maples ranging from 20 – 25 cm, are in poor condition (sparse canopy) and conflict with the proposed development. Remove and replace.
- 15 trees (tag# 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724 and 725) located in the central ESA are in good condition but conflict with the proposed development. Remove and replace.
 - 6 are lodgepole pines ranging from 30 – 60 cm (#711, 719, 720, 721, 724 and 725);

- 8 are Western redcedars, ranging from 40 – 50 cm (#712, 713, 714, 715, 716, 717, 722 and 723); and
- 1 is a 25 cm Western red pine (#718).
- 10 trees (tag# 701, 702, 703, 705, 706, 707, 708, 709, 726 and 727), all Norway maples in good condition, ranging from 30 – 48 cm, conflict with the proposed development. Design alternatives were assessed to protect tree tag #701, 702, 703, 705, 706, 707, 708, and 709, however, insufficient area is available to accommodate trees as well as the required parking and drive aisle. The applicant has committed to replacing trees closer to the western property line. Tree tag #726 and 727 conflict with the proposed building footprint.
- Replacement trees should be provided at a 2:1 ratio as per the OCP.
- If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.

Tree Retention

24 on-site trees and 4 off-site trees are proposed to be retained and protected on site. The City's Tree Preservation Coordinator has reviewed the arborist report and has the following comments:

- 2 trees (tag # 710 and 737), are located on-site but outside the ESA. Tree tag #737 is a significant tree in good condition. These are to be retained and protected.
- 22 trees (tag # 738, 739, 740, 741, 742, 743, 744, 745, 746, 749, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, and 763) located in the northern ESA are in good condition. These are to be retained and protected.
- 4 trees (tag # 747, 748, 450, and 751) located on the neighbouring site are to be retained and protected.
- Retained trees should be protected as per City of Richmond Tree Protection Information Bulletin Tree-03.

City Trees

5 trees (tag # 732, 733, 734, 735, 736) located on City property were assessed by Parks Arboriculture staff.

- 4 trees (tag # 732, 733, 734 and 736) are to be retained.
- 1 tree (tag # 735) is a 10 cm caliper tree that has been pruned for hydro lines and conflicts with development. Compensation of \$650 is required to remove the tree for the City to plant two new trees at or near the development site.

Tree Protection

The applicant is to submit a tree management plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 4). To ensure that the

trees identified for retention are protected at the development stage, the applicant is required to complete the following items:

- Prior to approval of the Development Permit, the applicant is required to submit a tree security of \$10,000 for the four City trees to be protected.
- Prior to issuance of the Development Permit, the applicant is to register legal agreements on title to ensure protection and retention of the modified ESA, including protection of trees be retained on-site (tag # 710, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 749, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, and 763) and submit landscape security for the restoration works
- Prior to issuance of the Development Permit, the applicant is to submit to the City a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to any works on the subject site, the applicant is to ensure installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City’s Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Tree Replacement

The applicant wishes to remove 30 on-site trees (tag #701, 702, 703, 704, 705, 706, 707, 708, 709, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730 and 731). The 2:1 replacement ratio would require a total of 60 replacement trees. The applicant has proposed to plant 26 trees in the proposed development. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

Table 1: Tree Replacement Calculation

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	8 cm	4 m
14	9 cm	5 m
8	10 cm	5.5 m
2	11 cm	6 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute a total of \$17,000 to the City’s Tree Compensation Fund for the remaining thirty-four trees that cannot

be accommodated on the subject property after redevelopment. An additional \$650 is required in compensation for one City tree to be removed.

As part of the Development Permit application, the applicant must provide a Landscape Plan prepared by a registered Landscape Architect, which must include the agreed upon replacement trees. The City will collect a Landscape Security prior to issuance of the Development Permit based on the cost estimate for the works, including a 10% contingency, provided by the Landscape Architect.

Proposed Environmentally Sensitive Area Compensation

To compensate for removal of 198 m² of ESA, the applicant proposes to add 414 m² (4,456 ft²) of new ESA, and complete landscape restoration and enhancement as follows (DP Plans 1, 2, 3, 4.a, 4.b and 5):

- removal of Himalayan blackberry and other invasive plant species within the existing northern ESA to be protected (approximately 788 m² /8,482 ft² of the site) and within the new ESA to be created, Attachment 5;
- expansion of the northern ESA by 305 m² (93,283 ft²) and enhancing both the new and existing ESA at the north of the site (totalling 1,093 m²/11,765 ft²). Proposed plant species include:
 - 4 large western redcedar trees (5.0 - 5.5 m in height);
 - 10 large Douglas fir trees (5.5 - 6.0 m in height);
 - 345 native shrubs including 54 salal, 67 Oregon grape, 47 baldhip rose, 55 oceanspray, 58 salmonberry, 64 common snowberry plants; and
 - 1059 perennial plants, including 120 vanilla leaf, 160 pacific bleeding heart, 214 sword fern, 284 small flowered alumroot, 80 large leaved lupine, and 201 pink fawn lily.

Plant density is proposed to be 1.3 plants/m² in addition to the existing trees to be retained.

- designation, enhancement and protection of 109 m² (1,173 ft²) of non-contiguous ESA with native plant species, including:
 - 6 large western redcedar trees (5.0 m in height);
 - 5 large Douglas fir trees (5.0 m in height);
 - 87 native shrubs including 42 salal, 35 Oregon grape, 4 baldhip rose, 2 salmonberry, 4 common snowberry plants.

Plant density is proposed to be 0.9 plants/m².

Table 2: Balance Sheet

ESA Area	ESA Existing	ESA Loss	ESA Gain	FINAL ESA
Northern ESA	788 m ² (8482 ft ²)	0	305 m ² (3,283 ft ²)	1,093 m ² (11,765ft ²)
Central ESA	198 m ² (2,135 ft ²)	198 m ² (2,135 ft ²)	0	0
New ESA along Savage Road	0	0	109 m ² (1,177 ft ²)	109 m ² (1,177 ft ²)
TOTAL	986 m² (10,613 ft²)	198 m² (2,135 ft²)	414 m² (4,456 ft²)	1,202 m² (12,938 ft²)

The proposal represents a net gain of 216 m² (2,325 ft²) in habitat area (ratio of 2:1), with a net gain in function by augmenting the upland forest with a new densely planted, natural area to be protected as ESA. Enhancement will support utilization by a variety of terrestrial species, including small and medium-sized mammals, birds and invertebrates. Improvements are anticipated to improve foraging potential, cover, nesting, and direct and indirect utilization by wildlife as a home range for resident and migratory species.

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

Development Permit Considerations include bonding for the landscape restoration costs and success monitoring, installation of temporary tree and ESA protective fencing, and the registration of legal agreements to ensure protection and retention of the modified ESA (Attachment 6).

An existing covenant (BP 245419), associated with a previously issued Development Permit (DP 99-170971) and registered over the existing, northern ESA for the protection of the native vegetation, is to be discharged as a condition of this Development Permit. The new legal agreement, noted above, will reflect updated conditions, including the proposed modified ESA boundary and enhancements.

Engineering Comments

A Servicing Agreement will not be required for this development. Utility connections and frontage improvements will be addressed through a Work Order at the time of Building Permit, including completing new water and stormwater connections. At the time of future installation of any private utilities, all above-ground utility boxes (transformers, kiosk, etc) required to service the development will be situated within the development site. Utility alignments and connections must be approved by Engineering.

Registration of a new 13 m Statutory Right of Way for access, construction and maintenance of future road, dike and utility works is a consideration of the Development Permit. The dyke SRW will overlap with the ESA protective covenant. The covenant will prohibit any excavation or construction within the SRW and provide the City with unrestricted vehicular and man access to all areas of the SRW. Any future impacts to ESA as a result of the ultimate dyke cross section will be addressed at that time.

An existing flood plain covenant (BP 245434), associated with a previously issued Development Permit (DP 99-170971), is to be discharged as a condition of this Development Permit. A new flood protection covenant agreement reflecting current City standards is a condition of this Development Permit.

Financial Impact

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

Conclusion

The applicant proposes to remove a total of 198m² (2,325 ft²) from the Environmentally Sensitive Area (ESA) to allow development of a warehouse and associated parking, loading and office. Compensation is proposed through a combination of additional ESA designation on-site, planting of 414 m² of newly established ESA area with native trees, shrubs and plants, and invasive species management and replanting of 788 m² (8,482 ft²) of existing ESA. The total net gain in area would be 216 m² (2,325 ft²) with a total of 1,202 m² (12,938 ft²) of enhanced ESA (new and existing).

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

Jeanette Elmore
Planner 2

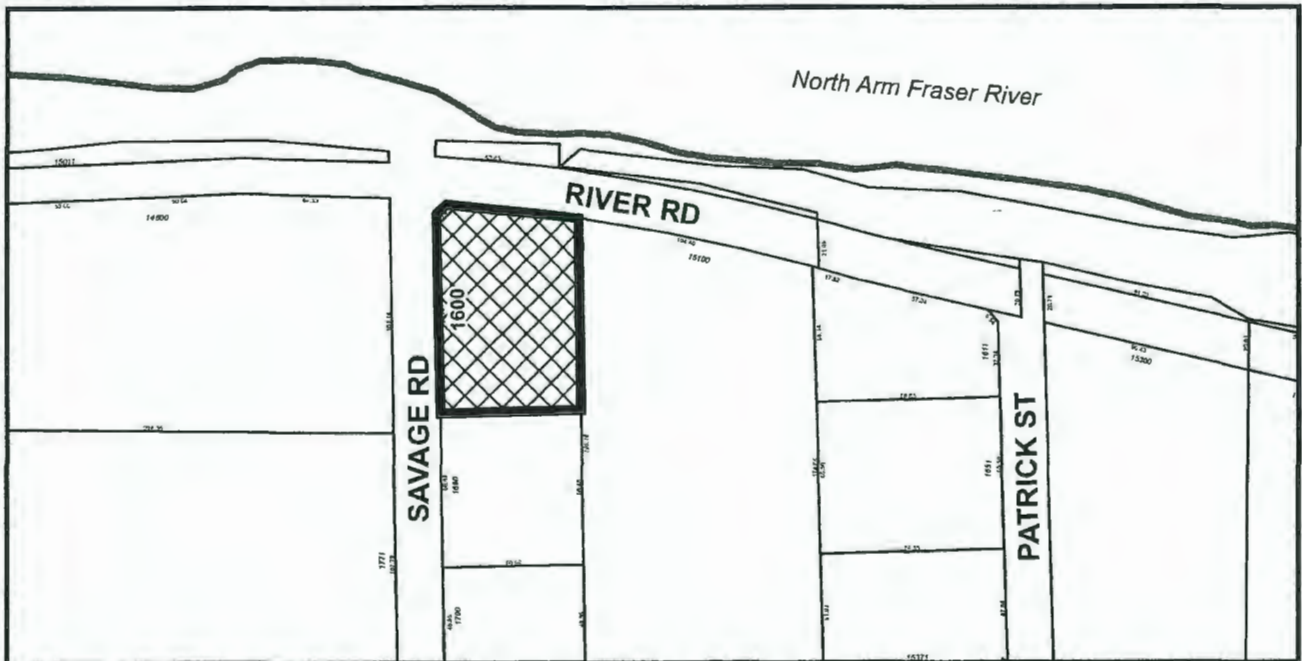
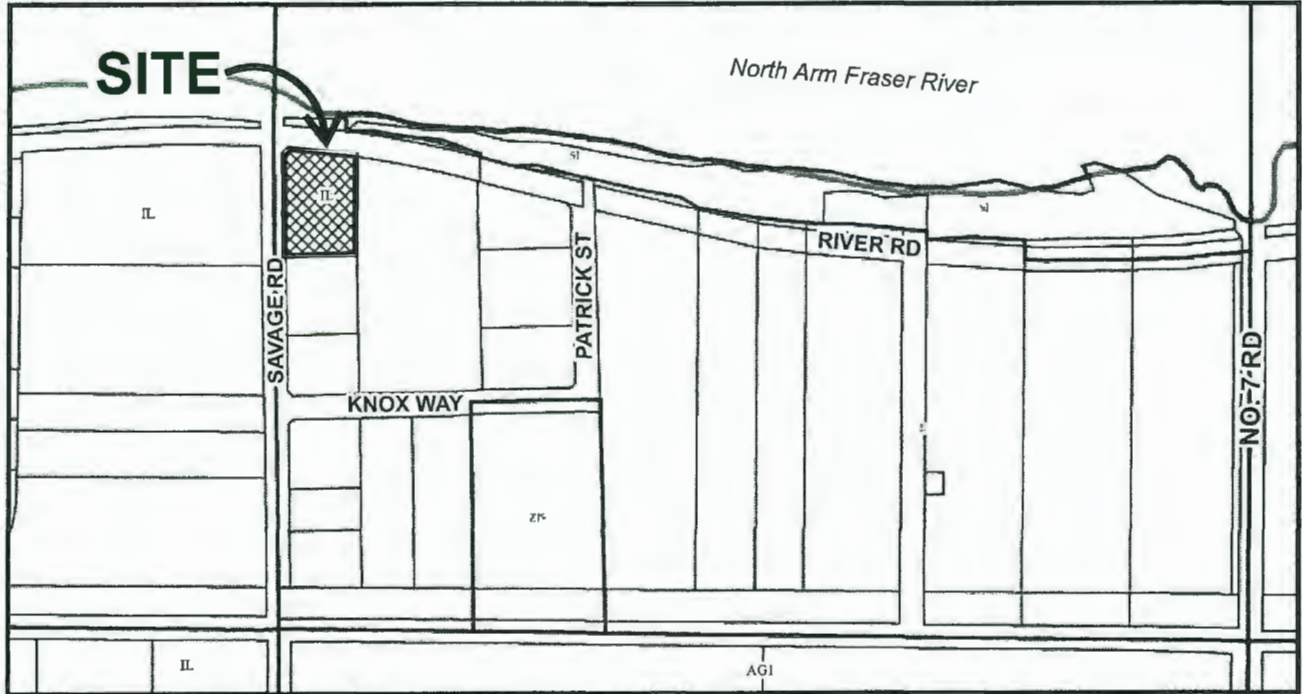
JE:cas

Attachments:

- Attachment 1: Location Map
- Attachment 2: Data Sheet
- Attachment 3: ESA Context Plan
- Attachment 4: Tree Management Plan
- Attachment 5: Location of Invasive Plant Species
- Attachment 6: Development Permit Considerations



City of
Richmond



DP 18-820689

Original Date: 05/22/18

Revision Date: 05/23/18

Note: Dimensions are in METRES



DP 18-820689

Attachment 2

Address: 1600 Savage Road

Applicant: Integrated Construction

Owner: 10647462 Canada Ltd.

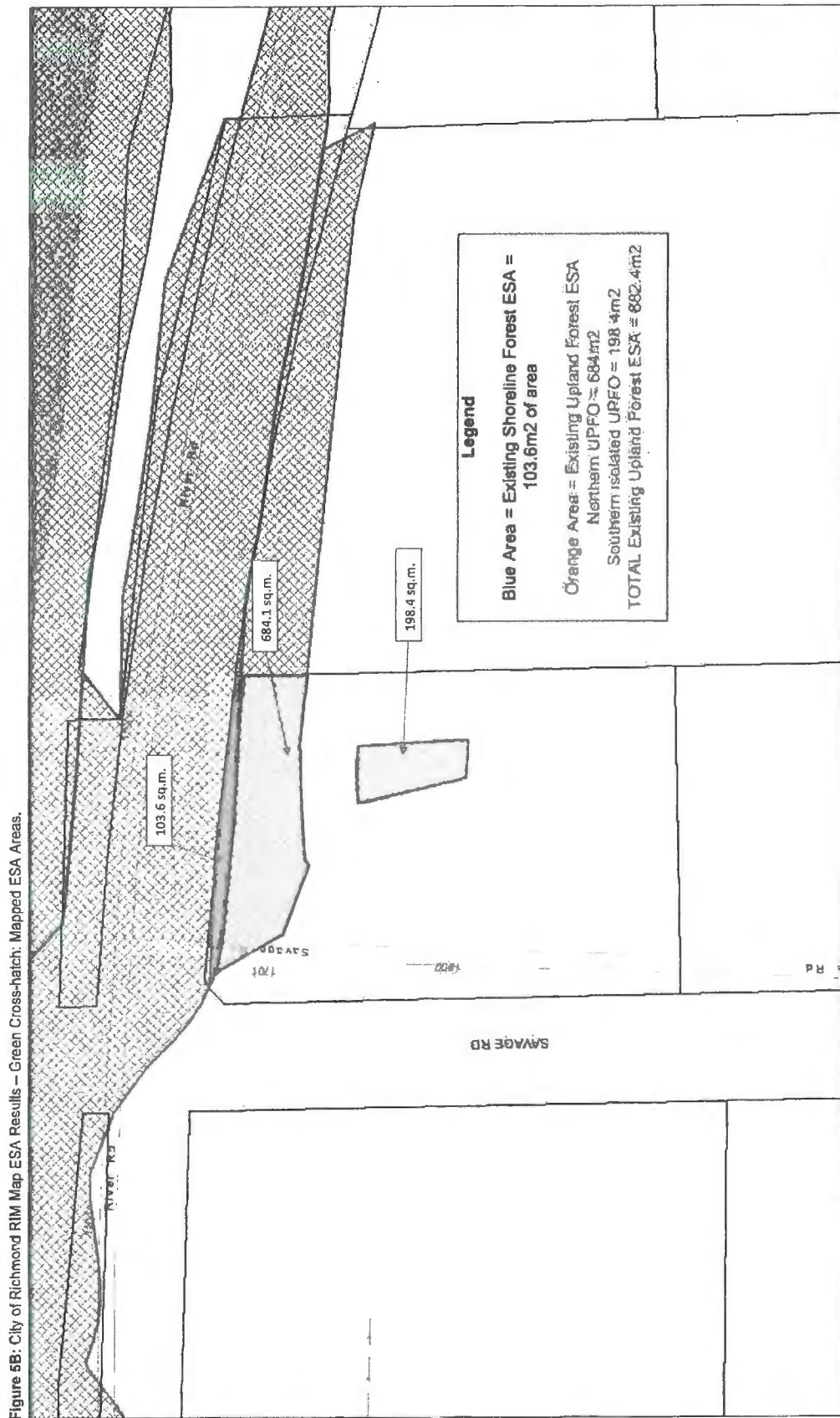
Planning Area(s): Bridgeport

Floor Area: Gross: 2,918m²

Net: 2,918 m²

	Existing	Proposed
Site Area:	5,257 m ²	5,257 m ²
Land Uses:	Surface parking lot	Warehouse
OCP Designation:	Industrial	No change
Zoning:	Light Industrial (IL)	No change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.0	0.55	none permitted
Lot Coverage:	Max. 60%	42%	none
Setback – Front Yard:	Min. 3.0 m	Min. 3.0 m	none
Setback – Exterior Side Yard:	Min. 3.0 m	Min. 3.0 m	none
Setback – Interior Side Yard:	No minimum	0.3 m	none
Setback – Rear Yard:	No minimum	0.32 m	none
Height (m):	Max. 12.0 m	Max. 11.12	none
Off-Street Parking Spaces:	Min. 30	30	none
Off-Street Parking Spaces (accessible):	Min. 1	1	none
Total Off-Street Parking Spaces:	Min. 31	31	none
Loading Spaces:	Min: 1 large/1 Medium	2 Large/2 medium	none
Bicycle Parking Spaces:	Class 1: 8 spaces Class 2: 8 spaces	Class 1: 8 spaces Class 2: 8 spaces	none





11000 Lakeside Pkwy, Suite 200, Dallas, TX 75243
 214.343.8888
 www.krahn.com



11000 Lakeside Pkwy, Suite 200, Dallas, TX 75243
 214.343.8888
 www.kdplanning.com

- LEGEND**
- EXISTING TREE PROTECTED FOR REMOVAL
 - EXISTING TREE TO BE MAINTAINED
 - TREE PROTECTION FENCING
 - TREE TAGS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	02/07/2018
2	ISSUED FOR PERMITS	02/07/2018
3	ISSUED FOR PERMITS	02/07/2018
4	ISSUED FOR PERMITS	02/07/2018
5	ISSUED FOR PERMITS	02/07/2018
6	ISSUED FOR PERMITS	02/07/2018
7	ISSUED FOR PERMITS	02/07/2018
8	ISSUED FOR PERMITS	02/07/2018
9	ISSUED FOR PERMITS	02/07/2018
10	ISSUED FOR PERMITS	02/07/2018
11	ISSUED FOR PERMITS	02/07/2018
12	ISSUED FOR PERMITS	02/07/2018
13	ISSUED FOR PERMITS	02/07/2018
14	ISSUED FOR PERMITS	02/07/2018
15	ISSUED FOR PERMITS	02/07/2018
16	ISSUED FOR PERMITS	02/07/2018
17	ISSUED FOR PERMITS	02/07/2018
18	ISSUED FOR PERMITS	02/07/2018
19	ISSUED FOR PERMITS	02/07/2018
20	ISSUED FOR PERMITS	02/07/2018

11000 Lakeside Pkwy, Suite 200, Dallas, TX 75243
 214.343.8888
 www.krahn.com



SAVE ROAD SPEC

PROPERTY OWNER:
 11000 LAKESIDE ROAD,
 DALLAS, TX 75243

DESIGNED BY:
 KRAHN GROUP OF COMPANIES

PROJECT NO.:
 11000 LAKESIDE

DATE:
 02/07/2018

SCALE:
 1" = 20'

T1

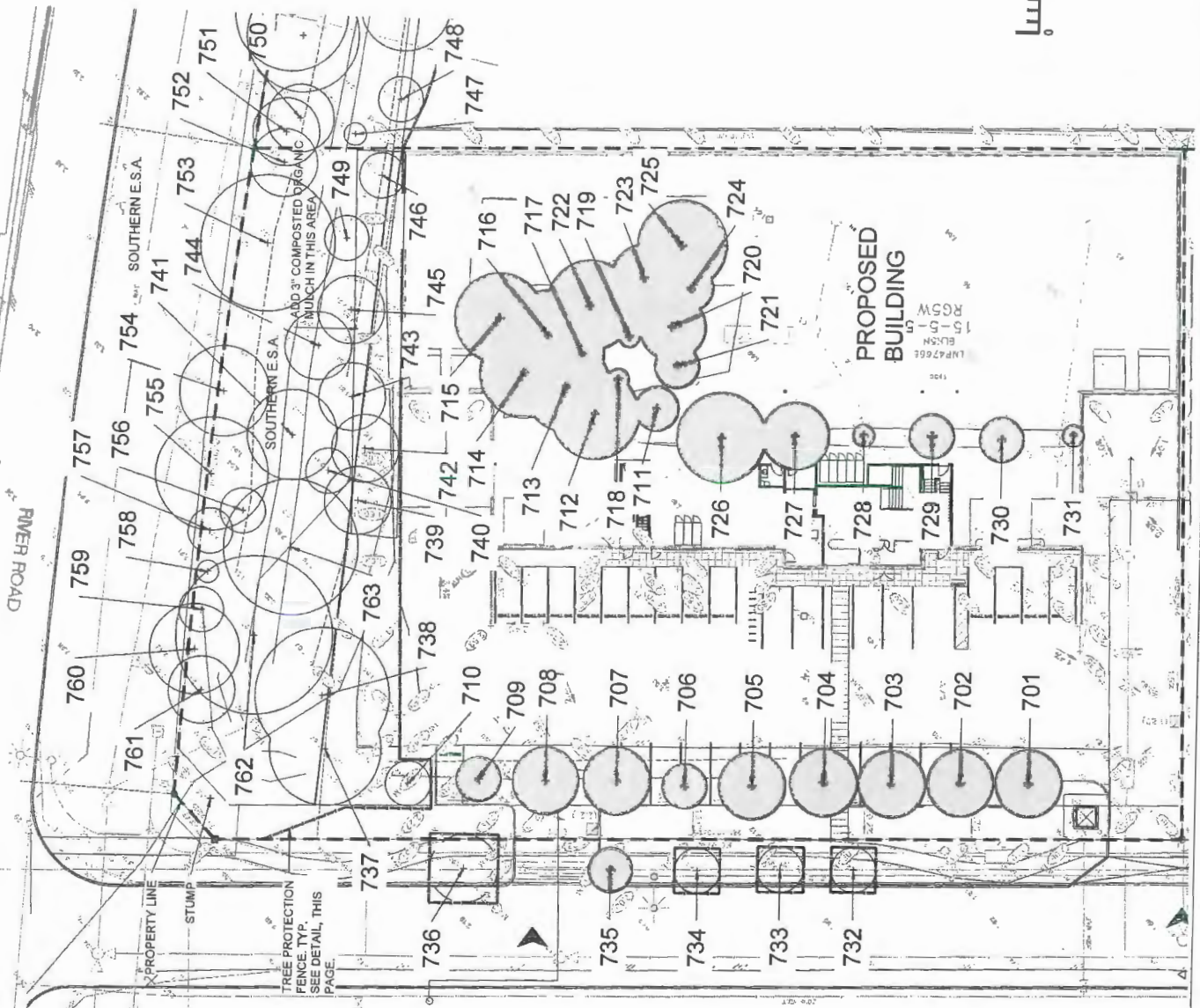


TABLE 1. TREE INVENTORY - SAVAGE ROAD PROPERTY

*The tree health and structural condition ratings are as follows and are based on factors that could include one or a combination of:

Poor Condition – Severe Canopy dieback, significant lean, decayed, missing leader, significant disease or parasitic plant presence

Fair Condition – Moderate Canopy dieback end/or lean, limb defects, multiple stems, moderate foliage damage from stress, moderate damage from disease or parasite.

Good condition – Healthy vigorous growth, no or minor visible defects or damage

TREE OR TAG #	BOTANICAL NAME	COMMON NAME	DBH (cm)	CANOPY RAD. (m)	STEMS	CONDITION*	COMMENTS	RECOMMENDATION
701	Acer platanoides	Norway Maple	39	3	1	Good-Fair	Pruned	Remove for Development
702	Acer platanoides	Norway Maple	34	3	1	Good	Pruned, slight lean	Remove for Development
703	Acer platanoides	Norway Maple	48	3	1	Good	Pruned, slight lean	Remove for Development
704	Acer platanoides	Norway Maple	48	3	1	Poor	Crack in trunk, pruned	Remove for Cond'n/Development
705	Acer platanoides	Norway Maple	38	3	1	Fair	Pruned, dieback	Remove for Development
706	Acer platanoides	Norway Maple	35	2	1	Fair	Pruned, dieback	Remove for Development
707	Acer platanoides	Norway Maple	49	3	1	Fair	Pruned, dieback, has birds nest	Remove for Development
708	Acer platanoides	Norway Maple	44	3	1	Fair	Pruned, dieback, corrected lean, broken branches	Remove for Development
709	Acer platanoides	Norway Maple	37	2	1	Fair	Pruned, dieback on one side, uncorrected lean	Remove for Development
710	Acer platanoides	Norway Maple	15	2	4	Fair	Pruned, dieback, growing into tree wire and rebar	Retain and Protect
711	Pinus contorta	Lodgepole Pine	40	2	1	Good-Fair	Shaded dieback one side	Remove for Development
712	Thuja plicata	Western Red Cedar	45	4	1	Good		Remove for Development
713	Thuja plicata	Western Red Cedar	45	4	1	Good		Remove for Development
714	Thuja plicata	Western Red Cedar	50	4	1	Good	Minor shaded dieback	Remove for Development
715	Thuja plicata	Western Red Cedar	50	4	1	Good		Remove for Development
716	Thuja plicata	Western Red Cedar	45	4	1	Good	Shaded dieback	Remove for Development
717	Thuja plicata	Western Red Cedar	40	2	1	Good		Remove for Development
718	Pinus resinosa	Western Red Pine	25	1	1	Poor	Shaded dieback	Remove for Development
719	Pinus contorta	Lodgepole Pine	35	1	1	Poor	Shaded dieback, corrected lean	Remove for Cond'n/Development
720	Pinus contorta	Lodgepole Pine	45	3	1	Fair-Poor	Shaded dieback	Remove for Cond'n/Development
721	Pinus contorta	Lodgepole Pine	30	2	1	Poor	Leader missing, dieback, leaning	Remove for Development
722	Thuja plicata	Western Red Cedar	52	4	1	Good	Shaded dieback	Remove for Development
723	Thuja plicata	Western Red Cedar	40	3	1	Poor	Some canopy dieback, fruiting bodies, holes in trunk indicate insect infestation, likely internal decay	Remove for Cond'n/Development
724	Pinus contorta	Lodgepole Pine	60	2	1	Fair	Shaded dieback, one stem removed, corrected lean	Remove for Development
725	Pinus contorta	Lodgepole Pine	55	4	1	Good-Fair	Shade dieback, corrected lean	Remove for Development
726	Acer platanoides	Norway Maple	40	4	1	Good	Pruned	Remove for Development
727	Acer platanoides	Norway Maple	30	3	1	Fair	Pruned, Dieback	Remove for Development
728	Acer platanoides	Norway Maple	25	1	1	Fair	Pruned	Remove for Development
729	Acer platanoides	Norway Maple	25	2	1	Fair	Dieback, Leaning	Remove for Development
730	Acer platanoides	Norway Maple	25	2	1	Poor	Missing leader, broken limbs, dieback, large trunk cavity	Remove for Cond'n/Development
731	Acer platanoides	Norway Maple	20	1	1	Poor	Broken limbs, dieback, heavily pruned	Remove for Cond'n/Development
732	Acer freemanii	Freeman's Maple	10	2	1	Good-Fair	Leaders all pruned due to hydro lines	Retain and Protect
733	Acer freemanii	Freeman's Maple	10	2	1	Good-Fair	Leaders all pruned due to hydro lines	Retain and Protect
734	Acer freemanii	Freeman's Maple	10	2	1	Good-Fair	Leaders all pruned due to hydro lines	Retain and Protect
735	Acer freemanii	Freeman's Maple	10	2	1	Good-Fair	Leaders all pruned due to hydro lines	Remove for Development
736	Acer freemanii	Freeman's Maple	17	3	1	Good-Fair	Leaders all pruned due to hydro lines	Retain and Protect
737	Acer species	Maple	40	5	1	Good	Pruned on one side	Retain and Protect
738	Acer platanoides	Norway Maple	45	6	1	Good		Retain and Protect
739	Pseudotsuga menziesii	Douglas fir	50	3	1	Good	Shaded dieback	Retain and Protect
740	Pseudotsuga menziesii	Douglas fir	45	2	1	Fair-Poor	Significant dieback	Retain and Protect
741	Pseudotsuga menziesii	Douglas fir	30	4	1	Fair	Shaded dieback, slight lean	Retain and Protect
742	Pseudotsuga menziesii	Douglas fir	45	3	1	Good	Shaded dieback on one side	Retain and Protect

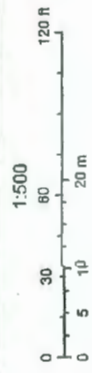
TREE OR TAG #	BOTANICAL NAME	COMMON NAME	DBH (cm)	CANOPY RAD. (m)	STEMS	CONDITION*	COMMENTS	RECOMMENDATION
743	Pseudotsuga menziesii	Douglas fir	50	3	1	Good-Fair	Shaded dieback on one side	Retain and Protect
744	Pseudotsuga menziesii	Douglas fir	60	3	1	Good-Fair	Dieback, one sided growth	Retain and Protect
745	Pseudotsuga menziesii	Douglas fir	60	3	1	Good-Fair	Dieback, one sided growth	Retain and Protect
746	Populus trichocarpa	Black Cottonwood	75	2	1	Fair	Ivy on trunk	Retain and Protect
747	Populus trichocarpa	Black Cottonwood	70	1	1	Poor	Ivy on trunk	Retain and Protect
748	Pseudotsuga menziesii	Douglas fir	70	2	1	Good-Fair	Ivy on trunk, some dieback	Retain and Protect
749	Populus trichocarpa	Black Cottonwood	75	2	1	Fair	Shaded dieback	Retain and Protect
750	Alnus rubra	Red Alder	50	3	1	Good-Fair	Ivy on trunk	Retain and Protect
751	Alnus rubra	Red Alder	1 Broken, 1@ 45, 1@ 40	3	3	Good-Fair	Shaded dieback, ivy on trunk	Retain and Protect
752	Alnus rubra	Red Alder	1@ 10, 1@ 15, 1@ 20, 1@ 35	3	4	Good-Fair	Shaded dieback, ivy on trunk	Retain and Protect
753	Alnus rubra	Red Alder	60	6	1	Good		Retain and Protect
754	Acer macrophyllum	Big Leaf Maple	45	4	1	Good	Dieback	Retain and Protect
755	Acer macrophyllum	Big Leaf Maple	70	5	1	Good-Fair	Dieback	Retain and Protect
756	Alnus rubra	Red Alder	20.5	2	1	Good		Retain and Protect
757	Alnus rubra	Red Alder	22	2	1	Poor	Missing leader	Retain and Protect
758	Alnus rubra	Red Alder	20.5	1	1	Good-Fair	Dieback	Retain and Protect
759	Alnus rubra	Red Alder	1@ 22, 1@ 15	2	2	Good-Fair	Corrected lean	Retain and Protect
760	Alnus rubra	Red Alder	41	4	1	Good	Shaded dieback	Retain and Protect
761	Populus trichocarpa	Black Cottonwood	22	2	1	Good		Retain and Protect
762	Acer platanoides	Norway Maple	55	7	1	Good		Retain and Protect
763	Acer platanoides	Norway Maple	50	6	1	Good-Fair	Shaded Dieback, Pruned	Retain and Protect

Figure 9: 1600 Savage Road - May 2019 Invasive Plant Mapping



5/28/2019, 9:54:33 AM

- Street Names
- Air Parcels
- Stirata
- Parcels (black line)
- City Hall
- Fire Stations
- Police Stations
- Ambulance Stations



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Development Permit Considerations

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

Address: 1600 Savage Road

File No.: DP 18-820689

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

1. Receipt of a Letter of Credit for landscaping and tree retention security in the amount of \$36,247.20 based on the cost estimate provided in the Environmental Impact Assessment (Aquaterra Environmental, July 30, 2019) including 10% contingency.
2. City acceptance of the developer's offer to voluntarily contribute \$17,650 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$10,000 for the four City trees to be retained.
5. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
6. Installation of appropriate Environmentally Sensitive Area (ESA) protection fencing and silt control fencing at the boundary of the ESA as proposed by the Development Permit, per the ESA Changes Plan L2.2 (August 22, 2019) prior to any construction activities, including building demolition, occurring on-site.
7. Submission of a Contract entered into between the applicant and a Qualified Environmental Professional to monitor and provide annual reporting to the City on the ESA for three years following City approval of substantial completion.
8. The granting of a 13 m wide statutory right-of-way along the northern property line for the purpose of access, construction, and maintenance of future road, dike, and utility works by the City. The SRW shall prohibit any excavation or construction within the SRW and provide the City with unrestricted vehicular and man access to all sections of the SRW.
9. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 3.0 m GSC.
10. Registration of a legal agreement on title to identify the modified ESA and to ensure that landscaping is retained and planted as identified within the Environmental Impact Assessment (Aquaterra Environmental, July 30, 2019) and will not be abandoned or removed.
11. Registration of a legal agreement on title to allow City access to the property in case the works identified within the Environmental Impact Assessment (Aquaterra Environmental, July 30, 2019) are not completed, maintained or monitored as proposed.
12. Discharge of Covenant BP245419.
13. Discharge of Covenant BP245434.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Complete works to be done at the developer's sole cost via City Work Order:
 - *Water Works:*

Initial: _____

- a) Using the OCP Model, there is 424 L/s of water available at a 20 psi residual at the Savage Road frontage. Based on your proposed development, your site requires a minimum fire flow of 250 L/s.
- b) The Developer is required to:
 - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - ii) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process.
 - iii) Install a water meter on the existing water service connection. Water meter to be located onsite in a right-of-way.

• *Storm Sewer Works:*

- a) The Developer is required to:
 - i) Confirm the capacity and condition (via video inspection) of the existing storm connection near the south property line. If the existing storm connection is adequate to serve the proposed development, at the City's digression, the existing connection may be retained to serve the proposed development. A new inspection chamber will be required. If the existing storm connection is not adequate to serve the proposed development, the existing connection shall be capped and a new storm connection complete with inspection chamber shall be installed by the City at the developer's cost.

• *Sanitary Sewer Works*

- a) The Developer is required to:
 - i) Confirm the capacity and condition (via video inspection) of the existing sanitary connection at the south property line. If the existing connection is adequate to serve the proposed development, at the City's digression, the existing connection may be retained to serve the proposed development. If the existing connection is not adequate to serve the proposed development, the existing connection shall be replaced by the City at the developer's cost.
- b) At Developer's cost, the City is to:
 - i) Replace the sanitary inspection chamber at the south property line with a 1050 mm manhole.

• *Frontage Works*

- a) The Developer is required to:
 - i) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) To pre-duct for future hydro, telephone and cable utilities on all road frontages.
 - (2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (3) To underground overhead service lines.
 - (4) To locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan:
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m

- Shaw cable kiosk – 1.0 x 1.0 m
- Telus FDH cabinet – 1.1 x 1.0 m

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

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.
All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



- LEGEND
- ⊕ EXISTING TREE PROPOSED FOR REMOVAL
 - ⊙ EXISTING TREE TO BE RETAINED
 - ⊞ TREE PROTECTION FENCING
 - 19 TREE TAGING

2006/07/19	ISSUED FOR PERMIT
2008/02/19	ISSUED FOR PERMIT
2008/02/19	ISSUED FOR PERMIT
17/04/2019	ISSUED FOR PERMIT
13/04/2019	ISSUED FOR PERMIT
28/11/2018	ISSUED FOR SP
29/04/2018	ISSUED FOR DP
13/02/2018	ISSUED FOR REVIEW

Assessment Done Feb. 07, 2018
 By Shan Terryson,
 I.S.A. # ON-0959A

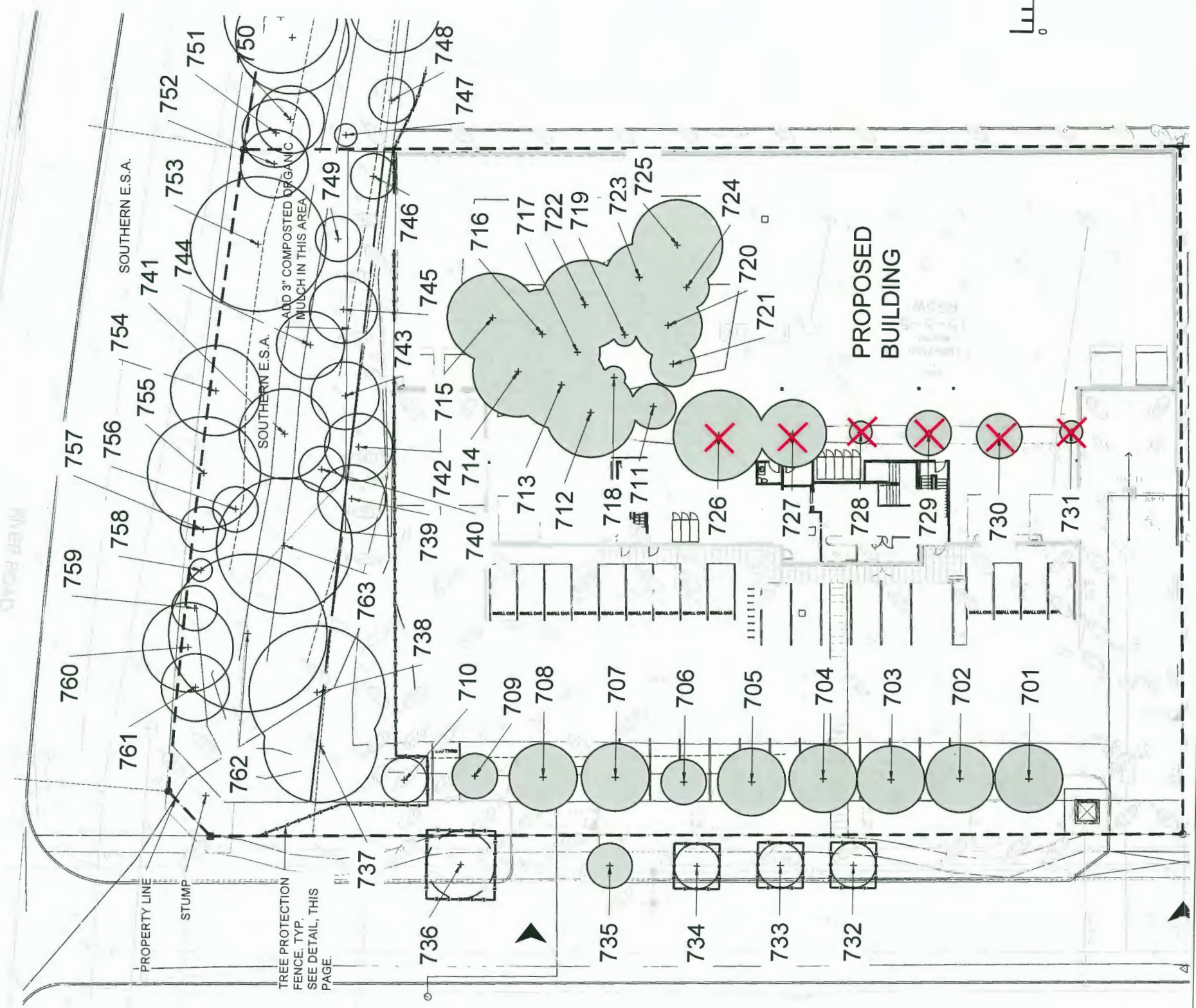


SAVE ROAD SPEC

1600 SAVAGE ROAD,
 RICHMOND, B.C.

TREE MANAGEMENT
 PLAN

1" = 20' AT ARCHITECT SIZE	
MM	IN
FT	FT
10000	10000



X Trees removed without a permit



1600 SAVAGE ROAD MONITORING MEMORANDUM

TO: Adrian Botez
#3 - 13680 Bridgeport Road
Richmond, BC V6V 1V3



FROM: Chris Lee, M.Sc., R.P. Bio., QEP, BC-CESCL

CC: Integrated Construction, City of Richmond, Orion Construction

DATE: 13 May 2020

RE: 1600 SAVAGE ROAD ENVIRONMENTAL INSPECTION #2 (11 May 2020) – MONITORING
MEMORANDUM

1 ENVIRONMENTAL MONITORING MEMORANDUM OBJECTIVE

On 11 May 2020, Mr. Chris Lee, RPBio, QEP of AquaTerra Environmental Ltd. ('AquaTerra') attended the site, referenced as 1600 Savage Road in the City of Richmond (**Figure 1**). The monitoring event was conducted in response to concerns raised by the City of Richmond relating to alleged Environmentally Sensitive Area (ESA) disturbance. Representative monitoring photographs are attached to this memorandum.

Figure 1: Site Location (Outlined in Red).



2 ENVIRONMENTAL MONITORING EVENT – COMPLIANCE EVALUATION

2.1 *Erosion & Sediment Control Compliance*

No run-off, surface water quality issues, or erosion & sediment control (ESC) issues were noted on-site at the time of the site monitoring event. Additional preload had been placed near the southern portion of the site. Catchbasin (CB) inlet protection remained in place and was functioning, as intended.

2.2 *Environmentally Sensitive Area Protection Compliance*

The blue temporary fencing had been relocated from the southern ESA treed area to the western site boundary. Orange snow fencing and wood framing had been installed in place of the relocated blue temporary fencing around the southern ESA boundary. No impacts to the ESAs on-site were observed. AquaTerra personnel noted that three (3) tree stumps had been recently deposited in the southern ESA. This ESA is to be removed as part of site re-development. Three additional tree stumps had been temporarily placed to the northeast of the southern ESA. The City of Richmond may have inadvertently assumed that trees had been cut within the southern ESA as a result of stump placement; however the number of trees (15) within the southern ESA remained intact with no evidence of impact (i.e., no injury or damage to the trees or their root systems). The trees and resulting stumps had been reportedly removed by the contractor from a narrow parking boulevard to the south, which was not part of the ESA. Trees within the Savage Road boulevard remain protected with tree protection fencing with the exception of one tree, and no encroachment or impact to the northern WSA were observed.

AquaTerra personnel thoroughly traversed the northern ESA to address the City of Richmond English Ivy infestation concerns of trees within the area. English Ivy ground cover was prevalent within the eastern portion of the northern ESA and a total of six (6) trees had been affected – 2 moderate infestations and 4 severe infestations, primarily affecting Red Alder and Douglas-fir. AquaTerra discussed English Ivy management with the contractor and owner during the monitoring event and confirmed the intent to grub affected area and to cut the ivy climbing the trees will occur when the contractor is restoring the northern ESA.

3 ENVIRONMENTAL COMPLIANCE ASSESSMENT SUMMARY AND CLOSURE

In summary, during the 11 May 2020 monitoring event of 1600 Savage Road, AquaTerra verified compliance with ESC measures prescribed in the project drawings and did not identify any construction-related impacts to any of the ESAs on-site.

We trust this provides the information you currently require. Should you have any questions, please feel free to contact the undersigned.

Respectfully submitted,



Digitally signed by Chris Lee
DN: cn=Chris Lee,
o=AquaTerra Environmental
Ltd., ou,
email=chris@aquaterra.ca,
c=CA
Date: 2020.05.14 09:22:40
-07'00'

Chris Lee, M.Sc., R.P. Bio., QEP, BC-CESCL

AquaTerra Environmental Ltd.

Attachments:

Photographs

Photographs:

Photo 1: Southern ESA Fencing Protection looking northeast.



Photo 2: Deposited stumps within the ESA.



Photo 3: Stumps stored to the north of the southern ESA.



Photo 4: Northern ESA boundary and fencing.



Photo 5: Southern ESA boundary and minor erosion around footing excavation; no exposed roots were observed.



Photo 6: Minor English Ivy infestation – Red Alders.



Photo 7: English Ivy Infestation within the northern ESA.





#3 - 13680 Bridgeport Road,
Richmond, BC
sales@open-windows.ca
604.971.6736 | www.open-windows.ca

June 6th, 2020

Planning and Development Division
Development Applications
City of Richmond
6911 No 3 Rd,
Richmond, BC, V6Y 2C1

Re: ALTERNATIVE SITE PLAN

My name is Adrian Botez and I am the owner of Open Windows Inc. As you are aware, Open Window has submitted applications to the City of Richmond for the construction of a new industrial and office facility located at 1600 Savage Road.

In order to fully understand why the alternative site plan is not feasible solution for my business, let me please explain the business model we run.

I am currently run my operations in (3) buildings in the City of Richmond. The new facility at 1600 Savage Road will be used to consolidate all my operations into one building. There will be (2) separate companies that I own, that will operate out of this building. One company – Open Windows Inc. involves selling preassembled vinyl windows shipped from Europe. A portion of the warehouse will be used for the storage of these vinyl windows prior to shipping to sites. The second company – Nordica Aluminum Inc. involves aluminum windows manufacturing. The balance of the warehouse area will be used to fabricate these aluminum windows, it is a totally separate business and runs under separate permit and under different work safety rules than the vinyl windows company. The workers from Open Windows' storage area cannot and must not have access to the Nordica's production area due to safety hazards, a fence will be placed to separate the two areas. The ancillary office and showroom area of our proposed building will be utilized for both companies.

I will details some of the biggest issues with the Alternative Site Plan:

Dock loading:

It is imperative that we have (2) separate dock loading points that can accommodate 40' long containers, placed on opposite ends of the building, in order to separate our deliveries and operations of the two companies, within the building. We receive weekly containers for both our companies, Open Windows and Nordica Aluminum.

The two separate operations taking place in the warehouse area of our building need to be separated (including separate loading areas for deliveries and shipping) for the operations of each business to work efficiently and safely.

It is impossible in the alternative plan to accommodate unloading 40' containers, on opposite ends.

Floor space:

On the alternative site plan, the main floor space is reduced under our minimum requirements.

On the alternative plan we have 19,462 sqf vs 23,909 sqf on the plan initially submitted with the full application package. That translates in almost 23% reduction of the floor area. Even on the initial plan we were forced to find solutions to accommodate all the production line for our aluminum products and the storage space needed.

With this square footage reduction, we will not be able to run any operation for production of our structural glazed aluminum products. Structural glazed windows are the future in the windows business as they offer minimal frame exposure and more visible glass. To achieve this, glass needs to be structural glued on the aluminum frame using structural silicones. Doing so, the window panel needs to be kept horizontally until glue dries, in same position for 24 hours, it cannot be vertically stacked. Even with our designed racks for horizontal storage, we cannot pile more than 5 panels horizontally, therefore the storage space needs are much higher for the finished product.

Adding together all the space we need for Open Windows to store the already made vinyl frames received from Europe and for Nordica Aluminum to run the production operations with all the space needed for raw material storage, production line, finished product to be stored horizontally for 24 hours and finished product vertically stored, it is impossible to fit all these in such a small building.

Building shape:

With the odd shape of the building due to shared access with neighbours next door, dividing of the building in between the two business, Open Windows and Nordica Aluminum, will make the floor space boundaries in very irregular shape, wasting lots of space that cannot be used efficiently for production line or storage with proper forklift access.

That will further reduce the usable floor space to ridiculous small numbers.

Windows and daylight flow:

Comparing to submitted application where all the windows are facing West and lots of natural light will be available, the alternate plan has all the windows facing North, and most of them will be covered by the ESA that is in the middle of the lot and the one on the north boundary of the lot that has also high trees. That will translate in low natural lighting in our showroom and offices, making the use of artificial light a necessity, affecting the people working in the building.

Scientific research has proven that people seek out sunlit places and enjoy spending time in natural light. Research has also proven that there are real benefits associated with spending time in spaces that offer abundant natural light. The benefits of natural lighting are numerous and can affect a person's health, the environment and energy usage.

Survey by HR advisory firm Future Workplace called "The Employee Experience" reveals the reality is that employees crave something far more fundamental and essential to human needs. In a research poll of 1,614 North American employees, it was found that access to natural light is the number one attribute of the workplace environment, outranking stalwarts like onsite cafeterias, fitness centers, and premium perks including on-site childcare (only 4-8% of FORTUNE 100 companies offer on-site child care).

The study also found that the absence of natural light hurts the employee experience. Over a third of employees feel that they don't get enough natural light in their workspace. 47% of employees admit they feel tired or very tired from the absence of natural light or a window at their office, and 43% report feeling gloomy because of the lack of light.

I thank you for taking the time to read my letter. We are pleased with the fact that our new project will be a productive component of the City of Richmond and will continue to contribute to the community in which we have been a part of for so long.

We target to be an innovative company, offering our employees that most are Richmond residents, a safe and enjoyable place to work. We grew up so much in such a sort time, but now with all these delays to get into our modern and remarkable new head office and manufacturing shop puts a lot of financial pressure on the companies I run.

Please advise if you require any further information on this subject.

Yours truly,

Adrian Botez



OPEN WINDOWS Inc.
#3 - 13680 Bridgeport Road
Richmond, BC V6V 1V3
phone: 604.971.OPEN (6736)
www.open-windows.ca

1600 SAVAGE ROAD ESA COMMENTARY

TO: Adrian Botez
#3 - 13680 Bridgeport Road
Richmond, BC V6V 1V3



FROM: Chris Lee, M.Sc., R.P. Bio., QEP, BC-CESCL

CC: Integrated Construction, City of Richmond, Orion Construction

DATE: 04 June 2020

RE: **1600 SAVAGE ROAD ENVIRONMENTALLY SENSITIVE AREA COMMENTARY FOR CITY OF RICHMOND**

As requested by the City of Richmond, this letter briefly re-affirms AquaTerra Environmental Ltd.'s position that the addition and remediation of habitat within the northern Environmentally Sensitive Area (ESA) will have a higher value in terms of habitat function relative to the existing central ESA at the site (referenced as 1600 Savage Road). The central ESA is a landscaped area with planted trees with an understorey comprised of invasive Himalayan Blackberry. The central ESA is not contiguous, being isolated geographically from other habitat areas. As such, habitat value will be limited to mobile species such as foraging and potentially nesting birds. It does not confer high habitat value for other species, including sensitive species / species-at-risk. Given the small size of the ESA, there is a large boundary effect, with a high potential for disturbance. In contrast, expansion and enhancement of the northern ESA will improve habitat function relative to existing conditions and provide increased foraging, nesting and movement opportunities through contiguous areas off-site and fronting the Fraser River. Additional detail to this effect is clearly referenced in the Environmental Assessment (EA) document issued by AquaTerra and can be reviewed for any supplementary details.

We trust this provides the information you currently require. Should you have any questions, please feel free to contact the undersigned.

Respectfully submitted,

 Digitally signed by Chris Lee
DN: cn=Chris Lee, o=AquaTerra
Environmental Ltd., ou,
email=chris@aquaterra.ca, c=CA
Date: 2020.06.04 15:24:04 -07'00'

Chris Lee, M.Sc., R.P. Bio., QEP, BC-CESCL
AquaTerra Environmental Ltd.



No. DP 18-820689

To the Holder: INTEGRATED CONSTRUCTION
Property Address: 1600 SAVAGE ROAD
Address: C/O UNIT 310 - 12960 84th AVENUE
SURREY, BC V3W 1K7

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #5 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$36,247.20 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 18-820689

To the Holder: INTEGRATED CONSTRUCTION
Property Address: 1600 SAVAGE ROAD
Address: C/O UNIT 310 - 12960 84th AVENUE
SURREY, BC V3W 1K7

7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

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

DELIVERED THIS DAY OF , .

MAYOR

LEGEND

[Symbol]	TURF GRASS
[Symbol]	CONCRETE SIDEWALK PAVING
[Symbol]	EXISTING TREE TO REMAIN
[Symbol]	EXISTING TREE TO BE REMOVED
[Symbol]	SPLIT RAIL FENCE
[Symbol]	TREE PROTECTION FENCING
[Symbol]	SILT FENCING

22/01/2019	ISSUED FOR SUBMISSION
12/07/2019	ISSUED FOR REC'DP
14/02/2019	ISSUED FOR REC'DP
17/04/2019	ISSUED FOR REC'DP
09/05/2019	ISSUED FOR REVIEW
15/03/2019	ISSUED FOR PRICING
08/03/2019	ISSUED FOR PRICING REVIEW
26/11/2018	ISSUED FOR REC'DP
20/11/2018	ISSUED FOR REVIEW
18/11/2018	ISSUED FOR REVIEW
09/11/2018	ISSUED FOR REVIEW
25/02/2018	ISSUED FOR REC'DP
09/04/2018	ISSUED FOR REVIEW

B.C.S.L.A. #565



OPEN WINDOWS

1600 SAVAGE ROAD
RICHMOND, BC

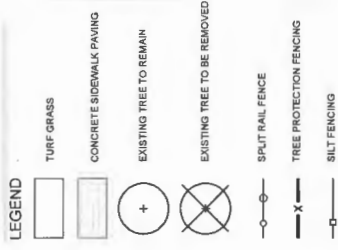
E.S.A. CHANGES

NTS
RM
ST
1:1000S.L.

L2.2

DP 18-820689
June 23, 2020
Plan #1





20/06/2019	ISSUED FOR RESUBMISSION
23/06/2019	ISSUED FOR TENDER REVIEW
23/06/2019	ISSUED FOR RESUBMISSION
12/07/2019	ISSUED FOR RE-OP
14/08/2019	ISSUED FOR RE-OP
17/09/2019	ISSUED FOR RE-OP
09/04/2019	ISSUED FOR PAVING
10/03/2019	ISSUED FOR PAVING REVIEW
08/03/2019	ISSUED FOR PAVING REVIEW
29/11/2019	ISSUED FOR I/P
19/11/2019	ISSUED FOR REVIEW
09/11/2019	ISSUED FOR REVIEW
29/04/2019	ISSUED FOR I/P
09/04/2019	ISSUED FOR REVIEW

B.C.S.L.A. #565

OPEN WINDOWS

1600 SAVAGE ROAD
RICHMOND, BC

LANDSCAPE PLAN,
NOTES, AND DETAILS

1:250
RM
ST
180096-L

L1

DP 18-820689
June 23, 2020
Plan #2

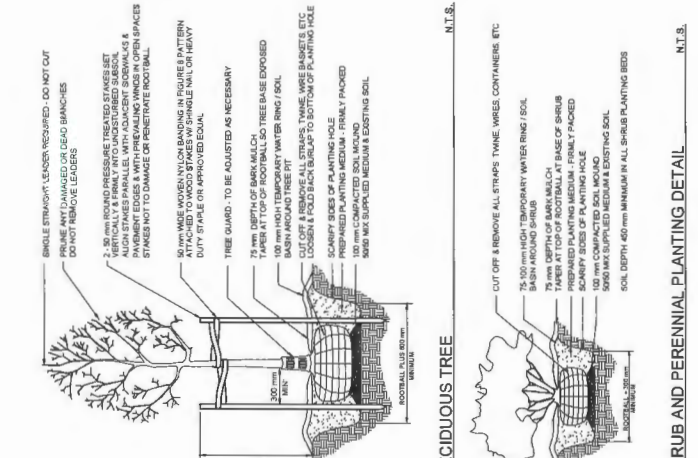
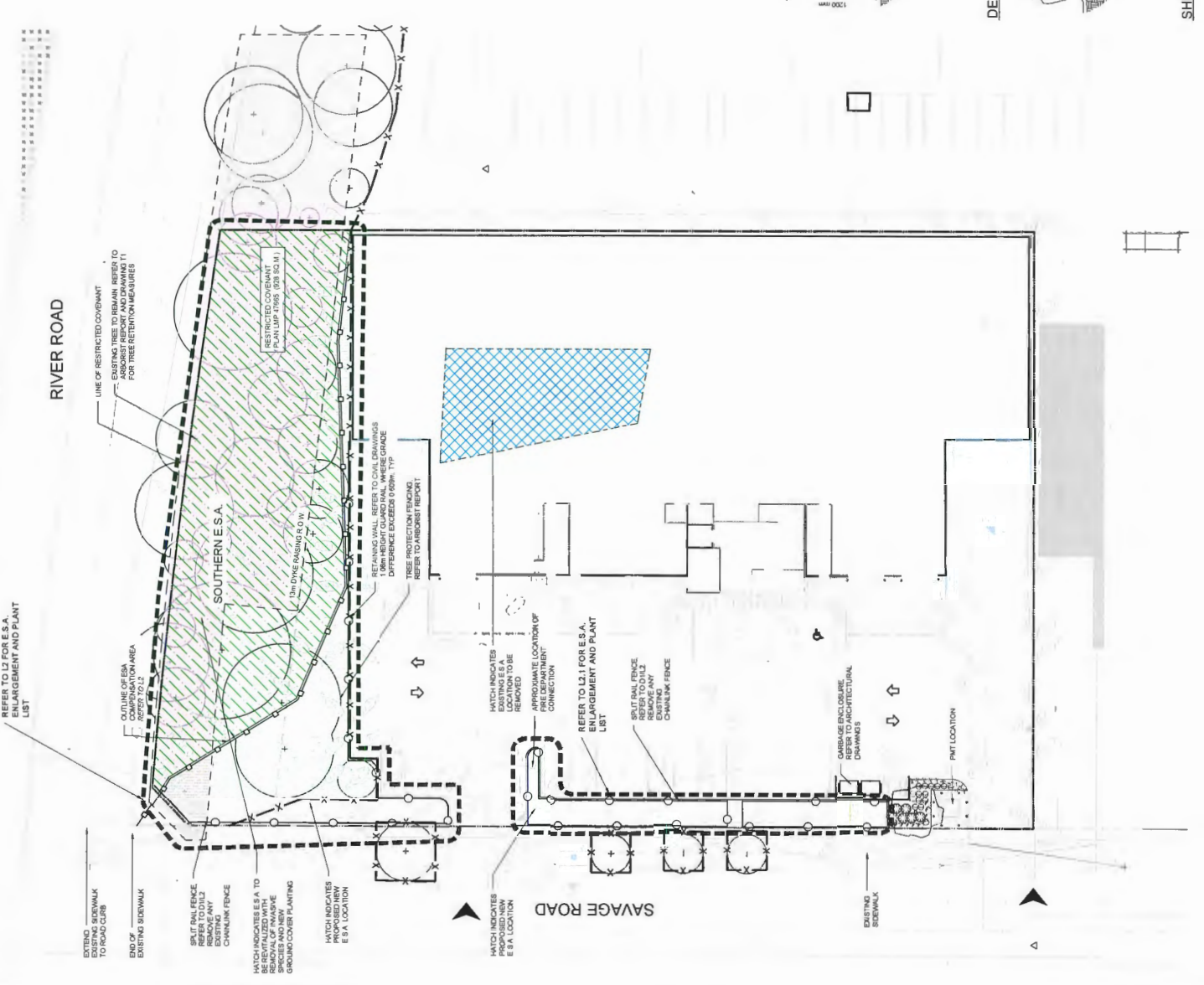
PLANT LIST ON-SITE NON E.S.A.						
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	1	Milk tree	Redwood Creek Apple	5m Ht. of Stem Cal	As Shown	W/B
	6	Starburst	Starburst	40cm N	0.7m	W/P
	15	Starburst	Starburst	90cm N	0.6m	W/P
PERENNIALS, GROUND COVERS, AND GRASSES						
	1	Blue Fescue	Blue Fescue	1 gal	0.6m	#1 Pot
	10	Black-eyed Susan	Black-eyed Susan	1 gal	0.6m	#1 Pot

PLANTING NOTES

- PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING. NOTES AND DETAILS.
- PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT WRITTEN APPROVAL.
- ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
- SEE SPECIFICATIONS FOR THE MUNICIPAL DETAIL IF REQUIRED.
- ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARD.
- SOIL ANALYSIS FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLANTS TO BE SUPPLIED FOR THIS PROJECT SHALL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND ALL APPLICABLE STANDARDS FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED FROM THIS PROJECT SHALL BE REPLACED AT THE CONTRACTOR'S OWN EXPENSE. THIS INCLUDES BUT IS NOT LIMITED TO:
 - REMOVED OR DAMAGED BRANCHES: ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY OF ARBORISTS (ISA) SPECIFICATIONS WITH APPROPRIATE PROTECTION FOR THE REMAINING CANOPY.
 - PROUSE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE SPECIFIED.
 - Plants shall be installed within 48 hours of orders unless requested by the Owner or Owner's representative. Failure to do so after the installation date shall constitute a breach of contract. The cost of this work shall be deducted from the total Contract Price or included and additional amount from the Contract.
 - Maintenance and scheduled irrigation of plants.
 - Wind tunnel.
 - Disease control.

GENERAL NOTES

- EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
- CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
- CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
- CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS. OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
- OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
- PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
- UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN 12 MONTHS FROM THE DATE OF INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
- THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE DURING THE PERIOD OF WORKS. PEDESTRIAN PUBLIC AND ROAD AREAS ARE TO BE SWEEPED AT THE END OF EACH DAY AND FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF-SITE AT LEGAL AND APPROVED LOCATIONS.



SHRUB AND PERENNIAL PLANTING DETAIL N.T.S.

LEGEND

	TURF GRASS
	CONCRETE SIDEWALK PAVING
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	SPLIT RAIL FENCE
	TREE PROTECTION FENCING
	SILT FENCING

20/06/2019	ISSUED FOR RESUBMISSION
13/07/2019	ISSUED FOR REC'D
14/08/2019	ISSUED FOR REC'D
17/09/2019	ISSUED FOR REC'D
09/10/2019	ISSUED FOR REVIEW
15/02/2019	ISSUED FOR PRELIM REVIEW
20/03/2019	ISSUED FOR PRELIM REVIEW
28/11/2018	ISSUED FOR REC'D
20/11/2018	ISSUED FOR REVIEW
18/11/2018	ISSUED FOR REVIEW
29/04/2018	ISSUED FOR REC'D
09/02/2018	ISSUED FOR REVIEW

B.C.S.L.A. #565

DP 18-820689
June 23, 2020
Plan #4.A



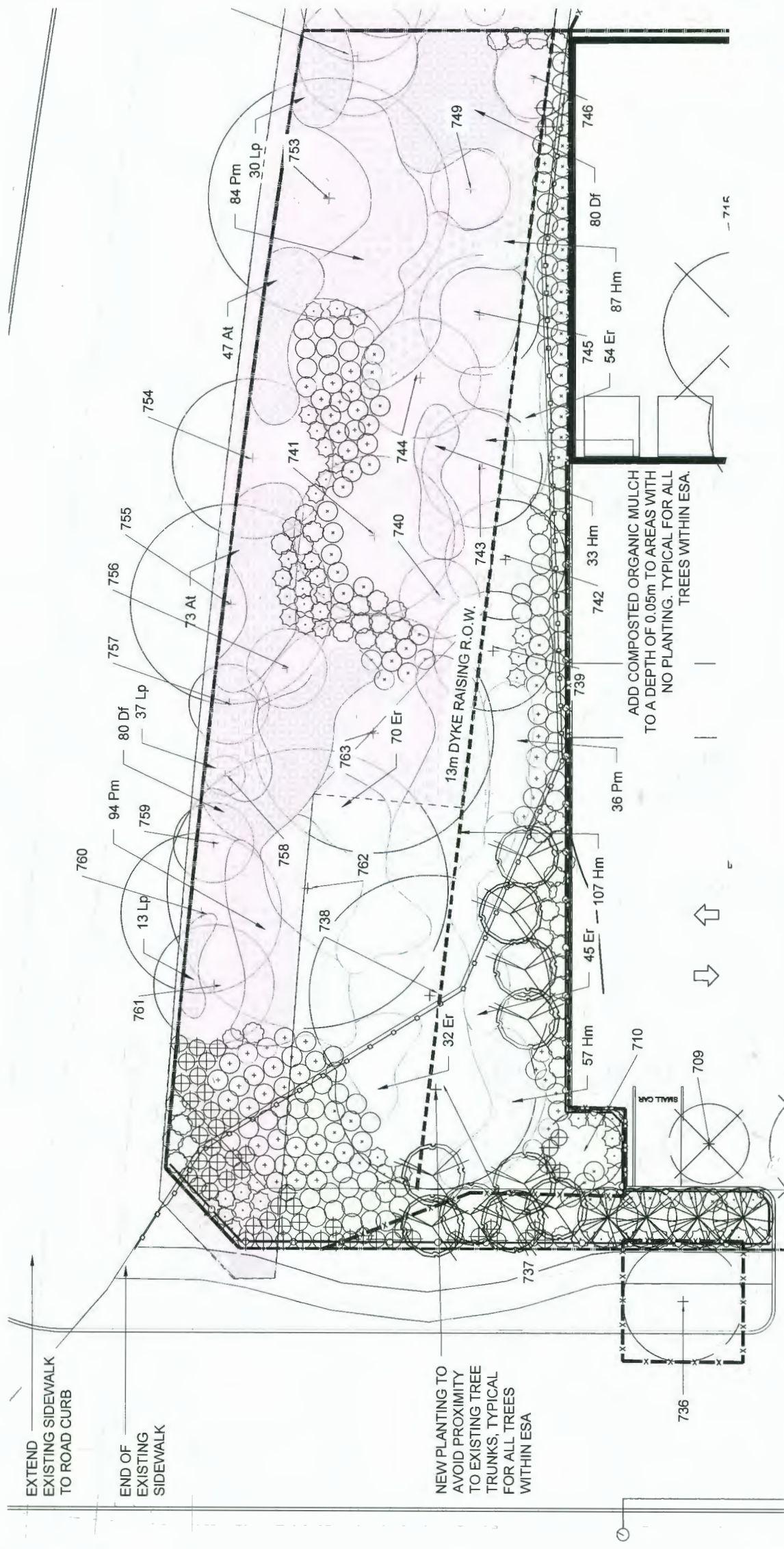
OPEN WINDOWS

1600 SAVAGE ROAD
RICHMOND, BC

E.S.A. PLANTING
PLAN

1:10	1" = 10'
RM	RM
ST	ST
1000:1	1" = 1000'

L2



ADD COMPOSTED ORGANIC MULCH TO A DEPTH OF 0.05m TO AREAS WITH NO PLANTING. TYPICAL FOR ALL TREES WITHIN ESA.

PLANT LIST NORTHERN E.S.A.

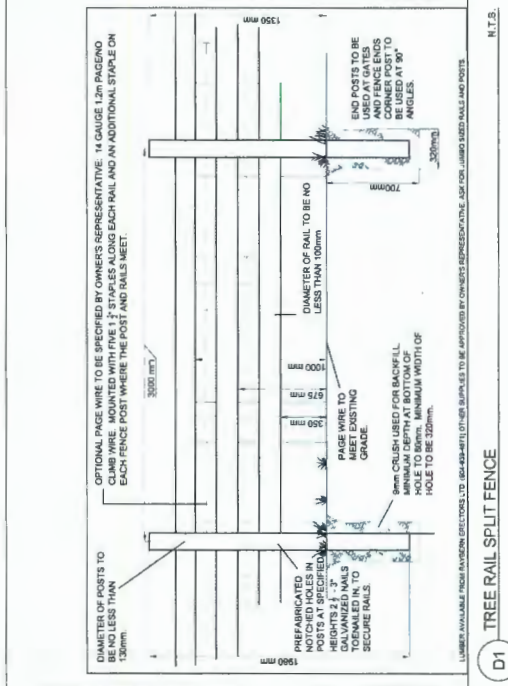
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
CONIFEROUS TREES						
	2	<i>Thuja plicata</i>	Western Red Cedar	6m Ht. or 8cm Cal.	2m	WB. or Pot
	2	<i>Thuja plicata</i>	Western Red Cedar	5.5m Ht. or 10cm Cal.	2m	WB. or Pot
	6	<i>Pseudotsuga mucronata</i>	Douglas Fir	5.5m Ht. or 10cm Cal.	2m	WB. or Pot
	4	<i>Pseudotsuga mucronata</i>	Douglas Fir	6m Ht. or 11cm Cal.	2m	WB. or Pot
SHRUBS						
	54	<i>Gaultheria shallon</i>	Salix	30cm Ht.	1m	#2 Pot
	67	<i>Mikania nervosa</i>	Duff Oregon-Grape	40cm Ht.	1m	#2 Pot
	47	<i>Rosa gymnocarpa</i>	Baldhip Rose	50cm Ht.	1m	#2 Pot
	55	<i>Hobolobos discolor</i>	Ocean Spray	50cm Ht.	1m	#3 Pot
	58	<i>Rubus spectabilis</i>	Salmonberry	40cm Ht.	1m	#2 Pot
	64	<i>Symphoricarpos albus</i>	Common Snowberry	40cm Ht.	1m	#2 Pot
PERENNIALS						
	At	<i>Vanilla leaf</i>	Vanilla Leaf	1 Gallon		Potted
	180	<i>Chenopodium</i>	Pacific Broomrape Heart	1 Gallon		Potted
	214	<i>Polypodium munitum</i>	Sword Fern	1 Gallon		Potted
	294	<i>Heuchera micrantha</i>	Small-Flowered Alumroot	1 Gallon		Potted
	80	<i>Lupinus polyphylus</i>	Large Leaved Lupine	1 Gallon		Potted
	201	<i>Erythronium revolutum</i>	Pink Fairy Lily	1 Gallon		Potted

NEW TREE PLANTING NOTES IN E.S.A.

- NEW TREE PLANTING IS PROPOSED IN THE ENVIRONMENTALLY SENSITIVE AREA (ESA) SHOWN ON THIS PLAN BY ADAPTIVA ENVIRONMENTAL LTD. IN THEIR REPORT DATED APRIL 8, 2019.
- NEW TREE PLANTING LOCATIONS ARE TO BE MARKED ON SITE BY THE PROPOSED TREE PLANTING LOCATIONS. TREE PLANTING LOCATIONS ARE TO BE MARKED ON THE SOUTH SIDE OF THE ROAD. TREE PLANTING LOCATIONS ARE TO BE MARKED ON THE NORTH SIDE OF THE ROAD. TREE PLANTING LOCATIONS ARE TO BE MARKED ON THE WESTERN RED CEDAR AT MIN. 2m. 2m. HT. IS DOUBLE AS FOR AT MIN. 2m. HT. UNDER POWER LINES.
- TREE LOCATIONS, NUMBERS AND SPECIES ARE TO BE AS PER THE PLANT LIST ONLY.
- NEW TREE PLANTING LOCATIONS ARE TO BE MARKED ON SITE BY THE PROPOSED TREE PLANTING LOCATIONS. TREE PLANTING LOCATIONS ARE TO BE MARKED ON THE SOUTH SIDE OF THE ROAD. TREE PLANTING LOCATIONS ARE TO BE MARKED ON THE NORTH SIDE OF THE ROAD. TREE PLANTING LOCATIONS ARE TO BE MARKED ON THE WESTERN RED CEDAR AT MIN. 2m. 2m. HT. IS DOUBLE AS FOR AT MIN. 2m. HT. UNDER POWER LINES.
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ESA LIMIT AT MANAGEMENT

- HABITAT MANAGEMENT IS PROVIDED IN THE E.S.A. BY ADAPTIVA ENVIRONMENTAL LTD. IN THEIR REPORT DATED APRIL 8, 2019.
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D1 TREE RAIL SPLIT FENCE

N.T.S.

LEGEND

- TURF GRASS
- CONCRETE SIDEWALK PAVING
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- SPLIT RAIL FENCE
- TREE PROTECTION FENCING
- SILT FENCING

20/06/2019	ISSUED FOR RESUBMISSION
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22/06/2019	ISSUED FOR RESUBMISSION
13/07/2019	ISSUED FOR RE-CDP
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17/04/2019	ISSUED FOR RE-CDP
09/01/2019	ISSUED FOR REVIEW
19/02/2019	ISSUED FOR PRICING
08/03/2019	ISSUED FOR REVIEW
29/11/2018	ISSUED FOR SP
19/11/2018	ISSUED FOR REVIEW
09/11/2018	ISSUED FOR REVIEW
25/02/2018	ISSUED FOR CD
05/04/2018	ISSUED FOR REVIEW

B.C.S.L.A. #565



OPEN WINDOWS

1600 SAVAGE ROAD
RICHMOND, BC

E.S.A. PLANTING
PLAN

1:100
RM
ST
15/09/2018

L2.1

DP 18-820689
June 23, 2020
Plan #4.B

NEW TREE PLANTING NOTES: E.S.A.

NEW TREE PLANTING IS PROPOSED IN THE ENVIRONMENTALLY SENSITIVE AREA (E.S.A.) SHOWN ON THIS PLAN BY AQUATERRA ENVIRONMENTAL LTD. IN THEIR REPORT DATED APRIL 6, 2019.

26 NEW TREES ARE PROPOSED IN THE E.S.A. COMPENSATION AREA ON THE SOUTH SIDE OF THE ROAD. THE PROPOSED TREES ARE TO BE PLANTED AT A MINIMUM 10 METRE BUFFER FROM THE EXISTING CONCRETE SIDEWALK. 10 EXISTING RED CEDAR AT MIN. 25' H.T. 15' DBH (S.P. #1) ARE TO BE REMOVED AND REPLACED WITH NEW TREES AT THE SAME LOCATIONS.

1. NEW TREES ARE TO BE OFFSET FROM BUILDING A MINIMUM OF 4M FROM PROPERTY LINE 1.5M NOT PLANTED UNDER POWER LINES.
2. TREE LOCATIONS, NUMBERS AND SPECIES ARE TO BE AS PER THE PLANT LIST ONLY.
3. NEW TREE PLANTING LOCATIONS ARE TO BE MARKED ON SITE BY THE ARBORIST PRIOR TO PLANTING TO FORM FIT THEM AROUND EXISTING TREES AND VEGETATION.
4. NEW TREES ARE TO BE CARED FOR WITH REGULAR WATERING UNTIL THEY ARE ESTABLISHED AND GROWING IN A HEALTHY STATE.
5. TREE PROTECTION FENCING IS TO BE INSTALLED AROUND ALL NEW TREES WITH CHANGES AS PER LISTS. STAKES ARE TO BE INSTALLED AND MOULDED GUARDRAILS TO BE ADDED.
6. 75% OF COMPOSTED ORGANIC MULCH IS TO BE ADDED WITHIN THE TREE CANOPY AREAS WHERE THE ROOTS WILL BE AFFECTED BY BUILDING FOOTING AND PAVING WORKS ADJACENT TO THE E.S.A.

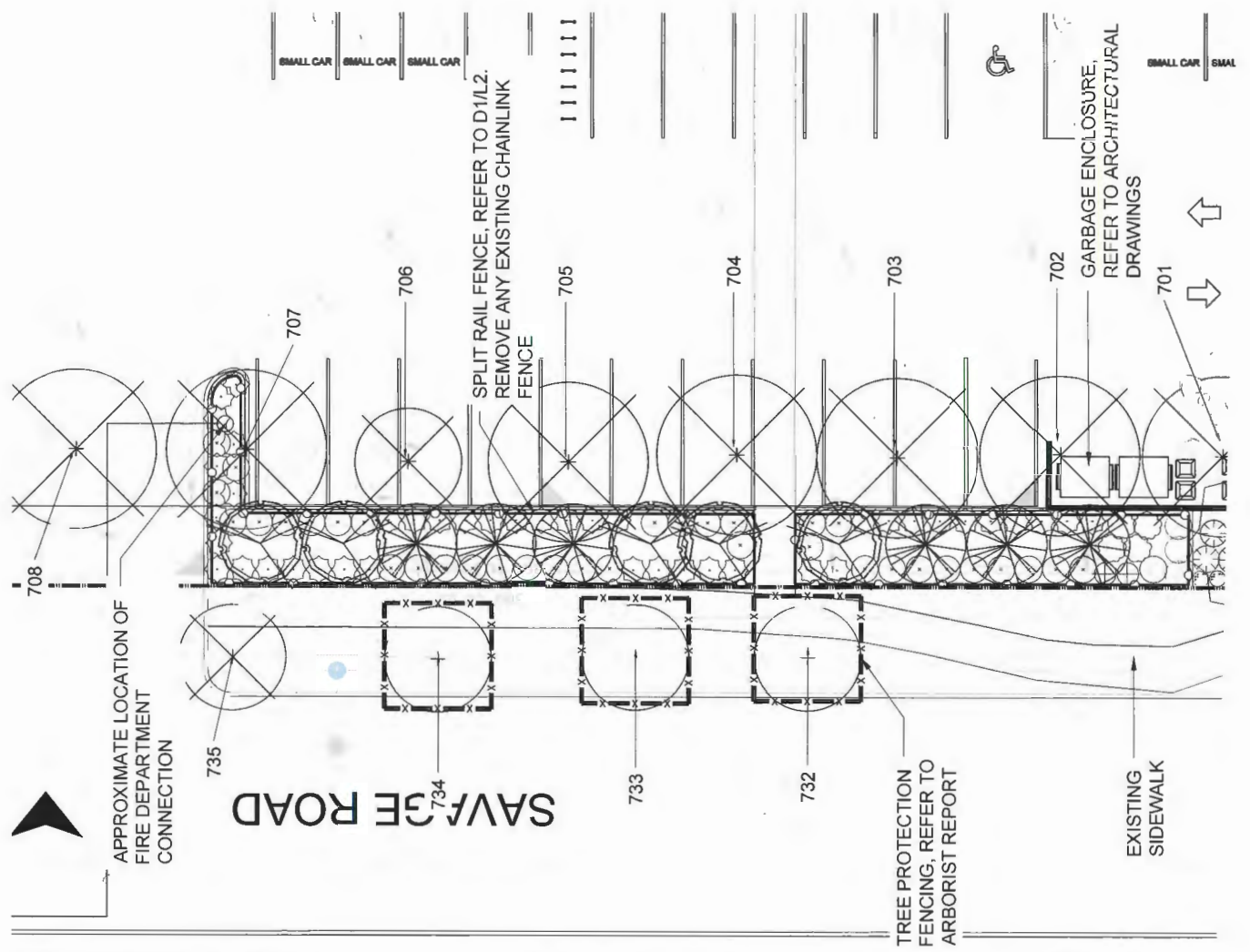
E.S.A. HABITAT MANAGEMENT:

HABITAT MANAGEMENT IS PROVIDED IN THE E.S.A. BY AQUATERRA ENVIRONMENTAL LTD. IN THEIR REPORT DATED APRIL 6, 2019.

1. INVASIVE SPECIES MANAGEMENT IS TO BE UNDERTAKEN THROUGHOUT THE REMOVAL AND DISPOSAL OF INVASIVE SPECIES. DURING PROJECT CONSTRUCTION, THE METHODS ARE TO BE UNDERTAKEN IN THE E.S.A. AREAS. SPECIFICALLY, THE INVASIVE SPECIES HIMALAYAN BLACKBERRY WAS FOUND WITHIN THE E.S.A. AREAS.
2. THE HEALTH OF THE NEW TREES PLANTED WITHIN THE E.S.A. ARE TO BE MONITORED ANNUALLY FOR THREE YEARS FOLLOWING PLANTING. TREES THAT HAVE NOT SURVIVED ARE TO BE REPLACED AND MONITORED FOR THREE YEARS FOLLOWING PLANTING. TREES THAT ARE NOT ESTABLISHED OR GROWING IN A HEALTHY STATE ARE TO BE REMOVED OR ALTER VEGETATION DURING THE TYPICAL SENSITIVE PERIOD BREEDING PERIOD BETWEEN MARCH 15 AND AUGUST 15. CHECK THE CANADIAN WILDLIFE SERVICE WEBSITE FOR UPDATES BEFORE.
3. DO NOT REMOVE OR ALTER VEGETATION DURING THE TYPICAL SENSITIVE PERIOD BREEDING PERIOD BETWEEN MARCH 15 AND AUGUST 15. CHECK THE CANADIAN WILDLIFE SERVICE WEBSITE FOR UPDATES BEFORE.
4. DO NOT REMOVE OR ALTER VEGETATION WITHIN THE E.S.A. UNLESS ADVISED BY A QUALIFIED ENVIRONMENTAL PROFESSIONAL. SHALL ASSESS THE SITE PRIOR TO BEGINNING ANY TREE CLEARING WORKS WITHIN THE SENSITIVE PERIOD TO ENSURE THAT ACTIVE NESTS AND SPECIFICALLY NESTING SITES ARE IDENTIFIED AND PROTECTED.

PLANT LIST SOUTHERN E.S.A.

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
	6	Thuja plicata	Western Red Cedar	5m h. of 30m Cal	2m	W8 of Pk
	5	Pseudotsuga mucronata	Douglas Fir	5m h. of 30m Cal	2m	W8 of Pk
	42	Gaultheria phillyifolia	Salm	30cm h.	1m	#2 Pk
	35	Malva moschata	Old Fashioned Mallow	40cm h.	1m	#2 Pk
	2	Rubus spectabilis	Subsantary	40cm h.	1m	#2 Pk
	4	Symphoricarpos albus	Common Snowberry	40cm h.	1m	#2 Pk



- LEGEND**
- TURF GRASS
 - CONCRETE SIDEWALK PAVING
 - EXISTING TREE TO REMAIN
 - EXISTING TREE TO BE REMOVED
 - SPLIT RAIL FENCE
 - TREE PROTECTION FENCING
 - SILT FENCING

PLANTING IN SHEET NOTES

SOIL IN THE AREA SHOULD HAVE A MINIMUM ORGANIC SOIL DEPTH OF 0.6M (1.9 FT.) WHERE THE SOIL DEPTH IS NOT AS DEEP AS INDICATED. THE APPROPRIATE SOIL AMENDMENT SHOULD BE APPLIED TO THE SOIL TO ACHIEVE THE APPROPRIATE SOIL DEPTH. COMPENSATION PLANTING SHOULD OCCUR AS SOON AS POSSIBLE FOLLOWING SOIL AMENDING TO MINIMIZE THE COLONIZATION AND ESTABLISHMENT OF INVASIVE SPECIES.

REFER TO ENVIRONMENTAL REPORT PREPARED BY AQUATERRA, DATED MAY 22, 2019.

B.C.S.L.A. #565



OPEN WINDOWS

1600 SAVAGE ROAD
RICHMOND, BC

OVERALL E.S.A.

NTS
RM
ET
100%BL

L3

DP 18-820689
June 23, 2020
Plan #5

NEW TREE PLANTING LOCATIONS ARE:

NEW TREE PLANTING IS PROPOSED IN THE ENVIRONMENTALLY SENSITIVE AREA (E.S.A.) SHOWN ON THIS PLAN BY AQUATERRA ENVIRONMENTAL LTD. IN THEIR REPORT DATED APRIL 6, 2019.

29 NEW TREES ARE PROPOSED IN THE ENVIRONMENTALLY SENSITIVE AREA (E.S.A.) SHOWN ON THIS PLAN BY AQUATERRA ENVIRONMENTAL LTD. IN THEIR REPORT DATED APRIL 6, 2019. THE PROPOSED PLANTING IS TO BE DONE IN ACCORDANCE WITH THE E.S.A. REPORT TO L3. THE PROPOSED PLANTING IS TO BE DONE IN ACCORDANCE WITH THE E.S.A. REPORT TO L3.

1 NEW TREES ARE TO BE OFFSET FROM BUILDING A MINIMUM OF 4M FROM PROPERTY LINE 1.5M NOT PLANTED UNDER POWER LINES

2 TREE LOCATIONS, NUMBER AND SPECIES ARE TO BE AS PER THE PLANT LIST ON L2

3 NEW TREE PLANTING LOCATIONS ARE TO BE MARKED ON SITE BY THE ARBORIST PRIOR TO PLANTING TO FORM A TRIP AND TO BE MARKED WITH REGULAR WATERING UNTIL THEY ARE ESTABLISHED AND GROWING IN A HEALTHY STATE.

4 NEW TREES ARE TO BE PLANTED USING OUR TREE PLANTING DETAIL WITH CHANGES AS FOLLOWS: STAKES ARE NOT REQUIRED AND COBERT GUARDS ARE TO BE ADDED.

5 75% OF COMPOSTED ORGANIC MULCH IS TO BE ADDED WITHIN THE TREE CANOPY AREAS WHERE THE ROOTS WILL BE AFFECTED BY BUILDING FOOTING AND PAVING WORKS ADJACENT TO THE E.S.A.

E.S.A. HABITAT MANAGEMENT:

HABITAT MANAGEMENT IS PROPOSED IN THE E.S.A. BY AQUATERRA ENVIRONMENTAL LTD. IN THEIR REPORT DATED APRIL 6, 2019.

1 HABITAT MANAGEMENT IS TO BE UNDERTAKEN THROUGH THE REMOVAL AND DISPOSAL OF INVASIVE SPECIES MANAGEMENT IS TO BE UNDERTAKEN THROUGH THE REMOVAL AND DISPOSAL OF INVASIVE SPECIES MANAGEMENT IS TO BE UNDERTAKEN THROUGH THE REMOVAL AND DISPOSAL OF INVASIVE SPECIES MANAGEMENT IS TO BE UNDERTAKEN THROUGH THE REMOVAL AND DISPOSAL OF INVASIVE SPECIES.

2 THE HEALTH OF THE NEW TREE PLANTING WITHIN THE E.S.A. ARE TO BE MONITORED ANNUALLY FOR SURVIVAL. THE MONITORING IS TO BE UNDERTAKEN FOR A PERIOD OF 3 YEARS. TREES THAT DO NOT SURVIVE ARE TO BE REPLACED WITHIN THE SAME YEAR. NEW TREES ARE TO BE CARED FOR WITH REGULAR WATERING UNTIL THEY ARE ESTABLISHED AND GROWING IN A HEALTHY STATE.

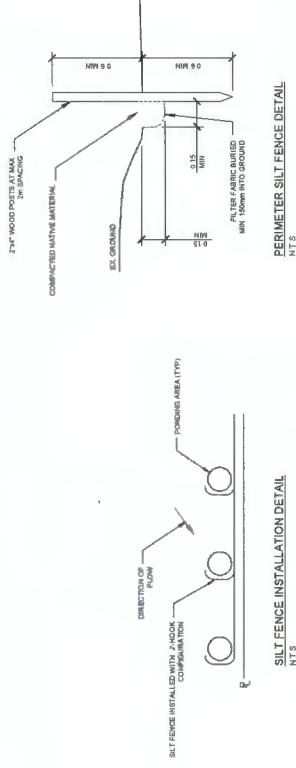
3 DO NOT REMOVE OR ALTER VEGETATION DURING THE TYPICAL BIRD BREEDING PERIOD BETWEEN MARCH AND MAY. TO PREVENT THE CHANGING HAZARD OF BIRD NESTS ON SITES ABOVE BEGINNING WORKS.

4 FOR TREE CLEANING WITHIN THE JOB SITE, A QUALIFIED ENVIRONMENTAL PROFESSIONAL SHOULD ASSESS THE SITE FOR BIRD NESTS AND BIRD ACTIVITY. THE CLEANING SHOULD BE UNDERTAKEN IN A MANNER THAT THERE ARE NO NESTS OR NESTING ACTIVITY WITHIN THE SITE AND TO ESTABLISH BUFFER ZONES FOR ACTIVE NESTS AND SPECIFICALLY RAPTORS NESTS.

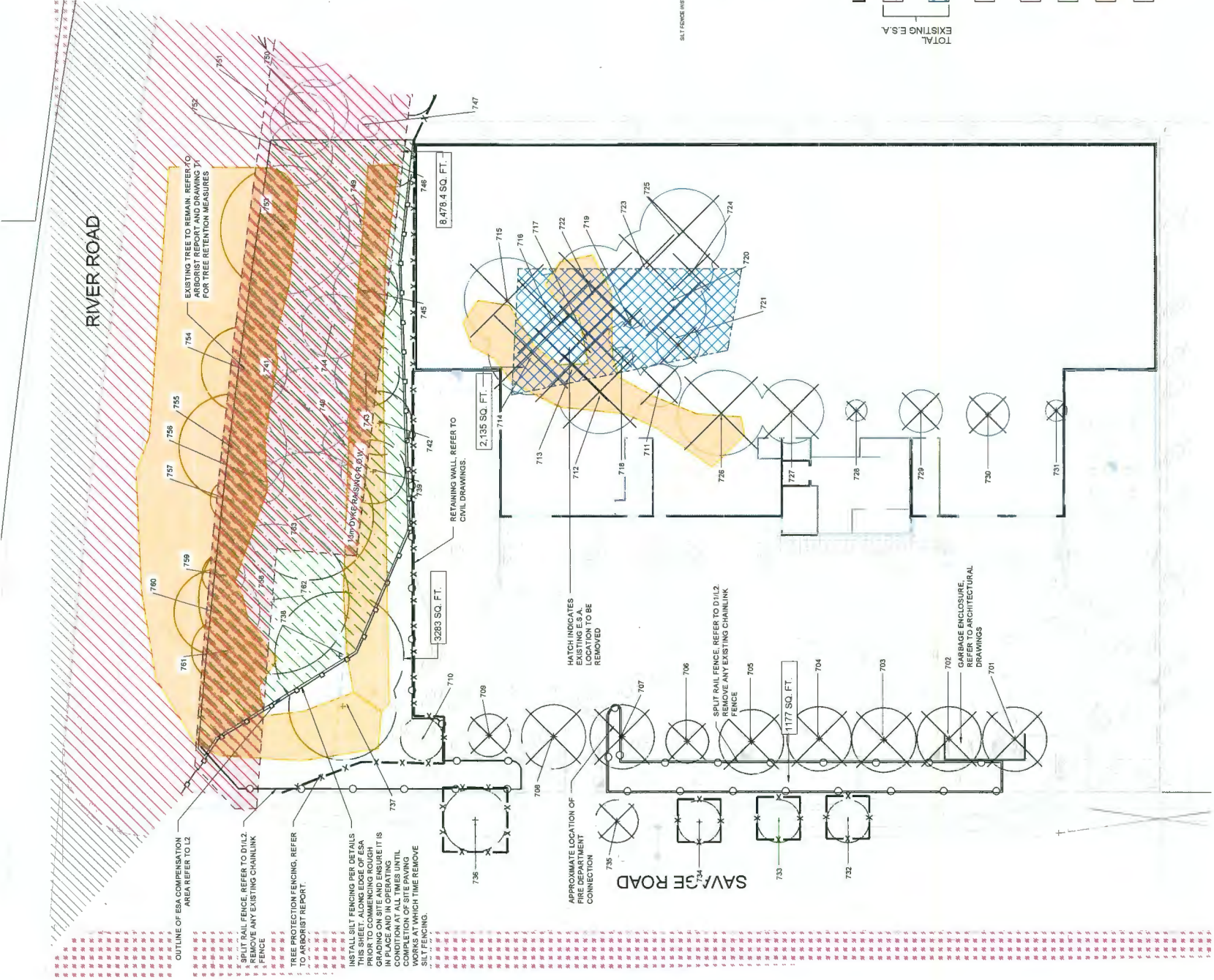
PLANTING IN SHEET NOTES

SOIL IN THE AREA SHOULD HAVE A MINIMUM ORGANIC SOIL DEPTH OF 0.6M (1.9 FT.) WHERE THE SOIL DEPTH IS NOT AS DEEP AS INDICATED. THE APPROPRIATE SOIL AMENDMENT SHOULD BE APPLIED TO THE SOIL TO ACHIEVE THE APPROPRIATE SOIL DEPTH. COMPENSATION PLANTING SHOULD OCCUR AS SOON AS POSSIBLE FOLLOWING SOIL AMENDING TO MINIMIZE THE COLONIZATION AND ESTABLISHMENT OF INVASIVE SPECIES.

REFER TO ENVIRONMENTAL REPORT PREPARED BY AQUATERRA, DATED MAY 22, 2019.



- LEGEND:**
- ENVIRONMENTAL SENSITIVE AREA (E.S.A.) - existing
 - E.S.A. TO BE REMOVED - existing
 - PROPOSED NEW E.S.A.
 - GREEN BELT
 - PROPOSED REVIVAL OF EXISTING E.S.A.
 - AREA OF INVASIVE SPECIES
 - RESTRICTED COVENANT BP24518 AREA = 2334 sq.m



OUTLINE OF E.S.A. COMPENSATION AREA REFER TO L2

SPLIT RAIL FENCE REFER TO D11.2 REMOVE ANY EXISTING CHAINLINK FENCE

TREE PROTECTION FENCING REFER TO ARBORIST REPORT

EXISTING TREE TO REMAIN REFER TO ARBORIST REPORT AND DRAWING T1 FOR TREE RETENTION MEASURES

EXISTING TREE TO BE REMOVED REFER TO ARBORIST REPORT AND DRAWING T1 FOR TREE RETENTION MEASURES

2.135 SQ. FT.

8.478 4 SQ. FT.

5283 SQ. FT.

1177 SQ. FT.

10,613.4 SQ. FT.

TOTAL EXISTING E.S.A.



To: Development Permit Panel
From: Wayne Craig
Director, Development
Date: June 25, 2020
File: DP 18-835533
Re: Application by Mosaic No. 3 Road and Williams Limited Partnership for a
Development Permit at 9900 No. 3 Road and 8031 Williams Road

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a four-storey mixed use building containing 638 m² (6,867 ft²) of non-residential uses on the ground floor and 33 secured market rental apartment units at 9900 No. 3 Road and 8031 Williams Road on a site zoned "Commercial Mixed Use (ZMU44) – Broadmoor"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the setbacks to No. 3 Road and Williams Road for the southwest corner of the building from 2.0 m to 0.0 m.

A handwritten signature in black ink that reads "Wayne Craig".

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

WC:cl
Att. 3

Staff Report

Origin

Mosaic No. 3 Road and Williams Limited Partnership has applied to the City of Richmond for permission to develop a four-storey mixed use building containing approximately 638 m² (6,867 ft²) of non-residential uses and 33 secured market rental apartment units totalling approximately 2,210 m² (23,788 ft²) in area above the ground floor at 9900 No. 3 Road and 8031 Williams Road on a site zoned “Commercial Mixed Use (ZMU44) – Broadmoor”, with right-in/right-out vehicle access to No. 3 Road and Williams Road (Attachment 1). The site is currently vacant.

Consistent with the policies in the Official Community Plan (OCP) as it relates to sites within a Neighbourhood Centre and as it relates to the provision of a variety of housing types to accommodate the needs of a diverse population as encouraged by the Market Rental Housing Policy, the proposal involves:

- Commercial, office, and a limited range of other non-residential uses and services on the ground floor of the building.
- 100% market rental dwelling units on the second through fourth floors, secured through a market rental agreement registered on title and through the use of rental tenure zoning (i.e., 33 units).
- 42% of the units designed with two or more bedroom that are suitable for families, secured through a legal agreement to be registered on title prior to rezoning bylaw adoption.
- 30% of the units designed with basic universal housing features, and with aging-in-place features in all units, secured through a legal agreement to be registered on title prior to rezoning bylaw adoption.

The site is being rezoned from the “Gas & Service Stations (CG2)” zone and the “Single Detached (RS1/E)” zone to the “Commercial Mixed Use (ZMU44) – Broadmoor” zone for this project under Bylaw 10111 (RZ 18-835532). Also, to accommodate the proposed development on a land assembly with a single land use designation, an amendment to the land use designation in Richmond Official Community Plan Bylaw 9000 for the property at 8031 Williams Road is proposed under Bylaw 10110 from “Neighbourhood Residential” to “Neighbourhood Service Centre”. Bylaws 10110 and 10111 were given Third Reading at the Public Hearing held on December 16, 2019, and the applicant is working to complete all of the rezoning considerations.

Consistent with the series of incentives identified in the OCP to encourage the development of new market rental housing and a diverse housing stock, this application is exempt from the City’s Affordable Housing Strategy and Public Art Program Policy.

Off-site works required as part of the proposed development (after road dedication) include boulevard, road, and transportation infrastructure upgrades as well as water, storm, and sanitary service improvements, which will be undertaken as part of a Servicing Agreement (SA) to be entered into prior to rezoning bylaw adoption (SA 19-880238).

Development Information

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

Background

The subject site is located at the main intersection of No. 3 Road and Williams Road, in the Broadmoor planning area. The OCP identifies the intersection of No. 3 Road and Williams Road as one of eight future Neighbourhood Centres, which are intended to act as “hearts” in a community that provide a sense of place and welcome residents (Attachment 3).

Existing development immediately surrounding the subject site is as follows:

- To the north, is an existing townhouse complex fronting No. 3 Road on a lot zoned “Medium Density Townhouses (RTM1)” at 9700 No. 3 Road, as well as an existing single-family dwelling on a lot zoned “Single Detached (RS1/E)” at 9871 Pigott Road.
- To the south, across Williams Road, is a one-storey commercial building containing a convenience store and medical offices, as well as three-storey rental apartments on a site zoned “Local Commercial (CL)” and “Medium Density Low Rise Apartments (RAM1)” on the southeast corner of the intersection at 10060, 10100 No. 3 Road and 8080 Williams Road.
- To the east, is an existing townhouse complex fronting Williams Road on a lot zoned “Medium Density Townhouses (RTM3)” at 8091 Williams Road.
- To the west, across No. 3 Road, is an existing townhouse complex on a lot zoned “Low Density Townhouses (RTL1)” at 7711 Williams Road.

The subject site is also opposite an existing mixed use neighbourhood shopping centre containing a gas station, a range of commercial services, and a six-storey apartment building on the southwest corner of the No. 3 Road and Williams Road intersection.

Rezoning and Public Hearing Results

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

- Strengthening of the on-site pedestrian circulation through the surface parking area.
- Refining the concepts for the required City infrastructure on-site (e.g., location of water meter and traffic infrastructure cabinets etc.).
- Demonstrating that all of the proposed accessibility features are incorporated into unit design.
- Finalizing the proposed colour palette, exterior building materials, and landscape elements.
- Reviewing the applicant’s design response to the principles of Crime Prevention Through Environmental Design (CPTED).
- Gaining a better understanding of the proposed sustainability features to be incorporated into the project.

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

- Surface parking spaces and the accessory bike storage structure have been reconfigured to enable pathways to be incorporated between the surface parking area and the buildings, thus strengthening on-site pedestrian circulation.
- Placement of City infrastructure on-site has been refined. The water meter has been incorporated into the building's mechanical room, no longer resulting in conflicts with walkways and landscaping in the public realm. While the traffic infrastructure cabinets remain located on-site to the west of the building to meet the City's requirements for proximity to the signals within the intersection, options to minimize their visual impact have been investigated and have resulted in the opportunity to pursue one smaller traffic cabinet and to paint them to match the dark accents in the proposed building design.
- The plans have been revised to demonstrate that all of the proposed basic universal housing features in 30% of units (10 units) and the aging-in-place features in all units have been incorporated into unit design.
- The proposed colour palette, exterior materials for the principal building and accessory bike storage structure, and several landscape elements such as trellis and grading details have been finalized.
- Information on how the proposal responds to the principles of CPTED and the proposed sustainability features to be incorporated into the project are summarized in the "Analysis" section of this report below.

The Public Hearing at which the subject proposal was considered was held on December 16, 2019. At the Public Hearing, written submissions were received by:

- The Chair of the Richmond Poverty Response Committee in support of the proposal due to the increase to the supply of purpose-built rental housing in the community, and the inclusion of some units designed with basic universal housing features.
- The Strata Council of the townhouse complex to the east at 8091 Williams Road against the proposal due to concerns about the potential for increased noise and commercial-related traffic at the intersection of No. 3 Road and Williams Road, increased neighbourhood population density and changes to household composition, and a perceived lack of need for additional commercial services in the neighbourhood.

In response to the neighbouring Strata Council's concerns, the proposed mixed use development:

- Will be designed and constructed with noise mitigation measures incorporated to avoid noise generated by the internal use of the building and mechanical equipment from penetrating into neighbouring residential areas that exceed noise levels allowed in the City's Noise Bylaw. A legal agreement to secure the noise mitigation measures as per an acoustic and thermal/mechanical report prepared by a registered professional is required to be registered on title prior to rezoning bylaw adoption.

- Is supported by a Traffic Impact Assessment prepared by a registered professional engineer, which confirms that the proposal has been designed to minimize disruption to existing traffic operations on both roads, and the applicant is providing a comprehensive Transportation Demand Management (TDM) strategy as part of the proposed development including upgrades to the Williams Road bike lane and a contribution in the amount of \$15,000 to the City for future streetscape improvements at the No. 3 Road and Williams Road intersection. This is in addition to the road dedication to accommodate the standard boulevard, road, signal and transit improvements that are required with development.
- Is consistent with the policies contained within the OCP regarding neighbourhood centres, employment lands, and new market rental housing, in that: it adds to the existing range of land uses and densities needed to support residential, employment, daily shopping, personal service and enhanced transit service in this neighbourhood centre area; it retains and intensifies the supply of commercial lands required to 2041 in the Central Richmond area; and it enhances the supply of secured market rental housing, which is an important piece of Richmond's housing continuum.

In response to queries from City Council at the Public Hearing regarding the private outdoor spaces proposed with the development, the applicant had indicated that they would further investigate the feasibility of increasing the depth of the Juliet balconies as part of the Development Permit application review process, and more clearly determine what the implications for the project would be. The applicant has further investigated this issue and confirms that:

- pursuing an increased cantilevered depth for the 28 Juliet balconies is cost prohibitive under the economic model of a small-scale wood frame rental housing project, as it would involve additional material costs, construction costs, and increased fire suppression, and that the future residents would be best served by optimizing the size, functionality, and programming of the rooftop common outdoor amenity space, as currently designed;
- The increased balcony depth would not satisfy accessibility requirements for wheelchair users, would increase the perceived mass of the building, and would increase potential concerns of overlook onto neighbouring properties to the north;
- Recessed balconies would critically diminish unit plan functionality and/or reduce the total number of rental dwellings provided, as the building footprint is constrained;

The applicant's proposal is acceptable to staff on the basis that the total amount of common and private outdoor space recommended per unit is achieved when considering all of the proposed on-site outdoor space combined, and that the proposal has been designed to provide future residents with a highly-desirable opportunity for on-site access to common outdoor space on the rooftop, which is ideally situated to benefit from southern exposure, vertical separation from the street and surface parking, and is screened to limit overlook to neighbouring properties.

Staff Comments

The proposed scheme attached to this report (Plans # 1 to # 6.n, and Reference Plans) has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with

the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “Commercial Mixed Use (ZMU44) – Broadmoor” zone, except for the zoning variances noted below.

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

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to reduce the setbacks to No. 3 Road and Williams Road for the southwest corner of the building from 2.0 m to 0.0 m.

Staff supports the proposed variance due to the requirement for a 4 m x 4 m corner cut road dedication at No. 3 Road and Williams, and to enable a strong urban street wall at the southwest corner of the building at this prominent intersection. The proposed variance does not impact pedestrian circulation in the public realm.

The small triangular projection of the building into the setback consists of a white brick column element and a slight portion of black-framed glazing, which rises four storeys and is terminated with a black cornice detail at the top of the building. The projection into the setbacks was illustrated on the conceptual development plans considered at the Public Hearing and no concerns were identified.

The corner cut road dedication enables adequate visibility and streetscape infrastructure at the intersection and the applicant has submitted a Traffic Impact Assessment prepared by a registered professional engineer, which includes a sightline analysis of the building corner projecting into the setback, which has been accepted by the City’s Transportation Department.

Advisory Design Panel Comments

The Advisory Design Panel review of the proposal was held on May 20, 2020, and was supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments identified at the meeting. A copy of the relevant excerpt from the Advisory Design Panel Minutes is attached for reference (Attachment 4). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in ‘*bold italics*’.

Analysis

Conditions of Adjacency

- The proposal is designed with consideration of the adjacent townhouse and single-family dwelling context to the north and east.
- A shadow impact analysis undertaken by the applicant as part of the rezoning application review process is included in the Reference Plans to the Development Permit, and supports the proposed location of the building closest to the intersection and away from the existing adjacent housing to the north and east. The analysis indicates that the building will not cast significant shadows on the adjacent properties the majority of the times.
- Situating the principal building furthest away from the common property lines with adjacent sites also provides opportunities for screening and minimizing potential overlook. The principal building is buffered from adjacent sites by the proposed drive-aisle, surface parking, trees, and perimeter fencing. The common outdoor amenity space is situated on the

south side of the rooftop, is set back from the building edges and is screened by taller portions of the building containing the common elevator and stair access lobbies. Where a one-storey accessory bike storage structure is proposed along the north property line, it is proposed to be screened with climbing vines and perimeter fencing.

Site Planning, Access, and Parking

- The proposed site layout consists of the principal building at southwest corner of the property, at the No. 3 Road and Williams Road intersection, and an L-shaped drive aisle flanked by surface parking to the north and east of the building. A one-storey accessory structure containing secured bike parking for residents of the building is proposed approximately mid-way along the north property line of the site, which is to be screened from the north by fencing and climbing vines.
- Commercial unit entrances on the ground floor are proposed along the Williams Road frontage and along the north side of the building, and are accentuated through the use of awnings, non-fixed landscape planters, and storefront glazing. The entrance to the residential lobby is proposed on the east side of the building, via a walkway leading from the public sidewalk on Williams Road, and is accentuated through a large awning, decorative paving stones, soft landscaping including trees, and an arrival area with seating.
- On-site pedestrian circulation is also provided through defined paths from the surface parking area to the raised walkways along the storefront entries on the north and south sides of the buildings, to the main residential entrance lobby on the east side of the building, and to the accessory bike storage structure and other service areas.
- To secure the opportunity to potentially provide pedestrian connectivity in the future through the subject site to the main intersection of this Neighbourhood Centre, the applicant has agreed to registration of a blanket Statutory Right-of-Way (SRW) for Public Right-of-Passage (PROP) on title of the property prior to issuance of the Development Permit.
- Garbage, recycling, and organics storage is incorporated into the northeast corner of the building on the ground floor to facilitate access by building users and during collection service. The storage area is sized to accommodate the appropriate number of carts to service the development.
- Two sign structures for the site address, rental information, and businesses are proposed adjacent to each driveway crossing (at the southeast corner off Williams Road and at the northwest corner off No. 3 Road, respectively). Separate Sign Permit applications are required for the proposed signs.
- Vehicle access to the site was reviewed as part of the rezoning application review process and was supported by the City's Transportation Department. Two new driveway crossings are proposed as far away from the intersection as possible, in approximately the same locations as two of the existing driveway crossings (i.e., at the southeast corner on Williams Road, and at the northwest corner on No. 3 Road). Both new driveway crossings will be constructed with a triangular-shaped raised barrier curb island within the boulevard to physically restrict vehicle movements to the site to right-in/right-out only. The Traffic Impact Assessment Report, which has been reviewed and the findings supported by City staff, confirms that the proposed restricted vehicle access minimizes disruption to existing

traffic operations and reduces conflicting vehicle movements compared to the access configuration of the previous gas station that occupied the site at this intersection.

- Parking and loading is provided consistent with the Zoning Bylaw, and consists of a total of 54 vehicle parking spaces in the surface parking area, 54 short and long-term bike parking spaces in the form of bike racks along the commercial storefronts and in a one-storey accessory structure along the north property line, and the drive-aisle has been design to accommodate the required medium-sized loading space to be shared between the residential and commercial users.
- The applicant is providing a comprehensive Transportation Demand Management (TDM) strategy as part of the proposed development, including but not limited to: monthly transit passes (2-zone) for one year for all 33 dwelling units, upgrades to the Williams Road bike lane, and a contribution in the amount of \$15,000 to the City for future streetscape improvements at the No. 3 Road and Williams Road intersection.
- The proposed shared commercial/visitor parking spaces, common long-term bike storage, shared commercial/residential loading space, and TDM measures are to be secured through registration of a legal agreement on title prior to final adoption of the rezoning bylaw.

Open Space Design and Landscape Design

Outdoor Amenity Space

- A large common outdoor amenity space for residential users is proposed on the south side of the rooftop, which is accessible by elevator and stairway, and consists of a passive outdoor deck area for dining, barbequing, and lounging, as well as an area for more active uses such as artificial turf play/lawn bowling, ping pong tables, raised garden beds with potting bench/tool storage, and rubber-surfaced area complete with hopscotch, a children's picnic table and umbrella, Kompan play house, mounted blackboards for drawing, and adult seating. Small trees and planting areas containing shrubs are also proposed. The area is screened through several measures, such as setting the area back from the edges of the building, using a roof parapet, as well as a metal picket guardrail and planters. Rooftop mechanical equipment is screened by solid privacy fencing.

Private Open Space

- Residential private outdoor space is proposed on the second, third, and fourth floors in the form of decks (approximately 9 m² (90 ft²)/unit) or Juliet balconies (approximately 0.86 m² (9 ft²)/unit). This is acceptable to staff on the basis that the proposed rooftop common outdoor amenity space is substantially greater than the amount identified in the design guidelines in the OCP, and that the total amount of common and private outdoor space required per unit is achieved when considering all of the on-site outdoor space combined.

Landscaping

- Tree retention and removal was assessed as part of the rezoning application review process, at which time it was determined that there are no bylaw-sized trees on-site, that there are trees on the adjacent properties to the north near common property lines, and that there was a hedge along the front property line at 8031 Williams Road that encroached into the boulevard on City-owned property. The City's Tree Preservation Coordinator and the City's Parks Department staff conducted site inspections and visual tree assessments, and indicated that

the neighbouring trees will not be impacted by the proposed development on the subject site and that the hedge along the Williams Road frontage was authorized for removal as it conflicted with the required frontage improvements (and was also inconsistent with the design guidelines in the OCP, which encourage an animated public realm for mixed use developments). The hedge and some undersized trees and shrubs were removed in January, 2020 prior to issuance of the Demolition Permit for the former single detached dwelling at 8031 Williams Road.

- The proposed Landscape Plan illustrates that 21 trees of a variety of species and sizes are proposed to be planted throughout the site, including the rooftop outdoor amenity space (e.g., Dogwood, Sweetgum, Pine, Columnar Aspen, Serbian Spruce). The Landscape Plan also includes a variety of shrubs, perennials, vines, and grasses to enhance the subject site (e.g., Azalea, Mexican Orange Blossom, Salal, Honeysuckle, Red Currant, Spiraea, Topiary Cedar, Kinickinick, Creeping Fig, Evergold Japanese Sedge, Winter Heather, Blue Fescue, Daylily, Coral Bells, and Porcupine Grass).
- A variety of hardscape material is also proposed to provide visual interest and apparent softening of the extent of hard surfaces, including the use of some materials that increase site surface permeability (e.g., two-toned cast-in-place concrete walkways, porous paving for all surface parking spaces, decorative pavers at north facing storefront entries and at other key pedestrian circulation areas, as well as hydra pressed pavers and wood decking on the rooftop).
- The Landscape Plan requires that all soft landscaped areas be irrigated to industry standards with a high-efficiency automatic irrigation system, and the rooftop patio to be equipped with hose bibs.
- Solid wood privacy fencing is proposed on the north and east property lines along the interface with adjacent properties, stepping down to a lower fencing height as it approaches the streets. Solid wood screening is also proposed around all sides of the required rooftop mechanical equipment. A low metal picket fence and guardrail is proposed around the common outdoor amenity space on the south side of the rooftop, and is set back from the roof overhang and parapet.
- To ensure that the trees and landscape materials are installed in accordance with the Landscape Plan, the applicant is required to submit a Landscaping Security in the amount of \$185,096.60 prior to issuance of a Development Permit.

Indoor Amenity Space

- Consistent with the OCP, the applicant proposes to submit a contribution to the City prior to rezoning bylaw adoption in the amount of \$75,200 in-lieu of providing common indoor amenity space on-site.

Architectural Form and Character

- The design of the building at the southwest corner provides for a strong urban streetwall and anchors the building at this prominent intersection of two busy streets at the gateway to the future Neighbourhood Centre. The corner of the building is emphasized through four storeys of white brick, punched out at the three corners, with distinct black-framed glazing and

articulated with a black raised cornice detail. The massing, proportions, window and Juliet balcony detailing reflect elements of the Georgian architectural style.

- The white brick wraps around the entire ground floor with large vertical column elements breaking down all four elevations into pedestrian-scaled components, further emphasized with dark awnings over storefront entries and the residential lobby entrance.
- Further away from the intersection, massing articulation is enabled by stepping back the building above the ground floor to ease the transition in scale to the surrounding adjacent development. This stepping back of the building combined with the use of contrasting horizontal material cladding and colour above the ground floor further away from the corner further assists with breaking the building down into an architectural hierarchy of elements.
- Extruded central bays visually break down the north and east elevations, which is defined by a transition to wider horizontal siding, vertically stacked windows and balconies, and accentuated with black trim and balcony fascia.

Accessible and Diverse Housing

- Consistent with the OCP objective of providing for housing that meets the needs of a diverse population, 30% of units are proposed to be designed with the basic universal housing features listed in Section 4.16 of the Zoning Bylaw, which are intended to facilitate ready access, use and occupancy by a future resident in a wheelchair (i.e., 10 units in total consisting of three 2-bedroom units, one 1-bedroom unit, and six studios).
- All of the proposed units incorporate aging-in-place features to accommodate mobility constraints associated with aging. These features include:
 - Stairwell hand rails.
 - Lever-type handles for plumbing fixtures and door handles.
 - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.
- Consistent with the OCP objective of encouraging a mix of multi-family housing types to support diverse needs, 42% of the units are proposed to be designed with two or more bedrooms that are suitable for families with children (i.e., 14 two-bedroom units).

Sustainability

- The proposed simple building form with punched windows results in thermal energy efficiency. The narrow floor plates enable natural light to penetrate units to decrease lighting loads and increase the effectiveness of natural ventilation. The building's upper wooden structure makes effective use of a renewable resource in place of more energy intensive concrete or steel.
- As this development application was received after July 16, 2018, it is subject to the Energy Step Code according to the Building Regulation Bylaw requirements in place at the time of Building Permit application submission (currently Step 2 for non-residential uses; and Step 3 for residential uses). Energy modelling conducted by the applicant's Qualified Energy Modeller confirms that the proposed building achieves the required Energy Step Code targets.

- Energy saving measurements incorporated into the building design include: a window to wall ratio of 32% to reduce heating load in winter and cooling load in summer; a 30% flow rate reduction for plumbing fixtures compared to Code standards to reduce domestic water use; high efficiency water heater of 96% to reduce energy consumption from hot water heating; and, heat recovery ventilation for residential units to reduce heating load from ventilation air.
- Consistent with the Zoning Bylaw requirements, all residential parking spaces, excluding visitors, will feature an energized outlet capable of providing level 2 charging or higher to parking spaces to support the future use of plug-in electric vehicles for tenants.

Crime Prevention Through Environmental Design

- The applicant has identified that the proposal responds to the following principles of Crime Prevention Through Environmental Design (CPTED), as encouraged in the design guidelines contained within the OCP:

Natural Access Control

- The proposal features clearly defined separate entrances for residential and non-residential uses.
- Storefronts along Williams Road and the northwest corner of the building at No. 3 Road enable an expanded pedestrian realm.
- The residential use has a single lobby entrance, one dedicated exit stair closure, and interior access to the secured garbage room.

Natural Surveillance

- The building's siting allows for line of sight to the expanded pedestrian realm from any location on the site, providing opportunities for people to view what is happening around them during the course of everyday activities.
- Extensively glazed storefronts and the residential lobby at grade encourages eyes on the street and the surface parking area.
- Sensitive building-mounted sconce lighting and surface area lighting enables visibility and security of on-site walkways, building entrances, and parking areas.
- The location of the project's bike storage structure allows for surveillance from public spaces and by residents in the building, while also increasing activity and surveillance on the building's north façade.

Territoriality/Defensible Space

- Resident and visitor approaches to the building are differentiated with changes in paving treatment, low walled planters, and seating and landscaping personalize the space in front of the residential entry.
- The building and site design, as well as the proposed management of operations on-site post-occupancy are intended to project a sense of ownership and control.

Maintenance

- On-going maintenance of the site by the owner's property management team will ensure the continued use of all spaces on-site for their intended purpose.

- Landscaping will be professionally maintained, sightlines through tall growing vegetation will be maintained via pruning, and lighting will remain in operable condition.

Site Servicing & Off-Site Improvements

- The design and construction of site servicing and off-site improvements are required to be undertaken as part of a Servicing Agreement (SA), which is required to be entered into prior to rezoning bylaw adoption (SA 19-880238).
- Required servicing and frontage improvements with the proposed redevelopment include:
 - relocation of the existing fire hydrant on Williams Road and replacement of a portion of the watermain on No. 3 Road at the crossing location with the proposed storm sewer; upgrading of the existing storm sewer along Williams Road at No. 3 Road;
 - removal of the existing sanitary manhole and main in the northwest corner of the existing property at 8031 Williams Road (which will require subsequent discharge of the existing Statutory Right-of-Way (SRW) from the title of the properties and registration of a new SRW on title of the properties to reflect the new location of the infrastructure);
 - the provision and installation of improved traffic signal and bus stop infrastructure, and
 - improvements on both frontages including installation of a new concrete sidewalk at the new property line after road dedication, a treed/grass boulevard, and road widening to accommodate an on-street bike lane along the north side of Williams Road complete with a raised buffer between the bike lane and vehicle lanes.
- To accommodate the required road improvements, the applicant is required to provide a minimum road dedication of 2.0 m along the entire frontages of No. 3 Road and Williams Road, and a 4 m x 4 m corner cut dedication at the intersection (the exact amount of road dedication is to be finalized through a functional road plan prepared through the SA design review process). Land from the subject site is suitable to be dedicated as roadway to the City as the property at 9900 No. 3 Road received a Certificate of Compliance from the Ministry of Environment and Climate Change Strategy in 2001.

Conclusions

This development proposal is to construct a four-storey mixed use building containing 638 m² (6,867 ft²) of non-residential uses on the ground floor and 33 secured market rental apartment units totalling approximately 2,210 m² (23,788 ft²) in area above the ground floor, with right-in/right-out vehicle access to No. 3 Road and Williams Road.

The applicant has addressed the design issues identified through the rezoning process, as well as additional staff comments regarding site planning, urban design, architectural form and character, and landscape design identified as part of the Development Permit application review process. The proposal as designed conforms to the applicable policies and designed guidelines contained within the OCP.

The development proposal complies with the requirements of the “Commercial Mixed Use (ZMU44) – Broadmoor” zone, with the exception of the zoning variance discussed.

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



Cynthia Lussier
Planner 2
(604-276-4108)

CL:blg

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

Attachment 3: Excerpts from OCP - Future Neighbourhood Centres Map & Broadmoor Planning Area Map

Attachment 4: Excerpt from the May 20, 2020 Advisory Design Panel Meeting minutes and Applicant's design response

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

1. Final adoption of Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10110.
2. Final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10111.
3. Receipt of a Letter-of-Credit or other form of security acceptable to the City for landscaping in the amount of \$185,096.60 (100% of the cost estimate provided by the Registered Landscape Architect, including all materials, installation, and a 10% contingency cost).
4. Registration of a Statutory Right-of-Way (SRW), and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, on title to enable potential future public pedestrian access through the site, including the installation of wayfinding and other appropriate signage on the subject property, and requiring a covenant that the owner provide written notification of this through documentation to all tenants and provide an acknowledgement of the same in all rental/lease agreements of the potential for these impacts. Maintenance & liability responsibility by the property owner is to be clearly noted. The design must be prepared in accordance with good engineering practice with the objective to optimize public safety and after completion of the works.

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

- Incorporation of accessibility and sustainability measures in Building Permit plans and construction as determined via the Rezoning and Development Permit applications (e.g., Aging-in-place features in all units; Basic Universal Housing features as per Section 4.16 of the Zoning Bylaw in 10 units; and Energy Step Code requirements in place at the time of Building Permit application submission).
- Incorporation of all of the noise mitigation measures in Building Permit plans and in construction as outlined in the acoustical and thermal report and recommendations prepared by the appropriate registered professional as part of the Development Permit application, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Regulation Bylaw requirements (as per the noise-related covenants registered on title prior to final to final adoption of the rezoning bylaw).
- Submission of a Construction Parking and Traffic Management Plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>). The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation and Infrastructure) and MMCD Traffic Regulation Section 01570.

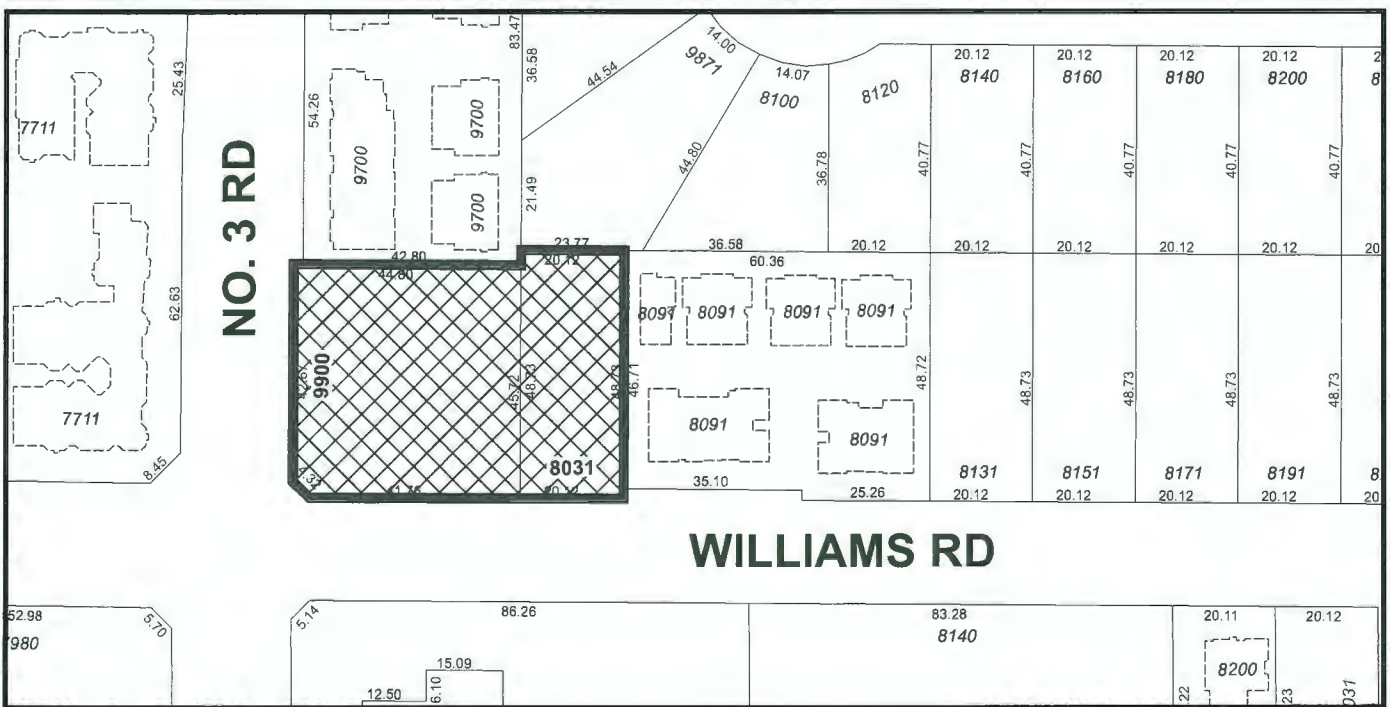
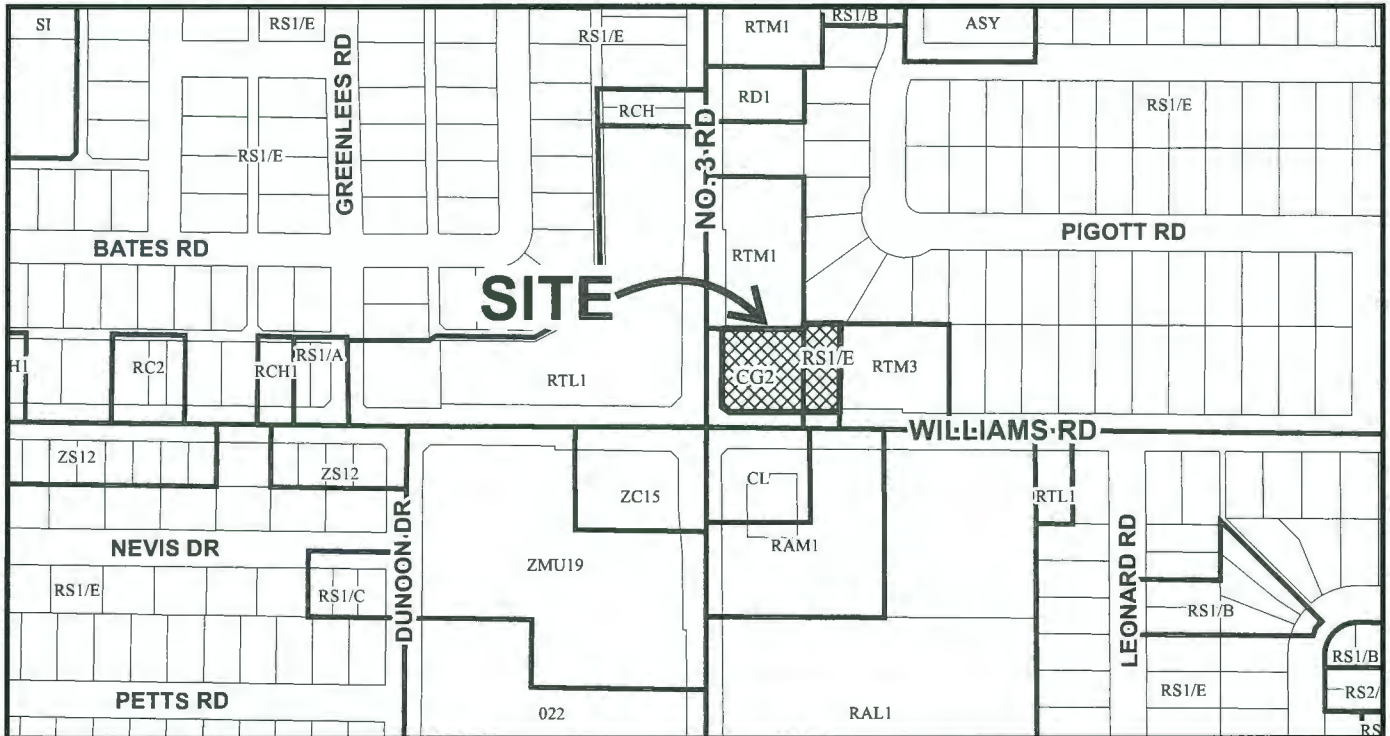
- Obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*

Notes:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner, but also as covenants pursuant to Section 219 of the Land Title Act. All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw. The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.



City of Richmond



DP 18-835533

Original Date: 09/19/18

Revision Date:

Note: Dimensions are in METRES



DP 18-835533

Address: 9900 No. 3 Road and 8031 Williams Road

Applicant: Mosaic No. 3 Road and Williams Limited Partnership

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Mosaic (9900 – No. 3 Road) Corporation	Mosaic (9900 – No. 3 Road) Corporation
Site Area:	9900 No. 3 Road - 2,041.5 m ² 8031 Williams Road - 979.2 m ² Total 3,020.7 m ² (21,974 ft ²)	2,800.6 m ² (30,145 ft ²) after the required road dedication and land consolidation
Land Uses:	Vacant	4-storey mixed commercial/residential market rental building with rooftop amenity space
OCP Designation:	9900 No. 3 Road - Neighbourhood Service Centre 8031 Williams Road - Neighbourhood Residential	Neighbourhood Service Centre
Zoning:	9900 No. 3 Road - Gas & Service Stations (CG2) 8031 Williams Road - Single Detached (RS1/E)	Commercial Mixed Use (ZMU44) - Broadmoor"
Number of Units:	0	33

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.08	1.06	None permitted
Buildable Floor Area (m ²):	3,024.64 m ² (32,557 ft ²)	2,978.56 m ² (32,061 ft ²)	None permitted
Lot Coverage (% of lot area):	40%	33%	None
Minimum Lot Size:	2,800.00 m ²	2,800.60 m ²	None
Minimum Setbacks (m):	No. 3 Road: 2.0 m Williams Road: 2.0 m North: 20.0 m East: 20.0 m	No. 3 Road: 2.0 m Williams Road: 2.0 m North: 20.37 m East: 20.58 m Southwest building corner at corner cut property line: 0.0 m	To reduce the setbacks to No. 3 Road and Williams Road for a small portion of the southwest corner of the building from 2.0 m to 0.0 m.
Maximum Building Height (m):	20.0 m	18.91 m	None
On-site Vehicle Parking Spaces (Residential):	Min. 33 spaces (1.0/unit)	33 spaces	None

On-site Vehicle Parking Spaces (Residential Visitor):	Min. 7 spaces (0.2/unit)		7 spaces (shared with commercial)	None
On-Site Vehicle Parking Spaces – Commercial:	3/100 m ² of GLFA ¹ up to 350 m ² , and 4/100m ² over 350 m ²	23 spaces	21 spaces	None
	10% reduction for TDMs	- 2 spaces		
	Total:	21 spaces		
On-Site Vehicle Parking Spaces – Total:	Minimum 54 spaces		54 spaces	None
Small Parking Spaces:	Maximum 50% of spaces provided (27 spaces)		48% (16 residential spaces; 10 commercial spaces)	None
Accessible Parking Spaces:	2% of total required parking spaces (2 spaces)		2 spaces	None
On-site Bike Parking Spaces (Residential):	Class 1 (1.25/unit)	42	42	None
	Class 2 (0.2/unit)	7	7	
On-site Bike Parking Spaces (Commercial):	Class 1 (0.27/100 m ² GLFA)	2	2	None
	Class 2 (0.4/100 m ² GLFA)	3	3	
On-site Loading Spaces:	1 medium undesignated (residential)		1 medium undesignated (shared)	None
	1 medium undesignated (commercial)			
Amenity Space – Indoor:	70 m ² or Cash-in-lieu		Cash-in-lieu	N/A
Amenity Space – Outdoor:	6 m ² /unit (198 m ²)		334.82 m ²	N/A

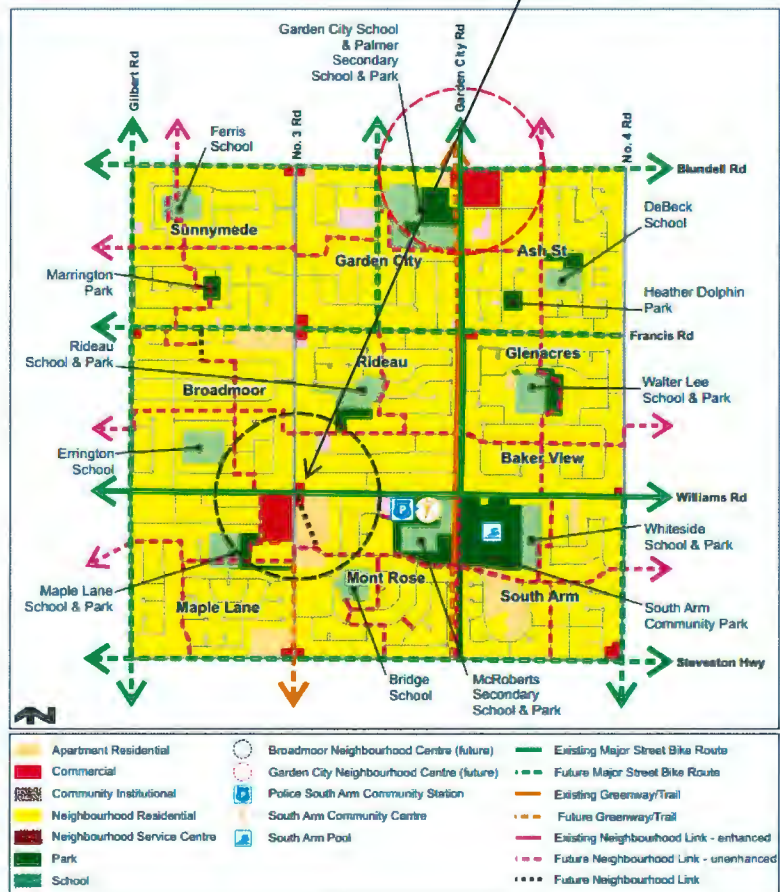
¹ Gross leasable floor area

Future Neighbourhood Shopping Centre Map



- Canada Line
- City Centre Boundary
- Future Neighbourhood Centre (subject to further planning and community consultation)
- Steveston Village

6. Broadmoor



Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, May 20 – 4:00 p.m.
Cisco Webex

2. DP 18- 835533 – 4-STOREY MIXED USE MARKET RENTAL DEVELOPMENT

ARCHITECT: Proscenium Architecture and Interiors Inc.

LANDSCAPE ARCHITECT: Durante Kreuk Ltd.

PROPERTY LOCATION: 9900 No 3 Road and 8031 Williams Road

Applicant's Presentation

Architect Hugh Cochlin, Proscenium Architecture and Interiors Inc., presented the project and together with Landscape Architect Alexa Gonzalez, Durante Kreuk Ltd., and Elise Spearing, MOSAIC Homes, answered queries from the Panel

Panel Discussion

Comments from Panel members were as follows:

- appreciate the provision of 10 units with Basic Universal Housing (BUH) features and including aging-in-place features in all 33 market rental units;

Noted

- consider making the garbage bins accessible to tenants in a wheelchair;

The waste collection room is accessible to tenants in wheelchairs. The proposed recycling and garbage bins follow Richmond's Waste Management Design Guidelines, and the waste & recycling report prepared by Target Zero previously submitted to and accepted by Staff. Front load containers will be provided for both waste and cardboard recycling, which provide a lower front lip to improve reachability. Recycling carts are only available in standard sizes, and must be of minimum capacity to sufficiently meet the needs of the building residents.

- consider providing an additional accessible parking as there are several BUH units in the proposed development;

Due to the highly constrained nature of the parking area and the minimum required parking ratio, it is not feasible to dedicate additional accessible parking stalls. Note that there are 3 other residential stalls in the parking area with extra

clearance on one side, due to their location adjacent to either an access path or a drive aisle. As needed, these could provide more easily accessible stalls for future tenants occupying BUH units.

- consider installing pocket doors for the washrooms and closets in the BUH units;

Pocket doors are not proposed, as they can actually create a greater inconvenience for mobility challenged residents. The void required within the wall to accommodate a pocket door cannot have any penetrations, which forces important features like light switches, outlets, thermostats, and towel bars to be moved to awkward locations out of reach from the natural path of travel through the accessible space. Instead, appropriate clearances are provided to accommodate the swing doors. Bi-fold doors are proposed on closets in order to achieve the minimum required opening width for BUH units.

- consider providing for future conversion of bathtub to roll-in showers in the BUH units;

Considered, but not provided due to upfront cost burden.

- appreciate the simple massing and the use of brick to anchor the podium and the southwest corner of the building; consider emphasizing the corner further, for example through parapet height or brick articulation; review the roof edge as the parapet is lower than the guardrail;

Noted. The following improvements are implemented to better emphasize the role of the southwest corner of the building as the anchoring feature of the proposal:

- *Brick parapet raised to exceed height of guardrail around rooftop amenity;*
- *Black fiber cement cornice detail added, to further emphasize the corner height and prominence above the rest of the building;*
- *Full height brick columns punched out at the 3 corners of the brick feature, to create more verticality and draw the eye up to the cornice detail; and,*
- *All vinyl siding changed to charcoal, removing the strong horizontal white band around the building that was competing for attention with the brick.*

- the white horizontal vinyl lap siding on the fourth floor away from the southwest corner is competing with the white brick façade at the southwest corner of the building; the project's design team needs to address this concern;

As noted above, the white siding wrapping the fourth floor is replaced with charcoal siding to match the lower floors.

- the detached residential bike storage enclosure appears like a totally different element as it is not adopting a similar architectural character, articulation, or quality of materials as the principal building;

Design improvements to the bike shelter are proposed, including revision to horizontal fibre cement plank siding to complement the more predominant visual language of the horizontal siding on the building, and to ensure long term durability given the shelter's location in the parking area. The trim on the external vertical corners of the shelter are revised to a dark colour to match the

siding, mirroring the language on the corners of the principal building. Further, a black metal overhang is proposed over the access gate to respond to the black overhangs that mark the CRU entries, and planters framing the entry point will match the colour and character of those proposed along the building frontage.

- review alignment of canopies to review whether approach of using them to highlight the commercial rental unit (CRU) entrances on the south elevation is successful;

The proposed canopies on the south elevation not only indicate the location of the CRU entries, but also create a rhythm that complements the brick columns, and relates the building to a pedestrian scale along the street frontages.

CRU #4 has a second street-fronting door, which accommodates emergency exiting. This door is intended to be secondary and thus is intentionally not aligned with the canopy above. The character of this door has been revised to blend more into the storefront windows, and reflect its secondary nature.

- the south elevation facing the street is less articulated than the north elevation facing the parking area (for example, there is accent lighting to highlight the columns on the north elevation); consider increasing the level of articulation on the south elevation as it is more prominent;

Accent lighting is added to the brick columns all the way around the building. The brick columns positioned along the street-facing frontages, wrapping on the NW and SE corners, and surrounding around the residential entry, are now punched out several inches. This matches the language of the vertical elements added to the southwest corner feature and adds further articulation to these façades.

- review the signage with letters arranged vertically on building columns on the north elevation to ensure clarity and readability of signage to visitors;

The proposed vertical signage on the north elevation is meant to be indicative of the CRU entry locations for pedestrians arriving from the parking area. Legibility issues are not anticipated. Fascia signs are not feasible here due to spatial demands of the required weather protection over the central CRU's, and the necessity of a louvre feature for ventilation. The ultimate look and feel of the signs will be determined via Tenant Improvement applications, by future commercial tenants.

- the design of the canopies should be more appropriate for the city's rainy climate, including drainage;

The canopy form proposed is a traditional, slopestyle awning with a 'kick' added to create visual interest, and cap the storefronts with a memorable design feature.

They create a covered area around the entries, where shoppers can pause to stash or open their umbrellas when entering or leaving the CRU's. They are not intended to create continuous weather protection, as this location will never directly connect to further covered walkways along No. 3 or Williams due to the land use context.

A flat canopy character that slopes back to trap rainwater against the building not only creates construction challenges, maintenance issues, and more visual clutter by introducing the requirement for rain water leaders, but this form on our frontage would also blend into the horizontal line created by the louvres and fail to emphasize the CRU entry locations and break down the frontage into pedestrian scaled modules.

- consider relocating the traffic signal cabinets away from the storefront windows;

As agreed to with Staff, the traffic signal cabinets are to remain in the proposed location within a dedicated ROW onsite to protect the equipment and allow a clear line of sight to the traffic signal.

- the overall project is good; however, the southwest corner that is to be the more prominent piece seems to be very neutral, fading slightly and letting the Williams Road and No.3 Road elevations away from the corner to be more prominent, with their animation and articulation;

Refer to above summary of design improvements proposed for southwest corner.

- the corner element could be slightly higher;

Refer to above summary of design improvements proposed for southwest corner.

- punched windows on the corner element could be interconnected to create more verticality;

Refer to above summary of design improvements proposed for southwest corner. Interconnected windows were explored and resolved to add clutter, without enhancing the prominence of the elevations.

- consider creating a different canopy style at the corner element so it is not similar to the canopies along Williams Road;

Refer to above summary of design improvements proposed for southwest corner. Alternate canopy styles were tested and determined to create an undesirable break in the architectural language of the proposal, weakening the entry to CRU #1 rather than enhancing its prominence.

- explore the possibility of connecting the residential lobby to Williams Road through CRU No. 4;

Reviewed. The residential lobby is located strategically to relate to the residential adjacencies of the site, provide convenient access from residential and visitor parking stalls, connect efficiently to the residential elevator and stair, and maximize street fronting space for CRUs. The location is not revised.

- look at extending the dark grey vinyl into the white vinyl similar to the east elevation, or even extending the white vinyl into the dark grey vinyl to create some playfulness;

Reviewed. White vinyl is fully replaced with charcoal vinyl to simplify the elevations and improve the prominence of the corner feature in response to other ADP comments. Interconnecting two colours of vinyl around the facades would be counter to these strategies and the architectural style, and is not proposed.

- appreciate the pleasing, clean and aesthetic design of the building which is a welcome addition to the neighbourhood;

Noted

- the building is designed to achieve BC Building Code Step 3 through incorporating energy saving/sustainability measures such as installing energy recovery units, low window to wall ratio, among others;

Confirmed

- consider using high efficiency filters for the energy recovery units for residential units;

High efficiency filters will be provided for the ERVs.

- consider increasing the height of the band of louvers above the storefront glazing to create more free area for mechanical units as the framing uses up a portion of the louver area;

Proposed louvre heights are confirmed to be sufficient by the project's mechanical engineer.

- the size of canopies above the storefront entrances is limited and proposed design will not provide adequate rain protection for customers entering/exiting the CRUs; consider a canopy design that is more suitable to the city's wet weather, including drainage;

Refer to above commentary regarding canopy locations and profile.

- choice of materials for ground level hard and soft landscaping is logical; helps delineate the different spaces on ground level and emphasize their functions;

Noted

- appreciate the provision of wide sidewalks and generous setbacks from the street which help compensate for the lack of dedicated pedestrian pathways on the ground level of the subject site;

Noted

- appreciate the landscaping of the site being done strategically;

Noted

- understand the constraints of installing a children's play equipment on the rooftop outdoor amenity area; however, consider increasing play opportunities for children through (i) making the children's play spaces more flexible to allow different play opportunities, and (ii) replacing unit pavers with a more suitable surface paving material to create a more welcoming space for children's play;

Design improvements proposed to the rooftop amenity area include:

- *Program features shifted as required to create a more convenient and central accessible circulation path, connecting all program areas while minimizing wasted space;*
 - *Artificial turf area enlarged accordingly, increasing space available for lounging, active play, and lawn games;*
 - *Flexible children's play area revised from pavers to rubber tile surfacing;*
 - *Play feature revised from raised sand table to a freestanding "toddler station", which reflects the flexibly programmed nature of the space and provides a rich variety of features to encourage social play and support children's physical, emotional, cognitive, and creative development; and,*
 - *Additional Adirondack chairs added for spectators and supervisors alike.*
- the rooftop outdoor amenity area consists of several small spaces for different uses; consider introducing a common landscape material to integrate all the spaces together;

The proposed materials are intentionally differentiated to reflect the anticipated use of each 'zone' on the rooftop, and are encouraged by other ADP comments. Pavers are provided where a smooth and even surface is required. Wood decking is provided to soften the aesthetic of the dining and lounge area. Artificial turf and rubber tiles are provided for more active recreational uses.

- support Panel comments to (i) consider having more flexible uses for the delineated outdoor amenity spaces on the building rooftop, and (ii) consider installing more child-friendly surface paving materials (e.g. grass turf) and also suitable for outdoor activities of young adults as these would provide more opportunities for programming of the rooftop outdoor amenity space;

Refer to above summary of design improvements proposed for the rooftop amenity. While great for kids, the proposed artificial turf and rubber tile areas are equally valuable to young adults, who can use these open areas for lounging, picnics, lawn games, and exercising. The ping pong tables are also anticipated to be highly appealing to this demographic, which are provided with regulation sized play areas.

- appreciate the proposed barbeque equipment and sink on the rooftop dining area; however, built-in elements are preferable, such as a built-in barbeque equipment with counter space, and other additional features for barbequing and entertainment, as the dining area is anticipated to be well-used by residential tenants as a replacement for individual patios;

A prep counter is added to the dining area, adjacent to the barbeque. Built-in elements are not appropriate due to the woodframe nature of the building. The sink shown on the architectural plan previously was in error, and has been removed.

- the project's design team needs to provide details on the fence and allan block retaining wall along the north and east property lines such as grading and how these two elements will work together;

Refer to new drawing sheet A313 for detailed sections along the property line as requested.

- the proposed residential bike storage screening enclosure appears out of place in the proposed development; consider celebrating the lockers, or integrating some of the brick material used on the principal building to integrate the free-standing structure with the principal building;

Refer to above summary of design improvements proposed for the bike shelter. The incorporation of brick was deemed inappropriate due to the high traffic context of the shelter, and likelihood of damage.

- consider either removing the proposed linear band of concrete at the drive aisle entrances to the site or introducing a surface paving treatment with a herringbone pattern and widening it to match the size of adjacent landscape planters in order to better celebrate the entrances to the subject site;

The linear band of concrete at the drive aisle entrances has been removed as suggested. Special landscape features are focused at the actual pedestrian entrances to the subject site, at the northwest and southeast corners of the building.

- appreciate the applicant's clear presentation and package of materials provided to the Panel;

Noted

- support the Panel's recommendation to slightly increase the height of the southwest corner of the building to clearly show its precedence; the parapet on the brick portion of the building at the corner could be made slightly higher;

Refer to above summary of design improvements proposed for southwest corner.

- appreciate the design team's efforts to create an urban building along the street and provide a good sidewalk and frontage experience along Williams Road; review the opportunity to provide a formal residential entry on Williams Road; consider providing a residential entry at the southeast corner or in the area of the commercial unit immediately adjacent to the corner;

Refer to above response regarding possible relocation of the residential entry.

- consider installing a children's play area with a play structure on the ground level utilizing the spaces for two parking stalls on the outdoor parking area;

Reviewed. Incorporation of a children's play feature into a publicly accessible parking lot without proper setbacks to accommodate protection for and screening from the play area was deemed to be inadvisable. Further, we are unable to reduce the number of parking stalls provided at this point.

- appreciate the use of brick as it a good material to anchor the southwest corner of the site; however, consider introducing articulation, which could be through a change in patterning, for example on the brick columns separating the commercial units; suggest that the applicant maintain the proposed colour for the brick material up to construction stage;

Refer to above summary of design improvements proposed for southwest corner.

- consider increasing the depth of the Juliet balconies to accommodate a furniture for seating;

The size of the balconies is based on extensive discussion with Staff, and will not be revised. The rooftop amenity size and programming are proposed to compensate for the lack of private outdoor area.

- investigate opportunities for installing two additional canopies along No. 3 Road near the southwest corner of the building; and

Additional canopies in this location would be counteractive to the design efforts made to better emphasize the southwest corner feature of the building, and are not proposed. Those areas are also generally occupied by the traffic cabinets and a bike rack, and would not create very usable covered area regardless.

- arrangement of alternate cladding and colour above the ground floor further away from the corner creates a strong beltline and horizontal expression; consider redesigning to add more verticality to building facades away from the corner.

Refer to above commentary regarding siding revisions to remove the 'beltline' on the fourth floor. The brick podium is crucial to the architectural expression of the base of the building, and announcing the commercial presence on the ground floor.

Panel Decision

It was moved and seconded

That DP 18-835533 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED



No. DP 18-835533

To the Holder: MOSAIC NO. 3 ROAD AND WILLIAMS LIMITED PARTNERSHIP
Property Address: 9900 NO. 3 ROAD AND 8031 WILLIAMS ROAD
Address: C/O UNIT 500 - 2609 GRANVILLE STREET
VANCOUVER, BC V6H 3H3

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to reduce the setbacks to No. 3 Road and Williams Road for the southwest corner of the building from 2.0 m to 0.0 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 # 6.n 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 \$185,096.60 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 18-835533

To the Holder: MOSAIC NO. 3 ROAD AND WILLIAMS LIMITED PARTNERSHIP
Property Address: 9900 NO. 3 ROAD AND 8031 WILLIAMS ROAD
Address: C/O UNIT 500 - 2609 GRANVILLE STREET
VANCOUVER, BC V6H 3H3

8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

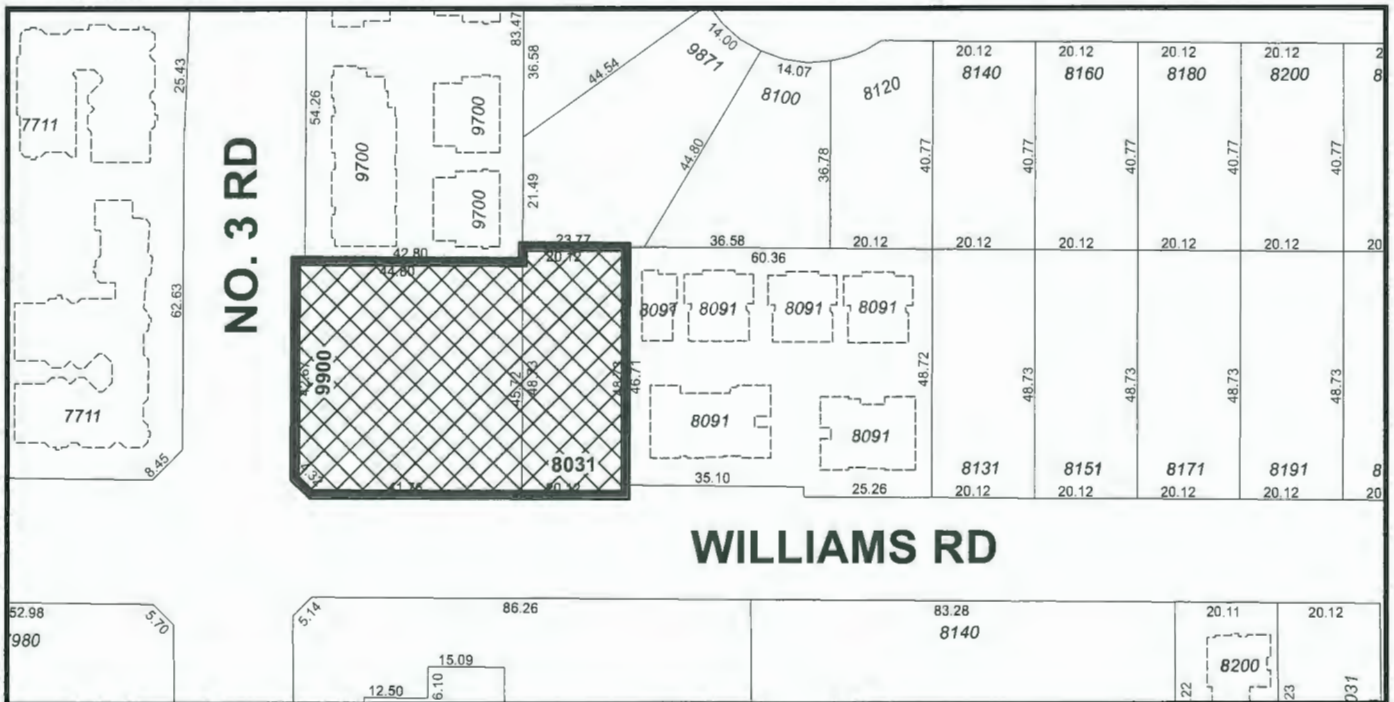
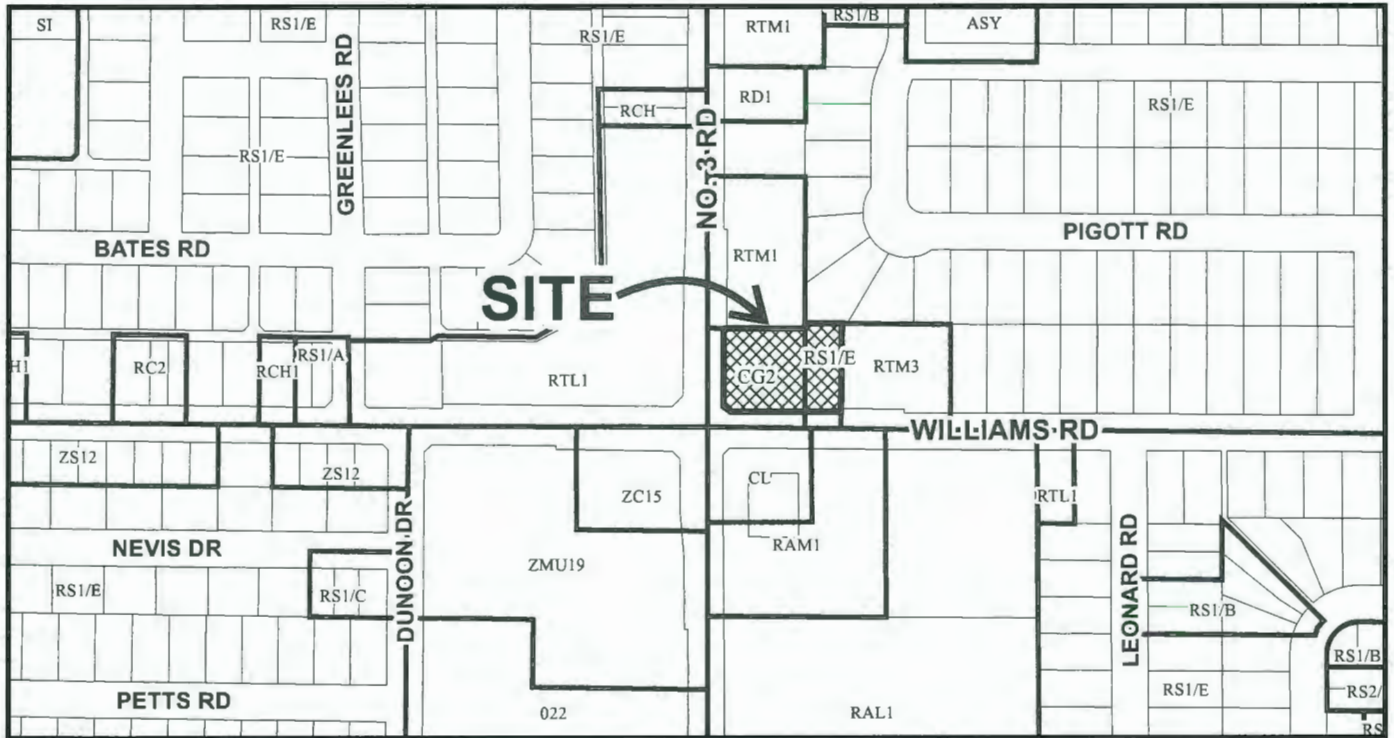
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 18-835533 SCHEDULE "A"

Original Date: 09/19/18

Revision Date: 09/26/18

Note: Dimensions are in METRES

PROSCENIUM

ARCHITECTURE + INTERIORS INC.

1 WEST 7TH AVENUE
VANCOUVER BC V5Y 1L4 CANADA
P 604.879.0118
F 604.879.1486
www.proscenium.ca

MOSAIC



PROPOSED BUILDING - RENDERING



SITE CONTEXT

9900 NO.3 ROAD

STRUCTURAL:
WHM STRUCTURAL ENGINEERS
2227 DOUGLAS RD
BURNABY, BC V5C 5A9

MECHANICAL/ELECTRICAL:
INTEGRAL GROUP
SUITE 180 - 200 GRANVILLE ST
VANCOUVER, BC V6C 1S4

CIVIL:
CORE GROUP CONSULTANTS
320 - 8988 FRASERTON CT
BURNABY, BC V5J 5H8

GEOTECHNICAL:
GEOPACIFIC CONSULTANTS
1779 W 75TH AVE
VANCOUVER, BC V6P 6P2

ENVELOPE:
JRS ENGINEERING
300 - 4585 CANADA WAY
BURNABY, BC V5G 1J9

TRANSPORTATION:
BUNT & ASSOC ENGINEERING
SUITE 1550 W PENDER ST
VANCOUVER, BC V6E 3S7

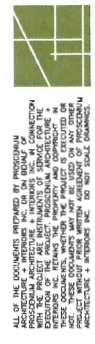
LANDSCAPE:
DURANTE KREUK
102 - 1637 W 5TH AVE
VANCOUVER, BC V6J 1N5

REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
DATE: JUNE 25TH 2020
CODE:
LMDG BUILDING CODE CONSULTANTS
4TH FLOOR - 780 BEATTY ST
VANCOUVER, BC V6B 2M1

ARCHITECTURAL DRAWING LIST

DWG.	SCALE	DRAWING NAME	ISSUE
A000A	NTS	COVER/TITLE SHEET	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A000B	NTS	PROJECT DATA	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A001	NTS	SITE SURVEY (FOR INFO ONLY)	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A002	NTS	PROPOSED BUILDING PERIMETERS	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A003	NTS	EXISTING CONTEXT PHOTOS	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A004	NTS	SHADOW ANALYSIS	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A005	NTS	STREETSCAPES	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A100	1/8"=1'-0"	SITE PLAN	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A101	1/8"=1'-0"	PERFORMING ACCESS PLAN	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A102	1/8"=1'-0"	TRUCK TRAILER OVERLAY PLAN	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A103	1/8"=1'-0"	PRIVATE OUTDOOR SPACE PLAN	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A104A	1/8"=1'-0"	PARKING PLAN	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A104B	1/8"=1'-0"	PARKING PLAN	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A105	1/8"=1'-0"	SRV PLAN	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A150	1/8"=1'-0"	DEMOLITION PLAN	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A200	1/8"=1'-0"	GROUND FLOOR PLAN	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A201	1/8"=1'-0"	SECOND FLOOR PLAN	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A202	1/8"=1'-0"	THIRD FLOOR PLAN	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A203	1/8"=1'-0"	FOURTH FLOOR PLAN	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A204	1/8"=1'-0"	ROOF PLAN	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A205	1/8"=1'-0"	BIKE SHELTER	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A210	1/8"=1'-0"	BUH UNIT LAYOUT PLAN	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A211	1/8"=1'-0"	ACCESSIBLE PATHS AND AREAS	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A212	NTS	BUH GUIDELINES	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A300	1/8"=1'-0"	NORTH & EAST ELEVATIONS	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A301	1/8"=1'-0"	SOUTH & WEST ELEVATIONS	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A310	1/8"=1'-0"	BUILDING SECTIONS	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A311	1/8"=1'-0"	BUILDING SECTIONS	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A312	1/8"=1'-0"	BUILDING SECTIONS	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A313	1/8"=1'-0"	PROPERTY LINE FENCE SECTIONS	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
AFAR1	1/8"=1'-0"	FAR PLANS - GROUND & SECOND FLOOR	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
AFAR2	1/8"=1'-0"	FAR PLANS - THIRD/FOURTH FLOOR & ROOF	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION

18-02



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PROJECT STATISTICS:

Civic Address:
8031 WILLIAMS ROAD
9900 NO. 3 ROAD

LEGAL DESCRIPTION:
1) LOT 24 EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 21062 AND SECONDLY: PART (001) ACRE ON BYLAW PLAN 56046, PLAN 19253.
2) LOT 2, PLAN 14004.
BOTH OF SECTION 28, BLOCK 4 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT

EXISTING ZONING:
LOT 24: C62 (GAS STATION)
LOT 2: R17/E (RESIDENTIAL)

EXISTING USE OF SITE:
LOT 24: VACANT
LOT 2: SINGLE FAMILY RESIDENTIAL

PROPOSED ZONING:
SITE SPECIFIC - "COMMERCIAL MIXED-USE (2M044)-BROADMOOR"

PROPOSED USE OF SITE:
COMMERCIAL - GROUND FLOOR
RESIDENTIAL - 2ND, 3RD & 4TH FLOORS

EXISTING SITE AREA - SEE SURVEY:
LOT 24: 2,041.5 SM
LOT 2: 539.1 SM
TOTAL: 3,020.7 SM

SITE AREA POST DEDICATION:
LOT 24: 1,861.5 SM
LOT 2: 539.1 SM
TOTAL: 2,800.6 SM

BUILDING HEIGHT (as measured from average final site grade to top of highest point on building):
PROPOSED - 18.91M (62'-5/8")

LOT COVERAGE:
BUILDING MAX. PROPD 40% 33%
NON POROUS SURFACES 36%
PERMEABLE SURFACING 23%
LANDSCAPING 8%

PROPOSED SCOPE:
NEW MIXED-USE BUILDING & PARKING LOT

PROPOSED FAR:

TOTAL INCLUDED AREA:
GROUND FLOOR (GRADE) 716.48 SM
LEVEL 2 733.46 SM
LEVEL 3 757.44 SM
LEVEL 4 757.45 SM
ROOF 13.72 SM
TOTAL FLOOR AREA 2,978.56 SM
TOTAL SITE AREA 2,800.6 SM

FAR - 2,978.56SM / 2,800.6 SM = 1.06

FAR NON-RESIDENTIAL USES (MAX 0.26) = 635.76 SM / 2800.60 SM = 0.23 FAR
FAR APARTMENT FLOOR AREA (MAX 0.80) = 2248.34 SM / 2800.60 SM = 0.80 FAR
(exclusive of residential building entrance lobbies)

ACCESSIBILITY
ALL THE FOLLOWING AGING-IN-PLACE FEATURES WILL BE PROVIDED IN ALL UNITS:
- STARWELL HANDRAILS (not applicable)
- LEVER-TYPE HANDLES FOR PLUMBING FIXTURES & DOOR HANDLES.
- SOUND BLOCKING ON WASHROOM WALLS FOR FUTURE GRAB BAR
- INSTALLATION BESIDE TOILET, BATHUB AND SHOWER.

AMENITY:

OCPI/ZONING
BYLAW REQUIREMENT REQUIRED PROPOSED VARIANCE

OUTDOOR AMENITY SPACE 5 m²/unit 198 m² 334.82 m² +136.82 m²

PRIVATE OUTDOOR SPACE 5 m²/unit 198 m² 62.64 m² -135.36 m²

INDOOR AMENITY SPACE Min. 70 m² 70 m² 0 m² -
ADDRESSED VIA CASH IN LIEU

PARKING:
OCPI/ZONING BYLAW REQUIREMENT UNITS/GIFA REQUIRED PROPOSED VARIANCE

TOTAL PARKING RESIDENTIAL 1.0/unit 33 33 33

COMMERCIAL (900 m² GIA to 350 m², plus 1/2 m² GIA beyond 350 m²) 6.8 m² 21 (including 10% reduction for TDAs) 21 (including 10% reduction for TDAs)

SMALL Max 50% - - 16 R/10 C 482R/482C

ACCESSIBLE Min. 2% - - 2 2

*Assuming visitor stalls are shared within commercial stall requirement, as per TIA Report by Burt

UNIT MIX

UNIT MIX	TOTAL UNITS	# BUILT TO BUH STANDARDS
STUDIO	8 (24%)	6 (Sts, Stb)
1 BEDROOM	11 (33%)	1 (03)
2 BEDROOM	14 (42%)	3 (02)
TOTAL:	33	10 (30%)

BASIC UNIVERSAL HOUSING FEATURES
REFER TO A210, A211 & A212 FOR ALL BASIC UNIVERSAL HOUSING FEATURES TO BE PROVIDED IN THE 10 BUH UNITS.

SETBACKS:

	REQUIRED	PROPOSED	VARIANCE
NO. 3 ROAD (WEST)	2.0m	2.0m	0.0m
WILLIAMS RD (SOUTH)	2.0m	2.0m	0.0m
NORTH	20.0m	20.37m	0.0m
EAST	20.0m	20.58m	0.0m
WILLIAMS RD (SOUTHWEST CORNER)	2.0m	0.0m	2.0m

BKE STORAGE BUILDING
REQUIRED 0.85m
PROPOSED 0.85m

REV. DESCRIPTIONS

REV.	DESCRIPTIONS	BY	DATE
-	ISSUED FOR DEVELOPMENT PERMIT	HC	06.25.20
-	ISSUED FOR DEVELOPMENT PERMIT	HC	06.16.20
-	ISSUED FOR ADP	HC	06.01.20
-	ISSUED FOR ADP SUBMISSION (REVISED)	HC	04.19.20
-	ISSUED FOR REZONING	HC	06.10.19
-	CAD FILE -		

NOTES:

- Acoustical + thermal report recommendations to be incorporated into design + constructions.

- Storefront glazing to be vision glass with no film coverings, or constructions.

PROJECT ADDRESS

9900 NO.3 ROAD
RICHMOND, BC

PROJECT NUMBER: 18-02
SCALE: A000b

DATE: AUG 2019
SCALE: NTS
DRAWN: BN
CHECKED: HC



NOTE: OFF-SITE FENCE IS TO BE FINISHED AS PART OF THE 5% DESIGN REVIEW PROCESS.

PALE LEGEND

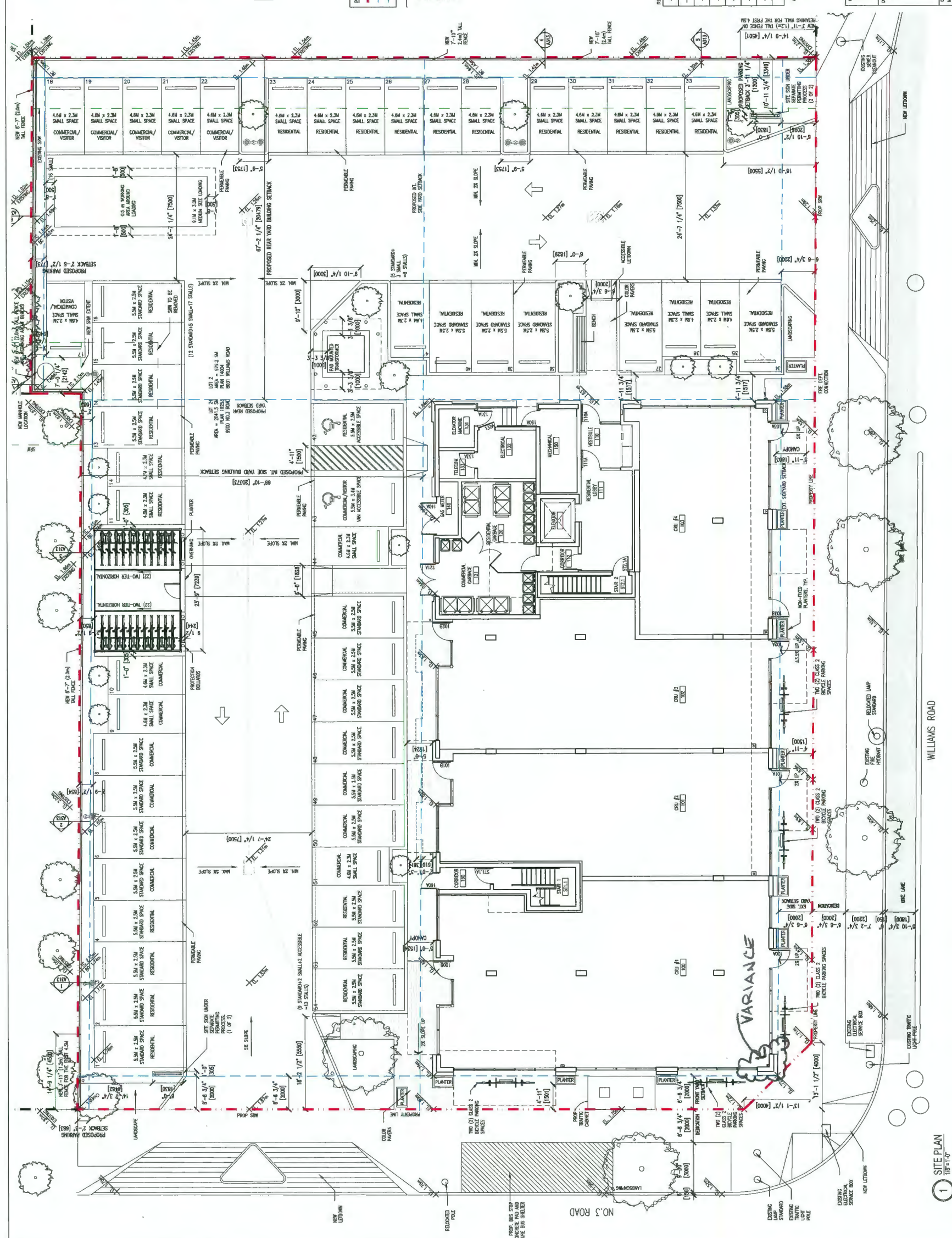
---	PROPERTY LINE	---	EXISTING FENCE
---	BUILDING SETBACK	---	NEW WALL
---	PARKING SETBACK	---	NEW FENCE

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REV.	DESCRIPTIONS	BY	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	HC	06.25.20
2	ISSUED FOR DEVELOPMENT PERMIT	HC	06.16.20
3	ISSUED FOR ADP	HC	05.07.20
4	ISSUED FOR ADP SUBMISSION	HC	02.19.20
5	ISSUED FOR REZONING RESUBMISSION	HC	03.10.19
6	ISSUED FOR REZONING RESUBMISSION (REVIEW)	HC	05.24.19
7	ISSUED FOR REZONING	HC	06.07.18

PROJECT ADDRESS
**9900 NO.3 ROAD
RICHMOND, BC**

DATE	SCALE	DRAWN	CHECKED
MAY 2018	1/8"=1'-0"	BN/AM/HC	HC
PROJECT NAME		PROJECT NUMBER	REV. NO.
SITE PLAN		18-02	A100



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

MOSAIC

PARKING:

DCP/ZONING	BY/LM REQUIREMENT	UNITS/GVA	REQUIRED	PROPOSED
TOTAL PARKING	RESIDENTIAL	1.0/100'	33	33
	COMMERCIAL	0.6 m ² GVA to 350 m ² GVA beyond 350 m ²	6.35 m ²	21 (including 10% reduction shared with 10% for 100m ² visitor)
	SMALL	Max. 50%	-	16 R/10 C
	ACCESSIBLE	Min. 2%	-	2

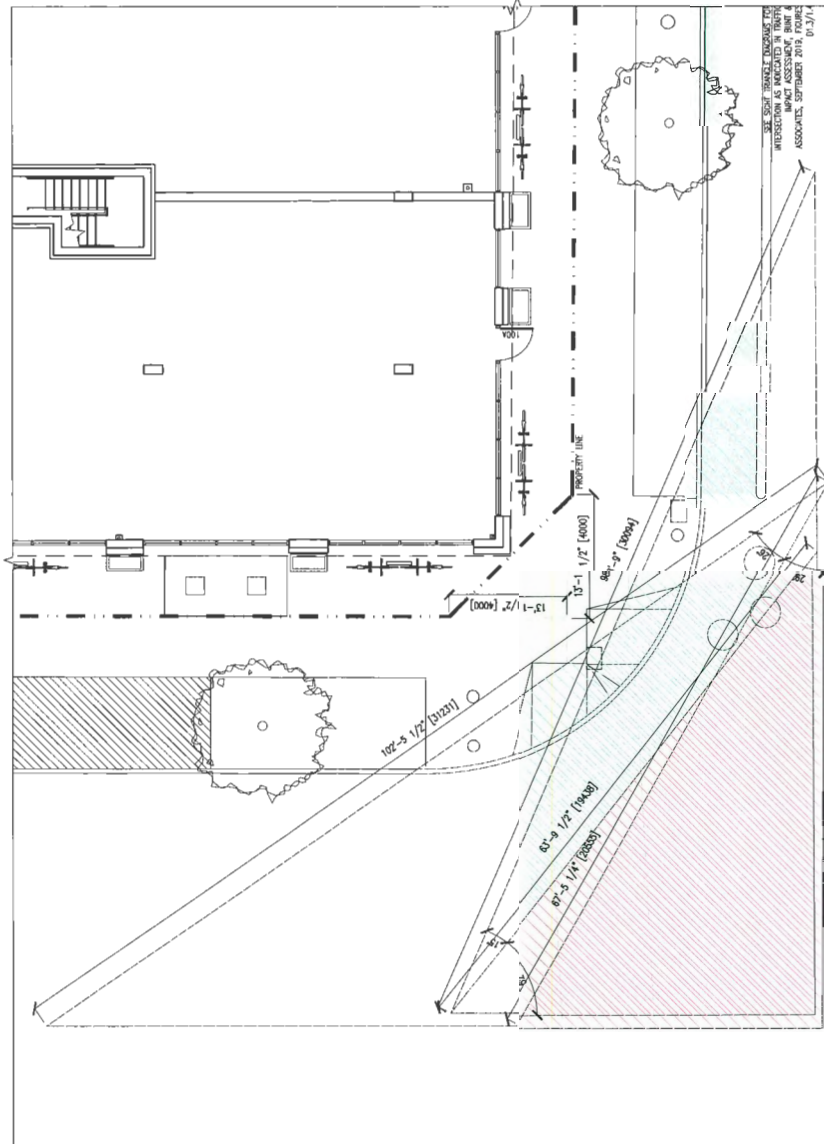
Assuming visitor units are shared with commercial site requirements, as per TR report by BVA

DCP/ZONING

DCP/ZONING	BY/LM REQUIREMENT	REQUIRED	PROPOSED	VARIANCE
BKC PARKING	Class 1	1.25/100'	42	42
	Class 2	0.2/100'	7	7
COMMERCIAL	Class 1	0.27/100 m ² GVA greater than 100 m ²	2	2
	Class 2	0.4/100 m ² GVA greater than 100 m ²	3	3
RES/DMM	Class 1	33% minimum	-	0
LOADING	Class 1	11-80 units: 1 medium	1	1 medium
	Residential	11-80 units: 1 medium	1	1 medium
Commercial	500-1500 m ² : 1 medium	1	1 medium	
	1500-4000 m ² : 1 medium	1	1 medium	

ALL OF THE DOCUMENTS APPROVED BY THE REGIONAL ARCHITECTURE AND PLANNING DEPARTMENT OF THE PROVINCE OF BRITISH COLUMBIA, INCLUDING THE DEVELOPMENT PERMIT, ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

Electrical Vehicle Charging Stations - All residential parking spaces, excluding visitors, shall feature an energized outlet capable of providing level 2 charging or higher to the parking space.



1 LANE SIGHT LINE TRIANGLE
18-019



REV.	DESCRIPTIONS	BY	DATE
-	ISSUED FOR DEVELOPMENT PERMIT	HC	06.25.20
-	ISSUED FOR DEVELOPMENT PERMIT	HC	06.18.20
-	ISSUED FOR ADP SUBMISSION	HC	06.01.20
-	ISSUED FOR ADP SUBMISSION (REVIEW)	HC	06.18.20
-	ISSUED FOR REZONING RESUBMISSION	HC	06.10.19

CAD FILE: x100 REVISION NO. []

PROJECT ADDRESS
9900 NO.3 ROAD
RICHMOND, BC

PROJECT	9900 NO.3 ROAD & 8031 WILLIAMS ROAD
DRAWING FILE	PARKING PLAN
PROJECT NUMBER	18-02
DWG. NO.	A104B
DATE	AUG 2019
SCALE	1/8"=1'-0"
DRAWN	AT
CHECKED	HC



PROSCENIUM
ARCHITECTURE + INTERIORS INC

MOSAIC

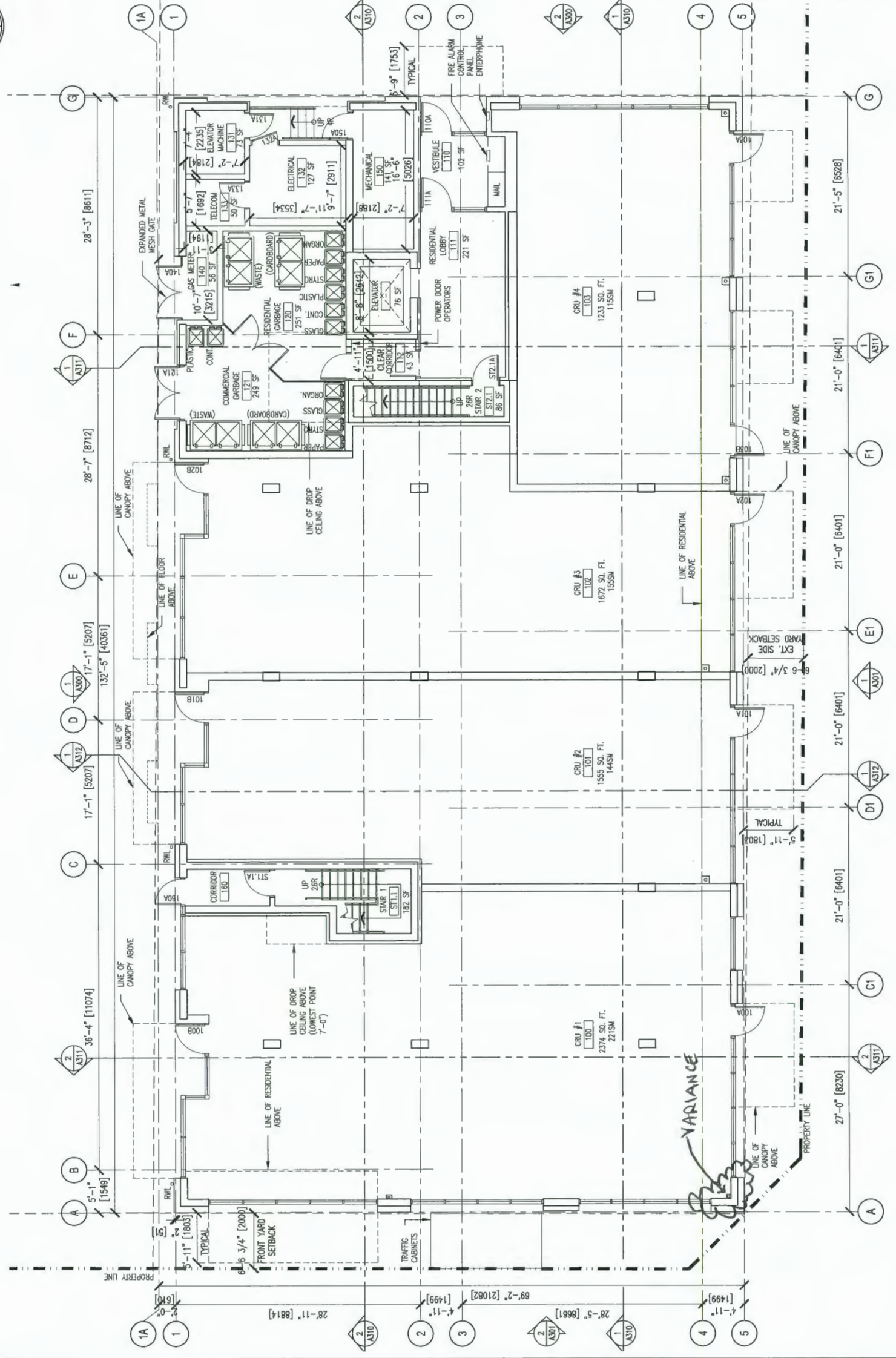


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REV.	DESCRIPTIONS	BY	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	HC	06.25.20
2	ISSUED FOR DEVELOPMENT PERMIT	HC	06.16.20
3	ISSUED FOR ASP	HC	06.07.20
4	ISSUED FOR ASP SUBMISSION (REVIEW)	HC	02.18.20
5	ISSUED FOR REZONING RESUBMISSION	HC	01.10.19
6	ISSUED FOR REZONING RESUBMISSION	HC	05.24.19
7	ISSUED FOR REZONING	HC	08.07.18

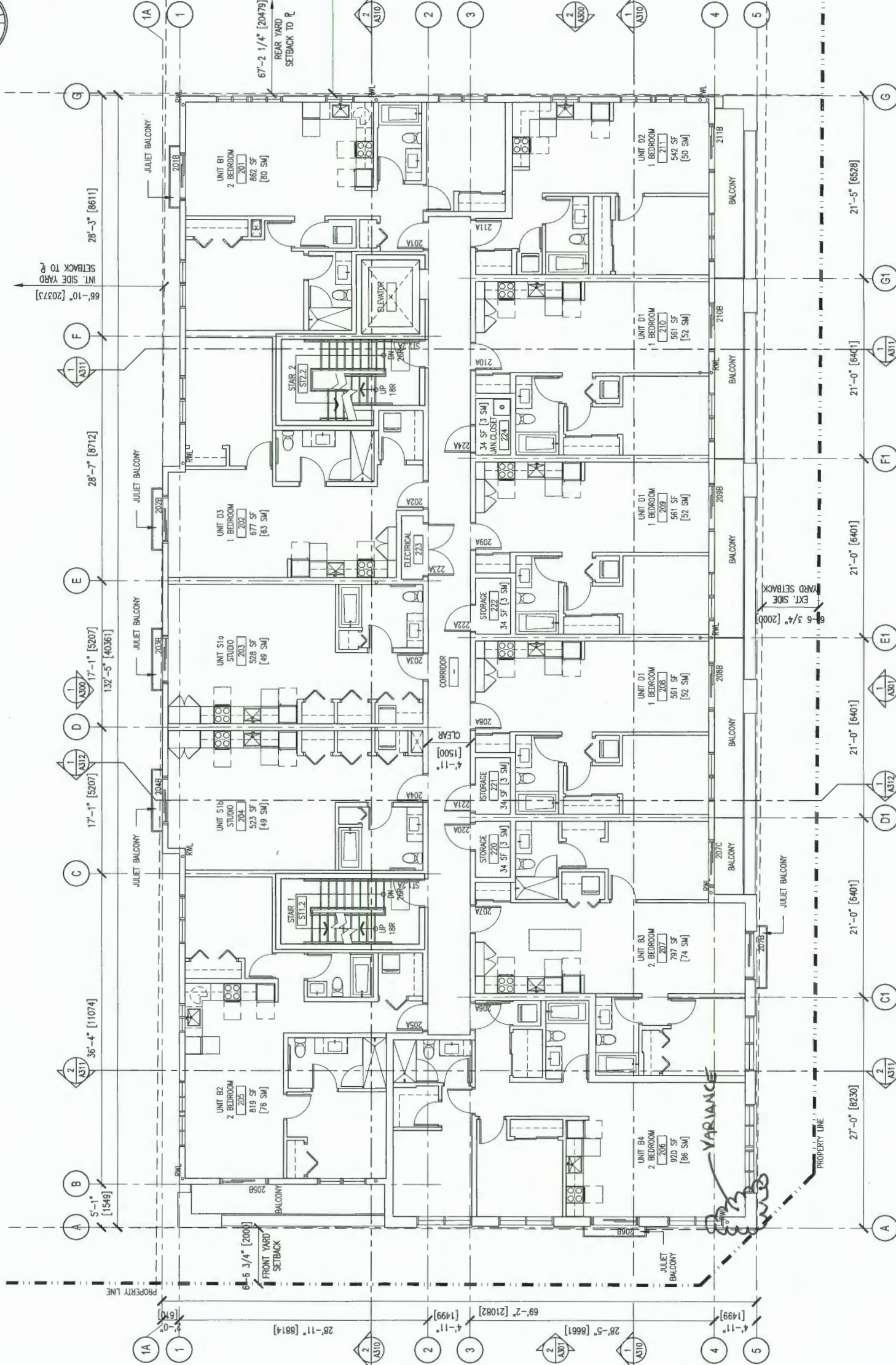
PROJECT ADDRESS
9900 NO.3 ROAD
RICHMOND, BC

DATE	SCALE	DRAWN	CHECKED
JULY 2018	3/16"=1'-0"	AT	HC
PROJECT 9900 NO.3 ROAD & 8031 WILLIAMS ROAD		PROJECT NUMBER 18-02	
DRAWING TITLE GROUND FLOOR PLAN		SHEET NO. A200	



1 GROUND FLOOR PLAN
SITE #127

DP 18-835533 JUN 25 2020 PLAN # 4.0



SCALE LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- PARKING SETBACK
- EXTERIOR FLOOR
- PER WALL

NOTE: ALL ITEMS IN PLACE FEATURES ARE TO BE PROVIDED IN ALL UNITS:

- INTERIOR FINISHES
- EXTERIOR FINISHES FOR TERRAZZO STAIRS AND DOOR THRESHLES
- SOLID BLOC ON MASONRY WALLS FOR STAIR CASE AND RESTROOM
- BENCH TOILET, SINK AND SHOWER

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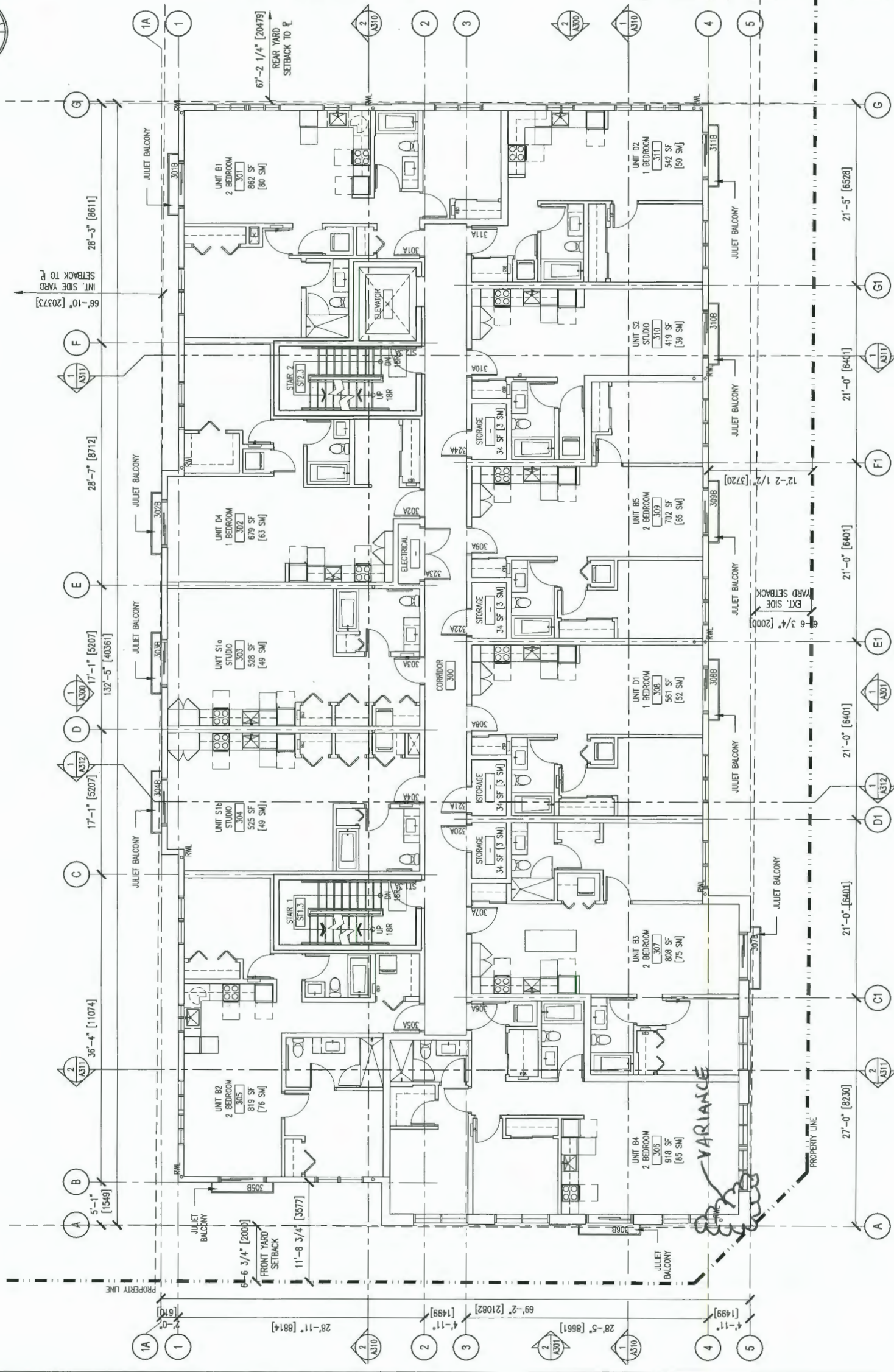
REV. DESCRIPTIONS

REV.	DESCRIPTIONS	BY	DATE
-	RESUBMITTED FOR DEVELOPMENT PERMIT	HC	06.25.20
-	RESUBMITTED FOR DEVELOPMENT PERMIT	HC	06.18.20
-	ISSUED FOR ADP	HC	05.01.20
-	ISSUED FOR ADP SUBMISSION (REVIEW)	HC	05.18.20
-	RESUBMITTED FOR REZONING RESUBMISSION	HC	05.10.19
-	ISSUED FOR REZONING RESUBMISSION	HC	05.24.19
-	ISSUED FOR REZONING	HC	06.07.18

PROJECT ADDRESS
9900 NO.3 ROAD
RICHMOND, BC

PROJECT ADDRESS 9900 NO.3 ROAD & 8031 WILLIAMS ROAD	PROJECT NUMBER 18-02
DATE MAY 2018	SCALE 3/16"=1'-0"
DRAWN AT	CHECKED HC
SECOND FLOOR PLAN	DATE NO. A201

1 SECOND FLOOR PLAN
3/16"=1'-0"



DATE LEGEND

---	PROPERTY LINE
---	BUILDING SETBACK
---	PARKING SETBACK
---	EXTERIOR FLOOR
---	NEW WALL

NOTE: ALL WORK IN PLACE FEATURES ARE TO BE PROVIDED IN ALL UNITS:
 - CONCRETE FINISHES FOR BATHROOMS, KITCHENS AND DOOR HANDLES
 - SOLID BLOCWORK FOR STAIRWALLS FOR FINISH OVER BRK INSULATION
 - BRICK TIE, SILLING AND SINKING

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REVISIONS

REV.	DESCRIPTIONS	BY	DATE
-	RESUBMITTED FOR DEVELOPMENT PERMIT	HC	06.25.20
-	RESUBMITTED FOR DEVELOPMENT PERMIT	HC	06.18.20
-	ISSUED FOR ADP	HC	06.01.20
-	ISSUED FOR ADP SUBMISSION (REVISED)	HC	06.18.20
-	RESUBMITTED FOR REZONING REDUBMISSION	HC	08.10.19
-	ISSUED FOR REZONING REDUBMISSION	HC	05.24.19
-	ISSUED FOR REZONING	HC	09.07.18

CAD FILE: A202
 REVISION NO.: []

PROJECT ADDRESS:
 9900 NO.3 ROAD
 RICHMOND, BC

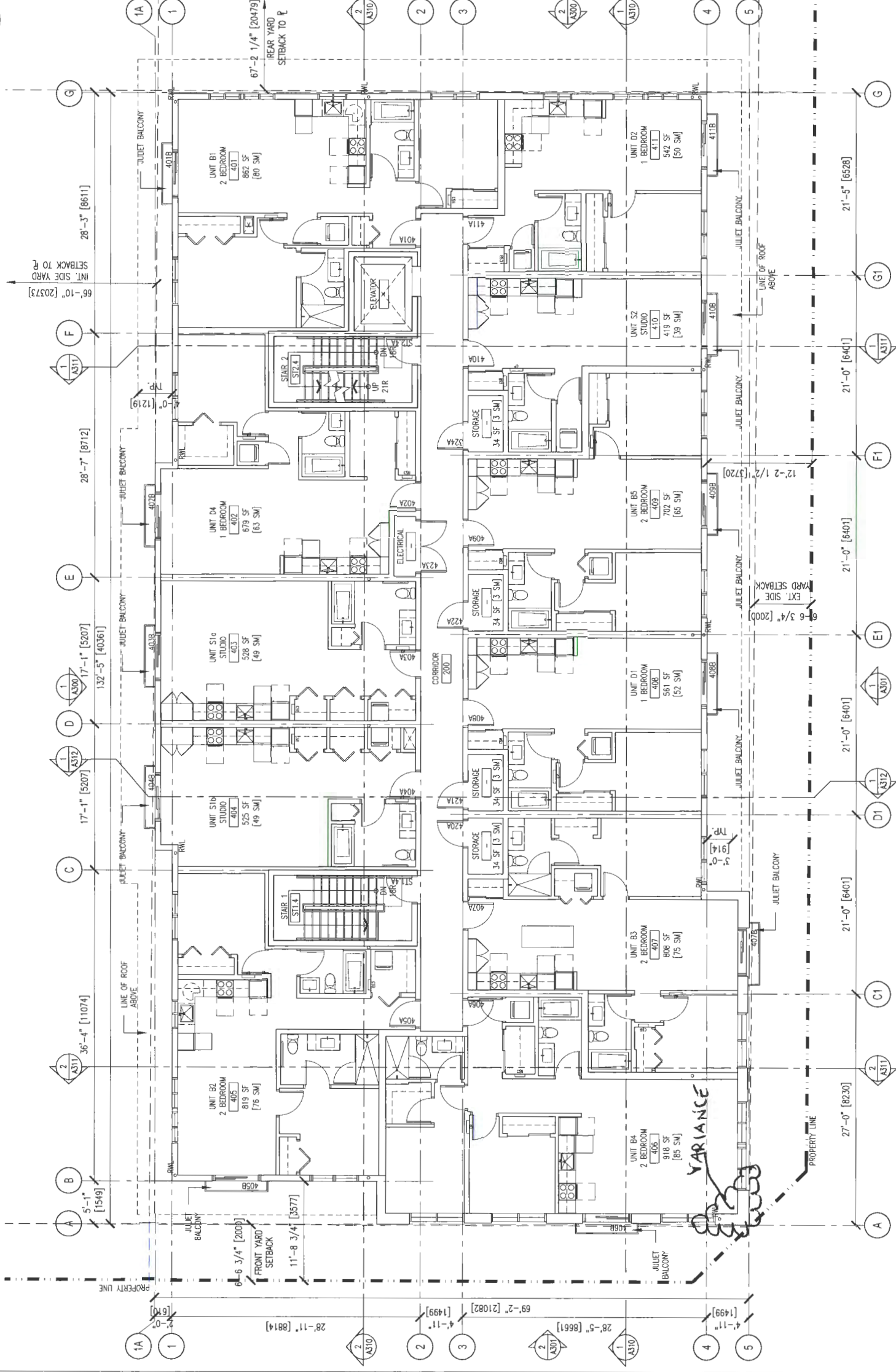
PROJECT ADDRESS: 9900 NO.3 ROAD & 8031 WILLIAMS ROAD	PROJECT NUMBER: 18-02	DRAWING NO.:
DRAWING TITLE: THIRD FLOOR PLAN	DATE:	A202
DATE: APRIL 2018	SCALE: 3/16"=1'-0"	DRAWN: AT
	CHECKED: HC	

1 THIRD FLOOR PLAN
 3/16"=1'-0"

JUN 25 2020
 PLAN # 4.C

DP 18-835533

MOSAIC



LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- PARKING SETBACK
- STAIRWAY B.O.B.
- NEW WALL

NOTE: ALL WORK IN PLACE ELEMENTS ARE TO BE PROVIDED IN ALL UNITS.
 - LEVEL-TYPE MARKERS FOR PARKING FRAMES AND DOOR HANDLES
 - LEVEL-TYPE MARKERS FOR FLOOR FINISHES
 - ROOM, TOILET, JANETOS AND SHOWER

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REV.	DESCRIPTIONS	BY	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	HC	06.25.20
2	ISSUED FOR DEVELOPMENT PERMIT	HC	06.16.20
3	ISSUED FOR ADP	HC	05.01.20
4	ISSUED FOR ADP SUBMISSION (REVIEW)	HC	02.19.20
5	ISSUED FOR REZONING SUBMISSION	HC	06.10.19
6	ISSUED FOR REZONING RESUBMISSION	HC	10.24.19
7	ISSUED FOR REZONING	HC	06.07.18

CAD FILE: x203
 REVISION NO. []

PROJECT ADDRESS
 9900 NO.3 ROAD
 RICHMOND, BC

PROJECT	9900 NO.3 ROAD & 8031 WILLIAMS ROAD
PHASE	FOURTH FLOOR PLAN
PROJECT NUMBER	18-02
DATE	A203

1 FOURTH FLOOR PLAN
 3/16"=1'-0"



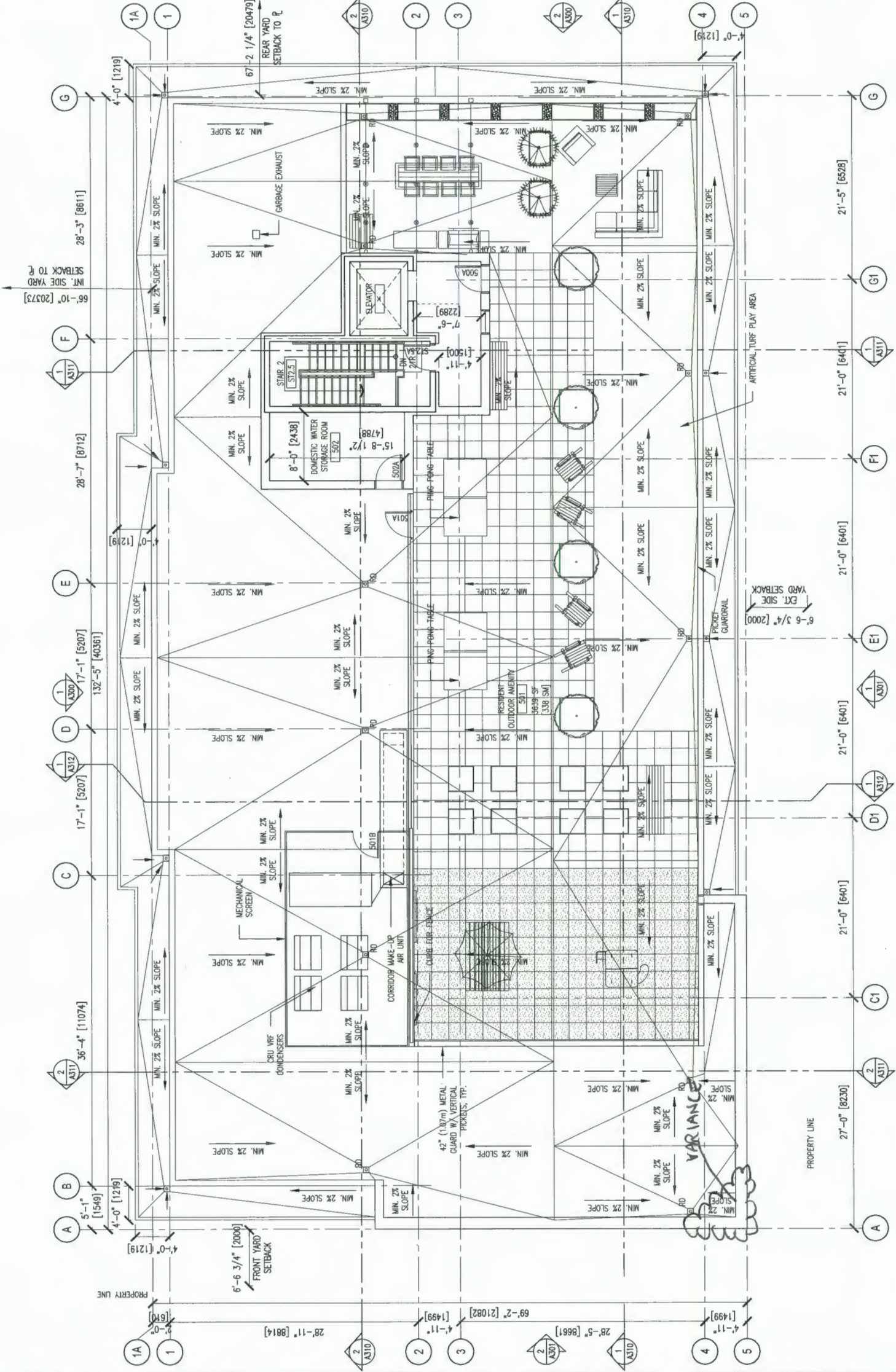
SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	BLINDING SETBACK
---	PARKING SETBACK
---	STAIRWAY RAIL
---	NEW WALL

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REV.	DESCRIPTIONS	BY	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	HC	06.24.20
2	ISSUED FOR DEVELOPMENT PERMIT	HC	06.18.20
3	ISSUED FOR ADP	HC	05.01.20
4	ISSUED FOR ADP SUBMISSION (REVIEW)	HC	05.15.20
5	ISSUED FOR REZONING RESUBMISSION	HC	08.10.19
6	ISSUED FOR REZONING RESUBMISSION	HC	05.24.19
7	ISSUED FOR REZONING	HC	06.07.18

PROJECT ADDRESS
9900 NO.3 ROAD
RICHMOND, BC

PROJECT	9900 NO.3 ROAD & 8031 WILLIAMS ROAD
DRAWING FILE	ROOF PLAN
PROJECT NUMBER	18-02
DRAWING NO.	A204
DATE	APRIL 2018
SCALE	3/16"=1'-0"
DRAWN	AT
CHECKED	HC
CAD FILE	1804



1 ROOF PLAN

MOSAIC



① SOUTH WEST CORNER ELEVATION



② NORTH WEST CORNER ELEVATION



③ NORTH EAST CORNER ELEVATION



④ SOUTH EAST CORNER ELEVATION

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REV.	DESCRIPTIONS	BY	DATE
-	ISSUED FOR DEVELOPMENT PERMIT	HC	08.28.20
-	REISSUED FOR DEVELOPMENT PERMIT	HC	08.18.20
-	ISSUED FOR ADP	HC	08.01.20
-	ISSUED FOR ADP SUBMISSION (REVISED)	HC	08.19.20
-	REISSUED FOR REZONING RESUBMISSION	HC	08.10.19
-	ISSUED FOR REZONING RESUBMISSION	HC	08.24.19
-	ISSUED FOR REZONING	HC	08.07.18
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	REVISION NO.		

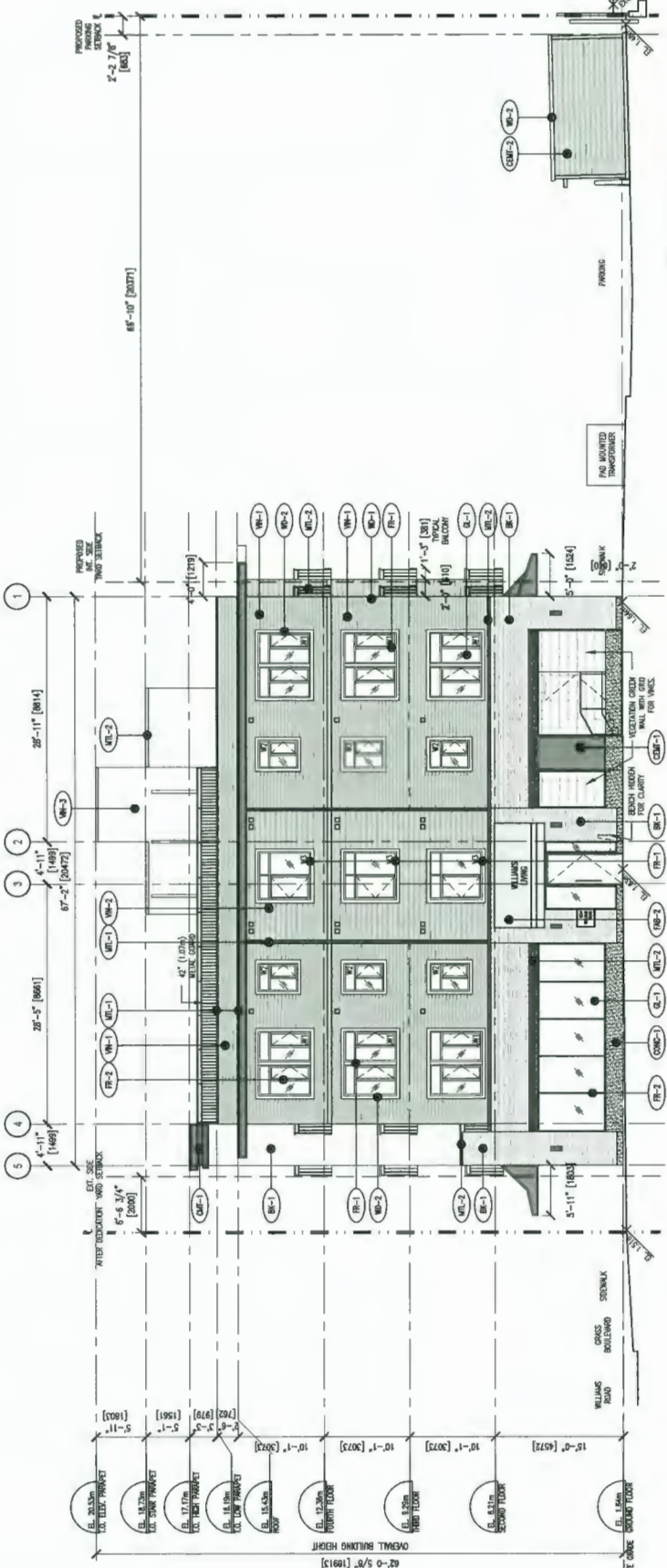
PROJECT ADDRESS
9900 NO.3 ROAD
RICHMOND, BC

PROJECT	9900 NO.3 ROAD & 8031 WILLIAMS ROAD
DATE	MAY 2018
SCALE	HTS MT
DRAWN	HC
CHECKED	HC
PROJECT NUMBER	18-02
DWG. NO.	A002
PROPOSED BUILDING 3D ELEVATIONS	

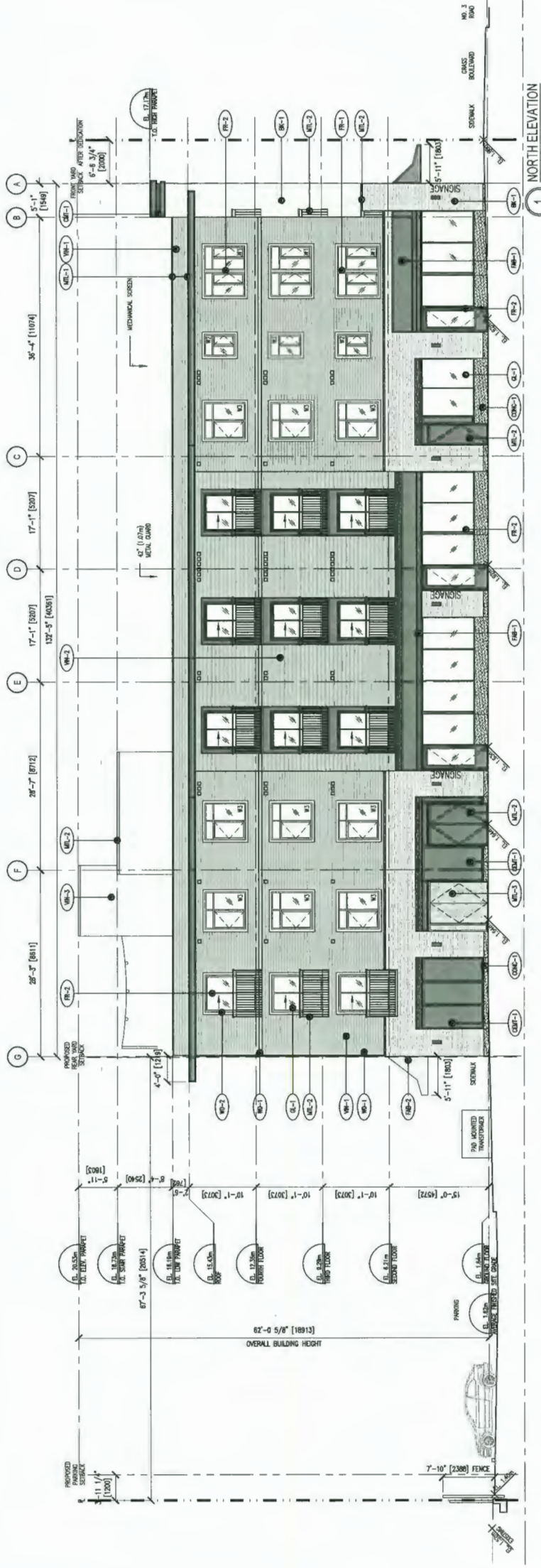
MOSAIC

MATERIAL LEGEND	DESCRIPTION	CODE
[Symbol]	WHITE BRICK VENEER	WB-1
[Symbol]	DARK GREY HORIZONTAL WOOD GRAIN (MATCH TO EXISTING)	WB-2
[Symbol]	DARK GREY HORIZONTAL WOOD GRAIN (MATCH TO EXISTING)	WB-3
[Symbol]	WHITE HORIZONTAL WOOD GRAIN (MATCH TO EXISTING)	WB-4
[Symbol]	WHITE HORIZONTAL WOOD GRAIN (MATCH TO EXISTING)	WB-5
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[Symbol]	WHITE HORIZONTAL WOOD GRAIN (MATCH TO EXISTING)	WB-7
[Symbol]	WHITE HORIZONTAL WOOD GRAIN (MATCH TO EXISTING)	WB-8
[Symbol]	WHITE HORIZONTAL WOOD GRAIN (MATCH TO EXISTING)	WB-9
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[Symbol]	WHITE HORIZONTAL WOOD GRAIN (MATCH TO EXISTING)	WB-11
[Symbol]	WHITE HORIZONTAL WOOD GRAIN (MATCH TO EXISTING)	WB-12
[Symbol]	WHITE HORIZONTAL WOOD GRAIN (MATCH TO EXISTING)	WB-13
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2 EAST ELEVATION
1/8" = 1'-0"



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

REV.	DESCRIPTIONS	BY	DATE
-	ISSUED FOR DEVELOPMENT PERMIT	HC	06.28.20
-	ISSUED FOR DEVELOPMENT PERMIT	HC	06.18.20
-	ISSUED FOR ADP	HC	05.01.20
-	ISSUED FOR ADP SUBMISSION (REVISED)	HC	02.19.20
-	ISSUED FOR REZONING RESUBMISSION	HC	09.10.19
-	ISSUED FOR REZONING RESUBMISSION	HC	05.24.19
-	ISSUED FOR REZONING	HC	08.07.18
CAD FILE: A300		REVISION NO.:	

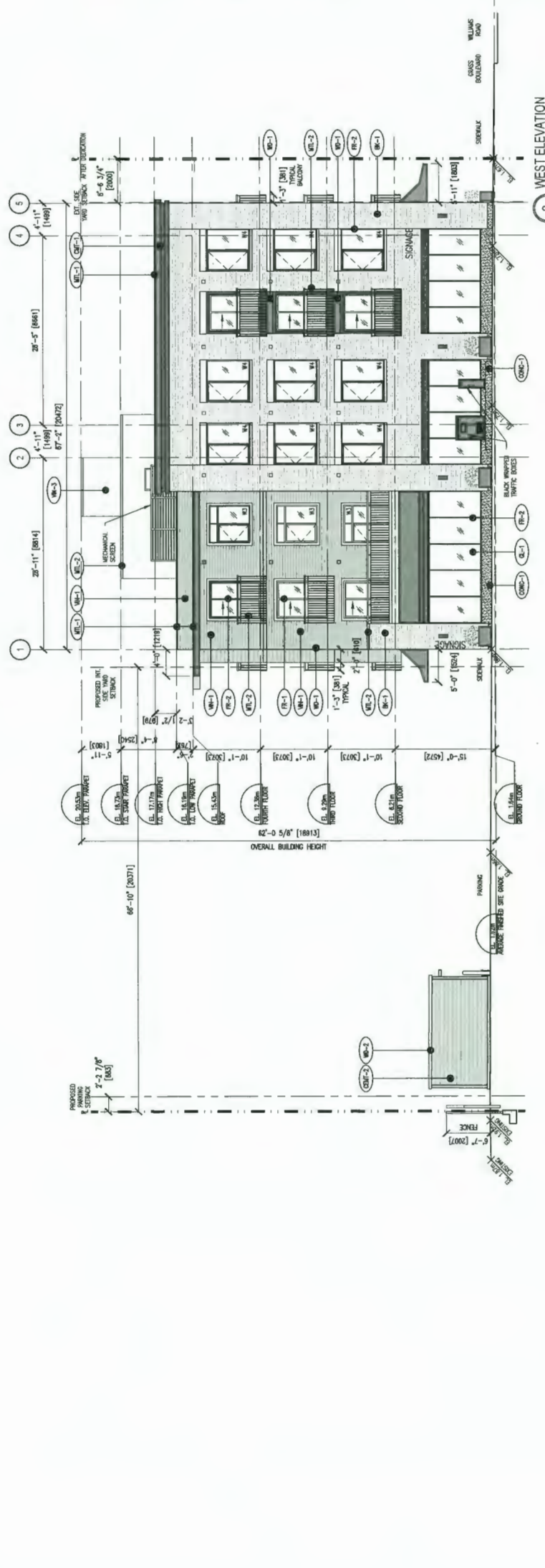
PROJECT NUMBER
9900 NO.3 ROAD
RICHMOND, BC

PROJECT NUMBER	9900 NO.3 ROAD & 8031 WILLIAMS ROAD
DRAWING TITLE	NORTH & EAST ELEVATIONS
PROJECT NUMBER	18-02
REV. NO.	A300
DATE	APRIL 2018
SCALE	1/8" = 1'-0"
DRAWN	AT
CHECKED	HC

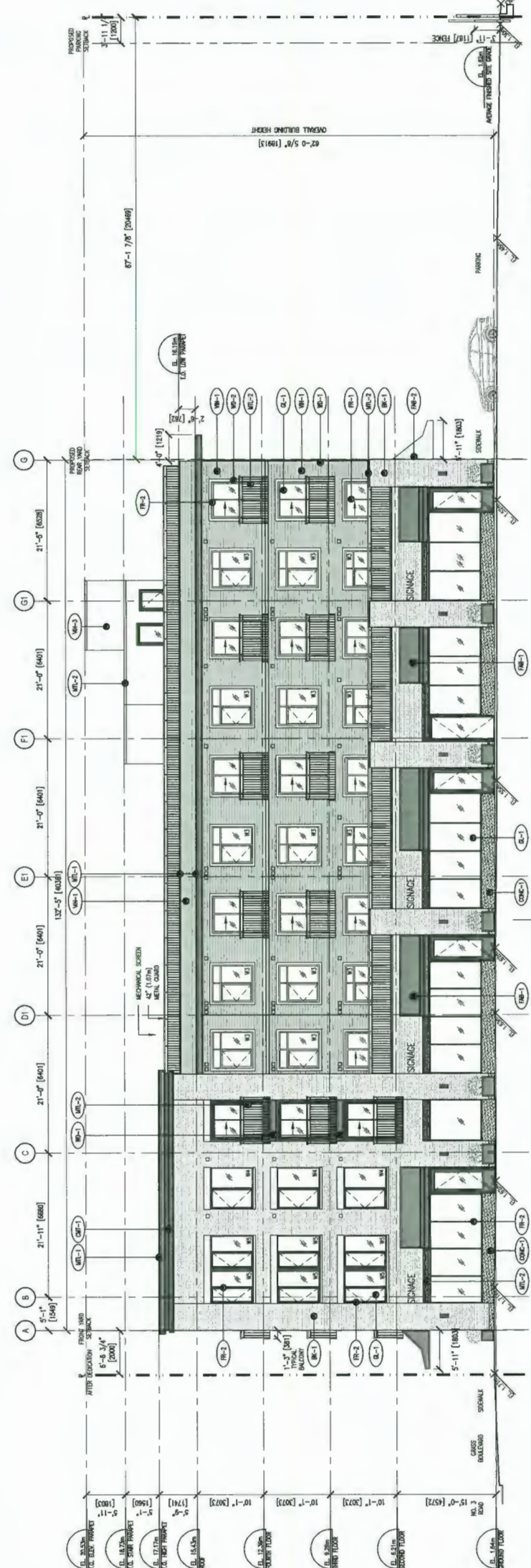
MOSAIC

MATERIAL LEGEND	DESCRIPTION
WB-1	WHITE BRICK VENEER
WB-2	DARK GREY HORIZONTAL METAL UP SOME (100)
WB-3	DARK GREY HORIZONTAL METAL UP SOME (100)
WB-4	DARK GREY HORIZONTAL METAL UP SOME (100)
WB-5	DARK GREY HORIZONTAL METAL UP SOME (100)
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WB-95	DARK GREY HORIZONTAL METAL UP SOME (100)
WB-96	DARK GREY HORIZONTAL METAL UP SOME (100)
WB-97	DARK GREY HORIZONTAL METAL UP SOME (100)
WB-98	DARK GREY HORIZONTAL METAL UP SOME (100)
WB-99	DARK GREY HORIZONTAL METAL UP SOME (100)
WB-100	DARK GREY HORIZONTAL METAL UP SOME (100)

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

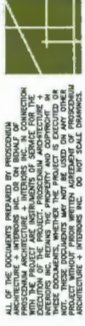


1 SOUTH ELEVATION
1/8" = 1'-0"

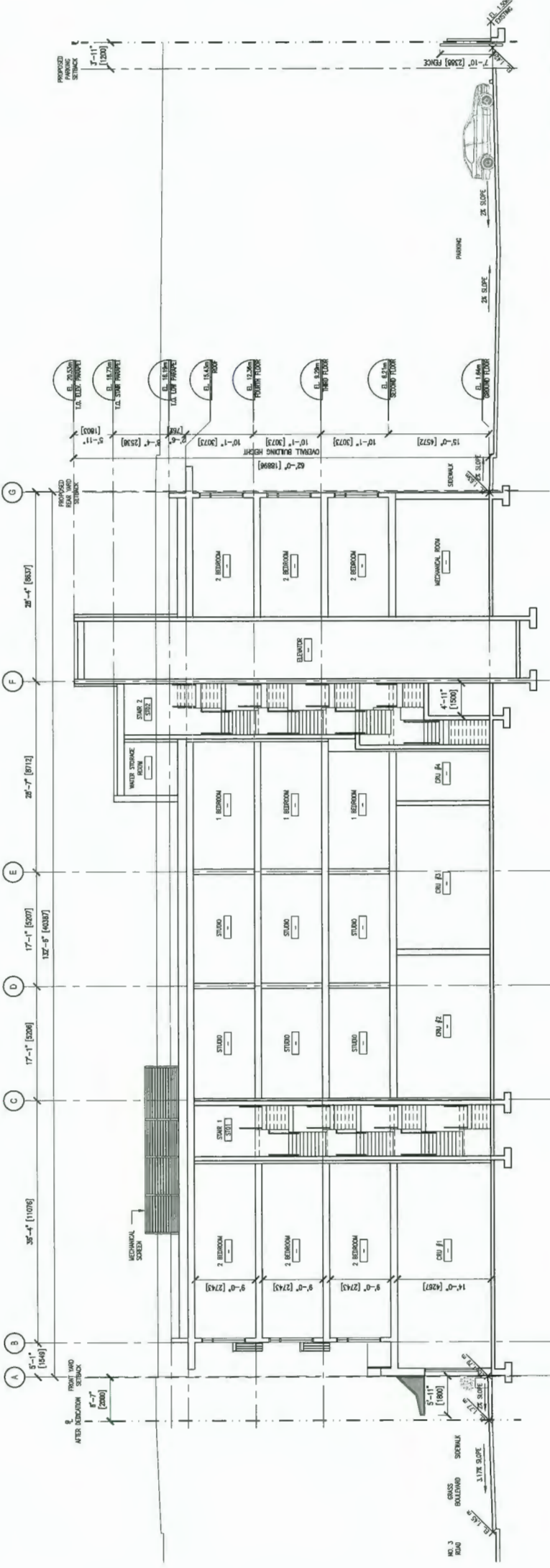
REV.	DESCRIPTIONS	BY	DATE
-	ISSUED FOR DEVELOPMENT PERMIT	HC	04.24.20
-	REISSUED FOR DEVELOPMENT PERMIT	HC	04.16.20
-	ISSUED FOR ADP	HC	05.07.20
-	ISSUED FOR ADP SUBMISSION (REVIEW)	HC	02.19.20
-	REISSUED FOR REZONING RESUBMISSION	HC	09.10.19
-	ISSUED FOR REZONING RESUBMISSION	HC	05.24.19
-	ISSUED FOR REZONING	HC	08.07.18
-	CAD FILED 200	HC	08.07.18
-	REVISION NO.		

PROJECT ADDRESS
9900 NO.3 ROAD
RICHMOND, BC

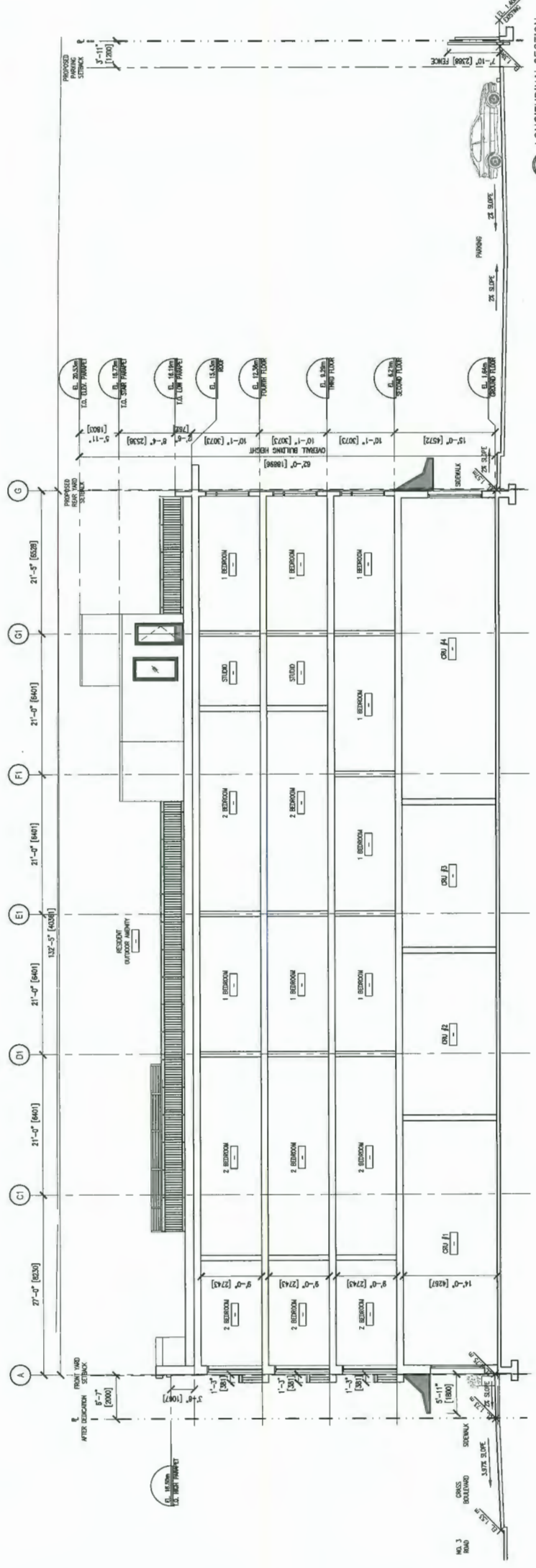
PROJECT 9900 NO.3 ROAD & 8031 WILLIAMS ROAD	PROJECT NUMBER 18-02
DRAWING TITLE SOUTH & WEST ELEVATIONS	DATE A301
DATE APRIL 2018	SCALE 1/8"=1'-0"
DRAWN AT	CHECKED HC



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2 LONGITUDINAL SECTION
1/8"=1'-0"



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

REV.	DESCRIPTIONS	BY	DATE
-	ISSUED FOR DEVELOPMENT PERMIT	HC	06.26.20
-	RESUBMITTED FOR DEVELOPMENT PERMIT	HC	06.18.20
-	ISSUED FOR ADP	HC	05.01.20
-	ISSUED FOR ADP SUBMISSION (REVISED)	HC	02.14.20
-	RESUBMITTED FOR REZONING RESUBMISSION	HC	09.10.19
-	ISSUED FOR REZONING RESUBMISSION	HC	05.24.19
-	ISSUED FOR REZONING	HC	09.07.18

PROJECT ADDRESS
9900 NO.3 ROAD
RICHMOND, BC

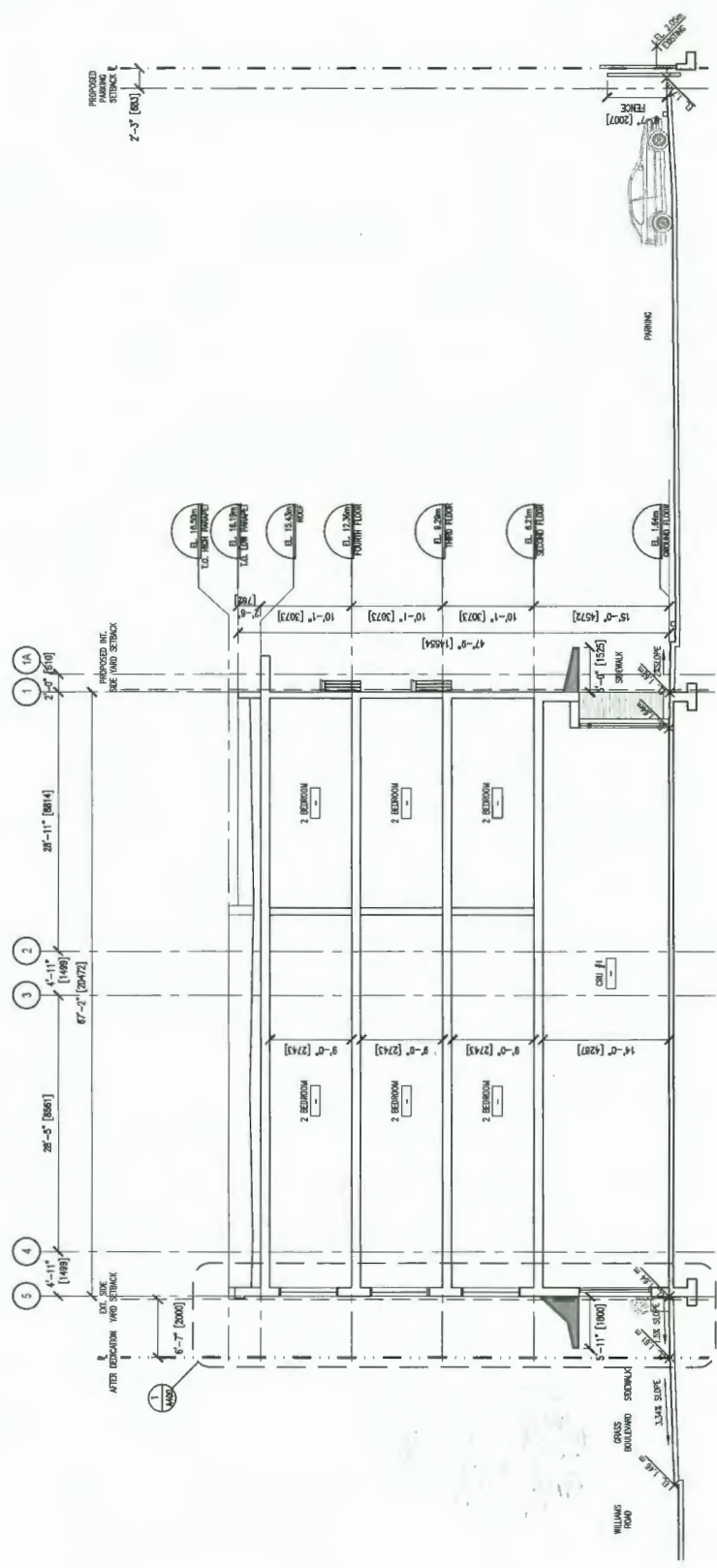
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PROJECT ADDRESS 9900 NO.3 ROAD & 8031 WILLIAMS ROAD		REVISION NO. []			
PROJECT NUMBER A310					

JUN 25 2020

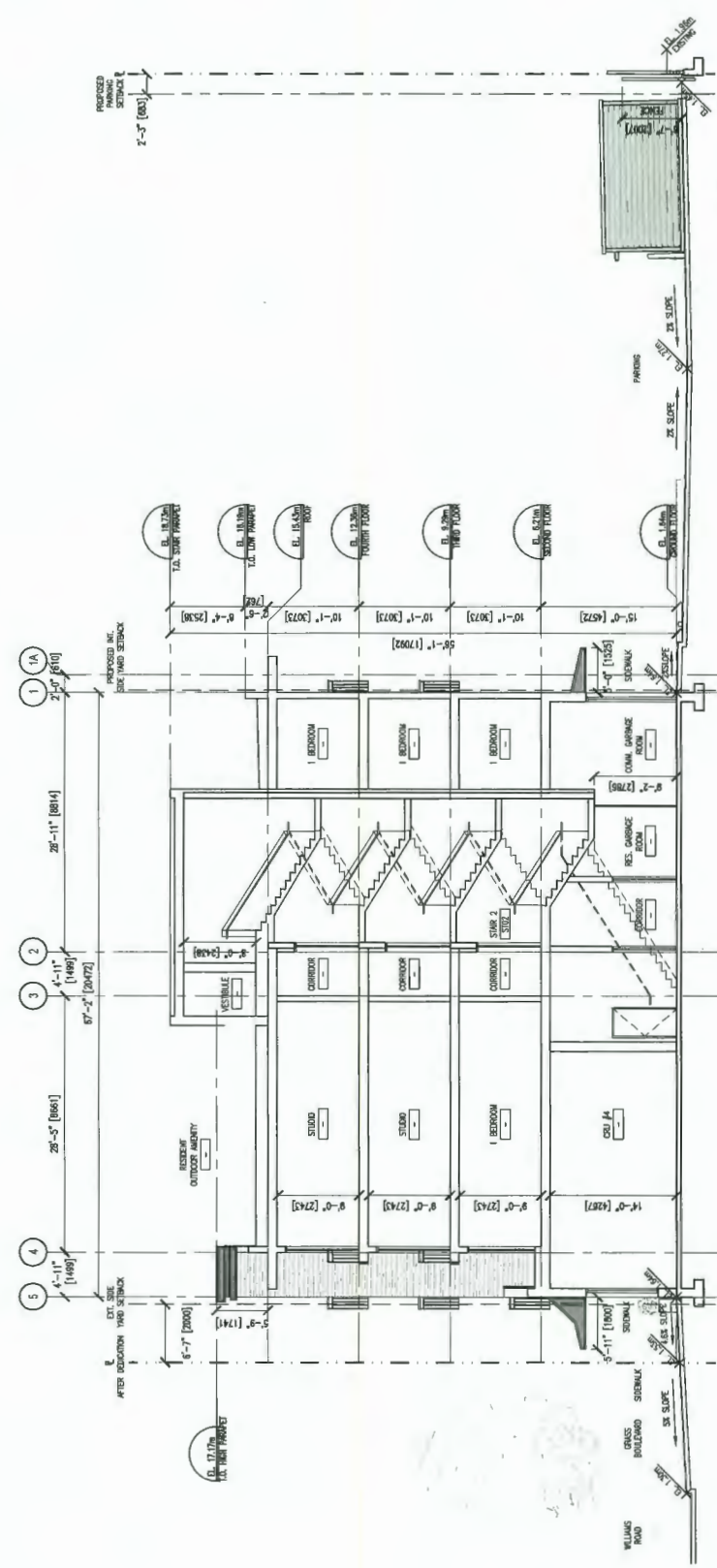
DP 18-035533 PLAN #5.d



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

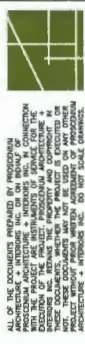


1 CROSS SECTION
1/8"=1'-0"

REV.	DESCRIPTIONS	BY	DATE
-	RESUBMITTED FOR DEVELOPMENT PERMIT	HC	04.22.20
-	RESUBMITTED FOR DEVELOPMENT PERMIT	HC	04.16.20
-	ISSUED FOR ADP	H	05.01.20
-	ISSUED FOR ADP SUBMISSION (REVIEW)	HC	02.19.20
-	RESUBMITTED FOR REZONING RESUBMISSION	HC	08.10.19
-	ISSUED FOR REZONING RESUBMISSION	HC	05.24.19
-	ISSUED FOR REZONING	HC	09.07.18

CAD FILE: A310
PROJECT ADDRESS:
**9900 NO.3 ROAD
RICHMOND, BC**

DATE MAY 2018	SCALE 1/8"=1'-0"	DRAWN AT	CHECKED HC
PROJECT 9900 NO.3 ROAD & 8031 WILLIAMS ROAD		PROJECT NUMBER 18-02	
DRAWING TITLE BUILDING SECTIONS		DATE A311	

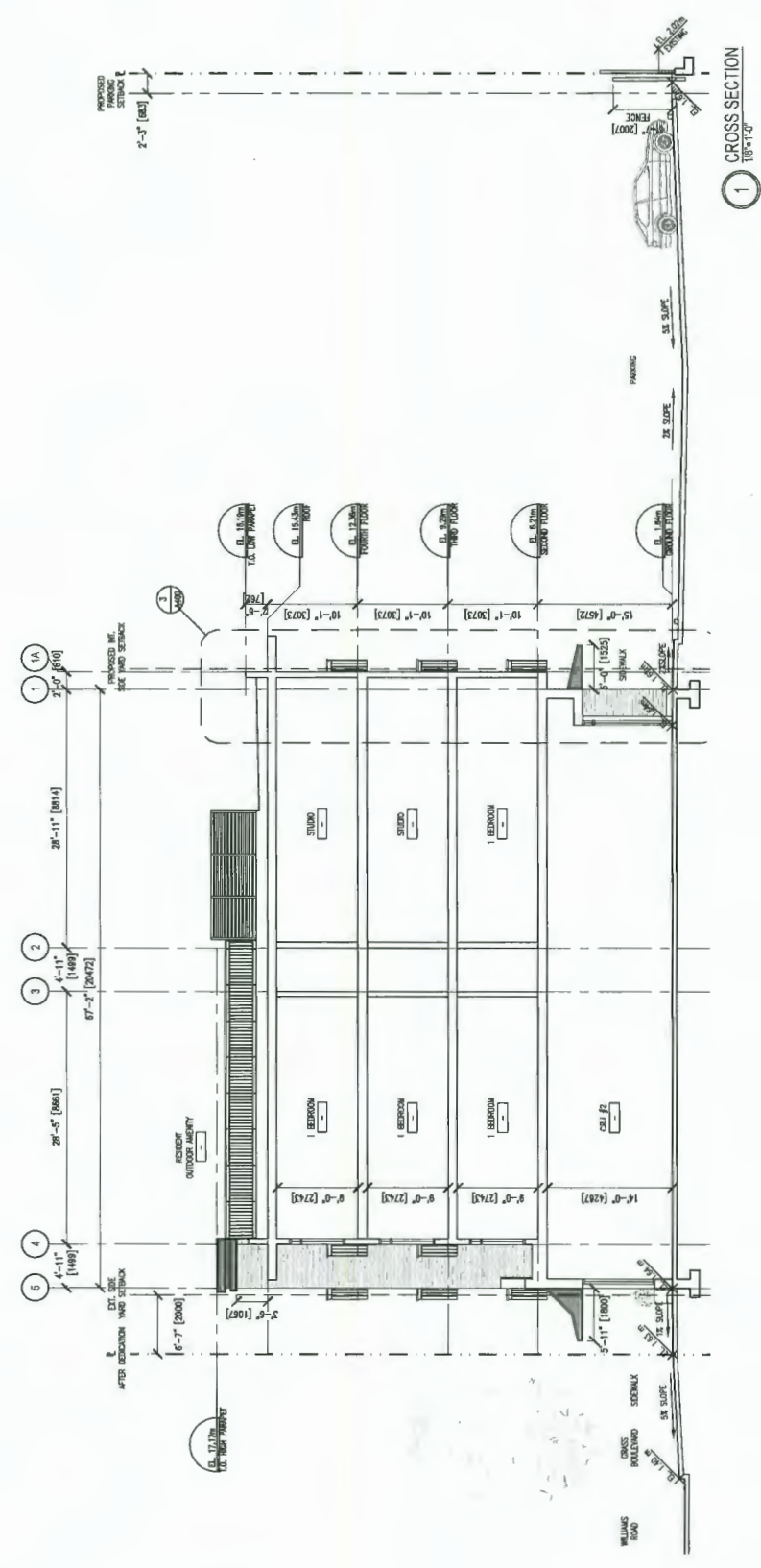


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REV.	DESCRIPTIONS	BY	DATE
-	ISSUED FOR DEVELOPMENT PERMIT	HC	06.23.20
-	ISSUED FOR DEVELOPMENT PERMIT	HC	06.18.20
-	ISSUED FOR ADP	HC	05.01.20
-	ISSUED FOR ADP SUBMISSION (REVIEW)	HC	02.19.20
-	ISSUED FOR REZONING RESUBMISSION	HC	06.10.19
-	ISSUED FOR REZONING RESUBMISSION	HC	02.24.19
-	CAD FILE: a310	REVISION NO. []	

PROJECT ADDRESS
9900 NO.3 ROAD
RICHMOND, BC

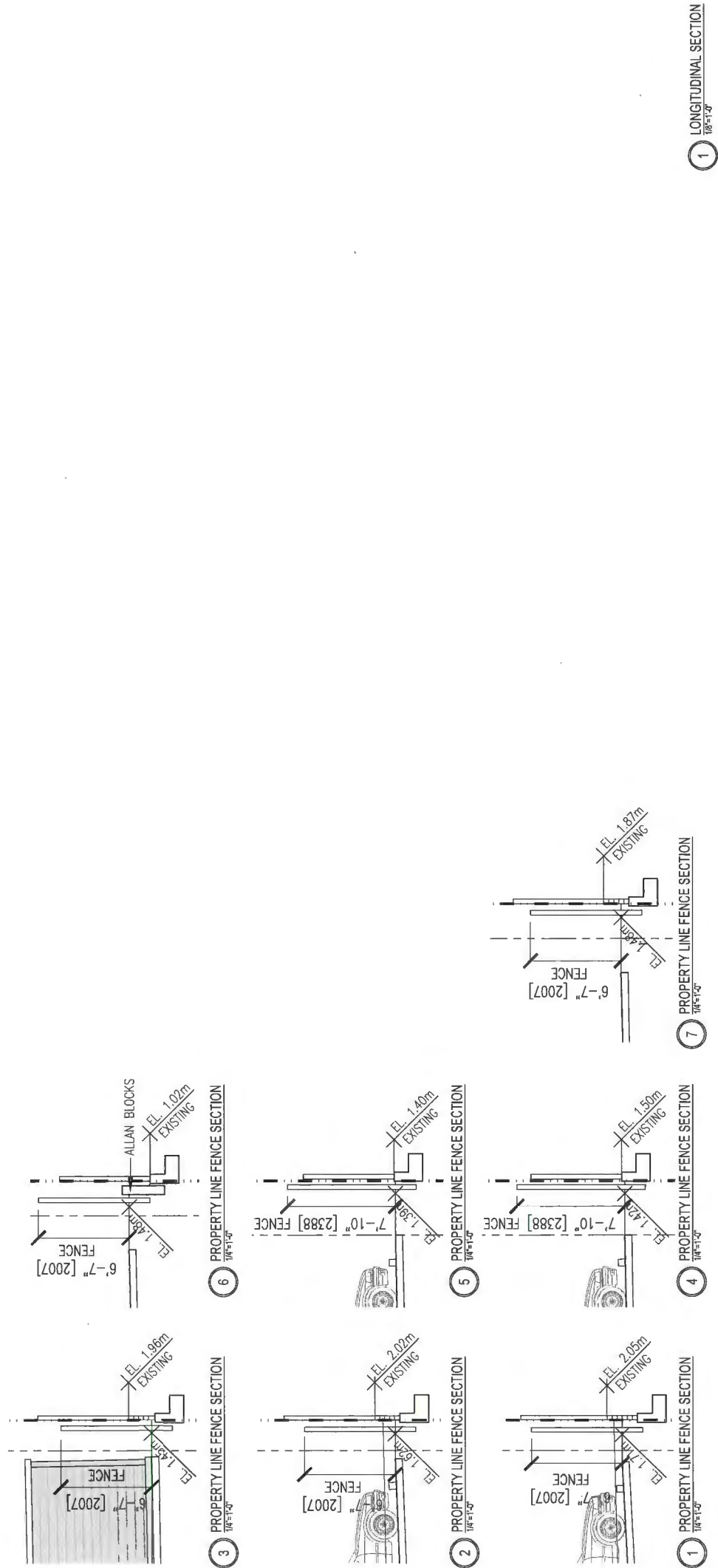
PROJECT 9900 NO.3 ROAD & 8031 WILLIAMS ROAD	PROJECT NUMBER 18-02
BUILDING SECTIONS	DATE MAY 2018
	SCALE 1/8"=1'-0"
	DRAWN AT
	CHECKED HC
	REVISION NO. A312



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REV.	DESCRIPTIONS	BY	DATE
-	ISSUED FOR DEVELOPMENT PERMIT	HC	06.18.20
-	ISSUED FOR DEVELOPMENT PERMIT	HC	06.18.20

CAD FILE: a313 REVISION NO.

PROJECT ADDRESS
9900 NO.3 ROAD
RICHMOND, BC

DATE MAY 2018	SCALE 1/8"=1'-0"	DRAWN AL	CHECKED HC
PROJECT 9900 NO.3 ROAD & 8031 WILLIAMS ROAD		PROJECT NUMBER 18-02	DWG. NO. A313
DRAWING TITLE BUILDING SECTIONS			

① LONGITUDINAL SECTION
1/8"=1'-0"

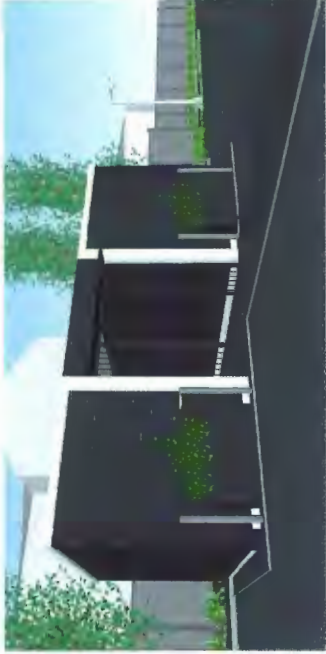


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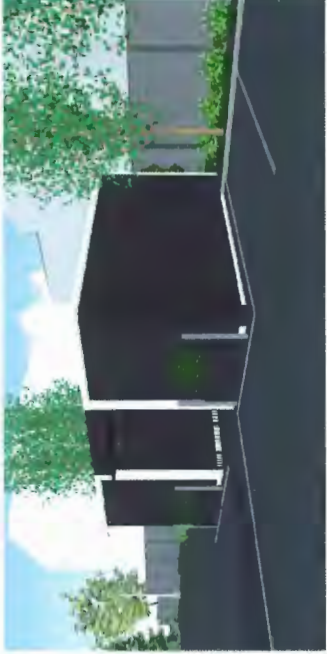
MOSAIC

MATERIAL LEGEND			
WB-1	WHITE BRICK VENEER	WB-1	BLACK CHANGING BRICK
WB-2	DARK GREY HORIZONTAL LAPPED BRICK (100)	WB-2	GREY CHANGING BRICK
WB-3	DARK GREY HORIZONTAL LAPPED BRICK (100)	WB-3	BLACK FIRE-FINISHED METAL
WB-4	WHITE HORIZONTAL V.W.	WB-4	CHARCOAL FIRE-FINISHED METAL
WB-5	WHITE HORIZONTAL V.W.	WB-5	CHARCOAL FIRE-FINISHED METAL
WB-6	DARK GREY TIMBER MATCH SHIP LAP	WB-6	CHARCOAL FIRE-FINISHED METAL
WB-7	DARK GREY TIMBER MATCH SHIP LAP	WB-7	WHITE FIRE-FINISHED METAL
WB-8	CHARCOAL FIRE CLUMPT PANEL	WB-8	WHITE BRICKWORK FRAME
WB-9	CHARCOAL FIRE CLUMPT PANEL	WB-9	BLACK BRICKWORK FRAME
WB-10	CONCRETE		

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7 BIKE SHELTER IMAGE
N/T/S



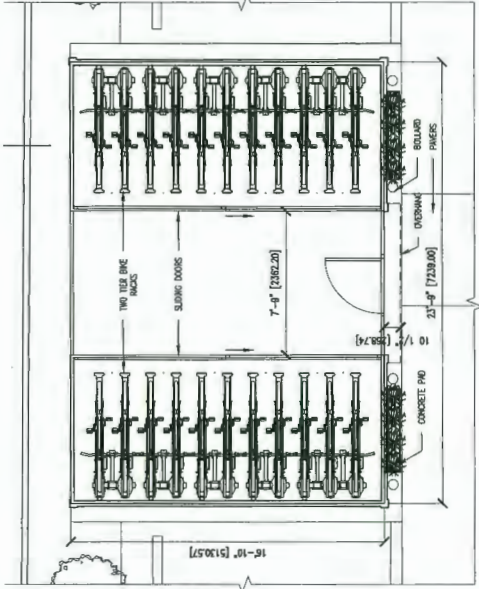
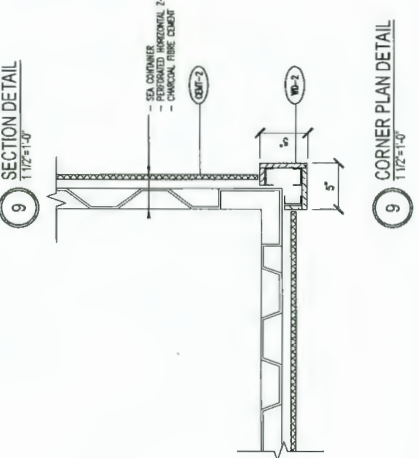
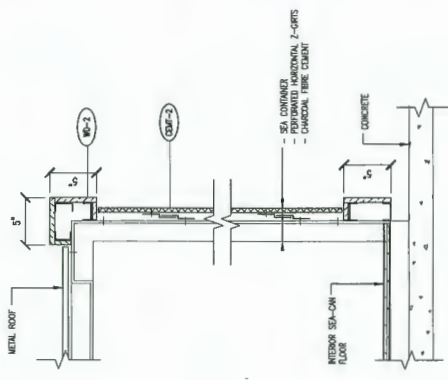
5 BIKE SHELTER IMAGE
N/T/S



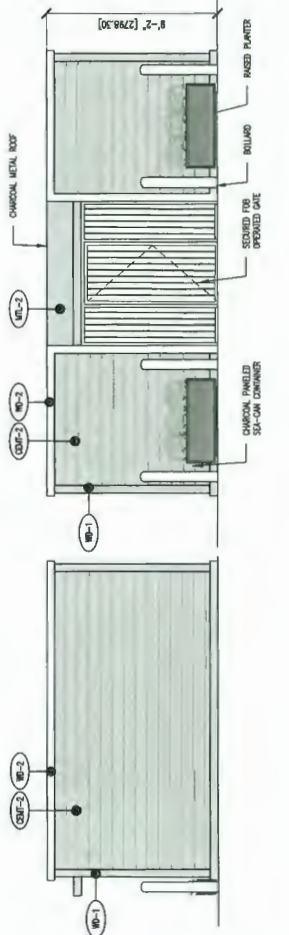
8 BIKE SHELTER IMAGE
N/T/S



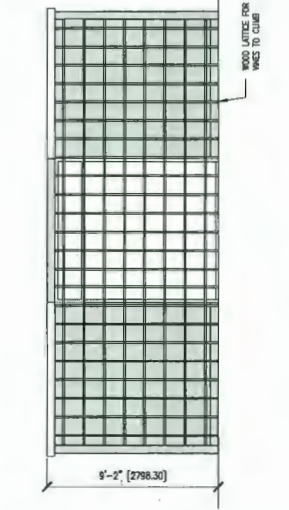
6 BIKE SHELTER IMAGE
N/T/S



1 BIKE SHELTER PLAN
1/4" x 1'-0"



2 BIKE SHELTER FRONT ELEVATION
1/4" x 1'-0"



4 BIKE SHELTER REAR ELEVATION
1/4" x 1'-0"

REV.	DESCRIPTIONS	BY	DATE
-	ISSUED FOR DEVELOPMENT PERMIT	HC	06.22.20
-	ISSUED FOR DEVELOPMENT PERMIT	HC	06.18.20
-	ISSUED FOR ADP	HC	05.01.20
-	ISSUED FOR ADP SUBMISSION (REVIEW)	HC	02.19.20
CAD FILE: a205			REVISION NO. []

PROJECT ADDRESS
9900 NO.3 ROAD
RICHMOND, BC

PROJECT 9900 NO.3 ROAD & 8031 WILLIAMS ROAD BIKE SHELTER	PROJECT NUMBER 18-02
	DRAWING NO. A205
DATE JULY 2018	SCALE 1/8"=1'-0"
DRAWN AT	CHECKED HC

DP 18-835533

JUN 25 2020

PLAN # 5.6



PLANT LIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
	2	Acer rubrum 'Armstrong'	Armstrong Red Maple	6cm cal. B&B
	1	Cornus kousa 'China Girl'	Flowering Dogwood	6cm cal. B&B
	4	Cornus kousa 'Sativom'	Sativom Dogwood	5cm cal. Container Grown
	2	Pinus thunbergii 'Thunderhead'	Thunderhead Japanese Black Pine	2.5m ht. potted/topiary
	8	Populus tremula 'Erecia'	Columnar Swedish Aspen	6cm cal. B&B
	5	Picea omorika	Serbian Spruce	3m ht. B&B
	4	Street Trees (species to be coordinated w/ CoR), to avoid conflicts with civil utilities servicing building (8m o.c. typ.)		
SHRUBS				
AZ	100	Azalea Gumpo Pink	Pink Gumpo Azalea	#2 pot, 18" o.c.
Ct	74	Choisya ternata	Mexican Orange Blossom	#3 pot, 24" o.c.
LP	80	Lonicera pileolata	Privet Honey-suckle	#3 pot, 24" o.c.
RS	7	Ribes sanguineum	Flowering Red Currant	#5 pot, 36" o.c.
SP	150	Spiraea japonica 'Gold Flame'	Gold Flame Spiraea	#3 pot, 24" o.c.
Y	26	Taxus media 'Hillii'	Yew Hedge (Male Species)	4' ht. B&B Hedge
●	11	Taxus occidentalis 'sinaragd'	Topiary Cedar (Specimen)	3' ht. Specimen Topiary
PERENNIALS & GRASSES				
a	15	Arctostaphylos uva-ursi	Kinickinick	#1 pot, 12" o.c.
co	156	Carex oshimensis 'Everygold'	Evergold Japanese Sedge	#1 pot, 12" o.c.
e	205	Erica carnea	Winter Heath	#1 pot, 12" o.c.
l	205	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	#1 pot, 12" o.c.
●	8	Hedera colchica 'Dentata Variegata'	Persian Ivy	#3 pot, 24" o.c.
H	32	Hemerocallis stella d'oro	Stella D'oro Daylily	#2 pot, 15" o.c.
hp	56	Heuchera 'Purple Palace'	Purple Coral Bells	#1 pot, 12" o.c.
MS	30	Miscanthus sinensis 'Stricta'	Porcupine Grass	#3 pot, 18" o.c.

NOTES

- All work shall meet or exceed the requirements as outlined in the current Edition of the B.C. Landscape Standard.
- Plant sizes and related container classes are specified according to the smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the BONTA (ANSI) Standard.
- All trees to be staked in accordance with BONTA Standards.
- All STREET TREES - Install 8" x 24" Deep Foot Barrier centred on each tree between tree pit and sidewalk (ON BOTH SIDES); CURB AND SIDEWALK
- For all existing on site services and survey symbols refer to survey drawings.
- All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.
- All "Soft Landscape Areas" are to be irrigated to IABC Standards with a high efficiency irrigation system.
- All Patios shall be equipped with hose bibs.
- All Irrigation valve boxes equipped with quick-couplers.

DRAWING LIST

- L0.0 COVERSHEET
- L0.1 LANDSCAPE SITEPLAN
- L1.1 GROUND LEVEL: MATERIALS & GRADING PLAN
- L1.2 GROUND LEVEL: MATERIALS & GRADING PLAN
- L1.3 GROUND LEVEL: MATERIALS & GRADING PLAN
- L1.4 GROUND LEVEL: MATERIALS & GRADING PLAN
- L2.1 GROUND LEVEL: PLANTING PLAN
- L2.2 GROUND LEVEL: PLANTING PLAN
- L2.3 GROUND LEVEL: PLANTING PLAN
- L2.4 GROUND LEVEL: PLANTING PLAN
- L3.3 ROOF: LANDSCAPE PLAN
- L4.1 LANDSCAPE SECTIONS
- L4.2 LANDSCAPE DETAILS
- L4.3 LANDSCAPE DETAILS

MATERIALS KEY

DETAIL	MATERIAL	DETAIL	MATERIAL
SURFACING			
	GRAVEL/RIVER ROCK DRAINAGE STRIP		CONCRETE CURB STOP
	CIP CONCRETE BROOM FINISHED PATHWAYS 100MM THICK, SAWCUT AS PER PLAN. (NATURAL GREY)		CIRCULAR HORSESHOE BIKE RACK *VICTOR STANLEY, BRHS-101, POWDER COAT FINISH
	CIP CONCRETE (INTEGRAL COLOUR) BROOM FINISHED PATHWAYS 100MM THICK, SAWCUT AS PER PLAN. (DARK GREY)		PARKING LOT LIGHT STANDARD *ELECTRICAL TO CONFIRM SPECIFICATION WITH FORWARD BROOM FINISHED PATHWAYS 100MM THICK, SAWCUT AS PER PLAN. BLOCK LIGHT INTRUSION INTO NEIGHBOURING PROPERTIES
	PERMEABLE/POROUS PAVING AT PARKING STALLS PER SITE PLAN - REFER TO CIVIL		CATANARY LIGHTING *SPEC TO BE CONFIRMED
	HOLLAND PAVERS (MIXED BLEND OF CHARCOAL & NATURAL)		POTTING BENCH WITH TOOL STORAGE *6' x 2'-6" WOOD
	HOLLAND PAVERS (MIXED BLEND OF CHARCOAL & NATURAL)		STORAGE BENCH/BOX *6'-6" x 2'-6" WOOD WITH HINGE TOP
	ASHPHALT		STORAGE BIN FOR CUSHIONS
	SODDED LAWN		PLAY HUT *KOMPAN RED HOUSE
	HYDRAPRESSED CONCRETE PAVERS 24"x24" CHARCOAL GREY		FREESTANDING BRQ & PREP COUNTER
	HYDRAPRESSED CONCRETE PAVERS 24"x24" NATURAL GREY		PING PONG TABLE *BY OWNER
	WOOD DECKING 5x6 - BIAS CUT CORNER PATTERN		FIBREGLOSS PLANTER SCHEDULE QTY SIZE (L x W x H)
	2x2 RUBBER TILE *MIXED GREEN & RED		8 36" x 36" x 2.4"
	ARTIFICIAL TURF NORTHWESTERN SYNTHETIC GRASS GRAND GRASS ELITE (OR APPROVED EQUAL)		4 48" x 48" x 30"
	STRUCTURAL SOIL		2 48" x 30" x 30"
	STRUCTURAL SOIL		7 60" x 24" x 42"
FENCES & WALLS			
	CIP CONCRETE WALLS/CURBS *REFER TO PLAN FOR TYP *REFER TO ARCH FOR DETAILS		LOUNGING FURNITURE *BY OWNER *WOOD HARVEST TABLE, OUTDOOR COUCHES, ADIRONDACK CHAIRS AND PICNIC TABLE
	BLOCK MASONRY RETAINING *AS OR APPROVED EQUAL		PRIVACY FENCING AT GROUND PL *2m HT AT NORTH PL *2.4m HT AT EAST PL
	6-0" WOOD FENCING (ROOF LEVEL)		3'-6" ARCHITECTURAL GUARDRAIL *ARCHITECTURAL PICKET (ROOF LEVEL)

Revisions:

6	JUN 25-20	RZ/DP RE-SUBMISSION
5	JUN 18-20	RZ/DP RE-SUBMISSION
4	APR 29-20	ISSUED FOR ADP
3	FEB 19-20	RZ/DP RE-SUBMISSION
2	SEPT 10-19	RZ/DP RE-SUBMISSION
1	MAY 24-19	RZ/DP RE-SUBMISSION

no.: date: Item:



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Project:
9900 NO.03 ROAD
Richmond, BC

Drawn by: AG
Checked by: PK
Date: June 2019
Scale: NTS
Drawing Title: COVERSHEET

Project No.: 18024
Sheet No.:

L0.0



- 6 JUN 25-20 RZDP RE-SUBMISSION
 - 5 JUN 19-20 RZDP RE-SUBMISSION
 - 4 APR 29-20 ISSUED FOR ADP
 - 3 FEB 19-20 RZDP RE-SUBMISSION
 - 2 SEPT 10-19 RZDP RE-SUBMISSION
 - 1 MAY 24-19 RZDP RE-SUBMISSION
- no. | date | Rev. |

Revisions:

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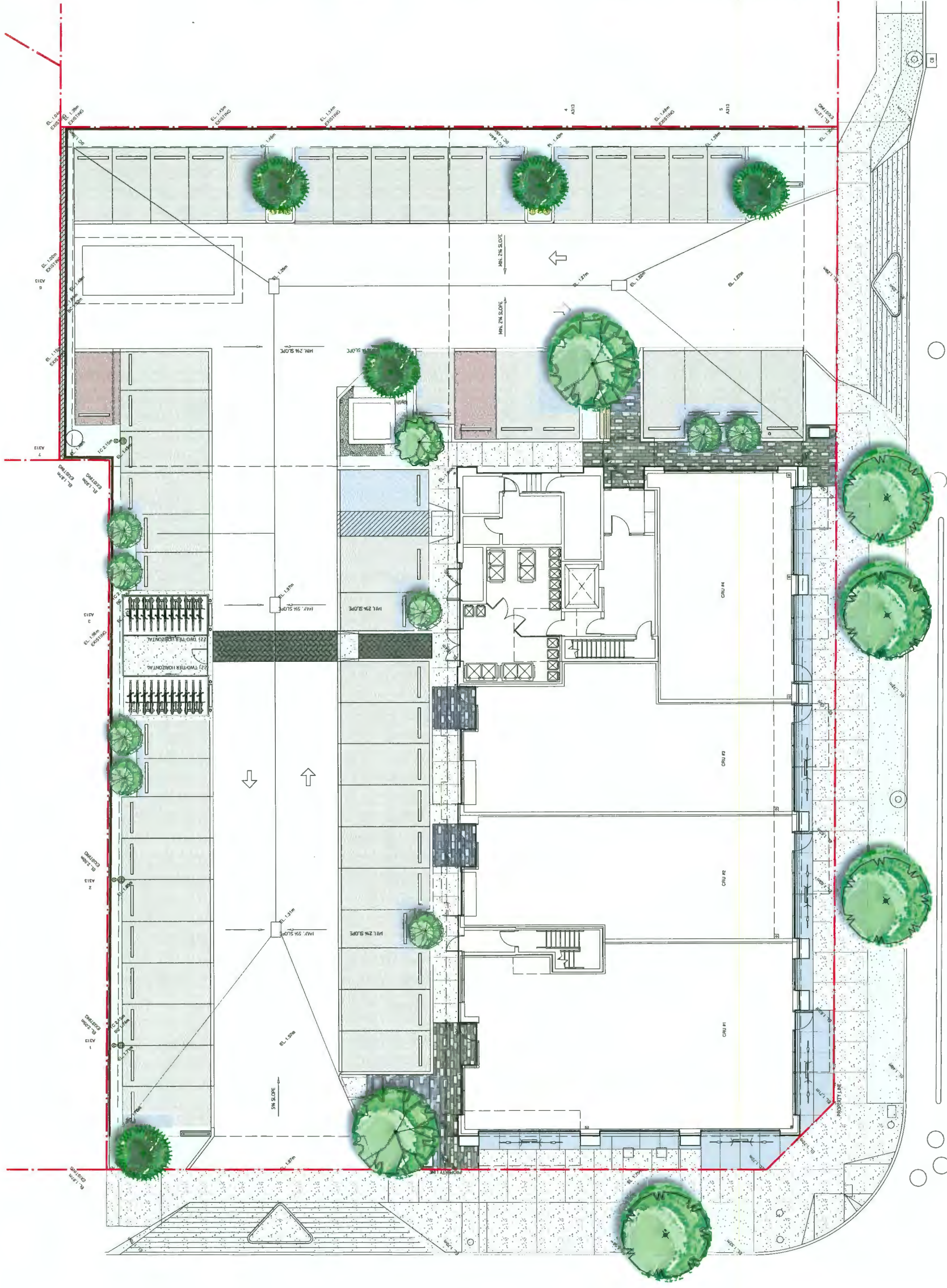
Project:
9900 NO.03 ROAD
Richmond, BC

Drawn by: AG
Checked by: PK
Date: June 2018
Scale: 1:100

Drawing Title:
LANDSCAPE SITE PLAN

Project No.:
18024
Sheet No.:

L0.1



DP 18-835533

JUN 25 2020
PLAN # 6.0



NO.	DATE	REVISION
4	JUN 25/20	RZDP RE-SUBMISSION
3	JAN 18/20	RZDP RE-SUBMISSION
2	APR 22/20	ISSUED FOR ADP
1	FEB 19/20	RZDP RE-SUBMISSION
1	SEPT 10/19	RZDP RE-SUBMISSION
1	MAY 24/19	RZDP RE-SUBMISSION

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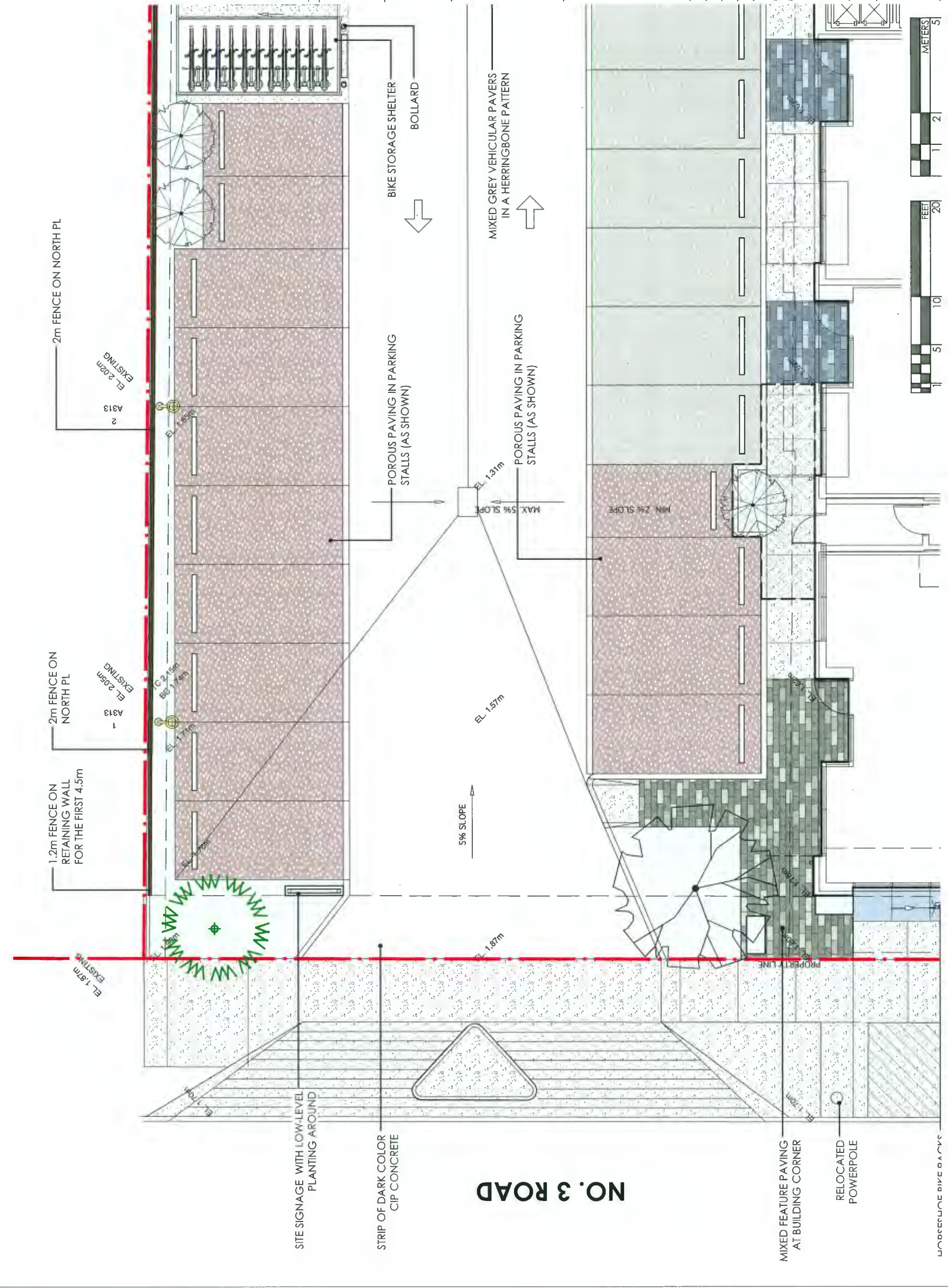
Project:
9900 NO.03 ROAD
Richmond, BC

Drawn by: AG
Checked by: PK
Date: June 2018
Scale: 1:50

Drawing Title:
**GROUND LEVEL:
MATERIALS & GRADING PLAN**

Project No.:
18024
Sheet No.:

L1.1



NO. 3 ROAD



REV	DATE	DESCRIPTION
4	JUN 25 20	RZDP RE-SUBMISSION
5	JUN 18 20	RZDP RE-SUBMISSION
4	APR 29 20	ISSUED FOR ADP
3	FEB 19 20	RZDP RE-SUBMISSION
2	SEPT 10 19	RZDP RE-SUBMISSION
1	MAY 24 19	RZDP RE-SUBMISSION



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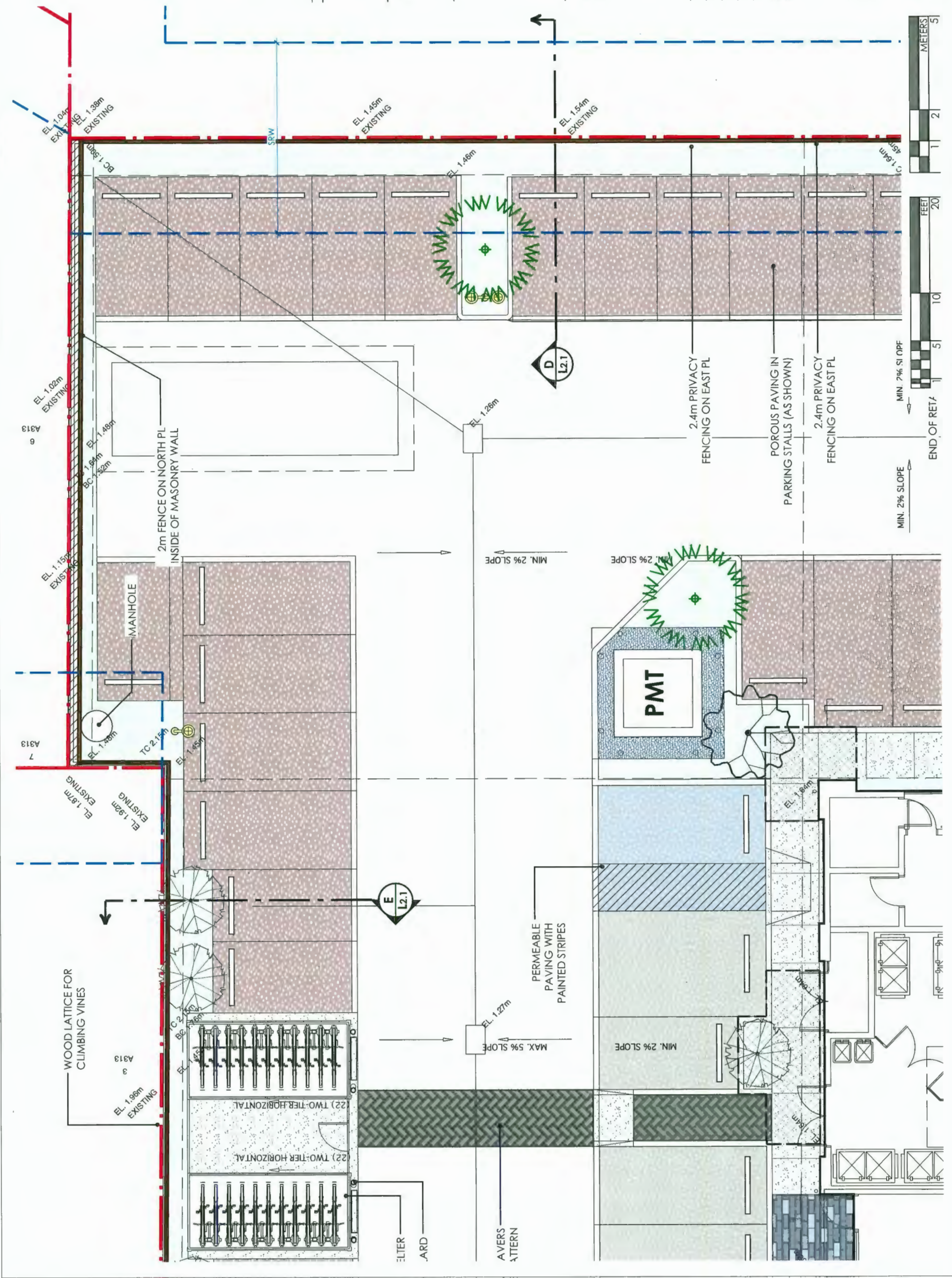
Project:
9900 NO.03 ROAD
Richmond, BC

Drawn by: AG
 Checked by: FK
 Date: June 2018
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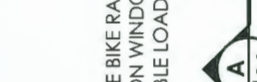
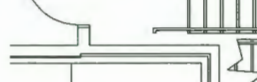
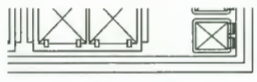
**GROUND LEVEL:
 MATERIALS & GRADING PLAN**

Project No.:
18024
 Sheet No.:

L1.2



JUN 25 2020
 PLAN # b.d
 DP 18-835533



FFE: 6.40'

HORSESHOE BIKE RACKS CENTRED ON WINDOWS FOR DOUBLE LOADING

INTEGRAL COLOURED CONCRETE WITH SAW CUTS ALIGNED WITH WINDOW MULLIONS

PROP. FUTURE BUS STOP

PROP. TRAFFIC CABINET

MOVEABLE METAL PLANTERS WITH FEATURE PLANTING ALIGNED WITH BUILDING COLUMNS

EX. LAMP STANDARD

EX. TRAFFIC LIGHT

EX. ELECTRICAL SERVICE BOX

NEW SIDEWALK LETDOWN

EX. TRAFFIC LIGHT

EXISTING ELECTRICAL SERVICE BOX

BIKE LANE

EX. FIRE HYDRANT

RELOCATED LAMP STANDARD

HORSESHOE BIKE RACKS CENTRED ON WINDOWS FOR DOUBLE LOADING

CRU #1

CRU #2

CRU #3

MOVEABLE METAL PLANTERS WITH FEATURE PLANTING ALIGNED WITH BUILDING COLUMNS

INTEGRAL COLOURED CONCRETE WITH SAW CUTS ALIGNED WITH WINDOW MULLIONS

Project: 9900 NO.03 ROAD Richmond, BC

Drawn by: AG
Checked by: PK
Date: June 2018
Scale: 1:50
Drawing Title: GROUND LEVEL: MATERIALS & GRADING PLAN

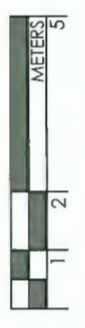
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5	JUN 16 20	RE-OP RE-SUBMISSION
4	APR 27 20	ISSUED FOR ADP
3	FEB 19 20	RZDP RE-SUBMISSION
2	SEPT 10 19	RZDP RE-SUBMISSION
1	MAY 24 19	RZDP RE-SUBMISSION

Revisions:

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MOSAIC
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4	JUN 25 20	RZ/DP RE-SUBMISSION
5	JUN 18 20	RZ/DP RE-SUBMISSION
4	APR 29 20	ISSUED FOR ADP
3	FEB 19 20	RZ/DP RE-SUBMISSION
2	SEPT 10 19	RZ/DP RE-SUBMISSION
1	MAY 24 19	RZ/DP RE-SUBMISSION
rev. date:		desc:



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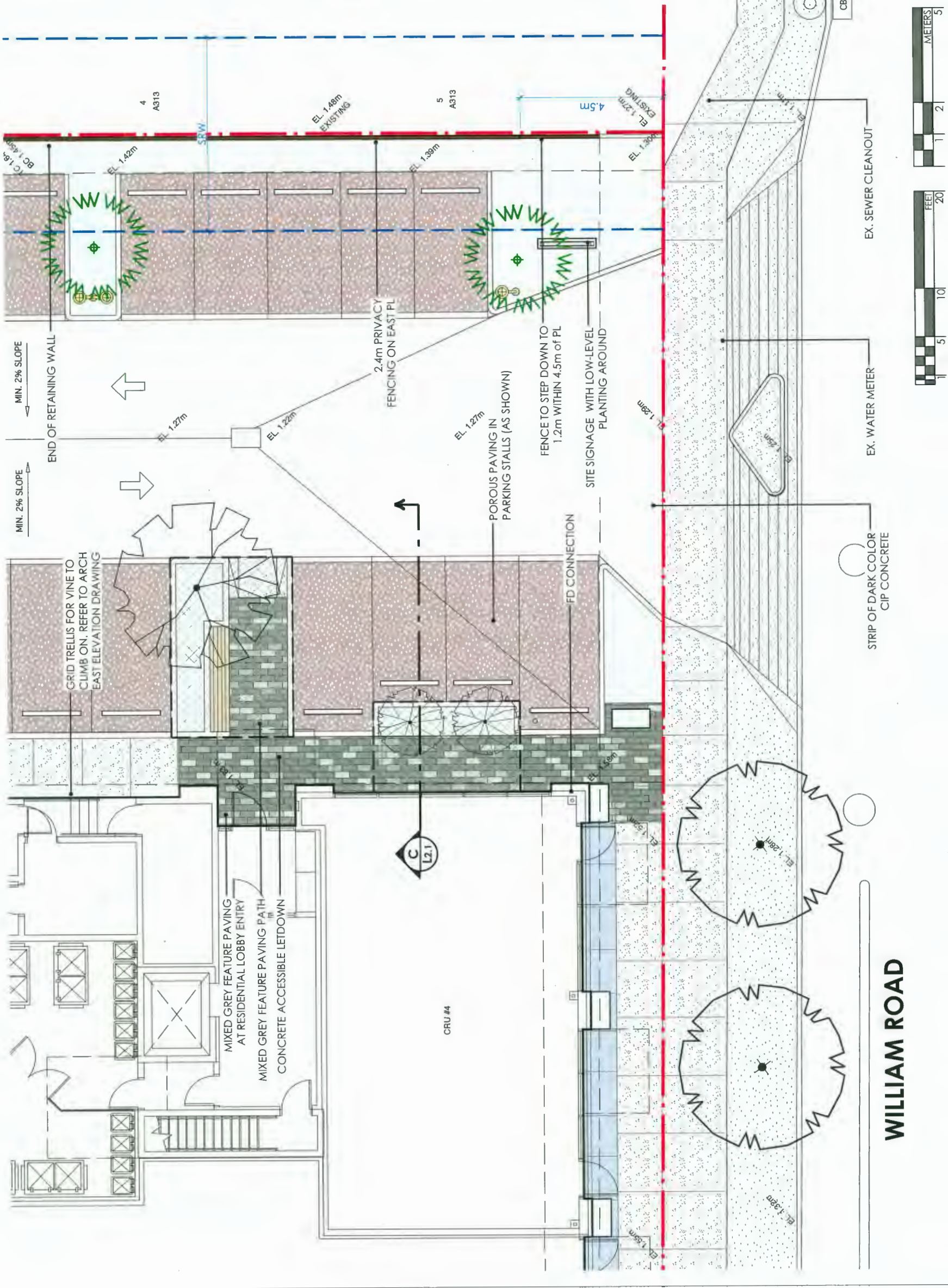
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9900 NO.03 ROAD
 Richmond, BC

Drawn by:	AG
Checked by:	FK
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Drawing Title:
**GROUND LEVEL:
 MATERIALS & GRADING PLAN**

Project No.:
 18024
 Sheet No.:

L1.4



WILLIAM ROAD

JUN 25 2020
 PLAN # 6.f

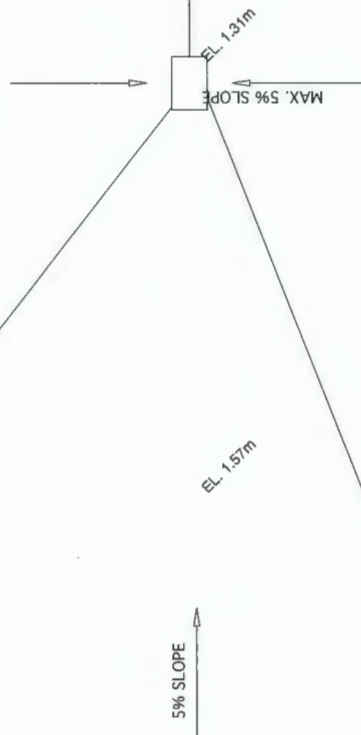
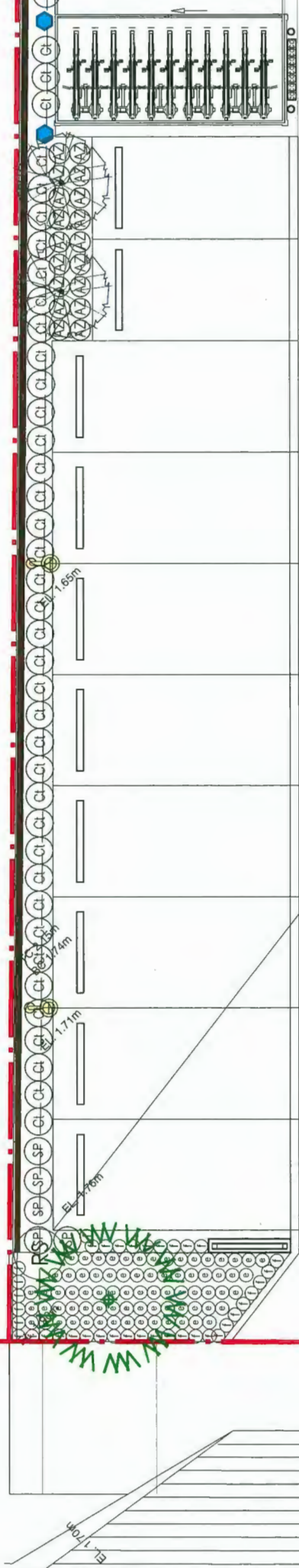
DP 18-835533



EL. 1.87m
EXISTING

EL. 2.05m
EXISTING
A313
1

EL. 2.02m
EXISTING
A313
2



MIN. 2% SLOPE

HATCHING INDICATES EXTENTS OF STRUCTURAL SOIL

Project:
9900 NO.03 ROAD
Richmond, BC

Drawn by: AG
Checked by: PK
Date: June 2018
Scale: 1:50
Drawing Title:

GROUND LEVEL:
PLANTING PLAN

Project No.:
18024
Sheet No.:



L2.1

- 4 JUN 22-20 RZDP RE-SUBMISSION
- 5 JUN 12-20 RZDP RE-SUBMISSION
- 4 APR 29-20 ISSUED FOR ACP
- 3 FEB 19-20 RZDP RE-SUBMISSION
- 2 SEPT 10-19 RZDP RE-SUBMISSION
- 1 MAY 24-19 RZDP RE-SUBMISSION



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- 4 JUN 25-20 RZ/DP RE-SUBMISSION
- 3 JUN 18-20 RZ/DP RE-SUBMISSION
- 4 APR 29-20 ISSUED FOR ADP
- 3 FEB 19-20 RZ/DP RE-SUBMISSION
- 2 SEPT 10-19 RZ/DP RE-SUBMISSION
- 1 MAY 24-19 RZ/DP RE-SUBMISSION



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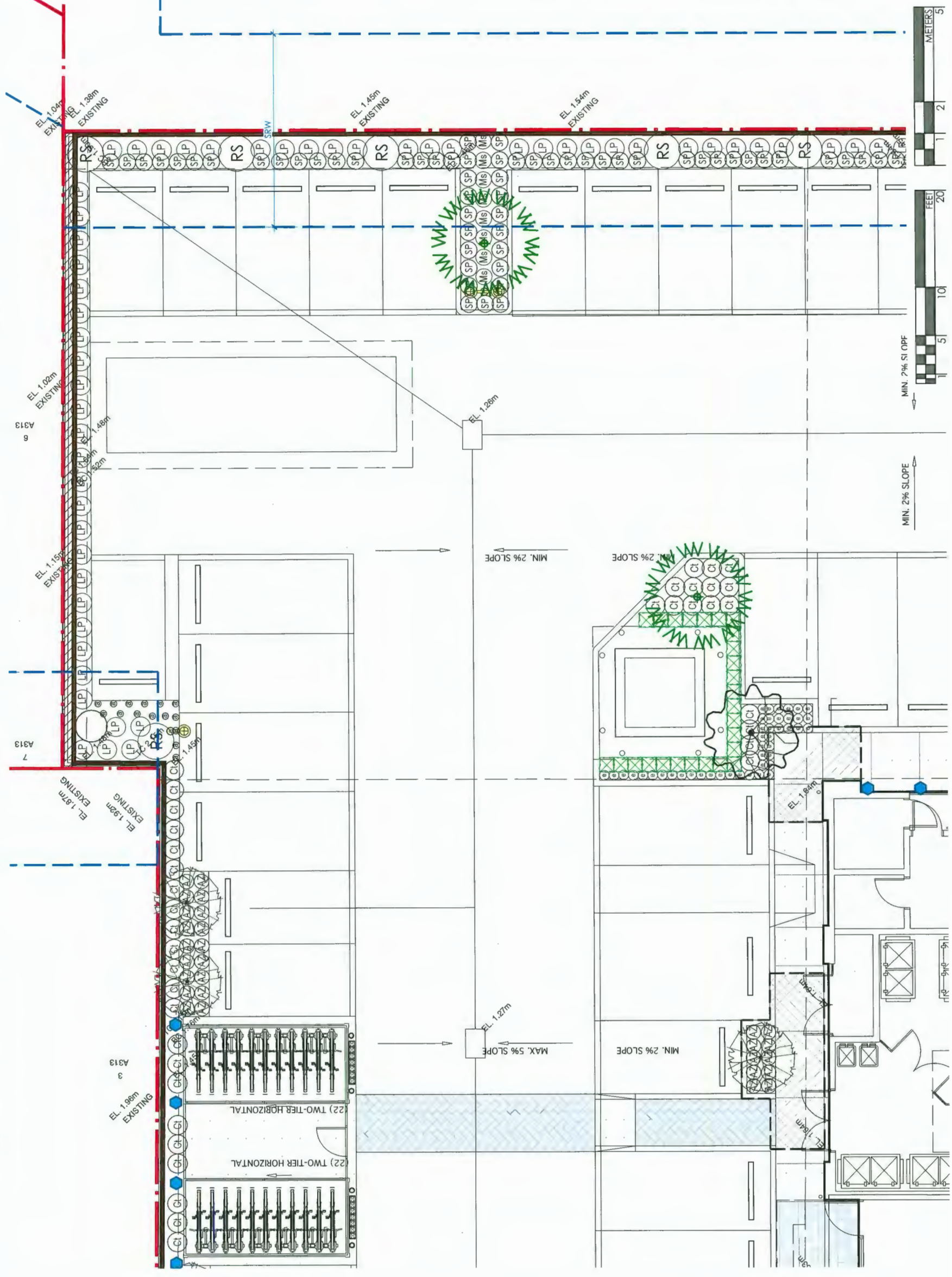
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Drawn by: ACO
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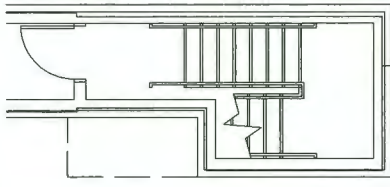
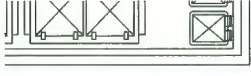
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Project No.:
 18024
 Sheet No.:

L2.2



JUN 25 2020
 PLAN # 6.h
 DP 18-835533



- 4 JUN 25 20 RZ/DP RE-SUBMISSION
- 5 JUN 18 20 RZ/DP RE-SUBMISSION
- 4 APR 17 20 RZ/DP RE-SUBMISSION
- 3 FEB 17 20 RZ/DP RE-SUBMISSION
- 2 SEPT 10 19 RZ/DP RE-SUBMISSION
- 1 MAY 24 19 RZ/DP RE-SUBMISSION

Revisions:



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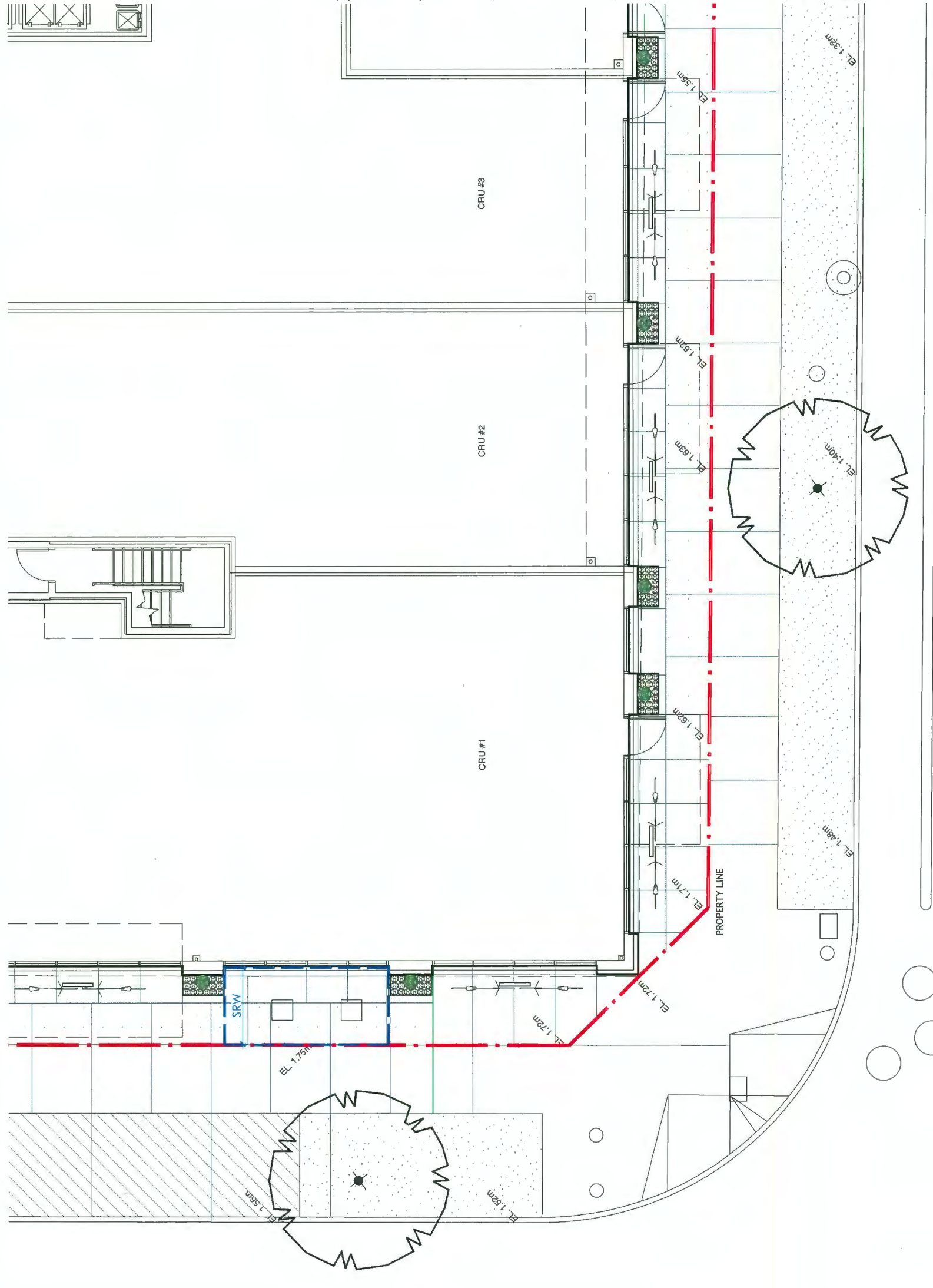
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Richmond, BC

Drawn by: AG
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Date: June 2018
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Drawing Title:

**GROUND LEVEL:
PLANTING PLAN**

Project No:
18024
Sheet No:

L2.3





- 4 JUN 25 20 RZDP RE-SUBMISSION
 - 5 JUN 15 20 RZDP RE-SUBMISSION
 - 4 APR 22 20 ISSUED FOR ADP
 - 3 FEB 19 20 RZDP RE-SUBMISSION
 - 2 SEPT 10 19 RZDP RE-SUBMISSION
 - 1 MAY 24 19 RZDP RE-SUBMISSION
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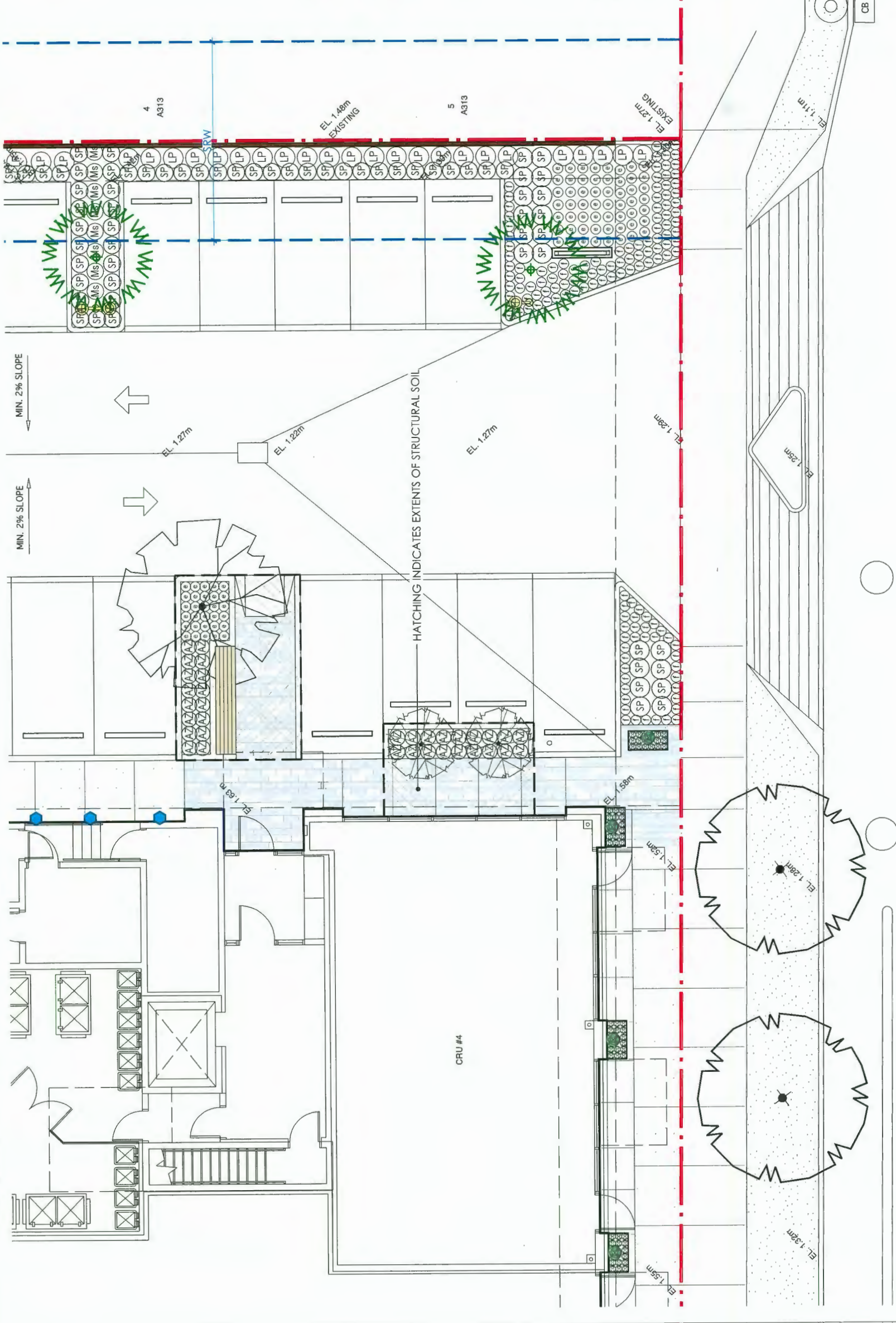
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Richmond, BC

Drawn by: AG
Checked by: PK
Date: June 20 18
Scale: 1:50

GROUND LEVEL: PLANTING PLAN

Project No.:
18024
Sheet No.:

12.4



JUN 25 2020

PLAN # 6.1

DP 18-835533



- 5 JUN 16-20 RZ/DP RE-SUBMISSION
 - 4 APR 29-30 ISSUED FOR ADP
 - 3 FEB 19-20 RZ/DP RE-SUBMISSION
 - 2 SEPT 10-19 RZ/DP RE-SUBMISSION
 - 1 MAY 24-19 RZ/DP RE-SUBMISSION
- no.: | date: | item:

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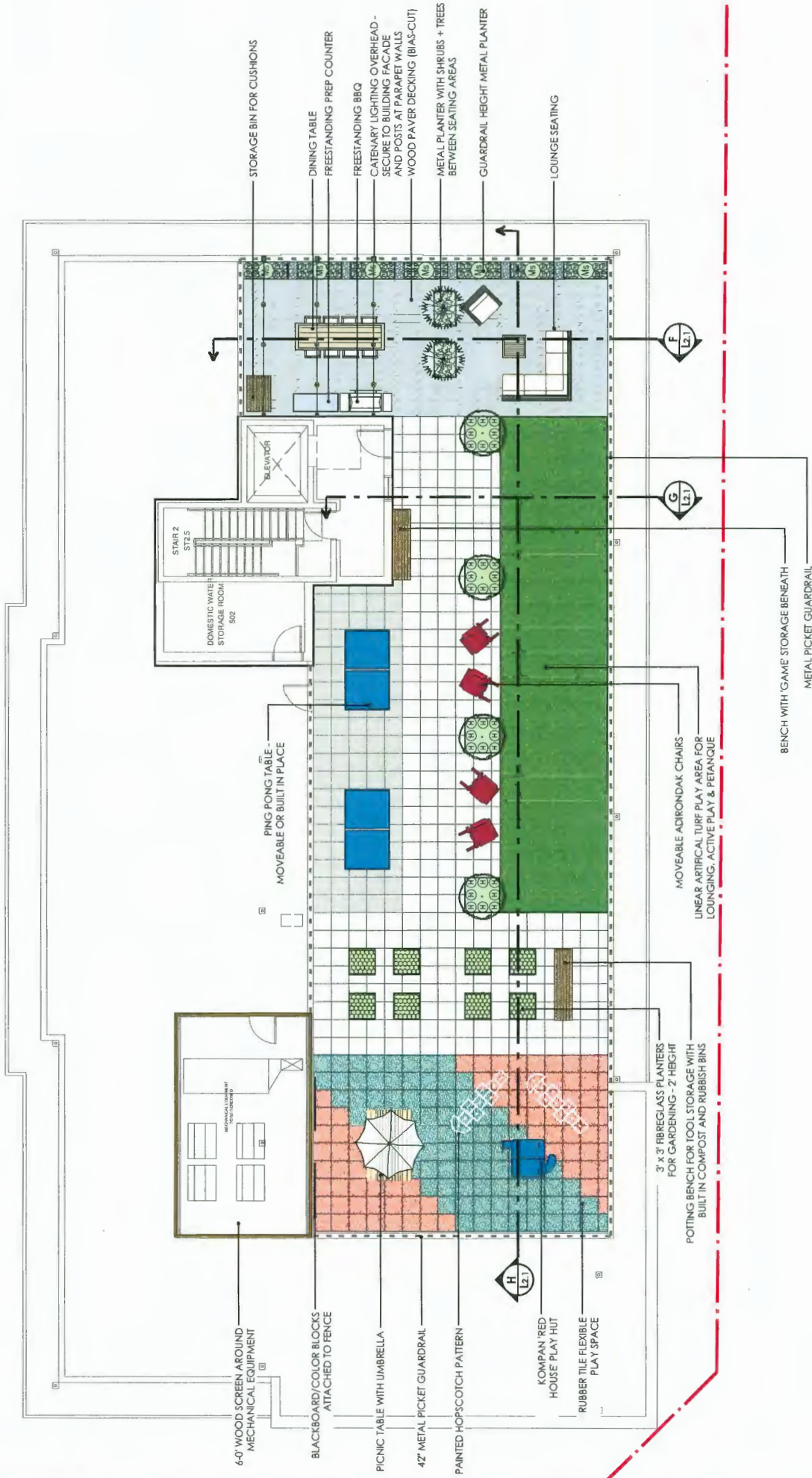
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Richmond, BC**

Drawn by: AG
Checked by: PK
Date: June 2018
Scale: 1/25
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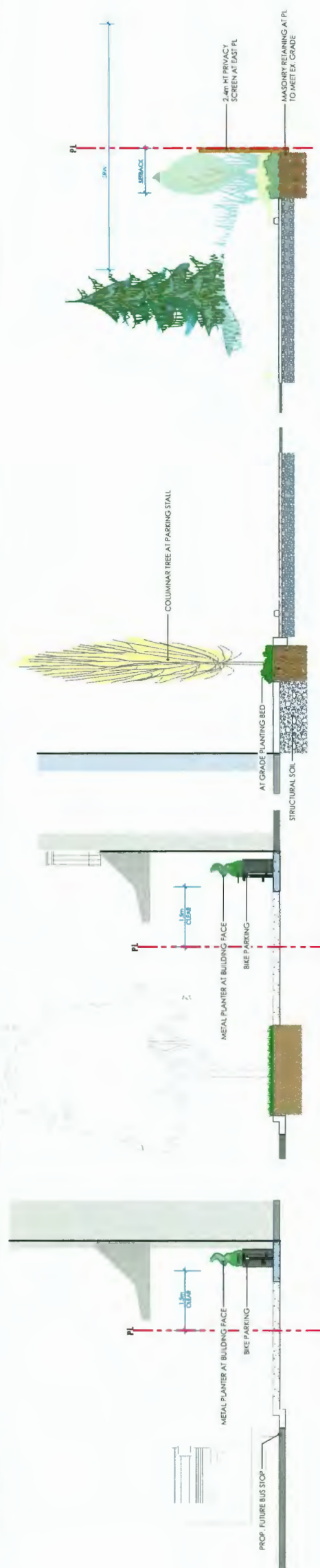
UPPER LEVEL: LANDSCAPE PLAN

Project No.:
18024
Sheet No.:

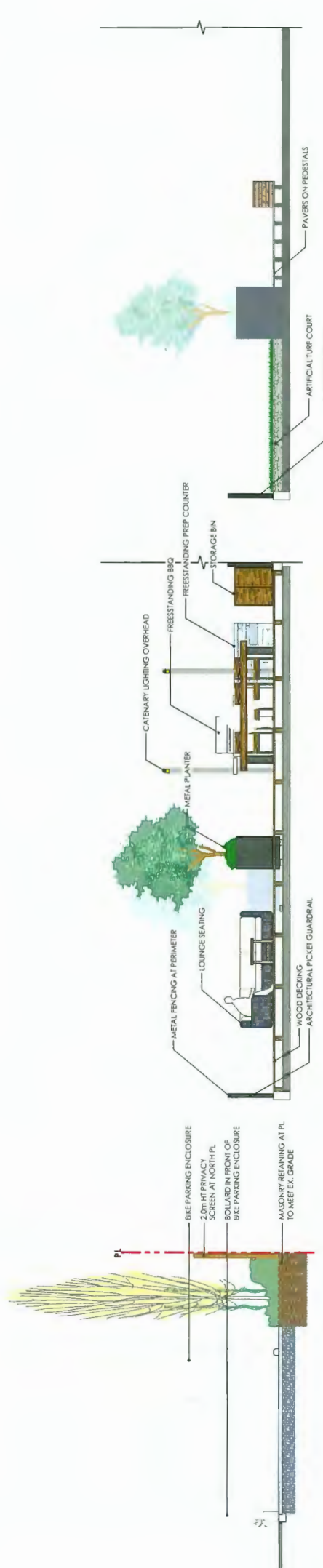
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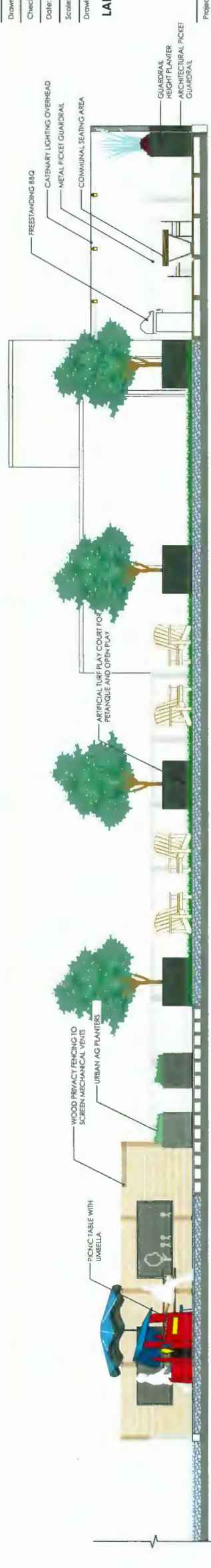
DP 18-835533
 JUN 25 2020
 PLAN # 6.K



SECTION D: EAST PROPERTY LINE
Scale: 1:50



SECTION H: ROOF TOP AMENITY
Scale: 1:50



Revisions:

no. date	item
1	MAY 24-19 RZDP RE-SUBMISSION
2	SEPT 10-19 RZDP RE-SUBMISSION
3	FEB 19-20 RZDP RE-SUBMISSION
4	APR 30-20 RZDP RE-SUBMISSION
5	MAY 14-20 RZDP RE-SUBMISSION
6	JUN 25-20 RZDP RE-SUBMISSION

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Project:
9900 NO.03 ROAD
Richmond, BC

Drawn by: AG
Checked by: FK
Date: June 2018
Scale: AS SHOWN
Drawing Title: LANDSCAPE SECTIONS

Project No: 18024
Sheet No: L4.1

DP 18-835533
JUN 25 2020
PLAN # 6.1

RED HOUSE
M7020



Item no. M7020-3-181P
General Product Information
Dimensions (LxWxH) 61" x 47" x 47"
Age Group 2-6
Weight Capacity 110 lbs/50 kg
Color Options



With its child-scale (up to 47") height, the Red House is a play structure for the youngest children. The red house is made of durable, weather-resistant wood with a blue roof and a yellow door. The playset includes a slide, a climbing wall, and a platform. The Red House is made of durable, weather-resistant wood with a blue roof and a yellow door. The playset includes a slide, a climbing wall, and a platform.

Construction: This product is made of durable, weather-resistant wood with a blue roof and a yellow door. The playset includes a slide, a climbing wall, and a platform.



1 / 2020

RED HOUSE
M7020



All floors are made of high-quality, laminated wood. The playset is made of durable, weather-resistant wood with a blue roof and a yellow door. The playset includes a slide, a climbing wall, and a platform.



The Red House is made of high-quality, laminated wood. The playset is made of durable, weather-resistant wood with a blue roof and a yellow door. The playset includes a slide, a climbing wall, and a platform.

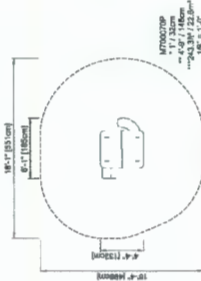
2 / 2020

RED HOUSE
M7020

View: Red House - "Red House" - "Red House"

View: Red House - "Red House" - "Red House"

View: Red House - "Red House" - "Red House"



1 / 2020

Click to view L&E: L&E: L&E

Click to view L&E: L&E: L&E

Click to view L&E: L&E: L&E

Revisions:	Date:	Item:
4	JUN 25-20	RZ/DP RE-SUBMISSION
5	JUN 18-20	RZ/DP RE-SUBMISSION
4	APR 30-20	ISSUED FOR ACP
3	FEB 19-20	RZ/DP RE-SUBMISSION
2	SEPT 10-19	RZ/DP RE-SUBMISSION
1	MAY 24-19	RZ/DP RE-SUBMISSION



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Project:
9900 NO.03 ROAD
Richmond, BC

Drawn by: AG
Checked by: PK
Date: June 2018
Scale: AS SHOWN
Drawing Title: LANDSCAPE DETAILS

Project No.: 18024
Sheet No.:

L4.3

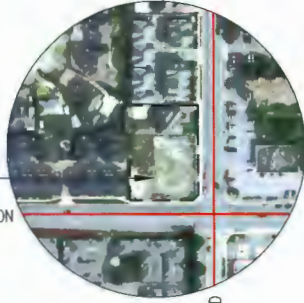
KOMPAN - RED HOUSE PLAY SET
NTS



DP 18-835533
 JUN 25 2020
 PLAN # 6.0

MOSAIC

9990 NO.3 ROAD
8031 WILLIAMS ROAD



WILLIAMS ROAD

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2 PROPOSED STREETSCAPE ON NO.3 ROAD



1 PROPOSED STREETSCAPE ON WILLIAMS STREET

REV.	DESCRIPTIONS	BY	DATE
-	ISSUED FOR DEVELOPMENT PERMIT	HC	08.25.20
-	ISSUED FOR DEVELOPMENT PERMIT	HC	08.18.20
-	ISSUED FOR ACP	HC	05.01.20
-	ISSUED FOR ACP SUBMISSION (REVISED)	HC	02.19.20
-	ISSUED FOR REZONING RESUBMISSION	HC	08.10.19
-	ISSUED FOR REZONING RESUBMISSION	HC	08.24.19

PROJECT ADDRESS
9900 NO.3 ROAD
RICHMOND, BC

DATE MAY 2019	SCALE N/T/S	DRAWN M/T	CHECKED HC
PROJECT NAME CONTEXT STUDY STREETSCAPE			PROJECT NUMBER 18-02
			DWG. NO. A005

OP 18-025533

JUN 25 2020
REFERENCE PLAN



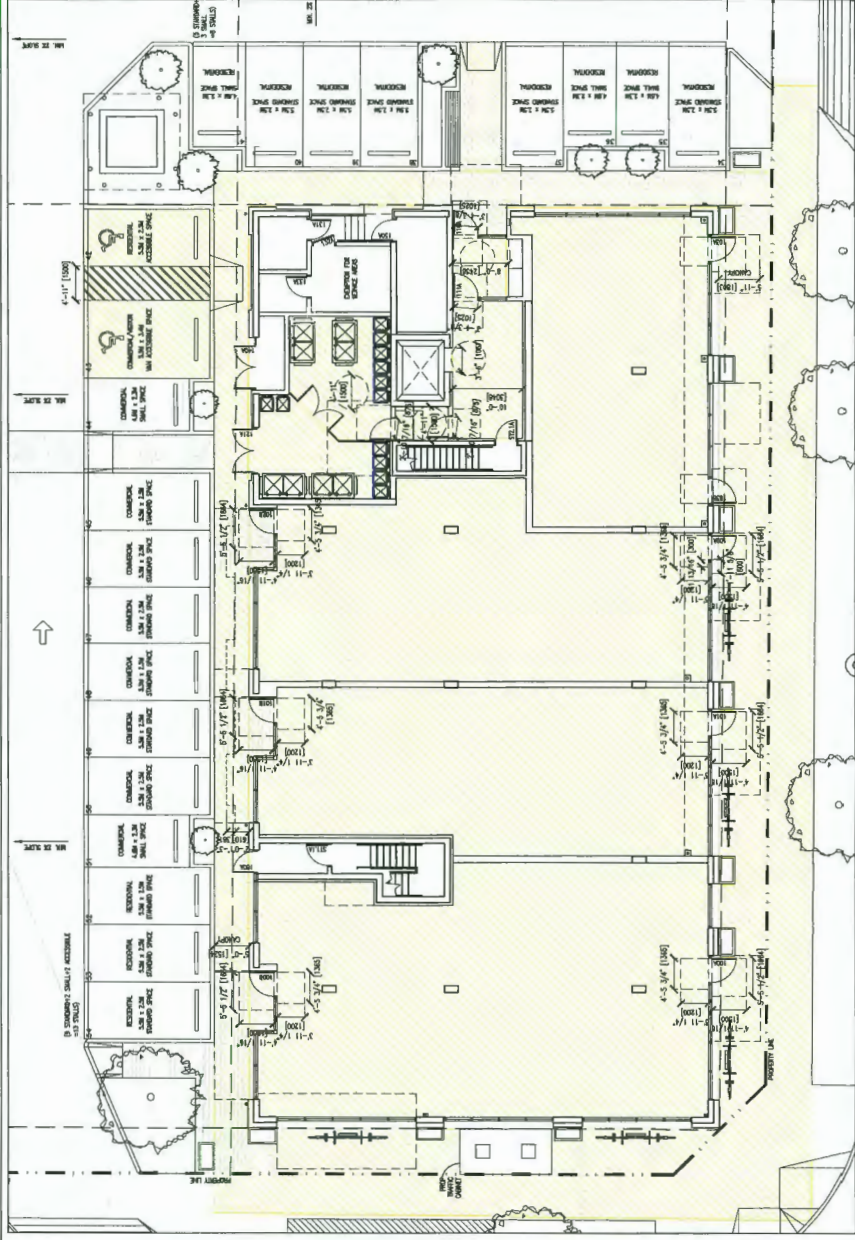
---	PROPERTY LINE	---	STATUTORY EASE
---	BASELINE NETWORK	---	NEW WALL
---	FINISH SCIENCE		

NOTE: ALL WORKS IN PLACE FEATURES ARE TO BE PROVIDED IN ALL UNITS.
 - STAIRWELL HANDRAILS (SEE SPECIFICATIONS) AND DOOR HANDLES
 - SOLID WALLING ON INSULATION WALLS FOR FUTURE CABINET INSTALLATION
 - BENCH TOLLET, BATHROOM AND SINKER

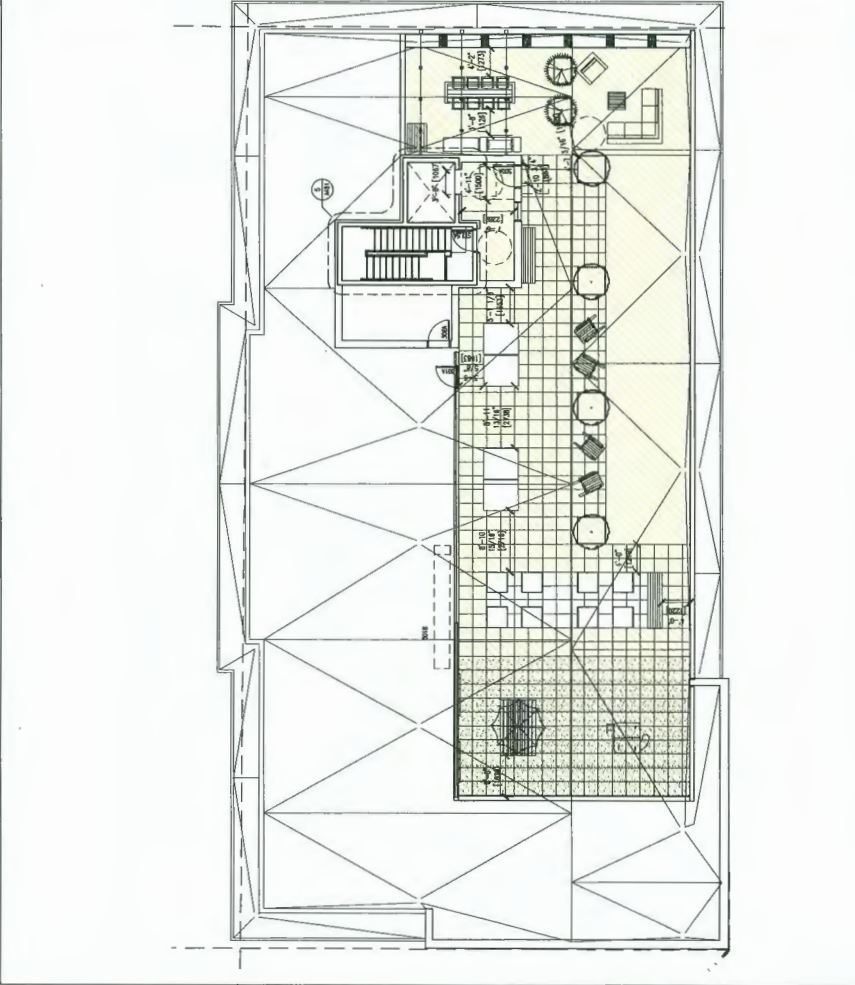
NOTE: ALL DOORS TO THE MAIN LEBRARY, GARBAGE ROOM AND BOYD OUTDOOR AMENITY
 AND ALL FLOOR AUTO-OPENERS

ACCESSIBLE PARKING AND AREAS

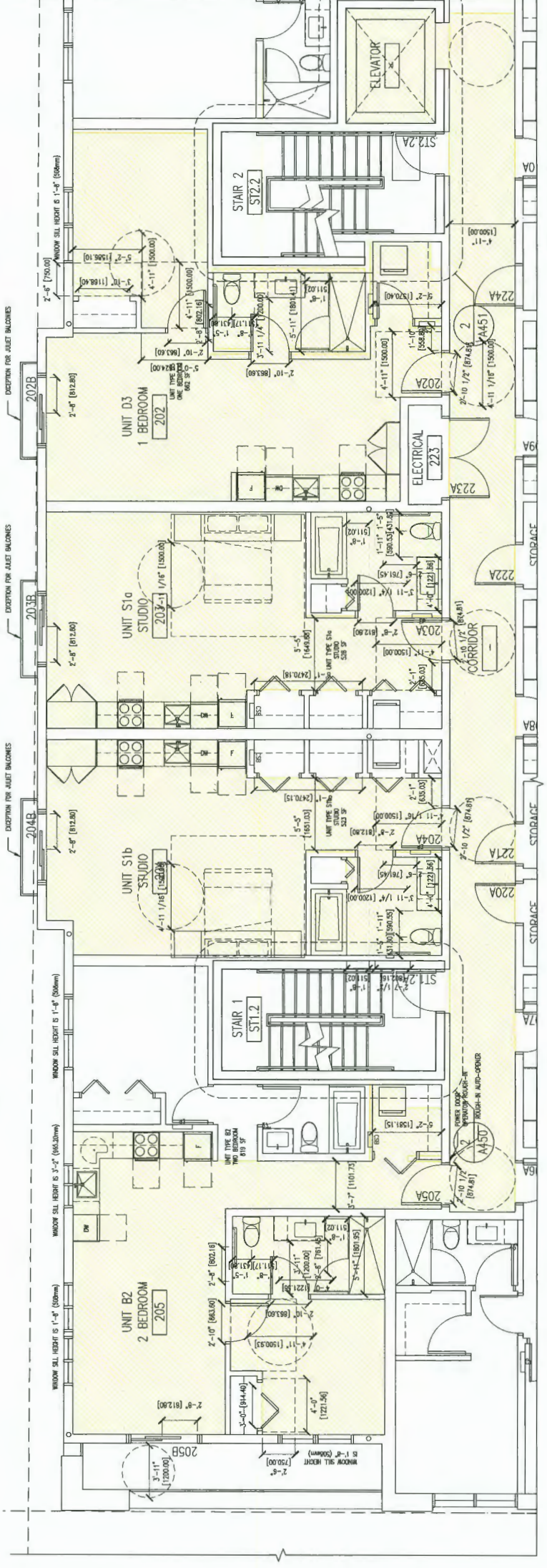
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2 GROUND FLOOR ACCESSIBLE PLAN
1/8"=1'-0"



3 OUTDOOR AMENITY AREA ACCESSIBLE PLAN
1/8"=1'-0"



1 BASIC UNIVERSAL HOUSING UNIT LAYOUTS
1/8"=1'-0"

REV.	DESCRIPTIONS	BY	DATE
-	ISSUED FOR DEVELOPMENT PERMIT	HC	08.25.20
-	ISSUED FOR DEVELOPMENT PERMIT	HC	08.18.20
-	ISSUED FOR ADP	HC	05.01.20
-	ISSUED FOR ADP SUBMISSION (REVIEW)	HC	02.18.20

PROJECT ADDRESS
9900 NO. 3 ROAD & ACCESSIBILITY

PROJECT ADDRESS 9900 NO. 3 ROAD & ACCESSIBILITY	PROJECT NUMBER 18-02
DATE MAY 2018	SCALE 1/8"=1'-0"
DRAWN AT	CHECKED HC
DATE MAY 2018	SCALE 1/8"=1'-0"
DRAWN AT	CHECKED HC
PROJECT ADDRESS 9900 NO. 3 ROAD & ACCESSIBILITY	PROJECT NUMBER 18-02
DATE MAY 2018	SCALE 1/8"=1'-0"
DRAWN AT	CHECKED HC
DATE MAY 2018	SCALE 1/8"=1'-0"
DRAWN AT	CHECKED HC

DP 18-835533

JUN 25 2020
REFERENCE PLAN



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4.16 Basic Universal Housing Features

Purpose
4.16.1 The basic universal housing features described in Section 4.16 are intended to facilitate ready access, use and occupancy of a dwelling unit by a person with a disability.

Building Access

- 4.16.2 Each dwelling unit and each type of amenity space shall be accessible to a person with a disability from a road and from an on-site parking area.
- 4.16.3 Access to the elevator shall be provided from both the road and the entry to the on-site parking area.
- 4.16.4 An automatic door opener shall be provided for the main entry.

Doors and Doorways

- 4.16.5 The minimum clear openings for all entry doors to every dwelling unit and doors in common areas shall be no less than 800.0 mm (which will be provided by a swing door).
- 4.16.6 The minimum clear opening for the minor doors to at least one bedroom, one accessible bathroom and one amenity space shall be no less than 800.0 mm (which will be provided by a swing door).
- 4.16.7 Doors in every dwelling unit and common areas shall be operable by devices that do not require light grasping or twisting of wrist.
- 4.16.8 Flush thresholds throughout the building shall be a maximum of 13.0 mm in height.
- 4.16.9 The above-cited requirements for doors do not apply to mechanical rooms, service areas, closets, etc. where through access is not required and access to a person with a disability is not anticipated.
- 4.16.10 Clear openings shall be measured as illustrated in Figure 1 below.



Figure 1. Clear Opening Measurement For Doors

Measuring Space at Doorways

- 4.16.11 Entry doors to every dwelling unit and door assemblies in common areas shall have a clear and level area which is not less than the following:
 - a) Where the door swings toward the area (pull door), 1500.0 mm long by the width of the door plus at least 300.0 mm clear space on the latch side, as illustrated in Figure 3 below. This requirement to apply to door assemblies to one bedroom and one bedroom in 2 bedroom and larger dwelling units.
 - b) Where the door swings away from the area (push door), 1200.0 mm long by the width of the door plus at least 300.0 mm clear space on the latch side, as illustrated in Figure 3 below. This requirement to apply to door assemblies to common living areas in every dwelling unit, to one bedroom and one bedroom in 2 bedroom and larger dwelling units.

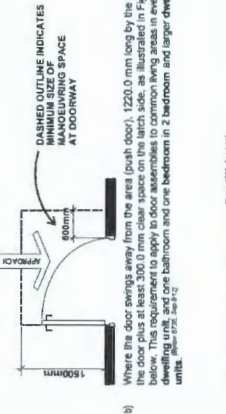


Figure 2. Front Approach, Pull Side

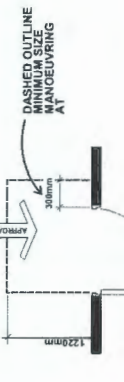


Figure 3. Front Approach, Push Side

- 4.16.12 Common corridors shall be no less than 1220.0 mm wide and provide a clear area not less than 1500.0 mm by 1500.0 mm adjacent to the elevator entrance.

Corridor Widths

- 4.16.13 Floor surfaces throughout the building shall have no abrupt changes in level, i.e., a maximum of 13.0 mm height. This requirement does not apply to bathroom balcony and deck door sills.
- 4.16.14 Floor surfaces shall be slip resistant.
- 4.16.15 Where carpets are used, they must be firmly fixed, have a firm underlay and pile under 13.0 mm height.

Windows

- 4.16.16 Windows which are accessible shall have a window sill height that does not exceed 750.0 mm above the finished floor level. At least one window in the bedroom and one window in the living room shall afford direct outside viewing.
- 4.16.17 Windows which are accessible shall have opening mechanisms operable with one hand and of a type that does not require light grasping, pinching or twisting of the wrist.

Outlets and Switches

- 4.16.18 Light switches and electrical panels shall be 900.0 to 1200.0 mm from the floor. Intercom buttons shall be a maximum 1375.0 mm from the floor.
- 4.16.19 Electrical outlets, cable outlets and telephone jacks shall be located 455.0 mm to 1200.0 mm from the floor.
- 4.16.20 Thermostats shall be located between 900.0 mm to 1200.0 mm from the floor.
- 4.16.21 The operable part of controls shall be located within reach of a clear floor area that has a width of not less than 750.0 mm.
- 4.16.22 Light switches will be rocker or paddle-type switches.

Bathrooms

- 4.16.23 At least one bathroom shall
 - a) have a toilet positioned with the centre line of the toilet 420.0 mm to 480.0 mm from a side wall on which a grab bar can be installed and at least 510.0 mm from any other wall.
 - b) have a clear floor area at the sink of 760.0 mm by 1200.0 mm conditioned for a parallel approach and centered on the sink, as illustrated in Figure 5 below.

Figure 5. Clear Floor Area at Sink

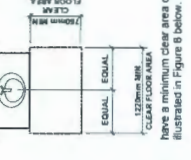
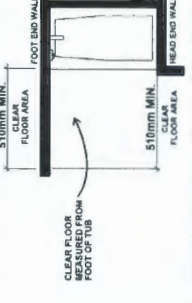


Figure 6. Clear Floor Area at Tub



- 4.16.24 Where bathrooms are provided to serve a common amenity space, at least one shall be wheelchair accessible as described in the Building Code and the top of the rim of the toilet in that one bathroom shall be 480.0 mm above the floor.

Kitchens

- 4.16.25 The kitchen must have:
 - a) some usable counter space and cupboards that can be easily accessed by people with disabilities including people with wheelchairs, e.g., continuous counter between the stove and sink, adjustable shelves in all cabinets, pull-out work boards at 810.0 mm height, and pull-out cabinet shelves;
 - b) easy to grasp handles on faucets, e.g., lever-type faucets;
 - c) easy to reach and grasp handles on cupboards, e.g., D or J type cabinet handles and grab edges under counters;
 - d) task lighting at sink, stove and key work areas; and
 - e) plumbing and utility pipes located to provide for a potential 810.0 mm wide under counter workspace so as not to prevent the easy future conversion of counter space and area to being universally accessible for knee space under the sink and where there is a counter top above built in.

Bedroom & Closet

- 4.16.26 The space around a bed in a dwelling unit that consists of a bachelor suite and at least one bedroom in every other dwelling unit shall have sufficient space to provide a turning diameter of 1500.0 mm on one side of a double bed.
- 4.16.27 The clothes closet in a dwelling unit that consists of a bachelor suite and at least one bedroom in every other dwelling unit shall have a clear opening of at least 900.0 mm, clear width of at least 750.0 mm by 1200.0 mm and a clothes hanger rod that can be lowered to 1200.0 mm.

Patio and Balconies

- 4.16.28 Access doors shall have a minimum clear opening of 900.0 mm.
- 4.16.29 Minimum dimensions of any balcony or patio shall be 1500.0 mm by 1500.0 mm. This requirement does not apply to " Juliet" or "French" style of balcony or patio.

REV.	DESCRIPTIONS	BY	DATE
-	ISSUED FOR DEVELOPMENT PERMIT	HC	04.25.20
-	ISSUED FOR DEVELOPMENT PERMIT	HC	04.18.20
-	ISSUED FOR ADP	HC	05.01.20
-	ISSUED FOR ADP SUBMISSION (REVIEW)	HC	02.18.20

PROJECT NUMBER
9900 NO.3 ROAD & 8031 WILLIAMS ROAD
BUH UNITS FEATURES & ACCESSIBILITY

PROJECT	9900 NO.3 ROAD & 8031 WILLIAMS ROAD
DRAWING TITLE	BUH UNITS FEATURES
PROJECT NUMBER	18-02
DWG. NO.	A212
DATE	FEBRUARY 2020
SCALE	N/A
DRAWN	MM
CHECKED	HC