

- To: Development Permit Panel
- From: Wayne Craig Director, Development

Date: January 23, 2023 File: DP 21-933765

Re: Application by Interface Architecture Inc. for a Development Permit at 9300 and 9320 Cambie Road

Staff Recommendation

That a Development Permit be issued which would:

- 1. Permit the construction of 126 residential units in a five-storey multi-family apartment building over a common parkade at 9300 and 9320 Cambie Road on a site zoned "Low Rise Apartment (ZLR43) Alexandra Neighbourhood (West Cambie)".
- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Increase the maximum lot coverage of buildings from 40 to 43 per cent; and
 - b) Reduce the minimum width of one manoeuvring aisle in the parkade from 6.7 m to 6.4 m.

Wayne a

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

WC:el Att. 3

Staff Report

Origin

Interface Architecture Inc. has applied to the City of Richmond on the behalf of Westmark Developments (Camosun) Ltd. (Directors: Harmel Singh Bains and Ravjot Singh Bains) for permission to develop 126 residential units in a five-storey multi-family apartment building over a common parkade at 9300 and 9320 Cambie Road on a site zoned "Low Rise Apartment (ZLR43) – Alexandra Neighbourhood (West Cambie)". The development proposal provides five affordable housing units distributed throughout the building, consistent with the West Cambie Area Plan. The site is currently vacant.

The site is being rezoned from "Single Detached (RS1/F)" to "Low Rise Apartment (ZLR43) – Alexandra Neighbourhood (West Cambie)" for this project under Bylaw 10219 (RZ 18-835042) which received third reading on January 18, 2021.

Highlights of the proposed development include:

- The development site is split into two parts due to the required dedication of McKim Way east-west through the lots.
 - The northern portion of the site will have a residential building containing 126 apartment units.
 - The southern portion of the site will have an outdoor amenity space with garden plots for the exclusive use of the residents in the apartment block.
- The development provides a range of unit types from one bedroom to three-bedroom plus den; thereby providing homes for a broad range of family sizes.
 - Unit areas are proposed to range from 58.9 m² to 152.3 m² (634 ft² to 1,639 ft²).
 - All the units will be connected to the Alexandra District Energy Utility.
- The indoor amenity space encompass approximately 548.5 m² (5,904 ft²) and will include a fitness centre and a multipurpose room on the first floor, as well as a common amenity room (for study, music, dance, play, movies, etc.) on each resident floor.
- The outdoor amenity space will be approximately 1,147 m² (12,347 ft²) in area, including a community garden on the south side of McKim Way and three programmed areas on top of the parking podium.

A Servicing Agreement will be required for this development, and includes the following:

- New fire hydrants, watermain and storm sewer upgrades.
- Frontage improvements along Cambie Road.
- Full road construction of McKim Way.
- Greenway extension south side of McKim Way.

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 is located on the south side of Cambie Road approximately centred between Dubbert Street to the west and Stolberg Street to the east. The site is in the Alexandra Neighbourhood of the West Cambie Planning Area. After road dedications of approximately 1,281.9 m² (13,798 ft²), the net site will be approximately 6,735.6 m² (72,501 ft²) in area.

Development surrounding the subject site is as follows:

To the North:	Across Cambie Road, lots zoned "Single Detached (RS1/B)" that back	
	onto Cambie Road.	

- To the East: A six-storey residential apartment block with a day care centre on a site specific zone. This development at 4033, 4099, 4133 Stolberg Street and 9388 Cambie Road is referred to as REMY.
- To the South: Across McKim Way, two low-rise residential apartment complexes (four to six storeys) on site specific zones.
- To the West: A three-storey townhouse development on a site specific zone.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on January 18, 2021. At the Public Hearing, the following concerns were expressed; the responses to the concerns are provided in *italics*.

1. Impact of the massing and orientation of the proposed building on the adjacent apartment building to the east (REMY).

The applicant worked with staff to review the massing (i.e. height, width, and footprint of the building). The proposal is designed to respond to the site context in the following ways:

- Set the building height at a maximum 5-storeys, an intermediate height between the 6storey REMY building to the east and 3-storey townhouses to the west.
- Position the central mass away from both the east side (REMY) and west (townhouses) to best balance considerations of shadowing, overlook, privacy and screening.
- Pull back the north and south 'ends' at the top Level 5 to create 4-storey north & south 'ends'.
- Taper the building's south-east corner to permit more direct sunlight to REMY's west building face.

2. The proposed courtyard on top of the parking podium should be relocated from the west side to the east side of the site in order to provide more building separation between the proposed apartment building and the *REMY* building to the east.

The applicant has reviewed the design and propose to keep the primary outdoor amenity areas at the west side. Shifting the main outdoor amenity areas to the east side would:

- Increase the potential for sound reverberation between the two taller buildings.
- Potentially create more shadow impact on the townhouses.
- 3. Loss of Privacy for residents in the REMY building.

The project complies with the Official Community Plan (OCP) and setback requirements. The main central massing is 10.34 m (34 ft.) from the common property line, whereas the REMY Building is 6.3 m (20.6 ft.) from the common property line. That is, other than at the wider sections at the north and south ends, the main building is set much farther away from the common property line than the existing REMY Building.

4. Sunlight blockage.

Shadow analyses illustrate that the proposed building will not block sunlight all day. The shadow simulations at both the south and north ends show plenty of sunshine on the REMY building during June (summer) from 1 p.m. to 6 p.m. In March (spring), the REMY building is in direct sunlight from 2 p.m. to 3 p.m.

The south end of the project has been refined to improve the impact on the REMY project. The balconies have been pushed with no projection into minimum side yard setback.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the "Low Rise Apartment (ZLR43) – Alexandra Neighbourhood (West Cambie)" zone except for the zoning variances noted below.

Zoning Compliance/Variances (staff comments in bold)

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

1) Increase maximum lot coverage of buildings from 40 to 43 per cent.

This variance is to accommodate the proposed balcony alcoves (i.e., floor plan indentations that support balconies) and balcony projections (i.e., areas extend from the building face to the supporting columns). While this variance was not noted at time of rezoning, staff consider this to be a minor variance and support it based on the following:

• The balconies are located within the permitted building envelope and do not decrease the setback between the proposed building and the REMY building to the east.

- The projections help providing appropriate building articulation and establishing the architectural character of the development proposal.
- These balconies will enhance passive surveillance opportunity along the public roads as well as the outdoor amenity areas on site.
- The proposed balconies will provide residents with access to weather protected private outdoor spaces.
- Balcony design with columns supporting the structure facilitate inclusion of thermal break between balconies and interior building spaces to help enhancing energy efficiency.
- 2) Reduce minimum width of one manoeuvring aisle in the parkade from 6.7 m to 6.4 m.

This variance is to accommodate the storm and sanitary drainage pipes within the parkade, which were identified during the detailed design/servicing for the project. While this variance was not noted at time of rezoning, staff consider this to be a minor variance and support it based on the following:

- The civil and mechanical consultants confirmed that the storm and sanitary drainage pipes could not be installed within the 1.2 m wide strip between the parkade and the east property line.
- The best option is to install the storm and sanitary drainage pipes inside the parkade along east parkade wall.
- To accommodate the storm and sanitary drainage pipes, the parking spaces along the eastern parkade wall would need to be shifted 0.3 m westwards, which resulted in a reduction of the drive aisle width to be 0.3 m less than the minimum drive aisle width required as per the City's Zoning Bylaw.
- A memorandum prepared by the project traffic consultant has been submitted to confirm that two-way vehicle movements can be maintained with the narrowed drive aisle, and that the 90-degree parking spaces (all sized for small cars) fronting the drive aisle can be accessed without any issues, has been submitted.
- Transportation staff have reviewed the proposal and support the proposed reduced drive aisle width.

Advisory Design Panel Comments

The Advisory Design Panel was supportive of the application subject to consideration of the Panel's comments. A copy of the relevant excerpt from the Advisory Design Panel Minutes from March 23, 2022 is attached for reference (Attachment 2). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

Analysis

Conditions of Adjacency

- The proposal provides a transition between the six-storey apartment block to the east (REMY) and the three-storey townhouse complex to the west. The proposed design (including height and building massing) is consistent with West Cambie Area Plan's Medium Density Housing (Character Area 4), with increased open space, and no additional overshadowing of neighbouring properties. The main (central) mass of the building is shifted away from the west property line to provide outdoor amenity space adjacent to the townhouse development to the west.
- The central mass is also shifted away from the east property line to provide more physical and visual separation with the apartment building to the east. The proposed building setback to the common property line (i.e., approximately 10.4 m) is larger than the building setback provided on the REMY site (i.e., approximately 6.3 m).
- The southeast part of the building is also tapered to create more space for direct sunlight penetration between buildings.
- The location and orientation of windows and balconies have been carefully considered to minimize overlook issues.
 - At the north and south ends of the proposed building, while the proposed building setback is 4.0 m (13.1 ft.) from the east property line, the minimum distance between facing windows of the proposed building and the existing building to the east, above the first level, is approximately 9 m (30 ft.), across the common property line.
 - At the central mass of the building, the proposed building setback is 10.4 m (34.0 ft.) from the east property line, and the minimum distance between facing windows of the proposed building and the existing building to the east, above the first level, is approximately 16.7 m (54.8 ft.), across the common property line.
- The landscaped parkade podium surface elevation is set to match the townhouse rear yards and the top of the *REMY* parkade podium to create an appropriate transition to the neighbouring properties.

Urban Design and Site Planning

- The required McKim Way road dedication divides the development into two parts.
- The northern portion of the site, located between Cambie Road and McKim Way, will be developed into a residential building.
- The southern portion of the site will developed into a community garden for the exclusive use of the residents in the apartment block. A crosswalk is proposed at the entrances to the building and the community garden to provide a safer connection between the two portions of the site.
- A single vehicle access to the parkade will be provided from McKim Way at the southwest corner of the apartment block. Vehicle access is not provided to/from Cambie Road.

- Loading spaces and the garbage/recycling area are located adjacent to the vehicle access, and this area is screened from street view by terraced planting wall and live planting.
- The main entry lobby is located at McKim Way; a secondary entry lobby is also provided at Cambie Road. Both are designed to be accessible and clearly visible from the sidewalk.
- Landscaped terraces are proposed to screen the parking structure from street view and soften the grade transitions between the street level and the podium level.
- The interior courtyards on top of the parking podium may be accessed from the building as well as the stairways connecting to both McKim Way and Cambie Road.

Architectural Form and Character

- The project proposes a contemporary architectural style featuring strong horizontal floor and roof lines with stacked balconies creating a vertical visual rhythm. Some portion of the roof are raised to add ceiling height to the top floor living areas, while creating visually interesting roof lines. The architectural vocabulary serves to transition from the simple rectilinear lines of the six-storey *REMY* project (to the east) to the finer-scaled elements at the townhouses (to the west).
- Facades are planned with a distinct, 'heavier' first floor, a main building superstructure that is visually tied together with balcony 'frames', and a stepped back top floor with vertically articulated roof line. North and south penthouse roofs are curved to recall the curved McKim Way frontage.
- The exterior cladding is a combination of smooth and textured fibre-cement board with metal reveals. Other exterior cladding materials such as brick, cedar soffits, and metal cladding are used to provide accent and visual interest. Further accents and articulation are provided by high contrasting metal guardrails at the balconies, as well as taller glazed walls at the entry lobbies and interior amenity areas.
- The choice of materials and colours reflect the residential nature of the project and provide good contrast in colour (white Hardie vs. charcoal gray brick) and texture (masonry vs. cement board panels).

Tree Management

- At Rezoning stage, it had been determined that no on-site trees were in suitable condition or location to facilitate retention in context to the proposed development. Subsequent to third reading on the associated zoning bylaw amendment, all trees have been removed via approved Tree Permits to accommodate site preparation and pre-loading.
- The Official Community Plan 2:1 replacement ratio requires that a minimum of 44 replacement trees be provided for the removal of 22 bylaw sized trees on-site. The applicant has agreed to plant approximately 79 trees on the lot.
- Four City trees located along the Cambie Road frontage are identified for removal as the result of the required frontage improvement works; a cash compensation in the amount of \$4,550.00 to Parks Division's Tree Compensation Fund has been secured at Rezoning stage.

Landscape Design and Open Space Design

- Along McKim Way, pedestrian entrances will be marked by decorative pavers, step lights and furniture. An architectural trellis at the parkade entry is proposed, and loading area will be screened by raised planters from McKim Way.
- Along Cambie Road, terraced planters are proposed to transition the elevation difference between Cambie road and the first floor of the building. The two pedestrian entrances will be marked by decorative pavers and step lights. The pedestrian entrance next to the building lobby will also be enhanced by a landscape boulder feature, seating and bike rack in front.
- Along the west property line, the proposed site grade will match with the existing site grade of the neighbouring townhouse development. Tall shrubs with trees plus neighbour's existing 1.8 m high fence ensure the privacy of both properties.
- Along the east property line, the outdoor spaces are designed as a quiet and resting zone with lounge seats. To respect neighbouring property, planters on the podium level will be terraced down to the property line, which mirrors neighbour's spatial character. One row of trees will be provided to create the sense of privacy for the residents.
- Outdoor amenity spaces proposed in this development exceeds the minimum OCP requirements. Outdoor amenity spaces proposed on the podium include a 384 m² (4,137 ft²) children's play area, an outdoor dining area adjacent to the children's play area, a covered patio space outside of the multipurpose room, and a lounge area at the northeast portion of the podium. The children's play area includes a large open lawn area as well as four play structures catered to children from age 0.5 12 and one outdoor table tennis table.
- In addition, a community garden for the exclusive use of the residents in the apartment building is proposed on the south side of McKim Way. The garden plots in the community garden will be organized in a radial configuration pointing towards the lobby entry to tie in with the overall landscape design. The entry of the community garden will be marked by an open seating space and trellis. Fruit trees will be planted on the north edge of the community garden to enhance pedestrian experience along the sidewalk. This community garden will be managed by the future strata corporation.
- A lighting plan is included in the DP plans, which indicates lighting provided throughout the site that is directed downwards and into the site.
 - Bollard lights proposed are approximately 1.1 m high, and are to light some of the outdoor amenity areas and seating areas.
 - Step lights proposed are approximate 0.3 m above ground, and are proposed along pathways, unit entries, and stairs, to ensure safe pedestrian traffic.
 - Unit entry downward lights are proposed to light the unit numbers on the entry column. On site irrigation for all soft landscape will be installed.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$483,881.36 in association with the Development Permit.

Crime Prevention Through Environmental Design

- Crime Prevention Through Environmental Design (CPTED) principles have been considered throughout the proposed development.
- Public areas, pedestrian pathways and resident private/semi-private areas are designed to be well-defined by soft landscaping and hard fencing/gates to clearly delineate boundaries of uses.
- Entry lobbies are designed to be visually open from the sidewalk.
- The parkade entry (overhead gate and fob console) is designed with clear sight lines, weather protection, adequate car queuing, clear signage and good lighting for both entry and exiting.
- View from interior spaces to provide passive surveillance were carefully considered to all key areas such as outdoor activity areas, grade level patios, building and pathway corners and lower visibility side yards.
- Garden plots in the residents' community garden are angled for better visibility from the entry point.

Sustainability and Renewable Energy

- The subject site is within the Alexandra District Energy Utility catchment area and connection to the utility will be required for this development. The Rezoning Considerations include requirements for the registration of legal agreements ensuring that the building will be capable of accommodating the ADEU connection and ensuring that the service connection will be made prior to occupancy.
- The developer has committed to design the subject development to meet the City's Step Code requirements (i.e., Step 3). Details on how all units are to be built and maintained to this commitment will be reviewed at Building Permit stage.
- The architect advised that low-flow toilets, showers and lavatories as well as Energy Star appliances will be specified in all units.

Transportation

- There is a total of 193 parking spaces including 164 stalls for market residential units, five stalls for affordable residential units, 22 visitor parking spaces and two car share spaces. A total of four accessible parking stalls (three residential and one visitor parking) will be provided.
- The proposed number of parking spaces is consistent with the parking requirements under the ZLR43 zone subject to the provision of Transportation Demand Measures (TDM) to the satisfaction of the City. The TDM includes:
 - Provision of a bicycling maintenance and repair room in the development.
 - Provision of 120V electric plug-ins for electric bikes; one for every 40 bicycle storage racks (if there are fewer than 40 bicycle racks in a storage compound, one 120V electric plug-in will be provided for each compound).

- Allocate a minimum of two parking spaces within the residential visitor pool of parking for car-share vehicles, with SROW registered in perpetuity to ensure such a space is publicly accessible. The car-share space is to be equipped with an electric vehicle (EV) quick-charge (240 V) charging station for the exclusive use of car-share vehicles parked in the required car-share space.
- Provision of monthly transit passes (2-zone for one year) to 25 per cent of the market units and 100 per cent of affordable units.
- Provision of a bench along each of the two street frontages of the development (or equivalent cash contribution of \$4,000.00 in total).
- Voluntary cash contribution of \$15,000.00 toward the construction of multimodal wayfinding signs in the West Cambie area.
- Voluntary cash contribution of \$2,500.00 towards cycling-related infrastructures in the West Cambie area.
- The proposal will feature 24 parking spaces in a tandem arrangement. Registration of a restrictive covenant to prohibit the conversion of the tandem garage area into habitable space, and to ensure that both parking spaces be assigned to the same dwelling unit where two parking spaces are provided in a tandem arrangement, has been secured at Rezoning stage.
- The applicant has agreed not to assign/sell the three residential accessible parking spaces to any particular unit and the future strata will ensure these spaces will be available to all residents on an on-demand basis. A legal document to secure this arrangement will be registered on Title prior to Development Permit issuance.
- There is a total of 214 bicycle parking spaces provided throughout the site (188 Class 1 and 26 Class 2 spaces).
 - All the Class 1 spaces are contained in rooms with a maximum of 40 bicycle spaces in compliance with provisions of Zoning Bylaw 8500.
 - 18 Class 2 spaces are proposed along the McKim Way frontage, and eight Class 2 spaces are proposed along the Cambie Road frontage.

Affordable Housing

 In accordance with the "Character Area 4 – Medium Density Housing" designation under the West Cambie Plan, the permitted base density at the subject site is 1.50 floor area ratio (FAR), and the density may be increased to a maximum of 1.70 FAR provided that built affordable housing units with a total floor area equals to 1/3 of the density bonus are included in the development. This development must provide a minimum of 449 m² (4,833.4 ft²) of affordable housing. • The development proposal provides approximately 452 m² (4,873.1 ft²) of floor space in a total of five affordable housing units. The proposed unit types are shown in the table below:

Unit Type	Number of Units	Minimum Unit Area	Proposed Unit Area	Maximum Monthly Unit Rent**	Total Maximum Household Income**
Two Bedroom	2	69 m ² (795 ft ²)	74.88 m ² (806 ft ²)	\$1,218	\$46,800 or less
Three Bedroom	3	91 m ² (938 ft ²)	100.99 m ² (1,087 ft ²)	\$1,480	\$58,050 or less

**May be adjusted periodically as provided for under adopted City policy.

- Rent and income controls will be applied to these units via an agreement on Title as outlined under the rezoning application (RZ 18-835042).
- All five units are designed as universal housing units. The affordable housing unit locations are indicated on the development plans. The unit sizes and locations have been reviewed and accepted by the City's Affordable Housing staff.

Accessible Housing

- The proposed development includes 36 basic universal housing units that are designed to be easily renovated to accommodate a future resident in a wheelchair. These single-storey units are required to incorporate all of the accessibility provisions listed in the Basic Universal Housing Features section of the City's Zoning Bylaw, and are permitted a density exclusion of 1.86 m² (20 ft²) per unit.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
 - o 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.
- Two building entries are provided for this double-fronting development site. The primary entry (at McKim Way) is served by a 3-segment ramp, with integrated bench rest areas at the intermediate landings, between the sidewalk and the lobby.
- At the secondary Cambie Road entry lobby, a wheelchair platform lift is provided for access from the lobby at grade up to the main (podium) level.
- A pedestrian walkway/ramp (at approximately 4.6 per cent gradient) is provided adjacent and separate from the vehicle ramp for direct access from street level to the parkade level.
- A wheel platform lift in the garbage room will provide functionality for both resident wheelchairs and the transport of refuse.

January 23, 2023

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.

House

Edwin Lee Planner 2 (604-276-4121)

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- Att. 1: Development Application Data Sheet
 - 2: Excerpt from the Minutes of Advisory Design Panel Meeting (February 7, 2018)
 - 3: Development Permit Considerations



Development Application Data Sheet Development Applications Department

DP 21-933765			Attachment 1		
Address: 9300 and 932	20 Cambie Road				
Applicant: Interface Arch	nitecture	Westmark Devel Owner: (Camosun) Ltd.	opments		
Planning Area(s): West					
Floor Area Gross: 12,32		Area Net: 11,422.2 m ²			
	Existing	Propos	ed		
Site Area:	8,019 m ²	6,736 r	m²		
Land Uses:	Single Detached	Multi-Family R	esidential		
OCP Designation:	Apartment Residential	No Char	nge		
Area Plan Designation:	Residential Area 1: 1.50 base FAR (Max. 1.7 FAR with density bonusing for affordable housing). Townhouse low-rise Apartments (4-storey typical)	No Char	nge		
Zoning:	Single Detached (RS1/F)	"Low Rise Apartment (Z Neighbourhood (W	,		
Number of Units:	0 (demolished)	126	126		
	Bylaw Requirement	Proposed	Variance		
Floor Area Ratio:	Max 1.7 FAR with affordable housing plus up to 0.1 FAR for amenity.	1.7 FAR with five affordable housing units plus 0.08 FAR for amenity	None permitted		
Lot Coverage (% of lot are	ea): Max. 40%	42.2%	Variance required		
Setback – Cambie Road: (Building/Parking structure	e) Min. 4.0 m / 2.0 m	4.0 m / 2.0 m	None		
Setback – McKim Way: (Building/Parking structure	e) Min. 7.5 m / 7.5 m	7.5 m / 7.5 m	None		
Setback – Side Yard (eas (Building/Parking structure	' 1 $1/10$ $4 10$ $1/1$ 2 m	4.0 m / 1.2 m	None		
Setback – Side Yard (wes (Building/Parking structure	st): Min 4.0m / 0.0 m	4.0m / 0.9 m	None		
Height (m):	Max. 19.5 m (5 storeys)	19.5 m (5 storeys)	None		
Lot Size:	Min. 6,700 m ²	6,736 m²	None		
Off-street Parking Spaces Residential:	= 1.5 (Apartment Housing) + 1.0 (Affordable	169 with TDM	None		

Housing) = 169 with TDM

Off-street Parking Spaces – Visitor:	0.2 (V) per unit = 23 with TDM	24	None
Off-street Parking Spaces – Total:	192	193	None
Tandem Parking Spaces:	Permitted	24	None
Small Car Parking Spaces:	Max. 50% when 31 or more spaces are provided on-site (192 x Max. 50% = 96)	93	None
Accessible Parking Spaces:	Min. 2% when 11 or more spaces are required (192 x 2% = 4 spaces)	4	None
Manoeuvring Aisle Width (90° Parking Angle)	Min. 6.7 m	6.7 m min. except for the easternmost drive aisle in the parkade at 6.4 m	Variance required
Bicycle Parking Spaces – Class 1:	1.25/unit = 158	188	None
Bicycle Parking Spaces - Class 2:	0.2/unit = 26	26	None
Bicycle Spaces (totals)	184	214	None
Amenity Space – Indoor:	Min. 100 m ²	548.5 m²	None
Amenity Space – Outdoor:	Min. 6 m² x 126 units = 756 m² (8,137 ft²)	1,147 m² (12,347 ft²)	None

Excerpt from the Minutes from The Design Panel Meeting

Wednesday, March 23, 2022 – 4:00 p.m. Remote (Webex) Meeting

Panel Discussion

Comments from Panel members were as follows:

- a shadow study of the four-storey versus five-storey building would have been useful to confirm that no additional overshadowing of adjacent developments would occur as a result of the increased height in accordance with the Area Plan; A 4-storey building would obviously cast lower shadows, but the current 5storey building complies with the OCP (West Cambie, Alexandra Neighbourhood) and was carefully designed to minimize shadowing impacts. In addition, the massing & density was achieved on a footprint that was reduced by the new McKim Way street ROW and the orphaned remnant site area.
- understand the rationale for the proposed massing of the subject building to achieve the desired density; however, investigate opportunities for adjustment to the east-west length of the building to provide greater separation from adjacent developments to the east and west and allow more solar exposure and privacy for the subject development and adjacent buildings;

The final E-W positioning of the main body of the building was deemed the best balance of the anticipated impacts on the E & W neighbours. The analyses considered: (i) types of neighbouring interior and exterior spaces, (ii) overlook potential in both directions across the PL's, (iii) the daily solar path, and (iv) location and uses of the proposed outdoor amenity areas.

residential units at the southeast corner of the building (i.e., Units 227, 228, 327, 328, 427 and 428) are in close proximity to the adjacent 6-storey building to the east; investigate opportunities for turning the windows of these units away from the windows of residential units in the adjacent building to provide privacy and avoid overlook concerns;

There is no overlook issue from Level 1 looking east (L1 is indoor amenity area). At Level 2, the distance between windows is approx. 34 ft. At levels 3-6, the REMY project has 1 window facing west (ranging 41-50 ft. apart). We have other residential projects that typically have a minimum of about 26 ft. apart (i.e. townhouses at both sides of a common drive aisle), the proximity of the windows do not present significant privacy/overlook concerns.

• consider bringing down the grade of the main lobby on the south side of the building to improve its relationship with the sidewalk; reducing the amount of ramps would improve the accessibility of the entrance lobby;

The main south entry lobby FFE - lowered to 3.90m from the main floor 4.20 FFE – allows the outdoor accessible ramp to be efficiently laid out in only three 6m ramp segments.

 consider improving the grade relationship of residential units facing Cambie Road to the public sidewalk to activate the sidewalk;

Due to the similar design parameters with the 6-storey REMY project (i.e. stacked condos over u/g sunken concrete parkade close to the Cambie PL), the grade relationship of the L1 residential units to the Cambie sidewalk is handled the same way. The landscape screening has been given a more dynamic layered treatment than at the adjacent REMY project. This project features a prominent entry lobby at Cambie Road.

 support the proposed location and landscape screening of the two pad-mounted transformers (PMTs) along the site's Cambie Road frontage;

Noted. This solution was arrived at after an intensive review of optional locations.

proposed landscaping treatment for the space between the subject building and the adjacent six-storey building to the east gives rise to CPTED concerns; consider enhancing the visual openness of the space through appropriate choice of planting materials and other landscaping strategies; also consider investigating opportunities for stormwater detention;

The gap between the parkade podiums is to be landscaped with a continuous strip of shrub planting ('CC' Mexican mock orange, 'OD' false holly, see L4) on 2 tiers. There is a high degree of passive surveillance along the entire length of this gap that should alleviate CPTED concerns. Additional fencing/gating do not seem like appropriate measures but could easily be implemented by the incoming strata council. The gap between podiums does allow extensive rainwater percolation.

 consider replacing the proposed play equipment in the children's play area to also provide play opportunities for children of other age groups, especially for younger children; also consider a more durable surface and not just bare lawn for areas where the table tennis tables are located in the common outdoor amenity space;

The children's play area has been enlarged while decreasing the lawn area. Larger play equipment is now proposed (i.e. added a 2-swing structure and a balance ring) while creating 3 distinct play zones. The 4 table tennis tables have been reduced to just 1, and now installed permanently on a resilient surface. consider improving the sightlines from the residential units into the indoor amenity room on each floor, e.g. through maximizing the use of glazing on the indoor amenity room;

The small indoor amenity rooms on each floor are planned to be enclosed opaquely, except for a vision panel in the each room door. Extensive glazing was considered but opaque framed walls (STC 50 minimum) will be provided for noise control& privacy.

 appreciate the well-designed building considering the challenges and constraints of a long and narrow infill site;

Noted.

 appreciate the provision of extra indoor amenity spaces which are above the minimum requirement;

It was a good way to handle the awkward interior spaces at the elbows.

 support the five-storey building height to compensate for road dedication and in order to achieve the desired density for the project;

Noted.

 consider enhancing the screening for the garbage loading area to avoid being used for other purposes;

The current layout and screening has been thoroughly vetted by many consultants and planners. Most importantly, the layout meets the requirements for truck movement and sightlines.

• the project is well-thought out; appreciate the use of renderings and pictures of the model in the presentation to better understand the project;

Noted, and thanks.

 appreciate the extensive green space being proposed; however, the applicant should ensure (i) the effectiveness of the irrigation system and the choice of planting materials, (ii) the provision of water access to the community garden for residents, and (iii) successful programming of the space for community garden;

The podium is designed with appropriate drought-resistant and varied planting materials, and an irrigation system will be provided. The common garden at the south remnant site area (complete with water access and tool storage) will eventually be programmed by the strata council.

• consider including a wheelchair-accessible planting box in the community garden for residents;

Accessibility has been incorporated (i.e. level access from the sidewalk, planter boxes with various heights, navigable surface treatment).

• the design and materials for the trellis on top of the parkade entrance/outdoor amenity area appear heavy; consider a scaled down and lighter design for the trellis considering its adjacency to the existing townhouse development to the west;

The butterfly trellis structure has been reduced in size and made less 'monumental'. The wingspan has been reduced from 40'-8" to 29'-4" which lowers the canopy by about 16". Its function as a cover for the bbq area and weather protection for the parkade keypad entry is maintained.

 consider installing a formalized cross walk to connect the main development to the community garden for residents across McKim Way;

We are proposing a road narrowing to facilitate a shorter crosswalk, but this will need to be vetted by Fire and Engineering.

• overall, support the choice of planting, play equipment and programming of the outdoor amenity space;

Noted.

 appreciate the applicant's presentation of the project, especially the use of the 3D model which was useful in understanding some areas in the building;

Noted.

 support the five storeys instead of the four storeys building height as the building has been moved as far as possible to the east to provide adequate separation from the townhouse development to west (26 meters separation) and the adjacent sixstorey building to the east (10.4 meters separation);

Noted.

 not concerned with potential overlook to adjacent developments due to matching of grade levels across property lines of adjacent developments;

Noted.

proposed landscaping for the project is well-considered, particularly along the east side;

Noted.

appreciate the chamfer at the southeast corner of the building;

Noted.

support the proposed location of the two PMTs along the site's Cambie Road frontage;

Noted.

 appreciate the butterfly-shaped roof of the trellis on top of the parkade entrance; however, it appears heavy; the trellis in the residents' community garden also appears bulky; consider echoing the expression of the building, e.g. its colours and materials, to the expressions of the trellises on the site and the parkade entry fence to create a lighter feel;

The main butterfly trellis canopy has been scaled down & now less monumental.

 support the proposed grade changes from the public sidewalk to the entrance lobby on McKim Way;

Noted.

 appreciate the provision of an indoor amenity space on every floor of the building;

Noted.

 support the distribution of the affordable housing and Basic Universal Housing (BUH) units throughout the building;

Noted.

• consider enhancing the accessibility of balconies in BUH units;

The 3'0 balcony doors in all units will easily meet the required 800mm horizontal clearance. The door sill & threshold must sit on a two 2x6 sill plates, creating a drop of about 3" on one or both sides of the door to maintain a positive lip for envelope reasons. However, for the BUH units (and indeed all units with balconies) there are many lightweight temporary door curb ramps available on the market that will allow wheelchairs to navigate over the curbs over various heights (from 1.5" to 4").

 ensure that all BUH standards are achieved in all BUH units including those relating to the toilet area;

BUH requirements are currently met, and they will be reviewed on an ongoing basis throughout the BP process.

 ensure that the doorways to the library and fitness amenity rooms have double doorways or have a clear opening that meets the City's BUH standards;

Complies. Will continue to review throughout the BP process.

• the proposed three resident accessible parking stalls may not be adequate considering the number of BUH units being provided in the project; consider providing additional accessible resident parking stalls near the elevator;

The BUH units do not require accessible stalls, so the current complement complies with the bylaw. The owner will consider assigning standard sized stalls to all BUH units. appreciate the applicant's commitment to meet the City's Step Code requirements (i.e., BC Energy Step Code 3) and connect to the City district energy utility; consider installing CO₂heatpumps for domestic hot water heating in lieu of gas; also consider using electric fire pits in lieu of gas fire pits in the common outdoor amenity area to reduce fossil fuel use on the site;

Per the mechanical consultant, this project uses a water-source heat pump to preheat the DHW and gas-fired boilers to supplement and backup the heat pump. He added that "I have not seen CO2 heat pumps being used on any project as the cost is so much higher that it is not being considered." Regarding the gas fire pit on the east side of the podium, it has been deleted.

• appreciate the applicant for showing the fire hydrant and Fire Department connections on the site; however, the applicant should ensure that the fire hydrant is in the right location and distance from the building;

The FH location will be reviewed again and finalized via the Servicing Agreement process.

 appreciate the low percentage of the building's window-to-wall ratio, however, consider installing solar shading on the building's south and west sides to further mitigate energy loss and minimize energy cost;

Solar shading devices are effective at those locations but their potential architectural expression will not suit the current design vocabulary. The curtain wall glazing at the lobby sections of the elevations will be substantially 'non-vision': large portions will be opaque or translucent, with high low-e (thermal resistance) ratings. Interior blinds will be installed at all windows.

 appreciate the building's height and massing and their relationship with respect to adjacent developments;

Noted.

 consider providing a direct connection from the main development to the residents' community garden across McKim Way to address CPTED concerns;

We are proposing to narrow the curbs at the crossing to improve traffic safety. Will be finalized via the SA.

 consider introducing additional pedestrian scale lighting appropriate to the size and space of the residents' community garden including cut-offs and glare screens to avoid light pollution to adjacent developments;

Street lighting in the area is sufficient, (ii) height of hedges at garden perimeter is low enough to see into and through the garden areas.

 support the Panel comment that some or all of those planting boxes should be completely accessible to people in wheelchairs;

Planting boxes are at 2 heights (12" & 24", see sheet L8).

support the proposed grade transition from the public sidewalk to the lobby entrance facing McKim Way; however, concerned about the "canyon" effect of the space between the garbage loading area and the street which creates a blind corner; consider looking at ways to make the space more open and accessible;

The layout and screening of the loading has been painstakingly designed to: (i) satisfy truck movements and sightlines, (ii) visually screen the hard surfaces, (iii) clearly delineate pedestrian and vehicle areas, and (iv) provide a dynamic urban edge along the sidewalk. Bollard lighting is proposed at the edges of the loading bay surface; also, narrow cone floodlighting is to be installed at the top of the decorative trellis columns for general illumination of the loading area.

 review the size of the planting strip for the trellis treatment to ensure appropriate maintenance and survivability of planting; consider widening and deepening the strip and include provision for irrigation;

The landscape architect confirmed that the planting strips have adequate width and depth for planting and irrigation.

 appreciate the form of the trellis structure on top of the parkade entrance/outdoor amenity area; however, it appears heavy; review the programming of the trellis area, e.g. whether it should include a barbeque and/or outdoor kitchen;

As mentioned, the butterfly trellis over the parkade entrance has the wingspan substantially reduced. For CPTED reasons, the gas BBQ connection has been removed.

• the programming of the trellis area in the common outdoor amenity area on the west side should also be reflected on the on the outdoor amenity area at the northeast corner of the podium; consider incorporating a wood deck seating area that integrates screening or shade structure; also review whether the fire pit is necessary and consider the option of installing an electric barbeque to reduce fossil fuel usage;

The general concept for the outdoor amenity areas was to accommodate more active & diverse programming at the larger brighter west side podium. The east side would be for passive seating for mature residents (esp. nearer to REMY 's property line). For safety reasons, the fire pit has been deleted.

• overall, support the potential uses for the common outdoor amenity space; however, consider installing a play equipment that provides play opportunities for younger children; note that the lawn area provides a much better play amenity than a single stand alone play equipment;

New play equipment has been specified (previous model now not available). The play area is part of the range of potential activities on the podium. support the Panel comment to install hard surface for the table tennis areas to reduce maintenance requirements for the lawn and allow the use of the space for other outdoor activities, e.g. a picnic spot;

Noted. A durable resilient surface is specified for this area.

• overall, appreciate the grade transition from the public sidewalk to the first habitable level through the use of retaining walls; however, the applicant needs to clarify how the fence and exhaust louvers above the PMTs located along the site's Cambie Way frontage will work within the landscape and impact the planting; planting materials should be carefully selected to avoid a dead patch of planting behind the PMTs;

The louvres behind the twin PMT's at the Cambie frontage have now been carefully designed and coordinated with the mechanical & landscape consultants.

• consider enhancing the exterior cladding treatment of retaining walls closest to the street using materials that reflect the architecture of the building, e.g. brick, to make the transition more pleasant;

The retaining wall planters at the sidewalk are intended to have an architectural finished concrete (i.e. grind smooth & sealed) rather than be cladded with masonry or tiled veneer. We prefer the cleaner, more contemporary, bare concrete look, softened by an abundance of soft landscaping.

appreciate the well-designed project;

Noted.

• the proposed five-storey building works well with the adjacent six-storey building to the east and the townhouse development to the west;

Appreciate the comment.

appreciate the proposed landscaping, e.g. the use of stepped planters, to create a
pedestrian-friendly transition from the sidewalk to the entrance lobby along
McKim Way;

Appreciate the comment.

• concerned about the livability of residential units that are located far from the elevators; and

Always a concern, but these distances are not extreme; having lobbies at both the McKim and Cambie frontages help (but elevators are only at the McKim end).

 consider installing an additional elevator on the north side of the parkade or relocating one of the elevators from the south side to the north side considering the distance of the north residential parking stalls from the south elevators.

The current floor plan layout best optimizes resident security, accessibility, wayfinding, and construction efficiency.

Panel Decision

It was moved and seconded

That DP 21-933765be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED

ATTACHMENT 3



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

Address: 9300 and 9320 Cambie Road

File No.: DP 21-933765

Prior to approval of the Development Permit, the developer is required to complete the following:

- 1. Final adoption of the Zoning Amendment Bylaw 10219.
- 2. Registration of a legal agreement on title ensuring that:
 - the number of accessible parking stalls per the Development Permit will be maintained in perpetuity;
 - the owners (including the future strata corporation) may not lease, assign, sell, or otherwise designate the accessible visitor parking spaces to the owners/tenants/occupants of any unit in the development nor to any other persons, other than to a parking tenant where all of the visitor parking stalls are subject to the parking lease and may not be assigned;
 - the bylaws of the future strata corporation, the parking lease which applies to the residential parking, and/or any other such legal documents which apply to the administration and management of the parking stalls in the development must require that if any of the three accessible residential parking stalls is leased to, assigned to, sold to, or designated for the use of the owners/tenants/occupants of a particular unit who does not require the use of such a stall, if another owner/tenant/occupant of the development requires such a stall but has been leased/assigned/sold/designated a regular residential stall the owners/tenants/occupants must execute the required documents to exchange such stalls. The requirement for the use of an accessible stall will be evidenced by the possession of a accessible parking permit issues pursuant to the Motor Vehicle Act (BC);
 - all of the four accessible parking stalls must be designated as common property or common residential property, as applicable, on the strata plan which contains those parking stalls; and
 - prior to occupancy of the development, the owner must execute and deliver to the City a statutory declaration confirming that the legal documents which apply to the administration of the parking stalls in the development and the strata plan for the development comply with this covenant.
- 3. Receipt of a Letter-of-Credit for landscaping in the amount of \$483,881.36. No Landscape Letter of Credit will be returned until the Letter of Assurance, confirming the landscaping are installed as per the Development Permit, prepared by the Landscape Architect, is reviewed by staff.

Prior to Building Permit Issuance, the developer must complete the following requirements:

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- 2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- 3. Payment of the Supplementary Local Area DCC for the Alexandra Neighbourhood based on \$7.56 per ft².
- 4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

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 contains 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

Date



Development Permit

		No. DP 21-933765
To the Holder:	Interface Architecture Inc.	
Property Address:	9300 and 9320 Cambie Road	
Address:	11590 Cambie Road Unit 230, Richmond, British Columbia V6X 3Z5	

- 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) Increase maximum lot coverage of buildings from 40% to 43%; and
 - b) Reduce minimum width of one manoeuvring aisle in the parkade from 6.7 m to 6.4 m.
- 4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #50 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 \$483,881.36 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 21-933765

To the Holder:	Interface Architecture Inc.
Property Address:	9300 and 9320 Cambie Road
Address:	11590 Cambie Road Unit 230, Richmond, British Columbia, V6X 3Z5

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

, .

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. DAY OF , .

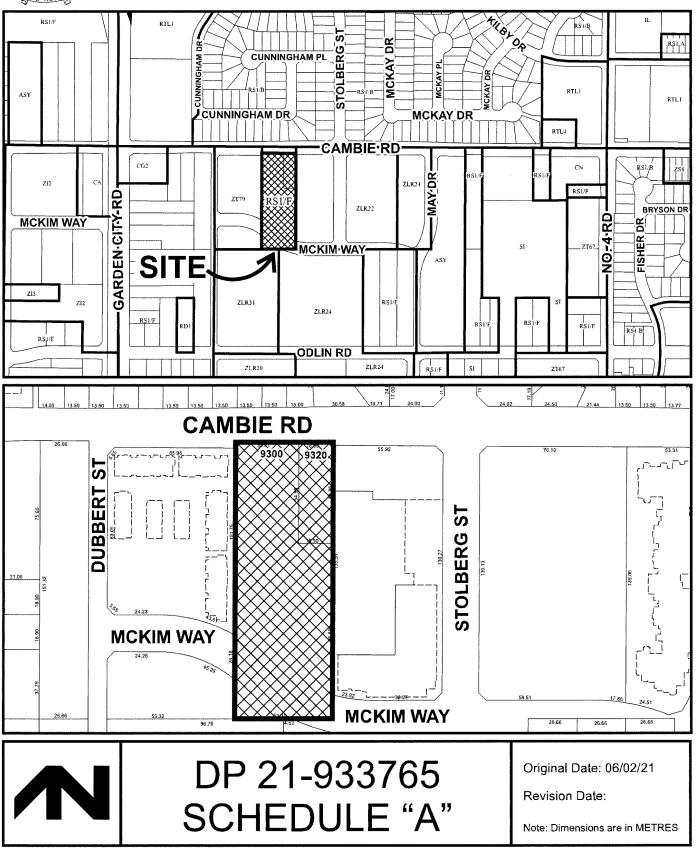
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR

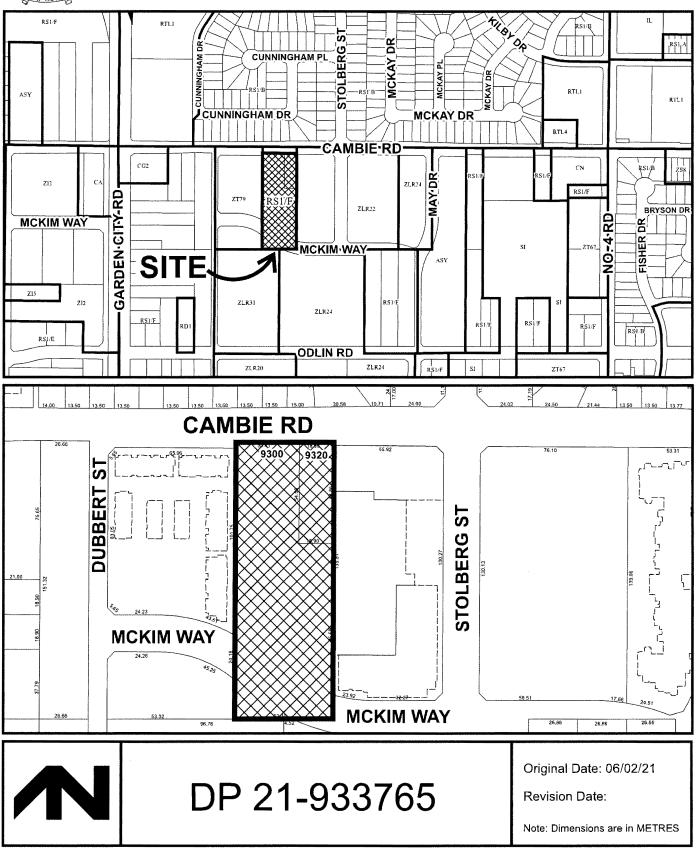


City of Richmond





City of Richmond



DEVELOPMENT PERMIT [DP-21-933765]

126-UNIT MULTI-FAMILY DEVELOPMENT



ARCHITECTURAL A1.00 COVER SHEET A1.01 PROJECT INFORMATION A1.02 SITE SURVEY . A1.03 CONTEXT PLAN A1.04 EXISTING SITE CONTEXT A1.04 EXISTING SITE CONTEXT A1.05 LOT GRADING PLAN & OFFSITE SERVICES A1.06 SITE PLAN A1.07 FIREFLIGHTING A1.08 ACCESSIBILITY DIAGRAMS A6.01 SHADOW STUDY MARCH & JUNE A8.02 SHADOW STUDY SEPT A6.03 SHADOWING ON REMY WEST FACE (SOUTH END) A6.04 SHADOWING ON REMY WEST FACE (NORTH END) LANDSCAPE LANDSCAPE FILAN (COLOURED) LANDSCAPE FILAN GRADING PILAN SIRRUB PILAN SIRRUB PILAN FENCING & MATERIAL PILAN LIGHTING PILAN SECTIONS DETAILS AFAA CALCULATION AREA CALCULATION COST ESTIMATE JUNE L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 A2.01 FLOOR PLAN - PARKADE A2.02 FLOOR PLAN - L1 A2.03 FLOOR PLAN - L2 A2.04 FLOOR PLAN - L3 A2.05 FLOOR PLAN - L4 A2.06 FLOOR PLAN - L5 A2.07 ROOF PLAN A2.08 OVERLAY-L1 FLOOR AREA RATIO A2.09 OVERLAY-L2 FLOOR AREA RATIO A2.10 OVERLAY-L2 FLOOR AREA RATIO A2.11 OVERLAY-L4 FLOOR AREA RATIO A2.12 OVERLAY-L5 FLOOR AREA RATIO A2.12 OVERLAY-L1 STOCVERAGE A2.14 OVERLAY-L1 AMENITY AREA A2.16 OVERLAY-L5 AMENITY AREA A2.16 OVERLAY-L5 AMENITY AREA JUNE 15, 2022 CIVIL ARBORIST A3.01 BLDG ELEVATIONS A3.02 BLDG ELEVATIONS A3.03 BLDG PERSPECTIVE W/ MATERIAL A3.04 BLDG ELEVATION NORTH 1 A3.05 BLDG ELEVATION SOUTH ACOUSTIC A3.06 BLDG ELEVATION EAST A3.07 BLDG ELEVATION WEST A4.01 SECTIONA A4.02 SECTIONB A4.03 SECTIONE A4.04 SECTIONS F,G, H & I A4.05 SECTIONJ A4.06 SECTION 6.1, 6.2 & 6.3 A4.07 SECTION K & L MECHANICAL A4.08 TRELLIS DETAILS A4.09 TRELLIS POST LIGHTING A5.01 UNIT PLANS TYPE A1 & A2-L TRANSPORTATION A5:02 UNIT PLANS TYPE B1 & B2 A6:03 UNIT PLANS TYPE B3 & B4 A6:04 UNIT PLANS TYPE B3 & B4 A6:05 UNIT PLANS TYPE C1:1 A5:05 UNIT PLANS TYPE C1:1 A5:06 UNIT PLANS TYPE C1 A5:08 UNIT PLANS TYPE C4 A5:09 UNIT PLANS TYPE C4 A5:01 UNIT PLANS TYPE C1 A5:10 UNIT PLANS TYPE C1 A5:11 UNIT PLANS TYPE C1 A5:12 UNIT PLANS TYPE C1 A5:12 UNIT PLANS TYPE C3 A5:14 UNIT PLANS TYPE C3 A5:14 UNIT PLANS TYPE C5 A5:15 UNIT PLANS TYPE C5 A5:15 UNIT PLANS TYPE C5 A5.02 UNIT PLANS TYPE 81 & 82 SURVEY A5.21 BUH UNITS A2-U & C1-U A5.22 BUH UNITS D1-U & D2-U A5.23 BUH UNITS E1-U & E3-U

DRAWING LIST

A6.01 3D AERIAL VIEWS A6.02 3D STREET VIEWS A6.03 PRIVATE COMMUN

TREE MANAGEMENT REPORT REV #4 NOVEMBER 22, 2022 Die Denterverwerker verwerker of 333765 **PLAN #1**



PROJECT CONTACTS

Architect INTERFACE ARCHITECTURE INC. #230 - 11590 CAMBIE ROAD RICHMOND. BC V6X 325 Tel: 604-821-1162 Fax: 604-821-1146 KEN CHOV Email: ken@interfacearchi

Civil (Onsite, Offsite) CORE GROUP CONSULTANTS #320 - 8988 FRASERTON COUR BURNABY, BC V5J 5H8 Tel: 604-299-0605 CORMAC NOLAN Fax: 604-299-0629 Email nolan@coregroupo

Structural Engineer TLSE ENGINEERING INC. #121 WEST 6TH AVENUE

VANCOUVER, BC V5Y 1K3 Tel: 604-821-1162 Attn: SEAN CHEW Interior Designer

AREA3 DESIGN

Tel: 778-297-2732 Fax: 778-297-2733

#2170=-7080 RIVER ROA

RICHMOND BC V6X 1X5

Mechanical WILLIAMS ENGINEERING 200. 1520 McCALLUM ROAD ABBOTSFORD, BC V2S 8A3 Tel: 604-851-7561 DAVID IZBICK Fax: 604-855-7891 Email: dizbickk@williamsengin

Electrical Engineer LIEW ENGINEERNG #108 - 11121 HORSE CHOC MAN RICHMOND, BC V7A 5G7 Tel: 604-277-3157 RICHARD LIEW Fax: 604-277-3157 Email: rliewengltd@telus.ne

Landscape Architect PMG LANDSCAPE ARCHITECTS SUITE C100 - 4185 STILL CREEK DRIVE BURNABY, BC V5C 6G9 Tel: 604-294-0022 Attn: MARY CHAN YIP Fax: 604-294-0011

January 23, 2023

Geotechnical Engineer GEOPACIFIC CONSULTANTS

1779 W. 75TH AVENUE VANCOUVER, BC V6P 6P2 Tel 604-439-0922 Atta: MATT KOKAN Fax: 604-439-9189 Email: kokan@geopacrfic.ca

Surveyor

J. C. TAM AND ASSOCIATES #115 - 8833 ODLIN CRESCENT RICHMOND, BC V6X 327 JOHNSON TAM Tel: 604-214-8928 Fax: 604-214-8929 Email: office@ictam.com

Envelope

AQUA-COAST 201 - 5155 LADNER TRUNK ROAD DELTA BC V4K 1W4 Tel 804-946-9910 Attn: PAT CUTHBERT Fax: 604-946-9914 Email: pcuthbert@aquacoas

JANUARY 3, 2023

9300 & 9320 CAMBIE ROAD, RICHMOND BC

Energy

RED PELICAN BUILDING SCIENCE 200 - 8661 201 STREET LANG FY BC V2Y DG9 Tel: 778-873-3177 Fax -

NICK SCHOCK Email: nick@redpelican.com

Acoustics

BAP ACOUSTICS 122-227 ST, JOHN STREET PORT MOODY, BC V3H2A6 Attn: ERIC DE SANTIS Tel: 604-492-2922 Fax -Email: eric@bapacoustics.com

Arbourist

ARBORTECH CONSULTING LTD. #200 - 3740 CHATHAM STREET RICHMOND, BC V7E 2Z3 Tel 604-275-3484 Atta: NORM HOL Fax: 604-275-9554

Email: norm@aclgroup.ca

REVISIONS IAN 3, 2023 Issue for DP 7 NOV 11, 2022 ADP response (DP6 JUL 6, 2022 ADP response (DP 5) MAR 11 2022 Issue for ADE MAR 4 2022 Issue for ADP FEB 18, 2022 (ssue for DP 4 FEB 16, 2022 Issue for DP 4 OCT 21, 2021 Issue for DP 3 (REV1 CONSULTANTS INTERFACE: Suite 230 11590 Cambie Road Richmond BC Canada V6X 325 T 604 821 1162 F 604 821 1146 www.interfacearch PROJECT 126 - UNIT MID-RISE MULTI-FAMILY DEVELOPMENT 9300 & 9320 CAMBIE ROAD RICHMOND, B.C.

PROJECT NO

1804MCK2

SCALE NA

DATE JAN 3. 2023

DRAWN BY

XY CHECKED BY

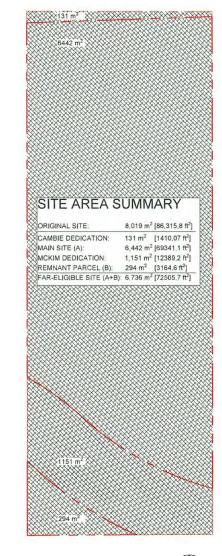
KYC

SHEET TITLE COVER SHEET

A1.00

DRAWING

SITE PARCELING DIAGRAM



ENGINEERING ISSUES

Acoustic

RECOMMENDATIONS TO ADDRESS AIRCRAFT AND RCAD TRAFFIC NOISE:

WINDOWS / DOORS

> AT BEDROOMS, MEETS OR EXCEEDS STC 37 AND OITC 31 > RECOMMEND GLAZED AREA AT EACH BEDROOM TO NOT EXCEED 2.8 M2 (APPROX 5' X 5')

EXTERIOR WALLS (REFER TO REPORT).

> FOR BEDROOM WALLS HIGHLIGHTED IN GREEN. INSTALL ADDITIONAL LAYER OF GWB > FOR BEDROOM WALLS HIGHLIGHTED IN RED. INSTALL ADDITIONAL LAYER OF GWB & RESILIENT CHANNELS

ROOF / CEILINGS > AT LIVING ROOMS HIGHLIGHTED IN YELLOW, INSTALL BATT INSULATION & RESILIENT METAL CHANNELS

> AT BEDROOMS HIGHLIGHTED IN RED. INSTALL BATT INSULATION & RESILIENT METAL CHANNELS, AND AN CDITIONAL LAYER OF GWB (TOTAL 2 LAYERS)

REVIEW OF OUTDOOR TRANSFORMERS FOR COMPLIANCE WITH NOISE BYLAW NO 8858

OUTLETS CAPABLE OF PROVIDING LEVEL 2 EV CHARGING DPICATE THE CARSHIEL AND STUDY WITH CONTROL AND THE CONTROL A

TWO PROPOSED DISTRIBUTION LPT'S ON THE PODIUM EAST SIDE > MAXIMUM PREDICTED NOISE LEVEL IS WELL BELOW THE NOISE LEVEL LIMITS STIPULATED IN NOISE BYLAW

Energy

TO MEET RICHMOND'S ENERGY POLICY, THE PROJECT WILL. * BE DESIGNED TO MEET BOBC ENERGY STEP CODE LEVELS

BE PART OF THE ALEXANDRA DISTRICT UTILITY NETWORK FOR HEATING COOLING, AND COMFSTIC HOT WATER

DIMEET THE CITY'S ELECTRIC VEHICLE CHARGING BYLAW RESIDENTIAL PARKING SPACES, EXCLUDING VISITOR PARKING SPACES, SHALL FEATURE EV CHARGING

SITE INFORMATION / PROJECT DESCRIPTION

ONIC ADDRESS	9300, 9320 CAMBIE ROAD	RICHMOND	вс		
LEGAL DESCRIPTION	(1) LOT 5 EXCEPT: PL 4507 (2) LOT 55 SECT 34 BLK 5N			NG 6W NWO PLA	UN 122
LOT SIZE	ORIGINAL SITE:	8019 m ²	[86.321.8 ft ²]	= 1.982 AC	
	CAMBIE DEDIGATION.	131 m ²	[1 410.07 [[²]		
	MAIN SITE 'A'	6 442 m ²	[69.341,1 [¹²]		
	MCKIM DEDICATION:	1,151 m ²	[12.389,2 ft ²]		
	REMNANT SITE B'.	294 m ²	[3.164.6 [¹²]		
	FAR-ELIGIBLE 'A' + 'B'	6 736 m ²	[72,505.7 [t ²]	= 1.665 AC	
HERIT/ALR/ESA/NEF	NC/NO/NO/YES AREA	2 (ANSD PO	LICY)		
AREA PLAN / OCP	WEST CAMBIE 11 / APART	MENTRESID	ENTIAL (ALEXA	NDRA)	

SITE CONTEXT

<u>SITE CONTEXT</u> A 129-UVT MULT FAMILY RESIDENTIAL DEVELOPMENT IS PROPOSED FOR THIS 8.018.5 M2 AGGREGATE SITE IN THE ALEXANDRA NEIGHBOURHOOD OF THE WEST CANBE AREA (2.114) IT IS ESSENTAULY AN INFILL SITE AMID EXISTING OR VERTY. COMPLETE MULTIFAMILY DEVELOPMENTS. A 59-UNIT TOWHOUSE PROJECT IS CURRENTLY UNDER CONSTRUCTION INMEDIATELY TO THE WEST. THE ASTOREY MULTIFAMILY <u>REMY</u> PROJECT IS ADJACENT TO THE EAST SIDE. TO THE SOLTHNEST IS FOLLOWED SASUNIT. ESSING SASUNIT SIGNED EXISTING SASUNIT. ASTOREY <u>MANTARE VALO PROVENTIES</u> SINGLEFAMILY NEUHADURENOD. THE WORTH CANDER FRONTAGE WILL FEDURE A 11 M2 ROAD DEDICATION. THE NEW CONSTRUCTION INMUMORY CONSTRUCTION AND NEARLY COMPLETED. TO THE SOLTHNEST SINGLEFAMILY NEUHADURENOD. THE NORTH CAMBLE FRONTAGE WILL FEDURE A 11 M2 ROAD DEDICATION. THE NEW CONSTRUCTION AND TAXING MANTARE THE DOL'THE SITE, WILL REQUIRE A 11 M2 ROAD DEDICATION. THE NEW CONSTRUCTION AND TAXING MANTARIA THE SOLTHNEST END CONSTRUCTION AND INFORMATION OF CAMBLE FOLLOWED AND THE ROAD DEDICATION. ISOLATING A TRIANGULAR REMINIANT PARCELO FILM DISCOVERE REAL HIST M2 ROAD DEDICATION. ISOLATING A TRIANGULAR REMINIANT PARCELO FILM IN THIS SMALL BOORD DEDICATION. ISOLATING A TRIANGULAR REMINIANT PARCELO FILM IN THE SOLATION. PIECE THE OVERALL FAR-ELIGIBLE SITE AREA IS 6736 M2. THE SITE IS IN CHARACTER AREA 4 - MEDIUN DENSITY HOUSING

FORM AND MASSING

THE BUILDING MASSING IS LARGELY INFLUENCED BY THE ADJACENT YULTI-FAMILY PROJECTS AND THE TWO THE BU LDING MASSING IS LARGE.Y INFLUENCED BY THE ADJACENT VULTIFAMILY PROJECTS AND THE TWO ROAD "RONINGES. THE PROPOSED S STOREYS, OVER A SINGLELVEL, HALF STOREY SUMKING CONCRETE PARKADE EASE THE TRANS. TION FROM THE 6-STOREY APARTMENT BLOCK DOWN TO THE S-STOREY TOWNHOUSS, ALSO THE TOP (STH FLOOR IS STOREY APARTMENT BLOCK DOWN TO THE S-STOREY TOWNHOUSS, ALSO THE THE BUILDING FRONTAGE STREETWALLS THE MAIN (CENTRAL), MASS IS SHIFTED AWAY FROM WEST PLIT O CREATE AN INTERESTING. USEFUL OUTDOOR AMENTAR MAYER TRAN WEST PLIT O CREATE AN INTERESTING. USEFUL OUTDOOR AMENTAR THE MARKADE PODILY. THE CENTRAL MASS IS ALSO SHIFTED AWAY FROM THE EASTPL, SUCH THAT THE DEVIL WINT ECONOME WEST PLITO. TORE ONCE WHO BENGDIA ADDIVISIA, FEDDRATCH REMY UNITS FACING WEST ARE GIVEN MORE PHYSICAL AND VISUAL SEPARATION

ALEM ONLO FOUND AT LARE OFFICIENCY FIT SIGNATION OF THIS AND VISION A STRAND UN THE SEPART OF THE BUILDINGS IS TAPERED TO CREATE MORE SPACE FOR DIRECT SUNLIGHT PENETRATION BETWEEN BUILDINGS, MOST OF THE UNITS ARE POSITIONED WITH THEIR BALCOMES ORIENTED SOUTH FOR BETTER DIRECT SUNLIGHT EXTOSURE, AT THE SOUTH FOR, THE MASSING IS FUSILED BACK TO ACCOMMODATE A WIDER FRIENDLIER MAIN, ENTRY PLAZA TERRACED PLANTERS WITH INTEGRATED RAMPS AND A GRAND OUTOOOR STAR.

DENSITY AND HOUSING MIX

THE OCP IDENTIFIES THE SUBJECT SITE AS RESIDENTIAL AREA 1 PERMITTING A BASE 1.50 FAR TO A MAX 1.70 FAR (TOWNHOUSE LOW-RISE APARTMENTS) WITH DENSITY BONUSING FOR AFFORDABLE HOUSING. THE AR (TOWNHOUSE LOW-RISE APARTMENTS) WITH DENSITY BONUSING FOR AFFORDABLE HOUSING. THE PERMITTED 0.2 FAR BONUS DENSITY WILL BE APPORTIONED 2/3 FOR MARKET UNITS & 1/3 FOR AHU UNITS (1) 0.0557 FAR - 449.1 M2 MINIMUM FOR 5 UNITS IN THIS PROJECT), THE 5 AHU UNITS COMPRISE 452.1 M2. THE 126 UNITS ARE COMPRISED OF THE FOLLOWING UNIT MIX:

1 BEDROOM (5%) | 1-BR + DEN (13%) | 2-BR (51%) | 2-BR + DEN (20%) | 3-BR (10%) 3-BR + DEN (1%) FUEDWORK TWY TEXT DECISION TO EXAMPLE ON TRANSPORTANT EXAMPLES TO AN EXAMPLE ON THE ANTI-FUEDWITS ARE SET TO BE AFFORDALE HOUSEN RETAIL UNDER ANUTO BE MANAGED BA CITY APPROVED THIND PARTY CONTRACT, THE TWO 2-BR UNITS ARE ON LEVEL. THE THREE SRE UNITS ARE DISTRIBUTED ON THIND PARTY CONTRACT, THE TWO 2-BR UNITS ARE ON LEVEL. THE THREE SRE UNITS ARE DISTRIBUTED ON THIND PARTY CONTRACT, THE TWO 2-BR UNITS ARE ON LEVEL. THE THREE SRE UNITS ARE DISTRIBUTED ON THIND PARTY CONTRACT, THE TWO 2-BR UNITS ARE ON LEVEL. THE THREE SRE UNITS ARE DISTRIBUTED ON THIND PARTY CONTRACT, THE TWO 2-BR UNITS ARE ON LEVEL. THE THREE SRE UNITS ARE DISTRIBUTED ON THIND SET AND AND THE THREE SRE UNITS ARE DISTRIBUTED ON THE SET AND TOTAL ABOUT 28% OF THE PROPOSED 25-UNIT COULT, THE OF RECOMMENDS AN MINUM OF TWO

ARCHITECTURAL CHARACTER

THE PROJECT WILL HAVE A CONTEMPORARY ARCHITECTURAL STYLE FEATURING STAGGERED GROUPS OF STACKED BALCOMES CREATING A PLAYFUL VISLAL RIVTHM ACROSS THE LOW-SLING WID-RISE BUILDING. A STROM RIPARTITE DESIGN OF THE ELEVATIONS ARE EMPHASIZED BY THE GAVA BRICK (BASE) GROUPED BALCOMES (BOOY) AND STEPPED BACK TOP FLOOR WITH ARTICULATED RODE UNE (TOP). THE ARCHITECTURAL VCCABULARY SERVES TO TRANSITION FROM THE SIMPLE RECTIL MEAR LINES OF THE 6-STOREY REMY PROJECT TO THE TRADITIONAL FINER-SCALED ELEMENTS AT THE TOWNOUSES. B-SIGNER REMIT REQUELTIONELLI DU BLANDHUNDHLI PREMAZUE DELEMENTS ALT DE LOMINOUSES. THE EXTERIOR ACCENT CLADINO IS A COMBINATION OF SNDO'H AND "EXTURED FERE-CEMENT BOARD WITH META REVEALS. EXTERIOR ACCENT CLADINO WATERIALS SUCH AS BRICK, CEDAR SOFFITS A UM METAL CLADINO OTHER ARCHITECTURA: ACCENTISINGLI UM FUNICIONITALITANIO METAL RALDONY GUARDRAILS. AS WELL AS SOME FULL-HEIGHT GLAZED WALLS AT BOTH ENTRY LOBBIES AND THE INTERIOR AMENITY AREAS

SITE PLANNING

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THE PROJECTS SITE PLANNING STRIVES TO MEET THE WEST CAMBIE AREA PLAN'S ALEXANDRA LIVABILITY GUIDELINES (8.3), THE PROJECTS LOCATION AND OWERALL DESIGN ADDRESSES THE VARIOJS ASPECTS OF SOCIAL INFRASTRUCTURE IN THE FOLLOWING WAYS.

- INFLATION THE EVELOWING WATS. INFLL LOCATION THE DEVELOPMENT WILL COMPLETE THE LOCAL FRONTAGE AND BEAUTIFICATION PUBLIC WORKS (I.E. SIDEWALKS, BOULEVARDS, LANDSCAPING, LIGHTING, ETC). . . .
- PROXIMITY TO AMENITIES. THE PROJECT HAS CONVENIENT ACCESS TO ARTERIAL ROADS. HWYS 91 & 99, AS WELL AS TO PUBLIC TRANSI", SCHOOLS, PARKS, AND SHOPPING AMENITIES.
- . CITY DIRECTED PRIORITIES AFFORDABLE/UNIVERSAL HOUSING, DEU.
- FLOOR AREA BREAKDOWN SUMMARY

LEVELS	GROSS (m ² & ft ²)	EXEMPTIONS	NET (FAR)
_1	2,570.0 m ² (27,664 ft ²)	422.6 m ² (4.S50 ft ²)	2.147.4 m ² (23.114 ft ²)
_2	2,575.0 m ² (27,717 h ²)	128.1 m ² (1,379 h ²)	2,446.9 m ² (26,338 ft ²)
.3	2.575.0 m ² (27.717 ft ²)	128,1 m² (1,379 ft²)	2,446.9 m ² (26.338 tt ²)
.4	2,575.0 m ² (27,717 ft ²)	128.1 m ² (1,379 ft ²)	2,446.9 m ² (26,338 ft ²)
_5	2,031,7 m ² (21,869 SF)	97,6 m ² (1,050 ft ²)	1,934.1 m ² (20,819 ft ²)
TOTALS	12.326,7 m ² (132.684 ft ²)	904,5 m ² (9,737 ft ²)	11,422.2 m ² (122,947 ft ²)

AHU & BUH SUMMARY

UNIT NUMBER	NO.OF UNITS	UNIT TYPE	BUH	AHU	NIN, AHU SIZE REQ	UNIT SIZE PROPOSED
225, 325 425.	3	A2 U			-	61.67 m ²
103, 120,	Z	C1-U			69 m ²	74,88 m ⁷
101, 107, 116, 122,	20	DILU				87,14 m ²
202, 208 217. 223,					1	
302, 308 317. 323,						
402, 408 417. 423						
502, 508 512, 518,					1	
115, 218 316. 416,	4	D2-U				87.51 m ²
214, 314, 414,	3	E1-U				94,30 m ²
224, 324, 424,	3	E3-U			91 m ²	100.99 m ²
519.	1	E3-U				100,99 m'
	- 1 -		•	-		
TOTAL	36					

NO, OF BINS AREA REQ PER BIN (m²) TOTAL AREA REQ (m²) 1.26 0.97 1.26 0.97 0.97 4.88 7,67 MIXED CONTAINERS REFUNDABLES MIXED PAPER PLA 4 #2

ACCESSIBILITY AS A DO JELE-FRONTING SITE (FACING BOTH MCKIM WAY AND CAMBIE ROAD). THE BUILDING IS DESIGNED TO FACILITATE ENTRY ACCESSIBILITY FROM BOTH ROADS AS WELL AS PROVIDE ACCESS TO THE COMMON OUTDOOR AMENITY AREAS.

- NEIGHBOURLINESS: SMOOTH TRANSITIONS TO ADJACENT PROPERTIES ARE CREATED BY SETTING THE TOP OF THE PARKADE PODIUM SURFACE TO MATCH THE ADJACENT FINISHED GRADES (I.E. AVOID OVERLOOK ISSUES), AT THE PUBLIC SIDEWALKS LEVEL OR EASY CHANGES OF GRADE, AND DIRECT VISUAL CONNECTIONS ARE PROVIDED TO THE ENTRY LOBBIES. THE LANDSCAPINS/
- SIGNAGE/LIGHTING IS DESIGNED TO: ()) MEET OPTED OBJECTIVES, (()) (DENTIFY AND ENHANC PUBLIC VS PRIVATE OUTDOOR SPACES, AND (III) HIDE ONSITE PARKING AND LOADING ACTIVITIES.
- DAYLIGHT & VIEWS: THE MASSING IS DESIGNED TO CREATE APPROPRIATE PHYSICAL SEPARATION FROM THE ACJACENT PROJECTS TO IMPROVE DAYLIGHT PENETRATION AND VISUAL PRIVACY.
- FROM THE ALL-REGISTION TRADELS IS TURNED TO AN LLAIM TERETRIKING AND VISIOLET TRADELS OF THE RESIDENTS. THIS COMMUNITY GARDEN IN ADDITION TO PROMING AN OUTDOOR AMENITY FOR THE RESIDENTS. THIS FEATURE AT THE TRANSOLLAR REMNANT SITE ALSO SERVES TO VISUALLY OPEN UP THE NORTH END OF THE ALL-RANDAR WAY FEDWARD THE BERRIELEY OF VISUALLY OPEN UP THE NORTH END OF THE ALL-RANDAR WAY FEDWARD THE BERRIELEY OF VISUALLY OPEN UP THE PROVIDENCE.

LANDSCAPING AND OPEN SPACE DESIGN

LANDSCAPING AND OPEN SPACE DESIGN THE LANDSCAPING AND OPEN SPACE DESIGN THE LANDSCAPING AND OPEN SPACE DESIGN ACHIEVES A NUMBER OF IMPORTANT OUTDOOR FUNCTIONS. FIRST IT FACILITATES AN ACCESSIBLE, WELL, I PEDESTRIAN CIRCULATION AND BUILDING EXTING THROUGH THE SITE, OVER THE PARKAOE PODIUM, SECOND THE MALOR PATHWAYS DEFINE ZONES OF COMMON RESIDENT ACTIVITY AREAS FROM ZONES OF PRIVATE RESIDENTIAL DUTDOOR SPACE. THE LANDSCAPED AREAS ON THE BUILDING SIDE OF THE PATHS WILL FEATURE OF DENSER LANDSCAPING THAT SERVE AS VISUAL PRIVACY SCREENING TO THE MAIN FLOOR RES DENT PATIOS AND BEDROMS. THE LANDSCAPED DESIDENT NETRACTION AND COMVUNAL NEICHEONULY ADTIVITES IN VARIOUS SIZE GROUPINGS AND ACTIVITY TYPES. THERE WILL BE SEVERAL, SMALL OUTDOOR FUNTURE GROUPINGS, PATHOSE BENCHES FOR RESTING, ANA CHATTIVE HISSE AREA CONE, AND A LARGER WELLOETINED PLAZA AREA FOR RESIDENT EVENTS, SUCH AS OUTDOOR NOVIES MEETINGS ON INFORMAL ENTRIAINMENT, THESE ACTIVE OUTDOOR AREAS ON THE SING, AS OUTDOOR NOVIES MEETINGS ON INFORMALE INFERTIAINMENT, THESE ACTIVE OUTDOOR AREAS ON THE SING. FOR THE SIDE OF THE BUILDING, ARE MEANT TO BE AN EXTENSION OF "HE LOBBY AND AMENITY SPACES AT THE SOLTH END OF THE BUILDING, ARE MEANT TO BE AN EXTENSION OF "HE COBBY AND AMENITY SPACES AT THE SOLTHE MOR THE SIDE OF THE BUILDING. CILLIDING THE CONTOR ON AMENT AREAS IS VISUALLY CUED TO SETIEND FOR THE SOLT HEND OF THE BUILDING. CILLIDING THE CONTOR ON AMENT AREAS IS VISUALLY CUED TO SETIES ON THE MENT SACES AT THE SOLTHE MOR THE SOLT HEND OF THE BUILDING ARE MEANT TO BE AN EXTENSION OF THE LOBEY AND AMENATIVE SPACES AT THE SOCTHE NO OF THE MEANT BUILDING, CIRCULATION TO THE OUTDOOR AMENITY AREAS IN SUBJECT CLED TO EXTEND FROM THE MAIN ENTRY LOBEY AREAS AND PROVIDE ON ALCOESSIBLE PATHFOR BOTH RESIDENTS AND VISITORS, FINALLY, THE LANDSCAPE DESIGN HELPS TO EITHE THE EDGES OF THE DEVELOPMENT FOR KESIDENT SECURITY AND PRIVACY BUT ALSO TO SOFTEY. THE TRANSITION FROM THIS DEVELOPMENT FOR THE ADJACENT ONES IN BOTH DIRECTIONSA YO BLEND IN WORLD'S THE STANDARD FOR THIS DEVELOPMENT TO THE ADJACENT ONES IN BOTH DIRECTIONSA YO BLEND IN WORLD'S THE THE ADJACENT ONES IN BOTH

INTERIOR AMENITIES FOR RESIDENTS

INTERIOR AMENJTIES FOR RESIDENTS IN ADDITION TO THE OLITODOR LANDSCAPED AMENITY AREAS THIS PROJECT ALSO FEATURES INDOOR AMENITY AREAS FOR THE RESIDENTS ON THE MAIN FLOOR, THE AMENITY SPACES ARE LAGELED FITNESS; LIBRARY: MEETING AND MULTIPURPOSE: THEIR LOCATIONAT THE MAIN FLOOR ADJACENT TO THE ENTRY LOBBY SNOLDE PROLOCRAGE RESIDENT INTERACTION AND ACTIVE OF SUBJECT. OF STREATURE SECURITY FROM THE RESIDENTS STRATA LINITS. THE BUILDING MALIBOXES AND A PARCEL CROPOF ROOM ARE IN THIS LOBBY AREA. AT EACH RESIDENT FLOOR A COMMON AMEN'T FOR COM IS AVAILABLE FOR RESIDENT USES SUCH AS MUSIC LESSONS, BIRTHDAY PARTIES ETC TO BE OVERSEEN BY THE BUILDING LEFC STRATA COMMITTEE. IN THE PARAGE, RESIDENT AMENTIES INCLUDE ELECTRIC VEHICLE CARCING LEVES. FAST CHARGE OUTLET'S FOR EVERY RESIDENT SPACE). AND A BIKE WASH ROOM. CAR WASHING CAN BE DOND IN THE OUTDOOR LOADING AREA. IN THE OUTDOOR LOADING AREA

SHADOWING IMPACT ON THE EAST NEIGHBOUR (REMY PROJECT)

TO ADDRESS OUESTIONS ABOUT DALLY SHADOWING ON THE ADJACENT REMY BUILDING ADDITIONAL 3D IMAGES ARE PROVIDED - LOOKING BOTH NOR TH AND SOUTH BETWEEN THE BUILDINGS -SHOWING SHADOW PRO-ECTIONS ON THE 64 STOPEY BUILDING, THE ANALYSES SHOWN HOURLY SHADOWING DURING THE IFM - SPM PERIODS ON THE MARCH & SEPTEMBER SOLAR EQUINDES, AND THE UNE SOLSTICE IN THE NEW PROVIDED ON THE MARCH & SEPTEMBER SOLAR EQUINDES, AND THE UNE SOLSTICE

ZONING BYLAW COMPLIANCE

THE PROPOSED DEVELOPMENT WILL ABIDE WITH A CUISTOM ZONING DISTRICT SCHEDULE, BUT THE PROJECT THE TROTOGED DEFINITION REFUTIVE WITH THE CORRENT ZONING STUDY INTERNS OF THE TYPICAL ZONING PARAMETERS SUCH AS DENSITY, PARKINGLOADING, STE DOVERAGE ENERGY CONSERVATION, AND CARRAGERECYCLE FACILITIES, MINIMUN GUILION SETBOACHS AND MAXIMUM SULDING HEIGHT MILL DE ESTABLISHED DURING THE APPROVALS PROCESS, NO ZONING VARIANCES ARE BEING REDUESTED

THE PROJECT PROVIDES 5 AHU'S (AFFORDABLE HOUSING UNITS) TOTALING 452 1 M2 (0.67 FAR = 1/3 OF 0.2 BONUS DENSITY), PER THE AFFORDABLE HOUSING STRATEGY, "HESE JNITS WILL BE REGISTERED ON TITLE AND REGULATED BY A HOUSING AGREEMENT WITH THE CITY, OF THESE, 2 ARE 2-BR AND 3 ARE 3-BR.

AND RESULTIES OF A PHOSING MARKEEMENT WITH THE LIT, OF THESE 7 AND 62 AND 2 AN

- NEW TO SUPPORT THIS PARTING RECEIPTION OF A POLICING THAT POLICING PROVISION FOR EVERY 40 BICYCLE STORACE RACKS JIF THERE ARE FEWER THAN 40 BICYCLE RACKS IN A STORACE COMPOUND, ONE 120V ELECTRIC PULGHINI REQUIRED FOR REACH COMPOUND)
- ROVISION OF A BENCH ALONG EACH OF THE TWO STREET FRONTAGES OF THE DEVELOPMENT (OR EQUIVALENT CASH CONTRIBUTION OF \$4 000 IN TOTAL);
- VOLUNTARY CASH CONTRIBUTION OF \$15 000 TOWARD THE CONSTRUCTION OF MULTI-MODAL WAYFINDING SIGNS IN THE WEST CAMBIE AREA, AND
- VOLUNTARY CASH CONTRIBUTION OF \$2,500 TOWARDS CYCLING-RELATED INFRASTRUCTURES IN THE WEST CAMBIE AREA

THE TRANSPORTATION CONSULTANT WILL ALSO ADVISE ON THE VEHICLE C RCULATION BOTH WITHIN AND OUTSIDE THE FARKADE, THE REQUIREVENT TO HAVE SERVICE VEHIDLES BACK INTO THE LOADING - AND NOT

RY		U]	NIT	MIX	SUN	/MA	RY						ZONING SUMI	MARY	Zoning Bylaw
vs	NET (FAR)	ROOM			L1	L2	L3	L4	5_		TOTA_			PERMITTED / REQUIRED	PROJECT SPECIFICS (PROPO
50 ft ²)	2,147.4 m ² (23.114 ft ²)	TYPE	TIPE							UNITS NO.	(177)	MIX	LOT ZONING	RS1/F (EXISTING)	2LR43 (LOW-RISE APARTMEN
79 M²)	2,446.9 m ² (26,338 ft ²)	18	A1	634		1	1	1		3	1,902		USES	MEDIUM DENSITY HOUSING (OCP)	APARTMENT HOUSING
79 ft ²)	2.446.9 m ² (26.338 ft ²)		A2-U	667		1	1	SUBTO		6	2.001	5%	DENSITY (MAX)	1.50 FAR (BASE MKT HSG) = 10 104 m ²	1,50 FAR (BASE MKT HSG) = 1
79 h²)	2,446.9 m ² (26,338 ft ²)	1B + D	B1 62	651 652	1	1	1	1	1	4	2 604			+ 0.2 (1/3 ALH = 0.067 = 449.06 m ² M(N) & (2/3 MKT = 0.133 = 898.13 m ³ MAX)	+ 0.057 ALH (452.7 m ²) + 0.131 MKT (880.25 m ²)
50 ft²)	1,934.1 m ² (20,819 ft ²)		B3	660	1	l `	· ·	·	1	1	660			10TAL ALLCWABLE MAX FAR:	IOTAL PROPOSED FAR
7 ff ²)	11,422.2 m ² (122,947 ft ²)		64 65	687 707		1	1	1		3	2.061			>>1.7 FAR - 11,4512 m ² [123,259 t ²]	>>1,695 FAR = 11,422,2 m ² [12]
-			B6	738	1			SUBTO	1741	1	738	1794		+ 0,1 INTERIOR AMENITY = 673,6 m ² MAX	+ 0.0814 INTERIOR AMENITY=
		2B	C1-U	806	2	1		30810		2	1.512	1370	LOT COVERAGE	40% MAXIMUM	42.2% (2.842 M ² / 6 736 m ²)
G UNITS (B	UH) *ALL AHU ARE BUH		C2.1	806		2	2	2	2	8	6 448		MIN BUILDING SETBACKS	7.5 m (MCK,M WAY); 4.0 m (CAMBIE ROAD)	7.5 m (MCKIM WAY), 4.0 m (CA
MIN, AHU	UNIT SIZE		C2.2 C3.1	801	2	2	2 ô	2	4	10 28	8,010			4.0 m MIN AT INTER OR LOT LINES	4.0 m M N AT INTERIOR LOT L
SIZE REQ	PROPOSED		C3,2	851	2	2	2	2	2	10	8 510		MIN PARKADE SETBACKS	7.5 m (MCKiM WAY), 2.0 m (CAMBIE ROAD)	7.5 m (MCKIM WAY), 2.0 m (CA
REQ	61.67 m ²		C4 C5	675 986	1	1	1	1		4	3,500			0,9 m (WEST) 0,9 m (EAST)	0,9 m (WEST) 1,2 m (EAST)
69 m ²	74.88 m ⁷		105	986		1	1	SUBTO	TAL	65	2,958	51%	STAIR SETBACKS	1.5 m MINIMUM AT PUBLIC ROAD	1.5 m AT PUBLIC ROAD
	87,14 m ²	2B + D		938	4	4	4	4	4	20	18,760		BU LDING HEIGHT MAX.	5 STOREYS 19.5 m	19.5 m 5 STOREYS OVER BSM
_			D2-U	942	1	1	1	1		4	3,768		FOL	2.5 m GSC (PER OCP WEST CAMBIE)	2.6 m GSC
			D3	1,082	L	L		SUBTO		25	1,082 23,610	20%	FARKING	192 SPACES (AFTER 10% TDM REDUX)	193 SPACES = 1,523 SP/UNIT
		38	E1-U	1,015		1	1	1	1	3	3.045			* R. 164 SP - 1.5 PER 121 MKT UNITS	* 164 RES D MARKET UNIT
-	87.51 m ² 94.30 m ²		E2	1,049	1	1	1	1		4	4,196			* 8 5 5P = 10 PER 5 AHU UNITS	*5 RESID AFFORDABLE
91 m ²	100.99 m ²		E3-U E4	1,087		1	1	1		4	4.348			* V 23 SP = 0.2 PER 126 RESID UNITS	*24 VISITOR (INCLUDE 2
	100,99 m*		E5	1.344				ł		1 .	1.344		MIN AMENITY SPACE	MIN. 100 m: (INDOOR)	548,5 m ² = 0,0814 FAR (INDOO
				1.112		·		SUBTO	TAL	13	1,344	10%	(14.4.5.D)	8 m ² /UNIT (758 m ²) COMMON OUTDOOR	853.1 m ² COMMON OUTDOOR
		3B + D	F1	1,639	1				1		1.639		(14.4.5.0)	3 m ² /UNIT (378 m ²) CHILDREN'S PLAY	384.3 m ² CHILDREN'S PLAY
					<u> </u>			SUBTO	T	1	1,639	1%		6 m ² PRIVATE OUTDOOR SPACE	MIN, 6.3 m ² PER UNIT
		TOTAL			22	28	28	28	20	126	96,378	100%	MECHANICAL SPACE	100 m ² MAX	96 m ²
N (m²)	TOTAL AREA REQ (m ²)				- 0.1		-						(4.5.1)		
19400 J		A	VE	≺AGI	= SI	$I \vdash G$	KAL	DF C	ALC	JULA	VIT/	N	AFFORDABLE LEMR	449,06 m ² MIN MUM*	452.7 m ² (5 UNITS, 2 x 2BR, 3 x
	7.56												HOUSING (AHU) UNITS	- ONE THIRD OF 0.2 BONUS FAR	* SEE SUMMARY TABLE
	5,04	0.77		NE 1.93		W 96	2 I		2 DE		AVER			= 0.0666667 FAR	* ALL AHU UNITS ARE ALSO B
	0,97	SITE A (MAIN)		1.93	1	96	2.1	3	2.08	5	2.025	m		* TO BE BUILT #UNITS EXCEED 60	
	4.85	SITE B		2.35	17	.15			7.4	7	2.323	m	BASIC UNIVERSAL	10% (PER OCP GUIDELINES)	29%
	nuary		IANT 🖌			0			1.7		2.02.5		HOUSING (BUH) UNITS	TARGET 85% OF ALL LEMR UNITS	= 36 UNITS OUT OF 126 UNITS
						<u>ج</u>	1				1				

BACK OUT ONTO THE STREET - HAS BEEN NOTED.

ACCESSIBILITY STRATEGY

SUSTAINABILITY STRATEGY

EACKOULD WITH THE STREET FIRS BEEN NOTED. THE PROJECT WILL BE CONNECTED TO THE LEXANDRA DISTRICT ENERGY LITLITY INFRASTRUCTURE. THE DEU WILL BE EXPECTED TO DELIVER ENERGY FOR SPACE HEATING. CCOLING, AND DOMESTIC HOT WATER IN COMPLIANCE WITH ALEXANDRA DISTRICT ENERGY UTAILITY BY LAW NO. 8841, IN ADDITION, TO MEET THE LECTRIC VEHICLE CHARGING INFRASTRUCTURE REQUIRE VEHICS. EACH RESIDENTIAL PARTING STALL EXCLUDING VISITOR PARKING MUST FLATURE AN ENERGIZED DUTLET CAPABLE OF PROVIDING JEVEL 2 CHARGING, PER ENCINEERING SHULLET IN DATE D2018.03-16. TWO STRATEGIS MAY BE USED TO MEET THE REQUIREMENTS. (I) DEDIGATED CIRCUITS, AND (I) EV VANAGEMENT SYSTEMS.

IN TERMS OF BUILDING SETBACK REDUIREMENTS, 4 OW MINIMUM SIDE YARD AND CAMBIE ROAD SETBACKS ARE PROPOSED FOR THE UPPER FRAMED BUILDING, AND 7 M AT MCKIM WAY. FOR THE HALF STOREY SUNKEN PARKADE, SIDEYARD SETBACKS ARE PROPOSED AT D 9 M (WSST) AND 1,2 M (EAST) 2 O W AT CAMBIE ROAD, AND 7,5 M AT MCKIM WAY, AT THE STREET FRONTAGES, THE OLTDOOR STAIRS AND RAMP ARE PROPOSED TO NOT EXCEED A MAXIMUM 2.5M PROJECTION INTO ROAD SETBACKS.

ACCESSIBILITY IS LARGELY ADDRESSED BY THE REQUIREMENTS OF THE BC BUILDING CODE. BEYOND THIS THE STRATEGY IS TO PROVIDE ACCESSIBILITY TO ALL THE COMMON RESIDENT AREAS AND EXCEED THE VINIMUM CITY EXPECTATIONS FOR UNIVERSAL HOUSING UNITS,

a) <u>2018 BC BUILDING CODE</u>. THE LATEST ACCESSIBILITY REQUIREMENTS HAVE BEEN RECENTLY UPDATED AND ILLUSTRATED IN THE BUILCING ACCESSIBILITY HANDBOOK 2027. T-REF ARE REDUIREMENTS FOR ACCESSIBLE WASHROOWS, MINOOR AMENITY SPACES, POWER DOOR OPENERS (AT BUILDING ENTRIES), RAMP DESIGN, LEVEL PATHWAYS FROM ACCESSIBLE SPACES TO RES DENT UNIT DOORS.

b) <u>BASE: UNIVERAL HOUSING</u> THE CITY OR RICHMOND PROVIDES FAR BONUSING (I.E.1.25M2 (20 SF) PER BUH UNIT), THESE FEATURES ARE DESCHIBED IN SECTION 1.6 (I.E. DMENSIONS AND CLERARACES FOR KEY ACTIVE AREAS EASY-TO-USE FEATURES LURE ROCKER LIGHT SWITCHES, EASE OF REACH SUP-RESISTANT FLOOR SUMPACES ETC.). FOR THIS PROJECT, THE OCP GUIDELINES CALL FOR 10% BUH; 36 OF THE '25 UNITS ARE PROPOSED (27%).

c) ENHAYCED ACCESS AT STREET ENTRIES. TWO BUILDING ENTRIES ARE PROVIDED FOR THIS DOUBLE-PRONTING DEVELOPMENT SITE. THE PRIMARY ENTRY (MCKIM) IS SERVED BY A 3.SEGMENT RAMP WITH INTEGRATED BENCH REST AREAS AT THE INTERMEDIATE LANDINGS. AT THE SECONDARY ENTRY LOBBY (CAMBIE), A WHEELCHAIR PLATFORM LIFT IS AVAILABLE TO PROVIDE ACCESS TO THE MAIN RESIDENT. LEVEL (I.E. TO THE ELEVATORS) AND TO THE PODIUM OUTDOOR RESIDENT AMENITY AREAS.

a) <u>AGING-IN-PLACE MEASURES</u> THESE MEASURES INC. JDE. (I) LEVER-TYPE HANDLES TO PLUMBING FIXTURES AND DOOR HANDLES. (II) SOLID BLOCKING WITHIN WALLS FOR FULLER INSTREMENTIALLATION OF GRAB BARS AT TOLETS TUBE AND SHOWER. THEY WILL BE SPECIFIED FOR ALL 128 RESIDENT UNITS.

e) <u>ELEVATING DEVICES</u> TWO FULL-SIZE ELEVATORS ARE PROVIDED AT THE MAIN MCKIM ENTRY, F ONE ELEVATOR REQUIRES SERVICING, THE OTHER ELEVATOR WILL BE AVAILABLE FOR RESIDENT USE. AT THE GARRAGENERCYCLE ROOW IN THE PARKADE." THE WHELEVAIR PLATFORM INFT WILL PROVIDE FUNCT ONALITY FOR BOTH RESIDENT WHEELCHAIRS AND THE TRANSPORT OF REFUSE.

 $\label{eq:resident amenity areas} \begin{array}{l} \mbox{Accessibility is provided at the multipurpose, primess, mitchenette, and ubrary areas. The resident "community carden is designed with planters of varying slil herdry to encourage use by residents of varying physical ability. \end{array}$

SUSTAINABILITY IS ADDRESSED BY COMPLYING WITH THE REQUIREMENTS FOR THE ENERGY STEP CODE 3 (2018 BC BUILDING CODE) AND THE DISTRICT ENERGY UTILITY, THEN EXCEEDING THEM WHERE POSSIBLE

e) <u>ENERGY STEP COOP LEVEL 3</u> THESE CODE REQUIREMENTS PROVIDE TARGET METRICS FOR ENERGY USAGE COMP_ANCE DURING THE DESIGN AND CONSTRUCTION OF THE BUILDING. DESIGNED TO PROACTIVELY OFTIMIZE ENERGY USE AND REDUCE CARBON EMISSIONS THESE METRICS WILL REGULATE AIRTIGHTNESS (INIMINZE ENERGY LEAKAGE, ENERGY USE BY EQUIPMENT AND SYSTEMS, AND THERMAL DESIGNATION EMUCICION EXCITATION OF THE SULTAINTY AND SYSTEMS, AND THERMAL DESIGNATION. RESISTANCE (ENVELOPE ASSEMBLIES).

b) <u>DISTRICT ENERGY UTILITY</u>. THE ALEXANDRA DISTRICT ENERGY UTILITY IS A DEGTHERMAL-BASED SYSTEM THAT CENTRALIZES ENERGY PRODUCTION FOR HEATING COOLING AND DOMESTIC HOT WATER, THE BENEFTIS OF BEING PART OF THE ADEU INCLOBE (I) AVAILABLE HEAT NG SO COULON FOR RESIDENT COMFORT, III) SMALLER-SIZED DNSITE MECHANICAL EQUIPMENT, (II) INCREASED ENERGY EFFIC.ENCY 'BY MATCHING ENERGY SUPPLY WITH ENERGY DEMAND. (IV) REDUCES USE OF FOSSIL FUELS AND SUBSEQUENT GREENHOUSE CASES.

2) <u>CENTRAL LOCATION</u> THE SUBJECT SITE IS CENTRALLY LOCATED WITH VERY GOOD WALKABILITY TO PUBJIC TRANSIT, SHOPPING SCHOOLS AND RECREATION FACILITIES, BIKING IN RICHMOND IS ALWAYS A CONVENIENT OPTION SO THE BIKE STORAGE ROCMS PROVIDE ABOLT 9% MORE THAN THE MINIMUM REOD.

BORIENTATION TO DIRECT SUNLIGHT: THE RESIDENT BALCONIES, SOME LARGER THAN OTHERS, ALL EXCEED UNITER ALLOW COMPACTION MULTICAL CLUSTER OF BALCONES, MONTHAND CHARLER FINANCIAL REAL REAL MINIMUM SPACES REQUIREVENTS AND SHOULD ENCOURAGE SMONTHAN OUTBOLS OF THE UNITS' INTERIORS, THE VERTICAL CLUSTER OF BALCONES JARCHTECTURALLY BRACKETED FOR PRIVACY, ARE ORIENTED TO THE SOUTH FOR ENHANCED DIRECT S JALLIGHT.

e) FENESTRATION. THE EXTERIOR WALLS ARE CONSERVATIVELY FENESTRATED TO PROVIDE AN ENERGY-EFFICIENT BALANCE OF ENERGY-SAVING DAY LIGHT (LARGER VIMPOWS) AND ENERGY LOSS (MORE SOLE WALLS), ALTHOUGH ALL UNITS HAVE AVAILABLE COLONG OLD) ALL WINDOWS ARE OPENASLE FOR NATURAL VENTILATION FOR ENERGY CONSERVATION

<u>LOW ENERGY.WATER USE</u>, THE PROJECT WILL SPECIFY THE FOLLOWING ENERGY. #FFICIENT DEVICES: LOW WATER FLOW TOILETS, ENERGY STAR APPLIANCES LED LIGHTING HIGH-EFFICIENCY MECHANICAL UNITS. g) ELECTRIC VEHICLES EV CHARGING IS PROVIDED TO BYLAW REQUIREMENTS FOR ALL RESIDENT PARKING

STALLS. IN ADDITION, THE TOM MEASURES INCLUGE PROVISION OF 120VELECTRIC PLLG-INS FOR ELECTRIC BIKES, ONE FOR EVERY 40 BICYCLE STORAGE RACKS (OR ONE PER COMPOUND), TWO CAR-SHARE VISITOR SPACES ARE IN THE PARNADE.

n) LANDSCAPING THE LANDSCAPING DESIGN WILL FEATURE. (I) DROLGHT-RESISTANT NATIVE SPECIES. (II) PERMEABLE SURFACES AND LIVE PLAN TING TO INCREASE WATER RETENTION AND REDUCE STORMWARE CADU, (III) RROVIDE SHADING EBUCHES AND ACTIVITY ZORES TO ENCOURAGE OUTDORA CATIVITIES.

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126 - UNIT MID-RISE MULTLEAMILY DEVELOPMENT

9300 & 9320 CAMBIE ROAD RICHMOND, B.C.

PROJECT NO

PROJECT

1804MCK2

SCALE

As Noted

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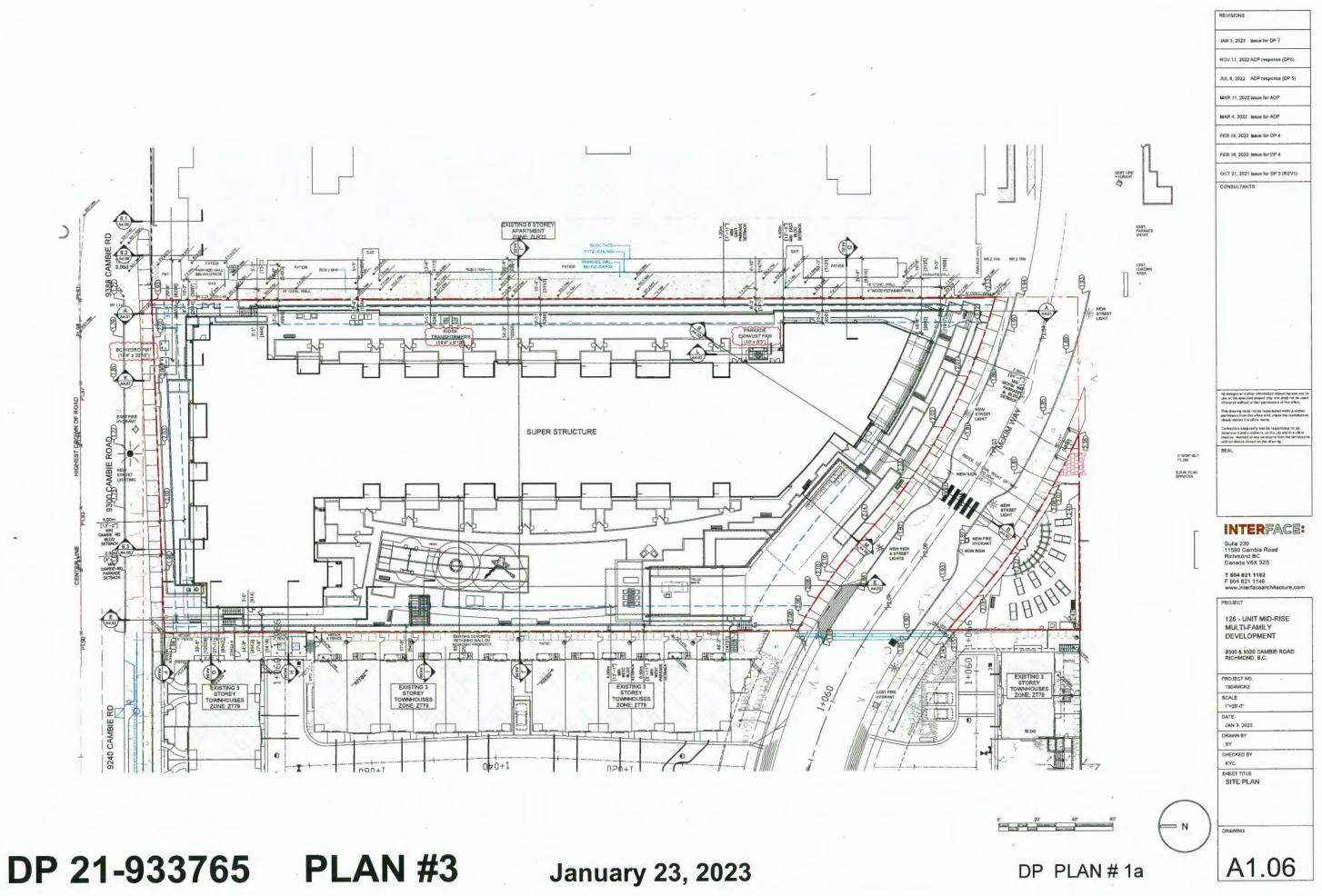
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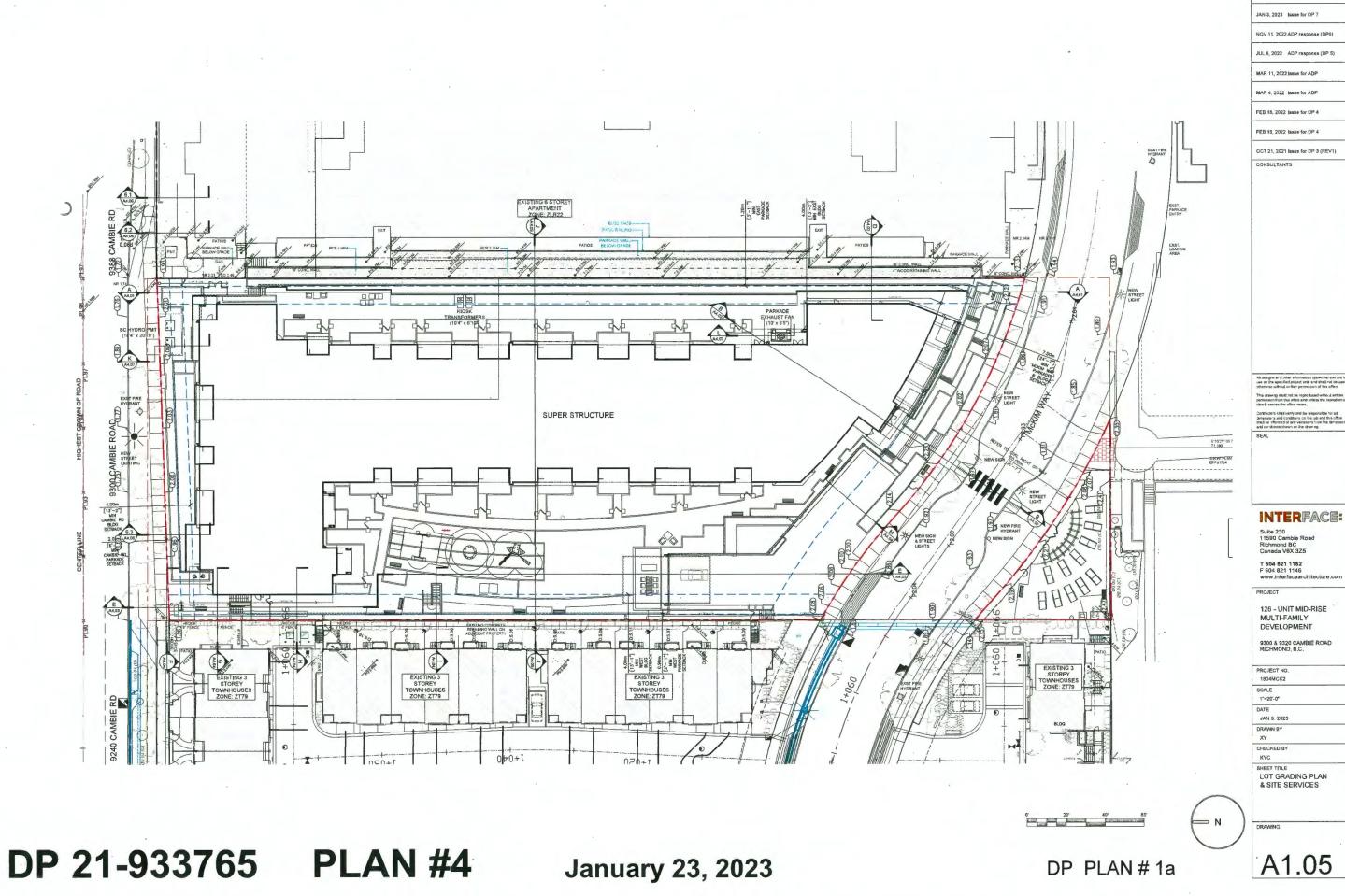
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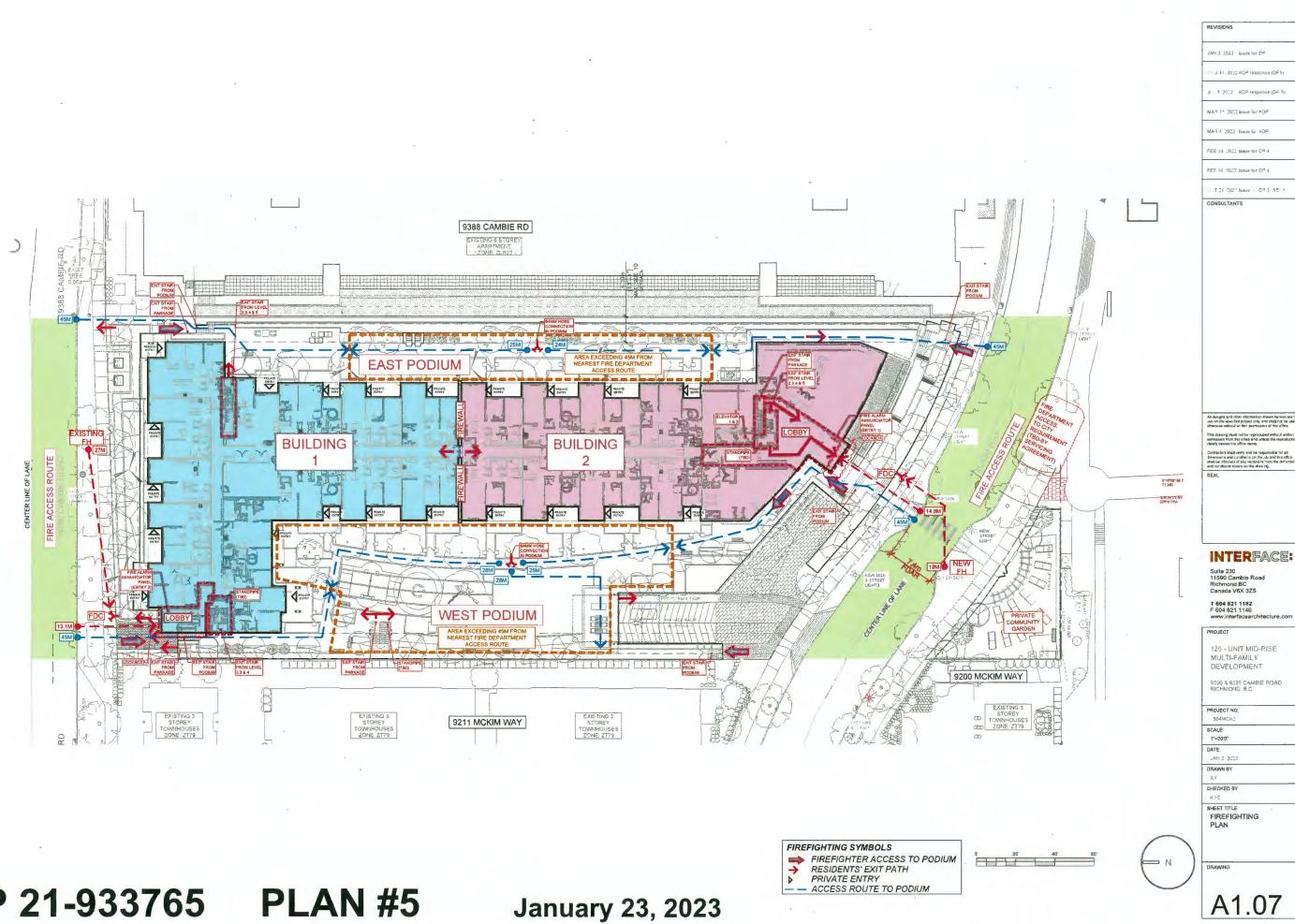
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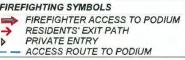


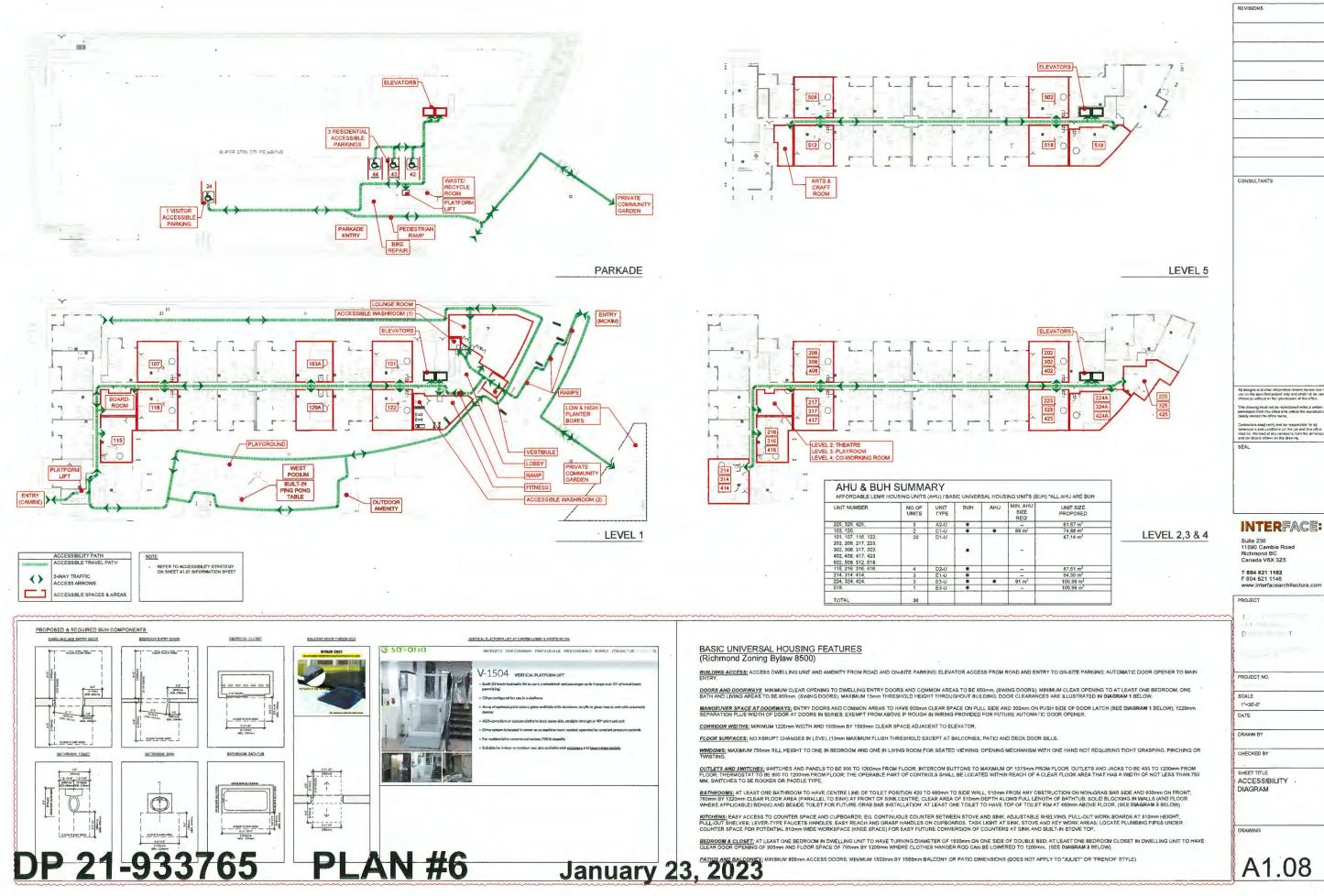


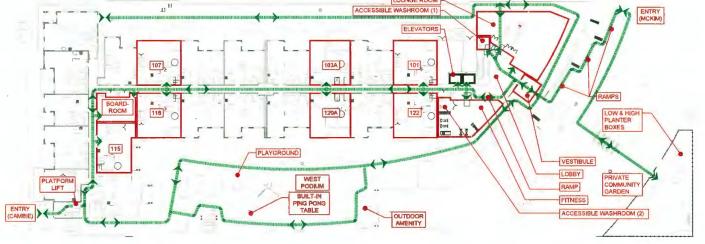
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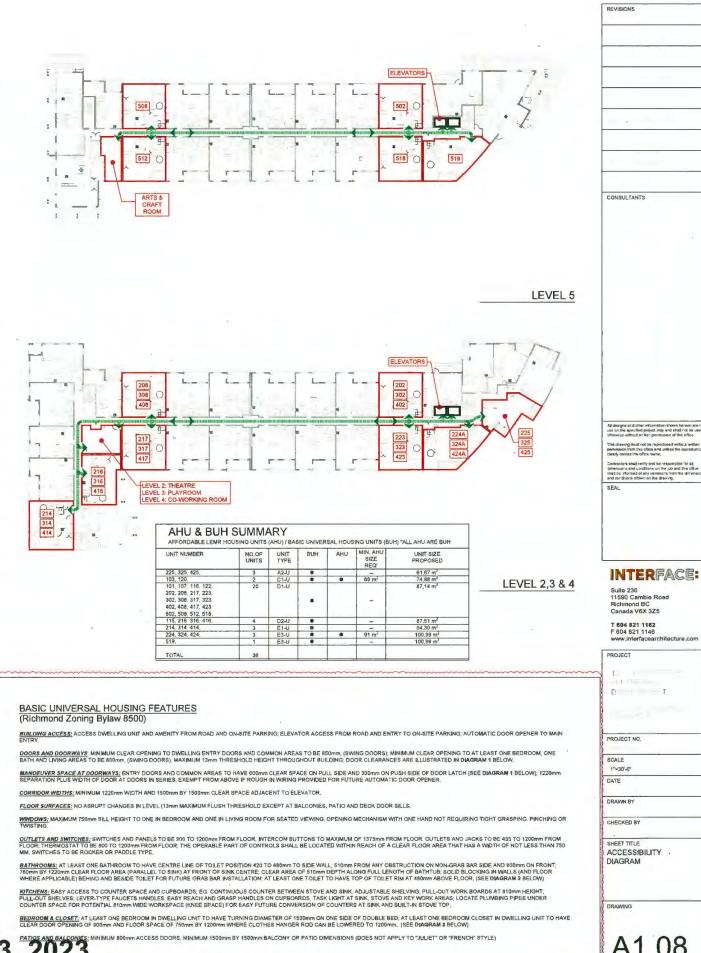


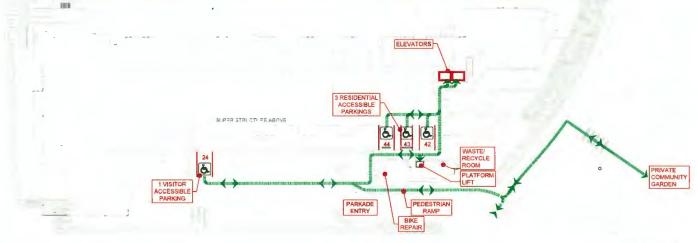
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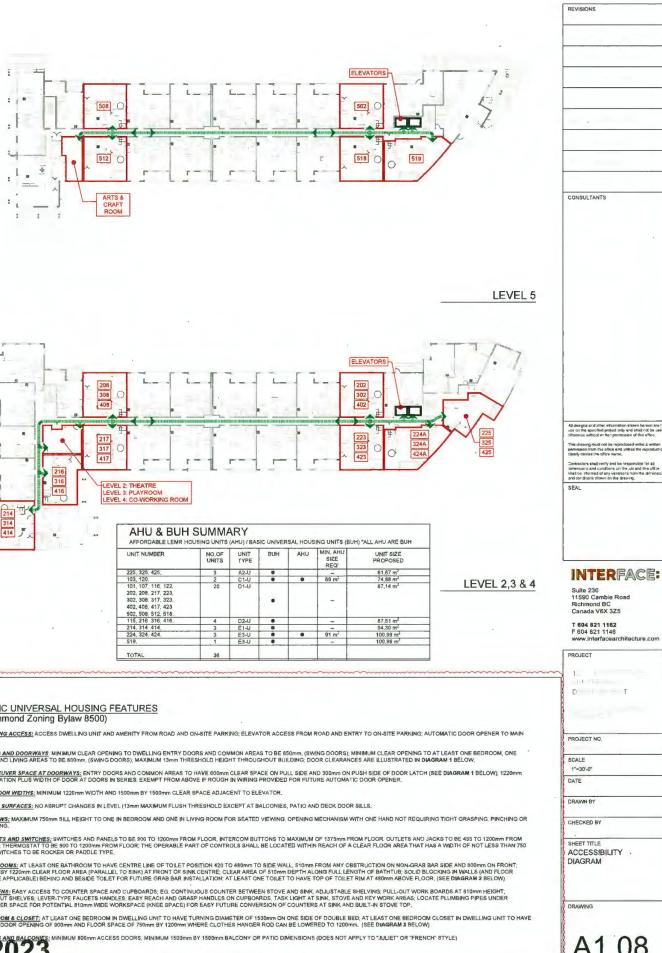




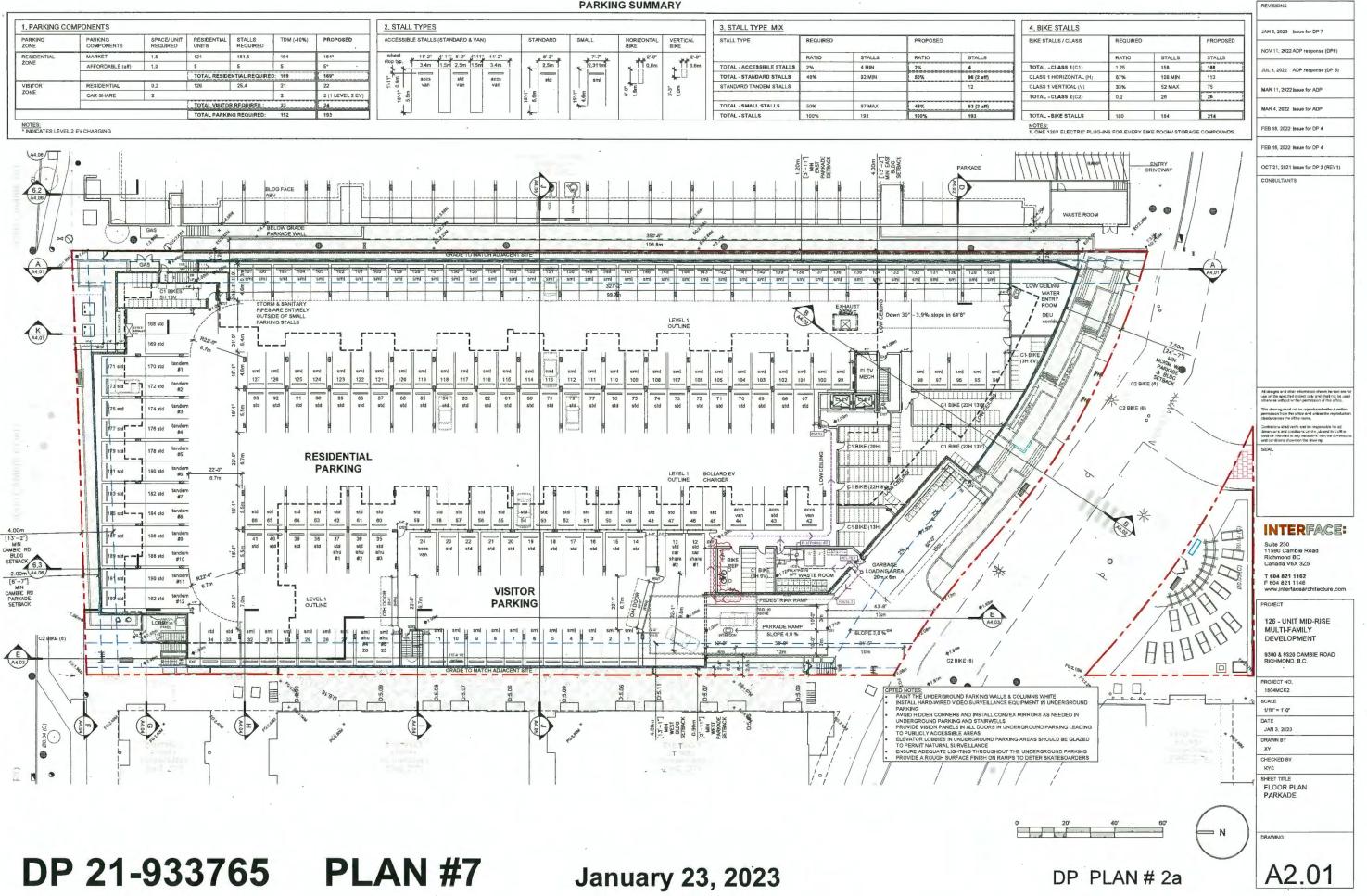


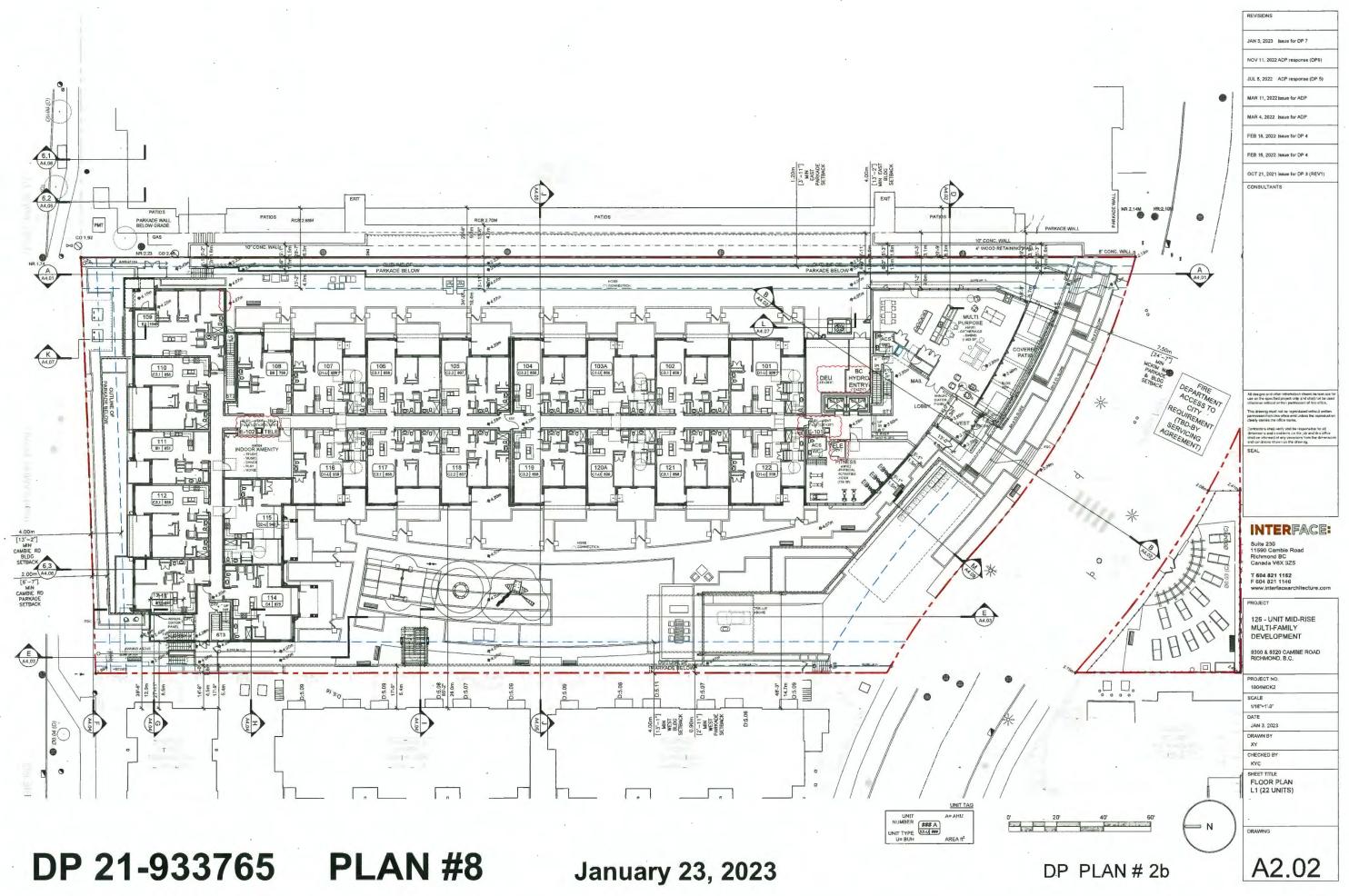


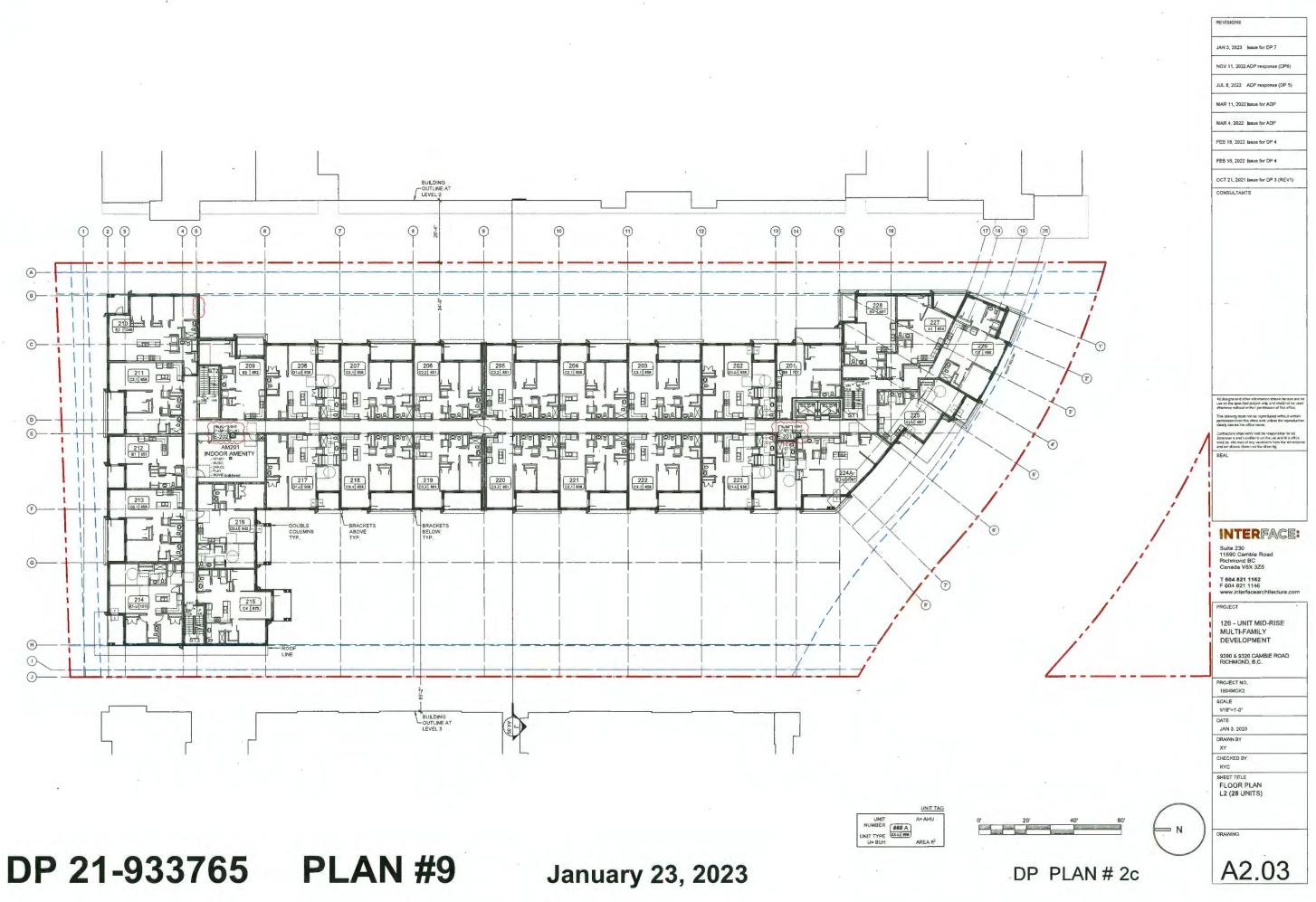


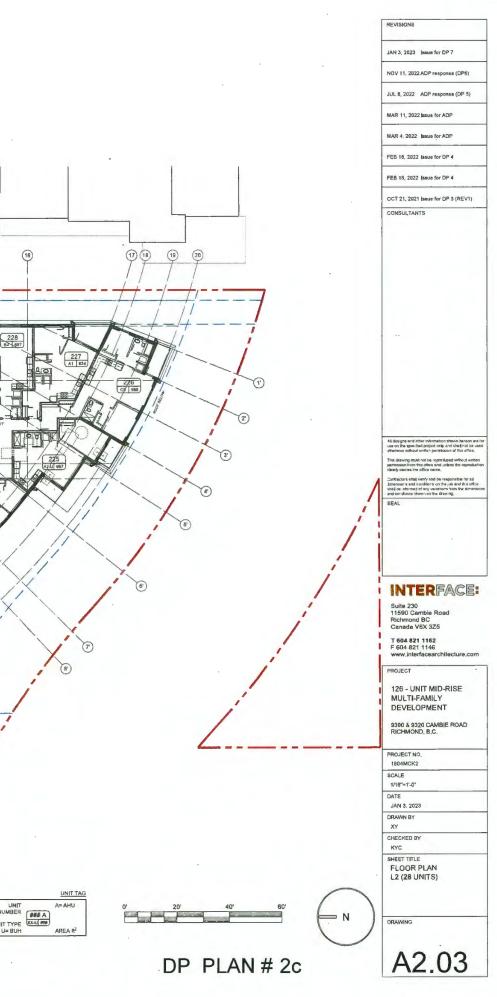


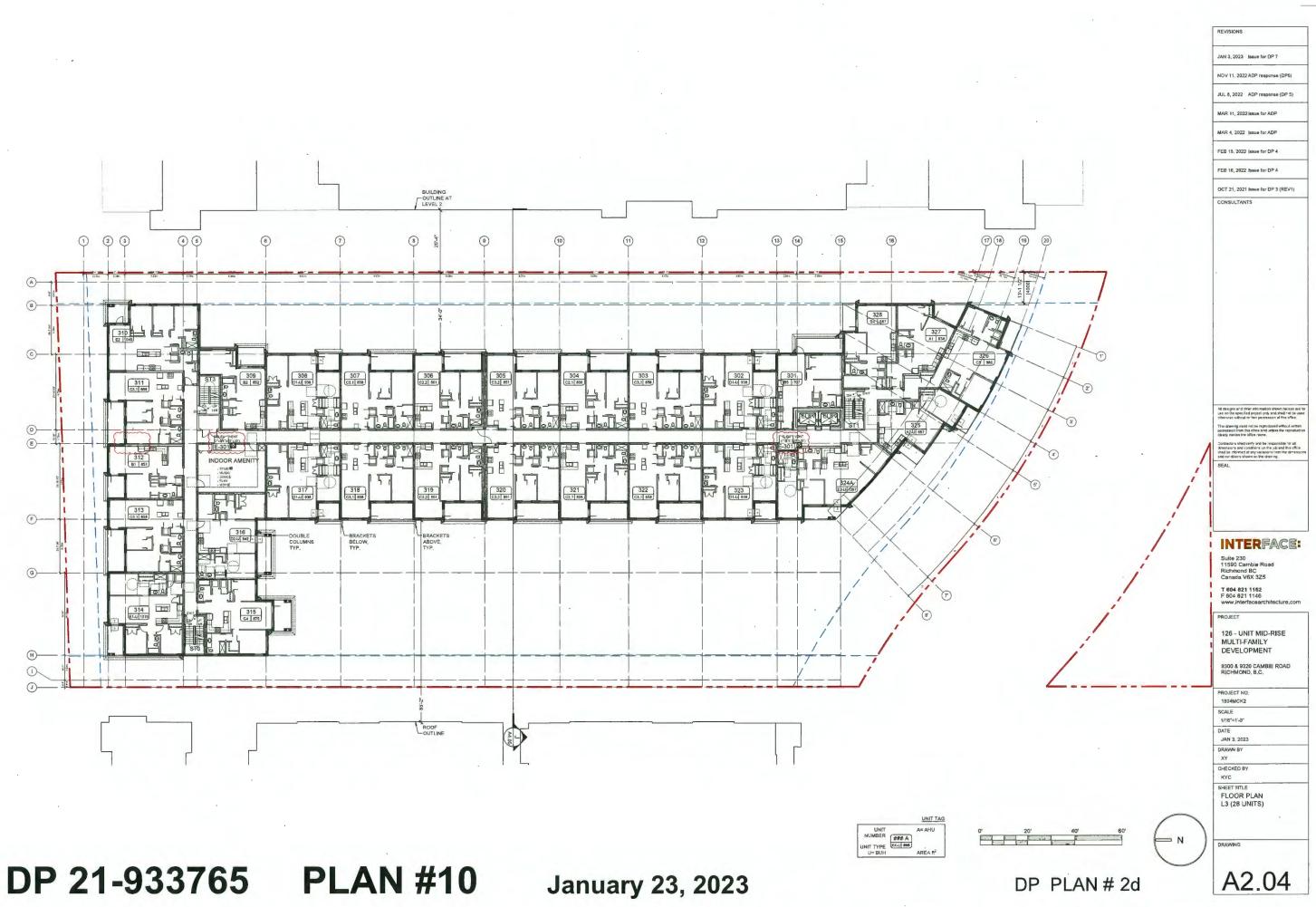
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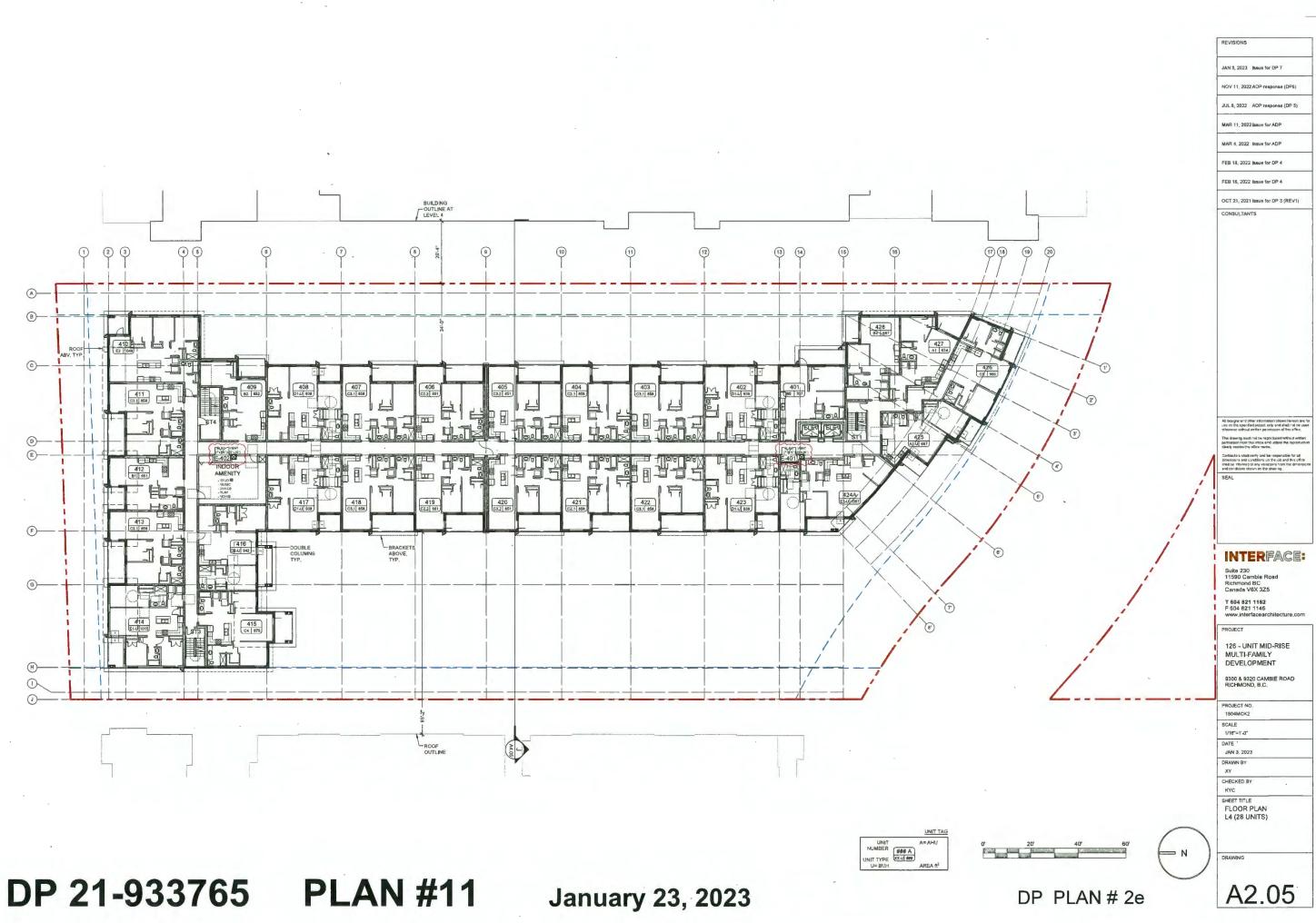


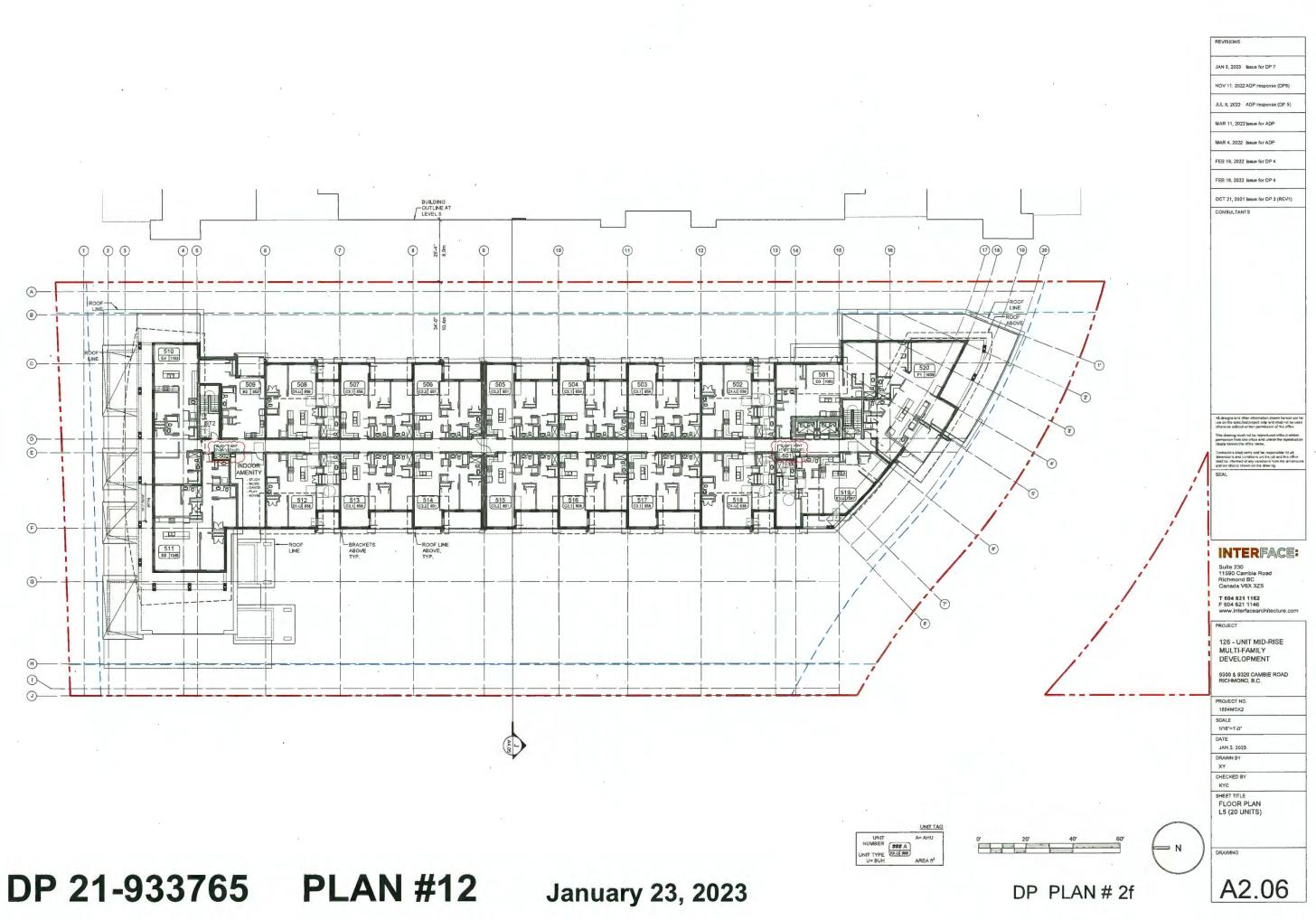


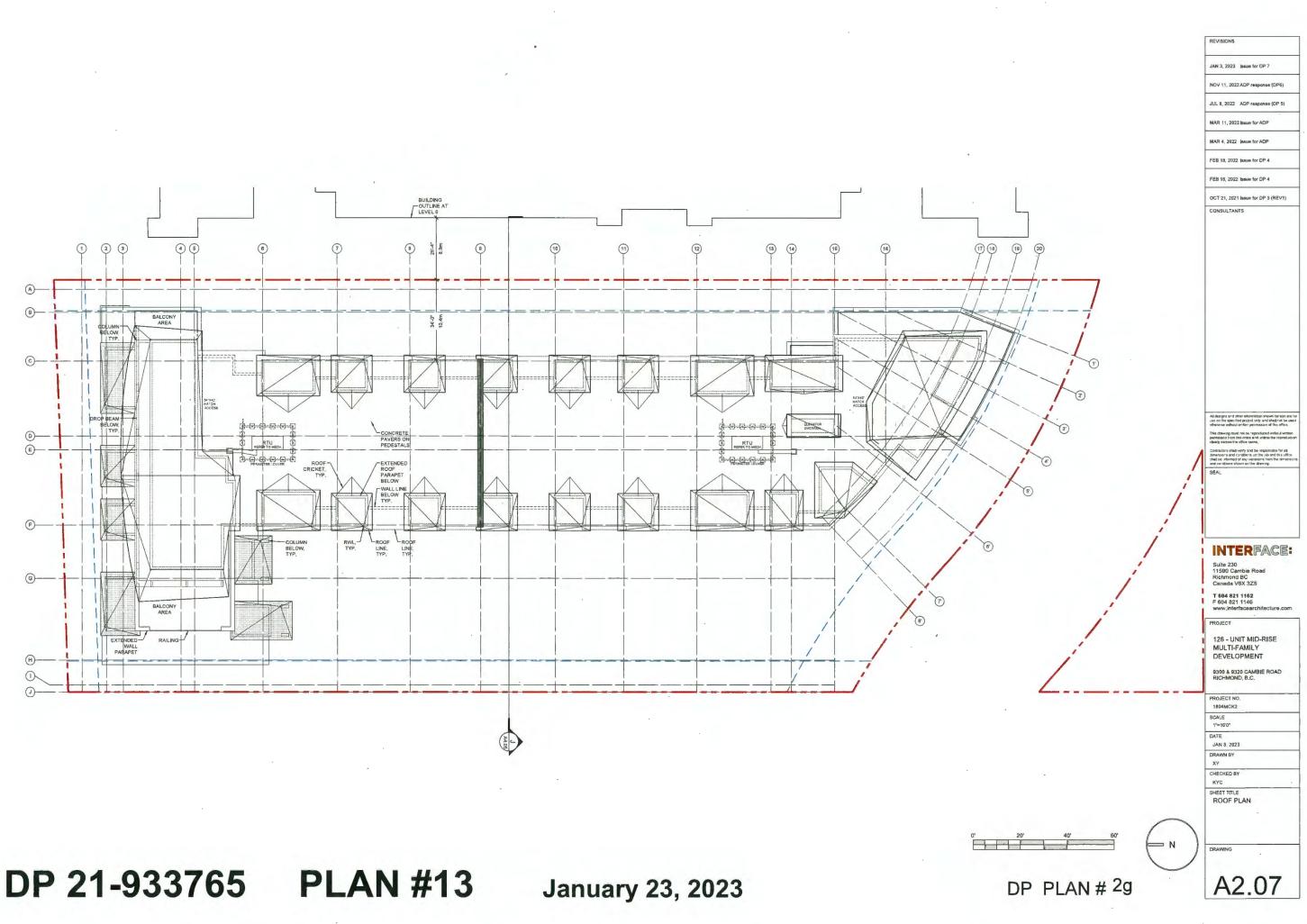














DP 21-933765 PLAN #14 January 23, 2023

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January 23, 2023

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DP 21-933765 **PLAN #16** January 23, 2023

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9300 & 9320 CAMBIE ROAD RICHMOND, B.C.

PROJECT NO. 1804MCK2

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DP 21-933765 **PLAN #17**

January 23, 2023

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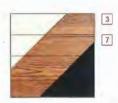


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LOBBY/ AMENITY ROOF CANOPY FIBER CEMENT TRIM BOARDS CAPPED W/ PRE-FINISHED ALLMINUM FLASHING COLOR: TO MATCH IRON GRAY



BALCONY RAILINGS & GLAZING ALUMINUM FRAME POWDER COATED TO MATCH ADJACENT WALL SEE NOTE # GLAZING: TEMPERED GLASS VITRIUM GLASS PEWTER



- ROOF/ BALCONY SOFFIT FIBER CEMENT HORIZONTAL PLANK SIDING, 6" EXPOSURE (NONE-VENTED & VENTED) SEE NOTE #"
- 10 EXTERIOR WALL PANEL SYSTEM SMOOTH FIBER CEMENT REVEAL PANEL SYSTEMS COLOUR: ARCTIC WHITE



EXTERIOR WALL VERTICAL PLANK SIDING FIBER CEMENT VERTICAL PLANK SIDIN 6" EXPOSURE CEDARTONE TRUGRAIN



9 EXTERIOR WALL PANEL SYSTEM SMOOTH FIBER CEMENT REVEAL PANELS SYSTEMS COLOUR: IRON GRAY



EXTERIOR BRICK VENEER WALL ECON BRICK (11 1/2" X 3 1/2" X 3 1/2"); RUNNING BOND IRON SPOT OR COAL CREEK OR SIMILAR (DEPENDING ON AVAILABILITY)

20 PLANTERS & CONCRETE COPING CAST-IN-PLACE CONCRETE GRIND SMOOTH



DP 21-933765

PLAN #18

January 23, 2023

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SCHEDULE OF

- 1 PENTHOUSE R 2-PLY SBS MEMBRA
- 2 TYPICAL ROOF
- 3 ROOF SOFFITS
- 4 GUTTER & RWL PRE-FINISHED ALUM COLOUR, SEE NOTE
- 5 BALCONY POST SOLID WOOD OR WO CEMENT WRAP COLOUR: SEE NOTE
- 6 BALCONY RAIL

7 BALCONY SOF

- 8 EXTERIOR WAL
- 9 EXTERIOR WAL
- 10 EXTERIOR WAL
- 11 RESIDENTIAL D LOW "E" DOUBLE GU

VINYL FRAMES COLOUR: SEE NOTE ALUMINUM FLASHIN COLOUR: SEE NOTE

- 12 CONCRETE CO
- 13 BRICK VENEER
- 14 LOSBY/ AMENI
- 3 CANOPY SOFF
- 15 TYPICAL EXIT/ HOLLOW METAL DO
- 16 LOBBY/ AMENI GLAZING SYSTEMS ALUMINUM FRAME FINISH.
- 17 LOBBY/ AMENI DOUBLE GLAZED AN GRAY ANODIZED FII W/ TEMPERED GLAS
- 18 EXTERIOR HAN POWDER COATED
- INTERCOM IN CONCRETE: ARCH
- 20 PLANTER WAL

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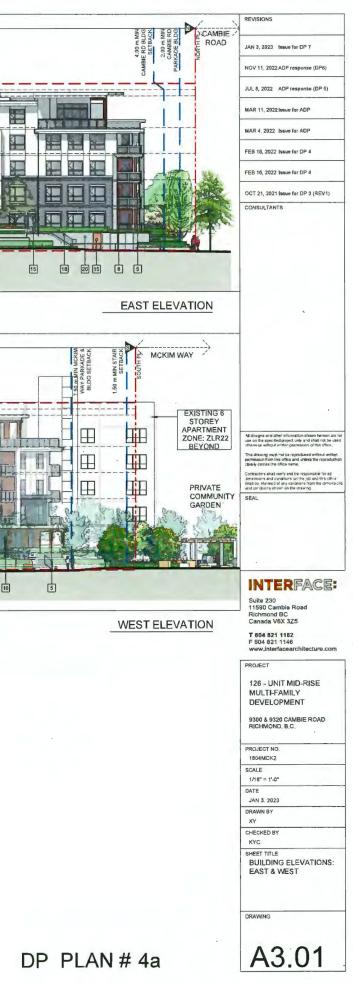
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DP 21-933765 PLAN #19 Janu

January 23, 2023





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FFE PARKADE

DP 21-933765

PLAN #20 Janua

January 23, 2023

NORTH FRONTAGE - ALONG CAMBIE ROAD

SOUTH FRONTAGE - ALONG MCKIM WAY







REVISIONS JAN 3, 2023 Issue for DP 7 NOV 11, 2022 ADP 14 JUL 8, 2022 ADP response (DP 5 MAR 11, 2022 Issue for ADP MAR 4, 2022 Issue for ADP FEB 18, 2022 Issue for DP 4 FEB 16, 2022 Issue for DP 4 OCT 21, 2021 Issue for DP 3 (REV1 CONSULTANT All designs and other use on the specified W 8211 CAMBIE EXISTING 3 STOREY TOWNHOUSE ZONE: ZT79 90 m MIN WEST ETBACK L P INTERFACE: Suite 230 11590 Cambie Road Richmond BC Canada V6X 3Z5 T 604 821 1162 F 604 821 1146 www.interfacearc ROJECT 126 - UNIT MID-RISE MULTI-FAMILY DEVELOPMENT 9300 & 9320 CAMBIE ROAD RICHMOND, B.C. PROJECT NO. 1804MCK2 SCALE 1/8" = 1'-0" DATE JAN 3. 2023 DRAWN BY CHECKED BY SHEET TITLE BUILDING ELEVATION: (ENLARGED W/O LANDSCAPING) NORTH DRAWING A3.04 DP PLAN # 4d



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REVISIONS
JAN 3, 2023 (ssue for DP 7
NOV 11, 2022 ADP response (DP6)
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MAR 11, 2022 Issue for ADP
MAR 4, 2022 Issue for ADP
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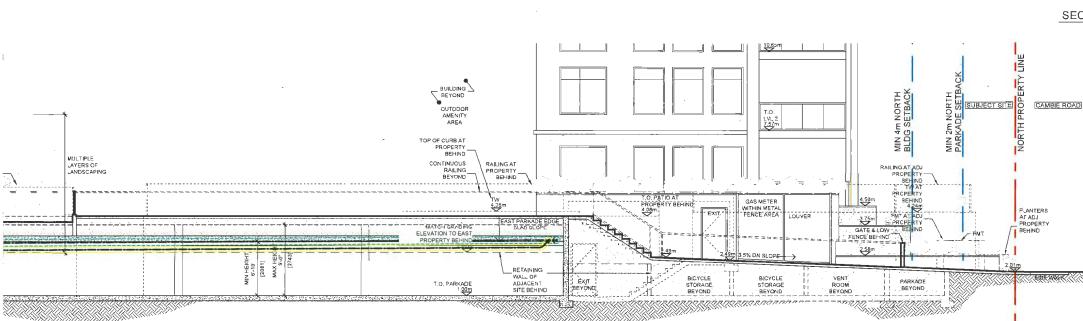
PLAN #25

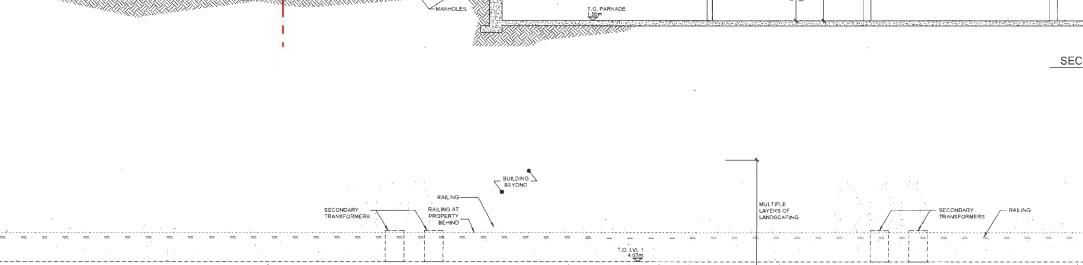
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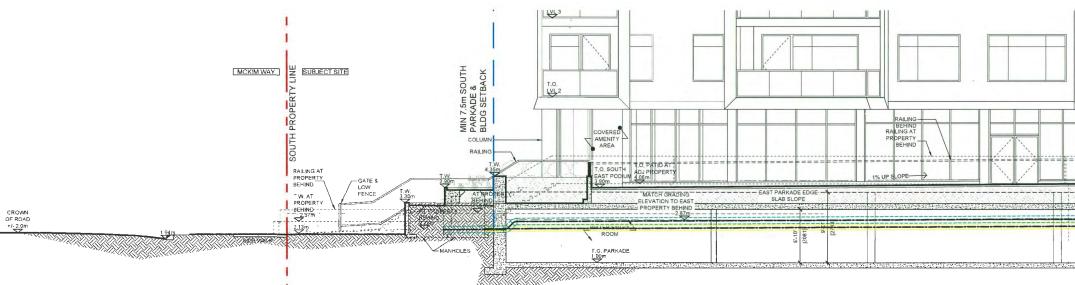
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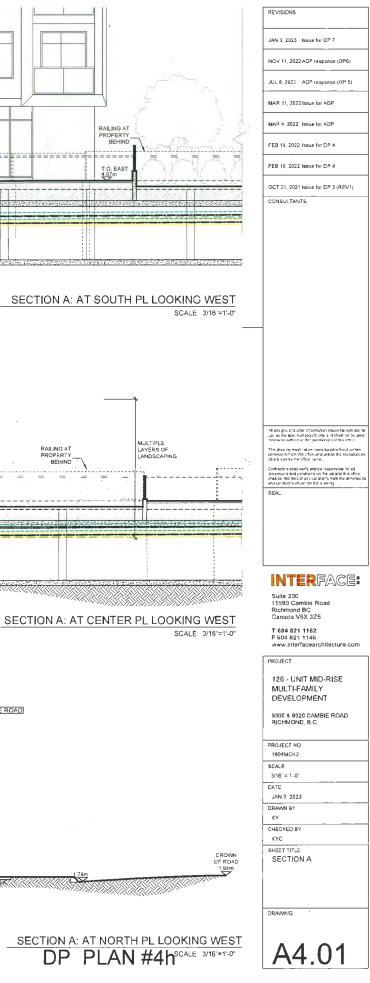


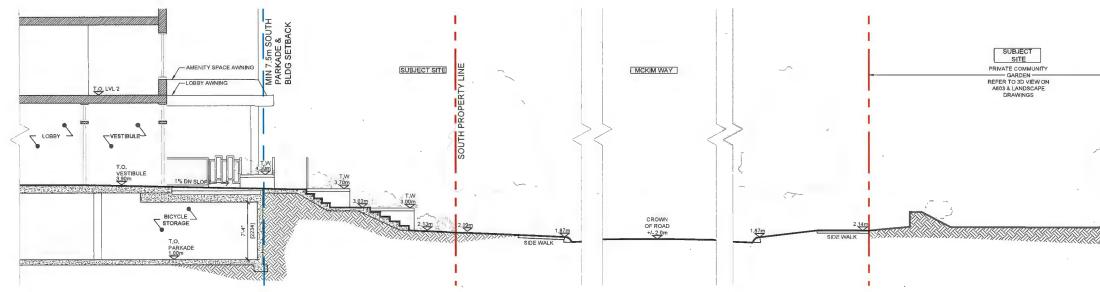


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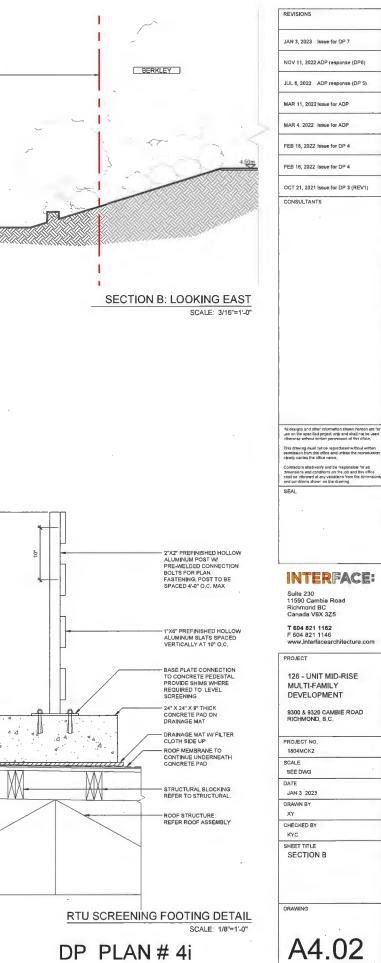


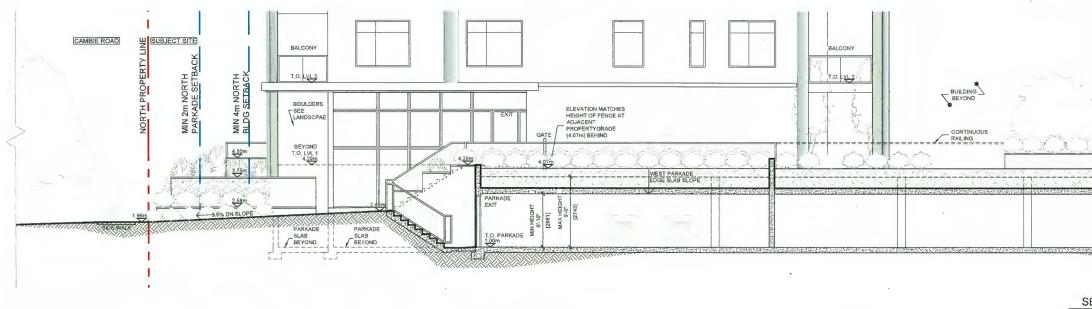


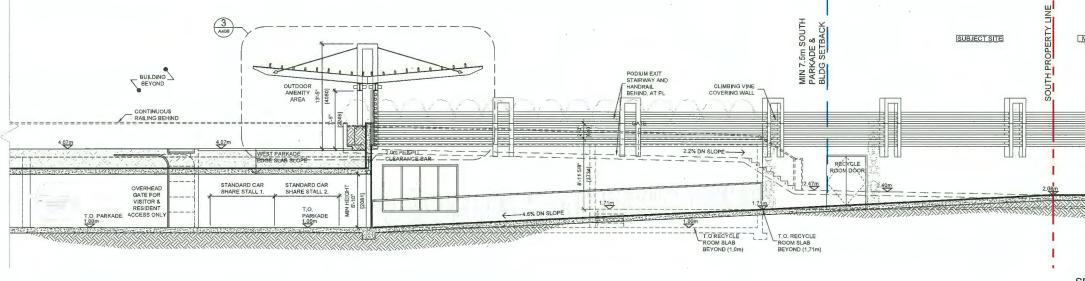


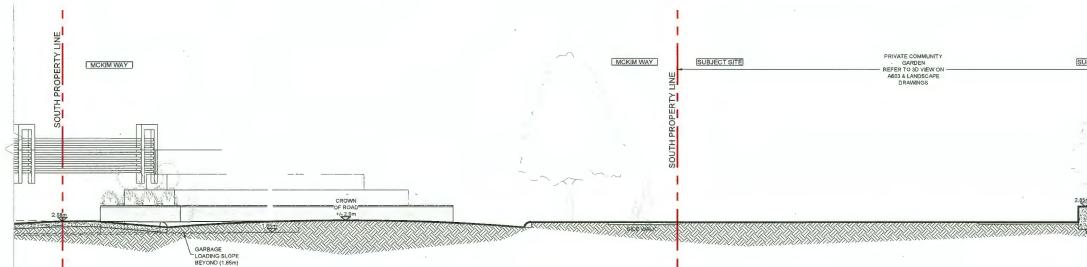
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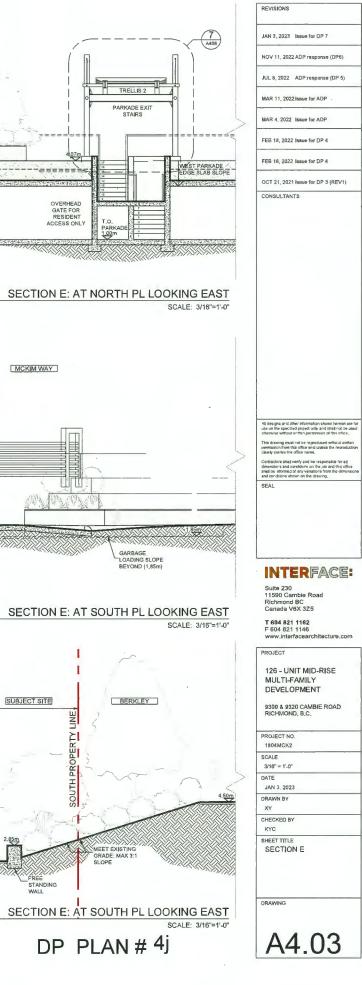






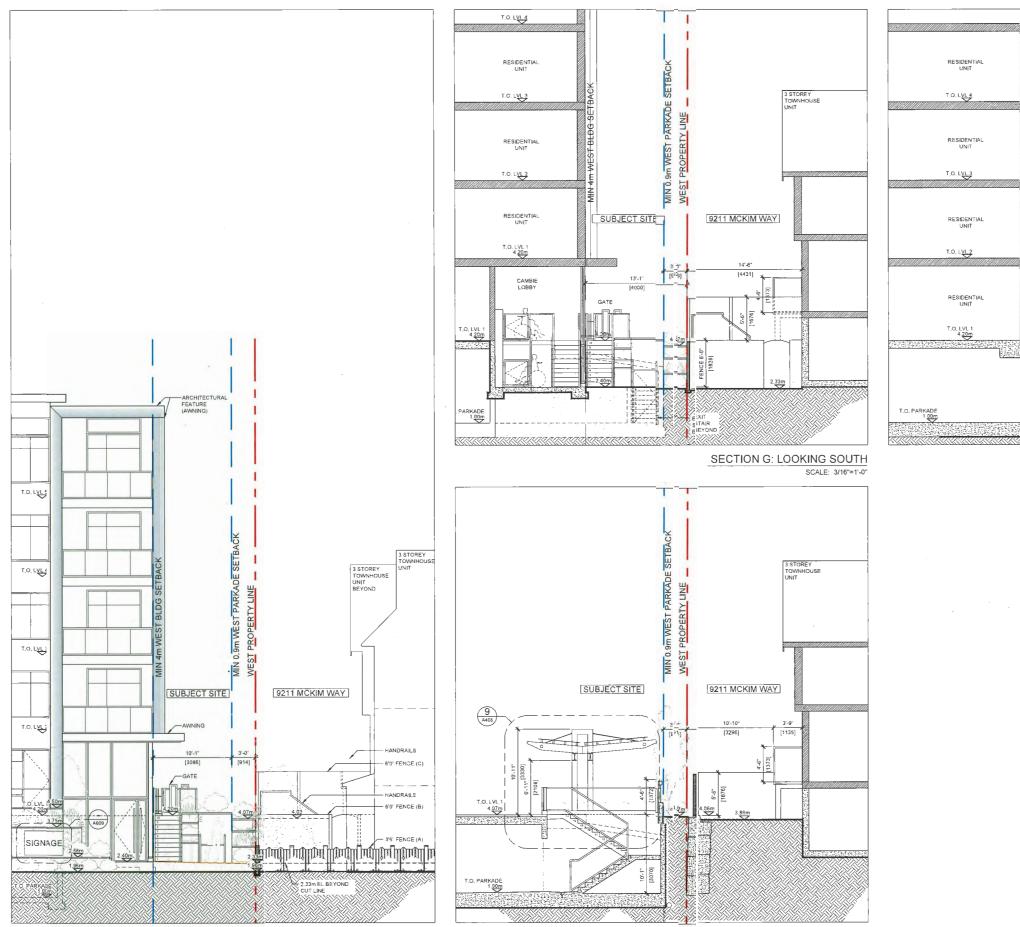
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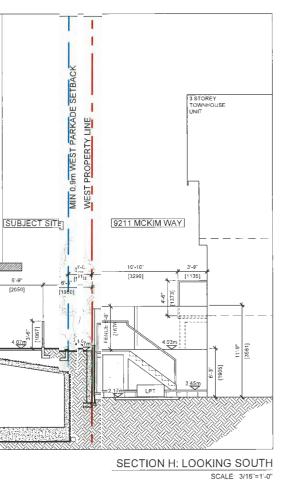
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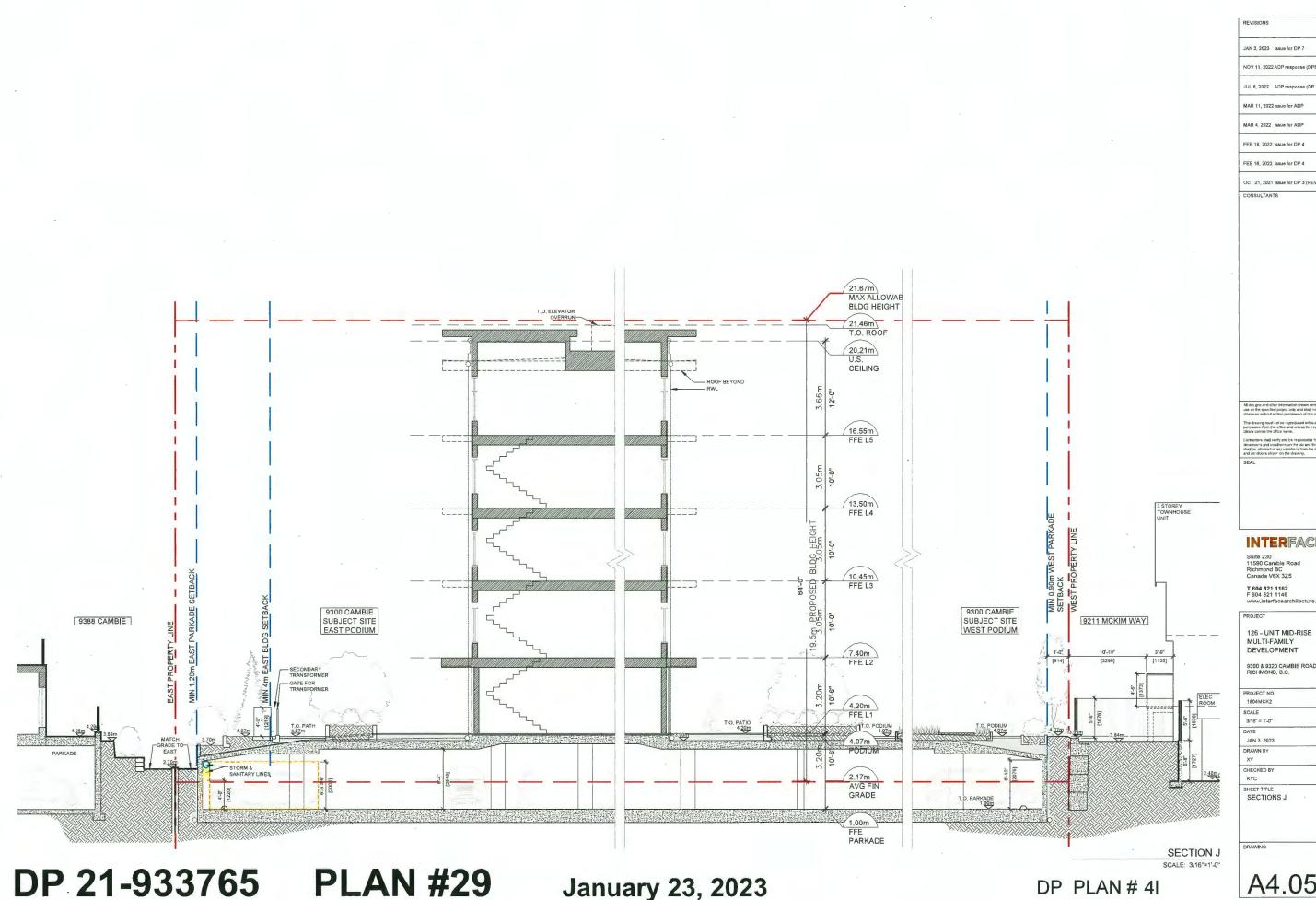


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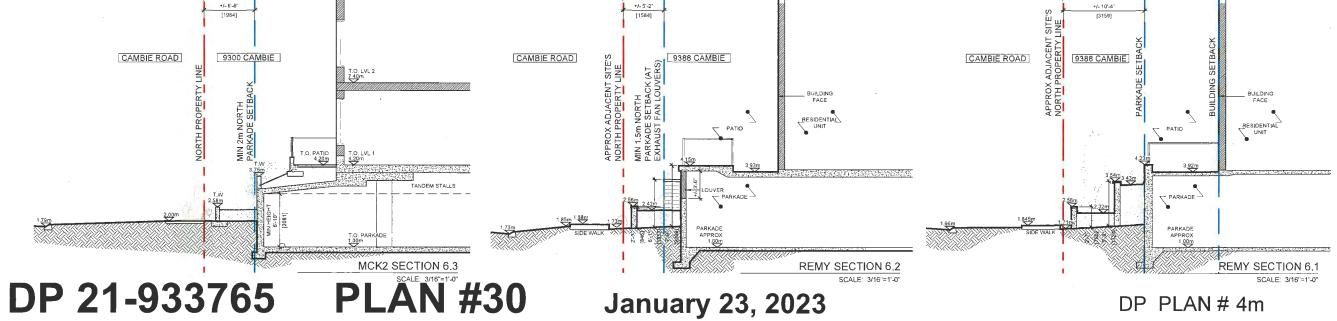
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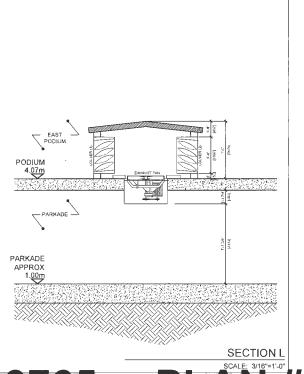
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	PROJECT
	126 - UNIT MID-RISE MULTI-FAMILY DEVELOPMENT
	9300 & 9320 CAMBIE ROAD RICHMOND, B.C.
	PROJECT NO.
	1804MCK2
	SCALE 3/16" = 1'-0"
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REVISIONS

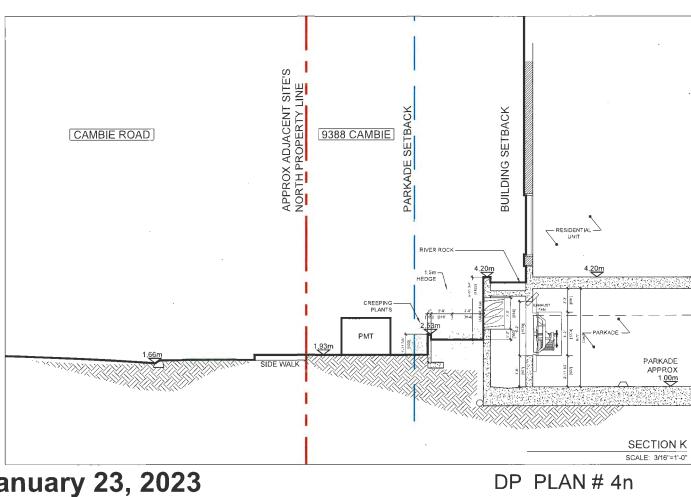
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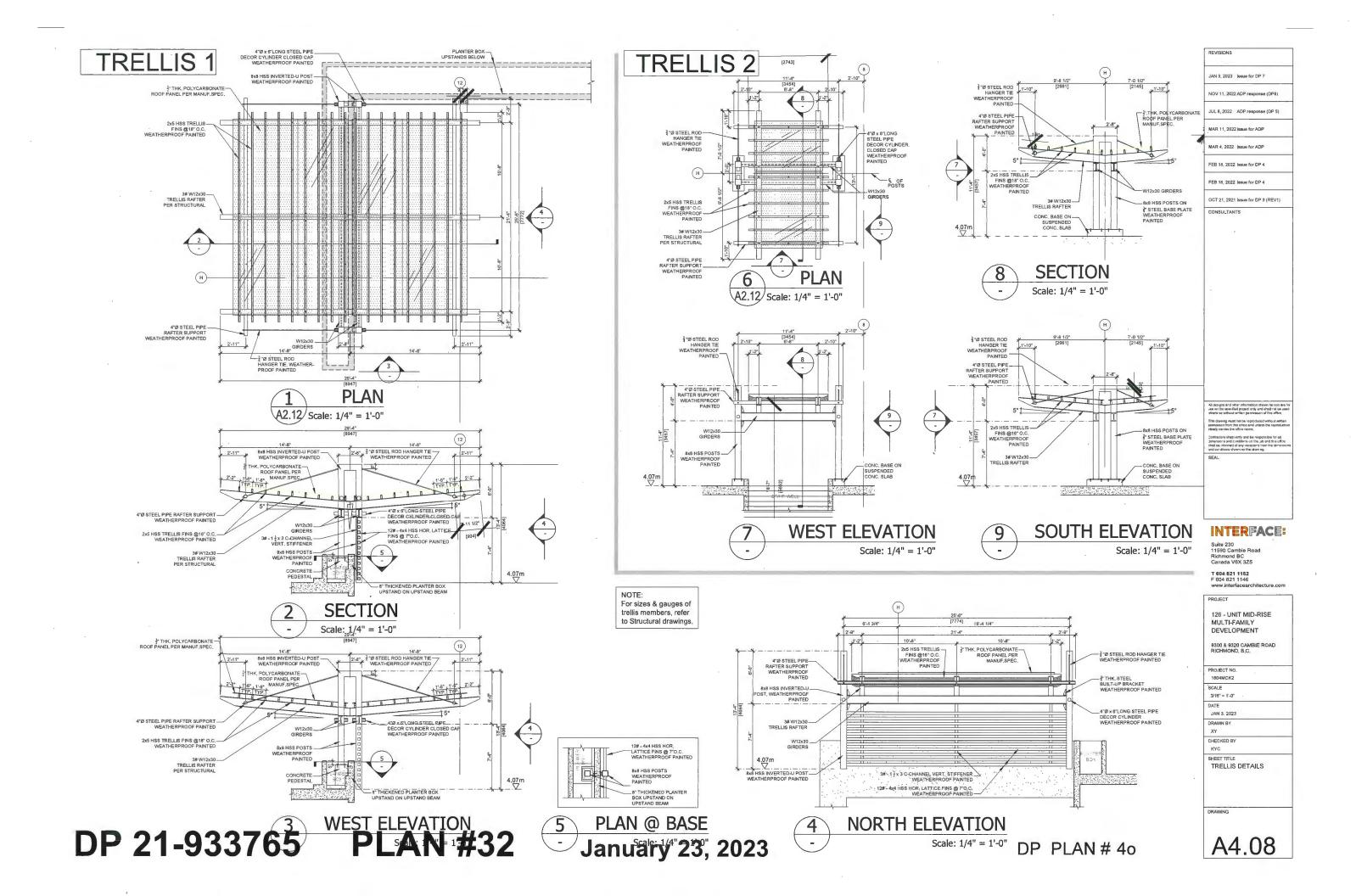
SCALE: 3/16"=1-0" PLAN #31 DP 21-933765

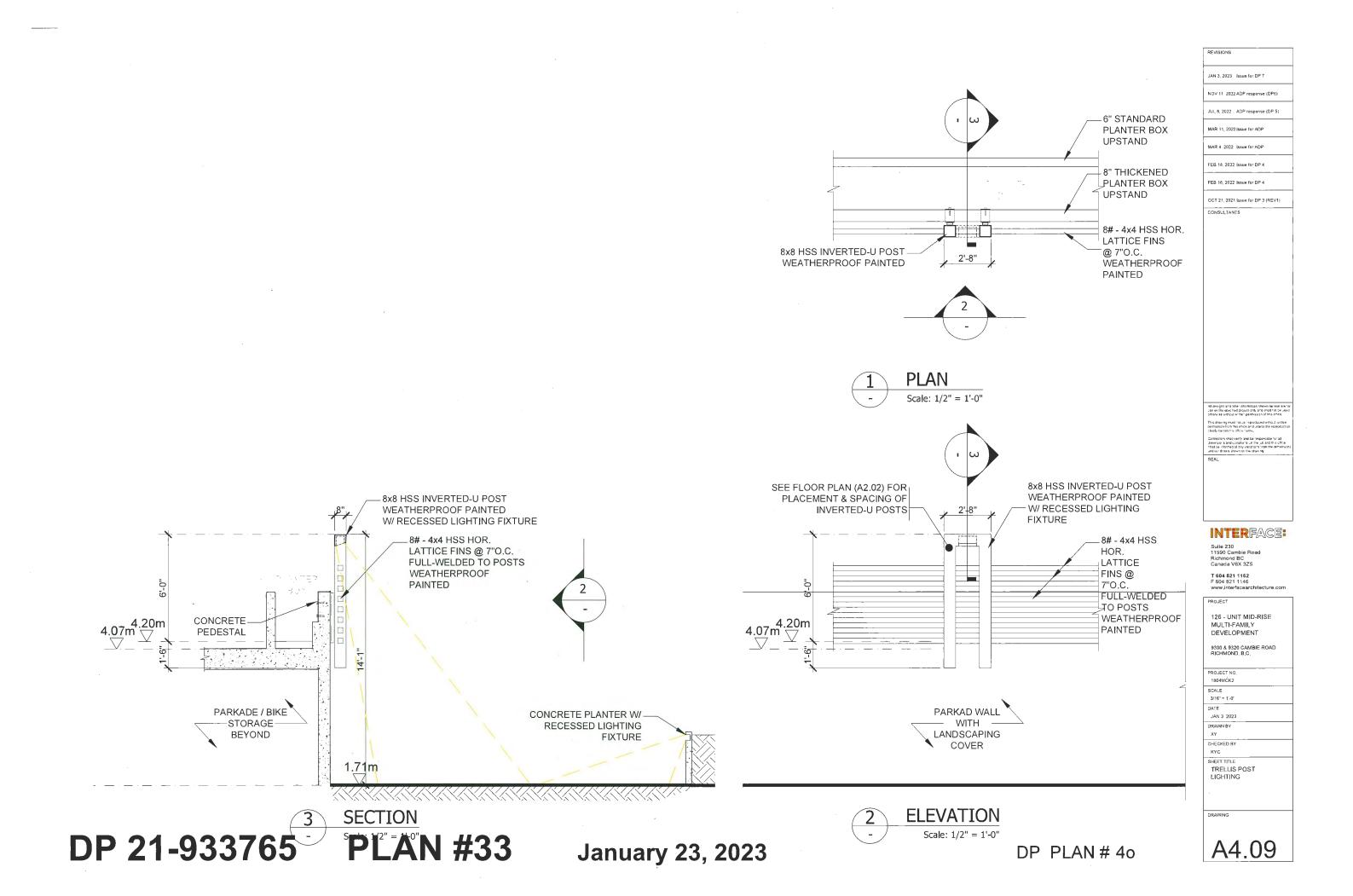


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126 - UNIT MID-RISE MULTI-FAMILY
DEVELOPMENT 9300 & 9320 CAMBIE ROAD
RICHMOND, B.C.
PROJECT NO. 1804MCK2
SCALE 3/15" = 1-0"
DATE JAN 3 2023
DRAWN BY XY CHECKED BY
CHECKED BY KYC SHEET TITLE
SECTIONS K & L
DRAWING
A4.07





DP 21-933765 PLAN #34

January 23, 2023



CAMBIE ROAD NORTH EAST FRONTAGE









MCKIM WAY SOUTH EAST FRONTAGE



EAST PROPERTY LINE INTERFACE

DP PLAN # 6b

101 01 7, 2022 100 101 Pto1	4
FEB 18, 2022 Issue for DP 4	
FEB 16, 2022 Issue for DP 4	
OCT 21, 2021 Issue for DP 3 (REV1)	
CONSULTANTS	
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INTERFACE:	
Suite 230	
11590 Cambie Road Richmond BC	
Canada V6X 3Z5 T 604 821 1162	
F 604 821 1146 www.interfacearchitecture.com	
PROJECT	
126 - UNIT MID-RISE	
MULTI-FAMILY DEVELOPMENT	
9300 & 9320 CAMBIE ROAD	
RICHMOND, B.C.	
PROJECT NO.	
1804MCK2 SCALE	_
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DATE JAN 3. 2023	
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KYC SHEET TITLE	_
3D STREET VIEWS	

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REVISIONS

VAN 3, 2023 Issue for DP 7 NOV 11, 2022 ADP response (DP6 JUL 6, 2022 ADP response (DP 5 MAR 11, 2022 Issue for ADP





AERIAL VIEW LOOKING FROM NORTH











(Incom way

COMMUNITY GARDEN LOOKING FROM NORTH WEST

AERIAL VIEW LOOKING FROM EAST

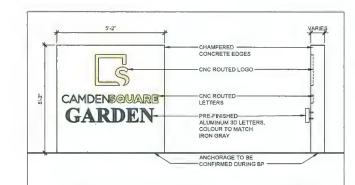
AERIAL VIEW LOOKING FROM WEST

DP PLAN # 6c

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PLAN #36

TYPICAL SIGNAGE DETAIL January 23, 2023



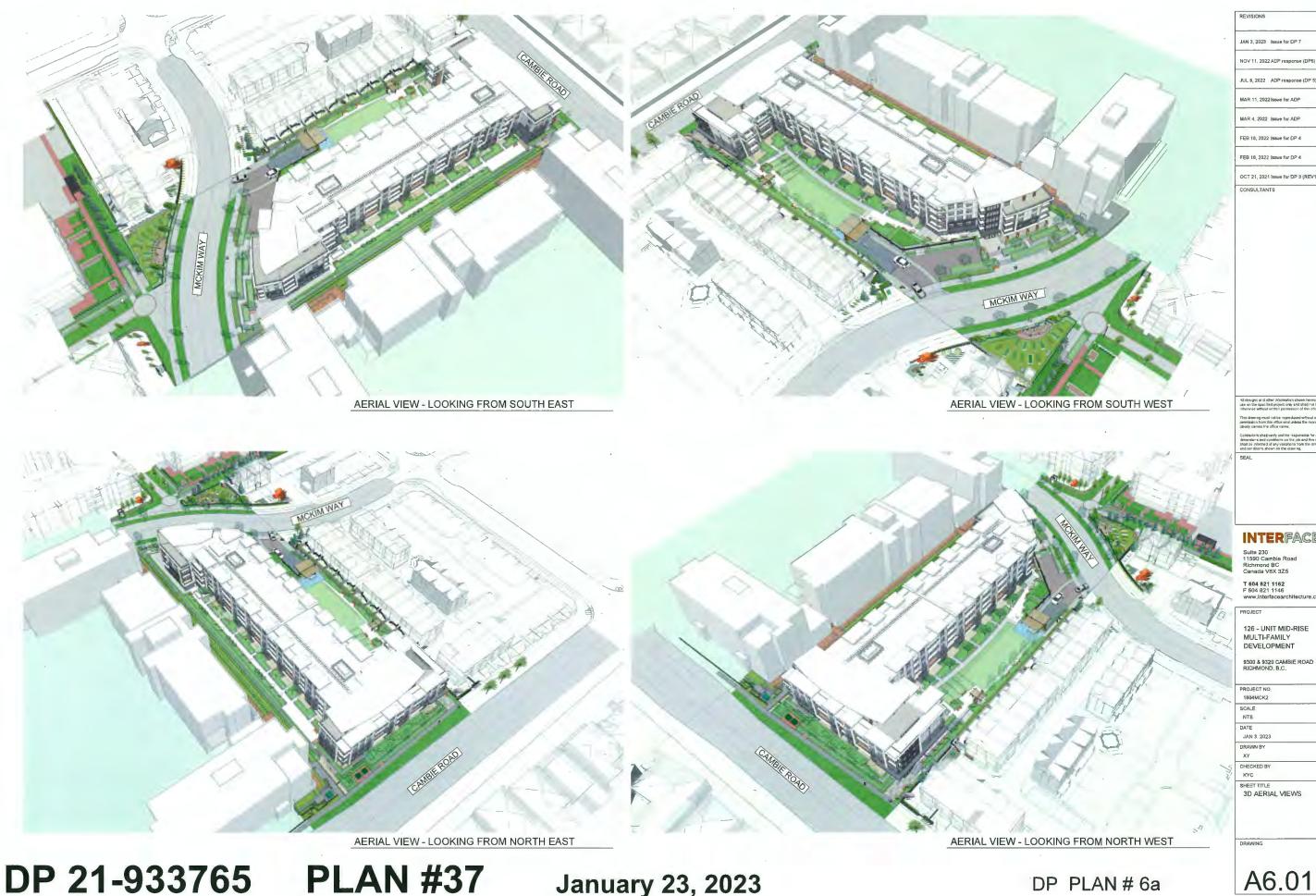






SIGNAGE AT CAMBIE ROAD

REVISIONS
JAN 3, 2023 esue for DP 7
NOV 11, 2022 ADP response (DP6)
JUL 8, 2022 ADP response (DP 5)
MAR 11, 2022 Issue for ADP
MAR 4, 2022 Issue for ADP
FEB 18, 2022 issue for DP 4
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January 23, 2023

REVISIONS
JAN 3, 2023 Issue for DP 7
NOV 11, 2022 ADP response (DP6)
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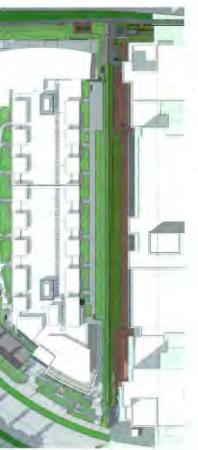




SEPTEMBER 21, 9 AM

DP 21-933765 PLAN #39

January 23, 2023



SEPTEMBER 21, 3 PM

REVISIONS
JAN 3, 2023 Issue for DP 7
NOV 11, 2022 ADP response (DP6)
JUL 8, 2022 ADP response (DP 5)
MAR 11, 2022 Issue for ADP
MAR 4, 2022 Issue for ADP
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INTERFACE:

Suite 230 11590 Cambie Ro Richmond BC Canada V6X 3Z5

T 604 821 1162 F 604 821 1146 www.interfacearc

126 - UNIT MID-RISE MULTI-FAMILY DEVELOPMENT

9300 & 9320 CAMBIE ROAD RICHMOND, B.C.

PROJECT NO. 1804MCK2

SCALE NTS DATE JAN 3. 2023

DRAWN BY

CHECKED BY KYC

SHEET TITLE SHADOW STUDY: SEPTEMBER

A8.02

PLAN #40

January 23, 2023

SHADOWING ON REMY WEST FACE (SOUTH END, MCKIM WAY) - AUTUMN EQUINOX (1PM TO 6PM)



SHADOWING ON REMY WEST FACE (SOUTH END, MCKIM WAY) - SUMMER SOLSTICE (1PM TO 6PM)



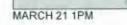












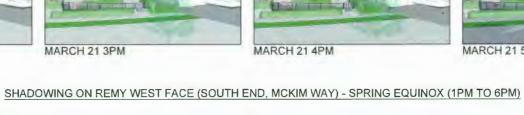
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MARCH 21 2PM

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MARCH 21 6PM





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Suite 230 11590 Cambie Road Richmond BC Canada V6X 3Z5

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PROJECT

126 - UNIT MID-RISE MULTI-FAMILY DEVELOPMENT

9300 & 9320 CAMBIE ROAD RICHMOND, B.C.

PROJECT NO. 1804MCK2

SCALE NTS

DATE JAN 3. 2023

DRAWN BY XY

CHECKED BY KYC

SHEET TITLE SHADOWING ON REMY WEST FACE (SOUTH END)

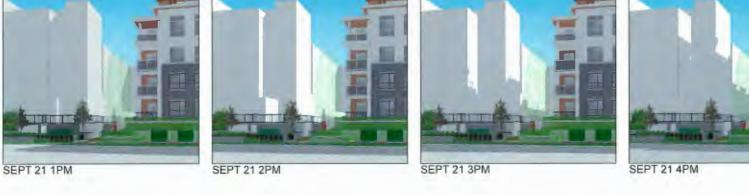
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DRAWING

PLAN #41

January 23, 2023

SHADOWING ON REMY WEST FACE (NORTH END, CAMBIE ROAD) - AUTUMN EQUINOX (1PM TO 6PM)











JUNE 21 3PM









1000







MARCH 21 1PM









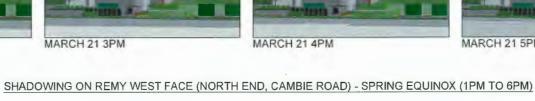






JUNE 21 5PM













MARCH 21 3PM



SEPT 21 5PM



MARCH 21 6PM



JUNE 21 6PM



SEPT 21 6PM

REVISIONS JAN 3, 2023 Issue for DP 7 NOV 11, 2022 ADP response (DP6 JUL 8, 2022 ADP response (DP 5 MAR 11, 2022 Issue for ADP MAR 4, 2022 Issue for ADP FEB 18, 2022 Issue for DP 4 FEB 16, 2022 Issue for DP 4 OCT 21, 2021 Issue for DP 3 (REV1) CONSULTANTS

INTERFACE:

Suite 230 11590 Cambie Road Richmond BC Canada V6X 3Z5

T 604 821 1162 F 604 821 1146 www.interfacearc

PROJECT

126 - UNIT MID-RISE MULTI-FAMILY DEVELOPMENT

9300 & 9320 CAMBIE ROAD RICHMOND, B.C.

PROJECT NO. 1804MCK2

SCALE NTS

DATE JAN 3. 2023

DRAWN BY XY

CHECKED BY KYC

SHEET TITLE SHADOWING ON REMY WEST FACE (NORTH END)

A8.04

DRAWING

PLANT SCHEDULE - ONSITE PMG PROJECT NUMBER: 19-151 KEY QTY BOTANICAL NAME COMMON NAME PLANTED SIZE / REMARKS ACER CIRCINATUM VINE MAPLE 4M HT; B&B; 3 STEM CLUMF JAPANESE MAPLE ACER PALMATUM 4M HT: B&B COLUMNAR ARMSTRONG MAPLE 8CM CAL; 2M STD; B&B ACER RUBRUM 'ARMSTRONG' 8CM CAL; 1.8M STD; B&B CERCIDIPHYLLUM JAPONICUM KATSURA TREE FAGUS SYLVATICA 'DAWYCK GOLD' DAWYCK GOLD BEECH 8CM CAL; B&B 10 GLEDITSIA T. INERMIS 'SKYLINE' SKYLINE HONEY LOCUST 8CM CAL; 1.8M STD; B&B AMELANCHIER X GRANDIFLORA SERVICEBERRY 8CM CAL; 1.5M STD; B&B PICEA GLAUCA WHITE SPRUCE 4M HT; B&B

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. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTE: ONSITE IRRIGATION FOR ALL SOFT LANDSCAPE WILL BE INSTALLED

PLANT SCHEDULE- COMMUNITY GARDEN			PMG PR	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLA
TREE				
-	3	FICUS CARICA	COMMON FIG	8CI
Ŕ	2	MALUS DOMESTICA 'FUJI'	FUJI APPLE	80

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. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



PL

DP 21-933765 PLAN #42

January 23, 2023

PROJECT NUMBER: 19-151 ANTED SIZE / REMARKS

CM CAL: 1.5M STD; B&B CM CAL: 1.5M STD: B&B

DP PLAN #3 19151-9.ZIP Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their



SEAL

13	2022/NOV/14	CITY COMMENTS/NEW SITE PLAN	WZ
12	2022/JUN/22	NEW SITE PLAN	YR
11	2022/APR/30	ADP COMMENTS	YR
10	2022/APR/20	PARKADE EXHAUST	YR
9	2022/MAII/09	ISSUE FOR ADP	YR
8	2022/FE8/16	NEW STTE PLAN	YR
7	2021/0CT/25	CITY COMMENTS & NEW SITE PLAN	YRAP
6	2021/SEP/14	EAST PARKADE LINE	YR
5	2023/101/29	NEW STTE PLAN	YR
ā.	2021/MAY/17	NEW SITE PLAN	YR
3	2020/OCT/29	NEW SITE PLAN- COMMUNITY GARDEN	ЯL
z	2020/SEP/25	NEW SITE PLAN AND CITY COMMENTS	YR
1	2020/MAR/06	CUENT COMMENTS AND NEW SITE PLAN	YR
NO	DATE	REVISION DESCRIPTION	DR.

CLIENT

RESIDENTIAL DEV.

RAWING TITLE:

SCALE

DRAWA DESIGN

CHKD:

PMG PROJECT NUMBER

LANDSCAPE PLAN

PROJECT:

9300 & 9320 CAMBIE RD. RICHMOND, BC

20.FEB.27

1/20"=1'-0

OF 10 19-151

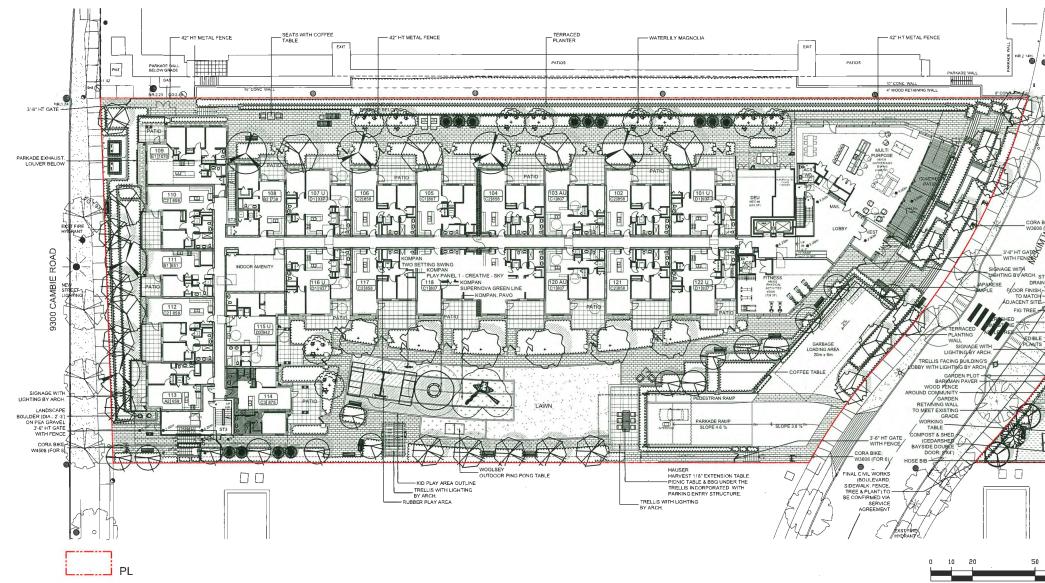
PLANT SCHEDULE - ONSITE PMG PROJECT NUMBER: 1				
KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
6	ACER CIRCINATUM	VINE MAPLE	4M HT; B&B 3 STEM CLUMP	
15	ACER PALMATUM	JAPANESE MAPLE	4M HT; B&B	
B B	ACER RUBRUM 'ARMSTRONG'	COLUMNAR ARMSTRONG MAPLE	8CM CAL; 2M STD; B&B	
2 G 6	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	8CM CAL; 1.8M STD; B&B	
10	FAGUS SYLVATICA 'DAWYCK GOLD'	DAWYCK GOLD BEECH	8CM CAL; B&B	
(.) 6	GLEDITSIA T. INERMIS 'SKYLINE'	SKYLINE HONEY LOCUST	8CM CAL; 1.8M STD; B&B	
10	AMELANCHIER X GRANDIFLORA	SERVICEBERRY	8CM CAL; 1.5M STD; B&B	
13	PICEA GLAUCA	WHITE SPRUCE	4M HT; B&B	

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. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTE: ONSITE IRRIGATION FOR ALL SOFT LANDSCAPE WILL BE INSTALLED

PLANT SCHEDULE- COMMUNITY GARDEN				PMG PF
KE	ί ατγ	BOTANICAL NAME	COMMON NAME	PL/
TREE				
6	3	FICUS CARICA	COMMON FIG	8C
	2	MALUS DOMESTICA 'FUJI'	FUJI APPLE	8C

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. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



PLAN #43 DP 21-933765

January 23, 2023

PROJECT NUMBER: 19-151 LANTED SIZE / REMARKS

BCM CAL; 1.5M STD; B&B BCM CAL: 1.5M STD: B&B

PAR EXST LOAD AREA 24"HT.

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p: 604 294-0011 ; f: 604 294-002

SEAL:

13	2022/NOV/14	CITY COMMENTS/NEW SITE PLAN	wz
12	2022/JUN/22	NEW SITE PLAN	YR
11	2022/APR/30	ADP COMMENTS	87
10	2022/APR/20	PARKADE EXHAUST	YR
9	2022/MAR/09	ISSUE FOR ADP	YR
8	2022/FEB/16	NEW SITE PLAN	٧R
7	2021/OCT/25	CITY COMMENTS & NEW SITE PLAN	YR & R
6	2021/SEP/14	EAST PARKADE LINE	YR
5	2021/JUL/29	NEW SITE PLAN	YB
4	2021/MAY/17	NEW SITE PLAN	YR
3	2020/OCT/29	NEW SITE PLAN- COMMUNITY GARDEN	JH
2	2020/SEP/25	NEW SITE PLAN AND CITY COMMENTS	YR
1	2020/MAR/06	CLIENT COMMENTS AND NEW SITE PLAN	Υß
10	. DATE	REVISION DESCRIPTION	DR.
40	. DATE	REVISION DESCRIPTION	D

CLIENT:

RESIDENTIAL DEV.

9300 & 9320 CAMBIE RD.

PROJECT

RICHMOND, BC

DRAWING TITLE:

LANDSCAPE PLAN

1/20"=1'-0

MC

DRAWING NUMBER

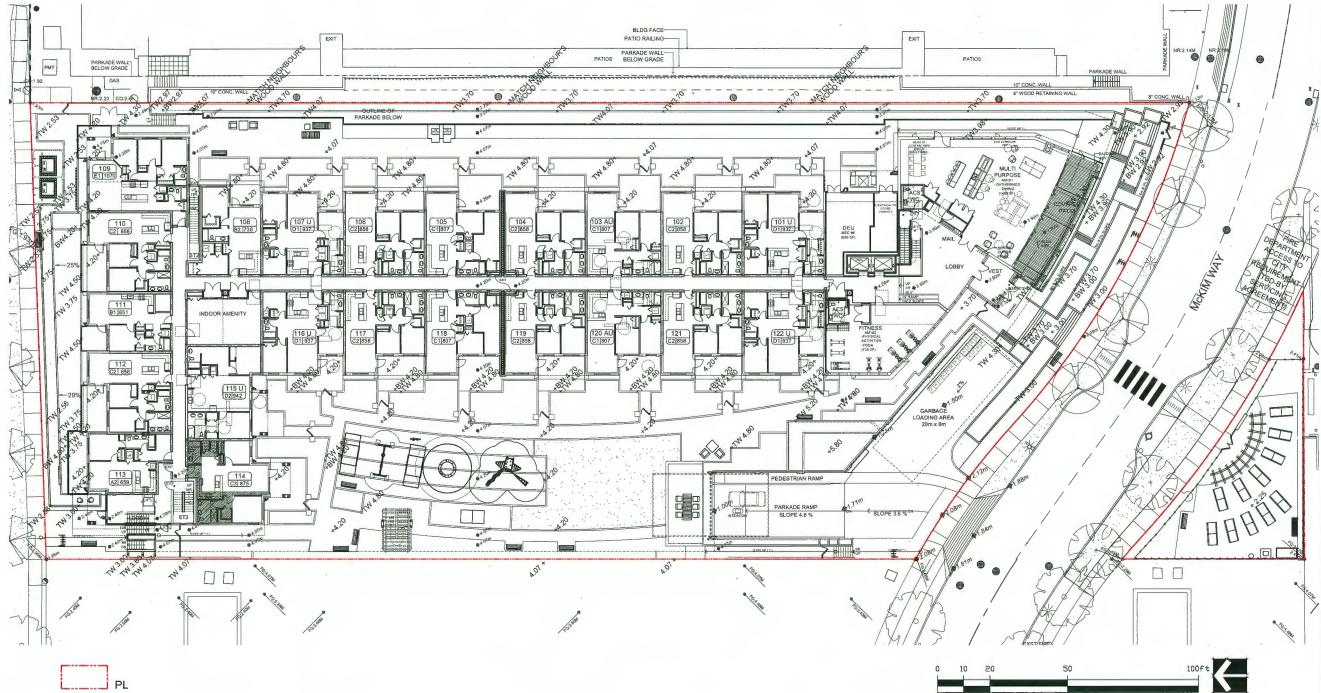
DP PLAN # 3a PMG PROJECT NUMBER

SCALE

DRAWN DESIGN:

CHK'D:

OF 10 19-151



DP 21-933765 PLAN #44

January 23, 2023

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13	2022/NOV/14	CITY COMMENTS/NEW SITE PLAN	WZ
12	2022/JUN/22	NEW SITE PLAN	YR
11	2022/APR/30	ADP COMMENTS	YR
10	2022/APR/20	PARKADE EXHAUST	YR
9	2022/MAR/09	ISSUE FOR ADP	YR
8	2022/FEB/16	NEW SITE PLAN	YR
7	2021/OCT/25	CITY COMMENTS & NEW SITE PLAN	YR & R
6	2021/SEP/14	EAST PARKADE LINE	YR
5	2021/JUL/29	NEW SITE PLAN	YR
4	2021/MAY/17	NEW SITE PLAN	YR
3	2020/OCT/29	NEW SITE PLAN- COMMUNITY GARDEN	HL
2	2020/SEP/25	NEW SITE PLAN AND CITY COMMENTS	YR
1	2020/MAR/06	CUENT COMMENTS AND NEW SITE PLAN	YR
NO	DATE	REVISION DESCRIPTION	DR

CLIENT:

PROJECT

RESIDENTIAL DEV.

9300 & 9320 CAMBIE RD. RICHMOND, BC

DRAWING TITLE:

GRADING PLAN

DATE:	20.FEB.27	DRAWING
SCALE:	1/16"=1'-0"	
DRAWN:	YR	
DESIGN:	YR	
CHK'D:	MCY	

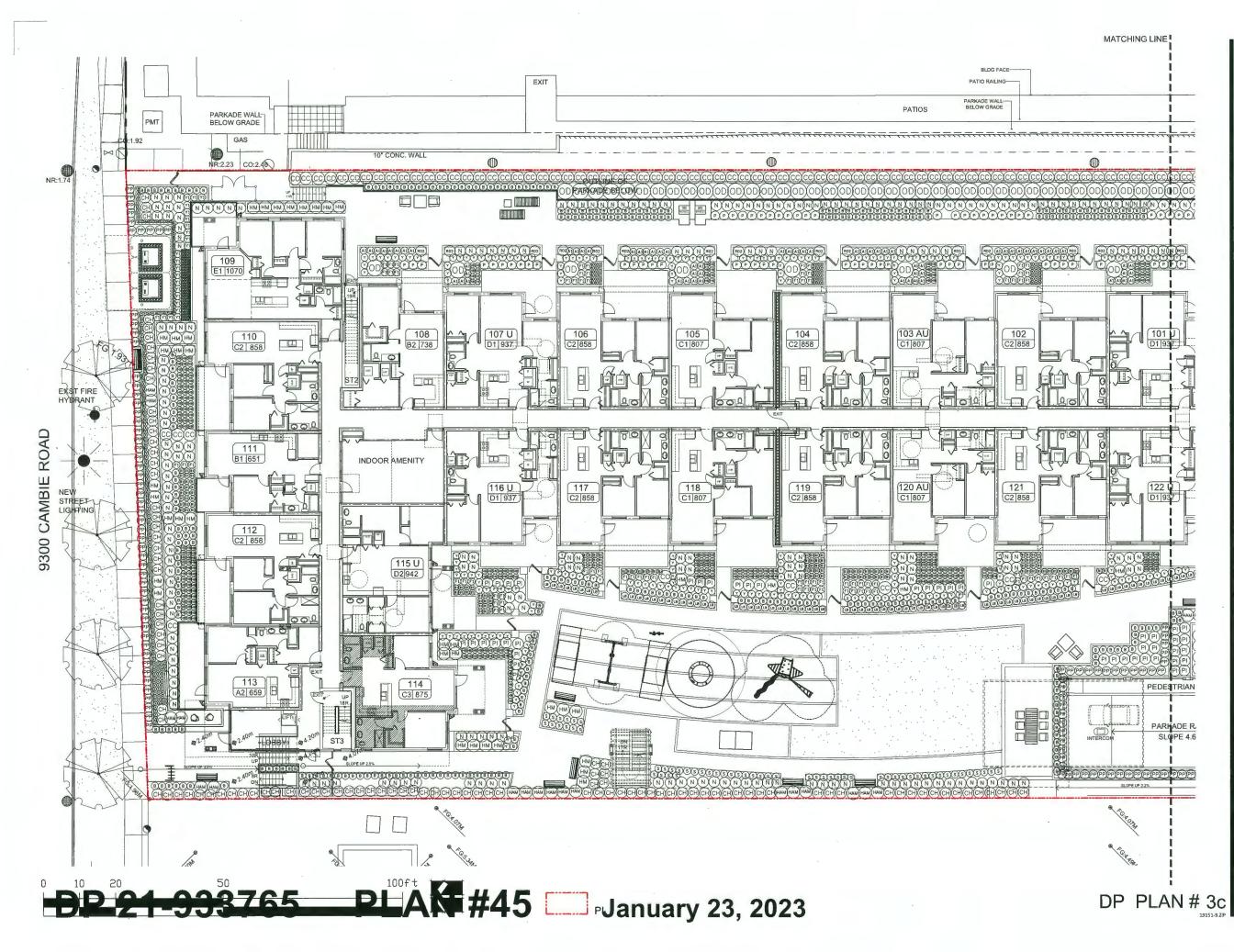


. OF 10

PMG PROJECT NUMBER:

DP PLAN # 3b

19-151



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SEAL

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13	2022/NOV/14	CITY COMMENTS/NEW SITE PLAN	wz
12	2022/JUN/22	NEW SITE PLAN	YR
11	2022/APR/30	ADP COMMENTS	YR
10	2022/APR/20	PARKADE EXHAUST	YR
9	2022/MAR/09	ISSUE FOR ADP	YR
8	2022/FE8/16	NEW SITE PLAN	YR
7	2021/OCT/25	CITY COMMENTS & NEW SITE PLAN	YR & F
6	2021/SEP/14	EAST PARKADE LINE	YR
5	2021/JUL/29	NEW SITE PLAN	YR
4	2021/MAY/17	NEW SITE PLAN	YR
3	2020/OCT/29	NEW SITE PLAN- COMMUNITY GARDEN	HL
2	2020/SEP/25	NEW SITE PLAN AND CITY COMMENTS	YR
1	2020/MAR/06	CLIENT COMMENTS AND NEW SITE PLAN	YR
10	DATE	REVISION DESCRIPTION	DR.

CLIENT

PROJECT:

RESIDENTIAL DEV.

9300 & 9320 CAMBIE RD.

RICHMOND, BC

DRAWING TITLE:

SHRUB PLAN

20.FEB.27 DATE SCALE: 3/32"=1'-0" L3 DRAWN: DESIGN: YR OF 10 CHK'D: MCY

PMG PROJECT NUMBER

19-151

MATCHING LINE

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			4" WOOD RETAINING WALL		8" CONC. WALL
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		LOBBY VEST		ROZ ROZ ROZ ROZ ROZ ROZ	
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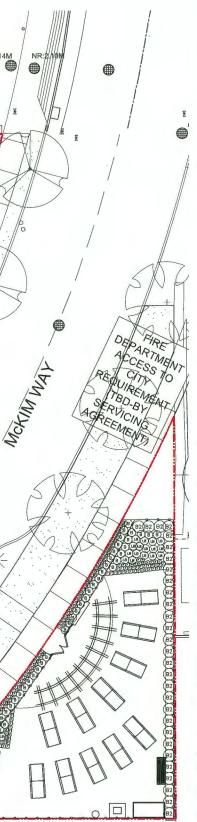
PLANT SCHEDULE PMG PROJECT NUMBER: 19-151				
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
(1)	450	BUXUS MICROPHYLLA 'WINTER GREEN'	LITTLE-LEAF BOX	#3 POT; 40CM
ä	120	CHOISYA TERNATA SUNDANCE	MEXICAN MOCK ORANGE	#3 POT; 50CM
a	104	CORNUS SERICEA 'KELSEY!'	DWARF KELSEY DOGWOOD	#3 POT; 80CM
H	256	HEBE PINGUIFOLIA 'SUTHERLANDII'	SUTHERLAND HEBE	#2 POT; 40CM
I DEELEEBE	53	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	ENDLESS SUMMER BIGLEAF HYDRANGEA	#3 POT; 80CM
(HANN)	26	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA; LIMEGREEN-PINK	#3 POT; 80CM
X	318	NANDINA DOMESTICA MOONBAY	DWARF HEAVENLY BAMBOO	#3 POT; 50CM
8	56	OSMANTHUS DELAVAYI	FALSE HOLLY	#3 POT; 50CM
A	290	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#3 POT; 50CM
ä	62	RHODODENDRON 'CAPISTRANO'	HYBRID RHODODENDRON; PALE YELLOW	#3 PDT; 50CM
X	250	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.0M B&B
M	30	TAXUS X MEDIA 'HICKSII' (1.5M HT)	HICK'S YEW	1.5M B&B
GRASS	33	VACCINIUM 'POLARIS'	POLARIS BLUEBERRY	#3 POT; 60CM
	68	CAREX ELATA 'AUREA'	BOWLE'S GOLDEN SEOGE	#1 POT
8	127	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
E C	54	OPHIOPOGON PLANISCAPUS 'NIGRESCENS'	BLACK MONDO GRASS	#1 POT
PEREN	NIAL		·	
FI	78	EUPHORBIA CHARACIAS SSP. WULFENII	CHARACIAS SPURGE	15CM POT
6	112	LAVENDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	ENGLISH LAVENDER; COMPACT; DEEP PURPLE	15CM POT
۲ E	53	PEROVSKIA ATRIPLICIFOLIA 'BLUE SPIRE'	RUSSIAN SAGE	#2 POT
K	195	RUBUS CALYCINOIDES	CREEPING RASPBERRY	#1 POT
, 0.0363	57	SEDUM 'AUTUM JOY'	AUTUM JOY STONECROP	9CM POT
(F)	276	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	9CM POT
(FI)	112	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT; 15CM
- <u></u>	105	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#2 POT;35CM

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 CINLA 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 MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE ANDSCAPE ARCHITECT FRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL, UNDERSTITUTIONS WILL BE REJECTED. ALLOWA MINIMUM OF FLYED DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTIE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD AND CANADIANI AND ARCAPE STANDARD LATEST EDITON. *ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CONSDITION AS TO THE ACTION. *ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CONSDITION AS DEFENSION LATEST EDITION. *ALL PLANT MATERIAL, MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTE: ONSITE IRRIGATION FOR ALL SOFT LANDSCAPE WILL BE INSTALLED

DP 21-933765 PLAN #46

PL



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SEAL

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13	2022/NOV/14	CITY COMMENTS/NEW SITE PLAN	₩Z
12	2022/JUN/22	NEW SITE PLAN	YR
11	2022/APR/30	ADP COMMENTS	¥R
10	2022/APR/20	PARKADE EXHAUST	YR
9	2022/MAR/09	ISSUE FOR ADP	YR
8	2022/FEB/16	NEW SITE PLAN	YR
7	2021/OCT/25	CITY COMMENTS & NEW SITE PLAN	YR&
6	2021/SEP/14	EAST PARKADE UNE	٧R
5	2021/JUL/29	NEW SITE PLAN	YR
4	2021/MAY/17	NEW SITE PLAN	YR
3	2020/OCT/29	NEW SITE PLAN- COMMUNITY GARDEN	JH
2	2020/SEP/25	NEW SITE PLAN AND CITY COMMENTS	YR
1	2020/MAR/06	CLIENT COMMENTS AND NEW SITE PLAN	YR
10	DATE	REVISION DESCRIPTION	DR

CLIENT:

PROJECT:

DRAWING TITLE: SHRUB PLAN

DATE:

SCALE:

DRAWN:

DESIGN:

CHKD:

19151-9.ZIF

DP PLAN # 3d

RESIDENTIAL DEV. 9300 & 9320 CAMBIE RD. RICHMOND, BC

20.FEB.27

3/32"=1'-0"

YR

YR

MCY

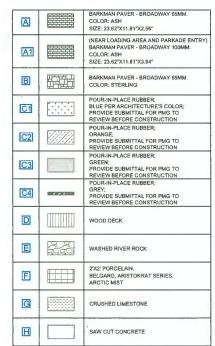
PMG PROJECT NUMBER:

OF 10 19-151

DRAWING NUMBER:

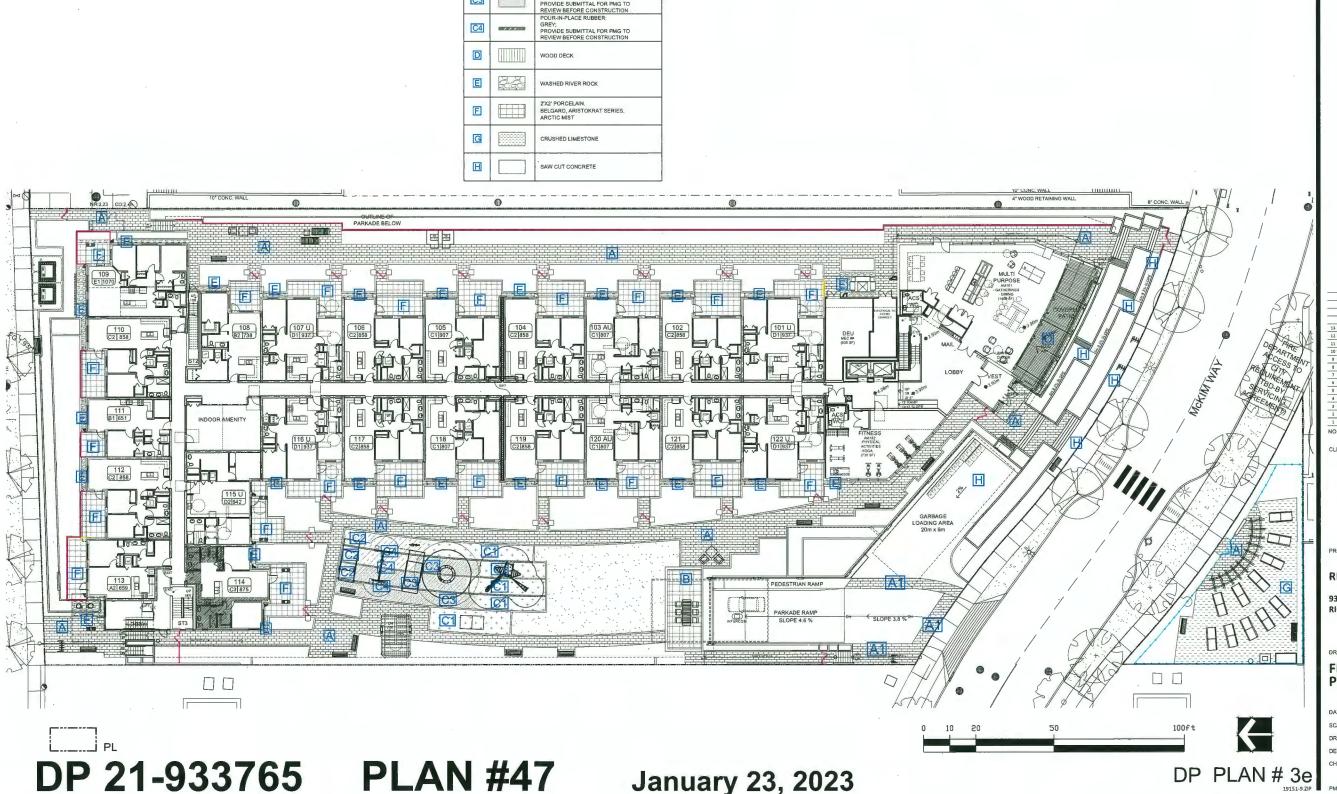
L4







	42" HIGH METAL FENCE		
ana Sudan Sudan	6' HIGH SOLID WOOD FENCE		
	42" WOOD FENCE		



January 23, 2023

NEW SITE PL ADP COMMEN ISSUE FOR AC NEW SITE PLAN CITY COMMENTS & NEW SIT NEW SITE PL NEW SITE PLAN 2020/OCT/29 NEW SITE PLAN- COMMUN 2 2020/SEP/25 NEW SITE PLAN-COMMUN 2 2020/SEP/25 NEW SITE PLAN AND CITY C 1 2020/MAR/06 CLIENT COMMENTS AND NEW NO. DATE REVISION DESCRIPTION DR

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ARCHITECT

SEAL

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CLIENT:

PROJECT:

RESIDENTIAL DEV.

9300 & 9320 CAMBIE RD. RICHMOND, BC

DRAWING TITLE:

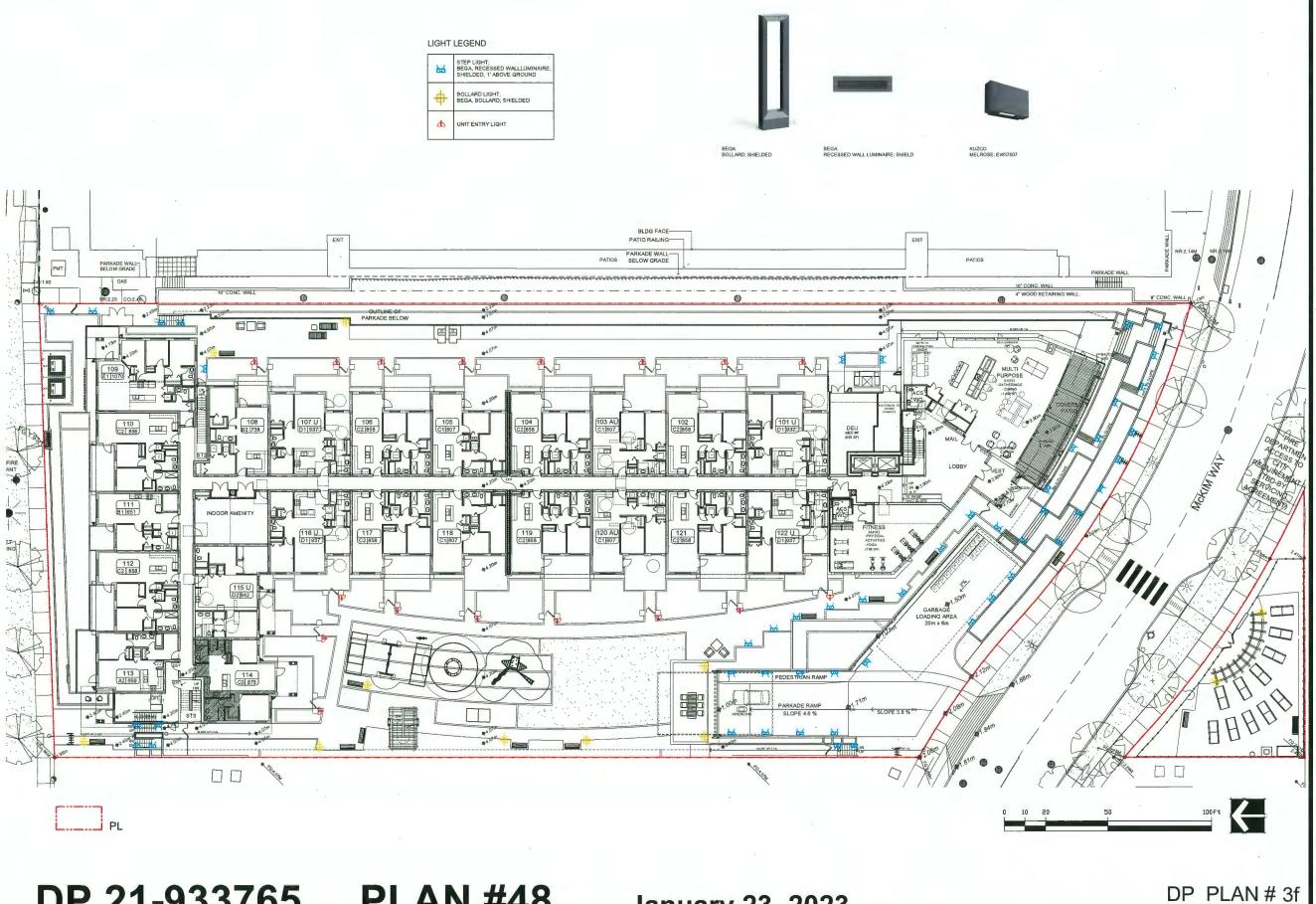
FENCING & MATERIAL PLAN

DATE:	20.FEB.27	DRAWING NUMBER
SCALE:	1/16"=1'-0"	
DRAWN:	YR	15
DESIGN:	YR	
CHKD:	MCY	OF 10

PMG PROJECT NUMBER:

19-151





PLAN #48

January 23, 2023

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SEAL

13	2022/NOV/14	CITY COMMENTS/NEW SITE PLAN	WZ
12	2022/JUN/22	NEW SITE PLAN	YR
11	2022/APR/30	ADP COMMENTS	YR
10	2022/APR/20	PARKADE EXHAUST	YR
9	2022/MAR/09	ISSUE FOR ADP	YR
8	2022/FEB/16	NEW SITE PLAN	YR
7	2021/OCT/25	CITY COMMENTS & NEW SITE PLAN	VR & A
6	2021/5EP/14	EAST PARKADE UNE	YB
5	2021/JUL/29	NEW SITE PLAN	YR
4	2021/MAY/17	NEW SITE PLAN	YR
3	2020/OCT/29	NEW SITE PLAN- COMMUNITY GARDEN	İH
2	2020/SEP/25	NEW SITE PLAN AND CITY COMMENTS	YR
1	2020/MAR/06	CUENT COMMENTS AND NEW SITE PLAN	YR
10	DATE	REVISION DESCRIPTION	DR.

CLIENT

PROJECT

RESIDENTIAL DEV.

9300 & 9320 CAMBIE RD. RICHMOND, BC

DRAWING TITLE:

LIGHTING PLAN

DATE

SCALE

DRAWN DESIGN

HKD:

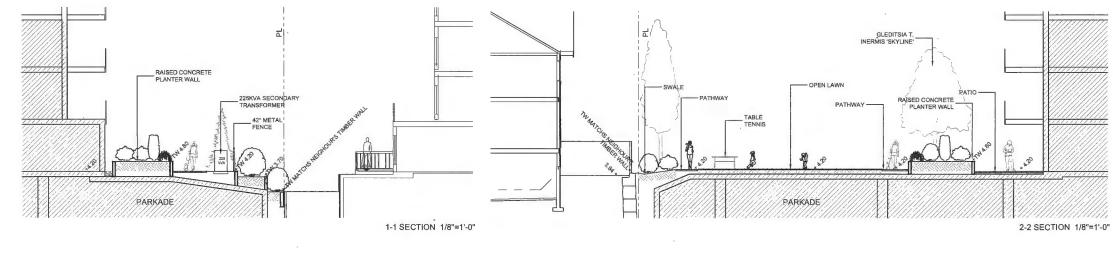
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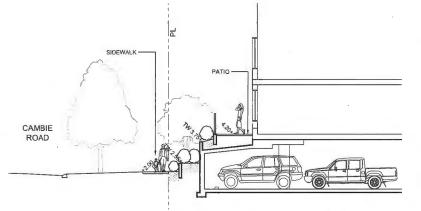
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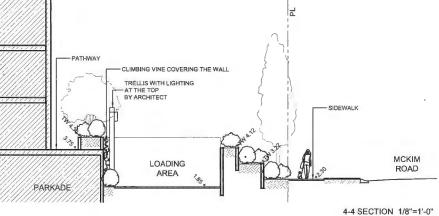
PMG PROJECT NUMBER:

19-151

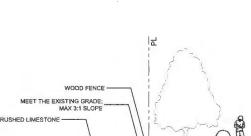


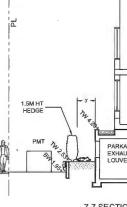


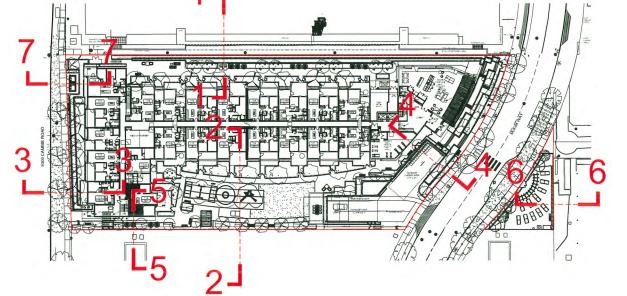


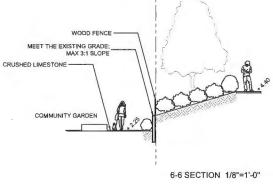


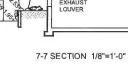












PARKADE

DP 21-933765 PLAN #49

January 23, 2023

DP PLAN # 3g 19151-9.ZIP DESIGN: CHK'D: MC PMG PROJECT NUMBER DRAWING NUMBER L7

SECTIONS

20.FEB.27

1/B"=1'-0

DRAWING TITLE:

DATE:

SCALE:

DRAWN

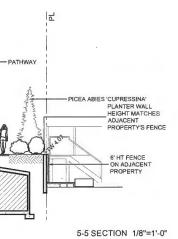
9300 & 9320 CAMBIE RD. RICHMOND, BC

RESIDENTIAL DEV.

PROJECT:

CLIENT:

13	2022/NOV/14	CITY COMMENTS/NEW SITE PLAN	wz
12	2022/JUN/22	NEW SITE PLAN	YR
11	2022/APR/30	ADP COMMENTS	YR
10	2022/APR/20	PARKADE EXHAUST	YR
9	2022/MAR/09	ISSUE FOR ADP	YR
8	2022/FEB/16	NEW SITE PLAN	YR
7	2021/OCT/25	CITY COMMENTS & NEW SITE PLAN	YR 5, P
6	2021/SEP/14	EAST PARKADE LINE	YR
5	2021/JUL/29	NEW SITE PLAN	YR
4	2021/MAY/17	NEW SITE PLAN	YR
3	2020/OCT/29	NEW SITE PLAN- COMMUNITY GARDEN	JH
2	2020/SEP/25	NEW SITE PLAN AND CITY COMMENTS	YR
1	2020/MAR/06	CLIENT COMMENTS AND NEW SITE PLAN	YR
10	DATE	REVISION DESCRIPTION	DR.

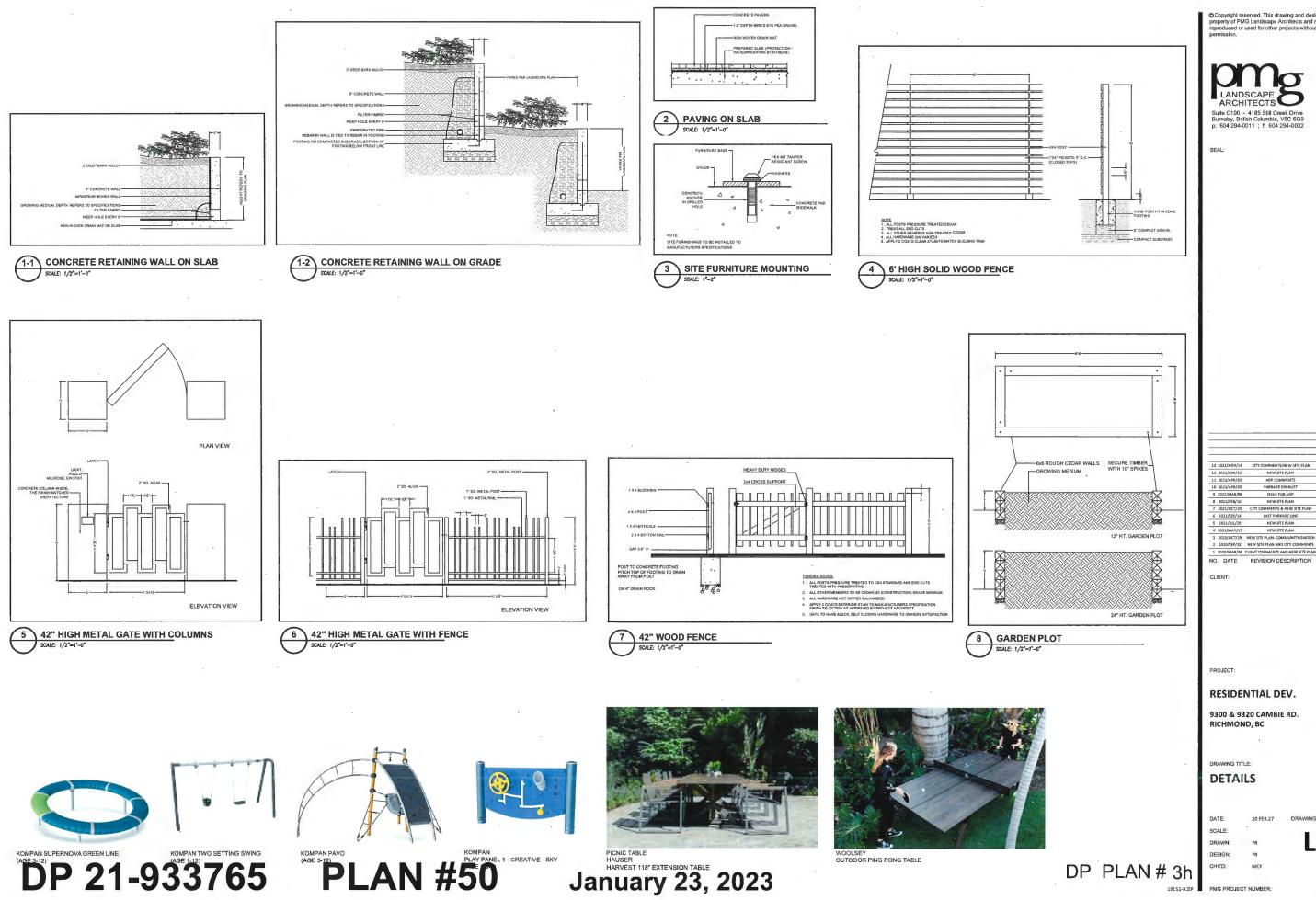


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SEA

OF 10 19-151



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DRAWING NUMBER:

L8

OF 10

DR

19-151