



**City of Richmond**  
Urban Development Division

## Report to Development Permit Panel

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**To:** Development Permit Panel  
**From:** Joe Erceg  
Manager, Development Applications  
**Date:** September 22, 2003  
**File:** DP 03-227595  
(Part 2 – Site  
Improvements and Final  
Building Design)  
**Re:** **Application by Great Canadian Casinos Inc. for a Development Permit at  
8671, 8811, 8831, 8840 River Road and 2420 No. 3 Road**

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### Manager's Recommendation

That a Development Permit be issued for 8671, 8811, 8831, 8840 River Road and 2420 No. 3 Road that would:

1. Permit development of a comprehensive entertainment and hotel facility including a casino, hotel, dinner theatre, conference centre, a variety of restaurants, banquet rooms, retail shops and the executive offices of the casino company on a site rezoned to Comprehensive Development District (CD/87); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to permit the following:
  - a) Reduce the road setback along the north side of River Road from 6 m (19.685 ft.) to 0 m (0 ft.) for the cantilevered roof and structural posts of the porte-cochere;
  - b) Reduce the road setback along the north side of River Road from 3 m (9.843 ft.) to 0 m (0 ft.) for parking stalls extending for a length of 60 m (196.85 ft.);
  - c) Reduce the road setback along the south side of River Road from 3 m (9.843 ft.) to 1.5 m (4.921 ft.) for parking stalls extending for a length of 165 m (541.339 ft.); and
  - d) Increase the height limit for structures from 20 m (65.617 ft.) to 43.282 m (142 ft.) for a combination cellular communications/sign tower and public observation platform.

*for* Joe Erceg  
Manager, Development Applications

BFG:blg  
Att.

## Staff Report

### Origin

Great Canadian Casinos Inc. has applied to the City of Richmond for permission to redevelop the former Bridge Point Market site at 8671, 8811, 8831, 8840 River Road and 2420 No. 3 Road into a comprehensive entertainment and hotel facility including a casino, hotel, dinner theatre, conference centre, a variety of restaurants, banquet rooms, retail shops and the executive offices of the casino company. The site has been rezoned to Comprehensive Development District (CD/87). In order to fast track this project, the Development Permit has been divided into two parts. Part 1 of DP 03-227595 relates to the building only and has already been approved. Part 2 of DP 03-227595 focuses on site improvements and recently contemplated revisions to the building. It is anticipated that the Richmond-Airport-Vancouver (RAV) rapid transit line will require the entire south parking lot area for a transit station, park and ride facility and a major bus loop. The applicant anticipates that the current casino surface parking on the south side of River Road will require replacement in the future with the development of the RAV Line. The applicant has indicated that a new development permit application will be submitted for a multi-level parking structure to be located in the west parking lot. Accordingly, the applicant now proposes an additional 3,225.209 m<sup>2</sup> (34,717 ft<sup>2</sup>) building floor area to include a new west lobby for the casino and plus expanded gaming area in the casino. A copy of the development application filed with the Urban Development Division is appended.

### Development Information

Site Area:	36,896.256 m <sup>2</sup> (397,161 ft <sup>2</sup> )
Building Area:	42,436.720 m <sup>2</sup> (456,800 ft <sup>2</sup> )
Site Coverage:	50% Allowed 34% Proposed
F.A.R.:	55,344.385 m <sup>2</sup> (595,741.5 ft <sup>2</sup> ) Allowed for Hotel Use at 1.5 F.A.R. 18,448.128 m <sup>2</sup> (198,580 ft <sup>2</sup> ) Allowed for Other Uses at 0.5 F.A.R. 73,792.513 m <sup>2</sup> (794,321.5 ft <sup>2</sup> ) Total Allowed 26,602.193 m <sup>2</sup> (286,353 ft <sup>2</sup> ) Proposed for Hotel Use at 0.72 F.A.R. 15,834.526 m <sup>2</sup> (170,447 ft <sup>2</sup> ) Proposed for Other Uses at 0.43 F.A.R. 42,436.72 m <sup>2</sup> (456,800 ft <sup>2</sup> ) Total Proposed
Parking:	1,208 Spaces Required 1,268 Spaces Proposed

Development surrounding the subject site is as follows:

- To the north, an existing pub/restaurant, marina and the North Arm of the Fraser River;
- To the east, light industry;
- To the south, the CPR right-of-way and light industry beyond; and
- To the west, environmentally sensitive area (ESA) marsh area of the Fraser River and an aggregate storage yard.

## Findings of Fact

Criteria and policies for the issuance of Development Permits appear in Schedule 1, Sub-Section 9.4 Commercial Area Development Permit Guidelines of Bylaw 7100, the Official Community Plan. In general, this application complies with the relevant Development Permit Guidelines.

## Staff Comments

Relevant staff comments are followed by the applicant's response identified in '*bold italics*'.

## Development Coordinator Comments

1. Clarify intentions regarding the waterfront boardwalk along the west side of the lagoon. *The waterfront boardwalk will continue along the west edge of the lagoon in the future and the design of this boardwalk will be addressed as part of a new Development Permit for a new parking structure on the west end of the side. If the proposed parking structure is significantly delayed, then the boardwalk could be built first. A significant buffer zone will soften the edge of the parking structure.*
2. Show how this site will integrate with the proposed Richmond Airport Vancouver Rapid Transit Project. *The applicant indicates that there is no new information available from TransLink.*

## Rezoning Comments

1. The following are requirements prior to the final adoption of the rezoning for the subject site: Entering into a Servicing Agreement with the City to include:
  1. Dedication, design and construction of Garden City Road including:
    - a) Land dedication and acquisition as necessary to assemble the required right-of-way (24.0 m) from Van Horne Way to River Road;
    - b) Construction of Garden City Road to City arterial road standards, from Bridgeport Road to River Road.*The applicant has executed a Preliminary Servicing Agreement for Garden City Road and submitted a Letter of Credit in the amount of \$3,926,000.00 that represents 200% of the cost estimate submitted by the applicant. In addition, the applicant has executed a separate Preliminary Servicing Agreement for River Road and submitted a Letter of Credit in the amount of \$205,200.00 that represents 200% of the cost estimate submitted by the applicant.*
2. Registration of public rights-of-way including a 5 m wide waterfront walkway, the existing pier and proposed public plaza and open space areas.  
*Thus far the applicant has not been able to conclude the purchase of the land. Therefore the applicant has not been able to complete the requested 5 m wide Public Rights-of-Passage right-of-way for the waterfront walkway. Accordingly, the City of Richmond has received a letter from the BC Lottery Corporation indicating that the BC Lottery Corporation will not issue a gaming license for the Great Canadian Casinos at this location unless the City of Richmond is completely satisfied with the entire project.*

3. Design, construction and maintenance to acceptable City standards of the waterfront walkway including, but not be limited to the following elements:
  - a) High quality surface treatment;
  - b) Seating and viewing opportunities; and
  - c) Adequate lighting.

***A separate Building Permit will be required for the waterfront walkway improvements. Submission of detailed working drawings for the waterfront walkway has been deferred to the Building Permit review process but remain a prior condition of issuing the Building Permit for the waterfront walkway. The applicant has submitted a cost estimate of \$1,211,064.00 for site landscape construction with certain noted exclusions notably, taxes, excavation, grading, irrigation, lighting, water and electrical connections. Accordingly, the City of Richmond requires a landscape Letter of Credit in the amount of 200% the value of the cost estimate submitted by the applicant or \$2,422,000.00 prior to final Richmond City Council approval of the Development Permit.***

4. Relocation of existing water mains to service the development. ***Site servicing issues are being addressed as part of the Servicing Agreement.***
5. Design and construction of a new street lighting system on River Road to current City standards. ***The applicant has executed Preliminary Servicing Agreements and submitted the requested Letters of Credit.***
6. Concluding a crossing agreement with CP Rail for the new Garden City Road extension at the existing rail tracks in order to service the development:
  - a) Registration of covenants on the titles of adjacent properties which are intended to be used to provide the required accessory parking for the project; and
  - b) Registration of a revised 20 m dyke right-of-way, discharging unneeded portions of the existing dyke right-of-way.

***The applicant has not yet concluded a crossing agreement with CP Rail for the new Garden City Road extension but the City of Richmond continues to require the completion of this crossing agreement.***

2. It appears that the proposed view deck(s) along the waterfront walkway may encroach into the riparian zone. This concept should be explored with the Fraser River Estuary Management Program (FREMP) agencies including the Department of Fisheries and Oceans Canada (DFO) if an encroachment into the riparian zone is contemplated. ***The applicant indicates that FREMP and DFO have reviewed the plans and that there is preliminary support for the proposed small viewing platforms. The applicant will continue to involve and update FREMP and DFO staff to ensure they fully understand and approve this proposal. Drawings have been sent to FREMP and DFO for review.***

3. Large surface parking lots and parking structures immediately adjacent to the waterfront walkway do not seem to be the highest and best use of precious waterfront land. The applicant has been encouraged to work cooperatively with TransLink where common facilities such as parking could be developed. Show any proposed future uses for these areas and the future development of the waterfront lot. ***Landscape planting strips approximately 5 m (16.404 ft.) wide separate and buffer proposed parking areas along the waterfront walkway. Significant public amenities have been included along the walkway including a continuous wood boardwalk, a water feature, outdoor dining areas, new pedestrian lighting, formal and informal seating. In addition the applicant proposes to locate a new sign tower that incorporates a pedestrian observation platform along the waterfront walkway at the east end of the site. The applicant has also revised the site plan to indicate a new parking structure at the west end of the site that will be the subject of a separate Development Permit application. It is anticipated that any appropriate improvements to the nearby pump station will be negotiated during the development review process for the proposed parking structure.***

### **Building and Zoning Comments**

1. Ensure that this project complies with all Building Code requirements including hydrant locations, fire fighting access, etc. Continued coordination with the Richmond Building Department is required. ***Coordination with all City Departments is continuing.***
2. Identify any proposed variances to Zoning & Development Bylaw No. 5300. ***The applicant requests the following variances:***
  - a) ***Reduce the road setback along River Road from 6 m (19.685 ft.) to 0 m (0 ft.) for the cantilevered roof and structural posts of the porte-cochere;***
  - b) ***Reduce the road setback along the north side of River Road from 3m (9.843 ft.) to 0 m (0 ft.) for parking stalls extending for a length of 165 m (541.339 ft.);***
  - c) ***Reduce the road setback along the south side of River Road from 3m (9.843 ft.) to 1.5 m (4.921 ft.) for parking stalls extending for a length of 60 m (196.85 ft.); and***
  - d) ***Increase the height limit for structures from 20 m (65.617 ft.) to 43.282 m (142 ft.) for a combination cellular communications/sign tower and public observation platform.***

### **Public Works and Engineering Comments**

1. Final adoption of the rezoning is subject to a Servicing Agreement. ***See the 'Rezoning Comments' above for a description of the items to be addressed in the Servicing Agreement.***
2. Ensure that service and maintenance access to the pump station is not disrupted. Demonstrate to the satisfaction of City of Richmond Engineering and Public Works staff that the proposed site planning changes will not impact the operation, servicing and maintenance of this pump station. ***The applicant has indicated that all pump station requirements will be fully respected. The applicant will work cooperatively with City of Richmond Engineering and Public Works staff and will comply with all requests and requirements regarding functional and aesthetic upgrades to the existing pump station. City of Richmond Engineering and Public Works staff have indicated that an upgrade of the pump station may be requested after more detailed investigation however this issue is deferred to the review of the Development Permit application for the parking structure in the west parking lot.***

### Urban Design Comments

1. The applicant has proposed a revision to the casino building in order to add a new lobby at the west end of the building and to increase the floor area of the casino. Please submit complete revised architectural and landscape architectural drawings. ***Revised drawings have been submitted to the City including an additional 3,225.209 m<sup>2</sup> (34,717 ft<sup>2</sup>) of floor area for the casino. The proposed total floor area is within the allowable F.A.R. for this site and the proposed façade treatments are consistent with the previous design.***
2. The applicant has recently proposed to add a cellular communications and sign tower at the east end of the proposed waterfront walkway. ***The total height of the proposed structure is 43.282 m (142 ft.) and will require a height variance. The proposed cellular communications and sign tower incorporates a 9.144 m (30 ft.) high public observation platform.***
3. The applicant has recently proposed to substitute a limited amount of acrylic stucco in lieu of pre-finished metal panels on upper portions of the two (2) hotel towers. Accordingly, the applicant is requested to submit revised building elevations. ***The applicant has complied and this proposed revision regarding façade materials is acceptable to City of Richmond Planning staff.***
4. The vehicle turn-around and cul-de-sac at the north end of the Garden City Road extension is close to the waterfront walkway and tends crowd the riverfront pedestrian zone. The applicant has been requested to reduce the scale of this vehicle turn-around and relocated it further away from the waterfront walkway. ***The applicant prefers the vehicle turn-around and cul-de-sac as currently proposed. A parallel lay-by configuration has been explored and rejected by the applicant. Stronger pedestrian connections to the adjacent parking lot have been incorporated on the revised plans.***

### Transportation Comments

1. Revise the layout of parking along the south side of the building to eliminate the requested parking variance. Richmond Transportation staff do not support a variance that reduces the required 3 m road setback for parking areas along on the north side of River Road in front of the building. ***The applicant has eliminated approximately 25% of the angled parking creating soft landscape areas wider than the required 3 m. The applicant has also substituted approximately 25% of the previous angled parking with parallel parking including the required 3 m buffer. The remaining area of angle parking on either side of the building main entry will require a reduction of the parking setback from 3 m (9.843 ft.) to 0 m (0 ft.) for a length of 60 m (196.85 ft.) along the north side of River Road.***
2. Off-street parking must be setback 3 m from the property line along the south side of River Road. ***The applicant requests a parking setback variance along the south side of River Road from 3 m (9.843 ft.) to 1.5 m (4.921 ft.) for a length of 165 m (541.339 ft.). The surface parking lot on the south side of River Road is considered a temporary parking area since it is anticipated that this parcel of land will be redeveloped in the future as a combined transit station/bus loop/park and ride facility. Therefore, the required setback along the south side of River Road can be achieved during subsequent redevelopment of this site area.***

3. Ensure that adequate manoeuvring space is available in the port cochere as per the City of Richmond, Zoning and Development Bylaw 5300, Division 400. Richmond Transportation staff recommend replacing the angle parking with parallel parking to provide additional curb space for pick-up and drop-off, to ensure adequate vehicle manoeuvring and to comply with the required 3 m road setback. ***The applicant has reconfigured the vehicle drop-off area on the south side of the building to incorporate one west bound passenger drop-off and pick-up zone with parallel parking lane along the north curb adjacent to the building and one west bound vehicle drive aisle with a total width 7.5 m. Short-term passenger vehicle parking is provided along the south side of the westbound drive aisle as a mixture of parallel and 45° degree angle parking.***

### **Parks Comments**

1. The riparian edge should be cleaned up, blackberries removed and replaced with more appropriate planting. ***The applicant has discussed this issue with FREMP and DFO and advises that invasive species removal and native riparian replanting will be undertaken.***
2. It is suggested that the boardwalk be continued around the ESA. This would be more in keeping with the natural area and be distinct from the parking lots. At the east end of the site a trail has been proposed that dead-ends at River Road. Connect this trail back into the site along River Road. ***The boardwalk will continue all around the east and south side of the marsh.***
3. Provide interpretation signage program. ***After further consideration, the City of Richmond Parks Department will consider the supply and installation of interpretive signage along the waterfront walkway as part of the Trails Program with the understanding that the applicant agrees in principal to the placement of interpretation signage along the boardwalk.***
4. Provisions should be secured to permit a future pedestrian bridge from the pier to the peninsula on the west side of the pier. ***The applicant has agreed to cooperate and provide the necessary approvals in either a cross-access agreement or public rights-of-passage right-of-way for a boardwalk connection between the existing pier on the subject site and the peninsula, which is currently owned by others at such time as an agreement can be secured with the owner of the peninsula.***

### **Refuse and Recycling Comments**

This project will require private refuse and recycling collection. ***Acknowledged.***

### **Public Art Comments**

There is no request for contributions of funds to the Richmond Public Art Program since the applicant has agreed to donate the existing Bridgeport Market lunar clock and the tower clock to the City of Richmond. The applicant's donation also includes the cost of disassembling the clock works, packing and storing them into a container to be provided by the applicant. The City of Richmond will pick up the container and move it to an appropriate storage space. When the clock works are installed in a new location determined by the City of Richmond, the applicant has agreed to provide the funds for the design, development and installation of a plaque commemorating the clocks connection to Richmond and the corporate donors. ***Acknowledged.***

### **Advisory Design Panel Comments**

The Great Canadian Casinos Ltd. development permit application DP 03-227595 (Part 1 – Building Only) for a combined casino and hotel development on the former Bridgepoint Market site located at 8671, 8811, 8831, and 8840 River Road was first presented to the Richmond Advisory Design Panel on April 2, 2003. The Design Panel requested that this project be returned to the Panel for further consideration. The applicant made revisions to the design proposal and returned to the Design Panel. The Design Panel supported Part 1 (Building Only) of this development permit application by a vote of 6 to 2 on April 9, 2003. In addition, development permit application DP 03-227595 (Part 2 – Site Improvements & Building Revisions) for the combined casino and hotel development was presented to the Design Panel on July 2, 2003. The Design Panel supported Part 2 (Site Improvements and Building Revisions) of this development permit application by a vote of 5 to 1 on July 2, 2003. In general, this development permit application complies with the suggestions of the Richmond Advisory Design Panel.

### **Analysis**

#### **Conditions of Adjacency**

The proposed design incorporates adequate buffering of the waterfront boardwalk from both the proposed building and adjacent parking areas

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

1. Future Richmond Vancouver Airport (RAV) Transit Line: The details of a future RAV station including a park and ride facility and a major bus loop in the south parking lot will be negotiated through separate agreements with the City of Richmond.
2. Future Parking Structure: Any future parking structure on this site will be negotiated through a separate development permit. Issues relevant to a proposed parking structure in the west parking lot include but are not limited to the following:
  - a) Building setbacks and façade treatments regarding any proposed parking structure;
  - b) Continuation of the timber boardwalk around the west side of the lagoon;
  - c) Incorporation of elevated public observation areas in the parking structure; and
  - d) Pump station mechanical up-grades and aesthetic improvements as requested by the City of Richmond, Engineering and Public Works staff

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

1. Building Revisions: The applicant has submitted revised architectural drawings including a proposed new west lobby and an expansion of the casino floor area. The proposed additional floor space is within the allowable floor area ratio (F.A.R) for this project and the proposed architectural façade treatment is consistent with already approved portions of the building design. City of Richmond staff support the proposed form and character of the recent building revisions.
2. Façade Materials: The applicant has recently proposed to substitute a limited amount of acrylic stucco in lieu of pre-finished metal panels on upper portions of the two (2) hotel towers. The applicant has agreed to the extensive use of enriched cladding materials around the base of the building. Accordingly, the applicant has submitted revised building elevations to illustrate the extent of acrylic stucco, which is acceptable to City of Richmond Planning staff.



**Landscape Design and Detailing**

1. Waterfront Amenity Zone: Detailed working drawings for the waterfront amenity zone have been deferred until the building permit process since a separate building permit will be required prior to construction of the waterfront boardwalk. However, the landscape architect has submitted design development drawings as part of this development permit. In addition the landscape architect has provided a preliminary cost estimate for landscape construction and the City of Richmond and the applicant has agreed to provide a landscape letter of credit in the amount of \$2,422,000.00 or 200% the value of the preliminary landscape cost estimate.
2. The applicant supports a future pedestrian boardwalk connection over the water lot from the pier to the peninsula (i.e. owned by others) on the north side of the ESA marsh area and has agreed to provide any appropriate legal agreements regarding public pedestrian access if requested by the City of Richmond.
3. The applicant has agreed to revisit the planting plan for the south parking lot in order to ensure that the proposed landscape treatment complies with Richmond's Development Permit Guidelines if the RAV Line does not require this site (i.e. 50% tree canopy coverage of parking areas within 10 years).

**Variations**

The applicant has requested three setback variations and one height variance, namely:

- a) Reduce the road setback along the north side of River Road from 6 m (19.685 ft.) to 0 m (0 ft.) for the cantilevered roof and structural posts of the porte-cochere;
- b) Reduce the road setback along the north side of River Road from 3 m (9.843 ft.) to 0 m (0 ft.) for parking stalls extending for a length of 165 m (541.339 ft.); and
- c) Reduce the road setback along the south side of River Road from 3 m (9.843 ft.) to 1.5 m (4.921 ft.) for parking stalls extending for a length of 60 m (196.85 ft.)
- d) Increase the height limit for structures from 20 m (65.617 ft.) to 43.282 m (142 ft.) for a combination cellular communications/sign tower and public observation platform.

Richmond Planning staff support these requested variations given the quality of proposed site improvement particularly along the waterfront boardwalk.

**Conclusions**

City of Richmond staff support the form and character of the proposed site improvements and the revised building design. Accordingly, City Planning staff recommend support of this Development Permit application (i.e. Part 2 – Site Improvements and Building Revisions).



Brian Guzzi CIP, BCSLA

Registered Planner / Landscape Architect

(Local 4393)

BFG:blg

The applicant is required to submit a Landscape Letter of Credit in the amount of \$2,422,000.00 for all site improvements to the City of Richmond prior to final Council adoption of this Development Permit:

The applicant is required to submit detailed working drawings for the waterfront amenity zone complete with appropriate details, specifications and a revised cost estimate to the City of Richmond Development Applications Department for review prior to issuance of the Building Permit for the waterfront boardwalk.



**City of Richmond**

6911 No. 3 Road  
Richmond, BC V6Y 2C1  
(604) 276-4000

**Development Application  
Development Applications Department**

(604) 276-4017 Fax (604) 276-4052

Please submit this completed form to the Zoning counter located at City Hall. All materials submitted to the City with a *Development Application* become public property, and therefore, available for public inquiry.

Please refer to the attached requirements for details on the non-refundable application fees and application attachments.

Type of Application: DEVELOPMENT PERMIT.

Property Address(es): 8671, 8811, 8840<sup>8831</sup> River Road. 2420 No 3 Rd.

Legal Description(s): see attached

Applicant: GREAT CANADIAN CASINOS INC.

Correspondence/Calls to be directed to:

Name: RANDY KNILL MAIBC (AL WATT - 604.351.7061)

Address: 202 - 1810 ALBERNI ST.

VANCOUVER B.C.

V6G 1B3  
Postal Code

Tel. No.: 604.684.5728  
Business

604.669.8628  
Residence

rknill@rkarch.com  
E-mail

604.684.5728  
Fax

Property Owner(s) Signature(s): [Signature]

AL WATT  
Please print name

or

Authorized Agent's Signature: \_\_\_\_\_  
Attach Letter of Authorization

\_\_\_\_\_  
Please print name

<b>For Office Use</b>	
Date Received: <u>March 3 2003</u>	Application Fee: <u>\$ 15,750</u>
File No.: <u>PP03-227595</u>	Receipt No.: <u>17-0005088</u>
<small>Only assign if application is complete</small>	





**DP 03-227595**  
**(Part 2 – Site Improvement and Building Revisions)**

To the Holder: GREAT CANADIAN CASINOS INC.  
Property Address: 8671, 8811, 8831, 8840 RIVER ROAD AND 2420 NO. 3 ROAD  
Address: C/O RANDY KNILL, ARCHITECT  
202 – 1810 ALBERNI STREET  
VANCOUVER, BC V6G 1B3

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 and structures thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied or supplemented as follows:
  - a) The dimension and siting of buildings and structures on the land shall be generally in accordance with Plan #1 attached hereto.
  - b) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
  - c) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plans #1 to #4 attached hereto.
4. 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.
5. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
6. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.

**Development Permit**  
**DP 03-227595**  
**(Part 2 – Site Improvement and Building Revisions)**

To the Holder: GREAT CANADIAN CASINOS INC.  
Property Address: 8671, 8811, 8831, 8840 RIVER ROAD AND 2420 NO. 3 ROAD  
Address: C/O RANDY KNILL, ARCHITECT  
202 – 1810 ALBERNI STREET  
VANCOUVER, BC V6G 1B3

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There is filed accordingly:

An Irrevocable Letter of Credit for the site landscape construction in the amount of \$2,422,000.00.

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.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. \_\_\_\_\_  
DAY OF \_\_\_\_\_, \_\_\_\_\_.

ISSUED BY THE COUNCIL THE

DELIVERED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
MAYOR



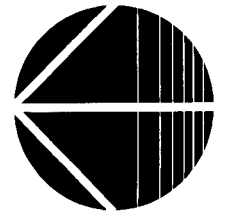
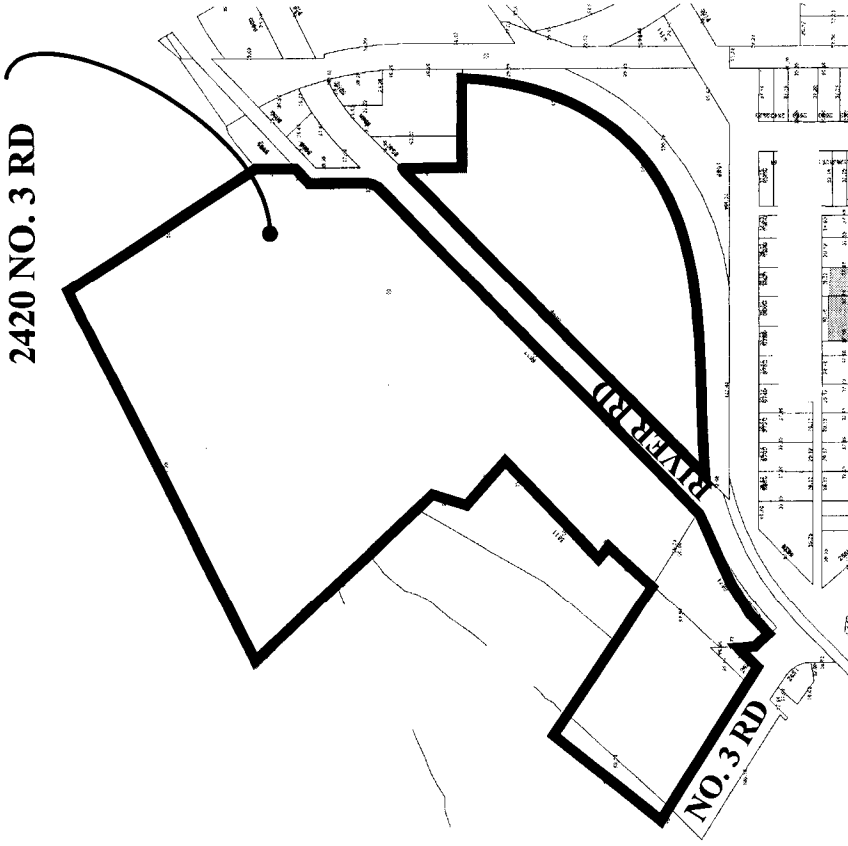
# City of Richmond

North Arm Fraser River



North Arm Fraser River

8811, 8831, 8671 &  
8840 RIVER RD  
2420 NO. 3 RD



DP 03-227595  
 SCHEDULE "A"  
 PART 2 - SITE IMPROVEMENTS & BUILDING REVISIONS

Original Date: 04/15/03

Revision Date: 09/23/03

Note: Dimensions are in METRES

SEP 22 2003

DP 03-227595

#1.1

FRASER RIVER

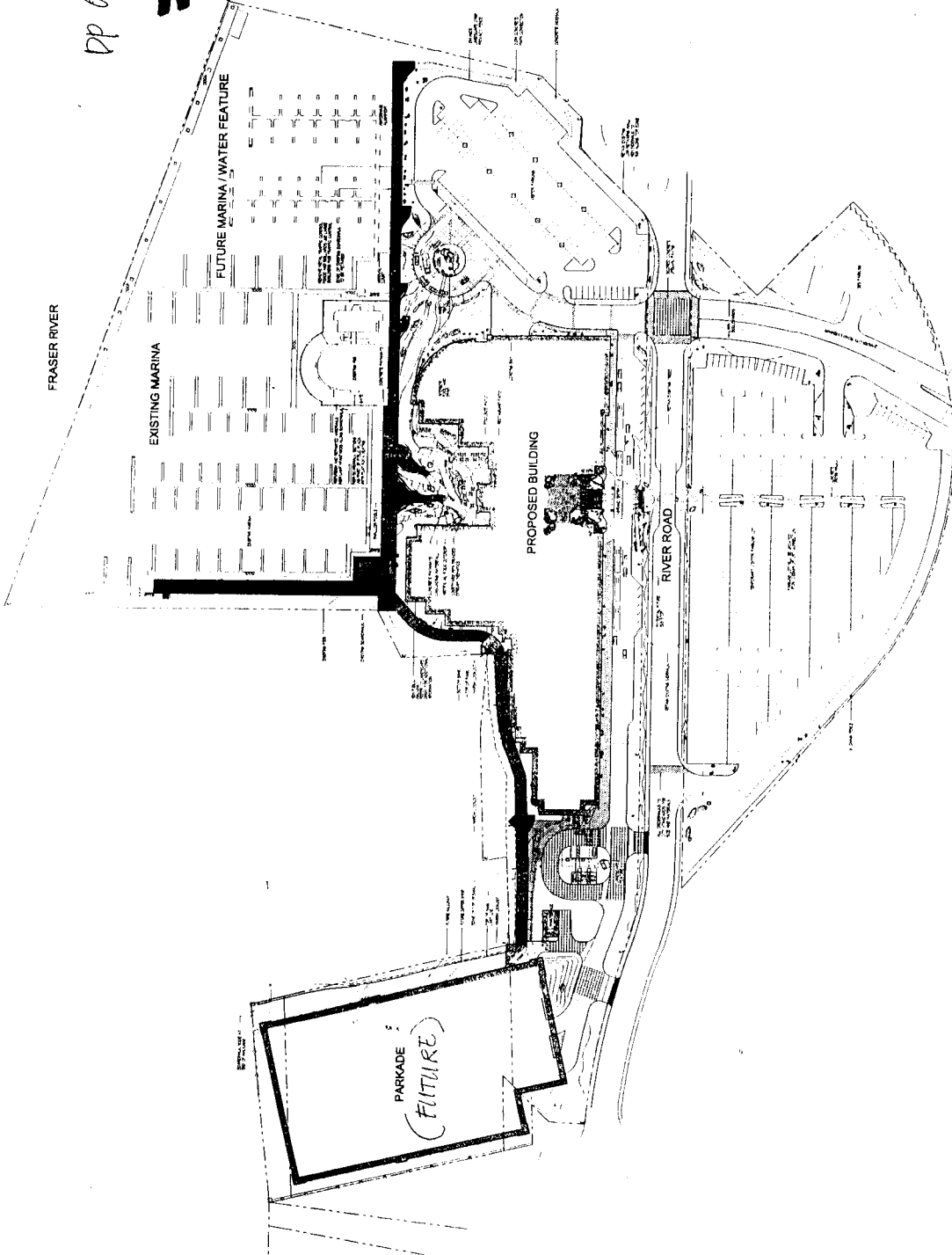
EXISTING MARINA

FUTURE MARINA / WATER FEATURE

PROPOSED BUILDING

RIVER ROAD

PARKADE  
(FUTURE)



Great Canal

Great Canal

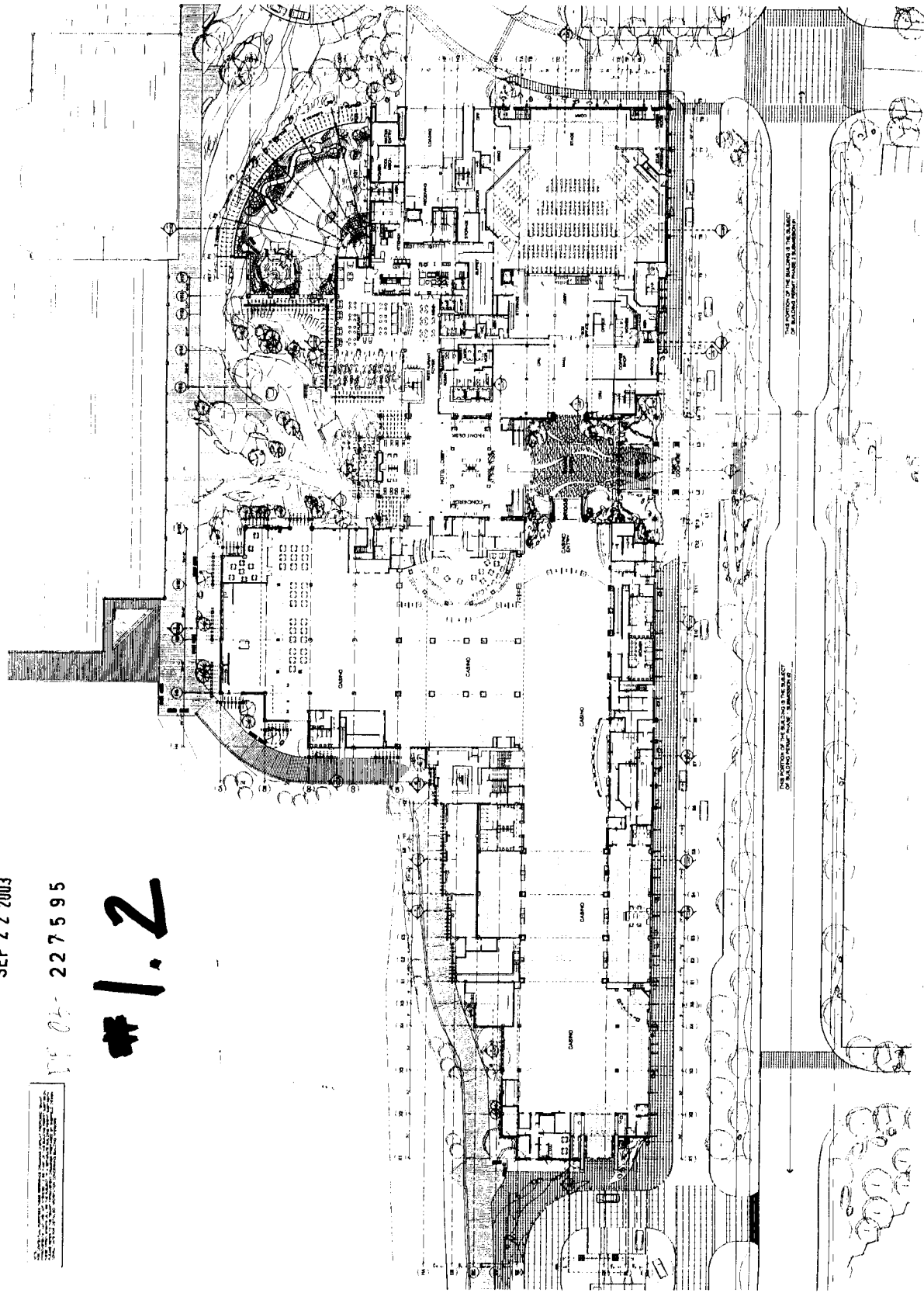
SITE  
PLAN

SEP 22 2003

227595

#1.2

1.2



THE PORTION OF THE BUILDING TO THE EAST OF  
OF BUILDING FRONT TO THE STREET

THE PORTION OF THE BUILDING TO THE WEST OF  
OF BUILDING FRONT TO THE STREET

THE PORTION OF THE BUILDING TO THE SOUTH OF  
OF BUILDING FRONT TO THE STREET

THE PORTION OF THE BUILDING TO THE NORTH OF  
OF BUILDING FRONT TO THE STREET

THE PORTION OF THE BUILDING TO THE EAST OF  
OF BUILDING FRONT TO THE STREET

THE PORTION OF THE BUILDING TO THE WEST OF  
OF BUILDING FRONT TO THE STREET

Main Floor  
Reference

Scale: 1/8" = 1'-0"  
Date: 9/22/03  
Drawing No: 227595-1.2

Great Canada  
HOTEL & CASINO  
HOTEL & CASINO

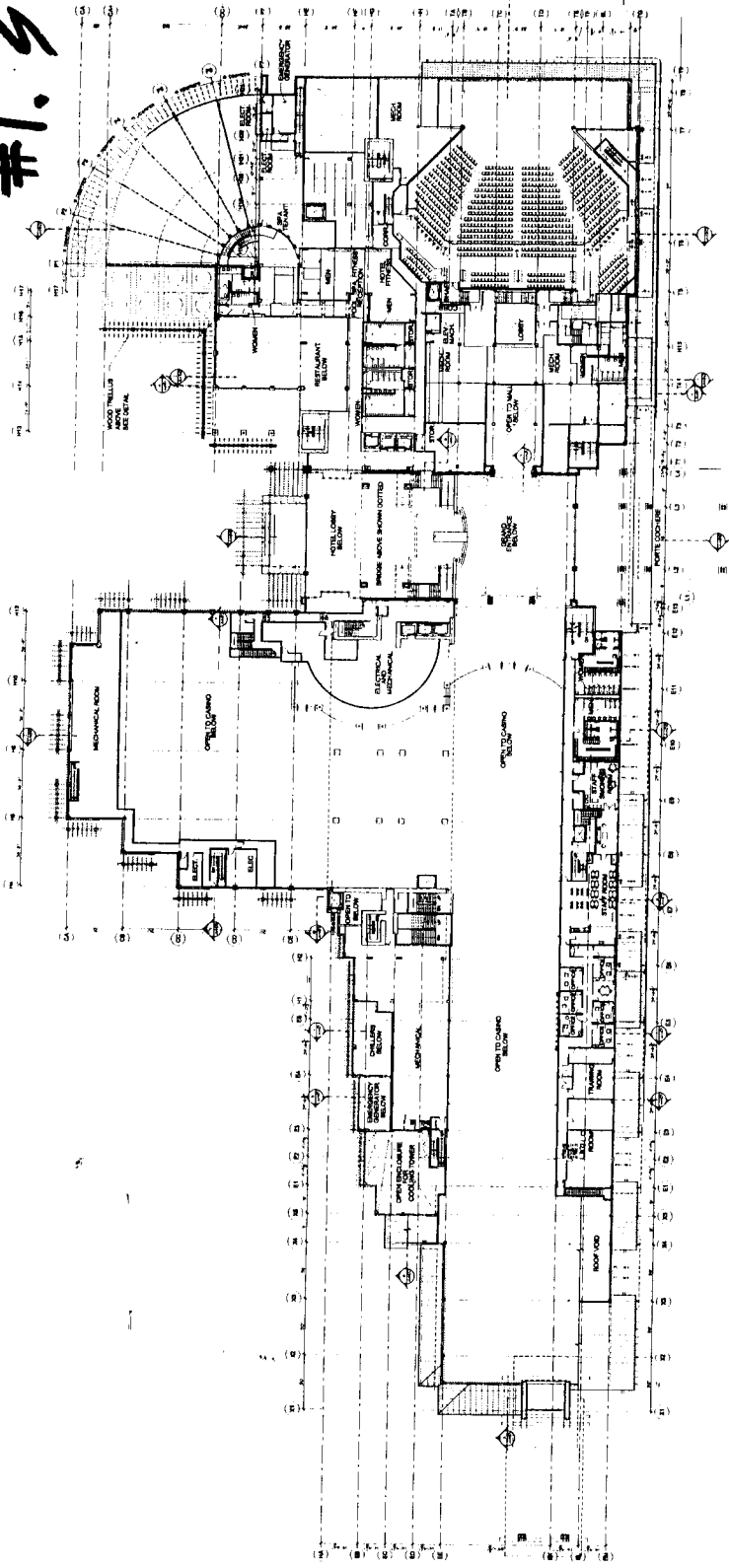
1.2

SEP 22 2003

DP 02-227595

#1.3

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



THIS PORTION OF THE BUILDING IS THE SUBJECT OF PATENT APPLICATION 11,389,807.

THIS PORTION OF THE BUILDING IS THE SUBJECT OF PATENT APPLICATION 11,389,807.

Architectural drawing title block containing project name, date, and reference information.

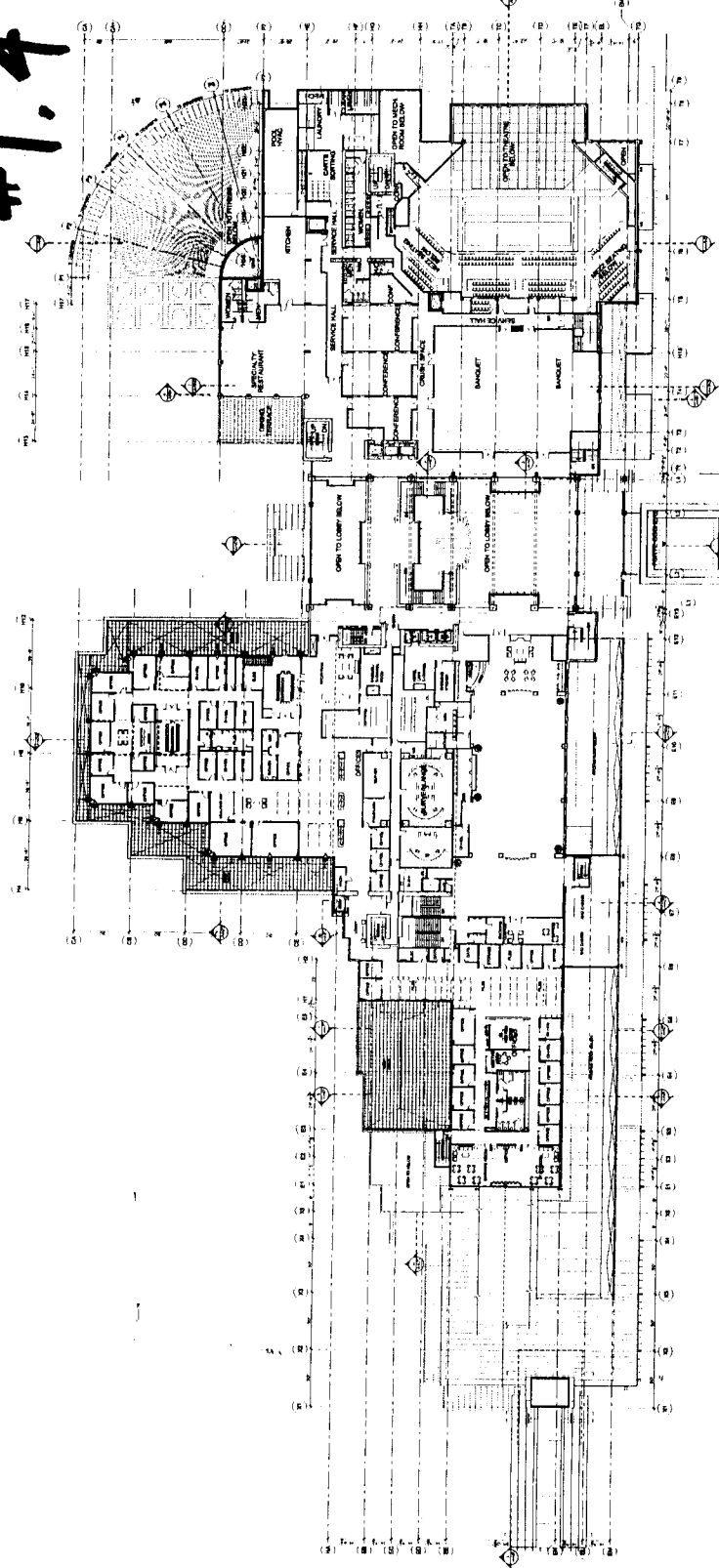
Second Floor Reference



SEP 22 2003

22 03- 227595

#1.4



THE PORTION OF THE BUILDING TO THE RIGHT OF BALCONY (PART 1) IS NOT SHOWN IN THIS PLAN.

THE PORTION OF THE BUILDING TO THE LEFT OF BALCONY (PART 2) IS NOT SHOWN IN THIS PLAN.

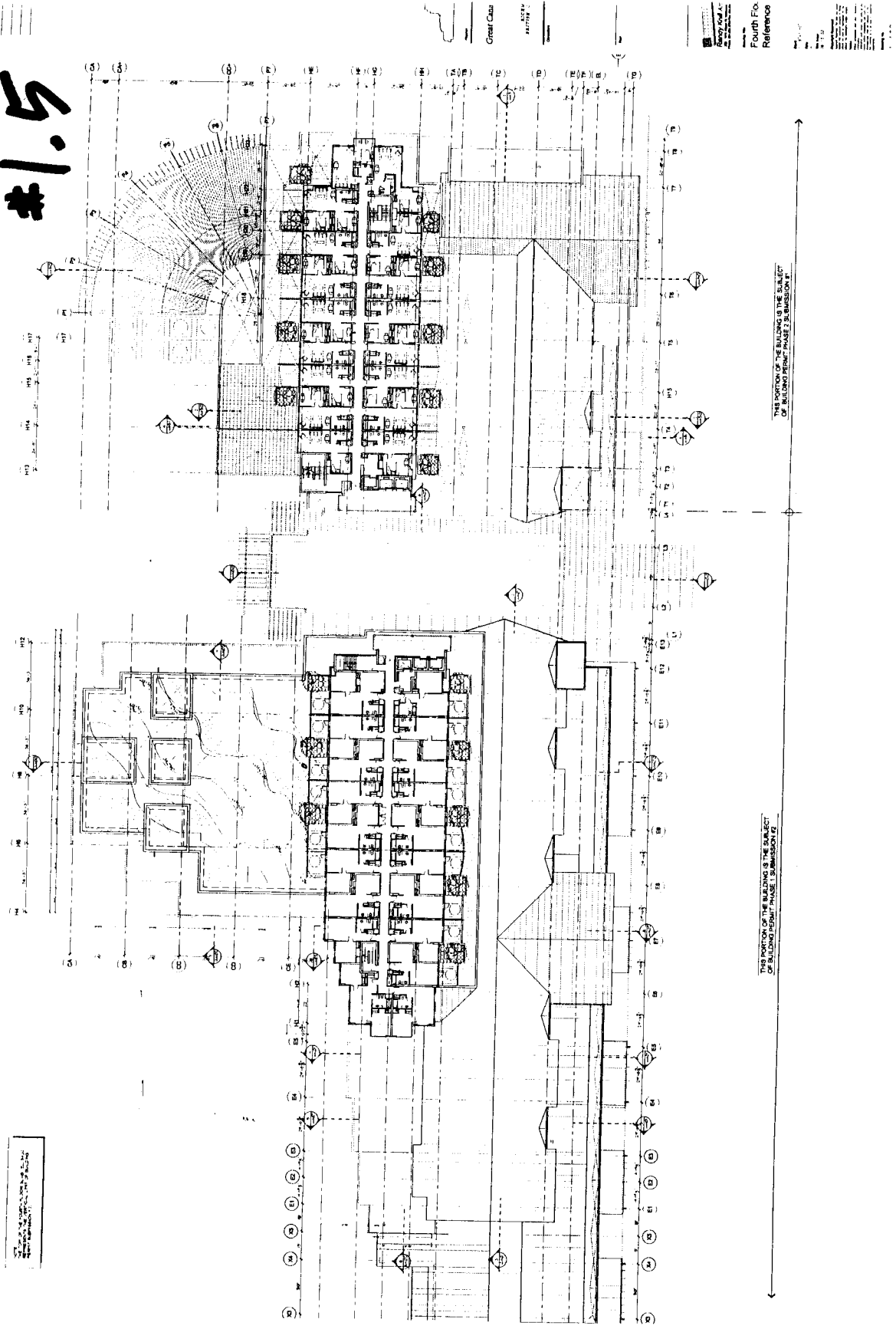
Great Chalkboard  
 ATTENTION: SEE THE OTHER SIDE OF THE SHEET FOR THE BALCONY PLAN.

Third Floor Reference P

SEP 22 2003

DP 03-227595

#1.5



Great Casa

Fourth Flr. Reference

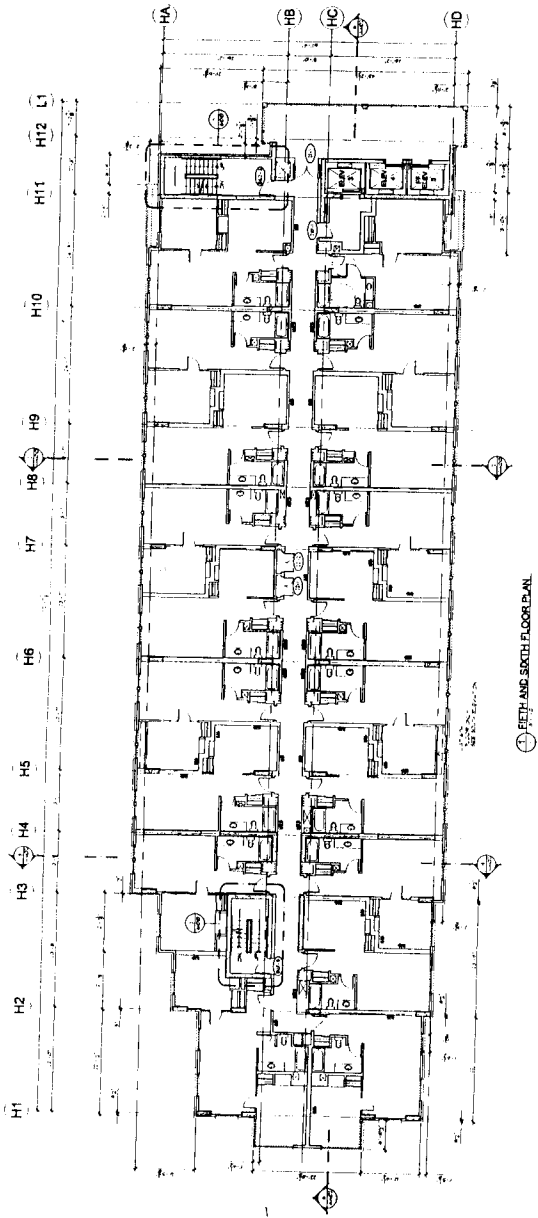
THIS PORTION OF THE SUBMITTAL IS THE SUBJECT OF BUILDING PERMIT PHASE I SUBMISSION 02.

THIS PORTION OF THE SUBMITTAL IS THE SUBJECT OF BUILDING PERMIT PHASE I SUBMISSION 02.

SEP 22 2003

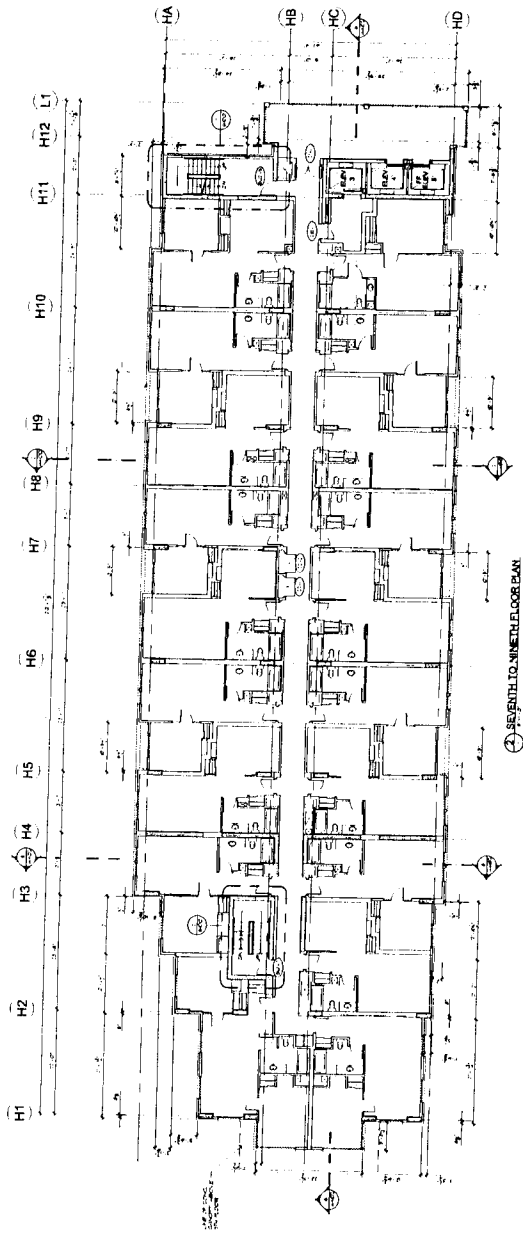
DP 03-227595

#1.6



⊕ EIGHTH AND SIXTH FLOOR PLAN

SEE PLAN FOR ROOM SCHEDULE



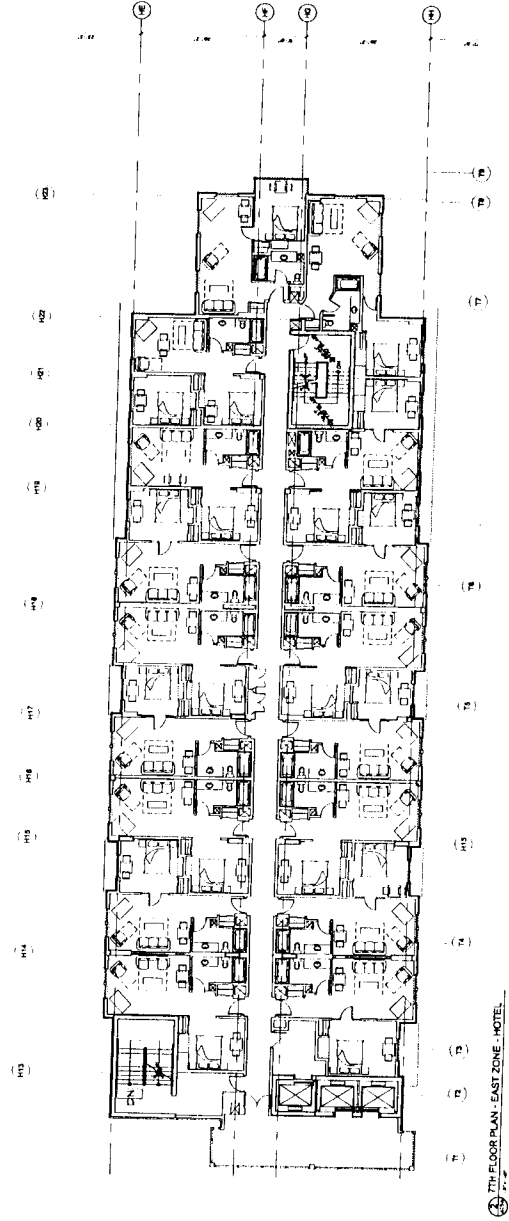
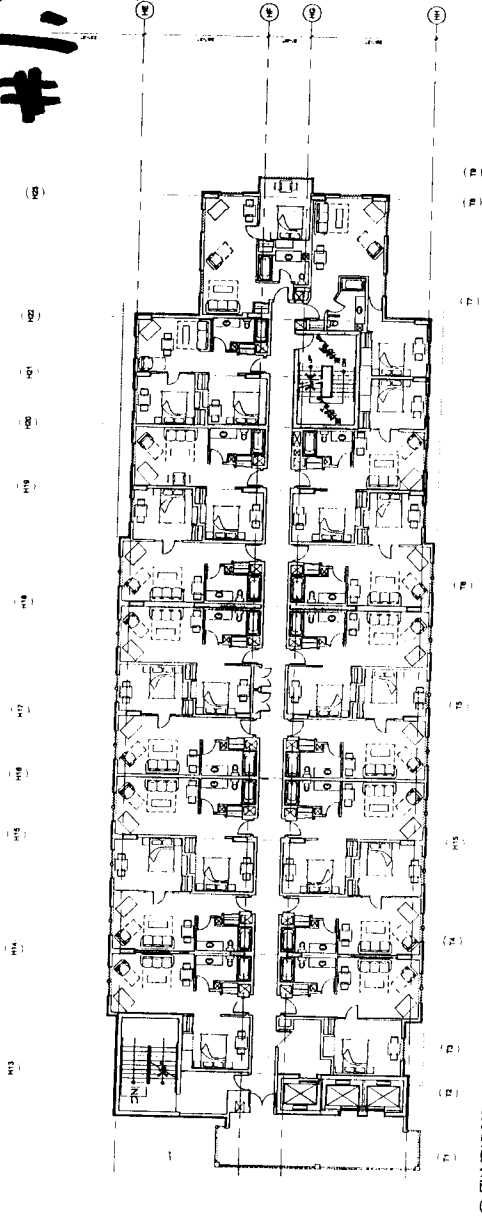
⊕ SEVENTH AND NINTH FLOOR PLAN

Great Clips  
Hotel - 517  
7th to 9th  
West Zone

SEP 22 2003

DP 03-227595

#1.7



Great Circle

1/16" = 1'-0"

5th, 6th & 7th FLOOR PLAN EAST ZONE HOTEL

DATE: 09/22/03

PROJECT: 03-227595

SCALE: 1/16" = 1'-0"

DESIGNED BY: [Name]

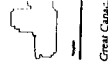
CHECKED BY: [Name]

APPROVED BY: [Name]

SEP 22 2003

DP 03-227595

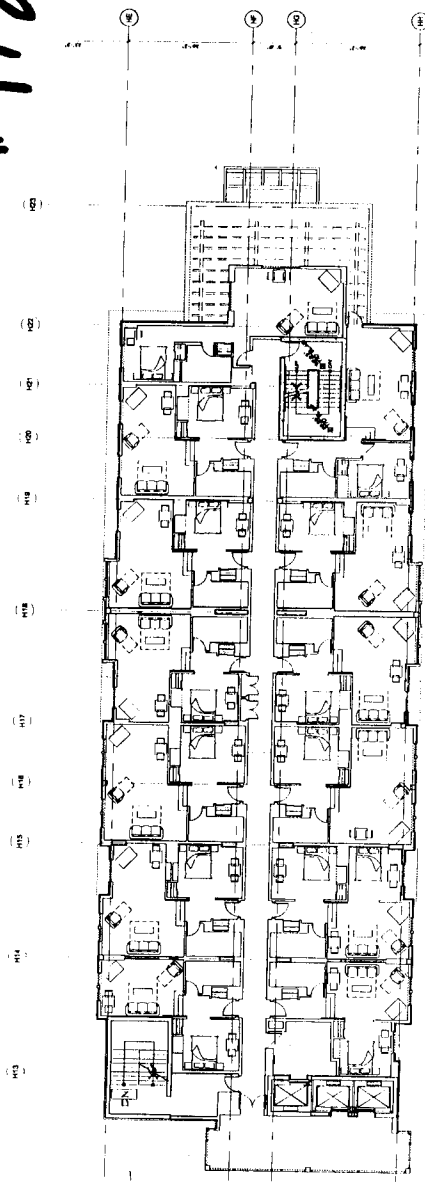
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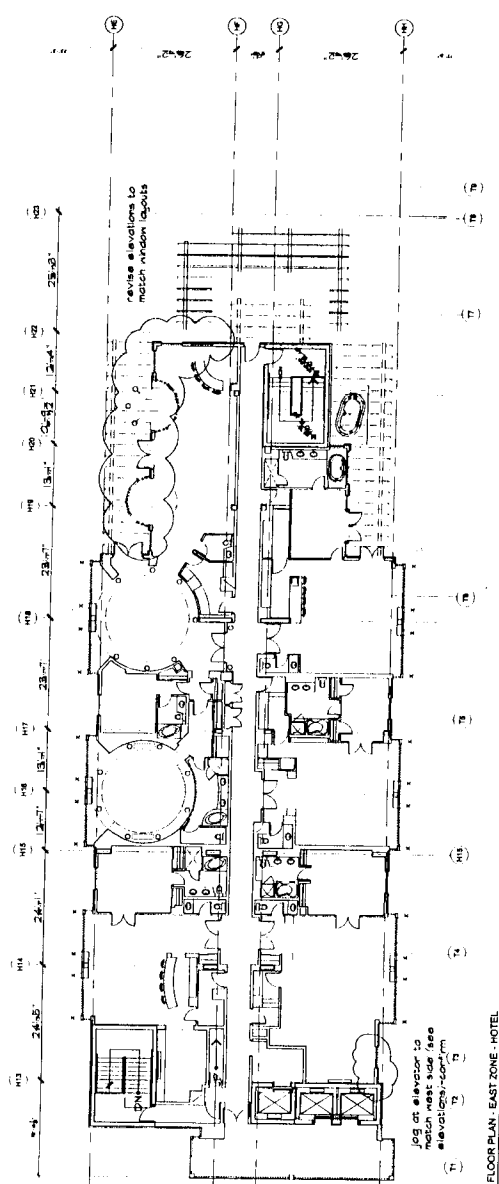
GRID CUBICLE

1/8" = 1'-0"

Sheet No. 03  
8TH FLOOR PLAN  
EAST ZONE  
HOTEL



8TH FLOOR PLAN - EAST ZONE - HOTEL



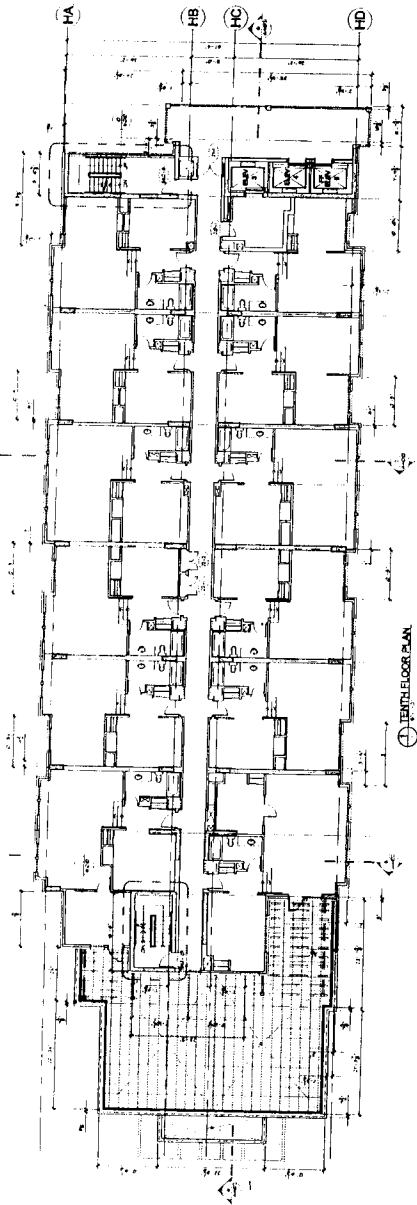
8TH FLOOR PLAN - EAST ZONE - HOTEL

SEP 22 2003

DP 03 227595

#1.9.

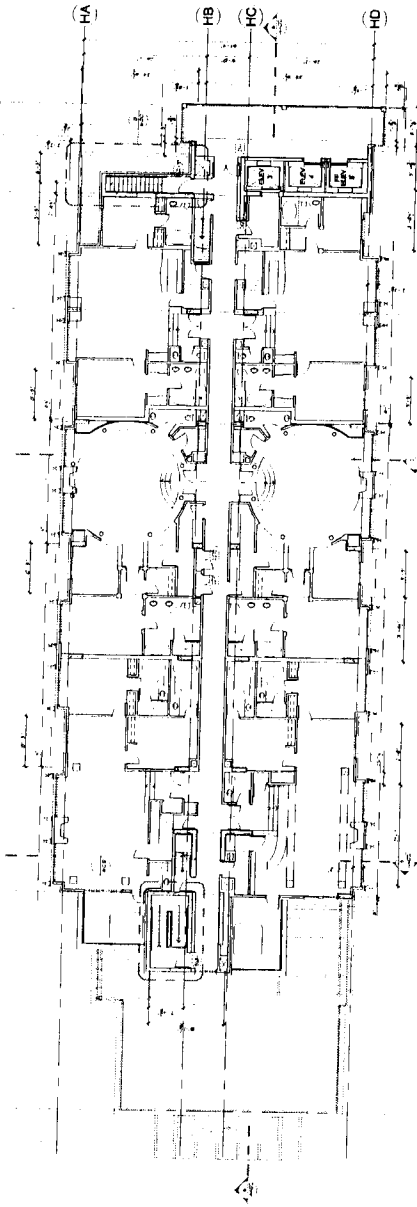
H1 H2 H3 H4 H5 H6 H7 H8 H9 H10 H11 H12 L1



TENTH FLOOR PLAN

SEE ARCHITECTURAL SPECIFICATIONS

H1 H2 H3 H4 H5 H6 H7 H8 H9 H10 H11 H12 L1



ELEVENTH FLOOR PLAN

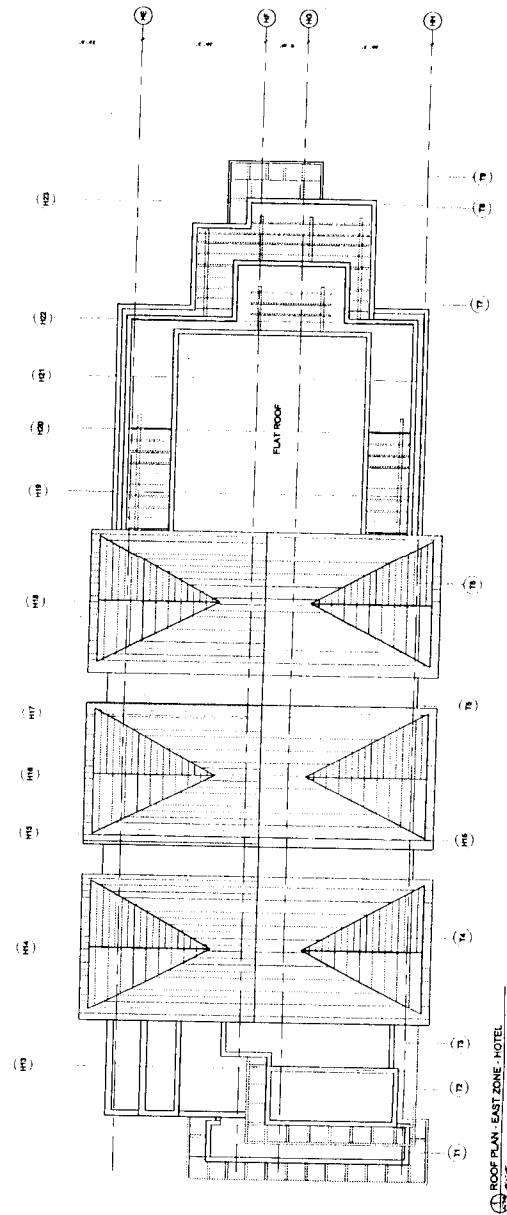
Great Clips  
 10th & 11th  
 West Zone

SEP 22 2003

DP 03-227595

#1.10

Great Climate  
MICHELE  
ARCHITECTS  
ROOF PLAN  
EAST ZONE  
HOTEL

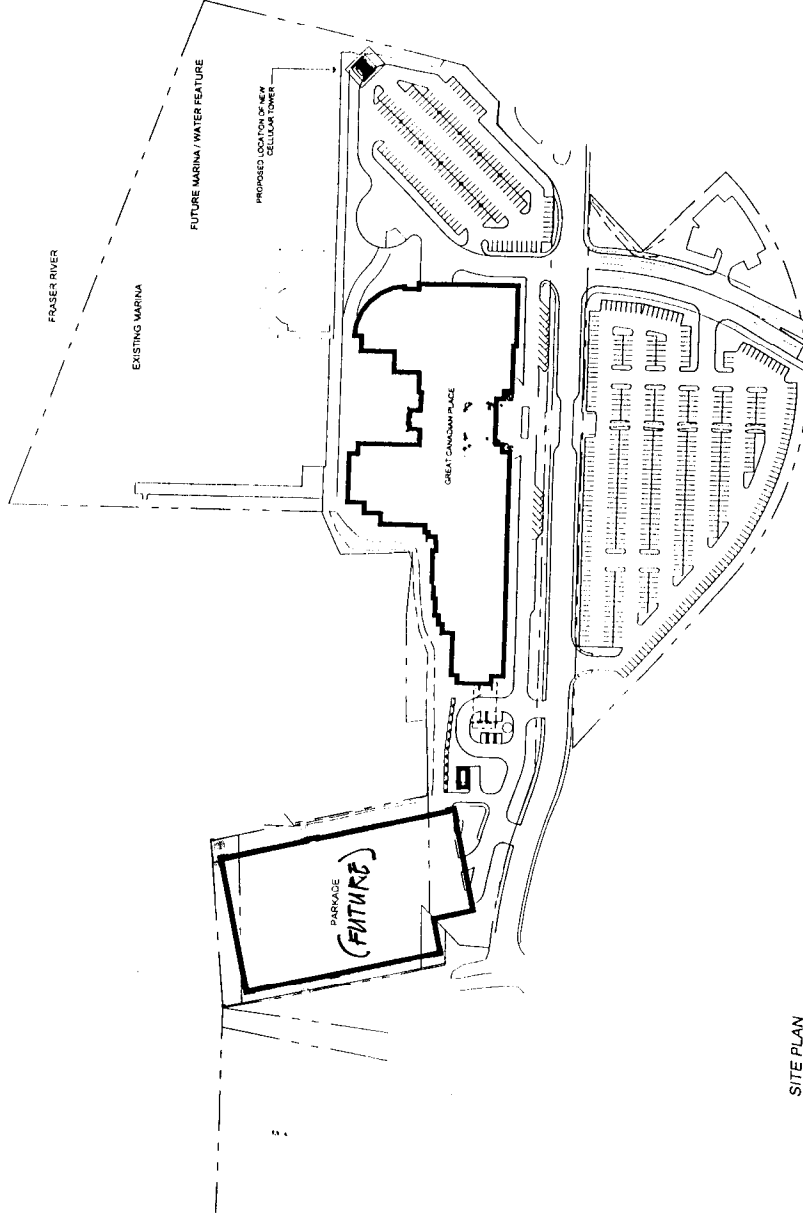


ROOF PLAN - EAST ZONE - HOTEL

SEP 3 0 2003

DP 03 - 227595

# 1,11



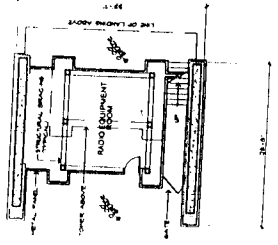
SITE PLAN

BRIDGEPOINT VIEWING PLATFORM

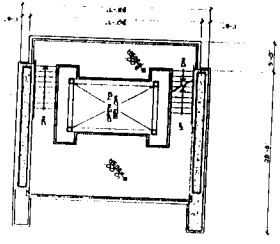
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PROJECT NUMBER 032



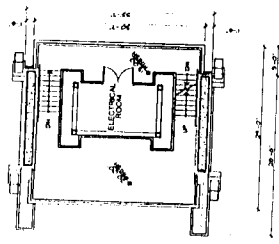
Randy Knill Architect Ltd.



MAIN LEVEL PLAN  
1/8" = 1'-0"



SECOND LEVEL PLAN  
1/8" = 1'-0"

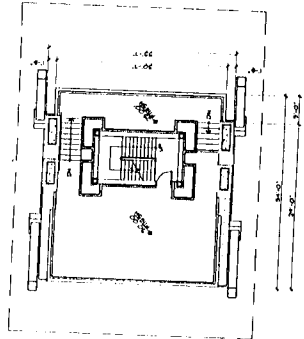


THIRD LEVEL PLAN  
1/8" = 1'-0"

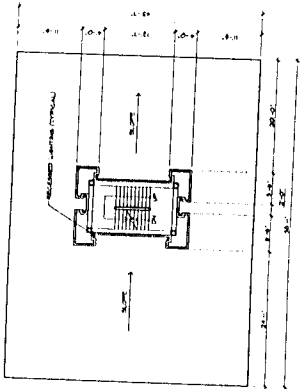
SEP 30 2003

DP 03 - 2275 9:5

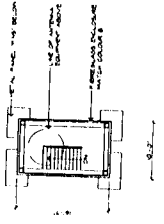
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FOURTH LEVEL PLAN  
1/8" = 1'-0"



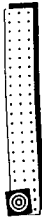
TYPICAL SERVICE STAIR PLAN  
1/8" = 1'-0"



ANTENNA ROOM PLAN  
1/8" = 1'-0"

BRIDGEPOINT VIEWING PLATFORM

ISSUED FOR DEVELOPMENT PERMIT ON SEPTEMBER 28, 2003  
PROJECT NUMBER 2275

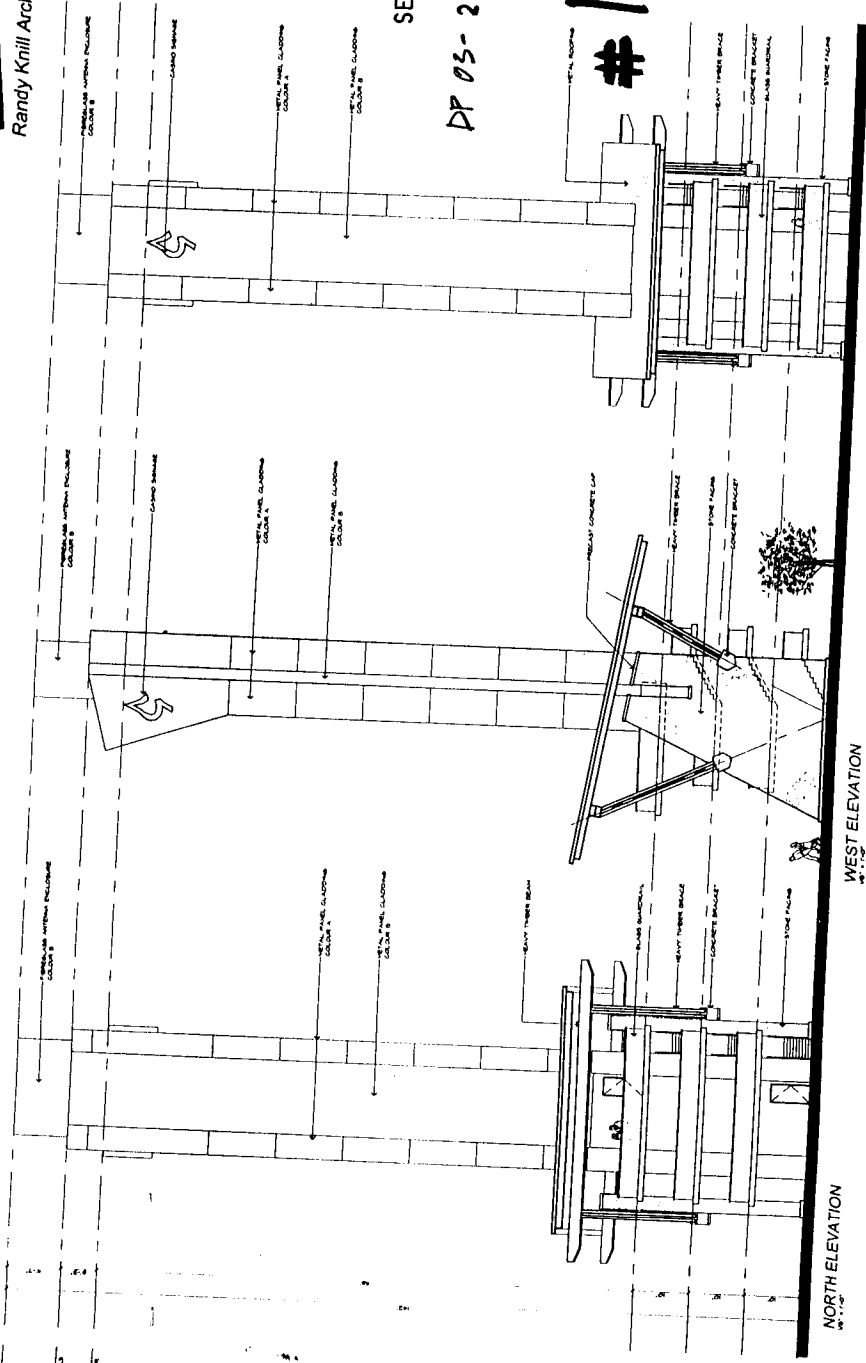


Randy Knill Architect Ltd.

SEP 30 2003

DP 05-227595

#1.13



# BRIDGEPOINT VIEWING PLATFORM

A3

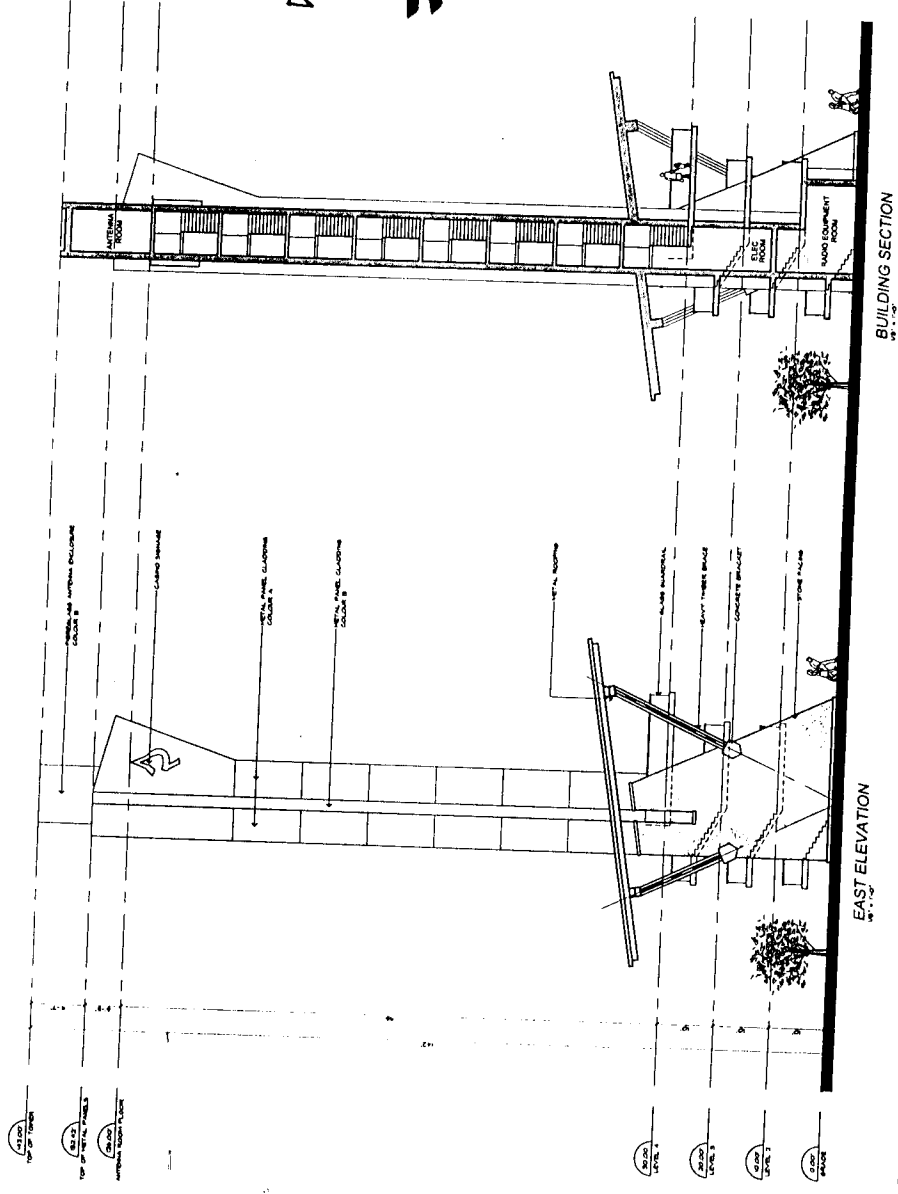
ISSUED FOR DEVELOPMENT POINT ON SEPTEMBER 24, 2003  
PROJECT NUMBER 028

SEP 3 0 2003

DP 03-227595

#1.14.

A4

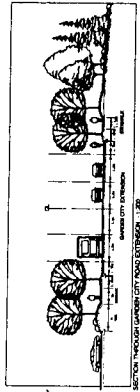
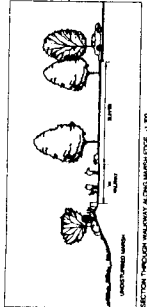
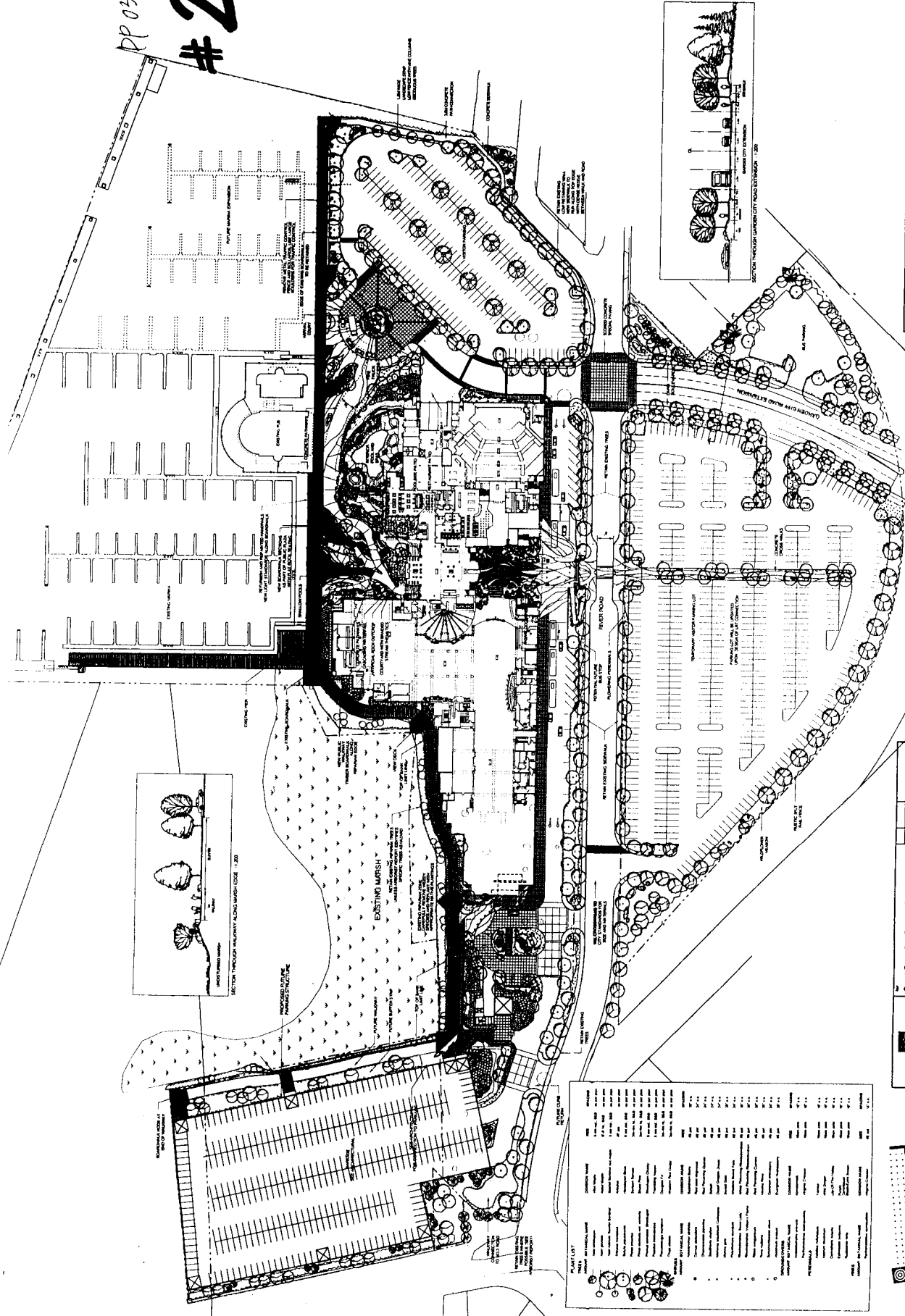


BRIDGEPOINT VIEWING PLATFORM

SEP 2 2 2003

PP 05-227595

#2.1



**PLANT LIST**

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**GREAT CANADIAN PLACE**  
 Preliminary Landscape Concept Plan

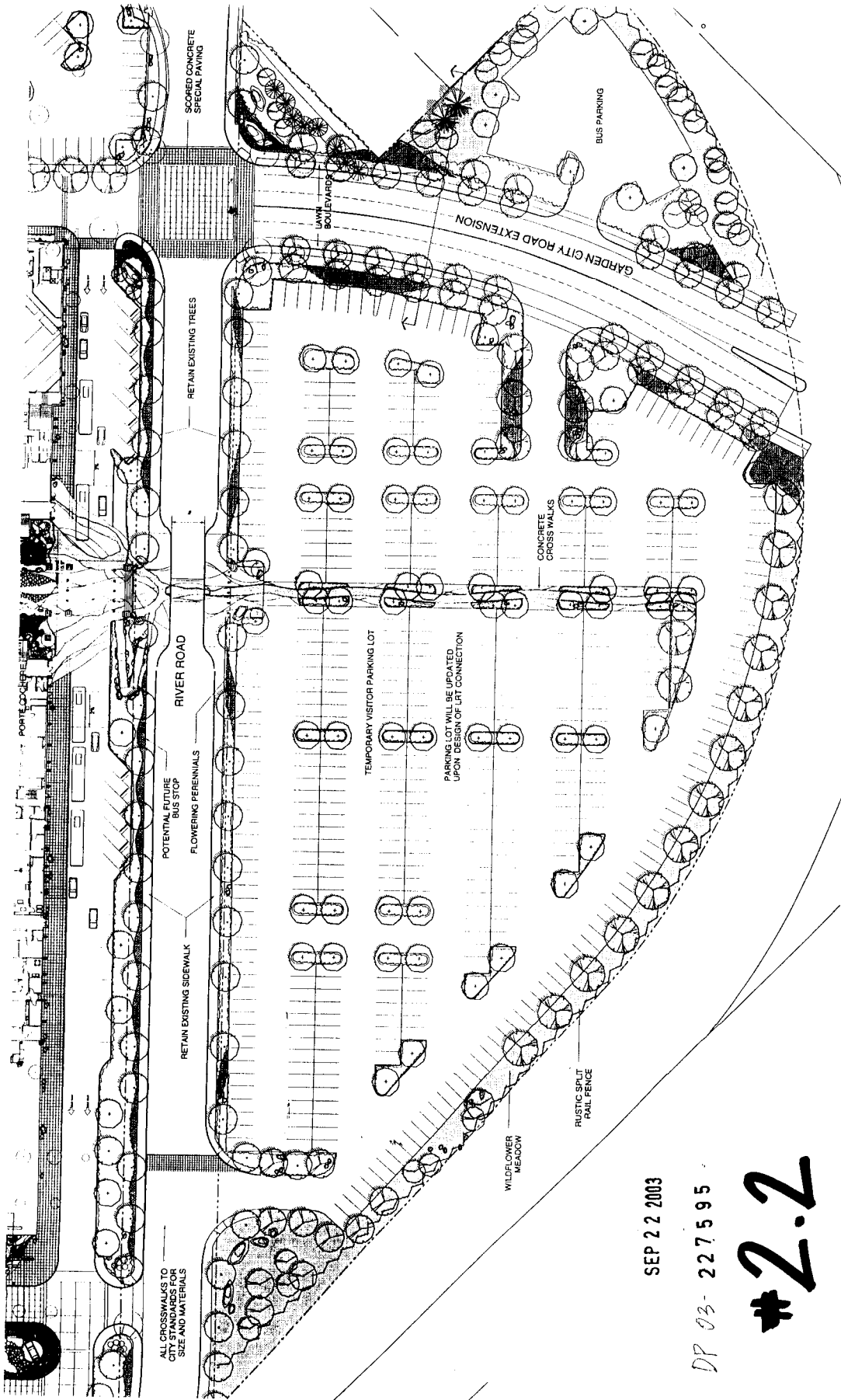
DATE: 09/02/03  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

**L-1**

**Great Canadian Gaming Corporation**

1000 SHEPPARD AVENUE EAST, SUITE 1000, SCARBOROUGH, ONTARIO M1S 1T7  
 TEL: (416) 291-1000 FAX: (416) 291-1001  
 WWW.GCCANADIAN.COM

**Randy Krill Architect Ltd.**  
 1000 SHEPPARD AVENUE EAST, SUITE 1000, SCARBOROUGH, ONTARIO M1S 1T7  
 TEL: (416) 291-1000 FAX: (416) 291-1001  
 WWW.RKARCHITECT.COM



SEP 22 2003

DP 03-227595

#2.2

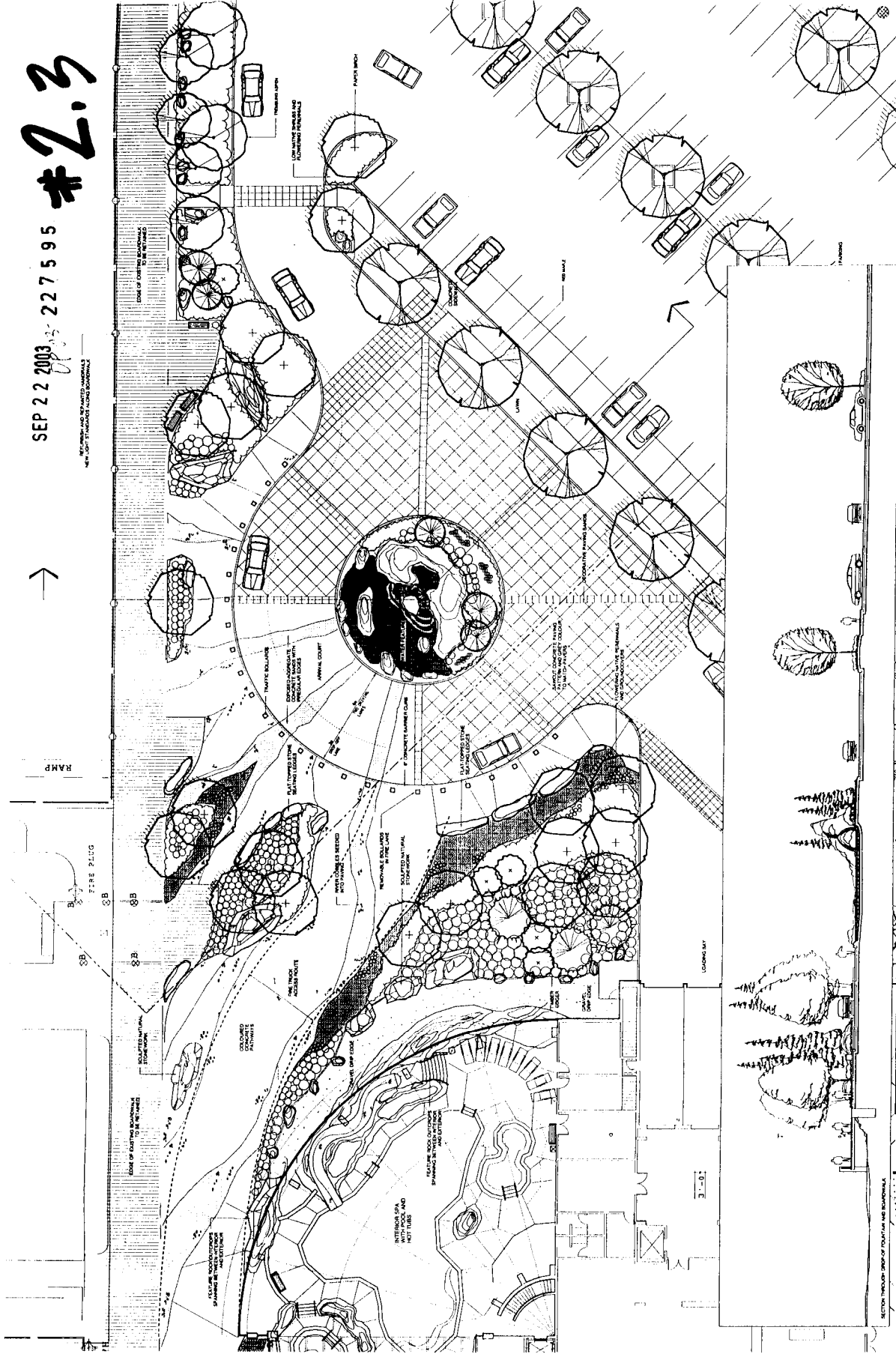
**Randy Knill Architect Ltd**  
 1111 14th Street S.E. Vancouver B.C. Canada V6Z 1Y2  
 Phone: 604 681 5718 Fax: 604 681 5716 www.randyknill.com

**Greeff Canadian Gaming Corporation**  
 1000 West Broadway Vancouver B.C. Canada V6H 1G5  
 Phone: 604 681 5718 Fax: 604 681 5716 www.randyknill.com

**GREAT CANADIAN PLACE**  
 1000 West Broadway Vancouver B.C. Canada V6H 1G5  
 Phone: 604 681 5718 Fax: 604 681 5716 www.randyknill.com  
**South Parking Lot**  
**Landscape Plan Option**  
**L-1B**

SEP 22 2003 227595 #2.3

REVISIONS AND RELATED COMMENTS  
 SEE SHEET 227595-1



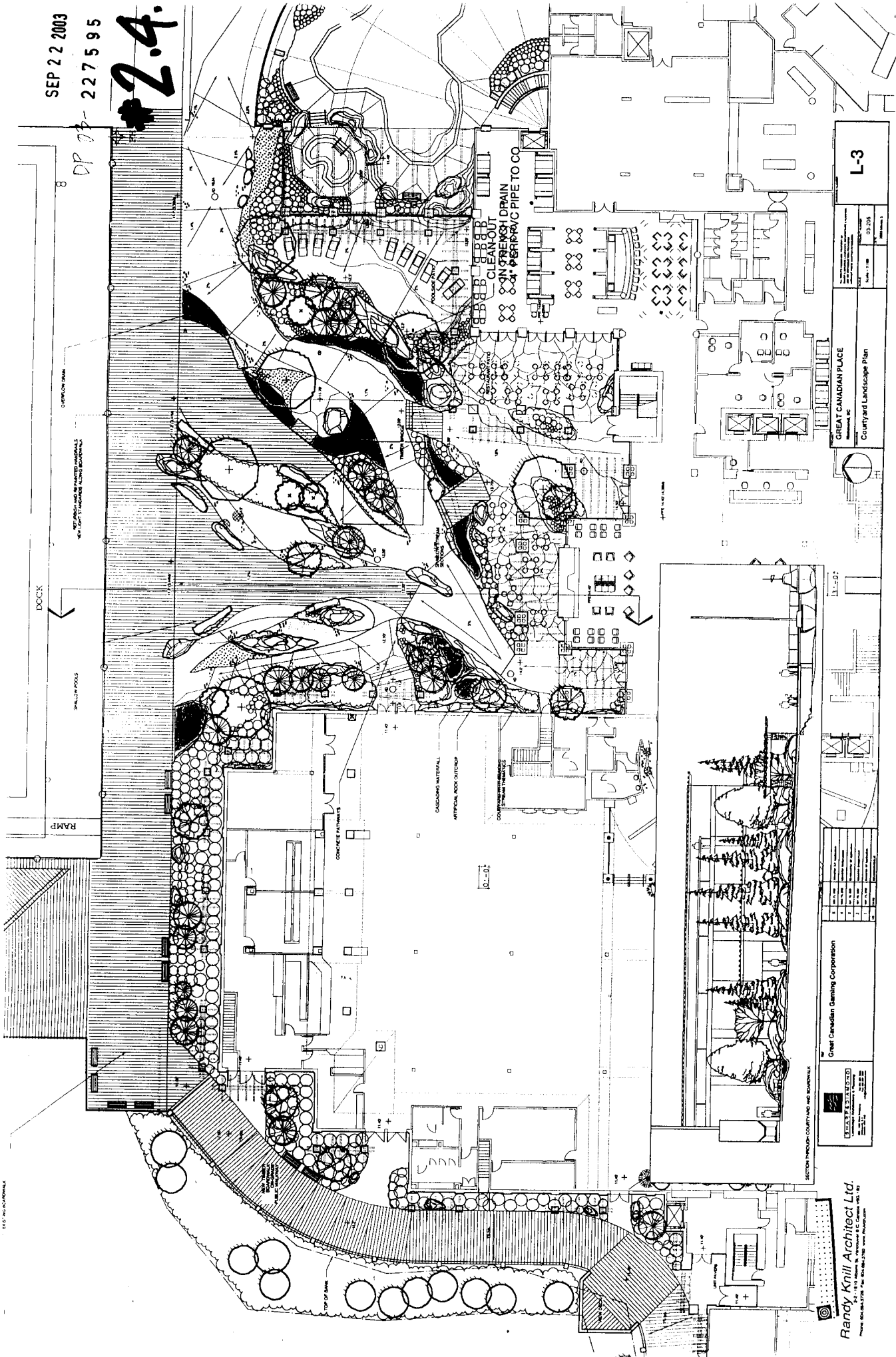
 <b>Randy Knill Architect Ltd.</b> Architects & Landscape Architects 1000 Bay Street, Toronto, Ontario M5G 1R7 Tel: 416-593-1188 Fax: 416-593-1189 www.randyknill.com		<b>Great Canadian Gaming Corporation</b> 1000 Bay Street, Toronto, Ontario M5G 1R7 Tel: 416-593-1188 Fax: 416-593-1189 www.randyknill.com		GREAT CANADIAN PLACE 1000 BAY ST. TORONTO, ONT. DROP-OFF AREA LANDSCAPE PLAN	<b>L-2</b> SHEET NO. 227595-2 DATE: 09/22/03 DRAWN: [Name] CHECKED: [Name] SCALE: AS SHOWN
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SECTION THROUGH DROP-OFF AREA AND BUILDING

SEP 22 2003

DP 03-227595

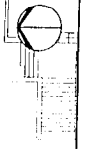
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L-3

DATE	22-SEP-03
BY	DP 03-227595
SCALE	AS SHOWN
PROJECT NO.	227595
CLIENT	GREAT CANADIAN PLACE
LOCATION	1000 BAYVIEW AVE. TORONTO, ONT. M2M 1B3

GREAT CANADIAN PLACE  
 COURTYARD LANDSCAPE PLAN



NO.	DATE	DESCRIPTION
1	22-SEP-03	ISSUED FOR PERMITTING
2	22-SEP-03	ISSUED FOR PERMITTING
3	22-SEP-03	ISSUED FOR PERMITTING
4	22-SEP-03	ISSUED FOR PERMITTING
5	22-SEP-03	ISSUED FOR PERMITTING
6	22-SEP-03	ISSUED FOR PERMITTING
7	22-SEP-03	ISSUED FOR PERMITTING
8	22-SEP-03	ISSUED FOR PERMITTING
9	22-SEP-03	ISSUED FOR PERMITTING
10	22-SEP-03	ISSUED FOR PERMITTING

GREAT CANADIAN GARDENING CORPORATION  
 1000 BAYVIEW AVE. TORONTO, ONT. M2M 1B3  
 TEL: 416-491-1111  
 FAX: 416-491-1112  
 WWW.GCGL.COM



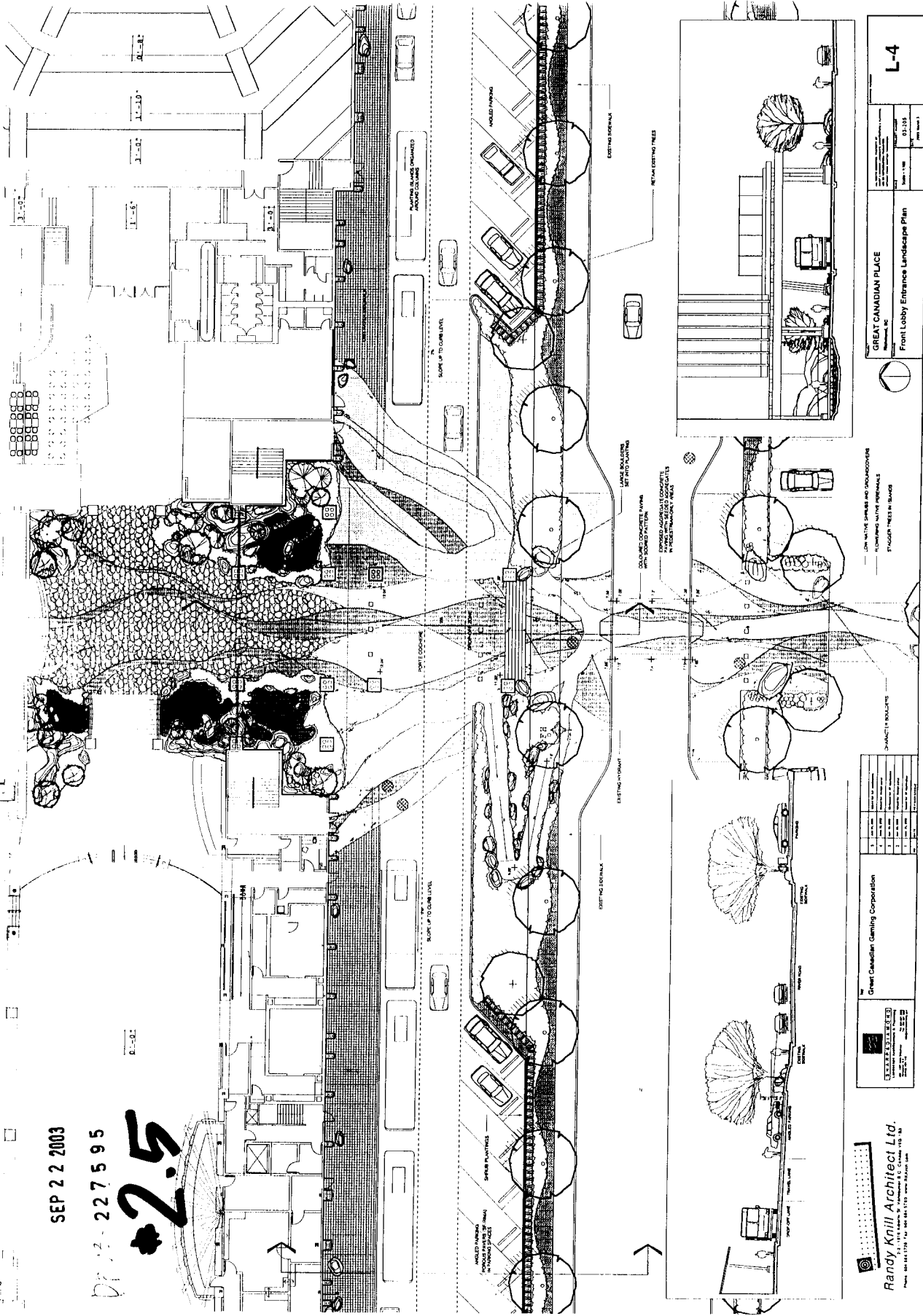
SECTION THROUGH COURTYARD AND BOARDWALK

Randy Knill Architect Ltd.  
 1000 BAYVIEW AVE. TORONTO, ONT. M2M 1B3  
 TEL: 416-491-1111  
 FAX: 416-491-1112  
 WWW.RKARCHITECT.COM

SEP 22 2003

Dr: 2-227595

2.5



1	Site Plan	1	Site Plan
2	Site Plan	2	Site Plan
3	Site Plan	3	Site Plan
4	Site Plan	4	Site Plan
5	Site Plan	5	Site Plan
6	Site Plan	6	Site Plan
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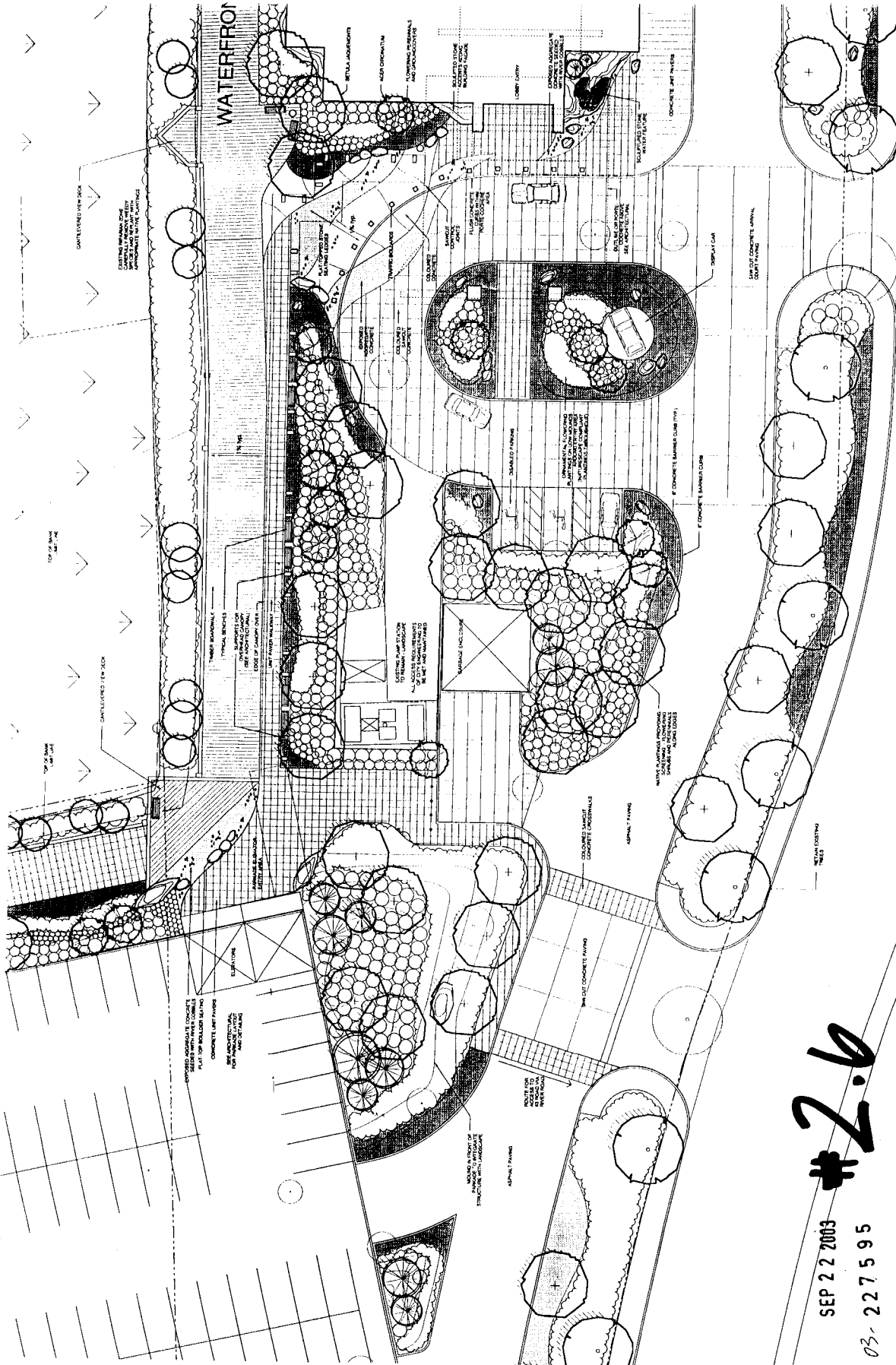
**Randy Knill Architect Ltd.**  
 Phone: 416-463-1700 Fax: 416-463-1701 www.rkna.com

**Great Canadian Gaming Corporation**

**GREAT CANADIAN PLACE**  
 100 King Street West, Toronto, ON M5X 1C5  
 Front Lobby Entrance Landscape Plan

**L-4**





GREAT CANADIAN PLACE  
 1000 BAYVIEW AVE.  
 SCARBOROUGH, ONT. M2W 6L9  
 West Side Landscape Plan

DATE	DESCRIPTION
02-14-05	ISSUED FOR PERMIT
08-18-04	REVISED
08-18-04	ISSUED FOR PERMIT

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			

**Randy Knill Architect Ltd.**  
 3411 VIVA AVE. SUITE 200 SCARBOROUGH, ONT. M1V 4V4  
 PHONE: 416-291-1519 FAX: 416-291-1518 WWW.RKARCHITECT.COM

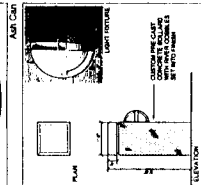
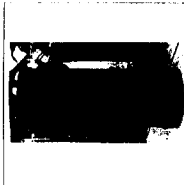
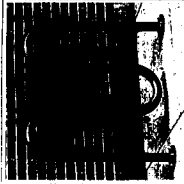
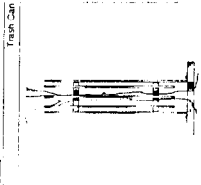
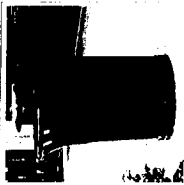
**Great Canadian Gaming Corporation**  
 1000 BAYVIEW AVE. SUITE 1000 SCARBOROUGH, ONT. M2W 6L9  
 TEL: 416-291-1519 FAX: 416-291-1518 WWW.GCCANADA.COM

#2.6

SEP 22 2003  
 PP 03-227595



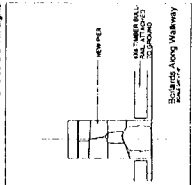
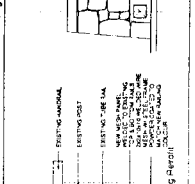
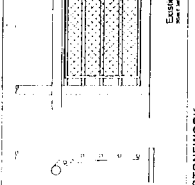
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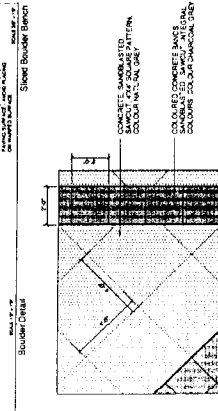
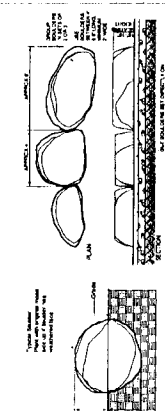
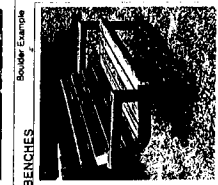
Trash Can

Trash Can

Trash Can



**STONEWORK**

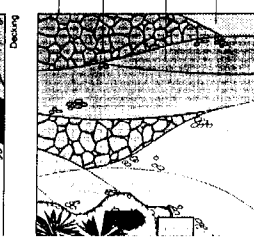
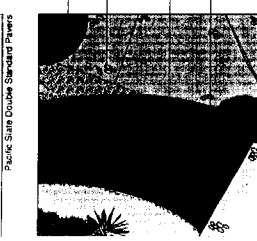
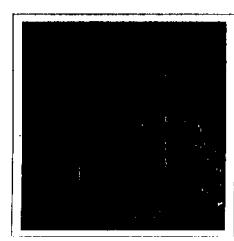
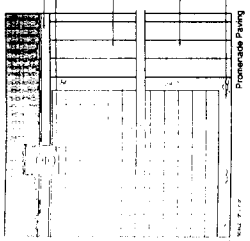


Stone Wall

Stone Wall

Stone Wall

**PAVING PATTERNS**



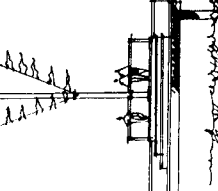
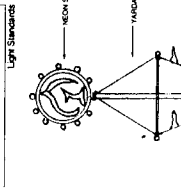
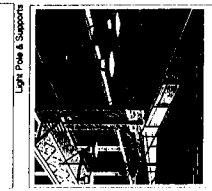
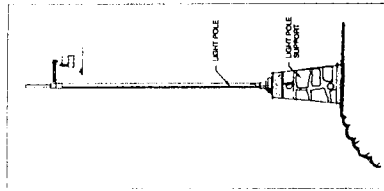
WALL, STONE FACED, BOARDWALK, DOUBLE STANDARD PAVERS, NEW TIMBER BOARDWALK, SECOND CONCRETE CURB, Paved area Paving

DISPOSED AGGREGATE CONCRETE, ROUND WASHED RIVER CORNERS, RESISTANT AREA ONLY, COLORED CONCRETE, SANDGRADED, COLOUR MATCH, PROVED COATING TO MATCH EXISTING PERS

FLASSTONE SET IN MORTAR TO MATCH EXISTING STONE SET, ROUND WASHED RIVER CORNERS, RESISTANT AREA ONLY, COLORED CONCRETE, SANDGRADED, COLOUR MATCH, COLORED CONCRETE, SANDGRADED, COLOUR MATCH, COLORED CONCRETE, SANDGRADED, COLOUR MATCH

SEP 2 2 2003  
DP 03- 227595  
#2.0

**LIGHTING**



Light Pole & Supports

Light Pole & Supports

Light Pole & Supports

Light Pole & Supports

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Professional Architects  
1000 ...

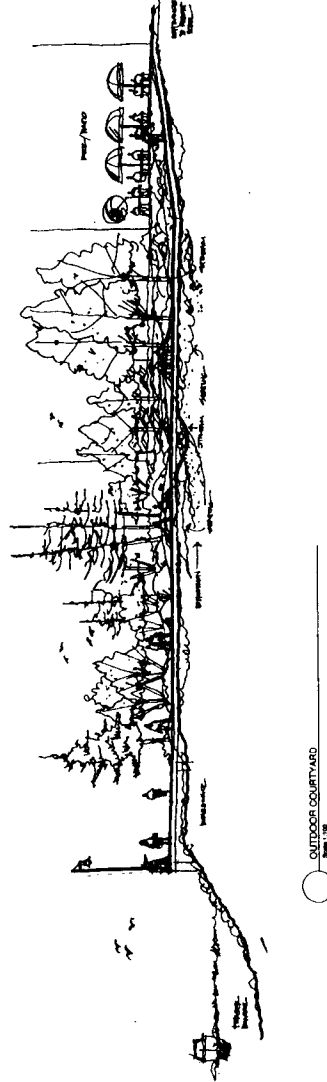
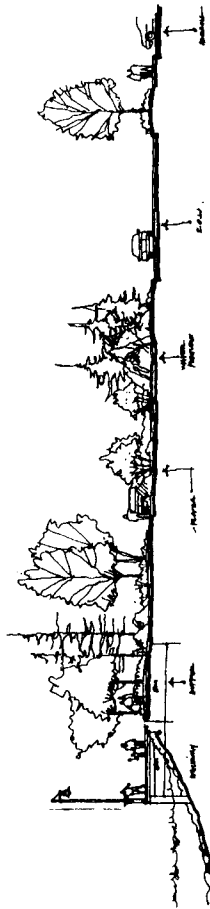
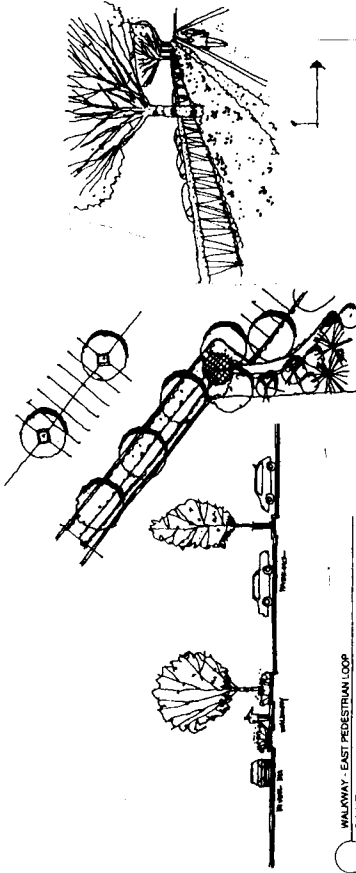
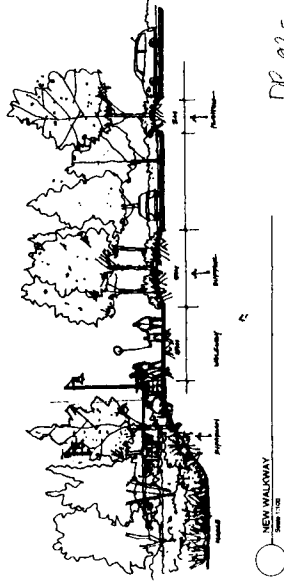
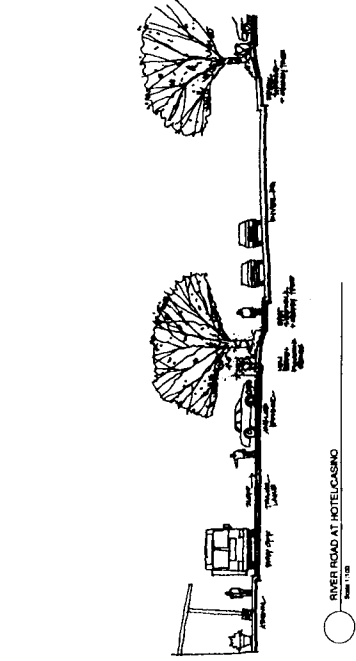
Great Canadian Gaming Corporation  
1000 ...

GREAT CANADIAN PLACE  
Landscape Materials and Furniture  
L-6

SEP 22 2003

DP 03-227595

#2.9.

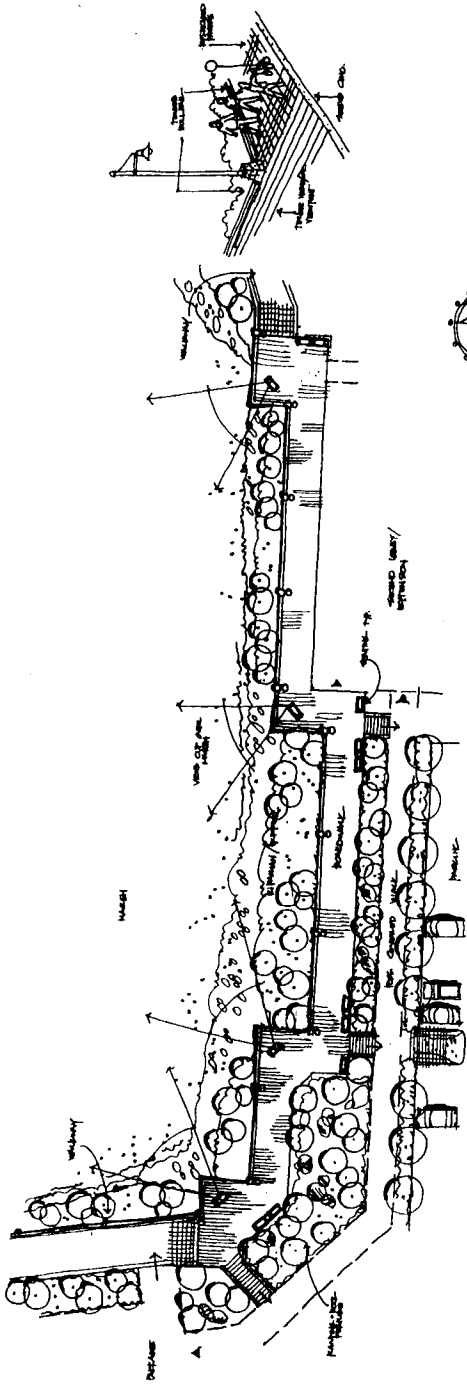


**Randy Knill Architect Ltd.**  
Randy Knill Architect Ltd.  
1112 Avenue A, Toronto, Ontario M5G 1B7  
Phone: (416) 593-7788 Fax: (416) 593-7789  
www.randyknill.com

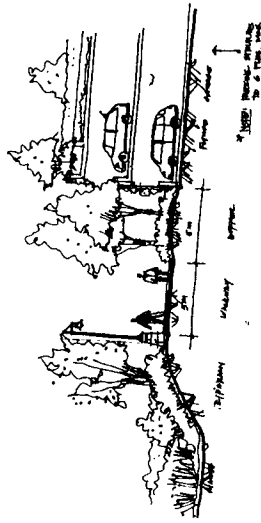
**Great Canadian Gaming Corporation**  
Great Canadian Gaming Corporation  
1112 Avenue A, Toronto, Ontario M5G 1B7  
Phone: (416) 593-7788 Fax: (416) 593-7789  
www.greatcanadian.com

GREAT CANADIAN PLACE 1112 Avenue A SECTION 2 AND DETAILS		DATE: 03-2003
PROJECT NO.	03-2003	
DATE	03-2003	
SCALE	1/8" = 1'-0"	
BY		
CHECKED BY		
APPROVED BY		

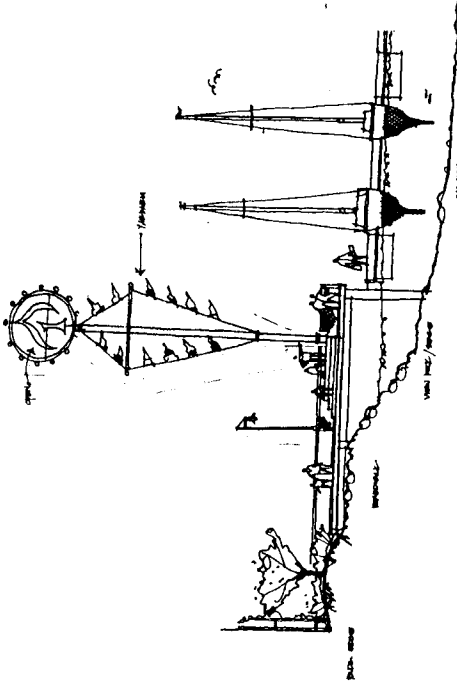
L-7



WALKWAY ADJACENT TO SERVICE ACCESS - VIEWPOINT OVER MARSH  
Sheet 1108



WALKWAY AT PARKADE  
Sheet 1109



FOCAL POINT OUTDOOR STAGE  
Sheet 1106

SEP 22 2003

DP 03-227595

#2,10

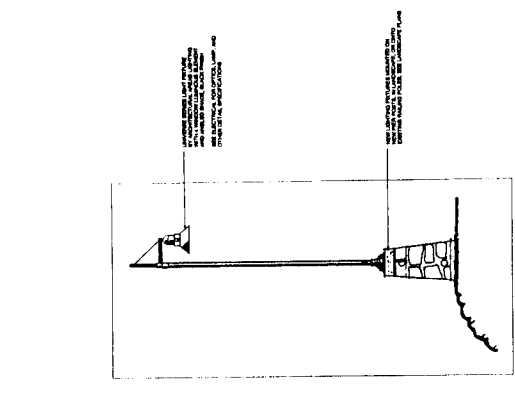
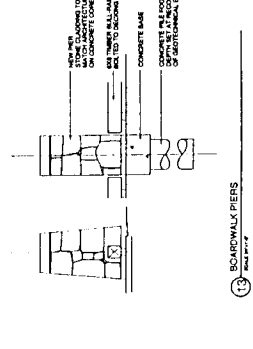
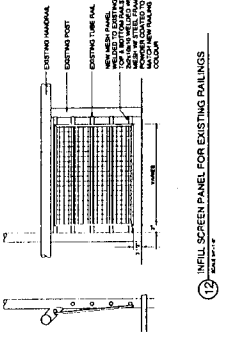
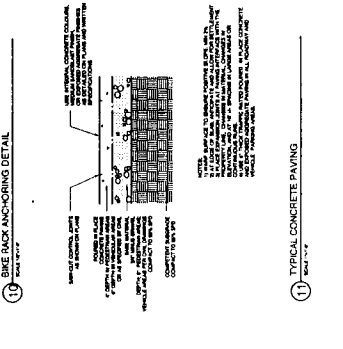
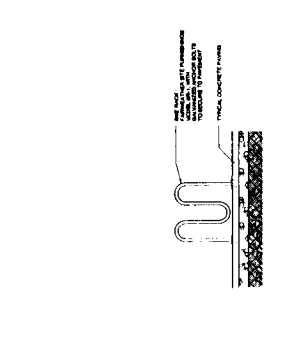
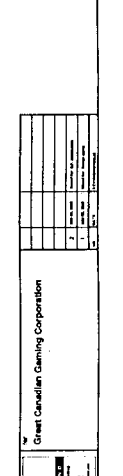
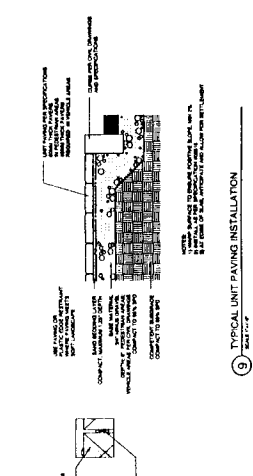
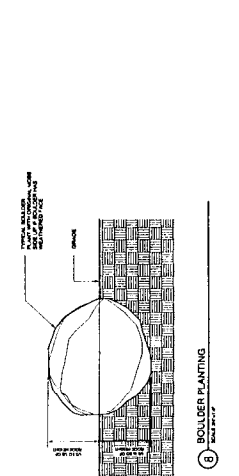
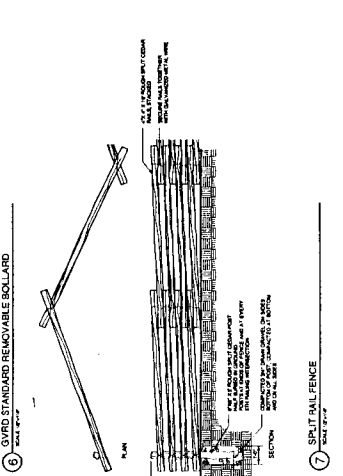
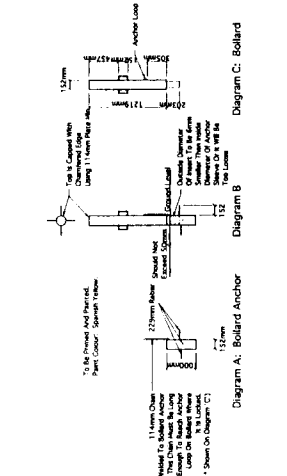
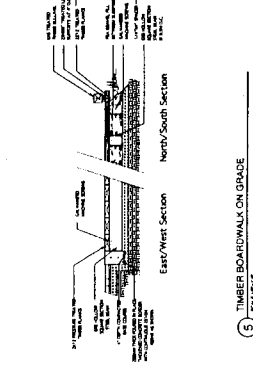
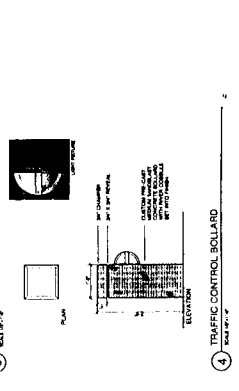
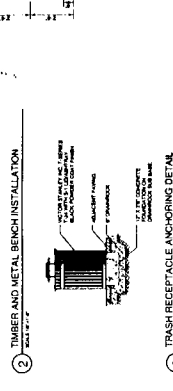
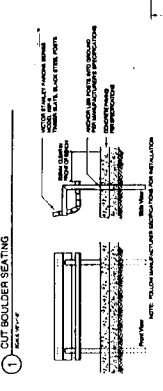
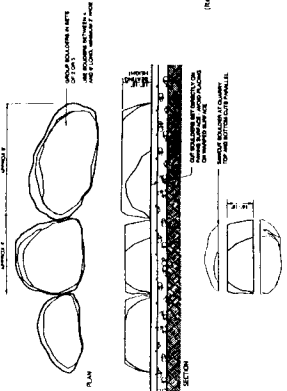
**Randy Krill Architect Ltd.**  
Professional Architectural & Civil Engineers  
Phone: 416-491-8778 Fax: 416-491-8779

**Great Canadian Clearing Corporation**  
1000 Highway 7  
Unit 10  
Markham, Ontario L3R 9V7  
Phone: 905-477-1111 Fax: 905-477-1112

Project Name	Great Canadian Clearing Corporation
Project No.	GC-2003
Client Name	Great Canadian Clearing Corporation
Client Address	1000 Highway 7, Unit 10, Markham, Ontario L3R 9V7
Project Location	
Project Start Date	
Project End Date	
Project Status	
Project Description	

**GREAT CANADIAN PLACE**  
SECTION 11.0  
SECTIONS AND DETAILS

L-8



SEP 22 2003  
 DP 03-227595  
 #2.11

**Great Canadian Geosynthetic Corporation**  
 Randy Knill Architect Ltd.  
 2111, 1100 Avenue St. Jacques & C. Ottawa, ON, K1N 6K5  
 Phone: (613) 737-1111 Fax: (613) 737-1111

NO.	DESCRIPTION	DATE	BY	CHECKED
1	Issue for Construction	03-22-2003	Randy Knill	John Smith
2	Issue for Construction	03-22-2003	Randy Knill	John Smith
3	Issue for Construction	03-22-2003	Randy Knill	John Smith

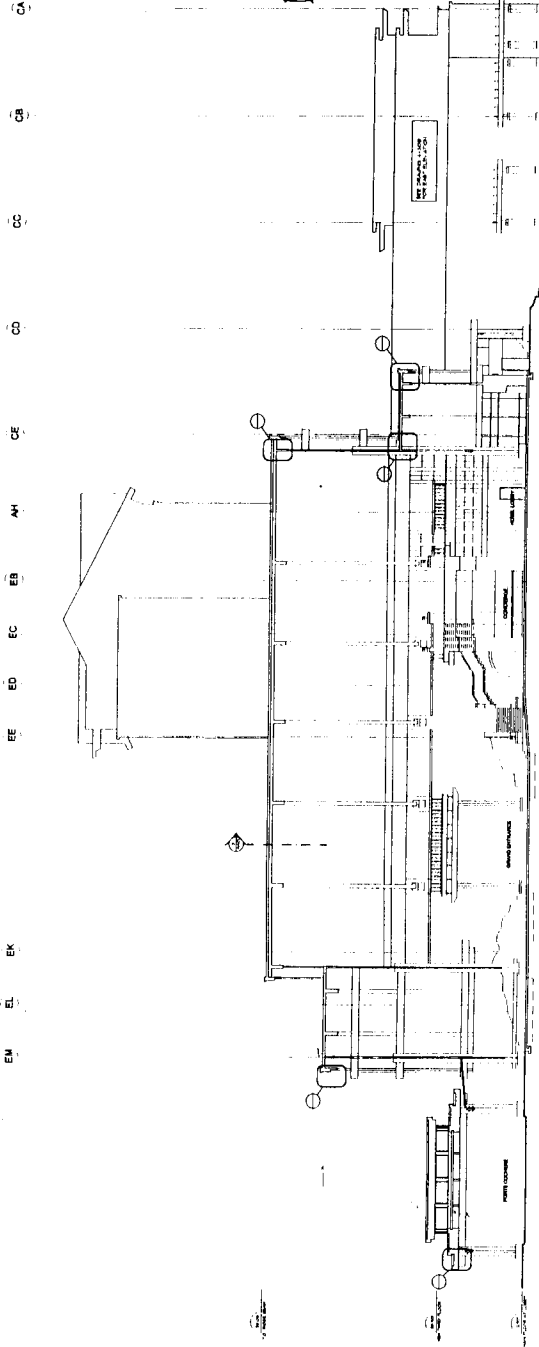
**Great Canadian Geosynthetic Corporation**  
 Randy Knill Architect Ltd.  
 2111, 1100 Avenue St. Jacques & C. Ottawa, ON, K1N 6K5  
 Phone: (613) 737-1111 Fax: (613) 737-1111



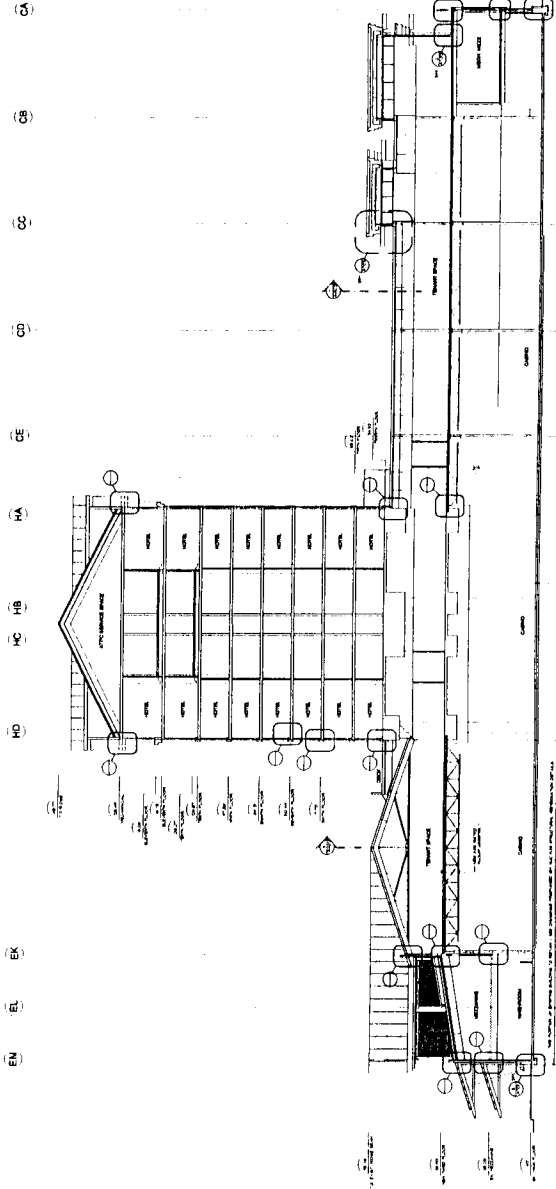
SEP 22 2003

DR 03-227595

#2.1



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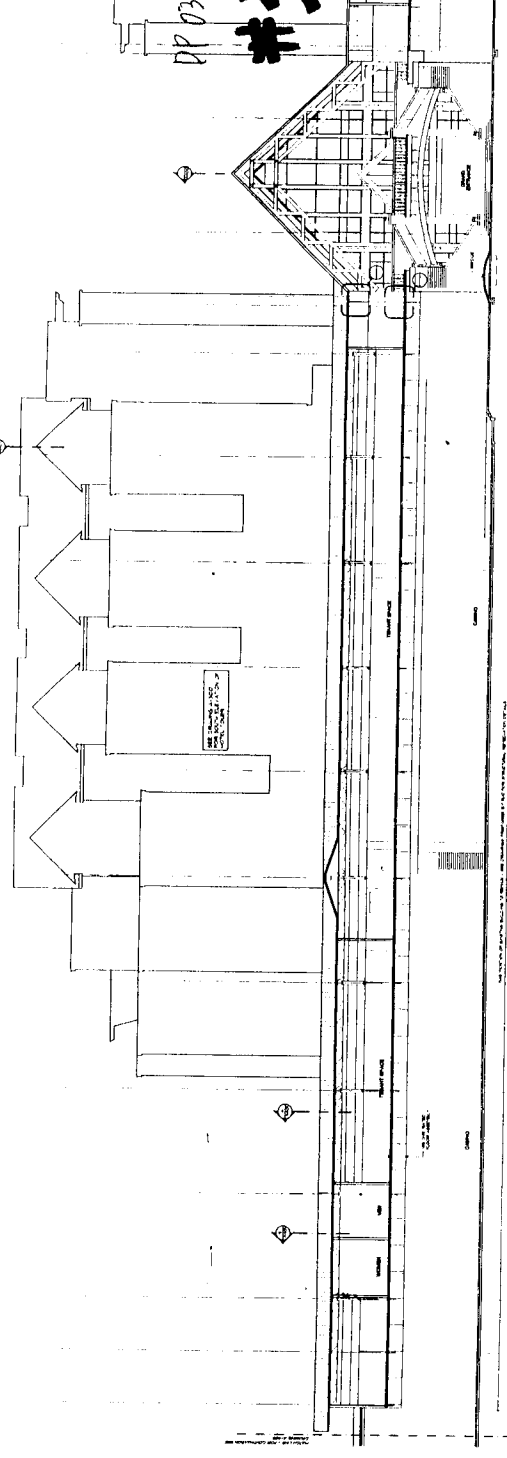


2 BUILDING SECTION  
PLAN 10'-0" X 10'-0"

Great Clips  
 ARCHITECT  
 BUILDING SECTION  
 10'-0" X 10'-0"



E1 E2 E3 E4 E5 E6 E7 E8 E9 E10 E11 E12 E13 E14 E15

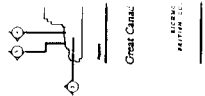


SEP 2 2 2003

PP 03-227595

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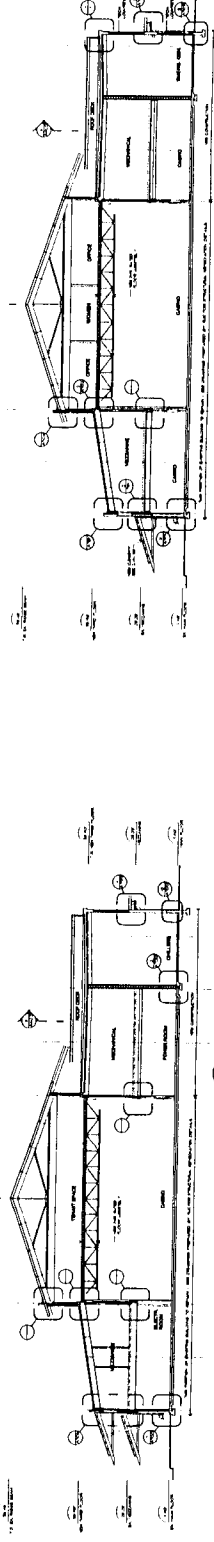
3. BUILDING SECTION  
PLAN 100-1



Great Central

ALUMINUM  
PARTITION II

E16 E17 E18 E19 E20 E21 E22 E23 E24 E25 E26 E27 E28 E29 E30 E31 E32 E33 E34 E35 E36 E37 E38 E39 E40 E41 E42 E43 E44 E45 E46 E47 E48 E49 E50 E51 E52 E53 E54 E55 E56 E57 E58 E59 E60 E61 E62 E63 E64 E65 E66 E67 E68 E69 E70 E71 E72 E73 E74 E75 E76 E77 E78 E79 E80 E81 E82 E83 E84 E85 E86 E87 E88 E89 E90 E91 E92 E93 E94 E95 E96 E97 E98 E99 E100 E101 E102 E103 E104 E105 E106 E107 E108 E109 E110 E111 E112 E113 E114 E115 E116 E117 E118 E119 E120 E121 E122 E123 E124 E125 E126 E127 E128 E129 E130 E131 E132 E133 E134 E135 E136 E137 E138 E139 E140 E141 E142 E143 E144 E145 E146 E147 E148 E149 E150 E151 E152 E153 E154 E155 E156 E157 E158 E159 E160 E161 E162 E163 E164 E165 E166 E167 E168 E169 E170 E171 E172 E173 E174 E175 E176 E177 E178 E179 E180 E181 E182 E183 E184 E185 E186 E187 E188 E189 E190 E191 E192 E193 E194 E195 E196 E197 E198 E199 E200 E201 E202 E203 E204 E205 E206 E207 E208 E209 E210 E211 E212 E213 E214 E215 E216 E217 E218 E219 E220 E221 E222 E223 E224 E225 E226 E227 E228 E229 E230 E231 E232 E233 E234 E235 E236 E237 E238 E239 E240 E241 E242 E243 E244 E245 E246 E247 E248 E249 E250 E251 E252 E253 E254 E255 E256 E257 E258 E259 E260 E261 E262 E263 E264 E265 E266 E267 E268 E269 E270 E271 E272 E273 E274 E275 E276 E277 E278 E279 E280 E281 E282 E283 E284 E285 E286 E287 E288 E289 E290 E291 E292 E293 E294 E295 E296 E297 E298 E299 E300 E301 E302 E303 E304 E305 E306 E307 E308 E309 E310 E311 E312 E313 E314 E315 E316 E317 E318 E319 E320 E321 E322 E323 E324 E325 E326 E327 E328 E329 E330 E331 E332 E333 E334 E335 E336 E337 E338 E339 E340 E341 E342 E343 E344 E345 E346 E347 E348 E349 E350 E351 E352 E353 E354 E355 E356 E357 E358 E359 E360 E361 E362 E363 E364 E365 E366 E367 E368 E369 E370 E371 E372 E373 E374 E375 E376 E377 E378 E379 E380 E381 E382 E383 E384 E385 E386 E387 E388 E389 E390 E391 E392 E393 E394 E395 E396 E397 E398 E399 E400 E401 E402 E403 E404 E405 E406 E407 E408 E409 E410 E411 E412 E413 E414 E415 E416 E417 E418 E419 E420 E421 E422 E423 E424 E425 E426 E427 E428 E429 E430 E431 E432 E433 E434 E435 E436 E437 E438 E439 E440 E441 E442 E443 E444 E445 E446 E447 E448 E449 E450 E451 E452 E453 E454 E455 E456 E457 E458 E459 E460 E461 E462 E463 E464 E465 E466 E467 E468 E469 E470 E471 E472 E473 E474 E475 E476 E477 E478 E479 E480 E481 E482 E483 E484 E485 E486 E487 E488 E489 E490 E491 E492 E493 E494 E495 E496 E497 E498 E499 E500 E501 E502 E503 E504 E505 E506 E507 E508 E509 E510 E511 E512 E513 E514 E515 E516 E517 E518 E519 E520 E521 E522 E523 E524 E525 E526 E527 E528 E529 E530 E531 E532 E533 E534 E535 E536 E537 E538 E539 E540 E541 E542 E543 E544 E545 E546 E547 E548 E549 E550 E551 E552 E553 E554 E555 E556 E557 E558 E559 E560 E561 E562 E563 E564 E565 E566 E567 E568 E569 E570 E571 E572 E573 E574 E575 E576 E577 E578 E579 E580 E581 E582 E583 E584 E585 E586 E587 E588 E589 E590 E591 E592 E593 E594 E595 E596 E597 E598 E599 E600 E601 E602 E603 E604 E605 E606 E607 E608 E609 E610 E611 E612 E613 E614 E615 E616 E617 E618 E619 E620 E621 E622 E623 E624 E625 E626 E627 E628 E629 E630 E631 E632 E633 E634 E635 E636 E637 E638 E639 E640 E641 E642 E643 E644 E645 E646 E647 E648 E649 E650 E651 E652 E653 E654 E655 E656 E657 E658 E659 E660 E661 E662 E663 E664 E665 E666 E667 E668 E669 E670 E671 E672 E673 E674 E675 E676 E677 E678 E679 E680 E681 E682 E683 E684 E685 E686 E687 E688 E689 E690 E691 E692 E693 E694 E695 E696 E697 E698 E699 E700 E701 E702 E703 E704 E705 E706 E707 E708 E709 E710 E711 E712 E713 E714 E715 E716 E717 E718 E719 E720 E721 E722 E723 E724 E725 E726 E727 E728 E729 E730 E731 E732 E733 E734 E735 E736 E737 E738 E739 E740 E741 E742 E743 E744 E745 E746 E747 E748 E749 E750 E751 E752 E753 E754 E755 E756 E757 E758 E759 E760 E761 E762 E763 E764 E765 E766 E767 E768 E769 E770 E771 E772 E773 E774 E775 E776 E777 E778 E779 E780 E781 E782 E783 E784 E785 E786 E787 E788 E789 E790 E791 E792 E793 E794 E795 E796 E797 E798 E799 E800 E801 E802 E803 E804 E805 E806 E807 E808 E809 E810 E811 E812 E813 E814 E815 E816 E817 E818 E819 E820 E821 E822 E823 E824 E825 E826 E827 E828 E829 E830 E831 E832 E833 E834 E835 E836 E837 E838 E839 E840 E841 E842 E843 E844 E845 E846 E847 E848 E849 E850 E851 E852 E853 E854 E855 E856 E857 E858 E859 E860 E861 E862 E863 E864 E865 E866 E867 E868 E869 E870 E871 E872 E873 E874 E875 E876 E877 E878 E879 E880 E881 E882 E883 E884 E885 E886 E887 E888 E889 E890 E891 E892 E893 E894 E895 E896 E897 E898 E899 E900 E901 E902 E903 E904 E905 E906 E907 E908 E909 E910 E911 E912 E913 E914 E915 E916 E917 E918 E919 E920 E921 E922 E923 E924 E925 E926 E927 E928 E929 E930 E931 E932 E933 E934 E935 E936 E937 E938 E939 E940 E941 E942 E943 E944 E945 E946 E947 E948 E949 E950 E951 E952 E953 E954 E955 E956 E957 E958 E959 E960 E961 E962 E963 E964 E965 E966 E967 E968 E969 E970 E971 E972 E973 E974 E975 E976 E977 E978 E979 E980 E981 E982 E983 E984 E985 E986 E987 E988 E989 E990 E991 E992 E993 E994 E995 E996 E997 E998 E999



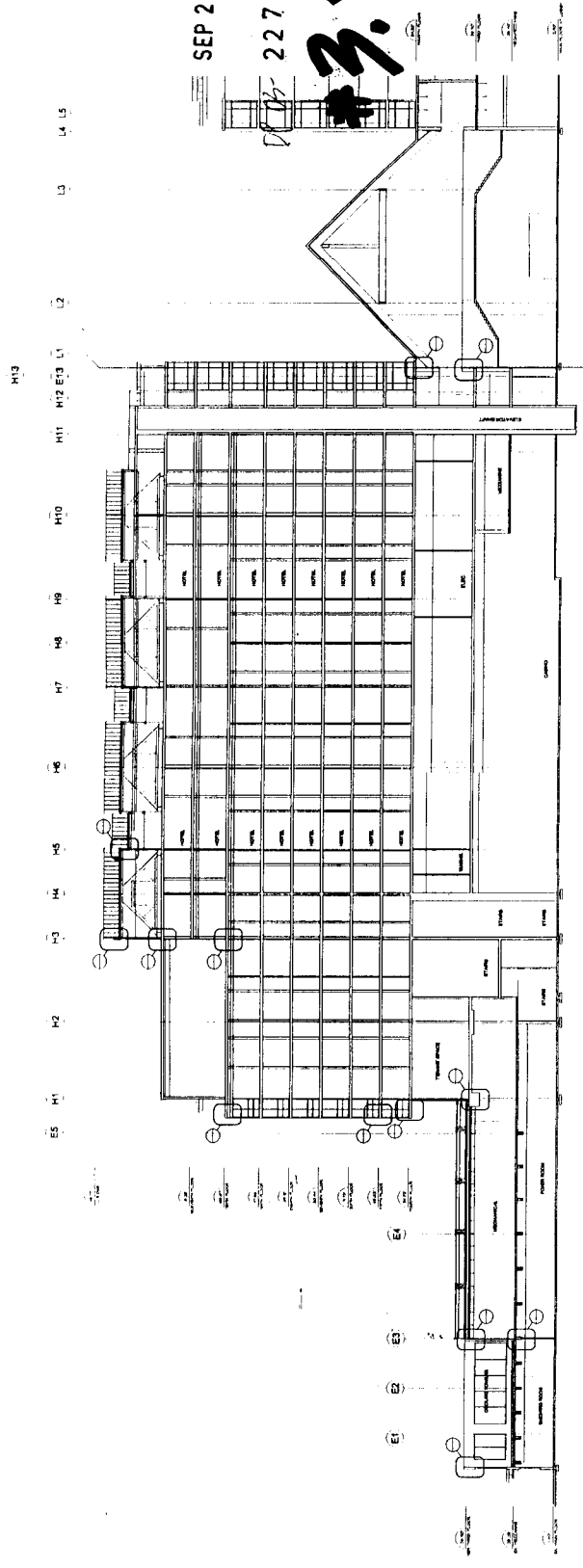
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PLAN 100-2

5. BUILDING SECTION  
PLAN 100-3

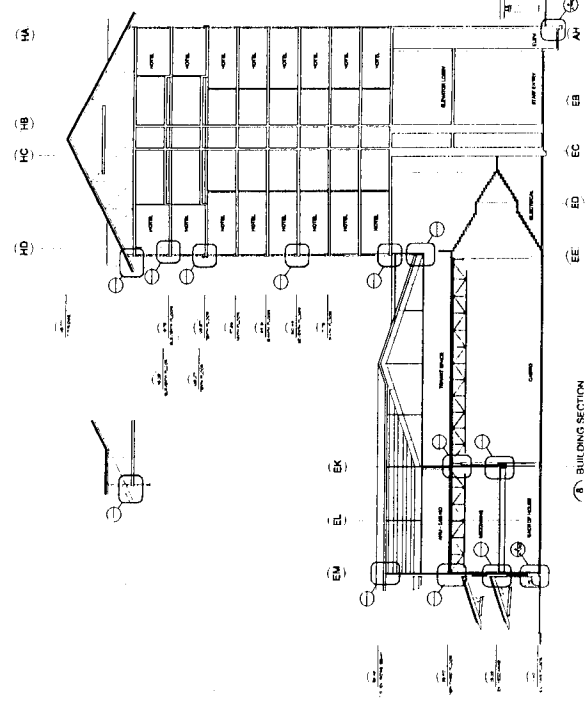
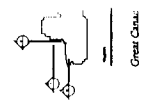
BUILDING SECTIONS

1. GENERAL NOTES  
 2. FOUNDATION NOTES  
 3. STRUCTURAL NOTES  
 4. MECHANICAL NOTES  
 5. ELECTRICAL NOTES  
 6. PLUMBING NOTES  
 7. FINISHES NOTES  
 8. SCHEDULES  
 9. SPECIFICATIONS  
 10. REFERENCES  
 11. REVISIONS  
 12. APPENDICES  
 13. INDEX

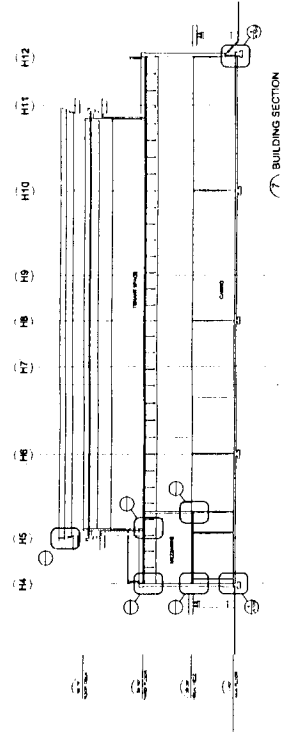
SEP 22 2003  
 227595  
**3.3**



(B) BUILDING SECTION  
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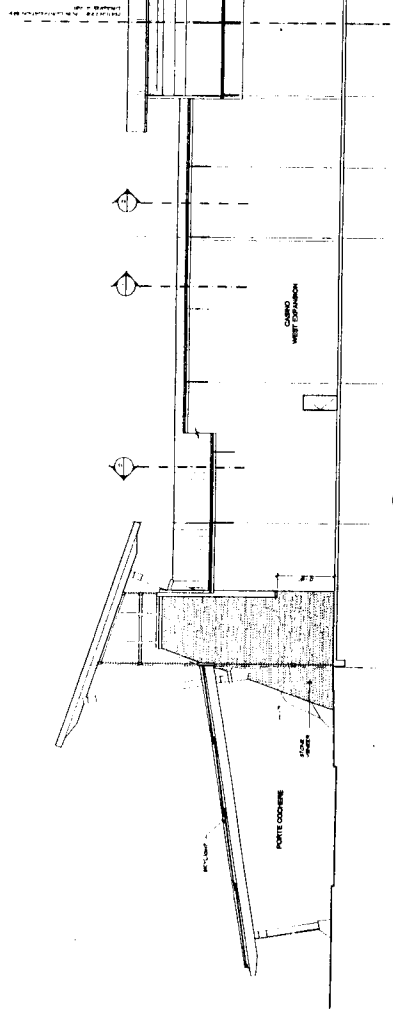
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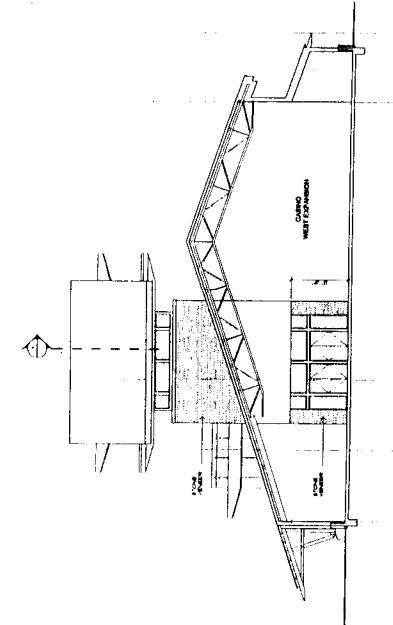
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 1/4" = 1'-0"

BUILDING SECTIONS  
 1. GENERAL NOTES  
 2. FOUNDATION NOTES  
 3. STRUCTURAL NOTES  
 4. MECHANICAL NOTES  
 5. ELECTRICAL NOTES  
 6. PLUMBING NOTES  
 7. FINISHES NOTES  
 8. SCHEDULES  
 9. SPECIFICATIONS  
 10. REFERENCES  
 11. REVISIONS  
 12. APPENDICES  
 13. INDEX

X1 X2 X3 X4 X5 E1 E2 EM EL EK EE ED



BUILDING SECTION



BUILDING SECTION

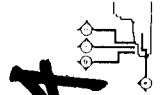
SEP 22 2003

DR 03-227595

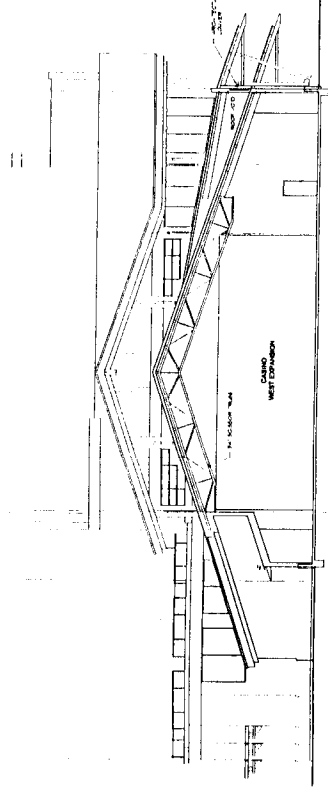
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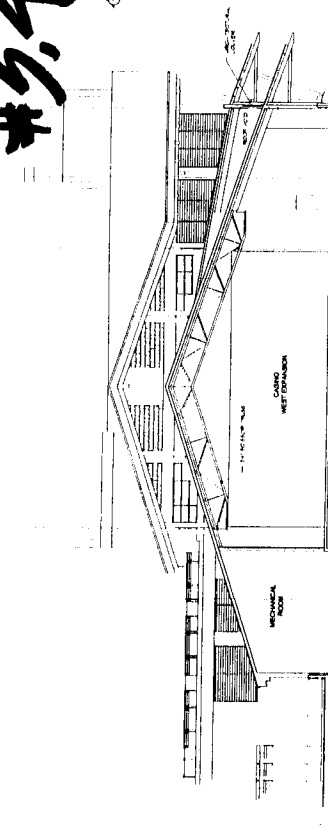
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Great Circle



BUILDING SECTION



BUILDING SECTION

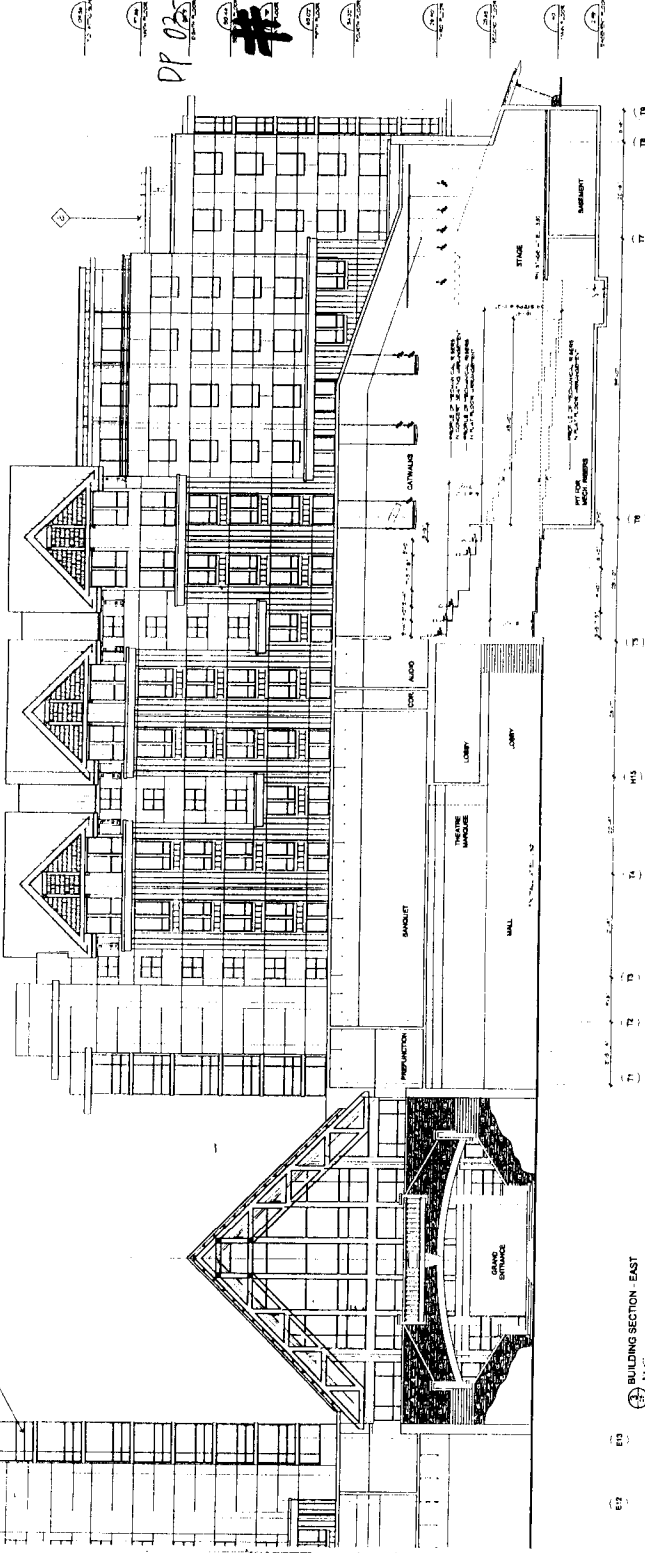
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BUILDING SECTIONS



SEP 22 2003

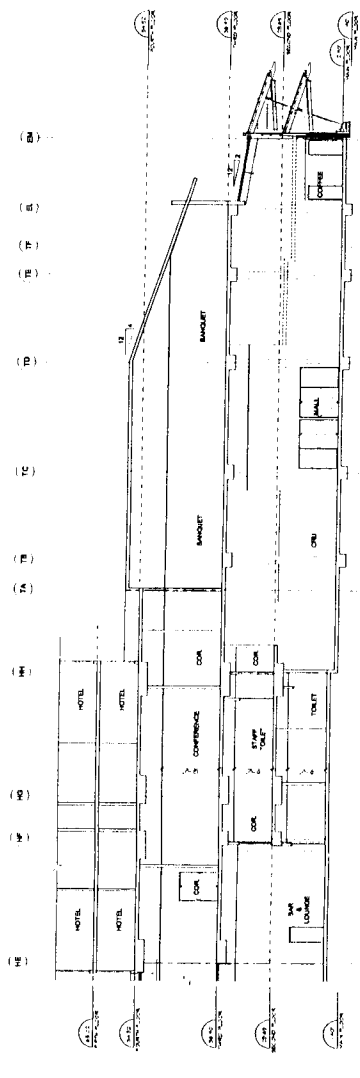
DP 025 227595

#3.6



BUILDING SECTION - EAST

E12 E13



BUILDING SECTION - EAST

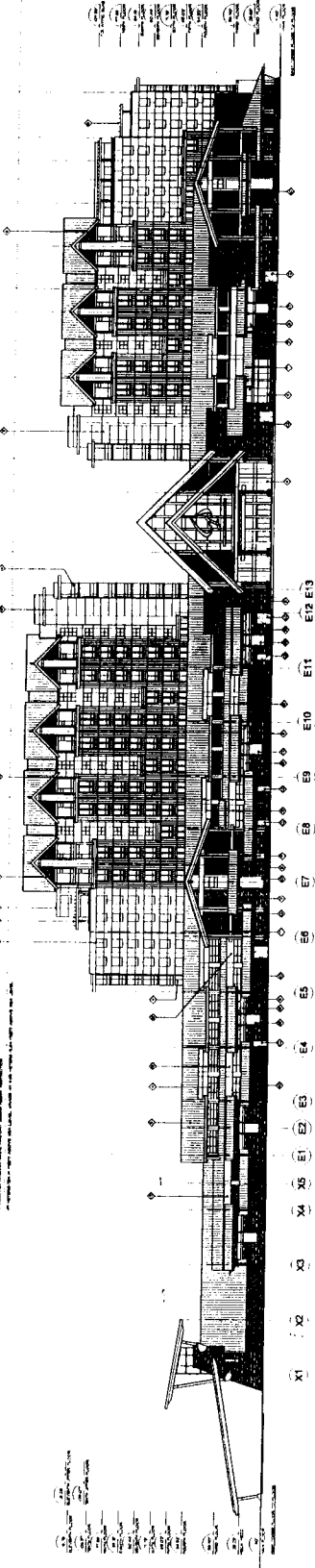
E12 E13

The Great C  
 Building & C  
 ARCHITECTS  
 BOSTON, MA

SEMP-KOHLER  
 ARCHITECTS  
 BOSTON, MA

E-ZONE  
 BUILDING  
 SECTIONS

X1 X2 X3 X4 X5 E1 E2 E3 E4 E5 H1 H2 H4 H6 H8 H10 H12 L2 L3 L4 H13 H14 H15 H16 H17 H18 H19 H20H21 H22 H23



1 SOUTH ELEVATION

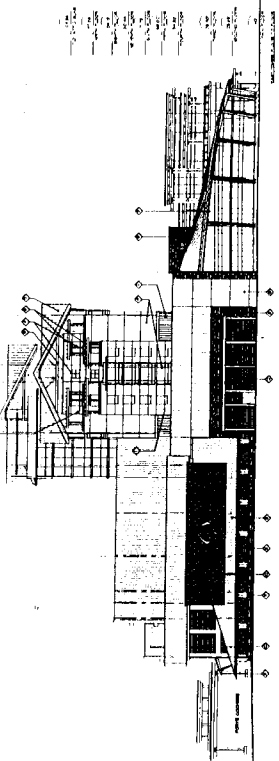
SEP 2 2 2003

PROJ- 227595

CHANGES:

1	Revised Elevation
2	Revised Elevation
3	Revised Elevation
4	Revised Elevation
5	Revised Elevation
6	Revised Elevation
7	Revised Elevation
8	Revised Elevation
9	Revised Elevation
10	Revised Elevation
11	Revised Elevation
12	Revised Elevation
13	Revised Elevation
14	Revised Elevation
15	Revised Elevation
16	Revised Elevation
17	Revised Elevation
18	Revised Elevation
19	Revised Elevation
20	Revised Elevation
21	Revised Elevation
22	Revised Elevation
23	Revised Elevation

TG BM EL TE TD TC TBA TH HGHF HE PF CC+ CA+ CA

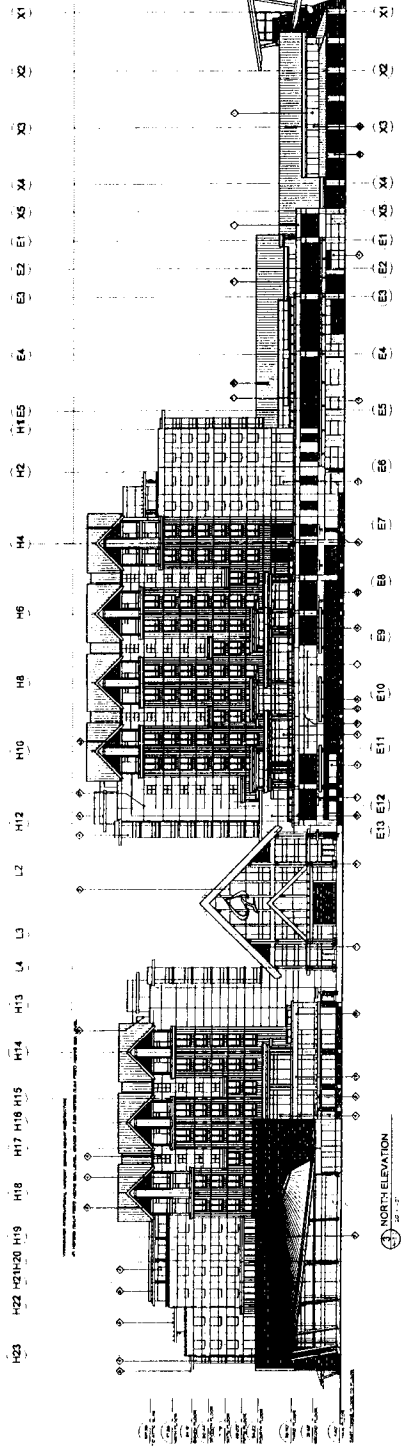


2 EAST ELEVATION

#4.1

The Great C  
 Room 8  
 11718 101  
 SOUTH & EAST ELEVATIONS  
 1/11/03

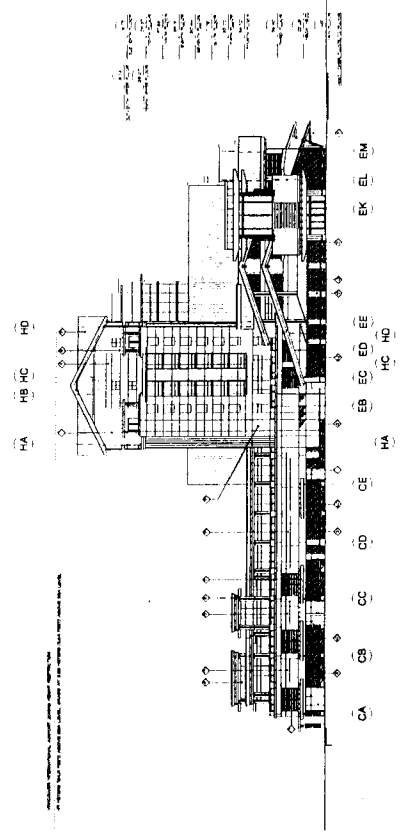
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
 4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.  
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.  
 6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
 7. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.  
 8. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.  
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.  
 10. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.



SEP 22 2003

DP 05-227595

#4.2



WEST ELEVATION

The Client:  
 Architect:  
 11/11/03

NORTH & WEST ELEVATIONS  
 11/11/03