



**Development Permit Panel
Electronic Meeting**

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

**Wednesday, September 27, 2023
3:30 p.m.**

MINUTES

*Motion to adopt the **minutes** of the Development Permit Panel meeting held on August 23, 2023.*



1. DEVELOPMENT PERMIT 21-945828
(REDMS No. 7319330)

APPLICANT: Greater Vancouver Sewerage and Drainage District

PROPERTY LOCATION: 900 and 1000 Ferguson Road

Director's Recommendations

That a Development Permit be issued at 900 and 1000 Ferguson Road to facilitate upgrades through construction of secondary and tertiary treatment structures and related components for the existing wastewater treatment plant on a site designated Environmentally Sensitive Area.

2. DEVELOPMENT PERMIT 22-011557
(REDMS No. 7313233)

APPLICANT: Jacky He

PROPERTY LOCATION: 6531 Francis Road

Director's Recommendations

That a Development Permit be issued which would permit construction of two front-to-

ITEM

back duplexes at 6531 Francis Road (one on each lot after subdivision) with shared vehicle access from Francis Road, on lots zoned “Arterial Road Two-Unit Dwellings (RDA)”.

3. **DEVELOPMENT PERMIT 22-023105**

(REDMS No. 7288456)

APPLICANT: 6333 Cooney Road Limited Partnership

PROPERTY LOCATION: 6333 Cooney Road

Director’s Recommendations

That a Development Permit be issued which would permit the construction of a high-rise building containing approximately 81 dwelling units at 6333 Cooney Road on a site zoned “High Rise Apartment (ZHR8) – Brighthouse Village (City Centre)”.

4. **DEVELOPMENT PERMIT 23-018670**

(REDMS No. 7342153)

APPLICANT: Sandeep Mann

PROPERTY LOCATION: 10408 Dennis Crescent

Director’s Recommendations

That a Development Permit be issued which would permit the construction of a coach house at 10408 Dennis Crescent on a site zoned “Single Detached with Granny Flat or Coach House – Edgemere (RE1)”.

5. **New Business**

6. **Date of Next Meeting: October 12, 2023**

ADJOURNMENT



**Development Permit Panel
Wednesday, August 23, 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
John Irving, General Manager, Engineering and Public Works

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 August 9, 2023, be adopted.

CARRIED

1. DEVELOPMENT PERMIT 22-017484
(REDMS No. 7276188)

APPLICANT: Polygon Talisman Park Ltd.

PROPERTY LOCATION: 3588 Ketcheson Road

INTENT OF PERMIT:

Permit the construction of 178 residential units in a 14-storey high-rise multi-family apartment building at 3588 Ketcheson Road on a site zoned “Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)”.

Applicant's Comments

With the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), Robin Glover, Polygon Homes, introduced the project and Gwyn Vose, Arcadis (Architect), provided background information on the proposed development, including its site context, site layout, design rationale, architectural design, building

Development Permit Panel

Wednesday, August 23, 2023

elevations, accessibility features and exterior cladding materials and colours, highlighting the following:

- Talisman D is the central site in the mixed use community, with Talisman A to the south, future phases to the north and a new road system being built around the site;
- the proposed 14-storey building will include 161 strata residential units and 17 market rental units, all the rental units will meet the City's Basic Universal Housing (BUH) requirements;
- the majority of building height is on the west side at 14-storeys, with the east side being 13-storeys;
- the large two-storey indoor amenity space, is provided for the residents of the building and will be shared with residents of the future phases to the north. In addition to these private amenities, the site will also provide a publicly accessible outdoor space along the north edge of the site;
- decorative fencing will be used on the south side of the building for the ground oriented units as a privacy screen/rail (at guardrail height) between the units and the walking path, and there are opportunities for some planting and benching as well;
- in addition to a very lush green experience of conifers and other plants at grade, screens present on the building will provide an artful expression, and a soft lighting scenario will enhance the feature corner throughout the day and night; and
- a glazed box at the far corner of the building offers the ability to view some of the engineering within the DEU facility from the outside.

Stephen Stelliga, Hapa Collaborative (Landscape Architect), with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project noting that (i) a historical slough provided the landscape inspiration to use a rain garden as a divider between the public and private outdoor amenity space, (ii) separation between the site and the street is reinforced with lush planting along the edges, (iii) there will be several large benches that can be used for informal staging or open seating, and also an open lawn area that slopes down to the concrete driveway, (iv) a wooden bridge connected to the rain garden leads to the private amenity area, which includes an outdoor spa area (hot tub, cold plunge and barrel sauna), a fire pit, bocce court and BBQ area that connects to the indoor dining experience, (iv) the rooftop outdoor amenity space is a grid like form inspired by the bento box, provides a large corridor framed by fragrant and colourful flowering apple trees, with urban agriculture, children play and informal outdoor dining and relaxation areas.

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Panel Discussion

In reply to queries from the Panel, the applicant confirmed (i) the amenity space on the 13th level is for private use for that building only, and that all other amenity spaces are shared with the future buildings to the north, (ii) lighting at grade and walkways will be well lit and facing downwards, (iii) the lighting feature on the building is on the west and partially on the north (the leading corner) consisting of light fixtures located between panels within a screen and a C channel on the back sides to ensure the light is not shining directly back inside the home itself, (iv) the exterior building lighting will have the ability to adjust the time of day and control the intensity of the lighting levels, (v) one of the Development Permit considerations is to enter into an agreement and provide bonding for the external building light fixtures to ensure external lighting is operating within the acceptable parameters, and (vi) the applicant has entered into an underpinning and crane swing agreement with the church to the south of the and is committed to working with them to ensure the interface between the sites is designed appropriately.

Staff Comments

Wayne Craig, Director, Development, noted that (i) the urban agriculture requirements secured through the rezoning was fulfilled on the affordable housing building in Phase 1 of the development, (ii) the indoor and outdoor amenity space on this site is shared with the future Phases 3 and 4, (iii) the rental site in Phase 1 provides all its own indoor and outdoor amenity space, (iv) with respect to the development itself, there is a comprehensive Transportation Demand Management (TDM) package, which includes a number of special features being afforded to the market rental units, including bike and car share memberships and two-zone transit passes for the tenants, (v) the overall TDM package includes the provision of two car share vehicles and two car share parking spaces within the parking structure, those spaces will be available to all of members of the public that are part of those car share providers membership, and (vi) there is a comprehensive servicing agreement for the road and service connections that are required to service this site.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the proposal, noting that the project is sensitively designed and provides a good opportunity for exposure to district energy infrastructure.

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Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of 178 residential units in a 14-storey high-rise multi-family apartment building at 3588 Ketcheson Road on a site zoned “Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)”.

CARRIED

2. DEVELOPMENT PERMIT 22-027199

(REDMS No. 7290124)

APPLICANT: Farrell Estates Ltd.

PROPERTY LOCATION: 20455 Dyke Road, 7500 No. 9 Road and a portion of PID 031-553-231

INTENT OF PERMIT:

Permit the construction of a light industrial building at 20455 Dyke Road, 7500 No. 9 Road and a portion of PID 031-553-231 on a site zoned “Industrial Business Park and Marina (ZI20) – Graybar Road (East Richmond)”, abutting the edge of the Agricultural Land Reserve (ALR).

Applicant's Comments

With the aid of a visual presentation (attached to and forming part of these minutes as Schedule 2), Ross McPhail, Farrell Estates Ltd., introduced the project and Ruchir Dhall, Architecture Panel Inc., (Architect), provided background information on the proposed development, including its site context, site layout, architectural design and accessibility features, highlighting the following:

- the subject light industrial zoned property, situated on a former CN right-of-way, was purchased in 2021 by the applicant, and the Shelter Island Marina & Boatyard site, located to the south of the CN right-of-way, has also been owned by the applicant for over 50 years, and has been operating the marina since 1975;
- the proposed development is Phase 2 of a multi-phase project of an overall vision for future development consisting of approximately five phases fronting the river with pedestrian connections to the existing Dyke Road and path;
- Unlike Phase 1, Phase 2 abuts the ALR lands to the north, specifically Maybog Farms, which requires that a Development Permit application be submitted to address the urban rural interface with adequate setbacks, screening and landscaping;
- changes to the landscape buffer were the result of extensive consultation with the neighbouring agricultural landowner based on their requests, and the ALR DP application was subsequently presented for review and supported by the Food Security and Agricultural Advisory Committee at its meeting of June 29, 2023;

Development Permit Panel

Wednesday, August 23, 2023

- the Phase 2 site is very linear with access from the cul-de-sac off McMillan Way as well as a right-of-way, creating some intricacies in working with the constraints of an existing boat storage to the south;
- an important part of the design is having the primary vehicle access from McMillan Way in order to provide for future pedestrian access from McMillan Way to Dyke Road;
- the building is designed as a multi-tenant light industrial building for undetermined yet small users, with 22 units, 68,000 sq. ft., along the linear site sandwiched between ALR land to the north and the Hydro right-of-way to the south;
- garbage areas are in conformance with the requirements of the City, as well as 3 amenity areas disbursed throughout the site;
- there will be 22 class 1 bicycle and 29 class 2 bicycle parking, as well as 12 EV parking spaces;
- The building is designed with large windows, covered entrances, and keeping with CPTED requirements, the lighting has been designed to cut off around the building so there is minimal light spill out in to the adjacent properties; and
- development of the future phases is not considered at this time as the marina business is very viable and it is felt that the first two phases will provide a great support to the existing marina and boatyard by accommodating various existing businesses that operate within the boatyard as well as new businesses which will help drive growth for the existing onsite businesses and also provide much needed warehouse space in Richmond.

Al Tanzer, BCLA, (Landscape Architect), with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project noting that (i) there is a 5m wide landscape buffer provided along the back of the site with an integrated access path and some stairs, (ii) the critical components involved both the ALR buffer and the BC Hydro transmission lines coming through the site, (iii) trees are provided outside of the right-of-way, meeting City requirements, (iv) as a result of consultation with the adjacent farm owner, no deciduous trees are used in the ALR buffer as they would interfere with the pond, (v) drawings were revised to have all conifer trees along the north side of the building while maintaining the same spacing of the trees as the original guideline, and there will be a 6 ft. fence along the property line which should prevent any interference to the farm operations from outside the development, (vi) grading was reviewed noting there will be no drainage from the development site to the agricultural land, (vii) the required pathway along the back of the building for exits from the units is permeable with gravel instead of concrete which also benefits the trees and other plantings, (viii) within several years the conifers will benefit as a tree hedge by screen the building entirely, (ix) there is a mix of tree types, including native trees and native ground cover, and (x) the amenity benches, tables, bike racks, fence components and plant list all meet City requirements.

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Panel Discussion

In reply to queries from the Panel, the applicant advised (i) with respect to the grading along the ALR zone, a swale before the fence line is provided so there will not be any water that could spill over the property line, (ii) there will a high efficiency irrigation system installed in the landscape area, and (iii) with respect to CPTED provisions, the site will be fenced and glazing provided at the entrances, and there will be roughing in for security cameras for the individual tenants to provide that.

Staff Comments

Wayne Craig, Director, Development, noted that (i) there is a servicing agreement associated with this project for frontage works along Graybar Road and McMillan Way, (ii) the pedestrian connection referenced earlier between McMillan Way and Dyke Road is a requirement of the rezoning, (iii) as the continued operation of the boatyard prevents the opportunity to provide the direct connection at this time, there will be an interim connection provided through the Phase 1 site to allow the pedestrian connection between McMillan Way and Graybar Road so that employees of the area will be able to access the waterfront through this site via Graybar Road, (iv) there is a comprehensive sustainability package secured through the rezoning application related to the buildings that includes rooftop Solar PVs for exterior lighting and service areas, and predicting for additional solar PVs should that be determined by future tenants, and (v) in terms of the ALR buffer itself, it has been designed in keeping with the Agricultural Land Commission guidelines and was reviewed and supported by the City's FSAAC on June 29, 2023.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the proposal, noting that the project, a linear site that was an old railway corridor, is sensitively designed, and that in the same way the City is trying to preserve and better use agriculture, it is also trying to do the same with industrial land. It was further noted that between the two development phases there is quite a bit of buildable floor space for industrial uses.

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Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a light industrial building at 20455 Dyke Road, 7500 No. 9 Road and a portion of PID 031-553-231 on a site zoned "Industrial Business Park and Marina (ZI20) – Graybar Road (East Richmond)", abutting the edge of the Agricultural Land Reserve (ALR).

CARRIED

3. New Business

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled on Thursday, September 14, 2023, be cancelled.

CARRIED

4. Date of Next Meeting: September 27, 2023

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:14 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, August 23, 2023.

Joe Erceg
Chair

Lorraine Anderson
Legislative Services Coordinator

Schedule 1 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
August 23, 2023



Talisman D

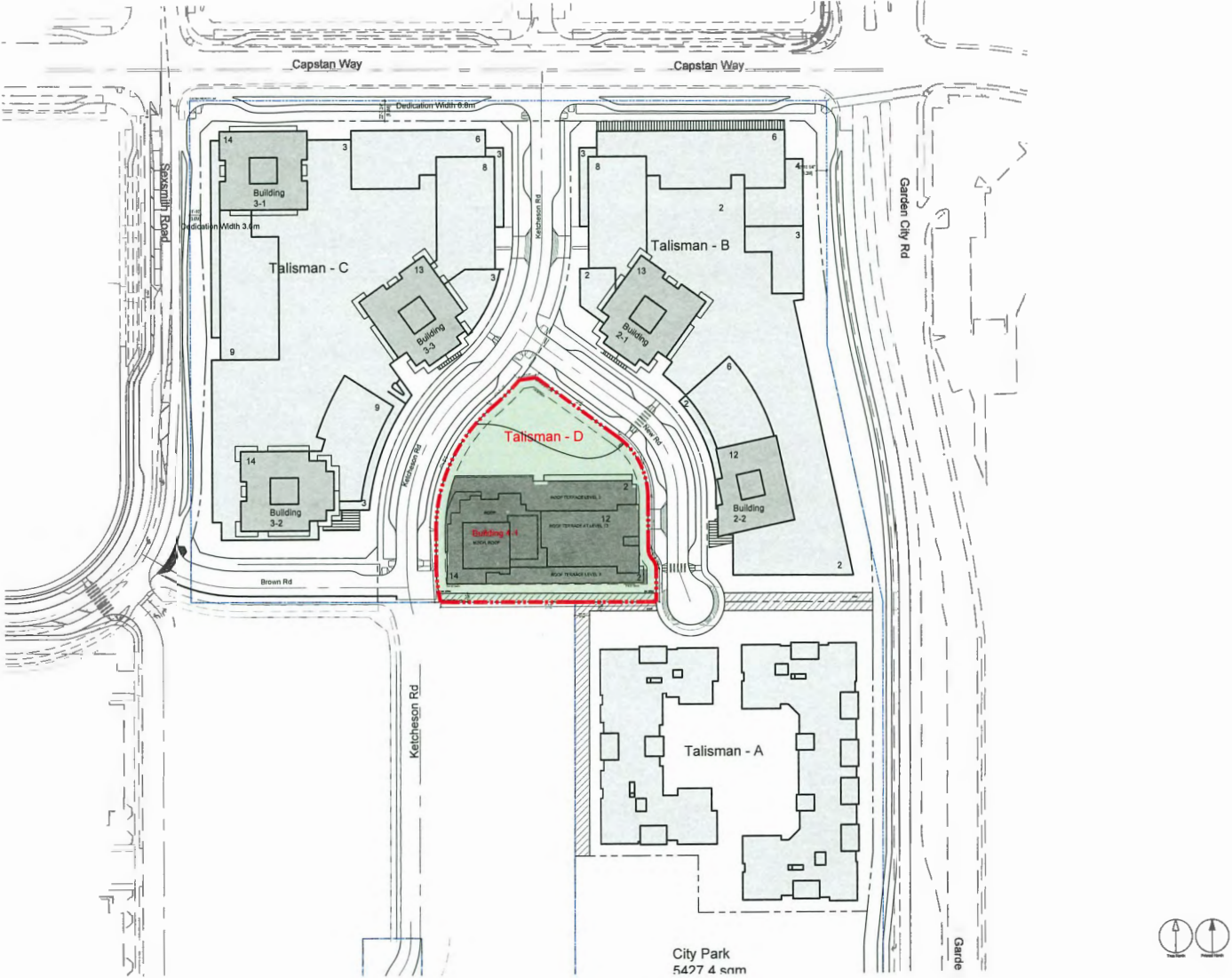
Development Permit Presentation



HAPA

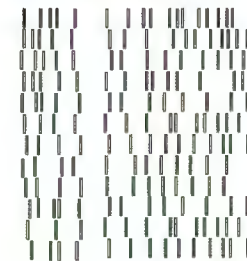
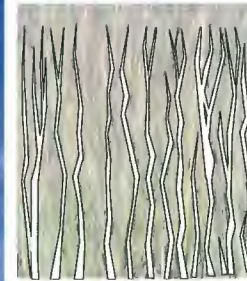
3558 KETCHESON ROAD,
RICHMOND, BC

Site





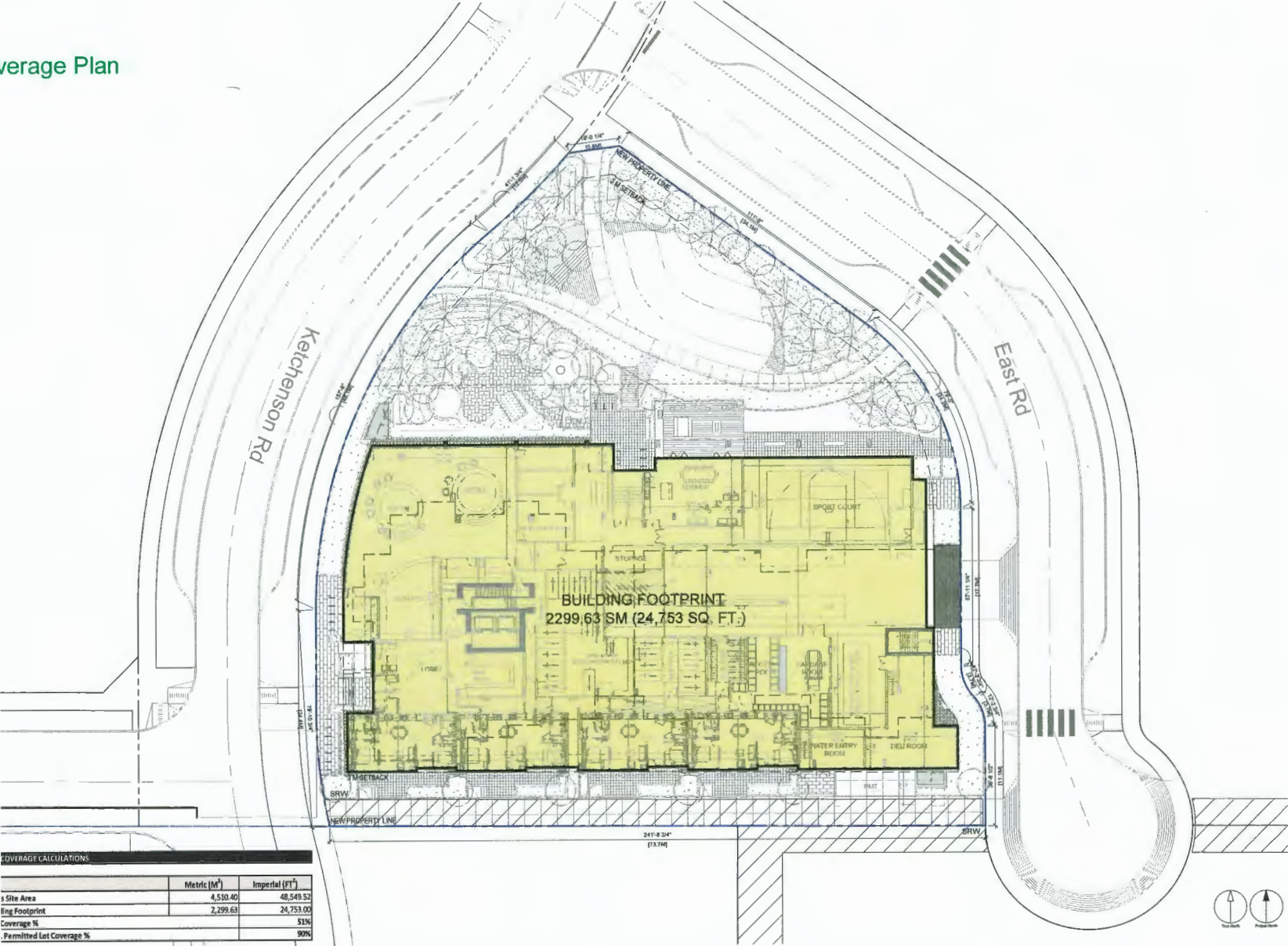
14 floors
 3.24 FAR
 161 market for-sale units
 17 market for-rent units (all BUH)
 194 below grade parking stalls (all EV)



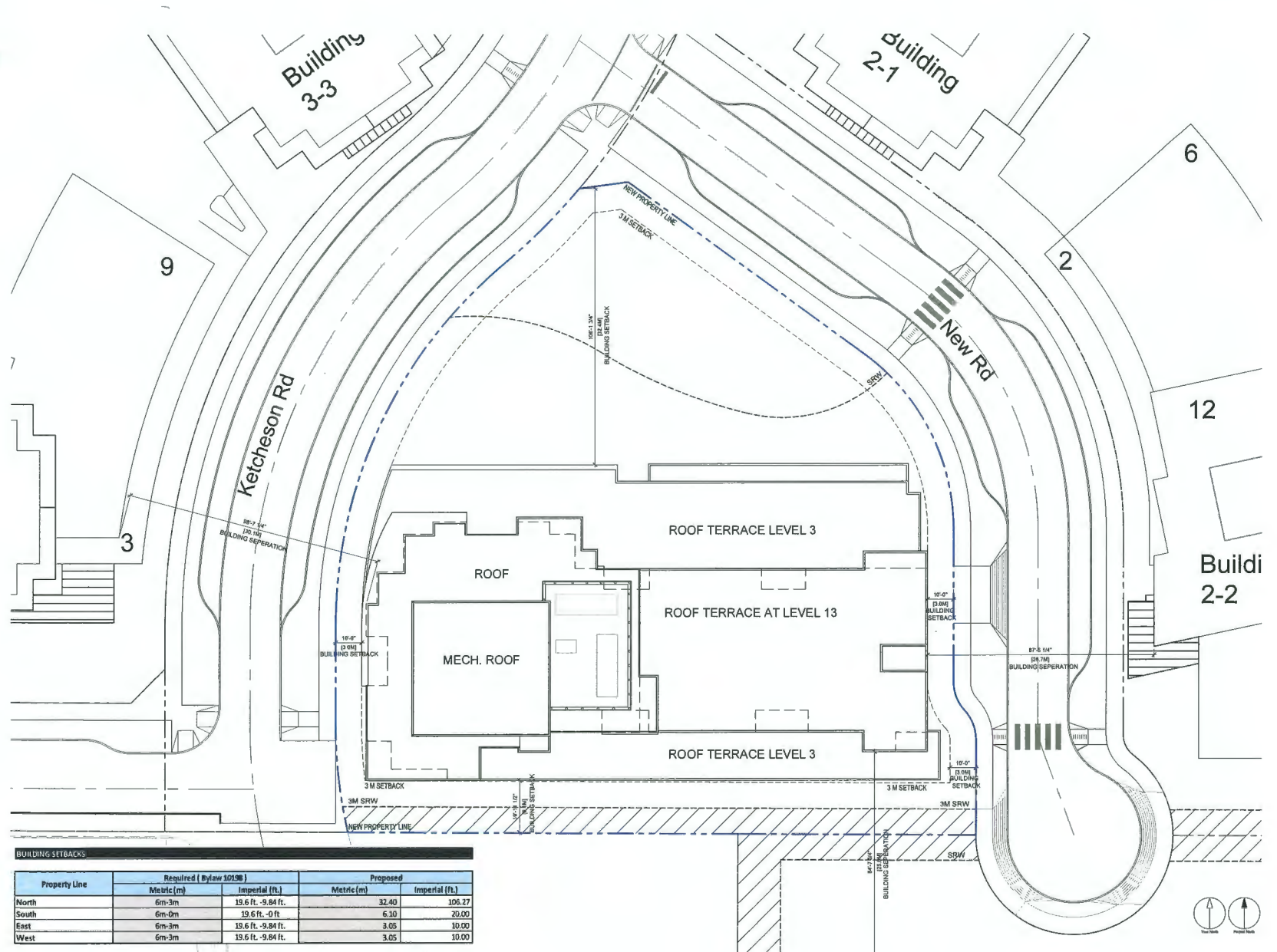
Site Context Photos



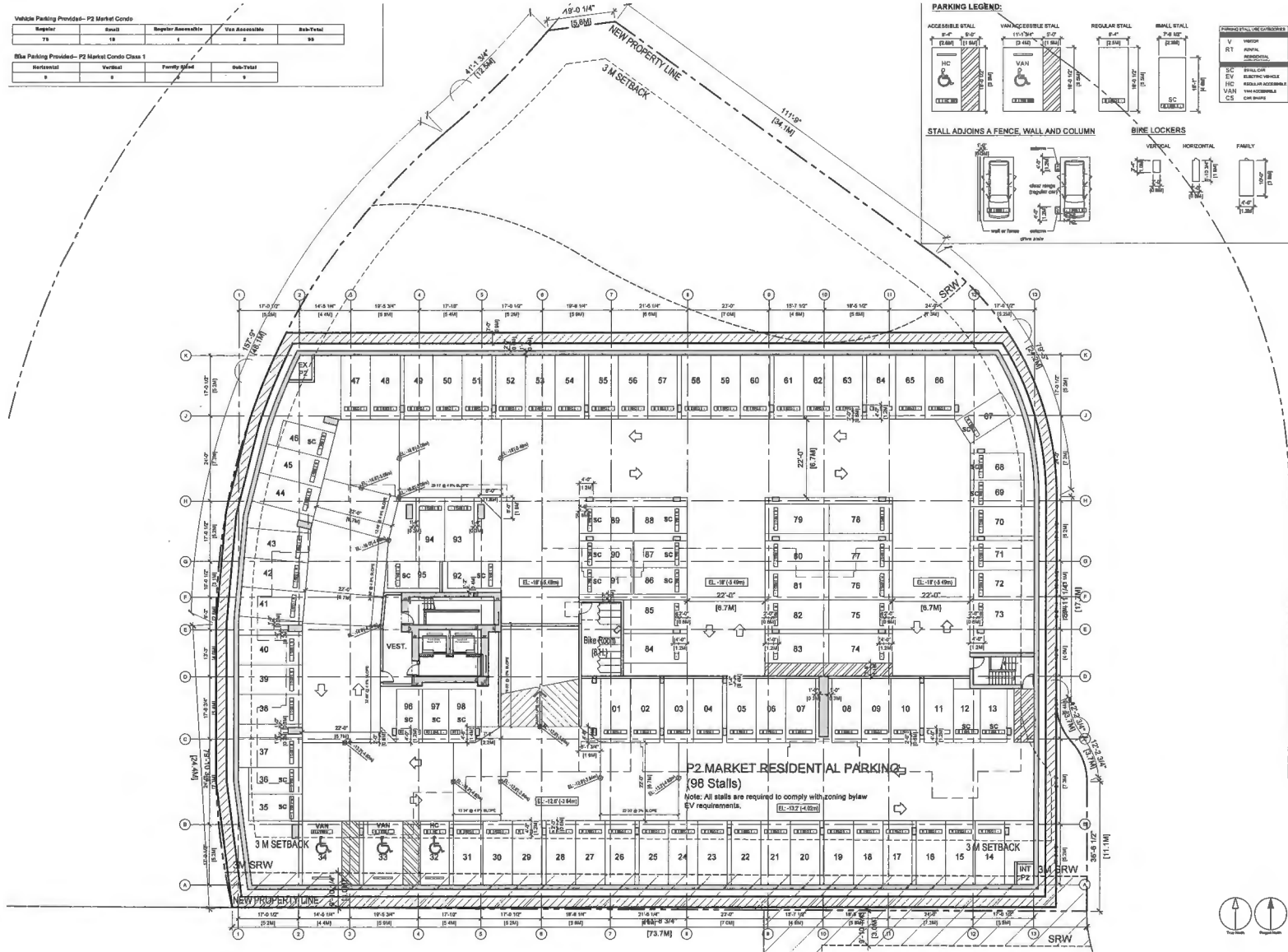
Lot Coverage Plan

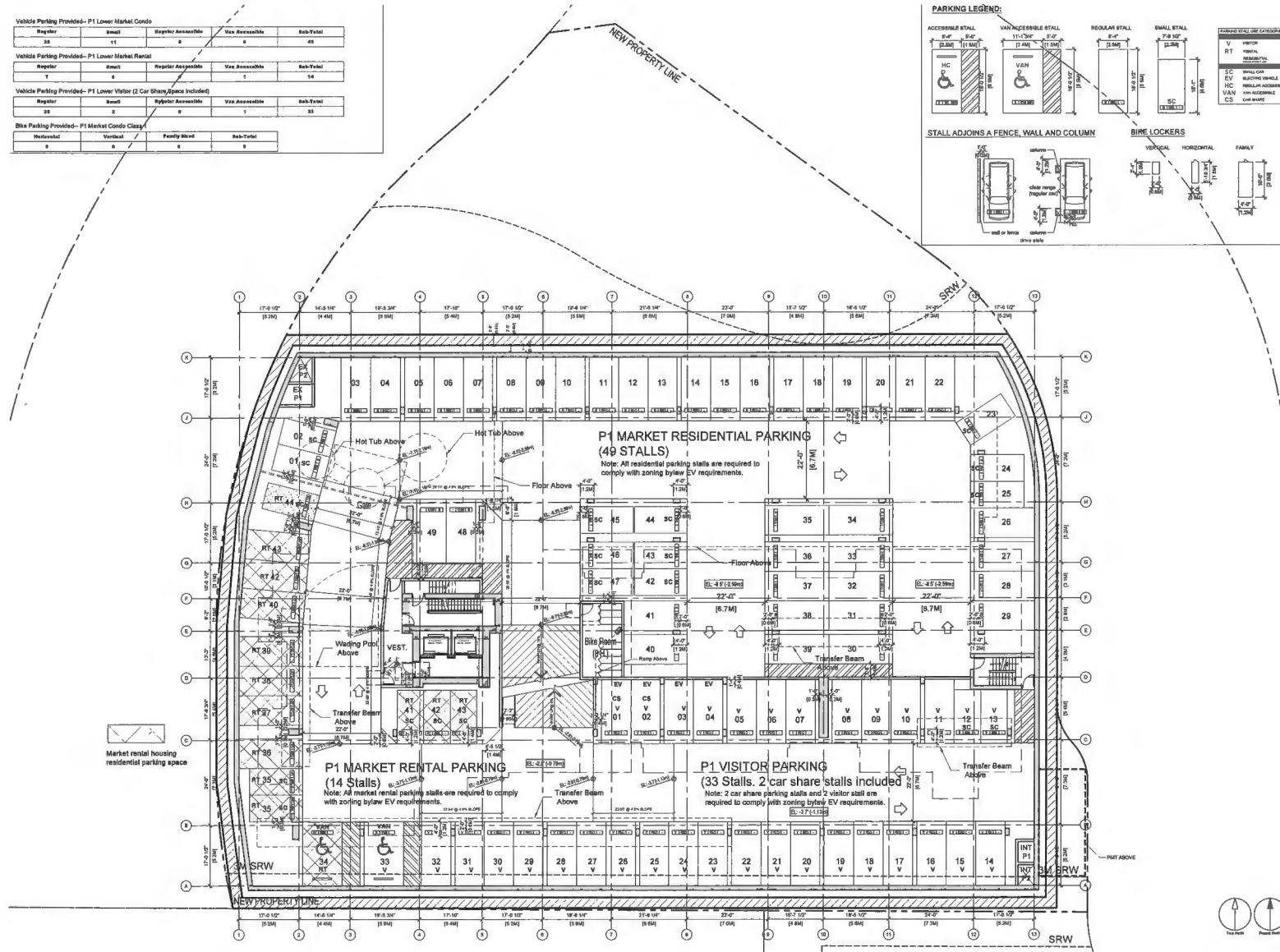


Setback Plan

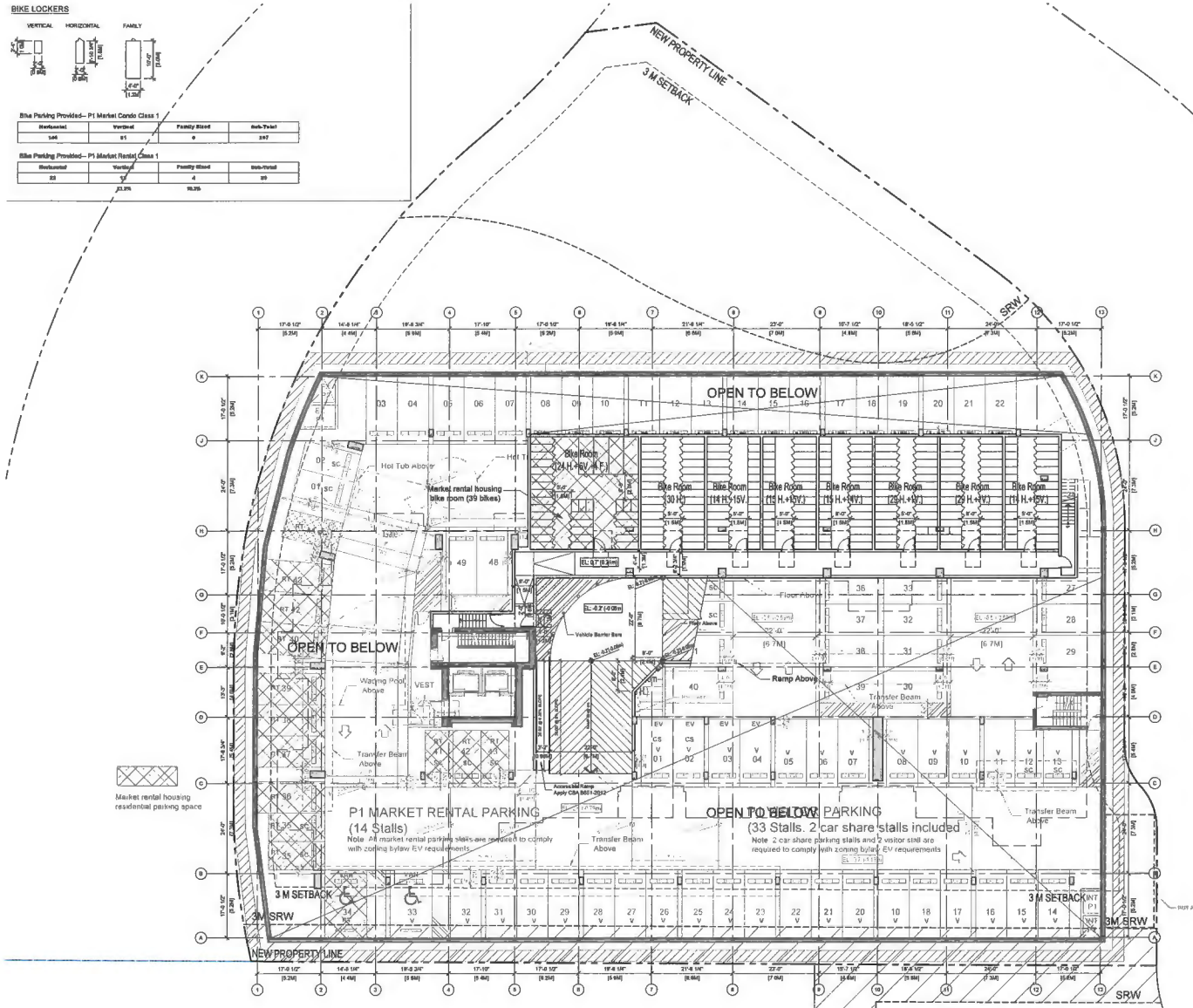


P2 PLAN



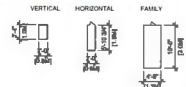


P1 UPPER PLAN



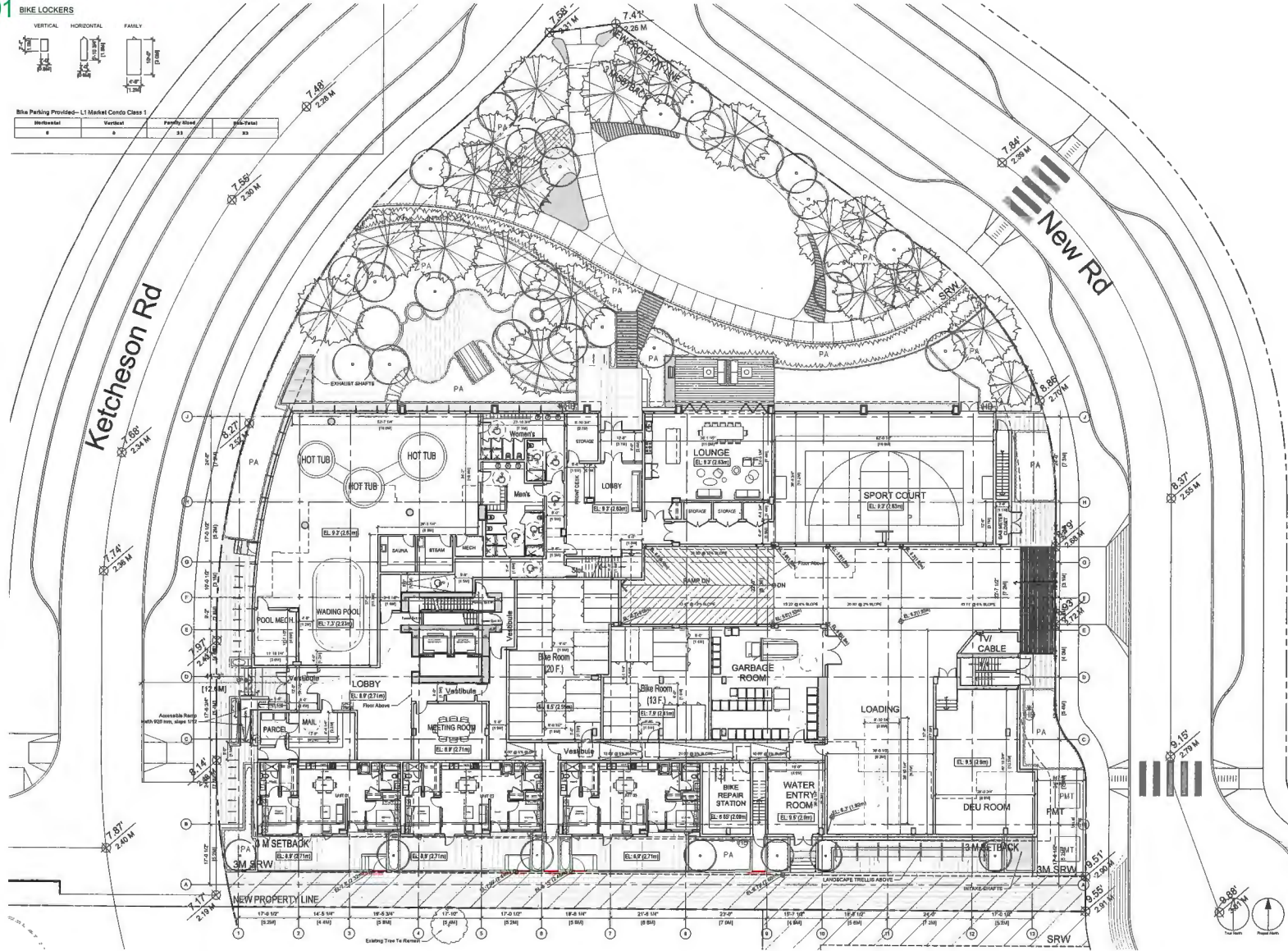
OVERALL FLOOR PLAN LEVEL 01

BIKE LOCKERS

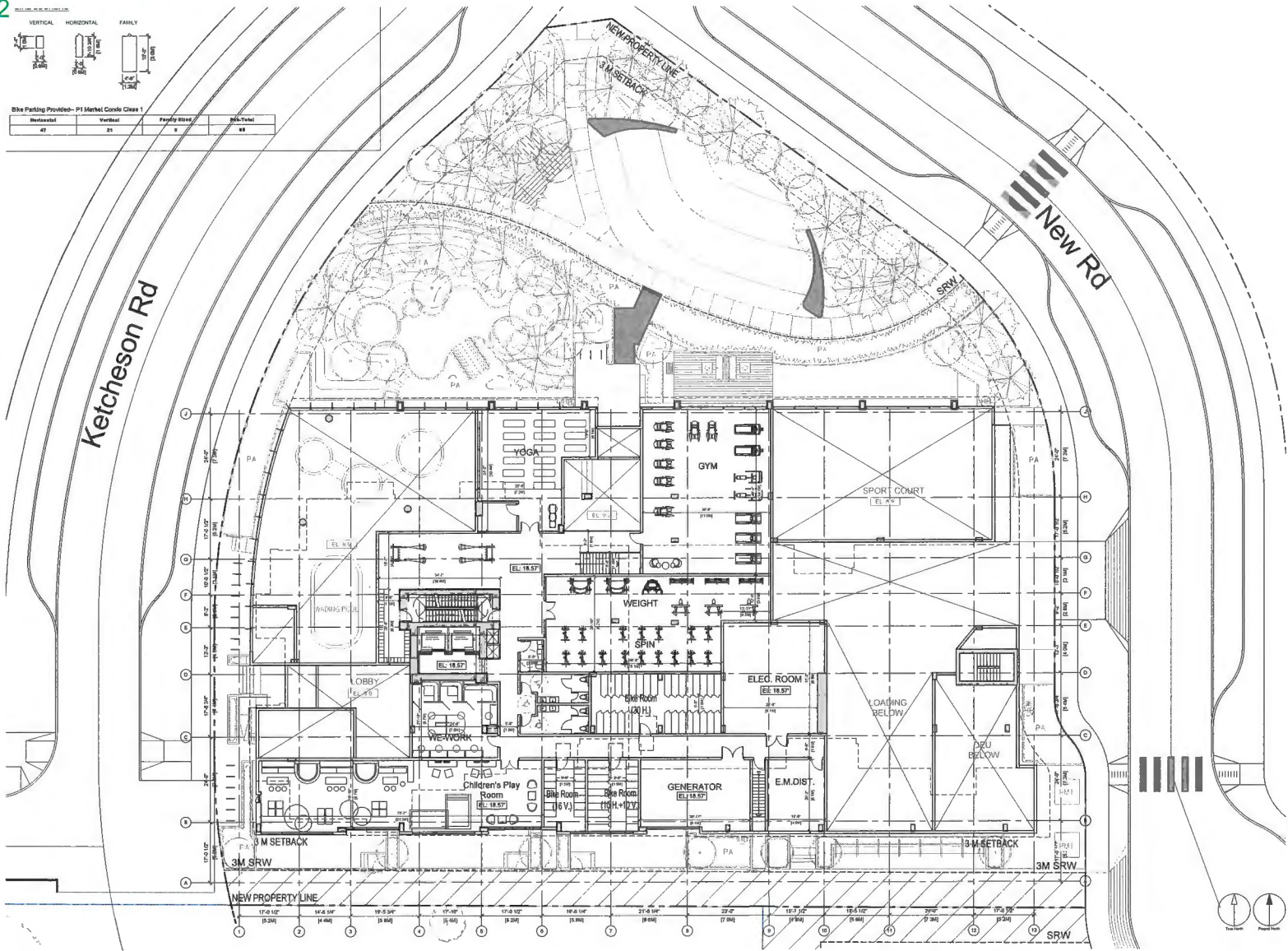


Bike Parking Provided— LI Market Center Class 1

Horizontal	Vertical	Family Shared	Family Private
6	4	22	22



OVERALL FLOOR PLAN
LEVEL 02

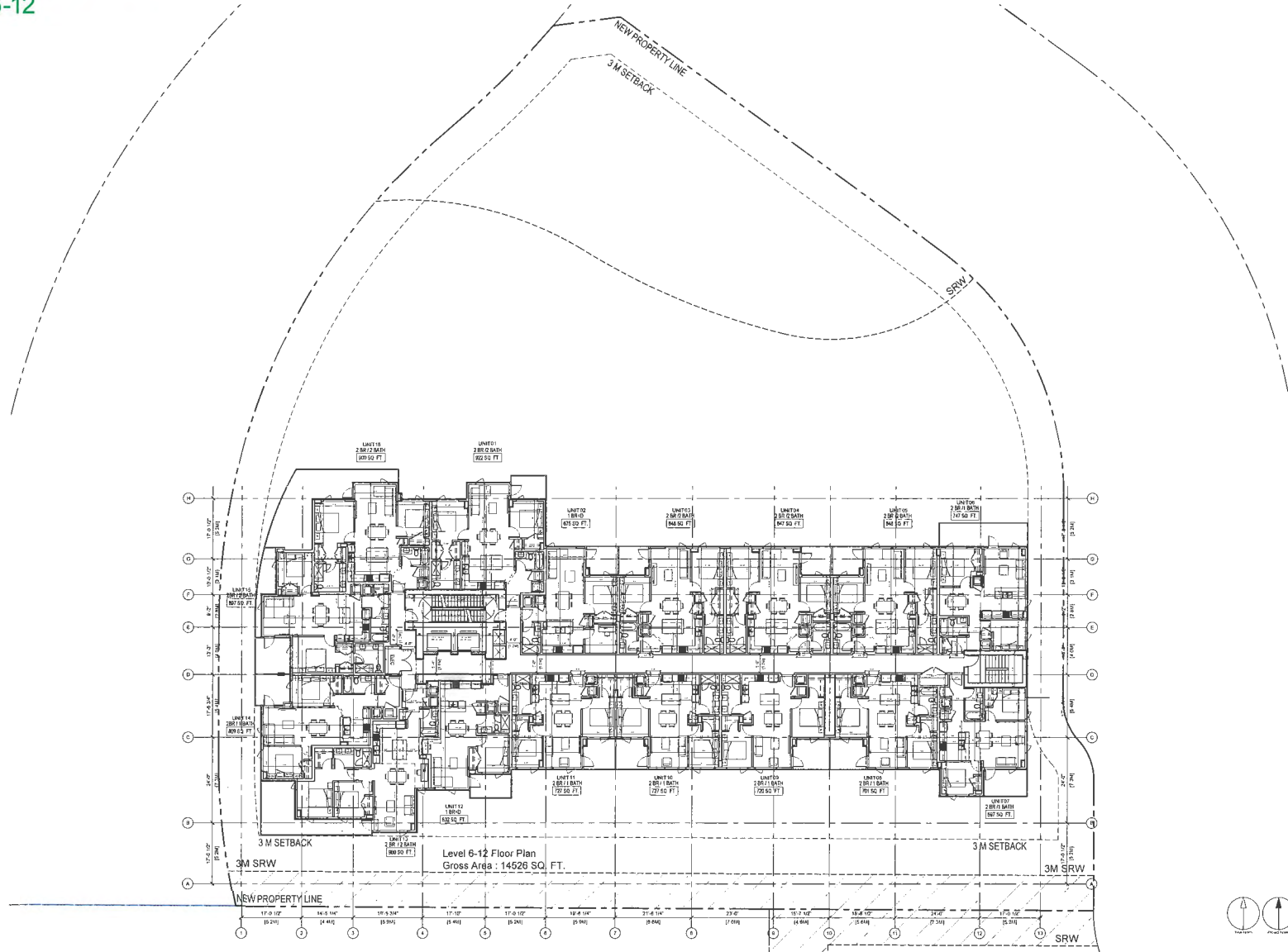








OVERALL FLOOR PLAN LEVEL 6-12







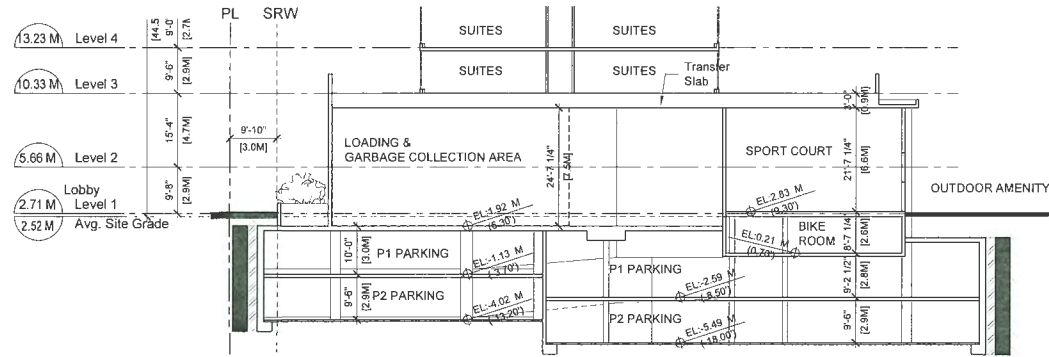




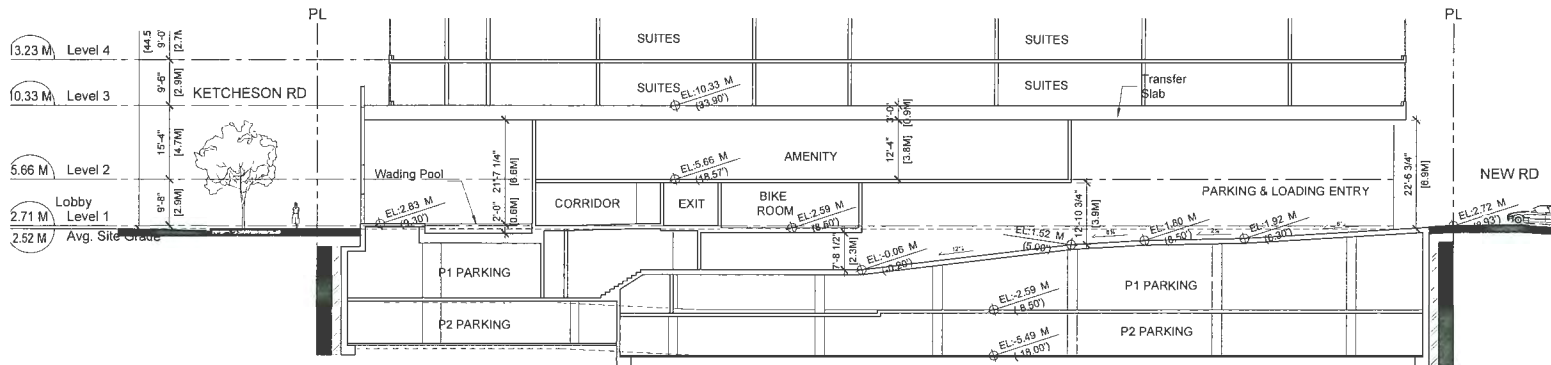




SECTION PODIUM



2 SECTION D
312'-11"



1 SECTION C
312'-11"

NORTH & WEST ELEVATION

MATERIAL LEGEND

- 1 Aluminum Metal Panel : Light Scoth Color
- 2 Painted Concrete (Dark Gray)
- 3 White Brick
- 4 Gray Aluminum Window Wall (With Clear Glass & Gray Spandrel)
- 5 Clear Glass in Aluminum Guard Rail
- 6 4 SSG Curtain Wall
- 7 Aluminum Trellis (Dark Gray)
- 8 Acoustic Composite Panel Wall
- 9 Aluminum Louvre: Light Scoth Color
- 10 Aluminum Metal Panel with LED Strip



NORTH ELEVATION



WEST ELEVATION

SOUTH & EAST ELEVATION

MATERIAL LEGEND

- 1 Aluminum Metal Panel : Light Scotch Color
- 2 Painted Concrete (Dark Gray)
- 3 White Brick
- 4 Gray Aluminum Window Wall (With Clear Glass & Gray Spandrel)
- 5 Clear Glass in Aluminum Guard Rail
- 6 4 SSG Curtain Wall
- 7 Aluminum Trellis (Dark Gray)
- 8 Acoustic Composite Panel Wall
- 9 Aluminum Louvre: Light Scotch Color
- 10 Aluminum Metal Panel with LED Strip



SOUTH ELEVATION



EAST ELEVATION

View From North-East



View From South



View From South-East



View from Brown Road



View from Ketcheson Road



View from the South Pedestrian Path



View from Cul De Sac on East Road



View of Cul De Sac in East Road



View of Amenity Trellis near East Road

View of Entranceways

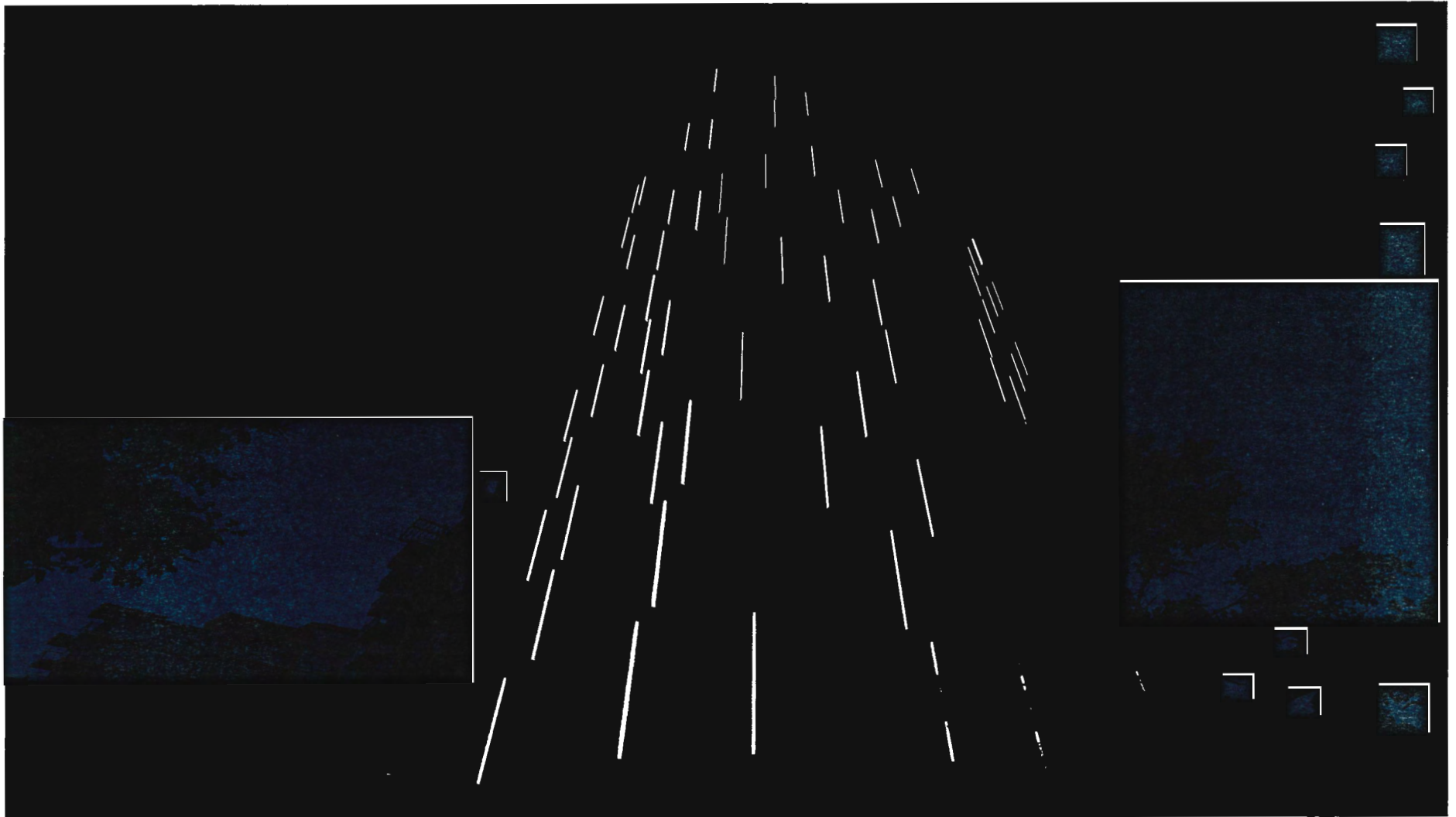


View of Condo Lobby Entranceway



View of Townhouse Entranceway

Night View of Light Feature



LANDSCAPE RATIONALE - GROUND LEVEL



LANDSCAPE RATIONALE - ROOFTOP LEVEL 13



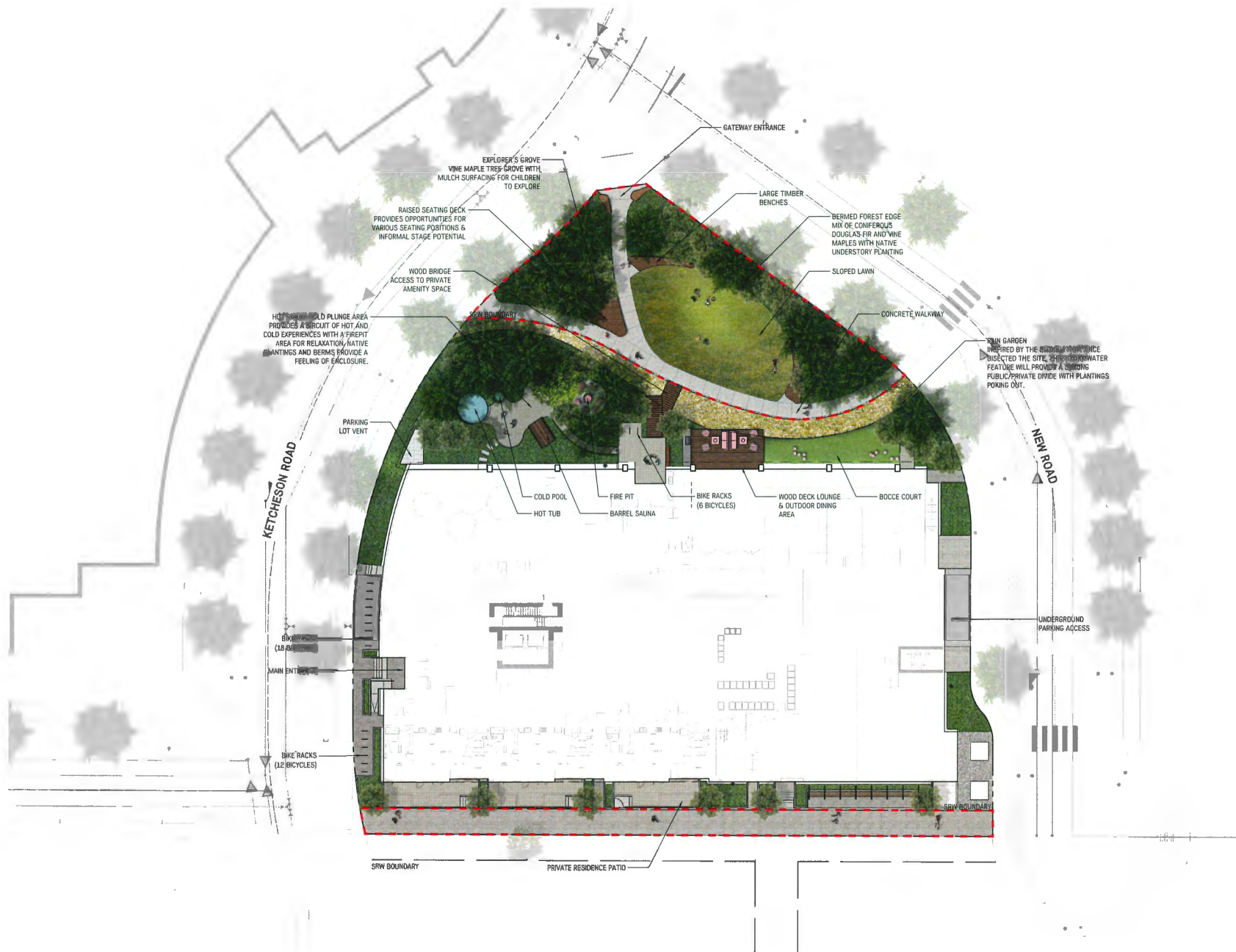
1.	Re-issued for DP	MAR 08/2023
1.	Issued for DP	JULY 08/2022
No.	Description	Date

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**CAPSTAN VILLAGE
PHASE 1 LOT D
8791, CAMBIE ROAD
RICHMOND, BC**

Landscape Rationale

Date	04/2022	Drawing Number
Project No.	2210	
Scale		L0.01
Drawn/Checked	BS / CM	



HAPA COLLABORATIVE

804.809.4350
HAPACOLLABORATIVE.COM

403-375-1111
HAPACOLLABORATIVE.COM

LANDSCAPE ARCHITECTURE
Landscape Design

1	Re-issued for DP	MAR 08/2022
1	Issued for DP	JULY 08/2022
No.	Description	Date

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**CAPSTAN VILLAGE
PHASE 1 LOT D**
8781 CAMBIE ROAD
RICHMOND, BC

Illustrative Plan

Ground Level

Date	04/2022	Drawing Number
Project No.	20210	
Scale	1/2" = 1'-0"	LO.02
Drawn/Checked	SG / CM	



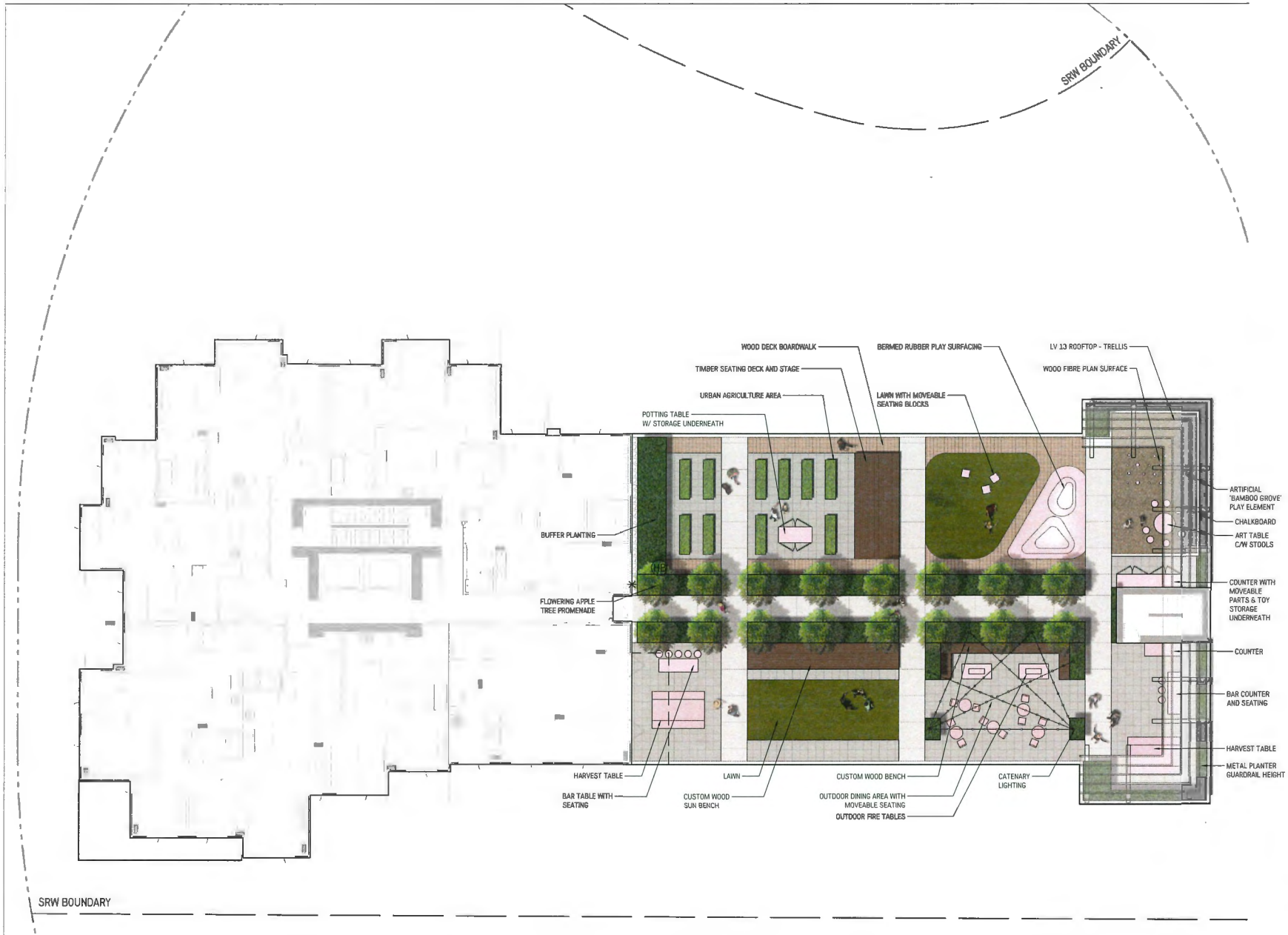
1	Re-issued for DP	MAR 08/2023
1	Issued for DP	JULY 08/2022
Rev.	Description	Date

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**CAPSTAN VILLAGE
PHASE 1 LOT D**
8791 CAMBIE ROAD
RICHMOND, BC

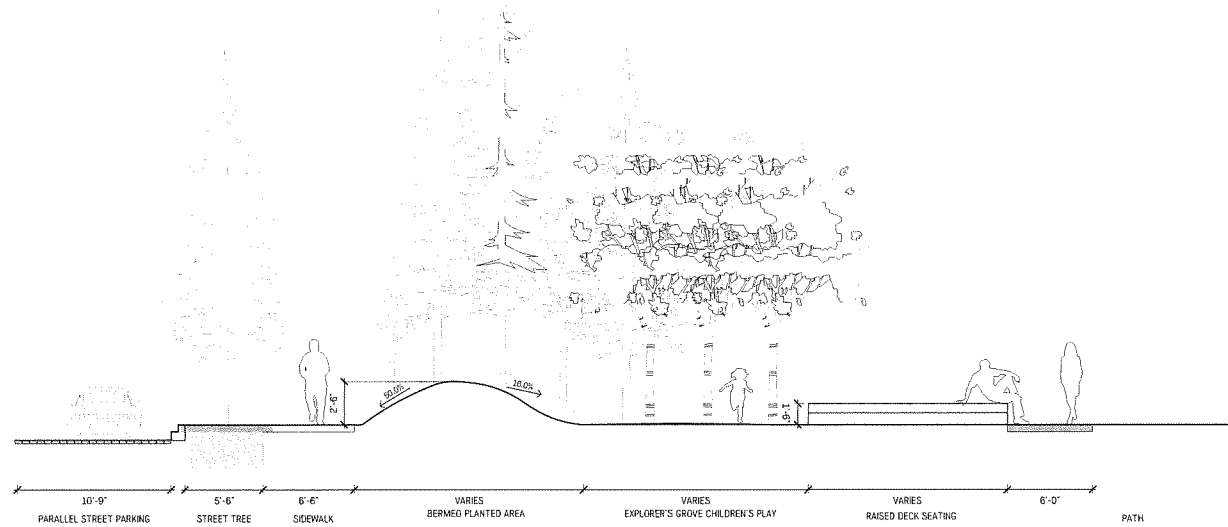
Illustrative Plan
Level 13 - Rooftop Amenity

Date	04/2022	Drawing Number
Project No.	2210	
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Drawn/Checked	SS / CM	

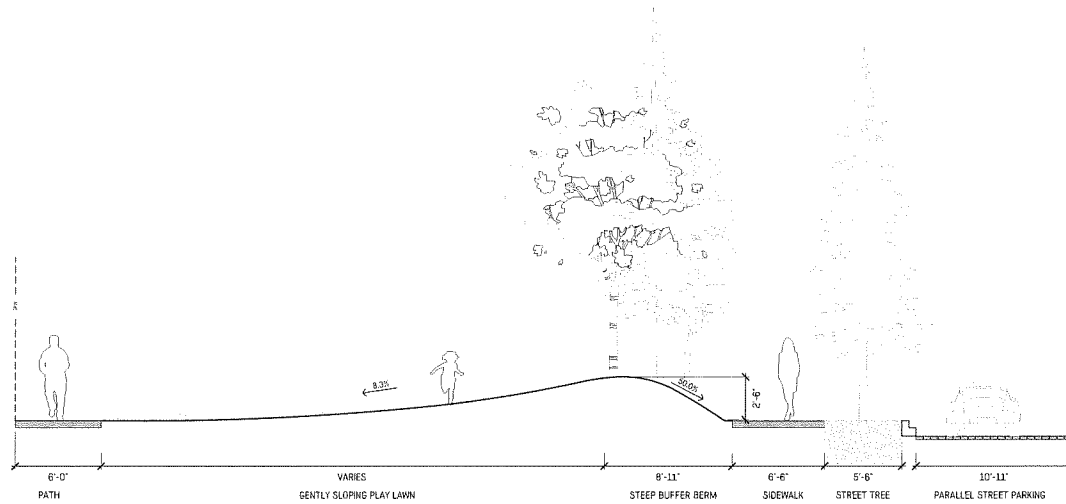


SECTION NOTES

1. SECTIONS ARE SCHEMATIC AND FOR REFERENCE ONLY; REFER TO PLANS AND DETAILS.



1 SECTION THROUGH BERM AT KETCHISON ROAD
1/4" = 1'-0"



2 SECTION THROUGH LAWN AND BERM AT EAST ROAD
1/4" = 1'-0"

1	Re-issued for DP	MAR 08/2023
1	Issued for DP	JULY 08/2022

No.	Description	Date
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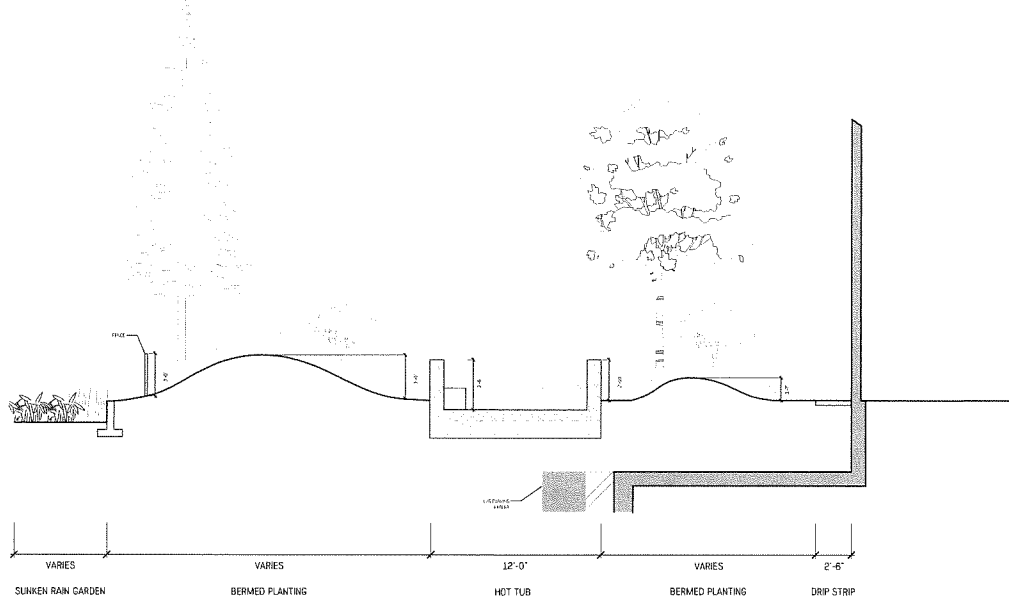
**CAPSTAN VILLAGE
PHASE 1 LOT D**
8791 CAMBIE ROAD
RICHMOND, BC

**Landscape Sections
Ground Level**
North SRW

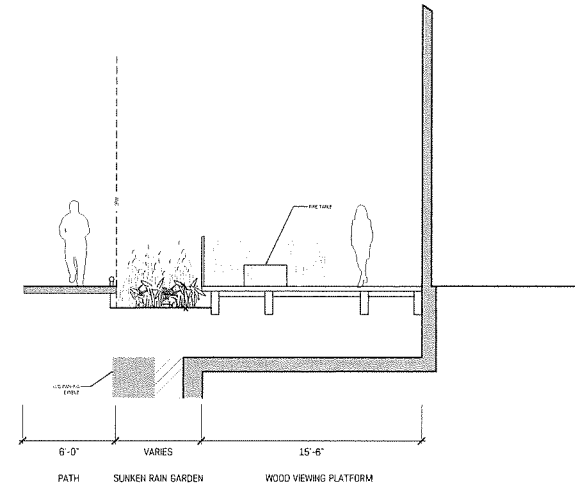
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Project No.	2210	
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Drawn/Checked	SS/GM	

SECTION NOTES

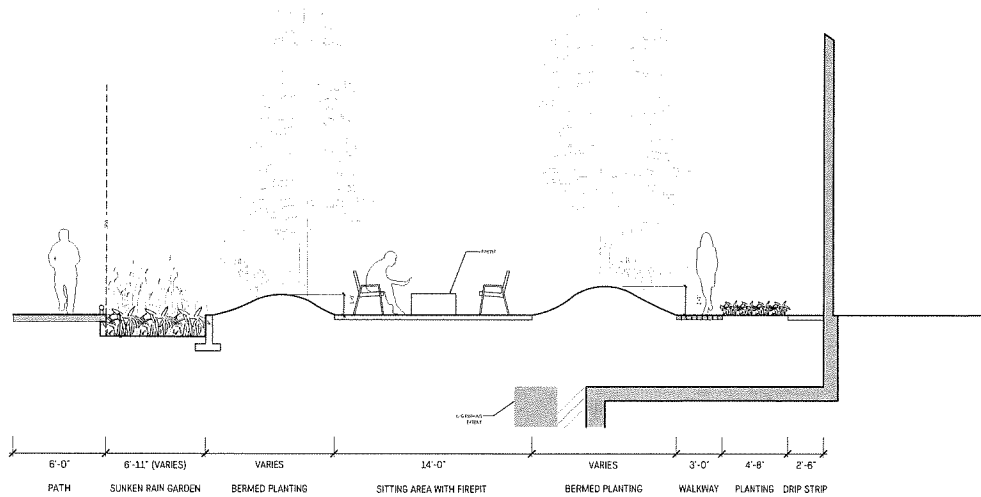
- SECTIONS ARE SCHEMATIC AND FOR REFERENCE ONLY; REFER TO PLANS AND DETAILS.



1 SECTION THROUGH NATIVE PLANTINGS AND HOT TUB
1/2" = 1'-0"



2 SECTION THROUGH RAINGARDEN AND LOUNGE AREA
1/4" = 1'-0"



3 SECTION THROUGH RAINGARDEN AND LOUNGE AREA
1/4" = 1'-0"

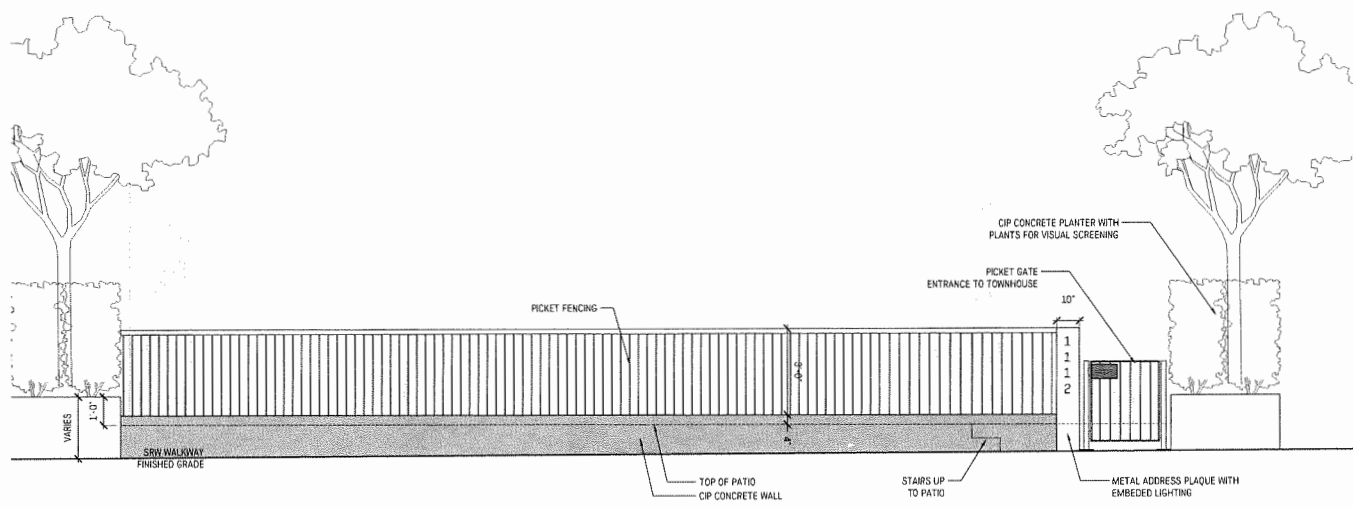
1	Re-issued for DP	MAR 08/2023
1	Issued for DP	JULY 08/2022
No.	Description	Date

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CAPSTAN VILLAGE
PHASE 1 LOT D
8791 CAMBIE ROAD
RICHMOND, BC

Landscape Sections
Ground Level
Private Amenity

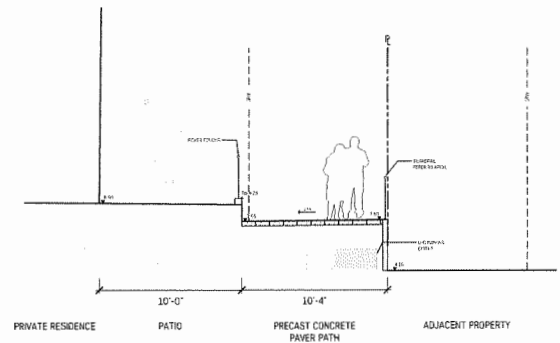
Date: 04/2022 Drawing Number:
Project No.: R210
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Drawn/Revised: SS | CM



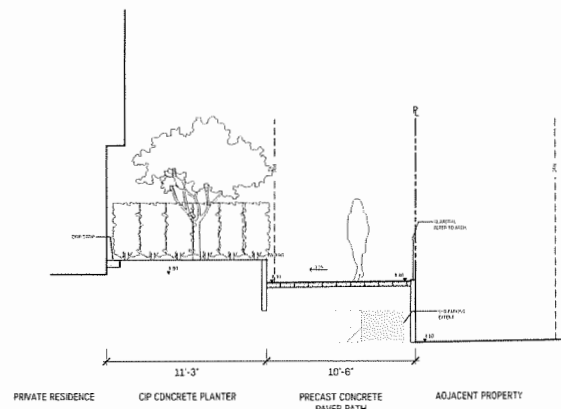
1 TOWNHOUSE PATIO ELEVATION
1/2" = 1'-0"

SECTION NOTES

1. SECTIONS ARE SCHEMATIC AND FOR REFERENCE ONLY; REFER TO PLANS AND DETAILS.
2. PRECAST CONCRETE PAVER PATH TO MATCH OTHER SRW PATHS



2 TOWNHOUSE PATIO THROUGH SOUTH SRW
1/4" = 1'-0"



3 TOWNHOUSE PATIO THROUGH SOUTH SRW
1/4" = 1'-0"

1	Re-issued for DP	MAR 08/2023
1	Issued for DP	JULY 08/2022
No.	Description	Date

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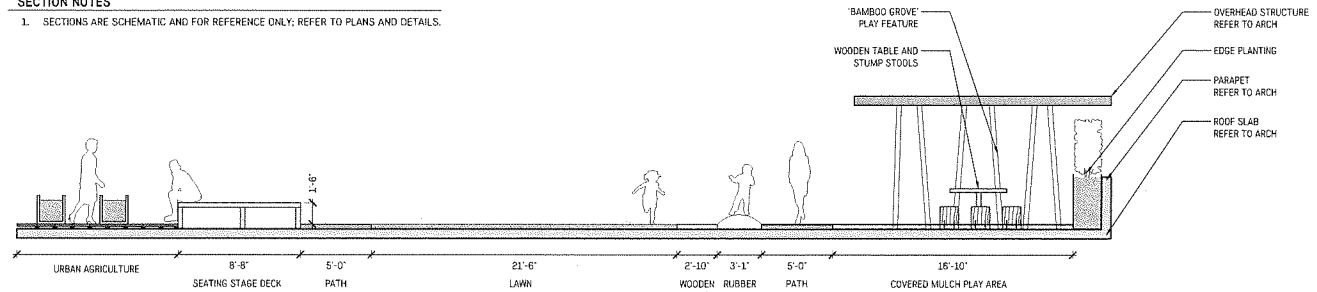
**CAPSTAN VILLAGE
PHASE 1 LOT D
8791 CAMBIE ROAD
RICHMOND, BC**

**Landscape Sections
Ground Level
Private Amenity - South SRW**

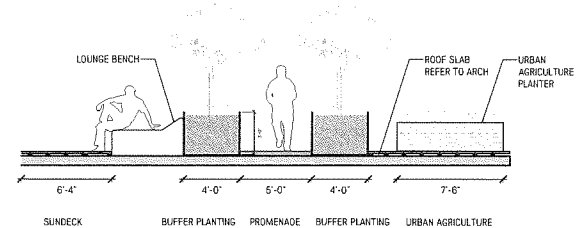
Date	04/2022	Drawing Number
Project No.	2210	
Scale	1/2" = 1'-0"	L2.13
Drawn/checked	SS CM	

SECTION NOTES

1. SECTIONS ARE SCHEMATIC AND FOR REFERENCE ONLY; REFER TO PLANS AND DETAILS.



1 SECTION THROUGH ROOFTOP - WEST TO EAST 1/4" = 1'-0"



2 SECTION THROUGH ROOFTOP - NORTH TO SOUTH 1/4" = 1'-0"

1	Re-issued for DP	MAR 08/2023
1	Issued for DP	JULY 08/2022
No.	Description	Date

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**CAPSTAN VILLAGE
PHASE 1 LOT D**
8791 CAMBIE ROAD
RICHMOND, BC

**Landscape Sections
Level 13**
Private Amenity

Date	04/2022	Drawing Number
Project No.	2210	
Scale	1/2" = 1'-0"	L2.14
Drawing Sheet	SS CM	



NOTES:

ACTIVITIES: CREATIVE PLAY, SOCIAL PLAY, RUNNING, JUMPING, CLIMBING
AGE-RANGE: 2-12
NUMBER OF CHILDREN ACCOMMODATED: UP TO 15 KIDS



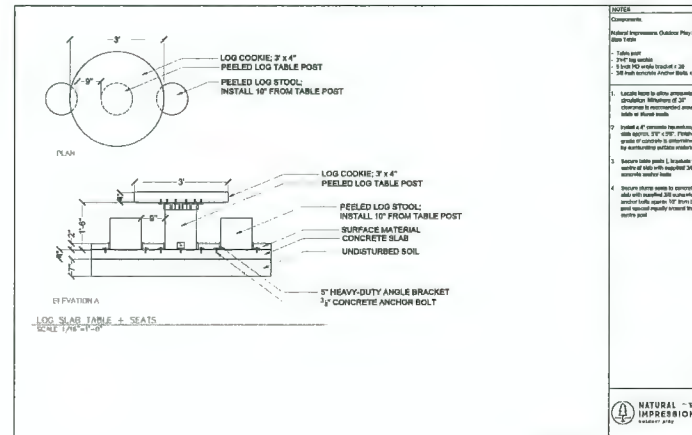
NOTES:

ACTIVITIES: CREATIVE PLAY, SOCIAL PLAY, RUNNING, EXPLORING
AGE-RANGE: 2-12
NUMBER OF CHILDREN ACCOMMODATED: UP TO 15 KIDS



NOTES:

ACTIVITIES: CREATIVE PLAY, SOCIAL PLAY
AGE-RANGE: 2-12
NUMBER OF CHILDREN ACCOMMODATED: 2-5 KIDS



HADA
COLLABORATIVE
Landscape Architecture
Urban Design
4623 - 376 West Fifth Avenue
Vancouver BC V6T 1A8
604 609 4150
hadaspace.com

1	Re-issued for DP	MAR 08/2023
1	Issued for DP	JULY 08/2022
No.	Description	Date

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CAPSTAN VILLAGE
PHASE 1 LOT D
8791 CAMBIE ROAD
RICHMOND, BC

Details

Children's Play

Date	04/20/22	Drawing Number	L3.34
Project No.	P210		
Scale	AS NOTED		
Drawn/Checked	GG / CM		

PROPOSED INDUSTRIAL BUILDING FOR:
**SHELTER ISLAND
 INDUSTRIAL CENTRE 2**

20455 DYKE ROAD & 7500 No. 9 ROAD, RICHMOND, B.C.

LOT 24 EXCEPT, FIRSTLY, PARCEL "B" (REFERENCE PLAN 4932) SECONDLY, PARCEL "H" (REFERENCE PLAN 4932) SECTION 16 BLOCK 4 NORTH RANGE 4
 WEST 1/4D PLAN 50387 LOT A SECTIONS 9, AND 10 BLOCK 4 NORTH RANGE 4 WEST 1/4D PLAN 47876 LOT A SECTIONS 9, 10, 11 AND 20 BLOCK 4
 NORTH RANGE 4 WEST 1/4D HASTINGS DISTRICT PLAN SPP13085

Schedule 2 to the Minutes of the
 Development Permit Panel
 meeting held on Wednesday,
 August 23, 2023

ARCHITECTURE PANEL INC.
 ARCHITECTURE, LANDSCAPE ARCHITECTURE, ENGINEERING
 2045 DYKE STREET, RICHMOND, B.C. V6V 1K3
 604.273.1001 | INFO@ARCHITECTUREPANEL.COM

IN ASSOCIATION WITH
D.FORGE DESIGN INC.
 2045 DYKE STREET, RICHMOND, B.C. V6V 1K3
 604.273.1001 | INFO@DFFORGEDESIGN.COM



1 CONTEXT PLAN
 SCALE: 1:100

SHEET 1

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3	AND 22/23	AMP PRESENTATION SET
2	JULY 11/23	RE-REVISED FOR DP
1	JULY 10/23	ISSUED FOR DP
NO	DATE	DESCRIPTION

DEVELOPER
Farrell Estates LTD.

PROJECT
 2045 DYKE ROAD & 7500 No. 9 ROAD, RICHMOND, B.C. V6V 1K3
 PROJECT NO. 2023-001

**SHELTER ISLAND
 INDUSTRIAL
 CENTRE 2**

ADDRESS: 2045 DYKE ROAD, RICHMOND, B.C.

DRAWING

COVER SHEET

REAL	JOB NO.	DRAWN
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DESIGNED	CHECKED	PLOT DATE
		AUG 2023
PROJECT DRAWING NUMBER	SHEET	
A-0.0	3	



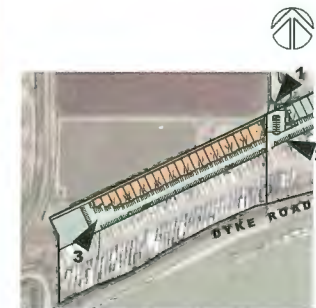
1 ARTIST'S RENDERING - VIEW FROM ENTRANCE OF MCMILLAN WAY
SCALE: 1/8"



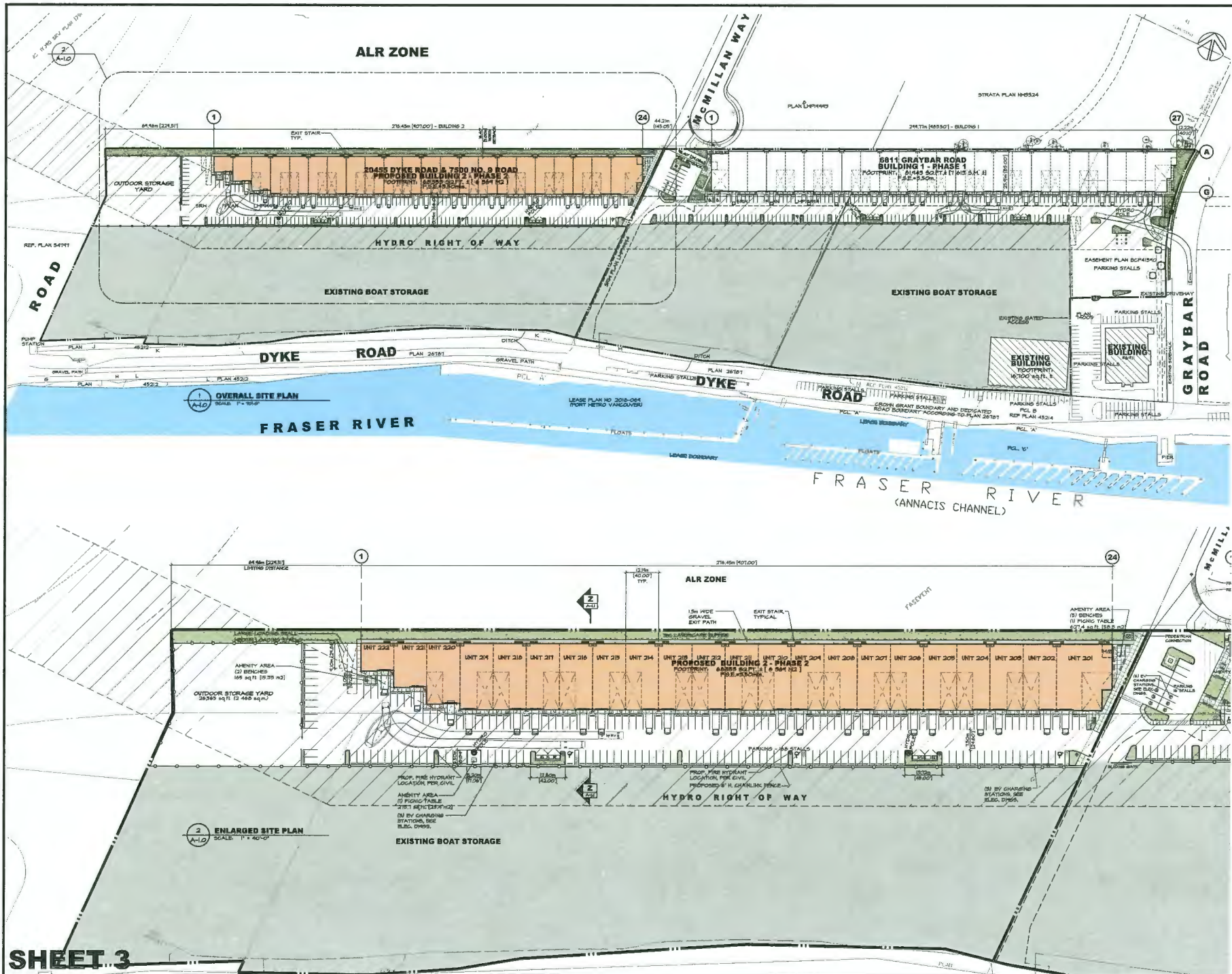
2 ARTIST'S RENDERING - VIEW TO THE NORTHWEST
SCALE: 1/8"



3 ARTIST'S RENDERING - VIEW TO THE NORTHEAST
SCALE: 1/8"



4 KEY PLAN
SCALE: 1/8"



ARCHITECTURE PANEL INC.
ARCHITECTS, LANDSCAPE ARCHITECTS
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D.FORCE DESIGN INC.

DESIGN PARTNER WITH ARCHITECTURE PANEL INC.

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604.273.1101 | INFO@ARCHITECTUREPANEL.COM

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NO.	DATE	DESCRIPTION
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200	2029-07-25	REVISED FOR CONSULTANT USE

Farrell Estates Ltd.

200 - 1011 GRAYBAR ROAD, RICHMOND, BC V6V 1H6
604.273.1101 | INFO@ARCHITECTUREPANEL.COM

SHELTER ISLAND INDUSTRIAL CENTRE 2

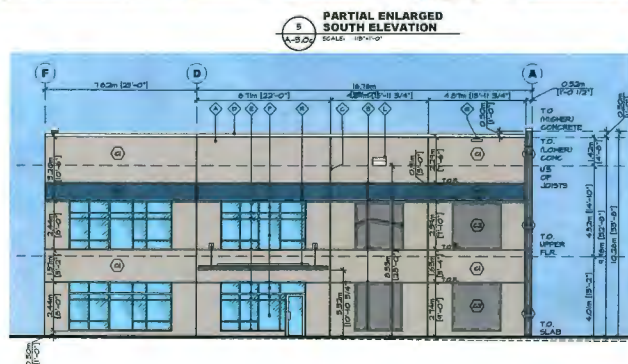
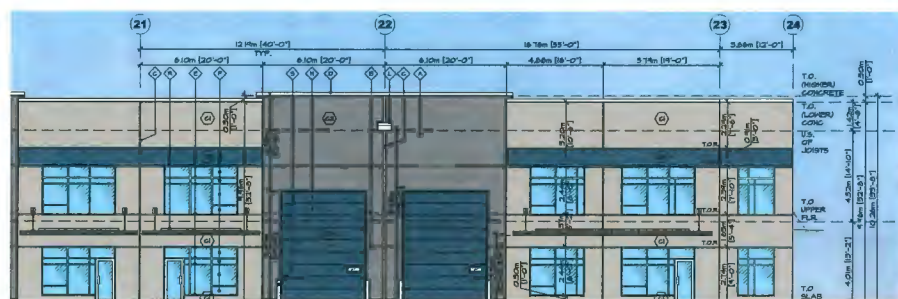
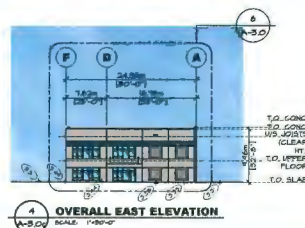
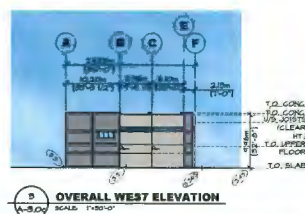
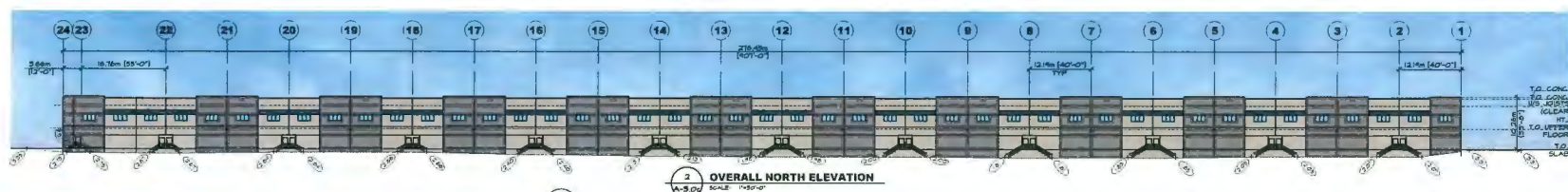
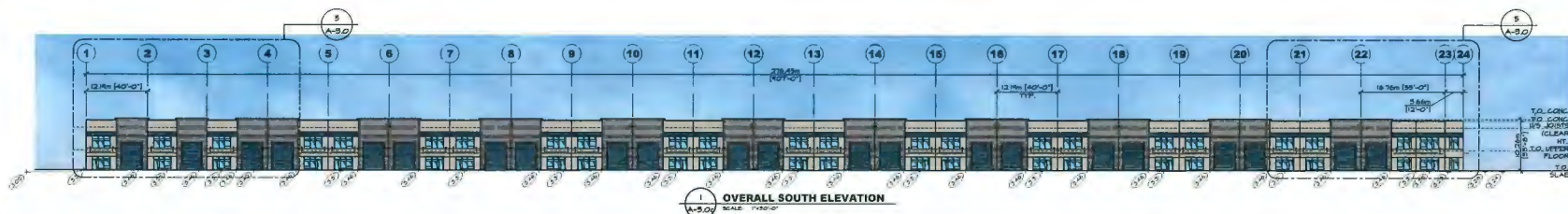
ADDRESS: 8811 GRAYBAR ROAD, RICHMOND, BC

OVERALL AND ENLARGED SITE PLAN

SCALE: 1" = 40'-0"

PROJECT: DRAWING NUMBER **A-1.0**


REV: 7



MATERIAL LEGEND

- ④ CONCRETE SANDWICH TILT-UP HALL PANEL, TYP., PAINTED
- ⑤ REVEAL IN CONCRETE - PAINTED
- ⑥ PANEL JOINT
- ⑦ PRE-FRISHED METAL GAP PLASING
- ⑧ STOREFRONT OR CURTAIN HALL FRAMES - CLEAR ANODIZED ALUMINUM
- ⑨ STOREFRONT OR CURTAIN HALL GLASS - CLEAR LOW-E
- ⑩ STEEL HANDDOORS - PAINTED
- ⑪ STEEL SECTIONAL OVERHEAD DOORS - PAINTED
- ⑫ STEEL GUARDRAILS - PAINTED
- ⑬ CONCRETE RETAINING WALLS - NATURAL FINISH UNPAINTED TYP.
- ⑭ LIGHT FIXTURE - SEE ELECTRICAL DWG'S
- ⑮ CONCRETE BULK W/ STEEL PIPE GUARDRAIL
- ⑯ 8"X4" RECESS IN CONCRETE
- ⑰ SPANDREL GLAZING (OBSOLETE, LIGHT GREY)
- ⑱ SCUPPER
- ⑲ GLASS CANOPY ON STEEL FRAMING
- ⑳ STEEL BOLLARD - PAINTED
- ㉑ PAINT STRIPES
- ㉒ METAL SUBGRADE

PROJECT COLOURS

- ALL COLOURED SURFACES TO BE INTERLOCK-WALLING
- | | | | |
|---|---|------------------------|---------------------|
|  |  | MAIN FIELD COLOUR 1. | SH 1644 SILVERSPARK |
|  |  | FIELD ACCENT COLOUR 1. | SH 9145 CADDET |
|  |  | FIELD ACCENT COLOUR 2. | SH 1644 VINT BLUE |
- EXTERIOR GUARNAILS: POWDER COAT BLACK VELVET
- ALUMINUM STOREFRONT HILLING: CLEAR ANODIZED ALUMINUM
- TYPICAL GLAZING: CLEAR GLASS 10mm COPIE GLASS
- TYPICAL RETAIL CAP FLASHINGS: GASKET "REBUILT" BATH AT G2
- GASKETING: "REBUILT" BATH AT G2
- GASKETING: BONE WHITE AT G1
- ALL GLAZING TO BE VITRO ARCHITECTURAL GLASS:
- | | | | |
|---|---|--------------|---------------------------|
|  |  | THIN GLAZING | VITRO ARCHITECTURAL GLASS |
|  |  | THIN GLAZING | VITRO - 6mm SOLARSHIELD |
|  |  | INTERIOR - | VITRO - 6mm SOLARSHIELD |

- ALL GLAZING TO BE VITRO ARCHITECTURAL GLASS:
- | | | |
|--|----------------|--------------------------------------|
|  = (G1) | TINTED GLAZING | VITRO ARCHITECTURAL GLASS |
| | | EXTERIOR - 6mm SOLARBLEE |
| | | INTERIOR - 6mm CLEAR c/w SOLARBAN 60 |

NOTES
- NOT ALL MATERIALS ARE APPLICABLE
... * SPANDREL GLAZING
■ * 5/4" RECESS



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: September 6, 2023

From: Wayne Craig
Director of Development

File: DP 21-945828

Re: **Application by Greater Vancouver Sewerage and Drainage District for a
Development Permit at 900 and 1000 Ferguson Road**

Staff Recommendation

That a Development Permit be issued at 900 and 1000 Ferguson Road to facilitate upgrades through construction of secondary and tertiary treatment structures and related components for the existing wastewater treatment plant on a site designated Environmentally Sensitive Area.

Wayne Craig
Director of Development

WC:bb
Att. 10

Staff Report

Origin

Greater Vancouver Sewerage and Drainage District (GVS&DD) has applied to the City of Richmond for an Environmentally Sensitive Area (ESA) Development Permit (DP) to allow the construction and incorporation of secondary and tertiary treatment facilities and related components into the existing wastewater treatment facility located at 900 and 1000 Ferguson Road. As the entire site is currently designated as an ESA, a ESA DP is required prior to Building Permit approval.

The subject site currently contains the Iona Island Wastewater Treatment Plant (IIWWTP) that provides primary sewage and Stormwater treatment for the City of Vancouver and the University Endowment Lands as well as portions of the Cities of Richmond and Burnaby.

The Province has mandated that the IIWWTP be upgraded to include secondary and tertiary treatment, and the purpose of this ESA Development Permit is to facilitate near and long term upgrades that would be undertaken by Metro Vancouver in order to bring the wastewater treatment plant to the specifications and operational capacities mandated by the Province. The total proposed project footprint is 23.9 ha (59 acres) with area of 20.96 ha (52 acres) of the project footprint situated within the designated ESA.

In compensation for disturbing 21 ha (52 acres) of ESA to upgrade the wastewater treatment facility, GVS&DD has committed to plant and to rehabilitate the ecology of the island within an area of 26.2 ha (65 acres). The proposed ecologically-significant planting and rehabilitation would be undertaken at a compensation ratio of 1.1:1 to the permanent impacts from the project footprint.

Background

Three previous ESA DPs have been issued in the recent past for this site:

- An ESA DP was issued in 2015 to allow the expansion of the IIWWTP through a 550 m² (5,920 ft²) screening and de-grit building, a 20 m (66 ft) diameter thickener, a 25 m² (269 ft²) thickener pump station and four 36 m² (388 ft²) digester mixing pump buildings with the ESA at 1000 Ferguson Road (DP 14-676361). The project committed to a minimum 3,300 m² (35,521 ft²) of landscape restoration (a ratio of 0.5:1 to the project footprint);
- An ESA DP was issued in 2018 to permit construction of facilities to divert sewage from the lagoons, including a temporary dewatering building and storage tanks, a truck loading building for removing biosolids to off-site locations, and an outdoor control facility (DP 18-820582). The project included a commitment from GVS&DD to provide 13,666 m² (147,100 ft²) of landscape restoration within the adjacent Metro Vancouver park at a ratio of 1:1 to the project footprint) as well as an additional 1,275 m² (13,724 ft²) of native landscaping within the site; and
- An ESA DP was issued in 2020 to permit the construction of a concrete dewatering pad and associated uses on-site (DP 19-850320). The project included a commitment from GVS&DD to undertake invasive species removal and enhancement of 3,000 m²

(32,392 ft²) of ESA on-site equivalent to an ESA compensation ratio of 1:1 to the project footprint.

A portion of the proposed project footprint includes 2.12ha (5.24 acres) of ESA compensation that were secured as part of the previous ESA DPs (DP 14-676361, DP 18-820582, DP 19-850320). These areas have been identified as part of the current application to be raised and developed to accommodate the necessary infrastructure for the secondary and tertiary systems, which were not fully conceptualized at the time that the previous ESA DPs were considered and issued. The amount of ESA compensation from previously approved ESA DPs has been incorporated in the overall ESA compensation package for this application and discussed further below in the report.

Development Information

The subject site is currently occupied by a series of buildings and structures associated with the existing Wastewater Treatment Plant operations.

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

Development surrounding the subject site is as follows:

- To the north, North Arm of the Fraser River;
- To the east, Iona Beach Regional Park (Canfor Point), managed by Metro Vancouver;
- To the south, Iona Island causeway; and,
- To the west, Iona Beach, Iona Jetty and the North Arm Jetty.

With the exception of the Iona and North Arm Jetties, Iona Island is entirely designated as “Conservation” in Richmond’s Official Community Plan, and zoned “School & Institutional Use (SI)” under Zoning Bylaw 8500.

Staff Comments

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

Advisory Design Panel Comments

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

Analysis

Site Planning

- The IWWTP currently provides primary sewage treatment, which involves the removal of primary sludge and anaerobic digestion prior to storage in sludge lagoons. The treatment

effluent is discharged to the Strait of Georgia, while the treated biosolids are stockpiled on-site following lagoon stabilization.

- GVS&DD is working towards upgrading the entire sewage treatment plant in order to provide secondary and tertiary waste treatment as mandated by the Provincial. GVS&DD has indicated that the secondary and tertiary installation and commissioning may occur by 2035.
- The proposed scope of project footprint for all wastewater treatment upgrades and increased capacity would be 23.9 ha (59 acres). An area of 21 ha (52 acres) of the project footprint would be located within lands designated as Environmentally Sensitive Area (ESA) under the City's OCP.
- The project area was selected for the construction and upgrades because of proximity to the existing wastewater treatment facilities and lack of alternative sites to provide additional wastewater treatment capacity to meet current and future needs of the nearby served region.
- GVS&DD would be undertaking works in several stages within the project footprint area, including site clearing and removal of bushes, shrubs, a number of trees, performing site grade improvements and importation of pre-load construction materials, site grading and installing various components and pieces of infrastructure.
- The site will continue to be accessed via Ferguson Road.
- The anticipated timeline for the works ascribed to the project footprint area would commence in 2024 and are expected to be near complete by 2035 upon finalization of the new buildings' design, placement and scope within the project footprint area.
- Staff collaborated with the applicant in order to identify areas for long term ecological restoration and enhancement within the ESA and outside the project footprint area. This approach meets the City's objectives of ESA restoration and enhancement of natural habitats and to achieve an ecological net gain in terms of quality of future habitats on Iona Island. The proposed development would occur incrementally and is expected to be complete by 2035. The majority of ecological restoration and enhancement would be completed between 2034-2036 when most of the site disturbance for construction of new buildings would be expected to be completed; and one area of ESA compensation, which will be discussed further below, is targeted to be built in 2025.

ESA Environmental Inventory

- The project footprint area is within the designated "Shoreline" ESA and "Freshwater Wetland" ESA, and partially located in the non-ESA natural areas within the Iona Island Regional Park.
- The biophysical inventory submitted by AECOM/Jacobs (completed in 2023) notes that the project footprint has been heavily disturbed in the past as it contains existing wastewater treatment infrastructure and existing plant area, sludge lagoons (located along the western portion of the project footprint), a biosolids area, and vegetated lands along the southern portions of the site. Field assessment found no rare plants or species-at-risk within the project footprint or its immediate surroundings. The following ecological traits and potential were observed:
 - The sludge lagoon area, which is mostly located outside the project footprint, provides valuable stopover habitat for migrating bird species. This area is not suitable for native vegetation and landscaping in the future;
 - The existing plant area contains a number of mature trees and bald eagle nests;

- The biosolids area contains a number of pooled water with high suspended sediment loads and does neither constitute a high ecological value at present nor a viable candidate for future suitability for high ecological functions; and
- The southern vegetated portion of the project footprint is heavily modified and contains reduced habitat value similar to the existing biosolids area in terms of ecological vigour and potential. This area is further comprised of non-native invasive plant species.

Tree Inventory

The applicant has submitted a Certified Arborist's report which identifies tree species within the project footprint area, assesses trees' structure and conditions, and provides recommendations on tree retention or removal. The report highlights 306 bylaw-sized trees.

Tree Retention

- 125 trees are proposed to be retained and protected on-site and includes 13 significant trees (i.e. 92cm DBH or larger). The arborist has noted that the following trees would not be expected to be impacted due to the wastewater treatment upgrades and would require protection associated with the tree management plan in Attachment 3:
 - Trees 9946 to 9948, 15602, 15603, 15606, 15607, 15616 to 15620, 15659, 15660, 15674, 15676, 15678, 15680, 15724 to 15739, 15741, 15749 to 15760, 15763, 15764, 15781, 15784, 15790, 15798 to 15803, 15805, 15806, 15809 to 15811, 15855 to 15858, 15860 to 15880, 15944, 15952 to 15969, 15974, 15975, 16001 to 16005, 17800, 17801, 17804 to 17808, 17815, 17867 to 17871, 157623, 15615-1, 15783-1.
- The retained trees would be further protected through arborist supervision using low impact methods during works associated with the wastewater treatment upgrades.
- Prior to Council's consideration of the Development Permit, the applicant shall provide a letter of undertaking from a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained.

Tree Removal

- 181 trees are proposed to be removed and includes 12 significant trees (i.e. 92cm DBH or larger). 61 of trees are assessed as having either poor health or are dead/dying, while the remaining trees' health was assessed as moderate. Two significant trees are assessed as having poor health and one is proposed to be removed and one to be retained. These trees need to be removed as they are within the project footprint area and their retention would hinder proposed works related to the wastewater treatment plant upgrades.
- The replacement ratio required under the City's Tree Protection Bylaw No. 8057 would require a replacement ratio of 2:1 and 3:1 for significant trees. The required replacement trees are to be of the minimum sizes as noted in the City of Richmond's Tree Protection Bylaw No. 8057, as amended, and identified below:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
374	8 cm	4 m

- The applicant proposes to incorporate a minimum of 374 replacement trees into the overall future ESA restoration and compensation plan areas. The replacement trees would be expected to be planted in all designated ESA compensation areas except in the area in the east of Iona Island. The replacement trees would comprise a mix of both deciduous and coniferous species native to the immediate region and listed below:

Scientific Name	Common Name
Trees	
<i>Betula papyrifera</i>	Paper birch
<i>Crataegus douglasii</i>	Black hawthorn
<i>Malus fusca</i>	Pacific crab apple
<i>Picea sitchensis</i>	Sitka spruce
<i>Pinus contorta</i>	Shorepine
<i>Populus trichocarpa</i>	Black cottonwood
<i>Prunus emarginata</i>	Bitter cherry
<i>Salix</i> sp.	Willow species
<i>Thuja plicata</i>	Western red cedar

- The high level details of the ESA compensation plan and associated strategy will be discussed further in this report under the Proposed Compensation Strategy section. Staff are supportive of the replacement trees approach as all bylaw-sized trees are within the ESA. The prescribed ESA restoration enhancement and strategy would take into account the need for both bylaw-sized replacement trees and non-bylaw sized species in order to aim for a higher quality ecological habitat on-site, in line with the OCP policy to improve the City's ecological network and green infrastructure.

The applicant has provided a letter committing to incorporating the required 374 replacement tree planting into the compensation areas consistent the City's Tree Protection Bylaw (Attachment 4).

Mitigation Strategy

- The project footprint is mostly in an area with limited sensitive habitat value due to previous disturbance and activities supporting the existing wastewater treatment facility operations.
- The applicant's Qualified Environmental Professional (QEP) has identified a set of measures to mitigate for the future upgrades pertaining to the secondary and tertiary wastewater treatment components.
- The mitigation strategy will be based on both site specific management practices and general management practices, to be undertaken by the applicant's QEP and subject to potential refinement pending approval from senior environmental regulators in the Provincial and the Federal Government.

Site-specific management practices would include the following measures:

- Water quality management objectives to limit discharge of sediment and other deleterious substances into the aquatic environment;
- Development and implementation of a waste and spill management plan;
- Placement of workspace disturbance outside intertidal and subtidal areas, except when required for instream infrastructure works, in order to minimize impact to fish habitats;
- Development of fish mitigation and monitoring plans for instream activities in the adjacent Fraser River and McDonald Slough areas with input and approval from the applicant's QEP;
- Employment of practices to limit the spread of invasive vegetation and plant species on-site and prevention of storage and stockpiling of construction-related material near or within established tree protection zones for trees identified to be retained;
- Development of long term wetland management objectives to limit adverse effects of construction on wetland habitats near the project site and to reduce permanent loss of any wetland function within the project footprint area;
- A raptor nest management plan will be implemented as per the requirements and legislation through the BC Wildlife Act, ensuring prohibition, injury, or destruction of bald eagle and ban owl nest sites within the project footprint.

General management practices would include the following measures during construction activities:

- All identified sensitive resources within the project footprint will be demarcated and delineated prior to construction activities;
- In the event of discovery of wildlife features during site clearing, work will be suspended in the vicinity and a site-specific mitigation plan will be devised and implemented through input from the applicant's QEP;
- Erosion and sediment control measures would be undertaken to prevent loss of sediment, debris and deleterious substances into nearby bodies of water;
- Preventing water from flowing into Iona Beach Regional Park outside of the project footprint or into other sensitive environmental areas such as riparian areas and maintaining a 30 m setback from such areas wherever possible;
- Regular monitoring of the quality of water discharges from the work site and maintaining records of obtained results in order to implement additional protective measures should results indicate possible negative impacts to nearby ecologically sensitive areas and features;
- Management and disposal of solid waste generated during site construction works through proper methods such as on-site garbage collection and recycling of appropriate material and transportation of waste material to authorized transfer, landfill or recycling site and with authorization from appropriate regulatory agencies, as required;
- Implementation of an Environmental Management Plan (EMP) to dispose of land clearing and construction waste in accordance with the intent of the provincial Environmental Management Act (EMA) and in conjunction with the applicable Metro Vancouver bylaw requirements;
- Implementation of practices to dispose of any potential hazardous waste from construction activities in accordance with the EMA, the Special Waste Regulation, and other regulation(s) as applicable; and

- Undertaking of regularly scheduled inspections of all hazardous materials and equipment containing hazardous materials for signs of leakage and to prevent spill of such material into the site and to prepare a site-specific Emergency Response Plan (ERP) if such event does occur on-site during construction.

The applicant has provided a letter committing to the implementation of the Mitigation Strategy generally described above (Attachment 4).

Proposed Compensation and Landscape Restoration

- To compensate for impacts to 20.96 ha (52 acres) of ESA within the project footprint, in addition to the 2.12 ha (5.24 acres) of area previously identified for compensation, GVS&DD proposes to provide ESA compensation and habitat restoration in an area totalling 26.2 ha (65 acres) in Iona Island within the areas owned and managed by GVS&DD and Metro Vancouver.
- Compensation and habitat restoration is proposed to occur within 5 designated areas and represents a compensation ratio of approximately 1.1:1.

The following table identifies the amount of area impacted by the proposed development and the proposed compensation.

Area of Disturbance or Compensated Area	Approximate Area (ha)
Development Permit Area Overlapping IIWWTP Project Footprint	
Shoreline ESA	1.37
Wetland ESA	19.59
Total Footprint	20.96
Previous Compensation	
Compensation for DP 14-676361	0.33*
Compensation for DP 18-820582	1.37
Compensation for DP 19-850320	0.30
Landscape work associated with DP 18-820582	0.12
Total of previous compensation commitments	2.12
Total Area to be Compensated	23.08
Proposed Compensation Areas	
Area #1 North edge	3.22
Area #2 East island	15.47
Area #3 South edge	2.30
Area #4 Cottonwood forest	2.88
Area #5 Area west of new IIWWTP	2.25
Total Compensated Area	26.12
<i>Difference (between total footprint and total required compensation)</i>	<i>-3.04</i>

- Staff are supportive of the applicant's proposal to include the previous ESA compensation requirements into this application as this application would cover ESA disturbance due to all associated upgrades to the wastewater treatment plant, as a whole, up to and including to final project's completion.
- The GVS&DD project team has identified that they would not be able to complete previously committed ESA compensation, as these areas may be impacted or disturbed due to upgrades-related activities.

- GVS&DD has noted Compensation Area #4 (Cottonwood Forest) would have a tentative construction target of 2025 and that all compensation areas would be built between 2034 and 2036, and completed by 2036.

Table 1: Area of ESA Compensation and High Level Summary of Strategy

Compensation Area and General Location in Iona Island	Total Area of Compensation	Strategy
Area #1 North Edge	3.2 ha (8 acres)	Riparian forest planting and restoration.
Area #2 East Island	15.5 ha (38 acres)	Invasive species removal and planting a mix of native trees, shrubs and grassland patches.
Area #3 South Edge	2.30 ha (6 acres)	Riparian forest planting and fencing to demarcate tidal marshland nearby.
Area #4 Cottonwood Forest Northwest	2.9 ha (7 acres)	Invasive species removal and fencing and other protective measures for sensitive habitat features including an existing bird banding centre.
Area #5 Northwest of New Facility	2.3ha (6 acres)	Conversion of the existing sludge lagoon to riparian forest habitat.
Total Compensation Area	26.2 ha (65 acres)	

The areas designated for compensation and restoration of ecologically significant habitats are made up of a mix of riparian forest and shrub grassland, coupled with native as well as non-native vegetation. Restoration within the designated areas will include the following strategies:

- Protection of existing ecologically valuable assets and known wildlife habitat features;
- Invasive species management;
- Infill planting with native species as identified in Plan #8 with a targeted planting density of 2,000 shrubs and perennial plants per hectare as well as 500 trees per hectare (corresponding to 0.2 shrubs per m² and 0.5 trees per m²;
- Removal of unsuitable fill material;
- Enhancing habitat elements to create long-term physical conditions to support wildlife including bald eagles and other raptors;
- Using habitat protection fencing where necessary to demarcate pedestrian footpaths; and
- Considering other habitat elements, depending on future determination of suitability by the applicant's QEP, including raptor perch trees, bird nest boxes and bat roost boxes.

Compensation strategy for each designated area is as follows:

- Compensation Area 1 (North Edge): Installation of fence line along the north edge of the new facility and planting of riparian forest species north of the fence line and the high water mark along the north arm of the Fraser River. A gravel path will be installed in this area to link the site to Iona Beach Regional Park.
- Compensation Area 2 (East Island): Restoration works to be undertaken through removal of invasive plants and seeding with native plants in place of the removal. The native planting will incorporate a mix of riparian species and grassland species and fencing will be installed to exclude the planted areas from disturbance.
- Compensation Area 3 (South Edge): This area will be disturbed by construction works and will be graded and then planted with riparian forest species from the south of the newly upgraded IWWTP and the existing tidal marsh. The area will be fenced from the IWWTP.
- Compensation Area 4 (Cottonwood Forest): This area will be enhanced through removal of invasive species such as the Himalayan Blackberry. The existing trail system in the area will be upgraded to a wider gravel pathway with sections of habitat protection fencing in order to keep users of the regional park off. An existing bird banding centre run by the WildResearch Organization will be retained along with the majority of the bird netting stations.
- Compensation Area 5 (West of IWWTP): The two existing sludge lagoons will be converted into a riparian forest habitat after decommissioning of the said lagoons. The new forest habitat is envisioned to grow to an extent that would help screen view of the IWWTP from the adjacent Iona Beach Regional Park.
- GVS&DD has indicated that some areas such as ESA Compensation Areas# 2 and 4 may incorporate higher planting densities.
- The proposed approach will result in a higher quality habitat on Iona Island than present habitat conditions.

The applicant has provided a letter committing to carrying out the proposed restoration and compensation works by 2036 and as generally described above and in this Development Permit.

Monitoring and Maintenance

- To ensure the proposed enhancements' optimal survivability, the applicant's QEP has recommended a conceptual monitoring strategy. The strategy would be based on annual 5-year monitoring plans, coupled with multi-season site visits.
- A more detailed and specific monitoring program would be established toward the end of the construction period (approximately 2029) by the project QEP and subject to additional technical input by a technical advisory group which will be convened by Metro Vancouver in order to oversee the design and implementation of ecological enhancement and restoration.

The applicant has provided a letter committing to carrying out the monitoring and maintenance of the ESA restoration and compensation works for a minimum of 5 years, with monitoring plans submitted annually to the City for information purposes (Attachment 4).

Heritage: Power and Administration Buildings

- The existing Power and Administration Buildings on Iona Island, and located within the project footprint for this project, are included in the City's Heritage Registry.

- The structures were constructed in 1963 and their form and character are examples of modernist-style architecture of the mid-20th century for institutional buildings. The Statement of Significance for those assets (Attachment 5).
- GVS&DD staff have provided information (Attachment 6) that the two buildings are not viable candidates for retention for the following reasons:
 - the site is expected to be raised by 3.7 m (12 ft) in order to meet the projected rise in sea levels and to render the site more resilient to the effects and impacts of climate change.
 - the buildings would be vacated and not used in an operational capacity as they do not meet the seismic criteria and standards under the BC Building Code. Any pursuit of seismic improvement initiatives for the said buildings would result in major modifications to the buildings' form and character.
 - Relocation of the buildings elsewhere would not be possible as they are cast-in-place concrete structures.
- In lieu of the challenges noted, Metro Vancouver (GVS&DD) has committed to pursuing alternative methods to commemorate the heritage value of the buildings as outlined in Attachment 6 and generally include:
 - documentation and collection of photographs, 360 degree virtual tours, 3D and laser scanning of the existing buildings
 - preserving historical plans and archives
 - incorporating design elements from the buildings into the new buildings and structures as part of the overall plant upgrades
 - salvaging of building materials prior to demolition and incorporating the said material into a Welcome Centre on-site.

Prior to Council's consideration of issuance of the Development Permit, the applicant is required to register a legal agreement on title prohibiting demolition of the buildings until such time a comprehensive heritage commemoration and interpretation plan, prepared by a qualified heritage professional, has been prepared and submitted to staff and reviewed by the *Richmond Heritage Commission* to the satisfaction of the Director of Policy Planning, Director of Development and Director of Building Approval. This requirement is detailed in Attachment 7.

Engineering Comments

A Servicing Agreement will not be required for this development. Utility connections and frontage improvements will be addressed at the time of Building Permit.

Ministry of Environment Release

The Ministry of Environment (MOE) has communicated that the City of Richmond may approve this development permit pursuant to the *Local Government Act* (section 557(2)(b)(i)) as a site investigation is not required under section 40.1(2) or section 41 of the *Environmental Management Act* (EMA). The release from site investigation encompasses all works related to the upgrade of the wastewater treatment plant.

Financial Impacts

The application results in insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as road works, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals). Any possible future off-site infrastructural upgrades will be addressed at the time of Building Permit.

Conclusions

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



Babak Behnia
Planner 2

BB:cas

Attachments:

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

Attachment 3: Tree Management Plan

Attachment 4: Letter of Commitment to Undertake Ecological Enhancement and Restoration

Attachment 5: The Statement of Significance for the Power and Administration Buildings

Attachment 6: Letter Proposing Strategies for Preserving Heritage Values of Existing Buildings

Attachment 7: Development Permit Considerations



DP 2021945828

Attachment 2

Address: 1000 Ferguson Road
Greater Vancouver Sewerage and Drainage
Applicant: District Owner: Greater Vancouver Sewerage and Drainage District
Planning Area: Sea Island
Floor Area Gross: N/A Floor Area Net: N/A

	Existing	Proposed
Site Area:	23.9 Ha	No change
Land Uses:	Waste water treatment facility	No change
OCP Designation:	Conservation	No change
Zoning:	School and Institutional Use (SI)	No change
Number of Units:	0	No change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	No maximum	Consistent with zone	none permitted
Lot Coverage:	No maximum	Consistent with zone	none
Setback – Front Yard:	Min. 6.0 m	Consistent with zone	none
Setback – Side Yard:	Min. 3.0 m	Consistent with zone	none
Setback – Rear Yard:	Min. 3.0 m	Consistent with zone	none
Height (m):	Max. 12.0 m within 10 m of a residential zone, otherwise no minimum	Consistent with zone	none
Lot Size:	No minimum	Consistent with zone	none
Total off-street Spaces:	None	TBD	none



City of Richmond

Development Permit

No. DP 21-945828

To the Holder: Greater Vancouver Sewerage and Drainage District

Property Address: 900 and 1000 Ferguson Road

Address: Metrotower III, 4515 Central Boulevard,
Burnaby, BC V5H 0C6

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. 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.
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.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

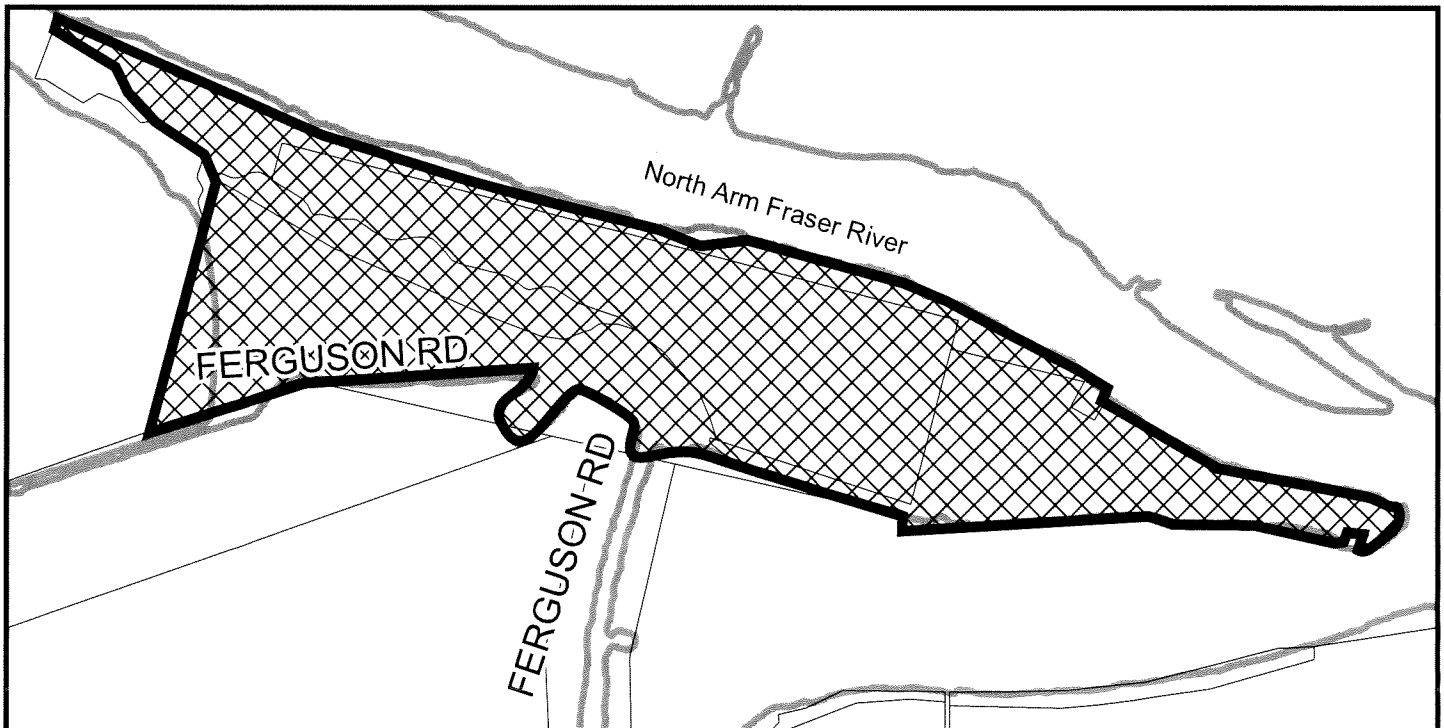
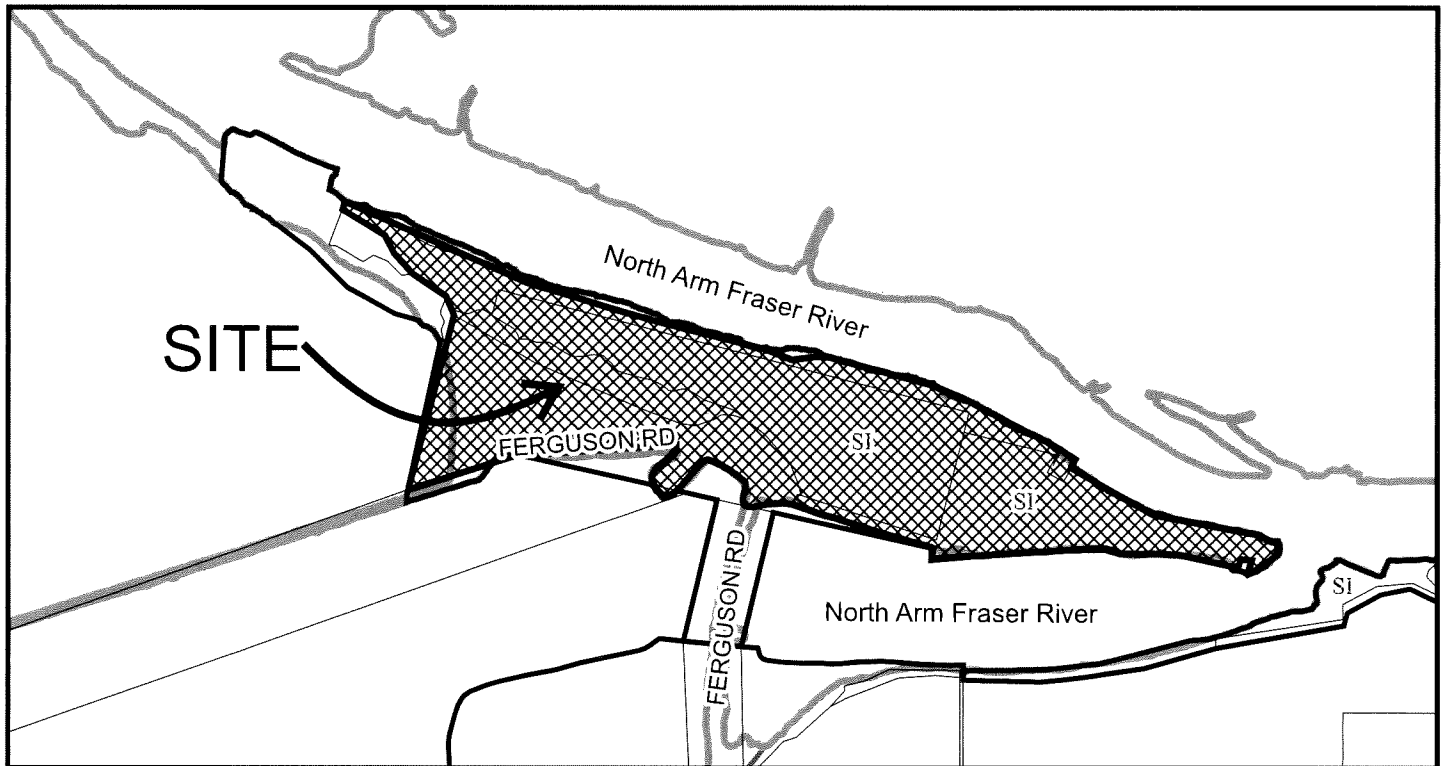
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 21-945828
SCHEDULE "A"

Original Date: 01/17/21

Revision Date: 08/29/2023

Note: Dimensions are in METRES

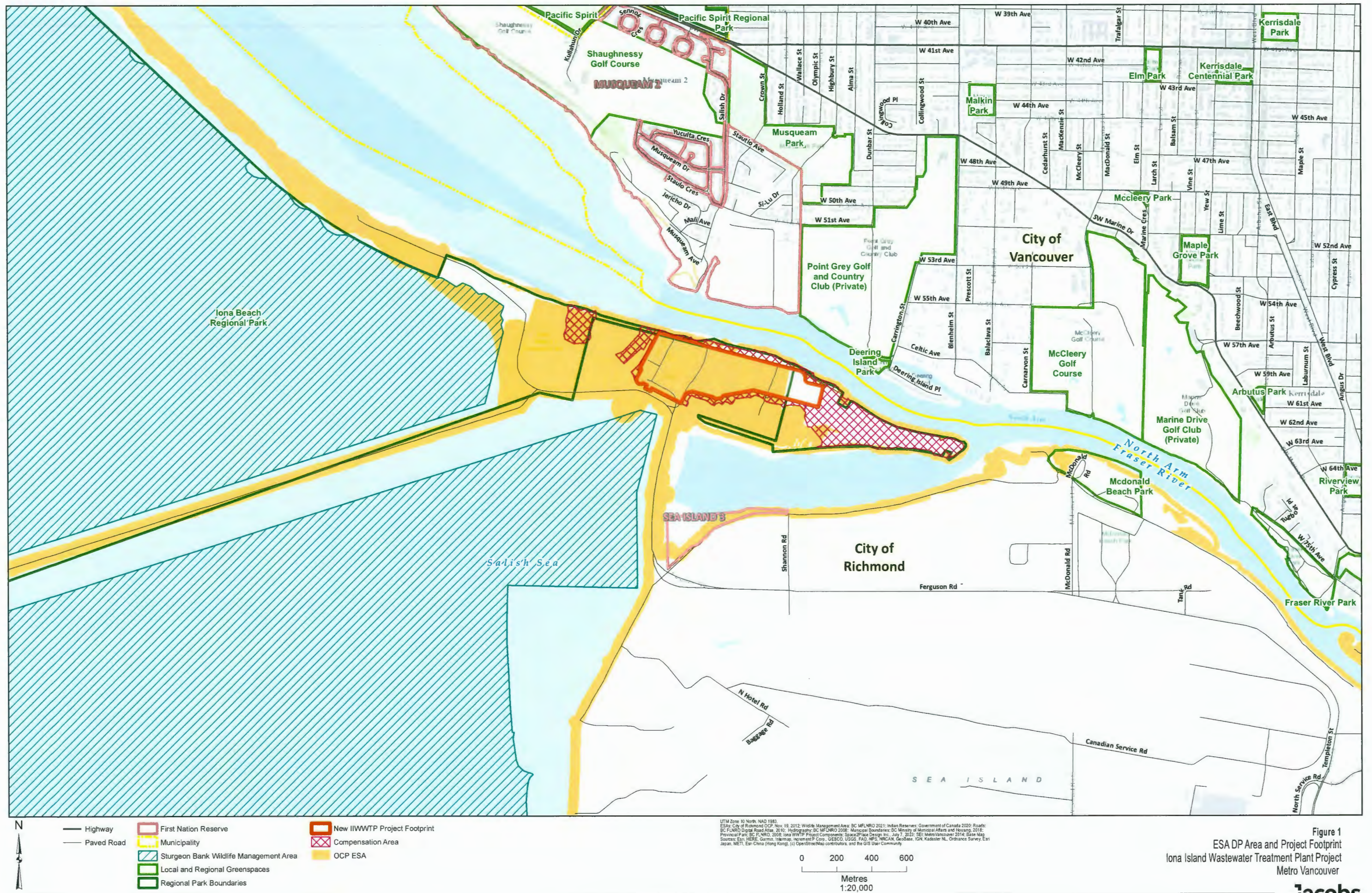


Figure 2-1. Environmentally Sensitive Area Interaction

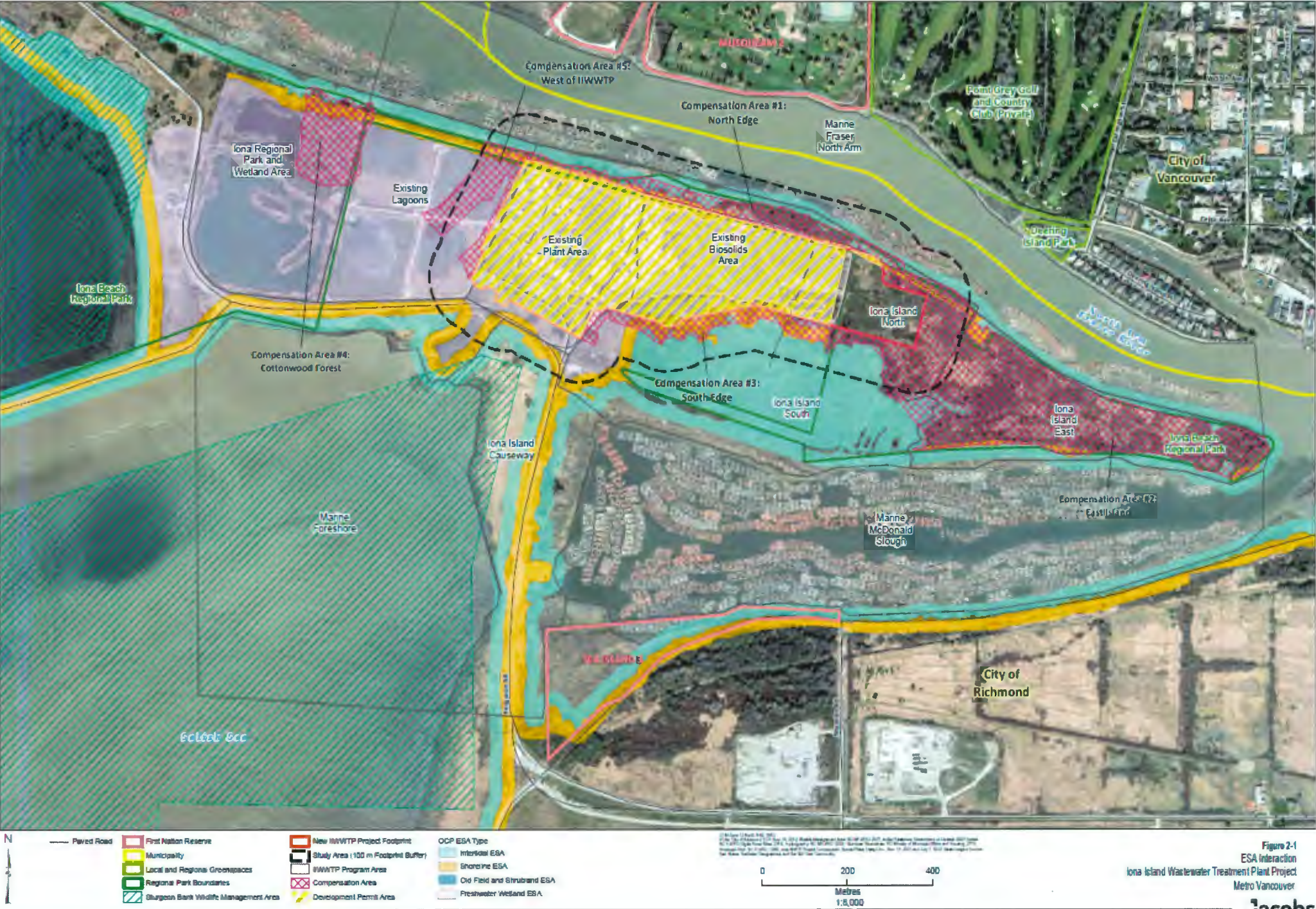


Figure 2-1
ESA Interaction
Iona Island Wastewater Treatment Plant Project
Metro Vancouver

Jacobs

5.1 Areas Included in Compensation Calculation

The calculated compensation area is based on the post-construction footprint of the new IWWTP, as delineated by the perimeter fence line shown on Figure 5-1 and Figure 5-2. Much of this area is previously disturbed for the existing IWWTP and associated biosolids stockpiles.

Table 5-1 documents the calculated DP area that will be occupied by the new IWWTP within the fence line, based on the indicative design; this corresponds to an area of about 20.96 ha. The table also lists the areas associated with compensation and landscape commitments under previous DPs (DP 14-676361, DP 18-820582, DP 19-850320) that Metro Vancouver will add to the total area to be compensated as part of this ESA DP Application; these total impacted areas are overlaid with the indicative design concept for the new IWWTP and shown on Figure 5-2.

The total area that has been determined to require compensation for this DP Application is 23.08 ha. This includes the impacted areas associated with the new IWWTP (20.96 ha), as well as the reallocation of compensation from previously approved DPs and associated landscape works on Iona Island, as agreed to previously by the City of Richmond (which totals 2.12 ha). Five compensation areas have been designated, listed in Table 5-1 and shown on Figure 5-1 and Figure 5-2; these collectively total 26.12 ha. The difference between the total footprint and the total required compensation is a net gain of 3.04 ha. Section 5.2 provides an overview of the different compensation areas.

Table 5-1. Approximate Area of Disturbance and Compensation for the New IWWTP and Reallocation of Compensation from Approved DP Applications

Area of Disturbance or Compensated Area	Approximate Area (ha)
Development Permit Area Overlapping IWWTP Project Footprint	
Shoreline ESA	1.37
Wetland ESA	19.59
Total Footprint	20.96
Previous Compensation	
Compensation for DP 14-676361	0.33 ^a
Compensation for DP 18-820582	1.37
Compensation for DP 19-850320	0.30
Landscape work associated with DP 18-820582	0.12
Total of previous compensation commitments	2.12
Total Area to be Compensated	23.08
Proposed Compensation Areas	
Area #1 North edge	3.22
Area #2 East island	15.47
Area #3 South edge	2.30
Area #4 Cottonwood forest	2.88
Area #5 Area west of new IWWTP	2.25
Total Compensated Area	26.12
Difference (between total footprint and total required compensation)	+3.04

^a DP 14 staff report indicates 0.33 ha of restoration planting was designated, with plants distributed over an area of 4.3 ha (City of Richmond 2015c).

Anticipated Plant Density of 2,000 shrubs and perennials per hectare, and 500 trees per hectare (corresponding to 0.2 shrubs per m² and 0.05 trees per m²)

Figure 5-1. Impacted and Compensation Areas for the New Iona Island Wastewater Treatment Plant



**CHECK
PRINT**

THIS DRAWING HAS NOT
BEEN APPROVED, AND MAY
CONTAIN ERRORS AND
OMISSIONS.

Professional Seal

Issue	Date	Desn	Drn	Chkd	Appd	Description
2021.07.08	SP					ISSUED FOR CITY OF RICHMOND ESA DP APPLICATION
2021.09.08	SP	SM	SP	JC		ISSUED FOR FINAL INDICATIVE DESIGN

Bar is 20mm On Original Drawing. If Not On This Sheet, Adjust Scales Accordingly

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Design: **GRASPIC**
Drawn: **SM**
Checked: **SP**
JC
Approved: **SP**
Manager:

**IONA ISLAND WWTP
SECONDARY TREATMENT FACILITY
INDICATIVE DESIGN**

FOOTPRINT OF NEW IIWWTP AND
PROPOSED COMPENSATION AREAS

SCALE:
DISTRICT FILE
S-####
DRAWING NUMBER
5-1

SUPERSEDES PRINTS OF THIS DOCUMENT CODE WITH LETTERS PREVIOUS TO →

5.2 Compensation and Other Ecological Restoration Projects on Iona Island

This section describes the compensation and other ER projects on Iona Island.

5.2.1 General Restoration Strategies for All Compensation Areas

The designated compensation areas are a mix of riparian forest and shrub grassland, with different proportions of native versus invasive species. Restoration within these areas will include the following strategies:

- Protection of existing ecological values and specific habitat elements, such as known wildlife habitat features (such as, otter latrines, beaver lodges, raptor nest, wildlife trees)
- Invasive species management
- Infill planting with native species
- Removing unsuitable fill material (such as, hog fuel, concrete rubble) where present
- Adding large woody debris (LWD), such as nurse logs and root wads
- Regrading, amending soil, and creating microtopography-based habitat elements such as, seasonal ponds, hummocks, where necessary, to achieve desirable physical conditions to support target species
- Using habitat protection fencing in selected and strategic areas where compensation and restoration areas are adjacent to busy footpaths.
- Considering other habitat elements, depending on suitability, including raptor perch trees, bird nest boxes, and bat roost boxes.

Table 5-2 lists a selection of vegetation species to be used for compensation planting.

Five compensation areas have been identified to meet the City of Richmond's requirements for compensating the footprint of the new IIWWTP. These are described briefly in the following subsections.

5.2.2 Compensation Area #1: North Edge

This compensation area will enhance the zone between the north fence line of the new IIWWTP and the existing riparian habitat along the Fraser River north arm (upland of the high water mark). Part of this area will initially be disturbed by the construction of the new IIWWTP, but after construction this area will have a forested riparian slope established between the new grade of the IIWWTP fence line and existing grades. This area will incorporate a gravel path that links the west and west parts of Iona Beach Regional Park.

5.2.3 Compensation Area #2: East Island

The indicative design of the east part of Iona Island is currently characterized by a mix of invasive plant thickets (mostly scotch broom) with large patches of native trees and shrubs. The restoration works in this area will focus on removing invasive species, supplemental planting with native species, and creating high quality riparian forest and shrub grassland habitat patches. Areas dominated by invasive species will require sod stripping to remove species like Himalayan blackberry and scotch broom. The top layer of soil will require disposal offsite or will be buried in deep trenches onsite (per previous coastal sand restoration work on the island) (Metro Vancouver 2021c). This part of the island will also feature a gravel trail, with sections of exclusion fencing to keep park users on the trail and to protect sensitive species.

Table 5-2. Key species for planting in all compensation areas

Scientific Name	Common Name
Trees	
<i>Betula papyrifera</i>	Paper birch
<i>Crataegus douglasii</i>	Black hawthorn
<i>Malus fusca</i>	Pacific crab apple
<i>Picea sitchensis</i>	Sitka spruce
<i>Pinus contorta</i>	Shorepine
<i>Populus trichocarpa</i>	Black cottonwood
<i>Prunus emarginata</i>	Bitter cherry
<i>Salix</i> sp.	Willow species
<i>Thuja plicata</i>	Western red cedar
Shrubs	
<i>Cornus sericea</i>	Red-osier dogwood
<i>Lonicera involucrata</i>	Black twinberry
<i>Mahonia aquifolium</i>	Tall Oregon grape
<i>Mahonia nervosa</i>	Dull Oregon-grape
<i>Oemleria cerasiformis</i>	Osoberry
<i>Physocarpus capitatus</i>	Pacific ninebark
<i>Ribes sanguineum</i>	Red flowering currant
<i>Rosa nutkana</i>	Nootka rose
<i>Sambucus racemosa</i>	Red elderberry
<i>Spiraea douglasii</i>	Hardhack
<i>Symphoricarpos albus</i>	Common snowberry
Herbaceous Plants	
<i>Achillea millefolium</i>	Yarrow
<i>Allium cernuum</i>	Nodding onion
<i>Aster subspicatus</i>	Douglas aster
<i>Cerastium</i> sp.	Chickweed
<i>Epilobium angustifolium</i>	Fireweed
<i>Festuca rubra</i>	Red fescue
<i>Fragaria chiloensis</i>	Pacific coast strawberry
<i>Gaillardia aristata</i>	Blanket flower
<i>Grindelia stricta</i>	Gumweed
<i>Lathyrus japonicus</i>	Beach pea
<i>Leymus mollis</i>	Dune wildrye
<i>Lomatium nudicaule</i>	Barestem desert-parsley
<i>Lupinus littoralis</i>	Douglas seashore lupine
<i>Urtica dioica</i>	Stinging nettle

5.2.4 Compensation Area #3: South Edge

This compensation area will enhance the zone between the south edge of the new IIWWTP and the existing tidal marsh (upland of the high water mark). Part of this area will initially be disturbed by the construction of the new IIWWTP, but after construction this area will encompass a new riparian forest slope between the new grade of the IIWWTP fence line and the existing grades upland of the tidal marsh. The forested slope will help to screen views of the new IIWWTP from park users to the south, and will provide a forested habitat linkage to the east side of the island.

5.2.5 Compensation Area #4: Cottonwood forest

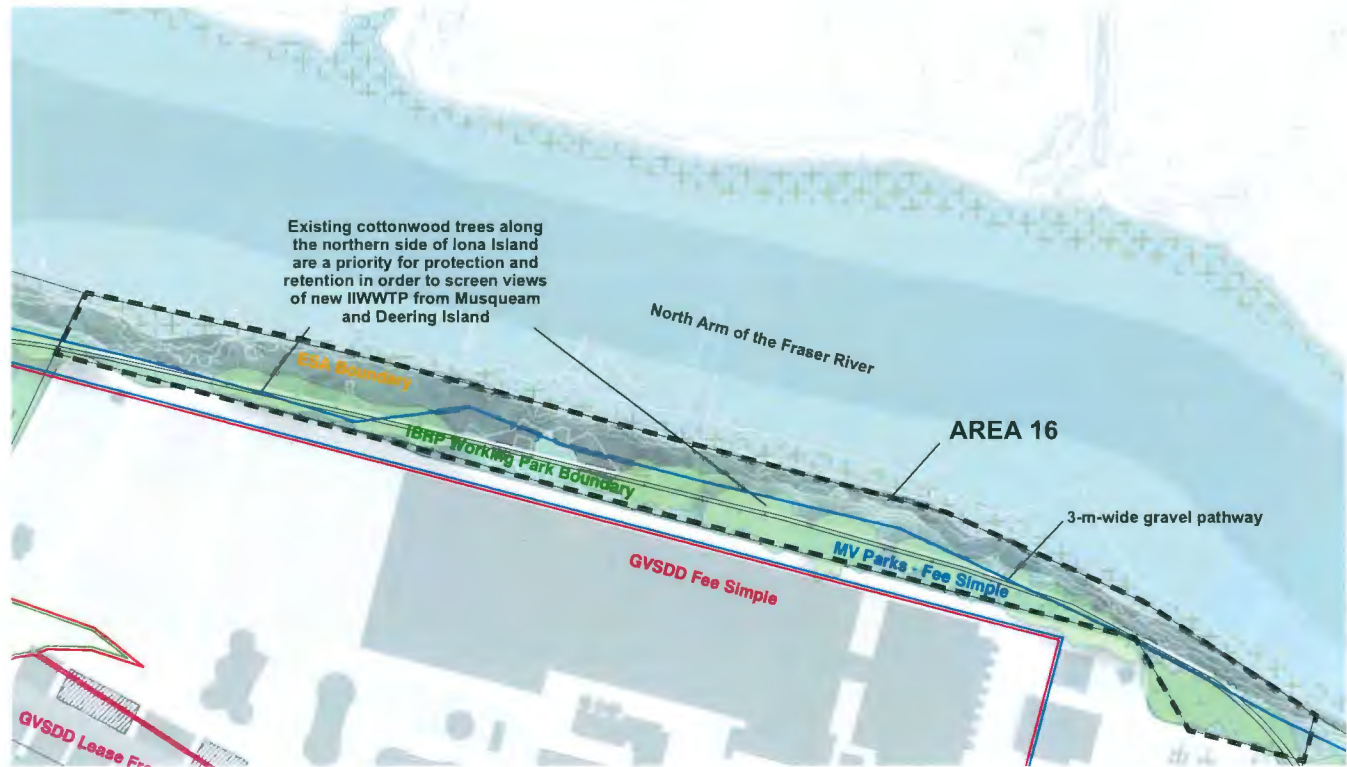
This area of existing cottonwood forest will be enhanced to remove the extensive invasive species present, such as Himalayan blackberry. An existing narrow trail system will be upgraded to a wider gravel path with sections of habitat protection fencing to keep park users on the trail and protect sensitive species. An existing bird banding centre run by the volunteer-based WildResearch organization will be retained, along with the majority of their bird netting stations.

5.2.6 Compensation Area #5: Area west of the new IIWWTP

This area is currently occupied by two of the existing sludge lagoons, and it will be converted to riparian forest after the sludge lagoons are decommissioned. The new forest will help to screen the view of the new IIWWTP from the adjacent Iona Beach Regional Park.

RIPARIAN FOREST - EAST

PROJECT PORTFOLIO E | TARGET CONSTRUCTION START: 2034



Area 16 seeks to protect and enhance the existing riparian forest along the north edge of the new IWWTP, both for its ecological value and for screening views of the existing and new IWWTP facilities from across the river. This riparian forest provides a critical riparian corridor between Area 15 and Area 12; it supports diverse upland wildlife species (passerines, raptors, small mammals) and provides important habitat complexity and shading along the North Arm of the Fraser River.

Although it is a narrow strip of land, this area is intended to preserve as much of the existing vegetation as possible while meeting the necessary grades of the WWTP's north perimeter road.

The preservation of the existing trees and planting of new ones will be critical for the relationship of the plant to its neighbours, both on Musqueam lands and on Deering Island, as this vegetation will perform the bulk of the screening for the new IWWTP for views from the north.

Traversing Area 16 will be a 3-m-wide gravel path, which will be an important circulation link between the west side and east side of the island, thereby allowing park users to experience a long looping trail around the entire island.

The work in this area will be integrated with construction of the north edge of the new IWWTP, targeted to take place in 2034.

SITE ELEMENTS + DESIGN ASSUMPTIONS:

- **TRAILS:** 3-m-wide gravel pathway above the mean high water mark and split rail exclusion fencing where needed to protect sensitive species.
- **GRADING:** This area will require a sensitive approach to grading in order to retain the existing trees and meet the new grades of the adjacent road. This area will be part of the Plant Perimeter Screening Strategy that involves a steel security fence and vegetation for visual screening.
- **PLANTING:** New planting areas may benefit from soil amendment with Nutrifor; assume 150 mm mixed into planting holes. Planting is intended to be done in two phases:
 1. Prior to IWWTP construction new riparian trees can be planted outside of anticipated areas of disturbance to improve this edge for visual screening. It may be appropriate to install tree protection on the upslope side of the existing and new trees as an extra measure of protection.
 2. Additional planting of shrubs can be done in conjunction with IWWTP construction.



Tidal marsh along the north side of Iona Island (Photo: Nick Page, used with permission)



Band of riparian forest along north (right) edge of new IWWTP with pedestrian path



Trail precedent from Surrey Bend Regional Park (Photo: Jeff Cutler, space2place)

HABITAT TYPES:

- Riparian Forest

RECOMMENDED PLANT SPECIES:

- Black cottonwood (*Populus trichocarpa*)
- Black hawthorn (*Crataegus douglasii*)
- Black twinberry (*Lonicera involucrata*)
- Common snowberry (*Symphoricarpos albus*)
- Pacific crab apple (*Malus fusca*)
- Dull Oregon-grape (*Mahonia nervosa*)
- Hardhack (*Spiraea douglasii*)
- Nootka rose (*Rosa nutkana*)
- Paper birch (*Betula papyrifera*)
- Red elderberry (*Sambucus racemosa*)
- Red-osier dogwood (*Cornus sericea*)
- Indian-plum (*Oemleria cerasiformis*)
- Willow species (*Salix* sp).

SYNERGIES WITH OTHER SITEWORKS:

- Native riparian vegetation within the footprint of site preparation for the new IWWTP can potentially be salvaged and planted in this area.
- Opportunity to use treated biosolids from IWWTP as part of restoration planting (that is, as Nutrifor soil amendment)

ESTIMATED QUANTITIES AND AREAS:

Refer to Ecology and Park Budget Technical Memorandum (attached to Basis of Cost Estimate in Appendix 43) for quantity and area assumptions.

TENURE CONSIDERATIONS:

- Metro Vancouver Regional Parks - fee simple
- Within Iona Beach Regional Park boundaries
- Provincial foreshore
- Designated Environmentally Sensitive Area by City of Richmond

RELATED PROJECTS:

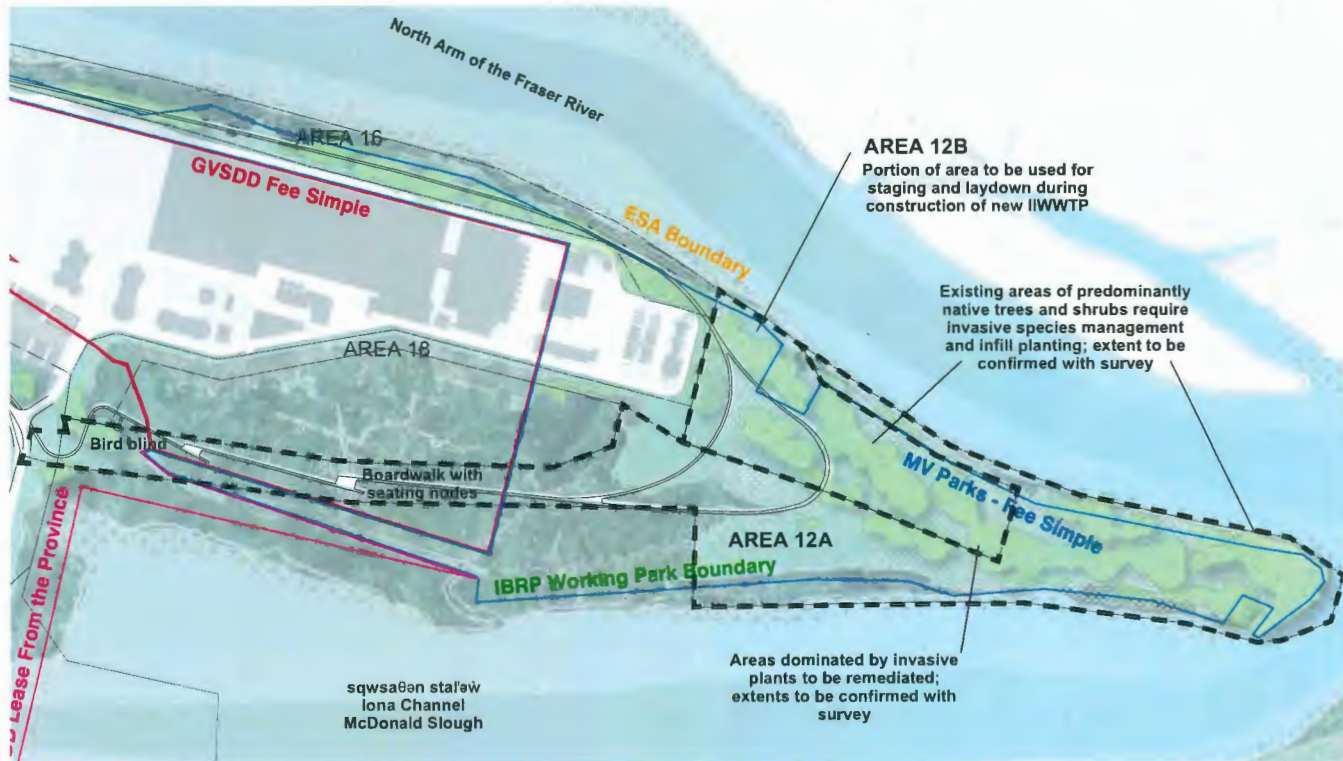
Portfolio E projects:

- Area 12A/B, East island habitat restoration + park elements
- Area 15, Riparian forest - central
- Area 18, South interface of WWTP with tidal marsh
- Area 20A/B, Coastal sand ecosystem restoration work

EAST ISLAND HABITAT RESTORATION + PARK ELEMENTS

PROJECT PORTFOLIO E | TARGET CONSTRUCTION START: 12A IN 2034, 12B IN 2035

Corresponding To Area# 2



The east island enhancements in Area 12 focus on invasive species removal, supplemental planting with native species, and expansion of the cottonwood forest to increase the area's ecological values for a diversity of species. This area is envisioned as being one of several potential places for Musqueam (x'məθk'wəyəm) teaching and cultural practices, and therefore the detailed design requires additional discussions with Musqueam.

This area aims to preserve the native forest and shrub grassland, manage invasive species, and infill plant with native species, to be informed by discussions with Musqueam. Areas dominated by invasive species will require sod stripping to remove species like blackberry and broom. The top layer of soil will require disposal off-site or buried in deep trenches on site (as per previous coastal sand restoration work on the island).

There is an opportunity to combine the earthworks that are required for invasive species management with temporary use as preload for the new IWWTP; the feasibility of this is to be explored in the next phase.

The revegetation strategies for Area 12 will aim to support many native bird and mammal species and as such, it incorporates physical habitat elements such as nesting boxes for target birds (for example, barn owls, tree swallows), raptor perch sites, bat roosting boxes, large woody debris (for example, root wads), and snags.

Area 12 will also feature some park amenities such as an accessible timber boardwalk through the existing tidal wetlands north of McDonald Slough. This boardwalk will include two larger platforms for seating and teaching, as well as a bird blind structure that can accommodate a small group of people to observe birds and other wildlife while minimizing disturbance. Further to the east, the

boardwalk will transition to a gravel path, with sections of exclusion fencing to keep park users on the trail and to protect sensitive species. There is also wharf to be reconstructed for construction of the new IWWTP.

The subarea denoted as 12B in the diagram above is anticipated to be used for construction laydown and staging during construction of the new IWWTP, and is to be restored after staging is completed (target of 2035).

SITE ELEMENTS + DESIGN ASSUMPTIONS:

- **BOARDWALKS:** Accessible timber boardwalk, 1.8 m-wide, without handrail (with kick edging) that will also include two larger platforms for seating and teaching. Refer to Metro Vancouver Regional Parks design guidelines (Metro Vancouver 2016d)
- **BIRD BLIND:** Timber structure that can accommodate small group of people (up to 10) to observe birds and other wildlife while reducing disturbance.
- **BOAT WHARF (TEMPORARY):** Existing wharf to be reinstated for construction of new IWWTP.
- **TRAILS:** 3 m-wide gravel pathways throughout the upland area with split rail exclusion fencing to keep people on trail for the protection of sensitive species.

HABITAT TYPES:

- Riparian Forest
- Shrub-grassland

RECOMMENDED PLANT SPECIES:

Riparian forest areas:

- Refer to plant list under Area 15



Rendering of new riparian forest east of the new IIWWTP, looking west



Bird blind precedent at Garvan Woodland Gardens (Photo: Nadia Montes, used with permission)



The proposed view along the southern intertidal marsh boardwalk.

Shrub grassland areas:

Shrubs

- Pacific crab apple (*Malus fusca*)
- Tall Oregon-grape (*Mahonia aquifolium*)
- Black twinberry (*Lonicera involucrata*)
- Red flowering currant (*Ribes sanguineum*)
- Nootka rose (*Rosa nutkana*)
- Red elderberry (*Sambucus racemosa*)
- Pacific ninebark (*Physocarpus capitatus*)
- Black hawthorn (*Crataegus douglasii*)
- Bitter cherry (*Prunus emarginata*)

Herbaceous plants

- Red fescue (*Festuca rubra*)
- Dune wildrye (*Leymus mollis*)
- Yarrow (*Achillea millefolium*)
- Douglas seashore lupine (*Lupinus littoralis*)
- Chickweed (*Cerastium* sp)
- Barestem desert-parsley (*Lomatium nudicaule*)
- Nodding onion (*Allium cernuum*)
- Douglas' aster (*Aster subspicatus*)
- Fireweed (*Epilobium angustifolium*)
- Stinging nettle (*Urtica dioica*)

Additional species to be determined through discussions with Musqueam

SYNERGIES WITH OTHER SITEWORKS:

- Opportunity to use treated biosolids from IIWWTP as part of restoration planting (that is, as Nutrifor soil amendment)

ESTIMATED QUANTITIES AND AREAS:

Refer to Ecology and Park Budget Technical Memorandum (attached to Basis of Cost Estimate in Appendix 43) for quantity and area assumptions.

TENURE CONSIDERATIONS:

- Metro Vancouver Regional Parks - Fee simple
- Within Iona Beach Regional Park boundaries
- GVSDD - Fee simple
- GVSDD - lease from Province
- Portion of land designated as Environmental Sensitive Area by City of Richmond

INFORMATION NEEDS AND NEXT STEPS:

- EARTHWORKS: Explore feasibility of borrowing material from invasive species management areas for preload of new IIWWTP
- WILDLIFE SURVEYS / MONITORING: Monitoring studies are recommended pre/during/post construction.
- SITE SURVEY: Confirm species and plant communities present, and extent of invasive species removal work needed.
- FURTHER DISCUSSIONS: Additional collaboration with Metro Vancouver Regional Parks and Musqueam to develop design opportunities in this area

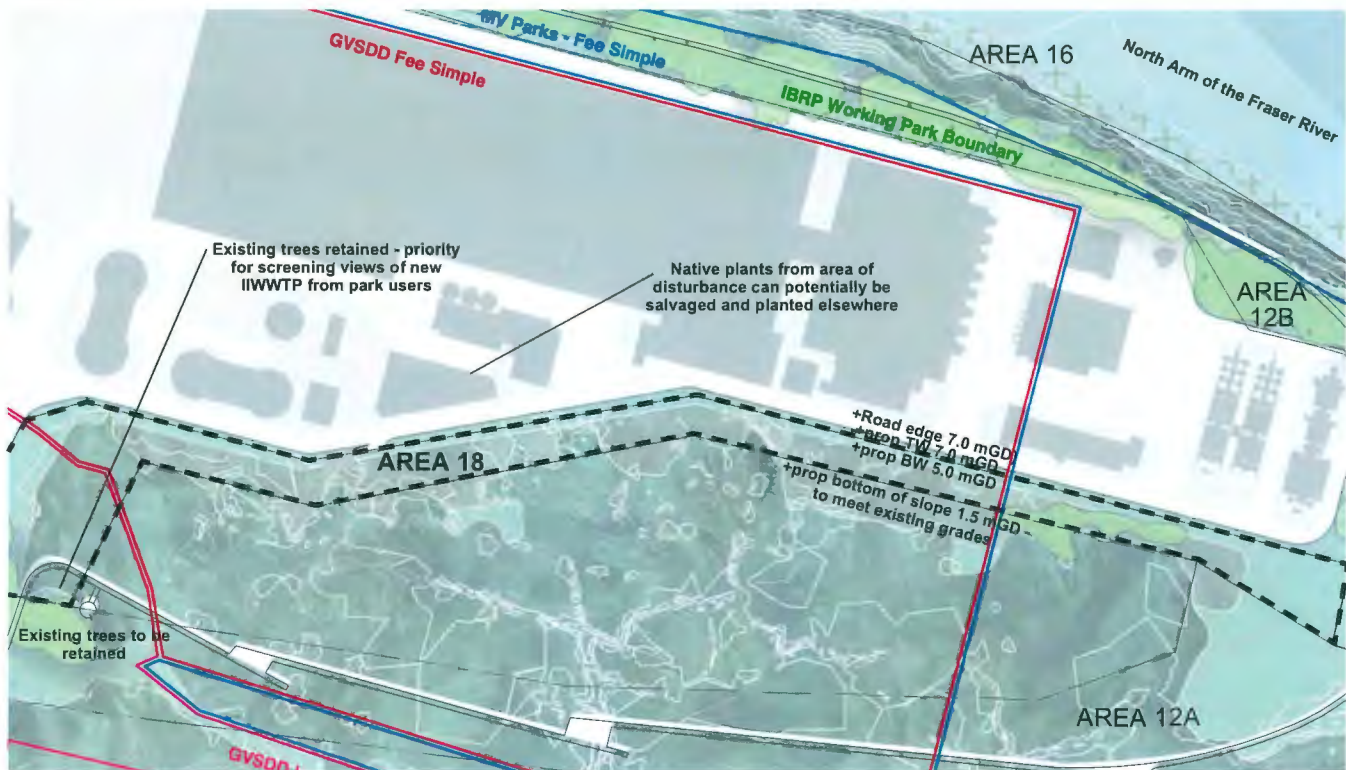
RELATED PROJECTS:

Portfolio E projects:

- Area 15, Riparian forest - central
- Area 16, Riparian forest - east
- Area 18, South interface of WWTP with tidal marsh
- Area 20A/B, Coastal sand ecosystem restoration work

SOUTH INTERFACE OF WWTP WITH TIDAL MARSH

PROJECT PORTFOLIO E | TARGET CONSTRUCTION START: 2034



Area 18 encompasses the south interface between the new IIWWTP and the adjacent tidal wetlands to the south.

The road on the south side of the new treatment plant is planned to be built to a Flood Construction Level of 7 mGD. This will require a large grade change between the road edge and the existing tidal marsh (approx 1.5 mGD); the grade change is proposed to be achieved with a combination of retaining wall and planted slope. The aim is to minimize encroachment to the tidal wetland while having new trees planted on the slope to screen views of the new IIWWTP plant from the south; this screening will be particularly important for views from park users along the new boardwalk south of the new IIWWTP.

The slope is to be constructed out of a mix of sand, gravel and organic matter with riparian planting on the slope. It is anticipated that the fill material could be sourced from excavations elsewhere on site.

The tidal marsh at the base of the slope (between the foot of the slope and the edge of the construction footprint) is a focus area of protection and rehabilitation. Native wetland plants that are in the area of disturbance may be able to be salvaged prior to construction and used for habitat rehabilitation elsewhere.

The work in this area will be integrated with construction of the south edge of the new IIWWTP, targeted to take place in 2034.

SITE ELEMENTS + DESIGN ASSUMPTIONS:

- **GRADING:**
 - South perimeter road to be approx. 7 mGD (CGVD28) and existing edge of wetland is around 1.5 mGD at ground level (to be confirmed). Grade change of approx. 5 to 6 m to be achieved by a combination of retaining wall and berm, such as a 2 m-high retaining wall and 3.5 m-high berm. Footprint of berm to extend approx 10 m from retaining wall for achieving a typical 30% slope (or less, where possible, to minimize impacts to the tidal marsh).
 - Berm material to be structural fill with organic layer at surface
- **PLANTING:** Berm is intended to be planted with riparian forest trees and shrubs.
- **FENCING:** Black security fence along top of wall



Perspective showing south side of new IWWTP with planted slope



Nearby Musqueam Marsh, north of Iona Island (Photo: Nick Page, used with permission)



Rendering showing view of the new IWWTP from the south, the planted slope of Area 18 (perimeter screening strategy "E") of Area 18 is along the east half of the plant. Not visible in this rendering is the steel screen fence (perimeter screening strategy "B") for this area, and the short retaining wall to help make up the grade change

HABITAT TYPES:

- Riparian forest

RECOMMENDED PLANT SPECIES:

- Black cottonwood (*Populus trichocarpa*)
- Black hawthorn (*Crataegus douglasii*)
- Black twinberry (*Lonicera involucrata*)
- Common snowberry (*Symphoricarpos albus*)
- Pacific crab apple (*Malus fusca*)
- Dull Oregon-grape (*Mahonia nervosa*)
- Hardhack (*Spiraea douglasii*)
- Nootka rose (*Rosa nutkana*)
- Paper birch (*Betula papyrifera*)
- Red elderberry (*Sambucus racemosa*)
- Red-osier dogwood (*Cornus sericea*)
- Indian-plum (*Oemleria cerasiformis*)
- Willow species (*Salix* sp).
- Note that native wetland plants may be able to be salvaged in this prior to construction and used for planting elsewhere on site.

SYNERGIES WITH OTHER SITEWORKS:

- There is potential to use the fill from the preload of the new IWWTP construction to build up the berms in this area.
- Native wetland plants to be salvaged prior to construction in this area and used for rehabilitation planting.

ESTIMATED QUANTITIES AND AREAS:

Refer to Ecology and Park Budget Technical Memorandum (attached to Basis of Cost Estimate in Appendix 43) for quantity and area assumptions.

TENURE CONSIDERATIONS:

- Adjacent to Iona Beach Regional Park boundaries
- GVSDD fee simple
- Designated Environmentally Sensitive Area by City of Richmond

INFORMATION NEEDS AND NEXT STEPS:

- The north boundary of the tidal wetland will require more precise delineation as part of permitting applications and habitat compensation discussions with regulators.

RELATED PROJECTS:

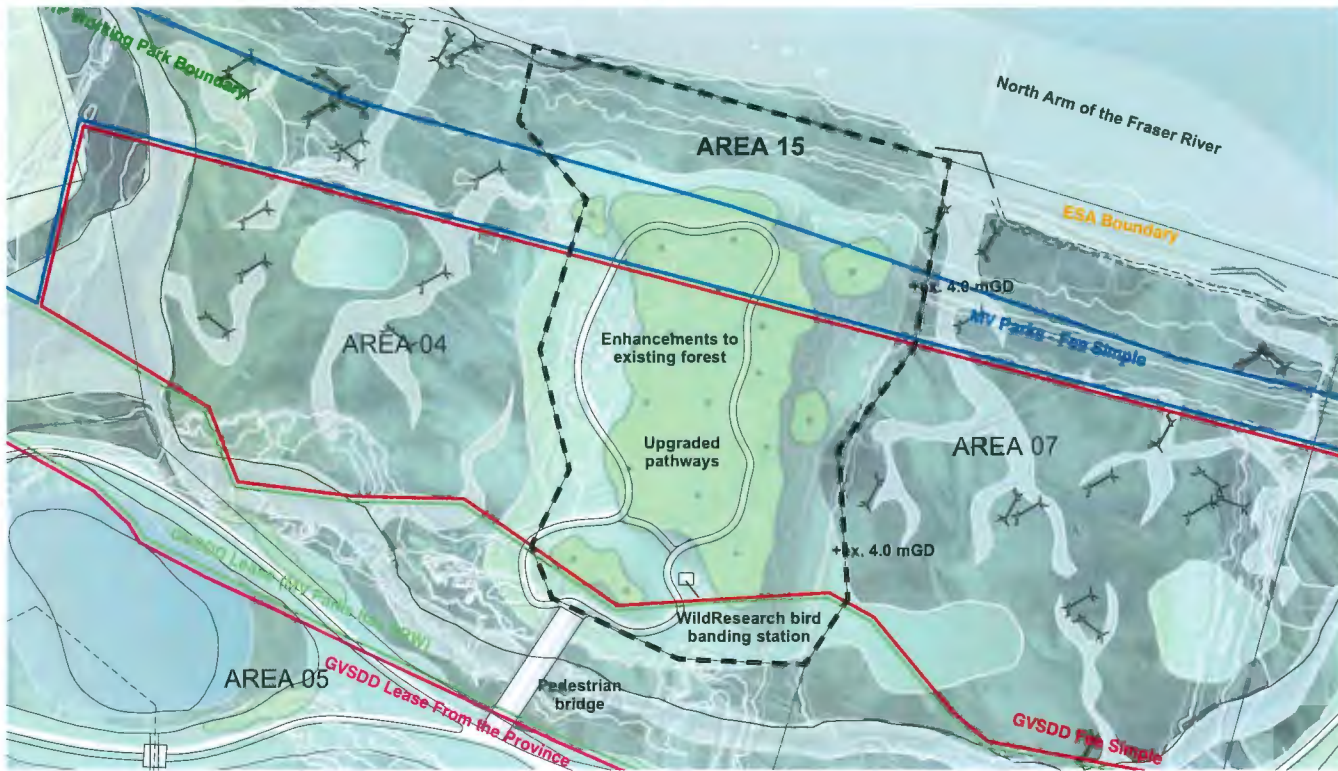
Portfolio E projects:

- Area 12, East island habitat restoration + park elements
- Area 15, Riparian forest - east
- Area 16, Riparian forest - east
- Area 20, Coastal sand ecosystem restoration work

Anticipated Plant Density of 2,000 shrubs and perennials per hectare, and 500 trees per hectare (corresponding to 0.2 shrubs per m² and 0.05 trees per m²)

RIPARIAN FOREST - CENTRAL

PROJECT PORTFOLIO E | TARGET CONSTRUCTION START: 2025



Area 15 protects the large patch of existing black cottonwood forest in the middle of Iona Island, while the adjacent north freshwater pond and north sludge lagoons will be converted to tidal marsh (Areas 04 and 07, respectively). This upland area plays an important ecological role for wildlife, supporting passerines, aerial insectivores, raptors, bats, other small mammals, amphibians and reptiles.

The existing forest in Area 15 currently has a narrow trail system within it, and a small bird banding station managed by a volunteer-based bird research group, WildResearch. The volunteers undertake bird monitoring and banding and have a number of mist net survey sites within and adjacent to the riparian forest; it is the intent to preserve the majority of these sites (minimum of 7 per birding research guidelines) and shift the locations of others, pending further discussions with WildResearch and Metro Vancouver Regional Parks during the next phase of work.

The existing trail will be upgraded to a 3-m-wide gravel path with sections of exclusion fencing to keep park users on the trail and protect sensitive species. This trail system will connect to the banding station and a future pedestrian bridge described in Area 04, which will be built over the tidal channels and connects to the rest of the park once Area 07 is completed (2035).

This area will also require invasive species management and infill planting with native trees and shrubs to enhance its ecological health. This work is planned to take place in 2025.

SITE ELEMENTS + DESIGN ASSUMPTIONS:

- **BRIDGE:** A pedestrian bridge over the south tidal channel in Area 04 will be implemented to access Area 15; see details under Area 04.
- **TRAILS:** A 3-m-wide gravel path loop with split rail exclusion fencing to keep park users on the trail and protect sensitive species. Refer to Metro Vancouver Regional parks standard details.
- **PLANTING:** New planting areas may benefit from soil amendment with Nutrifor; assume 150 mm mixed into planting holes.

HABITAT TYPES:

- Riparian Forest

RECOMMENDED PLANT SPECIES:

- Black cottonwood (*Populus trichocarpa*)
- Black hawthorn (*Crataegus douglasii*)
- Black twinberry (*Lonicera involucrata*)
- Common snowberry (*Symphoricarpos albus*)
- Pacific crab apple (*Malus fusca*)
- Dull Oregon-grape (*Mahonia nervosa*)
- Hardhack (*Spiraea douglasii*)
- Nootka rose (*Rosa nutkana*)
- Paper birch (*Betula papyrifera*)
- Red elderberry (*Sambucus racemosa*)
- Red-osier dogwood (*Cornus sericea*)
- Indian-plum (*Oemleria cerasiformis*)
- Willow species (*Salix sp.*)

For Reference Only



Purple finch at Iona Island Bird Observatory (Photo: mele avery, CC by 2.0, <https://flic.kr/p/doJpLf>)



Existing riparian cottonwood forest in Area 15 (Photo: Jeff Cutler, space2place)



Rendering of existing cottonwood forest in Area 15, surrounded by newly created tidal marsh (Area 07 in foreground), looking west

SYNERGIES WITH OTHER SITEWORKS:

- Opportunity to use treated biosolids from IWWTP as part of restoration planting (that is, as Nutrifor soil amendment)

ESTIMATED QUANTITIES AND AREAS:

- Refer to Ecology and Park Budget Technical Memorandum (attached to Basis of Cost Estimate in Appendix 43) for quantity and area assumptions.

TENURE CONSIDERATIONS:

- METRO VANCOUVER Regional Parks - fee simple
- Within Iona Beach Regional Park boundaries
- GVSDD - fee simple
- GVSDD lease from Province - Parks SRW
- Provincial foreshore
- Designated Environmentally Sensitive Area by City of Richmond

INFORMATION NEEDS AND NEXT STEPS:

- **BIRD MONITORING:** This project area requires bird monitoring studies pre/during/post construction.
- **BAT SURVEYS:** Baseline bat surveys will be undertaken to confirm species presence, distribution and key habitat requirements.
- **FURTHER DISCUSSIONS:** Additional conversations between Metro Vancouver Regional Parks, WildResearch and other groups who use the area to be had during the development of the Iona Beach Regional Park management plan, and during detailed design.

RELATED PROJECTS:

Portfolio E projects:

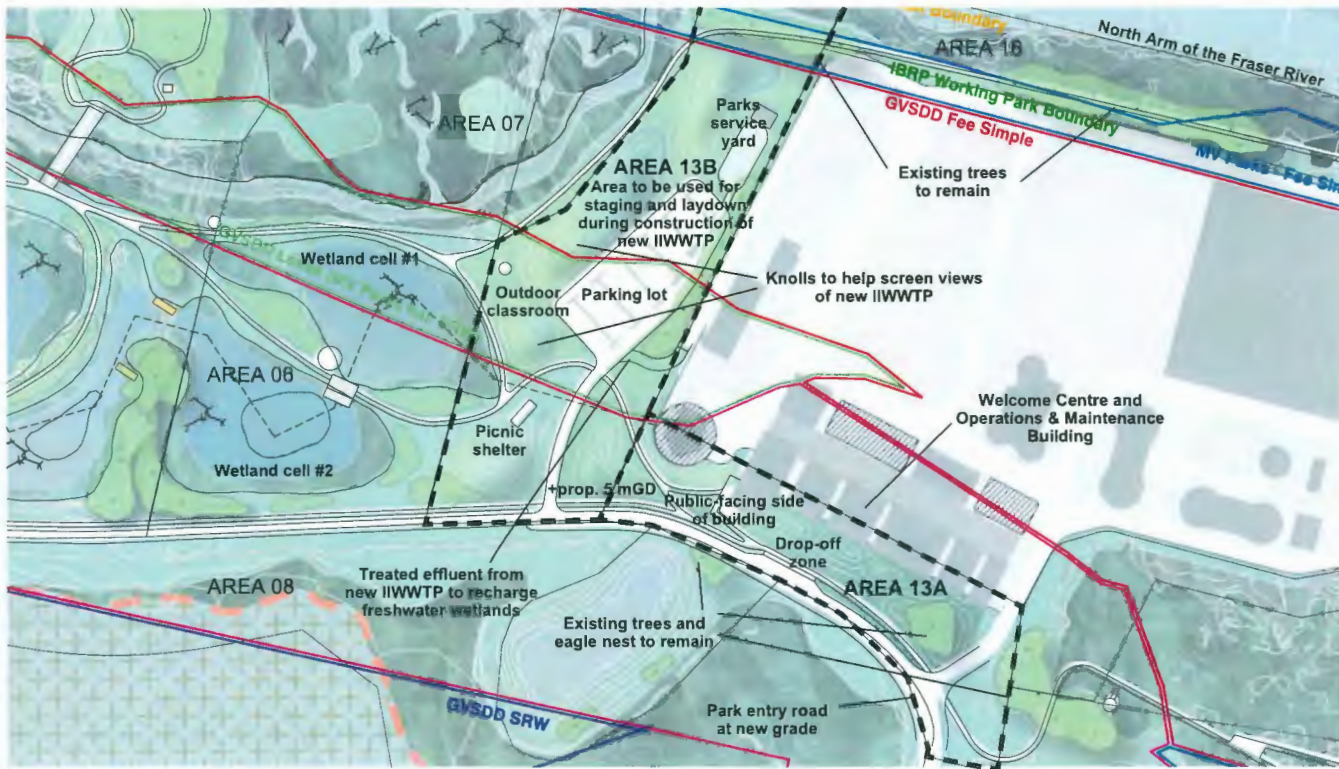
- Area 12, East island habitat restoration + park elements
- Area 16, Riparian forest - east
- Area 18, South interface of WWTP with tidal marsh
- Area 20, Coastal sand ecosystem restoration work

Also see Project Areas 04, 05, 06 and 07 as these project areas abut Area 15.

CENTRAL AMENITY AREA + FRESHWATER WETLAND RECHARGE

PROJECT PORTFOLIO D | TARGET CONSTRUCTION START: 13A IN 2034, 13B IN 2035

Corresponding To Area# 5



The area around the new Welcome and O&M Building will feature a varied topography with meadow planting, and a new main parking lot and bus drop-off. Area 13 is envisioned as the new main amenity area for the park, and will also be home to the new Iona Beach Regional Park (IBRP) service yard.

Area 13A is directly in front of the new Welcome Centre and O&M Building, and can be constructed in conjunction with that work (target of 2034). Area 13B is in the footprint of the east sludge lagoons, which are to be used for staging and laydown during construction of the new IWWTP. Thus the work in 13B will be done after this area is no longer needed for laydown (target start date of 2035).

The knolls and berms (13B) will screen views of the new IWWTP from the park and from Musqueam (*xʷməθkʷəy̓əm*). Additionally, these knolls offer a varied park experience for users, presenting higher points for views both south to the mountains, and west, through the park. The meadow planting will be low maintenance and primarily made up of scrubby native species to deter geese, while also providing pollinator habitat.

The new, main parking lot (13B) will provide visitor access to the Welcome Centre and O&M Building and to the rest of the park. From this point there are a series of looping paths that lead park users to the east end of the island, and west, through the freshwater and tidal wetlands. This area also has a covered picnic shelter that can support group gatherings, and an outdoor classroom/amphitheater that is easily accessible from the new main parking lot.

A piped connection from the new IWWTP will lead through this area to the new freshwater wetlands in Area 06, to recharge the wetlands with high quality effluent from the new IWWTP.

SITE ELEMENTS + DESIGN ASSUMPTIONS:

- **PICNIC SHELTER (1):** A structure for group gatherings that can also act as an outdoor classroom. Assume approx. 20x7m footprint, cross laminated timber (CLT) roof, steel posts, concrete slab.
- **OUTDOOR CLASSROOM:** Uncovered area with rounded boulders (500 to 650 mm diameter) arranged in semi-circular amphitheater layout, 12 m diameter.
- **TRAILS:** 3 m-wide gravel paths west of parking lot and in front of O&M building and a concrete path between parking lot and O&M building. Refer to Metro Vancouver Regional Parks standard detail.
- **PARKING LOT:** New central parking lot that will also service the public interface of the Welcome and O&M Building. Permeable asphalt, stormwater infiltration swales, and recycled wheel-stops; refer to Metro Vancouver Regional Parks standard details.
- **PLANTING:** Areas to be planted assumed to be amended with 300 mm Nutrifor. Planting to be designed for year-round seasonal interest with a mix of native meadow plants, low shrubs, some trees, and additional habitat elements (for example, large logs, root wads, groupings of boulders). Area to be designed to deter geese.
- **GRADING:** Knolls in this area to reach up to 10 m high for vantage points and to screen existing and new IWWTP from the park; intent is to receive fill material from other earthworks on site.
- **IBRP SERVICE YARD:** Refer to Section 18 of the Project Definition Report for a discussion of the service yard requirements.

HABITAT TYPES:

- Riparian Forest
- Shrub-grassland / meadow



Picnic shelter precedent at Surrey Bend Regional Park (Photo: Matthew Woodruff, Local Practice, photo used with permission)



A perspective view showing the character of the knolls and paths.



Rendering of the central amenity area and new freshwater wetland to the left

RECOMMENDED PLANT SPECIES:

Herbaceous plants:

- Red fescue (*Festuca rubra*); 15 to 120 cm tall
- Dune wildrye (*Leymus mollis*); 50 to 150 cm tall
- Yarrow (*Achillea millefolium*); 10 to 100 cm tall
- Douglas seashore lupine (*Lupinus littoralis*); low ground cover
- Chickweed (*Cerastium sp*); 5 to 50 cm tall
- Barestem desert-parsley (*Lomatium nudicaule*); 20 to 90 cm tall
- Nodding onion (*Allium cernuum*); 10 to 50 cm tall
- Douglas' aster (*Aster subspicatus*); 10 to 100 cm tall
- Beach pea (*Lathyrus japonicus*); 10 to 150 cm long (trailing)
- Blanket flower (*Gaillardia aristata*); 20 to 70 cm tall
- Gumweed (*Grindelia stricta*); 15 to 80 cm tall
- Pacific coast strawberry (*Fragaria chiloensis*); 4 to 20 cm tall

Shrubs:

- Common snowberry (*Symphoricarpos albus*)
- Dull Oregon-grape (*Mahonia nervosa*)
- Nootka rose (*Rosa nutkana*)
- Red-osier dogwood (*Cornus sericea*) (dwarf variety)
- Black twinberry (*Lonicera involucrata*)
- Red flowering currant (*Ribes sanguineum*)
- Indian-plum (*Oemleria cerasiformis*)
- Pacific ninebark (*Physocarpus capitatus*)
- Tall Oregon grape (*Mahonia aquifolium*)

Trees:

- Pacific crab apple (*Malus fusca*)
- Black cottonwood (*Populus trichocarpa*)
- Black hawthorn (*Crataegus douglasii*)
- Shorepine (*Pinus contorta*)

SYNERGIES WITH OTHER SITEWORKS:

- Freshwater wetland recharged with high quality effluent from the new IWWTP.
- Opportunity to use Nutrifor soil amendment

ESTIMATED QUANTITIES AND AREAS:

Refer to Ecology and Park Budget Technical Memorandum (attached to Basis of Cost Estimate in Appendix 43) for quantity and area assumptions.

TENURE CONSIDERATIONS:

- GVSDD Fee simple
- GVSDD lease from Province, portion with Metro Vancouver Regional Parks SRW
- Designated Environmentally Sensitive Area by City of Richmond

INFORMATION NEEDS AND NEXT STEPS:

- **EFFLUENT STUDIES:** Additional investigations are needed to determine the ideal water quality parameters and volumes of the treated effluent going into the new freshwater wetlands.
- **GREEN ROOF + GEESE DETERRENTS:** Additional development of the green roof and at grade planting in a way that deters geese.
- **RAPTOR PROTECTION PLAN** required to guide works around the existing eagle nest.

RELATED PROJECTS:

Portfolio D projects:

- Area 05, South pond enhancements + park enhancements
- Area 06 Southwest Lagoon Conversion to Freshwater Wetland + Lookout Tower



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: September 6, 2023

From: Wayne Craig
Director, Development

File: DP 22-011557

Re: Application by Jacky He for a Development Permit at 6531 Francis Road

Staff Recommendation

That a Development Permit be issued which would permit construction of two front-to-back duplexes at 6531 Francis Road (one on each lot after subdivision) with shared vehicle access from Francis Road, on lots zoned "Arterial Road Two-Unit Dwellings (RDA)".

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

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

WC:ac
Att. 2

Staff Report

Origin

Jacky He has applied on behalf of the property owner, Ya T Wang, to the City of Richmond for permission to develop two front-to-back duplexes at 6531 Francis Road on a site zoned “Arterial Road Two-Unit Dwellings (RDA)” with access from Francis Road.

The site is being rezoned from “Single Detached (RS1/E)” to “Arterial Road Two-Unit Dwellings (RDA)” under Bylaw 10332 (RZ 19-878165). The Rezoning Bylaw is currently at third reading 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 works, including the provision of a new grass/treed boulevard and sidewalk will be provided along the western side of the site. The existing frontage works will be retained along the eastern edge in order to facilitate the retention of the on-site Cherry tree.

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 is no secondary suite in the dwelling. The existing dwelling is proposed to be demolished at future subdivision stage.

Development surrounding the subject site is as follows:

To the North: Fronting Dunsany Place, a single-family home on a lot zoned “Single Detached (RS1/E)”.

To the South: Across Francis Road, a single-family home on a lot zoned “Single Detached (RS1/E)”.

To the East: Fronting Francis Road, a duplex dwelling on a lot zoned “Single Detached (RS1/E)”.

To the West: Fronting Francis Road, a single-family dwelling on a lot zoned “Single Detached (RS1/E)”.

Rezoning and Public Hearing Results

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

- Review of the architectural character, scale, massing, colour and materials to ensure that the proposed duplexes are well designed, fit into the neighbourhood and comply with design guidelines.
- Review of the building massing and setbacks to ensure compliance with the residential vertical lot width and depth envelopes required in the “Arterial Road Two-Unit Dwellings (RDA)” zone.
- Review of aging-in-place features in all units and provision of a convertible unit.
- Review of the Landscape Plan including new trees to be planted on-site.

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 refinements were made to the architectural character of the proposed duplexes to ensure that they comply with design guidelines and fit well into the surrounding neighbourhood.
- The decks that were proposed at rezoning have been significantly altered and reduced in size. Decks are now oriented towards the internal drive isle only.
- Compliance with the residential vertical lot width and depth envelopes required in the “Arterial Road Two-Unit Dwellings (RDA)” zone has been confirmed.
- Accessibility features have been verified to include aging-in-place features in all units and the provision of one convertible unit.
- Further detail provided on landscape confirming on-site tree planting.

The Public Hearing for the rezoning of this site was held on February 22, 2022. At the Public Hearing, no concerns about rezoning the property were expressed by members of the public. Bylaw 10332 for the rezoning of the subject site was given third reading following the Public Hearing.

Public Input during the Development Permit Application 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.

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 to both the north and south of the subject site.
- The apparent building massing 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 building 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 alongside yard elevations to avoid overlook into adjacent dwellings.

Site Planning, Access and Parking

- Vehicle access to the site will be provided via a shared driveway from Francis Road. 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 is to be shared between the two duplexes and is proposed at the south end of the shared drive-aisle. 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 for use by all of the units on site.
- 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, identified with the use of permeable pavers. 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 Francis Road.
- Waste and recycling bins will be stored in the private garage of each unit. A short-term staging area, screened from the road, is provided at the front of the site for pick-up day.

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 with inspiration from Tudor style is used as the main architectural language for this proposal.
Details used in the project include gable/hip roofs, bay windows, wood battens, stone

cladding walls on the lower floor and shingles 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 of the front units and reinforce the residential character of the development.
- The proposed colour palette and building materials consist of:
 - Two different colour schemes with warm and cold tones are proposed. Staggered colour combination was used to signify the different ownership. Units A1 and B2 have cold colour tones while units B1 and A2 have warm colour tones.
 - Light grey and light brown colours were used on wood trim, Hardi panel lap siding and window frame battens. Stone cladding is used as the base of the exterior walls

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 upper-level 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: azelia, hydrangea, rhododendron, Sweet box, Japanese forest grass and Western sword fern.
- Tree retention and removal were assessed as part of the rezoning application review process and secured with securities and legal agreements, at which time it was determined that:
 - One bylaw-sized 40 cm cherry tree on site (#75) on the subject property is to be retained and protected.
 - One bylaw-sized 33 cm cherry tree on site (#76) is to be relocated to facilitate the new driveway and will be moved to the front yard of Lot A.
- The Landscape Plan shows that two Paperbark maples and two Shore pines are proposed to be planted and maintained on site (two per lot).
- 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 Francis 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 alongside 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 spillover 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.

- 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:
 - Shared pedestrian walkway with vehicle entry off Francis Road to enhance visual supervision.
 - Street edge is metal fence with gates and lower planting on either side of the fence for visual porosity into the site.
 - Additional windows are provided to side elevations adjacent to share driveway/ courtyard to enhance visual surveillance opportunities.
 - Exterior lighting will be provided at carport entry and in the visitor parking area to enhance visual supervision.

Accessible Housing

- The proposed development includes one convertible unit in the front 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 on the second-floor decks facing the internal drive isle and the heat pumps for the rear units are proposed near the rear corners of each building.
- The applicant submitted written confirmation that noise associated with heat pump operation will comply with the City's Noise Regulation Bylaw 8856. Prior to 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. Works include (but are not limited to):
 - Provision of water, storm, sanitary sewer service connections, water meters and inspection chambers as required for each lot.
 - Frontage works, including the provision of a new grass/treed boulevard and sidewalk will be provided along the western side of the site. The existing frontage works will be retained along the eastern edge in order to facilitate the retention of the on-site cherry tree.

Conclusions

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

The applicant has 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.



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

AC:he

Att. 1: Development Application Data Sheet
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 \$143,084.00 (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 Subdivision*, the applicant is required to complete the following:

- Pay Development Cost Charges (DCC's) (City & GVS&DD), TransLink DCC's, School Site Acquisition Charge, and Address Assignment Fee for each new lot created. The design and construction of service connections are to be dealt with through the Servicing Agreement process.
- Register a cross-access easement on Title for the shared drive-aisle and shared visitor parking space.
- Enter into a Servicing Agreement for the design and construction of engineering infrastructure improvements. Works are to include, but are not limited to:

Water Works:

- Using the OCP Model, there is 661 L/s of water available at a 20 psi residual at the Francis Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- At Developer's cost, the Developer is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
- At Developer's cost, the City will:
 - Cap and remove the existing water service connection.
 - Install four new water service connections, complete with water meters – one to serve each proposed unit.

Storm Sewer Works:

- At Developer's cost, the City will:
 - Based on the recommendation from the developer's engineer in the memorandum from Terra Nobis Consulting Inc. "6531 Francis Rd, Richmond – Perimeter Drain" dated April 15th, 2020, cap and remove the existing perimeter drain along the east property line of the development site.
 - Cap the existing storm connection at the inspection chamber.
 - Install one new storm service connection at the common property line of the newly subdivided lots, complete with inspection chamber and dual service leads.

Sanitary Sewer Works:

- At Developer's cost, the Developer is required to:
 - Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- At Developer's cost, the City will:
 - Cap the existing sanitary connection at the inspection chamber.
 - Install one new sanitary service connection at the common property line of the newly subdivided lots, complete with inspection chamber and dual service leads.

Frontage Improvements:

- At Developer's cost, the Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.

- Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the development's site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan:
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
- Frontage cross-section
 - The works include the construction of a new 2.0 m wide concrete sidewalk at the new property line and a new grass/tree boulevard over the remaining width between the sidewalk and the north curb of Francis Road. This proposed sidewalk will be built from the west property line to the east of the proposed driveway. The existing sidewalk and boulevard east of the proposed driveway will be kept in place next to the north curb of Francis Road for the purpose of tree retention. Show the following measurements (north to south) on the Site Plan:
 - New south property line of the subject site.
 - 2.0 m wide concrete sidewalk.
 - 1.5 m wide landscaped boulevard with street trees. (Show measurement clear of the fronting curb).
 - Existing 0.15 m wide curb.
- Sidewalk Connections
 - Show sidewalk transition section that connects the existing sidewalk to the west of the subject site. A connection between the proposed sidewalk and existing sidewalk at the east end of the proposed driveway will be needed. The sidewalk transitions are to be built based on a reverse curve design (e.g. 3.0 m x 3.0 m). As part of the SA detailed design, curve data is to be shown.
- Site Access
 - All existing driveways along the Francis Road development frontage are to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, boulevard and concrete sidewalk per standards described under Item 2 above.
 - The new vehicle driveway access to the site must be constructed to City design standards.

General Items:

- Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
- Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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.
- Prior to Building Permit issuance the applicant is required to submit written confirmation of the same from a registered acoustic consultant.
- 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.



DP 22-011557

Attachment 1

Address: 6531 Francis Road

Applicant: Jacky He

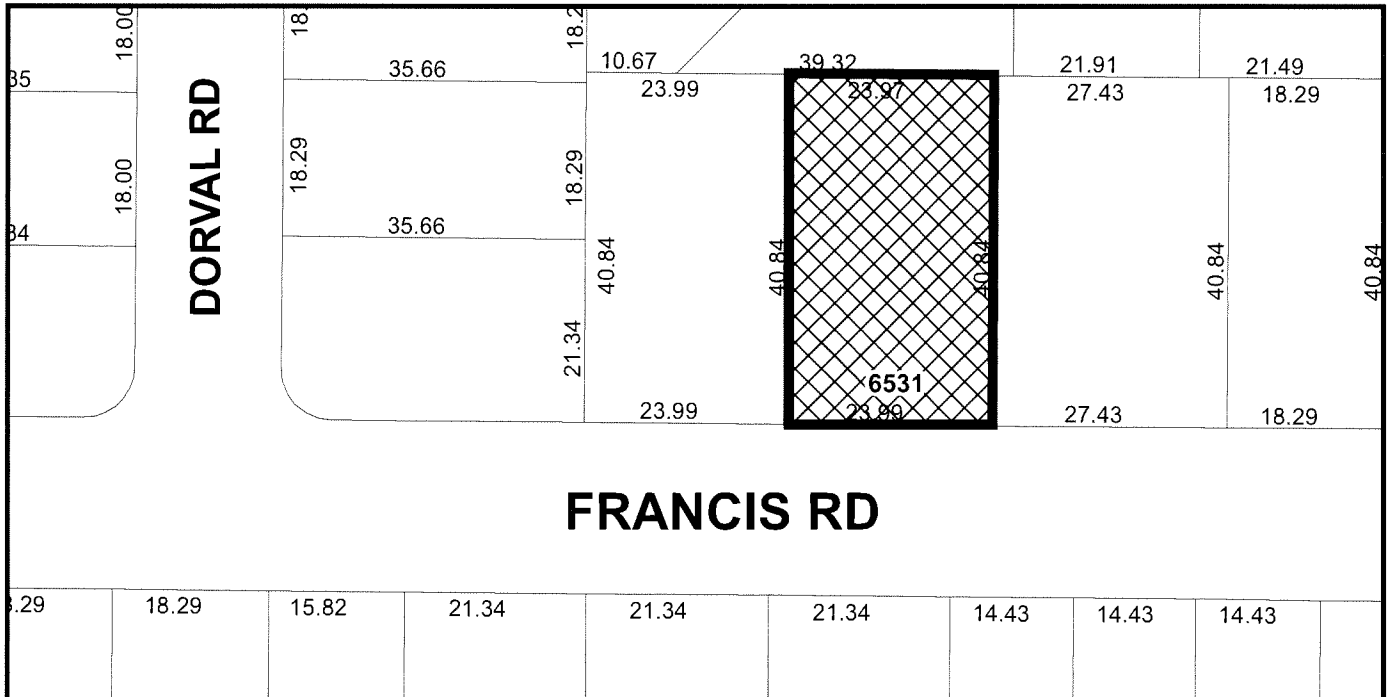
Owner: Ya T. Wang

Planning Area(s): Blundell

	Existing	Proposed
Site Area:	980 m ² (10548.6 ft ²)	Lot A: 490 m ² (5274.3 ft ²) Lot B: 490 m ² (5274.3 ft ²)
Land Uses:	One Single-Detached Dwelling	One front-to-back Duplex on each new lot created.
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Arterial Road Two-Unit Dwellings (RDA)
Number of Units:	1	4

	Bylaw Requirement	Proposed		Variance
Floor Area Ratio:	The lesser of 0.6 FAR and 334.5 m ²	Lot A:	0.6	None permitted
		Lot B:	0.6	
Buildable Floor Area:	294 m ² (3164.6 ft ²)	Lot A:	294 m ² (3164.6 ft ²)	None permitted
		Lot B:	294 m ² (3164.6 ft ²)	
Lot Coverage:	Buildings: Max. 45% Non-porous Surfaces: Max. 70% Live plant material: Min. 20%	Lot A:	Buildings: 40.7% Non-porous Surfaces: 48.4% Live plant material: 26.4%	None
		Lot B:	Buildings: 40.6% Non-porous Surfaces: 48.4% Live plant material: 26.0%	
Lot Size:	Min. 464.5 m ²	Lot A:	490 m ²	None
		Lot B:	490 m ²	
Lot Dimensions (m):	Width: Min. 10.35 m Depth: 30 m	Width: 12 m each Depth: 40.73 m each		None
Setback – Side Yard:	Front:	Min. 6.0 m	6.0 m	None
	Side:	Min. 1.2 m	1.2 m	

	Rear:	Min. 8.15 m for up to 60% of the 1 st storey rear wall and 10.18 m for at least 40% of the 1 st storey and all of the 2 nd storey	8.15 m for up to 60% of the 1 st storey rear wall and 10.18 m for at least 40% of the 1 st storey and all of the 2 nd storey	
Height:	The lesser of 2 storeys or 9.0 m		2 storeys (8.66 m)	None
On-site Resident Parking Spaces per lot:	2 spaces per unit (4 spaces total)		2 spaces per unit (4 spaces total)	None
On-site Visitor Parking Spaces:	1 space (shared between 2 lots)		1 space (shared between 2 lots)	None
Grand Total:	9 spaces		9 spaces	None
Private Outdoor Space:	Min. 30 m ² per unit		Lot A:	Front – 53.7 m ²
				Back – 107.6 m ²
			Lot B:	Front – 54 m ²
				Back – 107.1 m ²

[illegible]

DP 22-011557

Note: Dimensions are in METRES



City of Richmond

Development Permit

No. DP 22-011557

To the Holder: Ya T Wang
Property Address: 6531 Francis Road
Address: 6531 Francis Road

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 #20 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 \$143,084.00 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 22-011557

To the Holder: Ya T Wang
Property Address: 6531 Francis Road
Address: 6531 Francis Road

7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
- This Permit is not a Building Permit.

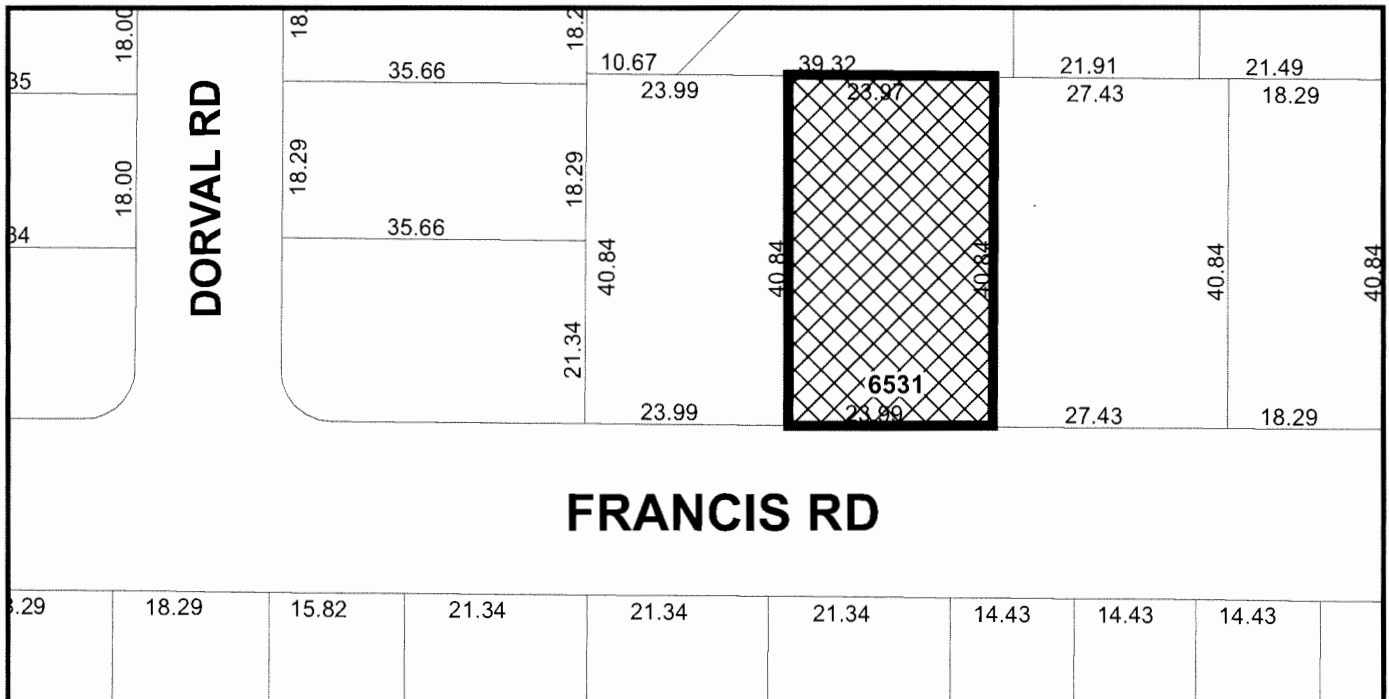
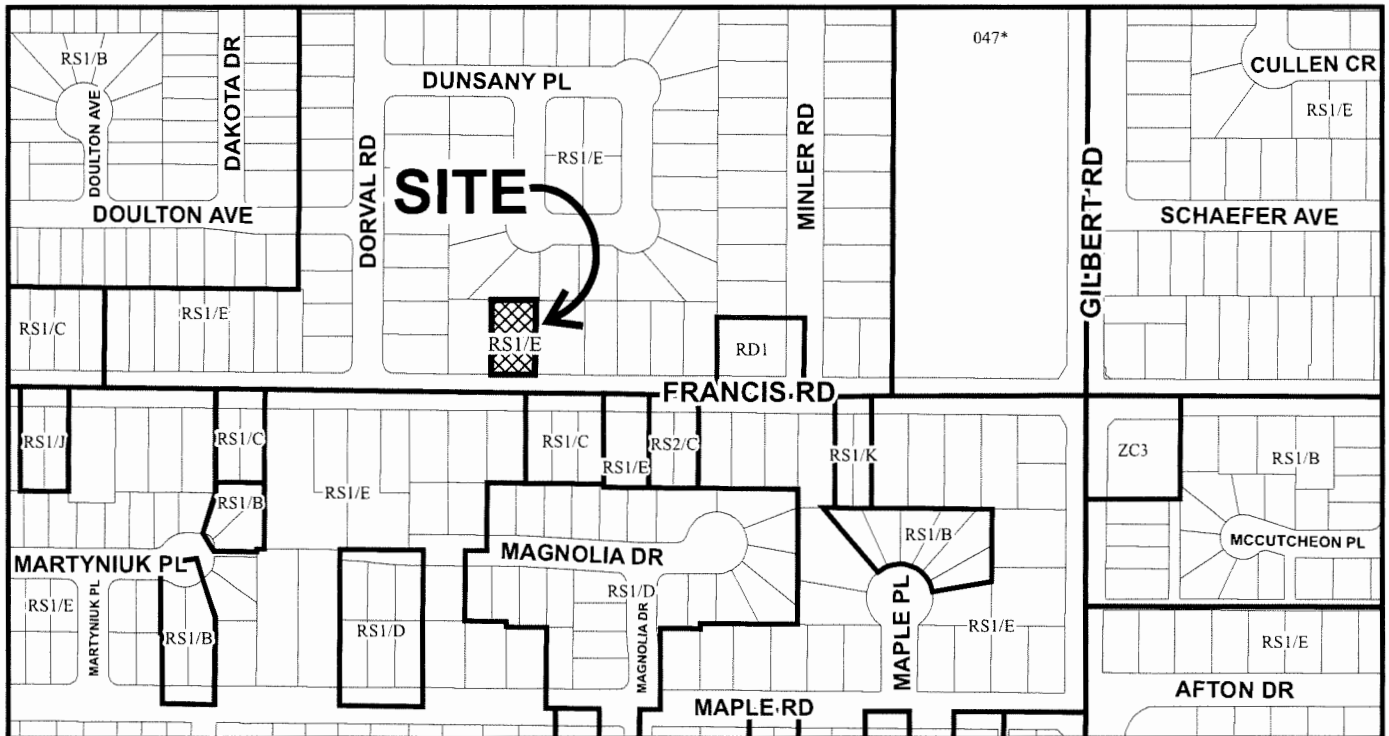
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 22-011557
SCHEDULE "A"

Original Date: 05/09/22

Revision Date:

Note: Dimensions are in METRES



4 UNIT DUPLEX DEVELOPMENT (RZ 19-878165 / DP 22-011557) AT 6531 FRANCIS ROAD, RICHMOND, BC

ISSUED FOR DP RESUBMISSION 2023-09-05

CONTACT LIST

CLIENT/ APPLICANT

KC CONSTRUCTION
CONTACT: JACKY HE
PHONE: 778-957-0888
EMAIL: KINGCROSSCONSTRUCTION@GMAIL.COM

ARCHITECT

IMPERIAL ARCHITECTURE
CONTACT: JIANG ZHU, ARCHITECT ABC
TEL: 778-938-8552
EMAIL: IMPERIALARCHITECTURE@GMAIL.COM

CIVIL

TERRA NOBIS CONSULTING INC.
CONTACT: JIMMY LEE, P.ENG
TEL: 604-946-3007
EMAIL: JLEE@TERRANOBIS.COM

SURVEYOR

J.C.TAM & ASSOCIATES PROFESSIONAL LAND SURVEYORS
CONTACT: JOHNSON TAM, B.C.L.S.
TEL: 604-214-8928
E-MAIL: OFFICE@JCTAM.COM

LANDSCAPE

HOMING LANDSCAPE ARCHITECTURE
CONTACT: EASON (ZHIPIN LI) BCCLA
TEL: 778-323-3536
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

ARBORIST

THE TREE POLICE
CONTACT: SILAS (WAI YIN) LING, ISA CERTIFIED ARBORIST
TEL: 604-833-2479
EMAIL: SILAS@MONKEYTREESERVICES.COM

DRAWING LIST

ARCHITECTURAL:

A0.0 COVER SHEET
A0.1 SITE AERIAL PHOTO
A0.2 SITE CONTEXT PLAN / STREET ELEVATION
A0.3 PROJECT DATA & STATISTICS
A0.4 PROJECT DATA & STATISTICS
A0.5 COLOR RENDERINGS
A0.6 COLOR RENDERINGS
A0.7 COLOR SAMPLE BOARD
A0.8 COLOR RENDERINGS
A0.9 COLOR SAMPLE BOARD

A1.0 SITE SURVEY
A1.1 SITE PLAN
A1.2 PARKING PLAN
A1.3 SITE COVERAGE OVERLAY
A1.4 PRIVATE OUTDOOR SPACE OVERLAY
A1.5 SUBDIVISION PLAN
A1.6 FIRE FIGHTING PLAN

A2.1 BLDG A & B LEVEL 1 CONTEXT FLOOR PLANS
A2.2 BLDG A & B LEVEL 2 CONTEXT FLOOR PLANS
A2.3 BLDG A LEVEL 1 & 2 FLOOR PLANS
A2.3A BLDG A LEVEL 1 & 2 AREA OVERLAY
A2.4 BLDG B LEVEL 1 & 2 FLOOR PLANS
A2.4A BLDG B LEVEL 1 & 2 AREA OVERLAY
A2.5 BLDG A & B ROOF PLANS

A3.1 BUILDING A ELEVATIONS
A3.2 BUILDING B ELEVATIONS

A4.1 BUILDING SECTIONS

A5.1 CONVERTIBLE UNIT FLOOR PLANS

Sept. 05, 2023
DP22-011557
Plan # 1



Client/Project

4-UNIT DUPLEX DEVELOPMENT
6531 FRANCIS ROAD, RICHMOND, BC
RZ 19-878165 / DP 22-011557

Title

COVER PAGE

Project No.
#8304

Scale
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Drawing No.

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A 0.0

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Issued	By	Appd.	YY.MM.DD

Project Data - Lot A

Civic Address	Legal Description				PID
Lot A 6531 Francis Road, Richmond	LOT 93, BLOCK 4N, PLAN NWP48044, SECTION 19, RANGE 6W, NEW WESTMINSTER LAND DISTRICT				001-337-955
Planning Area	05 Blundell				
Gross Site Area	5274.31	SF	=	490.00	SM
2.1 Meter Road Dedication	14.16	SF	=	1.32	SM
Net Site Area	5260.15	SF	=	488.68	SM
Max. FSR Allowed (RDA Zone)	0.6				
Floor Area Allowed	3156.09	SF	=	294.30	SM
Building A Net Floor Area Provided	3153.15	SF	=	294.03	SM
Total FSR Provided	0.60	< 0.6			

Project Statistics - Lot A

	Required / Allowed	Proposed	Notes
Zoning		RDA	
Land Use		Duplex	
OCP Designation		Neighborhood Residential	
		2	
	Required / Allowed	Proposed	Notes
Floor Area Ratio	0.6	0.6	
Lot Coverage (Building & Porch)	45% Max.	40.7%	
Lot Coverage (Non Porous Materials)	70% Max.	48.4%	See L1.1
Live Landscape Coverage	20% Min.	26.4%	See L1.1
Setback - Front Yard (South)	6.00 Meters	6.01 Meters	
Setback - Interior Side Yard (West)	1.20 Meters	1.23 Meters	
Setback - Interior Side Yard (East)	1.20 Meters	1.70 Meters	
Lot Depth	40.73 Meters		
20% of Lot Depth	8.15 Meters		
25% of Lot Depth	10.18 Meters		
Setback - Rear Yard (North) L1 60% of Building Width @ 20% of Lot Depth	8.15 Meters	8.23 Meters	
Setback - Rear Yard (North) L1 40% of Building Width @ 25% of Lot Depth	10.18 Meters	10.23 Meters	
Setback - Rear Yard (North) L2 @ 25% of Lot Depth	10.18 Meters	10.23 Meters	
Max Bay Window Projection into yards / setbacks	0.60 Meters	0.41 Meters	
Max Porch Projection into yards / setbacks	1.50 Meters	0.00 Meters	
Building Height	9.00 Meters	8.60 Meters	

Ground Floor Interior Elevation Calculation - Lot A

Highest Point of Crown of adjacent Street	1.09	Meter
Flood Protection Requirements for L1 Living Space	0.3	Meter
Established L1 Interior elevation for Living Space	1.39	Meter

Average Grading Calculation - Lot A

Points	Location	Existing Grade	Proposed Grade
1	Southeast	1.03 Meter	1.03 Meter
2	Southwest	1.09 Meter	1.09 Meter
3	Northwest	1.18 Meter	1.18 Meter
4	Northeast	1.13 Meter	1.13 Meter
5	Building A Northwest		1.19 Meter
6	Building A Northeast		1.19 Meter
7	Building A Southeast		1.19 Meter
8	Building A Southwest		1.19 Meter
Total			9.19 Meter
Average Grade			1.15 Meter

Floor Area Calculation - Lot A

Building A					
Address	Unit A1		Unit A2		Total
Feature (BD / DEN)	4 Bedroom		4 Bedroom		2 Units
Feature (Bath)	4 Bath		4 Bath		
Convertible Unit	✓				
	SF	SM	SF	SM	SF SM
Level 1 Gross Area	1046.05	97.18	1096.39	101.86	2142.44 199.04
Level 2 Gross Area	976.06	90.68	903.74	83.96	1879.80 174.64
Total Gross Area	2022.11	187.86	2000.13	185.82	4022.24 373.68
Garage Area exemption	403.64	37.50	403.64	37.50	807.28 75.00
Covered Porch Area exemption	26.18	2.43	15.63	1.45	41.81 3.88
Top Stair Area exemption	10.00	0.93	10.00	0.93	20.00 1.86
Total Exempted Area	439.82	40.86	429.27	39.88	869.09 80.74
Net Floor Area per unit Provided	1582.29	SF	1570.86	SF	3153.15 SF
Min. Floor Area Per Unit Required	147.00	SM	145.94	SM	292.94 SM
Max. Floor Area Per Unit Allowed	125.40	SM	125.40	SM	
Complied with Min. and Max. Floor Area per Unit Allowed	Yes		Yes		

Private Outdoor Space Calculation - Lot A

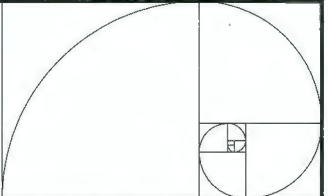
Building A					
	Unit A1		Unit A2		Total
	SF	SM	SF	SM	SF SM
Private Yard on Level 1	528.07	49.06	1158.27	107.61	1686.34 156.67
Open Balcony on Level 2	50.00	4.65	0.00	0.00	50.00 4.65
Total Private Outdoor Space Provided	578.07	53.70	1158.27	107.61	1736.34 161.31
Minimum Private Outdoor Space Required	30.00	SM	30.00	SM	
Complied	Yes		Yes		

Building Coverage Calculation - Lot A

Building A			
Net Site Area	5260.15	SF =	488.68 SM
Max Building Area Allowed	2367.07	SF =	219.91 SM @ 45%
Building Area Provided	2142.44	SF =	199.04 SM < 219.91 SM Allowed
Total Building Coverage Ratio			40.7% < 45% Allowed

Covered Porch Area Calculation - Lot A

Building A			
Total Floor Area Allowed	3156.09	SF	293.21 SM
Total Covered Porch Area Allowed	314.44	SF	29.32 SM @ 10%
Building A - Unit A1 Covered Porch Provided	26.18	SF	2.43 SM
Building A - Unit A2 Covered Porch Provided	15.63	SF	1.45 SM
Total Covered Porch Area Provided	41.81	SF	3.88 SM
Total Covered Porch Ratio			1.3% < 10% Allowed



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Issued By: Appd: YI.M.M.DG

Sept. 05, 2023
DP22-011557
Plan # 2



Client/Project

4-UNIT DUPLEX DEVELOPMENT
6531 FRANCIS ROAD, RICHMOND, BC
RZ 19-878185 / DP 22-011557

Title

LOT A PROJECT DATA
& STATISTICS

Project No.

#8304

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Drawing No.

A 0.3

Sheet

of

Revision

Project Data - Lot B					
Civic Address		Legal Description			PID
Lot B 6531 Francis Road, Richmond		LOT 93, BLOCK 4N, PLAN NWP48044, SECTION 19, RANGE 6W, NEW WESTMINSTER LAND DISTRICT			001-337-955
Planning Area		05 Blundell			
Gross Site Area		5274.31 SF	=	490.00 SM	
2.1 Meter Road Dedication		14.16 SF	=	1.32 SM	
Net Site Area		5260.15 SF	=	488.68 SM	
Max. FSR Allowed (RDA Zone)		0.6			
Floor Area Allowed		3156.09 SF	=	293.20 SM	
Building B Net Floor Area Provided		3142.06 SF	=	291.91 SM	
Total FSR Provided		0.60 < 0.6			

Project Statistics - Lot B			
		Proposed	Notes
Zoning		RDA	
Land Use		Duplex	
OCP Designation		Neighborhood Residential	
Amount of Unit		2	
	Required / Allowed	Proposed	Notes
Floor Area Ratio	0.6	0.6	
Lot Coverage (Building & Porch)	45% Max.	40.6%	
Lot Coverage (Non Porous Materials)	70% Max.	48.4%	See L1.1
Live Landscape Coverage	20% Min.	26.0%	See L1.1
Setback - Front Yard (South)	6.00 Meters	6.03 Meters	
Setback - Interior Side Yard (West)	1.20 Meters	1.64 Meters	
Setback - Interior Side Yard (East)	1.20 Meters	1.28 Meters	
Lot Depth	40.73 Meters		
20% of Lot Depth	8.15 Meters		
25% of Lot Depth	10.18 Meters		
Setback - Rear Yard (North) L1 60% of Building Width @ 20% of Lot Depth	8.15 Meters	8.20 Meters	
Setback - Rear Yard (North) L1 40% of Building Width @ 25% of Lot Depth	10.18 Meters	10.22 Meters	
Setback - Rear Yard (North) L2 @ 25% of Lot Depth	10.18 Meters	10.18 Meters	
Max Bay Window Projection into yards / setbacks	0.60 Meters	0.41 Meters	
Max Porch Projection into yards / setbacks	1.50 Meters	1.04 Meters	
Building Height	9.00 Meters	8.66 Meters	

Ground Floor Interior Elevation Calculation - Lot B			
Highest Point of Crown of adjacent Street		1.12 Meter	
Flood Protection Requirements for L1 Living Space		0.3 Meter	
Established L1 Interior elevation for Living Space		1.42 Meter	

Average Grading Calculation - Lot B				
	Points	Location	Existing Grade	Proposed Grade
	1	Southeast	0.85 Meter	0.95 Meter
	2	Southwest	1.03 Meter	1.03 Meter
	3	Northwest	1.13 Meter	1.13 Meter
	4	Northeast	1.14 Meter	1.14 Meter
	5	Building B Northwest		1.22 Meter
	6	Building B Northeast		1.22 Meter
	7	Building B Southeast		1.22 Meter
	8	Building B Southwest		1.22 Meter
	Total			9.13 Meter
	Average Grade			1.14 Meter

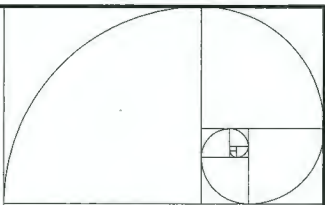
Floor Area Calculation - Lot B						
	Building B					
Address	Unit B1		Unit B2		Total	
Feature (BD / DEN)	4 Bedroom		4 Bedroom		2 Units	
Feature (Bath)	4 Bath		4 Bath			
Convertible Unit						
	SF	SM	SF	SM	SF	SM
Level 1 Gross Area	1038.88	96.52	1096.39	101.86	2135.27	198.37
Level 2 Gross Area	970.36	90.15	905.52	84.13	1875.88	174.28
Total Gross Area	2009.24	186.66	2001.91	185.98	4011.15	372.65
Garage Area exemption	403.64	37.50	403.64	37.50	807.28	75.00
Covered Porch Area exemption	26.18	2.43	15.63	1.45	41.81	3.88
Stair Area exemption	10.00	0.93	10.00	0.93	20.00	1.86
Total Exempted Area	439.82	40.86	429.27	39.88	869.09	80.74
Net Floor Area per unit Provided	1569.42	SF	1572.64	SF	3142.06	SF
	145.80	SM	146.10	SM	291.91	SM
Min. Floor Area Per Unit Required	125.40	SM	125.40	SM		
Max. Floor Area Per Unit Allowed	183.90	SM	183.90	SM		
Complied with Min. and Max. Floor Area per Unit Allowed	Yes		Yes			

Private Outdoor Space Calculation - Lot B						
	Building B					
	Unit B1		Unit B2		Total	
	SF	SM	SF	SM	SF	SM
Private Yard on Level 1	531.19	49.35	1152.82	107.10	1684.01	156.45
Open Balcony on Level 2	50.00	4.65	0.00	0.00	50.00	4.65
Total Private Outdoor Space Provided	581.19	53.99	1152.82	107.10	1734.01	161.09
Minimum Private Outdoor Space Required	30.00	SM	30.00	SM		
Complied	Yes		Yes			

Building Coverage Calculation - Lot B				
	Building B			
	Unit B1		Unit B2	
Net Site Area	5260.15 SF =		488.68 SM	
Max Building Area Allowed	2367.07 SF =		219.91 SM @	45%
Building Area Provided	2135.27 SF =		198.37 SM <	219.91 SM Allowed
Total Building Coverage Ratio			40.6% <	45% Allowed

Covered Porch Area Calculation - Lot B				
	Building B			
	Unit B1		Unit B2	
Total Floor Area Allowed	3156.09 SF		293.21 SM	
Total Covered Porch Area Allowed	314.44 SF		29.32 SM @	10%
Building B - Unit B1 Covered Porch Provided	26.18 SF		2.43 SM	
Building B - Unit B2 Covered Porch Provided	15.63 SF		1.45 SM	
Total Covered Porch Area Provided	41.81 SF		3.88 SM	
Total Covered Porch Ratio			1.3% <	10% Allowed

Parking Calculation - Lot B				
Residential Parking Required	4 =	2 per Unit X		2 Units
Residential Parking Provided	4 =	2 per Unit X		2 Units
Small Car (Residential Parking) Allowed	2 @	50%		
Small Car (Residential Parking) Provided	2			
Visitor Parking Required	0.4 =	0.2 per Unit X		2 Units
Visitor Parking Provided	1			
Combined with Lot A				
EV Charging Provided (2 per Unit)	4	LEVEL 2 EV CHARGE METHOD IS DEFINED AS: VOLTAGE OF 208V TO 240V AC; AND CURRENT OF 16A TO 80A		



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REVISED FOR DP RESUBMISSION	J.Z.	J.J.	23.07.06
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Sept. 05, 2023
DP22-011557
Plan # 3



Client/Project

4-UNIT DUPLEX DEVELOPMENT
6531 FRANCIS ROAD, RICHMOND, BC
RZ 19-878165 / DP 22-011557

Title

LOT B PROJECT DATA
& STATISTICS

Project No.

#8304

Scale

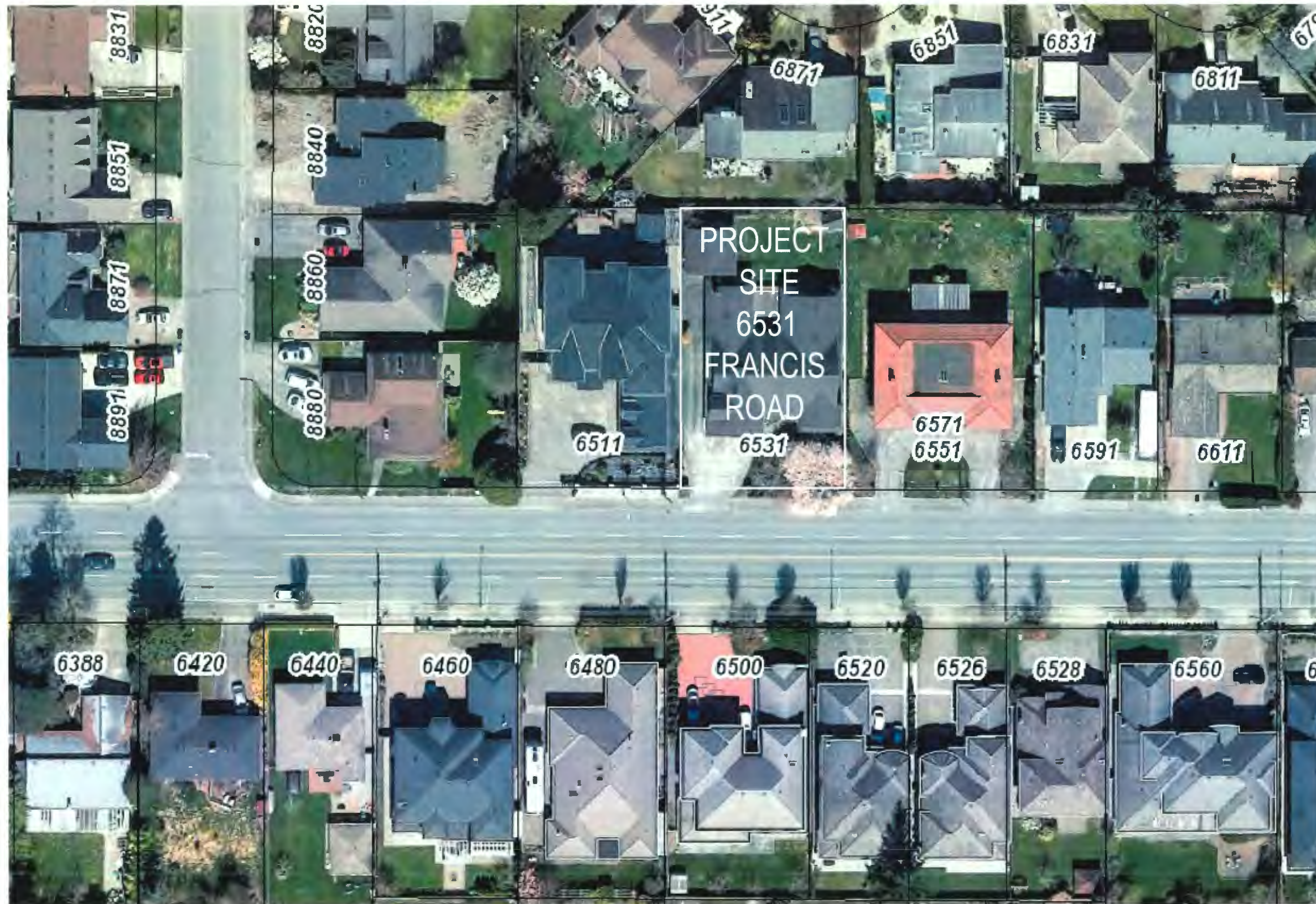
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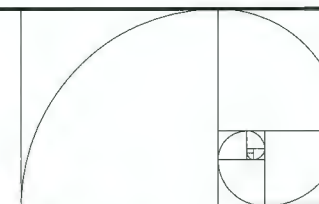
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Sept. 05, 2023
DP22-011557
Plan # 4



Client/Project

4-UNIT DUPLEX DEVELOPMENT
6531 FRANCIS ROAD, RICHMOND, BC
RZ 19-878165 / DP 22-011557

Title

SITE AERIAL PHOTO

Project No.

#8304

Scale

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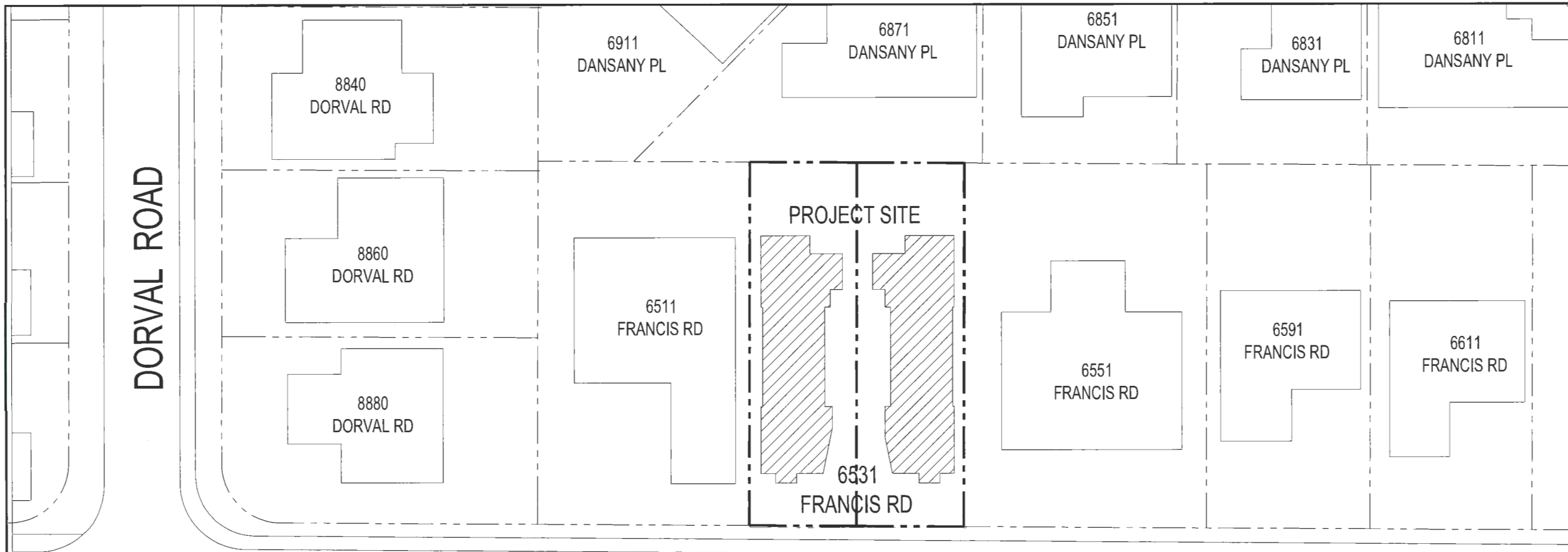
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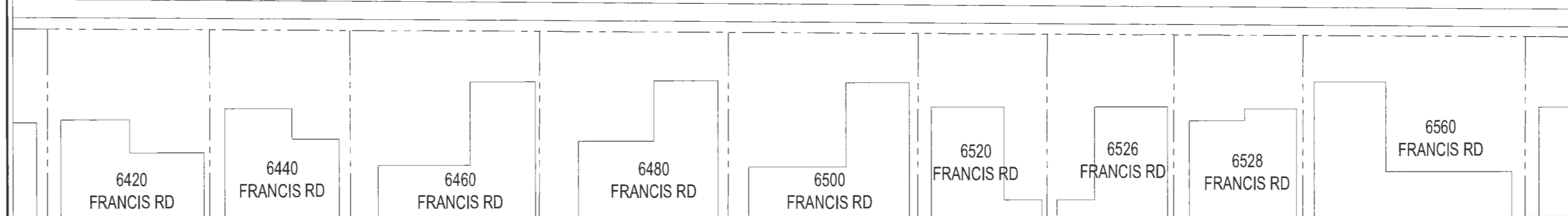
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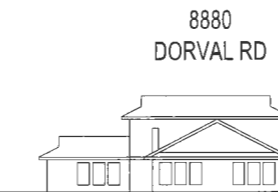
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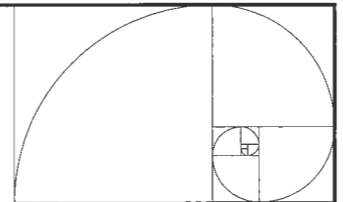
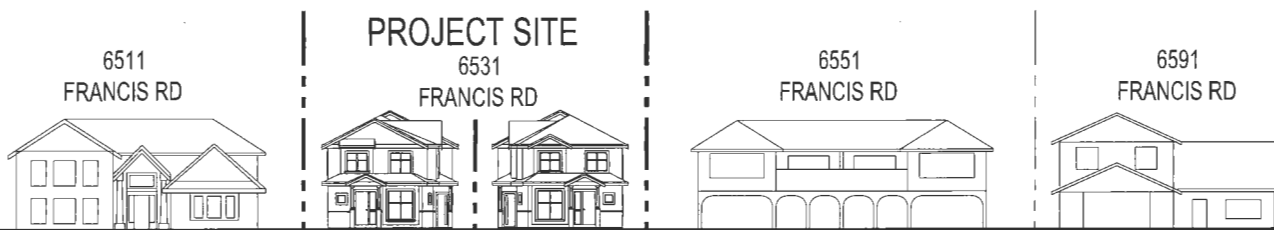
FRANCIS ROAD



1 SITE CONTEXT PLAN
A0.2 SCALE: 1"=20'-0"



2 STREETScape ELEVATIONS
A0.2 SCALE: 1"=20'-0"



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Issued	By	Appr.	TY. SH. CH.

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DP22-011557
Plan # 5



Client/Project

4-UNIT DUPLEX DEVELOPMENT
6531 FRANCIS ROAD, RICHMOND, BC
RZ 19-878185 / DP 22-011557

Title

SITE CONTEXT PLAN /
STREETSCAPE ELEVATIONS

Project No.
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Revision

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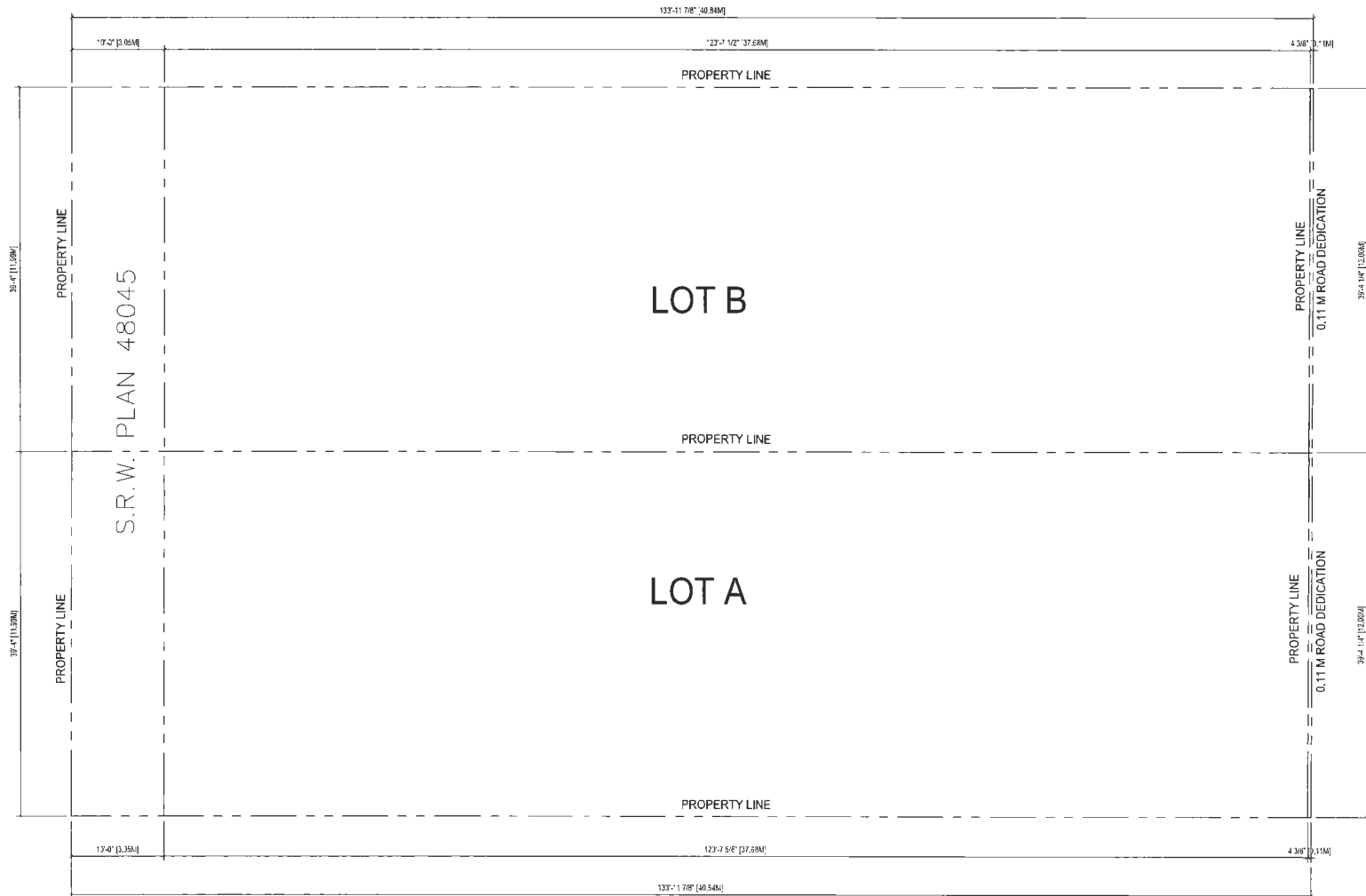


Parking Calculation - Lot B					
Residential Parking Required	4	=	2	per Unit X	2 Units
Residential Parking Provided	4	=	2	per Unit X	2 Units
Small Car (Residential Parking) Allowed	2	@	50%		
Small Car (Residential Parking) Provided	2				
Visitor Parking Required	0.4	=	0.2	per Unit X	2 Units
Visitor Parking Provided	1			Combined with Lot A	
EV Charging Provided (2 per Unit)	4			LEVEL 2 EV CHARGING METHOD IS DEFINED AS: VOLTAGE OF 208V TO 240V AC; AND CURRENT OF 16A TO 80A	

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Sheet: Revision

A 1.2

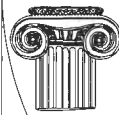
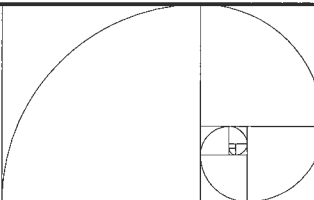


1 SUBDIVISION PLAN
A1.5 SCALE: 1/8"=1'-0"

Project Data - Lot A					
Civic Address		Legal Description			PID
Lot A 6531 Francis Road, Richmond		LOT 93, BLOCK 4N, PLAN NWP48044, SECTION 19, RANGE 6W, NEW WESTMINSTER LAND DISTRICT			001-337-955
Planning Area		05 Blundell			
Gross Site Area	5274.31 SF	=	490.00 SM		
2.1 Meter Road Dedication	14.16 SF	=	1.32 SM		
Net Site Area	5260.15 SF	=	488.68 SM		
		S			
Max. FSR Allowed (RDA Zone)	0.6				
Floor Area Allowed	3156.09 SF	=	294.30 SM		
Building B Net Floor Area Provided	3147.59 SF	=	293.51 SM		
Total FSR Provided	0.60 < 0.6				

Project Data - Lot B						
Civic Address		Legal Description			PID	
Lot B 6531 Francis Road, Richmond		LOT 93, BLOCK 4N, PLAN NWP48044, SECTION 19, RANGE 6W, NEW WESTMINSTER LAND DISTRICT			001-337-955	
Planning Area		05 Blundell				
Gross Site Area		5274.31	SF	=	490.00	SM
2.1 Meter Road Dedication		14.16	SF	=	1.32	SM
Net Site Area		5260.15	SF	=	488.68	SM
Max. FSR Allowed (RDA Zone)		0.6				
Floor Area Allowed		3156.09	SF	=	293.20	SM
Building A Net Floor Area Provided		3153.99	SF	=	294.11	SM
Total FSR Provided		0.60	< 0.6			





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Sept. 05, 2023
DP22-011557
Plan # 8



REGISTERED ARCHITECT
WANG ZHU
2023-09-01
BRITISH COLUMBIA

Client/Project

4-UNIT DUPLEX DEVELOPMENT
6531 FRANCIS ROAD, RICHMOND BC
RZ 19-878165 / DP 22-011557

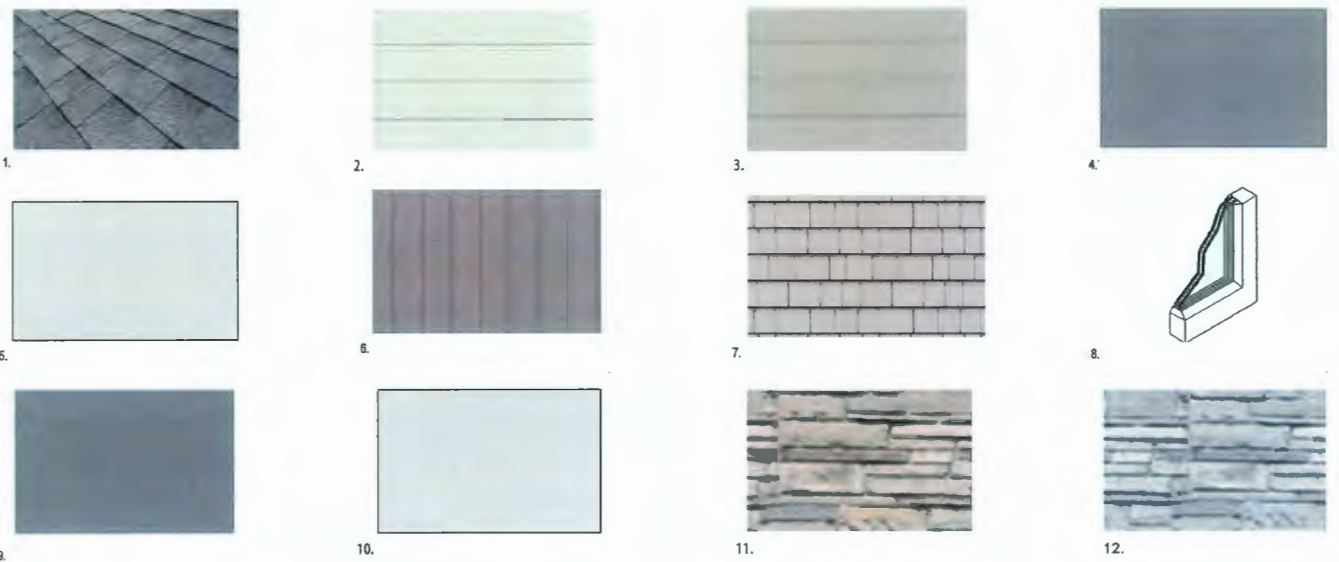
Title

SUBDIVISION PLAN

Project No. Scale
#8304 1/8"=1'-0"

Drawing No. Sheet Revision
A 1.5 of

6531 FRANCIS ROAD. RICHMOND, BC



- EXTERIOR FINISH MATERIAL SCHEDULE
- 1.HIGH PROFILE ASPHALT SHINGLES (GREY)
 - 2.COMPOSITE CEMENT-HARDIELAP SIDING(LIGHT GREY)
 - 3.COMPOSITE CEMENT-HARDIELAP SIDING(LIGHT BROWN)
 - 4.WOOD FASCIA BOARD / TRIM AND COMPOSITE CEMENT FLAT PANEL (DARK GREY)
 - 5.WOOD FASCIA BOARD / TRIM AND COMPOSITE CEMENT FLAT PANEL (LIGHT GREY)
 - 6.COMPOSITE CEMENT-HARDIELAP SIDING (LIGHT BROWN)
 - 7.COMPOSITE CEMENT - HARDIE SHAKE (LIGHT GREY)
 - 8.VINYL WINDOW WI CLEAR DOUBLE GLAZING & WHITE FRAME
 - 9.SOLID WOOD DOORS (DARK GREY)
 - 10.SOLID WOOD DOORS (LIGHT GREY)
 - 11.STONE CLADDING (LIGHT GREY)
 - 12.STONE CLADDING (LIGHT BRWON)



Francis Road Elevation

IMPERIAL ARCHITECTURE
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EMAIL: IMPERIAL-ARCHITECTURE@GMAIL.COM
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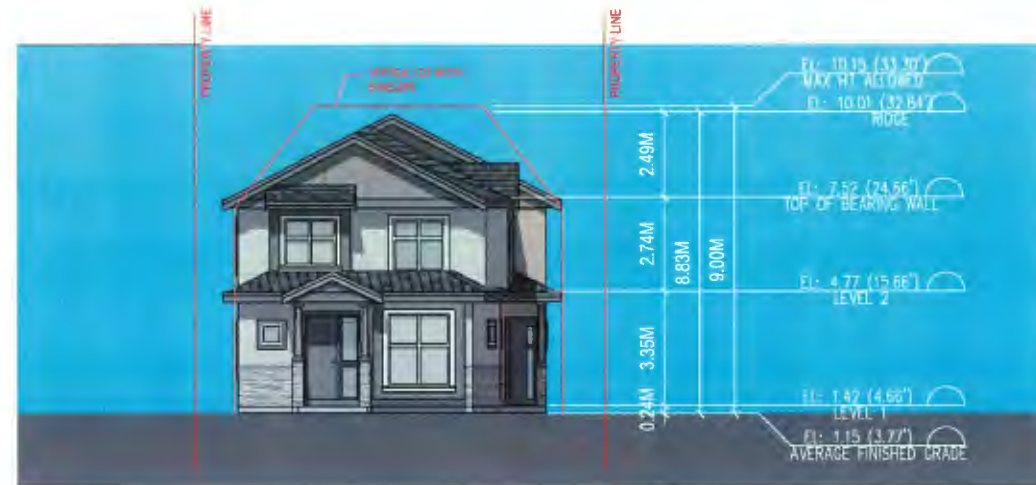
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Issued	By	App'd	23.06.23

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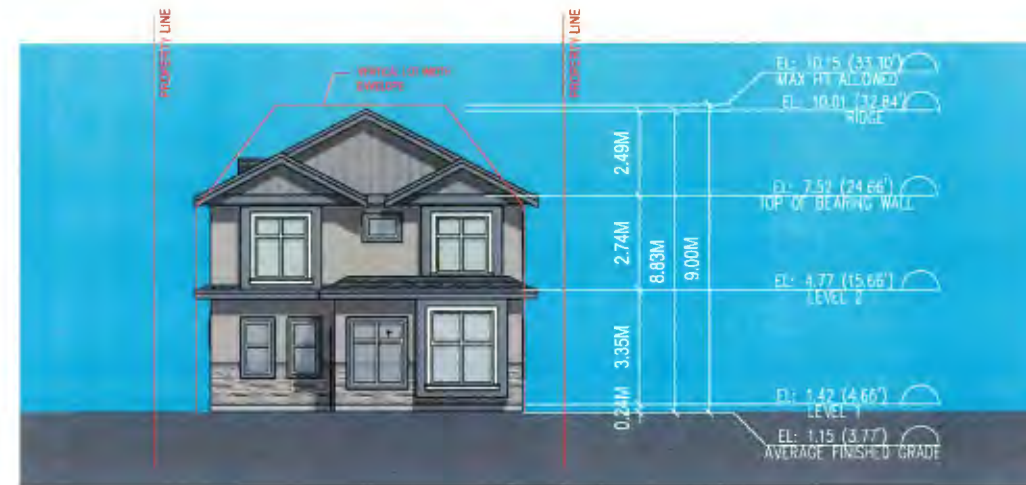
Client/Project
4-UNIT DUPLEX DEVELOPMENT
6531 FRANCIS ROAD, RICHMOND, BC
RZ 19-878165 / DP 22-011557

Title
COLOR SAMPLE BOARD

Project No.	Scale	N.T.S.
#8304		
Drawing No.	Sheet	Revision
A 0.9	of	



1 BUILDING A SOUTH ELEVATION
A3.1 SCALE: 1/8"=1'-0"



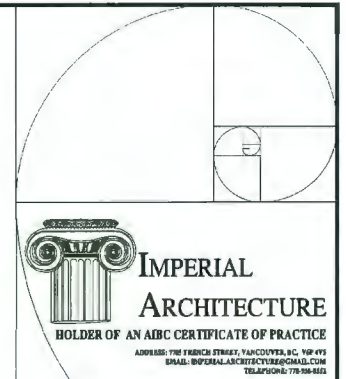
2 BUILDING A NORH ELEVATION
A3.1 SCALE: 1/8"=1'-0"



3 BUILDING A EAST ELEVATION
A3.1 SCALE: 1/8"=1'-0"



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



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Issued	By	Appr	17 Nov. 23

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Plan # 10



Client/Project

4-UNIT DUPLEX DEVELOPMENT
6531 FRANCIS ROAD, RICHMOND, BC
RZ 19-878165 / DP 22-011557

Title

BUILDING A ELEVATIONS

Project No.
#8304

Scale
1/8"=1'-0"

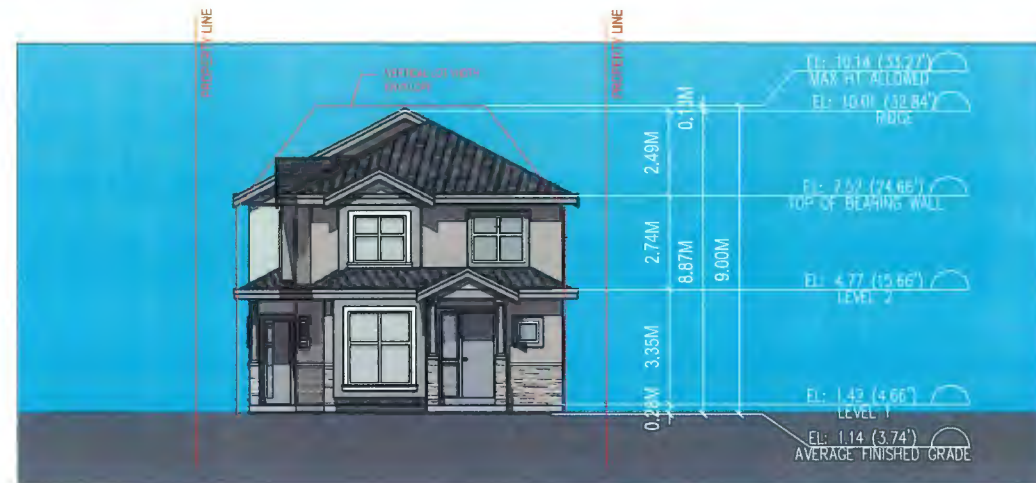
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Sheet

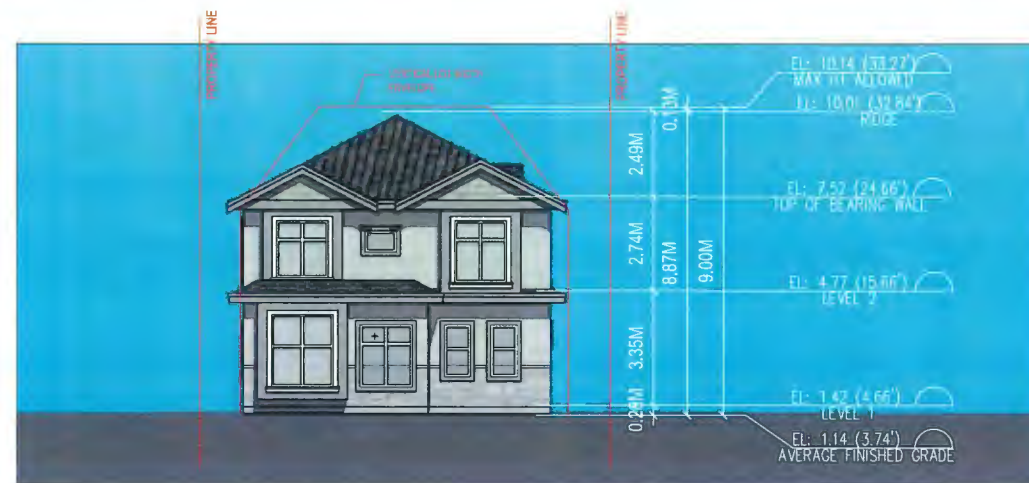
Revision

A 3.1

of



1 BUILDING B SOUTH ELEVATION
SCALE: 1/8"=1'-0"



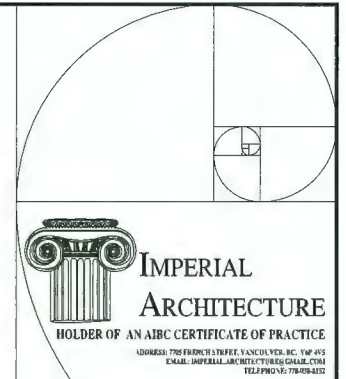
2 BUILDING B NORTH ELEVATION
SCALE: 1/8"=1'-0"



3 BUILDING B EAST ELEVATION
SCALE: 1/8"=1'-0"



4 BUILDING B WEST ELEVATION
SCALE: 1/8"=1'-0"



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Plan # 11



Client/Project

4-UNIT DUPLEX DEVELOPMENT
6531 FRANCIS ROAD, RICHMOND, BC
RZ 19-878165 / DP 22-011557

Title

BUILDING B ELEVATIONS

Project No.

#8304

Scale

1/8"=1'-0"

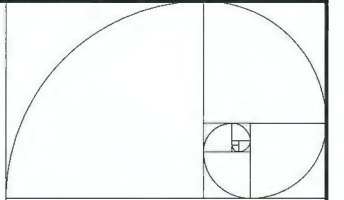
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DP22-011557
Plan # 12



Client/Project

4-UNIT DUPLEX DEVELOPMENT
6531 FRANCIS ROAD, RICHMOND, BC
RZ 19-878165 / DP 22-011557

Title

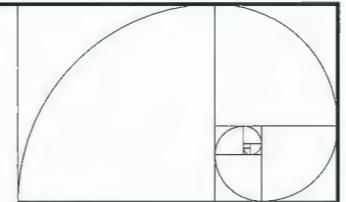
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DESIGNED FOR DP RETURN/REVISION	J.Z.	J.L.	23.04.27
DESIGNED FOR DP RETURN/REVISION	J.Z.	J.L.	23.07.05
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**Sept. 05, 2023
DP22-011557
Plan # 13**



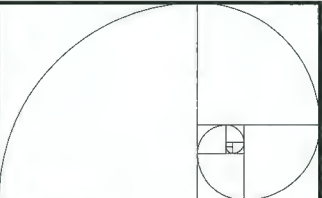
Client/Project

4-UNIT DUPLEX DEVELOPMENT
6531 FRANCIS ROAD, RICHMOND, BC
RZ 19-878165 / DP 22-011557

Title

COLOR RENDERINGS

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REVISED FOR DP SUBMISSION	J.Z.	J.H.	23.07.08
Issued	By	Appr.	YY.MM.DD

Sept. 05, 2023
DP22-011557
Plan # 14



Client/Project

4-UNIT DUPLEX DEVELOPMENT
6531 FRANCIS ROAD, RICHMOND, BC
RZ 19-878165 / DP 22-011557

Title

COLOR RENDERINGS

Project No.

#8304

Scale

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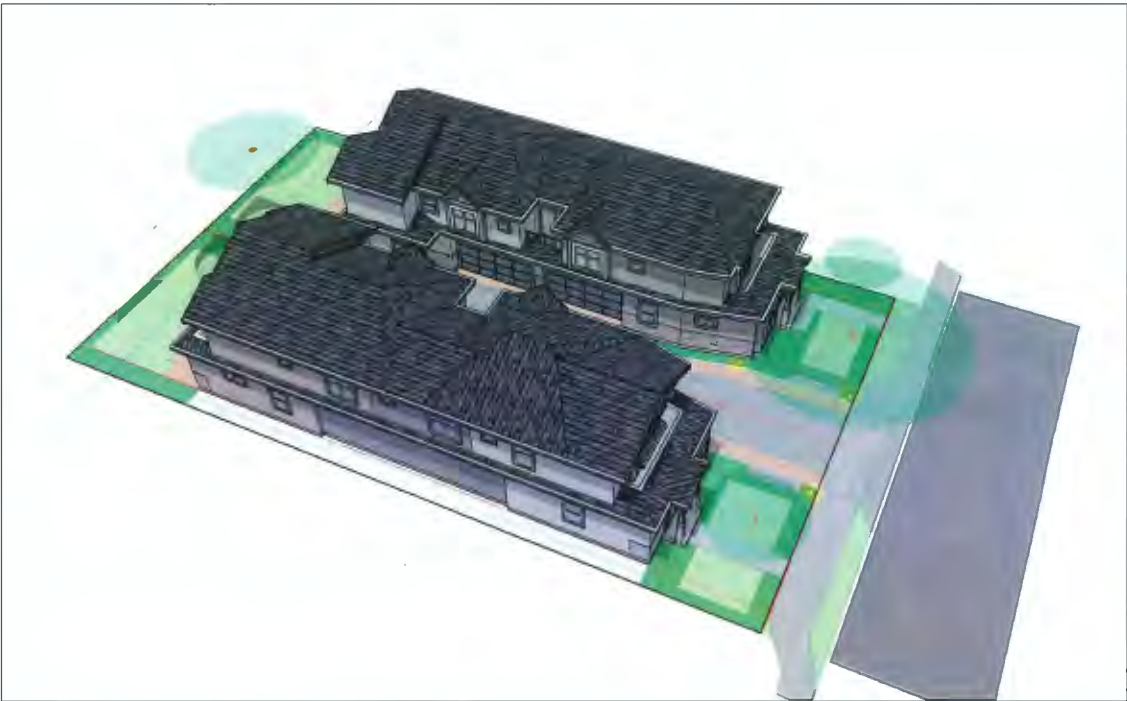
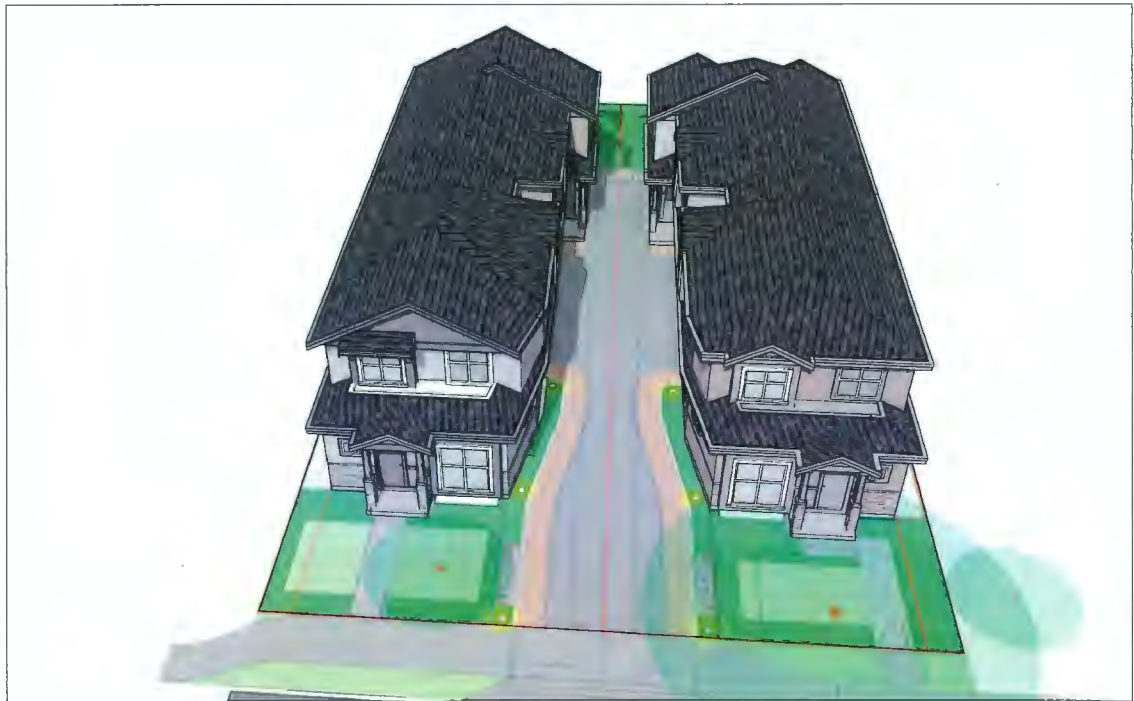
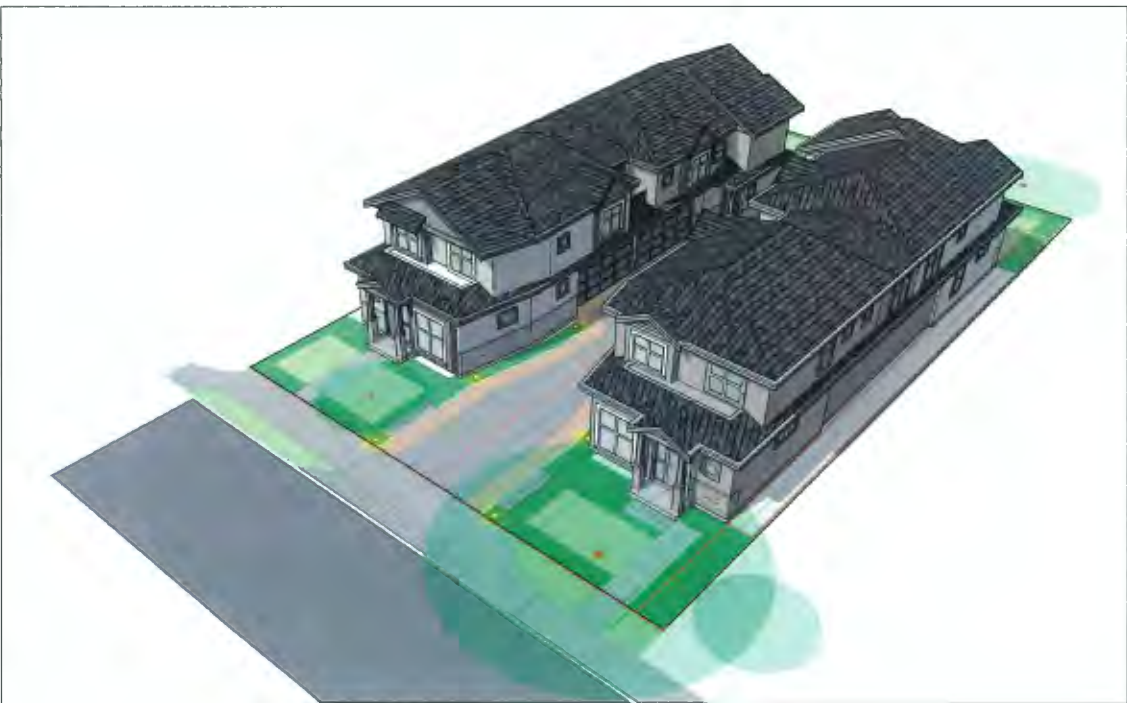
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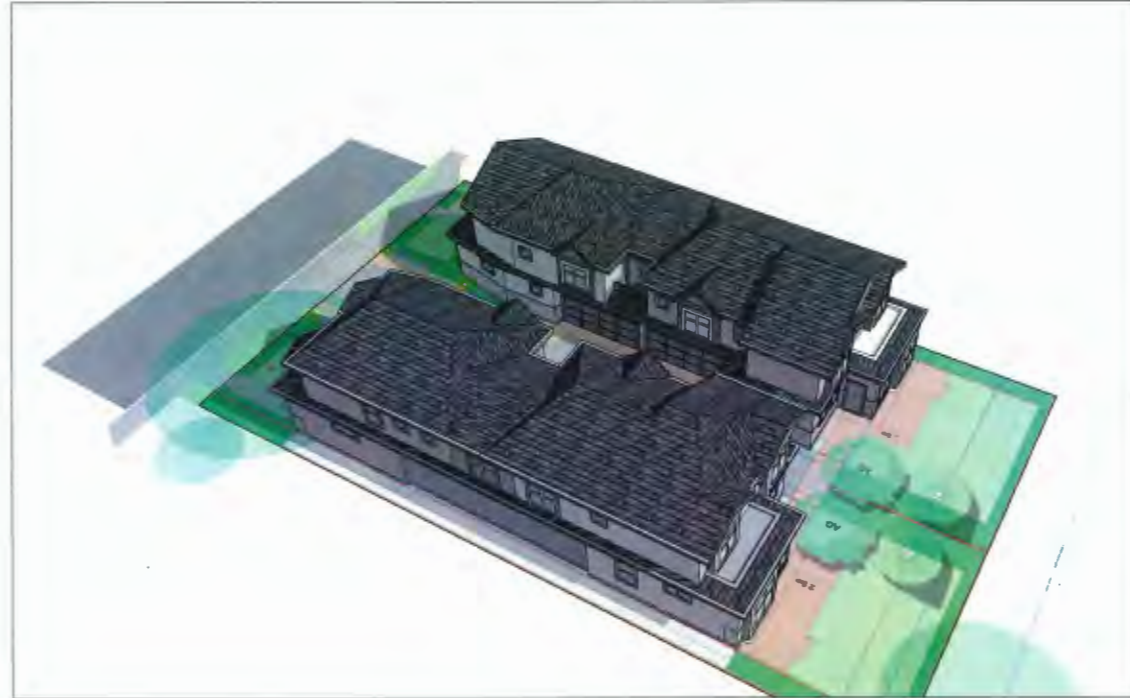
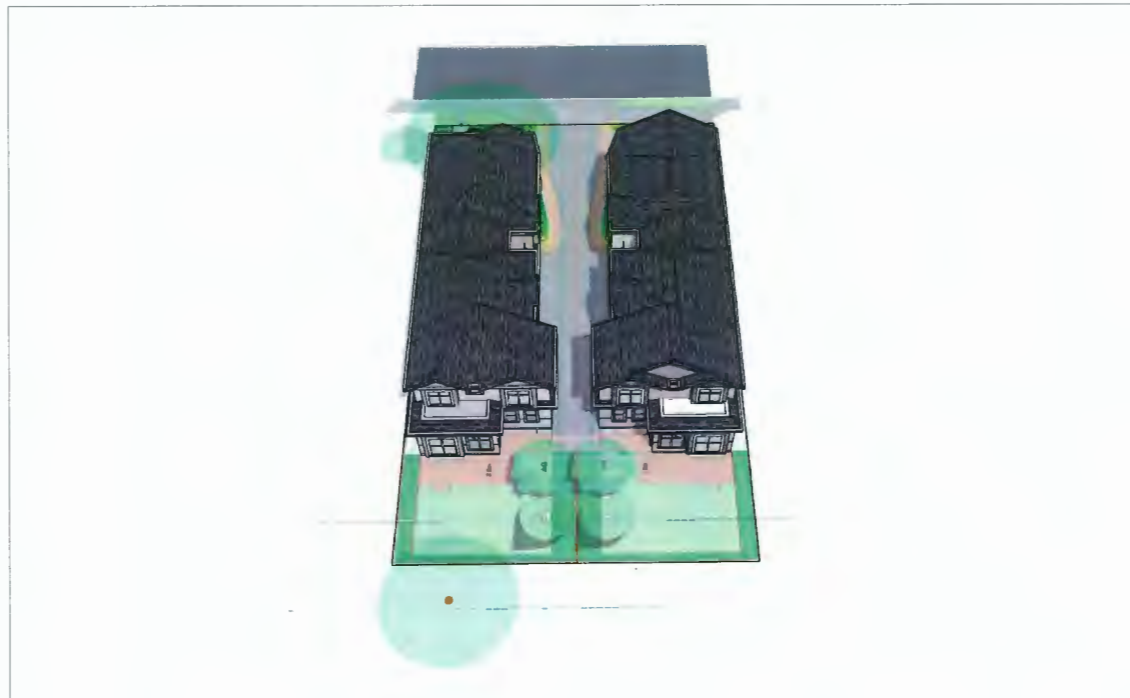
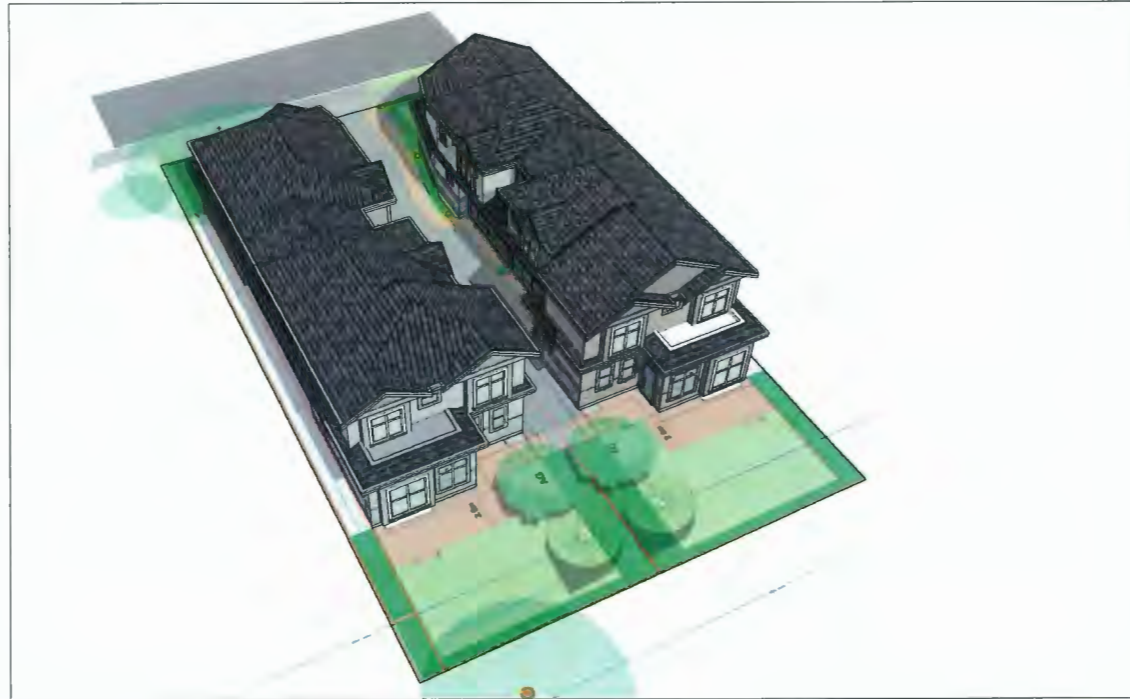
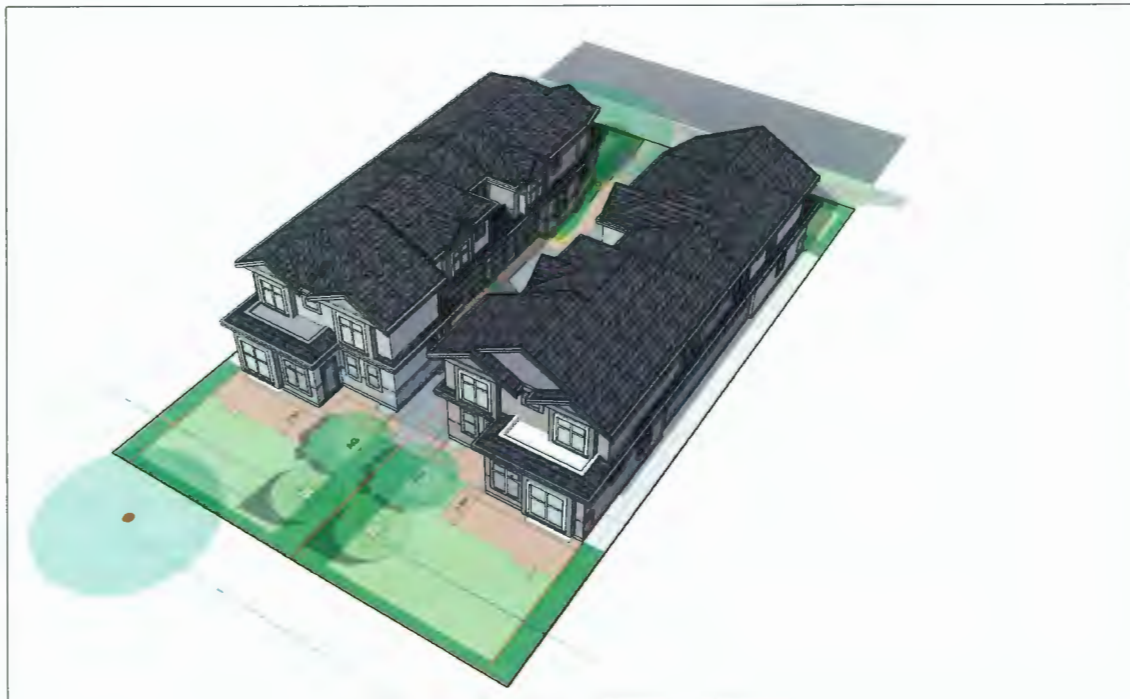
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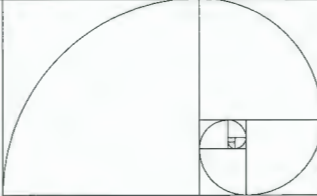
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ISSUED FOR DP RETURN/REVISION	J.Z.	J.J.L.	23.07.06
Issued	By	Appd.	YI.MAN.CO

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DP22-011557
Plan # 15



Client/Project

4-UNIT DUPLEX DEVELOPMENT
6531 FRANCIS ROAD, RICHMOND, BC
RZ 19-878165 / DP 22-011557

Title

COLOR RENDERINGS

Project No.
#8304

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ARCHITECTURE**

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Revisions

NO.	Date	Note
1	2023-07-05	ISSUED FOR DP
2	2023-08-21	ISSUED FOR DP

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DP22-011557
Plan # 16

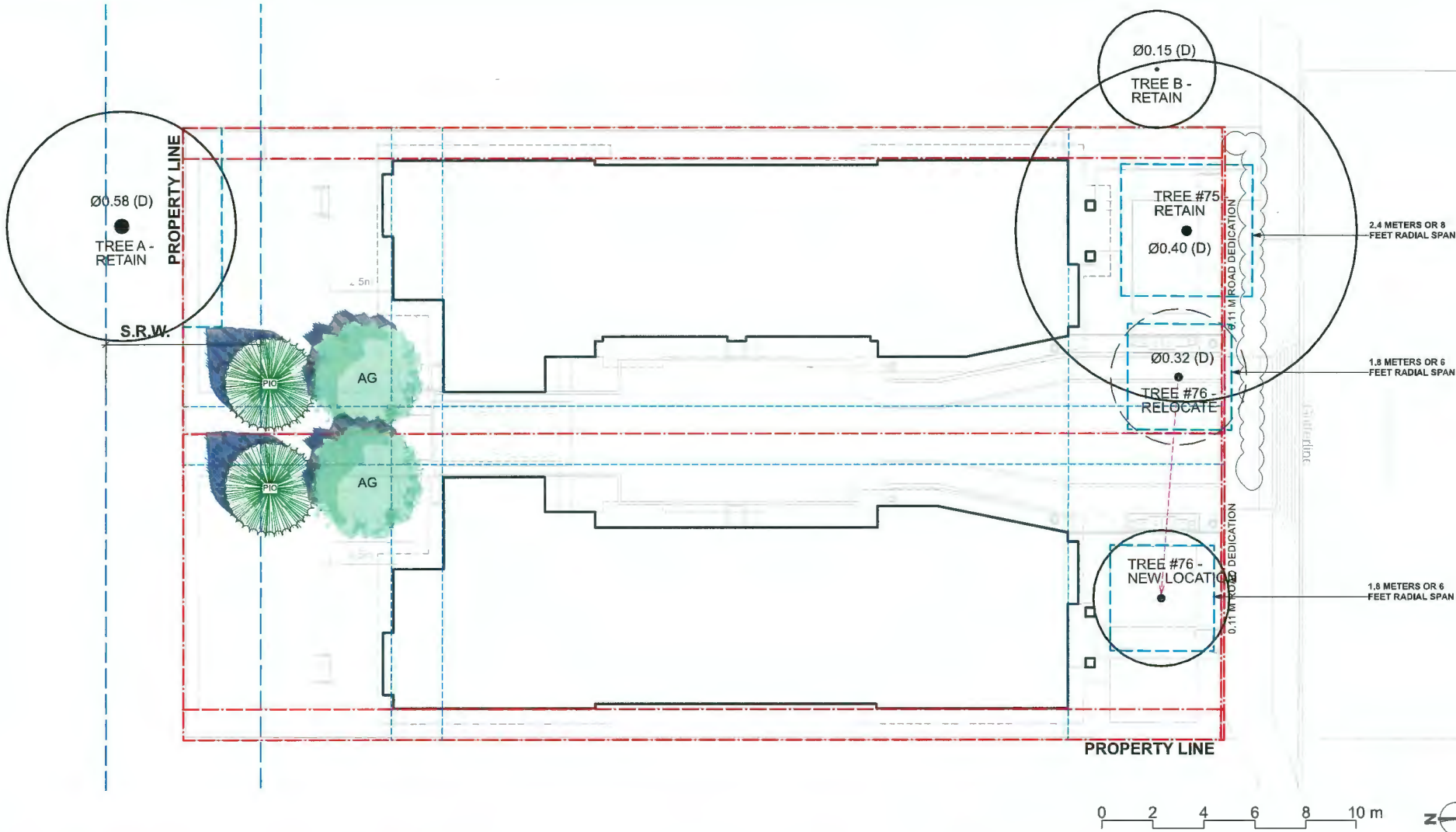
**4-UNIT DUPLEX
DEVELOPMENT**

PROJECT ADDRESS:
6531 FRANCIS ROAD
RICHMOND, BC, CANADA

PROJECT NUMBER: 23-05
SCALE: 1:100
DRAWN BY: EL
REVIEWED BY: EL

**EXISTING TREES
MANAGEMENT
PLAN**

PLAN #3.a
L0.1



EXISTING TREES INFORMATION
PER ARBORIST REPORT

Tree Species	Tree ID #	DBH	Crown Spread	Tree Location	TPB	Tree Vigour - General Observations	Bldg Envlpe	Action
Cherry	#75	40 cm DBH	N/A	SE corner of Lot B	RQD 2.4 m or 8 ft	LOW VIGOUR	NO	RETAIN
Cherry	#76	33 cm DBH	N/A	SW corner of Lot B	RQD 1.8 m or 6 ft	LOW VIGOUR	NO	RELOCATE
Cherry	A	58 cm DBH	N/A	Lot B's north neighbour's SE corner	RQD 3.6 m or 12 ft	NEIGHBOUR'S TREE, IDENTIFIED FOR TPB CONSIDERATIONS ONLY	NO	RETAIN
Japanese Maple	B	15 cm DBH	N/A	Lot B's east neighbour's SW quadrant	NOT RQD 1.2 m or 4 ft	NEIGHBOUR'S TREE, IDENTIFIED FOR TPB CONSIDERATIONS ONLY	NO	RETAIN

PROPOSED REPLACEMENT TREES

ONSITE PLANT LIST					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES (DECIDUOUS & CONIFEROUS)					
AG	Acer griseum	Paperbark Maple	2	8cm cal.	
PID	Pinus contorta var. contorta	Shore Pine	2	4m high	

TREE MANAGEMENT LEGEND



TREE MANAGEMENT NOTES

- DO NOT REMOVE OR RELOCATE ANY TREE, EXCEPT AS INDICATED ON PLANS.
- DO NOT ALTER EXISTING GRADE OR STORE MATERIALS UNDER THE DRIP LINE OR WITHIN TREE PROTECTION ZONE.
- ALL RETAINED TREES ARE TO BE PRUNED AND PROTECTED BY CITY OF VANCOUVER TREE PROTECTION BY-LAWS, AND TREE PRUNING MUST BE DONE BY CERTIFIED ARBORIST TO MAINTAIN THE HEALTH, APPEARANCE, AND SAFETY OF TREES.
- CONSTRUCTION WORK WITHIN THE DRIP LINES OF TREES SHALL MINIMIZE DISTURBANCE TO TREES AND ROOTS AND SHALL BE DONE BY HAND.
- ALL ROOTS GREATER THAN 2cm IN DIAMETER SHOULD BE HAND PRUNED.
- ADEQUATELY CARE FOR TREES THROUGHOUT CONSTRUCTION, WATER THE RETAINED TREES REGULARLY.



Tree Protection Zone

The Tree Protection Zone (TPZ) encompasses the drip line of the tree as illustrated in Fig. 1a and 1b.

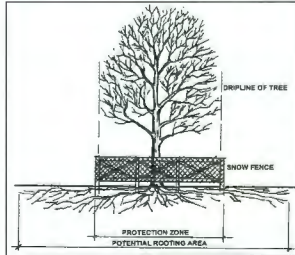


Fig. 1a - Example of a drip line on a tree

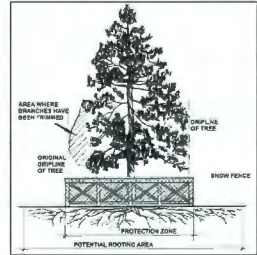


Fig. 1b - Example of a drip line on a tree with one side pruned

Note: If the tree is on an adjacent property, the drip line must still be protected on your side of the property line. If the branches have been cut or pruned, the TPZ must protect the original drip line of the tree (Fig. 1b).

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NO.	Date	Note
1	2023-07-05	ISSUED FOR DP
2	2023-08-21	ISSUED FOR DP

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DP22-011557
Plan # 17

4-UNIT DUPLEX DEVELOPMENT

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PROJECT NUMBER: 23-05

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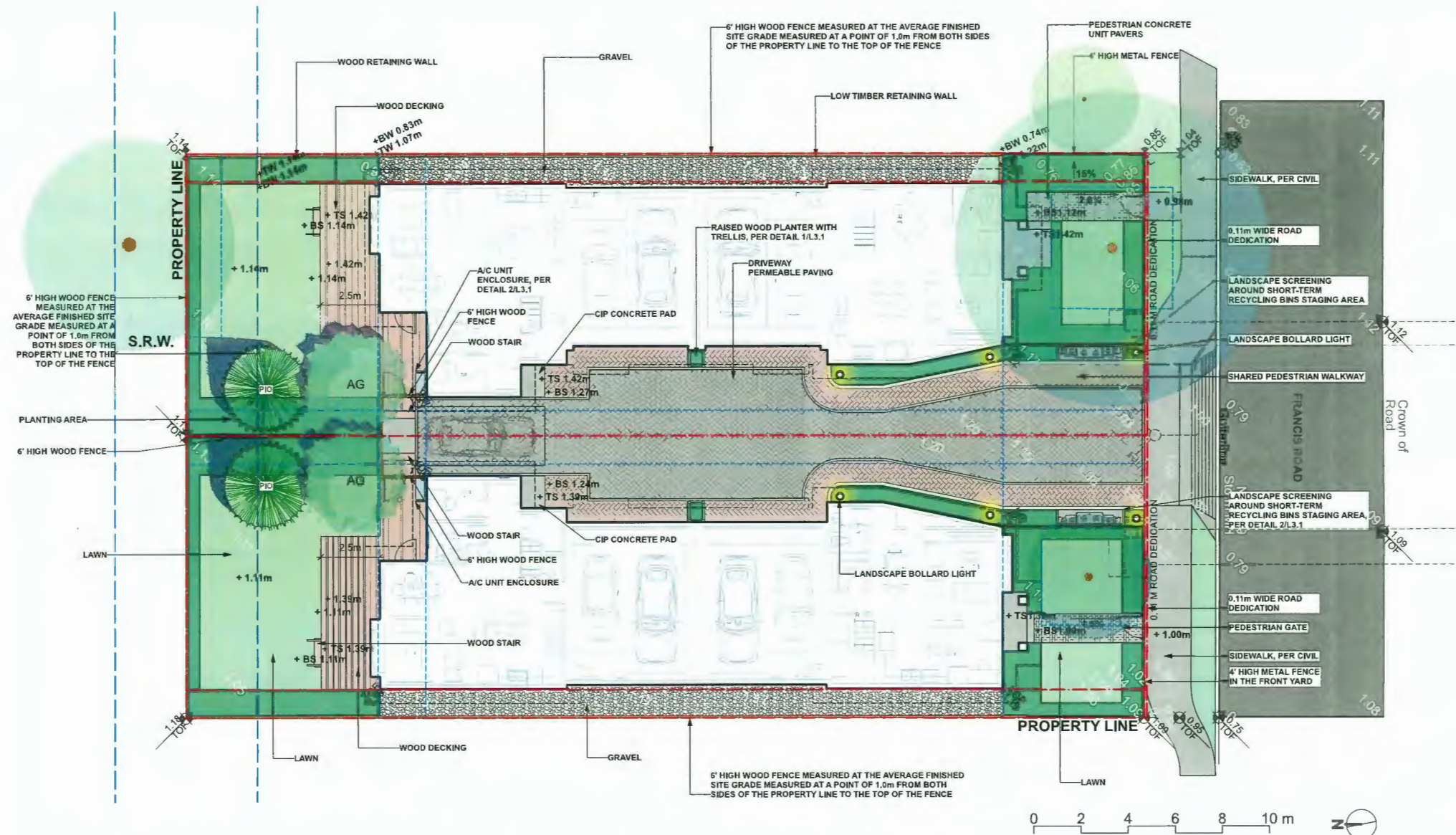
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REVIEWED BY: EL

LANDSCAPE LAYOUT AND GRADING PLAN

PLAN #3

L1.0



LANDSCAPE LEGENDS

SYMBOL	MATERIALS	DETAILS
	PEDESTRIAN CONCRETE UNIT PAVERS	2/L3.0
	WOOD DECKING	5/L3.0
	CIP CONCRETE PAVING	1/L3.0
	80MM AQUA PAVER STANDARD PERMEABLE PAVERS FOR DRIVEWAY & PARKING	3/L3.0
	80MM AQUA PAVER STANDARD PERMEABLE PAVERS FOR PEDESTRIAN PATH	3/L3.0
	LAWN	
	PLANTING BED	
	6'-0" HIGH WOOD FENCE	4/L3.1
	4' HIGH METAL FENCE	3/L3.1
	WOOD RETAINING WALL	
	GRAVEL	
	EXISTING TREES	

LANDSCAPE NOTES

- DO NOT SCALE DRAWINGS.
- LAYOUT DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS.
- ALL EXISTING INFORMATION APPROXIMATE ONLY. VERIFY ALL EXISTING GRADES AND DIMENSIONS WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
- THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.
- THE LOCATION OF ALL PROPOSED HARDSCAPE AND SITE FURNISHINGS ARE TO BE FLAGGED OUT ONSITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL OFF-SITE WORKS TO CONFORM TO CITY OF RICHMOND STANDARDS.
- LAYOUT OF ALL OFF-SITE WORKS, INCLUDING FURNISHINGS, PATHWAYS, WALLS, PLANTING, ETC., TO BE CONFIRMED WITH CITY OF RICHMOND PRIOR TO INSTALLATION.

GRADING LEGEND

KEY	DESCRIPTION
+1.30m	PROPOSED SPOT ELEVATIONS
+TW 1.60m	PROPOSED TOP OF WALL ELEVATION
+BW 1.30m	PROPOSED BOTTOM OF WALL ELEVATION
+TS 1.60m	PROPOSED TOP OF STAIR ELEVATION
+BS 1.30m	PROPOSED BOTTOM OF STAIR ELEVATION
	PROPOSED ELEVATIONS PER ARCHITECTURE
2%	SLOPE PERCENTAGE
0.87	EXISTING ELEVATIONS, PER SURVEY

GRADING NOTES

- ALL DIMENSIONS/ELEVATIONS ARE IMPERIAL (FEET, UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS.
- ALL GRADING INFORMATION IS PRELIMINARY ONLY.
- REFER TO CIVIL DRAWINGS OFF-SITE ROAD GRADING INFORMATION.
- REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING ELEVATIONS.
- ALL EXISTING SURVEY INFORMATION APPROXIMATE. VERIFY ALL EXISTING GRADES WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
- THE CONTRACTOR SHALL IDENTIFY AND PROTECT ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS FOUND WITH UTILITIES SHALL BE CLARIFIED WITH THE CONSULTANT TEAM PRIOR TO PROCEEDING.
- UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES. SOFT LANDSCAPE AREAS TO BE A MAXIMUM 3:1 SLOPE.

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Revisions		
NO.	Date	Note
1	2023-07-05	ISSUED FOR DP
2	2023-08-21	ISSUED FOR DP

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DP22-011557
Plan # 18

4-UNIT DUPLEX DEVELOPMENT

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RICHMOND, BC, CANADA

PROJECT NUMBER: 23-05

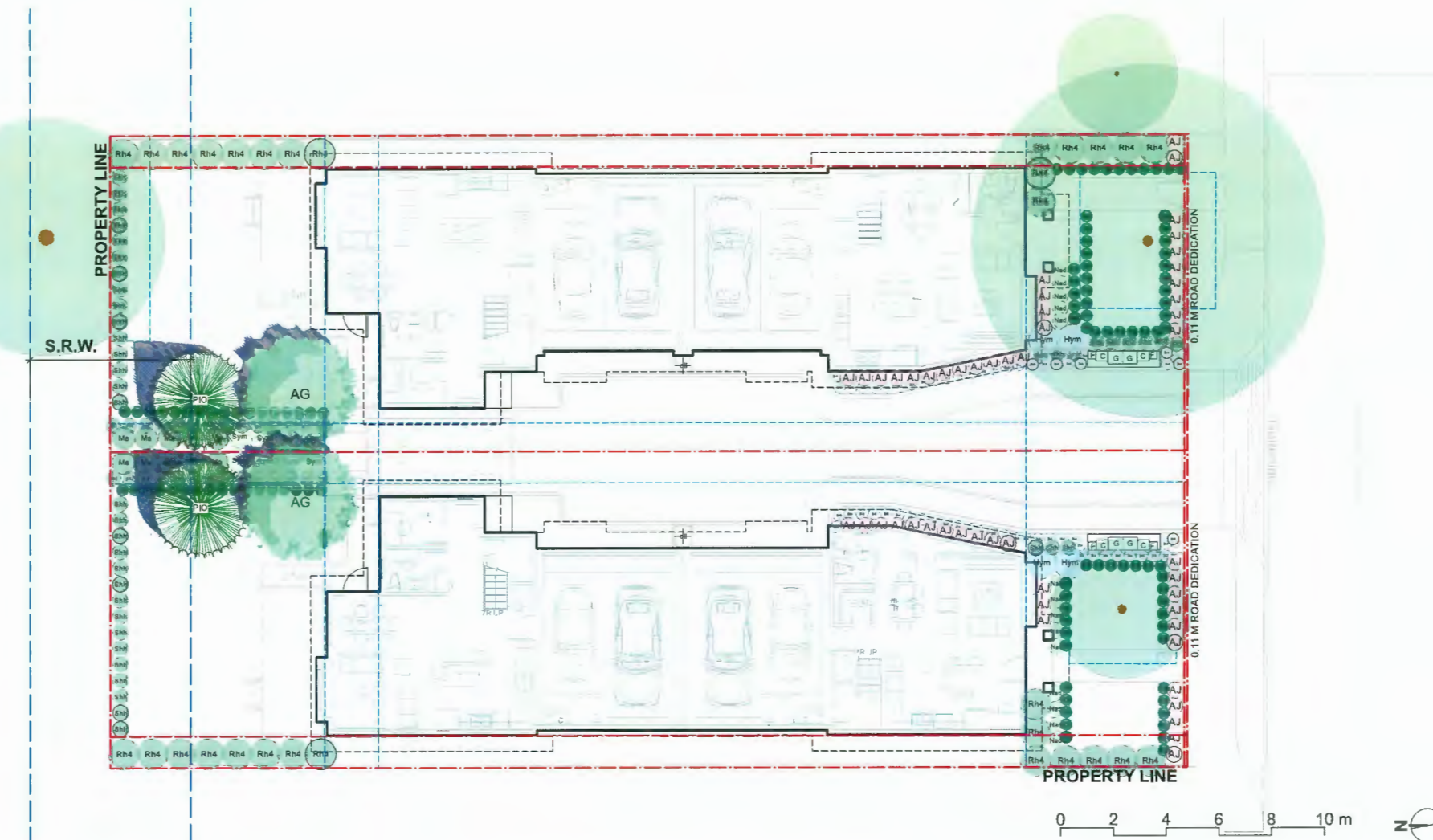
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LANDSCAPE PLANTING PLAN

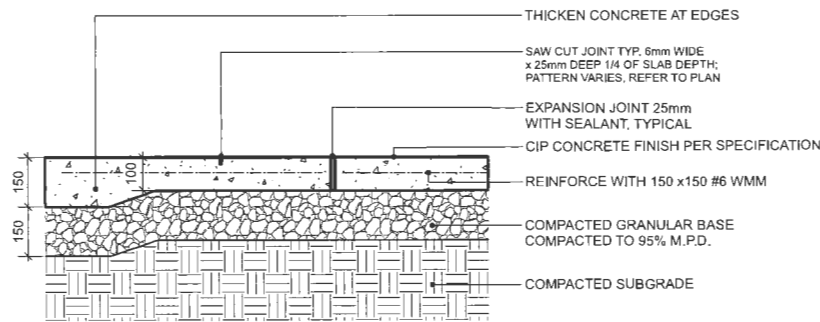
PLAN #3.c
L2.0



ONSITE PLANT LIST					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES (DECIDUOUS & CONIFEROUS)					
AG	Acer griseum	Paperbark Maple	2	8cm cal.	
PIQ	Pinus contorta var. contorta	Shore Pine	2	4m high.	
SHRUBS					
AJ	Azalea japonica 'Kent's Pride'	Kent's Pride Azalea	51	#2 pot	
Hym	Hydrangea macrophylla	Bigleaf Hydrangea	4	#3 pot	
Ma	Mahonia aquifolium	Oregon Grape Holly	10	#2 pot	
Nad	Nandina domestica	Heavenly Bamboo	14	#2 pot	
Rh4	Rhododendron 'PJM'	PJM Rhododendron	30	#3 pot	
Shh	Sarcococca hookeriana var. humilis	Sweet Box	42	#2 pot	
Sym	Symphoricarpos alba	Snowberry	8	#2 pot	
PERENNIALS & GROUNDCOVERS					
Isa	Lavandula angustifolia	English Spike Lavender	59	#2 pot	
pol	Polystichum munitum	Western sword fern	28	#1 pot	
ORNAMENTAL GRASSES & BAMBOOS					
ha	Hakonechloa macra 'Aureola'	Golden Japanese Forest Grass	106	#1 pot	
cl	Clematis ligusticifolia	Western White Clematis	2	#1 pot	

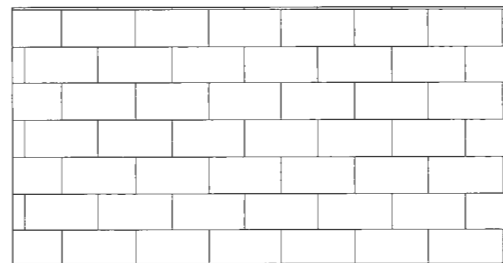
PLANTING NOTES:

- 1) In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
- 2) All planting shall be in accordance with CSLA Landscape Standard, latest edition.
- 3) The Landscape Contractor shall ensure that the on-site planting medium/soil meets the specification and recommendations of the soil analysis taken at the time of Substantial Completion. All recommendations of the soil analysis shall be executed prior to Final Acceptance of the landscape works by the Consultant and the municipal authorities.
- 4) Minimum planting medium depths:
lawn - 6"/150mm
groundcover - 12"/300 mm
shrubs - 18"/450 mm
trees - 24"/600 mm (around & beneath rootball)
- 5) All plant material to be supplied on the job site must be obtained from a nursery participating in the BCLNA Phytophthora ramorum Certification Program.

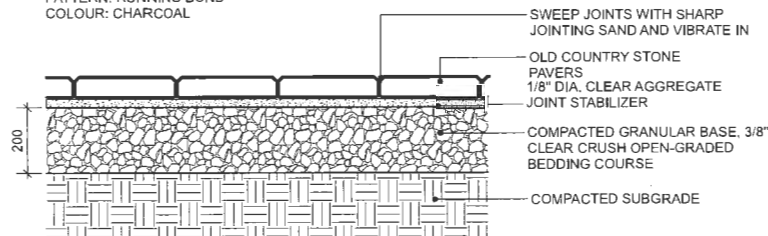


NOTES:
1. EXPANSION JOINTS 6m O.C. MAX, CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.
2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

1 CIP CONCRETE ON GRADE (TYPICAL)
Scale: 1:10



PLAN
CLASSIC STANDARD PAVERS - STANDARD SIZE BY
ABBOTSFORD CONCRETE (1-800-663-4091)
DIMENSIONS: STANDARD 225(L) x 112.5(W) x 60(T) mm (8-7/8" x
4-7/16" x 2-3/8")
PATTERN: RUNNING BOND
COLOUR: CHARCOAL



NOTE:
USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

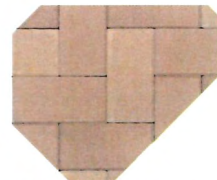
2 CONCRETE UNIT PAVING ON GRADE
Scale: 1:10

AQUAPAVE STANDARD PAVER
BY ABBOTSFORD CONCRETE PRODUCTS

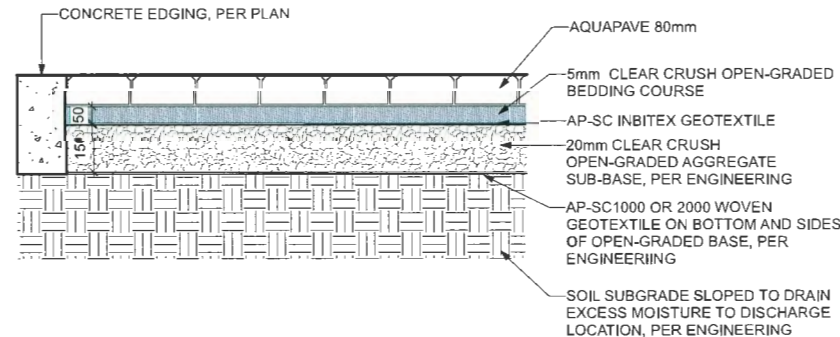
PATTERN: RUNNING BOND
LENGTH: 8-3/8" (221MM)
WIDTH: 4-5/16" (110MM)
THICKNESS: 3-1/8" (80MM)



COLOR: CHARCOAL
DRIVEWAY & VISITOR PARKING

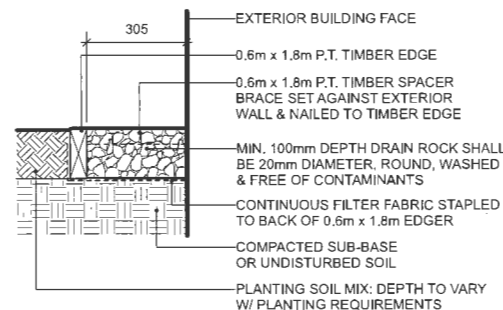


COLOR: DESERT SAND
PEDESTRIAN PATH



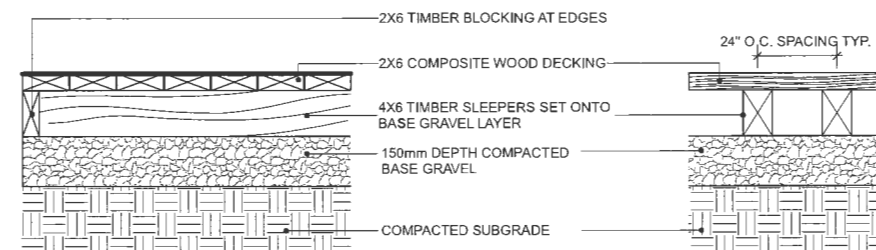
NOTE:
1. REFER TO ENGINEERING DRAWINGS FOR THE BASE MATERIALS INSTALLED UNDERNEATH THE PAVERS.
2. THE CONDITIONS UNDER THE PAVERS SHALL BE APPROVED BY ENGINEERS BEFORE PAVERS INSTALLATION.

3 AQUAPAVE PERMEABLE PAVER
Scale: 1:10



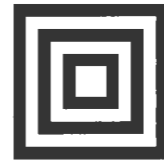
NOTE: ALL LUMBER SIZES ARE SHOWN AS NOMINAL

4 GRAVEL DRAIN STRIP - ON GRADE
Scale: 1:10



NOTES:
1. USE 2x6 BLOCKING BETWEEN SLEEPERS WHERE REQUIRED TO MAINTAIN PROPER SPACING AND EVEN ALIGNMENT.
2. USE 2 1/2" LONG FLAT-HEAD RUST-PROOF DECK SCREWS, SET FLUSH WITH DECK SURFACE.
3. INSURE ALL SCREWS FOR DECKING ARE EVENLY SPACED AND ALIGNED.

5 COMPOSITE WOOD DECKING ON GRADE
Scale: 1:10



**HOMING
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ARCHITECTURE**

ADDRESS: 1423 W11TH AVENUE
VANCOUVER, BC, CANADA V6H 1K9
CELL: 778-323-3536
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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SHALL BE REPORTED IN WRITING TO THE
LANDSCAPE ARCHITECT TO OBTAIN
CLARIFICATION AND APPROVAL BEFORE
PROCEEDING WITH WORKS.

Revisions

NO.	Date	Note
1	2023-07-05	ISSUED FOR DP
2	2023-08-21	ISSUED FOR DP

Sept. 05, 2023
DP22-011557
Plan # 19

**4-UNIT DUPLEX
DEVELOPMENT**

PROJECT ADDRESS:
6531 FRANCIS ROAD
RICHMOND, BC, CANADA

PROJECT NUMBER: 23-05

SCALE: AS SHOWN

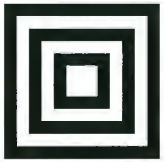
DRAWN BY: EL

REVIEWED BY: EL

Hardscape Details

PLAN #3.d

L3.0



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Revisions

NO.	Date	Note
1	2023-07-05	ISSUED FOR DP
2	2023-08-21	ISSUED FOR DP

Sept. 05, 2023
DP22-011557
Plan # 20

**4-UNIT DUPLEX
DEVELOPMENT**

PROJECT ADDRESS:
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RICHMOND, BC, CANADA

PROJECT NUMBER: 23-05

SCALE: AS SHOWN

DRAWN BY: EL

REVIEWED BY: EL

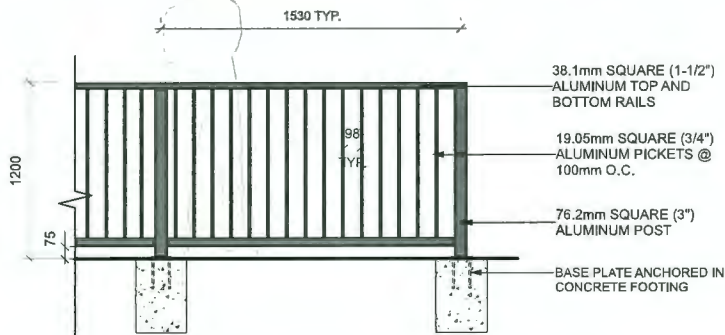
Furnituring Details

PLAN #3.e

L3.1



PRECEDENT



- NOTES:
1. ALL METAL ALUMINUM WITH BLACK POWDERCOAT FINISH (TO BE FACTORY APPLIED)
 2. ALL WELDED CONSTRUCTION.
 3. PROVIDE SHOP DRAWINGS FOR APPROVAL.
 4. CONCRETE FOOTING TO BE CONFIRMED BY STRUCTURAL ENGINEER.

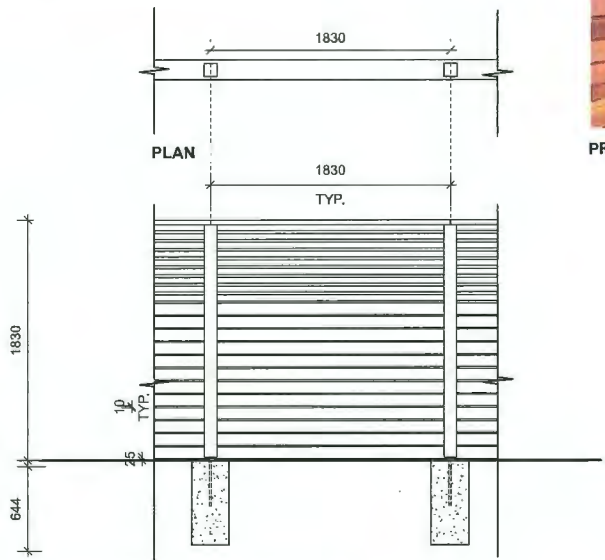
3 4' HIGH METAL FENCE IN THE FRONT YARDS
Scale: 1:20

NOTE:

6' HIGH FENCE IS MEASURED FROM THE AVERAGE FINISHED SITE GRADE (MEASURED AT A POINT 1.0m FROM BOTH SIDES OF THE PROPERTY LINE) TO THE TOP OF THE FENCE.



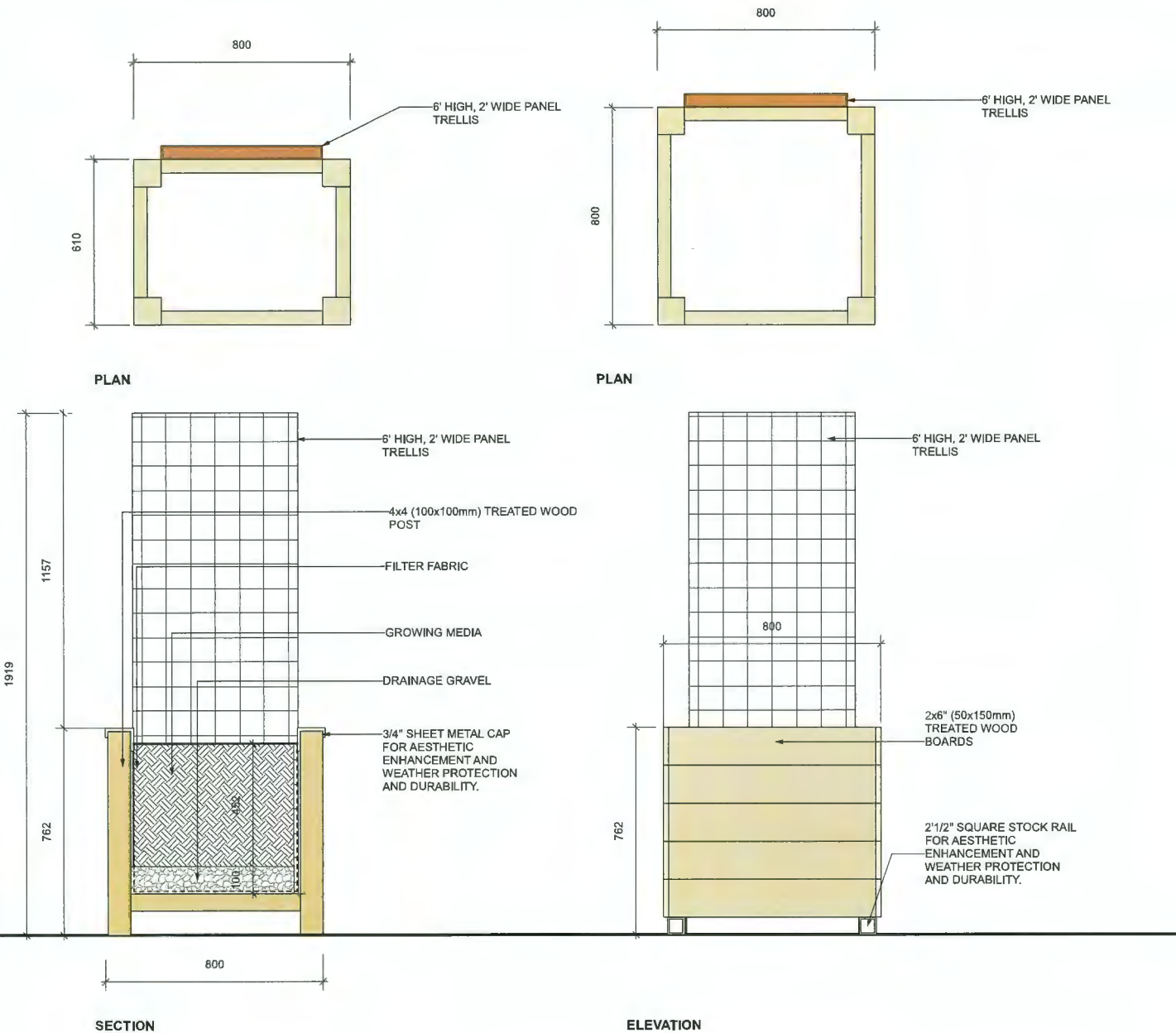
PRECEDENT



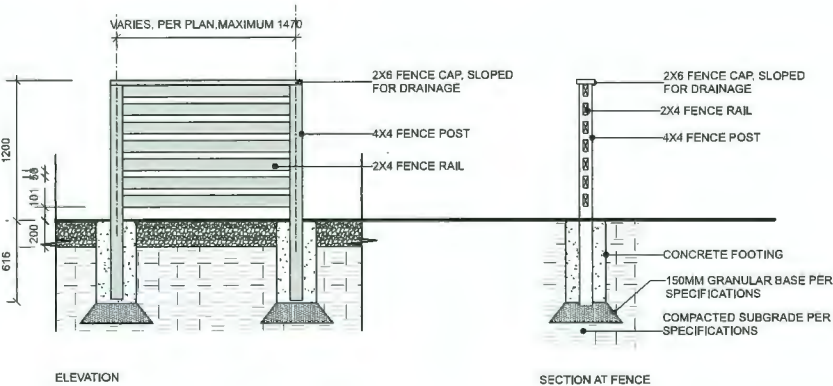
TYPICAL FENCE ELEVATION ON GRADE

- NOTES:
1. ALL WOOD EXPOSED TO VIEW SHALL BE C AND BETTER CLEAR CEDAR.
 2. ALL WOOD SHALL BE STRAIGHT, SOUND, AND FREE OF SPLITS, WARPS, CRACKS, LARGE KNOTS, AND OTHER DEFECTS.
 3. WOOD PRESERVATIVE TO BE USED SHALL BE OLYMPIC MAXIMUM WATERPROOFING SEALANT, "CEDAR TINT".
 4. ALL CUTS TO BE SQUARE AND CLEAN.
 5. ALL METAL FIXTURES TO BE GALVANIZED (OR WHERE NOTED - STAINLESS STEEL).
 6. ALL STRUCTURAL FASTENERS TO BE GALVANIZED CARRIAGE BOLTS (IE, TRELLIS, AND GATE)

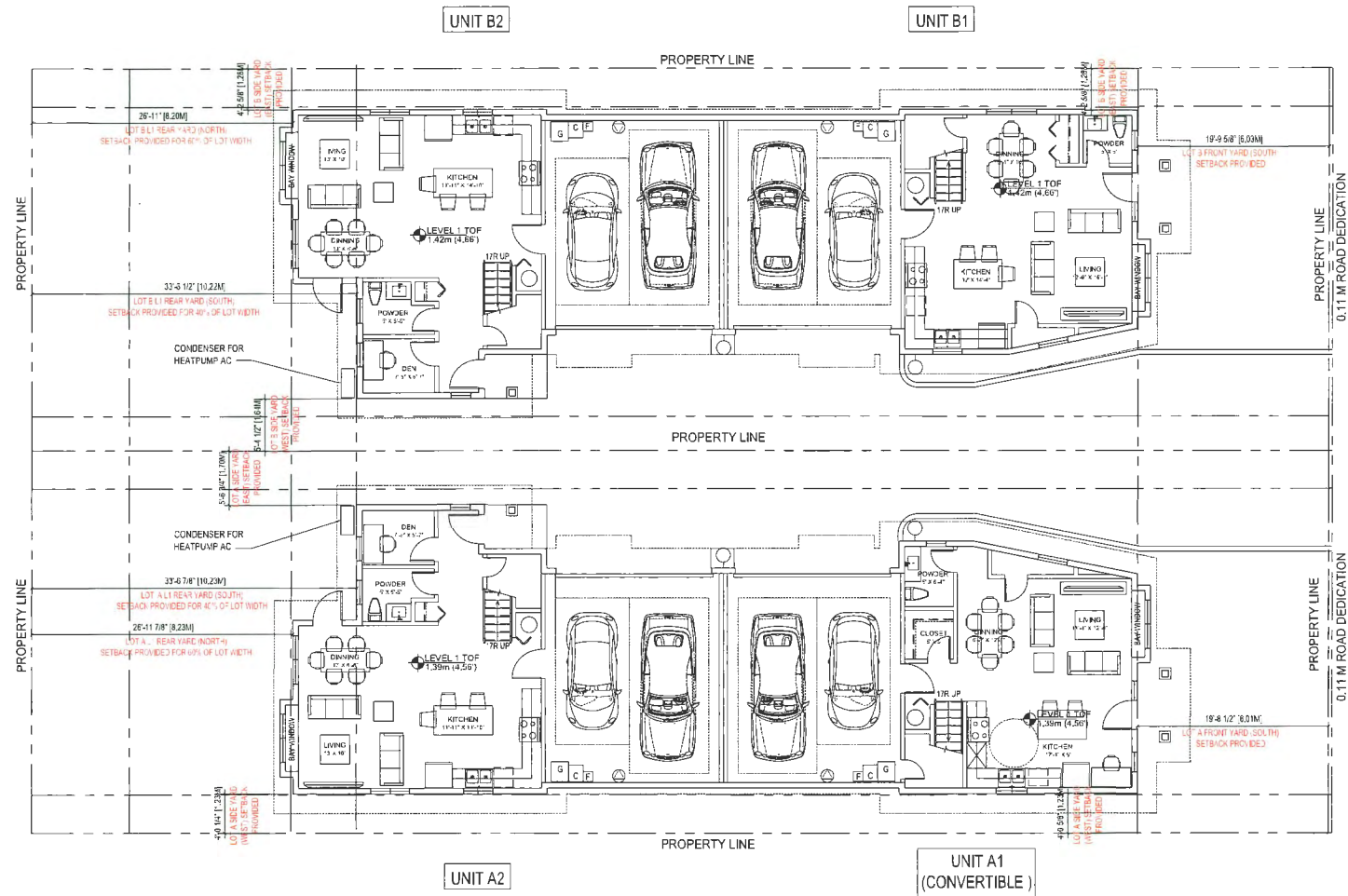
4 6' HIGH WOOD PRIVACY SCREEN
Scale: 1:25



1 RAISED WOOD PLANTER WITH TRELLIS
Scale: 1:25



2 4' HIGH ENCLOSURE FOR RECYCLING BINS STAGING AREA & A/C UNIT
Scale: 1:25



1 BLDG A & B LEVEL 1 CONTEXT FLOOR PLANS
A2.0 SCALE: 1/8"=1'-0"

Floor Area Calculation - Lot A

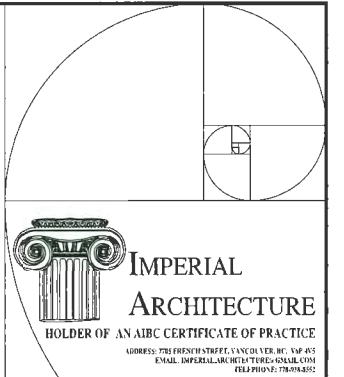
Address	Building A					
	Unit A1		Unit A2		Total	
Feature (BD / DEN)	4 Bedroom		4 Bedroom		2 Units	
Feature (Bath)	4 Bath		4 Bath			
Convertible Unit	✓					
	SF	SM	SF	SM	SF	SM
Level 1 Gross Area	1046.05	97.18	1096.39	101.86	2142.44	199.04
Level 2 Gross Area	976.06	90.68	903.74	83.96	1879.80	174.64
Total Gross Area	2022.11	187.86	2000.13	185.82	4022.24	373.68
Garage Area exemption	403.64	37.50	403.64	37.50	807.28	75.00
Covered Porch Area exemption	26.18	2.43	15.63	1.45	41.81	3.88
Top Stair Area exemption	10.00	0.93	10.00	0.93	20.00	1.86
Total Exempted Area	439.82	40.86	429.27	39.88	869.09	80.74
Net Floor Area per unit Provided	1582.29 SF		1570.86 SF		3153.15 SF	
Min. Floor Area Per Unit Required	147.00 SM		145.94 SM		292.94 SM	
Max. Floor Area Per Unit Allowed	183.90 SM		183.90 SM			
Complied with Min. and Max. Floor Area per Unit Allowed	Yes		Yes			

Floor Area Calculation - Lot B

Address	Building B					
	Unit B1		Unit B2		Total	
Feature (BD / DEN)	4 Bedroom		4 Bedroom		2 Units	
Feature (Bath)	4 Bath		4 Bath			
Convertible Unit						
	SF	SM	SF	SM	SF	SM
Level 1 Gross Area	1038.88	96.52	1096.39	101.86	2135.27	198.37
Level 2 Gross Area	970.36	90.15	905.52	84.13	1875.88	174.28
Total Gross Area	2009.24	186.66	2001.91	185.98	4011.15	372.65
Garage Area exemption	403.64	37.50	403.64	37.50	807.28	75.00
Covered Porch Area exemption	26.18	2.43	15.63	1.45	41.81	3.88
Stair Area exemption	10.00	0.93	10.00	0.93	20.00	1.86
Total Exempted Area	439.82	40.86	429.27	39.88	869.09	80.74
Net Floor Area per unit Provided	1569.42 SF		1572.64 SF		3142.06 SF	
Min. Floor Area Per Unit Required	145.80 SM		146.10 SM		291.91 SM	
Max. Floor Area Per Unit Allowed	183.90 SM		183.90 SM			

LEVEL 2 BY CHARGE METHOD IS DEFINED AS: VOLTAGE OF 200V TO 240V AC, 150% CURRENT OF 15A TO 20A
WALL MOUNTED EXTERIOR LIGHTING FIXTURE

ROAD DEDICATION



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ISSUED FOR DP REVISIONS	J.Z.	J.H.	23.07.04
Issued	By	Appr.	YY-MM-DD

Sept. 05, 2023
DP22-011557
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4-UNIT DUPLEX DEVELOPMENT
6531 FRANCIS ROAD, RICHMOND, BC
RZ 19-878165 / DP 22-011557

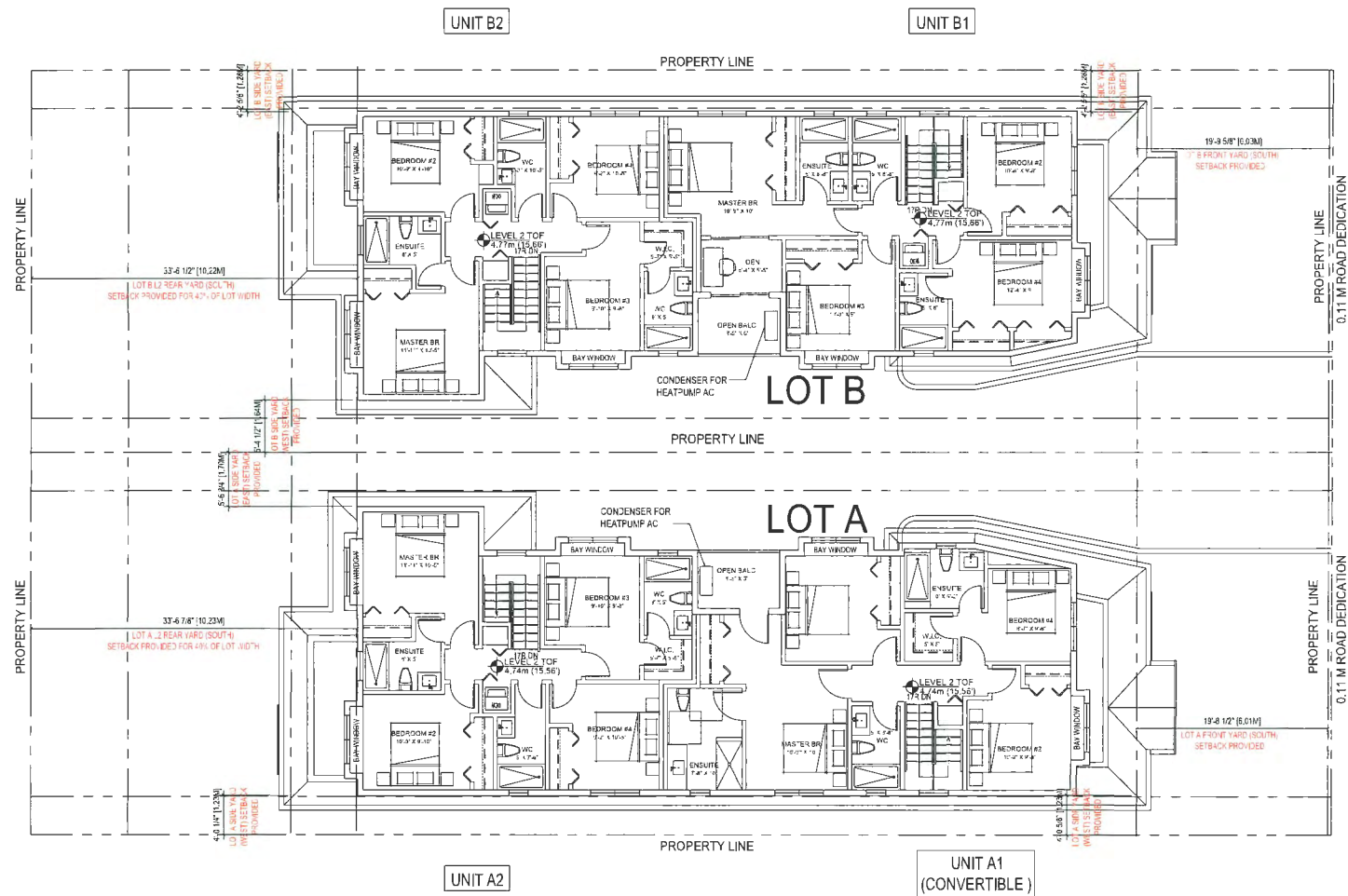
Title

BUILDING A & B
LEVEL 1 FLOOR PLANS

Project No. Scale
#8304 1/8"=1'-0"

Drawing No. Sheet Revision

A 2.0

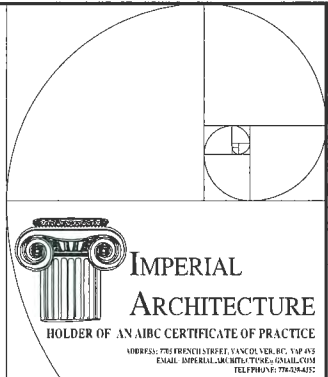


1 BLDG A & B LEVEL 2 CONTEXT FLOOR PLANS
A2.1 SCALE: 1/8"=1'-0"

Floor Area Calculation - Lot A						
Address	Building A					
	Unit A1		Unit A2		Total	
Feature (BD / DEN)	4 Bedroom		4 Bedroom		2 Units	
Feature (Bath)	4 Bath		4 Bath			
Convertible Unit						
	SF	SM	SF	SM	SF	SM
Level 1 Gross Area	1046.05	97.18	1096.39	101.86	2142.44	199.04
Level 2 Gross Area	976.06	90.68	903.74	83.96	1879.80	174.64
Total Gross Area	2022.11	187.86	2000.13	185.82	4022.24	373.68
Garage Area exemption	403.64	37.50	403.64	37.50	807.28	75.00
Covered Porch Area exemption	26.18	2.43	15.63	1.45	41.81	3.88
Top Stair Area exemption	10.00	0.93	10.00	0.93	20.00	1.86
Total Exempted Area	439.82	40.86	429.27	39.88	869.09	80.74
Net Floor Area per unit Provided	1582.29	SF	1570.86	SF	3153.15	SF
Min. Floor Area Per Unit Required	125.40	SM	145.94	SM	292.94	SM
Max. Floor Area Per Unit Allowed	183.90	SM	183.90	SM		
Complied with Min. and Max. Floor Area per Unit Allowed	Yes		Yes			

Floor Area Calculation - Lot B						
Address	Building B					
	Unit B1		Unit B2		Total	
Feature (BD / DEN)	4 Bedroom		4 Bedroom		2 Units	
Feature (Bath)	4 Bath		4 Bath			
Convertible Unit						
	SF	SM	SF	SM	SF	SM
Level 1 Gross Area	1038.88	96.52	1096.39	101.86	2135.27	198.37
Level 2 Gross Area	970.36	90.15	905.52	84.13	1875.88	174.28
Total Gross Area	2009.24	186.66	2001.91	185.98	4011.15	372.65
Garage Area exemption	403.64	37.50	403.64	37.50	807.28	75.00
Covered Porch Area exemption	26.18	2.43	15.63	1.45	41.81	3.88
Stair Area exemption	10.00	0.93	10.00	0.93	20.00	1.86
Total Exempted Area	439.82	40.86	429.27	39.88	869.09	80.74
Net Floor Area per unit Provided	1569.42	SF	1572.64	SF	3142.06	SF
Min. Floor Area Per Unit Required	125.40	SM	146.10	SM	291.91	SM
Max. Floor Area Per Unit Allowed	183.90	SM	183.90	SM		

ROAD DEDICATION



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DESIGNED FOR DP REFERENCE	J.Z.	J.M.	23.08.22
DESIGNED FOR DP REFERENCE	J.Z.	J.M.	23.07.25
Issued	By	Appr.	YY/MM/DD

Sept. 05, 2023
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Clients/Project

4-UNIT DUPLEX DEVELOPMENT
6531 FRANCIS ROAD, RICHMOND, BC
R2 19-878165 / DP 22-011557

Title

BUILDING A & B
LEVEL 2 FLOOR PLANS

Project No.

#8304

Scale

1/8"=1'-0"

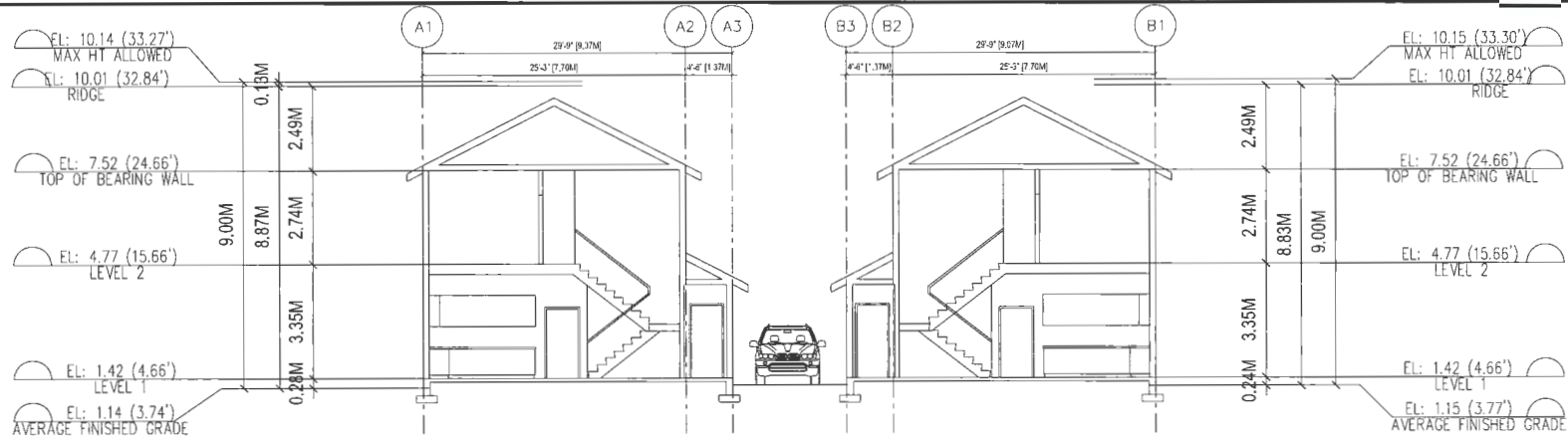
Drawing No.

A 2.1

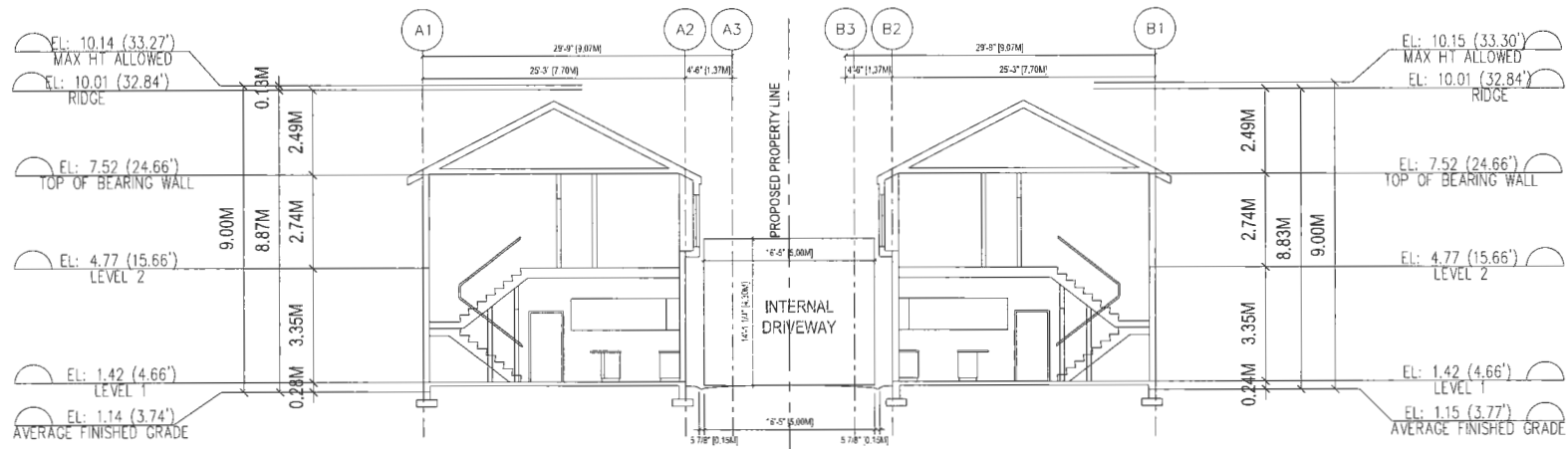
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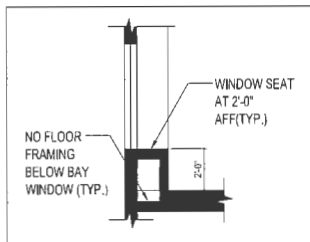
Revision



1 BUILDING A & B CROSS SECTION 1
A4.1 SCALE: 1/8"=1'-0"

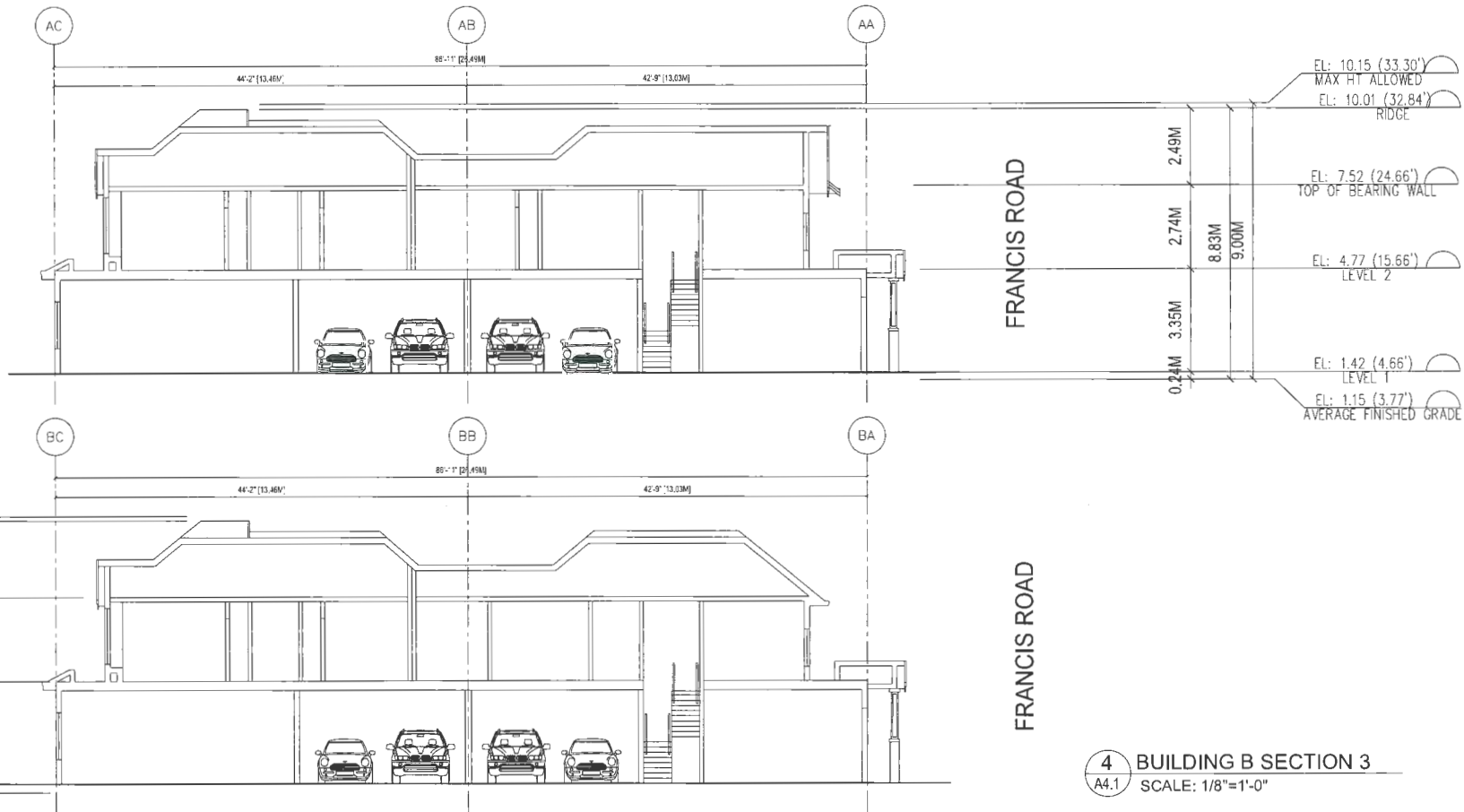
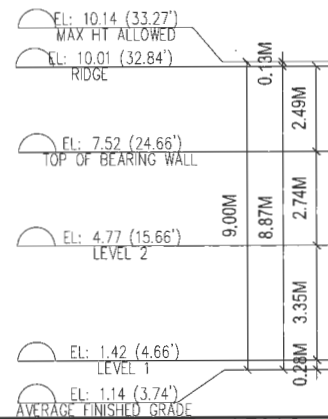


2 BUILDING A & B CROSS SECTION 2
A4.1 SCALE: 1/8"=1'-0"

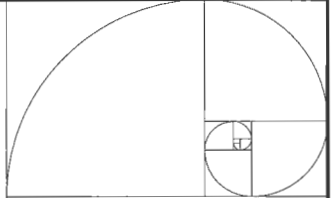


TYP. BAY WINDOW FRAMING
SECTION DETAIL

3 BUILDING A SECTION 3
A4.1 SCALE: 1/8"=1'-0"



4 BUILDING B SECTION 3
A4.1 SCALE: 1/8"=1'-0"



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DESIGNED FOR BY SUBMITTER	J.E.	J.M.	23.07.08
Issued	By	Appd.	W.M.M.00

Sept. 05, 2023
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Client/Project

4-UNIT DUPLEX DEVELOPMENT
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R2 19-878165 / DP 22-011557

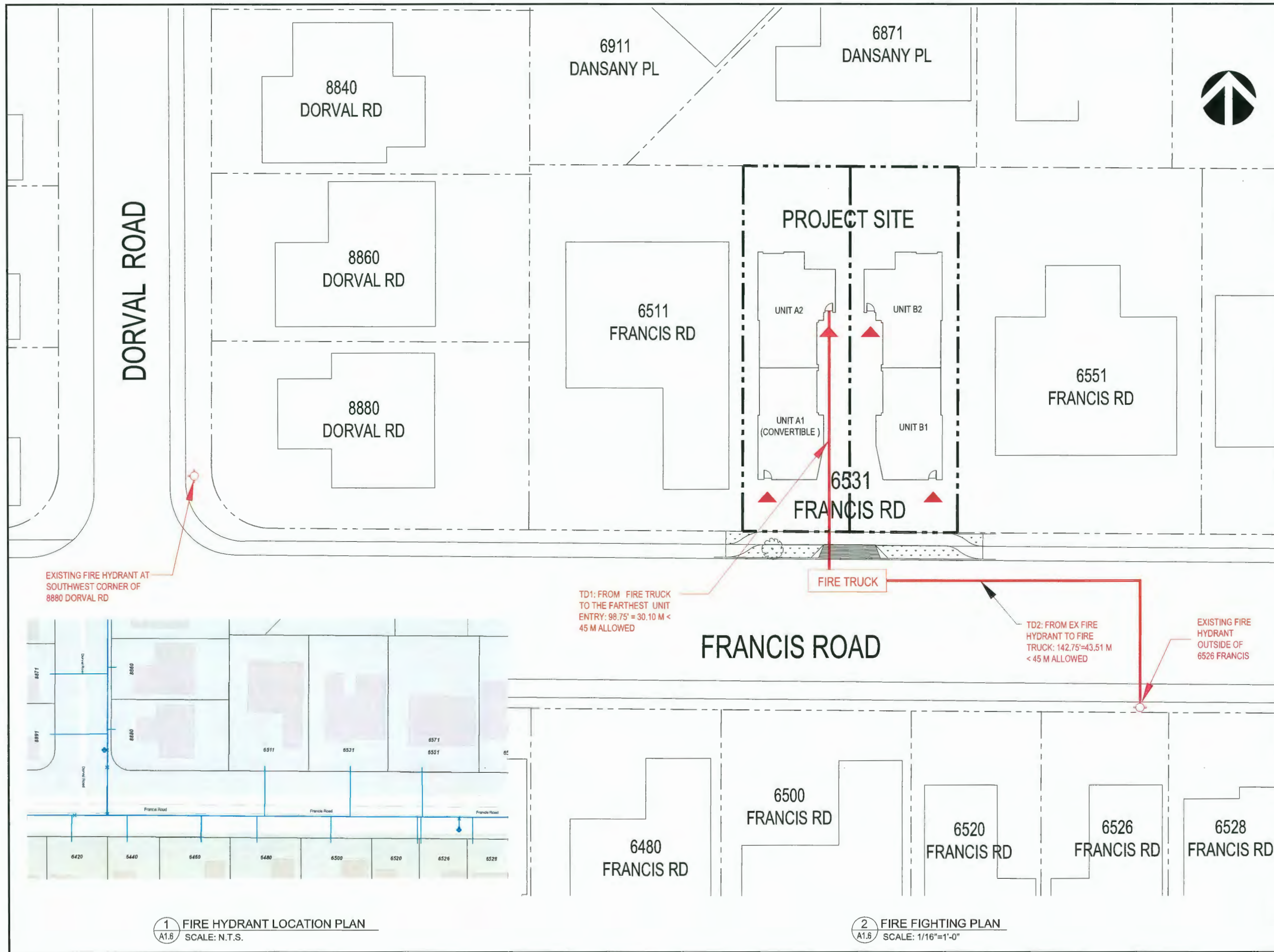
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BUILDING SECTIONS

Project No. #8304 Scale 1/8"=1'-0"

Drawing No. Sheet: Revision

A 4.1





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REVISED FOR DP RETURN/REVISION	23.08.27	J.Z.	J.M.
REVISED FOR DP RETURN/REVISION	23.08.27	J.Z.	J.M.
REVISED FOR DP RETURN/REVISION	23.07.06	J.Z.	J.M.

Issued By: J.Z. App'd: J.M.

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Reference Plan



Client/Project
4-UNIT DUPLEX DEVELOPMENT
6531 FRANCIS ROAD, RICHMOND, BC
RZ 19-878165 / DP 22-011557

Title
FIRE FIGHTING PLAN

Project No.
#8304

Scale
AS NOTED

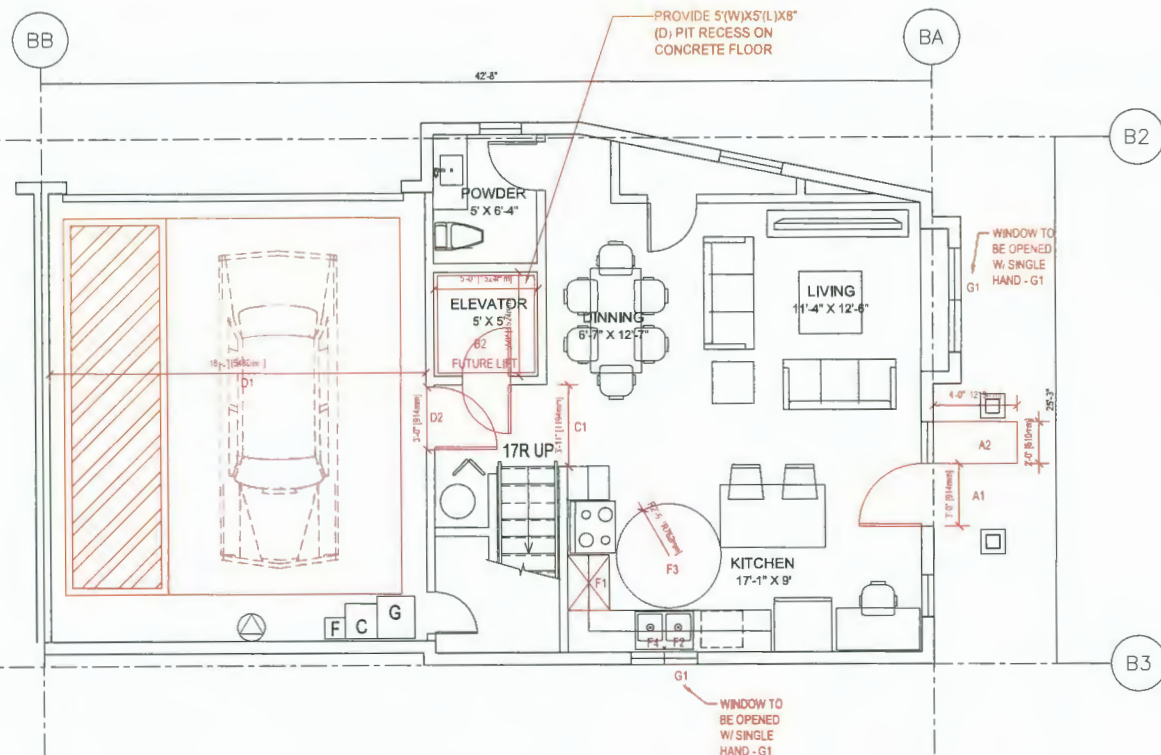
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A 1.6

Sheet
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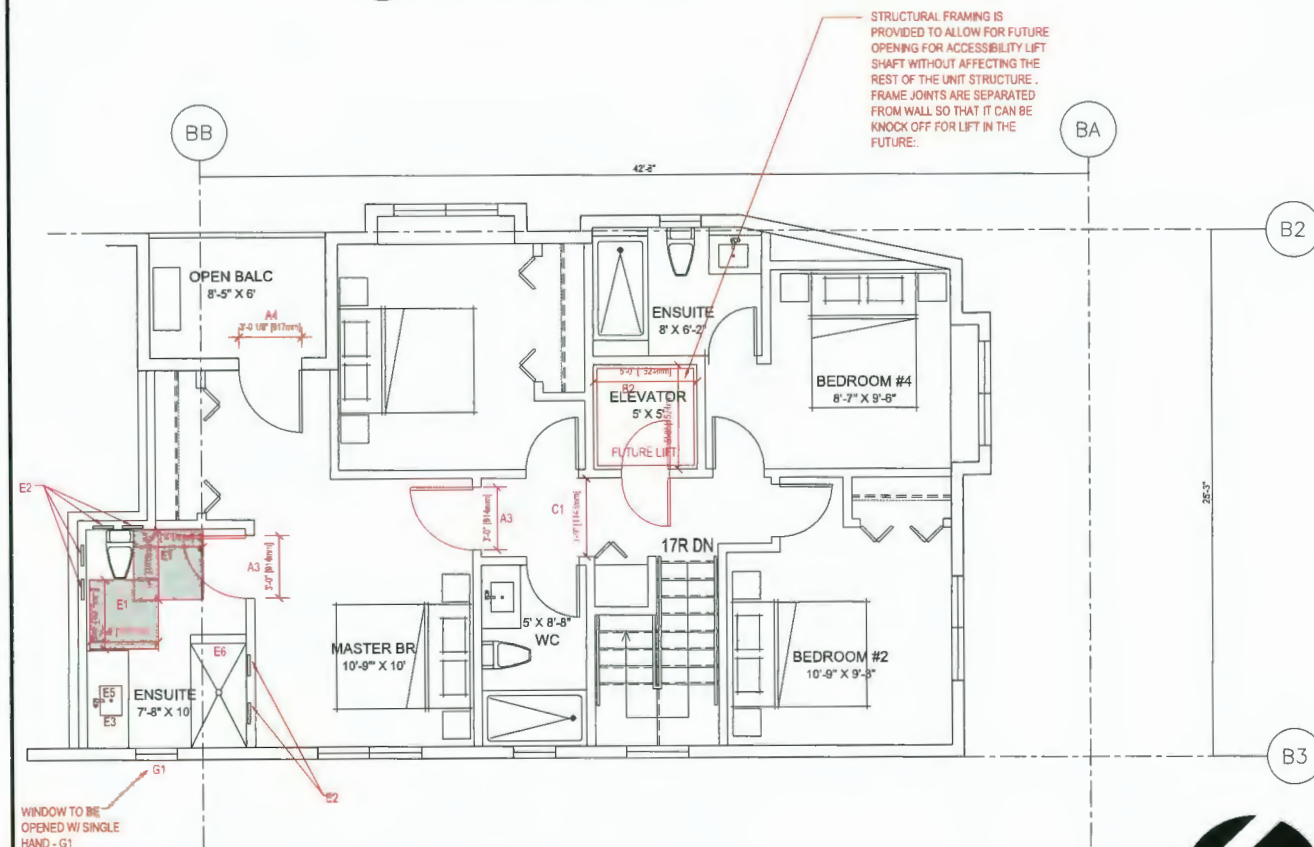
Revision

1 FIRE HYDRANT LOCATION PLAN
A1.6 SCALE: N.T.S.

2 FIRE FIGHTING PLAN
A1.6 SCALE: 1/16"=1'-0"



1 CONVERTIBLE UNIT L1 PLAN
A5.1 SCALE: 1/4"=1'-0"

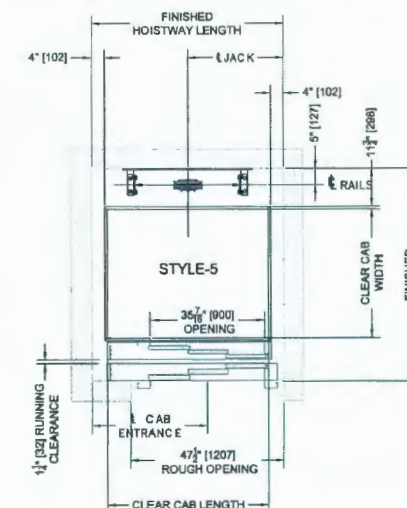


2 CONVERTIBLE UNIT L2 PLAN
A5.1 SCALE: 1/4"=1'-0"

Style 5	clear cab size	hoistway width	hoistway length	jack centerline	entrance centerline
	40" x 50"	60-1/2"	59-1/2"	29-3/4"	35-3/4"
	40" x 54"	60-1/2"	63-1/2"	31-3/4"	39-3/4"
	42" x 60"	62-1/2"	69-1/2"	34-3/4"	45-3/4"
	48" x 60"	68-1/2"	69-1/2"	34-3/4"	45-3/4"
	minimum*	54-1/2"	59-1/2"		

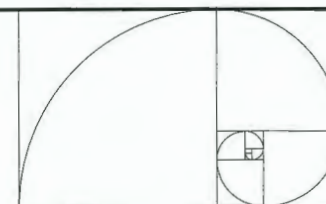


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CONVERTIBLE UNIT GUIDELINES (NOTE: SAFERHOME CRITERIA PROPOSED FOR INCLUSION ARE SHOWN IN BOLD ITALICS)

A	DOORS & DOORWAYS	A1	ENTRY DOORS ARE A MINIMUM 863 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS.
		A2	ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 1220 MM DEPTH BY DOOR WIDTH PLUS 600 MM ON LATCH SIDE (NOT NEEDED IF ROUGH IN WIRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER).
		A3	INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM, MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN THE HALLWAY AND ROOMS AND WIDEN HALLWAY AND / OR DOORWAY(S) IF NECESSARY TO SECURE ACCESS.
		A4	PATIO / BALCONY MIN. 860 MM CLEAR OPENING. SMALL REMOVABLE WOOD RAMP WILL BE USED TO ADAPT 2" HEIGHT DIFFERENCE BETWEEN FINISHED SURFACES WHEN THE UNIT IS CONVERTED TO ACCESSIBLE UNIT (I.E. WHEN THE ELEVATOR IS INSTALLED)
		A5	ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE.
		A6	LEVER-TYPE HANDLES FOR ALL DOORS
B	VERTICAL CIRCULATION	B2	VERTICAL LIFT, DEPRESSED SLAB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECS. FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE.
		B3	AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM TO CENTRE.
C	HALLWAYS	C1	MIN. 900 MM WIDTH.
D	GARAGE	D1	MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH.
		D2	ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING.
E	BATHROOM (MIN. 1)	E1	TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT.
		E2	WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT TOILET, TUB AND SHOWER, REINFORCED WITH 2" X 12" SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS.
		E3	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
		E4	PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.
		E5	CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED.
		E6	DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT)
F	KITCHEN	F1	CLEAR AREA NEEDED UNDER FUTURE WORK SPACE. PLUMBING AND GAS PIPES (IN-WALL AND IN-FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORK SPACE (STOVE, SINK & MIN. 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.
		F2	CABINETS UNDERNEATH SINK ARE EASILY REMOVED.
		F3	1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM.
		F4	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
G	WINDOWS	G1	MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)
H	OUTLETS & SWITCHES	H1	PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE SWITCHES TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE) ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.
		H2	UPGRADE TO FOUR-PLEX OUTLETS ILL MASTER BEDROOM, HOME OFFICE, GARAGE AND RECREATION ROOM.



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Issued	By	Appr.	YY MM DD

Sept. 05, 2023
DP22-011557
Reference Plan



Client/Project
4-UNIT DUPLEX DEVELOPMENT
6531 FRANCIS ROAD, RICHMOND, BC
R2 19-878165 / DP 22-011557

Title
CONVERTIBLE UNIT PLANS

Project No.
#8304
Scale
1/4"=1'-0"
Drawing No.
A 5.1
Sheet
of
Revision



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: September 5, 2023

From: Wayne Craig
Director, Development

File: DP 22-023105

Re: **Application by 6333 Cooney Road Limited Partnership for a Development Permit
at 6333 Cooney Road**

Staff Recommendation

That a Development Permit be issued which would permit the construction of a high-rise building containing approximately 81 dwelling units at 6333 Cooney Road on a site zoned "High Rise Apartment (ZHR8) – Brighthouse Village (City Centre)".

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

WC:ak
Att. 3

Staff Report

Origin

6333 Cooney Road Limited Partnership on behalf of Cooney Mansions Nominee Ltd. (Directors: Ian Gillespie and Grant Pittam), has applied to the City of Richmond for permission to develop a high-rise building containing approximately 81 dwelling units at 6333 Cooney Road on a site zoned “High Rise Apartment (ZHR8) – Brighthouse Village (City Centre)”. The site is currently vacant.

The site is zoned “High Rise Apartment (ZHR8) – Brighthouse Village (City Centre)”. Zoning Bylaw 8500, Amendment Bylaw 8738 (RZ 09-506908) and associated Development Permit (DP 09-506909) were approved by Council on April 10, 2012, and Building Permits issued in 2013. The development did not proceed to construction and the Building Permit was cancelled in 2014. In 2014, the Development Permit expired and the associated Servicing Agreement (SA 11-583906) was closed. Subsequently, a new Development Permit (DP 17-791045) was issued in July 22, 2022. The site was then sold and given the number of changes to the design, character and parking proposed, a new Development Permit (DP 22-023105) was required.

There is an associated Servicing Agreement (SA 19-858294) under staff review, which will be required as a condition of this Development Permit’s (DP) issuance. An update to the SA design drawings to reflect current design standards and a new Letter of Credit security are required as a condition of DP issuance. The Servicing Agreement includes, but is not limited to, the design and construction of the new City lane, Cooney Road frontage improvements including new sidewalk and boulevard improvements and sanitary sewer improvements.

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

Development surrounding the subject site is as follows:

- To the north: A 14-storey residential tower that is designated under the City Centre Area Plan (CCAP) for high-density high-rise mixed-use development (Urban Core T6 (45 m)).
- To the east: Across Cooney Road, a three-storey townhouse development that is designated under the CCAP for low density low-rise mixed-use development (Urban Centre T5 (25 m)).
- To the south: Across a proposed 7.85 m interim width lane, a one-storey single detached house on a lot designated under the CCAP for medium density mid-rise mixed use development (Urban Centre T5 (25 m)).
- To the west: Two four-storey wood frame apartment buildings fronting Buswell Street in an area designated under the CCAP for medium density mid-rise mixed-use development (Urban Centre T5 (25 m)).

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 the “High Rise Apartment (ZHR8) – Brighthouse Village (City Centre)” zone.

Advisory Design Panel Comments

The Advisory Design Panel was supportive of this application, subject to consideration of the Panel’s comments. A copy of the relevant excerpt from the Advisory Design Panel Minutes from July 6, 2023, is attached for reference (Attachment 2). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in ‘*bold italics*’.

Analysis***Conditions of Adjacency***

- The development is accommodated within a single tower, located at the southeast corner of the site facing the new lane and Cooney Road to maximize distance from exiting neighbouring residential development and minimize overlook.
- The tower is located away from the north and west property lines and includes landscape buffers to provide more physical and visual separation with neighbouring residential developments. Shrubs and low planting are proposed in front of the three-storey parking podium and the walls treated with a relief pattern and inset panels to provide visual interest. Three townhome units front Cooney Road to provide appropriate transition to adjacent lower density properties.
- The subject development will be accessed from a new City lane required to be constructed along the south edge of the subject site. The original rezoning secured public Rights-of-Way along the south edge of the site for a new City lane and along the Cooney Road frontage for future road widening. These Rights-of-Way areas will be designed and constructed via Servicing Agreement (SA 19-858294) as secured by legal agreement registered on Title. The lane will be widened to ultimate width through the redevelopment of the site to the south.
- The subject site is located within an Aircraft Noise Policy area and all units will be constructed to achieve CMHC interior noise standards. An aircraft noise covenant has been secured on title as part of the previous rezoning application.

Urban Design and Site Planning

- The proposed form of development takes advantage of the site’s proximity to the Canada Line and provision of a new City lane to create a high-density urban environment that is consistent with CCAP objectives.
- Access to the site will be from the new lane to the south. Service uses, parking, loading and waste management will be screened from public view.

- The three-storey podium includes a pedestrian-oriented residential frontage, which could accommodate home based business uses, contributing towards local liveability. The podium also accommodates for three levels of parking screened from public view.
- Resident-shared amenity space is provided on the podium roof and includes outdoor amenity space and an indoor amenity room at the northwest corner of the podium roof. Further details on the indoor and outdoor amenity space is provided in the Level 4 floor plan and Landscape Design sections (Plan #17 & 39).

Architectural Form and Character

- The proposed development contributes towards a modern architectural expression including:
 - Three storey podium provides a play of panels to create interest and breakdown of scale.
 - A distinct tower along the site's Cooney Road frontage, stepped back from the street-facing podium and articulated with inset and projecting balconies, ribbed panels incorporating strong graphic patterning using wood grain finishing and copper tones, together providing rhythm, variety and visual interest.
- A combination of warm pallet, variation in massing and selection of materials helps break up the massing and reinforces a distinct, crisp and contemporary identity for the development.
- The top of the tower is articulated with a sloped profile with the use of glass and spandrel glazing for the penthouse
- Stacked balconies with a staggered (i.e. "zipper" like) design using ribbed metal panels along all facades of the tower, create a distinctive character for the tower.

Transportation

- Parking, loading and waste management are accessed from the new City lane required to be constructed along the south edge of the subject development site. The interim 7.85 m lane width will ultimately be widened to 9.35 m lane width through the redevelopment of the site to the south at a future date.
- The proposed development includes a public Right-of-Way (0.35 m width) along the north edge of the City lane Right-of-Way, to accommodate a wider sidewalk (2.0 m) along the lane for enhanced pedestrian passage, ultimately to the bus mall and Brighthouse Canada Line Station when the properties to the west redevelop in the future. The public Right-of-Way has been secured on Title.
- One medium (SU9) on-site loading space is provided adjacent to the new lane. The use of the loading space will be shared with the adjacent site to the south at 6371 Cooney Road in the future. The applicant will provide a public Right-of-Way over the loading space, secured on Title for the shared use.
- A Right-of-Way along the west property line has been secured by public Right-of-Way to accommodate potential future lane network construction.
- The application includes a total of 82 parking spaces including 66 stalls for residential units, 14 visitor parking spaces and two car-share spaces. A total of three accessible parking stalls (two residential and one visitor) will be provided.

- The proposed number of parking spaces is consistent with the parking requirements under the ZHR8 zone and general provisions of the Zoning Bylaw No 8500, subject to the provision of Transportation Demand Measures (TDM) to the satisfaction of the City. A legal agreement on Title will be secured as a condition of DP issuance and will include the following TDMs:
 - Provision of a bicycle maintenance and repair facilities in the development.
 - Additional Class 1 bicycle parking at a rate of 2.0 stalls per unit.
 - Provision of battery charging facilities for all Class 1 bicycle parking spaces.
 - Provision of two car-share vehicles in addition to two on-site parking spaces with EV charging for the car-share vehicles. Lifetime car-share memberships of \$500.00 value are to be attached to each residential unit.
 - Provision of monthly transit passes (two-zone for one year) to 100 per cent of units.
- Provision of 179 bicycle parking spaces provided throughout the site (162 Class 1 and 17 Class 2) in excess of City requirements (only 102 Class 1 required):
 - All the Class 1 spaces are contained in rooms with a maximum of 40 bicycle spaces in compliance with provisions of Zoning Bylaw 8500.
 - 10 Class 2 spaces are proposed along the Cooney Road frontage and seven are proposed along the new south City lane frontage.

Tree Management

- Consistent with the previous Rezoning and Development Permit applications, five on-site trees along the south property line have been permitted removal due to their fair to poor condition and conflict with the required public Right-of-Ways.
- Three trees located on the neighbouring property to the south (6371 Cooney Road) will need to be removed to facilitate the required lane construction. The applicant has written permission from the neighbouring property owner for the removal of these trees as per the previous Development Permit. The applicant is required to obtain a separate tree removal permit for these trees.
- One tree along the Cooney Road frontage is proposed to be removed to accommodate for the require frontage works.
- There are a total of 19 new trees proposed, including the 12 replacement trees included in the Development Permit plans.
 - At street level, four trees consisting of a mix of two Japanese black pines and two Japanese maples are proposed.
 - At Level 3, two Japanese maples and a Japanese black pine are proposed as part of the green roof feature at the southwest corner of the building. A Kousa dogwood is provided for each of the townhome units for a total of six trees at Level 3.
 - The outdoor amenity at Level 4 provides for nine trees including two Japanese Stewartias, three Japanese maples and four cherry trees.

Landscape Design and Open Space Design

- The CCAP encourages the provision of additional open space to enhance the urban environment.

The subject development's public open space contributions are provided through public Rights-of-Way secured through the original rezoning. This includes additional public Right-of-Way to accommodate a wider sidewalk (1.85 m) in the south lane and frontage works (landscaped boulevard and sidewalk widening) along the west property line at Cooney Road.

- 556 m² of residential outdoor amenity space is provided, which complies with the OCP guidelines. Outdoor amenity areas comprising a consolidated, irrigated, landscaped, multi-use, outdoor space at the podium roof level co-located with the required indoor residential amenity space. The amenity space has been designed to provide for formal and informal children's play, strolling, socializing, relaxing and outdoor dining.
- Private outdoor patios and balconies are provided for all dwelling units.
- Additional landscaping is provided at the residential lobby entrance, landscaped buffers along the north and west property lines and a green roof on the indoor amenity pavilion.
- Drought tolerant plants are incorporated into the green roofs and vegetated outdoor areas to reduce reliance on irrigation.
- The southwest corner of Level 3 and the roof top of the indoor amenity pavilion features green roofs with significant landscaping and planting areas that will help reduce stormwater flow and provide a pleasant outdoor amenity for the residents.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$539,688.00 in association with the Development Permit.

Indoor Amenity Space

- The OCP requires that multi-family development comprising of 40 units or more are to provide at least 100 m² of indoor amenity space. The subject development meets the OCP minimum and provides for attractive indoor amenity space located adjacent to the outdoor amenity space in the form of a 108 m² enclosed pavilion at the podium roof level. The pavilion features an amenity lounge room and a fitness room.

Crime Prevention Through Environmental Design

CPTED measures enhance safety and personal security in and around the proposed building.

- Casual surveillance is provided through minimizing blind corners, a prominent residential lobby entrance, locating visitor parking uses on the ground floor of the parkade, clear sightlines to exits within the parkade (mirror where needed), glazed vestibules, street-oriented residential entries and lighting in all pedestrian areas.
- Ownership and territorial reinforcement is achieved through landscaping with low-lying hedges and shrubs in addition to pedestrian-oriented lighting.

Accessible Housing

- The proposed development includes 20 adaptable units that are designed with the potential to be easily renovated to accommodate a future resident in a wheelchair.

These single-storey units are required to comply with the BC Building Code requirements for adaptable housing and will also incorporate all the provisions listed in the Basic Universal Housing (BUH) Features section as set out in the Zoning Bylaw. As such, the density exclusion of 1.86 m² (20 ft²) per BUH unit is permitted.

- All adaptable units are provided with Basic Universal Housing features including:
 - lever-type faucets;
 - rocker or paddle type light switches;
 - at least one bedroom with sufficient space to provide a turning diameter of 1.5 m on one side of a double bed; and
 - wheelchair accessible kitchen with task lighting.
- All of the proposed units incorporate aging-in-place features to accommodate mobility constraints associated with aging. These features include:
 - stairwell handrails;
 - lever-type handles for plumbing fixtures and door handles; and
 - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.
- Common areas including the Cooney Road entry lobby and indoor and outdoor amenity spaces are designed to meet BC Building Code's accessibility requirements.

Sustainability

- The project is designed to BC Energy Step Code 2 with a Low Carbon Energy System as secured through the original rezoning and development permit.
- District Energy Utility (DEU) compatible building and mechanical system design is incorporated to facilitate future connection to a City utility. A legal agreement has been registered on Title securing the owner's commitment to connect a DEU and provides that no Building Permit will be issued unless the building is designed with the capability to connect to and be serviced by a DEU. The developer will also be required to provide mechanical drawings and energy modeling, which will be reviewed by the City and Lulu Island Energy Company for compliance with DEU requirements (i.e. capable of connecting to a future DEU system) prior to Building Permit issuance.
- Energized electrical vehicle (EV) charging outlets for 100 per cent of the residential vehicle parking spaces (208 V – 240 V), car-share spaces, and 10 per cent of Class 1 secured bicycle storage spaces (120 V).

Servicing Agreement

- The applicant is generally required to design and construct the new City lane, Cooney Road frontage beautification and sanitary sewer improvements. A Servicing Agreement (SA 19-858294) is under staff review and future details are included in the attached Development Permit considerations (Attachment 3).

Legal Agreements and Discharges

The following legal agreements have been registered on Title as part of the previous DP (DP 17-791045) and will apply to the subject DP (DP 22-023105):

- Side Lane Sidewalk SRW (CB71957-62).
- Future Rear Lane Agreement (CB71963-68).
- Noise Covenant (CB71970-80).
- DEU Covenant (CB71981-84).
- Servicing Agreement (CB71985).

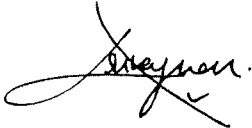
Details of the legal agreements can be found in the attached Development Permit considerations (Attachment 3).

The following legal agreement is obsolete and will be discharged from Title:

- Shared Loading Bay agreement, SRW and Covenant (CB71969 and CB71971), which will be obsolete as a replacement covenant and SRW, with updated loading bay configuration, will be registered on Title.

Conclusions

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



Ashley Kwan
Planner 1
(604-276-4173)

AK:he

- Att. 1: Development Application Data Sheet
 2: Advisory Design Panel Meeting Minutes Annotated Excerpt
 3: Development Permit Considerations



DP 22-023105

Attachment 1

Address: 6333 Cooney Road

Applicant: 6333 Cooney Road Limited Partnership Owner: Cooney Mansions Nominee Ltd

Planning Area(s): City Centre (Brighthouse Village)

Floor Area Gross: 8,057 m² Floor Area Net: 6,559 m²

	Existing	Proposed
Site Area:	2,458 m ²	No Change
Land Uses:	Vacant	Multi-Family Residential
OCP Designation:	Mixed-Use	No Change
Zoning:	High Rise Apartment (ZHR8) – Brighthouse Village (City Centre)	No Change
Number of Units:	N/A	81

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 2.67	2.67	none permitted
Lot Coverage:	Max. 70%	70%	None
Setback – Cooney Road:	Min. 3 m	3 m	None
Setback – North Side Yard:	Min. 2.7 m	2.7 m	None
Setback – South Side Yard:	Min. 7.5 m	8.4 m	None
Setback – Rear Yard:	Min. 1.5 m	1.5 m	None
Height (m):	Max. 41 m	41 m	None
Off-street Parking Spaces	99 total spaces including: 81 Residential spaces 18 Visitor spaces	With TDMs 66 Residential spaces 14 Visitor spaces 2 Car Share spaces 82 Total	None
Off-street Parking Spaces – Accessible:	Min 2%	3% (3)	None
Tandem Parking Spaces	Permitted	None	None
Loading Spaces	1 medium truck (SU-9) space	1 medium truck (SU-9) space	None
Bicycle Storage	Class 1: 102 Class 2: 17	Class 1: 162 Class 2: 17	None

Amenity Space – Indoor:	Min. 100 m ²	108 m ²	None
Amenity Space – Outdoor:	Min. 498 m ²	536 m ²	None

Excerpt from the Minutes from
The Design Panel Meeting

Thursday, July 6, 2023 – 4:00 p.m.
Remote (Webex) Meeting
Richmond City Hall

Panel Discussion

Comments from Panel members were as follows:

ARCHITECT:	Kasian Architecture
LANDSCAPE ARCHITECT:	Connection Landscape Architecture
PROPERTY LOCATION:	6333 Cooney Road

Applicant's Presentation

Dave Leung, Westbank Corp., Architect Xueying Xing, Kasian Architecture and Interior Design and Planning, and Landscape Architect Ken Larsson, Connect Landscape Architecture, presented the project and together with Christephen Cheng, Bunt and Associates Engineering, answered queries from the Panel.

Panel Discussion

Comments from Panel members were as follows:

- commend the applicant for their presentation of the project; – ***Noted with thanks.***
- appreciate the proposed exterior metal cladding materials for the project which are a welcome change from many projects in Richmond; metal finishes are better in the long-term than the traditional finishes; – ***Noted.***
- the project's proposed Transportation Demand Management (TDM) measures are more than adequate considering the project's location in the City Centre Area and proximity to the Brighthouse Canada Line station and local bus exchange; – ***Noted.***
- understand the limited options for the applicant regarding the location of the BC Hydro kiosk due to the compact site; – ***Noted.***
- overall, the proposed design of the project is well executed and fits well into the neighbourhood; – ***Noted.***
- the applicant has put a lot of thought on the design and articulation of the building; appreciate the proposed metal exterior cladding materials and colours as they are attractive and unique; – ***Noted.***
- appreciate the well thought out design and layout of the common outdoor and private amenity spaces; it would be visually appealing to pedestrians and users and enhance their experience; – ***Noted.***

- appreciate the informative and thorough presentation of the project by the applicant; – *Noted.*
- appreciate the provision of 20 adaptable units in the project; would have liked to see fully accessible units provided in the project as well; – ***Considered. 20 adaptable units meeting the accessibility requirements from BC Building Code will be provided.***
- appreciate that all the indoor and outdoor amenity spaces are accessible, including the bicycle room and dog wash area; – *Noted.*
- appreciate the distribution of the adaptable units throughout the proposed building; – *Noted.*
- appreciate the details provided for the ramps which were useful to facilitate their evaluation; – *Noted.*
- appreciate the project's comprehensive accessibility strategy, including the indoor adaptability details; – *Noted.*
- the project provides only two accessible resident parking spaces and one accessible visitor parking space; consider adding more accessible parking stalls due to the increasing older population in the City; – ***Considered. The design complies with the bylaw requirements and keeps the same accessible parking count as the original DP. Due to the tight site and added bicycle storage spaces, the design could not accommodate additional accessible parking spaces.***
- the design is well done especially the proposed exterior cladding for the building; – *Noted.*
- consider including a document in the resident or strata council management guide regarding inspection and maintenance of rooftop patio drainage, stairwells and other spaces in the common outdoor amenity area or outdoor private spaces for residents; the document should ensure that adequate information is provided to avoid any leakage on common and private outdoor amenity spaces; could be included on plumbing drawings and critical drainage information on the guide; – ***Noted. Slab edges will be treated with roof drains to mitigate leakage on common and private outdoor amenity spaces as noted on DP plans.***
- commend the applicant for the presentation, and the clear information and comprehensive package provided; – *Noted.*
- the nature of street section and sidewalk section along Cooney Road appear not consistent with the adjacent properties; investigate further opportunities to integrate with the whole streetscape on this portion of Cooney Road; – ***Considered. The street and sidewalk section are designed by Civil and approved by the City's Engineering department. The current design raises the windowsill and floor elevation to maintain privacy once the buffer space decreases due to future sidewalk widening as required by the City.***
- the wider sidewalk along Cooney Road results in just approximately a metre of space in front of the townhouse units which could impact the privacy of these units; investigate opportunities to incorporate further landscaping and architectural features to enhance the

privacy of townhouse units; – *The live/work units require some visibility at the front for ease of identification for visitors. The current design provides a landscape buffer between the sidewalk and units. The patios have also been recessed to allow for additional transition from the sidewalk to the private outdoor space at the unit entrance. All level 1 spaces are living/dining kitchen and live/work spaces, no bedrooms will be affected.*

- the front doors of townhouse units are hidden around the corner and do not provide a sense of direct addressing from Cooney Road; consider more easily visible and identifiable front doors to the units; – *Unit number signage will be installed at the front of the patio wall to improve identification.*
- appreciate the architectural articulation of the tower on the Cooney Road elevation; however, the architectural treatment around the corner and on the parkade side is not quite as successful; review the proposed architectural treatment on the parkade side to better integrate it with the overall treatment of the building (e.g., look at the colour of panels on the parkade level); – *The architectural treatment at the north and west parkade faces have been addressed with revisions to panels to provide continuation from the tower facade and additional landscaping through incorporation of green screens.*
- consider how to better integrate the mechanical unit into the outdoor amenity space at the podium level; – *To provide accessible access to the top of the heat pump roof on L4, a fair amount of accessible ramps will need to be introduced. This will negatively impact the landscaping and introduce multiple elevations rather than having the amenity space contiguously flat and limits the usability and flexibility of the landscaped outdoor area. It is suggested to keep the current design to maximize the usable outdoor space.*
- the top of the mechanical unit on podium level 4 appears to be a significant area; the extensive green roof is an acceptable landscaping strategy; however, consider providing a useable outdoor amenity space at the top of the mechanical unit; – *Considered. Please see comment above.*
- bicycle parking on Level 3 appears problematic and may not be a suitable location from the cyclist's perspective in terms of safety and convenience; look at the City's requirement for bicycle parking location in a building; also, the bicycle parking on Level 3 significantly compromises the entrance to Unit 301 as it has shared access with bicycle parking; – *Plans have been revised to provide a significant amount of Class 1 bicycle parking (106 spaces) at the lower ground level. The exit path for the bicycle storage room at Level 3 has been revised and provides a quite corner for unit 301.*
- appreciate that the children's play area on Level 4 is located on the west side as it would get a good amount of sun exposure; – *Noted.*
- would like to see the PMT located on the laneway side than in front of the building; – *The Civil consultant (MPT) has already coordinated the PMT location with the City's Engineering department. For clarification, the kiosk is not a PMT. It is a 'Type S' streetlight kiosk, a smaller electrical unit for City streetlight servicing only. Laneway location options assessed, however considerations to avoid encroachment of the building's structural footings and current bicycle parking located along the laneway*

prevented a suitable location to be found. With these considerations, it is preferred to retain the current position along/facing Cooney Road.

- support the Panel comment to add more buffering from the sidewalk to the townhouse units along Cooney Road; consider installing architectural screening to enhance their privacy; – *Low lying shrubs will be provided in front of the townhome entrances to act as a buffer.*
- proposed trees on Levels 3 and 4 do not appear to have adequate soil depth; – *All tree wells are provided with a 3' soil depth by sinking the tree well plus slightly mounding up berms.*
- appreciate the well put together package and presentation; – *Noted.*
- the project design is well executed; – *Noted.*
- landscaping design principles are well executed throughout the common outdoor amenity area; – *Noted.*
- the choice of play equipment in the children's play area on the podium level is not consistent with the character of other landscape elements in the children's play area; consider more creative solutions for the children's play area in lieu of just installing a play equipment; – *The slide and climbing structure is provided as per direction from the previous DP. Play hut is proposed for imaginative play and the nature based play areas have been integrated with boulders and planting to encourage informal and manipulative play. Play structures facilitating balance, jumping, climbing, and sliding are provided. Patterned and mounded resilient surfaces also act as safety zones for structures and activate spaces to accommodate running, jumping, sliding climbing.*
- ensure that ventilation for the mechanical room is directed away from the common outdoor amenity area; and – *No ventilation louvers are facing the outdoor amenity spaces as the air intake will be from the parking below and the air exhaust will be at the north façade. All air exhausts are treated with plenum and silencers to meet the acoustic requirements. A letter of assurance has been provided by the Acoustic Engineer.*
- consider incorporating planting near the building's outdoor bicycle parking area along Cooney Road. – *Considered. There is minimal space for biking, circulation, and entry and benefit for bike rack access from two sides. Decorative paving will be provided, which will be complementary to the main entry space.*

Panel Decision

It was moved and seconded

That DP 22-023105 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED



City of
Richmond

Attachment 3

Development Permit Considerations

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

Address: 6333 Cooney Road

File: DP 22-023105

Prior to forwarding this Development Permit application to Council for approval, the owner must complete the following requirements:

1. **(Landscape Security)** Receipt of a Letter of Credit for landscaping in the amount of \$539,688.00 as specified on the landscape cost estimate and sealed by the project Landscape Architect (including materials, installation, and 10% contingency)
2. **(Side Lane Enhanced Sidewalk Statutory Right of Way)** Granting approximately 15.4 m² (165.8 ft²) 0.35m wide statutory Right-of-Way for the purposes of Public Rights of Passage and utilities to accommodate an enhanced 1.85m wide sidewalk in the new lane along the south edge of the site and 2m x 2m corner cut at the southwest corner of the site. The works are to be built by the owner and maintained by the owner with the exception of City infrastructure, which is to be maintained by the City. Any works essential for public access within the required statutory Right-of-Way (SRW) are to be included in the Servicing Agreement (SA) and the maintenance & liability responsibility is to be clearly noted. The design must be prepared in accordance with City specifications and good engineering practice with the objective to optimize public safety.
3. **(Future Rear Lane Statutory Right of Way)** Granting approximately 17.5 m² (188.4 ft²) 1.5m wide statutory Right-of-Way for the purposes of Public Rights of Passage and utilities to accommodate future potential rear lane extension from north boundary of existing SRW plan BCP50328 to south boundary of existing SRW plan BCP20901 along the south edge of the site. The works are to be built by the owner and maintained by the owner with the exception of City infrastructure, which is to be maintained by the City. Any works essential for public access within the required statutory Right-of-Way (SRW) are to be included in the Servicing Agreement (SA) and the maintenance & liability responsibility is to be clearly noted. The design must be prepared in accordance with City specifications and good engineering practice with the objective to optimize public safety.
4. **(City Centre Impacts)** Registration of a legal agreement on title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
5. **(District Energy Utility)** Registration of a restrictive covenant and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to connect to District Energy Utility (DEU), which covenant and/or legal agreement(s) will include, at minimum, the following terms and conditions:
 - a. No building permit will be issued for a building on the subject site unless the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering;
 - b. If a DEU is available for connection, no final building inspection permitting occupancy of a building will be granted until:

- i. the building is connected to the DEU, which may include the owner's supplied and installed central energy plant to provide heating and cooling to the building, at no cost to the City, or the City's DEU service provider, Lulu Island Energy Company, on the subject site satisfactory to the City;
 - ii. if the City so elects, the owner transfers ownership of the central energy plant on the site, if any, at no cost to the City, or City's DEU service provider, Lulu Island Energy Company, to the City and/or the City's DEU service provider, Lulu Island Energy Company, on terms and conditions satisfactory to the City;
 - iii. the owner enters into a Service Provider Agreement with the City and/or the City's DEU service provider, Lulu Island Energy Company, on terms and conditions satisfactory to the City; and
 - iv. the owner grants or acquires the Statutory Right-of-Way(s) and/or easements necessary for supplying the DEU services to the building and the operation of the central energy plant, if any, by the City and/or the City's DEU service provider, Lulu Island Energy Company.
 - c. If a DEU is not available for connection, no final building inspection permitting occupancy of a building will be granted until:
 - i. the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU;
 - ii. the owner enters into a covenant and/or other legal agreement to require that the building connect to a DEU when a DEU is in operation ;
 - iii. the owner grants or acquires the Statutory Right-of-Way(s) and/or easements necessary for supplying DEU services to the building; and
 - iv. the owner provides to the City a letter of credit, in an amount satisfactory to the City, for costs associated with acquiring any further Statutory Right of Way(s) and/or easement(s) and preparing and registering legal agreements and other documents required to facilitate the building connecting to a DEU when it is in operation.
6. **(Discharges)** Discharge the following charge from title:
 - a. Shared Loading By agreement, SRW and Covenant (CB71969 and CB71971), which will be obsolete as a replacement covenant with SRW will be registered on title.
7. **(Shared Loading Bay SRW)** Granting of an approximately 52.3 m² (563 ft²) statutory Right-of-Way for the purposes of Public Rights of Passage for the shared use at all times of the loading bay with the proposed development and future development on the neighbouring property at 6371 Cooney Road. Any gates are to remain open from 7am to 7pm 7 days a week, and may only be secured if means are provided for the neighbouring property at 6371 Cooney Road to access the loading bay at all other times. The works are to be built by the owner and are to be maintained by the owner. Any works essential for public access within the required statutory Right-of-Way (SRW) are to be included in the Servicing Agreement (SA) and the maintenance & liability responsibility is to be clearly noted. The design must be prepared in accordance with good engineering practice with the objective to optimize public safety and after completion of the works, the owner is required to provide a certificate of inspection for the works, prepared and sealed by the owner's Engineer in a form and content acceptable to the City, certifying that the works have been constructed and completed in accordance with the accepted design.
8. **(Parking Reduction Strategy)** Registration of a legal agreement on title securing the applicant's offer to voluntarily contribute towards various transportation related improvements and secure parking for various uses in compliance with the zoning bylaw requirements and Transportation

Demand Management (TDM) parking reductions, to the satisfaction of the Director of Transportation, including, but not limited to, the following:

- a. Provision of 80 vehicle parking spaces (with 14 vehicle parking spaces reserved for visitors)
- b. Car Share Parking: Registration of a restrictive covenant and Statutory Right-of-Way(s) on title, or alternative legal agreement, subject to the final approval of the Director of Transportation, securing the owner's commitment to provide car share facilities and car share equipment to a car share operator or to the City, at no cost to the car share operator or the City, both as the case may be, the terms of which shall be generally as follows:
 - i. A minimum of two (2) car share spaces parking spaces within the development, along with pedestrian and vehicular access, designed, constructed, equipped and maintained by the owner, at the owner's cost, to be:
 1. Co-located and located on the ground level of the parkade;
 2. Provided with satisfactory pedestrian access;
 3. Designed to be safe, convenient, and universally-accessible;
 4. Provided with design features, decorative finishing, lighting and signage, as determined through the Development Permit* and Servicing Agreement* processes;
 5. Each provided with EV charging for its exclusive use;
 6. Accessible to all intended users (e.g. general public, car share operator personnel and car share operator members) at no added cost;
 7. Accessible to all intended users as follows:
 - General public – 365 days a year for a time period equaling the lengthiest combination of standard business hours and the standard operating hours of local rapid transit; and
 - Car share operator personnel and members – 365 days a year for a 24 hours per day (e.g. code entry);
 8. Identify the car share stalls in the Development Permit plans;
 9. Identify the car share stalls in the Building Permit plans; and
 10. Prior to building inspection permitting occupancy, provide wayfinding and stall identification signage for the car share stalls, to the satisfaction of the Director of Transportation.
 - ii. Terms of agreement between the owner and the car share operator, which shall include:
 1. A minimum contractual period for the provision of car share services of three years from the first date of building occupancy; and
 2. Additional provisions as negotiated by the owner and car share operator (e.g. maintenance, repair and replacement by car share vehicles by the car share operator), or as required by the City, subject to the approval of the Director of Transportation.
 - iii. Supporting submissions provide to the City (Transportation Department) as follows:
 1. Prior to Development Permit issuance, copy of the letter of intent addressed to the owner from the car share operator outlining the terms of the provision of car sharing services;
 2. Prior to Development Permit issuance, a copy of the draft contract between the owner and the car share operator describing the terms of the provision of car sharing services;
 3. Prior to building inspection permitting occupancy, a copy of the executed contract between the owner and the car share operator describing the terms of the provision of car sharing services;

- iv. Granting of a Public-Right-of-Passage (PROP) in favour of the City, to secure the car share spaces and the vehicular and pedestrian accesses, subject to the final dimensions established by the surveyor on the basis of functional plans completed to the satisfaction of the Direction of Transportation.
- v. In the event that the car-share facilities are not operated for car-share purposes as intended via the subject rezoning application (e.g., operator's contract is terminated or expires), transfer control of the car-share facilities, to the City, at no cost to the City, with the understanding that the City at its sole discretion, without penalty or cost, shall determine how the facilities shall be used going forward.
- c. Car share memberships: Registration of a restrictive covenant on title, or alternative legal agreement, subject to the final approval of the Director of Transportation, securing the owner's commitment to provide lifetime car share membership of \$500 value for all 81 units, at the owner's cost.
- d. Bicycle Parking Facilities: Registration of a restrictive covenant on title, or alternative legal agreement, subject to the final approval of the Director of Transportation, securing the owner's commitment to provide 2.0 Class 1 bicycle spaces per unit (i.e. 162 spaces) within the building.
- e. Enhanced Bicycle Facilities: The developer/owner shall, at its sole cost, design, install, and maintain on the lot, to the satisfaction of the City as determined via the Development Permit*:
 - i. Bicycle maintenance and repair facility: provide a minimum of one facility for the shared use of all residents, including bicycle repair stand (with tools) and foot pump. A note is required on the Development Permit* and Building Permit*. Appropriate signage is required.
 - ii. E-bike storage: provision of bicycle battery charging facilities for all Class 1 bicycle parking spaces.
 - iii. "No building" shall be permitted, restricting Building Permit* issuance for any building on the lot, until the developer provides for the required enhanced bicycle facilities.
 - iv. "No occupancy" shall be permitted, restricting final Building Permit inspection granting occupancy for any building on the lot, in whole or in part, until the required enhanced bicycle facilities are completed and have received final Building Permit inspection granting occupancy.
- 9. **(Servicing Agreement)** Enter into a Servicing Agreement* or amend SA 19-858294 for the design and construction of Engineering and Transportation works in accordance with Transportation Association of Canada (TAC) Specifications, updated City Engineering Design Specifications, and applicable Bylaws to the satisfaction of the City. An updated Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to, the following:
 - l. Road Works
 - a. **Road Functional Design Works**: Submission of a functional design (road works, interim and ultimate lane works), prepared to the satisfaction of the City, is required. Design to accommodate: Cooney Road frontage improvements and new lane. Works also include street lighting, traffic signage, boulevard landscaping, and street trees. The functional design is to indicate clearly all existing and proposed SRW PROPS, and include the frontage improvements listed below. Unless otherwise specified, all road works are to be designed as per bylaw, TAC Standards and the City's Engineering Design Specifications.

- b. **New Lane:** Interim lane to City Centre standard with additional sidewalk width. Works to include, from north to south, 1.85 m wide concrete sidewalk with street lighting located to maintain a 1.5 m width of sidewalk free and clear of obstruction, roll-over curb and remaining 6 m to be roadway driving surface approved by the City. Through the Servicing Agreement, decorative pavement treatment may be required to create a more pedestrian friendly environment in the lane.

II. Water Works

- a. Using the OCP Model, there is 659.0 L/s of water available at a 20 psi residual at Cooney Road. Based on the proposed development, site requires a minimum fire flow of 220 L/s.
- b. At the Owner's cost, the Owner is required to:
 - i. Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - ii. Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for commercial land use.
 - iii. Obtain approval from Richmond Fire Rescue for all fire hydrant locations, relocations, and removals, as required.
 - iv. Provide a Right-of-Way for water meter. Exact Right-of-Way dimensions to be finalized during the servicing agreement process.
- c. At the Owner's cost, the City is to:
 - i. Cut, cap, and remove, the existing water service connections servicing 6333 Cooney Road.
 - ii. Install a new water service connection, complete with meter and meter box, to be located on private property, to serve the proposed development.

III. Storm Sewer Works

- a. At the Owner's cost, the Owner is required to:
 - i. Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - ii. Ensure trees are not placed on top of the storm sewer main and, follow offset and alignment similar to the existing trees at the Cooney frontage of the property to the north.
- b. At the Owner's cost, the City is to:
 - i. Cut, cap, and remove the existing storm service connections and inspection chambers servicing the subject site.
 - ii. Install a new storm service connection and type III inspection chamber. If required, the Owner shall provide a statutory Right-of-Way for the inspection chamber at their cost.
 - iii. Complete all tie-ins for the potential works to existing City infrastructure, to be determined by the pipe sizing calculations at the servicing agreement stage.

IV. Sanitary Sewer Works

- a. At the Owner's cost, the Owner is required to:
 - i. Install new sanitary sewer along Cook Road from existing manhole SMH58685 at the intersection of Cook Road and Buswell Street to a new manhole at the intersection of Cook Road and Cooney Road (approximately 165 m of 300 mm PVC sanitary sewer).
 - ii. Remove, or abandon and cut and cap, as per MMCD approximately 52 m of existing sanitary sewer between SMH57073 and SMH57072 in the SRW located along the south property line of 6333 Cooney Road.

- iii. Ensure that the existing sanitary sewer along the west property line remains operational during any preload and/or construction phase. If the existing sanitary line is impacted during site preparation or construction of the proposed development then the owner shall be responsible to make the damaged sanitary system operational during the duration of the onsite works (i.e., temporary bypass via pumping, etc.). The damaged sanitary system shall be replaced at the same alignment through the servicing agreement, at the owner's costs, after completion of the site preparation and/or building construction works.
 - iv. Ensure no soil fill or building encroaches into the existing sanitary right of way along the west property line.
 - v. Owner/Developer of the subject site has agreed to provide an engineering solution certified by a structural engineer stipulating that the footing and foundation design of the parkade will permit excavation to the bottom of the adjacent sanitary line without undermining the parkade structure. The purpose is to facilitate the removal of the existing sanitary sewer along west side and the installation of the new sanitary sewer.
- b. Subject to available funding through the Development Coordinated Works budget and Council approval of funding through the approval of the Development Permit, the City will provide for the construction of the following works. The owner is required to:
- i. Install new sanitary sewer along Cooney Road from existing manhole SMH57072 to the new manhole (as noted above) at the intersection of Cook Road and Cooney Road (approximately 160 m of 300 mm PVC sanitary sewer). The developer is required to include the design of City funded sanitary main into the servicing agreement design.
 - ii. Prior to commencing City funded sanitary main work on the Cooney Road frontage the developer must provide the City with a minimum 1 year notice of their intended start date, along with a cost estimate for the works to be reviewed by and approved by City staff.
 - iii. Install approximately 52m of new sanitary sewer that is sloped east in the lane along the south property line. This new section of pipe shall be installed at the same alignment as the existing sanitary sewer that's planned for removal in the lane. Tie-in to the west shall be to the new manhole that will replace the sunken manhole at the west end of the proposed lane and tie-in to the east shall be to the existing sanitary manhole at the junction of the proposed lane and Cooney Rd. For info, the purpose of this new pipe section is to divert flows coming from the existing buildings located north of the proposed lane to the new sanitary main to be built by this development in Cooney Rd and Cook Rd. This diversion of flows to Cooney Rd and Cook Rd will reduce the loads being conveyed by the existing aging FRP sanitary pipes in the rear yards south of the proposed lane.
- c. At the Owner's cost, the City is to:
- i. Complete all tie-ins for the proposed works to existing City infrastructure.
 - ii. Cut, cap, and remove the existing sanitary service connection and inspection chamber servicing the subject site.
 - iii. Install a new service connection off of the existing 300mm PVC sanitary sewer on Cooney Road, complete with inspection chamber. If required, the Owner shall provide a statutory Right-of-Way for the inspection chamber at their cost.

V. Frontage Improvement Works

- a. At the Owner's cost, the Owner is required to:
- i. Provide works to include, from east to west behind existing curb and gutter, grass boulevard (Min. 1.5 m) with street trees and new 2 m wide concrete sidewalk. The new sidewalk and boulevard are to transition to meet the existing frontage

treatments to the north and south of the subject site. Sidewalk alignment with smooth transitions to north and south to be detailed on required road functional plan for City review in order to confirm interim frontage cross section. All existing driveways along the Cooney Road frontage are to be closed permanently. The Owner is responsible for the removal of the existing driveway let-downs and the replacement with sidewalk, boulevard and barrier curb and gutter to match frontage improvements. There are existing utility poles and junction boxes that will need to be relocated at the owner's cost.

- ii. Coordinate with BC Hydro, Telus and other private communication service providers:
1. To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 2. Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 3. To underground overhead service lines.
 4. According to the developer, the proposed building is designed to be serviced by a primary BC Hydro service with a unit sub-station within the building. Subsequently, a separate above ground PMT is not required to service the development.
 5. To locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory Right-of-Way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory Right-of-Ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:

BC Hydro PMT	4.0 x 5.0 m
BC Hydro LPT	3.5 x 3.5 m
Street light kiosk	1.5 x 1.5 m
Traffic signal kiosk	2.0 x 1.5 m
Traffic signal UPS	1.0 x 1.0 m
Shaw cable kiosk	1.0 x 1.0 m
Telus FDH cabinet	1.1 x 1.0 m

- iii. Review street lighting levels along all road and lane frontages, and upgrade as required.
- iv. Decorative street lighting to be provided as per the requirements below:
1. City Streets – Cooney Road: Pole colour to be black. Roadway lighting at the back of curb to be Type 3 Decorative Luminaire Pole (LED) – (Reference Drawing L12.6) INCLUDING 1 street luminaire, but EXCLUDING banner arms, flower basket holders, duplex receptacles, and irrigation. Pedestrian lighting is not applicable (i.e. no stand-alone pedestrian poles).

2. Lane: Pole colour to be black. Roadway lighting at the back of curb to be Type 3A Custom Decorative Luminaire Pole (Reference Drawing #627046-12-09 / Sheet 10 of 10) INCLUDING 1 post-top luminaire, but EXCLUDING banner arms, flower basket holders, duplex receptacles, and irrigation.

VI. General Items

- a. At the Owner's cost, the Owner is required to:
 - i. Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the entire development site and provide mitigation recommendations.
 - ii. Provide a video inspection report of the existing rear-yard sanitary sewers and storm sewer along the Cooney Road frontages prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities is required. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced at the owner's cost.
 - iii. Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for review.
 - iv. Submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage construction water onsite or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the owner will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of construction water, the owner will be required to enter into a de-watering agreement with the City to discharge treated construction water to the storm sewer system.
 - v. Not encroach into City Rights-of-Way with any proposed trees, retaining walls, or other non-removable structures.
 - vi. Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The owner's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
 1. Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 2. Pipe sizes, material and slopes.
 3. Location of manholes and fire hydrants.
 4. Road grades, high points and low points.
 5. Alignment of ultimate and interim curbs.
 6. Proposed street lights design.
 - vii. Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including,

but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Any works essential for public access within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA) and the maintenance & liability responsibility is to be clearly noted. The design must be prepared in accordance with good engineering practice with the objective to optimize public safety and after completion of the works, the Owner is required to provide a certificate of inspection for the works, prepared and sealed by the Owner's Engineer in a form and content acceptable to the City, certifying that the works have been constructed and completed in accordance with the accepted design.

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

1. **(Legal Agreements)** Confirmation of compliance with existing and Development Permit legal agreements.
2. **(Accessibility and Sustainability)** Incorporation of special features (including accessibility and sustainable features) in Building Permit (BP) plans as determined via the Development Permit process.
3. **(Aircraft Noise Sensitive Development)** Confirmation that the proposed development is designed in a manner that mitigates potential aircraft noise to the proposed dwelling units, including submission of:
 - a. Acoustic report prepared by a registered professional confirming design achieves the following CMHC interior noise level guidelines:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels
 - b. Mechanical report prepared by a registered professional confirming design achieves the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.
4. **(Latecomer Works)** If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
5. **(Construction Hoarding)** 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.*
6. **(Construction Parking and Traffic Management Plan)** Submission of a Construction Parking and Traffic Management Plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).

Note:

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

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

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

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

[signed copy on file]

Signed

Date



City of Richmond

Development Permit

No. DP 22-023105

To the Holder: 6333 Cooney Road Limited Partnership

Property Address: 6333 Cooney Road

Address: C/O Dave Leung
1067 W Cordova Street, 6th Floor
Vancouver, BC V6C 1C7

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 #46 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 \$539,688.00 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 22-023105

To the Holder: 6333 Cooney Road Limited Partnership

Property Address: 6333 Cooney Road

Address: C/O Dave Leung
1067 W Cordova Street, 6th Floor
Vancouver, BC V6C 1C7

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.
DAY OF , .

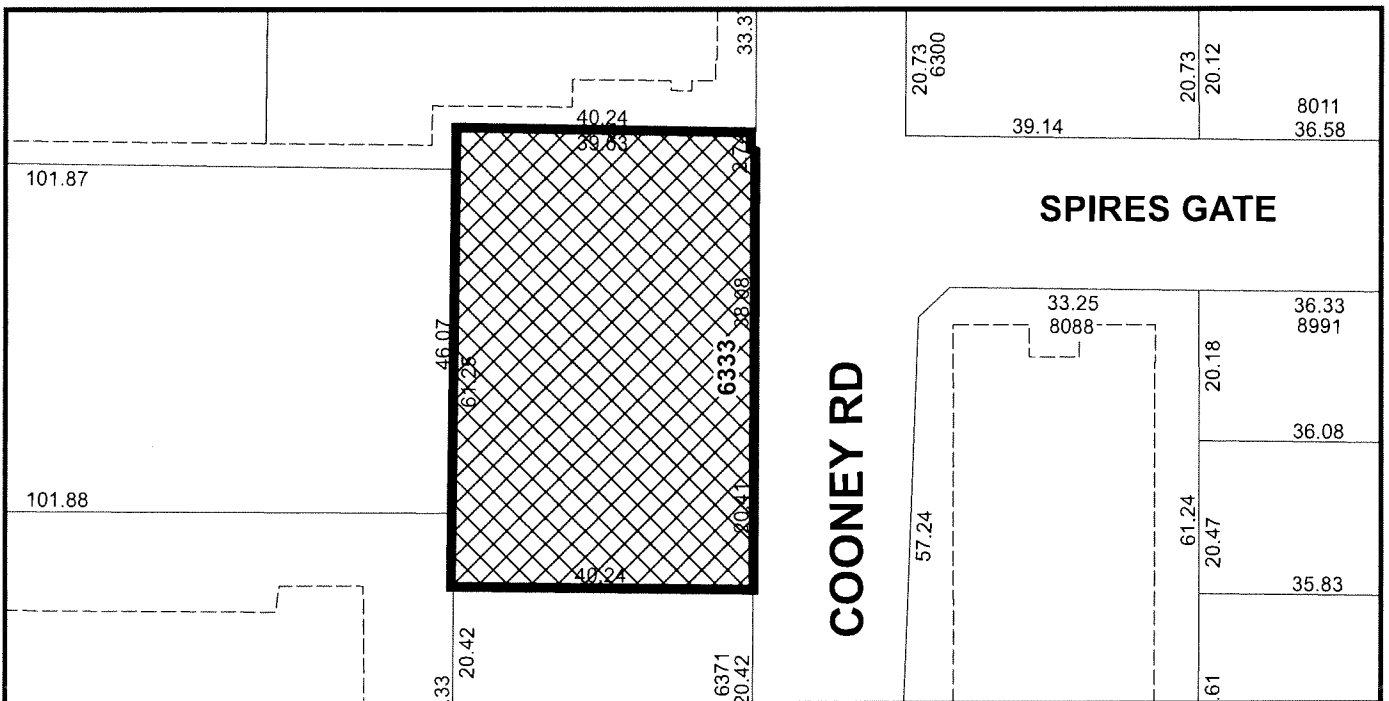
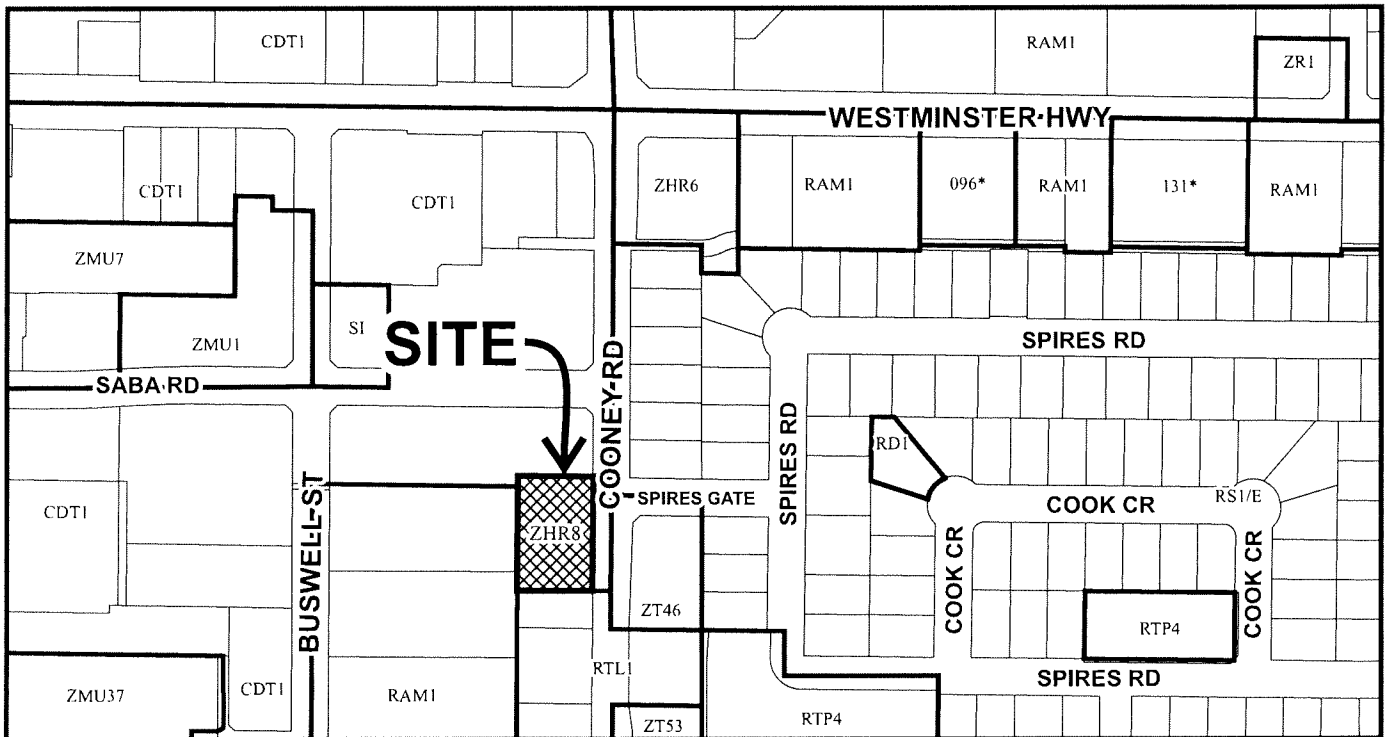
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 22-023105
SCHEDULE "A"

Original Date: 10/26/22

Revision Date:

Note: Dimensions are in METRES

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COONEY ROAD TOWER

6333 COONEY ROAD, RICHMOND, BC

ISSUED FOR DEVELOPMENT PERMIT

AUG 31ST, 2023

PROJECT TEAM

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WESTBANK: 6333 COONEY ROAD, RICHMOND, BC
PROJECT DEVELOPMENT STATISTICS

PROJECT OVERALL SITE SUMMARY	
Project Civic Address	6333 Cooney Road, Richmond, BC
Project Legal Description	LOT A, PLAN BCP 20900 AND LOT 132 (EXCEPT PART SUBDIVIDED BY PLAN 36672), PLAN BCP 26602, BOTH OF SECTION 9, BLOCK 4 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT
City of Richmond Zoning District / Ordinance Designation	(19.8) ZHR8 High Rise Apartment - Brighthouse Village (City Centre) Ref: [Adopted Bylaw 8738, Apr 10/12]
Project Site Area	2,458 sq.m 26,450 sq.ft
Allowed / Permitted Building Height (per 19.8.7.1)	41.0 m 134.51 ft
Road Setback (Cooney Road): (per 19.8.6.1)	3.0 m 9.84 ft
West Rear Yard Setback: (per 19.8.6.4)	1.5 m 4.92 ft
North Setback (Adjacent Neighbouring Tower): (per 19.8.6.2)	2.7 m 8.86 ft
South Setback (Adjacent Lane Dedication): (per 19.8.6.3)	7.5 m 24.61 ft

PROJECT AREA STATISTICS	Permitted	Proposed	Net FAR (sf)	Net FAR (sq.m)	Original DP	Net FAR (sf)	Net FAR (sq.m)
Floor Area Ratio / FAR (per 19.8.4)	2.67	(6,563 sq.m)	2.67	70597.00	2.67	70597	6559
Lot Coverage Permitted (per 19.8.5)	70% Max	1,721 sq.ft	70%		70%		

PROJECT FLOOR AREA RATIO (FAR) BREAKDOWN	Gross Area (sf)	Deductions (sf)	Net FAR (sf)	Net FAR (sq.m)	Original DP FAR (sf)	Difference (sf)	Difference (sq.m)
Floor Level							
Level 1	4973	1918	3055	284	2874	181	17
Level 2	6620	4943	1677	156	1928	-251	-23
Level 3	7560	3302	4258	396	3521	737	68
Level 4	7297	514	6783	630	6770	13	1
Level 5	6135	514	5621	522	5695	-74	-7
Level 6	6135	514	5621	522	5695	-74	-7
Level 7	6135	514	5621	522	5695	-74	-7
Level 8	6135	514	5621	522	5695	-74	-7
Level 9	6135	514	5621	522	5695	-74	-7
Level 10	6135	514	5621	522	5695	-74	-7
Level 11	6135	514	5621	522	5695	-74	-7
Level 12	6135	514	5621	522	5695	-74	-7
Level 13	6135	514	5621	522	5695	-74	-7
Level 14 (Penthouse)	5059	824	4235	393	4251	-16	-1
Total	86724	16127	70597	6559	70597	0	0

- NOTES:
- ADAPTABLE UNITS PROVIDED ARE REQUIRED TO COMPLY WITH BC BUILDING CODE ADAPTABLE UNIT STANDARDS.
 - AGING IN PLACE FEATURES PROVIDED IN ALL UNITS. (LEVEL-STYLE DOOR HANDLES AND FAUCET, LED STRIP TASK LIGHTING BELOW WASHROOM VANITY MIRRORS, GRAB BAR BLOCKING AT TOILETS, SHOWER AND BATHTUBS)
 - INDOOR AMENITY SPACE TO BE PROVIDED FOR THE SHARED USE OF ALL RESIDENTS ON LEVEL 4.
 - BUILDING REQUIRED TO DEMONSTRATE BC ENERGY STEP CODE 2 STANDARD WITH LOW CARBON ENERGY SYSTEM.
 - DISTRICT ENERGY UTILITY REQUIREMENTS AS PER LEGAL AGREEMENT.
 - DEVELOPMENT IS REQUIRED TO BE DESIGNED AND CONSTRUCTED TO MEET INDOOR ACOUSTIC AND THERMAL CRITERIA AS PER LEGAL AGREEMENT.
 - WIDENED SIDEWALK SRW TO BE PROVIDED ALONG NORTH EDGE OF LANE SRW AS PER LEGAL AGREEMENT.
 - SERVICING AGREEMENT REQUIRED. OFF-SITE AND SRW WORKS TO BE PROVIDED VIA SEPARATE REQUIRED SERVICING AGREEMENT FOR CITY LANE AND FRONTAGE IMPROVEMENTS AS PER LEGAL AGREEMENT.
 - THIS DEVELOPMENT PERMIT DOES NOT INCLUDE SIGNAGE. ALL SIGNAGE REQUIRED TO COMPLY WITH SIGN REGULATION BYLAW 9700, INCLUDING SUBMITTING SEPARATE SIGN PERMIT APPLICATIONS AS NEEDED.
 - ALL THE COMMON AREAS MEET THE ACCESSIBILITY REQUIREMENTS ACCORDING TO THE LATEST BC BUILDING CODE.
 - SLAB EDGE PLANS WILL BE TREATED WITH ROOF DRAINS TO MITIGATE LEAKAGE IN COMMON AND PRIVATE OUTDOOR AMENITY SPACES.

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September 5, 2023
DP 22-023105
Plan # 1

REV	DATE	DESCRIPTION	REVIEW
20	2023.08.31	ISSUED FOR DEVELOPMENT PERMIT	
19	2023.08.21	ISSUED FOR DEVELOPMENT PERMIT	
18	2023.08.09	ISSUED FOR DEVELOPMENT PERMIT	
17	2023.08.17	ISSUED FOR DEVELOPMENT PERMIT	
16	2023.02.14	ISSUED FOR GENERAL COMPLIANCE REVISION	
15	2022.12.21	ISSUE FOR CD REVIEW	
14	2022.12.01	ISSUE FOR BUILDING PERMIT	
13	2022.11.10	ISSUE FOR 75% CD	
12	2022.10.24	CD PROGRESS SET	
11	2022.06.15	ISSUED FOR GENERAL COMPLIANCE APPLICATION	
10	2022.08.24	CD IN PROGRESS	
9	2022.08.12	ISSUED FOR UNIT UPDATE	
8	2022.07.15	100% DESIGN DEVELOPMENT REVISION	
7	2022.07.12	ISSUE FOR UNIT UPDATE	
6	2022.05.26	ISSUED FOR 100% DESIGN DEVELOPMENT	
5	2022.05.04	ISSUED FOR MARKET UNIT	
4	2022.03.30	ISSUED FOR 50% DESIGN DEVELOPMENT	
3	2022.02.16	STRUCTURAL COORDINATION	
2	2022.02.11	UNIT REVISIONS	
1	2021.12.17	ISSUED FOR SCHEMATIC DESIGN	
REV	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW

CONSULTANT

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PROJECT

6333 COONEY ROAD

6333 COONEY ROAD, RICHMOND, B.C.

DRAWING TITLE

COVER PAGE / PROJECT DIRECTORY

DRAWING ISSUE

ISSUED FOR DEVELOPMENT
PERMIT

PROJECT NO:	230240	PLLOT DATE	2023-08-31	DRAWN	Author
		SCALE	As indicated	REVIEWED	Checker
DRAWING NO.	A-001			REVISION	20

RESIDENTIAL UNIT SUMMARY	Bachelor	1 Bed + Den	1 Bed	2 Bed	2 Bed Adapt.	3 Bed	Live/Work	Total	Original DP Total	Difference
L1: Ground Level	0	0	0	0	0	0	3	3	2	1
L2: 2nd Floor	-	-	-	-	-	-	-	0	3	-3
L3: 3rd Floor	0	1	0	3	0	0	0	4	4	0
L4: 4th Floor	1	0	0	4	2	0	0	7	7	0
L5 - L13: Typical Floors	0	9	0	36	18	0	0	63	63	0
L14: 14th Floor	0	0	0	1	0	3	0	4	4	0
Subtotal	1	10	0	44	20	3	3	81		0
Original DP	1	9	6	44	20	3	0		83	-2
Total (%)	1%	12%	0%	54%	25%	4%	4%			
Original DP Total (%)	1%	11%	7%	53%	24%	4%	0%			

UNIT TYPE SUMMARY	Count	Area (sf)	Area (sq.m)	ORIGINAL DP UNIT TYPE SUMMARY	Count	Area (sf)	Area (sq.m)
LIVE/WORK UNIT D0	2	1494	139				
LIVE/WORK UNIT D1	1	1515	141	1 BEDROOM LIVE/WORK UNIT A1	1	750	70
BACHELOR A0	1	394	37	BACHELOR UNIT	1	400	37
				1 BEDROOM UNIT B1	2	447	42
				1 BEDROOM UNIT B2	1	526	49
				1 BEDROOM UNIT B4	2	469	44
1 BEDROOM + DEN UNIT B1	1	572	53	1 BEDROOM + DEN UNIT B3	9	570	53
1 BEDROOM + DEN UNIT B2	9	511	47				
2 BEDROOM UNIT C1	11	848	79	2 BEDROOM UNIT C1	1	843	78
2 BEDROOM UNIT C2	11	777	72	2 BEDROOM UNIT C2	1	689	64
2 BEDROOM UNIT C3 L3	1	786	73				
2 BEDROOM ADAPTABLE UNIT C3	10	742	69	2 BEDROOM UNIT C3	10	817	76
2 BEDROOM UNIT C4	9	798	74				
2 BEDROOM UNIT C4 L4	1	794	74	2 BEDROOM UNIT C4	10	814	76
2 BEDROOM ADAPTABLE UNIT C5	10	740	69	2 BEDROOM UNIT C5	9	809	75
2 BEDROOM UNIT C6	9	880	82	2 BEDROOM UNIT C5A	1	770	72
2 BEDROOM UNIT C6 L4	1	876	81	2 BEDROOM UNIT C6	10	809	75
				2 BEDROOM ADAPTABLE UNIT C7	10	810	75
				2 BEDROOM UNIT C8	1	870	81
				2 BEDROOM UNIT C9	1	775	72
				2 BEDROOM ADAPTABLE UNIT C10	10	645	60
3 BEDROOM UNIT PH4	1	873	81	3 BEDROOM UNIT D1	1	1077	100
3 BEDROOM UNIT PH2	1	1010	94				
3 BEDROOM UNIT PH1	1	1050	98	3 BEDROOM UNIT D2	1	1205	112
2 BEDROOM UNIT PH3	1	1033	96	3 BEDROOM UNIT D3	1	1094	102
Totals	81				83		

VEHICULAR PARKING REQUIREMENT - ZHRB	Required	Proposed	Original DP
The minimum parking aisle width within the parking structure shall be 6.5m			
The maximum slope of vehicle ramps within the parking structure shall be 12.25%			
Accessible Parking (incl. in total)	3	3	
Residential @ Min. 1.0 Stall / Unit (Including 3 Live/work Units TH1,TH2,TH3)	81	66	84
Visitor for Residential @ Min. 0.2 Stall / Unit	15.6	14	17
Visitor for Live/work @ Min. 0.5 Stall / Unit	1.5		
Car Share	0	2	0
Total on-site Vehicular Parking (combined)	99	82	101
BICYCLE REQUIREMENT			
1.25 Space / Unit (Class 1)	102	162	105
0.2 Space / Unit (Class 2)	17	17	18
Total Bicycle Parking (combined)	119	179	123

LIVE/WORK UNITS BREAKDOWN																											
Floor Number	Unit #	Unit Area	Outdoor area L1	Outdoor area L2	Outdoor area L3	Number / Floor	Average	Sellable Area/ Floor	Sellable Area/ Floor	Countable Area/ Floor	Total Units/ Floor	Bachelor	1 Bed + Den	1 Bed	2 Bed	2 Bed Adapt.	3 Bed	4 Bed Townhouse									
TH2	D0	1494	68	90	280	1		1494									1										
TH3	D0	1494	63	78	285	1	1501	1494	4503		3						1										
TH1	D1	1515	83	97	285	1		1515									1										
Sub Total		4503	0			1		4503	4503		3																
Total												3 Units		0		0		0		0		0		3		0	
												SELLABLE															

MARKET SALE UNITS BREAKDOWN																
Floor Number	Unit #	Unit Area	Outdoor area	Number / Floor	Average	Sellable Area/ Floor	Sellable Area/ Floor	Countable Area/ Floor	Total Units/ Floor	Bachelor	1 Bed + Den	1 Bed	2 Bed	2 Bed Adapt.	3 Bed	3 Bed Townhouse
L3	B1	572	84	1		572					1					
	C2 L3	776	294	1		776							1			
	C3 L3	786	391	1	746	786	2982	4258	4				1			
	C1	848	67	1		848							1			
Sub Total		0		4		2982	2982	4258	4							
Note: Tower Units + Level 3 TH																
Total						2982	1192	4174	4	0	1	0	3	0	0	0

MARKET SALE UNITS BREAKDOWN																		
Floor Number	Unit #	Unit Area		Outdoor area	Number / Floor	Average	Sellable Area/ Floor	Sellable Area/ Floor	Countable Area/ Floor	Total Units/ Floor	Bachelor	1 Bed + Den	1 Bed	2 Bed	2 Bed Adapt.	3 Bed	3 Bed Townhouse	
L4	1	A0	394		137	1	394				1							
		C5	740	20	78	1	760								1			
		C3	742	20	76	1	762								1			
		C2	777		70	1	744	777	5211	6783	7				1			
		C4 L4	794		200	1		794							1			
		C1	848		67	1		848							1			
	C6 L4	876		321	1		876							1				
76.8%	Sub Total		40			7	5211	5211	6783	7								
										699								
Total							5211			7		1	0	0	4	2	0	0
										Units		1	0	0	6	0	0	

MARKET SALE UNITS BREAKDOWN																		
Floor Number	Unit #	Unit Area		Outdoor area	Number / Floor	Average	Sellable Area/ Floor	Sellable Area/ Floor	Countable Area/ Floor	Total Units/ Floor	Bachelor	1 Bed + Den	1 Bed	2 Bed	2 Bed Adapt.	3 Bed	3 Bed Townhouse	
L5-13	9	B2	511		72	1	511					9						
		C5	740	20	78	1	760									9		
		C3	742	20	76	1	762									9		
		C2	777		70	1	777	5336	5621	7				9				
		C4	798		67	1	798							9				
		C1	848		67	1	848							9				
		C6	880		69	1	880							9				
94.9%	Sub Total		40		7		5336	48024	50589	63								
Total							48024				63	0	9	0	36	18	0	0
							SELLABLE				Units	0	9		54		0	0

MARKET SALE UNITS BREAKDOWN																									
Floor Number	Unit #	Unit Area	Outdoor area	Roof Deck	Number / Floor	Average	Sellable Area/ Floor	Sellable Area/ Floor	Countable Area/ Floor	Total Units/ Floor	Bachelor	1 Bed + Den	1 Bed	2 Bed	2 Bed Adapt.	3 Bed	3 Bed Townhouse								
L14	1	PH4	873	290	589	1		873						1											
		PH2	1010	455	745	1	992	1010	3966	4235	4						1								
		PH1	1050	440	738	1		1050									1								
		PH3	1033	196	613	1		1033									1								
93.6%	Sub Total		0		4		3966	3966	4235	4															
Total							3966											4	0	0	0	1	0	3	0
							SELLABLE											Units	0	0	0	1	1	3	3

Unit Number Legend	
A	Studio
B	1 Bed
C	2 Bed
D	3 Bed

TOTAL										
Sellable Area/ Floor	Sellable Area/ Floor	Countable Area/ Floor	Total Units/ Floor	Bachelor	1 Bed + Den	1 Bed	2 Bed	2 Bed Adapt.	3 Bed	3 & 4 BR TH
64686			81	1	10	0	44	20	6	0
SELLABLE				Units						
FAMILY FRIENDLY UNITS (PROVIDED)				86%						



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September 5, 2023
DP 22-023105
Plan # 2

18	2023.06.09	ISSUED FOR DEVELOPMENT PERMIT
17	2023.04.17	ISSUED FOR DEVELOPMENT PERMIT
16	2023.02.14	ISSUED FOR GENERAL COMPLIANCE REVISION
15	2022.12.21	ISSUE FOR CD REVIEW
14	2022.12.01	ISSUE FOR BUILDING PERMIT
13	2022.11.10	ISSUE FOR 75% CD
12	2022.10.24	CD PROGRESS SET
11	2022.09.16	ISSUED FOR GENERAL COMPLIANCE APPLICATION
10	2022.08.24	CD IN PROGRESS
9	2022.08.12	ISSUED FOR UNIT UPDATE
8	2022.07.15	100% DESIGN DEVELOPMENT REVISION
7	2022.07.12	ISSUE FOR UNIT UPDATE
6	2022.05.26	ISSUED FOR 100% DESIGN DEVELOPMENT
5	2022.05.04	ISSUED FOR MARKET UNIT
4	2022.03.30	ISSUED FOR 80% DESIGN DEVELOPMENT
3	2022.02.16	STRUCTURAL COORDINATION
2	2022.02.11	UNIT REVISIONS
1	2021.12.17	ISSUED FOR SCHEMATIC DESIGN
REV	YYYY-MM-DD	REVISION / DRAWING ISSUE
CONSULTANT		

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PROJECT

6333 COONEY ROAD

6333 COONEY ROAD, RICHMOND, B.C.

DRAWING TITLE

RESIDENTIAL UNIT SUMMARY

DRAWING ISSUE

ISSUED FOR DEVELOPMENT
PERMIT

PROJECT NO.	PLOT DATE	2023-06-09	DRAWN	Author
230240	SCALE		REVIEWED	Checker
DRAWING NO.	A-002			REVISION

18



September 5, 2023
DP 22-023105
Plan # 3

[illegible]

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PROJECT

6333 COONEY ROAD

6333 COONEY ROAD, RICHMOND, B.C.

DRAWING TITLE

RENDERINGS 1

DRAWING ISSUE

ISSUED FOR DEVELOPMENT
PERMIT

PROJECT NO. 230240	PLOT DATE 2023-08-31	DRAWN Aut
	SCALE	REVIEWED Cher
DRAWING NO. A-003		REVISION 16



September 5, 2023
DP 22-023105
Plan # 4

[illegible]

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PROJECT

6333 COONEY ROAD

6333 COONEY ROAD, RICHMOND, B.C.

DRAWING TITLE

RENDERINGS 2

DRAWING ISSUE

ISSUED FOR DEVELOPMENT
PERMIT

PROJECT NO. 230240	PLOT DATE 2023-08-31	DRAWN Aut
	SCALE	REVIEWED Check
DRAWING NO. A-004		REVISION 9



September 5, 2023
DP 22-023105
Plan # 5

[illegible]

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PROJECT

6333 COONEY ROAD

6333 COONEY ROAD, RICHMOND, B.C.

DRAWING TITLE

RENDERINGS 3

DRAWING ISSUE

ISSUED FOR DEVELOPMENT
PERMIT

PROJECT NO. 230240	PLOT DATE 2023-08-31	DRAWN Aut
	SCALE	REVIEWED Ch
DRAWING NO. A-005		REVIS 9



VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5



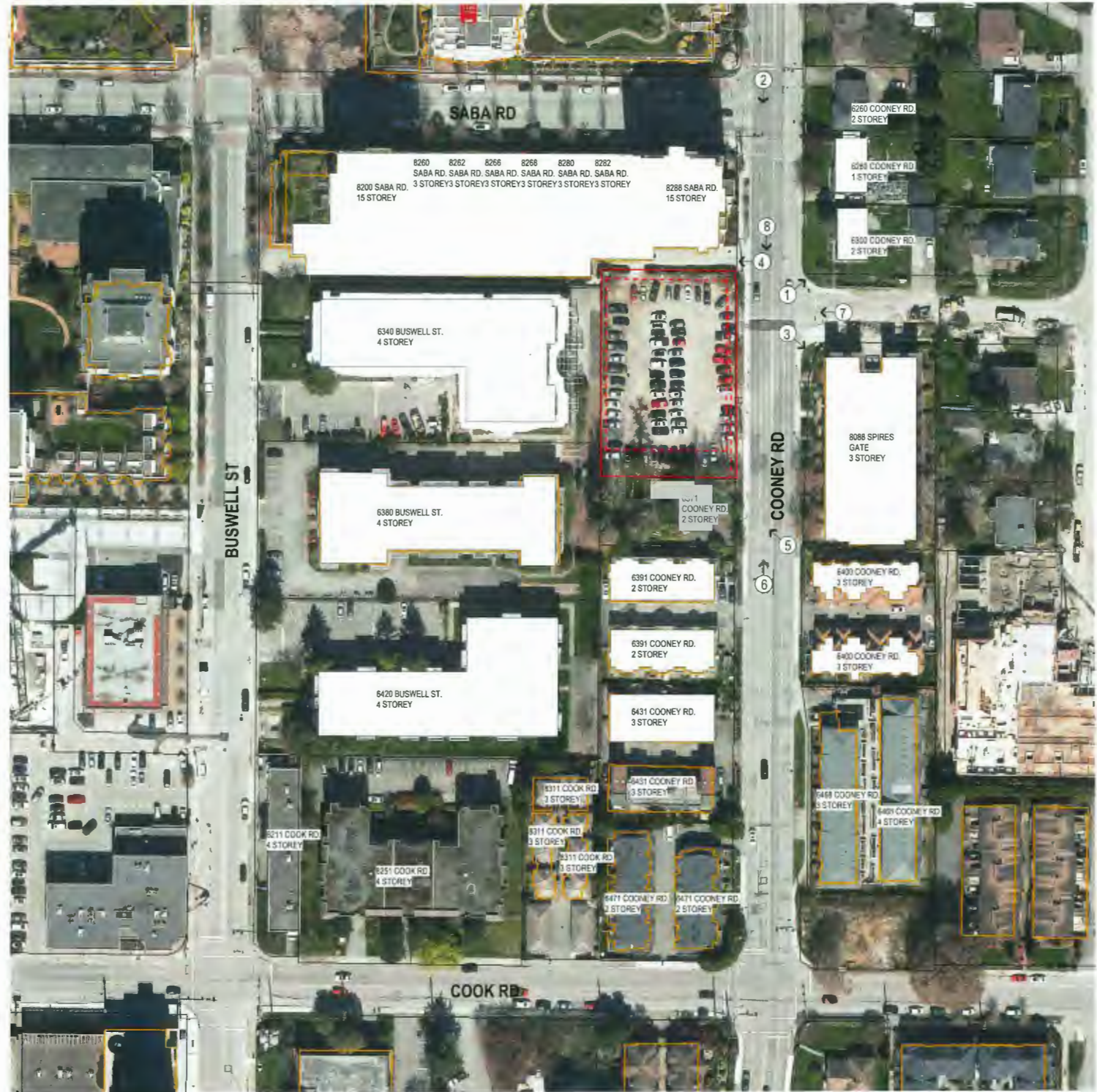
VIEW 6



VIEW 7



VIEW 8



1 CONTEXT PLAN
A-201 SCALE: 1:750

September 5, 2023
DP 22-023105
Plan # 6

16	2023.08.18	ISSUED FOR DEVELOPMENT PERMIT
15	2023.04.17	ISSUED FOR DEVELOPMENT PERMIT
14	2023.02.14	ISSUED FOR GENERAL COMPLIANCE REVISION
13	2022.12.21	ISSUED FOR CD REVIEW
12	2022.12.01	ISSUED FOR BUILDING PERMIT
11	2022.11.10	ISSUED FOR 75% CD
10	2022.10.24	CD PROGRESS SET
9	2022.09.16	ISSUED FOR GENERAL COMPLIANCE APPLICATION
8	2022.08.24	CD IN PROGRESS
7	2022.07.15	100% DESIGN DEVELOPMENT REVISION
6	2022.05.26	ISSUED FOR 100% DESIGN DEVELOPMENT
5	2022.05.04	ISSUED FOR MARKET UNIT
4	2022.03.30	ISSUED FOR 50% DESIGN DEVELOPMENT
3	2022.02.16	STRUCTURAL COORDINATION
2	2022.02.11	UNIT REVISIONS
1	2021.12.17	ISSUED FOR SCHEMATIC DESIGN
REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE

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PROJECT

6333 COONEY ROAD

6333 COONEY ROAD, RICHMOND, B.C.

DRAWING TITLE

CONTEXT PLAN

DRAWING ISSUE

ISSUED FOR DEVELOPMENT
PERMIT

PROJECT NO.	PLOT DATE	2023-08-18	DRAWN	Author
230240	SCALE	1:750	REVIEWED	Checker

DRAWING NO.	16
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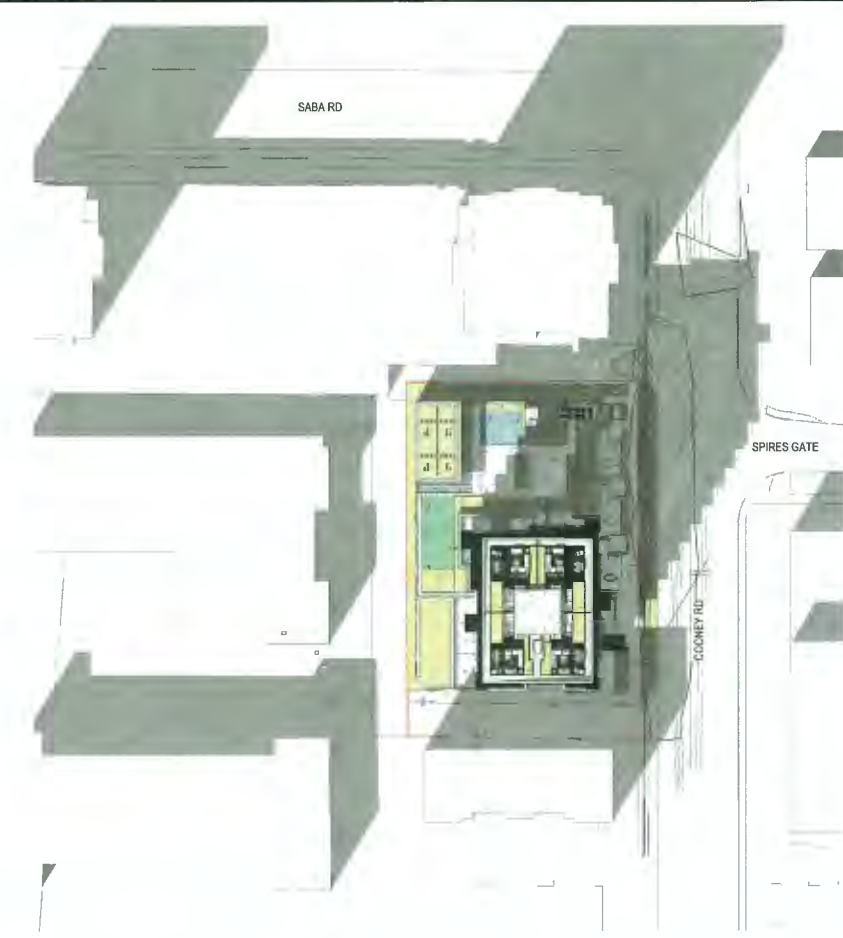
A-006



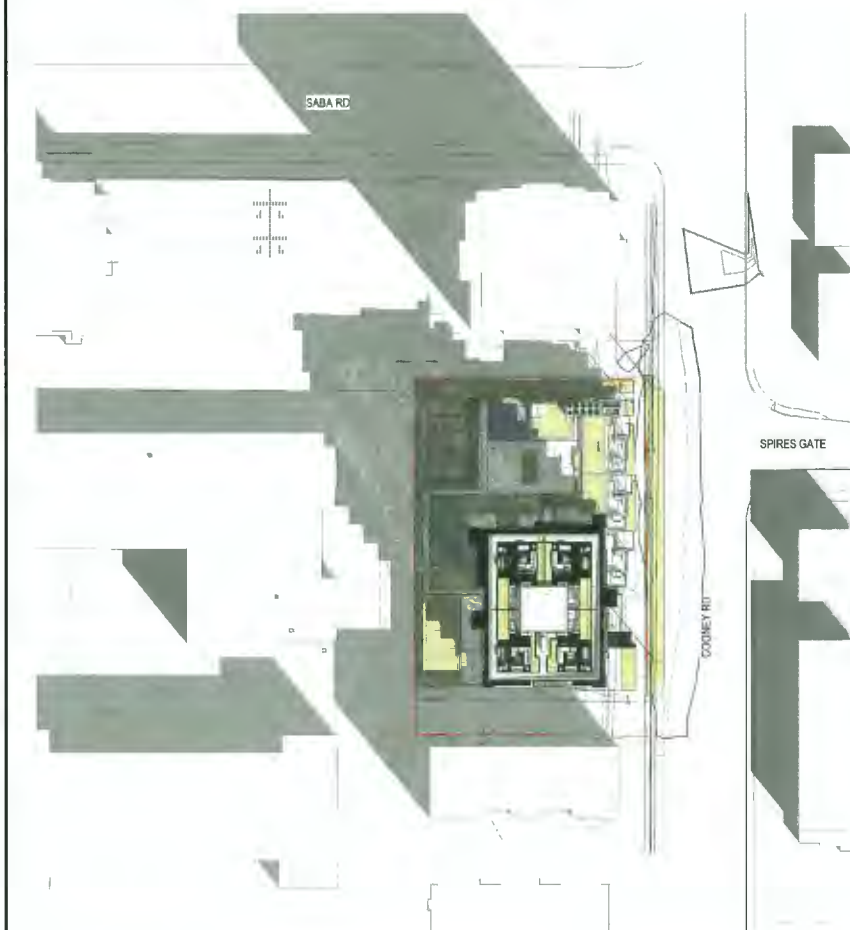
1 MAR 20 10AM
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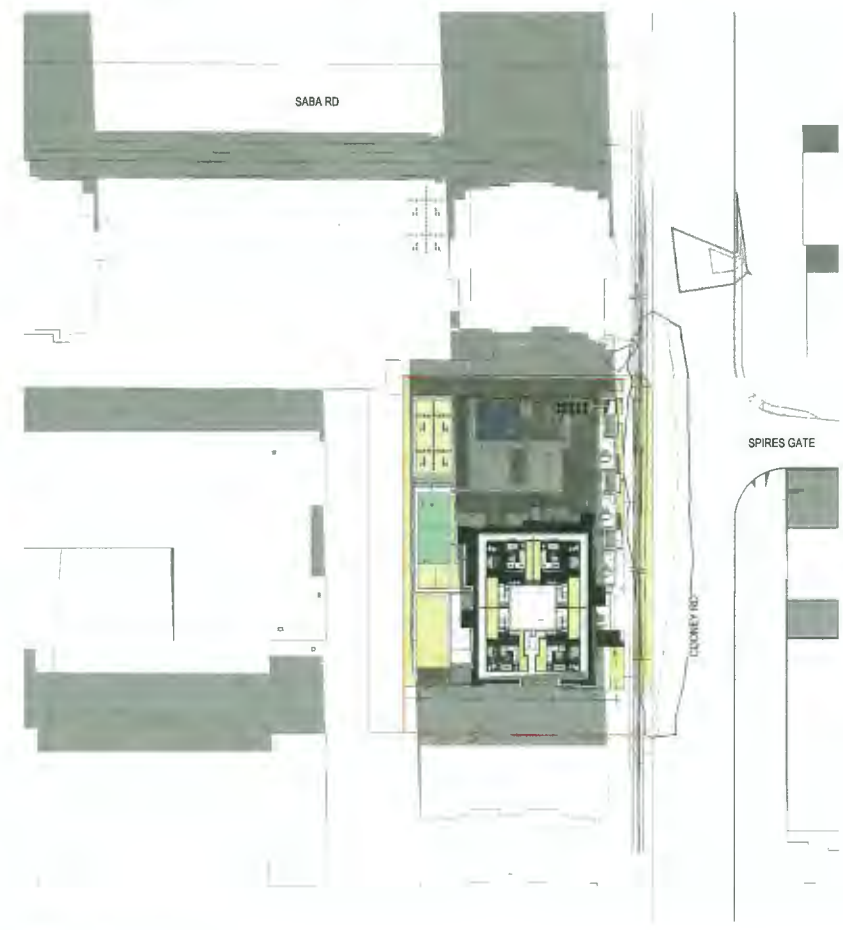
2 MAR 20 12PM
SCALE:



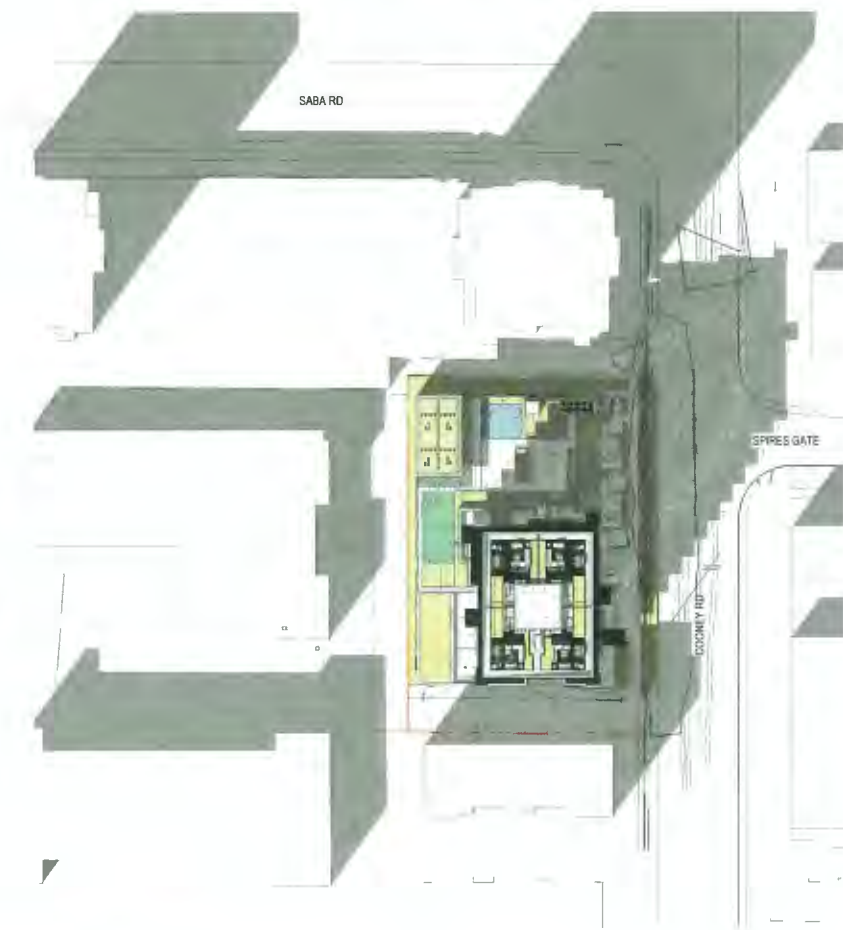
3 MAR 20 2PM
SCALE:



4 SEP 22 10AM
SCALE:



5 SEP 22 12PM
SCALE:



6 SEP 22 2PM
SCALE:

September 5, 2023
DP 22-023105
Plan # 7

REV	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
15	2023 04 17	ISSUED FOR DEVELOPMENT PERMIT	
14	2023 02 14	ISSUED FOR GENERAL COMPLIANCE REVISION	
13	2022 12 21	ISSUE FOR CO REVIEW	
12	2022 12 01	ISSUE FOR BUILDING PERMIT	
11	2022 11 10	ISSUE FOR 75% CD	
10	2022 10 24	CD PROGRESS SET	
9	2022 09 16	ISSUED FOR GENERAL COMPLIANCE APPLICATION	
8	2022 08 24	CD IN PROGRESS	
7	2022 07 15	100% DESIGN DEVELOPMENT REVISION	
6	2022 05 26	ISSUED FOR 100% DESIGN DEVELOPMENT	
5	2022 05 04	ISSUED FOR MARKET UNIT	
4	2022 03 30	ISSUED FOR 50% DESIGN DEVELOPMENT	
3	2022 02 16	STRUCTURAL COORDINATION	
2	2022 02 11	UNIT REVISIONS	
1	2021 12 17	ISSUED FOR SCHEMATIC DESIGN	

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PROJECT

6333 COONEY ROAD

6333 COONEY ROAD, RICHMOND, B.C.

DRAWING TITLE

SHADOW STUDIES

DRAWING ISSUE

**ISSUED FOR DEVELOPMENT
PERMIT**

PROJECT NO.

230240

PLOT DATE

2023-04-18

DRAWN

Author

SCALE

REVIEWED

Checker

DRAWING NO.

A-007

REVISION

15



PERSPECTIVE @ TOWER ENTRANCE VIEW 1



PERSPECTIVE @ TOWNHOUSES NORTH-EAST VIEW



PERSPECTIVE @ NORTH-EAST TOWNHOUSE VIEW 3



PERSPECTIVE @ SOUTH-EAST TOWNHOUSE VIEW 4



17	2023.08.31	ISSUED FOR DEVELOPMENT PERMIT
16	2023.08.09	ISSUED FOR DEVELOPMENT PERMIT
15	2023.06.17	ISSUED FOR DEVELOPMENT PERMIT
14	2023.02.14	ISSUED FOR GENERAL COMPLIANCE REVIEW
13	2023.12.27	ISSUE FOR 10% DESIGN
12	2023.12.01	ISSUE FOR BUILDING PERMIT
11	2023.11.30	ISSUE FOR 10% L.D.
10	2023.10.24	10% PROGRESS SET
9	2023.08.10	ISSUED FOR GENERAL COMPLIANCE APPLICATION
8	2023.06.28	10% DESIGN REVIEW
7	2023.07.13	10% DESIGN REVIEW
6	2023.06.25	ISSUED FOR 10% DESIGN DEVELOPMENT
5	2023.06.14	ISSUED FOR MARKET UNIT
4	2023.03.30	ISSUED FOR 10% DESIGN DEVELOPMENT
3	2023.02.10	STRUCTURAL CONSULTATION
2	2023.02.11	UNIT REVIEW
1	2023.10.17	ISSUED FOR SCHEMATIC DESIGN
REV	YYYY-MM-DD	REVISION (DRAWING) ISSUE

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PROJECT	6333 COONEY ROAD
	6333 COONEY ROAD, RICHMOND, B.C.
DRAWING TITLE	COONEY ROAD STREETSCAPE
DRAWING ISSUE	ISSUED FOR DEVELOPMENT PERMIT
PROJECT NO.	230240
PLOT DATE	2023-08-31
SCALE	1:100
DRAWN	Author
REVIEWED	Checker
DRAWING NO.	A-008
REVISION	17

September 5, 2023
DP 22-023105
Plan # 9

REV	DATE	DESCRIPTION	BY	CHKD
18	2023.08.21	ISSUED FOR DEVELOPMENT PERMIT		
17	2023.08.18	ISSUED FOR DEVELOPMENT PERMIT		
16	2023.06.09	ISSUED FOR DEVELOPMENT PERMIT		
15	2023.04.17	ISSUED FOR DEVELOPMENT PERMIT		
14	2023.02.14	ISSUED FOR GENERAL COMPLIANCE REVISION		
13	2022.12.21	ISSUE FOR CD REVIEW		
12	2022.12.01	ISSUE FOR BUILDING PERMIT		
11	2022.11.10	ISSUE FOR 75% CD		
10	2022.10.24	CD PROGRESS SET		
9	2022.09.16	ISSUED FOR GENERAL COMPLIANCE APPLICATION		
8	2022.08.24	CD IN PROGRESS		
7	2022.07.15	100% DESIGN DEVELOPMENT REVISION		
6	2022.05.28	ISSUED FOR 100% DESIGN DEVELOPMENT		
5	2022.05.04	ISSUED FOR MARKET UNIT		
4	2022.03.30	ISSUED FOR 50% DESIGN DEVELOPMENT		
3	2022.02.16	STRUCTURAL COORDINATION		
2	2022.02.11	UNIT REVISIONS		
1	2021.12.17	ISSUED FOR SCHEMATIC DESIGN		
REV	YYYY-MM-DD	REVISION / DRAWING ISSUE		REVIEW

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PROJECT

6333 COONEY ROAD

6333 COONEY ROAD, RICHMOND, B.C.

DRAWING TITLE

SITE PLAN

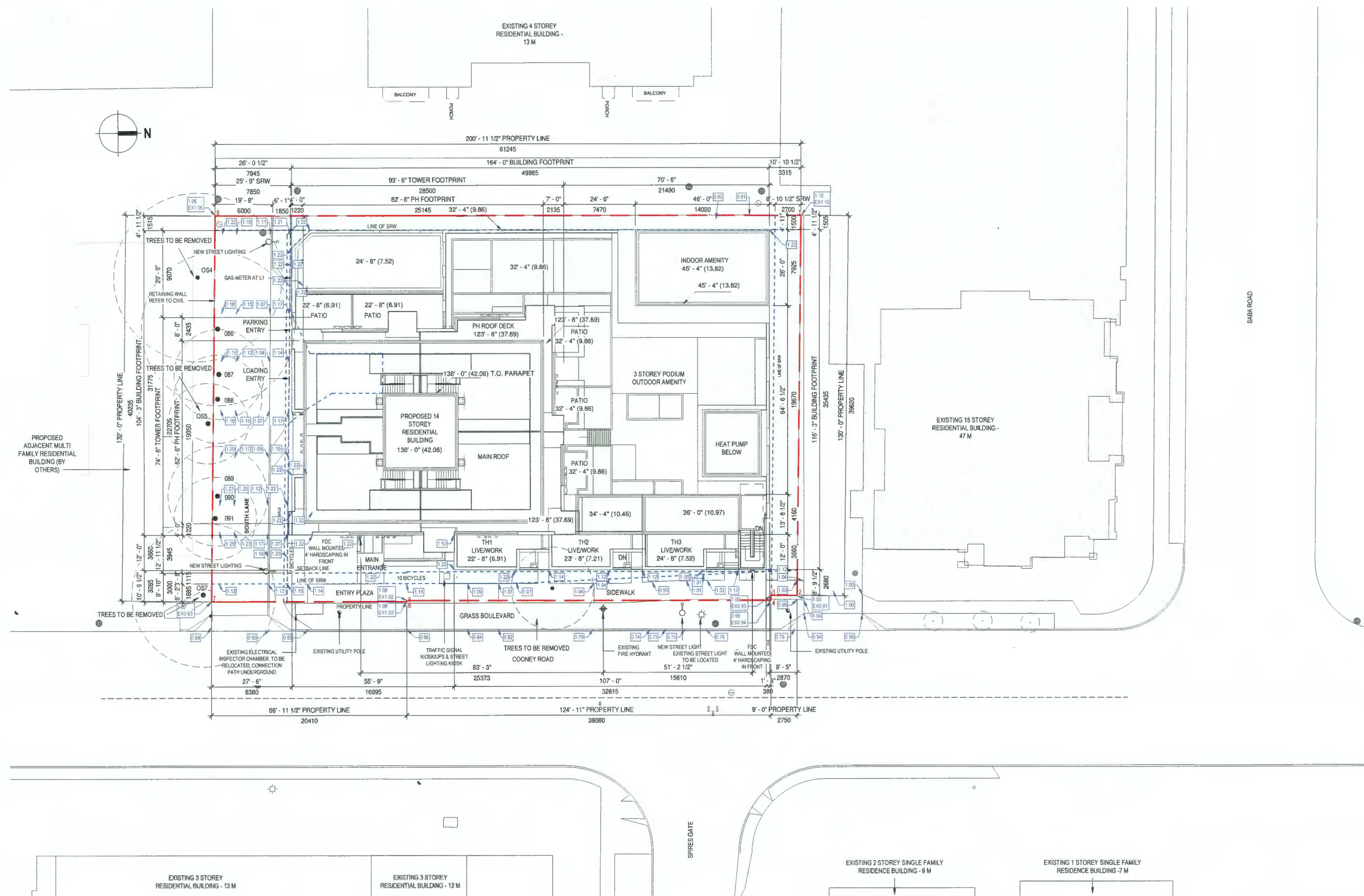
DRAWING ISSUE

ISSUED FOR DEVELOPMENT
PERMIT

PROJECT NO.	PLAT DATE	2023-08-21	DRAWN	Author
230240	SCALE	1 : 200	REVIEWED	Checker
DRAWING NO.				REVISION

A-101

18

1 SV SITE PLAN
A-201 SCALE: 1:200

EXISTING AVERAGE GRADING (METRIC)					
1-2	(1.10 + 0.91)	/2= 1.01	x 39635.00	=	39633.18
2-3	(0.91 + 0.93)	/2= 0.92	x 2743.00	=	2523.56
3-4	(0.93 + 0.94)	/2= 0.94	x 500.00	=	467.50
4-5	(0.94 + 1.02)	/2= 0.98	x 38074.00	=	37312.52
5-6	(1.02 + 1.02)	/2= 1.02	x 110.00	=	112.20
6-7	(1.02 + 0.83)	/2= 0.93	x 20410.00	=	18879.25
7-8	(0.83 + 1.06)	/2= 0.95	x 40234.00	=	38021.13
8-1	(1.06 + 1.10)	/2= 1.08	x 61247.00	=	66146.76
			202953.00		203296.10
EXISTING AVERAGE GRADING (METRIC)					1.00

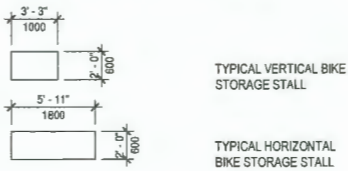
DESIGNED AVERAGE GRADING (METRIC)					
1-2	(1.10 + 1.00)	/2= 1.05	x 39635.00	=	41616.75
2-3	(1.00 + 1.00)	/2= 1.00	x 2743.00	=	2743.00
3-4	(1.00 + 0.99)	/2= 1.00	x 500.00	=	497.50
4-5	(0.99 + 1.08)	/2= 1.04	x 38074.00	=	39406.59
5-6	(1.08 + 1.08)	/2= 1.08	x 110.00	=	118.80
6-7	(1.08 + 1.07)	/2= 1.08	x 20410.00	=	21940.75
7-8	(1.07 + 1.06)	/2= 1.07	x 40234.00	=	42849.21
8-1	(1.06 + 1.10)	/2= 1.08	x 61247.00	=	66146.76
			202953.00		215319.36
DESIGNED AVERAGE GRADING (METRIC)					1.06

PARKING SCHEDULE - OVERALL		
LAND	PARKING TYPE	COUNT
AR	ACCESSIBLE RESIDENT 5500 x 2500	1
AR	ACCESSIBLE RESIDENT 5500 x 3400	1
AV	ACCESSIBLE VISITOR 5500 x 3400	1
RR	REGULAR RESIDENT 5500 x 2500	35
RV	REGULAR VISITOR 5500 x 2500	2
SV	SMALL VISITOR 4600 x 2300	12
SUM		82

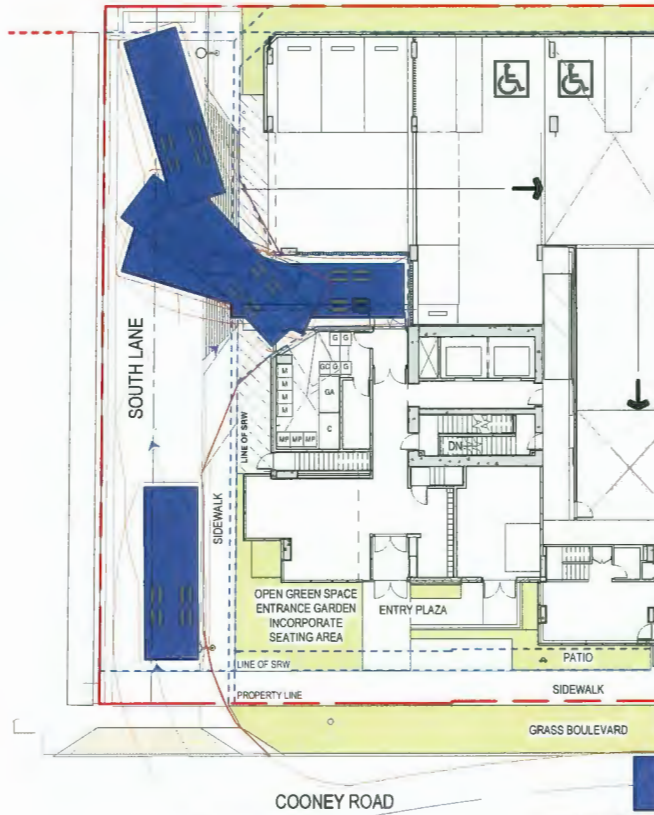
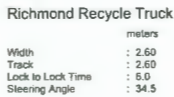
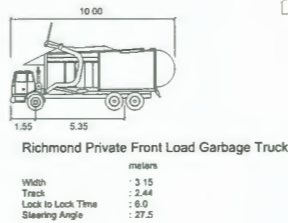
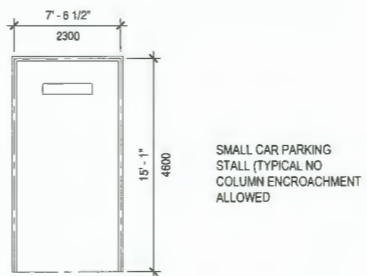
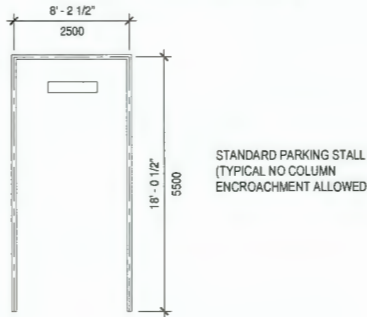
MULTI-FAMILY WASTE ROOM INFORMATION TABLE

SIZE	337 sf (26 sqm)				
LOCATION	GROUND LEVEL @ GRADE				
ACCESS INFORMATION	OPEN TO RESIDENTS 24/7				
NUMBER OF UNITS	81				
BIN TYPE	FOOT PRINT (SQ)	NUMBER OF BINS	COLLECTION SERVICE	WASTE SERVICES PROVIDED	LEGEND
360 L	0.56	4	CITY	MIXED CONTAINERS	M
360 L	0.56	3	CITY	MIXED PAPER	MP
240 L	0.43	4	CITY	GREEN WASTE	G
240 L	0.43	1	CITY	GLASS CONTAINER	GC
3 YD	2.17	1	PRIVATE	CARDBOARD	C
3 YD	2.17	1	PRIVATE	GARBAGE	GA

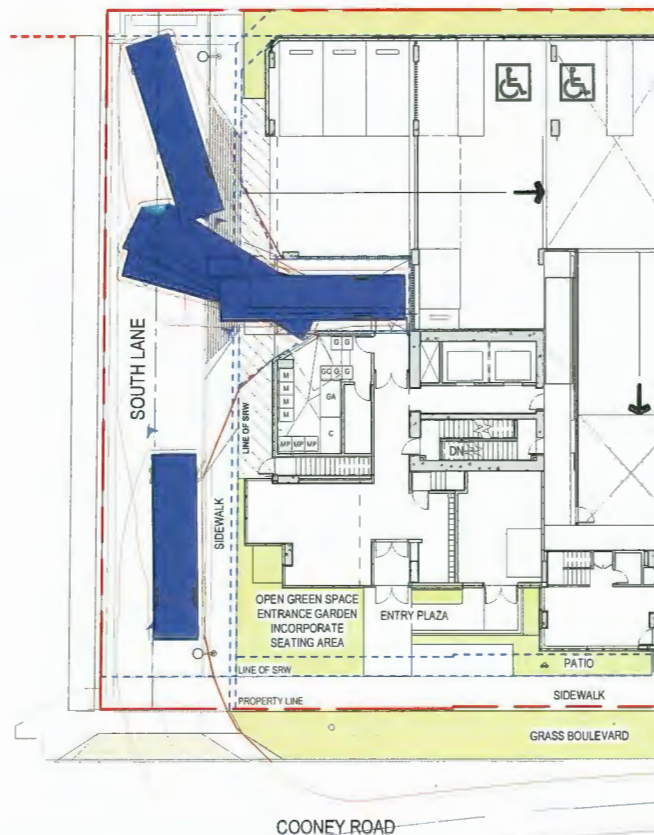
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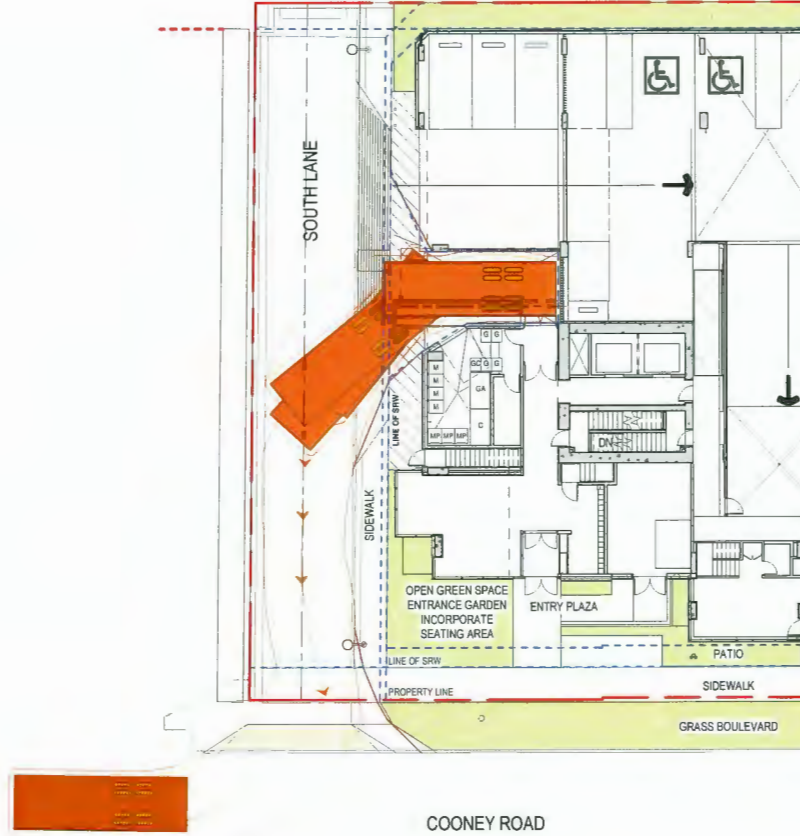
GENERAL PARKING STALLS NOTES:



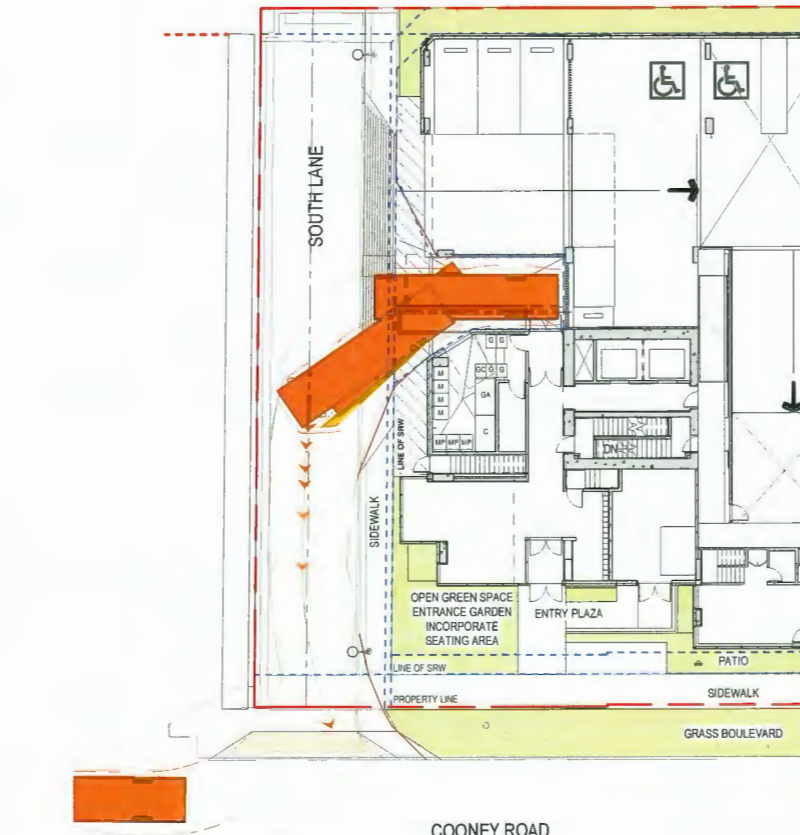
FRONT LOAD GARBAGE TRUCK - IN
SCALE: 1:200



RECYCLE TRUCK - IN
SCALE: 1:200



FRONT LOAD GARBAGE TRUCK - OUT
SCALE: 1:200



RECYCLE TRUCK - OUT
SCALE: 1:200



September 5, 2023
DP 22-023105
Plan # 10

REV	DATE	DESCRIPTION	BY	CHKD
14	2023.04.17	ISSUED FOR DEVELOPMENT PERMIT		
13	2023.02.14	ISSUED FOR GENERAL COMPLIANCE REVISION		
12	2022.12.21	ISSUE FOR CD REVIEW		
11	2022.12.01	ISSUE FOR BUILDING PERMIT		
10	2022.11.10	ISSUE FOR 75% CD		
9	2022.10.24	CD PROGRESS SET		
8	2022.09.16	ISSUED FOR GENERAL COMPLIANCE APPLICATION		
7	2022.08.24	CD IN PROGRESS		
6	2022.05.26	ISSUED FOR 100% DESIGN DEVELOPMENT		
5	2022.05.04	ISSUED FOR MARKET UNIT		
4	2022.03.30	ISSUED FOR 50% DESIGN DEVELOPMENT		
3	2022.02.16	STRUCTURAL COORDINATION		
2	2022.02.11	UNIT REVISIONS		
1	2021.12.17	ISSUED FOR SCHEMATIC DESIGN		
REV	YYYY-MM-DD	REVISION / DRAWING ISSUE		REVIEW

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PROJECT

6333 COONEY ROAD

6333 COONEY ROAD, RICHMOND, B.C.

DRAWING TITLE

TRUCK ACCESS, BIKE STORAGE
NOTE & PARKING NOTES

DRAWING ISSUE

ISSUED FOR DEVELOPMENT
PERMIT

PROJECT NO	PLAT DATE	2023-05-03	DRAWN	Author
230240	SCALE	As indicated	REVIEWED	Checker
DRAWING NO	A-102		14	



September 5, 2023
DP 22-023105
Plan # 11

5	2023.08.21	ISSUED FOR DEVELOPMENT PERMIT	
4	2023.02.14	ISSUED FOR GENERAL COMPLIANCE REVISION	
3	2022.12.01	ISSUE FOR BUILDING PERMIT	
2	2022.11.10	ISSUE FOR 75% CD	
1	2022.10.24	CD PROGRESS SET	
REV	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW

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PROJECT

6333 COONEY ROAD

6333 COONEY ROAD, RICHMOND, B.C.

DRAWING TITLE

LEVEL 1 LOWER FLOOR PLAN

DRAWING ISSUE

ISSUED FOR DEVELOPMENT
PERMIT

PROJECT NO.	PLOT DATE	DRAWN	Author
230240	2023-08-21	REVIEWED	Checker
DRAWING NO.	SCALE	REVISION	
A-121	1:100		

5

1 LEVEL 1 FLOOR PLAN
A-121 SCALE: 1:100

September 5, 2023
DP 22-023105
Plan # 12

NO.	DATE	DESCRIPTION	BY	CHKD
20	2023.08.21	ISSUED FOR DEVELOPMENT PERMIT		
19	2023.08.18	ISSUED FOR DEVELOPMENT PERMIT		
18	2023.08.09	ISSUED FOR DEVELOPMENT PERMIT		
17	2023.04.17	ISSUED FOR DEVELOPMENT PERMIT		
16	2023.02.14	ISSUED FOR GENERAL COMPLIANCE REVISION		
15	2022.12.21	ISSUED FOR CD REVIEW		
14	2022.12.01	ISSUED FOR BUILDING PERMIT		
13	2022.11.10	ISSUED FOR 75% CD		
12	2022.10.24	CD PROGRESS SET		
11	2022.08.16	ISSUED FOR GENERAL COMPLIANCE APPLICATION		
10	2022.08.24	CD IN PROGRESS		
9	2022.08.12	ISSUED FOR UNIT UPDATE		
8	2022.07.15	100% DESIGN DEVELOPMENT REVISION		
7	2022.07.12	ISSUED FOR UNIT UPDATE		
6	2022.05.26	ISSUED FOR 100% DESIGN DEVELOPMENT		
5	2022.05.04	ISSUED FOR MARKET UNIT		
4	2022.03.30	ISSUED FOR 50% DESIGN DEVELOPMENT		
3	2022.02.16	STRUCTURAL COORDINATION		
2	2022.02.11	UNIT REVISIONS		
1	2021.12.17	ISSUED FOR SCHEMATIC DESIGN		
REV	YYYYMMDD	REVISION / DRAWING ISSUE		REVIEW

CONSULTANT

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PROJECT

6333 COONEY ROAD

6333 COONEY ROAD, RICHMOND, B.C.

DRAWING TITLE

LEVEL 1 FLOOR PLAN

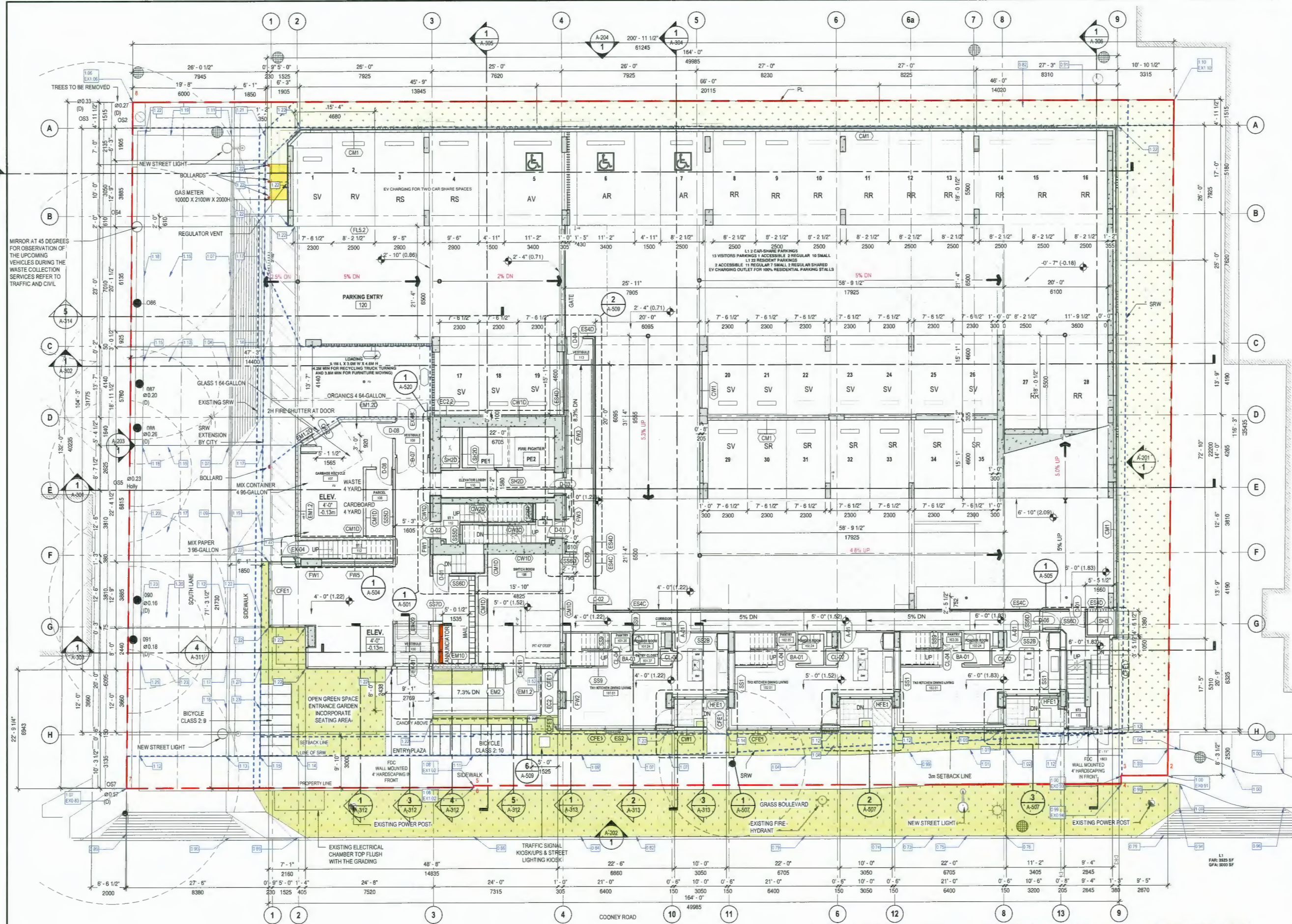
DRAWING ISSUE

ISSUED FOR DEVELOPMENT PERMIT

PROJECT NO.	PLOT DATE	DRAWN	Author
230240	2023-08-21		
	SCALE	REVIEWED	Checker
	1:100		
DRAWING NO.			REVISION
	A-100		

A-122

20



LEVEL 1 FLOOR PLAN
SCALE: 1:100

LEVEL 1 - CAR-SHARE SCHEDULE

TYPE	AREA (SQ FT)	COUNT
RS REGULAR SHARED 5500 x 2900	2	2
TOTAL		2

LEVEL 1 - RESIDENT PARKING SCHEDULE

TYPE	AREA (SQ FT)	COUNT
AR ACCESSIBLE RESIDENT 5500 x 2500	1	1
RR REGULAR RESIDENT 5500 x 2500	11	11
SR SMALL RESIDENT 4600 x 2300	6	6
TOTAL		19

LEVEL 1 - VISITOR PARKING SCHEDULE

TYPE	AREA (SQ FT)	COUNT
AV ACCESSIBLE VISITOR 5500 x 3400	1	1
RV REGULAR VISITOR 5500 x 2500	12	12
SV SMALL VISITOR 4600 x 2300	14	14
TOTAL		27



September 5, 2023
DP 22-023105
Plan # 13

18	2023.06.09	ISSUED FOR DEVELOPMENT PERMIT	
17	2023.04.17	ISSUED FOR DEVELOPMENT PERMIT	
16	2023.02.14	ISSUED FOR GENERAL COMPLIANCE REVISION	
15	2022.12.21	ISSUE FOR CD REVIEW	
14	2022.12.01	ISSUE FOR BUILDING PERMIT	
13	2022.11.10	ISSUE FOR 75% CD	
12	2022.10.24	CD PROGRESS SET	
11	2022.09.16	ISSUED FOR GENERAL COMPLIANCE APPLICATION	
10	2022.08.24	CD IN PROGRESS	
9	2022.08.12	ISSUED FOR UNIT UPDATE	
8	2022.07.15	100% DESIGN DEVELOPMENT REVISION	
7	2022.07.12	ISSUE FOR UNIT UPDATE	
6	2022.05.26	ISSUED FOR 100% DESIGN DEVELOPMENT	
5	2022.05.04	ISSUED FOR MARKET UNIT	
4	2022.03.30	ISSUED FOR 50% DESIGN DEVELOPMENT	
3	2022.02.16	STRUCTURAL COORDINATION	
2	2022.02.11	UNIT REVISIONS	
1	2021.12.17	ISSUED FOR SCHEMATIC DESIGN	
REV	YYYYMMDD	REVISION / DRAWING ISSUE	REVIEW

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PROJECT

6333 COONEY ROAD

6333 COONEY ROAD, RICHMOND, B.C.

DRAWING TITLE

LEVEL 2 FLOOR PLAN

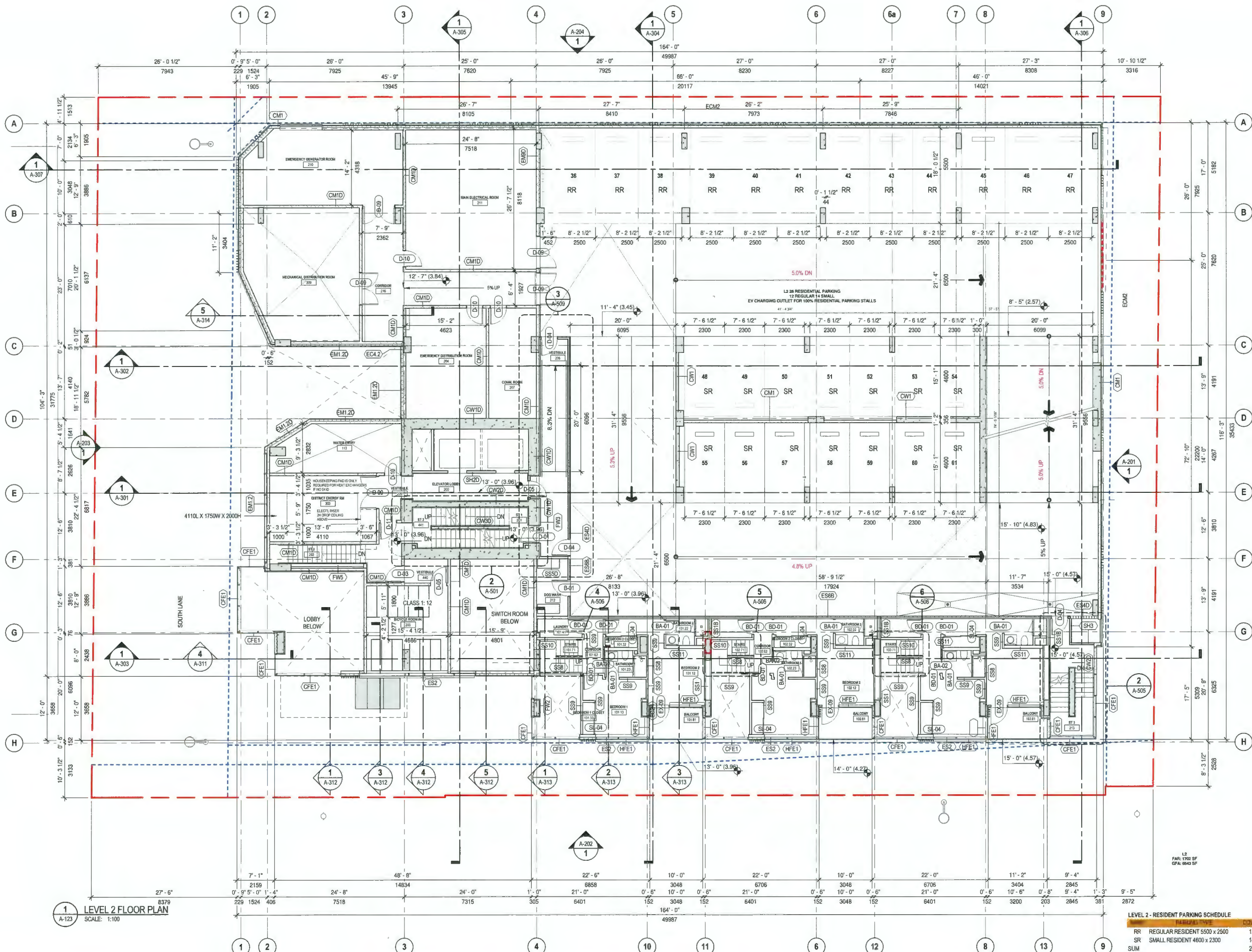
DRAWING ISSUE

**ISSUED FOR DEVELOPMENT
PERMIT**

PROJECT NO.	PLOT DATE	DRAWN	Author
230240	2023-06-09		
SCALE	1:100	REVIEWED	Checker
DRAWING NO.			REVISION

A-123

18



LEVEL 2 - RESIDENT PARKING SCHEDULE

RR	REGULAR RESIDENT 5500 x 2500	12
SR	SMALL RESIDENT 4600 x 2300	14
SUM		26



September 5, 2023
DP 22-023105
Plan # 14

20	2023.08.21	ISSUED FOR DEVELOPMENT PERMIT
19	2023.08.14	ISSUED FOR DEVELOPMENT PERMIT
18	2023.06.09	ISSUED FOR DEVELOPMENT PERMIT
17	2023.04.17	ISSUED FOR DEVELOPMENT PERMIT
16	2023.02.14	ISSUED FOR GENERAL COMPLIANCE REVISION
15	2022.12.21	ISSUE FOR CD REVIEW
14	2022.12.01	ISSUE FOR BUILDING PERMIT
13	2022.11.10	ISSUE FOR 75% CD
12	2022.10.24	CD IN PROGRESS SET
11	2022.09.16	ISSUED FOR GENERAL COMPLIANCE APPLICATION
10	2022.08.24	CD IN PROGRESS
9	2022.08.12	ISSUED FOR UNIT UPDATE
8	2022.07.15	100% DESIGN DEVELOPMENT REVISION
7	2022.07.12	ISSUE FOR UNIT UPDATE
6	2022.05.26	ISSUED FOR 100% DESIGN DEVELOPMENT
5	2022.05.04	ISSUED FOR MARKET UNIT
4	2022.03.30	ISSUED FOR 50% DESIGN DEVELOPMENT
3	2022.02.16	STRUCTURAL COORDINATION
2	2022.02.11	UNIT REVISIONS
1	2021.12.17	ISSUED FOR SCHEMATIC DESIGN

REVISION / DRAWING ISSUE

REVIEW

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PROJECT

6333 COONEY ROAD

6333 COONEY ROAD, RICHMOND, B.C.

DRAWING TITLE

LEVEL 3 FLOOR PLAN

DRAWING ISSUE

ISSUED FOR DEVELOPMENT
PERMIT

PROJECT NO.

230240

PLOT DATE

2023-08-21

DRAWN

Author

SCALE

1:100

REVIEWED

Checker

REVISION

20

A-124

LEVEL 3 FLOOR PLAN
SCALE: 1:100

LEVEL 3- RESIDENT PARKING SCHEDULE

SUM

RR

REGULAR RESIDENT 5500 x 2500

12

SR

SMALL RESIDENT 4600 x 2300

9

SUM

21



September 5, 2023
DP 22-023105
Plan # 15

REV	DATE	DESCRIPTION	BY	CHKD
20	2023.08.21	ISSUED FOR DEVELOPMENT PERMIT		
19	2023.08.14	ISSUED FOR DEVELOPMENT PERMIT		
18	2023.06.09	ISSUED FOR DEVELOPMENT PERMIT		
17	2023.04.17	ISSUED FOR DEVELOPMENT PERMIT		
16	2023.02.14	ISSUED FOR GENERAL COMPLIANCE REVISION		
15	2022.12.21	ISSUE FOR CD REVIEW		
14	2022.12.01	ISSUE FOR BUILDING PERMIT		
13	2022.11.10	ISSUE FOR 75% CD		
12	2022.10.24	CD PROGRESS SET		
11	2022.08.16	ISSUED FOR GENERAL COMPLIANCE APPLICATION		
10	2022.08.24	CD IN PROGRESS		
9	2022.08.12	ISSUED FOR UNIT UPDATE		
8	2022.07.15	100% DESIGN DEVELOPMENT REVISION		
7	2022.07.12	ISSUE FOR UNIT UPDATE		
6	2022.05.26	ISSUED FOR 100% DESIGN DEVELOPMENT		
5	2022.05.04	ISSUED FOR MARKET UNIT		
4	2022.03.30	ISSUED FOR 50% DESIGN DEVELOPMENT		
3	2022.02.16	STRUCTURAL COORDINATION		
2	2022.02.11	UNIT REVISIONS		
1	2021.12.17	ISSUED FOR SCHEMATIC DESIGN		
REV	YYYY-MM-DD	REVISION / DRAWING ISSUE		REVIEW

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PROJECT

6333 COONEY ROAD

6333 COONEY ROAD, RICHMOND, B.C.

DRAWING TITLE

LEVEL 3 ENLARGED FLOOR PLAN

DRAWING ISSUE

ISSUED FOR DEVELOPMENT
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PROJECT NO.

230240

PLOT DATE

2023-08-21

DRAWN

Author

SCALE

1 : 50

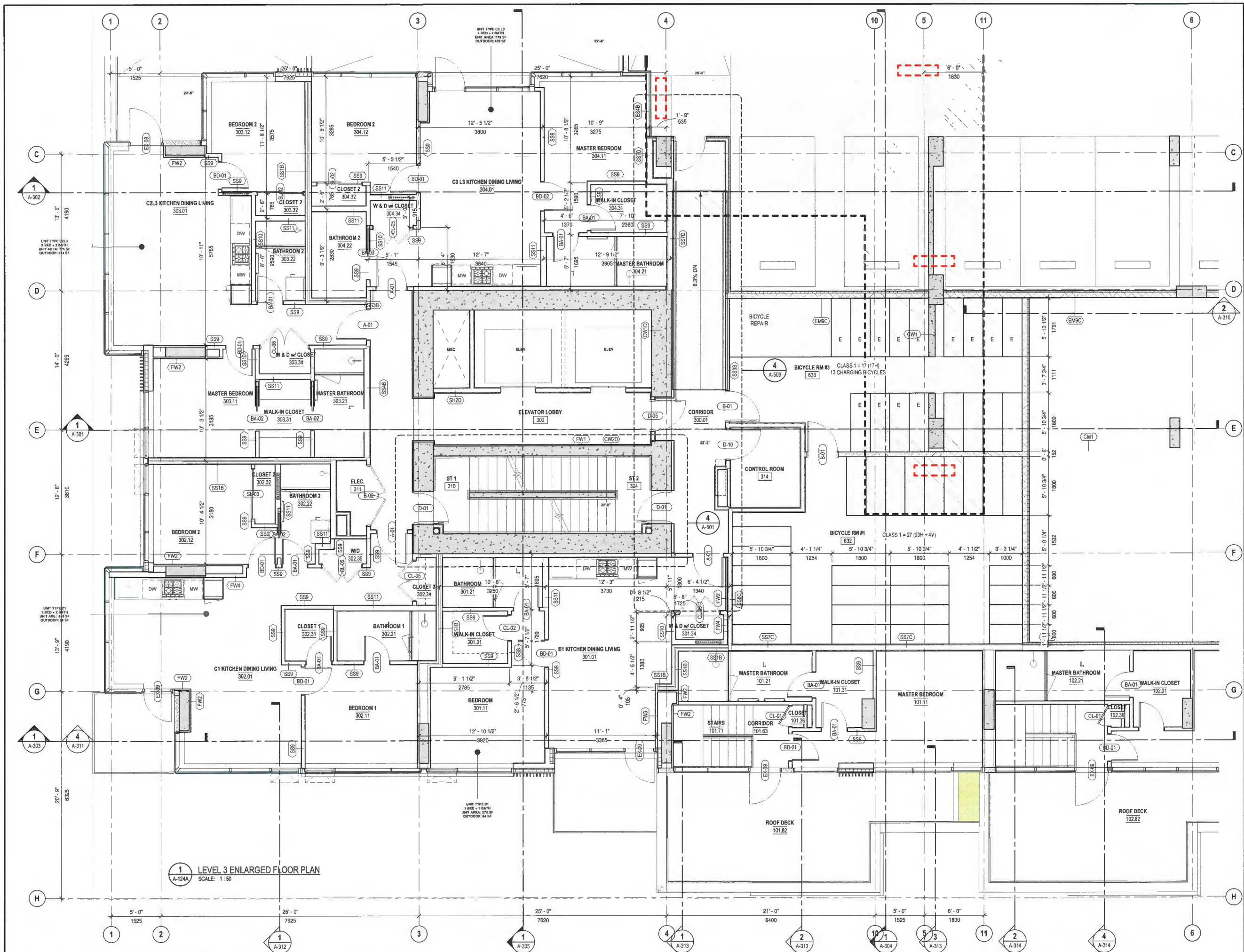
REVIEWED

Checker

DRAWING NO.

A-124A

20



1 LEVEL 3 ENLARGED FLOOR PLAN
A-124A SCALE: 1:50



September 5, 2023
DP 22-023105
Plan # 16

19	2023.08.14	ISSUED FOR DEVELOPMENT PERMIT	
18	2023.05.09	ISSUED FOR DEVELOPMENT PERMIT	
17	2023.04.17	ISSUED FOR DEVELOPMENT PERMIT	
16	2023.02.14	ISSUED FOR GENERAL COMPLIANCE REVIEW	
15	2022.12.21	ISSUE FOR CD REVIEW	
14	2022.12.01	ISSUE FOR BUILDING PERMIT	
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6	2022.05.26	ISSUED FOR 100% DESIGN DEVELOPMENT	
5	2022.05.04	ISSUED FOR MARKET UNIT	
4	2022.03.30	ISSUED FOR 50% DESIGN DEVELOPMENT	
3	2022.02.16	STRUCTURAL COORDINATION	
2	2022.02.11	UNIT REVISIONS	
1	2021.12.17	ISSUED FOR SCHEMATIC DESIGN	
REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW

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PROJECT

6333 COONEY ROAD

6333 COONEY ROAD, RICHMOND, B.C.

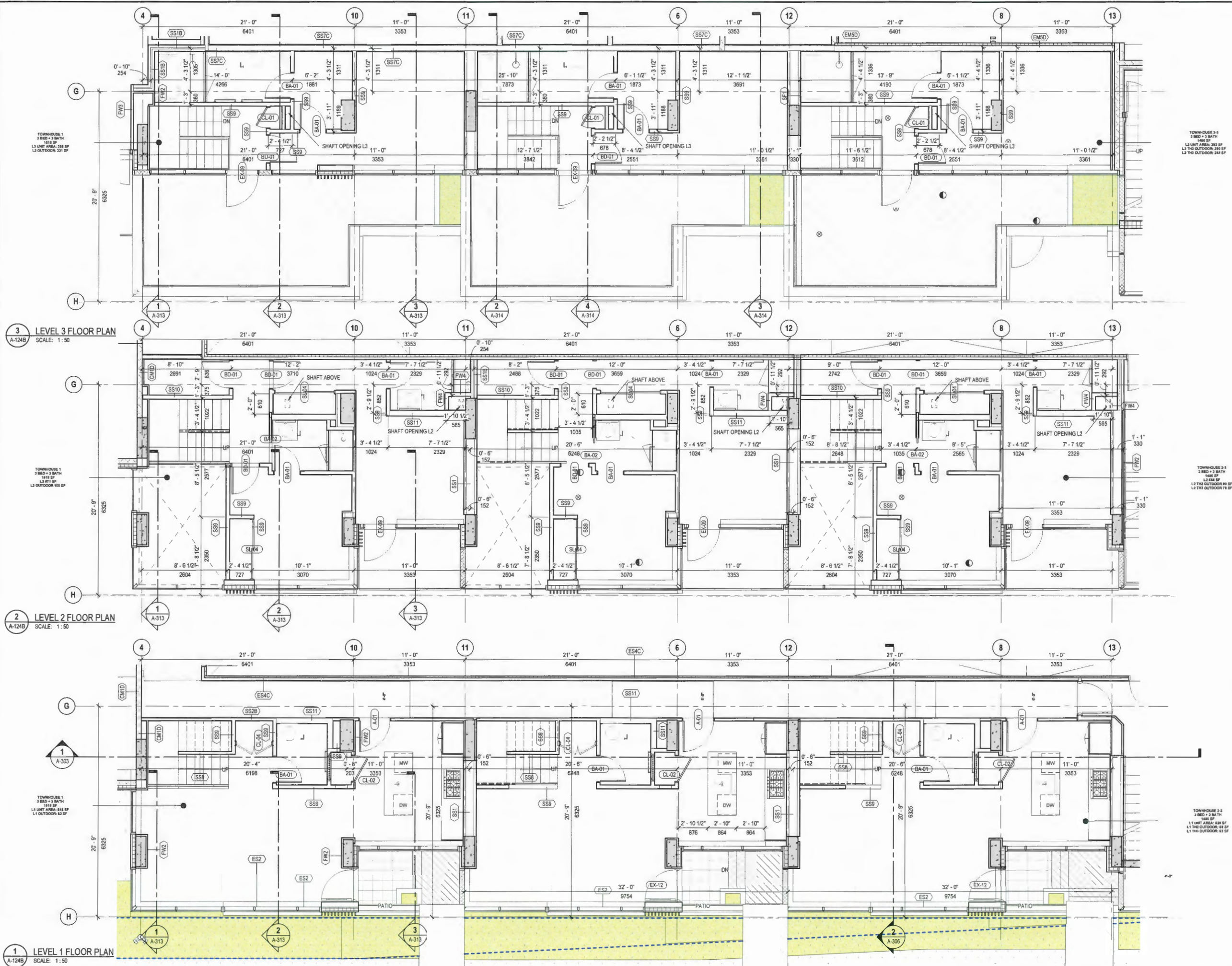
DRAWING TITLE

TOWNHOUSE ENLARGED PLANS

DRAWING ISSUE

**ISSUED FOR DEVELOPMENT
PERMIT**

PROJECT NO.	PLOT DATE	2023-08-14	DRAWN	Author
230240	SCALE	1:50	REVIEWED	Checker
DRAWING NO.				REVISION
A-124B				19



September 5, 2023
DP 22-023105
Plan # 17

REV	DATE	DESCRIPTION	BY	CHK
18	2023.06.09	ISSUED FOR DEVELOPMENT PERMIT		
17	2023.04.17	ISSUED FOR DEVELOPMENT PERMIT		
16	2023.02.14	ISSUED FOR GENERAL COMPLIANCE REVISION		
15	2022.12.21	ISSUE FOR CD REVIEW		
14	2022.12.01	ISSUE FOR BUILDING PERMIT		
13	2022.11.10	ISSUE FOR 75% CD		
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10	2022.08.24	CD IN PROGRESS		
9	2022.08.12	ISSUED FOR UNIT UPDATE		
8	2022.07.15	100% DESIGN DEVELOPMENT REVISION		
7	2022.07.12	ISSUE FOR UNIT UPDATE		
6	2022.05.26	ISSUED FOR 100% DESIGN DEVELOPMENT		
5	2022.05.04	ISSUED FOR MARKET UNIT		
4	2022.03.30	ISSUED FOR 50% DESIGN DEVELOPMENT		
3	2022.02.16	STRUCTURAL COORDINATION		
2	2022.02.11	UNIT REVISIONS		
1	2021.12.17	ISSUED FOR SCHEMATIC DESIGN		
REV	YYYYMMDD	REVISION / DRAWING ISSUE		REVIEW

CONSULTANT

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PROJECT

6333 COONEY ROAD

6333 COONEY ROAD, RICHMOND, B.C.

DRAWING TITLE

LEVEL 4 FLOOR PLAN

DRAWING ISSUE

ISSUED FOR DEVELOPMENT
PERMIT

PROJECT NO.

230240

DRAWING NO.

A-125

18

1 LEVEL 4 FLOOR PLAN
A-201 SCALE: 1:100

L4
FAR: 882 SF
GFA: 7341 SF
7 UNITS
EXEMPTION: 514 SF
ADAPTABLE: 40 SF
STAIR & ELEV. A SHUTTLE 514 SF
SELLABLE 520 SF
EFFICIENCY 78.2%
ORIGINAL DP EFFICIENCY 60.0%



September 5, 2023
DP 22-023105
Plan # 18

REV	DATE	DESCRIPTION	BY	CHKD	APPD
17	2023.04.17	ISSUED FOR DEVELOPMENT PERMIT			
16	2023.02.14	ISSUED FOR GENERAL COMPLIANCE REVIEW			
15	2022.12.21	ISSUE FOR CD REVIEW			
14	2022.12.01	ISSUE FOR BUILDING PERMIT			
13	2022.11.10	ISSUE FOR 75% CD			
12	2022.10.24	CD PROGRESS SET			
11	2022.09.16	ISSUED FOR GENERAL COMPLIANCE APPLICATION			
10	2022.08.24	CD IN PROGRESS			
9	2022.08.12	ISSUED FOR UNIT UPDATE			
8	2022.07.15	100% DESIGN DEVELOPMENT REVISION			
7	2022.07.12	ISSUE FOR UNIT UPDATE			
6	2022.05.26	ISSUED FOR 100% DESIGN DEVELOPMENT			
5	2022.05.04	ISSUED FOR MARKET UNIT			
4	2022.03.30	ISSUED FOR 50% DESIGN DEVELOPMENT			
3	2022.02.11	STRUCTURAL COORDINATION			
2	2022.02.11	UNIT REVISIONS			
1	2021.12.17	ISSUED FOR SCHEMATIC DESIGN			
REV	YYYY-MM-DD	REVISION / DRAWING ISSUE			REVIEW

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PROJECT

6333 COONEY ROAD

6333 COONEY ROAD, RICHMOND, B.C.

DRAWING TITLE

LEVEL 4 ENLARGED FLOOR PLAN

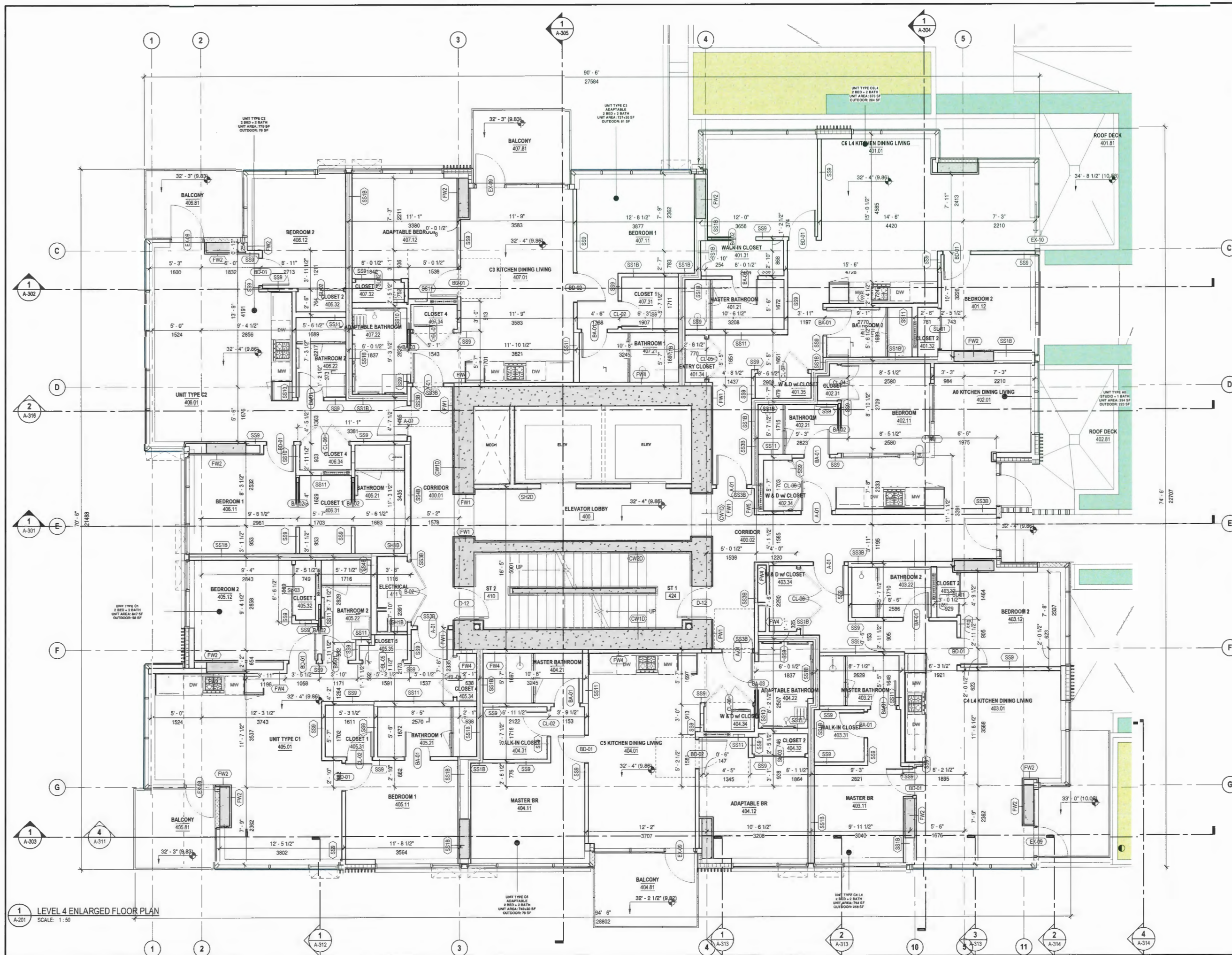
DRAWING ISSUE

**ISSUED FOR DEVELOPMENT
PERMIT**

PROJECT NO.	DATE	2023-04-18	DRAWN	Author
230240	SCALE	1 : 50	REVIEWED	Checker
DRAWING NO.				REVISION

A-125-A

17



LEVEL 4 ENLARGED FLOOR PLAN

SCALE: 1:50



September 5, 2023
DP 22-023105
Plan # 19

REV	DATE	DESCRIPTION	BY	CHKD
18	2023.08.31	ISSUED FOR DEVELOPMENT PERMIT		
17	2023.04.17	ISSUED FOR DEVELOPMENT PERMIT		
16	2023.02.14	ISSUED FOR GENERAL COMPLIANCE REVISION		
15	2022.12.21	ISSUE FOR CD REVIEW		
14	2022.12.01	ISSUE FOR BUILDING PERMIT		
13	2022.11.10	ISSUE FOR 75% CD		
12	2022.10.24	CD PROGRESS SET		
11	2022.09.16	ISSUED FOR GENERAL COMPLIANCE APPLICATION		
10	2022.08.24	CD IN PROGRESS		
9	2022.08.12	ISSUED FOR UNIT UPDATE		
8	2022.07.15	100% DESIGN DEVELOPMENT REVISION		
7	2022.07.12	ISSUE FOR UNIT UPDATE		
6	2022.05.26	ISSUED FOR 100% DESIGN DEVELOPMENT		
5	2022.05.04	ISSUED FOR MARKET UNIT		
4	2022.03.30	ISSUED FOR 50% DESIGN DEVELOPMENT		
3	2022.02.16	STRUCTURAL COORDINATION		
2	2022.02.11	UNIT REVISIONS		
1	2021.12.17	ISSUED FOR SCHEMATIC DESIGN		
REV	YYYY-MM-DD	REVISION / DRAWING ISSUE		REVIEW

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PROJECT

6333 COONEY ROAD

6333 COONEY ROAD, RICHMOND, B.C.

DRAWING TITLE

LEVEL 5-13 FLOOR PLAN

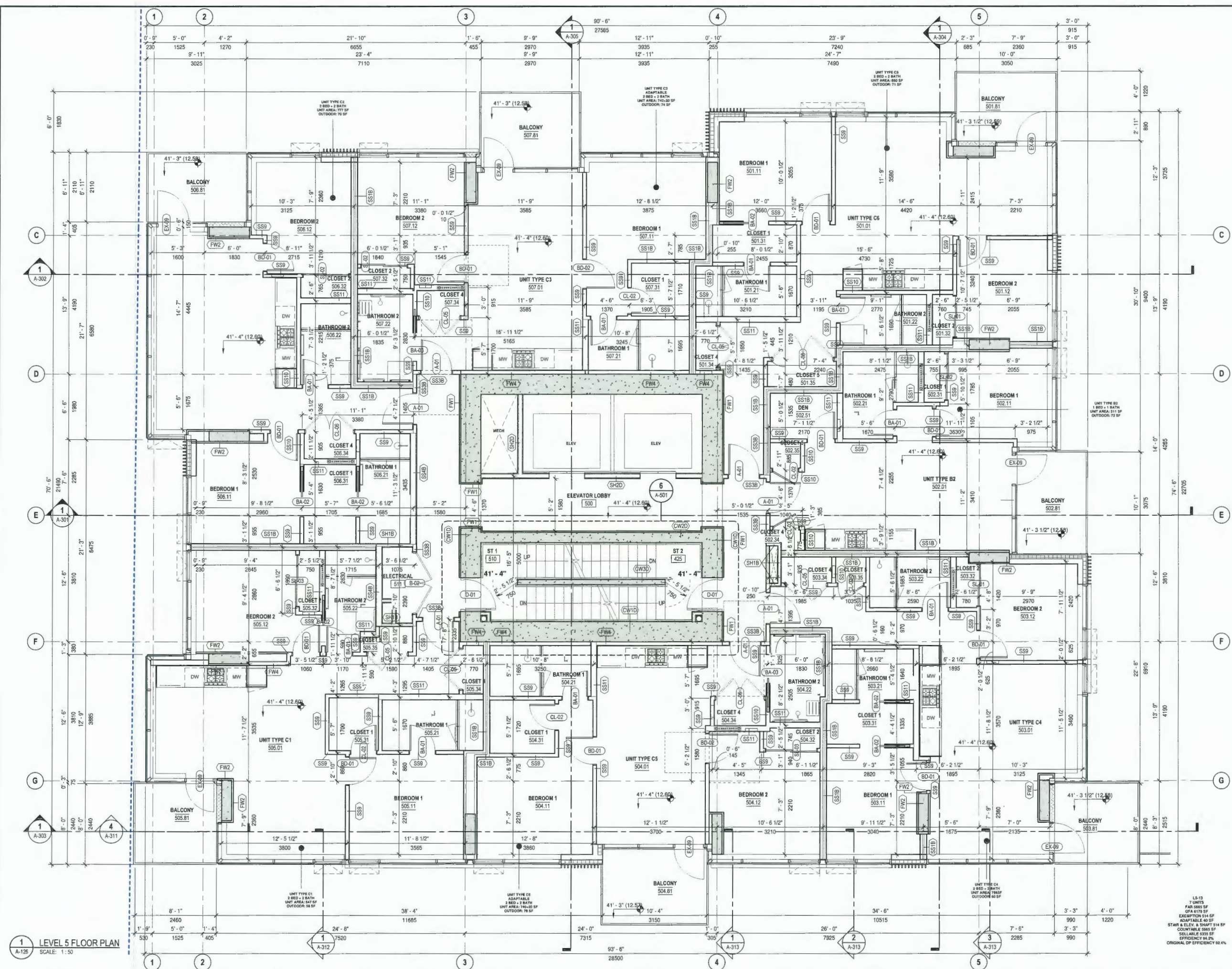
DRAWING ISSUE

ISSUED FOR DEVELOPMENT
PERMIT

PROJECT NO.	PLOT DATE	DRAWN	Author
230240	2023-08-31		

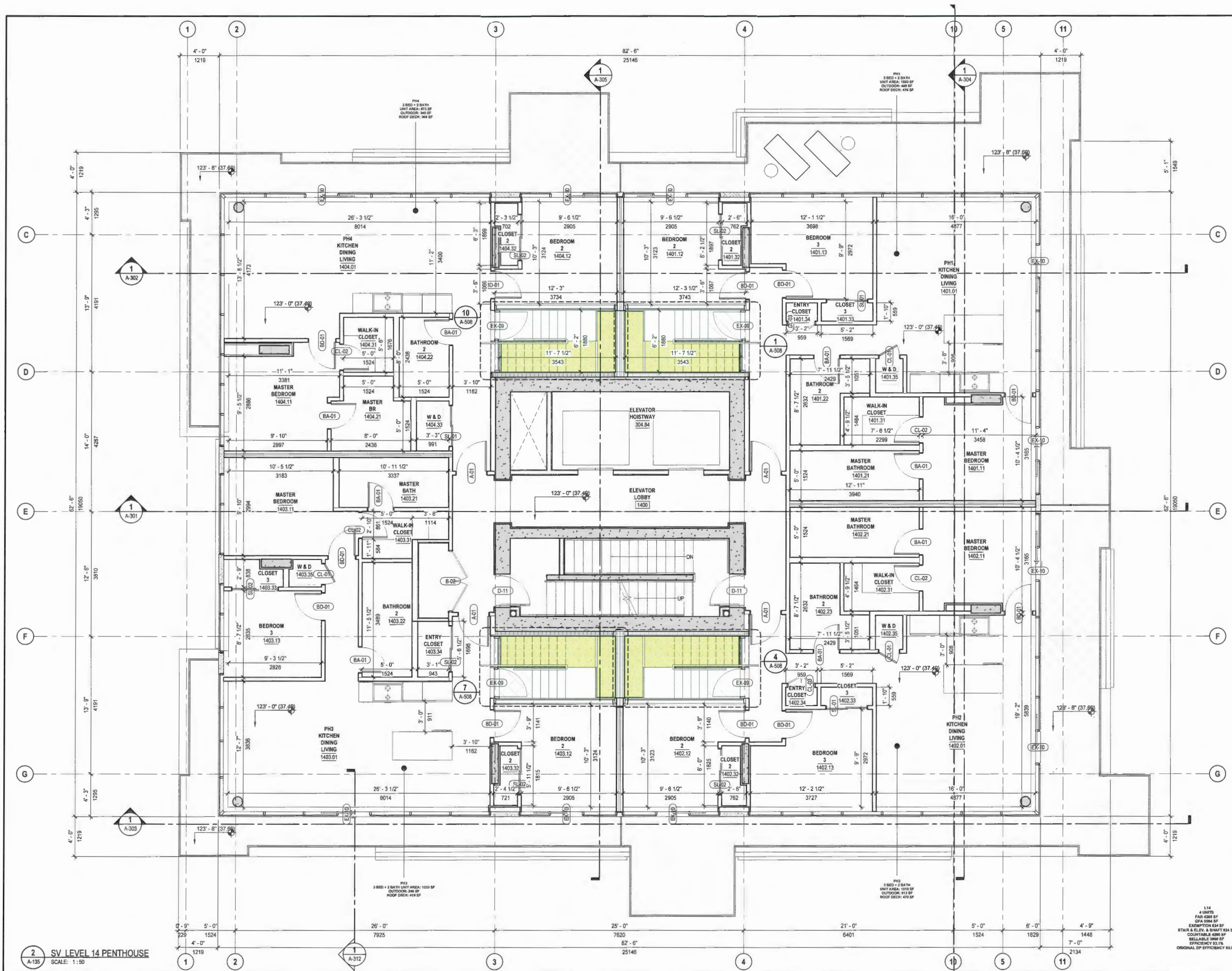
SCALE	1:50	REVIEWED	Checker

DRAWING NO.	REVISION
A-126	18



LEVEL 5 FLOOR PLAN
SCALE: 1:50

LS-13
7 UNITS
FAR 585 SF
GTA 6170 SF
EXEMPTION 0.4 SF
ADAPTABLE 40 SF
STAR & ELEV. & SHAWT 314 SF
COUNTABLE 5965 SF
SELLABLE 5335 SF
EFFICIENCY 86.2%
ORIGINAL DP EFFICIENCY 82.4%



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www.kasian.com

September 5, 2023
DP 22-023105
Plan # 20

REV	DATE	DESCRIPTION	BY	CHKD
17	2023 04 17	ISSUED FOR DEVELOPMENT PERMIT		
16	2023 02 14	ISSUED FOR GENERAL COMPLIANCE REVIEW		
15	2022 12 21	ISSUE FOR CD REVIEW		
14	2022 12 01	ISSUE FOR BUILDING PERMIT		
13	2022 11 10	ISSUE FOR 75% CD		
12	2022 10 24	CD PROGRESS SET		
11	2022 09 15	ISSUED FOR GENERAL COMPLIANCE APPLICATION		
10	2022 08 24	CD IN PROGRESS		
9	2022 08 12	ISSUED FOR UNIT UPDATE		
8	2022 07 15	100% DESIGN DEVELOPMENT REVISION		
7	2022 07 12	ISSUE FOR UNIT UPDATE		
6	2022 05 26	ISSUED FOR 100% DESIGN DEVELOPMENT		
5	2022 05 04	ISSUED FOR MARKET UNIT		
4	2022 03 30	ISSUED FOR 50% DESIGN DEVELOPMENT		
3	2022 02 16	STRUCTURAL COORDINATION		
2	2022 02 11	UNIT REVISIONS		
1	2021 12 17	ISSUED FOR SCHEMATIC DESIGN		
REV	YYYY-MM-DD	REVISION / DRAWING ISSUE		REVIEW

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PROJECT

6333 COONEY ROAD

6333 COONEY ROAD, RICHMOND, B.C.

DRAWING TITLE

LEVEL 14 PENTHOUSE FLOOR PLAN

DRAWING ISSUE

ISSUED FOR DEVELOPMENT
PERMIT

PROJECT NO.

230240

PLAT DATE

2023-04-18

DRAWN

Author

SCALE

1:50

REVIEWED

Checker

REVISION

17

2 SV LEVEL 14 PENTHOUSE
A-135 SCALE: 1:50

L14
4 UNITS
FAR 4360 SF
GFA 4360 SF
EXEMPTION 634 SF
STAIR & ELEV. & SHAWT 434 SF
COUNTABLE 4296 SF
BILLABLE 3996 SF
EFFICIENCY 93.1%
ORIGINAL DP EFFICIENCY 93.0%



September 5, 2023
DP 22-023105
Plan # 21

17	2023.04.17	ISSUED FOR DEVELOPMENT PERMIT
16	2023.02.14	ISSUED FOR GENERAL COMPLIANCE REVISION
15	2022.12.21	ISSUE FOR CD REVIEW
14	2022.12.01	ISSUE FOR BUILDING PERMIT
13	2022.11.10	ISSUE FOR 75% CD
12	2022.10.24	CD PROGRESS SET
11	2022.09.16	ISSUED FOR GENERAL COMPLIANCE APPLICATION
10	2022.08.24	CD IN PROGRESS
9	2022.08.12	ISSUED FOR UNIT UPDATE
8	2022.07.15	100% DESIGN DEVELOPMENT REVISION
7	2022.07.12	ISSUE FOR UNIT UPDATE
6	2022.05.26	ISSUED FOR 100% DESIGN DEVELOPMENT
5	2022.05.04	ISSUED FOR MARKET UNIT
4	2022.03.30	ISSUED FOR 50% DESIGN DEVELOPMENT
3	2022.02.16	STRUCTURAL COORDINATION
2	2022.02.11	UNIT REVISIONS
1	2021.12.17	ISSUED FOR SCHEMATIC DESIGN
REV	YYYY-MM-DD	REVISION / DRAWING ISSUE

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PROJECT

6333 COONEY ROAD

6333 COONEY ROAD, RICHMOND, B.C.

DRAWING TITLE

ROOF PLAN

DRAWING ISSUE

ISSUED FOR DEVELOPMENT
PERMIT

PROJECT NO. 230240	PLOT DATE 2023-04-18	DRAWN Author
SCALE 1 : 50	REVIEWED Checker	REVISION

DRAWING NO.

A-136

17

1 TOWER ROOF PLAN
A-136 SCALE: 1 : 50

September 5, 2023
DP 22-023105
Plan # 23

18	2023.09.01	ISSUED FOR DEVELOPMENT PERMIT
17	2023.08.31	ISSUED FOR DEVELOPMENT PERMIT
16	2023.06.09	ISSUED FOR DEVELOPMENT PERMIT
15	2023.04.17	ISSUED FOR DEVELOPMENT PERMIT
14	2023.02.14	ISSUED FOR GENERAL COMPLIANCE REVISION
13	2022.12.21	ISSUE FOR CD REVIEW
12	2022.12.01	ISSUE FOR BUILDING PERMIT
11	2022.11.10	ISSUE FOR 75% CD
10	2022.10.24	CD PROGRESS SET
9	2022.09.16	ISSUED FOR GENERAL COMPLIANCE APPLICATION
8	2022.09.28	CD IN PROGRESS
7	2022.07.15	100% DESIGN DEVELOPMENT REVISION
6	2022.05.26	ISSUED FOR 100% DESIGN DEVELOPMENT
5	2022.05.04	ISSUED FOR MARKET UNIT
4	2022.03.30	ISSUED FOR 50% DESIGN DEVELOPMENT
3	2022.02.16	STRUCTURAL COORDINATION
2	2022.02.11	UNIT REVISIONS
1	2021.12.17	ISSUED FOR SCHEMATIC DESIGN
REV	YYYY-MM-DD	REVISION / DRAWING ISSUE

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PROJECT

6333 COONEY ROAD

6333 COONEY ROAD, RICHMOND, B.C.

DRAWING TITLE

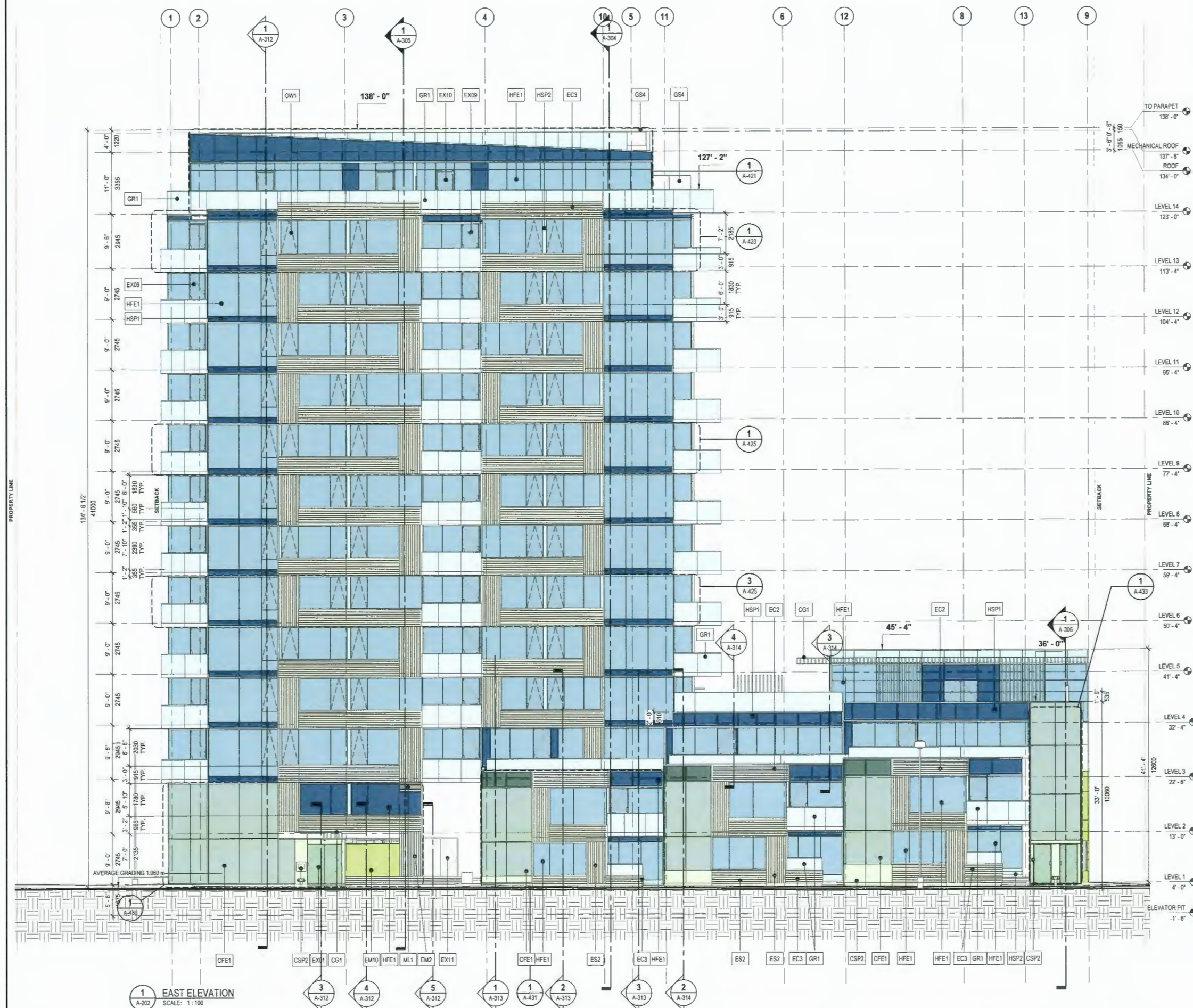
EXTERIOR ELEVATIONS - EAST

DRAWING ISSUE

ISSUED FOR DEVELOPMENT
PERMIT

PROJECT NO.	PLOT DATE	2023-09-01	DRAWN	Author
230240	SCALE	1 : 100	REVIEWED	Checker

DRAWING NO.	A-202	REVISION	18
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EXTERIOR FINISHES	
FINISH	DESCRIPTION
CFE1	CURTAIN WALL CLEAR TRIPLE GLAZING
CG1	GLASS AND STRUCTURAL STEEL CANOPY
CSP2	CURTAIN WALL METAL SPANDREL
EC2	METAL PANEL SYSTEM FLAT 4" INSULATION ATTACHED TO CAST-IN-PLACE CONCRETE EC2.1 BRASS EC2.2 DARK CHARCOAL EC2.3 SILVER EC2.4 BLACK
EC3	METAL PANEL SYSTEM RIBBED 4" INSULATION ATTACHED TO CAST-IN-PLACE CONCRETE
EM2	METAL PANEL SYSTEM RIBBED WITH INSULATION ATTACHED TO CMU WALL - BRASS
EM10	GREEN SCREEN ATTACHED TO CMU WALL WITH INSULATION
ES2	RIBBED METAL PANEL SYSTEM WITH INSULATION ATTACHED TO STEEL STUD - BRASS
EX01	DOOR ENTRY OUTSWING DOUBLE GLAZED
EX09	DOOR BALCONY OUTSWING DOUBLE GLAZED
EX10	PENTHOUSE DOOR SLIDING DOUBLE GLAZED
EX11	DOOR OUTSWING PAINTED METAL
GR1	LAMINATED TEMPERED GLASS RAILING
GS4	PRINTED LAMINATED TEMPERED GLASS
HFE1	VISION GLASS WINDOW WALL 1 - CLEAR TRIPLE
HSP1	SSG HYBRID WALL SPANDREL GLAZING - LIGHT GREY
HSP2	SSG HYBRID WALL SPANDREL METAL - SILVER
ML1	METAL LOUVER - DARK CHARCOAL
OW1	OPERABLE FRAMELESS WINDOW - WINDOW WALL

1 EAST ELEVATION
SCALE: 1:100

September 5, 2023
DP 22-023105
Plan # 24

18	2023.09.01	ISSUED FOR DEVELOPMENT PERMIT
17	2023.08.31	ISSUED FOR DEVELOPMENT PERMIT
16	2023.08.09	ISSUED FOR DEVELOPMENT PERMIT
15	2023.04.17	ISSUED FOR DEVELOPMENT PERMIT
14	2023.02.14	ISSUED FOR GENERAL COMPLIANCE REVISION
13	2022.12.21	ISSUE FOR CD REVIEW
12	2022.12.01	ISSUE FOR BUILDING PERMIT
11	2022.11.10	ISSUE FOR 75% CD
10	2022.10.24	CD PROGRESS SET
9	2022.08.16	ISSUED FOR GENERAL COMPLIANCE APPLICATION
8	2022.08.24	CD IN PROGRESS
7	2022.07.15	100% DESIGN DEVELOPMENT REVISION
6	2022.05.26	ISSUED FOR 100% DESIGN DEVELOPMENT
5	2022.05.04	ISSUED FOR MARKET UNIT
4	2022.03.30	ISSUED FOR 50% DESIGN DEVELOPMENT
3	2022.02.16	STRUCTURAL COORDINATION
2	2022.02.11	UNIT REVISIONS
1	2021.12.17	ISSUED FOR SCHEMATIC DESIGN
REV	YYYY-MM-DD	REVISION / DRAWING ISSUE

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PROJECT

6333 COONEY ROAD

6333 COONEY ROAD, RICHMOND, B.C.

DRAWING TITLE

EXTERIOR ELEVATIONS - SOUTH

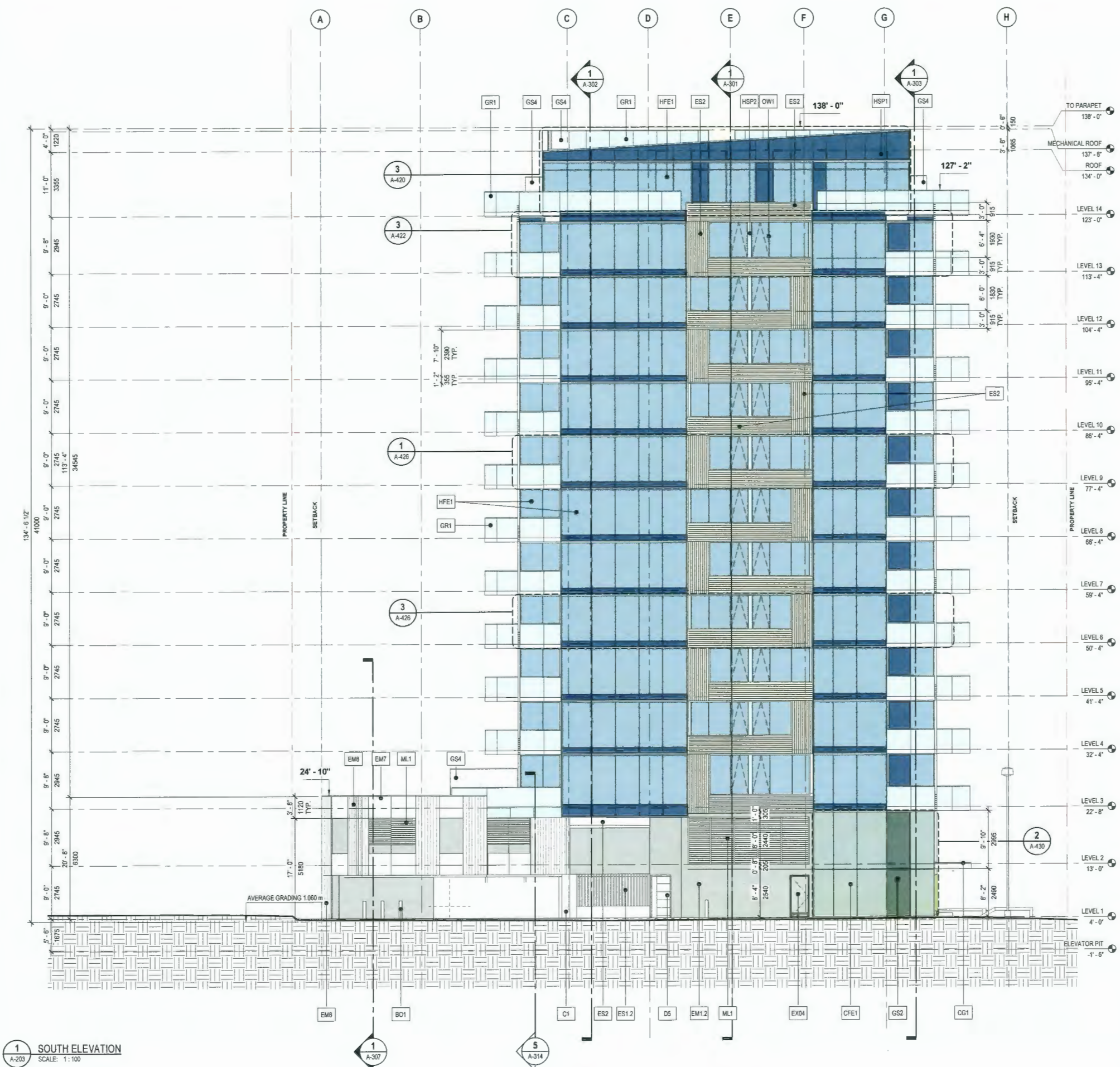
DRAWING ISSUE

ISSUED FOR DEVELOPMENT
PERMIT

PROJECT NO.	PLOT DATE	2023-09-01	DRAWN	Author
230240	SCALE	1:100	REVIEWED	Checker

DRAWING NO.	A-203	REVISION	18
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EXTERIOR FINISHES	
FINISH	DESCRIPTION
BO1	6" DIA Bollard - PAINTED YELLOW
C1	CONCRETE CAST IN PLACE
CFE1	CURTAIN WALL CLEAR TRIPLE GLAZING
CG1	GLASS AND STRUCTURAL STEEL CANOPY
D5	DOOR OVERHEAD SECTIONAL GLAZED
EM1.2	METAL PANEL SYSTEM FLAT WITH INSULATION ATTACHED TO CMU - DARK CHARCOAL
EM3.2	CONCRETE PANEL SYSTEM FLAT NO INSULATION ATTACHED TO CMU - DARK CHARCOAL
EM7	CONCRETE PANEL SYSTEM FLAT WITH INSULATION ATTACHED TO CMU - LIGHT GREY
EM8	CONCRETE PANEL SYSTEM RIBBED WITH INSULATION ATTACHED TO CMU
ES1.2	FLAT METAL PANEL SYSTEM ON STEEL STUD - CHARCOAL GRAY
ES2	RIBBED METAL PANEL SYSTEM WITH INSULATION ATTACHED TO STEEL STUD - BRASS
EX04	DOOR EXIT OUTSWING DOUBLE GLAZED
GR1	LAMINATED TEMPERED GLASS RAILING
GS2	DOUBLE GLAZING SPANDREL PANEL - DARK CHARCOAL
GS4	PRINTED LAMINATED TEMPERED GLASS
HFE1	VISION GLASS WINDOW WALL 1 - CLEAR TRIPLE
HSP1	SSG HYBRID WALL SPANDREL GLAZING - LIGHT GREY
HSP2	SSG HYBRID WALL SPANDREL METAL - SILVER
ML1	METAL LOUVER - DARK CHARCOAL
OW1	OPERABLE FRAMELESS WINDOW - WINDOW WALL



1 SOUTH ELEVATION
SCALE: 1:100



EXTERIOR FINISHES	
FINISH	DESCRIPTION
CG1	GLASS AND STRUCTURAL STEEL CANOPY
EC3	METAL PANEL SYSTEM RIBBED 4" INSULATION ATTACHED TO CAST-IN-PLACE CONCRETE
EM3.2	CONCRETE PANEL SYSTEM FLAT NO INSULATION ATTACHED TO CMU - DARK CHARCOAL
EM3.4	CONCRETE PANEL SYSTEM FLAT NO INSULATION ATTACHED TO CMU - BLACK
EM5	CONCRETE PANEL SYSTEM RIBBED NO INSULATION ATTACHED TO CMU - LIGHT GREY
EM6	CONCRETE PANEL SYSTEM RIBBED NO INSULATION ATTACHED TO CMU
EM7	CONCRETE PANEL SYSTEM FLAT WITH INSULATION ATTACHED TO CMU - LIGHT GREY
EM8	CONCRETE PANEL SYSTEM RIBBED WITH INSULATION ATTACHED TO CMU
EM11	GREEN SCREEN ATTACHED TO CMU WALL NO INSULATION
ES2	RIBBED METAL PANEL SYSTEM WITH INSULATION ATTACHED TO STEEL STUD - BRASS
EX09	DOOR BALCONY OUTSWING DOUBLE GLAZED
EX10	PENTHOUSE DOOR SLIDING DOUBLE GLAZED
GR1	LAMINATED TEMPERED GLASS RAILING
HFE1	VISION GLASS WINDOW WALL 1 - CLEAR TRIPLE
HSP1	SSG HYBRID WALL SPANDREL GLAZING - LIGHT GREY
HSP2	SSG HYBRID WALL SPANDREL METAL - SILVER
ML1	METAL LOUVER - DARK CHARCOAL



Kasian

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Vancouver, BC Canada V6G 2Z6
T 604 683 4145 F 604 683 2827
www.kasian.com

September 5, 2023
DP 22-023105
Plan # 25

18	2023.09.01	ISSUED FOR DEVELOPMENT PERMIT
17	2023.08.31	ISSUED FOR DEVELOPMENT PERMIT
16	2023.06.09	ISSUED FOR DEVELOPMENT PERMIT
15	2023.04.17	ISSUED FOR DEVELOPMENT PERMIT
14	2023.02.14	ISSUED FOR GENERAL COMPLIANCE REVISION
13	2022.12.21	ISSUE FOR CD REVIEW
12	2022.12.01	ISSUE FOR BUILDING PERMIT
11	2022.11.10	ISSUE FOR 75% CD
10	2022.10.24	CD PROGRESS SET
9	2022.09.16	ISSUED FOR GENERAL COMPLIANCE APPLICATION
8	2022.08.24	CD IN PROGRESS
7	2022.07.15	100% DESIGN DEVELOPMENT REVISION
6	2022.05.26	ISSUED FOR 100% DESIGN DEVELOPMENT
5	2022.05.04	ISSUED FOR MARKET UNIT
4	2022.03.30	ISSUED FOR 80% DESIGN DEVELOPMENT
3	2022.02.16	STRUCTURAL COORDINATION
2	2022.02.11	UNIT REVISIONS
1	2021.12.17	ISSUED FOR SCHEMATIC DESIGN
REV	YYYY-MM-DD	REVISION / DRAWING ISSUE

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PROJECT

6333 COONEY ROAD

6333 COONEY ROAD, RICHMOND, B.C.

DRAWING TITLE

EXTERIOR ELEVATIONS - WEST

DRAWING ISSUE

ISSUED FOR DEVELOPMENT PERMIT

PROJECT NO.	230240	PLLOT DATE	2023-09-01	DRAWN	Author
DRAWING NO.	A-204	SCALE	1 : 100	REVIEWED	Checker
				REVISION	18



September 5, 2023
DP 22-023105
Plan # 26

3	2023.08.31	ISSUED FOR DEVELOPMENT PERMIT	
2	2023.04.17	ISSUED FOR DEVELOPMENT PERMIT	
1	2023.02.14	ISSUED FOR GENERAL COMPLIANCE REVIEW	
REV	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW

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PROJECT

6333 COONEY ROAD

6333 COONEY ROAD, RICHMOND, B.C.

DRAWING TITLE

EXTERIOR ELEVATIONS RENDERING

DRAWING ISSUE

ISSUED FOR DEVELOPMENT
PERMIT

PROJECT NO.	PLOT DATE	DRAWN
230240	2023-08-31	Author
	SCALE	REVIEWED
		Checker

DRAWING NO.

A-210

3



EXTERIOR ELEVATION RENDERING - NORTH



EXTERIOR ELEVATION RENDERING - EAST



EXTERIOR ELEVATION RENDERING - SOUTH



EXTERIOR ELEVATION RENDERING - WEST

September 5, 2023
DP 22-023105
Plan # 27

REV	DATE	DESCRIPTION	BY	CHKD
17	2023.08.21	ISSUED FOR DEVELOPMENT PERMIT		
16	2023.06.09	ISSUED FOR DEVELOPMENT PERMIT		
15	2023.04.17	ISSUED FOR DEVELOPMENT PERMIT		
14	2023.02.14	ISSUED FOR GENERAL COMPLIANCE REVISION		
13	2022.12.21	ISSUE FOR CD REVIEW		
12	2022.12.01	ISSUE FOR BUILDING PERMIT		
11	2022.11.10	ISSUE FOR 75% CD		
10	2022.10.24	CD PROGRESS SET		
9	2022.09.16	ISSUED FOR GENERAL COMPLIANCE APPLICATION		
8	2022.08.24	CD IN PROGRESS		
7	2022.07.15	100% DESIGN DEVELOPMENT REVISION		
6	2022.05.26	ISSUED FOR 100% DESIGN DEVELOPMENT		
5	2022.05.04	ISSUED FOR MARKET UNIT		
4	2022.03.30	ISSUED FOR 50% DESIGN DEVELOPMENT		
3	2022.02.16	STRUCTURAL COORDINATION		
2	2022.02.11	UNIT REVISIONS		
1	2021.12.17	ISSUED FOR SCHEMATIC DESIGN		
REV	YYYY-MM-DD	REVISION / DRAWING ISSUE		REVIEW

CONSULTANT

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PROJECT

6333 COONEY ROAD

6333 COONEY ROAD, RICHMOND, B.C.

DRAWING TITLE

BUILDING SECTION 1

DRAWING ISSUE

ISSUED FOR DEVELOPMENT
PERMIT

PROJECT NO.

230240

DRAWN

Author

REVIEWED

Checker

REVISION

17

1 BUILDING SECTION 1
SCALE: 1:100

WORK IN PROGRESS

September 5, 2023
DP 22-023105
Plan # 28

16	2023.06.09	ISSUED FOR DEVELOPMENT PERMIT	
15	2023.04.17	ISSUED FOR DEVELOPMENT PERMIT	
14	2023.02.14	ISSUED FOR GENERAL COMPLIANCE REVISION	
13	2022.12.21	ISSUE FOR CD REVIEW	
12	2022.12.01	ISSUE FOR BUILDING PERMIT	
11	2022.11.10	ISSUE FOR 75% CD	
10	2022.10.24	CD PROGRESS SET	
9	2022.09.16	ISSUED FOR GENERAL COMPLIANCE APPLICATION	
8	2022.08.24	CD IN PROGRESS	
7	2022.07.15	100% DESIGN DEVELOPMENT REVISION	
6	2022.05.26	ISSUED FOR 100% DESIGN DEVELOPMENT	
5	2022.05.04	ISSUED FOR MARKET UNIT	
4	2022.03.30	ISSUED FOR 50% DESIGN DEVELOPMENT	
3	2022.02.16	STRUCTURAL COORDINATION	
2	2022.02.11	UNIT REVISIONS	
1	2021.12.17	ISSUED FOR SCHEMATIC DESIGN	
REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW

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PROJECT

6333 COONEY ROAD

6333 COONEY ROAD, RICHMOND, B.C.

DRAWING TITLE

BUILDING SECTION 2

DRAWING ISSUE

ISSUED FOR DEVELOPMENT
PERMIT

PROJECT NO

230240

PLOT DATE

2023-06-09

DRAWN

Author

SCALE

1 : 100

REVIEWED

Checker

DRAWING NO.

A-302

REVISION

16

1
A-302
BUILDING SECTION 2
SCALE: 1:100

WORK IN PROGRESS

September 5, 2023
DP 22-023105
Plan # 29

REV	DATE	DESCRIPTION	BY	CHK
16	2023.08.09	ISSUED FOR DEVELOPMENT PERMIT		
15	2023.04.17	ISSUED FOR DEVELOPMENT PERMIT		
14	2023.02.14	ISSUED FOR GENERAL COMPLIANCE REVISION		
13	2022.12.21	ISSUE FOR CD REVIEW		
12	2022.12.01	ISSUE FOR BUILDING PERMIT		
11	2022.11.10	ISSUE FOR 75% CD		
10	2022.10.24	CD PROGRESS SET		
9	2022.09.16	ISSUED FOR GENERAL COMPLIANCE APPLICATION		
8	2022.08.24	CD IN PROGRESS		
7	2022.07.15	100% DESIGN DEVELOPMENT REVISION		
6	2022.05.26	ISSUED FOR 100% DESIGN DEVELOPMENT		
5	2022.05.04	ISSUED FOR MARKET UNIT		
4	2022.03.30	ISSUED FOR 50% DESIGN DEVELOPMENT		
3	2022.02.16	STRUCTURAL COORDINATION		
2	2022.02.11	UNIT REVISIONS		
1	2021.12.17	ISSUED FOR SCHEMATIC DESIGN		
REV	YYYY-MM-DD	REVISION / DRAWING ISSUE		REVIEW

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PROJECT

6333 COONEY ROAD

6333 COONEY ROAD, RICHMOND, B.C.

DRAWING TITLE

BUILDING SECTION 3

DRAWING ISSUE

ISSUED FOR DEVELOPMENT
PERMIT

PROJECT NO.

230240

PLOT DATE

2023-06-09

DRAWN

Author

SCALE

1 : 100

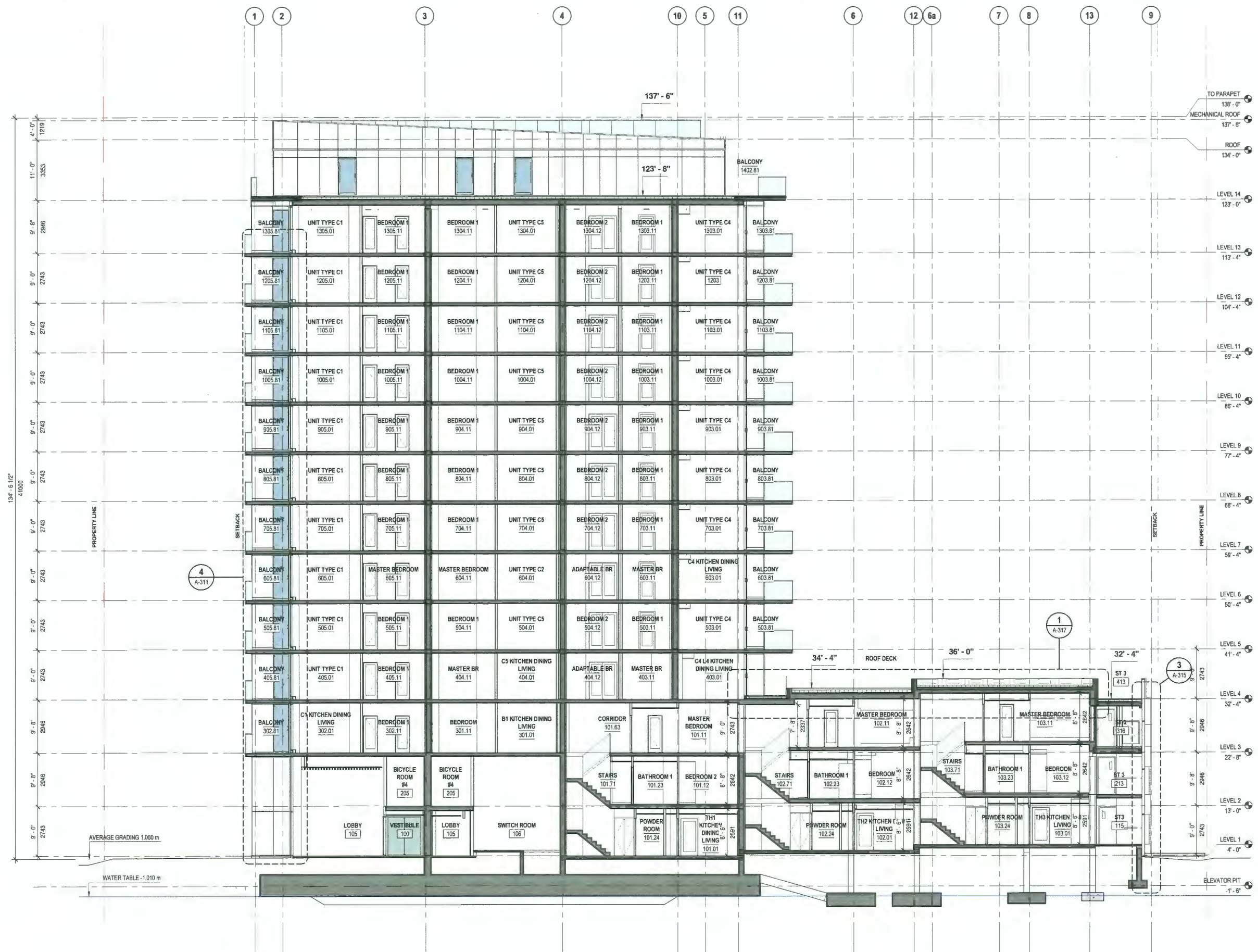
REVIEWED

Checker

REVISION

A-303

16



1 BUILDING SECTION 3
A-303 SCALE: 1 : 100

WORK IN PROGRESS

September 5, 2023
DP 22-023105
Plan # 30

15	2023.06.09	ISSUED FOR DEVELOPMENT PERMIT	
15	2023.04.17	ISSUED FOR DEVELOPMENT PERMIT	
14	2023.02.14	ISSUED FOR GENERAL COMPLIANCE REVISION	
13	2022.12.21	ISSUE FOR CD REVIEW	
12	2022.12.01	ISSUE FOR BUILDING PERMIT	
11	2022.11.10	ISSUE FOR 75% CD	
10	2022.10.24	CD PROGRESS SET	
9	2022.09.16	ISSUED FOR GENERAL COMPLIANCE APPLICATION	
8	2022.08.24	CD IN PROGRESS	
7	2022.07.15	100% DESIGN DEVELOPMENT REVISION	
6	2022.06.28	ISSUED FOR 100% DESIGN DEVELOPMENT	
5	2022.05.04	ISSUED FOR MARKET UNIT	
4	2022.03.30	ISSUED FOR 50% DESIGN DEVELOPMENT	
3	2022.02.16	STRUCTURAL COORDINATION	
2	2022.02.11	UNIT REVISIONS	
1	2021.12.17	ISSUED FOR SCHEMATIC DESIGN	
REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW

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PROJECT

6333 COONEY ROAD

6333 COONEY ROAD, RICHMOND, B.C.

DRAWING TITLE

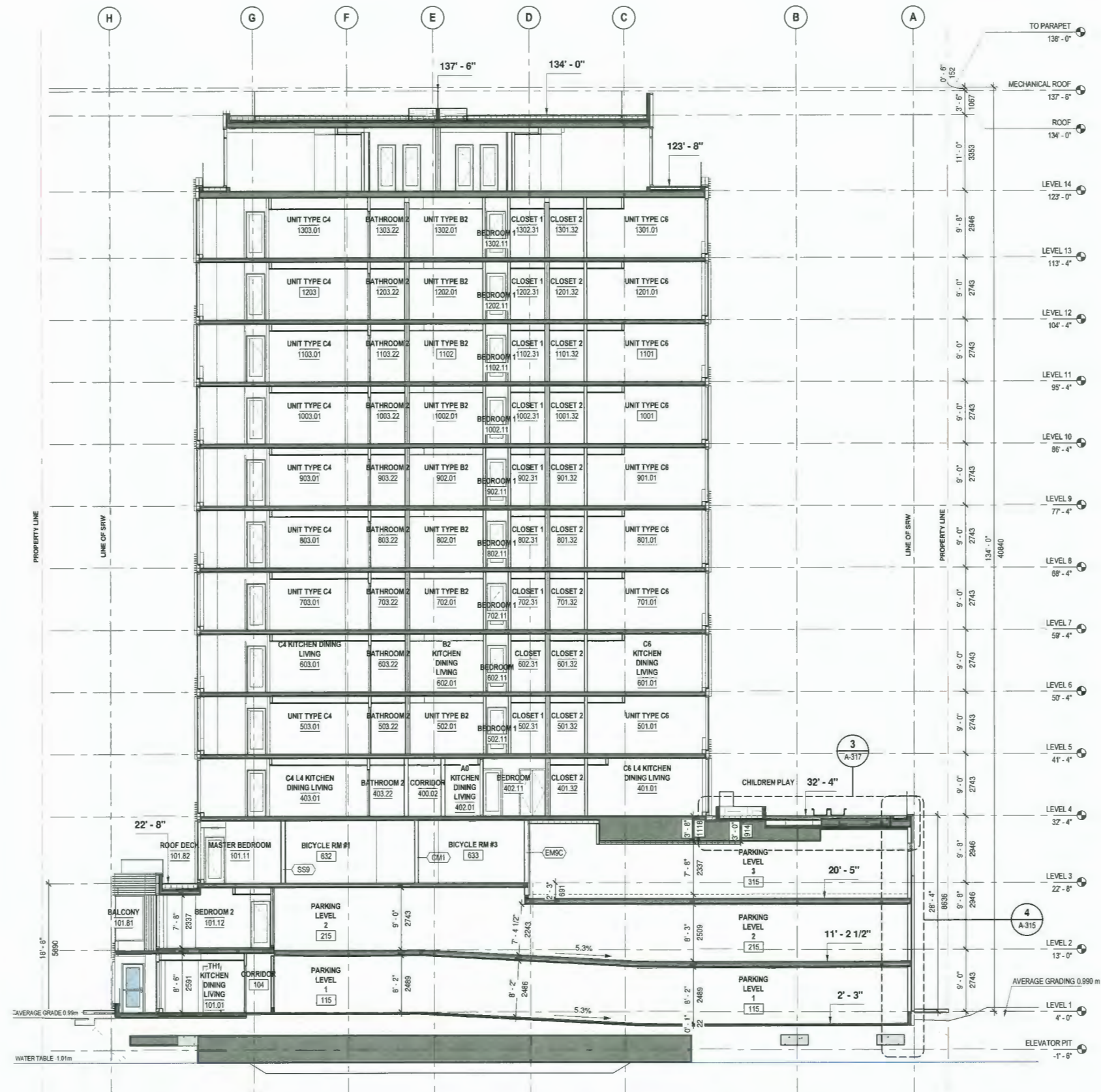
BUILDING SECTION 4

DRAWING ISSUE

ISSUED FOR DEVELOPMENT
PERMIT

PROJECT NO.	PLOT DATE	DRAWN	Author
230240	2023-06-09	REVIEWED	Checker

DRAWING NO.	SCALE	REVISION
A-304	1 : 100	16



1 BUILDING SECTION 4
A-304 SCALE: 1 : 100

WORK IN PROGRESS



16	2023.06.09	ISSUED FOR DEVELOPMENT PERMIT
15	2023.04.17	ISSUED FOR DEVELOPMENT PERMIT
14	2023.02.14	ISSUED FOR GENERAL COMPLIANCE REVISION
13	2022.12.21	ISSUE FOR CD REVIEW
12	2022.11.01	ISSUE FOR BUILDING PERMIT
11	2022.11.10	ISSUE FOR 75% CD
10	2022.10.24	CD PROGRESS SET
9	2022.09.16	ISSUED FOR GENERAL COMPLIANCE APPLICATION
8	2022.08.24	CD IN PROGRESS
7	2022.07.15	100% DESIGN DEVELOPMENT REVISION
6	2022.05.26	ISSUED FOR 100% DESIGN DEVELOPMENT
5	2022.05.04	ISSUED FOR MARKET UNIT
4	2022.03.30	ISSUED FOR 30% DESIGN DEVELOPMENT
3	2022.02.16	STRUCTURAL COORDINATION
2	2022.02.11	UNIT REVISIONS
1	2021.12.17	ISSUED FOR SCHEMATIC DESIGN
REV.	YYYYMMDD	REVISION/DRAWING ISSUE
		REVIEW

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PROJECT

6333 COONEY ROAD, RICHMOND, B.C.

DRAWING TITLE

DRAWING ISSUE

PROJECT NO.	PLOT DATE	DRAWN
	2023-06-09	Author

PROJECT NO.	PLOT DATE	DRAWN
230340	2023-06-09	Author

DRAWING NO.	REVISION
-------------	----------

A-305

16 |



1 BUILDING SECTION 5
A-305 SCALE: 1:100

September 5, 2023
DP 22-023105
Plan # 32

17	2023.08.21	ISSUED FOR DEVELOPMENT PERMIT
16	2023.06.08	ISSUED FOR DEVELOPMENT PERMIT
15	2023.04.17	ISSUED FOR DEVELOPMENT PERMIT
14	2023.02.14	ISSUED FOR GENERAL COMPLIANCE REVISION
13	2022.12.21	ISSUE FOR CD REVIEW
12	2022.12.01	ISSUE FOR BUILDING PERMIT
11	2022.11.10	ISSUE FOR 75% CD
10	2022.10.24	CD PROGRESS SET
9	2022.09.16	ISSUED FOR GENERAL COMPLIANCE APPLICATION
8	2022.08.24	CD IN PROGRESS
7	2022.07.15	100% DESIGN DEVELOPMENT REVISION
6	2022.05.26	ISSUED FOR 100% DESIGN DEVELOPMENT
5	2022.05.04	ISSUED FOR MARKET UNIT
4	2022.03.30	ISSUED FOR 50% DESIGN DEVELOPMENT
3	2022.02.16	STRUCTURAL COORDINATION
2	2022.02.11	UNIT REVISIONS
1	2021.12.17	ISSUED FOR SCHEMATIC DESIGN
REV	YYYY-MM-DD	REVISION / DRAWING ISSUE

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PROJECT

6333 COONEY ROAD

6333 COONEY ROAD, RICHMOND, B.C.

DRAWING TITLE

BUILDING SECTIONS 6 & 7

DRAWING ISSUE

ISSUED FOR DEVELOPMENT
PERMIT

PROJECT NO

230240

PLOT DATE

2023-08-21

DRAWN

Author

SCALE

1:100

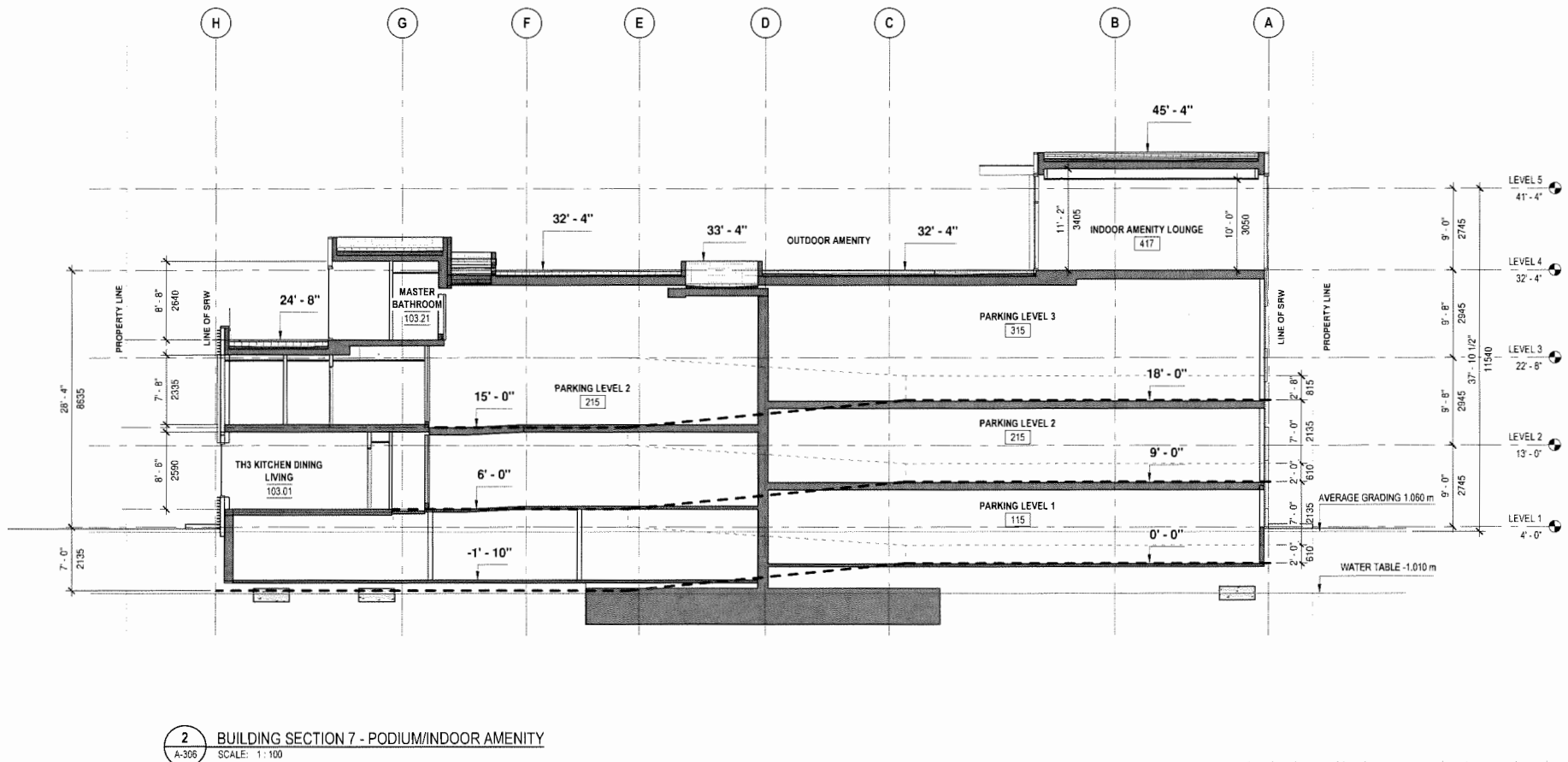
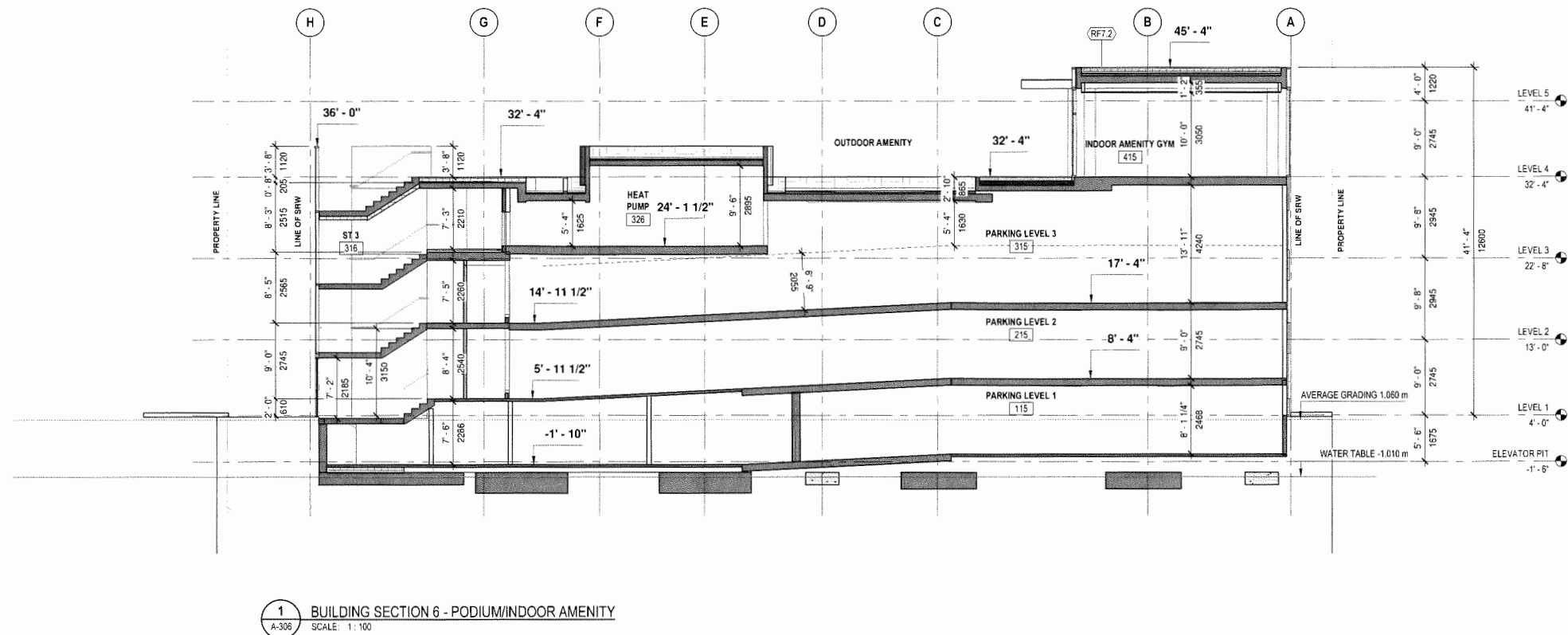
REVIEWED

Checker

REVISION

A-306

17



WORK IN PROGRESS

September 5, 2023
DP 22-023105
Plan # 33

16	2023.06.09	ISSUED FOR DEVELOPMENT PERMIT	
15	2023.04.17	ISSUED FOR DEVELOPMENT PERMIT	
14	2023.02.14	ISSUED FOR GENERAL COMPLIANCE REVISION	
13	2022.12.21	ISSUE FOR CD REVIEW	
12	2022.12.01	ISSUE FOR BUILDING PERMIT	
11	2022.11.10	ISSUE FOR 75% CD	
10	2022.10.24	CD PROGRESS SET	
9	2022.09.16	ISSUED FOR GENERAL COMPLIANCE APPLICATION	
8	2022.08.24	CD IN PROGRESS	
7	2022.07.15	100% DESIGN DEVELOPMENT REVISION	
6	2022.05.26	ISSUED FOR 100% DESIGN DEVELOPMENT	
5	2022.05.04	ISSUED FOR MARKET UNIT	
4	2022.03.30	ISSUED FOR 50% DESIGN DEVELOPMENT	
3	2022.02.16	STRUCTURAL COORDINATION	
2	2022.02.11	UNIT REVISIONS	
1	2021.12.17	ISSUED FOR SCHEMATIC DESIGN	
REV	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW

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PROJECT

6333 COONEY ROAD

6333 COONEY ROAD, RICHMOND, B.C.

DRAWING TITLE

BUILDING SECTION 8

DRAWING ISSUE

ISSUED FOR DEVELOPMENT
PERMIT

PROJECT NO. 230240

PLOT DATE 2023-06-09

DRAWN Author

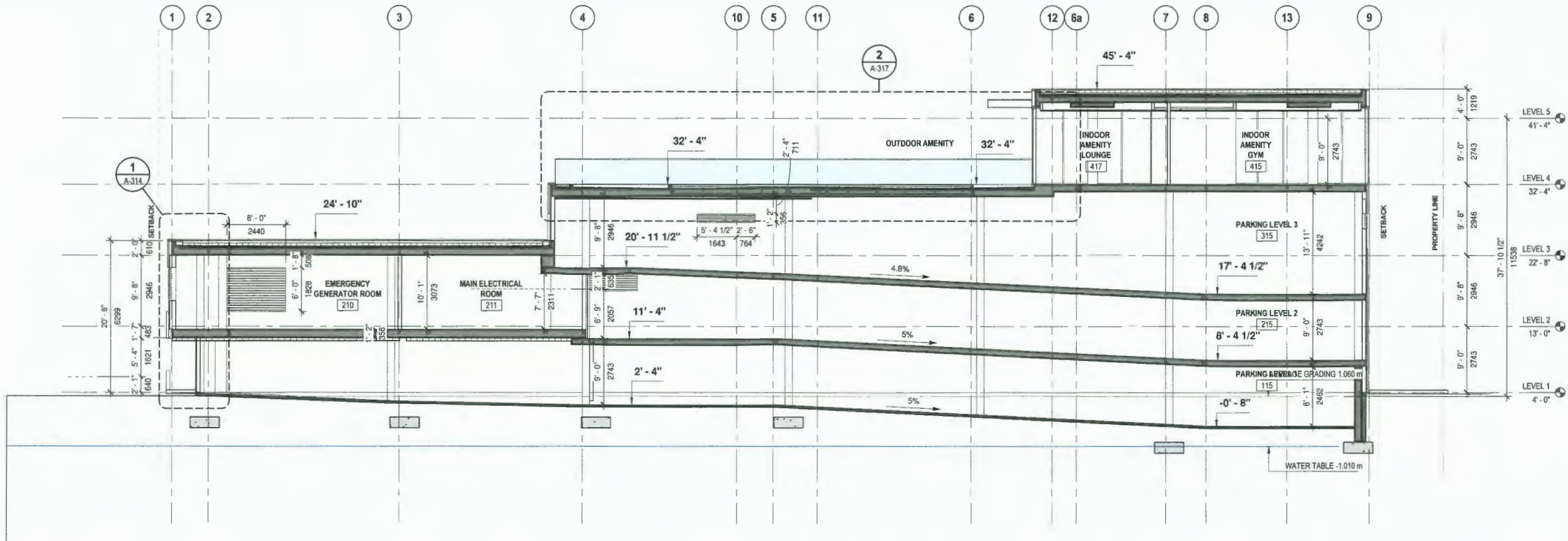
SCALE 1 : 100

REVIEWED Checker

DRAWING NO. A-307

REVISION

16



1 BUILDING SECTION 8 - PODIUM
A-122 SCALE: 1:100

WORK IN PROGRESS

September 5, 2023
DP 22-023105
Plan # 34

REV	DATE	DESCRIPTION	BY	CHK
14	2023.08.31	ISSUED FOR DEVELOPMENT PERMIT		
13	2023.06.05	ISSUED FOR DEVELOPMENT PERMIT		
12	2022.12.21	ISSUE FOR CD REVIEW		
11	2022.12.01	ISSUE FOR BUILDING PERMIT		
10	2022.11.10	ISSUE FOR 75% CD		
9	2022.10.24	CD IN PROGRESS SET		
8	2022.08.24	CD IN PROGRESS		
7	2022.07.15	100% DESIGN DEVELOPMENT REVISION		
6	2022.05.26	ISSUED FOR 100% DESIGN DEVELOPMENT		
5	2022.05.04	ISSUED FOR MARKET UNIT		
4	2022.03.30	ISSUED FOR 50% DESIGN DEVELOPMENT		
3	2022.02.16	STRUCTURAL COORDINATION		
2	2022.02.11	UNIT REVISIONS		
1	2021.12.17	ISSUED FOR SCHEMATIC DESIGN		
REV	YYYY-MM-DD	REVISION / DRAWING ISSUE		REVIEW

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PROJECT

6333 COONEY ROAD

6333 COONEY ROAD, RICHMOND, B.C.

DRAWING TITLE

CODE COMPLIANCE PLANS

DRAWING ISSUE

ISSUED FOR DEVELOPMENT
PERMIT

PROJECT NO. 230240

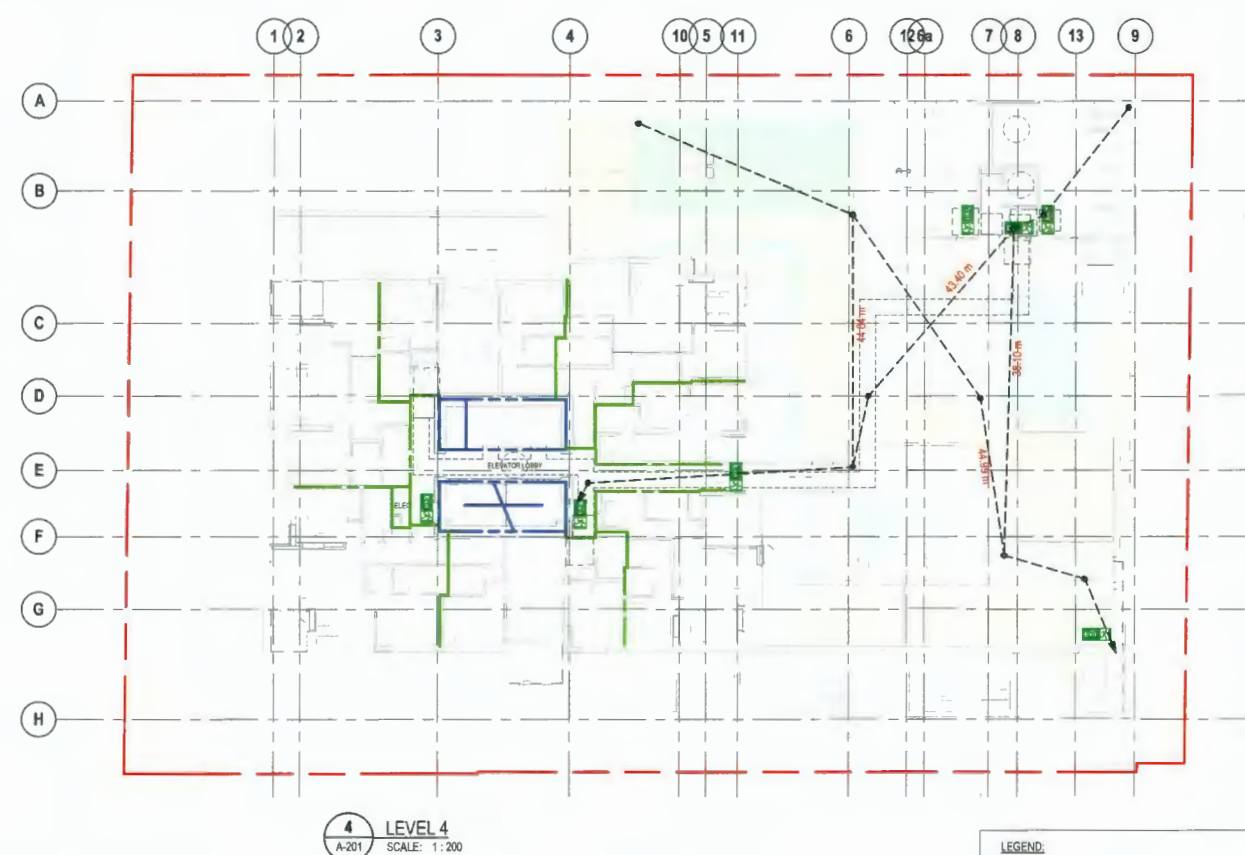
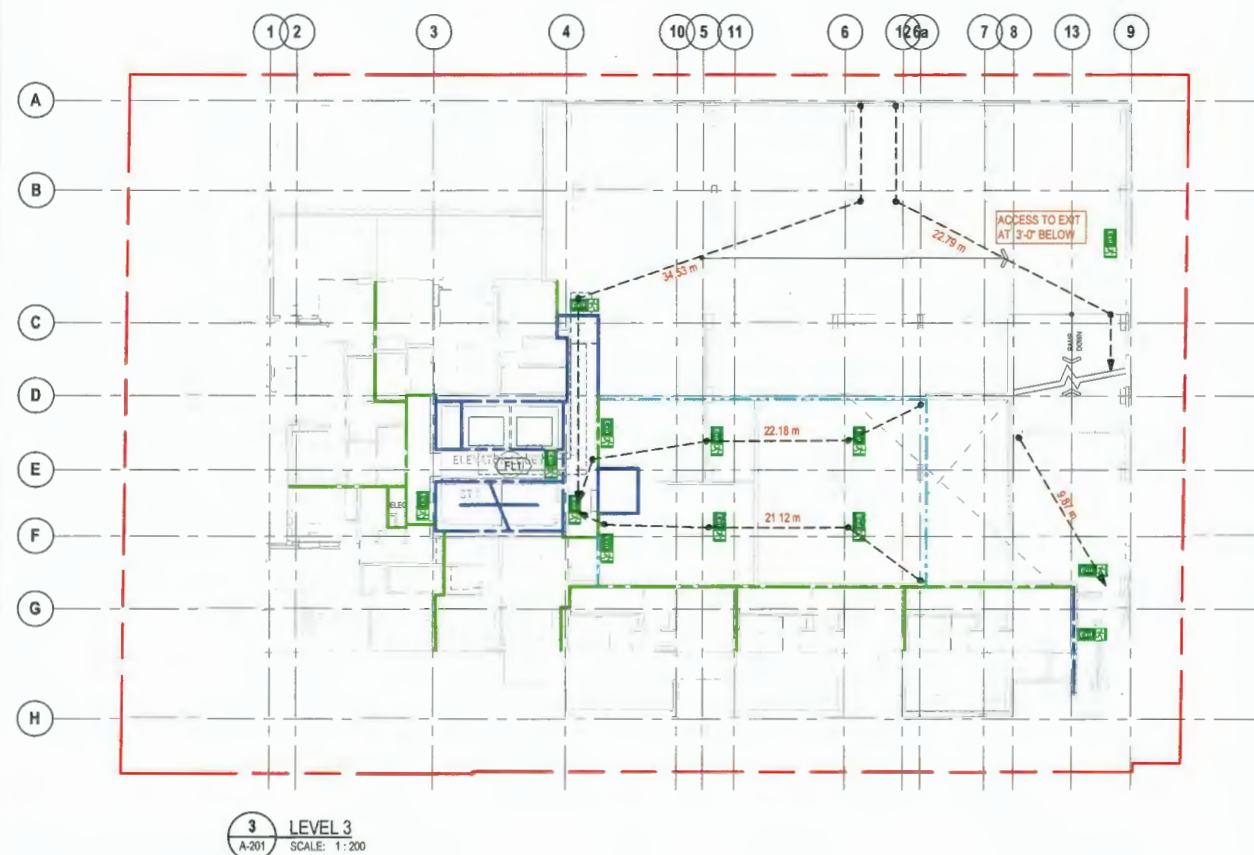
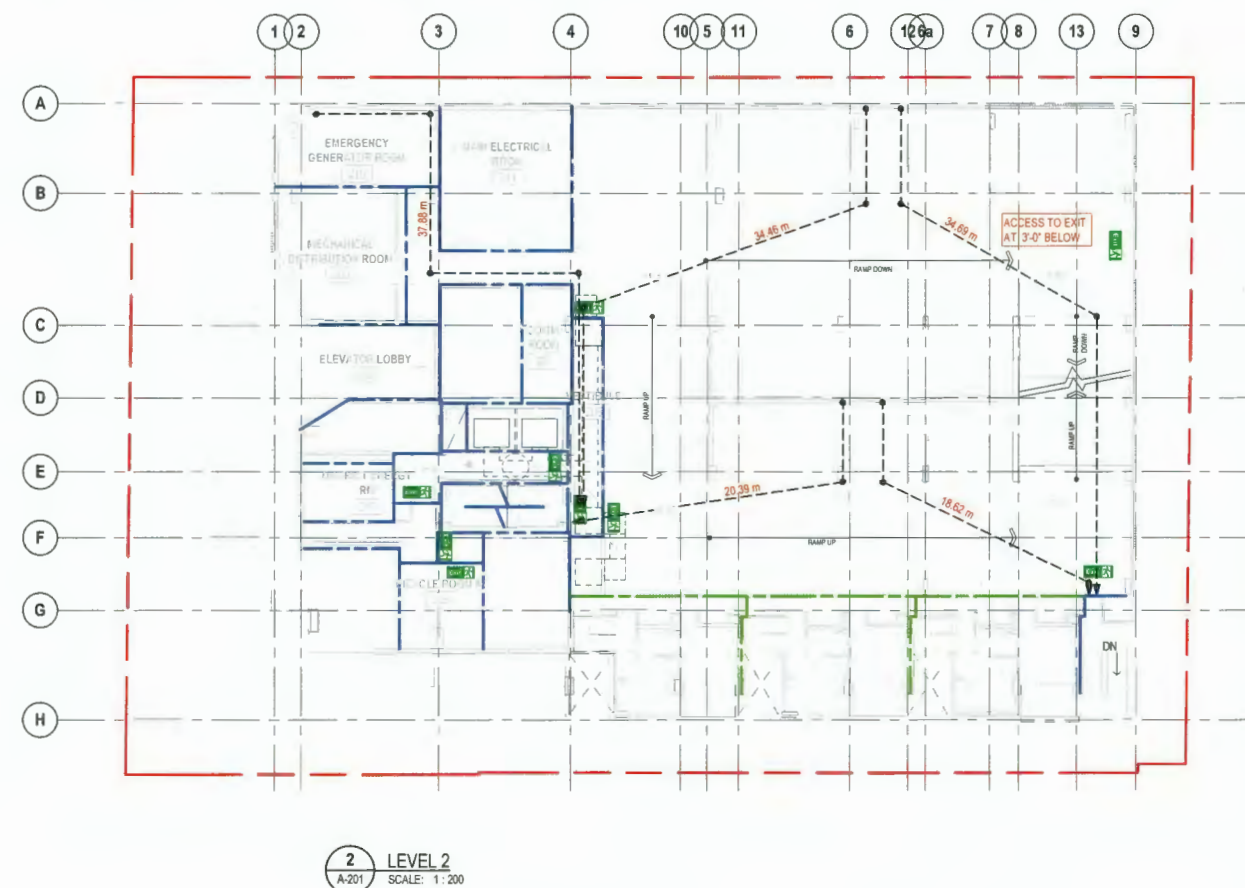
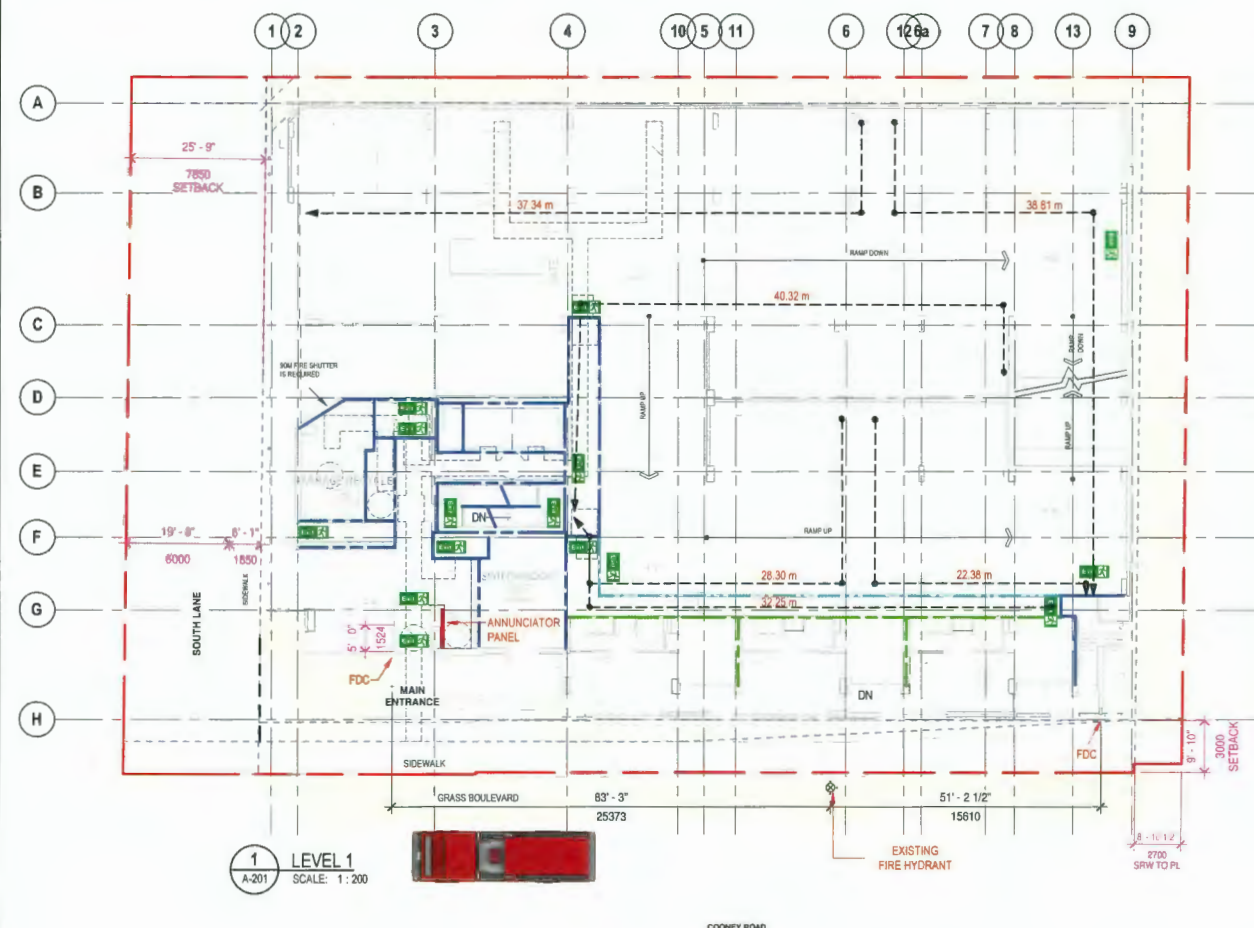
PLOT DATE 2023-08-31

SCALE 1 : 200

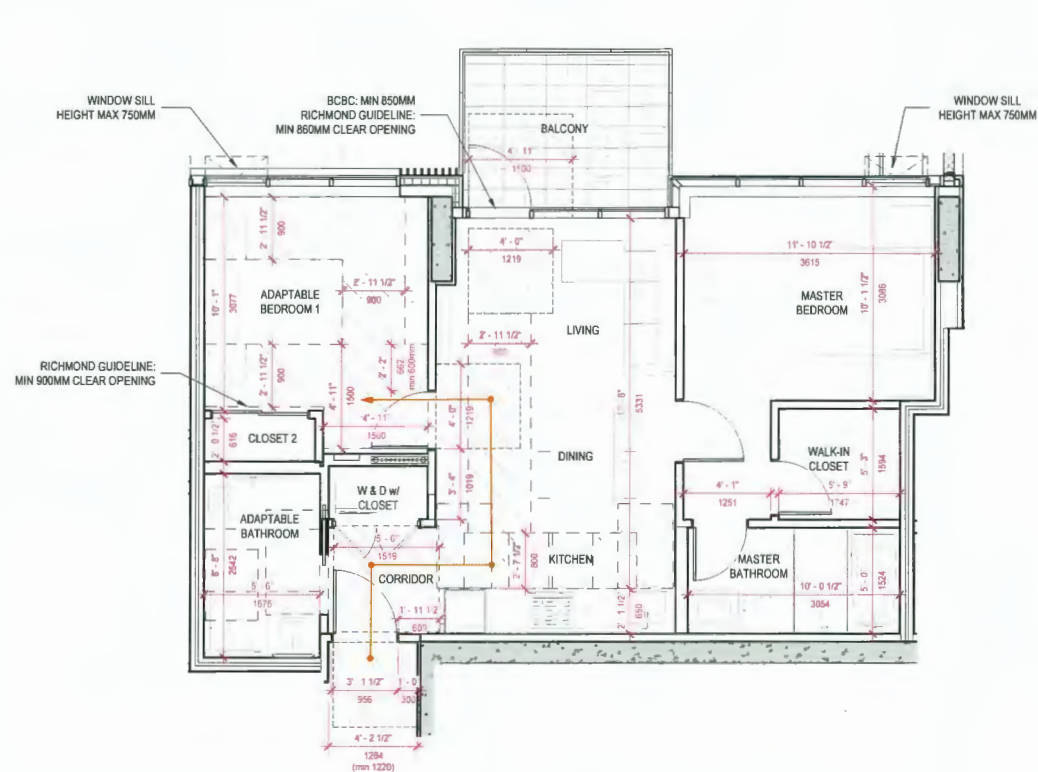
DRAWING NO. A-810

14

14



LEGEND:	
---	0 HR FIRE-RESISTANT RATING
---	3/4 HR FIRE-RESISTANT RATING
---	1 HR FIRE-RESISTANT RATING
---	1.5 HR FIRE-RESISTANT RATING
---	2 HR FIRE-RESISTANT RATING
---	TRAVEL DISTANCE

September 5, 2023
DP 22-023105
Plan # 35**UNIT TYPE C3 - 2 BED + 2 BATH ADAPTABLE**UNIT AREA 742 + 20 SF
PATIO/ BALCONY AREA 76 SF**UNIT TYPE C3 - ROOM SCHEDULE**

Name	Area
ADAPTABLE BATHROOM	47.67 ft²
ADAPTABLE BEDROOM	117.02 ft²
C3 KITCHEN DINING LIVING	220.20 ft²
CLOSET 2	10.61 ft²
CORRIDOR	25.50 ft²
MASTER BATHROOM	50.10 ft²
MASTER BEDROOM	136.91 ft²
W & D w/ CLOSET	11.73 ft²
WALK-IN CLOSET	29.97 ft²
TOTAL	649.70 ft²

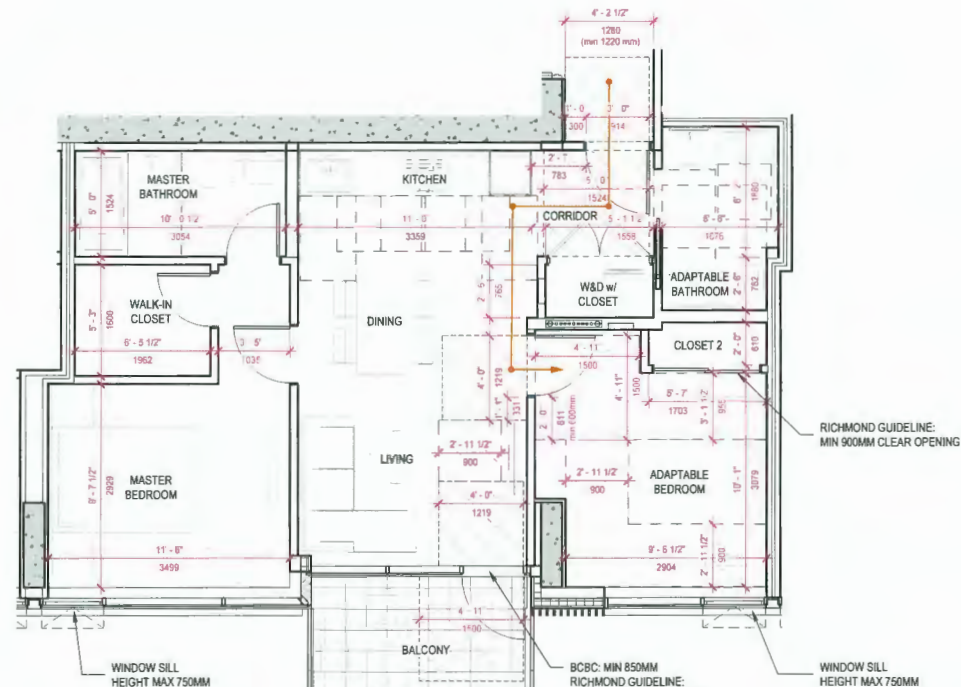
WINDOWS:

- WINDOWS WHICH ARE ACCESSIBLE SHALL HAVE A WINDOW SILL HEIGHT THAT DOES NOT EXCEED 750MM ABOVE THE FLOOR TO AFFORD SEATED VIEWING. AT LEAST ONE WINDOW IN THE BEDROOM AND ONE WINDOW IN THE LIVING ROOM SHALL AFFORD SUCH SEATED VIEWING.

- WINDOWS WHICH ARE ACCESSIBLE SHALL HAVE OPENING MECHANISMS OPERABLE WITH ONE HAND AND OF A TYPE THAT DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING FOR THE UNIT.

OUTLETS AND SWITCHES:

- LIGHT SWITCHES, ELECTRICAL PANELS AND INTERCOM BUTTONS SHALL BE A MAXIMUM 1220MM FROM THE FLOOR.
- ELECTRICAL OUTLETS, CABLE OUTLETS AND TELEPHONE JACKS SHALL BE LOCATED NOT LESS THAN 450MM FROM THE FLOOR.
- THERMOSTATS SHALL BE LOCATED BETWEEN 900MM TO 1350MM FROM THE FLOOR.
- THE OPERABLE PART OF CONTROLS SHALL BE LOCATED WITHIN REACH OF A CLEAR FLOOR AREA THAT HAS A WIDTH OF NOT LESS THAN 750MM.
- LIGHT SWITCHES WILL BE ROCKERS OR PADDLE-TYPE SWITCHES.

**UNIT TYPE C5 - 2 BED + 2 BATH ADAPTABLE**UNIT AREA 740 + 20 SF
PATIO/ BALCONY AREA 78 SF**UNIT TYPE C5 - ROOM SCHEDULE**

Name	Area
ADAPTABLE BATHROOM	46.20 ft²
ADAPTABLE BR	115.11 ft²
C5 KITCHEN DINING LIVING	210.66 ft²
CLOSET 2	11.04 ft²
CORRIDOR	27.64 ft²
MASTER BATHROOM	50.22 ft²
MASTER BEDROOM	129.79 ft²
W & D w/ CLOSET	12.78 ft²
WALK-IN CLOSET	33.80 ft²
TOTAL	637.24 ft²

WINDOWS:

- WINDOWS WHICH ARE ACCESSIBLE SHALL HAVE A WINDOW SILL HEIGHT THAT DOES NOT EXCEED 750MM ABOVE THE FLOOR TO AFFORD SEATED VIEWING. AT LEAST ONE WINDOW IN THE BEDROOM AND ONE WINDOW IN THE LIVING ROOM SHALL AFFORD SUCH SEATED VIEWING.

- WINDOWS WHICH ARE ACCESSIBLE SHALL HAVE OPENING MECHANISMS OPERABLE WITH ONE HAND AND OF A TYPE THAT DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING FOR THE UNIT.

OUTLETS AND SWITCHES:

- LIGHT SWITCHES, ELECTRICAL PANELS AND INTERCOM BUTTONS SHALL BE A MAXIMUM 1220MM FROM THE FLOOR.
- ELECTRICAL OUTLETS, CABLE OUTLETS AND TELEPHONE JACKS SHALL BE LOCATED NOT LESS THAN 450MM FROM THE FLOOR.
- THERMOSTATS SHALL BE LOCATED BETWEEN 900MM TO 1350MM FROM THE FLOOR.
- THE OPERABLE PART OF CONTROLS SHALL BE LOCATED WITHIN REACH OF A CLEAR FLOOR AREA THAT HAS A WIDTH OF NOT LESS THAN 750MM.
- LIGHT SWITCHES WILL BE ROCKERS OR PADDLE-TYPE SWITCHES.

13	2023 04 17	ISSUED FOR DEVELOPMENT PERMIT
12	2023 03 14	ISSUED FOR GENERAL COMPLIANCE REVISION
11	2022 12 21	ISSUE FOR CD REVIEW
10	2022 12 01	ISSUE FOR BUILDING PERMIT
9	2022 11 10	ISSUE FOR 70% CD
8	2022 10 24	CD PROGRESS SET
7	2022 09 15	ISSUED FOR GENERAL COMPLIANCE APPLICATION
6	2022 08 24	CD IN PROGRESS
5	2022 08 12	ISSUED FOR UNIT UPDATE
4	2022 07 15	100% DESIGN DEVELOPMENT REVISION
3	2022 07 12	ISSUE FOR UNIT UPDATE
2	2022 05 26	ISSUED FOR 100% DESIGN DEVELOPMENT
1	2021 12 17	ISSUED FOR SCHEMATIC DESIGN
REV	YYYY-MM-DD	REVISION / DRAWING ISSUE

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PROJECT

6333 COONEY ROAD

6333 COONEY ROAD, RICHMOND, B.C.

DRAWING TITLE

**UNIT PLANS - TOWER UNIT
ADAPTABLE C3, C5**

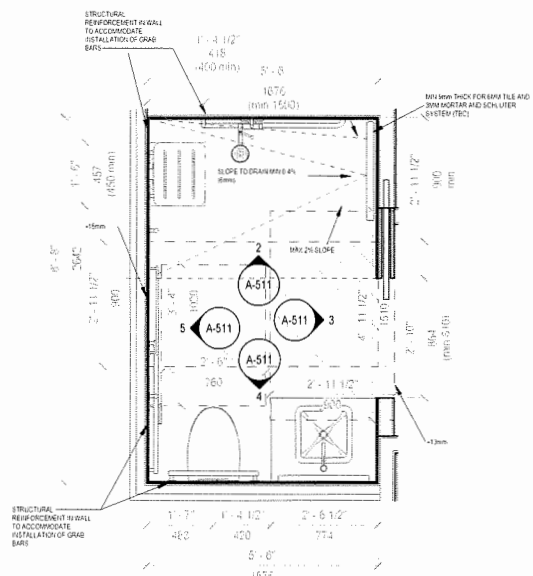
DRAWING ISSUE

**ISSUED FOR DEVELOPMENT
PERMIT**

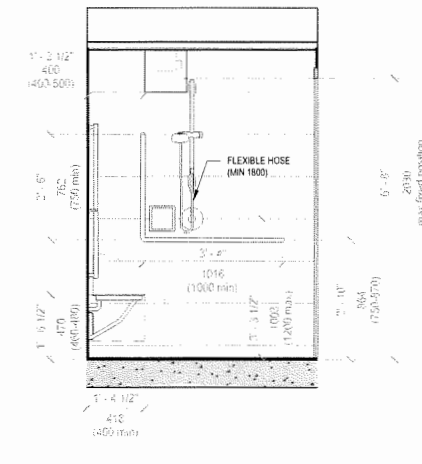
PROJECT NO.	230240	PLOT DATE	2023-04-18	DRAWN	AU
DRAWING NO.	A-407	SCALE	1 : 50	REVIEWED	XX

13

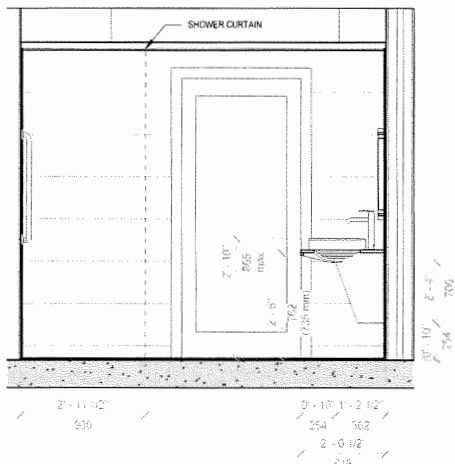
September 5, 2023
DP 22-023105
Plan # 36



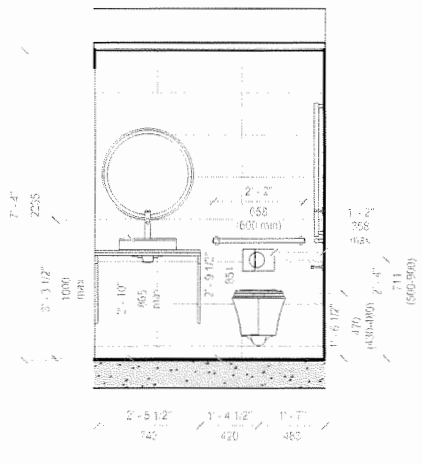
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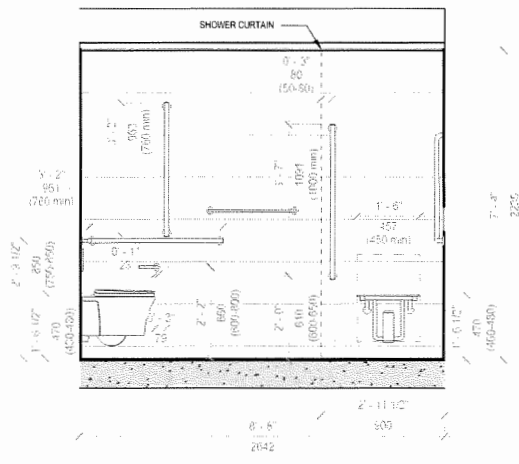
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A-511 SCALE: 1:25



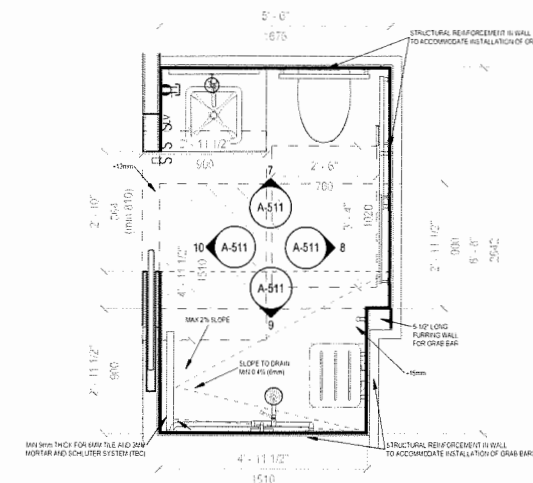
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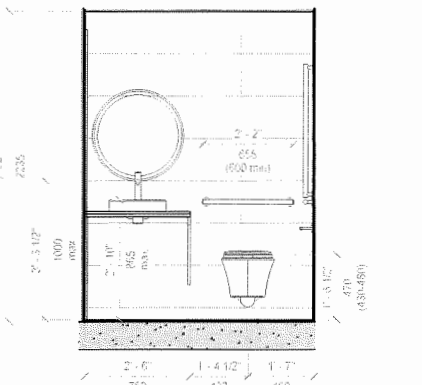
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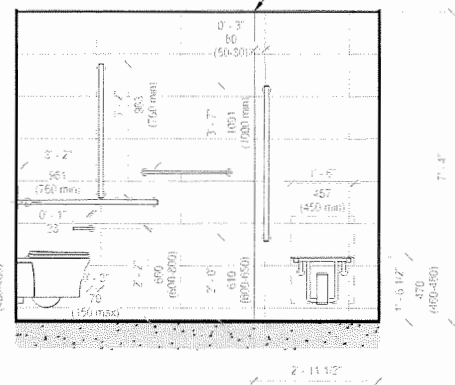
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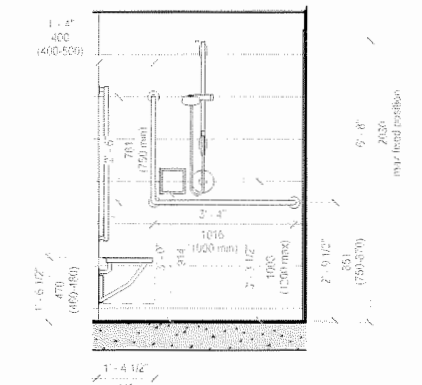
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A-201 SCALE: 1:25



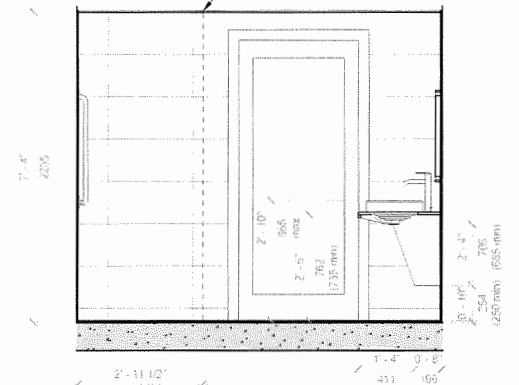
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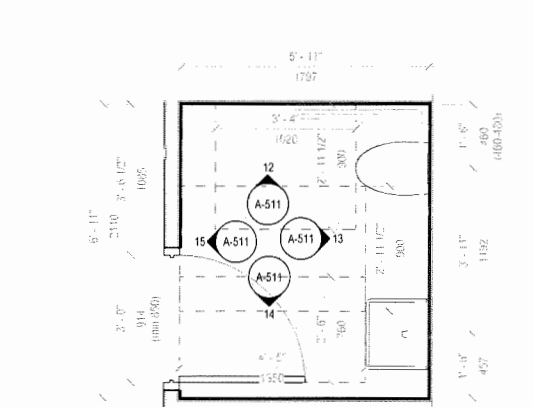
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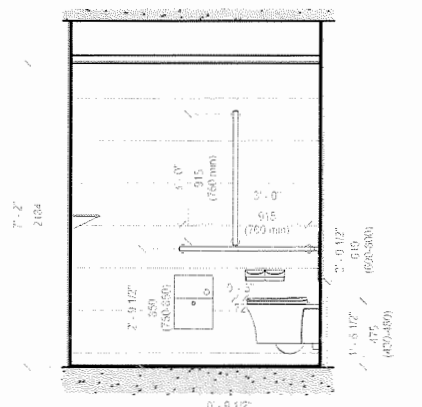
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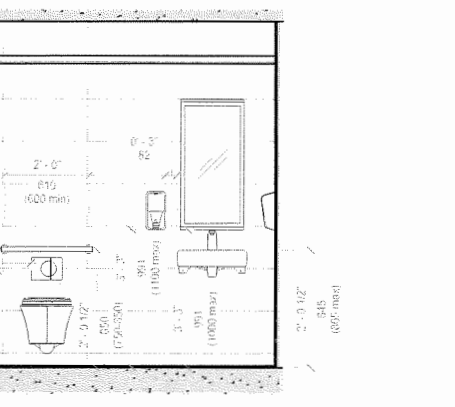
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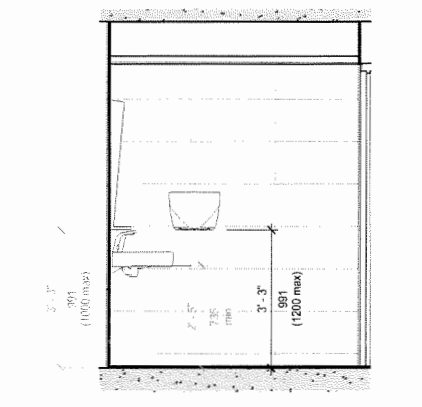
11 INDOOR AMENITY UNIVERSAL WASHROOM
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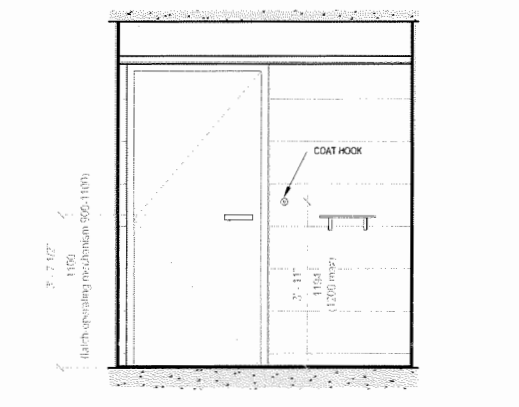
12 UNIVERSAL WASHROOM - a
A-511 SCALE: 1:25



13 UNIVERSAL WASHROOM - b
A-511 SCALE: 1:25



14 UNIVERSAL WASHROOM - c
A-511 SCALE: 1:25



15 UNIVERSAL WASHROOM - d
A-511 SCALE: 1:25

REV	DATE	DESCRIPTION	REVISION / DRAWING ISSUE	REVIEW
7	2022.12.01	ISSUE FOR CD		
6	2022.11.01	ISSUE FOR BUILDING PERMIT		
5	2022.11.01	ISSUE FOR 75% CD		
4	2022.10.24	CD IN PROGRESS SET		
3	2022.08.24	CD IN PROGRESS		
2	2022.07.15	100% DESIGN DEVELOPMENT REVISION		
1	2022.05.26	ISSUED FOR 100% DESIGN DEVELOPMENT		
REV	YYYY-MM-DD			

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PROJECT

6333 COONEY ROAD

6333 COONEY ROAD, RICHMOND, B.C.

DRAWING TITLE

BATHROOM DETAILS ADAPTABLE

DRAWING ISSUE

ISSUED FOR DEVELOPMENT
PERMIT

PROJECT NO.

230240

PLOT DATE

2023-06-15

DRAWN

Author

SCALE

1:25

REVIEWED

Checker

DRAWING NO.

A-531

REVISION

7

September 5, 2023
DP 22-023105
Plan # 37

REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
7	2023.06.09	ISSUED FOR DEVELOPMENT PERMIT	
6	2023.04.17	ISSUED FOR DEVELOPMENT PERMIT	
5	2022.12.21	ISSUE FOR CD REVIEW	
4	2022.12.01	ISSUE FOR BUILDING PERMIT	
3	2022.11.10	ISSUE FOR 75% CD	
2	2022.10.24	CD PROGRESS SET	
1	2022.08.24	CD IN PROGRESS	

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PROJECT

6333 COONEY ROAD

6333 COONEY ROAD, RICHMOND, B.C.

DRAWING TITLE

KITCHEN DETAILS ADAPTABLE

DRAWING ISSUE

**ISSUED FOR DEVELOPMENT
PERMIT**

PROJECT NO.

230240

PLOT DATE

2023-06-15

DRAWN

Author

SCALE

1 : 25

REVIEWED

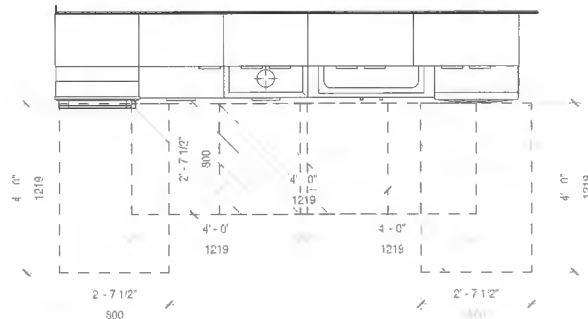
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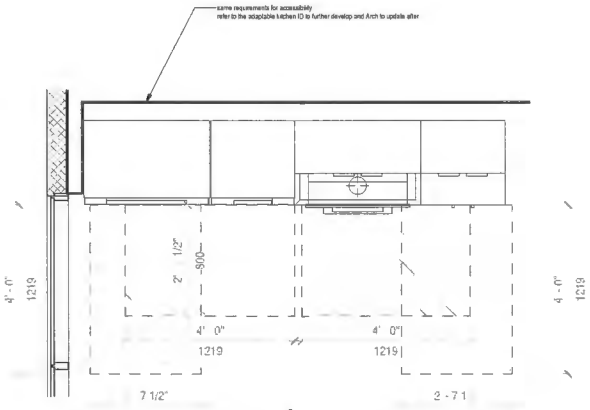
A-541

REVISION

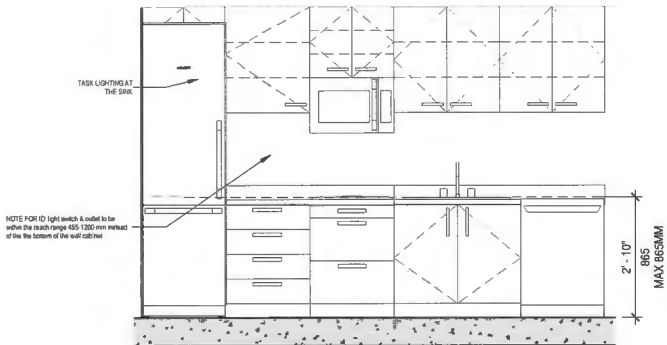
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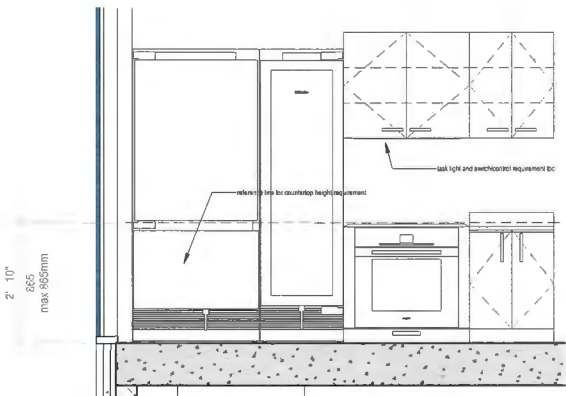
2 TYPICAL 11' KITCHEN PLAN - ADAPTABLE
SCALE: 1 : 25



4 TYPICAL 10' KITCHEN PLAN - ADAPTABLE - INDOOR AMENITY
SCALE: 1 : 25



1 TYPICAL 11' KITCHEN ELEVATION - ADAPTABLE
SCALE: 1 : 25



3 TYPICAL 10' KITCHEN ELEVATION - ADAPTABLE - INDOOR AMENITY
SCALE: 1 : 25

OVERALL SITE PLAN

September 5, 2023
DP 22-023105
Plan # 38



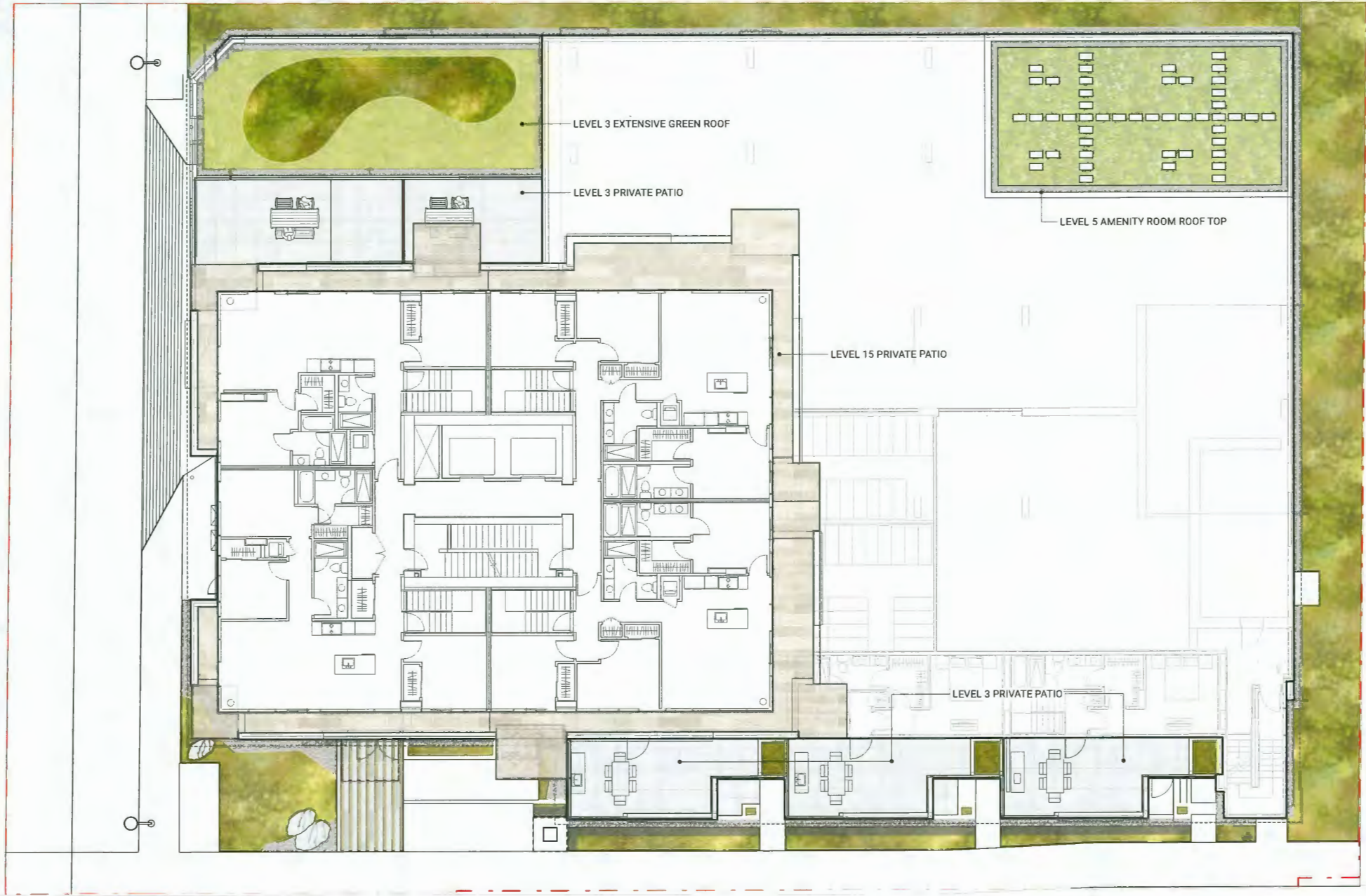
SITE PLAN
LEVEL 4 AMENITY DECK

September 5, 2023
DP 22-023105
Plan # 39



OVERALL SITE PLAN
LEVEL 3, 5 & 14

September 5, 2023
DP 22-023105
Plan # 40

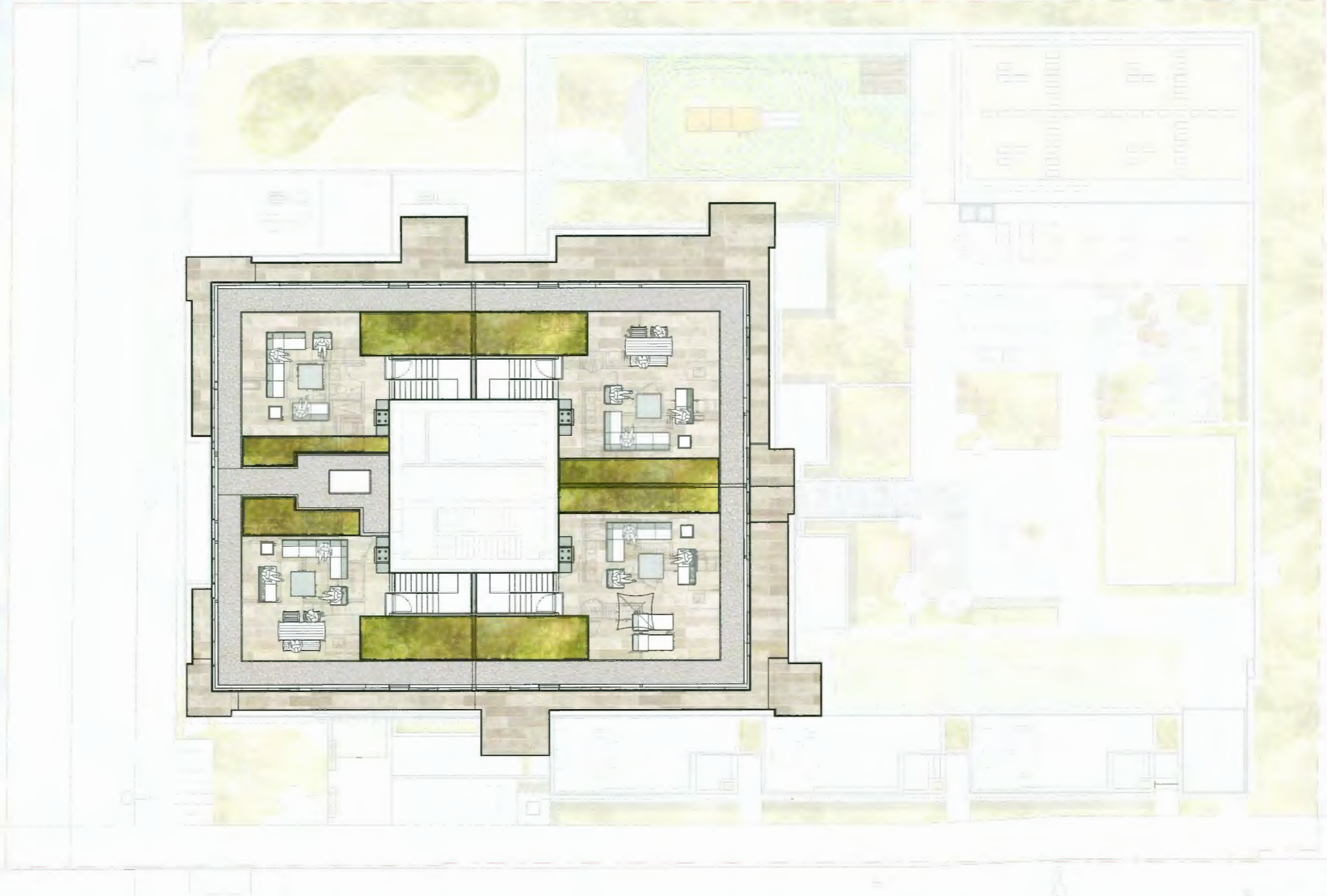


COONEY ROAD



OVERALL SITE PLAN
LEVEL 15

September 5, 2023
DP 22-023105
Plan # 41



COONEY ROAD



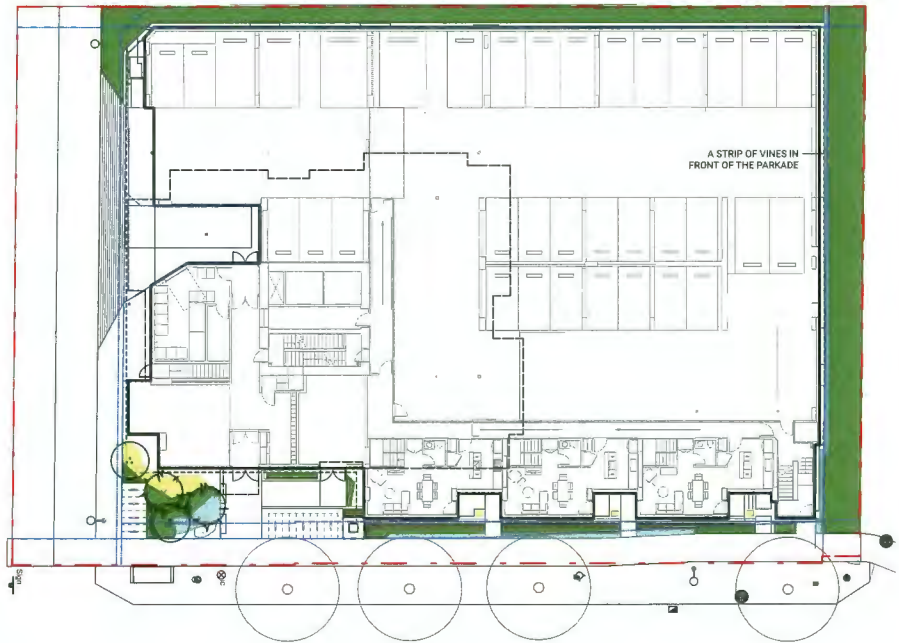
PLANTING DESIGN
PLANTING PALETTE

September 5, 2023
DP 22-023105
Plan # 42

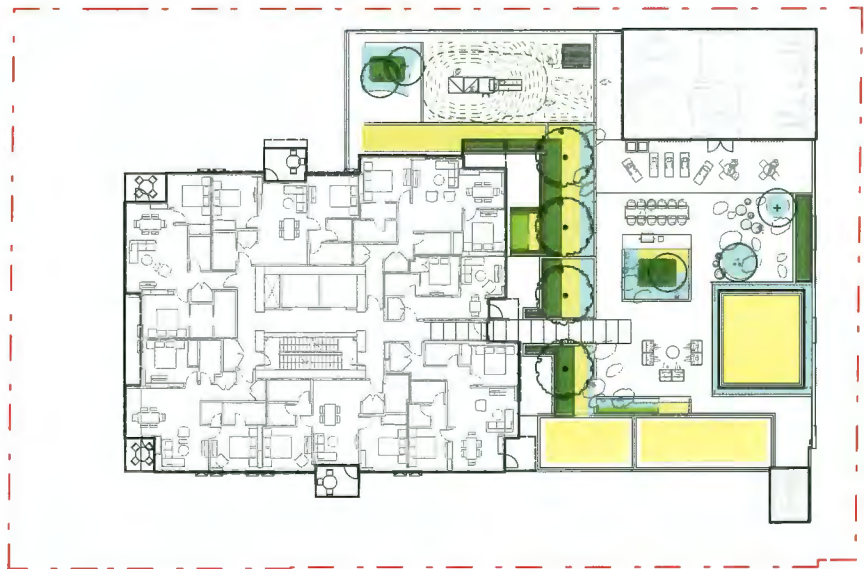
PLANTING LIST

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
ONSITE				
TREES				
AP	7	ACER PALMATUM 'OSAKAZUKI'	JAPANESE MAPLE	8CM CAL. B&B, MULTI-STEM
CK	3	CORNUS KOUSA	KOUSA DOGWOOD	8CM CAL. B&B, MULTI-STEM
PT	3	PINUS THUNBERGII 'THUNDERHEAD'	JAPANESE BLACK PINE	4M HT.
PS	4	PRUNUS SARGENTII 'RANCHO'	CHERRY TREE	8CM CAL.
SP	2	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	8CM CAL.
HEDGE				
39		TAXUS X MEORIA 'HICKSII'	YEW HEDGE	1.2 M HT. 600MM O.C.
39		LONICERA NITIDA	HONEYSUCKLE HEDGE	#5 POT 600MM O.C.
SHRUBS				
104		AZALEA JAPONICA 'HINO WHITE'	HINO WHITE AZALEA	#2 POT 600MM O.C.
104		DEUTZIA GRACILIS 'NIKKO'	SLENDER DEUTZIA	#2 POT 600MM O.C.
276		GAULTHERIA SHALLON	SALAL	#1 POT 300MM O.C.
66		LONICERA PILEATA	BOX-LEAF HONEYSUCKLE	#3 POT 750MM O.C.
104		NANDINA DOMESTICA 'MOON BAY'	HEAVENLY BAMBOO	#2 POT 600MM O.C.
66		SKIMMIA JAPONICA	JAPANESE SKIMMIA	#3 POT 750MM O.C.
104		VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	#2 POT 600MM O.C.
FERNS				
8		ATHYRIUM OTOPHORUM	LADY FERN	#2 POT 450MM O.C.
8		BLECHNUM SPICANT	DEER FERN	#2 POT 450MM O.C.
10		POLYSTICHUM MUNITUM	SWORD FERN	#2 POT 450MM O.C.
GRASSES				
35		HAKONECHLOA MACRA 'ALL GOLD'	JAPANESE FOREST GRASS	#2 POT 600MM O.C.
35		IMPERATA CYLINDRICA 'RED BARON'	JAPANESE BLOOD GRASS	#2 POT 600MM O.C.
35		OPHIPOGON JAPONICUS	GREEN MONDO GRASS	#2 POT 600MM O.C.
35		PENNISETUM ORIENTALE 'KARLEY ROSE'	FOUNTAIN GRASS	#2 POT 600MM O.C.
GROUNDCOVERS, PERENNIALS, VINES				
48		ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	#1 POT 300MM O.C.
60		AKEBIA QUINATA	CHOCOLATE VINE	#1 POT 300MM O.C.
21		IRIS TENAX	OREGON IRIS	#1 POT 450MM O.C.
21		MAHONIA REPENS	CREeping OREGON GRAPE	#2 POT 450MM O.C.
24		OXALIS OREGANA	REDWOOD SORREL	#1 POT 300MM O.C.
60		LONICERA CILIOSA	ORANGE HONEYSUCKLE	#1 POT 300MM O.C.
24		PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT 300MM O.C.
48		PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	#1 POT 300MM O.C.
LIVEROOF EXTENSIVE GREEN ROOF PRE-GROWN TRAY SYSTEM				
289		ACHILLEA MILLEFOLIUM	COMMON YARROW	
sqm		ALLIUM CERNUM	NODDING ONION	
		ASTER SUBSPICATUS	DOUGLAS ASTER	
		BRODIAEA HYACINTHINA	FOOL'S ONION	
		CAMASSIA QUAMISH	COMMON CAMMAS	
		CAREX PANSA	DUNE SEDGE	
		FRAGARIA CHILDENSIS	COASTAL STRAWBERRY	
OFF-SITE				
OFF-SITE TREES				
TO CITY OF RICHMOND STANDARD				
OFF-SITE LAWN				
TO CITY OF RICHMOND STANDARD				

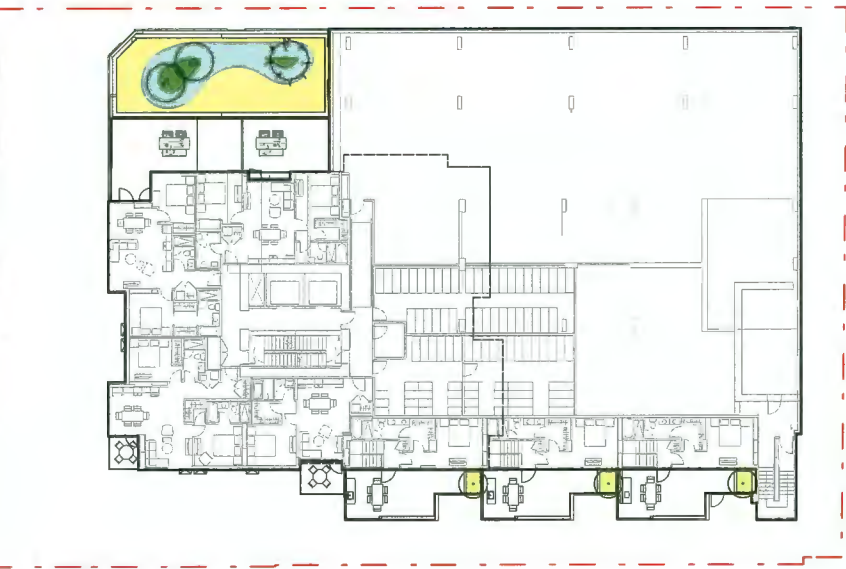
LEVEL 1



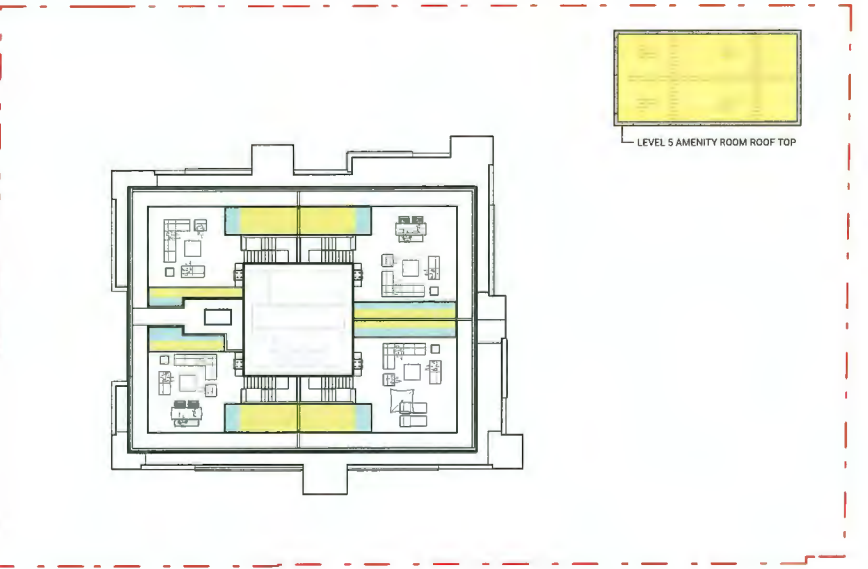
LEVEL 4



LEVEL 3



LEVEL 5 & 15



PLANTING DESIGN
REPRESENTATIVE PLANT

September 5, 2023
DP 22-023105
Plan # 43



NAKONECHLOA MACRA 'ALL GOLD'

CORNUS KOUSA

OXALIS OREGANA

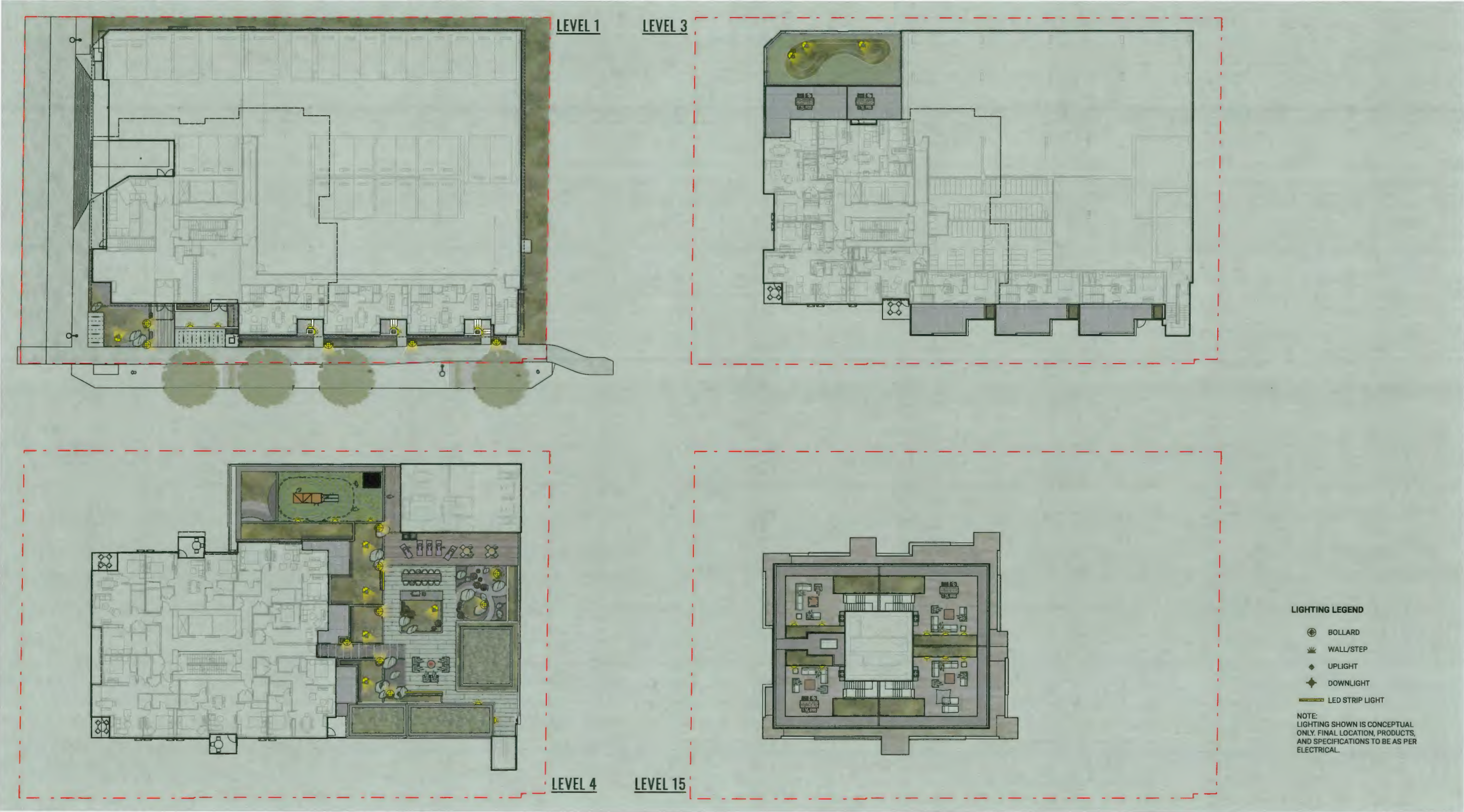
IMPERATA CYLINDRICA 'RED BARON'

IRIS TIBETAN

VIRGINIA CREEPER

LIGHTING CONCEPT

September 5, 2023
DP 22-023105
Plan # 44



SECTIONS

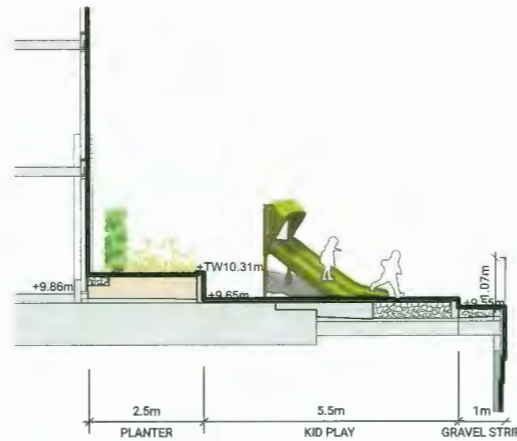
September 5, 2023
DP 22-023105
Plan # 45



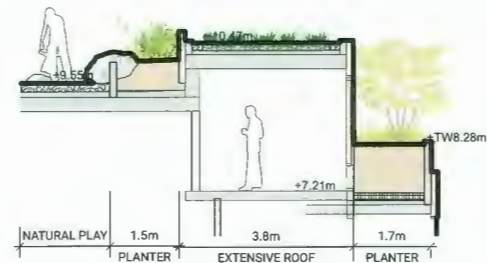
1 LV1 TH / LV3 PATIO
1:75



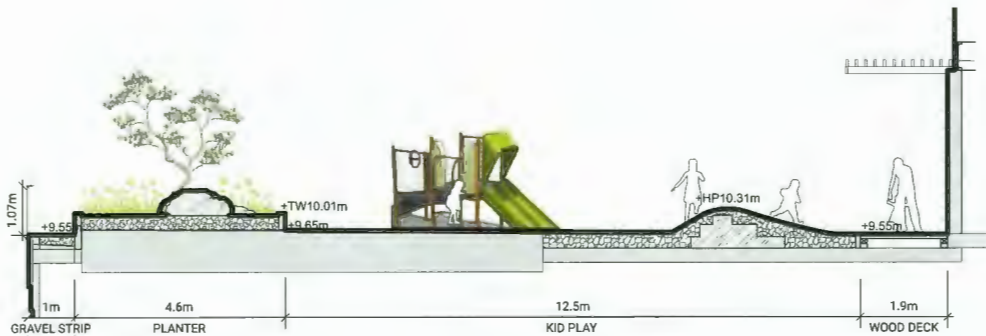
2 LV3 PATIO
1:75



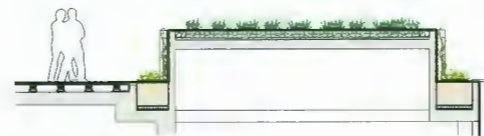
3 LV4 KID PLAY
1:75



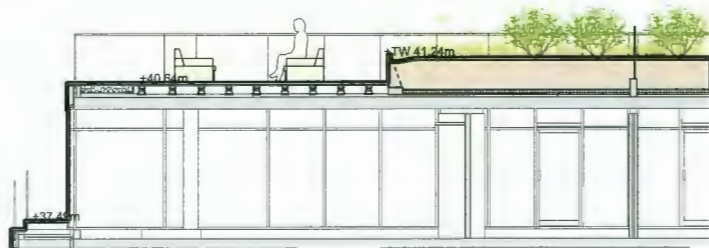
4 LV4 AMENITY EAST
1:75



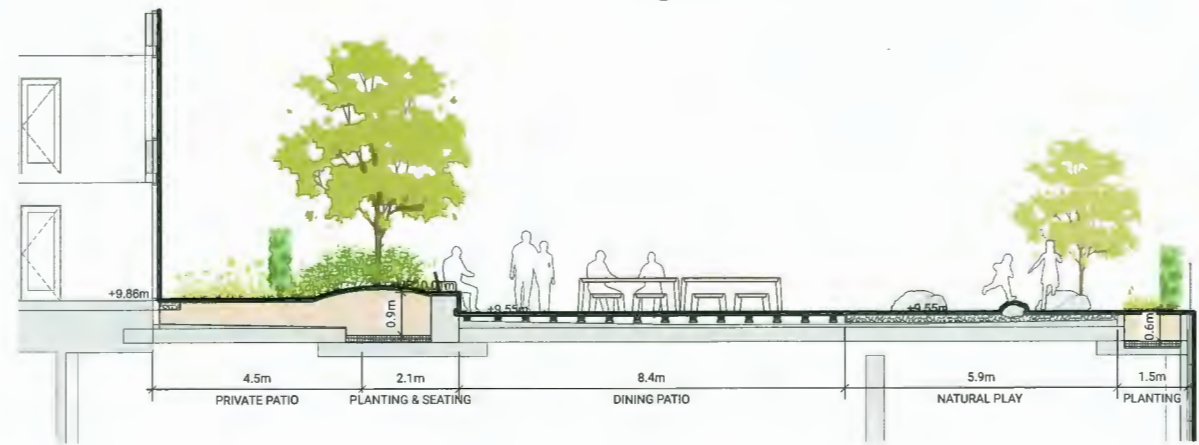
5 LV4 KID PLAY
1:75



6 LV4 HEAT PUMP
1:75



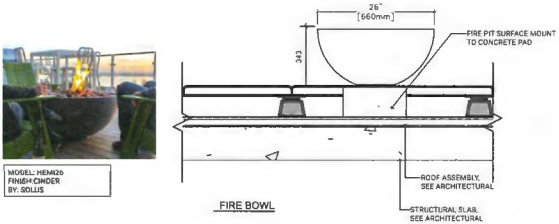
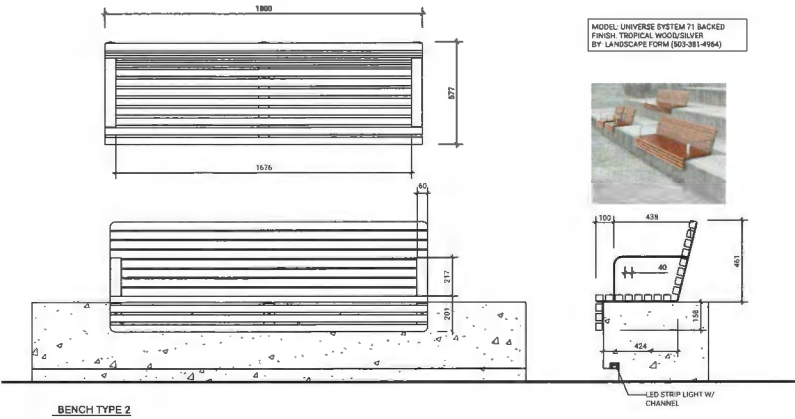
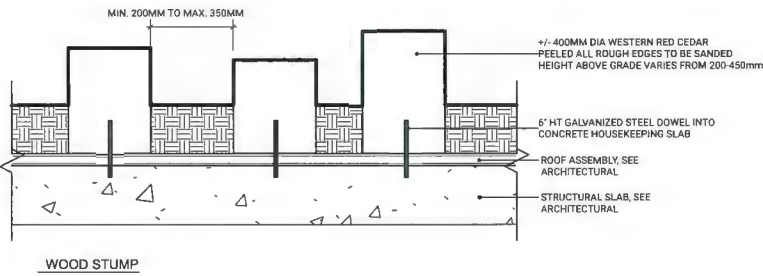
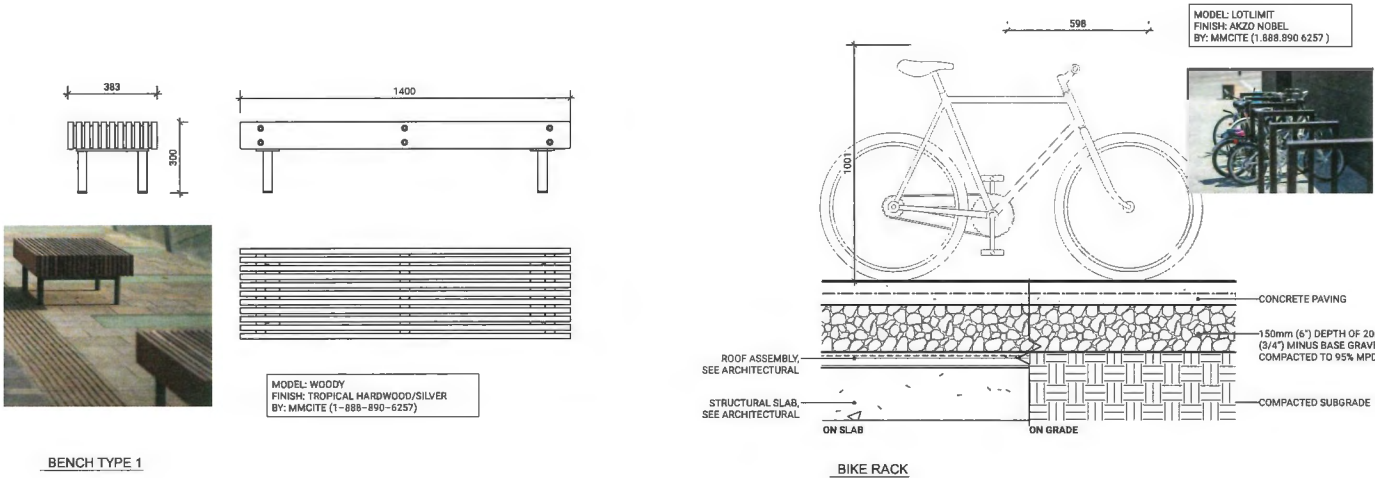
7 LV ROOF AMENITY
1:75



8 Section 1 - LV4 AMENITY
1:75

DETAILS

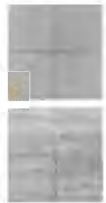
September 5, 2023
DP 22-023105
Plan # 46



OUTDOOR KITCHEN
NTS

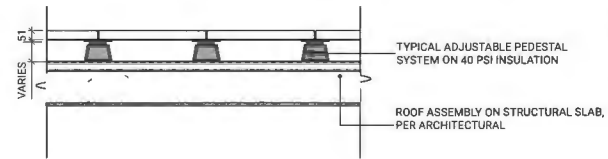
P03
MANHATTAN VIBRO-PRESSED SLABS BY NEWSTONE
FINISH: SIERRA BEIGE
PATTERN: STACK
DIMENSIONS: 454mm x 454mm x 50.8mm (18" x 18" x 2")
CONTACT: 604.332.4030

P04
MANHATTAN VIBRO-PRESSED SLABS BY NEWSTONE
FINISH: NORTHERN SHADOW
PATTERN: 1/2 OFFSET RUNNER BOND
DIMENSIONS: 301mm x 606mm x 50.8mm (12" x 24" x 2")
CONTACT: 604.332.4030

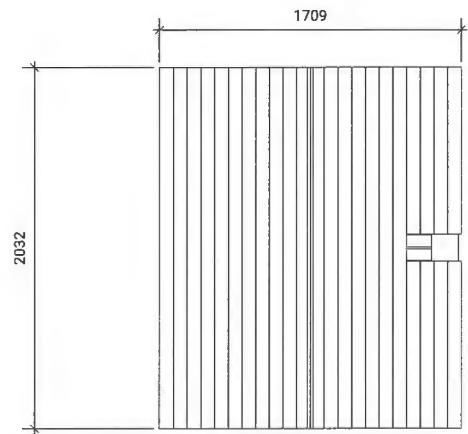


SCREW-JACK PEDESTALS
COMMERCIAL GRADE
AVAILABLE THROUGH OLDCASTLE WESTILE
WEIGHT BEARING CAPACITY: 1000 LBS (FOS:3)
HEIGHT RANGE: 0"-24"
GOES UP TO 36" WITH BISON BRACE SYSTEM

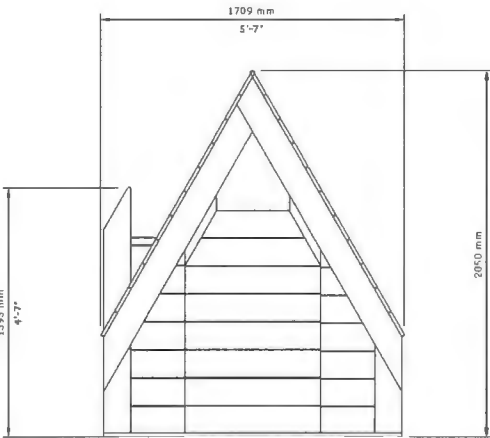
Model No.	Description	Range
B1	Adjustable Pedestal	1 1/4" - 2" (32 - 51 mm)
B2	Adjustable Pedestal	3" - 3 1/2" (76 - 90 mm)
B3	Adjustable Pedestal	3" - 3 1/2" (76 - 90 mm)
B4	Adjustable Pedestal	4 3/8" - 7 3/4" (111 - 197 mm)



CONCRETE SLAB PAVER ON PEDESTAL



WOOD HUT

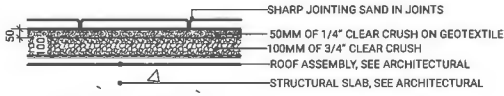


SUPPLIER: EARTHSCAPE PLAY
PRODUCT: ALPINE HUT



WOOD TRELLIS

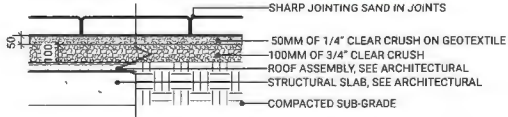
NOTES:
1. TRELLIS DETAILS PER ARCH'S FIN WALL



CONCRETE SLAB PAVER ON SLAB

NOTE:
USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT
TO A SOLID EDGE CONDITION.

P02
PLANK SERIES BY BASALITE
FINISH: DESERT(50%) NATURAL(35%)EBONY(15%)
PATTERN: RUNNING BOND
DIMENSIONS: 448mm x 76mm x 100mm(50%)
305mm x 76mm x 100mm(50%)
CONTACT: 604-596-3844



ENTRY UNIT PAVER

NOTE:
USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT
TO A SOLID EDGE CONDITION.



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: September 5, 2023

From: Wayne Craig
Director, Development

File: DP 23-018670

Re: Application by Sandeep Mann for a Development Permit at
10408 Dennis Crescent

Staff Recommendation

That a Development Permit be issued which would permit the construction of a coach house at 10408 Dennis Crescent on a site zoned "Single Detached with Granny Flat or Coach House – Edgemere (RE1)".

Wayne Craig
Director, Development
604-247-4625

WC:le

Staff Report

Origin

Sandeep Mann, authorized agent for the property owners (Sandeep Mann, Kanwaljit Mann and Sarbjit Mann), has applied to the City of Richmond for permission to develop an approximately 60 m² (645 ft²) coach house at 10408 Dennis Crescent on a site zoned "Single Detached with Granny Flat or Coach House – Edgemere (RE1)".

The site currently contains one single detached house, which is proposed to be demolished. A new single detached dwelling and coach house is proposed to be constructed. The single detached home is not subject to this Development Permit.

Development Information

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

Background

Development surrounding the subject site is as follows:

- | | |
|---------------|--|
| To the North: | Single detached houses on Dennis Crescent, zoned "Single Detached with Granny Flat or Coach House – Edgemere (RE1)". |
| To the East: | Across the lane, single detached houses on Dennis Crescent and Swinton Crescent, zoned "Single Detached with Granny Flat or Coach House – Edgemere (RE1)". |
| To the South: | Single detached houses zoned "Single Detached with Granny Flat or Coach House – Edgemere (RE1)". |
| To the West: | Across Dennis Crescent, single detached houses zoned "Single Detached with Granny Flat or Coach House – Edgemere (RE1)". |

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the design guidelines for coach houses in the Edgemere neighbourhood contained in the City's Official Community Plan (OCP), and complies with the "Single Detached with Granny Flat or Coach House Edgemere (RE1)" zone.

Analysis

Conditions of Adjacency

- The proposed coach house is located on the east portion of the property abutting the existing lane and is separated from the principle single detached dwelling.
- The proposed location of the coach house, which is set back 2.0 m from the south side lot line, minimizes shadowing of adjacent properties.

- The majority of the floor space in the coach house building is proposed on the ground floor and the portion of the floor space located in the upper half-storey of the coach house is located in the middle of the overall building massing.
- There are no windows proposed on the north or south side elevations to address concerns of overlook into the neighbouring properties. There are windows proposed on the west and east elevations of the coach house to maximize light penetration and provide passive surveillance of the lane.

Urban Design and Site Planning

- Consistent with the OCP guidelines for coach houses in the Edgemere neighbourhood, the proposed primary pedestrian entry to the coach house is from the rear lane and secondary pedestrian access to the coach house is proposed via a pathway from Dennis Crescent along the north side of the property.
- The east elevation of the coach house that faces the lane has been designed as the primary facade with a bay window, front entry to the unit, and exterior wall and landscape lighting to enhance visibility and appearance of the lane as a public space.
- Consistent with zoning, private outdoor space for the exclusive benefit of the coach house is proposed in the form of a landscaped yard off the west side of the coach house. Access to the private outdoor space is from either the rear door or the front door of the coach house.
- A single shared garbage and recycling enclosure is proposed for the site for use by the residents of the property. The enclosure, which is adequately sized to contain the required number of containers for the single detached house and coach house, is set back 1.8 m from the rear property line and is screened by wood fencing, gates and a variety of soft landscaping.
- The proposed site plan provides on-site parking in compliance with the Zoning Bylaw, including: two parking spaces for the principal dwelling in the garage off the lane and one unenclosed and permeable parking space for the coach house with access from the lane.

Architectural Form and Character

- The proposed exterior building materials and colours of the coach house are consistent with the building styles in the neighbourhood and include horizontal taupe Hardie-plank siding and taupe stucco with grey trim, cedar, and black stone accents.
- The primary facade of the coach house facing the lane is proposed to be visually broken into smaller components through the inclusion of a projecting bay window on the lower floor, and a variety of windows on the upper floor.

Landscape Design and Open Space Design

- There are no on-site trees in the area of the proposed coach house and garage. Future assessment of on-site tree retention and removal associated with any new single-family dwelling to be constructed on the property will be assessed and reviewed at the time of the building permit application for the single-family dwelling.

- The applicant proposes to plant two new trees on-site between the proposed coach house/garage and the proposed single family building. The two new trees are to be of a minimum size of 8 cm caliper deciduous or 4.0 m tall coniferous. The applicant intends to plant one Douglas Maple tree and one Western red cedar tree both deciduous tree species that are native to British Columbia.
- The area surrounding the coach house main entrance, adjacent to the rear lane, is proposed to be treated with a combination of shrubs and flowering plants to enhance the appearance of the lane.
- The private open space for the coach house is proposed at grade, in the rear yard to the west of the coach house, and is defined through low fencing and the planting of shrubs. The proposed open space is adequately sized and shaped to comply with the "Single Detached with Granny Flat or Coach House Edgemere (RE1)" zone.
- Prior to DP issuance, the applicant is required to submit a Landscaping Security for the proposed works, based on 100 per cent of the cost estimate provided by the Landscape Architect (including a 10 per cent contingency, soft and hard landscaping, fencing and installation).

Crime Prevention Through Environmental Design

- Consistent with the design guidelines for coach houses in the OCP, the proposed coach house design enables natural surveillance by locating windows and living areas overlooking the lane.
- Similarly, the applicant proposes exterior lighting on the eaves facing the lane, as well as porch lighting at the coach house's main entry to ensure visibility and safety. The lighting will be designed to limit spillover onto adjacent lots.

Energy Efficiency

- The applicant must demonstrate compliance with the BC Energy Step Code as part of the Building Permit process. The applicant intends to meet Step 3 with the provision of a low carbon energy system.
- The heat pump for the coach house is proposed to be located in the internal yard of the property. Prior to Building Permit issuance, the applicant is required to submit written confirmation that the noise associated with heat pump operation will comply with the City's Noise Regulation Bylaw 8856.

Conclusions

The applicant is seeking permission to build a coach house in the rear yard of the subject property at 10408 Dennis Crescent in the Edgemere neighbourhood.

The proposal aims to respect the existing character of the immediate surrounding neighbourhood which consists of single detached housing, by conforming to the design guidelines for coach houses in the OCP. The proposed construction of the coach house complies with the requirements of the "Single Detached with Granny Flat or Coach House - Edgemere (REI)" zone.

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



Laurel Eyton
Planning Technician
(604-276-4262)

LE:js

Att. 1: Development Application Data Sheet

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

1. Registration of a flood indemnity covenant on title (Area A).
2. Receipt of a Letter-of-Credit for landscaping in the amount of 100% of the cost estimate for landscaping for the coach house (including soft and hard landscaping, tree planting, fencing, and installation) plus a 10% contingency cost.

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

3. Demonstrate compliance with the Development Permit Plans.
4. Demonstrate compliance with the applicable level of the BC Energy Step Code.
5. Provide written confirmation that the noise associated with heat pump operation will comply with the City's Noise Regulation Bylaw 8856.
6. 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.*
7. Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).



DP 23-018670

Attachment 1

Address: 10408 Dennis Crescent

Applicant: Sandeep Mann

Owners: Sandeep Mann, Kanwaljit Mann,
Sarbjit Mann

Planning Area(s): Shellmont

	Existing	Proposed
Site Area:	670.0 m ²	670.0 m ²
Land Uses:	Single detached residential	Single detached residential with detached coach house
OCP Designation:	Neighbourhood Residential	No Change
Zoning:	Single Detached with Granny Flat or Coach House – Edgemere (RE1)	No Change
Number of Units:	1	1 Single Detached House 1 Coach House

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6 FAR for up to 464.5 m ² of lot area, plus 0.3 FAR for the remainder	Max. 0.6 FAR for up to 464.5 m ² of lot area, plus 0.3 FAR for the remainder	none permitted
Floor Area - Coach House:	Min. 33 m ² and Max. 60 m ²	59.9 m ²	none
Floor Area – Total:	340.4m ² (3,663 ft ²)	340.4m ² (3,663 ft ²)*	None Permitted
Lot Coverage:	Building: Max. 45% Non-porous surfaces: Max. 70% Live Landscaping: Min. 20%	Building: Max. 45% Non-porous surfaces: Max. 70% Live Landscaping: Min. 20%	none
Setback – Side Yard, north (coach house):	Min. 2.0 m	4.94 m	none
Setback – Side Yard, south (coach house):	Max. 2.0 m	2.0 m	none
Setback – Rear Yard (coach house):	Min. 1.2 m for max. 65% of rear façade; 3.0 m for min. 35% of rear façade; min. 1.5 m to entry	Min. 1.2 m for max. 65% of rear façade; 3.0 m for min. 35% of rear façade; min. 1.5 m to entry	none
Separation between single detached house and coach house:	Min. 4.5 m	4.74 m	none
Height (m):	Max 1 ½ storeys or 6.0 m	Max 1 ½ storeys or 6.0 m	none
Lot Size:	Min. 550 m ²	670.0 m ²	none

Off-street Parking Spaces – (coach house):	Min. 1	1	none
Amenity Space – Outdoor (coach house):	Min. 30 m ²	30.15 m ²	none

*Preliminary estimate based on concept plans for the principal dwelling not controlled by this Development Permit. Exact statistics to be determined through zoning compliance review at Building Permit stage.



City of Richmond

Development Permit

No. DP 23-018670

To the Holder: Sandeep Mann
Property Address: 10408 Dennis Crescent
Address: 10408 Dennis Crescent

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 #4 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 100% of the cost estimate of the landscaping works plus a 10% contingency 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 23-018670

To the Holder: Sandeep Mann
Property Address: 10408 Dennis Crescent
Address: 10408 Dennis Crescent

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.

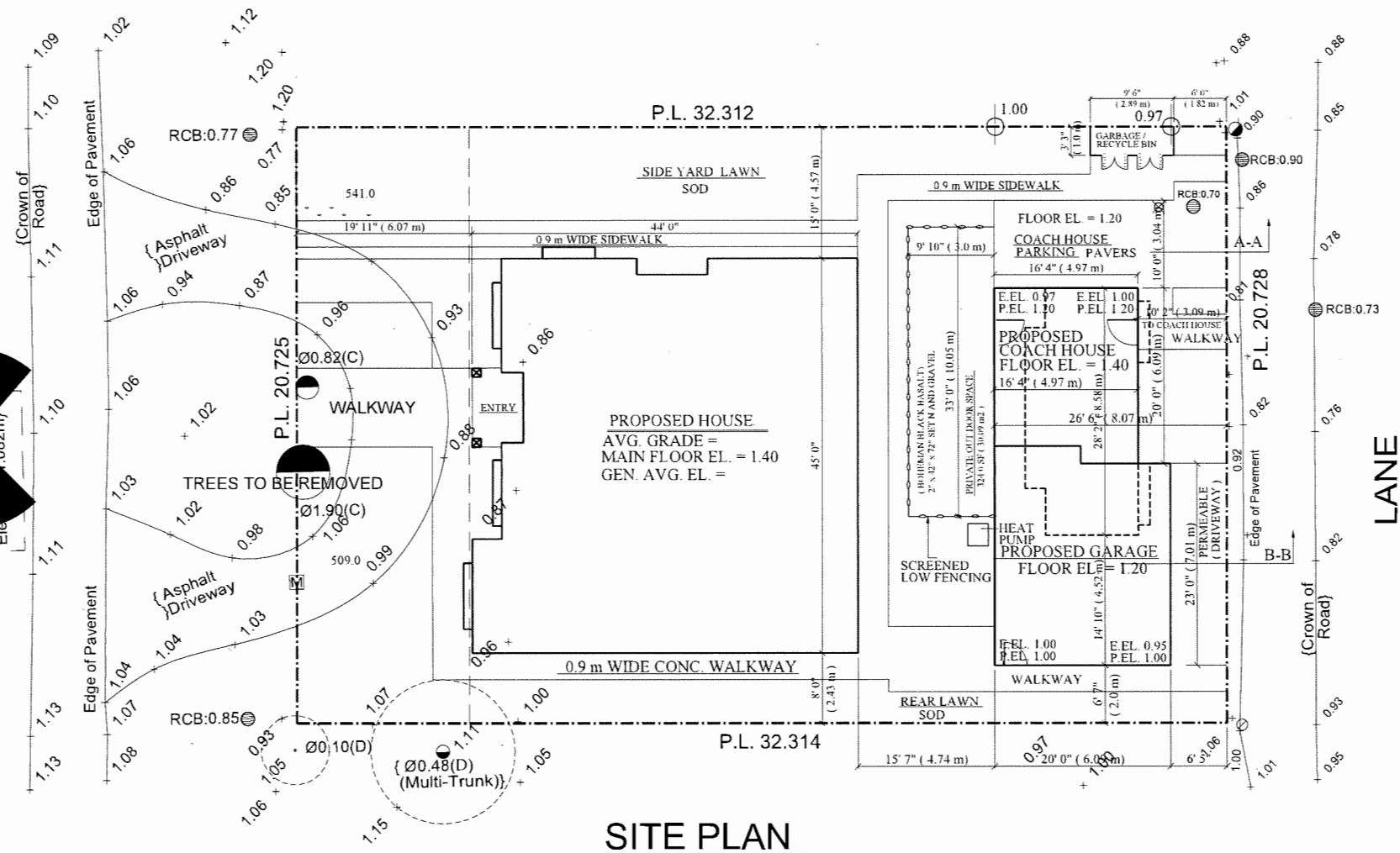
AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

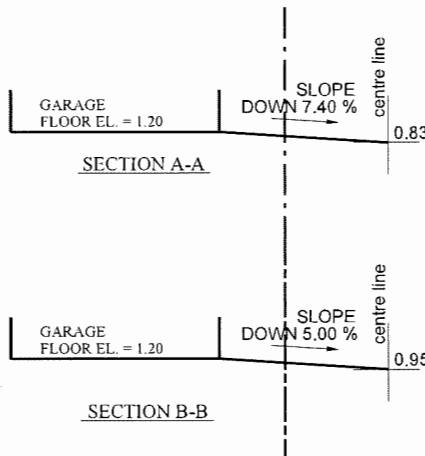
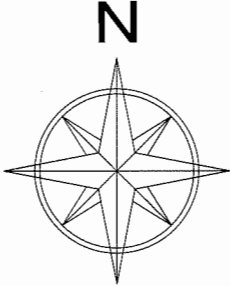
DELIVERED THIS DAY OF , .

MAYOR

DENNIS CRESCENT



SITE PLAN



CIVIC ADDRESS:

10408 - Dennis Crescent, Richmond BC
PID : 002-807-351

LEGAL DESCRIPTION:

LOT 5 SEC 35 BLK 4N RG 6W PL NWP20610 LOT 5, BLOCK 4N,
SUB BLOCK 5, PLAN NWP20610, SECTION 35, RANGE 6W,
NEW WESTMINSTER LAND DISTRICT

CALCULATIONS:

ZONE: RE-1
LOT AREA = 7212.0 S.F. (670.0 m²)
PER. F.A.R. = 3663.0 S.F. (340.29 m²)
BONUS AREA 2 % = 73.0 SF (6.78 m²)
TOTAL F.A.R. = 3736.0 S.F. (347.07 m²)
PLUS 250.0 SF (2.32 m²) FOR AC UNIT
PLUS 538.0 S.F. (50.0 m²) FOR ENCLOSED PARKING

PROPOSED F.A.R.

MAIN FLOOR AREA = 1880.0 S.F. (174.65 m²)
SECOND FLOOR AREA = 1211.0 S.F. (112.50 m²)
PLUS 645.0 S.F. (59.92 m²) FOR COACH HOUSE
TOTAL = 3736.0 S.F. (347.07 m²)
PLUS 480.0 S.F. (44.59 m²) OF ENCLOSED PARKING

PER. SITE COVERAGE = 45 % OF 7212.0 S.F. (670.0 m²)
= 3245.40 S.F. (301.49 m²)
PROPOSED SITE COVERAGE = 1889.0 + 788.0 = 2677.0 SF (248.69)

PER. IMPERMEABLE COVERAGE = 70 % OF 7212.0 S.F. (670.0 m²)
= 5048.40 S.F. (469.0 m²)
PROPOSED IMPERMEABLE COVERAGE = 4727.0 SF (439.13 m²)

PER. LANDSCAPE SURFACE = 30 % OF 7212.0 S.F. (670.0 m²)
= 2164.0 S.F. (201.03 m²)
PROPOSED LANDSCAPE SURFACE = 2170.0 SF (201.59 m²)

E.EL. = EXISTING ELEVATION
P.EL. = PROPOSED ELEVATION
TOTAL COACH HOUSE AREA = 307.0 + 338.0 = 645.0 SF (29.92 m²)
COACH HOUSE MAIN FLOOR AREA = 307.0 SF (28.52 m²) (45.60 %)

FRONT YARD = 68' 0" x 19' 8" = 1338.0 SF (124.30 m²)
REQUIRED FRONT YARD LANDSCAPE SURFACE = 50 % = 669.0 SF (62.15 m²)
PROPOSED FRONT YARD LANDSCAPE = 509.0 + 541.0 = 1050.0 SF (97.54 m²)
PROPOSED FRONT YARD = 1050.0 + 1120.0 = 2170.0 SF (201.59 m²)

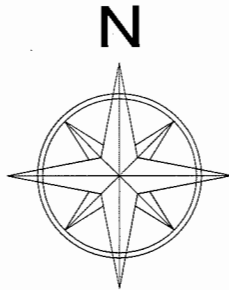
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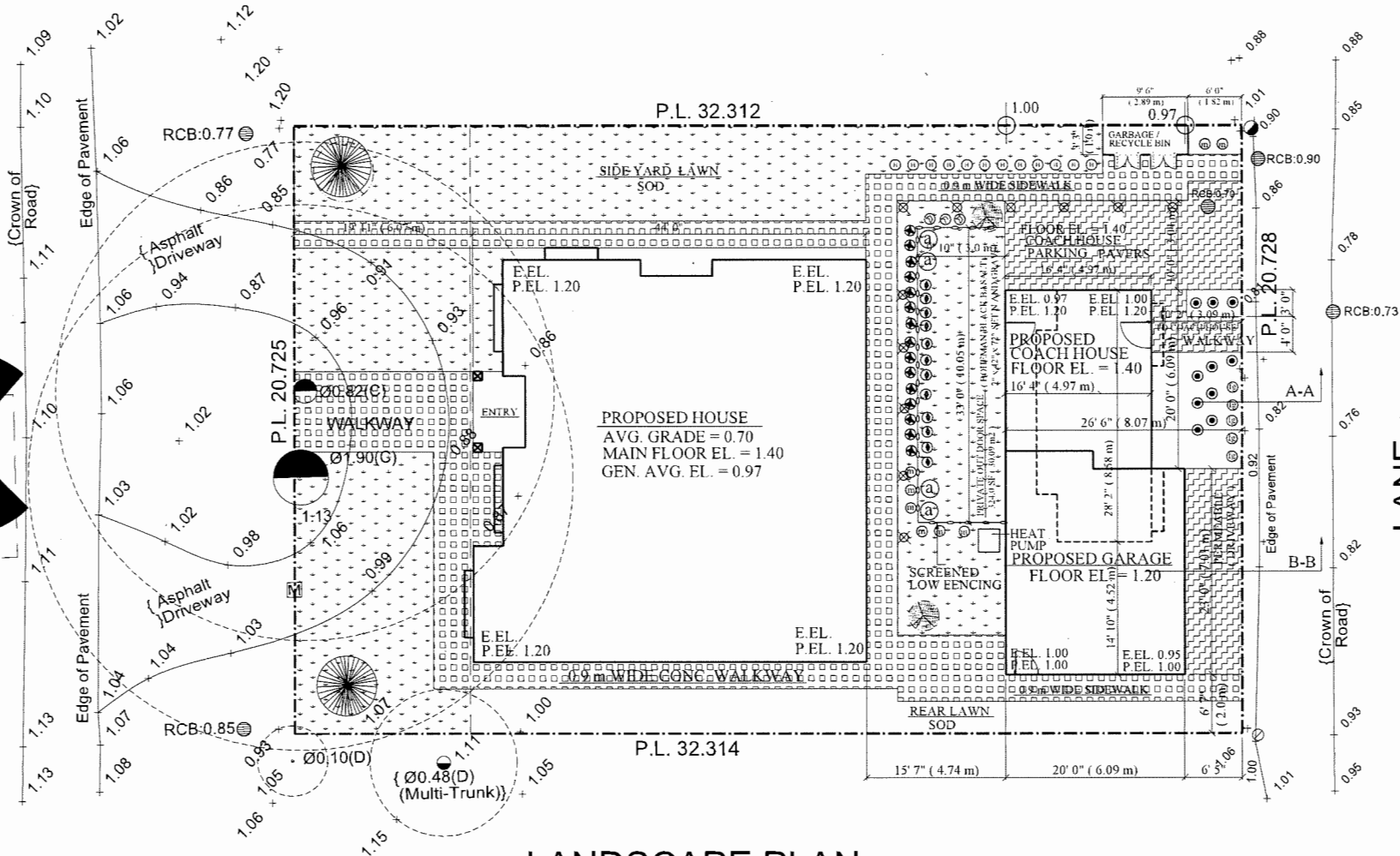
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JOB ADD: 10408 - Dennis Crescent, Richmond BC				
DESIGN BY: KAMAL	CHK. BY: NAVTEJ	SCALE: 1/8" = 1'-0" U/N.	Printed On: May 09 2023	SHEET NO. A-001

Aug 31 2023

DENNIS CRESCENT



LANE



LANDSCAPE PLAN

PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME
LARGE SHRUBS		
(H)	12	CHAMAECYPARIS OBTUSA 'NANA AUREA'
(Fa)	7	DAPHNE ODORA
(m)	20	MISCANTHUS SINENSIS VAR. PURPURASCENS
(a)	5	FOTHERGILLA GARDENII 'JADE PLATT'
(@)	6	HYDRANGEA MACROPHYLLA 'LEMON DADDY'
(●)	6	HYDRANGEA ANOMALA SUBSP. PETIOLARIS
SMALL SHRUBS		
(i)	27	GARDENIA JASMINOIDES 'KLEIM'S HARDY'
(S)	7	HEMEROCALLIS
(V)	13	TAXUS X MEDIA 'HICKSII'
(#)	11	RUDBECKIA HIRTA

LEGEND

SYM	NAME
[Pattern]	CORE GRASS (PERMEABLE PARKING HEX GRID)
[Pattern]	AQUA PAVE PERMEABLE CONCRETE PAVERS
[Pattern]	BOHEMIAN BLACK BASALT
[Pattern]	2"X42"X72" SET N AND AND GRAVEL
[Symbol]	PROPOSED DECIDUOUS TREE DOUGLAS MAPLE
[Symbol]	PROPOSED CONIFEROUS TREE WESTERN RED CEDAR
[Symbol]	PATHWAY LIGHT [12]

ALL INSTALLATION TO BE AS PER
BCLNA/BCSLA STANDARDS ONLY

IRRIGATION STRATEGY NECESSARY

NOTES:

ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE BCSLA AND BCNTA LANDSCAPE STANDARD, LATEST EDITION.

COMPLETE PROTECTION OF EXISTING STREET TREES IN ACCORDANCE WITH THE CITY OF RICHMOND'S TREE PROTECTION GUIDELINES.

ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH LOW-VOLUME AUTOMATIC IRRIGATION SYSTEM, C/W RAIN SENSOR.

ALL UTILITY OR UNDERGROUND WORK TO BE COORDINATED WITH A CERTIFIED ENGINEER TO ENSURE PROTECTION OF ALL SYSTEMS AND PROTECTED TREES.

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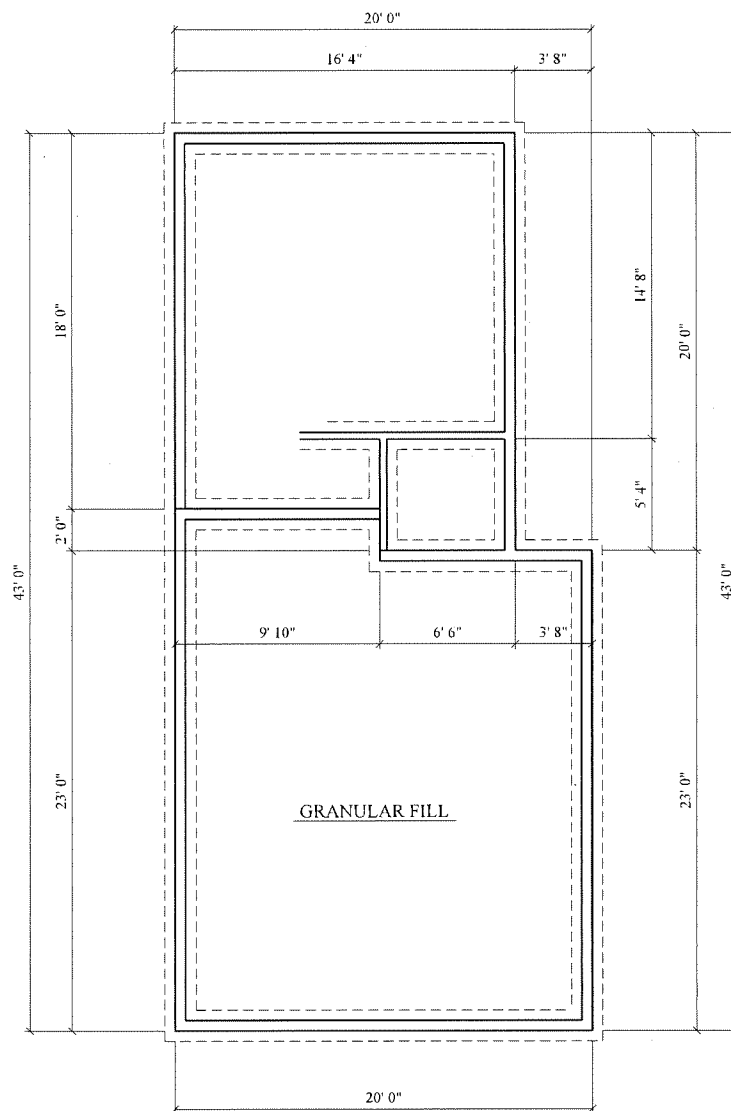
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JOB ADD: 10408 - Dennis Crescent, Richmond BC				
DESIGN BY: KAMAL	CHK. BY: NAVTEJ	SCALE: 1/8" = 1'-0" U/N.	Printed On: May 09 2023	SHEET NO. A-002

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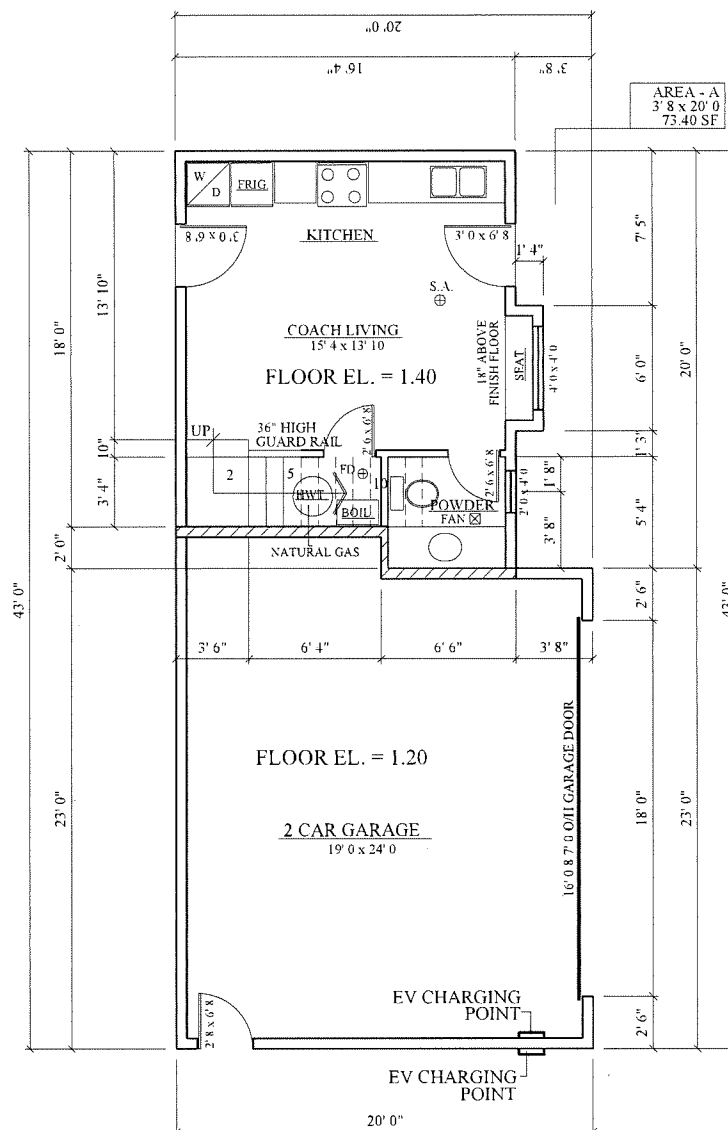
Plan #3

AREA CALCULATIONS:
20' 0" x 43' 0" = 860.0 SF
LESS = 73.0 SF
AREA = 787.0 SF
LESS GARAGE AREA = 480.0 SF
NET AREA = 307.0 SF
AREA - A = 73.40 SF
TOTAL = 73.40

AREA CALCULATIONS:
12' 10" x 28' 2" = 361.0 SF
LESS = 23.0 SF
AREA = 338.0 SF
NET AREA = 338.0 SF
AREA - A = 12.42 SF
AREA - B = 10.48 SF
TOTAL = 22.90



FOUNDATION PLAN



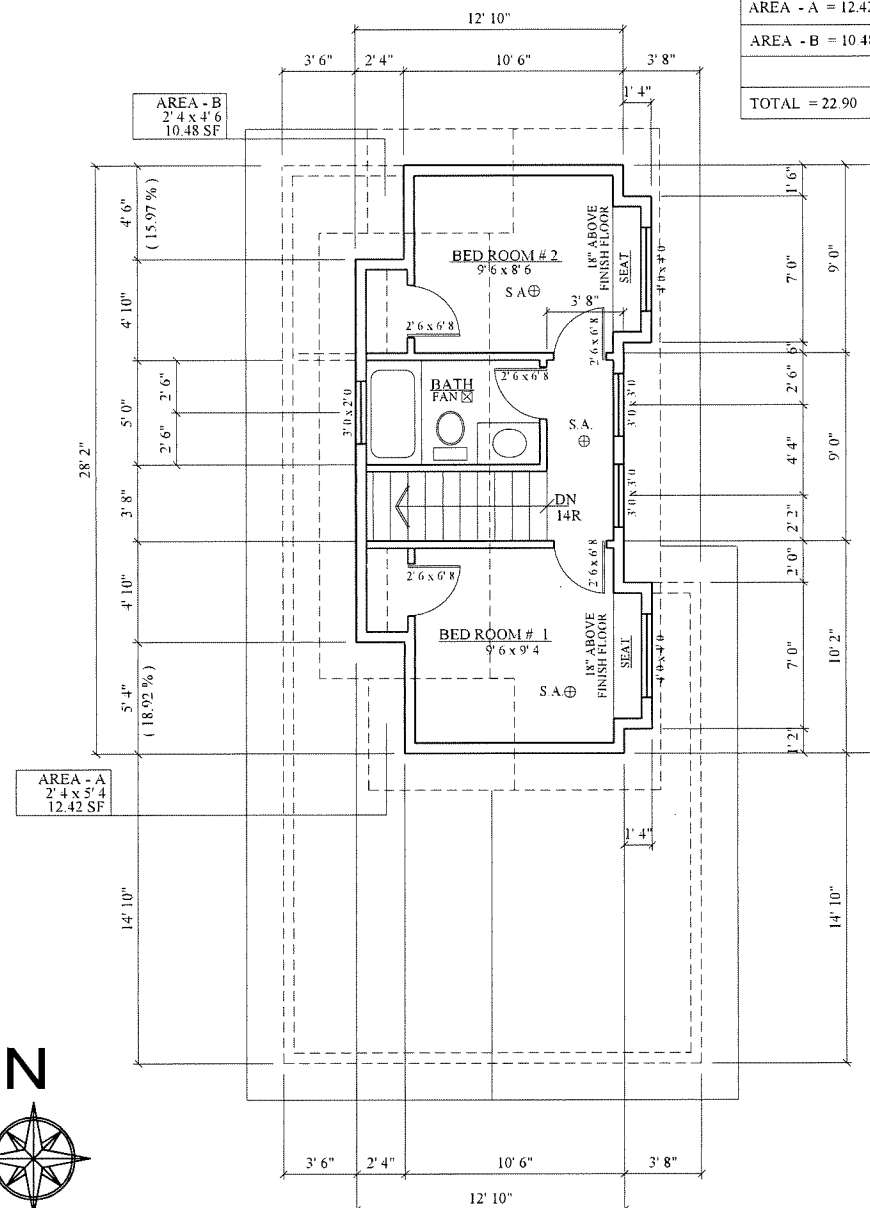
(RADIANT FLOOR HEATING SYSTEM)

MAIN FLOOR PLAN GARAGE & COACH HOUSE

GARAGE AREA = 480.0 SF (44.59 m²)
COACH HOUSE AREA = 307.0 SF (28.52 m²)

COACH HOUSE 2 nd FLOOR AREA = 338.0 SF (31.40 m²) (52.40 %)
TOTAL COACH HOUSE AREA = 307.0 + 338.0 = 645.0 SF (59.92 m²)

COACH HOUSE MAIN FLOOR AREA = 307.0 SF (28.52 m²) (45.60 %)



(RADIANT FLOOR HEATING SYSTEM)

SECOND FLOOR PLAN COACH HOUSE

COACH HOUSE AREA = 338.0 SF (31.40 m²)
(RADIANT FLOOR HEATING SYSTEM)

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PH: 1 604 539 1740 FAX: 1 604 539 1741			
CELL: 1 604 728 0389 E-MAIL: navtejdhot@hotmail.com			
TITLE: COACH HOUSE PLAN			
JOB NO: 10408 - Dennis Crescent Richmond, B.C.			
DESIGN BY: KAMAL	CHK. BY: NAVTEJ	SCALE: 1/4" = 1'-0" U.N.	SHEET NO: A-006

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EXTERIOR FINISHES SCHEDULE

01 ASPHALT SHINGLES ROOF COLOR: BLACK (BY IKO)	07 ALUMINUM GUTTER COLOR: CHARCOAL GREY
02 ACRYLIC STUCCO COLOR: LIGHT GREY	09 FRONT ENTRY FIBRE GLASS DOOR COLOR: GREY / BROWN
03 HORIZ. HARDIE PLANKS COLOR: LIGHT GREY	10 16'X7' METAL GARAGE DOOR COLOR: GREY MATCH FRONT ENTRY DOOR
04 DECORATIVE WOOD BRACKET COLOR: NATURALLY STAINED CEDAR	11 EXTERIOR WALL LIGHTING
05 VINYL WINDOW W/ LOW "E" DOUBLE GLAZING MODEL: APEX ALLOY COLOR: WHITE	12 STONE CLADDING CULTURED STONE (BLACK)
06 2"X10" PT FASCIA TRIM BOARD COLOR: WHITE	

TYPICAL ROOF:
DUROID SHINGLES ROOF
ON 1/16" WEATHERING FOIL
ON 1/2" THK. PLYWOOD
ON APP. ENG. TRUSSES @ 24" O.C.
R - 40 BATT INSULATION
6-MIL U.V. RESISTANT POLY.

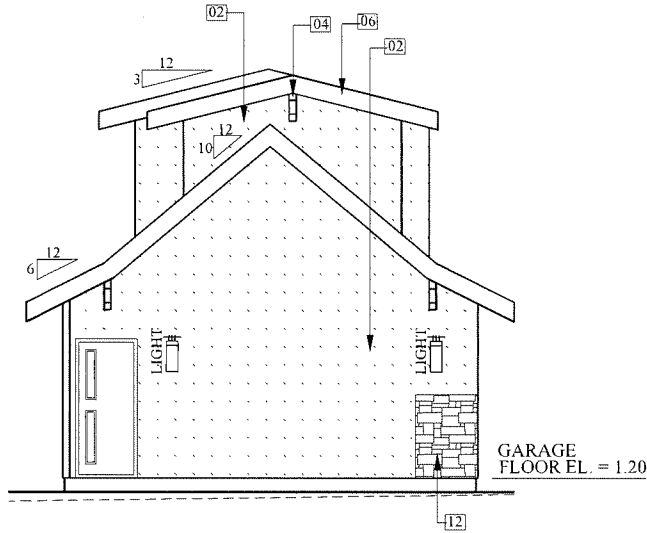
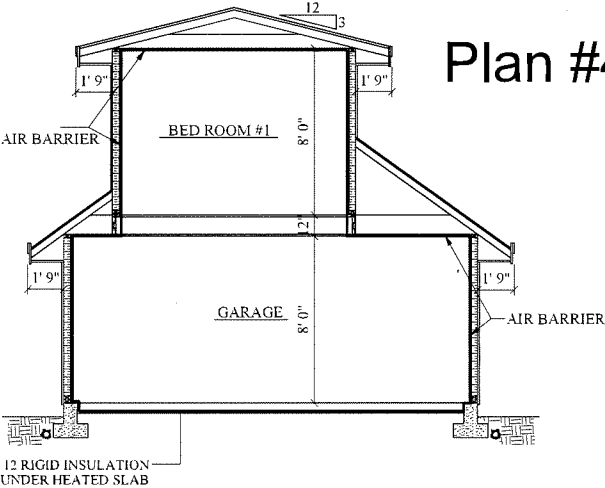
TYPICAL EAVE:
EAVE PROTECTION TO 12" MIN
INSIDE TOP PLATE.
2 x 4 ON 2 x 10 FASCIA
W/BUILT IN GUTTER
GALVANIZED METAL FLASHING
ALUM SOFFIT VENT.

TYPICAL EXTERIOR WALL:
HORIZ. HARDIE PLANKS
ON 3/4" X 2" OR 3/8" X 2" BORATE TREATED
EXTERIOR GRADE PLYWOOD STRAPPING
AT 8" OR 16" O.C. 2 LAYERS OF 30 MIN.
RATED BUILDING PAPER OR
ONE LAYER OF BUILDING PAPER
(TYVEK COMMERCIAL WRAP) OR EQUIV
ON 1/2" PLYWD. ON 2x6 STUDS @ 16" O.C.
R-20 BATT INSULATION
6-MIL U.V. RESISTANT POLY, 1/2" DRYWALL.

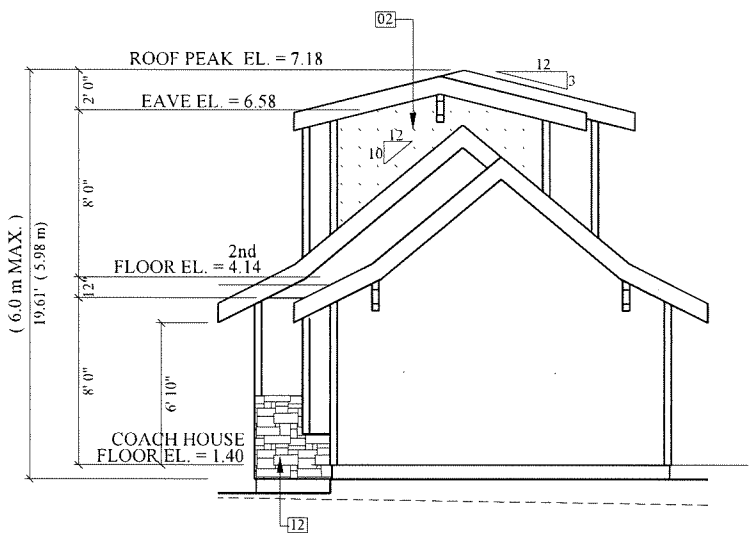
TYPICAL FLOOR:
FINISH FLOORING ON 1 - 1/2" CONC. TOPPING
W/FLOOR RADIANT HEATING SYSTEM
ON 5/8" T. & G. PLYWD. NAILED & GLUED TO
FLOOR JOIST, 2x10 FLR. JOISTS (SEE PLAN)
2x2 CROSS BRIDGING @ 7' 0" O.C. MAX
1/2" DRYWALL.

SLAB ON GRADE:
FINISH FLOORING ON 4" CONC. SLAB
W/FLOOR RADIANT HEATING SYSTEM
R - 12 RIGID INSULATION
6-MIL U.V. RESISTANT POLY.
6" WELL - COMPACTED SAND BASE.

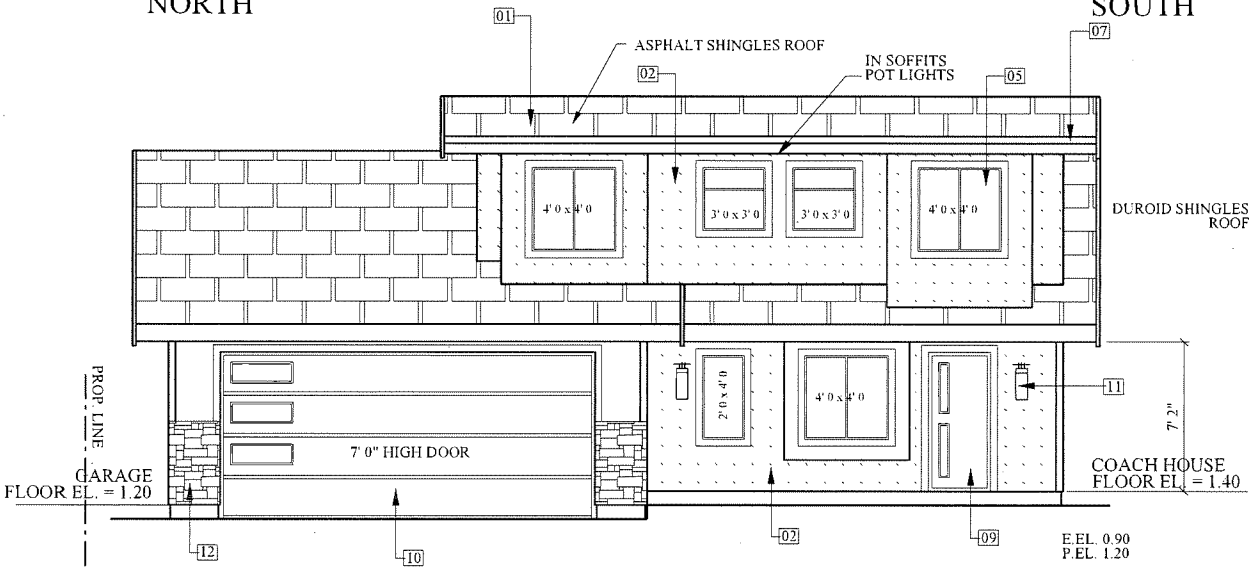
TYPICAL FOUNDATION:
6" CONC. WALL ON 8" x 20" CONT. CONC.
STRIP FOOTING TO FIRM BEARING
5/8" DIA. ANCHOR BOLTS @ 6' - 0" O.C. MAX.
PROVIDE 45 # FELT UNDER ALL PLATES
IN CONTACT W/CONC.
4" DRAIN PIPE (SOLID), 6" DRAIN COVER.



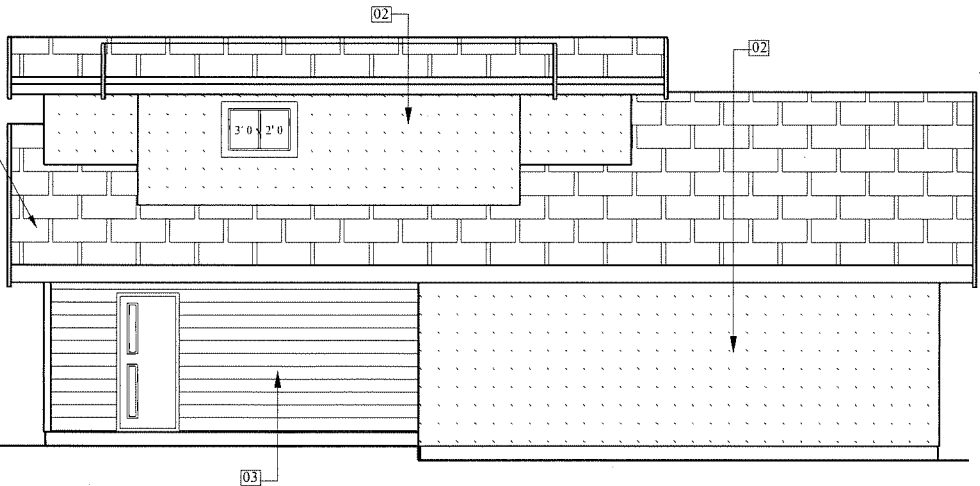
RIGHT SIDE ELEVATION
COACH HOUSE
NORTH



LEFT SIDE ELEVATION
COACH HOUSE
SOUTH



REAR ELEVATION - COACH HOUSE
EAST



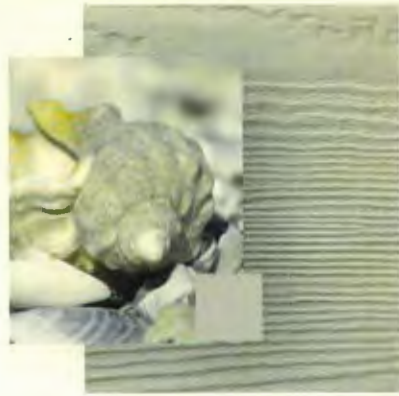
FRONT ELEVATION - COACH HOUSE
WEST

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COACH HOUSE ELEVATIONS			
DESIGNER: KAMAL	CHK BY: NAVTEJ	SCALE: 1/4" = 1'-0" U.N.	DATE: May 09 2023
10408 - Dennis Crescent Richmond, B.C.		SHEET NO: A-007	

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B.C.B.C. 2018 EDITION

Reference Plan #1



PEARL GRAY

GARAGE DOOR & MAIN HOUSE DOOR



MONTEREY TAUPE

COACH HOUSE HARDIE



Home / Our Products / Stone / Manufactured
Stone / Blackcomb Prostack

Blackcomb Prostack

MAIN HOUSE STONE



Home / Our Products / Stone / Manufactured
Stone / Black Tusk Prostack

Black Tusk Prostack

GARAGE STONE



W-113-2E

MAIN HOUSE STUCCO

W-113-2E

GARAGE & COACH HOUSE
AT BOTTOM

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COACH HOUSE PLAN - COLOURS				
10408 - Dennis Crescent Richmond, B.C.				
DESIGNED BY KAMAL	CHK. BY NAVTEJ	SCALE 1/4" = 1'-0" U.N.	PRINTED ON May 09 2023	SHEET NO. A-008

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