



To: Development Permit Panel

Date: May 23, 2021

From: Wayne Craig
Director, Development

File: DP 16-747620

**Re: Application by Parc Riviera Project Inc. for a Development Permit at
10333 River Drive**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a low-rise residential development containing approximately 80 dwellings at 10333 River Drive on a site zoned “Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to permit upper floor building bay projections of maximum 0.6 m into the east side yard and 0.75 m into the west side yard limited to the northeast and northwest buildings only.

A handwritten signature in black ink, appearing to read 'Wayne Craig'.

Wayne Craig
Director, Development
(604-247-4625)

SB:blg
Att. 4

Staff Report

Origin

Parc Riviera Project Inc.(David Chung, Director) has applied to the City of Richmond for permission to develop a low-rise residential development at 10333 River Drive on a site zoned “Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)”.

Key components of the proposal include:

- 11 four-storey apartment buildings and a two-storey amenity building, all over a single-level parking structure and four three-storey townhouse buildings fronting River Drive. The apartment buildings comprise stacked two-storey units with the lower units accessed at grade and the upper units accessed from a fourth floor interconnected outdoor walkway.
- A maximum floor area ratio (FAR) of 1.38, together with an additional floor area ratio (FAR) of 0.01 for shared indoor amenity space,
- A total floor area of approximately 11,591 m² (124,759 ft²).
- Additional 120 m² (1,291 ft²) of indoor amenity space for residents.
- Statutory right-of-way (SRW) and construction of public walkway connection from River Drive to the City waterfront trail across the west and east edges of the site.
- An enhanced and expanded environmentally sensitive area (ESA) of approximately 697 m² along the north edge of the site.

The site is comprised of one lot which is currently vacant.

A Servicing Agreement is required as a condition of the Development Permit for the design and construction of frontage improvements and public walkways along the west and east edges of the site.

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

The subject site was rezoned (RZ 07-380169, ZT 12-611282 and ZT 15-691748) to the site specific “Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)” zone as part of a multi-phased development (Attachment 2). The subject application is for the final phase (Phase 4) of the overall development.

Community amenities secured through the rezoning are being implemented in phases. The public art Water #10 sculpture by Chinese artist Jun Ren and previously exhibited as part of the Vancouver International Biennale was purchased by the developer and is installed at the west end of Cambie Road in the middle arm dike greenway. The contribution of \$7,350,459 to the City’s Affordable Housing Reserve Fund was provided as part of Phase 1. The contribution of \$1,000,000 towards community use space was provided as part of Phase 2. A city-owned child

care facility was provided as part of Phase 3. As part of Phase 4, the developer is required to provide a \$500,000 contribution towards a City Amenity Reserve.

Improvements to dikes, trails, roads, public transit and servicing infrastructure secured through the rezoning are also being implemented through Servicing Agreements in phases. The western City park, frontage improvements and dike upgrades between No. 4 Road and McLennan Avenue were constructed through Servicing Agreements as part of Phase 1. The central City park, frontage improvements, dike and waterfront trail upgrades between McLennan Avenue and Shell Road, as well as traffic signal and bus shelter improvements along Bridgeport Road are being constructed through Servicing Agreements as part of Phases 3 and 4. As a condition of Phase 4 on the subject site, the developer is required to enter into a Servicing Agreement for the design and construction of frontage improvements, to widen the existing public walkway connection along the west edge of the site to ultimate 6 m width and provide a public walkway from the waterfront trail to River Drive along the east edge of the site.

Development surrounding the subject site is as follows:

To the North: City dike along the North Arm of the Fraser River, which is being improved as part of the overall Parc Riviera development.

To the East: A single-storey industrial development on a lot zoned “Industrial Storage (IS)”, which is currently being considered for multi-family residential redevelopment under rezoning and Development Permit applications (RZ 15-708599 and DP 15-708607).

To the South: Across River Drive, are single detached homes on lots zoned “Single Detached (RS1/D)”.

To the West: Across a public walkway connection from River Drive to the City’s waterfront trail, the third phase of the overall Parc Riviera development (DP 16-721500), also zoned “Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)”.

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 in compliance with the “Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)” zone except for the zoning variance noted below.

Zoning Compliance/Variances (staff comments in *bold italics*)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Permit upper floor building bay projections of maximum 0.6 m into the east side yard and 0.75 m into the west side yard limited to the northeast and northwest buildings only.

Staff supports the proposed variance as it accommodates building articulation of an appropriate scale for the four storey buildings providing visual interest, is limited to the northwest and northeast buildings and is located above the ground floor. The projection on the northwest building accommodates additional floor area to accommodate accessible washrooms in the two stacked barrier free units. The projections do not create additional impact to shadows on adjacent sites or Environmentally Sensitive Area. The proposed projections are located outside of the publicly accessible SRW areas and they do not negatively impact use of the public walkways.

Advisory Design Panel Comments

On May 6, 2020, the Advisory Design Panel supported the subject Development Permit application moving forward to the Development Permit Panel, subject to the applicant giving consideration to the Advisory Design Panel's comments. An annotated excerpt of the Advisory Design Panel meeting minutes from May 6, 2020 is attached for reference (Attachment 3). The design response from the applicant has been included immediately following the specific Advisory Design Panel comments and is identified in '*bold italics*'.

Analysis***Conditions of Adjacency***

- The proposed development includes enhancement of the River Drive streetscape with townhouse units to provide a height transition between the subject proposal and the single-family homes on the south side of River Drive as well as public walkway connections to the City's waterfront trail at the west and east edges of the subject site.
- Along the west property line, the existing 3 m wide SRW public walkway connection from River Drive to the City's waterfront trail is enhanced with widening to the ultimate 6 m width consisting of a centered 3.0 m wide concrete path with 1.5 m landscaping on both sides and overhead pedestrian lighting. The proposed development interface with the SRW public walkway and the third phase of the Parc Riviera development to the west of the subject site is enhanced with stepped landscape screening, pedestrian connections to semi-private yards and pedestrian connection to the development's proposed east-west central walkway.
- Along the east property line, a 3 m wide SRW interim public walkway connecting from River Drive to the City's waterfront trail will be provided. The walkway consists of 1.5 m wide landscaping with overhead pedestrian lighting and 1.5 m wide concrete paving along the property line. In the future the SRW public walkway is to be widened out to 6 m ultimate width through future redevelopment on the adjacent site to the east. The proposed development interface with the SRW interim public walkway and the light industrial development to the east of the subject site is enhanced with stepped landscape screening, pedestrian connections to semi-private yards and pedestrian connection to the development's proposed east-west central walkway.

- The northern portion of the site is designated Environmentally Sensitive Area (ESA). The applicant proposes to modify and enhance this area. Decks and public walkway connections provide the interface to the adjacent City dike and waterfront trail to the north. The development site includes an ESA designation along the north edge of the site, abutting the City's dike, and the proposal for an ESA modified enhancement area is further detailed later in this report.

Urban Design and Site Planning

- The proposal includes 11 four-storey apartment buildings surrounding a central two-storey amenity building which are all situated on top of a single-level parking structure. The apartment buildings have four to eight units each, with two-storey upper units stacked over two-storey lower units. The lower units are accessed from central courtyard areas at grade and the upper units are accessed from exterior walkways on the 4th floor level. The 4th floor walkways for all 11 buildings are connected and are accessed from six shared stairwells and four shared elevators.
- The center of the site is opened up to provide a central outdoor amenity area, including a children's play area, east-west pedestrian routes connecting to SRW public walkways along the west and east edges of the development, and a central north-south pedestrian route connecting to River Drive and views south to the River.
- The proposal also includes four three-storey townhouse buildings along River Drive. The townhouse buildings have two units each and are situated at grade, stepping up from River Drive.
- An attractive pedestrian-oriented streetscape is provided along River Drive with four two-unit townhouse buildings, and public walkway connections at the west and east edges of the site from River Drive to the dike waterfront trail. Walkways are proposed to include wayfinding signage and lighting, which will be angled downward to avoid glare into residential units and to minimize light pollution. The public walkways are proposed to include bollard lighting and internal walkways pedestrian scaled lighting.
- There are a number of public walkway accesses from River Drive to the City's waterfront trail provided in the overall Parc Riviera development between No. 4 Road and the subject site. These public walkway accesses provide site permeability and waterfront access for the larger Tait residential neighbourhood. In order to secure the public walkway, the Development Permit considerations include granting of 3 m wide public rights-of-passage (PROP) statutory right-of-ways (SRW's) along the west and east edges of the subject site and entering into a Servicing Agreement for the design and construction of a 3 m wide paved path, wayfinding signage, and along the east edge of the subject site, a River Drive pedestrian crossing.
- The subject site is adjacent to the City's dike and in order to address the potential dike raising in the future, the Development Permit considerations include registration of a 7.3 m wide dike SRW along the entire north property line of the site.
- One vehicle access is proposed from River Drive, in accordance with the master plan approved through the rezoning for the overall Parc Riviera development.
- Parking provided in the development complies with the zoning bylaw requirements. The parking structure includes secure bicycle parking, 16 visitor parking spaces and 146 parking spaces for the 72 apartment building units, including four accessible parking spaces. The

eight townhouse units have side-by-side double car garages including one regular parking space and one small car parking space.

- On-site truck manoeuvring is provided, which meets the Zoning Bylaw requirement. A staging area is provided adjacent to the garbage and recycling room for the use of garbage, recycling and moving trucks.
- All units will have semi-private outdoor spaces consisting of balconies. In addition, lower apartment building units and townhouses will have at grade yards, and upper apartment building units will have rooftop decks.
- Outdoor amenity space is proposed in the centre of the site immediately east of the two-storey amenity building; benefitting from afternoon sun exposure and adjacent unit casual surveillance.
- Mailboxes will be provided by Canada Post adjacent to the development's driveway, and short-term bicycle parking racks are provided at the outdoor amenity area.
- A communal garbage, recycling and organic waste storage room is provided in the parking structure next to the internal drive aisle, where it will be collected.
- The development will be constructed as a single-phase development.

Architectural Form and Character

- Buildings are designed to respect the site's industrial heritage with simple forms that express interior uses and unit distribution.
- A pedestrian scale is achieved through the inclusion of a hierarchy of internal walkways and building cluster courtyards as well as pedestrian routes along the public street and public walkways, as well as in the building design inset ground floor level, recesses, covered entries, unit decks, varying material/colour combinations, and landscape features.
- The proposed building materials (Hardie plank, Hardie board, Hardie soffit, metal and glass railings and canopies, and vinyl windows) are generally consistent with the OCP guidelines and compatible with the existing character of the neighbourhood.
- There are four proposed colour/material schemes. A base colour of white is accented with areas of light, medium and dark brown, light green, aqua, and light, medium and dark blue. The use of colour and variations in material texture accentuate building articulation and provide visual interest.
- At the ground floor level, the soffit under overhangs and recesses is coloured to match the wall below, which provides visual interest at the ground floor level.

Landscape Design and Open Space Design

- A Certified Arborist's Report was submitted, which identifies tree species, assesses tree structure and condition, and provides recommendations on tree removal relative to the proposed development. The report assesses one bylaw-sized tree on the subject site, one Black Cottonwood tree (multi-stemmed with combined 96 cm DBH) in very poor condition, exhibiting extensively decayed wounds and in conflict with parking structure geotechnical requirements. Tree Preservation staff have reviewed the Arborist's Report and concur with the proposed removal of the tree.
- The applicant is proposing to plant 98 trees on-site, including 21 conifers and 77 deciduous trees.
- A pedestrian-oriented streetscape is proposed along River Drive with a landscaped edge treatment, low retaining walls, and stairs to individual raised yards and townhouse entries.

- All ground level units will have semi-private outdoor space at grade and upper floor balconies. All upper level units have semi-private roof decks. The ground level units along the west and east edges of the site have frontage onto the ramped public walkways and the units along the south edge of the site front onto River Drive. These units will have a semi-private raised yard with paver area, low landscaping, and four steps down to the River Drive sidewalk, or steps or level walkway to the public walkways. The ground level units along the north edge of the site back onto the ESA and City dike. These units will have a semi-private fenced deck surrounded by protected ESA planting. Internal ground level units will have semi-private yards with paver area, low landscaping, tree planting and connection to the central north-south walkway.
- The main outdoor amenity area is provided adjacent to the two-storey indoor amenity building, including deck areas, covered and open areas, seating and tables, children's play equipment, concrete climbing cubes in three colours (red, yellow and terracotta), rubber safety surface in two colours (beige and aqua) and seating for supervision. The children's play equipment includes a play boat structure and an arch with climbing, seating and hammock activities. The adjacent two-storey indoor amenity building includes a kitchen, washroom, open eating and seating area, elevator and upper floor meeting room.
- A variety of materials, patterns and colours are proposed to provide wayfinding and visual interest to the driveway, the central north-south walkway, the central east-west walkway, the two public walkways, building courtyards, individual unit entries, internal drive aisle, and garage accesses. The materials include concrete, and pavers in six sizes/patterns/colours.
- A lighting plan is included in the DP plans, which indicates lighting provided throughout the site that is directed downward and into the site.
- Irrigation systems and hose bibs will be provided for all landscaping areas.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$394,555.48 in association with the Development Permit.

Crime Prevention Through Environmental Design (CPTED)

- CPTED measures enhance safety and personal security in and around the proposed development.
- Casual surveillance is provided through overlooking windows in individual units, minimizing blind corners, prominent unit entries and pedestrian accesses to the parking structure, locating visitor parking close to the entries in the parkade, clear sightlines to exist within the parking structure (mirrors where needed), glazed vestibules, and lighting in all pedestrian areas. All entrances are visible and overlooked by pedestrians or by neighbour's windows.
- The streetscape and common area design is defined and visually permeable to establish a sense of territoriality that contributes toward overall safety.
- Target hardening security features are provided at all pedestrian and parking entrances.

Sustainability

- The development is being designed to meet the sustainability requirements set out in the applicable sections of Richmond's BC Energy Step Code, which is step 3.
- Sustainability features include: passive cooling building design strategies (such as cross ventilation and stack effect), building envelope details for rain screening and minimizing heat loss, high efficiency HRV (Heat Recovery Ventilation) systems located inside the units, air

source heat pump units for upper units located on the roof decks screened from views from below by parapet walls and for ground units located in the structured parking, energy star windows with low E-glazing, energy star appliances, low VOC paint, as well as the use of drought tolerant and native plant materials.

Environmentally Sensitive Area (ESA)

- There is an ESA designation over an approximate 560.5 m² area along the north edge of the site, adjacent to the City dike.
- An enhanced and enlarged ESA area with a slightly different configuration is provided. An overall area of approximately 697 m² will be enhanced as shown in the Development Permit.
- The proposed landscape plan for the enhanced ESA area was prepared by the Landscape Architect in consultation with a Registered Professional Biologist. It is suitable for its shoreline location, providing a transition between upland and shoreline habitats and promoting a riverfront wildlife corridor. Disturbed areas of the shoreline ESA on-site will be returned to naturalized terrestrial and foreshore conditions and previous conditions in the ESA modified enhancement area will be maintained.
- The proposed plant list for the ESA area is comprised entirely of native species and contains a mix of trees, shrubs and herbaceous species including several flowering and fruiting species suitable for supporting pollinators and hummingbirds. Species include Vine Maple, Pacific Dogwood, Pacific Crabapple and Douglas Fir trees; Redtwig Dogwood, Baldhip Rose and Salmonberry shrubs; Dune Grass; and Salal, Longleaf Mahonia and Western Sword Fern groundcovers.
- Invasive species, including Himalayan Blackberry and Reed Canary Grass, will be removed and managed to prevent re-growth. The removal of invasive species will be done under the supervision of the project's Qualified Environmental Professional.
- A Cedar split-rail fence will be installed on the subject site to delineate the ESA modified enhancement area. Together with the proposed ESA planting, this will provide a protective buffer between the proposed development and the high value estuarine habitat of the Fraser River.
- Granting of a SRW and entering into an ESA legal agreement are Development Permit considerations to ensure that the ESA modified enhancement area and landscape plan are specified, protected, maintained, and ensure no future construction or alteration of the ESA.
- In order to ensure that the proposed ESA enhancement landscaping works are completed, monitored and maintained for five years, the applicant is required to provide a Letter of Credit security of \$44,975.15 as a consideration of the Development Permit. When invasive species are removed and ESA planting is installed in the ESA modified enhancement area to the satisfaction of the QEP consultant, Landscape Architect in accordance with the DP and legal agreements, 50% of the ESA security will be released. The remaining 50% of the ESA security will be released in stages, with 10% releases each year for the five years after substantial completion after receiving confirmation from the QEP consultant that the ESA modified enhancement area monitoring and maintenance con.

Accessible Housing

- All four of the two-storey end units in the northwest building are proposed as barrier free housing units that are designed to be fully accessible at the time of construction for a resident in a wheelchair. These units are required to comply with BC Building Code requirements for

accessible housing. In order to accommodate a resident in a wheelchair, these units include a vertical lift, custom kitchen and bathroom counter height, custom kitchen and bathroom cabinets, grab bar installation, and accessible curbless shower stall.

- All eight of the two-storey ground level interior units in the four southern apartment buildings are proposed as convertible units that are designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require the installation of a stair lift to provide access to the two levels of the two-storey units.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
 - Stairwell hand rails.
 - Lever-type handles for plumbing fixtures and door handles.
 - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Noise Mitigation

- The subject site is subject to overhead aircraft noise. Registration of a legal agreement on title was secured through the rezoning approval to ensure that the development is designed and constructed in a manner that mitigates potential aircraft noise to achieve CMHC interior noise standards and ensures the thermal comfort of residents. An acoustic report was received and is on file. Detailed information is required to be included in the Building Permit application.
- The required indoor noise and thermal comfort levels are proposed to be achieved through the building envelope design, with no upgrades identified in the acoustic report and air conditioning to ensure the comfort of residents during the summer months.

Conclusions

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.



Sara Badyal
Planner 2
(604-276-4282)

SB:blg

Attachments:

Attachment 1: Development Application Data Sheet

Attachment 2: Development Application History Context Map

Attachment 3: Advisory Design Panel Meeting Minutes Annotated Excerpt (May 6, 2020)

Attachment 4: Development Permit Considerations

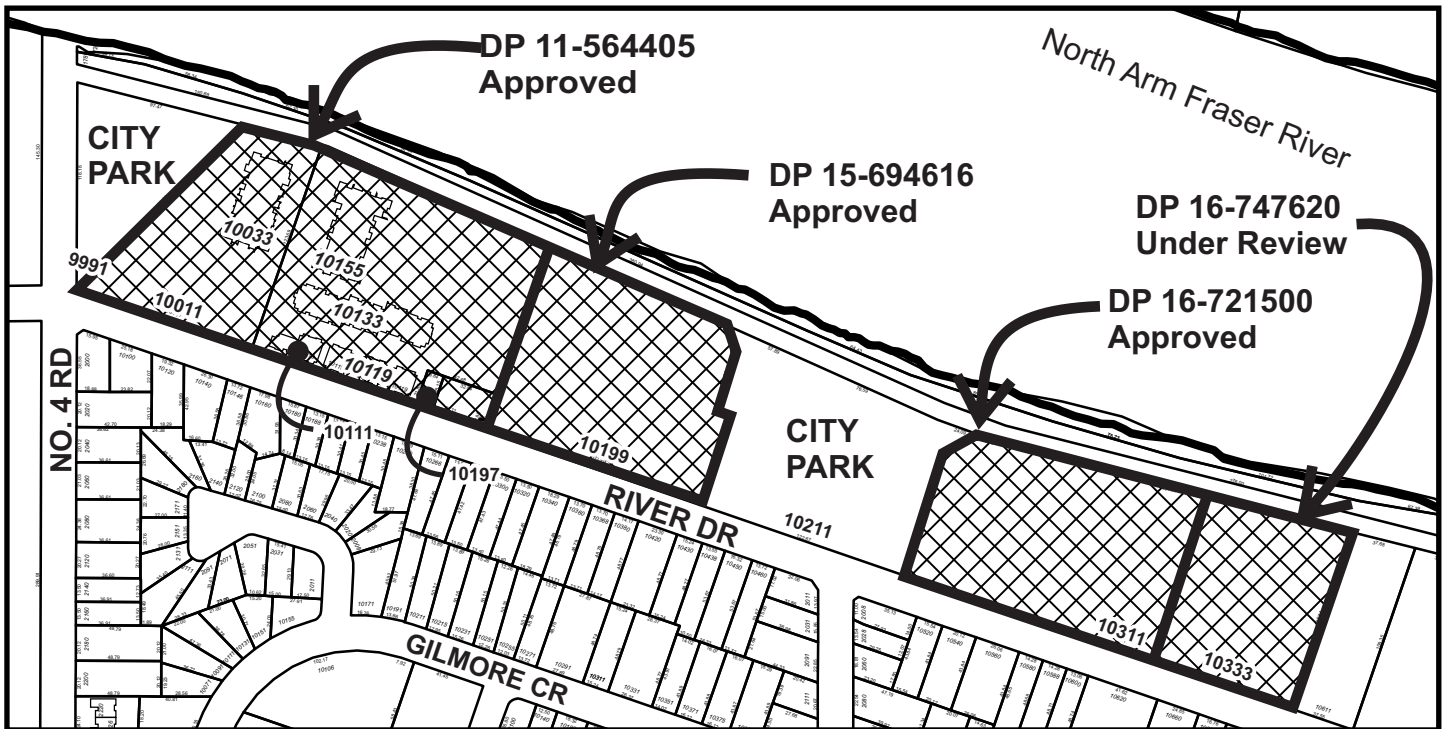
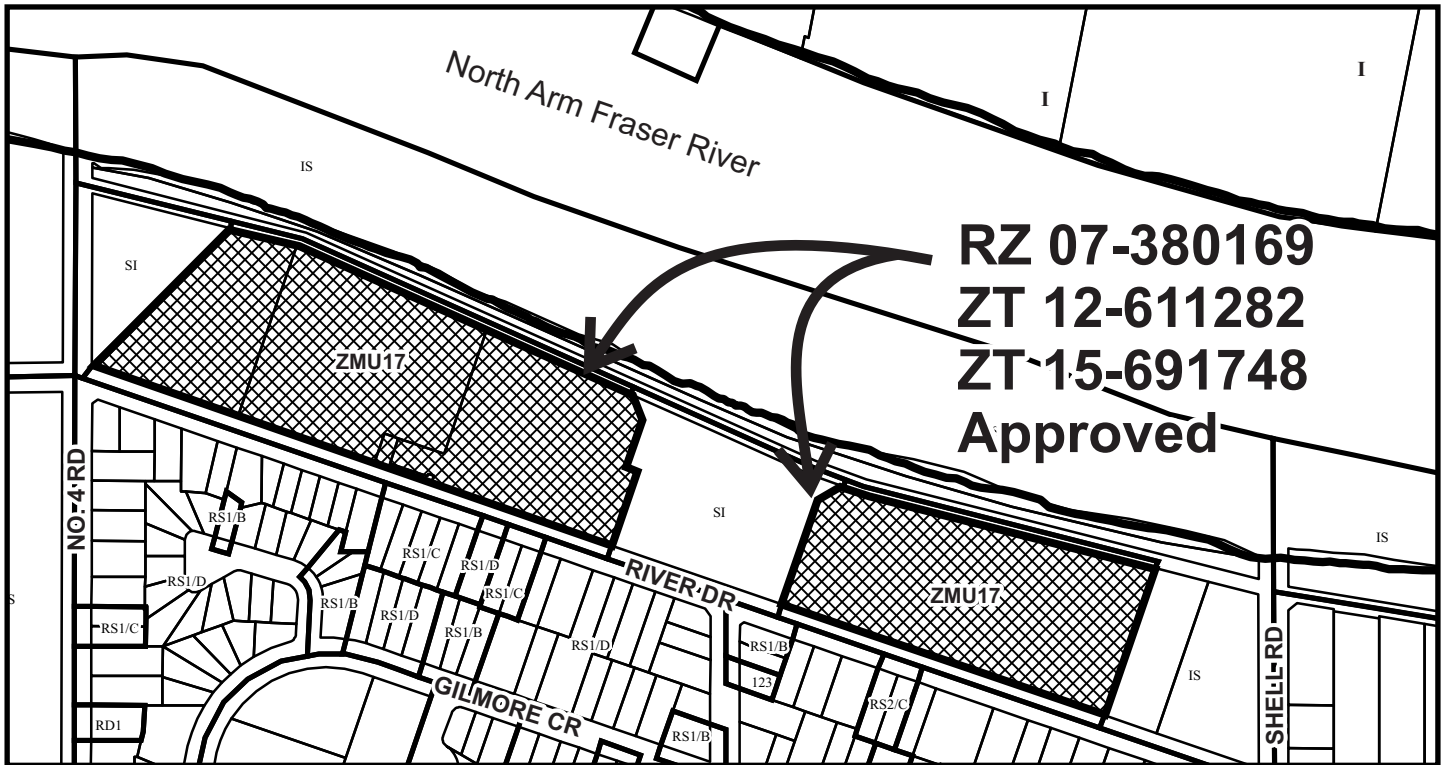


Development Application Data Sheet
Development Applications Department

DP 16-747620

Address: 10333 River Drive
 Applicant: Parc Riviera Project Inc.
 Owner: Parc Riviera Project Inc.
 Planning Area(s): Tait Sub-Area (Bridgeport)

	Existing	Proposed	
Site Area	8,410 m ²	Remains the same	
Land Uses	Vacant	Multi-Family	
OCP Designation	Residential Mixed-Use and Environmentally Sensitive Area (ESA)	Complies with ESA Modified Enhancement Area	
Area Plan Designation	Residential Mixed-Use (Max. 6 storey; 1.45)	Complies	
Zoning	Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)	Complies	
Number of Units	Vacant	80 dwelling units	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 1.38 FAR	1.38 FAR (11,591 m ²)	None permitted
Lot Coverage	Max. 40%	39.4%	None
Setbacks – River Drive	Min. 3 m	3.1 m	None
Setback – West Side Yard	Min. 6 m	6 m with 0.75 m projection	0.75 m bay projection
Setback – East Side Yard	Min. 6 m	6 m with 0.6 m projection	0.6 m bay projection
Setback – Dike	Min. 7.5 m	7.6 m	None
Height	0-20 m of River Dr: Max. 10 m 20-36 m of River Dr: Max. 15 m Over 36 m of River Dr: 26 m	0-20 m of River Dr: 9.6 m 20-36 m of River Dr: 15 m Over 36 m of River Dr: 15.6 m	None
Lot Dimensions	None	Width: 81.6 m Depth: 99.4 m to 106.2 m	None
Parking Spaces	Resident: 142 Visitor: 16 Total: 158	Resident: 162 Visitor: 16 Total: 178	None
Parking – Accessible Spaces	Min. 2%	2% (4 spaces)	None
Parking – Small Car Spaces	Max. 50%	20% (36 spaces)	None
Parking – Tandem Spaces	Permitted (resident only)	None	None
Loading	SU-9 truck manoeuvring	SU-9 truck manoeuvring	None
Bicycle Storage	Class 1 secure: 100 Class 2 rack: 16	Class 1 secure: 132 Class 2 rack: 18	None
Amenity Space – Indoor	Min. 100 m ²	120 m ²	None
Amenity Space – Outdoor	Min. 480 m ²	521 m ²	None



Parc Riviera Context Map
Development Application History
DP 16-747620

Original Date: 04/23/20

Revision Date: 03/15/21

Note: Dimensions are in METRES

Annotated Excerpt from the Minutes from Advisory Design Panel Meeting

May 6, 2020

ITEM: 2. DP 16-747620 – FOUR-STOREY RESIDENTIAL
DEVELOPMENT
ARCHITECT: Fougere Architecture Inc.
LANDSCAPE ARCHITECT: PMG Landscape Architects Ltd.
PROPERTY LOCATION: 10333 River Drive

Applicant's Presentation

Architect Wayne Fougere, Fougere Architecture Inc., and Landscape Architect Mary Chan Yip, PMG Landscape Architects, presented the project and answered queries from the Panel.

Panel Discussion

Comments from Panel members were as follows:

- appreciate the provision of convertible units in the project, including the provision for future vertical lift for the four northern units facing the river; would like elevator access for the upper floor convertible units to provide roof deck access – ***Elevator access to the roof deck is provided in the accessible units facing north.***
- note that chair lifts for convertible units do not provide full accessibility and independence in movement for people in a wheelchair and may not work for those using walkers – ***Design improved. Floor plans of the four accessible units were revised to include vertical lift installation. The eight convertible units include chair stair lifts due to floor plan constraints.***
- consider installing pocket doors in all washrooms and closets in the convertible units – ***Design improved. Wherever possible, swing doors have been revised to pocket doors in washrooms and powder rooms of the convertible units.***
- consider providing two or more additional accessible parking stalls near the convertible units – ***Incorporated two more accessible stalls near the north west elevator.***
- consider installing an electric door opener to enhance accessibility from the underground parkade to the inside of the buildings – ***Design improved with prewiring for future electric door opener installation.***
- consider making the powder room in the convertible units also accessible – ***Design improved. Full accessibility of powder rooms in convertible units not incorporated due to floor plan constraints, but layouts adjusted to increase clear space to 75cm x 120 cm in front of the toilet.***
- the proposed buildings have an industrial and utilitarian architectural expression; the roof line expression is controlled and appears “brutal”; support the idea of roof patios; however, consider articulating the roof lines – ***Following the original Rezoning design rationale from Cotter Architects of a “working waterfront”, the design deliberately uses simple building forms with straight lines and flat roofs to create an industrial character.***
- consider articulating the flat roofs of the three-storey townhouse buildings along River Drive; consider adding patterning to provide visual interest to adjacent taller building

overlook – *Incorporated decorative roof pattern, created by varying colours of rocks and stones or roof membrane colours, similar to amenity building.*

- the 20-foot wide courtyard space between Buildings 3A and 3B and between Buildings 4A and 4B will be under shade most of the time and have hidden corners; the stair towers also have hidden corners; the stairs providing access to underground parking are too open; review all these for potential CPTED concerns – *We have revised the open stairs accessing the underground by adding a door at the bottom of the stair and included glazing and parabolic mirrors to make the stair visible from the garage. We are not concerned about shady courtyards, as many other outdoor amenity areas in the development receive plenty of sunshine. The stair enclosures on the south side between buildings 3A-3B and 4A-4B were revised to include more glazing which will increase the light coming into the courtyard and avoids some of the hidden corners. On the other hand, some solid walls are needed for protecting exits from windows.*
- consider opening up the north terminus of the central spine to provide an unobstructed view corridor to the river – *The tower in the north end of the site can't be removed. The walkway spanning between buildings 3F and 4e is required as fire egress and the tower is a necessary structural element to make the span work. The tower has carefully been design with a very slender profile, when viewed from the central spine to maximise the view. The platform at the top adds another viewing angle to the river.*
- appreciate the provision of open spaces in the project – *Noted.*
- like the visual and physical porosity of the project and its interface with neighbouring developments – *Noted.*
- proposed landscaping between the buildings and the dike is nicely done – *Noted.*
- there is good relationship between the indoor and outdoor amenity areas in the middle of the site; addresses potential CPTED concerns – *Noted.*
- the provision of amenities and courtyard spaces in the project creates a community feel and provides several opportunities for interactions among building residents – *Noted.*
- like the townhouse concept of the project; appreciate the unique design layout of the two-level stacked townhouses in the four-storey buildings with living areas separated to reduce noise transmission, and natural ventilation – *Noted.*
- the overall massing of the project is good; however, the three-storey duplex buildings along River Drive appear disconnected from the rest of the development due to the significant difference in height and distance from the four-storey stacked townhouse buildings; consider introducing architectural treatments to reconnect the three-storey duplexes and four-storey townhouse buildings together and read as one project – *Our building heights follow the zoning bylaw requirements.*
- the project has a unique architecture; not concerned that it is different from the context of its neighbourhood; all the phases are individual – *Noted.*
- concerned about the proximity of the four-storey stacked townhouse buildings to each other across the internal courtyards, which could impact the privacy of individual townhouse units – *Considered. We made a conscious decision to have a hierarchy of spaces between the buildings with bigger distances between some portions and less between others. Rooms facing the courtyards are secondary bedrooms and kitchens while the main living area and the main bedroom towards the central spine and the east and west walkways which provide more light and privacy.*

- appreciate the elevations in the courtyards; the project's design team has done a good job in breaking down the massing of the four-storey stacked townhouse buildings; however, their exterior elevations read like they are apartment buildings; consider articulating their exterior elevations to differentiate the top and bottom townhouse units in the four-storey stacked townhouse buildings – **Considered. The design language follows the examples set by the existing new developments along River Drive while the accent colours provide a subtle hint to the internal division of units.**
- appreciate the provision of north-south public pathways along the east and west edges of the subject site; consider integrating way finding to assist pedestrians – **Noted.**
- appreciate the comprehensive package of documents provided by the applicant to the Panel, including the energy modeling results – **Noted.**
- the energy modeling indicates that the project will achieve Step Code 3 of the BC Building Code – **Noted.**
- the energy modeling reports indicate a substantial difference in energy performance between the three-storey and four-storey building typologies which may be based on an assumption that triple glazed glass will be used; note that changes in design and materials will impact the energy modeling results – **Noted.**
- the applicant should consider the technical requirements for installing vertical drainage inside the buildings – **Noted.**
- appreciate the proposed use of heat recovery units in the project; however, consider using energy recovery units due to increase in humidity inside the buildings and they provide a higher quality air environment – **We will consider this as part of the mechanical systems detailed design process.**
- consider using higher efficiency air filters for heat pumps and energy recovery units – **We will consider this as part of the mechanical systems detailed design process.**
- appreciate the approach to break down the building massing, creating visual and physical permeability and enhancing pedestrian circulation in the project; the open spaces throughout the project make it more pedestrian friendly – **Noted.**
- appreciate the stacked townhouse building typology which allows pedestrian circulation at different levels – **Noted.**
- consider installing roof gardens and shared outdoor amenity spaces on the rooftops of the four-storey buildings where there is more sun exposure to help address Panel's concerns regarding the ground level courtyard spaces between buildings which are under shade most of the time – **Considered. The rooftop decks are retained as private outdoor space for the top floor homes. The project includes a variety of shared outdoor amenity spaces, including the courtyards. The central open space receives a good amount of sunshine throughout the day.**
- appreciate the applicant's use of landscaping to unify the entire development – **Noted.**
- relationship between the indoor and outdoor amenity spaces is good; however, consider additional planting for the outdoor amenity space to make it more intimate and to tie into open space design – **Design improved with additional planting to provide more separation and intimacy to the amenity space.**
- appreciate the choice of proposed soft and hard landscaping materials including the permeable paving materials – **Noted.**
- overall, the project is well-rounded – **Noted.**

- the proposed four-storey stacked townhouse building typology is interesting; nice to see something different – *Noted*.
- appreciate the clearly defined hierarchy of open spaces on the site – *Noted*.
- the internal drive aisle entry and at the back of three-storey duplex buildings is wide and reads just like a driveway; consider delineating pedestrian pathways along the internal drive aisle and creating a stronger relationship with the central pedestrian spine – ***Design Improved. Due to limited space between buildings and the required turning radius for vehicles entering the site there is no space to separate pedestrian and vehicle lanes. To strengthen and emphasise the pedestrian connections, the paving patterns on the internal road and the entry have been revised.***
- increased Environmentally Sensitive Area (ESA) more than compensates for encroachments; consider bringing the character of on-site landscaping into the portion of ESA adjacent to patios and amenity areas to improve their relationship – ***The plant selections have been modified to bring more native plant species into the development to transition the ESA plantings further into the site.***
- the viewing platform is an interesting element; works well at the upper level; however, consider further detailing and programming to create activity at the ground level underneath, to provide better views from the north terminus of the central spine – ***The lower area has been developed to generate a stepped raised terrace to allow the residents who do not have a waterfront unit to sit and enjoy a morning coffee or a quiet zone while looking at the river.***
- Consider installing water and gas bibs on the roof decks to maximize their use – ***Water and gas bibs will be installed.***
- consider providing landscaped rooftop area on the three-storey townhouse buildings along River Drive to provide a better transition to the adjacent four-storey stacked townhouse buildings – ***Considered. Landscaped roofs were considered but not included as they would not be (very) visible from the street. The transition in building height provides the transition to the neighbourhood to the south.***
- appreciate the comprehensive package provided to the Panel which explains well the complex and dense project – *Noted*.
- the stacked townhouse building typology is well done; however, support the Panel comment for the applicant to consider introducing architectural treatments and further articulation to the building facades to differentiate the stacked townhouse units in the four-storey building mass – ***Considered. Colour variations give subtle reference to the stacked nature of the homes.***
- appreciate the concept of visual and physical porosity in the project; the north-south public greenways along both edges of the site guarantee the porosity of the project; however, the concept of porosity could be further strengthened by narrowing the width of the central walkway to increase the width of tight internal courtyard spaces, for example between buildings 4-a and 4-b and buildings 3-a and 3-b – ***Considered. The design provides a hierarchy of spaces between the buildings.***
- consider eliminating the proposed free-standing indoor amenity building as the indoor amenity spaces could be tucked into the perimeter of one of the buildings surrounding the central outdoor amenity area; the move would result in a larger landscaped space in the outdoor amenity area – ***Considered. The indoor amenity space is retained separate from residential units to provide privacy for neighbouring units from people gathering and***

making noise, for users of the amenity space feel more comfortable as a result of some separation to the neighbours, to improve the site permeability and lighting of the courtyard.

- the provision of a retractable awning outside the indoor amenity building is successful; however, it could be accommodated in one of the buildings surrounding the outdoor amenity area – **Considered. No other opportunities were discovered.**
- not concerned about the transition from three-storey duplex buildings along River Drive to four-storey stacked townhouse buildings in the interior of the site; however, consider introducing a different material and colour palette for the three-storey duplex buildings – **Considered. A similar colour palette is used on all buildings for individual buildings to read as parts of a whole. To create some subtle variety, the siding colour on the ground floor of the 3 storey townhouses was revised.**
- the use of hardie materials throughout the development is excessive; consider introducing one or two different materials which are not hardie, particularly on the ground level – **Considered. The use of Hardie materials throughout a whole project is typical and practical in the riverfront location. A variety of Hardie products are incorporated. The horizontal siding, has a thickness and finish that looks like wood siding, with four different stain colours. The Hardie boards are white and 9 different accent colours (8 blue tones plus yellow). These Hardie materials are complimented by other materials, such as glazing for railings and stair enclosures, and metal mesh guard rails in front of balconies.**
- the enclosed stair towers facing the internal courtyards between buildings appear heavy; consider making them more visually porous to provide a clearer building mass with a space/break between the buildings – **Design improved. The exterior wall of the stair enclosure has been revised to increase glazing. The internal stair enclosure wall that is facing the courtyard has been revise to glazing on the ground floor, which will improve lighting and views in the courtyards. The upper portion of this wall will remain solid, to avoid direct sightlines from the stair into the adjacent bedrooms and protects the exits from fire in units.**
- Support the Panel comment to consider eliminating the proposed free-standing indoor amenity building and combining indoor amenity spaces into one of the buildings surrounding the outdoor amenity area, preferably into Building 4-C. – **Addressed above.**

Panel Decision

It was moved and seconded

That DP 16-747620 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED



City of
Richmond

Development Permit Considerations

Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 10333 River Drive

File No.: DP 16-747620

Prior to forwarding this Development Permit to Council for approval, the Owner must complete the following requirements:

1. [**Landscape Security**] Entering into a legal agreement and submission of a Letter of Credit for landscaping in the amount of \$394,555.48.
2. [**Parc Riviera Amenity Contribution**] Submission of \$500,000 to the City's amenity reserve, which will also satisfy compliance with existing legal agreement requiring submission of prior to BP issuance.
3. [**Dike SRW**] Granting of 7.3 m wide dike statutory right-of-way (SRW) along the entire north property line of the site.
4. [**East and West Public Walkway SRWs**] Granting of 3 m wide public-rights-of-passage statutory right-of-way (PROP SRW) along the entire west and east property lines of the site for the purposes of providing wayfinding signage and public pedestrian access to/from the Dike walkway and River Drive sidewalk (east SRW area to be widened to 6 m wide through future development of 10611 River Drive). The works are to be built and maintained by the owner. Any works essential for public access within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA) and the owner's maintenance & liability responsibility is to be clearly noted. The design must be prepared in accordance with good engineering practice with the objective to optimize public safety and after completion of the works, the Owner is required to provide a certificate of inspection for the works, prepared and sealed by the Owner's Engineer in a form and content acceptable to the City, certifying that the works have been constructed and completed in accordance with the accepted design.
5. [**Obsolete Servicing Agreement 'no development' charge**] Discharge 'no development' or DP application legal agreement (BB4018177) requiring entering into a Servicing Agreement for Waterfront Trail and Riverfront Dike works, which Servicing Agreement has been entered into (SA 15-707864) and the discharge was previously approved (ZT 15-691748).
6. [**Obsolete community amenity 'no development' charge**] Discharge 'no development' legal agreement (BB4018179) requiring voluntary contribution of \$1,000,000 or provision of 464.5 m² of community use space, which funds were received via DP 15-694616.
7. [**Obsolete child care facility 'no development' charge**] 'No development' or Building Permit application legal agreement (BB4018181) requiring entering into a legal agreement securing provision of a child care facility, which was secured as a part of the second phase approved Development Permit application (DP 15-694616) and the discharge was previously approved (ZT 15-691748).
8. [**Obsolete Utility SRW**] Discharge existing 3 m wide utilities SRW Plan EPP49413 across the River Drive frontage of the site (CA4664641 & CA4664642).
9. [**Obsolete Servicing Agreement 'no development' charge**] 'No development' legal agreement (CA4664647) restricting Development Permit issuance prior to entering into a Servicing Agreement for road and engineering works, which Servicing Agreement has been entered into (SA 15-707866).
10. [**ESA**] Environmentally Sensitive Area considerations, including:
 - a) Entering into a legal agreement and submission of a Letter of Credit for ESA landscaping and monitoring in the amount of \$44,975.15 (including materials, labour, and 10% contingency). The security will be released in stages, with 50% release after substantial completion and 10% releases each year for the five years after substantial completion.

- b) Registration of an ESA protective covenant on title to identify the modified ESA enhancement area, ESA landscape plan, protect vegetation and to ensure no future construction or alteration of the ESA, with terms to be based on recommendations of the QEP report.
 - c) Registration of an ESA statutory right-of-way on title to allow City access to the protected area in case conditions of the covenant are not maintained (i.e. in case the City needs to enter the lands to restore disturbed vegetation and charge the costs to the owner).
11. **[Servicing Agreement]** Enter into a Servicing Agreement* for the design and construction of works for frontage improvements, to accommodate pedestrian connection from the dike walkway to River Drive along the east edge of the site, and to widen the existing pedestrian connection from the dike walkway to River Drive along the west edge of the site. A Letter of Credit security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to the following.
- a) **Transportation Works:** A functional plan will be required as part of the Servicing Agreement to finalize the design elements of the following works.
 - i) Provide a pedestrian crossing on River Drive to connect through the proposed east pedestrian walkway public-rights-of-passage statutory right-of-way (PROP SRW) to the waterfront trail, without any conflicts with existing driveways on the south side of River Drive. Coloured textured pavement at a marked crosswalk to match other crosswalks along River Drive. As well, special pavement marking and signage will be required at the interface of the sidewalk and internal walkway to advise and appear as a public facility. Speed deterrent measures such as bollards may be required at the River Drive side of the walkway. Additional road works may include curb extension modifications on the north side of River Drive, lighting and a raised crossing with decorative treatment.
 - ii) Provide an east pedestrian internal walkway located in the required 3 m wide public-rights-of-passage statutory right-of-way (PROP SRW) along the east edge of the site and connecting to the waterfront trail and the River Drive sidewalk. Provide an accessible pedestrian path in the along the entire east edge of the site with an interim cross-section from west to east of 1.5 m wide landscaping with lighting strip and minimum 1.5 m wide concrete paving, and safety fencing/barriers/retaining walls as needed. Compaction test results for the walkway sub-base to be submitted to the City for review prior to placement of concrete. Provide 6 m wide ultimate cross-section design (which is to be constructed as part of future redevelopment to the east), from west to east consisting of 1.5 m landscaping, 3 m wide concrete paving, and 1.5 m landscaping.
 - ii) Complete the west pedestrian internal walkway to the ultimate 6 m width. Provide a pedestrian internal walkway located in the required 3 m wide public-rights-of-passage statutory right-of-way (PROP SRW) along the west edge of the site and connecting to the waterfront trail and the River Drive sidewalk. Provide an accessible pedestrian path in the 6 m wide public-rights-of-passage statutory right-of-way (PROP SRW) along the entire west edge of the site consisting of an existing 3 m wide SRW on adjacent 10311 River Drive and the required 3 m wide SRW on the subject site. Provide, from west to east, 1.5 m landscaping, 3 m wide concrete paving, 1.5 m landscaping, and safety fencing/barriers/retaining walls and lighting as needed. Compaction test results for the walkway sub-base to be submitted to the City for review prior to placement of concrete.
 - b) **Engineering Works** to the satisfaction of the Director of Engineering:
 - i) **Private utility works:**
 - Pole relocations may be required at the south-west corner of River Drive and Shell Road junction due to the required road improvements and traffic calming works. The developer is responsible for coordination with private utility companies. Any required pole relocation shall be at the developer's cost.
 - Pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - Locate all above ground utility cabinets and kiosks required to service the development within the developments site (see list below for examples). A functional plan showing conceptual

locations for such infrastructure shall be submitted and shall be included in the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the right of way requirements and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:

BC Hydro LPT	Confirm size with BC Hydro, approximately 3.5 m x 3.5 m
BC Hydro PMT	Confirm size with BC Hydro, approximately 4.0 m x 5.0 m
BC Hydro Vista	Confirm size with BC Hydro
Street light kiosk	Approximately 2 m x 1.5 m
Traffic signal controller cabinet	Approximately 3.2 m x 1.8 m
Traffic signal UPS cabinet	Approximately 1.8 m x 2.2 m
Show possible locations in functional plan of the following:	
Shaw cable kiosk	Confirm size with Shaw, approximately 1.0 m x 1.0 m
Telus FDH cabinet	Confirm size with Telus, approximately 1.1 m x 1.0 m

ii) General:

- Any retaining walls exceeding 1 m in height requires a Building Permit. For walls retaining preload material, this permit must be obtained prior to construction of the retaining wall or installation of the preload material. Please see the new bulletin at the following link: http://www.richmond.ca/__shared/assets/permits5239047.pdf.
- It is the developer's responsibility to address the impact of the required road raising to the existing single family properties along the south side of River Drive from McLennan Avenue to Shell Road. The developer shall coordinate with the owner(s) of the affected properties the extent of works required in private properties. The developer shall get written consent or permission to work in private property from the owner(s) of the affected lots.
- Coordination works shall be at the developer's cost and may include but not be limited to the following:
 - Arborist assessment of the existing trees (e.g., City and privately owned) along the south side of River Drive from McLennan Road to Shell Road that may be impacted by the required road raising.
 - Community meetings and written notices to the individual owners of the affected lots.
 - Design/drawings showing the required works inside each property affected by the road raising. The required works inside private property may include but not limited to the following: (i) removal and reinstatement of existing driveways that may require construction of a retaining wall on each side of the reinstated driveways on private property; and (ii) landscaping repairs and / or replacement as may be required.
 - Individual sign-off sheet that shall indicate the extent of the required works in private properties. The owner(s) of the affected lots shall sign the sign off sheet to permit the required works to be completed in their properties.
 - Community notices and individual sign off sheets shall be reviewed and approved by staff prior to sending to the affected properties.
- Provide, prior to first SA design submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site, proposed utility installations and provide mitigation recommendations. The mitigation recommendations (if required) shall be incorporated into the first SA design submission.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required, including, but not limited to, site investigation, testing,

monitoring, site preparation, de watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Prior to future Building Permit* issuance, the owner must complete the following requirements:

1. **[Rezoning/Development Permit]** Incorporation of features in Building Permit plans as determined via the Rezoning and/or Development Permit processes, including accessibility, sustainability, amenity and landscape design measures. All landscaped areas are to be provided with an irrigation system.
2. **[Aircraft Noise Sensitive Development]** Confirmation that the proposed development is designed in a manner that mitigates potential aircraft noise to the proposed dwelling units, including submission of:
 - a. Acoustic report prepared by a registered professional confirming design achieves the following CMHC interior noise level guidelines:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

- b. Mechanical report prepared by a registered professional confirming design achieves the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.
3. **[Construction Traffic And Parking Management Plan]** Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).
4. **[Latecomer Works]** If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
5. **[Construction Hoarding]** The applicant is required to obtain a Building Permit* for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*

Prior to Occupancy of any building on the lands, the developer is required to complete the following:

1. **[Dike, Road and Park works]** Complete construction of Servicing Agreement works for the central park, dike and waterfront trail works as secured with 'no development' covenant (BB4018175).

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial Wildlife Act and Federal Migratory Birds Convention Act, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[signed copy on file]

Signed

Date



No. DP 16-747620

To the Holder: PARC RIVIERA PROJECT INC.
Property Address: 10333 RIVER DRIVE
Address: C/O NELSON CHUNG
PARC RIVIERA PROJECT INC.
2680 SHELL ROAD, UNIT 228,
RICHMOND, BC V6X 4C9

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 Bylaw 8500" is hereby varied to:
 - a) Permit upper floor building bay projections of maximum 0.6 m into the east side yard and 0.75 m into the west side yard limited to the northeast and northwest buildings only.
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 #42 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$394,555.48 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 16-747620

To the Holder: PARC RIVIERA PROJECT INC.
Property Address: 10333 RIVER DRIVE
Address: C/O NELSON CHUNG
PARC RIVIERA PROJECT INC.
2680 SHELL ROAD, UNIT 228,
RICHMOND, BC V6X 4C9

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

EXISTING ZONE - ZMU17
PROPOSED ZONE - ZMU17

Site Area	8408.9 sm	2.077881 acre	Permitted FAR	1.38				
FAR Calculation								
	Parking	1st Floor	2nd Floor	3rd Floor	4th Floor	Rooftop	TOTAL	
Buildings (incl. Amenity)	108.93	2981.42	3153.69	2606.68	2493.67	302.66	11,647.05	sm
Stairs & Elevators		125.04					125.04	sm
Electrical Closets	1.67	3.34					5.01	sm
Gross Floor Area	110.60	3109.80	3153.69	2606.68	2493.67	302.66	11,777.10	sm
Utility Room Exclusion	-1.67	-35.57	-29.49				66.73	sm
Amenity Room Exclusion		-71.22	-48.69				119.91	sm
TOTAL NET FLOOR AREA	108.93	3003.01	3075.51	2606.68	2493.67	302.66	11,590.46	sm
							FAR 1.378	

Unit Sizes										
			Parking	1st Floor	2nd Floor	3rd Floor	4th Floor	Rooftop	TOTAL GROSS	TOTAL
4	A	3 Bed	13.62	57.95	58.41	0	0	0	129.98	519.92
4	B	3 Bed	13.62	56.09	58.41	0	0	0	128.12	512.48
10	C1	3 Bed	0	61.78	67.4	0	0	0	129.18	1291.8
4	C2	3 Bed	0	61.78	67.73	0	0	0	129.51	518.04
4	C3	3 Bed	0	61.78	67.73	0	0	0	129.51	518.04
8	C4	3 Bed	0	61.78	67.73	0	0	0	129.51	1036.08
2	C5	3 Bed	0	61.78	65.13	0	0	0	126.91	253.82
10	D1	3 Bed	0	0	0	67.4	64.85	7.93	140.18	1401.8
12	D2	3 Bed	0	0	0	67.73	61.78	7.93	137.44	1649.28
4	D3	3 Bed	0	0	0	67.73	64.85	7.93	140.51	562.04
2	D4	3 Bed	0	0	0	65.13	64.85	7.93	137.91	275.82
2	E1	3 Bed + Den	0	87.6	89.57	0	0	0	177.17	354.34
2	E2	3 Bed + Den	0	82.68	82.68	0	0	0	165.36	330.72
2	F1	3 Bed + Den	0	0	0	89.57	87.6	15.33	192.5	385
2	F2	3 Bed + Den	0	0	0	82.68	82.68	7.93	173.29	346.58
2	G1	4 Bed + Den	0	89.93	95.04	0	0	0	184.97	369.94
2	G2	3 Bed + Den	0	89.93	92.02	0	0	0	181.95	363.9
2	H1	4 Bed + Den	0	0	0	95.04	89.93	7.93	192.9	385.8
2	H2	3 Bed + Den	0	0	0	92.02	97.17	7.93	197.12	394.24
80										11,469.64

- Notes:**
- Variance included to allow upper floor bay projection on northwest building of 0.75 m into West side yard and on the northeast building of 0.6 m into East side yard
 - 4 Accessible units required to comply with Basic Universal Housing Zoning Bylaw requirements and BCBC Accessible housing standards.
 - 8 Convertible units required to comply with noted features
 - Indoor amenity building provided for the shared use of all residents
 - Development required to comply with Step Code
 - Development required to meet indoor acoustic and thermal criteria as per legal agreement
 - Hose bibs and irrigation systems to be provided in all landscaped areas, but not in the ESA.
 - ESA to be planted, fenced, maintained and protected as per legal agreement.
 - Servicing Agreement required. Off-site and SRW works to be provided via separate Servicing Agreement for frontage and public pedestrian walkways.
 - This Development Permit does not include signage. All signage required to comply with Sign Regulation bylaw 9700, including submitting separate sign permit applications as needed.

BUILDING COVERAGE				39.40%
UNIT		COVERAGE		
COUNT	UNIT TYPE	FOOTPRINT	TOTAL AREA	
4	A	54.73	218.92	
4	B	54.73	218.92	
10	C1	61.78	617.80	
4	C2	61.78	247.12	
4	C3	61.78	247.12	
8	C4	61.78	494.24	
2	C5	61.78	123.56	
2	E1	87.60	175.20	
2	E2	82.68	165.36	
2	G1	89.93	179.86	
2	G2	89.93	179.86	
1	Utility Parking	1.67	1.67	
1	Utility 1st Fl	35.57	35.57	
1	Stairs & Elev.	125.04	125.04	
1	Amenity	71.22	71.22	
1	Overhead Walkw.	211.69	211.69	
			3313.15	

- Townhouse
- Ground Floor Unit
- Upper Floor Unit

BUILDING HEIGHT		
	MAXIMUM	PROPOSED
0-20 m fr. Front Property Line	10 m	9.6 m
20-36 m fr. Front Property Line	15 m	15.0 m
> 36 m fr. Front Property Line	26 m	15.6 m

SET BACK		
	MIN. REQUIRED	PROPOSED
FRONT YARD	3.0 m	3.11 m
REAR YARD	7.5 m	7.63 m
SIDE YARD- East	6.0m	6.02m
SIDE YARD- West	6.0m	6.00 m

GARBAGE		
GARBAGE/RECYCLING	CENTRALIZED PICK-UP	

PARKING DATA		
	REQUIRED	PROPOSED
Residential Parking	142	162
Visitor Parking	16	16
HC Parking	4	5
BICYCLE- Class 1	100	130
BICYCLE- Class 2	16	18
LOADING	-	-

SITE DATA

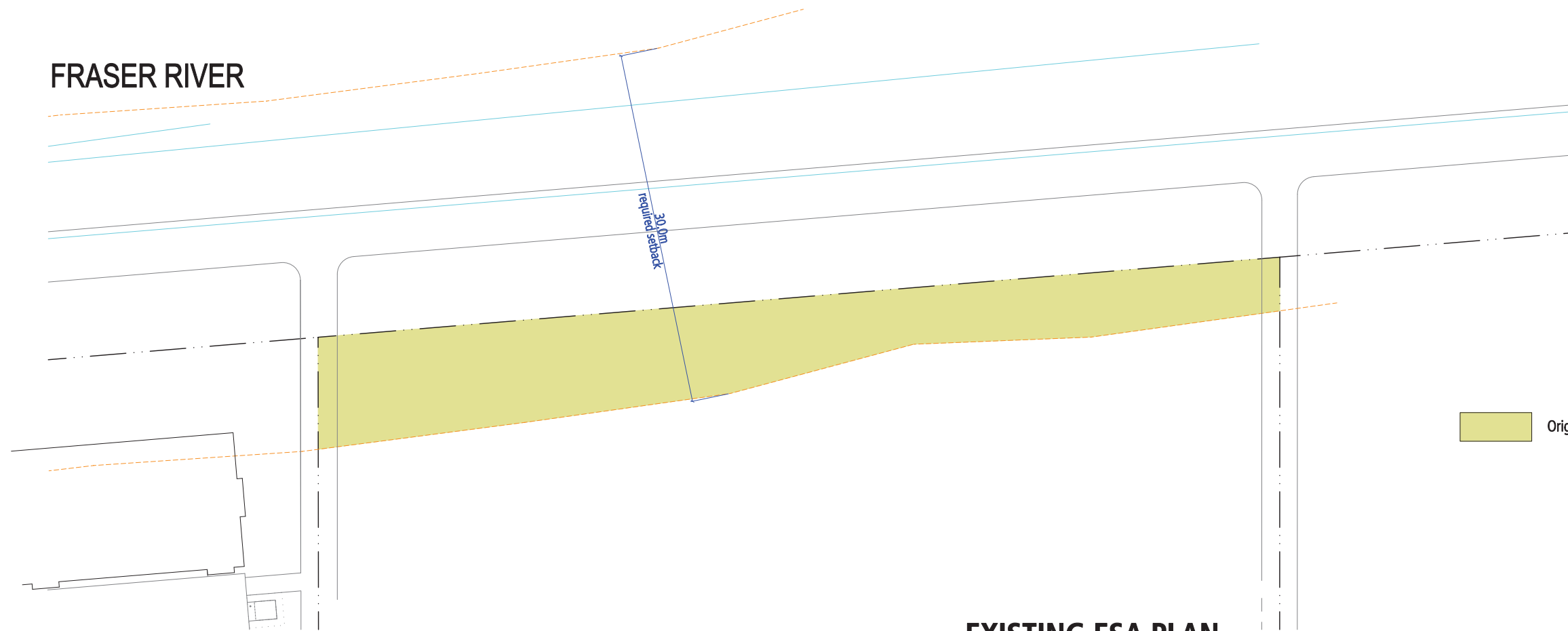
Plan #1
DP 16-747620
May 23, 2021

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PARC PORTOFINO
10333 River Drive
for
Dava Developments Ltd.

FRASER RIVER



EXISTING ESA PLAN

Original ESA: 560.5 sm

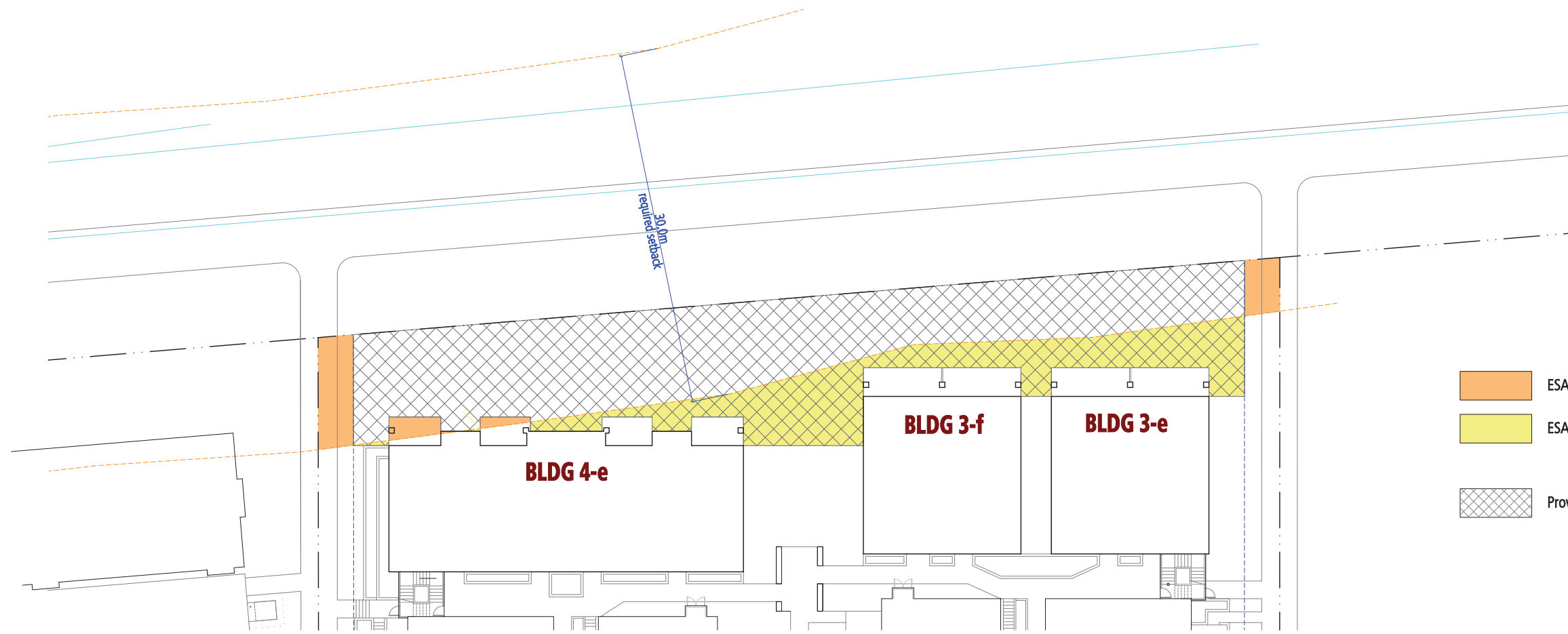
ESA AREA

SCALE 1/8" = 1'-0"



Plan #2
DP 16-747620
May 23, 2021

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PROPOSED ESA PLAN

ESA reduction: 53.2 sm
ESA added: 189.7
Provided ESA: 697.0 sm

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10333 River Drive
for
Dava Developments Ltd.

APRIL 20, 2021



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FRASER RIVER



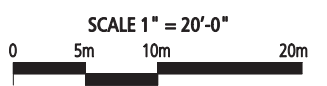
- LEGEND:**
- 0.00 m PROPOSED SITE GRADE
 - 0.00 m EXISTING SITE GRADE
 - FLOOD PLAIN LEVEL: 2.90 m
 - CIVIL GRADES
 - ⊕ 4.87 m PROPOSED GRADES
 - 3.09 EXISTING GRADES
 - PROPERTY LINE
 - SETBACK LINE
 - Provided ESA
 - fda Siamese Connection (FDC) interconnected

10333 River Drive

SITE AREA	8,408.92 sm
PERMITTED FAR	2.07 acres
	1.38
FAR CALCULATION	
GROSS FLOOR AREA	11,777 sm
Utility Exclusion	- 67 sm
Amenity Exclusion	- 120 sm
NET FLOOR AREA	11,590 sm
PROPOSED FAR	1.378
UNIT COUNT	
UPA	80
	38.6
SITE COVERAGE	
	3,313.1 sm
	39.4 %



SITE PLAN



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--- Outline of Provided ESA



▭ Parkade Area 5,297 sm

PARKING DATA

	REQUIRED	PROVIDED
Residential Parking		
44 Townhouses	2 spaces/ unit 88	
36 Apartments	1.5 spaces/ unit 54	
Total Residential	142	162
Visitor Parking	0.2 spaces/ unit 16	16
TOTAL PARKING	158	178
HC Parking	2% of required spaces 4	4

breakdown
 123 Regular Size Stalls
 36 Small Size Stalls
 3 Accessible Stalls
 15 Regular Size Stalls
 1 Accessible Stalls

BICYCLE DATA

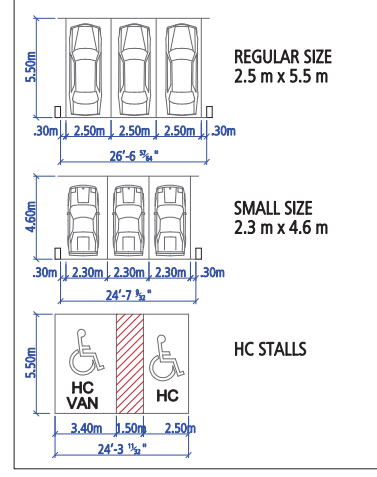
	REQUIRED	PROVIDED
CLASS 1	1.25 spaces/ unit 100	132
CLASS 2	0.2 spaces/ unit 16	18

breakdown
 94 Regular Stalls
 28 Vertical Stalls
 10 Cargo bike Stalls

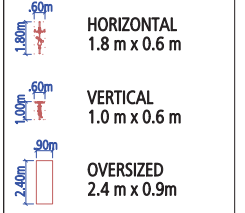
LOADING

	REQUIRED	PROVIDED
<81 units	none	none

TYPICAL CAR STALL SIZES



TYPICAL BIKE STALL SIZES



Plan #4
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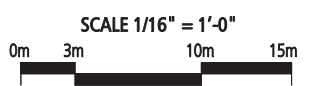
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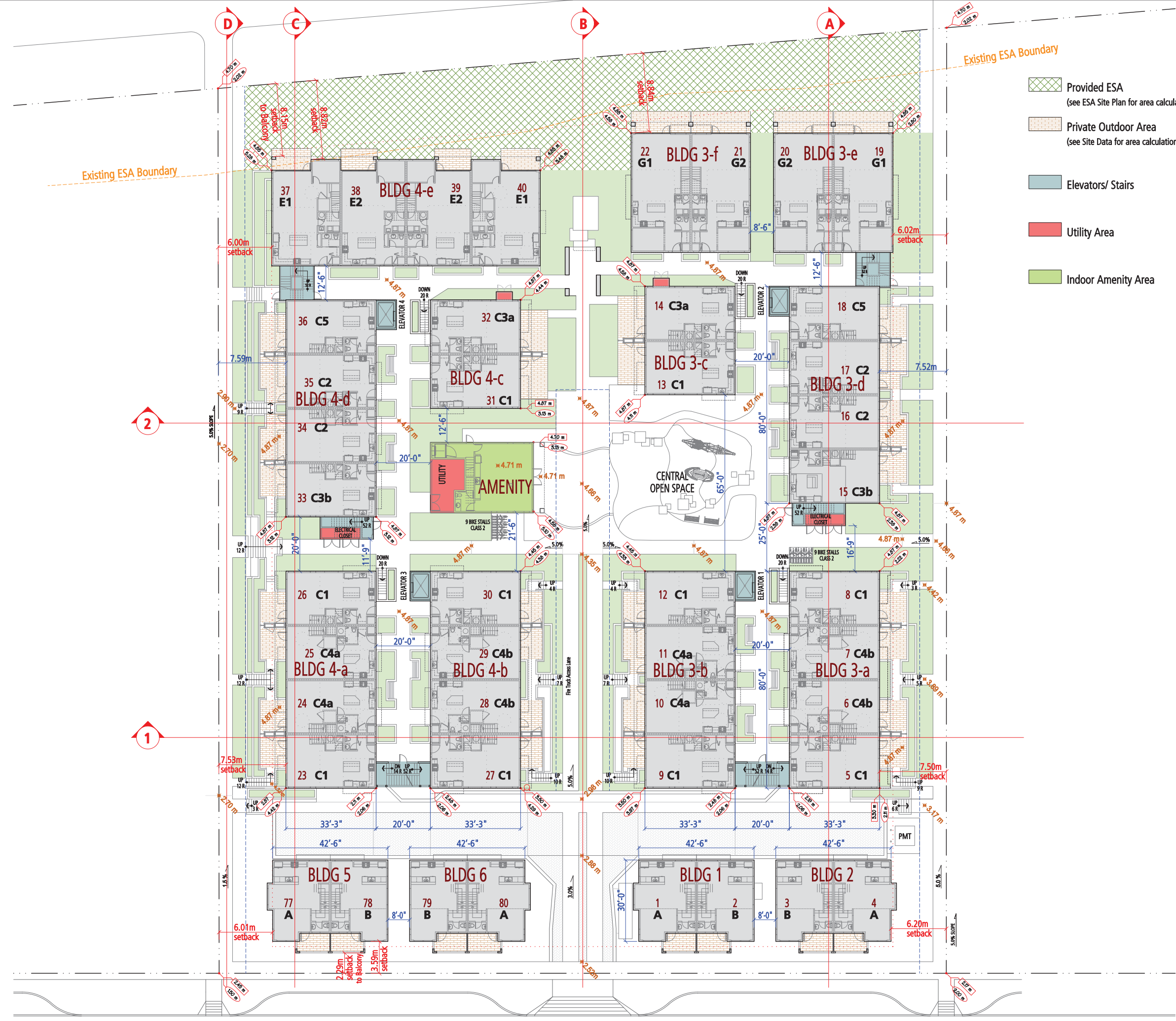
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CURRENT PARKING PLAN



RIVER DRIVE



Existing ESA Boundary

Existing ESA Boundary

- Provided ESA
(see ESA Site Plan for area calculation)
- Private Outdoor Area
(see Site Data for area calculation)
- Elevators/ Stairs
- Utility Area
- Indoor Amenity Area



**BLOCK PLAN
1st FLOOR**

SCALE 1/16" = 1'-0"
0m 3m 10m 15m

**Plan #5
DP 16-747620
May 23, 2021**

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RIVER DRIVE



Private Outdoor Area



**BLOCK PLAN
3rd FLOOR**

SCALE 1/16" = 1'-0"
0m 3m 10m 15m

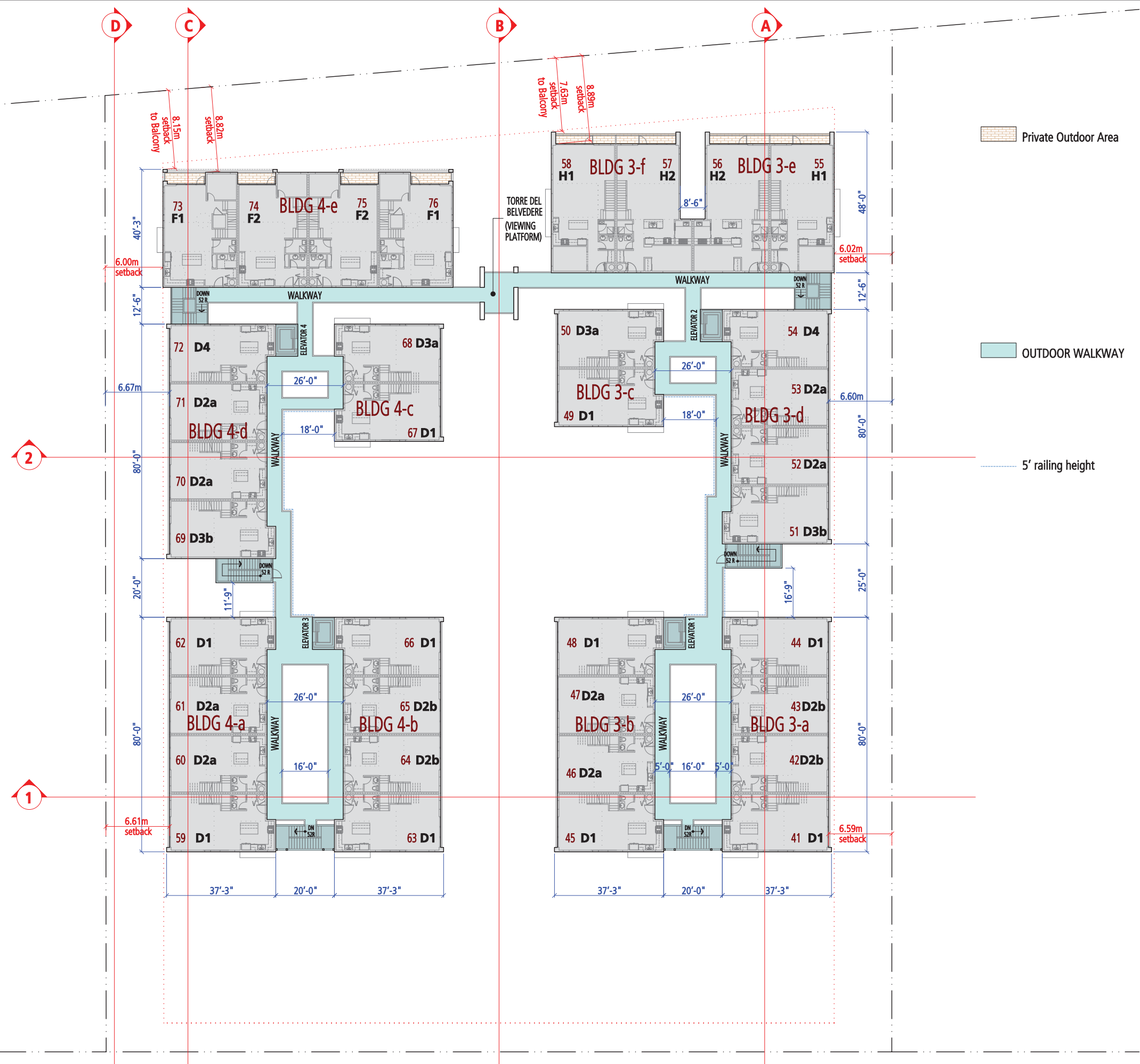
Plan #7
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Private Outdoor Area

OUTDOOR WALKWAY

5' railing height



**BLOCK PLAN
4th FLOOR**

SCALE 1/16" = 1'-0"
0m 3m 10m 15m

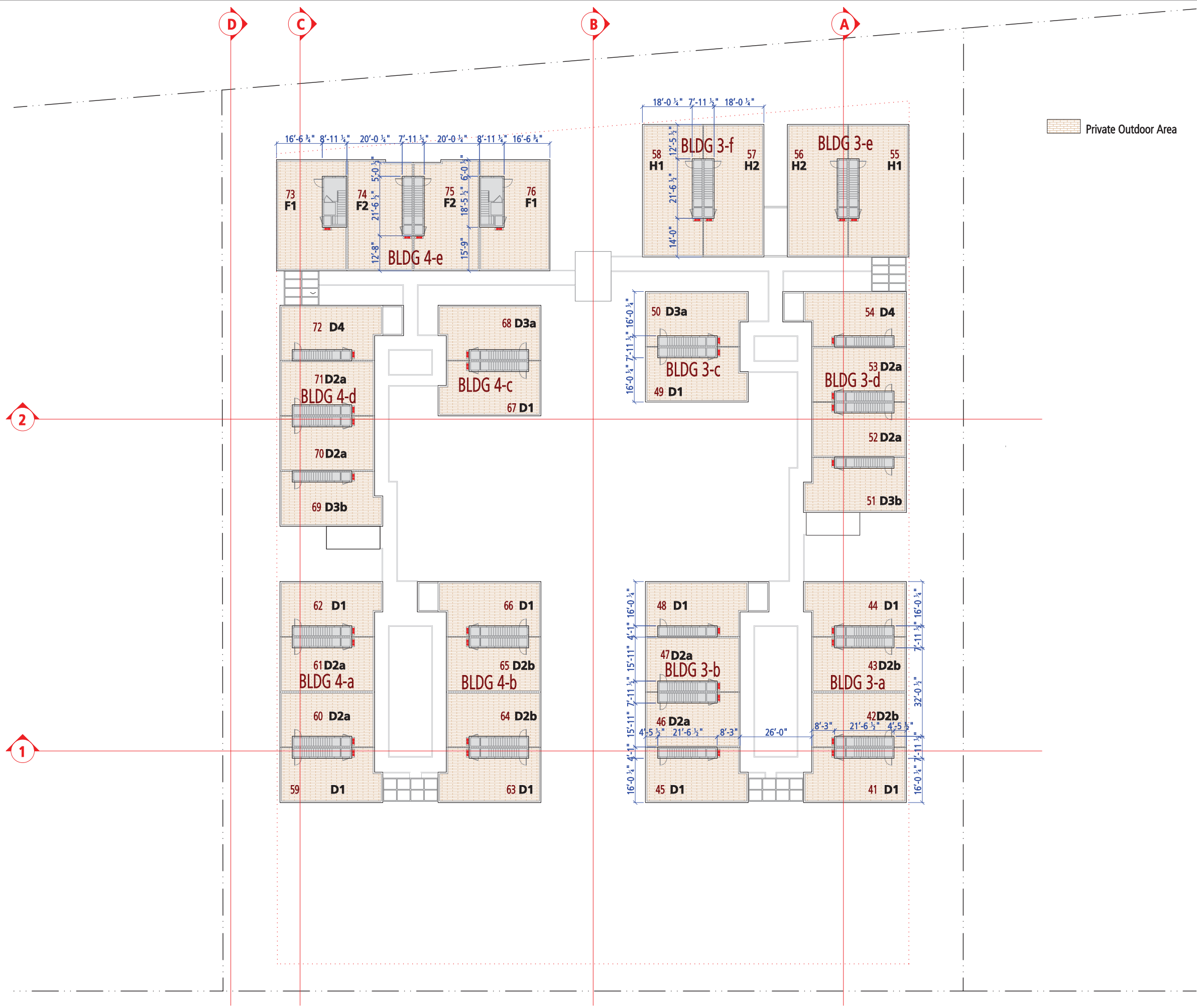
Plan #8
DP 16-747620
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Private Outdoor Area



**BLOCK PLAN
ROOF TOP**

SCALE 1/16" = 1'-0"
0m 3m 10m 15m

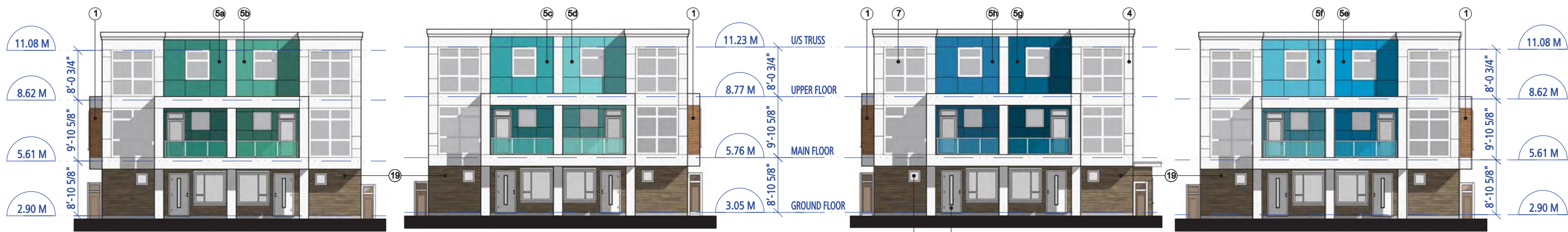
Plan #9
DP 16-747620
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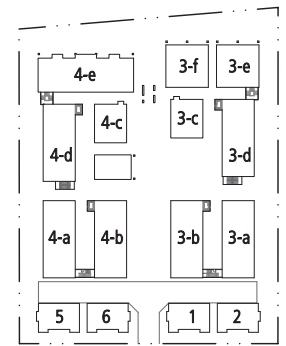


BUILDING 5
SOUTH

BUILDING 6
SOUTH

BUILDING 1
SOUTH

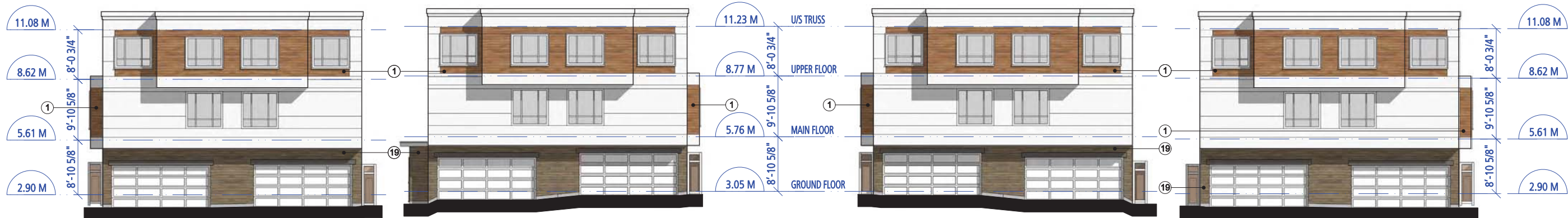
BUILDING 2
SOUTH



BUILDING 1 & 5 **BUILDING 6 & 2**
EAST

BUILDING 5 **BUILDING 6 & 2**
WEST

BUILDING 1
EAST



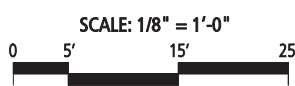
BUILDING 5
NORTH

BUILDING 6
NORTH

BUILDING 1
NORTH

BUILDING 2
NORTH

ELEVATIONS
BUILDING 1, 2, 5 & 6



Plan #10
DP 16-747620
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EXTERIOR FINISHES SCHEDULE

1	HARDIE PLANK LAP SIDING	Fischer Coating- Cedartone
2	HARDIE PLANK LAP SIDING	Fischer Coating- Night Rider
3	HARDIE PLANK LAP SIDING	Fischer Coating- Weatheredwood
4	HARDIE REVEAL PANELS	Hardie ColourPlus- Arctic White
5 a-j	HARDIE REVEAL PANELS	Accent Colour
6	VINYL WINDOWS	White Frame & Clear Glazing
7	WINDOW WALL	White Frame & Clear Glazing
8	EXTERIOR DOOR	White
9	WINDOW & DOOR TRIM	White
10	GUARDRAIL	Glass & Metal
11	GUARDRAIL	Metal Mesh- to match Accent Colour
12	WALKWAYS	Sherwin Williams- SW7068 Grizzle Gray
13	STAIRS	Sherwin Williams- SW6676 Butterfield
14	PLANTERS	Exposed Concrete
15	GLASS ROOF	Clear Glass & Metal Bracket
16	AIR VENT	White
17	MECHANICAL ROOM DOOR	to match Fisher Coating
18	STAIRCASE DOOR	White
19	HARDIE PLANK LAP SIDING	Fischer Coating- West Coast Grey
20	WINDOW WALL	Clear Glass, Frame colour: SW7068
21	SOFFIT	Hardie Soffit-Arctic White, except where noted

ACCENT COLOURS

5a,	Sherwin Williams- SW6761 Thermal Springs
5b, 21 b	Sherwin Williams- SW6763 Jargon Jade
5c, 21 c	Sherwin Williams- SW6767 Aquarium
5d	Sherwin Williams- SW6766 Mariner
5e	Sherwin Williams- SW6658 Dynamic Blue
5f, 21 f	Sherwin Williams- SW6787 Fountain
5g, 21 g	Sherwin Williams- SW6790 Adriatic Sea
5h, 21 h	Sherwin Williams- SW6803 Danube
5j	Sherwin Williams- SW6676 Butterfield



BUILDING 3-a STAIR TOWER BUILDING 3-b
SOUTH ELEVATION



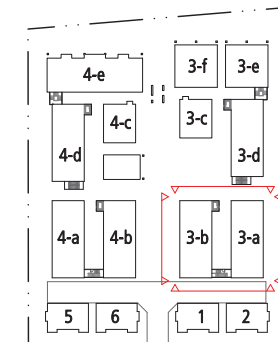
BUILDING 3-a
EAST ELEVATION



BUILDING 3-a ELEVATOR BUILDING 3-b
NORTH ELEVATION



BUILDING 3-b
WEST ELEVATION



ELEVATIONS
BUILDING 3 a-b

SCALE: 1/8" = 1'-0"
0 5' 15' 25'

Plan #11
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EXTERIOR FINISHES SCHEDULE

1	HARDIE PLANK LAP SIDING	Fischer Coating- Cedarstone
2	HARDIE PLANK LAP SIDING	Fischer Coating- Night Rider
3	HARDIE PLANK LAP SIDING	Fischer Coating- Weatheredwood
4	HARDIE REVEAL PANELS	Hardie ColourPlus- Arctic White
5 e-j	HARDIE REVEAL PANELS	Accent Colour
6	VINYL WINDOWS	White Frame & Clear Glazing
7	WINDOW WALL	White Frame & Clear Glazing
8	EXTERIOR DOOR	White
9	WINDOW & DOOR TRIM	White
10	GUARDRAIL	Glass & Metal
11	GUARDRAIL	Metal Mesh- to match Accent Colour
12	WALKWAYS	Sherwin Williams- SW7068 Grizzle Gray
13	STAIRS	Sherwin Williams- SW6676 Butterfield
14	PLANTERS	Exposed Concrete
15	GLASS ROOF	Clear Glass & Metal Bracket
16	AIR VENT	White
17	MECHANICAL ROOM DOOR	to match Fisher Coating
18	STAIRCASE DOOR	White
19	HARDIE PLANK LAP SIDING	Fischer Coating- West Coast Grey
20	WINDOW WALL	Clear Glass, Frame colour SW7068
21	SOFFIT	Hardie Soffit-Arctic White, except were noted

ACCENT COLOURS

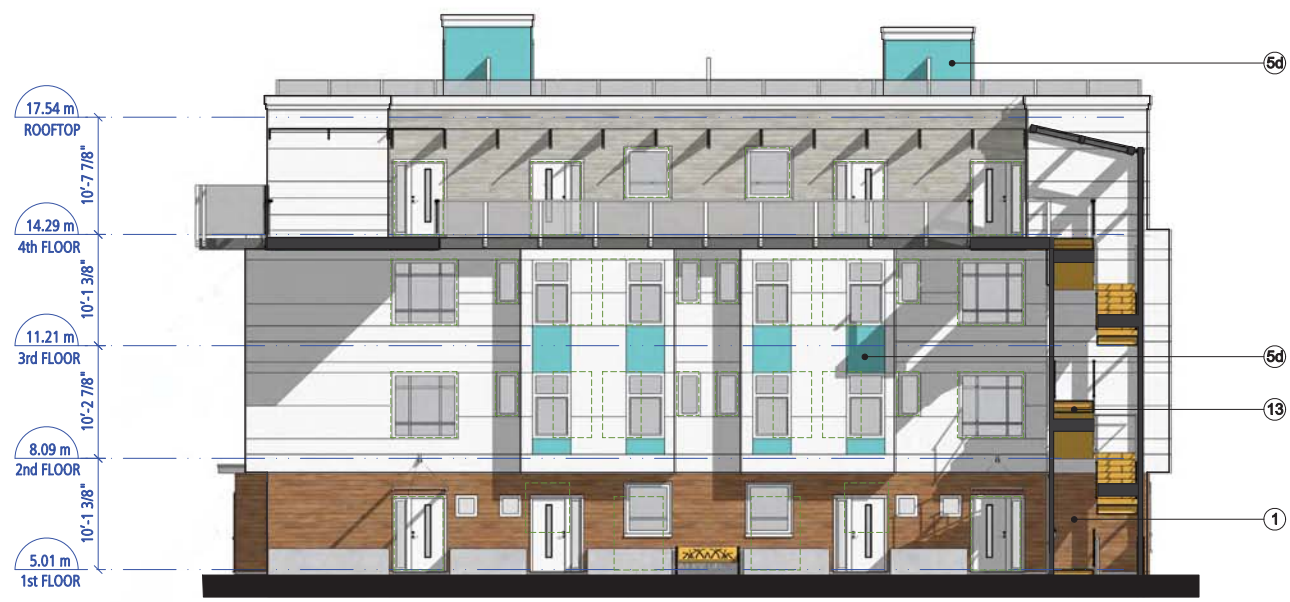
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5b, 21 b	Sherwin Williams- SW6763 Jargon Jade
5c, 21 c	Sherwin Williams- SW6767 Aquarium
5d	Sherwin Williams- SW6766 Mariner
5e	Sherwin Williams- SW6668 Dynamic Blue
5f, 21 f	Sherwin Williams- SW6787 Fountain
5g, 21 g	Sherwin Williams- SW6790 Adriatic Sea
5h, 21 h	Sherwin Williams- SW6803 Danube
5j	Sherwin Williams- SW6676 Butterfield





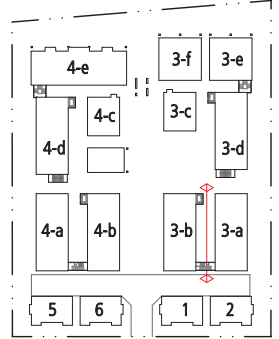
STAIR TOWER BUILDING 3-b ELEVATOR
EAST ELEVATION 2
 interior courtyard

□ windows reflected from West Elevation 2



BUILDING 3-a STAIR TOWER
WEST ELEVATION 2
 interior courtyard

□ windows reflected from East Elevation 2



ELEVATIONS
 BUILDING 3 a-b

SCALE: 1/8" = 1'-0"
 0 5' 15' 25'

Plan #12
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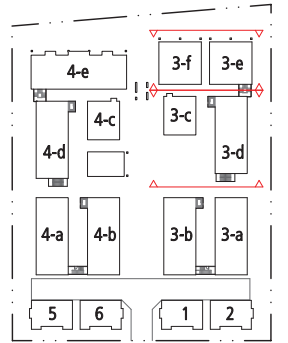
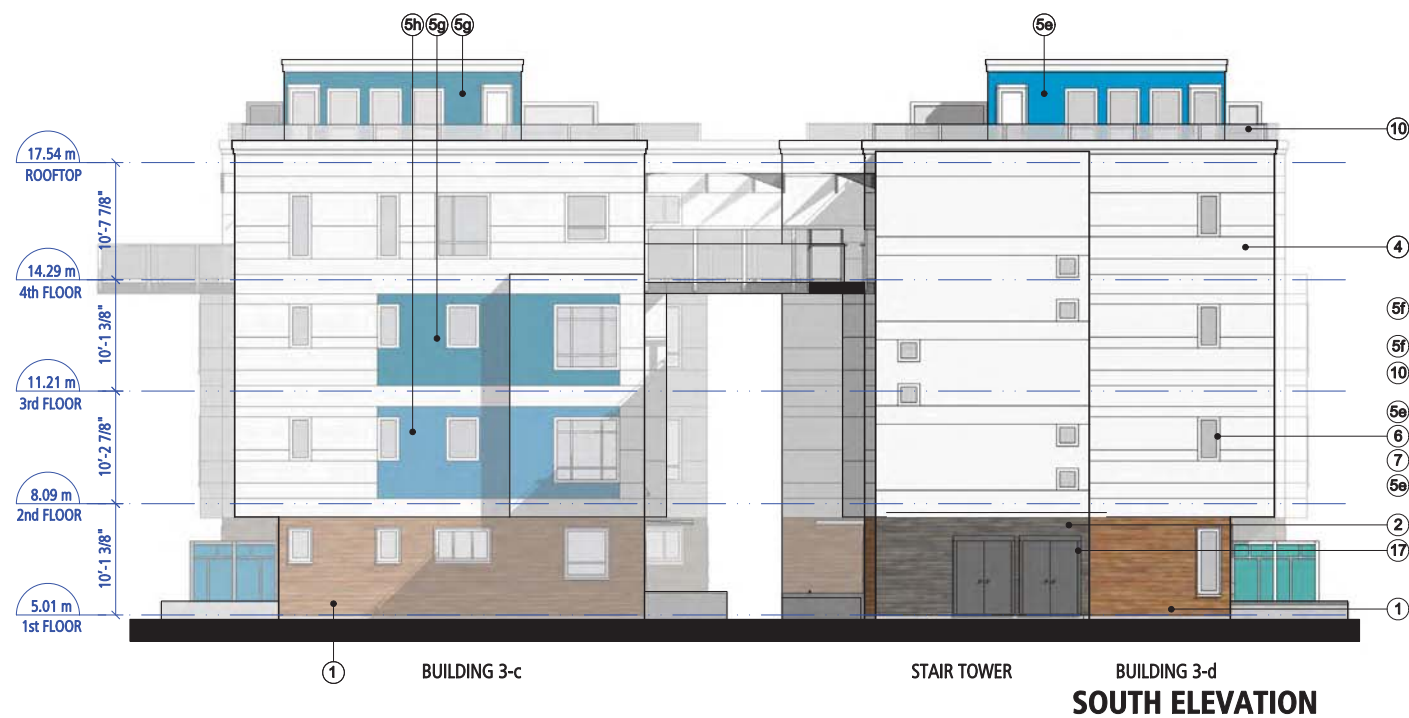
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EXTERIOR FINISHES SCHEDULE

1	HARDIE PLANK LAP SIDING	Fischer Coating- Cedartone
2	HARDIE PLANK LAP SIDING	Fischer Coating- Night Rider
3	HARDIE PLANK LAP SIDING	Fischer Coating- Weatheredwood
4	HARDIE REVEAL PANELS	Hardie ColourPlus- Arctic White
5 e-j	HARDIE REVEAL PANELS	Accent Colour
6	VINYL WINDOWS	White Frame & Clear Glazing
7	WINDOW WALL	White Frame & Clear Glazing
8	EXTERIOR DOOR	White
9	WINDOW & DOOR TRIM	White
10	GUARDRAIL	Glass & Metal
11	GUARDRAIL	Metal Mesh- to match Accent Colour
12	WALKWAYS	Sherwin Williams- SW7068 Grizzle Gray
13	STAIRS	Sherwin Williams- SW6676 Butterfield
14	PLANTERS	Exposed Concrete
15	GLASS ROOF	Clear Glass & Metal Bracket
16	AIR VENT	White
17	MECHANICAL ROOM DOOR	to match Fisher Coating
18	STAIRCASE DOOR	White
19	HARDIE PLANK LAP SIDING	Fischer Coating- West Coast Grey
20	WINDOW WALL	Clear Glass, Frame colour: SW7068
21	SOFFIT	Hardie Soffit-Arctic White, except were noted

ACCENT COLOURS

5a,	Sherwin Williams- SW6761 Thermal Springs
5b, 21 b	Sherwin Williams- SW6763 Jargon Jade
5c, 21 c	Sherwin Williams- SW6767 Aquarium
5d	Sherwin Williams- SW6766 Mariner
5e	Sherwin Williams- SW6958 Dynamic Blue
5f, 21 f	Sherwin Williams- SW6787 Fountain
5g, 21 g	Sherwin Williams- SW6790 Adriatic Sea
5h, 21 h	Sherwin Williams- SW6803 Danube
5j	Sherwin Williams- SW6676 Butterfield



ELEVATIONS
BUILDING 3 c-f
 SCALE: 1/8" = 1'-0"
 0 5' 15' 25'

Plan #13
DP 16-747620
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BUILDING 3-f

EXTERIOR FINISHES SCHEDULE		
1	HARDIE PLANK LAP SIDING	Fischer Coating- Cedarstone
2	HARDIE PLANK LAP SIDING	Fischer Coating- Night Rider
3	HARDIE PLANK LAP SIDING	Fischer Coating- Weatheredwood
4	HARDIE REVEAL PANELS	Hardie ColourPlus- Arctic White
5 e-j	HARDIE REVEAL PANELS	Accent Colour
6	VINYL WINDOWS	White Frame & Clear Glazing
7	WINDOW WALL	White Frame & Clear Glazing
8	EXTERIOR DOOR	White
9	WINDOW & DOOR TRIM	White
10	GUARDRAIL	Glass & Metal
11	GUARDRAIL	Metal Mesh- to match Accent Colour
12	WALKWAYS	Sherwin Williams- SW7068 Grizzle Gray
13	STAIRS	Sherwin Williams- SW6676 Butterfield
14	PLANTERS	Exposed Concrete
15	GLASS ROOF	Clear Glass & Metal Bracket
16	AIR VENT	White
17	MECHANICAL ROOM DOOR	to match Fisher Coating
18	STAIRCASE DOOR	White
19	HARDIE PLANK LAP SIDING	Fischer Coating- West Coast Grey
20	WINDOW WALL	Clear Glass, Frame colour SW7068
21	SOFFIT	Hardie Soffit-Arctic White, except were noted

BUILDING 3-e

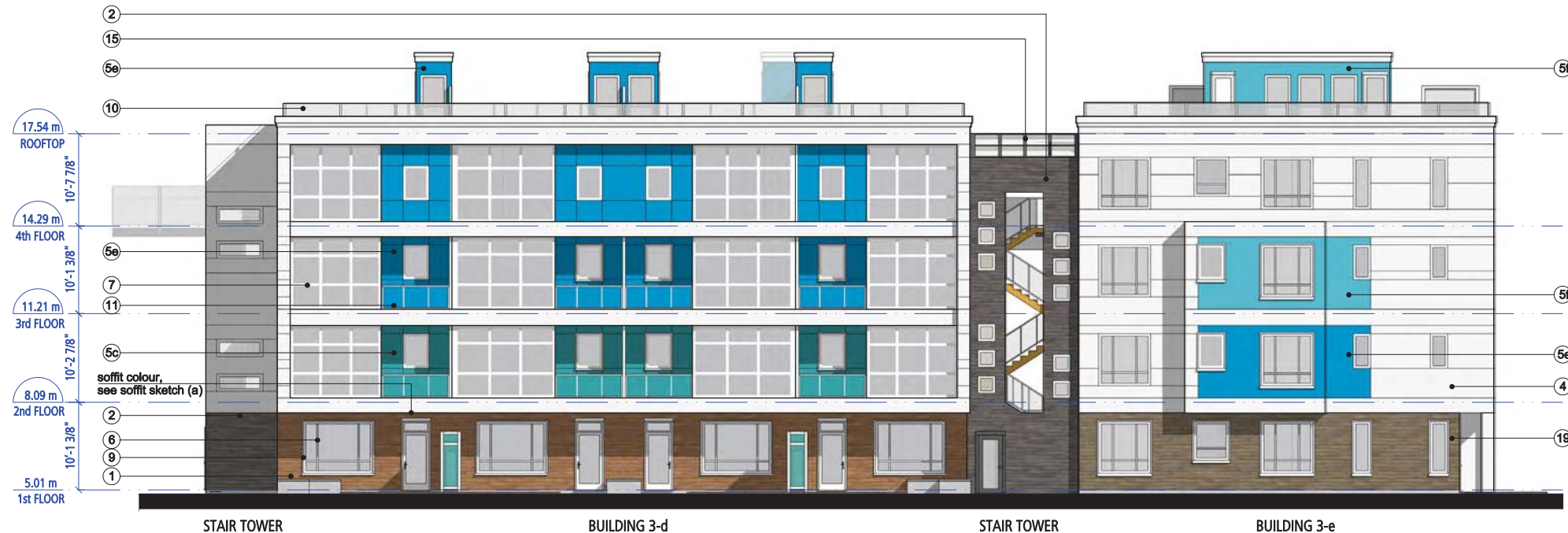
STAIR TOWER
SOUTH ELEVATION 2
 interior courtyard

windows reflected from North Elevation 2

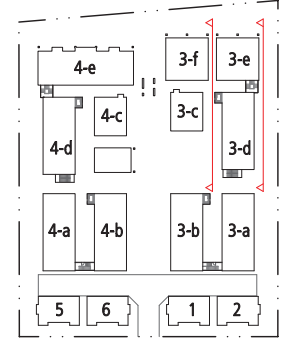
ACCENT COLOURS	
5a,	Sherwin Williams- SW6761 Thermal Springs
5b, 21 b	Sherwin Williams- SW6763 Jargon Jade
5c, 21 c	Sherwin Williams- SW6767 Aquarium
5d	Sherwin Williams- SW6766 Mariner
5e	Sherwin Williams- SW6668 Dynamic Blue
5f, 21 f	Sherwin Williams- SW6787 Fountain
5g, 21 g	Sherwin Williams- SW6790 Adriatic Sea
5h, 21 h	Sherwin Williams- SW6803 Danube
5j	Sherwin Williams- SW6676 Butterfield

STAIR TOWER
BUILDING 3-d
NORTH ELEVATION 2
 interior courtyard

windows reflected from South Elevation 2



EAST ELEVATION



**EAST ELEVATION 2
interior courtyard**

□ windows reflected from West Elevation 2 (on page 14)



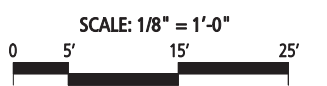
EXTERIOR FINISHES SCHEDULE

1	HARDIE PLANK LAP SIDING	Fischer Coating- Cedartone
2	HARDIE PLANK LAP SIDING	Fischer Coating- Night Rider
3	HARDIE PLANK LAP SIDING	Fischer Coating- Weatheredwood
4	HARDIE REVEAL PANELS	Hardie ColourPlus- Arctic White
5 e-j	HARDIE REVEAL PANELS	Accent Colour
6	VINYL WINDOWS	White Frame & Clear Glazing
7	WINDOW WALL	White Frame & Clear Glazing
8	EXTERIOR DOOR	White
9	WINDOW & DOOR TRIM	White
10	GUARDRAIL	Glass & Metal
11	GUARDRAIL	Metal Mesh- to match Accent Colour
12	WALKWAYS	Sherwin Williams- SW7068 Grizzle Gray
13	STAIRS	Sherwin Williams- SW6676 Butterfield
14	PLANTERS	Exposed Concrete
15	GLASS ROOF	Clear Glass & Metal Bracket
16	AIR VENT	White
17	MECHANICAL ROOM DOOR	to match Fisher Coating
18	STAIRCASE DOOR	White
19	HARDIE PLANK LAP SIDING	Fischer Coating- West Coast Grey
20	WINDOW WALL	Clear Glass, Frame colour: SW7068
21	SOFFIT	Hardie Soffit-Arctic White, except were noted

ACCENT COLOURS

5a,	Sherwin Williams- SW6761 Thermal Springs
5b, 21 b	Sherwin Williams- SW6763 Jargon Jade
5c, 21 c	Sherwin Williams- SW6767 Aquarium
5d	Sherwin Williams- SW6766 Mariner
5e	Sherwin Williams- SW6958 Dynamic Blue
5f, 21 f	Sherwin Williams- SW6787 Fountain
5g, 21 g	Sherwin Williams- SW6790 Adriatic Sea
5h, 21 h	Sherwin Williams- SW6803 Danube
5j	Sherwin Williams- SW6676 Butterfield

**ELEVATIONS
BUILDING 3 c-f**

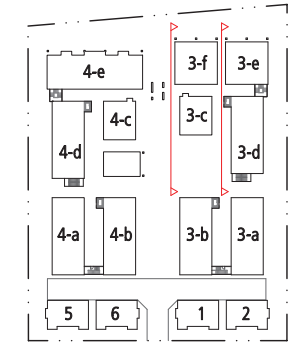


**Plan #14
DP 16-747620
May 23, 2021**

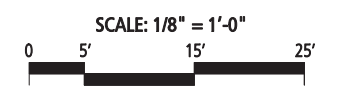
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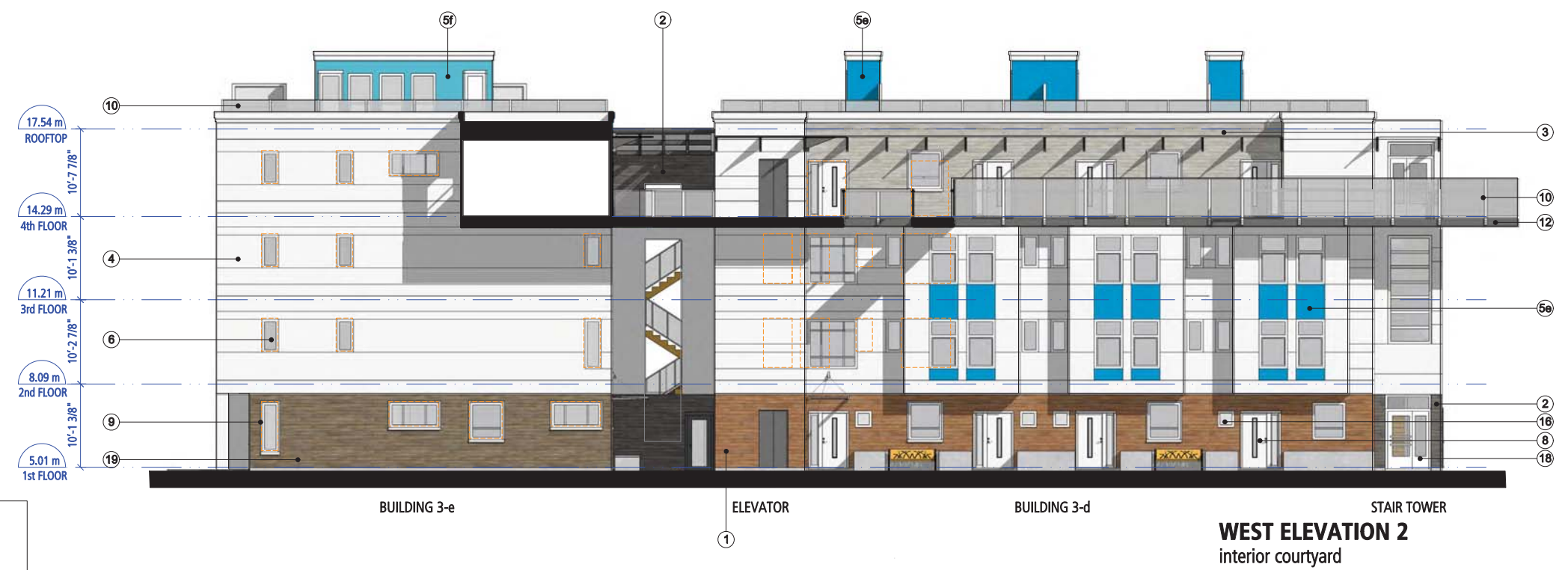


ELEVATIONS
BUILDING 3 c-f



Plan #15
DP 16-747620
May 23, 2021

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fougerearchitecture.ca

EXTERIOR FINISHES SCHEDULE

1	HARDIE PLANK LAP SIDING	Fischer Coating- Cedarstone
2	HARDIE PLANK LAP SIDING	Fischer Coating- Night Rider
3	HARDIE PLANK LAP SIDING	Fischer Coating- Weatheredwood
4	HARDIE REVEAL PANELS	Hardie ColourPlus- Arctic White
5 e-j	HARDIE REVEAL PANELS	Accent Colour
6	VINYL WINDOWS	White Frame & Clear Glazing
7	WINDOW WALL	White Frame & Clear Glazing
8	EXTERIOR DOOR	White
9	WINDOW & DOOR TRIM	White
10	GUARDRAIL	Glass & Metal
11	GUARDRAIL	Metal Mesh- to match Accent Colour
12	WALKWAYS	Sherwin Williams- SW7068 Grizzle Gray
13	STAIRS	Sherwin Williams- SW6676 Butterfield
14	PLANTERS	Exposed Concrete
15	GLASS ROOF	Clear Glass & Metal Bracket
16	AIR VENT	White
17	MECHANICAL ROOM DOOR	to match Fisher Coating
18	STAIRCASE DOOR	White
19	HARDIE PLANK LAP SIDING	Fischer Coating- West Coast Grey
20	WINDOW WALL	Clear Glass, Frame colour SW7068
21	SOFFIT	Hardie Soffit-Arctic White, except were noted

ACCENT COLOURS

5a,	Sherwin Williams- SW6761 Thermal Springs
5b, 21 b	Sherwin Williams- SW6763 Jargon Jade
5c, 21 c	Sherwin Williams- SW6767 Aquarium
5d	Sherwin Williams- SW6766 Mariner
5e	Sherwin Williams- SW6958 Dynamic Blue
5f, 21 f	Sherwin Williams- SW6787 Fountain
5g, 21 g	Sherwin Williams- SW6790 Adriatic Sea
5h, 21 h	Sherwin Williams- SW6803 Danube
5j	Sherwin Williams- SW6676 Butterfield





BUILDING 4-a STAIR TOWER BUILDING 4-b
SOUTH ELEVATION



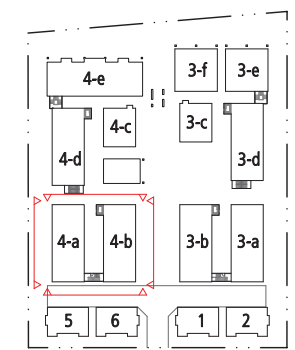
BUILDING 4-b
EAST ELEVATION



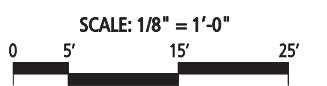
BUILDING 4-b ELEVATOR BUILDING 4-a
NORTH ELEVATION



BUILDING 4-a
WEST ELEVATION



ELEVATIONS
BUILDING 4 a-b



Plan #16
DP 16-747620
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EXTERIOR FINISHES SCHEDULE

1	HARDIE PLANK LAP SIDING	Fischer Coating- Cedarstone
2	HARDIE PLANK LAP SIDING	Fischer Coating- Night Rider
3	HARDIE PLANK LAP SIDING	Fischer Coating- Weatheredwood
4	HARDIE REVEAL PANELS	Hardie ColourPlus- Arctic White
5 a-j	HARDIE REVEAL PANELS	Accent Colour
6	VINYL WINDOWS	White Frame & Clear Glazing
7	WINDOW WALL	White Frame & Clear Glazing
8	EXTERIOR DOOR	White
9	WINDOW & DOOR TRIM	White
10	GUARDRAIL	Glass & Metal
11	GUARDRAIL	Metal Mesh- to match Accent Colour
12	WALKWAYS	Sherwin Williams- SW7068 Grizzle Gray
13	STAIRS	Sherwin Williams- SW6676 Butterfield
14	PLANTERS	Exposed Concrete
15	GLASS ROOF	Clear Glass & Metal Bracket
16	AIR VENT	White
17	MECHANICAL ROOM DOOR	to match Fisher Coating
18	STAIRCASE DOOR	White
19	HARDIE PLANK LAP SIDING	Fischer Coating- West Coast Grey
20	WINDOW WALL	Clear Glass, Frame colour SW7068
21	SOFFIT	Hardie Soffit-Arctic White, except were noted

ACCENT COLOURS

5a,	Sherwin Williams- SW6761 Thermal Springs
5b, 21 b	Sherwin Williams- SW6763 Jargon Jade
5c, 21 c	Sherwin Williams- SW6767 Aquarium
5d	Sherwin Williams- SW6766 Mariner
5e	Sherwin Williams- SW6958 Dynamic Blue
5f, 21 f	Sherwin Williams- SW6787 Fountain
5g, 21 g	Sherwin Williams- SW6790 Adriatic Sea
5h, 21 h	Sherwin Williams- SW6803 Danube
5j	Sherwin Williams- SW6676 Butterfield





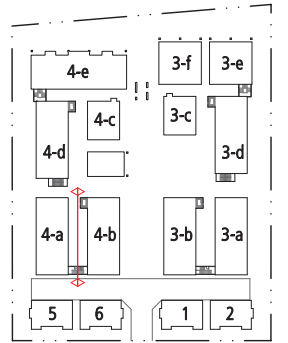
STAIR TOWER BUILDING 4-a
EAST ELEVATION 2
 interior courtyard

□ windows reflected from West Elevation 2

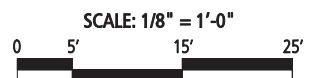


ELEVATOR BUILDING 4-b STAIR TOWER
WEST ELEVATION 2
 interior courtyard

□ windows reflected from East Elevation 2



ELEVATIONS
 BUILDING 4 a-b



Plan #17
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 26 Vancouver, BC V5T 4L6 fougerearchitecture.ca

EXTERIOR FINISHES SCHEDULE

1	HARDIE PLANK LAP SIDING	Fischer Coating- Cedartone
2	HARDIE PLANK LAP SIDING	Fischer Coating- Night Rider
3	HARDIE PLANK LAP SIDING	Fischer Coating- Weatheredwood
4	HARDIE REVEAL PANELS	Hardie ColourPlus- Arctic White
5 a-j	HARDIE REVEAL PANELS	Accent Colour
6	VINYL WINDOWS	White Frame & Clear Glazing
7	WINDOW WALL	White Frame & Clear Glazing
8	EXTERIOR DOOR	White
9	WINDOW & DOOR TRIM	White
10	GUARDRAIL	Glass & Metal
11	GUARDRAIL	Metal Mesh- to match Accent Colour
12	WALKWAYS	Sherwin Williams- SW7068 Grizzle Gray
13	STAIRS	Sherwin Williams- SW6676 Butterfield
14	PLANTERS	Exposed Concrete
15	GLASS ROOF	Clear Glass & Metal Bracket
16	AIR VENT	White
17	MECHANICAL ROOM DOOR	to match Fisher Coating
18	STAIRCASE DOOR	White
19	HARDIE PLANK LAP SIDING	Fischer Coating- West Coast Grey
20	WINDOW WALL	Clear Glass, Frame colour SW7068
21	SOFFIT	Hardie Soffit-Arctic White, except were noted

ACCENT COLOURS

5a,	Sherwin Williams- SW6761 Thermal Springs
5b, 21 b	Sherwin Williams- SW6763 Jargon Jade
5c, 21 c	Sherwin Williams- SW6767 Aquarium
5d	Sherwin Williams- SW6766 Mariner
5e	Sherwin Williams- SW6958 Dynamic Blue
5f, 21 f	Sherwin Williams- SW6787 Fountain
5g, 21 g	Sherwin Williams- SW6790 Adriatic Sea
5h, 21 h	Sherwin Williams- SW6803 Danube
5j	Sherwin Williams- SW6676 Butterfield



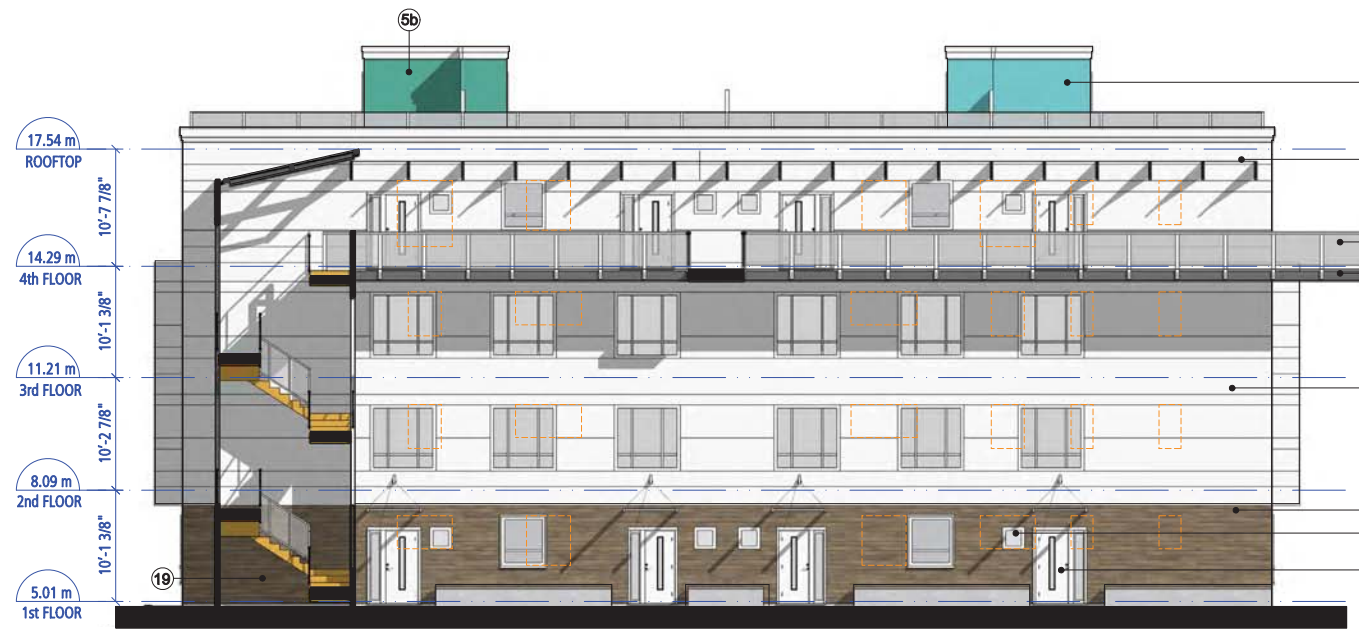
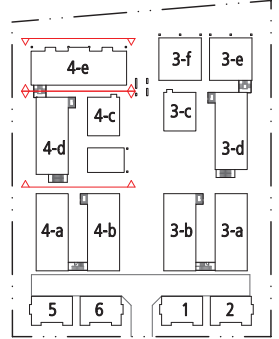
BUILDING 4-d STAIR TOWER BUILDING 4-c AMENITY BUILDING (on page 24)

SOUTH ELEVATION



BUILDING 4-e

NORTH ELEVATION



BUILDING 4-e

SOUTH ELEVATION 2
interior courtyard

○ windows reflected from North Elevation 2



BUILDING 4-c

BUILDING 4-d STAIR TOWER
NORTH ELEVATION 2
interior courtyard

○ windows reflected from South Elevation 2

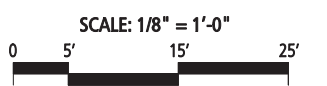
EXTERIOR FINISHES SCHEDULE

1	HARDIE PLANK LAP SIDING	Fischer Coating- Cedarstone
2	HARDIE PLANK LAP SIDING	Fischer Coating- Night Rider
3	HARDIE PLANK LAP SIDING	Fischer Coating- Weatheredwood
4	HARDIE REVEAL PANELS	Hardie ColourPlus- Arctic White
5 e-j	HARDIE REVEAL PANELS	Accent Colour
6	VINYL WINDOWS	White Frame & Clear Glazing
7	WINDOW WALL	White Frame & Clear Glazing
8	EXTERIOR DOOR	White
9	WINDOW & DOOR TRIM	White
10	GUARDRAIL	Glass & Metal
11	GUARDRAIL	Metal Mesh- to match Accent Colour
12	WALKWAYS	Sherwin Williams- SW7068 Grizzle Gray
13	STAIRS	Sherwin Williams- SW6676 Butterfield
14	PLANTERS	Exposed Concrete
15	GLASS ROOF	Clear Glass & Metal Bracket
16	AIR VENT	White
17	MECHANICAL ROOM DOOR	to match Fisher Coating
18	STAIRCASE DOOR	White
19	HARDIE PLANK LAP SIDING	Fischer Coating- West Coast Grey
20	WINDOW WALL	Clear Glass, Frame colour SW7068
21	SOFFIT	Hardie Soffit-Arctic White, except were noted

ACCENT COLOURS

5a,	Sherwin Williams- SW6761 Thermal Springs
5b, 21 b	Sherwin Williams- SW6763 Jargon Jade
5c, 21 c	Sherwin Williams- SW6767 Aquarium
5d	Sherwin Williams- SW6766 Mariner
5e	Sherwin Williams- SW6668 Dynamic Blue
5f, 21 f	Sherwin Williams- SW6787 Fountain
5g, 21 g	Sherwin Williams- SW6790 Adriatic Sea
5h, 21 h	Sherwin Williams- SW6803 Danube
5j	Sherwin Williams- SW6676 Butterfield

ELEVATIONS
BUILDING 4 c-e



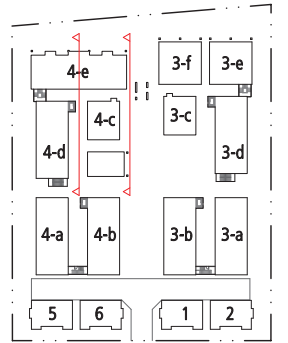
Plan #18
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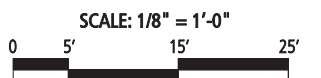


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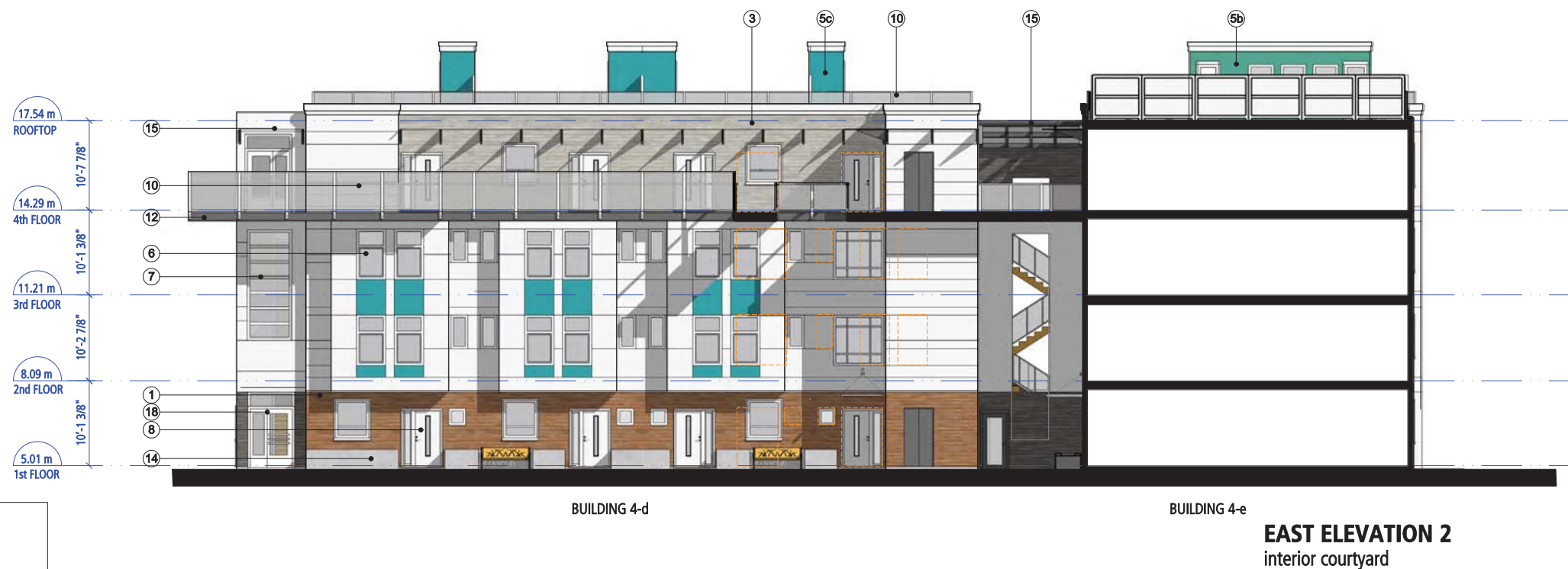


ELEVATIONS
BUILDING 4 c-e



Plan #19
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□ windows reflected from West Elevation 2 (on page 19)

EXTERIOR FINISHES SCHEDULE

1	HARDIE PLANK LAP SIDING	Fischer Coating- Cedartone
2	HARDIE PLANK LAP SIDING	Fischer Coating- Night Rider
3	HARDIE PLANK LAP SIDING	Fischer Coating- Weatheredwood
4	HARDIE REVEAL PANELS	Hardie ColourPlus- Arctic White
5 a-j	HARDIE REVEAL PANELS	Accent Colour
6	VINYL WINDOWS	White Frame & Clear Glazing
7	WINDOW WALL	White Frame & Clear Glazing
8	EXTERIOR DOOR	White
9	WINDOW & DOOR TRIM	White
10	GUARDRAIL	Glass & Metal
11	GUARDRAIL	Metal Mesh- to match Accent Colour
12	WALKWAYS	Sherwin Williams- SW7068 Grizzle Gray
13	STAIRS	Sherwin Williams- SW6676 Butterfield
14	PLANTERS	Exposed Concrete
15	GLASS ROOF	Clear Glass & Metal Bracket
16	AIR VENT	White
17	MECHANICAL ROOM DOOR	to match Fisher Coating
18	STAIRCASE DOOR	White
19	HARDIE PLANK LAP SIDING	Fischer Coating- West Coast Grey
20	WINDOW WALL	Clear Glass, Frame colour SW7068
21	SOFFIT	Hardie Soffit-Arctic White, except were noted

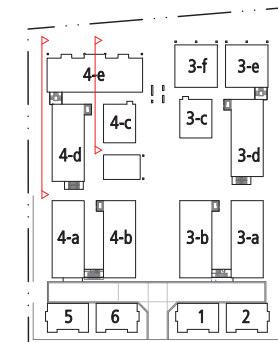
ACCENT COLOURS

5a,	Sherwin Williams- SW6761 Thermal Springs
5b, 21 b	Sherwin Williams- SW6763 Jargon Jade
5c, 21 c	Sherwin Williams- SW6767 Aquarium
5d	Sherwin Williams- SW6766 Mariner
5e	Sherwin Williams- SW6958 Dynamic Blue
5f, 21 f	Sherwin Williams- SW6787 Fountain
5g, 21 g	Sherwin Williams- SW6790 Adriatic Sea
5h, 21 h	Sherwin Williams- SW6803 Danube
5j	Sherwin Williams- SW6676 Butterfield

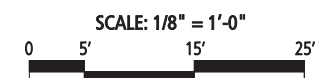


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ELEVATIONS
BUILDING 4 c-e



Plan #20
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May 23, 2021

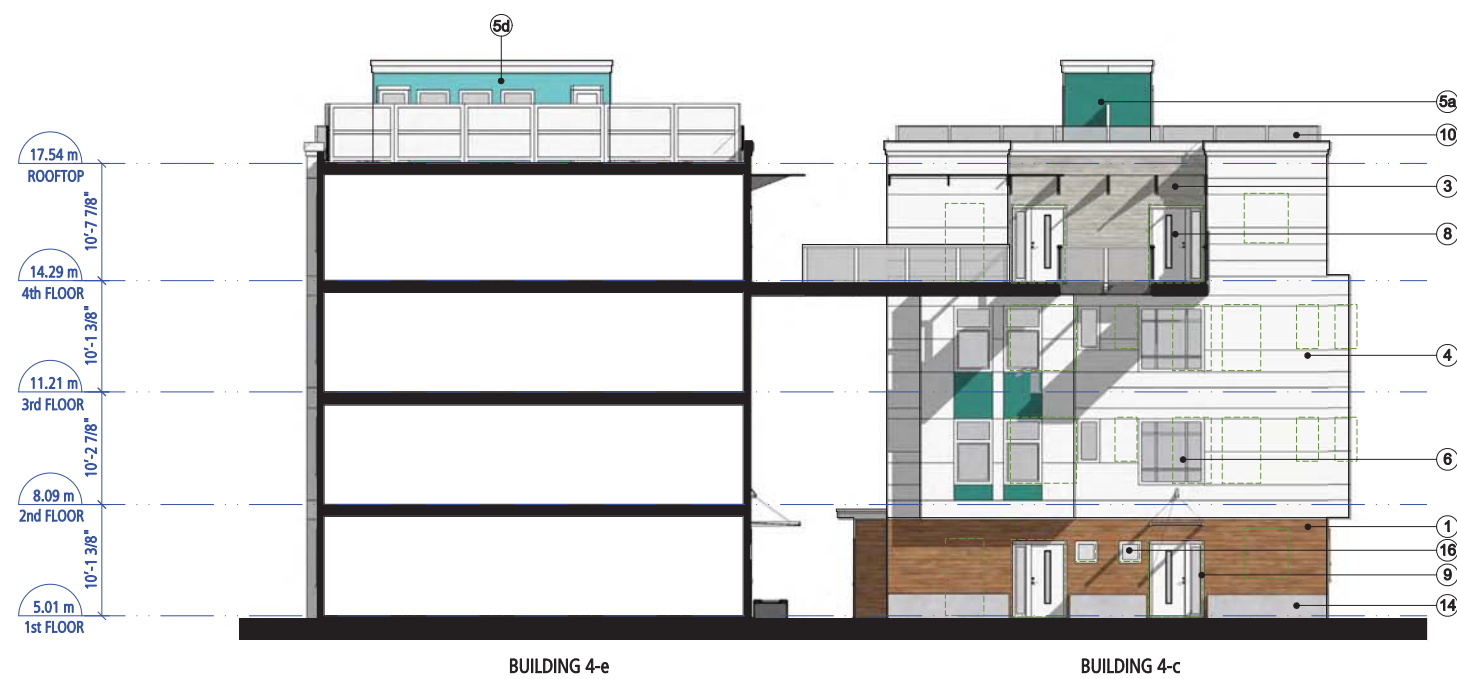
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EXTERIOR FINISHES SCHEDULE

1	HARDIE PLANK LAP SIDING	Fischer Coating- Cedartone
2	HARDIE PLANK LAP SIDING	Fischer Coating- Night Rider
3	HARDIE PLANK LAP SIDING	Fischer Coating- Weatheredwood
4	HARDIE REVEAL PANELS	Hardie ColourPlus- Arctic White
5 a-j	HARDIE REVEAL PANELS	Accent Colour
6	VINYL WINDOWS	White Frame & Clear Glazing
7	WINDOW WALL	White Frame & Clear Glazing
8	EXTERIOR DOOR	White
9	WINDOW & DOOR TRIM	White
10	GUARDRAIL	Glass & Metal
11	GUARDRAIL	Metal Mesh- to match Accent Colour
12	WALKWAYS	Sherwin Williams- SW7068 Grizzle Gray
13	STAIRS	Sherwin Williams- SW6676 Butterfield
14	PLANTERS	Exposed Concrete
15	GLASS ROOF	Clear Glass & Metal Bracket
16	AIR VENT	White
17	MECHANICAL ROOM DOOR	to match Fisher Coating
18	STAIRCASE DOOR	White
19	HARDIE PLANK LAP SIDING	Fischer Coating- West Coast Grey
20	WINDOW WALL	Clear Glass, Frame colour SW7068
21	SOFFIT	Hardie Soffit-Arctic White, except were noted

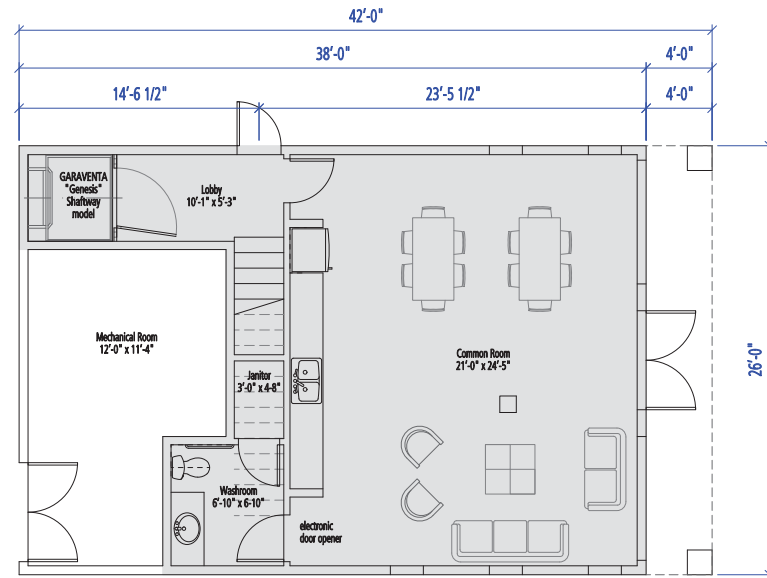
ACCENT COLOURS

5a,	Sherwin Williams- SW6761 Thermal Springs
5b, 21 b	Sherwin Williams- SW6763 Jargon Jade
5c, 21 c	Sherwin Williams- SW6767 Aquarium
5d	Sherwin Williams- SW6766 Mariner
5e	Sherwin Williams- SW6958 Dynamic Blue
5f, 21 f	Sherwin Williams- SW6787 Fountain
5g, 21 g	Sherwin Williams- SW6790 Adriatic Sea
5h, 21 h	Sherwin Williams- SW6803 Danube
5j	Sherwin Williams- SW6676 Butterfield

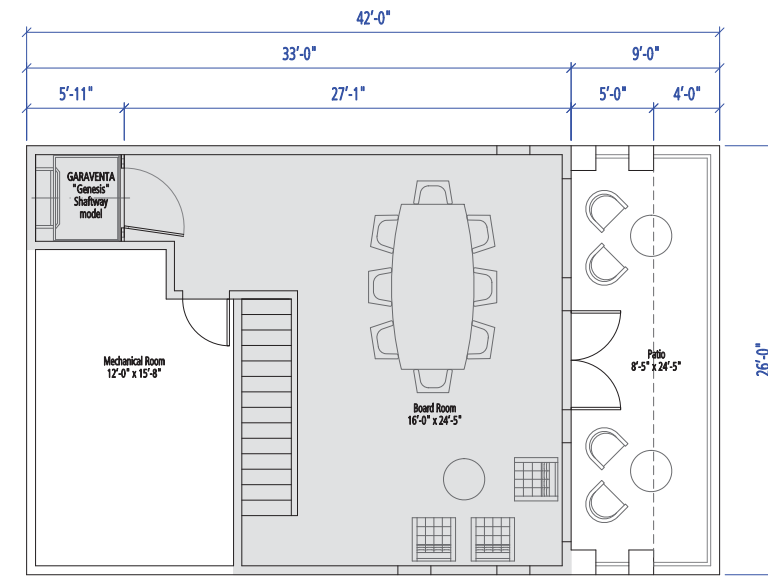
soffit sketch (a)



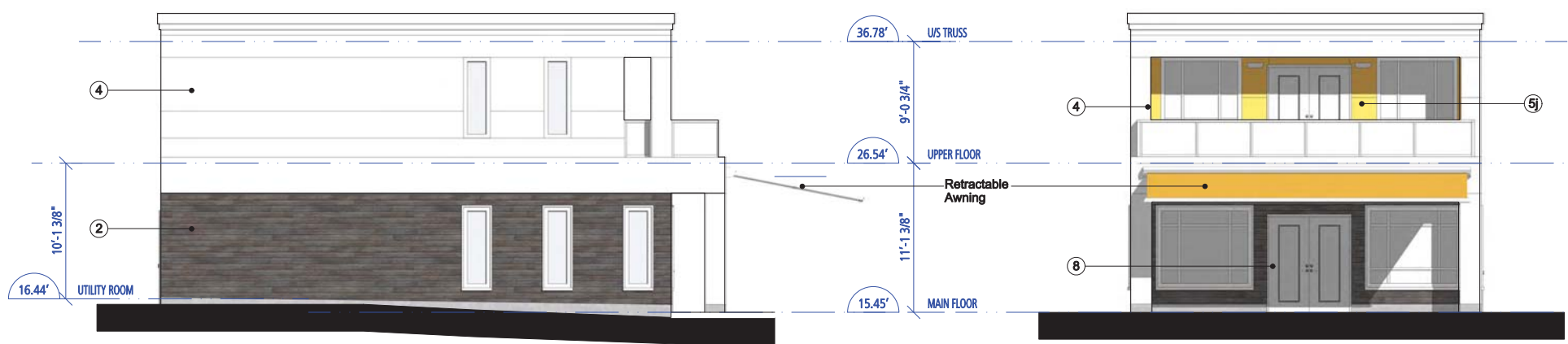
windows reflected from East Elevation 2 (on page 18)



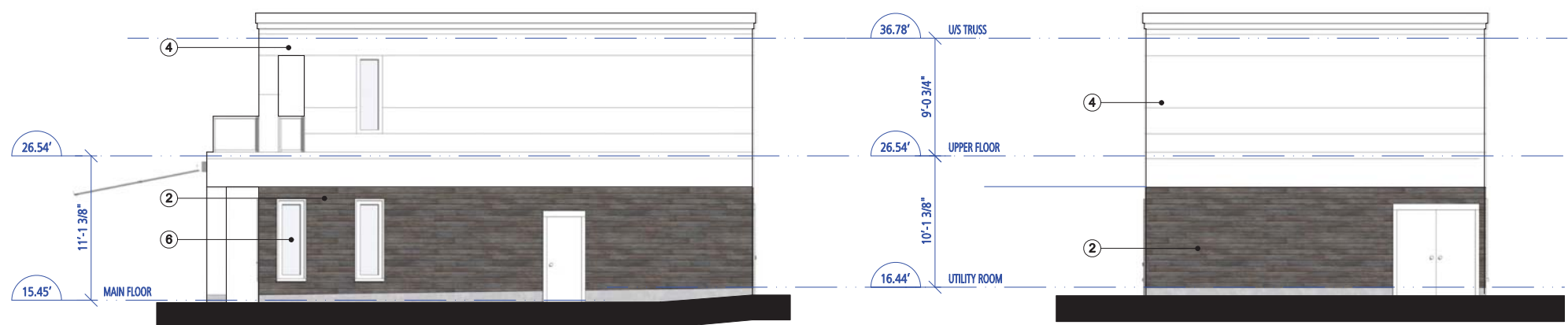
1st FLOOR



2nd FLOOR



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

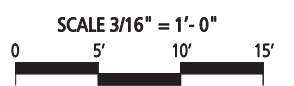
ACCENT COLOURS

5a,	Sherwin Williams- SW6781 Thermal Springs
5b, 21 b	Sherwin Williams- SW6753 Jargon Jade
5c, 21 c	Sherwin Williams- SW6787 Aquarium
5d	Sherwin Williams- SW6786 Mariner
5e	Sherwin Williams- SW6858 Dynamic Blue
5f, 21 f	Sherwin Williams- SW6787 Fountain
5g, 21 g	Sherwin Williams- SW6790 Adriatic Sea
5h, 21 h	Sherwin Williams- SW6803 Danube
5j	Sherwin Williams- SW6876 Butterfield

EXTERIOR FINISHES SCHEDULE

1	HARDIE PLANK LAP SIDING	Fischer Coating- Cedarstone
2	HARDIE PLANK LAP SIDING	Fischer Coating- Night Rider
3	HARDIE PLANK LAP SIDING	Fischer Coating- Weatheredwood
4	HARDIE REVEAL PANELS	Hardie ColourPlus- Arctic White
5 e-j	HARDIE REVEAL PANELS	Accent Colour
6	VINYL WINDOWS	White Frame & Clear Glazing
7	WINDOW WALL	White Frame & Clear Glazing
8	EXTERIOR DOOR	White
9	WINDOW & DOOR TRIM	White
10	GUARDRAIL	Glass & Metal
11	GUARDRAIL	Metal Mesh- to match Accent Colour
12	WALKWAYS	Sherwin Williams- SW7068 Grizzle Gray
13	STAIRS	Sherwin Williams- SW6876 Butterfield
14	PLANTERS	Exposed Concrete
15	GLASS ROOF	Clear Glass & Metal Bracket
16	AIR VENT	White
17	MECHANICAL ROOM DOOR	to match Fisher Coating
18	STAIRCASE DOOR	White
19	HARDIE PLANK LAP SIDING	Fischer Coating- West Coast Grey
20	WINDOW WALL	Clear Glass, Frame colour: SW7068
	SOFFIT	Hardie Soffit-Arctic White, except were noted

AMENITY BUILDING



Plan #21
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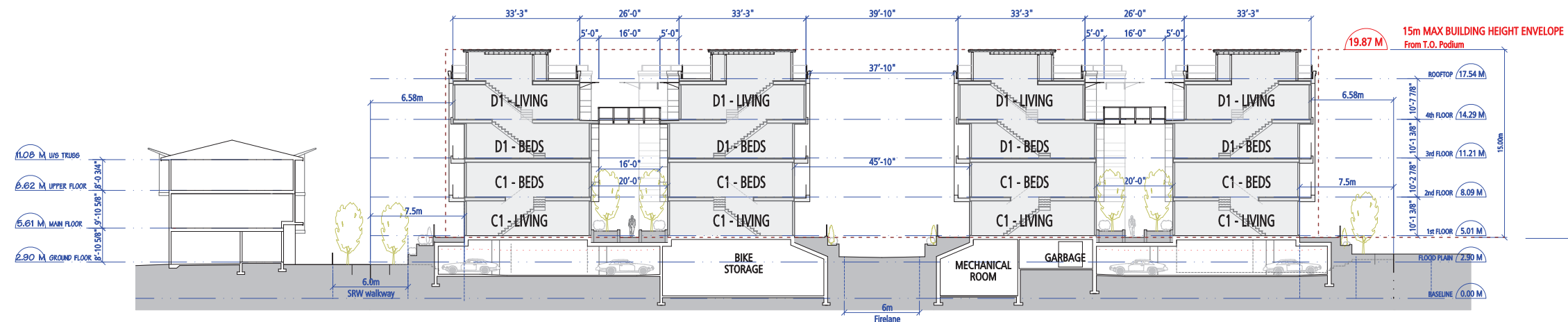


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 10333 River Drive
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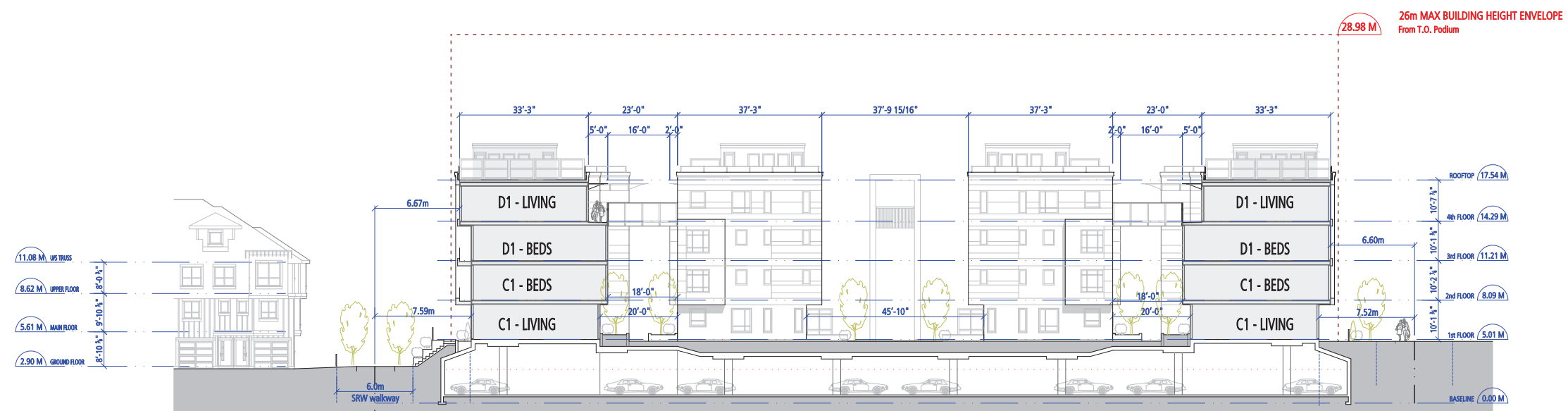
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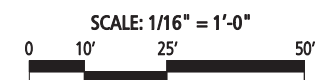


Site Section 1



Site Section 2

SITE SECTIONS



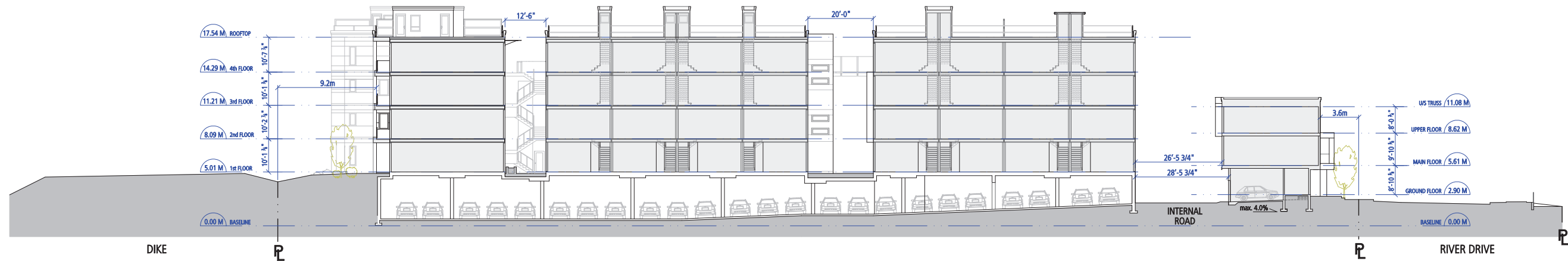
Plan #22
 DP 16-747620
 May 23, 2021

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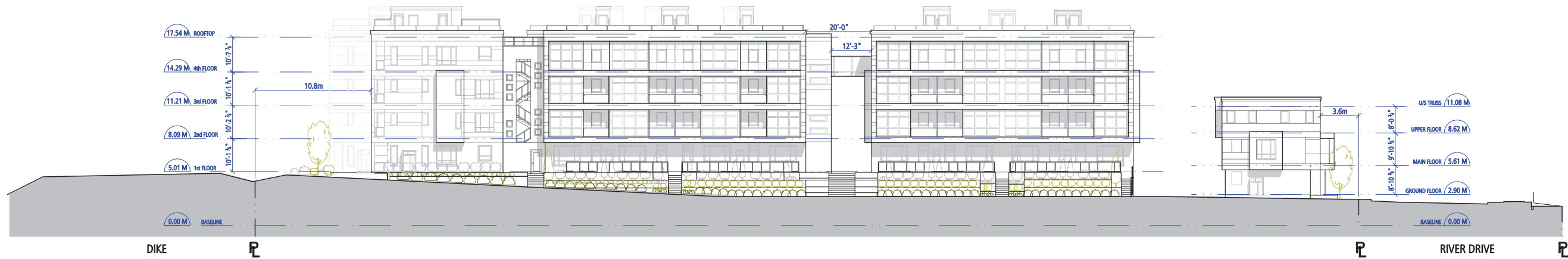


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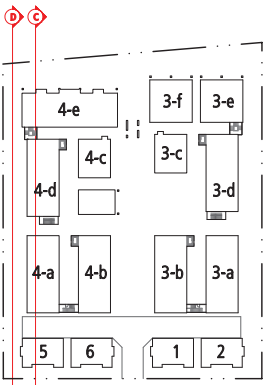
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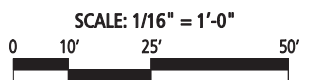
Site Section C



Site Section D



SITE SECTIONS

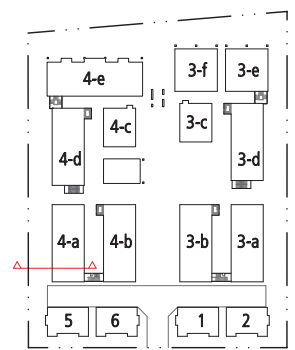
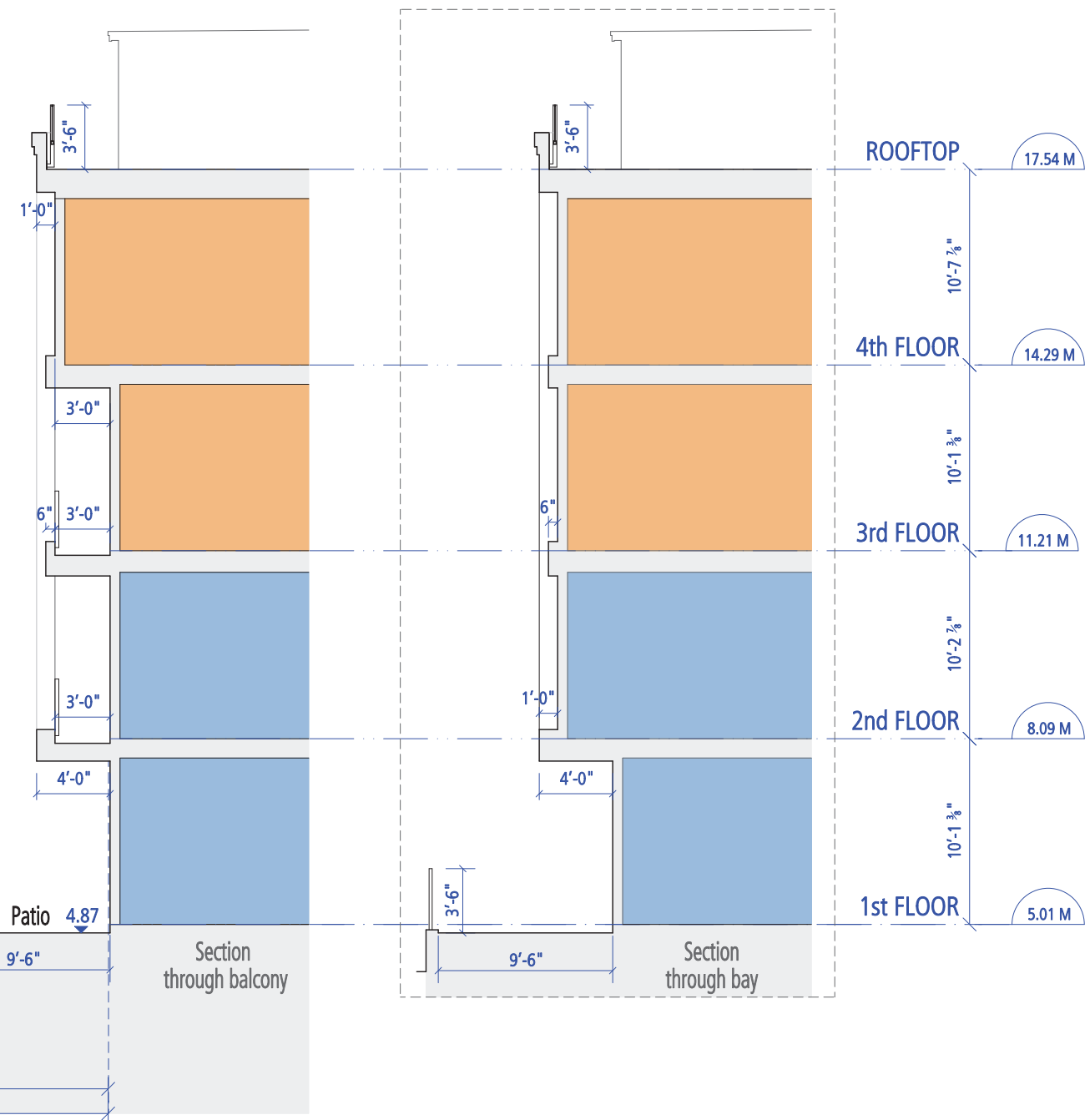
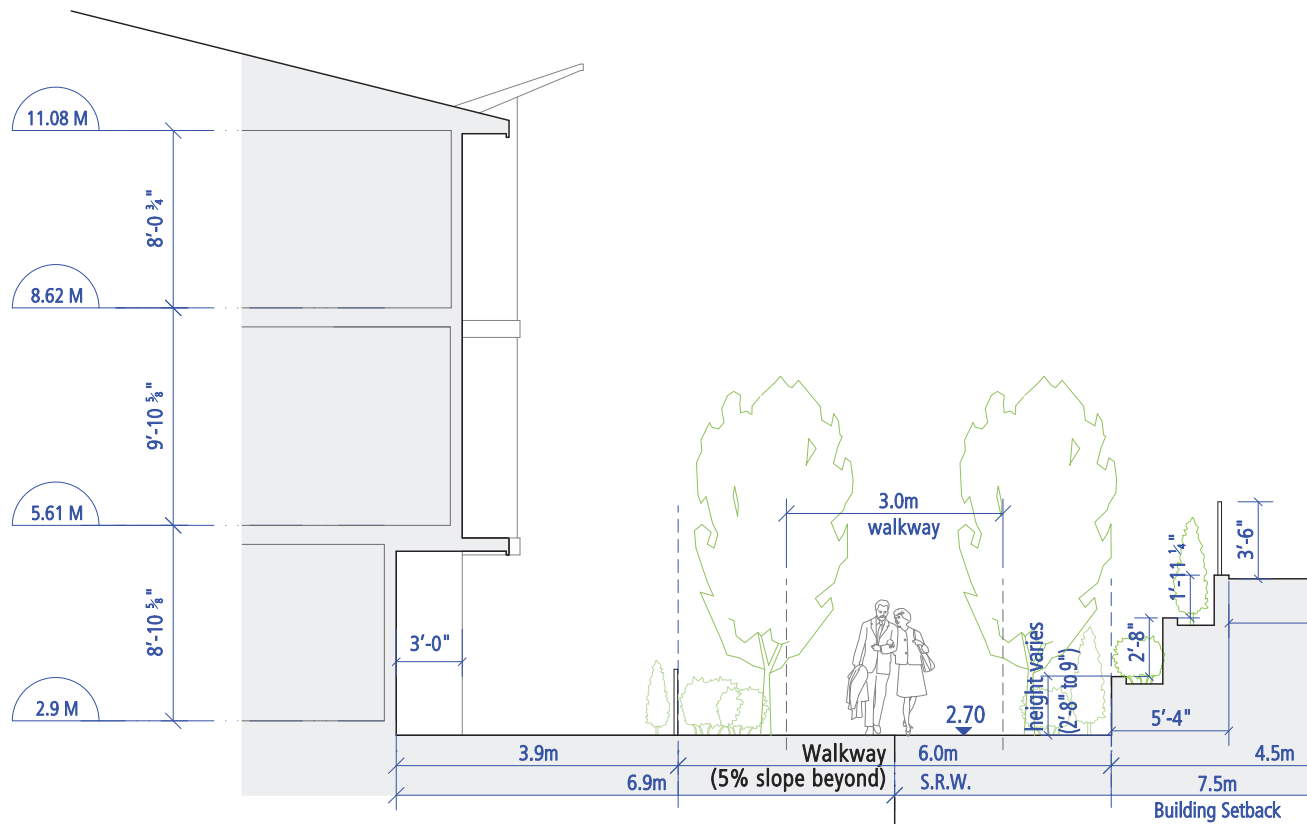


Plan #24
 DP 16-747620
 May 23, 2021

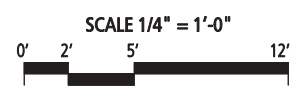
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BLOW-UP SECTIONS
WEST INTERFACE



Plan #25
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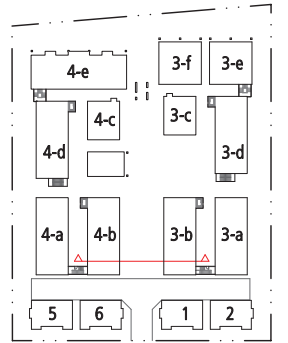
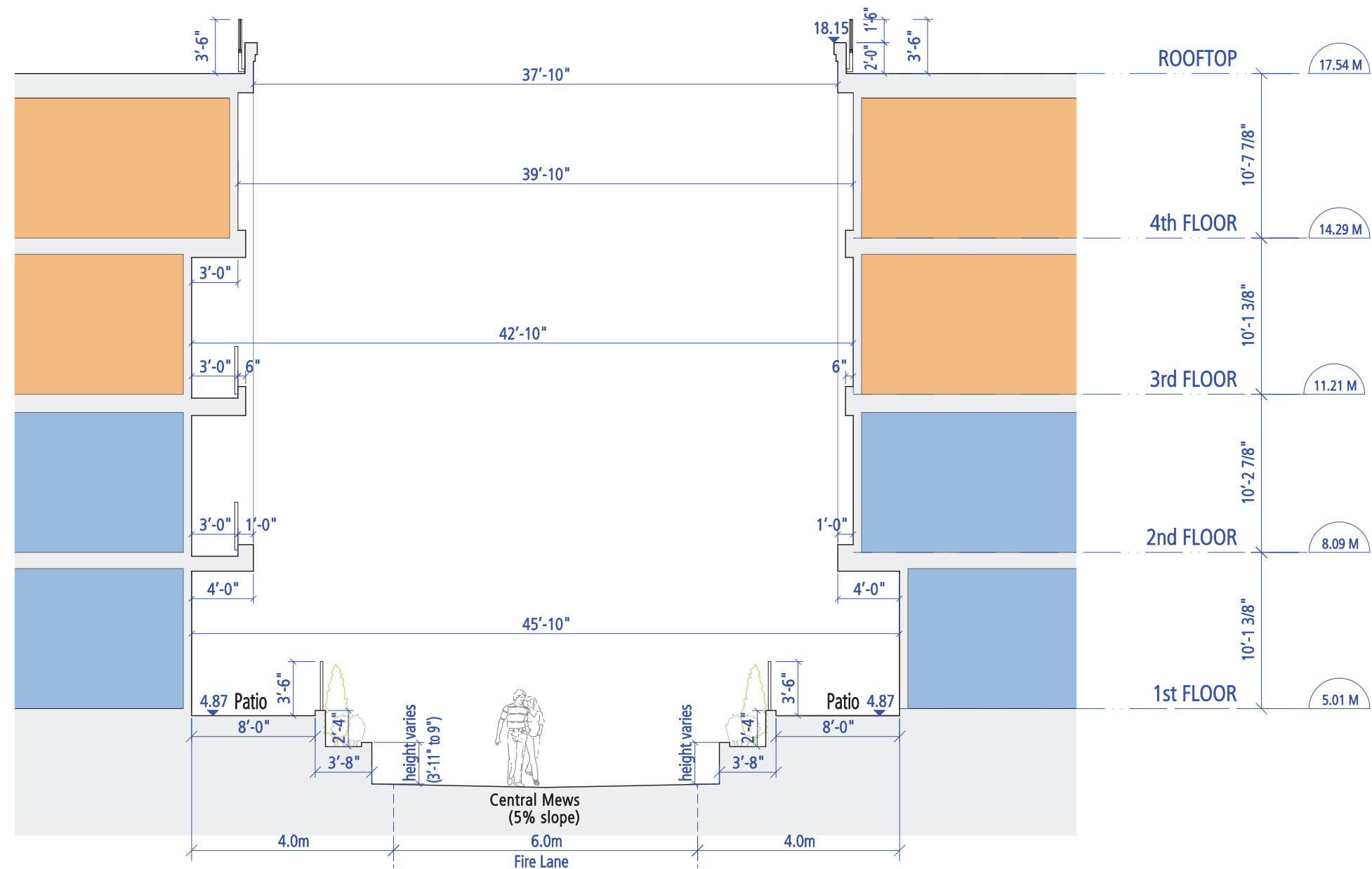


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BLOW-UP SECTIONS
MEWS

SCALE 1/4" = 1'-0"
0' 2' 5' 12'

Plan #26
DP 16-747620
May 23, 2021

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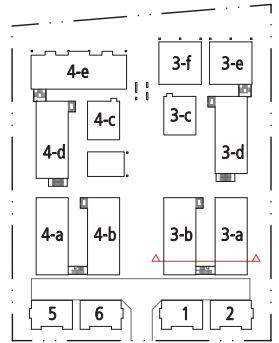
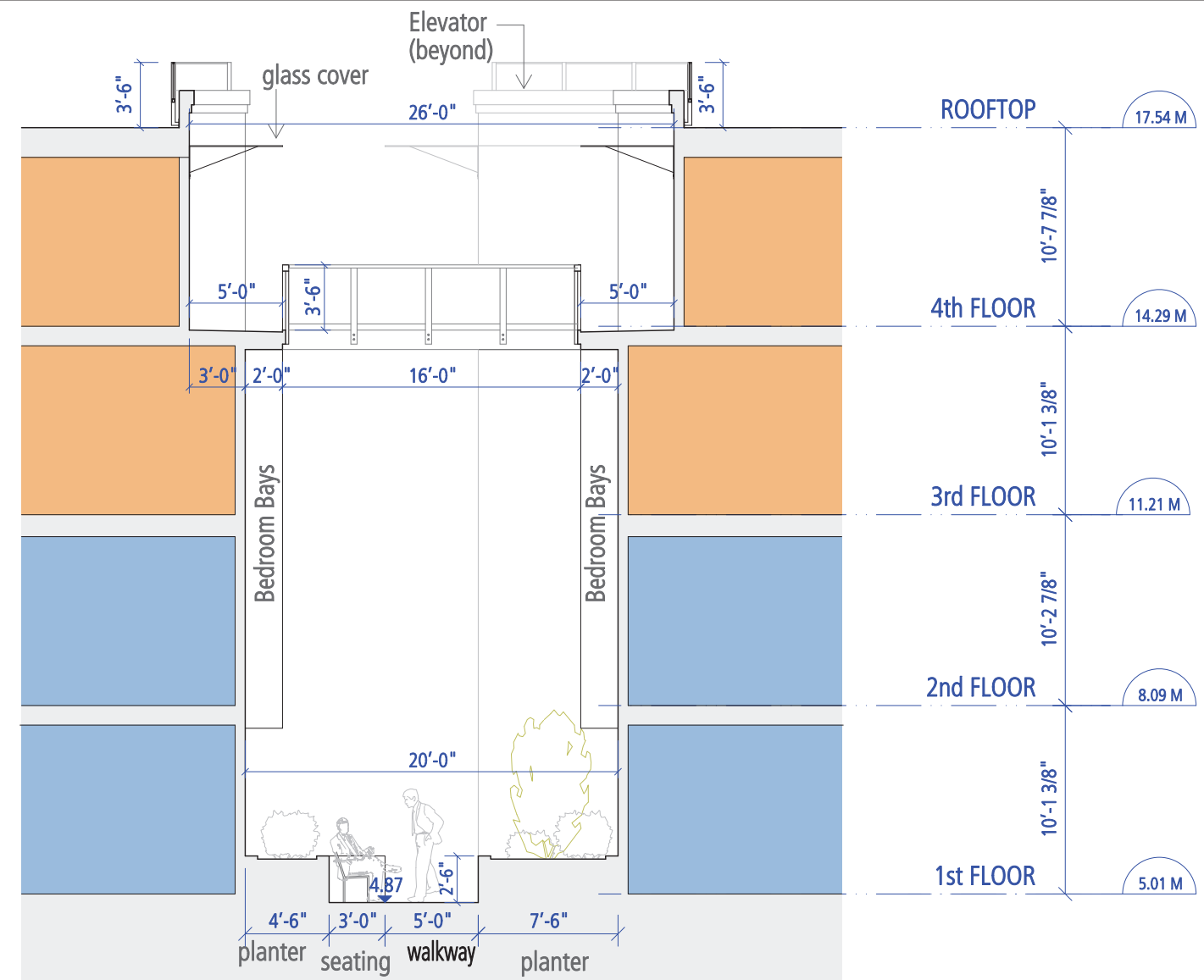


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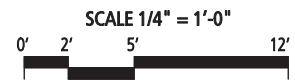
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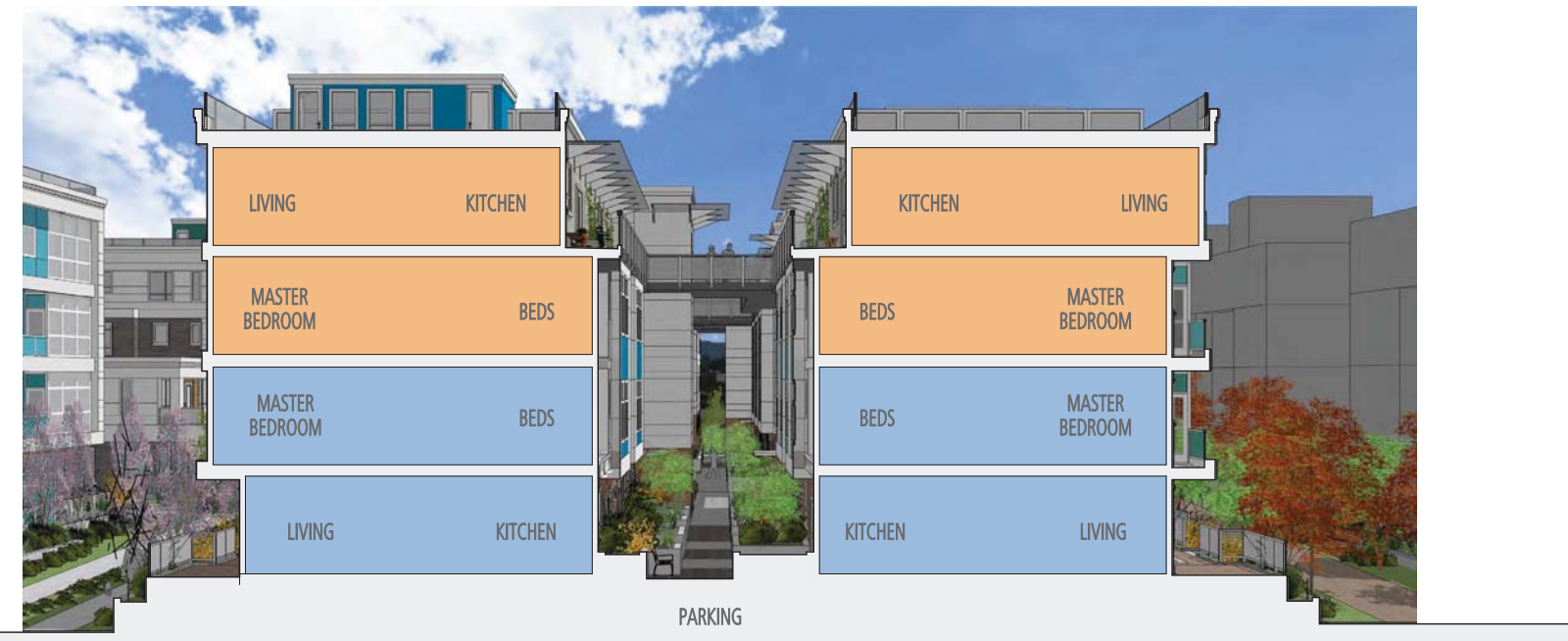


BLOW-UP SECTIONS
COURTYARD



Plan #27
DP 16-747620
May 23, 2021

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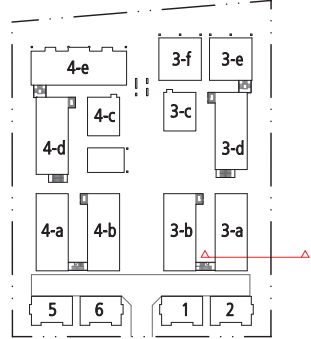
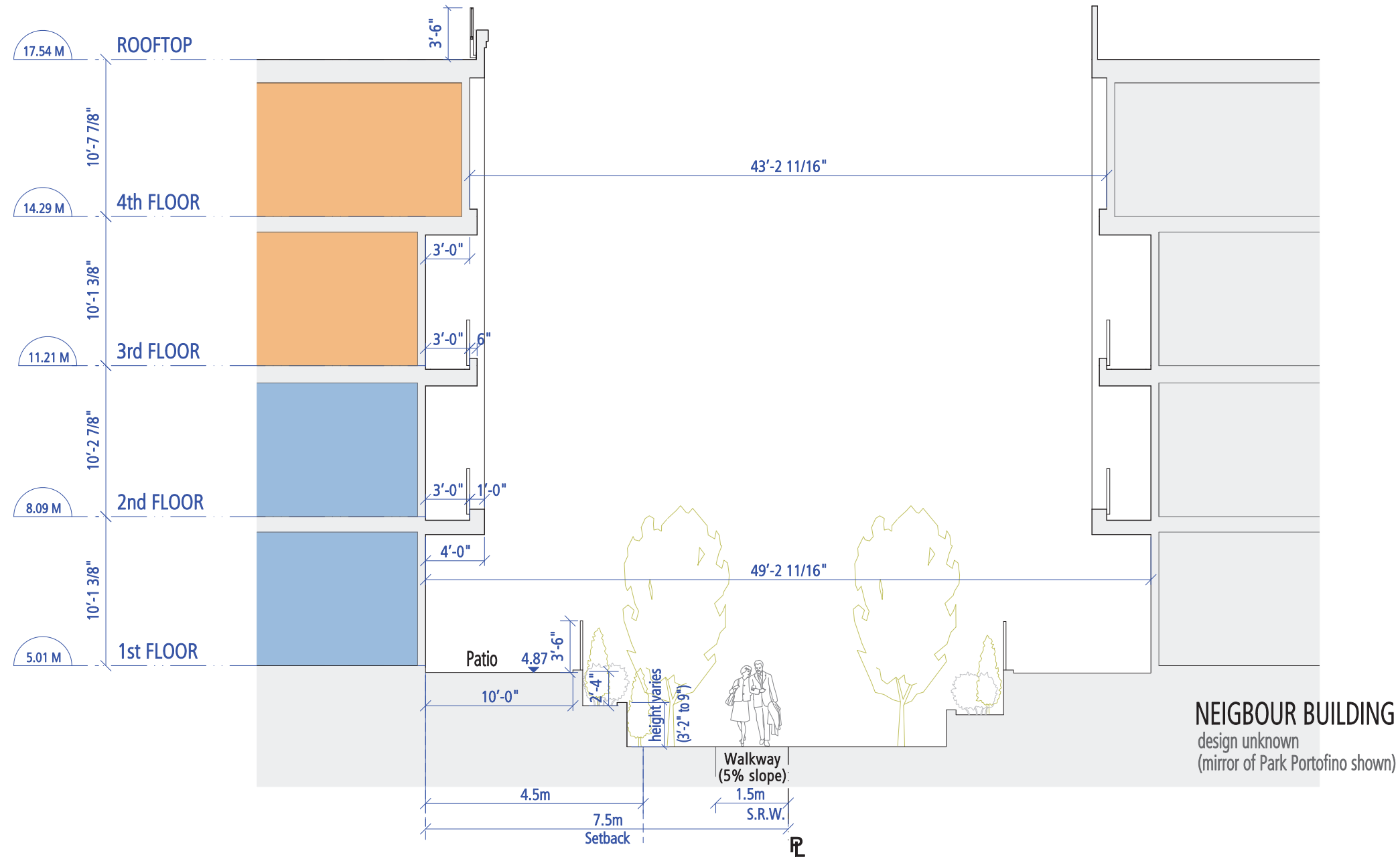
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BLOW-UP SECTIONS
EAST INTERFACE

SCALE 1/4" = 1'-0"
0' 2' 5' 12'

Plan #28
DP 16-747620
May 23, 2021

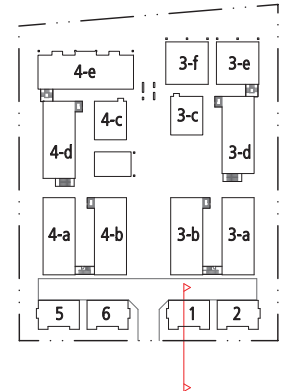
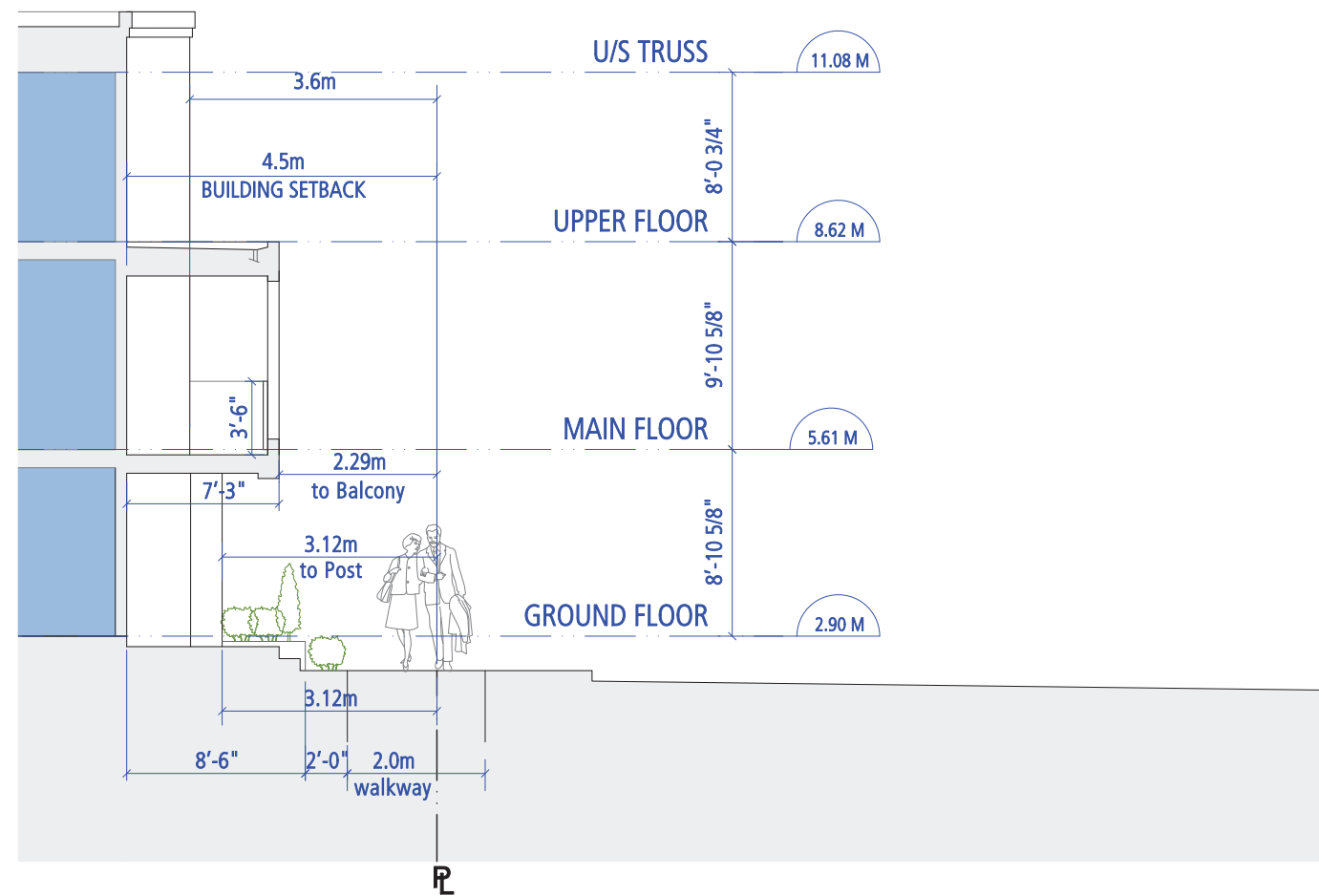
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SCALE: 1/8" = 1'-0"



BLOW-UP SECTIONS
RIVER DRIVE

SCALE 1/4" = 1'-0"
0' 2' 5' 12'

Plan #29
DP 16-747620
May 23, 2021

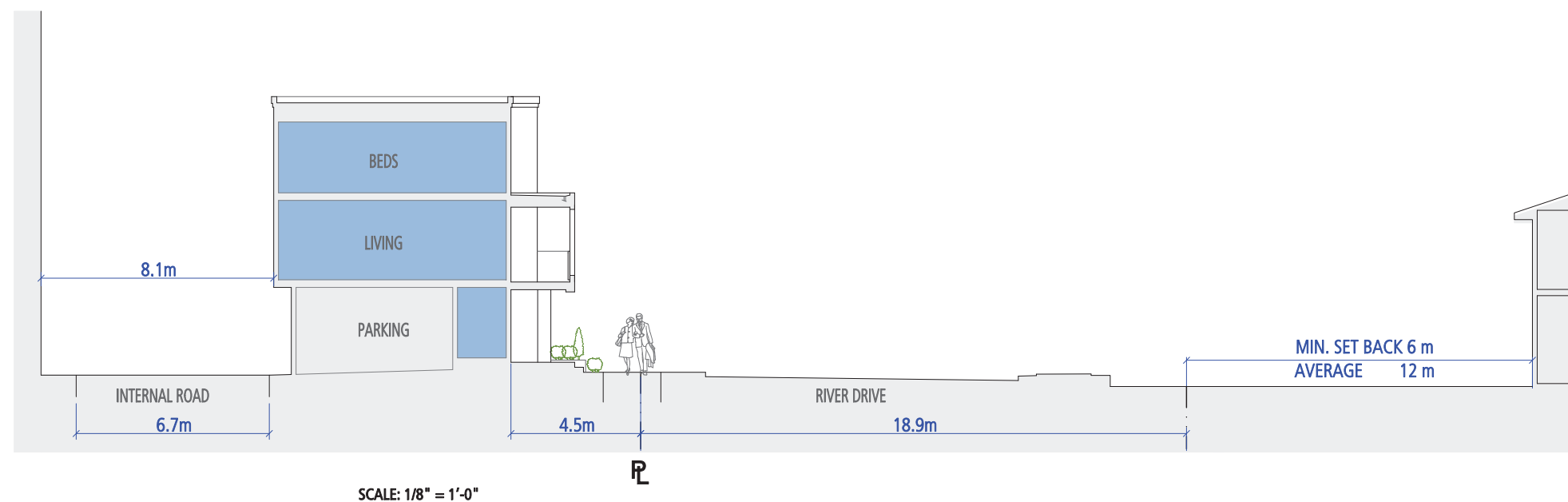
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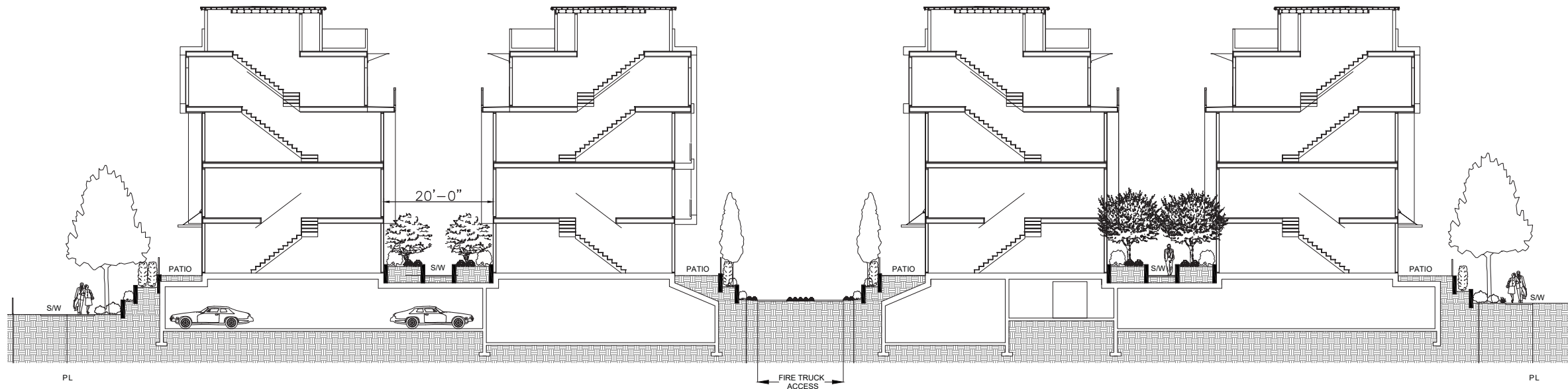
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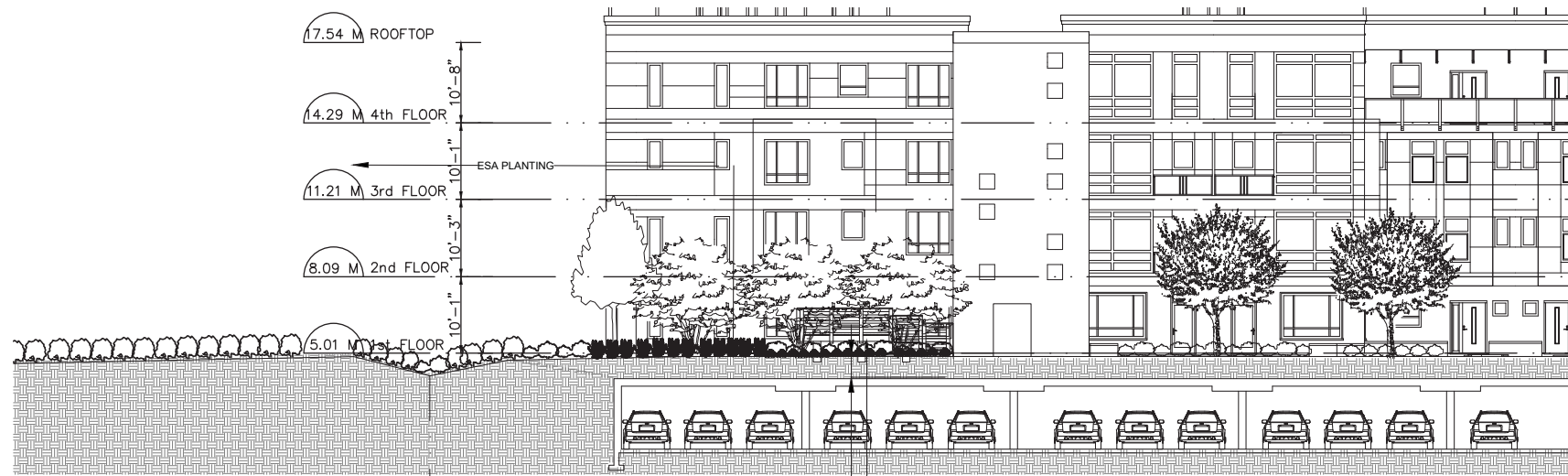


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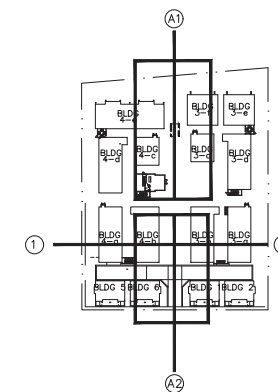
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3/32"=1'-0"



SITE SECTION A-1
3/32" = 1'-0"



SITE SECTION A-2
3/32" = 1'-0"



NO.	DATE	REVISION DESCRIPTION	DR.
14	21.MAY.21	PLANT LIST; PLAY UNIT	
13	21.APR.23	CITY COMMENTS	YR
12	21.APR.13	NEW SITE PLAN	JR
11	21.MAR.19	CITY COMMENTS	YR
10	20.SEP.18	NEW SITE PLAN	JR
9	20.SEP.14	REVISE DECK DETAIL	JR
8	20.AUG.10	DECK DETAIL	JR
7	19.AUG.27	NEW SITE PLAN / ADD TREES	JR
6	19.AUG.15	NEW SITE PLAN	JR
5	19.AUG.02	REVISE PER CITY COMMENTS	RJ
4	19.JUL.23	NEW SITE PLAN	RJ
3	19.MAY.31	NEW SITE PLAN	RJ
2	18.AUG.13	NEW SITE PLAN & SECTIONS	MM
1	18.JUL.27	NEW SITE PLAN	MC

CLIENT: **Plan #30**
DP 16-747620
May 23, 2021

PROJECT:

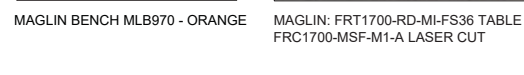
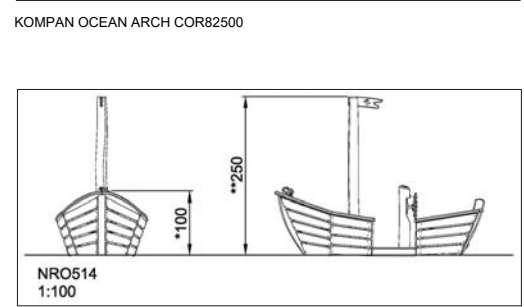
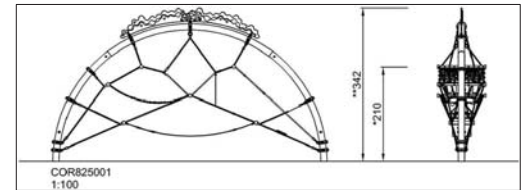
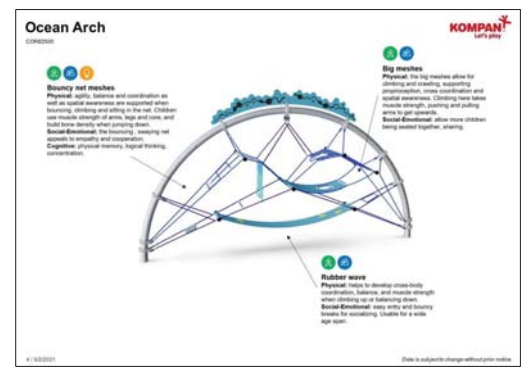
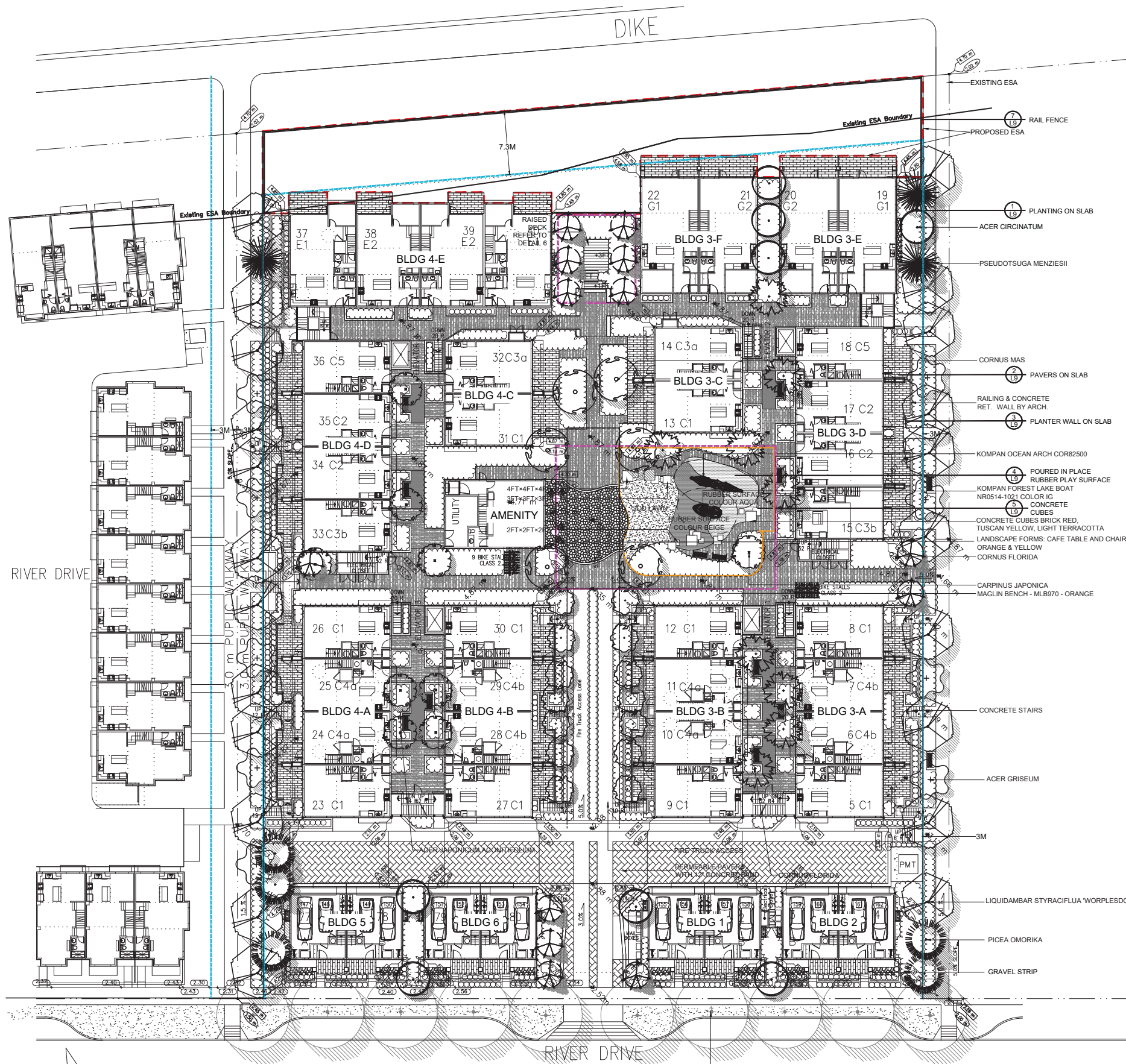
PARC PORTOFINO

10333 RIVER DRIVE
RICHMOND, B.C.

DRAWING TITLE:
SECTIONS

DATE: 18.JUL.25 DRAWING NUMBER:
SCALE: AS NOTED **L10**
DRAWN: MC
DESIGN: MM
CHKD: MCY OF 10

SEAL:



SITTING/CLIMBING CUBES



BARKMAN TERRA NOVA SLAB PAVERS
38.38" x 10.16" x 2"; MOUNTAIN ASH



BARKMAN FLAGSTONE PAVERS
18" x 14.92/8.98" x 2.36"; SIERRA GREY



BARKMAN BRIDGEWOOD SLAB PAVERS
23.43" x 9.84" x 2"; WEATHERED GREY

NO.	DATE	REVISION DESCRIPTION	DR.
14	21.MAY.21	PLANT LIST; PLAY UNIT	
13	21.APR.23	CITY COMMENTS	YR
12	21.APR.13	NEW SITE PLAN	JR
11	21.MAR.19	CITY COMMENTS	YR
10	20.SEP.18	NEW SITE PLAN	JR
9	20.SEP.14	REVISE DECK DETAIL	JR
8	20.AUG.10	DECK DETAIL	JR
7	19.AUG.27	NEW SITE PLAN / ADD TREES	JR
6	19.AUG.15	NEW SITE PLAN	JR
5	19.AUG.02	REVISE PER CITY COMMENTS	RJ
4	19.JUL.23	NEW SITE PLAN	RJ
3	19.MAY.31	NEW SITE PLAN	RJ
2	18.AUG.13	NEW SITE PLAN & SECTIONS	MM
1	18.JUL.27	NEW SITE PLAN	MM

CLIENT: **Plan #32**
DP 16-747620
May 23, 2021

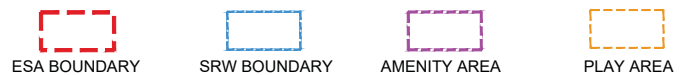
PROJECT:
PARC PORTOFINO
10333 RIVER DRIVE
RICHMOND, B.C.

DRAWING TITLE:
LANDSCAPE PLAN

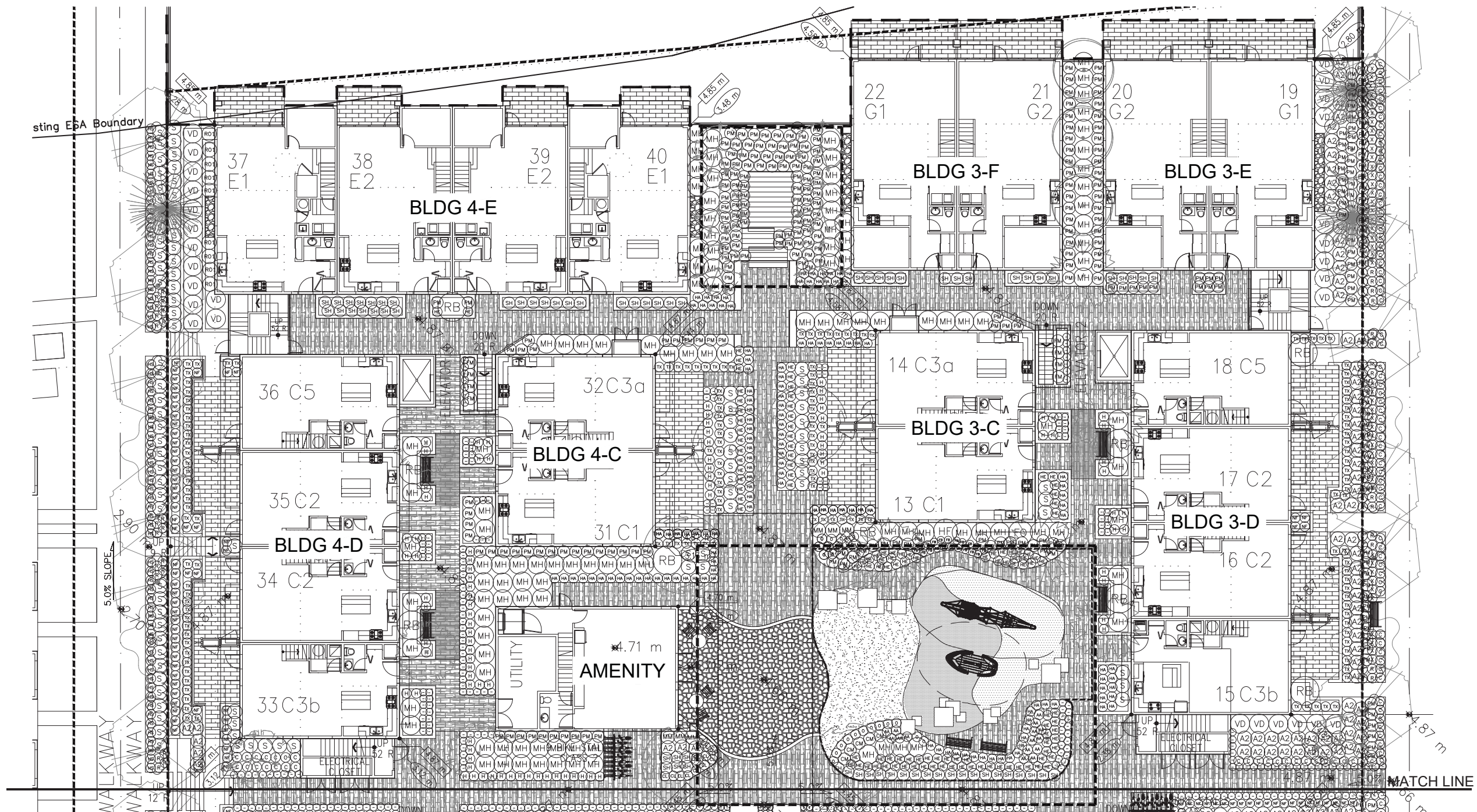
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SCALE: 1"=20'-0"
DRAWN: MM
DESIGN: MM
CHKD: MCY

L1

OF 10



SEAL:



NO.	DATE	REVISION DESCRIPTION	DC
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13	21.APR.23	CITY COMMENTS	YR
12	21.APR.13	NEW SITE PLAN	JR
11	21.MAR.19	CITY COMMENTS	YR
10	20.SEP.18	NEW SITE PLAN	JR
9	20.SEP.14	REVISE DECK DETAIL	JR
8	20.AUG.10	DECK DETAIL	JR
7	19.AUG.27	NEW SITE PLAN / ADD TREES	JR
6	19.AUG.15	NEW SITE PLAN	JR
5	19.AUG.02	REVISE PER CITY COMMENTS	RJ
4	19.JUL.23	NEW SITE PLAN	RJ
3	19.MAY.31	NEW SITE PLAN	RJ
2	18.AUG.13	NEW SITE PLAN & SECTIONS	MM
1	18.JUL.27	NEW SITE PLAN	MM
NO.	DATE	REVISION DESCRIPTION	DC

CLIENT: **Plan #33**
DP 16-747620
May 23, 2021

PLANT SCHEDULE		ON SITE PLANTING		PMG PROJECT NUMBER: 18-128	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	MATURE HEIGHT
TREE					
8		ACER CIRCINATUM	VINE MAPLE	2.5M HT; B&B; 3 STEM CLUMP	5M
9		ACER GRiseum	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B	8M
9		ACER JAPONICUM ACONITIFOLIUM	FERNLEAF FULL MAPLE	2.5M HT; B&B; 1.5M STD	3M
9		CORNUS FLORIDA	FLOWERING DOGWOOD	2.5M HT BUSH FORM; B&B	8M
6		CORNUS MAS	CORNELIAN CHERRY	5CM CAL; 1.8M HT	7M
22		LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEET GUM	6CM CAL; 2M STD; B&B	12M
13		PICEA ABIES 'PYRAMIDALIS'	PYRAMIDAL NORWAY SPRUCE	2.5M HT; B&B	12M
5		PICEA OMORIKA	SERBIAN SPRUCE	2.5M HT; B&B; SINGLE LEADER; SPECIMEN	18M
14		PRUNUS SERRULATA 'AMANOGAWA'	AMANOGAWA FLOWERING CHERRY	6CM CAL; 1.8M STD; B&B	7M
3		PSUDOTSUGA MENZIESII	DOUGLAS FIR	2.5M HT; B&B	24M
SHRUB					
AZ	108	AZALEA JAPONICA 'HINO CRIMSON'	AZALEA; SINGLE DEEP CRIMSON	#2 POT; 25CM	70CM
S	129	SYMPHORICARPOS X DOORENBOSII	CORAL BERRY	#2 POT; 25CM	1.5M
FO	1	FOTHERGILLA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	#3 POT; 60CM	1.5M
RB	20	RIBES SANGUINEUM 'KING EDWARD VI'	FLOWERING CURRANT	#3 POT; 80CM	1.8M
HF	1	HYDRANGEA PANICULATA 'FIRE & ICE'	FIRE & ICE HYDRANGEA	#3 POT; 80CM	1.5M
NF	451	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#2 POT; 40CM	50CM
RO1	20	ROSA MEIDLAND 'BONICA'	MEIDLAND ROSE; PINK	#3 POT; 60CM	1.2M
SH	71	SARCOCOCCA HOOKERANA VAR. HUMILIS	HIMALAYAN SWEET BOX	#2 POT; 25CM	60CM
MH	179	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	#2 POT; 40CM	1.8M
TX	367	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.5M B&B	1.5M
VD	76	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#3 POT; 50CM	90CM
GRASS					
C	42	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT	30CM
CL	11	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	#1 POT	1M
HA	141	HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT	40CM
HS	82	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT	60CM
MM	6	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAP. SILVER GRASS	#1 POT	1.8M
O	26	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT	1.5M
M	186	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT	60CM

PLANT SCHEDULE		ON SITE PLANTING		PMG PROJECT NUMBER: 18-128	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	MATURE HEIGHT
PERENNIAL					
CM	15	CIMICIFUGA SIMPLEX 'HILLSIDE BLACK BEAUTY'	BLACK LEAVED BUGBANE	15CM POT	1.2M
FM	8	FUCHSIA MAGELLANICA 'RICCARTONII'	FUCHSIA	15CM POT	1.5M
HE	113	HELLEBORUS x HYBRIDUS	LENTEEN ROSE, COLOUR MIX	15CM POT	45CM
AA	15	HEMEROCALLIS x 'ALWAYS AFTERNOON'	MAUVE DAYLILY; REBLOOMS	#1 POT; 1-2 FAN	45CM
FB	20	HEUCHERELLA 'SWEET TEA'	FOAMY L BELLS; GOLD & BURGUNDY	15CM POT	60CM
H	116	HOSTA 'PATRIOT'	HOSTA; GREEN AND WHITE VARIEGATED	#1 POT; 1 EYE	50CM
I	160	IBERIS SEMPERVIRENS 'SNOWFLAKE'	SNOWFLAKE EVERGREEN CANDYTUFT	9CM POT	30CM
K	74	KNIPHOFIA UVARIA	RED HOT POKER	15CM POT	1M
GC	342	PACHYSANDRA TERMINALIS 'GREEN SHEEN'	JAPANESE SPURGE	#1 POT; 10CM	30CM
T	324	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM	1.5M
PM	478	WALDSTEINIA TERNATA	BARREN STRAWBERRY	#1 POT; 20CM; 18" O.C.	15CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

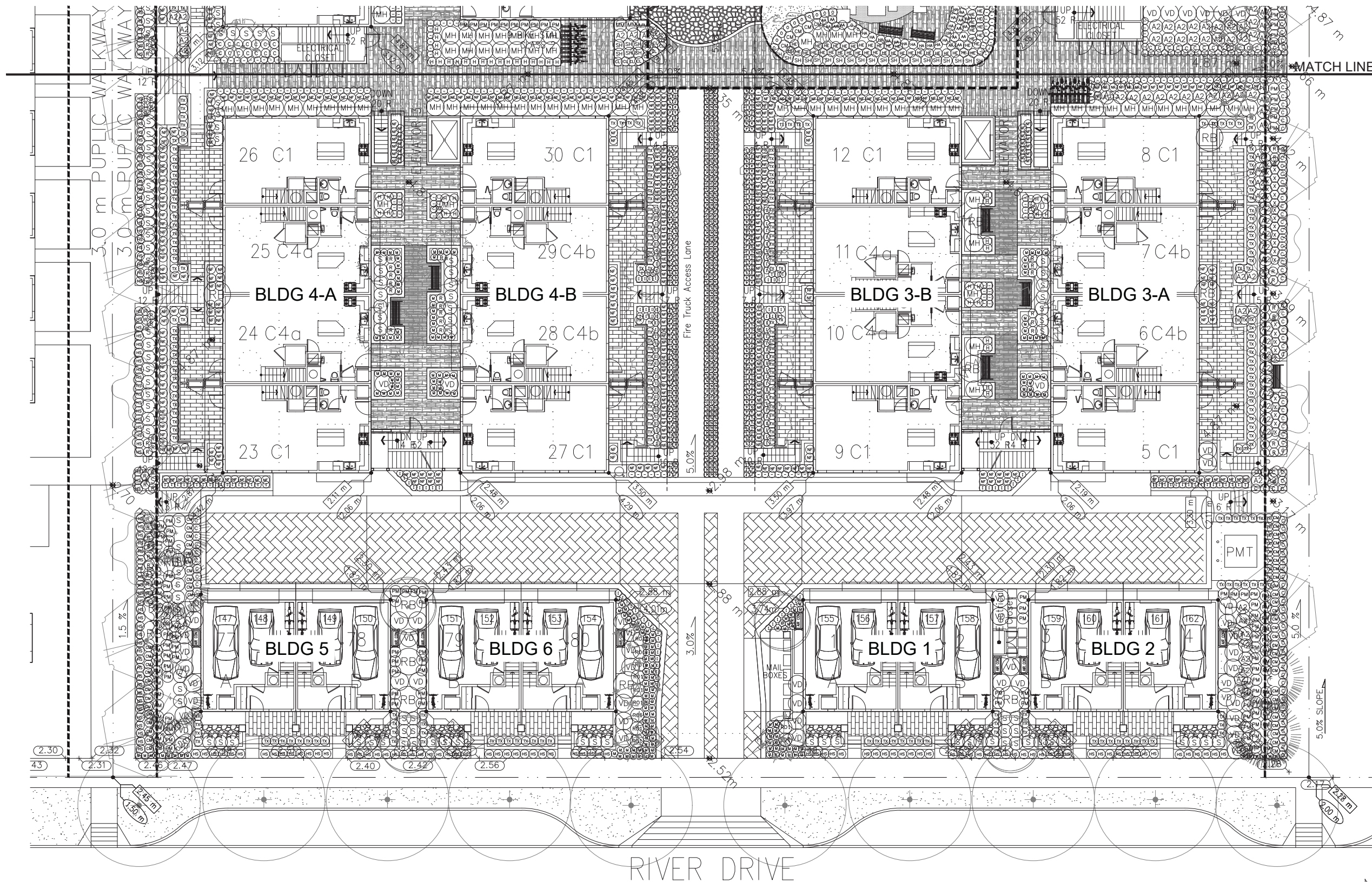
PROJECT: **PARC PORTOFINO**
10333 RIVER DRIVE
RICHMOND, B.C.

DRAWING TITLE: **SHRUB PLAN NORTH**

DATE: 18.JUN.27 DRAWING NUMBER:
SCALE: 3/32"=1'-0"
DRAWN: MM **L2**
DESIGN: MM
CHKD: MCY **OF 10**



SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
14	21.MAY.21	PLANT LIST; PLAY UNIT	
13	21.APR.23	CITY COMMENTS	YR
12	21.APR.13	NEW SITE PLAN	JR
11	21.MAR.19	CITY COMMENTS	YR
10	20.SEP.18	NEW SITE PLAN	JR
9	20.SEP.14	REVISE DECK DETAIL	JR
8	20.AUG.10	DECK DETAIL	JR
7	19.AUG.27	NEW SITE PLAN / ADD TREES	JR
6	19.AUG.15	NEW SITE PLAN	JR
5	19.AUG.02	REVISE PER CITY COMMENTS	RJ
4	19.JUL.23	NEW SITE PLAN	RJ
3	19.MAY.31	NEW SITE PLAN	RJ
2	18.AUG.13	NEW SITE PLAN & SECTIONS	MM
1	18.JUL.27	NEW SITE PLAN	MC

CLIENT: **Plan #34**
DP 16-747620
May 23, 2021

PROJECT:
PARC PORTOFINO
10333 RIVER DRIVE
RICHMOND, B.C.

DRAWING TITLE:
SHURB PLAN SOUTH

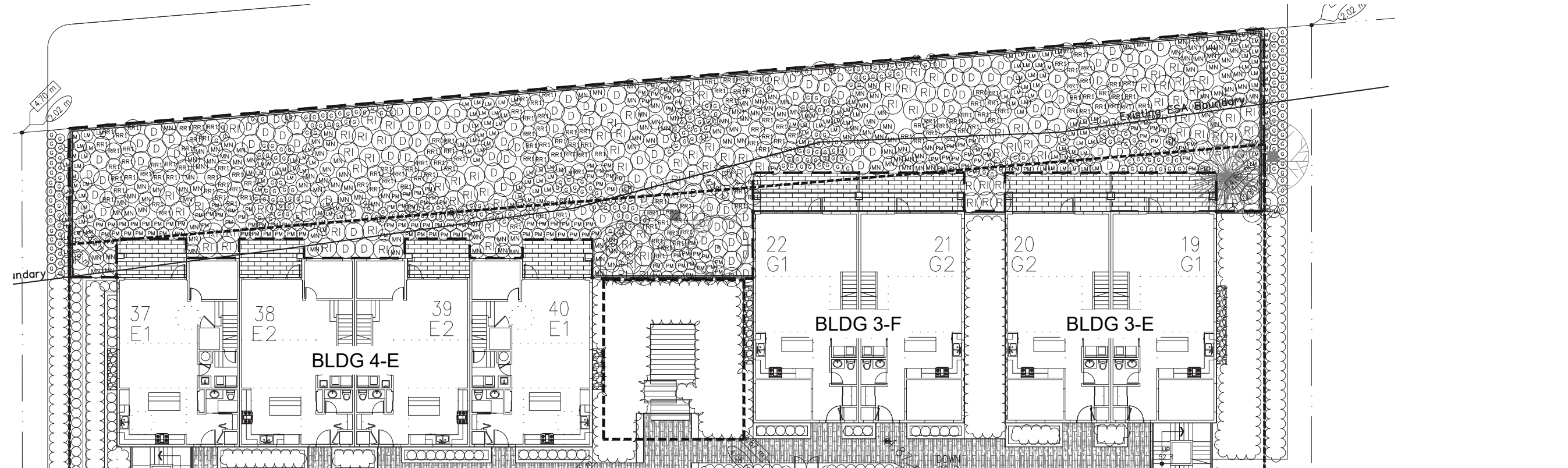
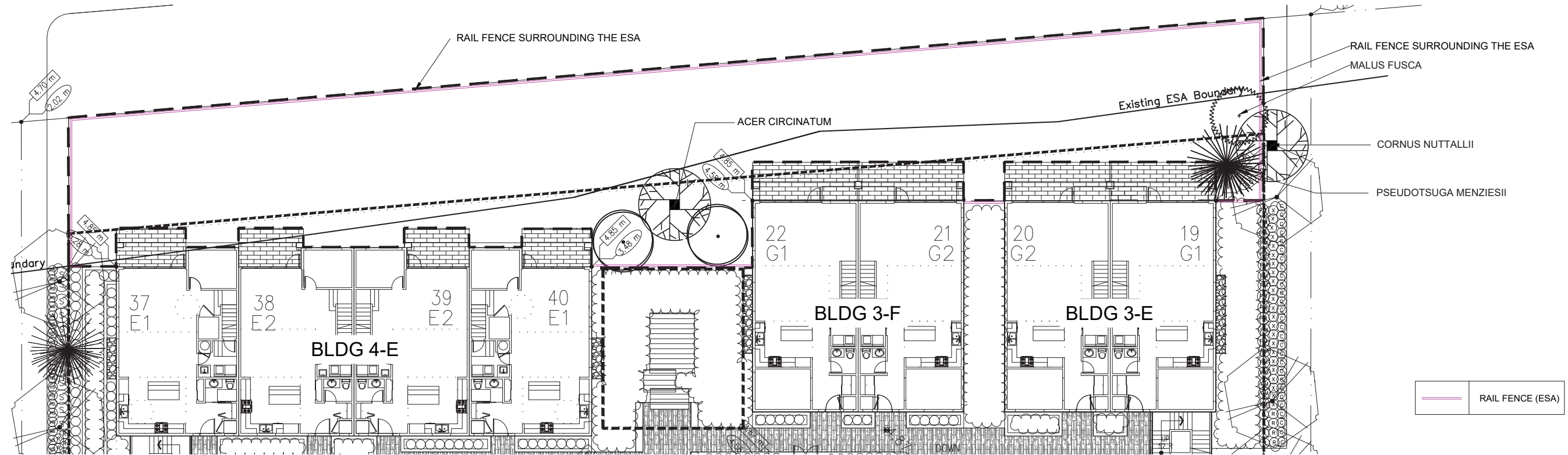
DATE: 18.JUN.27 DRAWING NUMBER:
SCALE: 3/32"=1'-0"
DRAWN: MM
DESIGN: MM
CHKD: MCY

L3

OF 10



SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
14	21.MAY.21	PLANT LIST; PLAY UNIT	
13	21.APR.23	CITY COMMENTS	YR
12	21.APR.13	NEW SITE PLAN	JR
11	21.MAR.19	CITY COMMENTS	YR
10	20.SEP.18	NEW SITE PLAN	JR
9	20.SEP.14	REVISE DECK DETAIL	JR
8	20.AUG.10	DECK DETAIL	JR
7	19.AUG.27	NEW SITE PLAN / ADD TREES	JR
6	19.AUG.15	NEW SITE PLAN	JR
5	19.AUG.02	REVISE PER CITY COMMENTS	RJ
4	19.JUL.23	NEW SITE PLAN	RJ
3	19.MAY.31	NEW SITE PLAN	RJ
2	18.AUG.13	NEW SITE PLAN & SECTIONS	MM
1	18.JUL.27	NEW SITE PLAN	MC

CLIENT: **Plan #35**
DP 16-747620
May 23, 2021

PROJECT:
PARC PORTOFINO
10333 RIVER DRIVE
RICHMOND, B.C.

DRAWING TITLE:
ESA LANDSCAPE PLAN

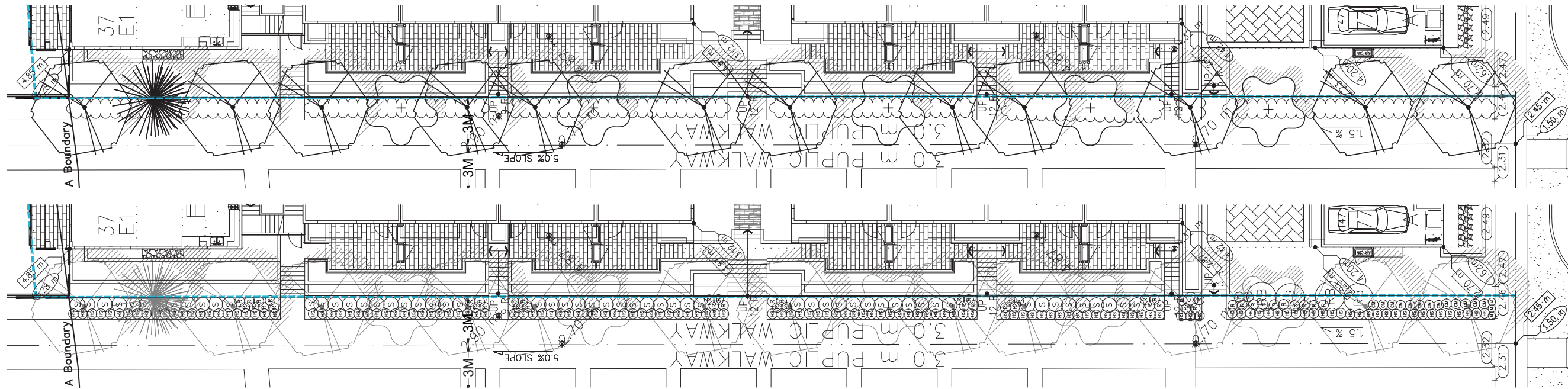
DATE: 18.JUN.27 DRAWING NUMBER:
SCALE: 3/32"=1'-0"
DRAWN: MM **L4**
DESIGN: MM
CHKD: MCY **OF 10**

PLANT SCHEDULE		ESA PLANTING		PMG PROJECT NUMBER: 18-128
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	2	ACER CIRCINATUM	VINE MAPLE	2.5M HT; B&B; 3 STEM CLUMP
	2	CORNUS NUTTALLII	PACIFIC DOGWOOD	2.5M HT; B&B
	1	MALUS FUSCA	PACIFIC CRABAPPLE	5CM; 1.5M STD; B&B
	1	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	2.5M HT; B&B
	128	CORNUS SERICEA	REDTWIG DOGWOOD	#2 POT; 50CM
	160	ROSA NUTKANA	BALDHIP ROSE	#2 POT; 40CM
	102	RUBUS SPECTABILIS	SALMONBERRY	#2 POT; 40CM
	176	LEYMUS MOLLIS	DUNE GRASS	#1 POT
	302	GAULTHERIA SHALLOON	SALAL	#1 POT; 20CM;
	146	MAHONIA NERVOOSA	LONGLEAF MAHONIA	#1 POT; 25CM
	147	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

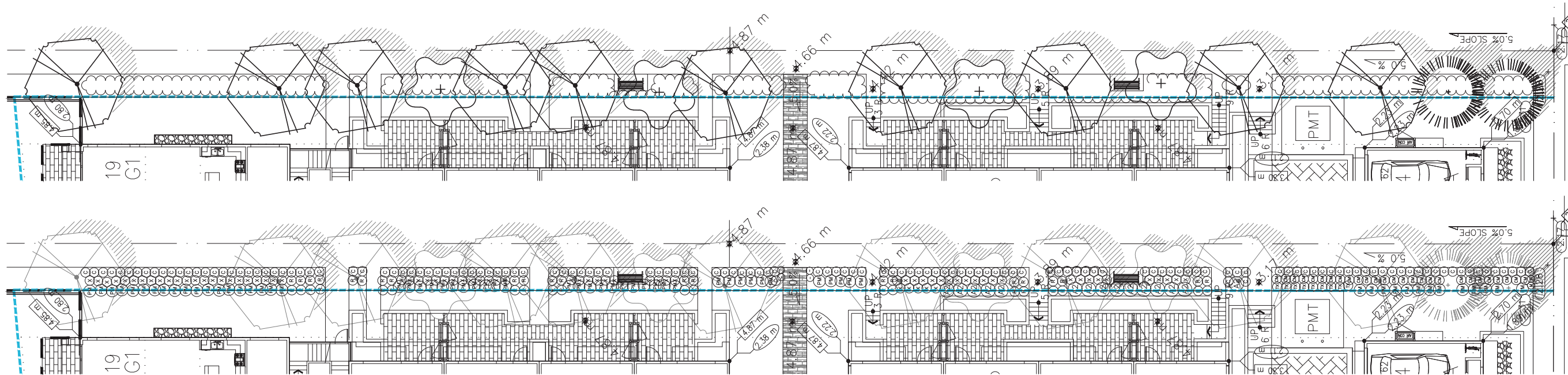
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER OMA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. * DEFINITION OF CONDITIONS OF AVAILABILITY: ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.



SEAL:



SRW LANDSCAPE PLAN- WEST



SRW LANDSCAPE PLAN- EAST

NO.	DATE	REVISION DESCRIPTION	DR.
14	21.MAY.21	PLANT LIST; PLAY UNIT	
13	21.APR.23	CITY COMMENTS	YR
12	21.APR.13	NEW SITE PLAN	JR
11	21.MAR.19	CITY COMMENTS	YR
10	20.SEP.18	NEW SITE PLAN	JR
9	20.SEP.14	REVISE DECK DETAIL	JR
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7	19.AUG.27	NEW SITE PLAN / ADD TREES	JR
6	19.AUG.15	NEW SITE PLAN	JR
5	19.AUG.02	REVISE PER CITY COMMENTS	RJ
4	19.JUL.23	NEW SITE PLAN	RJ
3	19.MAY.31	NEW SITE PLAN	RJ
2	18.AUG.13	NEW SITE PLAN & SECTIONS	MM
1	18.JUL.27	NEW SITE PLAN	MM

CLIENT: **Plan #36**
DP 16-747620
May 23, 2021

PROJECT:

PARC PORTOFINO

10333 RIVER DRIVE
RICHMOND, B.C.

DRAWING TITLE:

SRW LANDSCAPE PLAN

DATE: 18.JUN.27 DRAWING NUMBER:

SCALE: 3/32"=1'-0"

DRAWN: MM

DESIGN: MM

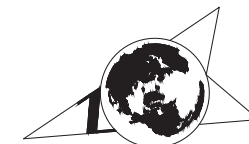
CHKD: MCY

L6

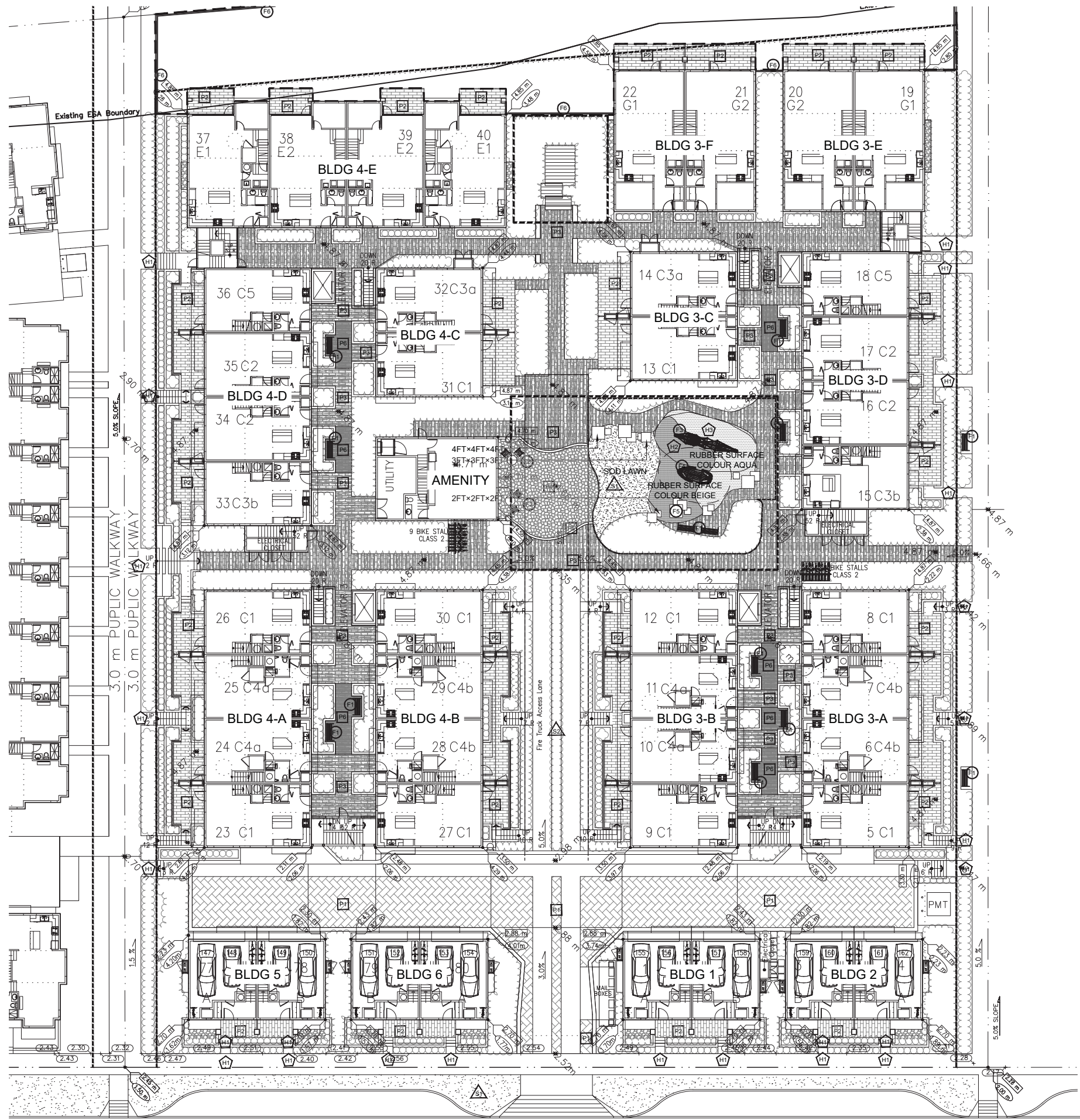
OF 10



SRW BOUNDARY



SEAL:



MATERIALS PLAN

PAVING LEGEND

KEY	SYMBOL	DESCRIPTION
(2 L9) P1		PERMEABLE PAVERS HERRINGBONE; SHADOW
(2 L9) P2		BARKMAN TERRA NOVA SLAB PAVERS 38.38" x 10.16" x 2"; MOUNTAIN ASH
(2 L9) P3		BARKMAN ARBORWOOD PAVERS 31.50" x 7.87" x 2.36"; TIMBER WOLF GREY
(2 L9) P4		BARKMAN FLAGSTONE PAVERS 18" x 14.92/8.98" x 2.36"; SIERRA GREY
(2 L9) P5		PERMEABLE PAVERS SOLDIER COURSE; SHADOW
(2 L9) P6		BARKMAN BRIDGEWOOD SLAB PAVERS 23.43" x 9.84" x 2"; CEDAR BROWN

HARDSCAPE LEGEND

KEY	SYMBOL	DESCRIPTION
(4 L9) H1		CONCRETE
(4 L9) H2		RUBBER PLAY SURFACE BEIGE
(4 L9) H3		RUBBER PLAY SURFACE AQUA

SOFTSCAPE LEGEND

KEY	SYMBOL	DESCRIPTION
(4 L9) S1		SOD LAWN
(4 L9) S2		WALDSTEINIA TERNATA

SITE FURNITURE LEGEND

KEY	SYMBOL	DESCRIPTION
(5 L9) F1		MAGLIN BENCH MLB970 - ORANGE
(5 L9) F2		MAGLIN: FRT1700-RD-MI-FS36 TABLE W/ CHAIRS FRC1700-MSF-M1-A LASER CUT
(5 L9) F3		KOMPAN OCEAN ARCH COR82500
(5 L9) F4		KOMPAN FOREST LAKE BOAT NR0514-1021 COLOR IG
(7 L9) F5		CONCRETE CUBES BRICK RED, TUSCAN YELLOW, LIGHT TERRACOTTA
(7 L9) F6		RAIL FENCE (ESA)

14	21.MAY.21	PLANT LIST; PLAY UNIT	
13	21.APR.23	CITY COMMENTS	YR
12	21.APR.13	NEW SITE PLAN	JR
11	21.MAR.19	CITY COMMENTS	YR
10	20.SEP.18	NEW SITE PLAN	JR
9	20.SEP.14	REVISE DECK DETAIL	JR
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5	19.AUG.02	REVISE PER CITY COMMENTS	RJ
4	19.JUL.23	NEW SITE PLAN	RJ
3	19.MAY.31	NEW SITE PLAN	RJ
2	18.AUG.13	NEW SITE PLAN & SECTIONS	MM
1	18.JUL.27	NEW SITE PLAN	MC
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT: **Plan #37**
DP 16-747620
May 23, 2021

PROJECT:

PARC PORTOFINO

10333 RIVER DRIVE
RICHMOND, B.C.

DRAWING TITLE:

MATERIALS PLAN

DATE: 18.JUN.27 DRAWING NUMBER:

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

DRAWN: MM

DESIGN: MM

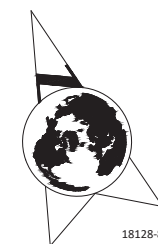
CHKD: MCY

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OF 10

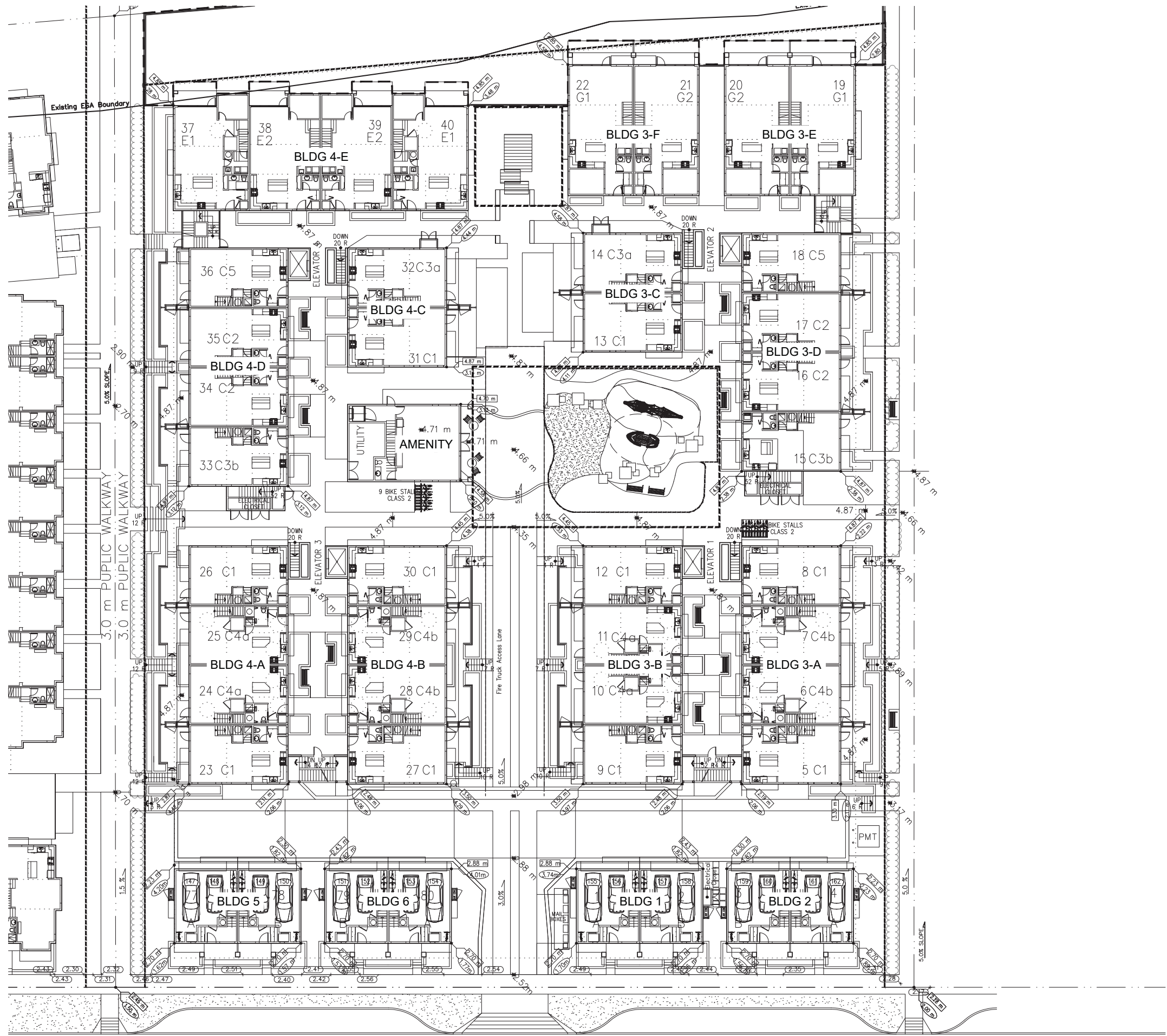
PMG PROJECT NUMBER:

18-128



RIVER DRIVE

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
14	21.MAY.21	PLANT LIST; PLAY UNIT	
13	21.APR.23	CITY COMMENTS	YR
12	21.APR.13	NEW SITE PLAN	JR
11	21.MAR.19	CITY COMMENTS	YR
10	20.SEP.18	NEW SITE PLAN	JR
9	20.SEP.14	REVISE DECK DETAIL	JR
8	20.AUG.10	DECK DETAIL	JR
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6	19.AUG.15	NEW SITE PLAN	JR
5	19.AUG.02	REVISE PER CITY COMMENTS	RJ
4	19.JUL.23	NEW SITE PLAN	RJ
3	19.MAY.31	NEW SITE PLAN	RJ
2	18.AUG.13	NEW SITE PLAN & SECTIONS	MM
1	18.JUL.27	NEW SITE PLAN	MC

CLIENT: **Plan #38**
DP 16-747620
May 23, 2021

PROJECT:
PARC PORTOFINO
10333 RIVER DRIVE
RICHMOND, B.C.

DRAWING TITLE:
GRADING PLAN

DATE: 18.JUN.27 DRAWING NUMBER:
SCALE: 1/16"=1'-0"
DRAWN: MM
DESIGN: MM
CHKD: MCY

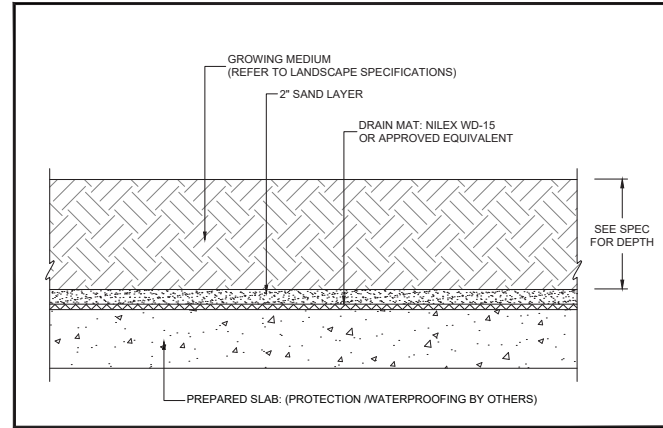
L8

OF 10

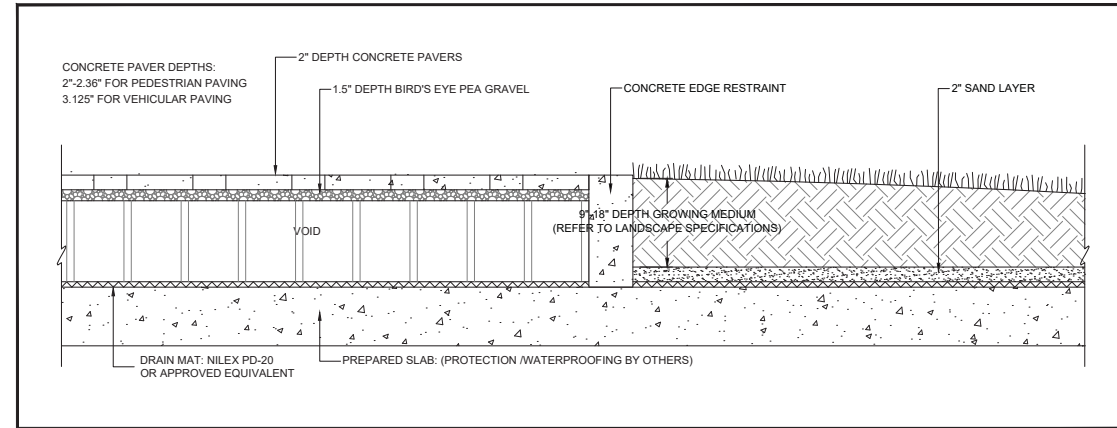


RIVER DRIVE

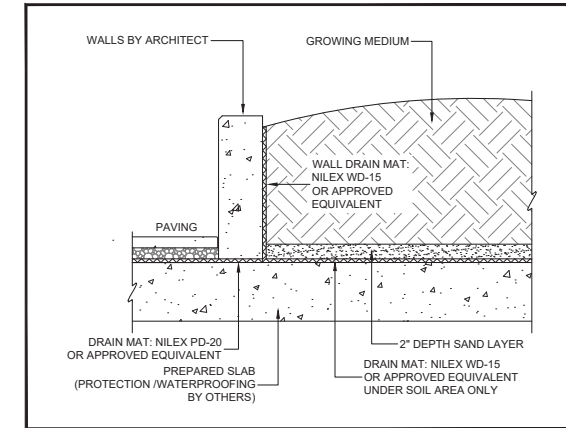
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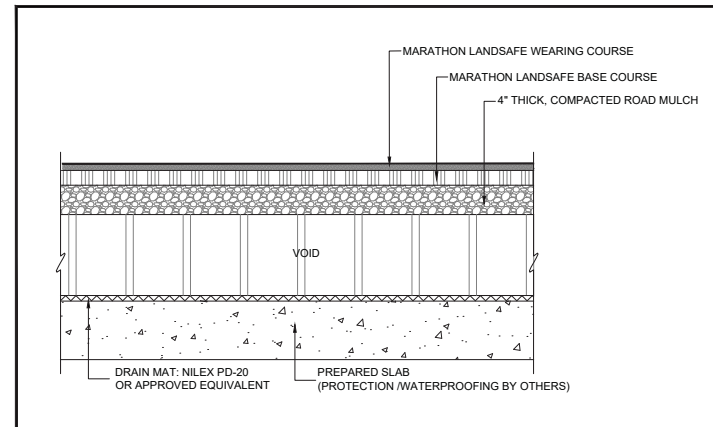
1 PLANTING ON SLAB
1"=1'-0"



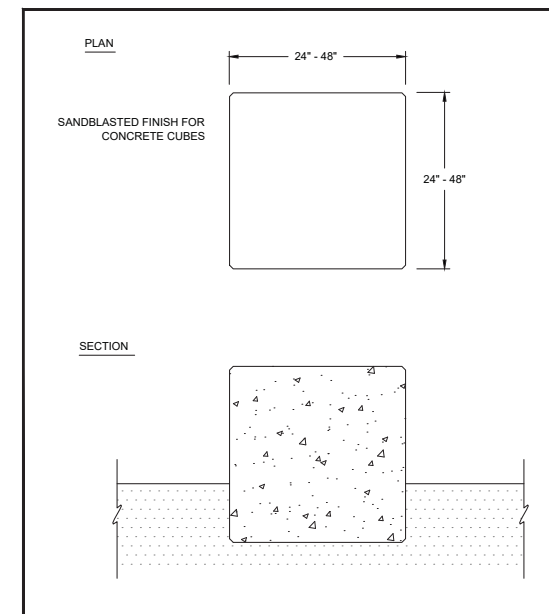
2 PAVERS ON SLAB
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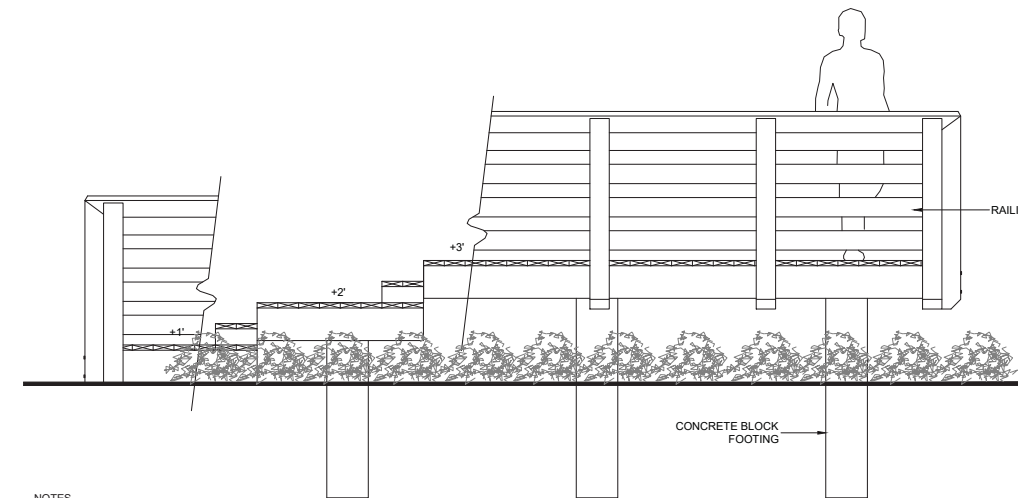
3 PLANTER WALL ON SLAB
1"=1'-0"



4 POURED IN PLACE RUBBER PLAY SURFACE
1"=1'-0"

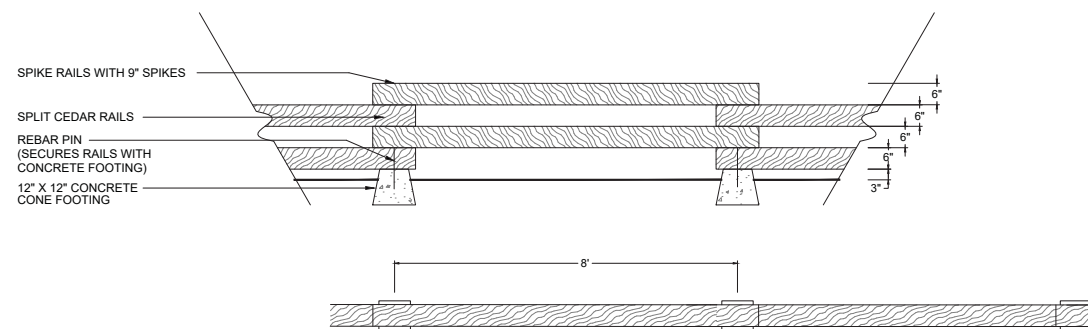


5 CONCRETE CUBES
1"=1'-0"



- NOTES**
1. OVERALL DIMENSIONS TO BE CONFIRMED AND BE SITE FITTED.
 2. ALL POSTS, FRAMING, DECKING AND RAILINGS TO BE PRESSURE TREATED CSA STANDARDS AND END CUTS TREATED WITH PRESERVATIVE.
 3. REFER TO STRUCTURAL ENGINEER DRAWINGS FOR DETAILS.

6 RAISED DECK
1/2"=1'-0"



7 RAIL FENCE (ESA)
1/2"=1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
14	21.MAY.21	PLANT LIST; PLAY UNIT	
13	21.APR.23	CITY COMMENTS	YR
12	21.APR.13	NEW SITE PLAN	JR
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6	19.AUG.15	NEW SITE PLAN	JR
5	19.AUG.02	REVISE PER CITY COMMENTS	RJ
4	19.JUL.23	NEW SITE PLAN	RJ
3	19.MAY.31	NEW SITE PLAN	RJ
2	18.AUG.13	NEW SITE PLAN & SECTIONS	MM
1	18.JUL.27	NEW SITE PLAN	MC

CLIENT: **Plan #39**
DP 16-747620
May 23, 2021

PROJECT:

PARC PORTOFINO

10333 RIVER DRIVE
RICHMOND, B.C.

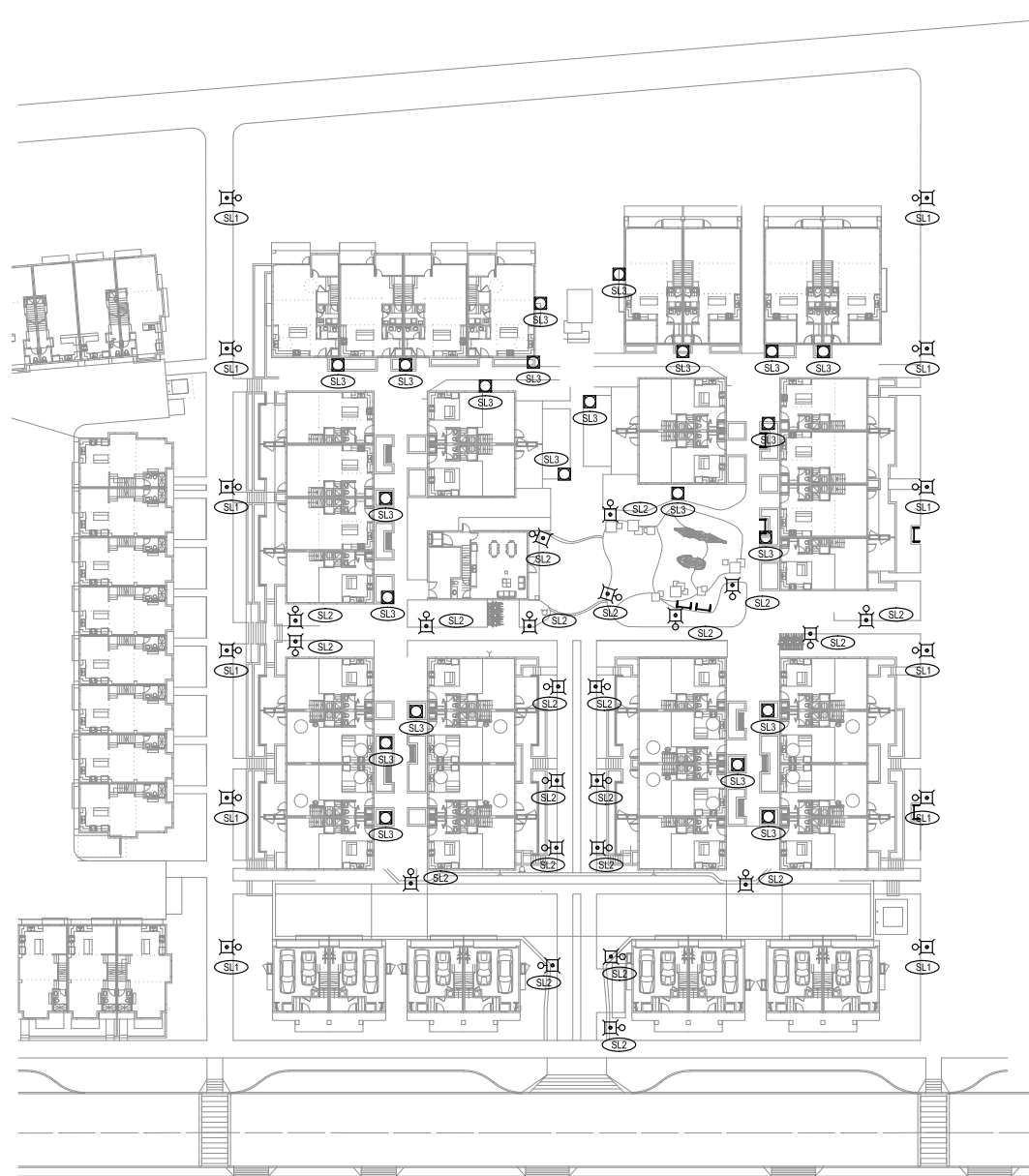
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DETAILS

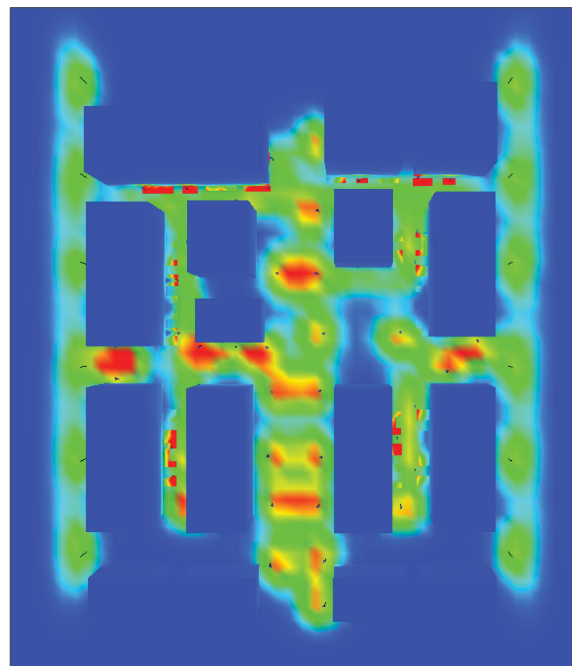
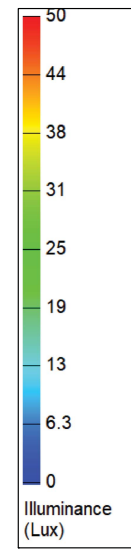
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DRAWN: MC
DESIGN: MM
CHKD: MCY

L9

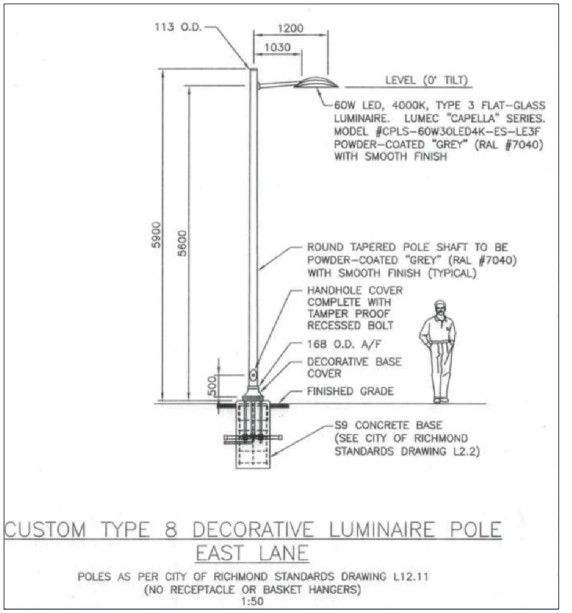
OF 10



1 SITE LIGHTING PLAN
E1.00 SCALE: 1/32" = 1'-0"



2 SITE LIGHTING PSEUDOCOLOR PHOTOMETRIC RENDER
E1.00 SCALE: N/A



3 CITY OF RICHMOND LUMINAIRE POLE STANDARD
E1.00 SCALE: N/A

SYMBOL LEGEND

	PLANTER FIXTURE
	POLE MOUNTED FIXTURE
	LUMINAIRE TYPE TAG

GENERAL NOTES

1 REFER TO E1.00 DETAIL 3 FOR CITY OF RICHMOND DECORATIVE LUMINAIRE POLE STANDARDS.



NOTES:

- All lighting to be provided with 'dark sky' fixtures
- Light fixtures to be located outside of fire access routes
- Public walkway SRW areas subject to design review via required Servicing Agreement

EXTERIOR LIGHTING LUMINAIRE SCHEDULE

TYPE	IMAGE	GENERAL DESCRIPTION	MANUFACTURER	FITTURE SERIES	OPTICS			SOURCE			CONTROL / ELECTRONICS			GENERAL			COMMENTS			
					DISTRIBUTION TYPE	BUG RATING	LENS TYPE	TYPE	CCT (K)	NOMINAL OUTPUT (LUMENS)	LUMEN MAINTANCE (L70)	CONTROLS LOCATION	MIN DIMMING LEVEL	DIMMING PROTOCOL	VOLTAGE	TOTAL LOAD (W)		MOUNTING	POLE HEIGHT	FINISH
SL1		STREET LIGHT	SIGNIFY	CAPELLA	TYPE II	B1-U0-G1	FLAT LENS	LED	3000	3600	60,000+	REMOTE PHOTOCELL	10%	0-10V	120V	37	POLE	10R	COORDINATE WITH ARCHITECT	COORDINATE POLE TYPE WITH ARCHITECT
SL2		AREA LIGHT	SELUX	RITORNO SQUIRE	TYPE IV	B1-U0-G1	INDIRECT LIGHTING	LED	3000	2900	60,000+	REMOTE PHOTOCELL	10%	0-10V	120V	58	POLE	10R	COORDINATE WITH ARCHITECT	COORDINATE POLE TYPE WITH ARCHITECT
SL3		PLANTER LIGHT	BEGA	99876	TYPE II	B1-U0-G0	N/A	LED	3000	2000	60,000	REMOTE PHOTOCELL	10%	0-10V	120V	20	POLE	8R	COORDINATE WITH ARCHITECT	

REVISIONS

NO.	DESCRIPTION	DATE	BY	APP.
1	ISSUED FOR DEVELOPMENT PERMIT	2021.05.28	AWK	MA

FOUGERE
architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202 - 2425 Quebec Street 604.873.2907
Vancouver, BC V5T 4L6 fougerearchitecture.ca

REFERENCE DRAWINGS

FOR BEST PLOTTING RESULTS, BE SURE TO USE WILLIAMS ENGINEERING CANADA AUTOCAD PLOT CONFIGURATION FILES AVAILABLE FROM: www.williamsengineering.com

LEGEND

SECTION # (A-001) SOURCE / REFERENCE DWG.
DETAIL # (E-001) SOURCE / REFERENCE DWG.

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Plan #40
DP 16-747620
May 23, 2021



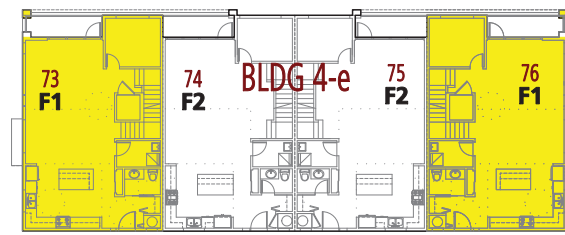
WILLIAMS ENGINEERING
4148 DA
ABBOTSFORD OFFICE
200-1020 McMillan Road
Abbotsford, BC V2S 6A3
Buck (604) 856-7900
Toll Free (800) 856-2833
Fax: (604) 856-7911
www.williamsengineering.com

CLIENT:
DAVA DEVELOPMENTS

JOB TITLE:
PARC RIVIERA 10 TOWNHOMES
10333 RIVER DRIVE
RICHMOND, BC

SITE LIGHTING PLAN

DWG. BY: AWK	DES. BY: MJP	PROJ. NO.: TS
PER. REVIEW: MA	DATE: 21 MAY 2021	SCALE: 1" = 20'-0"
CLIENT PROJ. #	NE PROJ. #	38080.00
BY: E1.00	TS: 1	



3rd & 4th FLOOR



- BARRIER FREE UNIT**
incorporates all of the accessibility provisions listed in the Basic Universal Housing Features section of the City's Zoning Bylaw and comply with the BC Building Code requirements for accessible housing.
- CONVERTIBLE UNIT**
designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require the installation of an elevator to provide access to the two levels of the two-storey units.
- ELEVATORS**
- WHEELCHAIR CIRCULATION**



ACCESSIBILITY STRATEGY SITE PLAN

SCALE 1/16" = 1'-0"



Plan #41
DP 16-747620
May 23, 2021

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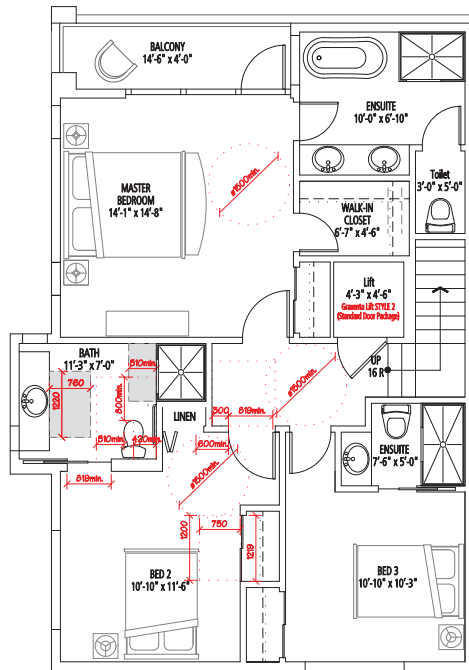
PARC PORTOFINO
10333 River Drive
for
Dava Developments Ltd.

APRIL 20, 2021

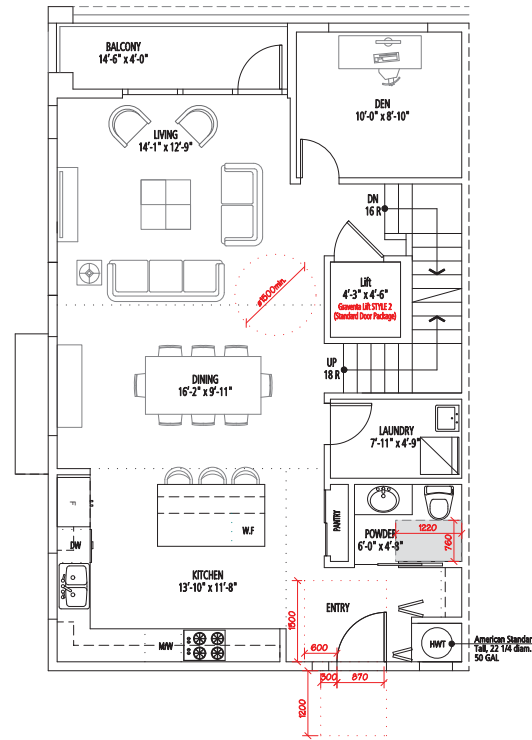
FOUGERE
architecture inc.
BRITISH COLUMBIA - ALBERTA - WASHINGTON
202 - 2425 Quebec Street 604.873.2907
Vancouver, BC V5T 4L6 fougerearchitecture.ca

PARKADE
(to visitor parking)
to Garbage and Recycling

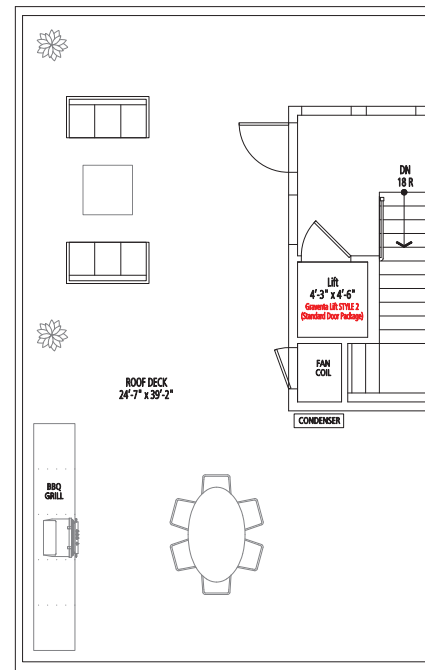
RIVER DRIVE



UNIT F1 BARRIER FREE HOUSING UNIT
THIRD FLOOR



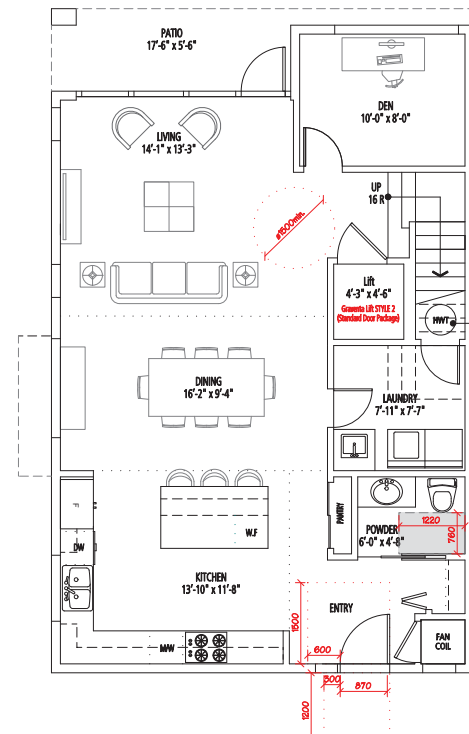
FOURTH FLOOR



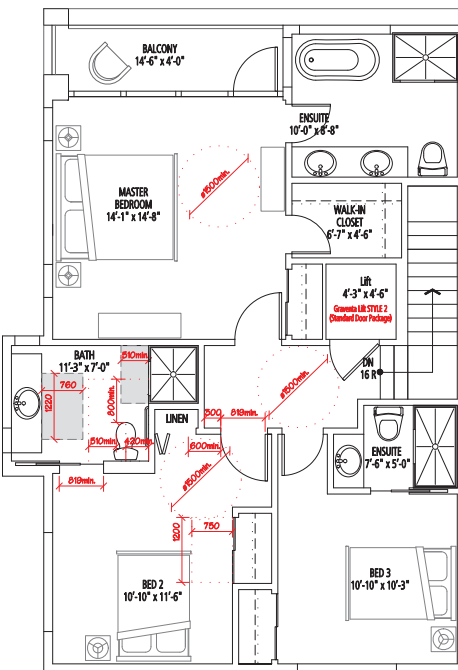
ROOF FLOOR

Summary of the Convertible Unit Features Checklist

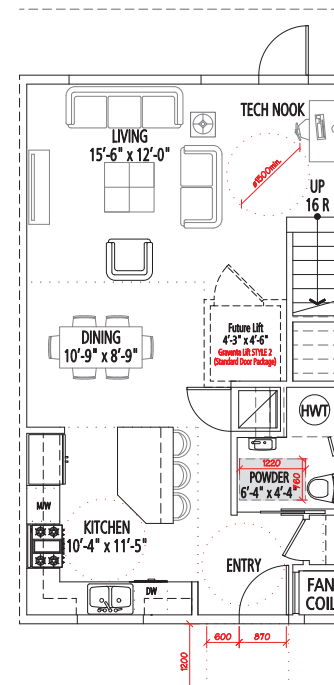
- Entry doors min. 863mm clear opening (3'-0" swinging door spec.)
- Entry door clear exterior floor space min. 1220 mm depth by door width plus 600 mm on latch side.
- Interior doors to entry & main living areas, min. 800 mm clear opening. (2'8"sliding or 2'10"swinging door spec.) with flush thresholds max.13mm height.
- Stair lift as per manufacturer spec (Bruno,SRE-2010-Electra-Ride)
- Hallways minimum 900 mm width
- Door from garage to living area 819 mm clear opening (2'-10" swinging door)
- 1 accessible parking space with min. 4 m garage width.
- Min. clear opening 860 mm clear opening to Patios and Balconies.
- Toilet clear floor space min. 1020 mm at side and in front
- Interior Doors to main living areas, 1 bedroom and 1 bedroom min 800 mm clear opening with flush thresholds max. 13 mm height.
- Wall blocking for future installation of grab-bars (toilet, tub and shower)
- Clear area needed under future work space. Plumbing and gas pipes (in-wall and in-floor) located clear of under counter area of future work space (stove, sink & min. 810 mm wide counter)
- 1500 mm turning diameter or turning path diagram
- One window that can be opened with a single hand in the living room
- One window that can be opened with a single hand in one bedroom



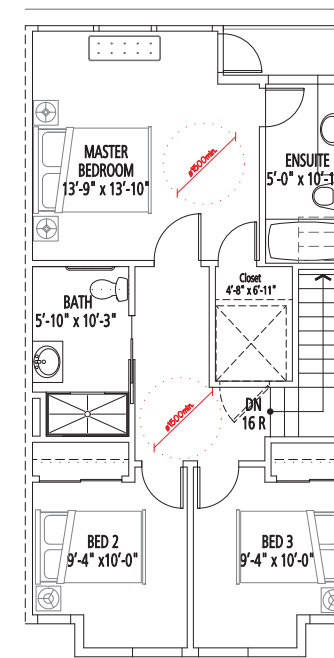
UNIT E1 BARRIER FREE HOUSING UNIT
FIRST FLOOR



SECOND FLOOR



UNIT C4 CONVERTIBLE UNIT
FIRST FLOOR



SECOND FLOOR

ACCESSIBILITY
STRATEGY
FLOOR PLANS

SCALE 3/16" = 1'- 0"
0 5' 10' 15'

Plan #42
DP 16-747620
May 23, 2021






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-  VIEW CORRIDORS
-  6 storey buildings
-  4 storey buildings
-  3 storey buildings
-  2/ 2.5 storey buildings



CONTEXT PLAN

SCALE 1" = 100'-0"
 0 25m 50m 100m

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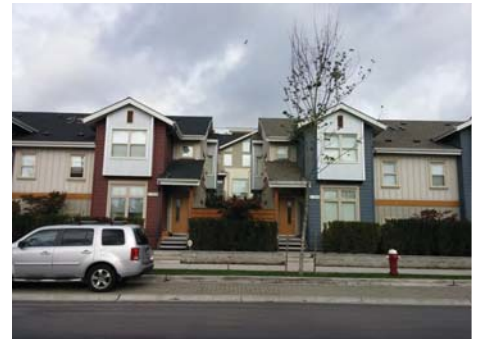
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VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5

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**PERSPECTIVE
VIEWS**

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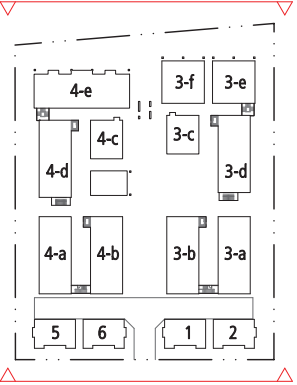


10311 RIVER DRIVE

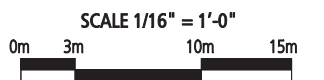
PARC PORTOFINO

FUTURE DEVELOPMENT

STREETSCAPE



STREETSCAPES



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FUTURE DEVELOPMENT

PARC PORTOFINO

10311 RIVER DRIVE

DIKESCAPE

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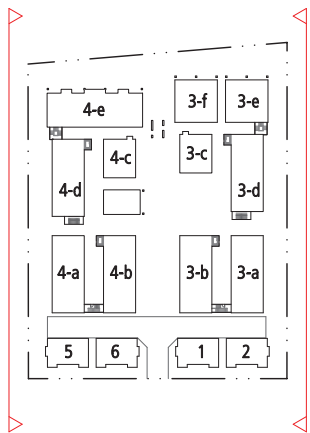
RIVER DRIVE



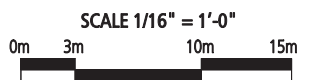
EAST GREENWAY



DIKE



STREETSCAPES



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DIKE



WEST GREENWAY



RIVER DRIVE

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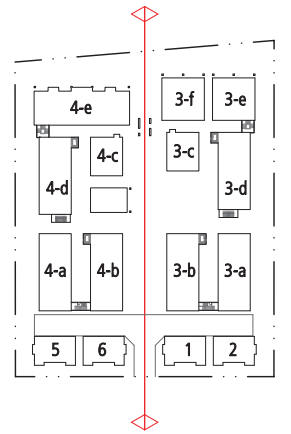
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CENTRAL MEWS WEST



CENTRAL MEWS EAST



STREETSCAPES

SCALE 1/16" = 1'-0"
 0m 3m 10m 15m

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VIEW 1



VIEW 2



VIEW 3



VIEW 4

PERSPECTIVE VIEWS

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VIEW 5



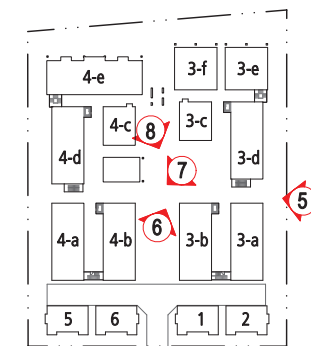
VIEW 6



VIEW 7



VIEW 8



PERSPECTIVE VIEWS

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VIEW 9



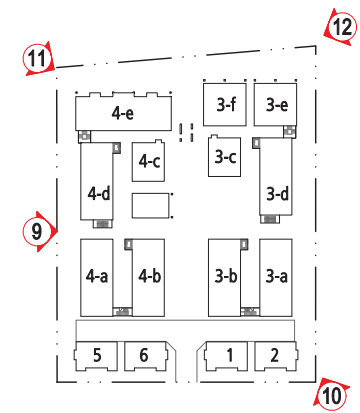
VIEW 10



VIEW 11



VIEW 12



PERSPECTIVE VIEWS

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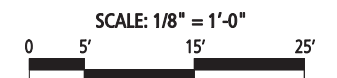
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- 1 PLAYGROUND
- 2 COVERED SEATING AREA
- 3 INDOOR AMENITY (2 STOREYS)
- 4 VIEWING PLATFORM

**OPEN SPACES
AMENITY AREA**



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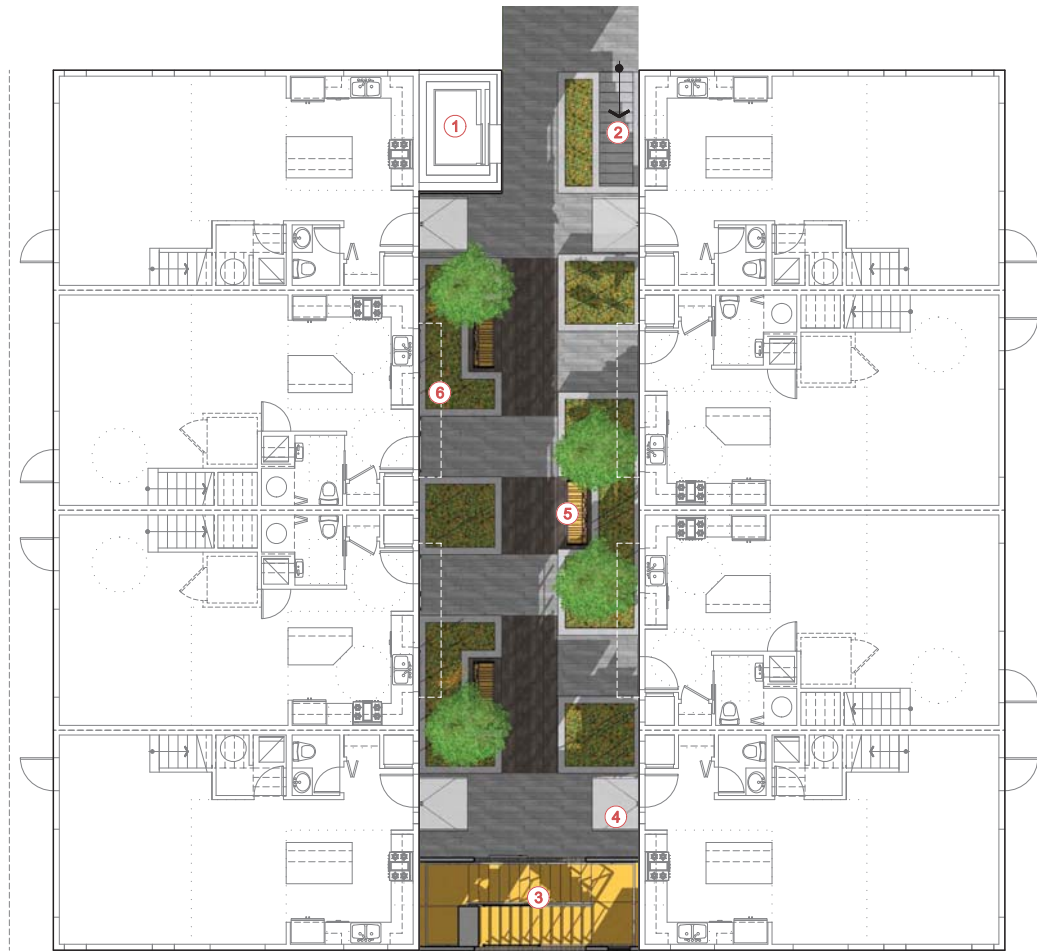
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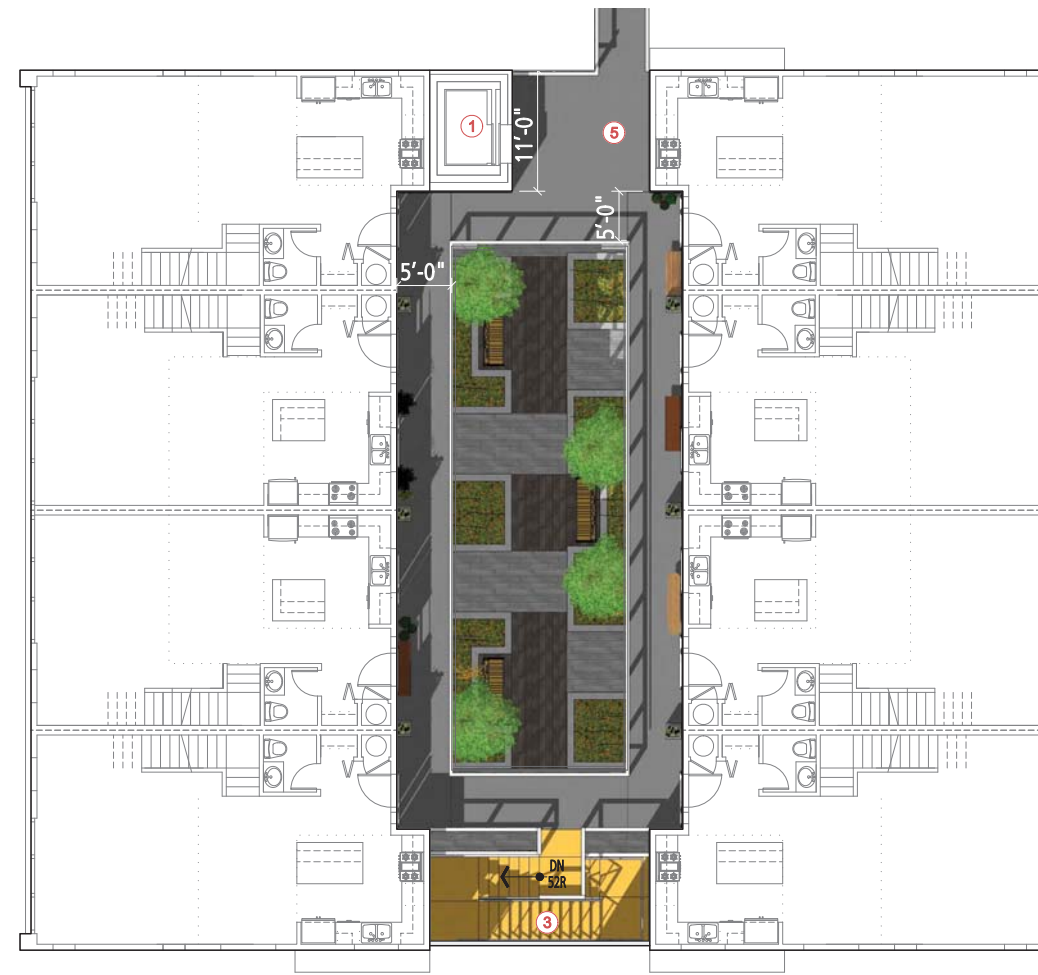
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- 1 ELEVATOR
- 2 STAIR TO UNDERGROUND
- 3 STAIRCASE
- 4 GLASS ROOF OVER ENTRY
- 5 GATHERING SPACE
- 6 BAYS (FLOOR ABOVE) OVER ENTRY



**OPEN SPACES
COURTYARDS**

SCALE: 1/8" = 1'-0"
0 5' 15' 25'

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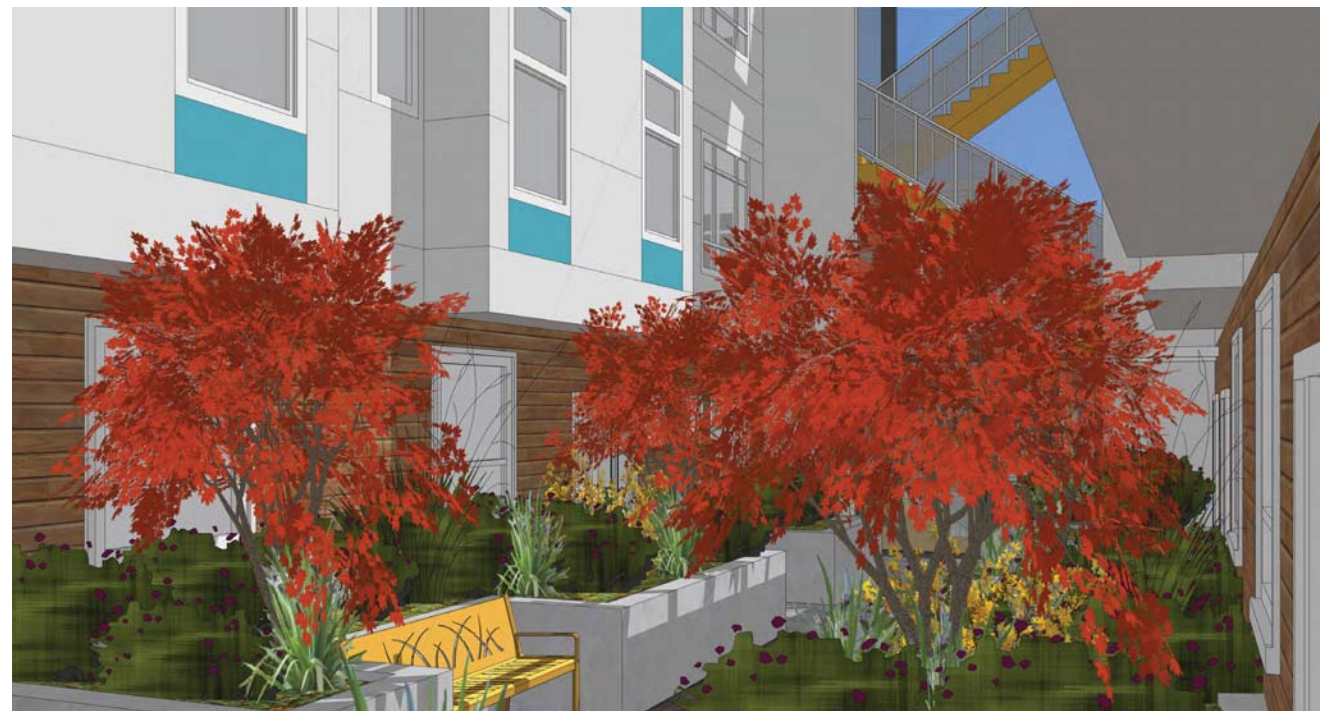


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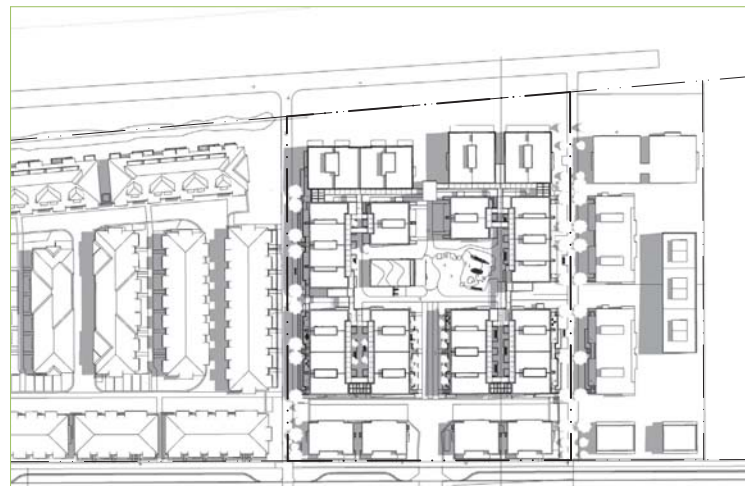
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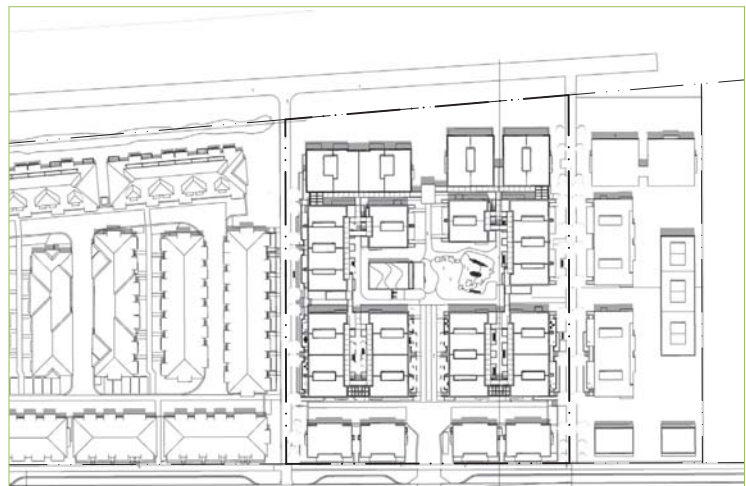
COURTYARD- Ground Floor



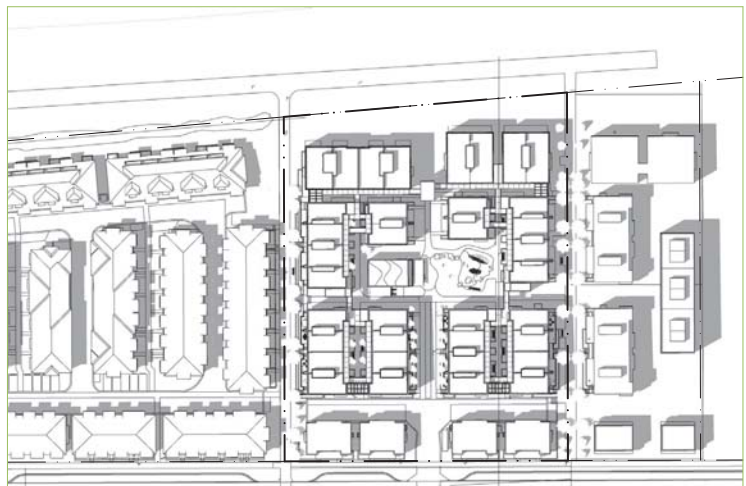
COURTYARD- 4th Floor



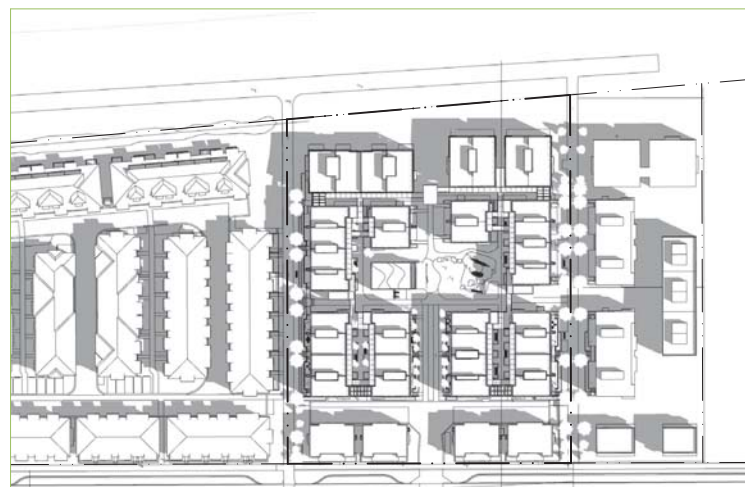
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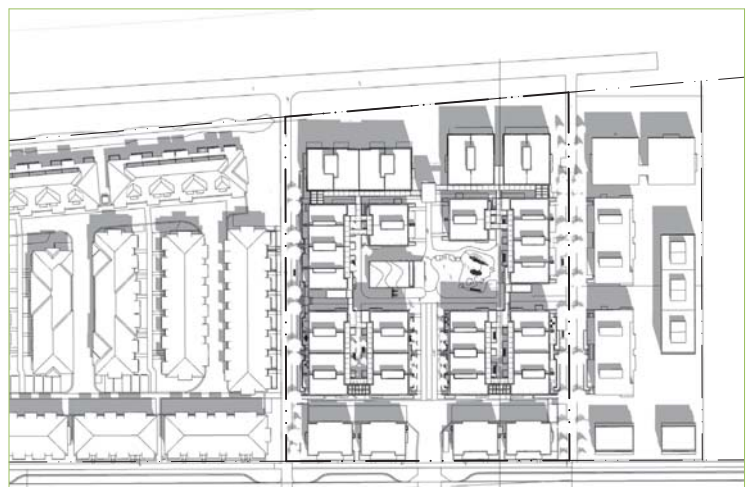
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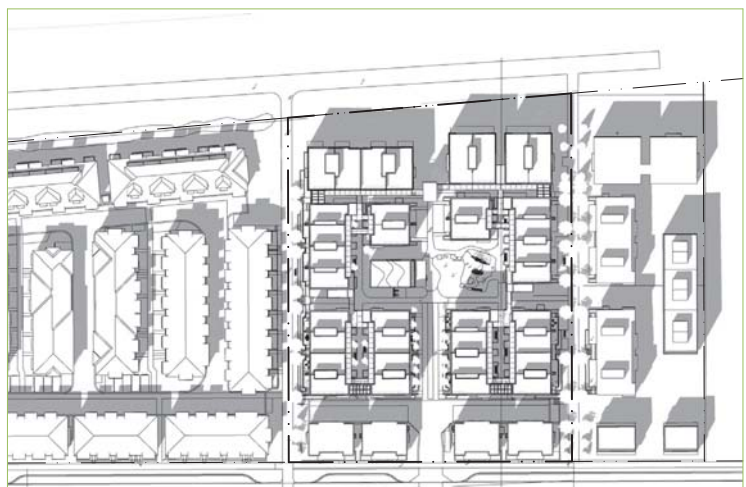
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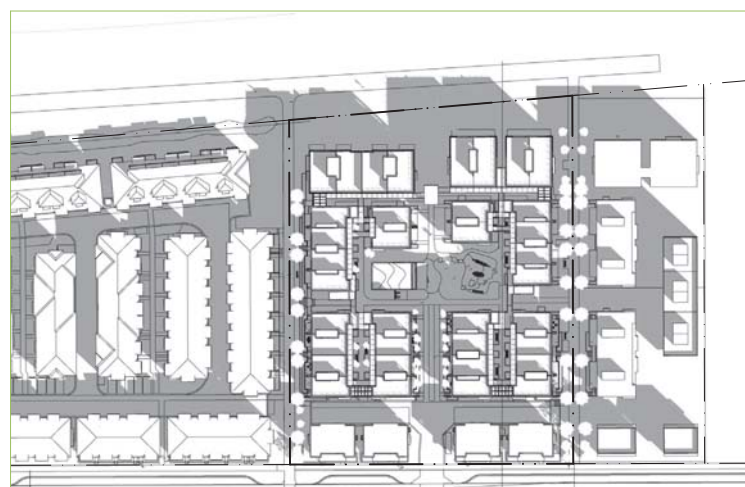
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MARCH/SEPTEMBER 21, 12:00 PM



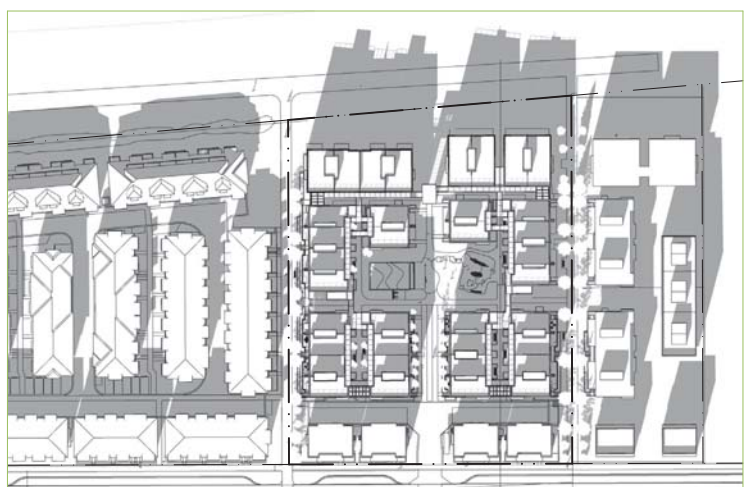
MARCH/SEPTEMBER 21, 2:00 PM



DECEMBER 21, 10:00 AM



DECEMBER 21, 12:00 PM



DECEMBER 21, 2:00 PM

SHADOW STUDY

SCALE: 1:1000
0 50' 100' 200'

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