



Development Permit Panel Electronic Meeting

Council Chambers, City Hall 6911 No. 3 Road Wednesday, July 26, 2023 3:30 p.m.

MINUTES

Motion to adopt the minutes of the Development Permit Panel meeting held on June 28, 2023.

1. DEVELOPMENT VARIANCE PERMIT 23-013843

(REDMS No. 7247389)

APPLICANT: Jatinder Johal

PROPERTY LOCATION: 7600 Ash Street

Director's Recommendations

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum south side yard setback for accessory buildings with a wall length greater than 6.0 m from 2.4 m (7.87 ft.) to 1.5 m (4.92 ft.) to permit retention of an existing detached garage at 7600 Ash Street.

2. DEVELOPMENT PERMIT 23-011608 (REDMS No. 7266405)

APPLICANT: Rick Bowal

PROPERTY LOCATION: 8220 Gilbert Road

ITEM

Director's Recommendations

That a Development Permit be issued which would permit the construction of a total of two front-to-back duplexes at 8220 Gilbert Road (one on each new lot after subdivision), on lots zoned "Arterial Road Two-Unit Dwellings (RDA)".

- 3. New Business
- 4. Date of Next Meeting: August 9, 2023

ADJOURNMENT



Minutes

Development Permit Panel Wednesday, June 28, 2023

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Joe Erceg, General Manager, Planning and Development, 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 Wednesday, June 14, 2023, be adopted.

CARRIED

1. DEVELOPMENT PERMIT 21-934415 (REDMS No. 6963136)

APPLICANT: Zhao XD Architect Ltd.

PROPERTY LOCATION: 9200, 9220, 9240, 9260, 9280, 9300, 9320, 9340 Francis Road

INTENT OF PERMIT:

Permit the construction of 25 townhouse units at 9200, 9220, 9240, 9260, 9280, 9300, 9320, 9340 Francis Road on a site zoned "Town Housing (ZT94) – Francis Road (Broadmoor)".

Applicant's Comments

Xuedong Zhao., Zhao XD Architect, with the aid of a visual presentation (attached to and forming part of these minutes as <u>Schedule 1</u>), provided background information on the proposed development including its site context, site layout, design rationale, architectural design, building elevations, exterior cladding materials and colours, and proposed sustainability measures, highlighting the following:

- the proposal includes 25 townhouse units in three three-storey buildings at the front and six two-storey buildings at the rear;
- the height of the three-storey buildings are stepped down to two storeys along the east property line and one storey along the west property line;
- three convertible units are provided;
- each townhouse unit will have two vehicle parking spaces in a side-by-side arrangement in a garage;
- five visitor parking spaces, including one accessible parking space, will be provided; and
- proposed sustainability features include, among others, the provision of a high efficiency air source heat pump system.

Phoenix Chan, van der Zalm + Associates, with the aid of the same visual presentation, briefed the Panel on the proposed landscaping for the project noting that (i) landscaped outdoor private spaces are provided for all units, (ii) the proposed common outdoor amenity area includes a significant children's play area with a play structure and play house within, (iii) the proposed planting is bird and pollinator-friendly and easy to maintain, and (iv) permeable paving treatment is proposed for majority of the internal drive aisle and for all on-site visitor parking spaces to enhance stormwater management in the subject site.

Staff Comments

Wayne Craig, Director, Development, noted that (i) the Servicing Agreement associated with the project includes, among others, frontage works along the arterial road, City utility upgrades, and site services, (ii) the utility upgrade along the rear property line will utilize special techniques to save the trees along the rear property line, (iii) the driveway will be secured by a statutory-right-of-way to provide future access to adjacent sites should they redevelop in the future, (iv) a total of nine on-site trees will be retained and protected, (v) the project has been designed to achieve BC Energy Step Code 2, (vi) low carbon heat pumps will be installed for heating and cooling of residential units, and (vii) the proposed development includes three convertible units.

Panel Discussion

In reply to a query from the Panel, the applicant advised that the proposed lighting plan for the project takes into consideration the safety and security of residents of the proposed development, avoids light pollution for neighbouring developments, and uses low energy lighting.

Correspondence

None.

Gallery Comments

Marsha Wenger, 9360 Francis Road, expressed concern that (i) the existing houses on the subject site are not well-maintained and unsightly, and (ii) visitors to the proposed development would park in front of their property across the street. In addition, Ms. Wenger noted that the project was initiated in 2017 and queried about the construction start date and provision for on-site visitor parking.

In reply to Ms. Wenger's query regarding construction start date, Mr. Zhao advised that subject to the City's building permit approval, project construction could start in two to three months.

The Chair then advised Mr. Zhao to reach out to Ms. Wenger and other owners of neighbouring properties to hear them and exert best efforts to address their concerns regarding the proposed development.

In reply to Ms. Wenger's concern about on-street parking, Mr. Craig advised that (i) there are two side-by-side parking stalls provided for each townhouse unit, (ii) five on-site visitor parking stalls are provided and located throughout the subject site, and (iii) the number of proposed resident and visitor parking stalls in the proposed development complies with the City's Zoning Bylaw.

Panel Discussion

The Panel expressed support for the project and the Chair reiterated the Panel's advice to the applicant to reach out to the owners of neighbouring properties to hear and exert best efforts to address their concerns prior to the subject application moving forward for Council consideration. The Chair also noted that prior to Building Permit issuance, the applicant will need to submit a Construction Traffic and Parking Management Plan.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of 25 townhouse units at 9200, 9220, 9240, 9260, 9280, 9300, 9320, 9340 Francis Road on a site zoned "Town Housing (ZT94) – Francis Road (Broadmoor)".

CARRIED

2. DEVELOPMENT PERMIT 21-936427 (REDMS No. 7267244)

APPLICANT: Kadium No. 4 Development Ltd.

PROPERTY LOCATION: 10340, 10360, 10380, 10400 and 10420 No. 4 Road

INTENT OF PERMIT:

- 1. Permit the construction of 19 townhouse units at 10340, 10360, 10380, 10400 and 10420 No. 4 Road on a site zoned "Medium Density Townhouses (RTM2)"; and
- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) reduce the minimum front yard setback from 6.0 m to 4.5 m.
 - (b) reduce the minimum lot depth from 35.0 m to 34.0 m.

Applicant's Comments

Matthew Cheng, Matthew Cheng Architect Inc., with the aid of a visual presentation (attached to and forming part of these minutes as <u>Schedule 2</u>), provided background information on the proposed development, including its site context, site layout, architectural design, building elevations, floor plans, exterior cladding materials and colours, and sustainability features, highlighting the following:

the proposed townhouse development consists of 19 units in three front buildings four rear buildings;

the existing sanitary sewer right-of-way along the east property line of the subject

- site will be enlarged from three meters to six meters at the northeast corner of the subject site to save the four existing trees on the adjacent property to the east for the upgrade of the sanitary sewer;
- the existing grade along the east property line of the subject site will be maintained to protect the existing trees within the sanitary sewer right-of-way;

38 residential side-by-side parking stalls in individual garages and four visitor

- parking stalls including one accessible parking stall are provided in the proposed development;
- two convertible units are proposed and provided with one indoor accessible parking space for each unit;
- the proposed development includes four secondary suites;
- proposed sustainability features include, among others, individual air source heat pumps; and
- the project has been designed to achieve BC Energy Step Code Level 3.

Denitsa Dimitrova, PMG Landscape Architects, with the aid of the same visual presentation, briefed the Panel on the proposed landscaping for the project, noting that (i) four existing trees on the neighbouring property to the east will be retained and protected, (ii) two existing on-site trees will be relocated to suitable locations within the subject site, (iii) landscaped private outdoor spaces are provided for each unit, (iv) wood fencing is proposed along the north, east and south edges of the site to provide privacy to neighbouring properties, (v) low transparent aluminum fencing is proposed along the frontage, (vi) the common outdoor amenity area is centrally located and includes, among others, a children's play area with a play equipment, (vii) construction works near the tree protection zone (TPZ) will be done under arborist supervision, (viii) permeable pavers are proposed on certain portions of the site, and (ix) screening will be provided for individual air source heat pumps.

Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) the two relocated trees will be installed at the front yard and within the common outdoor amenity area, (ii) individual air source heat pumps will be provided for each unit and will be located either in the front or side yards of units, (iii) the air source heat pumps will be screened and will meet the City's Noise Bylaw standards, and (iv) the developer had tried to purchase the adjacent properties to the north to consolidate these properties with the subject property but was unsuccessful.

Staff Comments

Mr. Craig clarified that the applicant is required to register a legal agreement on Title for shared access to future neighbouring developments to the north and south; however, only a concept plan for shared vehicle access for properties to the north of the subject site has been provided.

Also, he noted that (i) the proposed front yard setback variance was identified at rezoning stage and is a result of the two-meter road dedication being provided along No. 4 Road, (ii) the applicant is required to submit an acoustical report demonstrating that all of the front units will achieve Canada Mortgage and Housing Corporation (CMHC) interior noise standards, (iii) the proposed lot depth variance is a technical variance and is also a function of the two-meter road dedication and is supported by staff, and (iv) the Servicing Agreement associated with the project includes frontage improvements along No. 4 Road, utility upgrades along the rear property line, and site services.

Correspondence

None.

Gallery Comments

Donald Smith, 10271 Dennis Crescent expressed support for the project and queried (i) whether the existing sanitary sewer right-of-way along his property's shared rear property line with the subject property would remain in place, and (ii) whether the existing trees along the sanitary sewer right-of-way would be retained and protected should the sanitary sewer upgrade go ahead. In addition, he sought clarification regarding the provision of on-site parking in the proposed development.

In reply to Mr. Smith's queries, Mr. Craig noted that (i) the existing sanitary sewer rightof-way along Mr. Smith's shared rear property line with the subject site will remain in place, (ii) the sanitary sewer will be upgraded through the Servicing Agreement associated the project, (iii) the existing trees on the neighbour's property along the sanitary sewer right-of way will be retained and protected, (iv) the right-of-way will be expanded on the subject site to allow the sewer to be relocated around the existing trees in order to avoid impacting them during the sewer upgrade, (v) each townhouse unit will be provided with two vehicle parking spaces in a side-by-side arrangement in a garage, and (vi) four on-site visitor parking stalls will be provided.

Panel Discussion

The Panel expressed support for the project, noting that the proposed variances were identified at rezoning stage.

Panel Decision

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

- 1. permit the construction of 19 townhouse units at 10340, 10360, 10380, 10400 and 10420 No. 4 Road on a site zoned "Medium Density Townhouses (RTM2)"; and
- 2. vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) reduce the minimum front yard setback from 6.0 m to 4.5 m.
 - (b) reduce the minimum lot depth from 35.0 m to 34.0 m.

CARRIED

3. DEVELOPMENT PERMIT 22-015851

(REDMS No. 7138839)

APPLICANT:	Polygon Talisman Park Ltd.
PROPERTY LOCATION:	Portions of 8731, 8771, 8831/8851 Cambie Road and 8791 Cambie Road/3600 Sexsmith Road

INTENT OF PERMIT:

- 1. Permit the construction of 276 rental housing units in two six-storey multi-family apartment buildings on portions of the properties located at 8731, 8771, 8831/8851 Cambie Road and 8791 Cambie Road/3600 Sexsmith Road on a site zoned "Residential / Limited Commercial (ZMU47) Capstan Village (City Centre)"; and
- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase maximum permitted building height for the affordable housing building located on the eastern portion of the site from 25.0 m to 27.6 m to accommodate elevator access to a rooftop garden.

Applicant's Comments

With the aid of a visual presentation (attached to and forming part of these minutes as <u>Schedule 3</u>), Robin Glover, Polygon Homes, introduced the project and Greg Voute, RLA Architects, Inc., provided background information on the proposed development, including its site context, site layout, architectural design, building elevations, accessibility features, and exterior cladding materials and colours, highlighting the following:

- the proposal is the first phase of a four-phase development and consists of a six-storey affordable housing building and a six-storey market rental building over a single-level parkade;
- a new neighbourhood City Park to the south of the proposed development will be provided through the subject development;
- a central interior courtyard on the top of the parking podium is provided between the two buildings;
- ramps are provided on the north and south ends of the central interior courtyard to provide accessible connection from the new road cul-de-sac to the new City Park;
- all units in the two buildings are designed to meet the City's Basic Universal Housing (BUH) standards;
- a low-carbon energy plant that will connect to the City's District Energy Utility (DEU) is located on the central interior courtyard; and
- the proposed design and architectural treatments for the buildings' significant
 corners and balconies provide visual interest and express the development's location within the Richmond Arts District.

Jergus Oprsal, PWL Partnership, with the aid of the same visual presentation, briefed the Panel on the proposed landscaping for the project, noting that (i) the proposed landscaping along the perimeter of the subject site includes, among others, low planters with shrub, trees and other plantings that provide visual interest and screening to the parkade wall, (ii) the public pathways along the north and west property lines of the subject site provide pedestrian connection to Garden City Road and the new City Park, (iii) the podium rooftop common outdoor amenity area includes, among others, a children's play area with play structures, internal walkways, open lawn area, and outdoor dining patio areas, (iv) a climbing wall is incorporated into the DEU building wall adjacent to the children's play area, (v) a trellis that overlooks the new City Park is proposed at the south end of the pedestrian walkway on the central interior courtyard, (vi) all existing trees along the western edge of the subject site will be retained and protected, and (vii) an urban agriculture garden is located on the rooftop of the affordable housing building.

Panel Discussion

In reply to queries from the Panel, the applicant confirmed that (i) in addition to the public walkway along the west property line of the subject site, the north-south pedestrian walkway on the central interior courtyard on top of the parking podium is also accessible to the public to access the new City Park from the new road cul-de-sac, and (ii) wall lights will be installed at ramps and stairs to address safety and security concerns.

Staff Comments

Mr. Craig noted that (i) there is an extensive Transportation Demand Management (TDM) package associated with the project including, among others, a transit pass program, (ii) staff appreciate that the project includes 100 per cent Basic Universal Housing units, (iii) the proposed height variance associated with the project is intended to provide elevator access to the urban agriculture garden on top of the affordable housing building, and (iv) the proposed height variance is limited to the elevator access to the rooftop garden.

In reply to a query from the Panel, Mr. Craig confirmed that (i) the applicant had committed to provide a rooftop demonstration urban agriculture garden on the affordable housing building during the rezoning process, and (ii) the proposed height variance is necessary in order to provide universal access to the rooftop urban agriculture garden.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the project, noting the high quality of architecture and landscaping for the proposed affordable and market rental housing development.

Panel Decision

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

- 1. permit the construction of 276 rental housing units in two six-storey multi-family apartment buildings on portions of the properties located at 8731, 8771, 8831/8851 Cambie Road and 8791 Cambie Road/3600 Sexsmith Road on a site zoned "Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)"; and
- 2. vary the provisions of Richmond Zoning Bylaw 8500 to increase maximum permitted building height for the affordable housing building located on the eastern portion of the site from 25.0 m to 27.6 m to accommodate elevator access to a rooftop garden.

CARRIED

4. New Business

It was moved and seconded That the Development Permit Panel meeting tentatively scheduled on Wednesday, July 12, 2023 be cancelled.

CARRIED

5. Date of Next Meeting: July 26, 2023

ADJOURNMENT

It was moved and seconded *That the meeting adjourn (5:00 p.m.).*

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, June 28, 2023.

Rustico Agawin Committee Clerk

Joe Erceg Chair

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, June 28, 2023





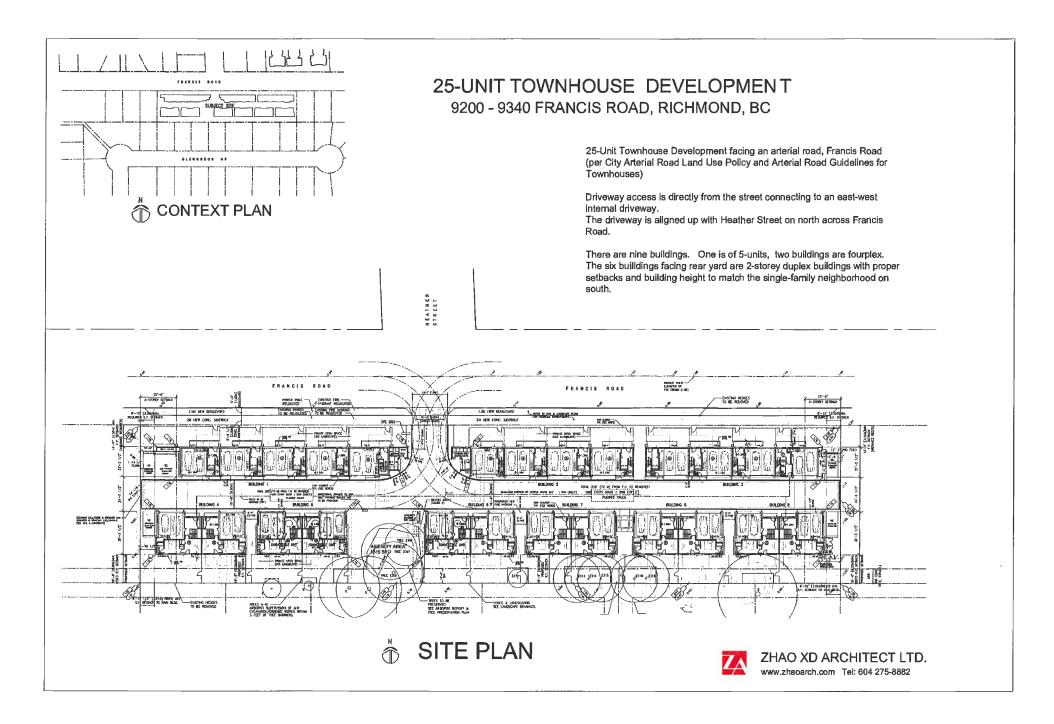
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ISSUED ON JUNE 15, 2023 FOR DPP PRESENTATION

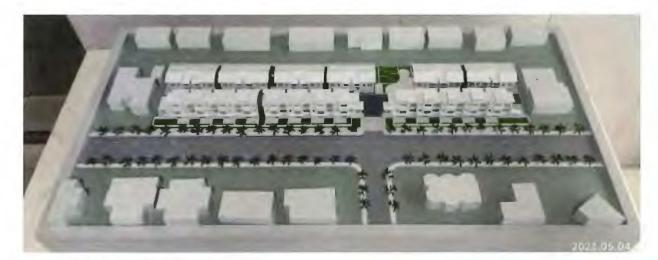


25-UNIT TOWNHOUSE DEVELOPMENT 9200 - 9340 FRANCIS ROAD, RICHMOND, BC

(NOTES: REFER TO LANUSCAPE PLANS FOR FENCE & GATTS)







SCALED MODEL

Building materials and colors: Masonry veneer for the ground floor wall and Hardie siding and Hardiie panel on upper stories. Color selections are made in association with the geometry, the form of the building.

Outdoor Amenity Area follows the City requirement for townhouse development, It is located in the middle of the site, and also at rear side of the site for both security for children to plan and get more sunshine for the open area.

Mailbox is located nearby with a roof cover. Visitor bicycle racks are also there for convieanence.

Garbage and recycling closets are located near the driveway entrance for easy pickup by City truck. They are also hidden from the street view. NOt visible to the street.

The location of outdoor amemnity area also considers for tree protections, as there are two good trees to be protected. The beauty of trees are not hidden but shared with Outdoor Amenity Area.

The placement of the Outdoor Amenity Area is exposed to site entrance. An ideal location for both visibility and convenient use.

Such a publicity and visual exposure for both pedestrian and other traffic to demonstrate our development is garden oriented. The outdoor amenity space is well landscaped. Private outdoor spaces are also provided for dwelling units. Landscape architect will soon talk about it. 25-UNIT TOWNHOUSE DEVELOPMEN T 9200 - 9340 FRANCIS ROAD, RICHMOND, BC







(NOTES: REFER TO LANDSCAPE PLANS FOR FENCE & GATES)

25-UNIT TOWNHOUSE DEVELOPMENT 9200-9340 FRANCIS ROAD RICHMOND, BC

EXTERIAL FINISH - MATERIAL & COLOR

HARDIE BOARD / SIDING COBBLE STONE

HARDIPANEL / SIDING AGED PEWTER

FACE BRICK (CULTURE STONE) TALUS HEWN STONE BY BORAL

FISHER (CEMENT BOARD SIDING) CEDARTONE 2.0

GARAGE DOOR BM: AF-720 SPARROW

SOLID CORE WOOD DOOR ("RED-BROWN")













(1) JAMES HARDIE PANEL" / COBBLE STONE (1) JAMES HARDRE PANEL* / AGED PEWTER (3) FISHER (CEMENT BOARD SIDING) - CEDARTONE 2.0 (1) CLASS/ALLINH, GUARD SYSTEM (5) HARDIE SIDING (7") - AGED PEWTER (6) DOUBLE-GLAZED WINDOWS IN VIRVL FRAMES O CULTURED STONE BY BORAL - HEWN STONE (B) POT LIGHTS AT EACH ENTRY (MOTION SENSOR LED) () HOLLOW CORE DOOR - "RED-BROWN" (10) GARAGE DODR - GREY (1) LIGHT FIXTURE (MOTION SENSOR LED) (12) 2X12 HORIZONTAL TRIM BOARD C/W FLASHING OVER - AGED PEWTER 3 PICKET/GLASS ALUNIM, GUARD SYSTEM (14) HARDIE SIDING (77) - COBBLE STONE (15) 2X12 HURIZONTAL TRIM BOARD C/W FLASHING OVER ~ COBBLE STONE (15) ASPHALT SHINGLES - BLACK - IKO (17) WOOD THIM - COLOR TO FOLLOW WALL CLADDING/COLOR ELEVATION

 (17) WOOD THIM - COLOR TO FOLLOW WALL CLADDING/COLOR ELEVATION
 EASYTRIM ON FACADE FACING STREET OR ENTRY DRIVEWAY INCLUDING CONNECTED TURNING SIDES, AND BOARD & BATTEN ELSEMHERE







25-UNIT TOWNHOUSE DEVELOPMENT 9200 - 9340 FRANCIS ROAD, RICHMOND, BC For front buildings that adjacent to the neighbors of single-family houses, our buildings are designed with 2 storeys in building height within 7.5 m (25 ft.). This is proposed to be a good transition between the development and the single-family home neighbors for the front elevations.

Sun shading diagram is made to make sure there will not be a big impact to neighbors, as well as for the subject development on the site. Sun shine is provided for the outdoor Amentity Area.

Proposed buildings are designed in modern style. The building heights, massing and scale of details fit the site context.

The degree of complexity matches the neighboring buildings. In the respect of both material/color and form composition, including degree of design detailing are all considered.

Both harmoney and contrast for the design compositions. The architectural character matches the existing neighborhood, emphasizing the residential building character in both building massing and details.

Architectural details to express the individuality of each townhouse units. Form of balcony to express the residential building character.

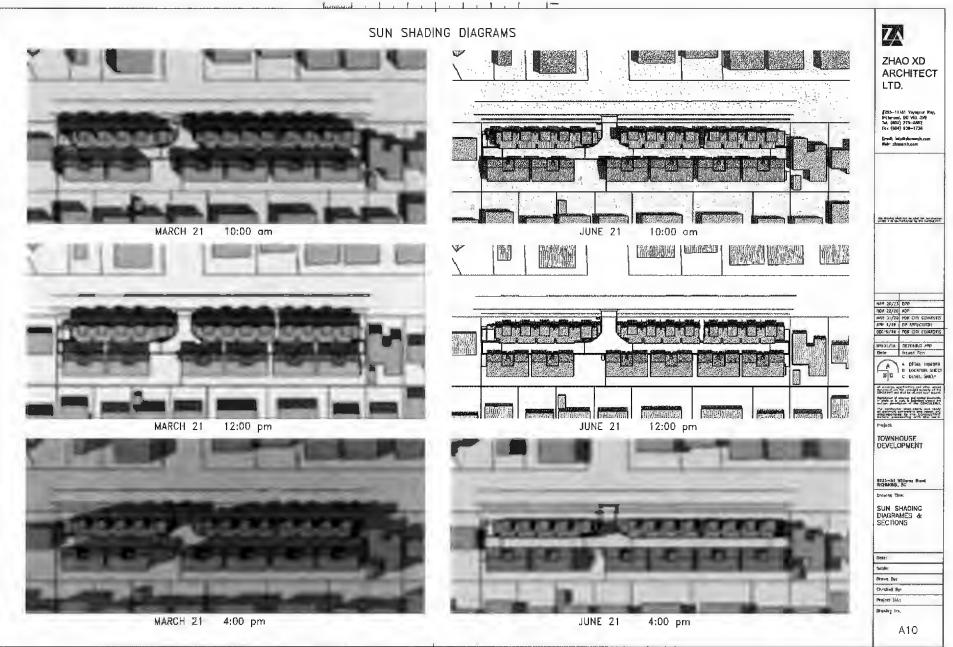
Repetition of the units as well as a variation to add some break-ups to the repetition.

The repetition of the townhouse units follows the function of the building. It also creates a rhythm of architectural expression along the street front. Variations with different color and change of details are used in composition.

Upper portion of the building and roof lines follow the same design expressions with repetition and variation, for both a rhythm and some breaks for interest.



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3 Convertible units are proposed for future conversion to accessible units which are located at a secured portion of the internal driveway end for more maneuvering convenience.

The requirements of aging-in-place and accessibility will be for all units.

Sustainable materials such as Hardie products will be used as primary cladding material for buildings. Wood trims and for windows and doors are used on exterior elevations. Permeable paver will allow maximum storm water infiltration.

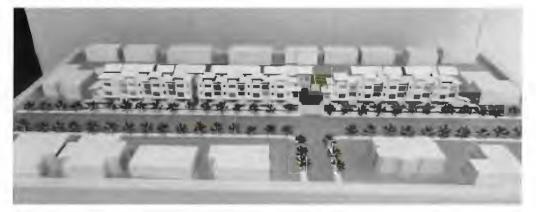
Sustainability strategy has been taken including the energy saving with the proposal by Certified Energy Advisor. Every building will achieve the BC Building Code requirements and the City's required Energy Step Code standard. Efficient mechanical system and reductions in air leakage will reduce heating and cooling costs.

Increased insulation below concrete slab, in walls, roof and exposed floors will improve the thermal performance. Certified Energy Advisor is engaged and proper HVAC system will be selected to increase livability, energy saving and efficiency. Units will have conduits roughed in to adapt future solar panel installation. More items are listed in the Sustainability Strategy.

25-UNIT TOWNHOUSE DEVELOPMENT 9200 - 9340 FRANCIS ROAD, RICHMOND, BC

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SCALED MODEL



SCALED MODEL



Accessibility is well considered in our design. Convertible units are proposed per City requirement and guidelines. The development is located in the transit-friendly area. Wheelchair circulation routes are well considered for accessibility along the internal drive way (More details are shown in the Accessibility Strategy).

CPTED (Crime prevention through environmental design) natural access control, natural surveillance and territoriality (defensible space) are the key factors in our design considerations.

Natural access control – Unit entries and vehicle access are exposed as well as low fence and low landscaping; The common public space are centralized with windows and balconies overlooking the drive aisle and walkway;

Space between buildings are exposed to windows on building side elevations for overlook; Buildings facing the streets and/or internal driveway provide surveillance including through windows and balcony/decks. Site lighting and clear site lines provide unobstructed views of surrounding area. Landscaping planting and fence near unit entrances are low in height to maximize the views.



9200-9340 FRANCIS ROAD

LANDSCAPE ARCHITECTURE



LANDSCAPE DESIGN RATIONALE

Street Oriented Units

The street oriented units will include patios & buffer planting with direct access to the adjacent courtyard or public sidewalks. The separation between public and private is achieved with a gate and planting that acts as a passive barrier. The private patio zone has a visual connection to the adjacent public spaces to enhance the sense of community, neighbourliness and security.

Human Scale Amenity

The playground will have picket fence to provide separation and protection to avoid kids running into driveway.

The landscape space and playground promote strong physiological well-being for the residents. The Robinia play structure contribute to a sense of natural play range. The hardscape materials are selected for their robust nature and long-term durability.



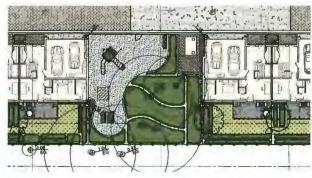
Tree Protection

The project landscape architect coordinated with project Arborist. The play area is away from the tree critical root zone. Planting underneath the existing trees and the footing of play structure have been reviewed and approved by project arborist.





Amenity Area Plan



GREEN INFRASTRUCTURE

Urban Habitat

Bird and Pollinator friendly

The creation of natural habitat is a key focus for the site, including the provision of pollinator gardens and the reintroduction of naturalized rain gardens to attract native fauna and the introduction of ethnobotanical edible planting for both human enjoyment and ecosystem function.



Planting Design

The planting selection supports a diversity of insects plants animals and other organisms, many of which are beneficial to local food production. It also supports urban habitats allowing plants and animals to move between different urban green zones, overcoming the effects of habitat fragmentation and helping to diversify the gene pool.





Stormwater management Permeable Paving & Soil & Plant Hydrology

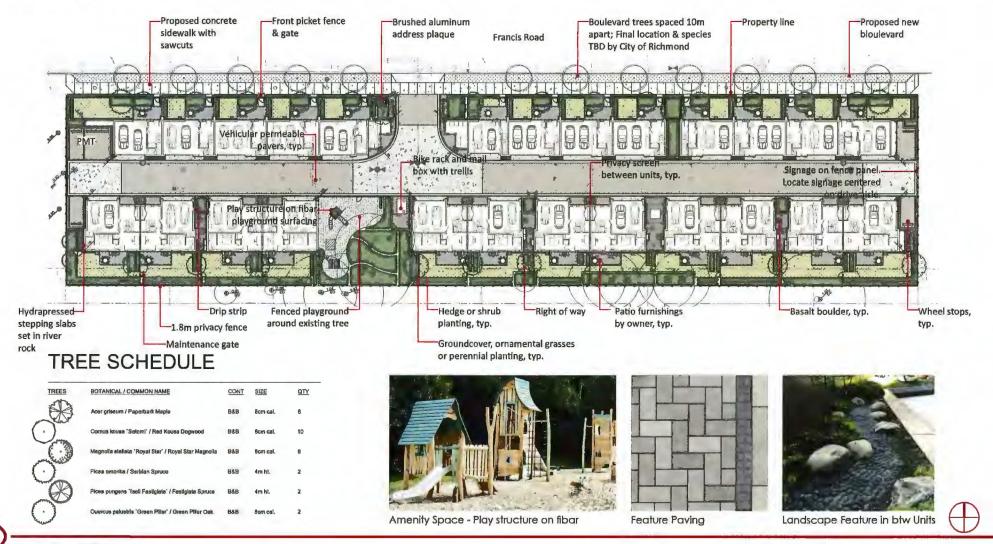
The absorptive properties of soil act as containment and controlled release of rainwater. In times of heavy rainfall, the soils become saturated and have the potential to hold large quantities of water before discharging into the drainage layer of the landscape. This reduces the total discharge rate from the landscape into stormwater systems.



9200-9340 FRANCIS ROAD

June 2023 2

LANDSCAPE PLAN



9200-9340 FRANCIS ROAD

June 2023 3

PRECEDENT IMAGES



Paving

100

Privacy screen

Seating area



Privacy screen



Bike racks



Trellis for mail box



Entry signage



















Acer griseum







Landscape Feature in btw Units

Planting in Comment Area



9200-9340 FRANCIS ROAD

June 2023

Schedule 2 to the Minutes of the Development Permit Panel meeting held on Wednesday, June 28, 2023

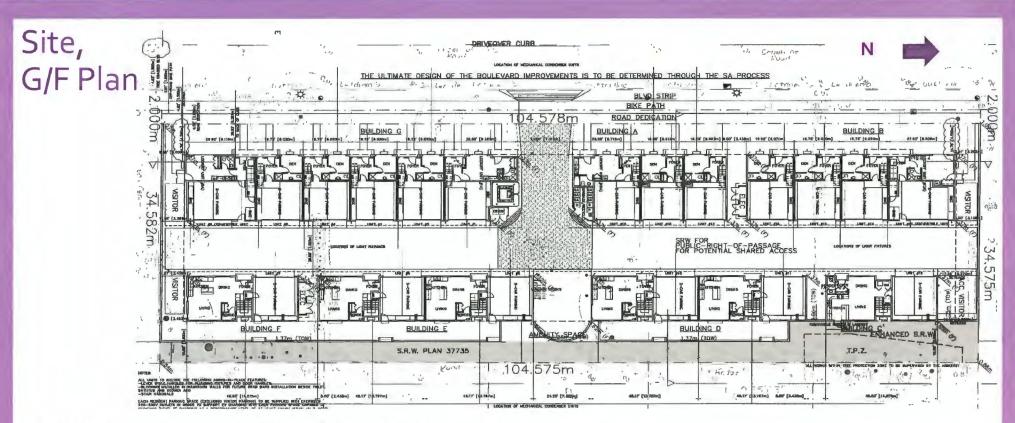
19 TOWNHOUSES

10340, 10360, 10380, 10400, 10420 NO 4 RD

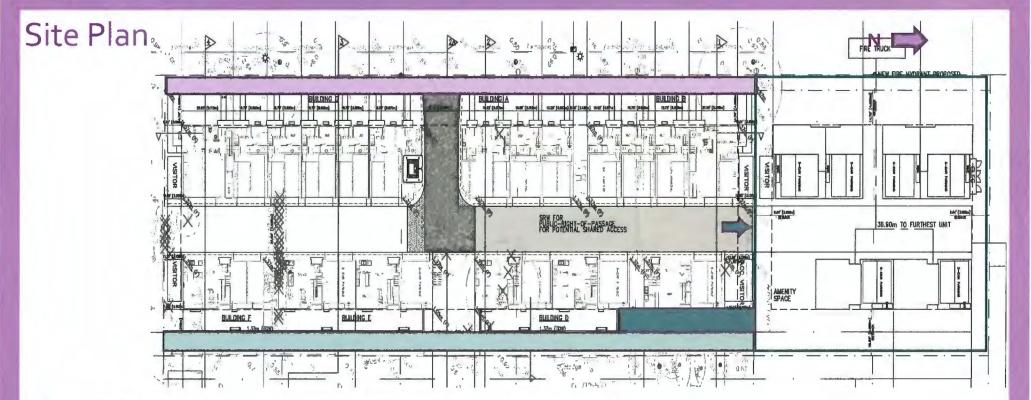
Developer Architect Landscape Architect Kadium No 4 Development Ltd. Matthew Cheng Architect Inc PMG Landscape Architects Ltd



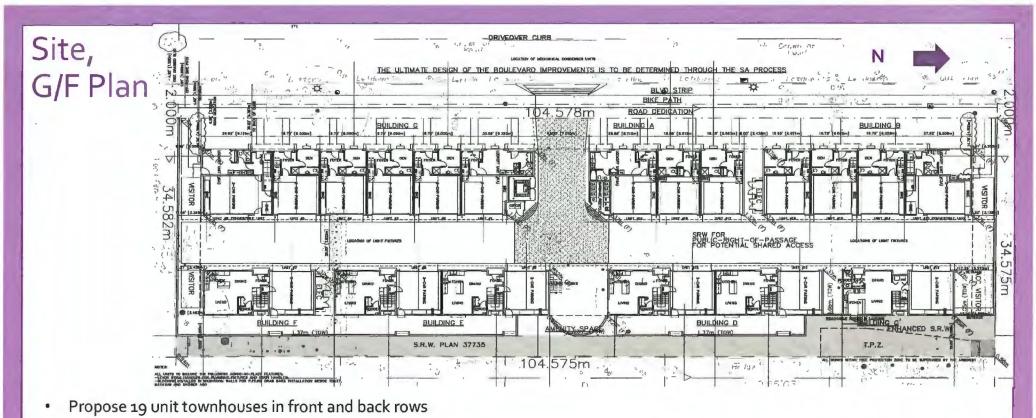
19 Townhouse Development 10340, 10360, 10380, 10400, 10420 No. 4 Rd.



- 5 lots at No. 4 Rd (Between Williams & Steveston Hwy.)
- Frontage 104.578m (Fulfills major arterial road min 50m frontage)
- Rezone from RS1/E to RTM2 (Permits 0.65 FAR because of 2m road dedication for bike lane and provide 4 lock off units)
- FAR calculated from net site area after dedication



- 2m dedication along No 4 Rd. frontage for bike lane (Light purple)
- Existing 3m SRW at east property line. (Light Blue)
- SRW Enlarged to 6m @ north east corner (Dark Blue) for rerouting the utility in order to save trees on property to east with TPZ inside SRW
- Cross access easement to 2 properties to north (Neighbors < 50m frontage requirement for major arterial road)



- 3 buildings in front row & 4 buildings in back row
- Front yard setback 4.5m after dedication

6m

3m

- Rear yard setback
- Side yard setback

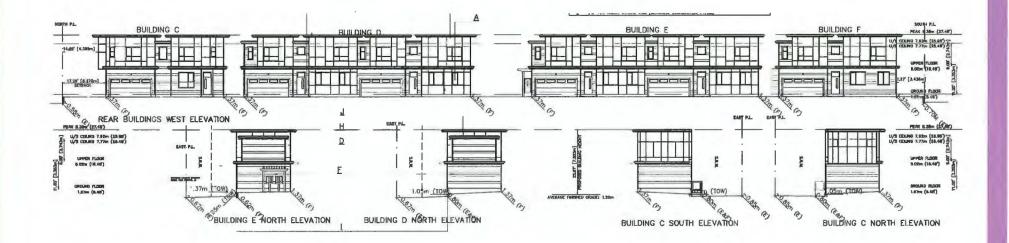


STREETSCAPE ALONG NO. 4 ROAD

Front row along No 4 Road

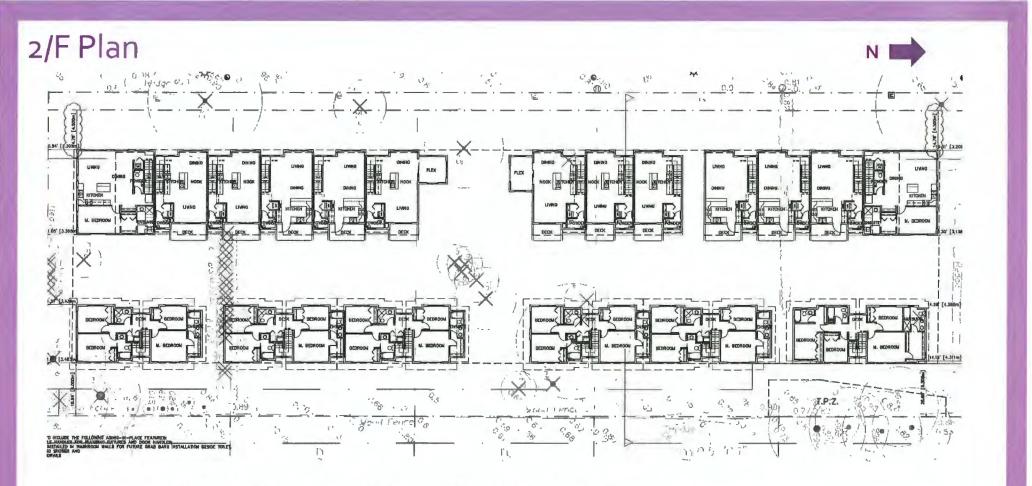
- 3 buildings of 3 story
- One building w/ 4 units, one bldg. w/ 3 units and one bldg. w/ 6 units to give variation of scale along No 4 Rd.
- Step down to 2 story within 7.5m (25 ft) against single family houses to north and south
- Also step down to 2 story on either side of entrance driveway

Elevations

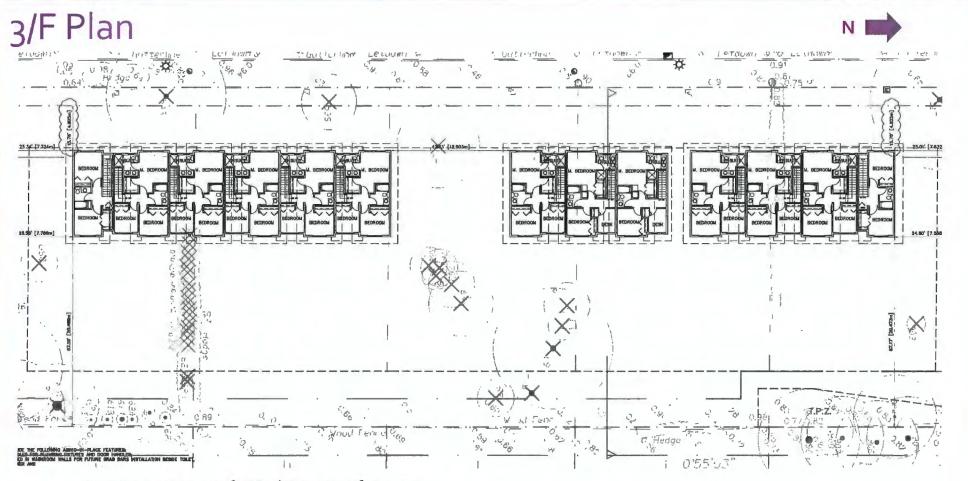


Rear row

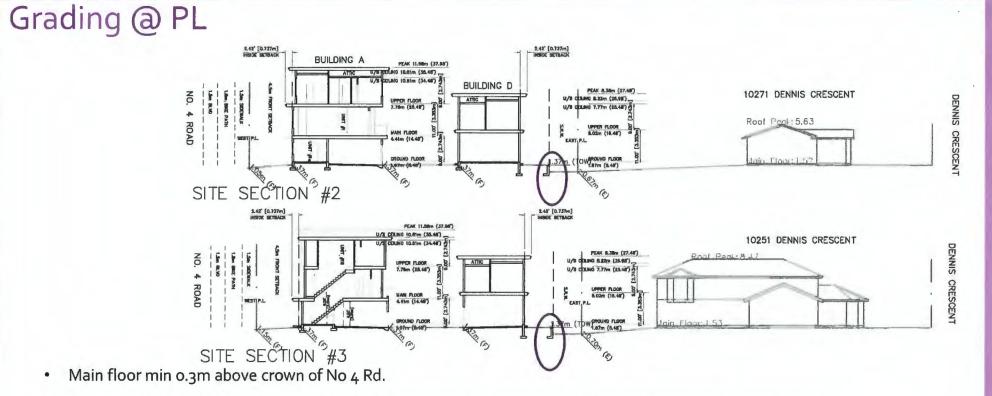
- 4 buildings
- 2 duplexes and 2 single family unit buildings
- 2 story height
- Provide transition to single family dwellings behind
- Wall mount light fixtures at top or side of garage doors to provide lighting for driveway



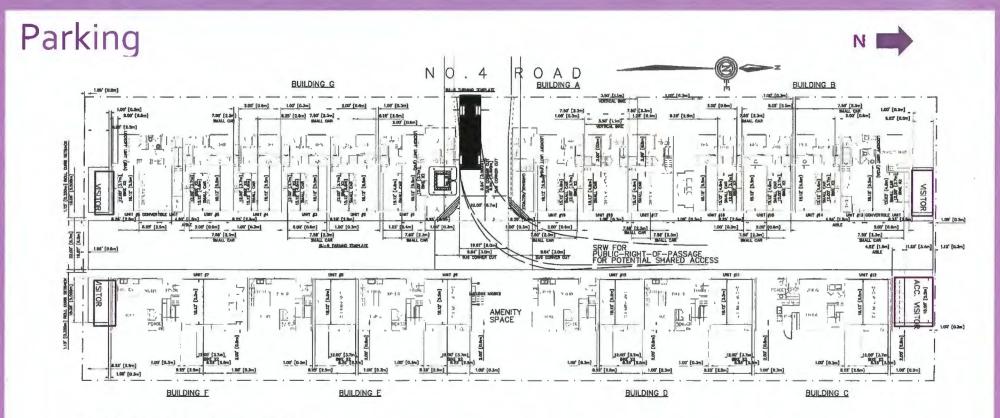
• Decks provided on 2/F of front buildings off living area on driveway side (Fulfills unit outdoor space of 30 sm. together with front yard outdoor space)



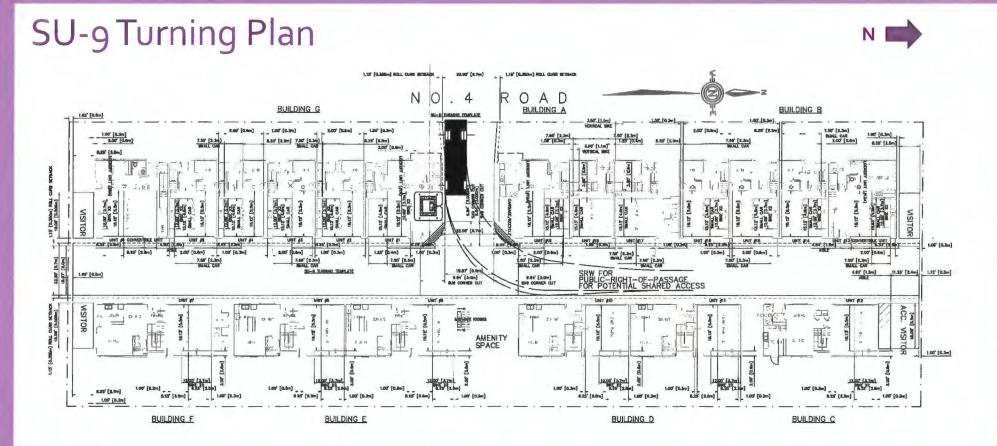
To mitigate impact of unit along street frontage-3/F setback 1' from lower floor of front buildings facing No. 4 Rd.



- Finish grade slightly sloped to No 4 Rd and N & S property lines so no retaining walls is required on three sides.
- Finish grade at east property line is 0.6 0.7m above single family houses to east
- Grade of 3m SRW @ east PL could not be altered and also there are trees and TPZ inside the SRW
- Low retaining wall proposed at west edge of SRW to split the back yard of rear units into 2 tiers. Upper tier accessible from units



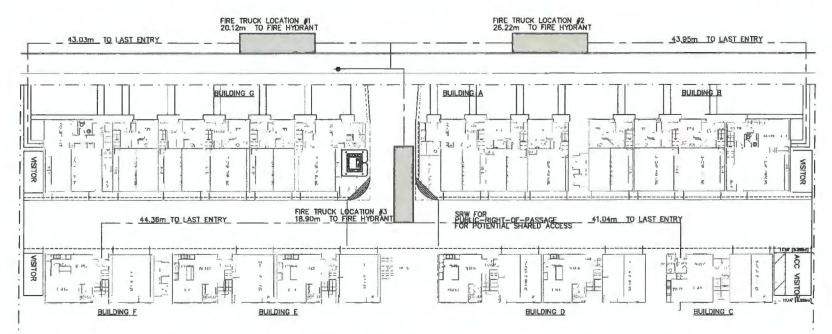
- All side by side garages (38)
- 4 visitor parking spaces (includes 1 accessible space for accessible van (4.9m wide))
- 11 small cars (29% < 50% permitted)
- 2 accessible parking spaces (4m wide) in both convertible units
- Class 1 bike in garages (36 > 24 req.)
- Class 2 bike between building C & D off driveway (4)



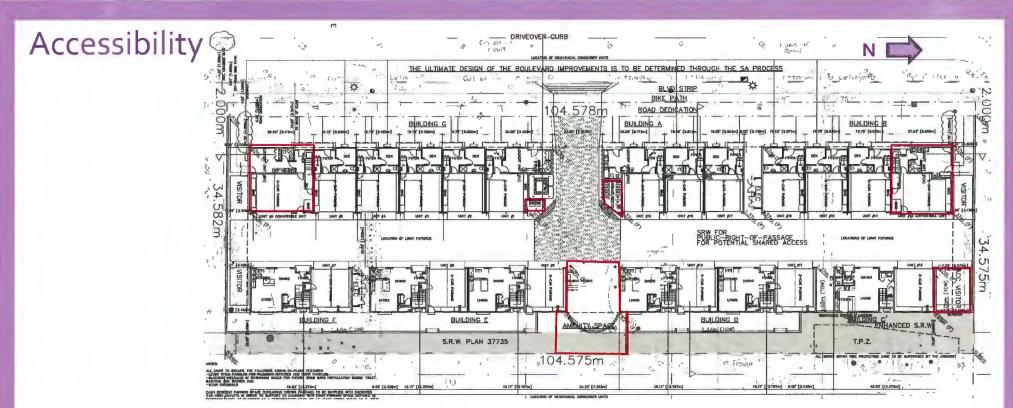
- Fulfills SU-9 turning radius
- PMT on south side of entrance driveway (Location approved by Hydro)

Fire Truck Access Plan





- New hydrant on south site of entry driveway
- Max 45m from hydrant to fire truck
- Max 45m from fire truck to every unit entry doors
- Measured in lines parallel to driveways



- 2 convertible units provided at N & S ends of front buildings
- Site fully accessible
- 1 accessible visitor van parking
- Outdoor amenity space centrally located (Fulfill 6 sm. per unit (114 sm.))
- Common garbage and recycle room located off entry driveway
- Mailbox kiosk in outdoor amenity space

Convertible Units

- Accessible bedrooms on 2/F
- Platform style chairlift (to carry wheelchairs) to all levels
- 4m (13'-2") wide accessible parking space provided
- Entry door (2'-10" clear) (Clear space 4' X door width + 2') (No step)
- Interior doors (2'-8" clear) (1 bed & 1 bath)
- Hallway (3'-o")

WC

- Toilet at side and in front (3'-4")
- Blocking for future grab bars (Toilet, Tub, Shower)
- Lever style plumbing fixtures
- · Cabinets easily removed
- Bath and shower controls accessible

Kitchen

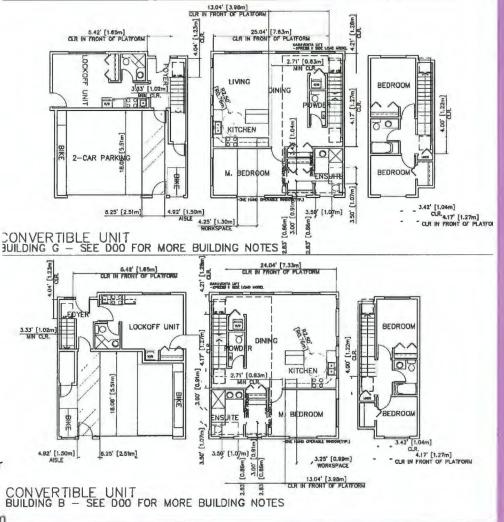
- Plumbing and gas pipes clear of under counter space
- · Cabinets easily removed
- 5' turning diameter
- Level-type handles

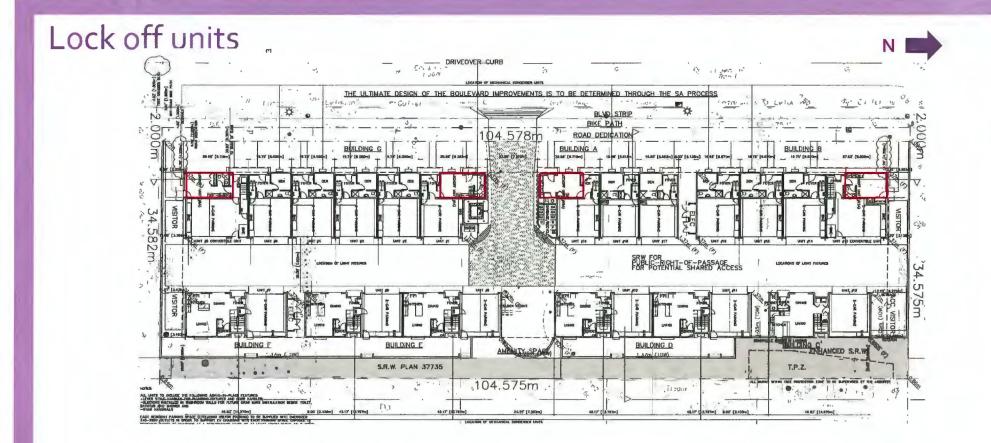
Windows

• Opened with 1 hand (Min. 1)

Outlets and switches

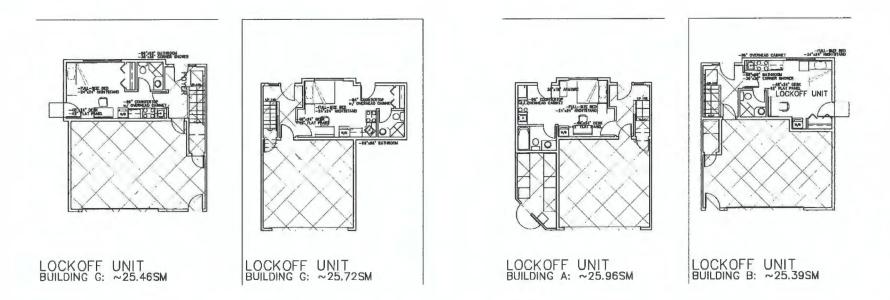
- Outlets beside window, bottom of stair, beside toilet, above exterior door on front kitchen counter
- Within proximity of control center for smart home option
- Upgrades to four-plex outlets in master bed, home office, garage & rec rm





- 4 lock off units provided at N & S corner of front buildings and either side of entry driveway
- Designated pathway to doors of convertible units

Lock Off Units



- 4 lock off units
- Fulfills min 25 sm
- Includes bath, kitchenette, sleeping area and a desk
- Stacked washer / dryer in all units

Sustainability

- Step Code 3
- Certified Energy Advisor
- Air source heat pump 10 HSPF for heating & 18 SEER for cooling (3'-6" ht. Al Knotwood fence for AC screening (Removable for maintenance)
- Electric hot water tank (min. 0.85 EF)
- HRV (min 65% SRE @ o c)
- Insulation fulfill advisor's requirements
- Windows (U- 1.38)
- Doors (Fiberglass polystyrene core)
- Airtightness (2.5 ACH @ 50 Pa)

- Water Conservation
 - Dual flush toilets
- Drought tolerant plants

Energy Conservation

- Energy star appliances
- LED lighting
- Electric car charging
- Programmable thermostats
- Motion sensing light in power rm and master ensuites
- Low E glass windows

Building materials

- Renewable materials wood
- Local building materials
- Durable building materials

Waste Reduction

- 3 stream waste bins for construction
- Compost bins in kitchen
- Garbage and recycle bins in garage

Health and Air quality

- Retain and plant perimeter trees
- LOC paints, adhesives and floorings

Form & Character



- Westcoast contemporary style
- To provide a clean look including all trims for fiber cement board to be the same color
- More appealing to younger generation families
- Provide 4 lock off units as mortgage helping for young families
- 200m from Community Commercial Center with a daycare / after school

Form & Character



- Architectural character consistent with other successful projects in Shellmont neighborhood including Five Road by Anthem and Jasmine at the Gardens
- To bring in young families to give energy to this community and improve low enrollment to schools

Exterior colors and materials - Front buildings





- Fiber cement panels (Night Grey , Iron Grey and off white painted
- Gutter, downpipes (Charcoal)

Fiber cement siding (Nichiha Wood Series -Vintagewood cedar)

Windows and garage doors (Night Grey , Iron Grey) Front doors (Night Grey , Iron Grey)

Exterior colors and materials - Rear buildings





- Fiber cement panels (Night Grey, Iron Grey and off white painted
- Gutter, downpipes (Charcoal)

Fiber cement siding (Nichiha Wood Series -Vintagewood cedar)

Windows and garage doors (Night Grey , Iron Grey) Front doors (Night Grey , Iron Grey)





View at site entrance driveway



View at north-west corner from No 4 Rd

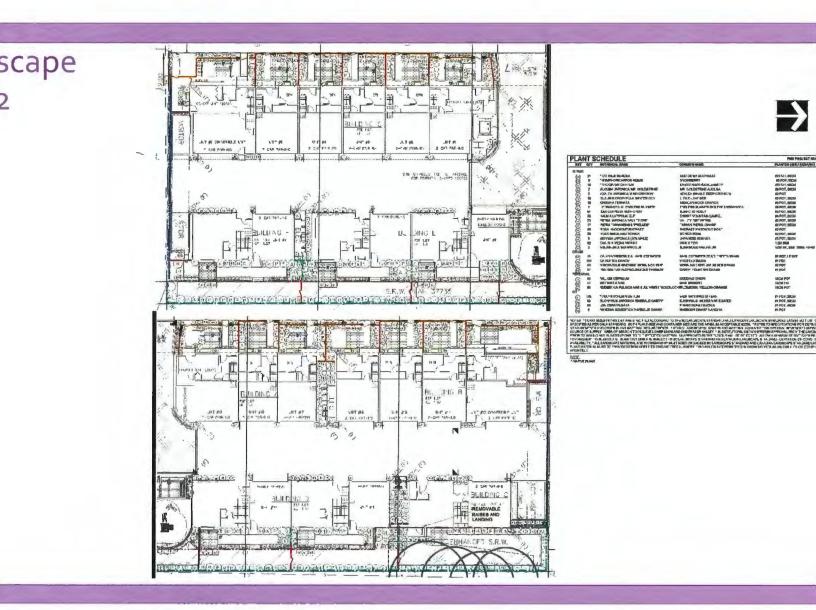


View at south-west corner from No 4 Rd

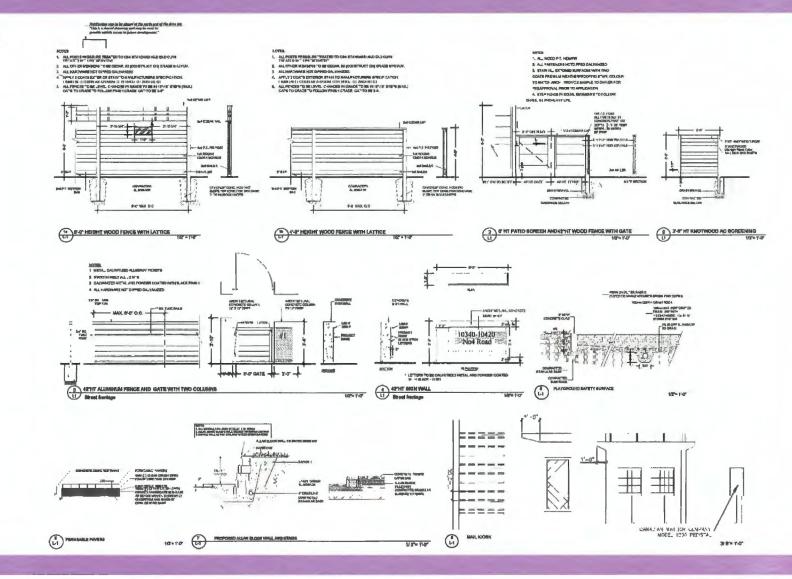


View at south-east corner from neighboring properties

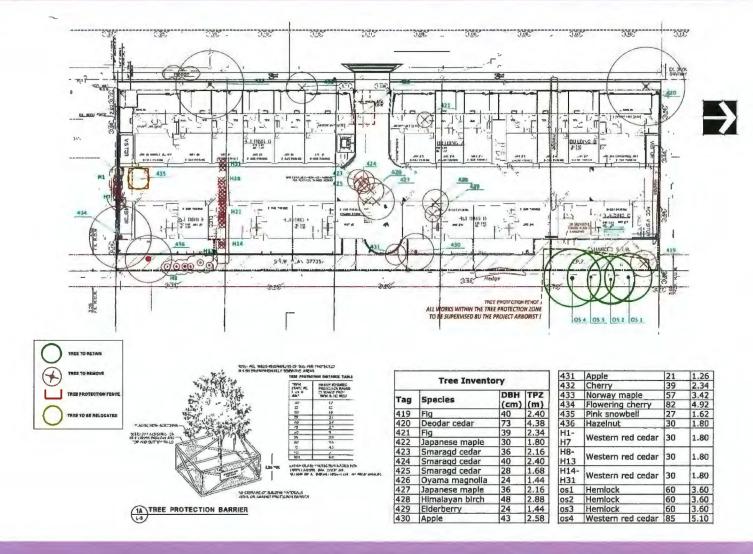




Landscape Plan 3



Landscape Plan 4



Landscape Plan 5





THANKYOU

Schedule 3 to the Minutes of the Development Permit Panel meeting held on Wednesday, June 28, 2023

Presentation Team:

Robin Glover - Polygon Homes Greg Voute - RLA Architects Jergus Oprsal - PWL Partnership Landscape Architects



TALISMAN AFFORDABLE & RENTAL HOUSING CAMBIE ROAD & GARDEN CITY ROAD, RICHMOND, B.C. DEVELOPMENT PERMIT RESUBMISSION

Development Permit Panel Presentation - June 28, 2023



Project Context



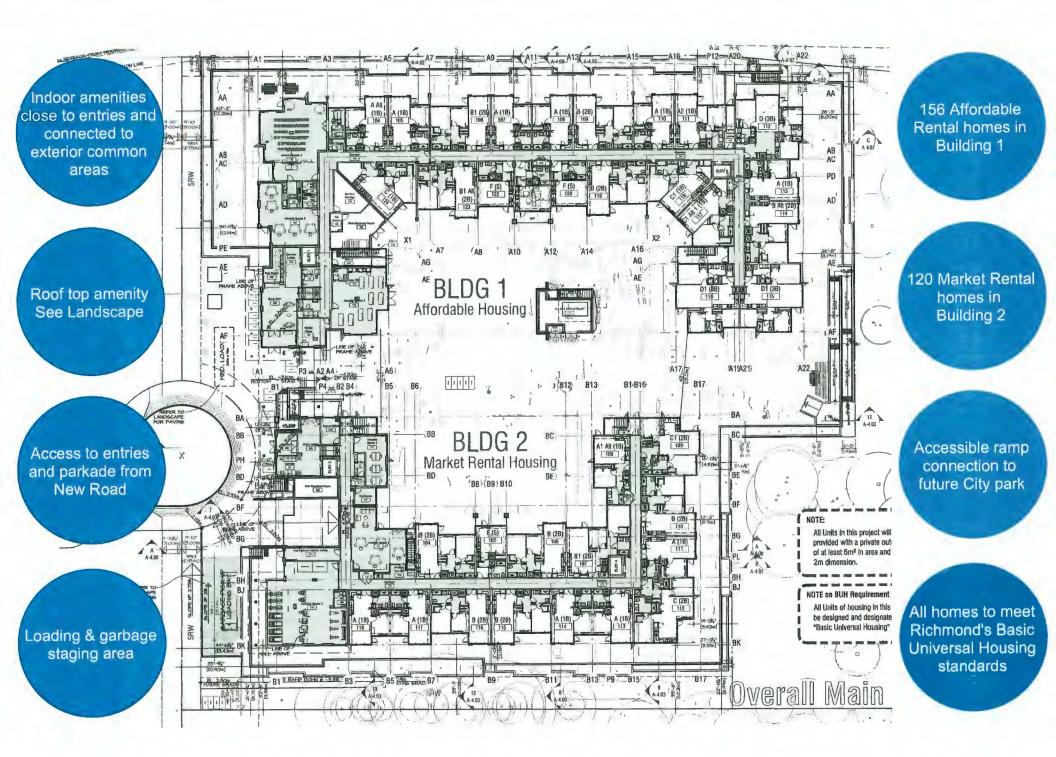
Phase 1 of a four phase development

Offsites delivered concurrently with Phase 1 occupancy

Future city park to the south

Project Context Site Plan & Aerial Overlay - Scale: 1:1000 Metric





Artistic Visualizations Overall Development

Significant corners expressed with frames

Largest building frames located at entry points

Entry canopies expressed with warm wood colour

Ramp added to connect the podium with the future park via accessible route





Building 1 & 2 Courtyard lacing Proposed Park looking North



Aertal View of Backting 1 & 2 Enlites: Iowards South

Building 1 & 2 Entry from East Road Roundabool.



Artistic Visualizations Building 1

Parkade visually reduced through planting, stepping, material treatment, and guardrail style

Roof pop-ups create roof line articulation to correspond with building steps

DEU plant for future connection adds animation to the courtyard...

...and placed to provide optimal open space for outdoor amenity





Southeast Corner along Garden City Road



Bullding 1 Courtyard looking Southeast





Roofing 2-Ply SBS Roofing Coloured Light Grey

Siding & Trims: Light

8" Exposure Fibre Coment B.M. OC-66 Snow While





Fibre Cornent B.M. 2119-40 Silver Strak

Soffit: Typical Light Coloured Fiber Comment B.M. OC-66 Snow White





1' Fibre Carnent B.M. 2120-30 Witching Hour



Siding & Trims: Neutral 8' Expease Fibre Certent B.M. CC-680 Raindance

Feature Cladding: Neutral 6" Exposure Wood-Ifia Fibra Cemani Woodkine Cascade State

Colour palette







Light colours above dark brick base

Panel: Light Light Coloured Fiber Cernent B.M. OC-66 Snow White

Feature Panel: Fiber Coment - Blue/Gmen/Yellow See A-3.27 for Colour & Details

Metal & Glass Guardrails Light Coloured: Cascadia Melais Polar White Dark Coloured: Cascadia Melais Iron Ore

Glass Guard Panel Lumbrated Safety Glass Panels With Custom Etched or Fritied Design







Heavy Timber Columns Colour match Woodlone Surviver Whoa

Natural Concrete Colour

Concrete Lintels: Neutral



Colour & Material Board



[FIG 1] Diagram of bird friendly glazing pattern with visual markers at maximum 5cm x 5cm spacing IMAGE SOURCE: PLAP CANADA

(11c) Bird Friendly Glazing

Project will adhere to bird-friendly glazing by utilizing the following techniques as outlined in the UBC bird Friendly Design Guidelines for Buildings.

- The use of an adhesive film, acid-etch, or frit pattern. Pattern to be high contrast and dense: spacing at maximum 5cm x 5cm apart with markers no more than 0.32cm in size.
- Application of patterns to the exterior surface of glazing to minimize reflections
- · Application of fritted grass pattern to all glazed guardrailings
- Application of dotted pattern (Fig 1) to all standard vision glass on the first four storeys.



Example of "grass" pattern on glazed balcony railings

Glass windows of first four floors to include bird friendly dot-matrix frit pattern

Bird Friendly Glazing

Art district expressed by feature colours and unique guard design Bird friendly frit pattern, inspired by Richmond fields, applied to guardrail of corner frames



Material Legend

Acoling 2-Ply SBS Rooling Coloured Light Grey

- Fascia & Trim: Dark 1º Fibre Cement B.M. 2120-30 Witching Hour
- Trim & Panel: Neutral Fibre Cement B.M. 2119-40 Silver Streak
- Feature Cladding: Warm 6' Exposura Wood-like Fibre Cam octone Summer Wheat 6 Siding & Trims: Light 8" Exposure Fibre Cement B.M. OC-68 Snow White
- Siding & Trims; Neutral 8' Exposure Fibre Cement B.M. CC-818 Athebasca

nent	Light Coloured Fibre Cemeni B.M. OC-66 Snow White

A Caller Links

- (a) Feeture Cladding: Neutral 6' Exposure Wood-like Fibre Cement Woodinne Cascade Siste
- Panel: Light
 Ught Coloured Fibre Cement
 B.M. OC-66 Snow White

	Feature Panel: Blue
	Fibre Cemant Panel, fr thick, attachment of
	panel w/ colour matching metal reveal system &
	colour matching fasteners. B.M. AF-580 Luxe
hal	Feature Panel: Grean

Fose Carner Panel: Green
 Fose Carner Panel: Green
 Hock, attachment of panel
 Gassadin Metala Guardreil
 Hock attachment of panel
 Gassadin Metala Poler White
 Hock attachment of panel
 Gassa Guard Panel
 Fose Carner Brend Metal

Cascadia Metais Iron One

- Glass Guard Panel Lamineted Sefety Glass Panels & with Custom Etched or Fritted Design Fibre Cement Panel, & thick, atlachment of panel w/ colour matching metal reveal system & colour matching fasteners. S.W. 6692 June Day
- Derk Coloured Metal Guerdrells Heavy Timber Columns Colour Match Woodtone Summer Wheat
 - (13) Brick; Dark Menganese ironepot Norman Size Hell Running Bond
 - Concrete Lintels: Neutral Natural Concrete Colour

Provide aampies of all exterior colours & materials for review & approval

- (15) Windows Light Coloured: White Dark Coloured: Metch Cescade Metals from One
- Architecturel Concrete Painted B.M. Pigeon Gray Elastomeric Paint
- Mechanical Equipment Screen
- Painted Aluminum Colour white



Warm wood tones and pedestrian scale at residential building entries

Lobby Elevations

Material Legend - DEU

- (1) Roofing 2-Ply SBS Roofing Coloured Light Grey
- Pascia & Trim: Dark 1' Fibre Cement, Double Fascia B.M. 2120-30 Witching Hour
- Stature Panel: Yellow Fibre Cameni B.M. Wenge AF-180
- Soffil: Warm 8' Exposure Wood-like Fibre Cement Woodlone Summer Wheel Brick; Dark Monganese Ironspot Norman Size - Running Bond
- 6 Concrete: Neutral Natural Concrete Colour
- Windows Aluminum Window Wall, Single Glazed, Dark Coloured: Match Cascadia Melais Iron One Feature Climbing Wall
 Concrete Free-Formed Faux Rock
- B Siding & Trims: Light 8" Exposure Fibre Cement B.M. OC-66 Snow White

Provide samples of all exterior colours & materials for review & approval

DEU building re-imagined with character to match residential lobbies

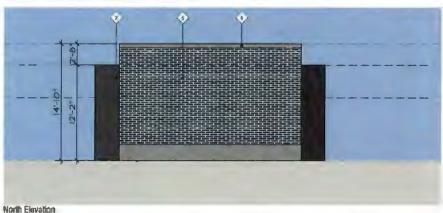
Climbing wall to south face of DEU building



(5) (6) 1 (a) æ -0" TYP. -+ Q 0 West Elevation

South Elevation





DEU Elevations



Dec 21, 2020 Updata 2: Issued for Rezoni June 17, 2022 Development Permit Submission November 21, 2022 Resubmission for Development Parmit January 12, 2023 Resubritishen #2 for Development Parmit March 8, 2023 Resubmission #3 to Davelopment Permit May 30, 2023 Reapones to comments Reautimission #3 for Development Permit DP Plan# May 30, 2023 DP 22-015851



TALISMAN Camble & Garden City Rd. Richmond, B.C.

Art Railing Detail

Scale: MTS June 21, 2023





Parkade visually reduced through planting at at parkade steps

Parkade material change at recesses

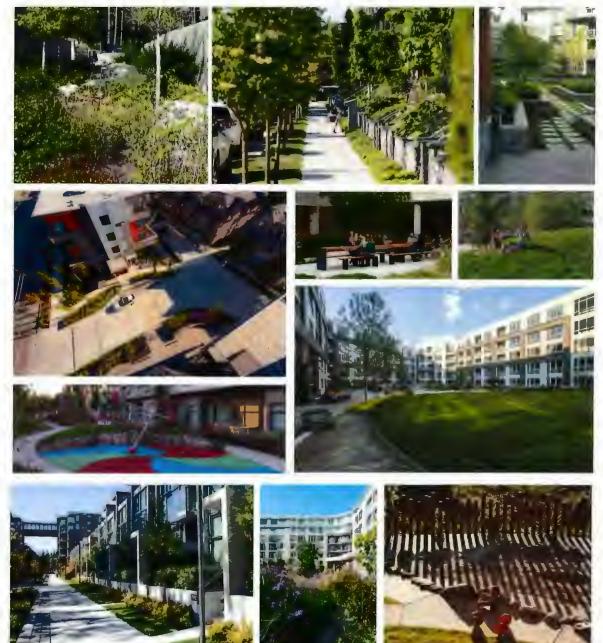
Decorative metal guardrail at parkade steps



Enlarge View of Decorative Art Railing along Garden City Road

Alternating Series of Decorative Art Guard Rails as viewed from street level

Landscape



Landscape Precedents



Layout & Materials: East



Layout & Materials: West





F7 -KOMPAN - PLAYHOUSE



F9 - KOMPAN - BLOQX



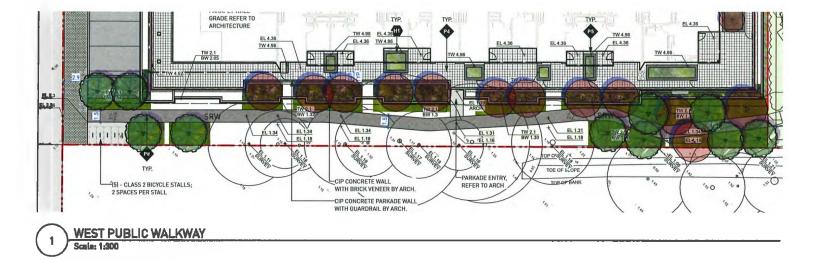
F8 - KOMPAN - WATERLILIES

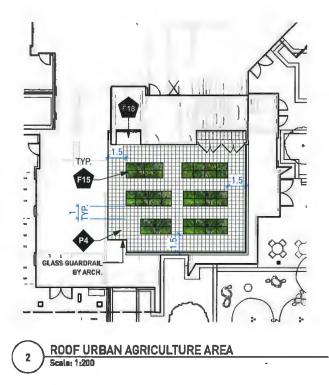


F12 -CLIMBING WALL

FOR LEGENDS AND NOTES REFER TO DRAWING L1.01

Layout & Materials: Central





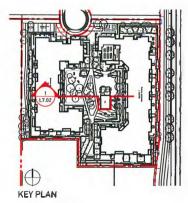
Layout & Materials: West Pathway & Rooftop







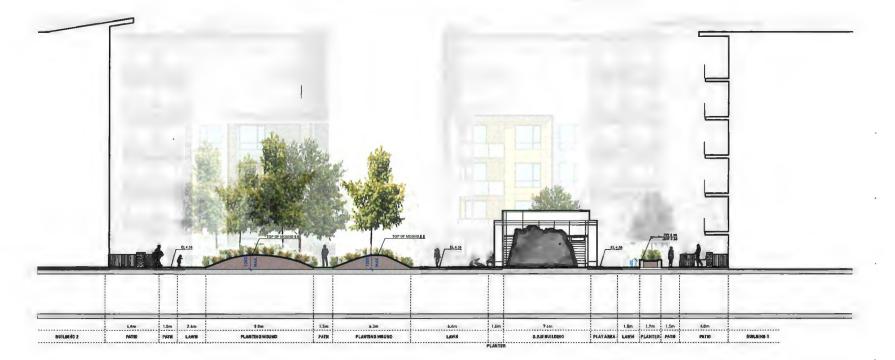




Courtyard Experience

Landscape Mound

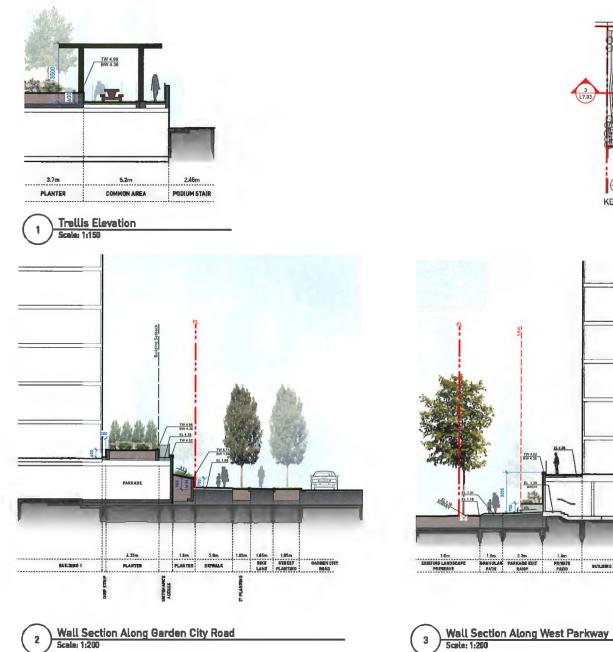
Planter with Seating

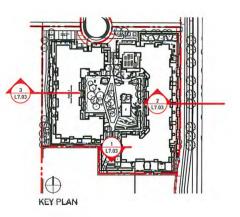


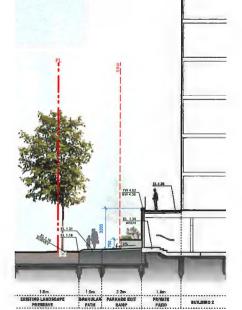
North Courtyard Elevation Scale: 1:200

1

East-West Section

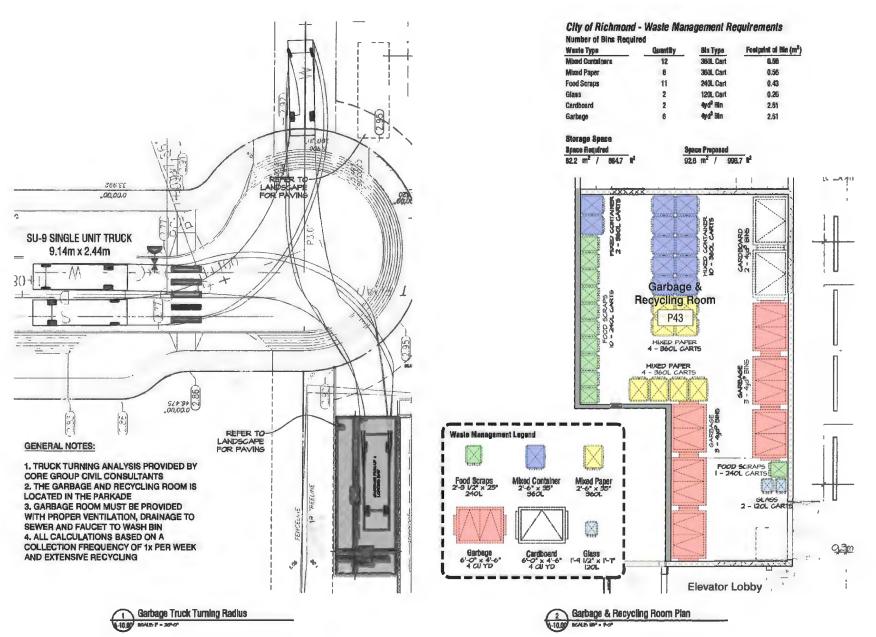


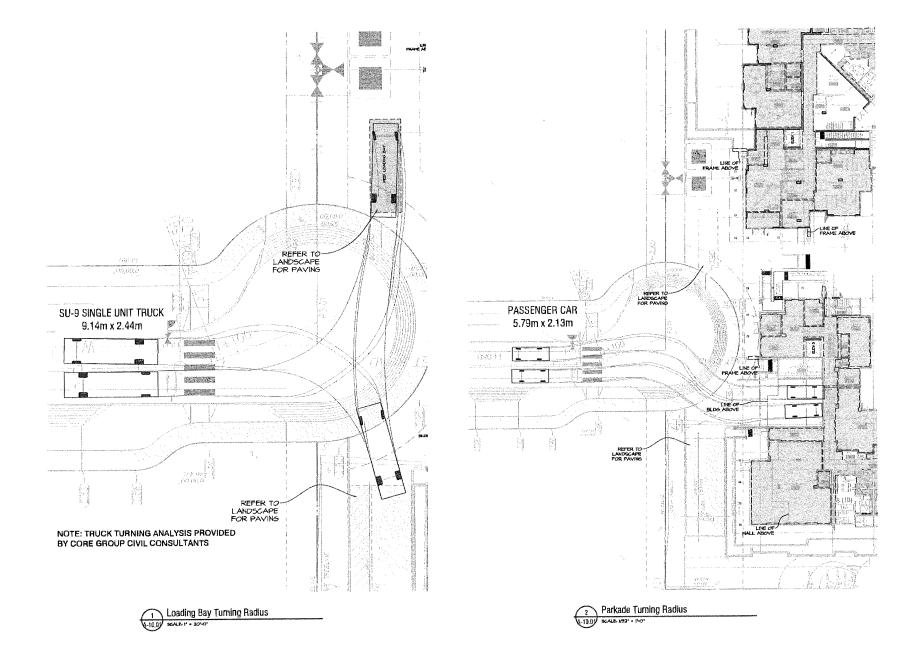


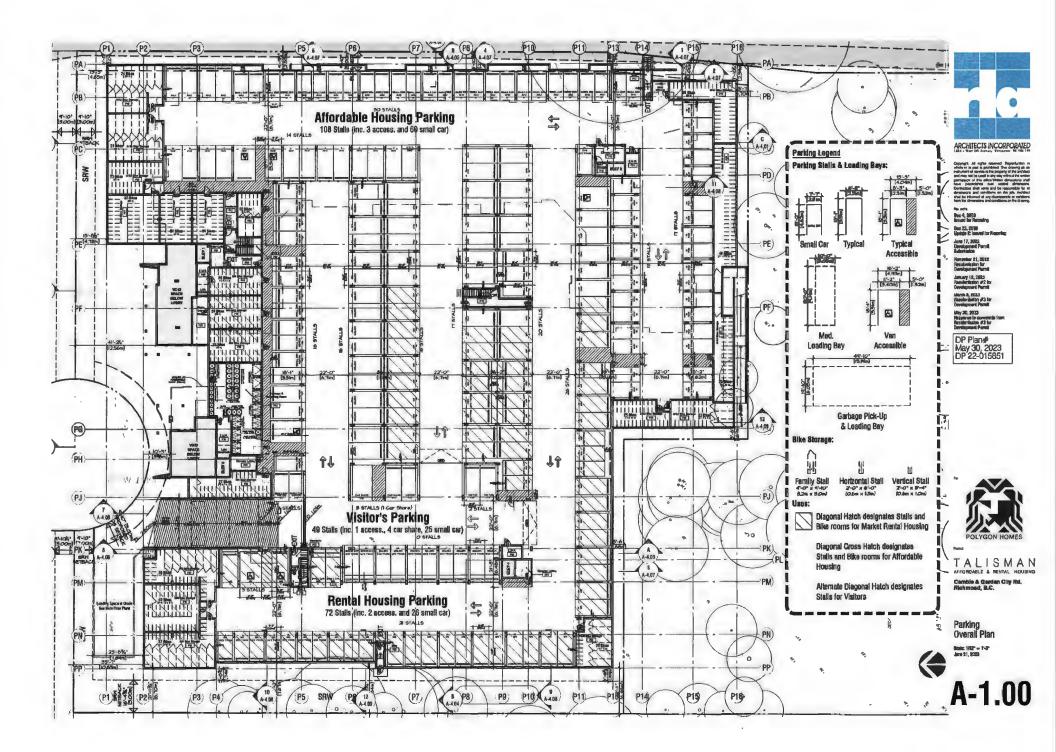


Detail Sections

Extra Sheets









A-1.10



3 SOUTH ELEVATION





which is in the part is probability. This develop at any evene, which is which is it is properly of the and tead and may not be used in any may sitting it is obtain permittance of the effect this situations shall have postdering that while not be responsible for at termesane and permittance on the pith Annulated what the Annual of any determinant on your put Annulated

Amerita Deve 4, 8020 Load at Prezident Upsite 2, 2020 Load at Prezident Prezident Martinica II, 2022 Amerita II, 2022 Amerita II, 2022 Amerita II, 2022 Amerita II, 2023 Amerita

DP Plan# May 30, 2023 DP 22-015851





TALISMAN AFFORDABLE & NENTAL HOUGING Cambia & Garden City Rd, Richmond, B.C.

Overall Elevations South and East

A-1.11



Overall Section & East Courtyard Elevation 4-1.12 BCALE 192" - 1-0"





Dat: 21, 2020 Update 2: Insulat for Par Jana 17, 2022 Drwicossert Permit Submission

January 12, 2023 Resolution #2 for Development Parent March 8, 2023 Resubrication #3 for Development Parril

DP Plan# May 30, 2023 DP 22-015851

Inches (B) 记的历 R



TALISMAN Camble & Garden City Rd. Rishmond, B.C.

Overall Elevations Courtyard linein: 1/82° = 1°-0° May 30, 2023

A-1.12



Re:	Application by Jatinder Johal for a Development	Varian	ce Permit at
From:	Wayne Craig Director, Development	File:	DV 23-013843
То:	Development Permit Panel	Date:	June 26, 2023

Staff Recommendation

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum south side yard setback for accessory buildings with a wall length greater than 6.0 m from 2.4 m (7.87 ft.) to 1.5 m (4.92 ft.) to permit retention of an existing detached garage at 7600 Ash Street.

ay

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

WC:le

Att. 2

Staff Report

Origin

Jatinder Johal has applied to the City of Richmond on behalf of the property owners, Upjesh Johal and Baljinder Johal, for permission to reduce the minimum south side yard setback for accessory buildings with a wall length greater than 6.0 m per Zoning Bylaw 8500 Section 4.7.7 f) ii) from 2.4 m (7.87 ft.) to 1.5 m (4.92 ft.) to permit retention of an existing detached garage at 7600 Ash Street.

Development Information

The subject site is the subject of a rezoning application (RZ 19-853820) to create a total of five single-family lots with two fronting Ash Street and three fronting a new extension of Armstrong Street (Attachment 1). The associated rezoning application received third reading at the Public Hearing held on October 17, 2022. The site is also subject to an application for proposed subdivision (SD 19-853833) consistent with the rezoning application (Attachment 2). The proposed variance is required in order to retain the existing detached garage in the rear yard of 7600 Ash Street. Should the variance not be approved, the detached garage would need to be modified or removed prior to subdivision approval.

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

To the north:	Property zoned "Single Detached (RS2/E)" and "Single Detached (ZS14) – South McLennan (City Centre)" with a council-adopted rezoning and subdivision to create two single-family lots with one fronting Ash Street and one fronting a new Extension of Armstrong Street (RZ 16-732500 and SD 16-732501).
To the east:	Across the proposed extension of Armstrong Street, properties zoned "Single Detached (ZS14) – South McLennan (City Centre)" (RZ 10-539727 and RZ 18-802621).
To the south:	A property zoned "Single Detached (RS1/F)", which is under a joint rezoning application with the subject property to rezone to "Single Detached (ZS14) – South McLennan (City Centre)" (RZ 19-853820).
To the west:	Across Ash Street, property zoned "School and Institutional Use (SI)" and used as City Park land (Paulik Neighbourhood Park).

Existing Legal Encumbrances

None.

Analysis

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum south side yard setback for accessory buildings with a wall length greater than 6.0 m per Section 4.7.7 f) ii) from 2.4 m (7.87 ft.) to 1.5 m (4.92 ft.) to permit retention of an existing detached garage at 7600 Ash Street.

Staff supports the proposed variance for the following reasons:

- The requested variance does not facilitate new construction and would only serve to permit the existing garage, which is in good condition, to be retained.
- The proposed variance to enable retention of the existing garage was identified at the time of the rezoning application for the subject property and adjacent property 7620 Ash Street (RZ 19-853820) and no concerns were noted at the public hearing for the proposed rezoning. As identified in the rezoning staff report, prior to subdivision approval (SD 19-853833), the applicants are required to either demolish the detached garage or obtain approval for it to remain through a Council-issued development variance permit.
- Tree retention and replacement was reviewed in detail through the rezoning application (RZ 19-853820), and the applicant committed to planting a minimum of two trees on the proposed subdivided lot (one tree in the front yard and one tree in the back yard). Through the review of this Development Variance Permit application, the applicant has committed to an additional two trees, to be planted in the backyard, for a total of four new trees on the proposed Lot 1.
- The adjacent property owners to the south, who would be most affected by the proposed variance, have no objections; and are joint applicants with the subject property owners for the rezoning and subdivision applications RZ 19-853820 and SD 19-853833.

Through the detailed review of this application, staff identified two incidences of unauthorized construction on the primary dwelling at 7600 Ash Street – enclosure of a sun deck and construction of an attached rear deck and stairway. Prior to final approval of subdivision (SD 19-853833) the applicant is required to apply for and obtain a building permit for the unauthorized structures. If a building permit cannot be obtained, the owner is required to remove all unauthorized structures to the satisfaction of the Director, Building Approvals.

Conclusions

The purpose of the requested variance is to reduce the south side yard setback requirement for an accessory structure (garage) in order to allow the retention of an existing detached garage on 7600 Ash Street

The application meets all other applicable policies and guidelines beyond the requested variance of the side yard setback for the existing detached garage. As such, staff recommend that the Development Variance Permit be endorsed, and issuance by Council be recommended.

Pilon

Laurel Eyton Planning Technician (604-276-4262)

LE:he Att. 1: Development Application Data Sheet 2: Subdivision Plan for RZ 19-853820 and SD 19-853833 The following are to be met prior to final approval of the Development Variance Permit (DV 23-013843):

- Submission of a Landscape Security in the amount of \$1,500.00 (2 x \$750/tree) to ensure that a minimum of two new trees are planted on proposed Lot 1. NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.
- Payment of all fees in full for the cost associated with the Development Permit Panel meeting Notices, consistent with the City's Consolidated Fees Bylaw 8636, as amended.

The following are to be met prior to final approval of subdivision (SD 19-853833):

• Apply for and obtain a Building Permit for each occurrence of unpermitted construction of structures attached to the primary single detached dwelling (e.g. the enclosed sun deck and attached rear deck and stairway). If a building permit cannot be obtained the owner is required to remove all unauthorized structures to the satisfaction of the Director, Building Approvals.

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

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



Development Application Data Sheet

Development Applications Division

Attachment 1

DV 23-013843

Address: 7600 Ash Street

Applicant: Jatinder Johal

Owner: Upjesh Johal and Baljinder Johal

Planning Area(s): City Centre – McLennan South

	Existing	Proposed	
Site Area:	1,685 m²	824.7 m ² (SD 19-853833)	
Land Uses:	Single-family residential	no change	
OCP Designation:	Neighbourhood Residential	complies	
Zoning:	RS1/F	RS2/E (RZ 19-853820)	
Number of Units:	1	1	

On Future Subdivided Lots	Bylaw Requirement RS2/E	Proposed	Variance	
	Max. 0.55 for	Max. 0.55 for 464.5 m² of lot		
Floor Area Ratio:	464.5 m² of lot area + 0.3 for	area + 0.3 for	none permitted	
	remainder	remainder		
	Max 363.5 m ²	Max 363.5 m ²		
Buildable Area	(2,912.7 ft ²)	(2,912.7 ft ²)	none	
Lot Coverage				
Building:	Max. 45%	Max. 45%		
Non-Porous:	Max. 70%	Max. 70%	none	
Landscaping:	Min. 30%	Min. 30%		
Lot Size:	Min. 550 m²	824.7 m²	none	
	Min. Width:	Width:		
	18.0 m	18.3 m	nono	
Lot Dimensions:	Min. Depth:	Depth:	none	
	24.0 m	24.0 m		
	Front: Min. 6.0 m	Front: Min. 6.0 m		
	Rear (60%):	Rear (60%):		
Principal Ruilding Sathacks	Min. 8.4 m	Min. 8.4 m	none	
Principal Building Setbacks	Rear (40%):	Rear (40%):	none	
	Min. 10.5 m	Min. 10.5 m		
	Side: Min. 1.8 m	Side: Min. 1.8 m		
			Variance	
Accessory Building Setbacks (wall	South Side Yard: 2.4 m	South Side Yard: 1.5 m	Requested for	
length > 6.0 m)	Rear: 2.4 m	Rear: > 2.4 m	south side yard setback	
Height (m):	Max. 2 ½ storeys	Max. 2 ½ storeys	none	



No. DV 23-013843

Property Address:	7600 Ash Street
Property Address:	7600 Ash Street
To the Holder:	Jatinder Johal

- 1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
- 2. This Development Variance 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. Richmond Zoning Bylaw 8500 is hereby varied to reduce the minimum south side yard setback for accessory buildings with a wall length greater than 6.0 m per Section 4.7.7 f) ii) from 2.4 m (7.87 ft.) to 1.5 m (4.92 ft.) to permit retention of an existing detached garage at 7600 Ash Street.
- 4. 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 (Plan # 1).
- 5. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. DAY OF , .

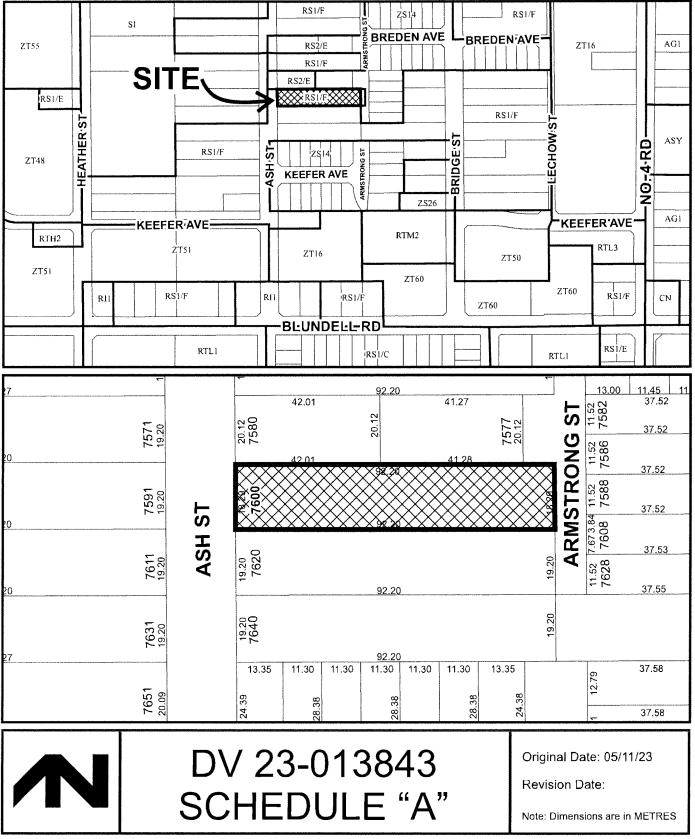
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

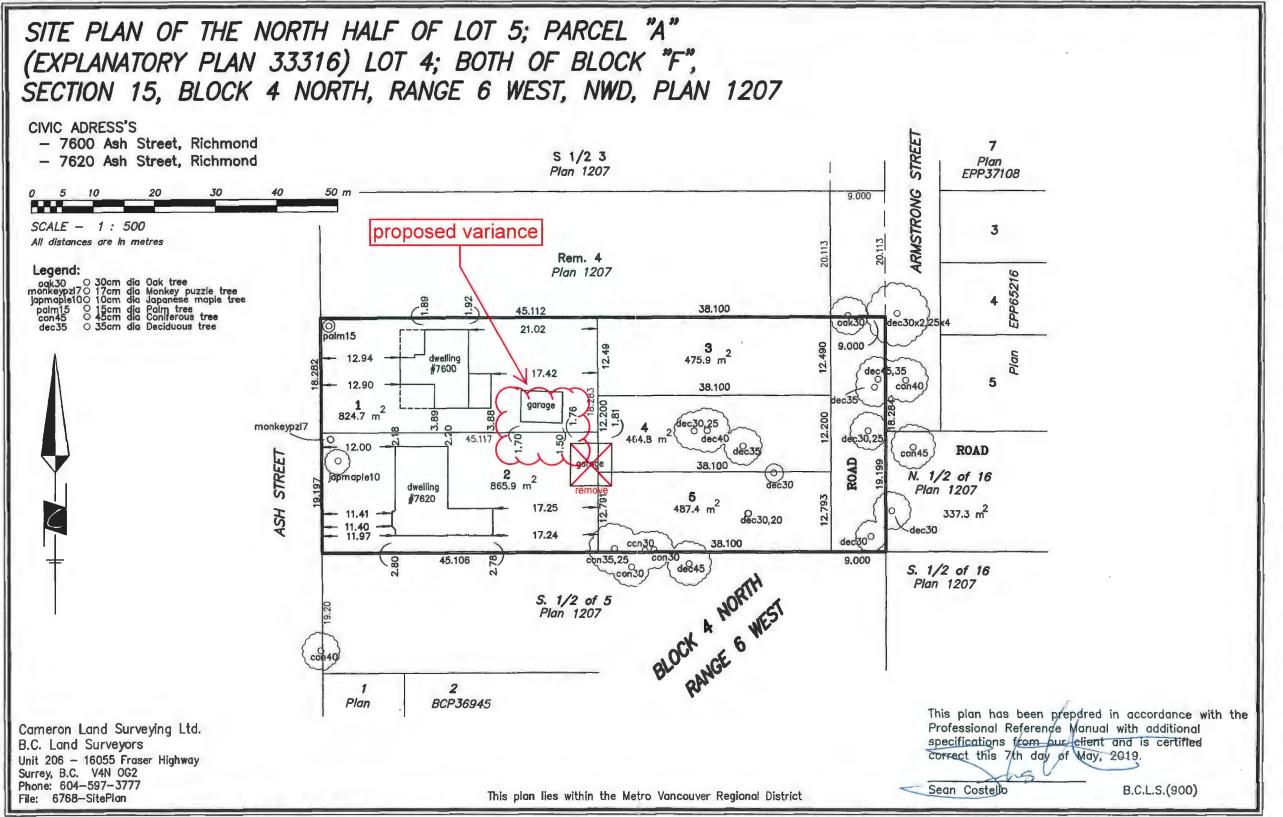
MAYOR



City of Richmond

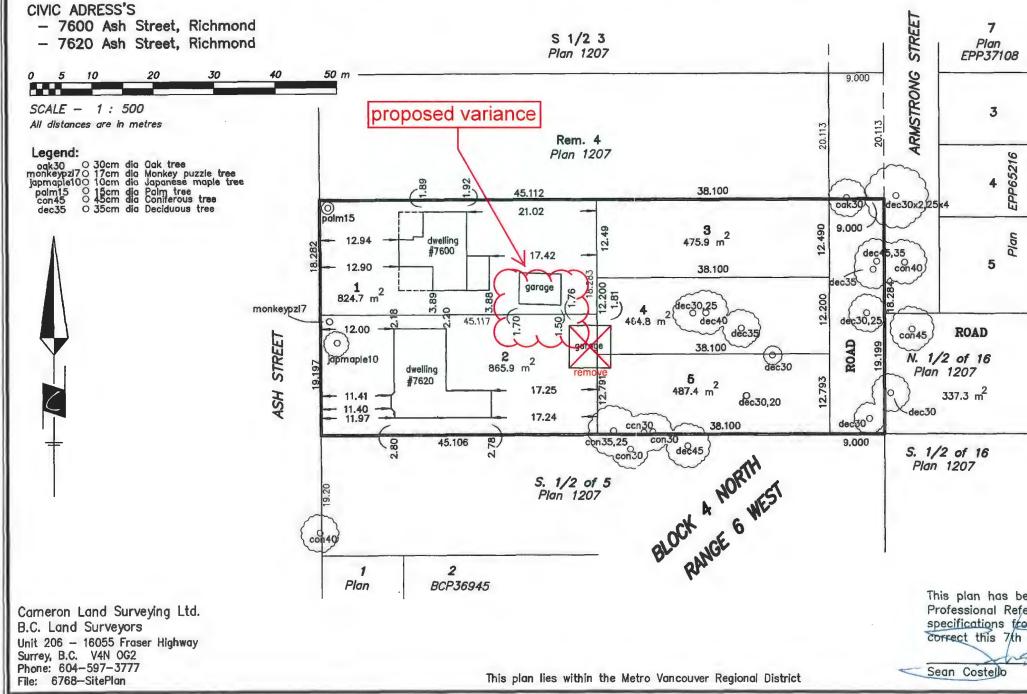


(EXPLANATORY PLAN 33316) LOT 4; BOTH OF BLOCK "F", SECTION 15, BLOCK 4 NORTH, RANGE 6 WEST, NWD, PLAN 1207





SITE PLAN OF THE NORTH HALF OF LOT 5; PARCEL "A" (EXPLANATORY PLAN 33316) LOT 4; BOTH OF BLOCK "F", SECTION 15, BLOCK 4 NORTH, RANGE 6 WEST, NWD, PLAN 1207



Plan # 1	
been prepared in accordance with the ference Manual with additional tom our client and is certified in day of May, 2019.	
B.C.L.S.(900)	



Re:	Application by Rick Bowal for a Development Pe	ermit at	8220 Gilbert Road
From:	Wayne Craig Director, Development	File:	DP 23-011608
To:	Development Permit Panel	Date:	July 4, 2023

Staff Recommendation

That a Development Permit be issued which would permit the construction of a total of two front-to-back duplexes at 8220 Gilbert Road (one on each new lot after subdivision), on lots zoned "Arterial Road Two-Unit Dwellings (RDA)".

Ľ

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

WC:ac Att. 2

Staff Report

Origin

Rick Bowal has applied to the City of Richmond for permission to develop two front-to-back duplexes at 8220 Gilbert Road on a site zoned "Arterial Two-Unit Dwellings (RDA)" with access from Gilbert Road.

The site is being rezoned from "Single Detached (RS1/E)" zone to "Arterial Road Two-Unit Dwellings (RDA)" zone for this project under Bylaw 10428 (RZ 21-926304). The application included an amendment to the Single Family Lot Size Policy 5442 to exclude the subject site from the policy. The Lot Size Policy amendment was approved following the Public Hearing. The rezoning Bylaw was given third reading at the Public Hearing held on December 19, 2022 and the applicant is working to complete all of the rezoning requirements. The site currently contains a single-family dwelling that is occupied by a rental tenant who has been made aware of the application and timeline.

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

- Provision of water, storm and sanitary sewer connections, water meters and inspection chambers as required for each lot.
- Frontage upgrades including installation of a new 2.0 m wide concrete sidewalk with a 1.5 m wide treed/grass boulevard. The transportation department has also indicated that upgrade to or relocation to Translink bus stop infrastructure will be investigated at the Servicing agreement stage.

Development Information

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

Background

The subject site consists of a large lot containing a single-family dwelling that is occupied by a rental tenant. There are no secondary suites in the dwelling. The existing dwelling is proposed to be demolished at future development stage.

Development surrounding the subject site is as follows:

To the North:	Lots zoned "Single Detached (RS1/E)" each containing a single-detached dwelling.
To the South:	Lots zoned "Single Detached (RS1/E)" each containing a single-detached dwelling.
To the East:	Fronting Sunnywood Drive, lots zoned "Single Detached (RS1/E)" each containing a single-family dwelling.

To the West: Across Gilbert Road, lots zoned "Single Detached (RS1/E)" each containing a single-family dwelling.

Rezoning and Public Hearing Results

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

- Ensuring appropriate massing and interface with adjacent single-family dwellings on adjacent sites.
- Refining the provision of private outdoor space for the front units to include a secondary space that is not in the front yard.
- Refining the concept shown on the site plan for the boulevard upgrades to reflect that the transition to the existing treatments to the north and south of the site is to occur within the subject site frontage.
- Exploring opportunities for aging-in-place and Convertible Unit Features to be incorporated into dwelling design.
- Investigating with external agencies whether the existing bus stop along Gilbert Road needs to be relocated due to its proximity to the proposed driveway crossing.
- Reviewing the proposed exterior building material and colour palette.
- 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 DP application, staff worked with the applicant to address the design issues to staff's satisfaction. The applicant has made the following revisions to their proposal to address the design issues identified:

- Further refinement to the overall site plan was completed to ensure the adequate provision of private outdoor space was met.
- Accessibility features have been verified to include aging-in-place features in all units and the provision of one convertible unit.
- Refinements were made to layout of boulevard upgrades to ensure sidewalk transition occurred on the subject site frontage. Initial investigation regarding an upgrade to Translink Bus Stop was completed and works relating will be determined at the Servicing Agreement stage.
- Updates have been made to the building's exterior material and colour palate to ensure that the rear units are more visible from the street.

The Public Hearing for the rezoning of this site was held on December 19, 2022. At the Public Hearing, no concerns about rezoning the property were expressed by members of the public. Bylaw 10428 for the rezoning of the subject site was given third reading following the Public Hearing.

Public Input during the DP Application Review Process

Staff has not received any comments from the public in response to the placement of the DP Application Notification Sign on the subject site or distribution of Early Notification Postcards.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with all aspects of the "RDA" zone.

Analysis

Conditions of Adjacency

- The proposed two-storey duplexes at the subject site have been designed with consideration of the existing surrounding context of low-density two-storey single-family housing that exists both to the north and south of the subject site. Each duplex unit will be constructed under the allowable 9.0 m height for the RDA zone.
- The apparent building mass of each duplex has been minimized through the use of building recesses and physical breaks in the rooflines that assist with clearly defining each unit in the cluster.
- The architectural expression of the buildings along the streetscape is visually interesting, well-articulated, and sufficiently distinct from one another to provide variety and follows that of the residential character in the neighbourhood.
- Upper-level private outdoor spaces are oriented towards the central shared drive-aisle and the number and size of window openings are minimized along side yard elevations to avoid overlook into adjacent dwellings.

Site Planning, Access, and Parking

- The proposed site layout on each new lot after subdivision consists of a duplex containing one unit at the front and one unit at the back, separated by a pair of garages that each accommodate two side-by-side resident parking spaces (i.e. a total of four resident parking spaces per lot). Each duplex is located on either side of a shared drive-aisle that runs through the center of the site over the common property line of each new lot. One visitor parking space to be shared between the two duplexes is proposed at the south end of the shared drive-aisle, consistent with the requirements for the RDA zone.
- Vehicle access to the site was reviewed as part of the rezoning application review process and supported by the City's Transportation Department. A single-vehicle access point to the site is proposed from Gilbert Road and the drive-aisle on-site is to be shared between the two new lots. A legal agreement is required to be registered on Title prior to rezoning bylaw adoption to ensure that upon subdivision of the property, a reciprocal cross-access easement is registered on Title for the area of the shared drive-aisle and the shared visitor parking space.

• Pedestrian access from the public sidewalk to each of the front units is provided by a pathway treated with permeable pavers. Pedestrian access to each of the back units is provided via the shared drive-aisle. The use of the drive-aisle by both vehicles and pedestrians is highlighted by the proposed decorative surface treatment with permeable pavers. The entries to each of the four units are visible from Gilbert Road.

Architectural Form and Character

- Consistent with the design guidelines for Arterial Road Duplexes, an effort was made to differentiate the appearance of each building through the use of different roof shapes, the use of gable/hip roofs, subtle differences in window treatments and varied colour palettes.
- Traditional west-coast wood-frame residential style is used as the main architectural language for this proposal. Details used in the project include slope and gable roofs, window trim, horizontal sidings, shingles and face culture stone are all typical treatments that can be found in the surrounding residential neighbourhood.
- Small-scale elements such as the covered porch or entry canopy help to clearly define the main entries the front units and reinforce the residential character of development.
- The proposed colour palette and building materials consist of:
 - A mix of gray and blue and red Hardie shiplap siding, charcoal fascia boards and cultured stone accent cladding for the north lot (Building A).
 Taupe and brown Hardie siding, gray shingles, cobblestone facia boards and cultured stone accent cladding for the south lot.

Landscape Design and Open Space Design

- Private outdoor space is provided for each of the units as follows. Consistent with the size guidelines in the OCP:
 - The front units have access to the front yards along Francis Road as well as to upperlevel decks oriented towards the central shared drive-aisle.
 - The back units have access to rear yards at grade with patios.
- A variety of shrubs, perennials, and grasses are proposed in the Landscape Plan, including: Abelia, Hydrangea, Rhododendron, Coral Bells, Blue Lilly Turf and Western Sword Fern.Tree retention and removal were assessed as part of the rezoning application review process, at which time it was determined that:
 - One bylaw-sized plum tree (#213) on the subject property is to be removed due to its poor condition.
- Consistent with the 2:1 tree replacement ratio requirement in the OCP, the Landscape Plan shows that a mix of eight deciduous and coniferous replacement trees of various sizes are proposed to be planted and maintained on-site (three per lot) to compensate for the one plum tree proposed to be removed as secured through the rezoning considerations.
- The Landscape Plan requires that all soft landscaped areas be maintained with the installation of an automatic irrigation system.

- A variety of decorative paving treatments are proposed on-site to highlight the use of the shared drive-aisle by both vehicles and pedestrians, to provide visual interest and to assist with site permeability.
- Specifically, permeable pavers in two colours are proposed in an ashlar pattern, and permeable pavers in a single colour are proposed in a running bond pattern for pathways to front unit entries and rear patios.
- To define the street edge and clearly distinguish between public and private open space along Gilbert Road, low fencing with pedestrian gates are proposed around the front yards (1.2 m high). Solid privacy fencing (1.8 m high) is proposed along side and rear yards. Where there is a difference in grade elevation between the subject site and adjacent properties, the privacy fencing will sit on top of a wood retaining wall that together will not exceed a total of 1.8 m high.
- A preliminary concept for lighting is proposed, which does not cause spill over onto adjacent properties. This includes both downward-facing building-mounted lighting along the shared drive-aisle as well as low-height bollard lighting at the site entrance, in select locations along pathways, and at the visitor parking area.
- To ensure that the Landscape Plan is adhered to, the applicant is required to submit a Landscaping Security in the amount of 100 per cent of a cost estimate prepared by the Registered Landscape Architect (including all materials, installation, and a 10 per cent contingency) prior to DP issuance.

Crime Prevention Through Environmental Design

- The applicant has identified the following principles of CPTED are incorporated into the proposed design:
 - The street edge is defined with low metal picket fencing and lower planting on either side of the fence for visual porosity into the site.
 - Access control is provided by defined pedestrian pathways from the public sidewalk to the front units and shared pedestrian and vehicle access to the back units via the drive-aisle.
 - Windows and downward-facing exterior lighting are provided on the proposed lighting plan overlooking the shared drive-aisle and at the front/rear yards for natural surveillance.

Accessible Housing

- The proposed development includes one convertible unit in the rear unit of the duplex on proposed Lot A that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require the installation of a vertical lift, as proposed in the drawings. The list of Convertible Unit features and floor plans are included in the Reference Plans to the DP.
- All of the proposed units incorporate aging-in-place features to accommodate mobility constraints associated with aging. These features include:
 - Lever style door handles.
 - Blocking installed in walls for grab bars.

- Stair handrails.

Sustainability

- As secured through the rezoning considerations the applicant has submitted written confirmation from their Certified Energy Advisor that the proposed design will meet the required BC Energy Step Code 3 requirements. The key technical elements that enable this performance target to be achieved include:
 - Primary air source heat pumps for heating and cooling.
 - Electric hot water heating.
 - Heat recovery ventilation system.
- The heat pumps for each of the front units are proposed to be located within the internal drive isle and the heat pumps for the rear units are proposed near the rear corners of each building.
- Acoustic fencing or noise barriers will be installed to limit noise impacts on neighbouring properties. Further, the applicant submitted written confirmation that noise associated with heat pump operation will comply with the City's Noise Regulation Bylaw 8856. Prior of Building Permit issuance the applicant is required to submit written confirmation of the same from a registered acoustic consultant.
- Consistent with Zoning Bylaw requirements, an energized outlet capable of providing Level 2 Electric Vehicle charging is proposed for each of the resident vehicle parking spaces.

Site Servicing & Offsite Improvements

- A Servicing Agreement is required to be entered into prior to subdivision approval for the design and construction of the servicing requirements and frontage improvements.
- Servicing requirements and frontage improvements to support the proposed development were identified during the rezoning application review process and include (but are not limited to):
 - Provision of water, storm, sanitary sewer service connections, water meters and inspection chambers as required for each lot.
 - A new 2.0 m wide concrete sidewalk with a 1.5 m treed/grass boulevard with transition to meet the existing frontage treatments on Gilbert Road to the north and south of the development's frontage.

Conclusion

The proposal is to develop two front-to-back duplexes on the subject site after subdivision, with vehicle access from Francis Road via a shared driveway.

The applicant had addressed issues identified through the Rezoning Application review process, as well as additional staff comments regarding site planning, urban design, architectural form and character and landscape design identified as part of the DP application review process. The proposal as designed meets the applicable policies and design guidelines contained in the OCP.

On this basis, staff recommend that the DP be endorsed, and issuance by Council be recommended.

Alexander Costin Planning Technician – Design (604-276-4200)

AC:js

Attachment 1: Development Application Data Sheet Attachment 2: Location Map

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$123,060.30 (including all materials, installation, and a 10% contingency). To accompany the landscaping security, a legal agreement that sets the terms for use and release of the security must be entered into between the applicant and the city.
- Payment of all fees in full for the cost associated with the Public Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

- Incorporate accessibility measures in Building Permit (BP) plans determined via the Rezoning and/or Development Permit Processes.
- Incorporate environmental sustainability measures (e.g., wall assemblies, heat pumps, heat recovery ventilation etc.) in BP plans as determined via the Rezoning and/or Development Permit Processes.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. 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 MMCD Traffic Regulation Section 01570.
- If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

*This requires a separate permit.

7266405

Development Application Data Sheet

Development Applications Department

DP 23-011608			Attachment 1
Address:	8220 Gilbert Road		
			Raghbir (Rick) Bowal and Meena
Applicant:	Rick Bowal	Owner:	Bowal
Planning A	.rea(s): Broadmoor		

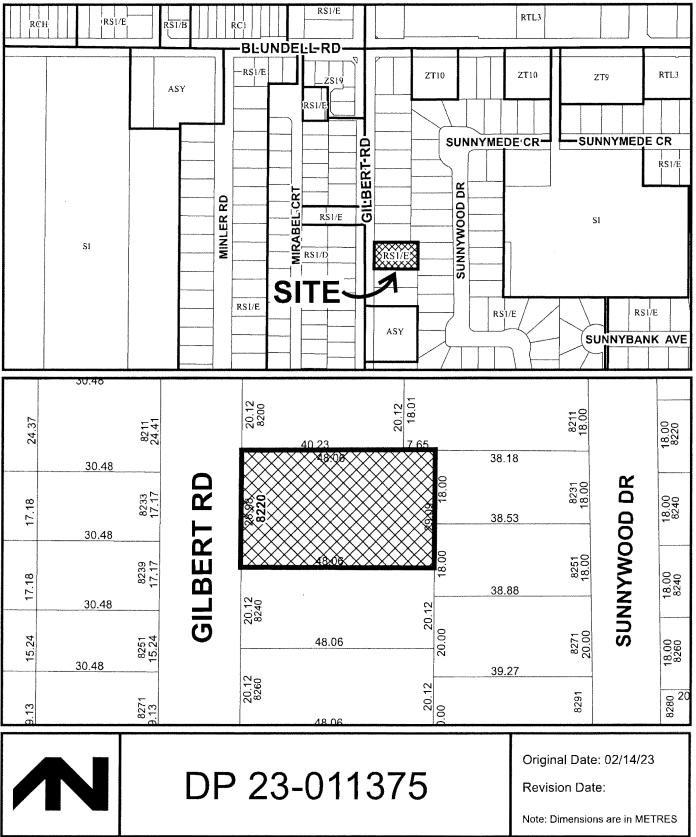
	Existing	Proposed	
Site Area:	1,390.9 m² (14,971 ft²)	North lot – 695.4 m ² (7,485 ft ²) South lot – 695.5 m ² (7,486 ft ²)	
Land Uses:	One Single-Detached Dwelling	One front-to-back Duplex on each new lot created	
OCP Designation:	Neighbourhood Residential	No change	
Single-Family Lot Size Policy Designation:	Lot Size Policy 5442 amended to exclude subject property on December 19, 2022	No change	
Zoning:	Single Detached (RS1/E)	Arterial Road Two-Unit Dwellings (RDA)	
Number of Units:	1	4	

On Future Subdivided Lots	Bylaw Requirement	Proposed		Variance	
Floor Area Ratio:	The lesser of 0.60 FAR and	North lot:	0.48 FAR (334.3 m²)	None	
	334.5 m ²	South lot:	0.48 FAR (333.66 m²)	permitted	
Puildable Floor Area (m ²):	334.5 m ²	North lot:	334.3 m² (3,598 ft²)	None	
Buildable Floor Area (m ²):	(3,600 ft ²)	South lot:	333.66 m² (3,590 ft²)	permitted	
	Buildings: Max. 45%	North lot:	Buildings: 37% Non-porous Surfaces: 37% Live plant material: 27%		
Lot Coverage (% of lot area):	Non-porous Surfaces: Max. 70% Live plant material: Min. 25%	South lot:	Building: 38% Non-porous Surfaces: 38% Live plant material: 27%	None	
Min. Lot Size:	464.5 m²	North lot: 695.4 m ² South lot: 695.5 m ²		None	
Min. Lot Dimensions (m):	Width: 10.35 m Depth: 30.0 m	South lot: 695.5 m ² Width: 14.5 m each Depth: 47.8 m each		None	



On Future Subdivided Lots	Bylaw Requirement		Proposed		Variance
	Front:	Min. 6.0 m		6.0 m	
	Side:	Min. 1.2 m		1.2 m	
Setbacks (m):	Rear:	Min. 9.583 m for up to 60% of 1 st storey rear wall and 10.7 m for at least 40% of 1 st storey rear wall and all of 2 nd storey	9.583 m for 60% of 1 st storey rear wall and 10.7 m for 40% of 1 st storey rear wall and all of 2 nd storey		None
Height (m):	The lesser of 2 storeys or 9.0 m		2 stor	eys (7.6 m)	None
On-site Resident Parking Spaces per lot:				ces per unit aces total)	None
On-site Visitor Parking Spaces: 1 space (shared between 2 lots)		1 space (shared between 2 lots)		None	
Grand total:	Grand total: 9 spaces		9 spaces		None
Private Outdoor Space:	or Space: Min. 30 m ² per unit		North Lot: South Lot:	$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$	None







No. DP 23-011608

To the Holder:	Raghbir S Bowal	
Property Address:	8220 Gilbert Road	
Address:	11471 Bird Richmond BC V6X 1N7	

- 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 # 13 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 \$123,060.30 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 23-011608

To the Holder:Raghbir S BowalProperty Address:8220 Gilbert RoadAddress:11471 Bird Richmond BC V6X 1N7

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.

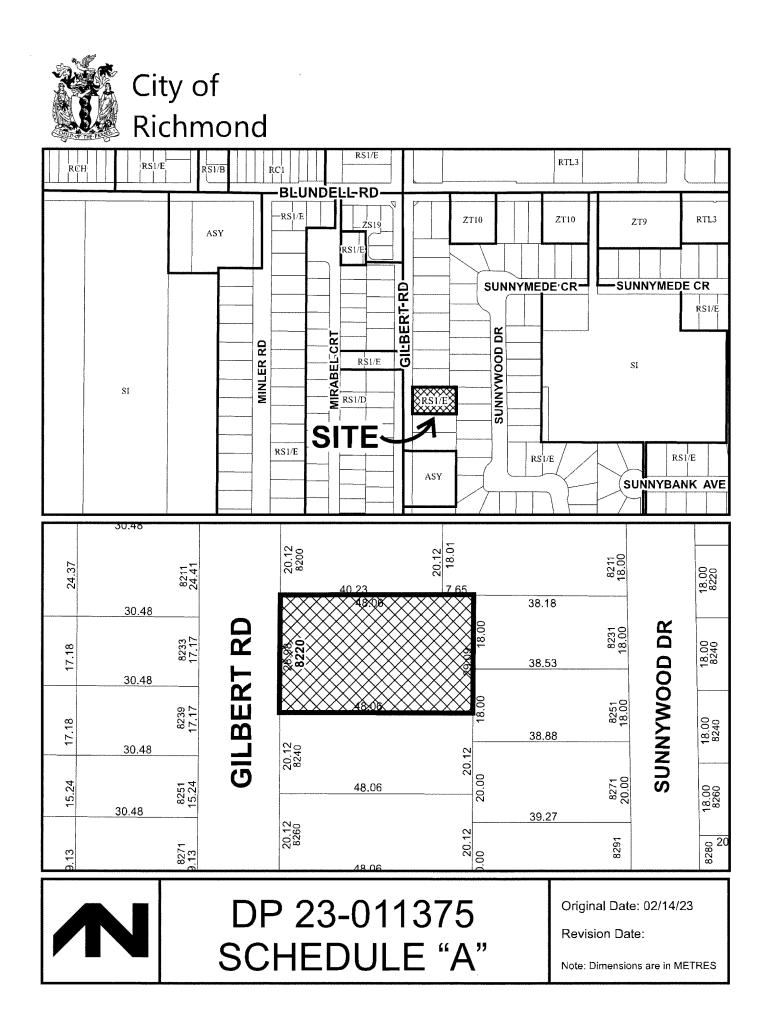
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.ISSUED BY THE COUNCIL THEDAY OF,

, .

DELIVERED THIS DAY OF

MAYOR

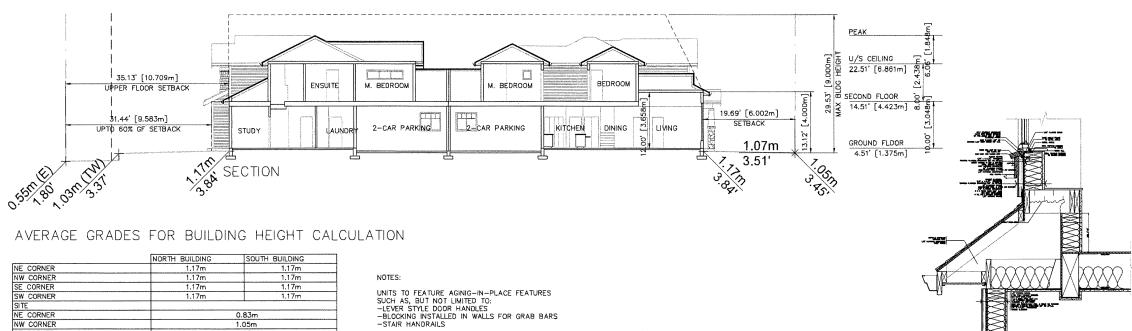


NORTH LOT

	EXISTING	PROPOSED:
SITE AREA:	1390.60SM (14967.89SF)	695.40SM (7485.04SF)
LAND USES:	SINGLE-FAMILY DWELLING	DUPLEXES
OCP DESIGNATION:	RESIDENTIAL	NO CHANGE
ZONING:	RS1/E	RDA ARTERIAL ROAD DUPLEX
NUMBER OF UNITS:	1	2
	ALLOWED/REQUIREMENTS:	PROPOSED:
FLOOR AREA RATIO: (NET)	0.600 (417.24SM) MAX. (334.5SM)	0.481 334.3SM(3598.57SF)
LOT COVERAGE:	BLDGS: 0.450 (312.93SM)	0.367 (255.32SM)
SETBACK-FRONT (WEST)	6.0m (19.68')	6.020m (19.69')
SETBACK-REAR (EAST)	60% GF:20% LOT DEPTH(9.583m)	9.583m (31.44') &
	REST: MAX.10.7m	10.726m (35.19')
SETBACK-SIDE (NORTH)	1.2m (3.94')	1.250m (4.10')
SETBACK-SIDE (SOUTH)	1.2m (3.94')	1.219m (4.01')
HEIGHT: (m)	9.000m (29.527')	7.650m (25.10')
LOT SIZE:	28.99m X 47.897m	14.496m X 47.894m
OFF-STREET PARKING RESIDENTIAL/COMMERCIAL:	4 AND 1	4 AND 1(SHARED)
OFF-STREET PARKING ACCESSIBLE:	N/A	0
OFF-STREET PARKING TOTAL	5	5
TANDEM PARKING SPACES:	NONE	NONE

SOUTH LOT			XXX
	EXISTING	PROPOSED:	
SITE AREA:	1390.60SM (14967.89SF)	695.50SM (7486.12SF)	
LAND USES:	SINGLE-FAMILY DWELLING	DUPLEXES	
OCP DESIGNATION:	RESIDENTIAL	NO CHANGE	
ZONING:	RS1/E	RDA ARTERIAL ROAD DUPLEX	MATTHEW CHENG
NUMBER OF UNITS:	1	2	ARCHITECT INC.
	ALLOWED/REQUIREMENTS:	PROPOSED:	9nii 202 - 676 EVANS AVENTE VANCOUVER: BC VKA 189 Tel: (601714301 - Fax: (601731-3808 Ed: (604) 649-0669 / Email: mathew/funca.ca
FLOOR AREA RATIO: (NET)	0.600 (416.53SM)	0.480 333.66SM (3591.48SF)	
	MAX. (334.5SM)		THIS DRAWING MUST NOT BE SCALED THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND
LOT COVERAGE:	BLDGS: 0.450 (308.87SM)	0.370(257.57SM)	LEVELS FRIOR TO COMMENCEMENT OF WORK ALL ERORS AND CARSIONS SHALL BE REPORTED IMMEDIATELY TO THE ACCINECT. COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND ATALL THES REVAIN THE EXCLUSION FROMERTY OF
SETBACK-FRONT (WEST)	6.0m (19.68')	6.020m (19.69')	MATTHEW CHENG ARCHITECT INC. AND MAY NOT BE PSED OR REPRODUCED WITHOUT PRIOR WRITTEN
SETBACK-REAR (EAST)	60% GF:20% LOT DEPTH(9.583m)	9.583m (31.44') &	CONSENT
	REST: MAX.10.7m	10.70m (35.10')	No Date Revision
SETBACK-SIDE (NORTH)	1.2m (3.94')	1.237m (4.06')	
SETBACK-SIDE (SOUTH)	1.2m (3.94')	1.219m (4.01')	
HEIGHT: (m)	9.000m (29.527')	7.638m (25.06')	
LOT SIZE:	28.99m X 47.897m	14.496m X 47.894m	
OFF-STREET PARKING	4 AND 1	4 AND 1(SHARED)	
RESIDENTIAL/COMMERCIAL:			
OFF-STREET PARKING	N/A	0	
ACCESSIBLE:			1
OFF-STREET PARKING TOTAL		5	_
TANDEM PARKING SPACES:	NONE	NONE	Consultants

FINAL FRONTAGE IMPROVEMENT NEED TO BE FINALIZED AND CONFIRMED AT THE SERVICING AGREEMENT DESIGN PROCESS



	NORTH BUILDING	SOUTH BUILDING				
NE CORNER	1.17m	1.17m				
NW CORNER	1.17m	'm 1.17m				
SE CORNER	1.17m	1.17m				
SW CORNER	1.17m	1.17m				
SITE						
NE CORNER		0.83m				
NW CORNER		1.05m				
SE CORNER		0.60m				
SW CORNER		1.05m				
AVERAGE BUILDING GRADE		1.07m				
HEIGHT:	8.03m	7.64m				

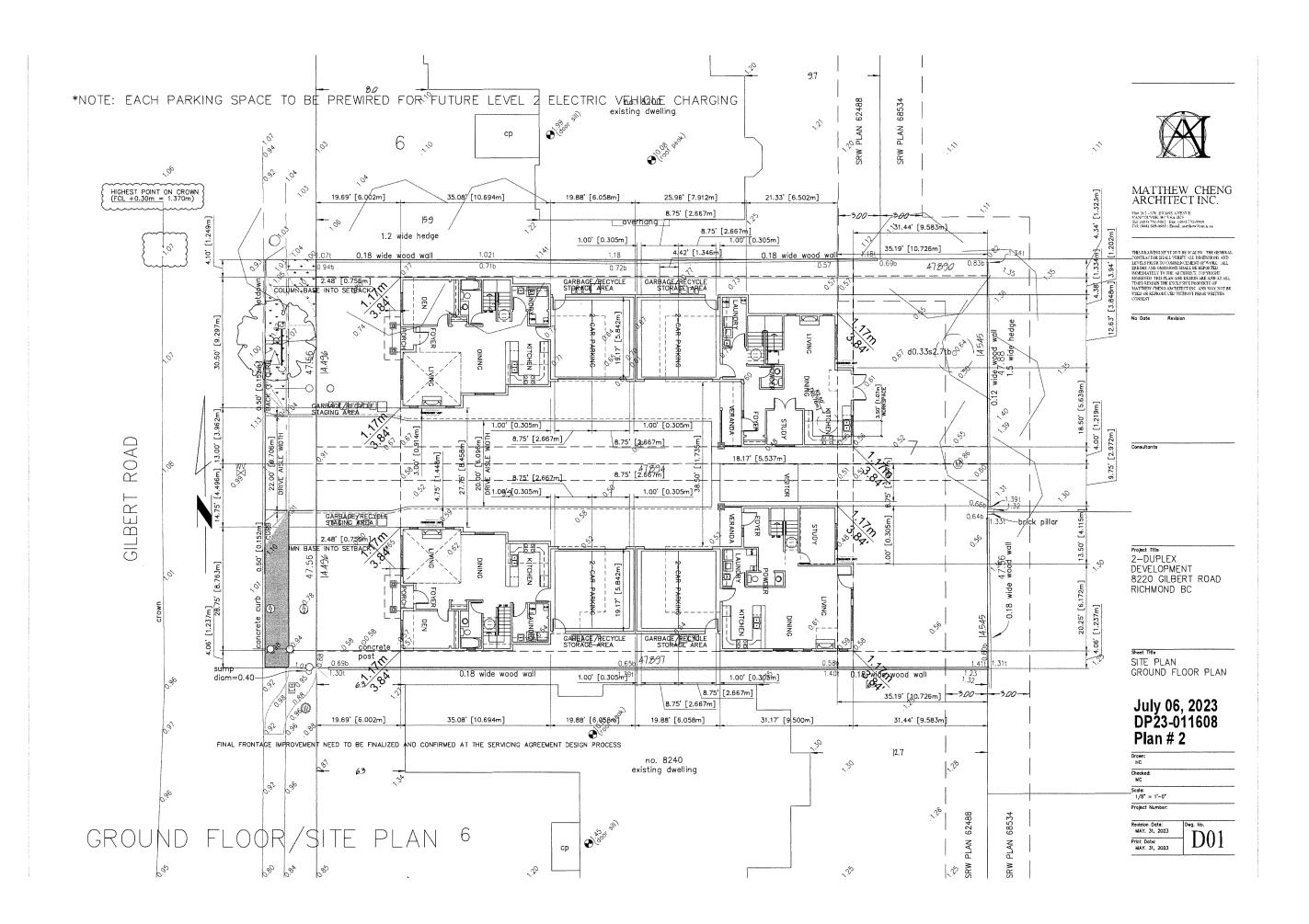
BOX WINDOW DETAIL

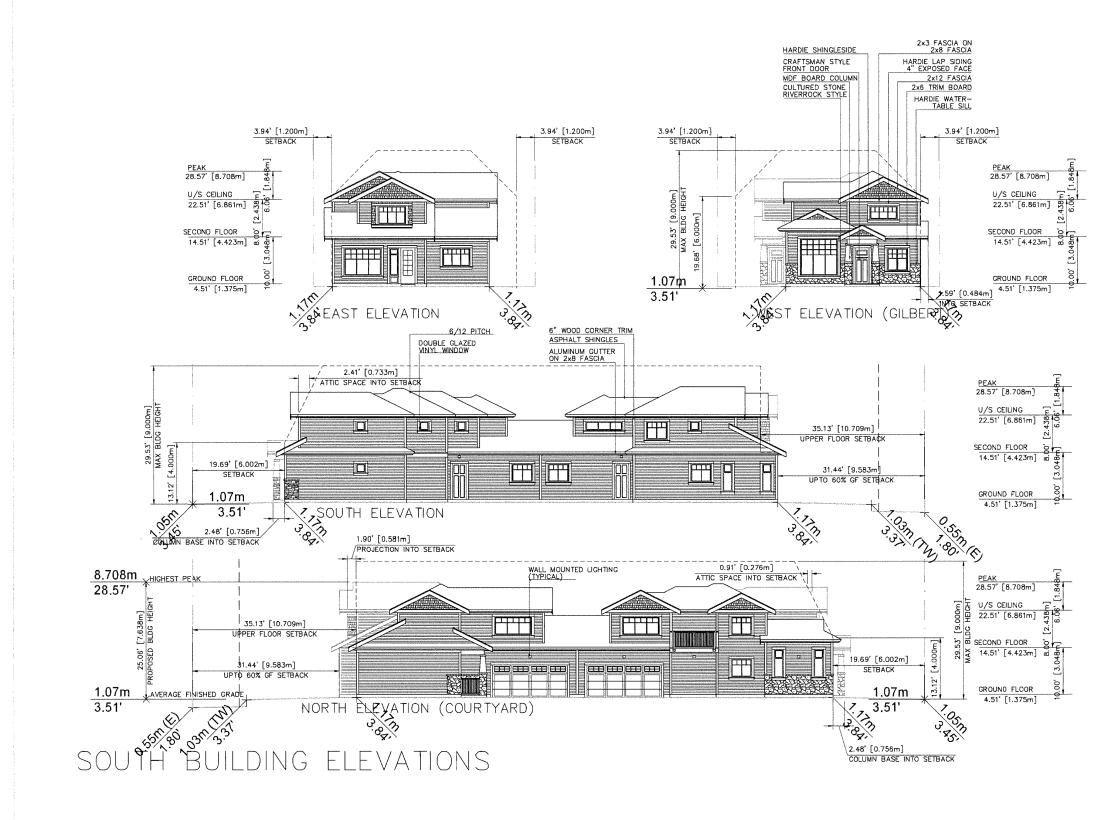
Project Title 2--DUPLEX DEVELOPMENT 8220 GILBERT ROAD RICHMOND BC

Sheet Title PROJECT DATA

July 06, 2023 DP23-011608 Plan # 1

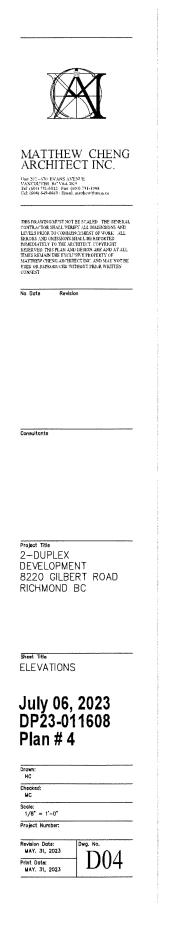
Drawn: HC	
Checked: MC	
Scale: 1/8" = 1'-0"	
Project Number:	
Revision Date: MAY. 31, 2023	Dwg. No.
Print Date: MAY. 31, 2023	- D00





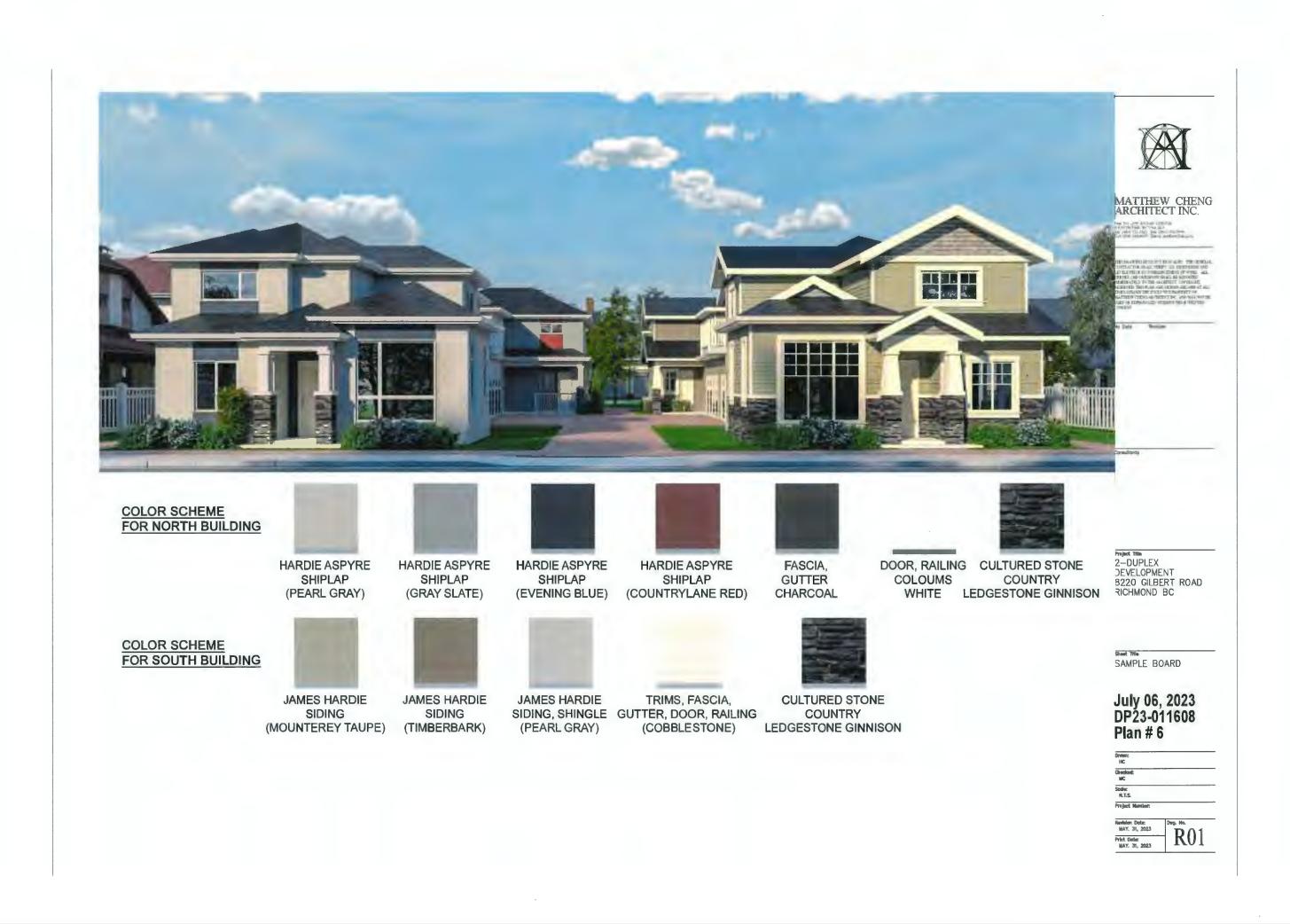








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	Scole: 1/8" = 1'-0"	Dwg. No.
	Project Number:	_ D03





NORTH LOT

FHH

SOUTH LOT





AUTO COURTYARD FACING EAST

MATTHEW CHENG ARCHITECTINC.
THIS DAAWING MICST NOT BE SCALED. THE GENERAL CONTRACTOR SFALL VERITY ALL BAILRENDOR AND LEVEL FROM TO COMBINIZATION OF WORK ALL DAARDANATY TO TO MAIN THE ACTIVITIC TO WIDE BAILTON AND THE ACTIVITIC TO OWNER BESERVED THIS FLAN AND DESIGN AND AND TALL THESE SEALAN THE SCLUSTER'S PROPERTY OF WATTINEY CHENG ARCHITECT INC. AND MAT NOT BE USD OR BERNOVCED WITHOUT PRIME WHITTEN CONSENT
No Dobe Revision
Consultoria
Project Title 2-DUPLEX DEVELOPMENT 8220 GILBERT ROAD RICHMOND BC
Sheet The RENDERINGS
July 06, 2023 DP23-011608 Plan # 8
Drown: HC Chacked: 4/C State: MTS
Project Mumber:
Print Defac MAY. 31, 2023 R04



AUTO COURTYARD FACING SOUTH

AUTO COURTYARD FACING NORTH

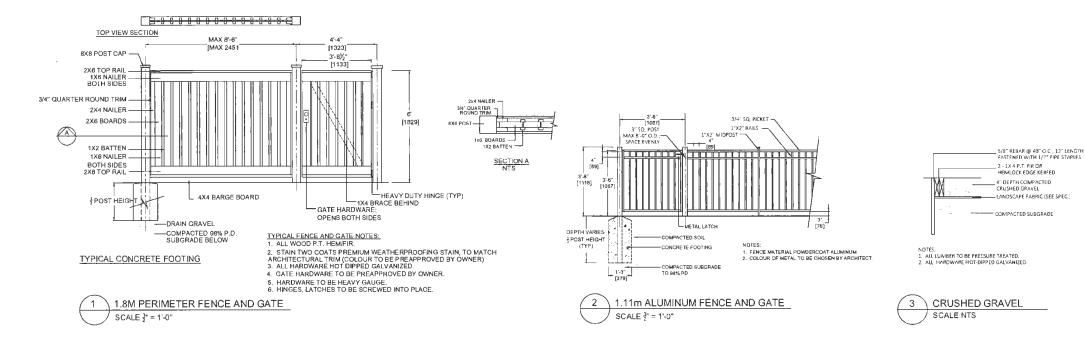






	23.07.05	HEAT PLIMP LOCKTIONS	84
	71.06.22	NEV. PER PLANNING COMMENTS	ev.
	23.06.20	CIVIL ENG. COURD: COMM. CONDUIT	61
	23.JUN.05	REFUENDISION PER PLANNING COMMENTS	84
	33.0CT.17	RESUBINIESION PER PLANNING COMMENTS	
	21.APR.26	GRADING, AIRCH PATIO REV.	
	21-12-06	NEW TO SITE PER PLANNING COMMENTS	
).	DATE	REVISION DESCRIPTION	DR

20-152



WHAT OF	CHEDULE		PMG JOB NUMBER: 20-152
YTD YE	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
EE			
1	ACER GRISEUM	PAPERBARK MAPLE	8CM CAL; 1.8M STD; B&B
	CHAMAECYPARIS NOOT. 'GREEN ARROW'	GREEN ARROW FALSECYPRESS	3.5M HT. 868
N 1	FAGUS SYLVATICA DAWYCKII PURPLE'	PURPLE FASTIGIATE BEECH	8CM CAL; 1.8M STD, B&B
	MAGNOLIA x 'GALAXY'	GALAXY MAGNOLIA	6CM CAL; B&B STD
	PICEA GLAUCA 'PENDULA'	WEEPING WHITE SPRUCE	3.5M HT. 868
	PINUS NIGRA 'ARNOLD'S SENTINEL'	ARNOLD'S SENTINEL PINE	3.5M HT; 888
2 2	STYRAX JAPONICUS 'PINK CHIMES'	PINK CHIMES JAPANESE SNOWBELL	6CM CAL; 1.8M STD, B&B
	SYRINGA RETICULATA IVORY SILK	IVORY SILK LILAG TREE	6CM CAL: 1.8M STD; B&B
RUB			
AB 4	ABELIA 'ROSE CREEK'	ROSE CREEK ABELIA	#3 POT
AU 28	AUCUBA JAPONICA (ROZANNE)	ROZANNE AUCUBA	#3 POT- 50CM
B 38	BUXUS MICROPHYLLA WINTER GEM	WINTER GEMILITTLE LEAF BOX	#2 POT: 25CM
DW 20	DAPHNE X ROSSDORFH 'WILHELM SCHACT'	WILHELM SCHACT DAPHNE	#2 POT
H 19	HYDRANGEA M, 'BLUEB:RD'	BLUEBIRD BIGLEAF HYDRANGEA	#3 POT: BICM
ISK Z	ILEX SKY SENTRY	SKY SENTRY HDLLY	1.0M HT
MA 4	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT DREGON GRAPE	#3 POT; 50CM
R2 6	RHODODENDRON 'HOTEI'	HOTE (RHODODENDRON	#2 POT: 30CM
RP 8	RHODODENDRON 'P.J.M. COMPACTA'	PJM COMPACT RHODODENDRON	#5 POT
RO 1	ROSA 'NDARTRAUM'	CARPET ROSE: PINK	#2 POT; 40CM
YD 12	TAXUS X MEDIA 'DENSIFORMIS'	DWARF ENGLISH YEW	#3 POT, SHEARED
Y 59	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.DM HT
TH 28	THUJA OCCIDENTALIS (SMARAGD)	EMERALD GREEN CEDAR	1.5M HT. 868
0 9	VIEURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT, 30CM
RENNIAL			
8B 13	HEUCHERA 'BRESSINGHAM BRONZE'	BRESSINGHAM BRONZE CORAL BELLS	#1 POT
L 37	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE ULY-TURF	#1 POT
3			
X 140	AJUGA REPTANS VARIET, ES	CARPET BUGLE (DWARF MIXED VARIETIES)	IDCM POT
F 80	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT: 20CM
X 140 F A0 ES PLANT CIFIED AS PE	AJUGA REPTANS VARIETIES POLYSTICHUM MUNITUM SIZES IN THIS LIST ARE SPECIFIED ACCORDING T ER CHLAS STANDARD. BOTH PLANT SIZE AND CORT AND OTHER PLANT MATERIAR REQUIREMENTS.	CARPET BUGLE (DWARF MIXED VARIETIES)	IDCM POT #1 POT: 20CM CAPE STANDARO, LATEST EDITION, CONTAINER FER TO SPECIFICATIONS FOR DEFINED CONTAIN E FOR OPTIONAL REVIEW BY LANDSCAPE ARCH

PAVING KEY:		
Ā	PATTERN A: AQUAPAVE VENETIAN PAVERS 90mm TH ABBOTSFORD BRAND (OR SIMILAR) RANDOM ASHLAR PATTERN ALIGNED AT 0 DEG SANDALWOOD COLOUR PAVERS EDGED WITH SINGLE SOLDIER COURSE AND HIDDEN CONCRETE CURB	
B	PATTERN B: AQUAPAVE VENETIAN PAVERS 90mm TH ABBOTSFORD BRAND (OR SIMILAR) RANDOM ASHLAR PATTERN ALIGNED AT 0 DEG CHARCOAL COLOUR ROAD PAVERS EDGING: 12" WIDE SMOOTH TROWEL FINISH CONCRETE BANDING DRIVEWAY EDGING: SINGLE SOLDIER COURSE WITH HIDDEN CONCRETE CURB	
©	PATTERN C: AQUAPAVE OLD COUNTRY STONE PAVERS 60mm TH ABBOTSFORD BRAND (OR SIMILAR) RUNNING BOND, RANDOMIZED SIZES SHADOW COLOUR 90%: CHARCOAL 10% RANDOMIZED COLOUR DISTRIBUTION; PROVIDE BLACK ALUMINUM PERMALOC EDGE TO ALL SIDEWALKS AND PATIOS.	ABOTFORD

GENERAL IRRIGATION NOTES:

1. LANDSCAPE CONTRACTOR TO PROVIDE SEPARATE CONTRACT TO LANDSCAPE INSTALLATION. 2. ALL SOFT LANDSCAPE TO BE IRRIGATED WITH LOW FLOW IRRIGATION TO PLANTER BEDS, AND IN-GROUND SPRINKLER IRRIGATION TO LAWN AREAS.

3. IRRIGATION CONTRACTOR TO PROVIDE AN EFFICIENT DESIGN-BUILD AUTOMATIC SYSTEM TO HABC STANDARDS, WITH MOISTURE SENSORS, AUTOMATIC RAIN GAUGE.

4. SYSTEM ACCESSED WITHIN BUILDING, WITH A MAIN CONTROLLER.

5. REFER TO MECHANICAL AND ELECTRICAL CONSULTANT DRAWINGS FOR COCRDINATION & FOR IRRIGATION STUB-OUT LOCATIONS.

6. IRRIGATION PLAN TO MEET OR EXCEED ALL RELEVANT REQUIREMENTS FOR MUNICIPAL APPROVAL.

7. IRRIGATION DESIGN TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT.

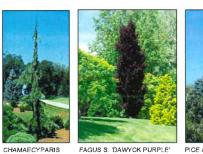
PROPOSED TREES

STREET TREE PROPOSED SPECIES/VARIETY: TO BE CONFIRMED BY CITY OF RICHMOND

N. 'GREEN ARROW'



ACER GRISEUM



FAGUS S. 'DAWYCK PURPLE'



PICE ABIES 'PENDULA'







SYRINGA RET. IVORY SILK

PINUS 'ARNOLD'S SENTINEL' STYRAX 'PINK CHIMES'

MAGNOLIA 'GALAXY'



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SEAL:

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 13 20 76 27
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 13 20 76 27
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 RUMINES COM REPAIL

 14 11 26
 REVISION REPAILING COMMENTS

 NO.
 DATE
 REVISION DESCRIPTION
 CLIENT:

July 06, 2023 DP23-011608 **Plan # 11**

WITH: MATTHEW CHENG ARCHITECT

PROJECT 2-DUPLEX DEVELOPMENT

8220 GILBERT ROAD RICHMOND, BC

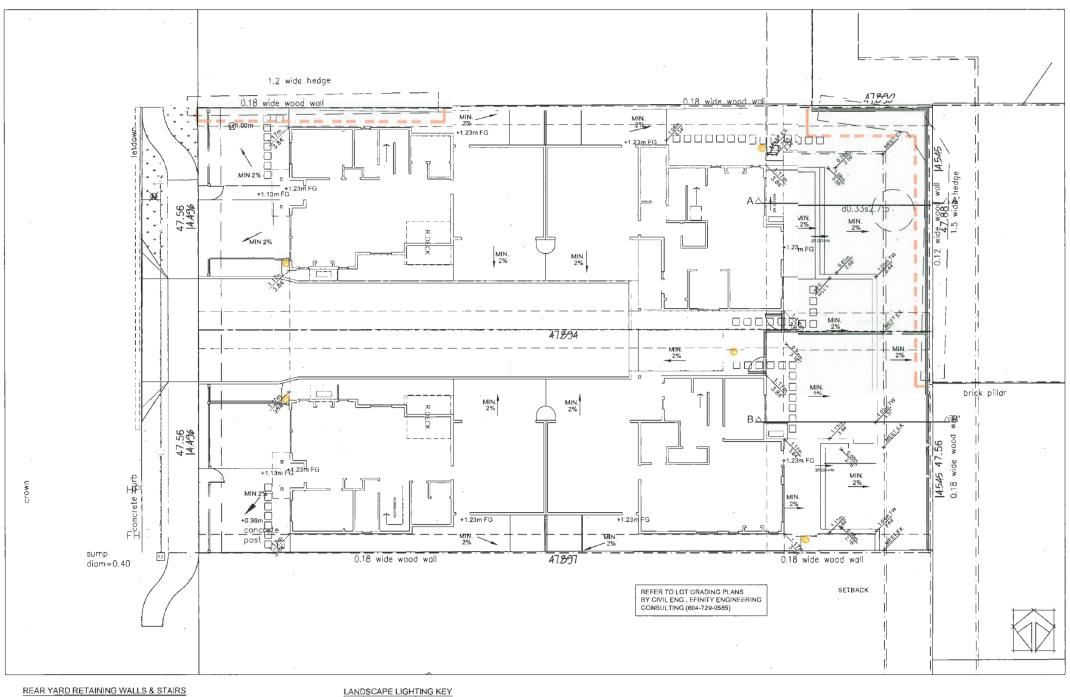
DRAWING TITLE:

LANDSCAPE DETAILS

DATE: 12.12.09 DRAWING NUMBER SCALE: VARIES L2 DRAWN: 8) DESIGN: CHKD: РСМ OF 5 PMG PROJECT NUMBER: 20-152

CITY OF RICHMOND DP #23-01150

20152-5C ZIP





FEAR. YARD GARDEN PETAINING WALLS AND STAIRS: PISA ONESTONE CONCRETE BLOCKS ABBOTSFORD BRAND (OR SIMILAR) PATTERN 2, GRANITE COLOUR INSTALLED PER MANUFACTURER'S SPECIFICATIONS



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SEAL

7	23 07 05	HEAT PUMP LOCATIONS	81
6	23 06.22	REV PER PLANNING COMMENTS	BJ
5	23.06.20	CIVILENG CODRD: COMM. CONDUIT	в
4	23 JUN.05	RESUBMISSION PER PLANNING COMMENTS	U.
э	22 OCT 27	RESUBMISSION PER PLANNING COMMENTS	BJ
z	22 APR.26	GRADING, ARCH PATIO REV.	BU
1	21-12 06	REV TO SITE PER PLANNING COMMENTS	B/
NO	DATE	REVISION DESCRIPTION	DR.

CLIENT:

July 06, 2023 DP23-011608 Plan # 12

WITH: MATTHEW CHENG ARCHITECT

PROJECT: 2-DUPLEX DEVELOPMENT

8220 GILBERT ROAD RICHMOND, BC

DRAWING TITLE:

GRADING PLAN & LIGHTING PLAN

DATE: 12.12.09 ORAWING NUMBER SCALE: 1/8"=1"-0" L3 DRAWN: B2 DESIGN: ÓF 5 CHK'D: PCM

20-152

CITY OF RICHM OND DP #23-011608 20152-6C.2IP

PMG PROJECT NUMBER:

									7
ART ONE GENERAL RE	QUIREMENTS			PART THREE SOFT LANDSCAPE DEVELOPMENT 31 REDRINK OF EXISTING TREES	- P.	ART THREE SOFT LANDSCAPE DEVELOPMENT	F - CONT		PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT
REFERENCES 1 COIC One 2 2000				 He control of 2000 He contact Prior to any work as still - periodic behickuit renue angland groupings indicated as interfacing plants as negativities returning means. It is associationant the indicated activities of all ray frees as avera is remain. Obscore interactionaries at a start-up meaning with the Landscape Architect. 		.8 Application Rates .1.1 Second Michael OS kg/hz (125 (hs/ecro) .1.2 Factilizzen 112 kg/hz (110 (hs/acro)			. M.A. For all plant national, the Labiscope Architect reasones the right to entand the Contractor's may mailwilly for an and gravith in net softweet to usuare future satisfactory provide. . M.S. When the Domes is requesting in the content and has not provided alogate notebource, the plant region
	ionalitieus of Contract le conjunction with this et addina announced ha the Constant Contains			2 A physical barrier must be last allat to believe the classing boundaries. Ratio to physical harrier futual. If det all not provided, couply with local methyle coupling of the set of the		. A.S. Constal Whittower Miss. Where uperlifted, apply ET like/acred (1/4 Hz; Filk of grass seed) . A.S. Notes:			We gravity to an surface of a lower wave a surface of gravity (white). 18.5 There the Same Terreport for Same Same and Same and Same Same Same Same Same Same Same Same
 cariman caraceps Symbols, (a) et and contentate shall a sed Altenderic as a (extraction). 	er wernen, properto ay rmi Canadan Society e set out in the Canadian Landscape Standard o	- consequences and the Canadian C rizes apparts and by His specification or a	ndiscipe & Hursery Association, Johnhy, Ali work i Arected by Landacape Architect with written	3 No mathing travel through ar within regulation notamizes aroun or wellin arounds of trans in he relation is silvered.		1.1.1 At the time of Tender provide a complete chart of all comparents of the 1.4.2 Fartilizar:	nic proposed including match, inclution,	uster etc. Sleped alles require tacàllar.	36.6 The Londrizon Contractor is responsible to replace any plact estimite or replat any constructive induced in the Co the Carlification of Completion. 38.7 Destriant from the specifications way require estimation of the Viermaty Partial as delumined by the Landscape Au
3 MASTER MINKIPAL SPECIFICATIONS Association, and the Municipal Employers	6 STANDARD DETAILS, 2000 within, proper	d by the Consulting Engineers of British Co	undia, Roothunders and Heavy Construction	A Da ant alzolgsla sol, construction polentija, er aspentele anteriale vittin regulation retantion areas.		1.1.2.1 Rough Grass: If a well analysis in available, comply with results. 1.1.2.2 Laws Where hydrocouchy is approved, comply with sell analysis recom			3.7 Detiction from the specificities way regive an antibal of the Varmety Parton as determined by the Landscape A 3.9 INSTALLING LANDSCAPE ON STRUCTURES
	n Olekalar 1960 SYSTEM, 2006 Propered by Hackrights	n bekenten Anneristion af Rettich Fakardia		5 De ont purk, faui er service vehicles villein vegetablen relentien mess. 4 No detric fore: staarbe fores of track banden shall be normatited within vegetablen ansas.		.3 Accurately measure the quantities of each of the materials to be charged in measurements. The meterials shall be added to the tank while it is being filled a	ito the tank either by mass or by a coun eith water, in the following sequence; se	nosly accepted system of mass-calibrated volume and, fertilizer, Thoroughly nix into a humogeneus storry.	3.18 INSTALLING LANDICAPE OF STRUCTURES .1. Verify that drahappe and production material is completely installed and acceptable before beginning work. Contact La
5 MANKPAL BYLAWS AND DISPETE				A no events true, casting mession transition barries and a permitted within regionary analy. 3 No exercisions, (casting residue transfers of any other damption shill be permitted within regardling relates without a review of the proposed according to the proposed to the proposed according to the proposed to the propo		nacconstrict. The methods shall be deter is the invited its being field who who, the fidency or spaces and be filter. However, while its basegueses story. After charging all as write or allow anisotic is the holder. To not least sharp this limit for more than (or id) here. 3.9 Generation of the store of the article of the sets the hydrogeneous description of any spectrum of collecting or na weaks to few and/or martners.			 Constants work with construction of planturs and planter drainage. Yestly that Austra drains are in plant and goaline drainage to cost drains in present prior to placing any drain rod
TESTING				the Landscope Architect.		.10 Unitribute storry uniterasty over the sufface of the area to be hydroseedin .11 Clean up. Revove all exterials, and effect debris resulting from sanding ope		minist non existing of the order to torm visitories surraces.	 Provide cham out at all threads-size drain localises. Use 30 feer of de. PVC Fig. Rivel with drain reck units states.
.1 A correct last over than one most pre-appreval by the Landscape Archite	l test for all growing medium to be used on t ct. Deliver growing medium test results to L	his site is required. Provide and pay for te autocapa Architect for review and approval	they by an independent festing fackily prior to placeburk. Refer to Section 3.4 Growing	3. Do not usi invadues in reals of relation trees without the approval of the Landscape Architect. 3. Any damage to obtain exceptation interded for preservation with a codect to evaluation by an U.S.A. Certified Animital mine the "Solide for Plant Approximal", Dath Edition.		17. Winterstore Stals asia human in addition of its continue of excision for	- Al dure of the Substratial Constantion of	mi with accepted by the Owner, Re-need at three week	A install grain rock evening to a mitteen depite of 4" (Diamaier alianate sheat draw if spectred, teated sheat draw a
	r ce-test waterials. Contractor responsible			3 Any damage to obtaining regenation introduct for preservation will be undirect to evaluative by as U.S.A. Certified Arientist many the "Davide for Plant Approximat", Uppin Latinos, 1972. 31. Regulacement planting at expensional modes to the delumbance will be required. The certain of the regulacement planting will be the requerealisity of the	·		temperary wire or twise factor complet of intervals to maintain algorous growth	e with signage until grass area is taken over by the suntil grass is taken over by the Duner. It is the Duner's	S Cover drain rock for atturnate sheet drain & specified on draving details) with Atter takes tapping 6° (150m) at sill
3 DAMET FELETYES THE PAPER TO THE F	r ne-resi karenas, Lunitaciar responsale	n bet tar terning i neterias es tar occi	pebisanan.	2.1. Separate priming an operation wave to the analytics was a represented on the existence and on the representing on the requirements on the representation of the personal superscript separately on the factorization.		responsibility to supply writer at no octra cost to the Contract. .13 Acceptance of the Rough Grass Access: Proper genetication of all apadrical			placing growing medium. 6 Pince an even larger of 25 - 59em clean worked punc sand over Alian Tabric.
	on that contained in the contract documents	must be pre-approved by the Landscape As	difect.	. O la municipalifica vitta questic iras referitant/replacament loplanes ensure complianes ta loplanes.		.13 Acceptance or me study to take Access Proof of generations of a superior well established, with no apparent dead or here spots and shall be reasonably Study days after substability completion, wear working the conditions for shart of growing season, provided that the above conditions for acceptance are	grade apecies in the responsesivity of th true of weeds the Canadian Londscape St Libe taken over by the Damor, American	n carrier pe corrector, con grace units on renconancy andard, Section 13 Maintenance Lumi, 4 (Open space) adei in Fell will be accorded in Section one mesh after	3 Finds an energy in (2) - per sum annual pays per energy in the set 3. Finds graving nedue to depths spectful in Stellen 35 aben for various surface insubments. Refer to Drudey det ins Strendsan block ever frain much they be in privile waveful kurfus finalities at edges. Buff each place heitig teget
2 Subalitais to consist of product of	mple or benufacturer's product description.			.11 In all within their means of construction may default winting regult line intended for preservation, contact Landscape Architect for review prior to construction construction.		shart of growing season, provised that the above conditions for acceptance are	hilling.		Use Styrefon block over drain rack shapet to provide mostly warters fromition at edges. Built each pleze lightly toget nigrating downward
STITE REVIEW	Architect's Cantrol with the Owner and when	e tha I andrease, Ambliert is the designate	Sraviewer, the Landscape Architect will almerne	11 GRUMES 1 Emus a shared is reasoned to reafore to deside specified to Surfan 35 Granden Herkan Simple being. Where charter is beforded from to exhibit threat arrester		LAWN AREAS - SODDING			3.11 ESTABLISHENT MAINTENANCE Provide a supurale price for this section)
construction as is necessary in their op appropriate times. Allow two days polic	ition to confirm conformates to the plane an z. Observation schedule way include but will	i specifications. Contact Owners Represent not be itsited to the folicating	stive to arrange for alle observation at the n preservation issues, general landscape bysues	1 Ensure categories is prepared to continue to depites specified to Section 35, Growing Hadwa Supply, below, where planting is indicated done to exhibit prece, prepare unitable planting packets for material indicated on the planting dam. Shape polygrate to elements from strenging value and contorn to the site grading and craiting plan.		3. Commit Treat dis must derived a loss sons on its baringe plan between all property lines of the project hinders at landers to inder at noise and theme. 3. Commit Treat dis must derive all social provides the social property of the social provides of the field of the social provides of			.1. Interf. The Intert of "activitience" existing and the second methods care to every includat part extents for the long term excess of the planking. The discillence is the adaptition of planks to a new site is under the orbital the dual of all as all surveisance or years canceled with the proper estimations." It is include and a sub-ordinate party of the second second second second second second second second second second second second second second second second seco
ani nunico il renvinenniti.				2 In object in excess of 31 freech subgrade markes slope to 51mm (47 minimum at 15m 15 Hz internet windown).					failure and unnecessary serie assessively with heproper establishment. Establishment of wated ensure procedenes apply the figures are as and new trees and shown.
AZ Start Up Site Heeting, Lasthcape In held to curview aspected work and to for this specifiej.	Construct (it separate): At the start of work : serify the accuptability of the subgrude and	with Durner's Representative, Sile Superiot- general site canditions to the Landscope G	iedent and Landscape Contractor; a neeting is ta intractor. Pravide, growing nucleus test results	3 Scritty the estimation and interded prior to placing proving notion. Be-cultivally where vehicular traffic estually in competition during the construction procedures, Ensure shall all planting areas are smoothly conferred within fight compaction to delated grates.		3 Time of Sadding: Sad from April (et to October to). Further extansions may			2. Haintenance Period: Provide maintenance of installed landaceping for Q mentfor following relationistic completion.
	naturiais and worknamskip an nacesnary thre iudio Sate Lawnot, Rough Brading, Growing Mar	ugh the course of the work. Review of 187 four - acadity, deather, finish wedlere Drains	lerent appects of the work may be doubt with an go und Draicage Materiale; Lawen or Grann areas; in and layout, tree support; thiddy (rejustion	J. Einitarie standag weiter fram till ferinket graden. Previde a neuerin, fim and even surface and teatram fa graden skaven en his Lumiscope Develope. De hef encend environ met niehten gradients derfend by the Canadian Laviscope Standard.		3 Sod Supply: Centern to all conditions of Canadian Londscape Standard, Sec 3 Specified Turfyrass by area: Refer to Table 2 balow.	tion, 0, 81. Standard for Turtyrass Sod		3 Related Standards and Legislation Canadan Landscape Standard, Latest edition; FortKaar Code, B.C. Posticide Coat
Planting -plant material antiuling negol Systems, Play Equipment, Site Forniture	listines with suppliers, nurvary inspectium, p e, and other elements of the site development c, Unit Paving.	ant sizes, quality, quartity, planting gracti where the Landscape Architect is the dea	is and layout, free support; Huids; Irrigation geated reviewer such as: Pedestrian Paving,	3 Construct swrites frue in the and grade, smooth and free of augs or high points. Mainum shape ZX, machoon side slapes 10%. Assure prolive drainage to collection points.		3 Spectree Lorgense by and a Refer to Licke 2 below.			4. Site Review: In additions to the inspections of substantial coupletion, of that pargress shaw application, and at the e- reviews during the 12 months elfeended by the Contractor and a designated representative of the Deare. Holdrain a legislation of the Deare.
Fencing, Non-atractural wells and state 1.6 Substantial Performance: Review	r, Unit Paving. at all work, accounting of all autosticutions, d	eletterne; placet countie, preparations of defi	clency list, uni recommendations for completion. Many of Completion will be made to the Prysecol	.6 Stape not to exceed the following maximum Rough Grass 30 Laws 60 Landscope plantings 21		Area Description	Quality Grate	Hajar Species	designated rapresentative.
				.7 Pelotud volZiecki ekrizijos zi tulking to congly with municipal regularments.		CLASS I Lawn, all areas noted on drawings as lawn is orban decolopment situs including Dealevard grass	No. 1 Pranium	Kentecky Blac for sur, Feasures for shade	5 Schedwing: Prepare a schedule of advictpated visits and datast to decignated representative at start-up. Halelma the growing session between North for and Noreabler 38th, however visits at other Name of the year may be required.
.15 Dendency newew yrse to me on .17 Warranty Review Prior to the con recommendations for warmty replacement	mpletion of the bolicback period, check for co- nalation of the waranty pariod lof~ 11 months wrt.	eller issuance of the Certificate of Couple	tion), runiase all waranty noturial and report	3 lafora Landscapa Artificat of completions of thate grade policy to placement of seed, and, plants or males.		CLASS 2 Grana - public parks, indextrinit und institutional allos. CLASS 3 Rough Grans	No. 3 Standard Jac hydrosendigg	TATA	A Haintenance Level: Couply with N. C. Landscape Stundard, Section 14, Table 14.2, Maintenance Level 2 "Breamed".
WORDHAKSHP				 LABOSCAPE DRANAGE Related Wark: Greening machine and Finish Grading, Grasse areas, Trans Structus and Graunicovers, Maintenz, Crit Walle. 		SPECUL			 Harbertalia Compty with Pert Two of This specification. Territizers: To the requirements of the Lanafor Landon Landorupa Standard. Formulations and rates as required by soft to
.1 Shiazz etherwise instructed in the comtificies acceptance of the solograde	Contract Bocasories, the proparation of the : a by the Camiscope Contractor. Any subsequ	ulgrade shall be the responsibility of the t of corrections to the subgrade required w	ianaral Cantractur. Placeannt of growing medium e the responsibility of the Lendscape Contractor.	2. Work indexed: 312 effects grading and surface, includings, including of any drainage systems detailed on tandscape plane. Note: Catch inside shown on Landscape plane for any draining and the second state of the second state		.6 Lines The line shall be as defined in Section 22.3, Naterials. Apply of rate			J. Plani Ketarini Fatabilahumnia
2 All work and superintendesce shall	is perferred by personnel delived in landsca		giying herbicides and/or pasticides shall hold a	controlling and control single of any first bill. 2012 Control and Example Single work for the of this first processing and provide strates and proceedings and control single strates and 212 Control and Example Single work for the of this first processing and provide strates and any first include and and 212 Control and any first processing and any first and any first and any first and any first include any first and any first and 212 Control and any first processing and any first and any 212 Control and any first and any 213 Control and any first and any 213 Control and any first any first any first and any first any first any first any first any f		.7 Fortilizer: Refer to Section 2.2.2 Materials. Apply specified fortilizer at ra medium 43 hours prior to sodding. Apply separately from low.	fes about in the required soil test. App	alp with a mechanical spreader. Collivele into growing	A.1 Matering During the first growing assess, we're naw plants at laast arwy na litil days bartwae Aged (st and Ad and September 15th, Makera 15 gelam par tive per application, Darky the acceler growing assess, we're er opstant and erse in were Agent for the and September 25th, Agety with at a rait and advantion acceler that creater reach
attent license issued by the spirapris	tte authorithus. XaiXar with site conditions bafara bitting zoo	before shart of weak		is at to proved interruption of service or drampe to them. Protect enables characteristic to commanding services and the characteristic for charac		.8 Secting: Propers a seecity, fina, even surface for laying coil Lay sed stag areas and roll lightly. Water to obtain existence permittation of 3° to 4° () - 10c			are excentioned appears to use approacher zour, apply where at a raise and deration each that the value context reads medium, Apply writer again when this water cost) of randous 25X of find capacity. Provide and information when in the or have not been completively highlight. Schnebisk and without here a that is an about the schedul capacity.
J A site visit is required to become f J. Confirm location of all services led		and the state of the state.		3 Security		Terfgrass Soc			meters in termination in the appendix spin approximation of the intermeters and the spin approximation in the intermeter relation median. Apply unless gath one has value could be submitted by the spin applications of values and values related to applications of values shall be using apply when related to applications of values shall be using apply when related to applications of values shall be using apply when related to applications of values shall be using apply when related to applications of values shall be using applications of values applications of values shall be using applications of values applications of values applications of values applications of values applications app
	élecrapantèrs, Oblais sporeral fren Latésca	pe Architect prior to deviating from the pla	н.	3 Control of the cont		.9 Nointenance: Begin miniturence immediately after sodding and continue for Atom damage with humper ary wire or taken forces complete with signaps, with la	64 days after Substantial Completion a not is taken over by the Duner, Water h	od aatil accepted by the Donar. Protent solded are s a obtain noisture genetration of 3° to 4° (7-10ml at	Accessary, by the use of neroscours. 1.1. Peet and the uses Castral, inerast all elected areas for peets and diseases metadeally and at least some bes per
.6 Take appropriate measures to avel	H esviranmental danage. Do est dang any vi	ste naterials into water bodies. Genfore v	ith all faderal, presiscial and local statutos and	ieegan. 33 Gammence laying pipe at welket and proceed in upstream direction. 34 Lay partianital pipes with performinant at ligns and spap partitions.		-3 representations in page intervention amount of a for stoomy and commune ver from damage with humper ary side or thinks (notes complete with bigings with its intervals necessary is maintain sufficient provids. Xang grass cut at height of ordel the tort has been them to be by downer. Repair any damaged ansat, ne-yr through the tort has been them is howing.	bahwan 1-141° (kuni and 1° 15cm). Prov ala an necessary. Aeration way be requi	ide adequate protection of scalded areas against danage ired II in the Landscape Architect's epinion, drainage	person. Curry and trackment for parts are decause prenefly and considering for maximum effectiveness. Couply with all sectors of the sector of the bark. Lease, register registers the sectors course. The sector of the sector of the set for the first provide sectors.
yoursetter. .7 Collect and depends of all debrie as	d/or excess natorial from inchases -correli	ns. Know parent surfaces: claum and rescale	fansye resulting from Landscape work. Repairs	3.5 Kais johts light is scondarce with aparthabury's directions. 3.6 Do not allow writer to flow Herweck the apart during construction accept as approval by Engineer.		inverge me sto asse recent is apartic.			The opinion of the Landscape Architect. All flagging of goy virus shall be vieble and in good repair. 8.6 Proving loggert all trace and chroin at logging or your han earlier during the growing teasure to response bit
are to be conflicted prior to Phot accep	tanca.			 Hate writerlight commutiums to excluding craims, new or existing manhalus or catchicasis where indicated or as driving by Londocups Architect. But payheres and of pipe with well-withing the case or rape. 		.10 Acceptance of Lawn Araoso The torf shall be reasonably well established, Lawdscope Standard, Section 13 Maintenance Lawd 2 Uppearacce). Use harbicit lawn hav been cut at least futer, areas number the conditions above will be taken.	es If necessary for weed resurns arises on over by the Dutor.	s other conditions of contract forsid their use. After the	of the plant. Carry sub clipping or shaping only if required to the materianana contract for specific varieties or constituen .8.3 Fertilizing: Once during the busive mostly period of establishment mointenance for tiles window, trens and groundes
	ullog, and where existing work is altered, mail	z geod to maich zúsling undsturbud cordi	in.	3.9 Survend and carer gho with similar rock in andrem 65em layers to various depits as shown in defails, minimum Hitters, 3.13 Convert ather model, with some-averant filter Conth log all adgas and scares alminum (56en. 3.11 Access multific atheres multification).		3.1 PLANTS MOPLANTING			
WARRANTES .1 Guarantee all materials and workers	anship for a minimum period of one full year f	rum the date of Certificate of Conclution.		311 Austra penilitri shingen 317 Bach Ril madahar ni hunch ze indictinal. 313 Privit indiaharin fina indictina farigi bulfakilar.	1 1) PLANTS AND PLANTING .f - Conforme to pleating layout oo alween on Landoclape Planc.			(avers and Grasser) such that the grass is mainfained in a burgid condition. Supply and irrigate with water is the event of botalizing at an expense to the average. Apply water to present parties or grassing of the and. Apply water of a rate as
2 Rufur to individual sociliers for up				3.4 GRONNIG HEDUN TESTING .1. Sakali ray manifesting sadake of growing makes progress for use on this project in an independent laboratory. Provide fast results to Landrague Architect prior to		2. Dirit opprord of Lephope Architect for Tayout and programment of planting pier to connectment of planting querifiers. 2.2. Verd (here) and and piers of the opprover of Lephope Architect for Tayout Connectment of planting querifiers. 3.2. Verd (here) and and the operation of Lephope Architect for the support of Lephope Architect for the sup		necture reaches field capacity to the full digits of the graving modium. Apply writer again when the writer content reaches 3.2. Monet, hence and Disance Cantralis. Inspect grains areas not then they are avoid for writes, hence presents awards methods, or by the write or classicals is complement with the SCLLAVECEUM. Landows: Primarely believed bill	
ART TWO SCOPE OF W	VORK			studies Test seculis to Industry				application of a suffable herbicide if the word population exceeds 10 Breaks at vests or 50 around words or wordy gras	
SCOPE OF WORK		*******		printip, for revent of visious 11. Physical printips, X constraint of greed, pand, paid, paid, paid organics, 12. Addhy Pf and quadities of Paid or an adoption respirate for body additional proceeding on the constraint of the co		.6. There of Plantings .6.1. Plantifrees, whereas and generators and starting particle that are somed	i for such work as defensibled by in-14-	eather conditions when account conditions are Made in	the weed population to zero. 9.3 Fertilizing: According to sell analysis. 9.4 Union Association to and analysis.
.1 Other conditions of Contract may a	pply. Confine Scope of Work at they of tends	t.		3.5 GIDANG HEDIAH SIPPLY AND PLACINENT		presure successive adaptation of plants to itser new section.			3.5 Keeping and the probability to be sharp at 3.5 Newing and Theoring - All sectors. The first fear cetts shall be a sharp retary type severe. Excess grass clipping sh with a sharp real or rotary newer when the graze reaches a beight of form. New to a height of form. Edge with a reach with a sharp real or rotary newer when the graze reaches a beight of form. New to a height of form. Edge with a reach sector of the sector of the sector of the graze reaches a beight of form. New to a height of form.
2 Work includes supply of all minted condition of the following	i Pans uni performing all operations necessa	ry to complate the work in accordance with	the drawings and specifications and generally	1. Supply all proving medica requires for the partemance of the Contract. Bo not lead, transport or spread growing medican when it is no wel that its structure is likely to be therapped		S Standards S3 AL plate esterial shall conferm to the regulation of the Canadian Land	scope Standard, Islaat adlins, volena e	scouled by drawing fismi Scholade ar itils apartikation.	Ramove all grans clippings after each cet. .9.6 Averafies: Averafies not required in the first graving season. It secensary, in the second proving season, second in the
.1.1 Relation of Existing Trans when				2 Supply all growing module administers as required by the sail test. Amended proving methon next meet the specification for growing methor as darked in Table Die for the		3.1 AL plate natural shall control to the requirements of the Canadian Lané 5.11 Refer to Canadian Lanésceps Stenderd, Sective 3, Plants and Planting an 5.12 Refer to Plant Schelbie for specific plant and container takes and control 5.2 Plant anternial obtained from areas with term server collection conditions to be plant anternial obtained from areas with term server collections conditions to be plant and the second secon	ul in Section 12, BCLRA Standard for Con ly ulth registrationts. ulthe ensure to uthe true the ultre store	f diser Grown Plands for aintiden af ondervis. 2.	eight of Milwa U-L and remove cover. 3.7 Registra: Re-grade, me-seed or ne-sod when necessary is restare damaged or failing prace areas. Hight He gracy throughout He ground parason, Re-and between April 5th an EApril 5th ar balween September (et and September 5th
12 Finish Groding and Landscape Bra 23 Supply and placement of growing				tarbus areas. 21. Tharviejky nis reguland haendennis into the Adl depits of the greater bedian. 22. Special hanse nay be negative for varies advailens. Rafer to involve and us for instructions.		6 Barina			ארייטערעט אוג איז
15 Supply and incorporation of solid 14 Presaration of stantion befs, sur	mouse, ine and/or site tapped, ites to next requirements of solt test and T pby of plant naturals and planking, s, supply of contexists and seeking. y of meterials and solding.	die Ora.		3 Place the avended growing medium in all grass and planting areas. Sprend growing medium in uniform layers not exceeding 6" (55) and, over uniforces selegravie from of		.6.1 Review at the source of supply and/or collection point does not prevent a	absequent rejection of any or all plantit	ng stock at the silve	
2.7 Preparation of rough grass areas 2.8 Preparation of term areas, suppl	s, supply of materials and seeking. y of materials and solding.			atauliag water.		J Availability: .7.1 Area of search includes the Lower Mainland and Franer Valley. Refer to F .7.2 Area of search includes the Lower Mainland and Franer Valley. Refer to F	Hant Schedule for any estumion of area	L	
2.9 Supply and placement of bark not 7 10 Haintenarys of planted and see	ich. Ind/amhini arnan amhi arcanta i ba Gwaer.			A Historie depitre of growing audies piecel and compacted to 80%. Ast Second and redate limit		23 Supproved of the multiplity of the qualified plant where a start of the Contract. 34 Supproved of the multiplity of the qualified plant multiplity of the world of the Contract. 34 Supproved of the Londrops Artificial plant multiplity of the grant of the Contract. 34 Supproved of the Londrops Artificial plant multiplity of the grant of the Contract. 35 Supproved of the Londrops Artificial plant multiplity of the grant of the Contract. 36 Supproved of the Londrops Artificial plant multiplity of the Grant of the Contract. 37 Supproved of the Londrops Artificial plant multiplity of the Grant of the Contract. 38 Supproved of the Londrops Artificial of Contract of the Contract of Artificial Plant of Contract of Artificial Plant of Contract of Super-Artificial Plant of Contract of Artificial Plant of Contract of Contract of Contract of Contract of Contract of Artificial Plant of Contract of Contra			
10 Other work: Work sitier than thi	Maintenance, Section 3.11. Is Est, not specified by Landscape Architect.			A.12 Hers photod strukt & grounderversensens W Alterni A.13 Generalsoner min areas if defined en streaW (25cm)				im-gyptered withittelings will be rejected.	
HATERIALS				A.LA. True & large shrub pits			Conditions of Availability.		
	an Laaducape Standard for definitions of imp 6 NEDIUM FOR LEVEL 2 GROWHED AND LEVEL		m baler.	A2 triget diven		.9 Plant Spacias & Localian: .9.1 Plants shall be true to some and of the height, caliper and size of root ba share much set.			
Canadian System of Soll Dassilikation	a Testoral Class "Lovery South to "Sandy Lo Law Traffic Areas	m".	Planting Aruzo	A.2. Ordertovi infall infigition		.9.2 Planet all aperified operies in the location as shown on the landersyse draw encountered.			
Apputation	Trees and Large Strubs	Lave Areas	and Planters	4.1.5 Trees and specines strubas		.9.3 Deviation of given planting location will only be allowed after review of IP	w proposed desirilars by the Lundscope	Archilact.	
Growing Heatine Types Teature	24	2H Percent Df Dry Weight of Tetal Graving	ZP Medice	A.2.7 Misshown WT dayth growing chullen except where novaedud for trees over caline public.		.10 Kacamatkanu .16.1 Trisux and Large uteratus fuctoriate a salaunt atrajued true pit to the dapity o the original grade the true was grown at.	of Hig paolitical and to st lass? twice the	witth of the rootball. Azoure that feiched grade is at	New York Control of Co
Cearse Graneis Jarger Han 25an	\$- (X	Percent int try wappe of Terai browing 8 – 1X	6-1X	5 Humailly spread growing median (planting scale growing and high frees, skredor and obtained).		If Devision of Displace Halase			
All Gravel: All Gravel: larger Han Zon	0 - 5X	0-5X	6 - 5X	A is partmeter seemini gross areas, feather growing network is rething at adjes and kinn i into existing grades. .7 Friethed grobes shall confurm to the alexations skown on landscape and site alms.		.11 Drawings or reasoning news: .111 Provide drawings of planting pits where required, is, on sloped conditions, its raise the method, above impervious layer. Notify the Landscape Architect of	broak wit the ride of the planting pit is bere lise drainage of planting holes is the	a allow drytroge down slops; and le flat randtflate, escol alted.	
		rcent Of Dry Weight of Growing Hedeos Excl	uting Gravel	3 Prisibility pries uball cardons he that alreadisms claves an landscape and pile plans. The general realistic plans and a see that the second second second second second second second second second se		.12 Planting and Fast Lizing Preseduces			
Sand Jarger Hum Rosma	50 - 16 %	TO - 940%	41 ~ 11X	 Chargel: Rough grass areas are noted on the drawings as "Dough Grass". Treat all areas defined as much grass between all property linus of the project including all buildrand trucking of reads and lines. 		. 12.1 Plant all treas and skrubs with the rowts placed in Hele natural graving burnes from under the ball. Carefully remove containers without injecting the re-	position. If burispped, laoses around th othaila. After settind in place, cut hele	n: top of the ball and cet away or fold under. Do not pub n. For wire backets, dip and recover top three rever of	
smaller than 2,80m Silt:				2 Preparation of Swittness: To Countern Londscope Standard Queue 3 Arous (Roved grand Section 7.113		vire. .12.2. Filling planting boles by gantly firming the growing motion around the re grade. Leave no all value. When 2/3 of the topoet, has been placed, apply furth	liber as consummed at he the resulted so	all fast at the searched rates	
larger than 0,000m smallar than 0,00m	H - 25X	1 - 5X	10 - 5X	21 Dexe edisting and by arethniquel nexus of electric over Storn in any dimension 22 Receipts grade sourceus to dillate the necessance specified and for positive deviluage.		grant, cover no at vents, strend 2.3 or the representation process, apply the .0.3 Where planting is indicated adjacent is existing invest, one operial care b .0.4 Where traves we in team areas, provide a down cut audoted follow 3 ft.3	o period distructures of the meet system :	er national großes of such frees.	
Gay: sealer than 6.062mm	0 - ZX	f - 5%	1-3X	3 Time of Seading Sead from early spring (generative dorit tot) to late full (September 15(th) of each year. For they extensions may be obtained on concurrence of the Landscap Architect.	•	.CI Staking of Trees:		61. bi 6	
Gay and SRt Context kounts	nizówn 35X 3 - 18X	nadrom ISX 1 - SX	nezimum 35X 18 - 21X	A Sand Supply & Testing, All send rust be obtained from a trengezind send supplier and shall be Me. 5 prace mixture delibered is containers bearing the following informations	.	(3.5) Vite have 2*x2*x5* strates, where repervedues by manipular equivaments. 5 (3.2) Leave the true carefully vertical.			
Organic Context (coast); Organic Context (columns);	3 - 16X 3 - 5X	3 - 5X 3 - 5X	18 - 28X 15 - 28X	A.5 Analysis of the seconditive A.2 Percentage of each seed type		.133 The with pre-approved connected, that soven polypropylene fabric bell, .134 Conference Trees ever 6 it height: Guy with three 2-strand wines it go .135 The second se	nomenum wette three CF/4"L. Approved pr ogal. Orien three status equivision are	water neuer lie – evalues from DeepRoot. ound the tree completely below grade. a material doubt lastand of afabora	
Atlety bilk	60 - 7.3	69-7.8	45-65	5 Seed Mataras AR varieties shall be rated as alrang performers in the Fadik Harthowst and may subject to direct approval. 1965 (readow that Forum		.85 Treas & R., an Wood or Controle Decks. Goy as abore using three date .83. Mark all goy wires with visible flagging meterfal.		er property and the second s	
Orakage			niculas el noierate le beny rain or irrigation.	1955 Creening Ref Piscor 2015 Aeronal Rys 535 Subara Prevening Rys		.84 Prening: .15.1 Link pruning to the ninkeun measury to resore deut or injured kranch	es. Preserve the salvaril character of t	De plants, de not out the leader. Use only clave, sharp	
	prick compound card driving Nitragues Dil, Phong 16. Heart requirements of the Canadian Landau		ans required by sail test.	Six Control is a low of the second second Six Midflower Areas was a defined of Widflowers with Hard Fercicles (Terretikk Coastal Widflowers) with Hard Ferces are pro-approved second		Feels. Make all cafe clean and out to the branch collar learing so shubs. Shape	affected areas on as not to reliab very	er. Reserve fassaged attartist	
A Grounds Additions Commental comm	est worked in the requirements of the Canad	in Landucage Standard, latest edition and	pre-approved by the Lundscreen Architect.	6 Ferliktur: Macherical sevelage Apply a complete synthetic slow-release ferlikter with machen 35% water soluble ritrogen and a terrolitike ratio of 18-18-19 - 50%		.15 Multiling .15.1 Holds all planting areas with an eran layer of mulch to 2-V2 - 3" MS - 7. 3 ft. Holds all dama for dride areas in trans in term areas, layer a clean when.	Soni) depth. Confirm placement of welch	is areas labeled "Grandcaver Area" on drawings. Milch a	
Recommended appliers: The Answer G	arden Products, Fraser Aldword Soils & Ffor	, Stream Organics Has agement.		sulpher area zonted, 12 lapital/Mitarian-laving a mathemical spreader. 7 Suzdag Apply could at a rate of 1520H (1HBb / Arrol with a modenical spreader, incorporate see into the hop 114 (Seed at soil one lightly conjust.		.iii Acceltance			
	meet requirements of the Consolan Londoca			3 accuring repay test or a low or mainteness of the seaded areas with conditions of accuring new conditions of the seaded areas with conditions of accuring new conditions and the provide accuring the sector of the seaded areas with conditions of accuring new conditions are set. Comply with Sectors 37 Hydroseefing.		. U.S. The establishment of all plant material is the responsibility of the Lands	capo Cesti ractor.		
.6 Composited Back Malcio Ween GAT extrements matter. Fresh orange is co	'l ninus Fir/Henlack bark chips and fines, fre door bark will be rejected.	e er enwekt and Effekt, die'n brown is telev	ann ar na br all san, ar anns, cu àta àr àlfagr	aT mouseens	-11	.0 Pieck Halmiai Niekinnaman .02.1 Haintain ali plasti paterial for 50 degs after landscape work has received 0.3 Michaelman Fordanian In Consilient Londonia Chadard Garlian B132	t a Cartificate of Completion.		
.7 Herbickles and Pesticides: If used, the area.	ourt cotfort is all faderal, provincial and L	ent statutes. Appliars must held correct L	causes invaned by the appropriate authorities in	 Hay Demand ex an alternative in mechanical sendency in results press wraze. Hay not be used in arternary laws unless pro-approved by the Landacape Architect prior to biology. 		.17.2 Watering: Contern to Canadian Londacape Standard, Section 1932 - Wei 172.1 Weiter to repplement network caleful such that the sell members conten The Denser is responsible to supply water at no extra cost to the Contract. Cor	them sectors of water miner to be enound	wate.	
.8 Filter Febric: A nut biolografible	Manhat or other filtering montrane that wi	allow the persage of water but not fine so	il partides. (Such as MRAFI 160 ML, (201.011 1946	1 Pressmän auf Gravier Kladem		.17.3 Use appropriate necessaries in control peeds or discusses damping plash a .17.6 Plant material width fails for spectrum shall be replaced in the part approx.	saterial. Comply with all local governing	statutes and guidelines for chunical control.	
GR AMOCO 4545 or alternate product p	re-apprend by the Larch cape Architect 2			3. I reparam na convenzione energia 3.1 In anna of Reach Grach Couply with Saction 25.6 Reach Grack. 3.2. Viber appenetic for use in areas of them, couply will Saction 3.8 Runn Areas Seriados.		.175 Rapsir Iran gaarda, stakas, and gay wires, when necessary. .174 Halatain steas relatively week free. (Appearance Level 2, Canadian Loods			
	da 40 PVC neologi stans. urable, and have a neologun size of these and	nations as a primit or give it it		A Protection Encare that furtilizer is adultion fores not come in contact Whilthe failings of any trees, strudes, or other susceptible segurities. Do not spray seed or mulch or	.	.17.7 Malaisin nucht to specified depths. .10 Plant Warrants			
.3 Drainage Piping if require & Schedu	an anna, ann anna a beallach blas an mara 200		with must be previded from a twilified diverse.	ebjects and especial is grow grass. Protect existing also employed, readvaps, landenagies, reformes public, exclusionts, each and alreadyness from damage. More conclusion scours, resource conclus, share to a still station of and by nexes approved by the Society a britished		.er Loss Hirtenty. .ik.1. Replace all unsatisfischory plant naturial except these designated "Speed plant expression interpreted "Scenarios" for a particle of two III wave allow the fo	ines" for a period of sta (1) year after t ritificate of Cassistine, Reelace all over	the Certificate of Completion. Replace all unsufficient way instactory trues and almubs and confirm to realism	
.9 Drain Racio Class, round, inert, d ,11 Plant Historial: To the requirement	ris of the Canadian Landscope Standard. Ref				11		Architect. Such replacement shall be so	wiject to Mercerification, inspection and approval as	11
.9 Brain Rock: Claus, rooms, innert, d .19 Plant Halminia: To the requirement from macsary. Provide proof of cartific	afia,			5 Notice studi consist of which were fibre or recycled paper fibre designed for hydraulic seading and dyna Tarwese of nonitoring application. If using networks paper natural for word fibre solution and TSS lay within the constant of constant solutions is consistent and constant.	11	3.1.1 Septem to constitution plant and and constitution or adjust "Section" for a period is an illustration of complete. Register all works of complete plant and the section of the complete plant and the section of the section of the complete plant and the section of the complete plant and the section of the section			
.51 Brain Rect: Class, round, journ, 6 .11 Plant Halwisis To the requirement fram carsary. Provide proof of cartific .12 Sud: Refer to individual sactions	alian, in this sputilization.	و المع المع المع المع المع المع المع المع	ا ــــــــــــــــــــــــــــــــــــ	Nick shill could if it style wed for a receipt spore fire style if it by draft candry and style These of non-thing updiculus. It using restaid poor Bahrid for wed fore scalarity as EXX by whill, Contrar is Candra Landscape Strained for makin spectrame. J. Valor Shalls from for physical state as the scalar style in access of scalar a say in hankit it the antiference.		specified for the original plantifies, and shall not consilinite in orbit to the con- trained of the second s	tract. met of Agriculture fond, class for the a Bedra the average of the estimate minis	res, specified by the Lucidscope Architect and installed by	
.51 Brain Rect: Class, round, journ, 6 .11 Plant Halwisis To the requirement fram carsary. Provide proof of cartific .12 Sud: Refer to individual sactions	alian, in this sputilization.	s for all value signal and sealed dravings and signal off by Certified Professional On	ter til valls, individally, in scarss of 12a, er Jaser, blenda tett af segtesting samkes in	for wood fibre substitute use BESX lby weight). Conform to Canadian Landscape Standard for mulch requirements.		specified for the original planting, and shall not constitute in extra to the Con 	tract. und as Agriculture tonal class for the m Backen the average of the extraine minis at barne by the Outer.	rus, specified by New Landscope Architect and installed by sisk famperatures officially recorded in the area	

g for another proving season if, in his epision, leaf development rt replacement suction of the contract may be declared vald. a Standard, Section 13, Haintenance as the guide. The required is the Contract that is damaged or stolen with the issuance of cape Archilact.

act Landscape Architect for indiractions if not is place

drain rock er sell. Izza apacifik dreefeg detall alaoen.

irais 15 per eurofacturer's recumentations i sil edges. Dirtain approval of drainage system prior to

ing details for any light weight filler required to other grade. It together and cover with filler fabric to prevent will from

ial for a relatively short period of time to ensure or locrease by desired attract from the pixeting while reducing the rate of apply to all new and retained regetation techning cellivated

Castrol Act.

et the end of the guarantee period, there should be three ofter a legbook and reporting procedures and subsit in the

itenance operations shall be carried out predessivately dering

y soit testing.

and Jdy 2014, and seary twenty (2014 days beforein August (a) ands a) least every twenty days beforein Agril 1 and Jdy 33 it machine field capacity to the hall depth of the growing in the overal that any submitte triggetion system actuactions trained the soli fully as capativel.

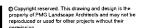
er sulfivalles te a maximum depth of 40mm, hand-pulling, or, h Ne scottes during the growing season by an experienced with all GLF Particles Control Act and autilityal requirements, entits to ensure that they are not creating a degression in the assen second) where Large treas require continuing support is

n all dazd, versk er dicezend werd. Maistain the natural abayn nditiens. reenkevers experding te señ nudysik repeirenents.

nz 2 granské armán Kannston Landrezpu Standard, Section T, novem el zay trifysilon system náříhoztika, ze konveptetu rozle za dazrálna na klub titu arteře cestarel la tite groving rozdní zakla zad hradi presplý velan monseary by supergréfet te delik, util torsekteri velan tis mystare stara by a postar j granska pre de supern neleva. Thé aplication skul rodce

phy shail be resorted after such cut. Now til grassed aceas. I sneckeskel vertikal cutting edger ence per year in March. rata in aarly May with a subable mechanical coror. Coro to a

he graes variaties in the surveweing area. Ro-cod, if required, ber 15th, Protect re-sended areas and keep velist with the Prot





SEAL:

	HEAT PUMP LOCATIONS	23.07.05	1
в	REV. PER PLANNING COMMENTS	23.06.22	6
8	CIVIL ENG. COORD; COMM. CONDUNT	23.06.20	5
8	RESUBMISSION FOR PLANNING COMMENTS	23.JUN.05	4
в	RESUBMISSION PER PLANNING COMMENTS	22.0CT.27	3
8	GRADING, ARCH PATIO REV.	22.APR.25	2
в	REV TO SHE PER PLANNING COMMENTS	21-12-06	1
D	REVISION DESCRIPTION	DATE	NO.

CLIENT:

July 06, 2023 DP23-011608 Plan # 13 WITH: MATTHEW CHENG ARCHITECT

PROJECT: 2-DUPLEX DEVELOPMENT

8220 GILBERT ROAD RICHMOND, BC

DRAWING TITLE:

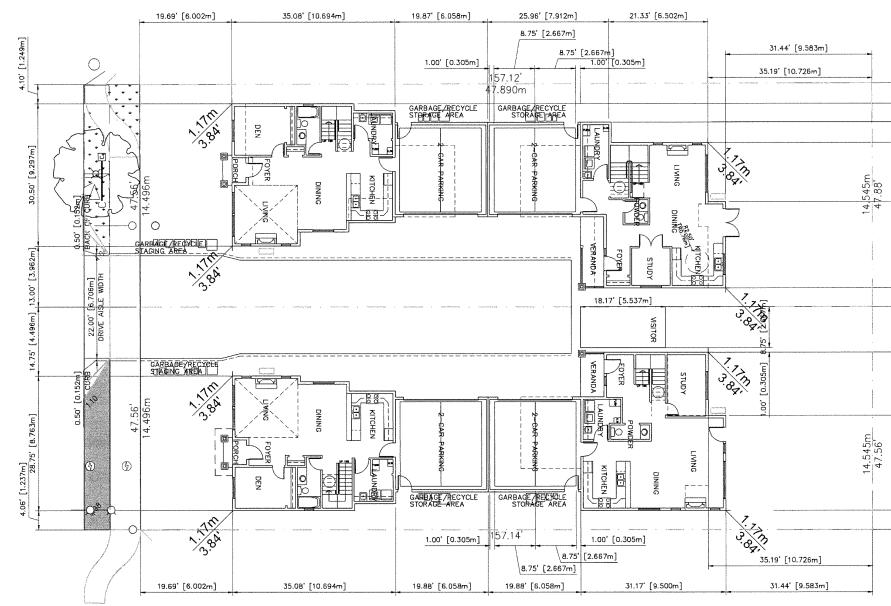
SOFT LANDSCAPE SPECIFICATIONS

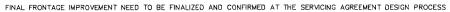
DATE:	12.12.09	DRAWING NUMBER:
SCALE:	NA	
DRAWN:	BI	15
DESIGN:		
CHKD:	PCM	OF 5

CITY OF RICHMOND DP #23-011608 20152-6C.ZIP PMG PROJECT NUMBER:

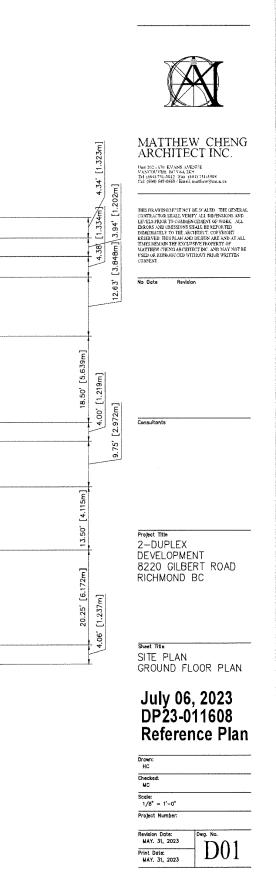
20-152

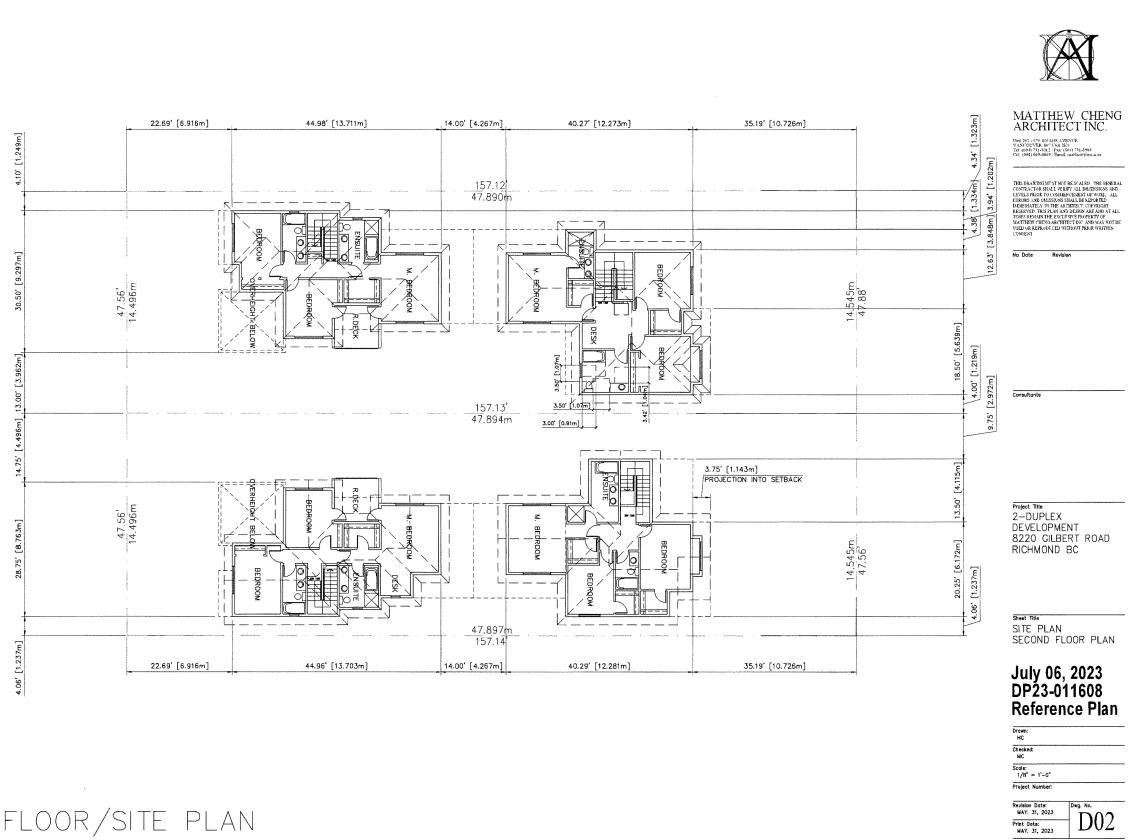






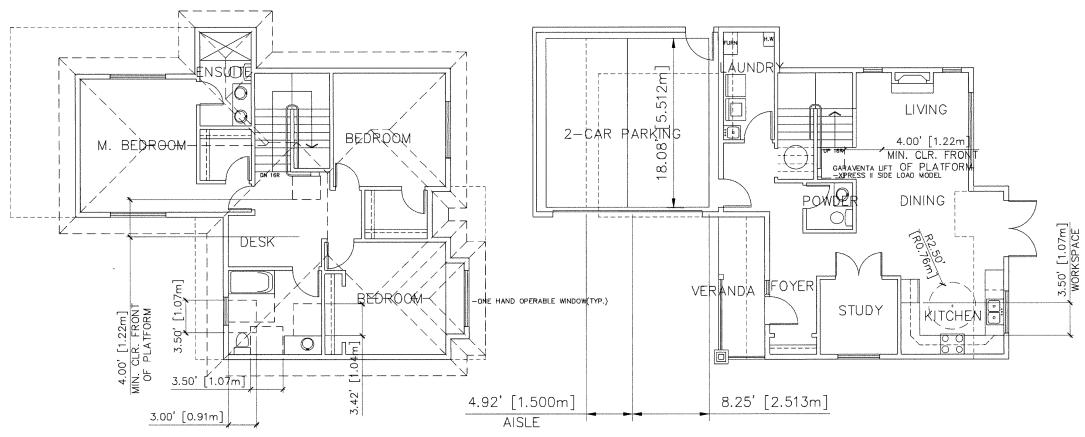
GROUND FLOOR/SITE PLAN





SECOND FLOOR/SITE PLAN

1.1"



RECREATION ROOM.

OUTLETS & SWITCHES -PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS. -UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND

-MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)

WINDOWS

-1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM. - LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.

-CABINETS UNDERNEATH SINK ARE EASILY REMOVED.

-CLEAR AREA NEEDED UNDER FUTURE WORK SPACE. PLUMBING AND GAS PIPES (IN-WALL AND IN-FLODR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORK SPACE (STOVE, SINK & MIN. 810 MM WIDE COUNTER). ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 MM TO 355 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.

KITCHEN

-LEVER-TYPE HANDLES FOR PLUMBING FIXTURES. -PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS. -CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED. DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT).

LOCATIONS.

-WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT TOILET, TUB AND SHOWER. REINFORCED WITH 2" X 12" SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET

BATHROOM (MIN. 1) -TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT.

-MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH. -ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING.

GARAGE

HALLWAYS -- MIN. 900 MM WIDTH.

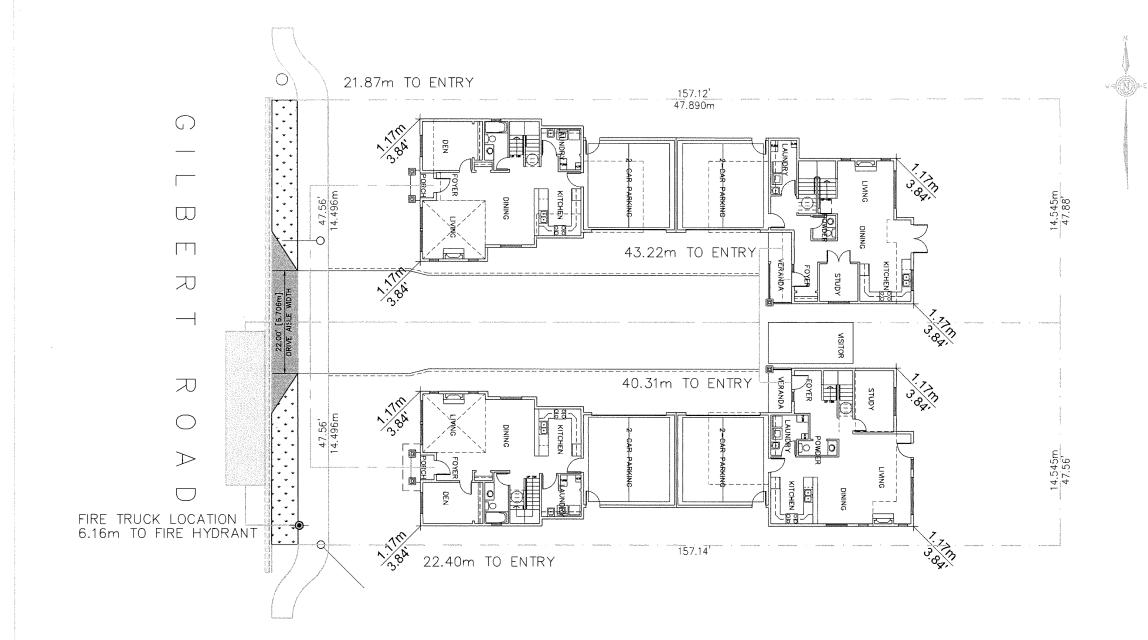
VERTICAL CIRCULATION -STAIR LIFT, STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS. -AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM TO CENTRE.

-ENTRY DOOR CLEAR EXTENTION FLOOR SPACE MIN. 1220 MM DEPTH BT DOOR WIDTH PLOS 600 MM ON LATCH SIDE (NOT NEEDED IF ROOCH IN WIRING PROVIDED FOR FOTORE AUTOMATIC DOOR OPENER). -INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM, MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN THE HALLWAY AND ROOMS AND WIDEN HALLWAY AND/OR DOORWAY(S) IF NECESSARY TO SECURE ACCESS. -PATIO/BALCONY MIN. 860 MM CLEAR OPENING. NOTE HOW ACCESSED. ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE. -LEVER-TYPE HANDLES FOR ALL DOORS.

DOORS & DOORWAYS -ENTRY DOORS ARE A MINIMUM 863 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS. -ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 1220 MM DEPTH BY DOOR WIDTH PLUS 600 MM ON LATCH SIDE (NOT NEEDED IF ROUGH IN WRING PROVIDED FOR FUTURE

CONVERTIBLE UNIT GUIDELINES:





FIRE ACCESS PLAN

