



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel
From: Raul Allueva
Director of Development
Date: January 18, 2005
File: DP 04-271712
Re: **Application by Fairchild Developments Ltd. for a Development Permit at
8080 Cambie Road (formerly 4151 Hazelbridge Way)**

Staff Recommendation

That a Development Permit be issued that would permit the development of an eight-storey, 119-unit, residential tower on this site zoned Comprehensive Development (CD/86).

Raul Allueva
Director of Development

CA:blg
Att.

Staff Report

Origin

Fairchild Developments Ltd. has applied to the City of Richmond to develop an eight-storey, 119-unit, residential tower (in place of the previously approved hotel) on this site and 390 m² of commercial units on the ground floor and second floor, on this site zoned Comprehensive Development (CD/86) at 8060 Cambie Road (formerly 4151 Hazelbridge Way).

Development Information

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

Background

This proposed multiple-family development forms an integral part of the existing comprehensive development (Aberdeen Centre Shopping Mall). It replaces a previously approved hotel of a similar size.

Development surrounding the subject site is as follows:

- To the north, existing mixed-use developments ranging from hotel, retail, to Buddhist society with a variety of zoning designations north of Cambie Road;
- To the east, existing single-family residences zoned Single-Family Housing District, Subdivision Area E (R/1E);
- To the south, existing mixture of shopping malls and light industrial uses with a variety of zoning designations south of Browngate Road; and
- To the west, existing commercial shopping centres zoned Automobile-Oriented Commercial District (C6).

Amendment to Existing Zoning

The site is presently zoned Comprehensive Development (CD/86), and permits a variety of uses including hotel and shopping centre. The applicant proposes to amend the bylaw to permit up to 0.4 floor area ratio (F.A.R.) density bonus for multiple-family dwelling use (ZT 04- 010735). Bylaw No. 7856, to amend "Comprehensive Development District (CD/86)" to permit the development of new residential uses at 4151 Hazelbridge Way, was introduced and given first reading at Planning Committee on December 7, 2004.

The Public Hearing for the site was held on January 17, 2005. No delegation or written submission was received at the Public Hearing, and no issues were raised by Council to be addressed at the Development Permit stage.

Staff Comments

The proposed scheme meets the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the applicable Design Guidelines in Schedule 1 (9.2 General Guidelines, and 9.3 Multiple-Family Residential Development Permit Guidelines (Apartment) and Schedule 2 (2.10 City Centre Area Plan). In addition, it generally complies with the Aircraft Noise Sensitive Development requirements of the OCP with respect to the restriction to limit aircraft noise-sensitive (residential uses) within this the NEF 35-40 noise contour zone affecting this development.

The revised scheme attached to this report has satisfactorily addressed all the significant staff comments that were identified as part of the Development Permit application review process.

Zoning Variances

The application is generally in compliance with the Comprehensive Development (CD/86) District. No variances have been requested.

Advisory Design Panel Comments

This application was presented to the Advisory Design Panel (ADP) as a rezoning amendment (July 7, 2004) and as a Development Permit Application on July 21, 2004 (**See Attachment 2**). The Panel gave unanimous support on July 7, 2004 to the project but requested that the applicant return to the Panel to demonstrate that further consideration has been given to improve the liveability of the project specifically related to:

- Mitigating headlight glare from the roof-top parking level parkade;
- Proximity to the future development to the south;
- Exploring opportunities for adding additional visual green spaces including the use of French balconies in lieu of providing balconies;
- Improving streetscape by addition additional landscaping where practical; and
- Exploring possible green treatment of the building roof.

The applicant returned to the Panel on July 21, 2004 and successfully addressed the consideration items suggested by the Panel by:

- Installing planted trellis to soften the interface of the roof-top parking and the west-facing units looking onto the parking level, and increasing the height of the wall to shield these units from the glare of the headlight;
- Increasing the southerly setback from 1.8 m to 3.65 m to ensure adequate spatial separation between the proposed residential tower and future development to the south;
- French balconies have been added to the living area of all the units to allow access to open air without compromising acoustical requirements;
- Additional trees and shrubs have been provided where possible on the street level to compliment existing landscaping initiated by Aberdeen Centre Shopping Mall; and
- Green roof/landscaping on rooftop is not possible because the foundation already constructed (as part of the Aberdeen Centre Shopping Mall) has not anticipated the extra structural loading requirements for either a landscaped roof or green roof. This explanation was accepted by the Panel.

Analysis

Aircraft Noise Sensitive Development in NEF 35-40 Zone

- The amendment to the rezoning (ZT 04-010735) has addressed the Official Community Plan policy with respect to limitation of development within high aircraft noise sensitive zones. The Official Community Plan policy recommends that in cases where residential developments are permitted in an NEF 35-40 Noise Sensitive Zone, residential use should account for less than 2/3 of the total buildable area.
- The proposed residential development on this site accounts for less than 0.4 of the total buildable area permitted on the site (including Aberdeen Centre Shopping Mall and the proposed residential development).
- In addition, the proposed development has proposed to adhere to noise mitigation measures that would ensure the activities throughout the proposed residential development will be unimpaired by outdoor noise from aircraft, traffic and other activities typical of such a busy urban mixed-use commercial area.
- The innovative indoor and outdoor amenity package will be described in detail under "Landscaping and Open Space" section in this report.

Adjacency

- The proposed residential tower is unique as it is conceived to function in association with the recently constructed Aberdeen Centre Shopping Mall. This is consistent with the City's broad objectives for enhancing the quality of life and economic viability of City centre. In addition, it is in compliance with the OCP Aircraft Noise Sensitive Development Policy recently adopted by Council.
- The submission has incorporated design developments to improve the interface with potential future development to the south to ensure liveability of the south facing units.

Urban Design and Site Planning

- The unique building design and the use of high quality building material continue the high architectural standards established by the Aberdeen Centre.
- The site is affected by Airport Noise Contours. A covenant to disclose noise restrictions has been registered on title as part of rezoning requirements. In addition, the applicant has committed to engage an acoustical consultant to determine suitable construction details to address Section 9.2.5.B Noise Mitigation of the Development Permit Design Guidelines as part of the Building Permit application.
- The internal walls within the residential units are designed as moveable partitions/furniture walls. As such, all the units can be easily convertible to wheelchair accessible units with minimal effort in response to Section 9.3.15 (Equitable Access) of the General Development Permit Design Guidelines.
- The streetscape along Cambie Road continues the established treatment used for Aberdeen Centre Shopping Mall to ensure visual continuity and to enliven the streetscape.
- Parking for this proposed development is provided for in the existing parkade constructed along with Aberdeen Centre. No variance has been requested.
- Provisions for loading have been by providing a loading bay inside the parking structure to serve delivery and small moving trucks and a lay by has been provided along the south side of Cambie Road for large cargo trucks.

- A shuttle bus, connecting several shopping destinations, makes regular stops along Cambie Road frontage for the convenience of the future residents and to support commerce in the City Centre.
- The applicant has proposed bicycle storage rooms on the second and third levels to support cycling as an alternative means of transportation in accordance with the City Centre Design Guidelines.
- Design development have incorporated Crime Prevention Through Environmental Design (CPTED) principles by providing natural surveillance opportunities, adequate level of lighting on the roof podium and within the parking garages, gates separating residents' and visitors/commercial parking, eliminate areas for concealment and incorporate glazing into the underground elevator lobbies and doors to prevent crime and improve safety of the residents in this mixed-use development.

Architectural Form and Character

- The massing and height of the building are generally in compliance with the applicable design guidelines. The architectural expression of the building compliments Aberdeen Centre while establishing its own presence and identity.
- The proposed concrete building materials include double glazed curtain wall, metal and glass canopies and metal clad concrete, openable double-glazed aluminium windows, and zinc spandrel panels.
- As this is a high airport noise sensitive area and must meet stringent noise mitigation standards, the provision of outdoor open spaces for individual dwelling units provides significant challenges to the applicant. Shallow cantilevered "Juliet" balconies, approximately 2.7 m wide by .5 m deep off the living rooms, are being proposed to provide some access to open air without compromising the structural integrity and acoustical requirements. The Juliet balconies have metal railings with tempered glass panels.
- The lower floors are clad with similar coloured glass panels to continue the design of the Aberdeen Centre. Commercial units are finished with storefront glazing and metal and glass canopies and provide retail continuity to animate the streetscape.

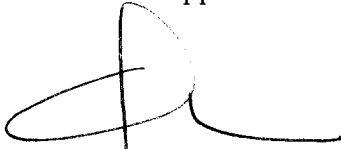
Landscaping and Open Space Design

- The applicant proposes a comprehensive amenity package to address the unique challenges of the site being located within an area with high aircraft noise sensitivity. The package exceeds the 814 m² required combined indoor and outdoor amenity area as noted in the report to amend the text to permit this development (ZT 04-010735). The outdoor amenity area includes 188 m² of accessible outdoor space and 815 m² of visually landscape area (not accessible). The indoor amenity includes a total of 714 m² of floor area.
- A resident would be able to directly enter Aberdeen Centre on the second level of the residential building via the extensive indoor amenities area (described below), and through a secured vestibule to the commercial units adjoining the shopping centre beyond.
- The outdoor landscaped areas are kept to a minimum along the eastern and southern edges on the street level adjacent to and with direct access to the billiard lounge. The Juliet balconies provide additional, albeit minimal, access to the outdoors.

- The programming of the flexible and extensive indoor amenity is based on the target residents of this development. In general, it is envisioned that residents attracted to these units would prefer active urban living. Some of the activities that can be accommodated include Tai Chi, billiard, ballroom dancing, table tennis, formal and informal meeting and activity areas to facilitate social interaction among residents. The Aberdeen Centre provides additional amenities such as large gathering places, entertainment opportunities, shops and other services for the residents' convenience.
- The flexible amenity programming, in addition to special acoustic measures, would ensure that activities throughout the proposed residential building would be unimpaired by outdoor noises generated by aircrafts and traffic in this highly active City Centre location.

Conclusions

- The proposed project has a distinctive built form and has addressed all the significant acoustical and liveability issues. The development proposes high quality architectural explore urban living with creativity. The attention paid to amenity programming would further contribute to a highly liveable development as envisioned in the Official Community Plan (OCP) for City Centre. Staff, therefore recommend approval of this Development Permit application.



Cecilia Achiam, MCIP
Urban Design Planner
(Local 4122)

CA:blg

Att. Attachment 1: Project Data Summary
Attachment 2: Advisory Design Panel Minutes

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

- A Letter of Credit for \$ 227,800 for landscaping.

Prior to the Issuance of Building Permit:

- Submission of an acoustical report and incorporation of the recommended acoustical measures in the construction details.



City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

**Development Application
Data Sheet**
Development Applications Department

DP 04-271712

Attachment 1

Address: 8080 Cambie Road (formerly 4151 Hazelbridge Way)
 Applicant: Fairchild Developments Ltd. Owner: Fairchild Developments Ltd.
 Planning Area(s): 2.10 City Centre

Site Size:	27,926 sq m (300,603 sq ft)	
Land Uses	retail/commercial/hotel	retail/commercial/residential
OCP Designation	2.10 City Centre	
Zoning	Comprehensive Development (CD/86)	Comprehensive Development (CD/86) as amended by Bylaw 7856 (ZT 04-010735)
Number of Units	0	119

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.69 (maximum 0.4 FAR of total 1.69 for residential allowed)	1.64 (0.35 FAR of total 1.69 for residential)	Complies
Lot Coverage – Building:	90 %	89.4 %	Complies
Density (unit/acre)/ (units/hectare)		17.2 upa/ 42.6 uha	Complies
Setback – Cambie Road (North)	3 m (except unenclosed balconies may project up to 2 m)	3.078 m (Unenclosed balcony projection .45 m)	Complies
Setback – (East)	0 m	Varies from 0m to 10.3 m	Complies
Setback – (South)	0 m	3.65 m	Complies
Setback – (West):	0 m	Varies- min. 1.75 m	Complies
Height:	34.13 m	32.84 m	Complies

Lot Size:	(min) 24,154 m ²	27,925.74 m ²	Complies
Manoeuvring Aisle	6.85 m	6.85 m	Complies
Off-street Parking Spaces – Resident/Visitor and/or commercial:	Existing Mall and new commercial- as per zoning. Residential- as per downtown parking policy	Breakdown: Existing Mall- 1260 Residential- 105@1 br x 1- 105 14@2 br+ x 1.5- 21 New Commercial- 28 (8,035 sq. ft.) Extra- 11 <u>Total 1425</u>	Complies
Tandem Parking	8 % of parking spaces provided	7% tandem	Complies
Off-street Parking Spaces – Accessible: (2% of total provided)	28 spaces	29 stalls	Complies
Off-street Parking Spaces – Total:	1414	1425	Complies
Loading	11 maximum	11	Complies
Amenity Space – Indoor:	100 m ²	814 m ²	Complies*
Amenity Space – Outdoor:	714 m ²	accessible 188 m ² visual 149 m ² <u>total 337 m²</u>	Complies*

*Indoor and outdoor amenities are reviewed as a package.

PARTIAL MINUTES FROM THE DESIGN PANEL MEETING**Wednesday July 7th, 2004 – 4:00 p.m.****Rm. M.1.003****RICHMOND CITY HALL**

4.

Hotel Conversion/Condo

Bing Thom, Arch.
8060 Cambie Road
(Formal)

DP 04-271712

Ms. Suzanne Carter Huffman, Planner, briefly reviewed the rezoning of the property for this hotel conversion into condominiums project at 8060 Cambie Road. The owner, Fairchild, has been working for a number of years on this site with the original mall, new mall, Cambie Road frontage, future hotel and now future condominiums. The City has started to look at aircraft noise and how it affects residential development in the City Centre. Council is expected to decide on the issue later this year.

Ms. Achiam, Planner, briefly reviewed the project (a copy of her review is attached as Schedule 3 and forms a part of these minutes). She advised that aircraft noise needs to be considered and that the design departs from the DP design guidelines with a tower which does not step back from the podium. She noted that there was no provision for outdoor amenity, no private outdoor spaces, and the south and west elevations face an adjacent site with potential hotel use, 1.5 F.A.R. and same height. There were primary living areas facing a property line with a setback of approximately 6 ½ feet.

With the aid of presentation material and a model, Mr. Luciano Zago, Architect, advised that this development consisted of an apartment building with an attached parkade shared with Aberdeen mall. The developer was contributing for the construction of 5,560 square feet of community space. The site benefited from the amenities of the attached Aberdeen mall, transit access, future RAV line, circulator bus, and views to the ocean and north shore mountains starting at the 4th floor. The project was intended to be marketed to seniors and young people not dependent on autos. The massing was 8 storeys, continued the Aberdeen Centre street wall, and parking was accessed off Browngate and Cambie through the mall parkade to a secured roof top level. There was commercial at grade and a 2nd floor connection to the mall. There was 12,600 square feet of indoor amenity space with about half as a fitness centre with proposed joint use with the public. Visual outdoor amenity was provided with a rock garden.

The panel proffered the following comments:

Minutes of Design Panel Meeting
Wednesday July 7th, 2004
Meeting Room 1.003, 1st Floor, Richmond City Hall

ITEM	MINUTE	SUBJECT	FILE
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- ❖ the level of quality is a continuation of the mall and sets a standard much higher than anything else in the area;
- ❖ the City needs to come up with a way of dealing with the complex issue of indoor space and French balconies in lieu of outdoor space;
- ❖ the parkade is huge and headlight glare needs to be mitigated;
- ❖ there is a view looking onto a sea of parking;
- ❖ this was a very large development with minimal vegetation. There is a need to do something to add green space to the roof or parkade roof;
- ❖ there is a big liveability issue for the 2 units types with the 7 foot setback from the property line;
- ❖ the design worked well. There were liveability issues of greenness, openness and amenity;
- ❖ a covenant should be considered so that the fitness centre does not go vacant in the future;
- ❖ the design needed to be softened and needs green. It was hard and not sustainable;
- ❖ the design needed to be made softer and more liveable;
- ❖ the indoor amenity fitness centre could include a swimming pool. It could be more varied. It was not appropriate to be shared or profited by public;
- ❖ adding a 2nd row of columnar trees was recommended to add more greenery to the streetscape;
- ❖ the landscaping needed more work;
- ❖ the roof could be softened or a green roof could be used for views;
- ❖ the use of French balconies was commendable;
- ❖ the units were not universally accessible or readily adaptable which was a great concern when the target market was seniors;
- ❖ the mixed use helped with passive surveillance with different hours;
- ❖ the indoor shared amenity space gave a sense of community;
- ❖ provide a greener environment in a sustainable manner and friendlier to south-facing facing units; and
- ❖ provide a visual green amenity accepting the use of French balconies in lieu of providing balconies.

In summary Chair advised that the presentation quality was excellent. The exterior was a creative scheme. There were no concerns with the tower not stepping back. His concerns echoed those of the planners: how to satisfy the acoustic requirements and the interface with the parkade. He strongly suggested something be done about the glare of headlights and noted that some softness and planting could be a solution. He noted that the south and west units fell into the same category. He was concerned about the lack of adaptable units conflicting with the target marketing group. The fitness centre, mall and contributions offsite were good. Perhaps some space within the building could be designated. CPTED issues needed to be resolved. The curved forms carried through the design were good.

Minutes of Design Panel Meeting
Wednesday July 7th, 2004
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ITEM	MINUTE	SUBJECT	FILE
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In response, the applicant stated that

- ❖ adaptability was offered through the walls which were movable custom-made pieces, much like cabinets (a copy of an accessible floor plan was provided, is attached as Schedule 4 and forms a part of these minutes);
- ❖ the glare of headlights would be mitigated with latticework with evergreen screen on the parkade roof;
- ❖ there was a challenge due to the foundations for added weight on roof through soil or trees;
- ❖ they were researching a trellis cover for the residential parking with light-weight growing materials on mesh;
- ❖ the tight setback to the south property line was alleviated by constraints on future development potential of the adjacent site. The vehicle access would be limited to adjacent to the building on Cambie Road;
- ❖ the amenity area included 6,000 square feet solely for fitness and a further 6,000 square feet solely for the use of residents with media rooms and party rooms; and
- ❖ if a public operator was not viable, the developer will operate the fitness facility.

It was moved and seconded

That the Panel is generally supportive of the project and finds the project excellent in many respects. The Panel asks the Applicant to come back and demonstrate how certain areas are improved. The Applicant is asked to review and consider revising the liveability of the project specifically related to the interface with the parkade, proximity to adjacent properties, streetscape and possible green treatment of the building roof.

CARRIED
UNANIMOUS

Recording Secretary



No. DP 04-271712

To the Holder: FAIRCHILD DEVELOPMENTS LTD.

Property Address: 8080 CAMBIE ROAD (FORMERLY 4151 HAZELBRIDGE WAY)

Address: C/O DANNY LEUNG
#130 - 4400 HAZELBRIDGE WAY
RICHMOND, BC V6X 3R8

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 and Development Bylaw No. 5300" is hereby varied or supplemented as follows:
 - a) The dimension and siting of buildings and structures on the land shall be generally in accordance with Plan #1a-c attached hereto.
 - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plan #1b, 1c, 2a-2e attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plan #1b, 1c and 3 attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plan #1b, 1c, 2a-2d attached hereto.
 - e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
 - f) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plans #4-12 attached hereto.
4. As a condition of the issuance of this Permit, Council is holding the security set out below 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, or 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.

To the Holder: FAIRCHILD DEVELOPMENTS LTD.
Property Address: 8080 CAMBIE ROAD (FORMERLY 4151 HAZELBRIDGE WAY
Address: C/O DANNY LEUNG
#130 – 4400 HAZELBRIDGE WAY
RICHMOND, BC V6X 3R8

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$227,800 for the development.

5. 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.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

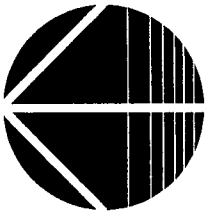
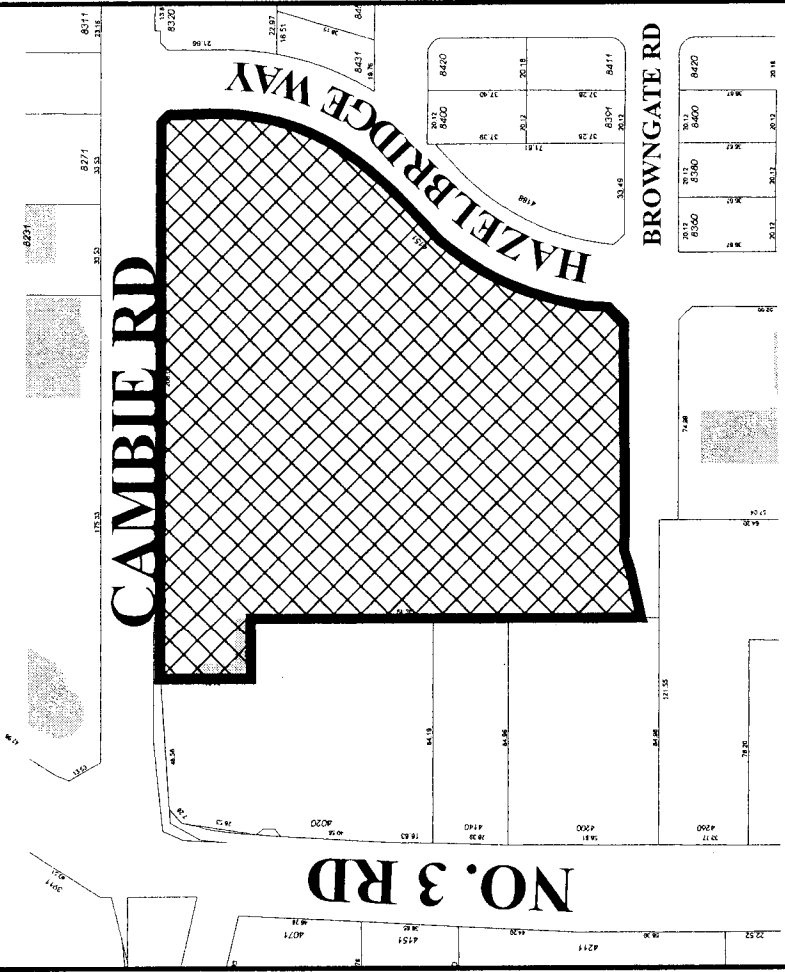
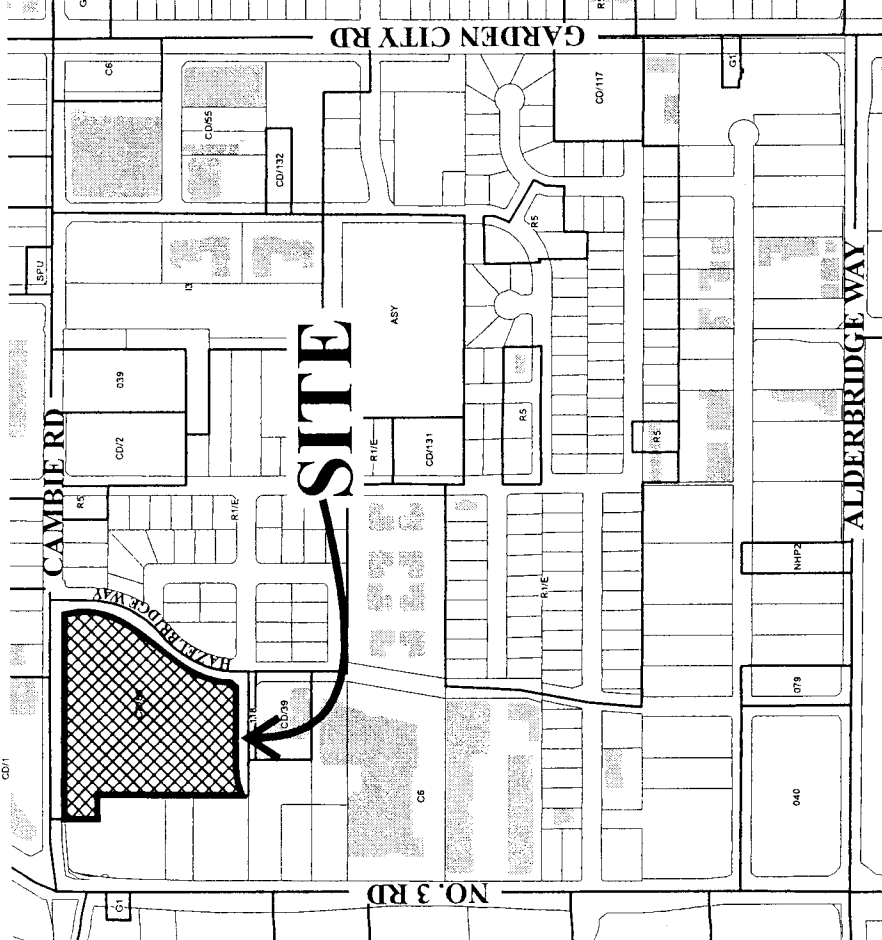
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



RZ 04-271712

Original Date: 06/09/04
 Revision Date:

Note: Dimensions are in METRES



OWNER
 PARKLAND DEVELOPMENTS LTD
 1000 WEST 4TH AVENUE
 VANCOUVER, BC
 V6P 3B8
 TEL: 604 278 1224
 FAX: 604 278 0883
 E-MAIL: bmg@pdk.com

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MECHANICAL
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ELECTRICAL
 HANCOCK ELECTRICAL ASSOCIATES
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 E-MAIL: hancock@hancoc.com

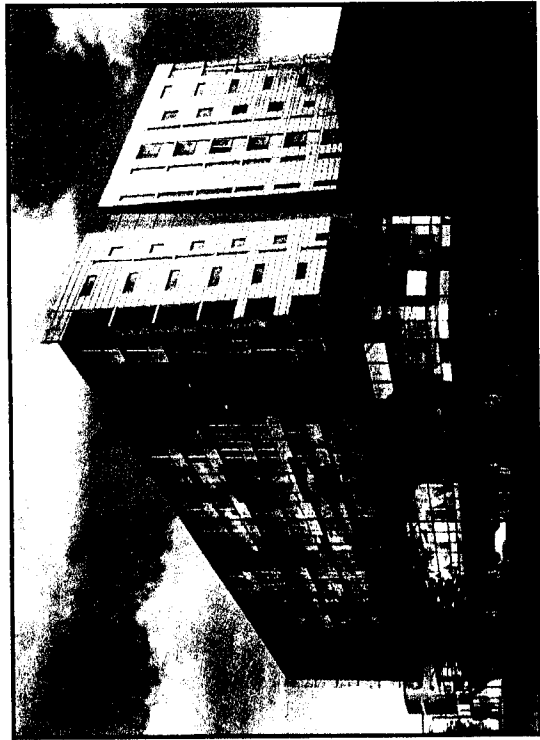
CIVIL
 MPT ENGINEERING CO. LTD
 4777 172ND STREET
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 V6X 2M7
 TEL: 604 271-7777
 FAX: 604 271-7777
 E-MAIL: mpt@engr.com

GEOTECHNICAL
 TOM CONSULTING ENGINEERS
 1725 GREENWOOD STREET
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 FAX: 604 674-2326
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BUILDING CODE
 POWER CONSULTANTS LTD
 1707 WEST 4TH AVENUE
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 TEL: 604 277-5232
 FAX: 604 277-5288
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TRAFFIC
 M.D. CONSULTANTS
 1465 WEST GEORGINA STREET
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 FAX: 604 277-7541
 E-MAIL: md@mdc.com

LANDSCAPE
 FRED B.L. LANDSCAPES
 2008 SCARBOROUGH AVENUE
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 V6P 3B8
 TEL: 604 277-7541
 FAX: 604 277-7541
 E-MAIL: fred@fbl.com



8060 CAMBIE ROAD

PROJECT DATA:

Project Data

Legal Description
 Lot A, Section 33
 8060 Cambie Road
 Phn R27 (1/2)

Current Street Address
 8060 Cambie Road
 Commercial Development District (CDD8)

Site Area
 Allowable/Required: 1.54
 Actual: 300,800 sq.ft.
 Min: 260,000 sq.ft.
 Max: 340,800 sq.ft.
 Road setback: 107'-0"

Density (total use)
 1.54

Lot Size (total use)
 Min: 107'-1 1/4"
 Max: 110'-0"
 West property line: Min: 0'-0"
 South property line: Min: 7'-0"

F.A.R.
 128,545 sq.ft.
 107'-0"

Height
 1,411'

Parking
 Regular: 42.2%
 Small: 50.8%
 Tandem: 11.8%
 H.C.: 2%
 11

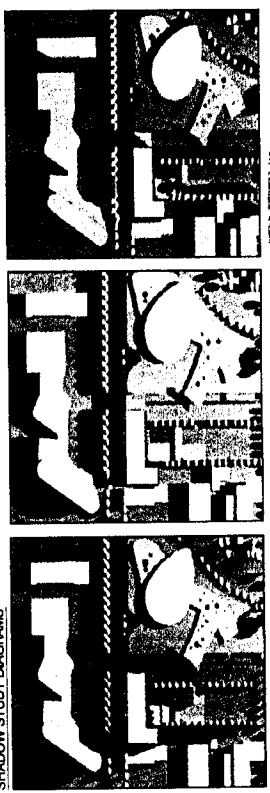
Loading (total use)
 1,078 sq.ft.
 7,086 sq.ft.

Outdoor
 8,788 sq.ft. TOTAL
 2,020 sq.ft. accessible, 1,000 sq.ft. visual only

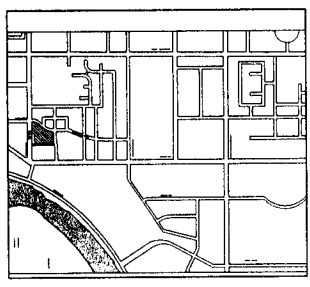
DRAWING LIST:

- ARCHITECTURAL**
- 100 Siteplan - Orientation
 - A-1.01 Siteplan - Orientation
 - A-1.02 Siteplan - Orientation
 - A-1.03 North Orientation
 - A-1.04 North Orientation
 - 200 Section - Photos
 - A-2.01 Section - Photos
 - A-2.02 Section - Photos
 - A-2.03 Section - Photos
 - A-2.04 Section - Photos
 - A-2.05 Section - Photos
 - A-2.06 Section - Photos
 - A-2.07 Section - Photos
 - A-2.08 Section - Photos
 - A-2.09 Section - Photos
 - A-2.10 Section - Photos
 - A-2.11 Section - Photos
 - A-2.12 Section - Photos
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 - A-2.25 Section - Photos
 - A-2.26 Section - Photos
 - A-2.27 Section - Photos
 - A-2.28 Section - Photos
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 - A-2.30 Section - Photos
 - A-2.31 Section - Photos
 - A-2.32 Section - Photos
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 - A-2.35 Section - Photos
 - A-2.36 Section - Photos
 - A-2.37 Section - Photos
 - A-2.38 Section - Photos
 - A-2.39 Section - Photos
 - A-2.40 Section - Photos
 - A-2.41 Section - Photos
 - A-2.42 Section - Photos
 - A-2.43 Section - Photos
 - A-2.44 Section - Photos
 - A-2.45 Section - Photos
 - A-2.46 Section - Photos
 - A-2.47 Section - Photos
 - A-2.48 Section - Photos
 - A-2.49 Section - Photos
 - A-2.50 Section - Photos
 - A-2.51 Section - Photos
 - A-2.52 Section - Photos
 - A-2.53 Section - Photos
 - A-2.54 Section - Photos
 - A-2.55 Section - Photos
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 - A-2.57 Section - Photos
 - A-2.58 Section - Photos
 - A-2.59 Section - Photos
 - A-2.60 Section - Photos
 - A-2.61 Section - Photos
 - A-2.62 Section - Photos
 - A-2.63 Section - Photos
 - A-2.64 Section - Photos
 - A-2.65 Section - Photos
 - A-2.66 Section - Photos
 - A-2.67 Section - Photos
 - A-2.68 Section - Photos
 - A-2.69 Section - Photos
 - A-2.70 Section - Photos
 - A-2.71 Section - Photos
 - A-2.72 Section - Photos
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 - A-2.74 Section - Photos
 - A-2.75 Section - Photos
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 - A-2.86 Section - Photos
 - A-2.87 Section - Photos
 - A-2.88 Section - Photos
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 - A-2.90 Section - Photos
 - A-2.91 Section - Photos
 - A-2.92 Section - Photos
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 - A-2.95 Section - Photos
 - A-2.96 Section - Photos
 - A-2.97 Section - Photos
 - A-2.98 Section - Photos
 - A-2.99 Section - Photos
 - A-3.00 Section - Photos

SHADOW STUDY DIAGRAMS

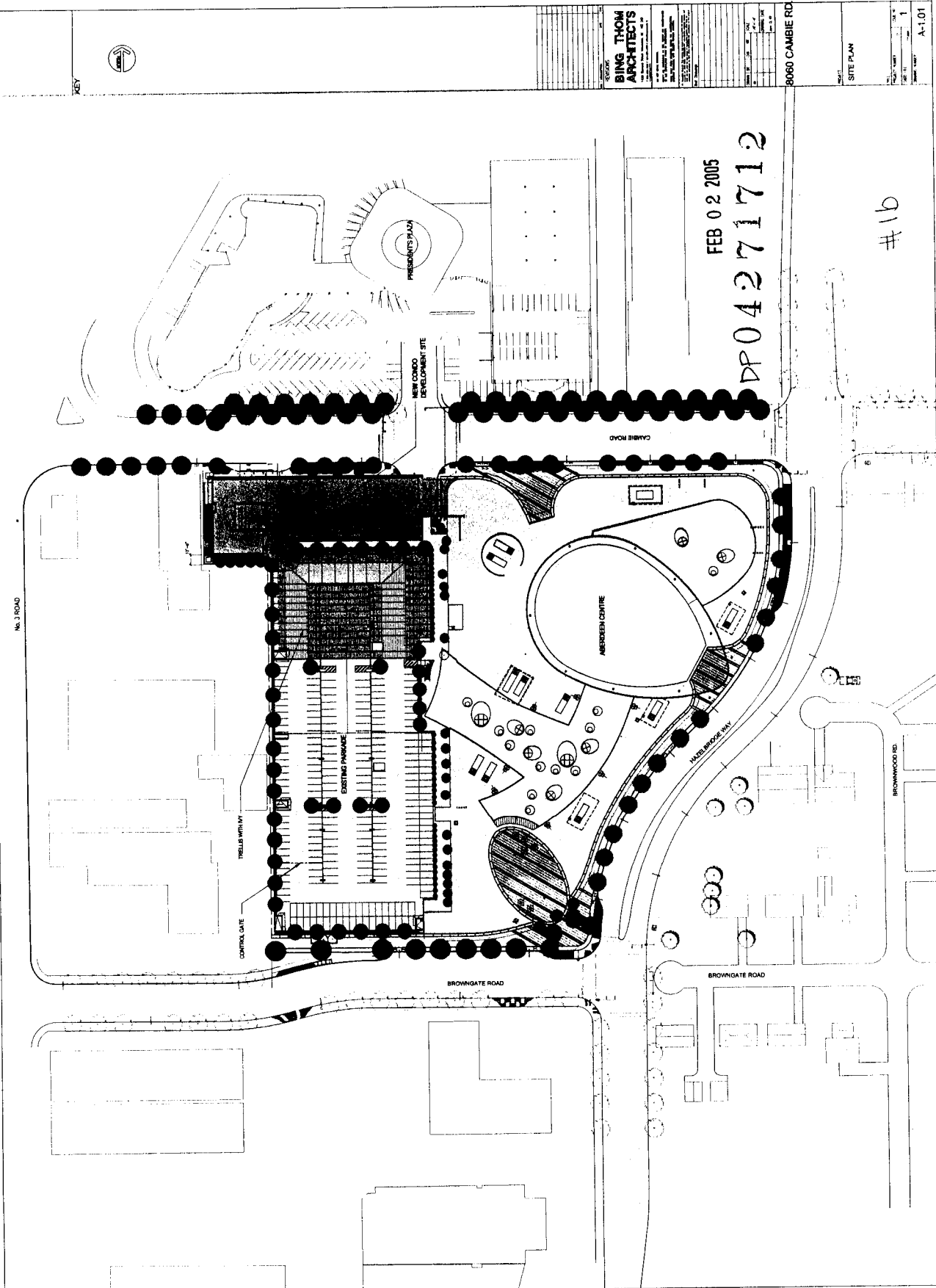


FEB 0 2 2005



Context Map

DR 04271712 #1a



No. 3 ROAD



BING THOM ARCHITECTS 1000 WEST 10TH AVENUE, SUITE 100 VANCOUVER, BC V6H 2G6 TEL: (604) 681-1111 FAX: (604) 681-1112 WWW.BINGTHOMARCHITECTS.COM	
PROJECT NO.	DP04271712
DATE	FEB 02 2005
SCALE	AS SHOWN
DRAWN BY	...
CHECKED BY	...
DATE	...
PROJECT	SITE PLAN
DATE	...
SCALE	...
PROJECT NO.	A-101

DP04271712

FEB 02 2005

#16

8060 CAMBIE RD

BROWNGATE ROAD

BROWNGATE ROAD

BROWNGATE RD.

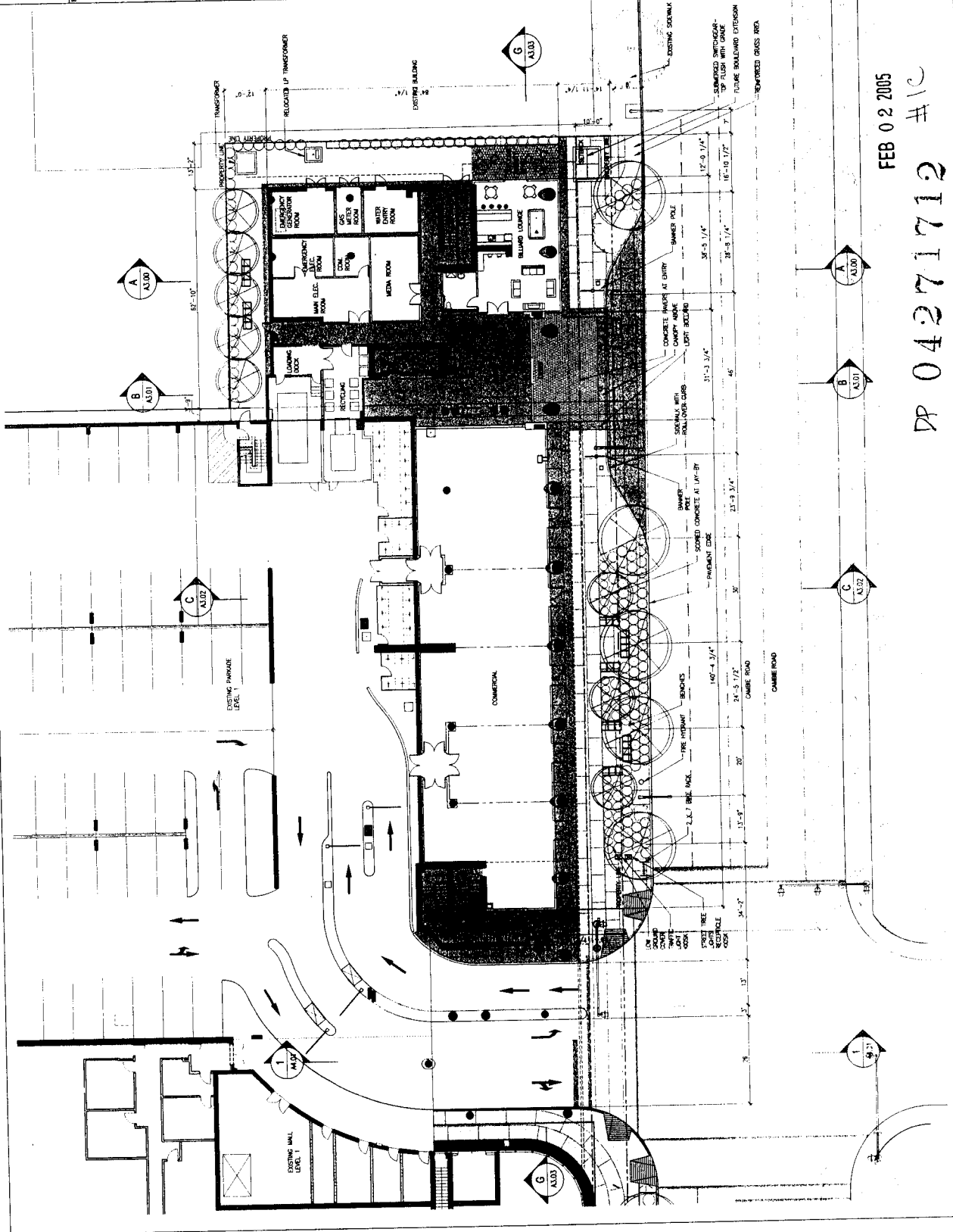
- KEY
- RESIDENTIAL
 - COMMERCIAL
 - MENTARY
 - STORAGE
 - CIRCULATION
 - SERVICES

BING THOM ARCHITECTS

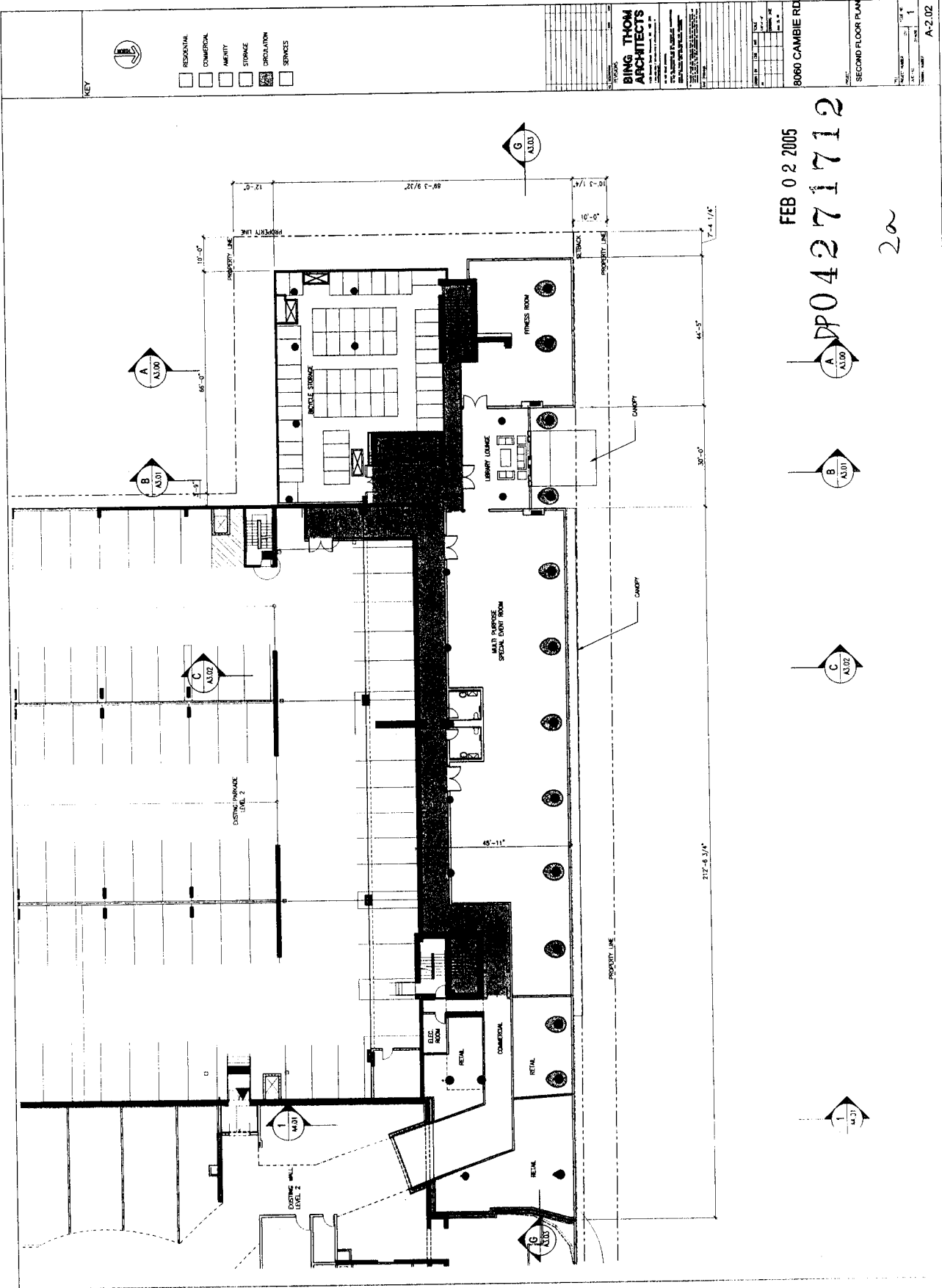
8060 CAMBIE RD

FIRST FLOOR PLAN

DATE	1
BY	
CHECKED	
SCALE	A-2.01



FEB 02 2005
 DP 04271712 #1C



KEY

- RESIDENTIAL
- COMMERCIAL
- AMENITY
- STORAGE
- CIRCULATION
- SERVICES

BING THOM ARCHITECTS	
1000 Broadway, Suite 2000	San Francisco, CA 94109
415.774.8888	www.bingthom.com
DATE: FEB 02 2005	PROJECT: 8060 CAMBIE RD.
SCALE: 1/8" = 1'-0"	DATE: FEB 02 2005
DESIGNED BY: [Name]	CHECKED BY: [Name]
DRAWN BY: [Name]	DATE: FEB 02 2005
PROJECT NO.:	DATE: FEB 02 2005
CLIENT:	DATE: FEB 02 2005
LOCATION:	DATE: FEB 02 2005
DESCRIPTION:	DATE: FEB 02 2005
REVISIONS:	DATE: FEB 02 2005
NO.	DATE
1	
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8060 CAMBIE RD.
 SECOND FLOOR PLAN
 A-2.02

FEB 02 2005
 DP04271712

2a

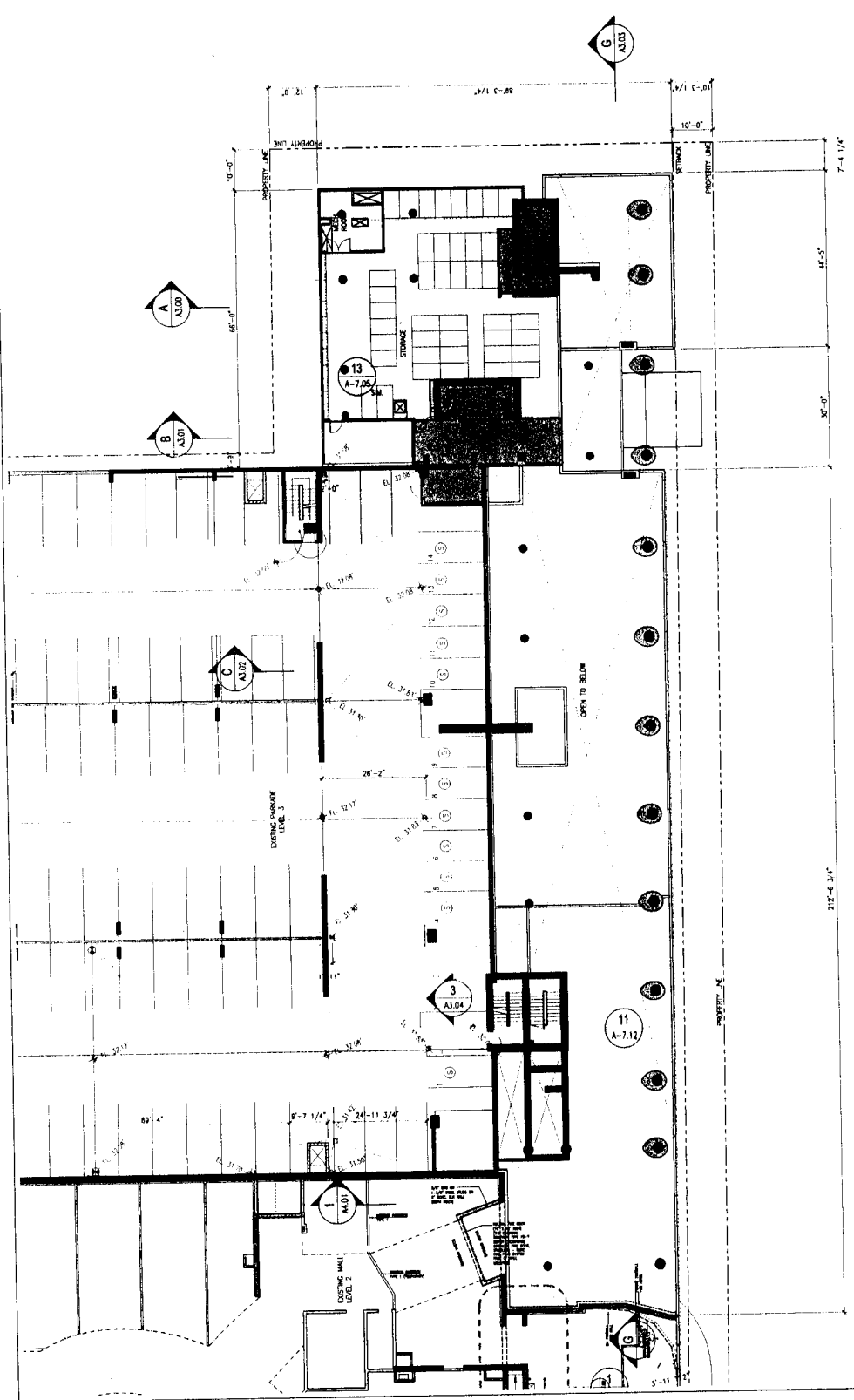


- KEY
- RESIDENTIAL
 - COMMERCIAL
 - MECH.
 - STORAGE
 - CALCULATION
 - SERVICES

BING THOM ARCHITECTS
 2000 W. 15th Ave. #100
 Denver, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW: BINGTHOMARCHITECTS.COM

8080 CAMBIE RD.
 STORAGE MEZZANINE

A-2.02B



FEB 02 2005
 PR04271712
 #26



KEY



- RESIDENTIAL
- COMMERCIAL
- AMENITY
- STORAGE
- CIRCULATION
- SERVICES

NO.	REVISION	DATE
1	ISSUE FOR PERMIT	02/02/2005
2	ISSUE FOR PERMIT	02/02/2005
3	ISSUE FOR PERMIT	02/02/2005
4	ISSUE FOR PERMIT	02/02/2005
5	ISSUE FOR PERMIT	02/02/2005
6	ISSUE FOR PERMIT	02/02/2005
7	ISSUE FOR PERMIT	02/02/2005
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11	ISSUE FOR PERMIT	02/02/2005
12	ISSUE FOR PERMIT	02/02/2005
13	ISSUE FOR PERMIT	02/02/2005
14	ISSUE FOR PERMIT	02/02/2005
15	ISSUE FOR PERMIT	02/02/2005
16	ISSUE FOR PERMIT	02/02/2005
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18	ISSUE FOR PERMIT	02/02/2005
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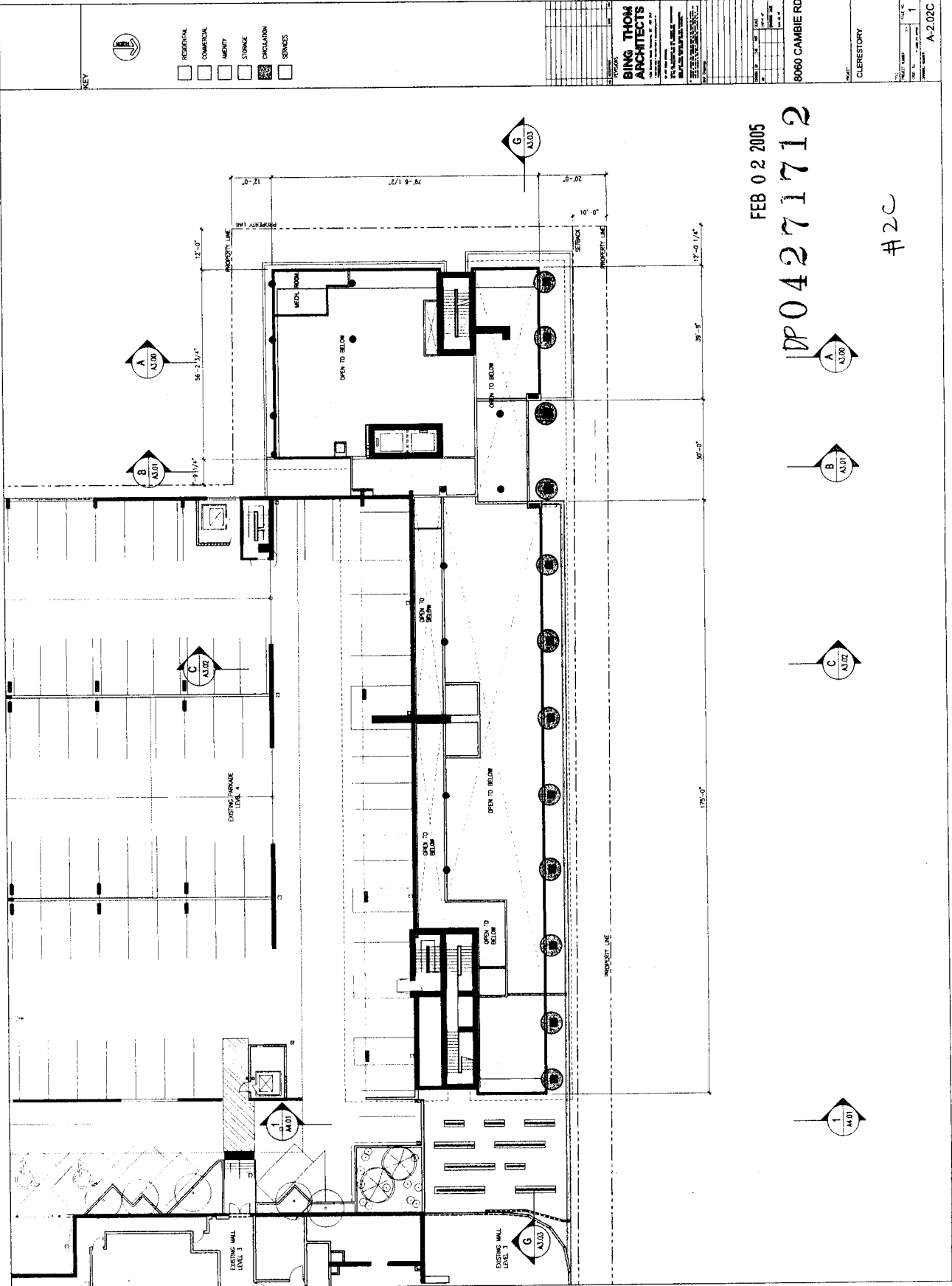
BING THOM ARCHITECTS

8060 CAMBIE RD.

CLERESTORY

A-2.02C

FEB 02 2005
 DP04271712
 #2C



KEY



- RESIDENTIAL
- COMMERCIAL
- MESENY
- STORAGE
- CIRCULATION
- SERVICES

BING THOM ARCHITECTS

8060 CAMBIE RD

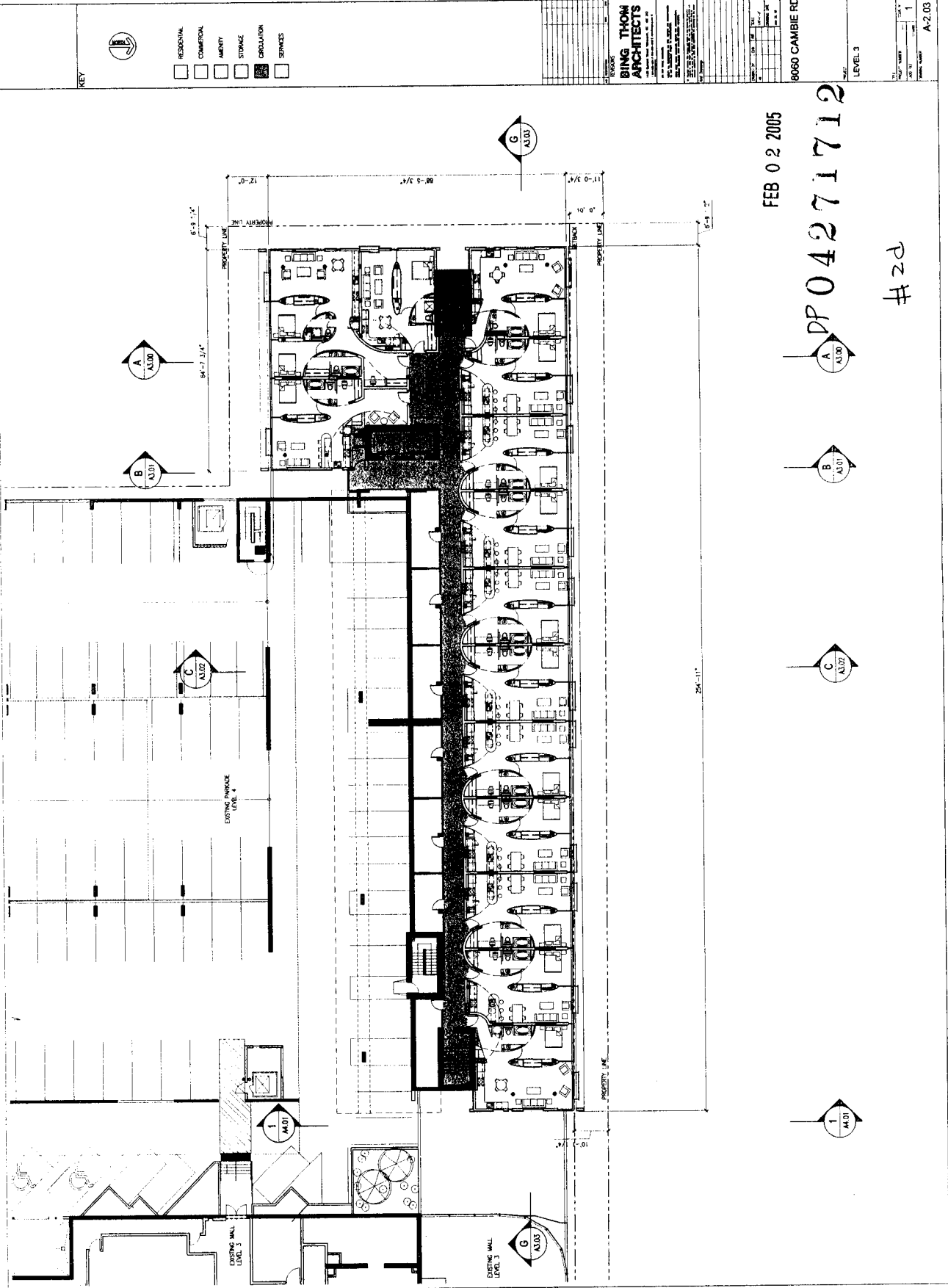
LEVEL 3

A-2.03

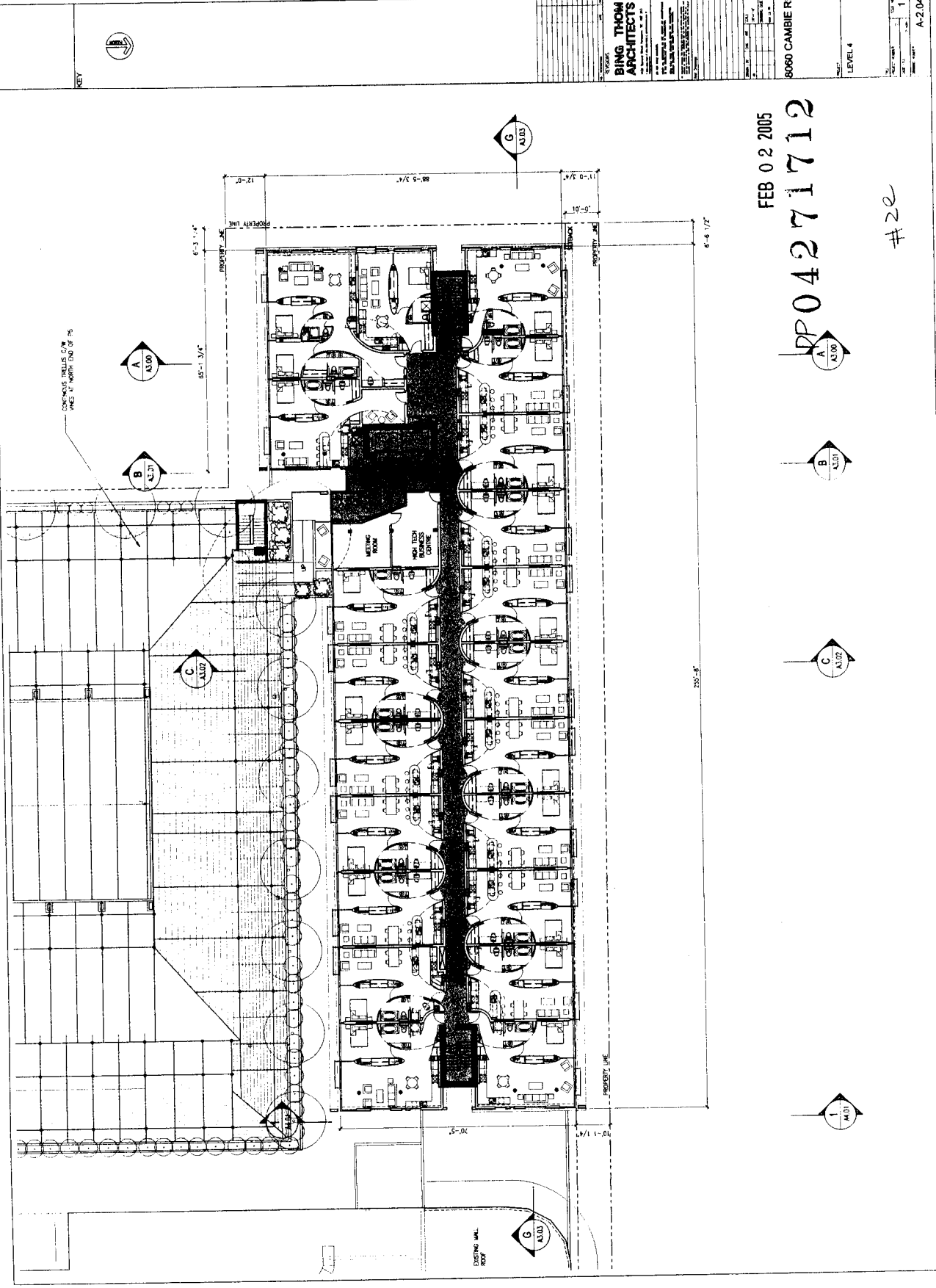
FEB 02 2005

DP 04271712

#2D



KEY



CONCRETE WALLS TO BE CMU
WALLS AT NORTH END OF PS

A
A.100

B
A.101

C
A.102

G
A.103

A
A.100

B
A.101

C
A.102

G
A.103

BING THOM ARCHITECTS
 8060 CAMBIE RD.
 VANCOUVER, BC V6L 2M1
 TEL: 604-271-7112
 FAX: 604-271-7113
 WWW: BINGTHOMARCHITECTS.COM

DATE	2005.02.02
PROJECT	8060 CAMBIE RD.
LEVEL	LEVEL 4
SCALE	1/8" = 1'-0"
NO.	1
REV.	

A-2.04

FEB 02 2005

DP 04271712

#22

EXISTING WALL
ROOF



- RESIDENTIAL
- COMMERCIAL
- MEZTIN
- STORAGE
- CIRCULATION
- SERVICES

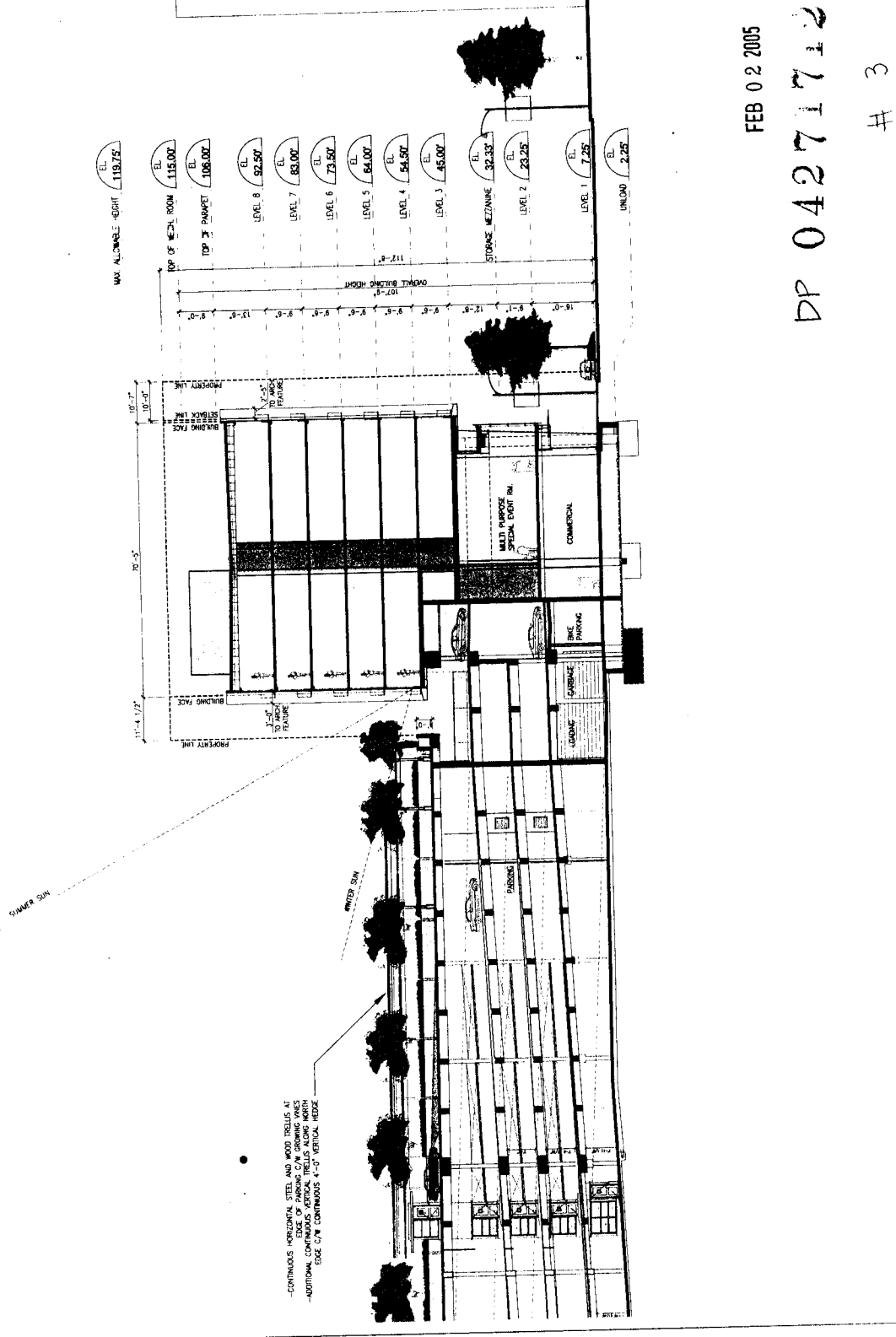
BING THOM ARCHITECTS

1000 WEST BROAD AVENUE
 VANCOUVER, BC V6C 2E9
 TEL: 604.681.2222
 FAX: 604.681.2223
 WWW.BINGTHOMARCHITECTS.COM

8060 CAMBIE RD.

SECTION CC

DATE: 02/02/2005
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NUMBER: A-3.02



FEB 02 2005

DP 04271712

3

-CONTINUOUS HORIZONTAL STEEL AND WOOD TRELLIS AT
 EDGE OF PARKING CAN GROWING PLANTS
 -ADDITIONAL CONTINUOUS 4'-0" VERTICAL REZE
 USE CAN CONTINUOUS 4'-0" VERTICAL REZE

INC. PARKING

WATER SIGN

KEY

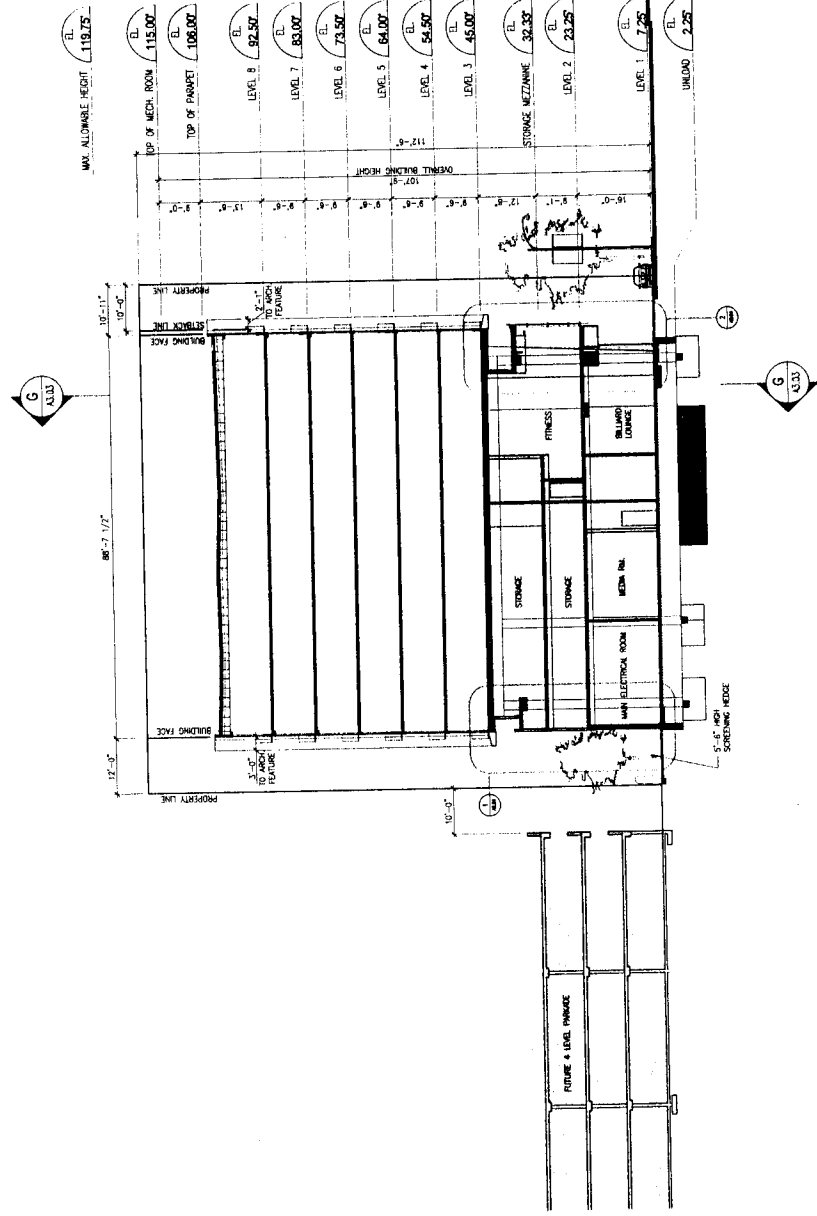
- RESIDENTIAL
- COMMERCIAL
- MECH
- STORAGE
- CIRCULATION
- SERVICES

BING THOM ARCHITECTS	
PROJECT NO.	80060 CAMBIE RD
DATE	FEB 02 2005
SCALE	1/8" = 1'-0"
NO.	1
TITLE	SECTION AA
DATE	A-3.00

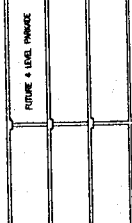
FEB 02 2005

DP 04271712

#4



MAX. ALLOWABLE HEIGHT	EL. 118.75
TOP OF MECH. ROOM	EL. 115.00
TOP OF PARKET	EL. 106.00
LEVEL 8	EL. 92.50
LEVEL 7	EL. 83.00
LEVEL 6	EL. 73.50
LEVEL 5	EL. 64.00
LEVEL 4	EL. 54.50
LEVEL 3	EL. 45.00
STORAGE MEZZANINE	EL. 32.33
LEVEL 2	EL. 23.25
LEVEL 1	EL. 7.75
UNLOAD	EL. 2.25



KEY

- RESIDENTIAL
- COMMERCIAL
- MENTH
- STORAGE
- CIRCULATION
- SERVICES

SECTION BB

8060 CAMBRIE RD

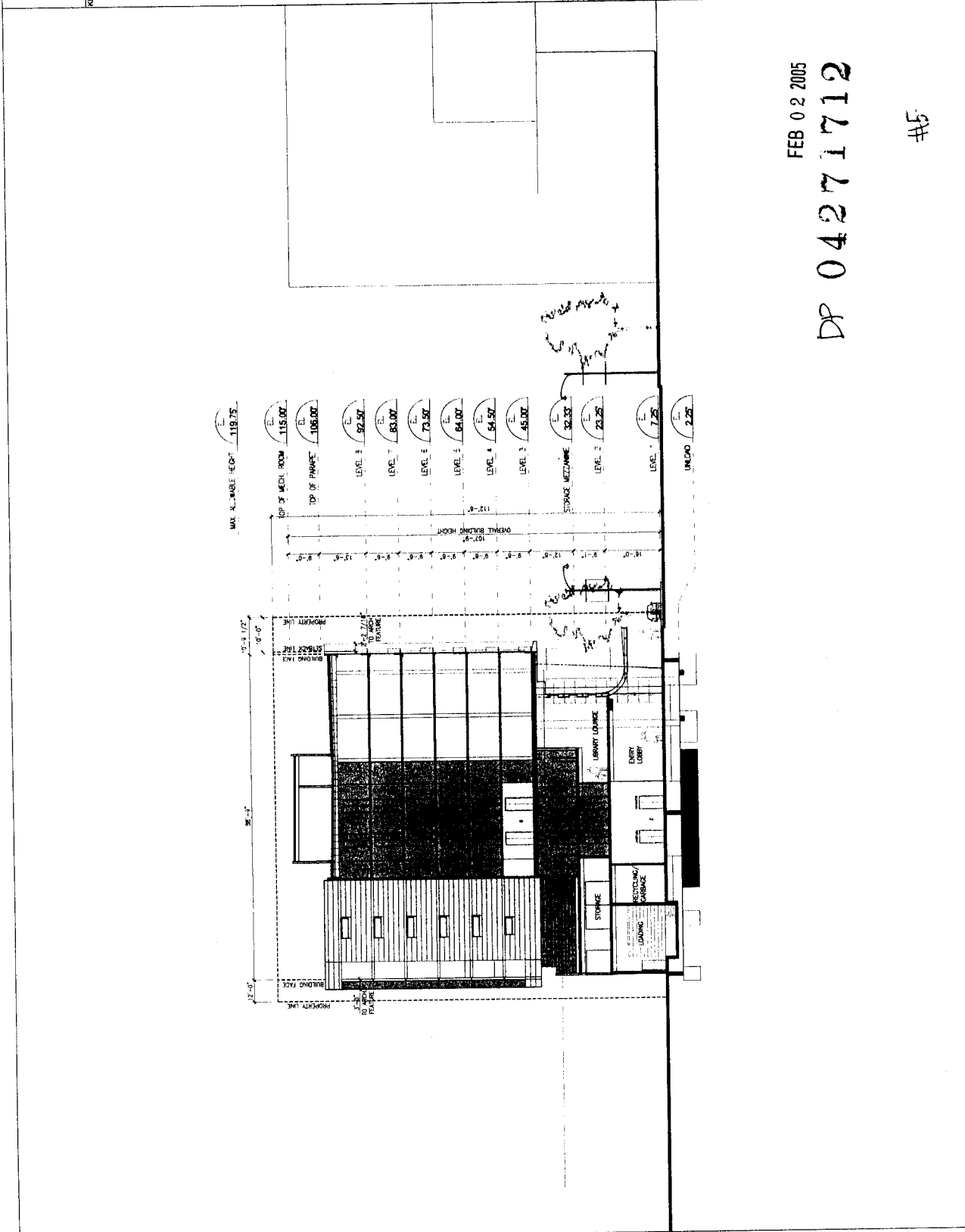
BING THOM ARCHITECTS

FEB 02 2005

DP 04271712

#15

A-3.01



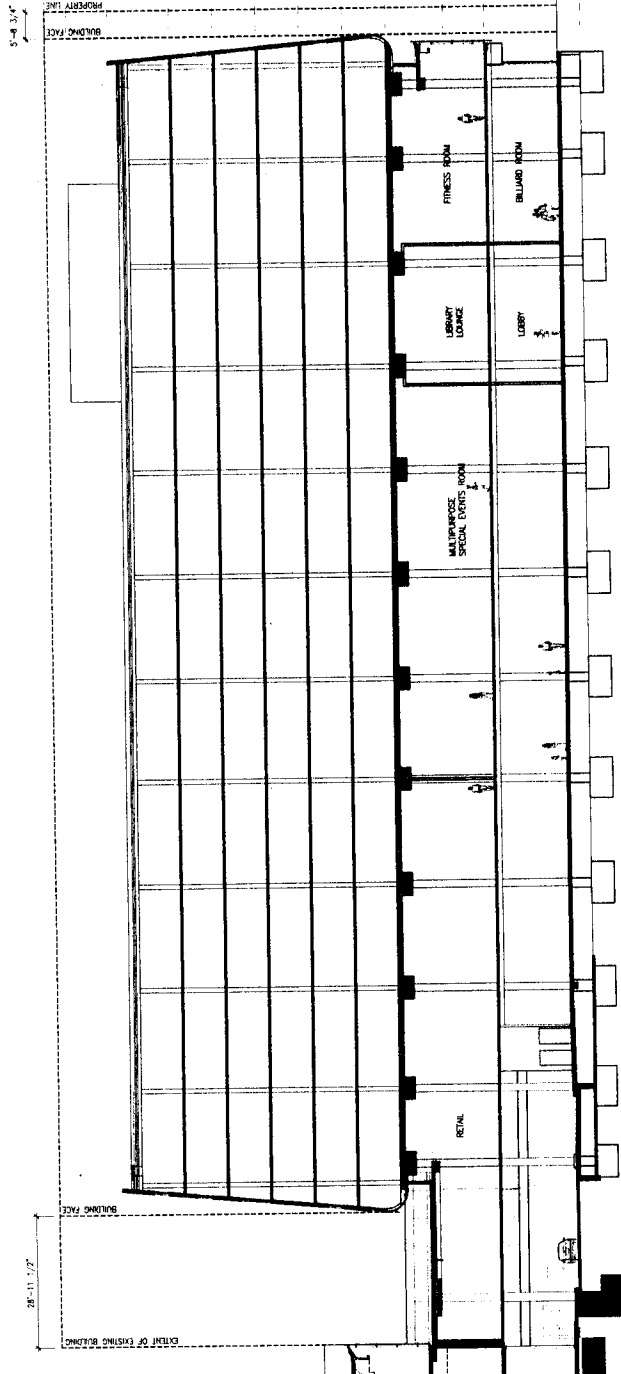
KEY

- GENERAL
- DIMENSION
- HATCH
- FINISH
- ELEVATION
- FINISHES

BING THOM ARCHITECTS
 1000 UNIVERSITY AVENUE
 SUITE 200
 BOSTON, MASSACHUSETTS 02118
 TEL: 617-552-3333
 FAX: 617-552-3334
 WWW.BINGTHOMARCHITECTS.COM

PROJECT NO. 05-001
 SHEET NO. A-3.03
 DATE: FEB 02 2005
 80060 CAMBIE RD
 SECTION 00

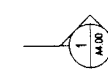
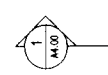
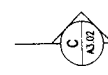
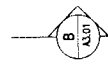
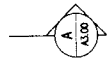
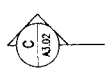
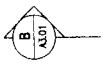
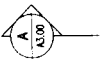
- MAX ALLOWABLE HEIGHT EL. 119.75'
- TOP OF MECH. ROOM EL. 115.00'
- TOP OF PARAPET EL. 108.00'
- LEVEL 8 EL. 92.50'
- LEVEL 7 EL. 83.00'
- LEVEL 6 EL. 73.50'
- LEVEL 5 EL. 64.00'
- LEVEL 4 EL. 54.50'
- LEVEL 3 EL. 45.00'
- FINISH FLOOR EL. 32.33'
- LEVEL 2 EL. 23.25'
- LEVEL 1 EL. 7.25'
- FIN. GRADE EL. 2.25'



FEB 02 2005

DP 04271712

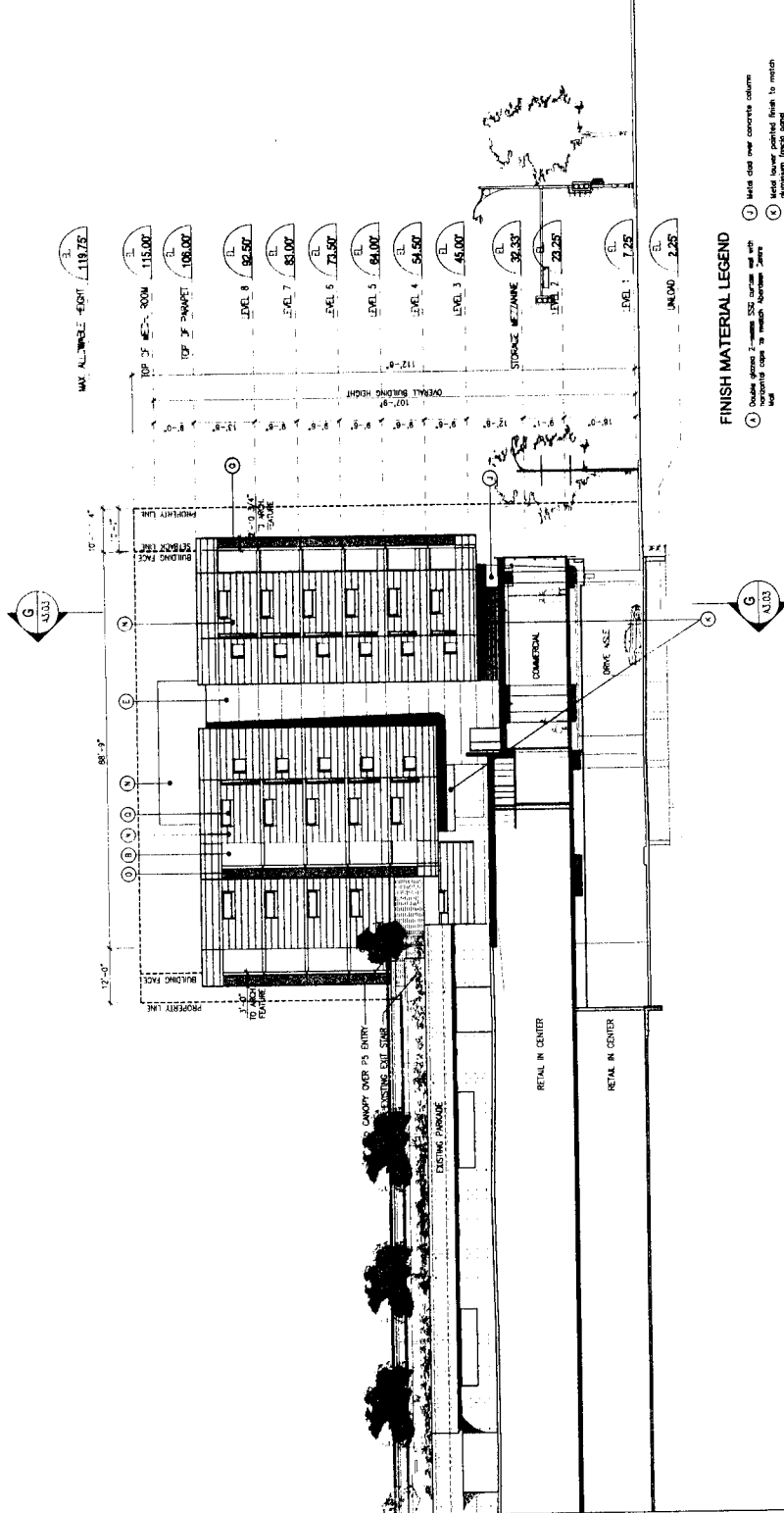
#6



KEY

BING THOM ARCHITECTS
 ARCHITECTS
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 TEL: 303.733.1000
 FAX: 303.733.1001
 WWW.BINGTHOMARCHITECTS.COM

PROJECT: 8060 CAMBIE RD.
 SHEET: EAST ELEVATION
 DATE: 02/02/2005
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]



FINISH MATERIAL LEGEND

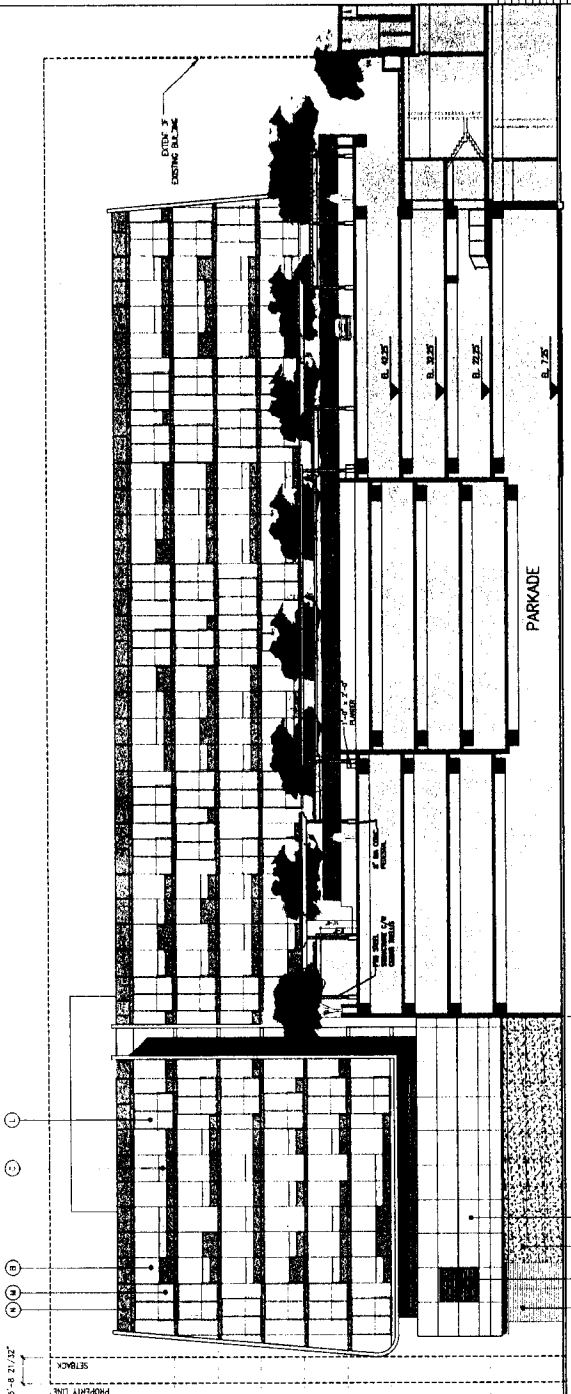
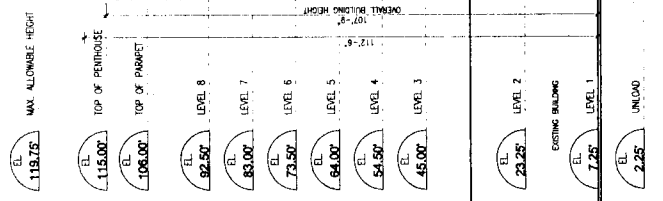
- ① Double glazed 2-pane SSQ curtain wall with 19mm air gap to match adjacent panel
- ② Double glazed aluminum sliding door with 19mm air gap and 19mm extruded panel (U.S.) extruded STC 44
- ③ 19mm extruded panel (U.S.) extruded STC 44
- ④ 19mm extruded panel (U.S.) extruded STC 44
- ⑤ 19mm extruded panel (U.S.) extruded STC 44
- ⑥ 19mm extruded panel (U.S.) extruded STC 44
- ⑦ 19mm extruded panel (U.S.) extruded STC 44
- ⑧ 19mm extruded panel (U.S.) extruded STC 44
- ⑨ 19mm extruded panel (U.S.) extruded STC 44
- ⑩ 19mm extruded panel (U.S.) extruded STC 44
- ⑪ 19mm extruded panel (U.S.) extruded STC 44
- ⑫ 19mm extruded panel (U.S.) extruded STC 44
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- ⑭ 19mm extruded panel (U.S.) extruded STC 44
- ⑮ 19mm extruded panel (U.S.) extruded STC 44
- ⑯ 19mm extruded panel (U.S.) extruded STC 44
- ⑰ 19mm extruded panel (U.S.) extruded STC 44
- ⑱ 19mm extruded panel (U.S.) extruded STC 44
- ⑲ 19mm extruded panel (U.S.) extruded STC 44
- ⑳ 19mm extruded panel (U.S.) extruded STC 44
- ㉑ 19mm extruded panel (U.S.) extruded STC 44
- ㉒ 19mm extruded panel (U.S.) extruded STC 44
- ㉓ 19mm extruded panel (U.S.) extruded STC 44
- ㉔ 19mm extruded panel (U.S.) extruded STC 44
- ㉕ 19mm extruded panel (U.S.) extruded STC 44
- ㉖ 19mm extruded panel (U.S.) extruded STC 44
- ㉗ 19mm extruded panel (U.S.) extruded STC 44
- ㉘ 19mm extruded panel (U.S.) extruded STC 44
- ㉙ 19mm extruded panel (U.S.) extruded STC 44
- ㉚ 19mm extruded panel (U.S.) extruded STC 44
- ㉛ 19mm extruded panel (U.S.) extruded STC 44
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- ㊻ 19mm extruded panel (U.S.) extruded STC 44
- ㊼ 19mm extruded panel (U.S.) extruded STC 44
- ㊽ 19mm extruded panel (U.S.) extruded STC 44
- ㊾ 19mm extruded panel (U.S.) extruded STC 44
- ㊿ 19mm extruded panel (U.S.) extruded STC 44

FEB 02 2005

DP 04271712

#8

KEY

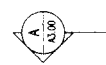
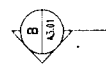
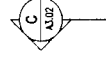
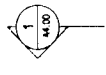


FINISH MATERIAL LEGEND

- (A) Double glazed 2-pane SSQ curtain wall with insulated glass to match adjacent curtain wall
- (B) Double glazed 2-pane SSQ curtain wall with 5 mm clear glass (3.3' x 3' min or more and U max. approx. 0.81) estimated 50%
- (C) Double glazed 2-pane SSQ (3.3' x 3' min or more) with 5 mm clear glass (U max. approx. 0.81) estimated 50%
- (D) Double glazed 2-pane SSQ (3.3' x 3' min or more) with 5 mm clear glass (U max. approx. 0.81) estimated 50%
- (E) Double glazed 2-pane SSQ (3.3' x 3' min or more) with 5 mm clear glass (U max. approx. 0.81) estimated 50%
- (F) Double glazed 2-pane SSQ (3.3' x 3' min or more) with 5 mm clear glass (U max. approx. 0.81) estimated 50%
- (G) Double glazed 2-pane SSQ (3.3' x 3' min or more) with 5 mm clear glass (U max. approx. 0.81) estimated 50%
- (H) Double glazed 2-pane SSQ (3.3' x 3' min or more) with 5 mm clear glass (U max. approx. 0.81) estimated 50%
- (I) Double glazed 2-pane SSQ (3.3' x 3' min or more) with 5 mm clear glass (U max. approx. 0.81) estimated 50%
- (J) Double glazed 2-pane SSQ (3.3' x 3' min or more) with 5 mm clear glass (U max. approx. 0.81) estimated 50%
- (K) Metal clad over concrete curtain wall
- (L) Metal clad over painted steel to match adjacent curtain wall
- (M) Double glazed aluminum window over metal clad over painted steel to match adjacent curtain wall
- (N) Double glazed aluminum window over metal clad over painted steel to match adjacent curtain wall
- (O) Double glazed aluminum window over metal clad over painted steel to match adjacent curtain wall
- (P) Double glazed aluminum window over metal clad over painted steel to match adjacent curtain wall
- (Q) Double glazed aluminum window over metal clad over painted steel to match adjacent curtain wall
- (R) Double glazed aluminum window over metal clad over painted steel to match adjacent curtain wall
- (S) Mechanical Louver
- (T) Metal clad over concrete curtain wall
- (U) Metal clad over painted steel to match adjacent curtain wall
- (V) Double glazed aluminum window over metal clad over painted steel to match adjacent curtain wall
- (W) Double glazed aluminum window over metal clad over painted steel to match adjacent curtain wall
- (X) Double glazed aluminum window over metal clad over painted steel to match adjacent curtain wall
- (Y) Double glazed aluminum window over metal clad over painted steel to match adjacent curtain wall
- (Z) Double glazed aluminum window over metal clad over painted steel to match adjacent curtain wall

DP 04271712

FEB 02 2005



EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

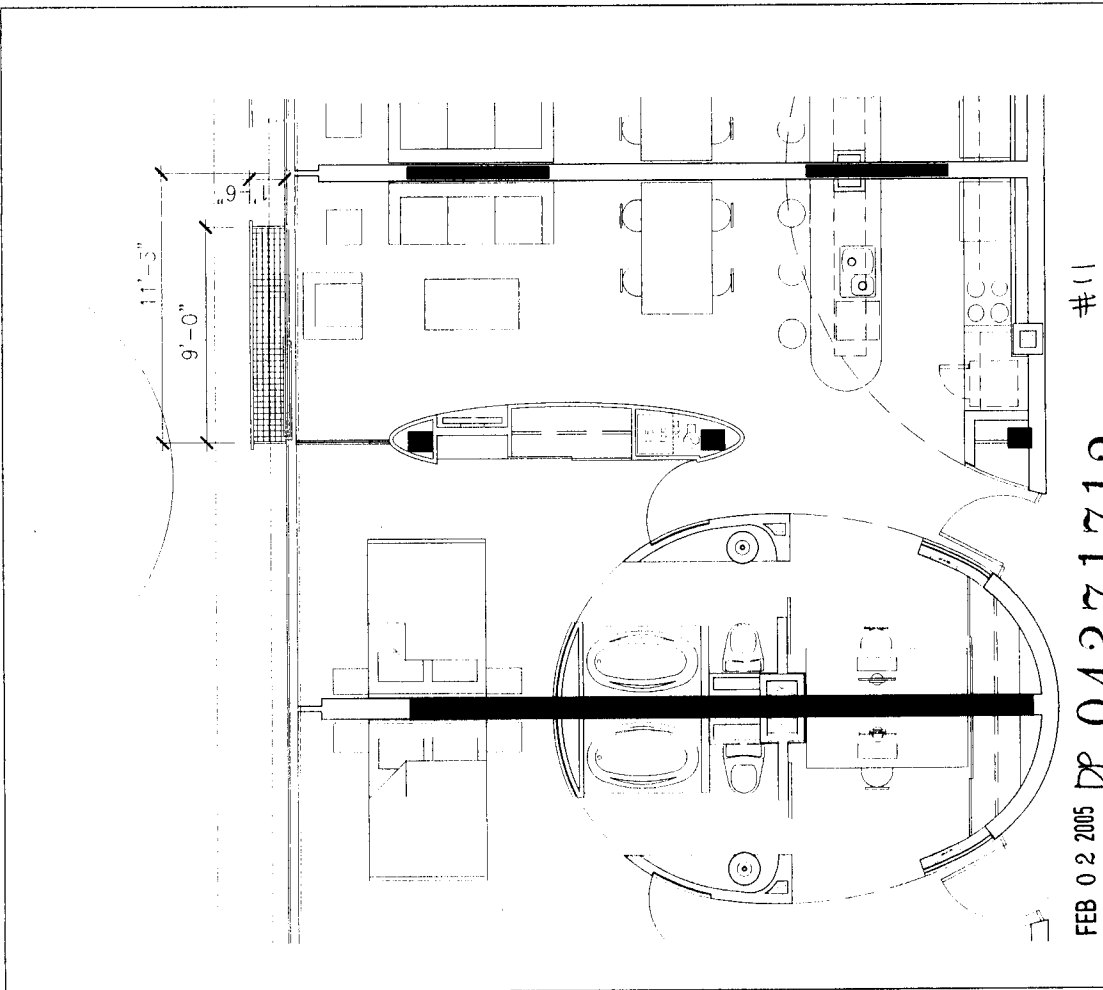
EXISTING BUILDING

BING THOM ARCHITECTS
1000 BROADWAY, SUITE 200
NEW YORK, NY 10018
TEL: (212) 512-5500
WWW.BINGTHOM.COM

SOUTH ELEVATION W/ PENTHOUSE
NO. 1
DATE: 02/02/05
SCALE: 1/8" = 1'-0"

8060 CAMBIE RD.

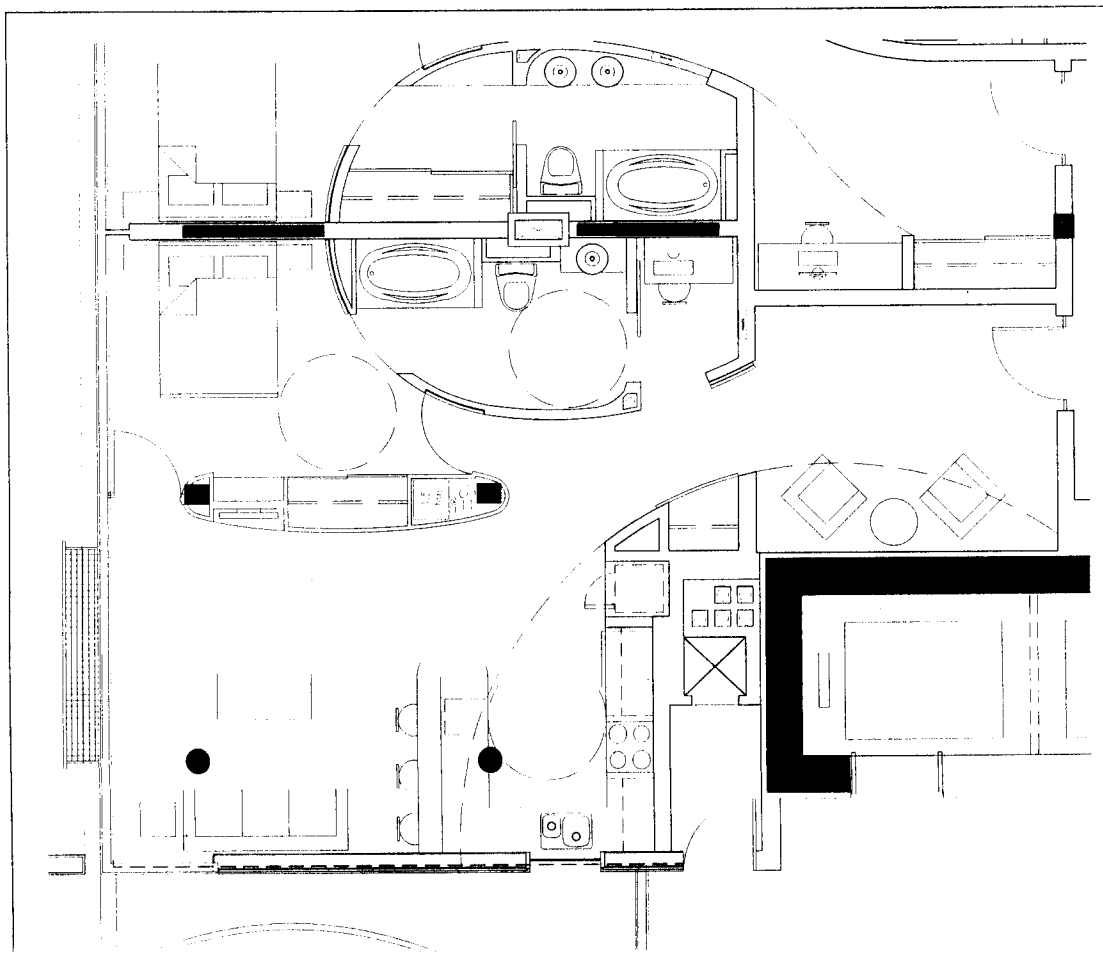
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FEB 02 2005 DR 04271712 #11

DESCRIPTION	DATE	BY	REVISION	DATE	BY
8060 CAMBIE ROAD TYPICAL SUITE					
PROJECT NUMBER	2211				
SCALE	N.T.S. DATE: JULY 2004				
DRAWN	ISSUE				
DRG NO.					

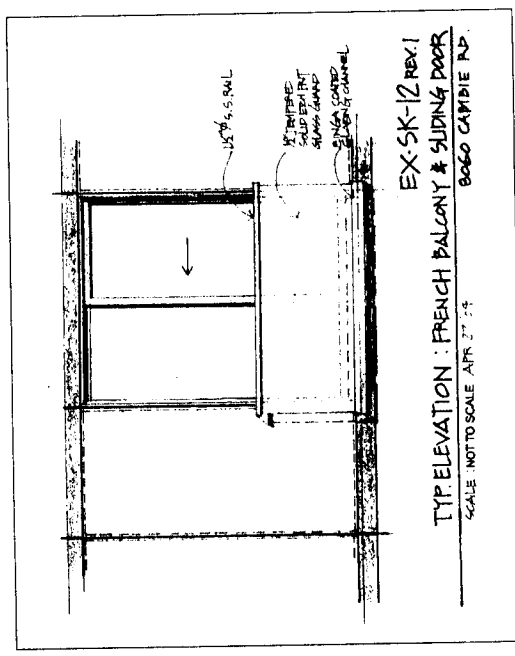
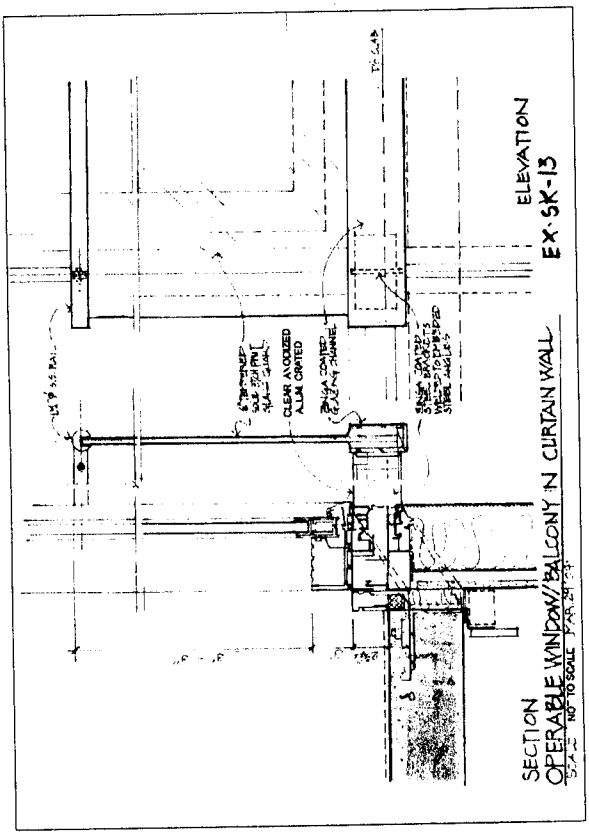
BING THOM ARCHITECTS
 VANCOUVER, B.C. CANADA
 4800 WESTBROOK DRIVE
 VANCOUVER, B.C. V6X 3A7
 TEL: 604.271.7172
 FAX: 604.271.7173
 WWW.BINGTHOM.COM



FEB 02 2005 DR 04271712 #11

DESCRIPTION	DATE	BY	REVISION	DATE	BY
8060 CAMBIE ROAD HANDICAP ACCESSIBLE SUITE					
PROJECT NUMBER	2211				
SCALE	N.T.S. DATE: JULY 2004				
DRAWN	ISSUE				
DRG NO.					

BING THOM ARCHITECTS
 VANCOUVER, B.C. CANADA
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#12