City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	October 24, 2017
From:	Wayne Craig Director, Development	**File:**	DP 15-708092
Re:	**Application by 1004732 BC Ltd for a Development Permit at 6840, 6860 No. 3 Road and 8051 Anderson Road**		

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of an 11-storey, 18,700 m^2 (201,292 ft^2), mixed commercial and residential building at 6840, 6860 No. 3 Road and 8051 Anderson Road on a site zoned "City Centre High Density Mixed Use with Office (ZMU31) - Brighouse Village".

Wayne Craig
Director, Development

JD/SDS:blg
Att. 7

Staff Report

Origin

1004732 BC Ltd. has applied to the City of Richmond for a Development Permit in order to develop an 11-storey, 18,700 m^2 (201,292 ft^2), mixed commercial and residential building at 6840, 6860 No. 3 Road and 8051 Anderson Road. The site is being rezoned from "Downtown Commercial (CDT1)" to "City Centre High Density Mixed Use with Office (ZMU31) - Brighouse Village" under Bylaw 9510 (RZ 14-678448), which received third reading on February 20, 2017.

Key components of the development proposal include:

- A podium, mid-rise and tower form of development.
- Floor area comprised of approximately:
  - 1,149 m^2 (12,371 ft^2) of retail space on the ground level.
  - 9,794 m^2 (105,420 ft^2) of office space in an 11-storey tower component.
  - 7,757 m^2 (83,501 ft^2) of multi-family residential space in a 10-storey mid-rise component.
- A total of 75 dwelling units including:
  - 67 one-storey apartment units (ranging from studio to three-bedroom units).
  - eight two-storey townhouse units.
- 5% of the residential floor area allocated to five affordable housing units.
- 158 m^2 (1,706 ft^2) of indoor and 1,470 m^2 (15,826 ft^2) of outdoor common amenity space.

Through the rezoning, the project requires a Servicing Agreement, a District Energy Utility Agreement and a Housing Agreement. The Servicing Agreement works will include watermain, storm sewer, sanitary sewer and drainage upgrades, on-site and off-site street and lane frontage improvements, and a variety of off-site Transportation Demand Management (TDM) measures.

Background

The subject site is located in the City Centre's Brighouse Village on the northeast corner of No. 3 Road and Anderson Road. The site is currently being prepared for construction.

Development surrounding the subject site is as follows:

To the North: Three lots fronting No. 3 Road developed with low scale commercial buildings and surface parking to the rear. In addition, two lots fronting Park Road developed with low-scale commercial buildings and surface parking facing the street.

To the South: Across Anderson Road, four lots fronting No. 3 Road developed with low scale commercial buildings and surface parking to the rear, and at 8080 Anderson Road, an affordable housing development that was approved with a floor area ratio (FAR) of 3.48 and a height of 43.5 m GSC (DP 12-605094).

To the East: An existing commercial and residential podium and tower development with internal parking. Further to the east, a recently approved mixed-use podium and tower development that is beginning construction (DP 13-645286).

To the West: Across No. 3 Road, the Richmond City Hall precinct with an eight-storey civic building, landscaped grounds and a combination of underground and surface parking. In addition, across No. 3 Road, the Richmond Centre site, which is currently developed with a two-storey mall surrounded by surface parking and is under application for amendment of the OCP (CP 16-752923).

In general, the surrounding area has been, or is likely to be, redeveloped with higher density commercial, residential and mixed used developments consistent with the City Centre Area Plan – Brighouse Village.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on February 20, 2017, and following the Public Hearing the proposed Richmond Zoning Bylaw 8500, Amendment Bylaw 9510 received second and third readings. There were no specific design issues identified by Council, staff or the public to be resolved through the Development Permit process.

Staff Comments

The proposed development scheme attached to this report complies with the provisions of the proposed "City Centre High Density Mixed Use with Office (ZMU31) - Brighouse Village" site-specific zone. The application has satisfactorily addressed the urban design and form and character objectives of the Official Community Plan Policies (General and City Centre Area Plan) and Development Permit Guidelines (General, High-rise Housing and City Centre Area Plan).

Zoning Compliance/Variances

Please refer to the attached Development Application Data Sheet (Attachment 2) for a comparison of the proposed development data with the relevant bylaw requirements. No variances are proposed.

Affordable Housing Density Bonusing

The proposed development complies with the affordable housing density bonusing provisions of the "ZMU31" zone. Five percent of the residential floor area, or approximately 396 m^2 (4,259 ft^2), will be secured as low-end market rental dwelling units, meeting the basic requirements of Table 1. Although the proposed development is less than 80 units, the developer has chosen to provide the affordable housing on-site rather than provide cash-in-lieu, consistent with the Affordable Housing Strategy at the time.

The proposed units are identified on the Development Permit plans. A Housing Agreement Bylaw and a Housing Covenant are required prior to final approval of the rezoning. The terms of the Housing Agreement will include requirements for integration of the affordable units with the market units, tenant access to the indoor and outdoor common amenity areas, and provision of parking spaces for the affordable housing units at no additional charge.

TABLE 1

Unit Type	Affordable Housing Strategy Requirements			Project Targets (2)	
	Minimum Unit Area	Maximum Monthly Unit Rent (1)	Total Maximum Household Income (1)	Unit Mix	# of Units
Bachelor	37 m^2 (400 ft^2)	$850	$34,000 or less	0%	0
1-Bedroom	50 m^2 (535 ft^2)	$950	$38,000 or less	40%	2
2- Bedroom	80 m^2 (860 ft^2)	$1,162	$46,500 or less	60%	3
3-Bedroom	91 m^2 (980 ft^2)	$1,437	$57,500 or less	0%	0
TOTAL		N/A	N/A	100%	5

(1) May be adjusted periodically, as provided for under adopted City policy.
(2) 100% of affordable housing units shall meet Richmond Basic Universal Housing (BUH) standards or better.

Advisory Design Panel Comments

The Advisory Design Panel was supportive of the proposed development. Members appreciated the reinterpretation of the more typical Richmond tower and podium form and the contributions to the surrounding public realm. A variety of small refinements to the landscape plans and façade details were recommended.

A copy of the relevant excerpt from the Panel Minutes, taken February 22, 2017, is attached for reference (Attachment 3). The design response from the applicant has been included in the minutes, identified in '**bold italics**', immediately following each comment.

Analysis

Proposal Description

The massing of the proposed development is arranged to reflect the allocation of uses on the site. Double height retail spaces line both street frontages at the ground level and screen the internal parking from adjacent streets. The office uses are located in a 46.9 m (GSC) high tower component that overlooks both No. 3 Road and the interior podium-level courtyard. The residential uses are located in a 33.6 m (GSC) high midrise component that overlooks Anderson Road and the interior podium-level courtyard. Both components are set into a podium base, which is sized to express a continuous five-storey streetwall along No. 3 Road and a more residential two-storey scale along Anderson Road. Loading and five levels of parking are located within the podium. A two-storey high north-south lane runs through the podium from Anderson Road to the east-west lane and provides access to the parking entrances and loading bays.

Conditions of Adjacency

The proposed development is designed to respect both existing and future surrounding development as follows:

- <u>To the North – No. 3 Road:</u> The proposed development addresses potential future development to the north by:
  - Providing for a zero-lot line continuous podium/streetwall where the parcels meet.
  - Providing for future tower separation by locating the proposed office tower away from the common property line.

  - Providing an attractive, mid-block landscaped podium that will be visible from the site to the north.
  - Providing interim visual interest for the temporarily exposed wall along the north property line with a combination of architectural concrete, painted concrete, and metal mesh panels.
- To the North – Park Road: The proposed development addresses future development on these sites by:
  - Locating the bulk of the floor area toward the south and west areas of the subject site to support tower location flexibility on the sites to the north.
  - Providing an attractive, mid-block landscaped podium that will be visible from the site to the north.
  - Finishing the parkade wall along the lane with architectural concrete, painted concrete, and metal mesh panels to provide visual interest.
- To the East – Anderson Road: There is an existing mixed commercial and residential podium and tower development immediately to the east of the subject site. The proposed development addresses the existing development by:
  - Locating most of the residential floor area in a mid-rise building with windows oriented to the street and lane rather than to the neighbouring development.
  - Providing landscape screening of podium- and roof-level common amenity areas where they may affect privacy for adjacent units.
  - Reducing the massing along the common property line, by stepping of the podium and provision of building setbacks in various areas above the podium.
  - Treating areas of exposed common wall with architectural reveals to improve the outlook for the adjacent, primarily commercial uses.
  - Providing an attractive outlook for the residents to the multi-level landscaped podium.
- To the South and West – Anderson Road and No. 3 Road: The proposed development is separated from development to the south and west by City streets and is not expected to create significant impacts.

Urban Design - Public Realm

- Off-site Design – The site is located along a section of No. 3 Road that is designated as an "art walk" in the City Centre Area Plan (CCAP). The frontage improvements for the development are proposed to be enriched in terms of the widths of the public realm components, the level of finishing and the inclusion of public art.
  - No. 3 Road – Specific measures include:
    - A wider streetside boulevard, intended to preserve the existing street trees and incorporate a bus pad.
    - A wider bike lane and sidewalk to accommodate cyclist and pedestrian connections to and from the Canada Line station.
    - Materials and street furnishing specifications to be determined through the Servicing Agreement process.
  - Anderson Road – Specific measures include:
    - An interim frontage treatment that leaves the curb in its current location and provides for a 2.0 m wide sidewalk and a 1.85 m wide boulevard.
    - Boulevard to be finished with a combination of hard surfaces, soft landscape and trees.

  - Materials and street furnishing specifications determined through the Servicing Agreement process.
  - Anderson Road Adjacent Frontage – As part of the TDM measures, the developer will be undertaking improvements in front of the existing development to the east to both upgrade them and make them consistent with the block face.
  - East-West Lane – Specific measures include:
    - Frontage improvements on the north side of the subject site that will be constructed to City standards.
  - Public Art – Specific measures include:
    - A Public Art contribution, which has been secured as cash-in-lieu through the rezoning.
    - The contribution will be used in conjunction with contributions from other area developments to establish a comprehensive art installation program along No. 3 Road between Granville Avenue and the Brighouse Canada Line Station.
- On-site Design – The on-site frontage components include the building setback areas along No. 3 Road and Anderson Road and the north-south lane connection accessed from Anderson Road.
  - Design of the ground level areas of the site include:
    - Gradually sloped transitions between the finished elevations of the sidewalk and the building's ground floor entries.
    - A 4.0 m building setback on both the No 3 Road and Anderson frontages that may be used to extend commercial spaces and activity into the outdoors.
    - Soft landscape set in planters combining trees, shrubs and perennials that are used to provide visual interest and define potential outdoor seating areas.
    - An enhanced north-south lane environment with decorative ground and wall finishing, including embedded lighting, to encourage pedestrian use and support public safety.
  - Design features of the building that contribute to the ground level open space include:
    - Commercial uses, with extensive glass storefronts (minimum 70% vision glass), facing the two City streets.
    - Commercial and residential lobby entrances that are inset from the storefronts.
    - Continuous glass-canopy weather protection over the storefronts.
    - Discreet canopies over the commercial and residential lobby entries.

Site and Functional Planning

- Pedestrians – Pedestrian access is provided from the two streets including: to the ground level commercial units on both frontages; from No. 3 Road to the office lobby; and from Anderson Road to the residential lobby. Pedestrian access is provided to the ground level commercial parking area through a parking lobby located on No 3 Road, as well as from the north-south lane.
- Cyclists – Commercial and residential bicycle storage is located in secure rooms in the Level 1 parkade. These have good access to both the drive aisle system and the internal building circulation. Male and female bicycle facilities are provided for the commercial uses as a TDM measure. These were secured by legal agreement through the rezoning.

- Vehicles – Vehicle access is provided from Anderson Road and from the north-south lane. Commercial and residential parking are secured separately and are accessed from both sides of the lane.
- Parking – The proposed parking meets the required parking as per the Zoning Bylaw.
- Loading – Three medium-sized truck-loading spaces are provided and are accessed from the north-south internal lane. Two of the medium truck loading spaces may be combined to create a large-sized truck space, as per the Zoning Bylaw.
- Waste Management – There are two waste storage areas (commercial and residential) at the south end of the development. Pickup will occur in the loading laybys adjacent to the north-south lane.
- On-site Functional Plans – The applicant has provided various draft plans demonstrating the location and functionality of truck manoeuvring, waste management facilities and on-site utilities (Attachment 4).

Architectural Form and Character

- Massing: The proposed massing distinctly expresses the retail, office and residential components of the development, providing good legibility for the building and the public realm. Office uses face No. 3 Road and residential uses face Anderson Road. The tower massing is concentrated toward the two street frontages, which will enhance streetscape definition and animate the streets with active uses.
- Streetscape: The typical required CCAP street setback/build-to line is 3.0 m. Consistent with the site-specific zone, the proposed street-setback/build-to lines are:
  - On No. 3 Road, 3.8 m on the ground level and 0.84 m above the ground level; and
  - On Anderson Road, 3.8 m on the ground level and 1.52 m above the ground level (office tower only). This inverts the more characteristic podium forward and tower back relationship of City Centre development.

  These setbacks were supported by staff at rezoning because:
  - The proposed development already accommodates a deep back-of-curb public realm along No. 3 Road, established to align with the typical Canada Line guideway setback to the north.
  - The proposal provides deeper building setbacks (3.8 m) at the ground level, which add to the effective size of the public realm on both streets.
  - The office tower massing establishes hierarchy between the major and minor streetscapes.
  - In the context of the large treed open space in front of City Hall, a tower forward approach helps to spatially contain and define the street.
  - The alternate form of development adds visual and spatial variety to the overall City building fabric.
- Podium: The internal rooftop podium is wrapped with both commercial and residential uses of different heights and architectural expression. Further, the podium itself is stepped. Together, these elements create a varied and active outdoor environment for the use of the commercial and residential building occupants, as well as for viewing from surrounding developments.
- Skyline: The proposed development has different height massing components, which increases skyline interest. The office tower includes a strong frame element rising above the top floor. These elements define the building at the skyline, as well as masks the more

utilitarian mechanical equipment areas located toward the centre of the roof. The residential midrise includes stepped massing for visual interest, and is topped with the indoor amenity space and a landscaped common outdoor amenity area.

- Façade Expression: The proposed building facades incorporate three different cladding languages. The podium is expressed as a glass box and faced with a simply patterned window wall. The main office and residential components are expressed as framed boxes set into the podium. Inside the frames, the window wall, sunshade and balcony treatments are varied to express the different uses and orientation conditions, as well as to provide visual interest.
  - For the office component, the north and south facades have curtain wall with randomly sized and spaced framing, plus sunshades on the south façade. The east and west façades include additional metal framing along with the random window spacing and sizing. The west façade includes an inset balcony with mock wood grain finishing for added visual interest.
  - The framed portion of the residential component, which faces north and south, has regular window spacing along with mock wood grain finishing on some of the vertical spandrel panels and overhang soffits. The balconies are articulated with a random pattern of clear glass railings and glass railings combined with metal panel upstands. The east walls of the residential component are clad in metal panels with a limited number of window openings and mock wood grain finished metal panels. Horizontal and vertical expression is more or less balanced on the office component whilst the residential component emphasizes horizontal lines.
  - Basic materials used in the project include the metal panels, vision and spandrel glass, architectural concrete and decorative metal screens. Colours for the different materials range from white through grey to blue-grey with the mock wood grain metal panel highlights.

Livability Features

- Accessibility – The proposed development will provide a variety of accessible unit types to address different abilities needs, as identified in the following table and on the architectural floor plans.

Type	Affordable	Market	Intent	Standard
Aging in Place	0	66	- Support mobility and usability	Refer to drawings.
Adaptable + Basic Universal Housing	4	4	- Renovation potential for wheelchair plus added floor area for manoeuvring	
Barrier Free	1	0	- Move in with wheelchair - Includes basic universal housing	

The features related to each accessible unit type are identified on the plans and in the Accessibility Checklist (Attachment 5).

- Safety (CPTED) – The proposed development will include a variety of safety features consistent with the principles of Crime Prevention through Environmental Design as described in the Safety (CPTED) Checklist provided by the applicant (Attachment 6).
- Noise Mitigation – The proposed development will include a variety of features that address aircraft, traffic, land use and ambient urban noise as recommended in the acoustic consultant

report(s) provided by the applicant and subject to legal agreements required through the rezoning. Further to the legal agreements required through rezoning, a commercial noise covenant is required as a Development Permit Consideration.

- Amenity Space - Residential – A range of residential amenity spaces is provided, as follows:
  - Common Indoor Amenity Space – A fitness facility, with direct access to the podium-level outdoor amenity space, and a rooftop gathering space, with access to a rooftop outdoor common amenity space, are proposed.
  - Common Outdoor Amenity Space – Outdoor amenity areas include a large, podium-level open space on Level 5, with hard and soft landscaping and a variety of seating areas; an urban agriculture patio on Level 7; and, a large rooftop patio on Level 10, with a child's play area, a BBQ, seating and games areas. The proposed outdoor amenity areas provide for a good range of activity, sun access and outlook opportunities. All common outdoor areas will be provided with automatic irrigation and gas hook ups.
- Private Outdoor Amenity Space – All residential units are provided with attached private open space in the form of balconies or patios.

Residential Amenity Space	Guideline	Proposed
Amenity Space – Common Outdoor:	938 m^2	1,470 m^2
Amenity Space – Common Child Play:	225 m^2	225 m^2
Amenity Space – Common Indoor:	135 m^2	158 m^2
Amenity Space – Private Outdoor:	450 m^2	1,336 m^2

- Amenity Space - Commercial: A range of commercial amenity space will be provided, including outdoor patios at Levels 4 and 6 and a balcony at Level 9. These patios may or may not be common to the all the office uses, depending on final leasing arrangements. The Level 4 patio is shown in association with a fitness facility for the commercial tenants.

Landscape Form and Character

- Ground Level – The ground level design includes potential for outdoor patio seating or display spaces on both street frontages, as well as an enhanced environment for the north-south lane that runs through the building. The finishing of the storefront patios is cast-in-place concrete paving with a large grid pattern. The patio areas are bordered along No. 3 Road by the adjacent City sidewalk and along the Anderson Road property line by the sidewalk and intermittent raised planters with integrated seating. The planters include deciduous trees for summer shading of the storefront areas. The north-south lane includes special ground, wall and ceiling finishing in the section adjacent to Anderson Road. The finishing includes multi-coloured, irregularly patterned, rectangular strips with staggered embedded lighting.
- Podium Levels – There are a variety of developed outdoor spaces for the commercial and residential podium levels. The proposed landscape design includes a range of paving, planter and trellis shapes, which are located on different levels, but are intended to be read as a whole when viewed from the higher levels of the subject development and from surrounding development. The associated seating areas, activity areas and circulation paths run on the diagonal and offer a geometric counterpoint to the more angular/orthogonal building design. The urban agricultural area has south and west sun exposure and includes raised planters and

small tables with seating. Where needed, landscape screening in the form of trees and hedging provide privacy and/or visual interest for the existing building to the east.

- Rooftop Level – The main communal residential outdoor amenity space is located on the roof of the main residential building component and is directly associated with an indoor amenity space. There is a children play area with ball, Blokx and metal tube play equipment, as well as recreational, eating and lounging areas.
- Letter of Credit – A landscape letter of credit for $705,008.70 is required prior to issuance of the Development Permit.

Sustainability Features

- Sustainability – The proposed development will include a variety of sustainability features, including LEED Silver equivalency, as described in Sustainability Checklist provided by the applicant (Attachment 8).
- Green Roofs – In addition to the landscaped outdoor space, the proposed development includes extensive green roof on Office Level L6.
- District Energy Utility – As a consideration of rezoning, the proposed development will be DEU-ready.

Conclusions

Staff recommends endorsement of the attached development application proposal. It generally conforms to the provisions of the ZMU31 zoning and addresses relevant OCP and CCAP DP Guidelines. The distribution of uses and of building masses provides a strong public realm interface and respects existing and future developments. A variety of off-site and on-site improvements will enhance the City's public realm, transportation and utilities infrastructure. The proposed design of the architecture and landscape architecture is attractive, functional and liveable.

On this basis, staff recommend support of this Development Permit application.

Janet Digby, Architect AIBC
Planner 3
(604-247-4620)

JD: blg

Attachments:

Attachment 1	Development Permit Considerations
Attachment 2	Development Application Data Sheet
Attachment 3	Advisory Design Panel Minutes
Attachment 4	On-site Functional Plans
Attachment 5	Accessibility Measures Checklist
Attachment 6	Safety (CPTED) Measures Checklist
Attachment 7	Sustainability Measures Checklist

City of Richmond

Development Permit Considerations

File No.: DP 15-708092

Address: 6840, 6860 No. 3 Road & 8051 Anderson Road

Prior to Development Permit issuance, the developer is required to address the following considerations and conditions.

1. Receipt of a Letter-of-Credit for landscaping in the amount of $705,008.70.
2. Registration of a commercial noise covenant on Title, to the satisfaction of the City, indicating that commercial uses are required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and that noise generated from rooftop HVAC units will comply with the City's Noise Bylaw.

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

3. Incorporate information into the Building Permit plans (inclusive of architectural, landscape and other plans, sections, elevations, details, specifications, checklists and supporting consultant work), as well as any additional items referenced in "Schedule B: Assurance of Professional Design and Commitment for Field Review, including but not limited to:
    i. Statutory rights-of-way, easements, encroachments, no build areas, agreements and other legal restrictions.
    ii. Flood construction level(s).
    iii. Use, density, height, siting, building form, landscaping, parking and loading and other zoning provision requirements.
    iv. Approved form and character (e.g. massing, building components, materials, detailing and colour).
    v. Signage size and location.
    vi. Site access and vehicular crossings.
    vii. The required end-of-trip facilities.
    viii. The required car share spaces and signage identification.
    ix. The required shared commercial/visitor parking stalls.
    x. The required EV-charging and EV-ready vehicle parking stalls.
    xi. The details of the truck manoeuvring plan including, but not limited to turning templates and clear height requirements.
    xii. The details of the waste management plan including, but not limited to storage and loading facilities.
    xiii. The location of areas reserved for DEU connection facilities and notations regarding DEU pre-ducting and acceptable in-unit mechanical equipment.
    xiv. The required affordable housing units, including their size and location.
    xv. The required aging in place, basic universal, accessible, adaptable and/or convertible dwelling units, as the case may be, including their associated design features.
    xvi. The identified site and building accessibility measures on the plans, where relevant.
    xvii. The identified safety measures (CPTED) checklist and identification of specific recommended measures on the plans, where relevant.
    xviii. A LEED Checklist with measures recommended by a LEED AP BD+C to achieve LEED Silver equivalency including specific measures to be incorporated into the Building Permit plans.

xix. The additional sustainability measures identified in the sustainability checklist attached to the DP Panel report.

xx. Measures to be incorporated into the Building Permit drawings to achieve the exterior and interior noise levels and other noise mitigation standards articulated in the aircraft, mixed-use, commercial or other noise-related covenants and bylaws, as recommended in acoustic and/or mechanical report submitted with the Development Permit application.

xxi. The required residential common indoor, common outdoor and private outdoor amenity areas including their location, size, use and finishing.

xxii. The location and specifications for landscaping including requirements for automatic irrigation and hose bibs.

xxiii. The location and dimensions of any on-sire and off-site tree protection fencing illustrated in the Arborist Report and/or Tree Management Plan submitted with the DP application.

xxiv. The location and details of any required replacement trees.

4. Submission of fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey to confirm that there is adequate available water flow.
5. Submission of a Fire Safety Plan applicable for the duration of construction to the satisfaction of the Richmond Building & Fire Departments.
6. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570. (http://www.richmond.ca/services/ttp/special.htm).
7. Issuance of a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Notes:

1. Some of the foregoing items may require a separate application.

2. Where the Director of Development deems it appropriate, required legal agreements are to be drawn as not only 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 legal 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.

3. 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.

4. 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 comply with all relevant legislation.

City of Richmond

Development Application Data Sheet

DP 15-708092	
Address:	6840, 6860 No. 3 Road & 8051 Anderson Road
Owner/Applicant:	1004732 BC Ltd. (c/o – Matt Stogryn, IFortune Homes)

DP 15-708092 (RZ 14-678448)	Rezoning	Development Permit
Land Uses:	Downtown Commercial/Residential	Downtown Commercial/Residential
Zoning:	ZMU31	ZMU31
Site Area (before and after dedications):	5219.39 m^2 / 4778.50 m^2	5219.39 m^2 / 4778.50 m^2
Net Development Site Area (for floor area calculation):	4881.26 m^2	4881.26 m^2
Number of Residential Units Total:	75 (70 market + 5 LEMR)	75 (70 market + 5 LEMR)

DP 15-708092	Required/Permitted	Proposed	Variance
Residential FAR (max):	1.6	1.59	
Commercial FAR (max):	2.25	2.24	
Indoor Amenity Space:	0.1	0.03	
Total FAR (max:	3.85	3.83	
Floor Area (max):	18,796 m^2	18,700.64 m^2	
Lot Coverage (max):	90%	64%	
Setback – Front Yard (min):	3.8/0.8 m	3.8/0.8 m	
Setback – Exterior Side Yard (min):	3.8/1.5 m	3.8/1.5 m	
Setback – Interior Side Yard (min):	0.0 m	0.0 m	
Setback – Rear Yard (min):	0.0 m	0.0 m	
Setback – Public Open Space at doorways (min):	1.5 m	1.5 m	
Height Dimensional (GSC) (max):	47.0 m	46.94 m	
Height Accessory (max):	12.0 m	n/a	
Subdivision/Lot Size (min):	4780 m^2	4882 m^2	
Off-street Parking – Commercial (incl. Accessible, EV) (min):	158	n/a	
With TDM Reduction (10% on commercial parking):	143	150	
Off-street Parking – Residential (incl. Accessible, EV) (min):	75	84	
With TDM Reduction (0% on residential parking):	n/a	n/a	
Off-Street Parking – Car Share (min):	2	2	
Off-street Parking – Total (incl. Accessible, EV, CS) (min):	220	236	

Off-Street Parking – Visitor Parking (shared) (min):	15	15	
Off-Street Parking – Disabled (Commerc'l + Resident'l) (min):	3+2	3+2	
Small Car Stalls (max):	50%	48%	
Class 1 Bicycle Parking – Commercial (min):	25	27	
Class 2 Bicycle Parking – Commercial (min):	36	44	
Class 1 Bicycle Parking – Residential (min):	94	94	
Class 2 Bicycle Parking – Residential (min):	15	15	
Loading – Medium (min per rezoning):	3	3	
Loading – Large (min per rezoning):	2	2	
Amenity Space – Common Outdoor:	938 m^2	1,470 m^2	
Amenity Space – Common Child Play:	225 m^2	225 m^2	
Amenity Space – Common Indoor:	488 m^2	158 m^2	
Amenity Space – Private Outdoor:	450 m^2	1,336 m^2	

Excerpt from the Minutes of the
Advisory Design Panel Meeting

Wednesday, February 22, 2017 – 4:00 p.m.
Rm. M.1.003 / Richmond City Hall

2. DP 15-708092 – 12-STOREY HIGH-RISE, HIGH DENSITY MIXED USE RETAIL, OFFICE AND RESIDENTIAL WITH APPROXIMATELY 75 APARTMENTS, INCLUDING 5 AFFORDABLE HOUSING UNITS

ARCHITECT: GBL Architects

PROPERTY LOCATION: 6840 & 6860 No. 3 Road and 8051 Anderson Road

Applicant's Presentation

Daniel Eisenberg, GBL Architects, and Grant Brumpton, PWL Partnership, presented the project and answered queries from the Panel.

Panel Discussion

Comments from the Panel were as follows:

- consider introducing a green roof over the mechanical equipment on the lower office roof to improve its appearance as viewed from the upper floors;

  RESPONSE: The mechanical room has been removed and replaced with a smaller louvered/open-air enclosure for an air-handling unit and heat-rejection units. Please refer to A3.07. The overall area of the green roof has increased.

- consider a bigger tree species on the inside row of street trees along Anderson Road for a more formal landscape treatment and to provide significant canopies along the Anderson Road streetscape; will also provide a more appropriate landscaping treatment to a large south-facing building façade with good sun exposure;

  RESPONSE: A larger tree species will be provided as recommended.

- proposed rooftop amenity spaces are well organized;

- consider introducing structures (e.g., storage shed and harvest table) and informal play space for children to support urban agriculture program area;

  RESPONSE: Storage has been integrated into one of the planters. We believe the area provides sufficient area for informal children's play including riding trikes. Outdoor food preparation and dining facilities are available at other shared amenity areas nearby. We considered adding a harvest table to this amenity area, but it would require the reduction of urban agriculture planter area.

- consider introducing more trees on the rooftop outdoor amenity area for the residential mid-rise to provide shading to the children's play area at the southwest corner; appreciate the indoor amenity area adjacent to the outdoor amenity space;

  RESPONSE: Shade trees have been added.

- consider maximizing the green roof area and making it an intensive green roof in view of the significant sun exposure to the rooftop;

  RESPONSE: Extensive green area has been reduced and accessible roof area has been increased. Program elements have been adjusted to suit.

- appreciate the public aspects of the proposed development, particularly the continuous use of glass façade at ground level; hope that the future development to the north will have an appropriate interface with the subject development;

- appreciate the materials package provided by the applicant which include the design rationale, diagrams, and previous and current proposals; helped the Panel better understand the project;

- support the project in general; overall massing and urban character of the buildings are appropriate for the site context; residential mid-rise with horizontal expression complements the verticality of the office tower; the project will be a good addition to the neighbourhood;

- appreciate the design of the ground level north-south lane under the residential mid-rise building; proposed lighting in the lane will enhance its visibility and visual appeal;

- review the finer details in the materiality of the buildings, e.g., the way in which claddings are joined to each other;

  RESPONSE: Finer details are being developed and will be submitted at BP stage. Please refer to A5.11, A5.13, A5.14, A8.01, A8.02, A8.03, & A8.05.

- consider larger glass panels on the curtain wall on the west facade as opposed to smaller glass panels;

  RESPONSE: Bigger glass panels will be considered (5 ft. modules where possible). Please refer to A10.01 through A10.04.

- patterning of the glazing on the north and south facades of the office tower are different; tie-in the patterning on the two facades of the office tower to enhance the overall visual appeal of the office tower;

  RESPONSE: Both patterns will be revised to tie-in the patterning. Please refer to A10.01 and A10.04.

- consider longer and more elegant louvers on the southern façade of the office tower to provide more shading;

  RESPONSE: Louver details to be provided at BP stage. Please refer to detail #1 on sheet A8.02.

- consider design development to the vertical dividers between the residential units along the continuous balconies in the mid-rise residential building to enhance the appearance of the building;

  RESPONSE: Balcony screen details to be provided at BP stage.

- generally support the proposed cladding materials; however, ensure the proposed alucobond brushed metal finishes are not too reflective;

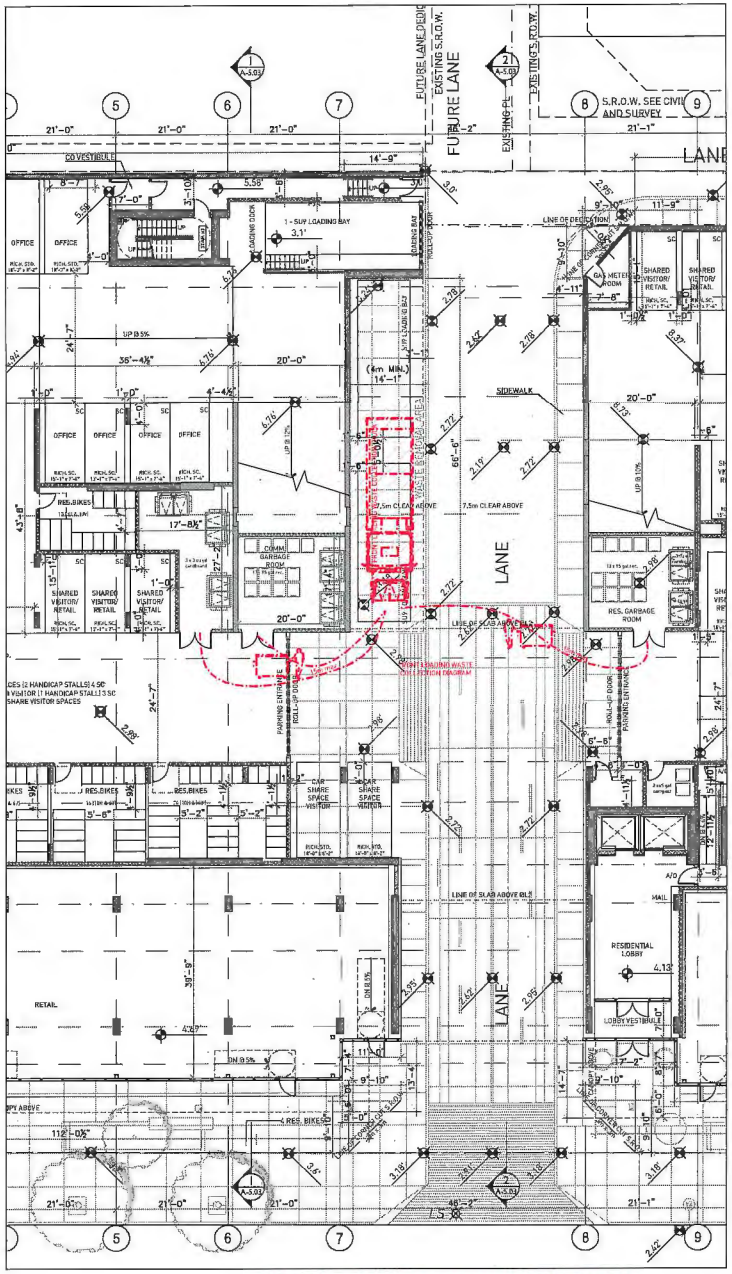
  RESPONSE: A material sample board has been submitted. Applicant will revise materials upon recommendations of Staff.

- applicant has addressed all issues previously raised by the Panel and proposed responses are satisfactory; applicant made a clear presentation on the past and current versions of the proposed development;
- the proposed development is well thought out and will provide a good precedent for other high-density projects in the neighbourhood; and
- the proposed development is supported as it achieves (i) improvements in grade level relationships between the buildings and immediate context, (ii) urban street edges, (iii) appropriate building separations, and (iv) clearly defined spatial boundary.

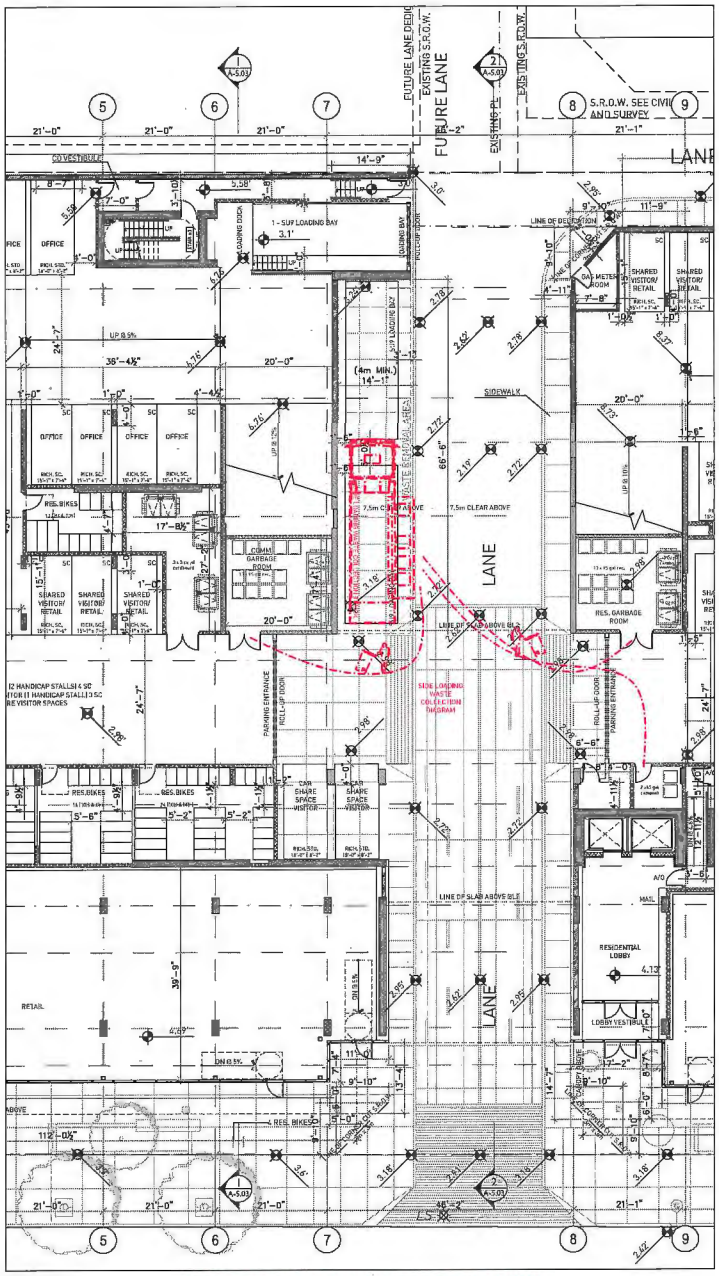
Panel Decision

It was moved and seconded
That DP 15-708092 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED



WASTE COLLECTION DIAGRAM - FRONT LOADING



WASTE COLLECTION DIAGRAM - SIDE LOADING

gbl

GBL ARCHITECTS
[illegible]
WWW.GBLARCHITECTS.COM

ISSUED FOR:

NOTES

NO. DESCRIPTION

a minimum of 20% of parking stalls to be provided with a 120V receptacle to accommodate electric vehicle charging equipment.

25% of parking stalls to be constructed to accommodate the future installation of electric vehicle charging equipment(e.g. pre-ducted for future wiring)

NO.	DATE	REMARKS
1.	[illegible]	CLIENT REVIEW
2.	[illegible]	CLIENT REVIEW
3.	[illegible]	CITY REVIEW
4.	[illegible]	ISSUED FOR REZONING
5.	[illegible]	ISSUED FOR DP
6.	[illegible]	RE-ISSUED FOR REZ/DP
7.	[illegible]	RE-ISSUED FOR REZ/DP

N

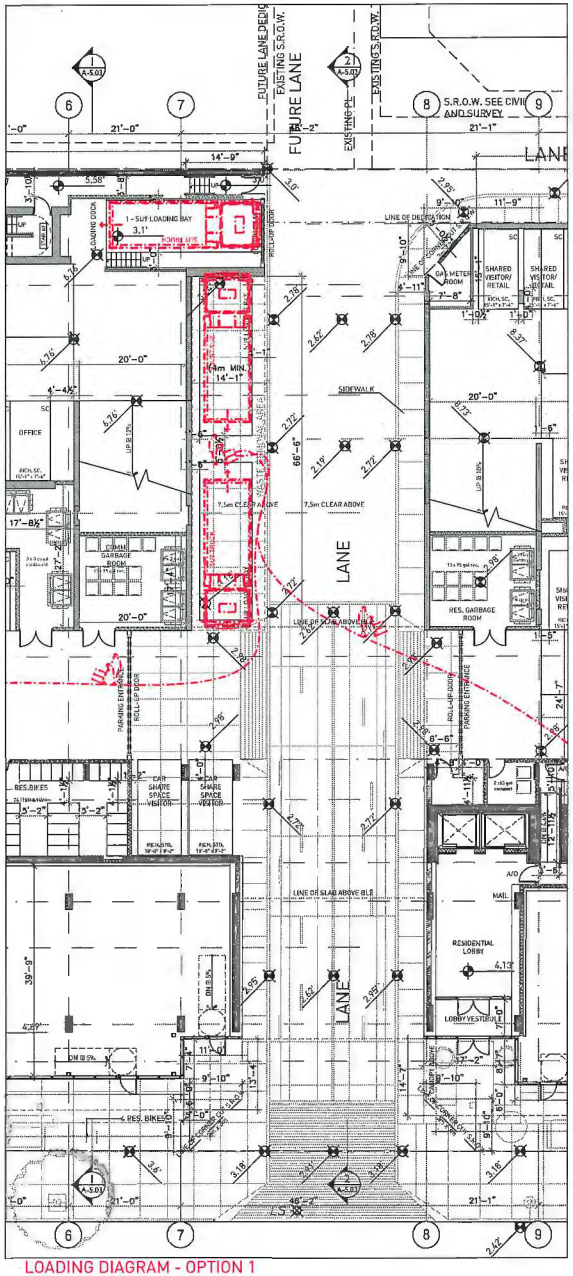
IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

L1 FLOOR PLAN
GARBAGE COLLECTION
DIAGRAMS

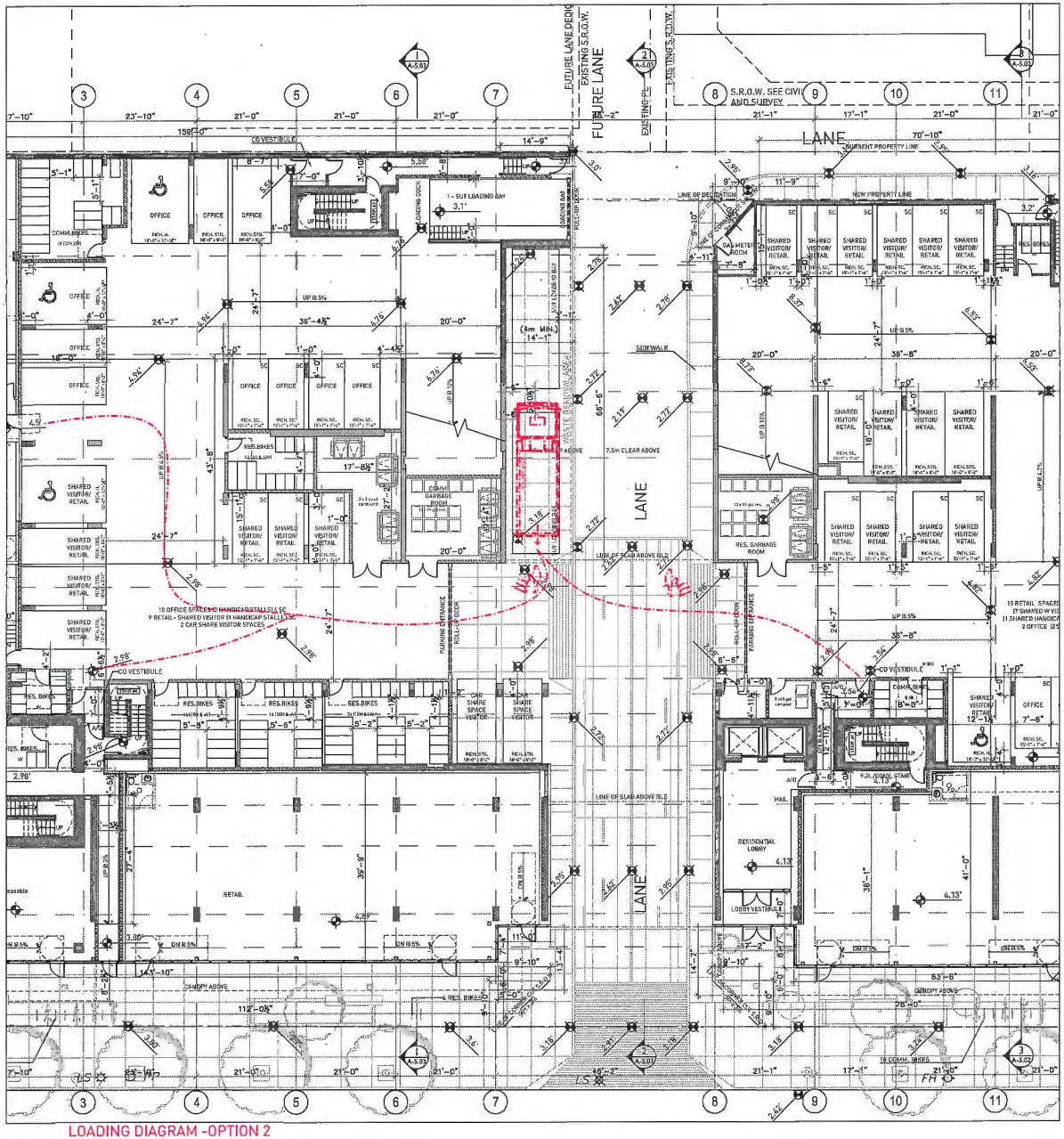
DATE	DATE
DRAWN BY	DE
CHECKED BY	AS
SCALE	3/32"=1'-0"
JOB NUMBER	1441

A-1.07

ATTACHMENT 4



LOADING DIAGRAM - OPTION 1
(TANDEM LOADING)



LOADING DIAGRAM -OPTION 2
SINGLE TRUCK LOADING

gbl

GBL ARCHITECTS
171 EAST BROADWAY AVE
VANCOUVER, CANADA V5T 1W6
T 604 736 1154 F 604 131 5207
info@gblarchitects.com

COPYRIGHT

NOTES

NO. DESCRIPTION

a minimum of 20% of parking stalls to be provided with a 120V receptacle to accommodate electric vehicle charging equipment.

25% of parking stalls to be constructed to accommodate the future installation of electric vehicle charging equipment(e.g. pre-ducted for future wiring)

REVISIONS

NO.	DATE	REMARKS
1.	JULY 31 2014	ISSUED FOR DP
2.	JULY 31 2014	ISSUED FOR DP
3.	AUG 11 2014	ISSUED FOR REVIEW
4.	AUG 11 2014	ISSUED FOR REVIEW
5.	AUG 11 2014	ISSUED FOR REVIEW
6.	AUG 11 2014	ISSUED FOR REVIEW
7.	AUG 11 2014	ISSUED FOR REVIEW

N

IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

L1 FLOOR PLAN
LOADING DIAGRAMS

DATE	DATE
DRAWN BY	DE
CHECKED BY	AB
SCALE	3/32"=1'-0"
JOB NUMBER	1441

A-1.08

Accessibility Measures:

Type	Affordable	Market	Intent	Standard
Aging in Place	0	66	- Support mobility and usability	Per OCP
Adaptable + Basic Universal Housing	4	4	- Renovation potential for wheelchair plus added floor area for manoeuvring	Per BCBC and RZB
Barrier Free	1	0	- Move in with wheelchair - Includes basic universal housing	Per BCDH

DEFINITION OF RESIDENTIAL UNIT TYPES:

AGING IN PLACE: PER OCP, PAGE 3-17, UNITS WILL HAVE HANDRAILS ON BOTH SIDES OF STAIRWELLS, LEVER TYPE HANDLES FOR PLUMBING FIXTURES AND DOORS, AND SOLID BLOCKING IN BATHROOMS TO FACILITATE GRAB BAR INSTALLATION NEAR TOILET, BATHTUB AND SHOWER.

ADAPTABLE (OR "UNIVERSAL ACCESS": PER BCBC 2012 SECTION 3.8, UNITS WILL HAVE CLEARANCES IN FRONT OF DOORS, BATHTUBS, SHOWERS, TOILETS AND VANITIES. KITCHENS WILL HAVE CONTINUOUS COUNTERSPACE BETWEEN RANGE AND SINK. UNITS WILL BE PRE-WIRED FOR INSTALLATION OF VISUAL ALARM SYSTEMS. ALL OUTLETS WILL BE NO LESS THAN 18" AFF AND NO MORE THAN 3' AFF. ALL CONTROLS AND SWITCHES WILL BE NO MORE THAN 48" AFF. SEE BCBC 2012 AND CFT CODE REPORT FOR FURTHER DETAILS.

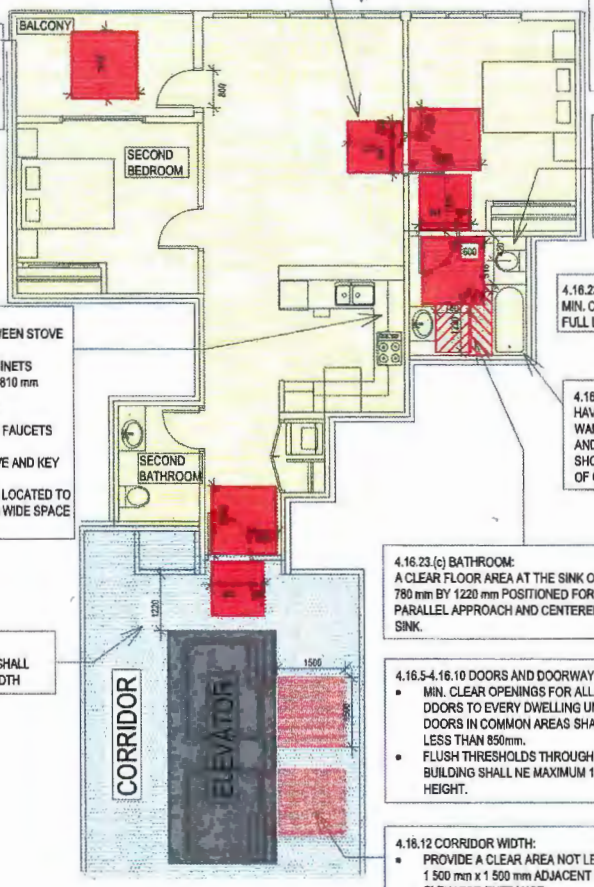
BARRIER FREE: PER OCP PAGE 3-18, UNIT WILL MEET ALL REQUIREMENTS OF ADAPTABLE, OR "UNIVERSAL ACCESS", AS WELL AS: GRAB BARS IN BATHROOMS AT TOILET AND SHOWER / TUB LOCATIONS, COUNTERTOPS NO MORE THAN 32" AFF, VANITIES AND KITCHEN CUPBOARDS WITH KNEE SPACE UNDERNEATH SINK AND RANGE LOCATIONS, ONE WHEEL-IN SHOWER STALL PER UNIT, ALL CORRIDORS AT LEAST 42" WIDE, ALL APPLIANCES TO BE ACCESSIBLE TO 48" AFF.

4.16.11 MANEUVERING SPACE:
DOORWAYS PROVIDING ACCESS TO COMMON LIVING AREAS AND AT LEAST ONE BATHROOM AND ONE BEDROOM:
- CLEAR OPENING WIDTH OF NOT LESS THAN 800 mm.
- WHEN DOOR SWING IS AWAY FROM THIS AREA, NOT LESS THAN 1 220 mm LONG BY A WIDTH EQUAL TO THE DOOR ASSEMBLY PLUS NOT LESS THAN 300 mm
- WHEN THE DOOR SWING IS TOWARD THIS AREA, NOT LESS THAN 1 500 mm LONG BY A WIDTH OF THE DOOR ASSEMBLY PLUS NOT LESS THAN 600 mm
- ENTRY DOORS TO EVERY DWELLING UNIT ARE EXEMPTED FROM THE REQUIREMENT TO PROVIDE THE 1200mm LONG CLEAR AREA AND 300mm OR 600mm CLEAR SPACE IF ROUGH IN WIRING IS PROVIDED FOR FUTURE CONVERSION FOR AN AUTOMATIC DOOR OPENER.

4.16.16-4.16.17 WINDOWS:
- AT LEAST ONE WINDOW IN THE BEDROOM AND ONE WINDOW IN THE LIVING ROOM SHALL HAVE A WINDOW SILL HEIGHT THAT DOES NOT EXCEED 750mm ABOVE THE FLOOR TO AFFORD SEATING VIEWING.
- "ACCESSIBLE" WINDOW HARDWARE ON THE ACCESSIBLE WINDOWS.

4.16.26-4.16.27 BEDROOM AND CLOSET:
- SUFFICIENT SPACE TO PROVIDE A TURNING DIAMETER OF 1500mm ON ONE SIDE OF A DOUBLE BED IN AT LEAST ONE BEDROOM
- CLOTHES CLOSET IN AT LEAST ONE BEDROOM TO HAVE CLEAR OPENING OF 900 mm, CLEAR FLOOR SPACE OF AT LEAST 750x1200mm AND CLOTHES HANGER ROD THAT CAN BE LOWERED TO 1200 mm

4.16.28-4.16.29 PATIOS AND BALCONIES:
- ACCESS DOOR SHALL HAVE A MIN. CLEAR OPENING OF 800 mm.
- MIN. DIMENSION OF 1500x1500 mm (EXCEPT "JULIET" OR "FRENCH" STYLE BALCONY OR PATIO.



4.16.23.(a) BATHROOM:
HAVE A TOILET POSITIONED WITH THE CENTERLINE OF THE TOILET 420 mm TO 480 mm FROM A SIDE WALL ON WHICH GRAB BAR CAN BE INSTALLED AND AT LEAST 510 mm FROM ANY OBSTRUCTION ON THE NON-GRAB BAR SIDE AND AT LEAST 800 mm FROM ANY OBSTRUCTION IN FRONT OF THE TOILET.

4.16.23.(c) BATHROOM:
MIN. CLEAR AREA OF 510 mm IN DEPTH ALONG THE FULL LENGTH OF THE BATHTUB.

4.16.25 KITCHEN:
- CONTINUOUS COUNTER BETWEEN STOVE AND SINK
- ADJUSTABLE SHELVES IN CABINETS
- PULL- OUT WORK BOARDS AT 810 mm HEIGHT
- PULL- OUT CABINET SHELVES
- EASY TO GRASP HANDLES ON FAUCETS AND CUPBOARDS
- TASK LIGHTING AT SINK, STOVE AND KEY WORK AREAS
- PLUMBING AND UTILITY PIPES LOCATED TO PROVIDE A POTENTIAL 810mm WIDE SPACE UNDER THE COUNTER

4.16.23.(d) BATHROOM:
HAVE STRUCTURAL REINFORCEMENT IN WALLS BEHIND AND BESIDE THE TOILET AND THE WALLS AROUND THE TUB AND/OR SHOWER TO FACILITATE THE INSTALLATION OF GRAB BARS.

4.16.23.(c) BATHROOM:
A CLEAR FLOOR AREA AT THE SINK OF NOT 780 mm BY 1220 mm POSITIONED FOR A PARALLEL APPROACH AND CENTERED ON THE SINK.

4.16.12 CORRIDOR WIDTH:
- CORRIDORS AND PASSAGEWAYS SHALL BE NOT LESS THAN 1 220 mm IN WIDTH

4.16.5-4.16.10 DOORS AND DOORWAYS:
- MIN. CLEAR OPENINGS FOR ALL ENTRY DDORS TO EVERY DWELLING UNIT AND DOORS IN COMMON AREAS SHALL BE NO LESS THAN 850mm.
- FLUSH THRESHOLDS THROUGH THE BUILDING SHALL NE MAXIMUM 13mm IN HEIGHT.

4.16.12 CORRIDOR WIDTH:
- PROVIDE A CLEAR AREA NOT LESS THAN 1 500 mm x 1 500 mm ADJACENT TO THE ELEVATOR ENTRANCE

4.16.2-4.13.4. BUILDING ACCESS :
- DWELLING UNITS AND AMENITIES TO BE ACCESSIBLE FROM A ROAD AND PARKING
- ACCESS TO ELEVATOR SHALL BE PROVIDED FROM BOTH THE ROAD AND THE ENTRY TO THE ON-SITE PARKING AREA.
- AN AUTOMATIC DOOR OPENER SHALL BE PROVIDED FROM THE MAIN ENTRY.

4.16.19-4.16.22 OUTLETS AND SWITCHES :
- LIGHT SWITCHES AND ELECTRICAL PANELS SHALL BE 900 TO 1200 mm FROM THE FLOOR.
- INTERCOM BUTTONS SHALL BE MAX. 1375 mm FROM THE FLOOR
- ELECTRICAL OUTLETS, CABLE OUTLETS AND TELEPHONE JACKS SHALL BE LOCATED 455 TO 1200 mm FROM THE FLOOR.
- THERMOSTAT SHALL BE LOCATED BETWEEN 900 TO 1200 mm FROM THE FLOOR.
- THE OPERABLE PART OF THE CONTROLS SHALL BE LOCATED WITHIN REACH OF A CLEAR FLOOR AREA THAT HAS A WIDTH OF NOT LESS THAN 750mm
- ROCKER OR PADDLE- TYPE LIGHT SWITCHES.

4.16.13-4.16.15 FLOOR SURFACES :
- FLOOR SURFACES THROUGHOUT THE BUILDING, EXCEPT EXTERIOR BALCONY, PATIO AND DECK DOOR SILLS, SHALL HAVE NO ABRUPT CHANGES IN LEVEL (BREAK OF THE FLUSH THRESHOLD OF 13 mm HEIGHT)
- FLOOR SURFACES SHALL BE SLIP RESISTANT.

CFT Engineering Inc.
#800 - 1901 ROSSER AVENUE,
BURNABY, BC V5C 6R6
PH : 604-684-2384
FAX : 604-684-2402

RICHMOND ZONING BYLAW 8500
BASIC UNIVERSAL DESIGN FEATURES

MAY 28, 2013

Safety (CPTED) Measures:

- Entrance to parking from the lane is protected by overhead gates. Additional gate between residential and commercial are provided to minimize theft.
- Well lit parking areas with use of white paint throughout to enhance brightness and security.
- Secured garbage/recycling, storage and bike rooms.
- Electronic security features to lobby and other entries to limit and control access.
- Maximized visibility avoiding end-end corridors.
- Covered portion of the lane will be well lit and finished with high quality graffiti proof wall cladding,
- Glazing in all vestibule doors and enclosed corridors.
- Additional safety windows on side walls of vestibules in parkade for more view angles.
- Continuous retail frontage at grade along both streets with access to parking from one main commercial lob

ATTACHMENT 87

Sustainability Narrative

DATE:	April 1, 2016
TO:	Matt Slogryn, Daniel Eisenberg
FROM:	Kevin Welsh
RE:	iFortune Green Building Features

Project Goals
This project and design team are committed to embracing green building
operations. The project will be registered with the Canadian Green Building Co
designation of Silver through LEED® 2009 for New Construction and Major
Compliance.

Green Building Strategy
Measures being implemented to demonstrate iFortune's sustainability perform
represent 54 points in the LEED® 2009 Core & Shell rating system and includ
What follows is a detailed description of how these targets will be reached at
the development, in attempts to reach LEED® Silver:

Sustainable Sites-
The site of the project is located in a dense downtown urban core, with opti
public transit options. Within a 400 m radius (approx. 5 minute walk) the
within 800 m (approx. 10 minute walk) lies access to the Richmond Brig
transit combined with local access to car share vehicles within 400 m, th
advantage for carless commuters.

Urban heat island effect will also be mitigated through the use of parking
and reflective roofing surfaces.

Water Efficiency-
The project will address water management through two design approach
flow plumbing fixtures, the project will be targeting a 40% reduction in the
Secondly, through the selection of drought resistant vegetation and water
provide a smart, integrated, approach to reducing demand on the City's wat
treated water supplies.

Energy and Atmosphere-
To achieve a minimum of five EAc1 credits or a 16% reduction from ASH
high performance building envelope, mechanical system, and electrical de
Refer to Appendix A- iFortune Design Assist Energy Modeling Repor
discussed to achieve such energy performance. View Glass for Office and
and LEED EAc1 points.

In addition to its high performance design, the development will be commi
and energy management of the entire development for the duration of
continued energy savings and environmental benefit beyond the initial des

Materials and Resources-
Construction waste management will be an integral part of the building p
through smart product selection, packaging and transport. Furthermore,

will be addressed through a comprehensive waste management plan, detai
diversion of standard debris from landfill. Recycled content will be sought
steel and glass components, reducing the impact of extracting of virgin m
value in the recycling chain and so once the service life of the proposed buil
into new building materials is a viable option.

Indoor Environmental Quality-
To further improve the indoor air quality of the building, interior finishes a
the quantities of harmful Volatile Organic Compounds (VOCs) released
potential air contamination from construction activities, an Indoor Air Qua
construction and pre-occupancy phases to meet and exceed industry st
filtered using MERV 13 filtration where possible to maintain the highest qu

Innovation in Design and Regional Priority-
To innovate, the project will consider the use of green education and gr
occupants with the information they need to improve their own overall susta
project. Other opportunities being considered include the use of LED ligh
highly toxic mercury commonly found in florescent lighting fixtures.

As strategies discussed above support a holistic approach to reducing the proj
while simultaneously providing a healthy downtown lifestyle supportive of a red
of LEED, the strategies discussed above are amongst those targeted to achie

Through adoption the proposed energy performance parameters as outlined in
Modeling Report, iFortune's sustainability strategy was able to focus on build
Where the parameters identified for a minimum of 5 EAc1 points not to be in
alternatives would need to be considered:

SSc4.3- Electric Vehicle Charging (3 points)
-Provide class II charging stations for 3% of the project's total parking
-Designate those spaces with signage to be for EV charging only

EAc5- Measurement and Verification (2 points)
-Develop a project specific Measurement and Verification plan for insta
the performance of the building's energy conservation measures one
-Install additional metering and update Energy model after occupanc

Were additional energy savings to be found through the use of the View
commercial buildings. The additional saving found could allow for the eliminati
intensive credits like the following:

SSc5.1- Protect and Restore open Space (1 Point)
-Provide at least 20% of site area in accessible native vegetation

MRc5- Regional Materials (1 Point)
-Source 20% (by cost) of project materials within 800 km of the project

Considering these and other options available to the project the LEED Silver e
once the energy performance of the building has been affirmed.

	Required
lls, Floors, and Roof	1 - 5
	1 - 2
	1
	1 - 2
	1 - 2
	1
	13 Points
nce	Required
Control	Required
	1
	1
During Construction	1
nd Sealants	1
oatings	1
tems	1
Vood and Agrifibre Products	1
e Control	1
omfort	1
	1
	1
	1
	5 Points
on	1
	1
ormance-(SSc4.1 or SSc7.1)	1
cape Management Plan)	1
ighting)	1
	1
	4 Points
	1
nly: SSc2 - Development Density	1
nly: MRc2 - Construction Waste M	1
nly: WEc3 - Water Use Reduction	1

INTEGRAL GROUP

print date 29/03/2016

gbl

GBL ARCHITECTS
139 EAST 8TH AVENUE
VANCOUVER, CANADA V5T 1R8
T 604 736 1156 F 604 731 5279
GBLARCHITECTS.COM

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PLOT INFO.

NOTES

NO DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
1.	JULY 18 2014	CLIENT REVIEW
2.	JULY 31 2014	CLIENT REVIEW
3.	NOV 12 2014	CITY REVIEW
4.	DEC 22 2014	ISSUED FOR REZONING
5.	AUG 12 2015	ISSUED FOR DP
6.	AUG 24 2016	RE-ISSUED FOR RZ/DP
7.	DEC 12 2016	RE-ISSUED FOR RZ/DP
8.	MAR 15 2017	RE-ISSUED FOR RZ/DP

N

IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

SUSTAINABILITY

DATE	DATE
DRAWN BY	DE
CHECKED BY	AB
SCALE	
JOB NUMBER	A-1.04

City of Richmond

Development Permit

No. DP 15-708092

To the Holder:	1004732 BC LTD.
Property Address:	6840, 6860 NO. 3 ROAD & 8051 ANDERSON ROAD
Address:	C/O 415 - 5811 COONEY ROAD RICHMOND, BC V6X 3M1

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 crosshatched 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 #55 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 for $705,008.70 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 15-708092

To the Holder:	1004732 BC LTD.
Property Address:	6840, 6860 NO. 3 ROAD & 8051 ANDERSON ROAD
Address:	C/O 415 – 5811 COONEY ROAD RICHMOND, BC V6X 3M1

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.

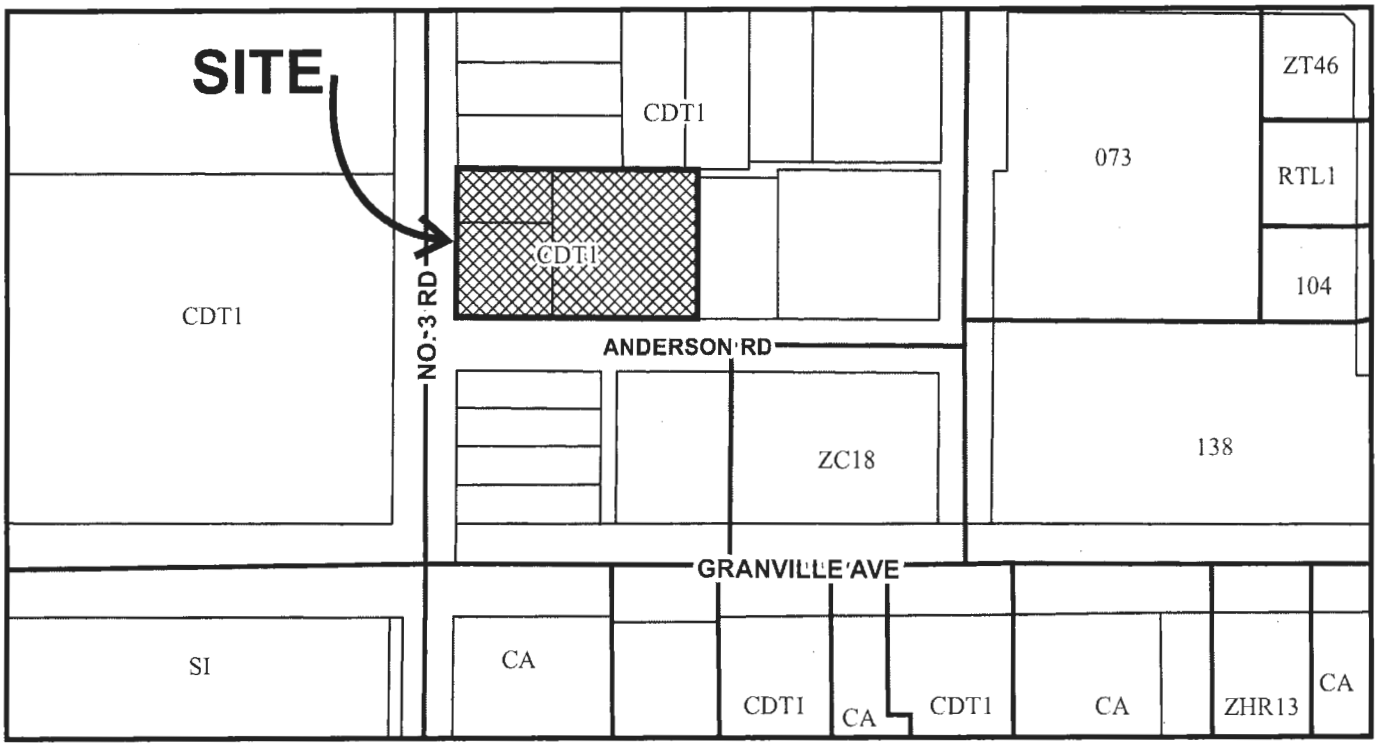
   This Permit is not a Building Permit.

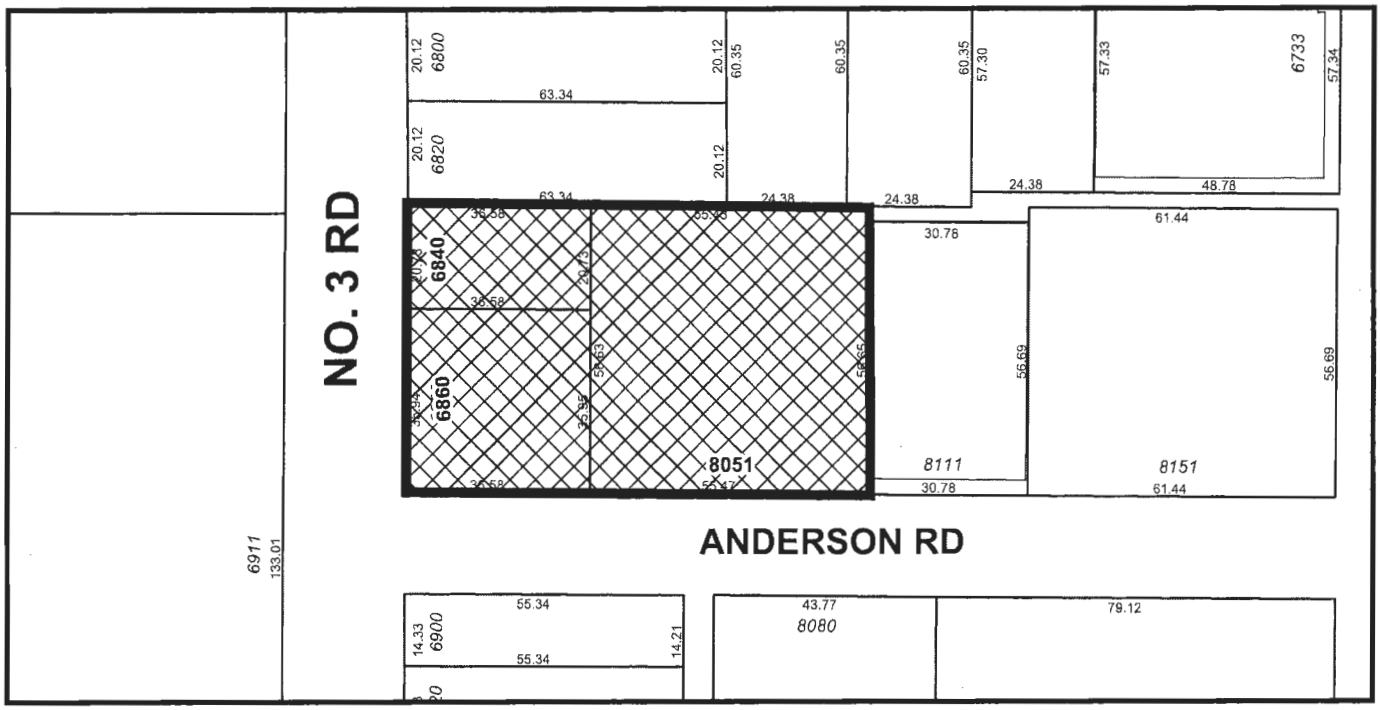
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR

City of Richmond





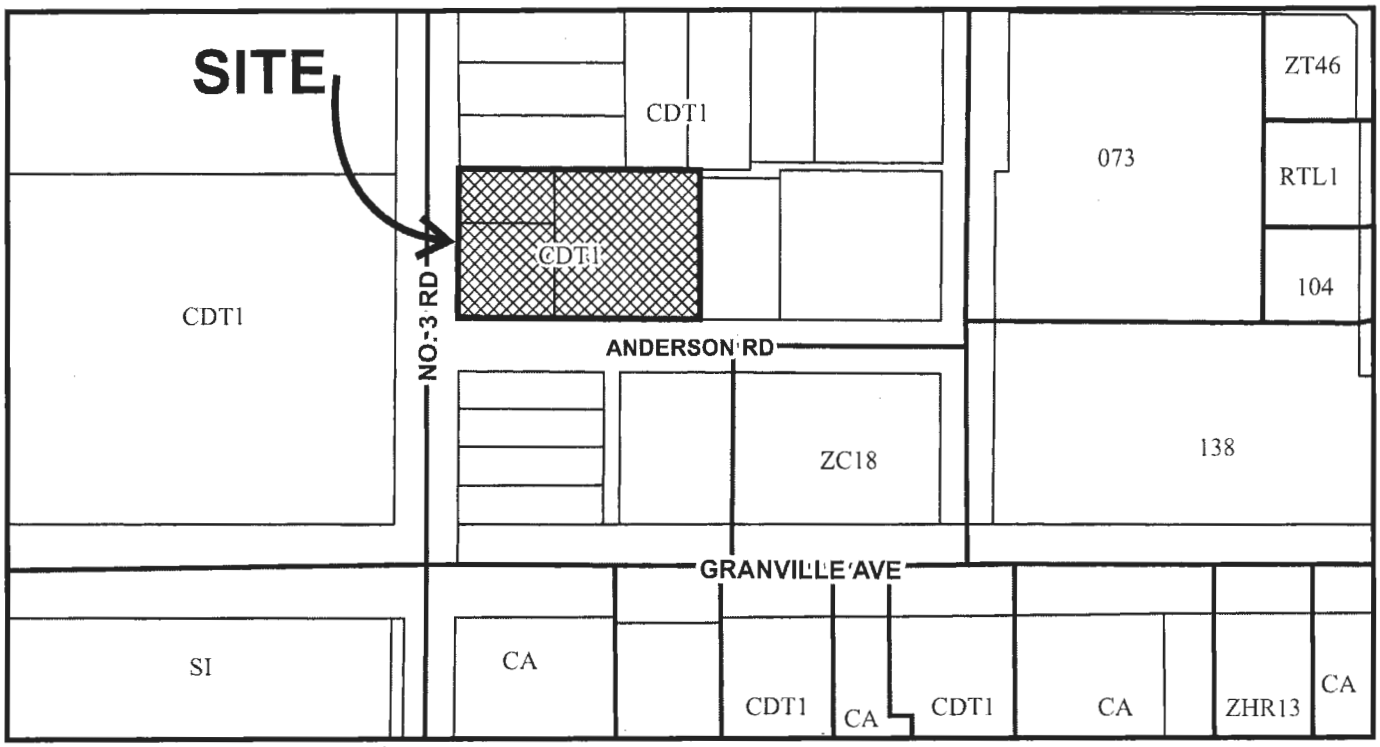
DP 15-708092

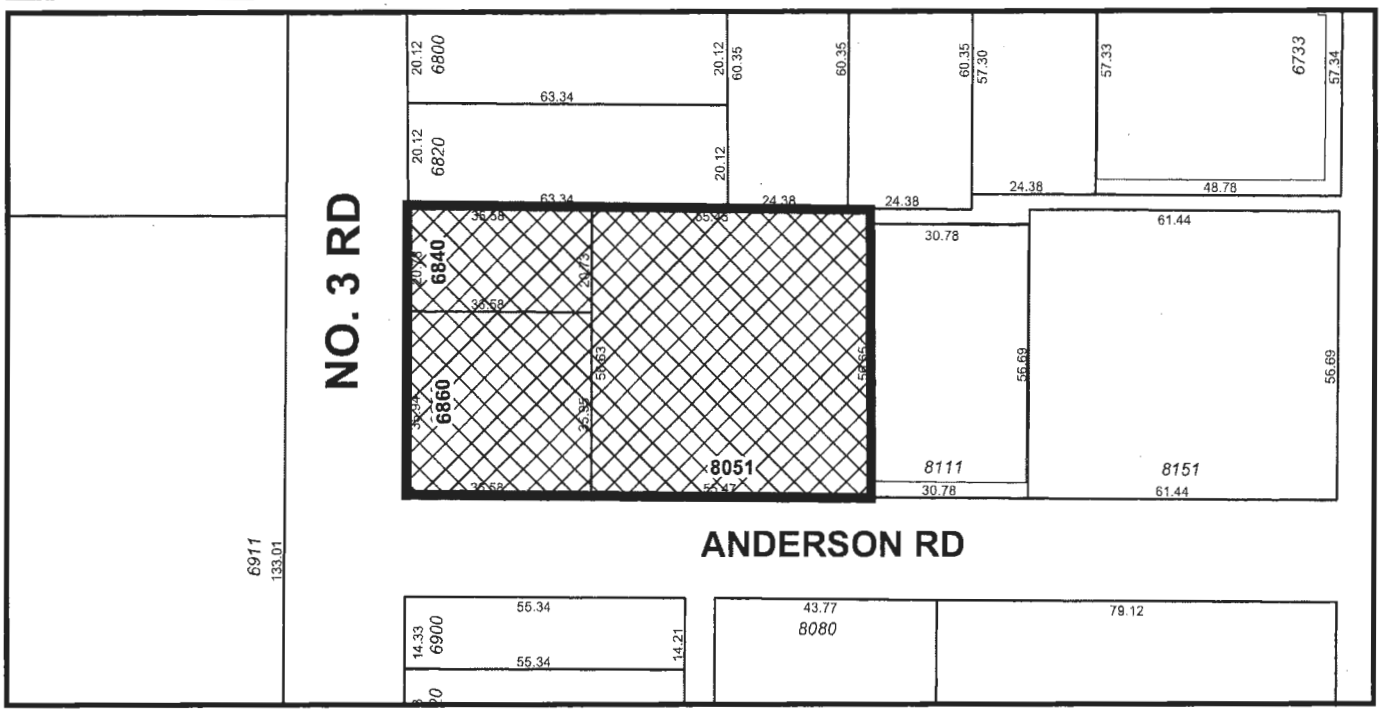
Original Date: 09/15/15

Revision Date: 08/08/16

Note: Dimensions are in METRES

City of Richmond



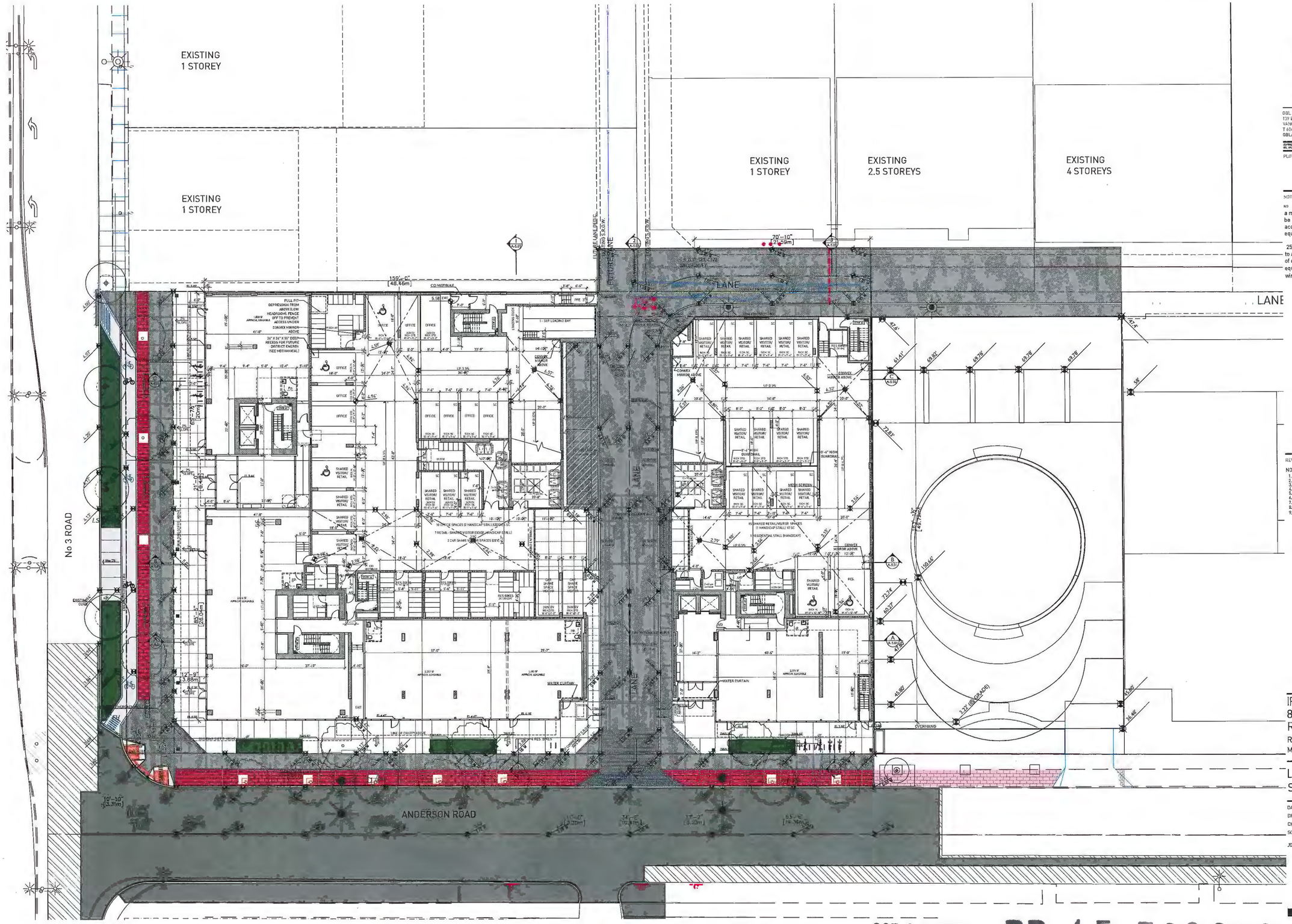


DP 15-708092
SCHEDULE "A"

Original Date: 09/15/15

Revision Date: 08/08/16

Note: Dimensions are in METRES



gbl

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PLOT INFO.

NOTES

NO DESCRIPTION

a minimum of 20% of parking stalls to be provided with a 120V receptacle to accommodate electric vehicle charging equipment.

25% of parking stalls to be constructed to accommodate the future installation of electric vehicle charging equipment(e.g. pre-ducted for future wiring)

REVISIONS

NO.	DATE	REMARKS
1.	JULY 18 2014	CLIENT REVIEW
2.	JULY 31 2014	CLIENT REVIEW
3.	NOV 13 2014	CITY REVIEW
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5.	AUG 12 2015	ISSUED FOR DP
6.	AUG 24 2016	RE-ISSUED FOR RZ/DP
7.	DEC 12 2016	RE-ISSUED FOR RZ/DP
8.	MAR 15 2017	RE-ISSUED FOR RZ/DP
9.	OCT. 13 2017	RE-ISSUED FOR RZ/DP COMMENTS

FORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

L1
SITE PLAN

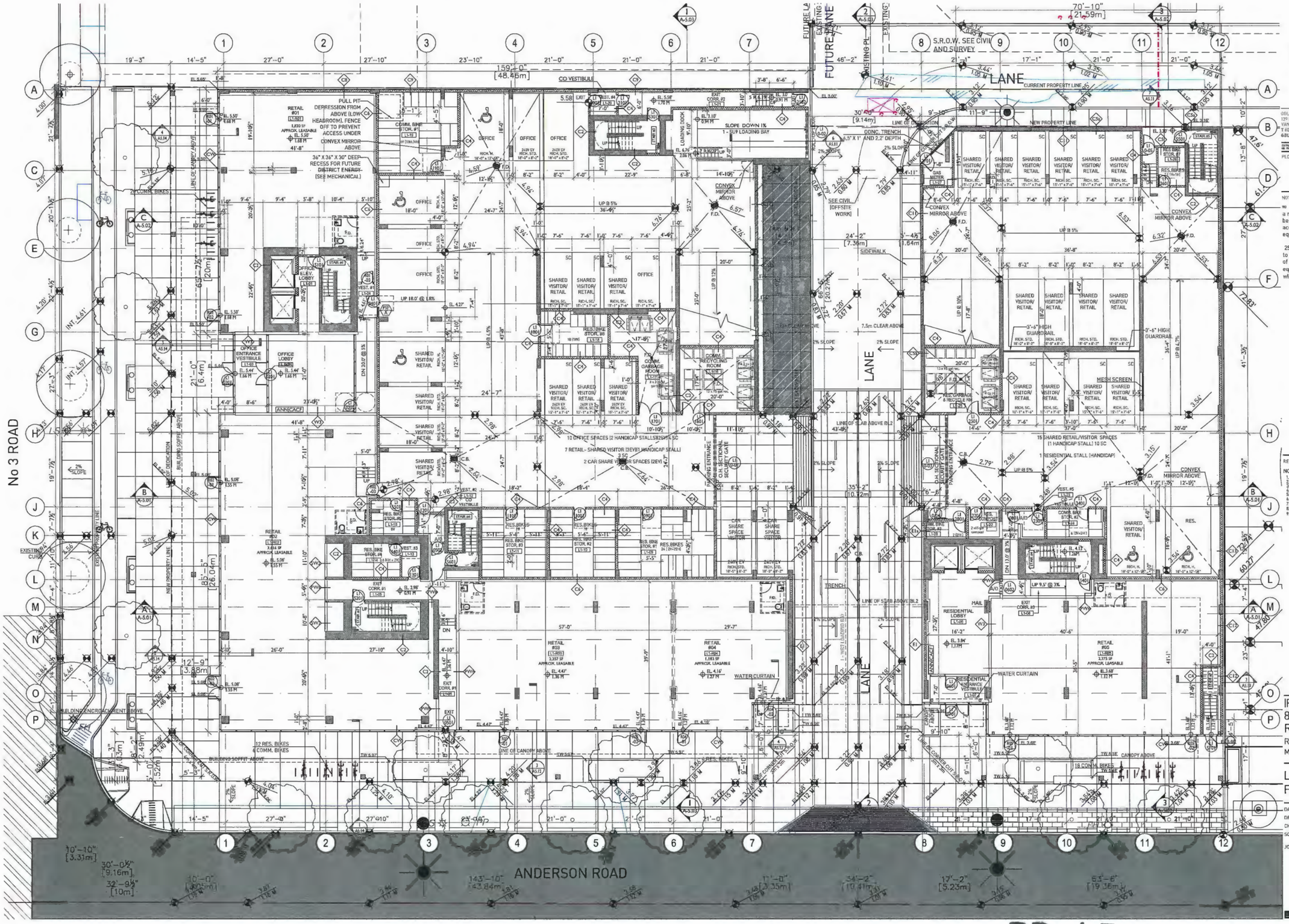
DATE	DATE
DRAWN BY	DE
CHECKED BY	AB
SCALE	1/16"=1'-0"
JOB NUMBER	1441

A-1.06

PLAN #1

OCT 24 2017

DP 15-708092



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PLOT INFO.

NOTES

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9.	OCT. 13 2017	RE-ISSUED FOR RZ/DP COMMENTS

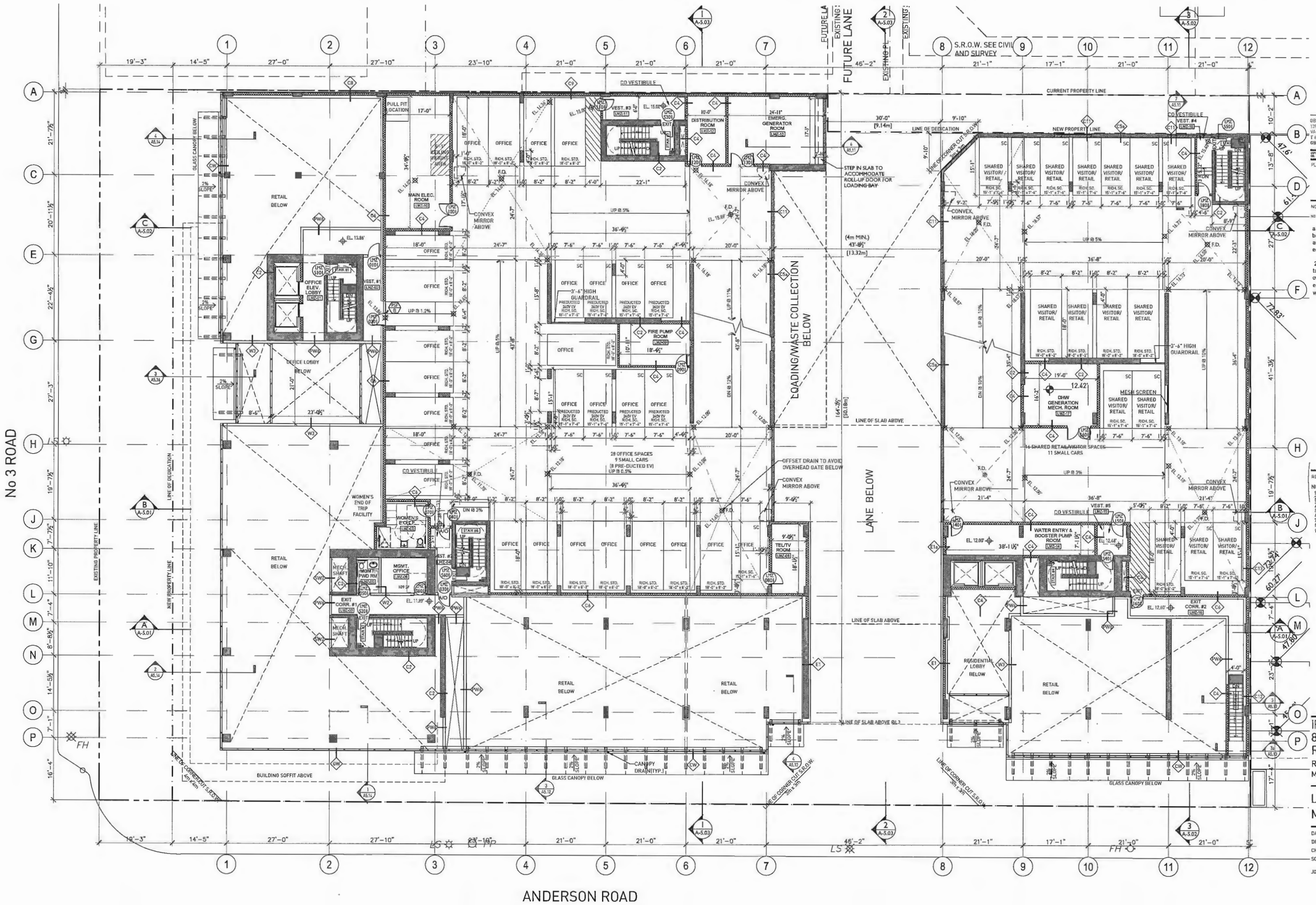
IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

L1
FLOOR PLAN

DATE	DATE
DRAWN BY	DE
CHECKED BY	AB
SCALE	3/32"=1'-0"
JOB NUMBER	1441

A-3.00

PLAN #32 OCT 2 4 2017 DP 15-708092



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PLOT INFO.

NOTES
NO

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9.	OCT. 13 2017	RE-ISSUED FOR RZ/DP COMMENTS

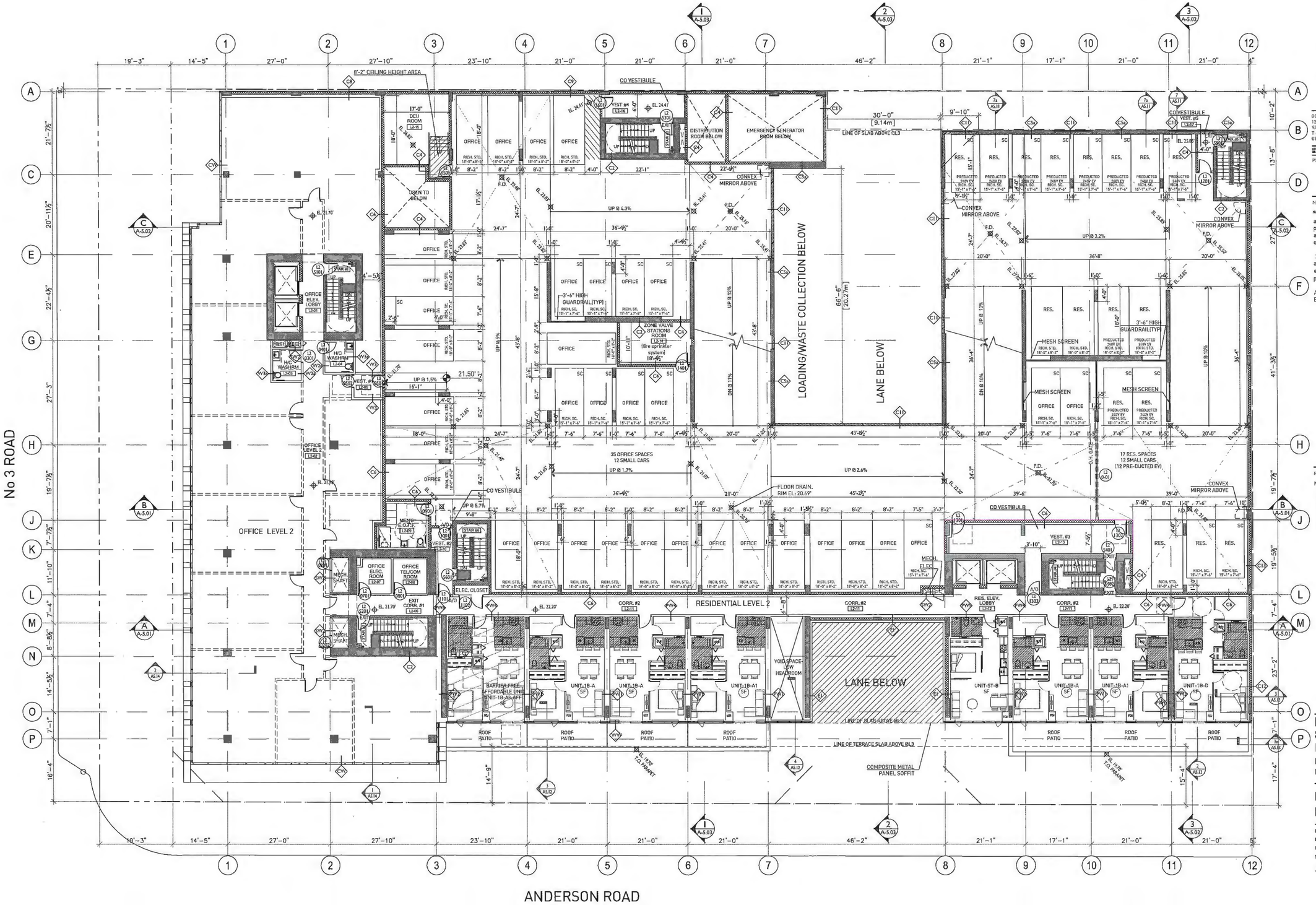
IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

L1
MEZZANINE

DATE	DATE
DRAWN BY	DE
CHECKED BY	AB
SCALE	3/32"=1'-0"
JOB NUMBER	1441

A-3.01

PLAN #13 OCT 2 4 2017 DP 15-708092



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NOTES

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ABBREVIATIONS:
B.U.H. =Basic Universal Housing features

REVISIONS

NO.	DATE	REMARKS
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9.	OCT. 13 2017	RE-ISSUED FOR RZ/DP COMMENTS

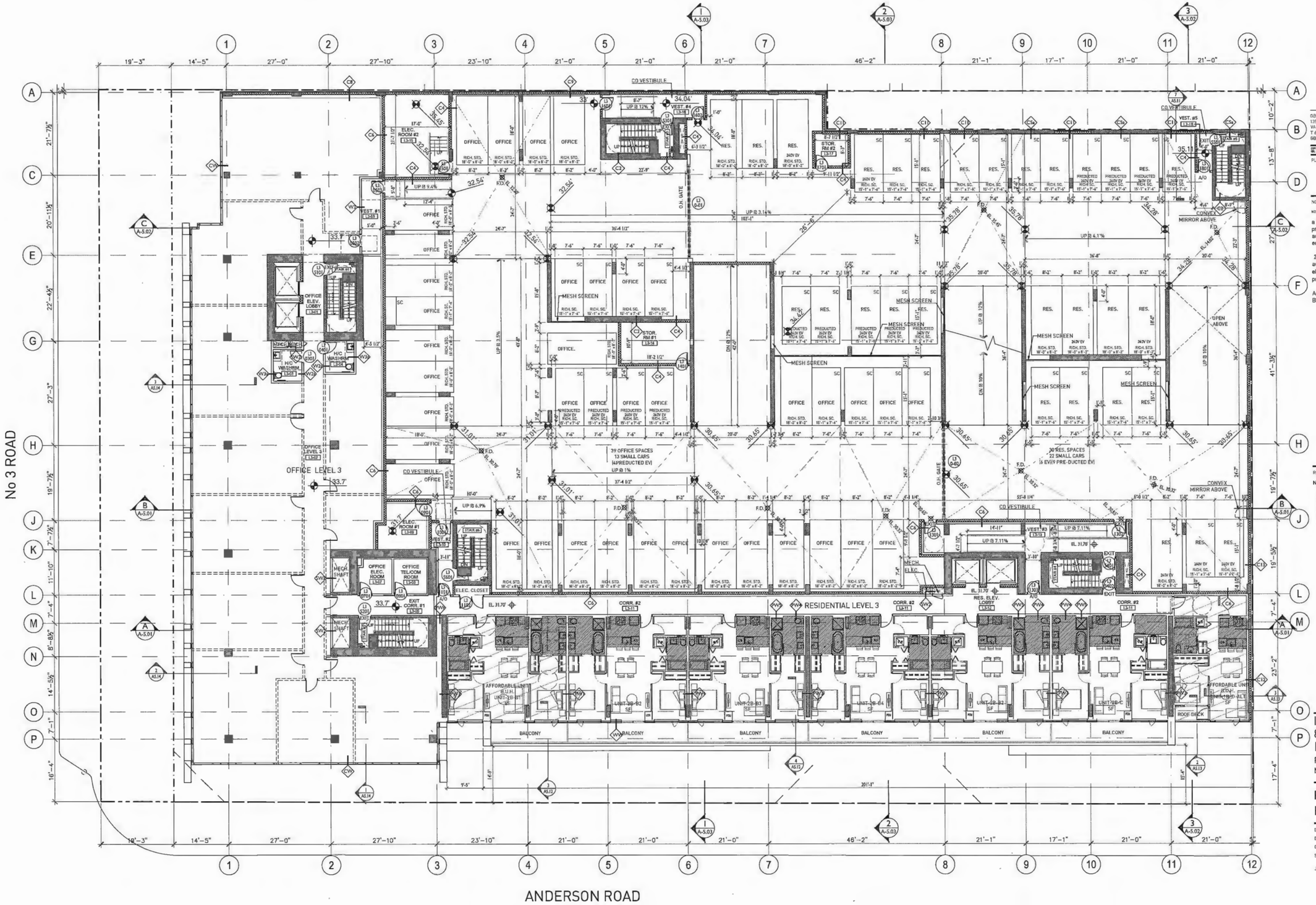
IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

RES. L2 OFFICE. L2
FLOOR PLAN

DATE	DATE
DRAWN BY	DE
CHECKED BY	AB
SCALE	3/32"=1'-0"
JOB NUMBER	1441

A-3.02

PLAN #54 OCT 24 2017 DP 15-708092



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NOTES

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8.	MAR 12 2017	RE-ISSUED FOR RZ/DP
9.	OCT. 13 2017	RE-ISSUED FOR RZ/DP COMMENTS

N

IFORTUNE Centre Anderson Road
8051 Anderson Road
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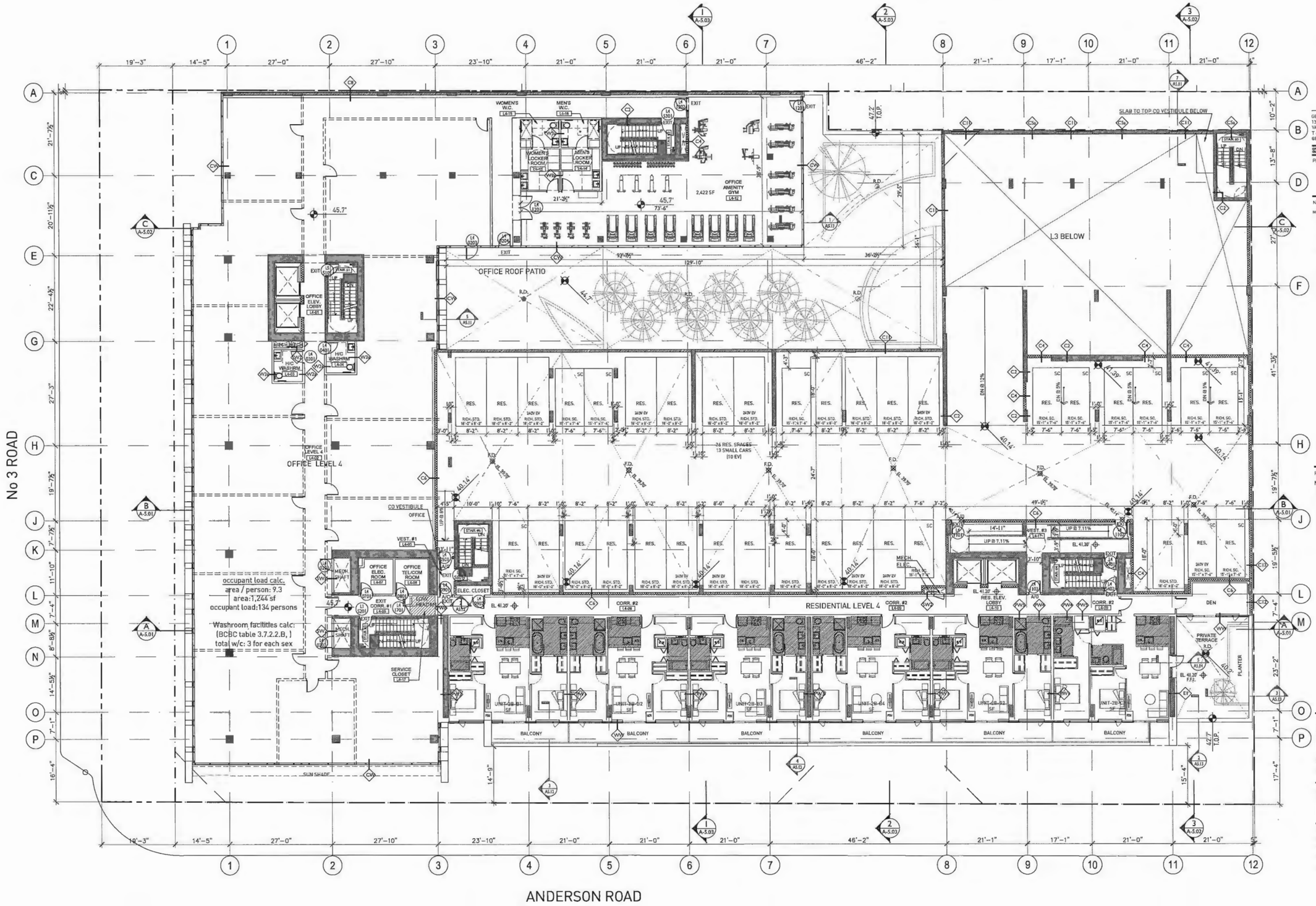
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

RES. L3 OFFICE. L3
FLOOR PLAN

DATE	DATE
DRAWN BY	DE
CHECKED BY	AB
SCALE	3/32"=1'-0"
JOB NUMBER	1441

A-3.03

PLAN #65 OCT 2 4 2017 DP 15-708092



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PLOT INFO.

NOTES

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8.	MAR 15 2017	RE-ISSUED FOR RZ/DP
9.	OCT. 13 2017	RE-ISSUED FOR RZ/DP COMMENTS

N

IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

RES. L4 OFFICE. L4
FLOOR PLAN

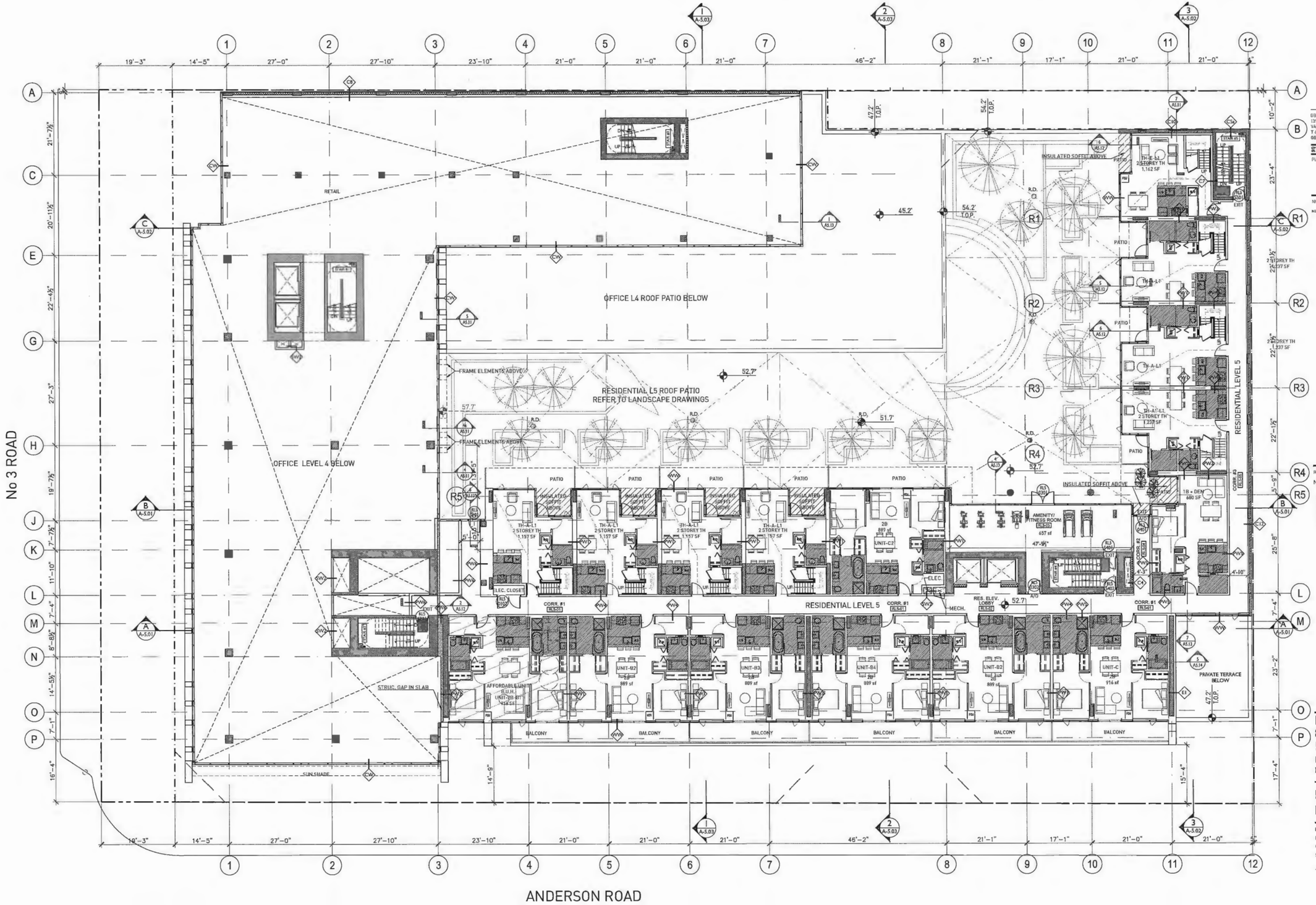
DATE	DATE
DRAWN BY	DE
CHECKED BY	AB
SCALE	3/32"=1'-0"
JOB NUMBER	1441

A-3.04

PLAN #86

OCT 2 4 2017

DP 15-708092



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PLOT INFO.

NOTES

REVISIONS

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IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

RES. L5
FLOOR PLAN

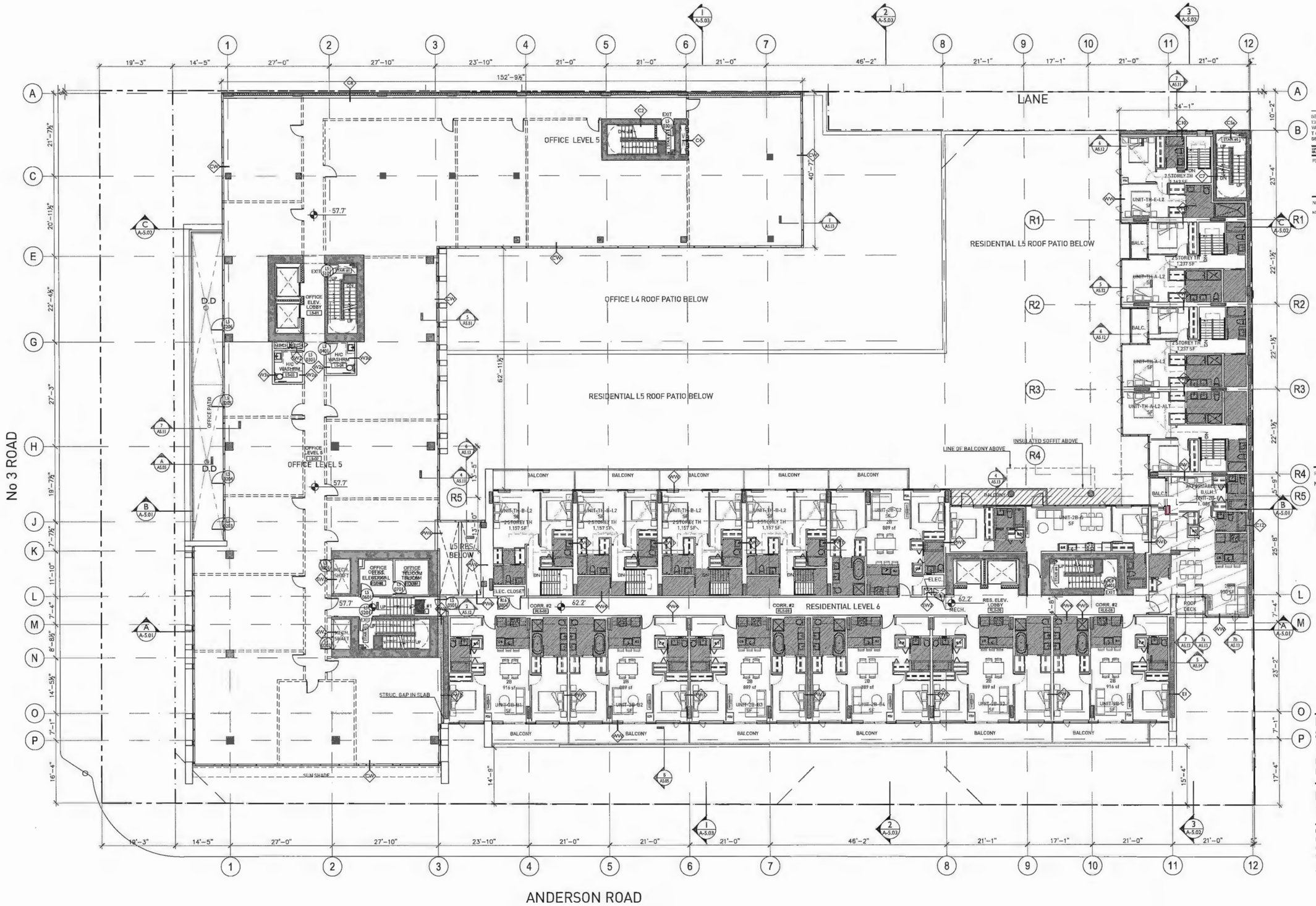
DATE	DATE
DRAWN BY	DE
CHECKED BY	AB
SCALE	3/32"=1'-0"
JOB NUMBER	1441

A-3.05

PLAN # 87

OCT 2 4 2017

DP 15-708092



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NOTES

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REVISIONS

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7.	DEC 12 2016	RE-ISSUED FOR RZ/DP
8.	MAR 15 2017	RE-ISSUED FOR RZ/DP
9.	OCT. 13 2017	RE-ISSUED FOR RZ/DP COMMENTS

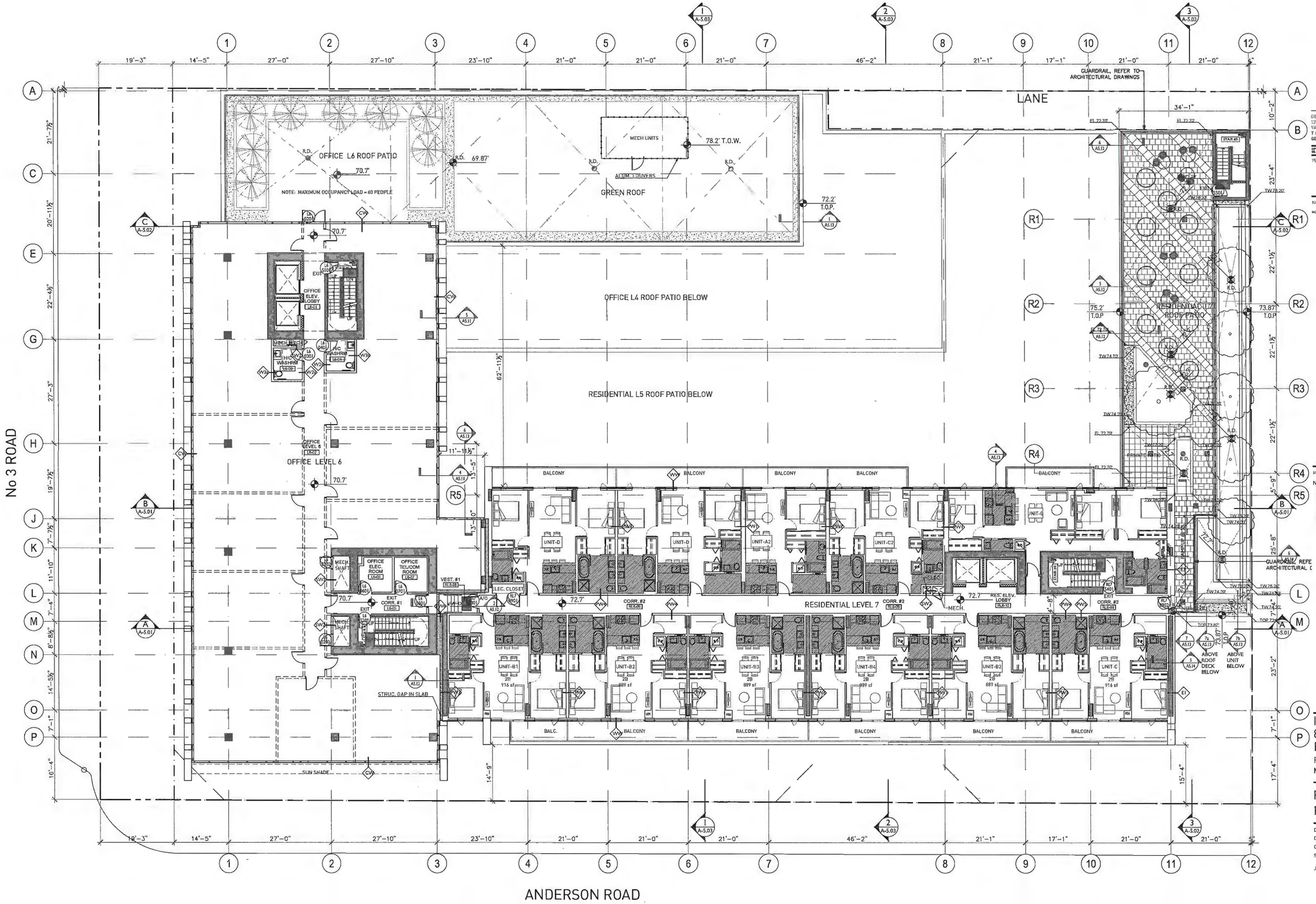
IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

RES. L6 OFFICE. L5
FLOOR PLAN

DATE	DATE
DRAWN BY	DE
CHECKED BY	AB
SCALE	3/32"=1'-0"
JOB NUMBER	1441

A-3.06

PLAN #28 OCT 2 4 2017 DP 15-708092



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PLOT INFO.

NOTES

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9.	OCT. 13 2017	RE-ISSUED FOR RZ/DP COMMENTS

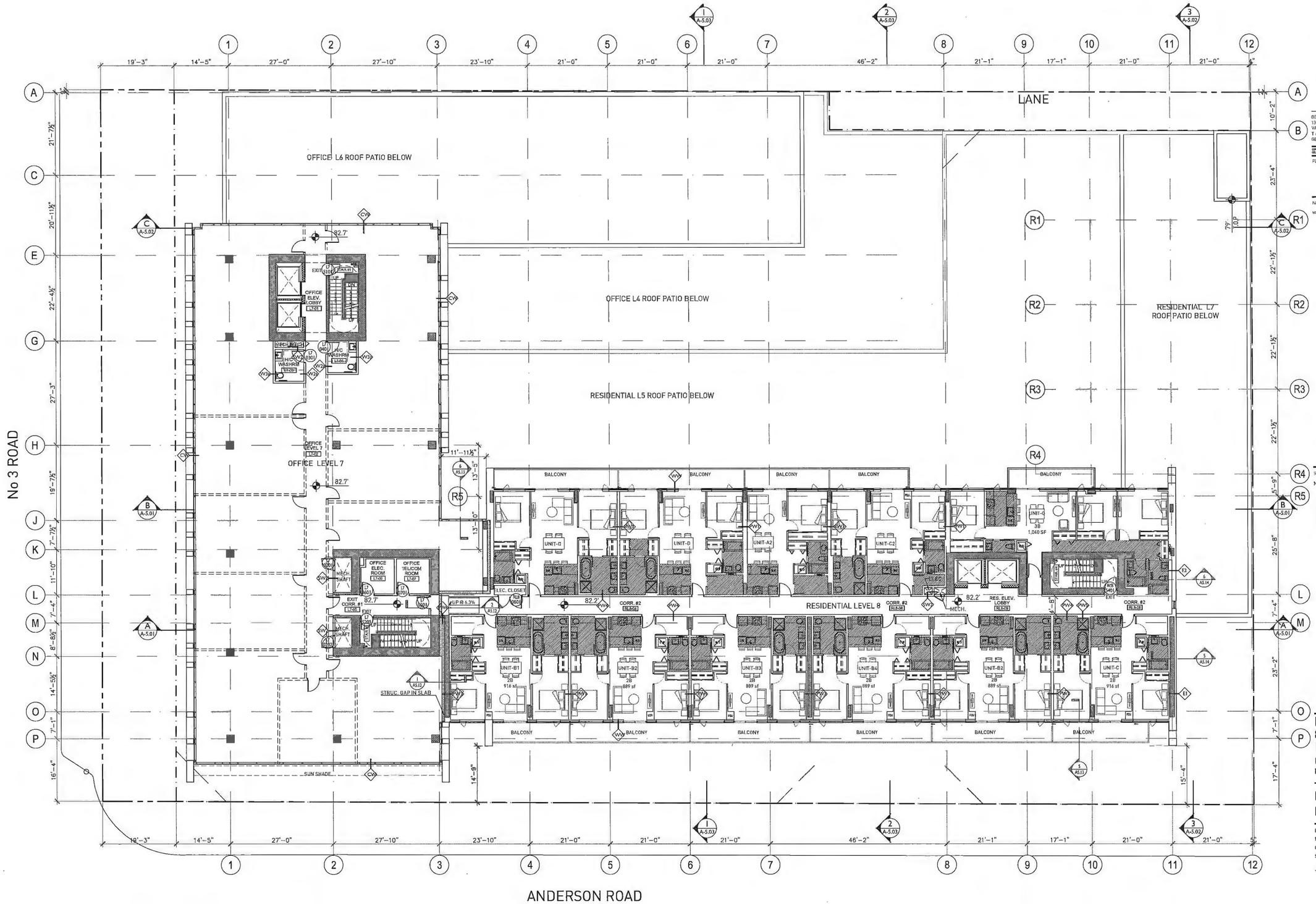
IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

RES. L7 OFFICE. L6
FLOOR PLAN

DATE	DATE
DRAWN BY	DE
CHECKED BY	AB
SCALE	3/32"=1'-0"
JOB NUMBER	1441

A-3.07

PLAN #1001 OCT 2 4 2017 DP 15-708092



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PLOT INFO.

NOTES

REVISIONS

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9.	OCT. 13 2017	RE-ISSUED FOR RZ/DP COMMENTS

IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

RES. L8 OFFICE. L7
FLOOR PLAN

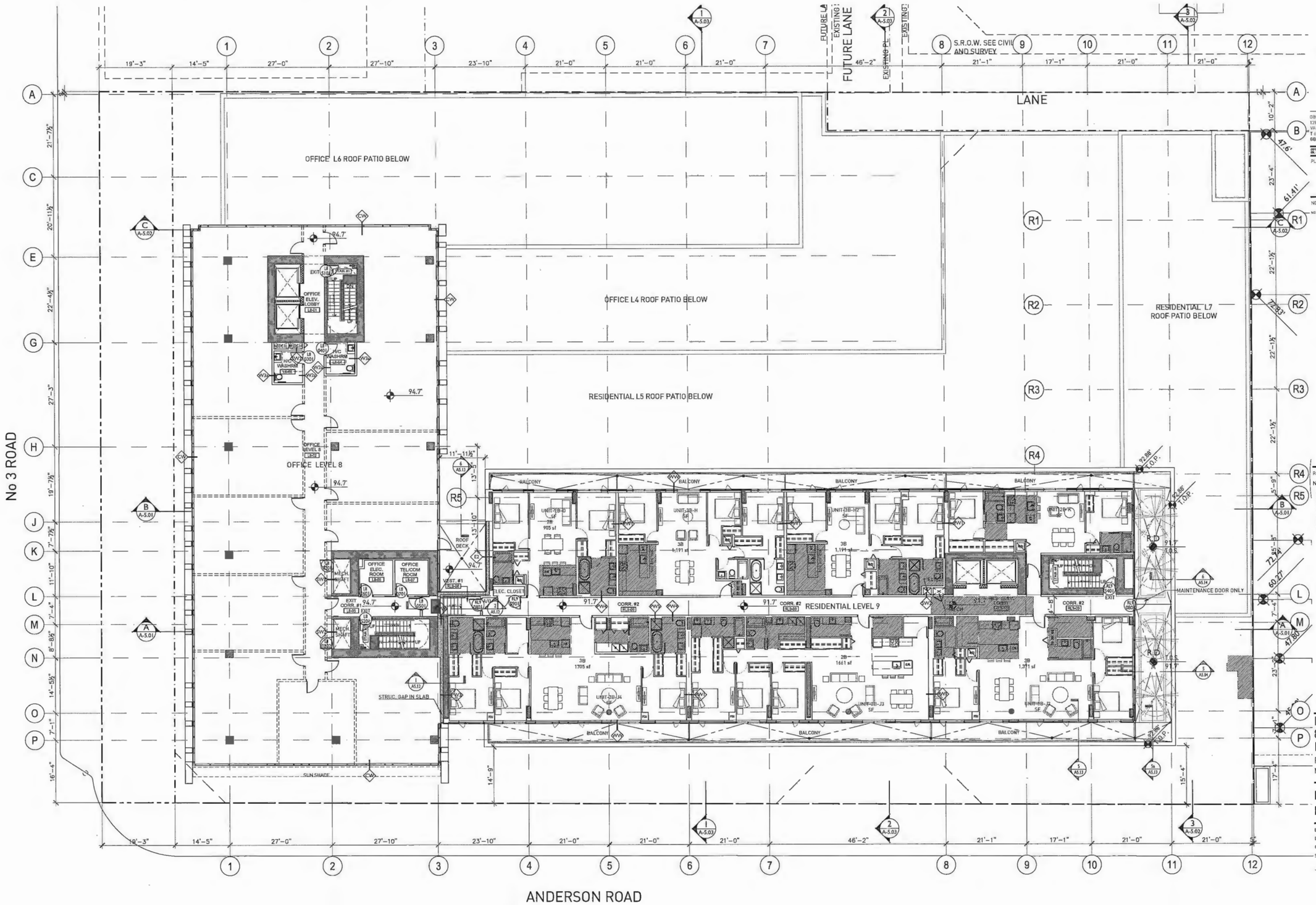
DATE	DATE
DRAWN BY	DE
CHECKED BY	AB
SCALE	3/32"=1'-0"
JOB NUMBER	1441

A-3.08

PLAN 番号 10

OCT 2 4 2017

DP 15-708092



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PLOT INFO.

NOTES

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9.	OCT. 13 2017	RE-ISSUED FOR RZ/DP COMMENTS

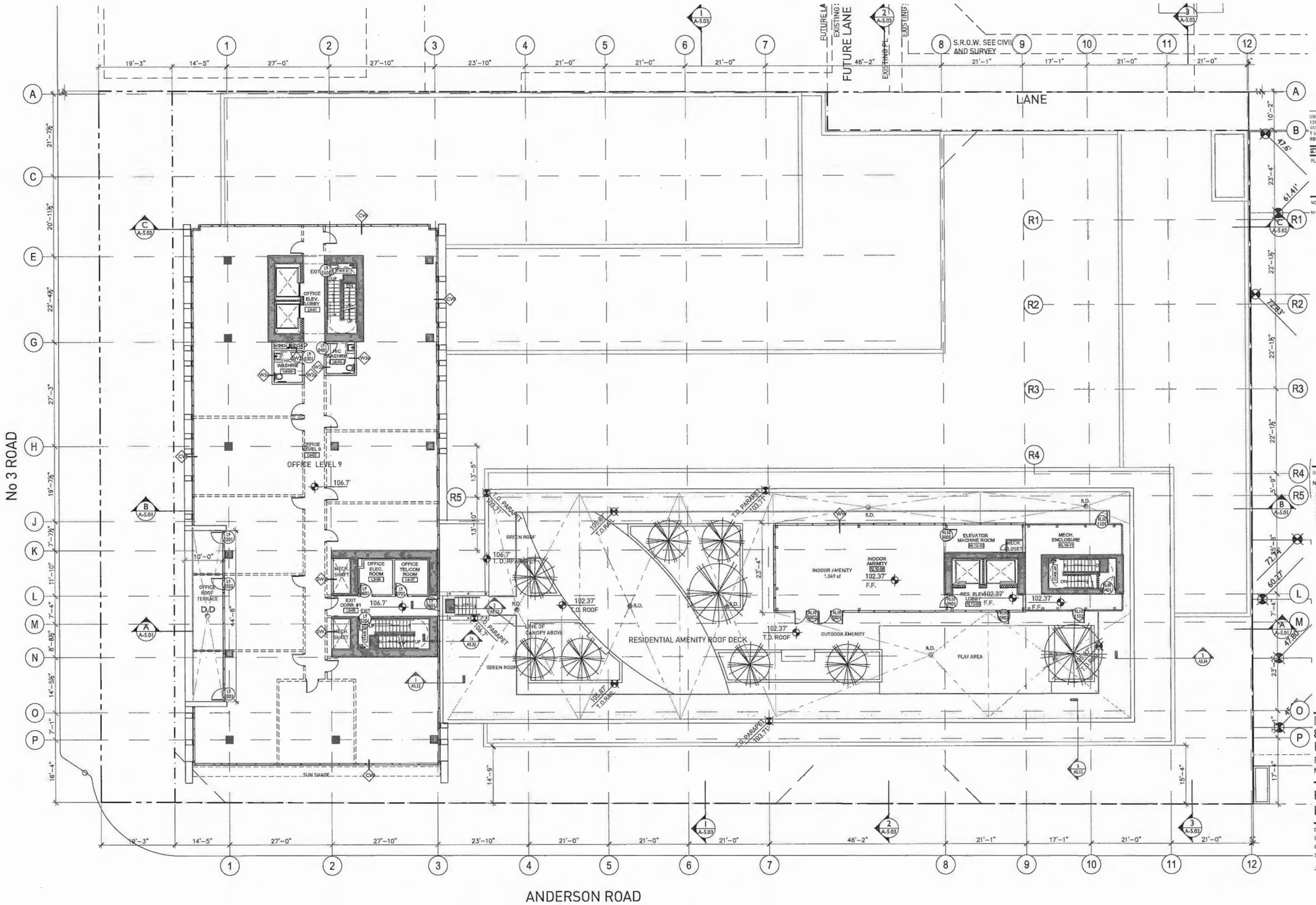
IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

RES. L9 OFFICE. L8
FLOOR PLAN

DATE	DATE
DRAWN BY	DE
CHECKED BY	AB
SCALE	3/32"=1'-0"
JOB NUMBER	1441

A-3.09

PLAN FILE 11 OCT 2 4 2017 DP 15-708092



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NOTES

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9.	OCT. 13 2017	RE-ISSUED FOR RZ/DP COMMENTS

N

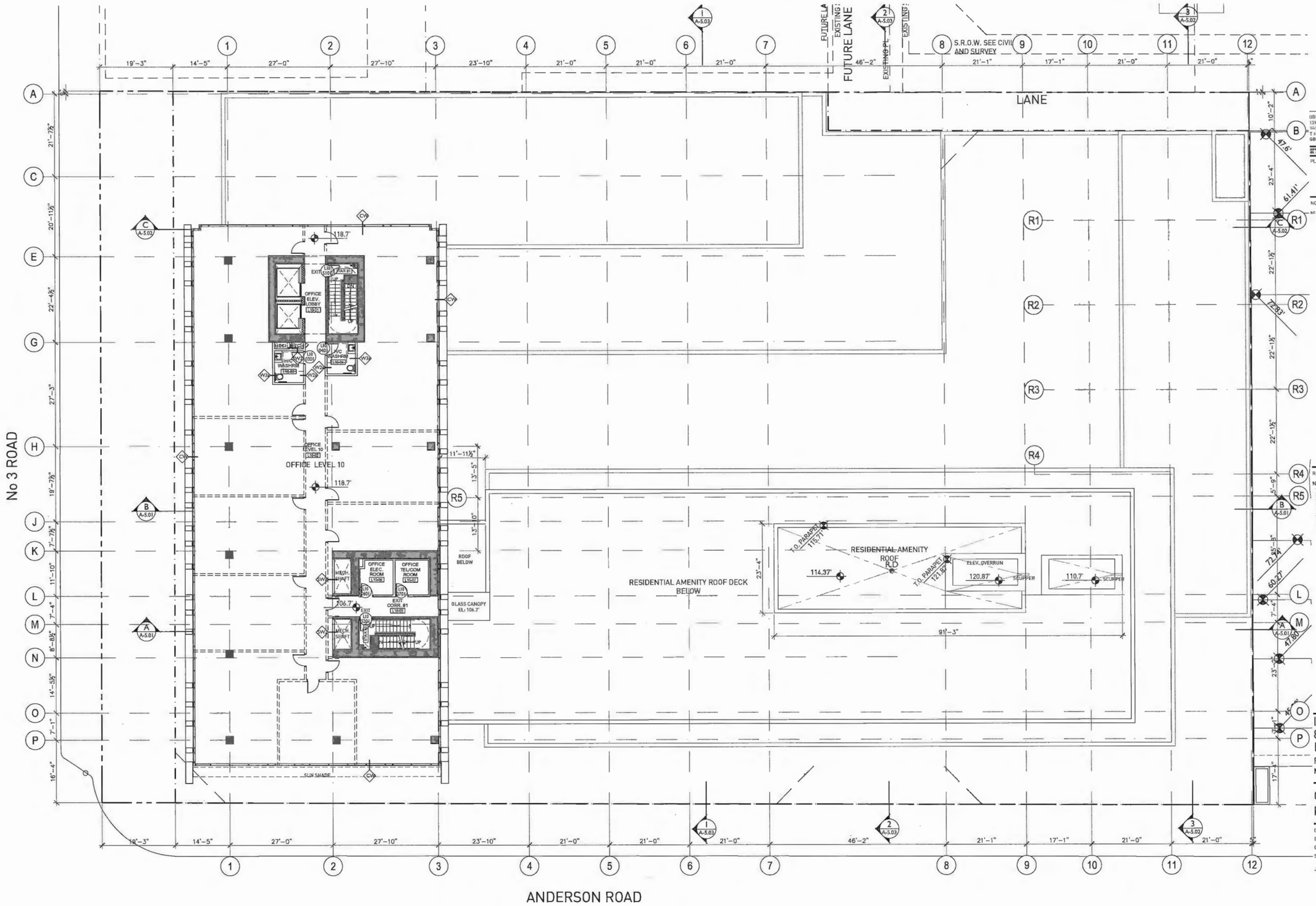
IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

RES. ROOF OFFICE. L9
FLOOR PLAN

DATE	DATE
DRAWN BY	DE
CHECKED BY	AB
SCALE	3/32"=1'-0"
JOB NUMBER	1441

A-3.10

PLAN # 12 OCT 2 4 2017 DP 15-708092



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NOTES

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9.	OCT. 13 2017	RE-ISSUED FOR RZ/DP COMMENTS

IFORTUNE Centre Anderson Road
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Richmond, BC
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OFFICE. L10
FLOOR PLAN

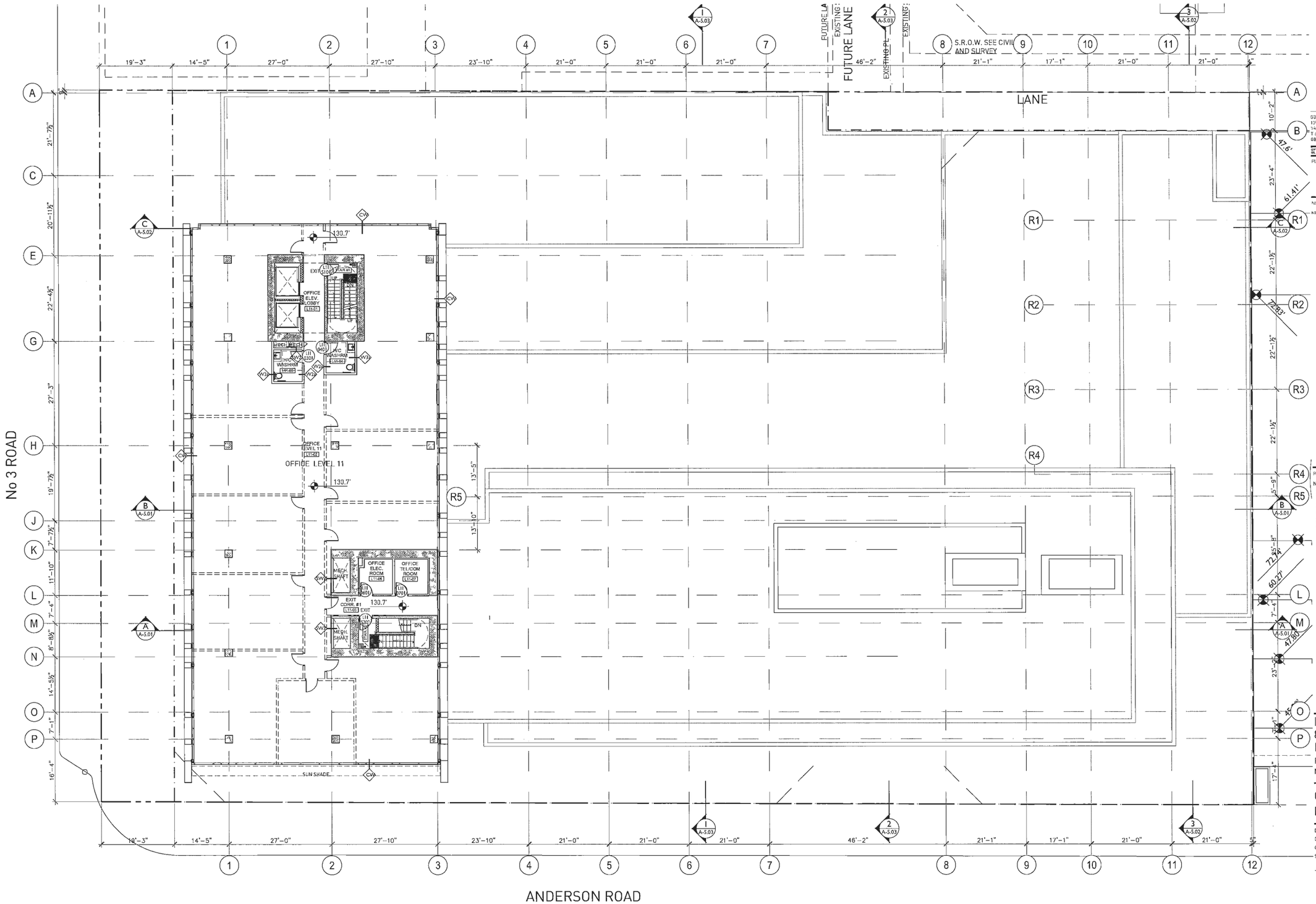
DATE	DATE
DRAWN BY	DE
CHECKED BY	AB
SCALE	3/32"=1'-0"
JOB NUMBER	1441

A-3.11

PLAN # 13

OCT 2 4 2017

DP 15-708092



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NOTES

NO	DESCRIPTION

REVISIONS

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9.	OCT. 13 2017	RE-ISSUED FOR RZ/DP COMMENTS

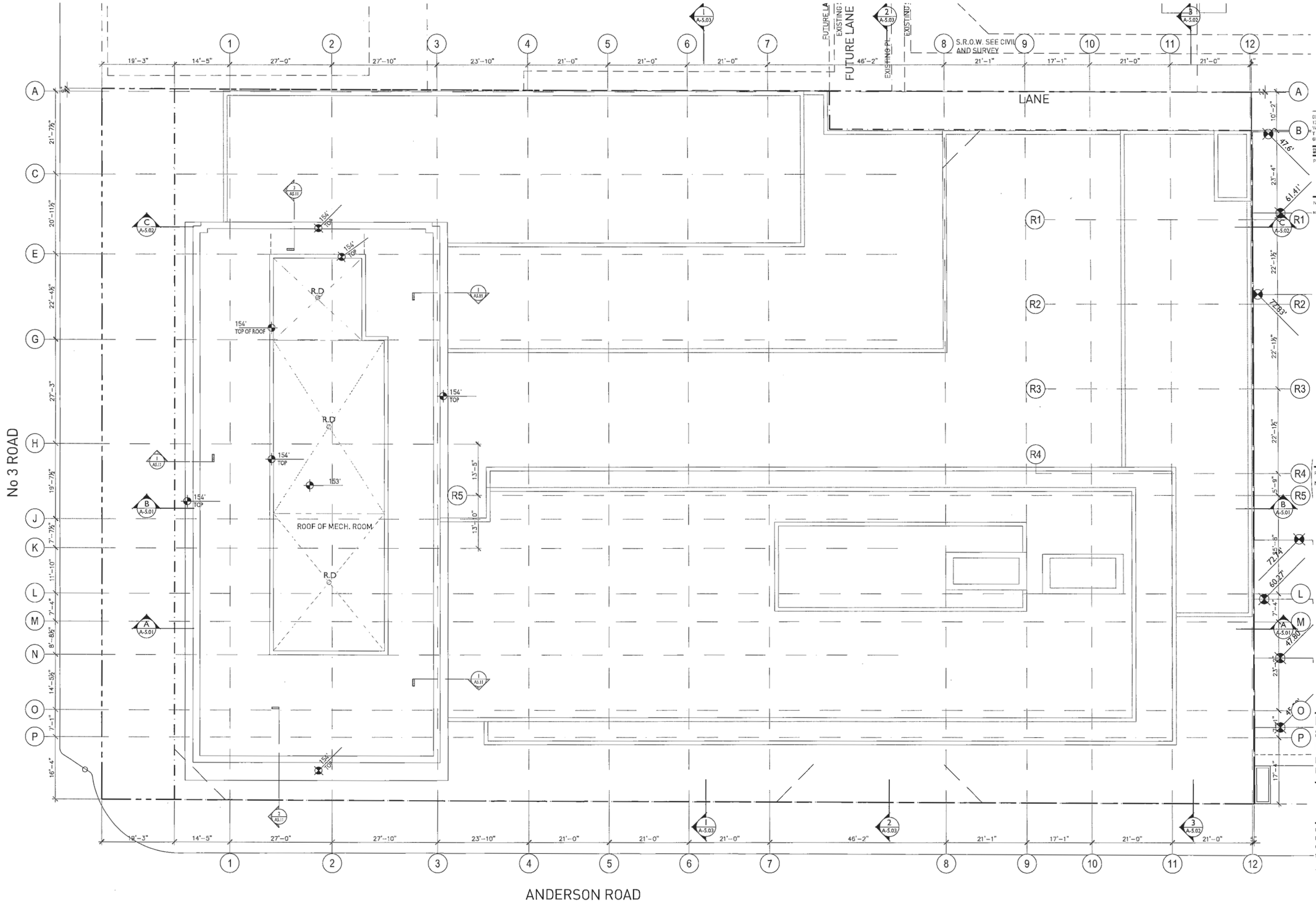
IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

OFFICE. L11
FLOOR PLAN

DATE	DATE
DRAWN BY	DE
CHECKED BY	AB
SCALE	3/32"=1'-0"
JOB NUMBER	1441

A-3.12

PLAN #54 OCT 2 4 2017 DP 15-708092



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PLOT INFO

NOTES

NO	DESCRIPTION

REVISIONS

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IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

ROOF PLAN

DATE	DATE
DRAWN BY	DE
CHECKED BY	AB
SCALE	3/32"=1'-0"
JOB NUMBER	1441

A-3.14

PLAN # 16

OCT 2 4 2017

DP 15-708092

SITE ADDRESS	LEGAL DESCRIPTION
8051 ANDERSON RD	PLAN 39107
6840-6860 No 3 Rd	PLAN 8552

SITE AREA CALCULATION	AREA (SF)	AREA (M2)
ORIGINAL SITE AREA	56,181.10	5,219.39
DEDICATION (east-west lane)	-1,088.23	-101.10
DEDICATION (No 3 Rd)	-3,653.80	-339.45
TOTAL SITE AREA	51,439.07	4,778.85
NET DEVELOPMENT SITE AREA (NDSA)	**52,541.46**	**4,881.26**
EXISTING ZONING	CDT-1	
LAND USE DESIGNATION (CCAP M-14)	T6 - URBAN CORE - BRIDGHOUSE VILLAGE	
MAX BUILDING HEIGHT (CCAP 3-51)	45M (147.6')	
SETBACKS (CCAP 3-51)		
PUBLIC STREET	3M (10')	

MAX F.A.R. ALLOWED UNDER CDT-1	AREA (SF)	AREA (M2)	F.A.R.	
	176,970.47	16,441.09	**3.15**	BASED ON ORIGINAL SITE AREA
MAX F.A.R. ALLOWED UNDER CCAP (M-15)	**AREA (SF)**	**AREA (M2)**	**F.A.R.**	
TOTAL FAR ALLOWED	210,166	19,525	4	BASED ON NET DEVELOPMENT SITE AREA

F.A.R. PROPOSED	AREA (SF)	AREA (M2)	Ratio	F.A.R.	
OFFICE/COMMERCIAL	117,791.00	10,943.14	59%	2.24	
RESIDENTIAL	83,501.00	7,757.50	41%	1.59	
TOTAL	**201,292.00**	**18,700.64**		**3.83**	BASED ON NET DEVELOPMENT SITE AREA

	GROSS RESIDENTIAL	CORE EXCLUSIONS	AMENITY	F.A.R RESIDENTIAL	SALEABLE RESIDENTIAL	AFFORDABLE HOUSING (5% MIN.)	F.A.R RETAIL	GROSS LEASABLE RETAIL	F.A.R. OFFICE	GROSS LEASABLE OFFICE	TOTAL F.A.R.
L1	1,308			1,308			12,371	11,402	1,633	0	
L1 MEZZANINE									999	0	
L2	6,534	-117		6,417	4519	592			9,529	7,000	
L3	7,461	-117		7,344	4445	1,664			9,529	8,720	
L4	6,974	-117		6,857	5677				14,851	13,947	
L5	14,705	-375	-657	13,767	15542	916			0	0	
L6 (OFFICE L5)	14,940	-386		14,554	7023	1,086			14,272	13,886	
L7 (OFFICE L6)	11,508	-245		11,263	9895				9,311	7,115	
L8 (OFFICE L7)	11,508	-245		11,263	9895				9,311	7,115	
L9	10,680	-245		10,435	9211				0	0	
ROOF (OFFICE L8)	1,500	-117	-1,049	293					9,086	7,000	
OFFICE L9									8,727	6,500	
OFFICE L10									9,086	7,000	
OFFICE L11									9,086	7,000	
TOTAL sq.ft.	**87,118**		-1,706	**83,501**	66,207	4,258	**12,371**	11,402	**105,420**	85,283	**201,292**
TOTAL M2	**8,094**		-158	**7,757**	6,150.8	395.6	**1,149**	1,059	**9,794**	7,923	**18,701**
MIX						5%					
EFFICIENCY					76%			92%		81%	

UNITS	studio	1B	1+Den	2B	3B	TH	1B	2B	TOTAL
		MARKET					AFFORDABLE		
	450 sf	591 SF		879 SF	1166 SF	1200 SF			
L1									
L1 MEZZANINE									
L2	1	4	1	1			1		8
L3				5			1	1	7
L4				6					6
L5		1		6		8		1	16
L6 (OFFICE L5)				8				1	9
L7 (OFFICE L6)		1		9	1				11
L8 (OFFICE L7)		1		9	1				11
L9		0		2	5				7
ROOF (OFFICE L8)									
OFFICE L9									
OFFICE L10									
OFFICE L11									
TOTAL sq.ft.	**1**	**7**	**1**	**46**	**7**	**8**	**2**	**3**	**75**
TOTAL M2									
MIX	1%	9%	1%	61%	9%	11%	7%		100%
EFFICIENCY									
BASIC UNIVERSAL HOUSING UNITS				7			2	3	12
									16%

UNIT /AREA SUMMARY	# OF UNITS	SQ.FT.	M2	% OF RES. FAR AREA
TOTAL AFFORDABLE UNITS (all B.U.H.)*	5	*4,258*	396	5%
TOTAL MARKET RESIDENITAL	70	79,243	7,362	95%
TOTAL RESIOENTIAL	**75**	83,501	7,757	100%

** B.U.H. = BASIC UNIVERSAL HOUSING FEATURES AS PER SECTION 4.16, GENERAL DEVELOPMENT REGULATIONS*

AMENITY SPACE CALCULATION (DCP SECTION 14.4.5.D.)	REQUIRED	PROVIDED SF		M2	
INDOOR (min 1076 sf for >40 units < 200 units)	1,076	1,706	sq ft	158	m2
OUTDOOR (6 m2 (64.6sf) / unit + 10% OF NDSA)	10,099	15,826	sq ft	1,470	m2
CHILD PLAY AERA (3m2 PER UNIT)	2,422	2,422	sq ft	225	m2

	Residetial private Balcony/SF	Residentail Public Outdoor Amenity/SF	Residentail Public Indoor Amenity/SF	Office Outdoor Amenity/SF	Office Indoor Amenity/SF
level 1					
level mezz					
level2	1166				
level3	1078				
level4	1542			4628	2422
level5	3632	6050	657	690	
level6	1845				
level7	1781	3428		5090	
level8	1750				
level9	1595	674		357	
Residentail Roof		8096	1049		
level11					
Total	14389	18248	1706	10765	2422

DEFINITION OF RESIDENTIAL UNIT TYPES:

AGING IN PLACE: PER OCP, PAGE 3-17, UNITS WILL HAVE HANDRAILS ON BOTH SIDES OF STAIRWELLS, LEVER TYPE HANDLES FOR PLUMBING FIXTURES AND DOORS, AND SOLID BLOCKING IN BATHROOMS TO FACILITATE GRAB BAR INSTALLATION NEAR TOILET, BATHTUB AND SHOWER.

ADAPTABLE (OR "UNIVERSAL ACCESS": PER BCBC 2012 SECTION 3.8, UNITS WILL HAVE CLEARANCES IN FRONT OF DOORS, BATHTUBS, SHOWERS, TOILETS AND VANITIES. KITCHENS WILL HAVE CONTINUOUS COUNTERSPACE BETWEEN RANGE AND SINK. UNITS WILL BE PRE-WIRED FOR INSTALLATION OF VISUAL ALARM SYSTEMS. ALL OUTLETS WILL BE NO LESS THAN 18" AFF AND NO MORE THAN 3' AFF. ALL CONTROLS AND SWITCHES WILL BE NO MORE THAN 48" AFF. SEE BCBC 2012 AND CFT CODE REPORT FOR FURTHER DETAILS.

BARRIER FREE: PER OCP PAGE 3-18, UNIT WILL MEET ALL REQUIREMENTS OF ADAPTABLE, OR "UNIVERSAL ACCESS", AS WELL AS: GRAB BARS IN BATHROOMS AT TOILET AND SHOWER / TUB LOCATIONS, COUNTERTOPS NO MORE THAN 32" AFF, VANITIES AND KITCHEN CUPBOARDS WITH KNEE SPACE UNDERNEATH SINK AND RANGE LOCATIONS, ONE WHEEL-IN SHOWER STALL PER UNIT, ALL CORRIDORS AT LEAST 42" WIDE, ALL APPLIANCES TO BE ACCESSIBLE TO 48" AFF.

PARKING BREAKDOWN BY FLOOR

	RETAILL PARKING					OFFICE PARKING					RESIDENTIAL PARKING				
	TOTAL	sm. cars	HC	EV-wired	EV-Duct	TOTAL	sm. cars	HC	EV-wired	EV-Duct	TOTAL	sm. cars	HC	EV-wired	EV-Duct
L1	25	14	2	3		10	4	2	2		1		1		
LMEZZ	16	11				28	9			8					
L2						35	15				17	12			12
L3						39	13			4	30	22		7	9
L4											36	13		10	
TOTAL provided	41	25		3	0	**112**	41		2	12	**84**	47		17	21
Required/allowed	**36**	21				**105**	56				**75**	42			
surplus	5					7					10				
											Req. EV Wired 20%			17	
											Req. EV Ducted 25%				21

	SHARED VISITOR w/ RETAIL	TOTAL SM.CARS	TOTAL EV Wired	TOTAL EV Pre-Duct	TOTAL PARKING	CAR SHARE
L1	25					2
LMEZZ	16					
L2	0					
L3						
L4						
TOTAL provided	41	113	22	33	**237**	**2**
Required/allowed	36	119			**216**	**2**
surplus					21	

DETAILED BREAKDOWN FOR PLANNING COMMENTS

PARKING CALCULATION	REQUIRED/ ALLOWED	PROVIDED	
MARKET RESIDENTIAL (ZBL 7.9.3.1)			
1 PER UNIT	70		
VISITOR 0.2 PER UNIT (SHARED W/ RETAIL))	14		
VISITOR SHARED WITH RETAIL	-14		
TOTAL MARKET RESIDENTIAL	***70***		
AFORDABLE HOUSING			
0.9 PER UNIT	5		
VISITOR 0.2 PER UNIT	1		
VISITOR SHARED W/ RETAIL	-1		
TOTAL AFFORDABLE HOUSING	***5***		
TOTAL RESIDENTIAL	**75**	**84**	
SMALL SPACES (50% MAX)	*42*		
DISABILITY SPACES (2% MIN)	*1*	*2 (1 RESIDENITAL + 1 VISITOR)*	
GENERAL RETAIL (ZBL 7.9.4.1 - blended City Centre Prking Requirements Zone 1)			
3.75 PER 100m2 (1076 SF) UP TO L2	39.7		
1.5 PER 100m2 (1076 SF) ABOVE L2 (7.7.2.3.)	0		
15% REDUCTION ABOVE L2	0		
SUBTOTAL RETAIL	***40***		
10% REDUCTION (TDM)	*-4.0*		
TOTAL RETAIL	***36***	***41***	
OFFICE (ZBL 7.9.4.1 - blended City Centre Prking Requirements Zone 1)			
3.75 SPACES PER 1076 SF UP TO L2	24		
1.5 PER 100m2 (1076 SF) ABOVE L2	109		
15% REDUCTION ABDVE L2	16		
SUBTOTAL OFFICE	***117.1***		
10% REDUCTION (TDM)	*-11.7*		
TOTAL OFFICE	***105***	***109***	
TOTAL OFFICE+RETAIL	***141***	***150***	
SMALL SPACES (50% MAX)	*75*		
DISABILITY SPACES (2% MIN)	*3*	*3 (2 FOR OFFICE + 1 FOR RETAIL)*	
PARKING TOTAL	**216**	**237**	*113 small cars*
EV CAR SHARE TOTAL	**2**	**2**	

LOADING CALCULATION	REQUIRED	PROVIDED	
RESIDENTIAL 7.13.6.1.			
MEDIUM -SIZE LOADING (30'X10'):			
1 FOR 81 TO 240 UNITS	1	1	
NON-RESIDENTIAL 7.13.6.2.			
MEDIUM-SIZE LOADING (30'X10'):			
501m2 (5,393) SF TO 1860m2 (20,021 SF)	1		
+ 1 FOR ADD 5,000m2 (53,820 SF)	2		
TOTAL MEDIUM SIZE LOADING	3	3	(2 SHARED WITH LARGE-SIZE)
LARGE-SIZE LOADING (60.4'X11.5')*			
1 FOR EA ADD 5,000m2 (53,820SF) OVER 1860m2 (20,021SF)	2	1	RELAX. FOR 1 LARGE LOADING SPACE

BICYCLE PARKING	REQUIRED/ ALLOWED	PROVIDED
MIXED USE RESIDENTIAL		
CLASS 1: 1.25 PER UNIT	93.75	94
CLASS2: 0.2 PER UNIT	15.00	15
RETAIL		
CLASS 1: 0.27/ 100m2 (1076 sf) >100m2 (1076 sf)	2.59	4
CLASS 2 (racks): 0.4 /1076 sf >100m2 (1076 sf)	3.84	10
OFFICE		
CLASS 1: 0.27/ 100m2 (1076 sf) >100m2 (1076 sf)	21.13	23
CLASS 2 (racks): 0.4 /1076 sf >100m2 (1076 sf)	31.30	34
TOTAL CLASS 1	117.47	121
VERTICAL (33% MAX)	40.00	40
TOTAL CLASS 2 (racks)	50.14	59

Accessibility Features Breakdown:

Type	Affordable Units	Market Units	Intent	Standard
Aging in Place only	0	66	- support mobility and usability	Per OCP
Adaptable, Basic Universal Housing and Aging in Place only	4	4	- reno potential for wheelchair plus	Per BCBC Per RZB, per OCP
Barrier Free, Adaptable,Basic Universal Housing, Aging in Place.	1	0	- move in with wheelchair	Per OCP Per BCDH,Per BCBC ,Per RZB
Total Units	5	70		

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PLOT INFO.

NOTES

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IFORTUNE Centre Anderson Road
8051 Anderson Road
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RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

PROJECT DATA

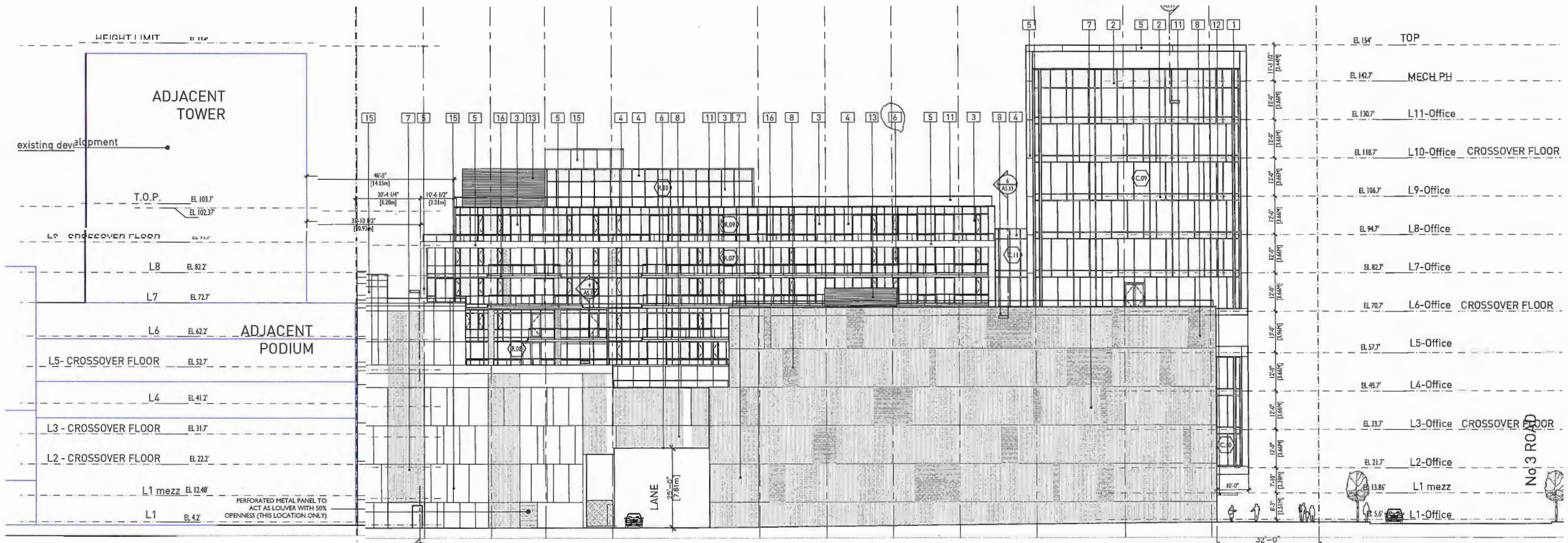
DATE	DATE
DRAWN BY	DE
CHECKED BY	AB
SCALE	-
JOB NUMBER	1441

A-1.01

PLAN # 17

OCT 2 4 2017

DP 15-708092



1 NORTH ELEVATION
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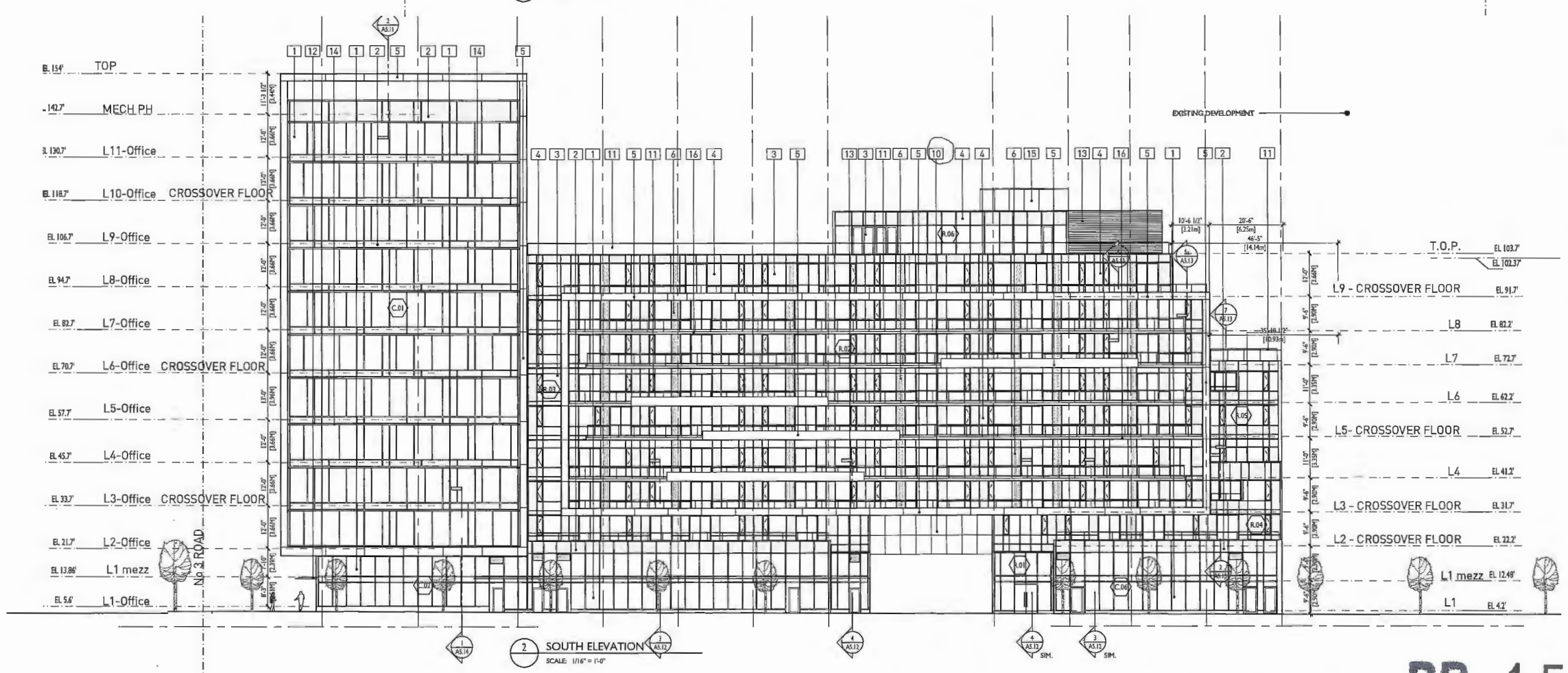

2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

NO.	MATERIAL
1	ALUMINUM CURTAIN WALL FRAME WITH VIEW GLASS GLAZING AND CLEAR STRUCTURAL SILICONE JOINTS
2	ALUMINUM CURTAIN WALL FRAME WITH SPANDREL GLAZING AND MULLION CAPS
3	ALUMINUM WINDOW WALL FRAME WITH VISION GLAZING
4	ALUMINUM WINDOW WALL FRAME WITH SPANDREL GLAZING
5	COMPOSITE METAL PANEL CLADDING AT FEATURE FRAME
6	WOOD GRAIN COMPOSITE METAL PANEL CLADDING
7	VERTICAL METAL CLADDING - TYPE I
8	VERTICAL METAL CLADDING - TYPE II
9	HORIZONTAL METAL CLADDING - TYPE I
10	HORIZONTAL METAL CLADDING - TYPE II
11	ALUMINUM GUARDRAIL WITH SAFETY GLAZING
12	PAINTED STEEL CANOPY WITH FROSTED SAFETY GLAZING
13	METAL MECHANICAL LOUVER
14	ALUMINUM SUNSHADE
15	EXPOSED CONCRETE - ARCHITECTURAL FINISH
16	EXPOSED CONCRETE SLAB EDGE WITH TRAFFIC COAT.

*SEE NEXT SHEET FOR COLOUR DESCRIPTIONS

PLAN # 218

OCT 2 4 2017

DP 15-708092

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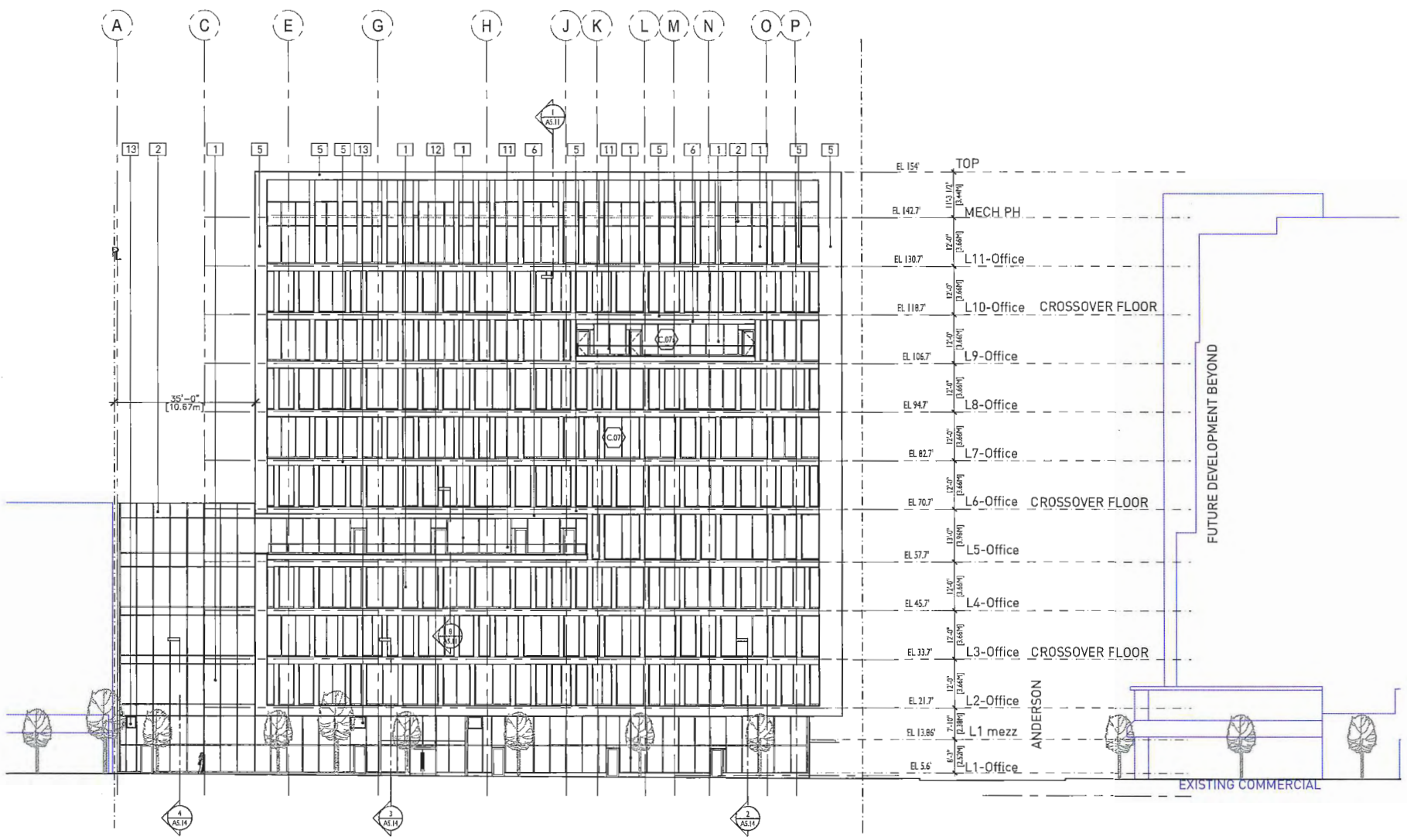
NORTH & SOUTH ELEVATIONS

DATE	DATE
DRAWN BY	DE
CHECKED BY	AB
SCALE	1/16" = 1'-0"
JOB NUMBER	1441

A-4.01



MATERIAL LEGEND

NO.	MATERIAL	COLOUR
1	ALUMINUM CURTAIN WALL FRAME WITH VIEW GLASS GLAZING AND CLEAR STRUCTURAL SILICONE JOINTS	FRAME: GLASS:
2	ALUMINUM CURTAIN WALL FRAME WITH SPANDREL GLAZING AND MULLION CAPS	FRAME: GLASS:
3	ALUMINUM WINDOW WALL FRAME WITH VISION GLAZING	FRAME: GLASS:
4	ALUMINUM WINDOW WALL FRAME WITH SPANDREL GLAZING	FRAME: GLASS:
5	COMPOSITE METAL PANEL CLADDING AT FEATURE FRAME	COLOUR
6	WOOD GRAIN COMPOSITE METAL PANEL CLADDING	COLOUR
7	VERTICAL METAL CLADDING - TYPE I	COLOUR
8	VERTICAL METAL CLADDING - TYPE II	COLOUR
9	HORIZONTAL METAL CLADDING - TYPE I	COLOUR
10	HORIZONTAL METAL CLADDING - TYPE II	COLOUR
11	ALUMINUM GUARDRAIL WITH SAFETY GLAZING	FRAME: GLASS:
12	PAINTED STEEL CANOPY WITH FROSTED SAFETY GLAZING	STEEL: GLASS:
13	METAL MECHANICAL LOUVER	COLOUR TO MATCH WINDOW FRAMES
14	ALUMINUM SUNSHADE	COLOUR TO MATCH WINDOW FRAMES
15	EXPOSED CONCRETE - ARCHITECTURAL FINISH	COLOUR
16	EXPOSED CONCRETE SLAB EDGE WITH TRAFFIC COAT.	CONTRACTOR TO PROVIDE TRAFFIC COATING AVAILABLE COLOURS FROM MANUFACTURER

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WEST ELEVATION

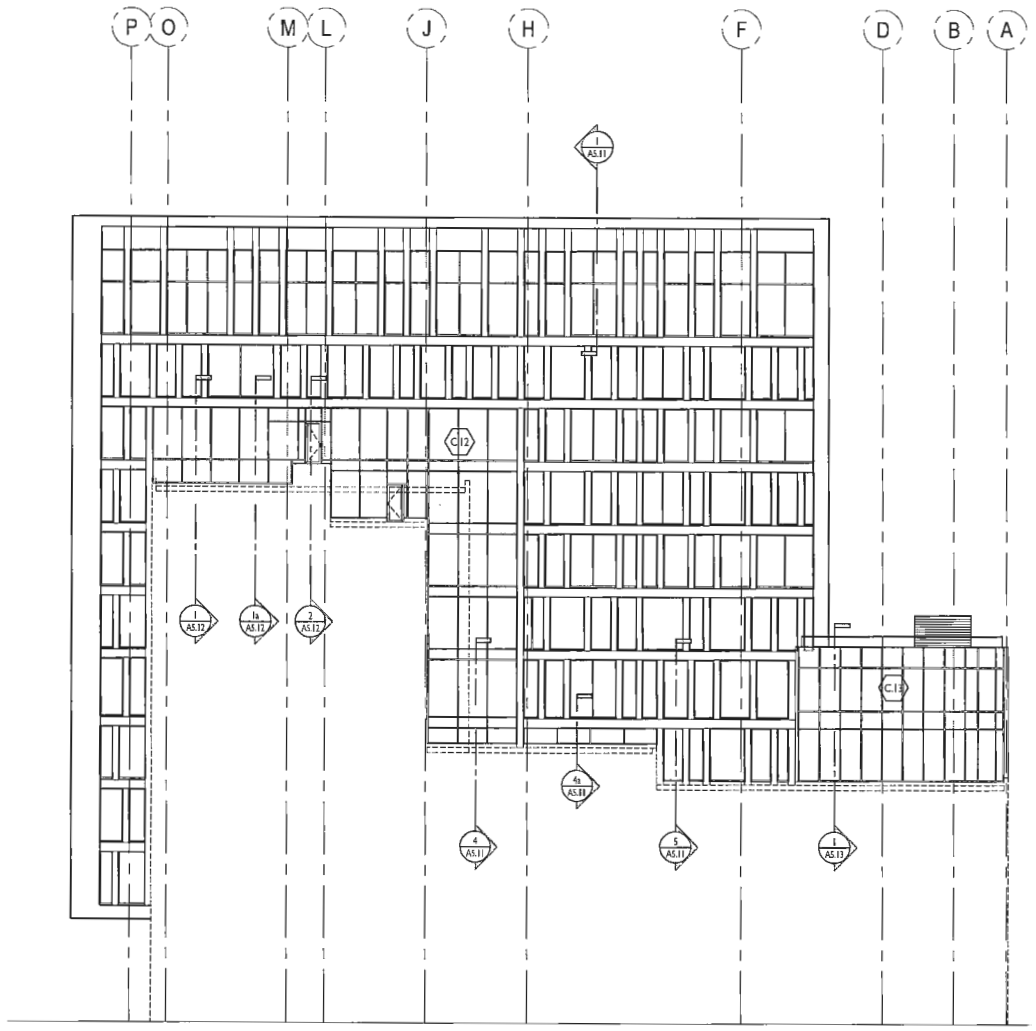
DATE	DATE
DRAWN BY	DE
CHECKED BY	AB
SCALE	1/16" = 1'-0"
JOB NUMBER	1441

A-4.02

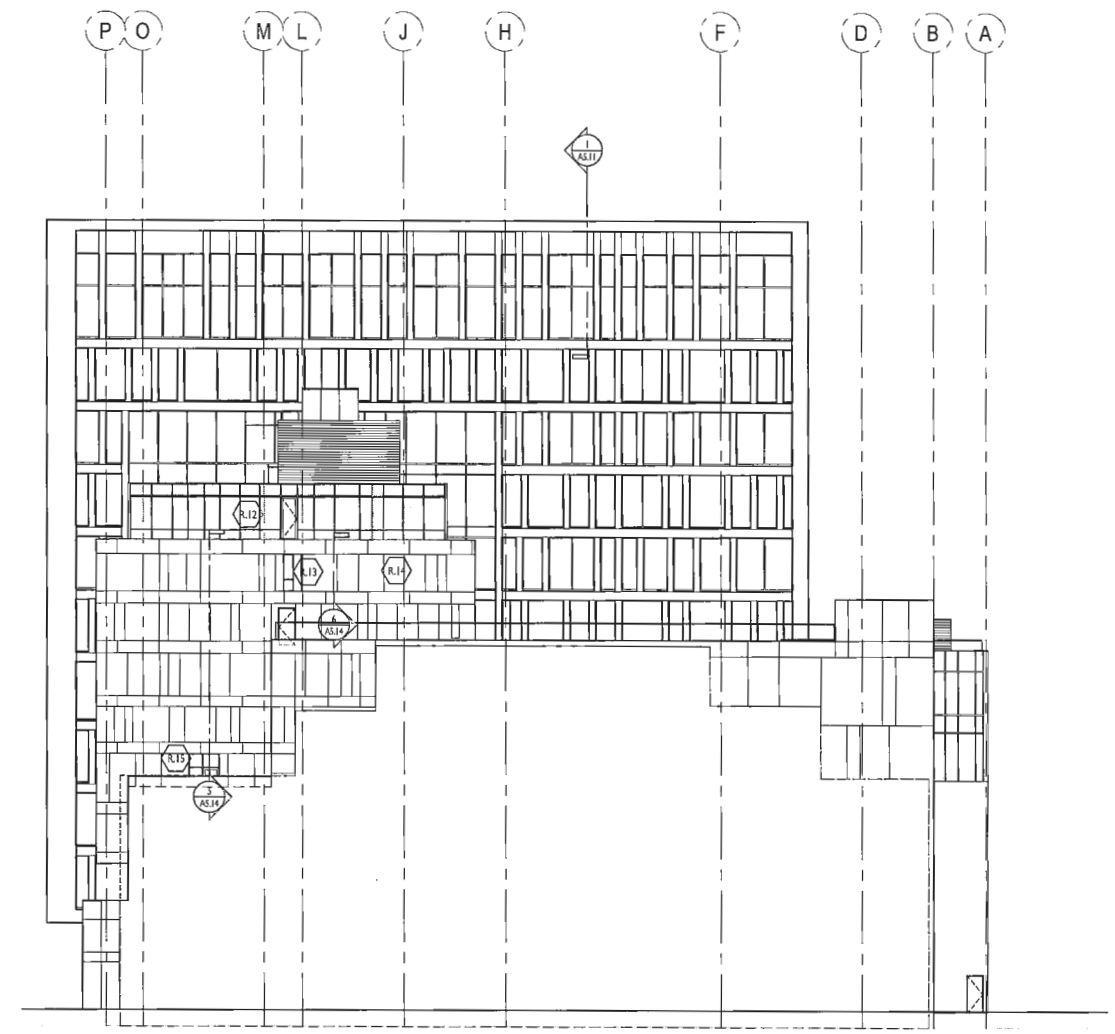
PLAN # 19

OCT 2 4 2017

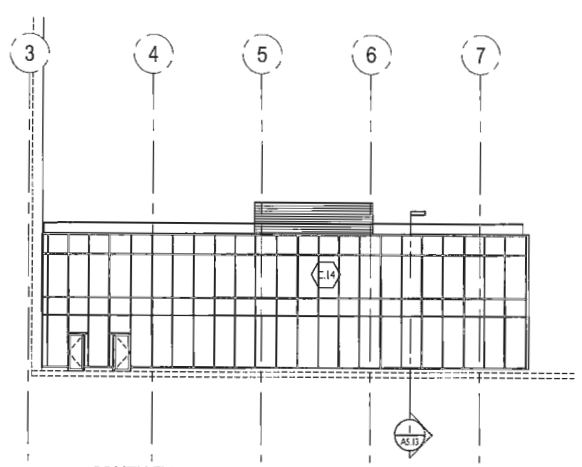
DP 15-708092



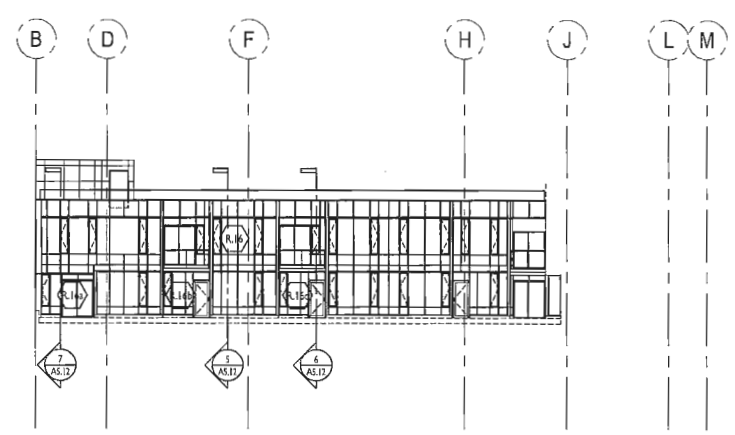
1 EAST ELEVATION
THROUGH COURTYARD AT RESIDENTIAL BLDG
SCALE: 1/16" = 1'-0"



2 EAST ELEVATION
EAST FIRE WALL
SCALE: 1/16" = 1'-0"



3 SOUTH ELEVATION
OFFICE BLDG AT COURTYARD
SCALE: 1/16" = 1'-0"



4 WEST ELEVATION
TOWNHOUSES AT COURTYARD
SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

NO.	MATERIAL	COLOUR
1	ALUMINUM CURTAIN WALL FRAME WITH VIEW GLASS GLAZING AND CLEAR STRUCTURAL SILICONE JOINTS	FRAME: GLASS:
2	ALUMINUM CURTAIN WALL FRAME WITH SPANDREL GLAZING AND MULLION CAPS	FRAME: GLASS:
3	ALUMINUM WINDOW WALL FRAME WITH VISION GLAZING	FRAME: GLASS:
4	ALUMINUM WINDOW WALL FRAME WITH SPANDREL GLAZING	FRAME: GLASS:
5	COMPOSITE METAL PANEL CLADDING AT FEATURE FRAME	COLOUR
6	WOOD GRAIN COMPOSITE METAL PANEL CLADDING	COLOUR
7	VERTICAL METAL CLADDING - TYPE I	COLOUR
8	VERTICAL METAL CLADDING - TYPE II	COLOUR
9	HORIZONTAL METAL CLADDING - TYPE I	COLOUR
10	HORIZONTAL METAL CLADDING - TYPE II	COLOUR
11	ALUMINUM GUARDRAIL WITH SAFETY GLAZING	FRAME: GLASS:
12	PAINTED STEEL CANOPY WITH FROSTED SAFETY GLAZING	STEEL: GLASS:
13	METAL MECHANICAL LOUVER	COLOUR TO MATCH WINDOW FRAMES
14	ALUMINUM SUNSHADE	COLOUR TO MATCH WINDOW FRAMES
15	EXPOSED CONCRETE - ARCHITECTURAL FINISH	COLOUR
16	EXPOSED CONCRETE SLAB EDGE WITH TRAFFIC COAT.	CONTRACTOR TO PROVIDE TRAFFIC COATING AVAILABLE COLOURS FROM MANUFACTURER

PLAN # 26

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PLOT INFO.

NOTES

NO DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
1.	JULY 18 2014	CLIENT REVIEW
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8.	MAR 15 2017	RE-ISSUED FOR RZ/DP
9.	OCT. 13 2017	RE-ISSUED FOR RZ/DP COMMENTS

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EAST ELEVATION /
COURTYARD ELEV.

DATE	DATE
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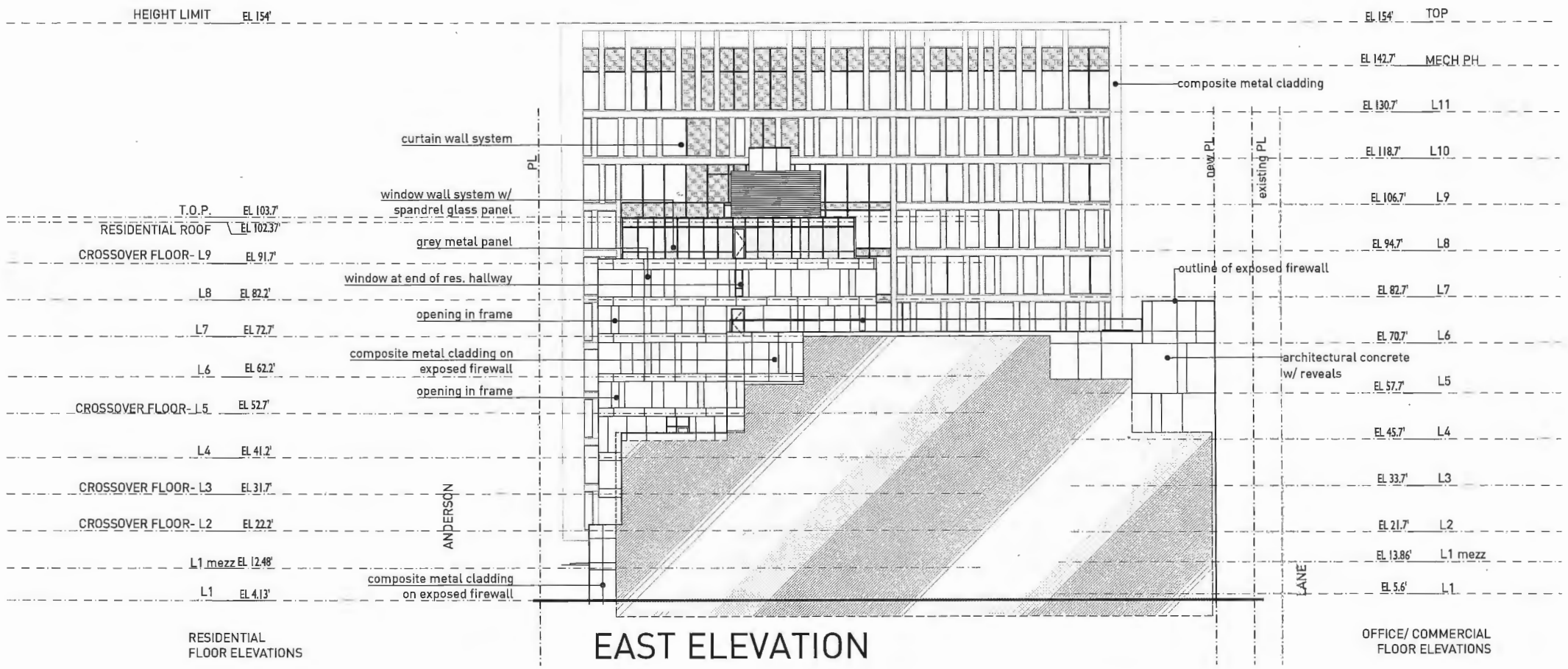
SCALE	1/16" = 1'-0"
JOB NUMBER	1441

A-4.03



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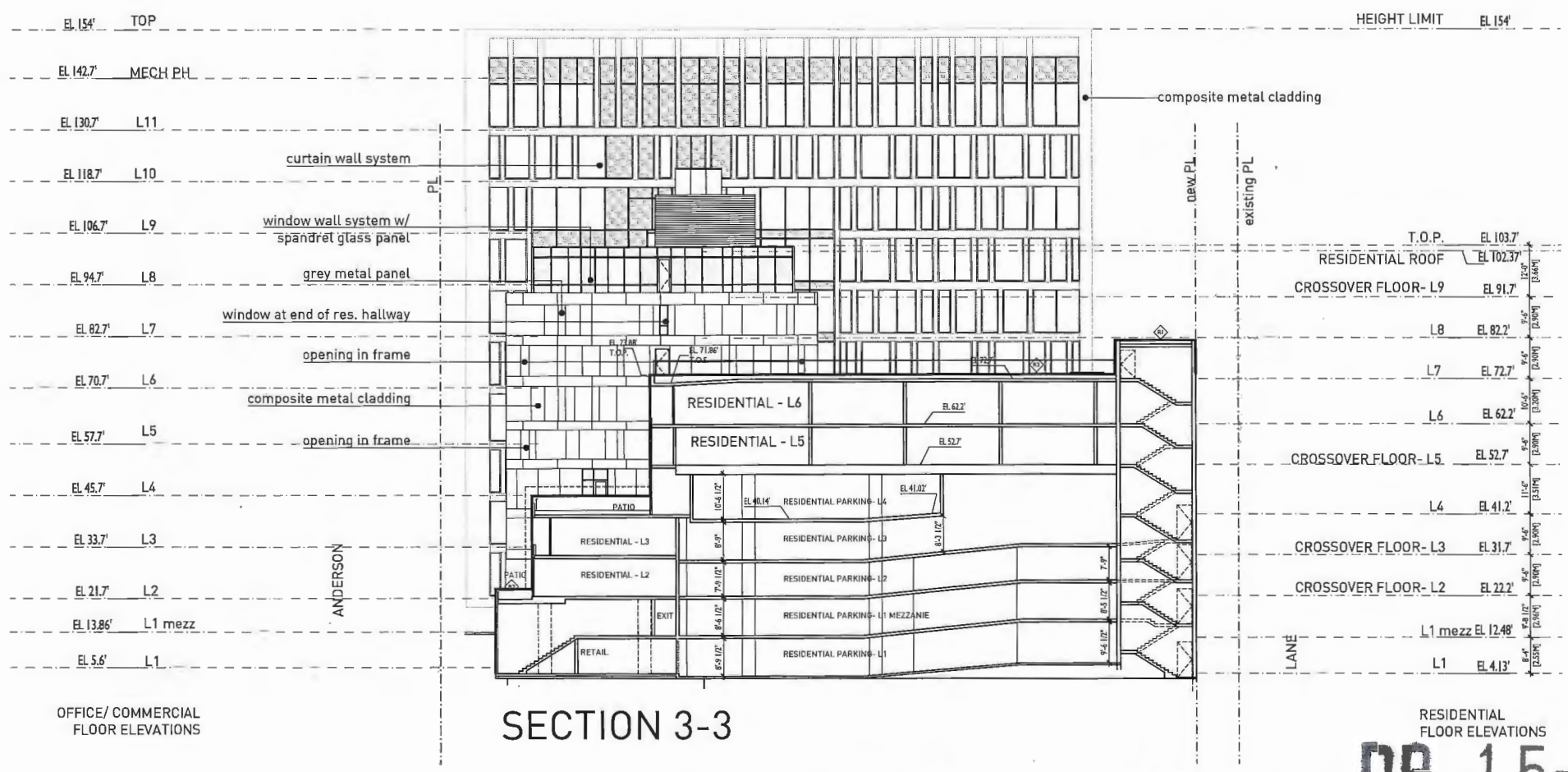

SECTION 3-3

PLAN # 21

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SECTION 3-3

DATE	DATE
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CHECKED BY	AB
SCALE	1/16"=1'-0"
JOB NUMBER	1441

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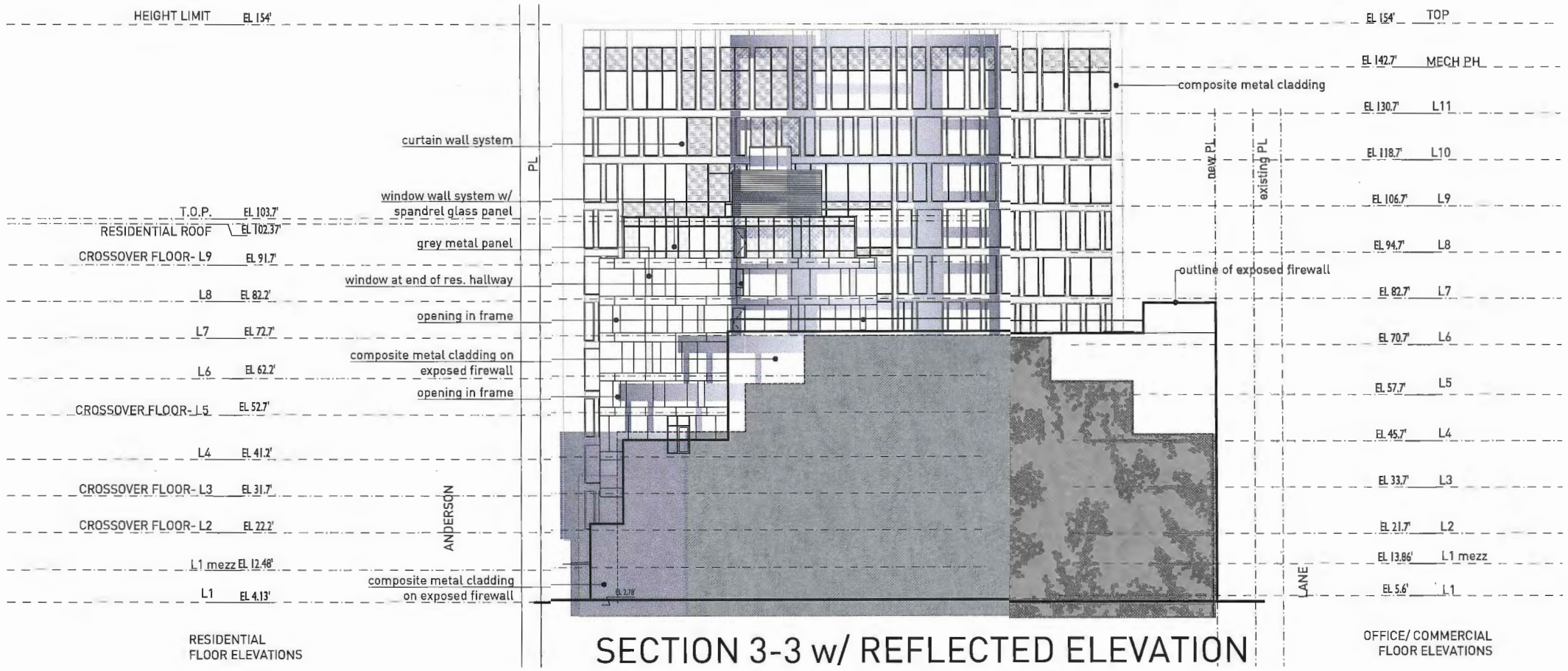
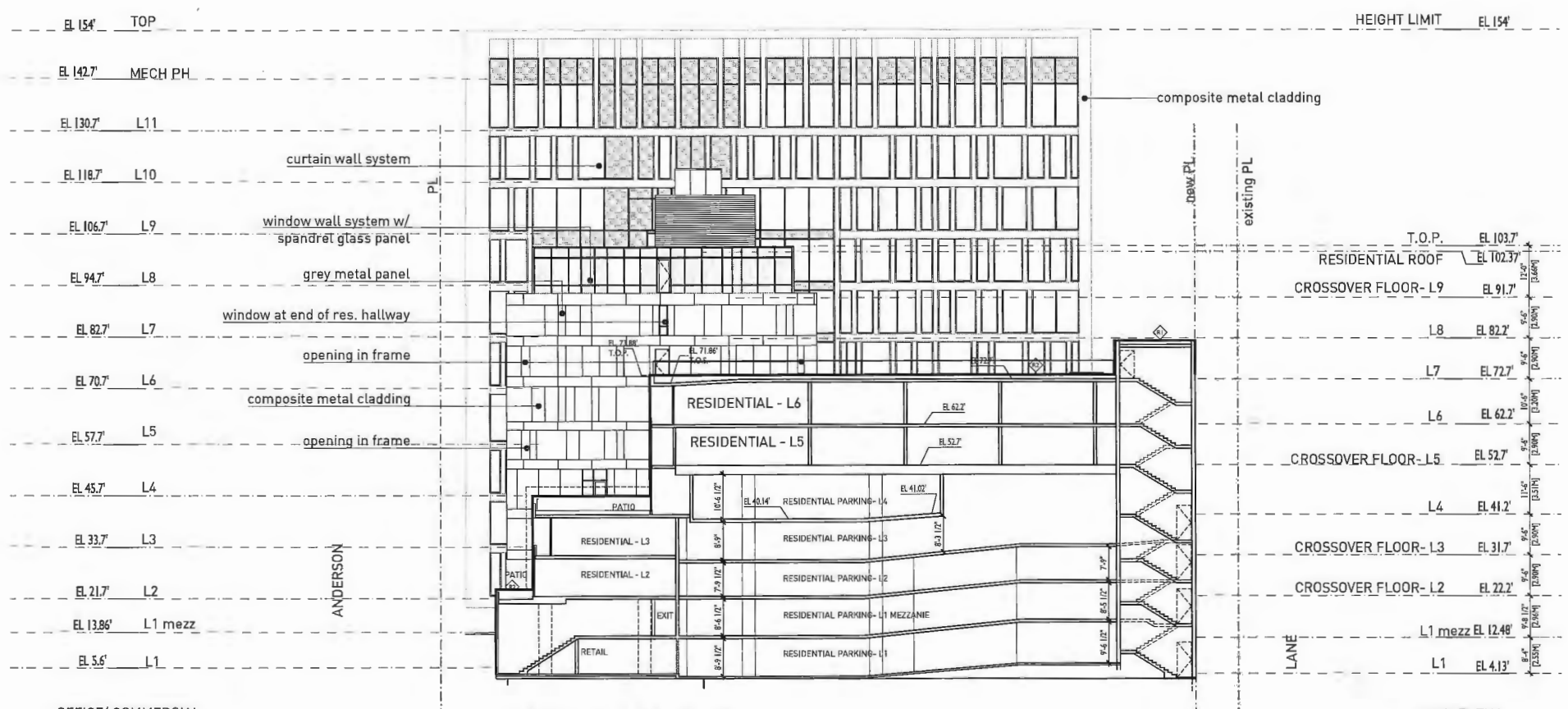


SECTION 3-3 w/ REFLECTED ELEVATION



SECTION 3-3

PLAN # 22 OCT 2 4 2017 DP 15-708092

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SECTION 3-3

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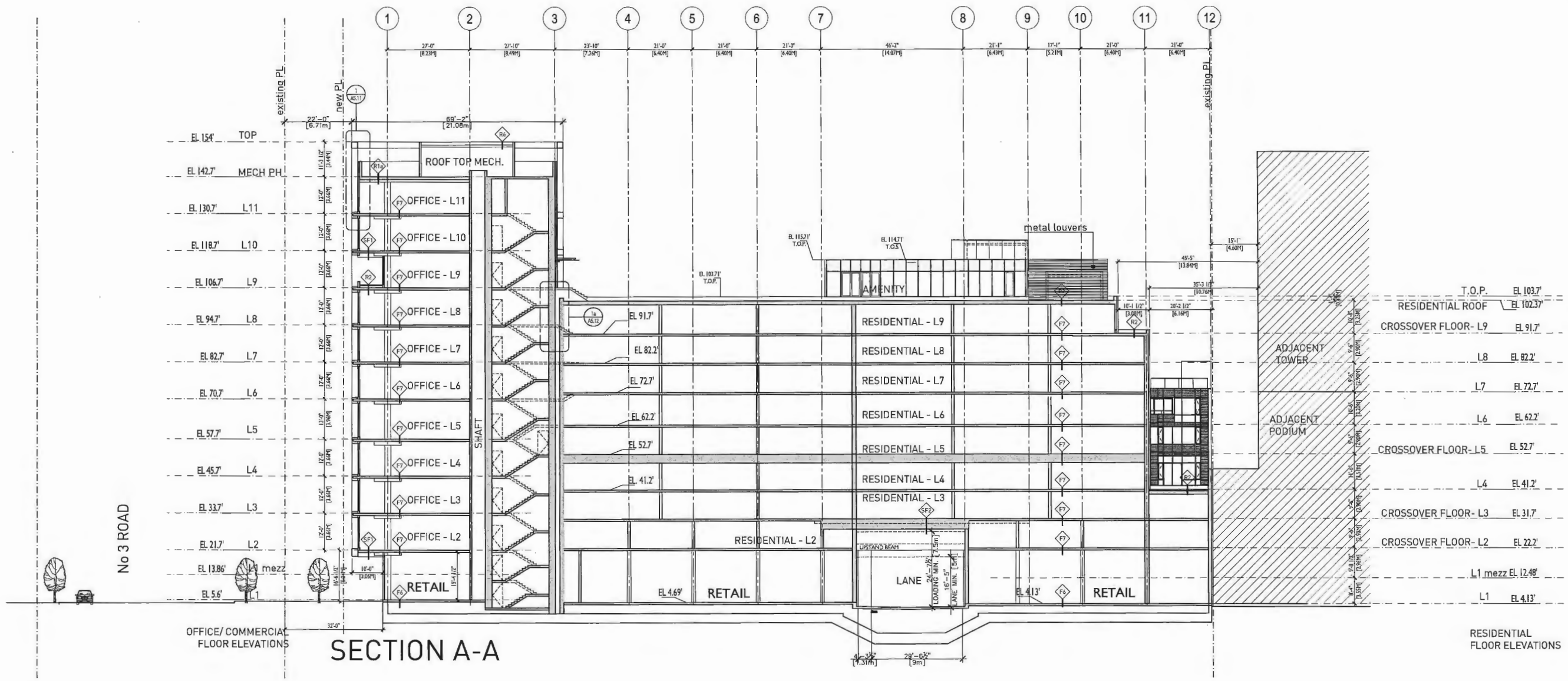

SECTION A-A

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SECTION A-A

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PLAN # 23

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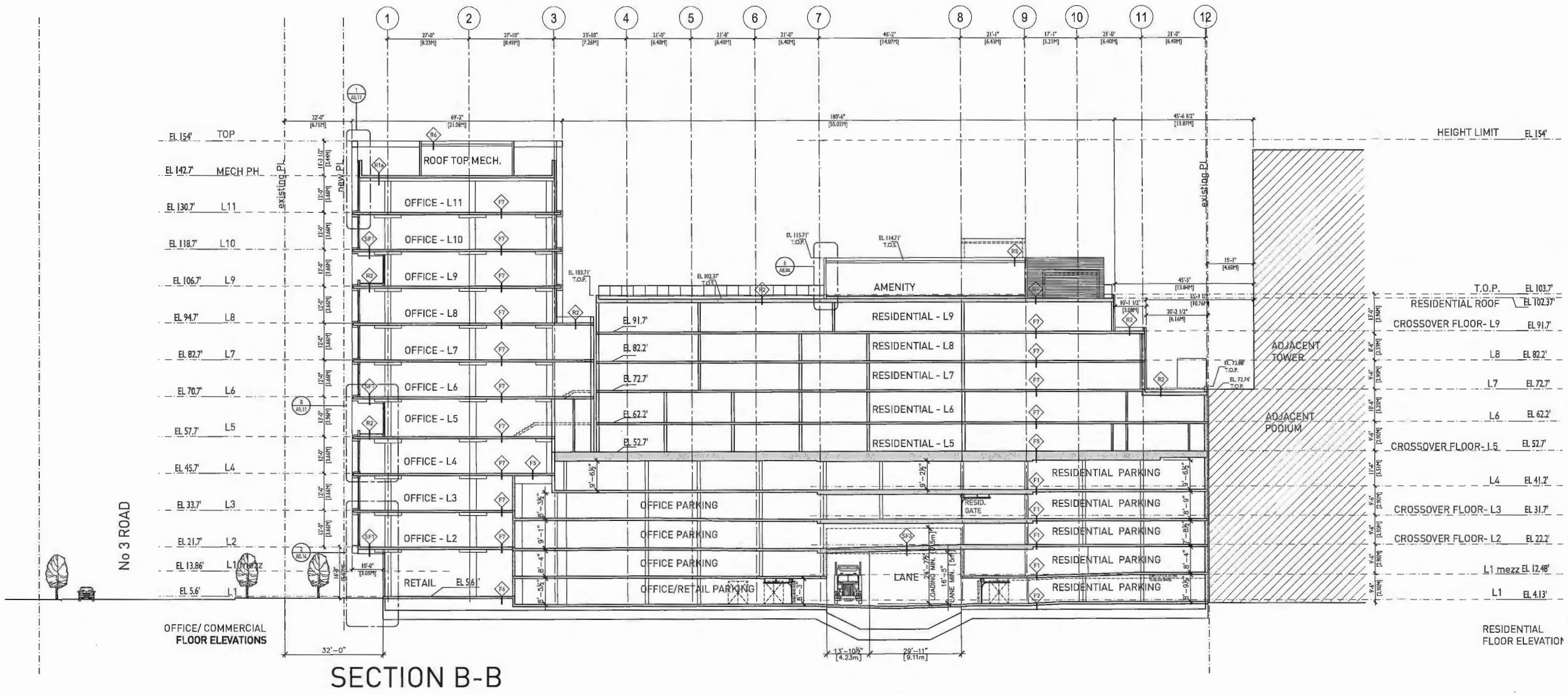

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SECTION B-B

DATE	DATE
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SCALE	1/16"=1'-0"
JOB NUMBER	1441

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PLAN # 24

OCT 2 4 2017

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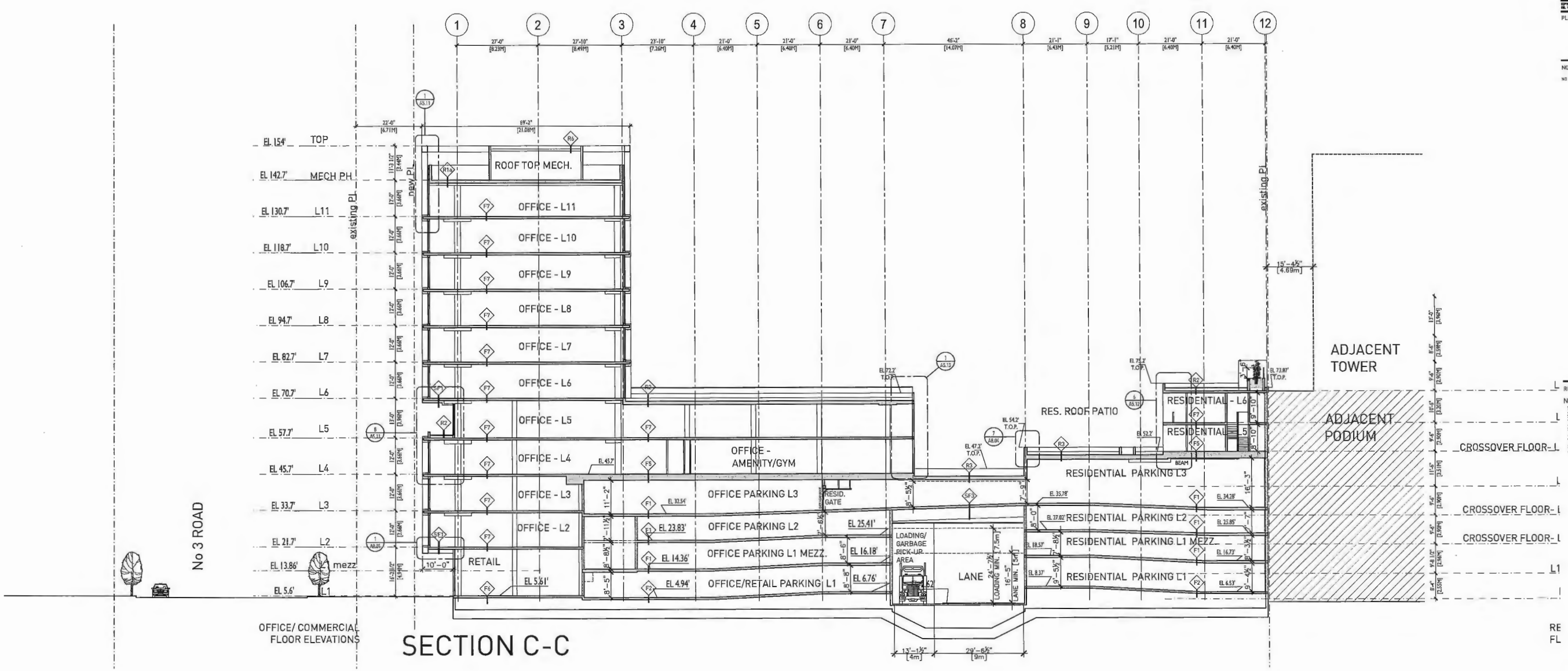

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SECTION C-C

DATE	DATE
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SCALE	1/16"=1'-0"
JOB NUMBER	1441

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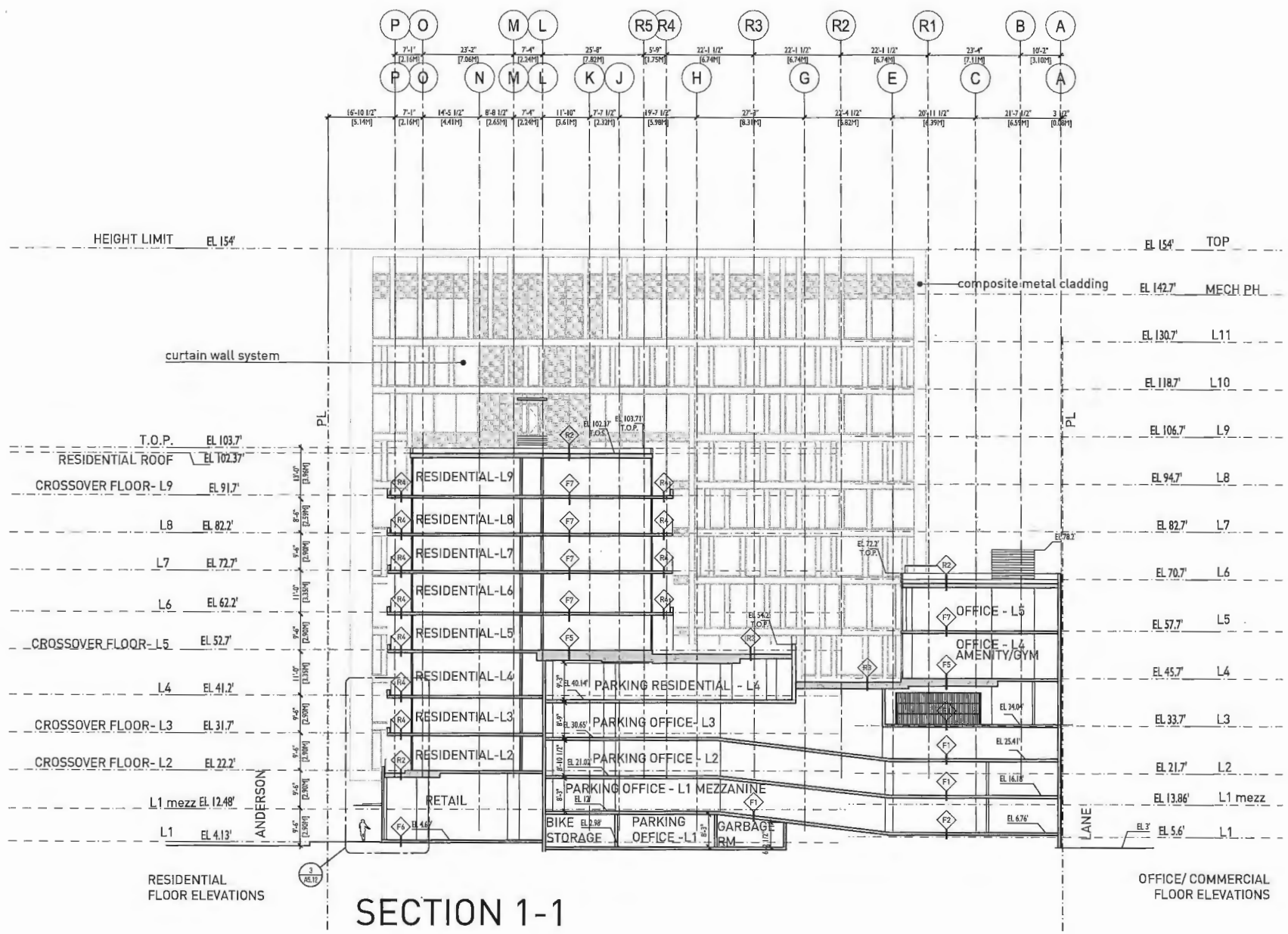
PLAN # 25

OCT 2 4 2017

DP 15-708092



SECTION 1-1

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SECTION 1-1

DATE	DATE
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SCALE	1/16"=1'-0"
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PLAN # 23 26

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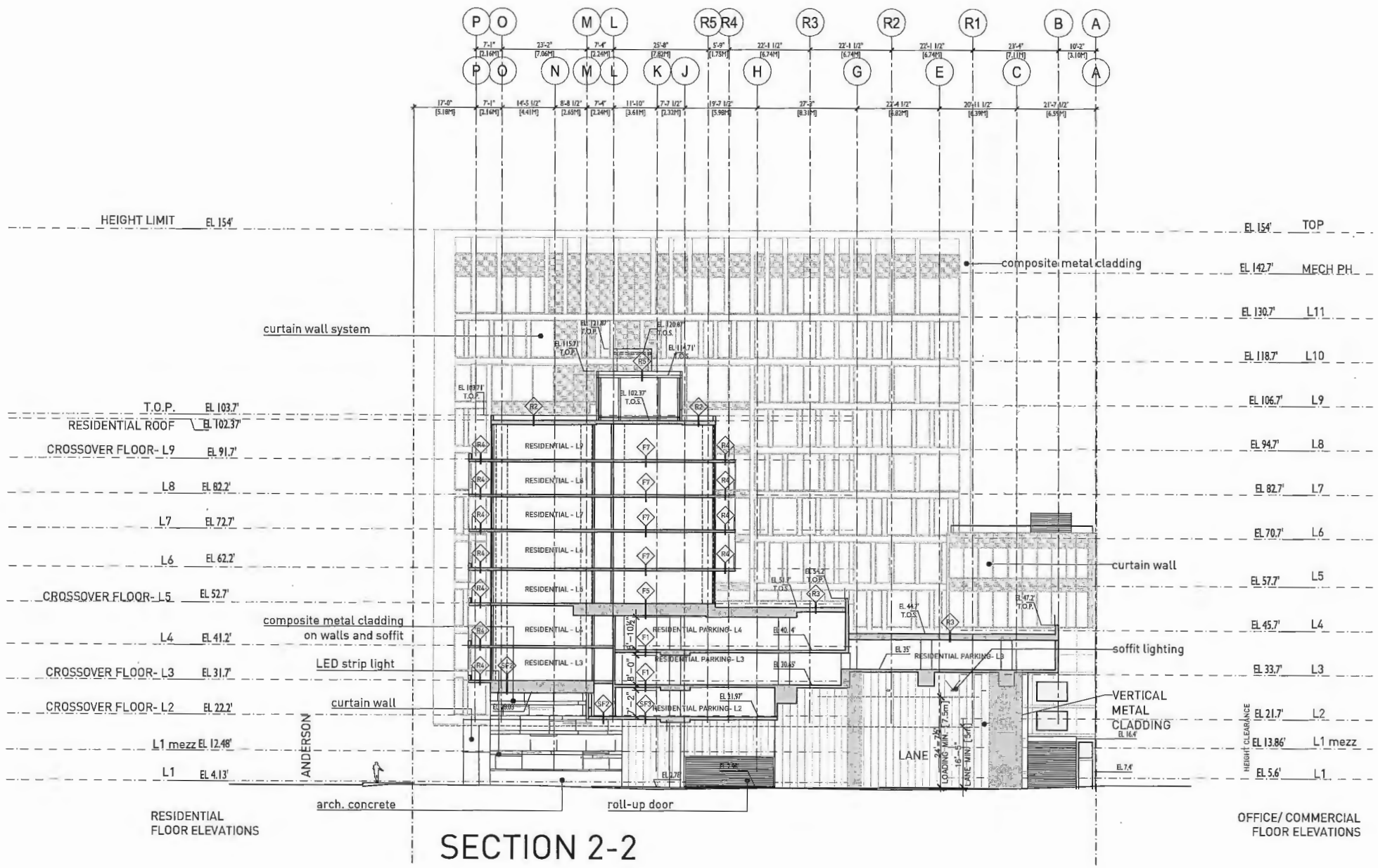

SECTION 2-2

PLAN # 22 OCT 2 4 2017 DP 15-708092

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SECTION 2-2

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JOB NUMBER	1441

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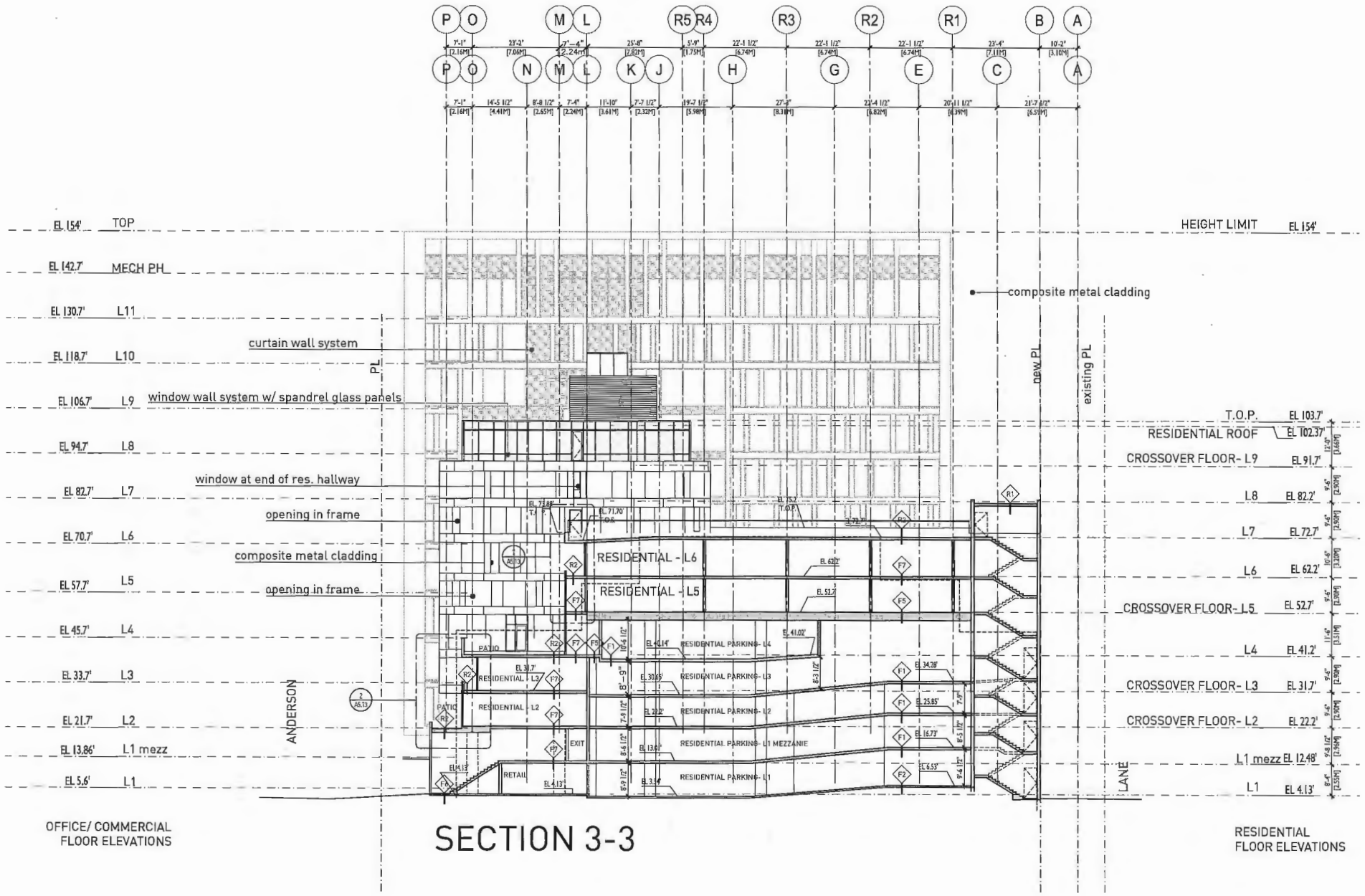

SECTION 3-3

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SECTION 3-3

DATE	DATE
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PLAN # ~~29~~ 28

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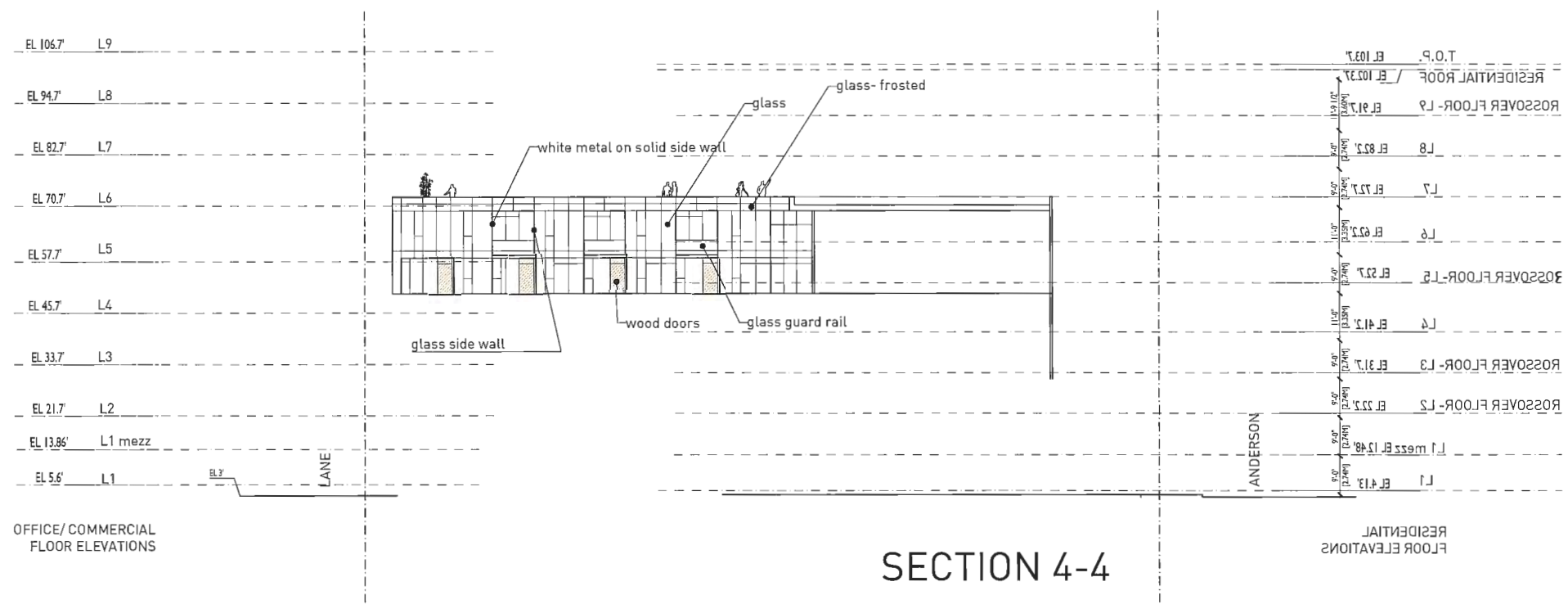

SECTION 4-4

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SECTION 4-4

DATE	DATE
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SCALE	SCALE
JOB NUMBER	1441

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PLAN # 29

OCT 2 4 2017

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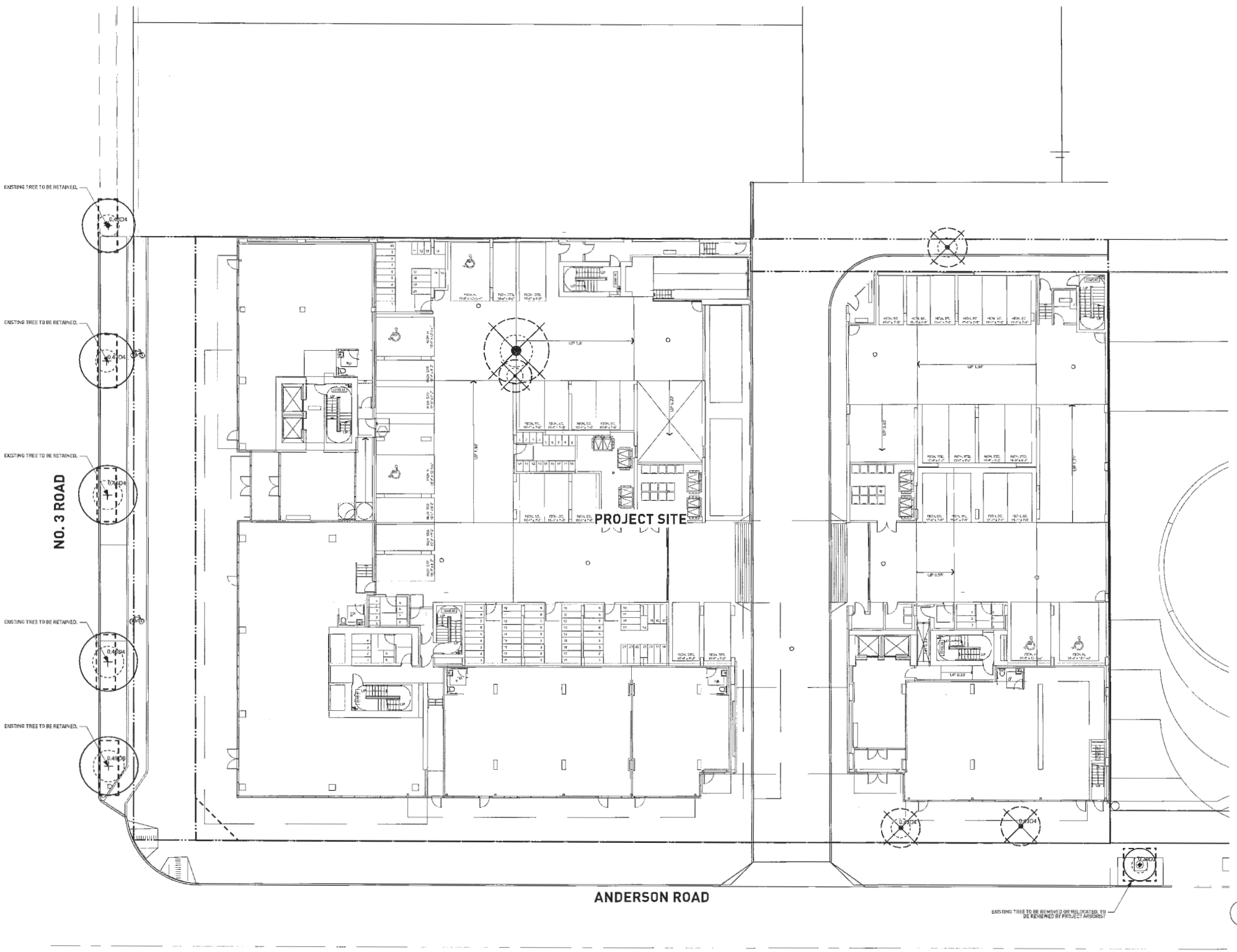


TREE PROTECTION GENERAL NOTES

A. EXCAVATION AROUND TREES

1. EXCAVATION WITHIN DRIP LINE OF TREES ONLY WHERE INDICATED ON PLANS AND AS DIRECTED BY THE CONSULTANT.
2. DURING ANY EXCAVATION WITHIN THE DRIP LINE OF A TREE THE CONTRACTOR SHALL EXCAVATE AROUND TREE ROOTS AS DIRECTED BY THE CONSULTANT. DO NOT CUT TREE ROOTS UNLESS DIRECTED BY THE CONSULTANT.
3. TREES AND OTHER DESIRABLE VEGETATION TO BE TOTALLY FENCED BY 1.8M [6'-0"] HIGH SEMI-PERMANENT CHAIN-LINK FENCING. FENCING TO BE MAINTAINED FOR THE DURATION OF THE PROJECT.

B. EXCAVATION FOR NEW CONSTRUCTION WITHIN THE DRIP LINES OF TREES

1. HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS.
2. USE NARROW TINE SPADING FORKS TO PROBE AND COMB SOIL TO EXPOSE ROOTS.
3. RELOCATE ROOTS INTO BACKFILL AREAS WHENEVER POSSIBLE. IF LARGE MAIN LATERAL ROOTS ARE ENCOUNTERED, EXPOSE BEYOND EXCAVATION LIMITS AS REQUIRED TO BEND AND RELOCATE WITHOUT BREAKING.

C. UTILITY TRENCHING WITHIN THE DRIP LINES OF TREES

1. TUNNEL UNDER AND AROUND ROOTS BY HAND DIGGING.
2. DO NOT CUT MAIN LATERAL ROOTS.
3. CUTTING OF SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF NEW WORK SHALL BE DONE WITH CLEAN SHARP TREE PRUNING TOOLS.
4. ROOTS THAT ARE ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION AND ARE TOO DIFFICULT TO RELOCATE SHALL BE CUT 150MM [6"] BACK FROM NEW CONSTRUCTION. USE CLEAN SHARP TREE PRUNING TOOLS.

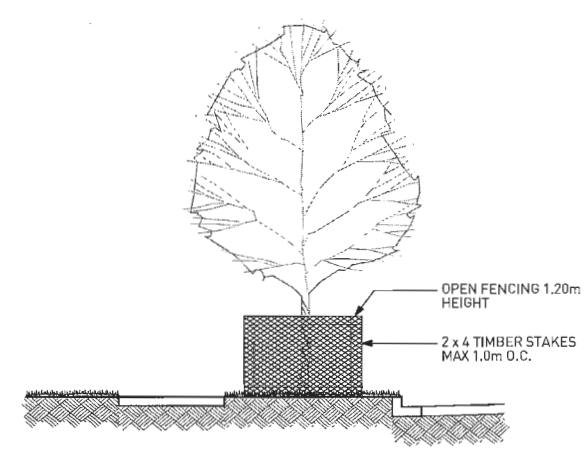
D. PROTECTION OF EXPOSED ROOTS

1. DO NOT ALLOW EXPOSED ROOTS TO DRY OUT PRIOR TO PLACEMENT OF PERMANENT COVER. PROVIDE ONE OF THE FOLLOWING TEMPORARY REMEDIAL MEASURES:

   A. PROVIDE TEMPORARY EARTH COVER. MAINTAIN MOISTURE.
   B. PACK WITH WET PEAT MOSS. MAINTAIN MOISTURE.
   C. PACK WITH FOUR LAYERS OF WET UNTREATED BURLAP. MAINTAIN MOISTURE.

2. TEMPORARILY SUPPORT AND PROTECT EXPOSED ROOTS FROM DAMAGE UNTIL PERMANENTLY RELOCATED AND COVERED WITH BACKFILL.
3. WATER PUDDLE BACKFILL AROUND ROOTS TO ELIMINATE VOIDS AND AIR POCKETS.

TREE LEGEND	
CRITICAL ROOT ZONE	DECIDUOUS TREE TO REMOVE
CRITICAL ROOT ZONE	DECIDUOUS TREE TO RETAIN
- - - - -	MINIMUM TREE PROTECTION AREA 2.5M - STRUCTURAL PER ARBORIST REPORT



1 TREE PROTECTION BARRIER FENCING DETAIL
nts

PWL partnership

PWL Partnership Landscape Architects Inc
6th Floor, East Pender House
1333 West Pender Street
Vancouver BC Canada V6E 2V2

www.pwlpartnership.com

T 604.688.8111
F 604.688.8112

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2015/08/07	ISSUE FOR DP
2	2016/11/04	ISSUED FOR ADP
3	2018/04/06	ISSUED FOR REVIEW
4	2018/04/26	ISSUED FOR REZONING/DP
5	2018/08/26	REISSUED FOR REZONING/DP
6	2016/12/11	ISSUED FOR REZONING
7	2017/03/13	ISSUED FOR DEVELOPMENT PERMIT
8	2017/09/26	REVISED PER CITY REQUEST
9	2017/10/26	REISSUED FOR DP

PROJECT
IFORTUNE CENTRE
ANDERSON ROAD

DRAWING TITLE
TREE MANAGEMENT PLAN

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NORTH
SCALE 1/16" = 1'

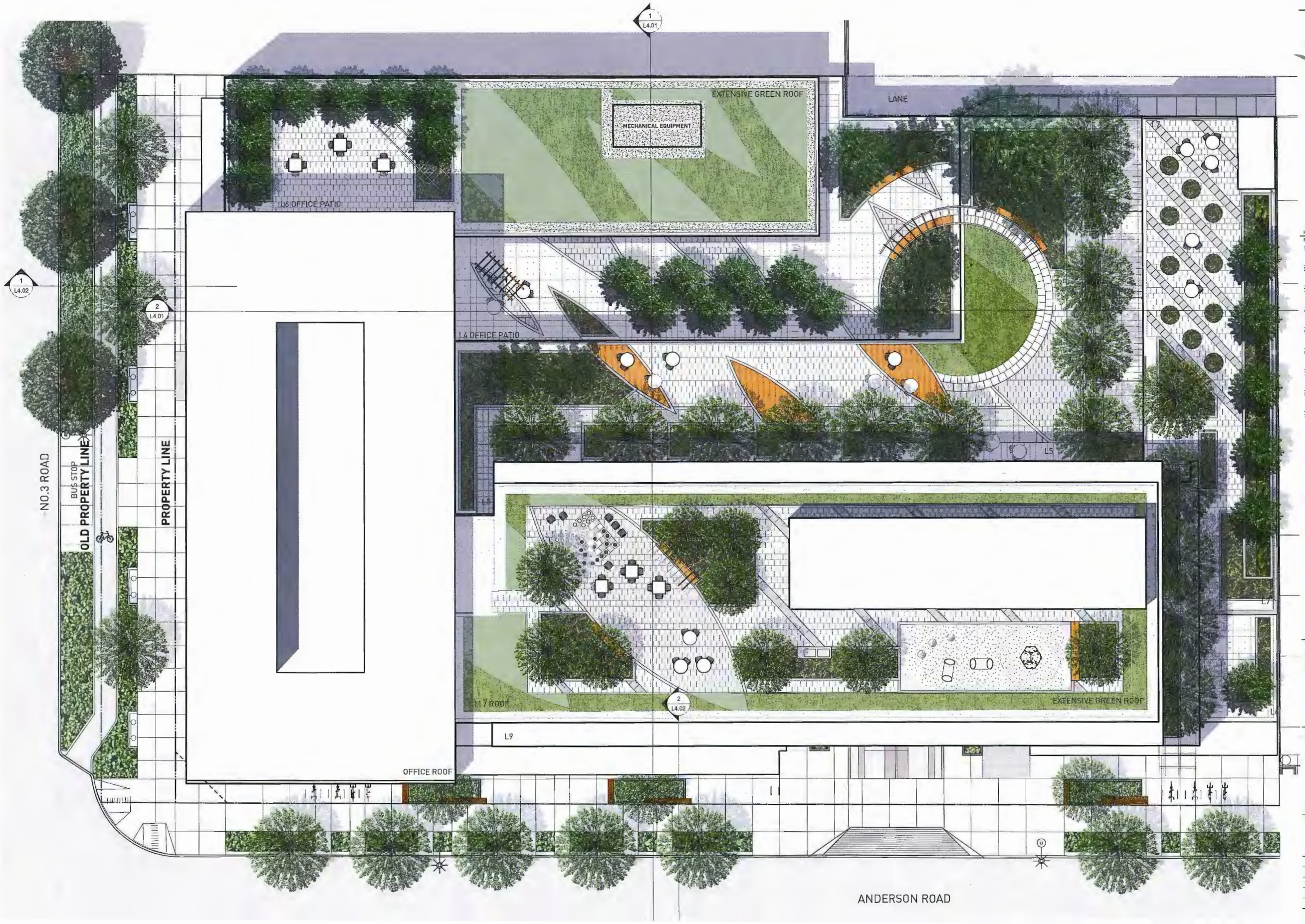
PROJECT NO.	14104
DATE	AUG 2015
FILE NAME	14104 DP PLAN.vwx
PLOTTED	17-10-25 at 9:47:12 AM
DRAWN	ZL
REVIEWED	GB

DRAWING
L 0.01

PLAN # 330

OCT 2 4 2017

DP 15-708092



PWL partnership

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2016/08/07	ISSUE FOR DP
2	2016/11/04	ISSUED FOR ADP
3	2016/04/06	ISSUED FOR REVIEW
4	2018/04/26	ISSUED FOR REZONING/DP
5	2018/08/28	REISSUED FOR REZONING/DP
6	2016/12/11	ISSUED FOR REZONING
7	2017/03/13	ISSUED FOR DEVELOPMENT PERMIT
8	2017/09/25	REVISED PER CITY REQUEST
9	2017/10/25	REISSUED FOR DP

PROJECT
IFORTUNE CENTRE
ANDERSON ROAD

DRAWING TITLE
RENDER PLAN
(FINAL CONDITION)

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NORTH

SCALE 3/32" = 1'

PROJECT NO.	14104
DATE	
FILE NAME	14104 DP PLAN.vwx
PLOTTED	17-10-25 at 9:47:12 AM
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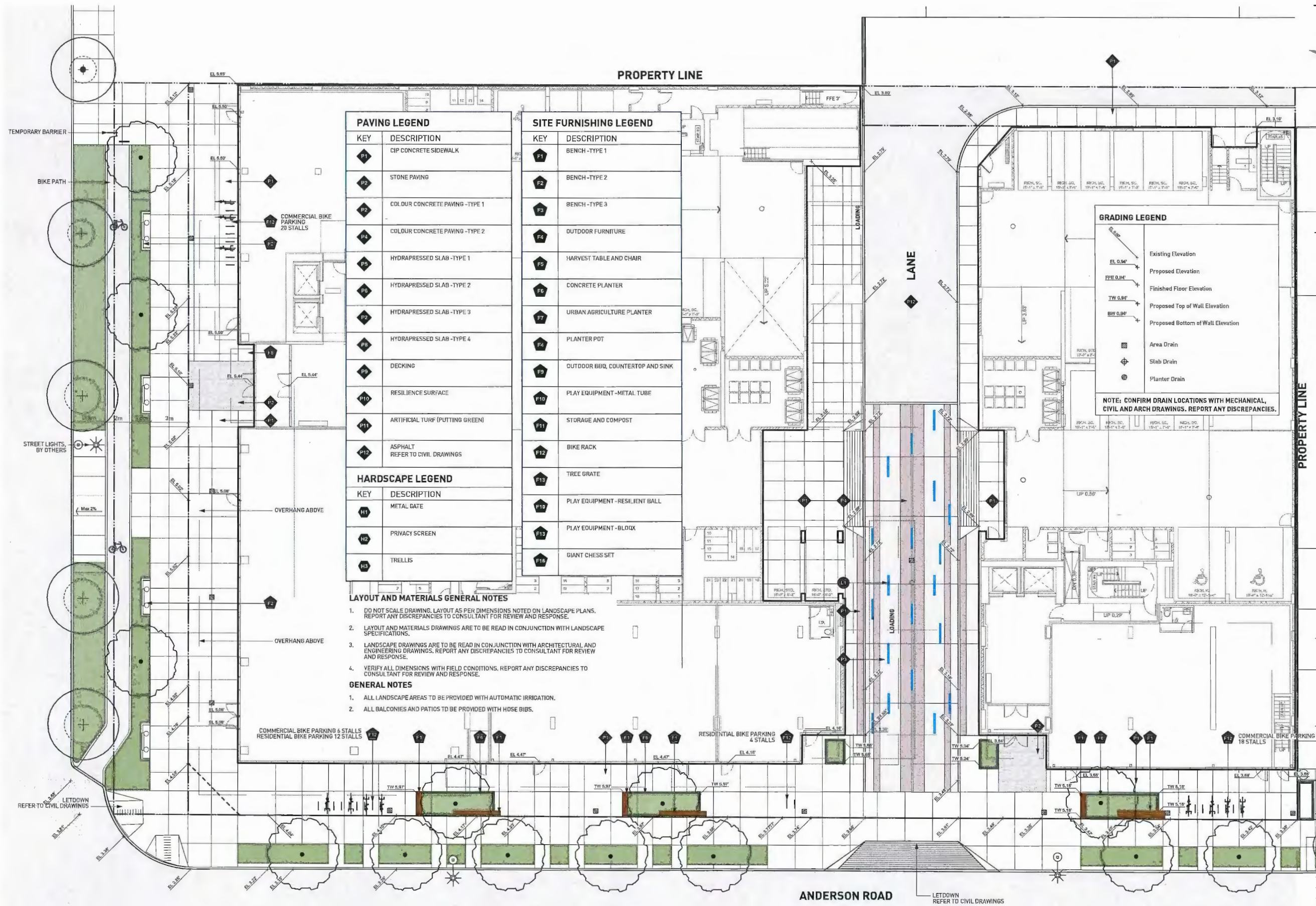
DRAWING
L 1.00

PLAN # 31

OCT 2 4 2017

DP 15-708092



PAVING LEGEND

KEY	DESCRIPTION
P1	CIP CONCRETE SIDEWALK
P2	STONE PAVING
P2	COLOUR CONCRETE PAVING -TYPE 1
P4	COLOUR CONCRETE PAVING -TYPE 2
P5	HYDRAPRESSED SLAB -TYPE 1
P6	HYDRAPRESSED SLAB -TYPE 2
P2	HYDRAPRESSED SLAB -TYPE 3
P8	HYDRAPRESSED SLAB -TYPE 4
P9	DECKING
P10	RESILIENCE SURFACE
P11	ARTIFICIAL TURF (PUTTING GREEN)
P12	ASPHALT REFER TO CIVIL DRAWINGS

HARDSCAPE LEGEND

KEY	DESCRIPTION
H1	METAL GATE
H2	PRIVACY SCREEN
H3	TRELLIS

SITE FURNISHING LEGEND

KEY	DESCRIPTION
F1	BENCH -TYPE 1
F2	BENCH -TYPE 2
F3	BENCH -TYPE 3
F4	OUTDOOR FURNITURE
F5	HARVEST TABLE AND CHAIR
F6	CONCRETE PLANTER
F7	URBAN AGRICULTURE PLANTER
F8	PLANTER POT
F9	OUTDOOR BBQ, COUNTERTOP AND SINK
F10	PLAY EQUIPMENT -METAL TUBE
F11	STORAGE AND COMPOST
F12	BIKE RACK
F13	TREE GRATE
F14	PLAY EQUIPMENT -RESILIENT BALL
F15	PLAY EQUIPMENT -BLOOX
F16	GIANT CHESS SET

LAYOUT AND MATERIALS GENERAL NOTES

1. DO NOT SCALE DRAWING. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
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GENERAL NOTES

1. ALL LANDSCAPE AREAS TO BE PROVIDED WITH AUTOMATIC IRRIGATION.
2. ALL BALCONIES AND PATIOS TO BE PROVIDED WITH HOSE BIBS.

GRADING LEGEND

- Existing Elevation
- Proposed Elevation
- Finished Floor Elevation
- Proposed Top of Wall Elevation
- Proposed Bottom of Wall Elevation
- Area Drain
- Slab Drain
- Planter Drain

NOTE: CONFIRM DRAIN LOCATIONS WITH MECHANICAL, CIVIL AND ARCH DRAWINGS. REPORT ANY DISCREPANCIES.

OFF-SITE NOTES:

REFER TO SERVICING AGREEMENT SA 16-748083 FOR OFF-SITE LANDSCAPE INFORMATION

PWL partnership

PWL Partnership Landscape Architects Inc
510 West, 7th Avenue
1201 West Pender Street
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8	2017/09/26	REVISED PER CITY REQUEST
9	2017/10/26	REISSUED FOR DP

PROJECT

IFORTUNE CENTRE
ANDERSON ROAD

DRAWING TITLE

LAYOUT, MATERIAL AND GRADING LEVEL 1 - INTERIM

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NORTH

SCALE 3/32" = 1'

PROJECT NO. 14104

DATE

FILE NAME 14104 DP PLAN.vwx

PLOTTED 17-10-25 at 9:47:12 AM

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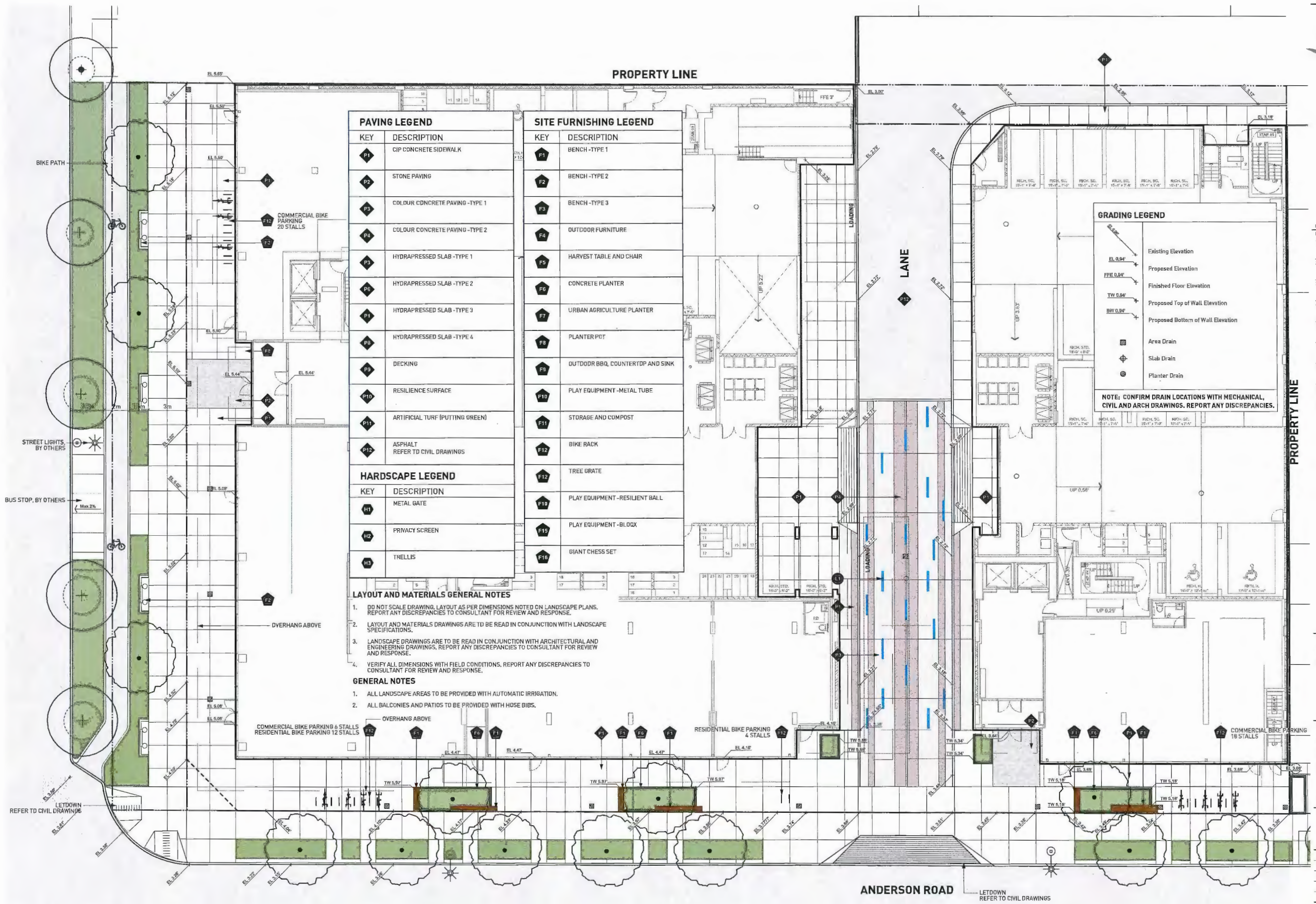
DRAWING

L 1.01

PLAN # 32

OCT 2 4 2017

DP 15-708092



PAVING LEGEND

KEY	DESCRIPTION
P1	CIP CONCRETE SIDEWALK
P2	STONE PAVING
P3	COLOUR CONCRETE PAVING -TYPE 1
P4	COLOUR CONCRETE PAVING -TYPE 2
P5	HYDRAPRESSED SLAB -TYPE 1
P6	HYDRAPRESSED SLAB -TYPE 2
P7	HYDRAPRESSED SLAB -TYPE 3
P8	HYDRAPRESSED SLAB -TYPE 4
P9	DECKING
P10	RESILIENCE SURFACE
P11	ARTIFICIAL TURF (PUTTING GREEN)
P12	ASPHALT REFER TO CIVIL DRAWINGS

HARDSCAPE LEGEND

KEY	DESCRIPTION
H1	METAL GATE
H2	PRIVACY SCREEN
H3	TRELLIS

SITE FURNISHING LEGEND

KEY	DESCRIPTION
F1	BENCH -TYPE 1
F2	BENCH -TYPE 2
F3	BENCH -TYPE 3
F4	OUTDOOR FURNITURE
F5	HARVEST TABLE AND CHAIR
F6	CONCRETE PLANTER
F7	URBAN AGRICULTURE PLANTER
F8	PLANTER POT
F9	OUTDOOR BBQ, COUNTERTOP AND SINK
F10	PLAY EQUIPMENT -METAL TUBE
F11	STORAGE AND COMPOST
F12	BIKE RACK
F13	TREE GRATE
F14	PLAY EQUIPMENT -RESILIENT BALL
F15	PLAY EQUIPMENT -BLOQX
F16	GIANT CHESS SET

LAYOUT AND MATERIALS GENERAL NOTES

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4. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

GENERAL NOTES

1. ALL LANDSCAPE AREAS TO BE PROVIDED WITH AUTOMATIC IRRIGATION.
2. ALL BALCONIES AND PATIOS TO BE PROVIDED WITH HOSE BIBS.

GRADING LEGEND

EL 0.00'	Existing Elevation
EL 0.94'	Proposed Elevation
FFE 0.94'	Finished Floor Elevation
TW 0.94'	Proposed Top of Wall Elevation
BW 0.94'	Proposed Bottom of Wall Elevation
	Area Drain
	Slab Drain
	Planter Drain

NOTE: CONFIRM DRAIN LOCATIONS WITH MECHANICAL, CIVIL AND ARCH DRAWINGS. REPORT ANY DISCREPANCIES.

OFF-SITE NOTES:

REFER TO SERVICING AGREEMENT SA 16-748083 FOR OFF-SITE LANDSCAPE INFORMATION

PWL partnership

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9	2017/10/26	REISSUED FOR DP

PROJECT

IFORTUNE CENTRE
ANDERSON ROAD

DRAWING TITLE

LAYOUT, MATERIAL AND GRADING LEVEL 1 - FINAL

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NORTH

SCALE 3/32" = 1'

PROJECT NO.	14104
DATE	
FILE NAME	14104 DP PLAN.vwx
PLOTTED	17-10-25 at 9:47:12 AM
DRAWN	ZL / MW REVIEWED GB

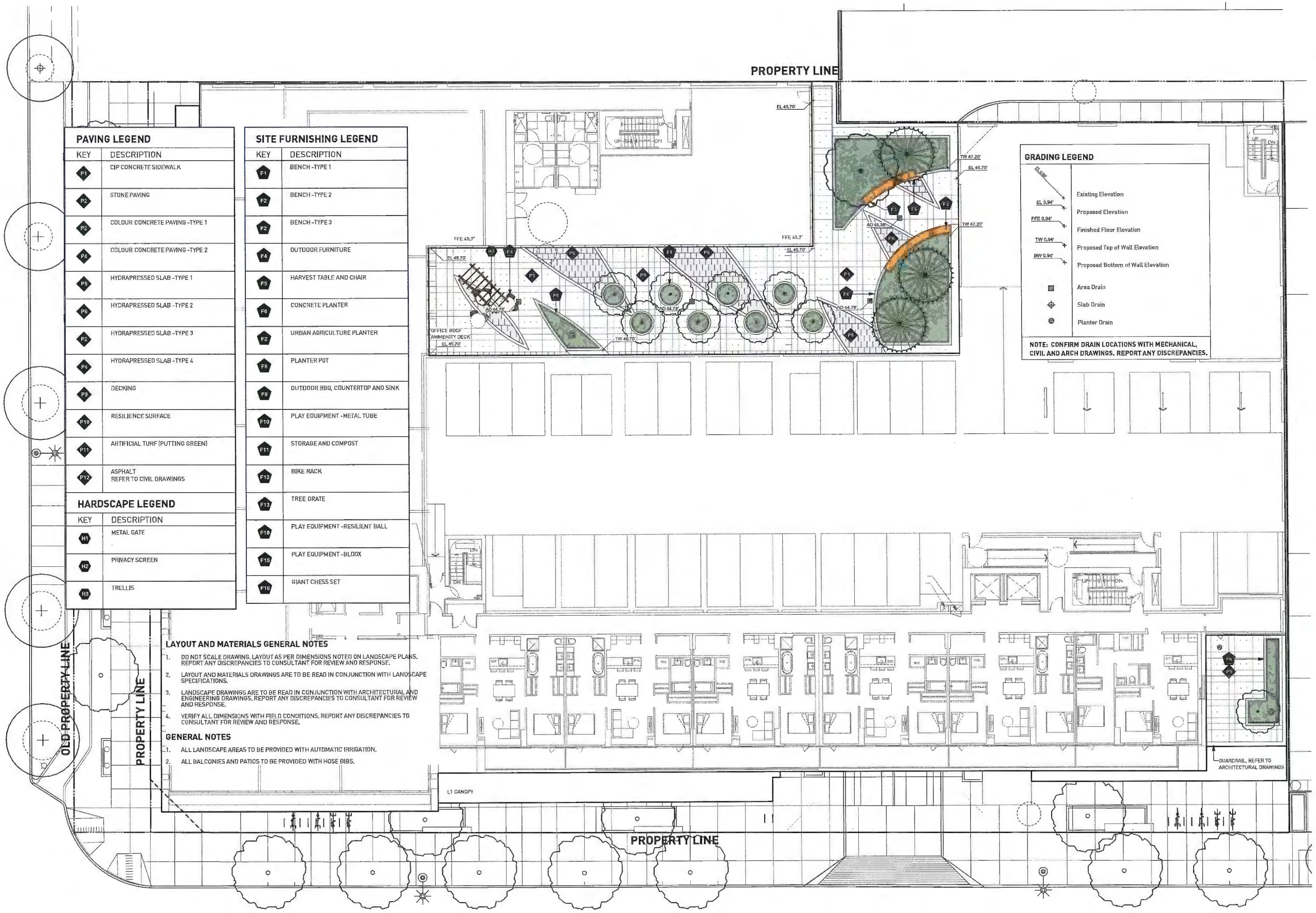
DRAWING

L 1.01A

PLAN # 708 092

OCT 2 4 2017

DP 15-708092



PAVING LEGEND

KEY	DESCRIPTION
P1	CIP CONCRETE SIDEWALK
P2	STONE PAVING
P2	COLOUR CONCRETE PAVING -TYPE 1
P4	COLOUR CONCRETE PAVING -TYPE 2
P5	HYDRAPRESSED SLAB -TYPE 1
P6	HYDRAPRESSED SLAB -TYPE 2
P2	HYDRAPRESSED SLAB -TYPE 3
P4	HYDRAPRESSED SLAB -TYPE 4
P3	DECKING
P10	RESILIENCE SURFACE
P11	ARTIFICIAL TURF (PUTTING GREEN)
P12	ASPHALT REFER TO CIVIL DRAWINGS

HARDSCAPE LEGEND

KEY	DESCRIPTION
H1	METAL GATE
H2	PRIVACY SCREEN
H3	TRELLIS

SITE FURNISHING LEGEND

KEY	DESCRIPTION
F1	BENCH -TYPE 1
F2	BENCH -TYPE 2
F2	BENCH -TYPE 3
F4	OUTDOOR FURNITURE
F5	HARVEST TABLE AND CHAIR
F6	CONCRETE PLANTER
F2	URBAN AGRICULTURE PLANTER
F8	PLANTER POT
F9	OUTDOOR BBQ, COUNTERTOP AND SINK
F10	PLAY EQUIPMENT -METAL TUBE
F11	STORAGE AND COMPOST
F12	BIKE RACK
F13	TREE GRATE
F10	PLAY EQUIPMENT -RESILIENT BALL
F15	PLAY EQUIPMENT -BLOCK
F16	GIANT CHESS SET

GRADING LEGEND

EL 0.94'	Existing Elevation
EL 0.94'	Proposed Elevation
FFE 0.94'	Finished Floor Elevation
TW 0.94'	Proposed Top of Wall Elevation
BW 0.94'	Proposed Bottom of Wall Elevation
	Area Drain
	Slab Drain
	Planter Drain

NOTE: CONFIRM DRAIN LOCATIONS WITH MECHANICAL, CIVIL AND ARCH DRAWINGS. REPORT ANY DISCREPANCIES.

LAYOUT AND MATERIALS GENERAL NOTES

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7	2017/03/13	ISSUED FOR DEVELOPMENT PERMIT
8	2017/09/26	REVISED PER CITY REQUEST
9	2017/10/26	REISSUED FOR DP

PROJECT
IFORTUNE CENTRE
ANDERSON ROAD

DRAWING TITLE
LAYOUT, MATERIAL AND GRADING LEVEL 4

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NORTH

SCALE 3/32" = 1'

PROJECT NO. 14104
DATE
FILE NAME 14104 DP PLAN.vwx
PLOTTED 17-10-25 at 9:47:12 AM
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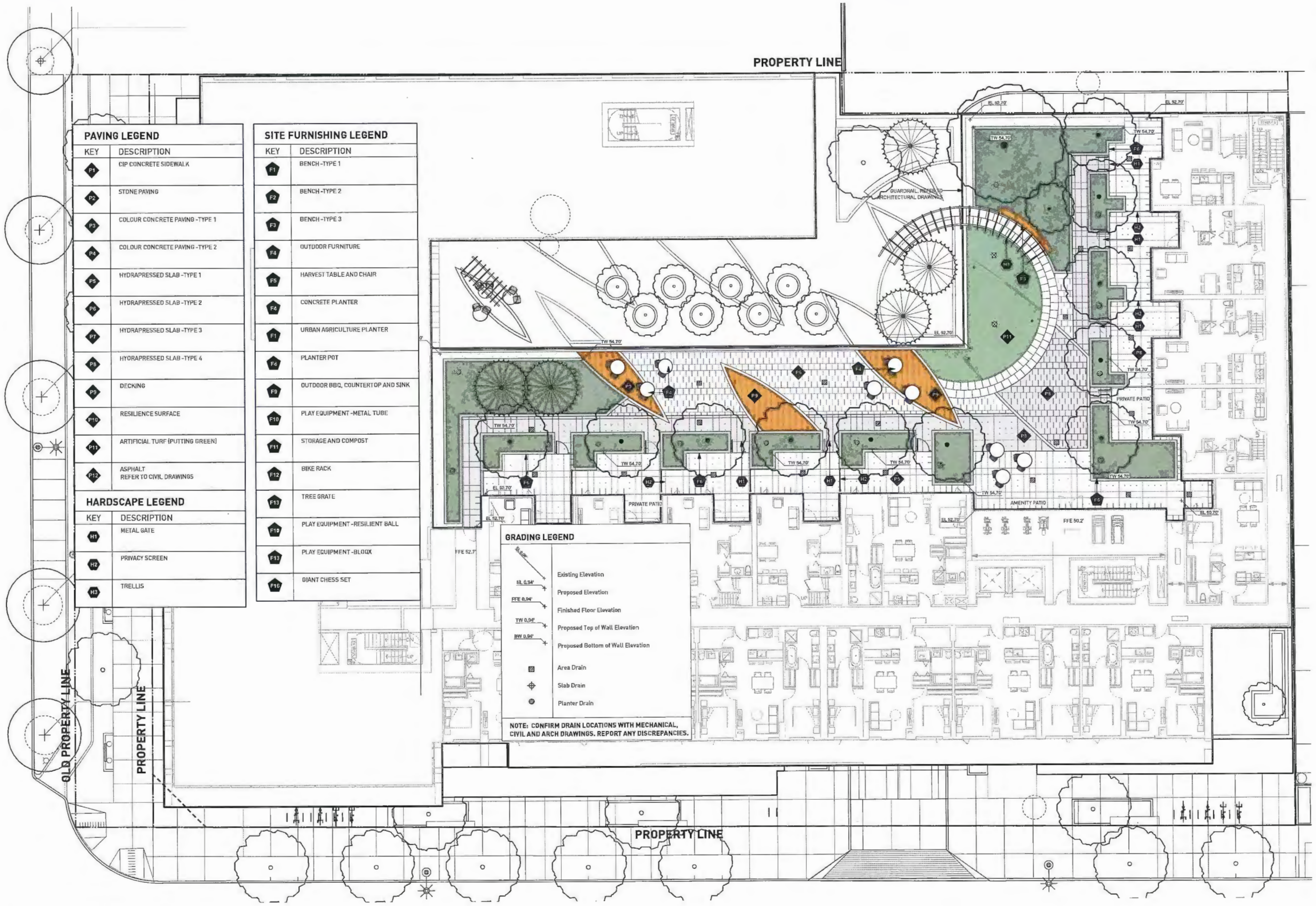
PLAN # 35 34 OCT 2 4 2017 DP 15-708092



PAVING LEGEND

KEY	DESCRIPTION
P1	CIP CONCRETE SIDEWALK
P2	STONE PAVING
P3	COLOUR CONCRETE PAVING -TYPE 1
P4	COLOUR CONCRETE PAVING -TYPE 2
P5	HYDRAPRESSED SLAB -TYPE 1
P6	HYDRAPRESSED SLAB -TYPE 2
P7	HYDRAPRESSED SLAB -TYPE 3
P8	HYDRAPRESSED SLAB -TYPE 4
P9	DECKING
P10	RESILIENCE SURFACE
P11	ARTIFICIAL TURF (PUTTING GREEN)
P12	ASPHALT REFER TO CIVIL DRAWINGS

HARDSCAPE LEGEND

KEY	DESCRIPTION
H1	METAL GATE
H2	PRIVACY SCREEN
H3	TRELLIS

SITE FURNISHING LEGEND

KEY	DESCRIPTION
F1	BENCH -TYPE 1
F2	BENCH -TYPE 2
F3	BENCH -TYPE 3
F4	OUTDOOR FURNITURE
F5	HARVEST TABLE AND CHAIR
F6	CONCRETE PLANTER
F1	URBAN AGRICULTURE PLANTER
F6	PLANTER POT
F9	OUTDOOR BBQ, COUNTERTOP AND SINK
F10	PLAY EQUIPMENT -METAL TUBE
F11	STORAGE AND COMPOST
F12	BIKE RACK
F13	TREE GRATE
F19	PLAY EQUIPMENT -RESILIENT BALL
F13	PLAY EQUIPMENT -BLOQX
F10	GIANT CHESS SET

GRADING LEGEND

55.00	Existing Elevation
EL 0.94'	Proposed Elevation
FFE 0.94'	Finished Floor Elevation
TW 0.94'	Proposed Top of Wall Elevation
BW 0.94'	Proposed Bottom of Wall Elevation
	Area Drain
	Slab Drain
	Planter Drain

NOTE: CONFIRM DRAIN LOCATIONS WITH MECHANICAL, CIVIL AND ARCH DRAWINGS. REPORT ANY DISCREPANCIES.

LAYOUT AND MATERIALS GENERAL NOTES

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GENERAL NOTES

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PLAN # 235

OCT 2 4 2017

DP 15-708092

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PROJECT

IFORTUNE CENTRE
ANDERSON ROAD

DRAWING TITLE

LAYOUT, MATERIAL AND GRADING LEVEL 5

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NORTH

SCALE 3/32" = 1'

PROJECT NO. 14104

DATE

FILE NAME 14104 DP PLAN.vwx

PLOTTED 17-10-25 at 9:47:12 AM

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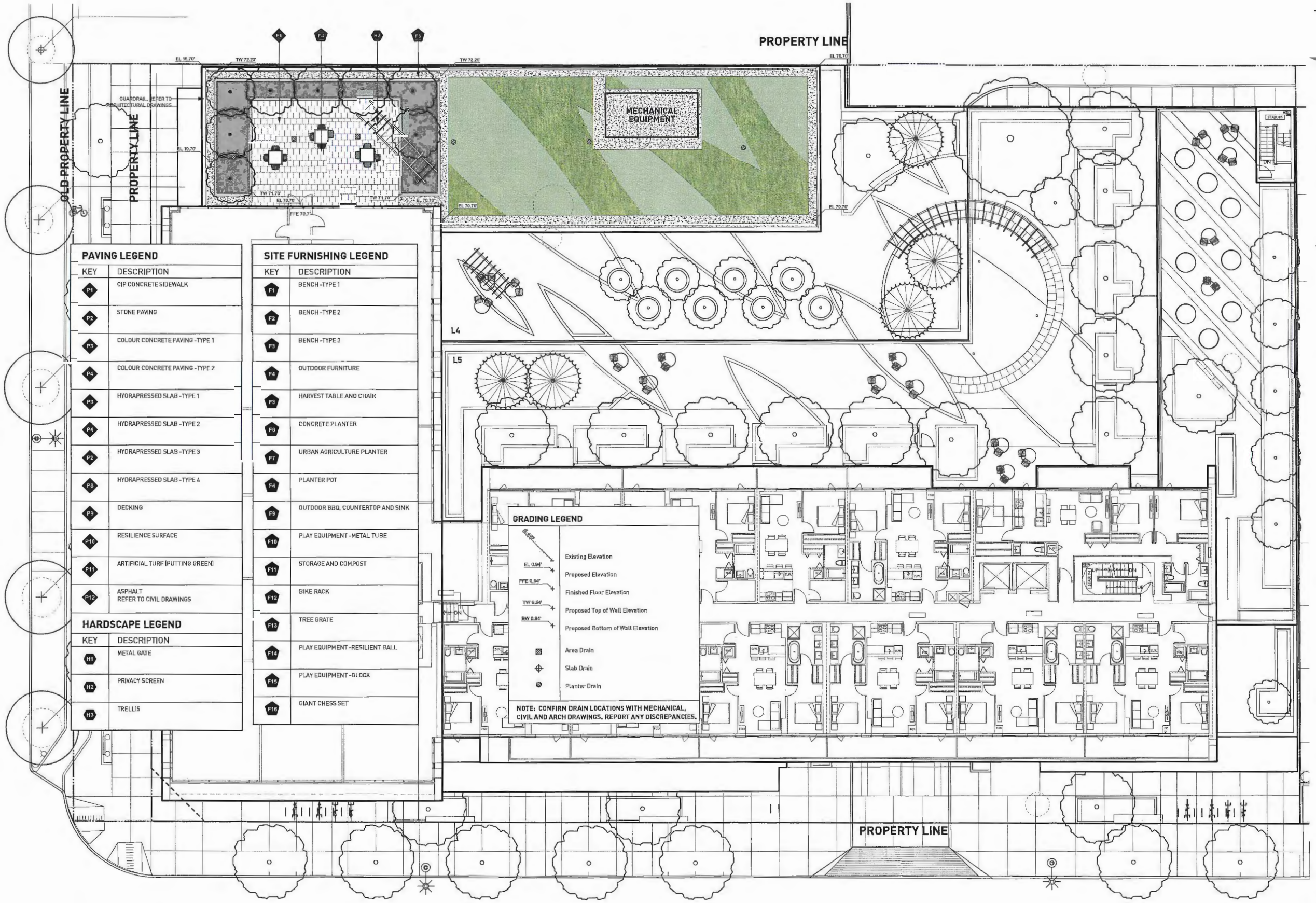
DRAWING

L 1.03



PAVING LEGEND

KEY	DESCRIPTION
P1	CIP CONCRETE SIDEWALK
P2	STONE PAVING
P3	COLOUR CONCRETE PAVING -TYPE 1
P4	COLOUR CONCRETE PAVING -TYPE 2
P3	HYDRAPRESSED SLAB -TYPE 1
P4	HYDRAPRESSED SLAB -TYPE 2
P2	HYDRAPRESSED SLAB -TYPE 3
P8	HYDRAPRESSED SLAB -TYPE 4
P9	DECKING
P10	RESILIENCE SURFACE
P11	ARTIFICIAL TURF (PUTTING GREEN)
P12	ASPHALT REFER TO CIVIL DRAWINGS

HARDSCAPE LEGEND

KEY	DESCRIPTION
H1	METAL GATE
H2	PRIVACY SCREEN
H3	TRELLIS

SITE FURNISHING LEGEND

KEY	DESCRIPTION
F1	BENCH -TYPE 1
F2	BENCH -TYPE 2
F3	BENCH -TYPE 3
F4	OUTDOOR FURNITURE
F3	HARVEST TABLE AND CHAIR
F6	CONCRETE PLANTER
F7	URBAN AGRICULTURE PLANTER
F4	PLANTER POT
F9	OUTDOOR BBQ, COUNTERTOP AND SINK
F10	PLAY EQUIPMENT -METAL TUBE
F11	STORAGE AND COMPOST
F12	BIKE RACK
F13	TREE GRATE
F14	PLAY EQUIPMENT -RESILIENT BALL
F15	PLAY EQUIPMENT -BLOQX
F16	GIANT CHESS SET

LAYOUT AND MATERIALS GENERAL NOTES

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GENERAL NOTES

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PLAN # 36

OCT 2 4 2017

DP 15-708092

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PROJECT

IFORTUNE CENTRE
ANDERSON ROAD

DRAWING TITLE

LAYOUT, MATERIAL AND GRADING LEVEL 6

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NORTH

SCALE 3/32" = 1'

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DATE

FILE NAME 14104 DP PLAN.vwx

PLOTTED 17-10-25 at 9:47:12 AM

DRAWN ZL / MW REVIEWED GB

DRAWING

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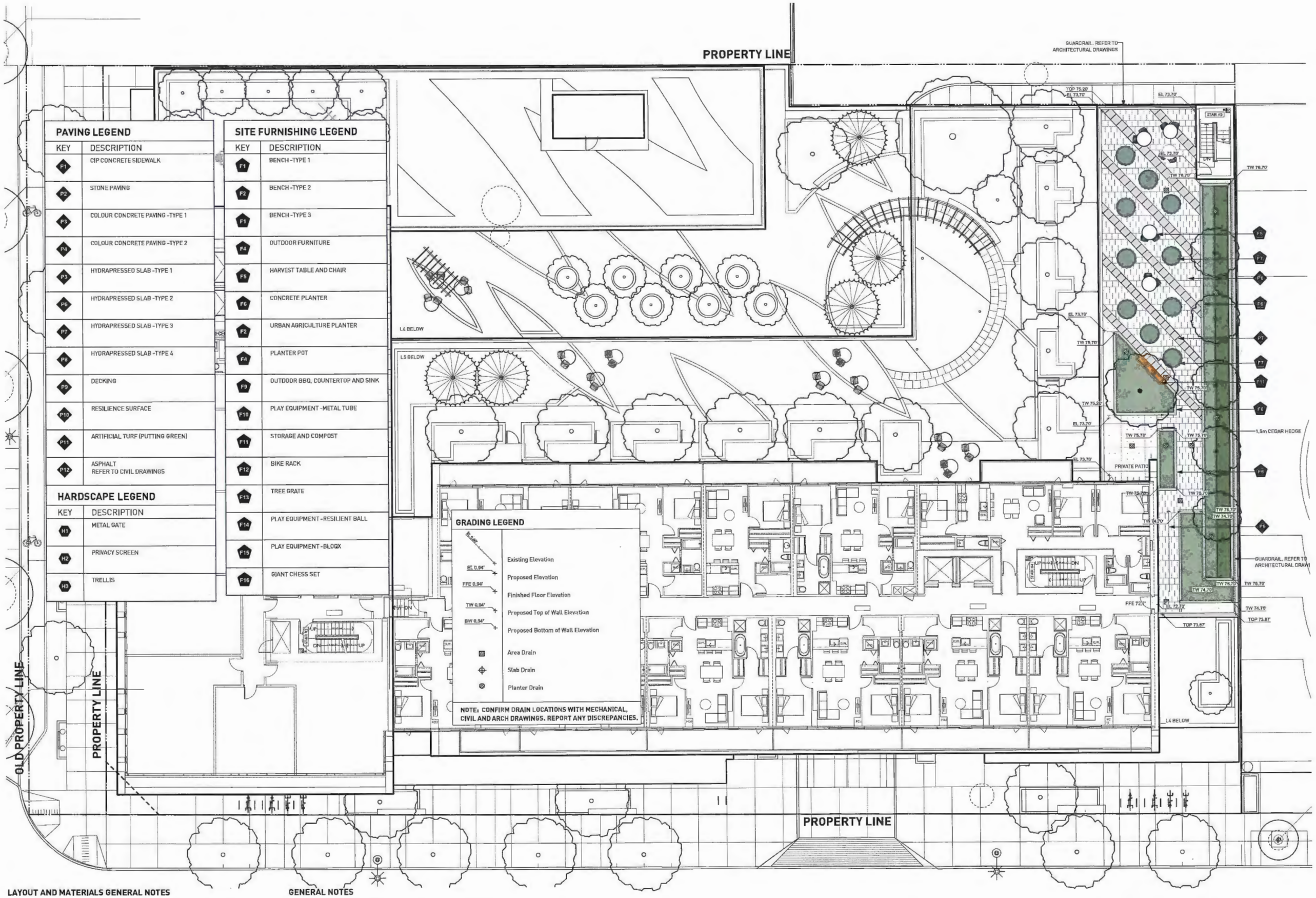

PAVING LEGEND

KEY	DESCRIPTION
P1	CIP CONCRETE SIDEWALK
P2	STONE PAVING
P3	COLOUR CONCRETE PAVING -TYPE 1
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P6	HYDRAPRESSED SLAB -TYPE 2
P7	HYDRAPRESSED SLAB -TYPE 3
P8	HYDRAPRESSED SLAB -TYPE 4
P9	DECKING
P10	RESILIENCE SURFACE
P11	ARTIFICIAL TURF (PUTTING GREEN)
P12	ASPHALT REFER TO CIVIL DRAWINGS

HARDSCAPE LEGEND

KEY	DESCRIPTION
H1	METAL GATE
H2	PRIVACY SCREEN
H3	TRELLIS

SITE FURNISHING LEGEND

KEY	DESCRIPTION
F1	BENCH -TYPE 1
F2	BENCH -TYPE 2
F1	BENCH -TYPE 3
F4	OUTDOOR FURNITURE
F5	HARVEST TABLE AND CHAIR
F6	CONCRETE PLANTER
F2	URBAN AGRICULTURE PLANTER
F4	PLANTER POT
F9	OUTDOOR BBQ, COUNTERTOP AND SINK
F10	PLAY EQUIPMENT -METAL TUBE
F11	STORAGE AND COMPOST
F12	BIKE RACK
F13	TREE GRATE
F14	PLAY EQUIPMENT -RESILIENT BALL
F15	PLAY EQUIPMENT -BLOCK
F16	GIANT CHESS SET

GRADING LEGEND

- Existing Elevation
- Proposed Elevation (EL 0.94')
- Finished Floor Elevation (FFE 0.94')
- Proposed Top of Wall Elevation (TW 0.94')
- Proposed Bottom of Wall Elevation (BW 0.94')
- Area Drain
- Slab Drain
- Planter Drain

NOTE: CONFIRM DRAIN LOCATIONS WITH MECHANICAL, CIVIL AND ARCH DRAWINGS. REPORT ANY DISCREPANCIES.

LAYOUT AND MATERIALS GENERAL NOTES

1. DO NOT SCALE DRAWING. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.
3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
4. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

GENERAL NOTES

1. ALL LANDSCAPE AREAS TO BE PROVIDED WITH AUTOMATIC IRRIGATION.
2. ALL BALCONIES AND PATIOS TO BE PROVIDED WITH HOSE BIBS.

PLAN # 88 37

OCT 2 4 2017

DP 15-708092

PWL partnership

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2015/08/07	ISSUE FOR DP
2	2015/11/04	ISSUED FOR ADP
3	2016/04/06	ISSUED FOR REVIEW
4	2016/04/28	ISSUED FOR REZONING/DP
5	2016/06/26	REISSUED FOR REZONING/DP
6	2016/12/11	ISSUED FOR REZONING
7	2017/03/13	ISSUED FOR DEVELOPMENT PERMIT
8	2017/09/25	REVISED PER CITY REQUEST
9	2017/10/25	REISSUED FOR DP

PROJECT
IFORTUNE CENTRE
ANDERSON ROAD

DRAWING TITLE
LAYOUT, MATERIAL AND GRADING LEVEL 7

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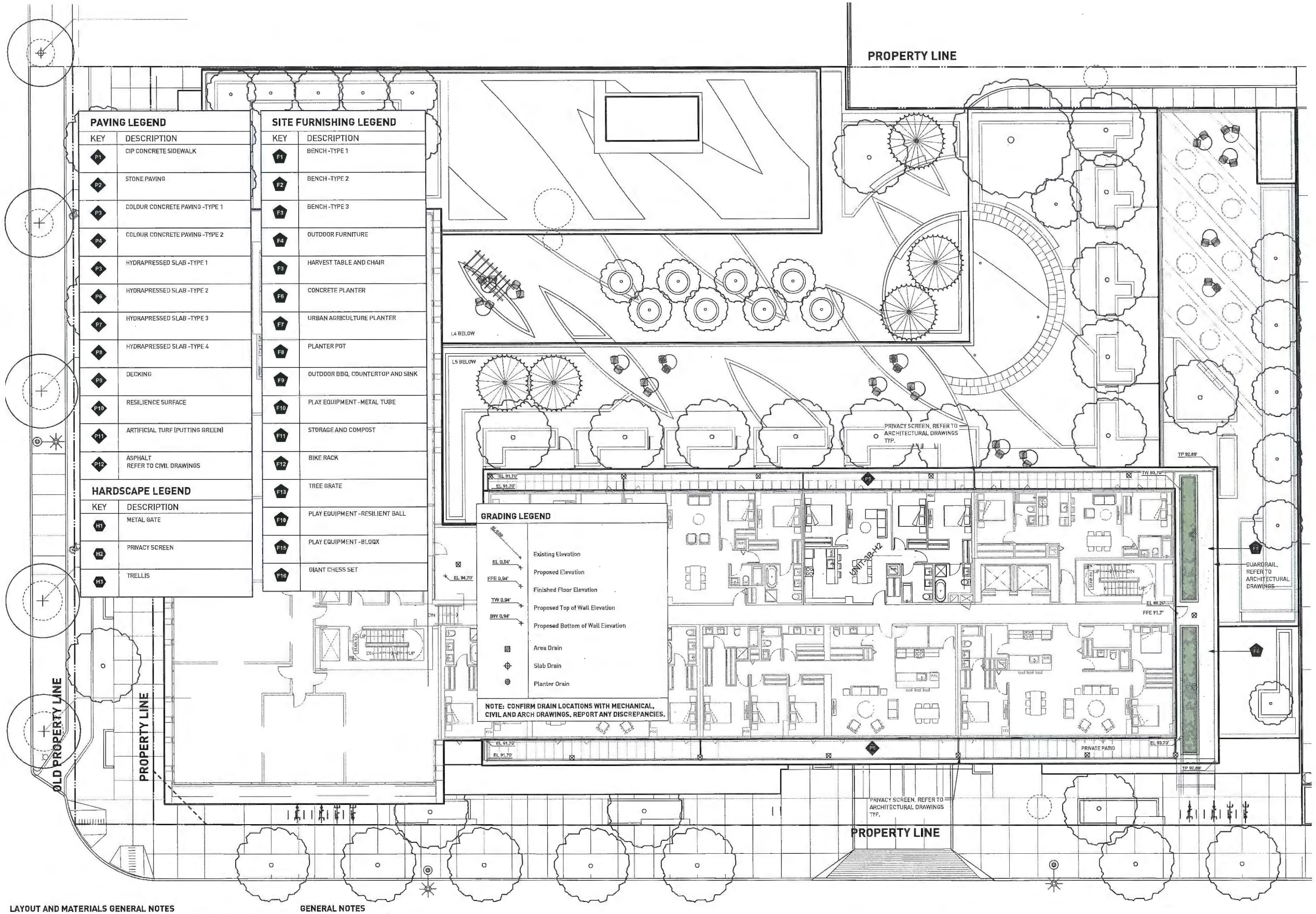
NORTH

SCALE 3/32" = 1'

PROJECT NO.	14104
DATE	
FILE NAME	14104 DP PLAN.vwx
PLOTTED	17-10-25 at 9:47:12 AM
DRAWN	ZL / MW
REVIEWED	GB

DRAWING

L 1.05



PAVING LEGEND

KEY	DESCRIPTION
P1	CIP CONCRETE SIDEWALK
P2	STONE PAVING
P3	COLOUR CONCRETE PAVING -TYPE 1
P4	COLOUR CONCRETE PAVING -TYPE 2
P5	HYDRAPRESSED SLAB -TYPE 1
P6	HYDRAPRESSED SLAB -TYPE 2
P7	HYDRAPRESSED SLAB -TYPE 3
P8	HYDRAPRESSED SLAB -TYPE 4
P9	DECKING
P10	RESILIENCE SURFACE
P11	ARTIFICIAL TURF (PUTTING GREEN)
P12	ASPHALT REFER TO CIVIL DRAWINGS

HARDSCAPE LEGEND

KEY	DESCRIPTION
H1	METAL GATE
H2	PRIVACY SCREEN
H3	TRELLIS

SITE FURNISHING LEGEND

KEY	DESCRIPTION
F1	BENCH -TYPE 1
F2	BENCH -TYPE 2
F3	BENCH -TYPE 3
F4	OUTDOOR FURNITURE
F5	HARVEST TABLE AND CHAIR
F6	CONCRETE PLANTER
F7	URBAN AGRICULTURE PLANTER
F8	PLANTER POT
F9	OUTDOOR BBQ, COUNTERTOP AND SINK
F10	PLAY EQUIPMENT -METAL TUBE
F11	STORAGE AND COMPOST
F12	BIKE RACK
F13	TREE GRATE
F14	PLAY EQUIPMENT -RESILIENT BALL
F15	PLAY EQUIPMENT -BLOQX
F16	GIANT CHESS SET

GRADING LEGEND

96.00	Existing Elevation
EL 0.94'	Proposed Elevation
FFE 0.94'	Finished Floor Elevation
TW 0.94'	Proposed Top of Wall Elevation
BW 0.94'	Proposed Bottom of Wall Elevation
	Area Drain
	Slab Drain
	Planter Drain

NOTE: CONFIRM DRAIN LOCATIONS WITH MECHANICAL, CIVIL AND ARCH DRAWINGS. REPORT ANY DISCREPANCIES.

LAYOUT AND MATERIALS GENERAL NOTES

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4. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

GENERAL NOTES

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2. ALL BALCONIES AND PATIOS TO BE PROVIDED WITH HOSE BIBS.

PLAN # 38

OCT 2 4 2017

DP 15-708092

PWL partnership

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PROJECT

IFORTUNE CENTRE
ANDERSON ROAD

DRAWING TITLE

LAYOUT, MATERIAL AND GRADING LEVEL 9

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NORTH

SCALE 3/32" = 1'

PROJECT NO.	14104
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FILE NAME	14104 DP PLAN.vwx
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DRAWN	ZL / MW REVIEWED GB

DRAWING

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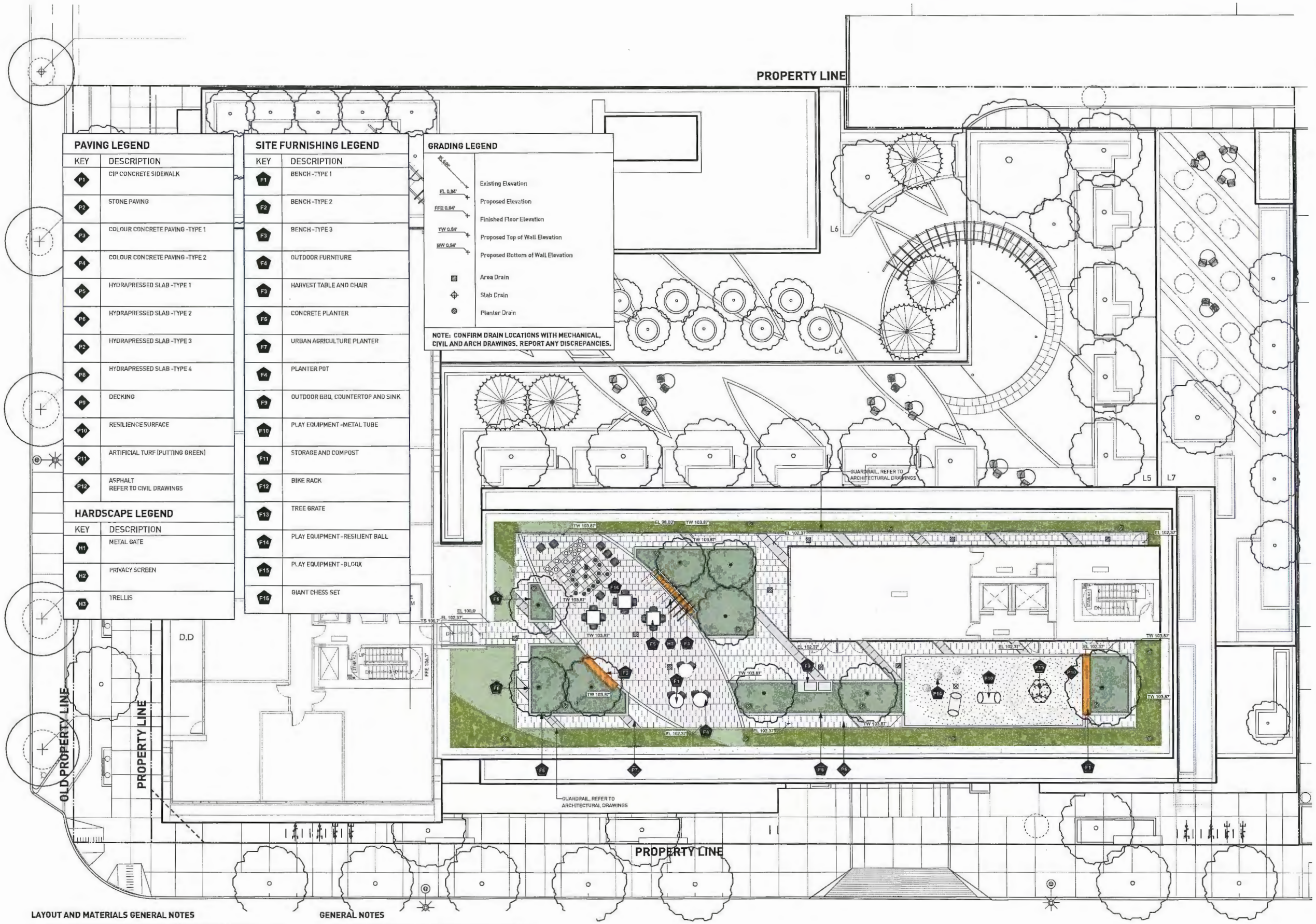

PAVING LEGEND

KEY	DESCRIPTION
P1	CIP CONCRETE SIDEWALK
P2	STONE PAVING
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P12	ASPHALT REFER TO CIVIL DRAWINGS

HARDSCAPE LEGEND

KEY	DESCRIPTION
H1	METAL GATE
H2	PRIVACY SCREEN
H3	TRELLIS

SITE FURNISHING LEGEND

KEY	DESCRIPTION
F1	BENCH -TYPE 1
F2	BENCH -TYPE 2
F3	BENCH -TYPE 3
F4	OUTDOOR FURNITURE
F3	HARVEST TABLE AND CHAIR
F6	CONCRETE PLANTER
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F4	PLANTER POT
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F10	PLAY EQUIPMENT -METAL TUBE
F11	STORAGE AND COMPOST
F12	BIKE RACK
F13	TREE GRATE
F14	PLAY EQUIPMENT -RESILIENT BALL
F15	PLAY EQUIPMENT -BLOQX
F16	GIANT CHESS SET

GRADING LEGEND

76.68	Existing Elevation
FL 0.94'	Proposed Elevation
FFE 0.94'	Finished Floor Elevation
TW 0.94'	Proposed Top of Wall Elevation
BW 0.94'	Proposed Bottom of Wall Elevation
	Area Drain
	Slab Drain
	Planter Drain

NOTE: CONFIRM DRAIN LOCATIONS WITH MECHANICAL, CIVIL AND ARCH DRAWINGS. REPORT ANY DISCREPANCIES.

LAYOUT AND MATERIALS GENERAL NOTES

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GENERAL NOTES

1. ALL LANDSCAPE AREAS TO BE PROVIDED WITH AUTOMATIC IRRIGATION.
2. ALL BALCONIES AND PATIOS TO BE PROVIDED WITH HOSE BIBS.

PLAN # 39

OCT 2 4 2017

DP 15-708092

PWL partnership

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5	2016/06/26	REISSUED FOR REZONING/DP
6	2016/12/11	ISSUED FOR REZONING
7	2017/03/13	ISSUED FOR DEVELOPMENT PERMIT
8	2017/09/25	REVISED PER CITY REQUEST
9	2017/10/25	REISSUED FOR DP

PROJECT
IFORTUNE CENTRE
ANDERSON ROAD

DRAWING TITLE
LAYOUT, MATERIAL AND GRADING LEVEL 11

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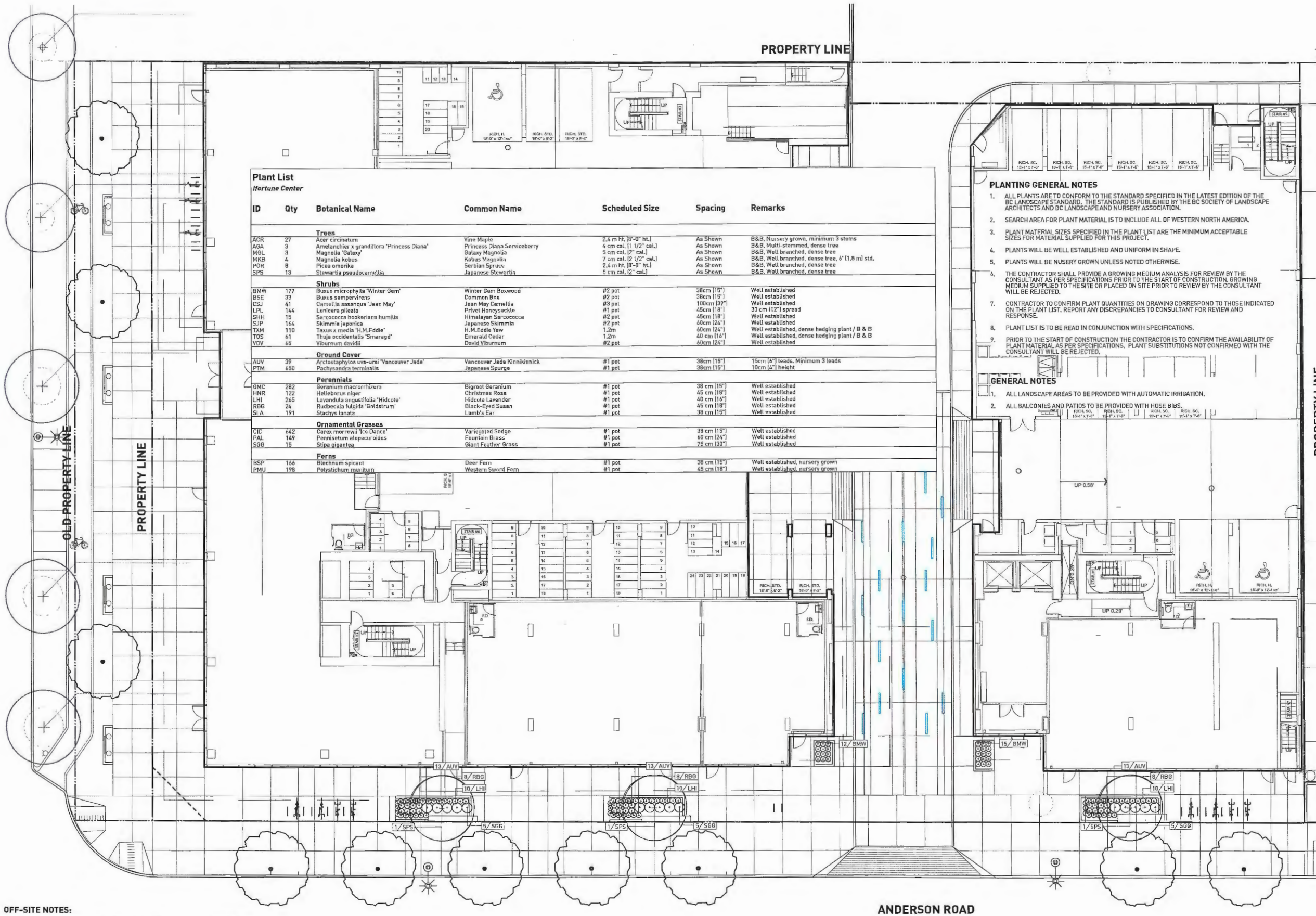
NORTH

SCALE 3/32" = 1'

PROJECT NO. 14104
DATE
FILE NAME 14104 DP PLAN.vwx
PLOTTED 17-10-25 at 9:47:12 AM
DRAWN ZL / MW REVIEWED GB
DRAWING
L 1.07



Plant List

Ifortune Center

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
		Trees				
ACR	27	Acer circinatum	Vine Maple	2.4 m ht. [8'-0" ht.]	As Shown	B&B, Nursery grown, minimum 3 stems
AGA	3	Amelanchier x grandiflora 'Princess Diana'	Princess Diana Serviceberry	4 cm cal. [1 1/2" cal.]	As Shown	B&B, Multi-stemmed, dense tree
MGL	3	Magnolia 'Galaxy'	Galaxy Magnolia	5 cm cal. [2" cal.]	As Shown	B&B, Well branched, dense tree
MKB	4	Magnolia kobus	Kobus Magnolia	7 cm cal. [2 1/2" cal.]	As Shown	B&B, Well branched, dense tree, 6' [1.8 m] std.
POR	8	Picea omorika	Serbian Spruce	2.4 m ht. [8'-0" ht.]	As Shown	B&B, Well branched, dense tree
SPS	13	Stewartia pseudocamellia	Japanese Stewartia	5 cm cal. [2" cal.]	As Shown	B&B, Well branched, dense tree
		Shrubs				
BMW	177	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#2 pot	38cm [15"]	Well established
BSE	33	Buxus sempervirens	Common Box	#2 pot	38cm [15"]	Well established
CSJ	41	Camellia sasanqua 'Jean May'	Jean May Camellia	#3 pot	100cm [39"]	Well established
LPL	144	Lonicera pileata	Privet Honeysuckle	#1 pot	45cm [18"]	30 cm (12") spread
SHH	15	Sarcococca hookeriana humilis	Himalayan Sarcococca	#2 pot	45cm [18"]	Well established
SJP	164	Skimmia japonica	Japanese Skimmia	#2 pot	60cm [24"]	Well established
TXM	110	Taxus x media 'H.M.Eddie'	H.M.Eddie Yew	1.2m	60cm [24"]	Well established, dense hedging plant / B & B
TOS	61	Thuja occidentalis 'Smaragd'	Emerald Cedar	1.2m	40 cm [16"]	Well established, dense hedging plant / B & B
VDV	65	Viburnum davidii	David Viburnum	#2 pot	60cm [24"]	Well established
		Ground Cover				
AUV	39	Arctostaphylos uva-ursi 'Vancouver Jade'	Vancouver Jade Kinnikinnick	#1 pot	38cm [15"]	15cm [6"] leads, Minimum 3 leads
PTM	650	Pachysandra terminalis	Japanese Spurge	#1 pot	38cm [15"]	10cm [4"] height
		Perennials				
GMC	282	Geranium macrorrhizum	Bigroot Geranium	#1 pot	38 cm [15"]	Well established
HNR	122	Helleborus niger	Christmas Rose	#1 pot	45 cm [18"]	Well established
LHI	265	Lavandula angustifolia 'Hidcote'	Hidcote Lavender	#1 pot	40 cm [16"]	Well established
RBG	24	Rudbeckia fulgida 'Goldstrum'	Black-Eyed Susan	#1 pot	45 cm [18"]	Well established
SLA	191	Stachys lanata	Lamb's Ear	#1 pot	38 cm [15"]	Well established
		Ornamental Grasses				
CID	642	Carex morrowii 'Ice Dance'	Variegated Sedge	#1 pot	38 cm [15"]	Well established
PAL	149	Pennisetum alopecuroides	Fountain Grass	#1 pot	60 cm [24"]	Well established
SGG	15	Stipa gigantea	Giant Feather Grass	#1 pot	75 cm [30"]	Well established
		Ferns				
BSP	166	Blechnum spicant	Deer Fern	#1 pot	38 cm [15"]	Well established, nursery grown
PMU	198	Polystichum munitum	Western Sword Fern	#1 pot	45 cm [18"]	Well established, nursery grown

PLANTING GENERAL NOTES

1. ALL PLANTS ARE TO CONFORM TO THE STANDARD SPECIFIED IN THE LATEST EDITION OF THE BC LANDSCAPE STANDARD. THE STANDARD IS PUBLISHED BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS AND BC LANDSCAPE AND NURSERY ASSOCIATION.
2. SEARCH AREA FOR PLANT MATERIAL IS TO INCLUDE ALL OF WESTERN NORTH AMERICA.
3. PLANT MATERIAL SIZES SPECIFIED IN THE PLANT LIST ARE THE MINIMUM ACCEPTABLE SIZES FOR MATERIAL SUPPLIED FOR THIS PROJECT.
4. PLANTS WILL BE WELL ESTABLISHED AND UNIFORM IN SHAPE.
5. PLANTS WILL BE NUSERY GROWN UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT AS PER SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR PLACED ON SITE PRIOR TO REVIEW BY THE CONSULTANT WILL BE REJECTED.
7. CONTRACTOR TO CONFIRM PLANT QUANTITIES ON DRAWING CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
8. PLANT LIST IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS.
9. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS TO CONFIRM THE AVAILABILITY OF PLANT MATERIAL AS PER SPECIFICATIONS. PLANT SUBSTITUTIONS NOT CONFIRMED WITH THE CONSULTANT WILL BE REJECTED.

GENERAL NOTES

1. ALL LANDSCAPE AREAS TO BE PROVIDED WITH AUTOMATIC IRRIGATION.
2. ALL BALCONIES AND PATIOS TO BE PROVIDED WITH HOSE BIBS.

OFF-SITE NOTES:

REFER TO SERVICING AGREEMENT SA 16-748083 FOR OFF-SITE LANDSCAPE INFORMATION

PWL partnership

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REVISIONS AND ISSUES

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7	2017/03/13	ISSUED FOR DEVELOPMENT PERMIT
8	2017/09/26	REVISED PER CITY REQUEST
9	2017/10/26	REISSUED FOR DP

PROJECT

IFORTUNE CENTRE
ANDERSON ROAD

DRAWING TITLE

PLANTING PLAN
LEVEL 1 - FINAL

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NORTH

SCALE 3/32"=1'-0"

PROJECT NO.

DATE AUG 2015

FILE NAME 14104 DP PLAN.vwx

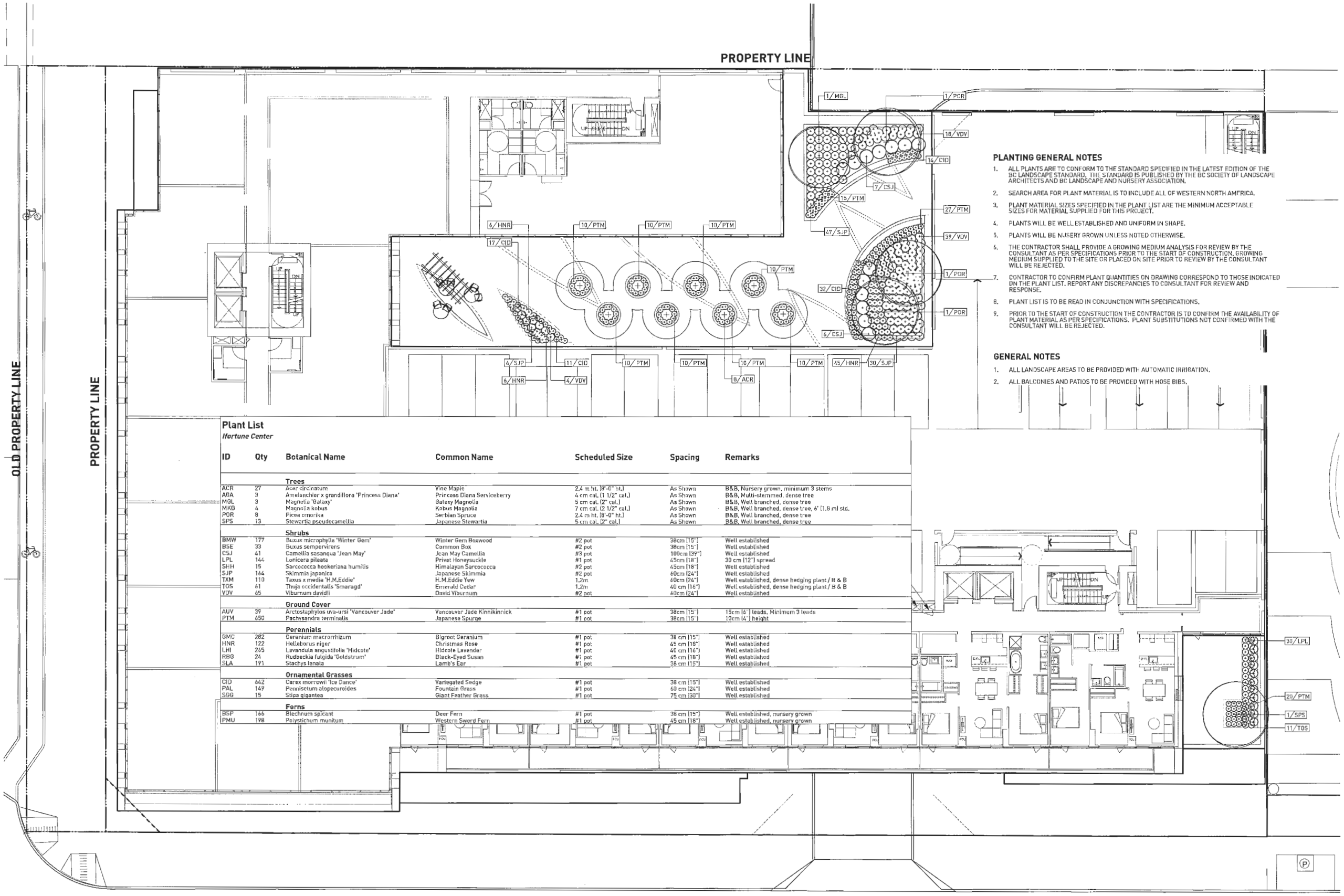
PLOTTED 17-10-25 at 9:47:13 AM

DRAWN ZL REVIEWED GB

DRAWING

L 2.01

PLAN # 40 OCT 2 4 2017 DP 15-708092



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Plant List

Ifortune Center

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
		Trees				
ACR	27	Acer circinatum	Vine Maple	2.4 m ht. [8'-0" ht.]	As Shown	B&B, Nursery grown, minimum 3 stems
AGA	3	Amelanchier x grandiflora 'Princess Diana'	Princess Diana Serviceberry	4 cm cal. [1 1/2" cal.]	As Shown	B&B, Multi-stemmed, dense tree
MGL	3	Magnolia 'Galaxy'	Galaxy Magnolia	5 cm cal. [2" cal.]	As Shown	B&B, Well branched, dense tree
MKB	4	Magnolia kobus	Kobus Magnolia	7 cm cal. [2 1/2" cal.]	As Shown	B&B, Well branched, dense tree, 6' [1.8 m] std.
POR	8	Picea omorika	Serbian Spruce	2.4 m ht. [8'-0" ht.]	As Shown	B&B, Well branched, dense tree
SPS	13	Stewartia pseudocamellia	Japanese Stewartia	5 cm cal. [2" cal.]	As Shown	B&B, Well branched, dense tree
		Shrubs				
BMW	177	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#2 pot	38cm [15"]	Well established
BSE	33	Buxus sempervirens	Common Box	#2 pot	38cm [15"]	Well established
CSJ	41	Camellia sasanqua 'Jean May'	Jean May Camellia	#3 pot	100cm [39"]	Well established
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VDV	65	Viburnum davidii	David Viburnum	#2 pot	60cm [24"]	Well established
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		Perennials				
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SGG	15	Stipa gigantea	Giant Feather Grass	#1 pot	75 cm [30"]	Well established
		Ferns				
BSP	166	Blechnum spicant	Deer Fern	#1 pot	38 cm [15"]	Well established, nursery grown
PMU	198	Polystichum munitum	Western Sword Fern	#1 pot	45 cm [18"]	Well established, nursery grown

PLAN # 41

OCT 2 4 2017

DP 15-708092

PWL partnership

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PROJECT

IFORTUNE CENTRE
ANDERSON ROAD

DRAWING TITLE

PLANTING PLAN
LEVEL 4

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NORTH

SCALE 3/32"=1'-0"

PROJECT NO.

DATE AUG 2015

FILE NAME 14104 DP PLAN.vwx

PLOTTED 17-10-25 at 9:47:13 AM

DRAWN ZL REVIEWED GB

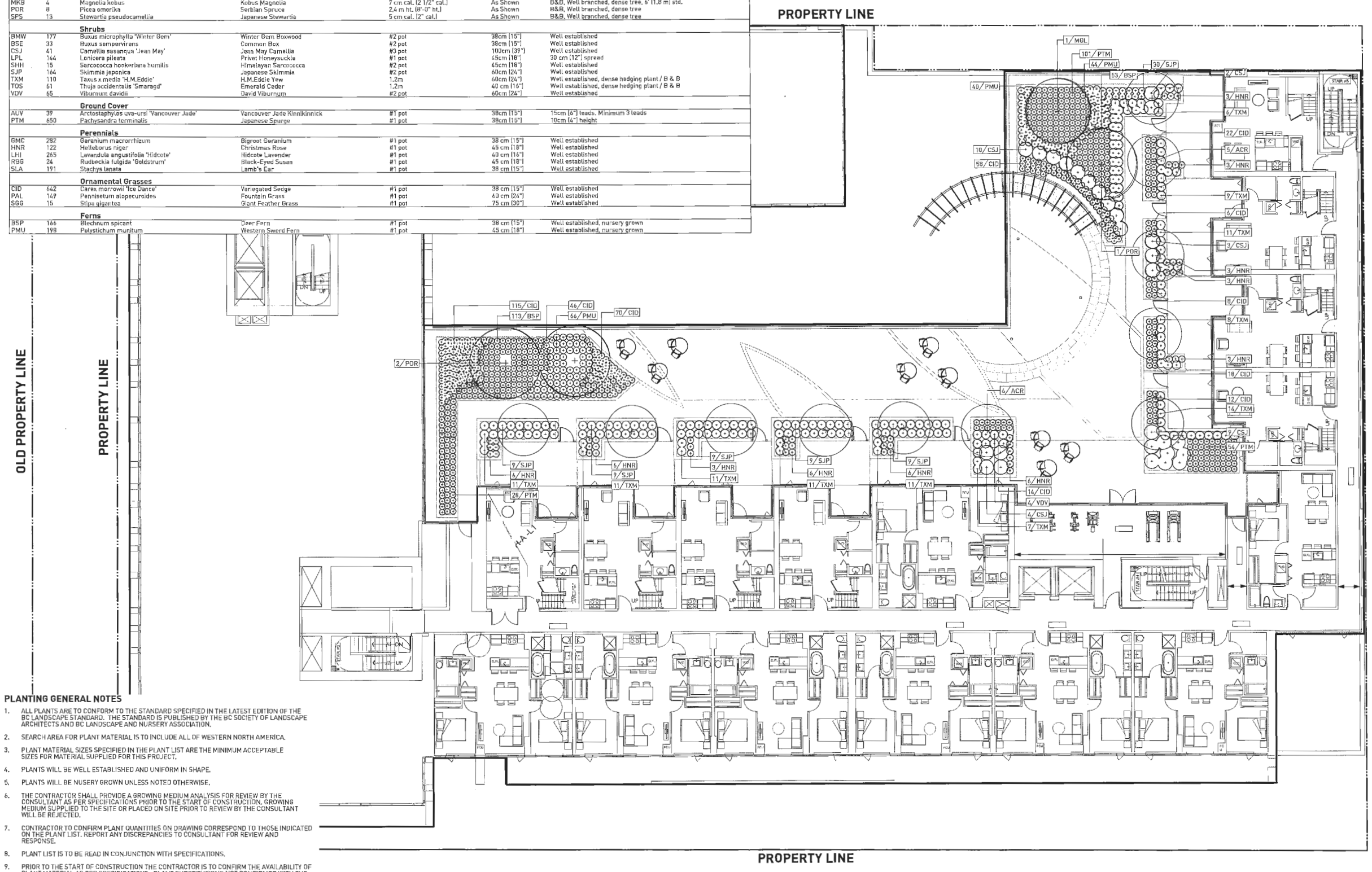
DRAWING

L 2.02

Plant List

Ifortune Center

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
		Trees				
ACR	27	Acer circinatum	Vine Maple	2.4 m ht. [8'-0" ht.]	As Shown	B&B, Nursery grown, minimum 3 stems
AGA	3	Amelanchier x grandiflora 'Princess Diana'	Princess Diana Serviceberry	4 cm cal. [1 1/2" cal.]	As Shown	B&B, Multi-stemmed, dense tree
MGL	3	Magnolia 'Galaxy'	Galaxy Magnolia	5 cm cal. [2" cal.]	As Shown	B&B, Well branched, dense tree
MKB	4	Magnolia kobus	Kobus Magnolia	7 cm cal. [2 1/2" cal.]	As Shown	B&B, Well branched, dense tree, 6' [1.8 m] std.
POR	8	Picea omorika	Serbian Spruce	2.4 m ht. [8'-0" ht.]	As Shown	B&B, Well branched, dense tree
SPS	13	Stewartia pseudocamellia	Japanese Stewartia	5 cm cal. [2" cal.]	As Shown	B&B, Well branched, dense tree
		Shrubs				
BMW	177	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#2 pot	38cm [15"]	Well established
BSE	33	Buxus sempervirens	Common Box	#2 pot	38cm [15"]	Well established
CSJ	41	Camellia sasanqua 'Jean May'	Jean May Camellia	#3 pot	100cm [39"]	Well established
LPL	144	Lonicera pileata	Privet Honeysuckle	#1 pot	45cm [18"]	30 cm [12"] spread
SHH	15	Sarcococca hookeriana humilis	Himalayan Sarcococca	#2 pot	45cm [18"]	Well established
SJP	164	Skimmia japonica	Japanese Skimmia	#2 pot	60cm [24"]	Well established
TXM	110	Taxus x media 'H.M.Eddie'	H.M.Eddie Yew	1.2m	60cm [24"]	Well established, dense hedging plant / B & B
TOS	61	Thuja occidentalis 'Smaragd'	Emerald Cedar	1.2m	40 cm [16"]	Well established, dense hedging plant / B & B
VDV	65	Viburnum davidii	David Viburnum	#2 pot	60cm [24"]	Well established
		Ground Cover				
AUV	39	Arctostaphylos uva-ursi 'Vancouver Jade'	Vancouver Jade Kinnikinnick	#1 pot	38cm [15"]	15cm [6"] leads. Minimum 3 leads
PTM	650	Pachysandra terminalis	Japanese Spurge	#1 pot	38cm [15"]	10cm [4"] height
		Perennials				
GMC	282	Geranium macrorrhizum	Bigroot Geranium	#1 pot	38 cm [15"]	Well established
HNR	122	Helleborus niger	Christmas Rose	#1 pot	45 cm [18"]	Well established
LHI	265	Lavandula angustifolia 'Hidcote'	Hidcote Lavender	#1 pot	40 cm [16"]	Well established
RBG	24	Rudbeckia fulgida 'Goldstrum'	Black-Eyed Susan	#1 pot	45 cm [18"]	Well established
SLA	191	Stachys lanata	Lamb's Ear	#1 pot	38 cm [15"]	Well established
		Ornamental Grasses				
CID	642	Carex morrowii 'Ice Dance'	Variegated Sedge	#1 pot	38 cm [15"]	Well established
PAL	149	Pennisetum alopecuroides	Fountain Grass	#1 pot	60 cm [24"]	Well established
SGG	15	Stipa gigantea	Giant Feather Grass	#1 pot	75 cm [30"]	Well established
		Ferns				
BSP	166	Blechnum spicant	Deer Fern	#1 pot	38 cm [15"]	Well established, nursery grown
PMU	198	Polystichum munitum	Western Sword Fern	#1 pot	45 cm [18"]	Well established, nursery grown


PROPERTY LINE
OLD PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
1/MGL
101/PTM
44/PMU
30/SJP
53/BSP
40/PMU
2/CSJ
3/HNR
6/TXM
22/CID
5/ACR
3/HNR
10/CSJ
58/CID
9/TXM
6/CID
11/TXM
3/CSJ
1/POR
3/HNR
3/HNR
8/CID
8/TXM
3/HNR
18/CID
12/CID
14/TXM
2/CSJ
54/PTM
115/CID
46/CID
113/BSP
66/PMU
76/CID
2/POR
6/ACR
9/SJP
6/HNR
11/TXM
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6/HNR
9/SJP
11/TXM
9/SJP
3/HNR
11/TXM
9/SJP
6/HNR
11/TXM
9/SJP
6/HNR
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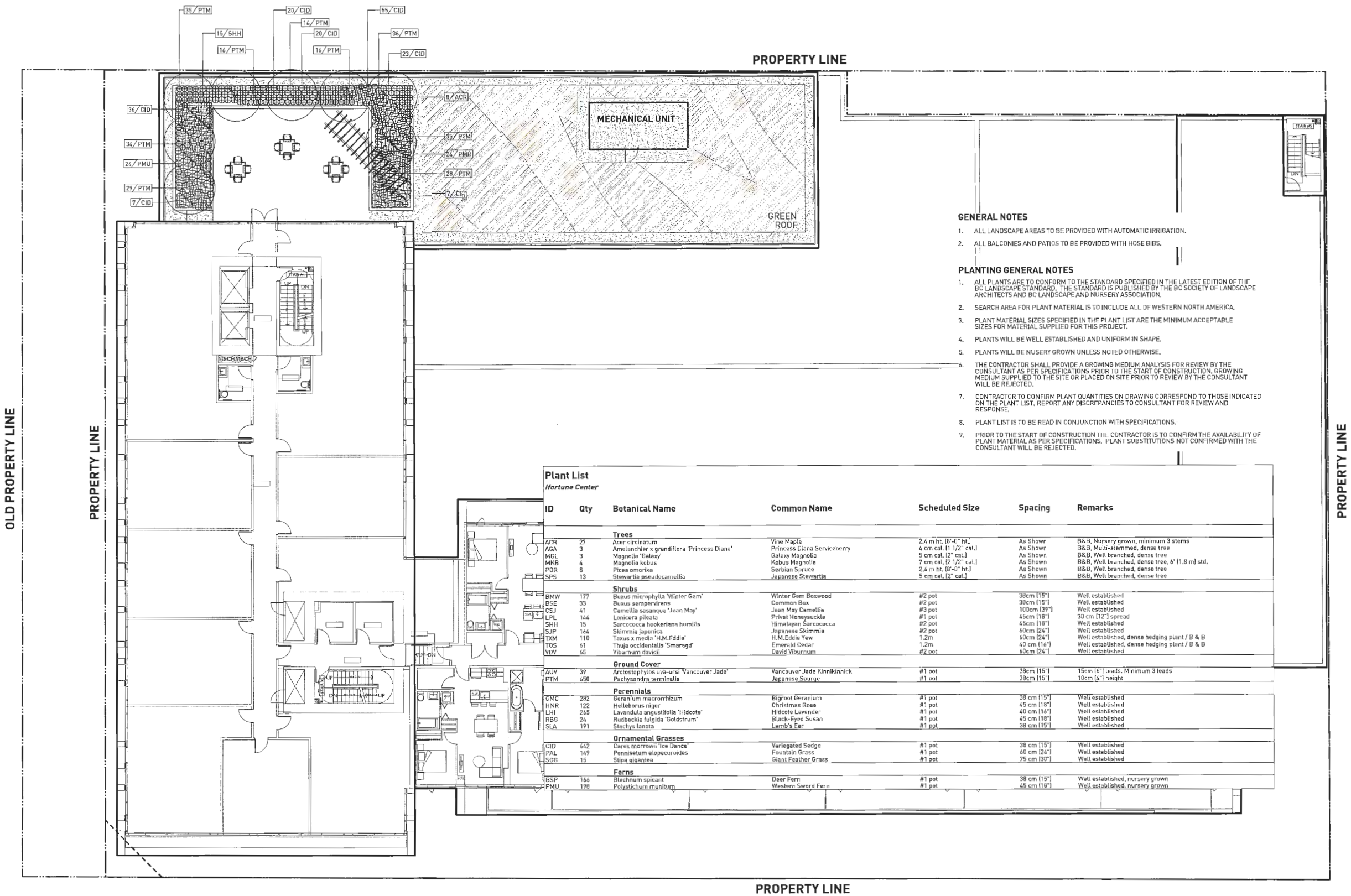
4/CSJ
7/TXM
STAIR 26
UP
DN
UP
DN
UP
DN


PROPERTY LINE
OLD PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
MECHANICAL UNIT
GREEN ROOF
35/PTM
15/SHH
16/PTM
20/CID
16/PTM
20/CID
16/PTM
55/CID
36/PTM
23/CID
36/CID
34/PTM
24/PMU
29/PTM
7/CID
8/ACR
35/PTM
24/PMU
28/PTM
7/CID
STAIR #5
UP
DN
STAIR #3
UP
DN
MECH
MECH
STAIR #1
UP
DN
STAIR #2
UP
DN
UP
DN
UP
DN

GENERAL NOTES

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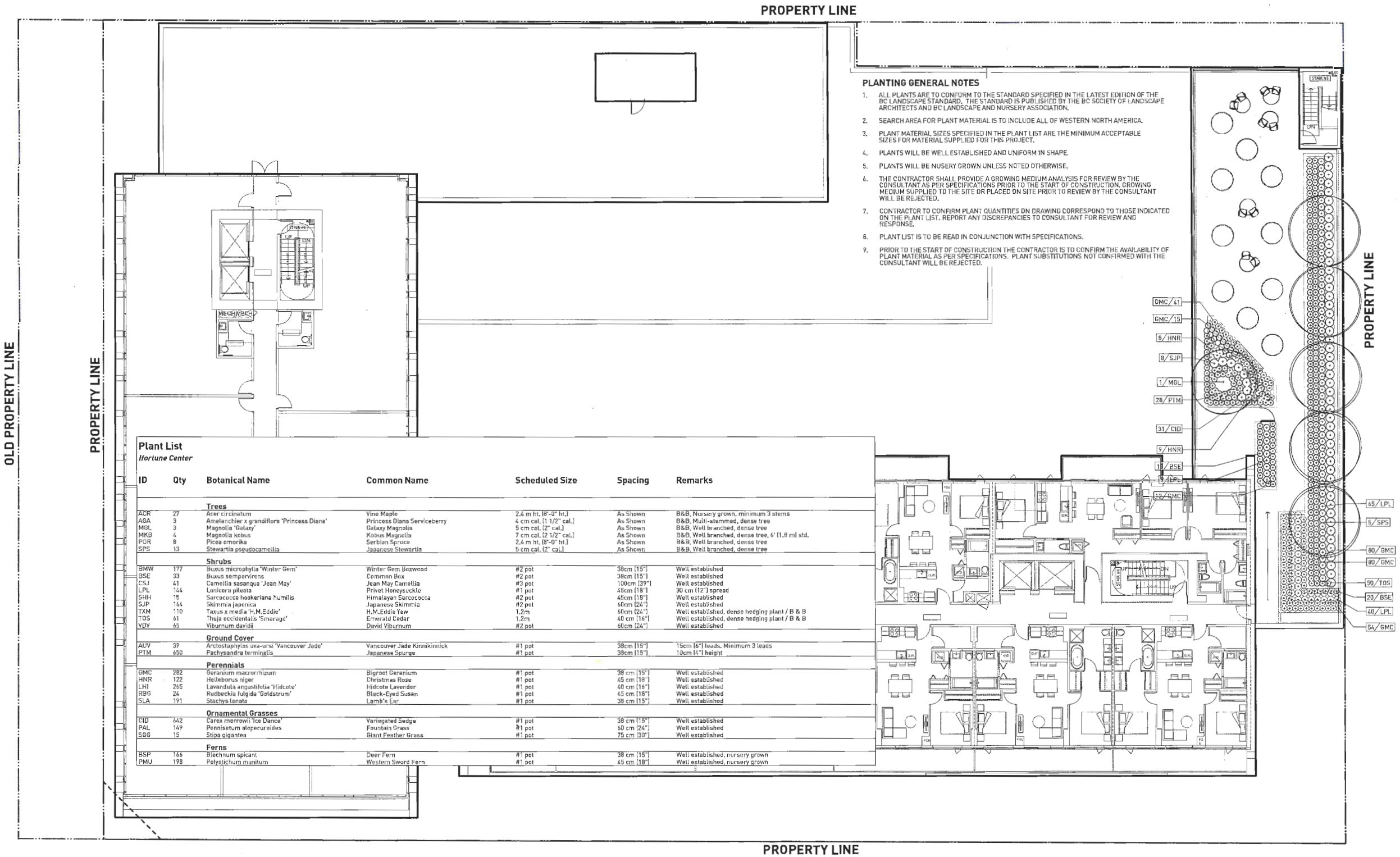
2. ALL BALCONIES AND PATIOS TO BE PROVIDED WITH HOSE BIBS.



PLANTING GENERAL NOTES

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4. PLANTS WILL BE WELL ESTABLISHED AND UNIFORM IN SHAPE.
5. PLANTS WILL BE NUSERY GROWN UNLESS NOTED OTHERWISE.
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Plant List

Ifortune Center

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
		Trees				
ACR	27	Acer circinatum	Vine Maple	2.4 m ht. [8'-0" ht.]	As Shown	B&B, Nursery grown, minimum 3 stems
AGA	3	Amelanchier x grandiflora 'Princess Diane'	Princess Diana Serviceberry	4 cm cal. [1 1/2" cal.]	As Shown	B&B, Multi-stemmed, dense tree
MGL	3	Magnolia 'Galaxy'	Galaxy Magnolia	5 cm cal. [2" cal.]	As Shown	B&B, Well branched, dense tree
MKB	4	Magnolia kobus	Kobus Magnolia	7 cm cal. [2 1/2" cal.]	As Shown	B&B, Well branched, dense tree, 6' [1.8 m] std.
POR	8	Picea omorika	Serbian Spruce	2.4 m ht. [8'-0" ht.]	As Shown	B&B, Well branched, dense tree
SPS	13	Stewartia pseudocamellia	Japanese Stewartia	6 cm cal. [2" cal.]	As Shown	B&B, Well branched, dense tree
		Shrubs				
BMW	177	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#2 pot	38cm [15"]	Well established
BSE	33	Buxus sempervirens	Common Box	#2 pot	38cm [15"]	Well established
CSJ	41	Camellia sasanqua 'Jean May'	Jean May Camellia	#3 pot	100cm [39"]	Well established
LPL	144	Lonicera pileata	Privet Honeysuckle	#1 pot	45cm [18"]	30 cm [12"] spread
SHH	15	Sarcococca hookeriana humilis	Himalayan Sarcococca	#2 pot	45cm [18"]	Well established
SJP	164	Skimmia japonica	Japanese Skimmia	#2 pot	60cm [24"]	Well established
TXM	110	Taxus x media 'H.M.Eddie'	H.M.Eddie Yew	1.2m	60cm [24"]	Well established, dense hedging plant / B & B
TOS	61	Thuja occidentalis 'Smaragd'	Emerald Cedar	1.2m	40 cm [16"]	Well established, dense hedging plant / B & B
VDV	65	Viburnum davidii	David Viburnum	#2 pot	60cm [24"]	Well established
		Ground Cover				
AUV	39	Arctostaphylos uva-ursi 'Vancouver Jade'	Vancouver Jade Kinnikinnick	#1 pot	38cm [15"]	15cm [6"] leads, Minimum 3 leads
PTM	650	Pachysandra terminalis	Japanese Spurge	#1 pot	38cm [15"]	10cm [4"] height
		Perennials				
GMC	282	Geranium macrorrhizum	Bigroot Geranium	#1 pot	38 cm [15"]	Well established
HNR	122	Helleborus niger	Christmas Rose	#1 pot	45 cm [18"]	Well established
LHI	265	Lavandula angustifolia 'Hidcote'	Hidcote Lavender	#1 pot	40 cm [16"]	Well established
RFG	24	Rudbeckia fulgida 'Goldstrum'	Black-Eyed Susan	#1 pot	45 cm [18"]	Well established
SLA	191	Stachys lanata	Lamb's Ear	#1 pot	38 cm [15"]	Well established
		Ornamental Grasses				
CID	642	Carex morrowii 'Ice Dance'	Variegated Sedge	#1 pot	38 cm [15"]	Well established
PAL	149	Pennisetum alepecuroides	Fountain Grass	#1 pot	60 cm [24"]	Well established
SGG	19	Stipa gigantea	Giant Feather Grass	#1 pot	75 cm [30"]	Well established
		Ferns				
BSP	166	Blechnum spicant	Deer Fern	#1 pot	38 cm [15"]	Well established, nursery grown
PMU	198	Polystichum munitum	Western Sword Fern	#1 pot	45 cm [18"]	Well established, nursery grown

PLAN # ~~28~~ 44

OCT 2 4 2017

DP 15-708092

PWL partnership

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gbl

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2015/08/07	ISSUE FOR DP
2	2015/11/04	ISSUED FOR ADP
3	2018/04/06	ISSUED FOR REVIEW
4	2018/04/26	ISSUED FOR REZONING/DP
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6	2018/12/11	ISSUED FOR REZONING
7	2017/03/13	ISSUED FOR DEVELOPMENT PERMIT
8	2017/09/25	REVISED PER CITY REQUEST
9	2017/10/25	REISSUED FOR DP

PROJECT

IFORTUNE CENTRE
ANDERSON ROAD

DRAWING TITLE

PLANTING PLAN
LEVEL 7

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NORTH

SCALE 3/32"=1'-0"

PROJECT NO.

DATE AUG 2015

FILE NAME 14104 DP PLAN.vwx

PLOTTED 17-10-25 at 9:47:13 AM

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DRAWING

L 2.05

Plant List
Ifortune Center

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
		Trees				
ACR	27	Acer circinatum	Vine Maple	2.4 m ht. [8'-0" ht.]	As Shown	B&B, Nursery grown, minimum 3 stems
AGA	3	Amelanchier x grandiflora 'Princess Diana'	Princess Diana Serviceberry	4 cm cal. [1 1/2" cal.]	As Shown	B&B, Multi-stemmed, dense tree
MGL	3	Magnolia 'Galaxy'	Galaxy Magnolia	5 cm cal. [2" cal.]	As Shown	B&B, Well branched, dense tree
MKB	4	Magnolia kobus	Kobus Magnolia	7 cm cal. [2 1/2" cal.]	As Shown	B&B, Well branched, dense tree, 6' [1.8 m] std.
POR	8	Picea omorika	Serbian Spruce	2.4 m ht. [8'-0" ht.]	As Shown	B&B, Well branched, dense tree
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		Shrubs				
BMW	177	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#2 pot	38cm [15"]	Well established
BSE	53	Buxus sempervirens	Common Box	#2 pot	38cm [15"]	Well established
CSJ	41	Camellia sasanqua 'Jean May'	Jean May Camellia	#3 pot	100cm [39"]	Well established
LPL	144	Lonicera pileata	Privet Honeysuckle	#1 pot	45cm [18"]	30 cm [12"] spread
SHH	15	Sarcococca hookeriana humilis	Himalayan Sarcococca	#2 pot	45cm [18"]	Well established
SJP	164	Skimmia japonica	Japanese Skimmia	#2 pot	60cm [24"]	Well established
TXM	110	Taxus x media 'H.M.Eddie'	H.M.Eddie Yew	1.2m	60cm [24"]	Well established, dense hedging plant / B & B
TOS	61	Thuja occidentalis 'Smaragd'	Emerald Cedar	1.2m	40 cm [16"]	Well established, dense hedging plant / B & B
VDV	65	Viburnum davidii	David Viburnum	#2 pot	60cm [24"]	Well established
		Ground Cover				
AUV	39	Arctostaphylos uva-ursi 'Vancouver Jade'	Vancouver Jade Kinnikinnick	#1 pot	38cm [15"]	15cm [6"] leads, Minimum 3 leads
PTM	650	Pachysandra terminalis	Japanese Spurge	#1 pot	38cm [15"]	10cm [4"] height
		Perennials				
GMC	282	Geranium macrorrhizum	Bigroot Geranium	#1 pot	38 cm [15"]	Well established
HNR	122	Helleborus niger	Christmas Rose	#1 pot	45 cm [18"]	Well established
LHI	265	Lavandula angustifolia 'Hidcote'	Hidcote Lavender	#1 pot	40 cm [16"]	Well established
RBG	24	Rudbeckia fulgida 'Goldstrum'	Black-Eyed Susan	#1 pot	45 cm [18"]	Well established
SLA	191	Stachys lanata	Lamb's Ear	#1 pot	38 cm [15"]	Well established
		Ornamental Grasses				
CID	642	Carex morrowii 'Ice Dance'	Variegated Sedge	#1 pot	38 cm [15"]	Well established
PAL	149	Pennisetum alopecuroides	Fountain Grass	#1 pot	60 cm [24"]	Well established
SGG	15	Stipa gigantea	Giant Feather Grass	#1 pot	75 cm [30"]	Well established
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BSP	166	Blechnum spicant	Deer Fern	#1 pot	38 cm [15"]	Well established, nursery grown
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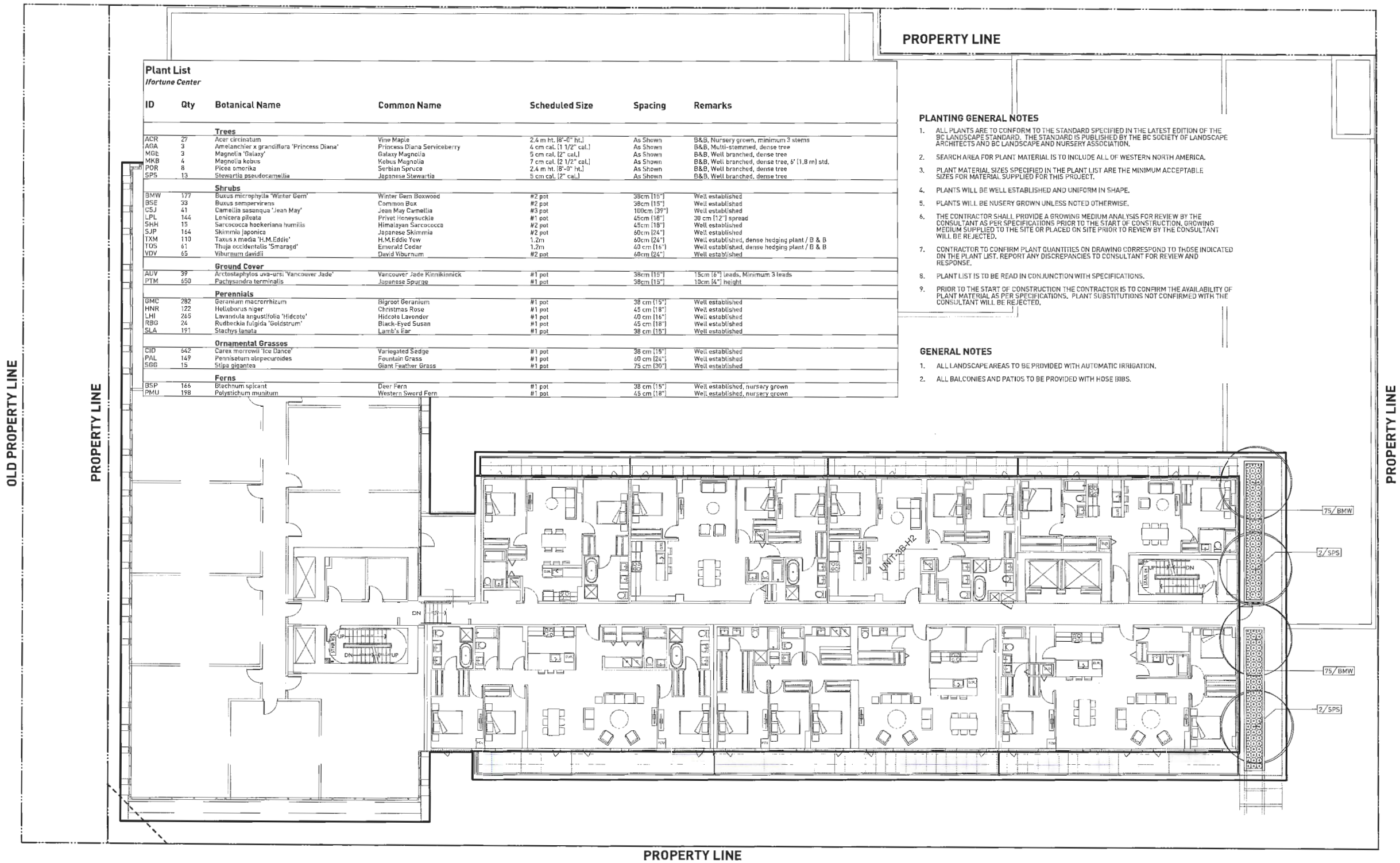

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gbl

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PROJECT
IFORTUNE CENTRE
ANDERSON ROAD

DRAWING TITLE
PLANTING PLAN
LEVEL 9

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NORTH

SCALE

PROJECT NO.

DATE

FILE NAME 14104 DP PLAN.vwx

PLOTTED 17-10-25 at 9:47:13 AM

DRAWN REVIEWED

DRAWING
L 2.06

PLAN # 45

OCT 2 4 2017

DP 15-708092

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SJP	164	Skimmia japonica	Japanese Skimmia	#2 pot	60cm [24"]	Well established
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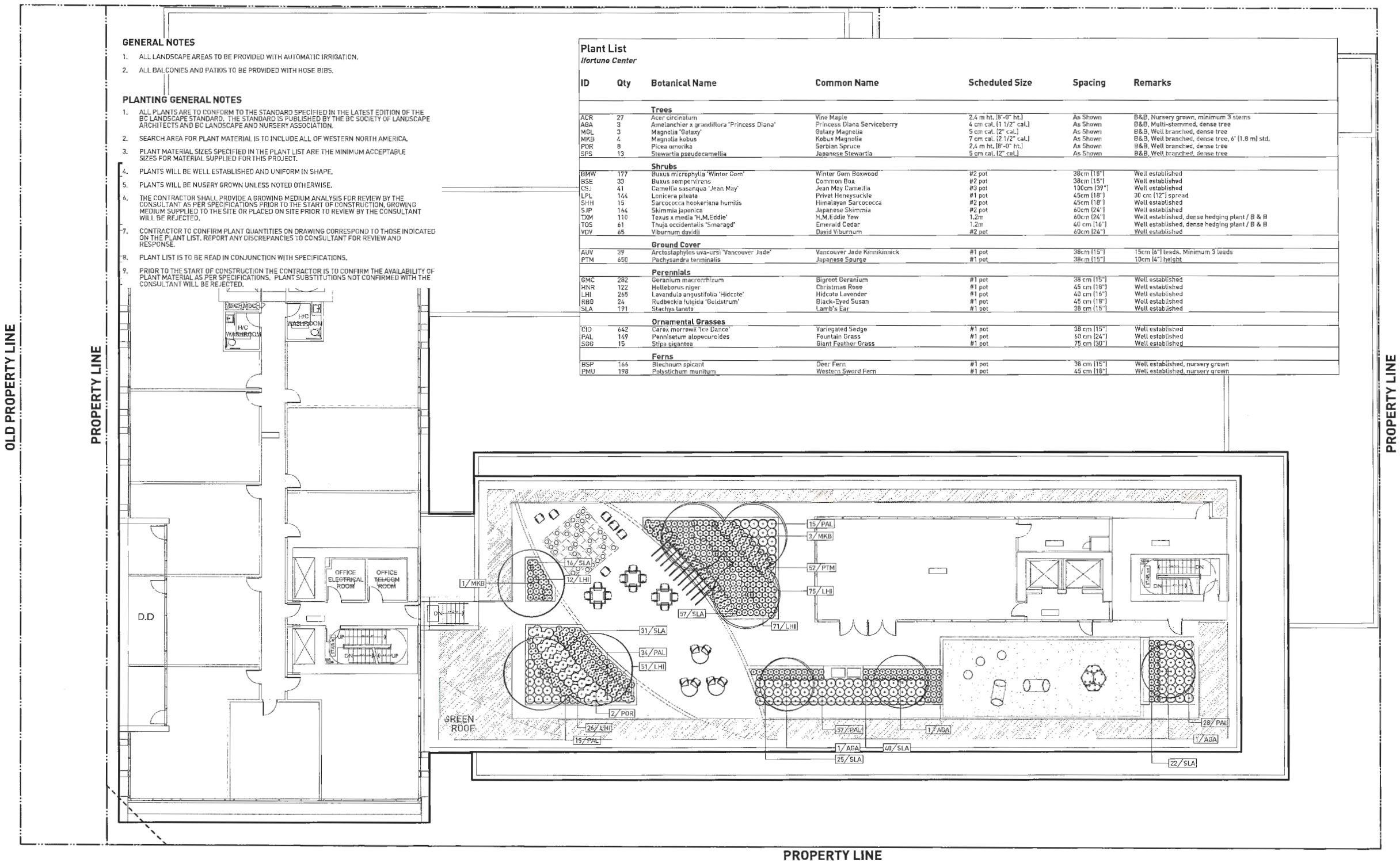
BSP	166	Blechnum spicant	Deer Fern	#1 pot	38 cm [15"]	Well established, nursery grown
PMU	198	Polystichum munitum	Western Sword Fern	#1 pot	45 cm [18"]	Well established, nursery grown



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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2015/08/07	ISSUE FOR DP
2	2015/11/04	ISSUED FOR ADP
3	2018/04/05	ISSUED FOR REVIEW
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7	2017/03/13	ISSUED FOR DEVELOPMENT PERMIT
8	2017/09/25	REVISED PER CITY REQUEST
9	2017/10/26	REISSUED FOR DP

PROJECT

IFORTUNE CENTRE
ANDERSON ROAD

DRAWING TITLE

PLANTING PLAN
LEVEL 11

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NORTH

SCALE 3/32"=1'-0"

PROJECT NO.

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FILE NAME	14104 DP PLAN.vwx
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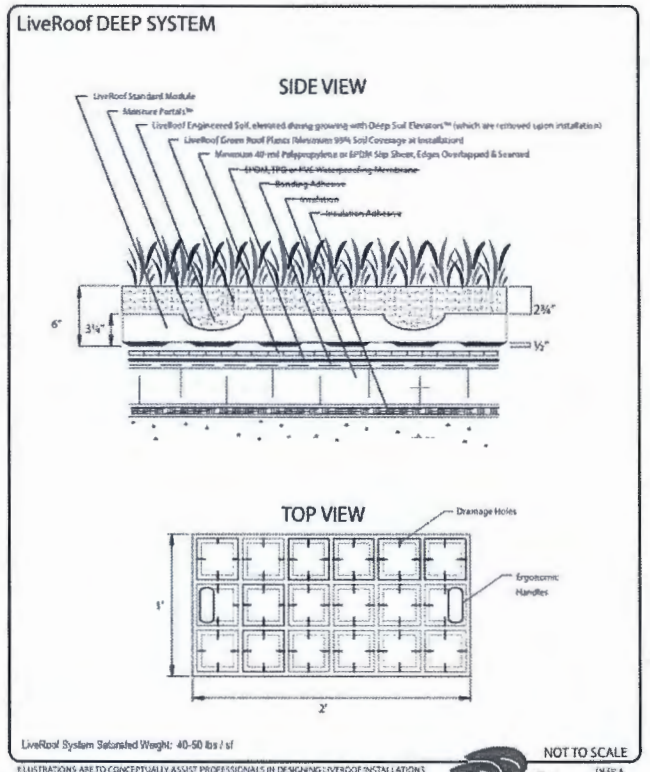
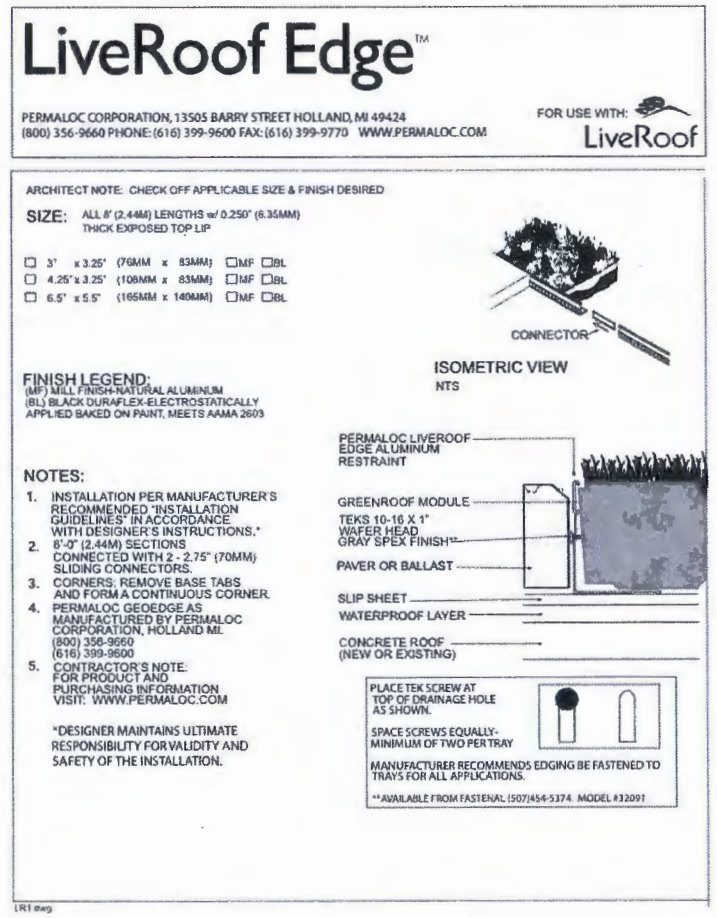
PLAN # 46

OCT 2 4 2017

DP 15-708092





1 GREEN ROOF DETAIL
NTS

Plant List

Ifortune Center

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
		Trees				
ACR	27	Acer circinatum	Vine Maple	2.4 m ht. [8'-0" ht.]	As Shown	B&B, Nursery grown, minimum 3 stems
AGA	3	Amelanchier x grandiflora 'Princess Diana'	Princess Diana Serviceberry	4 cm cal. [1 1/2" cal.]	As Shown	B&B, Multi-stemmed, dense tree
MGL	3	Magnolia 'Galaxy'	Galaxy Magnolia	5 cm cal. [2" cal.]	As Shown	B&B, Well branched, dense tree
MKB	4	Magnolia kobus	Kobus Magnolia	7 cm cal. [2 1/2" cal.]	As Shown	B&B, Well branched, dense tree, 6' [1.8 m] std.
POR	8	Picea omorika	Serbian Spruce	2.4 m ht. [8'-0" ht.]	As Shown	B&B, Well branched, dense tree
SPS	13	Stewartia pseudocamellia	Japanese Stewartia	5 cm cal. [2" cal.]	As Shown	B&B, Well branched, dense tree
		Shrubs				
BMW	177	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#2 pot	38cm [15"]	Well established
BSE	33	Buxus sempervirens	Common Box	#2 pot	38cm [15"]	Well established
CSJ	41	Camellia sasanqua 'Jean May'	Jean May Camellia	#3 pot	100cm [39"]	Well established
LPL	144	Lonicera pileata	Privet Honeysuckle	#1 pot	45cm [18"]	30 cm [12"] spread
SHH	15	Sarcococca hookeriana humilis	Himalayan Sarcococca	#2 pot	45cm [18"]	Well established
SJP	164	Skimmia japonica	Japanese Skimmia	#2 pot	60cm [24"]	Well established
TXM	110	Taxus x media 'H.M.Eddie'	H.M.Eddie Yew	1.2m	60cm [24"]	Well established, dense hedging plant / B & B
TOS	61	Thuja occidentalis 'Smaragd'	Emerald Cedar	1.2m	40 cm [16"]	Well established, dense hedging plant / B & B
VDV	65	Viburnum davidii	David Viburnum	#2 pot	40cm [24"]	Well established
		Ground Cover				
AUV	39	Arctostaphylos uva-ursi 'Vancouver Jade'	Vancouver Jade Kinnikinnick	#1 pot	38cm [15"]	15cm [6"] leads, Minimum 3 leads
PTM	650	Pachysandra terminalis	Japanese Spurge	#1 pot	38cm [15"]	10cm [4"] height
		Perennials				
GMC	282	Geranium macrorrhizum	Bigroot Geranium	#1 pot	38 cm [15"]	Well established
HNR	122	Helleborus niger	Christmas Rose	#1 pot	45 cm [18"]	Well established
LHI	265	Lavandula angustifolia 'Hidcote'	Hidcote Lavender	#1 pot	40 cm [16"]	Well established
RBG	24	Rudbeckia fulgida 'Goldstrum'	Black-Eyed Susan	#1 pot	45 cm [18"]	Well established
SLA	191	Stachys lanata	Lamb's Ear	#1 pot	38 cm [15"]	Well established
		Ornamental Grasses				
CID	642	Carex morrowii 'Ice Dance'	Variegated Sedge	#1 pot	38 cm [15"]	Well established
PAL	149	Pennisetum alopecuroides	Fountain Grass	#1 pot	60 cm [24"]	Well established
SGG	15	Stipa gigantea	Giant Feather Grass	#1 pot	75 cm [30"]	Well established
		Ferns				
BSP	166	Blechnum spicant	Deer Fern	#1 pot	38 cm [15"]	Well established, nursery grown
PMU	198	Polystichum munitum	Western Sword Fern	#1 pot	45 cm [18"]	Well established, nursery grown

2 PLANT LIST
NTS

PLAN # ~~48~~ 47

OCT 2 4 2017 DP 15-708092

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8	2017/03/23	REVISED PER CITY REQUEST
9	2017/10/26	REISSUED FOR DP

PROJECT
IFORTUNE CENTRE
ANDERSON ROAD

DRAWING TITLE
PLANT LIST-FINAL

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SCALE
NTS

PROJECT NO.
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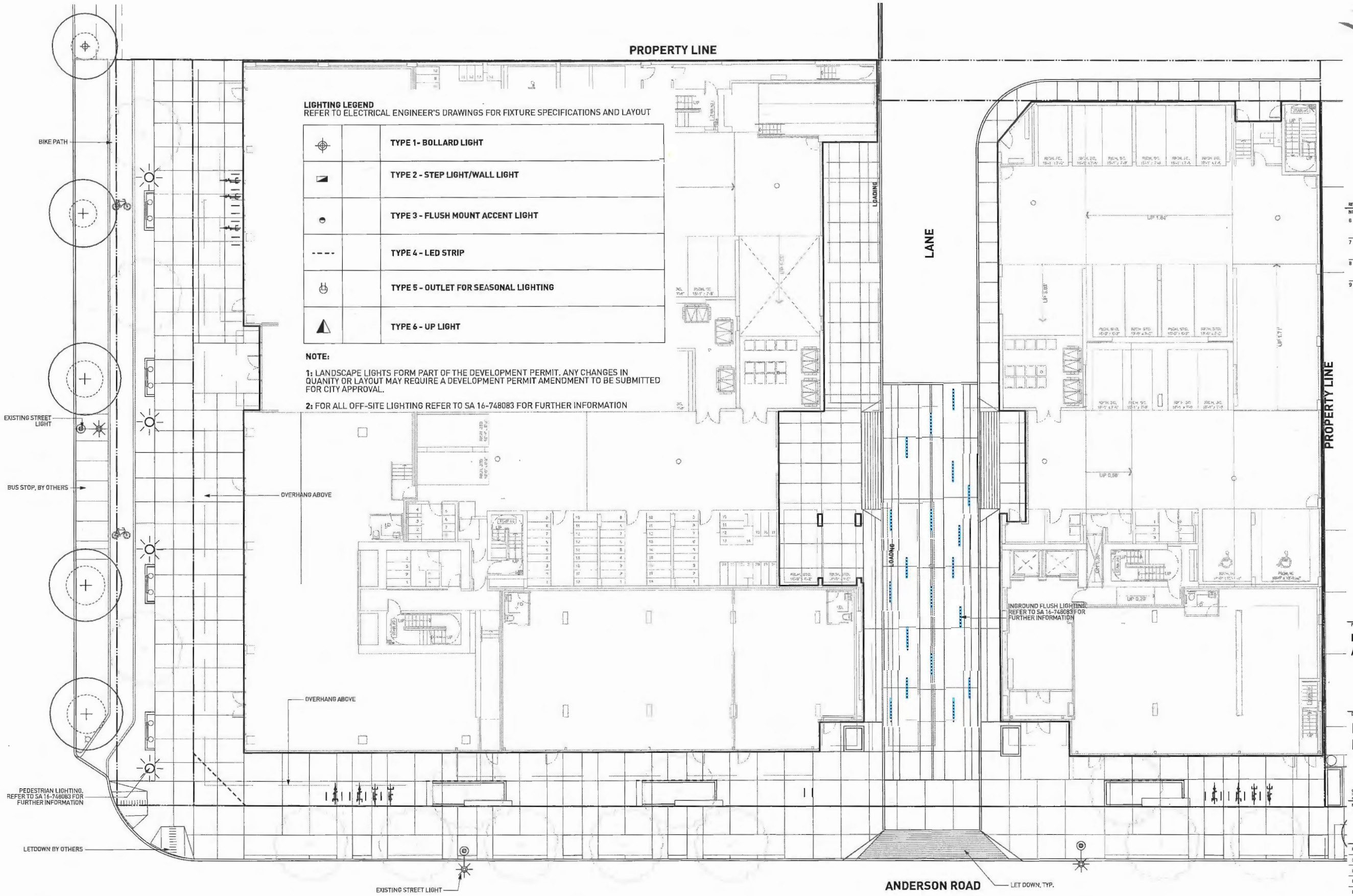
L 2.08



LIGHTING LEGEND
REFER TO ELECTRICAL ENGINEER'S DRAWINGS FOR FIXTURE SPECIFICATIONS AND LAYOUT

	TYPE 1 - BOLLARD LIGHT
	TYPE 2 - STEP LIGHT/WALL LIGHT
	TYPE 3 - FLUSH MOUNT ACCENT LIGHT
	TYPE 4 - LED STRIP
	TYPE 5 - OUTLET FOR SEASONAL LIGHTING
	TYPE 6 - UP LIGHT

NOTE:

1: LANDSCAPE LIGHTS FORM PART OF THE DEVELOPMENT PERMIT. ANY CHANGES IN QUANITY OR LAYOUT MAY REQUIRE A DEVELOPMENT PERMIT AMENDMENT TO BE SUBMITTED FOR CITY APPROVAL.

2: FOR ALL OFF-SITE LIGHTING REFER TO SA 16-748083 FOR FURTHER INFORMATION

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PROJECT
IFORTUNE CENTRE
ANDERSON ROAD

DRAWING TITLE
LIGHTING PLAN
LEVEL 1 - FINAL

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NORTH
SCALE 3/32" = 1'

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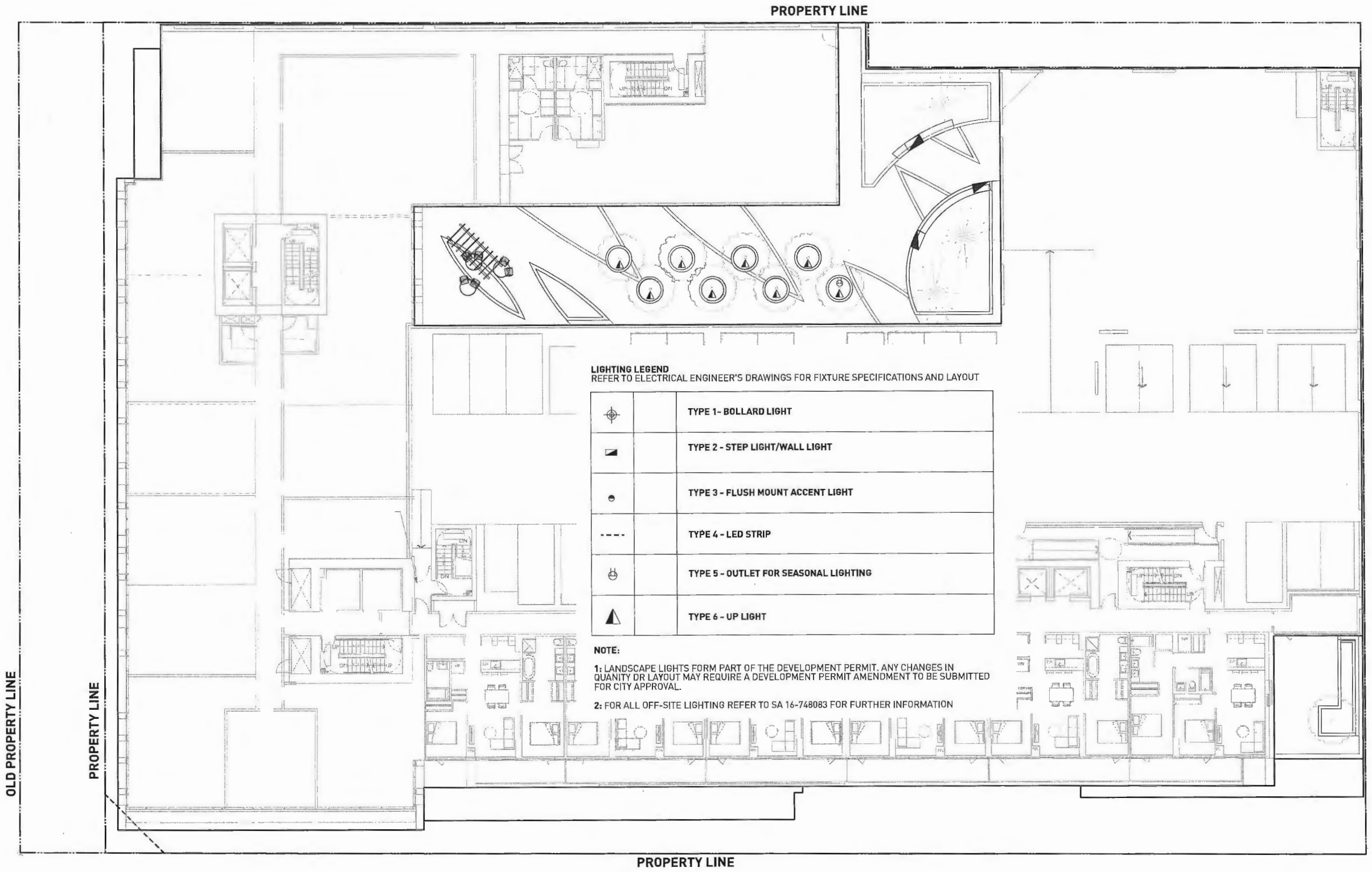
DRAWING
L 4.01

PLAN # 48 OCT 2 4 2017 DP 15-708092



LIGHTING LEGEND
REFER TO ELECTRICAL ENGINEER'S DRAWINGS FOR FIXTURE SPECIFICATIONS AND LAYOUT

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PLAN # 49

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PROJECT
IFORTUNE CENTRE
ANDERSON ROAD

DRAWING TITLE
LIGHTING PLAN
LEVEL 4

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NORTH

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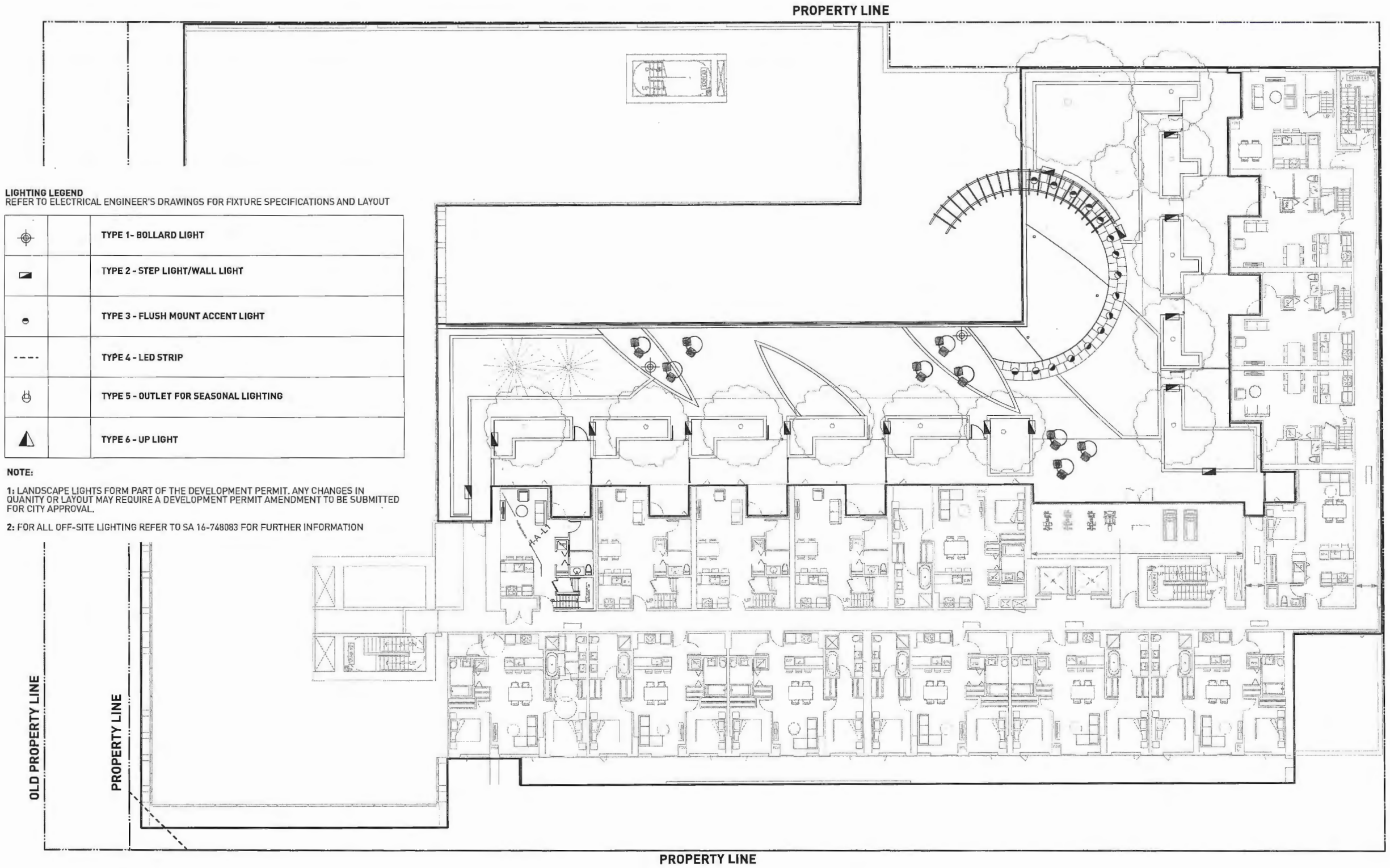

LIGHTING LEGEND
REFER TO ELECTRICAL ENGINEER'S DRAWINGS FOR FIXTURE SPECIFICATIONS AND LAYOUT

		TYPE 1- BOLLARD LIGHT
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NOTE:

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2: FOR ALL OFF-SITE LIGHTING REFER TO SA 16-748083 FOR FURTHER INFORMATION

PLAN # 50

OCT 2 4 2017

DP 15-708092

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8	2017/09/25	REVISED PER CITY REQUEST
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PROJECT
IFORTUNE CENTRE
ANDERSON ROAD

DRAWING TITLE
LIGHTING PLAN
LEVEL 5

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NORTH

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DRAWING
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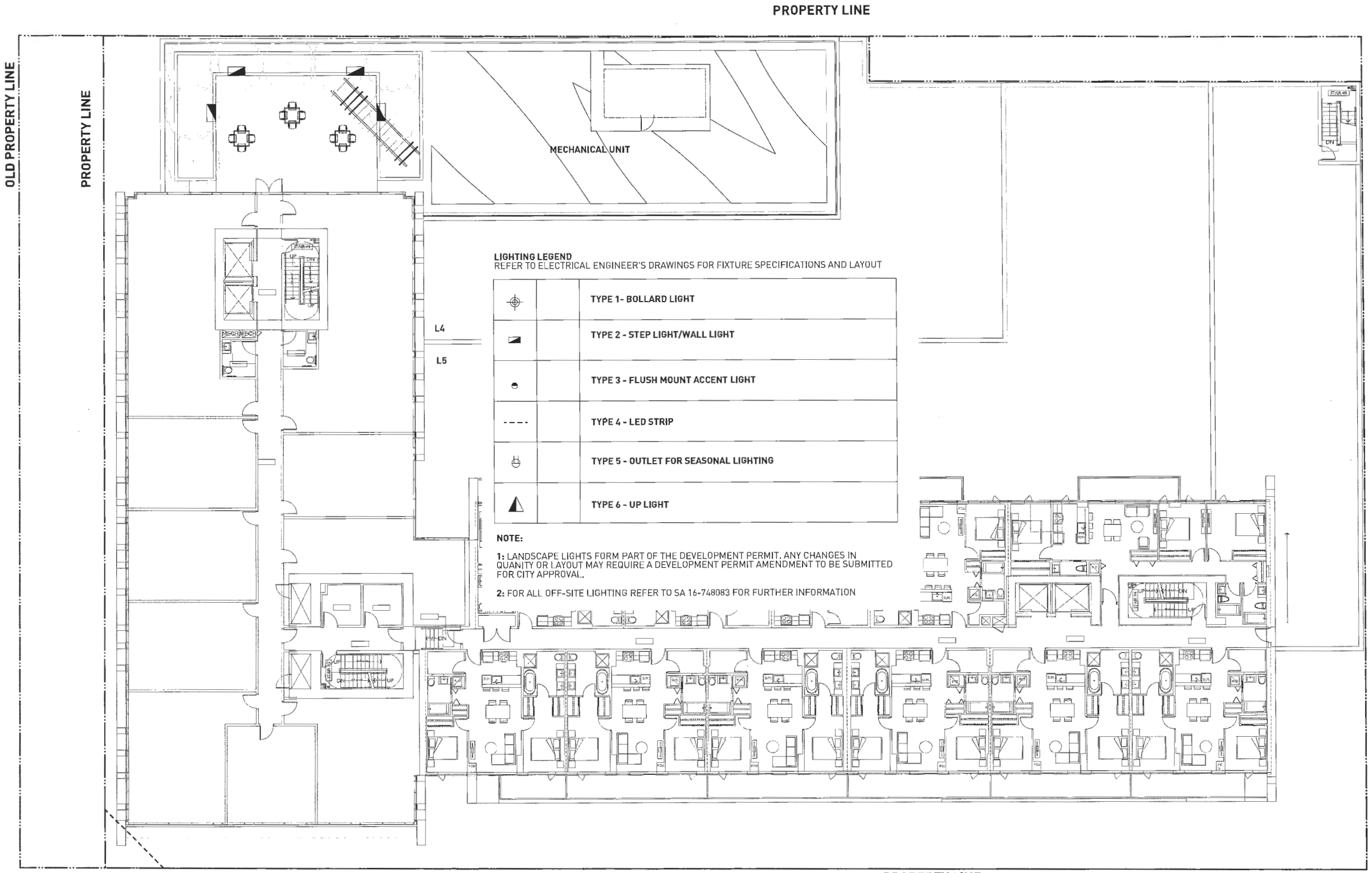

LIGHTING LEGEND
REFER TO ELECTRICAL ENGINEER'S DRAWINGS FOR FIXTURE SPECIFICATIONS AND LAYOUT

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PROJECT
IFORTUNE CENTRE
ANDERSON ROAD

DRAWING TITLE
LIGHTING PLAN
LEVEL 6

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NORTH

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PLAN #51

OCT 2 4 2017

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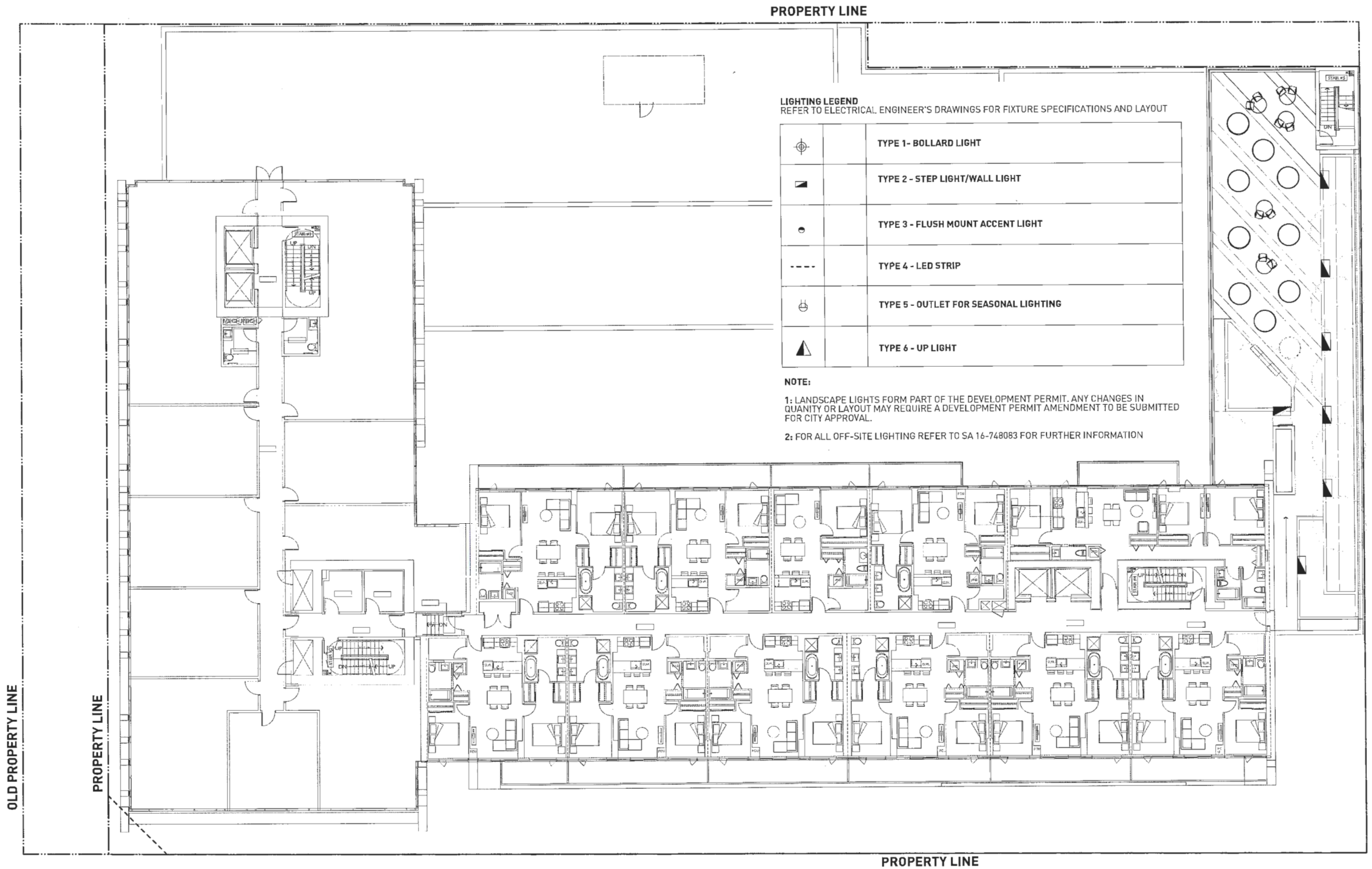

LIGHTING LEGEND
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PROJECT
IFORTUNE CENTRE
ANDERSON ROAD

DRAWING TITLE
LIGHTING PLAN
LEVEL 7

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PLAN # 52

OCT 2 4 2017

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PROPERTY LINE

LIGHTING LEGEND
REFER TO ELECTRICAL ENGINEER'S DRAWINGS FOR FIXTURE SPECIFICATIONS AND LAYOUT

		TYPE 1- BOLLARD LIGHT
		TYPE 2 - STEP LIGHT/WALL LIGHT
		TYPE 3 - FLUSH MOUNT ACCENT LIGHT
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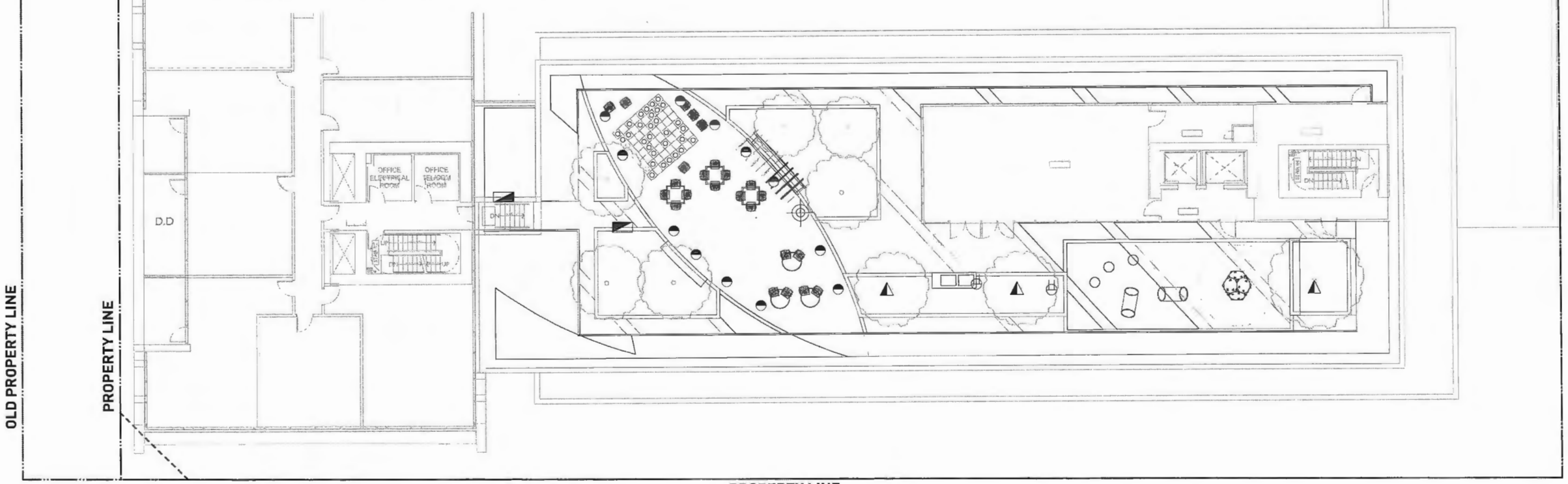

PROPERTY LINE

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PROJECT
IFORTUNE CENTRE
ANDERSON ROAD

DRAWING TITLE
LIGHTING PLAN
LEVEL 11

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NORTH
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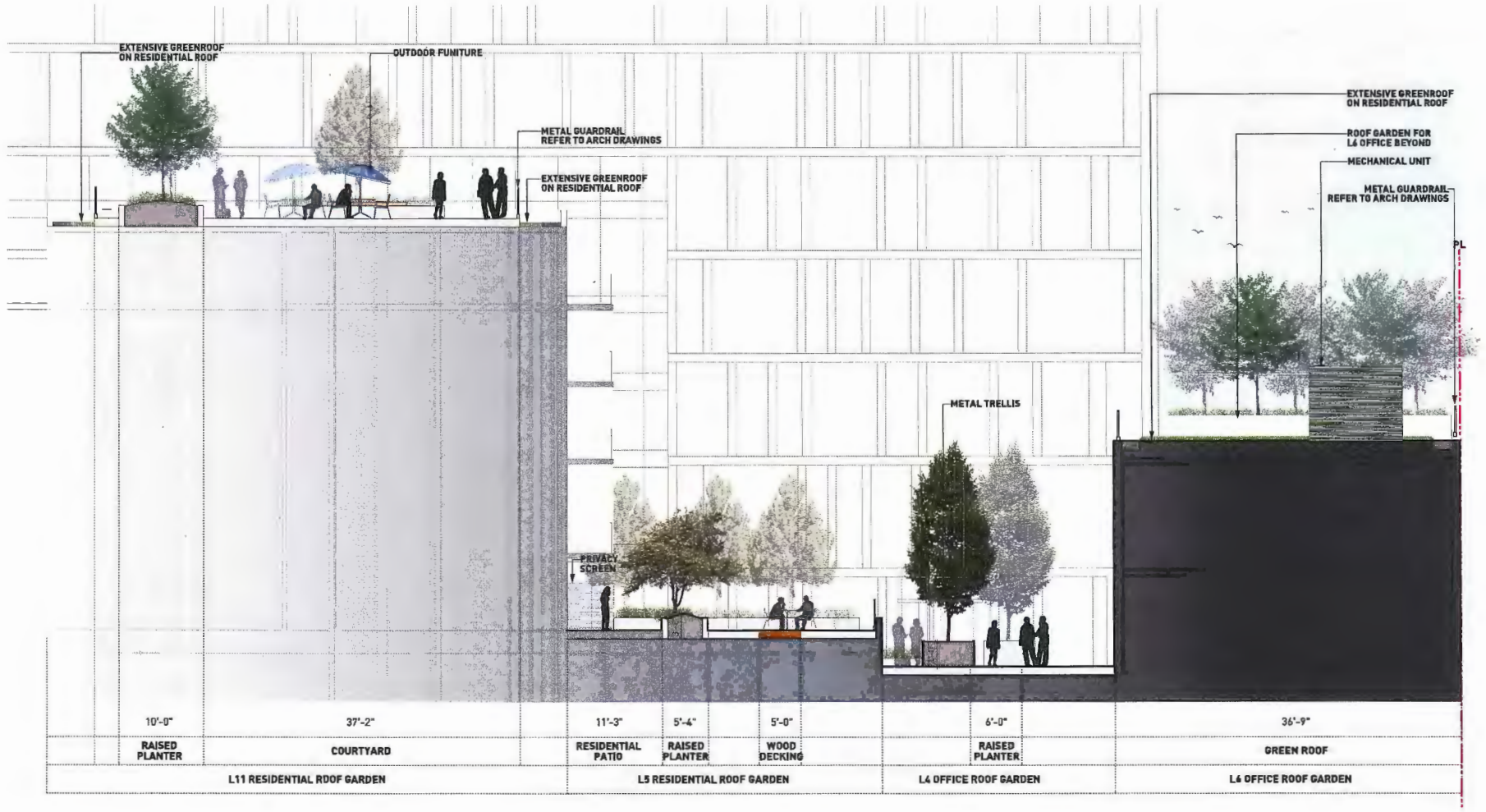
PLAN # 53

OCT 2 4 2017

DP 15-708092



1 North South Section
SCALE: 1/8"=1'-0"

2 East West Section
SCALE: 1/8"=1'-0"

PLAN 54 OCT 2 4 2017 DP 15-708092

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PROJECT
IFORTUNE CENTRE
ANDERSON ROAD

DRAWING TITLE
SECTIONS

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SCALE
AS SHOWN

PROJECT NO.
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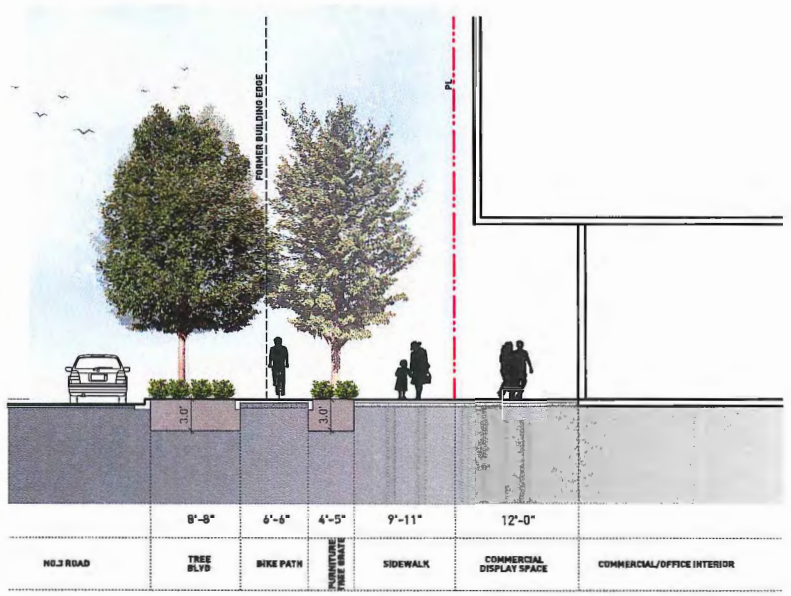

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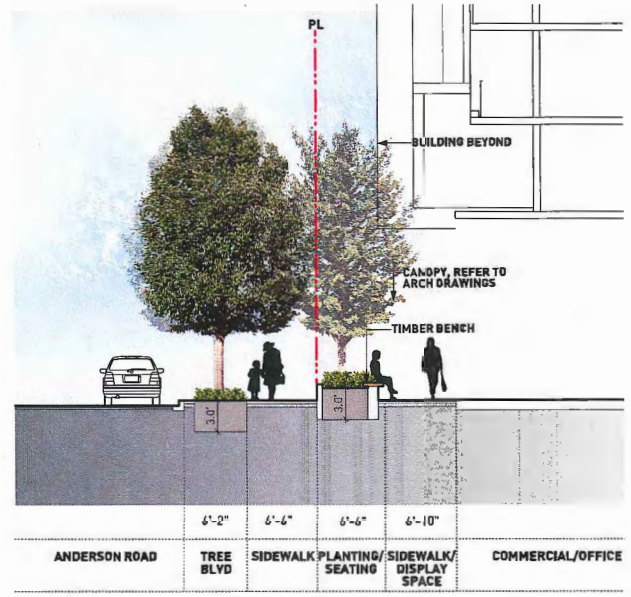
SCALE: 1/8"=1'-0"



2 Anderson Road Public Realm
SCALE: 1/8"=1'-0"

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PROJECT
IFORTUNE CENTRE
ANDERSON ROAD

DRAWING TITLE
SECTIONS

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SCALE
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PLAN #55 OCT 2 4 2017 DP 15-708092

No 3 ROAD PERSPECTIVE

CORNER VIEW

INTERIOR LANE ENTRANCE AT ANDERSON RD.

REFERENCE PLAN

OCT 2 4 2017

DP 15-708092

gbl

GBL ARCHITECTS
1371 EAST 8TH AVENUE
VANCOUVER, CANADA V5T 1R8
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PLOT INFO.

NOTES

NO DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
1.	JULY 18 2014	CLIENT REVIEW
2.	JULY 31 2014	CLIENT REVIEW
3.	NOV 12 2014	CITY REVIEW
4.	DEC 22 2014	ISSUED FOR REZONING
5.	AUG 12 2016	ISSUED FOR DP
6.	AUG 24 2016	RE-ISSUED FOR RZ/DP
7.	DEC 12 2016	RE-ISSUED FOR RZ/DP
8.	MAR 15 2017	RE-ISSUED FOR RZ/DP

N

IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

3D IMAGES

DATE	DATE
DRAWN BY	DE
CHECKED BY	AB
SCALE	
JOB NUMBER	A-6.01

VIEW FROM ANDERSON STREET

3D VIEW OF BUILDING ADJACENCIES TO THE EAST

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129 EAST 6TH AVENUE
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3D IMAGES

DATE	DATE
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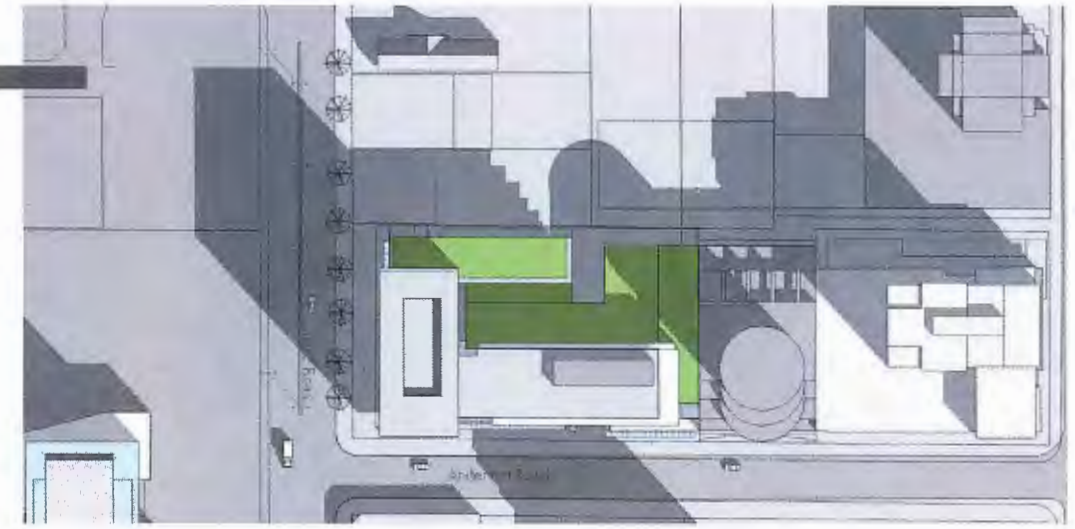
SCALE	
JOB NUMBER	A-6.02

REFERENCE PLAN

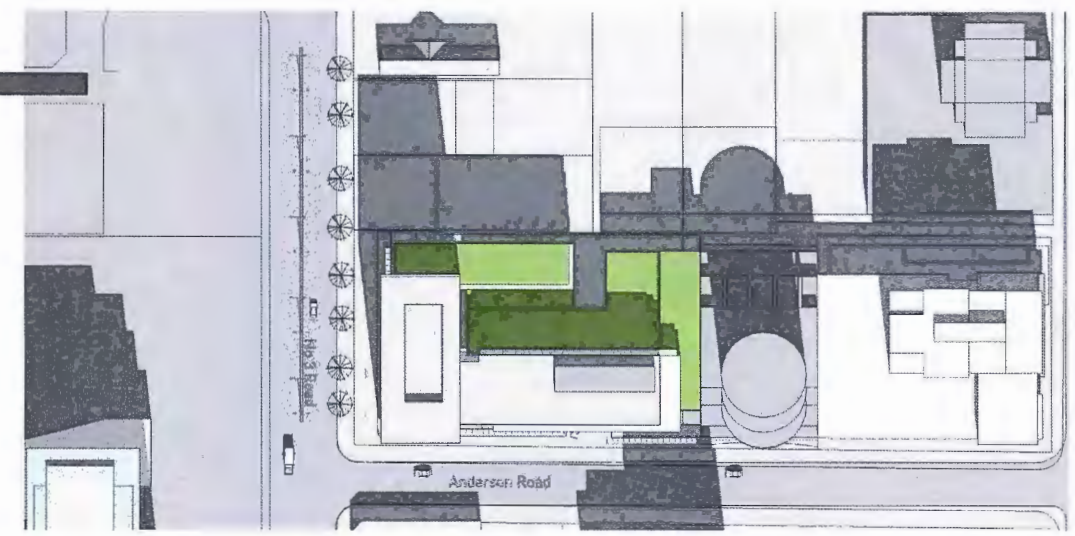
OCT 2 4 2017

DP 15-708092

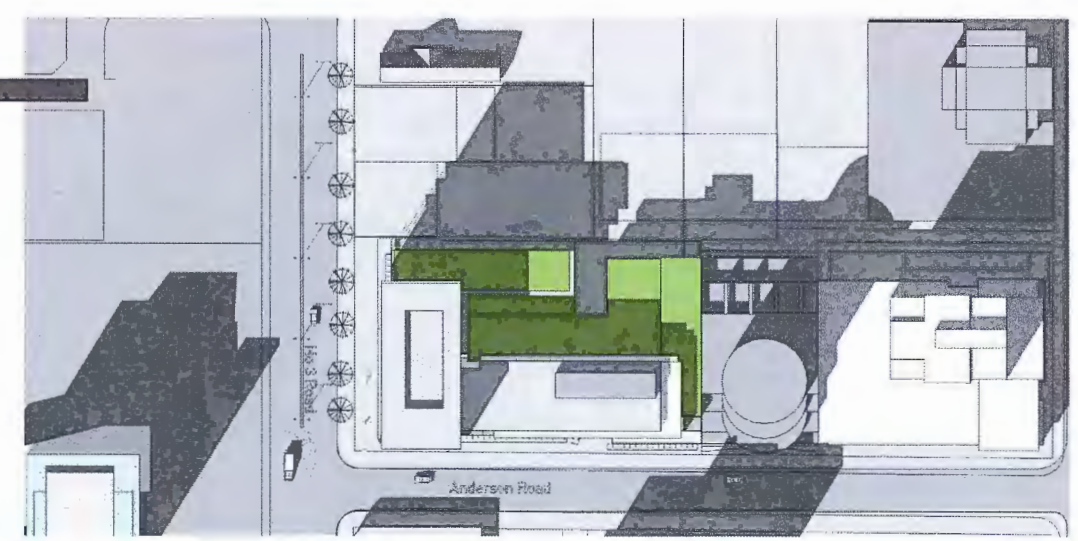
MARCH 20TH, 10:00 AM



MARCH 20TH, 12:00 PM



MARCH 20TH, 2:00 PM



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N

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SHADOW STUDY

DATE	DATE
DRAWN BY	DE
CHECKED BY	AB
SCALE	
JOB NUMBER	A-1.03

REFERENCE PLAN

OCT 2 4 2017

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