



City of  
Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** August 2, 2023

**From:** Wayne Craig  
Director, Development

**File:** DP 22-017484

**Re:** **Application by Polygon Talisman Park Ltd. for a Development Permit at  
3588 Ketcheson Road**

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### Staff Recommendation

That a Development Permit be issued which would permit the construction of 178 residential units in a 14-storey high-rise multi-family apartment building at 3588 Ketcheson Road on a site zoned “Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)”.

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

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

WC:sb  
Att. 3

## Staff Report

### Origin

Polygon Talisman Park Ltd. has applied to the City of Richmond for permission to develop 178 housing units in a 14-storey apartment building at 3588 Ketcheson Road, a recently subdivided development site comprising a portion of the property formerly located at 8791 Cambie Road/3600 Sexsmith Road and zoned “Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)”. The site is currently vacant.

Highlights of the proposed development include:

- The subject application is the second phase of a four-phase development. The first phase of the development will provide all of the required affordable housing and the majority of the required market rental housing. The associated Development Permit (DP 22-015851) was issued by Council on July 10, 2023. Additional market rental housing is required in the second, third and fourth phases (17 market rental units in each phase).
- The subject development includes 178 apartment units, consisting of 17 market rental units and 161 strata residential units.
- The subject development provides a range of unit types from one-bedroom to three-bedroom.
  - Unit areas are proposed to range from 57 m<sup>2</sup> to 104 m<sup>2</sup> (613 ft<sup>2</sup> to 1,120 ft<sup>2</sup>).
  - All the units will be connected to a City-owned Low Carbon Energy System (as secured through the associated rezoning application).
- Approximately 1,876.8 m<sup>2</sup> (20,202 ft<sup>2</sup>) of indoor amenity space.
- Approximately 1,611 m<sup>2</sup> (17,341 ft<sup>2</sup>) of outdoor amenity space.
- Approximately 900 m<sup>2</sup> (9,692 ft<sup>2</sup>) of publicly accessible open space.

A Servicing Agreement is required to accommodate the development and was secured through the associated rezoning application, providing for the design and construction of new roads, road widening, frontage improvements off-site, and on-site public pathway and central green along the north and south edges of the subject site.

### Development Information

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

### Background

The subject site is located in the centre of the four-phase development, fronting onto new roads provided by the development. The subject site is in the Capstan Village area of the City Centre Planning Area and has a net site area of 4,510.4 m<sup>2</sup> (48,549.5 ft<sup>2</sup>) in area.

Development surrounding the subject site is as follows:

To the Northwest: Site for the fourth phase of the subject four-phase development, which will include high-density high-rise residential development.

- To the Northeast: Site for the third phase of the subject four-phase development, which will include high-density high-rise development and commercial uses fronting Capstan Way.
- To the Southeast: Site for the recently approved first phase of the subject four-phase development, which will provide affordable housing and market rental housing. The associated Development Permit (DP 22-015851) was issued by Council on July 10, 2023.
- To the South: Church site, zoned “Assembly (ASY)” designated in the CCAP for institutional and low to medium density low to mid-rise residential development with limited commercial uses (General Urban T4 (25 m) and Institution).

### **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 with the “Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)” zone.

### **Advisory Design Panel Comments**

The Advisory Design Panel was supportive of the proposal subject to the applicant taking into consideration the Panel’s comments. An annotated copy of the relevant excerpt from the Advisory Design Panel Minutes from April 5, 2023, is attached for reference (Attachment 2). The design response from the applicant has been included immediately following the specific Advisory Design Panel comments and is identified in ‘*bold italics*’.

### **Analysis**

#### ***Conditions of Adjacency***

- The proposal is located in the centre of the proposed four-phase development.
- Along the new road at the west edge of the building, the entry plaza area includes Class 2 bicycle racks, and stair and ramp connections to the entry lobby.
- Along the new road at the east edge of the building planting and trees help soften the parking entry and interior DEU service area.
- Along the south edge of the building, are raised semi-private patios with direct access to a public open space pathway, planting beds and a wall trellis supporting vine planting and seating benches along the public open space pathway.
- Along the south property line, a public open space pathway is provided as secured through the associated rezoning application. Further details are provided in the Urban Design and Site Planning section and Landscape Design and Open Space Design section of this report.
- Along the north edges of the subject site, a public open space central green is provided as secured through the associated rezoning application. Further details are provided in the Urban Design and Site Planning section and Landscape Design and Open Space Design section of this report.

- An acoustic report has been provided and required noise attenuation and thermal comfort measures will be provided. The detailed Building Permit design for the development will comply with the City's requirements related to aircraft noise-sensitive development, as required by the legal agreement secured through the associated rezoning application.

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

- The 14-storey concrete building is proposed atop a two-level underground parking structure with ground-level units and indoor amenity space for residents of the proposed building and the residents of the future third and fourth phases of the development.
- The main entry lobby fronts onto the new road along the west edge of the subject site.
- To the north, the building faces ground-level outdoor amenity space for the shared use of residents in the building and in future third and fourth phases of the overall development and a public open space central green that is accessible from the surrounding sidewalks. A public pathway runs along the curved boundary of the central green, separated from the private outdoor amenity space by a lowered rain garden and connected with a bridge to an entry plaza to the private indoor amenity space. Private outdoor amenity activity areas are setback from the central green behind the rain garden planting and fenced with visually permeable vertical open picket metal fencing.
- Approximately 1,876.8 m<sup>2</sup> (20,202 ft<sup>2</sup>) of indoor amenity space is provided. Approximately 88 m<sup>2</sup> (945 ft<sup>2</sup>) is provided on the 13<sup>th</sup> level in a party room with kitchen facilities for the use of residents in the building. Approximately 1,789 m<sup>2</sup> (19,257 ft<sup>2</sup>) on the first two floors provide meeting room, lounge, indoor sports court, equipment storage, swimming pool, hot tubs and change rooms, yoga studio, aerobic and weight lifting gyms, office and children's play room facilities for the shared use of residents in the building and in the future third and fourth phases of the overall development. In order to secure access for residents in the future third and fourth phases, the developer has agreed to enter into a legal agreement to be registered on Title.
- Approximately 1,611 m<sup>2</sup> (17,341 ft<sup>2</sup>) of outdoor amenity space is provided. Approximately 1,081 m<sup>2</sup> (11,636 ft<sup>2</sup>) is provided on the 13<sup>th</sup> level roof for the use of the residents in the building. Approximately 597 m<sup>2</sup> (6,426 ft<sup>2</sup>) is provided at grade for the shared use of residents in the building and in the future third and fourth phases of the overall development. Further details are provided in the Landscape Design and Open Space Design section of this report. In order to secure access for residents in the future third and fourth phases, the developer has agreed to enter into a legal agreement to be registered on Title.
- Approximately 900 m<sup>2</sup> (9,692 ft<sup>2</sup>) of public open space is provided on-site, as secured through the associated rezoning application with public-rights-of-passage Statutory-Rights-of-Way as part of the overall development's Capstan Station Bonus Public Open Space requirements, with detail design and construction through a Servicing Agreement. Approximately 222 m<sup>2</sup> (2,390 ft<sup>2</sup>) is a public open space pathway area along the south edge of the subject site, providing connections between the new Brown Road extension, the new road cul-de-sac (and Garden City Road further to the East of the cul-de-sac) and towards the new City Park. Approximately 678 m<sup>2</sup> (7,302 ft<sup>2</sup>) is a public open space central green area at the north edge of the subject site. Further details are provided in the Landscape Design and Open Space Design section of this report.

- Vehicle access to the parkade will be provided from the new road along the east edge of the subject site.
- A loading space and garbage/recycling collection area is located inside the parking structure.

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

- The project proposes a contemporary architectural style featuring vertical building bays, stacked glazing, stacked balconies and staggered vertical bands of coloured screens creating a vertical visual rhythm in the upper building, which is complemented by a strong podium with horizontal glazing patterning at the indoor amenity areas and white brick helping mark the building entry.
- Along the south edge of the podium, glazing at the second floor amenity space is coordinated with the ground level units, glazing provides views into the district energy room and a pattern of white brick pilasters break up the length of the wall and provides visual interest at the solid wall screening interior service and parking areas.
- In recognition of the subject sites location within the CCAP Richmond Arts District, the arrangement and colouring of balcony vertical shade elements reference the sway of long grasses in marshy areas. For night time interest, the vertical shade elements on the north end of the west façade and the west end of the north façade include a lighting feature of recessed coloured lighting that will be programmed to turn on in the early evening, slowing change pattern once an hour, dim by 50 per cent at 10 p.m. and turn off at midnight. Illustration of the lighting feature is included on DP plan #27.
- To ensure the proposed lighting feature is installed and operated in such a way as to enhance the neighbourhood without causing disturbance to neighbourhood residents, prior to DP issuance, the applicant has agreed to enter into a legal agreement to be registered on Title, including providing a security in the amount of \$25,000.00 to be released after the lighting feature is installed and operational in accordance with the approved Development Permit and detail design to the City's satisfaction; and indicating the details of the lighting feature and securing the ability for the City to compel the owner and future strata to maintain, reduce lighting intensity, reduce animation, change colouring, cease operations and/or remove the lighting feature.
- The exterior cladding is a combination of window wall with grey aluminum framing and floor banding and grey spandrels, curtain wall, white brick, grey painted concrete, white painted soffits and glass guardrails. Aluminum balcony metal shade panels and amenity area curtain wall mullions feature blue and cream to light brown colouring referencing sky, water and tall marsh grasses. Taller glazed walls identify and highlight the entry lobby and interior amenity areas.
- The colour palette of light grey and accents of white, blue and warm cream to light brown tones provide accent and visual interest.

### ***Tree Management***

- Existing trees were reviewed and evaluated through the associated rezoning application, which required the protection of one existing tree on the neighbouring property to the south.

- As required through the associated rezoning application, the Official Community Plan 2:1 replacement ratio requires that a minimum of 206 replacement trees be provided across the overall four-phase development for the removal of 103 bylaw-sized trees on-site across the overall development. The first phase secured the planting of 138 trees and the applicant has agreed to plant 49 trees on the subject site. The remaining 19 replacement trees will be addressed during the remaining two phases of development.

### ***Landscape Design and Open Space Design***

- Along the new road at the west edge of the building, the entry plaza area includes Class 2 bicycle racks and stair and ramp connections to the entry lobby.
- Along the new road at the east edge of the building planting and trees help soften the parking entry and interior DEU service area.
- Along the south edge of the building, are raised semi-private patios with direct access to the public open space pathway, planting beds and a wall trellis supporting vine planting and seating benches along the public open space pathway.
- The public open space central green at the north end of the site provides walking paths, seating opportunities, bermed areas, planting and trees.
- The public open space pathway and central green will be designed in detail and constructed through a Servicing Agreement and will include lighting. Fencing between the subject site and neighbouring property to the west will be provided, delineating the edge of the public open space pathway area.
- Outdoor amenity space proposed in this development exceeds the minimum OCP requirements. Outdoor amenity spaces proposed on the ground level for the shared use of residents in the building and in the future third and fourth phases of the overall development include a hot tub, cold plunge pool and sauna, paved patio, BBQ, fire table, seating and a bocce green. These are edged with planting and trees. Rooftop outdoor amenity space for the use of residents in the building include children's play areas, raised gardening beds, planting beds and play lawn, pathways, seating, fire table and dining area opportunities and outdoor dining patio area adjacent to indoor amenity area. The children's play area features a coloured metal bamboo grove, bermed rubber mounds, wood decks and open lawn areas. Additional children's play opportunities are provided in the indoor swimming pool and indoor sports court areas.
- The plant palette selection includes native and non-native plants with a variety of bloom periods and textures, delivering all-season interest. The landscape design includes 49 trees of seven species, including coniferous species of fir, cedar and hemlock and deciduous species of maple, redbud and dogwood.
- An urban agriculture garden area is provided in the rooftop outdoor amenity area including raised vegetable gardening planters, work table with tool storage and hose bib.
- A lighting plan is included in the DP plans. Lighting will be provided throughout the site and is to be directed downwards and into the site.
- On-site irrigation will be provided for all planted areas.

- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$1,089,660.00 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.
- The entry lobby is designed to be visually open from the sidewalk.
- The parkade entry (overhead gate) is designed with clear sight lines.
- Views from interior spaces provide passive surveillance opportunities to outdoor amenity areas and patios. Views from upper units provide passive surveillance opportunities of grade-level public pathway.

### ***Sustainability and Renewable Energy***

- The subject site is required to be connected to an on-site low-carbon energy system and the ownership of the system is required to be transferred to the City. Registration of legal agreements securing the provision of and connection to the district energy utility was secured through the associated rezoning application.
- The developer has committed to design the subject development to meet the City's Step Code requirements (e.g. Step 2), which is supported by preliminary energy modelling prepared for the subject development. Details on how all units are to be built and maintained to this commitment will be reviewed at Building Permit stage.

### ***Transportation***

- The two levels of underground parking accommodate a total of 194 parking spaces, including 147 parking spaces for strata residential units, 14 parking spaces for market rental units and 33 visitor parking spaces, which includes two car share spaces. A total of five accessible parking stalls will be provided.
- The proposed parking rates are consistent with the parking requirements under the site-specific ZMU47 zone subject to the provision of Transportation Demand Management measures (TDMs) to the satisfaction of the City, which were secured through the associated rezoning application.

The TDMs include:

- Provision of two Class 1 bicycle storage spaces per dwelling unit, 10 per cent of which as larger family sized (e.g. for bicycle trailers or multiple bicycles).
- Provision of a bicycle maintenance and repair facility in the development.
- Provision of 120V electric plug-ins for 10 per cent of Class 1 bicycle storage spaces for electric bicycles.
- Provision of two car-share vehicles, dedicated parking spaces, and associated Public Rights of Passage SRW to facilitate public access to the car share vehicles.

Additional TDMs applying to only the market rental units include:

- Provision of one year of bicycle share service memberships for 100 per cent of the market rental units.
- Provision of one year of two-zone monthly transit passes for 100 per cent of the market rental units.
- Provision of one year of car share service membership for 100 per cent of market rental units.
- There is a total of 356 Class 1 bicycle storage spaces provided in secure rooms. No more than 40 Class 1 bicycle spaces are provided in a single room, in compliance with provisions of Zoning Bylaw 8500.
- There is a total of 36 Class 2 bicycle storage spaces provided throughout the site.

***Affordable Housing***

- As secured through the associated rezoning application, affordable housing units are being provided in the first phase of the development and are required to achieve occupancy before occupancy of any other phase of development, including the second phase of development on the subject site. The associated development permit (DP 22-015851) for Phase 1 was issued by Council at its meeting of July 10, 2023.

***Market Rental Housing***

- As secured through the associated rezoning application, the development proposal provides 17 market rental housing units of approximately 1,237.7 m<sup>2</sup> (13,322 ft<sup>2</sup>) of floor area on the fourth and fifth levels. The proposed unit types are shown in the table below:

Unit Type	Number of Units	Proposed Unit Area
1-Bedroom	3	56.9 - 62.7 m <sup>2</sup> (613 - 675 ft <sup>2</sup> )
2-Bedroom	14	64.8 - 93.2 m <sup>2</sup> (697 - 1,003 ft <sup>2</sup> )

- The rental charge rates for these units are market rates and not subject to any City restrictions. These units are restricted to rental tenure only in accordance with a market rental housing agreement registered on Title through the associated rezoning application.
- The market rental housing unit locations are indicated on the development plans.

***Accessible Housing***

- The proposed development includes 17 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 m<sup>2</sup> (20 ft<sup>2</sup>) per unit.
- All of the proposed units incorporate aging-in-place features to accommodate mobility constraints associated with aging. These features include:
  - stairwell handrails;
  - lever-type handles for plumbing fixtures and door handles; and



- solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.
- The building lobby is accessed from the new road sidewalk.

**Conclusions**

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



Sara Badyal  
Planner 3  
(604-276-4282)

SB:js

- Att. 1: Development Application Data Sheet  
2: Advisory Design Panel Meeting Minutes (Annotated Excerpt from April 5, 2023)  
2: Development Permit Considerations



<b>DP 22-017484</b>		<b>Attachment 1</b>	
Location	3588 Ketcheson Road		
Applicant	Polygon Talisman Park Ltd.		
Owner	Polygon Talistar Homes Ltd. (inc. No. BC1167752)		
Planning Area(s)	Capstan Village (City Centre)		
	<b>Existing</b>	<b>Proposed</b>	
Site Area	4,510.4 m <sup>2</sup>	No change	
Land Uses	Vacant	Multi-family residential	
OCP Designation	Mixed-Use	Complies	
CCAP Designation	Urban Centre T5 (35m) and additional density and additional building height Capstan Station Bonus (CSB) Richmond Arts District	Complies	
Zoning	Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)	Complies	
Number of Units	None	178 apartment units, including 17 Market Rental units (Min. 1,202.63 m <sup>2</sup> ) 161 Strata units	
	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio	Max. 3.28 (14,794 m <sup>2</sup> )	3.25 (14,625 m <sup>2</sup> )	None permitted
Lot Coverage	Max. 90%	52%	None
Setbacks: Public Road Interior Side Yard	Min. 3 m None	Min. 3 m Min. 6 m	None
Parkade Setbacks: Public Road Underground	Min. 1.55 m None	Min. 3 m Min. 0 m	None
Building Height	Max. 45 m	44.5 m	None
Lot Size	Min. 4,500 m <sup>2</sup>	4,510 m <sup>2</sup>	None
Parking Spaces	City Centre Zone 1/ZMU47 with TDMs 145 Strata 11 Market Rental 33 Visitors, including 2 car-share 189 Total	With TDMs 147 Strata 14 Market Rental 33 Visitors, including 2 car-share 194 Total	None
Accessible Parking Spaces	Min. 2%	2.6%	None

	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Small Car Parking Spaces	Max. 50%	20%	None
Tandem Parking Spaces	Permitted	None	None
Loading Spaces	1 medium	1 medium	None
Bicycle Spaces	356 Class 1 (TDM), including 36 family sized (TDM) 36 Class 2	356 Class 1 (TDM), including 37 family sized (TDM) 36 Class 2	None
EV (Energized) Car Charging	100% resident parking spaces	100% resident parking spaces	None
Amenity Space – Indoor	Min. 356 m <sup>2</sup>	1,876.8 m <sup>2</sup>	None
Amenity Space – Outdoor	Min. 1,519 m <sup>2</sup>	1,611 m <sup>2</sup>	None
Capstan Station Bonus Public Open Space	Min. 890 m <sup>2</sup>	900.4 m <sup>2</sup>	None

## Annotated Excerpt from the Minutes from Richmond Advisory Design Panel

Wednesday, April 5, 2023 – 4:00 p.m.  
Remote (Webex) Meeting

### Panel Discussion

Comments from Panel members were as follows:

- proposed multi-toned aluminum louvers on the building have an interesting detail and have value; consider strengthening the colours of louvers to make the building stand out from other buildings in Richmond which have a monotone appearance – ***Design improved. The colour palette has been refined to include a shade of blue which is indicative of the sky reflecting on the marsh water;***
- the colour and design of the building should be further emphasized considering its central location in the overall project and in order to reinforce the Richmond Arts District character; investigate opportunities to create something that is unique and speaks to its location in the Richmond Arts District – ***Design improved, façade design refined and colours refined as noted above and façade lighting feature intended to reflect Richmond Arts District location;***
- ensure that the proposed location of public art in the central green space fronting the building will not be screened by trees and other plantings in the long term – ***Noted, this will be finalized through the future Public Art Plan process;***
- consider enhancing the design of the picket fences in front of the units along the south side to make them more artsy, colourful and interesting in order to provide more visual appeal to passing pedestrians and in keeping with its location in the Richmond Arts District – ***Design improved. Guardrail has been updated to include coloured vertical slats that extend the abstract marsh grass motif to the ground level patios. The colour scheme utilizes the building colour palette;***
- appreciate the provision of underground parking in the project; the applicant’s approach to hide the parking spaces is successful – ***Noted;***
- the “back of house” blank facades at the southeast corner need further treatment and articulation; considering the central location of the subject building and being surrounded by buildings in other phases of the overall project, there should be no “back of house” blank facades in the proposed building; all façades should be treated with good texture and material – ***Design improved. The concrete wall on the east and south side of the DEU room at the southeast corner has been replaced with a glazed wall system to provide views into the DEU system interior. In addition, the trellis was replaced with a stainless steel wall grid system to support climbing plants, and together with seating and planters moved to respond to the DEU glazing and to align more closely with the north-south public pathway leading to the neighbourhood City park;***
- appreciate the unique design of the building which stands out in the neighbourhood; however, not sure if it successfully reflects the marsh habitat theme – ***Design improved as noted above;***
- consider whether two bicycle parking spaces per residential unit are needed as they take up significant space which could otherwise be utilized for other uses – ***Considered;***

- the use of marsh habitat referencing elements in the building are subtle but effective in expressing the concept – *Noted*;
- the use of coloured lights at dusk presents an opportunity for underscoring the marsh habitat concept if subtle and easy on the eye; would also enhance the Richmond Arts District character – *Noted*;
- in general, the project is interesting – *Noted*;
- appreciate the presentation and design of the project – *Noted*;
- appreciate the provision of a significant amount of permeable areas; however, concerned about the soil volume in planters on the south side as they don't look large enough to accommodate trees – *Design improved. Two trees were relocated and all other trees will have adequate soil volume. Hedge planting remains between private patios to ensure screening and vertical articulation of the SRW throughway*;
- in connection with public open space, ensure that the public amenity area and semi-private area for the building are differentiated; consider installing fencing to provide separation between the two areas – *Noted. Fencing separates these two areas*;
- support Panel comments that the marsh habitat theme could be further enhanced in the project through introducing more design elements such as fencing and more colours – *Design improved as noted above*;
- consider incorporating children's play equipment and other play opportunities for different age groups on the ground level outdoor amenity area (west zone) – *Additional children's play opportunities are provided in the indoor swimming pool and indoor sports court areas*;
- consider incorporating more variety of seating elements in the public open space on the north side of the project for different users, e.g. benches with backrest and arm rests for seniors – *Design improved. Backrests have been added to several of the benches within the North and South SRW areas*; and
- overall, the design of the project is excellent and a welcome addition to the neighbourhood – *Noted*.

In addition to the above comments from the Panel, the following written comments were submitted by Panel member Pam Andrews and were read into the record by Chris Lee:

- appreciate that aging-in-place features are included in all units of the project, i.e. all market strata and market rental units; the project definitely addresses both the present and future needs of the City – *Noted; and*
- impressed that all of the BUH units have level access to the patio area; this is not always the case on units above ground level – *Noted. In order to address building envelope concerns regarding water ingress there will always be a sill separating the interior volumes from exterior patios/balconies. The sill will be minimized while also maintaining the integrity of the envelope.*

### **Panel Decision**

It was moved and seconded

That DP 22-017484 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

**CARRIE**



# City of Richmond

## Development Permit Considerations

Development Applications Department

**Address:** 3588 Ketcheson Road

**File No.:** DP 22-017484

**Prior to Development Permit issuance, the following are to be met prior to forwarding this application to Council for approval:**

1. (Landscape security) Entering into a security agreement and receipt of a Letter-of-Credit for landscaping in the amount of \$1,089,660.00.
2. (DPP Meeting Notification) Payment of all fees in full for the cost associated with the Development Permit Panel Meeting Notices, consistent with the City's Consolidated Fees Bylaw No. 8636, as amended.
3. (Lighting Feature) Registration of a legal agreement on title requiring the proposed lighting feature be installed, maintained and operated in such a way as to enhance the neighbourhood without causing disturbance to neighbourhood residents, including
  - a. Entering into a security agreement and receipt of a Letter-of-Credit in the amount of \$25,000 to be released after the lighting feature is installed and operational in accordance with the approved Development Permit and detail design to the City's satisfaction; and
  - b. Granting the City the right to compel the owner and future strata to maintain, reduce lighting intensity, reduce animation, change colouring, cease operations, and/or remove the lighting feature.
4. (Indoor Amenity Space Shared Use) Registration of a legal agreement on title securing shared use of on-site indoor amenity space located on the first and second floor with residents of the future third and fourth phases of the overall development.
5. (Outdoor Amenity Space Shared Use) Registration of a legal agreement on title securing shared use of on-site outdoor amenity space located at ground level with residents of the future third and fourth phases of the overall development.

**Prior to Building Permit\* issuance, the developer must complete the following requirements:**

1. (RZ/DP legal agreements) Compliance with all legal agreements secured through the associated rezoning and Development Permit applications.
2. (Aircraft Noise Sensitive Development) Submission of and compliance with acoustic and mechanical engineering reports as per aircraft noise sensitive development legal agreement registered on title.
3. (Traffic and Parking Management Plan) Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).
4. (Hoarding) The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any

part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.

- 5. (Latecomer Agreements) If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.

NOTE:

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial Wildlife Act and Federal Migratory Birds Convention Act, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on-site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[signed copy on file]

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date



No. DP 22-017484

To the Holder: Polygon Talisman Park Ltd. (Robin Glover)  
1333 West Broadway, Unit 900  
Vancouver, BC V6H 4C2

Property: 3588 Ketcheson Road

Address: 1333 West Broadway, Unit 900  
Vancouver, BC V6H 4C2

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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. 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 #57 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$1,089,660.00 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.
6. 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 22-017484

To the Holder: Polygon Talisman Park Ltd. (Robin Glover)  
1333 West Broadway, Unit 900  
Vancouver, BC V6H 4C2

Property: 3588 Ketcheson Road

Address: 1333 West Broadway, Unit 900  
Vancouver, BC V6H 4C2

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7. 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

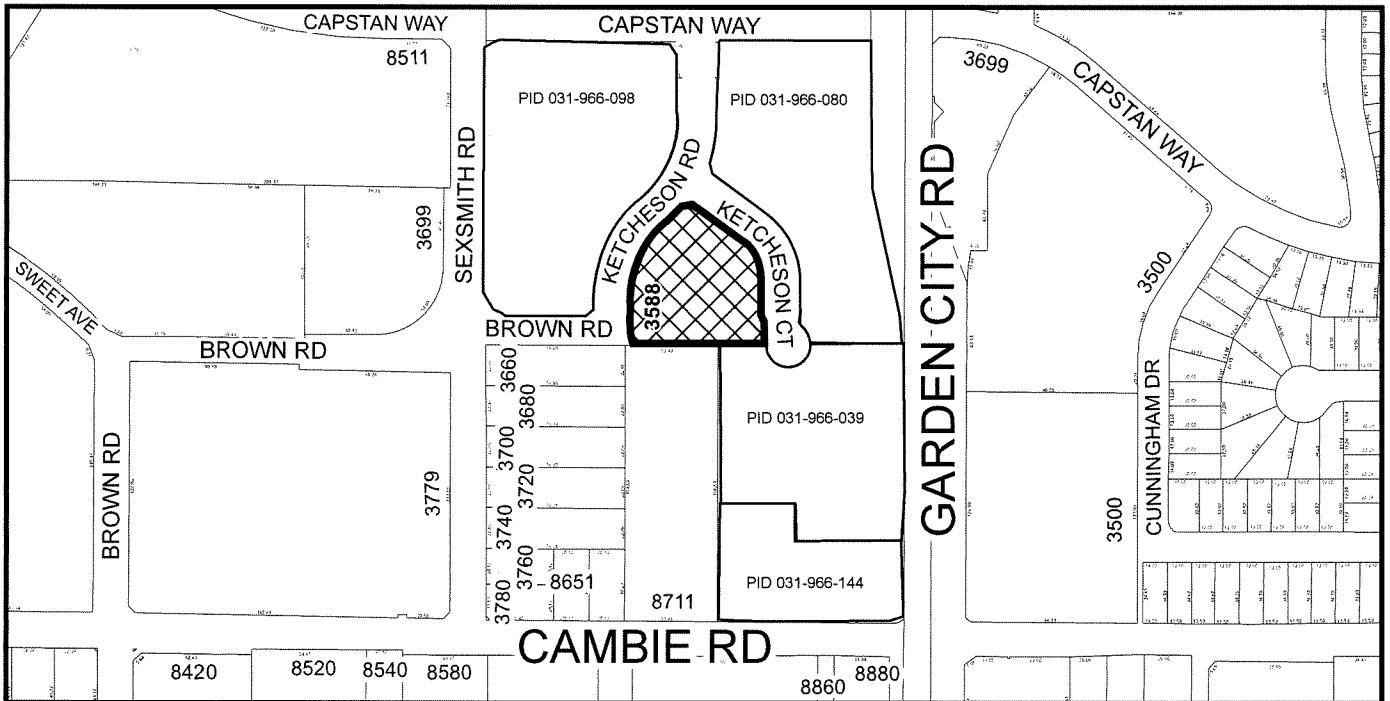
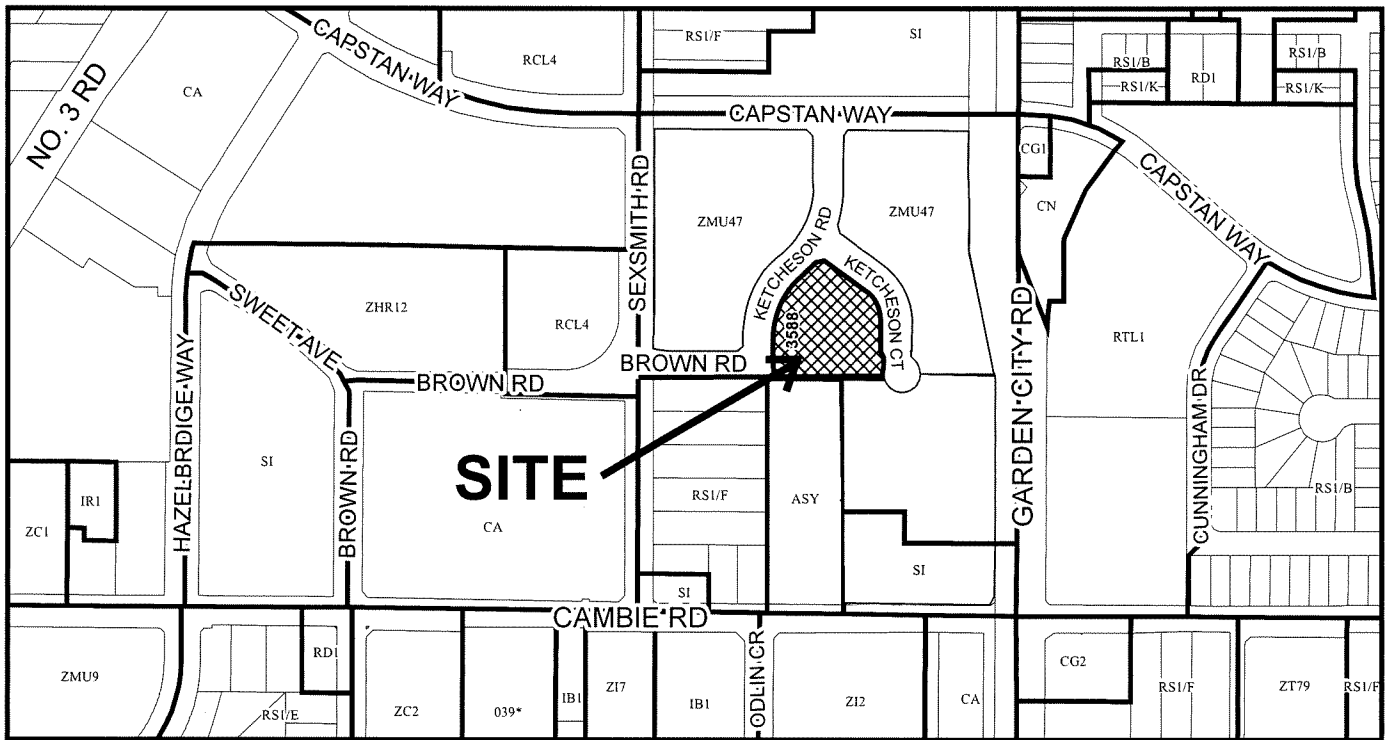
DELIVERED THIS DAY OF , .

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MAYOR



# City of Richmond



**DP 22-017484**  
**SCHEDULE "A"**

Original Date: 07/20/23  
Revision Date:  
Note: Dimensions are in METRES

Notes:

- Development to comply with legal agreements registered on title
- 17 Market Rental Units
- Parking reductions with TDMs
- 2 Class 1 bicycle storage spaces per Market Rental units
- 10% of Class 1 bicycle storage spaces are to be family-sized
- Shared bicycle maintenance facility
  - EV: 100% of resident & Market Rental visitor parking spaces, and 10% of class 1 bicycle storage
- 2 car share parking spaces & SRW
- Irrigation system for all soft landscaping
- Tree protection as per RZ 18-836123
- Development to comply with Aircraft Noise Sensitive Development legal agreement and acoustic report and mechanical report requirements
- Onsite LCES DEU ownership to be transferred to City
- Off-site works and PROP SRW central green space and south public pathway areas to be designed constructed via separate required Servicing Agreement



# Talistar D at Talisman Park

**IBI** IBI GROUP  
ARCHITECTS (CANADA) INC.  
Suite 700 – 1285 West Pender Street  
Vancouver BC V6E 4B1 Canada  
tel 604 683 8797 fax 604 683 0492  
ibigroup.com



HAPA

ISSUED FOR DP RE-SUBMISSION  
2023-05-18



8791 Cambie Road, Richmond, B.C.

DP PLAN# 1  
July 18, 2023  
DP 22-017484

**Site & Project Description**

**Project Description:**  
One Residential Building with Townhomes at Grade

**Civic Address:**  
8791 Cambie, Richmond BC

**Legal Addresses:**  
Lot 4 Section 27 and 28 Block 5 North Range 6 West New Westminster District

**Planning Area:** Capstan Village (City Center)  
**Existing Zoning:** Single Detached (RS1/F)  
**Proposed Zoning:** Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)

**Bylaw 10198**

	Permitted	Proposed
FAR	2.51	3.24
Building Height (m)	45	44.5
	N/A	14 storey

\* Heights are geodetic.

**Existing Land Use**  
N/A

Adjacent Area	
North	Ketcherson Road
South	Site 1 - Future Development
East	Site 2 - Future Development
West	Future Development and Site 3 - Residential

	Metric (M <sup>2</sup> )	Imperial (FT <sup>2</sup> )
Gross Site Area	4,510.40	48,549.54
Min. Lot Area	4,400.00	47,361.21

	Metric	Imperial	FAR
FAR Area	14,625.0	157,422	3.24

**FLOOR AREA (FAR) CALCULATIONS**

Use	Provided FAR	Provided GFA		Provided Exclusions		Provided FAR Area	
		Metric (M <sup>2</sup> )	Imperial (FT <sup>2</sup> )	Metric (M <sup>2</sup> )	Imperial (FT <sup>2</sup> )	Metric (M <sup>2</sup> )	Imperial (FT <sup>2</sup> )
Market Residential Condo	2.95	17,478.0	188,132	4,163.9	44,820	13,314.1	143,312
Market Rental Housing	0.29	1,408.2	15,156	97.4	1,048	1,310.9	14,110
<b>Total:</b>	<b>3.24</b>	<b>18,886.3</b>	<b>203,290</b>	<b>4,261.3</b>	<b>45,868</b>	<b>14,625.0</b>	<b>157,422</b>

**SITE DIMENSIONS**

Dimensions	Width (Varies)		Depth (Varies)	
	Metric	Imperial	Metric	Imperial
	73.7	241.7	73.2	240.1

\* Refer to survey drawing for site dimension

**BUILDING SETBACKS**

Property Line	Required (Bylaw 10198)		Proposed	
	Metric (m)	Imperial (ft.)	Metric (m)	Imperial (ft.)
North	6m-3m	19.6 ft. -9.84 ft.	32.40	106.27
South	6m-0m	19.6 ft. -0 ft	6.10	20.00
East	6m-3m	19.6 ft. -9.84 ft.	3.05	10.00
West	6m-3m	19.6 ft. -9.84 ft.	3.05	10.00

**HEIGHT OF BUILDING**

	Tower		Shoulder		Podium	
	Metric (M)	Imperial (FT)	Metric (M)	Imperial (FT)	Metric (M)	Imperial (FT)
NUMBER OF FLOORS		14		12		2
TOP OF LAST OCCUPIED LEVEL	40.90	134.19	35.40	116.14	7.80	25.59
TOP OF APPURTENANCE	44.50	146.00	36.60	120.08	9.00	29.53

**AVERAGE FINISHED SITE GRADE**

Average Finished Site Grade: 2.52 M

\* Average finished site grade is the average of the finished grade at the lot corners and building/s corners. (DP Application form)

**UNIT COUNT**

Unit Mix-Market Condo	1BD	2BD	3BD	TH	Total
Type					
Total	19	138	1	3	161
Distribution	11.8%	85.7%	0.6%	1.9%	100%

Unit Mix-Market Rental Housing	1BD	2BD	3BD	TH	Total
Type					
Total	3	14	-	-	17
Distribution	17.6%	82.4%	-	-	100%

**Basic Universal Housing (BUH)**

Basic Universal Housing (BUH) to be provided on Site 4 (market rental housing), as agreed by Polygon and City. Refer to DP package appendix for July 31, 2020 RZ amendment package and illustrative site plan.

Site 4 BUH Unit	
Market Condo	-
Market Rental Housing	17
<b>Total</b>	<b>17</b>

**ON-SITE AMENITY SPACE**

**Indoor Amenity Space Requirement**

Category	Requirement
Indoor Amenity	Rz 18-896123 Identified for phase 2, 3 & 4 Total 1,876 m <sup>2</sup> of the 2,130 m <sup>2</sup> indoor amenity space needed to support the proposed 1,065 dwelling units in phases 2, 3 and 4.

**Indoor Amenity Space Provided Area Summary (SM)**

Category	Function	Location	User	Area
Indoor Amenity	Fool, Sport, Court, Lounge	Ground Floor	Phase 2-4 Residents	911.6
	Meeting Room	Ground Floor	Phase 2 Residents Only	32.9
	Gym, Yoga, We-work, Children's Play Room	Level 2	Phase 2-4 Residents	844.5
	Party Room	Level 13	Phase 2 Residents Only	87.8
	<b>TOTAL</b>			<b>1876.8</b>

**Outdoor Amenity Space Requirement**

Category	OCF Min.	CCAP Additional	TOTAL
On-Site Amenity Space	6 M <sup>2</sup> x 178x1068 M <sup>2</sup> (Children's Play Area: 3Mx178-534 M <sup>2</sup> )	4510 M <sup>2</sup> X 10% = 451 M <sup>2</sup>	1519 M <sup>2</sup>

**Outdoor Amenity Space Provided Area Summary (SM)**

Category	Function	Location	Area
OCF Min	Children's Play Area	Ground Floor	159
		Level 13	440
		Sub-Total	599
	Lounge - Outdoor Dining Outdoor Dining	Ground Floor Level 13	441 641
<b>TOTAL</b>			<b>1082</b>
CCAP Additional	Shrubs, Trees, Decorative Lawn	Ground Floor	379
	Plant Beds & Shrubs	Level 3	150
<b>TOTAL</b>			<b>529</b>

**TOTAL OUTDOOR AMENITY SPACE** 1,611


**Public Open Space Requirement**

Category	Required
Open Space	178 UNITS X 5 M <sup>2</sup> = 890 M <sup>2</sup>

**Public Open Space Provided Area Summary (SM)**

Location	Area
Central Lot South--E1	222.5
Central Lot North--E3	678.2
<b>TOTAL</b>	<b>900.7</b>

**CLIENT**



1333 W Broadway #900, Vancouver, BC  
V6H 4C2

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**ISSUES**


No.	DESCRIPTION	DATE
1	DP SUBMISSION	2022-01-07
2	DP RE-SUBMISSION	2023-03-06
3	DP RE-SUBMISSION	2023-06-28
4	DP RE-SUBMISSION	2023-08-18

NOT FOR CONSTRUCTION

**CONSULTANTS**

DP PLAN# 2  
July 18, 2023  
DP 22-017484

**SEAL**



**IBI GROUP ARCHITECTS (CANADA) INC.**  
Suite 702 - 1235 West Pender Street  
Vancouver BC V6E 4B1 Canada  
Tel: 604 683 8777 Fax: 604 683 0482  
ibigroup.com

**PROJECT**  
Talislar D at Talisman Park  
8791 Cambie Road, Richmond, B.C.

**PROJECT NO:** 137723  
**DRAWN BY:** User  
**CHECKED BY:**  
**PROJECT MGR:** APPROVED BY:

**SHEET TITLE**  
Statistics General

**SHEET NUMBER** A0.04 **ISSUE**

File Location: J:\137723\_Statistics\My23\_Production\23\_Arch\0403\Sheet\A0.04\_Statistics\_General.dwg Last Saved: May 18, 2023, 12:42:02 PM by Pmg Kim

**FAR CALCULATION**  
 City of Richmond - Zoning Bylaw Section 3.3

**Floor area** means the total floor area of the building or structure, contained within the exterior face of the structural system of the exterior and basement walls.

**Floor area ratio** means the numerical value of the floor area of the building or structure relative to the site upon which it is located divided by the area of the site.

**Floor area, gross (GFA)** means the total area of all horizontal floors, measured to the outer building limits, including all uses and all areas giving access such as corridors, hallways, landings, foyers, staircases and stairwells, and includes enclosed balconies and mezzanines, enclosed porches or verandas, elevator shafts and accessory buildings, except those used for parking.

**Exclusion** refer to Bylaw 4.5.1

**FAR SUMMARY**

**Market Condo**

Level (s)	Market Condo		Indoor Amenity		Bicycle Facilities		Parking, Garbage & Loading Facilities		Elevator Shaft		Elec. Rooms		Mech. Rooms		Stairwell		4-Pipe Fan Coil Systems		BUH		Exclusion Subtotal		FAR Area (GFA - Exclusions)		Saleable Area			
	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial		
																											Metric	Imperial
Roof																												
Mech	248.8	2,678	-	-	-	-	-	-	-	-	-	-	219.3	2,360	18.2	196	-	-	-	-	-	-	248.8	2,678	-	-	-	-
14	751.1	8,085	-	-	-	-	-	-	-	-	11.3	122	2.9	31	18.7	201	8.0	86	-	-	-	-	43.4	467	707.73	7,618	664.4	7,152
13	767.2	8,258	87.8	945	-	-	-	-	-	-	11.3	122	2.9	31	35.0	377	7.0	75	-	-	-	-	146.5	1,577	6,207.7	6,681	560.4	6,032
12	1,349.5	14,526	-	-	-	-	-	-	-	-	11.3	122	5.1	55	29.8	321	16.0	172	-	-	-	-	64.8	697	1,284.7	13,829	1,177.7	12,677
11	1,349.5	14,526	-	-	-	-	-	-	-	-	11.3	122	5.1	55	29.8	321	16.0	172	-	-	-	-	64.8	697	1,284.7	13,829	1,177.7	12,677
10	1,349.5	14,526	-	-	-	-	-	-	-	-	11.3	122	5.1	55	29.8	321	16.0	172	-	-	-	-	64.8	697	1,284.7	13,829	1,177.7	12,677
9	1,349.5	14,526	-	-	-	-	-	-	-	-	11.3	122	5.1	55	29.8	321	16.0	172	-	-	-	-	64.8	697	1,284.7	13,829	1,177.7	12,677
8	1,349.5	14,526	-	-	-	-	-	-	-	-	11.3	122	5.1	55	29.8	321	16.0	172	-	-	-	-	64.8	697	1,284.7	13,829	1,177.7	12,677
7	1,349.5	14,526	-	-	-	-	-	-	-	-	11.3	122	5.1	55	29.8	321	16.0	172	-	-	-	-	64.8	697	1,284.7	13,829	1,177.7	12,677
6	1,349.5	14,526	-	-	-	-	-	-	-	-	11.3	122	5.1	55	29.8	321	16.0	172	-	-	-	-	64.8	697	1,284.7	13,829	1,177.7	12,677
5	1,290.8	13,894	-	-	-	-	-	-	-	-	11.3	122	5.1	55	29.8	321	15.0	161	-	-	-	-	63.8	686	1,227.03	13,206	1,119.0	12,045
4	Market Rental Housing																											
3	1,349.5	14,526	-	-	-	-	-	-	-	-	11.3	122	5.1	55	29.8	321	16.0	172	-	-	-	-	64.8	697	1,284.7	13,829	1,177.7	12,677
2	1,247.7	13,430	844.5	9,090	136.4	1,468	-	-	-	-	11.3	122	199.9	2,152	2.5	27	53.0	571	-	-	-	-	1,247.7	13,430	-	-	1,178.9	12,690
1	2,376.4	25,579	944.5	10,167	268.1	2,886	528.0	5,683	-	-	11.3	122	104.4	1,124	47.6	512	-	-	3.0	32	-	-	1,895.6	20,404	480.7	5,175	240.1	2,584
<b>Total</b>	<b>17,478.0</b>	<b>188,132</b>	<b>1,876.8</b>	<b>20,202</b>	<b>404.5</b>	<b>4,354</b>	<b>528.0</b>	<b>5,683</b>	<b>147.3</b>	<b>1,586</b>	<b>356.1</b>	<b>3,833</b>	<b>296.9</b>	<b>3,196</b>	<b>393.4</b>	<b>4,234</b>	<b>180.9</b>	<b>1,732</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,163.9</b>	<b>44,820</b>	<b>13,314.1</b>	<b>143,312</b>	<b>12,005.8</b>	<b>129,229</b>

**Market Rental Housing**

Level (s)	Market Rental		Indoor Amenity		Bicycle Facilities		Parking, Garbage & Loading Facilities		Elevator Shaft		Elec. Rooms		Mech. Rooms		Stairwell		4-Pipe Fan Coil Systems		BUH		Exclusion Subtotal		FAR Area (GFA - Exclusions)		Saleable Area			
	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial		
																											Metric	Imperial
5																												
4	1,349.5	14,526	632	-	-	-	-	-	-	-	11.3	122	5.1	55	29.8	321	16.0	172	1.0	11	1.9	20	2.9	31	35.9	601	58.7	632
<b>Total</b>	<b>1,408.2</b>	<b>15,158</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>11.3</b>	<b>122</b>	<b>5.1</b>	<b>55</b>	<b>2.5</b>	<b>27</b>	<b>29.8</b>	<b>321</b>	<b>17.0</b>	<b>183</b>	<b>31.6</b>	<b>340</b>	<b>97.4</b>	<b>1,048</b>	<b>1,310.9</b>	<b>14,110</b>	<b>1,237.7</b>	<b>13,322</b>		

**Overall Project**

Uses	Residential GFA		Indoor Amenity		Bicycle Facilities		Parking, Garbage & Loading Facilities		Elevator Shaft		Elec. Rooms		Mech. Rooms		Stairwell		4-Pipe Fan Coil Systems		BUH		Exclusion Subtotal		FAR Area (GFA - Exclusions)		Saleable Area	
	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial
Market Condo	17,478.0	188,132	1,876.8	20,202	404.5	4,354	528.0	5,683	147.3	1,586	356.1	3,833	296.9	3,196	393.4	4,234	180.9	1,732	-	-	4,163.9	44,820	13,314.1	143,312	12,005.8	129,229
Market Rental	1,408.2	15,158	-	-	-	-	-	-	11.3	122	5.1	55	2.5	27	29.8	321	17.0	183	31.6	340	97.4	1,048	1,310.9	14,110	1,237.7	13,322
<b>Total</b>	<b>18,886.3</b>	<b>203,290</b>	<b>1,876.8</b>	<b>20,202</b>	<b>404.5</b>	<b>4,354</b>	<b>528.0</b>	<b>5,683</b>	<b>158.7</b>	<b>1,708</b>	<b>361.2</b>	<b>3,888</b>	<b>299.4</b>	<b>3,223</b>	<b>423.2</b>	<b>4,555</b>	<b>177.9</b>	<b>1,915</b>	<b>31.6</b>	<b>340</b>	<b>4,261.3</b>	<b>45,868</b>	<b>14,625.0</b>	<b>157,422</b>	<b>13,243.4</b>	<b>142,551</b>

**Market Rental Housing Saleable Area**

Required	Metric	Imperial
	1202.63	12,945
Provided	1,310.9	14,110

**UNIT COUNT**

**Market Condo**

Level (s)	1 BD	2BD / 1 Bath	2BD / 2 Bath	3BD	TH	Total
14	1	1	5	1	-	8
13	1	1	5	-	-	7
12	2	7	7	-	-	16
11	2	7	7	-	-	16
10	2	7	7	-	-	16
9	2	7	7	-	-	16
8	2	7	7	-	-	16
7	2	7	7	-	-	16
6	2	7	7	-	-	16
5	1	7	7	-	-	15
4	Market Rental Housing					
3	2	7	7	-	-	16
2	-	-	-	-	-	-
1	-	-	-	-	-	-
<b>Total</b>	<b>28</b>	<b>65</b>	<b>78</b>	<b>1</b>	<b>3</b>	<b>161</b>
	12%	40%	45%	1%	2%	100%

**BUH UNIT COUNT**

Level (s)	1 BD	2BD / 1 Bath	2BD / 2 Bath	3BD	TH	Total
5	1	-	-	-	-	1
4	2	7	7	-	-	16
<b>Total</b>	<b>3</b>	<b>7</b>	<b>7</b>	<b>-</b>	<b>-</b>	<b>17</b>

**Market Rental Housing**

Level (s)	1 BD	2BD / 1 Bath	2BD / 2 Bath	3BD	TH	Total
5	1	-	-	-	-	1
4	2	7	7	-	-	16
<b>Total</b>	<b>3</b>	<b>7</b>	<b>7</b>	<b>-</b>	<b>-</b>	<b>17</b>
	18%	41%	41%	-	-	100%

**VELOCITIES**

Town Housing	1.2 units / 1000 sq ft
Market Rental	0.8 units / 1000 sq ft
Market Rental Units	1.0 units / 1000 sq ft

**MARKET RENTAL ADJUSTMENTS**

Category	Market Rate	Market Rental
Market Rate	48.5	48.5
Market Rental	-	47.0
<b>Total</b>	<b>48.5</b>	<b>95.5</b>

**MARKET RENTAL ADJUSTMENTS**

Category	Market Rate	Market Rental	Residential Value	Total
Market Rate	48.5	48.5	31.0	89.5
Market Rental	-	47.0	31.0	88.0
<b>Total</b>	<b>48.5</b>	<b>95.0</b>	<b>62.0</b>	<b>205.5</b>

**MARKET RENTAL ADJUSTMENTS**

Category	Market Rate	Market Rental	Residential Value	Total
Market Rate	48.5	48.5	31.0	89.5
Market Rental	-	47.0	31.0	88.0
<b>Total</b>	<b>48.5</b>	<b>95.0</b>	<b>62.0</b>	<b>205.5</b>

**MARKET RENTAL ADJUSTMENTS**

Category	Market Rate	Market Rental	Residential Value	Total
Market Rate	48.5	48.5	31.0	89.5
Market Rental	-	47.0	31.0	88.0
<b>Total</b>	<b>48.5</b>	<b>95.0</b>	<b>62.0</b>	<b>205.5</b>

**MARKET RENTAL ADJUSTMENTS**

Category	Market Rate	Market Rental	Residential Value	Total
Market Rate	48.5	48.5	31.0	89.5
Market Rental	-	47.0	31.0	88.0
<b>Total</b>	<b>48.5</b>	<b>95.0</b>	<b>62.0</b>	<b>205.5</b>

**POLYGON**

1333 W Broadway #900, Vancouver, BC  
V6H 4C2

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IHI Group Architects (Canada) Inc.

**ISSUES**

No.	DESCRIPTION	DATE
1	DP SUBMISSION	2022-01-07
2	DP SUBMISSION	2022-03-06
3	DP SUBMISSION	2022-06-28
4	DP SUBMISSION	2022-05-18

NOT FOR CONSTRUCTION

**CONSULTANTS**

DP PLAN# 3  
July 18, 2023  
DP 22-017484

**REGISTERED ARCHITECT**

DOMINION VESTY

BRITISH COLUMBIA

2022-05-18

**IBI** IBI GROUP ARCHITECTS (CANADA) INC.

Suite 705 - 1420 West Pender Street  
Vancouver BC V6E 4R1 Canada  
Tel: 604-683-8177 Fax: 604-683-8482  
ibi@group.com

**PROJECT**

Talistar D at Talisman Park

8791 Cambie Road, Richmond, B.C.

**PROJECT NO:** 137723

**DRAWN BY:** User **CHECKED BY:**

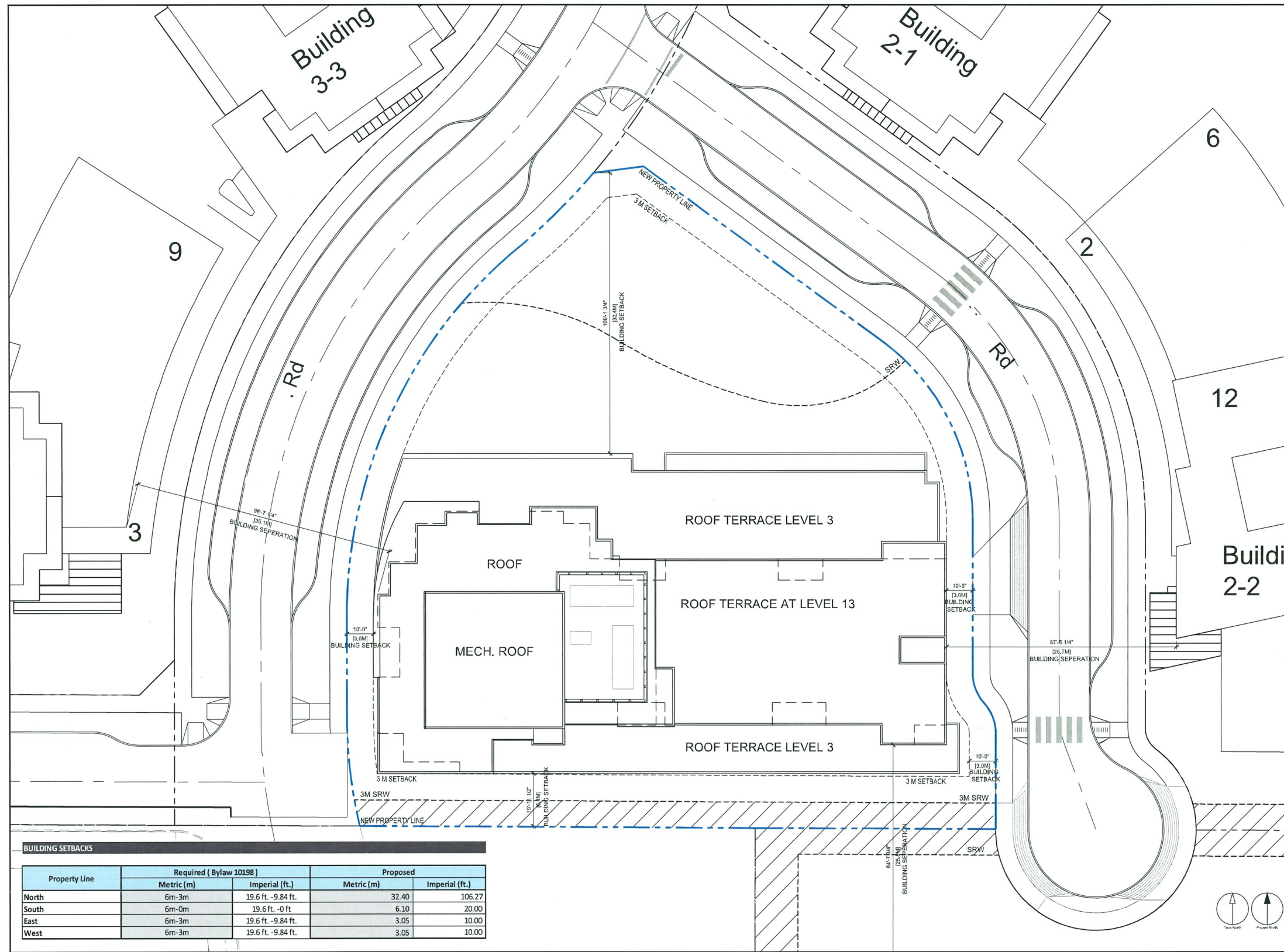
**PROJECT MGR:** **APPROVED BY:**

**SHEET TITLE**

Statistics Buildings and Parking

**SHEET NUMBER** **A0.05** **ISSUE**

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Property Line	Required (Bylaw 10198)		Proposed	
	Metric (m)	Imperial (ft.)	Metric (m)	Imperial (ft.)
North	6m-3m	19.6 ft. - 9.84 ft.	32.40	106.27
South	6m-0m	19.6 ft. - 0 ft.	6.10	20.00
East	6m-3m	19.6 ft. - 9.84 ft.	3.05	10.00
West	6m-3m	19.6 ft. - 9.84 ft.	3.05	10.00

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4	DP RE-SUBMISSION	2023-05-18

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DP PLAN# 4  
July 18, 2023  
DP 22-017484

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REGISTERED ARCHITECT  
JOHN GWYN JONES  
BRITISH COLUMBIA  
2023-05-18

IBI GROUP ARCHITECTS (CANADA) INC.  
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PROJECT  
Talisar D at Talisman Park  
8791 Cambie Road, Richmond, B.C.

PROJECT NO.  
137723

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PROJECT MGR: User  
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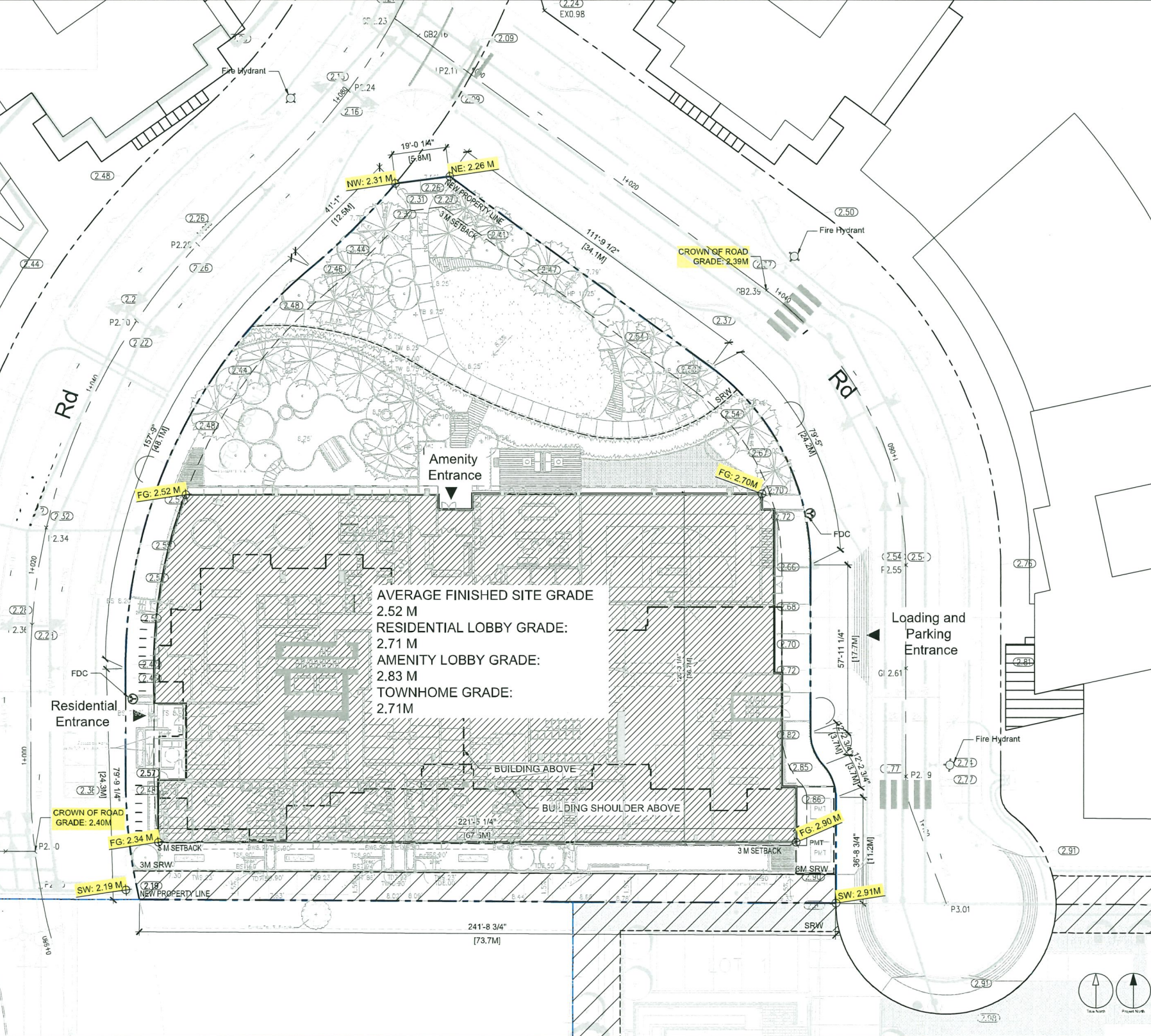
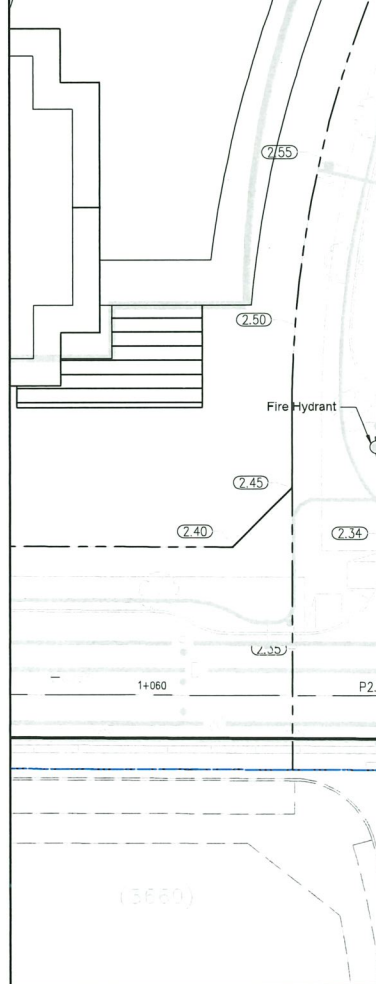
SHEET TITLE  
Setback Diagram

SHEET NUMBER  
A0.07

ISSUE

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 Plotted: Thursday, May 18, 2023, 12:42:23 PM by Feng Sun

LEGAL DESCRIPTION				
Lot 4 Section 27 and 28 Block 5 North Range 6 West New Westminster District				
LOT AREA	4510.4 sm			
LOT COVERAGE AREA	2362.2 sm			
LOT COVERAGE	52%			
FAR AREA (M <sup>2</sup> )				
14,625.0	3.24			
FINISHED GRADE (M)				
LOT CORNER	BUILDING CORNER			
NE 2.26	2.70			
NW 2.31	2.52			
SW 2.19	2.34			
SE 2.91	2.90			
AVERAGE FINISHED SITE GRADE (M)				
2.52				
PARKING SUMMARY				
	Standard	Small	Accessible	TOTAL
Market Condo	114	36	3	147
Market Rental	7	6	1	14
Visitor	30	2	1	33
TOTAL	151	38	5	194
	19.6%		2.6%	
CLASS 1 BIKE PARKING				
	Horizontal	Vertical	Family	TOTAL
Market Condo	198	91	33	322
Market Rental	24	6	4	34
TOTAL	222	97	37	356
	27.2%		10.4%	
CLASS 2 BIKE PARKING				
36 Bikes racks located on ground floor close to lobby				



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DP PLAN# 5  
July 18, 2023  
DP 22-017484

SEAL

**REGISTERED ARCHITECT**  
DON GWYN VOSE  
BRITISH COLUMBIA  
2023-05-16

IBI GROUP ARCHITECTS (CANADA) INC.  
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PROJECT  
Talistar D at Talisman Park  
8791 Cambie Road, Richmond, B.C.

PROJECT NO:  
137723

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User

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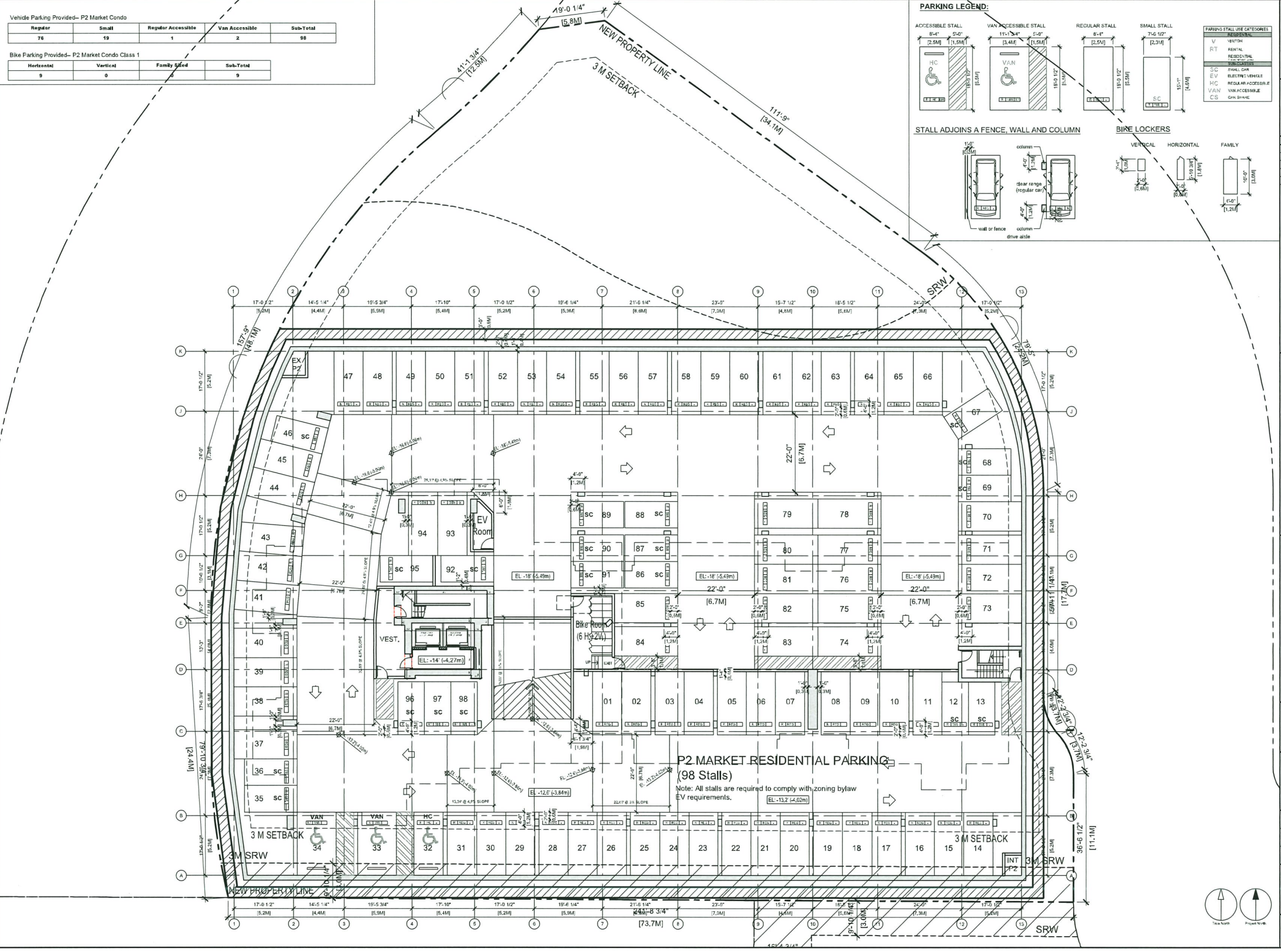
PROJECT MGR:

APPROVED BY:

SHEET TITLE  
Site Plan

SHEET NUMBER  
A1.00

ISSUE

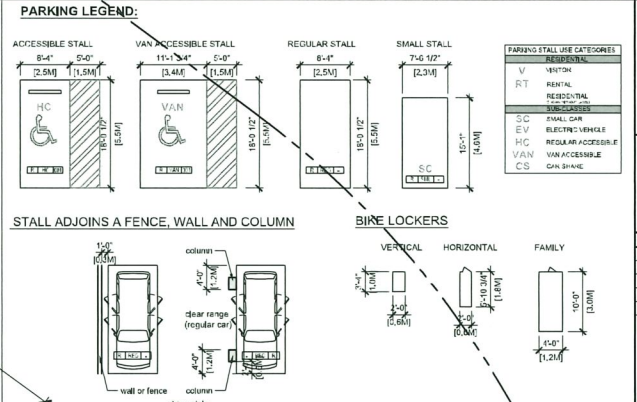


Vehicle Parking Provided- P2 Market Condo

Regular	Small	Regular Accessible	Van Accessible	Sub-Total
76	19	1	2	98

Bike Parking Provided- P2 Market Condo Class 1

Horizontal	Vertical	Family Sized	Sub-Total
9	0	0	9



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**DP PLAN# 6**  
July 18, 2023  
DP 22-017484

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PROJECT

**Talistar D at Talisman Park**  
8791 Cambie Road, Richmond, B.C.

PROJECT NO:  
137723

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PROJECT MGR: APPROVED BY:

SHEET TITLE  
**P2 Parking Plan**

SHEET NUMBER  
**A1.01**

ISSUE

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Vehicle Parking Provided- P1 Lower Market Condo				
Regular	Small	Regular Accessible	Van Accessible	Sub-Total
38	11	0	0	49

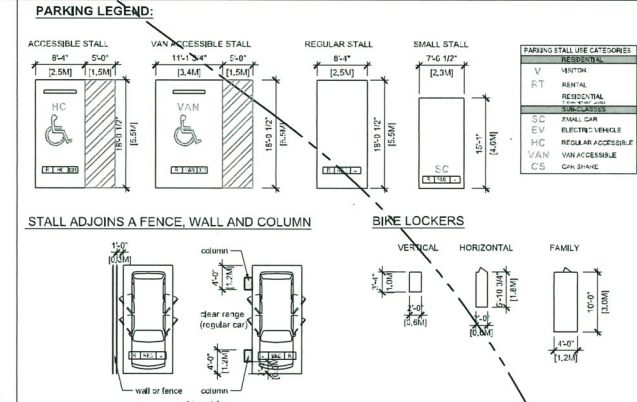
Vehicle Parking Provided- P1 Lower Market Rental				
Regular	Small	Regular Accessible	Van Accessible	Sub-Total
7	6	0	1	14

Vehicle Parking Provided- P1 Lower Visitor (2 Car Share Space included)				
Regular	Small	Regular Accessible	Van Accessible	Sub-Total
30	2	0	1	33

Bike Parking Provided- P1 Market Condo Class			
Horizontal	Vertical	Family Sized	Sub-Total
8	6	0	9



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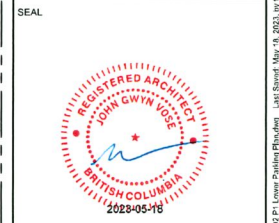
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**DP PLAN# 7**  
July 18, 2023  
DP 22-017484



**IBI GROUP ARCHITECTS (CANADA) INC.**  
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ibi@group.com

PROJECT  
**Talistar D at Talisman Park**  
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PROJECT NO.  
137723

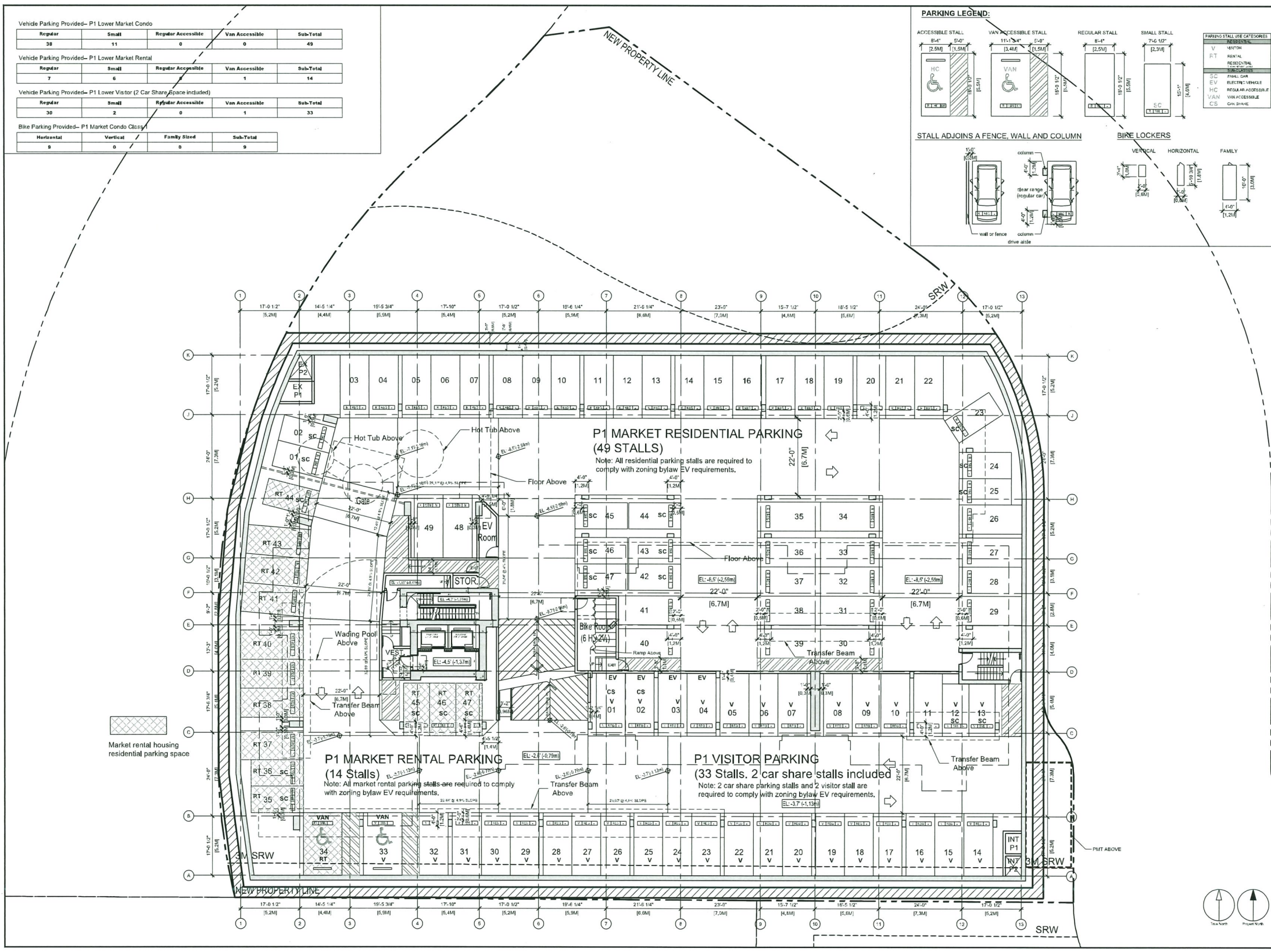
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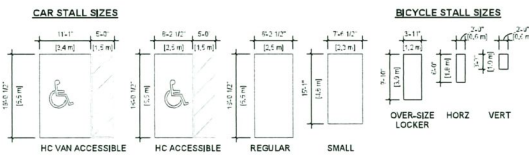
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**P1 Lower Parking Plan**

SHEET NUMBER  
**A1.02**

ISSUE

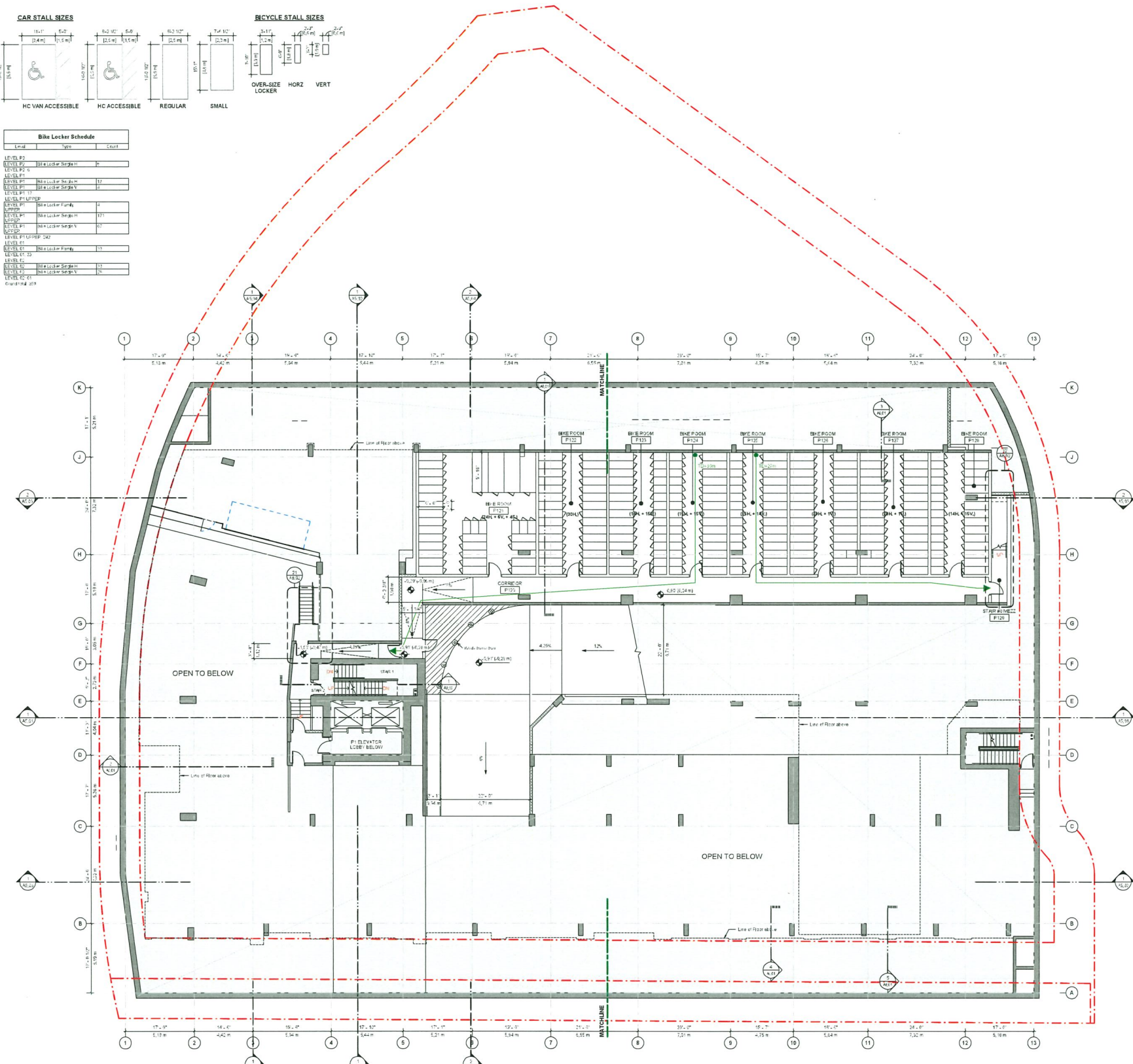


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**Bike Locker Schedule**

Level	Type	Count
LEVEL P1	Bike Locker Single	1
LEVEL P2	Bike Locker Single	1
LEVEL P3	Bike Locker Single	1
LEVEL P4	Bike Locker Single	1
LEVEL P5	Bike Locker Single	1
LEVEL P6	Bike Locker Single	1
LEVEL P7	Bike Locker Single	1
LEVEL P8	Bike Locker Single	1
LEVEL P9	Bike Locker Single	1
LEVEL P10	Bike Locker Single	1
LEVEL P11	Bike Locker Single	1
LEVEL P12	Bike Locker Single	1
LEVEL P13	Bike Locker Single	1
LEVEL P14	Bike Locker Single	1
LEVEL P15	Bike Locker Single	1
LEVEL P16	Bike Locker Single	1
LEVEL P17	Bike Locker Single	1
LEVEL P18	Bike Locker Single	1
LEVEL P19	Bike Locker Single	1
LEVEL P20	Bike Locker Single	1
LEVEL P21	Bike Locker Single	1
LEVEL P22	Bike Locker Single	1
LEVEL P23	Bike Locker Single	1
LEVEL P24	Bike Locker Single	1
LEVEL P25	Bike Locker Single	1
LEVEL P26	Bike Locker Single	1
LEVEL P27	Bike Locker Single	1
LEVEL P28	Bike Locker Single	1
LEVEL P29	Bike Locker Single	1
LEVEL P30	Bike Locker Single	1
LEVEL P31	Bike Locker Single	1
LEVEL P32	Bike Locker Single	1
LEVEL P33	Bike Locker Single	1
LEVEL P34	Bike Locker Single	1
LEVEL P35	Bike Locker Single	1
LEVEL P36	Bike Locker Single	1
LEVEL P37	Bike Locker Single	1
LEVEL P38	Bike Locker Single	1
LEVEL P39	Bike Locker Single	1
LEVEL P40	Bike Locker Single	1
LEVEL P41	Bike Locker Single	1
LEVEL P42	Bike Locker Single	1
LEVEL P43	Bike Locker Single	1
LEVEL P44	Bike Locker Single	1
LEVEL P45	Bike Locker Single	1
LEVEL P46	Bike Locker Single	1
LEVEL P47	Bike Locker Single	1
LEVEL P48	Bike Locker Single	1
LEVEL P49	Bike Locker Single	1
LEVEL P50	Bike Locker Single	1



1 OVERALL LEVEL P1 UPPER  
SCALE: 1/8" = 1'-0"

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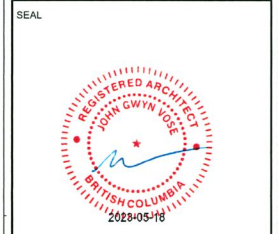
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**DP PLAN# 8**  
July 18, 2023  
DP 22-017484



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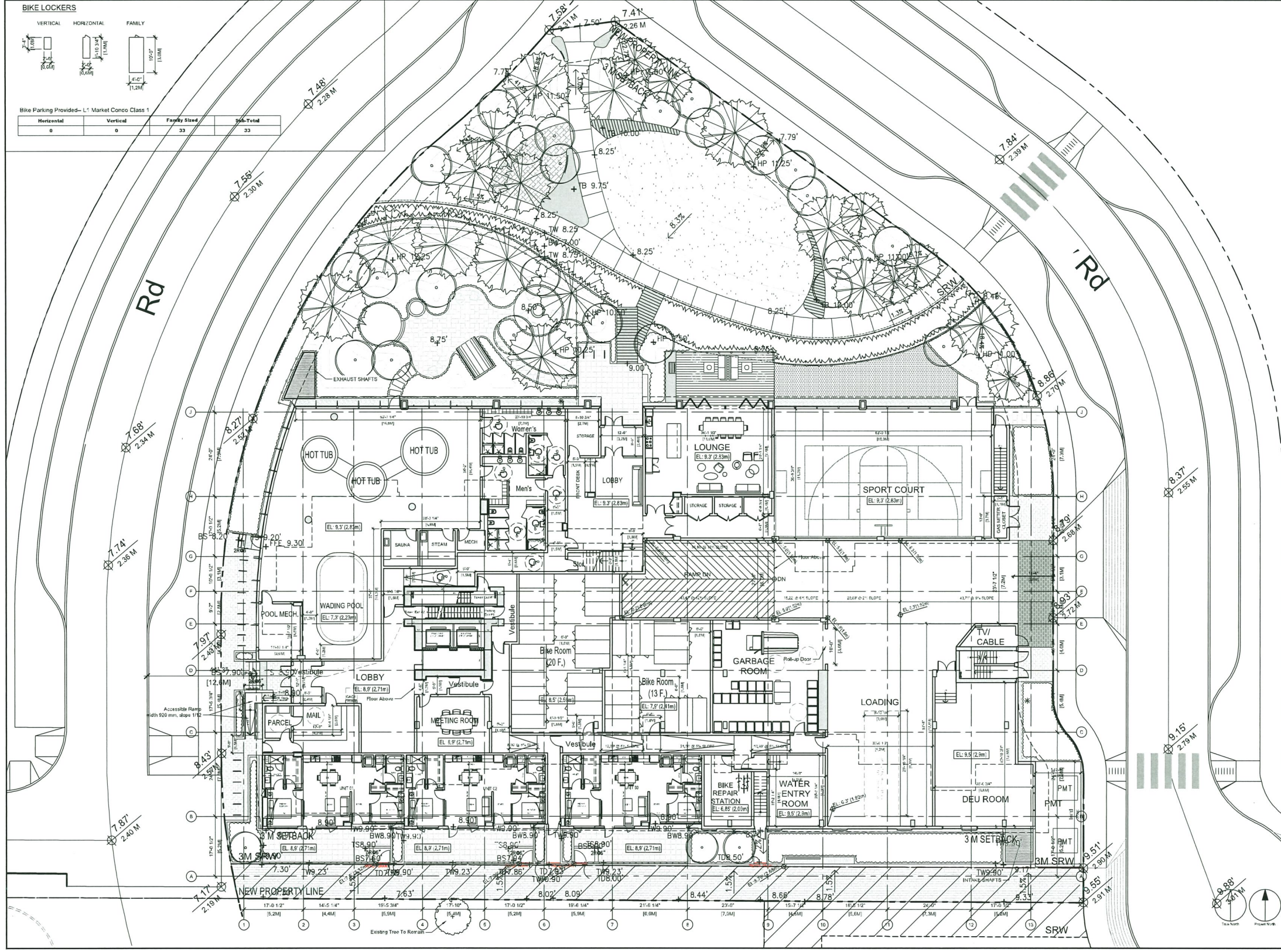
PROJECT  
**Talistar D at Talism Park**  
8791 Cambie Road, Richmond, B.C.

PROJECT NO:  
137723  
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User  
PROJECT MGR:  
APPROVED BY:

SHEET TITLE  
**P1 Upper Floor Plan**

SHEET NUMBER  
**A1.03**

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**BIKE LOCKERS**

VERTICAL: 10'0" x 1'0" x 1'0"  
 HORIZONTAL: 1'0" x 1'0" x 1'0"  
 FAMILY: 10'0" x 1'0" x 1'0"

Bike Parking Provided - L1 Market Conco Class 1

Horizontal	Vertical	Family Size	Total
0	0	33	33

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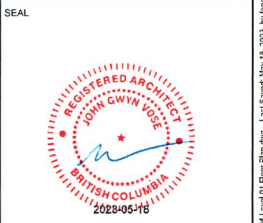
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No.	DESCRIPTION	DATE
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**DP PLAN# 9**  
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PROJECT  
**Talistar D at Talisman Park**  
 8791 Cambie Road, Richmond, B.C.

PROJECT NO:  
 137723

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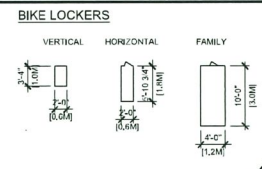
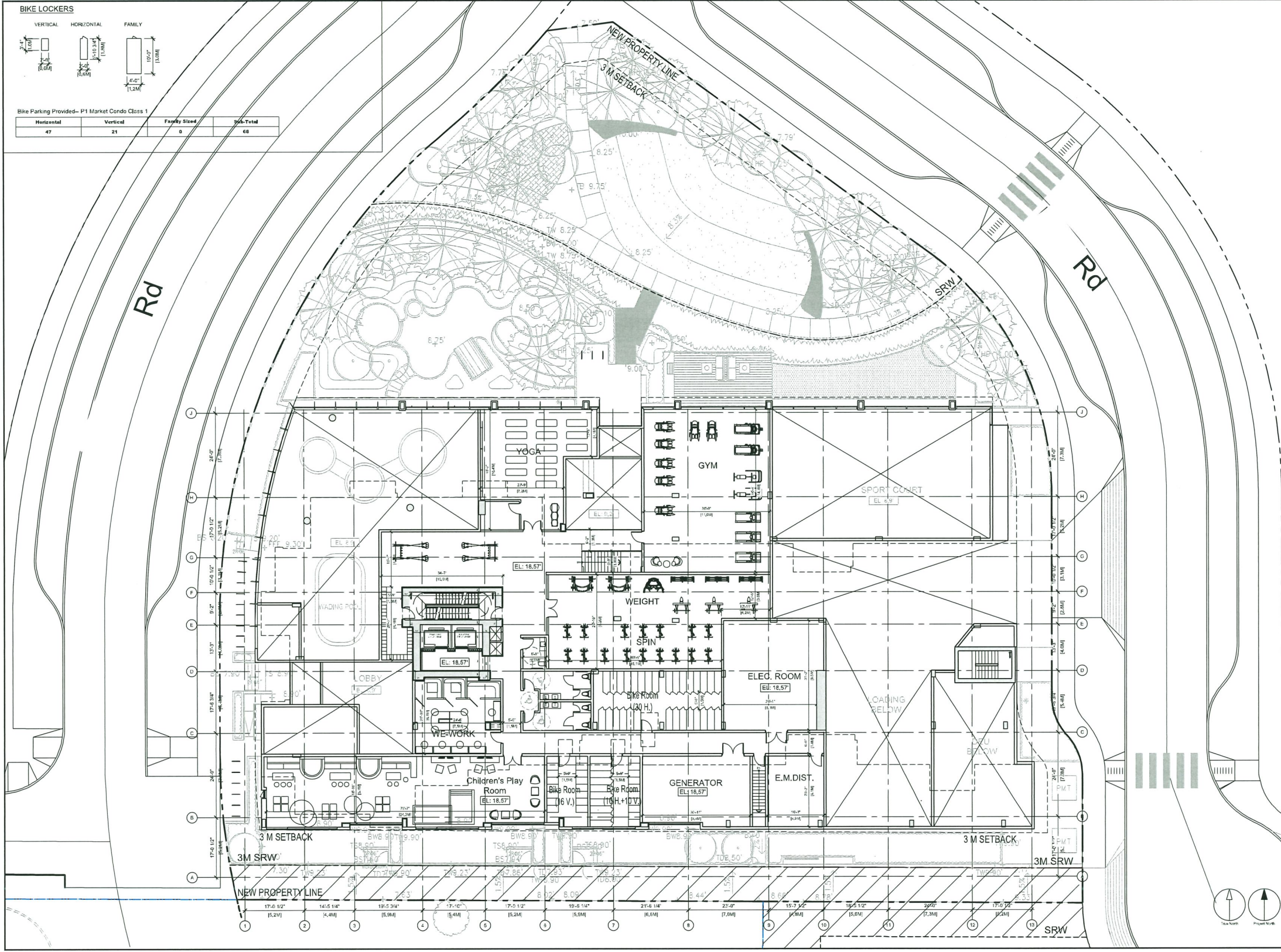
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SHEET TITLE  
**Level 01 Floor Plan**

SHEET NUMBER  
**A1.04**

ISSUE

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 Plot Font: Arial, 10  
 Plot Style: acad.ctb  
 Plot Device: HP DesignJet 5000



Bike Parking Provided— P1 Market Condo Class 1

Horizontal	Vertical	Family Size	Sub-Total
47	21	0	68

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**DP PLAN# 10**  
July 18, 2023  
DP 22-017484

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PROJECT  
**Talistar D at Talisman Park**  
8791 Cambie Road, Richmond, B.C.

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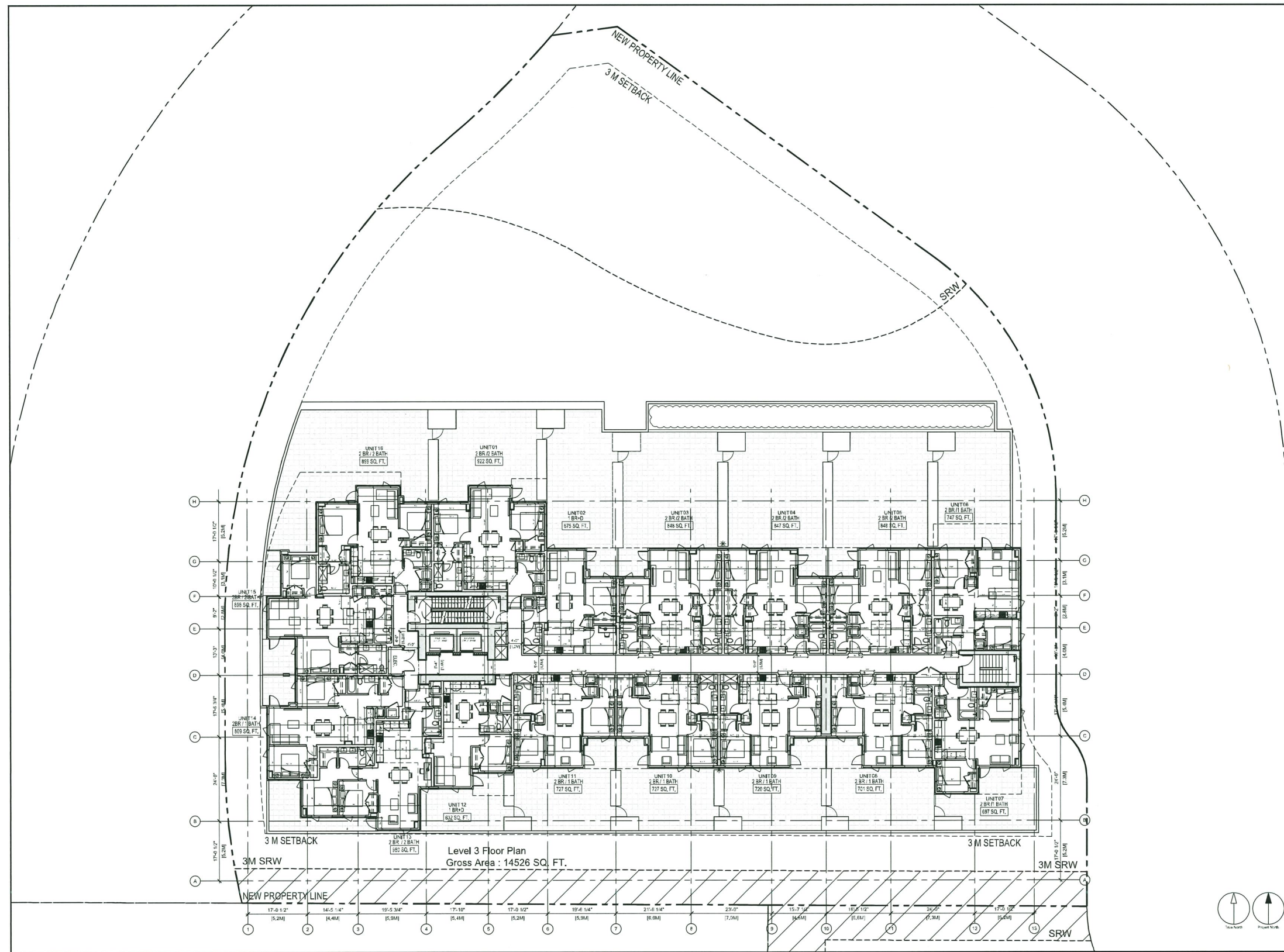
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SHEET TITLE  
**Level 02 Floor Plan**

SHEET NUMBER  
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DP PLAN# 11  
July 18, 2023  
DP 22-017484

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ibi@ibi.com

PROJECT  
Talistar D at Talisman Park  
8791 Cambie Road, Richmond, B.C.

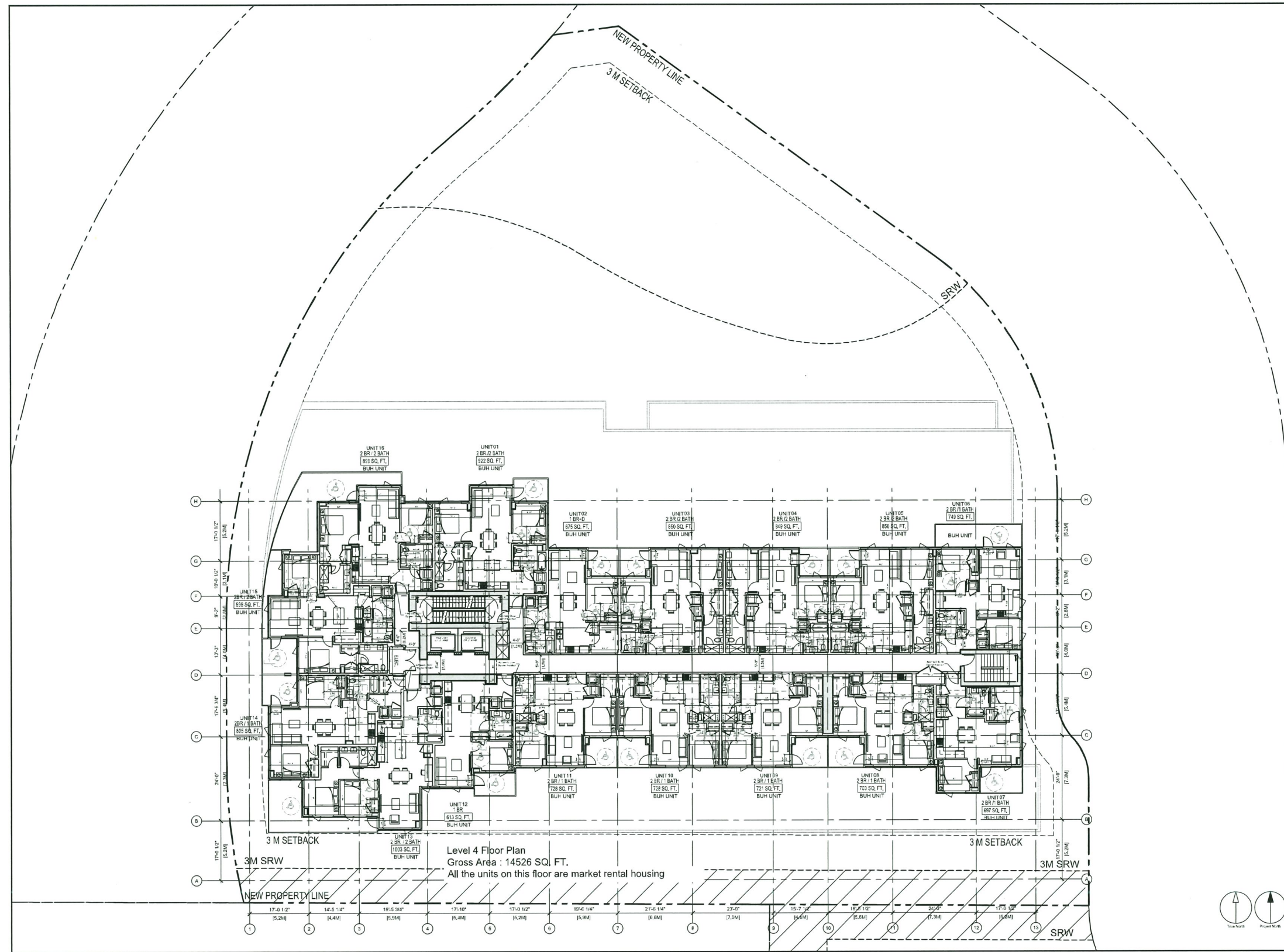
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SHEET TITLE  
Level 03 Floor Plan

SHEET NUMBER  
A1.06

ISSUE



Level 04 Floor Plan  
 Gross Area : 14526 SQ. FT.  
 All the units on this floor are market rental housing

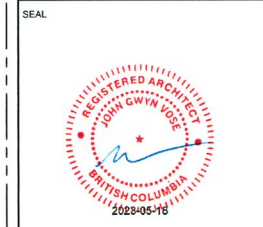
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**DP PLAN# 12**  
 July 18, 2023  
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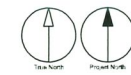
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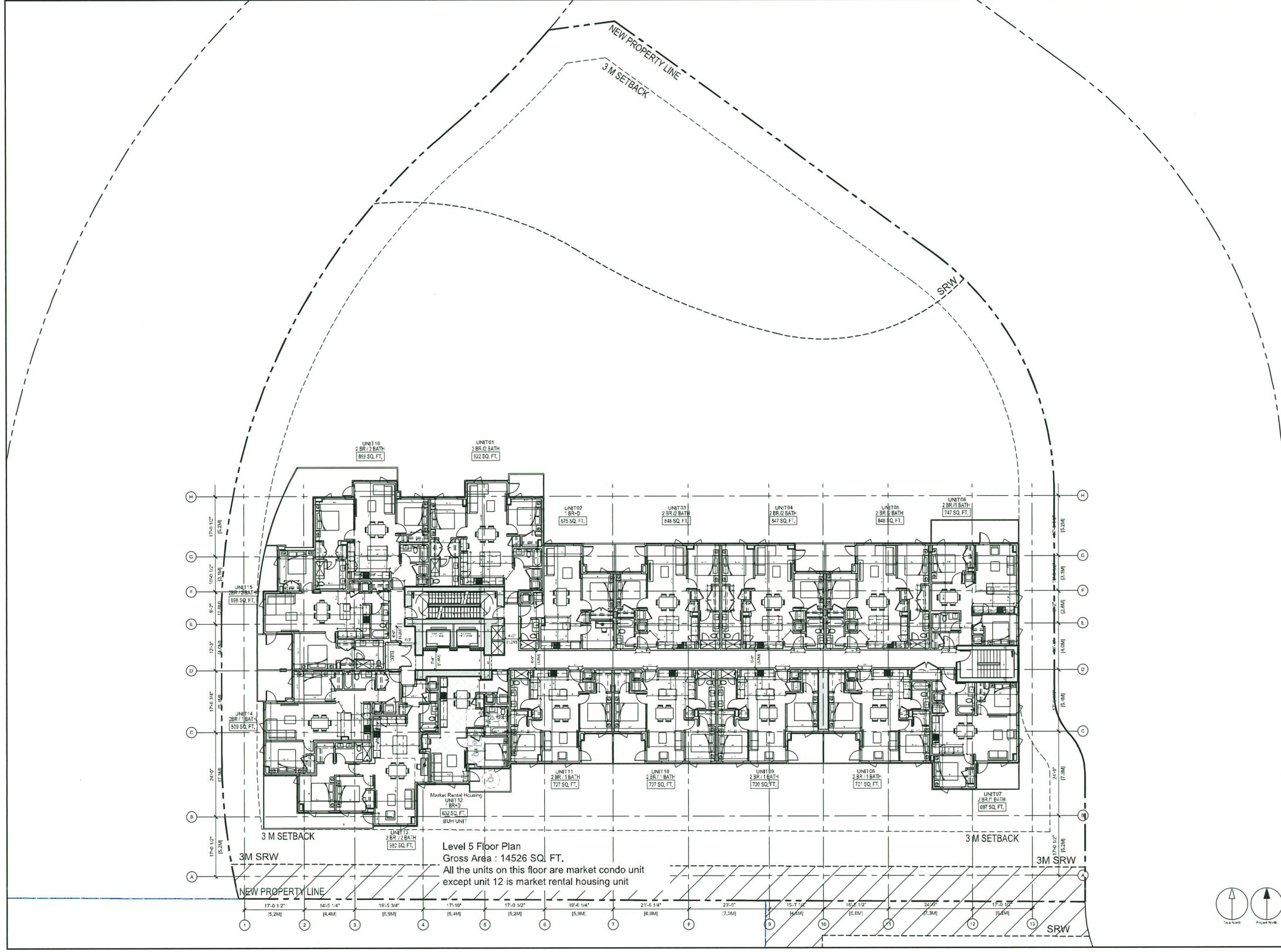
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 8791 Cambie Road, Richmond, B.C.

PROJECT NO:  
 137723  
 DRAWN BY: User  
 PROJECT MGR: User  
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SHEET TITLE  
**Level 04 Floor Plan (Rental)**

SHEET NUMBER  
**A1.07**  
 ISSUE





Level 05 Floor Plan  
 Gross Area : 14526 SQ. FT.  
 All the units on this floor are market condo unit  
 except unit 12 is market rental housing unit

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DP PLAN# 13  
 July 18, 2023  
 DP 22-017484

SEAL

**REGISTERED ARCHITECT**  
 JOHN GWIN ROSE  
 BRITISH COLUMBIA  
 2023-05-18

IBI GROUP ARCHITECTS (CANADA) INC.  
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PROJECT  
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 8791 Cambie Road, Richmond, B.C.

PROJECT NO:  
 137723

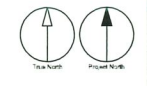
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CHECKED BY:  
 APPROVED BY:

SHEET TITLE  
 Level 05 Floor Plan

SHEET NUMBER  
**A1.08**

ISSUE



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	4	DP RE-SUBMISSION	2023-08-18

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**DP PLAN# 14**  
July 18, 2023  
DP 22-017484

SEAL

**REGISTERED ARCHITECT**  
JON GUYN VICK  
BRITISH COLUMBIA  
2023-05-16

**IBI** IBI GROUP ARCHITECTS (CANADA) INC.  
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PROJECT  
Talistar D at Talisman Park  
8791 Cambie Road, Richmond, B.C.

PROJECT NO:  
137723

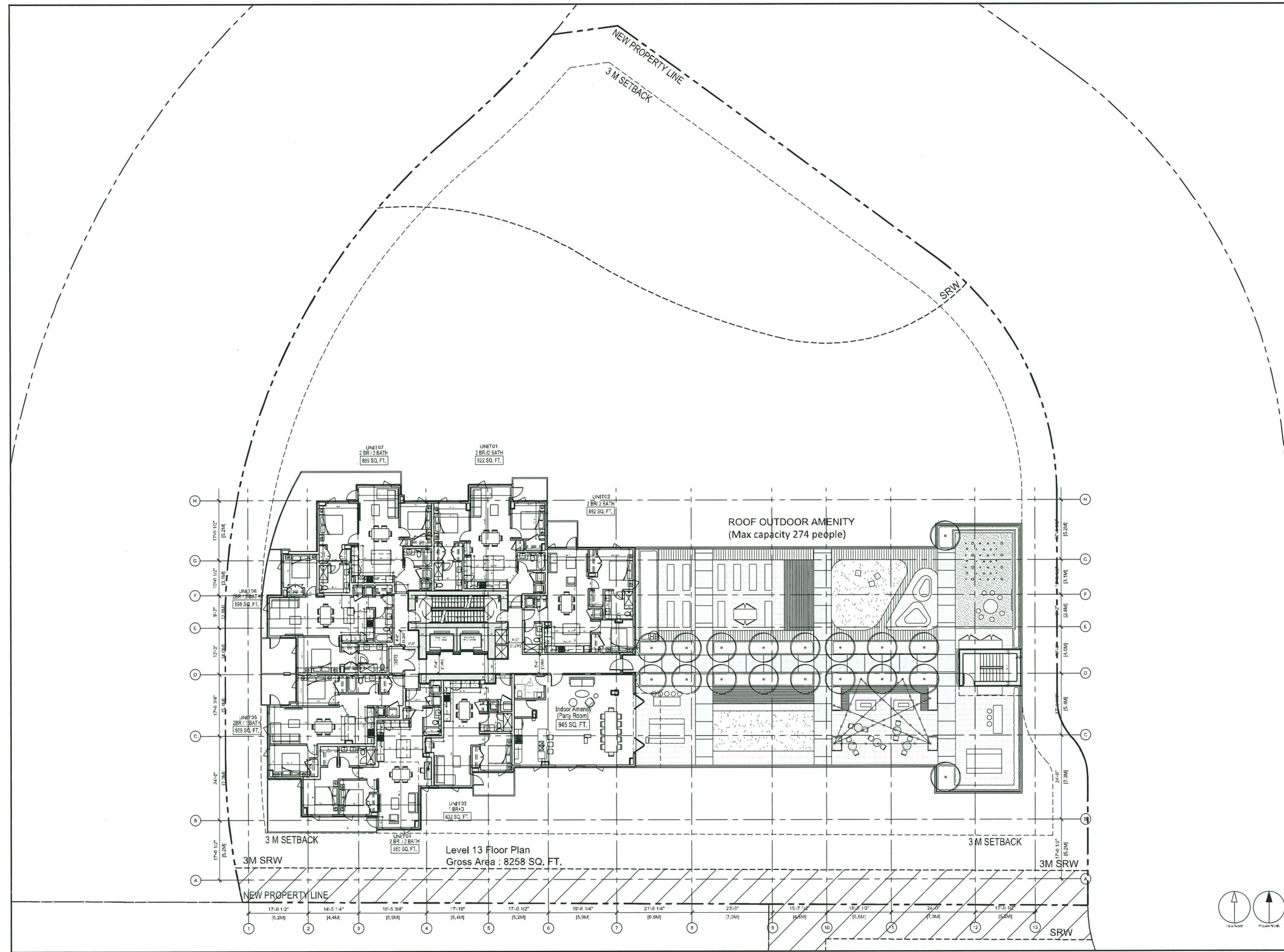
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SHEET TITLE  
Level 06-12 Typical Floor Plan

SHEET NUMBER <b>A1.09</b>	ISSUE
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Scale: 1/8" = 1'-0" (1:24)  
North Arrow





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**DP PLAN# 15**  
July 18, 2023  
DP 22-017484

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JOHN GWYN ROSE  
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2023-05-16

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ibi@ibi.com

PROJECT

**Talistar D at Talisman Park**

8791 Cambie Road, Richmond, B.C.

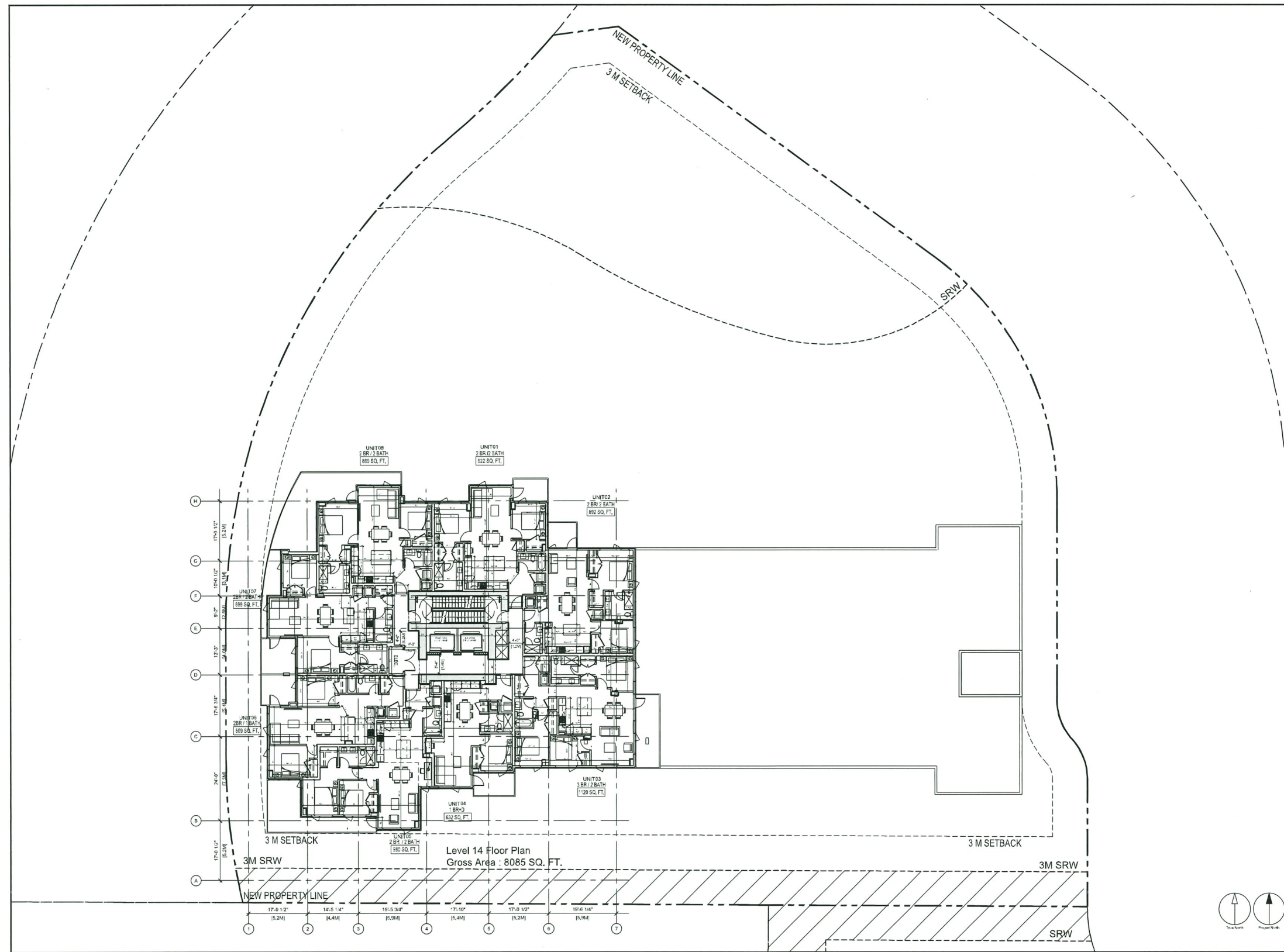
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PROJECT MGR:	APPROVED BY:

SHEET TITLE

**Level 13 Floor Plan**

SHEET NUMBER	ISSUE
<b>A1.10</b>	



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4	DP RE-SUBMISSION	2023-05-18

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DP PLAN# 16  
 July 18, 2023  
 DP 22-017484

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 2023-05-16

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 Suite 702 - 1250 West Pender Street  
 Vancouver, BC V6E 4B1 Canada  
 Tel: 604 683 8107 Fax: 604 683 5432  
 ibigroup.com

PROJECT  
 Talistar D at Talisman Park  
 8791 Cambie Road, Richmond, B.C.

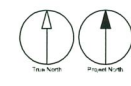
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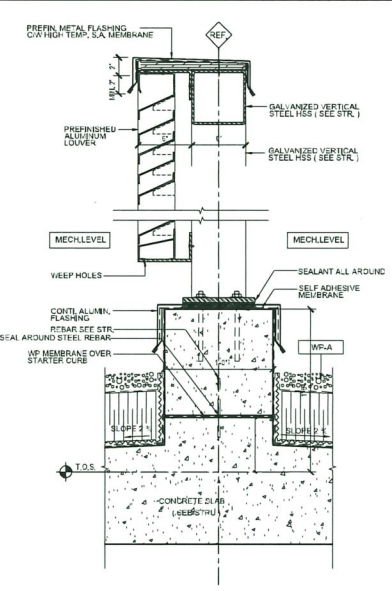
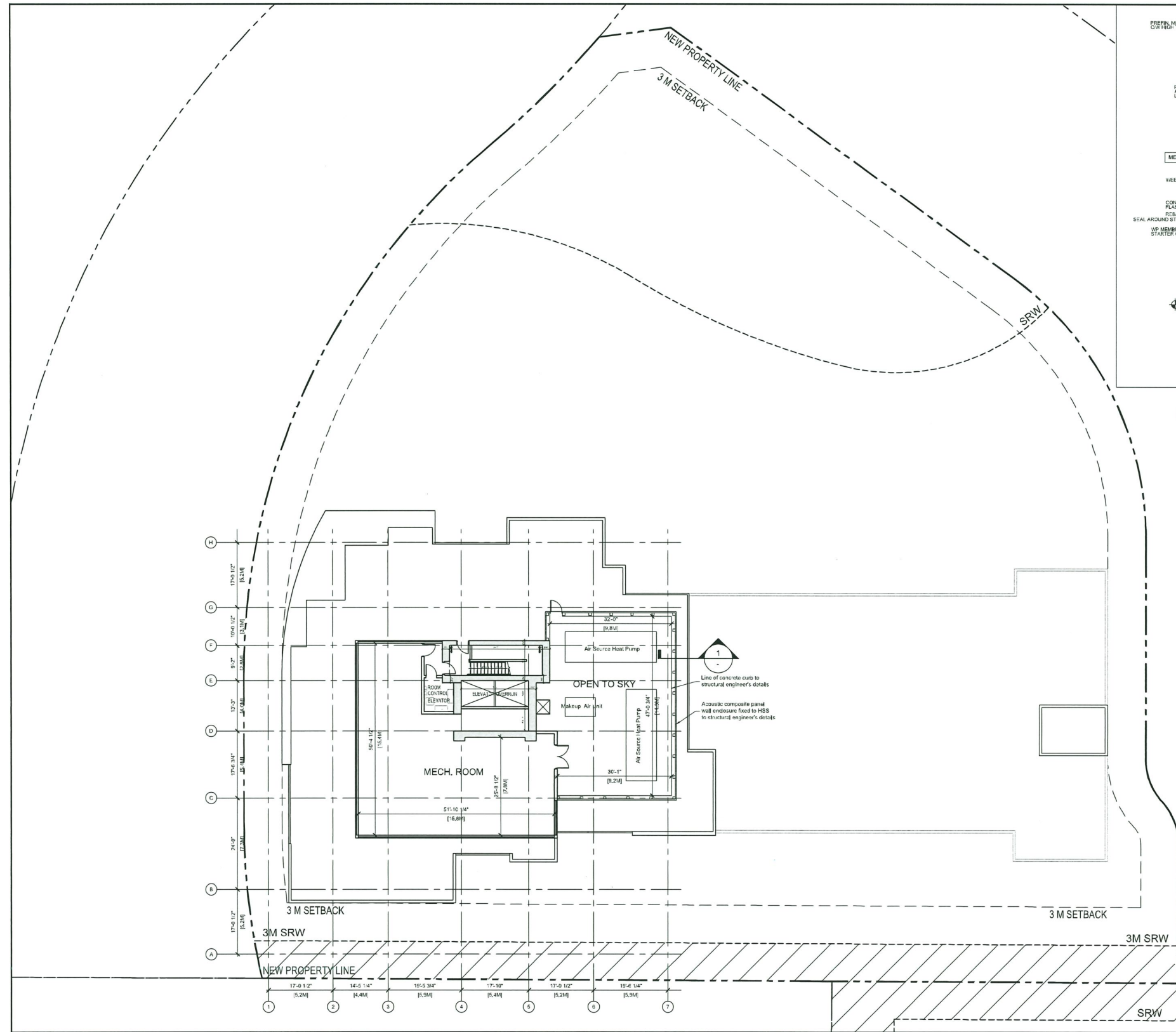
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SHEET NUMBER  
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ISSUE



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July 18, 2023  
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DON GWYN WOOD  
BRITISH COLUMBIA  
2022-05-16

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**PROJECT**  
Talistar D at Talisman Park  
8791 Cambie Road, Richmond, B.C.

**PROJECT NO:** 137723

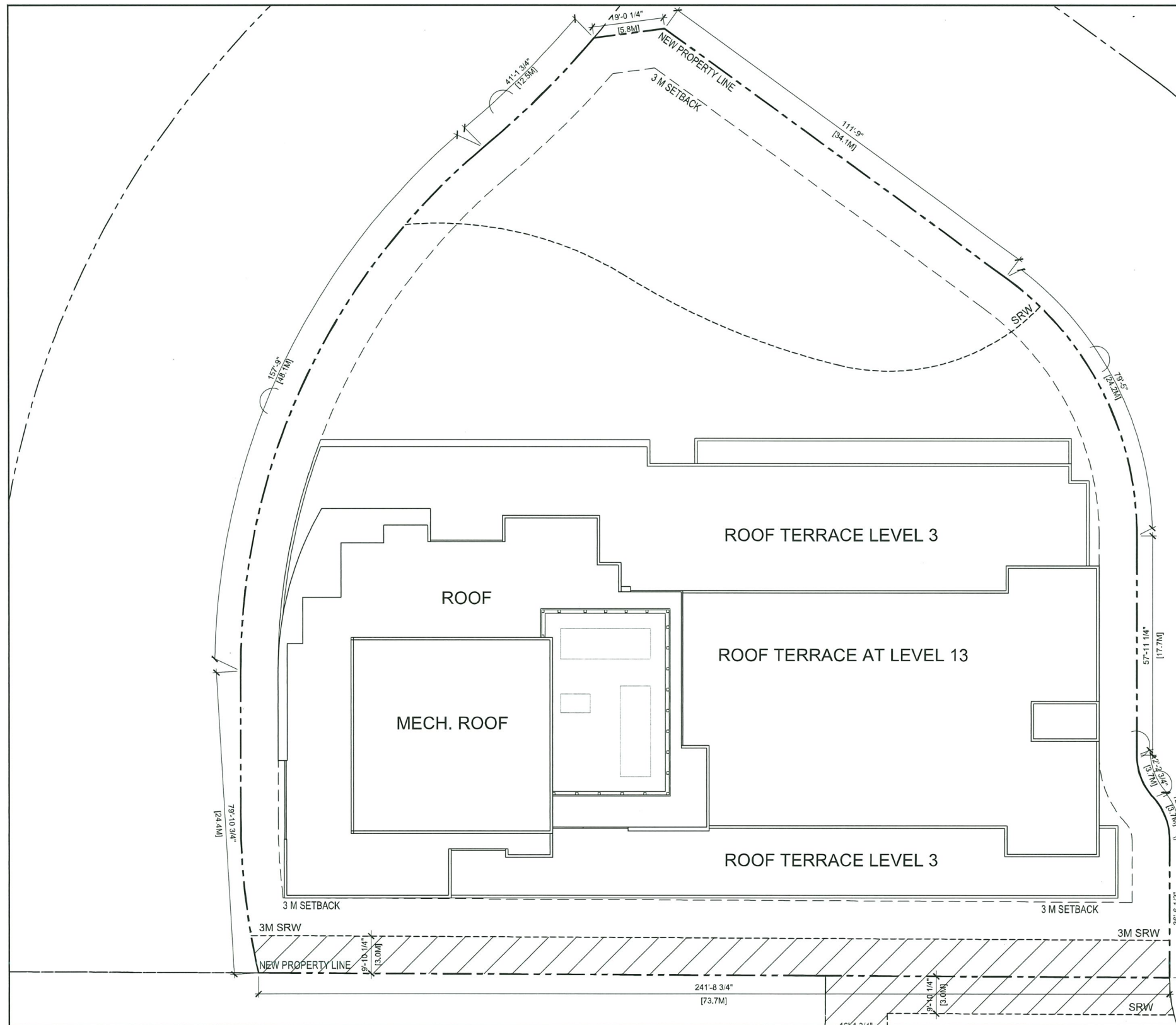
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**SHEET TITLE**  
Level Mech. Floor Plan

**SHEET NUMBER** A1.12 **ISSUE**

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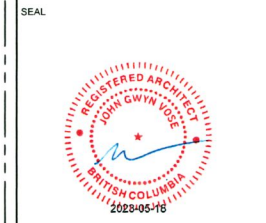
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 DP PLAN# 18  
 July 18, 2023  
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 Vancouver BC V6E 4B1 Canada  
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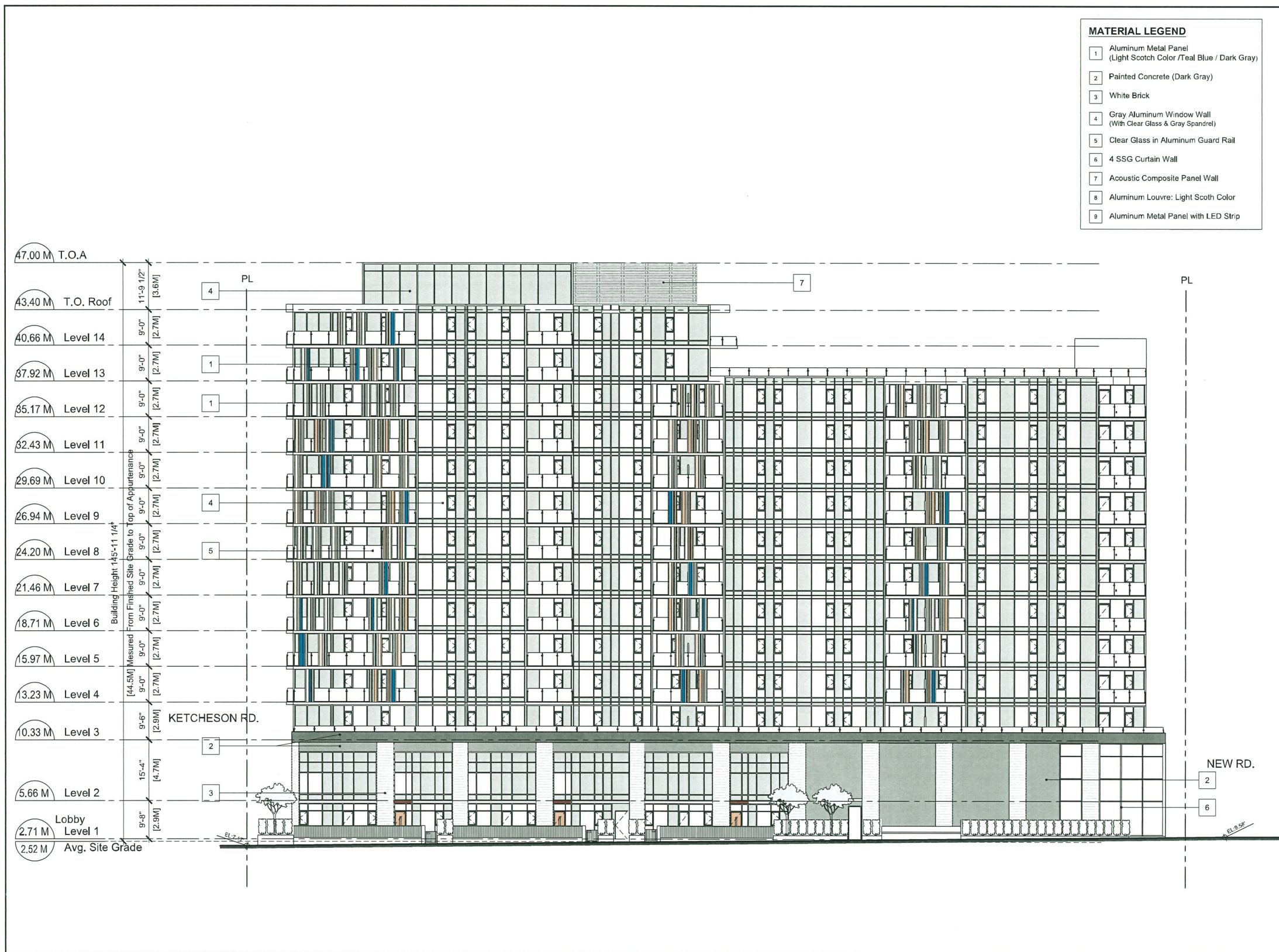
PROJECT  
**Talistar D at Talisman Park**  
 8791 Cambie Road, Richmond, B.C.

PROJECT NO:  
 137723  
 DRAWN BY: User CHECKED BY:  
 PROJECT MGR: APPROVED BY:

SHEET TITLE  
**Roof Plan**

SHEET NUMBER  
**A1.13** ISSUE

File Location: J:\137723\_C\graphics\736\_Production\736\_Design\736\_Arch\2023\736\_RoofPlan.dwg Plot: 2023-08-18 14:11:11  
 User: jgwyn Date: 2023-08-18 14:11:11  
 Title: Roof Plan



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DP PLAN# 19  
July 18, 2023  
DP 22-017484

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BRITISH COLUMBIA  
2023-05-16

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PROJECT  
Talistar D at Talisman Park  
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PROJECT NO:  
137723

DRAWN BY:  
User

CHECKED BY:

PROJECT MGR:

APPROVED BY:

SHEET TITLE  
Elevation - South

SHEET NUMBER  
A2.01

ISSUE


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**MATERIAL LEGEND**

- 1 Aluminum Metal Panel (Light Scotch Color / Teal Blue / Dark Gray)
- 2 Painted Concrete (Dark Gray)
- 3 White Brick
- 4 Gray Aluminum Window Wall (With Clear Glass & Gray Spandrel)
- 5 Clear Glass in Aluminum Guard Rail
- 6 4 SSG Curtain Wall
- 7 Acoustic Composite Panel Wall
- 8 Aluminum Louvre: Light Scotch Color
- 9 Aluminum Metal Panel with LED Strip

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DP PLAN# 20  
July 18, 2023  
DP 22-017484

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ibi@ibi.com

PROJECT  
Talistar D at Talisman Park  
8791 Cambie Road, Richmond, B.C.

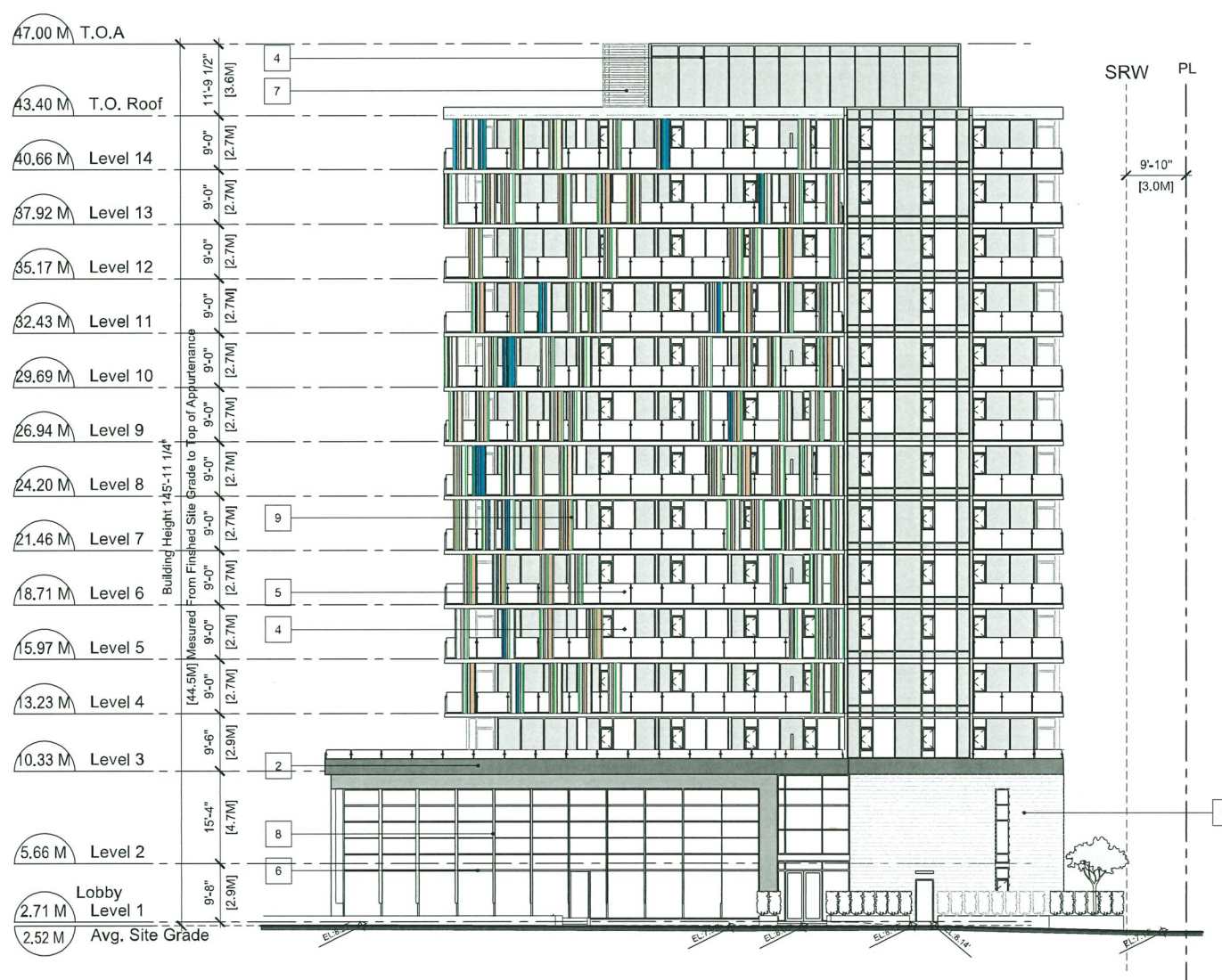
PROJECT NO:  
137723

DRAWN BY: User	CHECKED BY:
PROJECT MGR:	APPROVED BY:

SHEET TITLE  
Coloured Elevation - South

SHEET NUMBER <b>A2.01a</b>	ISSUE
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- MATERIAL LEGEND**
- 1 Aluminum Metal Panel (Light Scotch Color / Teal Blue / Dark Gray)
  - 2 Painted Concrete (Dark Gray)
  - 3 White Brick
  - 4 Gray Aluminum Window Wall (With Clear Glass & Gray Spandrel)
  - 5 Clear Glass in Aluminum Guard Rail
  - 6 4 SSG Curtain Wall
  - 7 Acoustic Composite Panel Wall
  - 8 Aluminum Louvre: Light Scotch Color
  - 9 Aluminum Metal Panel with LED Strip

Note:  
The intent of the lighting is to activate the building at night to create a landmark building for the Talisman development, when seen from street end views from the North and from the East. To mitigate the impact of light entering the suite, the LED strips will be recessed within a pre-finished metal vertical panel randomly placed along north & east facing balconies. Lights will be programmed to turn on at dusk, dim to 50% after 10pm and turn off at midnight.

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4	DP RE-SUBMISSION	2023-08-18

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DP PLAN# 21  
July 18, 2023  
DP 22-017484

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PROJECT

Talistar D at Talisman Park

8791 Cambie Road, Richmond, B.C.

PROJECT NO:  
137723

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PROJECT MGR: APPROVED BY:

SHEET TITLE

Elevation - West

SHEET NUMBER

A2.02

ISSUE

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**MATERIAL LEGEND**

- 1 Aluminum Metal Panel  
(Light Scotch Color / Teal Blue / Dark Gray)
- 2 Painted Concrete (Dark Gray)
- 3 White Brick
- 4 Gray Aluminum Window Wall  
(With Clear Glass & Gray Spandrel)
- 5 Clear Glass in Aluminum Guard Rail
- 6 4 SSG Curtain Wall
- 7 Acoustic Composite Panel Wall
- 8 Aluminum Louvre: Light Scotch Color
- 9 Aluminum Metal Panel with LED Strip

Note:  
The intent of the lighting is to activate the building at night to create a landmark building for the Talisman development, when seen from street end views from the North and from the East. To mitigate the impact of light entering the suite, the LED strips will be recessed within a pre-finished metal vertical panel randomly placed along north & east facing balconies. Lights will be programmed to turn on at dusk, dim to 50% after 10pm and turn off at midnight.

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	3	DP RE-SUBMISSION	2023-04-28
	4	DP RE-SUBMISSION	2023-05-18

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DP PLAN# 22  
July 18, 2023  
DP 22-017484

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PROJECT  
Talistar D at Talisman Park  
8791 Cambie Road, Richmond, B.C.

PROJECT NO.  
137723  
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PROJECT MGR: APPROVED BY:

SHEET TITLE  
Coloured Elevation - West

SHEET NUMBER  
A2.02a

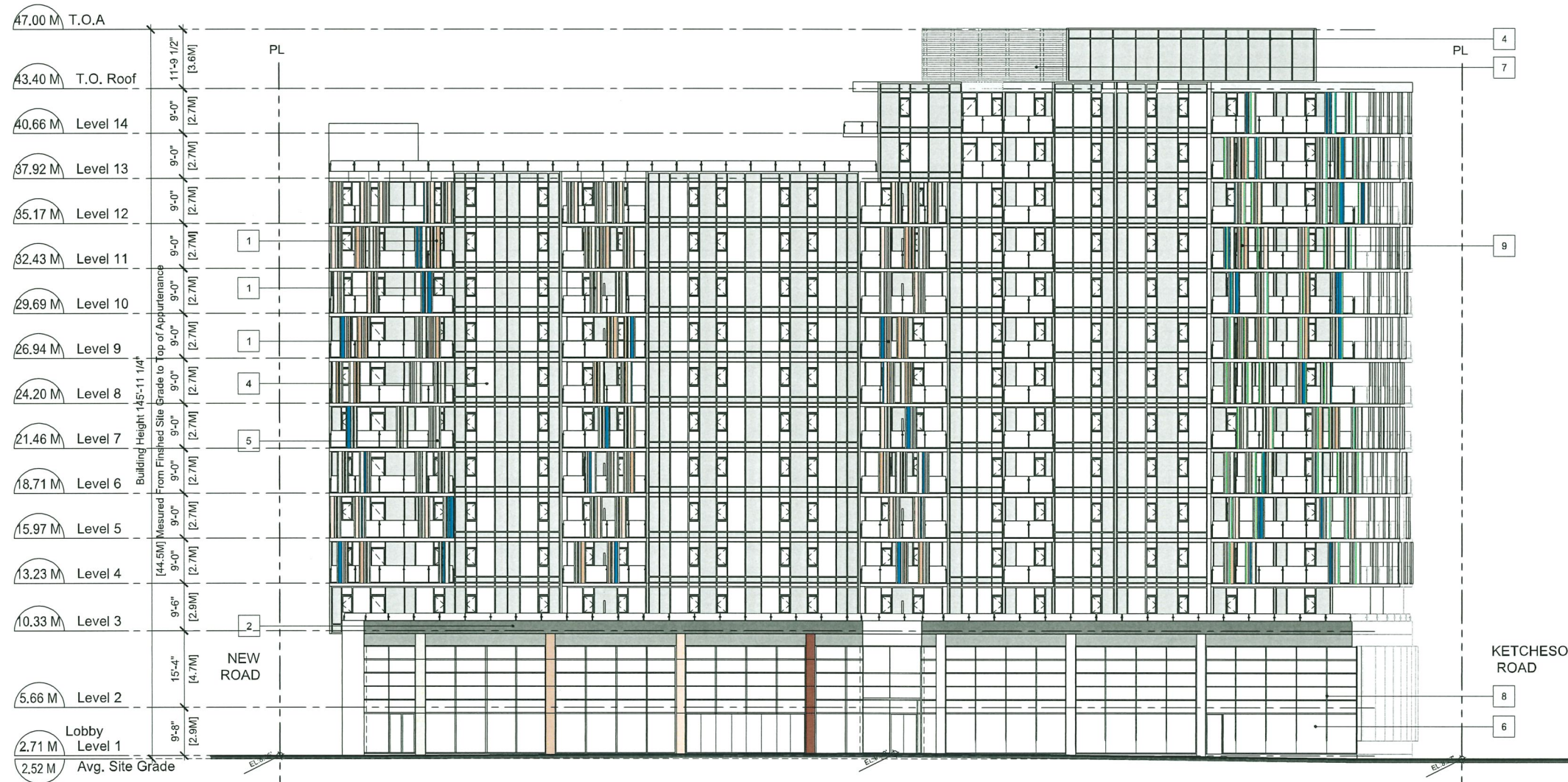
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**MATERIAL LEGEND**

- 1 Aluminum Metal Panel  
(Light Scotch Color / Teal Blue / Dark Gray)
- 2 Painted Concrete (Dark Gray)
- 3 White Brick
- 4 Gray Aluminum Window Wall  
(With Clear Glass & Gray Spandrel)
- 5 Clear Glass in Aluminum Guard Rail
- 6 4 SSG Curtain Wall
- 7 Acoustic Composite Panel Wall
- 8 Aluminum Louvre: Light Scotch Color
- 9 Aluminum Metal Panel with LED Strip

Note:  
The intent of the lighting is to activate the building at night to create a landmark building for the Talisman development, when seen from street end views from the North and from the East. To mitigate the impact of light entering the suite, the LED strips will be recessed within a pre-finished metal vertical panel randomly placed along north & east facing balconies. Lights will be programmed to turn on at dusk, dim to 50% after 10pm and turn off at midnight.



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ISSUES

No.	DESCRIPTION	DATE
1	DP SUBMISSION	2022-01-07
2	DP RE-SUBMISSION	2023-03-06
3	DP RE-SUBMISSION	2023-04-28
4	DP RE-SUBMISSION	2023-05-18

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ibi@group.com

PROJECT  
Talistar D at Talisman Park  
8791 Cambie Road, Richmond, B.C.

PROJECT NO: 137723  
DRAWN BY: User CHECKED BY:  
PROJECT MGR: APPROVED BY:

SHEET TITLE  
Elevation - North

SHEET NUMBER  
A2.03

File Location: J:\137723\_C\general\MyTA\_Procedures\TA\_Design\IBI\_Architectural\A2.03\_Elevation - North.dwg Last Saved: May 18, 2023, 10:28 PM by Tony Kim  
Plot Date: May 18, 2023, 10:28 PM by Tony Kim  
Plot Size: A2 (420x594) mm

**MATERIAL LEGEND**

- 1 Aluminum Metal Panel  
(Light Scotch Color / Teal Blue / Dark Gray)
- 2 Painted Concrete (Dark Gray)
- 3 White Brick
- 4 Gray Aluminum Window Wall  
(With Clear Glass & Gray Spandrel)
- 5 Clear Glass in Aluminum Guard Rail
- 6 4 SSG Curtain Wall
- 7 Acoustic Composite Panel Wall
- 8 Aluminum Louvre: Light Scotch Color
- 9 Aluminum Metal Panel with LED Strip

**Note:**  
The intent of the lighting is to activate the building at night to create a landmark building for the Talisman development, when seen from street end views from the North and from the East. To mitigate the impact of light entering the suite, the LED strips will be recessed within a pre-finished metal vertical panel randomly placed along north & east facing balconies. Lights will be programmed to turn on at dusk, dim to 50% after 10pm and turn off at midnight.



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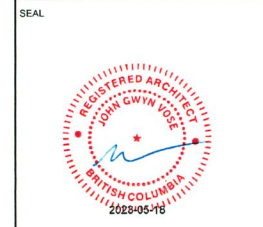
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3	DP RE-SUBMISSION	2023-09-28
4	DP RE-SUBMISSION	2023-05-18

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DP PLAN# 24  
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DP 22-017484



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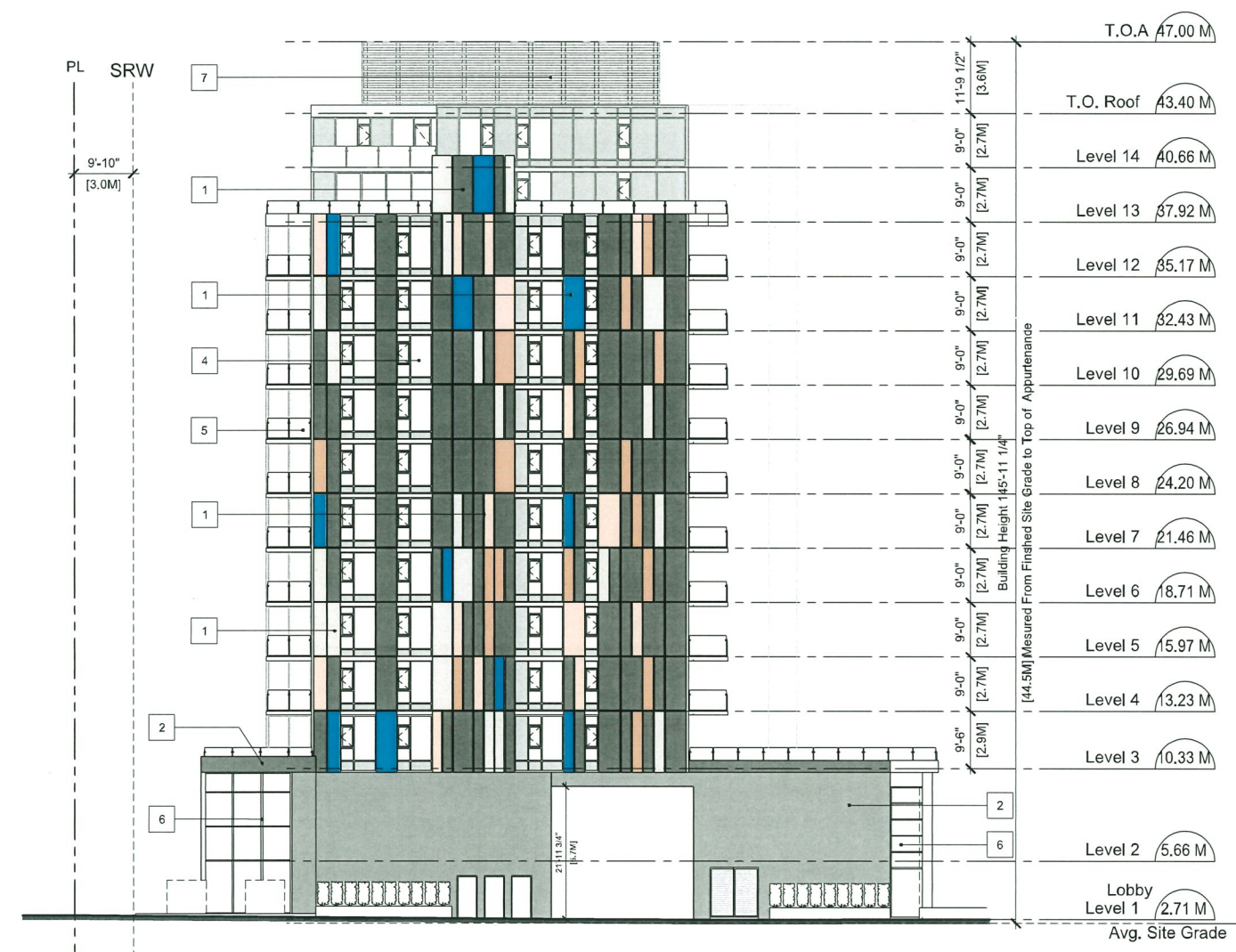
PROJECT  
Talistar D at Talisman Park  
8791 Cambie Road, Richmond, B.C.

PROJECT NO:  
137723  
DRAWN BY: User  
CHECKED BY:  
PROJECT MGR: APPROVED BY:

SHEET TITLE  
Coloured Elevation - North

SHEET NUMBER  
A2.03a

IBI Group Architects (Canada) Inc. 137723\_Talistar D at Talisman Park - Coloured Elevation - North - July 18, 2023 - 137723-05-18-01



### MATERIAL LEGEND

- Aluminum Metal Panel (Light Scotch Color / Teal Blue / Dark Gray)
- Painted Concrete (Dark Gray)
- White Brick
- Gray Aluminum Window Wall (With Clear Glass & Gray Spandrel)
- Clear Glass in Aluminum Guard Rail
- 4 SSG Curtain Wall
- Acoustic Composite Panel Wall
- Aluminum Louvre: Light Scotch Color
- Aluminum Metal Panel with LED Strip

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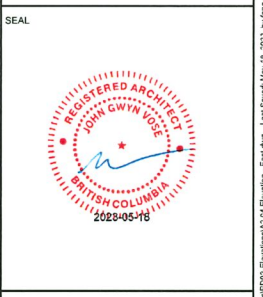
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**ISSUES**

No.	DESCRIPTION	DATE
1	DP SUBMISSION	2022-01-07
2	DP RE-SUBMISSION	2022-03-06
3	DP RE-SUBMISSION	2022-06-22
4	DP RE-SUBMISSION	2022-05-18

NOT FOR CONSTRUCTION

CONSULTANTS  
**DP PLAN# 25**  
 July 18, 2023  
 DP 22-017484



**IBI GROUP ARCHITECTS (CANADA) INC.**  
 Suite 702 - 125 West Pender Street  
 Vancouver BC V6E 4B1 Canada  
 Tel: 604 683 8777 Fax: 604 683 0192  
 ibigroup.com

PROJECT  
**Talistar D at Talisman Park**  
 8791 Cambie Road, Richmond, B.C.

PROJECT NO:  
 137723

DRAWN BY: User	CHECKED BY:
PROJECT MGR:	APPROVED BY:

SHEET TITLE  
**Elevation - East**

SHEET NUMBER <b>A2.04</b>	ISSUE
------------------------------	-------

IBI Group Architects (Canada) Inc. - Vancouver, BC - 137723 - Talistar D at Talisman Park - Elevation - East - July 18, 2023 - 1:10:30 PM by Pong Sun

**MATERIAL LEGEND**

- 1 Aluminum Metal Panel  
(Light Scotch Color / Teal Blue / Dark Gray)
- 2 Painted Concrete (Dark Gray)
- 3 White Brick
- 4 Gray Aluminum Window Wall  
(With Clear Glass & Gray Spandrel)
- 5 Clear Glass in Aluminum Guard Rail
- 6 4 SSG Curtain Wall
- 7 Acoustic Composite Panel Wall
- 8 Aluminum Louvre: Light Scotch Color
- 9 Aluminum Metal Panel with LED Strip



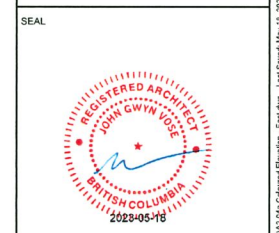
CLIENT  
  
**POLYGON**  
 1333 W Broadway #500, Vancouver, BC  
 V6H 4C2

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ISSUES	No.	DESCRIPTION	DATE
	1	DP SUBMISSION	2022-01-07
	2	DP RE-SUBMISSION	2023-03-06
	3	DP RE-SUBMISSION	2023-06-22
	4	DP RE-SUBMISSION	2023-05-18

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**DP PLAN# 26**  
 July 18, 2023  
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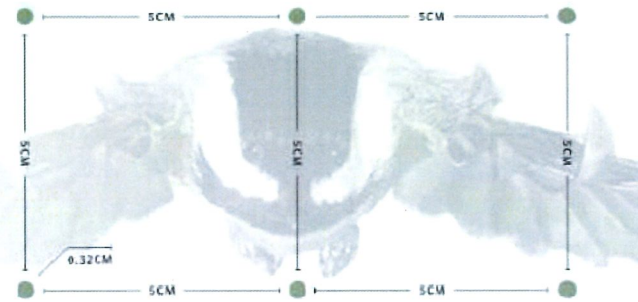
PROJECT  
**Talistar D at Talisman Park**  
 8791 Cambie Road, Richmond, B.C.

PROJECT NO:  
 137723  
 DRAWN BY: User CHECKED BY:  
 PROJECT MGR: APPROVED BY:

SHEET TITLE  
**Coloured Elevation - East**

SHEET NUMBER  
**A2.04a** ISSUE

File Location: A:\137723\_Capacity\73\_0\_Presentation\73\_0\_Design\73\_0\_Presentation\73\_0\_Coloured Elevation - East.dwg Last Saved: July 18, 2023, by: jgwyn  
 Plot Date: Tuesday, July 18, 2023, 1:05:34 PM by: jgwyn



(FIG. 1) Diagram of bird-friendly glazing pattern with visual markers at maximum 5cm x 5cm spacing. IMAGE SOURCE: FLAP CANADA

**Bird Friendly Glazing**

Project will adhere to bird-friendly glazing by utilizing the following techniques as outlined in the UBC Bird Friendly Design Guidelines for Buildings.

- The use of an adhesive film, acid-etch, or frit pattern. Pattern to be high contrast and dense: spacing at maximum 5 cm x 5 cm apart with markers no more than 0.32 cm in size.
- Application of patterns to the exterior surface of glazing to minimize reflections
- Application of fritted glass pattern to all glazed guardrailings on the first four storeys.
- Application of dotted pattern (Fig. 1) to all standard vision glass on the first four storeys.

Daylight View



Night View of Light Feature

**Note:**  
The intent of the Vertical LED lighting is to reinforce the marsh grass design theme at night; particularly when seen from the north and west. To mitigate the impact of light entering the project suites, the LED strips will be recessed within a pre-finished metal vertical screen system. The lights will be programmed to turn on at dusk, dim to 50% at 10pm, and to turn off at midnight.

Night View

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ISSUE NO.	DESCRIPTION	DATE
1	DP SUBMISSION	2022-01-07
2	DP RE-SUBMISSION	2022-03-06
3	DP RE-SUBMISSION	2022-06-22
4	DP RE-SUBMISSION	2022-05-18

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CONSULTANTS

DP PLAN# 27  
July 18, 2023  
DP 22-017484

SEAL

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Suite 102 - 1265 West Pender Street  
Vancouver BC V6E 4B1 Canada  
Tel: 604 683 8197 Fax: 604 683 0152  
ibigroup.com

PROJECT  
Talistar D at Talisman Park  
8791 Cambie Road, Richmond, B.C.

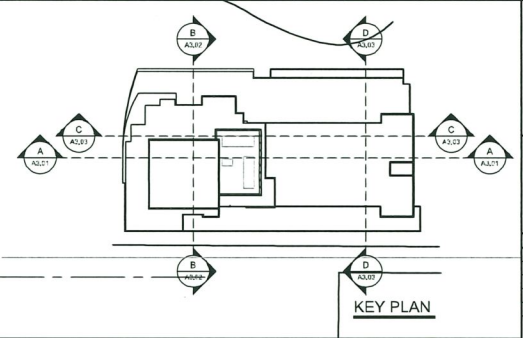
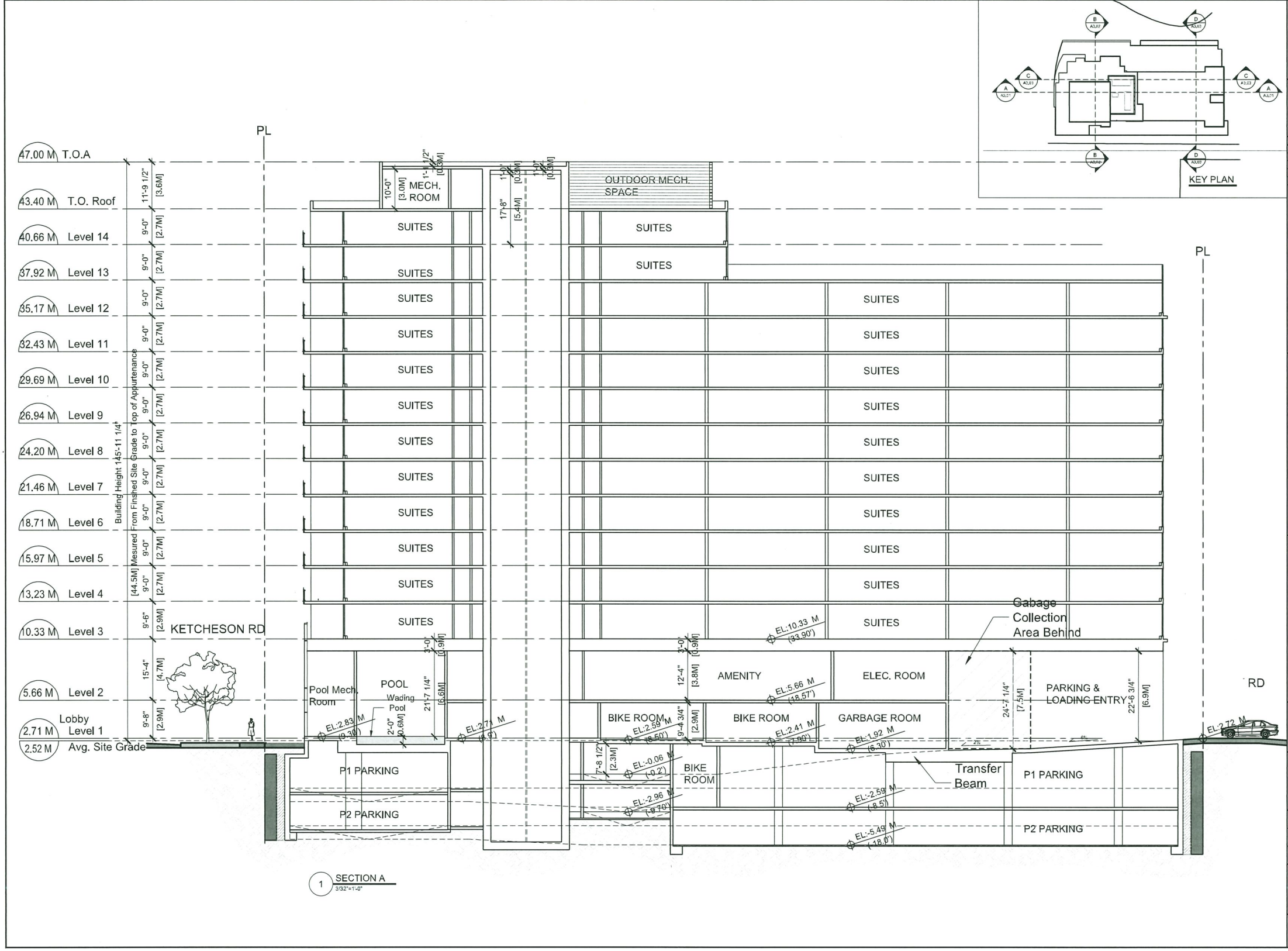
PROJECT NO:  
137723

DRAWN BY: User	CHECKED BY:
PROJECT MGR:	APPROVED BY:

SHEET TITLE  
View from Brown Road

SHEET NUMBER A0.22	ISSUE
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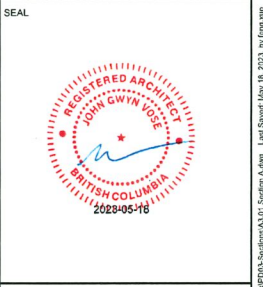
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 Tel: 604 273 1111 Fax: 604 273 1112

ISSUES	DESCRIPTION	DATE
1	DP SUBMISSION	2022-01-07
2	DP RE-SUBMISSION	2023-03-06
3	DP RE-SUBMISSION	2023-04-28
4	DP RE-SUBMISSION	2023-05-18

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 DP PLAN# 28  
 July 18, 2023  
 DP 22-017484



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PROJECT  
 Talistar D at Talisman Park  
 8791 Cambie Road, Richmond, B.C.

PROJECT NO:  
 137723

DRAWN BY:  
 User

CHECKED BY:  
 User

PROJECT MGR:  
 User

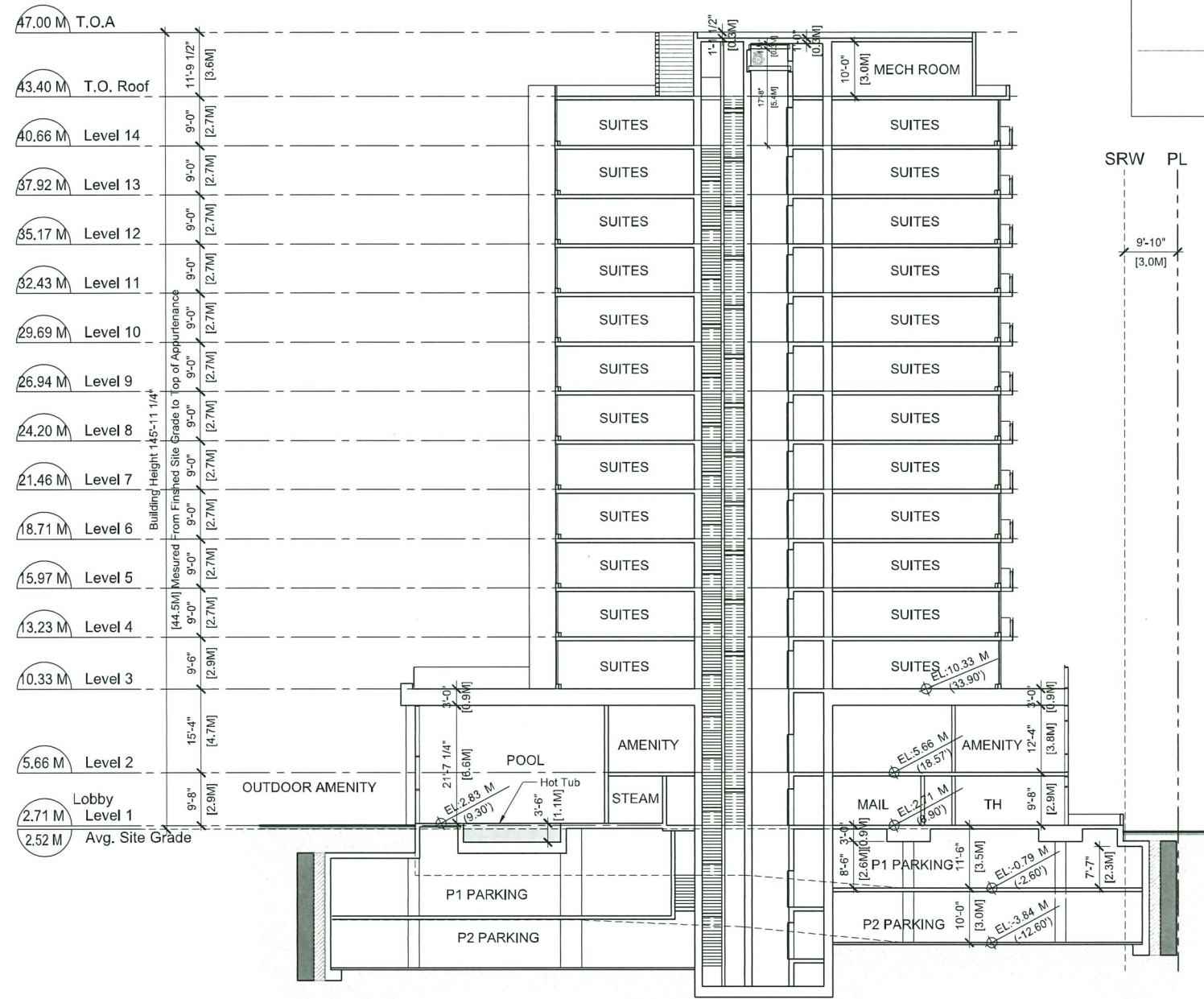
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SHEET TITLE  
 Section A

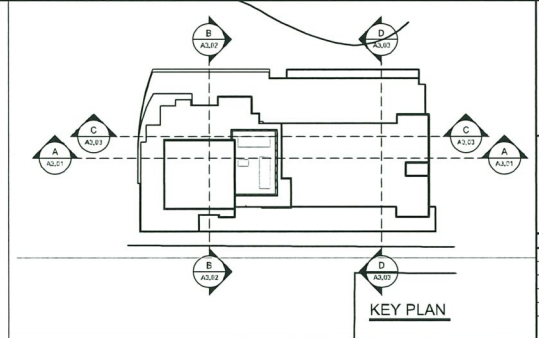
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ISSUE

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1 SECTION B  
3/32 = 1'-0"



SRW PL

9'-10"  
[3.0M]

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	3	DP RE-SUBMISSION	2023-04-28
	4	DP RE-SUBMISSION	2023-05-18

**NOT FOR CONSTRUCTION**

CONSULTANTS

DP PLAN# 29  
July 18, 2023  
DP 22-017484

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PROJECT  
Talistar D at Talisman Park  
8791 Cambie Road, Richmond, B.C.

PROJECT NO:  
137723

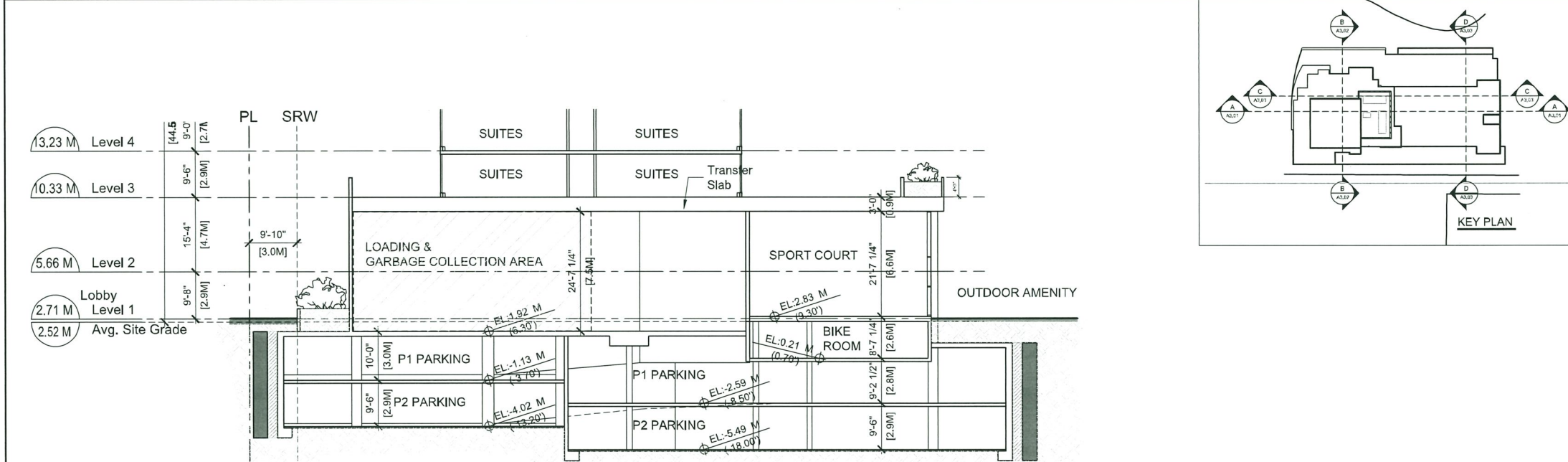
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PROJECT MGR:  
APPROVED BY:

SHEET TITLE  
Section B

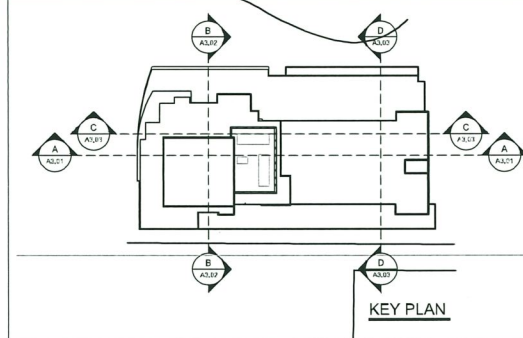
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ISSUE

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2 SECTION D  
3/32"=1'-0"



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 V6H 4C2

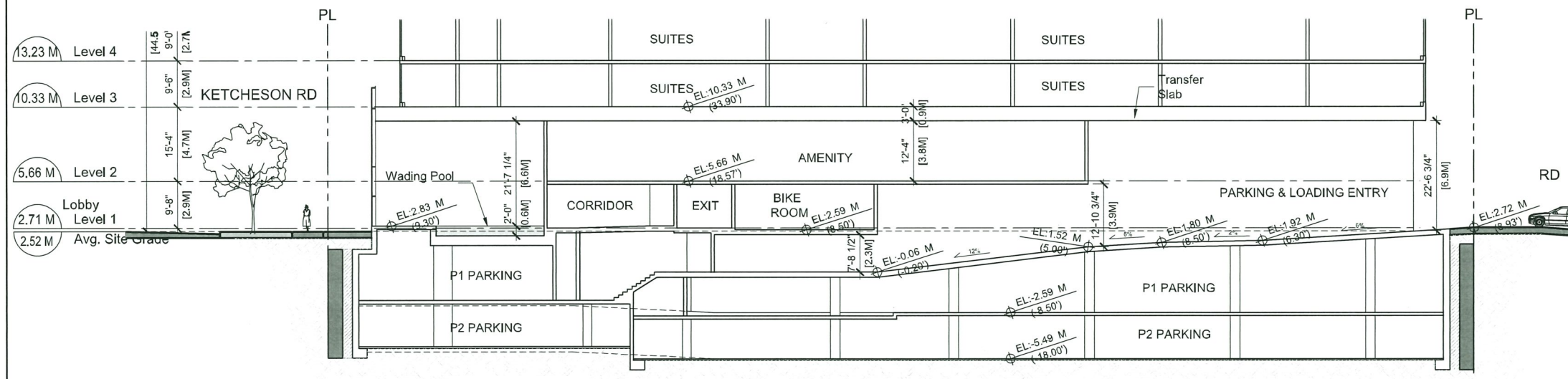
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	1	DP SUBMISSION	2022-01-07
	2	DP RE-SUBMISSION	2023-03-06
	3	DP RE-SUBMISSION	2023-04-28
	4	DP RE-SUBMISSION	2023-05-18

NOT FOR CONSTRUCTION

CONSULTANTS  
 DP PLAN# 30  
 July 18, 2023  
 DP 22-017484



1 SECTION C  
3/32"=1'-0"

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 Vancouver BC V6E 4B1 Canada  
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 ibigroup.com

PROJECT  
 Talistar D at Talisman Park  
 8791 Cambie Road, Richmond, B.C.

PROJECT NO:  
 137723

DRAWN BY:  
 User

CHECKED BY:  
 User

PROJECT MGR:  
 User

APPROVED BY:  
 User

SHEET TITLE  
 Podium Section C & D

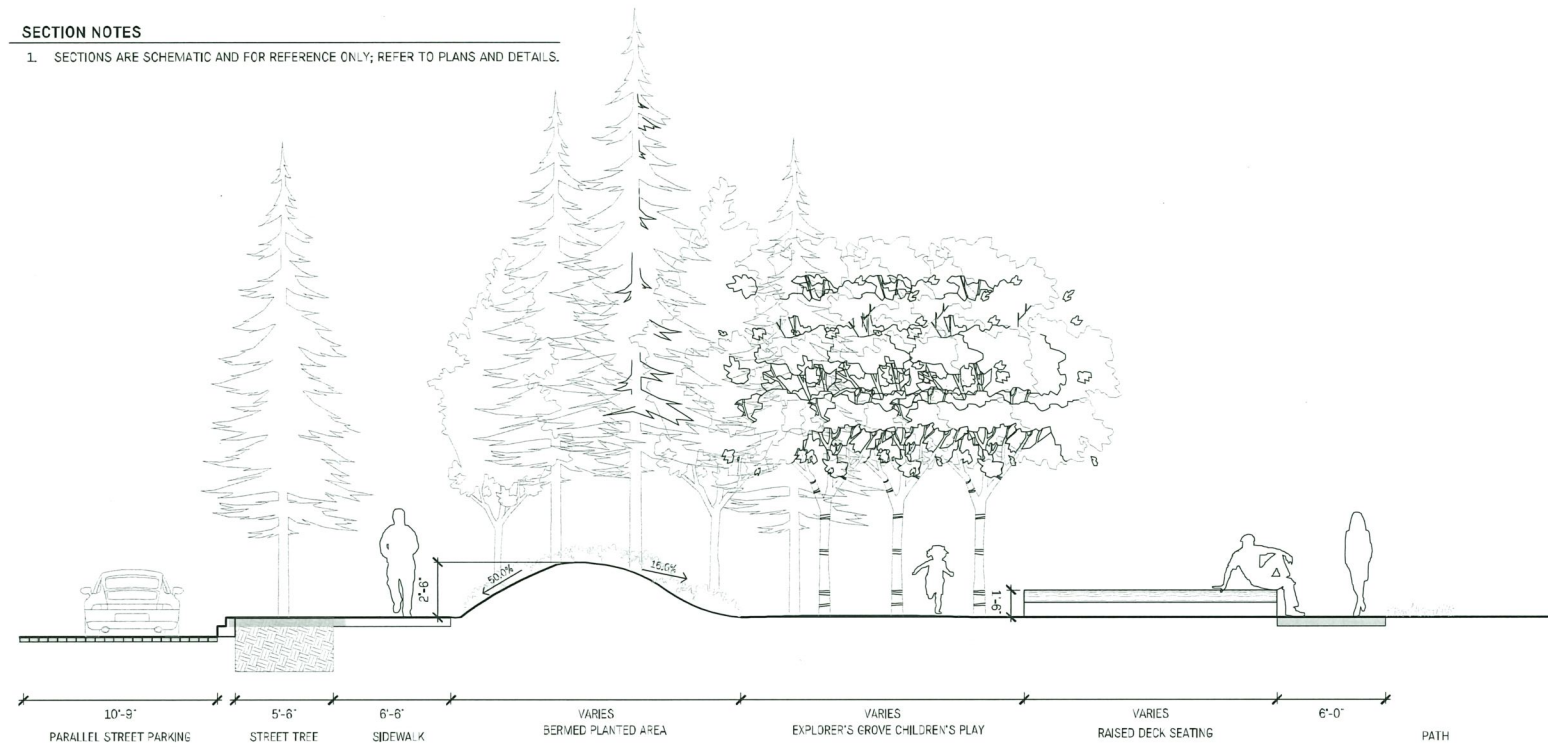
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ISSUE

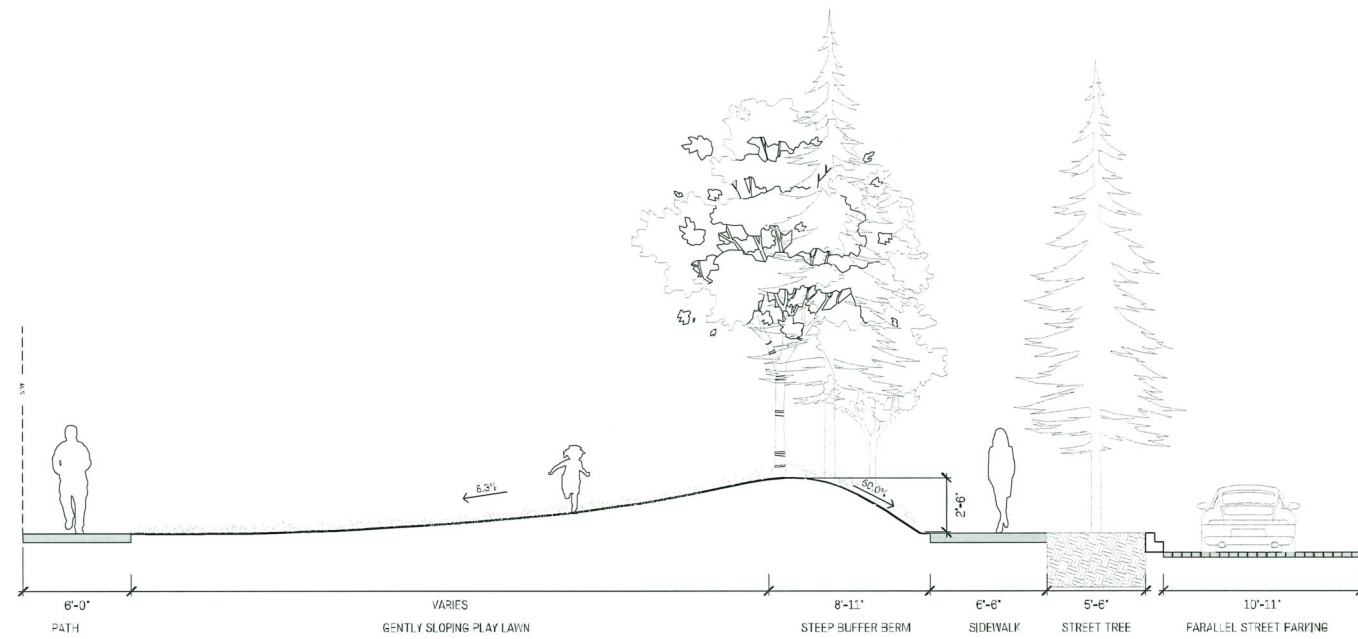


**SECTION NOTES**

1. SECTIONS ARE SCHEMATIC AND FOR REFERENCE ONLY; REFER TO PLANS AND DETAILS.



1 SECTION THROUGH BERM AT ROAD  
1/4" = 1'-0"



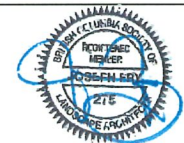
2 SECTION THROUGH LAWN AND BERM AT EAST ROAD  
1/4" = 1'-0"

**HAPA COLLABORATIVE**  
Landscape Architecture  
Urban Design  
403 - 375 West 17th Avenue  
Vancouver BC, V6J 2L7  
604 909 3150  
hapa.com

DP PLAN# 31  
July 18, 2023  
DP 22-017484

- 3 Revised as per ASP Comments APR 27/2023
- 2 Re-issued for DP MAR 08/2023
- 1 Issued for DP JULY 08/2022

No. Description Date



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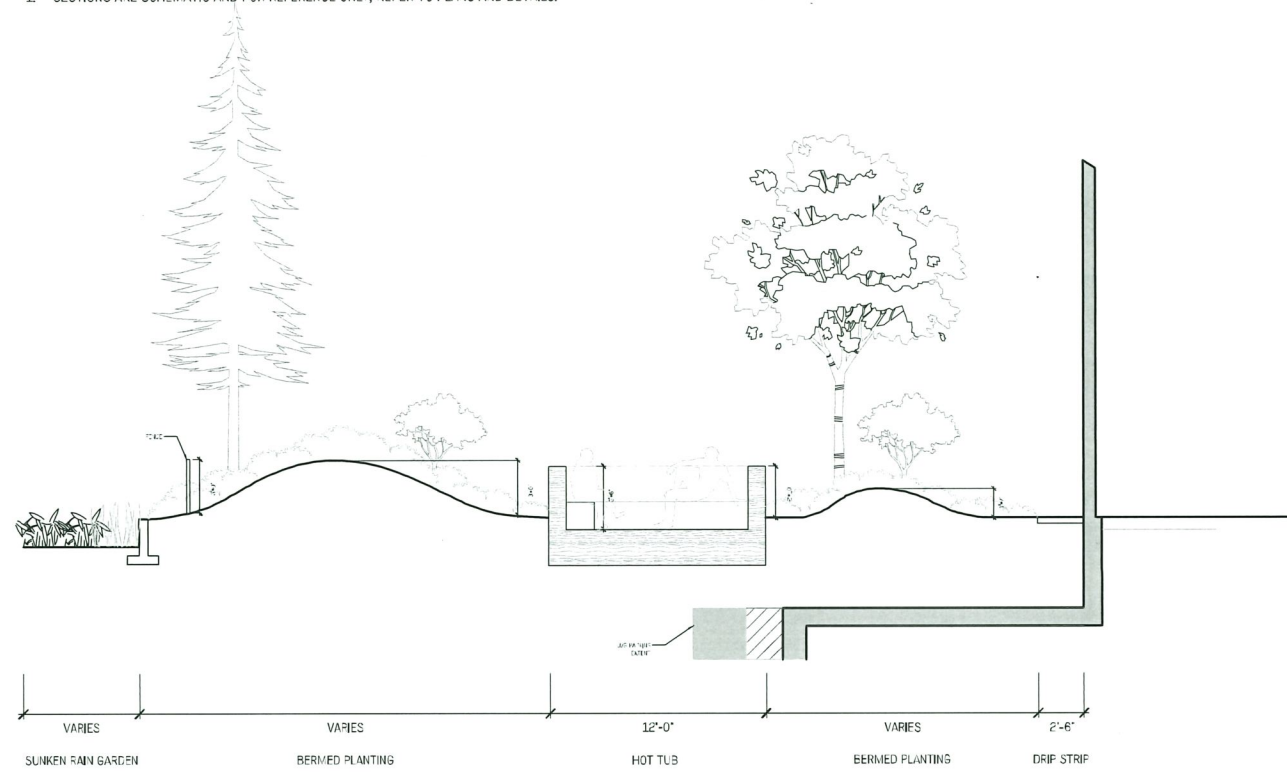
CAPSTAN VILLAGE  
PHASE 1 LOT D  
8791 CAMBIE ROAD  
RICHMOND, BC

Landscape Sections  
Ground Level  
North SRW

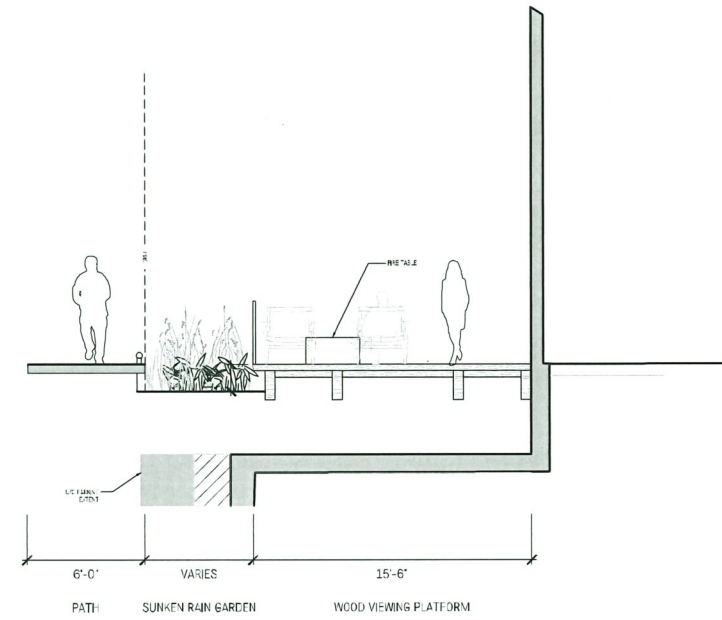
Date 04/2022 Drawing Number  
Project No. 2210  
Scale 1/4" = 1'-0" **L2.11**  
Drawing Sheet 55 | 01

**SECTION NOTES**

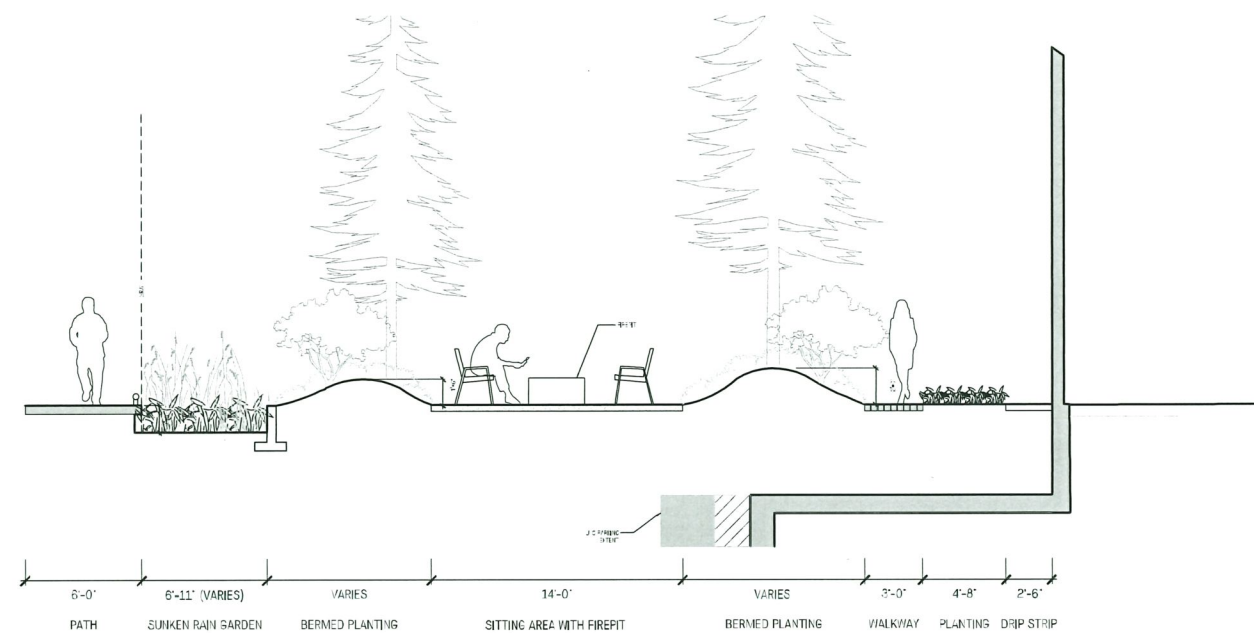
1. SECTIONS ARE SCHEMATIC AND FOR REFERENCE ONLY; REFER TO PLANS AND DETAILS.



1 SECTION THROUGH NATIVE PLANTINGS AND HOT TUB  
1/4" = 1'-0"



2 SECTION THROUGH RAINGARDEN AND LOUNGE AREA  
1/4" = 1'-0"



3 SECTION THROUGH RAINGARDEN AND LOUNGE AREA  
1/4" = 1'-0"

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DP PLAN# 32  
July 18, 2023  
DP 22-017484

3 Revised as per ADP Comments APR 27/2023  
2 Re-issued for DP MAR 08/2023  
1 Issued for DP JULY 08/2022

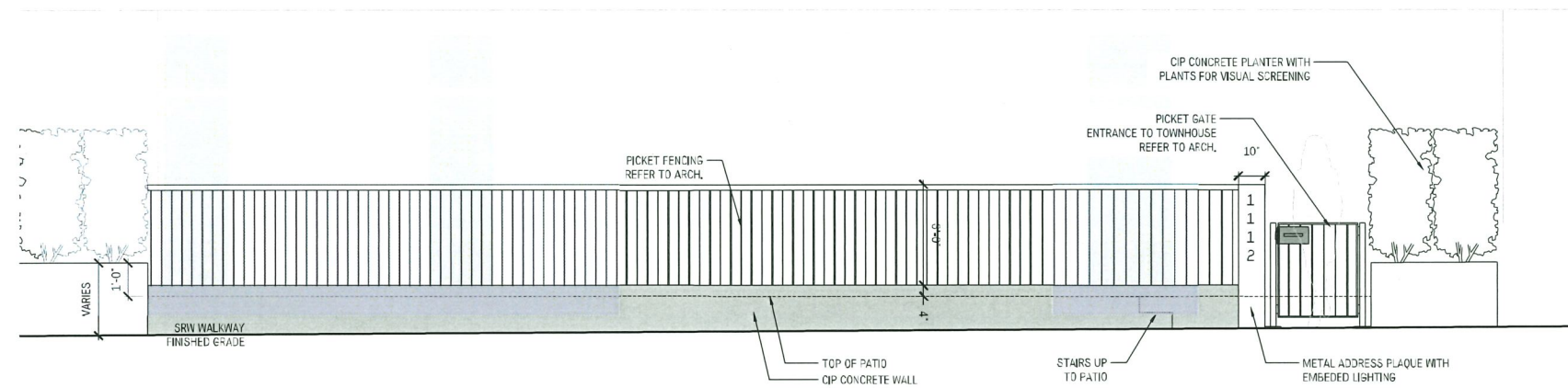


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CAPSTAN VILLAGE  
PHASE 1 LOT D  
8791 CAMBIE ROAD  
RICHMOND, BC

Landscape Sections  
Ground Level  
Private Amenity

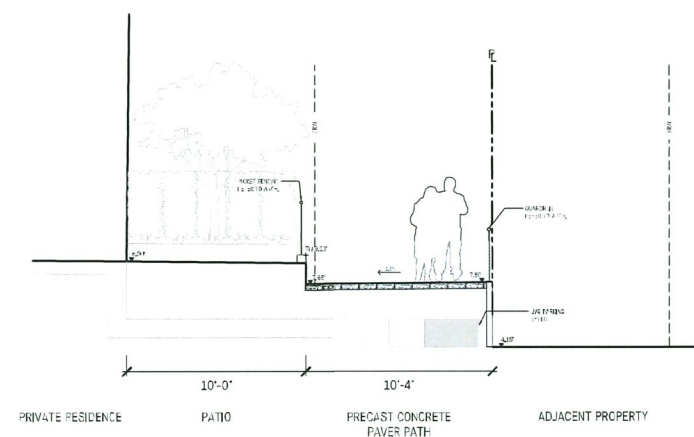
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Project No.: 2210  
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Drawing Sheet: SS | CM



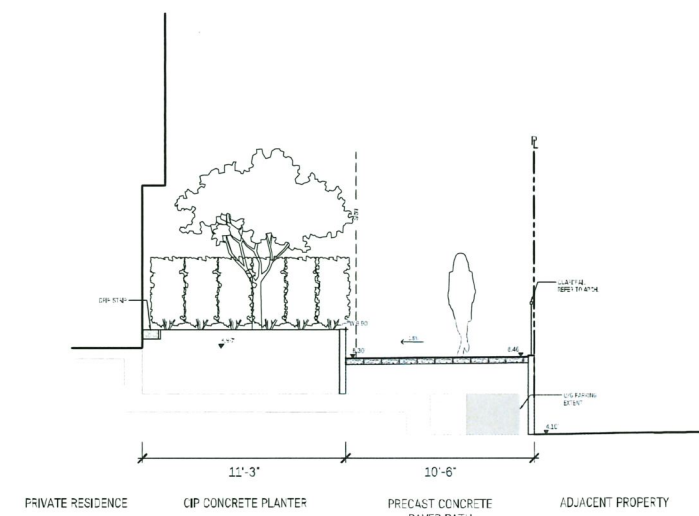
1 TOWNHOUSE PATIO ELEVATION  
 1/2" = 1'-0"

**SECTION NOTES**

1. SECTIONS ARE SCHEMATIC AND FOR REFERENCE ONLY; REFER TO PLANS AND DETAILS.
2. PRECAST CONCRETE PAVER PATH TO MATCH OTHER SRW PATHS



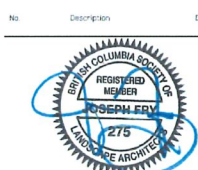
2 TOWNHOUSE PATIO THROUGH SOUTH SRW  
 1/4" = 1'-0"



3 TOWNHOUSE PATIO THROUGH SOUTH SRW  
 1/4" = 1'-0"

DP PLAN# 33  
 July 18, 2023  
 DP 22-017484

- | No. | Description                 | Date         |
|-----|-----------------------------|--------------|
| 3   | Revised as per ADP Comments | APR 27/2023  |
| 2   | Re-issued for DP            | MAR 08/2023  |
| 1   | Issued for DP               | JULY 08/2022 |



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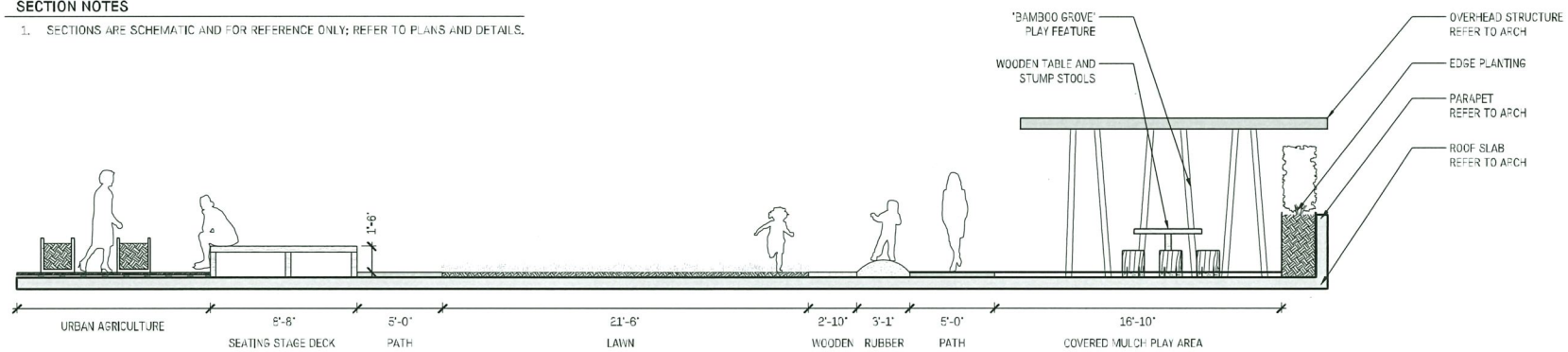
CAPSTAN VILLAGE  
 PHASE 1 LOT D  
 8791 CAMBIE ROAD  
 RICHMOND, BC

Landscape Sections  
 Ground Level  
 Private Amenity - South SRW

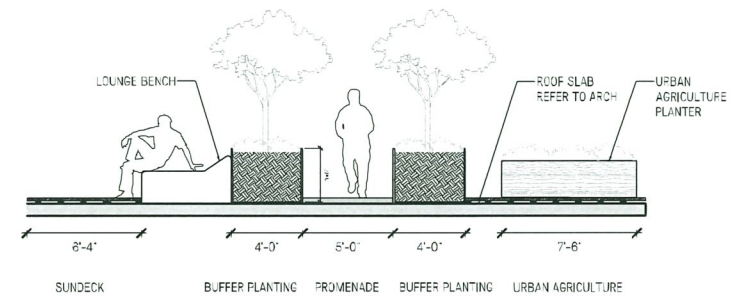
Date: 04/2022 Drawing Number:  
 Project No.: 2210  
 Scale: 1/2" = 1'-0" **L2.13**  
 Drawing Sheet: SS | CM

**SECTION NOTES**

1. SECTIONS ARE SCHEMATIC AND FOR REFERENCE ONLY; REFER TO PLANS AND DETAILS.



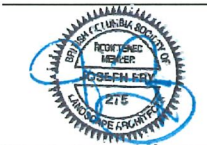
1 SECTION THROUGH ROOFTOP - WEST TO EAST  
 1/4" = 1'0"



2 SECTION THROUGH ROOFTOP - NORTH TO SOUTH  
 1/4" = 1'0"

DP PLAN# 34  
 July 18, 2023  
 DP 22-017484

3 Revised as per ADP comments APR 27/2023  
 2 Re-issued for DP MAR 08/2023  
 1 Issued for DP JULY 08/2022



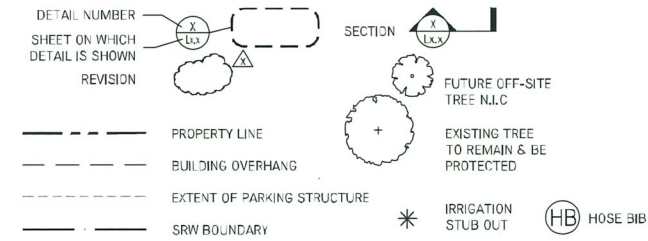
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CAPSTAN VILLAGE  
 PHASE 1 LOT D  
 8791 CAMBIE ROAD  
 RICHMOND, BC

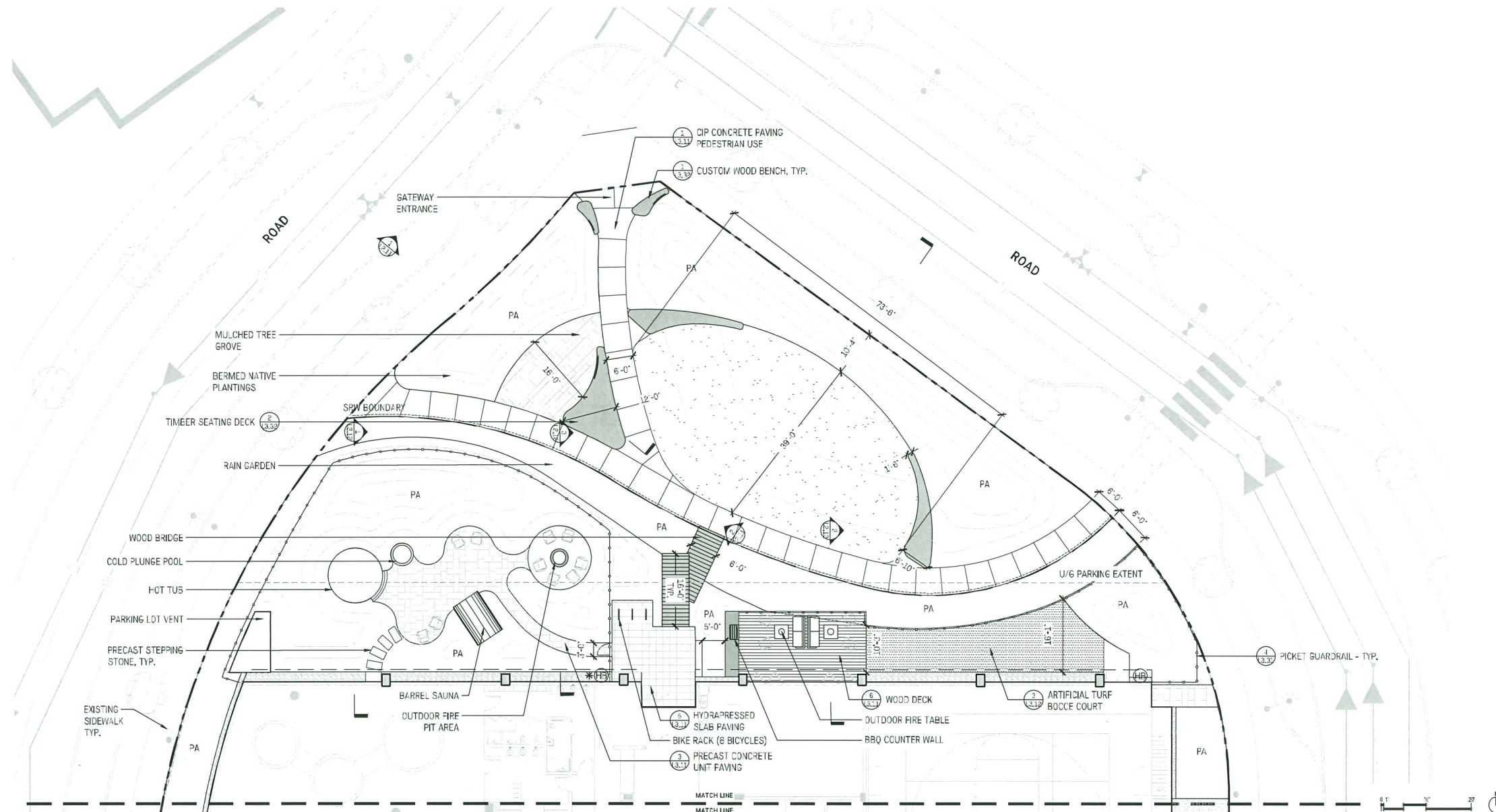
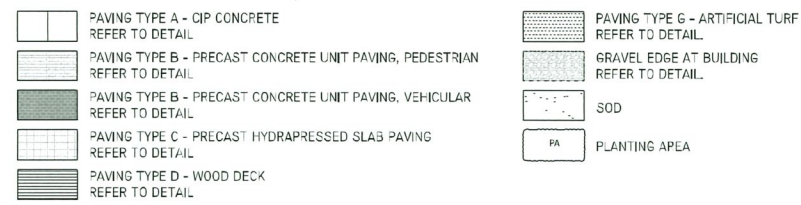
Landscape Sections  
 Level 13  
 Private Amenity

Date: 04/2022 Drawing Number:  
 Project No.: 2210  
 Scale: 1/4" = 1'-0" L2.14  
 Drawn/Checked: SS | CM

**GENERAL LEGEND**



**MATERIALS LEGEND**



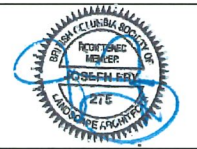
**HAPA COLLABORATIVE**  
 Landscape Architecture  
 453 - 375 West 7th Avenue  
 Vancouver BC, V6J 1A4  
 604.685.1150  
 hapa@hapa.ca

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**DP PLAN# 35**  
 July 18, 2023  
 DP 22-017484

3. Issued as per ADP Comments APR 27/2023  
 2. Re-issued for DP MAR 08/2023  
 1. Issued for DP JULY 08/2022

No. Description Date



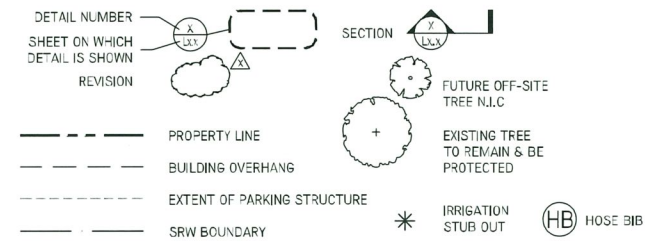
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**CAPSTAN VILLAGE**  
 PHASE 1 LOT D  
 8791 CAMBIE ROAD  
 RICHMOND, BC

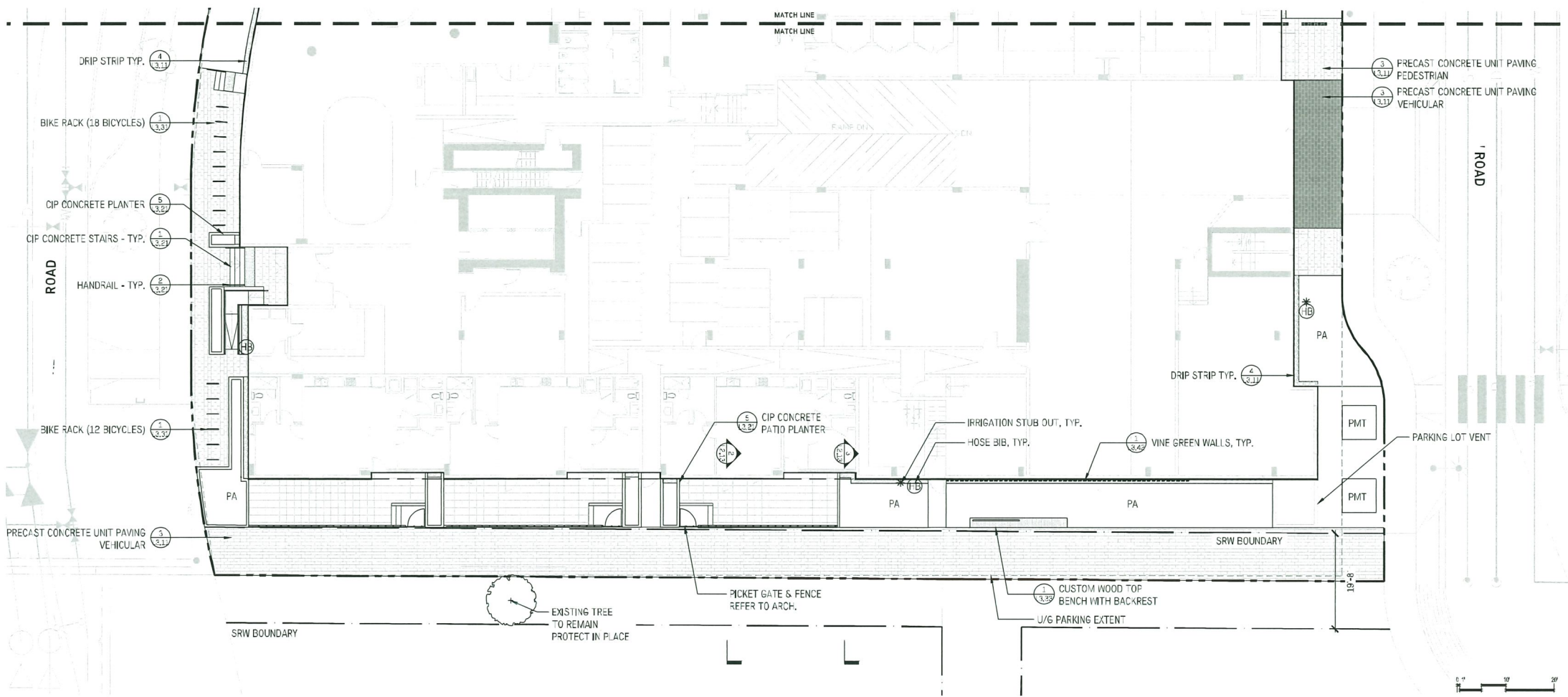
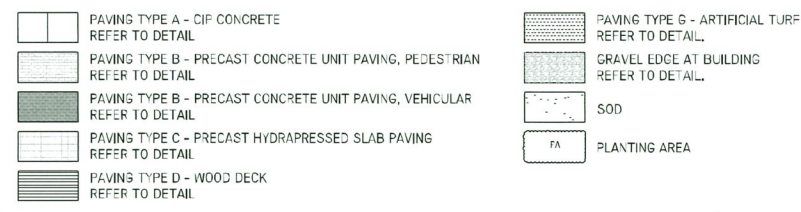
**Materials & Layout Plan**  
 Ground Level North

Date: 04/2022 Drawing Number: 2210  
 Scale: 3/32" = 1'-0"  
 Drawing Scale: 1:11  
 Drawing Scale: 1:11

**GENERAL LEGEND**



**MATERIALS LEGEND**

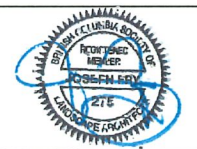


**HAPA COLLABORATIVE**  
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 Vancouver BC, V5Y 2E7  
 604 699 3155  
 hapa.com

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**DP PLAN# 36**  
 July 18, 2023  
 DP 22-017484

No.	Description	Date
3	Revised as per ADP Comments	APR 27/2023
2	Re-issued for DP	MAR 08/2023
1	Issued for DP	JULY 08/2022



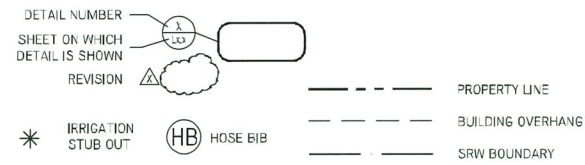
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**CAPSTAN VILLAGE**  
 PHASE 1 LOT D  
 8791 CAMBIE ROAD  
 RICHMOND, BC

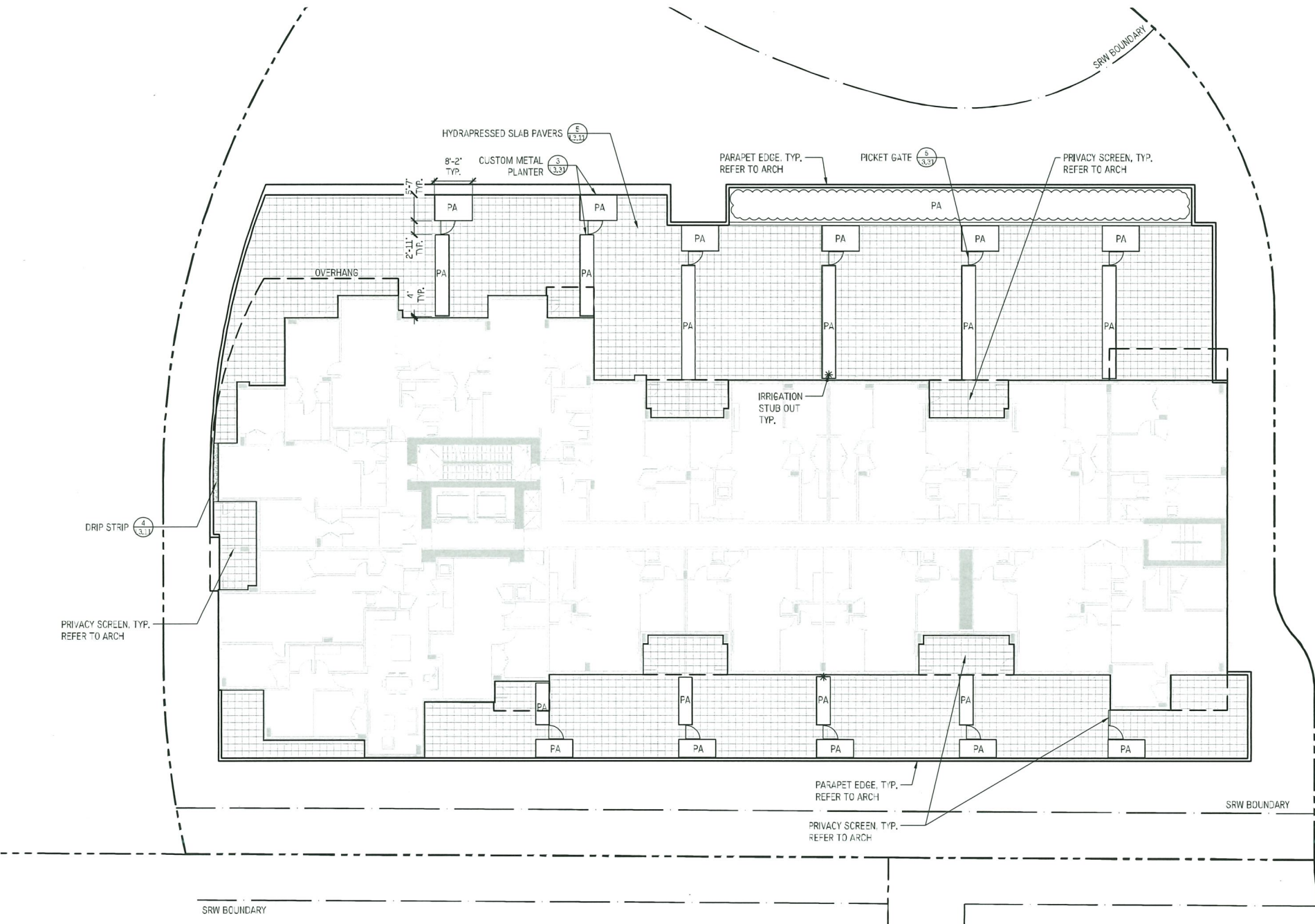
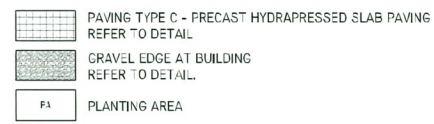
**Materials & Layout Plan**  
 Ground Level South

Date: 04/2022 Drawing Number:  
 Project No.: 2210  
 Scale: 3/32" = 1'-0" **L1.12**  
 Drawing Sheet: SS | CM

**GENERAL LEGEND**



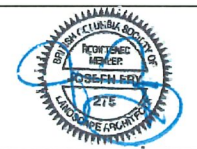
**MATERIALS LEGEND**



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DP PLAN# 37  
 July 18, 2023  
 DP 22-017484

No.	Description	Date
3	Revised as per ASP Comments	APR 27/2023
2	Re-issued for DP	MAR 08/2023
1	Issued for DP	JULY 08/2022

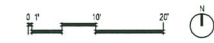


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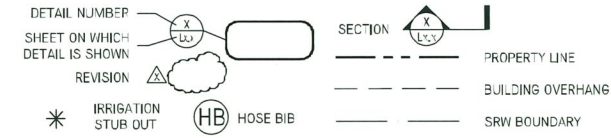
**CAPSTAN VILLAGE  
 PHASE 1 LOT D  
 8791 CAMBIE ROAD  
 RICHMOND, BC**

**Materials & Layout Plan  
 Level 3**

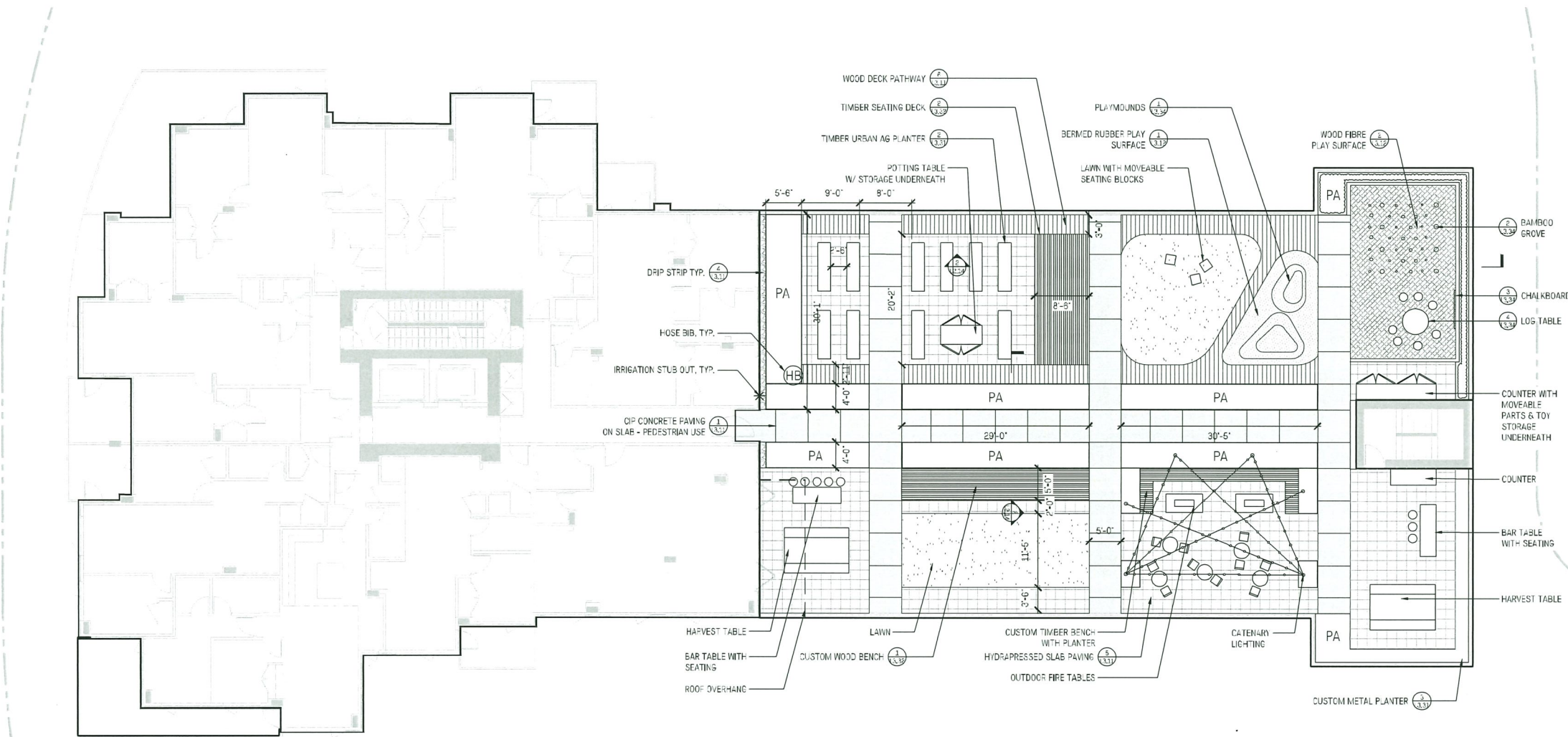
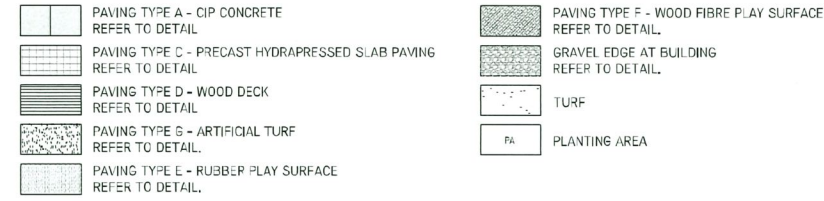
Date: 04/2022 Drawing Number:  
 Project No.: 2210  
 Scale: 3/32" = 1'-0" **L1.13**  
 Drawing Sheet: 55 | CM



**GENERAL LEGEND**



**MATERIALS LEGEND**



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DP PLAN# 38  
 July 18, 2023  
 DP 22-017484

No.	Description	Date
3	Revised as per ADP Comments	APR 27/2023
2	Re-issued for DP	MAR 08/2023
1	Issued for DP	JULY 08/2022



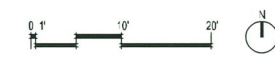
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CAPSTAN VILLAGE  
 PHASE 1 LOT D  
 8791 CAMBIE ROAD  
 RICHMOND, BC

Materials & Layout Plan

Level 13 - Rooftop Amenity

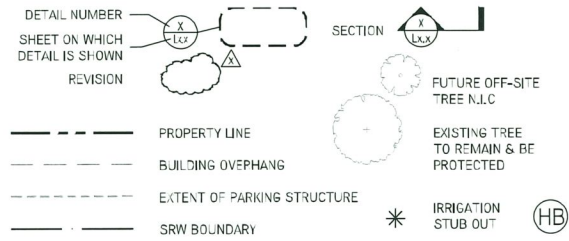
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Project No.	2210	<b>L1.14</b>
Scale	1/8" = 1'-0"	
Drawn/Checked	SS / CM	



SRW BOUNDARY

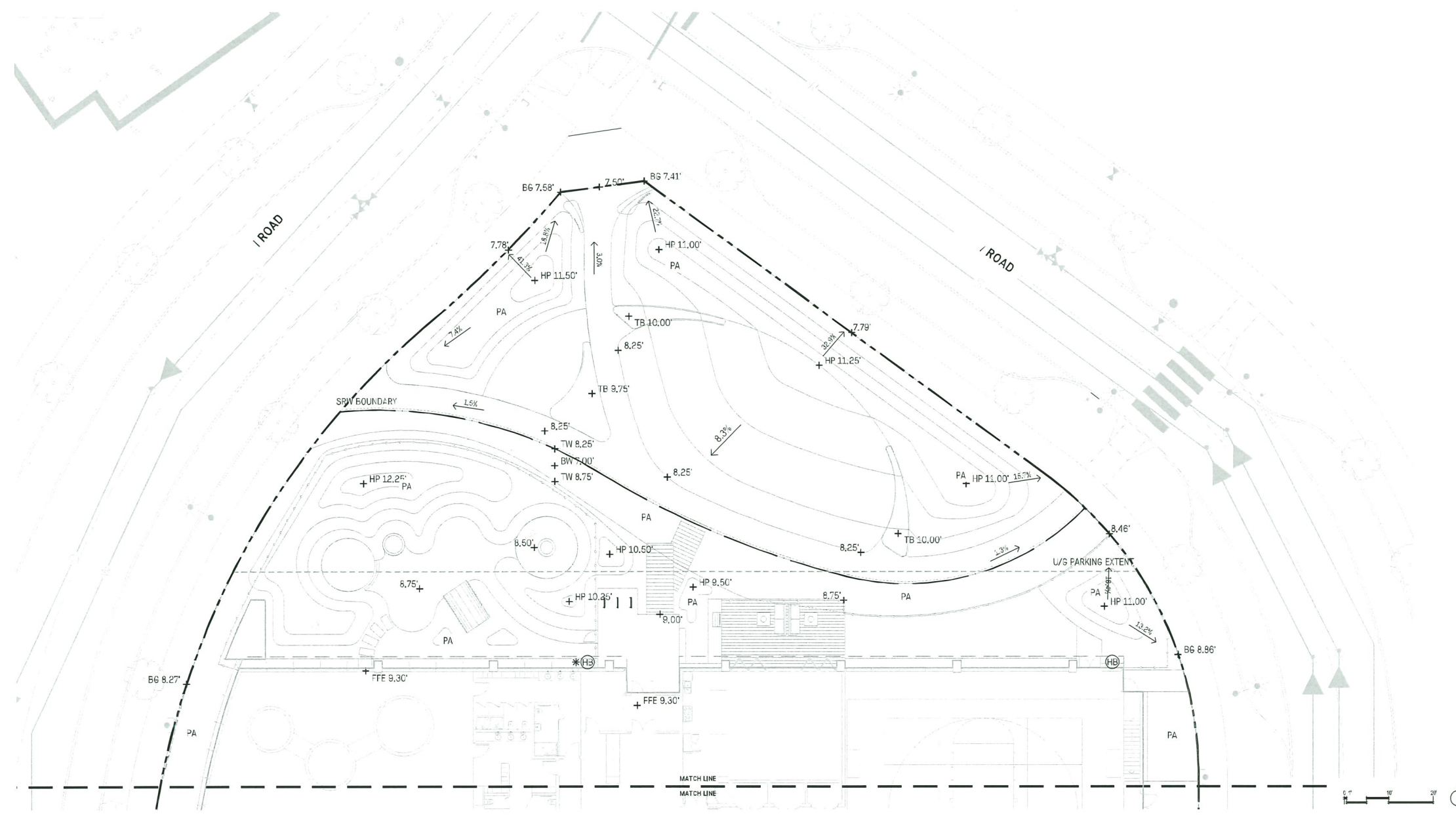


**GENERAL LEGEND**



**GRADING LEGEND**

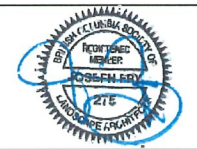
+00.00	PROPOSED ELEVATION	+TS	TOP OF STAIRS
+TW	TOP OF WALL	+BS	BOTTOM OF STAIRS
+BW	BOTTOM OF WALL	+TC	TOP OF CURB
+TG	TOP OF FINISHED GRADE	+BC	BOTTOM OF CURB
+FFE	FINISH FLOOR ELEVATION	+BG	BUILDING GRADE
+TB	TOP OF BENCH	+0.0%	DIRECTION OF SLOPE



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DP PLAN# 39  
 July 18, 2023  
 DP 22-017484

3	Revised as per ASP Comments	APR 27/2023
2	Re-issued for DP	MAR 08/2023
1	Issued for DP	JULY 08/2022



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**CAPSTAN VILLAGE  
 PHASE 1 LOT D  
 8791 CAMBIE ROAD  
 RICHMOND, BC**

**Grading Plan**  
 Ground Level North

Date	04/2022	Drawing Number	
Project No.	2210		
Scale	3/32" = 1'-0"	<b>L1.21</b>	
Drawn/Checked	SS   CM		



**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS	MATURE HEIGHT
	AGS	6	Abies grandis / Grand Fir	2.4m ht	As Shown	B&B, Dense Tree, Good Branching within 0.6m of Ground	130 - 240 ft. ht.
	ACC	16	Acer circinatum / Vine Maple	2.0m ht.	As Shown	B&B, Multi-Stemmed, Dense Tree	10 - ' ht.
	CO	3	Cercis occidentalis / Western Redbud	1.8m ht.	As Shown	B&B, Well Branched, Dense Tree	10 - ' ht.
	CNE	9	Cornus nuttallii x florida 'Eddie's White Wonder' / Eddie's White Wonder Dogwood	2.0m ht.	As Shown	B&B, Multi-Stemmed, Dense Tree	25 - 40ft. ht.
	PWI	3	Pseudotsuga menziesii / Douglas Fir	2.4m ht	As Shown	B&B, Dense Tree, Good Branching within 0.6m of Ground	> 65ft. ht.
	TPA	6	Thuja plicata / Western Red Cedar	2.4m ht	As Shown	B&B, Dense Tree, Good Branching within 0.6m of Ground	40 - 65ft. ht.
	THE	6	Tsuga heterophylla / Western Hemlock	2.4m ht	As Shown	B&B, Dense Tree, Good Branching within 0.6m of Ground	40 - ' ht.

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	Fq	8	Parthenocissus quinquefolia / Virginia Creeper	#3 Pot	As Shown	
	Th	33	Taxus x media 'Hicksii' / Hicks Anglo-Japanese Yew	#2 Pot	As Shown	

SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	Tb	2 202 sf	FIELD			
		2 202 sf	Turf Sod Bolero Plus / Fescue blend			
		6 695 sf	BERRIA UNDERSTORY PLANTING			
	atf	2 004	Aquilegia formosa / Western Columbine	#1 pot	10' 0,0.	Well Established
	bst	1 002	Blechnum spicant / Deer Fern	#1 pot	30cm	Well Established
	gsh	1 002	Gaultheria shallon / Salal	#2 pot	26cm	Well Established
	prn	892	Polystichum montanum / Western Sword Fern	#1 pot	30cm	Well Established
	rps	310	Rubus parviflorus / Thimbleberry	#2 pot	45cm	Well Established
	sdi	556 635	Spiraea douglasii / Western Spiraea	#2 pot	60cm	Well Established
	ctt	1 392	Trillium ovatum / Coast Trillium	#1 Pot	30cm	Well Established
		1 282 sf	RAIN GARDEN			
	coa	149	Carex cunruti / Slough Sedge	#1 pot	45cm	Well Established
	enh	84	Equisetum hyemale / Horsetail	#2 pot	60cm	Well Established
	ld	21	Iris douglasiana / Douglas Iris	#2 pot	48"	Well Established
	let	54	Ledum glandulosum / Western Labrador Tea	#2 pot	30cm	Well Established
		1 436 sf	RESIDENTIAL			
	am	465	Achillea millefolium / Common Yarrow	#1 pot	25cm	Well Established
	clj	14	Callispa bodinieri / Sekoyajenny	#3 Pot	90cm	Well Established
	oca	28	Deschampsia cespitosa / Tufted Hair Grass	#1 pot	50cm	Well Established
	ess	344	Echinacea x 'Sundown' / Sundown Purple Coneflower	#2 pot	30cm	Well Established
	joe	50	Jasminum officinale / Post's Jasmine	#2 pot	45cm	Well Established
	prp	63	Pinus mugo 'Pumilio' / Mugo Pine	#2 pot	40cm	Well Established
	ssa	806	Sesleria autumnalis / Autumn Moor Grass	#2 pot	25cm	Well Established

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DP PLAN# 41  
 July 18, 2023  
 DP 22-017484

- 3 Revised as per ADP Comments APR 27/2023
- 2 Re-issued for DP MAR 08/2023
- 1 Issued for DP JULY 08/2022



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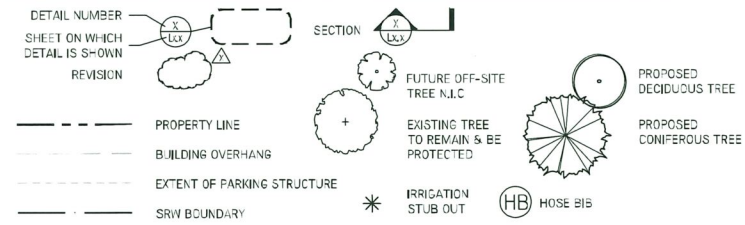
**CAPSTAN VILLAGE**  
**PHASE 1 LOT D**  
 8791 CAMBIE ROAD  
 RICHMOND, BC

**Planting Schedule**

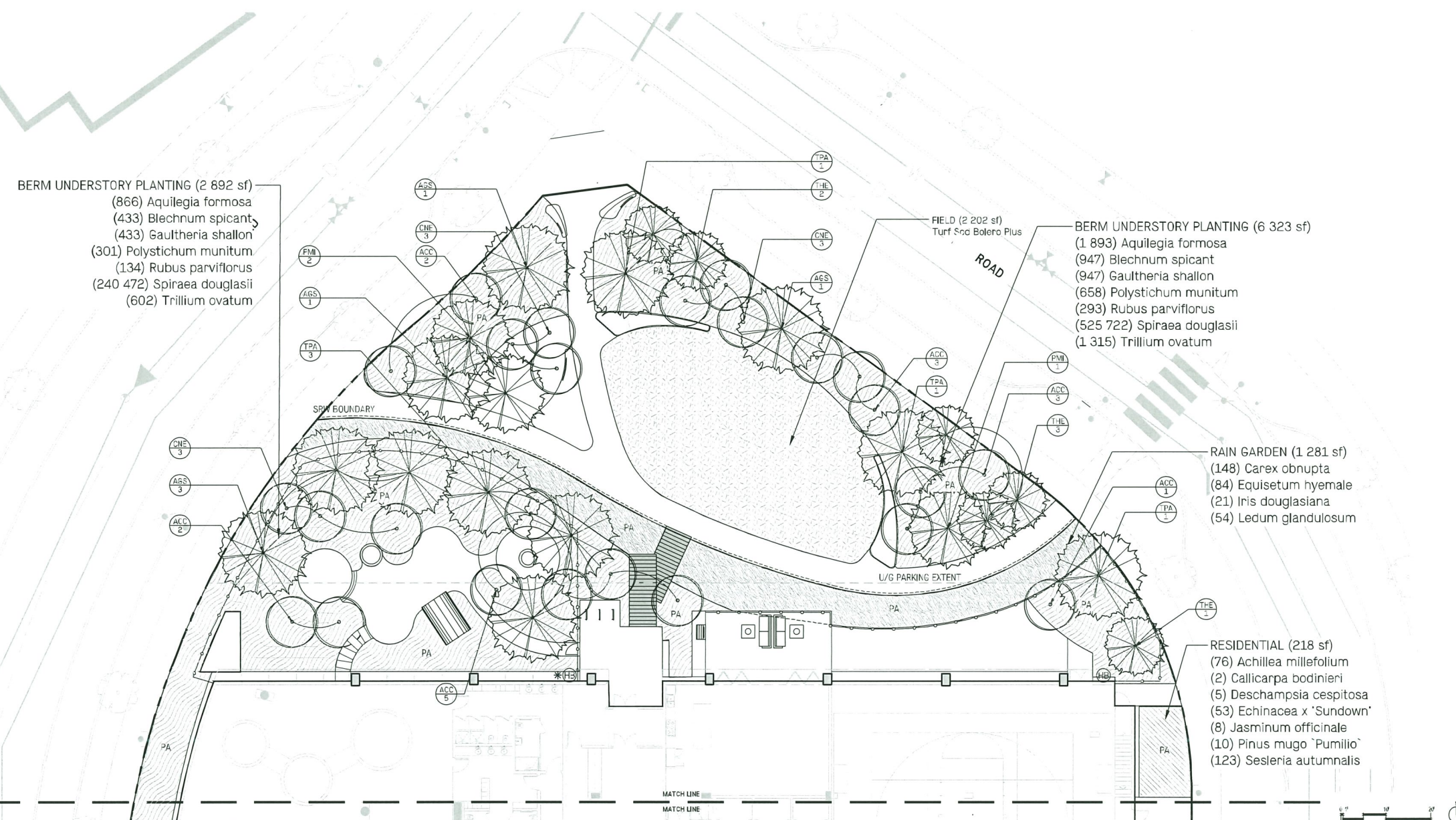
Ground Level

Date: 04/2022 Drawing Number:  
 Project No: 2210  
 Scale: **L1.30**  
 Drawn/Checked: SS | CM

**GENERAL LEGEND**



**NOTES:**  
 ALL PLANTED AREAS WITHIN PROPERTY LINE TO RECEIVE AUTOMATED IRRIGATION;  
 ALL PLANTINGS ON LEVEL 3 TO RECEIVE DRIP IRRIGATION.



- BERM UNDERSTORY PLANTING (2 892 sf)**  
 (866) Aquilegia formosa  
 (433) Blechnum spicant  
 (433) Gaultheria shallon  
 (301) Polystichum munitum  
 (134) Rubus parviflorus  
 (240 472) Spiraea douglasii  
 (602) Trillium ovatum

FIELD (2 202 sf)  
 Turf Sod Bolero Plus

- BERM UNDERSTORY PLANTING (6 323 sf)**  
 (1 893) Aquilegia formosa  
 (947) Blechnum spicant  
 (947) Gaultheria shallon  
 (658) Polystichum munitum  
 (293) Rubus parviflorus  
 (525 722) Spiraea douglasii  
 (1 315) Trillium ovatum

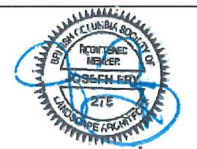
- RAIN GARDEN (1 281 sf)**  
 (148) Carex obnupta  
 (84) Equisetum hyemale  
 (21) Iris douglasiana  
 (54) Ledum glandulosum

- RESIDENTIAL (218 sf)**  
 (76) Achillea millefolium  
 (2) Calliandra bodinieri  
 (5) Deschampsia cespitosa  
 (53) Echinacea x 'Sundown'  
 (8) Jasminum officinale  
 (10) Pinus mugo 'Pumilio'  
 (123) Sesleria autumnalis

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**DP PLAN# 42**  
 July 18, 2023  
 DP 22-017484

3	Revised as per ADP Comments	APR 27/2023
2	Re-issued for DP	MAR 08/2023
1	Issued for DP	JULY 08/2022



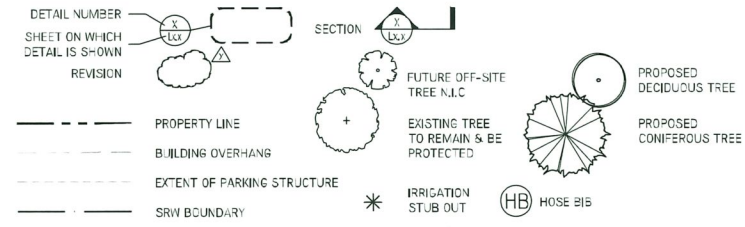
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**CAPSTAN VILLAGE  
 PHASE 1 LOT D**  
 8791 CAMBIE ROAD  
 RICHMOND, BC

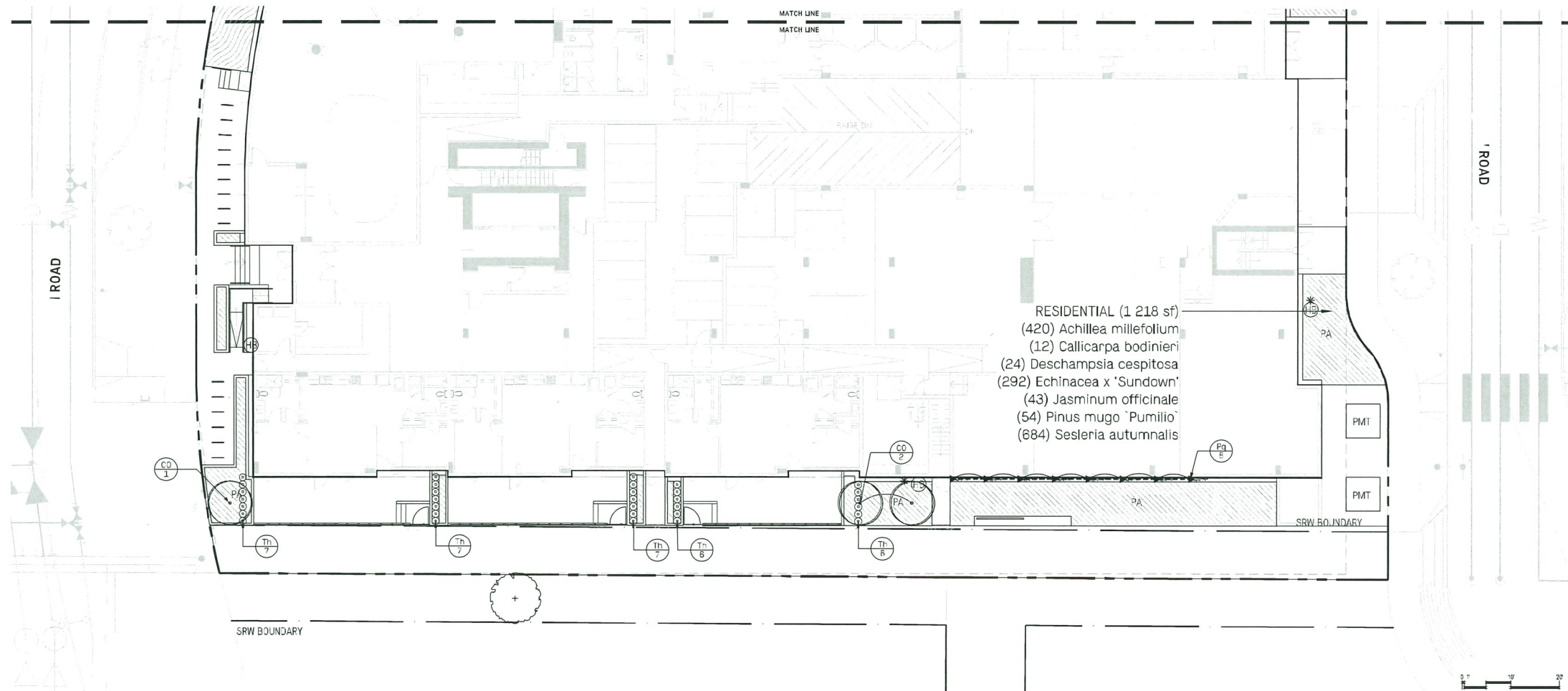
**Planting Plan**  
 Ground Level North

Date: 04/2022 Drawing Number:  
 Project No.: 2210  
 Scale: 3/32" = 1'-0" **L1.31**  
 Drawing Sheet: 55 | CM

**GENERAL LEGEND**



**NOTES:**  
ALL PLANTED AREAS WITHIN PROPERTY LINE TO RECEIVE AUTOMATED IRRIGATION;  
ALL PLANTINGS ON LEVEL 3 TO RECEIVE DRIP IRRIGATION.

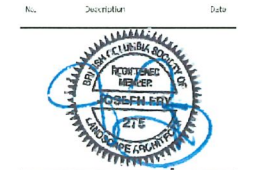


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DP PLAN# 43  
July 18, 2023  
DP 22-017484

3 Revised as per ADP Comments APR 27/2023  
2 Re-issued for DP MAR 08/2023  
1 Issued for DP JULY 08/2022

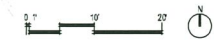


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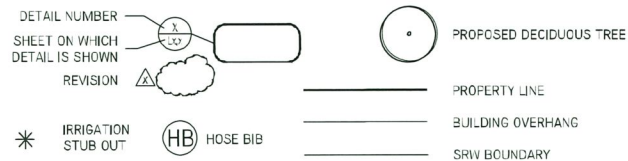
CAPSTAN VILLAGE  
PHASE 1 LOT D  
8791 CAMBIE ROAD  
RICHMOND, BC

Planting Plan  
Ground Level South

Date 04/2022 Drawing Number  
Project No. 2210  
Scale 3/32" = 1'-0" **L1.32**  
Drawing Sheet 55 | CM



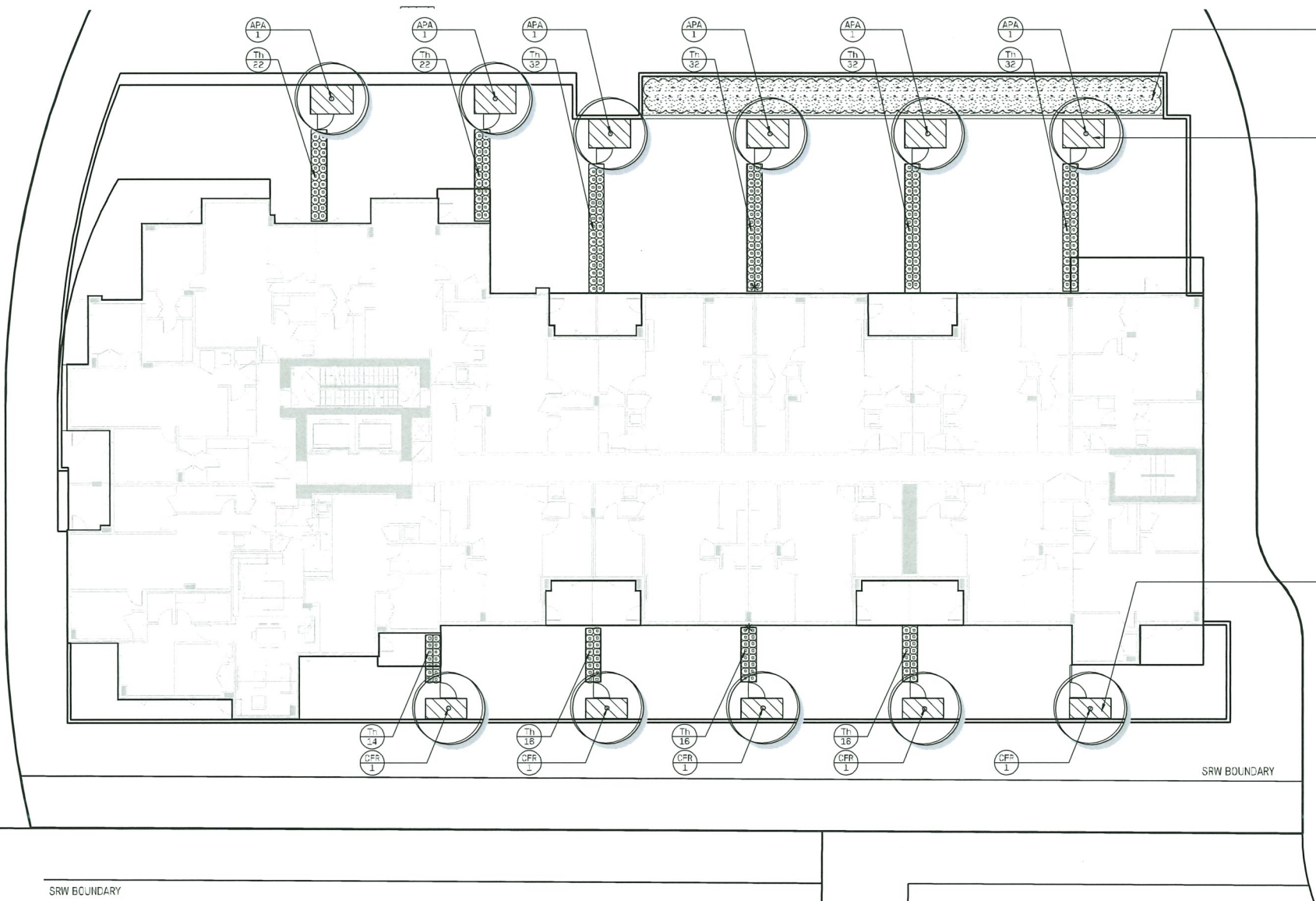
**GENERAL LEGEND**



**NOTES:**  
 ALL PLANTED AREAS WITHIN PROPERTY LINE TO RECEIVE AUTOMATED IRRIGATION.  
 ALL PLANTINGS ON LEVEL 3 TO RECEIVE DRIP IRRIGATION.

**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL / COMMON NAME
[Symbol]	APA	5	Acer palmatum / Japanese Maple
[Symbol]	CFR	5	Cornus florida rubra / Pink Flowering Dogwood
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
[Symbol]	Th	234	Taxus x media "Hicksii" / Hicks Anglo-Japanese Yew
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME
[Symbol]	403 sf		RESIDENTIAL
[Symbol]	axt	32	Actaea simplex "Hillside Black Beauty" / Barberry
[Symbol]	ama	46	Armeria maritima / Common Thrift
[Symbol]	egt	46	Bouteloua gracilis / Blue Grama
[Symbol]	sgm	14	Buxus x "Green Mountain" / Boxwood
[Symbol]	cdl	4	Calliopsis bocinieri / Beautyberry
[Symbol]	civ	4	Ceanothus impressus "Victoria" / Victoria's Carmel Cesparg
[Symbol]	dca	8	Deschampsia cespitosa / Tutted Hair Grass
[Symbol]	gpr	46	Gaultheria shallon / Sage
[Symbol]	joe	14	Jasminum officinale / Poet's Jasmine
[Symbol]	lca	32	Lobelia cardinalis / Cardinal Flower
[Symbol]	rda	32	Monarda didyma / Bergamot
[Symbol]	pmo	18	Pinus mugo "Pumilio" / Mugo Pine
[Symbol]	spi	5	Spiraea douglasii / Western Spirea
[Symbol]	vom	4	Vaccinium ovatum / Evergreen Huckleberry

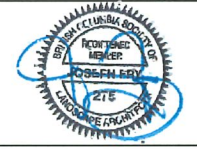


- SHADE PLANTING (732 sf)  
 (381) Aquilegia formosa  
 (366 sf) Blechnum spicant
- RESIDENTIAL (42 sf)  
 (4) Actaea simplex "Hillside Black Beauty"  
 (5) Armeria maritima  
 (5) Bouteloua gracilis  
 (2) Buxus x "Green Mountain"  
 (1) Calliopsis bocinieri  
 (1) Ceanothus impressus "Victoria"  
 (1) Deschampsia cespitosa  
 (5) Gaultheria shallon  
 (2) Jasminum officinale  
 (4) Lobelia cardinalis  
 (4) Monarda didyma  
 (2) Pinus mugo "Pumilio"  
 (1) Spiraea douglasii  
 (1) Vaccinium ovatum
- RESIDENTIAL (30 sf)  
 (3) Actaea simplex "Hillside Black Beauty"  
 (4) Armeria maritima  
 (4) Bouteloua gracilis  
 (2) Buxus x "Green Mountain"  
 (1) Calliopsis bocinieri  
 (1) Ceanothus impressus "Victoria"  
 (1) Deschampsia cespitosa  
 (4) Gaultheria shallon  
 (2) Jasminum officinale  
 (3) Lobelia cardinalis  
 (3) Monarda didyma  
 (2) Pinus mugo "Pumilio"  
 (1) Spiraea douglasii  
 (1) Vaccinium ovatum

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DP PLAN# 44  
 July 18, 2023  
 DP 22-017484

3	Revised as per ADP Comments	APR 27/2023
2	Re-issued for DP	MAR 08/2023
1	Issued for DP	JULY 08/2022



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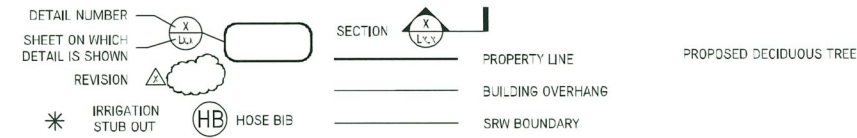
**CAPSTAN VILLAGE  
 PHASE 1 LOT D  
 8791 CAMBIE ROAD  
 RICHMOND, BC**

**Planting Plan**  
 Level 3

Date: 04/2022 Drawing Number: 2210  
 Project No: 2210  
 Scale: 3/32" = 1'-0"  
 Drawing Sheet: SS | CM



**GENERAL LEGEND**



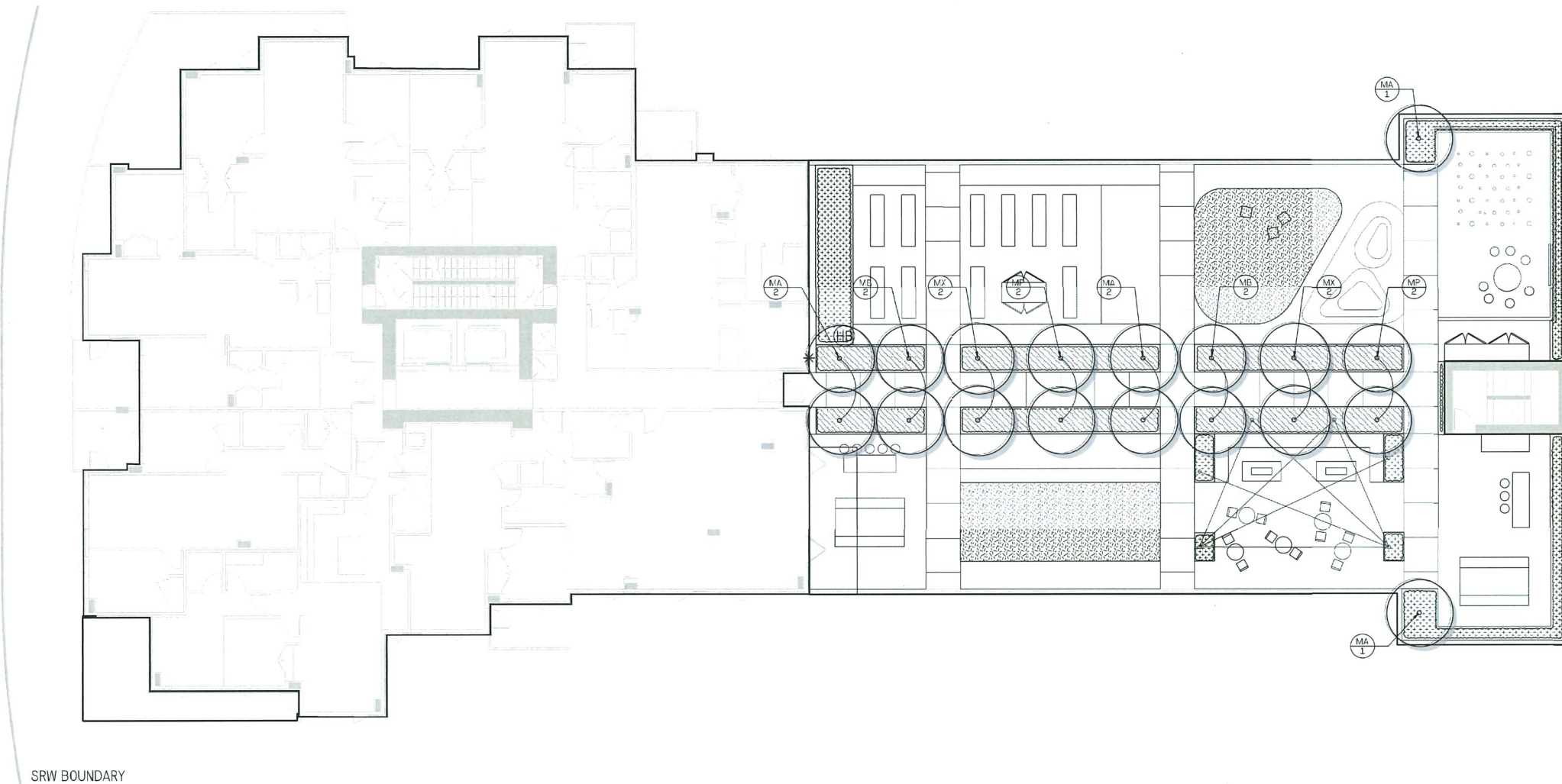
**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL / COMMON NAME
MA	6	6	Malus ioensis 'Prince Georges' / Prince Georges Crabapple
MB	4	4	Malus x 'Branam' TM / Branzywine Crabapple
MX	4	4	Malus x 'Inglis' / White Angel Crabapple
MP	4	4	Malus x 'Profusion' / Profusion Crabapple

SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME
Td	665 sf	665 sf	FIELD Turf Sod Bolero Plus / Fescue blend
amf	364 sf	364 sf	ROOFTOP GENERAL
dca	20	20	Azalea mollis 'Lemonara' / Lemonara Azalea
fas	21 162	21 162	Deschampsia cespitosa / Turfco Hair Grass
fas	90 692	90 692	Fragaria x ananassa / Strawberry
las	84 646	84 646	Lavandula officinalis / English Lavender
Ma2	55 sf	55 sf	Miscanthus x 'Herkules' / Herkules Flame Grass
sta	30 473	30 473	Stipa tenacissima / Mexican Feather Grass
tsv	84 646	84 646	Thymus vulgaris / Common Thyme
Lm	502 sf	502 sf	ROOFTOP PROMENADE
Lm	171 sf	171 sf	Liriope muscari / LilyLurf
cb	167 sf	167 sf	Cortaderia bedfordii / Mondo Grass
Pr	251	251	Phlox x 'Perfectly Puzzling' / Perfectly Puzzling Creeping Phlox

NOTE:  
ALL PLANTED AREAS WITHIN PROPERTY LINE TO RECEIVE AUTOMATED IRRIGATION;  
AREAS WITH TURF TO RECEIVE SPRAY IRRIGATION;  
ALL OTHER PLANTING AREAS TO RECEIVE DRIP IRRIGATION.

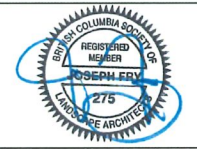


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DP PLAN# 45  
July 18, 2023  
DP 22-017484

- 3 Revised as per 45P Comments APR 27/2023
- 2 Re-issued for DP MAR 08/2023
- 1 Issued for DP JULY 08/2022

No	Description	Date



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**CAPSTAN VILLAGE  
PHASE 1 LOT D  
8791 CAMBIE ROAD  
RICHMOND, BC**

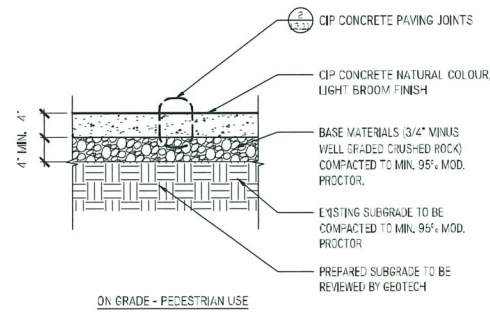
**Planting Plan**  
Level 13 - Rooftop Amenity

Date: 04/2022 Drawing Number: 2210  
Project No: 2210  
Scale: 1/8" = 1'-0"  
Drawn: SS | CM

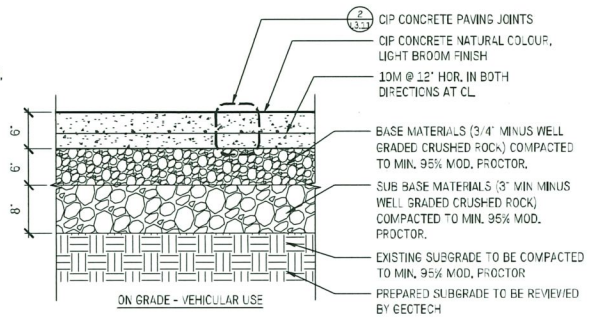


**L1.34**

NOTES:  
1. CONCRETE: TC = 32 MPa

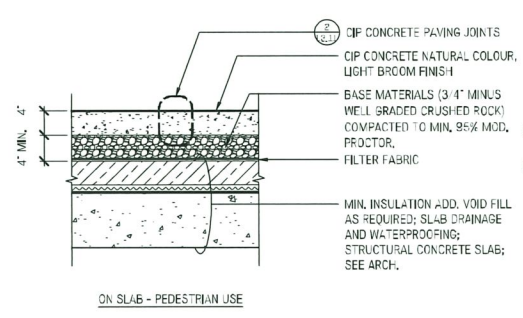


ON GRADE - PEDESTRIAN USE

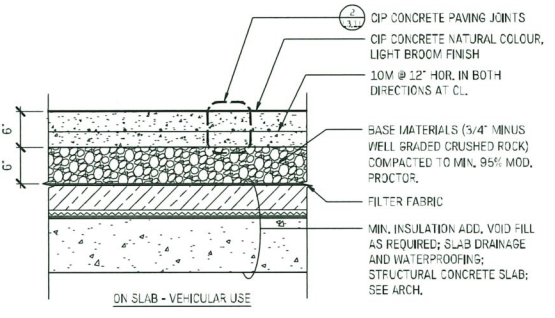


ON GRADE - VEHICULAR USE

NOTES:  
1. CONCRETE: TC = 32 MPa



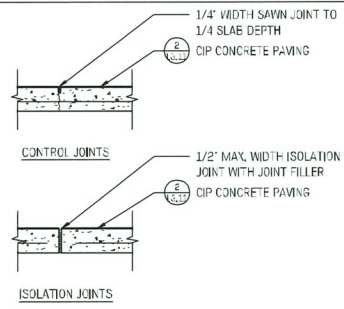
ON SLAB - PEDESTRIAN USE



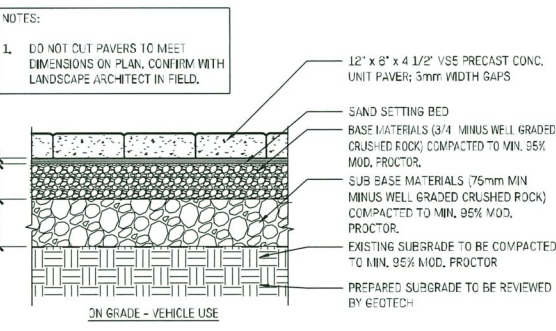
ON SLAB - VEHICULAR USE

1 PAVING TYPE A - CIP CONCRETE PAVING  
1" = 1'-0"

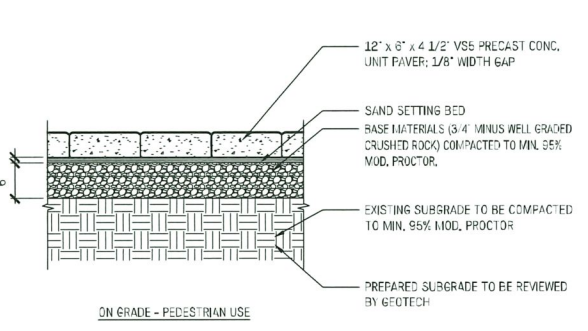
NOTES:  
1. CONSTRUCT ALL CONTROL JOINTS AT CONSISTENT WIDTH; CUT JOINTS BEFORE RANDOM CRACKING OCCURS; C-2 SAWCUT CONTROL JOINTS WITHIN 24 HOURS OF FINISHING SLABS. SEE LAYOUT PLAN. ZIP STRIP MUST BE APPROVED BY ARCHITECT.



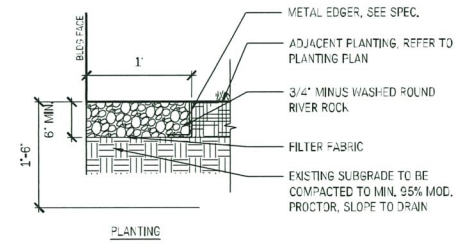
2 CIP CONCRETE PAVING JOINTS  
1" = 1'-0"



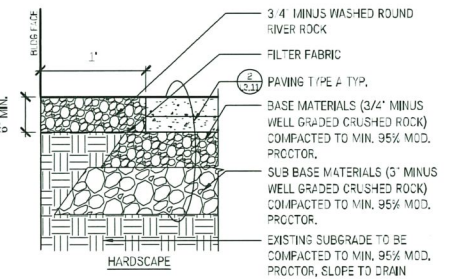
3 PAVING TYPE B - PRECAST CONCRETE UNIT PAVING  
1" = 1'-0"



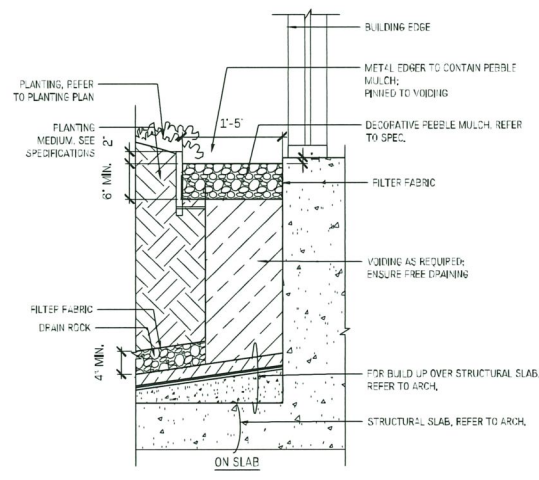
ON GRADE - PEDESTRIAN USE



4 DRIP STRIP  
1" = 1'-0"



HARDSCAPE

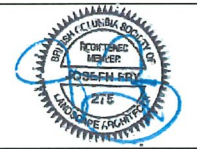


ON SLAB

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www.hapa.ca

DP PLAN# 46  
July 18, 2023  
DP 22-017484

3	Revised as per ADP Comments	APR 27/2023
2	Re-issued for DP	MAR 08/2023
1	Issued for DP	JULY 08/2022



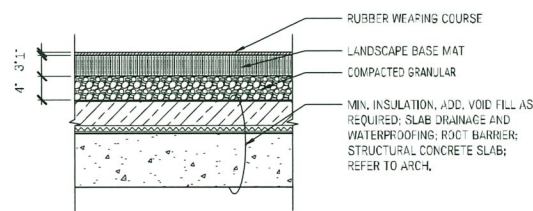
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CAPSTAN VILLAGE  
PHASE 1 LOT D  
8791 CAMBIE ROAD  
RICHMOND, BC

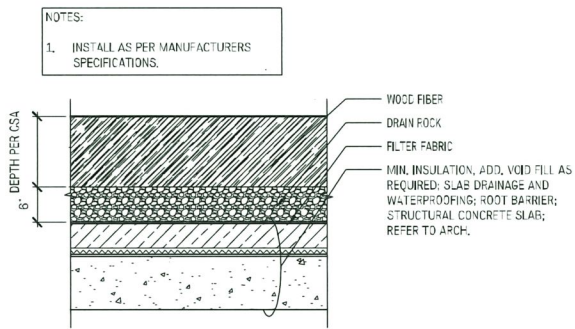
Details  
Paving

Date: 04/2022 Drawing Number:  
Project No.: 2210  
Scale: AS NOTED L3.11  
Drawing Sheet: SS | CM





1 PAVING TYPE E - RUBBER PLAY SURFACE  
1" = 1'-0"

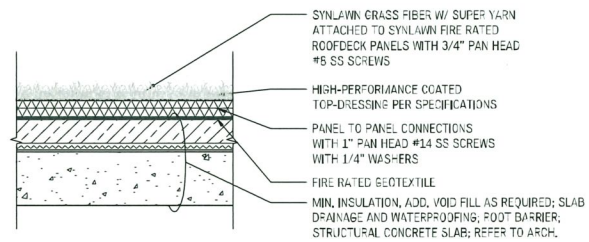


2 PAVING TYPE F - WOOD FIBER PLAY SURFACE  
1" = 1'-0"

- NOTES:
1. THE GRASS MUST BE INSTALLED AND SEALED WITH ADJACENT PIECES RUNNING IN THE SAME DIRECTION;
  2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH SPECIFICATIONS BY FACTORY AUTHORIZED INSTALLERS;
  3. DO NOT SCALE DRAWINGS;
  4. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetails.com/info](http://www.CADdetails.com/info), REFERENCE NUMBER 1437-558.

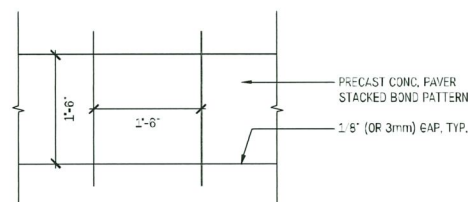


SYNLAWN  
2680 ABUTMENT ROAD SE  
DALTON, GA 30721  
TOLL FREE: 1-866-SYNLAWN  
FAX: (706) 277-1128  
[www.synlawn.com](http://www.synlawn.com)

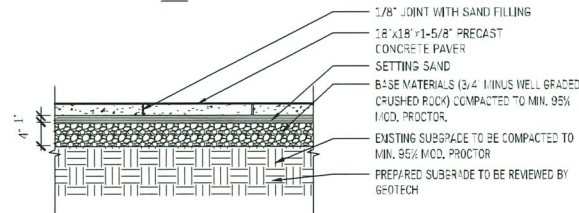


3 PAVING TYPE G - SYNLAWN ROOFDECK SYSTEM  
1" = 1'-0"

- NOTES:
1. ALL PEDESTALS MUST BE INSTALLED OVER A MINIMUM 60 PSI RIGID INSULATION WITH PROTECTION BOARD TO SPREAD THE LOAD, REFER TO PEDESTAL MANUFACTURER'S RECOMMENDATIONS.
  2. CONTRACTOR TO PROVIDE SHOP DRAWINGS INCLUDE ALL WOOD DECKING ASSEMBLIES & PEDESTAL LAYOUT FOR LANDSCAPE ARCHITECT TO REVIEW AND APPROVAL PRIOR TO INSTALLATION.

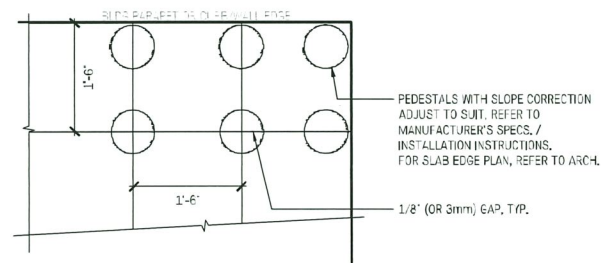


PLAN

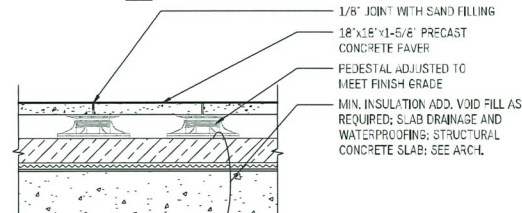


ON GRADE

4 PAVING TYPE C - PRECAST HYDRAPRESSED SLAB PAVING  
1" = 1'-0"

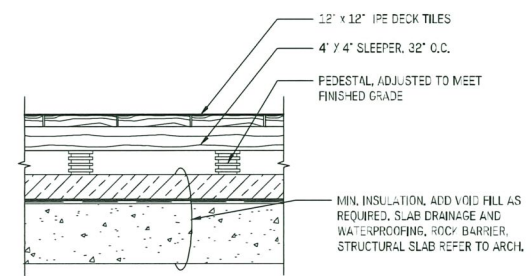


PLAN



ON PEDESTAL

5 PAVING TYPE D - WOOD DECK  
1" = 1'-0"



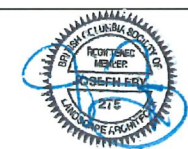
# HAPA COLLABORATIVE

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hapa@hapa.com

DP PLAN# 47  
July 18, 2023  
DP 22-017484

- 3 Revised as per ADP Comments APR 27/2023  
2 Re-issued for DP MAR 08/2023  
1 Issued for DP JULY 08/2022

No. Description Date



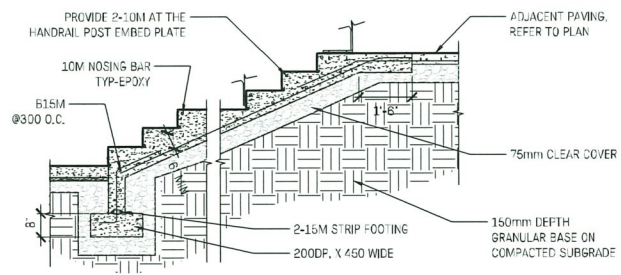
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CAPSTAN VILLAGE  
PHASE 1 LOT D  
8791 CAMBIE ROAD  
RICHMOND, BC

Details  
Paving

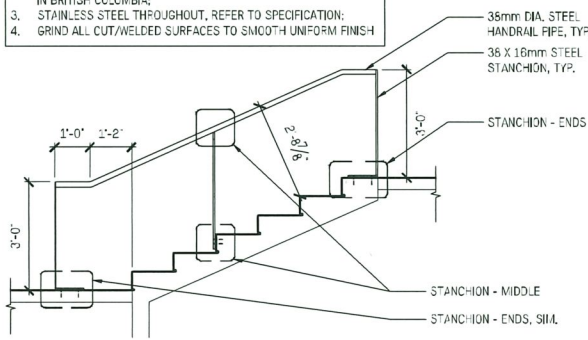
Date: 04/2022 Drawing Number:  
Project No.: 2210  
Scale: AS NOTED L3.12  
Drawing Sheet: SS | CM

- NOTES:**
1. REFER TO GRADING PLAN FOR TOP/BOTTOM OF STAIR ELEVATIONS.
  2. REFER TO SPECIFICATIONS FOR CONCRETE FINISHES.
  3. USE 1" x 232 MPa C-2 CONCRETE.
  4. REFER TO STRUCTURAL FOR CONCRETE REINFORCEMENT.

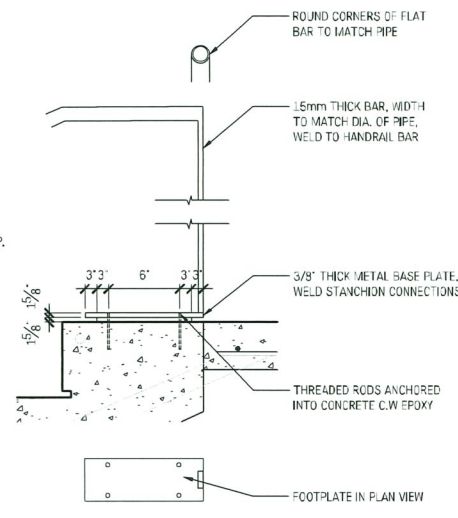


**1** CIP CONCRETE STAIRS - TYPICAL  
1,3,2,1 1/2" = 1'-0"

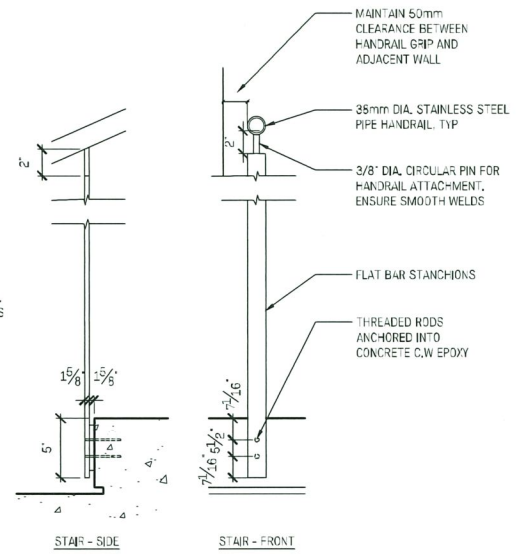
- NOTES:**
1. HANDRAIL HEIGHT & DESIGN TO MATCH ADJACENT ARCH. HANDRAILS AND GUARDRAILS.
  2. PROVIDE SHOP DRAWINGS FOR STEEL ELEMENTS, TO BE SIGNED AND SEALED BY STRUCTURAL ENGINEER LICENSED TO PRACTICE IN BRITISH COLUMBIA.
  3. STAINLESS STEEL THROUGHOUT, REFER TO SPECIFICATION.
  4. GRIND ALL CUT/WELDED SURFACES TO SMOOTH UNIFORM FINISH



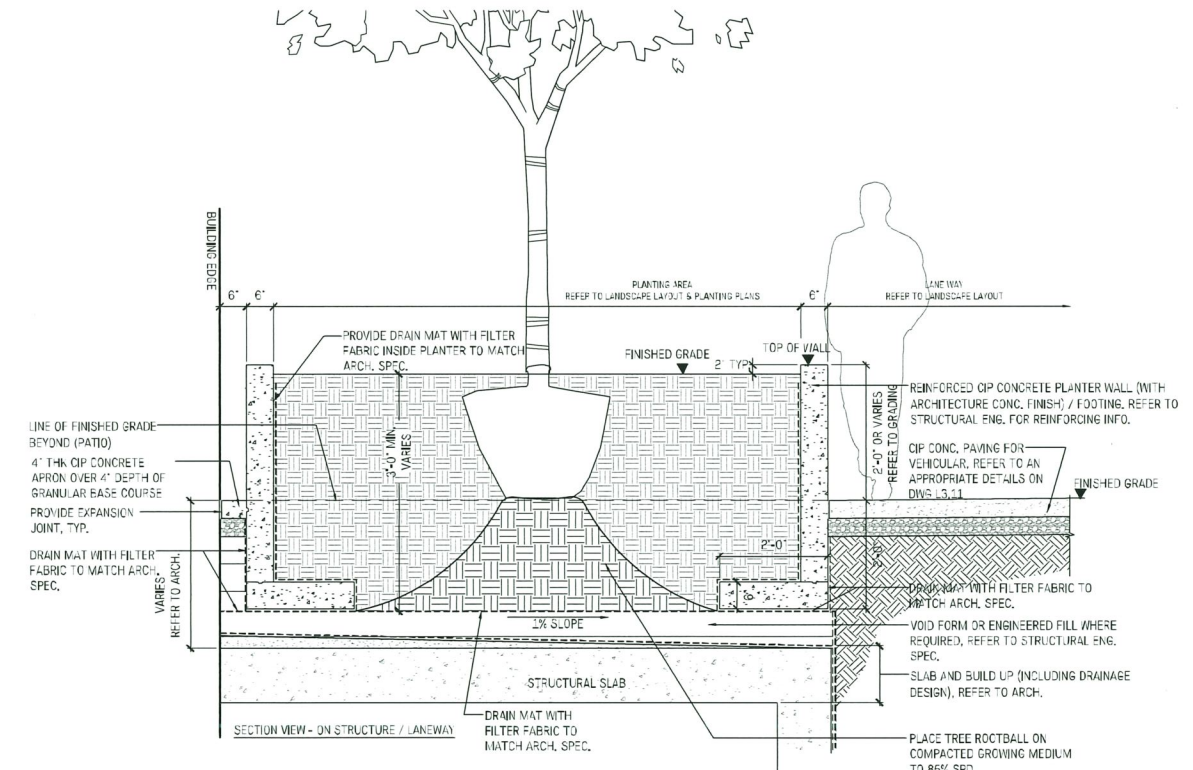
**2** HANDRAIL - TYPICAL  
1,3,2,1 1/2" = 1'-0"



**3** STANCHION - ENDS  
1,3,2,1 1/2" = 1'-0"



**4** STANCHION - MIDDLE  
1,3,2,1 1/2" = 1'-0"

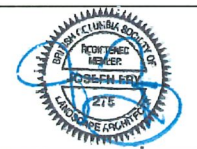


**5** REINFORCED CIP CONCRETE PLANTER - PATIO  
1,3,2,1 3/4" = 1'-0"

**HAPA COLLABORATIVE**  
604.909.1155  
Registration  
403 - 375 West 7th Avenue  
Vancouver BC, V6C 2G7  
Landscape Architecture  
Urban Design

DP PLAN# 48  
July 18, 2023  
DP 22-017484

- 3 Revised as per AEP Comments APR 27/2023
- 2 Re-issued for DP MAR 08/2023
- 1 Issued for DP JULY 08/2022



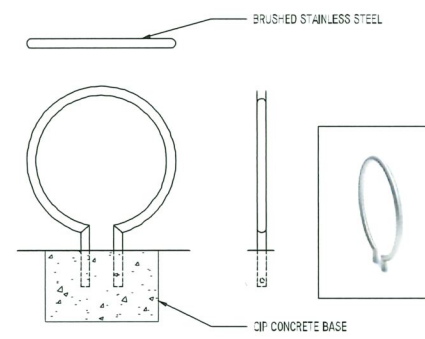
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CAPSTAN VILLAGE  
PHASE 1 LOT D  
8791 CAMBIE ROAD  
RICHMOND, BC

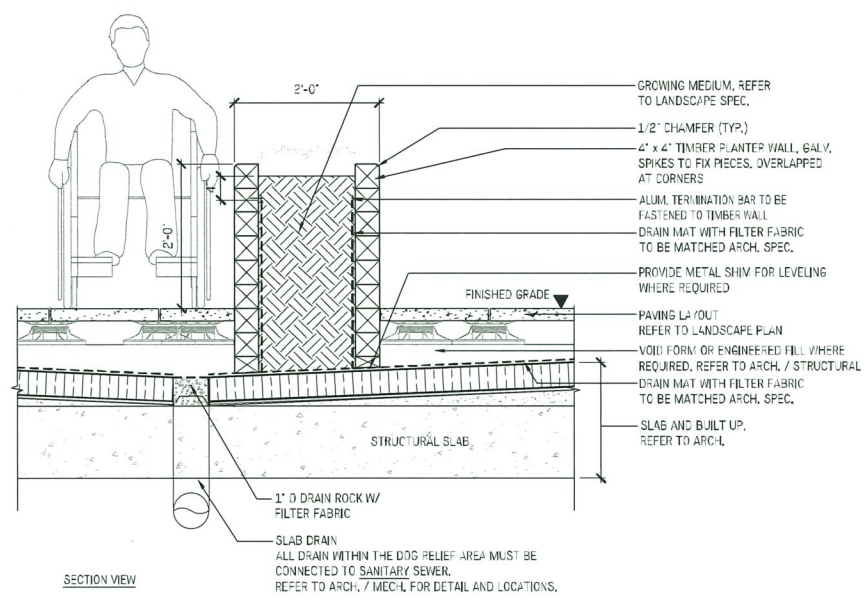
Details  
Walls and Stairs

Date: 04/2022 Drawing Number:  
Project No.: 2210  
Scale: AS NOTED **L3.21**  
Drawing Sheet: 55 | 01

NOTES:  
 1. REFER TO SPEC FOR DIMENSIONS AND INSTALLATION. "RING" PRODUCT FROM LANDSCAPE FORMS O.A.F.  
 2. PROVIDE SUBMITTAL FOR REVIEW

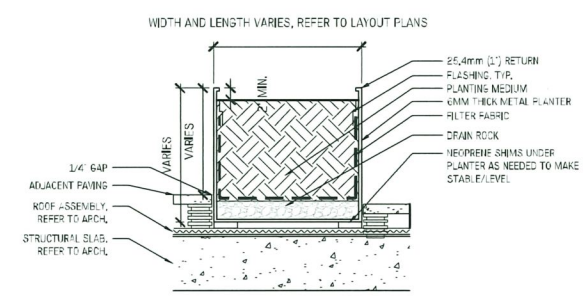


1 BIKE RACK  
 1'-1'-0"

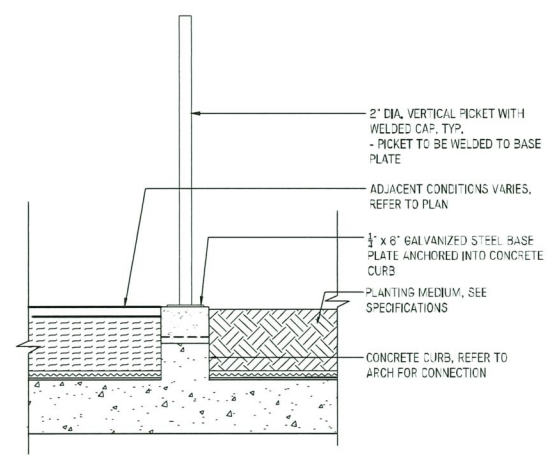


2 TIMBER URBAN AG PLANTER  
 1'-1'-0"

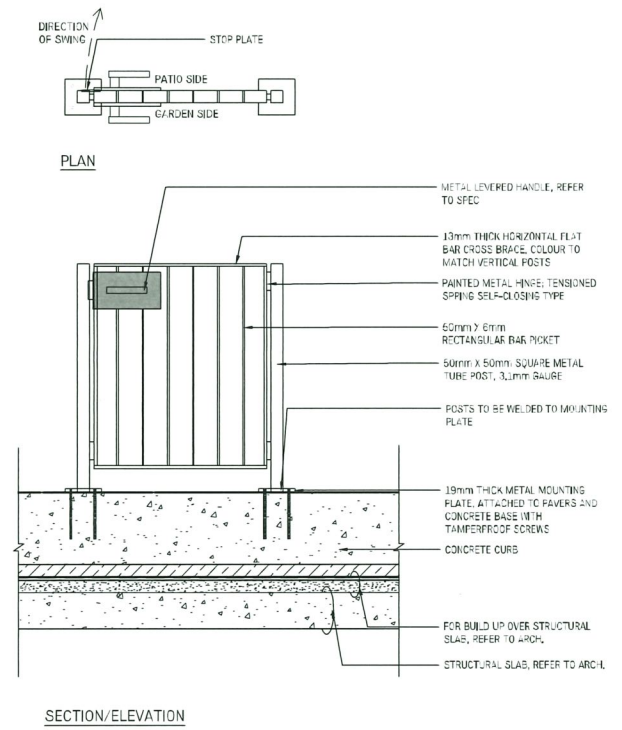
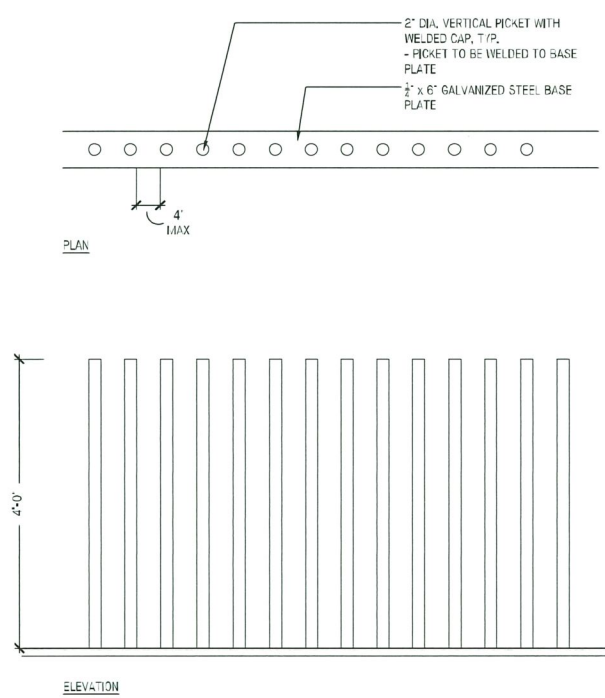
METAL PLANTER NOTES:  
 1. PROVIDE SHOP DRAWINGS FOR ALL CUSTOM ELEMENTS AND CONNECTIONS SHOWN AND SEALED BY STRUCTURAL ENGINEER REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA, OR FROM MANUFACTURER.  
 2. ALL PLANTERS TO BE 1/8" THICK PLATE SHELL, POWDER COATED DARK GREY, AS SPECIFIED. REFER TO SPECIFICATIONS FOR MATERIALS & SUGGESTED SUPPLIERS.  
 3. REFER TO LANDSCAPE LAYOUT AND GRADING PLANS FOR PLANTER LENGTH, WIDTH, HEIGHT TO BE AS SHOWN.  
 4. ALL PLANTERS C/W DRAIN HOLES WITH MESH COVER EVERY 3 FT O.C. TYP.  
 5. SHIM PLANTERS FLUSH TO LEVEL.  
 6. ALL PREFAB PLANTERS TO BE CORE DRILLED FOR DRAINAGE AND IRRIGATION.



3 CUSTOM ALUMINUM PLANTER  
 1'-1'-0"



4 PICKET GUARDRAIL, TYP.  
 1'-1'-0"

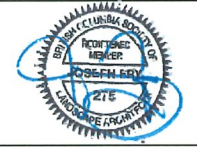


5 PICKET GATE  
 1'-1'-0"

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DP PLAN# 49  
 July 18, 2023  
 DP 22-017484

3	Revised as per ADP Comments	APR 27/2023
2	Re-issued for DP	MAR 08/2023
1	Issued for DP	JULY 08/2022

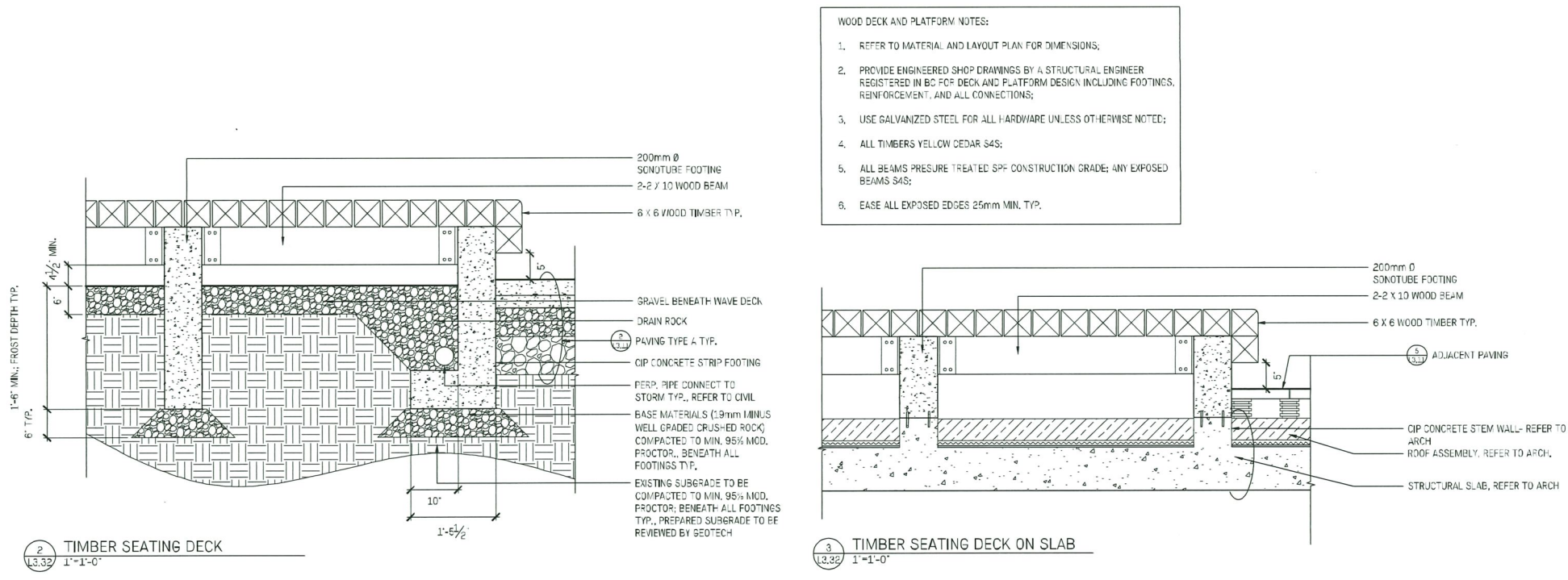
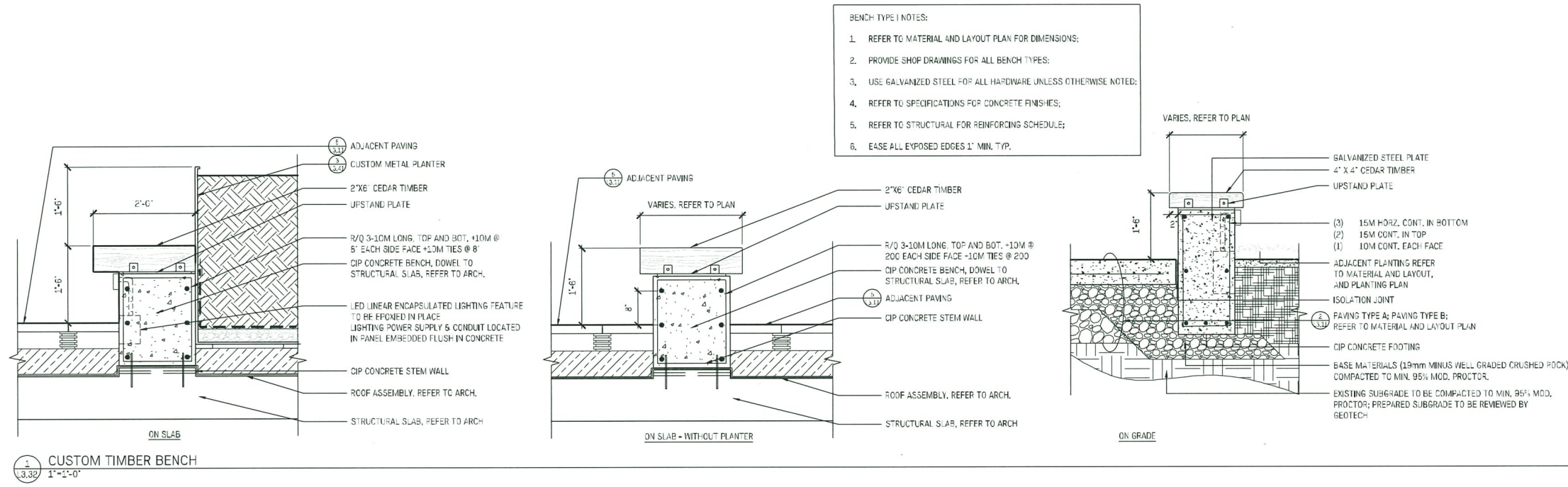


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CAPSTAN VILLAGE  
 PHASE 1 LOT D  
 8791 CAMBIE ROAD  
 RICHMOND, BC

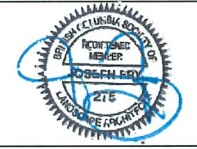
Details  
 Site Furnishings

Date	04/2022	Drawn Number
Project No.	2210	
Scale	AS NOTED	<b>L3.31</b>
Drawn/Checked	SS   CM	



DP PLAN# 50  
July 18, 2023  
DP 22-017484

No.	Description	Date
3	Revised as per ADP Comments	APR 27/2023
2	Re-issued for DP	MAR 08/2023
1	Issued for DP	JULY 08/2022

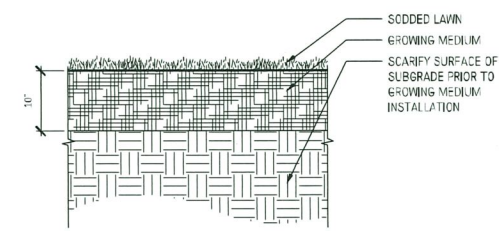


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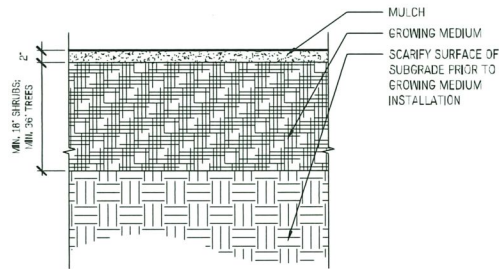
CAPSTAN VILLAGE  
PHASE 1 LOT D  
8791 CAMBIE ROAD  
RICHMOND, BC

Details  
Site Furnishings 2

Date	04/2022	Drawing Number	
Project No.	2210	Scale	AS NOTED
L3.32			
Drawn/Checked	SS   CM		

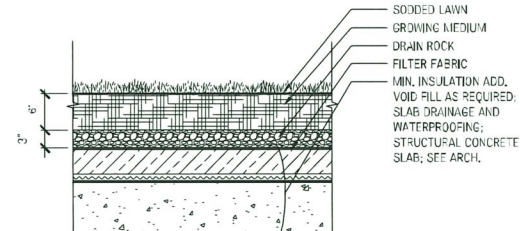


LAWN PLANTING

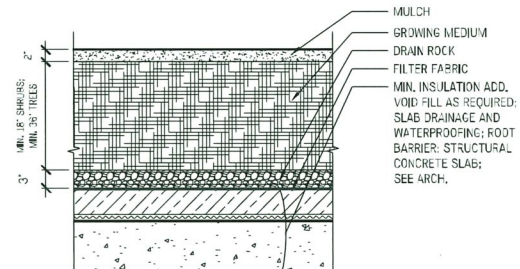


SHRUB/TREE PLANTING

1 SOIL PROFILES ON GRADE  
1" = 1'-0"

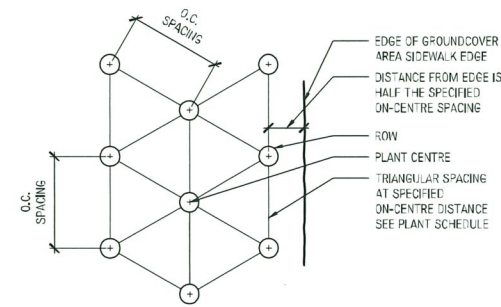


LAWN PLANTING

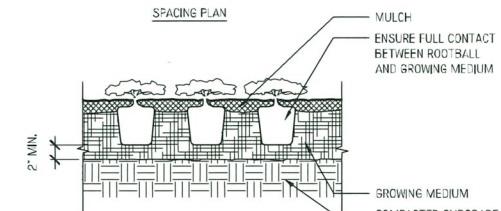


SHRUB/TREE PLANTING

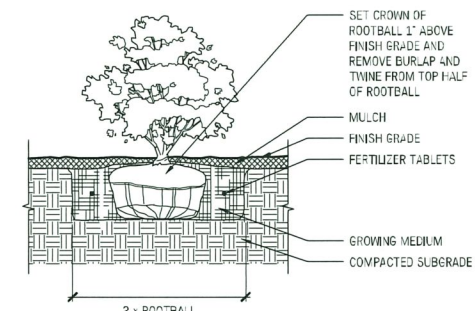
2 SOIL PROFILES ON SLAB  
1" = 1'-0"



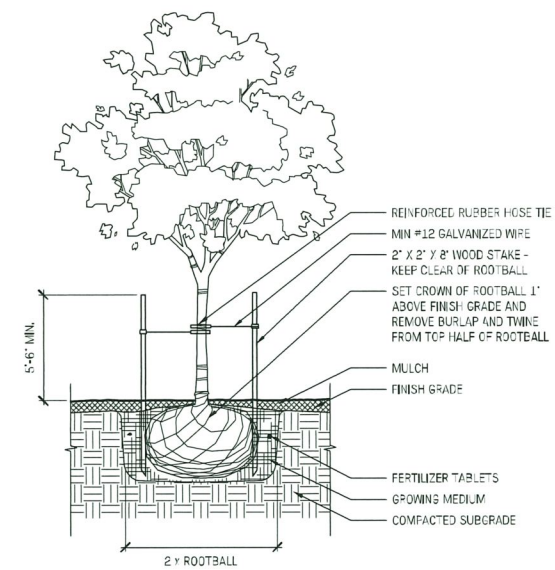
SPACING PLAN



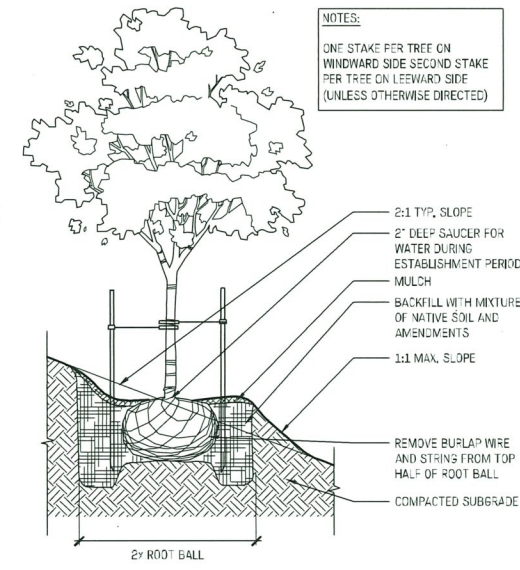
3 GROUND COVER PLANTING  
1" = 1'-0"



4 SHRUB PLANTING  
1" = 1'-0"

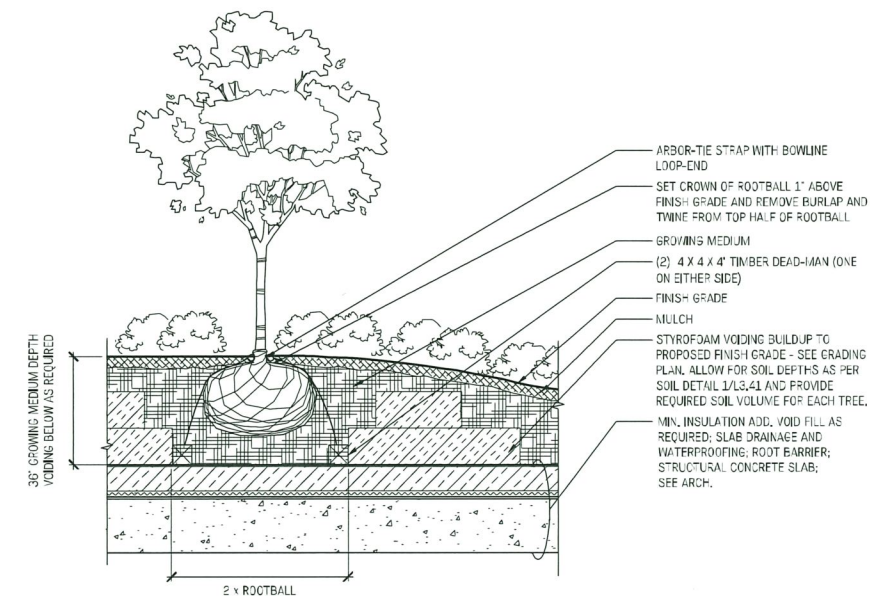


5 TREE PLANTING  
1" = 1'-0"



6 TREE PLANTING - ON SLOPE  
1" = 1'-0"

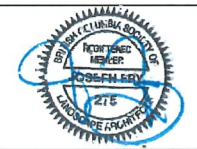
NOTES:  
ONE STAKE PER TREE ON WINDWARD SIDE SECOND STAKE PER TREE ON LEEWARD SIDE (UNLESS OTHERWISE DIRECTED)



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

DP PLAN# 51  
July 18, 2023  
DP 22-017484

No.	Description	Date
3	Revised as per ASP Comments	APR 27/2023
2	Re-issued for DP	MAR 08/2023
1	Issued for DP	JULY 08/2022

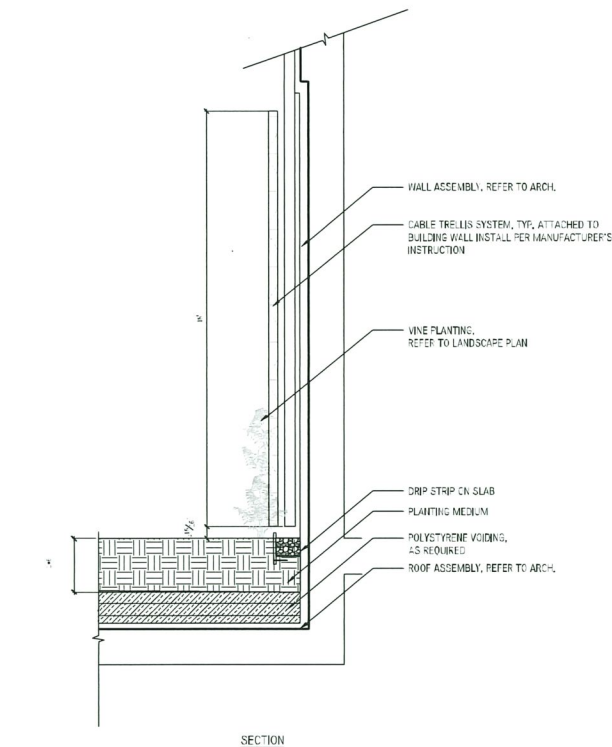


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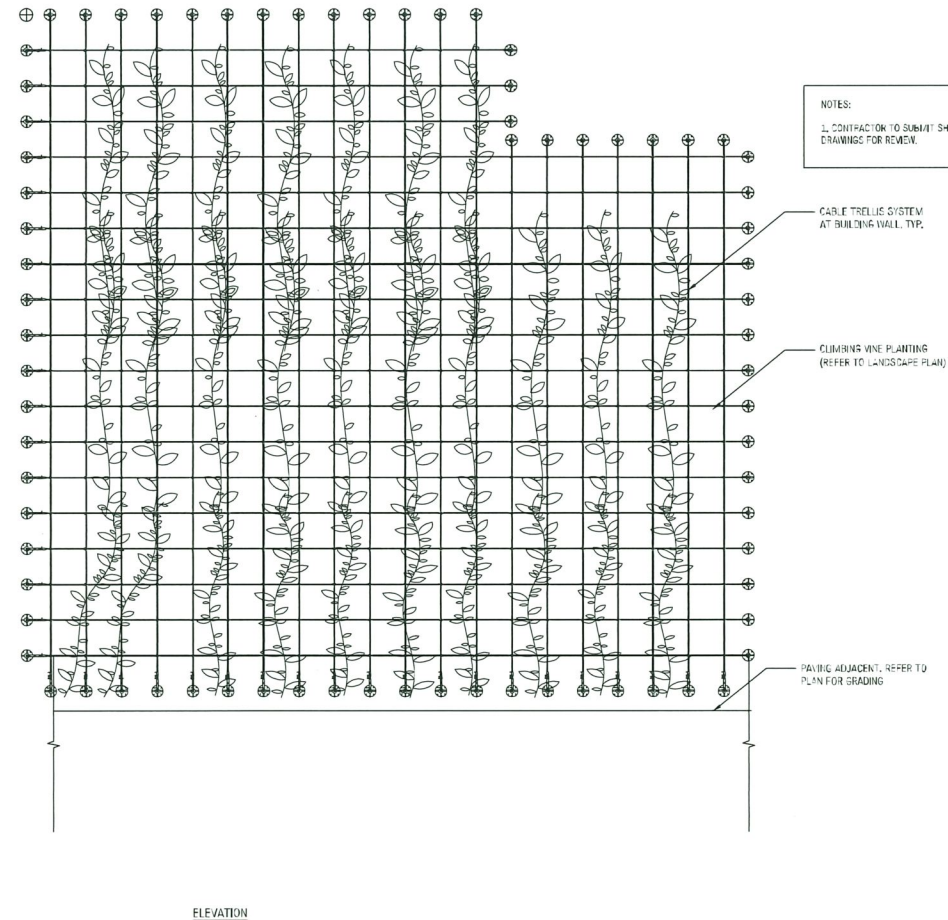
CAPSTAN VILLAGE  
PHASE 1 LOT D  
8791 CAMBIE ROAD  
RICHMOND, BC

Details  
Planting

Date	04/2022	Drawing Number
Project No.	2210	
Scale	AS NOTED	<b>L3.41</b>
Drawing Content	SS   CM	



1 VINE GREEN WALLS, TYP.  
1/2" = 1'-0"

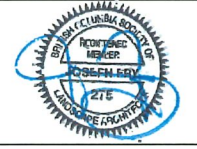


NOTES:  
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW.

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 Vancouver BC, V6Y 1V1  
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 HAPA.COOP.COM

DP PLAN# 52  
 July 18, 2023  
 DP 22-017484

3 Revised as per ADP Comments APR 27/2023  
 2 Re-issued for DP MAR 08/2023  
 1 Issued for DP JULY 08/2022



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CAPSTAN VILLAGE  
 PHASE 1 LOT D  
 8791 CAMBIE ROAD  
 RICHMOND, BC

Details  
 Planting

Date: 04/2022 Drawing Number:  
 Project No.: 2210  
 Scale: AS NOTED **L3.42**  
 Drawing Sheet: SS | CM

**GENERAL NOTES**

1. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST MAKE CAREFUL EXAMINATION OF EXISTING SITE SURFACE CONDITIONS AND TOPOGRAPHY AND ADVISE LANDSCAPE ARCHITECT OF ANY UNSATISFACTORY SITE SURFACE CONDITIONS AND TOPOGRAPHY. NO ALLOWANCES WILL BE MADE LATER FOR ANY EXPENSES INCURRED THROUGH FAILURE TO NOTE UNSATISFACTORY SITE SURFACE CONDITIONS AND TOPOGRAPHY.
2. DO NOT SCALE DRAWINGS. USE DIMENSIONAL INFO AS NOTED IN DRAWINGS. CONTACT THE LANDSCAPE ARCHITECT IF THERE IS ANY AMBIGUITY, LACK OF INFORMATION, OR INCONSISTENCY.
3. THE CONTRACTOR WILL CLEAN AND REINSTATE ALL AREAS DAMAGED OR AFFECTED BY WORKS OUTSIDE THE LIMIT OF WORK TO THE CONDITIONS THAT EXISTED PRIOR TO CONSTRUCTION OR BETTER AND TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
4. THE CONTRACTOR SHALL VERIFY DIMENSIONS SHOWN ON DRAWINGS AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE LIMIT OF WORK LINE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL UNDERGROUND UTILITIES AND TAKING THE NECESSARY PRECAUTIONS PRIOR TO AND DURING CONSTRUCTION. REFER TO CIVIL.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF EXCESS FILL OFF-SITE.
8. ARCHITECTURAL AND CIVIL DESIGN SHOWN FOR INFORMATION ONLY.
9. REFER CIVIL AND ELECTRICAL DRAWINGS FOR DISCIPLINE SPECIFIC REMOVALS.

**TREE PROTECTION PLAN NOTES**

1. TREE PROTECTION FENCE TO MEET CITY OF RICHMOND STANDARDS.
2. REFER TO TREE PROTECTION DETAIL TO DETERMINE LOCATION OF TREE PROTECTION FENCING.
3. REFER TO ARBORIST'S INVENTOR/ASSESSMENT REPORT PREPARED BY PROJECT ARBORIST FOR TREE SPECIES AND GENERAL CONDITIONS.
4. NO EXISTING TREES IN GROUND LEVEL NORTH AREA.

**MATERIALS PLAN NOTES**

1. REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS;
2. REFER TO CITY OF RICHMOND STANDARDS FOR WORK ON TYPICAL SIDEWALKS;
3. TRENCHING FOR UTILITY CONNECTIONS TO BE COORDINATED WITH CITY OF RICHMOND ENGINEERING DEPARTMENT TO ENSURE SAFE ROOT ZONES OF RETAINED TREES, METHODS OF TREE PROTECTION FOR STREET TREES TO BE APPROVED BY PARK DEPARTMENT;

**LAYOUT PLAN NOTES**

1. ALL DIMENSIONS ARE NOMINAL;
2. REFER TO GRADING PLAN FOR HORIZONTAL CONTROL OF PAVING/LANDSCAPE AREAS;
3. ALL SITE FURNISHING LOCATIONS TO BE CONFIRMED WITH LANDSCAPE ARCHITECT ON SITE PRIOR TO INSTALLATION;
4. CONFIRM SAWCUT PATTERN AND EXPANSION JOINT LAYOUT ON SITE WITH LANDSCAPE ARCHITECT;
5. REFER TO CIVIL DRAWINGS FOR ROADWAY AND CURB ALIGNMENTS AND DETAILS.

**GRADING PLAN NOTES**

1. ALL ELEVATIONS ARE NOMINAL AND ARE BASED ON SURVEY AND ELEVATIONS PROVIDED BY ARCH. AND CIVIL. CONTRACTOR TO VERIFY ALL MEASUREMENTS;
2. ALL PROPOSED ELEVATIONS ARE TO TOP OF FINISHED GRADE UNLESS NOTED OTHERWISE;
3. REFER TO SOIL DEPTH DETAILS FOR SOIL DEPTH AND VOIDING;
4. PAVING IS GRADED TO A TYPICAL DIMENSION ABOVE STRUCTURAL SLABS. REFER TO ARCHITECT FOR TYPICAL ELEVATION OF SLAB;
5. ALL UTILITY COVERS INSIDE LANDSCAPE AREA TO BE ADJUSTED TO FINAL GRADE;
6. CONDUCT GRADING START UP MEETING WITH LANDSCAPE ARCHITECT IN FIELD TO CONFIRM GRADING DESIGN.

**PLANTING PLAN NOTES**

1. ALL PLANT MATERIAL TO CNLA AND BCSLA STANDARDS. REFER TO THE CNLA LANDSCAPE STANDARD, LATEST EDITION;
2. AREA OF SEARCH FOR PLANT MATERIAL: PACIFIC NORTHWEST, INCLUDING BRITISH COLUMBIA, WASHINGTON AND OREGON. FURTHER SEARCH TO BE TAKEN IF NECESSARY;
3. REFER TO SPECIFICATION FOR GENERAL CONDITIONS, MATERIALS AND INSTALLATION REQUIREMENTS;
4. CONFIRM TREE PLANTING LOCATIONS, AND PLANTING LAYOUT WITH LANDSCAPE ARCHITECT ON SITE;
5. NO SUBSTITUTIONS OF ANY PLANT MATERIAL WILL BE APPROVED WITHOUT SUBMITTAL REVIEW AND APPROVAL BY THE CLIENT/LANDSCAPE ARCHITECT;
6. FOR STREET TREES: FINAL SPACING, QUANTITY, AND TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES. NEW TREES MUST BE OF GOOD STANDARD, MINIMUM 8CM CALIPER, AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL. PLANTING DEPTH OF ROOTBALL MUST BE BELOW SIDEWALK GRADE. CALL CITY OF DELTA STREET TREES DIVISION, FOR INSPECTION AFTER TREE PLANTING COMPLETION;
7. CONTRACTOR TO REVIEW AND ABIDE BY CURRENT REGULATIONS OF JAPANESE BEETLE INFESTATION THAT AFFECTS

- MOVEMENT AND OR TRANSPORTATION OF MATERIAL TO AND FROM THE SITE. REFER TO CURRENT CANADIAN FOOD INSPECTION AGENCY REGULATIONS.
2. PROVIDE DESIGN BUILD IRRIGATION FOR ALL PLANTER AREAS ON SITE IN COMPLIANCE WITH PROJECT SPECIFICATION, STUBOUT LOCATIONS AS PER MECHANICAL.
  9. PROVIDE HIGH EFFICIENCY IRRIGATION FOR ALL PLANTING AREAS.

**IRRIGATION PLAN NOTES**

1. IRRIGATION DESIGN IS SCHEMATIC AND FOR INFORMATION ONLY. PLANS ARE NOT TO BE CONSTRUCTED FROM.
2. LANDSCAPE CONTRACTOR TO PROVIDE COMPLETE DESIGN-BUILD SERVICES FOR ALL AUTOMATIC SITE IRRIGATION WORKS.
3. IRRIGATION CONTRACTOR PERFORMING THE WORK MUST HAVE A MIN. (5) FIVE YEAR'S DOCUMENTED EXPERIENCE AND A MEMBER IN GOOD STANDING OF THE IIABC (IRRIGATION INDUSTRY ASSOCIATED OF BC).
4. IRRIGATION TO CONFORM TO ALL LOCAL PLUMBING AND ELECTRICAL CODE REQUIREMENTS.
5. IRRIGATION TO CONFORM TO ALL IIABC STANDARD.
6. IRRIGATION TO CONFORM TO ALL CITY OF ENGINEERING DEPARTMENT SUPPLEMENTARY SPECIFICATIONS AND DETAIL DRAWINGS - SCHEDULE H (REFER TO DETAILS IR-C-1 THROUGH 5 AND IR-S-1 THROUGH 5).
8. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR IRRIGATION LAYOUT TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION. INCLUDE SLEEVING, DRIP LINE, PIPE SIZE, HEAD LAYOUT, VALVE BOXES, ETC., AND ALL IRRIGATION COMPONENT SPECIFICATIONS, VALVE BOXES TO BE LOCATED IN LOW-VISIBLE, PLANTED AREAS ONLY AND LOCATIONS ARE TO BE APPROVED PRIOR TO INSTALL.
9. CONTRACTOR TO PROVIDE PVC SLEEVING WHERE REQUIRED.
10. HIGH EFFICIENCY IRRIGATION TECHNOLOGY IS TO BE USED.
11. TEST SYSTEM PRIOR TO COMPLETION OF LANDSCAPE WORKS TO ENSURE NO LEAKAGE AND SPECIFIED PSI IS MET. PROVIDE WRITTEN NOTICE THAT PRESSURE TESTING HAS MET STANDARDS (LEAKS SHALL NOT BE REPAIRED WITH PATCHING).
12. PROVIDE COVERAGE AND CONTROLLER TEST WHEN SYSTEM IS COMPLETE AND MAKE ADJUSTMENTS AS REQUIRED.
13. PROVIDE AS-BUILT RECORD DRAWINGS TO SCALE SHOWING LOCATIONS OF ALL CONCEALED COMPONENTS, PIPING AND CONDUIT.
14. MAINTAIN AND OPERATE IRRIGATION PER MANUFACTURER'S RECOMMENDATIONS THROUGHOUT THE WARRANTY PERIOD, WINTERIZATION AS REQUIRED.
15. PROVIDE (3) THREE COPIES OF INSTRUCTION MANUALS FOR OPERATION AND MAINTENANCE OF SYSTEM AND CONTROLS, SEASONAL ACTIVITY AND SHUTDOWN AND MANUFACTURER'S PARTS CATALOGUE.
16. INSTRUCT OWNER'S PERSONNEL IN THE OPERATION AND MAINTENANCE OF THE SYSTEM, INCLUDING ADJUSTING OF SPRINKLER HEADS, USE OPERATION AND MAINTENANCE MANUAL AS BASIS FOR DEMONSTRATION.

**LIGHTING PLAN NOTES**

1. REFER TO ELECTRICAL DRAWINGS FOR MORE DETAILS;
2. CONFIRM ALL LIGHT LOCATIONS ON SITE WITH LANDSCAPE ARCHITECT;
3. DO NOT SUBSTITUTE LIGHT FIXTURE TYPES WITHOUT PRIOR APPROVAL BY LANDSCAPE ARCHITECT.

**SECTION AND ELEVATION NOTES**

1. SECTIONS/ELEVATIONS ARE SCHEMATIC AND FOR REFERENCE ONLY; REFER TO PLANS AND DETAILS.

**DETAIL NOTES**

**METAL TYP.**

1. PROVIDE ENGINEERED SHOP DRAWINGS FOR CUSTOM METAL DETAILS INCLUDING HANDRAILS, FENCES, AND GUARDRAILS, AND ALL REQUIRED CONNECTIONS, SIGNED AND SEALED BY STRUCTURAL ENGINEER REGISTERED IN PROVINCE OF BRITISH COLUMBIA;
2. PROVIDE ENGINEERED SHOP DRAWINGS FOR METAL CLADDING WALLS, AND ALL REQUIRED CONNECTIONS, SIGNED AND SEALED BY STRUCTURAL ENGINEER REGISTERED IN;
3. ALL STEEL HOT-DIPPED GALVANIZED HARDWARE, INCLUDING ROD CLIPS, THREADED RODS, BOLTS AND NUTS.

**WOOD TYP.**

1. WOOD TIMBERS: TIGHT-KNOT RED OR YELLOW CEDAR OR EQUIVALENT PLANED FOR SMOOTH FINISH, SLIGHTLY EASED EDGES. FINISH WITH 'ECO-WOOD' WOOD TREATMENT OR EQUIVALENT;
2. PROVIDE CLOSED WOOD PLUGS AT ALL ROD ASSEMBLY CONNECTIONS.

**LANDSCAPE ARCHITECTURE ABBREVIATIONS**

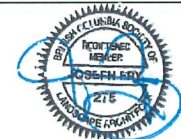
AD	AREA DRAIN	MIR	MIRROR
B	BOLLARD	MISC	MISCELLANEOUS
BC	BOTTOM OF CURB ELEVATION	NC	NOT IN CONTRACT
BCH	BOTTOM OF CHANNEL	NTS	NOT TO SCALE
BG	BUILDING GRADE	OAE	OR APPROVED EQUAL
BS	BOTTOM OF STEP / STAIR ELEVATION	OC	ON CENTRE
BW	BOTTOM OF WALL ELEVATION	OD	OUTSIDE DIAMETER
CB	CATCH BASIN	PA	PLANTING AREA
CIP	CAST IN PLACE	PD	PLANTER DRAIN
CIV	CIVIL	PSI	POUNDS PER SQUARE QUANTITY
CJ	CONTROL JOINT	R	RISER
CL	CENTRE LINE	RAD	RADIUS
CONC	CONCRETE	REQ	REQUIRED
CUR	CITY OF RICHMOND	ROW	RIGHT OF WAY
DEG (°)	DEGREE	SB	SETBACK
DET	DETAIL	SIM	SIMILAR
DIA (Ø)	DIAMETER	SPEC	SPECIFICATIONS
DIM	DIMENSION	SQ	SQUARES
DWG	DRAWING	SS	STAINLESS STEEL
EJ	EXPANSION JOINT	STA PT	STATION POINT
ELEC	ELECTRICAL	STD	STANDARD
ELEV	ELEVATION	TB	TOP OF BENCH ELEVATION
ENG	ENGINEER/ ENGINEERING	TC	TOP OF CURB ELEVATION
EQ	EQUAL	TEMP	TEMPORARY
EX	EXISTING	THK	THICK
FFE	FINISH FLOOR ELEVATION	TMP	TREE MANAGEMENT PLAN
FG	FINISH GRADE	TOS	TOP OF SLAB
FIN	FINISH	TS	TOP OF STEP/ STAIR ELEVATION
GVN	GALVANIZED	TW	TOP OF WALL ELEVATION
HP	HIGH POINT	TYP	TYPICAL
HPS	HIGH POINT SWALE	W/	WITH
HT	HEIGHT	W/O	WITHOUT
INT	INTERPOLATED	WP	WATERPROOFING
JT	JOINT		
LPS	LOW POINT SWALE		
LOI	LIMIT OF WORK		
MAX	MAXIMUM		
MIN	MINIMUM		

**LANDSCAPE ARCHITECTURE SYMBOLS**

	DRAWING TITLE		PROPOSED DECIDUOUS TREE		PROPERTY LINE
	ELEVATION DRAWING REFERENCE		PROPOSED CONIFEROUS TREE		CENTRE LINE
	SECTION DRAWING REFERENCE		TMP EXISTING TREE TO REMAIN		PROPOSED CONTOUR
	DETAIL DRAWING REFERENCE		NORTH ARROW		PROPOSED SWALE
	EXISTING ELEVATION FROM SURVEY		APPENDIX MARKER		
	BUILDING GRADE (CONFIRM ON SITE)				
	PROPOSED PLAN ELEVATION				
	PROPOSED SECTION ELEVATION				
	SLOPE				

**DP PLAN# 53**  
**July 18, 2023**  
**DP 22-017484**

3	Revised as per ADP Comments	APR 27/2023
2	Re-issued for DP	MAR 08/2023
1	Issued for DP	JULY 08/2022

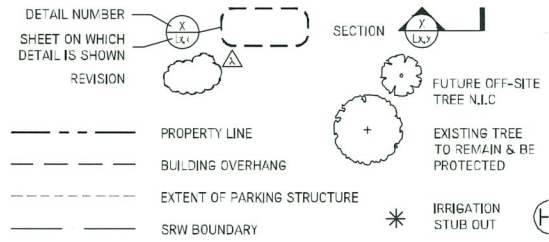


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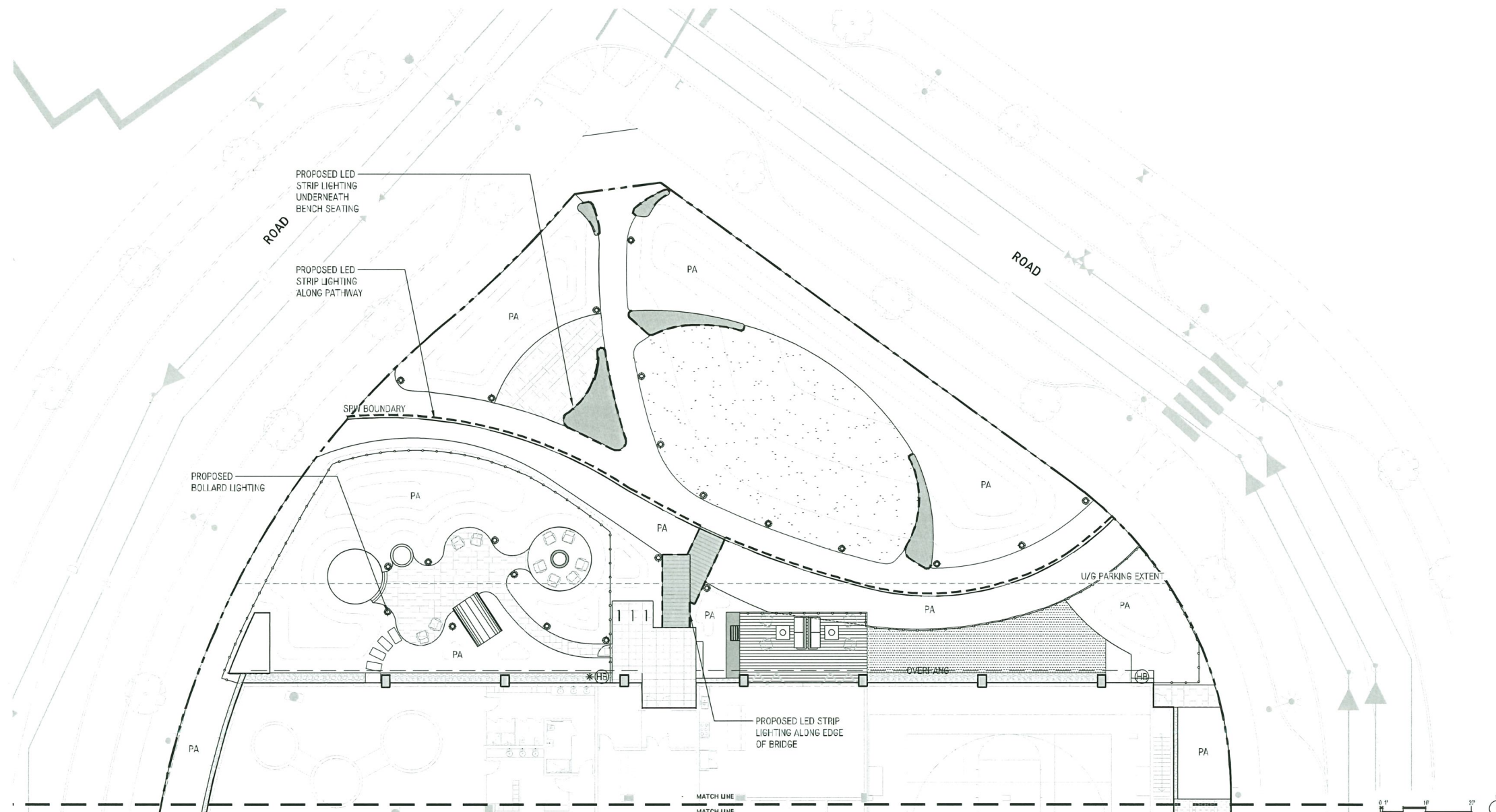
**CAPSTAN VILLAGE  
 PHASE 1 LOT D  
 8791 CAMBIE ROAD  
 RICHMOND, BC**

**General Notes**

**GENERAL LEGEND**



**LIGHTING LEGEND**

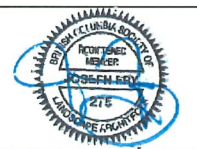


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 Urban Design

DP PLAN# 54  
 July 18, 2023  
 DP 22-017484

- 3 Revised as per ADP Comments APR 27/2023
- 2 Re-issued for DP MAR 08/2023
- 1 Issued for DP JULY 08/2022

No. Description Date



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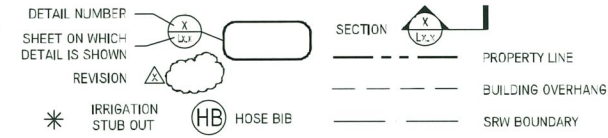
CAPSTAN VILLAGE  
 PHASE 1 LOT D  
 8791 CAMBIE ROAD  
 RICHMOND, BC

Lighting Plan  
 Ground Level North

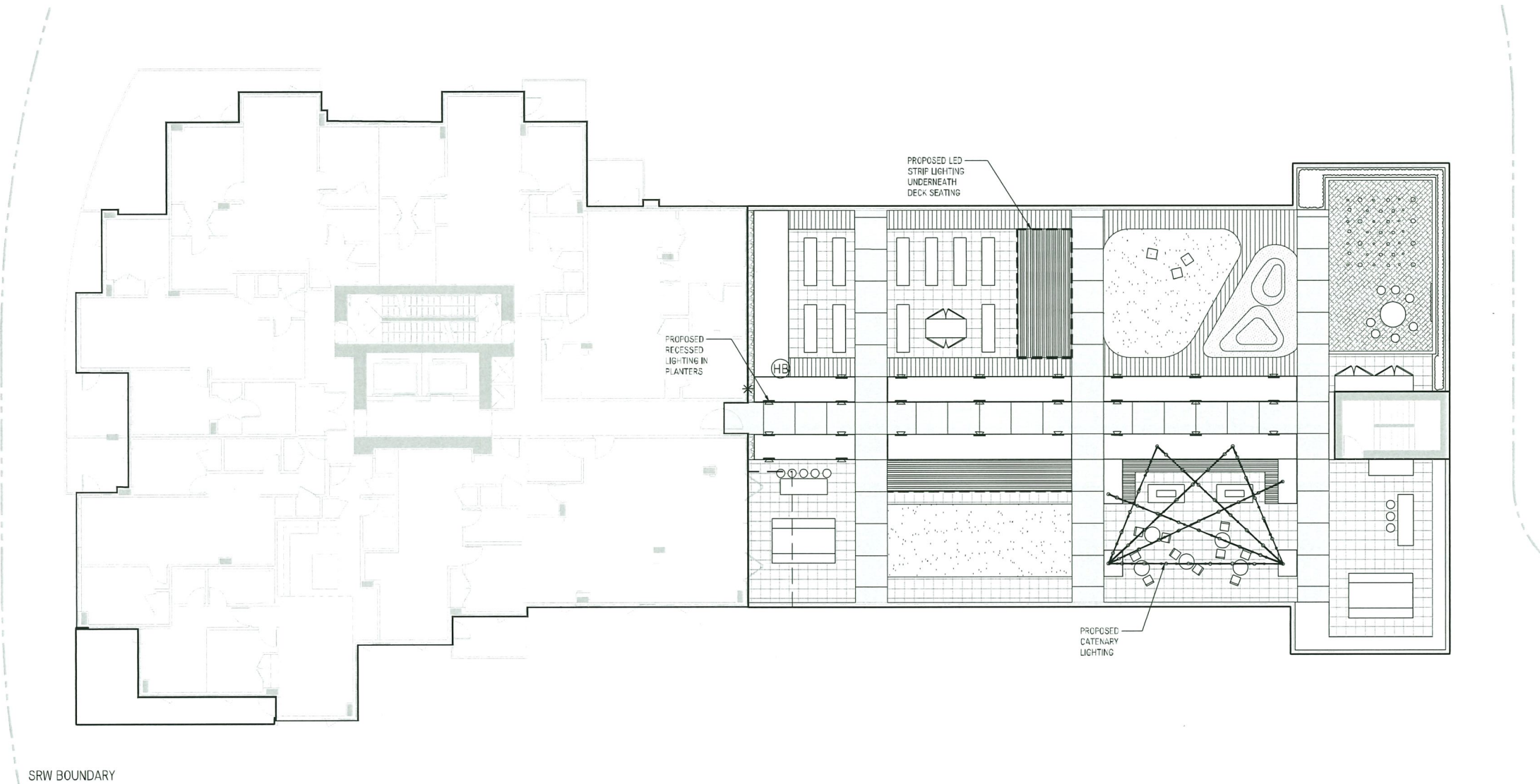
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 Project No.: 2210  
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 Drawn by: SS | CM



**GENERAL LEGEND**



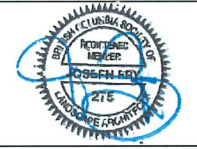
**LIGHTING LEGEND**



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DP PLAN# 56  
 July 18, 2023  
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3	Revised as per ADP Comments	APR 27/2023
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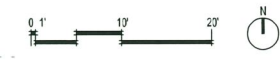


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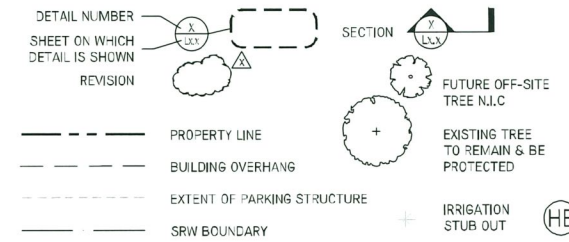
**CAPSTAN VILLAGE  
 PHASE 1 LOT D  
 8791 CAMBIE ROAD  
 RICHMOND, BC**

**Lighting Plan**  
 Level 13 - Rooftop Amenity

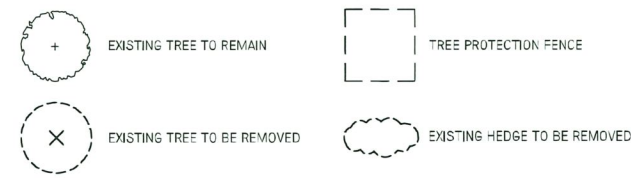
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 Project No.: 2210 Scale: 1/8" = 1'-0"  
**L1.43**  
 Drawing: SS | CM



**GENERAL LEGEND**



**TREE MANAGEMENT LEGEND**



MINIMUM OUTSIDE OF BRANCHES (DRIPLINE)

2x4 FRAMING WITH CROSS BRACING

2x4 STAKED INTO GROUND

PLASTIC MESH SCREEN

1.2m Min.

TREE PROTECTION AREA 50% OFF-DIAPHRAGM

**NOTE**  
WOOD FRAME TO PROTECT TREE AND THE GROUND IS REQUIRED.  
METAL FRAMING DOES NOT MEET THIS CRITERIA

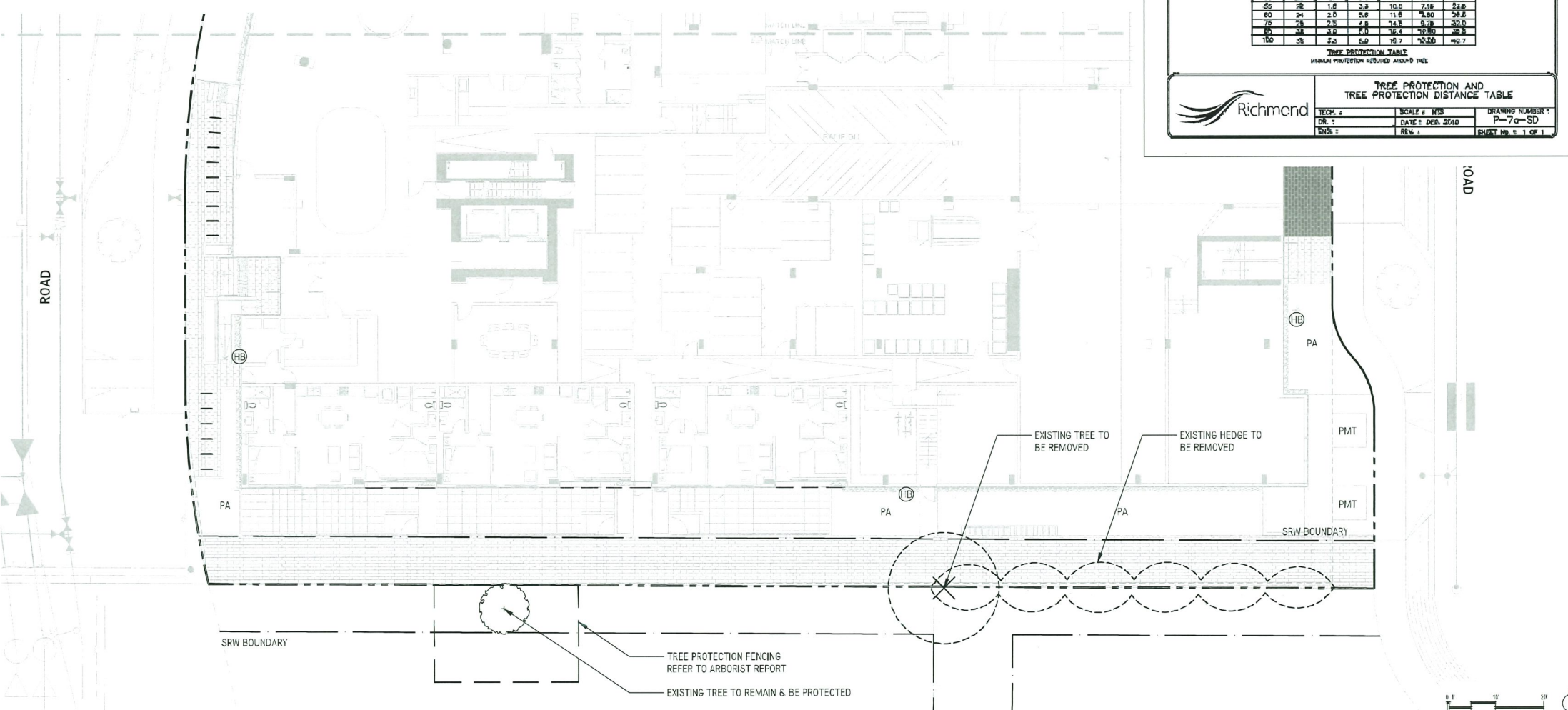
TREE TRUNK DIAMETER	DISTANCE FROM TRUNK	TOTAL THICKNESS
20	3.0	3.0
25	3.8	3.8
30	4.6	4.6
35	5.4	5.4
40	6.2	6.2
45	7.0	7.0
50	7.8	7.8
55	8.6	8.6
60	9.4	9.4
65	10.2	10.2
70	11.0	11.0
75	11.8	11.8
80	12.6	12.6
85	13.4	13.4
90	14.2	14.2
95	15.0	15.0
100	15.8	15.8

**TREE PROTECTION TABLE**  
MINIMUM PROTECTION REQUIRED AROUND TREE

Richmond

TREE PROTECTION AND TREE PROTECTION DISTANCE TABLE

TECH. #	SCALE #	DATE #	REV #	DRAWING NUMBER #	SHEET NO. #
DL #	DATE #	REV #		P-70-SD	1 OF 1



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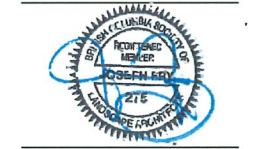
604 809 4150  
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Landscape Architecture  
Urban Design

DP PLAN# 57  
July 18, 2023  
DP 22-017484

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1	Issued for DP	JULY 08/2022



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**CAPSTAN VILLAGE  
PHASE 1 LOT D  
8791 CAMBIE ROAD  
RICHMOND, BC**

Tree Management Plan

Date	04/2022	Drawing Number	2210
Scale	3/32" = 1'-0"	<b>L1.01</b>	
Drawn/Checked	SS   CM		



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2	DP RE-SUBMISSION	2023-03-06
3	DP RE-SUBMISSION	2023-04-28
4	DP RE-SUBMISSION	2023-05-18

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 Reference Plan  
 July 18, 2023  
 DP 22-017484

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 ibigroup.com

PROJECT  
 Talistar D at Talisman Park  
 8791 Cambie Road, Richmond, B.C.

PROJECT NO:  
 137723  
 DRAWN BY: User  
 CHECKED BY:  
 PROJECT MGR:  
 APPROVED BY:

SHEET TITLE  
 Context Photo


SHEET NUMBER  
**A0.01**  
 ISSUE



File Location: J:\137723\_CapstanWay\_P2\_Production\20\_Layout\IBI\_Context Photo.dwg  
 Last Saved: May 18, 2023, by: jgwyn  
 Printed: Thursday, May 18, 2023, 12:41:43 PM by: jgwyn



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PROJECT

Talistar D at Talisman Park

8791 Cambie Road, Richmond, B.C.

PROJECT NO:  
137723

DRAWN BY: User  
CHECKED BY:

PROJECT MGR: User  
APPROVED BY:

SHEET TITLE

View from Ketcheson Road

SHEET NUMBER

**A0.23**


ISSUE

1

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8791 Cambie Road, Richmond, B.C.

PROJECT NO:  
 137723

DRAWN BY: User  
 CHECKED BY:

PROJECT MGR: User  
 APPROVED BY:

SHEET TITLE

View from the South  
 Pedestrian Path

SHEET NUMBER

**A0.24**

ISSUE

File Location: J:\137723\_TalistarD\_PedestrianPath\_Plan\Drawings\A0.24 View from the South Pedestrian Path.dwg | Last Saved: April 24, 2023 1:20:59 PM by: Emyr.Alex




View of Cul De Sac in East Road



View of Amenity near East Road

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8791 Cambie Road, Richmond, B.C.

PROJECT NO:  
137723

DRAWN BY: User  
CHECKED BY:

PROJECT MGR: APPROVED BY:

SHEET TITLE

View from Cul De Sac on East Road

SHEET NUMBER

**A0.25**

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View of Condo Lobby Entranceway



View of Townhouse Entranceway

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4	DP RE-SUBMISSION	2023-05-18

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Reference Plan  
July 18, 2023  
DP 22-017484

SEAL



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PROJECT

Talistar D at Talisman Park

8791 Cambie Road, Richmond, B.C.

PROJECT NO:  
137723

DRAWN BY: User CHECKED BY:

PROJECT MGR: APPROVED BY:

SHEET TITLE

View of Entrances

SHEET NUMBER

A0.26

ISSUE

**REZONING INTRODUCTION**

The Talistar-D project follows the significant master plan rezoning of 13.5 acres of land in Richmond, BC. The master plan block is bounded by Capstan Way, Sexsmith Road, Garden City Road, and Cambie Road. Southwest to the master plan site is the home to the Richmond United Church, a daycare, and several private residences. Talisman-B falls into one of the sub-divisions of the master planning overall site.

**INTRODUCTION**

The project is prominently located in Capstan Village, a new transit-oriented urban village on the north side of Richmond's City Centre. The entire site can be reached within a 5 to 10-minute walk of the forthcoming Capstan Canada Line Station.

Talistar D's design has been informed by the Official Community Plan guidelines while also providing a visually pleasing and iconic heart to this master planned community. Through the provision of significant outdoor public and private space; and a common shared amenity building, this phase of the project seeks to a place not only to live but to interact and thrive.

**URBAN DESIGN CONCEPT**

Talistar D lies at the heart of this master planned development. The site has been bisected into two; half dedicated to outdoor park and nature and the other a zone for new homes. The two storey amenity at the base will provide an active edge along the east, north and west sides; while ground oriented units flank the new east-west pedestrian path.

MARCH 2023

TALISMAN D DP APPLICATION

**Design Rationale - Sustainable Strategies**

The project will conform to the BCBC's Step Code Level 2 and LEED Silver equivalency. The project will provide considerations to the City of Richmond Sustainability Guidelines such as; the use of recycled materials, application of passive heating and cooling techniques, alternative energy sources, etc.

**a) Sustainable Site**

This development will also contribute to the reduction of the City's carbon footprint by having housing within walking distance of shops and services, and access to various transit options via the various bus routes. On account of the proximity to transit, the development will provide charging receptacles for electric vehicles and electric bikes to further promote car-free transportation. Secured bicycle storage and Bike share racks will be provided in strategic locations.

Stormwater management plan, on the other hand will be developed to treat stormwater runoff from the average annual rainfall using best management practices.

**b) Water Conservation**

The project will seek to achieve an overall reduction in water use by a minimum of 40% by efficient plumbing fixtures like ultra low-flow toilets and urinals, waterless urinals, low-flow and sensorized sinks, low-flow showerheads, and water-efficient dishwashers and washing machines. Outdoor water conservation strategies will include water efficient landscaping by specifying drought tolerant landscaping, less impervious surfaces planting and an efficient irrigation system. Water recycling or reuse measures will also be considered.

**c) Energy**

The project highly considers the reduction of overall energy loads by means of a high-performance building envelope and energy efficient HVAC&R, domestic hot water and lighting systems. Energy efficiency considerations include heat recovery ventilator units for residential suites; low energy/low mercury content lighting, efficient building envelope, and low-e glazing IGUs.

**d) Materials and Resources**

Durability, functionality, aesthetics and low environmental footprint will be key factors to consider in the selection of materials.

Priority will be placed on Environmentally preferable products and Waste Management strategies.

Garbage and recycling operation will be addressed by a combination of garbage compaction and loading on Parking P1 level. The residents and commercial tenants will be provided with dedicated areas for storage of materials, recycling and collection of paper, cardboard, glass, plastics, metals, and compostables. These are strategically located at the P1 level (proximate to the elevator lobbies) and a support facility at the North-end parkade entry.

**d) Indoor Environmental Quality**

An Indoor air quality management plan will be implemented during construction in order to protect the systems and prevent build-up of contaminants. Low-emitting materials that offer low or no toxic off-gassing will be of utmost importance, most especially in the selection of paints and coatings, adhesives and sealants, carpet systems and flooring, and composite wood.

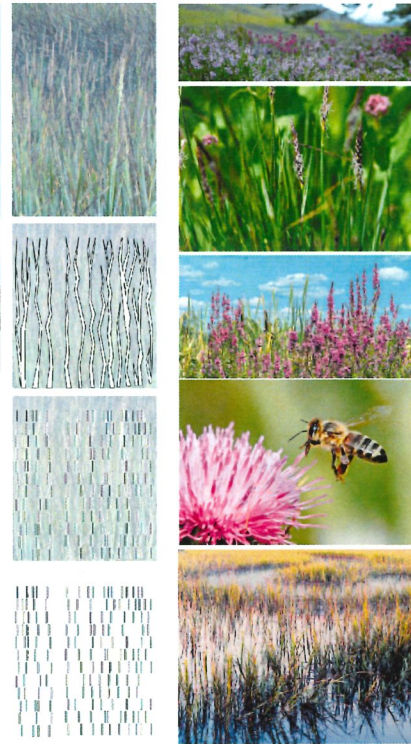
On the administrative side of things, smoking will be prohibited in all common areas. However, should this be allowed inside the suites, air leakage test between suites will be conducted prior to occupancy to avoid passage of smoke and odours from the suites. Indoor chemical and pollutant source control systems will be installed prior to occupancy, such as entryway systems, filtration media and similar exhaust for pollutant sources such as garages, and housekeeping and laundry areas.



**ARCHITECTURAL DESIGN CONCEPT**

The Project consists of a two-level podium composed of lobby, amenity and ground oriented units; with a 14 storey residential building above that steps to 12 storeys on its eastern side. The building massing is broken up with a series of balcony strips; and additional pulses of height in the form of roof top canopies, adding further variety to its skyline. The project finds inspiration in the Sloughs and marshes of Richmond. Colored screens and lighting have been implemented on key facades, which echo the form and tones of the riparian environment that surrounds it.

The project complies with the City of Richmond's allowable height requirement of 47m (geodetic) and will enhance the overall skyline of the Capstan Village area.



TALISMAN D DP APPLICATION

**Design Rationale - Building Colour and Materials**

The building will be clad in charcoal gray aluminum mullions with a mix of clear and spandrel glazing. A light gray traffic coating will be applied to the top and sides of the balconies and a white paint will be applied to the underside. Vertical fins are provided on the west facade to mitigate solar impacts. These will be vertical slat screens of various widths with colour tones indicative of a marsh. Lighting is intended to reinforce the marsh theme and activate the building at night to create a landmark building for the Talisman development when viewed from the north and east ends of the street. Along north and east facing balconies, the LED strips will be recessed within a pre-finished metal vertical panel to minimize the impact of light. The lights will be programmed to turn on at dusk, dim to 50% after 10pm, and turn off at midnight. White brick is used in the ground-oriented units.



CLIENT



**POLYGON**  
1333 W Broadway #900, Vancouver, BC  
V6H 4C2

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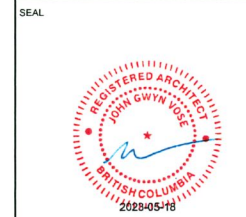
**ISSUES**

No.	DESCRIPTION	DATE
1	DP SUBMISSION	2022-01-07
2	DP RE-SUBMISSION	2023-03-06
3	DP RE-SUBMISSION	2023-05-28
4	DP RE-SUBMISSION	2023-05-18

**NOT FOR CONSTRUCTION**

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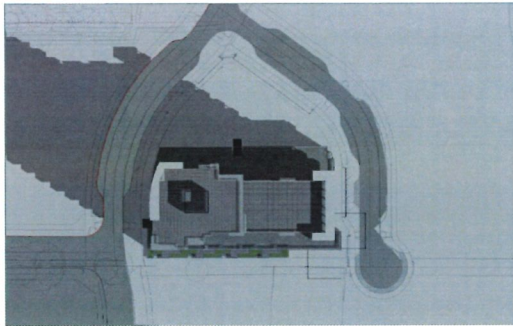
SHEET TITLE  
Design Rationale

SHEET NUMBER  
A0.06  
ISSUE

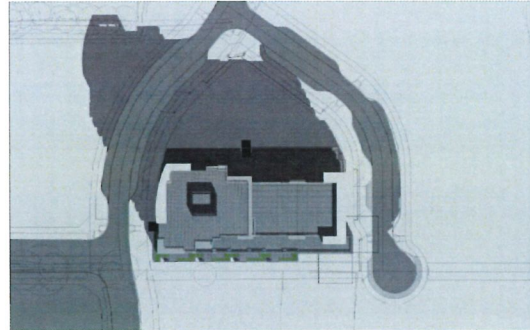
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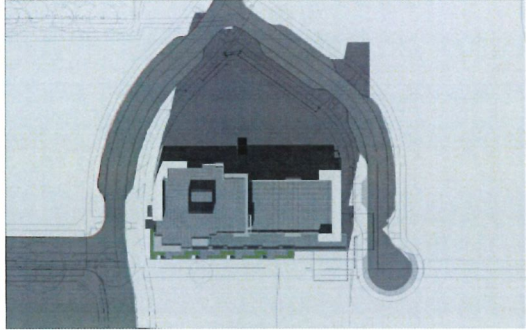
**VERNAL EQUINOX (DST)**  
10 am



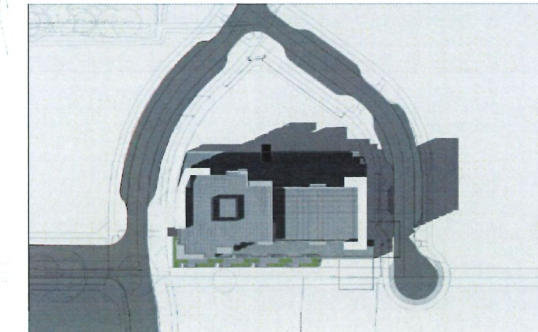
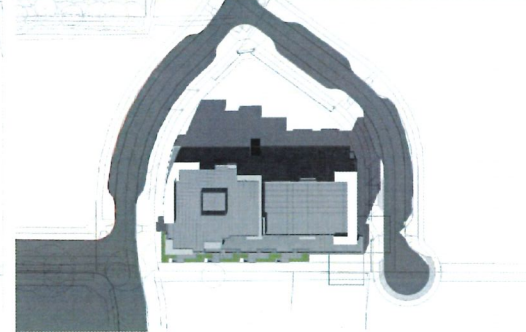
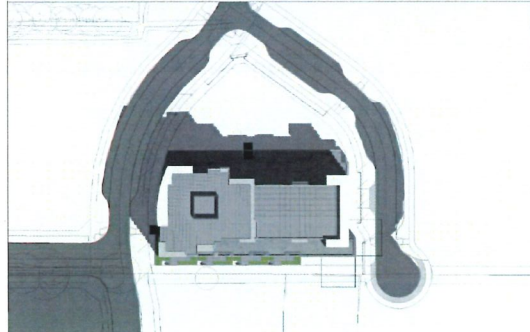
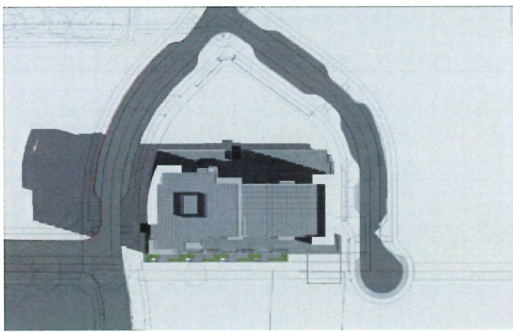
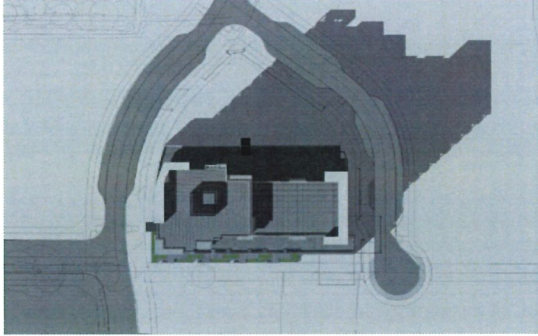
12pm



2pm



4pm



10 am  
**SUMMER SOLSTICE DST**

12pm

2pm

4pm

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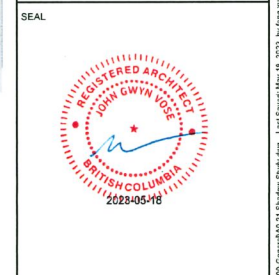
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SHEET TITLE  
Shadow Study

SHEET NUMBER  
A0.21  
ISSUE

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