



**City of Richmond**  
Planning and Development Department

## Report to Development Permit Panel

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**To:** Development Permit Panel  
**From:** Brian J. Jackson, MCIP  
Director of Development  
**Date:** June 11, 2008  
**File:** DP 07-399254  
**Re:** **Application by The Great Canadian Casino Corporation for a Development Permit at 8811 River Road**

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### Revised Staff Recommendation

That a Development Permit be issued which would permit the construction of a small addition of approximately 3,784.3 m<sup>2</sup> (40,733.7 ft<sup>2</sup>) on the north side of the existing casino resort located at 8811 River Road on a site zoned Comprehensive Development District (CD/87).

Brian J. Jackson, MCIP  
Director of Development

BJJ:sb  
Att.

## Staff Report

### Origin


The Great Canadian Casino Corporation has applied to the City of Richmond for permission to develop a small addition of approximately 3,784.3 m<sup>2</sup> (40,733.7 ft<sup>2</sup>) on the north side of the existing casino resort located at 8811 River Road on a site zoned Comprehensive Development District (CD/87).

A staff report dated May 21, 2008 was prepared for presentation to the Development Permit Panel meeting of June 11, 2008 (**Attachment A**). The staff recommendation and origin sections of the report contained an error in the identification of a smaller addition area of 3,511 m<sup>2</sup> (37,798 ft<sup>2</sup>). The Development Application data sheet and architectural drawings included in the staff report identified the correct larger proposed addition area of 3,784.3 m<sup>2</sup> (40,733.7 ft<sup>2</sup>).

The existing zoning can accommodate the proposed 3,784.3 m<sup>2</sup> addition. No rezoning is required and no variances are sought.

### Conclusions

Staff recommend approval of the proposed addition as it is in keeping with the existing architecture of the building and would help to enhance the interior layout and operational needs of the existing casino resort.



Sara Badyal, M.Arch.  
Planner 1

SB:sb

Attachment A          Staff report of May 21, 2008 regarding DP 07-399254

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

- Receipt of a Letter-of-Credit in the amount of \$100,000 to be distributed between public art and child care.
- Receipt of a Letter-of-Credit for landscaping in the amount of \$38,000 (based on total floor area of 1,7588 sf).
- Receipt of \$12,000 towards the upgrade of Great Canadian Way/River Road intersection to an accessible signal.

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

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



**City of Richmond**  
Planning and Development Department

**Report to  
Development Permit Panel**

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**To:** Development Permit Panel  
**From:** Brian J. Jackson, MCIP  
Director of Development  
**Date:** May 21, 2008  
**File:** DP 07-399254  
**Re:** Application by The Great Canadian Casino Corporation for a Development Permit at 8811 River Road

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**Staff Recommendation**

That a Development Permit be issued which would permit the construction of a small addition of approximately 3,511 m<sup>2</sup> (37,798 ft<sup>2</sup>) on the north side of the existing casino resort located at 8811 River Road on a site zoned Comprehensive Development District (CD/87).

A handwritten signature in cursive script that reads "Brian Jackson".

Brian J. Jackson, MCIP  
Director of Development

BJJ:ca  
Att.

## Staff Report

### Origin

The Great Canadian Casino Corporation has applied to the City of Richmond for permission to develop a small addition of approximately 3511 m<sup>2</sup> (37,798 ft<sup>2</sup>) on the north side of the existing casino resort located at 8811 River Road on a site zoned Comprehensive Development District (CD/87).

The existing zoning can accommodate the proposed addition. No rezoning is required.

The applicant is required to have a Engineering utility capacity analysis completed prior to future Building Permit issuance. A Servicing Agreement will be required prior to future Building Permit issuance to address any services upgrades identified in the analysis.

### Development Information

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

### Background

Development surrounding the subject site is as follows:

To the north, a conference centre, marina and the North Arm of the Fraser River zoned Marina District 2 (MA2);

To the east, light industry, zoned Light Industrial District (I2);

To the south, River Road and the Bridgeport Canada Line Station parkade currently under construction and River Rock Resort hotel expansion zoned Comprehensive Development District (CD/87); and

To the west, the west parkade for the Great Canadian Casino resort, zoned Automobile-Oriented Commercial District (C6).

### Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the Bridgeport Area Plan Bylaw 7100 Schedule 2.12 and the proposed City Centre Area Plan concept approved in principle by Council on February 12, 2007.

### Advisory Design Panel Comments

The Director of Development reviewed the proposed design and determined that referral to the Advisory Design Panel was not required given that the proposed addition is relatively small in scale and the design is in keeping with the established architectural vocabulary of the building.

## **Analysis**

### ***Conditions of Adjacency***

- The casino resort is at the edge of the North Arm of the Fraser River. The proposed courtyard enclosure provides a northern façade to the existing courtyard, which is currently surrounded on three (3) sides.
- Design development has taken place to ensure an appropriate interface with the public waterfront walkway along the north side of the building by incorporating a visually distinctive entrance pavilion and additional exits to facilitate pedestrian movement through the building to the waterfront walkway. The general public can access the waterfront from the Canada Line station via Great Canadian Way and the Sexsmith Road extension from the south, and along the water front (dyke) in a east-west direction.
- Preliminary plans showing internal layout have been reviewed to ensure that appropriate interface with existing functions and circulation is achieved.

### ***Urban Design and Site Planning***

- The proposed addition improves the circulation and operation of the casino resort by providing logical linkages at the sky bridge level to the new proposed Canada Line Bridgeport Station, parkade and hotel addition.
- The proposed addition is adjacent to the public waterfront walkway which provides both opportunities and challenges. The height of the proposed stone wall has been kept as low as possible and, where possible and practical, glazing has been incorporated along the proposed addition. The upper portion of the proposed addition is glazed along the entire northern façade.
- Generally, the urban design preference is to have as much transparency as possible to establish a seamless indoor/outdoor transition. However, given the nature and regulatory requirements for a casino operation, incorporation of significant amount of glazing along the lower portion of the north wall at the pedestrian level is not possible or practical. Instead, the applicant has proposed a landscaped edge with planting of a combination of conifers and deciduous trees, shrubs and ground cover to mask the proposed stone wall and to provide a green edge to this portion of the building.
- Garbage and recycling will continue to be stored in the existing location and picked-up by the existing commercial operator. No changes are proposed.

### ***Architectural Form and Character***

- The architectural expression of the proposed addition is in keeping with the existing design of the development. It employs similar finishing material, glazing and colour scheme to the existing development to provide continuity.
- The flat roof of the proposed landscaped atrium will be fully glazed with skylights to maximize sun penetration for the proposed planting and to maintain as much of the outdoor feel in the enclosed atrium space. The gable roof of the main addition will be finished with pre-finished standing seam sheet metal roofing to match the existing roof finishes.
- The applicant has considered the incorporation of a green roof to the proposed addition, but was unable to do so. There are only a few small flat roof areas adjacent to the proposed addition and these are either already taken up by a roof top mechanical unit or not designed for the extra weight to support a green roof. However, the developer expressed a willingness to incorporate a green roof into the next phase of the casino resort expansion.

***Landscape Design and Open Space Design***

- The proposed addition is to enclose an existing courtyard. Six (6) of the existing 13 Trees in the courtyard will be relocated on the site in accordance with the proposed landscaping plan. The remaining seven (7) trees have been assessed and deemed not in a worthy condition for relocation. A total of five (5) new (11 total) trees will be incorporated into the landscaping along with other planting and landscape material.
- In addition, the developer has indicated their intention to incorporate a large landscaped courtyard to the north of the existing casino resort in the future as part of the next phase of expansion.
- The overall existing site landscaping and the design in the vicinity of the proposed addition provides an attractive amenity along the river's edge.

***Amenity Contribution***

- The developer has voluntarily proposed to contribute \$100,000 towards public amenities allocated between the public art and the Child Care Statutory Fund to be secured by a Letter of Credit. The developer is working with the City's Public Art Planner to develop a Public Art Plan to incorporate public art on the site. After the final cost of the public art is deducted from the \$100,000 voluntary amenity contribution proposed by the developer. The remainder of the voluntary contribution will be allocated to childcare.

***Crime Prevention Through Environmental Design***

- The new addition is contiguous and well connected to existing areas within the building. As such, there are ample opportunities for casual surveillance to ensure safety and security for the users.
- In addition, the Great Canadian Gaming Corporation provides 24-hour security for the development. Detail of the security measures are described in a letter dated April 15, 2008 from G. J. (Greg) Pattison, Director, Corporate Security of Great Canadian Gaming Corporation (**Attachment 2**).

***Transportation***

- The developer has submitted a transportation study dated April 2, 2008, to the satisfaction of the Director of Transportation, illustrating that the existing loading arrangement is sufficient to service the development. No addition loading area is required.
- The existing parking provisions exceeds the Parking Bylaw requirements. No new parking is being proposed as part of this submission.
- The developer contributed \$12,000 to upgrade the Great Canadian Way/River Road intersection to an accessible signal as part of this proposed expansion to the resort.

***Engineering Works***

- As identified above, the applicant is required to have a Engineering utility capacity analysis completed prior to future Building Permit issuance. A Servicing Agreement will be required prior to future Building Permit issuance to address any services upgrades identified in the analysis.

### Conclusions

Staff recommend approval of the proposed addition as it is in keeping with the existing architecture of the building and would help to enhance the interior layout and operational needs of the existing casino resort.

*Sara B.*

*for*

Cecilia Achiam, MCIP, BCSLA  
Senior Coordinator, Major Projects & Development Applications

CA:rg

Attachment 1: Development Data Sheet

Attachment 2: Letter from Great Canadian Gaming Corporation describing on-site security dated April 15, 2008.

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

- Receipt of a Letter-of-Credit in the amount of \$100,000 to be distributed between public art and child care;
- Receipt of a Letter-of-Credit for landscaping in the amount of \$38,000 (based on total floor area of 1,7588 sf).
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- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/tp/special.htm>).



**City of Richmond**

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

**Development Application  
 Data Sheet**  
 Development Applications Division

**DP 07-399254**

**Attachment 1**

Address: 8811 River Road  
 Applicant: Great Canadian Casino Corp. Owner: Great Canadian Casino Corp,  
 Provincial Crown and Fraser Port Authorities  
 Planning Area(s): 2.12 Bridgeport  
 Floor Area Gross: 3784.28 m<sup>2</sup> Net: 3784.28 m<sup>2</sup>

	Existing	Proposed
Site Area	36896.3 m <sup>2</sup>	36896.3 m <sup>2</sup>
Land Uses	Casino/hotel	Casino/hotel
OCP Designation	Mixed-use	Mixed-use
Zoning:	CD/87	CD/87
Number of Units	N/A	N/A

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Hotel 1.5 / Other uses 0.5	Hotel 0.765 / Other uses 0.482	none permitted
Lot Coverage:	Max. 50%	39.2%	Complies
Setback – River Road:	Min. 6 m	N/A	Complies
Setback – Side Yard:	Min. 0 m	N/A	Complies
Setback – Side Yard:	Min. 0 m	N/A	Complies
Setback – Rear Yard:	Min. 0 m	N/A	Complies
Height (m):	Max. 45 m	22.95 m	Complies
Lot Size:	N/A	36896.3 m <sup>2</sup>	Not Applicable
Off-street Parking Spaces – Resident/Commercial:	125 and 2169	125 and 2565	Complies
Off-street Parking Spaces – Accessible:	40	75	Complies
Off-street Parking Spaces – Total:	2294	2690	Complies
Indoor Amenity Space:	N/A	N/A	Not Applicable
Outdoor Amenity Space:	N/A	N/A	Not Applicable





# GREAT CANADIAN GAMING CORPORATION.

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April 15, 2008

City of Richmond  
Major Projects & Development Applications  
6911 No. 3 Road  
Richmond, BC  
V6Y 2C1

Attention: Cecilia Achiam

**Re: River Rock Casino Resort Expansion Program**

I am writing to you at the request of Douglas Stimson, Project Manager, Planning and Development, Great Canadian Gaming Corporation. I am advised that you have requested an overview of the Security program at the River Rock Casino Resort in furtherance of Great Canadian's development application.

Resort security is delivered by a 24-hour in-house Security Department that is responsible for security of all areas of the property including the hotel, theatre, parkade and marina. A contract security company provides additional security for exterior areas such as the boardwalk and parkade. Surveillance services are differentiated according to gaming versus non-gaming areas of the resort. Gaming space is covered by the Casino Surveillance department. Non-gaming areas such as the hotel, theatre and exterior portions of the property are covered by the Security Monitoring department.

**Security Monitoring & Surveillance:**

- Surveillance activities use digital recording technology capable of capturing high quality imagery.
- Great Canadian security protocols ensure high resolution surveillance imagery and the maintenance of a chain of custody to a criminal court evidentiary standard.
- The retention period for surveillance imagery meets or exceeds casino and hotel standards and is available to police upon request.

**Enforcement:**

- The Security department strictly enforces British Columbia Lottery Corporation Casino security procedures for gaming areas and, Great Canadian security procedures for non-gaming areas of the resort.
- Department enforcement responsibilities include British Columbia Liquor Branch *Terms and Conditions of Licensing* and maintenance of a zero tolerance for public consumption of liquor outside of the licensed areas.
- Vagrancy, loitering and abandoned minors is not permitted on the property.

Cecilia Achiam  
City of Richmond  
April 15, 2008  
Page 2

**Training:**

- Security personnel are BC Justice Institute trained by a combination of a previous in-house Great Canadian security training program or a recently introduced Provincial government training standard for private security departments, also under the BCJI.
- Great Canadian staff receives mandatory training including but not limited to emergency management procedures such as fire evacuation and anti-robbery procedures, and BC Liquor Branch *Serving It Right - Responsible Liquor Service*.
- Operations staff at point-of-sale locations receive additional security related training in anti-fraud procedures involving counterfeit credit cards and identify theft.

I trust you will find the foregoing summary of the Resort's Security Department operations meet your requirements. Please contact me direct if you require additional information.

Sincerely,

GREAT CANADIAN GAMING CORPORATION



G. (Greg) Pattison  
Director, Corporate Security



**City of Richmond**  
Planning and Development Department

**Development Permit**

**No. DP 07-399254**

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To the Holder:                   THE GREAT CANADIAN CASINO CORPORATION  
Property Address:               8811 RIVER ROAD  
Address:                         C/O 200-1014 HOMER STREET, VANCOUVER, BC V6B 2W9

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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 #15 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 \$38,000. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

# Development Permit

No. DP 07-399254

To the Holder: THE GREAT CANADIAN CASINO CORPORATION  
Property Address: 8811 RIVER ROAD  
Address: C/O 200-1014 HOMER STREET, VANCOUVER, BC V6B 2W9

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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

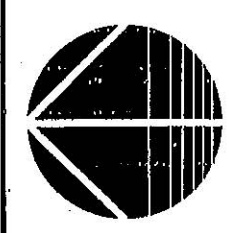
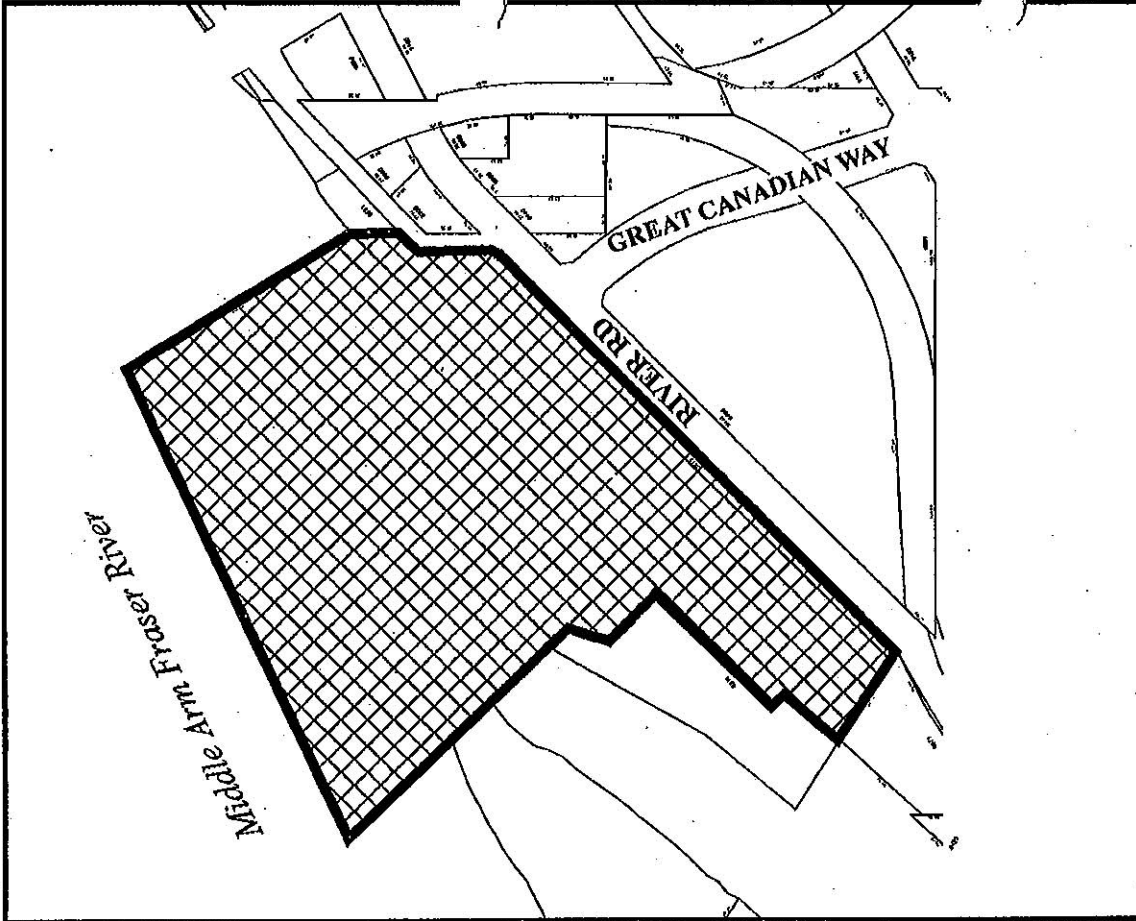
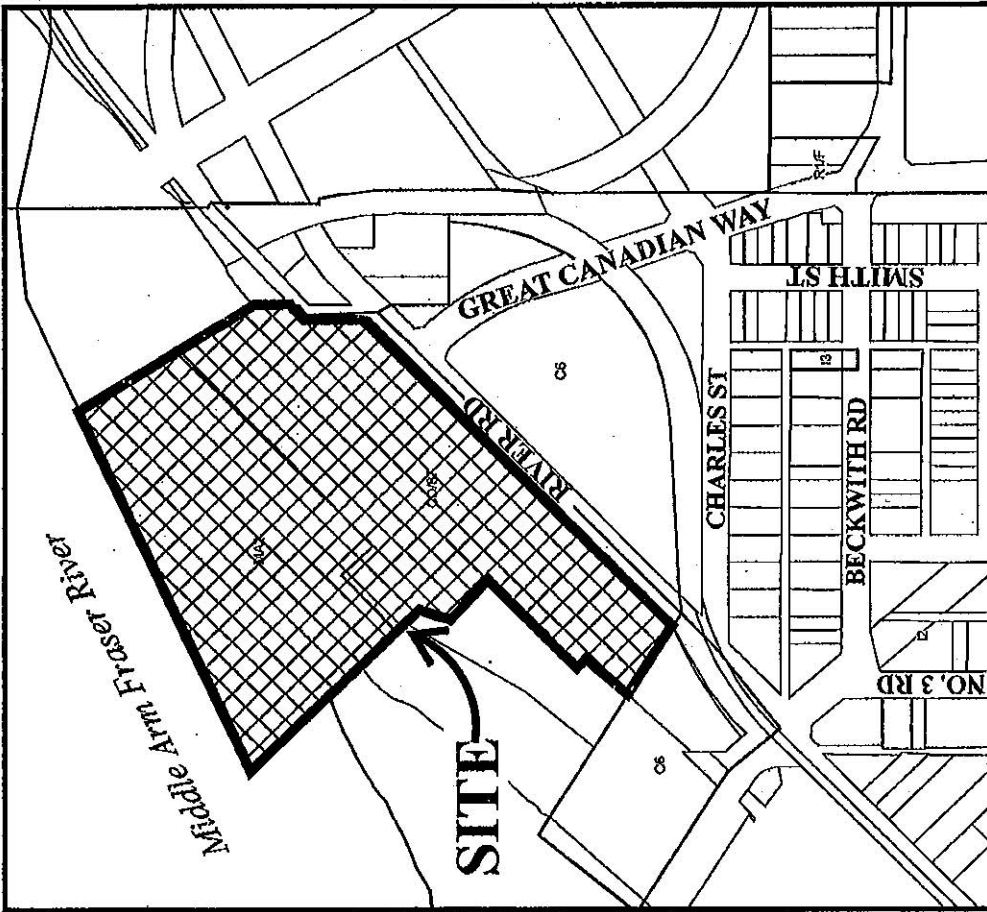
DELIVERED THIS DAY OF

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MAYOR



City of Richmond



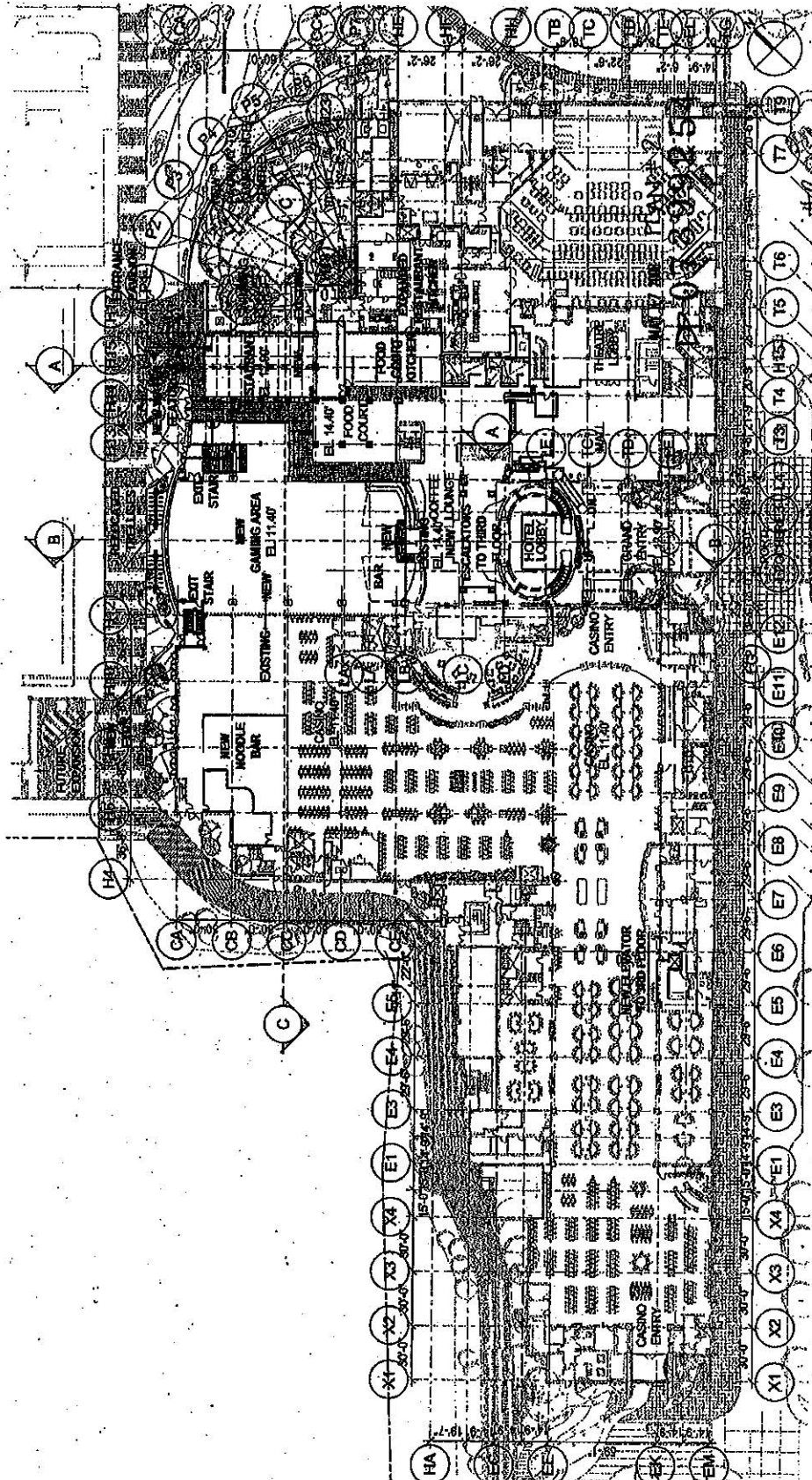
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Original Date: 01/15/08

Revision Date:

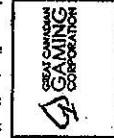
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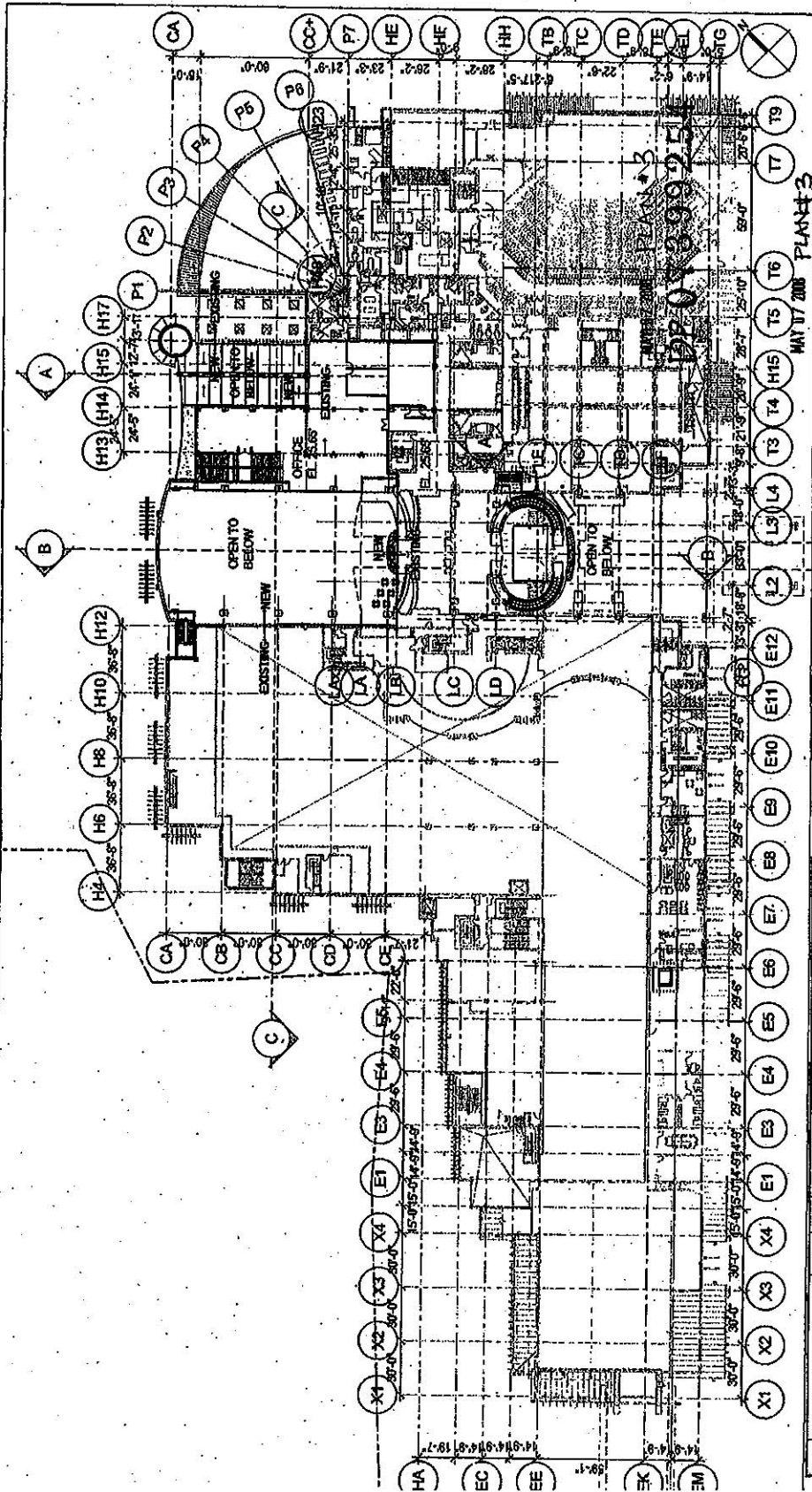
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Author	R.K.
Proj. Eng.	
Sheet No.	3
Rev.	

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**EXPANSION OF RIVER ROCK CASINO RESORT**  
 8811 RIVER ROAD  
 RICHMOND, B.C.



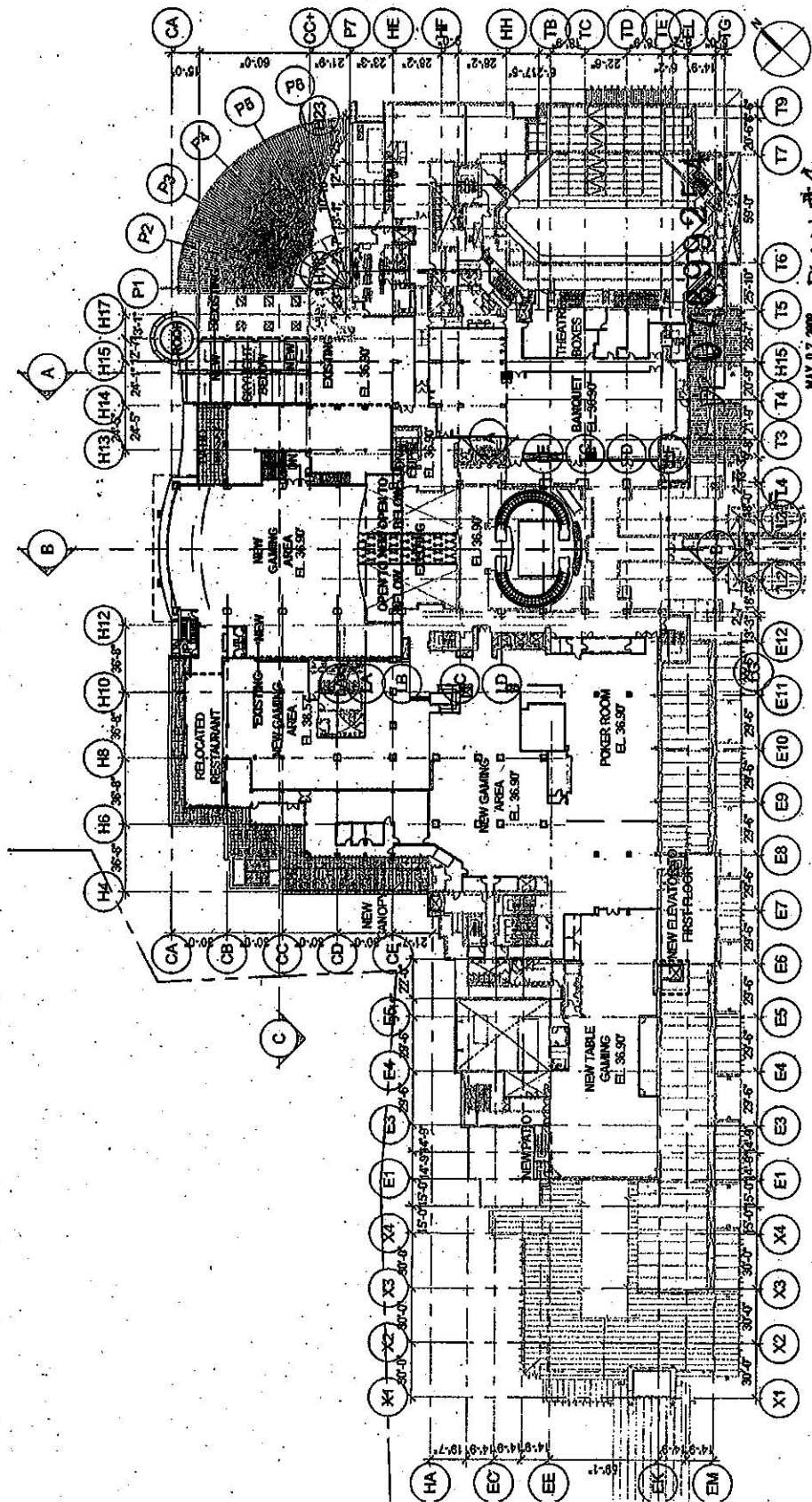
**DA**  
 Design Architect  
 1000 West Broadway  
 Vancouver, BC V6H 2G6  
 Tel: 604-681-1111  
 Fax: 604-681-1112  
 www.seasgaming.com

Rev. No.	Description	Date	Rev. No.	Description	Date
1	ISSUED FOR DEVELOPMENT PERMIT				
2	ISSUED FOR CLIENT REVIEW				
3	ISSUED FOR DEVELOPMENT PERMIT				



<b>EXPANSION OF RIVER ROCK CASINO RESORT</b> 8811 RIVER ROAD RICHMOND, B.C.		SHEET TITLE <b>LEVEL 2 - FLOOR PLAN</b>	DRAWING DATE JAN 05, 2008
<b>DIAMOND CASINO CORPORATION</b>		SCALE 1" = 8'	DRAWN E.S.
<b>DIAMOND CASINO CORPORATION</b>		REV. DATE MAY 07 2008	SHEET NO. 4
<b>DIAMOND CASINO CORPORATION</b>		PROJECT NO. 08-001	DRAWN BY E.S.
<b>DIAMOND CASINO CORPORATION</b>		CHECKED BY [Signature]	DATE MAY 07 2008
<b>DIAMOND CASINO CORPORATION</b>		APPROVED BY [Signature]	DATE MAY 07 2008
<b>DIAMOND CASINO CORPORATION</b>		PROJECT NO. 08-001	SHEET NO. 4
<b>DIAMOND CASINO CORPORATION</b>		PROJECT NAME RIVER ROCK CASINO RESORT	PROJECT LOCATION 8811 RIVER ROAD, RICHMOND, B.C.
<b>DIAMOND CASINO CORPORATION</b>		PROJECT DESCRIPTION EXPANSION OF RIVER ROCK CASINO RESORT	PROJECT STATUS [ ]
<b>DIAMOND CASINO CORPORATION</b>		PROJECT NO. 08-001	SHEET NO. 4
<b>DIAMOND CASINO CORPORATION</b>		PROJECT NAME RIVER ROCK CASINO RESORT	PROJECT LOCATION 8811 RIVER ROAD, RICHMOND, B.C.
<b>DIAMOND CASINO CORPORATION</b>		PROJECT DESCRIPTION EXPANSION OF RIVER ROCK CASINO RESORT	PROJECT STATUS [ ]



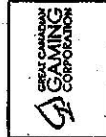


MAY 07 2008 PLAN #4

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Rev.	

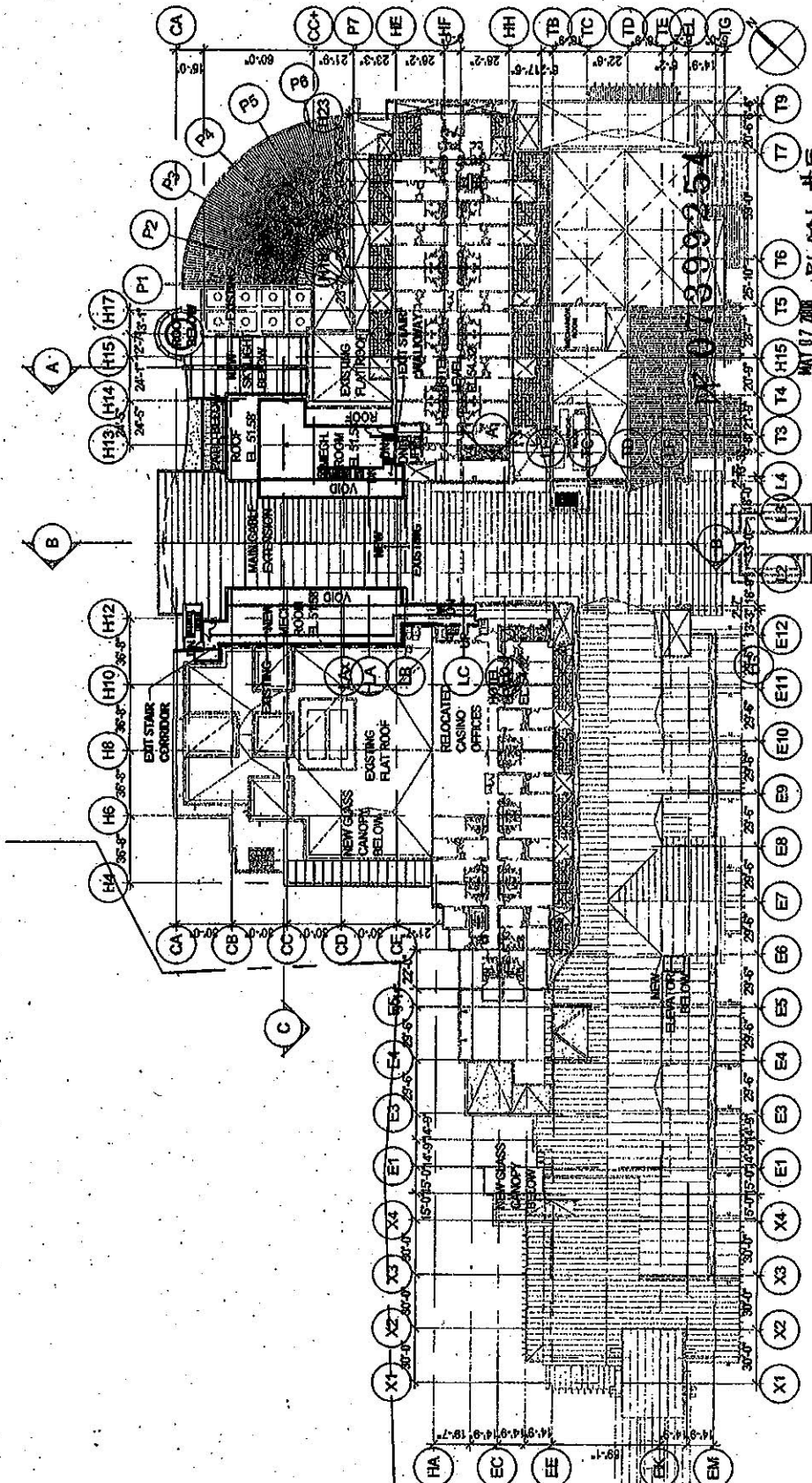
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**LEVEL 3-FLOOR PLAN**

**EXPANSION OF RIVER ROCK CASINO RESORT**  
 8811 RIVER ROAD  
 RICHMOND, B.C.



**DIA**  
 Design Inc. 4700  
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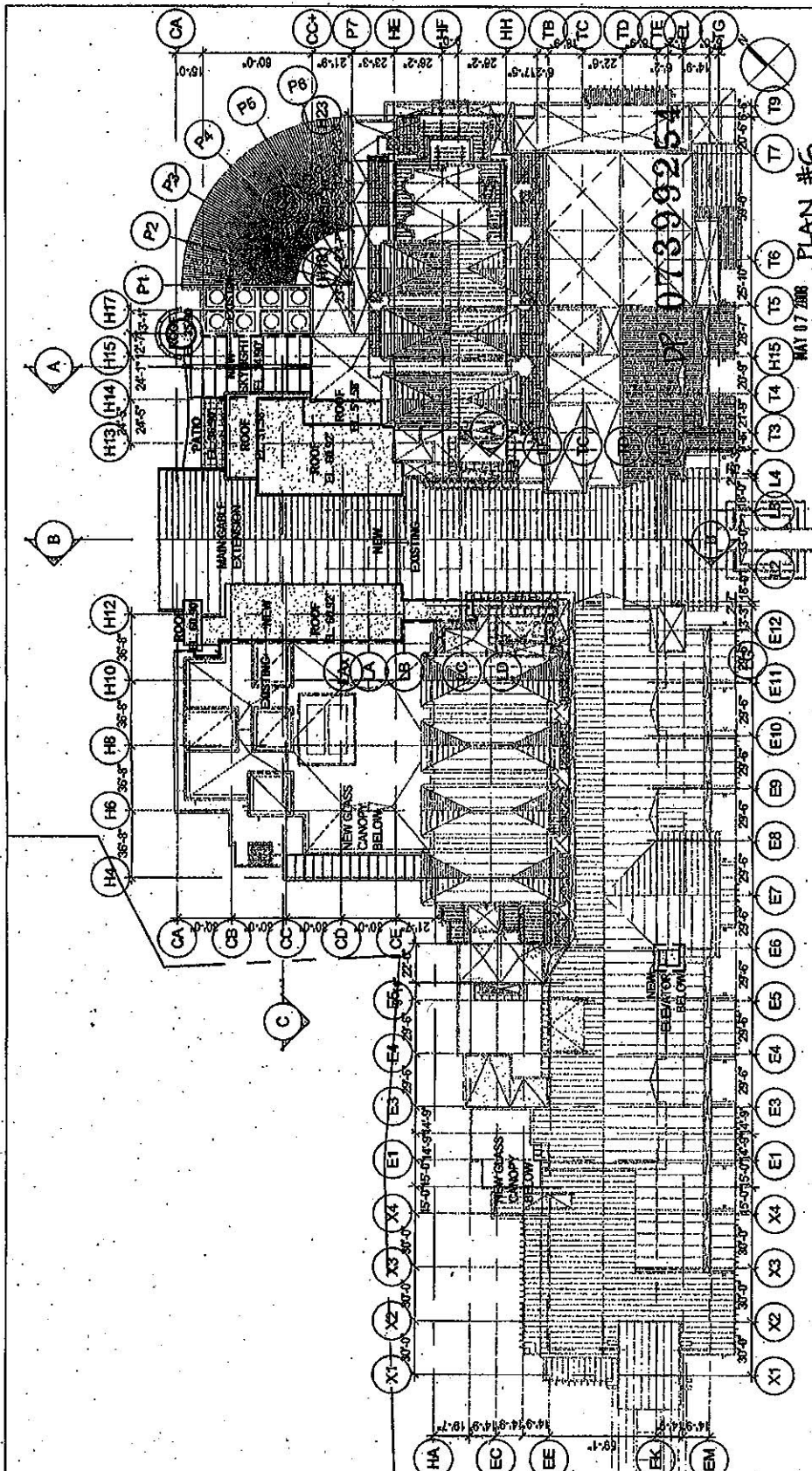
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2	ISSUED FOR DEVELOPMENT PERMIT	
3	ISSUED FOR DEVELOPMENT PERMIT	



Rev. No.	Description	Date	Rev. No.	Description	Date
1	ISSUED FOR DEVELOPMENT PERMIT		1	ISSUED FOR DEVELOPMENT PERMIT	
2	ISSUED FOR CLIENT REVIEW		2	ISSUED FOR CLIENT REVIEW	
3	ISSUED FOR DEVELOPMENT PERMIT		3	ISSUED FOR DEVELOPMENT PERMIT	

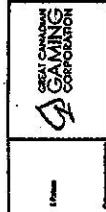
<b>DA</b> Design Architect 1234 Main Street Vancouver, B.C.		<b>GRAND GAMING CORPORATION</b> 8811 RIVER ROAD RICHMOND, B.C.	
SHEET TITLE <b>LEVEL 4 - FLOOR PLAN &amp; ROOF PLAN</b>		DRAWING TITLE <b>PLAN #5</b>	
DRAWING DATE Nov. 30, 2007		SCALE 1" = 50'	
DRAWING NO. R.A.E.S.		SHEET NO. 6	



3	REVISED FOR DEVELOPMENT PERMIT	DATE: 11/11/07	BY: [Signature]
2	ISSUED FOR DEVELOPMENT PERMIT	DATE: 11/11/07	BY: [Signature]
1	ISSUED FOR DEVELOPMENT PERMIT	DATE: 11/11/07	BY: [Signature]
	DATE: [ ]	BY: [ ]	

**SHEET TITLE**  
**ROOF PLAN**

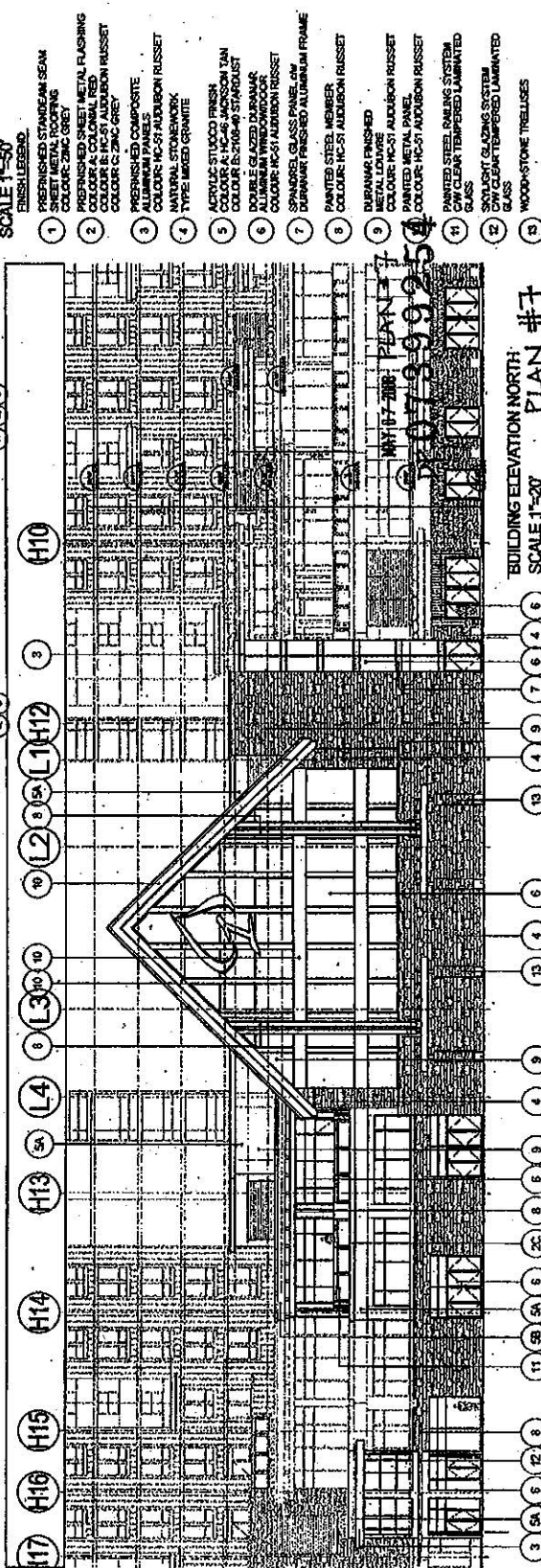
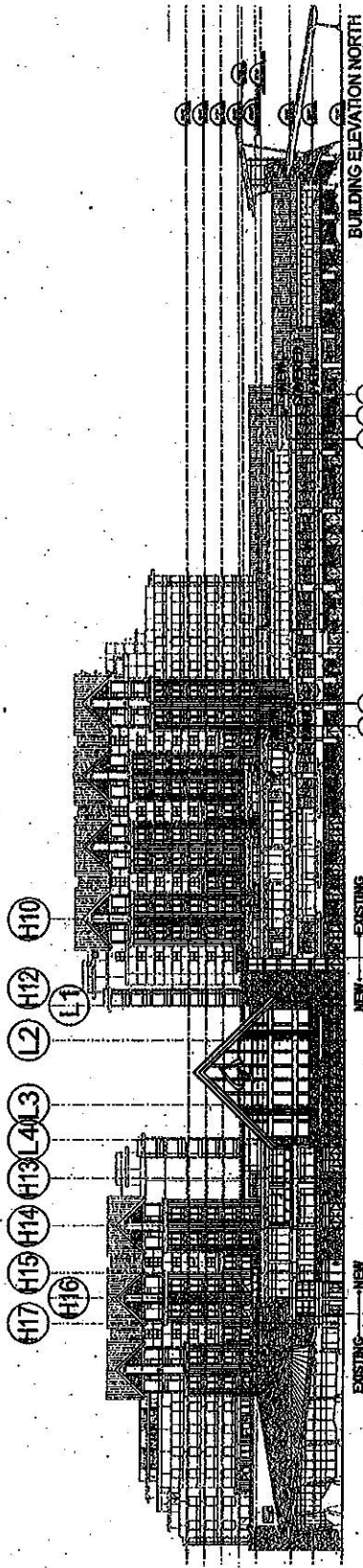
**EXPANSION OF RIVER ROCK CASINO RESORT**  
 8811 RIVER ROAD  
 RICHMOND, B.C.



**DIA**  
 Design/Drawn: [ ]  
 Check/Reviewed: [ ]  
 Date: [ ]

Rev. No.	Description	Date	Drawn By
1	ISSUED FOR DEVELOPMENT PERMIT	11/11/07	[ ]
2	ISSUED FOR DEVELOPMENT PERMIT	11/11/07	[ ]
3	REVISED FOR DEVELOPMENT PERMIT	11/11/07	[ ]

PLAN #6  
 MAY 07 2008



BUILDING ELEVATION NORTH  
SCALE 1"=50'

- FINISH LEGEND
- 1 PREFINISHED STANDING SEAM SHEET METAL ROOFING COLOUR: 294C GREY
  - 2 PREFINISHED SHEET METAL FLASHING COLOUR: A COLONIAL RED COLOUR: B ALDUBSON RUSSET COLOUR: C 294C GREY
  - 3 PREFINISHED COMPOSITE ALUMINUM PANELS COLOUR: HC-57 ALDUBSON RUSSET
  - 4 NATURAL STONEWORK TYPE: MIXED GRANITE
  - 5 KIRKUS ST 1000 FINISH COLOUR: A MC-57 ALDUBSON RUSSET COLOUR: B 2708-40 STARDUST
  - 6 DOUBLE GLAZED DURAMAR ALUMINUM WIND/WOODDOOR COLOUR: HC-57 ALDUBSON RUSSET
  - 7 SPANDREL GLASS PANEL AND DURAMAR FINISHED ALUMINUM FRAME COLOUR: HC-57 ALDUBSON RUSSET
  - 8 PAINTED STEEL MEMBER COLOUR: HC-57 ALDUBSON RUSSET
  - 9 DURAMAR FINISHED COLOUR: HC-57 ALDUBSON RUSSET
  - 10 PAINTED METAL PANEL COLOUR: HC-57 ALDUBSON RUSSET
  - 11 PAINTED STEEL RAILING SYSTEM GLASS: CLEAR TEMPERED LAMINATED GLASS
  - 12 SOULIGHT GLAZING SYSTEM (DW CLEAR TEMPERED LAMINATED GLASS)
  - 13 WOOD-STONE TRILLESSES

Drawing Date	Nov. 30, 2007
Scale	AS NOTED
Drawn	P.L.C.
Rev. Desc.	Sheet No. 8
Rev. No.	8

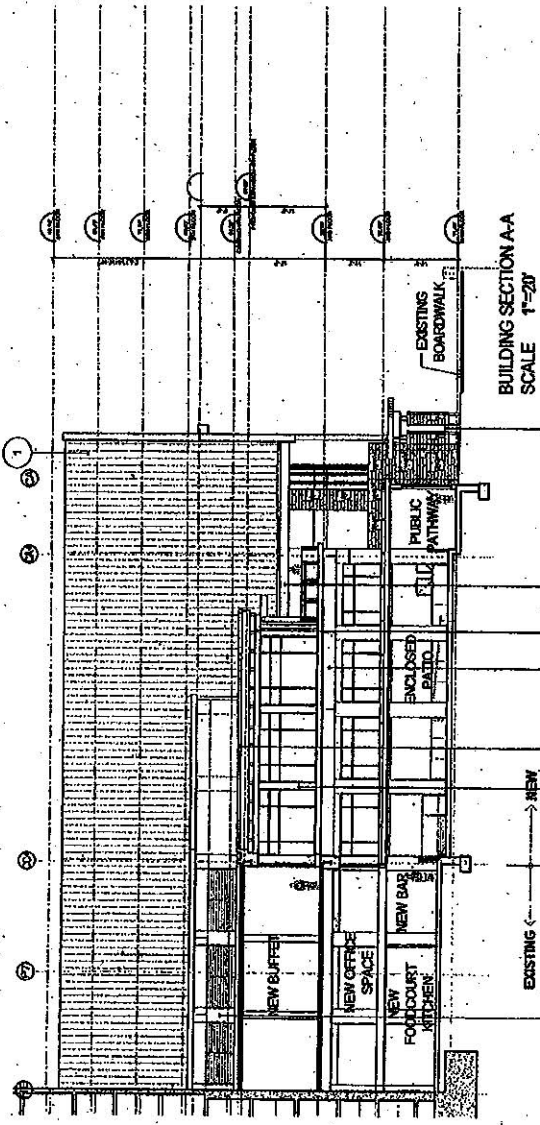
SHEET TITLE  
BUILDING ELEVATION NORTH

EXPANSION OF RIVER ROCK CASINO RESORT  
8811 RIVER ROAD  
RICHMOND, S.C.

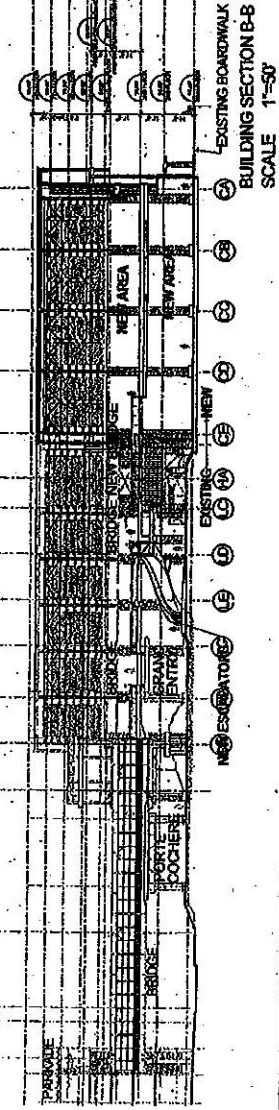


**DIA**  
CONSULTING CORPORATION

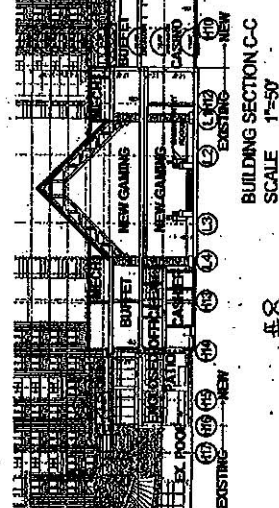
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3	ISSUED FOR DEVELOPMENT PERMIT	11/30/07		
2	ISSUED FOR CLIENT REVIEW	11/20/07		
1	ISSUED FOR DEVELOPMENT PERMIT	11/15/07		



BUILDING SECTION A-A  
SCALE 1"=20'



BUILDING SECTION B-B  
SCALE 1"=50'



BUILDING SECTION C-C  
SCALE 1"=50'

- FINISH LEGEND**
- 1 PREFINISHED STAINLESS STEAM SEAM SHEET METAL ROOFING COLOUR: ZINC GREY
  - 2 PREFINISHED SHEET METAL FLASHING COLOUR A: COLONIAL RED COLOUR B: HC-51 AUDUBON RUSSET COLOUR C: ZINC GREY
  - 3 PREFINISHED COMPOSITE ALUMINUM PANELS COLOUR: HC-51 AUDUBON RUSSET
  - 4 NATURAL STONEMWORK TYPE: MIXED GRANITE
  - 5 ACRYLIC STUCCO FINISH COLOUR A: HC-46 JACKSON TAN COLOUR B: 206-40 STARDUST
  - 6 DOUBLE GLAZED DURANAR WINDOW COLOUR: HC-21 AUDUBON RUSSET
  - 7 SPANNING GLASS PANEL ON DURANAR FINISHED ALUMINUM FRAME COLOUR: HC-51 AUDUBON RUSSET
  - 8 PAINTED STEEL MEMBER COLOUR: HC-51 AUDUBON RUSSET
  - 9 DURANAR FINISHED METAL LOUVER COLOUR: HC-51 AUDUBON RUSSET
  - 10 PAINTED METAL PANEL COLOUR: HC-51 AUDUBON RUSSET
  - 11 PAINTED STEEL RAILING SYSTEM ON CLEAR TEMPERED LAMINATED GLASS
  - 12 SAWTOOTH GLAZING SYSTEM ON CLEAR TEMPERED LAMINATED GLASS
  - 13 WOOD-STONE TRELISES

MAY 07 2008 PLAN # 8  
DP07399254

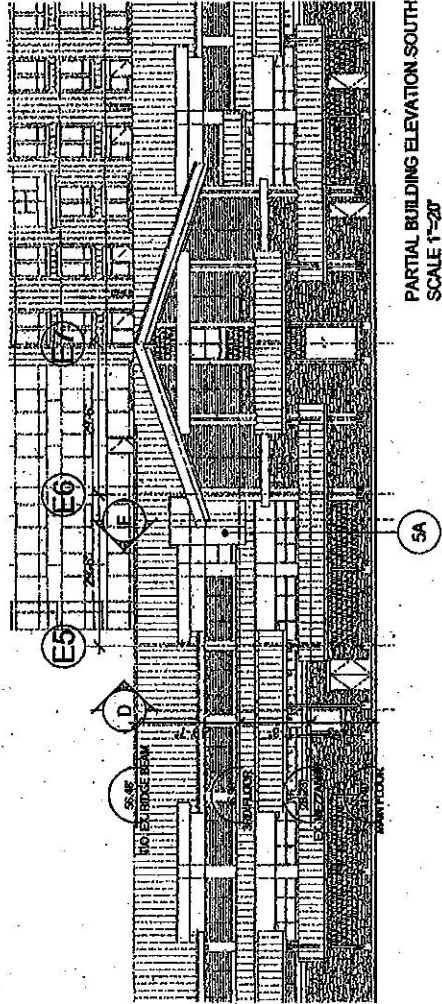
3	RECEIVED FOR DEVELOPMENT PERMIT	APR 11 2007	
2	ISSUED FOR CLIENT REVIEW	MAY 19 2007	
1	ISSUED FOR DEVELOPMENT PERMIT	MAY 23 2007	
Rev. No.	Description	Date	Rev. No.
			9

**EXPANSION OF RIVER ROCK CASINO RESORT**  
3811 RIVER ROAD  
RICHMOND, B.C.

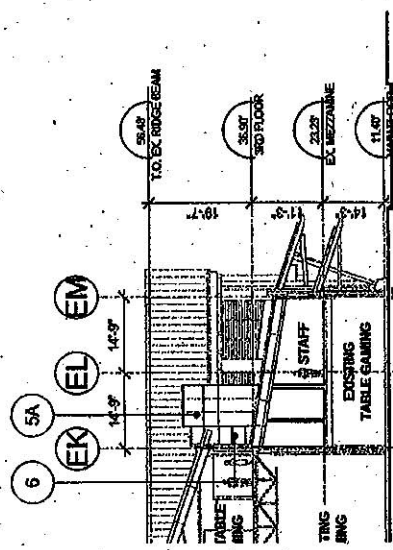
**RIVER ROCK GAMING CORPORATION**

**DIA**  
DIA ARCHITECTURE & INTERIOR DESIGN  
1111 RIVER ROAD  
RICHMOND, B.C. V6X 2E1  
TEL: 604-276-1111  
FAX: 604-276-1112

SHEET TITLE: BUILDING SECTION A-A-B-B  
Drawing: RJK  
Rev. No.: 9

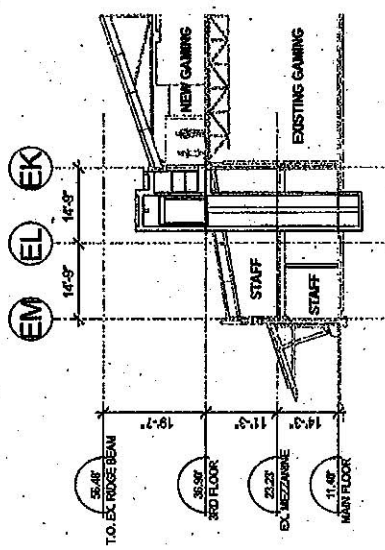


PARTIAL BUILDING ELEVATION SOUTH  
SCALE 1"=20'



PARTIAL BUILDING ELEVATION WEST  
SCALE 1"=20'

- FINISH LEGEND
- 1 SPREAD STONE/GEM
  - 2 PREFERRED SWEET METAL FLASHING
  - 3 PREFERRED SWEET METAL FLASHING
  - 4 PREFERRED SWEET METAL FLASHING
  - 5 PREFERRED SWEET METAL FLASHING
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  - 50 PREFERRED SWEET METAL FLASHING



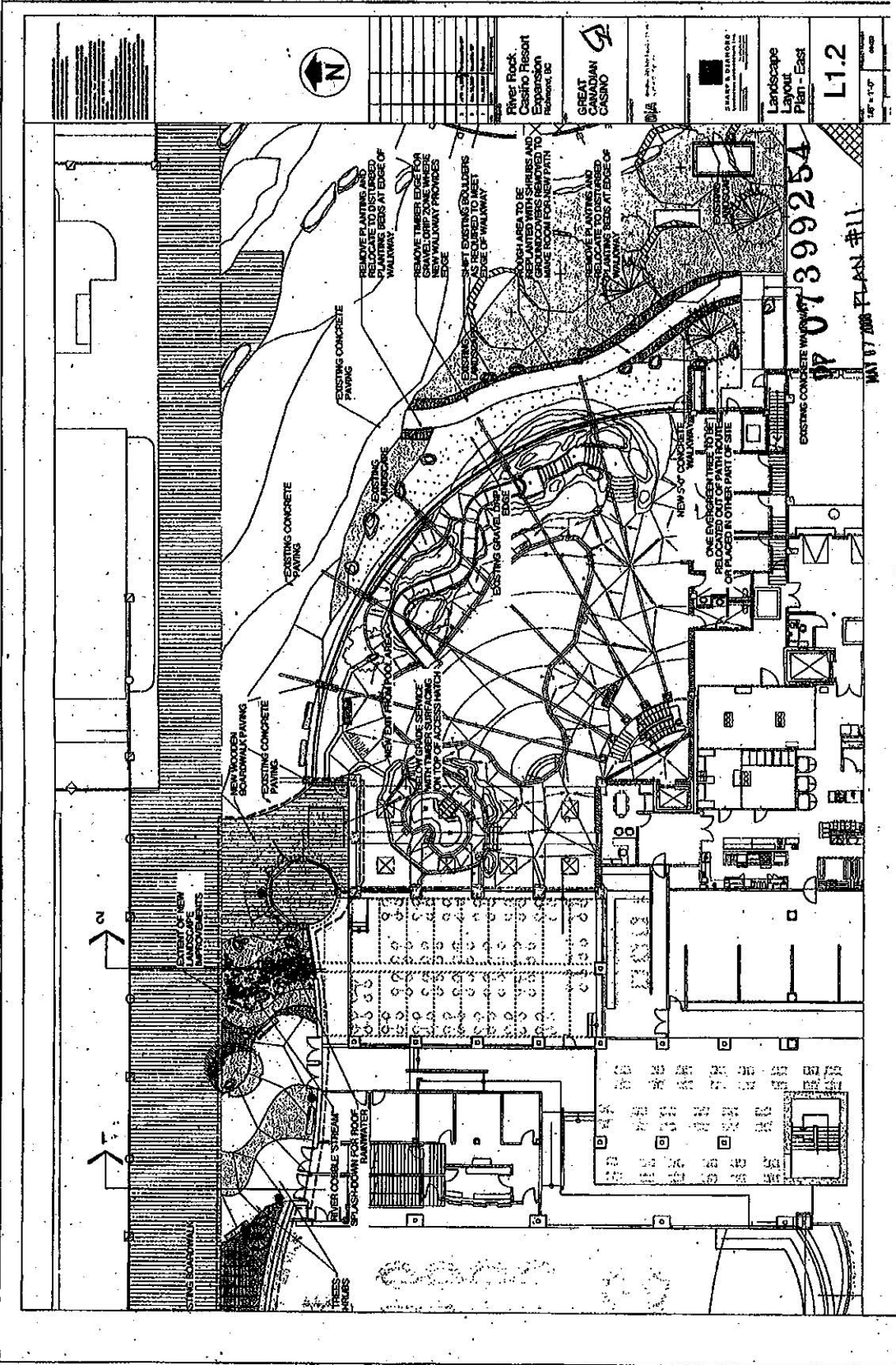
PARTIAL BUILDING SECTION D  
SCALE 1"=20'

07399254

MAY 07 2008 PLAN #9

SHEET TITLE <b>PARTIAL BUILDING ELEVATION SOUTH &amp; WEST, BUILDING SECTIONS</b>		DRAWING DATE APR. 1, 2008	
SCALE AS NOTED		DRAWN R.K.	
SHEET NO. 10		REV. -	
PROJECT TITLE <b>EXPANSION OF RIVER ROCK CASINO RESORT</b> 8811 RIVER ROAD RICHMOND, B.C.			
CLIENT <b>GREAT CANADIAN GAMING CORPORATION</b>			
PROJECT NO. 07399254			
DATE MAY 07 2008			
DESCRIPTION PARTIAL BUILDING ELEVATION SOUTH & WEST, BUILDING SECTIONS			
REVISIONS 1 REVISION FOR DEVELOPMENT PERMIT			





NO.	DESCRIPTION
1	REMOVE PLANTING AND RELOCATE TO DISTURBED PLANTING ZONE AT EDGE OF WALKWAY
2	REMOVE TIMBER EDGE FOR GRAVEL CURB ZONE WHERE NEW WALKWAY PROVIDES EDGE
3	EXISTING 4\"/>
4	REMOVE PLANTING AND RELOCATE TO DISTURBED PLANTING ZONE AT EDGE OF WALKWAY
5	REMOVE PLANTING AND RELOCATE TO DISTURBED PLANTING ZONE AT EDGE OF WALKWAY
6	REMOVE PLANTING AND RELOCATE TO DISTURBED PLANTING ZONE AT EDGE OF WALKWAY
7	REMOVE PLANTING AND RELOCATE TO DISTURBED PLANTING ZONE AT EDGE OF WALKWAY
8	REMOVE PLANTING AND RELOCATE TO DISTURBED PLANTING ZONE AT EDGE OF WALKWAY
9	REMOVE PLANTING AND RELOCATE TO DISTURBED PLANTING ZONE AT EDGE OF WALKWAY
10	REMOVE PLANTING AND RELOCATE TO DISTURBED PLANTING ZONE AT EDGE OF WALKWAY

River Rock  
Casino Resort  
Eastman  
Rehoboth, DE

GREAT  
CASADIAN  
CASINO

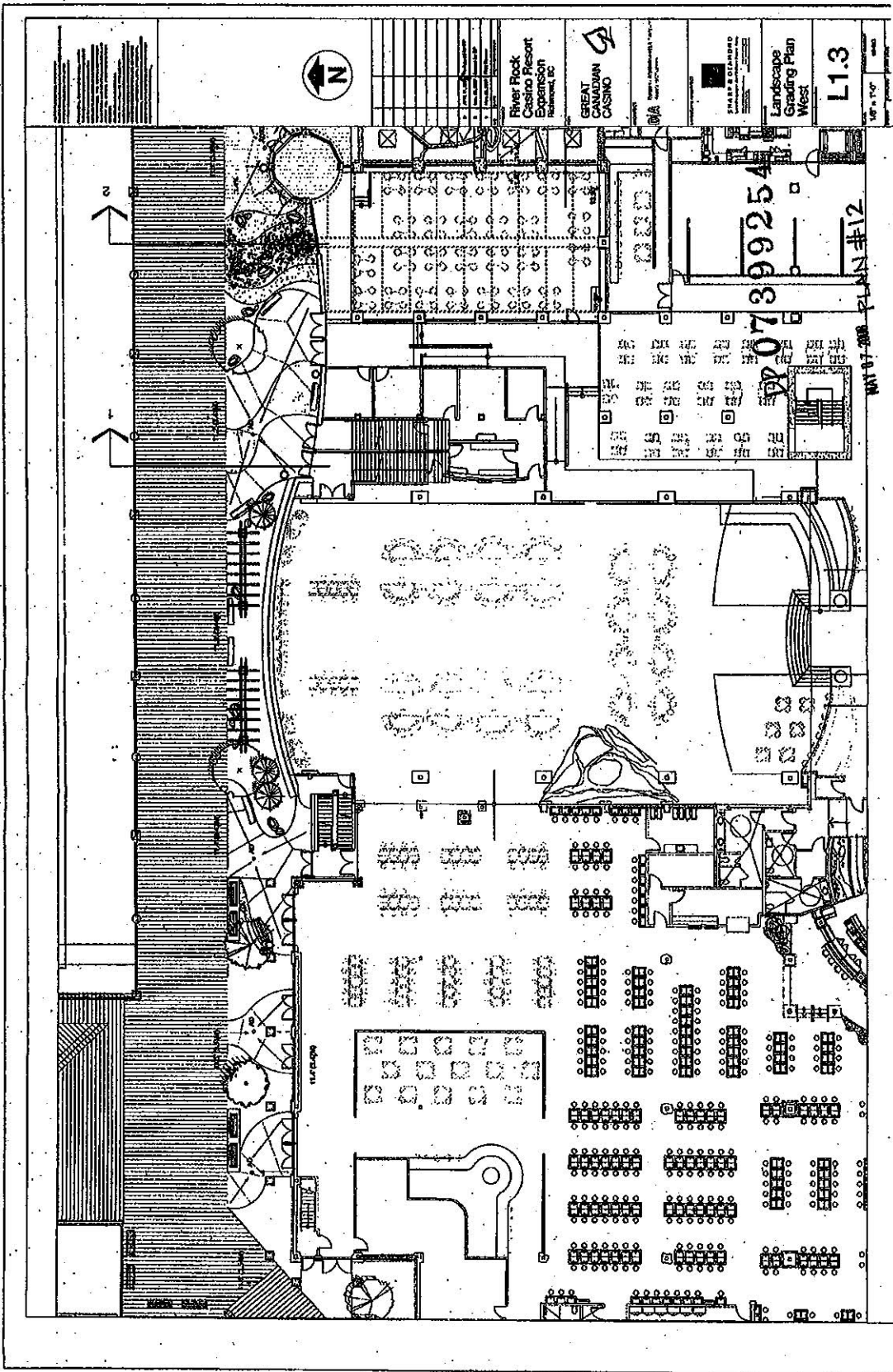


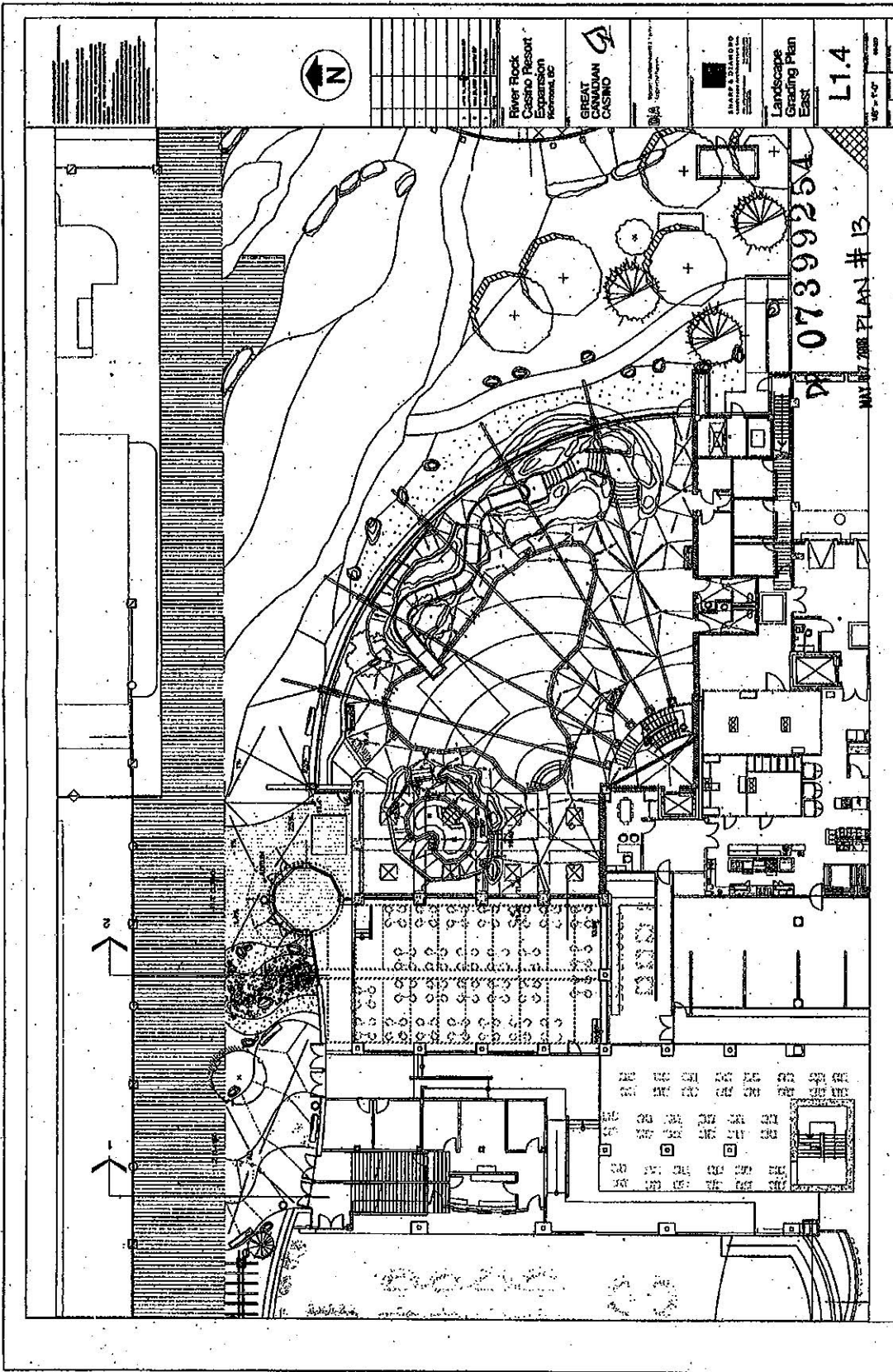
SHARP DESIGN CO.  
Landscape  
Layout  
Plan - East

L1.2  
1/8\"/>

PP 07 399254  
MAY 07 2008 PLAN #11







River Rock  
Casino Resort  
Expansion in  
Phoenix, AZ

GREAT  
CANADIAN  
CASINO

SHARP & STANDISH

Landscape  
Grouping Plan  
EAST

L1.4

1/8" = 1'-0"

0739925A

MAY 27 2008 PLAN # 13

**PLANT LIST**

**SYMBOLS:**

- Tree
- Shrub
- Perennial
- ▨ Grass
- ▩ Groundcover
- ▧ Fern
- ▦ Foliage
- ▥ Bark
- ▤ Bark
- ▣ Bark
- ▢ Bark
- Bark
- Bark
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**TREES**

**SHRUBS**

**GROUND COVERS, FERNS, GRASSES, AND PERENNIALS**

**PLANT MATERIALS**

**DR 07399254**

**MAY 07 2008 PLAN #14**

**Great Carolina Casino**

**Landscaping Materials**

**L2**

**PRELIMINARY PLANT LIST**

**MATERIALS AND FURNISHINGS**

PLANT LIST	SYMBOL	COMMON NAME	SIZE	SPACING
Tree	○	Green Yucca	75cm dia.	888 on 888
Shrub	●	Shrub Pine	3.5m x 1.8m	888 on 888
Perennial	□	Common Name	4" (10cm) dia.	15" x 6"
Grass	▨	Common Name	4" (10cm) dia.	15" x 6"
Groundcover	▩	Common Name	4" (10cm) dia.	15" x 6"
Fern	▧	Common Name	4" (10cm) dia.	15" x 6"
Foliage	▦	Common Name	4" (10cm) dia.	15" x 6"
Bark	▥	Common Name	4" (10cm) dia.	15" x 6"

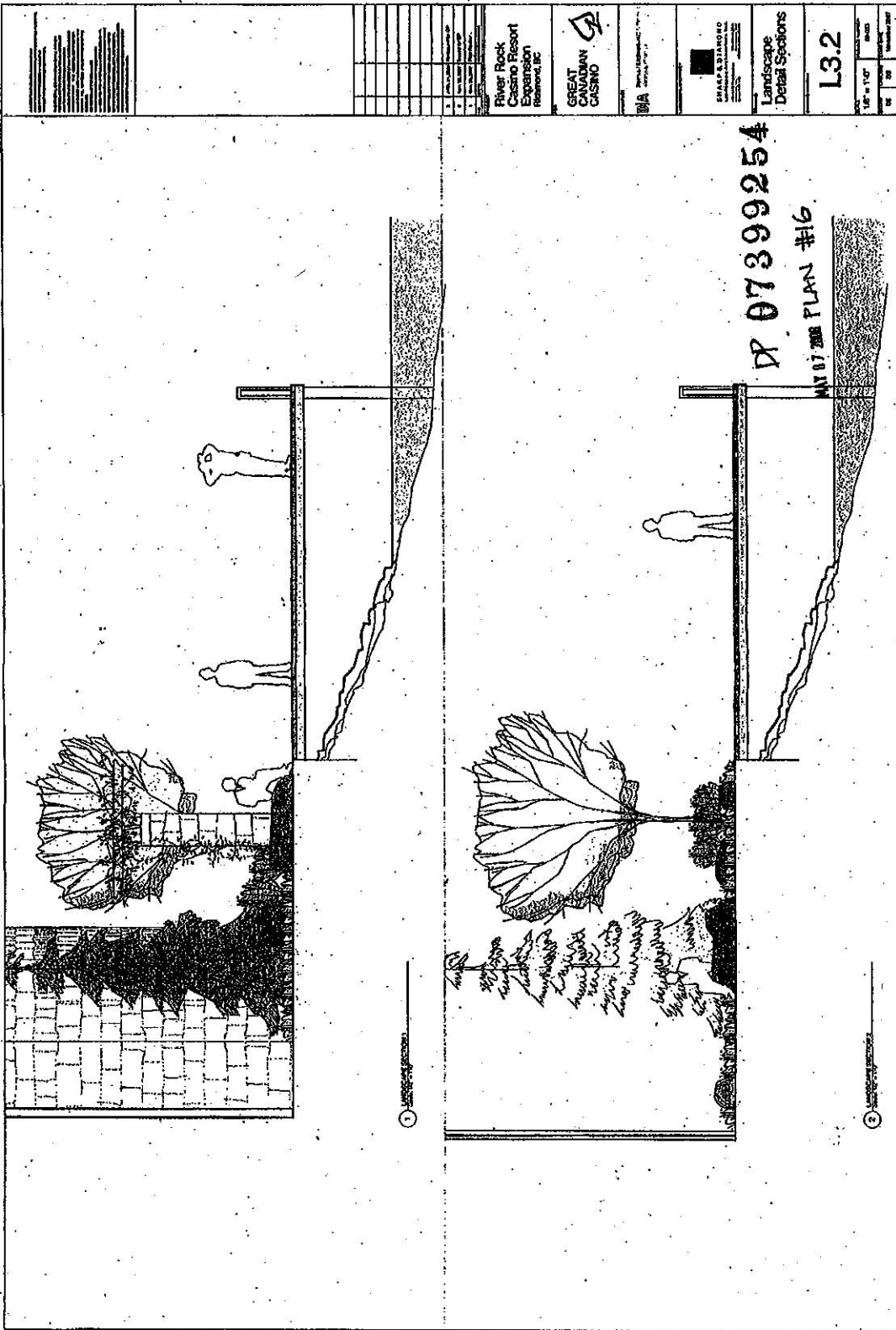
**NOTES:**

- In case of discrepancy between information on this list and on the plan, the latter shall prevail.
- Planting shall be in accordance with the specifications on the drawings.
- All planting shall be in accordance with the specifications on the drawings.

**PLANT LIST**

**SYMBOLS:**

- Tree
- Shrub
- Perennial
- ▨ Grass
- ▩ Groundcover
- ▧ Fern
- ▦ Foliage
- ▥ Bark
- ▤ Bark
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<p>1. FOUNDATION DETAIL</p>	<p>2. FOUNDATION DETAIL</p>	<p>3. FOUNDATION DETAIL</p>	<p>4. FOUNDATION DETAIL</p>	<p>5. FOUNDATION DETAIL</p>	<p>6. FOUNDATION DETAIL</p>	<p>7. FOUNDATION DETAIL</p>	<p>8. FOUNDATION DETAIL</p>	<p>9. FOUNDATION DETAIL</p>	<p>10. FOUNDATION DETAIL</p>	<p>11. FOUNDATION DETAIL</p>	<p>12. FOUNDATION DETAIL</p>	<p>13. FOUNDATION DETAIL</p>	<p>14. FOUNDATION DETAIL</p>	<p>15. FOUNDATION DETAIL</p>
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River Rock  
Casino Resort  
Expansion  
Richmond, BC

GREAT  
CASINO  
CASINO

LANDSCAPE  
DETAILS

L3.1

DR 07399254

MAY 07 2008 PLAN #15

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