



City of Richmond
Planning and Development Department

Report to Development Permit Panel

To: Development Permit Panel
From: Jean Lamontagne
Director of Development
Date: May 8, 2007
File: DP 06-352741
Re: Application by Polygon Meridian Gate Homes Ltd. for a Development Permit at
9200, 9240, 9280, 9300 and 9320 Odlin Road

Staff Recommendation

That a Development Permit be issued which would permit the construction of three (3) four-storey buildings consisting of approximately 259 units over a parking level and an amenity building on a site zoned Comprehensive Development District (CD/186).



Jean Lamontagne
Director of Development

DN:blg
Att.

Staff Report

Origin

Polygon Meridian Gate Homes Ltd. has applied to the City of Richmond for permission to develop three (3) four-storey buildings consisting of approximately 259 units over a parking level and an amenity building. The site is currently vacant.

The site is in the process of being rezoned from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Comprehensive Development District (CD/186)” under Bylaw No. 8238 (RZ 06-344033).

Development Information

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

Background

Development surrounding the subject site is as follows:

- To the north: Odlin Road and existing single-family dwellings zoned “Single-Family Housing District, Subdivision Area F (R1/F)”. The area north of the site is designated Residential Area 1 (townhouse, low-rise apartments) in the Alexandra Quarter Section – West Cambie Area Plan;
- To the east: A single-family dwelling zoned “Single-Family Housing District, Subdivision Area F (R1/F)”, which is designated Residential Area 1 (townhouse, low-rise apartments) in the Alexandra Quarter Section – West Cambie Area Plan;
- To the south: A single-family dwelling zoned “Single-Family Housing District, Subdivision Area F (R1/F)”. A 6 m (19.6 ft.) portion of new road, Tomicki Avenue, will be introduced along the southern edge of the subject site. The area south of the site, which is separated by the forthcoming road, is designated Mixed-Use (housing over small floor plate retail) in the Alexandra Quarter Section – West Cambie Area Plan; and
- To the west: A single-family dwelling zoned “Single-Family Housing District, Subdivision Area F (R1/F)”. A 6 m (19.6 ft.) portion of new road, Dubbert Street, will be introduced along the southern edge of the subject site. The area west of the site is designated for Business/Office (office over retail) use in the Alexandra Quarter Section – West Cambie Area Plan.

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following issues to be resolved at the Development Permit stage; the associated response follows in italics:

- Provision of a landscaping plan that verifies that provision of replacement planting at a ratio of 2:1 in accordance with the Official Community Plan (OCP).

A landscape plan, demonstrating a context specific response, has been submitted in association with the Development Permit (Schedule A Plan #16A –16 J). 117 trees were identified by the Arborist Report; 234 trees are proposed to be planted on the site, which complies with the tree replacement requirements of the Official Community Plan (OCP).

- Substantiation from the applicant's Arborist regarding the feasibility of retaining the Maple tree located at the northeast corner of the site, which straddles the property line.

An addendum to the original Arborist report has been received (Attachment 2), which, based on a site inspection, recommends the removal of the Maple tree that straddles the property line. The recommendation is based on consideration of the required change in grade. Further, the Black Locust that is located on the adjacent eastern site and is not included in the subject application, which was originally mentioned as warranting consideration for retention at the time the adjacent site develops, was damaged by the severity of the past Winter and now has a large split between the main stems.

- Substantiation that the phasing plan maintains adequate loading facilities on-site.

To ensure adequate loading space for Phase 1 in advance of completion of Phase 2, a loading space will be provided along the west property line just south of Phase 1.

- Confirmation that garbage and recycling facilities are provided in accordance with City requirements.

Garbage and recycling facilities are located within a secured room within the parking level in proximity of the parking level access and containers will be moved to a holding area to facilitate collection.

The Public Hearing for the rezoning of this site is scheduled for May 22, 2007. Staff will work with the applicant to address any comments expressed during Public Hearing prior to adoption of the rezoning bylaw.

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 Comprehensive Development District (CD/186).

Advisory Design Panel Comments

The development proposal was reviewed by the Advisory Design Panel (ADP) on November 8, 2006 and again on December 20, 2006. A copy of the relevant excerpt from the Advisory Design Panel Minutes from December 20, 2006 is attached for reference (**Attachment 3**). In response to comments made by the ADP on November 8, 2006, the applicant undertook design development of the elevations and massing of the proposed building, articulation and design development of the balconies, and further design development of the courtyard and the perimeter of the development site. The updated submission that was presented to the Panel on December 20, 2006 was approved to proceed for consideration by the ADP. The applicant's design response to the December 20, 2006 ADP comments have been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

Analysis

Conditions of Adjacency

- The building form and massing respond to comments made by the Advisory Design Panel, the West Cambie Area Plan – Alexandra Neighbourhood guidelines, and the associated Character Area 4 – Medium Density Housing guidelines. The four-storey multiple family building with a maximum density that is no greater than 1.5 Floor Area Ratio (FAR), which is characterized by design elements that connect the building to the public street, complies with the character area's requirement that the predominant built forms be street-oriented townhouses and apartments.
- In accordance with the West Cambie Area Plan – Alexandra Neighbourhood, the first level units located along Odlin Road, Tomicki Avenue and Dubbert Street establish an interrupted, outward oriented interface with the street frontages by introducing individual unit accesses, private patios, entry gate features, building recesses, and varying building materials.
- The 6 m (19.6 ft.) setback along the road frontages includes a provision for a reduced setback for the entry feature located adjacent to Odlin Road, which contributes to animation along the street frontage.
- By setting back the buildings a minimum of 6 m (19.6 ft.) from the east property line, an opportunity was created to introduce Alexandra Way, which is intended to facilitate walking and cycling not only within the Alexandra neighbourhood, but also within the West Cambie area generally. Similar to the first level units along the street frontages, the units along the eastern edge establish an active relationship with Alexandra Way.
- A right of way for the ultimate hard surface portion of Alexandra Way that is on the subject site is being secured through the associated rezoning process. At the time the adjacent eastern property develops, the width of Alexandra Way will be extended and the pathway further implemented, the details are discussed below.

- A minimum 2.6 m elevation for habitable areas requires that the on-site grade is altered; in addition, the road elevation will be increased to 2 m. The change in grade between the street and the subject site will be addressed by the introduction of ramps and risers within the 6 m (19.6 ft.) building setback along the property lines. An interim retaining wall, which will be approximately 2 m (6.5 ft.) in height will be installed along the eastern edge of the site until the adjacent eastern property develops and Alexandra Way is extended to its ultimate width. An interim guardrail will be introduced along the edge of the retaining wall in compliance with the BC Building Code.

Urban Design and Site Planning

- Vehicle access to the site will be via Tomicki Avenue, which is adjacent to the southern edge of the site. Fire access, loading and drop off is via the grade level vehicle loop that enters the site through distinctive moon gates.
- Resident and visitor parking is similarly accessed via Tomicki Avenue through the moon gates but are located within a parking level. The proposal complies with the Zoning Bylaw parking requirements. A total of 441 off-street parking stalls will be provided on-site, which includes 52 visitor parking stalls and nine (9) accessible parking stalls. Tandem parking stalls are not proposed within the development. The residential and visitor parking areas are separated by overhead gates.
- Secured bicycling parking is located within the parking level to encourage the use of alternative transportation.
- Garbage and recycling facilities are located within a secured room within the parking level in proximity of the parking level access and containers will be moved to a holding area to facilitate collection. Collection is to be coordinated so that the garbage and recycling are not collected on the same day; therefore a single holding area, located adjacent to the gatehouse on the south side of the development is acceptable.
- Street level pedestrian entry to the buildings is provided at grade on both Tomicki Avenue through the moon gate entry feature and a building lobby on Odlin Road. Pathway access to the site is provided via Dubbert Street and Alexandra Way at the midpoint of the site.
- Provisions have been included to ensure the main entry on Odlin Road is accessible. Similarly, a ramp is provided to facilitate access between Dubbert Street and the centrally located pathway that accesses the inner courtyard.
- Alexandra Way is designed to accommodate pedestrians, cyclists and other related vehicles. The design includes provisions for accessibility. The change in grade between the road and elevation of the internal courtyard is approximately 1.5 m (5 ft.). As a result, the pathway incorporates a gradual slope; at its crest at the midpoint, it is approximately 0.9 m (3 ft.) higher than at its starting points along Odlin Road and Tomicki Avenue. The slope both creates visual interest for pathway users, and diversifies the interface between the individual units fronting Alexandra Way and the pathway.

- Alexandra Way's gradual increase in grade toward the midpoint of the pathway also improves the connectivity between Alexandra Way and the courtyard by reducing the number of risers and reducing the slope of the ramp that link the pathway and courtyard at the midpoint of the site.
- The moon gate theme, which is repeated along the perimeter of the site, articulates the street façade, assists in way finding, and functions as linking architecture between the buildings. The introduction of moon gates on the south side of the site on Tomicki Avenue mark the location of vehicle entry to the site and similarly identify the building lobby entrance located adjacent to Odlin Road, which incorporates weather protection in the design. Smaller single storey moon gates are located at the midpoint of the site along the west side of the site on Dubbert Street and adjacent to Alexandra Way functioning to mark entry points to the site and connectivity via the landscaped inner courtyard. In addition, a moon gate marks the entrance to the amenity building.
- Connectivity between the buildings is facilitated by a pathway within the courtyard, which also connects the buildings to the centrally located amenity building.
- Unit F has been designed to facilitate easy conversion to a fully accessible unit. A total of 24 units of this type are proposed within the development. To assist aging in place, blocking will be incorporated inside the walls in washrooms to facilitate the potential future installation of grab bars/handrails.
- The development will be introduced in two phases. The northern portion of the site, which includes the amenity building and ancillary amenities will be developed in advance of the southern portion of the site. Off-street parking will be provided in accordance with the requirements of each phase of development.

Architectural Form and Character

- In response to the Area Plan's emphasis on establishing an active pedestrian environment, the development incorporates individual street facing entrances for the first level units that are combined with individual gates and that are shared between units and break up the massing of the buildings, provide opportunity for passive surveillance of the street frontage, animate and create interest along the street façade, and encourage pedestrian activity.
- Units are provided with private outdoor space in the form of either grade level patios or balconies that are situated with consideration of the relationship with the street and internal courtyard. Repetition of balcony placement has been minimized to break up the massing of the building façade.
- The building façade is further articulated by recesses in the building design, particularly at the building corners. Varying the vertical extension of brick cladding breaks up the tendency toward horizontal repetition, which is further minimized by the introduction of strong vertical post elements.
- The roof follows recesses in the building, thereby varying the roofline and minimizing the bulk of the buildings. Further, by alternately increasing the height and lowering the roof over

the Odlin Road lobby entrance, the apparent mass of the north elevation is minimized and an impression of two (2) separate roof masses is established.

- The indoor amenity building is centrally located within the inner courtyard and the building materials and character reflect that of the apartment buildings. By varying the height of the building between two (2) storeys and a single-storey, and varying the building façade both architecturally and with varied building materials, the mass of the building is minimized.
- The building materials (including wood trim board, vinyl board and batten, horizontal vinyl siding, pre-finished aluminum railing, soldier course brick, brick cladding, wood trellis, and solid wood posts) and the neutral color scheme are compatible with both the existing character of the neighbourhood and comply with the Area Plan's requirement that a variety of exterior materials are incorporated and that accent material is generously used.
- Signage will be integrated into landscape walls and will be complimentary to the established character of the development (Schedule A).
- The site is affected by Airport Noise contours and is required to register a covenant, as a condition of rezoning, to disclose noise restrictions and to engage an acoustical consultant. Further, in compliance with CD/186, issuance of a development permit requires evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurement, demonstrating that the aircraft noise levels will comply with maximum noise levels outlined in CD/186.
- The report is to substantiate either installation of air conditioning or a comparable alternative in addition to mechanical ventilation in the construction of the building in order to maintain the acoustic integrity of the building envelope, essential to maintain a highly liveable interior environment when windows are shut, particularly during warm summer months.

Landscape Design and Open Space Design

- 117 trees were identified by the Arborist Report; 234 trees, of which 54 are within Alexandra Way, are proposed to be planted on the site in addition to a variety of shrubs and ground cover. The number of replacement trees meets the 2:1 replacement ratio required by the Official Community Plan (OCP).
- The first level apartment units are treated with individual landscaped areas adjacent to the patio. Landscaping has been strategically placed to address concerns associated with privacy and overlook between units. Internally oriented units are provided with a pathway connection to the outdoor amenity space.
- Outdoor amenity space is provided in compliance with the Official Community Plan (OCP) and is designed to promote both active and passive use. A meandering pathway consisting of permeable pavers facilitates pedestrian connection between individual grade level units, the building lobby, street accesses, Alexandra Way, and the outdoor and indoor amenity facilities. The outdoor courtyard includes children's play structures (the BigToys metal Escapade, which facilitates active and imaginative play, and a Kompan Moments Daisy and Galaxy Spica located within proximity of the larger play apparatus), and an outdoor

swimming pool and hot tub. Passive space is enhanced by landscaping consisting of a variety of plant types with distinctive heights and shapes.

- Indoor amenity space is provided in compliance with the Official Community Plan (OCP). The amenity building consists of a lounge, theatre room, large multi-purpose room, office and storage space, an exercise room, and a concierge and guest suite on the second level. The outdoor pool and children's play area are located adjacent to the building to encourage complementary use of the spaces.

Alexandra Way

- The development includes the introduction of Alexandra Way along the eastern edge of the subject site. The portion of Alexandra Way that will be introduced in association with the subject development consists of a 3.5 m (11 ft.) wide pathway that widens into a welcoming plaza area at the north and south ends adjacent to Odlin Road and Tomicki Avenue respectively. The applicant is working with the City to introduce Public Art on-site and the entry points to Alexandra Way have been identified as possible locations for the introduction of Public Art, which would further establish the space as part of the public realm.
- The Area Plan stipulates that landscaping will vary over the length of Alexandra Way with consideration to the variation of land use and building character. A combination of trees, shrubs and Perennials are proposed and includes the deciduous Silk Tree characterized by its finely divided Fern-like leaves and showy, fragrant flowers, which establishes an airy landscaped space while maintaining sunlight and visual permeability.
- The landscaping also includes benches, a distinctive hard surface, decorative tree grates and low light standards that are approximately 95 cm (37 in.) in height to ensure the pathway is safely illuminated while mitigating the effect of light pollution on the dwelling units interfacing with the pathway.
- The combination of landscaping elements and a pathway, that will ultimately be no less than 3.5 m (11 ft.) in width, will introduce a welcoming, safe pathway for users that facilitates both movement within the neighbourhood and creates a space for resting and interaction. The applicant will install lighting, landscaping, outdoor furniture and will substitute a gravel pathway for the portion of the hard surface indicated on the subject site.
- As articulated in the Area Plan, Alexandra Way will be a privately-owned-public-access (POPA) right-of-way (ROW). As a condition of rezoning, the applicant is required to register a public right-of-passage (PROP) for pedestrians and vehicles (bicycle, motorized wheelchairs, scooters, etc.) that correspond to the hard surface area to be located on the subject site. As indicated on the attached plan, the area designed to be treated as a hard surface straddles the property line and as a result, will be installed at the time the adjacent eastern site develops through a Servicing Agreement, thereby permitting works to be undertaken on the subject site by another party. As the hard surface will ultimately straddle property lines, the City will accept maintenance responsibility for the hard surface area. The introduction of a gravel pathway on-site at the time of development is intended to provide a temporary pathway and to ensure residents are cognizant of the pathway system. To address concerns associated with maintenance of the temporary gravel pathway, it will consist of

gravel designed to establish a compacted, durable surface. Further, to reduce spill over onto the landscaped area, a pathway edge is required to be installed.

- Utility servicing for this neighbourhood requires a complete upgrade that includes the introduction of a sanitary sewer pump station and force main. Subsequent to consideration of various possible locations for the sanitary sewer pump station, the applicant has proposed to facilitate introduction of the pump station on the subject site within a portion of the area designated for the introduction of Alexandra Way. The underground vault would be located below the landscaped area and pathway, and above ground structures would be screened with landscaping (**Attachment 4**).

Affordable Housing

- The applicant has elected not to pursue on-site affordable housing. However, the applicant has offered a voluntary contribution toward the provision of affordable housing at a rate of \$5.10 per building ft² (\$1,439,834.00) which is also an option within the West Cambie Area Plan.

Crime Prevention Through Environmental Design

- The building has been designed to maximize opportunities for passive surveillance by designing ground level units to interface with the street frontage, Alexandra Way or the outdoor amenity space. Further, the layout of upper level units maximizes opportunities for passive surveillance.
- The outdoor amenity space is centrally located and visually prominent. Seating structures are within proximity of the children's play area to facilitate passive surveillance. The north elevation of the amenity space building similarly facilitates passive surveillance of the active space area by including substantial glazing in the design of the building.
- Although the Alexandra Way pathway will be a public space, the transition between private and public space maintains a sense of ownership. In addition to designing and siting the dwelling units on the east side of the site to facilitate passive surveillance, the terraced retaining walls both blur the division between public and private space, and symbolically establish territoriality. The introduction of landscaping will be undertaken without creating entrapment or concealed areas, the space will be illuminated by low level lighting, and the mild increase in slope at the mid point of the pathway improves sight lines.
- An overhead gate separates residential and visitor parking. Further, the parking level is well illuminated and areas for concealment have been minimized.
- Mail boxes are located within the secured lobbies. Access to the buildings will be secured and entry will be regulated by residents.

Public Art

- In response to the City's commitment to the provision of Public Art, the developer proposes to work with the Richmond Public Art Commission to introduce Public Art on-site through a voluntary contribution at a rate of approximately \$0.60 ft² based on maximum floor area ratio (FAR) (\$169,392.24).

Conclusions

The development proposed responds to the West Cambie Area Plan – Alexandra Neighbourhood guidelines generally and the Character Area 4 – Medium Density Housing area guidelines specifically. The development proposal has been designed to be particularly attentive to the focus of establishing a strong public realm by introducing street-oriented development and introducing Alexandra Way into the neighbourhood. The applicant has adequately resolved staff comments articulated in the associated rezoning report and Advisory Design Panel comments. Staff recommend approval of this Development Permit application.



Diana Nikolic, MCIP
Planner II (Urban Design)
(Local 4040)

DN:blg

Attachments:

- Attachment 1 Development Application Data Sheet
- Attachment 2 Addendum to Arborist Report
- Attachment 3 Advisory Design Panel Minutes and Applicant's response (December 20, 2006)
- Attachment 4 Proposed Pump Station Location and Associated Screening

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$261,266.00 for Phase 1, and \$301,040.00 for Phase 2;
- Receipt of a Letter-of-Credit for landscaping in the amount of \$ 96,270.00 for Alexandra Way; and
- Demonstration, to the satisfaction of the City, that the aircraft noise levels will comply with maximum noise levels outlined in CD/186 by providing a report and recommendations that have been prepared by persons trained in acoustics and current techniques of noise measurement. The report is to include confirmation of either installation of air conditioning or a comparable alternative in addition to mechanical ventilation in the construction of the building in order to maintain the acoustic integrity of the building envelope, essential to maintain a highly liveable interior environment when windows are shut, particularly during warm summer months.

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

- A construction parking and traffic management plan to be provided to the satisfaction of the Transportation Department (<http://www.Richmond.ca/services/tp/special.htm>); and
- Incorporation of accessibility measures for aging in place in Building Permit drawings for all units including lever handles for doors and faucets and blocking in all washroom walls to facilitate future potential installation of grab bars/handrails.



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application Data Sheet

RZ 06-352741

Attachment 1

Address: 9200, 9240, 9280, 9300 and 9320 Odlin Road

Applicant: Polygon Meridian Gate Homes Ltd.

Planning Area(s): West Cambie Area – Alexandra Neighbourhood

	Existing	Proposed
Owner:	Polygon Meridian Gate Homes Ltd.	Polygon Meridian Gate Homes Ltd.
Site Size (m ²):	20, 250 m ² (2.025 ha)	17,482 m ² (1.75 ha)
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential
Area Plan Designation:	Residential Area 1	Residential Area 1
Zoning:	Single-Family Housing District (R1/F)	Comprehensive Development District (CD/186)
Number of Units:	Originally 5 single-family houses	259

On Future Subdivided Lots	CD/186 Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.5	1.46	none permitted
Lot Coverage – Building:	Max. 40%	39.3%	none
Lot Size (min. dimensions):	2.47 acres (1 ha) m ²	2.47 acres (1 ha) m ²	none
Road Setback:	6 m balconies may project 0.65 m common entry features may project 1 m parking structure setback: 3.5 m	6 m provided (face of building and parkade) Balconies project 0.65 m 5 m provided at entry.	none
Side Yard Setback:	6 m balconies may project 0.65 m parking structure setback: 5 m	6 m provided (face of building and parkade) Balconies project 0.65 m	none
Height building:	20 m	18.35 m	none
Accessory structures:	11.5m	7 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	389 (R) and 52 (V) per unit	389 (R) and 52 (V) per unit	none
Off-street Parking Spaces – Total:	441	441	none
Tandem Parking Spaces:	Not permitted	0	none

On Future Subdivided Lots	CD/186 Bylaw Requirement	Proposed	Variance
Amenity Space – Indoor:	378.5 m ²	408.6 m ²	none
Amenity Space – Outdoor:	1,554 m ²	2,232 m ²	none

Other: Tree replacement compensation required for loss of significant trees in good health.

Michael J Mills Consulting
Urban Forestry & Arboriculture

**Supplemental Arboricultural Comment
Proposed Multi Family Residential Complex
#9200, 9240, 9250, 9300 & 9320 Odlin Road, Richmond**

for Meridian Gate Homes Ltd.
MJM File #649 April 24, 2007
City of Richmond File RZ06 344033

Michael J Mills Consulting provided a preliminary assessment of the existing trees located on the above noted properties in October of 2006. We were recently requested to respond to a specific request from the City of Richmond to substantiate the feasibility of retaining the Maple tree located at the northeast corner of the site.

We re visited the site in late March to re evaluate this tree prior to responding. The tree in question has been referred to in previous reports as tree #390. At the time of our initial review this tree was largely hidden from view by dense vegetation surrounding the base of the tree. This vegetation has now been carefully cleared away. This large Maple maintains three large trunks (3 x 45 cm) with notable inclusion between the stems. The canopy is full and wide spreading with what appears to be good health and vigour throughout, although it is noted that the tree has only been reviewed without foliage due to seasonal conditions at the time of our two reviews. Aside from the multi stem form, this tree is considered to be attractive and of moderate landscape value. There is significant ivy growth throughout the tree.

Our initial report of October 2006 was preliminary and intended to assist in the site planning process by identifying the higher value landscape trees within the subject area. The development site itself did not contain any high value trees. It was only the Maple (tree #390) and a nearby Black Locust (tree #392) both located on the adjacent property to the east (9340 Odlin) that were identified as trees of some significance.

We have now been provided with a site plan and advised of the need to raise the site grades and the Odlin road elevations by up to 2 metres. These grade changes would result in the Maple tree being left in a situation where successful preservation would be difficult to envision. We are not aware of a development application for the neighbouring property to the east, where the Maple is actually located, however, given the development trend along this section of Odlin Road and the direction of the neighbourhood community plan, it is considered a strong likelihood that the neighbouring site will also re develop in the near future. It is difficult to envision how this tree could then be retained with the grades raised on all sides. In situations where grades are raised around trees, tree wells have worked to a degree in the past, however, given the multi stem form of the tree, we do not feel the tree quality would justify the extensive effort and large area that would be required to retain this tree. It should also be noted that our original comments with respect to the Maple was made with the thought that the two large trees in this area might combine to represent an opportunity to retain several significant trees along the Odlin Road frontage.

April 24, 2007

#9200, 9240, 9250, 9300 & 9320 Odlin Road, Richmond
Arboricultural Assessment
MJM File #649

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Unfortunately, the winter storms this year have severely damaged the Black Locust. A large split between the main stems has opened and the Locusts viability is now thought to be in question due to the obvious elevated risk associated with the significant main stem defect. With the elimination of the Locust as a preservation option, we do not feel the quality of the Maple left as a stand alone specimen is sufficient to warrant a recommendation to preserve this tree.

Please refer to the civil engineer for detailed grading information as proposed for this area of the site.

Please contact the undersigned if you have any questions or concerns regarding this matter.

Yours Truly,

Michael J Mills
ISA Certified Arborist PN #0392A

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, December 20, 2006– 4:00 p.m.
Rm. M.1.003
Richmond City Hall

(applicant's comments follow in bold text)

2. **RZ 06-344033 / DP 06-352741**
Robert Ciccozzi Architecture Inc.
9200/9240/9300/9320 Odlin Road
(Re-submission)

Diana Nikolic, Planner noted that the project had been seen by the Panel on November 8, 2006. Upon her review of the staff comments and updates, a copy of which are attached as Schedule 1 and form part of these minutes, she highlighted the design revisions made by the applicant in consideration to the previous Panel comments.

Ms. Nikolic spoke about the balconies; massing; introduction of accessible ramps; and grading changes. She also noted that the ultimate development of Alexandra Way is still being discussed. Initially, it was thought that an emergency access would be required along the eastern edge of the site. At the time the proposal was initially reviewed by the ADP it was suggested that the hard surface portion of Alexandra Way would be introduced as part of this application. Following further consideration, it has been determined that introduction of a sufficient hard surface will need to be physically introduced at the time the adjacent eastern property develops. The applicant has been asked to develop the ultimate design plans, register a Public Rights of Passage on the area on which the hard surface will be introduced, and introduce a temporary gravel path on the subject site to ensure the intent of a pathway is clearly understood by future residents. Installation of the hard surface will be undertaken in the future by the adjacent eastern site by way of a servicing agreement.

Referring to a model and various renderings, Mr. Robert Ciccozzi reviewed the design revisions and provided comments about the following:

- development of the elevations and roof lines;
- reconfiguration of balconies and the articulation and addition of privacy screens;
- raising of the ceilings and enlarging the windows for corner accentuation;
- introduction of gateway elements highlighted with trellis;
- introduction of lighter materials within the courtyard, softening of the curves, and enlargement of the entrances to the parkade to provide more visibility;
- additional brick has been introduced at the building corners;
- use of the moon gate element as a landscape feature in the courtyard and along the outer edge of the development, to define the entries;
- minimization of vehicular traffic in the driving oval of the courtyard, which is required for fire truck access.

Mr. Daryl Tyacke spoke about the introduction of trellises and gates around the perimeter of the site; development of in the hard surface treatment of the turn around; the pedestrian accesses to all units facing the streets; the incorporation of a ramp to make the courtyard wheelchair accessible; and the process of design development of Alexandra Way, which includes an increase to the grade at the mid point of the pathway.

General questions from the Panel were as follows:

In response to a question about the paving materials, advice was given that random asphalt patterned concrete pavers will be used for the pedestrian accesses; more modular and uniform pavers will be used for the vehicular driveway; and that it is proposed that Alexandra Way will have concrete pavers.

In response to a query about the width of the pathway, Diana Nikolic advised that the width is yet to be determined, the plans show 2.5 meters; however, the City strongly prefers a minimum width of 3 metres.

In response to a query about the large size of the courtyard entry into amenity building, clarification was provided that the access is the required minimum (fire truck within 15 meters of a unit; 45meters for a fire hydrant) and that the applicant is exploring raising the lower element of the main entry gate to ensure sufficient vehicle clearance.

In response to a query about the colour of the concrete gate, the motif, and cast, it was advised that grey coloured concrete with the possibility of some sandblast will be cast in place; and that the moon gate pattern will be repeated throughout the development with metal gates and trellises.

Comments from the Panel were as follows:

- *huge improvement since the last presentation, appreciate the additional effort and the articulation and detail of the entry. Concerned about the landscape and suggested the use of hedging to block the glare of headlights to the individual patios.*
- *great improvement over last time, articulation has been dealt with attractively.*
- *the previous concerns have been addressed and the project looks good.*
- *good unit entry features, appreciate the design changes made to address the long exterior balconies, and the minor change to the north elevation is very effective. Concerned about the roof size, consider making the eaves treatment as interesting as possible.*
- *congratulations on the effort put forth, appreciate the gateways and can visualize further potential for development of the moon gate into an art concept.*
- *pleased to see the ramp included in the courtyard and accessibility increased, and that F units can be modified to be fully accessible to a person with a disability.*
- *consider integrating the moon gate theme into the amenity building particularly to the west and east façade of the building. A wider pathway is preferable along Alexandra Way, as it is shared with bikes and connects to a major intersection. The ends of Odlin Road need to be wide to invite public use.*

Mr. Steve Jedreicich commented that the measurements for the drive aisle were provided by the Fire Department upon a review of the requirements. The minimum access requirements are: 15 metres to an enunciator panel and 45 metres to a fire hydrant. The applicant is also exploring the options of raising the element of the exit gate.

The Panel comments were then summarized as follows:

- address concern of impact of headlights into the units:

We are committed to hedging for bedrooms in the units along the turnaround to protect from headlight glare. We would prefer to use a higher growing shrub to avoid a rigid geometry taking over. We already have a number of shrubs in these areas; it would take a minimal effort to bump them up in size or switch with a larger growing one. Keep in mind that a totally enclosed terrace welcomes intruders.

- Extend the Asian moon gate theme to other aspects of the project including the amenity building and the ends of Alexandra Way:

We already have a sizable moongate theme at the amenity building; we want to be careful that the moongate is not overused and through selective use maintain its gateway role and sculptural quality. The ends of Alexandra way are more a public passage and should be themed along with the other parts of the greenway. It may be possible to tie the moongate theme into the public art (at the end of Alexandra Way) but we think Alexandra Way should be internally consistent and non-thematic enabling the future pedestrian walkways in other areas to be a cohesive whole.

- consider improving and minimizing the large roof:

Our reduced decks have created opportunities for additional breaks in the eaves, but these are hard to achieve without making the roof excessively complicated. We are having another look to take whatever opportunities we can, but there are limits to how much change we can realistically expect. All of the roofs were smaller at the second ADP than they were at the first and we have created quite a bit of articulation with projecting bays etc.

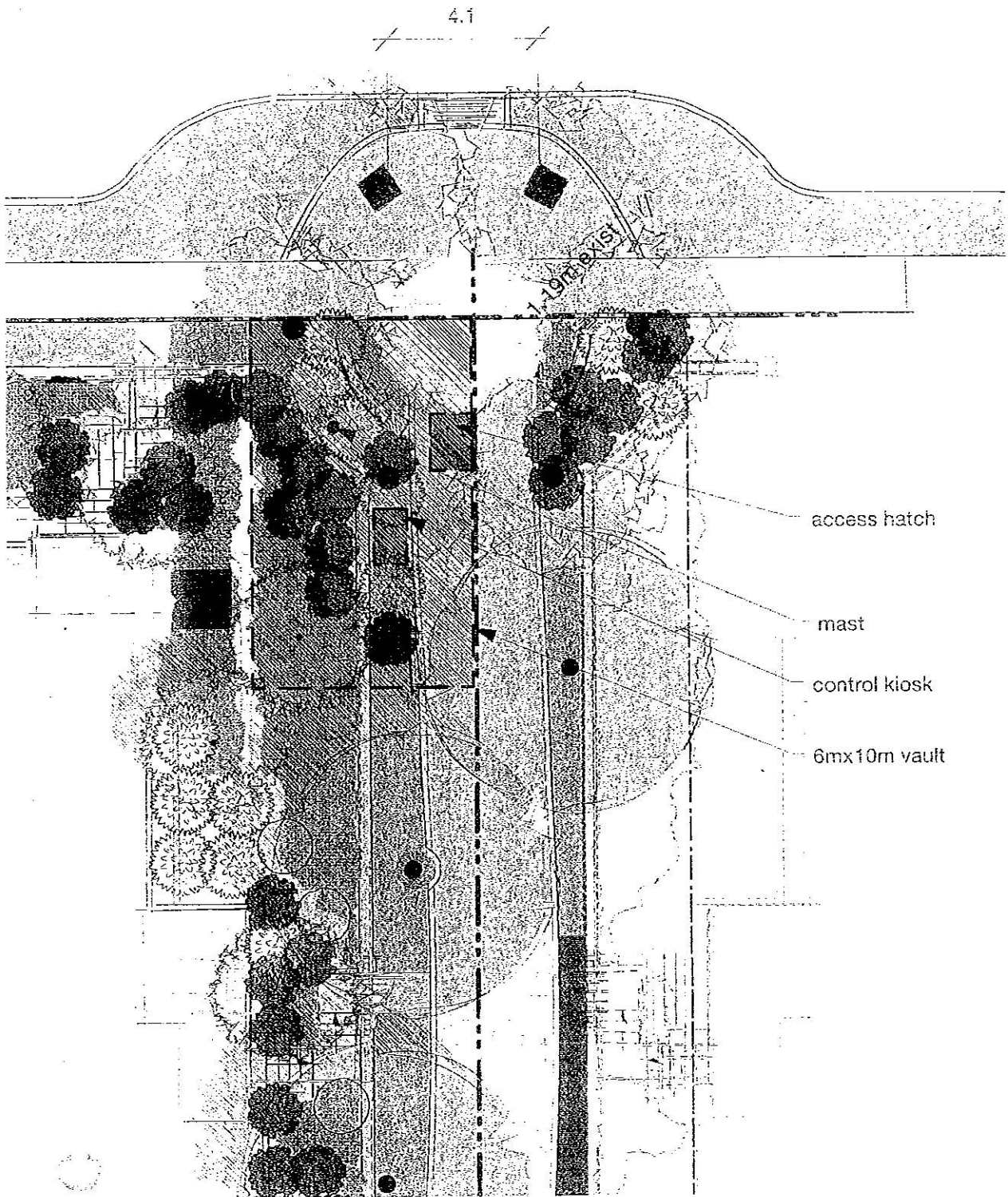
- create a wider pathway along Alexandra Way:

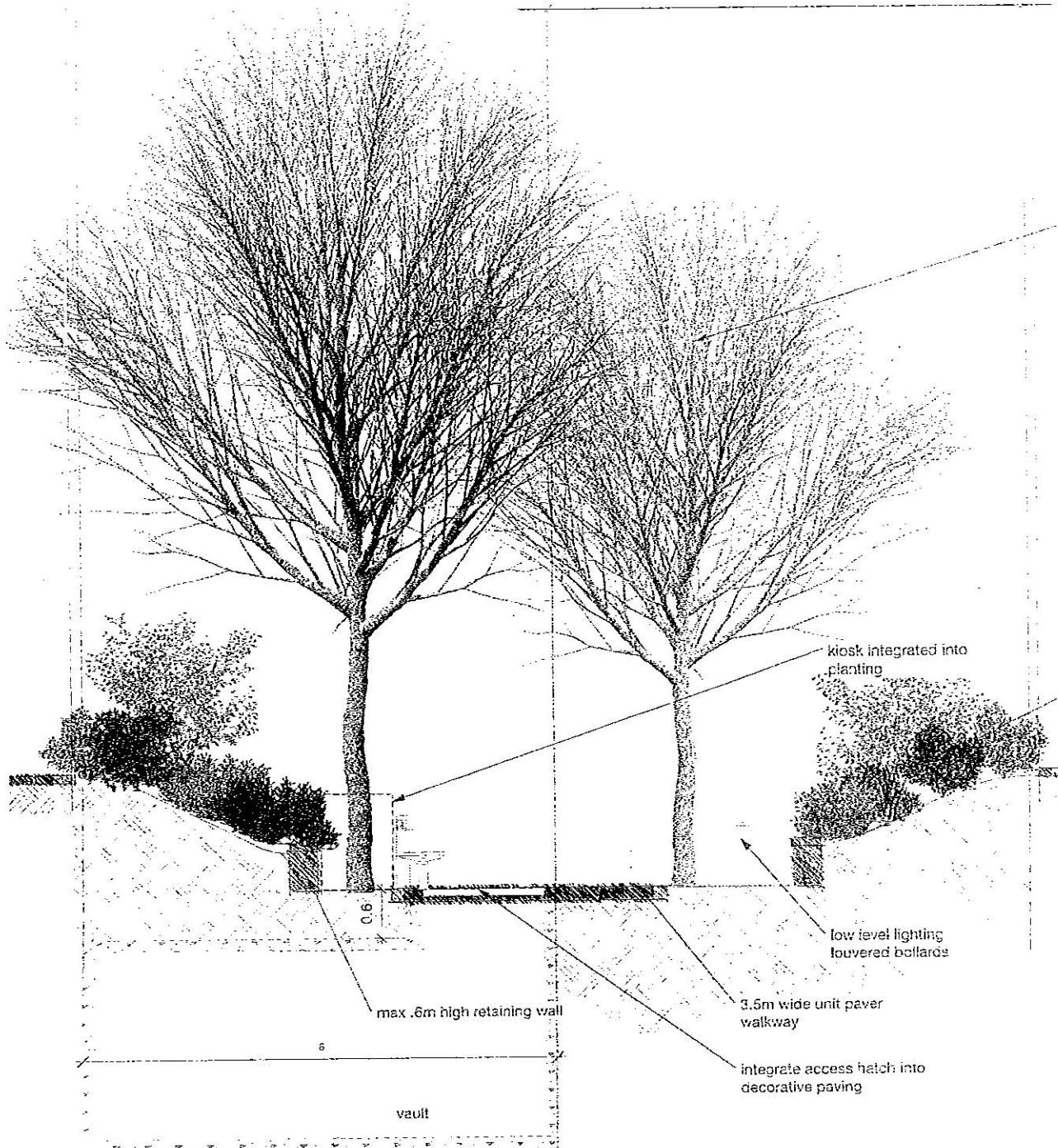
Widening the pathway from 2.5m to 3m will reduce planting, but is acceptable. Additional landscaping would need to be installed at a later date by the neighbouring developer when the temporary path is taken out. Anything greater than 3m in width becomes too wide and will take up almost all of the greenway (negating the green aspect).

It was moved and seconded

That RZ 06-344033 / DP 06-352741 subject to consideration proceed to the Development Permit Panel.

CARRIED





Section: Alexandra Way

Scale: 1:50



City of Richmond
Planning and Development Department

Development Permit

No. DP 06-352741

To the Holder: POLYGON MERIDIAN GATE HOMES LTD.
Property Address: 9200, 9240, 9280, 9300 AND 9320 ODLIN ROAD
Address: C/O MR. STEVE JEDREICICH
900 – 1333 WEST BROADWAY
VANCOUVER, BC V6H 4C2

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #26 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$261,266.00 for Phase 1, and \$301,040.00 for Phase 2 to ensure that development is carried out in accordance with the terms and conditions of this Permit. An additional security in the amount of \$96,270.00 is similarly being held to ensure the introduction of Alexandra Way in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

No. DP 06-352741

To the Holder: POLYGON MERIDIAN GATE HOMES LTD.
Property Address: 9200, 9240, 9280, 9300 AND 9320 ODLIN ROAD
Address: C/O MR. STEVE JEDREICICH
900 – 1333 WEST BROADWAY
VANCOUVER, BC V6H 4C2

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

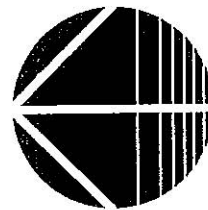
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR

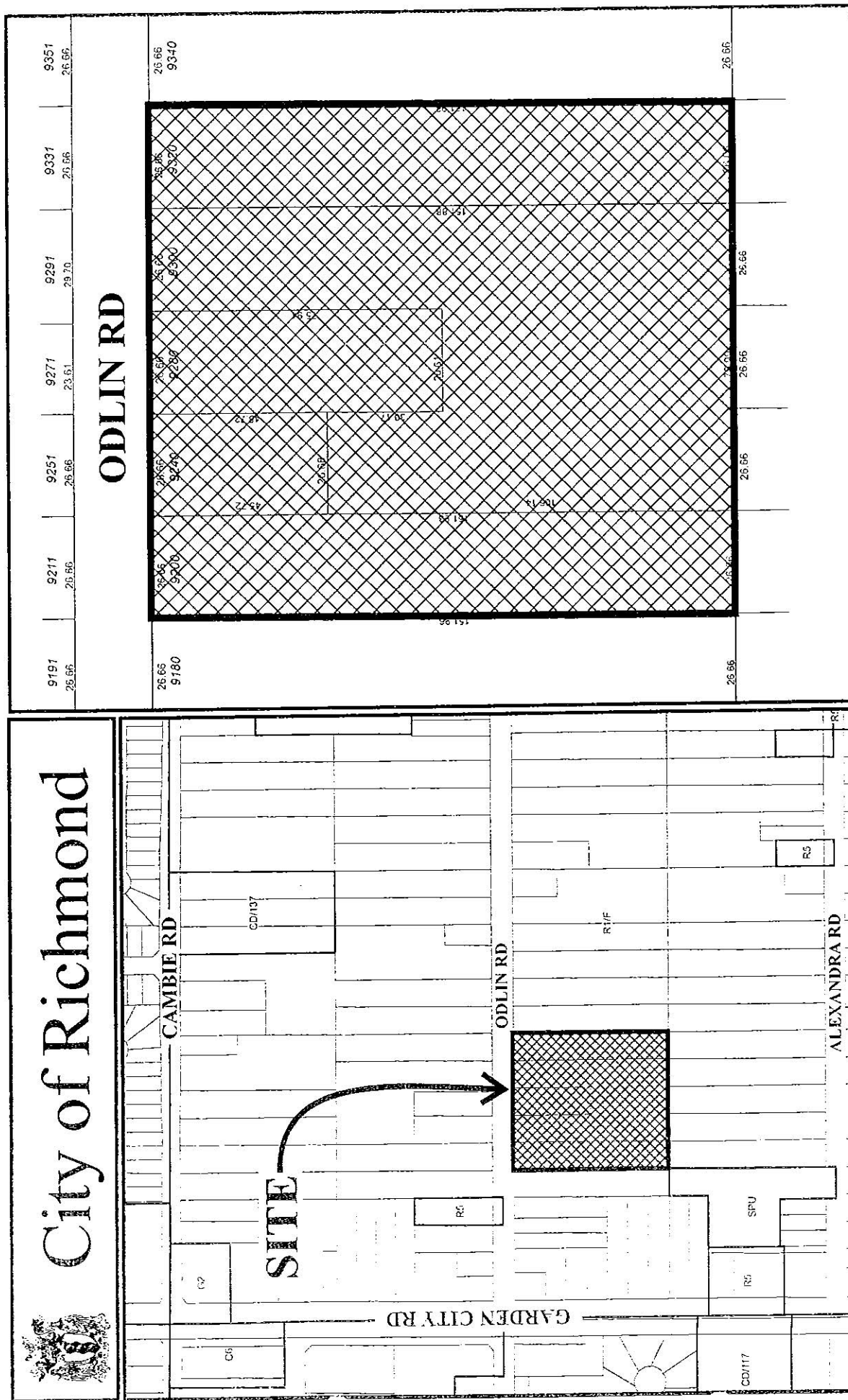


DP 06-352741
SCHEDULE "A"

Original Date: 11/24/06

Revision Date:

Note: Dimensions are in METRES



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Meridian Gate
MAY 10 2007
#7

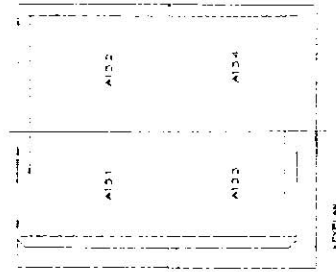
SITE PLAN

DP 06352741 A1.0

ODLIN ROAD

DUBBERT STREET

TOMICKI WAY



KEY PLAN

PROPOSED NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.
- 2. THE PROPOSED CONSTRUCTION SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL JURISDICTION.
- 3. THE PROPOSED CONSTRUCTION SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL JURISDICTION.
- 4. THE PROPOSED CONSTRUCTION SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL JURISDICTION.
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- 10. THE PROPOSED CONSTRUCTION SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL JURISDICTION.

PROPOSED CONSTRUCTION SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL JURISDICTION.



POLYGON

Smart Design Architecture Inc.

1000 Lakeshore Blvd. East
Suite 100
Scarborough, Ontario M1V 4Y1
Tel: (416) 291-1234
Fax: (416) 291-1235
www.polygon.ca

Meridian Gate
MAY 10 2007

#2

PARKING LEVEL
OVERALL PLAN

D0635217A

THESE PLANS HAVE BEEN PREPARED BY THE ARCHITECT AND THE ENGINEER FOR THE PURPOSE OF OBTAINING A PERMIT TO CONSTRUCT. THE ARCHITECT AND THE ENGINEER ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER OR FOR THE CONSTRUCTION OF THE PROJECT.

REVISIONS

NO.	DATE	DESCRIPTION
1	05/10/2007	ISSUED FOR PERMIT

NOTES: 1. ALL DIMENSIONS ARE IN METERS. 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



POLYGON
RCA

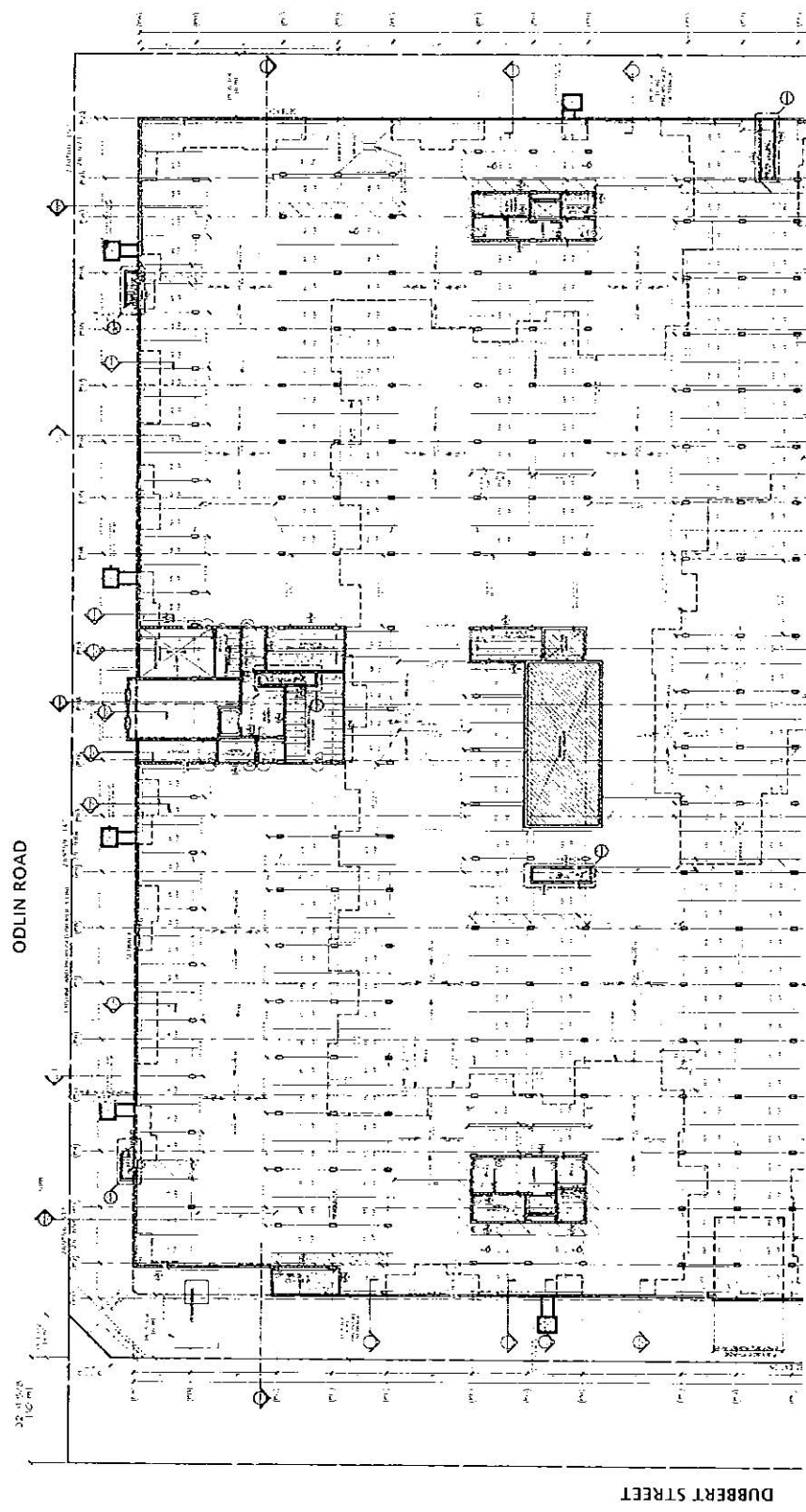
Robert Elwood Architecture Inc.
280 - 2339 Columbia Street
Vancouver, BC V6J 1A1
Tel: (604) 681-1111
Fax: (604) 681-1111
www.rea.ca

Meridian Gate
MAY 10 2007
#3

DATE	05/10/2007
BY	REDA
CHECKED	REDA
APPROVED	REDA

A1.1a

DP06352741



PANADIAN PLAN NORTH
01/11/06

DUBBERT STREET



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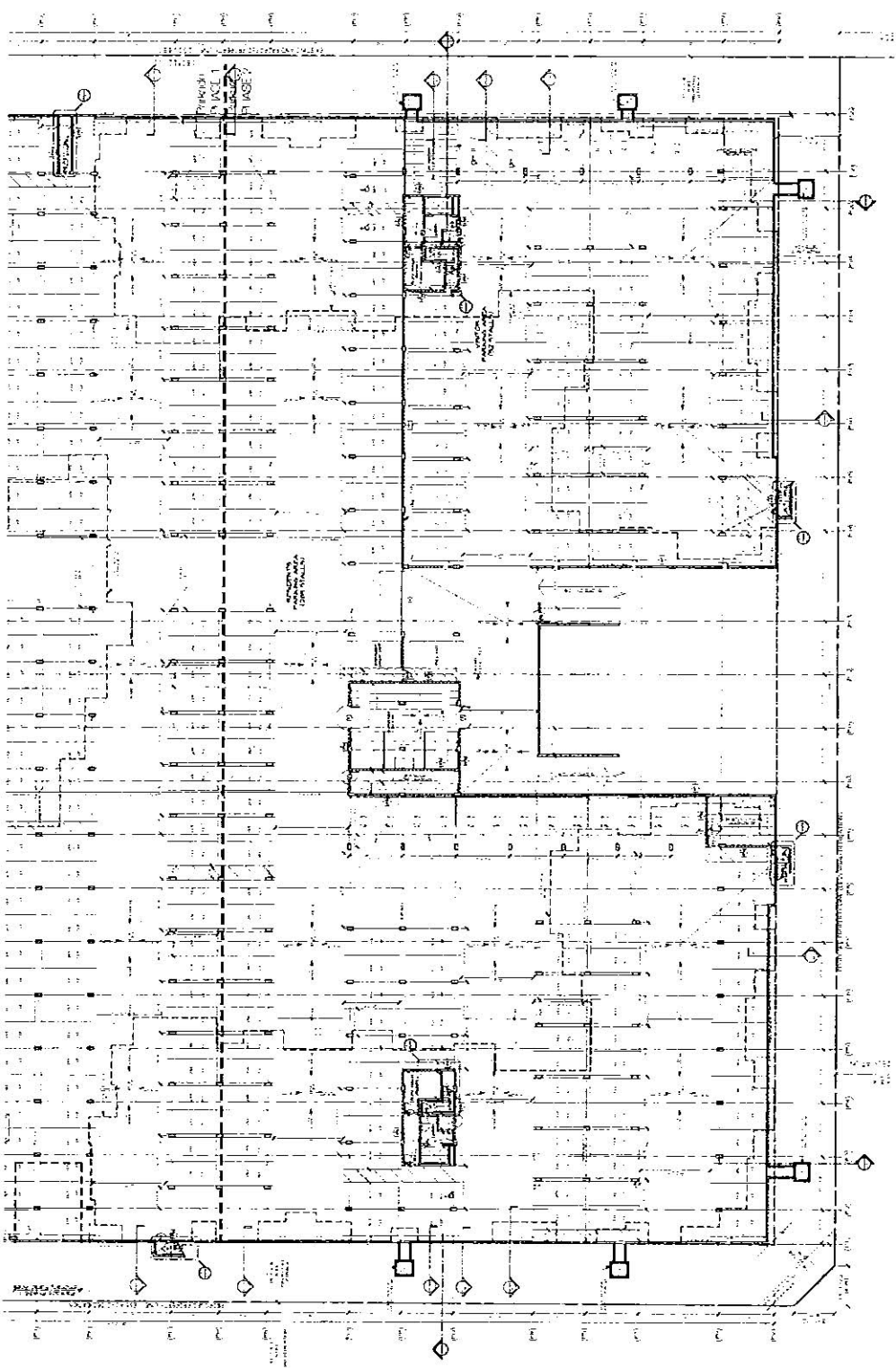
**POLYGON
RCA**

Roberto Ciccezi Architecture Inc.
200 - 2339 Columbia Street
Vancouver, B.C.
Canada
V6J 3V3
Tel: (604) 681-2701
Fax: (604) 681-4501
E-mail: info@robco.ca

Meridian Gate

MAY 10 2007

17#

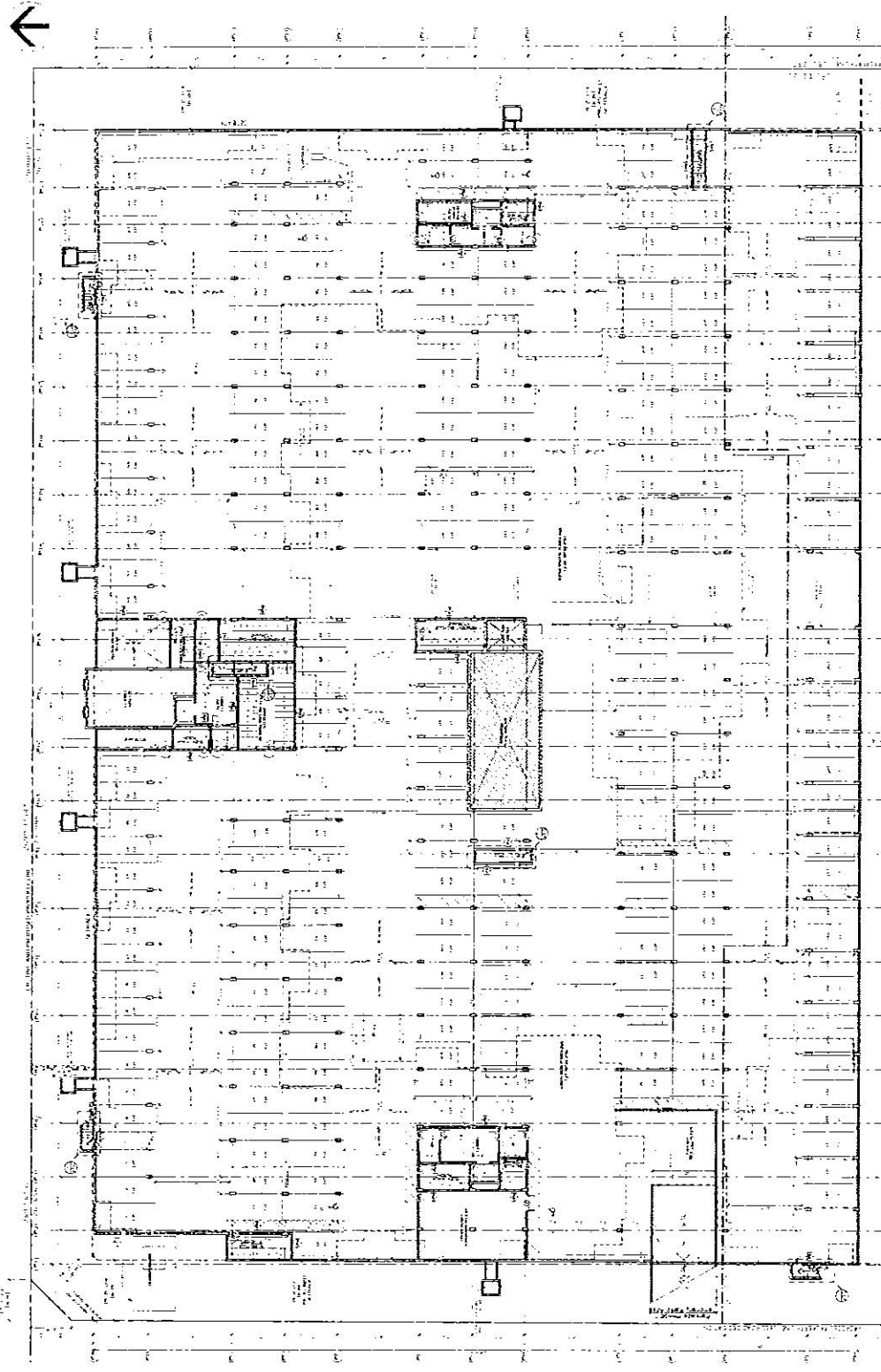


PARADE PLAN : 200M
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DUBBER.

A1.1b

0630-337-A11b



NOTES:

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PLANS ONLY INCLUDES:

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DATE: 05/10/07
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN

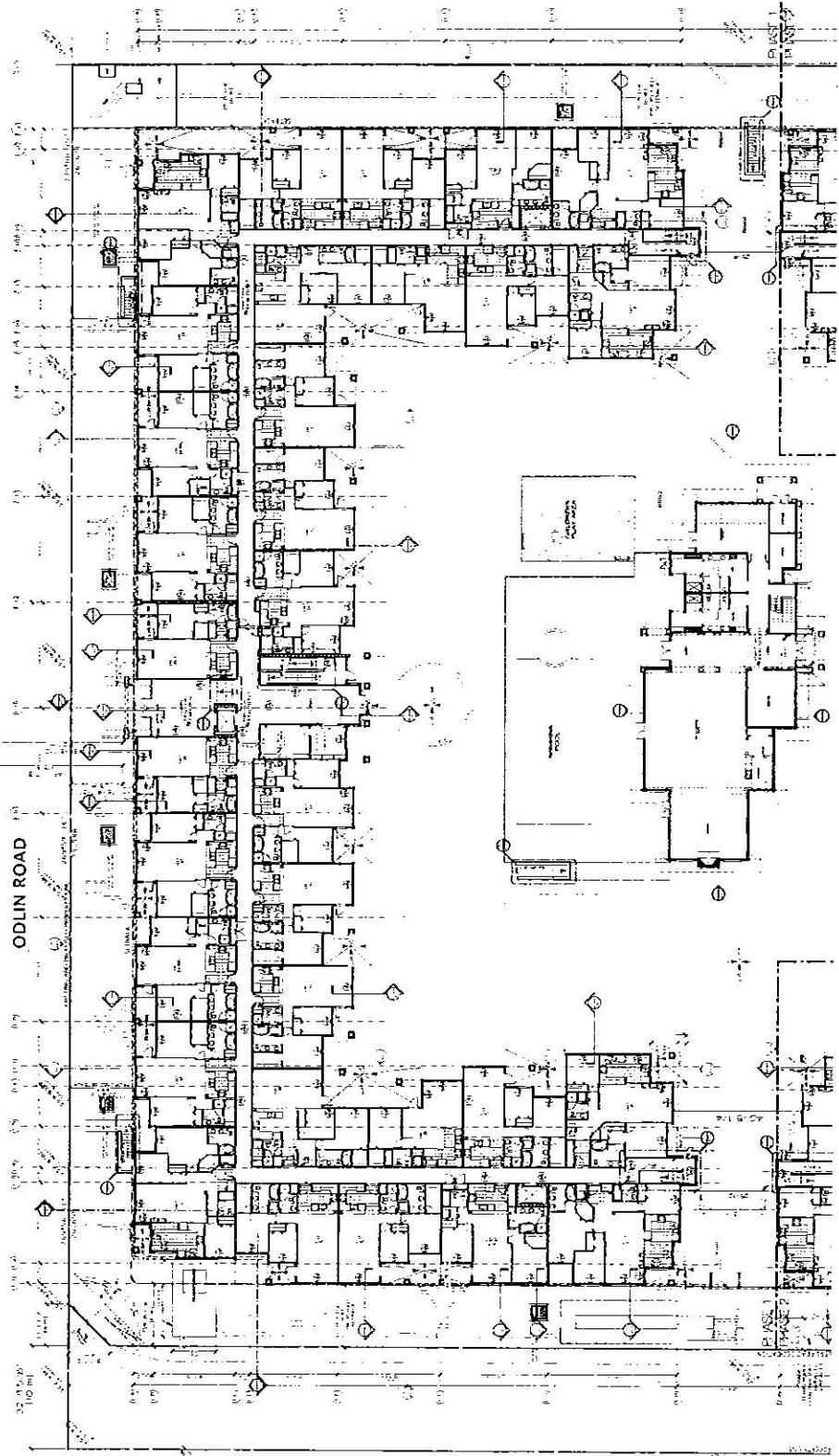
POLYGOI INC.
 2111A1 - 11th Floor
 11th Floor
 11th Floor
 11th Floor

POLYGOI
RELI
 Robert C. Reed Architects
 200 - 2395 Columbia St.
 Vancouver, BC V6J 1A6
 Canada
 Tel: (604) 681-4731
 Fax: (604) 681-4641
 Email: info@polygoi.com

Meridian Ga
 MAY 10 2007
 #18

GROUND FLOOR
 PLAN NORTH
 BUILDING

A2.0a
 06352741



MAIN FLOOR PLAN NORTH
 06352741

DUBBERT STREET

NOTES:
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POLYGOI
POLYGOI
Robert Clifton Architects
200 - 2335 Columbia St
Vancouver, B.C.
V6J 3Y1
Tel: 604-681-4141
Fax: 604-681-4141
www.polygoi.com

Meridian Ga
MAY 10 2007
#7

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MAY 10 2007
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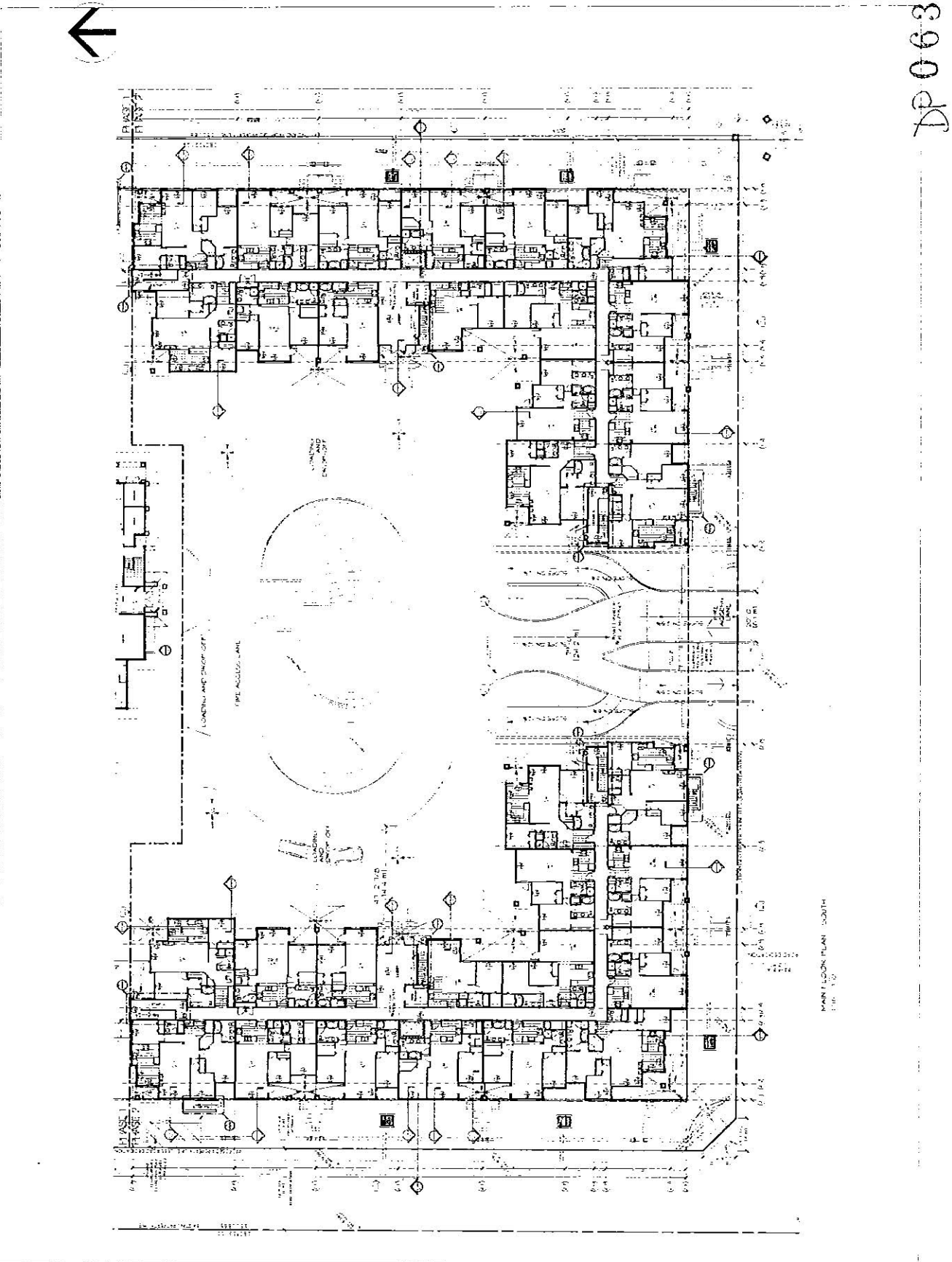
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MAY 10 2007
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DP 06352741

A2.06

GROUND FLOOR
PLAN SOUTH
BUILDING

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DATE: 05/10/2007
BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

PROJECT: 2ND FLOOR PLAN SOUTH BUILDING
LOCATION: 2ND FLOOR PLAN SOUTH BUILDING
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

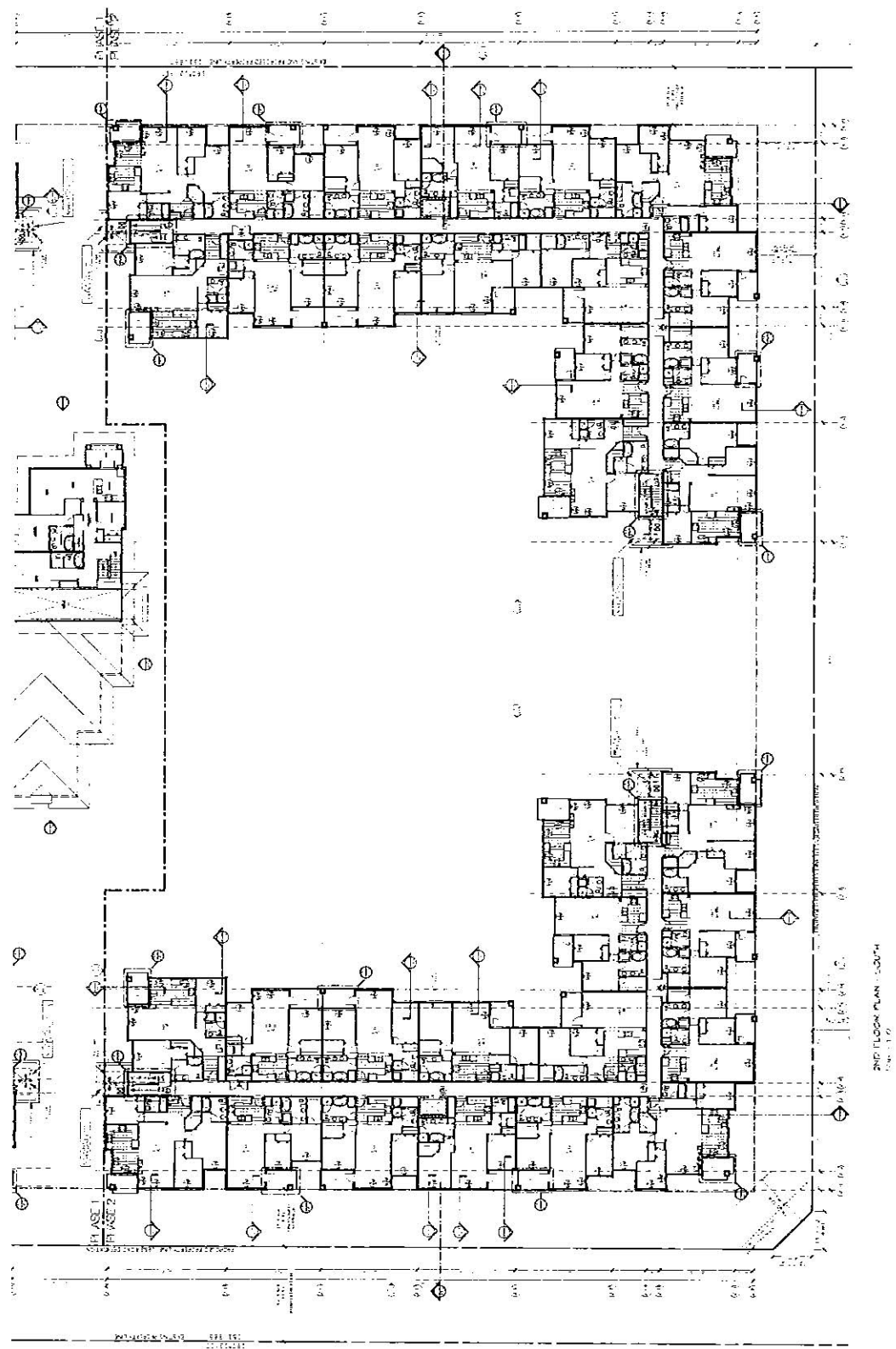


POLYGON
RCA
Robert Cloward Architects, Inc.
200 - 2330 Columbia Street
Vancouver, BC
V6J 3Y3
Tel: (604) 687-6541
Fax: (604) 687-6541
Email: info@rcaarchitects.com

Meridian Gate
MAY 10 2007
#9

2ND FLOOR PLAN
SOUTH BUILDING

A2.1b
06352741



2ND FLOOR PLAN - SOUTH
(SEE 117)

DP 06352741

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REVISIONS:

NO.	DATE	BY	DESCRIPTION
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CHECKED BY: [Signature]
APPROVED BY: [Signature]

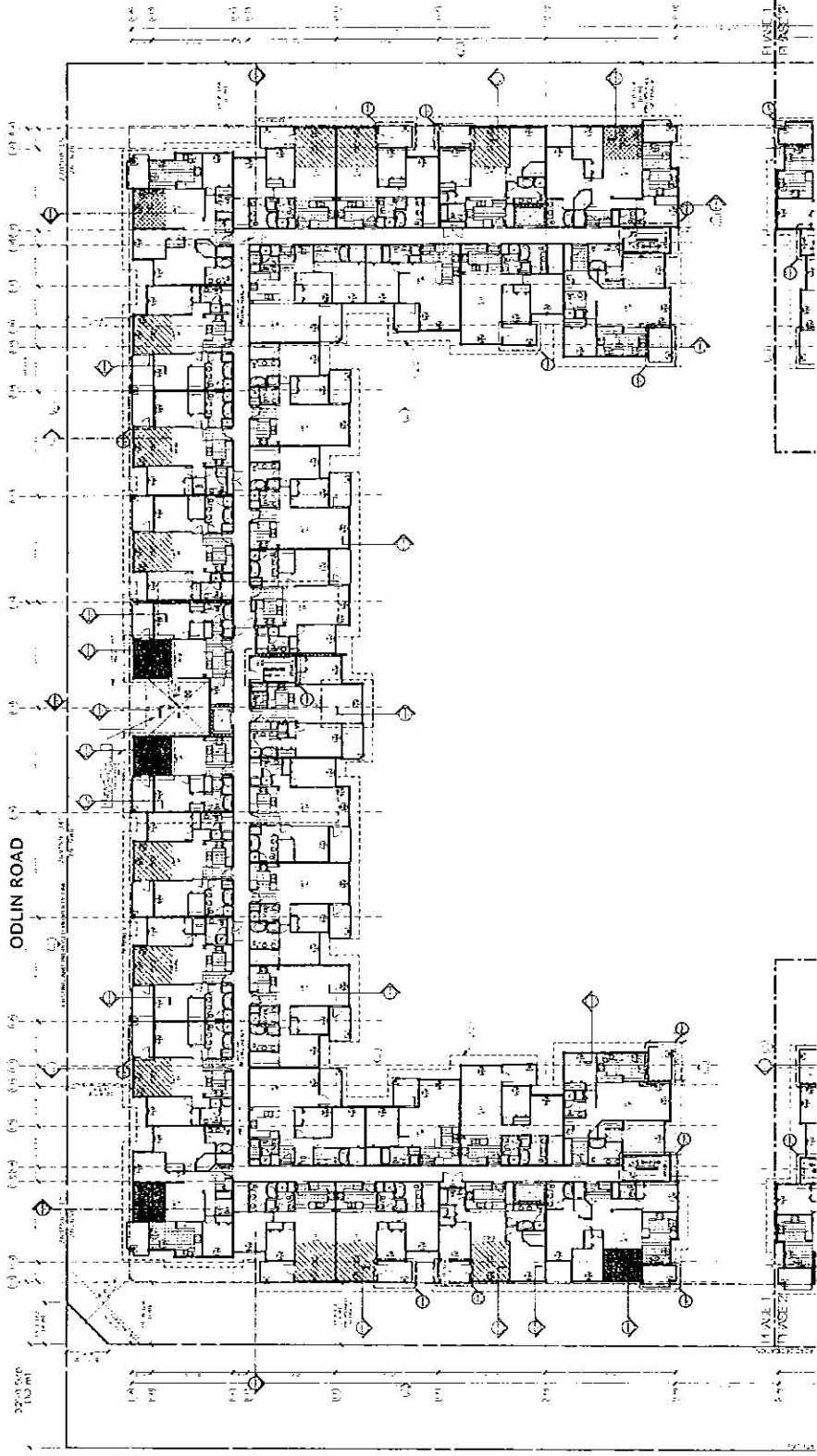


POLYGON RCA
Robert Ciccozzi Architecture Inc.
200 - 2233 Columbia Street
Vancouver, BC V6J 1A1
Tel: (604) 687-1141
Fax: (604) 687-1141
info@polygonrca.com

Meridian Gate
MAY 10 2007
#12

4TH FLOOR PLAN
NORTH BUILDING

A2.3a



4TH FLOOR PLAN NORTH
1/8" = 1' 0"

06352741

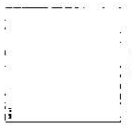
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REVISIONS:
 NO. DATE BY
 1 10/10/07 JRM

PLAN
 SECTION: ROOF PLAN
 SCALE: 1:100
 DATE: 10/10/07
 DRAWN BY: JRM
 CHECKED BY: JRM



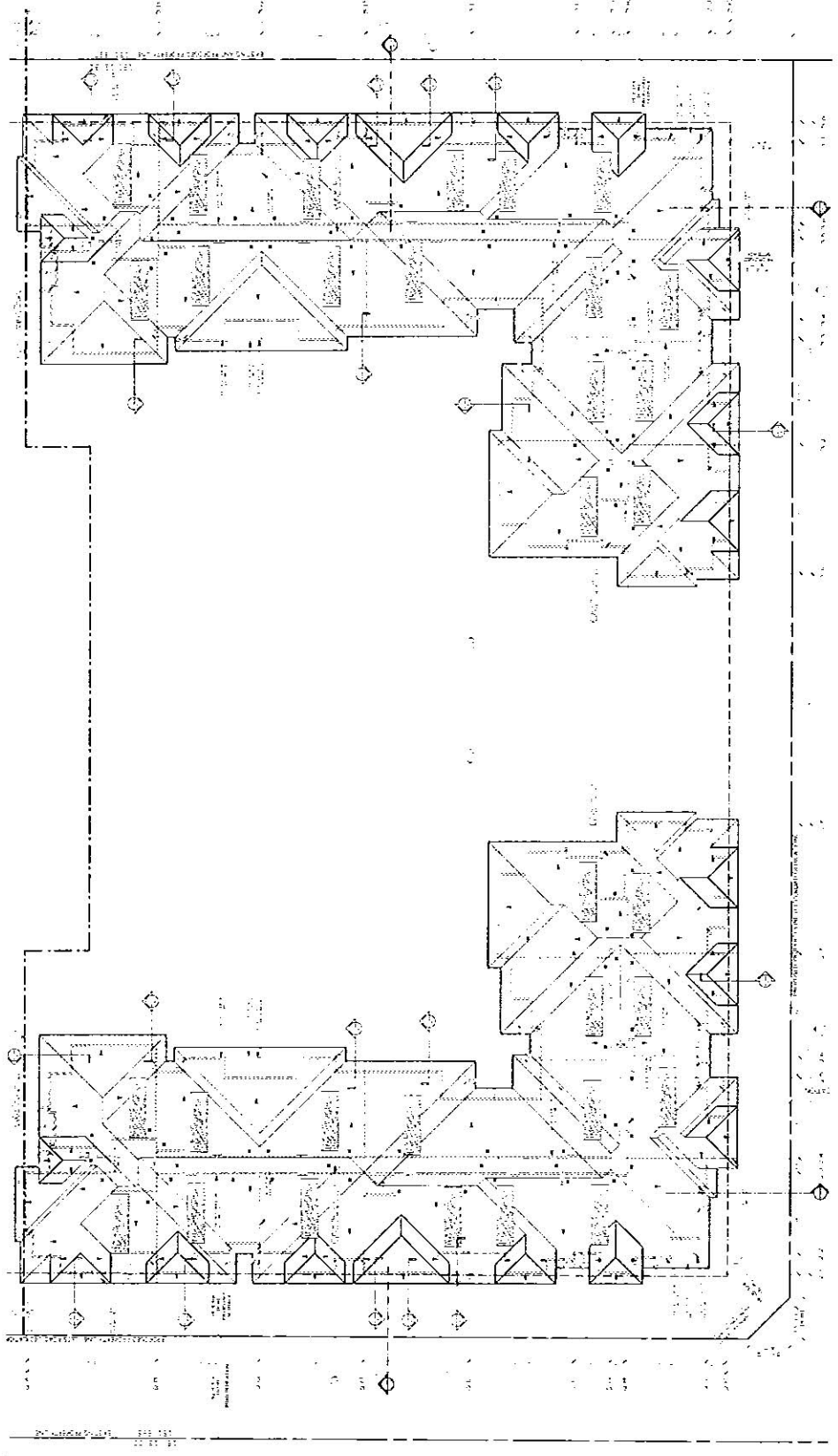
POLYGON
RCA
 Robert Ciccozzi Architecture Inc.
 200 - 7338 Columbia Street
 Vancouver, BC V6L 4K1
 Tel: (604) 263-4241
 Fax: (604) 263-4441
 Email: info@rca-architect.com
 Website: www.rca-architect.com

APPROVED FOR CONSTRUCTION
 DATE: 10/10/07
 BY: JRM

Meridian Gate
 MAY 10 2007
 #15

ROOF PLAN
 SOUTH BUILDING

DP 063527 A214b



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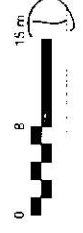
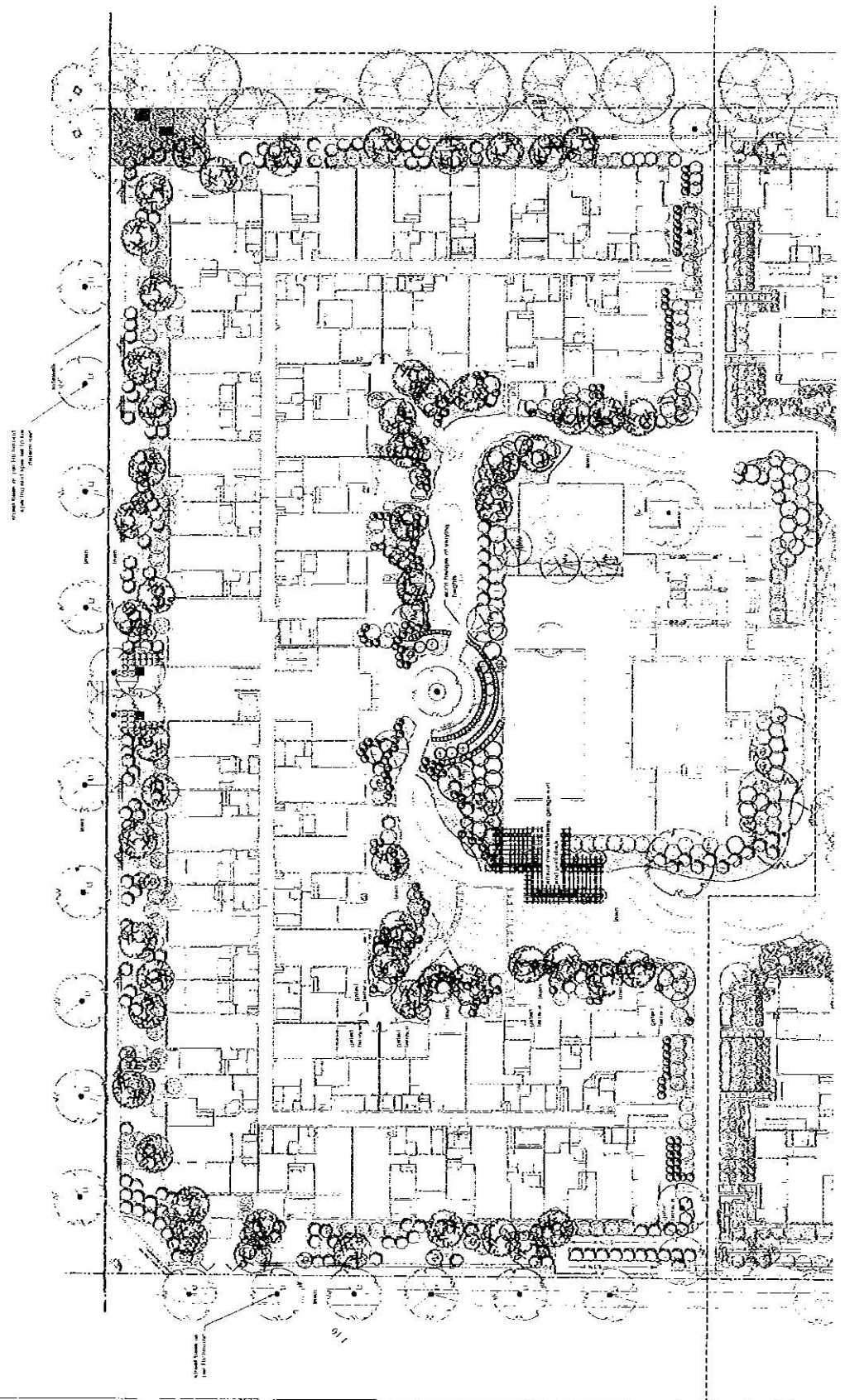
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REVISIONS	15.000000
APPROVED	15.000000
DATE	15.000000

Meridian Gate
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Landscape Plan
North Building
 MAY 10 2007
 #16B

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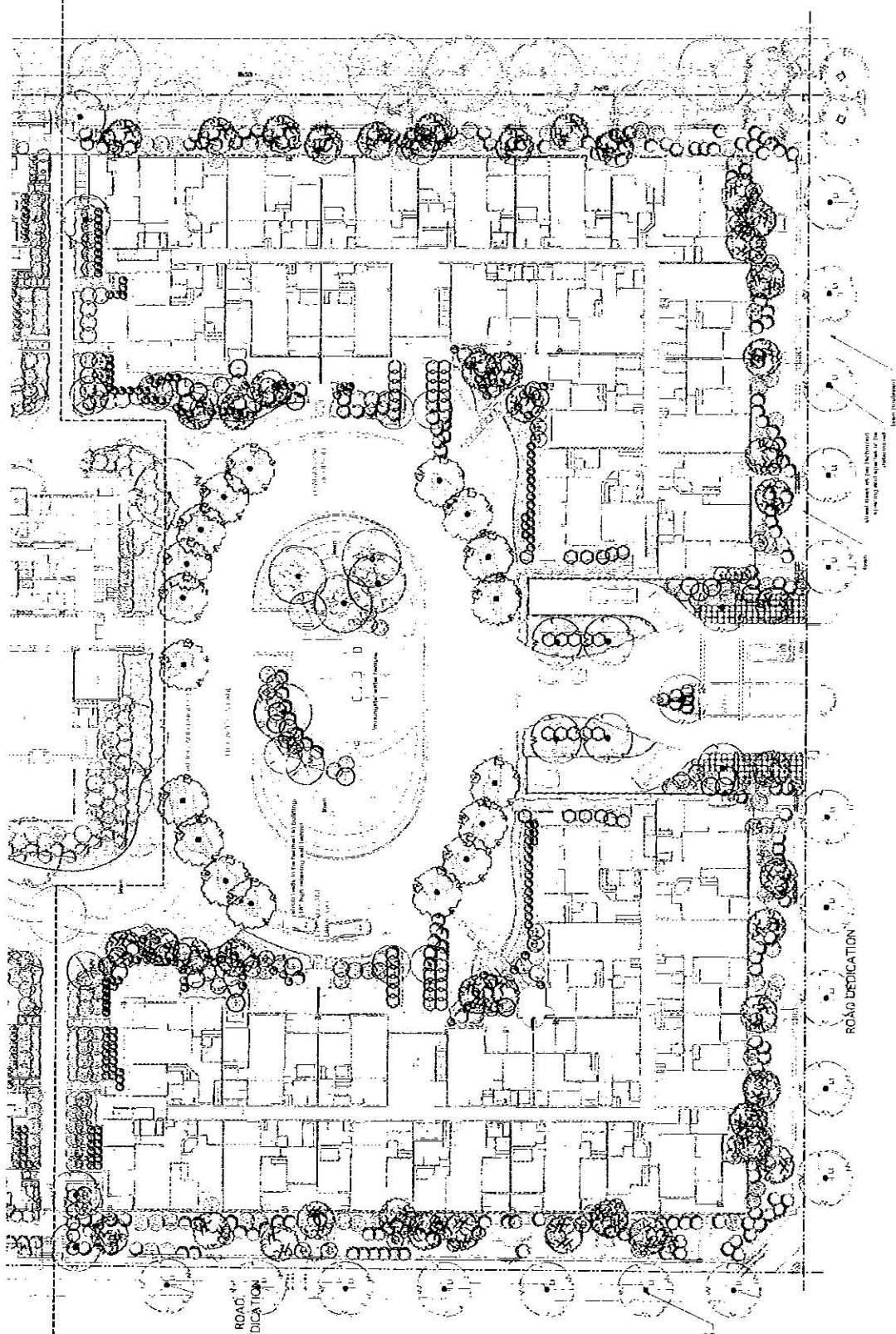
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Meridian Gate
 Meridian Gate
 Meridian Gate

Landscape
 Plan
 South Building
 MAY 10 2007
 #16C

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 10-15002 + 15003 Rev.
 10-15002 + 15003 Rev.



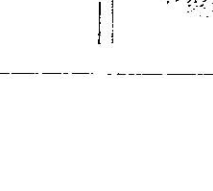
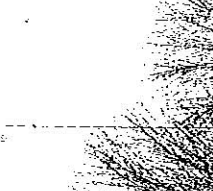
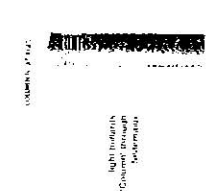
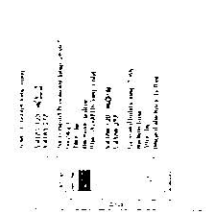
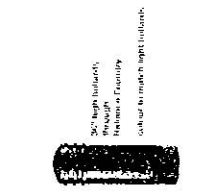
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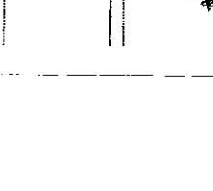
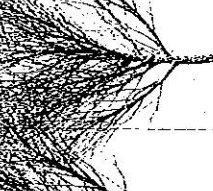
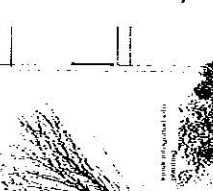
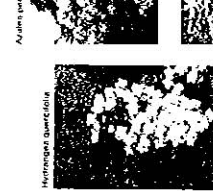
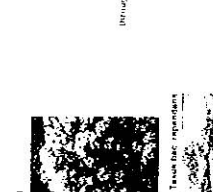
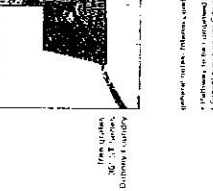
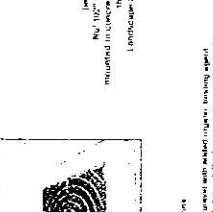
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5. 1/64" = 1' - 0"	6. 1/128" = 1' - 0"
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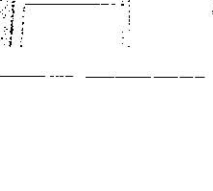
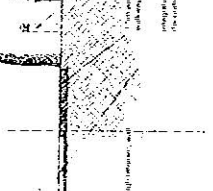
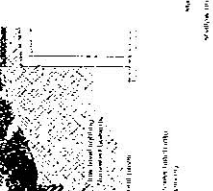
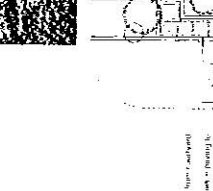
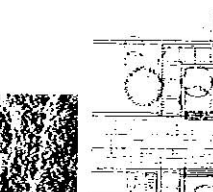
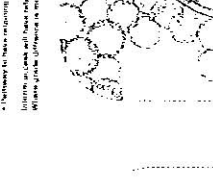
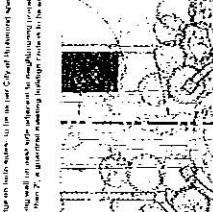
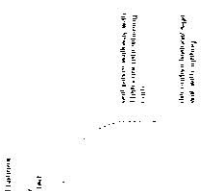
Plant List - Meridian Gate	Plant List - Meridian Gate
Plant Name	Plant Name
Quantity	Quantity
Notes	Notes



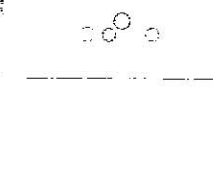
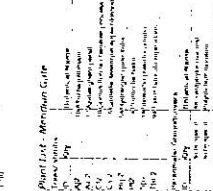
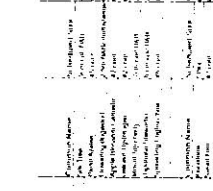
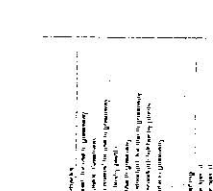
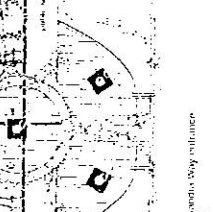
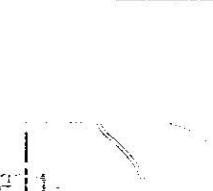
Plant List - Meridian Gate	Plant List - Meridian Gate
Plant Name	Plant Name
Quantity	Quantity
Notes	Notes



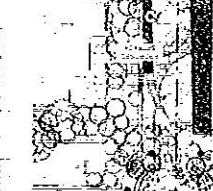
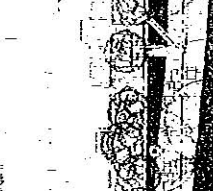
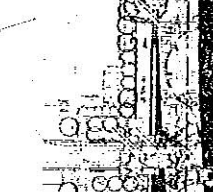
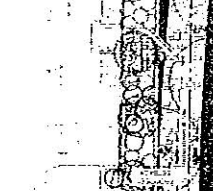
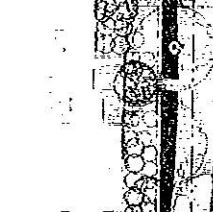
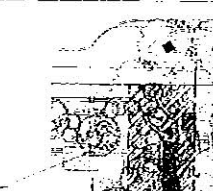
Plant List - Meridian Gate	Plant List - Meridian Gate
Plant Name	Plant Name
Quantity	Quantity
Notes	Notes



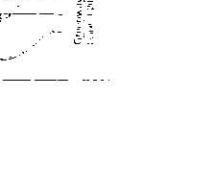
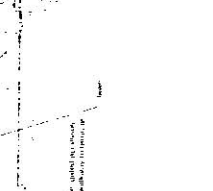
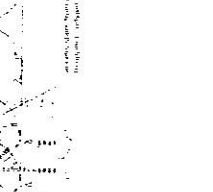
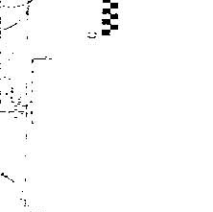
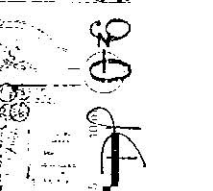
Plant List - Meridian Gate	Plant List - Meridian Gate
Plant Name	Plant Name
Quantity	Quantity
Notes	Notes



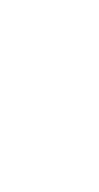
Plant List - Meridian Gate	Plant List - Meridian Gate
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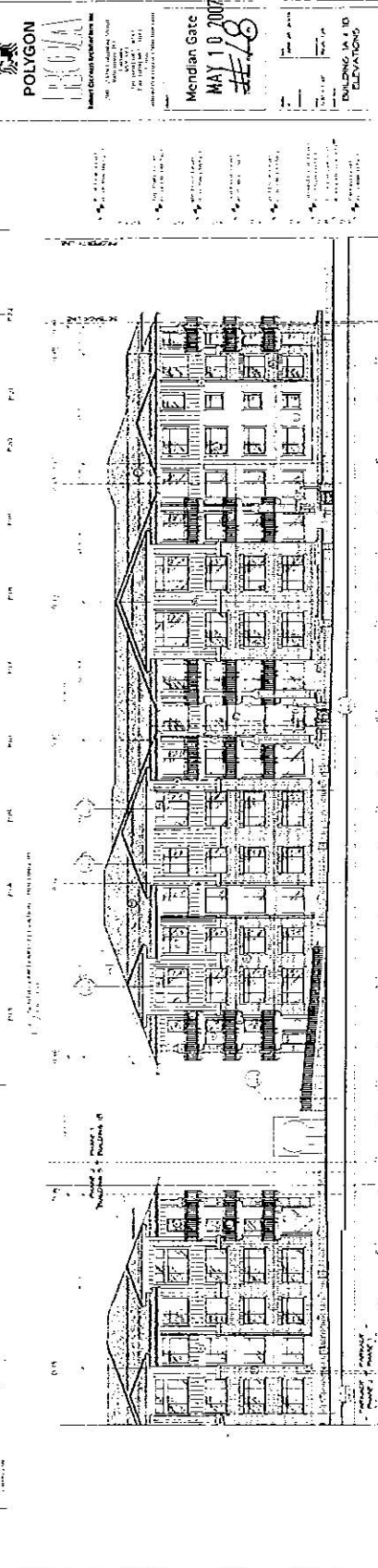
Plant List - Meridian Gate	Plant List - Meridian Gate
Plant Name	Plant Name
Quantity	Quantity
Notes	Notes



Plant List - Meridian Gate	Plant List - Meridian Gate
Plant Name	Plant Name
Quantity	Quantity
Notes	Notes

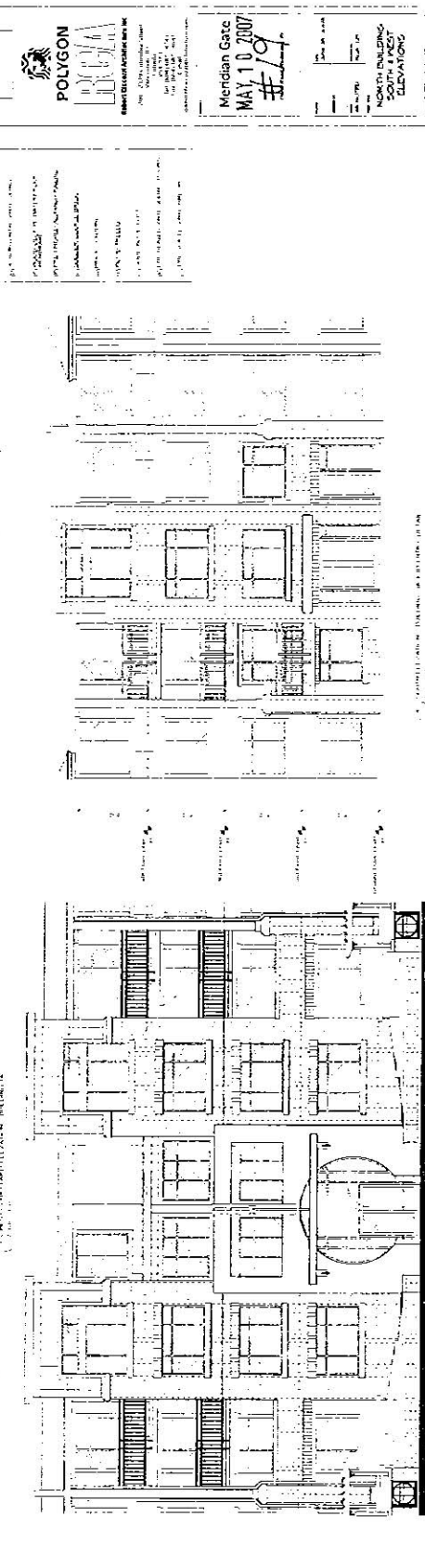
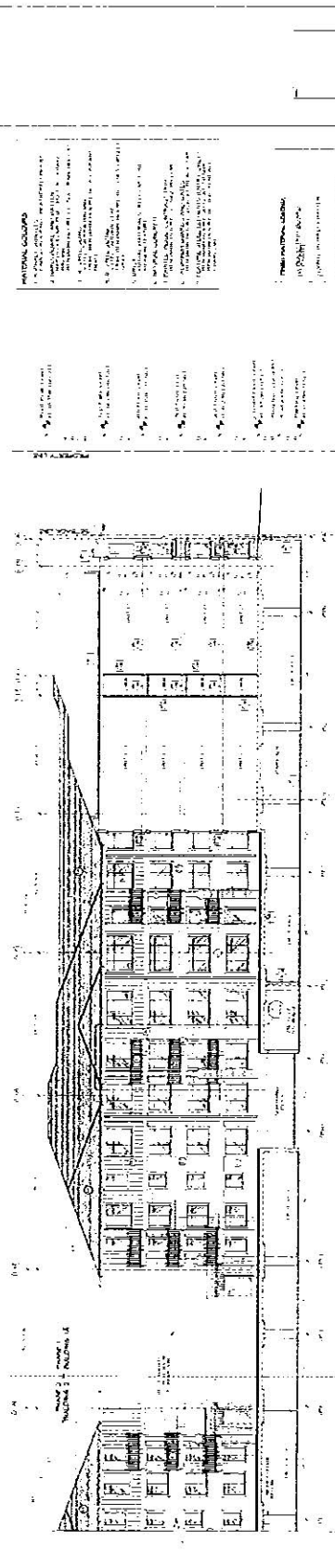
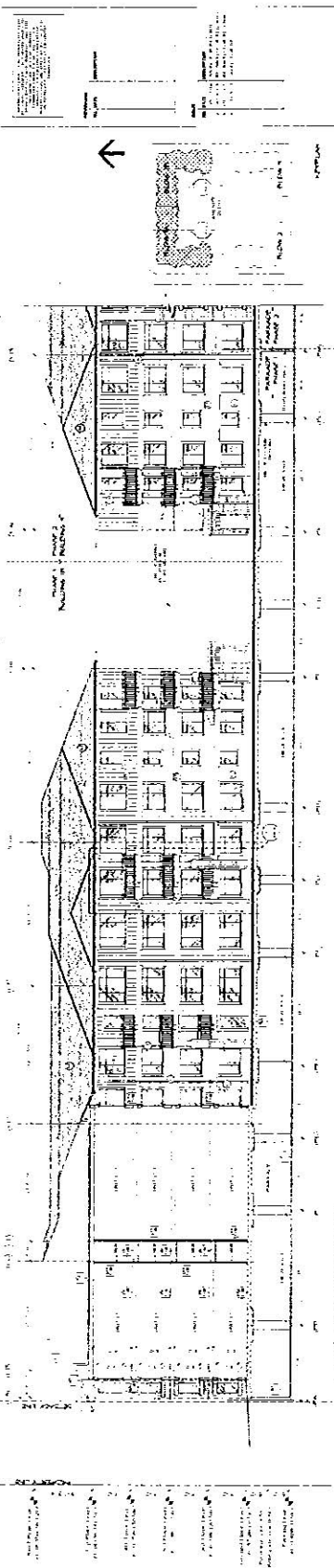






BUILDING 1A - 10 ELEVATIONS

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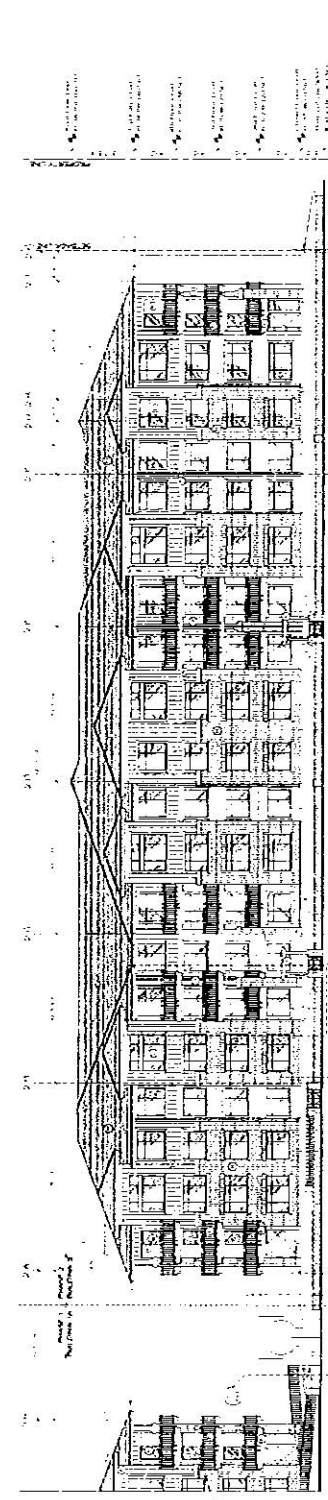
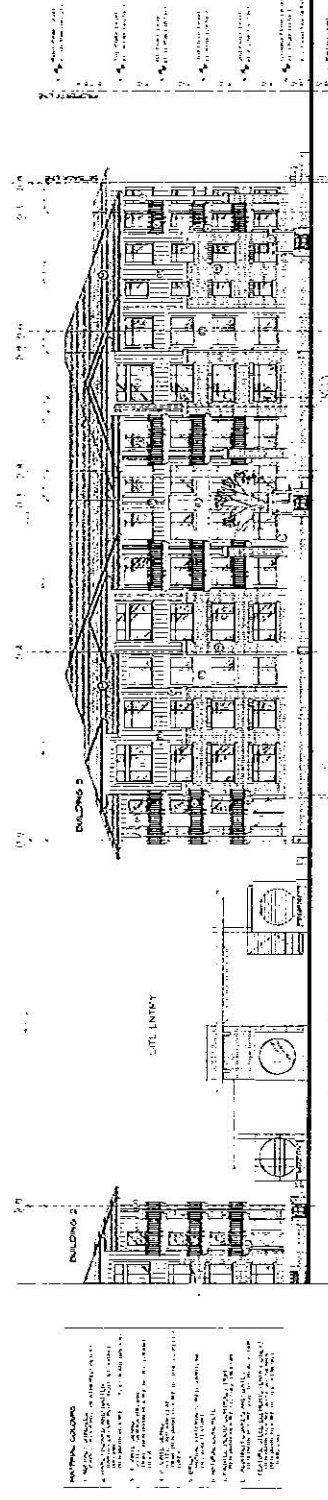
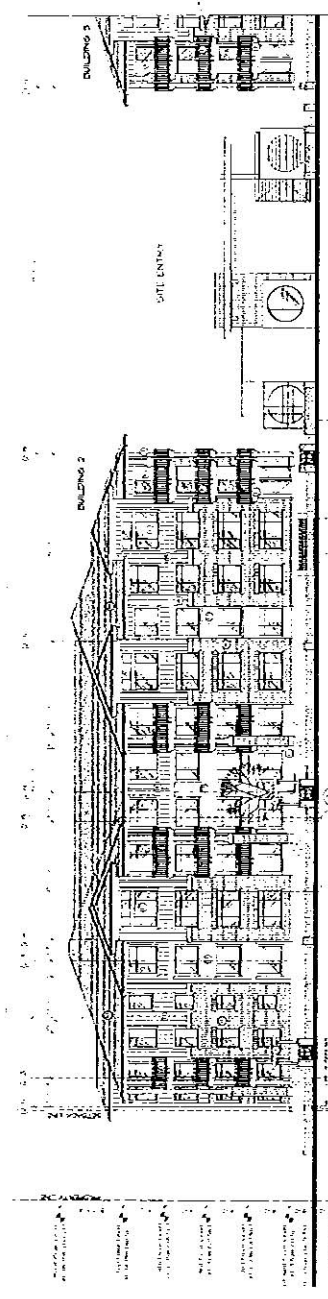
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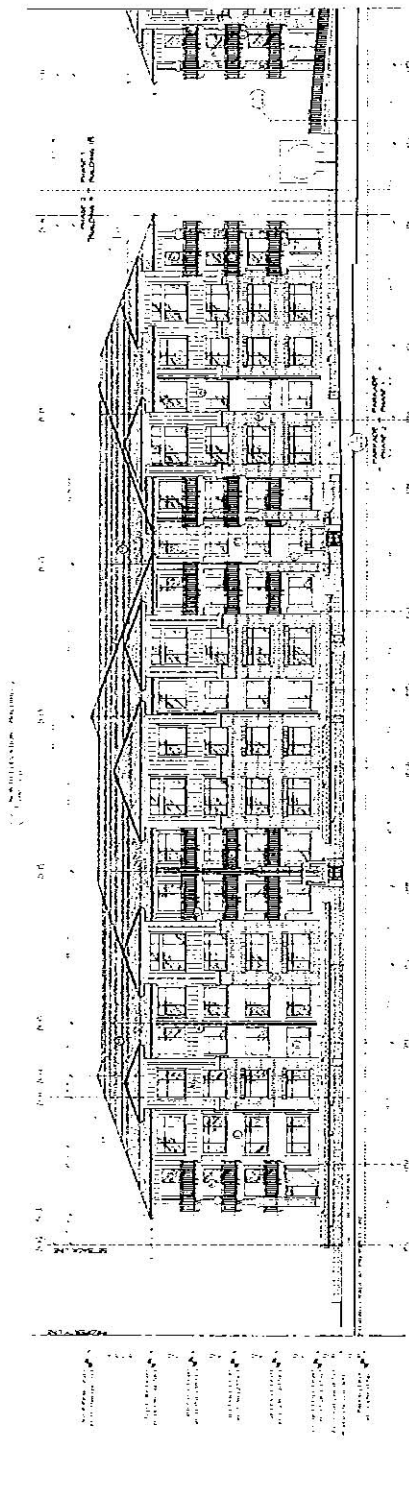
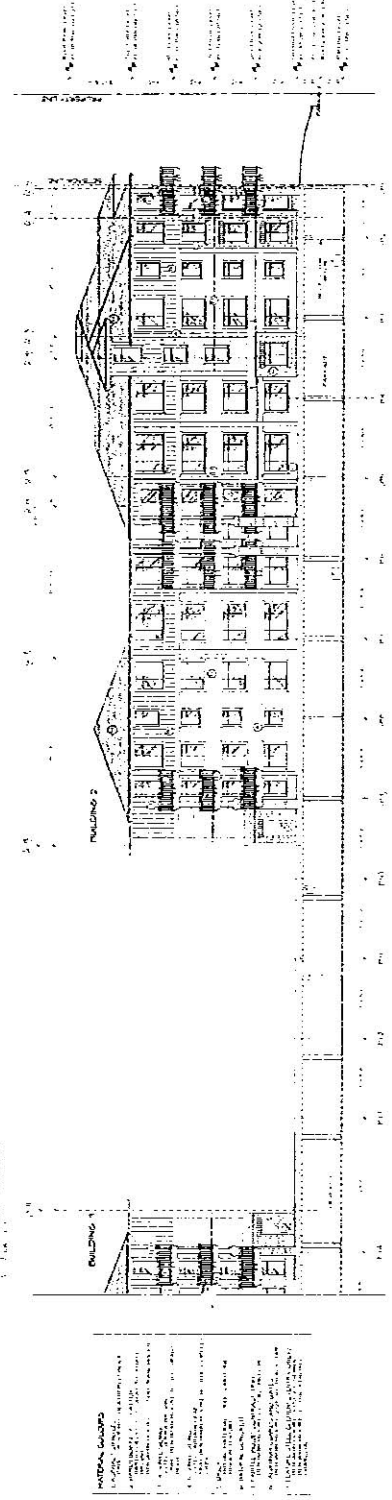
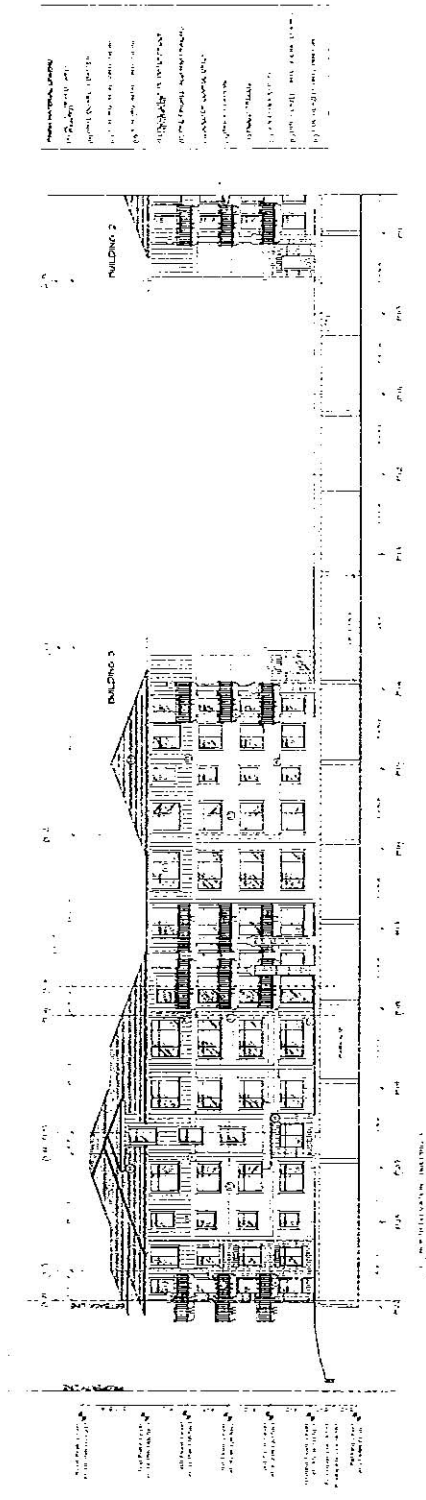
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POLYGON
 MAY 10 2007
 #20
 Meridian Gate
 BUILDING 2 & 3
 ELEVATIONS

DP 06352741



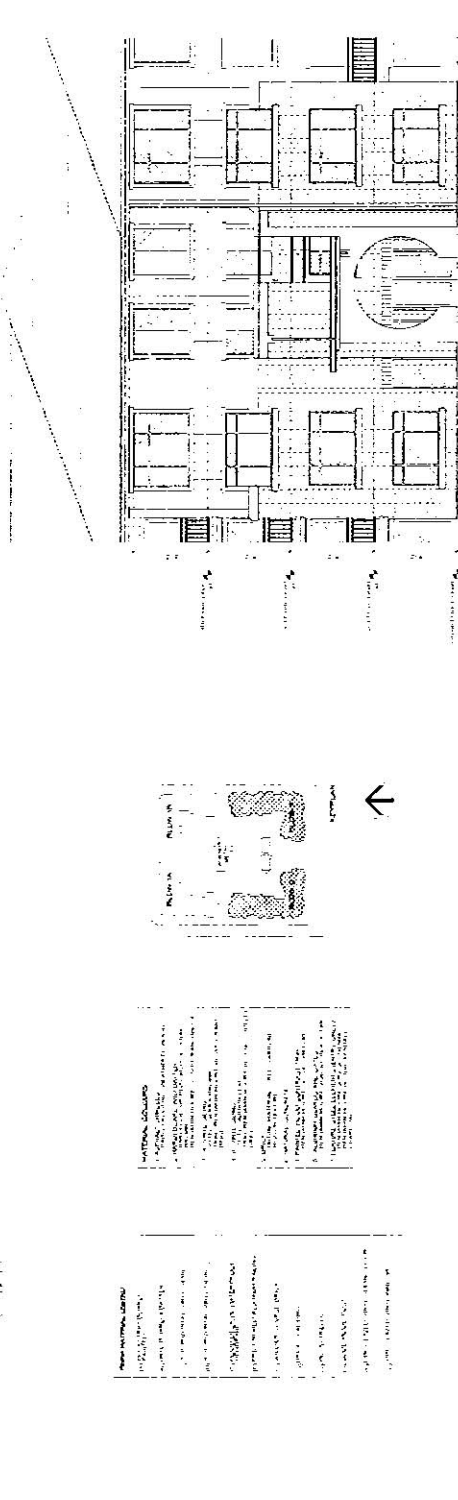
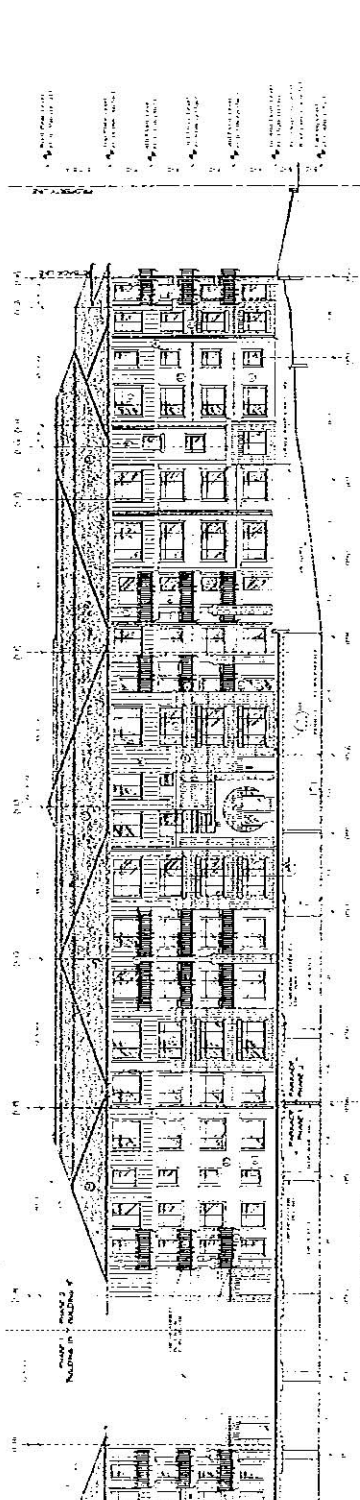
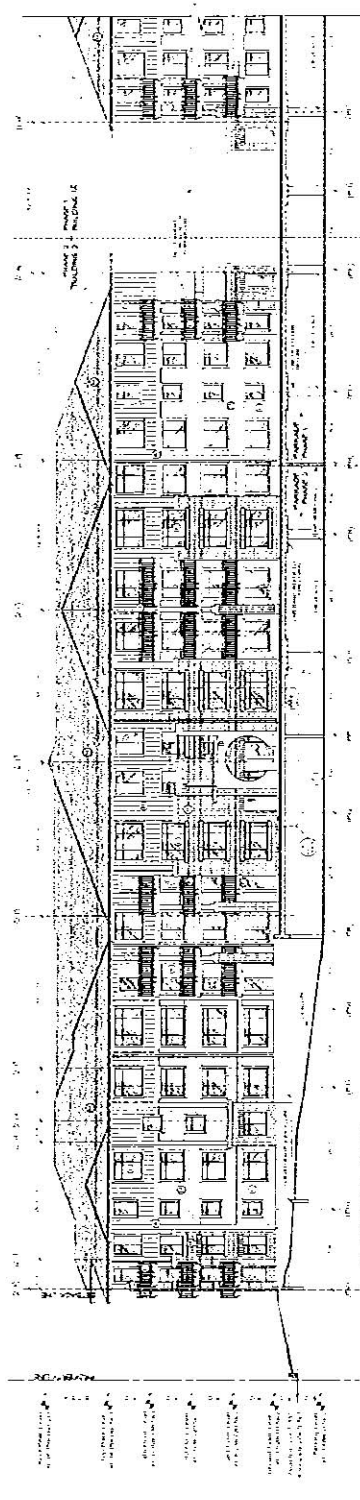
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3	REVISION			
4	REVISION			
5	REVISION			



Meridian Gate
MAY 10 2007
#21

BUILDING 2 & 3
ELEVATIONS

DP 06352741



POLYGON

Architectural Solutions Inc.
1000 17th Avenue SW
Calgary, Alberta T2M 4K6
Canada
Tel: (403) 243-1111
Fax: (403) 243-1112
www.polygon.ca

Meridian Gate
MAY 10 2007
#22

Scale: 1/8" = 1'-0"
1/4" = 1'-0"
1/2" = 1'-0"
1" = 1'-0"
BUILDING 2 & 3
ELEVATIONS &
DETAILS

06352741

DP



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Meridian Gate
MAY 10 2007
#24

ARCHITECTURAL FLOOR PLAN

06352741



POLYCON
RESEARCH
Robert C. 677 Archdale Lane

[illegible]

Meridian Gate
MAY 10 2007
#25

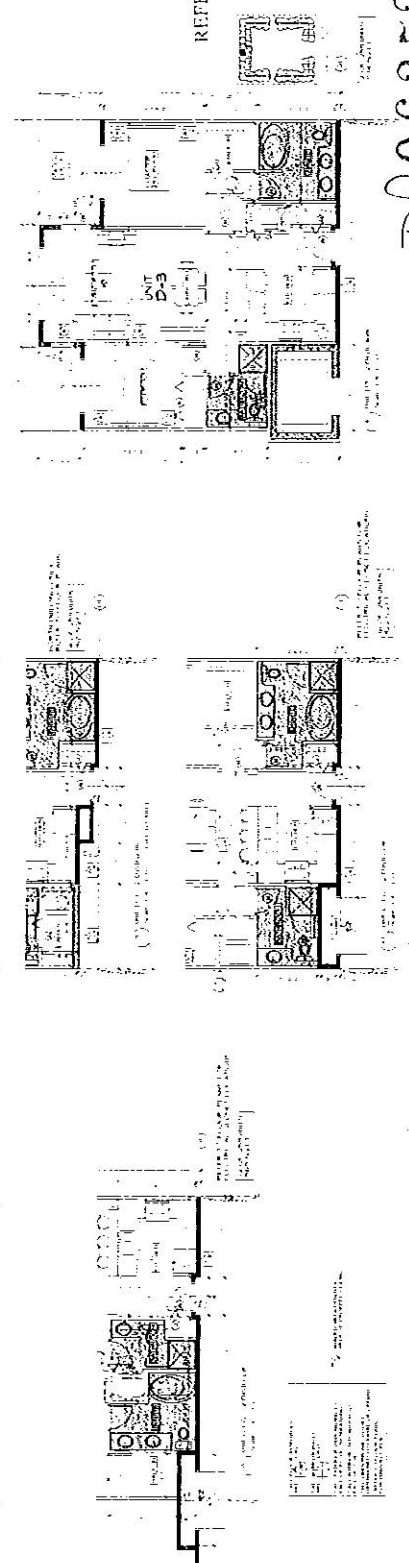
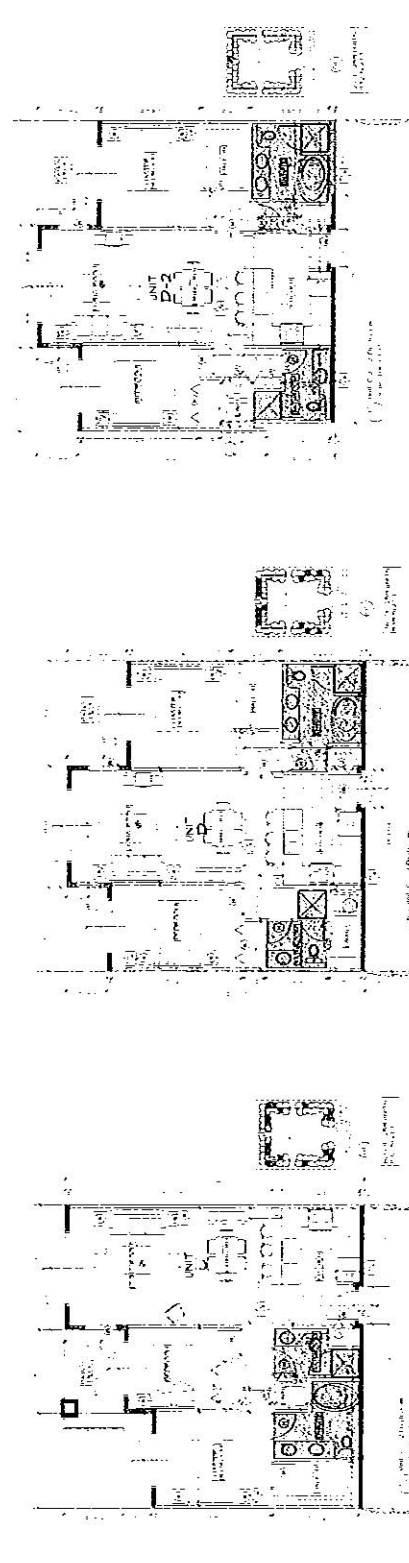
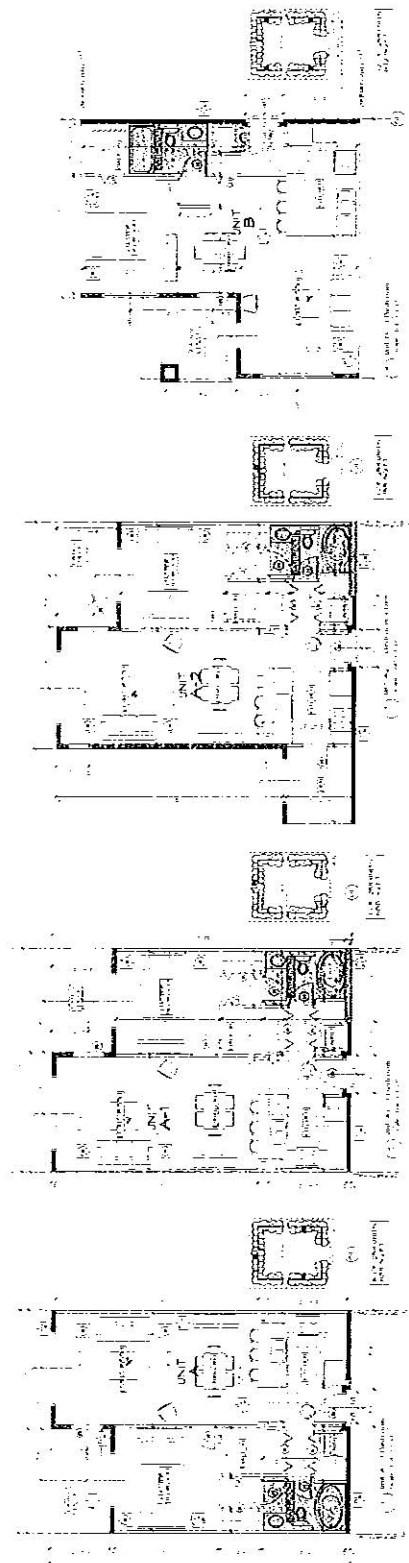
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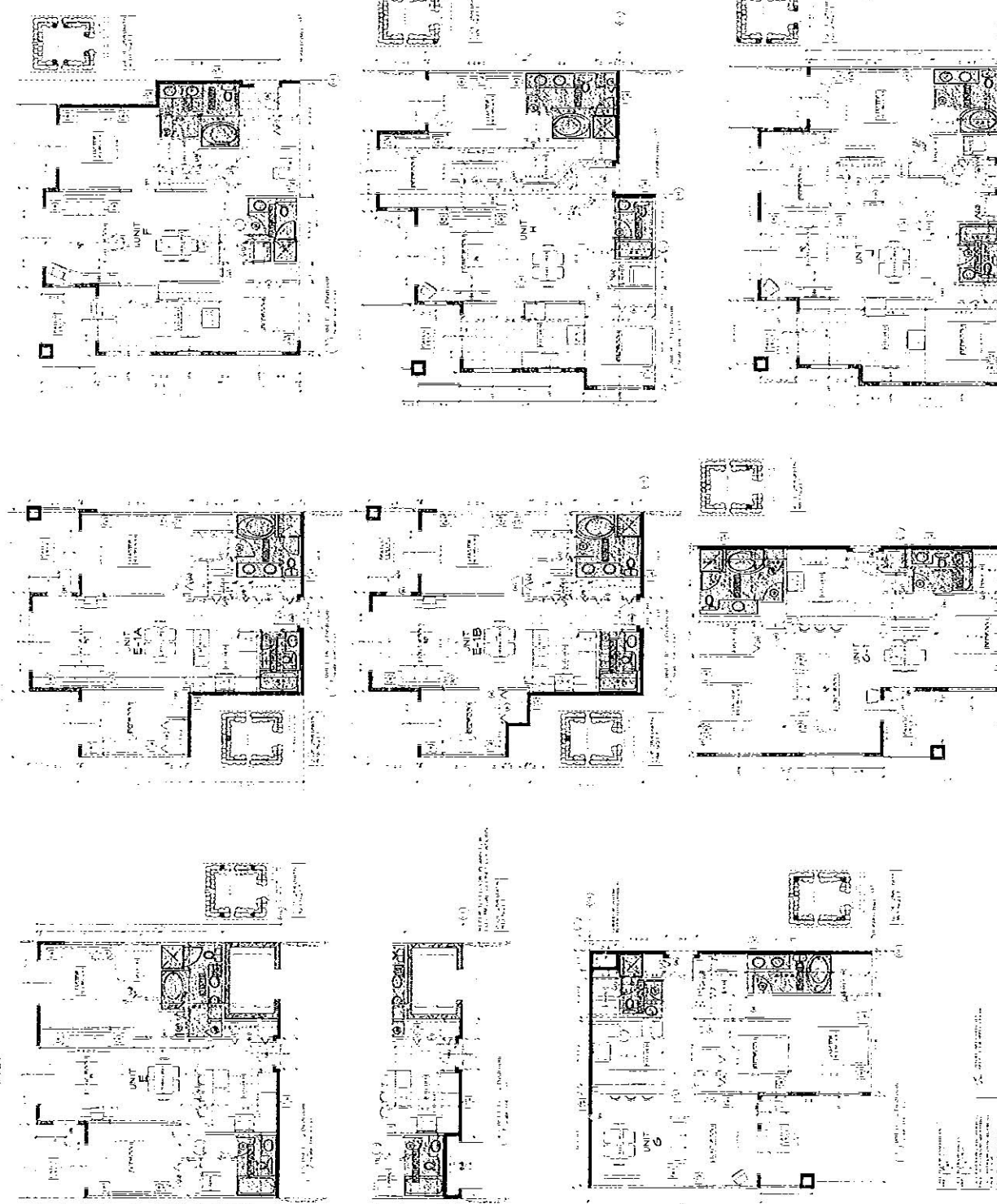
AMENITY BUILDING
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063574a1







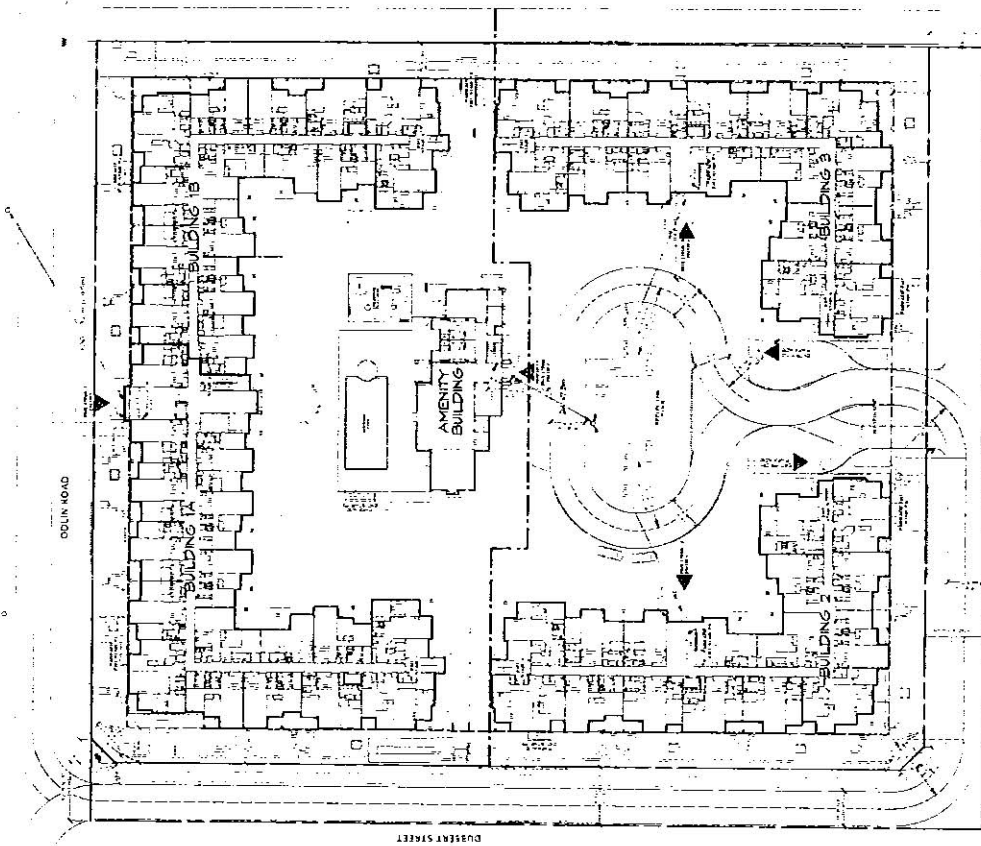
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Meridian Gate
MAY 10 2007
REFERENCE PLAN

UNIT PLANS

7/17

D06352



DP 063527 Ada

NOT TO SCALE
THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
DATE: 05/10/2007
BY: [Signature]

NOT TO SCALE
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DATE: 05/10/2007
BY: [Signature]

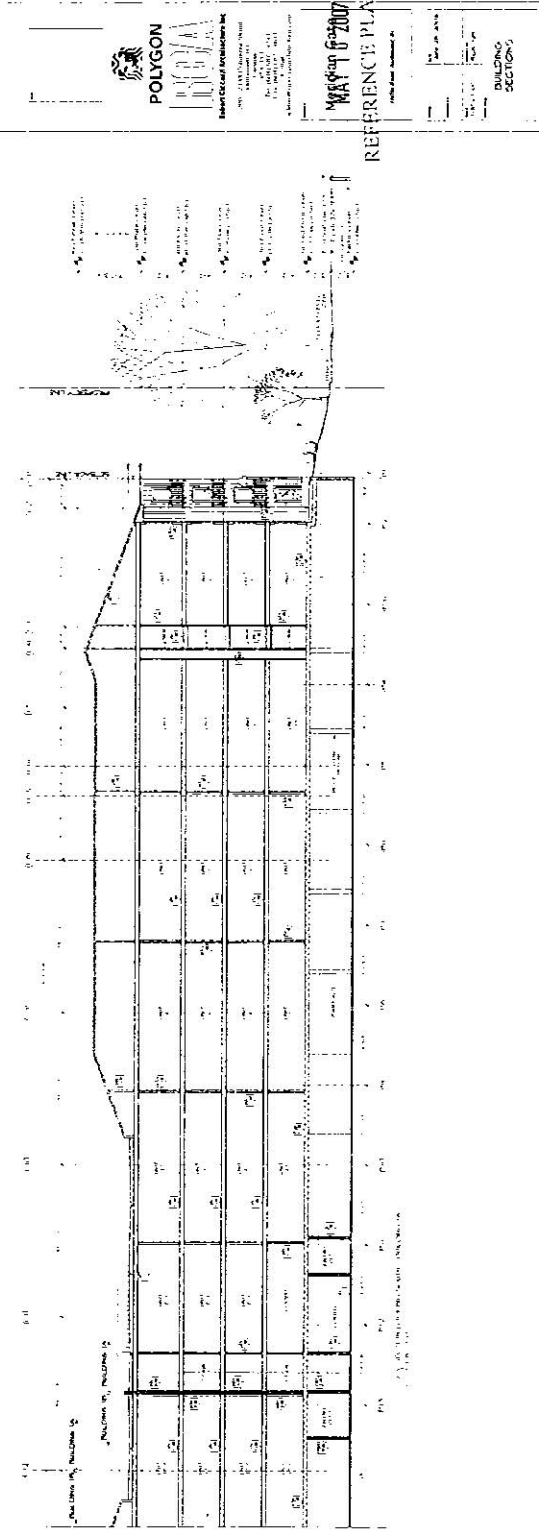
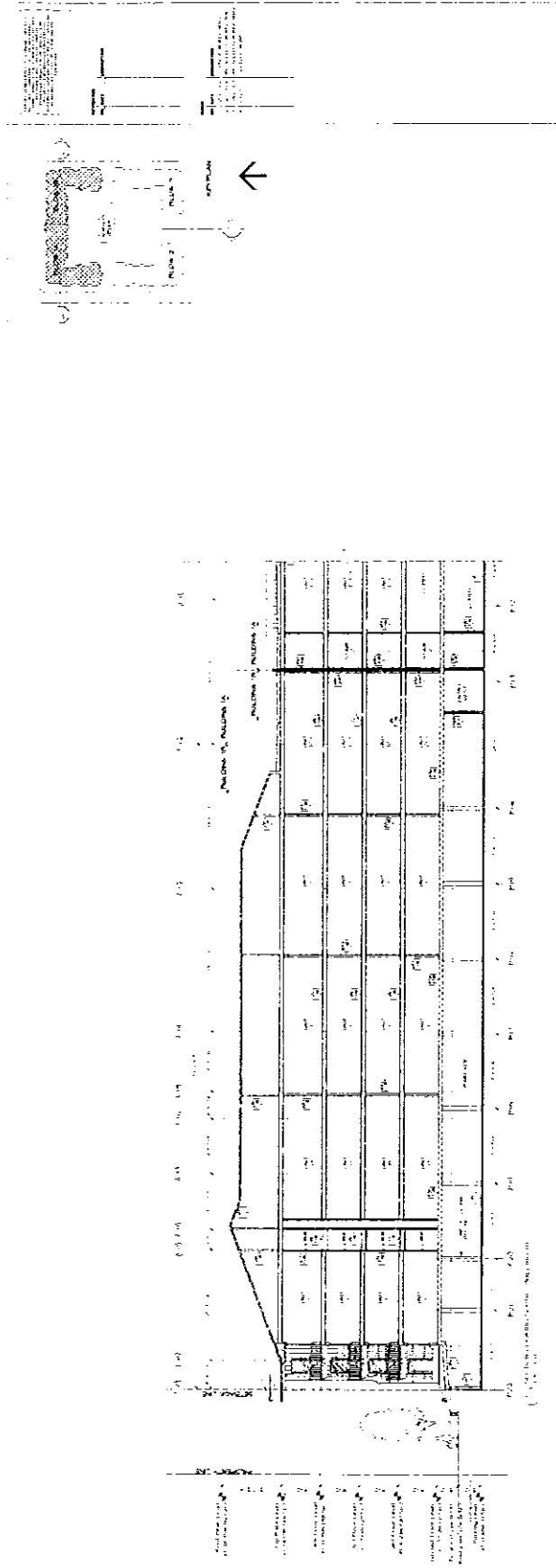
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DATE: 05/10/2007
BY: [Signature]



POLYGON
RCA
Robert Ciccardi Architecture Inc.
200 - 2335 Columbia Street
Vancouver, B.C.
Canada
Tel: (604) 672-4241
Fax: (604) 672-4041
www.rcaarchitect.com

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MAY 10 2007
REFERENCE PLAN

FIRE ACCESS
PLAN



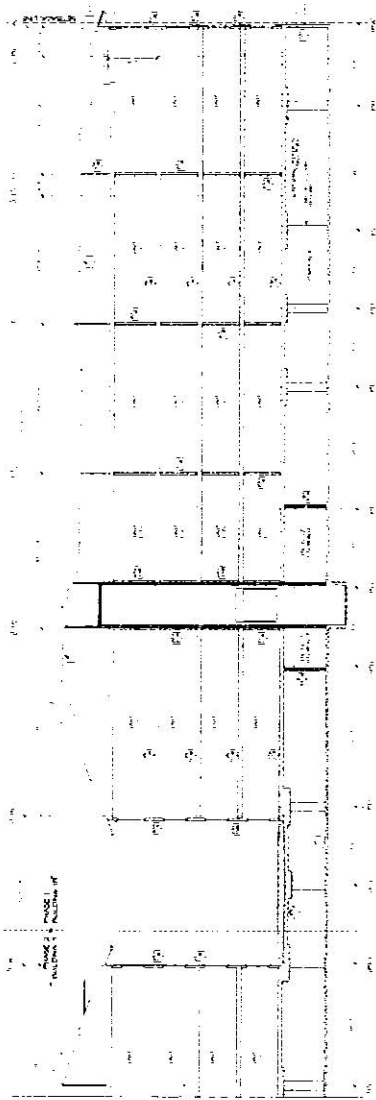
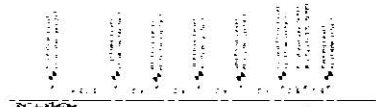
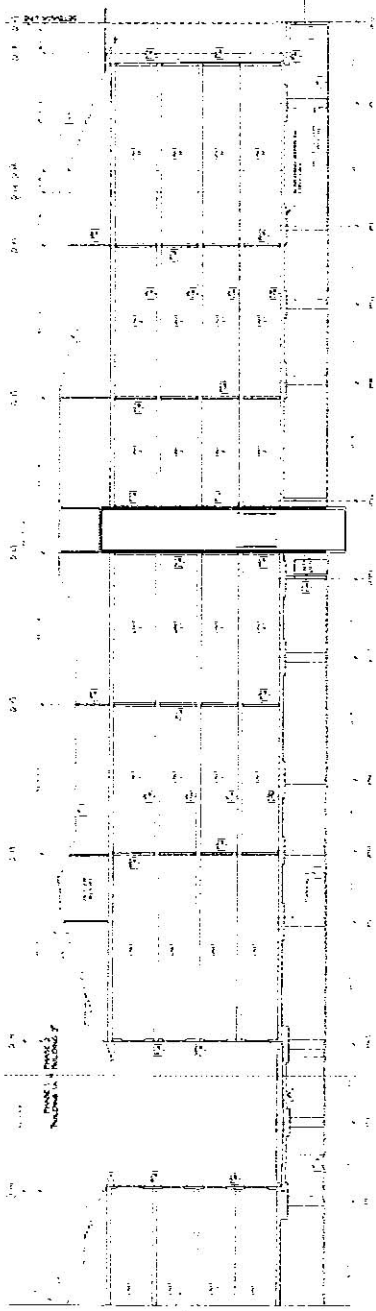
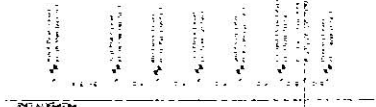
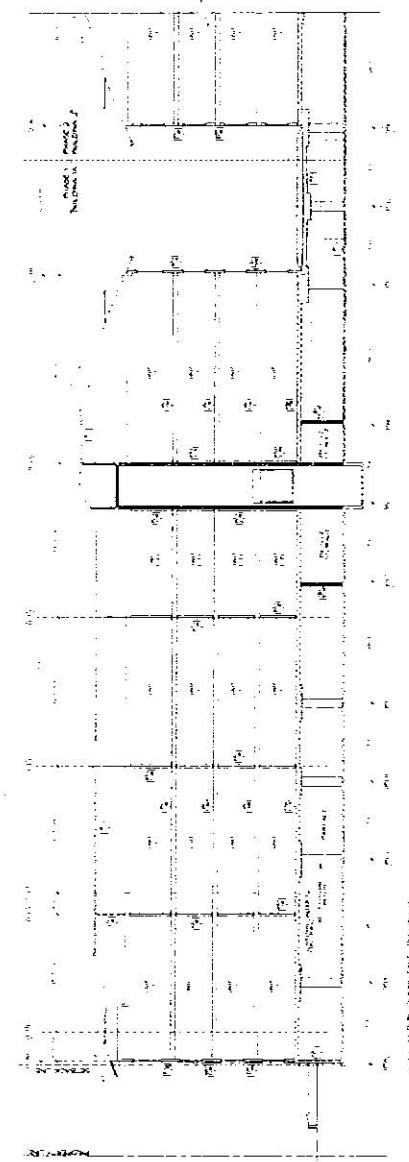
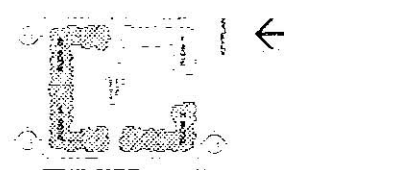
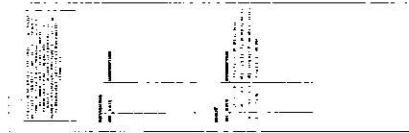
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POLYGON

POLYMER

DP 06352741



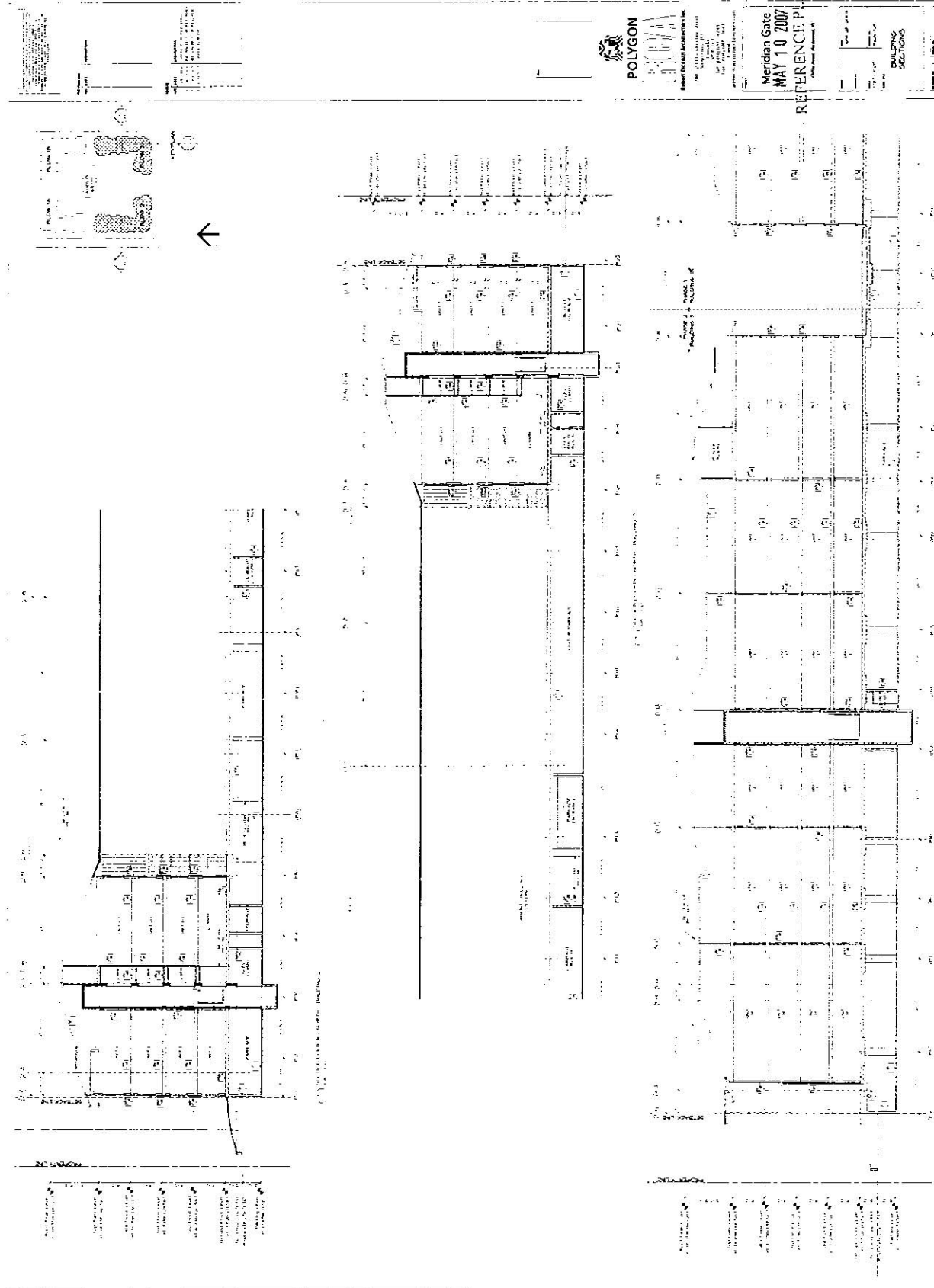
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MAY 19 2007

Mendon Gate
MAY 19 2007

REFERENCE PLAN

AS1
BUILDING
SECTION

DP 06352741



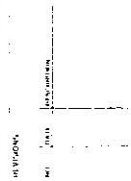
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Meridian Gate
MAY 10 2007
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A52

DP 06332741

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 PROJECT: [Faint text]
 DATE: [Faint text]



SECTION: [Faint text]
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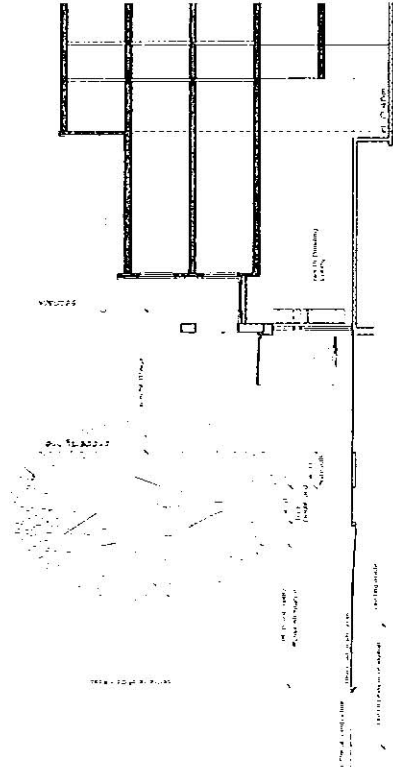


POLYGON
BCA
 Robert Ciccozzi Architecture Inc.
 200 - 2335 Columbia Street
 Vancouver, BC
 Tel: (604) 681-1031
 Fax: (604) 681-1031
 www.polygonbca.com

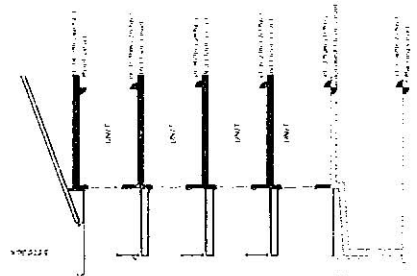
Meridian Gate
 MAY 10 2007
 REFERENCE PLAN

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MAY 10 2007	ISSUED FOR PERMIT

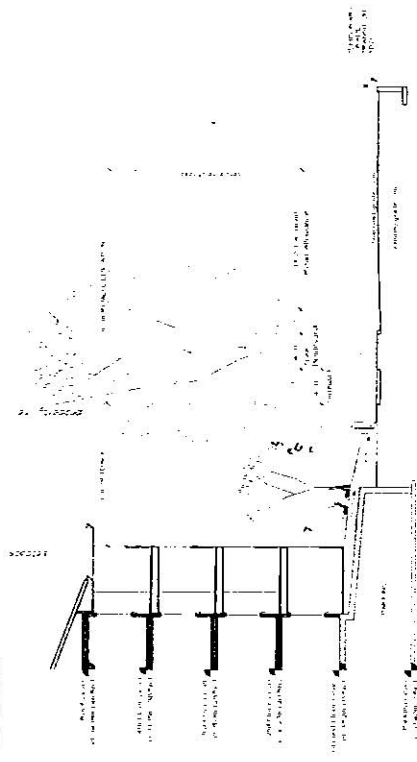
ADJACENCY SECTIONS
 DP 063527A3



SECTION AT ODIN ROAD AT ENTRY TO NORTH BUILDING



SECTION AT PROPOSED GREENWAY



SECTION AT NEW ROAD AT WEST OF SITE

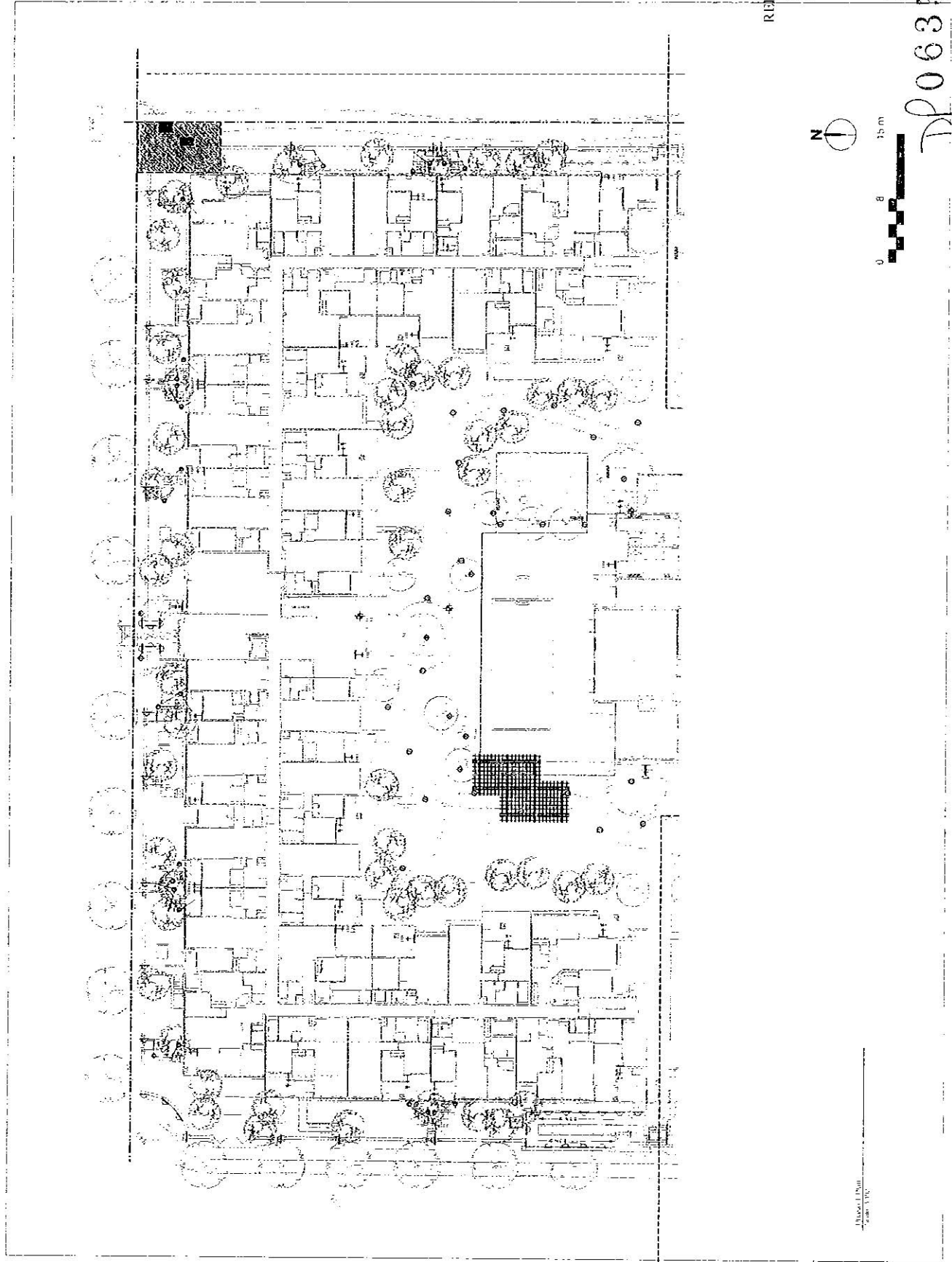
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 2. Project Number
 3. Project Location
 4. Project Date
 5. Project Status

6. Project Manager
 7. Project Engineer
 8. Project Designer
 9. Project Checker
 10. Project Approver

Meridian Gate
 11. Project Description
 12. Project Objectives
 13. Project Scope
 14. Project Budget
 15. Project Timeline

Landscape
 Electrical/
 Mechanical
 MAY 10 2007
 REFERENCE PLAN

16. Project Location
 17. Project Status
 18. Project Date
 19. Project Manager
 20. Project Engineer



Project Name
 Project Number

DP063157A

