City of Richmond

REVISED
Agenda

Development Permit Panel
Electronic Meeting

Council Chambers, City Hall
6911 No. 3 Road

Wednesday, March 26, 2025
3:30 p.m.

MINUTES

Motion to adopt the minutes of the Development Permit Panel meeting held on February 12, 2025.

1. DEVELOPMENT PERMIT 23-029303
(REDMS No. 7796597)

APPLICANT: Manswell Enterprises Ltd.

PROPERTY LOCATION: 9371 and 9391 Francis Road

Director's Recommendations

That a Development Permit be issued which would:

1. ***permit the construction of nine townhouse units at 9371 and 9391 Francis Road on a site zoned "Low Density Townhouses (RTL4)"; and***
2. ***vary the provisions of Richmond Zoning Bylaw 8500 to:***
   - ***(a) reduce the front yard setback from 6.0 m to 4.5 m; and***
   - ***(b) allow six small car parking stalls.***

ITEM

2. DEVELOPMENT PERMIT 23-035352 - REMOVED
(REDMS No. 7946078)

APPLICANT: Public Services and Procurement Canada

PROPERTY LOCATION: 3540 and 3800 Bayview Street

This item was removed and will be added to a future Development Permit Panel meeting agenda.

3. New Business

4. Date of Next Meeting: April 16, 2025

ADJOURNMENT

City of Richmond

Minutes

Development Permit Panel
Wednesday, February 12, 2025

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Wayne Craig, General Manager, Planning and Development, Chair
Roeland Zwaag, General Manager, Engineering and Public Works
Marie Fenwick, Director, Arts, Culture and Heritage

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 January 29, 2025 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 22-023533
(REDMS No. 7795715)

APPLICANT: Lakeshore Group

PROPERTY LOCATION: 3320 Jacombs Road

INTENT OF PERMIT:

1. Permit the construction of a 15,413 m^2 addition to the existing building at 3320 Jacombs Road on a site zoned "Industrial Retail (IR1)".
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
   (a) increase the maximum building height from 16.0 m to 21.6 m.
   (b) reduce the minimum medium on-site loading spaces from 12 to four.

Applicant's Comments

Rick Pennycooke, Lakeshore Planning Group, introduced the project and Rafael Santa Ana, of Rafael Santa Ana Architecture Workshop (RSAAW), with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the proposed development, highlighting the following:

- the project is an addition to the existing IKEA building and provides additional warehouse space;
- the proposed two-storey building will be located immediately south of the existing IKEA building and includes additional loading docks for delivery and expansion for curbside pick up;
- the proposed building has been designed to achieve LEED V4 certification for building design and construction;
- the proposed exterior cladding materials and colours for the proposed building are consistent with the existing IKEA building;
- glazing is introduced at strategic locations on the building faces to allow natural light into the proposed building; and
- a berm surrounding the east and south perimeter of the site and a surge tank at the southeast corner screened by landscape are proposed to manage and mitigate a 1 in 100-year storm events.

Emilio Lara, of LARA Landscape Architecture, briefed the Panel on the main landscape features of the project, noting that (i) 37 replacement trees are proposed to be planted on the subject site, (ii) all existing City trees around the site will be retained and protected, (iii) the perimeter berm proposed for on-site stormwater management will also help delineate public and private spaces without fencing and provides clear sightlines from and to the subject site, (iv) lighting is proposed in key building locations, (v) bollards and step lights are proposed along pedestrian pathways and stairs, (vi) a landscape barrier is proposed at the southeast of the truck loading zone to minimize views from Knight Street, (vii) lawn areas are minimized as much as possible, (viii) native and drought tolerant planting is proposed, and (ix) the plant species proposed to be installed on the site will provide habitat for pollinators and ensure seasonal interest.

Staff Comments

Joshua Reis, Director, Development noted that (i) the proposed variances for building height and minimum medium on-site loading spaces have been reviewed and supported by staff as they are technical in nature and the proposed increase in building height is consistent with a similar variance granted to the existing IKEA building, (ii) the proposed ground floor elevation of the proposed building allow for truck clearance and operational movements of goods, (iii) the project will provide three Level 3 direct fast charging stations and 13 energized outlets for electric vehicles, and (iv) the signage associated with the project will be reviewed through a separate sign permit process and is not part of the development permit application for the project.

Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) the proposed surge tank would mitigate a significant flooding event and will be located completely underground, (ii) the owner is responsible for the maintenance of the surge tank, (iii) the applicant could explore more opportunities for the proposed landscaped area at the southeast corner to enhance the pedestrian experience in the subject site, (iv) the proposed landscaping for the project is a significant enhancement to the existing landscape condition in the subject site, and (v) the proposed EV charging stations for the project would be in addition to the existing EV charging stations in the existing IKEA development,

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for project, noting the project's attention to detail and the applicant's efforts to achieve LEED certification for the project.

With regard to the proposed landscaping for the project, the Panel directed staff to work with the applicant prior to the application moving forward to Council for consideration in order to (i) explore opportunities to provide additional amenities, e.g. seating areas, in the landscaped area at the southeast corner of the subject site and provide additional pedestrian linkages in this area, and (ii) investigate opportunities to install additional street trees along the western half of the boulevard along Maninni Way in coordination with the City's Parks Department.

Panel Decision

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

1. ***permit the construction of a 15,413 m^2 addition to the existing building at 3320 Jacombs Road on a site zoned "Industrial Retail (IR1)"; and***
2. ***vary the provisions of Richmond Zoning Bylaw 8500 to:***
   - ***(a) increase the maximum building height from 16.0 m to 21.6 m.***
   - ***(b) reduce the minimum medium on-site loading spaces from 12 to four.***

CARRIED

2. DEVELOPMENT PERMIT 23-018521

(REDMS No. 7926530)

APPLICANT: Fougere Architecture Inc.

PROPERTY LOCATION: 7491 No. 1 Road

INTENT OF PERMIT:

1. Permit the construction of 110 townhouse units at 7491 No. 1 Road on a site zoned "Low Density Townhouses (RTL1)".
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum building height from 9.0 m to 9.25 m.

Applicant's Comments

Wayne Fougere, of Fougere Architecture Inc., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 2), provided background information on the proposed development, highlighting the following:

- the project consists of 110 townhouse units and one stand-alone amenity building;
- the project surrounds a small townhouse development at 7471 No. 1 Road;
- the project is proposed to be developed in five phases and part of the indoor amenity building will function as an interim sales centre until the completion of Phase Three;
- on-site pedestrian pathways are proposed to facilitate pedestrian circulation from the units to the common indoor and outdoor amenity areas as well as to provide direct connection to the sidewalks along No. 1 Road and Moresby Drive;
- shared drive aisles for pedestrian and vehicles use have different paving treatments to enhance pedestrian safety;

- the project includes 11 convertible units designed to accommodate a future elevator for each unit;
- seven accessible parking spaces will be provided throughout the site;
- majority of the existing grade of the site will be maintained as much as possible to allow the retention of as many on-site trees as possible;
- the proposed site grading has been designed to manage on-site stormwater and direct stormwater runoff to Moresby Drive;
- stone cladding is proposed only for the indoor amenity building;
- retained trees are incorporated into the common outdoor amenity space which includes, among others, walking paths, seating and children's play area with play structures for different age groups; and
- the project will incorporate a number of environmental sustainability features and has been designed to achieve BC Energy Step Code Level 3 and Emissions Level 4 in the Zero Carbon Step Code.

Micole Wu, of van der Zalm + Associates, briefed the Panel on the main landscape features of the project, noting that (i) the intention to retain as many existing on-site trees as possible is a major consideration for the proposed site layout and landscape design, (ii) the project provides significant green spaces and outdoor amenity areas located throughout the subject site, (iii) the proposed central park includes, among others, a play area and woodland, (iv) the proposed lighting for the subject site includes wall-mounted lights, step lights, bollard lights and light poles, (v) tiered retaining walls with lush planting are proposed, (vi) durable landscape materials are proposed to reduce the environmental impact to the project, and (vii) native planting is proposed to enhance biodiversity and create habitats for birds, pollinators and wildlife in the neigbourhood.

Staff Comments

Mr. Reis noted that (i) there is no rezoning application associated with the project and that the project is being developed in accordance with existing zoning entitlements, (ii) the proposed minor building height variance has been reviewed and supported by staff as the shadow study indicates minimal impact on adjacent properties, (iii) the proposed development provides 11 convertible units designed to provide for future installation of an elevator, (iv) all townhouse units will incorporate aging-in-place features, (v) the proposed internal drive aisle network on the site has been designed to provide access to adjacent properties at 7471 and 7531 No. 1 Road should they redevelop in the future, (vi) the proposed shared access to adjacent properties will be secured through an SRW over a portion of the drive aisle, (vii) signage is required to be posted on-site to indicate future connection to and shared access with adjacent developments, and (vii) there is a Servicing Agreement associated with the project that includes the removal of existing on-site water and sanitary services, installation and connection of new on-site water and sanitary services, frontage improvements along Moresby Drive and No. 1 Road, and upgrade of existing traffic signals at Moresby Drive and No. 1 Road.

In addition, Mr. Reis noted that (i) the project's site plan and landscape plan have been carefully designed to retain as many existing trees as possible on the site, (ii) a majority of the site's existing grade will be maintained to maximize tree retention, (iii) the project arborist has identified 172 existing bylaw-sized trees on-site, 28 percent of which have been identified for retention, with the remaining trees to be removed as they are either in poor health, or are in good condition but would be in conflict with the required demolition works and the construction of the proposed development, (iv) 165 new trees are proposed to be planted on-site, and (v) the applicant will provide a voluntary contribution to the City's Tree Compensation Fund in lieu of the remaining replacement trees that cannot be accommodated on the subject site.

Mr. Reis also added that Development Permit Consideration No. 1 has been amended to include the requirement that the SRW area along No. 1 Road be dedicated to the City prior to any stratification of the subject lands. This amendment has been agreed to by the applicant with a signed copy on file.

Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) the proposed indoor amenity building includes, among others, an entertainment room, a kitchenette, a lounge area, a library, and a gym, (ii) a covered outdoor patio space will be provided adjacent to the outdoor amenity building, (iii) a temporary sales centre will be located in a portion of the amenity building and will be renovated to include a library and gym when there is no longer a need for the interim sales centre after the third phase of the project, (iv) the proposed surface paving treatment for the internal drive aisles has been designed for the shared use of vehicles and pedestrians and to enhance pedestrian safety, (v) the building height difference between the subject development and the adjacent development to the east would not be significant, (vi) there is no direct pedestrian connection from the subject site to the school and park site to the west, and (vii) the proposed ground source heat pumps will be located inside the building on the ground floor.

Correspondence

None.

Gallery Comments

Larry Yelland, 55-3851 Blundell Road, queried whether the proposed development will install a new fence along its common property line with the adjacent development to the south (3851 Blundell Road), noting that there is an existing wood fence in good condition along this property line. He noted that neighbouring properties to the west of their development had installed fences approximately two feet away from their perimeter fence resulting in the accumulation of debris in the space between the two fences which eventually caused damage to both fences. In addition, he also queried whether the proposed lighting along the internal drive aisles of the proposed development would not spillover into adjacent developments.

In reply to the query regarding fencing along the proposed development's common property line with the adjacent development to the south, the applicant noted that they will conduct discussions with the strata of 3851 Blundell Road throughout the construction process and will not install new fencing along the common property line if desired by the strata.

With regard to the query regarding lighting along the internal drive aisles, the applicant noted that the proposed lighting would be low level and downward focused to avoid light spillover into adjacent developments.

Charles Gibson, 33-3851 Blundell Road, queried about the impact of the installation of a new watermain in the proposed development on the adjacent development to the south (3851 Blundell Road) and sought clarification regarding the easement registered on Title in favour of the strata to the south to access and maintain a water line on the subject site and the potential discharge from Title of the easement.

In reply to Mr. Gibson, the applicant and staff confirmed that (i) upgrades to the existing watermain through the subject site and a portion of the adjacent property to the south (3851 Blundell Road) are part of the Servicing Agreement associated with the proposed development, (ii) the developer of the proposed development will coordinate and notify the strata of 3851 Blundell Road regarding the planned upgrades and their schedule to minimize disruption of services to the residents, and (iii) the developer is responsible for obtaining approval from the strata of 3851 Blundell Road should the developer wish to discharge the easement on Title of 7491 No. 1 Road.

Ben Soronow, 7471 No. 1 Road, queried about the project's tree retention plan for trees adjacent to their property at 7471 No. 1 Road, noting that there are leaves falling into their property from trees outside of their perimeter fence.

In reply, staff and the applicant noted that (i) the existing trees along the south property line of 7471 No. 1 Road will be retained and protected and will be pruned as part of the construction of the proposed development, and (ii) there are some trees along the north and west property line of 7471 No. 1 Road that will be removed.

A Richmond resident queried about (i) the proposed mitigation measures for stormwater runoff from the proposed development into Moresby Drive which is prone to water pooling and flooding, (ii) the total number of parking stalls proposed for the project, and (iii) the proposed mitigation measures for the anticipated increase in traffic along Moresby Drive which is currently experiencing traffic congestion and lack of space for on-street parking especially during school days.

In reply to the above queries, staff noted that (i) in addition to the existing storm drainage system on Moresby Drive, the project includes site servicing works such as the installation of underground catch basins to manage on-site stormwater, (ii) there are two vehicle access points for the proposed development that utilize the existing driveways from Moresby Drive and No. 1 Road which will be improved, (iii) the No. 1 Road driveway will be restricted to right-in- right-out movements only, (iv) the proposed development will provide 220 resident parking spaces and 28 visitor parking spaces, which is consistent with the City's Zoning Bylaw requirements, and (v) the project's Traffic Study has been reviewed and supported by the City's Transportation Department.

In reply to further queries, staff noted that the proposed development will provide more residential units than previously existed on the subject site, resulting in an increase of on-site parking stalls in accordance with the City's zoning bylaw.

Subhasa Mukhopadyay, 7432 Anvil Crescent, queried about the location of the driveways in the proposed development relative to their property.

In reply, the applicant noted that (i) the location of the two existing driveways in the proposed development will be retained and improved with minor shifts, and (ii) the proposed development will not impact existing neighbouring developments.

Panel Discussion

The Panel expressed support for the project, noting (i) the applicant's efforts to design the project around the existing vegetation on the site, and (i) the retention of a significant number of existing trees on the site.

In addition, the Panel advised that the applicant will need to work with residents of adjacent developments to manage construction impacts and address their adjacency concerns.

Panel Decision

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

1. ***permit the construction of 110 townhouse units at 7491 No. 1 Road on a site zoned "Low Density Townhouses (RTL1)"; and***
2. ***vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum building height from 9.0 m to 9.25 m.***

CARRIED

3. New Business

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled on Wednesday, February 26, 2025 be cancelled.

CARRIED

4. Date of Next Meeting: March 12, 2025

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:44 p.m.).

CARRIED

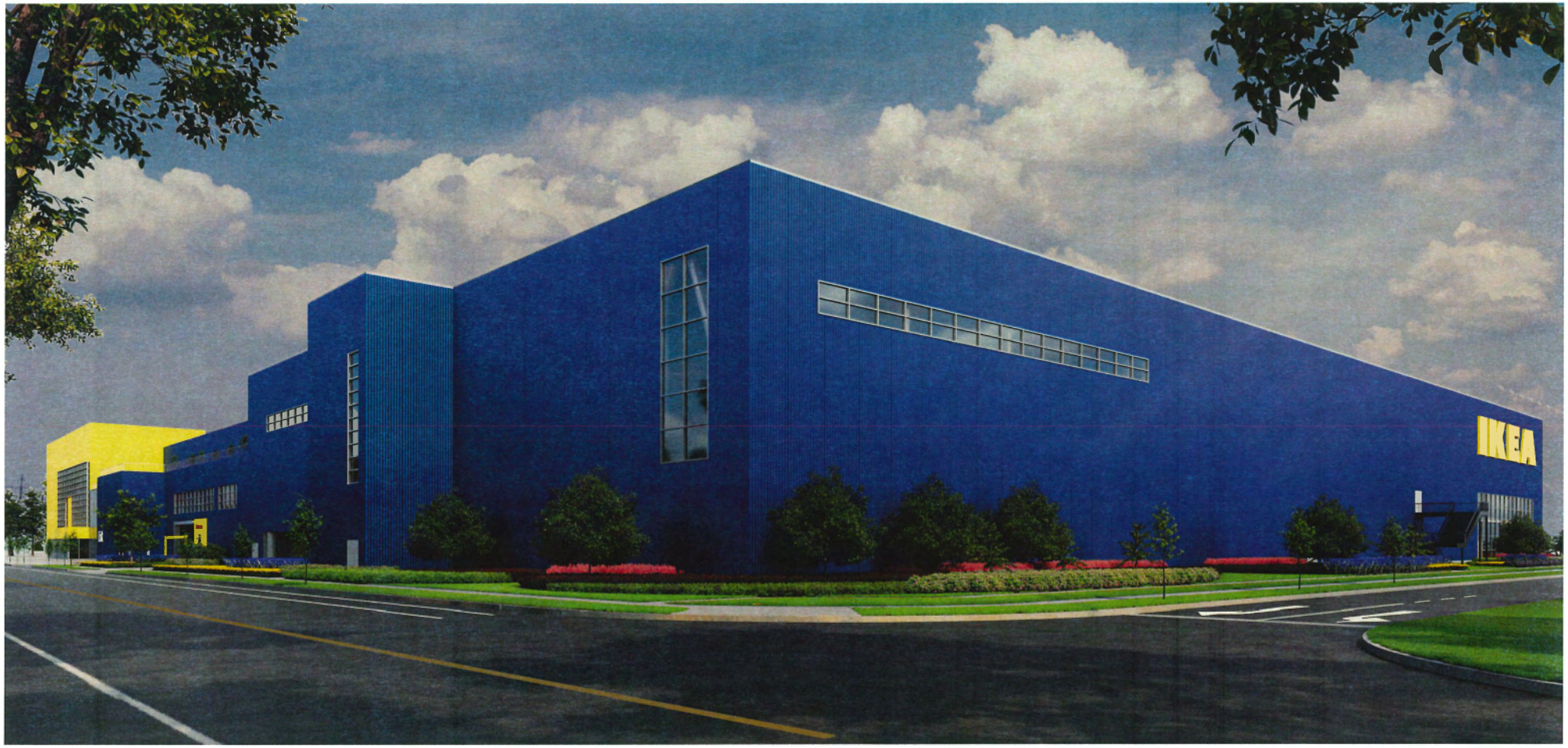
Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, February 12, 2025.

Wayne Craig
Chair

Rustico Agawin
Committee Clerk

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, February 12, 2025

RSA
AW



IKEA.R RICHMOND EXPANSION
Development Permit Panel Booklet | February 2025

Project overview - IKEA Store Warehouse Expansion

The proposed new warehouse addition will add a 2-storey extension to the existing IKEA retail showroom, comprised of an expanded covered loading area, retail pick-up area, and upper level warehouse.
Access to parking and loading on the site will remain as existing

The project is registered under the LEED® for Building Design and Construction:
Warehouses and Distribution Centers, green building program, and upon completion, will apply to become LEED ® certified. The considered points are as follows:

Site Sustainability
- Erosion and sedimentation control measures will be implemented and monitored during construction to protect waterways from sediment.
- Reducing local heat island effect by utilizing a light roof and green areas alongside the building.
- Lighting and signage are designed to prevent light pollution through downlighting of flood lights to reduced light trespass beyond project boundary.

Health and Wellness
- Improved indoor air quality using MERV 13 filters.
- No smoking allowed inside the building.

Energy+GHG Emissions
- Whole building energy model for the project is currently well above 50% improvement in energy savings performance compared to a baseline. Below are some of the energy improvement measures:
- The mechanical system comprises of Air-Source Heat Pumps (ASHPs) with electric resistance heating as backup.
- The project will primarily be 100% electric.
- Double-glazed windows and high-performing thermal envelope.
- Energy-efficient interior lighting system.
- Energy metering for performance monitoring.
- Building commissioning via a commissioning authority
- The expansion can achieve the ASHRAE 90.1-2016 performance targets. Moreover the building will also be designed to achieve LEED V4 for "BD+C: New Construction: Warehouse".

Water
- Water use in the expansion is limited to 4 washrooms, drip irrigation and 1 janitor closet.
- Indoor water consumption will be reduced by incorporating water-efficient fixtures and fittings throughout the entire development.
- Water meters installed to track potable water-use.

Waste
- Waste will be diverted from landfill, targeting beyond 50% diversion where possible.
- The project will also track the amount of waste (lbs) per square foot, seeking to reduce the total amount of waste by 10lbs/sq.ft.
- Use of the existing building's dedicated areas for the collection and storage of materials for re-

VALUE OF EXPANSION

This new warehouse addition will achieve a positive monetary impact to the City of Richmond, and a significant reflection of strong investment.
The value and improvements that will be made are as follows:

- A new Click & Collect, comprehending lockers for pick up from online purchase, a customer service space and a Holding area .
- The Click & Collect will be served by 2 exit corridors for safety matters.
- Loading Bay is added and destined for 9 new large loading spaces.
- The new Loading Bay connects with the Existing Loading Area per a new connection ramp.
- Inclusion of a Handover and Staging Area plus a Conveyor Area based on the warehouse logistics .
- New Landscape Improvement along all 3 facades to animate and enhance the project feels & looks. Plus new window openings.
- There will be 3 New Areas intended for Warehouse and Conveyor System on Level 2 considering an opening to the existing one for access.
- There will be 3 connecting new stair cores for exiting Level 2 to street level (one being enclosed and 2 more outdoors as per the existing conditions).

Proposed Flood Control Measures

Based on model results performed by the civil consultant (Binnie & Associates LTD.) on site, the 10-year storm event is expected to remain fully within the on-site pipes ,and no surcharging or overland flooding is expected.
For the 100-year storm event, water levels on-site are expected to match the downstream water level in both the historic and climate change design scenarios. It is estimated the water level on site during a 100-year storm event to not exceed 1.59 m, which allows for approximately 110 mm of freeboard to the finished floor elevation
The mitigation measures are as follows:

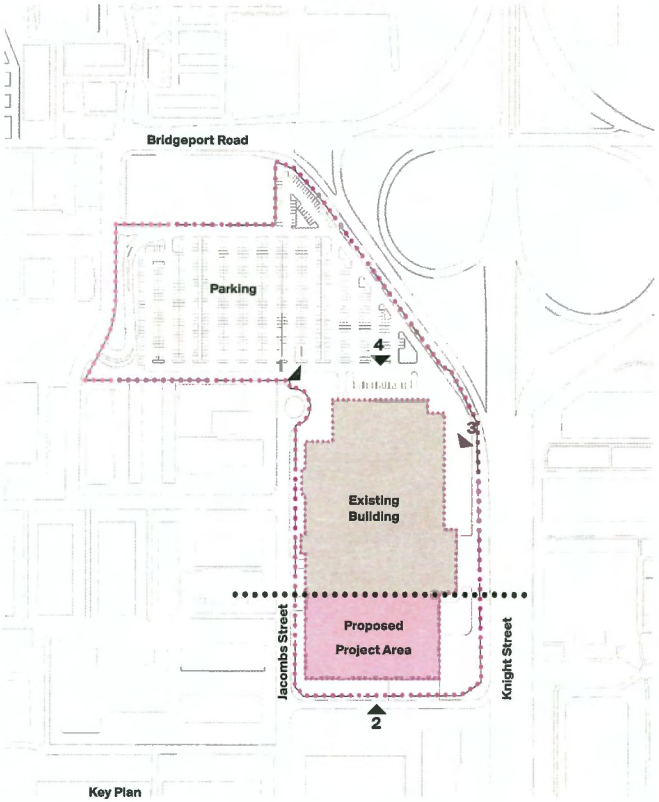
- Surge tank capable of capturing the 10-year 1 hour storm to offset a portion of excess runoff.
- Establish a berm around the south and east sides of the site to a height of 300mm above top of adjacent roadway crown.
- Alarm System in Loading Bay and Surge Tank to notify in case of flooding to begin evacuation and close the click & collect.
- Mechanical & Electrical rooms located above city FCL of 2.9m
- Emergency Signs to direct to safe exits above FCL (Flood Control Level)
- Emergeny Response Plan developed by IKEA and flood specific training for all employees at location prior to operations.
- Check valves installed to prevent backwatering and flooding of site.

The application of the proposed mitigation measures above will allow the site to operate safely with an MBE of 1.70 m

LOCATION, ZONING + SITE AREA

1.0 Site details

Project civic addres:	3320 Jacombs Rd, Richmond BC V6V 1Z6
Legal description:	South Portion of Lot 1, Sections 29 and 30, Block 5, North Range 5 West, NWD Plan BCP 49535
Zoning	IR1
Site area	79931.00 sqm (19.75 acres)
Land Use	Retail Showroom + Warehouse



1 Existing Entry View (Photos taken from Google Earth)

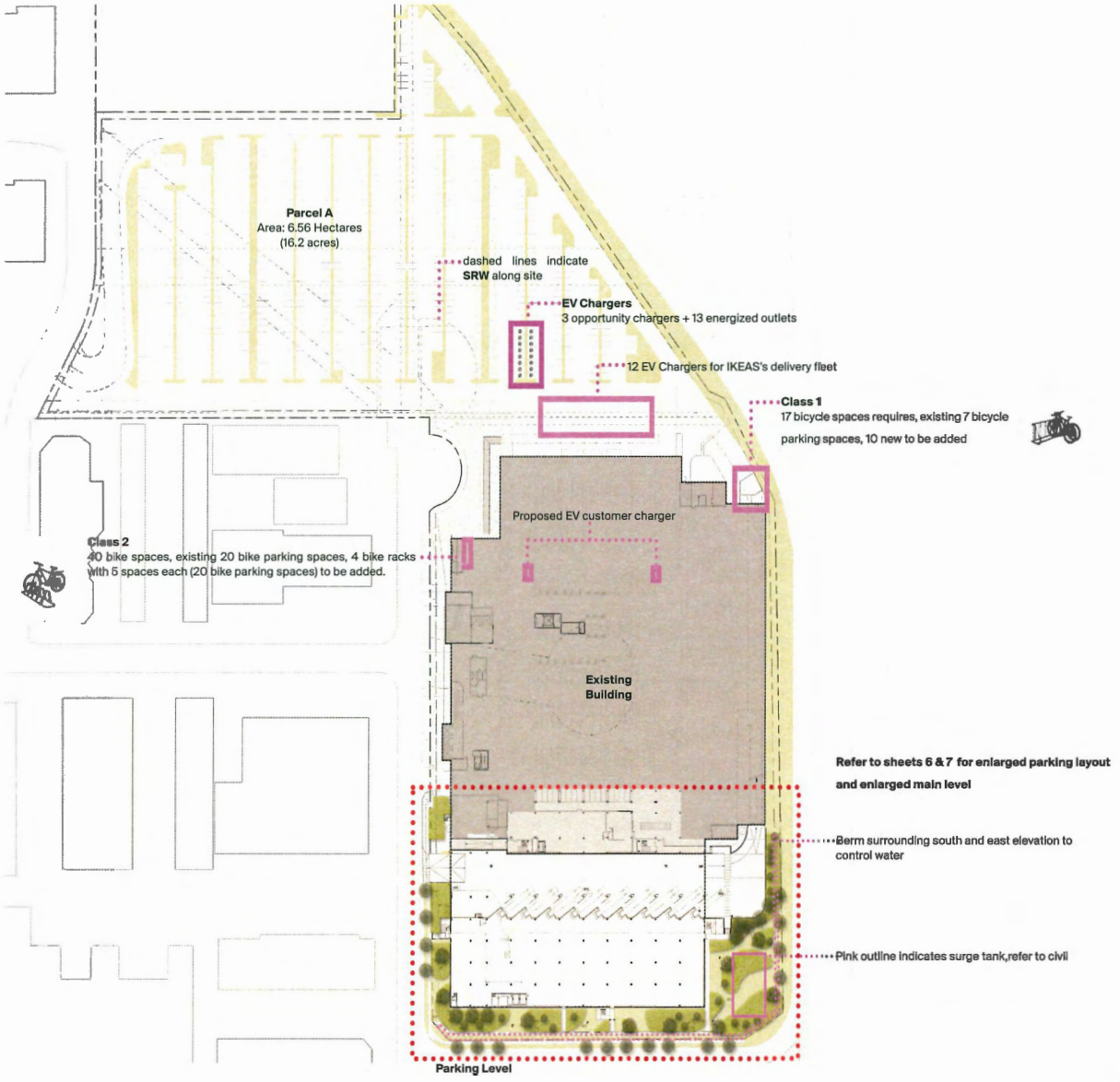
2 Existing South View (Photos taken from Google Earth)


3 Existing West Loading Area View (Photos taken from Google Earth)

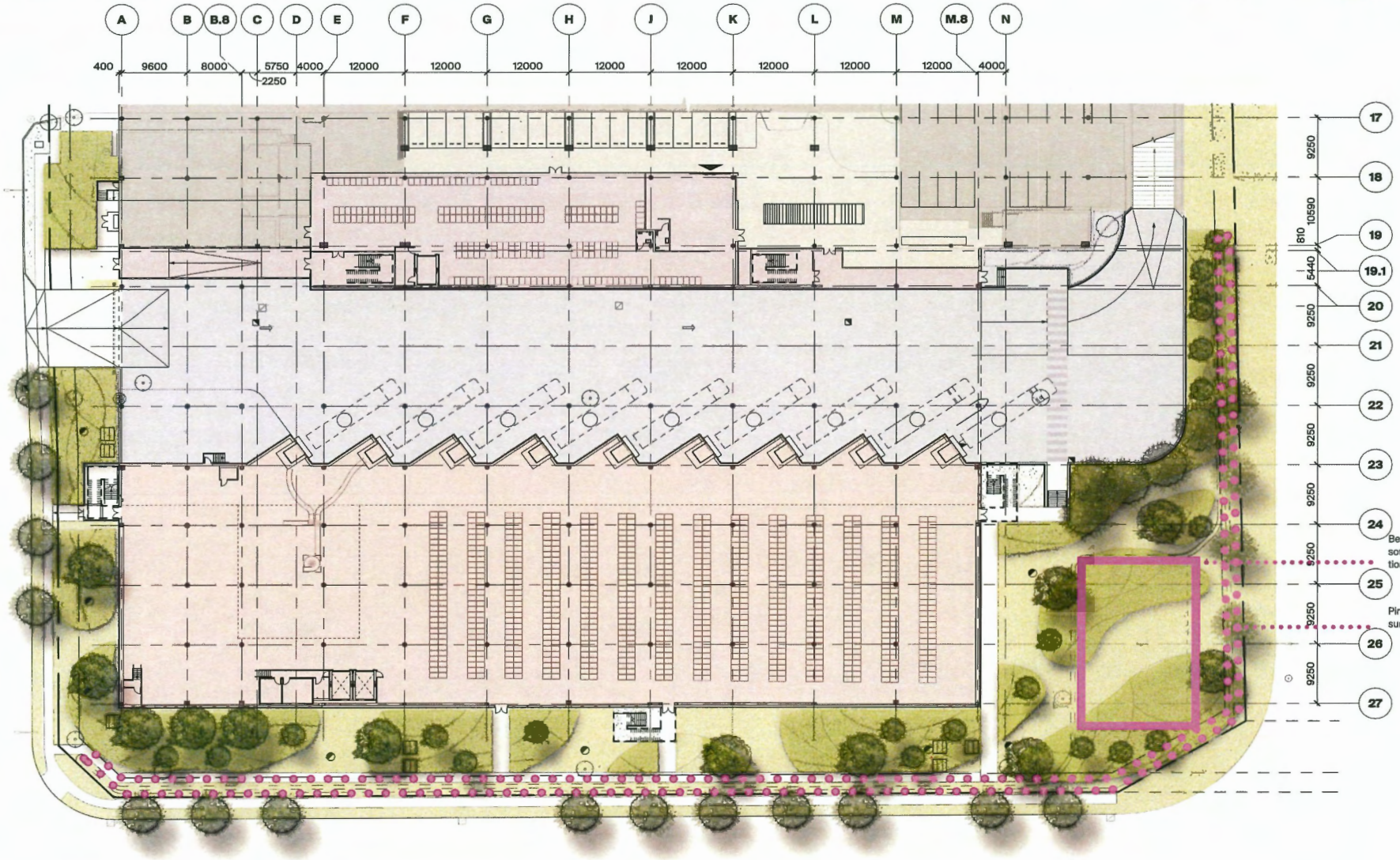
4 Existing North Exterior Parking View (Photos taken from Google Earth)

PROJECT STATISTICS

1.0 Building Height	required	proposed
	16.00m	21.60m
2.0 Lot Coverage	**Max. Bylaw**	**proposed**
	75%	36% (29160.00)m2
3.0 Setbacks	**required**	**proposed**
Front setback	3.00m	3.00m
Side setback (south)	3.00m	3.00m
Side setback (north)	3.00m	3.00m
Rear setback (east)	3.00m	3.00m
4.0 Parking	**required**	**proposed**
Parking Stalls	748	1311
Accessible Spaces	15	27
Loading		
Medium Size	12	4
Large Size	10	13
Bicycle Stalls		
Class 1	42	17
Class 2	62	40

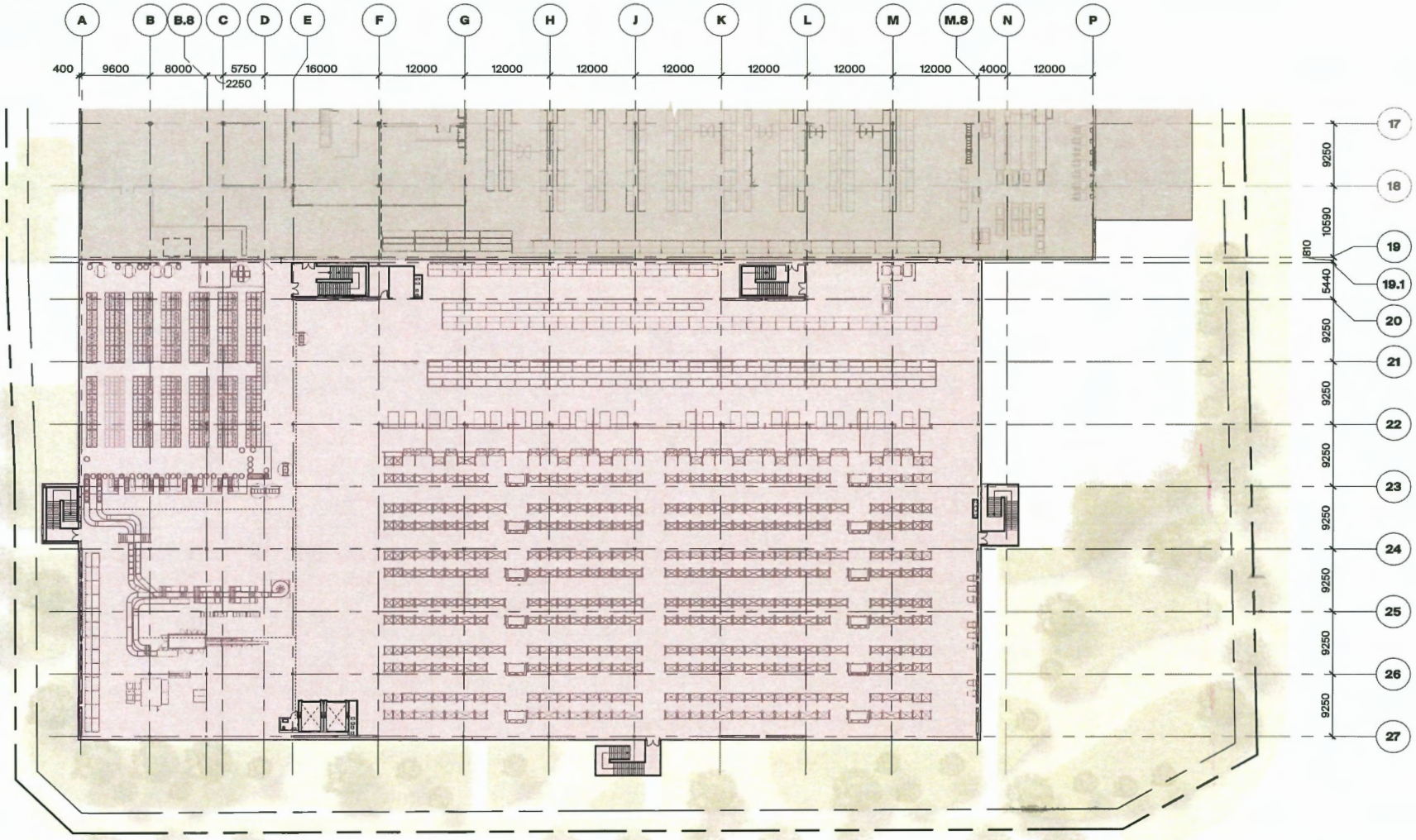


ENLARGED PARKING LEVEL

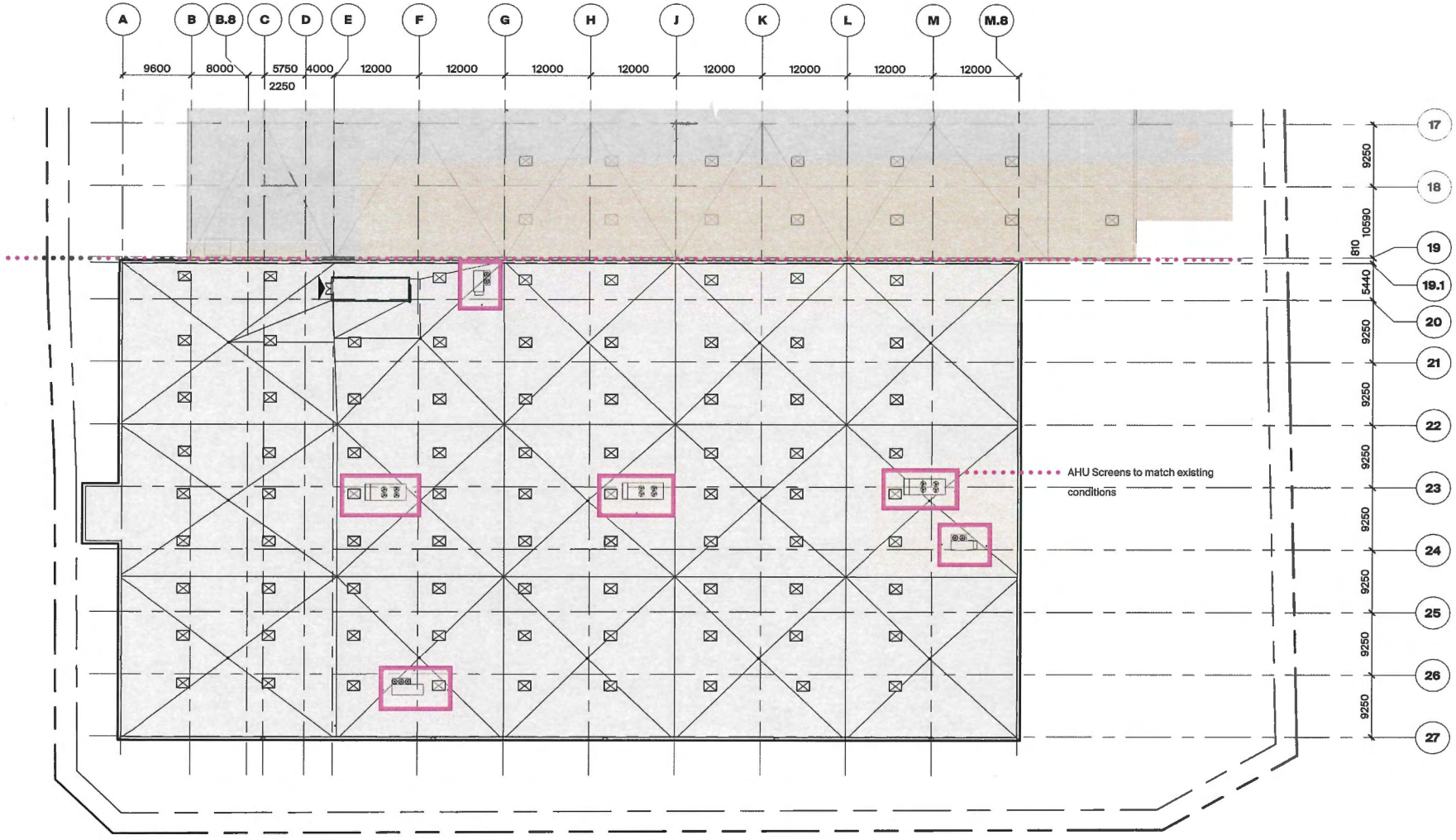


New Warehouse

ENLARGED MAIN LEVEL



ROOF LEVEL


Roof Area
A
B
B.8
C
D
E
F
G
H
J
K
L
M
M.8
9600
8000
5750
2250
4000
12000
12000
12000
12000
12000
12000
12000
12000
17
18
19
19.1
20
21
22
23
24
25
26
27
9250
10590
810
5440
9250
9250
9250
9250
9250
9250
AHU Screens to match existing conditions

ELEVATIONS-MATERIALS

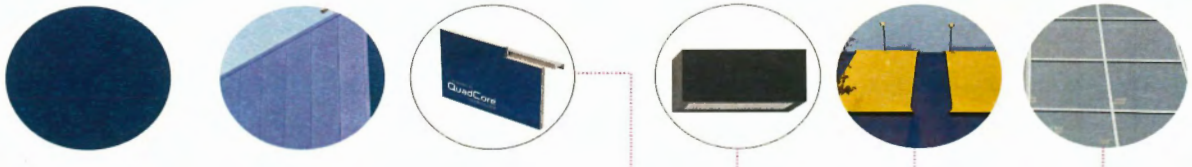
Color
IKEA Blue NCS
S4550-R80B
Coil Coating by SW

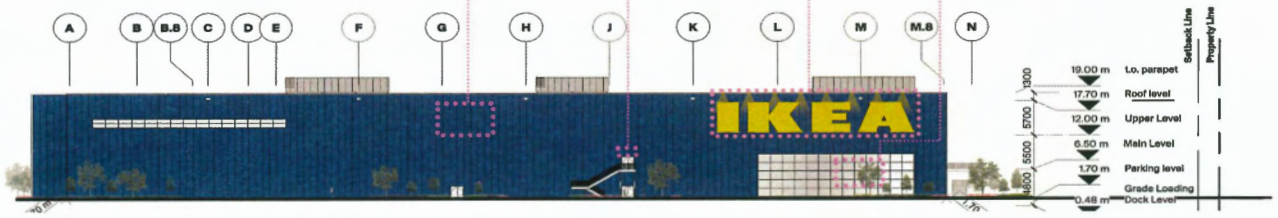
Core
Kingspan Quadcore Insulated Panel
Vertical - Blue (match IKEA blue) - Micro-rib

Wall Light distributed on each stair core for proper ilumination

IKEA sign ilumination to be handled by spot-lights above, similar to existing conditions

Glazing proposed below IKEA sign to align with design intetion and proper animation of the facade.





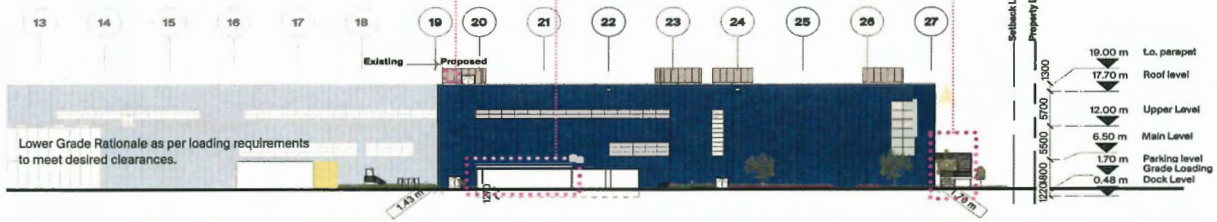
South Elevation

Color
IKEA Medium Grey
Superpaint Exterior Satin
SW Custom Manual Match

Core
Kingspan Quadcore Insulated Panel
Vertical - Grey (match IKEA medium grey)
Micro-rib

Steel Guard to Control Vehicle Height

Galvanized Steel Frame for Stair Cores



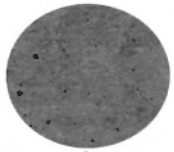
West Elevation

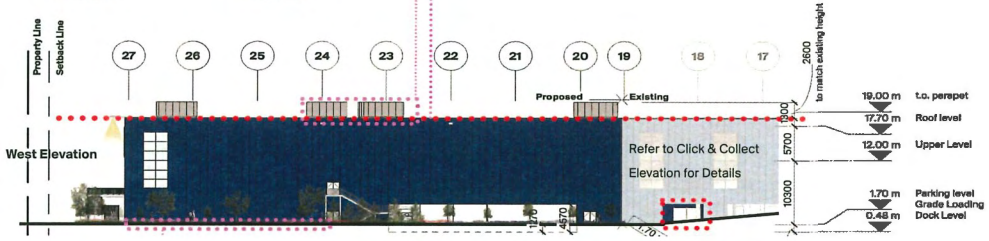
ELEVATIONS-MATERIALS

Horizontal Corrugated Metal for AHU screens
to match existing conditions

Red line indicates indicates max height proposed of building, similar to existing building height

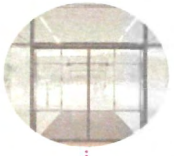
Concrete Curb below Insulated Panels



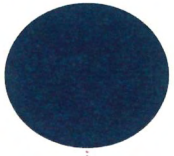


East Elevation

Automatic Sliding, Glazed Aluminum Doors

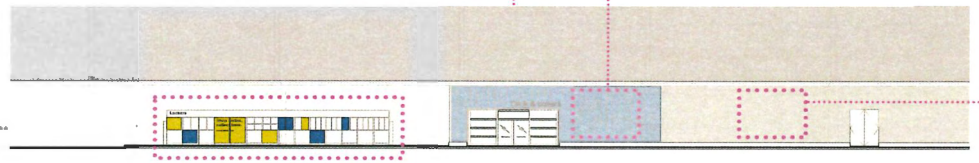


Color
IKEA Blue NCS
S4550-R80B
Coil Coating by SW



Core
Kingspan Quadcore Insulated Panel
Vertical - Blue (match IKEA blue) - Micro-rib

Custom Click & Collect
IKEA Lockers

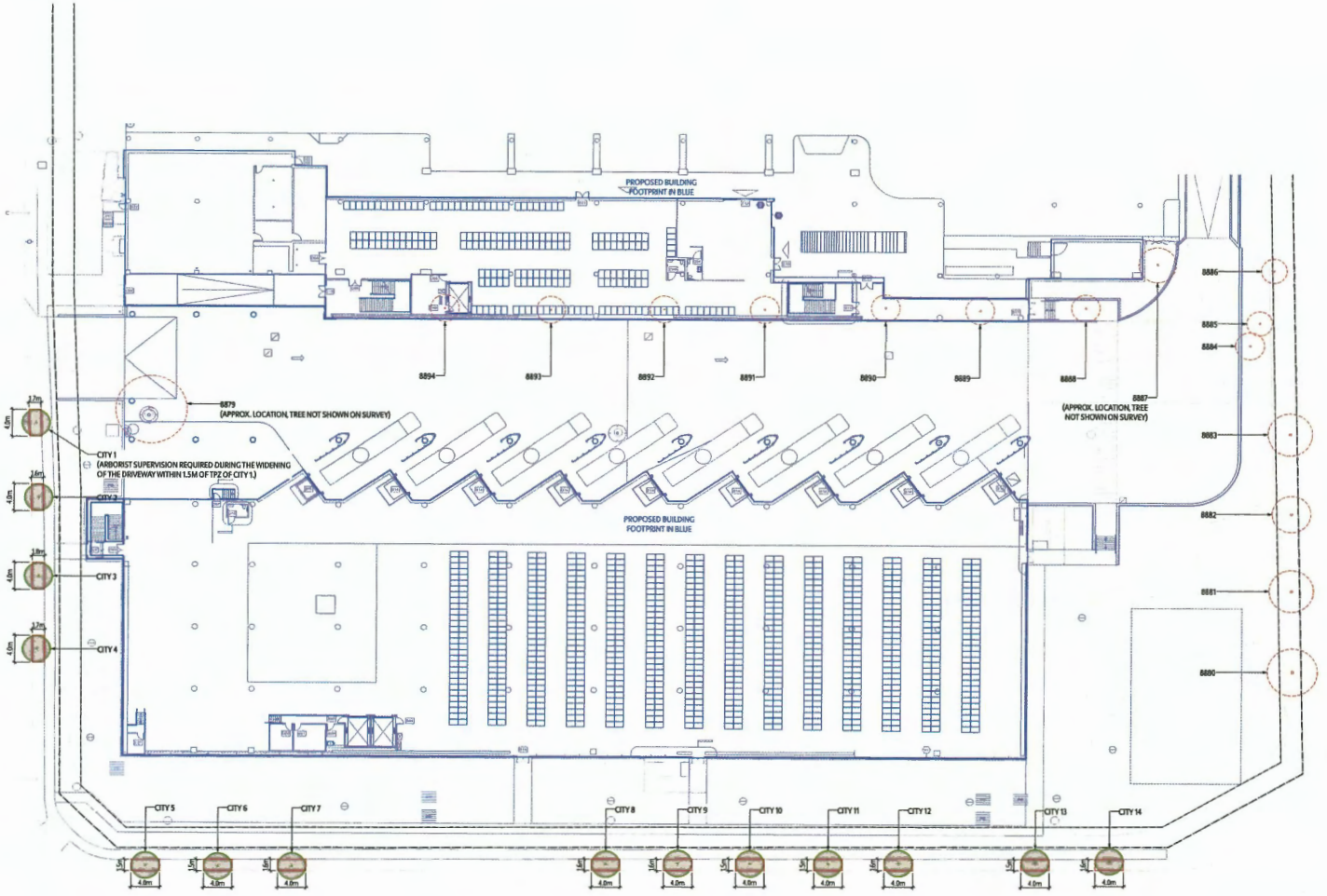


Click & Collect Elevation

LANDSCAPE PLANS

Tree Symbols Legend

- Existing Conifer Tree
- Existing Deciduous Tree
- Tree to be removed
- Proposed Deciduous Tree
- Proposed Conifer Tree
- Planting
- Lawn
- Tree Protection Fencing

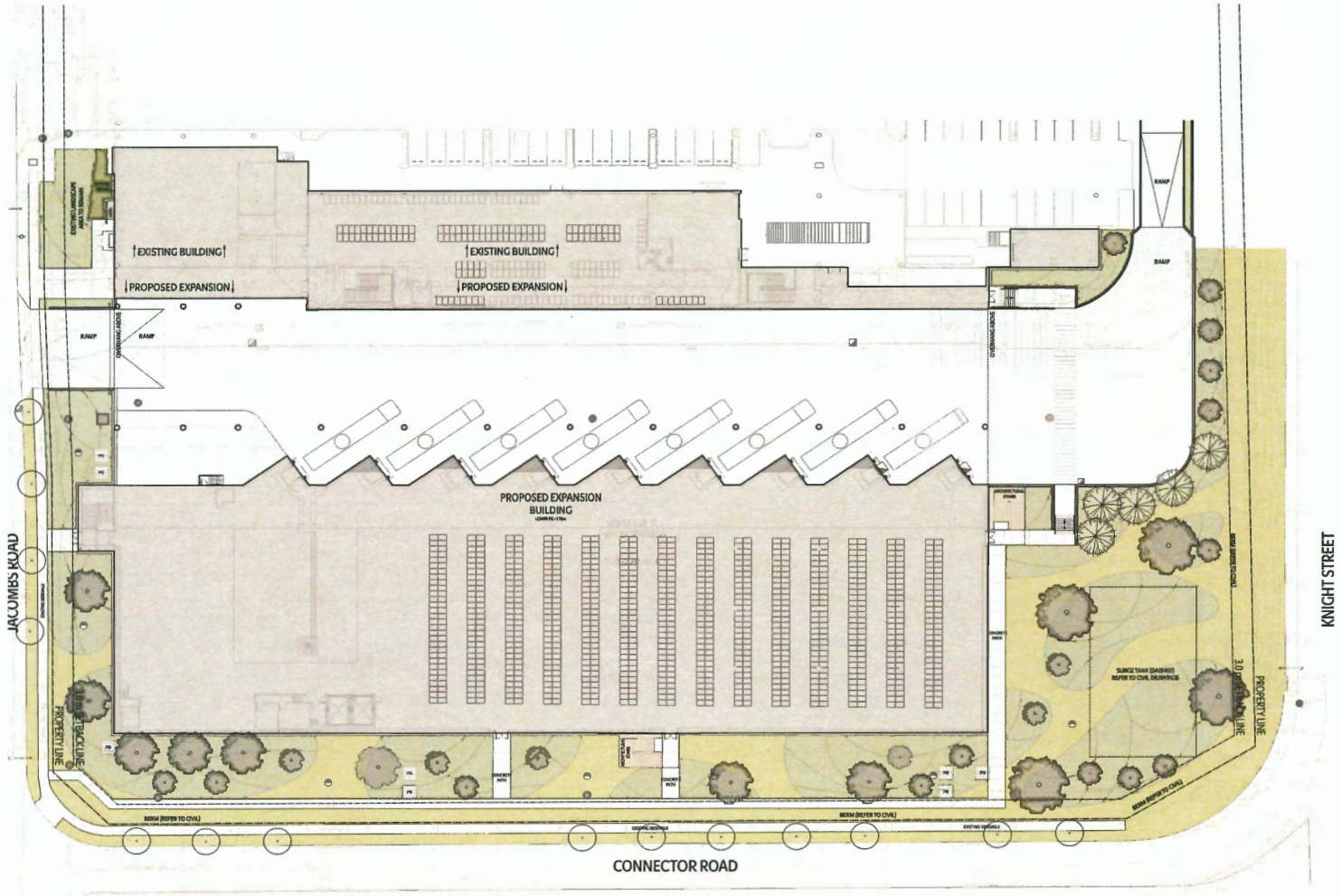


Tree Management Plan

LANDSCAPE PLANS

Tree Symbols Legend

- Existing Conifer Tree
- Existing Deciduous Tree
- Tree to be removed
- Proposed Deciduous Tree
- Proposed Conifer Tree
- Planting
- Lawn
- Tree Protection Fencing

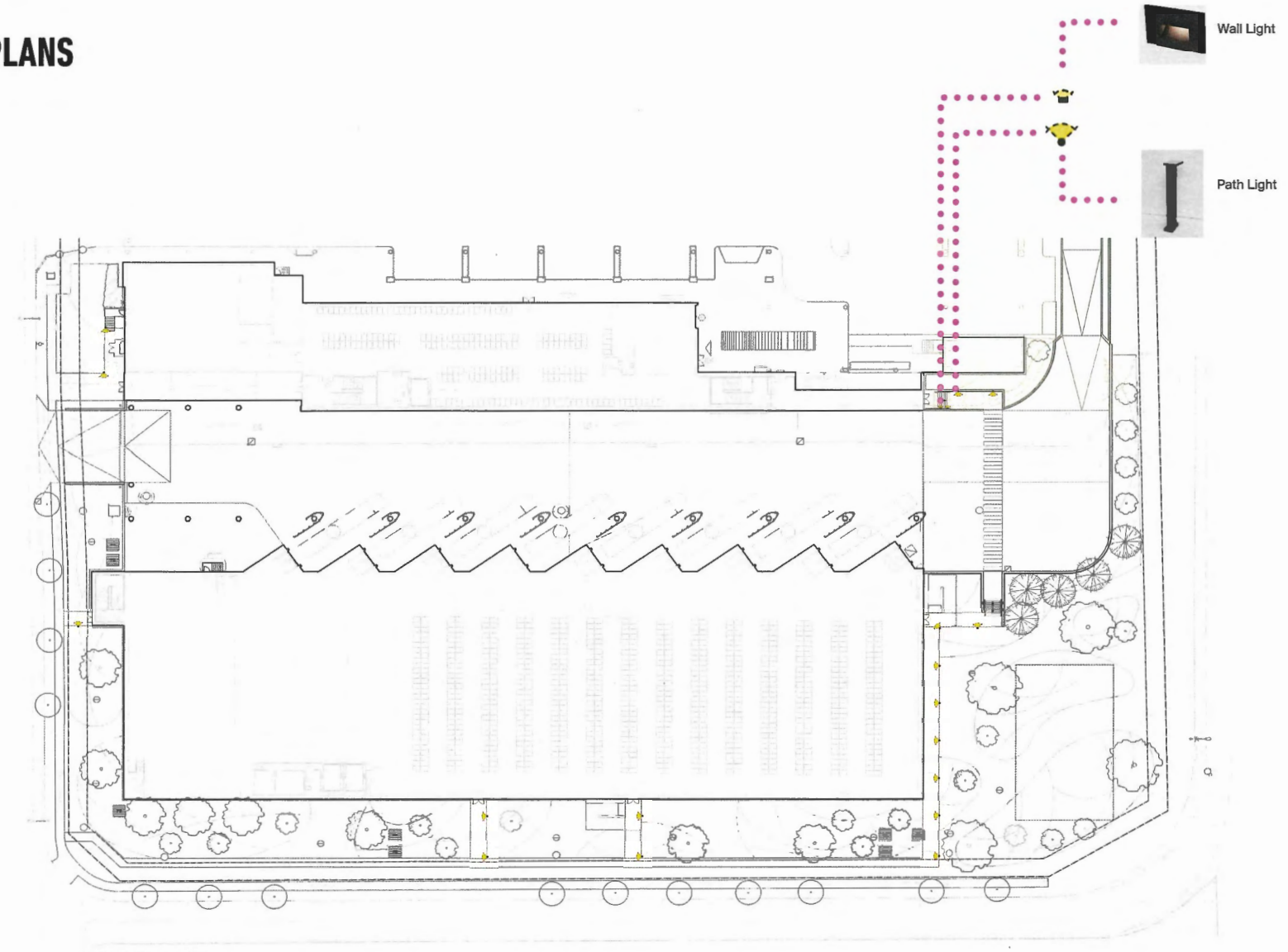


Landscape Master Plan

LANDSCAPE PLANS

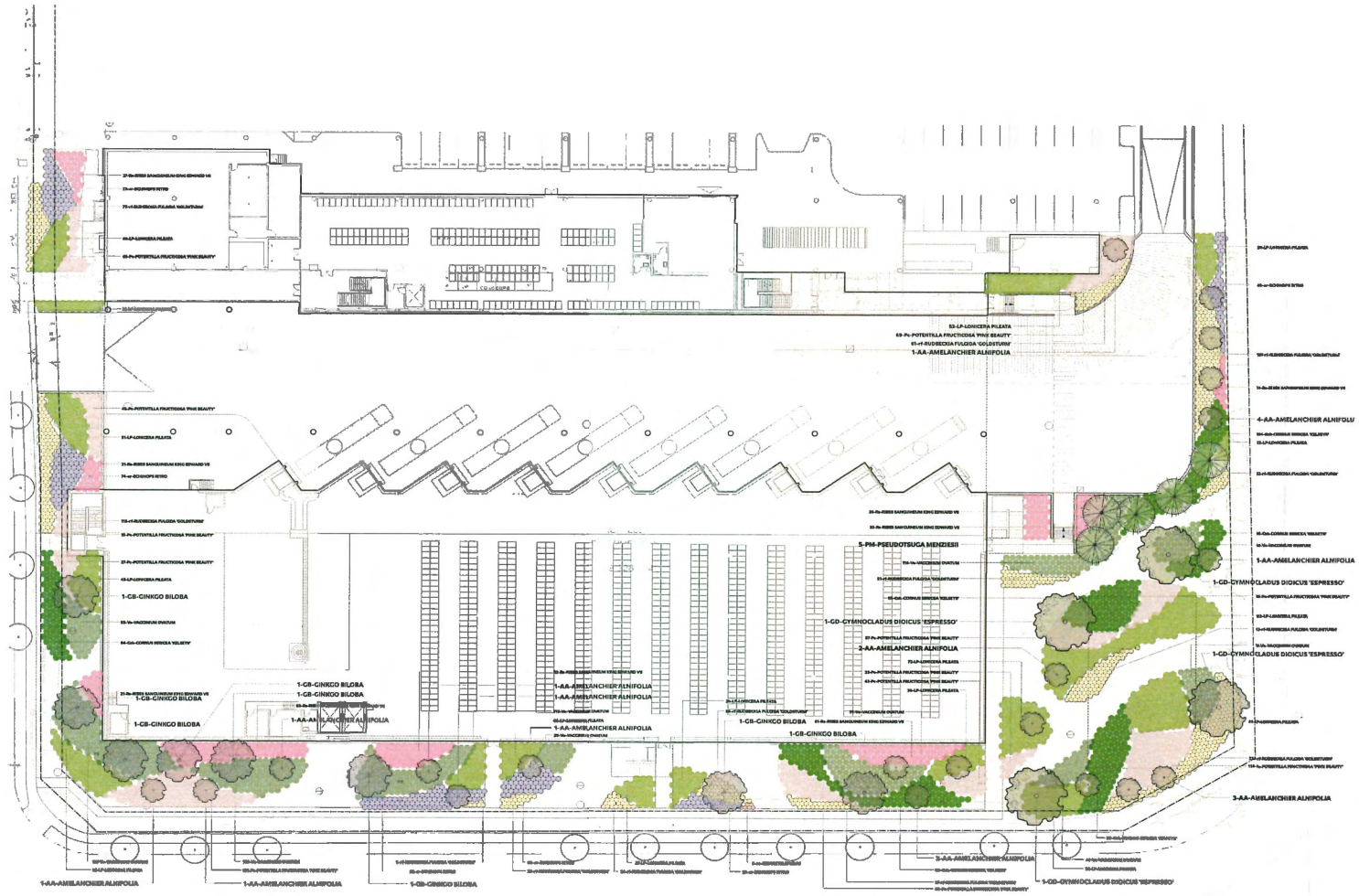
Tree Symbols Legend

- Existing Conifer Tree
- Existing Deciduous Tree
- Tree to be removed
- Proposed Deciduous Tree
- Proposed Conifer Tree
- Planting
- Lawn
- Tree Protection Fencing



Landscape Lighting Plan

LANDSCAPE PLANS



Tree and Planting Plan

TREES


AMELANCHIER ALNIFOLIA


GINKGO BILOBA


GYMNOCLADUS DIOICUS 'ESPRESSO'


PSEUDOTSUGA MENZIESII

SHRUBS, GROUND COVERS, AND PERENNIALS


CORNUS SERICEA 'KELSEYII'


ECHINOPS RITRO


LONICERA PILEATA


POTENTILLA FRUCTICOSA 'PINK BEAUTY'


RIBES SANGUINEUM KING EDWARD VII


RUDBECKIA FULGIDA 'GOLDSTURM'


SEDUM TELEPHIUM


VACCINIUM OVATUM

PLANTING DESIGN RATIONALE

The proposed planting palette is selected to satisfy the CPTED requirements, include native plants, and thrive under a low maintenance regime, while being resilient to climate extremes.
All species will thrive with low amounts of water, and survive extreme cold periods in winter, while being incorporated into a design that is simple and distinctive.
Native trees include Amelanchier (Serviceberry) and Pseudotsuga (Douglas fir), both of which will thrive in dry compacted soils and full sun.
An eastern native, Gymnocladus dioicus is also proposed, as it is known to need little water in summer but will over time develop a broad canopy, providing shade and cooling the surrounding area. Ginkgo biloba is also proposed for its tolerance of many different environmental conditions, and its ability to be long-lived and slowly grow to a large size.

An emphasis has been put on selecting trees that can grow to a large mature size. It is increasingly uncommon to plant big trees in urban parts of the Lower Mainland, as space is rarely available with most types of developments. Therefore, as there is an opportunity to do so in this landscape, large trees are proposed for their ability to sequester carbon, provide habitat, and contribute to heat island cooling.

The shrub layer includes two species that are tough cultivars of native plants: Potentilla (Cinquefoil) and Cornus (Kelsey Dogwood). Both have been selected because they are quick to establish and have demonstrated hardiness in challenging conditions and because they are low-growing to satisfy CPTED requirements while providing year-round interest. The other two species are Rudbeckia 'Goldsturm' (Black - Eyed Susan) which has a very long blooming period and is liked by pollinators, and Lonicera (Box Honeysuckle) which is extremely durable and provides year-round interest and ease of maintenance.
All the above considerations have been incorporated into a design which is playful and graphic to reflect Ikea's design sensibility, while being easy to maintain over the long term.

CPTED PRINCIPLES IN PLANTING

The following points from section 14.2.11 in the COR OCP were found to be relevant to this development:

a) Distinguish public and semi-public spaces from private spaces and design symbolic barriers through building siting, design and landscape such as changes in paving, vegetation, grade or through architectural features (e.g., low wall, bollards, raised planters, rather than continuous solid fences or walls).
-A grouping of large native trees, Douglas firs (Pseudotsuga menziesii) is used to delineate publicly accessible space from the truck parking, while providing a moderate amount of screening for the parking lot. It should be noted as well that Douglas fir develops a naturally tall standard over time, which will open up visual access.

b) Make all exterior public or semi-public spaces visible and defensible, so that residents can control their own surroundings.
-Clear visual access is provided to all building entrances, with lighting and planting to emphasize pedestrian entrances.
-Eliminate entrapment spots, and incorporate barriers that permit visual access without loss of privacy, (e.g., glazing in lobby doors and stair-wells).
-Open sightlines have been incorporated into the design to ensure clear visual access to all building entrances and visual access to from building entrances to the the sidewalk.

p) Carefully select the types and locations of planting to maintain visibility and surveillance and minimize opportunities for intruders to hide.
-All shrubs and perennials are selected to be less than 30" tall at maturity. Small trees (Amelanchier) are specified with a minimum 6'-0" standard, and larger trees (Ginkgo and Gymnocladus) are specified with an 8'-0" tall standard to allow clear sightlines throughout the landscape.

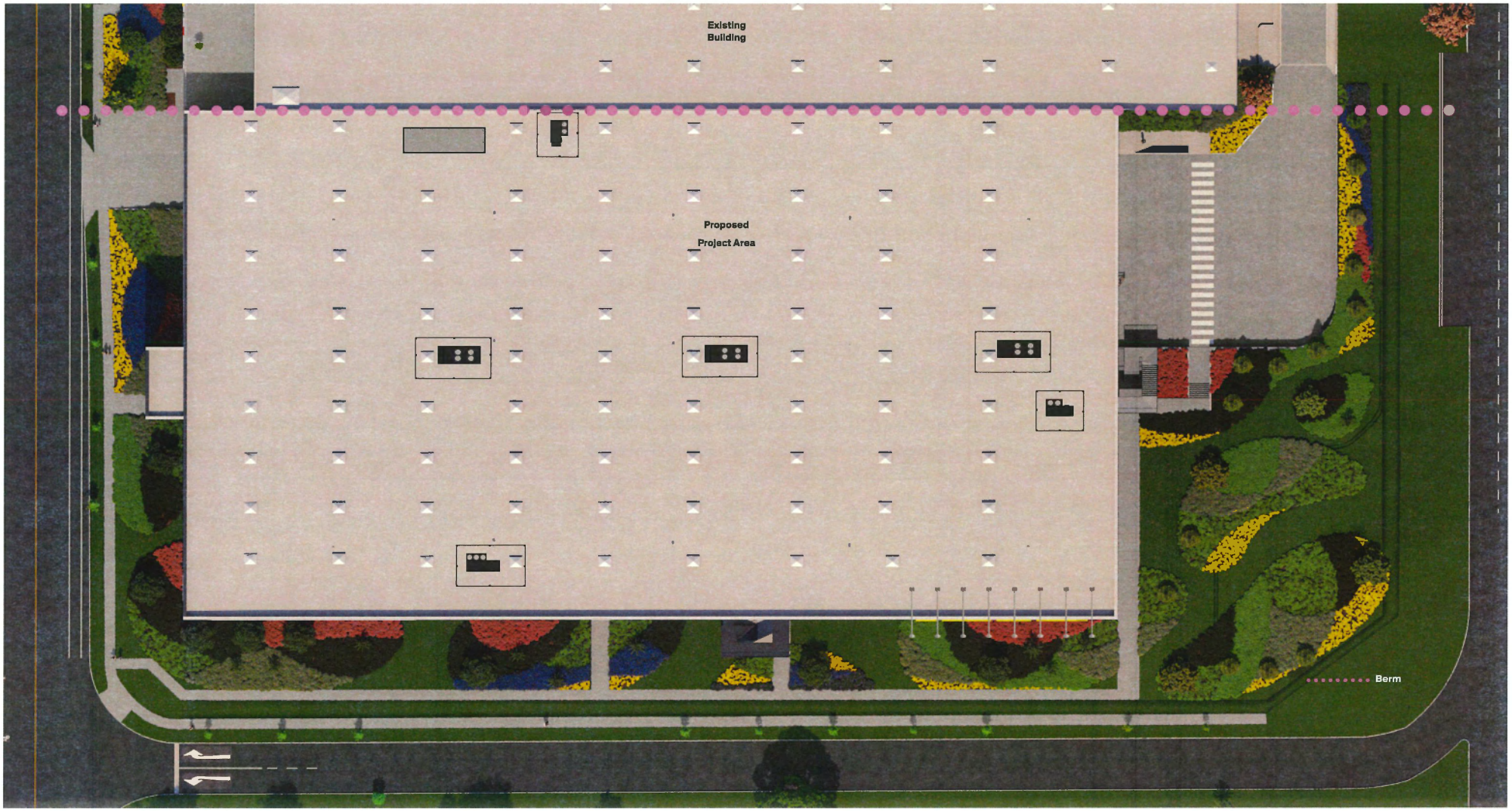
RENDERS (LOADING BAY EAST VIEW)

RENDERS (SOUTH EAST VIEW)

RENDERS (ZOOM IN SOUTH VIEW)

RENDERS (SOUTH-WEST VIEW)

RENDERS (ROOF AERIAL VIEW)

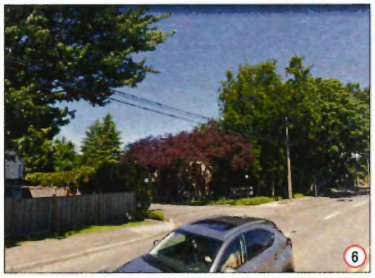


Schedule 2 to the Minutes of the Development Permit Panel meeting held on Wednesday, February 12, 2025

QUILCHENA PARK ESTATES **for Western Construction and Citimark by Fougere Architecture Inc. and VDZ + Associates**

SITE CONTEXT

Image source: Google Maps



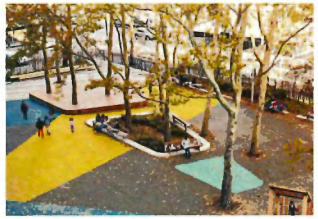
QUILCHENA PARK ESTATES for Western Construction and Citimark by Fougere Architecture Inc. and VDZ + Associates

LANDSCAPE DESIGN PRINCIPLES

Courtyards & Outdoor Amenity







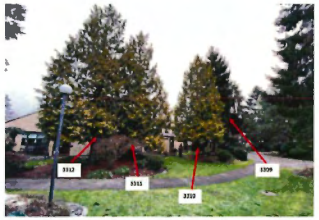

Grade Change



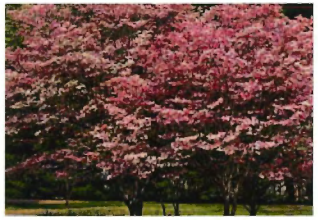



Existing Trees - *Images from Arborist Report*



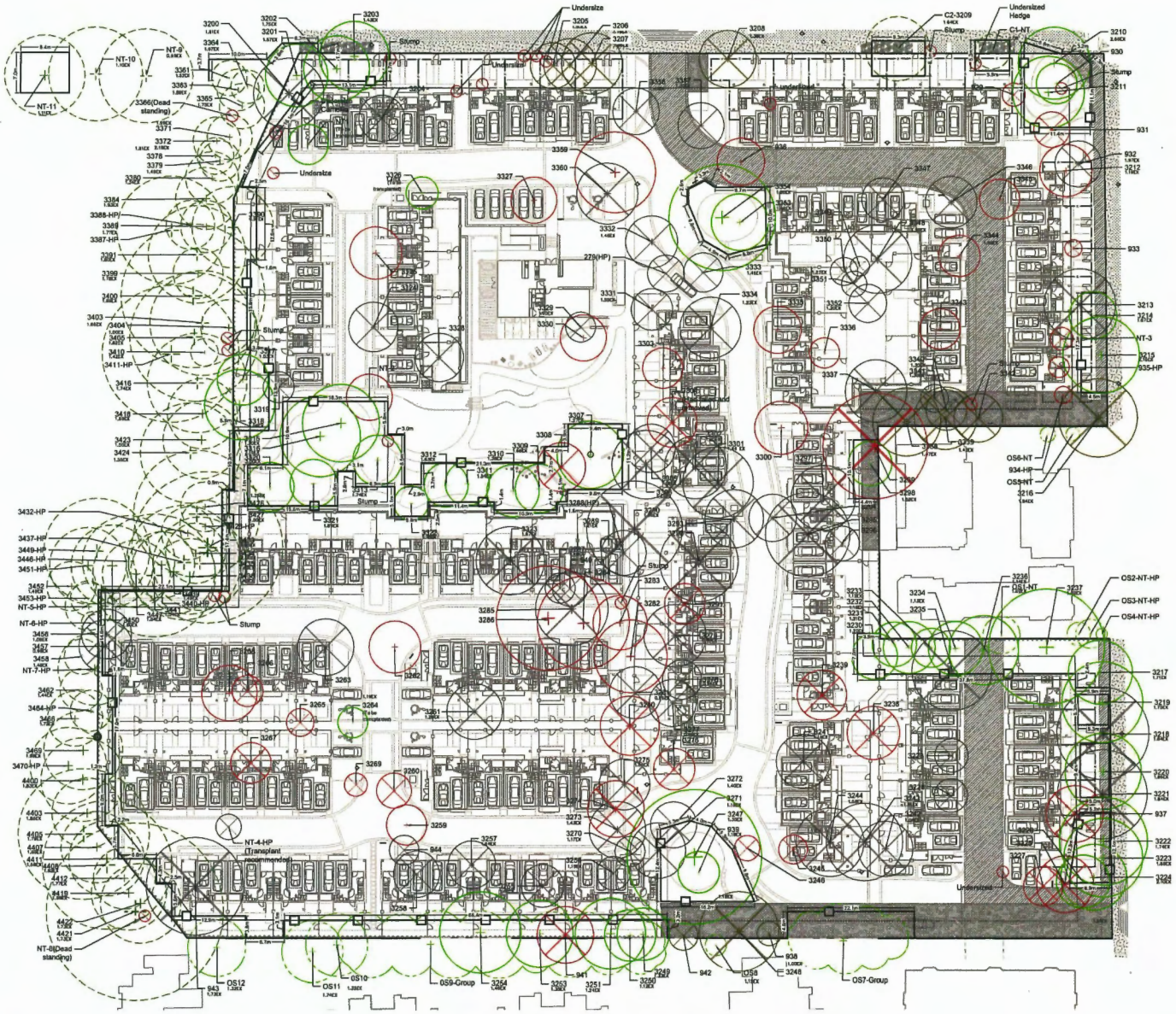
Sustainability & Resilience



QUILCHENA PARK ESTATES for Western Construction and Citimark by Fougere Architecture Inc. and VDZ + Associates

TREE PLAN



Legend

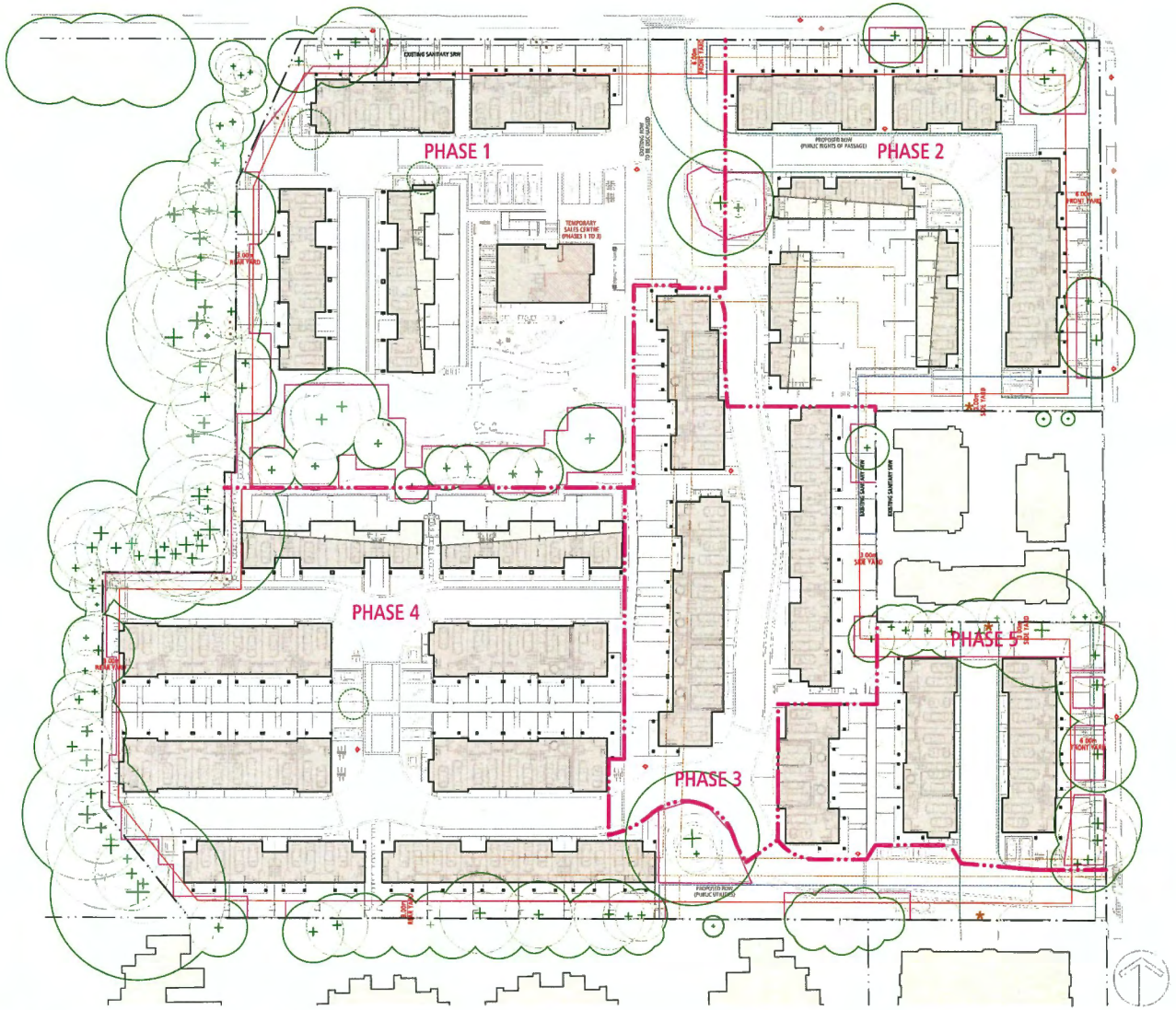
Tag #	Existing onsite tree to be retained
	Existing city tree to be retained
	Existing offsite tree to be retained
	Existing tree in conflict with demolition and machinery access to be removed (unlikely to survive after demolition)
	Existing tree in conflict with SRW
	Existing tree in conflict with construction to be removed
	Existing tree in poor condition to be removed
	Existing dead tree or stump
	Tree protection fencing

QUILCHENA PARK ESTATES for Western Construction and Citimark by Fougere Architecture Inc. and VDZ + Associates

SITE PLAN CONCEPT

QUILCHENA PARK ESTATES for Western Construction and Citimark by Fougere Architecture Inc. and VDZ + Associates

SITE PLAN

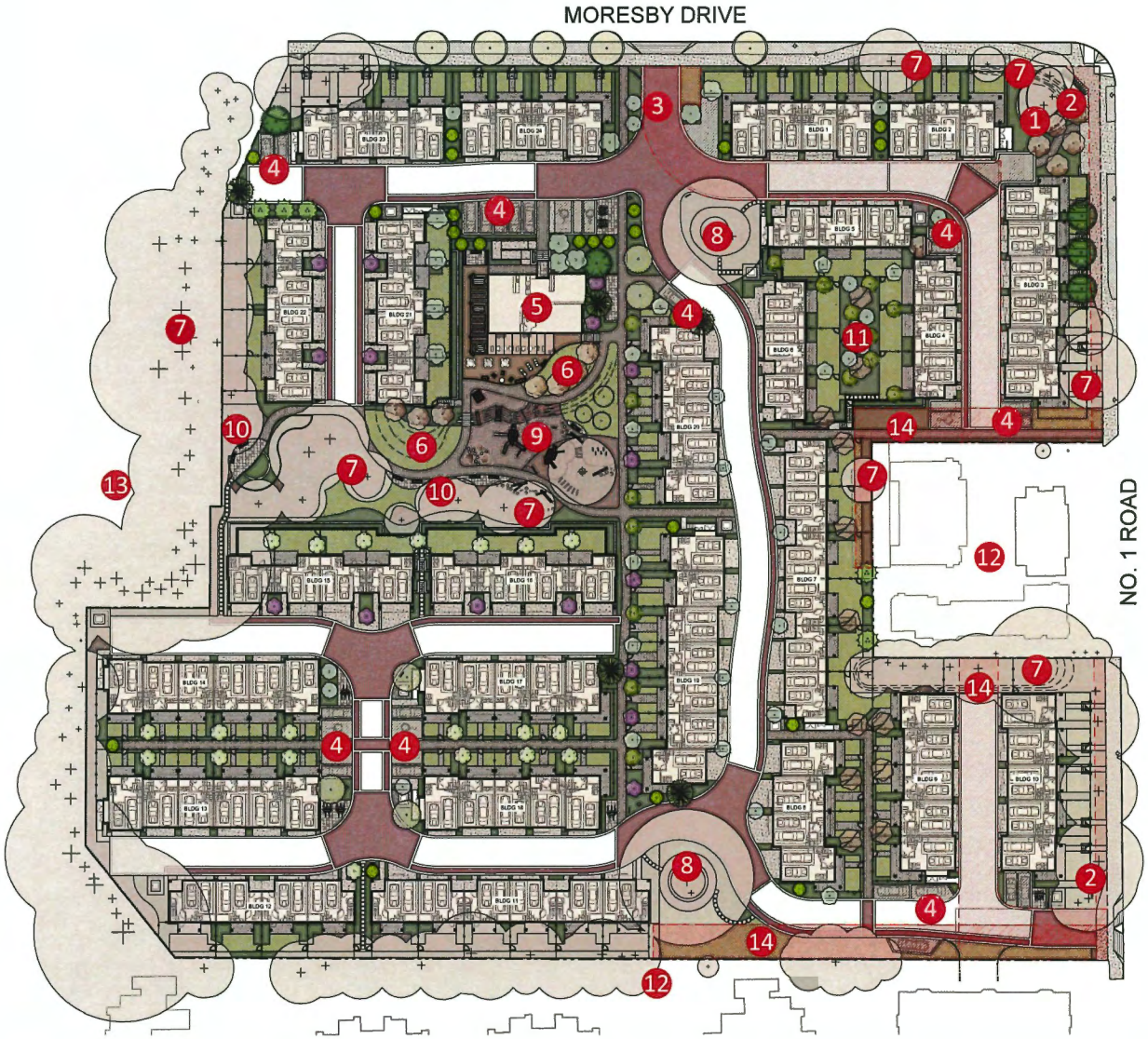


LEGEND

- TREES RETAINED
- TREES TRANSPLANTED
- PROPOSED RIGHT OF WAY (PUBLIC UTILITIES)
- EXISTING ROW AND EASEMENT (TO BE DISCHARGED)
- PROPOSED RIGHT OF WAY (PUBLIC RIGHTS OF PASSAGE)
- TREE PROTECTION FENCE
- * SIGNAGE LOCATIONS
  Signage reads "This is a shared driveway and is planned to be used to provide vehicle access to future developments."
- PHASING BOUNDARIES

QUILCHENA PARK ESTATES for Western Construction and Citimark by Fougere Architecture Inc. and VDZ + Associates

LANDSCAPE PLAN

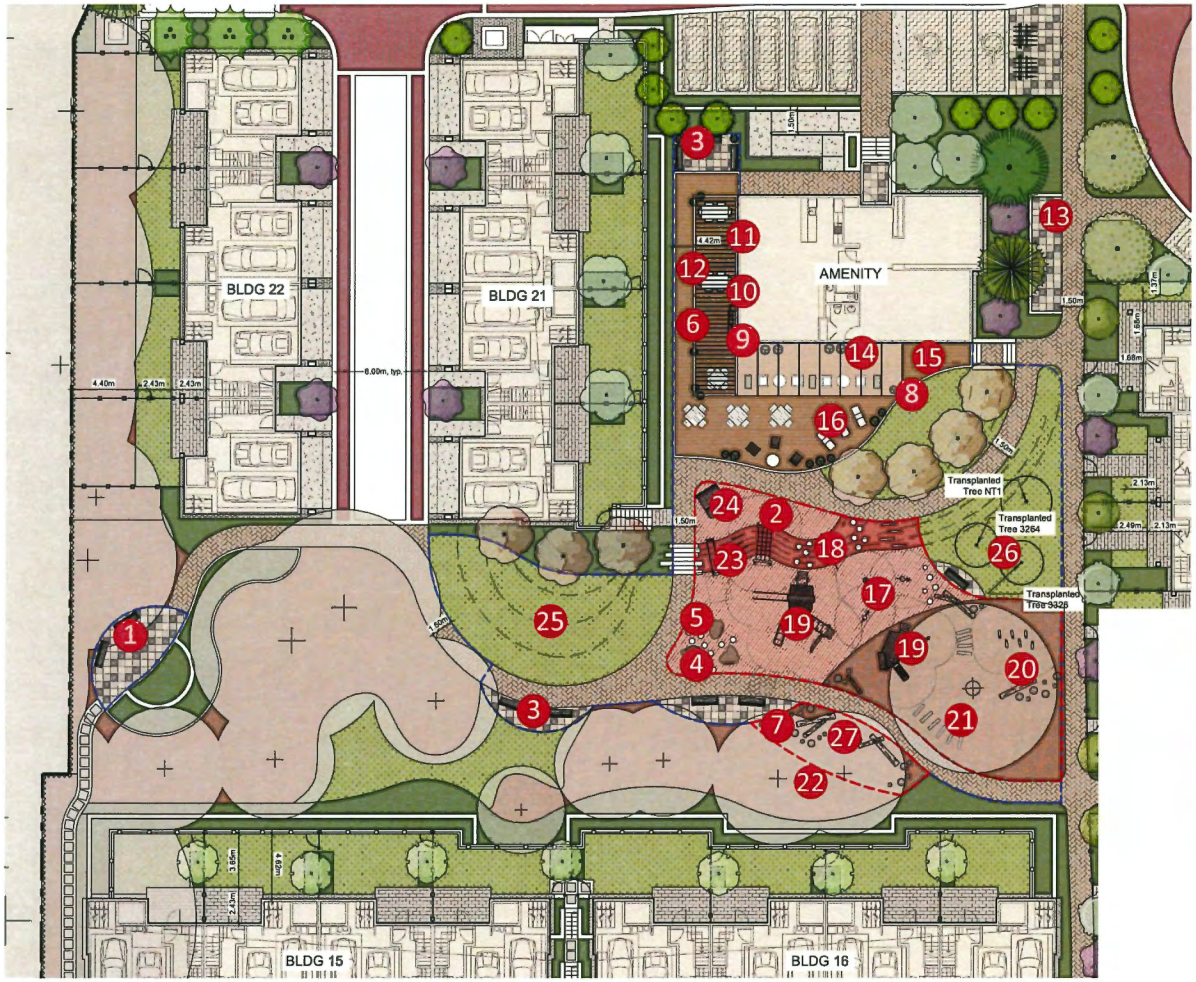


1. Corner park
2. Project signage
3. Main entry
4. Visitor parking
5. Amenity building
6. Lawn
7. Existing trees
8. Significant retained tree with Seating
9. Play area
10. Seating node
11. Pocket garden
12. Neighbouring Property
13. Quilchena School Park
14. SRW

10m 30m

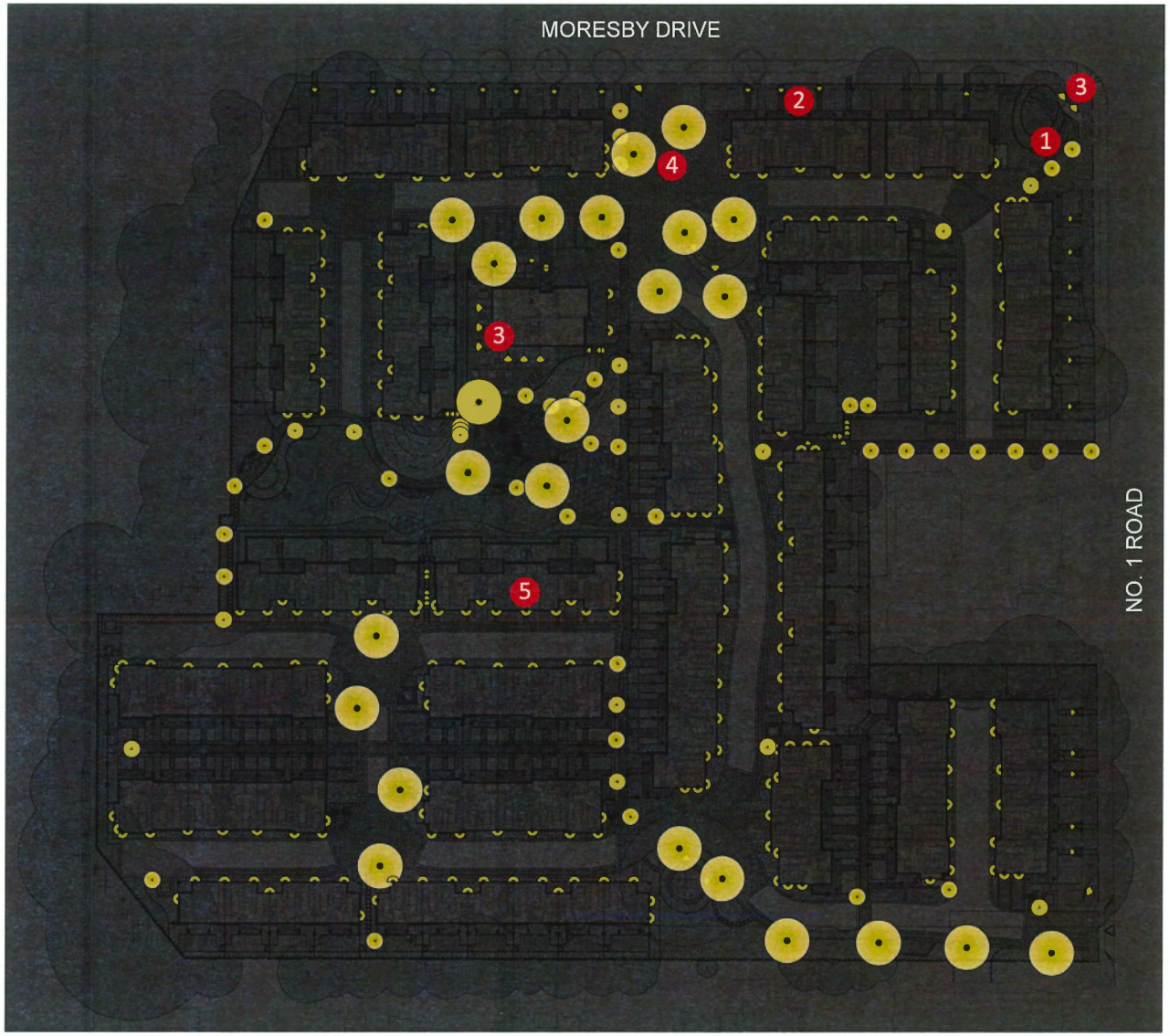
QUILCHENA PARK ESTATES for Western Construction and Citimark by Fougere Architecture Inc. and VDZ + Associates

AMENITY AREA



1. Amenity space: 25m²
2. Play area: 320m²
3. Seating area
4. Boulder
5. Rubber holds
6. Amenity space: 985m²
7. Play area 28m²
8. Moveable planter
9. Lounge seating
10. Outdoor BBQ
11. Outdoor dining
12. Overhead trellis
13. Mailbox
14. Rain cover
15. Wood decking
16. Sun bathing lounger
17. Spring toys
18. Rubber slope play
19. Nature play structures
20. Climbing logs
21. Engineered wood fibre
22. Existing trees to remain
23. Slides
24. Play house
25. Lawn
26. Existing trees to relocate
27. Wood log/stepping stump

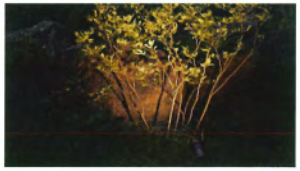
LIGHTING PLAN



1 Bollard Light

2 Step/Wall Light

3 Up/Down Light



4 Pole Light

5 Building Exterior Light

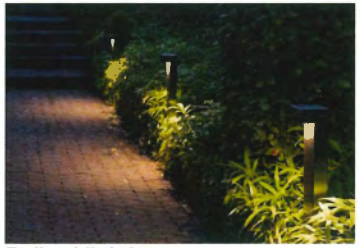
10m 30m

QUILCHENA PARK ESTATES for Western Construction and Citimark by Fougere Architecture Inc. and VDZ + Associates

PRECEDENT IMAGES


Strip lighting


Overhead lighting


Bollard lighting


Paving pattern


Patio/backyard


Allan block retainning wall


Retaining walls/planting


Planting beds


Lounge seating


Bench


Outdoor kitchen


Outdoor seating


Covered seating


Lawn space


Sloped play area


Wooden play structures


Nature play

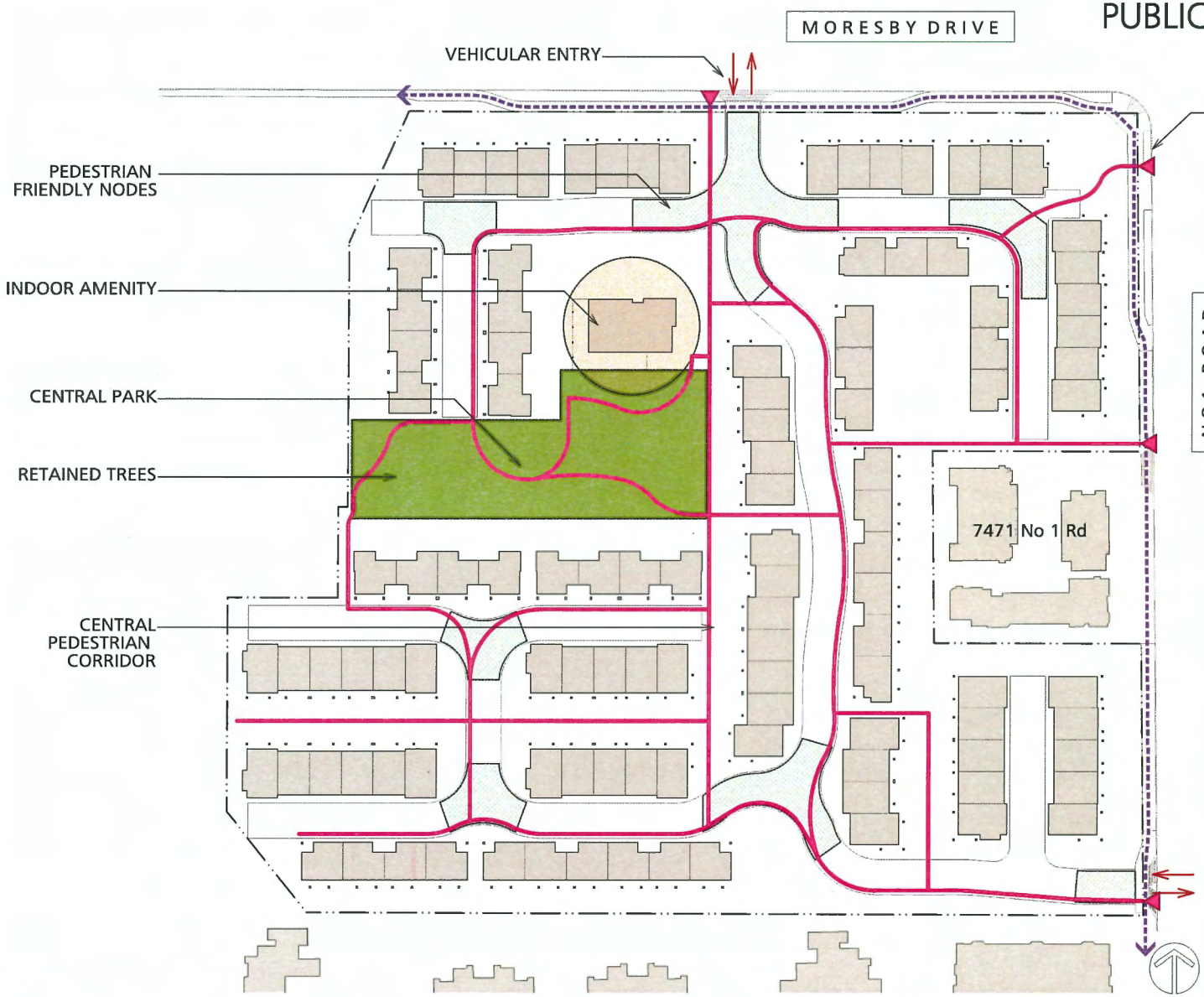

Interactive elements


Naturalistic elements


Tree preservation

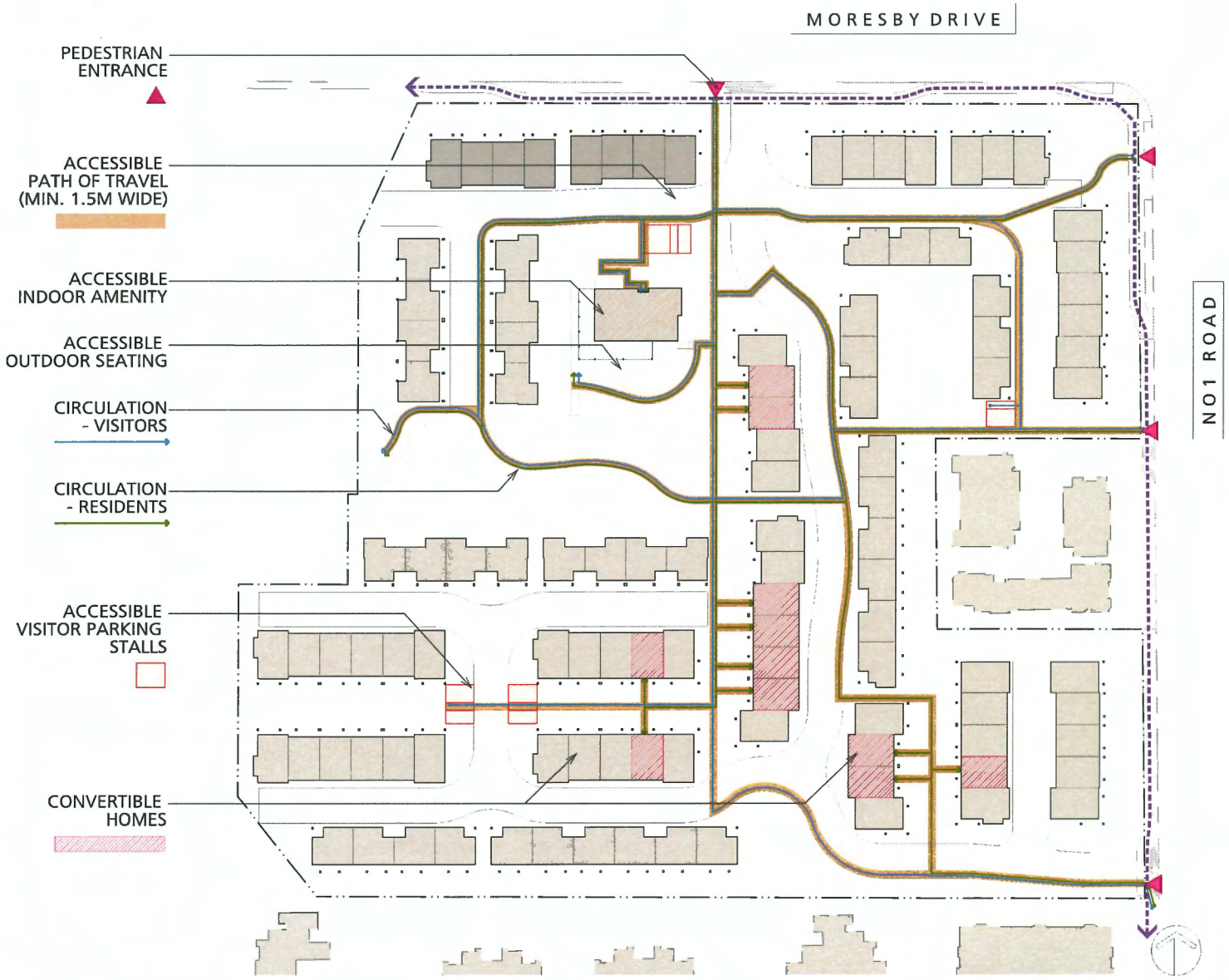
QUILCHENA PARK ESTATES for Western Construction and Citimark by Fougere Architecture Inc. and VDZ + Associates

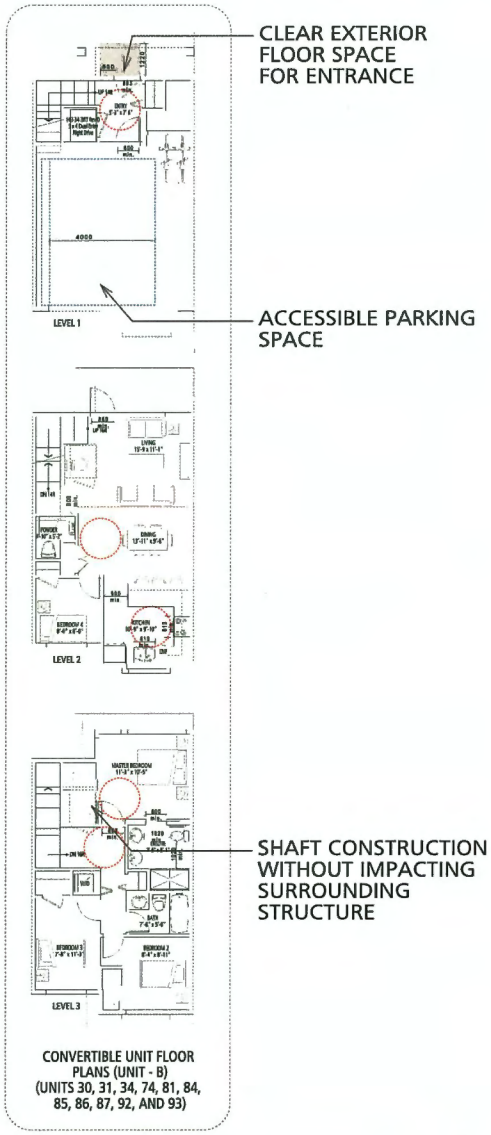
PUBLIC REALM & SITE CIRCULATION



QUILCHENA PARK ESTATES for Western Construction and Citimark by Fougere Architecture Inc. and VDZ + Associates

ACCESSIBILITY STRATEGY





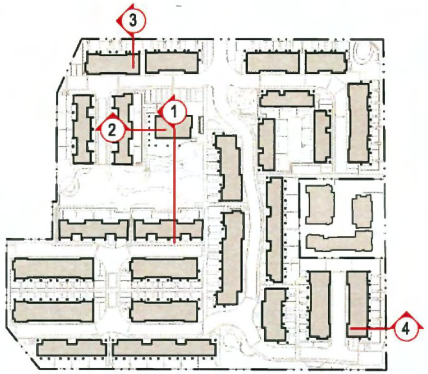
CONVERTIBLE UNIT FLOOR PLANS (UNIT - B)
(UNITS 30, 31, 34, 74, 81, 84, 85, 86, 87, 92, AND 93)

QUILCHENA PARK ESTATES

for Western Construction and Citimark by Fougere Architecture Inc. and VDZ + Associates

SITE GRADING , CPTED

SECTION 1 - THROUGH CENTRAL OPEN SPACE



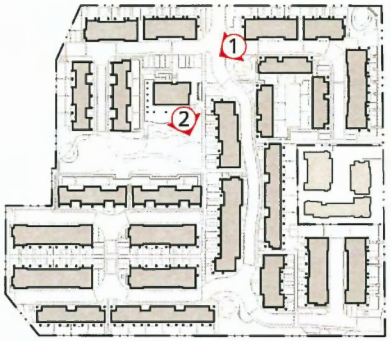
SECTION 2 - THROUGH RAISED YARDS

SECTION 3 - THROUGH MORESBY DRIVE

SECTION 4 - THROUGH NO.1 ROAD

QUILCHENA PARK ESTATES for Western Construction and Citimark by Fougere Architecture Inc. and VDZ + Associates

PERSPECTIVES

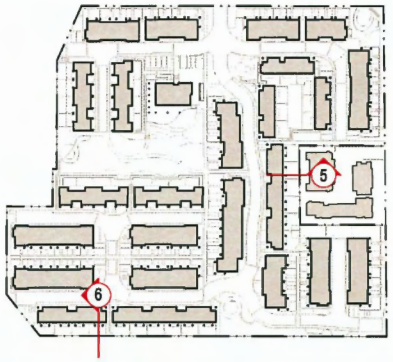


① AMENITY BUILDING

② COMMON OUTDOOR OPENSPACE

QUILCHENA PARK ESTATES for Western Construction and Citimark by Fougere Architecture Inc. and VDZ + Associates

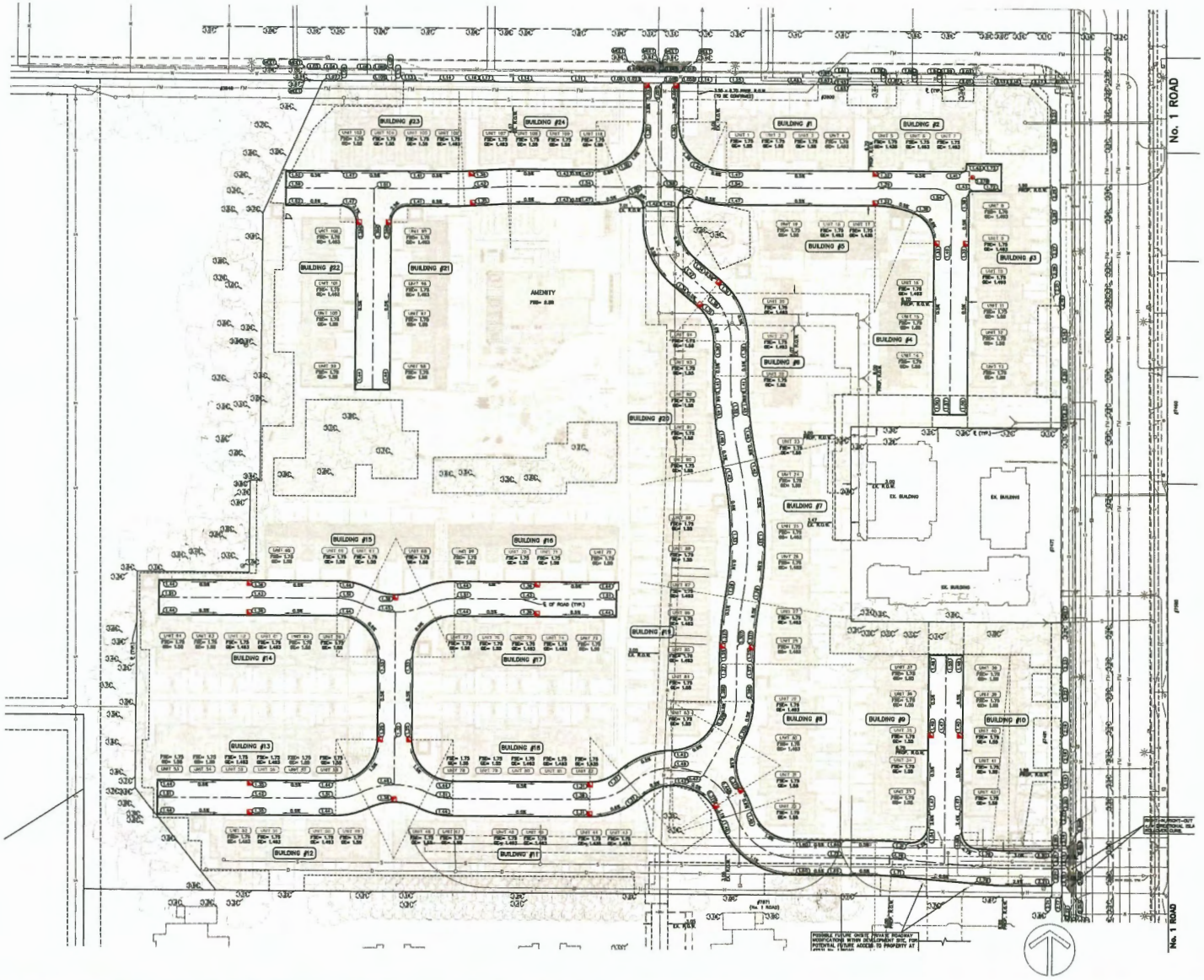
SITE INTERFACES



SECTION 5

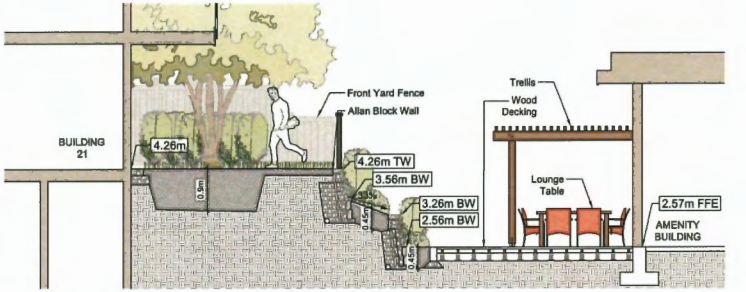
SECTION 6

SITE GRADING



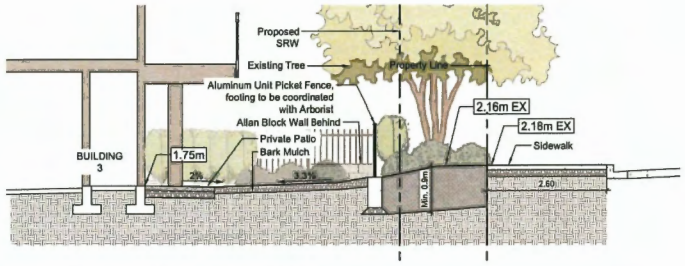
QUILCHENA PARK ESTATES for Western Construction and Citimark by Fougere Architecture Inc. and VDZ + Associates

SECTIONS



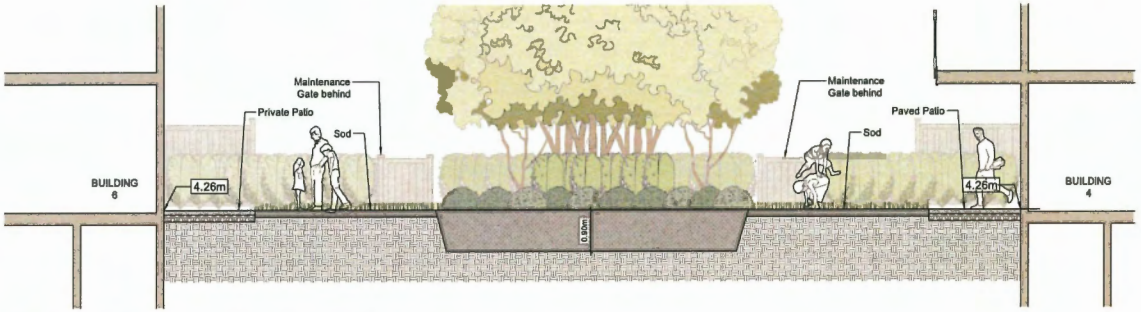
1 NORTH SOUTH SECTION BETWEEN BUILDING 21 AND AMENITY BUILDING
Scale 1:50

1m 5m



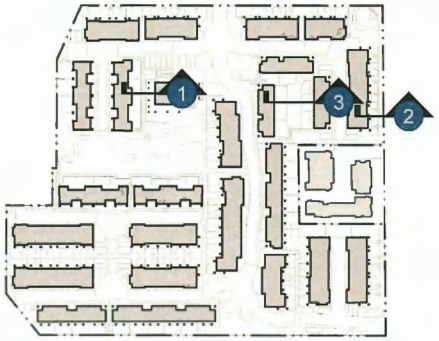
2 EAST WEST SECTION THROUGH BUILDING 3 FRONT YARD
Scale 1:50

1m 5m



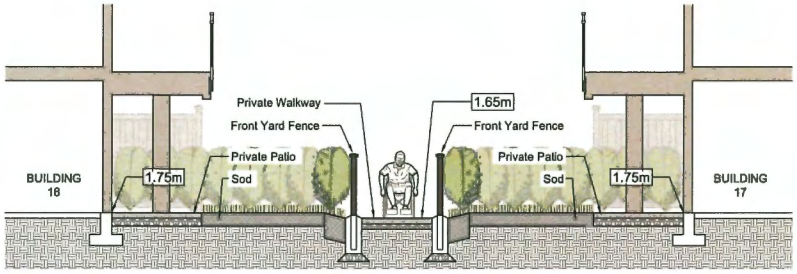
3 EAST WEST SECTION BETWEEN BUILDING 6 AND BUILDING 4
Scale 1:50

1m 5m



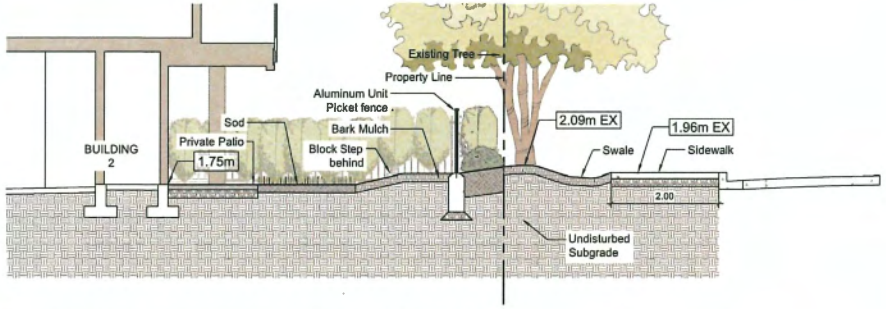
QUILCHENA PARK ESTATES for Western Construction and Citimark by Fougere Architecture Inc. and VDZ + Associates

SECTIONS



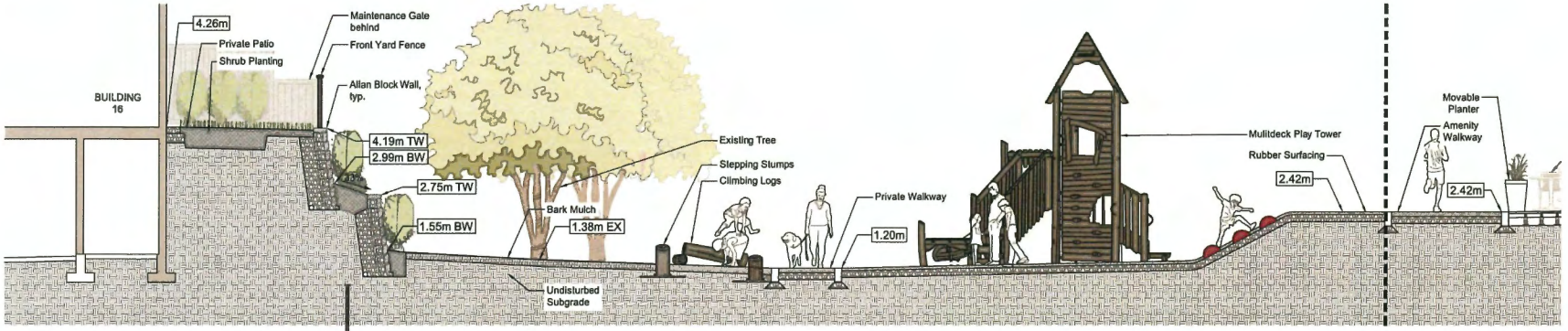
1 NORTH SOUTH SECTION BETWEEN BUILDIN 22 AND BUILDING 21
Scale 1:50

1m 5m



2 NORTH SOUTH SECTION THROUGH BUILDING 2 FRONT YARD
Scale 1:50

1m 5m

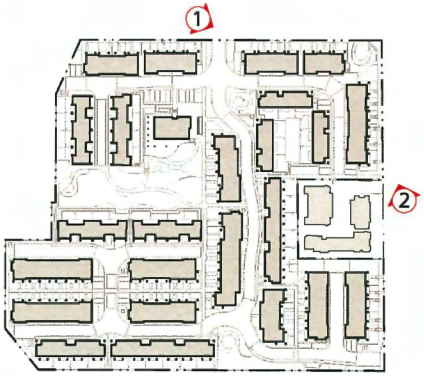


3 NORTH SOUTH SECTION THROUGH OUTDOOR AMENITY SPACE
Scale 1:50

1m 5m

QUILCHENA PARK ESTATES for Western Construction and Citimark by Fougere Architecture Inc. and VDZ + Associates

STREETSCAPE

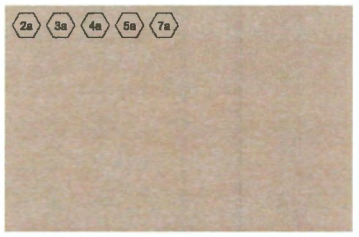


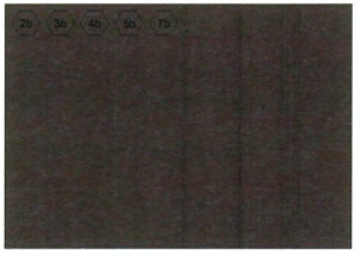
① VIEW FROM MORESBY DRIVE

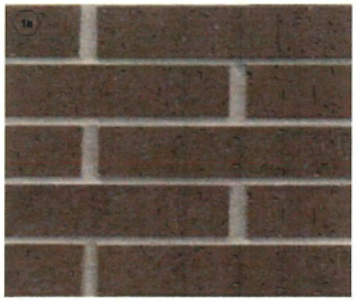
② VIEW FROM NO.1 ROAD

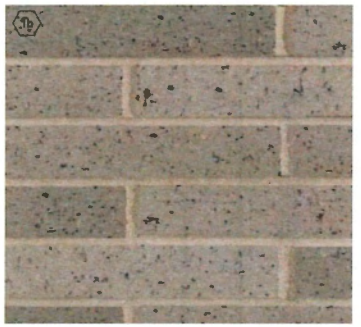
QUILCHENA PARK ESTATES for Western Construction and Citimark by Fougere Architecture Inc. and VDZ + Associates

BUILDING MASSING & MATERIALS









AMENITY BUILDING

QUILCHENA PARK ESTATES for Western Construction and Citimark by Fougere Architecture Inc. and VDZ + Associates

ENERGY AND SUSTAINABILITY

- DEVELOPMENT WILL MEET ENERGY TARGET STEP 3 + EL4.
- GROUND SOURCE HEAT PUMPS FOR SPACE HEATING AND COOLING.
- HIGH EFFICIENCY ENERGY RECOVERY VENTILATORS (ERV'S) FOR FRESH AIR DISTRIBUTION.
- HIGH EFFICIENCY ELECTRIC WATER HEATERS.
- HIGH EFFICIENCY DOUBLE GLAZED PVC WINDOWS AND DOORS.
- HIGH THERMAL RESISTANCE INSULATION
  R-24 EXTERIOR WALL INSULATION.
  R-50 ATTIC INSULATION
  R-15 SLAB-ON-GRADE INSULATION
- HIGH EFFICIENT LED LIGHTING THROUGHOUT.
- HIGH QUALITY AIR BARRIER CONSTRUCTION AND QUALITY CONTROL MEASURES.
- HIGH EFFICIENCY IRRIGATION SYSTEM.
- LEVEL 2 EV CHARGING PLUG-INS FOR ALL RESIDENTIAL CAR STALLS.

QUILCHENA PARK ESTATES for Western Construction and Citimark by Fougere Architecture Inc. and VDZ + Associates

PLANTING & MATERIALS PALETTE


Azalea 'Kirin'


Hebe pinguifolia 'Sutherlandii'


Lonicera acuminata


Corylopsis pauciflora


Cornus sericea


Sedum 'Autumn Joy'


Astrantia major


Escallonia 'Newport Dwarf'


Stipa tenuissima

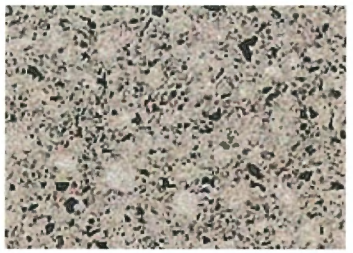

Echinacea purpurea


Clematis armandii


Rubber Surfacing


Wood Fibar


Stamped Asphalt


Concrete


Wood Decking


Stepping Stumps


Slab Path


Permeable Pavers


Unit Pavers

QUILCHENA PARK ESTATES for Western Construction and Citimark by Fougere Architecture Inc. and VDZ + Associates

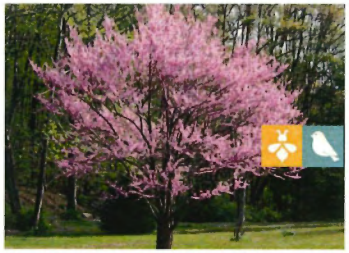
TREE PALETTE


Acer griseum


Acer japonicum


Arbutus unedo 'Compacta'


Cedrus deodara


Cercis canadensis 'RNI-RCC3'


Chamaecyparis obtusa 'Gracilis'


Cornus nuttallii


Cornus kousa 'Satomi'


Davidia involucrata


Fraxinus americana 'Junginger'


Magnolia kobus stellata


Picea pungens 'Hoopsii'


Pinus contorta


Prunus Serrulata 'Kwanzan'


Styrax japonicus 'JFS-D'

QUILCHENA PARK ESTATES for Western Construction and Citimark by Fougere Architecture Inc. and VDZ + Associates

QUILCHENA PARK ESTATES

for Western Construction and Citimark by Fougere Architecture Inc. and VDZ + Associates

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	March 5, 2025
From:	Joshua Reis Director, Development	**File:**	DP 23-029303
Re:	**Application by Manswell Enterprises Ltd. for a Development Permit at 9371 and 9391 Francis Road**		

Staff Recommendations

That a Development Permit be issued which would:

1. Permit the construction of nine townhouse units at 9371 and 9391 Francis Road on a site zoned "Low Density Townhouses (RTL4)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
   a) Reduce the front yard setback from 6.0 m to 4.5 m; and
   b) Allow six small car parking stalls.

Joshua Reis
Director, Development
(604-247-4625)

JR:el
Att. 3

Staff Report

Origin

Manswell Enterprises Ltd. (Incorporation number: BC0497028; Director: Jason Lam and Marian Lee) has applied to the City of Richmond for permission to develop nine townhouse units at 9371 and 9391 Francis Road. One of the townhouse units is proposed to contain a ground-level secondary suite and one of the townhouse units is proposed to be designed according to the convertible unit guidelines.

The site is being rezoned from "Small-Scale Multi-Unit Housing (RSM/M)" zone to the "Low Density Townhouses (RTL4)" zone for this project under Bylaw 10527 (RZ 22-005593), which is currently at third reading.

A Servicing Agreement is required as a condition of rezoning and includes, but is not limited to, the design and construction of frontage beautification works and service connections.

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 and West:	An existing 24-unit townhouse complex fronting Francis Road, on a lot zoned "Low Density Townhouses (RTL1)".
To the North and East:	Existing single-family dwellings fronting Ash Street on lots zoned "Small-Scale Multi-Unit Housing (RSM/M)".
To the South:	Across Francis Road, existing single-family dwellings on lots zoned "Small-Scale Multi-Unit Housing (RSM/L)".

Rezoning and First Reading Results

The associated rezoning application was granted first, second and third reading by Council at its meeting of February 13, 2024. No concerns regarding the rezoning application were expressed by the public during the Council meeting.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the "Low Density Townhouses (RTL4)" except for the zoning variances noted below.

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

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

1) Reduce the front yard setback from 6.0 m to 4.5 m.

(Staff supports the proposed variance recognizing that a minor road dedication (approximately 0.6 m) is required and that the Arterial Road Guidelines for Townhouses in the OCP support reduced front yard setback where a 6.0 m rear yard setback is provided, on condition that there is an appropriate interface with neighbouring properties. In addition, the intent of the variance is to facilitate a larger protection buffer to the existing Cherry plum tree along the north property line that is to be retained as part of the development. The resulting distance from the back of the curb to the building face would be approximately 8.0 m. To protect the future dwelling units at the subject site from potential noise impacts generated by traffic on Francis Road, a restrictive covenant has been secured at rezoning to ensure that noise attenuation will be incorporated into dwelling unit design and construction.)

2) Allow six small car parking stalls.

(The Zoning Bylaw permits small car parking stalls only when more than 31 parking stalls are proposed on site. The proposed nine-unit townhouse development will provide 18 residential parking spaces and two visitor parking spaces on-site. The small car stalls will be featured in six of the side-by-side double-car garages. Each of those garages will contain one small car stall alongside one standard-size stall. The proposed variance allows for a more flexible site layout.

Advisory Design Panel Comments

The Advisory Design Panel (ADP) has reviewed the project and supports the proposal. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Thursday, November 21, 2024 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 proposed form and massing of the buildings are compatible with the existing adjacent developments on the block.
- While three-storey massing is proposed along Francis Road, the building height is stepped down to two-storeys along the east and west property lines to provide an appropriate transition to the adjacent two-storey townhouse units to the west and single-family homes to the east.
- Two-storey units in single detached and duplex forms, as well as the outdoor amenity area, are proposed along the rear (north) property line to minimize privacy and overlook concerns.
- Deeper rear yards (minimum of 6.0 m instead of 4.5 m) are proposed to enhance rear yard buffering.

- The existing site grade along the rear (north) property line will be maintained to provide an appropriate transition to the adjacent single-family properties to the north and to accommodate tree retention along the common property line.
- The site grade within the side yard setbacks along both east and west property lines, adjacent to the two front buildings, will be raised to create relatively flat private outdoor spaces for the units within the front buildings. The maximum height of the proposed retaining wall is approx. 0.5 m.
- A 1.8 m tall wood fence will be installed along the side and rear property lines to protect the privacy of the neighbouring residential developments.
- Perimeter drainage will be required as part of the Building Permit to ensure stormwater is managed and addressed through the development and will not impact the neighbouring properties.
- Overall, landscaping and a variety of trees planted across the site will be used to enhance the pedestrian experience and the interface of the proposed development with adjacent properties. Details on landscaping are provided in the Landscape Design and Open Space Design section of this report.
- Adjacent properties to the east have future potential for redevelopment as townhouses. A statutory-right-of-way allowing access to/from the adjacent future development sites through the subject site (over the internal drive aisle) has been secured at rezoning. Signage indicating that the driveway on the subject site may connect to the future adjacent townhouse development is proposed to be installed at the east end of the internal drive aisle so that future residents/owners/strata of the subject development are aware that they may be required to provide access to the east.

Urban Design and Site Planning

- The development consists of nine townhouse units, including five two-storey units and four three-storey units, in four building clusters.
- The layout of the townhouse units is oriented around a single driveway providing access to the site from Francis Road and an east-west internal maneuvering aisle.
- An outdoor amenity area will be situated in a central open courtyard at the rear (north) of the site, opposite the entry driveway.
- All three-storey units are proposed along Francis Road; a minimum 7.5 m interior side yard setback is provided to the third floor of the street-fronting buildings to minimize potential privacy concerns with the single-family dwelling to the east and the townhouse development to the west.
- Two-storey detached, and duplex units are proposed along the rear (north) lot lines to serve as a transition to the two-storey townhouse units to the northwest and single-family homes to the northeast. The proposed building forms, heights and setbacks are in compliance with the design guidelines for arterial road townhouse developments.
- Unit #5 located in Building C on the northwest portion of the site, will contain a ground-level, one-bedroom secondary suite of approximately 33.8 m^2 (364 ft^2) in size.

No additional parking stall is required for the proposed secondary suites since the required parking spaces for the units containing a secondary suite are provided in a side-by-side arrangement.

- All units will have individual side-by-side double-car garages. A total of two visitor parking spaces will be provided on site. The number of residential and visitor parking spaces proposed complies with the minimum bylaw requirement.
- All units will have private outdoor spaces consisting of a front or a rear yard; units with primary yard space fronts onto Francis Road will also have a secondary private outdoor space (i.e., ground-level yard spaces in the side yard setbacks and deck spaces on the second floor facing the internal drive aisle) located away from the arterial road. The provision of private outdoor spaces complies with the Development Permit Guidelines of the OCP.
- Outdoor amenity space is proposed opposite the site entry for maximum casual surveillance opportunity. The size and location of the outdoor amenity space are appropriate for providing an open landscape and amenity space convenient to all units.
- No indoor amenity space is proposed on site. An $18,594.00 cash-in-lieu contribution has been secured as a condition of rezoning approval, consistent with the OCP.
- One garbage, recycling and organic waste storage room is proposed and is integrated into the design of Building A to minimize the visual impact. The location of the room near the intersection of the internal drive-aisle provides convenient access.

Architectural Form and Character

- Traditional West Coast wood frame residential style with inspiration from the Tudor style was used as the main architectural language. Details used in this project such as gable roofs, bay windows, wood battens, brick walls on the lower floor; siding materials on the upper floor; and shingle roofs are all typical treatments that can be found in adjacent developments.
- A pedestrian scale is generally achieved along Francis Road and the internal drive aisle through the inclusion of variation in building projections, recesses, varying material/colour combinations, landscape features and the use of individual unit entrances.
- Overlapping and stacked townhouse units are proposed in the two street-fronting buildings based on the onsite geometry and condition. These buildings are designed to complement the massing and scale of the detached townhouse units on the adjacent property to the west and the single-family homes to the east.
- The impact of blank garage doors has been mitigated with panel patterned doors, unit entrances and planting islands/wood trellis along the drive aisle.
- A palette of earth-tone colours is proposed. The proposed building materials (asphalt roof shingles, Hardie lap siding, wood fascia board and trim, brick cladding, etc.) are generally consistent with the OCP.

Tree Retention and Replacement

- Tree preservation was reviewed at the rezoning stage, a total of 16 bylaw-sized trees on site, one tree on the neighbouring property and five street trees were assessed:
  - A 76 cm caliper beech tree (tag# 6) located in the southeast corner of the site will be retained. Due to its proximity to proposed Building A, cantilevered foundations will be required within the tree protection zone to retain this tree. Arborist supervision will be required for site preparation and construction activities. A Tree Survival Security of $10,240.00 has been secured at rezoning.
  - A 50 cm caliper plum tree (tag# 20) located on-site along the rear (north) property line will be retained on site. A Tree Survival Security of $10,240.00 has been secured at rezoning.
  - One tree (tag# 22) located on the neighbouring property is to be protected as per the Arborist Report recommendations.
  - One Honey locust tree (tag# C5) located at the southwest corner of the site, within the City's boulevard, is identified in good condition and to be retained. A Tree Survival Security of $5,120.00 has been secured at rezoning.
  - 13 bylaw-sized trees (tag# 7-10, 12-19 & 21) and one significant tree located on-site trees (tag# 11, multi-stem cherry plum tree with 144 cm combined calliper size) were identified for removal based on their condition and signs of decay and poor structure. Based on the OCP and Tree Protection Bylaw requirements, 29 replacement trees are required. The applicant is proposing to plant all replacement trees on-site, including seven conifers and 22 deciduous trees.
- Tree protection fencing is required to be installed as per the Arborist Report recommendations prior to any construction activities (including demolition) occurring on-site.
- A proof of contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones has been secured at rezoning.

Landscape Design and Open Space Design

- The street edge along Francis Road will be defined with landscaping including lawn, native shrubs and deciduous trees. A low 1.2 m tall transparent metal fence with gates will be installed along the road frontage to accommodate visually interesting plant species.
- Each street-fronting unit will have a private front yard with an outdoor patio to generate animation along the streetscape. The front yards will be separated with evergreen hedges to provide privacy for individual units.
- All units will have a private yard with a patio, shade tree and shrub/groundcover planting.
- Planting pads with wood trellis and vines are provided between garages to maximize the planting opportunities in the limited spaces along the entry drive aisle.
- An on-site irrigation system is proposed to ensure continued maintenance of live landscaping.

- An outdoor amenity space is located at the T-intersection of the internal driveways, which is easily accessible for all residents and highly visible from the main entry driveway.
- Three removable bollards are designed at the entry of the outdoor amenity area to stop vehicles and ensure pedestrian safety.
- A social gathering space with mailboxes, bike racks, picnic table and benches are proposed in the south part of the outdoor amenity area.
- A playground including chalkboard, sensory multi play panel, slide, playhouse, game lawn and benches for parents to sit, is proposed in the north part of the outdoor amenity space.
- The slide and game lawn will promote active play activities. Sensory multi play panel, playhouse and chalkboard create a dramatic play zone where children use their creativity and imagination to play and learn.
- The driveway entry and surface parking spaces will be treated with permeable pavers for better water infiltration and variety in paving surfaces. Contracting coloured pavers will also be used to highlight pedestrian routes along the drive aisle.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of $278,355.00 in association with the Development Permit.

Crime Prevention Through Environmental Design

- The site plan and individual unit layout create an opportunity for passive surveillance. Additional windows are provided to side elevations adjacent to the outdoor amenity area and vehicle entry driveway to enhance visual surveillance opportunities.
- The sidewalk and internal drive aisle edges will have well-defined landscaped edges, clearly defining the areas for public pedestrian use.
- Exterior lights will be provided along the internal drive aisle and in outdoor amenity areas, etc. to enhance visual supervision.

Sustainability

- The project will be designed to meet Step Code 3 with maximum Emission Level 4.
- High efficient air source heat pump system will be provided. Condenser units for two of the units will be located on the second-floor decks facing the internal drive aisle; condenser units for all other units will be located within the individual private yards. An Acoustic Report has been submitted to confirm the noise levels from the condensing units will be below the nighttime Noise Bylaw limit of 45 dBA at the nearest point of reception.
- Low E glazing windows and Energy Star appliances will also be included in the development.

Accessible Housing

- The proposed development includes one convertible unit, unit #4 in Building B, and 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 in the stacked storage space (which has been dimensioned to allow for this) in the future if desired.
- 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.

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.

Edwin Lee
Planner 2
(604-276-4121)

EL:js

Att. 1: Development Application Data Sheet
2: Excerpt from Advisory Design Panel Meeting Minutes (November 21, 2024)
3: Development Permit Considerations

City of Richmond

Development Application Data Sheet

Development Applications Department

DP 23-029303 **Attachment 1**

Address: 9371 and 9391 Francis Road

Applicant: Manswell Enterprises Ltd. Owner: Manswell Enterprises Ltd.

Planning Area(s): Broadmoor

Floor Area Gross: 1,639 m^2 Floor Area Net: 1,132 m^2

	Existing	Proposed
Site Area:	1,912 m^2	1,887 m^2
Land Uses:	Single-Family	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Zoning:	Small-Scale Multi-Unit Housing (RSM/M)	Low Density Townhouses (RTL4)
Number of Units:	2	9 townhouses + 1 secondary suite

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60	none permitted
Lot Coverage – Building:	Max. 40%	39%	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	62%	none
Lot Coverage – Landscaping:	Min. 25%	25%	none
Setback – Front Yard (m):	Min. 6.0 m	4.5 m Min.	**Variance Requested**
Setback – Interior (East) Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Interior (West) Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Rear Yard (north) (m):	Min. 3.0 m	6.0 m Min.	none
Height (m):	Max. 12.0 m (3 storeys)	11.16 m (3 storeys) along Francis Road & 8.72 m (2 storeys) along north property line	none
Lot Width:	Min. 40.0 m	41 m	none
Lot Depth:	Min. 35.0 m	47.5 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V)	none
Off-street Parking Spaces – Total:	18 (R) and 2 (V)	18 (R) and 2 (V)	none

Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (18 x Max. 50% = 9)	0	none
Small Car Parking Spaces	None when fewer than 31 spaces are provided in site	6	**Variance Requested**
Accessible Parking Spaces:	None when fewer than 3 visitor stalls are required	0	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	2 (Class 1) and 0.2 (Class 2) per unit	none
Off-street Bicycle Parking Spaces – Total:	12 (Class 1) and 2 (Class 2)	18 (Class 1) and 2 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m^2 or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m^2 x 9 units = 54 m^2	109 m^2	none

Attachment 2

Annotated Excerpt from the Minutes from

The Design Panel Meeting

Thursday, November 21, 2024 – 4:00 p.m.
Virtual, Microsoft Teams
Richmond City Hall

1. DP 23-029303 - 9-UNIT TOWNHOUSE DEVELOPMENT

ARCHITECT: Imperial Architecture Ltd.

LANDSCAPE ARCHITECT: Homing Landscape Architecture

PROPERTY LOCATION: 9371 and 9391 Francis Road

Applicant's Presentation

Architect Jiang Zhu, Imperial Architecture Ltd., and Landscape Architect Eason Li, Homing Landscape Architecture, presented the project and answered queries from the Panel.

Panel Discussion

Comments from Panel members were as follows:

- appreciate the applicant's presentation and the use of SAFERhome standards in addition to the City's convertible unit guidelines in the design of the convertible unit in the project;

  Noted.

- also appreciate the applicant's attention to detail in the design of the convertible unit such as providing a small ramp for the two-inch height difference between the patio door and the ground level;

  Noted.

- the design of the townhouse buildings is consistent with the City's Multiple Family-Townhouse Development Guidelines and appropriate to its neighbourhood context;

  Noted.

- the design of the townhouse buildings is overdone; the design team could have added more character and not just a repeat of the usual design of townhouse buildings in the City;

  The consultant team put in efforts to make sure that we did not repeat the typical townhouse design:

  1. We did not use the typical rowhouse style in this project to address the site-specific constraints on limited frontage along the aerial road where the vehicle entry has to be located. The proposed typology contained stacked townhouse units with overlapping between units.

  2. While typical front buildings in arterial road townhouse projects are 3 storey high, we proposed 2 and half storey massing in addressing the privacy and adjacency concerns to neighboring site. In addition, we eliminated all windows on the partial 3rd floor facing neighboring sites to enhance the privacy.

  3. Unlike many other townhouse projects on narrow sites having tandem parking arrangement, efforts were made to introduce side-by-side two car garage for all units in addressing council's concern on useability.

- the proposed fibar surfacing for the children's play area is not accessible for people in wheelchairs; consider replacing with rubber surfacing;

  Wood chips surfacing is changed to poured in place rubber surfacing.

- there is little opportunity to install planting along the internal drive aisles; the small raised wood planters outside of the garages along the internal drive aisles could potentially be damaged by vehicles; the applicant could consider installing decorative screen;

  Raised wood planters are removed, and trellises/screens with vine plants are added instead, per updated detail 6/L3.2.

- consider installing screening in the children's play area adjacent to Building B and Building C; review the placement of windows adjacent to the sandbox as they could pose potential privacy concerns for residents;

  Three out of the four windows are high windows, and the only window that has privacy concern is the bay window on Building C close to the sandbox. The previous landscape design already proposed Yew Hedge along Buildings C & B as dense evergreen screen, and the updated design has moved the sandbox further to north and added more Yew Hedge between the bay window and the sandbox to further improve the privacy.

- ensure that shade-tolerant grasses and shrubs are planted on the north side of the development as there will be a lot of shade on this side as indicated in the shadow analysis;

  North side of the buildings are all shade tolerant shrubs and grasses, per updated landscape planting plans L1.2a to L1.2d.

- the strip of planting adjacent to visitor parking stalls are very small and could potentially be damaged by cars; consider replacing with gravel;

  The narrow planting strips have been changed to gravel

- the project's Landscape Architect needs to illustrate that there is root ball clearance for all planting beds as there are trees with planting materials right up against them;

  Shrubs and groundcovers at the tree root ball have been removed, per updated landscape planting plans L1.2a to L1.2d.

- appreciate the clear and structured presentation of the applicant;

  Noted.

- the overall plan of the project looks complicated; the complex design of the townhouse buildings is driven by the provision of double car garages for the residential units;

  Noted.

- the design team has done a good job in dealing with the challenges of the proposed development;

  Noted.

- the design team has complied with the City's design guidelines for the proposed development; however, the exterior of the townhouse buildings looks traditional, complex, and like large single family-homes; consider simplifying and modernizing the design of the buildings, e.g. review the choice of materials and streamline the building massing;

  Level 3 for both Building A and D was redesigned to simplify the massing and reduce the number of corners and turns to address this comment.

- the garbage room and PMT are located in central areas; consider giving more attention to the treatment of the buildings around those areas to mitigate their potential impacts to the appearance of the buildings;

  The garbage room was designed as part of the principal building as per requirements from the city's OCP design guideline. Architectural treatments such as exterior wall finish, eave overhang etc. used for the garbage room were the same as the main building.

  Floor plan and elevations were revised to add more windows in the area where the PMT was located to avoid the large size blank walls to address this comment and make the appearance of the building more attractive.

- appreciate the applicant's thorough and detailed presentation;

  Noted.

- agree with Panel comments that there is room for improvement in the design of the proposed townhouse buildings while maintaining their Tudor or classical style;

  We propose to apply same architectural language and treatment on front buildings to the back buildings to make them more elegant. Such treatment includes window mullion color and profiles and color combination for exterior materials etc.

- appreciate the proposed lighting plan for the project; however, there is no lighting for the ramp in the children's play area;

  A bollard light is added for the ramp.

- review the narrow strips of planting on the site to ensure their survivability;

  In average less than 12 inches wide strips have been changed to gravel.

- the existing multi-stemmed tree to be retained on the north side is close to the building and backyard patio; consider replacing with a more manageable species to allow more sunlight into the backyard;

  Changed the deciduous trees north of Buildings B & C to be columnar form trees to allow more sunlight into the backyard.

- agree with Panel comment that there is little opportunity to incorporate planting along the internal drive aisles;

  The current landscape design has maximized the planting opportunities along the internal drive aisles, and used tough and low maintenance plants there to ensure their survivability.

- the overall character of the proposed development is consistent with the City's development permit guidelines for the area and is appropriate to its neighbourhood context; however, the two street-fronting buildings appear large; investigate opportunities to further articulate the buildings in order to further reduce their massing, e.g. reduce the horizontal banding, differentiate the front doors to help provide individual identity to units, and improve privacy between the entry doors of townhouse units; and

  Design team put in efforts at design stage to reduce the massing for two front buildings:

  1. Amount of massing:

  Instead of introducing one front building which can have 6 units along the arterial road per city's OCP design guideline, we proposed two smaller buildings located on each side of the vehicle entry driveway.

  2. Number of Units

  While the city's OCP design guideline allowed 6 units in front buildings along arterial roads, we only proposed 4 units along Francis Road, and they are split into 2 buildings as a method to reduce the massing further.

3. Building Height

While the city's OCP design guideline allowed 3 storey for front buildings, we proposed 2 and half storey building height for both front buildings to reduce massing and enhance the privacy.

4. Architectural decoration and treatment

As a method of avoiding the bulky/boxy look, we proposed add more architectural decorations and treatments such as bay windows, gable roofs and bands to break the single massing which tends to be felt big.

- the rear units need not follow the large villa approach for the front buildings; consider a slightly different building typology for the rear units; also consider breaking down the back mews by adjusting the approach to the roof form to make the units appear more individualized.

  The current design complied with the city's townhouse design guideline and arterial road townhouse design guideline in all aspects. The back buildings are typical duplex building which can be found anywhere in the city. The current duplex design used the typical unit paring typology which complies with the design guideline and is widely used in the neighborhood. The entry porch was used to signify each unit's entry and identity.

Panel Decision

It was moved and seconded
That DP 23-029303 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED

Opposed: Kush Panatch

ATTACHMENT 3

City of Richmond

Development Permit Considerations

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

Address: 9371 and 9391 Francis Road **File No.:** DP 23-029303

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

1. **(Zoning Amendment)** Final adoption of the Zoning Amendment Bylaw 10527.
2. **(Tree Protection)** Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
3. **(Landscaping Security)** Receipt of a Letter of Credit for landscaping in the amount of $278,355.00 (based on the costs estimate provided by a CSLA registered landscape Architect including 10% contingency). A legal agreement is required to accompany the Landscape Security to set the terms for its use and release.
4. **(Fees - Notices)** Payment of all fees in full for the cost associated with the Development Permit Panel Meeting Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

* This requires a separate application.

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed _____ Date _____

City of Richmond

Development Permit

No. DP 23-029303

To the Holder:	Manswell Enterprises Ltd.
Property Address:	9371 and 9391 Francis Road
Address:	c/o Jason Lam 8600 Cambie Road Unit 135, Richmond, British Columbia, V6X 4J9

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
    a) Reduce the front yard setback from 6.0 m to 4.5 m; and
    b) Allow six small car parking stalls.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #40 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of $278,355.00 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.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 23-029303

To the Holder:	Manswell Enterprises Ltd.
Property Address:	9371 and 9391 Francis Road
Address:	c/o Jason Lam 8600 Cambie Road Unit 135, Richmond, British Columbia, V6X 4J9

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

   This Permit is not a Building Permit.

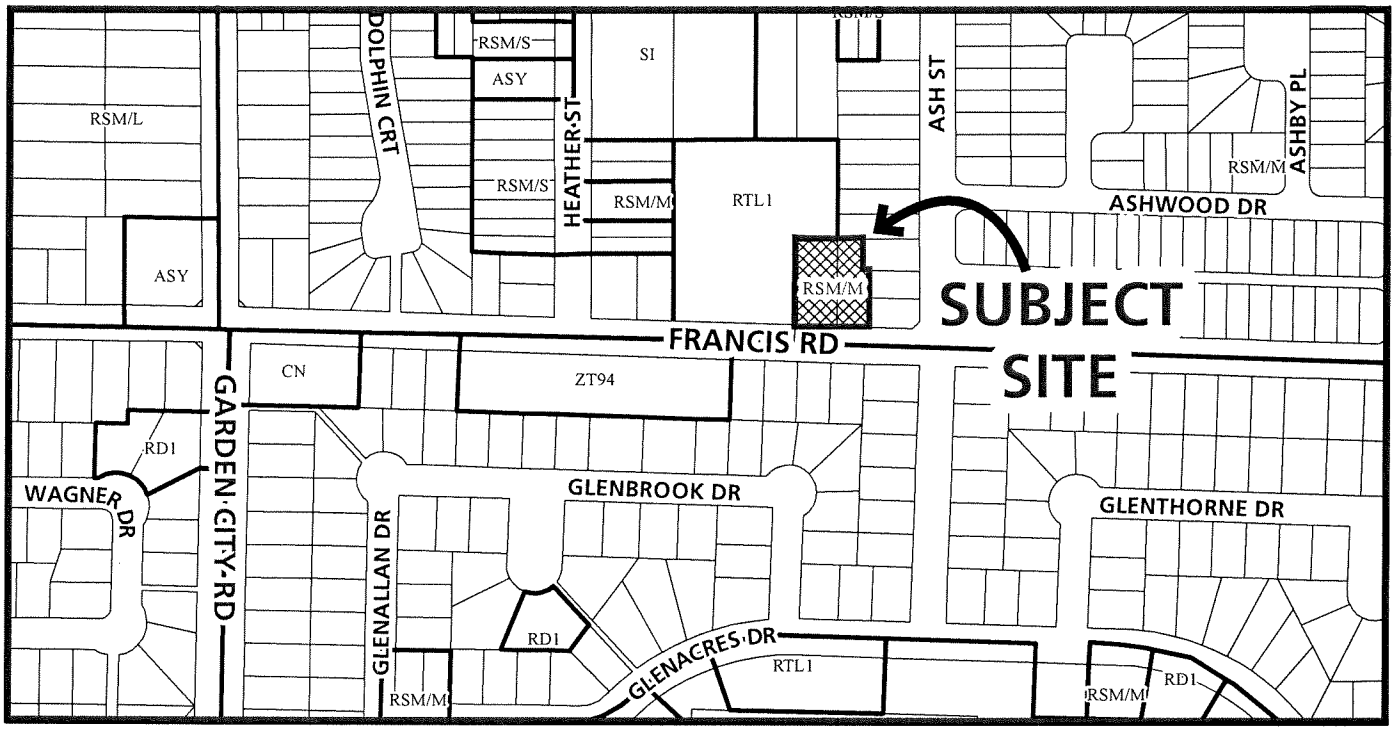
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

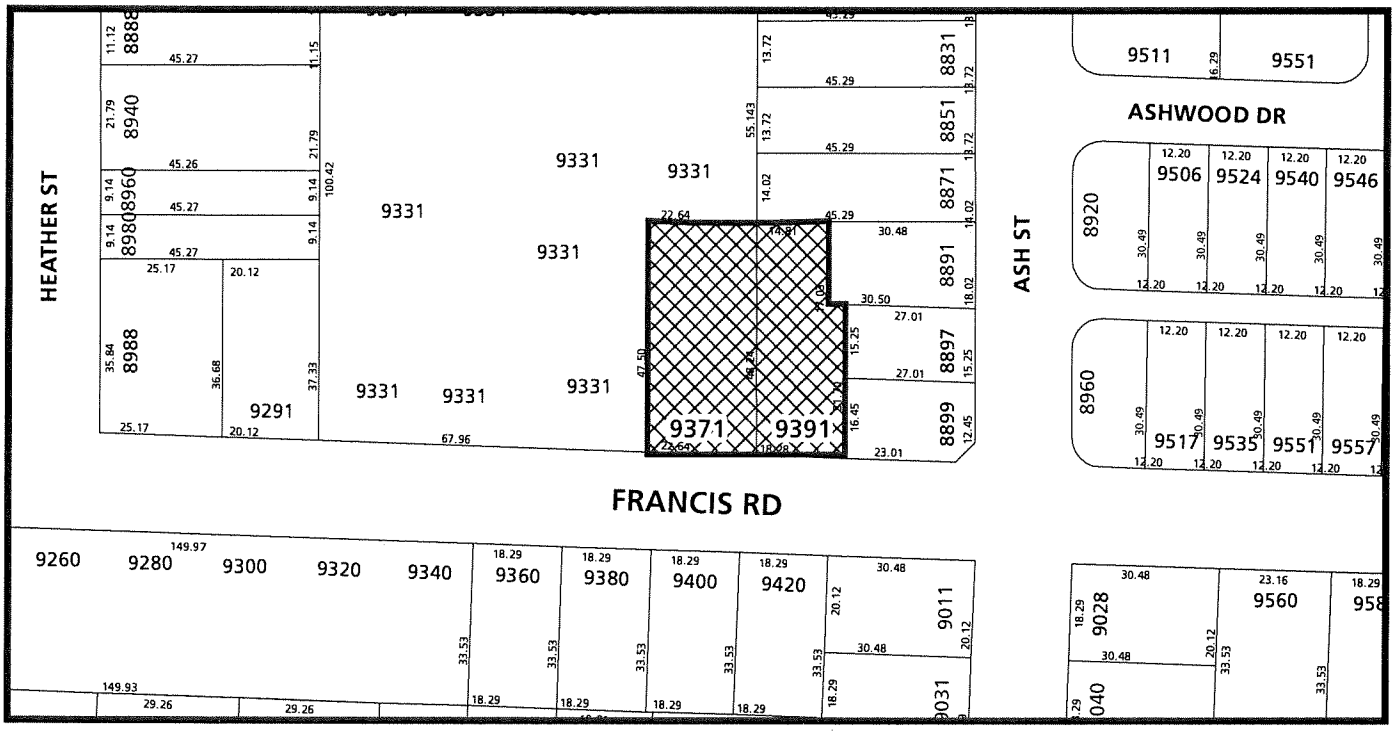
DELIVERED THIS DAY OF , .

_____

MAYOR

City of Richmond



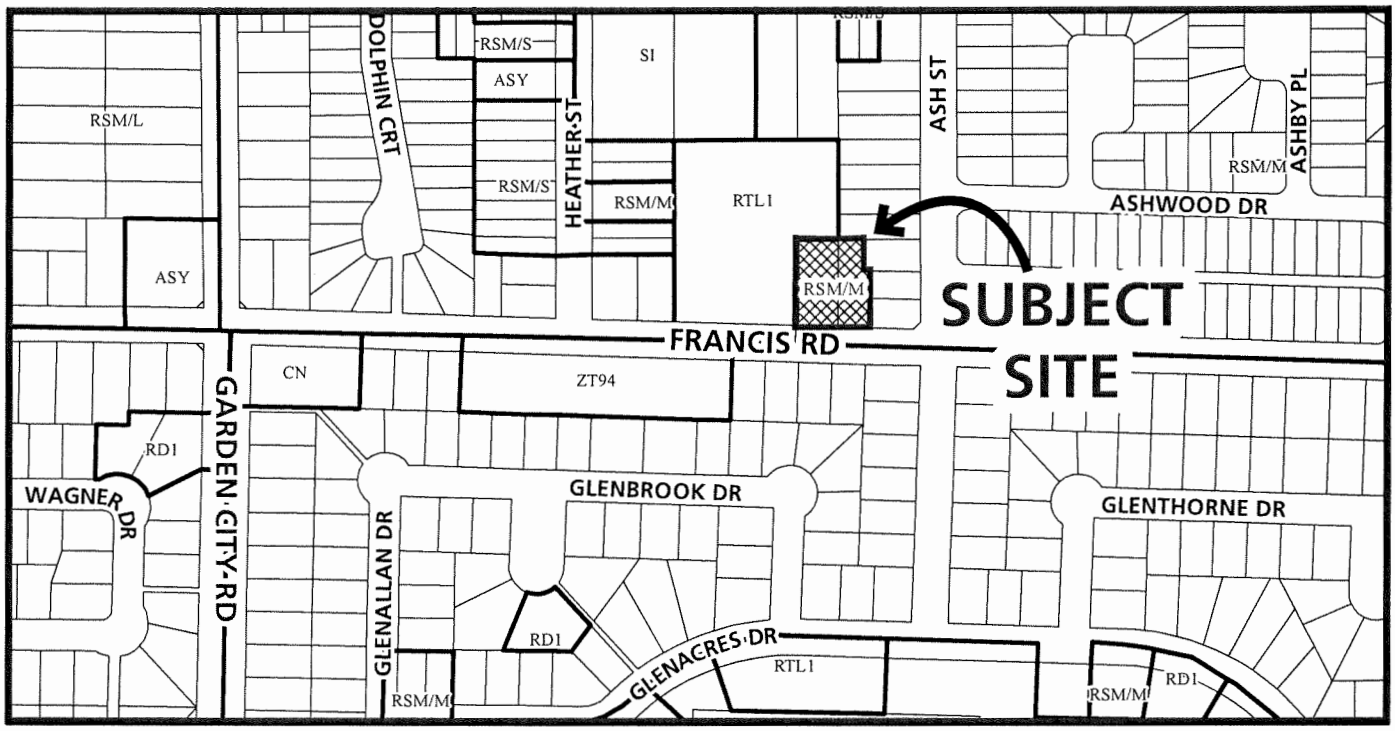


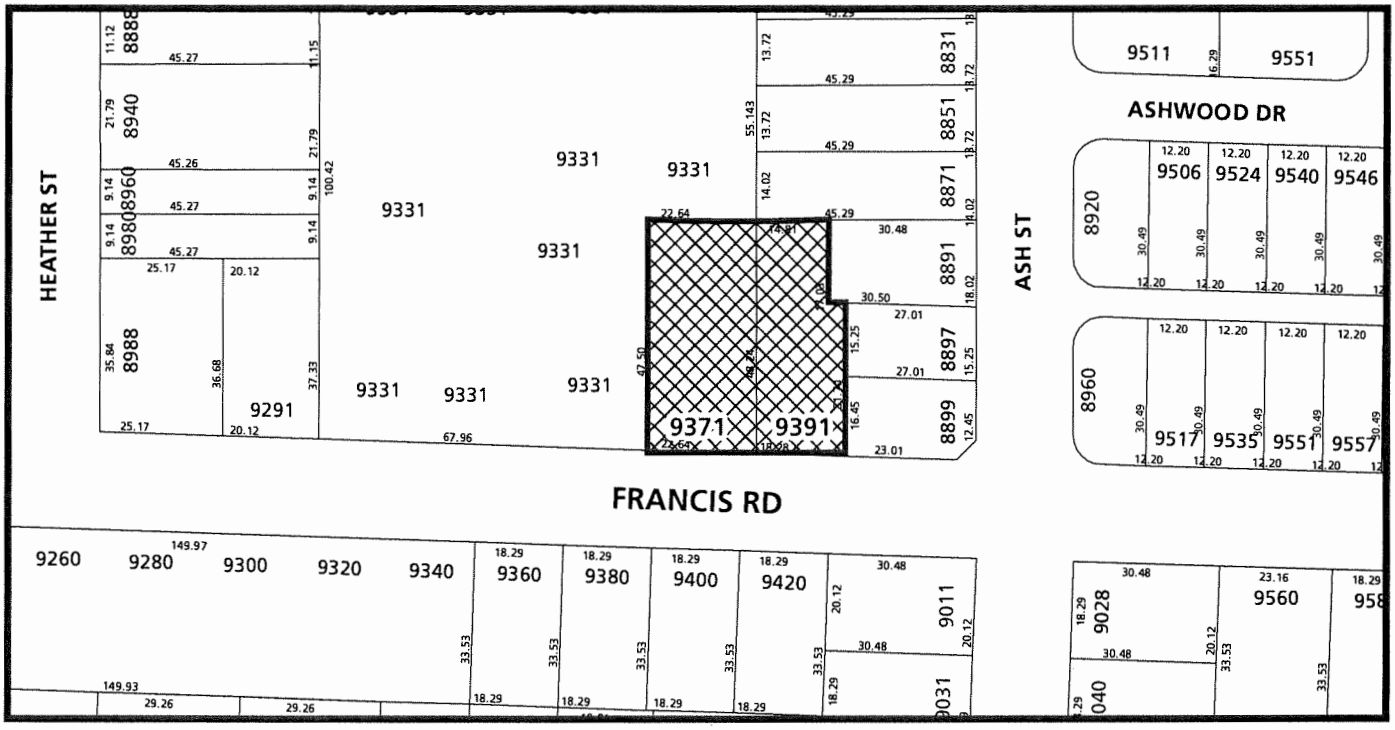
DP 23-029303
SCHEDULE "A"

Original Date: 10/05/23
Revision Date: 02/14/25

Note: Dimensions are in METRES

City of Richmond





DP 23-029303

Original Date: 10/05/23
Revision Date: 02/14/25

Note: Dimensions are in METRES

TOWNHOUSE DEVELOPMENT
AT 9371 & 9391 FRANCIS ROAD, RICHMOND, BC
(RZ 22-005593 / DP 23-029303)

ISSUED FOR DP RESUBMISSION 2025-03-01

CONTACT LIST

CLIENT
MANSWELL ENTERPRISES LTD.
CONTACT: JASON LAM
PHONE: 604-762-7722
EMAIL: JASONLAM@SHAW.CA

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

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

ARBORIST
QBC TREE CONSULTING AND SERVICES
CONTACT: MATTHEW WONG
TEL: 778-833-0348
E-MAIL: QBCTREE@GMAIL.COM

CIVIL ENGINEER
ARCHAIC CONSULTING LTD.
CONTACT: JOSE PEREZ, PRINCIPAL
TEL: 604-999-0458
EMAIL: JPEREZ@ARCHAICCONSULTING.COM

SURVEYOR
J.C. TAM & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
CONTACT: JOHNSON TAM, B.C.L.S.
TEL: 604-214-8928, FAX: 604-214-8929
E-MAIL: OFFICE@JCTAM.COM

DRAWING LIST

ARCHITECTURAL:

DP 23-029303 **MARCH 5, 2025** **PLAN #1**

IMPERIAL ARCHITECTURE
ADDRESS: 7760 FRENCH STREET, VANCOUVER, BC, V6P 4V5
EMAIL: IMPERIAL.ARCHITECTURE@GMAIL.COM
TELEPHONE: 778-938-8552

ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Dimensions

The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.

Issued	By	Appd.	YY.MM.DD
ISSUED FOR DP RESUBMISSION	JZ	JL	25.03.01
ISSUED FOR ADP REVIEW	JZ	JL	24.10.30
ISSUED FOR DP RESUBMISSION	JZ	JL	24.10.09
ISSUED FOR DP RESUBMISSION	JZ	JL	24.08.26
ISSUED FOR PLANNING COMMITTEE REVIEW	JZ	JL	24.01.23
ISSUED FOR DP RESUBMISSION	JZ	JL	23.11.14
ISSUED FOR DP SUBMISSION	JZ	JL	23.09.19
ISSUED FOR REZONING RESUBMISSION	JZ	JL	23.09.12
ISSUED FOR REZONING RESUBMISSION	JZ	JL	23.04.10
ISSUED FOR REZONING RESUBMISSION	JZ	JL	22.11.18
ISSUED FOR REZONING APPLICATION	JZ	JL	21.11.30

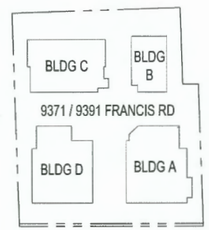
REGISTERED ARCHITECT
JIANG ZHU
2025-03-01
BRITISH COLUMBIA

Client/Project
TOWNHOUSE DEVELOPMENT
9371 / 9391 FRANCIS ROAD
RICHMOND, BC
(RZ 22-005593, DP 23-029303)

Title
COVER PAGE

Project No. #8272
Scale N.T.S.

Drawing No. A0.0
Sheet
Revision



DP 23-029303

MARCH 5, 2025

PLAN #2

IMPERIAL ARCHITECTURE
ADDRESS: 7760 FRENCH STREET, VANCOUVER, BC, V6P 4V5
EMAIL: IMPERIAL.ARCHITECTURE@GMAIL.COM
TELLPHONE: 778-938-8552

ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Dimensions

The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.

Issued	By	Appd.	YY.MM.DD
ISSUED FOR DP RESUBMISSION	JZ	JL	25.03.01
ISSUED FOR ADP REVIEW	JZ	JL	24.10.30
ISSUED FOR DP RESUBMISSION	JZ	JL	24.10.09
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ISSUED FOR PLANNING COMMITTEE REVIEW	JZ	JL	24.06.03
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ISSUED FOR DP SUBMISSION	JZ	JL	23.09.19
ISSUED FOR REZONING RESUBMISSION	JZ	JL	23.09.12
ISSUED FOR REZONING RESUBMISSION	JZ	JL	23.04.10
ISSUED FOR REZONING RESUBMISSION	JZ	JL	22.11.18
ISSUED FOR REZONING APPLICATION	JZ	JL	21.11.30

REGISTERED ARCHITECT JIANG ZHU 2025-03-01 BRITISH COLUMBIA

Client/Project

TOWNHOUSE DEVELOPMENT

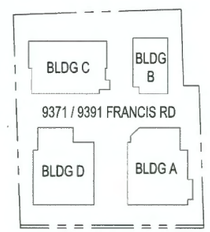
9371 / 9391 FRANCIS ROAD
RICHMOND, BC
(RZ 22-005593, DP 23-029303)

Title

COLOR RENDERING

Project No. #8272 Scale N.T.S.

Drawing No. Sheet No. Revision



IMPERIAL ARCHITECTURE
ADDRESS: 7760 FRENCH STREET, VANCOUVER, BC, V6P 4V5
EMAIL: IMPERIAL.ARCHITECTURE@GMAIL.COM
TELEPHONE: 778-858-6952

ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Dimensions

The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.

ISSUED FOR DP RESUBMISSION	J.Z.	J.L.	25.03.01
ISSUED FOR ADP REVIEW	J.Z.	J.L.	24.10.30
ISSUED FOR DP RESUBMISSION	J.Z.	J.L.	24.10.09
ISSUED FOR DP RESUBMISSION	J.Z.	J.L.	24.08.26
ISSUED FOR PLANNING COMMITTEE REVIEW	J.Z.	J.L.	24.01.23
ISSUED FOR DP RESUBMISSION	J.Z.	J.L.	23.11.14
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ISSUED FOR REZONING RESUBMISSION	J.Z.	J.L.	23.04.10
ISSUED FOR REZONING RESUBMISSION	J.Z.	J.L.	22.11.18
ISSUED FOR REZONING APPLICATION	J.Z.	J.L.	21.11.30
Issued	By	Appd.	YY.MM.DD

REGISTERED ARCHITECT JIANG ZHU 2025-03-01 BRITISH COLUMBIA

Client/Project

TOWNHOUSE DEVELOPMENT

9371 / 9391 FRANCIS ROAD
RICHMOND, BC
(RZ 22-005593, DP 23-029303)

Title

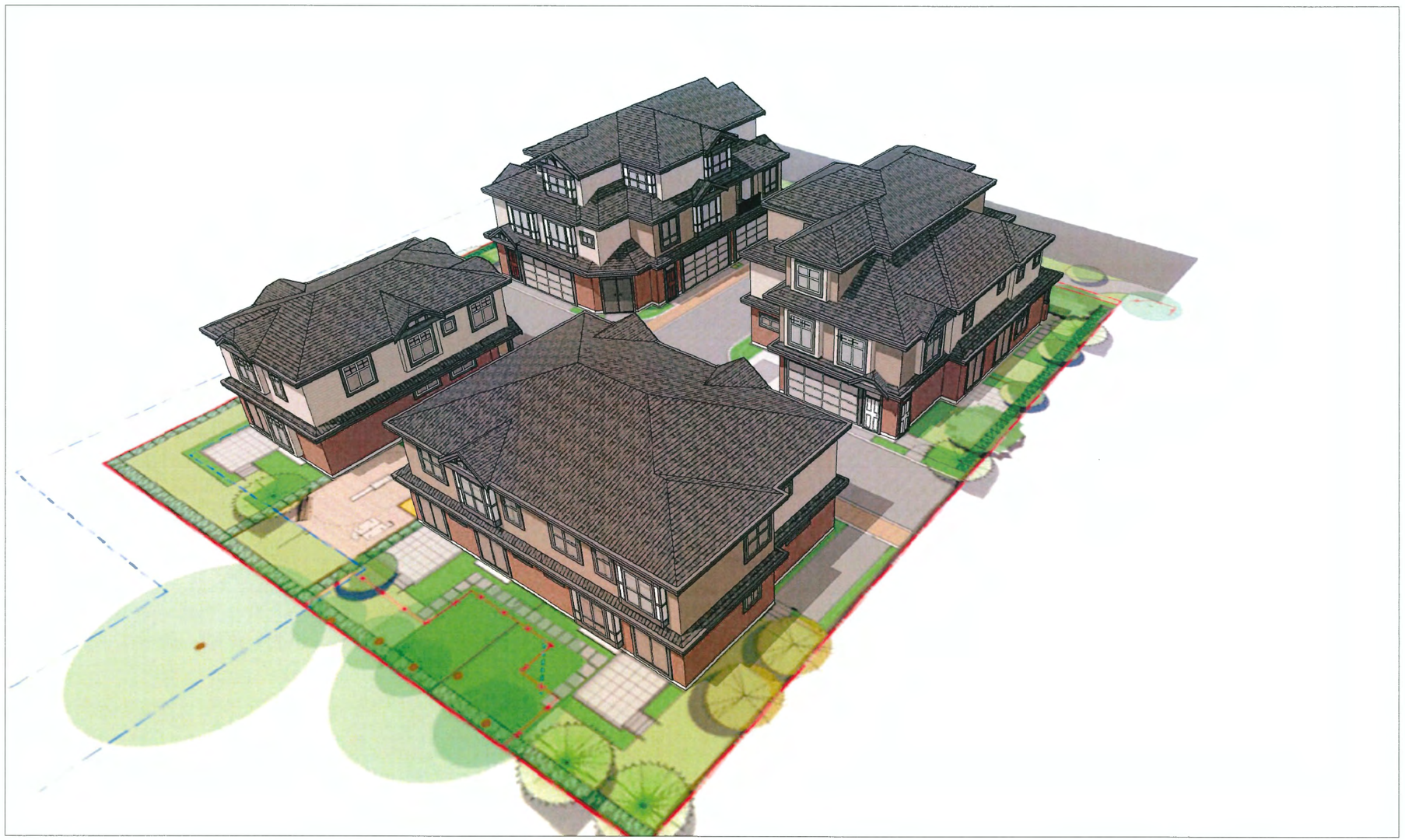
COLOR RENDERING

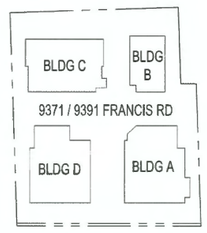
Project No. #8272 Scale N.T.S.

Drawing No. Sheet Revision

A0.02

DP 23-029303 **MARCH 5, 2025** **PLAN #3**





IMPERIAL ARCHITECTURE
ADDRESS: 7291 FRENCH STREET, VANCOUVER, BC, V6P 0A5
EMAIL: IMPERIAL_ARCHITECTURE@GMAIL.COM
TELEPHONE: 778-838-8892

ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Dimensions

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Issued	By	Appd.	YY.MM.DD
ISSUED FOR DP RESUBMISSION	JZ	JL	25.03.01
ISSUED FOR ADP REVIEW	JZ	JL	24.10.30
ISSUED FOR DP RESUBMISSION	JZ	JL	24.10.09
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ISSUED FOR REZONING RESUBMISSION	JZ	JL	22.11.18
ISSUED FOR REZONING APPLICATION	JZ	JL	21.11.30

REGISTERED ARCHITECT JIANG ZHU 2025-03-01 BRITISH COLUMBIA

Client/Project

TOWNHOUSE DEVELOPMENT

9371 / 9391 FRANCIS ROAD
RICHMOND, BC
(RZ 22-005593, DP 23-029303)

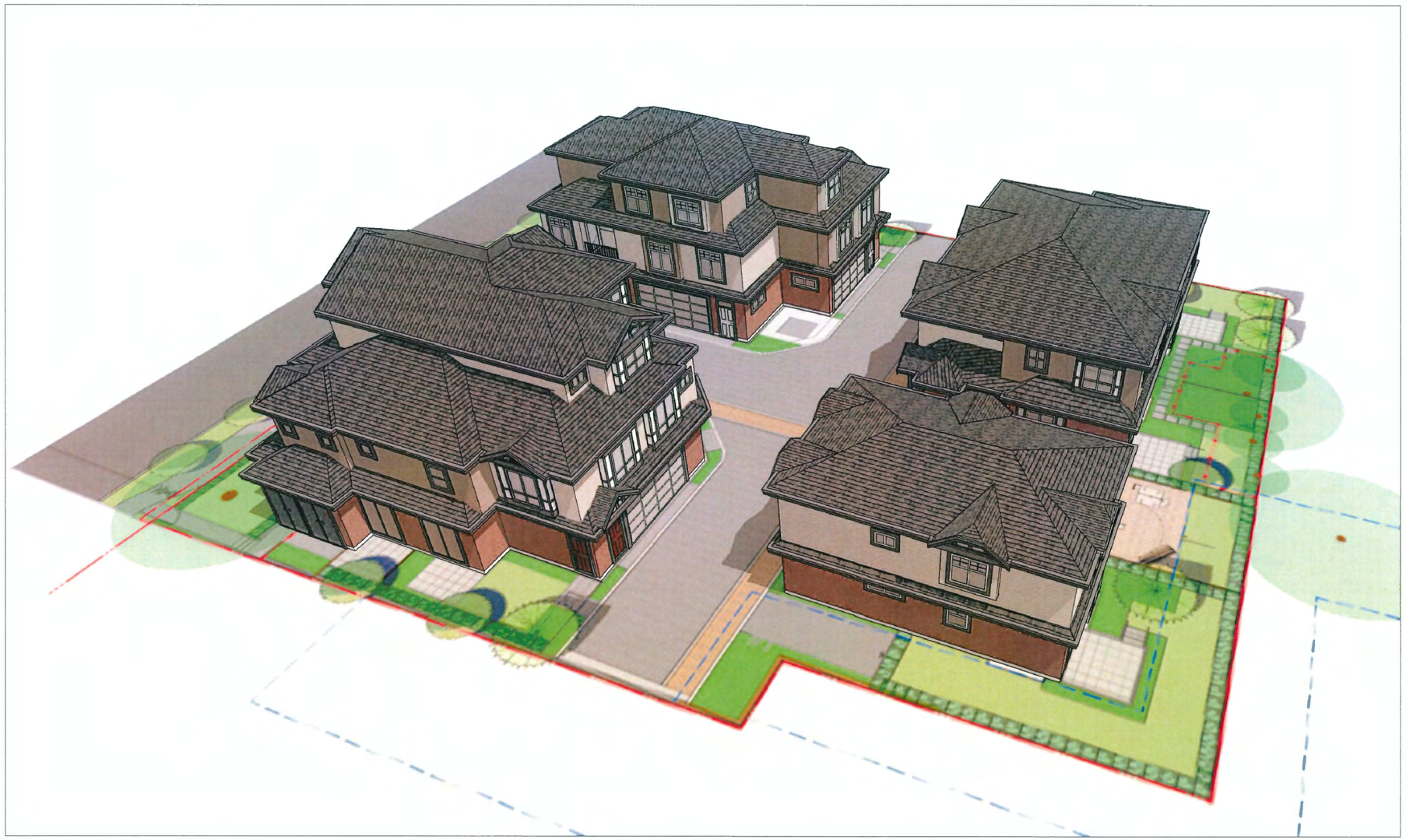
Title

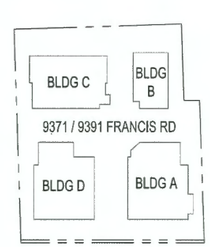
COLOR RENDERING

Project No.	Scale
#8272	N.T.S.

Dwg. No. Sheet Revision
A0.03

DP 23-029303 **MARCH 5, 2025** **PLAN #4**





DP 23-029303 **MARCH 5, 2025** **PLAN #5**

IMPERIAL ARCHITECTURE
ADDRESS: 7780 FRENCH STREET, VANCOUVER, BC, V6P 4V5
EMAIL: IMPERIAL_ARCHITECTURE@GMAIL.COM
TELEPHONE: 7543084052

ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Dimensions

The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.

Issued	By	Appd.	YY.MM.DD
ISSUED FOR DP RESUBMISSION	JZ	JL	25.03.01
ISSUED FOR ADP REVIEW	JZ	JL	24.10.30
ISSUED FOR DP RESUBMISSION	JZ	JL	24.10.09
ISSUED FOR DP RESUBMISSION	JZ	JL	24.08.26
ISSUED FOR PLANNING COMMITTEE REVIEW	JZ	JL	24.01.23
ISSUED FOR DP RESUBMISSION	JZ	JL	23.11.14
ISSUED FOR DP SUBMISSION	JZ	JL	23.09.19
ISSUED FOR REZONING RESUBMISSION	JZ	JL	23.09.12
ISSUED FOR REZONING RESUBMISSION	JZ	JL	23.04.10
ISSUED FOR REZONING RESUBMISSION	JZ	JL	22.11.18
ISSUED FOR REZONING APPLICATION	JZ	JL	21.11.30

REGISTERED ARCHITECT JIANG ZHU 2025-03-01 BRITISH COLUMBIA

Client/Project

TOWNHOUSE DEVELOPMENT

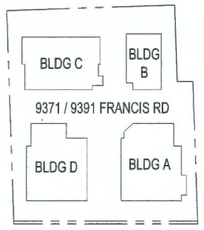
9371 / 9391 FRANCIS ROAD
RICHMOND, BC
(RZ 22-005593, DP 23-029303)

Title

COLOR RENDERING

Project No. #8272 Scale N.T.S.

Drawing No. Sheet No. Revision
A0.04



IMPERIAL ARCHITECTURE
ADDRESS: 750 FRENCH STREET, VANCOUVER, BC, V6P 4V5
EMAIL: IMPERIAL.ARCHITECTURE@GMAIL.COM
TELEPHONE: 778-938-6952

ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Dimensions

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Issued	By	Appd.	YY.MM.DD
ISSUED FOR DP RESUBMISSION	JZ	JL	25.03.01
ISSUED FOR ADP REVIEW	JZ	JL	24.10.30
ISSUED FOR DP RESUBMISSION	JZ	JL	24.10.09
ISSUED FOR DP RESUBMISSION	JZ	JL	24.08.26
ISSUED FOR PLANNING COMMITTEE REVIEW	JZ	JL	24.01.23
ISSUED FOR DP RESUBMISSION	JZ	JL	23.11.14
ISSUED FOR DP SUBMISSION	JZ	JL	23.09.19
ISSUED FOR REZONING RESUBMISSION	JZ	JL	23.09.12
ISSUED FOR REZONING RESUBMISSION	JZ	JL	23.04.10
ISSUED FOR REZONING RESUBMISSION	JZ	JL	22.11.18
ISSUED FOR REZONING APPLICATION	JZ	JL	21.11.30

REGISTERED ARCHITECT JIANG ZHU 2025-03-01 BRITISH COLUMBIA

Client/Project

TOWNHOUSE DEVELOPMENT

9371 / 9391 FRANCIS ROAD
RICHMOND, BC
(RZ 22-005593, DP 23-029303)

Title

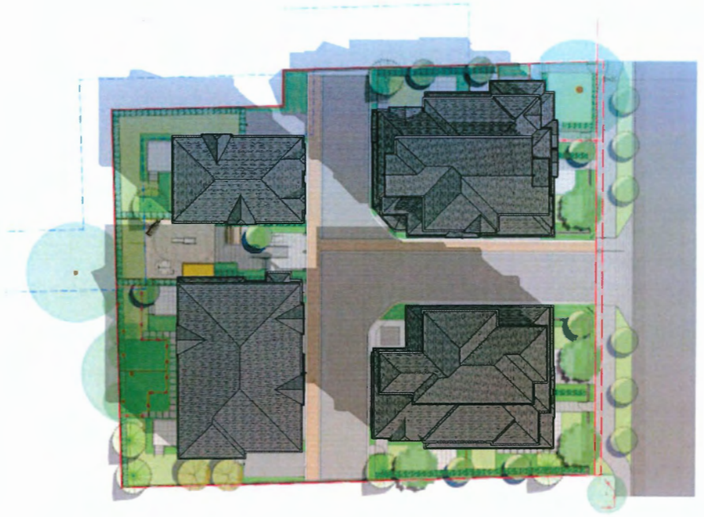
COLOR RENDERING

Project No. #8272 | Scale N.T.S.

Drawing No. A0.05 | Sheet | Revision

DP 23-029303 **MARCH 5, 2025** **PLAN #6**

SHADOW ANALYSIS
MARCH 20TH - 10:00AM



SHADOW ANALYSIS
MARCH 20TH - 2:00PM

SHADOW ANALYSIS
JUNE 21ST - 10:00AM

SHADOW ANALYSIS
JUNE 21ST - 2:00PM

IMPERIAL ARCHITECTURE

ADDRESS: 750 FRENCH STREET, VANCOUVER, BC, V6P 4V3
EMAIL: IMPERIAL.ARCHITECTURE@GMAIL.COM
TELEPHONE: 778-918-4552

ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Dimensions

The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.

Issued	By	Appd.	YY.MM.DD
ISSUED FOR DP RESUBMISSION	JZ	JL	25.03.01
ISSUED FOR ADP REVIEW	JZ	JL	24.10.30
ISSUED FOR DP RESUBMISSION	JZ	JL	24.10.09
ISSUED FOR DP RESUBMISSION	JZ	JL	24.09.26
ISSUED FOR PLANNING COMMITTEE REVIEW	JZ	JL	24.01.23
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ISSUED FOR REZONING RESUBMISSION	JZ	JL	23.04.10
ISSUED FOR REZONING RESUBMISSION	JZ	JL	22.11.18
ISSUED FOR REZONING APPLICATION	JZ	JL	21.11.30

REGISTERED ARCHITECT JIANG ZHU 2025-03-01 BRITISH COLUMBIA

Client/Project

TOWNHOUSE DEVELOPMENT

9371 / 9391 FRANCIS ROAD
RICHMOND, BC
(RZ 22-005593, DP 23-029303)

Title

SHADOW ANALYSIS

Project No.	Scale
#8272	N.T.S.

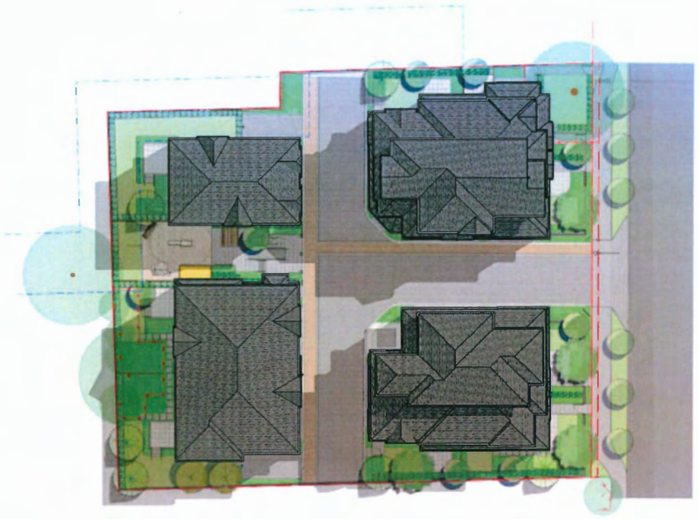
Drawing No. Sheet Revision

A0.05

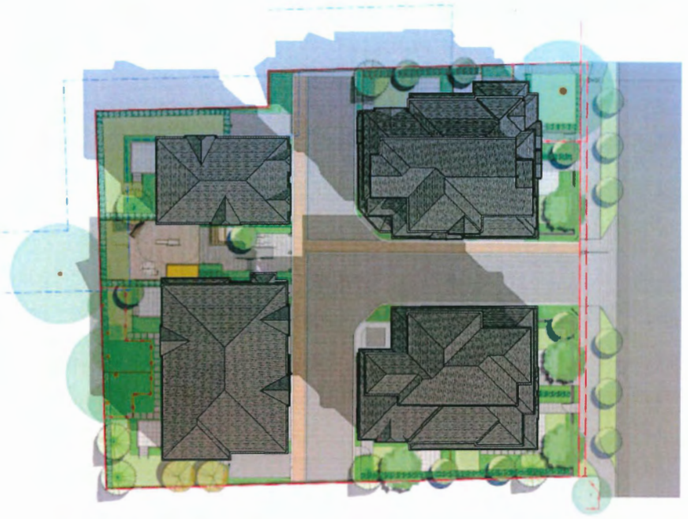
DP 23-029303

MARCH 5, 2025

PLAN #7



SHADOW ANALYSIS
SEPT 23RD - 10:00AM



SHADOW ANALYSIS
SEPT 23RD - 2:00PM

IMPERIAL ARCHITECTURE

ADDRESS: 750 FRENCH STREET, VANCOUVER, BC, V6P 0G3
EMAIL: IMPERIAL.ARCHITECTURE@GMAIL.COM
TELEPHONE: 778-838-6552

ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Dimensions

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Issued	By	Appd.	YY.MM.DD
ISSUED FOR DP RESUBMISSION	JZ	JL	25.03.01
ISSUED FOR ADP REVIEW	JZ	JL	24.10.28
ISSUED FOR DP RESUBMISSION	JZ	JL	24.10.09
ISSUED FOR DP RESUBMISSION	JZ	JL	24.09.26
ISSUED FOR PLANNING COMMITTEE REVIEW	JZ	JL	24.01.23
ISSUED FOR DP RESUBMISSION	JZ	JL	23.11.14
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ISSUED FOR REZONING RESUBMISSION	JZ	JL	23.04.10
ISSUED FOR REZONING RESUBMISSION	JZ	JL	22.11.18
ISSUED FOR REZONING APPLICATION	JZ	JL	21.11.30

REGISTERED ARCHITECT
JIANG ZHU
2025-03-01
BRITISH COLUMBIA

Client/Project

TOWNHOUSE DEVELOPMENT

9371 / 9391 FRANCIS ROAD
RICHMOND, BC
(RZ 22-005593, DP 23-029303)

Title

SHADOW ANALYSIS

Project No. #8272
Scale N.T.S.
Drawing No. A0.00
Sheet
Revision

DP 23-029303

MARCH 5, 2025

PLAN #8

Project Data

Lot	Civic Address	Legal Description	PID
Lot 1	9371 Francis Road, Richmond, BC	PARCEL A LOT 58 EXCEPT: PART SUBDIVIDED BY PLAN 76875, PLAN 8142, SECTION 22, BLOCK 4, NORTH RANGE 6 WEST, NEWESTMINSTER DISTRICT	003-977-421
Lot 2	9391 Francis Road, Richmond, BC	LOT 551 PLAN 58839, SECTION 22, BLOCK 4, NORTH RANGE 6 WEST, NEWESTMINSTER DISTRICT	003-907-422

Planning Area	**06 Broadmoor**					
Gross Site Area	**20580.58**	SF	=	**1912.00**	SM	
Road Dedication	**268.68**	SF	=	**24.96**	SM	
Net Site Area	**20311.90**	SF	=	**1887.04**	SM	
Max. FSR Allowed (RTL4 Zone)	0.6					
Floor Area Allowed	**12187.14**	SF	=	**1132.22**	SM	
Total Net floor Area Provided	**12181.90**	SF	=	**1131.74**	SM	
Total FSR Provided	0.60		< =	0.6		

Project Statistics

	Existing		Proposed		Notes
Zoning	RS1/E		RTL4		
Land Use	Single Family Detached		Townhouse		
OCP Designation	Neighborhood Residential		Neighborhood Residential		
Amount of Unit	2		9		
	Required / Allowed		**Proposed**		**Notes**
Floor Area Ratio	0.6		0.6		
Lot Coverage (Building & Porch)	40% Max.		39%		
Lot Coverage (Non Porous Materials)	65% Max.		62%		
Lot Coverage (Landscaping)	25% Max.		25%		
Setback - Front Yard (South)	6.00 Meters		4.57 Meters		**Variance Required**
Setback - Interior Side Yard (West)	3.00 Meters		3.04 Meters		
Setback - Interior Side Yard (East)	3.00 Meters		3.04 Meters		
Setback - Rear Yard (North)	3.00 Meters		6.01 Meters		
Building Height - 3 Storey (Meters)	12.00 Meters		11.16 Meters		
Building Height - 2 Storey (Meters)	9.00 Meters		8.72 Meters		

Average Grading Calculation

Points	Location		Existing Grade		Proposed Grade		Notes
1	Southwest		1.18	Meter	1.18	Meter	Adjacent to City's New Sidewalk
2	Southeast		1.02	Meter	1.02	Meter	Adjacent to City's New Sidewalk
3	Northeast		0.86	Meter	0.86	Meter	Within SRW and adjacent to neighboring properties
4	Northwest		0.88	Meter	0.88	Meter	Adjacent to neighboring properties
5	Building A	Southeast			1.21	Meter	
6	Building A	Northeast			1.21	Meter	
7	Building A	Northwest			1.21	Meter	
8	Building A	Southwest			1.21	Meter	
9	Building B	Southeast			1.21	Meter	
10	Building B	Northeast			1.21	Meter	
11	Building B	Northwest			1.21	Meter	
12	Building B	Southwest			1.21	Meter	
13	Building C	Southeast			1.21	Meter	
14	Building C	Northeast			1.21	Meter	
15	Building C	Northwest			1.21	Meter	
16	Building C	Southwest			1.21	Meter	
17	Building D	Southeast			1.21	Meter	
18	Building D	Northeast			1.21	Meter	
19	Building D	Northwest			1.21	Meter	
20	Building D	Southwest			1.21	Meter	
Total					23.30	Meter	
Average Grade					1.17	Meter	@ 26.60/ 20

Ground Floor Interior Elevation Calculation

Highest Point of Crown of adjacent Street	1.11	Meter
Flood Protection Requirements for L1 Living Space	0.3	Meter
Established L1 Interior elevation for Living Space	1.41	Meter

Building A Area Calculation

Subtotal Gross Floor Area	Level 1		2411.36	SF	224.02 SM
Subtotal Gross Floor Area	Level 2		2148.84	SF	199.63 SM
Subtotal Gross Floor Area	Level 3		1165.31	SF	108.26 SM
Total Gross Area	**Building A**		**5725.51**	**SF**	**531.92 SM**
L1 Stair Area exemption	81.73	87.61	107.62	276.96 SF	25.73 SM
Garage Area exemption	387.74	426.34	388.42	1202.50 SF	111.72 SM
Covered Porch Area exemption	0.00	26.50	0.00	26.50 SF	2.46 SM
Top Stair Area exemption	42.25	49.53	52.77	144.55 SF	13.43 SM
Utility Room Area exemption	0.00	54.36	100.81	155.17 SF	14.42 SM
Green Building System Area Exemption	25.30	25.30	25.30	75.90 SF	7.05 SM
Total Area Exemption				1881.58 SF	174.80 SM
Total Net Floor Area	**Building A**			**3843.93 SF**	**357.11 SM**

Building B Area Calculation

Subtotal Gross Floor Area	Level 1	1048.61	SF	97.42 SM
Subtotal Gross Floor Area	Level 2	1048.05	SF	97.37 SM
Total Gross Area	**Building B**	**2096.66**	**SF**	**194.79 SM**
L1 Stair Area exemption	107.62	107.62	SF	10.00 SM
Garage Area exemption	396.24	396.24	SF	36.81 SM
Covered Porch Area exemption	23.47	23.47	SF	2.18 SM
Top Stair Area exemption	57.88	57.88	SF	5.38 SM
Utility Room Area exemption	0.00	0.00	SF	0.00 SM
Green Building System Area Exemption	25.30	25.30	SF	2.35 SM
Total Area Exemption		610.51	SF	56.72 SM
Total Net Floor Area	**Building B**	**1486.15**	**SF**	**138.07 SM**

Building D Area Calculation

Subtotal Gross Floor Area	Level 1		2411.36	SF	224.02 SM
Subtotal Gross Floor Area	Level 2		2126.16	SF	197.53 SM
Subtotal Gross Floor Area	Level 3		1152.18	SF	107.04 SM
Total Gross Area	**Building D**		**5689.7**	**SF**	**528.59 SM**
L1 Stair Area exemption	107.62	89.61	81.73	278.96 SF	25.92 SM
Garage Area exemption	382.80	440.09	387.74	1210.63 SF	112.47 SM
Covered Porch Area exemption	0.00	26.50	0.00	26.50 SF	2.46 SM
Top Stair Area exemption	42.00	49.53	51.12	142.65 SF	13.25 SM
Utility Room Area exemption	58.76	0.00	0.00	58.76 SF	5.46 SM
Green Building System Area Exemption	25.30	25.30	25.30	75.90 SF	7.05 SM
Total Area Exemption				1793.40 SF	166.61 SM
Total Net Floor Area	**Building D**			**3896.30 SF**	**361.98 SM**

Building C Area Calculation

Subtotal Gross Floor Area	Level 1	2136.18	SF	198.46 SM
Subtotal Gross Floor Area	Level 2	1995.11	SF	185.35 SM
Total Gross Area	**Building C**	**4131.29**	**SF**	**383.81 SM**
L1 Stair Area exemption	107.61	215.22	SF	19.99 SM
Garage Area exemption	382.51	389.89	772.40	SF 71.76 SM
Covered Porch Area exemption	23.33	0.00	23.33	SF 2.17 SM
Top Stair Area exemption	57.11	57.11	114.22	SF 10.61 SM
Utility Room Area exemption	0.00	0.00	0.00	SF 0.00 SM
Green Building System Area Exemption	25.30	25.30	50.60	SF 4.70 SM
Total Area Exemption			1175.77	SF 109.23 SM
Total Net Floor Area	**Building C**		**2955.52**	**SF 274.58 SM**

Parking Calculation

Residential Parking Required	2	Stalls / Unit		X	9	Unit	=	18	Stalls		
Residential Parking (Standard) Provided								12	Stalls		
Residential Parking (Small Car) Provided								6	Stalls	Variance Required	
Total Residential Parking Provided								18	Stalls		
Level 2 @ 240V EV Charger Provided	2	Outlet / Unit		X	9	Unit	=	18	Outlets		
Visitor Parking Required	0.2	Stalls / Unit		X	9	Unit	=	1.8	Stalls		
Visitor Parking Provided								2	Stalls		
Tandem Parking Allowed		50%		X	9	Stall	=	4.5	Stall		
Tandem Parking Provided								0	Stall		
Lock-off Unit Parking Required *								0	Stalls		
Lock-off Unit Parking Provided *								0	Stalls		
* Lock-off Unit Parking Requirement	No additional parking stall required when side by side double parking stalls provided in projects located on arterial roads										
H/C Visitor Parking Required								0	Stall		
H/C Visitor Parking Provided								0	Stall		
Class 1 Bike Storage Required	1.25	Spaces / Unit		X	9	Unit	=	11.25	Spaces		
Class 1 Bike Storage Provided								18	Spaces		
Class 2 Bike Parking Required	0.2	Spaces / Unit		X	9	Unit	=	1.8	Spaces		
Class 2 Bike Parking Provided								2	Spaces		

Parking Calculation By Unit

	Building A			Building B	Building C		Building D			Total	
Unit #	Unit #1	Unit #2	Unit #3	Unit #4	Unit #5	Unit #6	Unit #7	Unit #8	Unit #9	9	Units
Convertible Unit				✓							
Lock-off Unit					✓						
Residential Parking (Standard) Provided	1	1	1	2	2	2	1	1	1	12	Stalls
Residential Parking (Small Car) Provided	1	1	1				1	1	1	6	Stalls
Residential Parking Provided	2	2	2	2	2	2	2	2	2	18	Stalls
Tandem Parking Provided	0	0	0	0	0	0	0	0	0	0	Stalls
Class 1 Bike (Horizontal)	2	2	2	2	2	2	2	2	2	18	Spaces
Class 1 Bike (Vertical)	0	0	0	0	0	0	0	0	0	0	Spaces
Total Class 1 Bike Provided	2	2	2	2	2	2	2	2	2	18	Spaces
* Lock-off Unit Parking Requirement	No additional parking stall required for lock-off units when side by side double parking stalls providec										
Level 2 @ 240V EV Charger Provided	2	2	2	2	2	2	2	2	2	18	Outlet

Floor Area Calculation

	Building A		Building B		Building C		Building D		Total		Note
	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	
Gross Floor Area	5725.51	531.92	2096.66	194.79	4131.29	383.81	5689.7	528.59	**17643.16**	**1639.10**	
Floor Area Exemption	1881.58	174.80	610.51	56.72	1175.77	109.23	1793.40	166.61	5461.26	507.37	
Net Floor Area	3843.93	357.11	1486.15	138.07	2955.52	274.58	3896.30	361.98	**12181.90**	**1131.74**	

Private Outdoor Area Calculation

	Building A			Building B	Building C		Building D			Total	
Unit #	Unit #1	Unit #2	Unit #3	Unit #4	Unit #5	Unit #6	Unit #7	Unit #8	Unit #9	9	Units
Convertible Unit				✓							
Lock-off Unit					✓						
Private Yard	387.50	710.02	364.70	1016.87	558.68	954.63	362.58	717.81	387.49	5460.28	SF
Balcony	64.02								64.02	128.04	SF
Total Private Outdoor Space Provided (SF)	451.52	710.02	364.70	1016.87	558.68	954.63	362.58	717.81	451.51	5588.32	SF
Total Private Outdoor Space Provided (SM)	42.10	66.21	34.01	94.82	52.10	89.02	33.81	66.94	42.10	521.11	SM
Complied with Min. 30SM Requirement	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		

Outdoor Amenity Area Calculation

Total Amount of Unit	9	Unit			
Required Outdoor Amenity Area Ratio	6	M/Unit	=	64.58	SF/Unit
Total Outdoor Amenity Area Required	54.00	SM	=	581.25	SF
Provided Outdoor Amenity Provided	109.48	SM	=	1178.44	SF

Covered Porch Area Calculation

	Building A			Building B	Building C		Building D			Total	
Unit #	Unit #1	Unit #2	Unit #3	Unit #4	Unit #5	Unit #6	Unit #7	Unit #8	Unit #9	9	Units
Convertible Unit				✓							
Lock-off Unit					✓						
Covered Porch Area per Unit	0.00	26.50	0.00	23.47	23.33	0.00	0.00	26.50	0.00	99.80	SF
Total Covered Porch Area Allowed	2031.19	SF	@	10%							
Total Covered Porch Area Provided	99.80	SF									
Total Covered Porch Ratio	0.5%	<	10%	Allowed							

Building Coverage Calculation

	Building A		Building B		Building C		Building D		Total		Note
	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	
Building Area Provided	2411.36	224.02	1048.61	97.42	2136.18	198.46	2411.36	224.02	**8007.51**	**743.92**	
Site Area	20311.90	SF									
Total Building Area Allowed	8124.76	SF	@	40%							
Total Building Area Provided	8007.51	SF	<	8124.76	SF						
Total Building Coverage Ratio Provided	39%		<	40%	Allowed						

IMPERIAL ARCHITECTURE
ADDRESS: 7790 FRENCH STREET, VANCOUVER, BC, V6P 5Y5
EMAIL: IMPERIAL.ARCHITECTURE@GMAIL.COM
TELEPHONE: 778-858-6552

ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Dimensions

The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.

Issued	By	Appd.	YY.MM.DD
ISSUED FOR DP RESUBMISSION	JZ	JL	25.03.01
ISSUED FOR ADP REVIEW	JZ	JL	24.10.30
ISSUED FOR DP RESUBMISSION	JZ	JL	24.10.09
ISSUED FOR DP RESUBMISSION	JZ	JL	24.08.26
ISSUED FOR PLANNING COMMITTEE REVIEW	JZ	JL	24.01.23
ISSUED FOR DP RESUBMISSION	JZ	JL	23.11.14
ISSUED FOR DP SUBMISSION	JZ	JL	23.09.19
ISSUED FOR REZONING RESUBMISSION	JZ	JL	23.09.12
ISSUED FOR REZONING RESUBMISSION	JZ	JL	23.04.10
ISSUED FOR REZONING RESUBMISSION	JZ	JL	22.11.18
ISSUED FOR REZONING APPLICATION	JZ	JL	21.11.30

REGISTERED ARCHITECT JIANG ZHU 2025-03-01 BRITISH COLUMBIA

Client/Project

TOWNHOUSE DEVELOPMENT
9371 / 9391 FRANCIS ROAD
RICHMOND, BC
(RZ 22-005593, DP 23-029303)

Title

PROJECT DATA & STATISTICS

Project No. #8272 | Scale N.T.S.

Drawing No. | Sheet | Revision

DP 23-029303 MARCH 5, 2025 PLAN #9

GENERAL NOTES:

1. AGING IN PLACE FEATURES SUCH AS "STAIRWELL HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATHTUB AND SHOWER" AND "LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES" WILL BE PROVIDED IN ALL UNITS.
2. UNIT #4 IS THE CONVERTIBLE UNIT. ITS DESIGN IS IN FULL COMPLIANCE WITH CITY'S CONVERTIBLE DESIGN GUIDELINE / CHECKLIST
3. UNIT #5 CONTAINS A LOCK-OFF UNIT.
4. TWO EV CHARGERS TO BE PROVIDED IN EACH RESIDENTIAL GARAGE (2 PER EACH UNIT).
5. THE DESIGN OF THE PROJECT WILL COMPLY WITH CITY'S STEP CODE REQUIREMENTS.

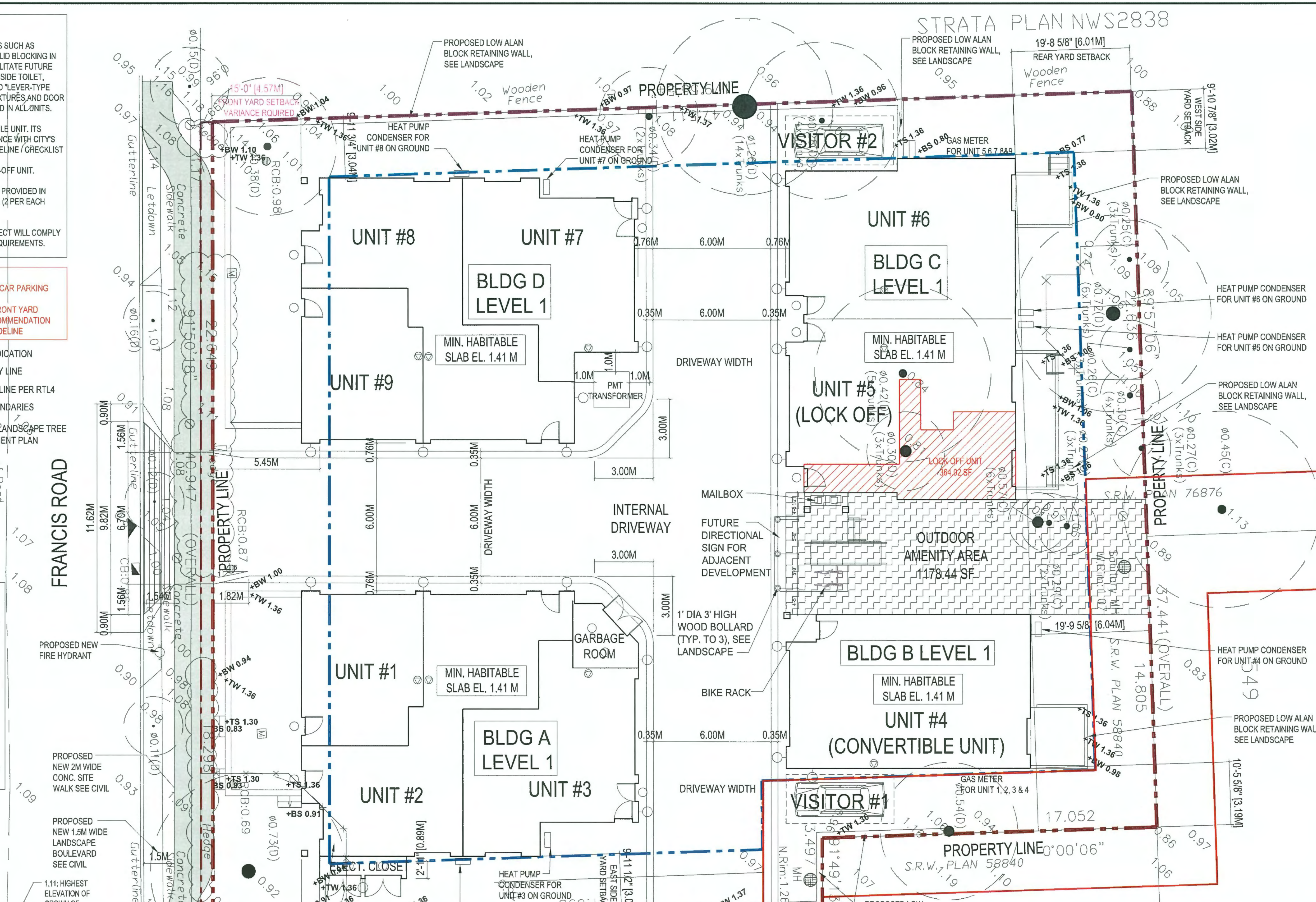
VARIANCE REQUIRED:
1. TO ALLOW 6 SMALL CAR PARKING STALLS
2. TO ALLOW 4.52 M FRONT YARD SETBACK PRE RECOMMENDATION IN OCP DESIGN GUIDELINE

ROAD DEDICATION
PROPERTY LINE
SETBACK LINE PER RTL4
SRW BOUNDARIES
TPZ, SEE LANDSCAPE TREE MANAGEMENT PLAN

ELECTRICAL LEGEND

- WALL MOUNTED COMPACT LED LIGHT. OPAL LENS, SUITABLE FOR EXTERIOR USE.
- SURFACE MOUNTED CEILING LED FIXTURE, 3000K TEMP, SUITABLE FOR EXTERIOR USE, SIMILAR TO SIGNIFY LIGHTOLIER SLIM SURFACE.
- DUPLEX LEVEL 2 EV CHARGER CHARGING METHOD IS DEFINED AS: VOLTAGE OF 208V TO 240V AC; AND CURRENT OF 16A TO 80A

REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE LIGHTS IN OUTDOOR AMENITY AREA



STRATA PLAN NWS2838
PROPERTY LINE
VISITOR #2
UNIT #8
UNIT #7
BLDG D LEVEL 1
UNIT #9
MIN. HABITABLE SLAB EL. 1.41 M
PMT TRANSFORMER
UNIT #6
BLDG C LEVEL 1
UNIT #5 (LOCK OFF)
LOCK OFF UNIT 364.02 SF
DRIVEWAY WIDTH
INTERNAL DRIVEWAY
MAILBOX
FUTURE DIRECTIONAL SIGN FOR ADJACENT DEVELOPMENT
OUTDOOR AMENITY AREA 1178.44 SF
1' DIA 3' HIGH WOOD BOLLARD (TYP. TO 3), SEE LANDSCAPE
BIKE RACK
GARBAGE ROOM
UNIT #1
UNIT #2
BLDG A LEVEL 1
UNIT #3
BLDG B LEVEL 1
UNIT #4 (CONVERTIBLE UNIT)
VISITOR #1
FRANCIS ROAD
PROPERTY LINE
S.R.W. PLAN 58840
S.R.W. PLAN 76876
S.R.W. PLAN 51105
REAR YARD SETBACK
FRONT YARD SETBACK VARIANCE REQUIRED
PROPOSED LOW ALAN BLOCK RETAINING WALL, SEE LANDSCAPE
HEAT PUMP CONDENSER FOR UNIT #8 ON GROUND
HEAT PUMP CONDENSER FOR UNIT #7 ON GROUND
HEAT PUMP CONDENSER FOR UNIT #6 ON GROUND
HEAT PUMP CONDENSER FOR UNIT #5 ON GROUND
HEAT PUMP CONDENSER FOR UNIT #4 ON GROUND
HEAT PUMP CONDENSER FOR UNIT #3 ON GROUND
HEAT PUMP CONDENSER FOR UNIT #2 ON GROUND
GAS METER FOR UNIT 5,6,7,8&9
GAS METER FOR UNIT 1, 2, 3 & 4
PROPOSED NEW FIRE HYDRANT
PROPOSED NEW 2M WIDE CONC. SITE WALK SEE CIVIL
PROPOSED NEW 1.5M WIDE LANDSCAPE BOULEVARD SEE CIVIL
1.11: HIGHEST ELEVATION OF CROWN OF ADJACENT STREET
PROPOSED 0.6M WIDE ROAD DEDICATION, SEE CIVIL
0.9M WIDE CONCRETE SIDEWALK
PROPOSED LOW REMOVABLE TIMBER RETAINING WALL, SEE LANDSCAPE
Wooden Fence

ON-SITE SUPERVISION BY PROJECT ARBORIST IS REQUIRED FOR THE ACTIVITY WITHIN OF 1 M OF TPZ:
1. FOUNDATION EXCAVATION FOR PROPOSED BUILDING A, BY USING CANTILEVERED FLOOR WITHIN TPZ
2. EXCAVATION FOR PROPOSED PORCH FOOTING.
3. CROWN PRUNING FOR BUILDING CLEARANCE.

EXCAVATION / DIGGING IS RESTRICTED WITHIN TPZ. NO HEAVY MACHINE. USE LOW IMPACT METHOD FOR EXCAVATION (E.G. HAND DIGGING AND/OR HYDRO VAC). PROPER ROOT PRUNING WHEN NECESSARY AND PERFORM BY PROJECT ARBORIST. CROWN PRUNING FOR BUILDING CLEARANCE BY TREE CARE PROFESSIONAL, FOLLOWING ANSI A300 STANDARD PRIOR EXCAVATION

A STATUARY RIGHT-OF-WAY OVER THE ENTIRE VEHICLE DRIVE AISLE IS TO BE REGISTERED FOR PUBLIC RIGHT-OF-PASSAGE

INTERNAL DRIVE AISLE TO BE ENGINEERED TO SUPPORT FIRE TRUCK @ 60,000 LBS

Average Grading Calculation

Points	Location		Existing Grade	Proposed Grade	Notes
1	Southwest		1.18 Meter	1.18 Meter	Adjacent to City's New Sidewalk
2	Southeast		1.02 Meter	1.02 Meter	Adjacent to City's New Sidewalk
3	Northeast		0.86 Meter	0.86 Meter	Within SRW and adjacent to neighboring properties
4	Northwest		0.88 Meter	0.88 Meter	Adjacent to neighboring properties
5	Building A	Southeast		1.21 Meter	
6	Building A	Northeast		1.21 Meter	
7	Building A	Northwest		1.21 Meter	
8	Building A	Southwest		1.21 Meter	
9	Building B	Southeast		1.21 Meter	
10	Building B	Northeast		1.21 Meter	
11	Building B	Northwest		1.21 Meter	
12	Building B	Southwest		1.21 Meter	
13	Building C	Southeast		1.21 Meter	
14	Building C	Northeast		1.21 Meter	
15	Building C	Northwest		1.21 Meter	
16	Building C	Southwest		1.21 Meter	
17	Building D	Southeast		1.21 Meter	
18	Building D	Northeast		1.21 Meter	
19	Building D	Northwest		1.21 Meter	
20	Building D	Southwest		1.21 Meter	
Total				23.30 Meter	
Average Grade				1.17 Meter	@ 26.6

Ground Floor Interior Elevation Calculation

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

IMPERIAL ARCHITECTURE
ADDRESS: 7787 FRENCH STREET, VANCOUVER, BC
ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Dimensions
The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.

Issued	By	Appd.	YY.MM.DD
ISSUED FOR DP RESUBMISSION	J.Z.	J.L.	25.03.01
ISSUED FOR ADP REVIEW	J.Z.	J.L.	24.10.30
ISSUED FOR DP RESUBMISSION	J.Z.	J.L.	24.10.09
ISSUED FOR DP RESUBMISSION	J.Z	J.L.	24.08.26
ISSUED FOR PLANNING COMMITTEE REVIEW	J.Z.	J.L.	24.01.23
ISSUED FOR DP RESUBMISSION	J.Z.	J.L.	23.11.14
ISSUED FOR DP SUBMISSION	J.Z.	J.L.	23.09.19
ISSUED FOR REZONING RESUBMISSION	J.Z.	J.L.	23.09.12
ISSUED FOR REZONING RESUBMISSION	J.Z.	J.L.	23.04.10
ISSUED FOR REZONING RESUBMISSION	J.Z.	J.L.	22.11.18
ISSUED FOR REZONING APPLICATION	J.Z.	J.L.	21.11.30

REGISTERED ARCHITECT JIANG ZHU 2025-03-01 BRITISH COLUMBIA

Client/Project
TOWNHOUSE DEVELOPMENT
9371 / 9391 FRANCIS ROAD
RICHMOND, BC
(RZ 22-005593, DP 23-029303)

Title
SITE PLAN

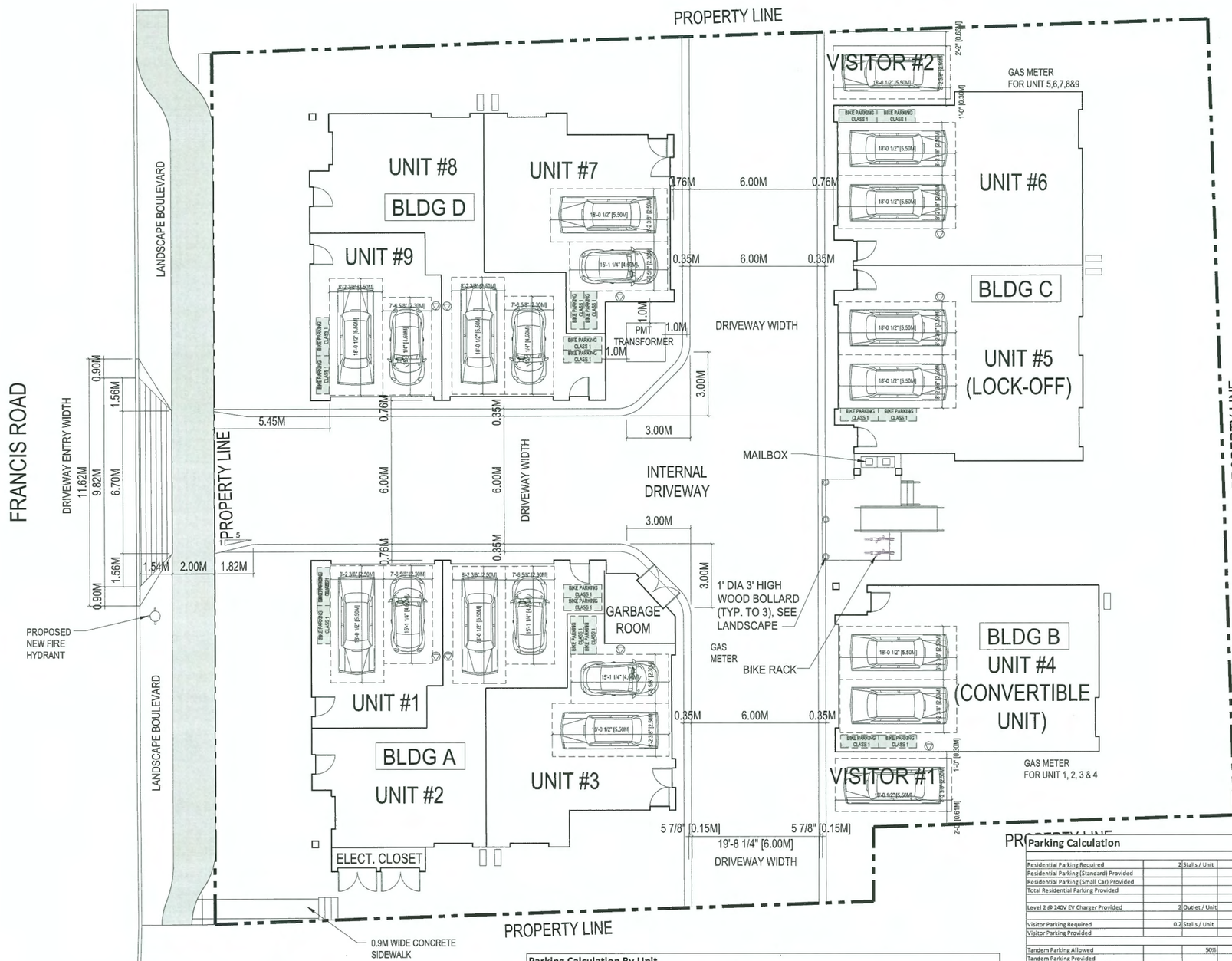
Project No. #8272
Scale 1/8"=1'-0"

PLAN #1

DP 23-029303

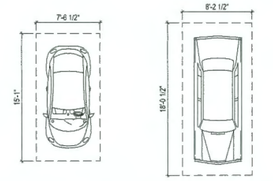
MARCH 5, 2025

PLAN #10



1 A1.2 PARKING PLAN
SCALE: 1/8"=1'-0"

LEGEND



SMALL STALL (2.3M X 4.6M)

STANDARD STALL (2.5M X 5.5M)

BIKE PARKING CLASS 1

HORIZONTAL BICYCLE SPACE (1.8M X 0.6M)

VISITOR PARKING SIGN ELEVATION

VISITOR PARKING STALL DETAILS

DUPLEX LEVEL 2 EV CHARGER CHARGING METHOD IS DEFINED AS: VOLTAGE OF 208V TO 240V AC; AND CURRENT OF 16A TO 80A

Parking Calculation By Unit

Unit #	Building A			Building B	Building C		Building D			Total	
	Unit #1	Unit #2	Unit #3	Unit #4	Unit #5	Unit #6	Unit #7	Unit #8	Unit #9	9	Units
Convertible Unit				✓							
Lock-off Unit					✓						
Residential Parking (Standard) Provided	1	1	1	2	2	2	1	1	1	12	Stalls
Residential Parking (Small Car) Provided	1	1	1				1	1	1	6	Stalls
Residential Parking Provided	2	2	2	2	2	2	2	2	2	18	Stalls
Tandem Parking Provided	0	0	0	0	0	0	0	0	0	0	Stalls
Class 1 Bike (Horizontal)	2	2	2	2	2	2	2	2	2	18	Spaces
Class 1 Bike (Vertical)	0	0	0	0	0	0	0	0	0	0	Spaces
Total Class 1 Bike Provided	2	2	2	2	2	2	2	2	2	18	Spaces
* Lock-off Unit Parking Requirement	No additional parking stall required when side by side double parking stalls provided in projects located on arterial roads.										
Level 2 @ 240V EV Charger Provided	2										

Parking Calculation

Residential Parking Required	2	Stalls / Unit	X	9	Unit	=	18	Stalls	
Residential Parking (Standard) Provided							12	Stalls	
Residential Parking (Small Car) Provided							6	Stalls	Variance Required
Total Residential Parking Provided							18	Stalls	
Level 2 @ 240V EV Charger Provided	2	Outlet / Unit	X	9	Unit	=	18	Outlets	
Visitor Parking Required	0.2	Stalls / Unit	X	9	Unit	=	1.8	Stalls	
Visitor Parking Provided							2	Stalls	
Tandem Parking Allowed		50%	X	9	Stall	=	4.5	Stall	
Tandem Parking Provided							0	Stall	
Lock-off Unit Parking Required *							0	Stalls	
Lock-off Unit Parking Provided *							0	Stalls	
* Lock-off Unit Parking Requirement	No additional parking stall required when side by side double parking stalls provided in projects located on arterial roads.								
H/C Visitor Parking Required							0	Stall	
H/C Visitor Parking Provided							0	Stall	
Class 1 Bike Storage Required	1.25	Spaces / Unit	X	9	Unit	=	11.25	Spaces	
Class 1 Bike Storage Provided							18	Spaces	
Class 2 Bike Parking Required	0.2	Spaces / Unit	X	9	Unit	=	1.8	Spaces	
Class 2 Bike Parking Provided							2	Spaces	

PLAN #2
DP 23-029303
MARCH 5, 2025
PLAN #11

IMPERIAL ARCHITECTURE
ADDRESS: 7788 FRENCH STREET, VANCOUVER, BC, V6P 4Y5
EMAIL: IMPERIAL.ARCHITECTURE@GMAIL.COM
TELEPHONE: 7784364852

ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Dimensions

The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.

Issued	By	Appd.	YY.MM.DD
ISSUED FOR DP RESUBMISSION	J.Z.	J.L.	25.03.01
ISSUED FOR ADP REVIEW	J.Z.	J.L.	24.10.30
ISSUED FOR DP RESUBMISSION	J.Z.	J.L.	24.10.09
ISSUED FOR DP RESUBMISSION	J.Z.	J.L.	24.08.26
ISSUED FOR PLANNING COMMITTEE REVIEW	J.Z.	J.L.	24.01.23
ISSUED FOR DP RESUBMISSION	J.Z.	J.L.	23.11.14
ISSUED FOR DP SUBMISSION	J.Z.	J.L.	23.09.19
ISSUED FOR REZONING RESUBMISSION	J.Z.	J.L.	23.09.12
ISSUED FOR REZONING RESUBMISSION	J.Z.	J.L.	23.04.10
ISSUED FOR REZONING RESUBMISSION	J.Z.	J.L.	22.11.18
ISSUED FOR REZONING APPLICATION	J.Z.	J.L.	21.11.30

Client/Project

TOWNHOUSE DEVELOPMENT

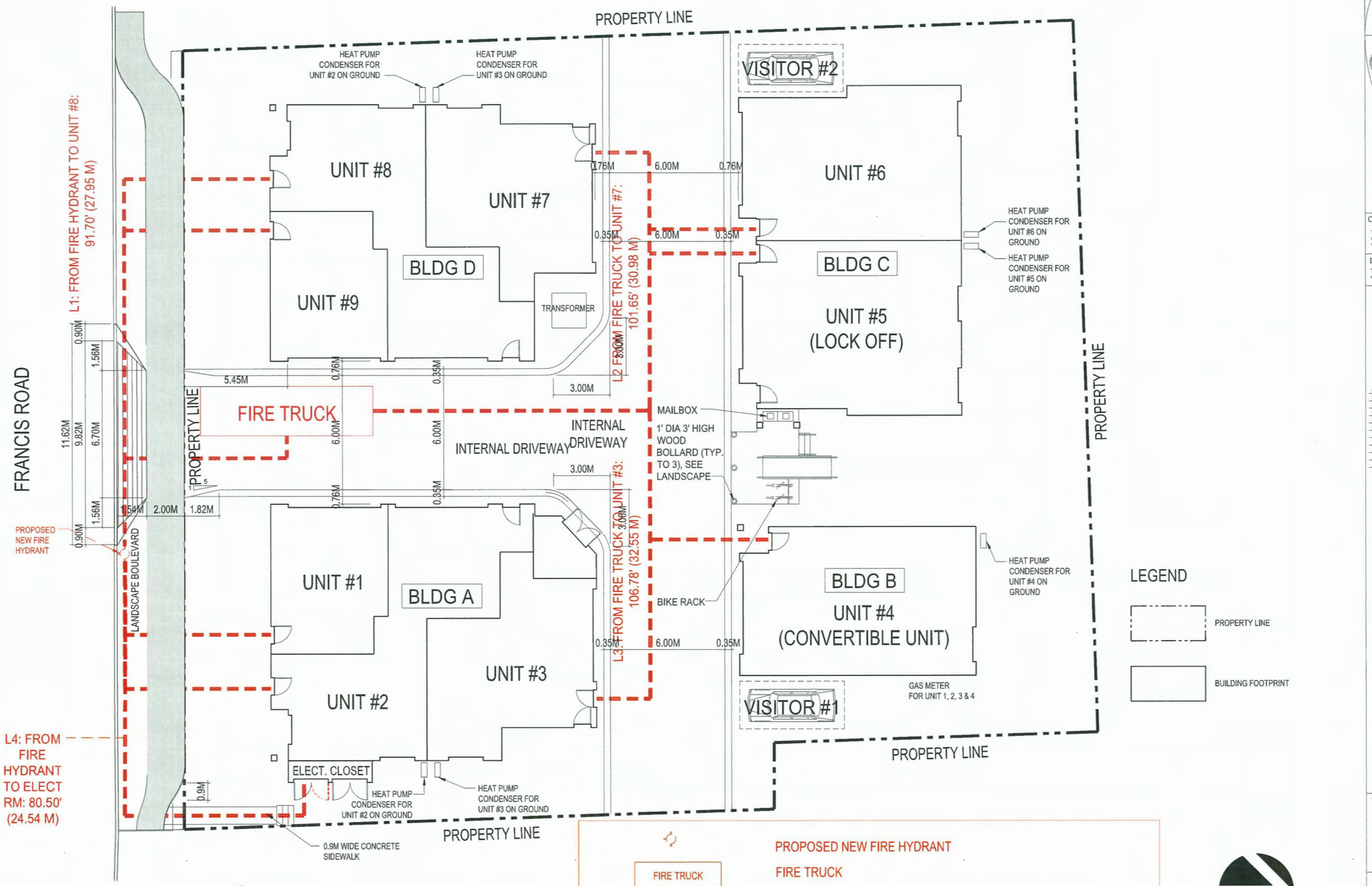
9371 / 9391 FRANCIS ROAD
RICHMOND, BC
(RZ 22-005593, DP 23-029303)

Title

PARKING PLAN

Project No. #8272 | Scale 1/8"=1'-0"

Drawing No. A1.2 | Revision



1 / A1.3 FIRE FIGHTING PLAN
SCALE: 1/8"=1'-0"

DP 23-029303 **MARCH 5, 2025** **PLAN #12**

IMPERIAL ARCHITECTURE
ADDRESS: 7788 FRENCH STREET, VANCOUVER, BC, V6P 4V5
EMAIL: IMPERIAL.ARCHITECTURE@GMAIL.COM
TELEPHONE: 778-636-6855

ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Dimensions
The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.

Issued	By	Appd.	YY.MM.DD
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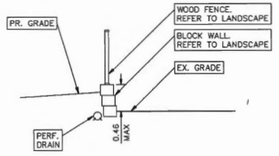
ISSUED FOR ADP REVIEW	JZ	JL	24.10.30
ISSUED FOR DP RESUBMISSION	JZ	JL	24.10.09
ISSUED FOR DP RESUBMISSION	JZ	JL	24.08.26
ISSUED FOR PLANNING COMMITTEE REVIEW	JZ	JL	24.01.23
ISSUED FOR DP RESUBMISSION	JZ	JL	23.11.14
ISSUED FOR DP SUBMISSION	JZ	JL	23.09.19
ISSUED FOR REZONING RESUBMISSION	JZ	JL	23.09.12
ISSUED FOR REZONING RESUBMISSION	JZ	JL	23.04.10
ISSUED FOR REZONING RESUBMISSION	JZ	JL	22.11.18
ISSUED FOR REZONING APPLICATION	JZ	JL	21.11.30

REGISTERED ARCHITECT JIANG ZHU 2025-03-01 BRITISH COLUMBIA

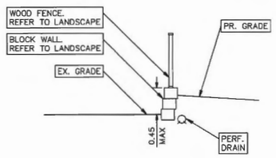
Client/Project
TOWNHOUSE DEVELOPMENT
9371 / 9391 FRANCIS ROAD
RICHMOND, BC
(RZ 22-005593, DP 23-029303)

Title
FIRE FIGHTING PLAN

Project No. #8272
Scale 1/8"=1'-0"
Drawing No. A1.3
Revision



SECTION A–A
SCALE: 1:50



SECTION B–B
SCALE: 1:50

AVERAGE LOT ELEV PRE-DEV: 0.90
AVERAGE LOT ELEV POST DEV: 1.0
APPROX. SITE FILL: 186m³

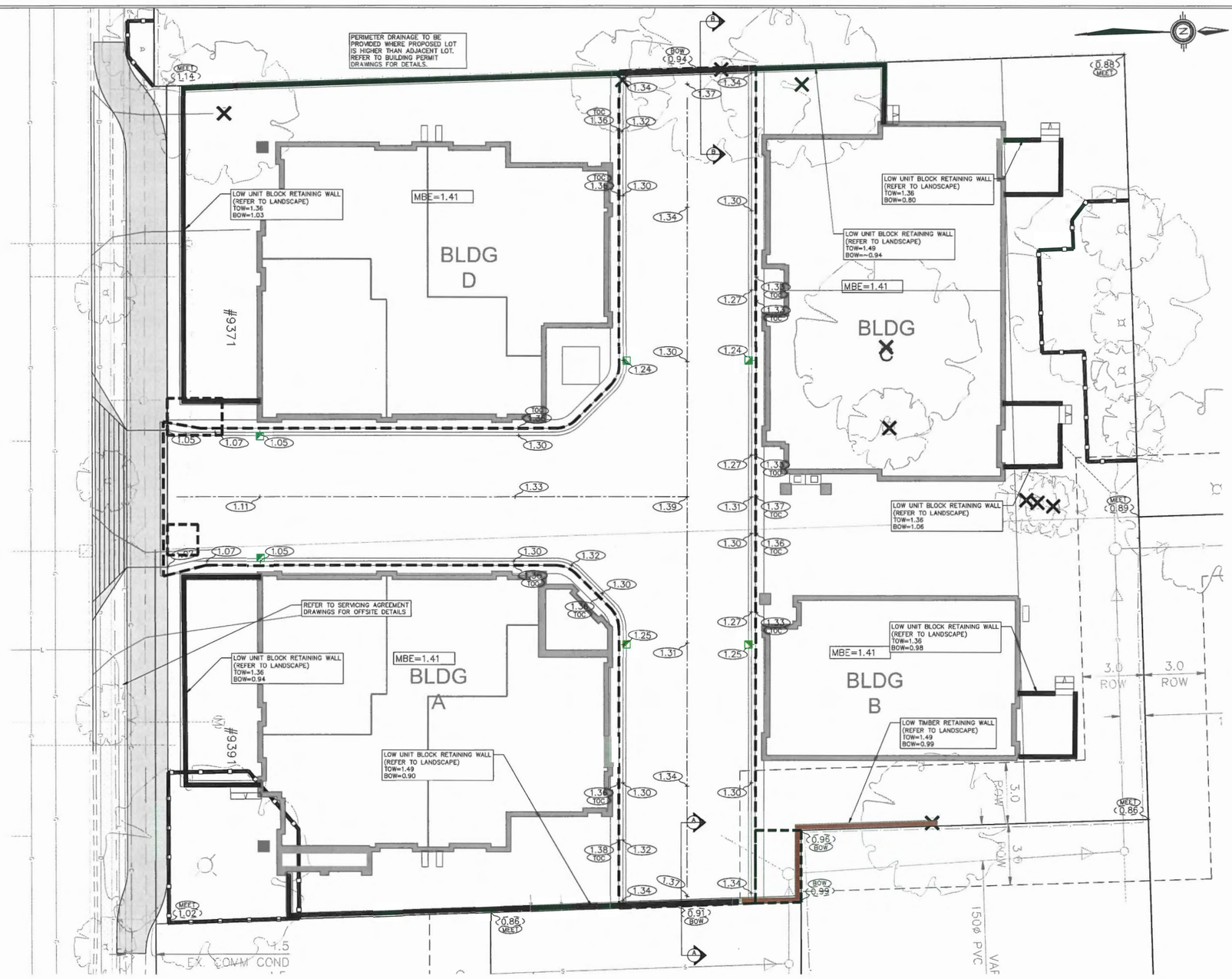
TREE LEGEND:

DENOTES TREE TO BE REMOVED AS PER ARBORIST REPORT

DENOTES PROTECTED TREE AND FENCING AS PER ARBORIST REPORT

IT IS THE DEVELOPER'S RESPONSIBILITY TO RESOLVE CONFLICTS WITH RESPECT TO TREES ON ADJACENT PROPERTIES WITH THE OWNER OF THOSE TREES PRIOR TO CONSTRUCTION. IF TREES ON ADJACENT PROPERTIES ARE DAMAGED, THE DEVELOPER IS WHOLLY RESPONSIBLE. THE CITY OF RICHMOND TAKES NO RESPONSIBILITY FOR DAMAGE TO TREES ON ADJACENT PROPERTIES CAUSED BY CONSTRUCTION PERMITTED BY THE APPROVAL OF THIS SERVICING AGREEMENT.

ALL LOCATIONS OF EXISTING SANITARY, STORM AND WATER SERVICES ARE APPROXIMATED FROM GIS/AS-BUILT DRAWINGS AND FIELD INSPECTIONS. INFORMATION SHOWN ON THESE DRAWINGS REGARDING EXISTING UTILITIES IS COMPILED FROM SOME RECORD DRAWINGS AND SOME SURVEYS, AND MAY NOT BE COMPLETE OR FULLY ACCURATE. HYDRO, TELUS, SHAW AND FORTIS SHOWN ARE BASED ON EXISTING INFORMATION OBTAINED FROM RESPECTIVE UTILITY COMPANIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE INFORMATION VIA BC ONE CALL AND EXPOSE THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AND ADVISE THE ENGINEER OF ANY POTENTIAL CONFLICTS.



PLAN
SCALE: 1:100

City of Richmond

PREPARED FOR:

BENCHMARK

PREPARED BY:

ARCHAIC CONSULTING LTD.
(604) 999-0458
ARCHAICCONSULTING.COM
EGBC PTP#:1004994

07 OCT 2024 TS JP — ISSUED FOR DP
NO. DATE BY DESCRIPTION
REVISIONS

7 Oct 2024

TITLE: 9371/9391 FRANCIS ROAD
LOT GRADING

DESIGN: TS	CITY DWG. Nº:	PAGE	
DRAWN: TS			
CHECKED: JP	SCALE: AS SHOWN	DATE: JAN 2024	
ENGINEER: TS	SEC. Nº: 22-4-6	SHT. Nº: 1 OF 1	

DP 23-029303 MARCH 5, 2025 PLAN #13

9371/9391 FRANCIS ROAD TOWNHOUSE DEVELOPMENT

LANDSCAPE SET: ISSUED FOR DP
MARCH 3, 2025

LANDSCAPE DRAWING INDEX

DRAWING INDEX	
SHEET No.	SHEET NAME
L 0.0	LANDSCAPE COVER SHEET AND DESIGN RATIONALE
L 0.1	EXISTING TREE MANAGEMENT PLAN
L 0.2	LANDSCAPE REPLACEMENT TREE PLAN
L 1.0	LANDSCAPE LAYOUT AND MATERIALS PLAN
L 1.1	LANDSCAPE GRADING PLAN
L 1.2a	LANDSCAPE PLANTING PLAN - SOUTHWEST AREA
L 1.2b	LANDSCAPE PLANTING PLAN - NORTHWEST AREA
L 1.2c	LANDSCAPE PLANTING PLAN - SOUTHEAST AREA
L 1.2d	LANDSCAPE PLANTING PLAN - NORTHEAST AREA
L 1.3	LANDSCAPE PLANT LIST
L 1.4	LANDSCAPE SOIL VOLUME DIAGRAM
L 2.0	OUTDOOR AMENITY AREA ENLARGEMENT PLAN
L 2.1	POROUS SURFACE DIAGRAM
L 2.2	LANDSCAPE SECTIONS
L 2.3	DESIGN-BUILD IRRIGATION PLAN
L 2.4	CONCEPTUAL LANDSCAPE LIGHTING PLAN
L 2.5	RIGHT OF WAY AREA ENLARGEMENT PLAN
L 2.6	TREE PROTECTION AREA PROFILE
L 3.0	HARDSCAPE DETAILS
L 3.1	FURNISHING DETAILS
L 3.2	FURNISHING DETAILS
L 3.3	SOFTSCAPE DETAILS

GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER LANDSCAPE ARCHITECTURAL DRAWINGS, DETAILS, SPECIFICATIONS, AND OTHER CORRESPONDANCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLECT OF THIS ADVICE.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.

LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL PLANTING SHALL BE IN ACCORDANCE WITH CSLA LANDSCAPE STANDARD, LATEST EDITION.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

HOMING LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.

FINAL SELECTION AND APPROVAL OF ALL STREET TREES TO BE DONE BY THE CITY OF RICHMOND.

LANDSCAPE DESIGN RATIONALE

The site is facing Francis Road on the south side, so the landscape design intends to balance the public interest with the privacy along the south side. The front yards facing Francis Road are one or two steps higher than the sidewalk, and the grade difference helps to separate the public sidewalk with the private yards. Four feet high fence is proposed in the front yards of most street-facing units to ensure privacy and safety, and landscape buffer comprised of trees and shrubs there not only improves the privacy for the residents, but also creates a green and beautiful street frontage landscape for the public.

The site is surrounded by residential buildings on the north, west and east sides, so protecting the privacy for both the residents and the neighbours is the design goal. The existing trees in healthy conditions along the north property line will be retained to create a dense landscape buffer which addresses any potential privacy and overlook concerns. New evergreen and deciduous trees, yew hedge and solid 6' high privacy fences are also proposed along the property lines to improve privacy and prevent overlook.

The landscape design provides outdoor patios in individual yards for flexible outdoor activities. Each unit has a large outdoor patio surrounded by lawn, shrubs, and a mixed of deciduous and evergreen trees, which brings nature close to each resident. The heat pump condensers in private yards are also screened by 4 feet high wood screen with gate to minimize their visual impact on the natural yard landscape.

An outdoor amenity space is located at the T-intersection of the internal driveways, which is easily accessible for all residents and highly visible from the main driveway entry. Three removable bollards are designed at the entry of the outdoor amenity area to stop vehicles and ensure pedestrian's safety. There is also an outdoor gathering and social space that has mailboxes, bike racks and picnic table and benches. A playground including chalkboard, sandbox, small play structure, playhouse, game lawn and benches for parents to sit, is proposed in the north part of outdoor amenity space that is a relatively sunny spot. The slide and game lawn will promote active play activities. Sandbox, playhouse, and chalkboard creates a dramatic play zone where children use their creativity and imagination to play and learn. Large man-made play structures are not considered in the nature-inspired playground for two reasons: first the play area is not wide enough in the west-east direction to accommodate a play structure with large fall protection zone; second the playground in the Heather Dolphin Neighbourhood Park north of the site already offers large play structure and swings, and the Park is only 5-minute walk from the site without crossing any streets. Therefore, the playground design on our site intends to create a flexible play area to encourage children to design their own play.

HOMING
LANDSCAPE
ARCHITECTURE
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EMAIL: HOMINGLANDSCAPE@GMAIL.COM

Revisions

NO.	Date	Note
B	2023-03-15	ISSUED FOR REZONING & DP
C	2023-08-29	ISSUED FOR REZONING & DP
D	2023-09-12	ISSUED FOR REZONING & DP
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H	2024-10-31	ISSUED FOR ADP REVIEW
I	2024-11-04	ISSUED FOR ADP
J	2025-01-06	ISSUED FOR ADP COMMENTS
K	2025-03-03	ISSUED FOR DP

9371/9391 FRANCIS ROAD TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:
9371/9391 FRANCIS ROAD
RICHMOND, BC, CANADA

PROJECT NUMBER: 22-34

SCALE: N/A

DRAWN BY: EL

REVIEWED BY: EL

Landscape Cover Page & Design Rationale

DP 23-029303 **MARCH 5, 2025** **PLAN #14**

TREE MANAGEMENT LEGEND

EXISTING TREE TO BE RETAINED, REFER TO ARBORIST REPORT AND TREE MANAGEMENT PLAN PREPARED BY ARBORIST

EXISTING TREE AND TREE STUMP TO BE REMOVED, REFER TO ARBORIST REPORT AND TREE MANAGEMENT PLAN PREPARED BY ARBORIST, TO BE CONFIRMED PER ARBORIST ON-SITE WITH CITY OF RICHMOND ARBORIST PRIOR TO REMOVAL

TREE PROTECTION FENCING
TREE PROTECTION FENCING TO BE INSTALLED PER CITY OF RICHMOND STANDARDS AND TREE MANAGEMENT PLAN PREPARED BY ARBORIST

EXTEND TREE PROTECTION BARRIER AFTER EXISTING GARAGE DEMOLITION

TREE MANAGEMENT NOTES

1. DO NOT REMOVE OR RELOCATE ANY TREE, EXCEPT AS INDICATED ON PLANS.

2. DO NOT ALTER EXISTING GRADE OR STORE MATERIALS UNDER THE DRIP LINE OR WITHIN TREE PROTECTION ZONE. EXCAVATION WITHIN DRIP LINES OF TREES ONLY WHERE INDICATED ON PLANS.

3. INFORM ARBORIST WHEN ALL TREE BARRIERS HAVE BEEN INSTALLED. ARBORIST TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS AND SUBMIT INSPECTION REPORT TO CITY OF RICHMOND STAFF FOR REVIEW AND APPROVAL PRIOR TO DEMOLITION / MOBILIZATION CONSTRUCTION ACTIVITY.

4. CONTRACTOR TO CONTACT CITY ARBORIST, PROJECT ARBORIST AND LANDSCAPE ARCHITECT 48 HOURS PRIOR TO ANY CONSTRUCTION WORK AFFECTING THE DRIP LINE OF TREES.

5. CONSTRUCTION WORK WITHIN THE DRIP LINES OF TREES SHALL MINIMIZE DISTURBANCE TO TREES AND ROOTS.

6. ALL ROOTS GREATER THAN 2cm IN DIAMETER SHOULD BE HAND PRUNED.

7. ADEQUATELY CARE FOR TREES THROUGHOUT CONSTRUCTION,

Fig. 2 – Tree Protection Zone Sign

Tree Protection Zone

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

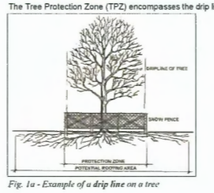


*Fig. 1a - Example of a **drip line** on a tree*

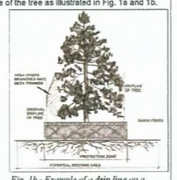
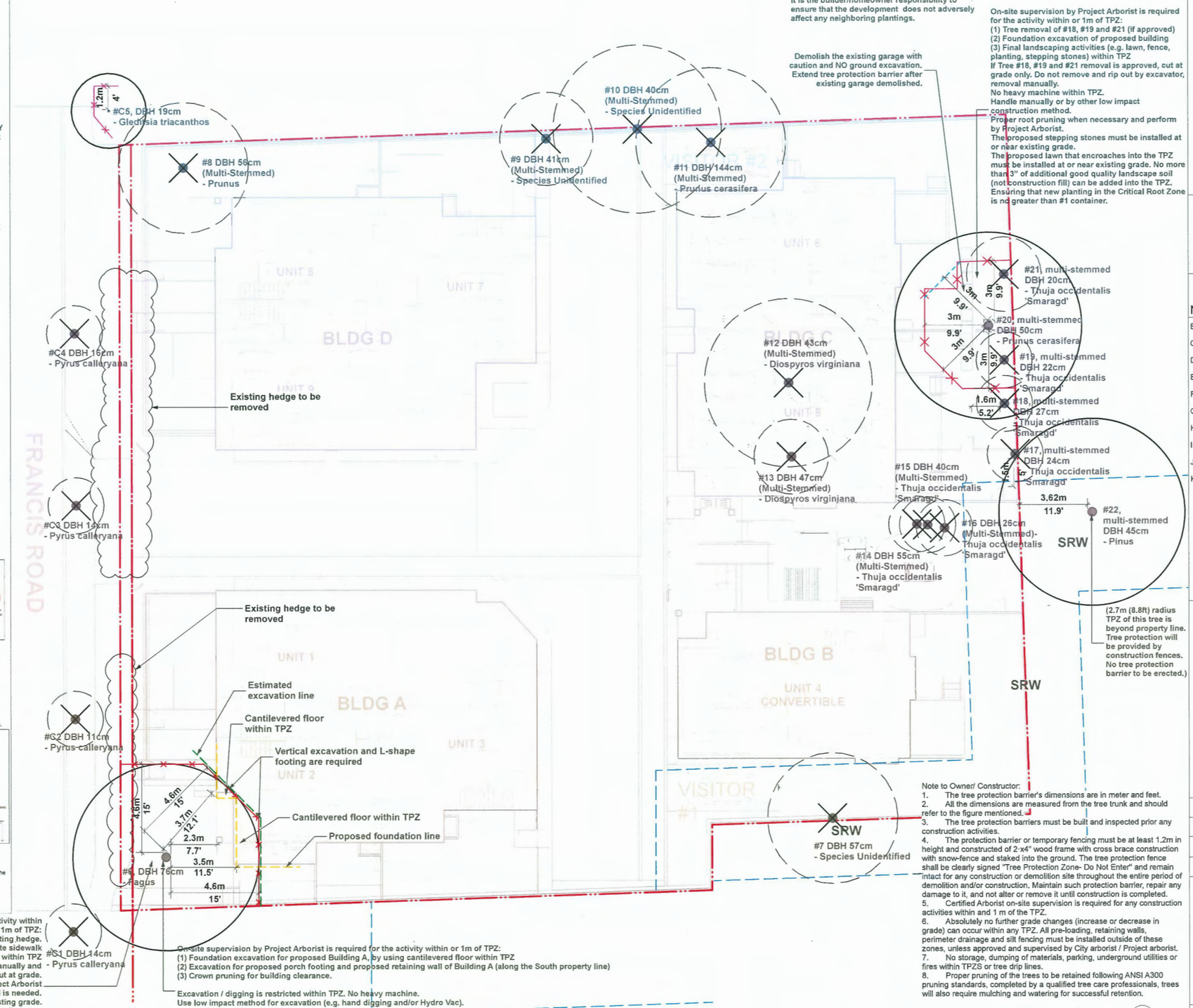


*Fig. 1b - Example of a **drip line** on a tree with one side pruned*

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).



DP 23-029303 **MARCH 5, 2025** **PLAN #15**

HOMING LANDSCAPE ARCHITECTURE
ADDRESS: 1423 W11TH AVENUE,
VANCOUVER, BC, CANADA V6H 1K9
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Revisions

NO.	Date	Note
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D	2023-09-12	ISSUED FOR REZONING & DP
E	2023-09-18	ISSUED FOR DP
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H	2024-10-31	ISSUED FOR ADP REVIEW
I	2024-11-04	ISSUED FOR ADP
J	2025-01-06	ISSUED FOR ADP COMMENTS
K	2025-03-03	ISSUED FOR DP

9371/9391 FRANCIS ROAD TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:
9371/9391 FRANCIS ROAD
RICHMOND, BC, CANADA

PROJECT NUMBER: 22-34

SCALE: 1:100

DRAWN BY: EL

REVIEWED BY: EL

Existing Tree Management Plan

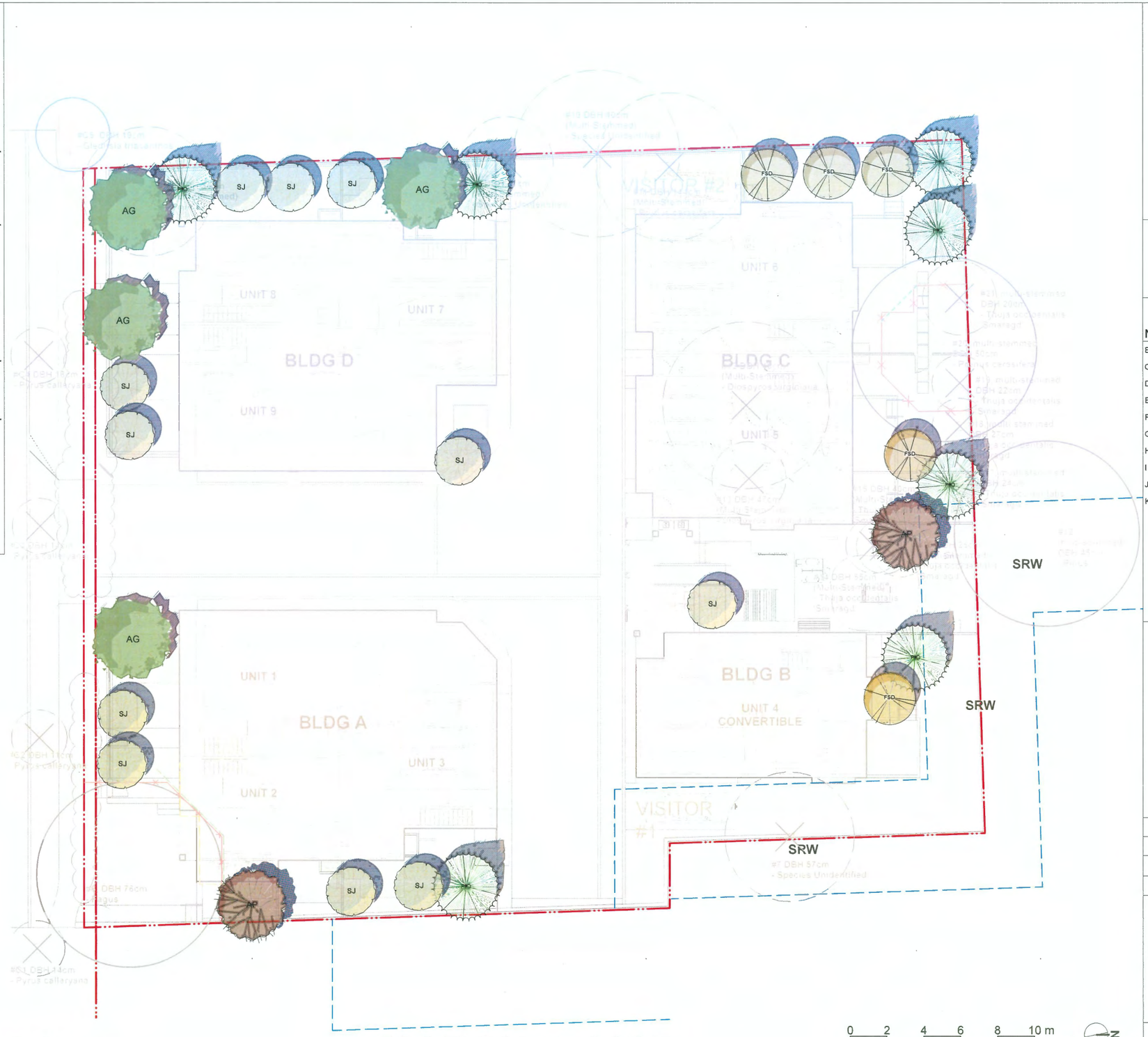
REPLACEMENT TREES SUMMARY

REPLACEMENT TREES LEGEND

	LATIN NAME	COMMON NAME	QUANTITY	SIZE
AG	Acer griseum	Paperbark Maple	4	8cm CAL.
FSD	Fagus sylvatica 'Dawyck Gold'	Dawyck Gold Beech	5	8cm CAL.
	Pinus contorta var. contorta	Shore pine	7	4 meters High
SJ	Styrax japonicus	Japanese snowbell	11	8cm CAL.
AP	Acer Palmatum	Japanese maple	2	8cm CAL.

TOTAL 29 REPLACEMENT TREES ARE DESIGNED AND PROVIDED ON SITE.

ALL REPLACEMENT TREES TO BE LOCATED A MINIMUM 1.5M(5FT.) FROM A PROPERTY LINE.



DP 23-029303

MARCH 5, 2025

PLAN #16

HOMING LANDSCAPE ARCHITECTURE
ADDRESS: 1423 W11TH AVENUE, VANCOUVER, BC, CANADA V6H 1K9
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Revisions

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9371/9391 FRANCIS ROAD TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:
9371/9391 FRANCIS ROAD
RICHMOND, BC, CANADA

PROJECT NUMBER: 22-34

SCALE: 1:100

DRAWN BY: EL

REVIEWED BY: EL

Landscape Replacement Tree Plan

LANDSCAPE LEGENDS

SYMBOL	MATERIALS	DETAILS
	PEDESTRIAN CONCRETE UNIT PAVERS	2/L3.0
	CONCRETE SLAB PAVING	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
	POURED IN PLACE RUBBER SURFACE	
	LAWN	4/L3.3
	PLANTING BED	2/L3.3
	GRAVEL	4/L3.0
	BIKE RACK	1/L3.1
	WOOD TRELLIS	6/L3.2
	PICNIC TABLE AND BENCHES	5/L3.2
	BENCH	4/L3.1
	SENSORY MULTI PLAY PANEL	1/L3.2
	PRIVACY FENCE	3/L3.1
	4' HIGH METAL FENCE	2/L3.1
	STEPPING STONE PATH	
	EXISTING TREES TO BE RETAINED	

LANDSCAPE NOTES

1. DO NOT SCALE DRAWINGS.

2. LAYOUT DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS.

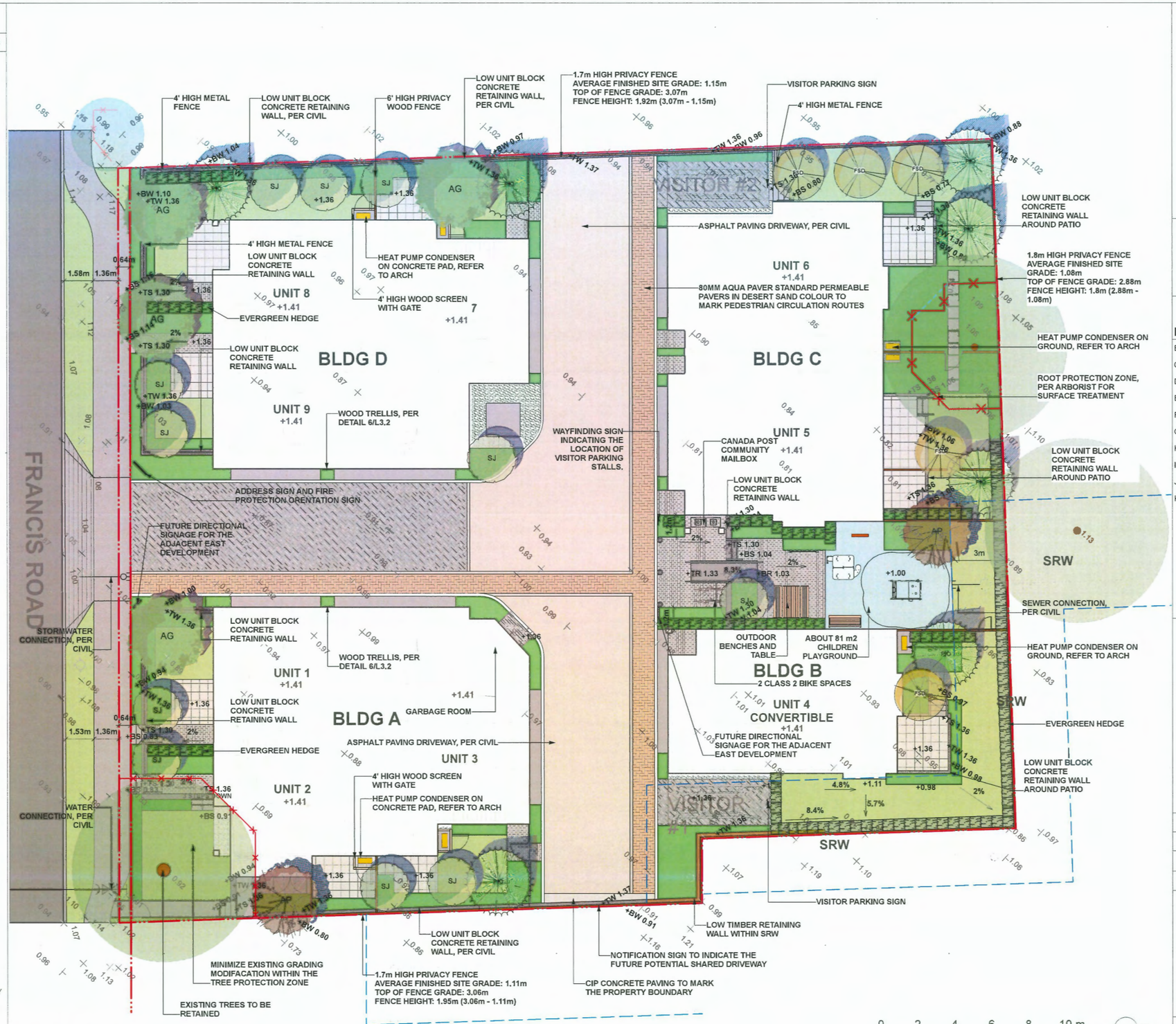
3.ALL EXISTING INFORMATION APPROXIMATE ONLY. VERIFY ALL EXISTING GRADES AND DIMENSIONS WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.

4. THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.

5. 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.

6. ALL OFF-SITE WORKS TO CONFORM TO CITY OF RICHMOND STANDARDS.

7. LAYOUT OF ALL OFF-SITE WORKS, INCLUDING FURNISHINGS, PATHWAYS, WALLS, PLANTING, ETC., TO BE CONFIRMED WITH CITY OF RICHMOND PRIOR TO INSTALLATION.



HOMING LANDSCAPE ARCHITECTURE
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9371/9391 FRANCIS ROAD TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:
9371/9391 FRANCIS ROAD
RICHMOND, BC, CANADA

PROJECT NUMBER:	22-34
SCALE:	1:100
DRAWN BY:	EL
REVIEWED BY:	EL

Landscape Layout and Materials Plan

DP 23-029303 **MARCH 5, 2025** **PLAN #17**

GRADING LEGEND

KEY	DESCRIPTION
+1.41	PROPOSED SPOT ELEVATIONS
+TW 1.36	PROPOSED TOP OF WALL ELEVATION
+BW 1.04	PROPOSED BOTTOM OF WALL ELEVATION
+TS 1.36	PROPOSED TOP OF STAIR ELEVATION
+BS 0.91	PROPOSED BOTTOM OF STAIR ELEVATION
2% →	SLOPE PERCENTAGE
0.87	EXISTING ELEVATIONS, PER SURVEY
1.36 TOC	CIVIL ELEVATIONS, PER CIVIL

GRADING NOTES

1. ALL DIMENSIONS/ELEVATIONS ARE METRIC (METER, UNLESS OTHERWISE NOTED). DO NOT SCALE DRAWINGS.

2. ALL GRADING INFORMATION IS PRELIMINARY ONLY.

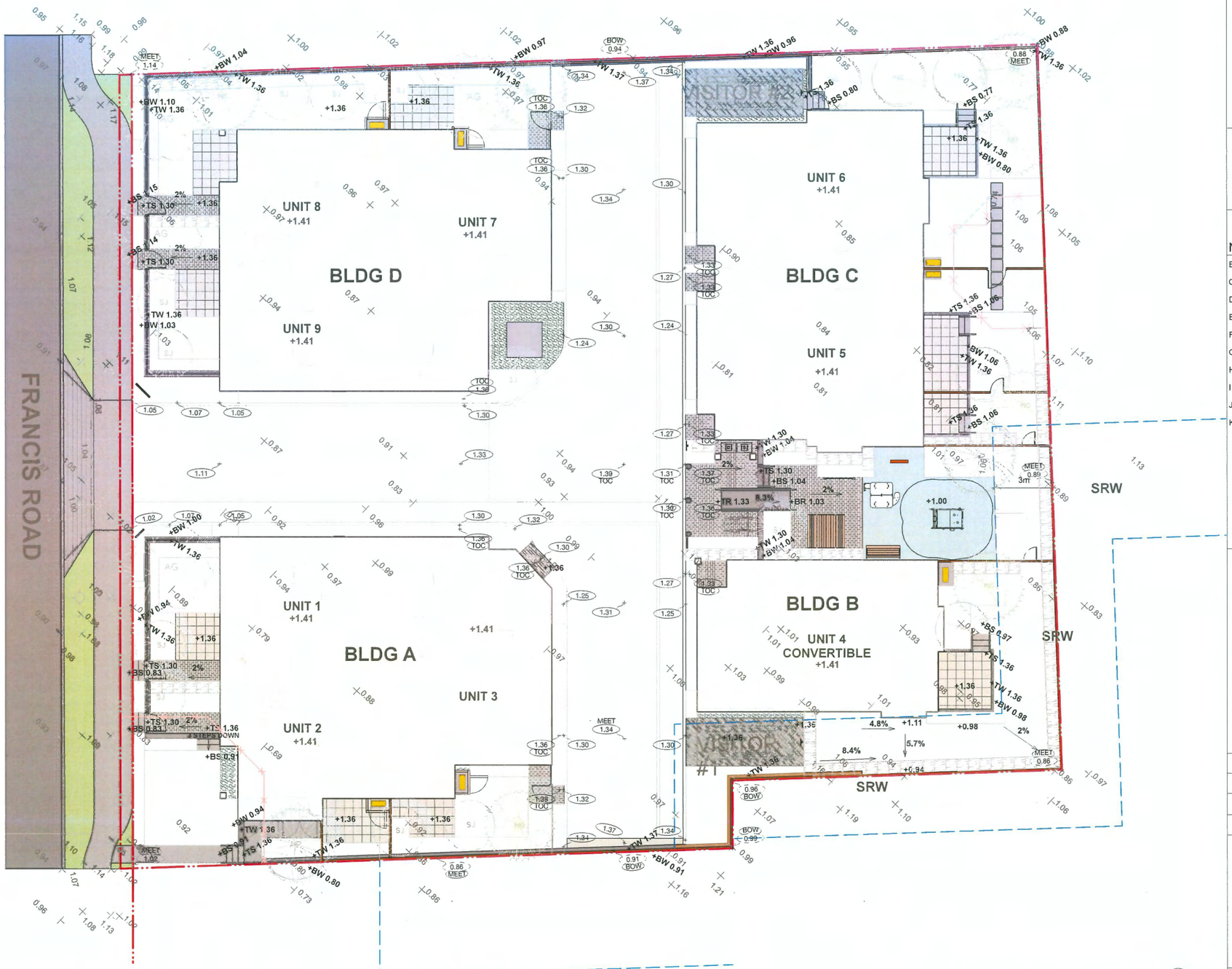
3. REFER TO CIVIL DRAWINGS FOR INTERNAL DRIVE AISLE AND OFF-SITE ROAD GRADING INFORMATION.

4. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING ELEVATIONS.

5. ALL EXISTING SURVEY INFORMATION APPROXIMATE. VERIFY ALL EXISTING GRADES WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.

6. THE CONTRACTOR SHALL IDENTIFY AND PROTECT ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS FOUND WITH ULTITIES SHALL BE CLARIFIED WITH THE CONSULTANT TEAM PRIOR TO PROCEEDING.

7. 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.



HOMING LANDSCAPE ARCHITECTURE
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Revisions

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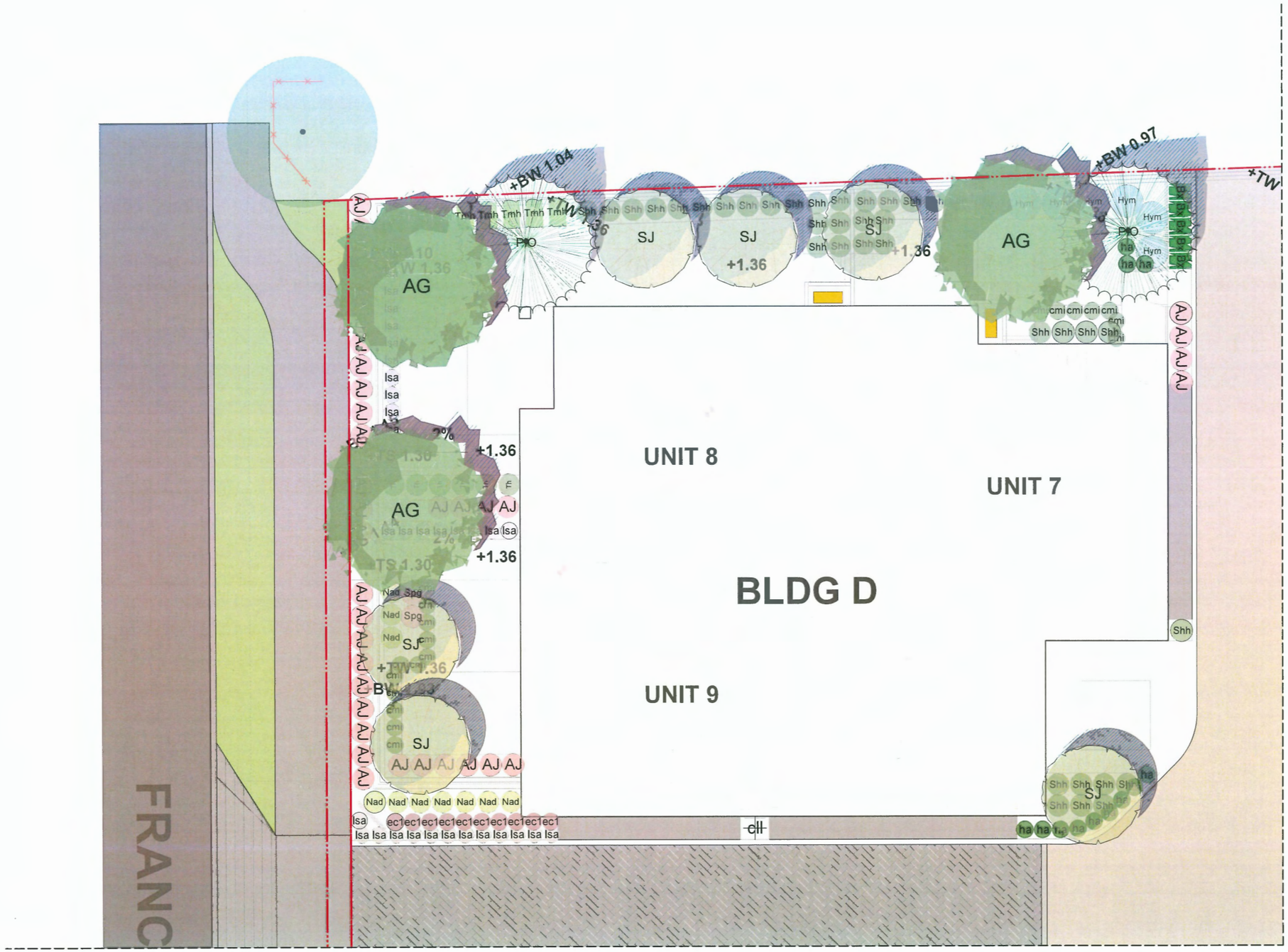
REVIEWED BY: EL

Landscape Grading Plan

DP 23-029303 **MARCH 5, 2025** **PLAN #18**



DP 23-029303

MARCH 5, 2025

PLAN #19

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PROJECT NUMBER: 22-34
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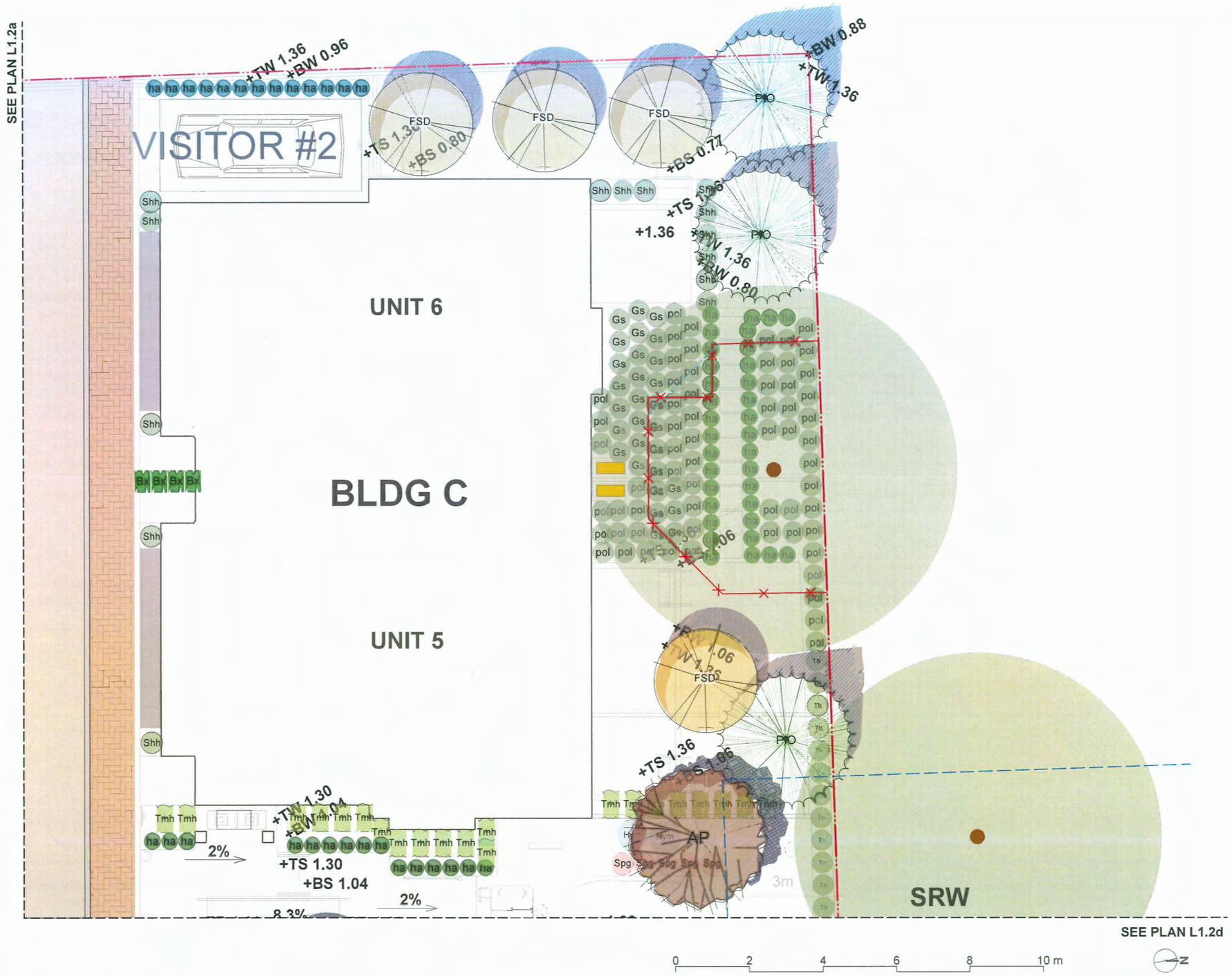
Landscape Planting Plan - Southwest Area



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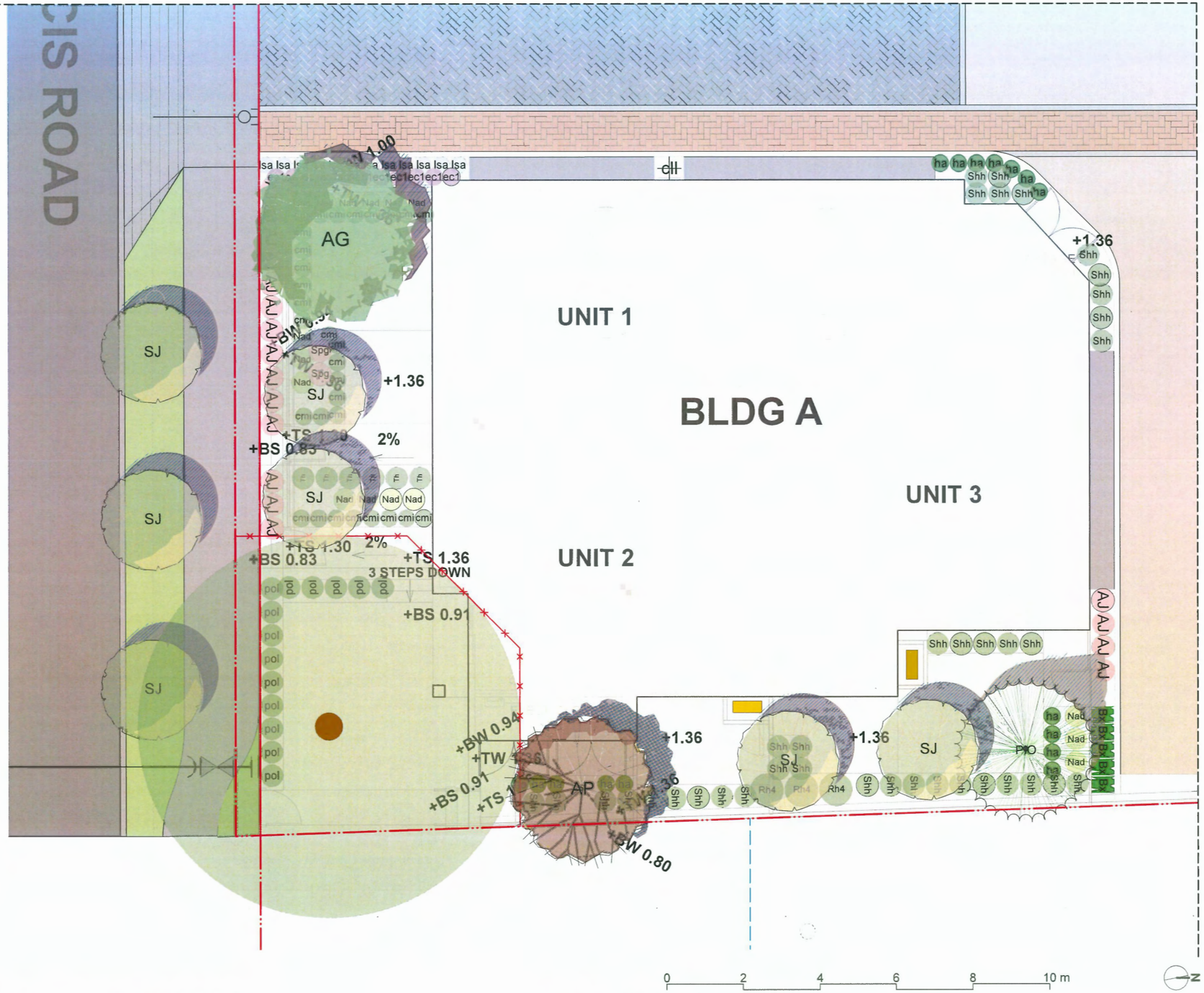
Landscape Planting Plan - Northwest Area

DP 23-029303 **MARCH 5, 2025** **PLAN #20**

SEE PLAN L1.2a



DP 23-029303

MARCH 5, 2025

PLAN #21

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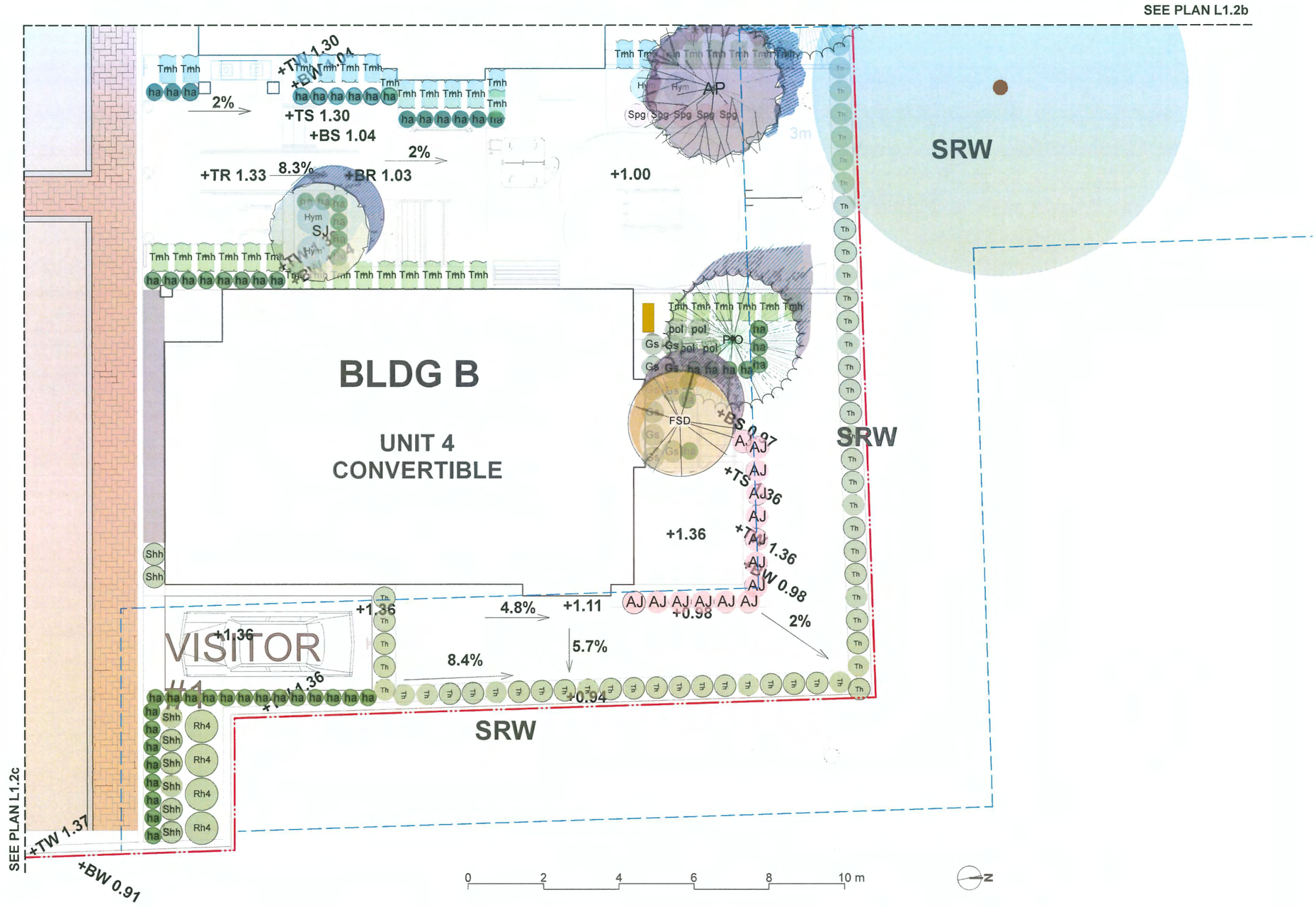
PROJECT NUMBER: 22-34

SCALE: 1:50

DRAWN BY: EL

REVIEWED BY: EL

Landscape Planting Plan - Southeast Area



DP 23-029303

MARCH 5, 2025

PLAN #22

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Landscape Planting Plan - Northeast Area

ONSITE PLANT LIST					
ID	**Latin Name**	**Common Name**	**Quantity**	**Scheduled Size**	**Notes**
TREES (DECIDUOUS & CONIFEROUS)					
AG	Acer griseum	Paperbark Maple	4	8cm cal.	
AP	Acer palmatum	Japanese Maple	2	8cm cal.	
FSD	Fagus sylvatica 'Dawyck Gold'	Dawyck Gold Beech	5	8cm cal.	
PIO	Pinus contorta var. contorta	Shore Pine	7	4m high.	
SJ	Styrax japonicus	Japanese Snowbell Tree	11	8cm cal.	
SHRUBS					
Bx	Buxus microphylla	Littleleaf Boxwood	14	#2 pot	
ec1	Erica carnea	Spring Heath	21	#1 pot	
Gs	Gaultheria shallon	Salal	39	#2 pot	
Hym	Hydrangea macrophylla	Bigleaf Hydrangea	11	#3 pot	
Nad	Nandina domestica	Heavenly Bamboo	26	#2 pot	
AJ	Perfecto Mundo® Double Pink	Reblooming Azalea	69	#2 pot	
Rh4	Rhododendron 'PJM'	PJM Rhododendron	7	#3 pot	
Shh	Sarcococca hookeriana var. humilis	Sweet Box	97	#2 pot	
Spg	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	9	#2 pot	
Tmh	Taxus x media 'Hicksii'	Hick`s Yew	50	5' High	
Th	Thuja occidentalis 'Smaragd'	Emerald Cedar	72	5' High	
PERENNIALS & GROUNDCOVERS					
Isa	Lavandula angustifolia	English Spike Lavender	45	#1 pot	
pol	Polystichum munitum	Western sword fern	80	#1 pot	
cmi	Carex morrowii 'Ice Dance'	Ice Dance Japanese Sedge	49	#1 pot	
ha	Hakonechloa macra `Aureola`	Golden Japanese Forest Grass	135	#1 pot	
VINES					
cll	Clematis ligusticifolia	Western White Clematis	2	#1 pot	

OFFSITE PLANT LIST					
ID	**Latin Name**	**Common Name**	**Quantity**	**Scheduled Size**	**Notes**
TREES (DECIDUOUS & CONIFEROUS)					
SJ	Styrax japonicus	Japanese Snowbell Tree	6	8cm cal.	

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 & 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 - 18"/450 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 Certificaiton Program.

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REVIEWED BY: EL

Landscape Plant List

DP 23-029303

MARCH 5, 2025

PLAN #23

SOIL VOLUME LEGENDS

SYMBOL	MATERIALS	SOIL DEPTH
	LAWN	6"/150mm
	SHRUB & GROUNDOCVER	18"/450mm
	TREE	24"/600 mm (around & beneath rootball)

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Landscape Soil Volume Diagram

DP 23-029303 **MARCH 5, 2025** **PLAN #24**

LANDSCAPE LEGENDS

SYMBOL	MATERIALS	DETAILS
	PEDESTRIAN CONCRETE UNIT PAVERS	2/L3.0
	CONCRETE SLAB PAVING	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
	POURED IN PLACE RUBBER SURFACE	
	LAWN	4/L3.3
	PLANTING BED	2/L3.3
	GRAVEL	4/L3.0
	BIKE RACK	1/L3.1
	WOOD TRELLIS	6/L3.2
	PICNIC TABLE AND BENCHES	5/L3.2
	BENCH	4/L3.1
	SENSORY MULTI PLAY PANEL	1/L3.2
	PRIVACY FENCE	3/L3.1
	4' HIGH METAL FENCE	2/L3.1
	STEPPING STONE PATH	
	EXISTING TREES TO BE RETAINED	

LANDSCAPE NOTES

1. DO NOT SCALE DRAWINGS.

2. LAYOUT DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS.

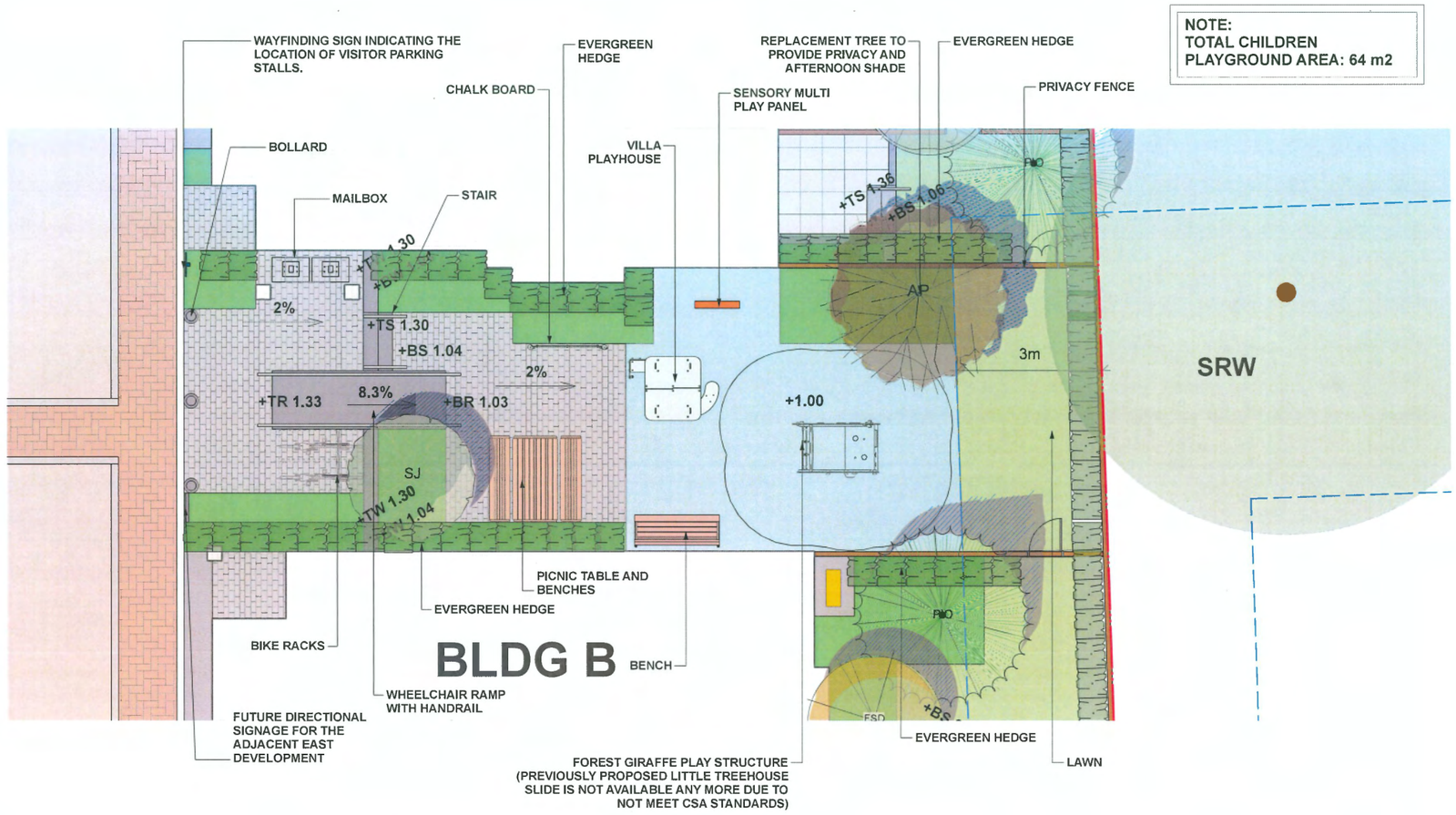
3.ALL EXISTING INFORMATION APPROXIMATE ONLY. VERIFY ALL EXISTING GRADES AND DIMENSIONS WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.

4. THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.

5. 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.

6. ALL OFF-SITE WORKS TO CONFORM TO CITY OF RICHMOND STANDARDS.

7. LAYOUT OF ALL OFF-SITE WORKS, INCLUDING FURNISHINGS, PATHWAYS, WALLS, PLANTING, ETC., TO BE CONFIRMED WITH CITY OF RICHMOND PRIOR TO INSTALLATION.



NOTE:
TOTAL CHILDREN PLAYGROUND AREA: 64 m2

1 OUTDOOR AMENITY AREA ENLARGEMENT PLAN
1:50

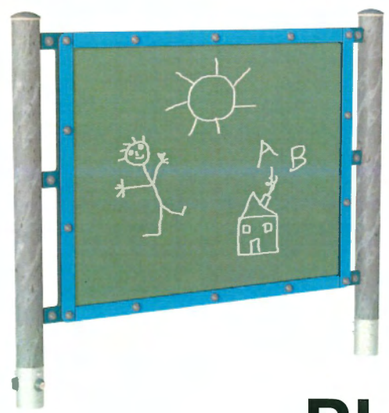
0 2 4 6 8 10 m

N

VILLA PLAYHOUSE

FOREST GIRAFFE PLAY STRUCTURE

CHALK BOARD



HOMING LANDSCAPE ARCHITECTURE
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REVIEWED BY:	EL

Outdoor Amenity Area Enlargement Plan

DP 23-029303

MARCH 5, 2025

PLAN #25

POROUS SURFACE LEGENDS

SYMBOL	MATERIALS	AREA
	POROUS LANDSCAPING WITH LIVE PLANT MATERIAL: LAWN, GROUNDCOVER & SHRUB	465 sq m / 5005 sq ft
	POROUS HARDSCAPE MATERIAL: PERMEABLE PAVER & GRAVEL & RUBBER	249 sq m / 2680 sq ft

TOTAL POROUS SURFACE AREA: 714 sq m / 7685 sq ft

TOTAL LOT AREA: 1887 sq m / 20311 sq ft

TOTAL POROUS SURFACE AREA COVERAGE PERCENTAGE: **37.8%**

TOTAL NON-POROUS SURFACE AREA COVERAGE PERCENTAGE: **62.2%**

TOTAL POROUS LANDSCAPING AREA COVERAGE PERCENTAGE: **25%**

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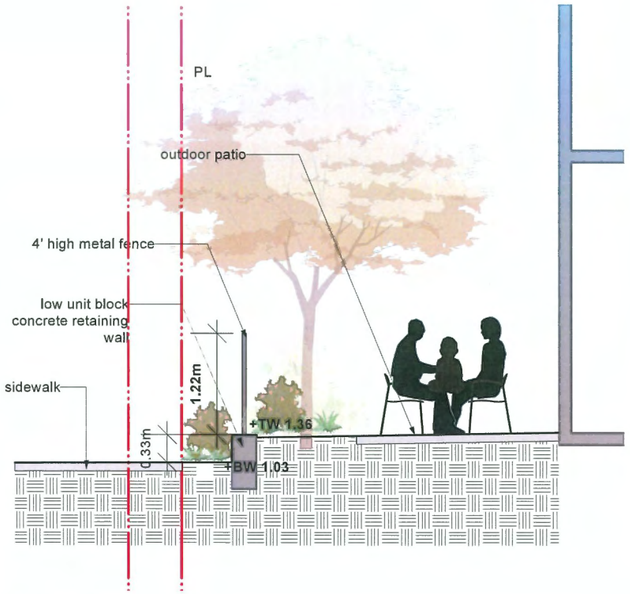
Porous Surface Diagram

DP 23-029303 **MARCH 5, 2025** **PLAN #26**

SECTIONS KEY PLAN



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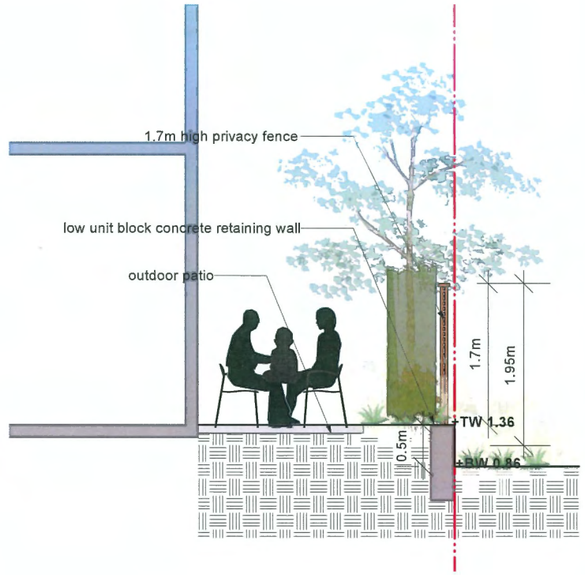

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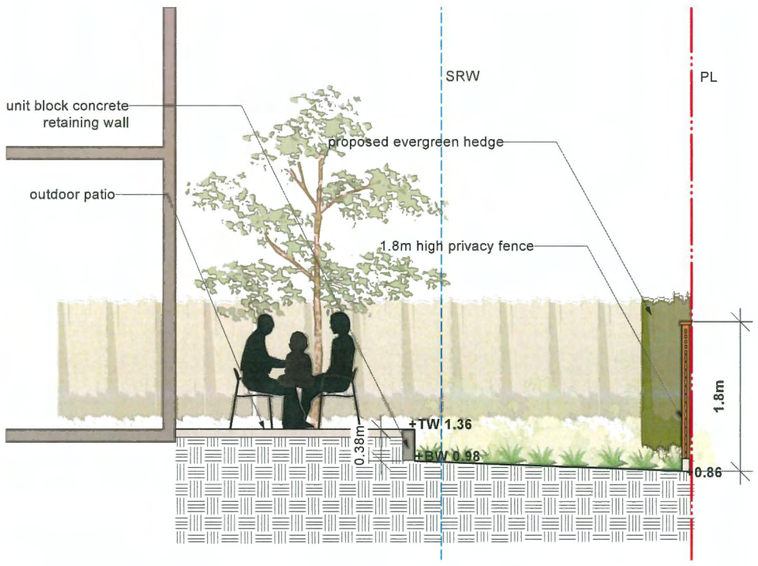

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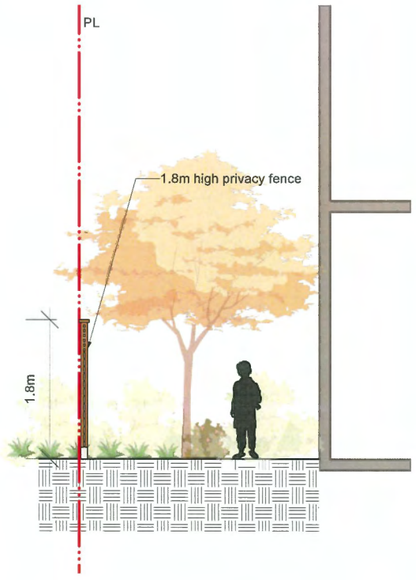

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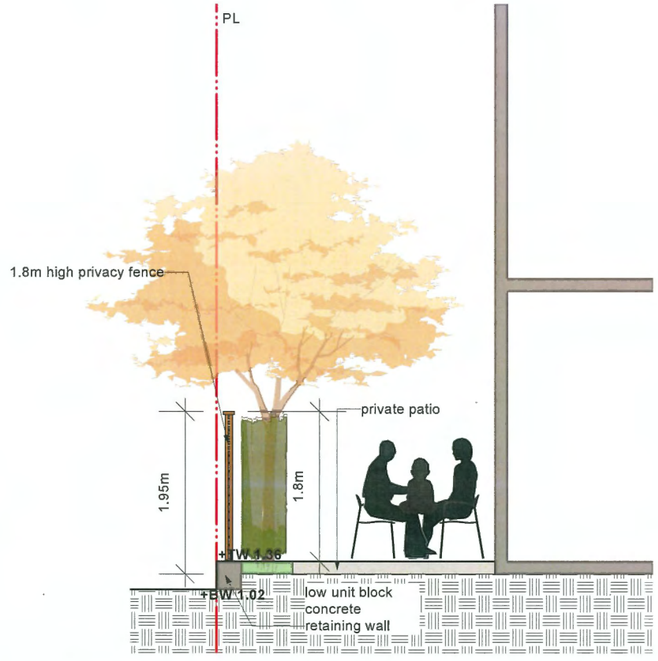

E SECTION E
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PROJECT NUMBER: 22-34
SCALE: AS SHOWN
DRAWN BY: EL
REVIEWED BY: EL

Landscape Sections

DP 23-029303

MARCH 5, 2025

PLAN #27

IRRIGATION DIAGRAM LEGEND

KEY	DESCRIPTION
	AREA TO BE IRRIGATED
⬢	IRRIGATION STUB OUT
▲	HOSE BIB

DESIGN-BUILD IRRIGATION NOTES:

1. LANDSCAPE CONTRACTOR TO PROVIDE COMPLETE DESIGN-BUILD SERVICES FOR ALL AUTOMATIC SITE IRRIGATION WORKS.

2. IRRIGATION CONTRACTOR PERFORMING THE WORK MUST HAVE MINIMUM (5) FIVE YEARS DOCUMENTED EXPERIENCE, AND A MEMBER IN GOOD STANDING OF THE IIABC (IRRIGATION INDUSTRY ASSOCIATION OF BC).

3. IRRIGATION TO CONFORM TO ALL LOCAL PLUMBING AND ELECTRICAL CODE REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MECHANICAL AND ELECTRICAL CONSULTANTS AND TRADES.

4. IRRIGATION TO CONFORM TO ALL IIABC STANDARDS WITH THE FOLLOWING EXCEPTIONS:
   a. MATERIALS SECTION 8B: ALL PIPE TO BE MINIMUM CLASS 200
   b. MATERIALS SECTION 5G: NO WIRE SMALLER THAN 14 GAUGE DIRECT BURIAL

5. COORDINATE WITH CIVIL CONTRACTOR TO PROVIDE PVC SLEEVING WHERE REQUIRED.

6. IRRIGATION STUB-OUTS AND HOSE BIBS PER MECHANICAL PLANS.

7. PROVIDE SHOP DRAWINGS FOR IRRIGATION LAYOUT TO CONSULTANT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION. INCLUDE SLEEVING, DRIP LINE, PIPE SIZE, VALVE BOXES, ETC., AND ALL IRRIGATION COMPONENT SPECIFICATIONS. VALVE BOXES TO BE LOCATED IN LOW-VISIBLE, PLANTED AREAS ONLY AND LOCATIONS TO BE APPROVED.

8. HIGH EFFICIENCY IRRIGATION TECHNOLOGY TO BE EMPLOYED INCLUDE, BUT ARE NOT LIMITED TO: CENTRAL SHUT-OFF VALVE, HIGH EFFICIENCY DRIP IRRIGARTION LINES AND MOTION SENOR/RAIN DELAY CONTROLLER

9. TEST SYSTEM PRIOR TO COMPLETION OF LANDSCAPE WORKS TO ENSURE NO LEAKAGE AND SPECIFIED PSI IS MET. PROVIDE WRITTEN NOTICE THAT PRESSURE TESTING HAS MET STANDARDS (LEAKS SHALL NOT BE REPAIRED BY PATCHING).

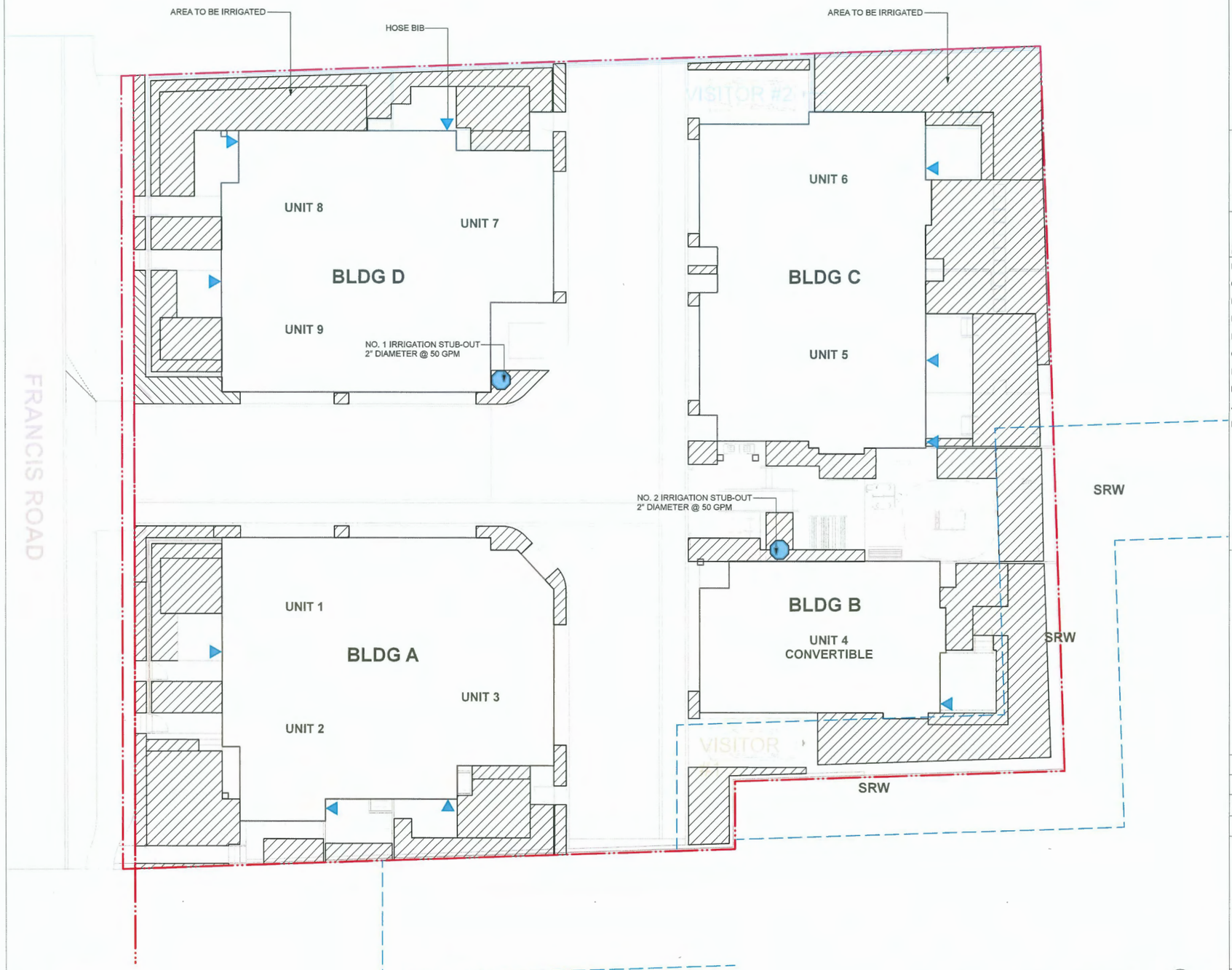
10. PROVIDE COVERAGE AND CONTROLLER TEST WHEN SYSTEM IS COMPLETE AND MAKE ADJUSTMENTS AS REQUIRED.

11. PROVIDE AS-BUILT RECORD DRAWINGS TO SCALE SHOWING LOCATIONS OF ALL CONCEALED COMPONENTS, PIPING SYSTEM AND CONDUIT.

12. MAINTAIN AND OPERATE IRRIGATION PER MANUFACTURER'S RECOMMENDATIONS THROUGHOUT WARRANTY PERIOD - WINTERIZE AS REQUIRED.

13. PROVIDE (3) COPIES OF INSTRUCTIONS MANUALS FOR OPERATION AND MAINTENANCE OF SYSTEM AND CONTROLS, SEASONAL ACTIVITY AND SHUTDOWN AND MANUFACTURER'S PARTS CATALOGUE.

14. INSTRUCT OWNER'S PERSONNEL IN THE OPERATION AND MAINTENANCE OF SYSTEM, INCLUDING ADJUSTING OF SPRINKLER HEADS. USE OPERATION AND MAINTENANCE MATERIAL AS BASIS FOR DEMONSTRATION.



HOMING LANDSCAPE ARCHITECTURE
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CELL: 778-323-3536
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

Revisions

NO.	Date	Note
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K	2025-03-03	ISSUED FOR DP

9371/9391 FRANCIS ROAD TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:
9371/9391 FRANCIS ROAD
RICHMOND, BC, CANADA

PROJECT NUMBER: 22-34
SCALE: 1:100
DRAWN BY: EL
REVIEWED BY: EL

Design-Build Irrigation Plan

DP 23-029303

MARCH 5, 2025

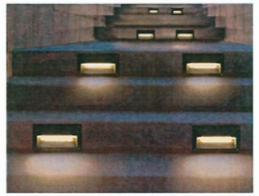
PLAN #28

LANDSCAPE LIGHTING LEGENDS

SYMBOL	MATERIALS

UPLIGHT WITH SHIELD

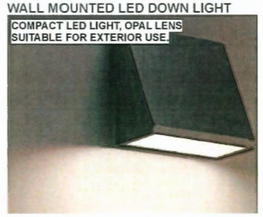
STEP LIGHT



BOLLARD LIGHT WITH SHIELD

WALL MOUNTED LED DOWN LIGHT

COMPACT LED LIGHT, OPAL LENS
SUITABLE FOR EXTERIOR USE.



SURFACE MOUNTED CEILING LED FIXTURE

3000K TEMP.
SUITABLE FOR EXTERIOR USE.

LIGHTING NOTES

1. LIGHTING PLANS PROVIDED FOR INFORMATION ONLY. ALL EXTERIOR LIGHT FIXTURES, QUANTITIES, AND LOCATIONS TO BE APPROVED BY THE CLIENTS PRIOR TO ORDERING AND INSTALLATION.

2. CONTRACTOR TO COORDINATE RECESSED FORMING, ELECTRICAL CONDUIT, AND LOCATION LOGISTICS WITH OTHER TRADES AS REQUIRED.

3. SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY THE CLIENTS PRIOR TO ORDERING AND INSTALLATION.

4. CONTRACTOR TO ENSURE ALL LIGHTING WIRE AND FIXTURES MUST BE INSTALLED ACCORDING TO THE LOCAL ELECTRICAL REGULATIONS AND SAFETY REQUIREMENTS.

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9371/9391 FRANCIS ROAD TOWNHOUSE DEVELOPMENT

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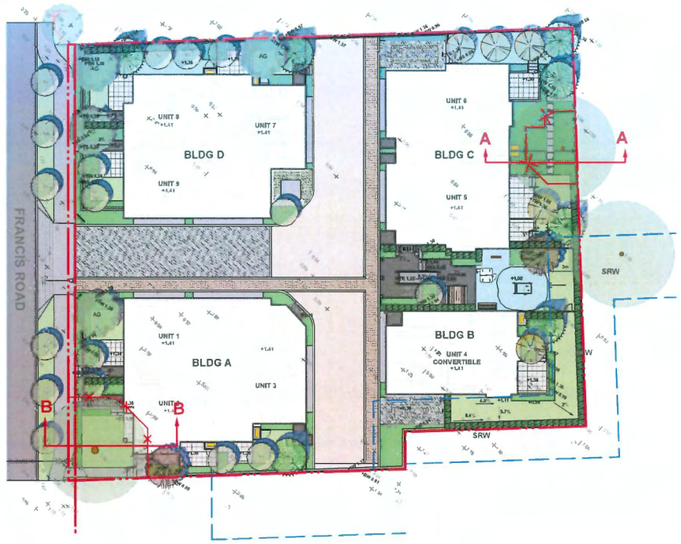
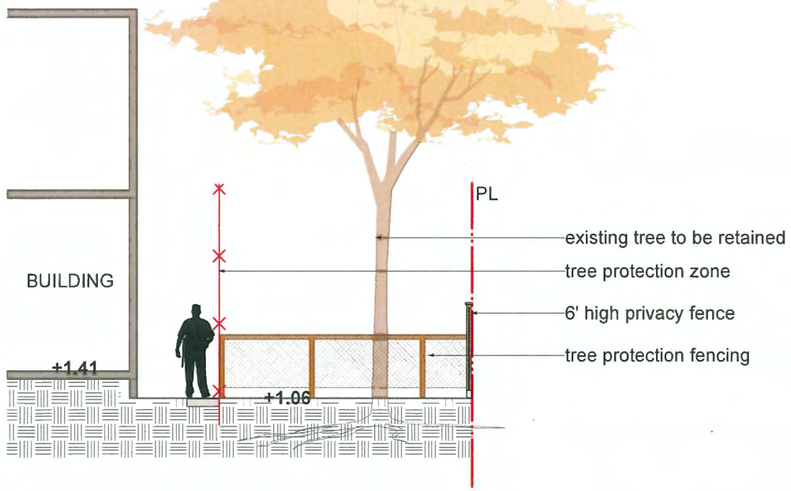
PROJECT NUMBER: 22-34
SCALE: 1:100
DRAWN BY: EL
REVIEWED BY: EL

Conceptual Landscape Lighting Plan

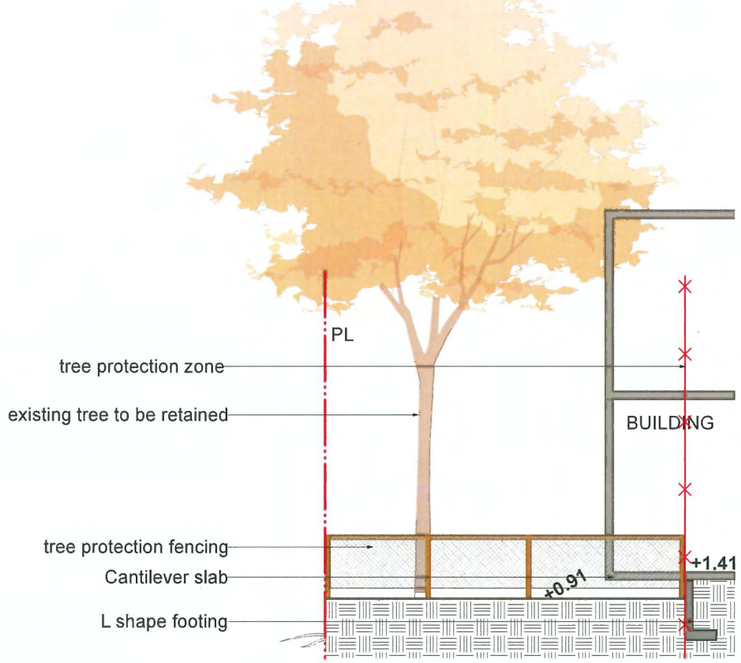
DP 23-029303 **MARCH 5, 2025** **PLAN #29**



SECTIONS KEY PLAN



SECTION A
1:50



SECTION B
1:50

DP 23-029303

MARCH 5, 2025

PLAN #30

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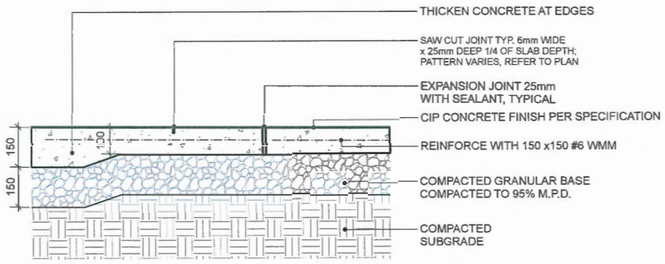
SCALE: AS SHOWN
DRAWN BY: EL
REVIEWED BY: EL

Tree Protection Area Profile



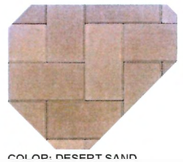
NOTES:
1. EXPANSION JOINTS 6m O.C. MAX, CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.
2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

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

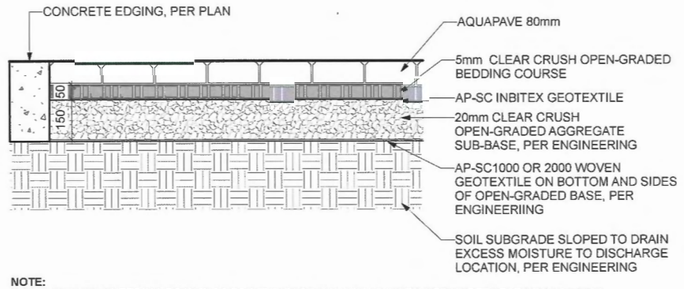
AQUAPAVE STANDARD PAVER
BY ABBOTSFORD CONCRETE PRODUCTS

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

COLOR: CHARCOAL
DRIVEWAY & VISITOR PARKING

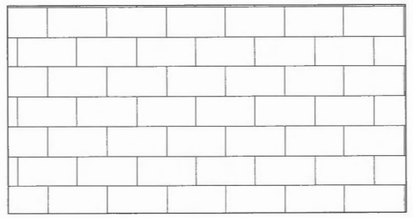


COLOR: DESERT SAND
PEDESTRIAN PATH

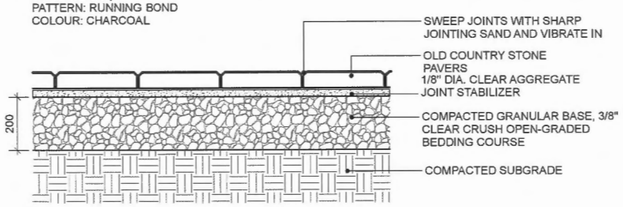


NOTE:
1. REFER TO ENGINEERING DRAWINGS FOR THE BASE MATERIALS INSTALLED UNDERNEATH THE PAVERS.
2. THE CONDITIONS UNDER THE PAVERS SHALL BE APPROVED BY ENGINEERS BEFORE PAVERS INSTALLATION.

3 AQUAPAVE PERMEABLE PAVER
Scale: 1:10

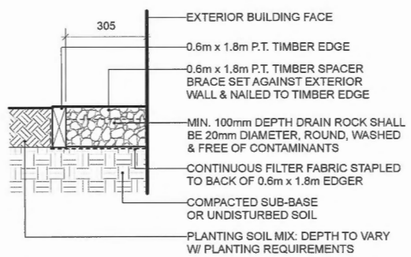


PLAN
CLASSIC STANDARD PAVERS - STANDARD SIZE BY ABBOTSFORD CONCRETE (1-800-663-4091)
DIMENSIONS: STANDARD 225(L) x 112.5(W) x 60(T) mm (8-7/8" x 4-7/16" x 2-3/8")
PATTERN: RUNNING BOND
COLOUR: CHARCOAL



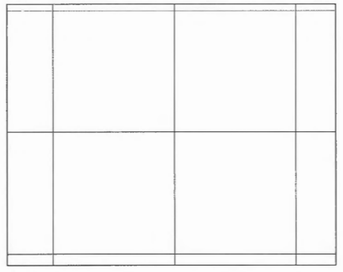
NOTE:
USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

2 CONCRETE UNIT PAVING ON GRADE
Scale: 1:10

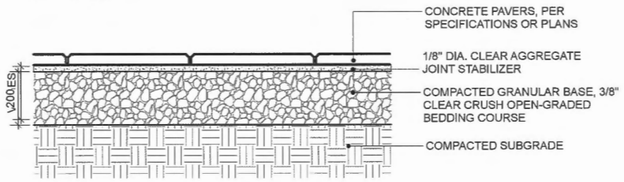


NOTE: ALL LUMBER SIZES ARE SHOWN AS NOMINAL

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



PLAN
TEXADA HYDRAPRESSED SLABS BY ABBOTSFORD CONCRETE PRODUCTS (1-800-663-4091)
DIMENSIONS: 457 mm x 457 mm x 40 mm
COLOUR: NATURAL
PATTERN: GRID



NOTE:
1. USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.
2. BLACKJACK PEDESTAL SYSTEM AVAILABLE FROM ABBOTSFORD CONCRETE PRODUCTS, INSTALLATION PER MANUFACTURES INSTRUCTIONS.

5 CONCRETE SLAB PAVING
Scale: 1:10

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9371/9391 FRANCIS ROAD TOWNHOUSE DEVELOPMENT

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RICHMOND, BC, CANADA

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DRAWN BY: EL
REVIEWED BY: EL

HARDSCAPE DETAILS

DP 23-029303

MARCH 5, 2025

PLAN #31

BIKE RACK NOTES:

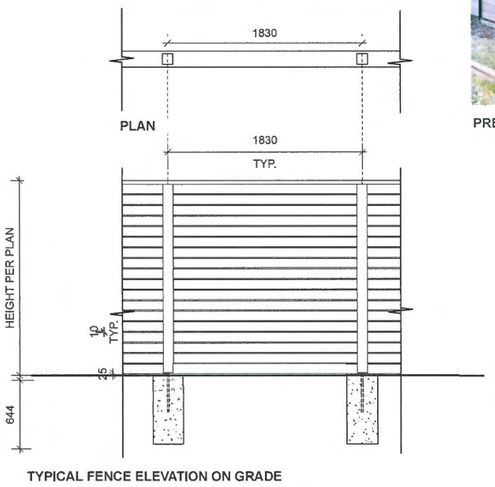
1. MODEL: SURFACE MOUNT - SCBR1600 - S
2. SUPPLIER: MAGLINE SITE FURNITURE
3. POWDERCOAT COLOR: GLOSS SILVER 14

NOTE:
PER SUPPLIER FOR SPECIFICATIONS AND INSTALLATIONS.

1 **BIKE RACK**
Scale: 1:10

NOTE:

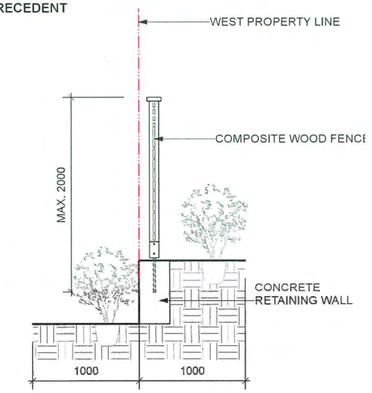
MAX. 2.0m HIGH FENCE IS MEASURED FROM THE AVERAGE FINISHED SITE GRADE (MEASURED AT A POINT 1.0m FROM BOTH SIDES OF THE PROPERTY LINE) TO THE TOP OF THE FENCE.



TYPICAL FENCE ELEVATION ON GRADE

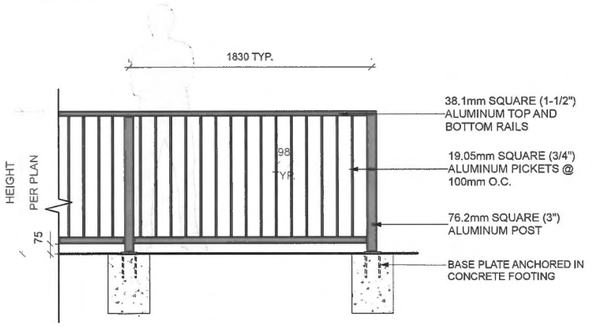
3 **COMPOSITE WOOD PRIVACY FENCE**
Scale: 1:25

PRECEDENT



FENCE SECTION ON THE TOP OF RETAINING WALL

PRECEDENT

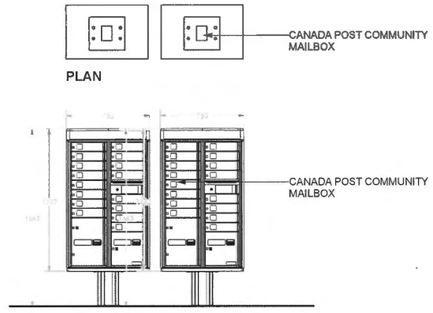


NOTES:
1. ALL METAL ALUMINUM WITH BLACK POWDERCOAT FINISH (TO BE FACTORY APPLIED)
2. ALL WELDED CONSTRUCTION.
3. PROVIDE SHOP DRAWINGS FOR APPROVAL.
4. CONCRETE FOOTING TO BE CONFIRMED BY STRUCTURAL ENGINEER.

2 **METAL FENCE**
Scale: 1:20

2300 ICONIC BACKED BENCH BY MAGLIN SITE FURNITURE (1-800-716-5506)
MODEL: MBE-2300-00017
LENGTH: 70" (177.8cm)
HEIGHT: 33.3" (84.5cm)
DEPTH: 25.5" (64.8cm)
SEAT HEIGHT: 18" (45.7cm)
WEIGHT: 122.5lbs (55.6kg)
COLOUR: STANDARD POWDERCOAT SILVER 14

4 **BENCH**
1:10



SECTION

5 **CANADA POST MAILBOX**
Scale: 1:25

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REVIEWED BY: EL

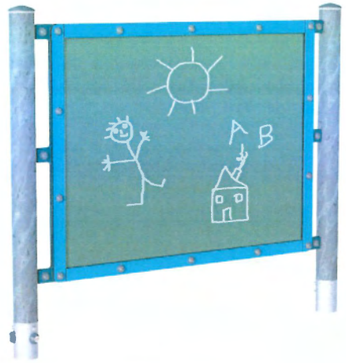
FURNITURING DETAILS

DP 23-029303

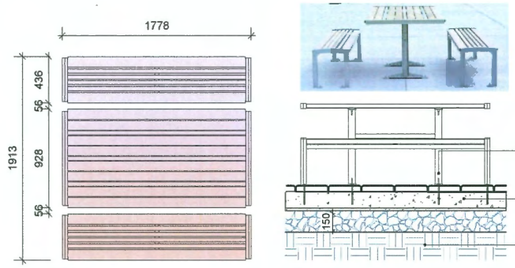
MARCH 5, 2025

PLAN #32

1 SENSORY MULTI PLAY PANEL



4 CHALK BOARD BY KOMPAN



NOTES:
1. TYPE: 720 CLUSTER SEATING BY MAGLIN (1-800-716-6606) OR APPOVED ALTERNATIVE.
2. MODEL: MTB-0720-00002, SURFACE MOUNT, IPE WOOD
3. COLOR: POWDERCOAT GLOSS COLLECTION SILVER 14

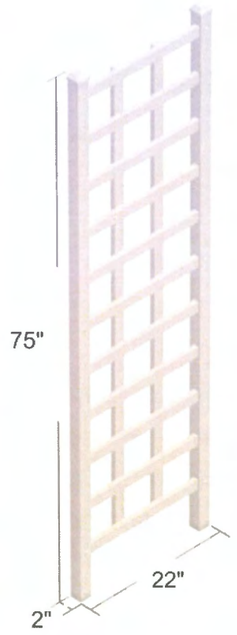
5 PICNIC TABLE AND BENCHES
Scale: 1:25

2 VILLA PLAYHOUSE

3 [illegible]

NOTE: REINHART 75"H X 22"W VINYL LATTICE PANEL TRELLIS

6 LATTICE PANEL TRELLIS
N/A



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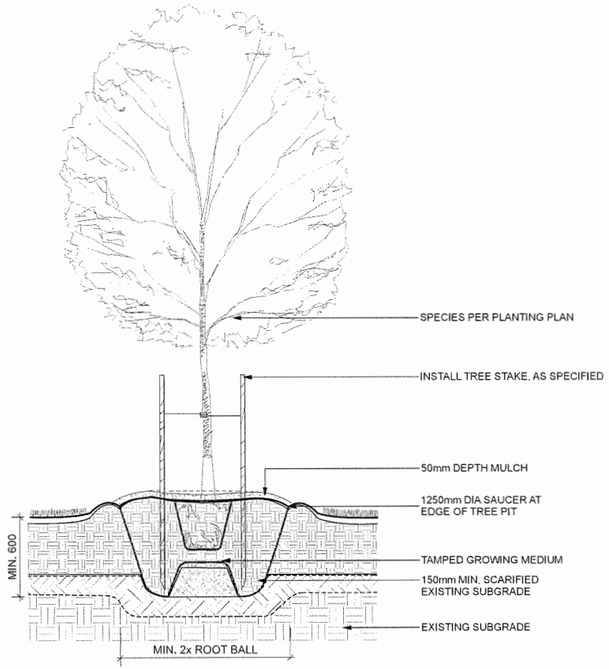
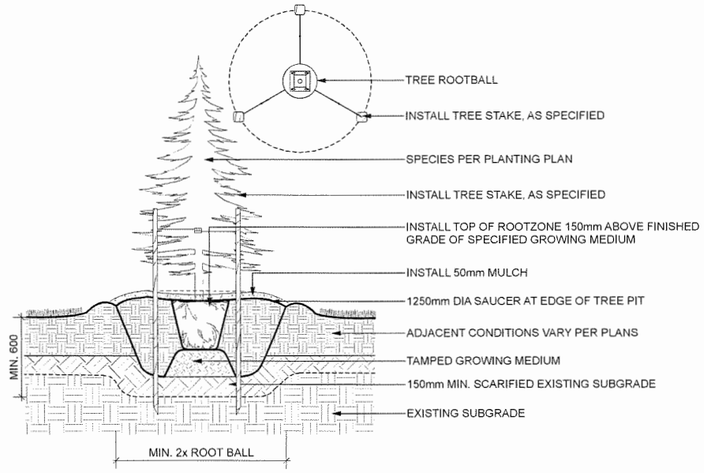
FURNITURING DETAILS

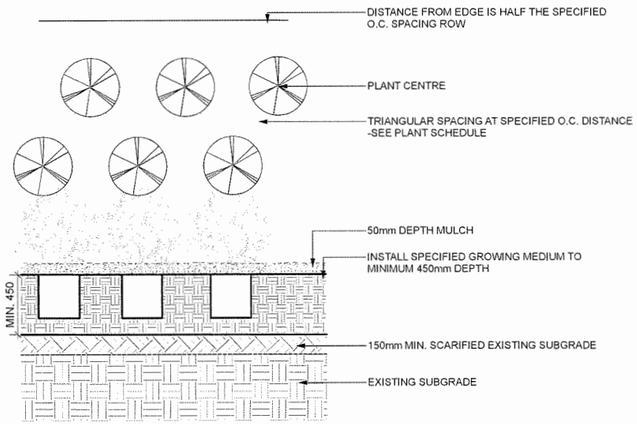
DP 23-029303 **MARCH 5, 2025** **PLAN #33**



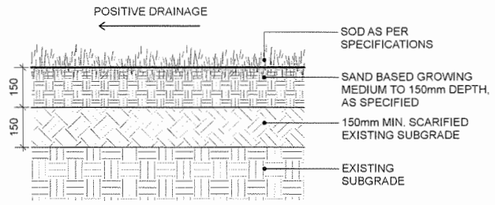
1 **DECIDUOUS TREE PLANTING ON GRADE (TYPICAL)**
Scale: 1:20



3 **CONIFEROUS TREE PLANTING ON GRADE (TYPICAL)**
Scale: 1:20



2 **PLANTING ON GRADE (TYPICAL)**
Scale: 1:20



4 **SOD LAWN (TYPICAL)**
Scale: 1:10

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H	2024-10-31	ISSUED FOR ADP REVIEW
I	2024-11-04	ISSUED FOR ADP
J	2025-01-06	ISSUED FOR ADP COMMENTS
K	2025-03-03	ISSUED FOR DP

9371/9391 FRANCIS ROAD TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:
9371/9391 FRANCIS ROAD
RICHMOND, BC, CANADA

PROJECT NUMBER: 22-34
SCALE: AS SHOWN
DRAWN BY: EL
REVIEWED BY: EL

SOFTSCAPE DETAILS

DP 23-029303

MARCH 5, 2025

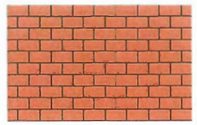
PLAN #34

9371 FRANCIS ROAD. RICHMOND, BC


1.

2.


3.


4.


5


6.


7.


8.


9.

10.


11.

EXTERIOR FINISH MATERIAL SCHEDULE
1.HIGH PROFILE ASPHALT SHINGLES (LIGHT GREY)
2.PAINTED COMPOSITE CEMENT-HARDIELAP SIDING (GREY)
3.PAINTED COMPOSITE CEMENT-HARDIELAP SIDING (BROWN)
4.BRICK CLADDING (RED)
5.VINYL WINDOW W/ CLEAR DOUBLE GLAZING & LIGHT WHITE FRAME
6.PAINTED WOOD FASCIA BOARD / TRIM / STEEL DOOR /GUARDRAIL (DARK GREY)
7.PAINTED WOOD UNIT ENTRY DOOR (NATURAL WOOD COLOR)
8.VINYL WINDOW W/ CLEAR DOUBLE GLAZING & DARK BROWN FRAME
9.PAINTED COMPOSITE CEMENT SHEET PANEL (WHITE)
10.METAL GARAGE DOOR (LIGHT GREY)
11.PAINTED WOOD UNIT ENTRY DOOR (WHITE COLOR)

Francis Road Elevation

IMPERIAL ARCHITECTURE
ADDRESS: 7700 FRENCH STREET, VANCOUVER, BC, V6P 4V5
EMAIL: IMPERIAL.ARCHITECTURE@GMAIL.COM
TELEPHONE: 778-838-6855
ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Dimensions
The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.

Issued	By	Appd.	YY.MM.DD
ISSUED FOR DP RESUBMISSION	JZ	JL	25.03.01
ISSUED FOR ADP REVIEW	JZ	JL	24.10.30
ISSUED FOR DP RESUBMISSION	JZ	JL	24.10.09
ISSUED FOR DP RESUBMISSION	JZ	JL	24.08.26
ISSUED FOR PLANNING COMMITTEE REVIEW	JZ	JL	24.01.23
ISSUED FOR DP RESUBMISSION	JZ	JL	23.11.14
ISSUED FOR DP SUBMISSION	JZ	JL	23.09.19
ISSUED FOR REZONING RESUBMISSION	JZ	JL	23.09.12
ISSUED FOR REZONING RESUBMISSION	JZ	JL	23.04.10
ISSUED FOR REZONING RESUBMISSION	JZ	JL	22.11.18
ISSUED FOR REZONING APPLICATION	JZ	JL	21.11.30

REGISTERED ARCHITECT JIANG ZHU 2025-03-01 BRITISH COLUMBIA

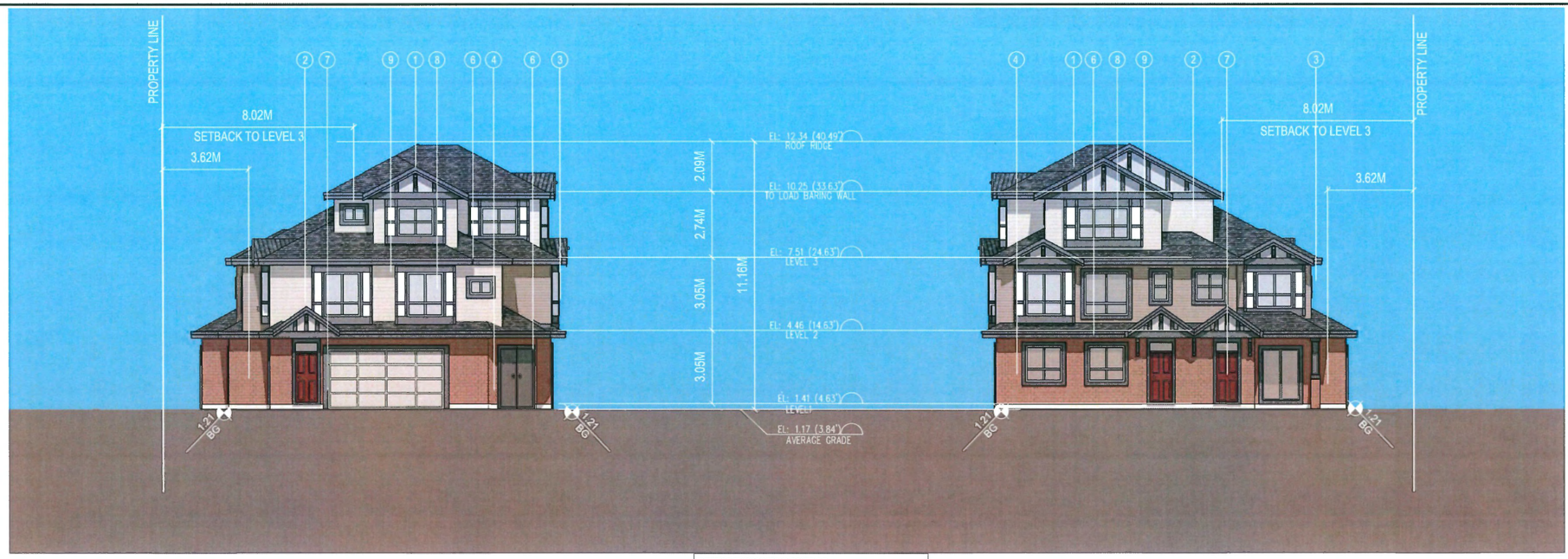
Client/Project
TOWNHOUSE DEVELOPMENT
9371 / 9391 FRANCIS ROAD
RICHMOND, BC
(RZ 22-005593, DP 23-029303)

Title
COLORED EXTERIOR FINISH MATERIAL SAMPLE BOARD

Project No. #8272 Scale N.T.S.

Drawing No. A0.8 Revision

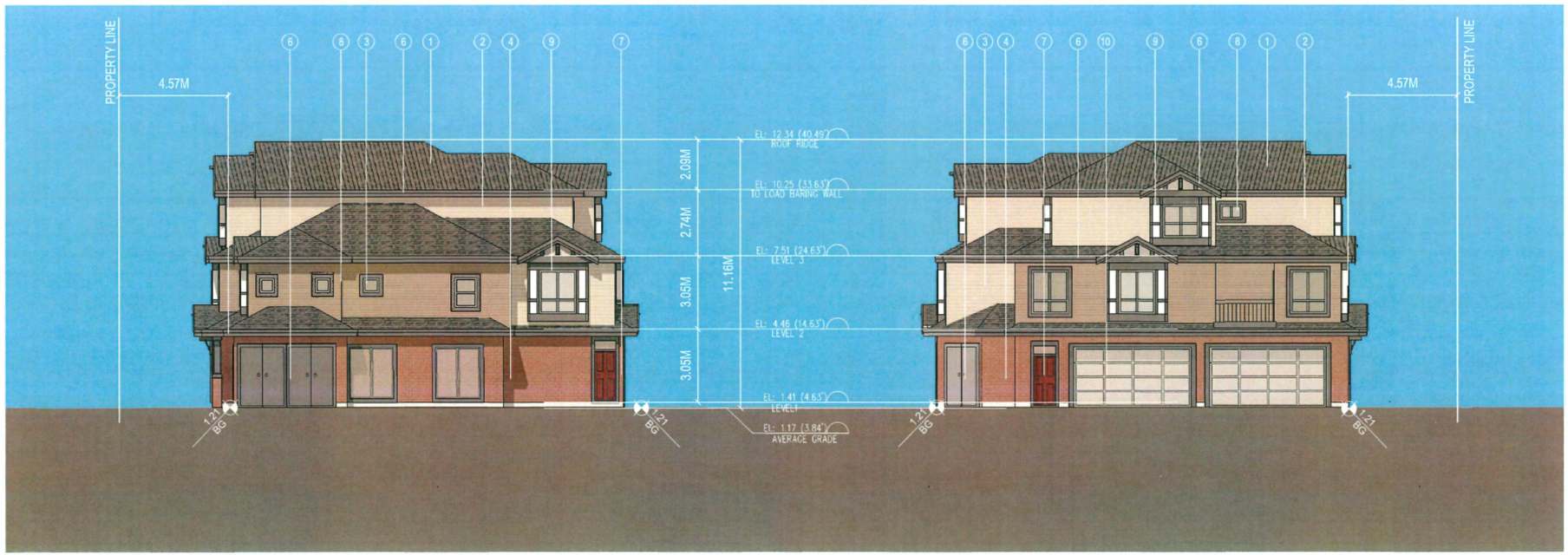
DP 23-029303 **MARCH 5, 2025** **PLAN #35**



EXTERIOR FINISH MATERIAL SCHEDULE
1,HIGH PROFILE ASPHALT SHINGLES (LIGHT GREY)
2,PAINTED COMPOSITE CEMENT-HARDIELAP SIDING (GREY)
3,PAINTED COMPOSITE CEMENT-HARDIELAP SIDING (BROWN)
4,BRICK CLADDING (RED)
5,VINYL WINDOW W/ CLEAR DOUBLE GLAZING & LIGHT WHITE FRAME
6,PAINTED WOOD FASCIA BOARD / TRIM / STEEL DOOR /GUARDRAIL (DARK GREY)
7,PAINTED WOOD UNIT ENTRY DOOR (NATURAL WOOD COLOR)
8,VINYL WINDOW W/ CLEAR DOUBLE GLAZING & DARK BROWN FRAME
9,PAINTED COMPOSITE CEMENT SHEET PANEL (WHITE)
10,METAL GARAGE DOOR (LIGHT GREY)
11,PAINTED WOOD UNIT ENTRY DOOR (WHITE COLOR)

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

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



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

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

DP 23-029303 **MARCH 5, 2025** **PLAN #36**

IMPERIAL ARCHITECTURE
ADDRESS: 7700 FRENCH STREET, VANCOUVER, BC, V6P 4Y3
EMAIL: IMPERIAL.ARCHITECTURE@GMAIL.COM
TELEPHONE: 778-838-6552

ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Dimensions

The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.

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ISSUED FOR DP RESUBMISSION	JZ	JL	24.10.09
ISSUED FOR DP RESUBMISSION	JZ	JL	24.08.26
ISSUED FOR PLANNING COMMITTEE REVIEW	JZ	JL	24.01.23
ISSUED FOR DP RESUBMISSION	JZ	JL	23.11.14
ISSUED FOR DP SUBMISSION	JZ	JL	23.09.19
ISSUED FOR REZONING RESUBMISSION	JZ	JL	23.09.12
ISSUED FOR REZONING RESUBMISSION	JZ	JL	23.04.10
ISSUED FOR REZONING RESUBMISSION	JZ	JL	22.11.18
ISSUED FOR REZONING APPLICATION	JZ	JL	21.11.30

REGISTERED ARCHITECT JIANG ZHU 2025-03-01 BRITISH COLUMBIA

Client/Project

TOWNHOUSE DEVELOPMENT

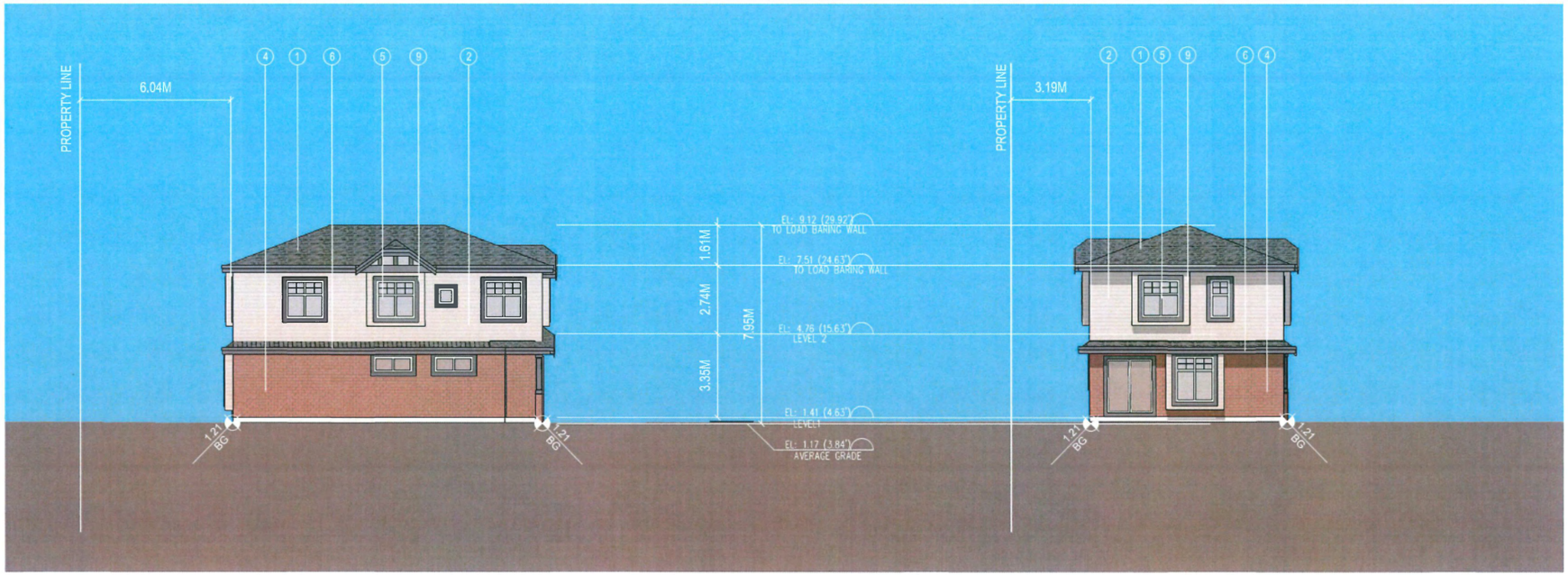
9371 / 9391 FRANCIS ROAD
RICHMOND, BC
(RZ 22-005593, DP 23-029303)

Title

BUILDING A ELEVATIONS

Project No. #8272 | Scale 1/8"=1'-0"

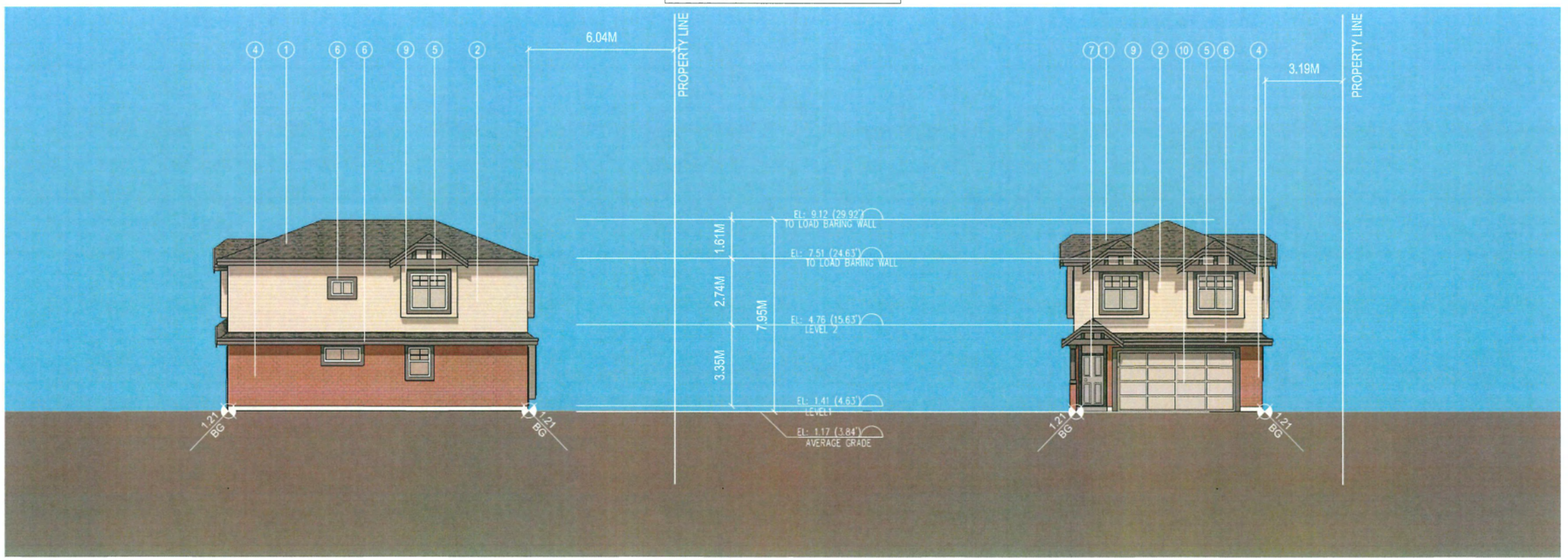
Drawing No. A3.1 | Revision 1



1 A3.2 BUILDING B WEST ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR FINISH MATERIAL SCHEDULE
1.HIGH PROFILE ASPHALT SHINGLES (LIGHT GREY)
2.PAINTED COMPOSITE CEMENT-HARDIELAP SIDING (GREY)
3.PAINTED COMPOSITE CEMENT-HARDIELAP SIDING (BROWN)
4.BRICK CLADDING (RED)
5.VINYL WINDOW W/ CLEAR DOUBLE GLAZING & LIGHT WHITE FRAME
6.PAINTED WOOD FASCIA BOARD / TRIM / STEEL DOOR /GUARDRAIL (DARK GREY)
7.PAINTED WOOD UNIT ENTRY DOOR (NATURAL WOOD COLOR)
8.VINYL WINDOW W/ CLEAR DOUBLE GLAZING & DARK BROWN FRAME
9.PAINTED COMPOSITE CEMENT SHEET PANEL (WHITE)
10.METAL GARAGE DOOR (LIGHT GREY)
11.PAINTED WOOD UNIT ENTRY DOOR (WHITE COLOR)

2 A3.2 BUILDING B NORTH ELEVATION
SCALE: 1/8"=1'-0"



3 BUILDING B EAST ELEVATION
A3.2 SCALE: 1/8"=1'-0"

4 A3.2 BUILDING B SOUTH ELEVATION
SCALE: 1/8"=1'-0"

DP 23-029303 MARCH 5, 2025 PLAN #37

IMPERIAL ARCHITECTURE
ADDRESS: 7788 FRENCH STREET, VANCOUVER, BC, V6P 4V3
EMAIL: IMPERIAL_ARCHITECTURE@GMAIL.COM
TELEPHONE: 778-836-6052

ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Dimensions
The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.

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ISSUED FOR DP RESUBMISSION	J.Z.	J.L.	24.08.26
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ISSUED FOR DP RESUBMISSION	J.Z.	J.L.	23.11.14
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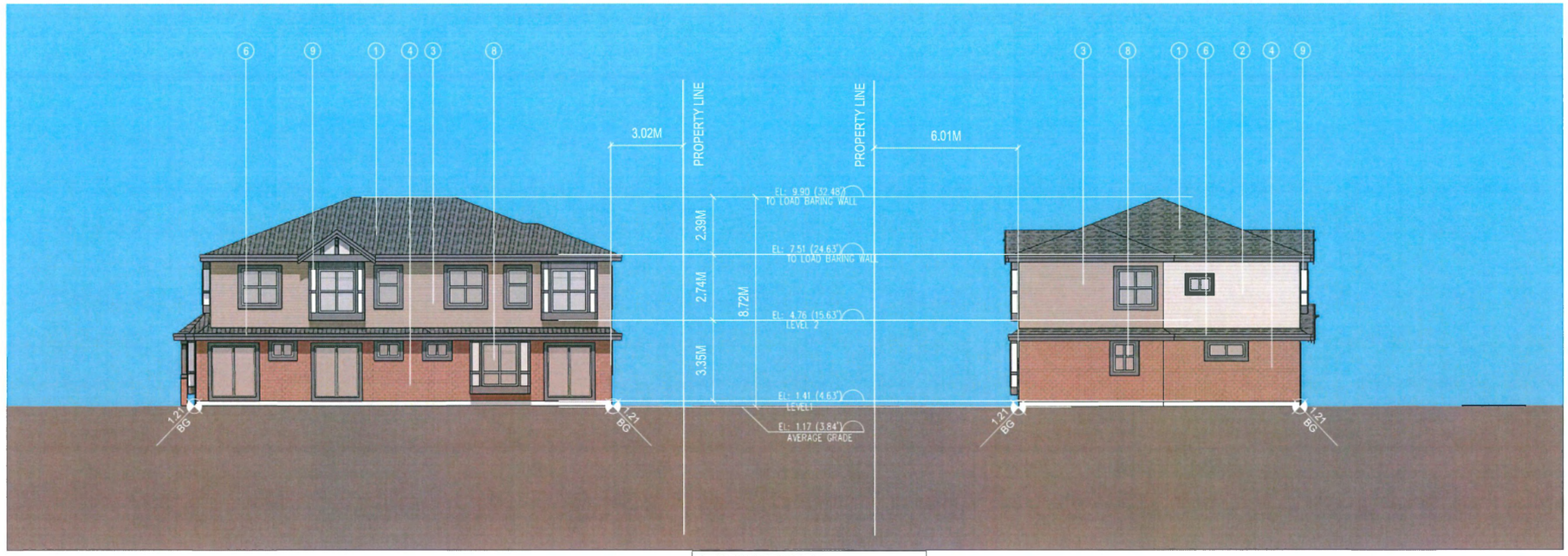
ISSUED FOR REZONING RESUBMISSION	J.Z.	J.L.	23.04.10
ISSUED FOR REZONING RESUBMISSION	J.Z.	J.L.	22.11.18
ISSUED FOR REZONING APPLICATION	J.Z.	J.L.	21.11.30

REGISTERED ARCHITECT JIANG ZHU 2025-03-01 BRITISH COLUMBIA

Client/Project
TOWNHOUSE DEVELOPMENT
9371 / 9391 FRANCIS ROAD
RICHMOND, BC
(RZ 22-005593, DP 23-029303)

Title
BUILDING B ELEVATIONS

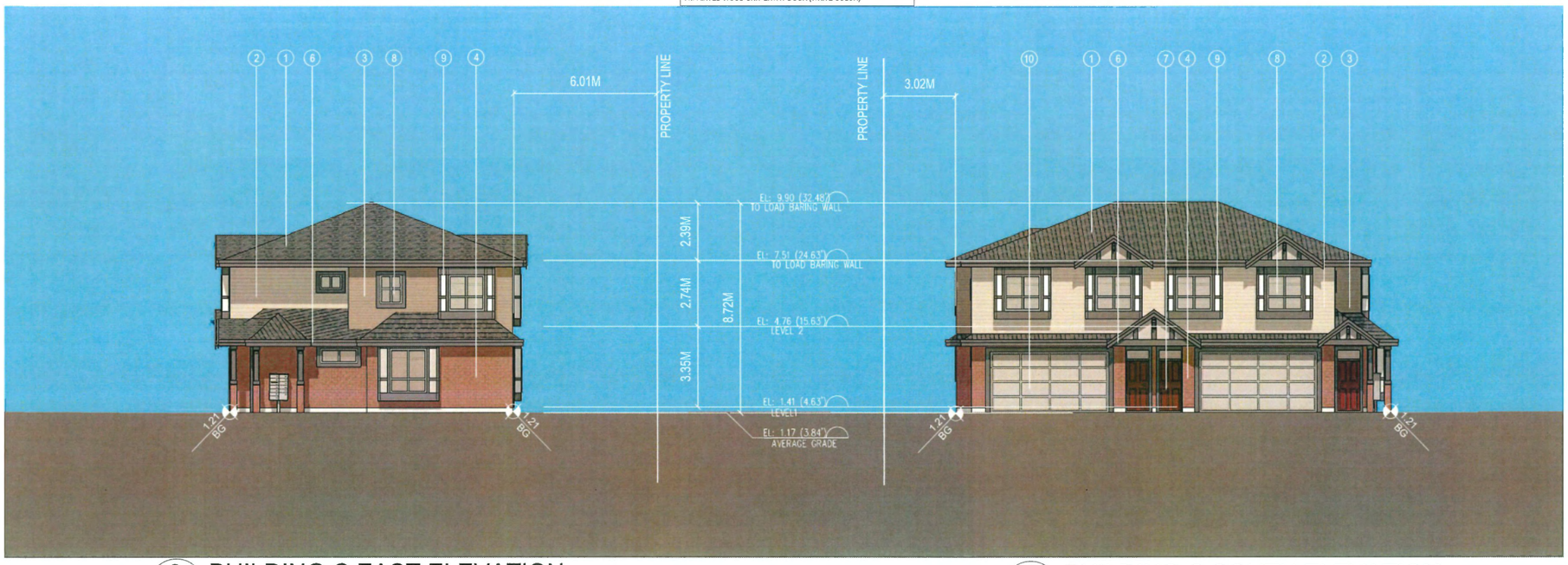
Project No. #8272
Scale 1/8"=1'-0"
Dr. No. A3.2
Revision
Sheet



1 A3.3 BUILDING C NORTH ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR FINISH MATERIAL SCHEDULE
1.HIGH PROFILE ASPHALT SHINGLES (LIGHT GREY)
2.PAINTED COMPOSITE CEMENT-HARDIELAP SIDING (GREY)
3.PAINTED COMPOSITE CEMENT-HARDIELAP SIDING (BROWN)
4.BRICK CLADDING (RED)
5.VINYL WINDOW W/ CLEAR DOUBLE GLAZING & LIGHT WHITE FRAME
6.PAINTED WOOD FASCIA BOARD / TRIM / STEEL DOOR /GUARDRAIL (DARK GREY)
7.PAINTED WOOD UNIT ENTRY DOOR (NATURAL WOOD COLOR)
8.VINYL WINDOW W/ CLEAR DOUBLE GLAZING & DARK BROWN FRAME
9.PAINTED COMPOSITE CEMENT SHEET PANEL (WHITE)
10.METAL GARAGE DOOR (LIGHT GREY)
11.PAINTED WOOD UNIT ENTRY DOOR (WHITE COLOR)

2 A3.3 BUILDING C WEST ELEVATION
SCALE: 1/8"=1'-0"



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

4 A3.3 BUILDING C SOUTH ELEVATION
SCALE: 1/8"=1'-0"

IMPERIAL ARCHITECTURE
ADDRESS: 7580 FRENCH STREET, VANCOUVER, BC, V6P 4V5
EMAIL: IMPERIAL.ARCHITECTURE@GMAIL.COM
TELEPHONE: 778-838-6552

ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Dimensions
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ISSUED FOR DP RESUBMISSION	JZ	JL	24.09.26
ISSUED FOR PLANNING COMMITTEE REVIEW	JZ	JL	24.06.03
ISSUED FOR DP RESUBMISSION	JZ	JL	23.11.14
ISSUED FOR DP SUBMISSION	JZ	JL	23.09.19
ISSUED FOR REZONING RESUBMISSION	JZ	JL	23.09.12
ISSUED FOR REZONING RESUBMISSION	JZ	JL	23.04.10
ISSUED FOR REZONING RESUBMISSION	JZ	JL	22.11.18
ISSUED FOR REZONING APPLICATION	JZ	JL	21.11.30

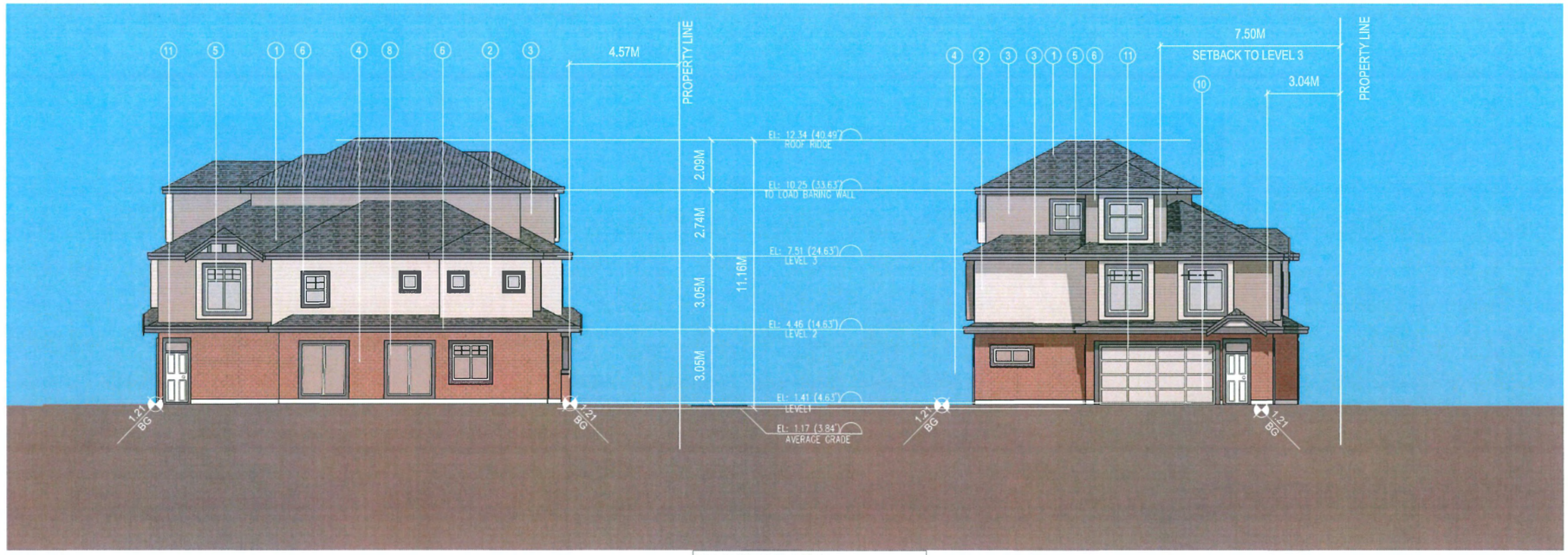
REGISTERED ARCHITECT JIANG ZHU 2025-03-01 BRITISH COLUMBIA

Client/Project
TOWNHOUSE DEVELOPMENT
9371 / 9391 FRANCIS ROAD
RICHMOND, BC
(RZ 22-005593, DP 23-029303)

Title
BUILDING C ELEVATIONS

Project No. #8272
Scale 1/8"=1'-0"
Drawing No. A3.3
Revision
Sheet No. 3 of

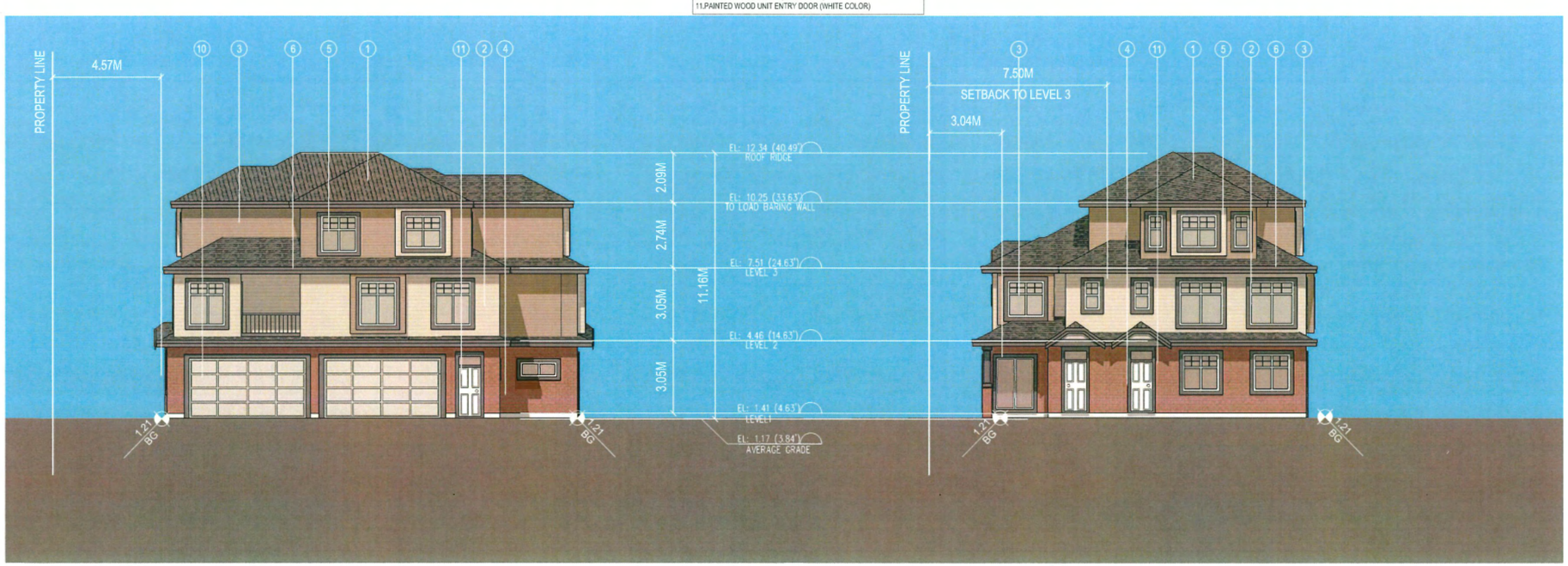
DP 23-029303 MARCH 5, 2025 PLAN #38



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

EXTERIOR FINISH MATERIAL SCHEDULE
1.HIGH PROFILE ASPHALT SHINGLES (LIGHT GREY)
2.PAINTED COMPOSITE CEMENT-HARDIELAP SIDING (GREY)
3.PAINTED COMPOSITE CEMENT-HARDIELAP SIDING (BROWN)
4.BRICK CLADDING (RED)
5.VINYL WINDOW W/ CLEAR DOUBLE GLAZING & LIGHT WHITE FRAME
6.PAINTED WOOD FASCIA BOARD / TRIM / STEEL DOOR /GUARDRAIL (DARK GREY)
7.PAINTED WOOD UNIT ENTRY DOOR (NATURAL WOOD COLOR)
8.VINYL WINDOW W/ CLEAR DOUBLE GLAZING & DARK BROWN FRAME
9.PAINTED COMPOSITE CEMENT SHEET PANEL (WHITE)
10.METAL GARAGE DOOR (LIGHT GREY)
11.PAINTED WOOD UNIT ENTRY DOOR (WHITE COLOR)

2 A3.4 BUILDING D NORTH ELEVATION
SCALE: 1/8"=1'-0"



3 A3.4 BUILDING D EAST ELEVATION
SCALE: 1/8"=1'-0"

4 A3.4 BUILDING D SOUTH ELEVATION
SCALE: 1/8"=1'-0"

DP 23-029303 MARCH 5, 2025 PLAN #39

IMPERIAL ARCHITECTURE
ADDRESS: 7280 FRENCH STREET, VANCOUVER, BC, V6P 4V5
EMAIL: IMPERIAL.ARCHITECTURE@GMAIL.COM
TELEPHONE: 778-938-6552

ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Dimensions
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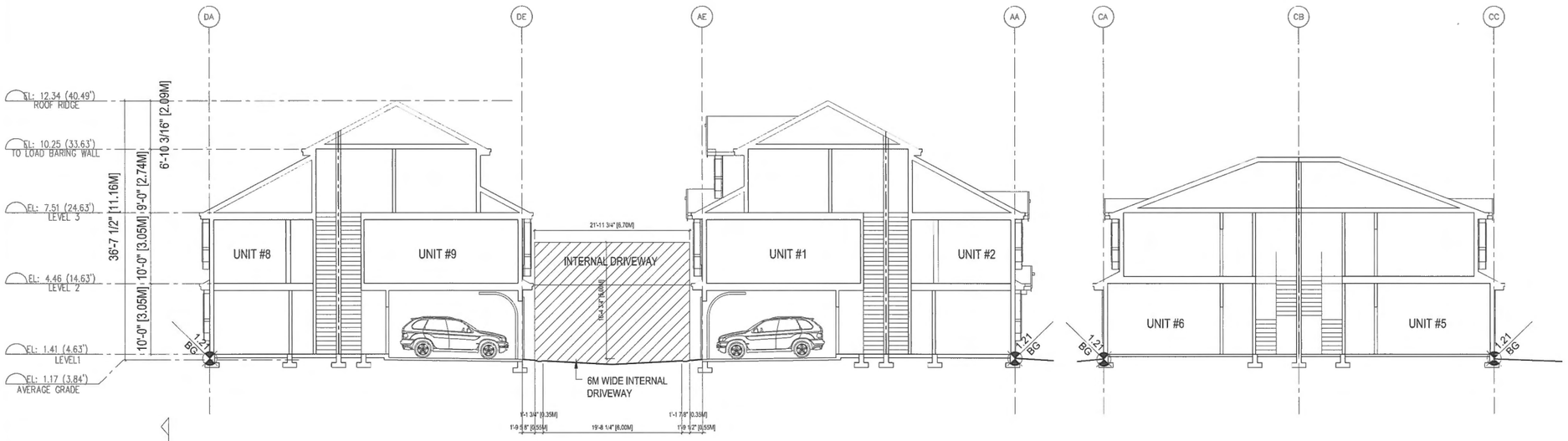
ISSUED FOR DP RESUBMISSION	JZ	JL	24.08.26
ISSUED FOR PLANNING COMMITTEE REVIEW	JZ	JL	24.05.23
ISSUED FOR DP RESUBMISSION	JZ	JL	23.11.14
ISSUED FOR DP SUBMISSION	JZ	JL	23.09.19
ISSUED FOR REZONING RESUBMISSION	JZ	JL	23.09.12
ISSUED FOR REZONING RESUBMISSION	JZ	JL	23.04.10
ISSUED FOR REZONING RESUBMISSION	JZ	JL	22.11.18
ISSUED FOR REZONING APPLICATION	JZ	JL	21.11.30

REGISTERED ARCHITECT JIANG ZHU 2025-03-01 BRITISH COLUMBIA

Client/Project
TOWNHOUSE DEVELOPMENT
9371 / 9391 FRANCIS ROAD
RICHMOND, BC
(RZ 22-005593, DP 23-029303)

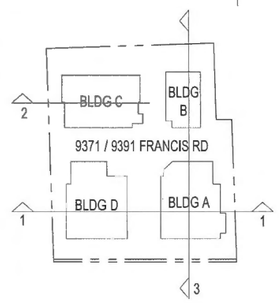
Title
BUILDING D ELEVATIONS

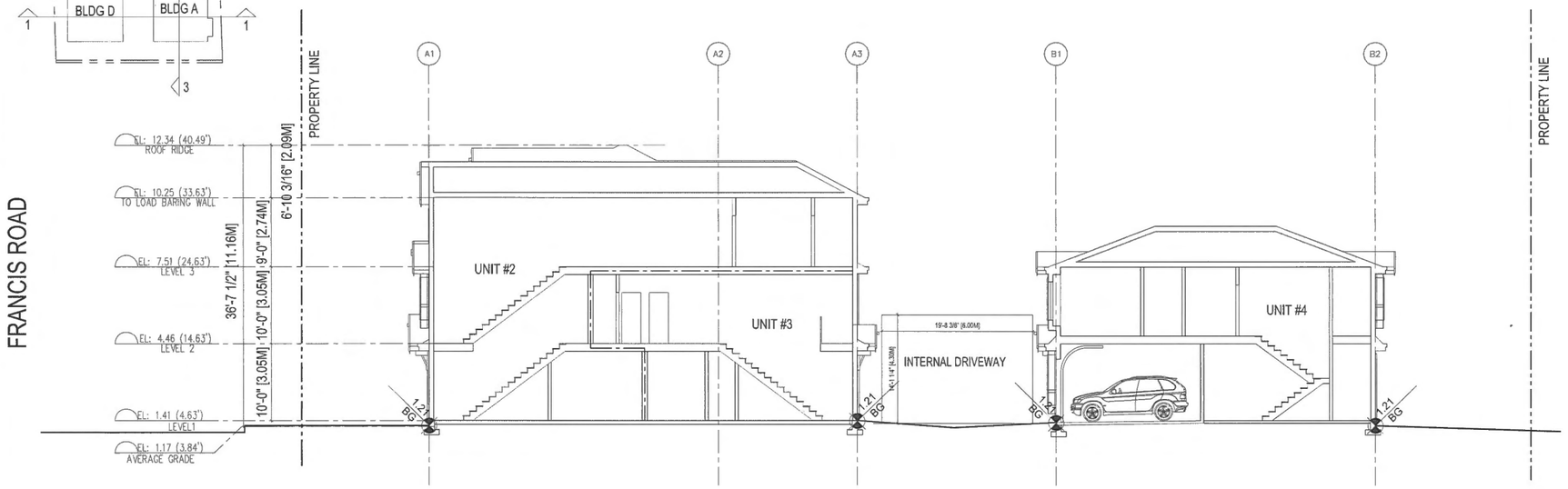
Project No. #8272
Scale 1/8"=1'-0"
Drawing No. A3.4
Revision



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

2 A4.1 BUILDING C SECTION
SCALE: 1/8"=1'-0"





ADJACENT
SINGLE FAMILY
PROPERTIES

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

FIRE SEPARATION LEGEND:
ONE HOUR F.R.R.

DP 23-029303

MARCH 5, 2025

PLAN #40

IMPERIAL ARCHITECTURE
ADDRESS: 7788 FRENCH STREET, VANCOUVER, BC, V6P 4V5
EMAIL: IMPERIAL.ARCHITECTURE@GMAIL.COM
TELEPHONE: 778-838-6033

ARCHITECTURE
INTERIOR
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ISSUED FOR REZONING RESUBMISSION	J.Z.	J.L.	22.11.18
ISSUED FOR REZONING APPLICATION	J.Z.	J.L.	21.11.30

REGISTERED ARCHITECT
JIANG ZHU
2025-03-01
BRITISH COLUMBIA

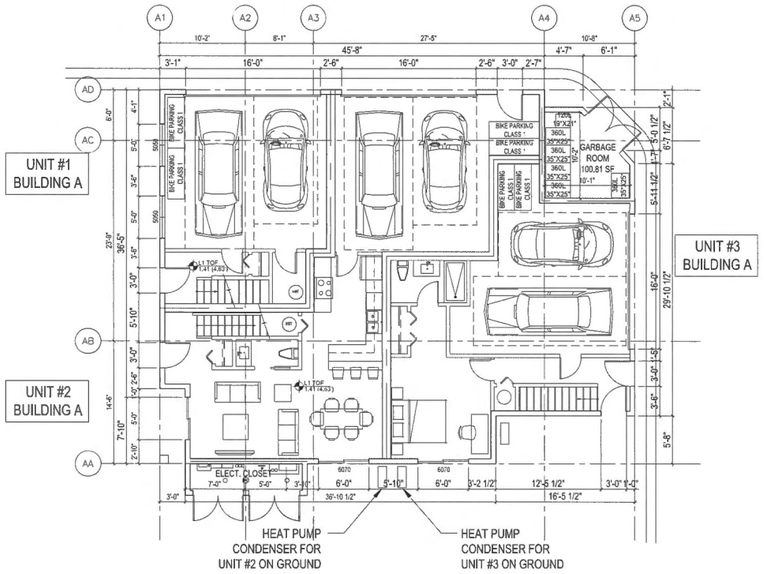
Client/Project

TOWNHOUSE DEVELOPMENT
9371 / 9391 FRANCIS ROAD
RICHMOND, BC
(RZ 22-005593, DP 23-029303)

Title

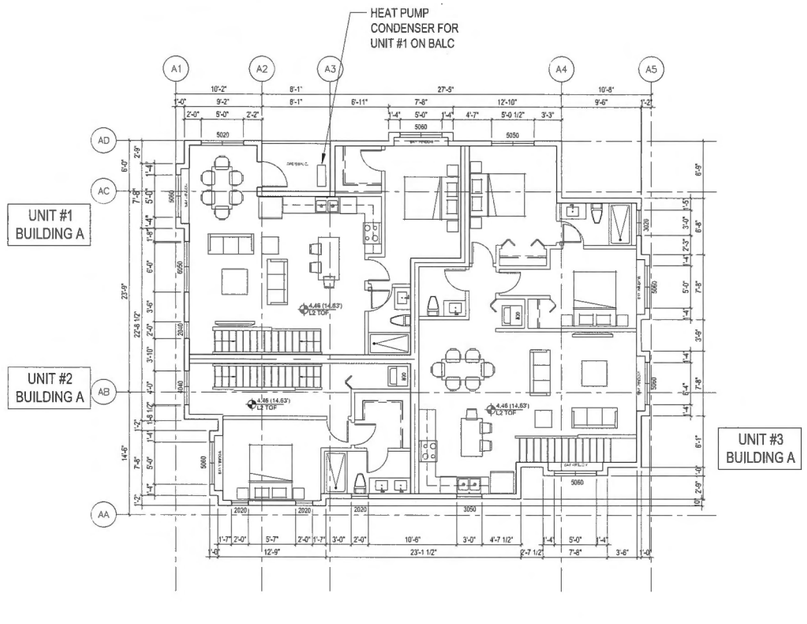
BUILDING SECTIONS

Project No. #8272
Scale 1/8"=1'-0"
Drawing No. A4.1
Revision 1



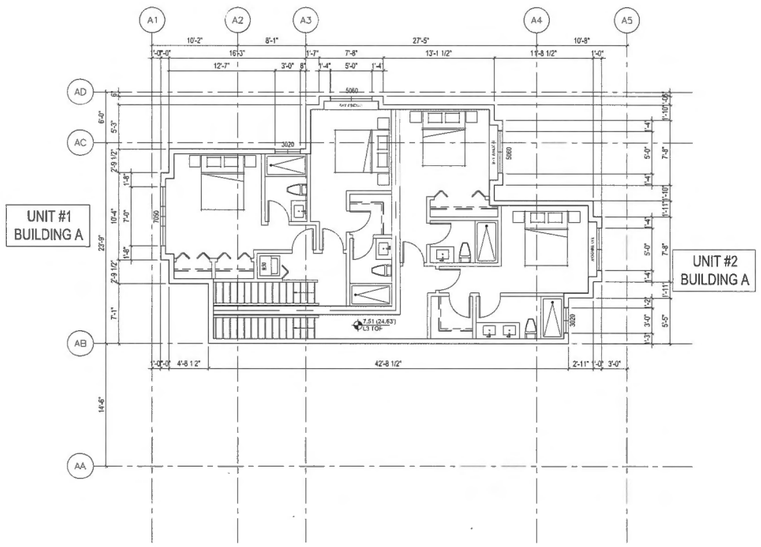
1 - BLDG A LEVEL 1 FLOOR PLAN

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



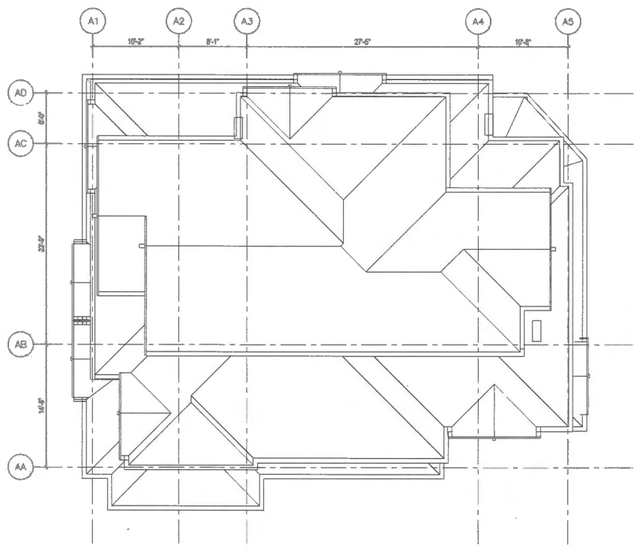
2 - BLDG A LEVEL 2 FLOOR PLAN

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



3 - BLDG A LEVEL 3 FLOOR PLAN

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



4 - BLDG A ROOF PLAN

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

GENERAL NOTES:

1. AGING IN PLACE FEATURES SUCH AS "STAIRWELL HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATHTUB AND SHOWER" AND "LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES" WILL BE PROVIDED IN ALL UNITS.

2. UNIT #4 IS THE CONVERTIBLE UNIT. ITS DESIGN IS IN FULL COMPLIANCE WITH CITY'S CONVERTIBLE DESIGN GUIDELINE / CHECKLIST

3. UNIT #5 CONTAINS A LOCK-OFF UNIT.

4. TWO EV CHARGERS TO BE PROVIDED IN EACH RESIDENTIAL GARAGE (2 PER EACH UNIT).

5. THE DESIGN OF THE PROJECT WILL COMPLY WITH CITY'S STEP CODE REQUIREMENTS.

6. ALL CONDENSING UNITS SHOULD ALL COME WITH VIBRATION ISOLATORS AND RATED STATIC DEFLECTION IN ACCORDANCE WITH ASHRAE GUIDELINES CHAPTER 49 – NOISE AND VIBRATION CONTROL. SEE ACOUSTICAL REPORT PREPARED BY PMD ACOUSTICS DATED AUGUST 9, 2024.

DP 23-029303

MARCH 5, 2025

REFERENCE PLAN

IMPERIAL ARCHITECTURE
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REGISTERED ARCHITECT JIANG ZHU 2025-03-01 BRITISH COLUMBIA

Client/Project

TOWNHOUSE DEVELOPMENT

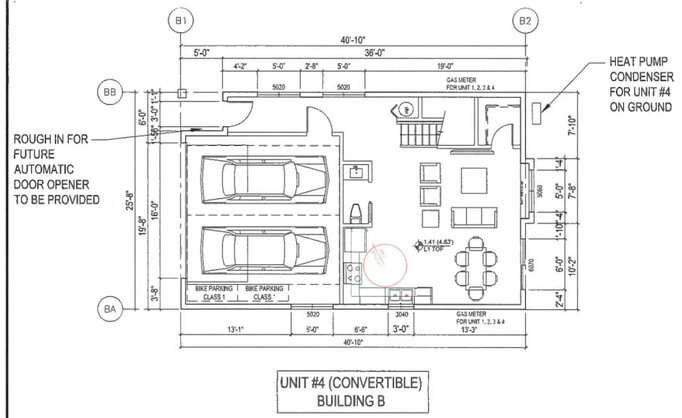
9371 / 9391 FRANCIS ROAD
RICHMOND, BC
(RZ 22-005593, DP 23-029303)

Title

BUILDING A FLOOR PLANS

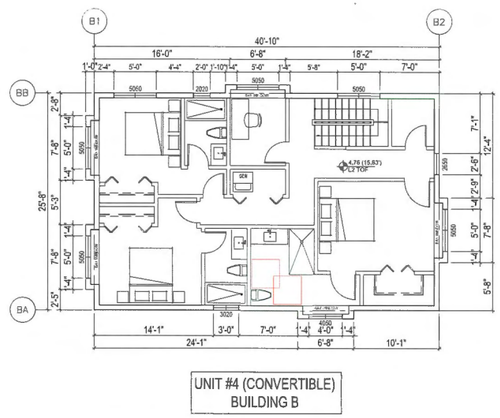
Project No.	Scale
#8272	1/8"=1'-0"

Drawing No. A2.1 | Sheet | Revision



UNIT #4 (CONVERTIBLE)
BUILDING B

1 - BLDG B LEVEL 1 FLOOR PLAN
SCALE: 1/8"=1'-0"



UNIT #4 (CONVERTIBLE)
BUILDING B

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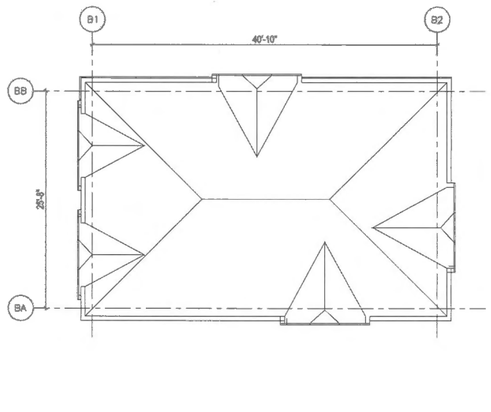
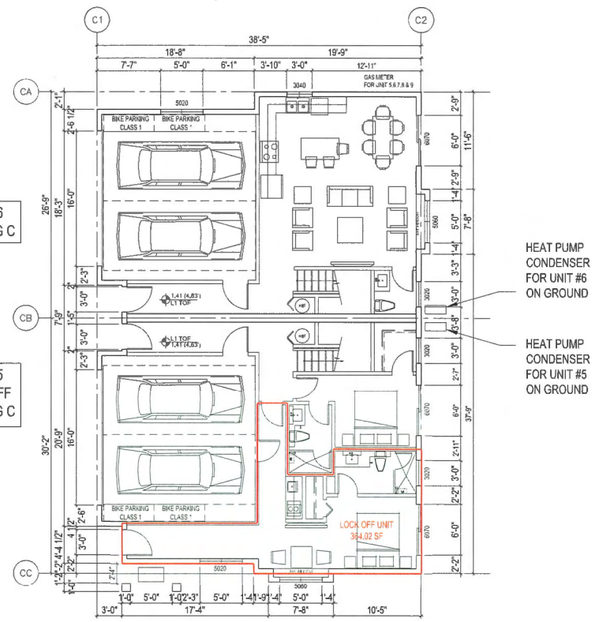
SCALE: 1/8"=1'-0"



3 - BLDG B ROOF PLAN
SCALE: 1/8"=1'-0"



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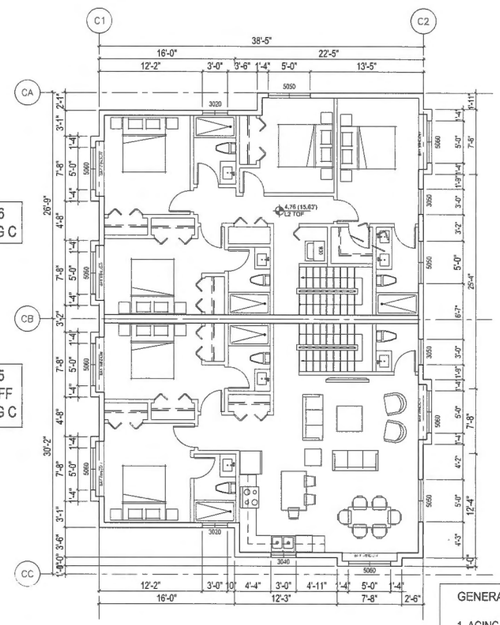
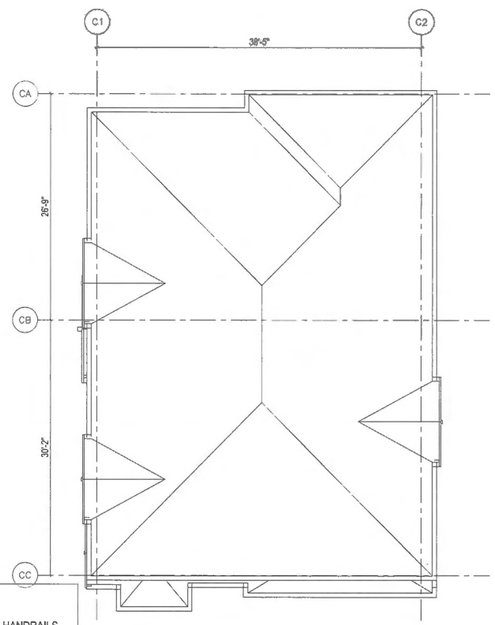
SCALE: 1/8"=1'-0"



5 - BLDG C LEVEL 2 FLOOR PLAN
SCALE: 1/8"=1'-0"



6 - BLDG C ROOF PLAN
SCALE: 1/8"=1'-0"

GENERAL NOTES:

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3. UNIT #5 CONTAINS A LOCK-OFF UNIT.

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6. ALL CONDENSING UNITS SHOULD ALL COME WITH VIBRATION ISOLATORS AND RATED STATIC DEFLECTION IN ACCORDANCE WITH ASHRAE GUIDELINES CHAPTER 49 – NOISE AND VIBRATION CONTROL. REFER TO LOCAL REPORT PREPARED BY PMD ACOUSTICS DATED AUGUST 9, 2024.

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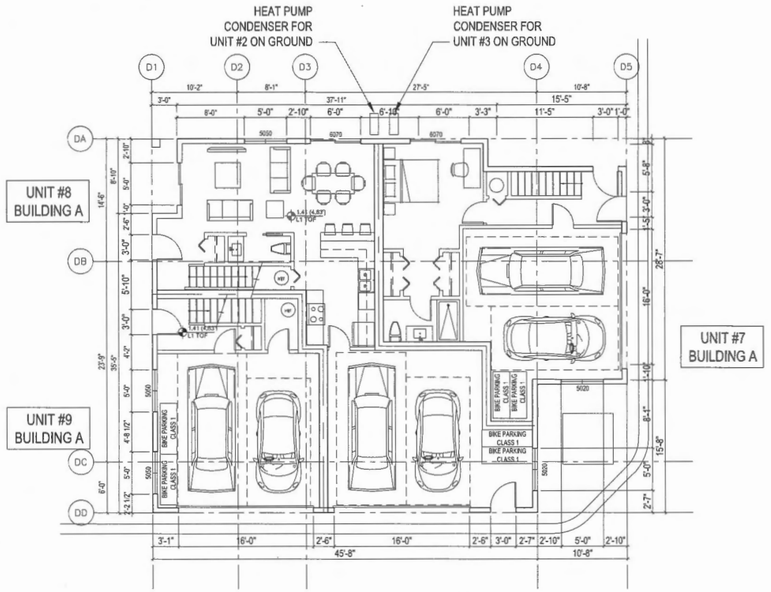
Title

BUILDING B & C FLOOR PLANS

Project No. #8272 | Scale 1/8"=1'-0"

Drawing No. A2.2 | Sheet | Revision

DP 23-029303 **MARCH 5, 2025** **REFERENCE PLAN**



1 - BLDG D LEVEL 1 FLOOR PLAN
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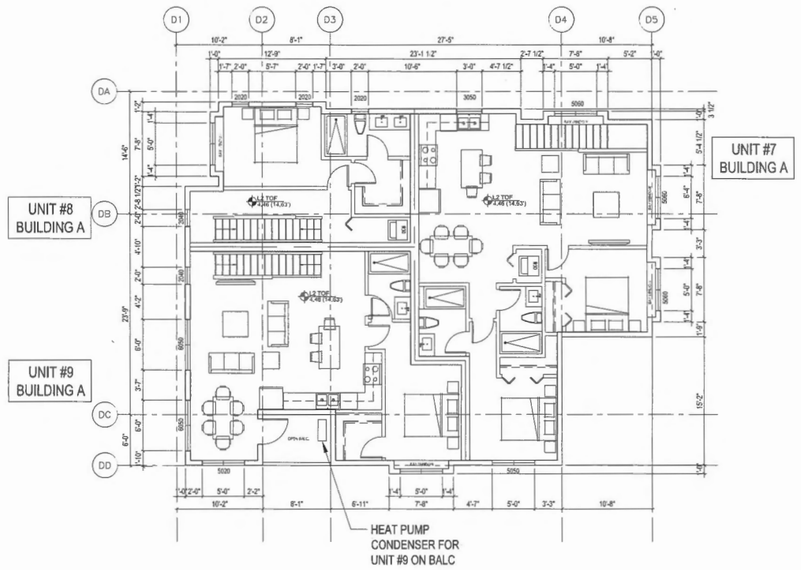
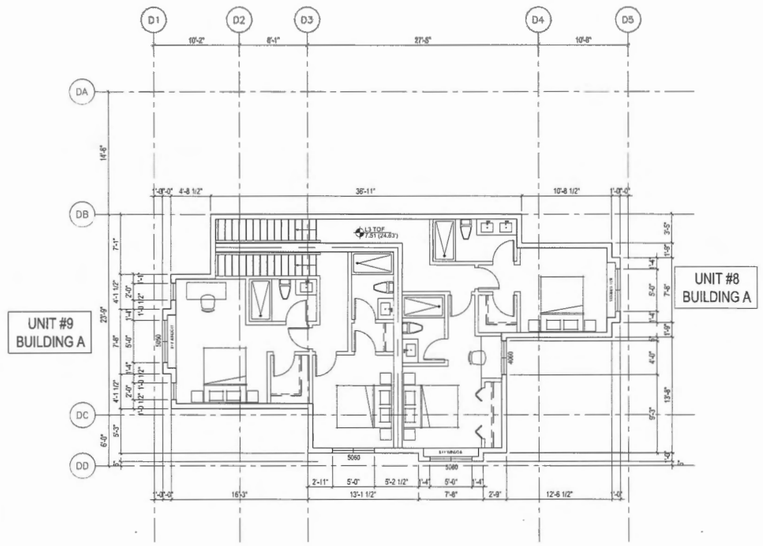
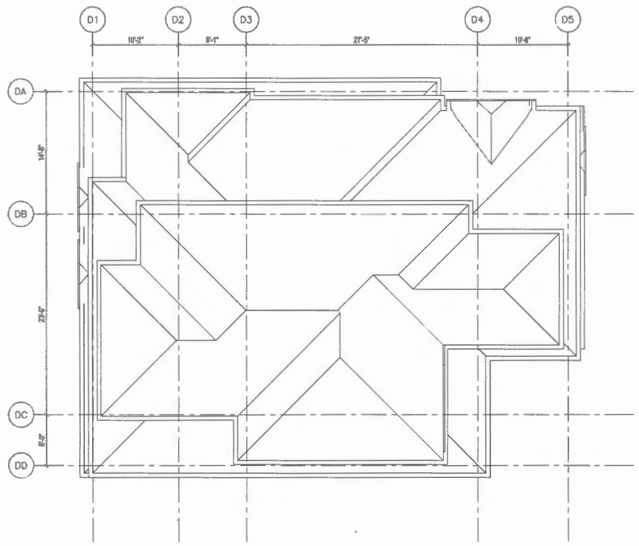


2 - BLDG D LEVEL 2 FLOOR PLAN
SCALE: 1/8"=1'-0"



3 - BLDG D LEVEL 3 FLOOR PLAN
SCALE: 1/8"=1'-0"



4 - BLDG D ROOF PLAN
SCALE: 1/8"=1'-0"

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Client/Project

TOWNHOUSE DEVELOPMENT

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RICHMOND, BC
(RZ 22-005593, DP 23-029303)

Title

BUILDING D FLOOR PLANS

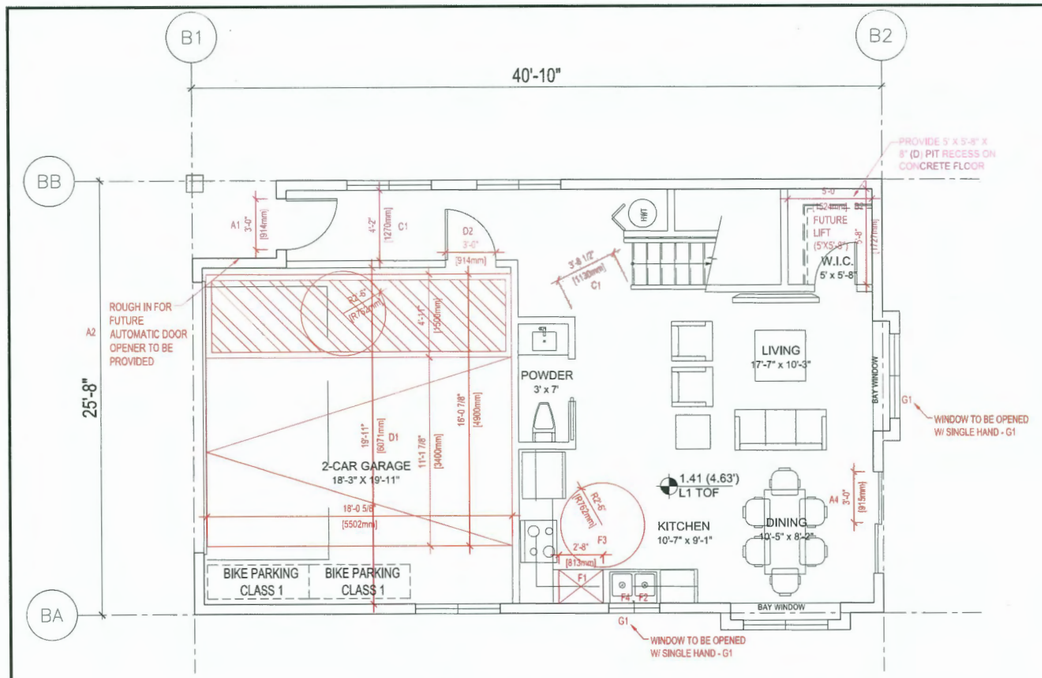
Project No. #8272 | Scale 1/8"=1'-0"

Drawing No. A2.3 | Sheet | Revision

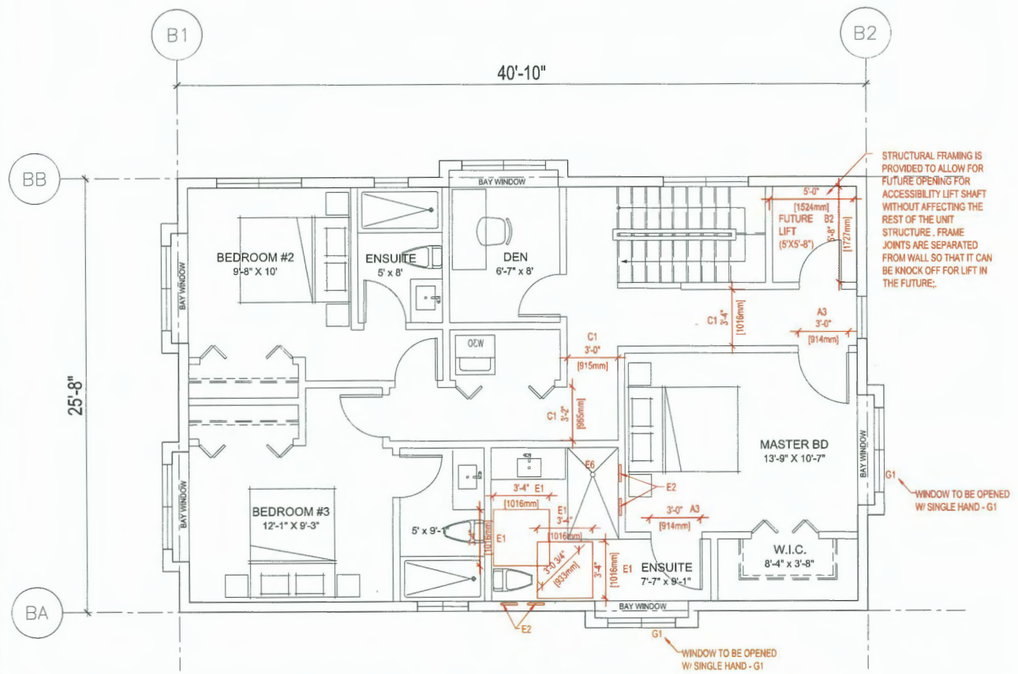
DP 23-029303

MARCH 5, 2025

REFERENCE PLAN



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



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

Configuration and Dimensions

Cab Configurations

Car sizes and Hoistway Dimensions

Premium Door Package: sliding elevator hall door with sliding elevator car door

Typical Car Sizes (W x L): 40" x 50" | 40" x 54" | 42" x 60" | 48" x 60"" (smaller and custom sizes available)

Clear Cab Size (W x L)	Style 1 (W x L)	Style 2 (W x L)	Style 3 & 4 (W x L)	Style 5 (W x L)
40" x 50"	57 ⅛" x 68 ⅛"	57 ⅛" x 77"	66" x 68 ⅛"	66" x 59 ⅛"
40" x 54"	57 ⅛" x 72 ⅛"	57 ⅛" x 81"	66" x 72 ⅛"	66" x 63 ⅛"
42" x 60"	59 ⅛" x 78 ⅛"	59 ⅛" x 87"	68" x 78 ⅛"	68" x 69 ⅛"
48" x 60"	65 ⅛" x 78 ⅛"	65 ⅛" x 87"	74" x 78 ⅛"	74" x 69 ⅛"

Upgrade Door Package: swinging hall door with sliding elevator car door

Typical Car Sizes (W x L): 40" x 50" | 40" x 54" | 42" x 60" | 48" x 60"" (smaller and custom sizes available)

Clear Cab Size (W x L)	Style 1 (W x L)	Style 2 (W x L)	Style 3 & 4 (W x L)	Style 5 (W x L)
40" x 50"	57 ⅛" x 62 ⅛"	57 ⅛" x 66"	66 ⅛" x 62 ⅛"	66 ⅛" x 59 ⅛"
40" x 54"	57 ⅛" x 66 ⅛"	57 ⅛" x 70"	66 ⅛" x 66 ⅛"	66 ⅛" x 63 ⅛"
42" x 60"	59 ⅛" x 72 ⅛"	59 ⅛" x 76"	62 ⅛" x 72 ⅛"	63 ⅛" x 69 ⅛"
48" x 60"	65 ⅛" x 72 ⅛"	65 ⅛" x 76"	68 ⅛" x 72 ⅛"	68 ⅛" x 69 ⅛"

Standard Door Package: swinging hall door with accordion car gate

Typical Car Sizes (W x L): 36" x 48" | 36" x 60" | 40" x 54" | 42" x 60" | 48" x 60"" (smaller and custom sizes available)

Clear Cab Size (W x L)	Style 1 (W x L)	Style 2 (W x L)	Style 3 & 4 (W x L)	Style 5 (W x L)
36" x 48"	51 ⅛" x 56 ⅛"	51 ⅛" x 54 ⅛"	55 ⅛" x 54 ⅛"	55 ⅛" x 54 ⅛"
36" x 60"	51 ⅛" x 62 ⅛"	51 ⅛" x 60 ⅛"	55 ⅛" x 62 ⅛"	55 ⅛" x 60 ⅛"
36" x 60"	51 ⅛" x 68 ⅛"	51 ⅛" x 66 ⅛"	55 ⅛" x 68 ⅛"	55 ⅛" x 66 ⅛"
40" x 54"	55 ⅛" x 62 ⅛"	55 ⅛" x 60 ⅛"	59 ⅛" x 62 ⅛"	59 ⅛" x 60 ⅛"
42" x 60"	57 ⅛" x 68 ⅛"	57 ⅛" x 66 ⅛"	61 ⅛" x 68 ⅛"	61 ⅛" x 66 ⅛"
48" x 60"	63 ⅛" x 70 ⅛"	63 ⅛" x 74"	67 ⅛" x 70 ⅛"	67 ⅛" x 66 ⅛"

Note:
- Your local jurisdiction may require dedicated elevator machine rooms. For further details, please contact your local dealer
- Check with your local dealer for code compliance as elevator cars larger than 15.5 sq. may not be legal in your jurisdiction
- For more dimensional information, refer to the Design and Planning guide as well as your local dealer. Dimensions shown are for planning not building

6

Specifications - Elvoron

Overhead Clearances Required:	Hydraulic Drive	In-Line Drive	In-Line Drive w/Controller at top of hoistway (MR II Small Only)
84" Cab height - standard door pkg. 84" Cab height - upgrade / premium door pkg.	96" (2438 mm) 96" (2438 mm)	96" (2438 mm) 96" (2438 mm)	108" (2743 mm) 114" (2896 mm)
96" Cab height - standard door pkg. 96" Cab height - upgrade / premium door pkg.	108" (2743 mm) 108" (2743 mm)	108" (2743 mm) 108" (2743 mm)	120" (3048 mm) 120" (3048 mm)

Rated Load: Standard 1,000 lbs (455 kg)

Speed: 40 ft/min (12.2 meters/min) nominal speed

Travel Range: Up to 50 Feet (15.2 m) | For Hydraulic drive: Up to 42 feet 6 inches (13 m)

Stops: Up to 8 stops (in-line drive), up to 6 stops (hydraulic drive)

Standard Controls: Fully automatic push button operation | Digital floor indicator in car | Automatic car lighting upon entry | 2 tone illuminated push buttons

Standard Safety Features: Battery-powered emergency lowering | Safety braking system | Car door and hall door safety monitoring system | Emergency stop and alarm

Hydraulic Drive System: 1:2 cable hydraulic drive | Quiet submersed pump and motor | Two-speed valve for smooth start and stop

In-Line Drive System: Geared direct drive motor | Variable frequency drive for smooth start and stop | Speed monitor

Power Requirements: 230 VAC single phase | Optional 208 VAC 3 phase (Hydraulic Drive only)

Popular Options: Premium or Elite fixtures | 3-speed sliding doors

Flooring: By others to match the home decor | Minimum 1/8" thick | Maximum 3/4" thick

Warranty: 2 year standard warranty | Optional additional 5 year extended warranty to 7 years (North America Only)

Note:
- Your local jurisdiction may require dedicated elevator machine rooms. For further details, please contact your local dealer
- Check with your local dealer for code compliance as veh cles larger than 15 Sq.ft., may not be legal in your jurisdiction
- For more dimensional information, refer to the Design and Planning guide

AV 11

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 IN MASTER BEDROOM, HOME OFFICE, GARAGE AND RECREATION ROOM.*

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DP 23-029303 **MARCH 5, 2025** **REFERENCE PLAN** A5.1