



City of Richmond
Urban Development Division

**Report to
Development Permit Panel**

To: Development Permit Panel
From: Holger Burke
Acting Director of Development
Date: October 3, 2005
File: DP 05-297766
Re: **Application by TOYU Lansdowne Developments Ltd. for a Development Permit at 8280 Lansdowne Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a mixed-use commercial and residential complex consisting of a 12-storey building and a 16-storey building containing a total of approximately 182 residential dwelling units, 310 parking stalls and 1,217 m² of commercial space at 8280 Lansdowne Road on a site zoned Downtown Commercial District (C7); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Permit tandem parking for 34 parking stalls; and
 - b) Reduce the internal manoeuvring aisle from 7.5 m to 6.7 m.

Holger Burke
Acting Director of Development

CA:blg
Att.

Staff Report

Origin

TOYU Lansdowne Developments Ltd. has applied to the City of Richmond for permission to develop a mixed-use commercial and residential complex consisting of a 12-storey building and 16-storey building with a total of approximately 182 dwellings, 310 parking stalls and approximately 1,217 m² of commercial space at 8280 Lansdowne Road. Demolition of the single storey structure on the site has recently taken place. The site is now vacant.

The site has been zoned Downtown Commercial District (C7) since 1989. No rezoning is required for the proposed development.

Development Information

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

Background

Development surrounding the subject site is as follows:

To the north, Lansdowne Road and the Lansdowne Shopping Centre zoned Downtown Commercial District (C7);

To the east, existing retail mall zoned Downtown Commercial District (C7) and Cooney Road beyond;

To the south, existing retail mall zoned Downtown Commercial District (C7) and Ackroyd Road beyond; and

To the west, two (2) existing residential towers on podium with retail and offices (Richmond Towers) zoned Downtown Commercial District (C7).

Rezoning and Public Hearing Results

The existing zoning of this site permits the proposed land use. No rezoning was required.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the Schedule 1: Section 9.2 General Guidelines and Section 9.3 Multiple-Family Residential Development Permit Guidelines; and Schedule 2, Section 2.10 City Centre Area Plan except for the zoning variances 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:

1. To reduce the minimum manoeuvring aisle width in the parking structure from 7.5 m to 6.7 m.
(Staff support the proposed variance. The proposed reduction of the aisle width does not pose significant impact to vehicular manoeuvring and helps to achieve a more compact parkade plan. The proposed variance has been reviewed and approved by the City's Transportation Department).
2. To permit tandem parking arrangement for 34 parking spaces.
(Staff support the proposed variance. Tandem arrangement is preferable to a reduction of parking requirement. The proposed tandem arrangement allows the project to meet the Zoning Bylaw requirement. The project includes 64 studio/one bedroom units and 118 units with two or more bedrooms. Thirty-two (19%) of dwelling units will be served by tandem parking, which still permits significant flexibility for parking for the remaining units).

Advisory Design Panel Comments

The Advisory Design Panel Meeting was held on July 20, 2005. 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)*'.

Public Consultation

There has been significant concerns expressed by neighbours in the two existing residential towers including various phone inquiries and a petition with approximately 115 signatures. A copy of the petition is on file for record purposes. The site is already zoned Downtown Commercial District (C7) and does not require rezoning. In consideration of the significant neighbourhood interest, staff and the applicant met on several occasions with the residents to hear their concerns. In addition, a delegation representing the neighbouring property owner made presentation to Council on July 11, 2005. Staff subsequently met with the resident's representatives to advise them on public input opportunities in the course of a normal Development Permit process.

In summary, the residents felt that (Staff comments in "**bold**"):

- The proposed site is too small for two (2) high-rise buildings.
(The development site is approximately 5,490 m² and already zoned Downtown Commercial District (C7). There is no minimum site area requirement in the C7 Zoning Bylaw. Nonetheless, the developer attempted to partner with the adjacent property at 8380 Lansdowne Road, but did not succeed. Generally, this proposed development meets the requirements of the Zoning Bylaw and Official Community Plan Guidelines (OCP). More details are provided in the Analysis section below. In addition, the applicant has provided a concept plan illustrating that the proposed development does not negatively impact the future development potential of the surrounding area).

- The separation between the proposed buildings from their development is not adequate. *(It is particularly challenging for this development to meet the recommended 24 m tower separation in the Richmond Official Community Plan (OCP) given that the existing residential towers (Richmond Towers) to the west, which were constructed prior to the implementation of the current Official Community Plan (OCP) City Centre Design Guidelines, is only approximately 2.2 m (7.3 ft.) from the common property. In general, the expectation is for each development site to provide approximately 1/2 (12 m) of the recommended tower separation to ensure equity. In this case, the applicant has accommodated substantial separation (varying from 19.7 m to 23 m) to Richmond Towers by careful siting of the buildings and the adoption of a mid-rise form to minimize visual and view impact on the existing residential towers. The proposed development has also demonstrated that a 24 m separation can be achieved between it and the future development site to the east (8380 Lansdowne Road) without negatively impacting the development potential of the neighbouring site to the east.*
- Concerns with respect to noise during demolition, and construction. *(Staff made a referral to GVRD regarding the dust created by the rock crushing machines on site during demolition, as demolition dust is not governed in the Richmond Public Health Bylaw. In addition, the developer's engineering consultant had attended the site and implemented a dust control plan during demolition. The Health Department was given assurance by the contractor that construction will only take place within hours permitted within Public Health Protection Bylaw No. 6989 to minimize inconvenience and unnecessary noise impact to the residents).*
- Impact of the construction on the structural integrity of the existing towers. *(The proposed building will meet Building Code requirements. The developer has committed to retaining an engineering consultant to monitor the structural integrity of the adjacent residential development (Richmond Towers) during construction of the proposed tower. Staff met with the residents to assure them that geotechnical and other applicable Engineering reports will be submitted as part of the Building Permit process. In addition, the residents have been advised that they can retain the services of an independent engineering consultant to monitor the situation for additional assurance).*

Analysis

Conditions of Adjacency

- The applicant has provided a shadow diagram to demonstrate sun/shadow impact. The proposed siting of the towers has taken into consideration the impacts of the development on the adjacent sites. The developer is unable to purchase/consolidate with the property to the east. The proposed siting provides a balanced approach by providing as much tower separation between towers for the adjacent residential towers and future development (assuming residential towers) to the east.
- Instead of proposing two (2) towers of similar footprint and height, the applicant has proposed a long, slim 12-storey mid-rise building, with a 548 m² floor plate, and a 16-storey tower, with a 580 m² floor plate, south of the two existing towers at 8246 and 8248 Lansdowne Road. The applicant has located the proposed towers and oriented the units to minimize visual and view impact on the existing residential towers.

- The applicant has provided substantial separation (varying from 19.7 m to 23 m) between the proposed towers to the existing residential towers (Richmond Towers) to the west and future development site to the east. The proposed siting of the buildings has taken into consideration the impacts of the development on the adjacent sites. In general, the proposed separation between towers is considered adequate and in compliance with the intent of the Official Community Plan (OCP) Design Guidelines, given the constraint of the minimal tower setback of the existing residential towers to the west and the need to provide adequate tower separation to the future development to the east.

Urban Design and Site Planning

- This site is long and narrow with two (2) existing residential towers located only 2.2 m (7.3 ft.) to the west (Richmond Towers). These site constraints pose significant challenges to the form and character to any proposed development in order to maintain liveability for the existing residential towers. The applicant provided a sensitive solution by carefully siting a 12-storey narrow-terraced mid-rise building and a sixteen 16-storey slim tower to minimize impact on liveability and existing views.
- A two-storey commercial podium, with the exception of a driveway, spans across the entire Lansdowne Road frontage. The driveway is enhanced with planting and textured paving. The driveway provides vehicular access to the various levels of the 2 1/2 storey parkade and the entry court on the third level, located roughly in the centre of the site. Most of the residential parking would be provided within the first two storeys of the parkade, so that only residents drop-off/pick-up and delivery services would be take place the entry court level to minimize impact to the adjacent developments.
- The intended uses for the commercial units include a spa and salon which provide continuity of the existing retail/commercial uses along Lansdowne Road.
- High quality public realm treatment has been incorporated from the street onto the driveway and the turn-around which serves as the “vehicular gateway” to the proposed development. Special paving banding, planting trailing trellis over garage entries, and trees along the perimeter have been incorporated along the entire length of the driveway to soften the edges of the approach.
- The proposed development has incorporated wheelchair accessibility features in the E and L units in tower A. Unit K in Tower A can be easily converted, with minimal work, to be fully wheelchair accessible. This would potentially result in a total of five (5) wheelchair accessible suites.
- In addition, the proposed development will incorporate enhanced accessibility features in all dwelling units including using lever handles on all doors and faucets, and providing backing blocks in all the bathtubs in the mid-rise building to facilitate improved mobility and aging in place.
- A guest suite is proposed for use of the residents’ overnight guests. The suite has been included into the total floor area of the development and the parking will be served by the visitors’ parking. The developer will register a covenant on title to ensure that the guest suite be accessible to all residents for the duration of the life of the development.
- The proposed development meets the parking requirements of the Zoning Bylaw. It provides a total of 310 parking spaces including six (6) handicap accessible spaces.
- Garbage pickup will be handled by a private waste management company and arrangements will be made directly between the garbage pick-up operation and the building management.
- Recycling will be picked up by the City. A holding area is proposed along Lansdowne Road in accordance with City requirements.

- Podium driveway and landscaping have been designed to allow for a hammerhead turn-around to accommodate SU-9 moving vehicles.
- A 3 m wide layby has been provided along Lansdowne Road to accommodate large moving truck loading. The landscape boulevard, sidewalk and street trees are all provided on the subject site and secured via a Public-Right-of-Passage (PROP) Right-of-Way (ROW) registered on title. The design of the layby will be finalized as part of the Servicing Agreement prior to the issuance of Building Permit.

Architectural Form and Character

- The massing and height of the building are generally in compliance with the applicable design guidelines. The location of the buildings and orientation of windows and amenity areas have taken into consideration the privacy and views of the existing neighbouring residents.
- The front mid-rise building is terraced along the south side to maximize sun exposure and to minimize the impact of its mass on Lansdowne Road. In addition, the side elevations have been sculpted into a convex shaped to maximize distance from the existing residential tower to the south.
- The significantly different heights and massing of the two (2) buildings provide a highly welcomed variation of the usual built form seen in City Centre that has successfully resolved the potential privacy impact on the adjacent site.
- The proposed architectural materials included painted concrete, painted steel, some aluminium frame spandrel panels and substantial amount of real glazing, painted aluminium railings. The exterior cladding materials, use of architectural concrete and creative landscape design contribute to a high quality project.

Landscape Design and Open Space Design

- The site is currently vacant without any existing trees to be considered. 102 new trees are proposed to be planted on site including street trees and boulevard trees.
- In addition to a well thought out public realm landscaping along the Lansdowne Road frontage described in the Urban Design and Site Planning section above, the on-site outdoor amenity includes an outdoor children's play area adjacent to a lawn for free play in the south west corner of the podium level. A seating area has been incorporated for easy supervision. Also, the adjacent dwelling units in the proposed tower provides casual surveillance opportunities to ensure safety.
- A secondary small outdoor area is provided for the spa use on the roof podium.
- Generous indoor amenities including lounge, meeting room games table (table tennis and billiard), screening room and a guest suite are proposed on the third floor (lobby level).
- The applicant has created a landscape design that is integral to the architecture that provides a series of outdoor rooms/experiences. Outdoor amenities include an integrated water feature in the entry court to provide the impression that one arrives over a pool and cross bridges to enter into the two (2) residential tower lobbies. The water wall also provides "white noise" to provide some acoustical screening. The water theme is carried to the street as a water feature along a portion of Lansdowne Road.
- Trellis with trailing plants are incorporated over the parking entrance to provide visual softening.
- The exposed parkade wall along the drive aisle will be treated in a similar architectural design of the building to ensure cohesiveness with the architecture.

- The applicant has committed to incorporate lighting into the landscape design, especially along the driveway, to ensure adequate level of lighting for safety of use at night. Electrical drawings will be submitted as part of the Building Permit to incorporate the outdoor lighting into the outdoor landscaped areas.

Crime Prevention Through Environmental Design

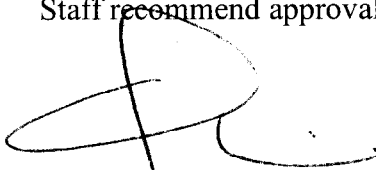
- Adequate Crime Prevention Through Environmental Design (CPTED) measures have been incorporated to promote a safe environment including:
 - glassing into the parking elevator lobbies and exit stairs;
 - adequate lighting throughout the parking areas;
 - overhead gate and man doors to provide separation between the commercial/visitor and private-secured residential parking;
 - complete separation of exiting from the parking and residential areas;
 - elimination of concealment areas;
 - adequately illumination of private driveway and turn-around; and
 - locating mailboxes in areas with high traffic and integrated into the residential lobbies of both buildings to increase surveillance opportunities.

Utilities and Servicing

- The developer has submitted capacity analysis requested by the City Engineering Department. Staff are satisfied that there is sufficient technical information to determine capacity. The details of the required upgrading, if any, and the developer's costs will be resolved as part of the Servicing Agreement prior to the issuance of the Building Permit.
- The applicant is working cooperatively with BC Hydro and City staff to locate an underground kiosk to accommodate hydro transformer in order to underground the hydro poles along Lansdowne Road in accordance with the Richmond City Centre beautification initiatives. The tentative location of the hydro right-of-way is approximately 4 m x 10 m immediately east of the north property line. The final location and minor changes to the proposed landscaping along Lansdowne Road frontage will be addressed as part of the Servicing Agreement prior to the issuance of the Building Permit.

Conclusions

The proposed development has responded to the existing site challenges with innovative solutions and created a project that contributes to the liveability and vibrancy of City Centre. Staff recommend approval of this Development Permit application.



Cecilia Achiam, MCIP
Urban Design Planner
(4122)

CA:blg

Attachment 1: Technical Data Sheet
Attachment 2: Advisory Design Panel Minutes

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

- A Letter of Credit for \$366,764 for landscaping will be required.
- The applicant is to register a covenant on title for the disclosure that this site is impacted by the Noise Exposure Forecast Contours as noted in the City Centre Area Plan to the perspective purchasers.
- The applicant to register a covenant on title to ensure that the guest suite be accessible to all residents for the duration of the life of the development.
- The applicant to provide a voluntary contribution of approximately \$109,500 (based on \$.60/ft² of buildable floor area) or an equivalent project towards Public Art.
- Registration of a 5.05m Public Rights of Passage (PROP) Right-of-Way across the entire Lansdowne frontage (Note: The exact width to be confirmed via consultants design);
- The applicant to commit in writing that they will underground the existing hydro/telephone pole line across their frontage (maybe as far as Cooney).

Prior to the Issuance of Building Permit:

- The developer is required to enter the City's standard Servicing Agreement for design and construction of all the noted off-site requirements including:
 - The storm sewer capacity analysis must be completed to the satisfaction of the Engineering Department, including agreement for any possible upgrading improvement.
 - Lansdowne Rd beautification and upgrading. Works include, but are not limited to, replacing existing C&G, creating a 3m "layby" lane, creation of a 2m grass & treed boulevard in compliance with City Centre (CC) street lighting (Spec=L12.3) with banners, baskets & irrigation, hydro undergrounding, a new 2m concrete sidewalk and an additional 2m grass & treed boulevard south of the sidewalk. The south edge of that is the PROP line.
- The applicant is to provide an acoustical report by a registered professional, qualified in acoustics, that the building design includes sufficient noise mitigation elements to ensure compliance with the standards set out in Section 5.4 Noise Management of the Richmond Official Community Plan (OCP).
- Submission of a construction parking and traffic management plan to the Transportation Department to include: location for parking for services, deliveries and workers and loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and Master Municipal Construction Document (MMCD) Traffic Regulation Section 01570.
- The applicant to incorporate into the Building Permit drawings, enhanced accessibility features including the use of lever handles on all doors and faucets and backing blocks in the bathtubs in all the dwelling units in the high-rise tower including to facilitate mobility and aging in place.



City of Richmond

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

Development Application Data Sheet

Development Applications Department

Address: 8280 Lansdowne Road

Applicant: TOYU Lansdowne Developments Ltd. Owner: TOYU Lansdowne Developments Ltd.

Planning Area(s): 2.10 City Centre Area Plan

Floor Area Gross: 16,963 m² Net: 16,361 m²

	Existing	Proposed
Site Area	5,490 m ²	5,490 m ²
Land Uses	Vacant	Commercial/residential
OCP Designation	Commercial/residential	Commercial/residential
Zoning:	C7	C7
Number of Units	0	182

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	3.0+ .1 for indoor amenity	2.91+.01 amenity	Complies
Lot Coverage:	Max. 90 %	30.14 %	Complies
Setback – Front Yard (N): Lansdowne Rd	Min. 3 m	3 m	Complies
Setback – Side Yard (E):	Min. 0 m	0 m to parking 5.8 m to tower	Complies
Setback – Side Yard (W):	Min. 0 m	0 m to parking 11.3 m to tower	Complies
Setback – Rear Yard (S):	Min. 0 m	0 m to parking 11.8 m to tower	Complies
Height (m):	Max. 45 m	45 m (to elevator penthouse of tower) 34.1 to top of mid-rise	Complies
Lot Size:	N/A m ²	5,490 m ²	Complies
Off-street Parking Spaces – Resident/Shared Comm. & Visitor:	273 and 37	273 and 37	Complies
Off-street Parking Spaces – Accessible:	6	6 cars total, 2 commercial 4 residential	Complies

Off-street Parking Spaces – Total:	310	310	Complies
Small Car: (no./ratio)	93 (30%)	93 (30%)	Complies
Tandem Parking Spaces:	34	34	Complies
Indoor Amenity Space:	Min.100 m ²	533 m ²	Complies
Outdoor Amenity Space:	Max. 600 m ²	700 m ²	Complies

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, July 20, 2005 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

2. Commercial/Residential
GBL, Architect
8280 Lansdowne Road
(Formal)

DP 05-297766

Ms. Cecilia Achiam, Planner, reviewed the staff comments provided for the project, (a copy of these comments are attached as Schedule 1 and form a part of these minutes.) Staff support proposed variances as noted in the staff comment.

With the aid of a model and an artist's renderings, Mr. Julio Gumberoff and Mr. Tom Bell, architects, described the project. (a copy of these comments are attached as Schedule 2 and forms a part of these minutes)

Mr. Bill Harrison, landscape architect, reviewed the details of the landscape plan.

General questions put forth by the Panel included:

- Glass treatment. **Not entirely glass**
- Lobby at P2 level. **For Convenience only. Principal lobby off the turnaround on Level 4.**
- Glazing along parkade – can this be softened up.
- Accessible units. **2 units designated on 4 & 5th Floor.**
- Lighting. **Entry will be lighted along path, pool and towers.**

The comments of the Panel were as follows:

- Variances supported.
- Pleased to see accessible units, but no disabled parking. **Applicant states there are 10 spaces – 2 in the commercial area and 8 elsewhere. A plan will be provided to indicate these stalls.**
- Well presented scheme and well presented and documented landscape. Increase accessibility of unit L by changing swing door to either slide or pocket doors and in Unit K by installing a smaller vanity for easier access. **Applicant will comply.**
- Likes the glazing and architectural details wrapping the corners. Use wrap fin on large wall and bring into landscape to create interest.
- Incorporate architectural expression and sensitivity into the wall.

- Encourage densified soft landscape as much as possible for acoustic purposes. **Already addressed.**
- Likes the elegance and treatment of the towers.
- Soften landscaping along bridge and portal where driveway approaches.
- Explore putting a trellis over parking. **This will be done.**
- Driveway in the middle of site with lobbies in the centre is a good treatment.
- Entry appears soft and transparent. Needs more definition and clarity. **Will revisit to make stronger.**
- Likes design and architectural form – water feature should be brought down to public area.
- Provide access from studio units to putting green.
- Street trees should be larger. **Carpinius along wall gets larger and a lot wider.**

Discussion then ensued that resulted in the following motion:

It was moved and seconded

That DP 05-297766 move forward, with support for the requested variances, subject to the following:

- ⇒ ***Units L and K be made fully accessible.***
- ⇒ ***Introduce wrap fin design to large wall to the west.***
- ⇒ ***Provide trellis over parkade to soften with trailing plants.***

The applicant was also asked to consider the following:

- Continue water feature down to public space along the Lansdowne frontage and along driveway.
(The applicant has incorporated water feature along the Lansdowne frontage. It would be difficult to incorporate water feature along the driveway as the driveway width meets the minimum requirement recommended by the Transportation Department. Staff is satisfied with the applicant's response.)
- Provide access to the putting green from studios.
(Access has been provided as indicated on the Landscape Plan)
- Architecturally integrate signage for commercial units.
(A sign band has been designed and integrated into the elevations.)

CARRIED

Unanimous



City of Richmond
Urban Development Division

Development Permit

No. DP 05-297766

To the Holder: TOYU LANSLOWNE DEVELOPMENTS LTD.

Property Address: 8280 LANSLOWNE ROAD

Address: C/O AMELA BRUDAR
GBL ARCHITECTS
1490 – 2034 WEST 11TH AVENUE
VANCOUVER, BC V6J 2C9

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) permit 34 tandem parking stalls; and
 - b) reduce the internal manoeuvring aisle from 7.5 m to 6.7 m.
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 #29 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required, including any necessary off-site servicing upgrades.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$366,764. 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 05-297766

To the Holder: TOYU LANSDOWNE DEVELOPMENTS LTD.

Property Address: 8280 LANSDOWNE ROAD

Address: C/O AMELA BRUDAR
GBL ARCHITECTS
1490 – 2034 WEST 11TH AVENUE
VANCOUVER, BC V6J 2C9

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 , .

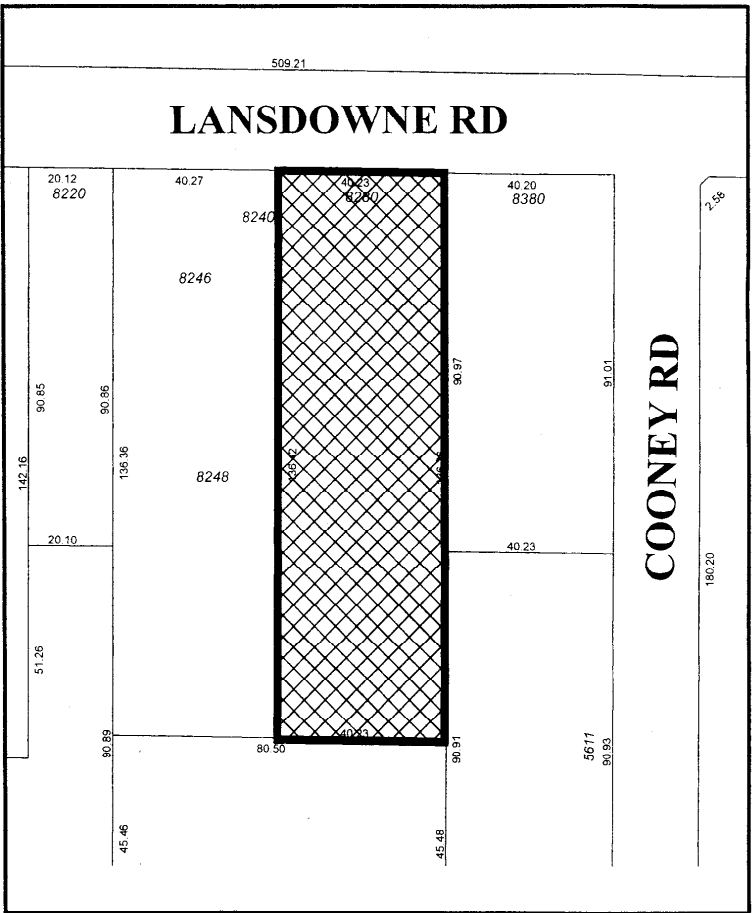
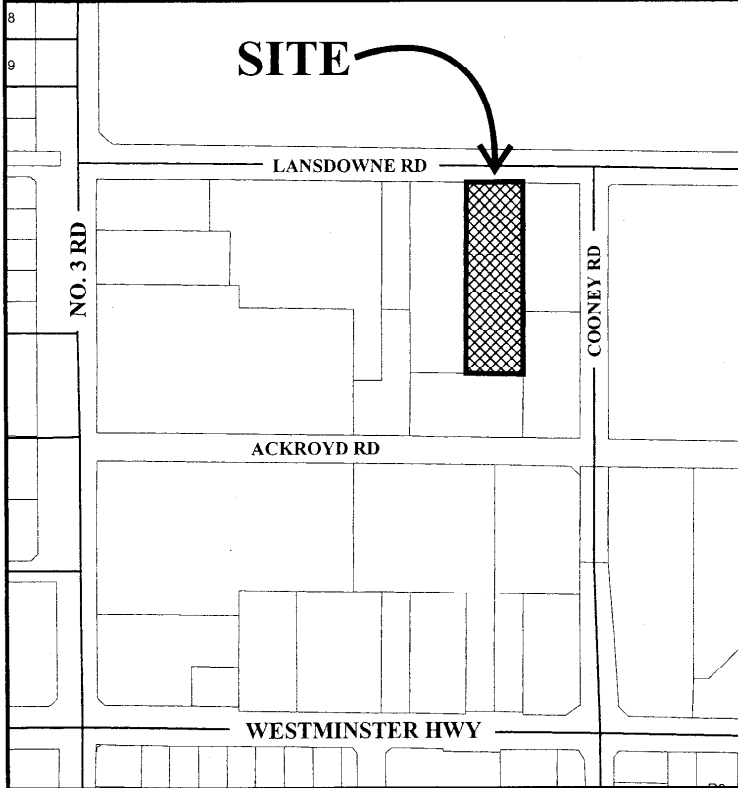
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 05-297766
SCHEDULE "A"

Original Date: 04/20/05

Revision Date:

Note: Dimensions are in METRES

PLAT OF THE CITY OF CHICAGO, ILLINOIS

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LOT 359

LOT 360

LOT 361

LOT 362

LOT 363

LOT 364

LOT 365

LOT 366

LOT 367

LOT 368

LOT 369

LOT 370

REFERENCE



REVISIONS

Ref	Study	Abstract Only
1	1996, 1998	Abstracts of 1996 and 1998, compared to 1998 English, Spanish, and French
2	1998, 1999	Abstracts of 1998 and 1999, compared to 1998 English

VERSANTÉ
LANDSOWNE ROAD, RICHMOND

TOYU GROUP HOLDINGS LTD

CONTEXT

DATE	March 26, 2005
DEPARTMENT	ADM
PROJECT - ACTION	20
SUBJECT	NOTES
ATTENTION	0419

A-1.02

VERSANTE - LANSOWNE ROAD AT COONEY

AUG 25/2020
LOCAL DESCRIPTION
LOT A, BECA, B, R, W, NEW PLAN 1270
CITY ADDRESS
8208 LANSOWNE ROAD
RICHMOND, B.C.
ZONING
C-7
SITE AREA
133 AC
5,440,02 SQ M
59,966.06 SF
FAR ALLOWED
3.0
177,288.16 SF
FAR AREA
171,824.68 SF
OVERLAP AREA
(5,405.50)
OVERLAP AREA
(188,731.91 SF)
MAXIMUM AMENITY AREA
5,908.81 SF
AMENITY AREA PROPOSED
5,784.56 SF
MAXIMUM LOT COVERAGE
40%
PROPOSED
17,813.77
30.14 %

PROJECT DATA

TOWER A			
RESIDENTIAL LOOSE	GROSS AREA	FAR AREA	COSE AMENITY
GROUND FLOOR	7,457.72	1,027.12	538.76
FIRST FLOOR	7,457.72	4,293.46	538.76
SECOND FLOOR	7,457.72	8,899.75	538.76
THIRD FLOOR	7,457.72	8,899.75	538.76
FOURTH FLOOR	7,457.72	8,899.75	538.76
FIFTH FLOOR	7,457.72	8,899.75	538.76
SIXTH FLOOR	7,457.72	8,899.75	538.76
SEVENTH FLOOR	7,457.72	8,899.75	538.76
EIGHTH FLOOR	7,457.72	8,899.75	538.76
NINTH FLOOR	7,457.72	8,899.75	538.76
TOTAL TOWER A	65,003.71	74,844.11	5,146.92

TOWER B			
RESIDENTIAL LOOSE	GROSS AREA	FAR AREA	COSE AMENITY
GROUND FLOOR	1,432.36	1,432.36	442.77
FIRST FLOOR	1,432.36	1,432.36	442.77
SECOND FLOOR	1,432.36	1,432.36	442.77
THIRD FLOOR	1,432.36	1,432.36	442.77
FOURTH FLOOR	1,432.36	1,432.36	442.77
FIFTH FLOOR	1,432.36	1,432.36	442.77
SIXTH FLOOR	1,432.36	1,432.36	442.77
SEVENTH FLOOR	1,432.36	1,432.36	442.77
EIGHTH FLOOR	1,432.36	1,432.36	442.77
NINTH FLOOR	1,432.36	1,432.36	442.77
TOTAL TOWER B	12,891.84	12,891.84	1,242.78

TOTALS			
TOTAL TOWER A	65,003.71	74,844.11	5,146.92
TOTAL TOWER B	12,891.84	12,891.84	1,242.78
COMMERCIAL	13,209.93	13,209.93	5,146.92
TOTALS	91,105.48	100,945.88	11,536.62

UNIT SUMMARY

TOWER A			
STUDIO	1 BR	2 BR	3 BR
450 SF	600,000 SF	750 SF	1,000,000 SF
GROUND FLOOR	1	1	1
FIRST FLOOR	1	1	1
SECOND FLOOR	1	1	1
THIRD FLOOR	1	1	1
FOURTH FLOOR	1	1	1
FIFTH FLOOR	1	1	1
SIXTH FLOOR	1	1	1
SEVENTH FLOOR	1	1	1
EIGHTH FLOOR	1	1	1
NINTH FLOOR	1	1	1
TOTAL TOWER A	9	9	9

TOWER B			
STUDIO	1 BR	2 BR	3 BR
450 SF	600,000 SF	750 SF	1,000,000 SF
GROUND FLOOR	1	1	1
FIRST FLOOR	1	1	1
SECOND FLOOR	1	1	1
THIRD FLOOR	1	1	1
FOURTH FLOOR	1	1	1
FIFTH FLOOR	1	1	1
SIXTH FLOOR	1	1	1
SEVENTH FLOOR	1	1	1
EIGHTH FLOOR	1	1	1
NINTH FLOOR	1	1	1
TOTAL TOWER B	9	9	9

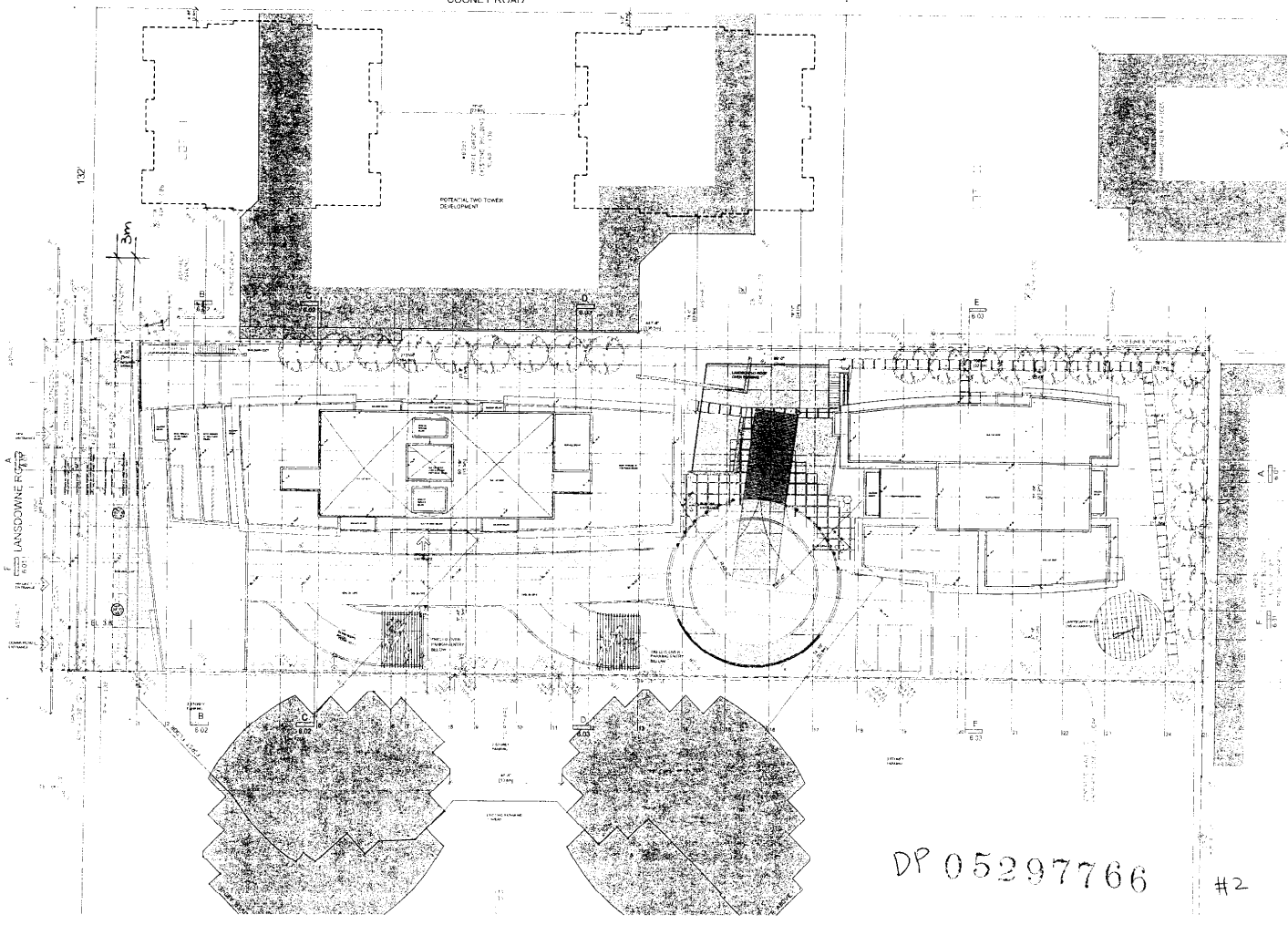
TOTALS			
TOTAL TOWER A	9	9	9
TOTAL TOWER B	9	9	9
COMMERCIAL	1	1	1
TOTALS	19	19	19

PARKING REQUIREMENTS			
TOTAL	TOWER A	TOWER B	
1.5 PER 1 BEDROOM UNIT	96.0	44.5	140.5
1.5 PER 2 BEDROOM UNIT	177.0	82.0	259.0
1.5 PER 3 BEDROOM UNIT	265.5	119.0	384.5
3 FOR EACH 100 SQ M OF COMMERCIAL	309.5	139.4	448.9
TOTAL PARKING REQUIRED	858.0	484.9	1,342.9
PARKING PROVIDED	119	119	238
TOTAL PARKING PROVIDED	238	238	476
BICYCLE PARKING PROVIDED	238	238	476
AMENITY SPACE REQUIREMENTS			
1,074.42 (100 SQ M) PER DEVELOPMENT			
PROVIDED			
64.48 (6.15) PER UNIT			
PROVIDED			

05297766

#1

COONEY ROAD



NOTES

1. ALL DIMENSIONS ARE IN METERS.

2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

3. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CLIENT.

4. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CLIENT.

5. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CLIENT.

6. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CLIENT.

7. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CLIENT.

8. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CLIENT.

9. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CLIENT.

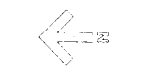
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11. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CLIENT.

12. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CLIENT.

13. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CLIENT.

14. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CLIENT.



VERSANTÉ
LANDSDOWNE ROAD, RICHMOND

TOTU GROUP HOLDINGS LTD
SITE PLAN

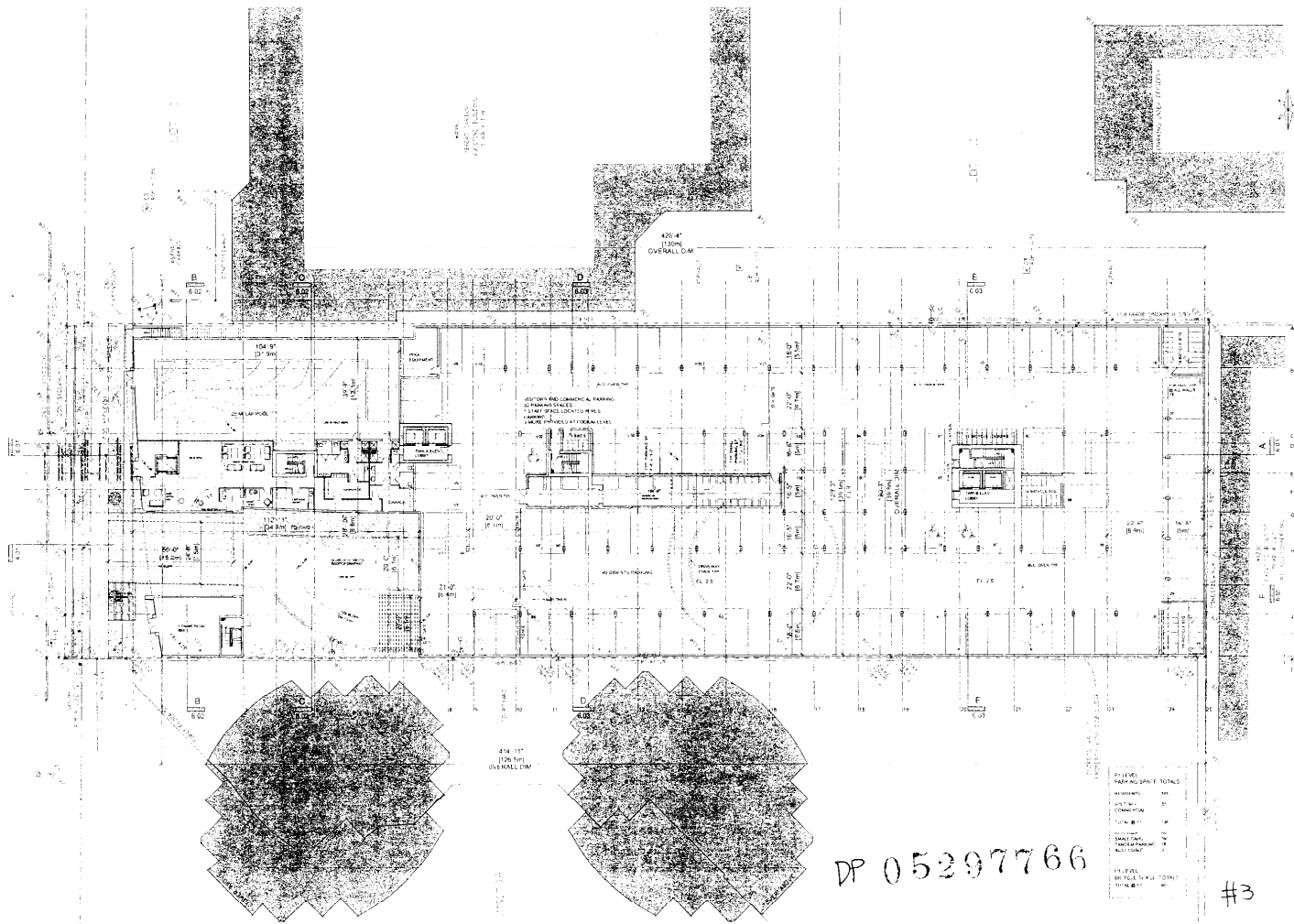
DATE	04/19
DESIGNED BY	KL
CHECKED BY	KL
SCALE	1:100
PROJECT NO.	0419

DP 05297766

#2

A-1.03





DP 05297766

#3

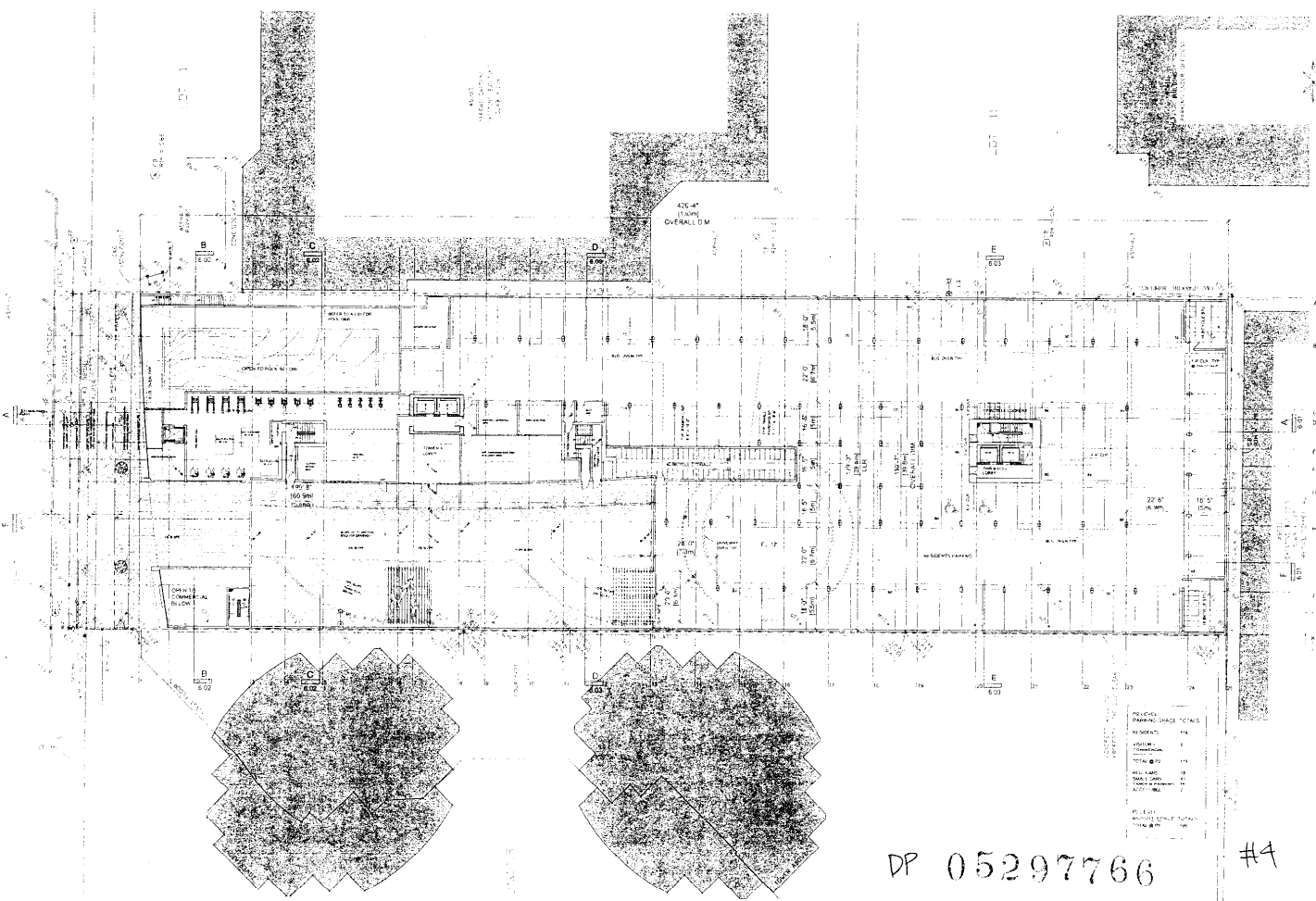
VERSANTÉ
LANSDOWNE ROAD, RICHMOND

TOYU GROUP HOLDINGS LTD

PARKING LEVEL P1

[illegible]

A-2.01



NOTES:
 1. SEE SHEET P2.01 FOR GENERAL NOTES.
 2. SEE SHEET P2.02 FOR GENERAL NOTES.
 3. SEE SHEET P2.03 FOR GENERAL NOTES.
 4. SEE SHEET P2.04 FOR GENERAL NOTES.
 5. SEE SHEET P2.05 FOR GENERAL NOTES.
 6. SEE SHEET P2.06 FOR GENERAL NOTES.
 7. SEE SHEET P2.07 FOR GENERAL NOTES.
 8. SEE SHEET P2.08 FOR GENERAL NOTES.
 9. SEE SHEET P2.09 FOR GENERAL NOTES.
 10. SEE SHEET P2.10 FOR GENERAL NOTES.



VERSANTÉ
 LANDSDOWNE ROAD, RICHMOND
 TOYU GROUP HOLDINGS LTD.
 PARKING LEVEL P2

PROPOSED
 PARKING SPACES TOTALS

RESIDENT	174
VISITOR	174
TOTAL # P2	348
SEE SHEET P2.01 FOR GENERAL NOTES	
SEE SHEET P2.02 FOR GENERAL NOTES	
SEE SHEET P2.03 FOR GENERAL NOTES	
SEE SHEET P2.04 FOR GENERAL NOTES	
SEE SHEET P2.05 FOR GENERAL NOTES	
SEE SHEET P2.06 FOR GENERAL NOTES	
SEE SHEET P2.07 FOR GENERAL NOTES	
SEE SHEET P2.08 FOR GENERAL NOTES	
SEE SHEET P2.09 FOR GENERAL NOTES	
SEE SHEET P2.10 FOR GENERAL NOTES	

DP 05297766

#4

DATE	April 2007
DESIGNED BY	AS
CHECKED BY	JP
SCALE	1/8" = 1'-0"
PROJECT NUMBER	0419

A-2.02

NOTES

REVISIONS

VERSANTÉ
LANDSDOWNE ROAD, RICHMOND

TOYU GROUP HOLDINGS LTD.

THIRD FLOOR

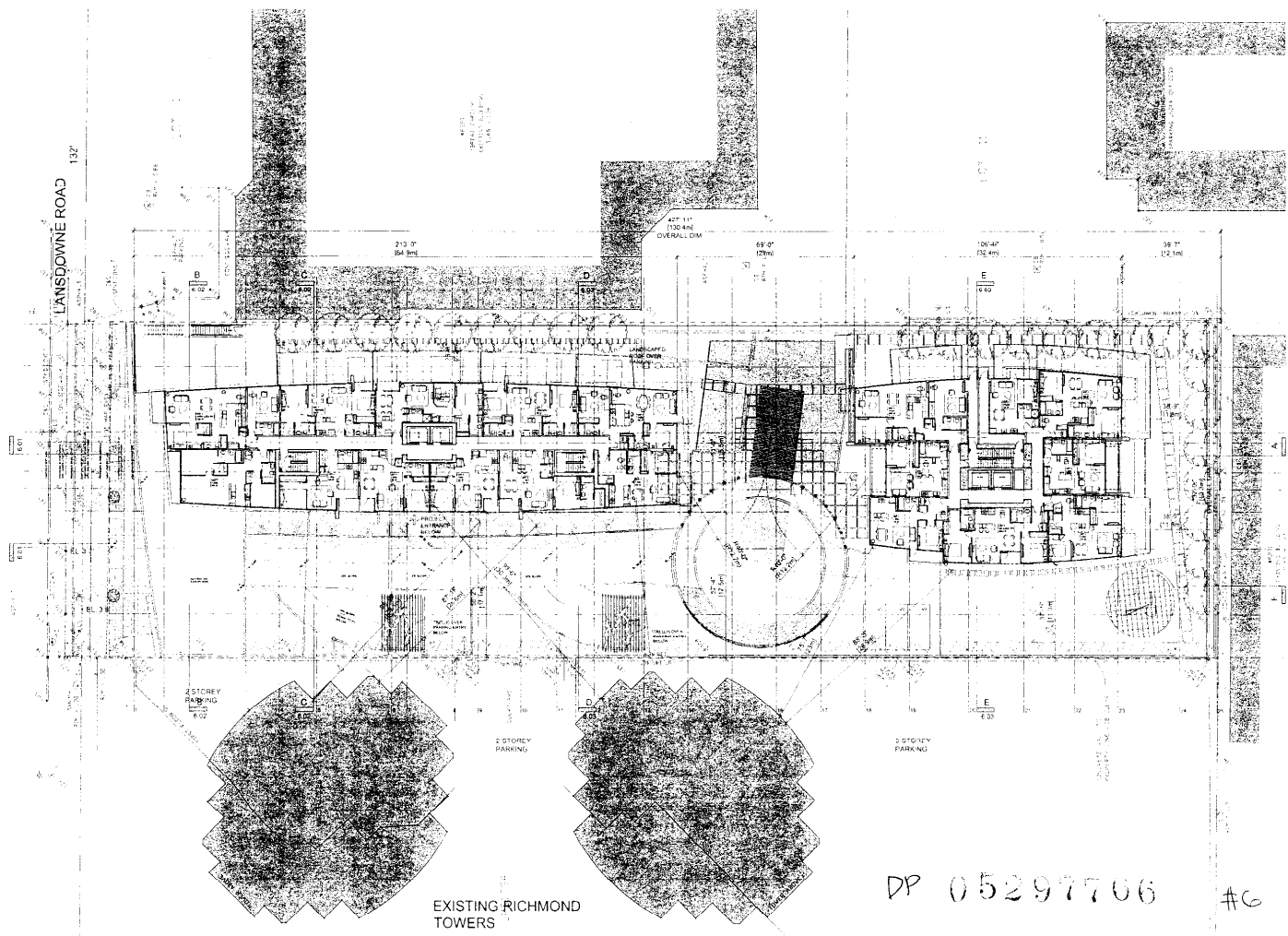
DATE	April 26, 2005
TO (Name)	MR
FROM (Name)	MR
SUBJECT	PROPERTY
LOS NUMBER	0419

#5

A-3.01

DP 05297766

EXISTING RICHMOND
TOWERS



NOTES
 1. REFER TO SHEET A-3.01 FOR GENERAL NOTES.
 2. REFER TO SHEET A-3.02 FOR GENERAL NOTES.
 3. REFER TO SHEET A-3.03 FOR GENERAL NOTES.
 4. REFER TO SHEET A-3.04 FOR GENERAL NOTES.
 5. REFER TO SHEET A-3.05 FOR GENERAL NOTES.
 6. REFER TO SHEET A-3.06 FOR GENERAL NOTES.
 7. REFER TO SHEET A-3.07 FOR GENERAL NOTES.
 8. REFER TO SHEET A-3.08 FOR GENERAL NOTES.
 9. REFER TO SHEET A-3.09 FOR GENERAL NOTES.
 10. REFER TO SHEET A-3.10 FOR GENERAL NOTES.

VERSANTÉ
 LANSOWNE ROAD, RICHMOND

TOTU GROUP HOLDINGS LTD.
 FOURTH FLOOR

DATE: 04/10/08
 DRAWN BY: AF
 CHECKED BY: JC
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 0419

DP 05297706 #6

A-3.02



DATE	April 06, 2005
DRAWN BY	AB
CHECKED BY	EC
SCALE	1:100000
JOB NUMBER	0419

A-3.03



REVIEWS



VERSANTÉ
LANDSOWNE ROAD, RICHMOND

TOYU GROUP HOLDINGS LTD

BUILDING A
3RD FLOOR

14.71	Age 7 to 23.5
14.72	NR
14.73	NR
14.74	NR
14.75	NR
14.76	NR
14.77	NR
14.78	NR
14.79	NR
14.80	NR
14.81	NR
14.82	NR
14.83	NR
14.84	NR
14.85	NR
14.86	NR
14.87	NR
14.88	NR
14.89	NR
14.90	NR
14.91	NR
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15.03	NR
15.04	NR
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16.33	NR
16	

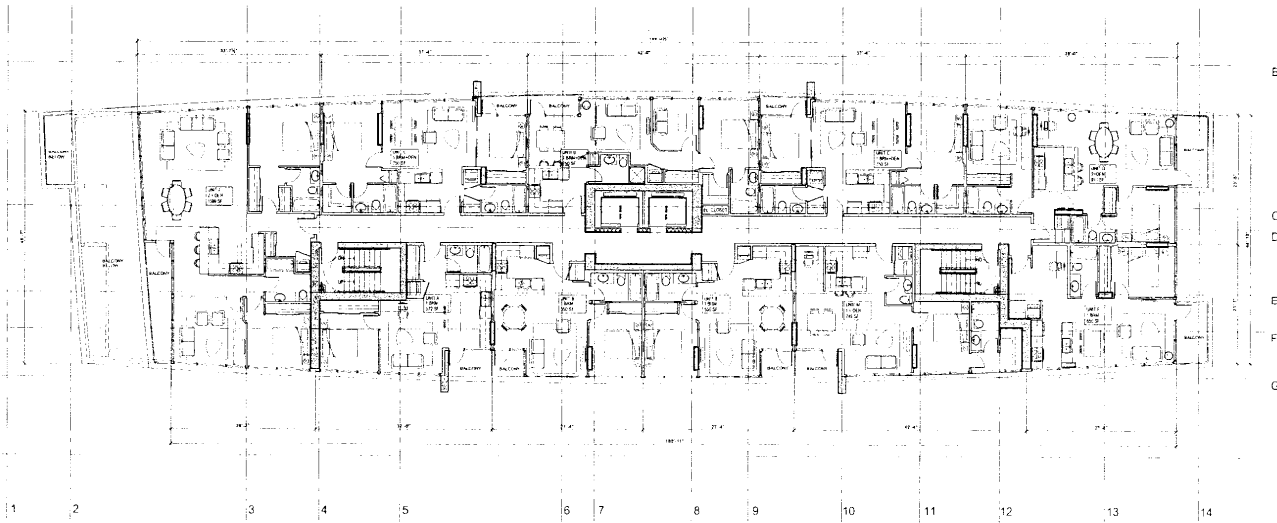
#8

A-4.01

#9

DATE	August 26, 2005
TO (NAME)	ABC
CHECKED BY	JG
CLASS	10000000
LIBRARY	0419

A-4.02



NOTES

REVISIONS



VERSANTÉ
LANSDOWNE ROAD, RICHMOND

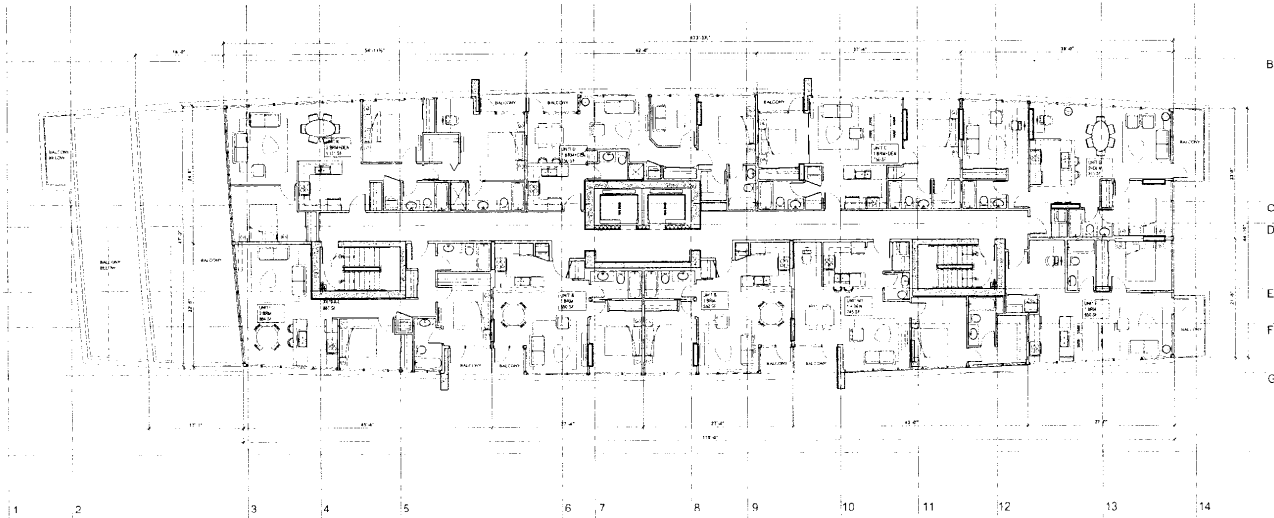
TOTU GROUP HOLDINGS LTD

BUILDING A
8TH-9TH FLOOR

DATE	10/10/2011
DESIGNED BY	AM
CHECKED BY	AM
DATE	10/10/2011
FILE NUMBER	0419

DP 05297766 #10

A-4.03



NOTES
 1. SEE DRAWING

LEGEND
 1. SEE DRAWING



VERSANTÉ
 LANDSDOWNE ROAD, RICHMOND

TOYU GROUP HOLDINGS LTD.

BUILDING A
 10TH FLOOR

DATE	APRIL 2005
DESIGNED BY	MB
CHECKED BY	CS
SCALE	1/8" = 1'-0"
JOB NO.	0419

DP 05297766 #11

A-4.04



NOTES

NO	DATE	REVISION
1	APRIL 30 2000	ISSUED FOR DESIGN/CONSTRUCTION PERMIT APPLICATION
1	MAY 30 2000	REVISION 1 FOR DEVELOPMENT PERMIT APPLICATION
1	MAY 30 2000	REVISION 2 FOR DEVELOPMENT PERMIT APPLICATION



VERSANTÉ
1 LANSDOWNE ROAD, RICHMOND

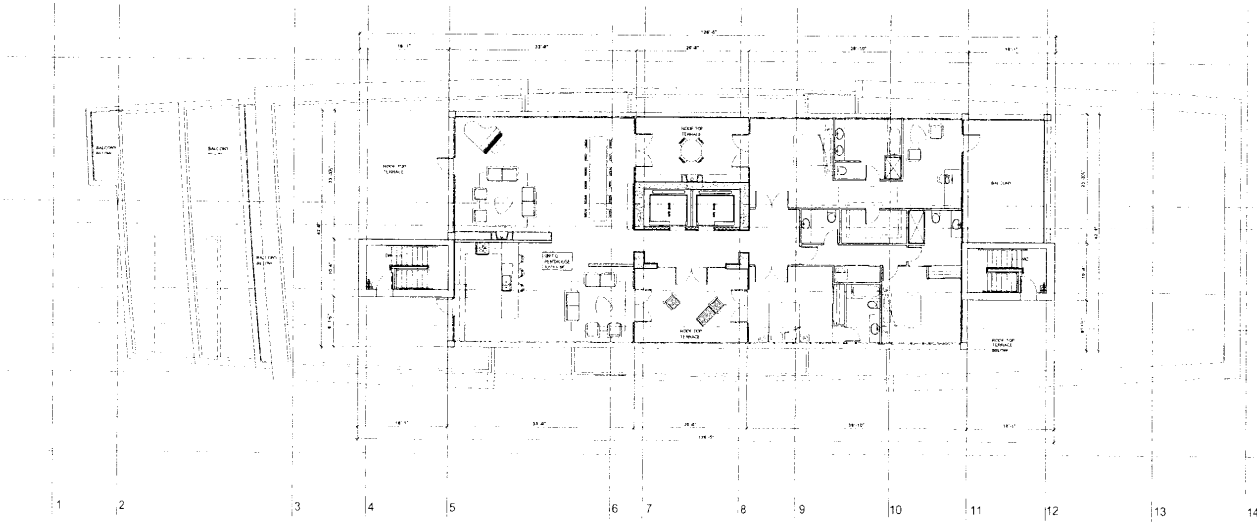
TOYU GROUP HOLDINGS LTD.

BUILDING A FIFTH FLOOR

DATE	April 26, 2005
TIME	AM
COUNTDOWN	7:00
SCALE	10000000
NUMBER	0419

A-4.05

DP 05297766 #12



B
 NOTES
 1. SEE DRAWING

C
 D
 E
 F
 G



VERSANTÉ
 LANDSOWNE ROAD, RICHMOND

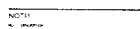
100% GROUP HOLDINGS LTD.
 BUILDING A
 12TH FLOOR

DATE	04/04/05
DESIGNED BY	04
CHECKED BY	04
SCALE	1/8" = 1'-0"
PROJECT NO.	0419

DP 05297766

#13

A-4.06



REVIEWS	
REF. DATE	REVISIONS
1 APRIL 04 2004	Redesign from 2000 to comply with the new ASHRAE 90.1-2001
2 JUNE 04 2004	Redesign from 2004 to comply with the new ASHRAE 90.1-2001
3 JULY 04 2004	Redesign from 2004 to comply with the new ASHRAE 90.1-2001



TOYU GROUP HOLDINGS LTD.

BUILDING A ROOF PLAN

DATE	APR 24 1992
ORIGINATOR	44
CHECKED BY	EL
SCALE	10000000
JOE HARRIS	0419

DP 05297766 #14

A-4.07

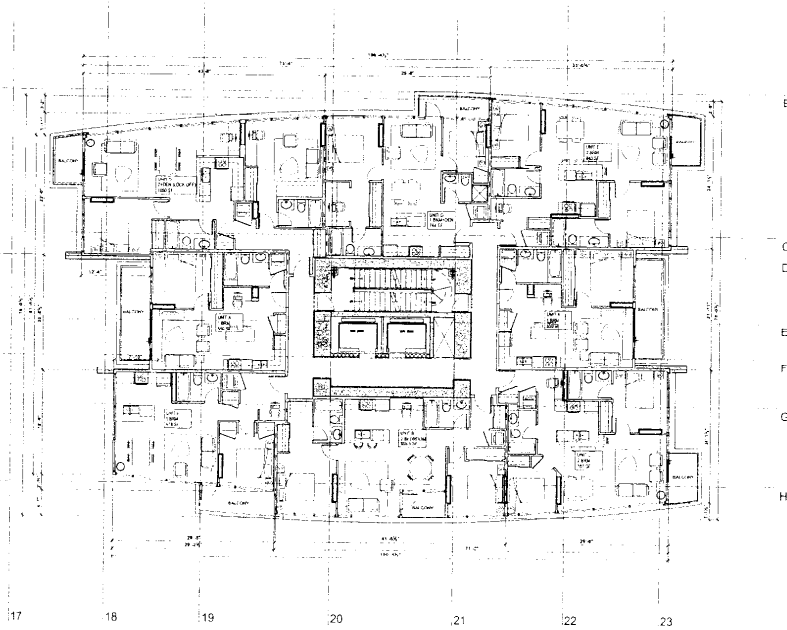
NO.	DATE	DESCRIPTION
1	1/1/19	DEPOSITED TO THE BANK OF AMERICA
2	1/1/19	DEPOSITED TO THE BANK OF AMERICA
3	1/1/19	DEPOSITED TO THE BANK OF AMERICA



DATE	April 18, 2005
DEPARTMENT	ADM.
CHECKED BY	JG
SLATE	1-874-1-42
PHONE NUMBER	0419

#15

A-4.08



DP 05297766

#16

NOTES:
 1. SEE DRAWING

REVISIONS:
 NO. DATE DESCRIPTION
 1 05/12/09 1. REVISED FOR 14TH FLOOR
 2 06/01/09 2. REVISED FOR 14TH FLOOR

←

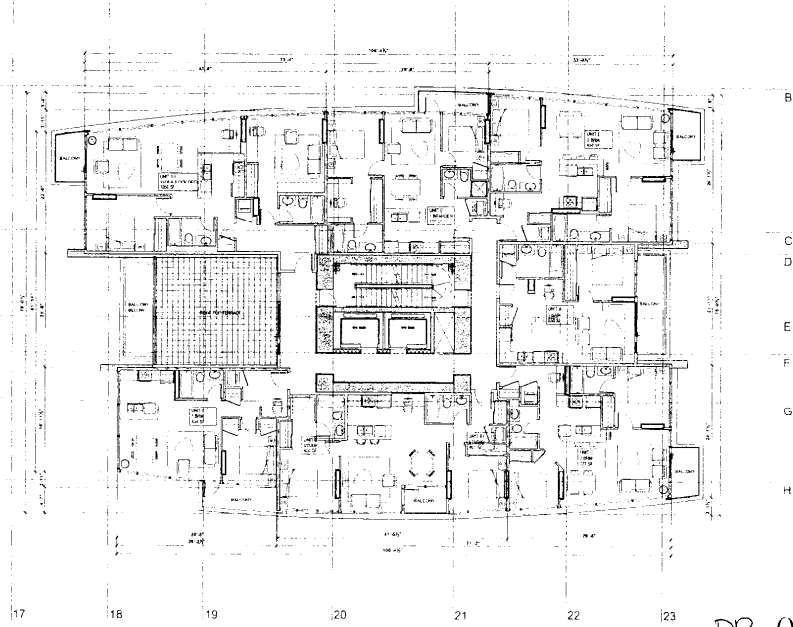
VERSANTÉ
 LANSDOWNE ROAD, RICHMOND

TOTU GROUP HOLDINGS LTD.

BUILDING B
 5TH-14TH FLOOR

DATE: 05/12/09
 DRAWN BY: JAL
 CHECKED BY: JAL
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 0419

A-4.09



DP 05297766

#17

NOTES:
 1. SEE DRAWING

REVISIONS

NO.	DATE	DESCRIPTION
1	01/15/01	ISSUED FOR PERMIT
2	01/15/01	ISSUED FOR PERMIT
3	01/15/01	ISSUED FOR PERMIT
4	01/15/01	ISSUED FOR PERMIT
5	01/15/01	ISSUED FOR PERMIT
6	01/15/01	ISSUED FOR PERMIT
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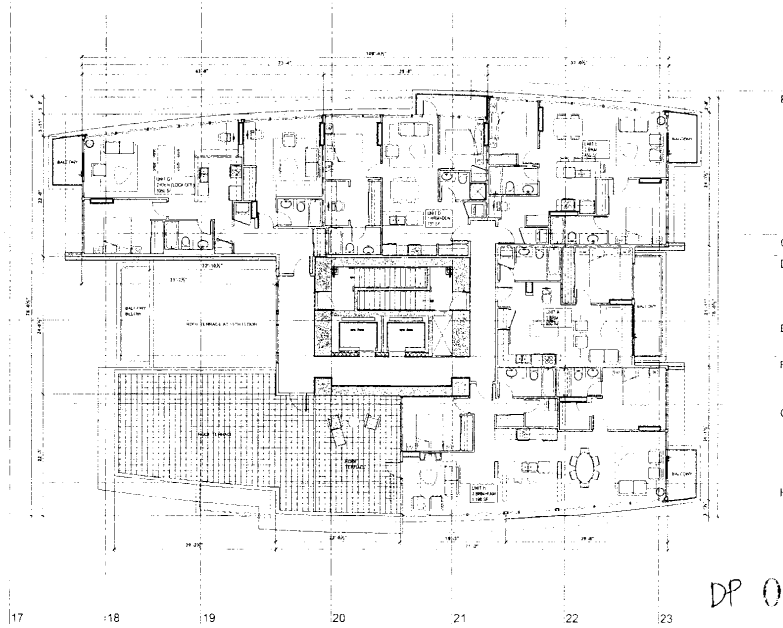
VERSANTÉ
 LANSOWNE ROAD, RICHMOND

TOTU GROUP HOLDINGS LTD

BUILDING B
 15TH FLOOR

DATE	01/15/01
DESIGNED BY	AD
CHECKED BY	EC
SCALE	1/8" = 1'
PROJECT NUMBER	0419

A-4.10



DP 05297766

#18

NOTES

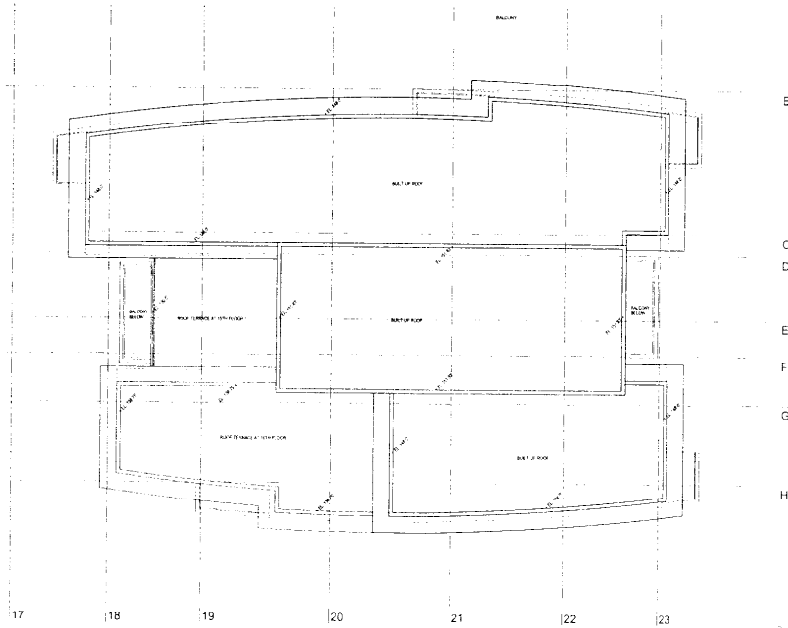
REVISIONS

VERSANTÉ
 LANSDOWNE ROAD, RICHMOND

TOYU GROUP HOLDINGS LTD
 BUILDING B
 16TH FLOOR

DATE: 04/10/2007
 DRAWN BY: JC
 CHECKED BY: JC
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 0419

A-4.11



DP 05297766

#19

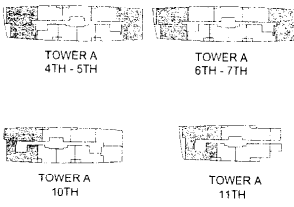
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 LANDDOWN ROAD, RICHMOND

TOYU GROUP HOLDINGS LTD.

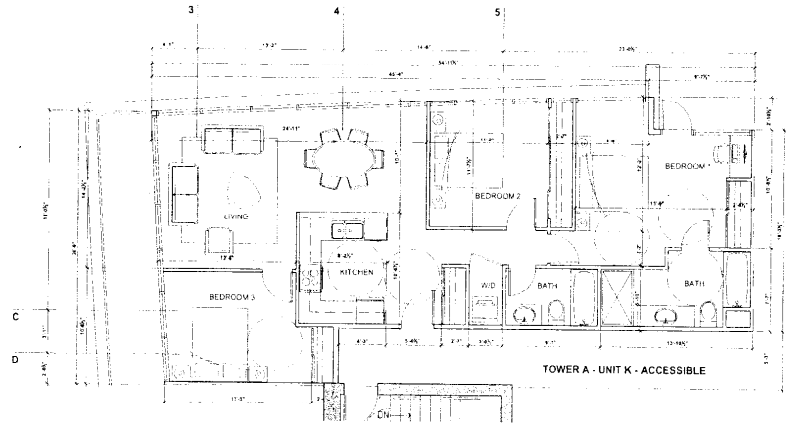
BUILDING B
 ROOF PLAN

DATE: 10/10/2011
 DRAWN BY: JAC
 CHECKED BY: JAC
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 0419

A-4.12

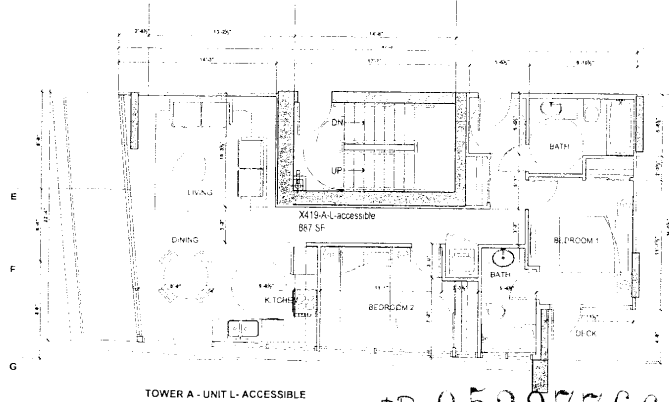
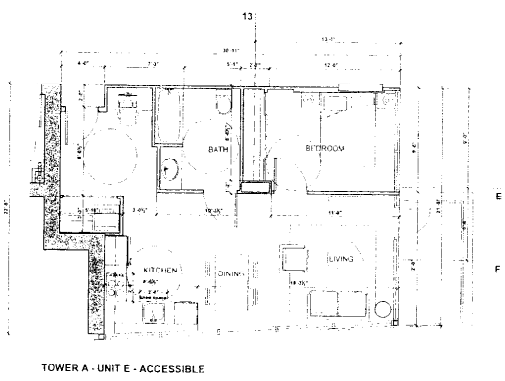


KEY PLAN



NOTES
 1. SEE DRAWING

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR CONSTRUCTION



VERSANTÉ
 LANDOWN ROAD, RICHMOND
 TOYU GROUP HOLDINGS LTD.
 BUILDING A
 ACCESSIBLE UNITS E, K, L
 0419

DP 05297766 #20

A-5.09

MATERIALS LEGEND	
1	CONCRETE - FINISHED COLOR MATCH
2	ALUMINUM - FINISHED COLOR MATCH
3	GLASS - CLEAR GLASS UNITS
4	GLASS - TINTED GLASS UNITS
5	GLASS - TINTED GLASS UNITS
6	GLASS - TINTED GLASS UNITS
7	GLASS - TINTED GLASS UNITS
8	GLASS - TINTED GLASS UNITS
9	GLASS - TINTED GLASS UNITS
10	GLASS - TINTED GLASS UNITS

NOTES
1. SEE GENERAL NOTES

NO.	DESCRIPTION
1	SEE GENERAL NOTES
2	SEE GENERAL NOTES
3	SEE GENERAL NOTES
4	SEE GENERAL NOTES
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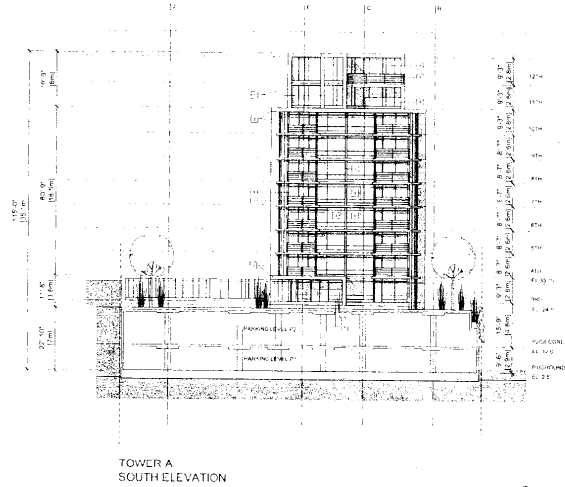
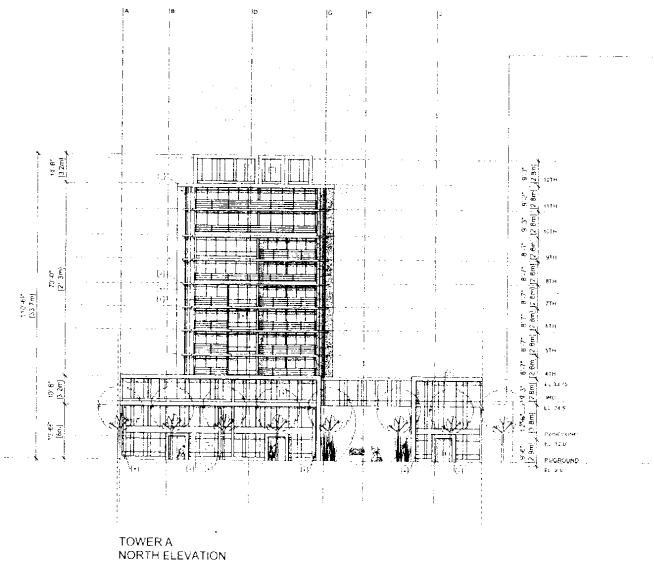
VERSANTÉ
LANDSDOWNE ROAD, RICHMOND

TOYU GROUP HOLDINGS LTD.

NORTH AND SOUTH
ELEVATION-TOWER A

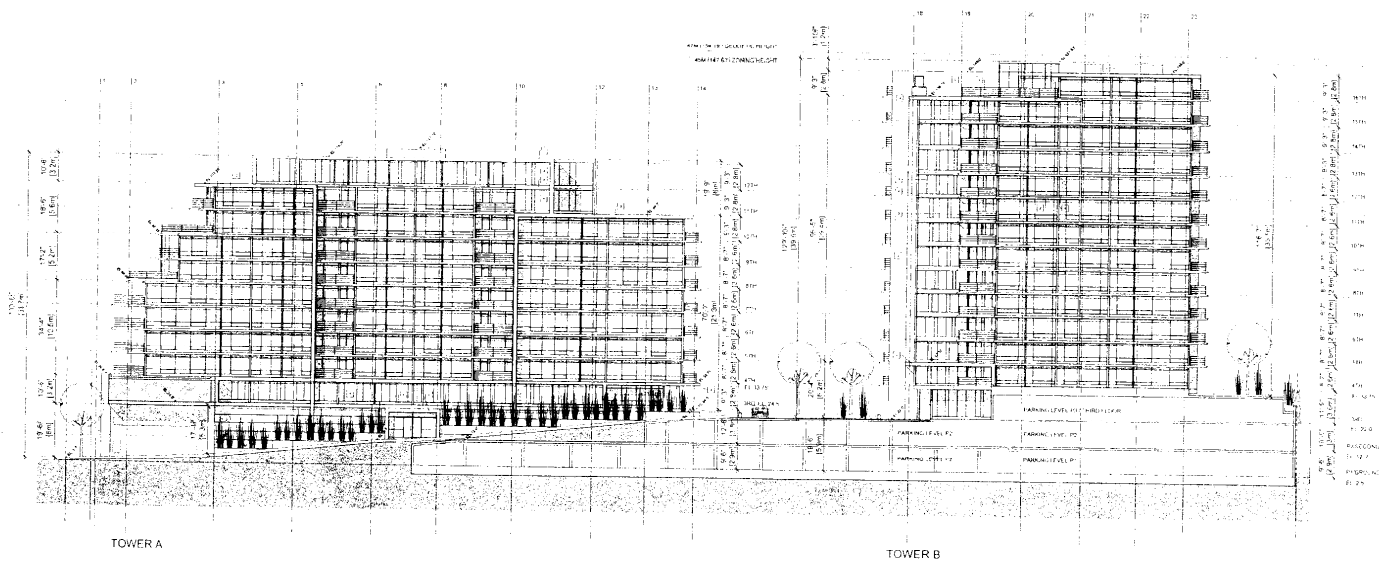
DATE	DATE
DESIGNED BY	DR
CHECKED BY	DR
SCALE	1/8" = 1'-0"
PROJECT NO.	0419

A-6.01



DP 05297766
#21

MATERIALS LISTING	
1	CEMENTITE - FORMED IN LARVAE BY ANALYSIS
2	CEMENTITE - FORMED IN LARVAE BY ANALYSIS
3	CEMENTITE - FORMED IN LARVAE BY ANALYSIS
4	CEMENTITE - FORMED IN LARVAE BY ANALYSIS
5	CEMENTITE - FORMED IN LARVAE BY ANALYSIS
6	CEMENTITE - FORMED IN LARVAE BY ANALYSIS



VERSANTÉ
LANSDOWNE ROAD, RICHMOND

TOYU GROUP HOLDINGS LTD.

WEST ELEVATION

DATE	12/18/11
EXAMINER	AG
CHIEF EXPLORER	JL
SCALE	0000-1000
PC OR PLOT NUMBER	0419

A-6.02

DP 05297766 #22



QUESTION 10

Which of the following is not a characteristic of a good leader?

A. A leader should be able to communicate effectively.

B. A leader should be able to motivate others.

C. A leader should be able to delegate tasks.

D. A leader should be able to control others.

ANSWER: D

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TOYU GROUP HOLDINGS LTD
EAST ELEVATION

[illegible]

PP 05297766 H23

A-6.03

A-6.04



gBL
A. K. KUMAR & SONS, ARCHITECTS, CHENNAI, INDIA
100, ANNAPURNA STREET, CHENNAI - 600 002
TEL: 044-2610-1000 FAX: 044-2610-1001
E-MAIL: gbl@vsnl.com
PLOT: 40/1

NOTES

1. ALL WORKS TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE TOWN AND COUNTRY PLANNING ACT, 1963.

REVISIONS

1. 01/01/2001: PRELIMINARY DESIGN

2. 01/01/2001: PRELIMINARY DESIGN

3. 01/01/2001: PRELIMINARY DESIGN

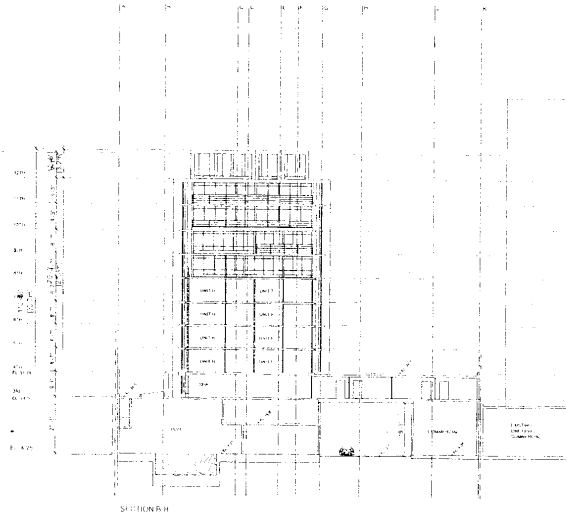
DP 05297766

VERSANTÉ
LANDSDOWNE ROAD, RICHMOND

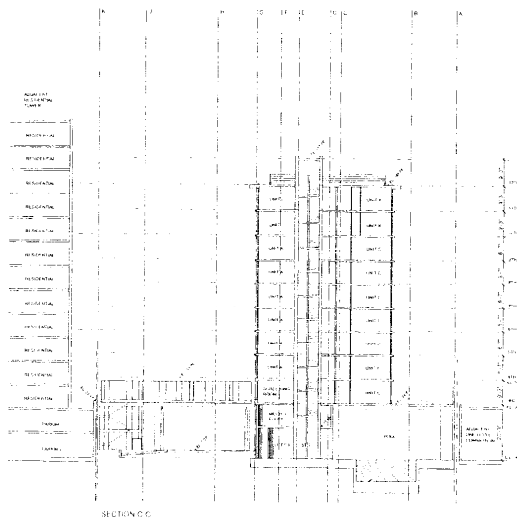
TOYU GROUP HOLDINGS LTD
SECTIONS A-A & F-F

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A-7.01



SECTION B-B



SECTION C-C

NOTES:
1. SEE DRAWING

REVISIONS:

1. SEE DRAWING

VERSANTÉ
LANSDOWN ROAD, RICHMOND

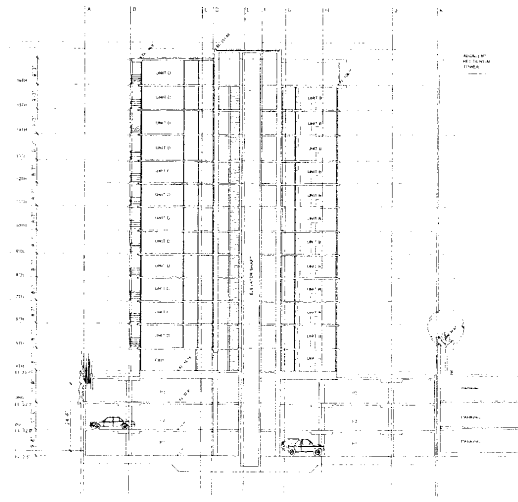
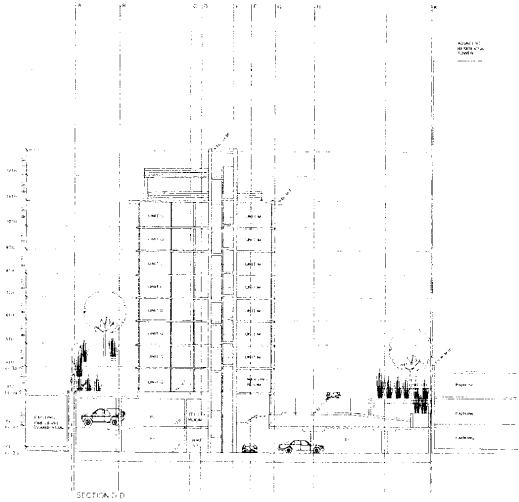
TOYU GROUP HOLDINGS LTD.
SECTIONS B-B & C-C

DATE: 1987.10.10
DRAWN BY: J. B. KENNEDY
CHECKED BY: J. B. KENNEDY
SCALE: 1/20
PROJECT NO: 0419

DP 05297766

26

A-7.02



NOTES

REVISIONS

VERSANTÉ
 LANSDOWNE ROAD RICHMOND

TOTU GROUP HOLDINGS LTD.
 SECTIONS D-D & E-E

DATE	REVISED
DESCRIPTION	BY
DATE	BY
DATE	BY
DATE	BY

0419
A-7.03

DP 05297766

#27

