

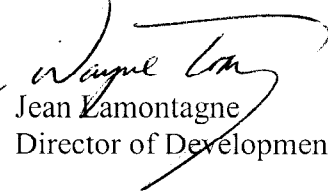


To: Development Permit Panel
From: Jean Lamontagne
Director of Development
Date: May 23, 2007
File: DP 07-362006
Re: **Application by W.T. Leung Architects Inc. for a Development Permit at
6351, 6391 and 6491 Minoru Boulevard**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of two (2) sixteen storey high-rise buildings over a common parking structure consisting of approximately 224 dwelling units and 253 parking spaces as Phase I of a multi-phase development at 6351, 6391 and 6491 Minoru Boulevard on a site zoned "Comprehensive Development District (CD/177); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Increase the proportion of allowed small car parking spaces permitted from 30% to 32.4%.

JL

Jean Lamontagne
Director of Development

FM:sl

Staff Report

Origin

W. T. Leung Architects Inc. has applied to the City of Richmond for permission to develop two (2) 16-storey high-rise buildings over a common parking structure consisting of approximately 224 dwelling units and 253 parking spaces as Phase I of a multi-phase development at 6351, 6391 and 6491 Minoru Boulevard, that when completed, will include four (4) hi-rise residential towers with approximately 448 dwelling units and approximately 614 off-street parking spaces, on a site zoned "Comprehensive Development District (CD/177)". The site for Phase I of this development is currently vacant; the three-storey rental apartment building that occupied this portion of the site burned down approximately five years ago.

The site is being rezoned from Townhouse and Apartment District (R3) to Comprehensive Development District (CD/177) for this project under Bylaw 8103 (RZ 04-286496).

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

The development site is located between Minoru Boulevard on the east and Minoru Park on the west, in the heart of Richmond City Centre. Road and lane dedications, combined with right-of-ways (ROWs), will provide vehicular access to the area and facilitate pedestrian access to Minoru Park from the east.

Development surrounding the subject Phase I development site is as follows:

- To the north: Existing seniors housing development (Kiwanis Court Housing /Minoru Residence Community Centre facility) zoned "School and Public Use District (SPU)";
- To the east: Minoru Boulevard and existing shopping centre (Richmond Centre) on a site zoned "Downtown Commercial District (C7)" and "Gas Station District (G1)";
- To the south: Across the proposed new east-west access road, two (2) existing rental apartments zoned "Townhouse and Apartment District (R3)". Further to the south, three (3) residential buildings zoned "Land Use Contract (LUC 001)"; and
- To the west: Existing three-storey rental apartment buildings on the portion of the site to be developed in Phase II. These structures will be demolished and replaced with a new residential hi-rise apartment building after completion of Phase I. Further to the west is a public park (Minoru Park) zoned "School and Public Use District (SPU)".

Rezoning and Public Hearing Results

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

- Applicant to address the comments from the Advisory Design Panel in the Development Permit (DP) submission.

The Development Permit submission for Phase I has considered and addressed the comments from the Advisory Design Panel pertaining to that portion of the site containing Towers A and B (Attachment 2).

- Applicant to continue working with Kiwanis Club to the north to finalize the landscaping of the existing pathway to be decommissioned after the new greenway is built to improve the landscape interface and minimize the visual impact of the parkade wall to the existing Kiwanis residents. (Note: A letter from the Kiwanis Club agreeing to a landscaping plan will be required).

The applicant has consulted with representatives of Kiwanis Club and investigated landscaping options for treatment of existing pathway along the Kiwanis Club south property line to be decommissioned and reached agreement on the proposed treatment of the parkade's north face wall and the interface area along the common property line as follows:

There will be a stepped landscaping planter on the top level of the proposed parkade's north wall facing the Kiwanis Club property.

Existing hedge between the existing pathway and the Kiwanis Club site will be removed and a new hedge adjacent to the parkade and new landscaping material installed in the open area previously occupied by the current pathway that provides access to Minoru Park.

Kiwanis Club has submitted a letter agreeing to the proposed landscaping plan prepared by the landscape architect, following a process of consultation with the residents (Attachment 3).

- Design development to minimize stair well projection into the yard setbacks facing Minoru Boulevard.

Plans submitted for development of Phase I show no portion of the building (Tower A), including stair well, projecting onto the yard setback along Minoru Boulevard.

- Design development to improve the public/private interface along all the streetscape and the park edge.

Proposed landscaping treatment along the new east-west road from Minoru Boulevard to the west achieves a seamless public/private interface area while also achieving a clear demarcation of the boundary between private and public spaces through the provision of a double row of trees and low retaining walls that are well integrated to the overall landscaping treatment of the public realm.

- Design development to further explore building massing and height to create additional variation (e.g. stepping of tower, further building façade articulation (the solid and void relationship) and skyline treatment).

Massing of the towers in Phase I have been articulated by incorporating a full height concrete frame at both, southeast corner of Tower A and southwest corner of Tower B which also highlight entrances to the respective buildings; punched-in windows on the south and west sides of the towers, and stronger glass surfaces on the facades to the north. The material combination including concrete, glass, and brick on the lower levels further help to articulate the building mass.

- Design development to reinforce “gateway” to the park character along the greenway including incorporation of the proposed fire truck turn around into the plaza, exploration of a more “urban” treatment (i.e. more hardscape and more formality in the paving pattern and planting).

This design development issue will be addressed as part of development Phase II.

- Applicant to further explore with Parks Department to consider consolidation of the existing pathway along the park edge with the proposed walkway on the proposed site along the common property line.

This design development issue will be addressed as part of development Phase II.

- Design development to improve the relationship of the proposed park benches with the park.

This design development issue will be addressed as part of development Phase II.

- Design development to integrate universal accessibility throughout the site, with particular attention paid to seniors (e.g. scooter use, traffic crossing timing, even and non-slip paving surface, etc.).

(Note: It is anticipated that the east-west connection, and particularly the greenway and plaza, between Minoru Boulevard and the Park will be heavily used by pedestrians, cyclists, etc.).

Proposed development includes parking/storage room for scooters, and no changes in grade in circulation areas and access points to the building. A lift is provided to facilitate access from level P-0 of the parkade to Tower A building lobby. The design of the east-west connection includes a wider sidewalk (2.5 m wide) to facilitate multiple users and a non-slip paving surface (it should be noted that Rezoning Conditions indicated a right-of-way (ROW) a 2.0 m wide sidewalk only). Outdoor amenity areas on the fourth level are wheelchair accessible.

- Design development to incorporate universal accessibility features, such as solid blocking behind walls for railings, wider hallways, lever handles for doors and taps, etc., to accommodate aging in place for all the units. In addition, the applicant is to provide some unit types in all the towers to accommodate wheelchair in response to Section 9.3.15 (Equitable Access) of the General Development Permit Design Guidelines.

Universal accessibility features to facilitate aging in place have been incorporated in all units and a total of 35 dwelling units (26 units in Tower A and 9 units in Tower B) accommodate wheelchairs.

- *Design development to incorporate Crime Prevention Through Environmental Design (CPTED) measures to improve safety (e.g. incorporate windows in the stairwell and elevator lobbies on the parkade levels, encourage passive surveillance opportunities, and separation between resident and visitor parking areas, etc.).*

Crime Prevention Through Environmental Design (CPTED) principles have been considered throughout the proposal, with special attention placed on common use areas of the building such as lobbies, corridors and parkade, and open spaces.

- Proposed greenway concept generally acceptable to Parks. Advisory Design Panel recommended a more urban interface for the green way and along park edge. Details to be worked out at Development Permit stage.

Improvements to the private/public interface along the new east-west road (portion of the greenway corridor to Minoru Boulevard) and a wider sidewalk than previously intended have addressed the points raised at the Advisory Design Panel. Design development to achieve a more urban Greenway/parkette at the gateway to the Park will be further refined at Phase II.

- Tree removal along the park edge to accommodate engineering work to relocate/expand utilities has been approved by Park Board arborist. Applicant to continue working with Parks Department to seek opportunities to replant additional trees.

Design development process continues and a detailed replanting plan will be provided as part of Phase II.

The Public Hearing for the rezoning of this site (Zoning Amendment Bylaw 8103) was held on September 6, 2006. At the Public Hearing, the following concerns about rezoning the property were expressed:

- Concerns regarding impact of construction of the new building on the adjacent buildings and the residents in the immediate vicinity of the development site.
- Concerns regarding increased traffic in the area, especially trucks, during construction of the new building.
- Concerns regarding preservation of the rental housing stock in the City Centre area.
- Issue of loss of views/property values was also raised by some residents.

Staff worked with the applicant to address these issues in the following ways:

Ensuring that completion of associated road work and traffic signal installation takes place prior to construction of Phase I; that adequate geotechnical analysis of the site is undertaken and that appropriate procedures are put in place to minimize impact on neighbouring properties, and to address any possible damage to adjacent buildings which might occur as a result of construction of the new development.

Development of the site to take place in two phases. Completion of a rental building included in Phase I will provide the opportunity for those tenants on the existing rental buildings on the site that would be displaced by construction of Phase II, to rent units in the new building (Phase I).

As part of the zoning requirements, all units in Tower A will be covered under a 10-year Housing Agreement that will be registered on title to secure both the market rental housing and the affordable rental seniors housing.

Refining the mass and location of Towers A and B on the site to maintain open view corridors to the north as much as possible. It should be noted that some obstruction of existing views had to be expected from the redevelopment of this site, at higher densities at such Central City location.

A Traffic Management Plan for construction vehicles and construction workers is required as part of the Building Permit submission.

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 with Comprehensive Development District (CD/177) except for the zoning variance noted below.

Zoning Compliance/Variations (staff comments in **bold**)

The applicant requests to vary the provisions of the Zoning and Development Bylaw No. 5300 to:

- a) Increase the proportion of allowed small car parking spaces permitted from 30% to 32.4%.

(Staff is supportive of the proposed variance as it does not impact on the total number of required parking spaces for the proposed development but relates to the size of some of the parking spaces provided (81 small car spaces provided - 76 allowed). This support is in keeping in view a recent research that compares parking requirements for various GVRD municipalities and future objectives of City Centre area that might result in an increase in the maximum percentage of small cars presently allowed.

Staff also recognizes that the dimensional non-compliance results from the constraints placed on the development of the site by the fixed alignment of the new east-west road from Minoru Boulevard, which impacts on the width of the development site and therefore on the efficiency of the parking levels layout.

Advisory Design Panel Comments

The Advisory Design Panel reviewed Phase I of this development proposal on April 18, 2007. A copy of the relevant excerpt from the Advisory Design Panel Minutes is attached for reference (*Attachment 2*). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

Analysis

Conditions of Adjacency

- Adjacency issues regarding potential impact of the blank west wall of the parkade on existing development to the north (Kiwanis Court property) and relocation of the existing pathway on their property were raised and discussed at the rezoning stage. Proposed landscaping and treatment along the site's north property line have been discussed and the proposed building and landscaping design agreed by the neighbours to the north.
- The existing pathway on the Kiwanis Court property that presently provides access to Minoru Park from the east will be closed and replaced by a new greenway corridor to the Park that includes a wide sidewalk on the north side of the new east-west road (to be built in Phase I) and the proposed Greenway/parkette between Towers C and D (to be built in Phase II) as the new gateway to Minoru Park. The 10 ft. wide easement between the two (2) properties that is the present pedestrian access to the Park will be landscaped, as per landscaping option discussed and agreed by the neighbours (**Attachment 3**).
- To soften the interface with the existing seniors development (Kiwanis Club) to the north, the upper edge of the parkade structure is dropped and a stepped planter provided to add greenery to the edge and facilitate the development of a "green wall". This terracing and planter, in addition to the planting on the decommissioned walkway easement, contribute to soften the impact of this large blank wall that will be exposed to views from the adjacent property and from Minoru Boulevard.

Urban Design and Site Planning

- The new east-west vehicular access road from Minoru Boulevard and the proposed north-south lane (a portion to be built in Phase I), when completed to its ultimate design specifications, will enhance the City Centre road network in the area defined by Westminster Highway, Granville Avenue, Minoru Boulevard and Gilbert Road. This new east-west road will also improve vehicular access to the larger residential area on the west side of Minoru Boulevard. Vehicle access to Phase I of the development (Towers A and B) will be provided via the newly constructed portion of the north-south lane.
- Development of this site also enables the City to achieve a strong, direct visual and functional connection (Greenway corridor) from Minoru Boulevard to Minoru Park through a combination of road and private property right-of-way (ROW).
- As the existing walkway between Minoru Boulevard and Minoru Park, presently located on the Kiwanis site to the north will be decommissioned, pedestrian access to Minoru Park until completion of Phases I and II will be provided via the new greenway corridor on the north side of the proposed east-west road from Minoru Boulevard to the north-south lane; at this point, pedestrians will turn north along the northern portion of the new north-south lane (to be built in Phase I) up to the site's north property line; from this point it will continue to the west along the westernmost section of the existing pathway to the Park (**Attachment 4**).
- Access to Minoru Park will not be interrupted during construction of Phase I as road and sidewalks will be built prior to commencement of building construction.

- Upon completion of Phase I and II, including the new greenway corridor and the Greenway/parkette gateway to the Park, landscaping and a fence on top of a landscaped berm will be installed at the north end of the proposed new north-south lane, at the Kiwanis Club south property line. The objective would be to discourage public access onto Kiwanis Club's property.
- General siting of the buildings is consistent with the rezoning application, however, overall site planning, parkade layout and overall treatment of the public realm in Phase I has been constrained and conditioned by the new east-west road provided between the proposed Phase I development and the existing apartment building on the abutting property to the south.
- The proposed towers have been carefully sited to resolve the limitations placed by the alignment of the new east-west road and to minimize impact with respect to view, and sun and shadow on existing and future neighbouring developments.
- There is a total of 253 parking spaces provided in the three-storey parkade (208 residential and 45 visitor parking spaces; including six (6) accessible parking stalls). In addition, a storage room/parking for 22 scooters is provided in Tower A.
- Loading/unloading is provided by the lay-by on the north-south lane on the west side of Tower B, and in the lower residential parking level.
- Garbage pick-up will be provided via private collection services; recycling collection will be provided by the City. Garbage and recycling room of Tower B is located on the west side, at the same level and fronting the lay-by provided on the new north-south lane. In Tower A, this room is located on the east side of the parkade, therefore, the appropriate equipment will be provided to bring garbage dumpsters, cardboard recycling containers and recycling carts to street level, to the lay-by area, on collection day. Collection services will be staggered so that garbage and recycling containers need not to be brought out on the same day.
- All units in the building incorporate universal accessibility features that facilitate "aging in place". There are 41 units (32 units in Tower A, including six (6) "senior independent living" units and nine (9) units in Tower B) classified as "enhanced accessible residential units" that have a floor plan layout and space design that can accommodate wheelchair movements; these units can easily be converted to "fully accessible" units (lower kitchen/bathroom countertops, etc.) if required.
- Edge condition along Minoru Boulevard and the new east-west road is well treated and the treatment of the podium street fronting townhouses and lower levels of the tower achieve the proper pedestrian scale and a gentle transition between sidewalk and building.
- Interface area between building and public realm contribute to provide an inviting, wide, direct pedestrian/bike connection from Minoru Boulevard to the semi-public Greenway/parkette between Towers C and D (Phase II) and further into Minoru Park. The relationship between public, semi-private, and private realms is well resolved and provides a high quality streetscape.
- Front doors and raised patios of the street-fronting townhouses and street-fronting amenity areas of the building provided at grade contribute to provide animation and "eyes on the street" along the street(s).

- Area in front of entrance to Tower A constitute an open vestibule to the building and help to identify the beginning of the new pedestrian connection to Minoru Park. This open, inviting area is an integral part of the greenway corridor to the Park and offers the opportunity for location of Public Art.
- The three-storey parkade is screened from views by the street-fronting townhouses and the units on the lower levels of the tower. The presence of the few service rooms that front on to the street is minimized by their seamless integration into the façade; architectural expression and materials found in the townhouse is carried along all the street elevations, using spandrel glass when only necessary.
- Architectural detailing of the north wall of the parkade structure helps to relieve the visual impact of its mass; this wall will be exposed to direct views from Minoru Boulevard until such time as the adjacent property to the north is re-developed.
- The site is designated as “Area 4 - Aircraft Noise Notification Area” where “all aircraft noise sensitive land use types may be considered.” An Aircraft Noise Restrictive Covenant will be registered on title, as a rezoning requirement, to notify purchasers of the aircraft noise conditions and noise mitigation features incorporated in the construction.

Architectural Form and Character

- Proposed massing, height and architectural expression of the towers, and overall character of the proposed development are generally in compliance with the applicable Design Guidelines. Mass of the towers is reduced by reinforcing their verticality with large glass surfaces contained by a well proportionate, full-height concrete frame; at the southeast and southwest corners of Tower A and Tower B respectively. The other sides of the towers reduce the perception of mass with a combination of a concrete grid frame and glass surfaces.
- The scale and architectural detailing, including materials of the proposed street fronting townhouses and the lower levels of the towers reinforce the strong pedestrian character of the new access route to Minoru Park from the east. Canopies over the entrance to the residential towers and other architectural features in the lower levels help to reinforce a pedestrian scale and minimize potential wind impact at street level.
- Brick is used on the side of the parkade podium fronting on to Minoru Boulevard in a similar manner to the townhouse expression. Brick is also provided around the northeast corner of the parkade that is most visible from Minoru Boulevard.
- Using brick on the spandrel panels on the second floor reduce the perceived height of the brick piers at the base of the towers. This treatment at the base of the towers also achieves a stronger relationship with to the brick cladding used for the townhouses.
- Provision of concrete slab eyebrows, combined with potential sun screens/brise-soleil panels at each floor on the south and west side of the towers may provide a response to building orientation and reduce potential heat gain resulting from floor to ceiling windows.

- In addition to the terraced upper part of the podium, the north concrete wall of the parkade will be accented by reveal lines, and the addition of accent finish on some of the concrete panels. This treatment will soften the expression of the north blank wall by creating a pattern of different colours and shades of concrete.

Landscape Design and Open Space Design

- The overall landscaping concept is satisfactory to enhance and soften the interface area between building(s) and the street. The width of the sidewalk has been increased to 2.5 m and a double row of trees provided along the north side of the east-west new road from Minoru Boulevard to accentuate its difference from standard City sidewalks and enhance its role as the main access route to Minoru Park from the east.
- The more urban treatment and hard landscaping proposed at the corner of Minoru Boulevard and the new east-west road (entry area to Tower A) identify the beginning of the greenway corridor to the Park and invite pedestrians toward the west. The corner paved open plaza is an integral part of the pedestrian linkage to the Park that gradually reduces its width toward the west and transform into the wide sidewalk along the north side of the new road from Minoru Boulevard. Similar pavement pattern, colour, pavement texture, is used to accentuate the role of these two (2) urban spaces, the entry area in front of Tower A and the wide sidewalk in front of the townhouses, as a liner extension of Minoru Park to the east.
- Retaining wall of the raised patio of the townhouse units runs parallel to the wide sidewalk at the narrower point of the greenway corridor to reinforce the east-west direction of pedestrian movement and achieve the public realm objectives for the area.
- The podium roof on level four is proposed as a “landscaped roof”, with significant landscaping and planting areas that will help to reduce storm water flow and provide a pleasant outdoor amenity for the residents. Outdoor amenity area meets the Official Community Plan (OCP) guidelines regarding size, and includes a children play area that is located as far south as is possible to maximize its exposure to the sun.
- There are no trees on the Phase I development site. A significant number of new trees are proposed along the new proposed greenway corridor linking Minoru Boulevard and Minoru Park, and on the roof podium in accordance with the Landscape Concept Plan.
- The applicant is working cooperatively with City Park and Engineering staff to minimize tree loss within the utilities corridor adjacent to the site for Phase II, and to facilitate the utilities upgrade. The applicant has agreed to donate new trees on the Park site if requested by the City. Details will be worked out as part of the Servicing Agreement for Phase II, in consultation with the Parks Department.
- Indoor amenity areas provided at ground level, front the street, adjacent to the entry foyer of the towers provide opportunities for casual surveillance and help to animate the street. Indoor amenity areas are also located on the fourth level with direct access to outdoor amenity areas and roof garden.

City Greenway, Streetscape and Public Art

- Public Art total budget of \$284,377 was secured as part of the rezoning process. The Public Art component of Phase I development will include a piece of Public Art at the urban open space at the corner of Minoru Boulevard and the new east-west road.
- The Public Art component of Phase I will also include special street furniture designs (lamp posts, pavement, tree grates, benches, etc.) for the greenway corridor along the north side of the new east-west road that relate and reinforce the overall theme of the major Public Art components of the project which will be located at the beginning of the greenway corridor at Minoru Boulevard (Phase I) and at the Greenway/parkette gateway to Minoru Park (to be provided as part of Phase II).

Crime Prevention Through Environmental Design

- Street oriented townhouses line the street edge along the greenway corridor to create animation and facilitate casual surveillance for added pedestrians safety. Units in levels 2 and 3 of the podium, along Minoru Boulevard, also achieve this general objective.
- Crime Prevention Through Environmental Design (CPTED) principles have been considered throughout the proposed Phase I development. Glass is provided on parkade elevator/stairs vestibules, windows provided on exit stairs and west end wall of parking levels, and hidden spots minimized.

Affordable Housing

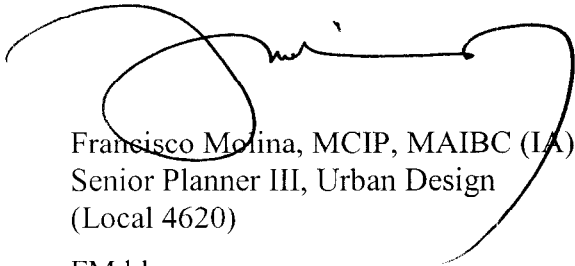
- Proposed Phase I is part of the redevelopment of the total site that presently contains 128 existing rental units. As the City has made retention of the rental unit stock a condition for rezoning of the site, Tower A of the proposed development will be used completely for residential rental units.
- The proposed **phased** development of the site will minimize impact on the residents on the two (2) existing rental buildings on development site who will be given first option for the new rental units in the new rental building included in Phase I. The existing rental buildings will remain on site during the construction of Phase I of the proposed site development.
- The innovative partnership between the applicant and the City will provide 100% replacement for the existing rental units to be demolished to facilitate development of Phase II, including the provision of 22 units of affordable seniors housing that will set an example for future projects.
- Proposed Phase I of the development will provide for 132 rental units in Tower A, including 22 affordable rental "Senior Independent Living" units and 110 market rental units. The developer will enter into a Housing Agreement, to be registered on title, to secure affordability of both; the 110 market rental housing and the 22 affordable "Senior's Independent Living" units.
- To ensure relative affordability, over 60% of the market rental units are expected to have rents below \$1,000/month (based on the current market rental rate of approximately \$1.60 to \$1.80/ft² for similar buildings).

Flood Indemnity Covenant

- In accordance with the City's Flood Management Strategy, the applicant is required to register a Flood Indemnity Covenant on title referencing the minimum habitable elevation for the area, which is 0.9 m (geodetic).

Conclusions

The proposed development (Phase I) properly resolve the site development challenges placed by the alignment of the new east-west access road from Minoru Boulevard and responds well to existing and future developments on adjacent sites. The proposal includes provisions and features that facilitate the future harmonious development and protects the development potential of adjacent properties to the north and south, while preparing the conditions for development of Phase II. The proposed Phase I comprehensive design facilitates the consolidation of a strong, vibrant and aesthetically pleasing redevelopment of this strategic City Centre site.



Francisco Molina, MCIP, MAIBC (IA)
Senior Planner III, Urban Design
(Local 4620)

FM:blg

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 **\$438,636**.
- Registration of a Flood Indemnity Covenant specifying that the minimum habitable elevation for the area is **0.9 m (geodetic)**.

Attachment 1: Development Application Data Sheet

Attachment 2: Advisory Design Panel Minutes Excerpt and Applicant's Response

Attachment 3: Letter from Kiwanis Club and architect re: landscaping along common property line (development site north property line)

Attachment 4: Pedestrian access route(s) to Minoru Park



City of Richmond

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 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

**Development Application
 Data Sheet**
 Development Applications Division

DP 07-362006

Attachment 1

Address: 6351, 6391 and 6491 Minoru Boulevard
 Applicant: W.T. Leung Architects Inc. Owner: 410727 B.C. Ltd. (Minoru Investment Ltd.)
 Planning Area(s): City Centre Downtown Commercial District
 Floor Area Gross: 19,168.2 m² (206,325 ft²) Floor Area Net: 17,719.4 m² (190,730 ft²)

	Existing	Proposed
Site Area:	13,289 m ² (143,045 ft ² .) total site	
Land Uses:	Multi-family Residential	Multi-family Residential
OCP Designation:	Residential	Residential
Zoning:	CD/177	CD/177
Number of Units:	Empty Site in area of proposed Phase I	224 Dwelling units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	3.4	1.33 Phase I	none permitted
Lot Coverage:	Max. 0.90 %	0.66 %	
Setback – Front Yard:	Minoru Boulevard: Min. 4.0 m (13.1 ft.) All other public roads: 6.0 m (19.7 ft.)	Minoru Boulevard: 5.65 m (18.5 ft.) All other public roads: 6.0 m (19.7 ft.)	
Height (m):	Max. 45 m (147 ft.)	45 m (147.6 ft.)	
Lot Size:	N/A	13,289 m ² (143,054 ft ²) total site	
Off-street Parking Spaces – Regular:	248	247	
Off-street Parking Spaces – Accessible:	5	6	
Total off-street Spaces:	253	253	
Small Car Parking Spaces	76 (30%)	82 (32.4%)	6 additional small car spaces
Tandem Parking Spaces	allowed	0	
Amenity Space – Indoor:	Min. 100 m ² (1076 ft ²)	Approx. 613 m ² (6,600 ft ²)	
Amenity Space – Outdoor:	Min. 1344m ² (14,466 ft ²)	Approx. 1522 m ² (16,390 ft ²)	

**Excerpt from the Minutes from
The Design Panel Meeting**

**Wednesday, April 18, 2007 - 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

Development Permit DP 07-362006

APPLICANT: W.T. Leung

PROPERTY LOCATION: 6351, 6391 & 6491 Minoru Boulevard

Staff Comments

Francisco Molina, Planner reviewed the site context and introduced the project. The project is the first phase of a larger development. Phase I includes two (2) towers (A and B) on a new road off Minoru Boulevard. Tower A is a rental building including 22 affordable independent living rental units for seniors. Tower B includes 92 market housing units. Outdoor amenity is located on the podium and is accessible from both towers. The new road will facilitate provision of an important pedestrian link from Minoru Boulevard to Minoru Park. This project will introduce a new entrance road and access to the park from Minoru Boulevard.

Mr. Molina asked the Panel for comments on the treatment of the building base with townhouses and tower bases along the new east-west road. The oblique alignment of the building to the street created a pinch point at the pedestrian level which may need to be opened up to become the envisioned inviting corridor towards the park.

Mr. Molina asked the Panel for comments on the relationship of the base of the towers and the upper portions. There was an abrupt shift from ground treatment to tower treatment.

Reinforcement of the pedestrian scale was important. The brick piers at the base of the towers seemed to be a little high and more design development was needed.

Mr. Molina asked the Panel for comments on the treatment of the parkade north party wall and interface to the neighbouring Kiwanis residential site.

Previous concerns of tower massing and comments had been developed and addressed by the designer.

Applicant's Comments

With the aid of models and design boards, Wing Leung of W.T. Leung Architects Inc. reviewed the project.

To the north, Kiwanis owned a narrow walkway fenced with chain-link between Minoru Boulevard and park. This walkway access to the park will be provided in the future along the new dedicated road to the south, which would be aligned with the new signal entrance to Richmond Centre Mall. This new link to the park will terminate in an urban plaza that will become a gateway to Minoru Park.

Parkade issues included how to camouflage the two levels of parking from the street and the treatment of the 10' ROW to the north. The option chosen by Kiwanis and Council was to step back the upper parkade level wall with planters, berm up the ground against the building, move the hedge to against the building and landscape the interface.

The north blank wall would be gone when the Kiwanis site redevelops. The proposed north-south lane is part of a future lane system that will extend from Westminster to Granville. Tower separation studies were done, including the potential future development of the Kiwanis site to the north to demonstrate how the total area could develop and refine the position of the two towers on the subject site.

An entry portal to Minoru Park and special lamp standards are proposed to identify this new access route to the park. The townhouses would have raised urban front yard decks along this route interfacing with the sidewalk.

The all rental building includes 1:1 replacement for existing rental units and an additional 22 units of seniors affordable housing. Scooter storage with electrical outlets are included in the parkade. There are unit conversion capabilities in both buildings for accessibility. The applicant was working with the seniors association in Richmond and the proposed affordable housing committee and BC housing regarding rental top-up.

Specialty pavers were included in the expanded plaza at the SE corner where Public Art could be located. Close to \$300K for Public Art was committed at rezoning with part being proposed to be used at the intersection plaza and part used in the greenway/plaza connection to the park.

With the aid of presentation boards, Brian Beresford, Landscape Architect of Durento Kreuk Ltd. reviewed the landscape design. The first phase landscape design was seen as an introduction to the larger project and to public art theme that will characterize the pedestrian linkage and eastern access to the park. Double rows of trees were used wherever possible. The streetscape was designed to siphon people into Minoru Park.

Along the north Kiwanis edge, evergreen and coniferous planting were used to soften the parkade edge. There were upper and lower level amenity areas with stairs and accessible ramps connecting them. The amenity areas included a playground, two patio areas, and grass areas. There was an overall grid of trees in the upper and lower terraces.

Special street furniture, lamp standards, and signage was proposed to identify the streetscape associated with the new development and the linkage to Minoru Park. The townhouse units have an urban raised front deck interface with the sidewalk.

Panel Discussion

In answer to several questions, the applicant provided the following advice:

- The applicant confirmed that regarding the Kiwanis parkade interface at Public Hearing there was no opposition to a temporary absence of a trail to Minoru Boulevard on the understanding that the trail would be relocated to the new road. As there was concern expressed about the treatment of the temporary large blank wall, the applicant met and discussed options with the Kiwanis Board. Letters were sent in support of the project and to request the proposed treatment which was agreed during the consultations. The walkway would be maintained until the road is relocated. Road relocation will occur first to permit preloading.
- The applicant would return to ADP with Phase II when plaza details and public art could be reviewed.

Comments from the Panel included:

- This is a great project. This team understands the Public Art process and have devoted enough money to make it a reality. This was a very appropriate project for Public Art. The site was very visible on the urban side and also the park side.
- Enthusiastic about the number of accessible units. Were the seniors units designed to easily install grab bars?
- Is one loading bay adequate?
- It is a good-looking project. Very functional. Very good for seniors and rental units. Architecturally it looks very sharp. Was there a reason for the aluminum spandrel? Why not more brick?
- The site response and overall massing was successfully handled. The base treatment was well articulated. Lowering the brick at the townhouses works well. Articulation in the horizontal plane works well. The stepping of mass made the towers look slender. The north side landscaping and wall could use some relief or openings if possible. Even a change in materials in the concrete could give some relief.
- The pinching of the sidewalk was seen as opening up and a welcoming gesture. The plaza treatment at Minoru Boulevard was well handled. Entries to the towers could be better defined. I like the themed lamps, railing and signage to give a Minoru park feel. The applicant was complimented on the programming mix of social and market housing.
- All the work put into the presentation materials was appreciated.
- Where the towers meet the podium, would like to see a change in horizontal depth of relief or something to provide a better transition. The towers don't meet the base or the ground as gracefully as they should. As a resident I would appreciate more finely detailed entries to the towers with substantial columns.
- Some quality of material to wrap around the edge onto the back north wall.
- Layering of planting at corner works well.

**Advisory Design Panel
Wednesday, April 18, 2007**

- It was an extremely successful and well-handled project. The built form worked well. It would set a new standard for this area and future phases. Very well designed project. The angled building sitting was appropriate. The base articulation was appropriate for the height, similar to Yaletown. Keep the acute angle in the amenity room.
- Would like to see differentiation of the tower entries.
- Recommend openings or a grille for planting on the north wall.
- The pinch point could be mirrored as a funnel to the park.
- Wrap the treatment from the street around the corner onto the north face. Consider slight recesses in the panels or some treatment like grilles for planting. Not too overdone recognizing that it is an interim condition, but could use some softening.
- Nice looking project that addresses the issues raised at rezoning review. In response to the Panel's comments, the applicant thanked the Panel and advised that:
 - All washrooms would have blocking to facilitate future grab bar installation.
 - One loading bay was considered to be adequate by Transportation staff.
 - A grid or plastic lined forms could be used to add depth or texture to the north wall concrete. Options will be explored.
 - Entrance design development was ongoing.

Panel Decision

It was moved and seconded.

That Development Permit 07-362006 move forward to the Development Permit Panel process taking into consideration the following comments provided by the Advisory Design Panel:

1. Consider the loading bay capacity

The loading bay capacity should be sufficient as it has been reviewed by traffic and engineering.

2. Consider the use of brick instead of aluminium spandrel

For Tower A, we agreed that the spandrel panels on the 2nd floor between Gridlines L and N on the South elevation will be deleted and brick cladding added in its place, similar to the approaches for the brick cladding for the townhouses. (Drawing A 3.2)

3. Consider adding some relief or openings into the north wall

The concrete wall on the north elevation will be further accented by reveal lines, and the addition of a textured accent finish on some of the concrete panels to create a varied visual pattern and differing shades of colour for the concrete. In

addition, the most visible portion of the wall from Minoru Boulevard on the northeast corner would be further accented by adding brick cladding to approximately the first 36 ft of wall. This will be correlated with the east elevation on Minoru Boulevard by also the addition of brick cladding onto the lower three floors of the building between Gridlines A3 to A6, again accented with the concrete piers similar in approach to the town house elevation expression. (Drawings A 3.1 and A 3.4)

4. The pinch point of the narrowing sidewalk was supported

The intent of the landscaping and the sidewalk is to provide a welcoming approach to Minoru Park as well as a proper setting for the location of public art at the entrance way. It is our intention to conduct a Public Arts competition in the hopes of being able to solicit an outstanding design which will indicate directional movement and a welcoming gesture inviting the public to enter Minoru Park. The landscape concept will be further refined after the successful entry has been selected to better coordinate with the art piece or pieces. The sidewalk would have a more special paving texture leading to the more open and more urban "plaza like " corner which will embrace the art piece as well as the entrance to Tower A Street lighting along the sidewalk, as per the Rezoning Application Drawings, is intended to have a custom design, again recalling and leading to Minoru Park.

5. Consider adding further definition to the tower entries

The tower entrances will be further developed with glazed canopies to provide for weather protection, as well as locations for building signage, call buttons on the elevation to provide for a warmer and more welcoming greeting gesture to residents and visitors.

6. Consider design development to provide a better transition at the intersection of the towers and podium.

Please refer to items 2, 3 and 5 above

7. Wrap some of the finishes of the tower around the corner onto the north wall.

Please refer to items 2, 3 and 5 above

CARRIED



ATTACHMENT 3

Richmond Kiwanis Senior Citizen Housing Society

c/o Jack C. Mulleney
Mulleney Royce C.A.'s
320-8171 Cook Road
Richmond, B.C.
V6Y 3T8

August 29, 2006

W.T. LEUNG ARCHITECTS INC.
300-973 WEST BROADWAY
VANCOUVER, BC
V5Z 1K3

RECEIVED
AUG 30 2006
W. T. LEUNG ARCHITECTS

ATTENTION: MR. WING T. LEUNG

Dear Mr. Leung:

RE: CITY OF RICHMOND APPLICATION NO. RZ04-286496
6351-6491 MINORU BLVD., RICHMOND, BC

In response to your letters of June 29 and August 29, 2006, the work to be undertaken by your client with respect to the landscaping, walkway and restriction of public access to the Kiwanis Court property at the north side of your client's property at 6351-6491 Minoru Blvd., Richmond, BC (RZ04-286496), the Board of Directors of this Society confirm items 1 to 4, as amended by the August 29, 2006 letter, are acceptable and would request that option "A" be applied adjacent to the proposed parking garage wall.

Please advise should any subsequent changes be made to the proposals outlined in your letters.

Yours very truly,

Jack C. Mulleney
(Accountant for the Society)

W.T. LEUNG ARCHITECTS INC.

Suite 300 - 973 West Broadway, Vancouver, British Columbia, Canada V5Z 1K3 Telephone 736-9711 Facsimile 736-7991

June 29th, 2006.

Mr. Jack Mulleney,
Mulleney Royce,
Ste. 320 - 8171 Cook Road,
Richmond, British Columbia.
V6Y 3T8
Fax No - 604-278-4525

Dear Mr. Mulleney:

Re: 6351 - 6491 Minoru Boulevard, Richmond, British Columbia.
City of Richmond Application No. RZ-04-286496

Further to our recent meetings and telephone conversations, I am writing to summarize briefly our discussions as follows:

1. Our client will install a gate at the south-west corner of the Kiwanis property line, which will allow Kiwanis' residents future access to the proposed new walkway and greenway system on our client's property, thereby providing easier access to Richmond Centre.
2. Our client will install a landscaping fence on top of a landscaped berm at the north end of the proposed new north/south lane, which will abut onto Kiwanis' south property line. This fence and landscaping treatment is intended to discourage public access onto Kiwanis' property.
3. There will be a stepped landscaping planter provided on the top level of the proposed parkade's north wall facing the Kiwanis property.
4. The existing pedestrian walkway, which provides public access from Minoru Boulevard to Minoru Park, and located on Kiwanis' property, will no longer be required upon completion of the proposed walkway and greenway system on our Client's property.

Our Client is proposing two design options in turning this existing walkway into private landscaped areas for Kiwanis' own use, as illustrated in the accompanying Design Drawings. The two options can be briefly described as:

Option "A"

Remove existing hedge and plant new hedge adjacent to the proposed parking garage wall and install new landscaping material in the new open area.

Option "B"

Existing hedge to remain and install new landscaping in existing walkway area.

The costs for all the above proposed work will be borne by our client.

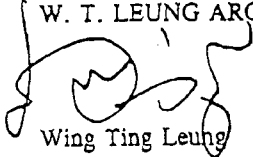
Page - Two

The Planning Department is taking our Application forward for Council's consideration and we would appreciate it if you would help us seek an indication from the Kiwanis Society Board on the preferred landscaping option that they would like to see when the existing walkway is no longer required.

Thank you for your kind assistance.

Yours truly.

W. T. LEUNG ARCHITECTS INC.

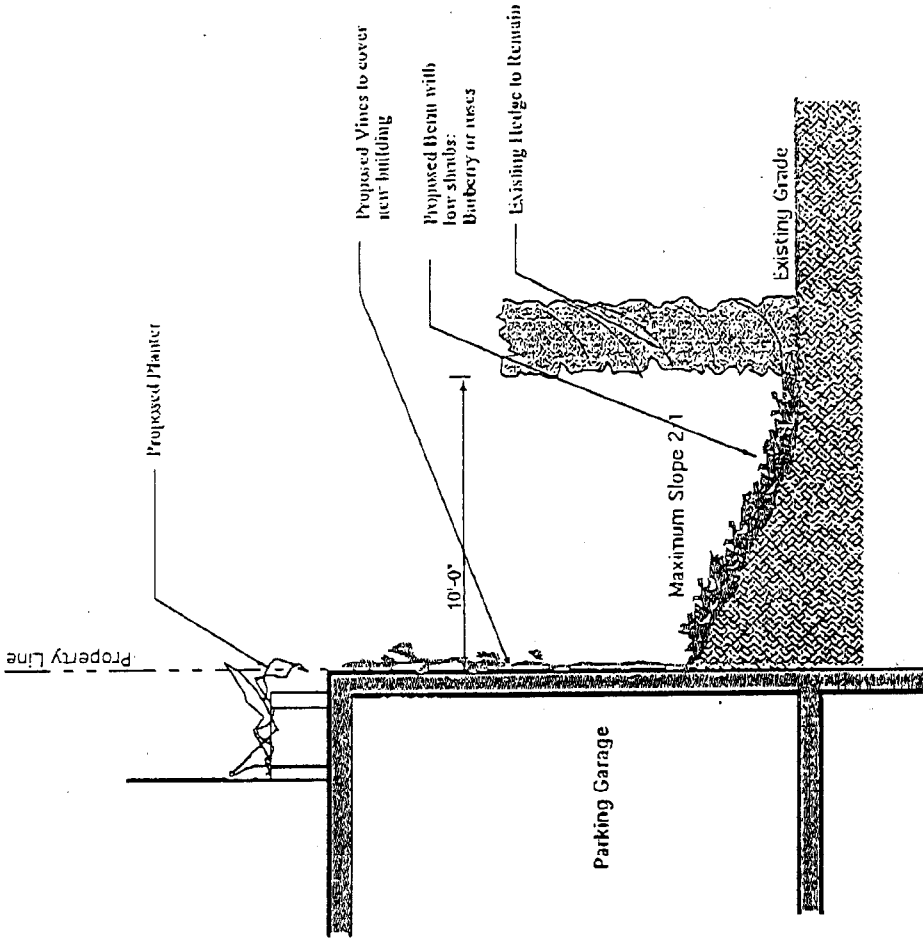


Wing Ting Leung

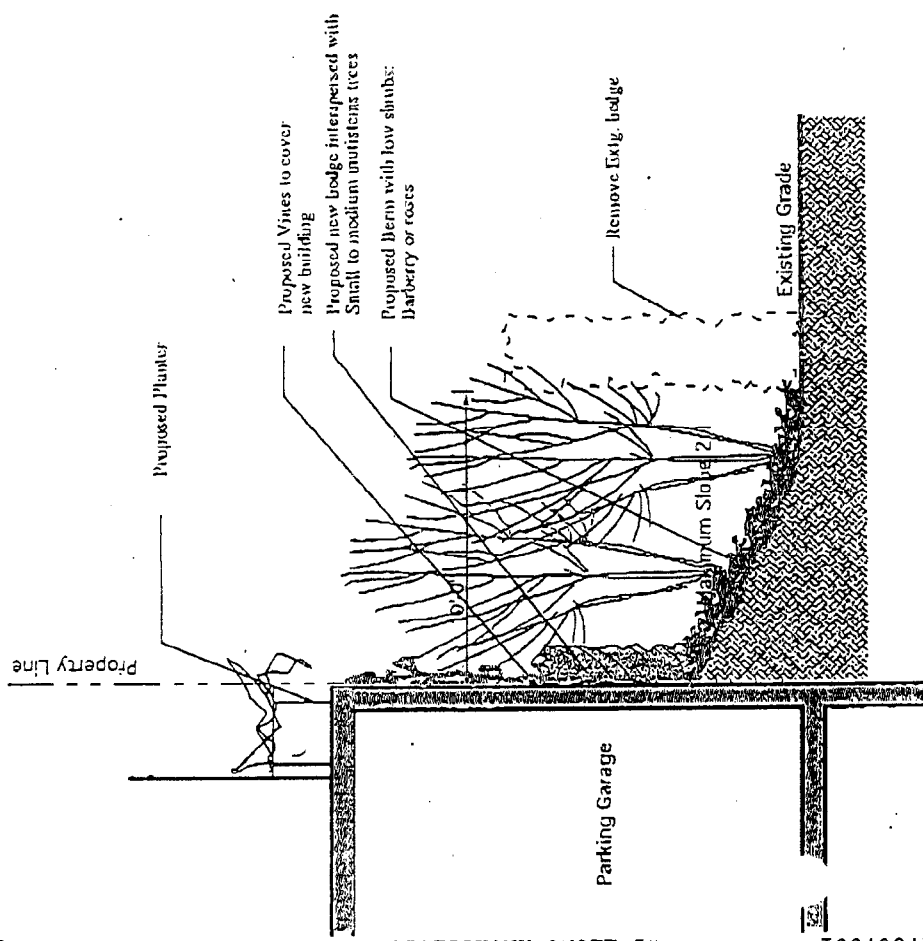
WTL/gn

c.c. - Mr. K. C. Yu, 410727 B. C. Ltd.

Enclosures



OPTION B



OPTION A

Section B-B Landscape Treatment at North Property Line
1/4" = 1'-0"

W.T. LEUNG ARCHITECTS INC.

Suite 300 - 973 West Broadway, Vancouver, British Columbia, Canada V5Z 1K3 Telephone 736-9711 Facsimile 736-7991

August 29th, 2006.

Mr. Jack Mulleney,
Mulleney Royce,
Ste. 320 - 8171 Cook Road,
Richmond, British Columbia.
V6Y 3T8
Fax No - 604-278-4525

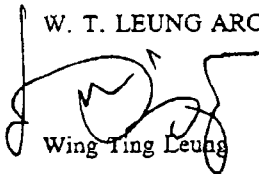
Dear Mr. Mulleney:

Re: 6351 - 6491 Minoru Boulevard, Richmond, British Columbia.
City of Richmond Application No. RZ-04-286496

Further to our telephone conversations of today's date, I am writing to confirm that as part of the work for the gate to be installed at the south-west corner of the Kiwanis property line, as referred to in our letter of June 29th, 2006, our client will also install a marching fence of approximately fifteen feet, in length, along the park edge, which will serve to link up with the existing fence on the Kiwanis property.

Yours truly.

W. T. LEUNG ARCHITECTS INC.



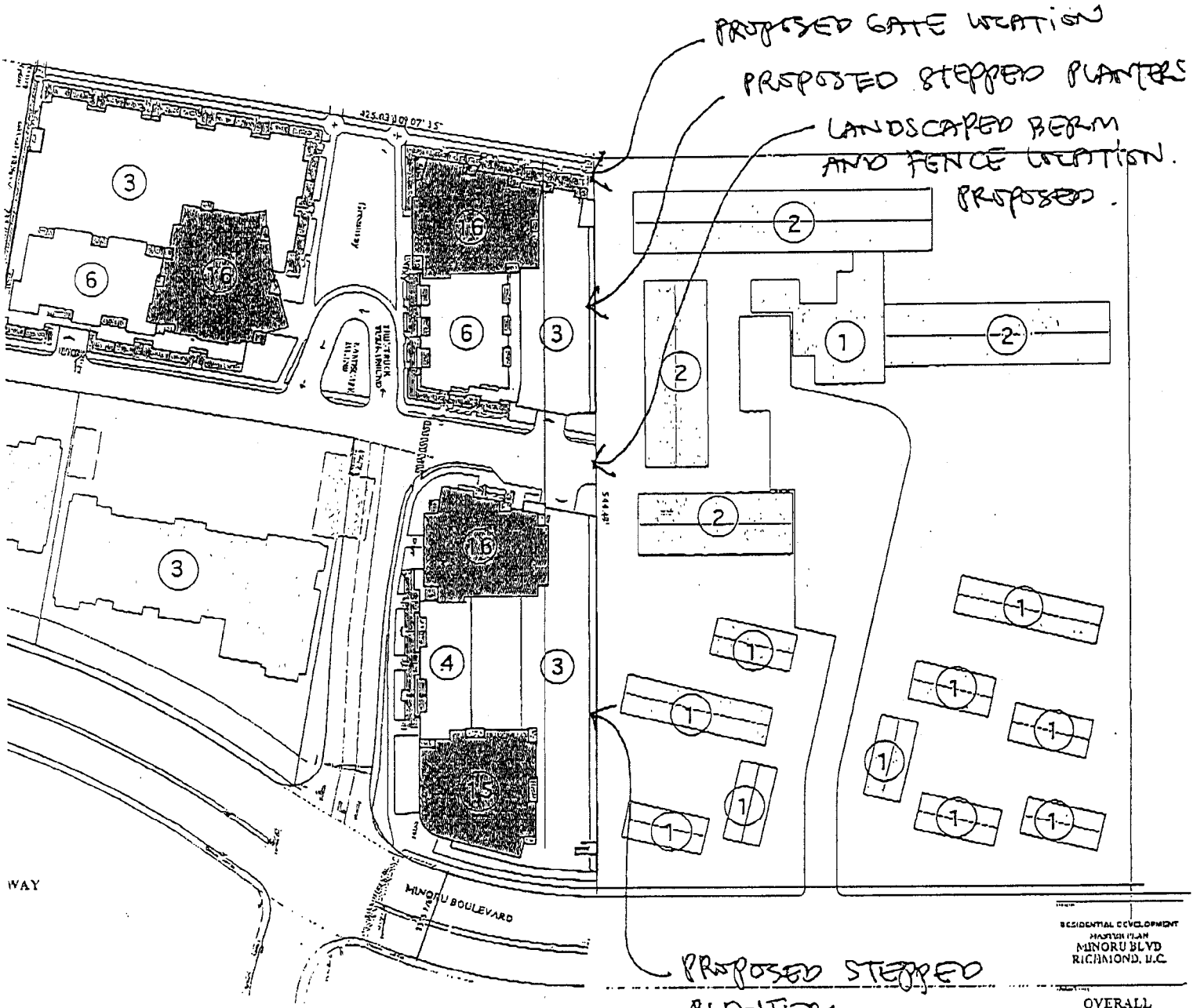
Wing Ting Leung

WTL/gn

c.c. - Mr. K. C. Yu, 410727 B. C. Ltd.

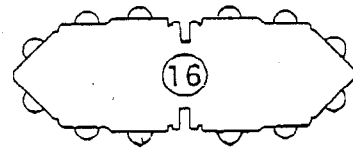
W.T. LEUNG
ARCHITECTS
INC.

200-323-8888
10000-101 Columbia Gateway, V12-02
Towson, MD 21286



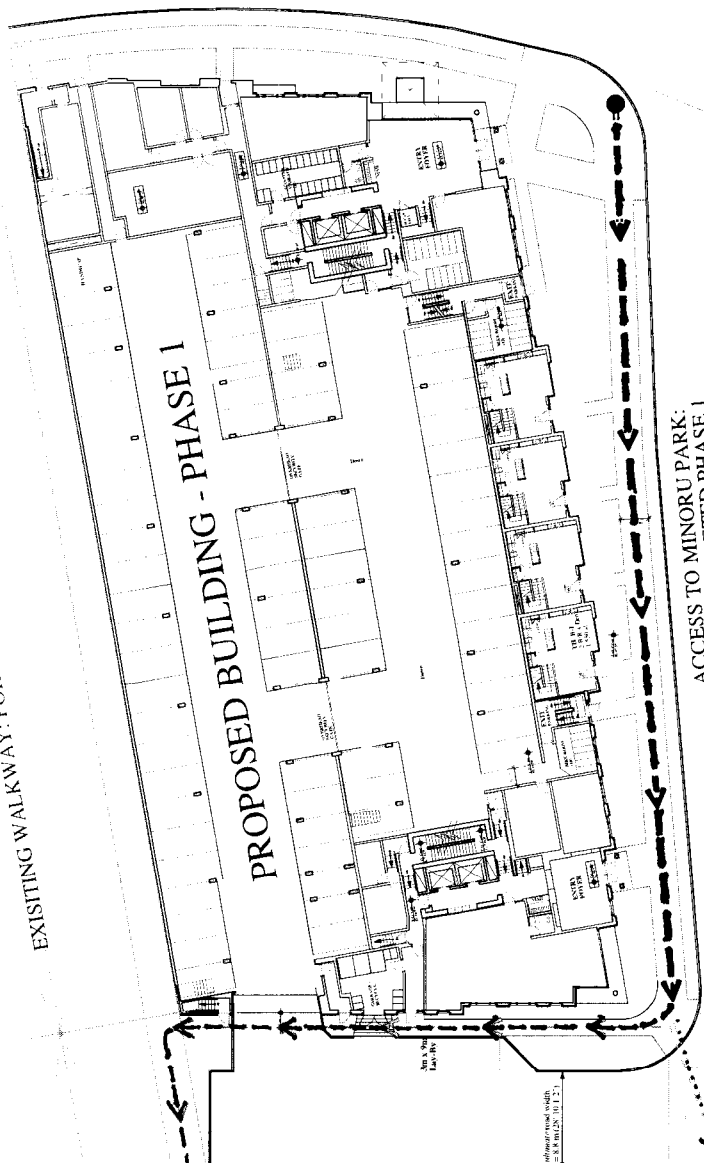
RESIDENTIAL DEVELOPMENT
MASTER PLAN
MINORU BLVD
RICHMOND, U.C.

OVERALL
MASTER
SITE PLAN
with
EXISTING
NEIGHBOURS
&
Aligned N/S Road



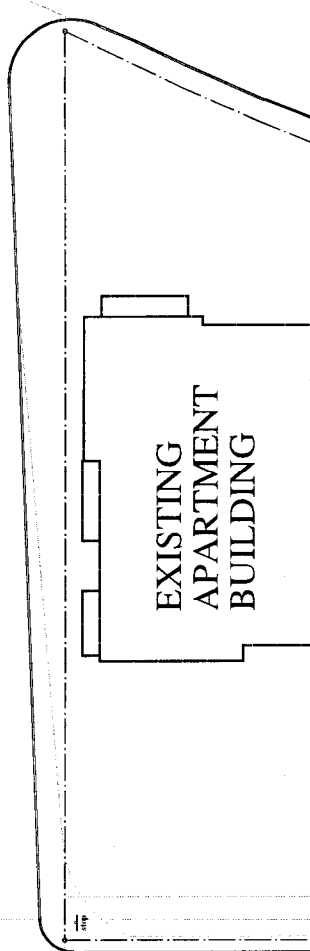
DATE	03/07
BY	DN/C/EE
DATE	JANUARY 17, 2006
SCALE	1/8" = 1' - 0"
PROJECT	WT

EXISTING WALKWAY: PORTION TO BE DECOMMISSIONED IN PHASE 1



PROPOSED BUILDING - PHASE 1

ACCESS TO MINORU PARK:
TO BE COMPLETED PHASE 1



EXISTING
APARTMENT
BUILDING

EXISTING WALKWAY: PORTION TO REMAIN DURING PHASE 1
(ACCESS TO PARK TO REMAIN UNTIL NEW ACCESS COMPLETED -
EXISTING PATH TO BE DECOMMISSIONED AT COMPLETION OF PHASE 2)

EXISTING
APARTMENT
BUILDING

ACCESS TO MINORU PARK:
TO BE COMPLETED PHASE 2

● PEDESTRIAN ACCESS ROUTE(S) TO MINORU PARK

MINORU BOULEVARD



No. DP 07-362006

To the Holder: W. T. LEUNG ARCHITECTS INC.

Property Address: 6351, 6391 AND 6491 MINORU BOULEVARD

Address: C/O WING LEUNG
 SUITE 300 – 973 WEST BROADWAY
 VANCOUVER, BC V5Z 1K3

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied to:
 - a) Increase the proportion of allowed small car parking spaces permitted from 30% to 32.4%.
4. Subject to Section 692 of the Local Government Act, R.S.B.C. buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans 1 to 20 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$438,636 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 07-362006

To the Holder: W. T. LEUNG ARCHITECTS INC.
Property Address: 6351, 6391 AND 6491 MINORU BOULEVARD
Address: C/O WING LEUNG
SUITE 300 – 973 WEST BROADWAY
VANCOUVER, BC V5Z 1K3

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

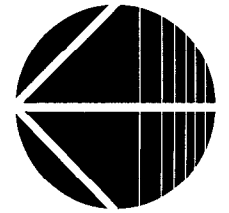
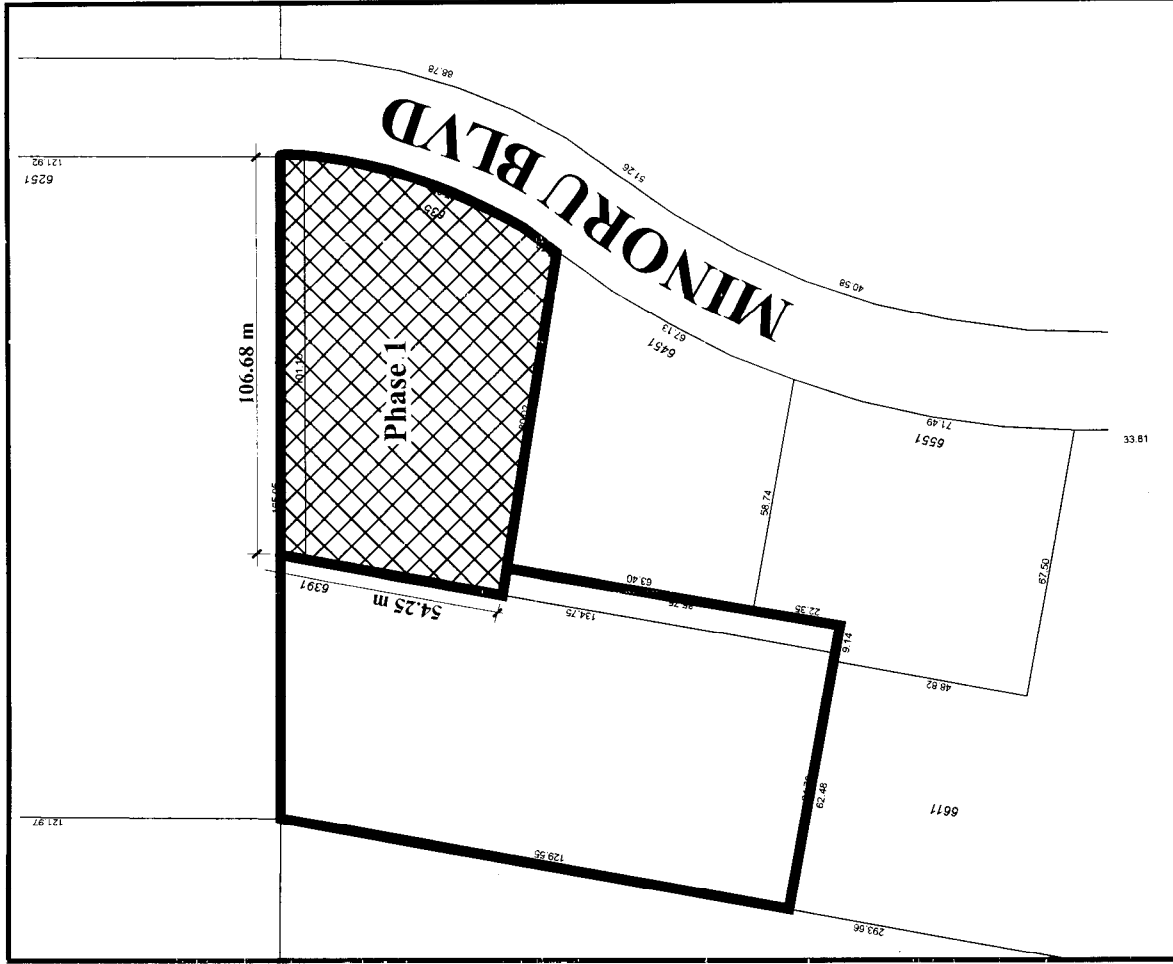
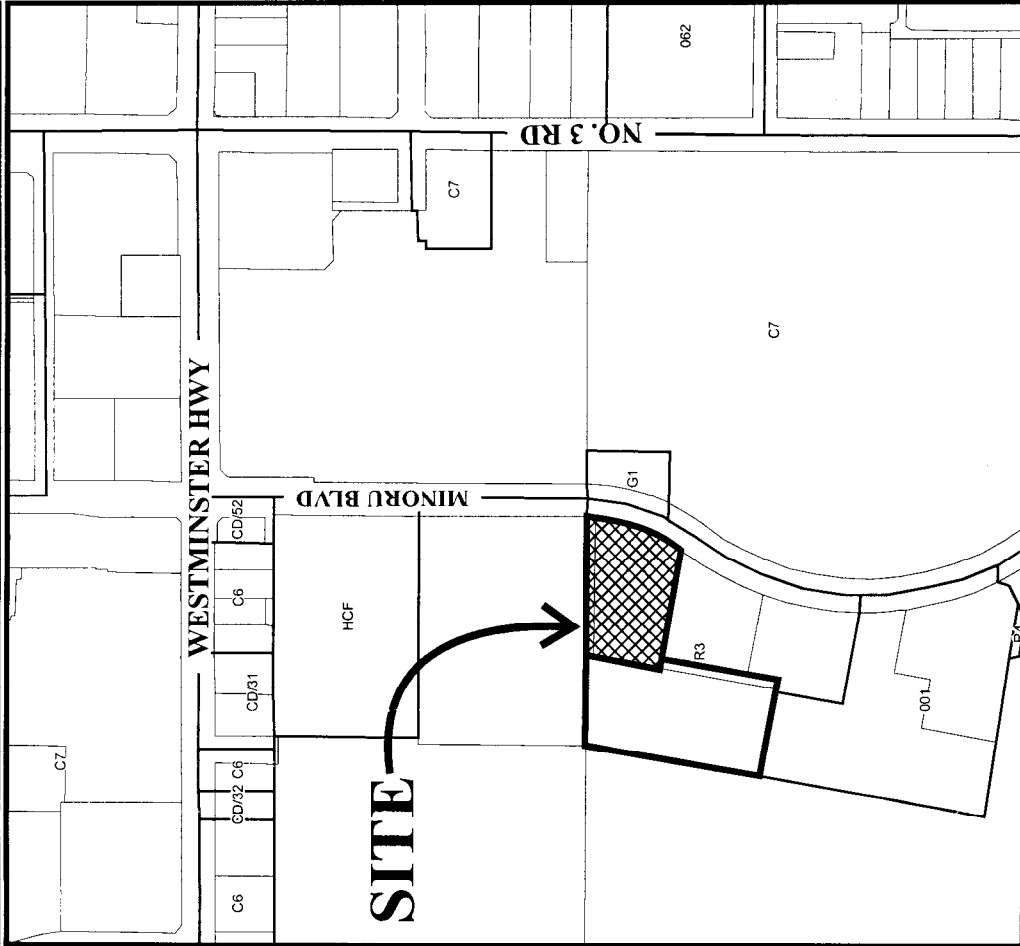
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DP 07-362006
SCHEDULE "A"

Original Date: 03/02/07

Revision Date: 05/31/07

Note: Dimensions are in METRES

PHASE 1: TOWERS A and B

RESIDENTIAL DEVELOPMENT AT MINORU PARK 6351, 6391, 6491 MINORU BOULEVARD, RICHMOND, BC

CONSULTANTS

Architects: W.T. Leung Architects Inc.
 Landscape Architects: Durrant Kretz
 Traffic Consultant: Oppos Hamilton
 Environmental Consultant: Kaysante Environmental

DRAWING LIST

- A0.1 Cover Sheet / Project Statistics
- A1.1 Site Plan Level 1 (Ground Floor Plan)
- A1.2 Site Plan Level 4 (Amenity Roof Garden)
- A1.3 Site Plan Roof Level
- A2.0 Parking P-0
- A2.1 Floor 1 / Parking P1
- A2.2 Floor 2 / Parking P2
- A2.3 Floor 3 / Parking P3
- A2.4 Floor 4 / Parking P4
- A2.5 Floor 05 - 12
- A2.6 Floor 13
- A2.7 Floor 14
- A2.8 Floor 15
- A2.9 Floor 16
- A3.1 East Elevation (tower A)
- A3.2 South Elevation (tower A)
- A3.3 West Elevation (tower B)
- A3.4 North Elevation
- A4.1 Section A-A: West Elev. (tower A)
- A4.2 Section B-B: East Elev. (tower B)
- A4.3 Section C-C
- L1 Level 1 Landscape Plan
- L2 Level 4 Landscape Sections
- L3 Level 1 Landscape Sections
- L4 Level 4 Landscape Sections

AREA CALCULATIONS - Phase 1

* - denotes rental building (Tower A)

	Gross Area	Exempt Area	Total Area (G.R.)
Tower A*	109 540	3 280	112 820
Tower B	699 540	4 190	703 730
Townhouse	606 730	0	606 730
Total	206 235	8 990	215 225

UNIT DISPOSITION

	Studio	1 B.R.	2 B.R.	J.B.R.	Townhouse	Total
Tower A*	40	19	0	40	40	139
Tower B	40	19	67	42	64	232
Total	27	94	97	82	64	364

NOTES ON TOWER A*

Floors 2,3, and 4 - 22 units (16 1 B.R. studio units, 6 units designated "Seniors / Independent Living" units, 0 units designated "Seniors / Independent Living" units)
 - minimum of 1 designated staff/ seniors' unit
 - see site plan for ground floor plan

PARKING REQUIREMENTS - TOWER A (Rental)

Units	Req'd	Provided
Tower A*	132	79.0
Provided	* 0.6 (stalls / per unit x 132 = 79.2 stalls - refraction to 0.6 stalls / unit for rental housing)	

PARKING REQUIREMENTS - TOWER B (Strata)

Units	Req'd	Provided
Tower B	692	129.5
Provided	12 stalls / 1 Bedroom unit 17 stalls / 2 Bedroom unit and larger	

PARKING REQUIREMENTS - VISITORS

Units	Req'd	Provided
Tower A/B	234	45
Provided	0.2 stalls / visitor	

PARKING STANDARDS

	Req'd	Provided
Regular Stall	1 800 172"	1 800 172"
Handicap Stall	12' x 172" 180 172"	180 172"
Small Car	7' 10 172" 16' 5"	22' 0"
Drive Aisle	22' 0"	

All dimensions are minimum standards.

BICYCLE REQUIREMENTS

Tower A/B	Units	Provided
Exempt Units (Seniors)	202	22
Total Units	602	108
Requirement	1.5 bicycles / unit	

LEGAL DESCRIPTION

Lot 52 & Lot A Section
 Block 4 North Range 6 West
 New Westminster District Plan 31902

SITE AREA

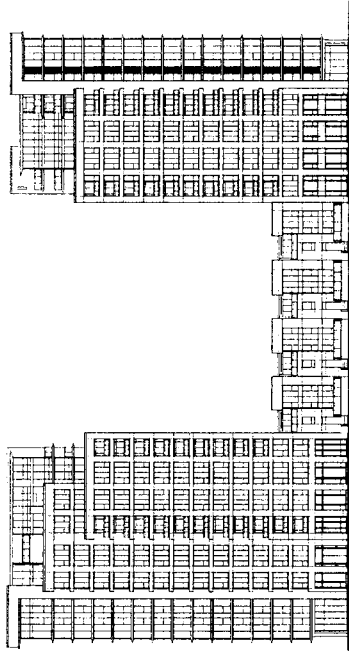
Existing Site Area	167 174 sf
Proposed Road Dedication	621 905 sf
Additional Dedication	692 223 sf
Proposed Site Area	143 945 sf

FLOOR AREA - Phase 1

Gross Floor Area	206 235 sf
Exempt Vertical Circulation	108 994 sf
Exempt Amenity	606 695 sf
Net Floor Area (ESR)	199 730 sf
L3M Floor Space Ratio	(199 730 / 143 945)

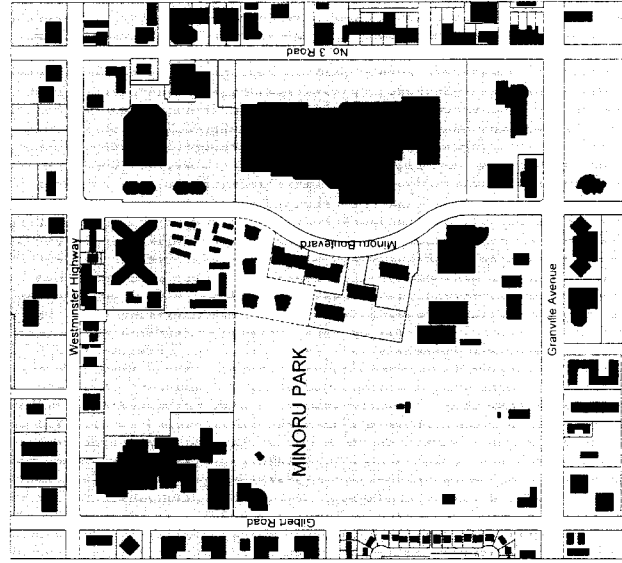
SITE COVERAGE

Tower A/B	16 015 sf
Tower C	21 005 sf
Tower D	35 900 sf
Total	94 230 sf
0.66 Site Coverage	(94 230 / 143 945)



Streetscape A and B

Vicinity Plan



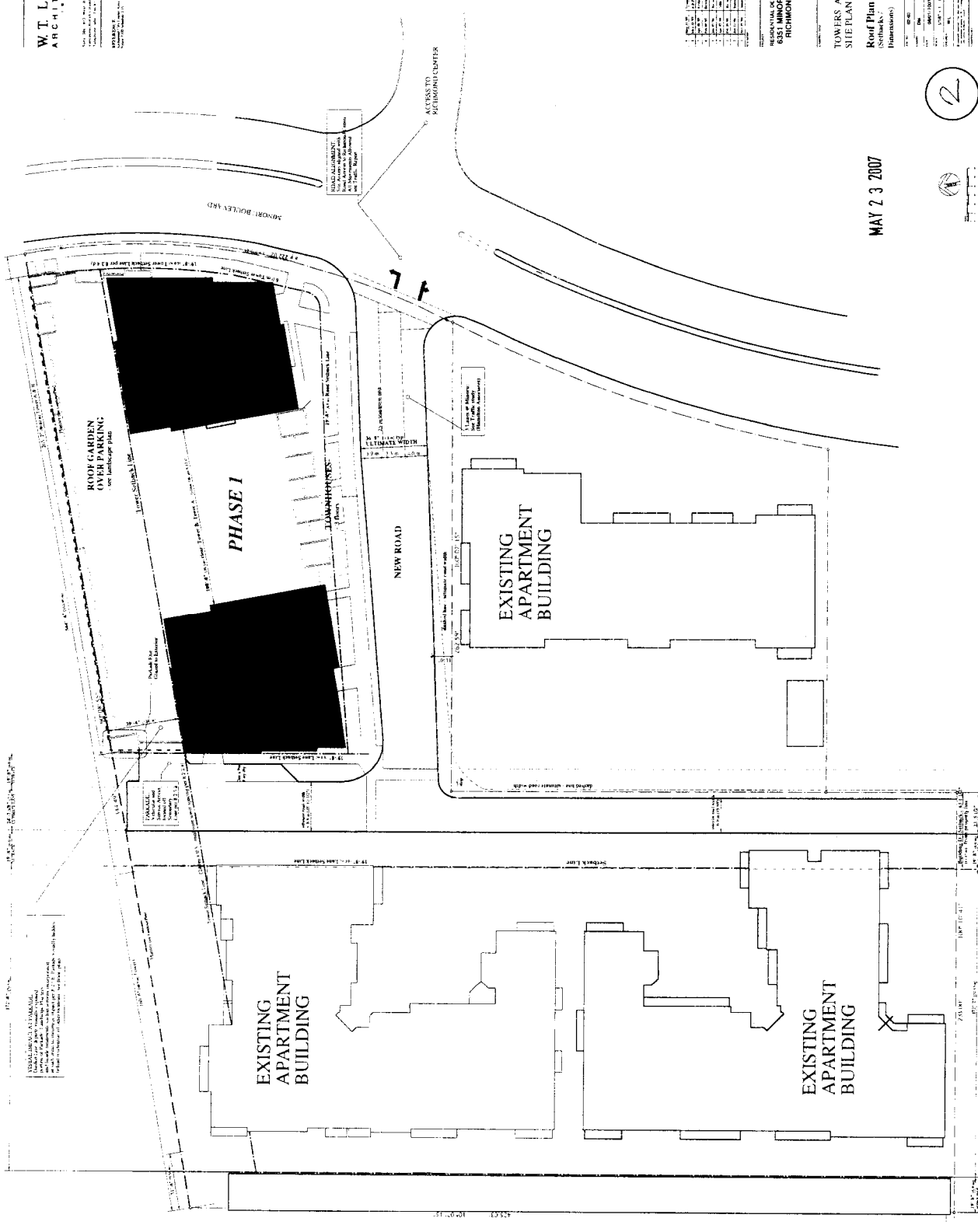
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 A0.1

DP - 07362006

MAY 23 2007

Project Statistics	Vicinity Plan
Project Name	MINORU PARK
Address	6351 MINORU BLVD RICHMOND, B.C.
Scale	1:1000
Date	May 23, 2007

MAY 23 2007



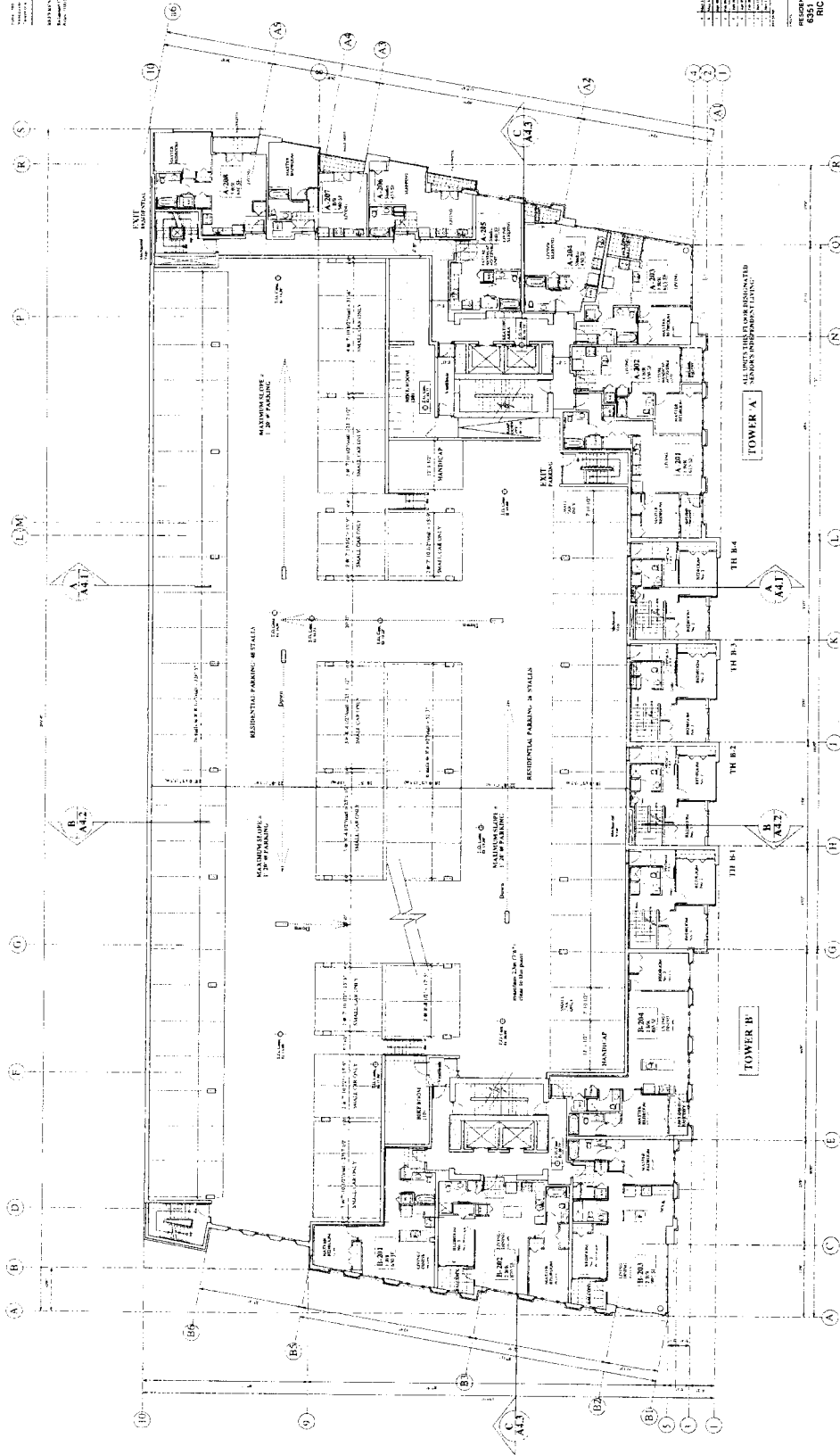
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DP. 07362006

NO.	DESCRIPTION	DATE
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4	ISSUED FOR PERMIT	05/23/07
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7	ISSUED FOR PERMIT	05/23/07
8	ISSUED FOR PERMIT	05/23/07
9	ISSUED FOR PERMIT	05/23/07
10	ISSUED FOR PERMIT	05/23/07

TOWER A & B
FLOOR PLAN
Floor 2
Parking P-2

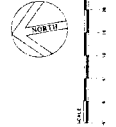
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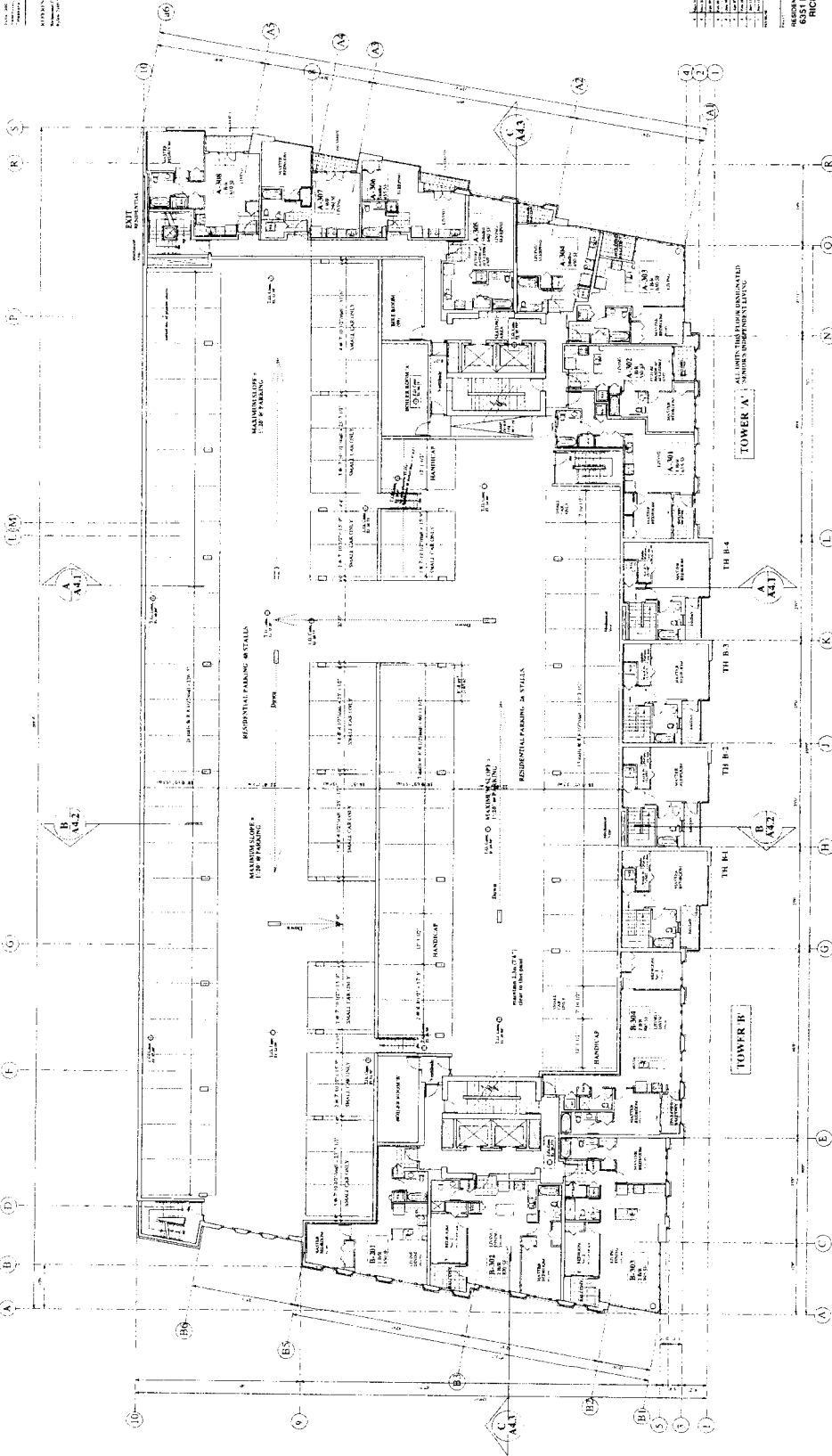


MAY 23 2007

DP 07362006

5





NO.	REVISION	DATE
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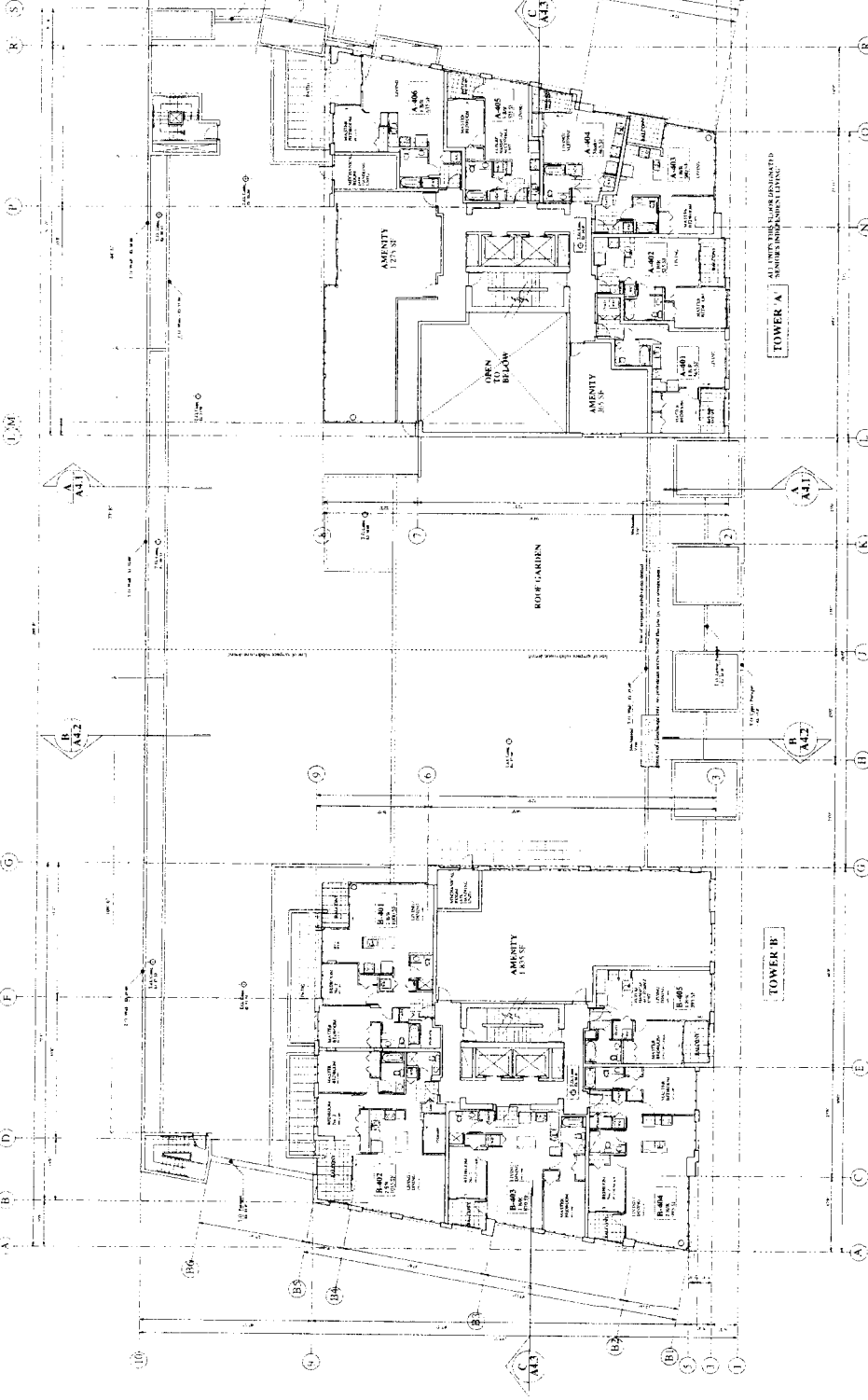
PROJECT NO. 07-362006
SHEET NO. A2.3
DATE: MAY 23, 2007
BY: W. T. LEUNG
CHECKED BY: J. CHEN

TOWER A & B
FLOOR PLAN
Floor 3
Parking P-3

MAY 23 2007

DP-07362006





NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	05/23/2007
2	ISSUED FOR CONSTRUCTION	05/23/2007
3	ISSUED FOR CONSTRUCTION	05/23/2007
4	ISSUED FOR CONSTRUCTION	05/23/2007
5	ISSUED FOR CONSTRUCTION	05/23/2007
6	ISSUED FOR CONSTRUCTION	05/23/2007
7	ISSUED FOR CONSTRUCTION	05/23/2007
8	ISSUED FOR CONSTRUCTION	05/23/2007
9	ISSUED FOR CONSTRUCTION	05/23/2007
10	ISSUED FOR CONSTRUCTION	05/23/2007

TOWER A/B
FLOOR PLAN
Floor 4
Roof Amenity

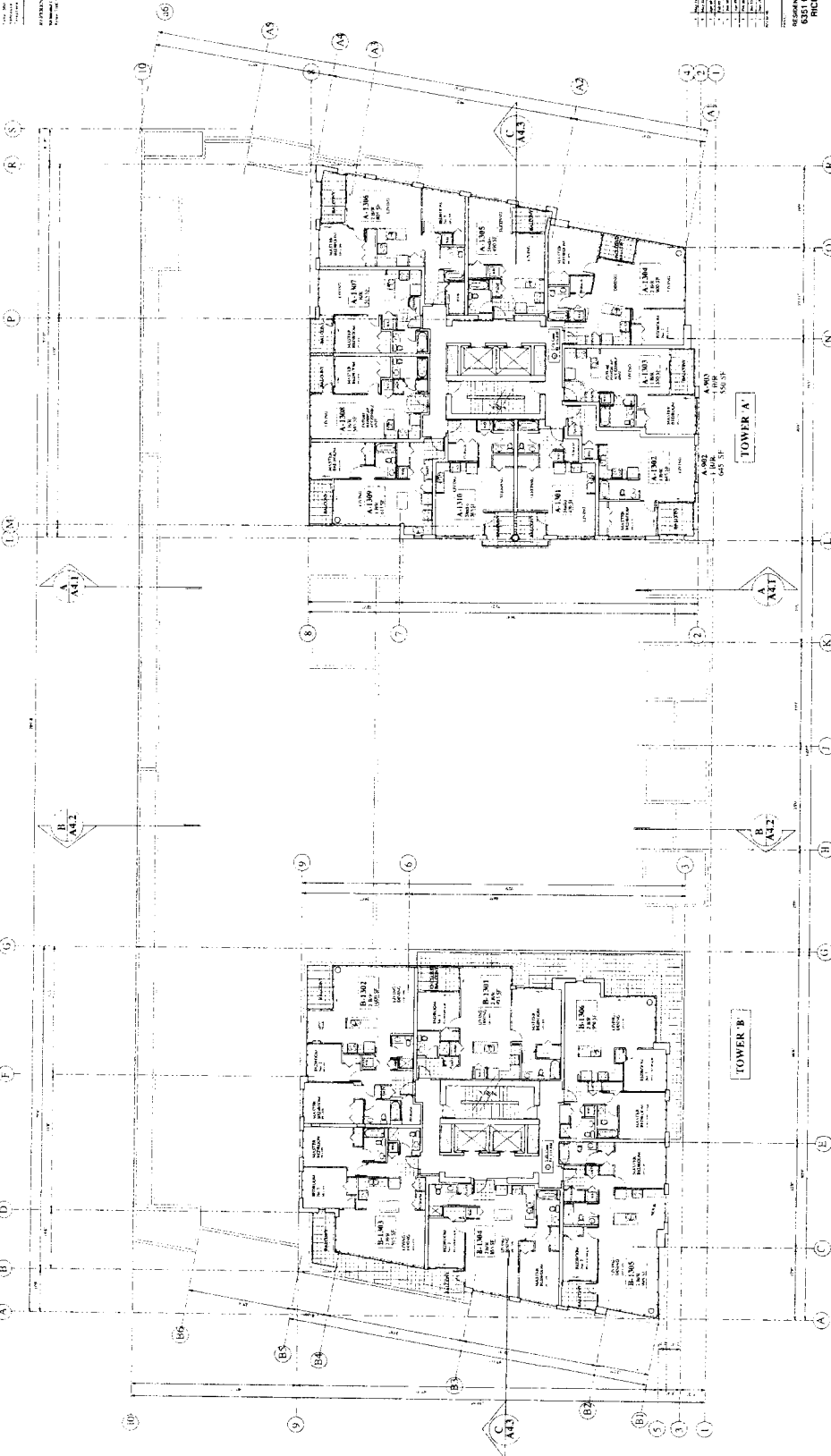
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A2.4



TOWER A/B
FLOOR PLAN
Floor 13

MAY 23 2007

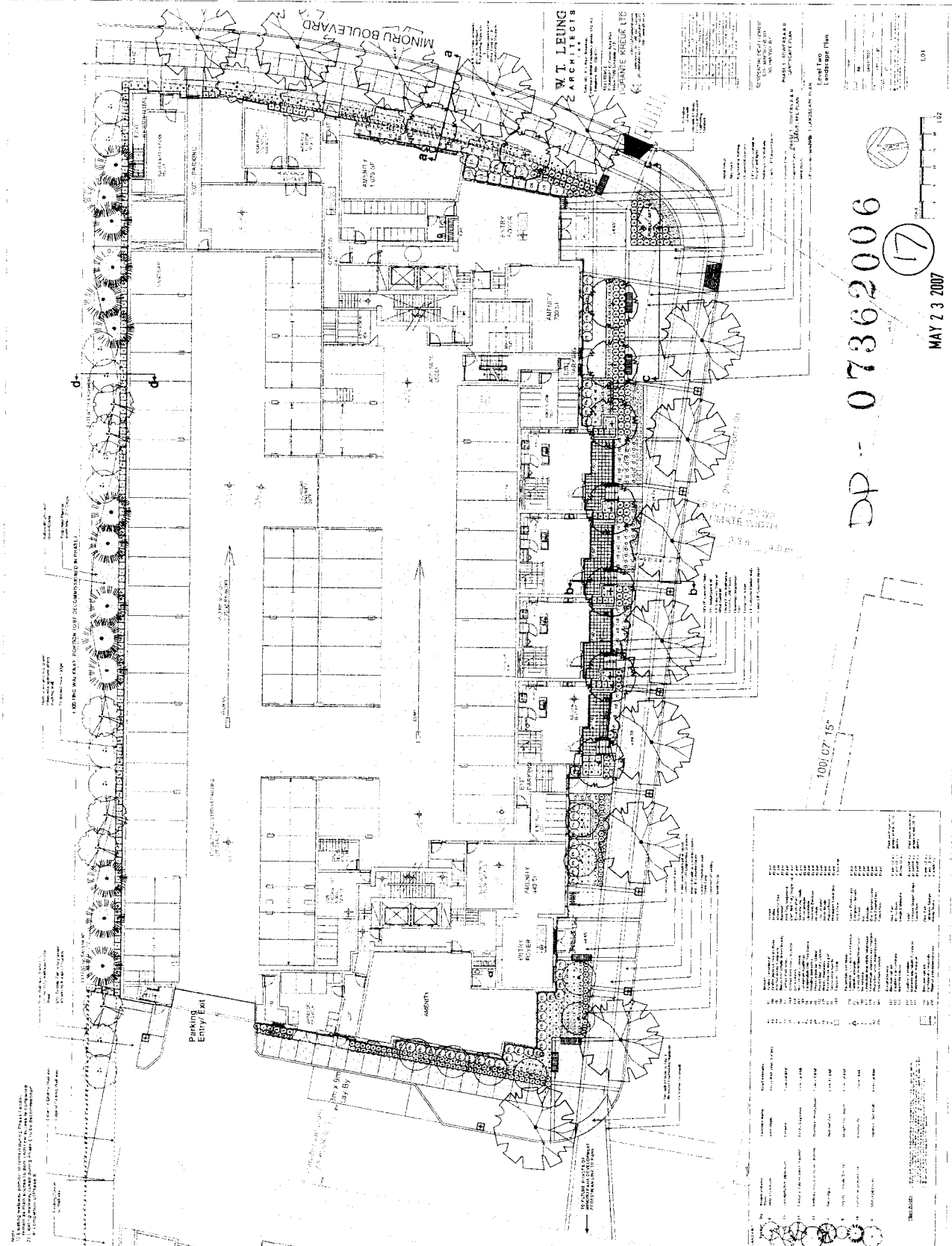
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A2.6

NO.	DESCRIPTION	DATE
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2	ISSUED FOR PERMIT	05/23/07
3	ISSUED FOR PERMIT	05/23/07
4	ISSUED FOR PERMIT	05/23/07
5	ISSUED FOR PERMIT	05/23/07
6	ISSUED FOR PERMIT	05/23/07
7	ISSUED FOR PERMIT	05/23/07
8	ISSUED FOR PERMIT	05/23/07
9	ISSUED FOR PERMIT	05/23/07
10	ISSUED FOR PERMIT	05/23/07

RESIDENTIAL DEVELOPMENT
6000 W. BRIDGEWAY
RICHMOND, B.C.



NO.	DESCRIPTION	DATE	BY	CHECKED
1	PREPARED BY ARCHITECT	2006.05.03	W.T. LEUNG	
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			
6	REVISION			
7	REVISION			
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MAY 23 2007



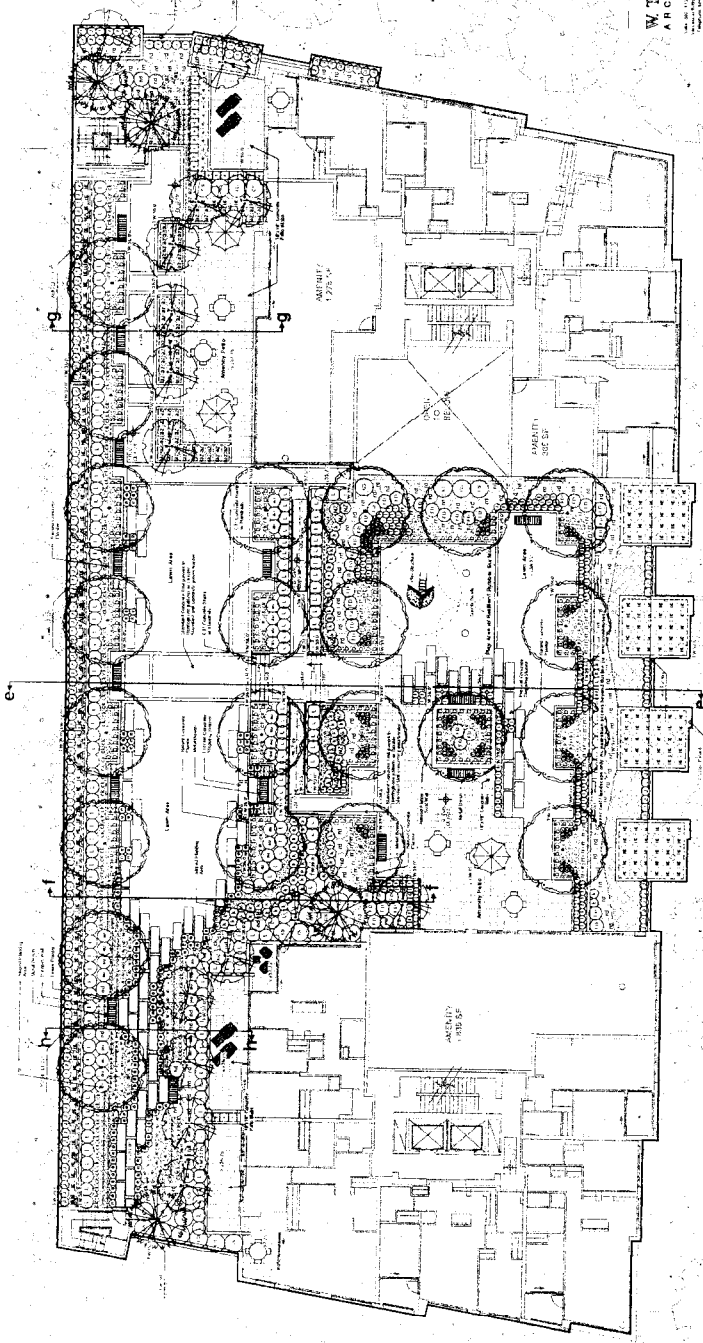
100' 07' 15"

Level Two
Landscape Plan

W. T. LEUNG
ARCHITECTS

UPHANTE KRECK LTD

1. ALL DIMENSIONS SHOWN IN CONSTRUCTION SHALL BE AS SHOWN ON THIS PLAN.
2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.



W.T. LEUNG ARCHITECTS
 ARCHITECTS
 1000 EAST 17TH AVENUE, SUITE 1000
 DENVER, COLORADO 80202
 TEL: 303.733.8888
 FAX: 303.733.8889
 WWW.WTLEUNG.COM

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	05/03/07
2	ISSUED FOR CONSTRUCTION	05/03/07
3	ISSUED FOR CONSTRUCTION	05/03/07
4	ISSUED FOR CONSTRUCTION	05/03/07
5	ISSUED FOR CONSTRUCTION	05/03/07
6	ISSUED FOR CONSTRUCTION	05/03/07
7	ISSUED FOR CONSTRUCTION	05/03/07
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9	ISSUED FOR CONSTRUCTION	05/03/07
10	ISSUED FOR CONSTRUCTION	05/03/07

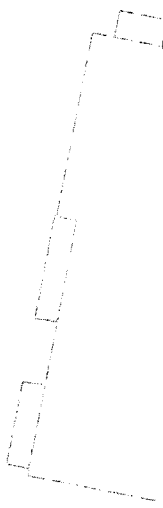
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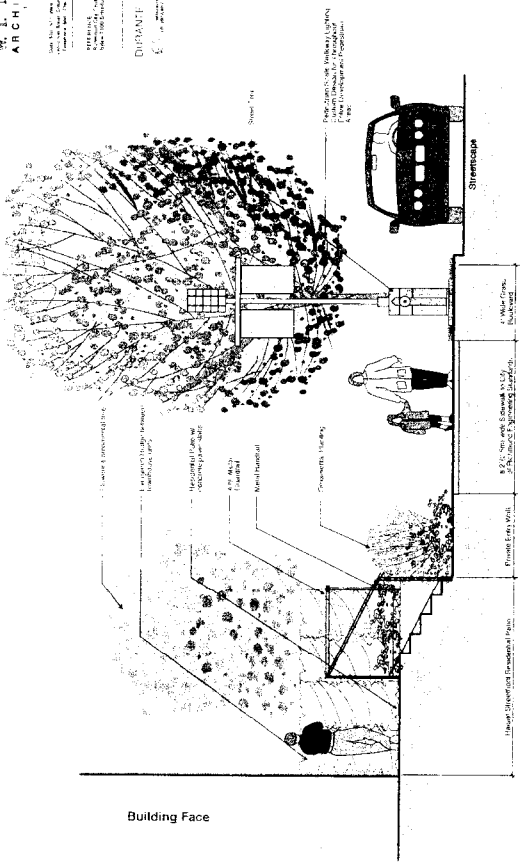
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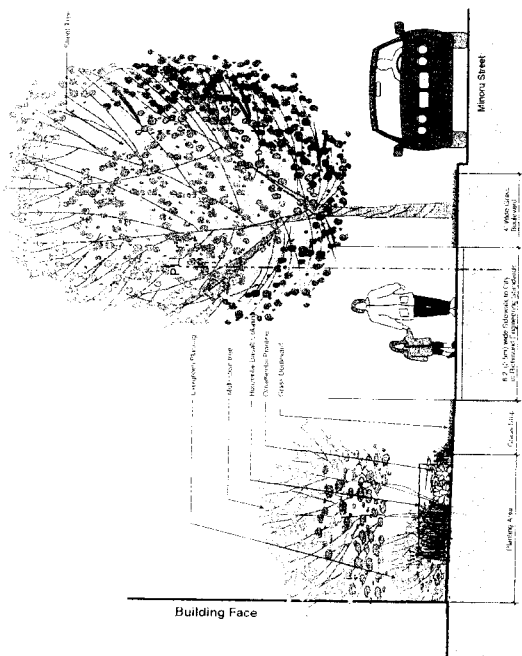
MAY 2 3 2007

REFER TO L1 FOR COMPLETE PLANT LIST

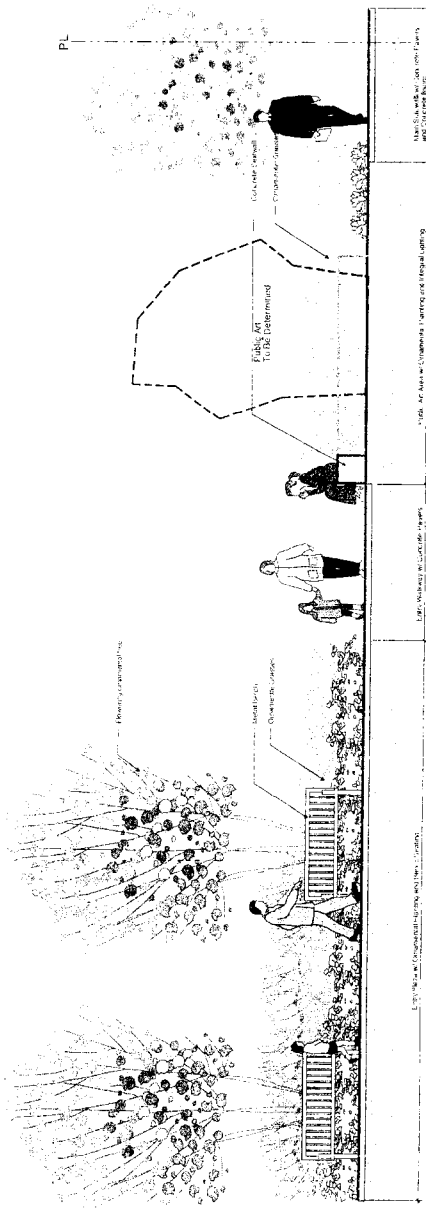




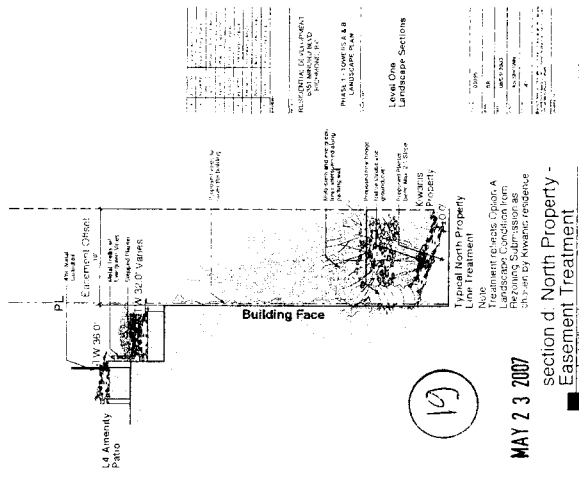
Section b. Groundfloor Townhouse Patios/ Streetscape
 Scale 1/2" = 1'



Section a. Typical Minoru St. Sidewalk
 Scale 1/2" = 1'



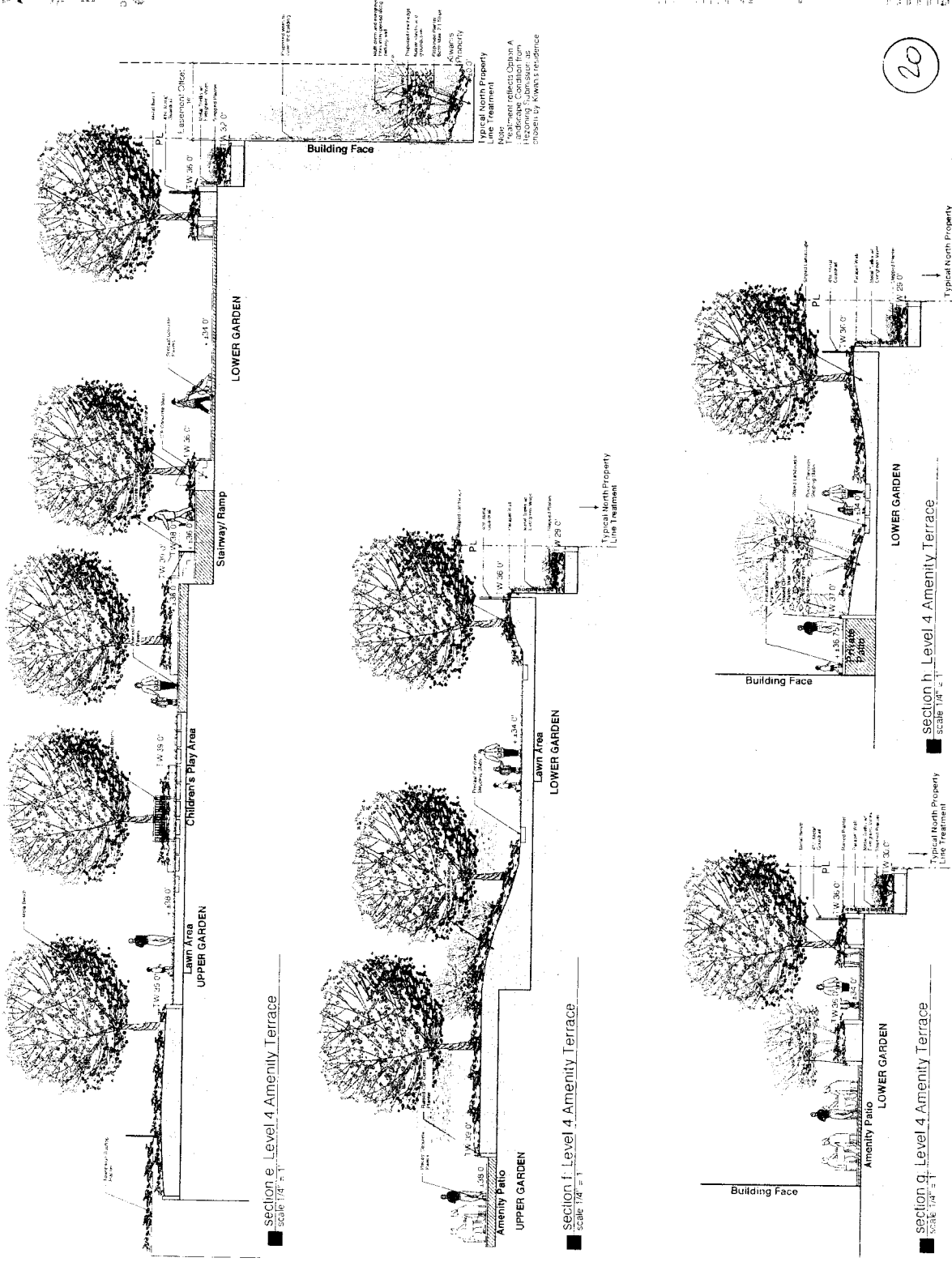
Section c. Minoru St. Entry Plaza
 Scale 1/2" = 1'



Section d. North Property Easement Treatment
 Scale 1/2" = 1'

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Section e Level 4 Amenity Terrace
 Scale 1/4" = 1'

Section f Level 4 Amenity Terrace
 Scale 1/4" = 1'

Section g Level 4 Amenity Terrace
 Scale 1/4" = 1'

Section h Level 4 Amenity Terrace
 Scale 1/4" = 1'

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MAY 23 2007

