



To: Development Permit Panel

Date: June 25, 2020

From: Wayne Craig
Director, Development

File: DP 18-835533

Re: Application by Mosaic No. 3 Road and Williams Limited Partnership for a
Development Permit at 9900 No. 3 Road and 8031 Williams Road

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a four-storey mixed use building containing 638 m² (6,867 ft²) of non-residential uses on the ground floor and 33 secured market rental apartment units at 9900 No. 3 Road and 8031 Williams Road on a site zoned "Commercial Mixed Use (ZMU44) – Broadmoor"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the setbacks to No. 3 Road and Williams Road for the southwest corner of the building from 2.0 m to 0.0 m.

A handwritten signature in black ink, appearing to read "Wayne Craig", with a large, stylized flourish at the end.

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

WC:cl
Att. 3

Staff Report

Origin

Mosaic No. 3 Road and Williams Limited Partnership has applied to the City of Richmond for permission to develop a four-storey mixed use building containing approximately 638 m² (6,867 ft²) of non-residential uses and 33 secured market rental apartment units totalling approximately 2,210 m² (23,788 ft²) in area above the ground floor at 9900 No. 3 Road and 8031 Williams Road on a site zoned “Commercial Mixed Use (ZMU44) – Broadmoor”, with right-in/right-out vehicle access to No. 3 Road and Williams Road (Attachment 1). The site is currently vacant.

Consistent with the policies in the Official Community Plan (OCP) as it relates to sites within a Neighbourhood Centre and as it relates to the provision of a variety of housing types to accommodate the needs of a diverse population as encouraged by the Market Rental Housing Policy, the proposal involves:

- Commercial, office, and a limited range of other non-residential uses and services on the ground floor of the building.
- 100% market rental dwelling units on the second through fourth floors, secured through a market rental agreement registered on title and through the use of rental tenure zoning (i.e., 33 units).
- 42% of the units designed with two or more bedroom that are suitable for families, secured through a legal agreement to be registered on title prior to rezoning bylaw adoption.
- 30% of the units designed with basic universal housing features, and with aging-in-place features in all units, secured through a legal agreement to be registered on title prior to rezoning bylaw adoption.

The site is being rezoned from the “Gas & Service Stations (CG2)” zone and the “Single Detached (RS1/E)” zone to the “Commercial Mixed Use (ZMU44) – Broadmoor” zone for this project under Bylaw 10111 (RZ 18-835532). Also, to accommodate the proposed development on a land assembly with a single land use designation, an amendment to the land use designation in Richmond Official Community Plan Bylaw 9000 for the property at 8031 Williams Road is proposed under Bylaw 10110 from “Neighbourhood Residential” to “Neighbourhood Service Centre”. Bylaws 10110 and 10111 were given Third Reading at the Public Hearing held on December 16, 2019, and the applicant is working to complete all of the rezoning considerations.

Consistent with the series of incentives identified in the OCP to encourage the development of new market rental housing and a diverse housing stock, this application is exempt from the City’s Affordable Housing Strategy and Public Art Program Policy.

Off-site works required as part of the proposed development (after road dedication) include boulevard, road, and transportation infrastructure upgrades as well as water, storm, and sanitary service improvements, which will be undertaken as part of a Servicing Agreement (SA) to be entered into prior to rezoning bylaw adoption (SA 19-880238).

Development Information

Please refer to the attached Development Application Data Sheet for a comparison of the proposed development data with the relevant Bylaw requirements (Attachment 2).

Background

The subject site is located at the main intersection of No. 3 Road and Williams Road, in the Broadmoor planning area. The OCP identifies the intersection of No. 3 Road and Williams Road as one of eight future Neighbourhood Centres, which are intended to act as “hearts” in a community that provide a sense of place and welcome residents (Attachment 3).

Existing development immediately surrounding the subject site is as follows:

- To the north, is an existing townhouse complex fronting No. 3 Road on a lot zoned “Medium Density Townhouses (RTM1)” at 9700 No. 3 Road, as well as an existing single-family dwelling on a lot zoned “Single Detached (RS1/E)” at 9871 Pigott Road.
- To the south, across Williams Road, is a one-storey commercial building containing a convenience store and medical offices, as well as three-storey rental apartments on a site zoned “Local Commercial (CL)” and “Medium Density Low Rise Apartments (RAM1)” on the southeast corner of the intersection at 10060, 10100 No. 3 Road and 8080 Williams Road.
- To the east, is an existing townhouse complex fronting Williams Road on a lot zoned “Medium Density Townhouses (RTM3)” at 8091 Williams Road.
- To the west, across No. 3 Road, is an existing townhouse complex on a lot zoned “Low Density Townhouses (RTL1)” at 7711 Williams Road.

The subject site is also opposite an existing mixed use neighbourhood shopping centre containing a gas station, a range of commercial services, and a six-storey apartment building on the southwest corner of the No. 3 Road and Williams Road intersection.

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage:

- Strengthening of the on-site pedestrian circulation through the surface parking area.
- Refining the concepts for the required City infrastructure on-site (e.g., location of water meter and traffic infrastructure cabinets etc.).
- Demonstrating that all of the proposed accessibility features are incorporated into unit design.
- Finalizing the proposed colour palette, exterior building materials, and landscape elements.
- Reviewing the applicant’s design response to the principles of Crime Prevention Through Environmental Design (CPTED).
- Gaining a better understanding of the proposed sustainability features to be incorporated into the project.

Through the review of this Development Permit application, staff has worked with the applicant to address these issues to staff satisfaction and to ensure that the proposed architectural form and character is consistent with the intent of the design guidelines contained within the OCP. The applicant has made the following modifications to their proposal to address the urban design issues identified:

- Surface parking spaces and the accessory bike storage structure have been reconfigured to enable pathways to be incorporated between the surface parking area and the buildings, thus strengthening on-site pedestrian circulation.
- Placement of City infrastructure on-site has been refined. The water meter has been incorporated into the building's mechanical room, no longer resulting in conflicts with walkways and landscaping in the public realm. While the traffic infrastructure cabinets remain located on-site to the west of the building to meet the City's requirements for proximity to the signals within the intersection, options to minimize their visual impact have been investigated and have resulted in the opportunity to pursue one smaller traffic cabinet and to paint them to match the dark accents in the proposed building design.
- The plans have been revised to demonstrate that all of the proposed basic universal housing features in 30% of units (10 units) and the aging-in-place features in all units have been incorporated into unit design.
- The proposed colour palette, exterior materials for the principal building and accessory bike storage structure, and several landscape elements such as trellis and grading details have been finalized.
- Information on how the proposal responds to the principles of CPTED and the proposed sustainability features to be incorporated into the project are summarized in the "Analysis" section of this report below.

The Public Hearing at which the subject proposal was considered was held on December 16, 2019. At the Public Hearing, written submissions were received by:

- The Chair of the Richmond Poverty Response Committee in support of the proposal due to the increase to the supply of purpose-built rental housing in the community, and the inclusion of some units designed with basic universal housing features.
- The Strata Council of the townhouse complex to the east at 8091 Williams Road against the proposal due to concerns about the potential for increased noise and commercial-related traffic at the intersection of No. 3 Road and Williams Road, increased neighbourhood population density and changes to household composition, and a perceived lack of need for additional commercial services in the neighbourhood.

In response to the neighbouring Strata Council's concerns, the proposed mixed use development:

- Will be designed and constructed with noise mitigation measures incorporated to avoid noise generated by the internal use of the building and mechanical equipment from penetrating into neighbouring residential areas that exceed noise levels allowed in the City's Noise Bylaw. A legal agreement to secure the noise mitigation measures as per an acoustic and thermal/mechanical report prepared by a registered professional is required to be registered on title prior to rezoning bylaw adoption.

- Is supported by a Traffic Impact Assessment prepared by a registered professional engineer, which confirms that the proposal has been designed to minimize disruption to existing traffic operations on both roads, and the applicant is providing a comprehensive Transportation Demand Management (TDM) strategy as part of the proposed development including upgrades to the Williams Road bike lane and a contribution in the amount of \$15,000 to the City for future streetscape improvements at the No. 3 Road and Williams Road intersection. This is in addition to the road dedication to accommodate the standard boulevard, road, signal and transit improvements that are required with development.
- Is consistent with the policies contained within the OCP regarding neighbourhood centres, employment lands, and new market rental housing, in that: it adds to the existing range of land uses and densities needed to support residential, employment, daily shopping, personal service and enhanced transit service in this neighbourhood centre area; it retains and intensifies the supply of commercial lands required to 2041 in the Central Richmond area; and it enhances the supply of secured market rental housing, which is an important piece of Richmond's housing continuum.

In response to queries from City Council at the Public Hearing regarding the private outdoor spaces proposed with the development, the applicant had indicated that they would further investigate the feasibility of increasing the depth of the Juliet balconies as part of the Development Permit application review process, and more clearly determine what the implications for the project would be. The applicant has further investigated this issue and confirms that:

- pursuing an increased cantilevered depth for the 28 Juliet balconies is cost prohibitive under the economic model of a small-scale wood frame rental housing project, as it would involve additional material costs, construction costs, and increased fire suppression, and that the future residents would be best served by optimizing the size, functionality, and programming of the rooftop common outdoor amenity space, as currently designed;
- The increased balcony depth would not satisfy accessibility requirements for wheelchair users, would increase the perceived mass of the building, and would increase potential concerns of overlook onto neighbouring properties to the north;
- Recessed balconies would critically diminish unit plan functionality and/or reduce the total number of rental dwellings provided, as the building footprint is constrained;

The applicant's proposal is acceptable to staff on the basis that the total amount of common and private outdoor space recommended per unit is achieved when considering all of the proposed on-site outdoor space combined, and that the proposal has been designed to provide future residents with a highly-desirable opportunity for on-site access to common outdoor space on the rooftop, which is ideally situated to benefit from southern exposure, vertical separation from the street and surface parking, and is screened to limit overlook to neighbouring properties.

Staff Comments

The proposed scheme attached to this report (Plans # 1 to # 6.n, and Reference Plans) has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with

the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “Commercial Mixed Use (ZMU44) – Broadmoor” zone, except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in **bold**)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to reduce the setbacks to No. 3 Road and Williams Road for the southwest corner of the building from 2.0 m to 0.0 m.

Staff supports the proposed variance due to the requirement for a 4 m x 4 m corner cut road dedication at No. 3 Road and Williams, and to enable a strong urban street wall at the southwest corner of the building at this prominent intersection. The proposed variance does not impact pedestrian circulation in the public realm.

The small triangular projection of the building into the setback consists of a white brick column element and a slight portion of black-framed glazing, which rises four storeys and is terminated with a black cornice detail at the top of the building. The projection into the setbacks was illustrated on the conceptual development plans considered at the Public Hearing and no concerns were identified.

The corner cut road dedication enables adequate visibility and streetscape infrastructure at the intersection and the applicant has submitted a Traffic Impact Assessment prepared by a registered professional engineer, which includes a sightline analysis of the building corner projecting into the setback, which has been accepted by the City’s Transportation Department.

Advisory Design Panel Comments

The Advisory Design Panel review of the proposal was held on May 20, 2020, and was supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments identified at the meeting. A copy of the relevant excerpt from the Advisory Design Panel Minutes is attached for reference (Attachment 4). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in ‘*bold italics*’.

Analysis

Conditions of Adjacency

- The proposal is designed with consideration of the adjacent townhouse and single-family dwelling context to the north and east.
- A shadow impact analysis undertaken by the applicant as part of the rezoning application review process is included in the Reference Plans to the Development Permit, and supports the proposed location of the building closest to the intersection and away from the existing adjacent housing to the north and east. The analysis indicates that the building will not cast significant shadows on the adjacent properties the majority of the times.
- Situating the principal building furthest away from the common property lines with adjacent sites also provides opportunities for screening and minimizing potential overlook. The principal building is buffered from adjacent sites by the proposed drive-aisle, surface parking, trees, and perimeter fencing. The common outdoor amenity space is situated on the

south side of the rooftop, is set back from the building edges and is screened by taller portions of the building containing the common elevator and stair access lobbies. Where a one-storey accessory bike storage structure is proposed along the north property line, it is proposed to be screened with climbing vines and perimeter fencing.

Site Planning, Access, and Parking

- The proposed site layout consists of the principal building at southwest corner of the property, at the No. 3 Road and Williams Road intersection, and an L-shaped drive aisle flanked by surface parking to the north and east of the building. A one-storey accessory structure containing secured bike parking for residents of the building is proposed approximately mid-way along the north property line of the site, which is to be screened from the north by fencing and climbing vines.
- Commercial unit entrances on the ground floor are proposed along the Williams Road frontage and along the north side of the building, and are accentuated through the use of awnings, non-fixed landscape planters, and storefront glazing. The entrance to the residential lobby is proposed on the east side of the building, via a walkway leading from the public sidewalk on Williams Road, and is accentuated through a large awning, decorative paving stones, soft landscaping including trees, and an arrival area with seating.
- On-site pedestrian circulation is also provided through defined paths from the surface parking area to the raised walkways along the storefront entries on the north and south sides of the buildings, to the main residential entrance lobby on the east side of the building, and to the accessory bike storage structure and other service areas.
- To secure the opportunity to potentially provide pedestrian connectivity in the future through the subject site to the main intersection of this Neighbourhood Centre, the applicant has agreed to registration of a blanket Statutory Right-of-Way (SRW) for Public Right-of-Passage (PROP) on title of the property prior to issuance of the Development Permit.
- Garbage, recycling, and organics storage is incorporated into the northeast corner of the building on the ground floor to facilitate access by building users and during collection service. The storage area is sized to accommodate the appropriate number of carts to service the development.
- Two sign structures for the site address, rental information, and businesses are proposed adjacent to each driveway crossing (at the southeast corner off Williams Road and at the northwest corner off No. 3 Road, respectively). Separate Sign Permit applications are required for the proposed signs.
- Vehicle access to the site was reviewed as part of the rezoning application review process and was supported by the City's Transportation Department. Two new driveway crossings are proposed as far away from the intersection as possible, in approximately the same locations as two of the existing driveway crossings (i.e., at the southeast corner on Williams Road, and at the northwest corner on No. 3 Road). Both new driveway crossings will be constructed with a triangular-shaped raised barrier curb island within the boulevard to physically restrict vehicle movements to the site to right-in/right-out only. The Traffic Impact Assessment Report, which has been reviewed and the findings supported by City staff, confirms that the proposed restricted vehicle access minimizes disruption to existing

traffic operations and reduces conflicting vehicle movements compared to the access configuration of the previous gas station that occupied the site at this intersection.

- Parking and loading is provided consistent with the Zoning Bylaw, and consists of a total of 54 vehicle parking spaces in the surface parking area, 54 short and long-term bike parking spaces in the form of bike racks along the commercial storefronts and in a one-storey accessory structure along the north property line, and the drive-aisle has been design to accommodate the required medium-sized loading space to be shared between the residential and commercial users.
- The applicant is providing a comprehensive Transportation Demand Management (TDM) strategy as part of the proposed development, including but not limited to: monthly transit passes (2-zone) for one year for all 33 dwelling units, upgrades to the Williams Road bike lane, and a contribution in the amount of \$15,000 to the City for future streetscape improvements at the No. 3 Road and Williams Road intersection.
- The proposed shared commercial/visitor parking spaces, common long-term bike storage, shared commercial/residential loading space, and TDM measures are to be secured through registration of a legal agreement on title prior to final adoption of the rezoning bylaw.

Open Space Design and Landscape Design

Outdoor Amenity Space

- A large common outdoor amenity space for residential users is proposed on the south side of the rooftop, which is accessible by elevator and stairway, and consists of a passive outdoor deck area for dining, barbequing, and lounging, as well as an area for more active uses such as artificial turf play/lawn bowling, ping pong tables, raised garden beds with potting bench/tool storage, and rubber-surfaced area complete with hopscotch, a children's picnic table and umbrella, Kompan play house, mounted blackboards for drawing, and adult seating. Small trees and planting areas containing shrubs are also proposed. The area is screened through several measures, such as setting the area back from the edges of the building, using a roof parapet, as well as a metal picket guardrail and planters. Rooftop mechanical equipment is screened by solid privacy fencing.

Private Open Space

- Residential private outdoor space is proposed on the second, third, and fourth floors in the form of decks (approximately 9 m² (90 ft²)/unit) or Juliet balconies (approximately 0.86 m² (9 ft²)/unit). This is acceptable to staff on the basis that the proposed rooftop common outdoor amenity space is substantially greater than the amount identified in the design guidelines in the OCP, and that the total amount of common and private outdoor space required per unit is achieved when considering all of the on-site outdoor space combined.

Landscaping

- Tree retention and removal was assessed as part of the rezoning application review process, at which time it was determined that there are no bylaw-sized trees on-site, that there are trees on the adjacent properties to the north near common property lines, and that there was a hedge along the front property line at 8031 Williams Road that encroached into the boulevard on City-owned property. The City's Tree Preservation Coordinator and the City's Parks Department staff conducted site inspections and visual tree assessments, and indicated that

the neighbouring trees will not be impacted by the proposed development on the subject site and that the hedge along the Williams Road frontage was authorized for removal as it conflicted with the required frontage improvements (and was also inconsistent with the design guidelines in the OCP, which encourage an animated public realm for mixed use developments). The hedge and some undersized trees and shrubs were removed in January, 2020 prior to issuance of the Demolition Permit for the former single detached dwelling at 8031 Williams Road.

- The proposed Landscape Plan illustrates that 21 trees of a variety of species and sizes are proposed to be planted throughout the site, including the rooftop outdoor amenity space (e.g., Dogwood, Sweetgum, Pine, Columnar Aspen, Serbian Spruce). The Landscape Plan also includes a variety of shrubs, perennials, vines, and grasses to enhance the subject site (e.g., Azalea, Mexican Orange Blossom, Salal, Honeysuckle, Red Currant, Spiraea, Topiary Cedar, Kinickinick, Creeping Fig, Evergold Japanese Sedge, Winter Heather, Blue Fescue, Daylily, Coral Bells, and Porcupine Grass).
- A variety of hardscape material is also proposed to provide visual interest and apparent softening of the extent of hard surfaces, including the use of some materials that increase site surface permeability (e.g., two-toned cast-in-place concrete walkways, porous paving for all surface parking spaces, decorative pavers at north facing storefront entries and at other key pedestrian circulation areas, as well as hydra pressed pavers and wood decking on the rooftop).
- The Landscape Plan requires that all soft landscaped areas be irrigated to industry standards with a high-efficiency automatic irrigation system, and the rooftop patio to be equipped with hose bibs.
- Solid wood privacy fencing is proposed on the north and east property lines along the interface with adjacent properties, stepping down to a lower fencing height as it approaches the streets. Solid wood screening is also proposed around all sides of the required rooftop mechanical equipment. A low metal picket fence and guardrail is proposed around the common outdoor amenity space on the south side of the rooftop, and is set back from the roof overhang and parapet.
- To ensure that the trees and landscape materials are installed in accordance with the Landscape Plan, the applicant is required to submit a Landscaping Security in the amount of \$185,096.60 prior to issuance of a Development Permit.

Indoor Amenity Space

- Consistent with the OCP, the applicant proposes to submit a contribution to the City prior to rezoning bylaw adoption in the amount of \$75,200 in-lieu of providing common indoor amenity space on-site.

Architectural Form and Character

- The design of the building at the southwest corner provides for a strong urban streetwall and anchors the building at this prominent intersection of two busy streets at the gateway to the future Neighbourhood Centre. The corner of the building is emphasized through four storeys of white brick, punched out at the three corners, with distinct black-framed glazing and

articulated with a black raised cornice detail. The massing, proportions, window and Juliet balcony detailing reflect elements of the Georgian architectural style.

- The white brick wraps around the entire ground floor with large vertical column elements breaking down all four elevations into pedestrian-scaled components, further emphasized with dark awnings over storefront entries and the residential lobby entrance.
- Further away from the intersection, massing articulation is enabled by stepping back the building above the ground floor to ease the transition in scale to the surrounding adjacent development. This stepping back of the building combined with the use of contrasting horizontal material cladding and colour above the ground floor further away from the corner further assists with breaking the building down into an architectural hierarchy of elements.
- Extruded central bays visually break down the north and east elevations, which is defined by a transition to wider horizontal siding, vertically stacked windows and balconies, and accentuated with black trim and balcony fascia.

Accessible and Diverse Housing

- Consistent with the OCP objective of providing for housing that meets the needs of a diverse population, 30% of units are proposed to be designed with the basic universal housing features listed in Section 4.16 of the Zoning Bylaw, which are intended to facilitate ready access, use and occupancy by a future resident in a wheelchair (i.e., 10 units in total consisting of three 2-bedroom units, one 1-bedroom unit, and six studios).
- All of the proposed units incorporate aging-in-place features to accommodate mobility constraints associated with aging. These features include:
 - Stairwell hand rails.
 - Lever-type handles for plumbing fixtures and door handles.
 - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.
- Consistent with the OCP objective of encouraging a mix of multi-family housing types to support diverse needs, 42% of the units are proposed to be designed with two or more bedrooms that are suitable for families with children (i.e., 14 two-bedroom units).

Sustainability

- The proposed simple building form with punched windows results in thermal energy efficiency. The narrow floor plates enable natural light to penetrate units to decrease lighting loads and increase the effectiveness of natural ventilation. The building's upper wooden structure makes effective use of a renewable resource in place of more energy intensive concrete or steel.
- As this development application was received after July 16, 2018, it is subject to the Energy Step Code according to the Building Regulation Bylaw requirements in place at the time of Building Permit application submission (currently Step 2 for non-residential uses; and Step 3 for residential uses). Energy modelling conducted by the applicant's Qualified Energy Modeller confirms that the proposed building achieves the required Energy Step Code targets.

- Energy saving measurements incorporated into the building design include: a window to wall ratio of 32% to reduce heating load in winter and cooling load in summer; a 30% flow rate reduction for plumbing fixtures compared to Code standards to reduce domestic water use; high efficiency water heater of 96% to reduce energy consumption from hot water heating; and, heat recovery ventilation for residential units to reduce heating load from ventilation air.
- Consistent with the Zoning Bylaw requirements, all residential parking spaces, excluding visitors, will feature an energized outlet capable of providing level 2 charging or higher to parking spaces to support the future use of plug-in electric vehicles for tenants.

Crime Prevention Through Environmental Design

- The applicant has identified that the proposal responds to the following principles of Crime Prevention Through Environmental Design (CPTED), as encouraged in the design guidelines contained within the OCP:

Natural Access Control

- The proposal features clearly defined separate entrances for residential and non-residential uses.
- Storefronts along Williams Road and the northwest corner of the building at No. 3 Road enable an expanded pedestrian realm.
- The residential use has a single lobby entrance, one dedicated exit stair closure, and interior access to the secured garbage room.

Natural Surveillance

- The building's siting allows for line of sight to the expanded pedestrian realm from any location on the site, providing opportunities for people to view what is happening around them during the course of everyday activities.
- Extensively glazed storefronts and the residential lobby at grade encourages eyes on the street and the surface parking area.
- Sensitive building-mounted sconce lighting and surface area lighting enables visibility and security of on-site walkways, building entrances, and parking areas.
- The location of the project's bike storage structure allows for surveillance from public spaces and by residents in the building, while also increasing activity and surveillance on the building's north façade.

Territoriality/Defensible Space

- Resident and visitor approaches to the building are differentiated with changes in paving treatment, low walled planters, and seating and landscaping personalize the space in front of the residential entry.
- The building and site design, as well as the proposed management of operations on-site post-occupancy are intended to project a sense of ownership and control.

Maintenance

- On-going maintenance of the site by the owner's property management team will ensure the continued use of all spaces on-site for their intended purpose.

- Landscaping will be professionally maintained, sightlines through tall growing vegetation will be maintained via pruning, and lighting will remain in operable condition.

Site Servicing & Off-Site Improvements

- The design and construction of site servicing and off-site improvements are required to be undertaken as part of a Servicing Agreement (SA), which is required to be entered into prior to rezoning bylaw adoption (SA 19-880238).
- Required servicing and frontage improvements with the proposed redevelopment include:
 - relocation of the existing fire hydrant on Williams Road and replacement of a portion of the watermain on No. 3 Road at the crossing location with the proposed storm sewer; upgrading of the existing storm sewer along Williams Road at No. 3 Road;
 - removal of the existing sanitary manhole and main in the northwest corner of the existing property at 8031 Williams Road (which will require subsequent discharge of the existing Statutory Right-of-Way (SRW) from the title of the properties and registration of a new SRW on title of the properties to reflect the new location of the infrastructure);
 - the provision and installation of improved traffic signal and bus stop infrastructure, and
 - improvements on both frontages including installation of a new concrete sidewalk at the new property line after road dedication, a treed/grass boulevard, and road widening to accommodate an on-street bike lane along the north side of Williams Road complete with a raised buffer between the bike lane and vehicle lanes.
- To accommodate the required road improvements, the applicant is required to provide a minimum road dedication of 2.0 m along the entire frontages of No. 3 Road and Williams Road, and a 4 m x 4 m corner cut dedication at the intersection (the exact amount of road dedication is to be finalized through a functional road plan prepared through the SA design review process). Land from the subject site is suitable to be dedicated as roadway to the City as the property at 9900 No. 3 Road received a Certificate of Compliance from the Ministry of Environment and Climate Change Strategy in 2001.

Conclusions

This development proposal is to construct a four-storey mixed use building containing 638 m² (6,867 ft²) of non-residential uses on the ground floor and 33 secured market rental apartment units totalling approximately 2,210 m² (23,788 ft²) in area above the ground floor, with right-in/right-out vehicle access to No. 3 Road and Williams Road.

The applicant has addressed the design issues identified through the rezoning process, as well as additional staff comments regarding site planning, urban design, architectural form and character, and landscape design identified as part of the Development Permit application review process. The proposal as designed conforms to the applicable policies and designed guidelines contained within the OCP.

The development proposal complies with the requirements of the “Commercial Mixed Use (ZMU44) – Broadmoor” zone, with the exception of the zoning variance discussed.

On this basis, staff recommends that the Development Permit be endorsed, and issuance by Council be recommended.



Cynthia Lussier
Planner 2
(604-276-4108)

CL:blg

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

Attachment 3: Excerpts from OCP - Future Neighbourhood Centres Map & Broadmoor Planning Area Map

Attachment 4: Excerpt from the May 20, 2020 Advisory Design Panel Meeting minutes and Applicant's design response

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

1. Final adoption of Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10110.
2. Final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10111.
3. Receipt of a Letter-of-Credit or other form of security acceptable to the City for landscaping in the amount of \$185,096.60 (100% of the cost estimate provided by the Registered Landscape Architect, including all materials, installation, and a 10% contingency cost).
4. Registration of a Statutory Right-of-Way (SRW), and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, on title to enable potential future public pedestrian access through the site, including the installation of wayfinding and other appropriate signage on the subject property, and requiring a covenant that the owner provide written notification of this through documentation to all tenants and provide an acknowledgement of the same in all rental/lease agreements of the potential for these impacts. Maintenance & liability responsibility by the property owner is to be clearly noted. The design must be prepared in accordance with good engineering practice with the objective to optimize public safety and after completion of the works.

Prior to future Building Permit* issuance, the applicant is required to complete the following:

- Incorporation of accessibility and sustainability measures in Building Permit plans and construction as determined via the Rezoning and Development Permit applications (e.g., Aging-in-place features in all units; Basic Universal Housing features as per Section 4.16 of the Zoning Bylaw in 10 units; and Energy Step Code requirements in place at the time of Building Permit application submission).
- Incorporation of all of the noise mitigation measures in Building Permit plans and in construction as outlined in the acoustical and thermal report and recommendations prepared by the appropriate registered professional as part of the Development Permit application, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Regulation Bylaw requirements (as per the noise-related covenants registered on title prior to final to final adoption of the rezoning bylaw).
- Submission of a Construction Parking and Traffic Management Plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>). The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation and Infrastructure) and MMCD Traffic Regulation Section 01570.

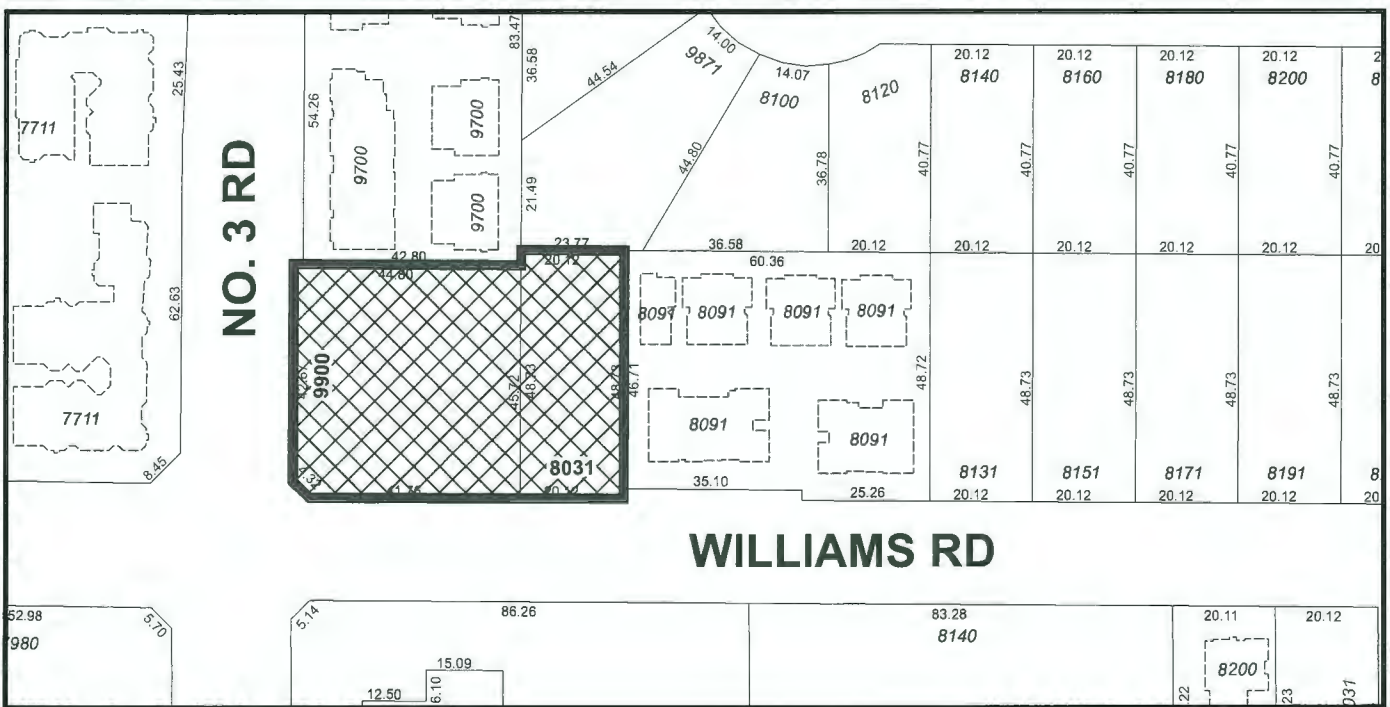
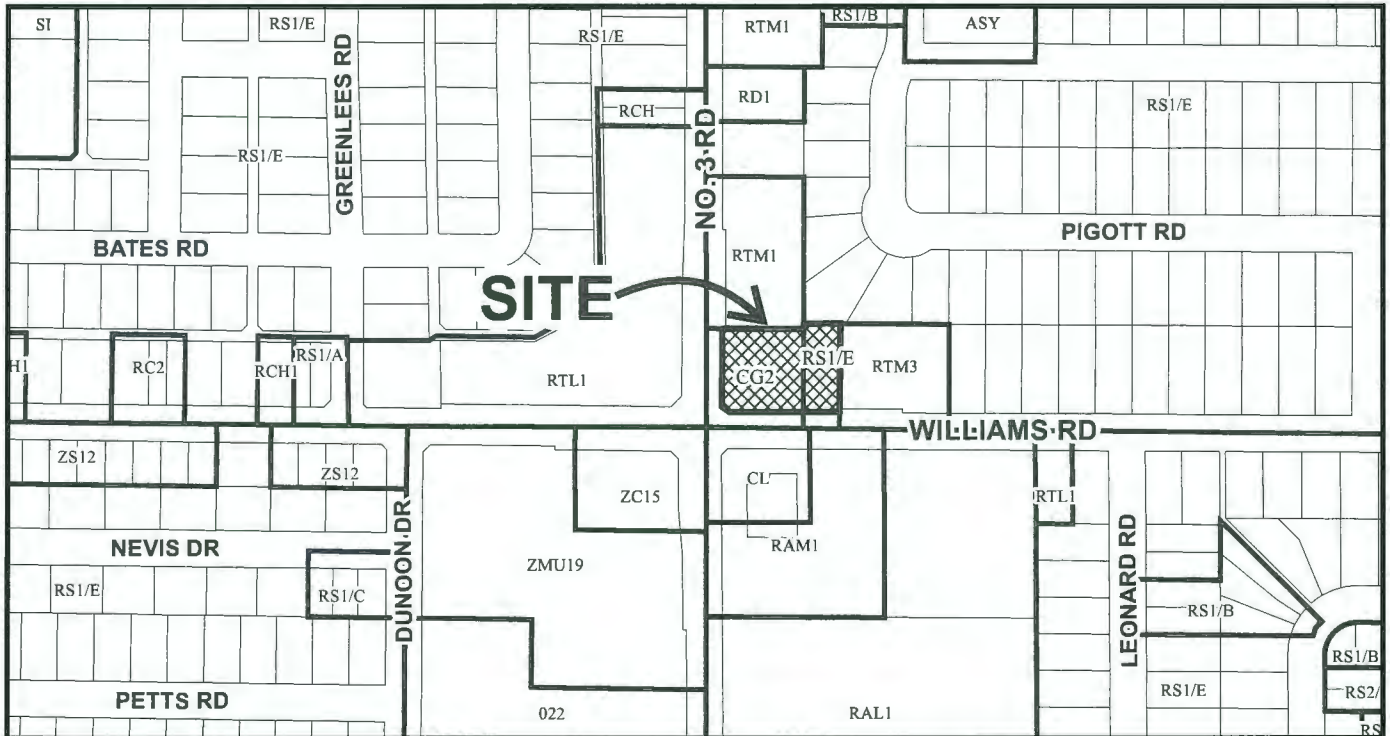
- Obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*

Notes:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner, but also as covenants pursuant to Section 219 of the Land Title Act. All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw. The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.



City of Richmond



DP 18-835533

Original Date: 09/19/18

Revision Date:

Note: Dimensions are in METRES



DP 18-835533

Address: 9900 No. 3 Road and 8031 Williams Road

Applicant: Mosaic No. 3 Road and Williams Limited Partnership

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Mosaic (9900 – No. 3 Road) Corporation	Mosaic (9900 – No. 3 Road) Corporation
Site Area:	9900 No. 3 Road - 2,041.5 m ² 8031 Williams Road - 979.2 m ² Total 3,020.7 m ² (21,974 ft ²)	2,800.6 m ² (30,145 ft ²) after the required road dedication and land consolidation
Land Uses:	Vacant	4-storey mixed commercial/residential market rental building with rooftop amenity space
OCP Designation:	9900 No. 3 Road - Neighbourhood Service Centre 8031 Williams Road - Neighbourhood Residential	Neighbourhood Service Centre
Zoning:	9900 No. 3 Road - Gas & Service Stations (CG2) 8031 Williams Road - Single Detached (RS1/E)	Commercial Mixed Use (ZMU44) - Broadmoor"
Number of Units:	0	33

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.08	1.06	None permitted
Buildable Floor Area (m ²):	3,024.64 m ² (32,557 ft ²)	2,978.56 m ² (32,061 ft ²)	None permitted
Lot Coverage (% of lot area):	40%	33%	None
Minimum Lot Size:	2,800.00 m ²	2,800.60 m ²	None
Minimum Setbacks (m):	No. 3 Road: 2.0 m Williams Road: 2.0 m North: 20.0 m East: 20.0 m	No. 3 Road: 2.0 m Williams Road: 2.0 m North: 20.37 m East: 20.58 m Southwest building corner at corner cut property line: 0.0 m	To reduce the setbacks to No. 3 Road and Williams Road for a small portion of the southwest corner of the building from 2.0 m to 0.0 m.
Maximum Building Height (m):	20.0 m	18.91 m	None
On-site Vehicle Parking Spaces (Residential):	Min. 33 spaces (1.0/unit)	33 spaces	None

On-site Vehicle Parking Spaces (Residential Visitor):	Min. 7 spaces (0.2/unit)		7 spaces (shared with commercial)	None
On-Site Vehicle Parking Spaces – Commercial:	3/100 m ² of GLFA ¹ up to 350 m ² , and 4/100m ² over 350 m ²	23 spaces	21 spaces	None
	10% reduction for TDMs	- 2 spaces		
	Total:	21 spaces		
On-Site Vehicle Parking Spaces – Total:	Minimum 54 spaces		54 spaces	None
Small Parking Spaces:	Maximum 50% of spaces provided (27 spaces)		48% (16 residential spaces; 10 commercial spaces)	None
Accessible Parking Spaces:	2% of total required parking spaces (2 spaces)		2 spaces	None
On-site Bike Parking Spaces (Residential):	Class 1 (1.25/unit)	42	42	None
	Class 2 (0.2/unit)	7	7	
On-site Bike Parking Spaces (Commercial):	Class 1 (0.27/100 m ² GLFA)	2	2	None
	Class 2 (0.4/100 m ² GLFA)	3	3	
On-site Loading Spaces:	1 medium undesignated (residential)		1 medium undesignated (shared)	None
	1 medium undesignated (commercial)			
Amenity Space – Indoor:	70 m ² or Cash-in-lieu		Cash-in-lieu	N/A
Amenity Space – Outdoor:	6 m ² /unit (198 m ²)		334.82 m ²	N/A

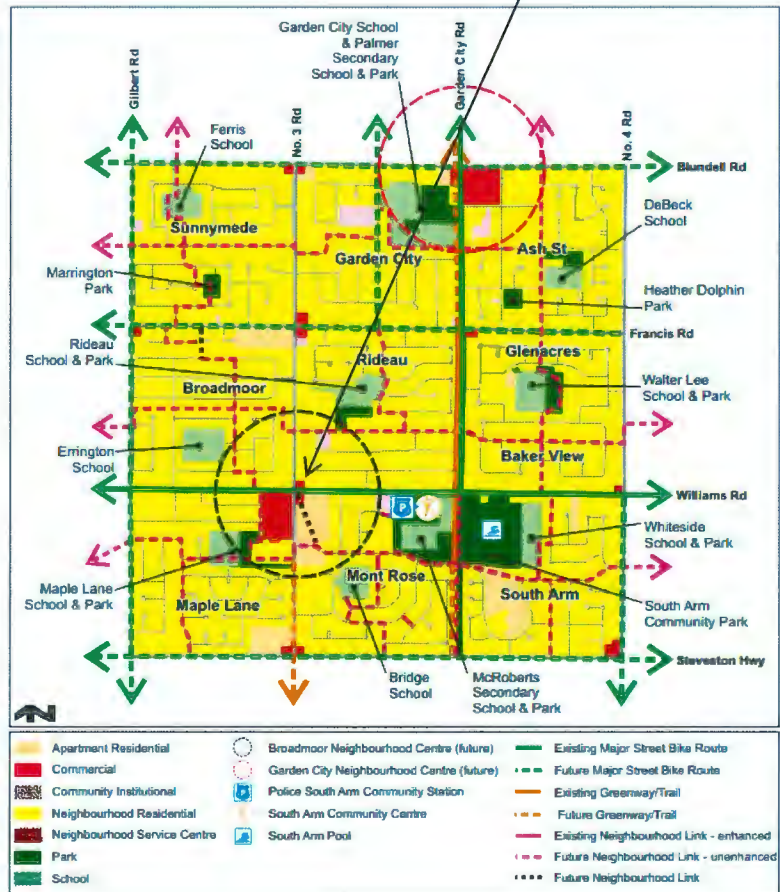
¹ Gross leasable floor area

Future Neighbourhood Shopping Centre Map



- Canada Line
- City Centre Boundary
- Future Neighbourhood Centre (subject to further planning and community consultation)
- Steveston Village

6. Broadmoor



- | | | |
|---------------------------|---|--|
| Neighbourhood Residential | Broadmoor Neighbourhood Centre (future) | Existing Major Street Bike Route |
| Commercial | Garden City Neighbourhood Centre (future) | Future Major Street Bike Route |
| Park | Police South Arm Community Station | Existing Greenway/Trail |
| School | South Arm Community Centre | Future Greenway/Trail |
| South Arm Pool | South Arm Pool | Existing Neighbourhood Link - enhanced |
| | | Future Neighbourhood Link - unenhanced |
| | | Future Neighbourhood Link |

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, May 20 – 4:00 p.m.
Cisco Webex

2. DP 18- 835533 – 4-STOREY MIXED USE MARKET RENTAL DEVELOPMENT

ARCHITECT: Proscenium Architecture and Interiors Inc.

LANDSCAPE ARCHITECT: Durante Kreuk Ltd.

PROPERTY LOCATION: 9900 No 3 Road and 8031 Williams Road

Applicant's Presentation

Architect Hugh Cochlin, Proscenium Architecture and Interiors Inc., presented the project and together with Landscape Architect Alexa Gonzalez, Durante Kreuk Ltd., and Elise Spearing, MOSAIC Homes, answered queries from the Panel

Panel Discussion

Comments from Panel members were as follows:

- appreciate the provision of 10 units with Basic Universal Housing (BUH) features and including aging-in-place features in all 33 market rental units;

Noted

- consider making the garbage bins accessible to tenants in a wheelchair;

The waste collection room is accessible to tenants in wheelchairs. The proposed recycling and garbage bins follow Richmond's Waste Management Design Guidelines, and the waste & recycling report prepared by Target Zero previously submitted to and accepted by Staff. Front load containers will be provided for both waste and cardboard recycling, which provide a lower front lip to improve reachability. Recycling carts are only available in standard sizes, and must be of minimum capacity to sufficiently meet the needs of the building residents.

- consider providing an additional accessible parking as there are several BUH units in the proposed development;

Due to the highly constrained nature of the parking area and the minimum required parking ratio, it is not feasible to dedicate additional accessible parking stalls. Note that there are 3 other residential stalls in the parking area with extra

clearance on one side, due to their location adjacent to either an access path or a drive aisle. As needed, these could provide more easily accessible stalls for future tenants occupying BUH units.

- consider installing pocket doors for the washrooms and closets in the BUH units;

Pocket doors are not proposed, as they can actually create a greater inconvenience for mobility challenged residents. The void required within the wall to accommodate a pocket door cannot have any penetrations, which forces important features like light switches, outlets, thermostats, and towel bars to be moved to awkward locations out of reach from the natural path of travel through the accessible space. Instead, appropriate clearances are provided to accommodate the swing doors. Bi-fold doors are proposed on closets in order to achieve the minimum required opening width for BUH units.

- consider providing for future conversion of bathtub to roll-in showers in the BUH units;

Considered, but not provided due to upfront cost burden.

- appreciate the simple massing and the use of brick to anchor the podium and the southwest corner of the building; consider emphasizing the corner further, for example through parapet height or brick articulation; review the roof edge as the parapet is lower than the guardrail;

Noted. The following improvements are implemented to better emphasize the role of the southwest corner of the building as the anchoring feature of the proposal:

- *Brick parapet raised to exceed height of guardrail around rooftop amenity;*
- *Black fiber cement cornice detail added, to further emphasize the corner height and prominence above the rest of the building;*
- *Full height brick columns punched out at the 3 corners of the brick feature, to create more verticality and draw the eye up to the cornice detail; and,*
- *All vinyl siding changed to charcoal, removing the strong horizontal white band around the building that was competing for attention with the brick.*

- the white horizontal vinyl lap siding on the fourth floor away from the southwest corner is competing with the white brick façade at the southwest corner of the building; the project's design team needs to address this concern;

As noted above, the white siding wrapping the fourth floor is replaced with charcoal siding to match the lower floors.

- the detached residential bike storage enclosure appears like a totally different element as it is not adopting a similar architectural character, articulation, or quality of materials as the principal building;

Design improvements to the bike shelter are proposed, including revision to horizontal fibre cement plank siding to complement the more predominant visual language of the horizontal siding on the building, and to ensure long term durability given the shelter's location in the parking area. The trim on the external vertical corners of the shelter are revised to a dark colour to match the

siding, mirroring the language on the corners of the principal building. Further, a black metal overhang is proposed over the access gate to respond to the black overhangs that mark the CRU entries, and planters framing the entry point will match the colour and character of those proposed along the building frontage.

- review alignment of canopies to review whether approach of using them to highlight the commercial rental unit (CRU) entrances on the south elevation is successful;

The proposed canopies on the south elevation not only indicate the location of the CRU entries, but also create a rhythm that complements the brick columns, and relates the building to a pedestrian scale along the street frontages.

CRU #4 has a second street-fronting door, which accommodates emergency exiting. This door is intended to be secondary and thus is intentionally not aligned with the canopy above. The character of this door has been revised to blend more into the storefront windows, and reflect its secondary nature.

- the south elevation facing the street is less articulated than the north elevation facing the parking area (for example, there is accent lighting to highlight the columns on the north elevation); consider increasing the level of articulation on the south elevation as it is more prominent;

Accent lighting is added to the brick columns all the way around the building. The brick columns positioned along the street-facing frontages, wrapping on the NW and SE corners, and surrounding around the residential entry, are now punched out several inches. This matches the language of the vertical elements added to the southwest corner feature and adds further articulation to these façades.

- review the signage with letters arranged vertically on building columns on the north elevation to ensure clarity and readability of signage to visitors;

The proposed vertical signage on the north elevation is meant to be indicative of the CRU entry locations for pedestrians arriving from the parking area. Legibility issues are not anticipated. Fascia signs are not feasible here due to spatial demands of the required weather protection over the central CRU's, and the necessity of a louvre feature for ventilation. The ultimate look and feel of the signs will be determined via Tenant Improvement applications, by future commercial tenants.

- the design of the canopies should be more appropriate for the city's rainy climate, including drainage;

The canopy form proposed is a traditional, slopestyle awning with a 'kick' added to create visual interest, and cap the storefronts with a memorable design feature.

They create a covered area around the entries, where shoppers can pause to stash or open their umbrellas when entering or leaving the CRU's. They are not intended to create continuous weather protection, as this location will never directly connect to further covered walkways along No. 3 or Williams due to the land use context.

A flat canopy character that slopes back to trap rainwater against the building not only creates construction challenges, maintenance issues, and more visual clutter by introducing the requirement for rain water leaders, but this form on our frontage would also blend into the horizontal line created by the louvres and fail to emphasize the CRU entry locations and break down the frontage into pedestrian scaled modules.

- consider relocating the traffic signal cabinets away from the storefront windows;

As agreed to with Staff, the traffic signal cabinets are to remain in the proposed location within a dedicated ROW onsite to protect the equipment and allow a clear line of sight to the traffic signal.

- the overall project is good; however, the southwest corner that is to be the more prominent piece seems to be very neutral, fading slightly and letting the Williams Road and No.3 Road elevations away from the corner to be more prominent, with their animation and articulation;

Refer to above summary of design improvements proposed for southwest corner.

- the corner element could be slightly higher;

Refer to above summary of design improvements proposed for southwest corner.

- punched windows on the corner element could be interconnected to create more verticality;

Refer to above summary of design improvements proposed for southwest corner. Interconnected windows were explored and resolved to add clutter, without enhancing the prominence of the elevations.

- consider creating a different canopy style at the corner element so it is not similar to the canopies along Williams Road;

Refer to above summary of design improvements proposed for southwest corner. Alternate canopy styles were tested and determined to create an undesirable break in the architectural language of the proposal, weakening the entry to CRU #1 rather than enhancing its prominence.

- explore the possibility of connecting the residential lobby to Williams Road through CRU No. 4;

Reviewed. The residential lobby is located strategically to relate to the residential adjacencies of the site, provide convenient access from residential and visitor parking stalls, connect efficiently to the residential elevator and stair, and maximize street fronting space for CRUs. The location is not revised.

- look at extending the dark grey vinyl into the white vinyl similar to the east elevation, or even extending the white vinyl into the dark grey vinyl to create some playfulness;

Reviewed. White vinyl is fully replaced with charcoal vinyl to simplify the elevations and improve the prominence of the corner feature in response to other ADP comments. Interconnecting two colours of vinyl around the facades would be counter to these strategies and the architectural style, and is not proposed.

- appreciate the pleasing, clean and aesthetic design of the building which is a welcome addition to the neighbourhood;

Noted

- the building is designed to achieve BC Building Code Step 3 through incorporating energy saving/sustainability measures such as installing energy recovery units, low window to wall ratio, among others;

Confirmed

- consider using high efficiency filters for the energy recovery units for residential units;

High efficiency filters will be provided for the ERVs.

- consider increasing the height of the band of louvers above the storefront glazing to create more free area for mechanical units as the framing uses up a portion of the louver area;

Proposed louver heights are confirmed to be sufficient by the project's mechanical engineer.

- the size of canopies above the storefront entrances is limited and proposed design will not provide adequate rain protection for customers entering/exiting the CRUs; consider a canopy design that is more suitable to the city's wet weather, including drainage;

Refer to above commentary regarding canopy locations and profile.

- choice of materials for ground level hard and soft landscaping is logical; helps delineate the different spaces on ground level and emphasize their functions;

Noted

- appreciate the provision of wide sidewalks and generous setbacks from the street which help compensate for the lack of dedicated pedestrian pathways on the ground level of the subject site;

Noted

- appreciate the landscaping of the site being done strategically;

Noted

- understand the constraints of installing a children's play equipment on the rooftop outdoor amenity area; however, consider increasing play opportunities for children through (i) making the children's play spaces more flexible to allow different play opportunities, and (ii) replacing unit pavers with a more suitable surface paving material to create a more welcoming space for children's play;

Design improvements proposed to the rooftop amenity area include:

- *Program features shifted as required to create a more convenient and central accessible circulation path, connecting all program areas while minimizing wasted space;*
 - *Artificial turf area enlarged accordingly, increasing space available for lounging, active play, and lawn games;*
 - *Flexible children's play area revised from pavers to rubber tile surfacing;*
 - *Play feature revised from raised sand table to a freestanding "toddler station", which reflects the flexibly programmed nature of the space and provides a rich variety of features to encourage social play and support children's physical, emotional, cognitive, and creative development; and,*
 - *Additional Adirondack chairs added for spectators and supervisors alike.*
- the rooftop outdoor amenity area consists of several small spaces for different uses; consider introducing a common landscape material to integrate all the spaces together;

The proposed materials are intentionally differentiated to reflect the anticipated use of each 'zone' on the rooftop, and are encouraged by other ADP comments. Pavers are provided where a smooth and even surface is required. Wood decking is provided to soften the aesthetic of the dining and lounge area. Artificial turf and rubber tiles are provided for more active recreational uses.

- support Panel comments to (i) consider having more flexible uses for the delineated outdoor amenity spaces on the building rooftop, and (ii) consider installing more child-friendly surface paving materials (e.g. grass turf) and also suitable for outdoor activities of young adults as these would provide more opportunities for programming of the rooftop outdoor amenity space;

Refer to above summary of design improvements proposed for the rooftop amenity. While great for kids, the proposed artificial turf and rubber tile areas are equally valuable to young adults, who can use these open areas for lounging, picnics, lawn games, and exercising. The ping pong tables are also anticipated to be highly appealing to this demographic, which are provided with regulation sized play areas.

- appreciate the proposed barbeque equipment and sink on the rooftop dining area; however, built-in elements are preferable, such as a built-in barbeque equipment with counter space, and other additional features for barbequing and entertainment, as the dining area is anticipated to be well-used by residential tenants as a replacement for individual patios;

A prep counter is added to the dining area, adjacent to the barbeque. Built-in elements are not appropriate due to the woodframe nature of the building. The sink shown on the architectural plan previously was in error, and has been removed.

- the project's design team needs to provide details on the fence and allan block retaining wall along the north and east property lines such as grading and how these two elements will work together;

Refer to new drawing sheet A313 for detailed sections along the property line as requested.

- the proposed residential bike storage screening enclosure appears out of place in the proposed development; consider celebrating the lockers, or integrating some of the brick material used on the principal building to integrate the free-standing structure with the principal building;

Refer to above summary of design improvements proposed for the bike shelter. The incorporation of brick was deemed inappropriate due to the high traffic context of the shelter, and likelihood of damage.

- consider either removing the proposed linear band of concrete at the drive aisle entrances to the site or introducing a surface paving treatment with a herringbone pattern and widening it to match the size of adjacent landscape planters in order to better celebrate the entrances to the subject site;

The linear band of concrete at the drive aisle entrances has been removed as suggested. Special landscape features are focused at the actual pedestrian entrances to the subject site, at the northwest and southeast corners of the building.

- appreciate the applicant's clear presentation and package of materials provided to the Panel;

Noted

- support the Panel's recommendation to slightly increase the height of the southwest corner of the building to clearly show its precedence; the parapet on the brick portion of the building at the corner could be made slightly higher;

Refer to above summary of design improvements proposed for southwest corner.

- appreciate the design team's efforts to create an urban building along the street and provide a good sidewalk and frontage experience along Williams Road; review the opportunity to provide a formal residential entry on Williams Road; consider providing a residential entry at the southeast corner or in the area of the commercial unit immediately adjacent to the corner;

Refer to above response regarding possible relocation of the residential entry.

- consider installing a children's play area with a play structure on the ground level utilizing the spaces for two parking stalls on the outdoor parking area;

Reviewed. Incorporation of a children's play feature into a publicly accessible parking lot without proper setbacks to accommodate protection for and screening from the play area was deemed to be inadvisable. Further, we are unable to reduce the number of parking stalls provided at this point.

- appreciate the use of brick as it a good material to anchor the southwest corner of the site; however, consider introducing articulation, which could be through a change in patterning, for example on the brick columns separating the commercial units; suggest that the applicant maintain the proposed colour for the brick material up to construction stage;

Refer to above summary of design improvements proposed for southwest corner.

- consider increasing the depth of the Juliet balconies to accommodate a furniture for seating;

The size of the balconies is based on extensive discussion with Staff, and will not be revised. The rooftop amenity size and programming are proposed to compensate for the lack of private outdoor area.

- investigate opportunities for installing two additional canopies along No. 3 Road near the southwest corner of the building; and

Additional canopies in this location would be counteractive to the design efforts made to better emphasize the southwest corner feature of the building, and are not proposed. Those areas are also generally occupied by the traffic cabinets and a bike rack, and would not create very usable covered area regardless.

- arrangement of alternate cladding and colour above the ground floor further away from the corner creates a strong beltline and horizontal expression; consider redesigning to add more verticality to building facades away from the corner.

Refer to above commentary regarding siding revisions to remove the 'beltline' on the fourth floor. The brick podium is crucial to the architectural expression of the base of the building, and announcing the commercial presence on the ground floor.

Panel Decision

It was moved and seconded

That DP 18-835533 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



No. DP 18-835533

To the Holder: MOSAIC NO. 3 ROAD AND WILLIAMS LIMITED PARTNERSHIP
Property Address: 9900 NO. 3 ROAD AND 8031 WILLIAMS ROAD
Address: C/O UNIT 500 - 2609 GRANVILLE STREET
VANCOUVER, BC V6H 3H3

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to reduce the setbacks to No. 3 Road and Williams Road for the southwest corner of the building from 2.0 m to 0.0 m.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans # 1 to # 6.n attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$185,096.60 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 18-835533

To the Holder: MOSAIC NO. 3 ROAD AND WILLIAMS LIMITED PARTNERSHIP
Property Address: 9900 NO. 3 ROAD AND 8031 WILLIAMS ROAD
Address: C/O UNIT 500 - 2609 GRANVILLE STREET
VANCOUVER, BC V6H 3H3

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. _____
DAY OF _____,

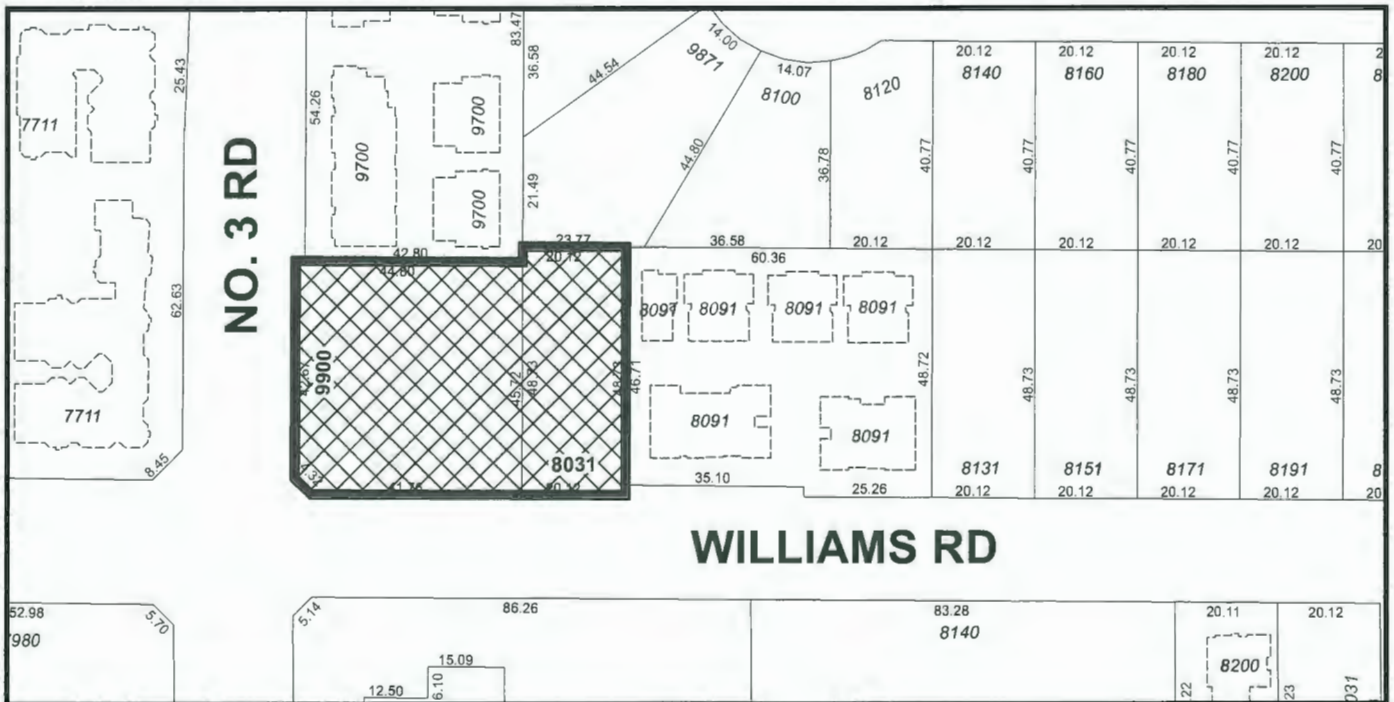
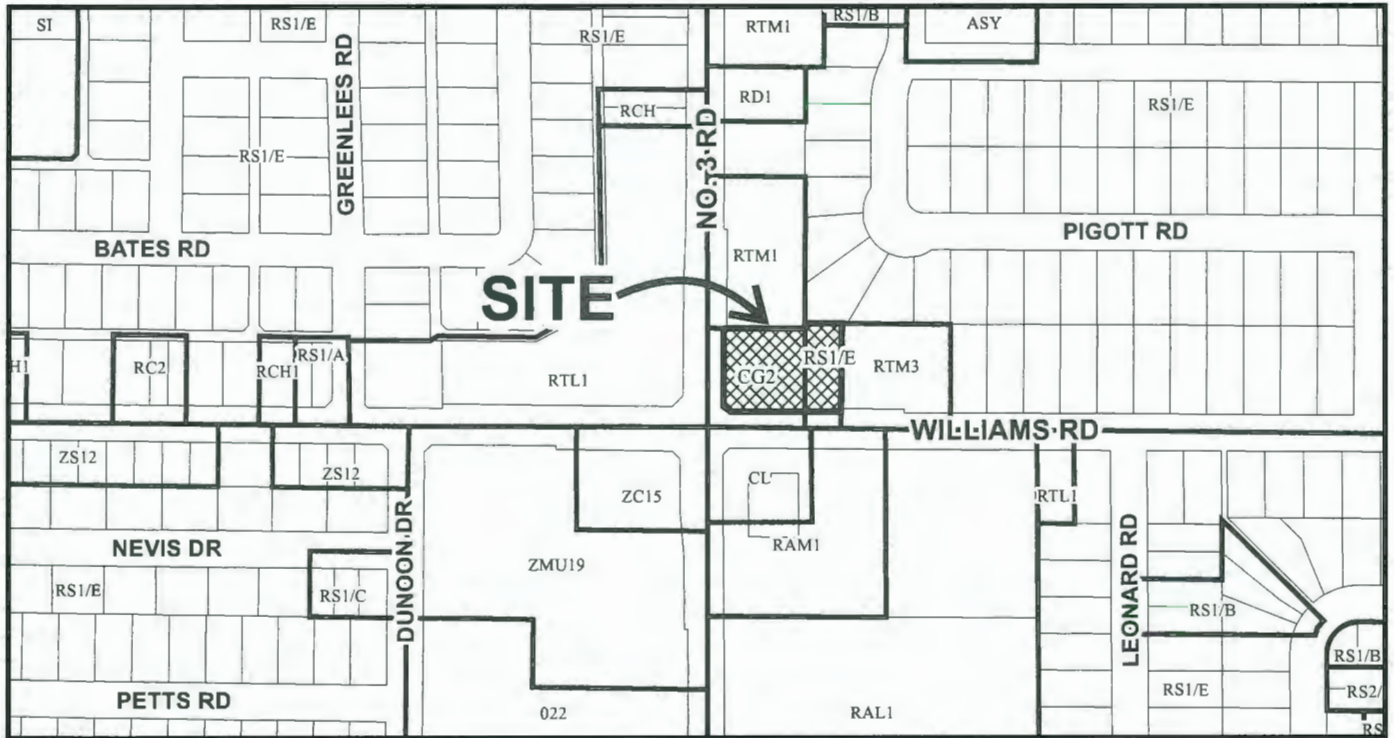
ISSUED BY THE COUNCIL THE _____

DELIVERED THIS _____ DAY OF _____,

MAYOR



City of Richmond



DP 18-835533 SCHEDULE "A"

Original Date: 09/19/18

Revision Date: 09/26/18

Note: Dimensions are in METRES



PROPOSED BUILDING - RENDERING



SITE CONTEXT

9900 NO.3 ROAD

STRUCTURAL:
WHM STRUCTURAL ENGINEERS
2227 DOUGLAS RD
BURNABY, BC V5C 5A9

MECHANICAL/ELECTRICAL:
INTEGRAL GROUP
SUITE 180 - 200 GRANVILLE ST
VANCOUVER, BC V6C 1S4

CIVIL:
CORE GROUP CONSULTANTS
320 - 8988 FRASERTON CT
BURNABY, BC V5J 5H8

GEOTECHNICAL:
GEOPACIFIC CONSULTANTS
1779 W 75TH AVE
VANCOUVER, BC V6P 6P2

ENVELOPE:
JRS ENGINEERING
300 - 4595 CANADA WAY
BURNABY, BC V5G 1J9

TRANSPORTATION:
BUNT & ASSOC ENGINEERING
SUITE 1550 W PENDER ST
VANCOUVER, BC V6E 3S7

LANDSCAPE:
DURANTE KREUK
102 - 1637 W 5TH AVE
VANCOUVER, BC V6J 1N5

CODE:
LMDG BUILDING CODE CONSULTANTS
4TH FLOOR - 780 BEATTY ST
VANCOUVER, BC V6B 2M1

PROSCENIUM

ARCHITECTURE + INTERIORS INC.

1 WEST 7TH AVENUE
VANCOUVER BC V5Y 1L4 CANADA

P604.879.0118

F604.879.1486

www.proscenium.ca

MOSAIC

ARCHITECTURAL DRAWING LIST

DWG.	SCALE	DRAWING NAME	ISSUE
A000A	NTS	COVER/TITLE SHEET	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A000B	NTS	PROJECT DATA	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A001	NTS	SITE SURVEY (FOR INFO ONLY)	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A002	NTS	PROPOSED BUILDING RENDERINGS	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A003	NTS	EXISTING CONTEXT PHOTOS	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A004	NTS	SHADOW ANALYSIS	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A005	NTS	STREETSCAPES	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A100	1/8"=1'-0"	SITE PLAN	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A101	1/8"=1'-0"	FIREFIGHTING ACCESS PLAN	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A102	3/32"=1'-0"	LOT COVERAGE OVERLAY PLAN	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A103	3/32"=1'-0"	PRIVATE OUTDOOR SPACE PLAN	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A104A	3/32"=1'-0"	PARKING PLAN	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A104B	3/32"=1'-0"	PARKING PLAN	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A105	3/32"=1'-0"	SRW PLAN	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A150	1/8"=1'-0"	DEMOLITION PLAN	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A200	1/8"=1'-0"	GROUND FLOOR PLAN	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A201	1/8"=1'-0"	SECOND FLOOR PLAN	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A202	1/8"=1'-0"	THIRD FLOOR PLAN	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A203	1/8"=1'-0"	FOURTH FLOOR PLAN	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A204	1/8"=1'-0"	ROOF PLAN	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A205	1/8"=1'-0"	BIKE SHELTER	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A210	1/8"=1'-0"	BUH UNIT LAYOUT PLAN	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A211	1/8"=1'-0"	ACCESSIBLE PATHS AND AREAS	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A212	NTS	BUH GUIDELINES	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A300	1/8"=1'-0"	NORTH & EAST ELEVATIONS	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A301	1/8"=1'-0"	SOUTH & WEST ELEVATIONS	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A310	1/8"=1'-0"	BUILDING SECTIONS	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A311	1/8"=1'-0"	BUILDING SECTIONS	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A312	1/8"=1'-0"	BUILDING SECTIONS	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
A313	1/8"=1'-0"	PROPERTY LINE FENCE SECTIONS	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
AFAR1	1/8"=1'-0"	FAR PLANS - GROUND & SECOND FLOOR	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
AFAR2	1/8"=1'-0"	FAR PLANS - THIRD/FOURTH FLOOR & ROOF	REISSUED FOR DEVELOPMENT PERMIT SUBMISSION

18-02

REISSUED FOR DEVELOPMENT PERMIT SUBMISSION
DATE: JUNE 25TH 2020

DP 18-835533 PLAN #1
JUN 25 2020

PROJECT STATISTICS:

CIVIC ADDRESS:
8031 WILLIAMS ROAD
9990 NO. 3 ROAD

LEGAL DESCRIPTION:

1) LOT 24 EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 21062; AND SECONDLY: PART (.001) ACRE ON BYLAW PLAN 58046, PLAN 19253.
2) LOT 2, PLAN 14004, BOTH OF SECTION 28, BLOCK 4 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT

EXISTING ZONING:

LOT 24: CG2 (GAS STATION)
LOT 2: RS1/E (RESIDENTIAL)

EXISTING USE OF SITE:

LOT 24: VACANT
LOT 2: SINGLE FAMILY RESIDENTIAL

PROPOSED ZONING:

SITE SPECIFIC - "COMMERCIAL MIXED-USE (ZMU44)-BROADMOOR"

PROPOSED USE OF SITE:

COMMERCIAL - GROUND FLOOR
RESIDENTIAL - 2ND, 3RD & 4TH FLOORS

EXISTING SITE AREA - SEE SURVEY:

LOT 24: 2,041.5 SM
LOT 2: 979.2 SM
TOTAL: 3,020.7 SM

SITE AREA POST DEDICATION:

LOT 24: 1,861.5 SM
LOT 2: 939.1 SM
TOTAL: 2,800.6 SM

BUILDING HEIGHT (as measured from average final site grade to top of highest point on building):

PROPOSED - 18.91M (62'-5/8")

LOT COVERAGE:

	MAX.	PROP'D
BUILDING	40%	33%
NON POROUS SURFACES		36%
PERMEABLE SURFACING		23%
LANDSCAPING		8%

PROPOSED SCOPE:

NEW MIXED-USE BUILDING & PARKING LOT

PROPOSED FAR:

TOTAL INCLUDED AREA:

GROUND FLOOR (GRADE)	715.48 SM
LEVEL 2	733.46 SM
LEVEL 3	757.44 SM
LEVEL 4	757.45 SM
ROOF	13.72 SM
TOTAL FLOOR AREA	2,978.56 SM
TOTAL SITE AREA	2,800.6 SM

FAR - 2,978.56SM / 2,800.6 SM = 1.06

FAR NON-RESIDENTIAL USES (MAX 0.28) = 635.76 SM/2800.60 SM = 0.23 FAR
FAR APARTMENT FLOOR AREA (MAX 0.80) = 2248.34 SM/2800.60 SM = 0.80 FAR
(exclusive of residential building entrance lobbies)

ACCESSIBILITY

ALL THE FOLLOWING AGING-IN-PLACE FEATURES WILL BE PROVIDED IN ALL UNITS:

- STAIRWELL HANDRAILS (not applicable)
- LEVER-TYPE HANDLES FOR PLUMBING FIXTURES & DOOR HANDLES.
- SOLID BLOCKING ON WASHROOM WALLS FOR FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATHTUB AND SHOWER.

UNIT MIX

	TOTAL UNITS	%	BUILT TO BUH STANDARDS
STUDIO	8	(24%)	6 (S1a, S1b)
1 BEDROOM	11	(33%)	1 (D3)
2 BEDROOM	14	(42%)	3 (B2)
TOTAL:	33		10(30%)

BASIC UNIVERSAL HOUSING FEATURES

REFER TO A210, A211 & A212 FOR ALL BASIC UNIVERSAL HOUSING FEATURES TO BE PROVIDED IN THE 10 BUH UNITS.

AMENITY:

	OCP/ZONING BYLAW REQUIREMENT	REQUIRED	PROPOSED	VARIANCE
OUTDOOR AMENITY SPACE	5 m ² /unit	198 m ²	334.82 m ²	+136.82 m ²
PRIVATE OUTDOOR SPACE	5 m ² /unit	198 m ²	62.64 m ²	-135.36 m ²
INDOOR AMENITY SPACE	Min. 70 m ²	70 m ²	0 m ²	-
	ADDRESSED VIA CASH IN LIEU			

PARKING:

	OCP/ZONING BYLAW REQUIREMENT	UNITS/GLFA	REQUIRED	PROPOSED	VARIANCE
TOTAL PARKING					
RESIDENTIAL	1.0/unit	33	33	33	
COMMERCIAL	($\frac{1}{100}$ m ² GLA to 350 m ² , plus $\frac{1}{100}$ m ² GLA beyond 350 m ²)	638 m ²	21 (including 10% reduction for TDMs)	21 (incl. 7 shared with visitor)	
SMALL	Max 50%	-	-	16 R/10 C	
ACCESSIBLE	Min. 2%	-	2	2	

*Assuming visitor stalls are shared within commercial stall requirement, as per TIA Report by Bunt

BIKE PARKING

	OCP/ZONING BYLAW REQUIREMENT	REQUIRED	PROPOSED	VARIANCE
RESIDENTIAL	Class 1: 1.25/unit Class 2: 0.2/unit	42 7	42 7	- -
COMMERCIAL	Class 1: 0.27/100 m ² GLA greater than 100 m ² Class 2: 0.4/100 m ² GLA greater than 100 m ²	2 3	2 3	- -
RES/COMM	Class 1 (vertical): 33% maximum	-	0	-
LOADING	Residential: 11-80 units: 1 medium onsite undesignated space Commercial: 500-1860 m ² 1 medium on-site designated space	1 1	1 medium designated space (shared with commercial) 1 medium designated space (shared with residential)	

SETBACKS:

	BUILDING REQUIRED	PROPOSED	VARIANCE
ND. 3 ROAD (WEST)	2.0m	2.0m	0.0m
WILLIAMS RD (SOUTH)	2.0m	2.0m	0.0m
NORTH	20.0m	20.37m	0.0m
EAST	20.0m	20.58m	0.0m
WILLIAMS RD (SOUTH-WEST CORNER)	2.0m	0.0m	2.0m
BIKE STORAGE BUILDING	REQUIRED	PROPOSED	
NORTH	0.85m	0.85m	

Notes:

- Acoustical + thermal report recommendations to be incorporated into design + constructions.
- Storefront glazing to be vision glass with no film, coverings, or obstructions.

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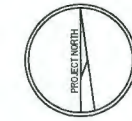


REV.	DESCRIPTIONS	BY	DATE
-	ISSUED FOR DEVELOPMENT PERMIT	HC	06.25.20
-	ISSUED FOR DEVELOPMENT PERMIT	HC	06.18.20
-	ISSUED FOR ADP	HC	05.01.20
-	ISSUED FOR ADP SUBMISSION (REVIEW)	HC	02.19.20
-	ISSUED FOR REZONING	HC	09.10.19
	CAD FILE: -		REVISION NO. []

PROJECT ADDRESS:
9900 NO.3 ROAD
RICHMOND, BC

PROJECT 9900 NO.3 ROAD & 8031 WILLIAMS ROAD		PROJECT NUMBER 18-02	
DRAWING TITLE PROJECT DATA		DWG. NO. A000b	
DATE AUG 2019	SCALE NTS	DRAWN BN	CHECKED HC

MOSAIC



NOTE: OFF-SITE FRONTAGE DESIGN IS TO BE FINALIZED AS PART OF THE SA DESIGN REVIEW PROCESS.

PLAN LEGEND

--- (Red dashed line)	PROPERTY LINE	--- (Green dashed line)	STATUTORY R.O.W.
--- (Blue dashed line)	BUILDING SETBACK	--- (Black solid line)	NEW WALL
--- (Black dashed line)	PARKING SETBACK		

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-	REISSUED FOR REZONING RESUBMISSION	HC	09.10.19
-	ISSUED FOR REZONING RESUBMISSION (REVIEW)	HC	05.24.19
-	ISSUED FOR REZONING	HC	09.07.18

CAD FILE: x100 REVISION NO. -

PROJECT ADDRESS
9900 NO.3 ROAD
RICHMOND, BC

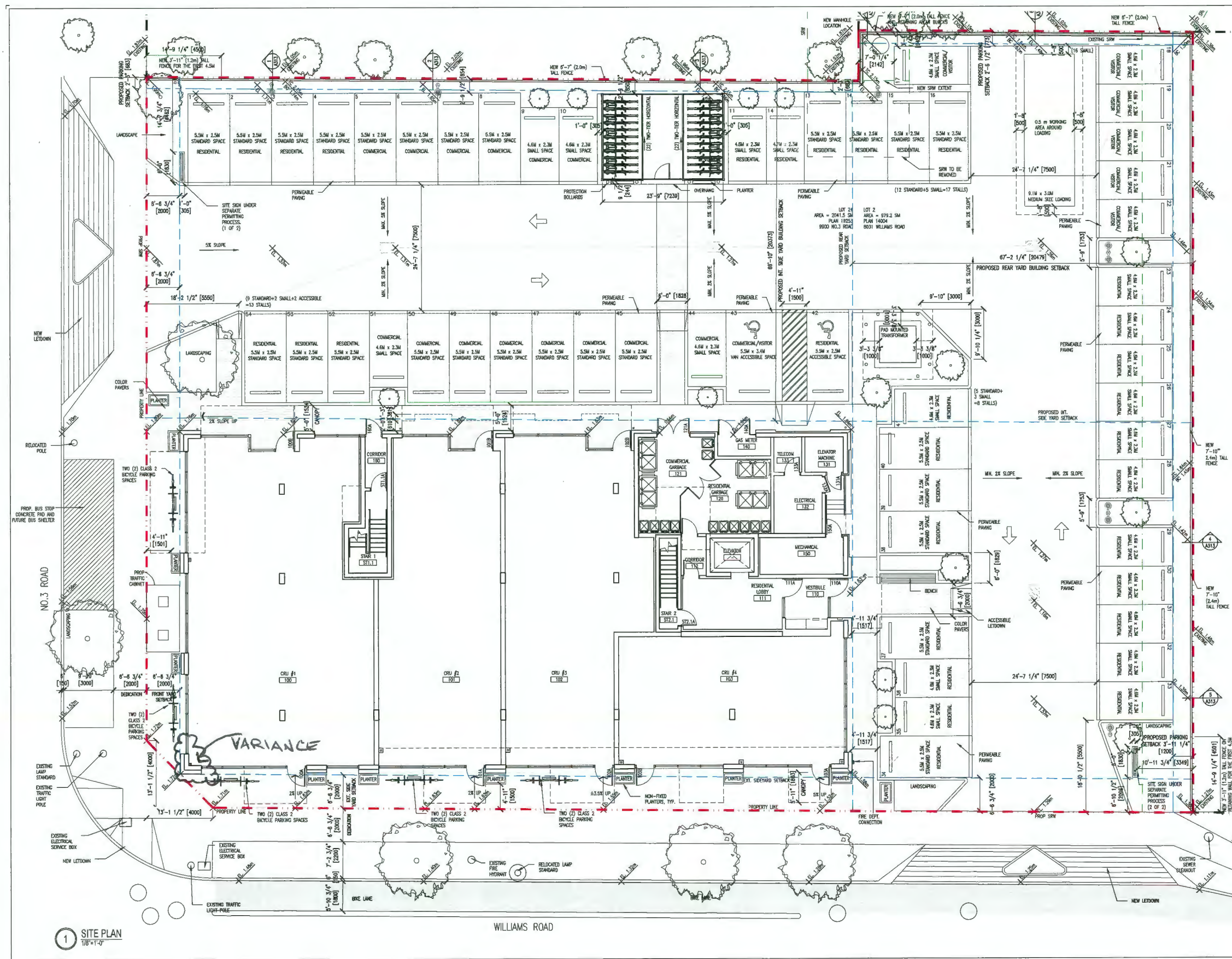
PROJECT
9900 NO.3 ROAD &
8031 WILLIAMS ROAD

DRAWING TITLE
SITE PLAN

PROJECT NUMBER
18-02

SHG. NO.
A100

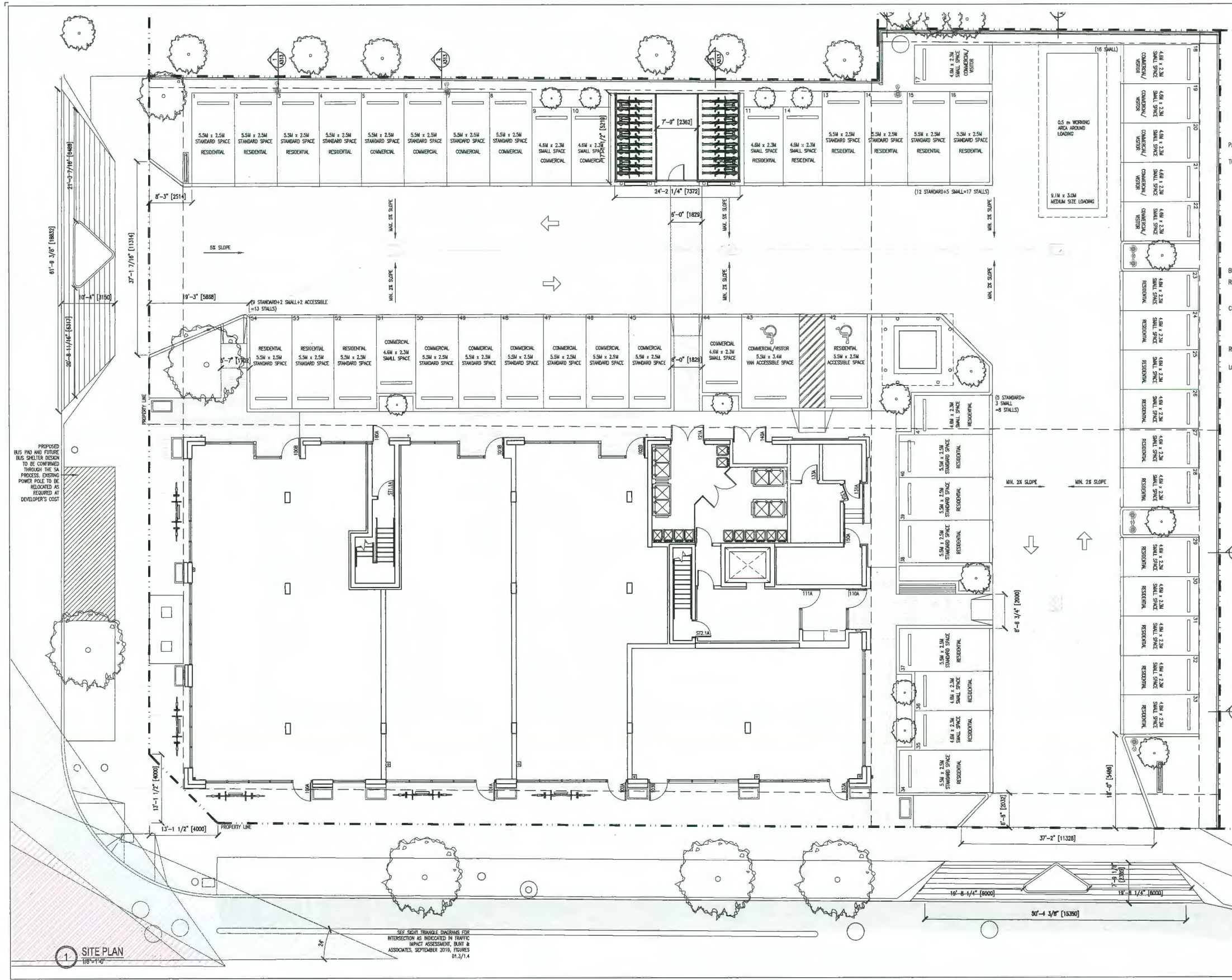
DATE MAY 2018	SCALE 1/8"=1'-0"	DRAWN EN/ML	CHECKED HC
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1 SITE PLAN
1/8"=1'-0"

JUN 25 2020

DP 18-835533 PLAN#3.a



PROSCENIUM
ARCHITECTURE + INTERIORS INC.

MOSAIC

PARKING:

OCF/ZONING	BYLAW REQUIREMENT	UNITS/GLA	REQUIRED	PROPOSED
TOTAL PARKING				
RESIDENTIAL	1.0/unit		33	33
COMMERCIAL	(900 m ² GLA to 350 m ² , plus 1/2 m ² GLA beyond 350 m ²)	638 m ²	21 (including 10% reduction shared with for 100m ²)	21 (incl. 7 visitor)
SMALL	Max 50%	-	-	16 R/10 C 48XR/48XC
ACCESSIBLE	Min. 2%	-	2	2

*Assuming visitor stalls are shared within commercial stall requirement, as per TIA Report by Bunt.

OCF/ZONING

BYLAW REQUIREMENT	REQUIRED	PROPOSED	VARIANCE	
RESIDENTIAL Class 1	1.25/unit	42	42	-
RESIDENTIAL Class 2	0.2/unit	7	7	-
COMMERCIAL Class 1	0.27/100 m ² GLA greater than 100 m ²	2	2	-
COMMERCIAL Class 2	0.4/100 m ² GLA greater than 100 m ²	3	3	-
RES/COMM Class 1 (vertical)	33% maximum	-	0	-
LOADING Residential	11-20 units: 1 medium on-site undesignated space	1	1	1 medium designated space (shared with commercial)
LOADING Commercial	500-1800 m ² 1 medium on-site designated space	1	1	1 medium designated space (shared with residential)

ALL OF THE DOCUMENTS PREPARED BY PROSCENIUM ARCHITECTURE + INTERIORS INC. OR ON BEHALF OF PROSCENIUM ARCHITECTURE + INTERIORS INC. IN CONNECTION WITH THE PROJECT ARE INSTRUMENTS OF SERVICE FOR THE DESIGN OF THE PROJECT. PROSCENIUM ARCHITECTURE + INTERIORS INC. RETAINS THE PROPERTY AND COPYRIGHT IN THESE DOCUMENTS, WHETHER THE PROJECT IS EXECUTED OR NOT. THESE DOCUMENTS MAY NOT BE USED ON ANY OTHER PROJECT WITHOUT THE WRITTEN AGREEMENT OF PROSCENIUM ARCHITECTURE + INTERIORS INC. DO NOT SCALE DRAWINGS.

Electrical Vehicle Charging Stations - All residential parking spaces, excluding visitors, shall feature an energized outlet capable of providing level 2 charging or higher to the parking space.



REV.	DESCRIPTIONS	BY	DATE
-	REISSUED FOR DEVELOPMENT PERMIT	HC	06.25.20
-	REISSUED FOR DEVELOPMENT PERMIT	HC	06.18.20
-	ISSUED FOR ADP SUBMISSION	HC	05.01.20
-	ISSUED FOR ADP SUBMISSION (REVIEW)	HC	02.19.20
-	ISSUED FOR REZONING RESUBMISSION	HC	09.10.19

CAD FILE: s100 REVISION NO. -

PROJECT ADDRESS
9900 NO.3 ROAD
RICHMOND, BC

PROJECT 9900 NO.3 ROAD & 8031 WILLIAMS ROAD	PROJECT NUMBER 18-02
DRAWING TITLE PARKING PLAN	DWG. NO. A104A
DATE AUG 2019	SCALE 1/8"=1'-0"
DRAWN AT	CHECKED HC

1 SITE PLAN
18-02

SEE SIGHT TRIANGLE DIMENSIONS FOR INTERSECTION AS INDICATED IN TRAFFIC IMPACT ASSESSMENT, BUNT & ASSOCIATES, SEPTEMBER 2019, FIGURES 01.3/1.4

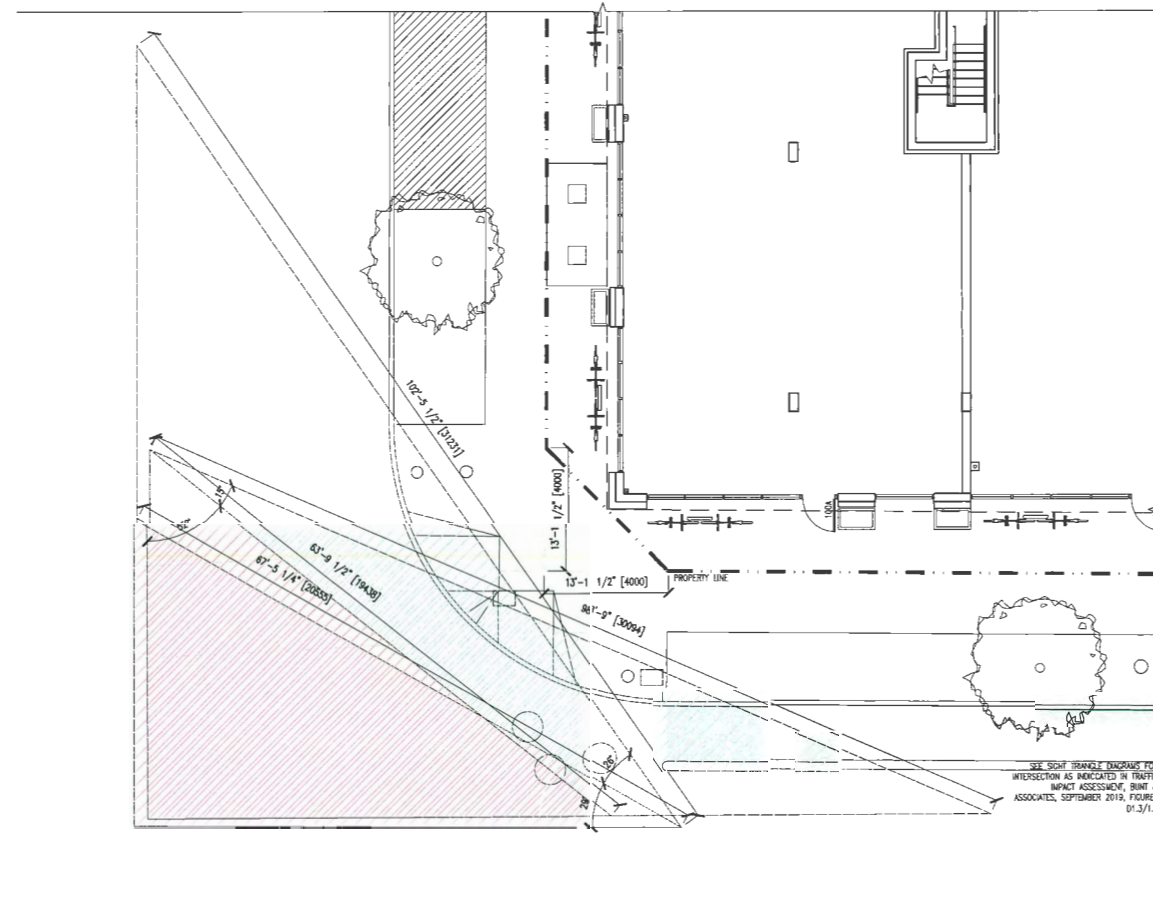
DP 18-835533 JUN 25 2020
PLAN # 3.6

MOSAIC

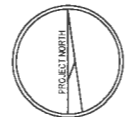
PARKING:		OCF/ZONING	BYLAW REQUIREMENT	UNITS/GLFA	REQUIRED	PROPOSED
TOTAL PARKING	RESIDENTIAL	1.0/unit		33	33	33
	COMMERCIAL	(100 m ² GLA to 350 m ² , plus 1/200 m ² GLA beyond 350 m ²)		638 m ²	21 (including 7 for TDAs)	21 (incl. 7 visitor)
	SMALL	Max 50%		-	-	16 R/10 C 48XR/48XC
	ACCESSIBLE	Min. 2%		-	2	2
*Assuming visitor stalls are shared within commercial stall requirement, as per TIA Report by Bunt						
BKE PARKING		OCF/ZONING	BYLAW REQUIREMENT	REQUIRED	PROPOSED	VARIANCE
RESIDENTIAL	Class 1	1.25/unit		42	42	-
	Class 2	0.2/unit		7	7	-
COMMERCIAL	Class 1	0.27/100 m ² GLA greater than 100 m ²		2	2	-
	Class 2	0.4/100 m ² GLA greater than 100 m ²		3	3	-
RES/COMM	Class 1 (vertical)	33% maximum		-	0	-
LOADING	Residential	11-89 units: 1 medium on-site undesignated space		1	1 medium designated space (shared with commercial)	
	Commercial	500-1860 m ² : 1 medium on-site designated space		1	1 medium designated space (shared with residential)	

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Electrical Vehicle Charging Stations — All residential parking spaces, excluding visitors, shall feature an energized outlet capable of providing level 2 charging or higher to the parking space.



1 LANE SIGHT LINE TRIANGLE
1/8"=1'-0"



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-	REISSUED FOR DEVELOPMENT PERMIT	HC	06.18.20
-	ISSUED FOR ADP SUBMISSION	HC	05.01.20
-	ISSUED FOR ADP SUBMISSION (REVIEW)	HC	02.19.20
-	ISSUED FOR REZONING RESUBMISSION	HC	09.10.19

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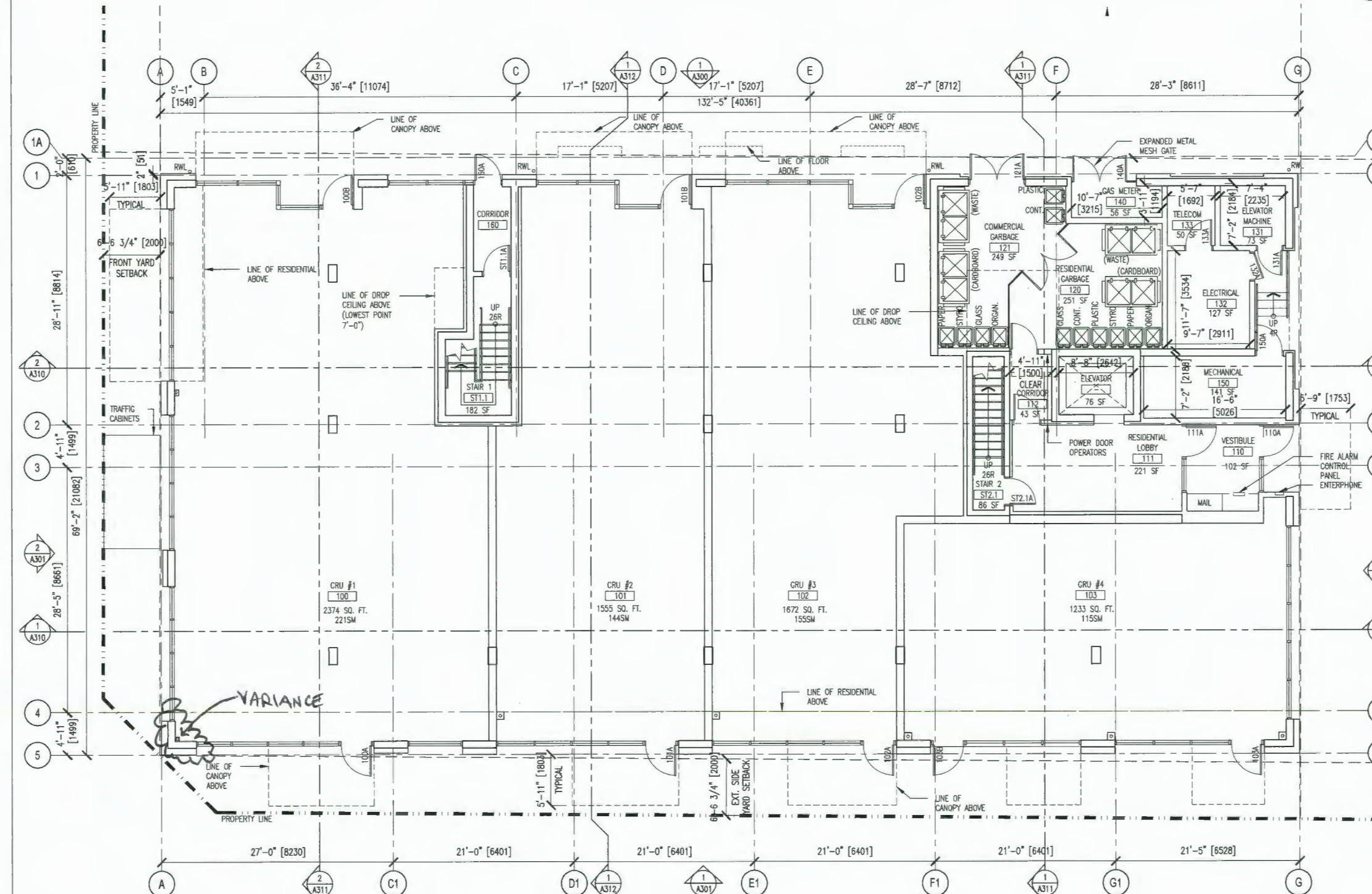
PROJECT ADDRESS
9900 NO.3 ROAD
RICHMOND, BC

PROJECT 9900 NO.3 ROAD & 8031 WILLIAMS ROAD	
DRAWING TITLE PARKING PLAN	PROJECT NUMBER 18-02
DWG. NO. A104B	
DATE AUG 2019	SCALE 1/8"=1'-0"
DRAWN AT	CHECKED HC



PROSCENIUM
ARCHITECTURE + INTERIORS INC

MOSAIC



PLAN LEGEND

---	PROPERTY LINE	---	SEWER/RY BLK.
---	BUILDING SETBACK	---	NEW WALL
---	PARKING SETBACK		

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-	ISSUED FOR ADP SUBMISSION (REVIEW)	HC	02.19.20
-	REISSUED FOR REZONING RESUBMISSION	HC	09.10.19
-	ISSUED FOR REZONING RESUBMISSION	HC	05.24.19
-	ISSUED FOR REZONING	HC	09.07.18

CAD FILE: x200 REVISION NO.

PROJECT ADDRESS
9900 NO.3 ROAD
RICHMOND, BC

PROJECT 9900 NO.3 ROAD & 8031 WILLIAMS ROAD		PROJECT NUMBER 18-02
DRAWING TITLE GROUND FLOOR PLAN		DWG. NO. A200
DATE JULY 2018	SCALE 3/16"=1'-0"	DRAWN AT
	CHECKED HC	

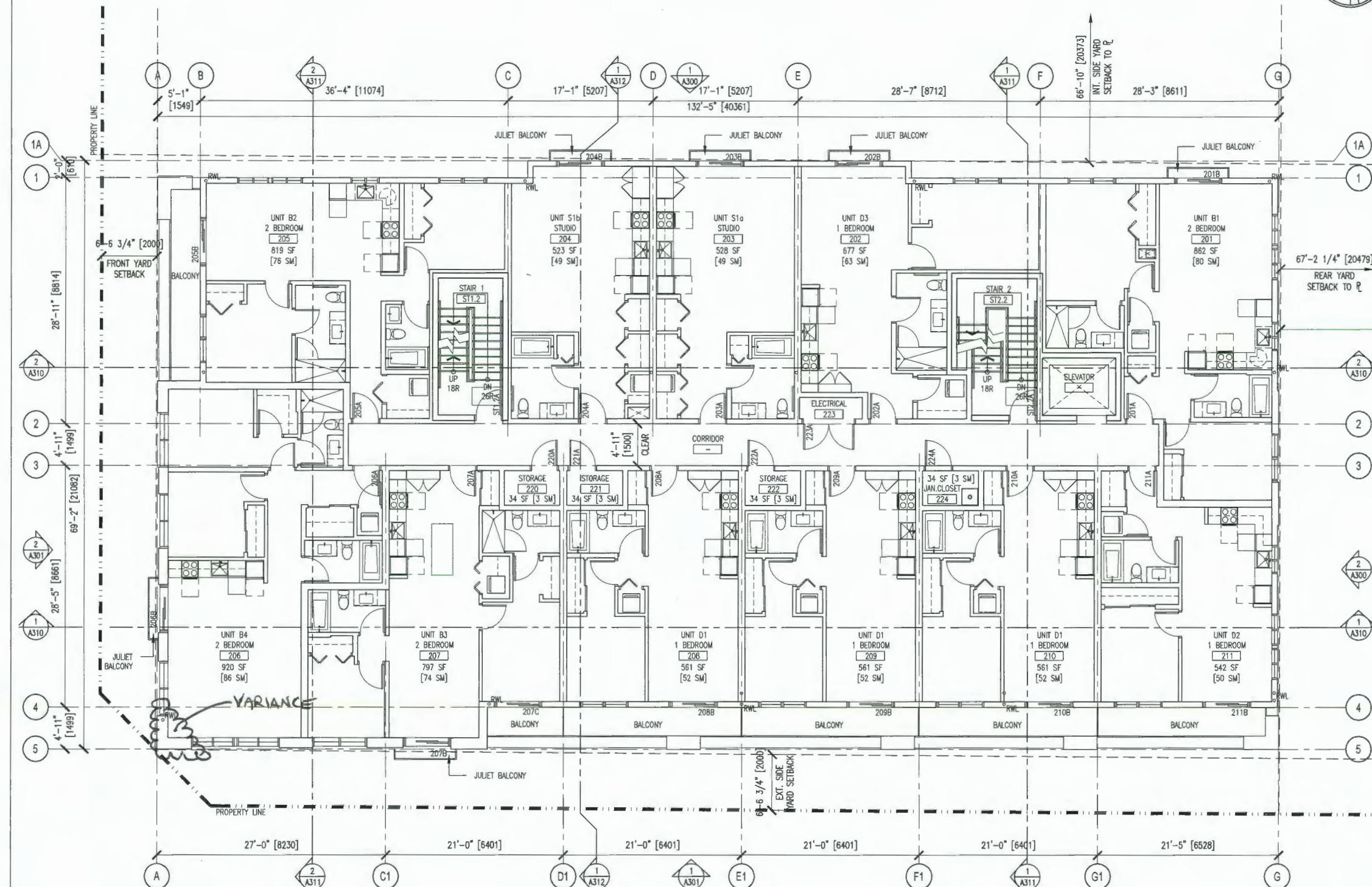
1 GROUND FLOOR PLAN
3/16"=1'-0"

DP 18-835533 JUN 25 2020
PLAN # 4.a



PROSCENIUM
ARCHITECTURE + INTERIORS INC.

MOSAIC



PLAN LEGEND

--- (dashed line)	PROPERTY LINE	---	STATUTORY R.O.W.
---	BUILDING SETBACK	---	NEW WALL
---	PARKING SETBACK		

NOTE: ALL AGING IN PLACE FEATURES ARE TO BE PROVIDED IN ALL UNITS:
 - STAINLESS HANDRAILS (NOT APPROX IN UTM)
 - LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES
 - SOLID BLOCKING ON WASHROOM WALLS FOR FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATHROOM AND SHOWER

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-	ISSUED FOR DEVELOPMENT PERMIT	HC	06.16.20
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-	ISSUED FOR ADP SUBMISSION (REVIEW)	HC	02.19.20
-	ISSUED FOR REZONING RESUBMISSION	HC	09.10.19
-	ISSUED FOR REZONING RESUBMISSION	HC	05.24.19
-	ISSUED FOR REZONING	HC	09.07.18

CAD FILE: x201 REVISION NO.

PROJECT ADDRESS
9900 NO.3 ROAD
RICHMOND, BC

PROJECT 9900 NO.3 ROAD & 8031 WILLIAMS ROAD	
DRAWING TITLE SECOND FLOOR PLAN	PROJECT NUMBER 18-02
DRAWING NO. A201	
DATE MAY 2018	SCALE 3/16"=1'-0"
DRAWN AT	CHECKED HC

1 SECOND FLOOR PLAN
3/16"=1'-0"

JUN 25 2020

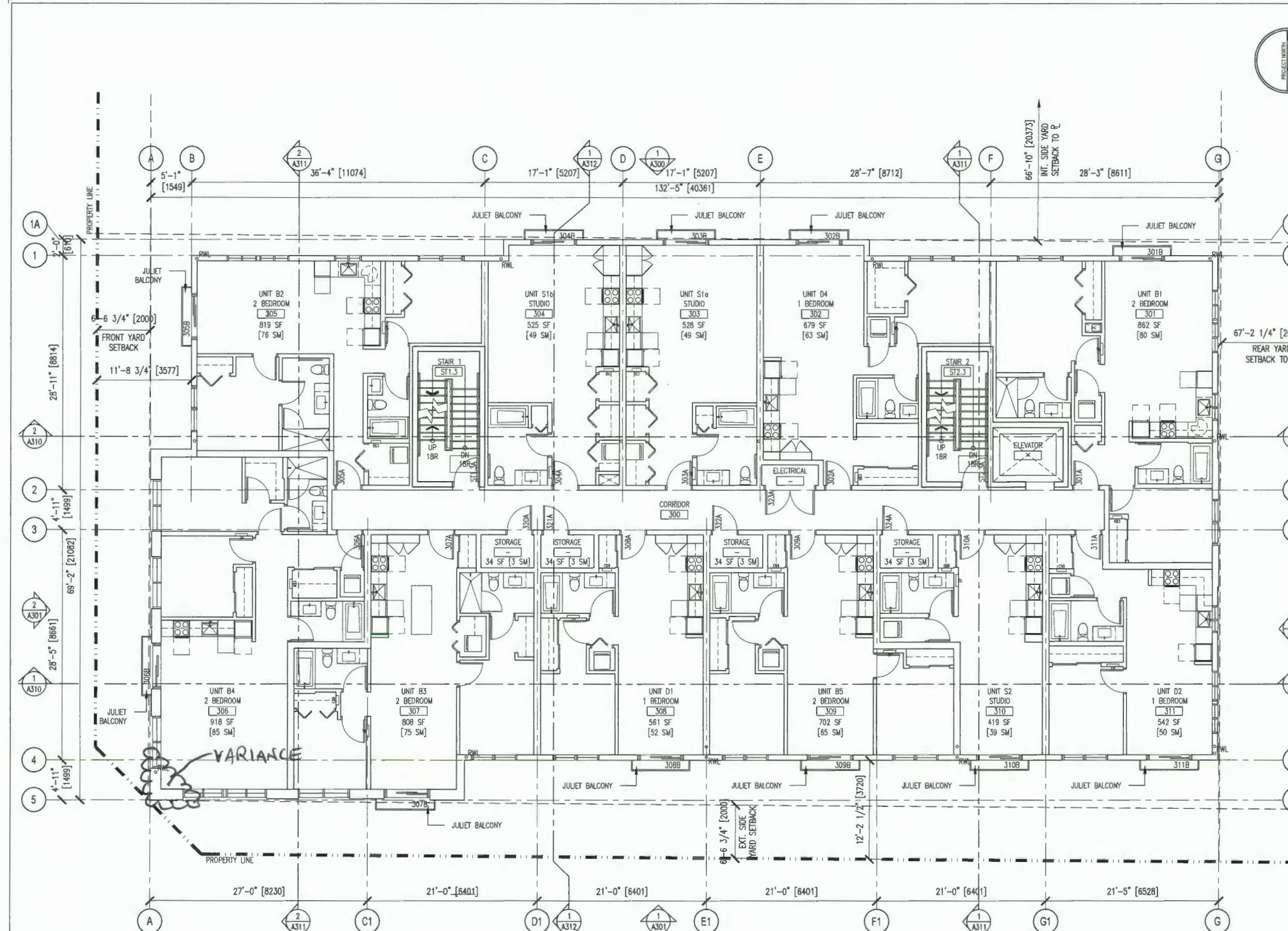
DP 18-835533

PLAN # 4.6



PROSCENIUM
ARCHITECTURE + INTERIORS INC.

MOSAIC



PLAN LEGEND

--- (dashed line)	PROPERTY LINE	--- (dotted line)	STAIRWAY R.O.M.
--- (dash-dot line)	BUILDING SETBACK	--- (solid line)	NEW WALL
--- (long-dashed line)	PARKING SETBACK		

NOTE: ALL AGING IN PLACE FEATURES ARE TO BE PROVIDED IN ALL UNITS:
 - STAINLESS HANDBLES (NOT APPROX IN UNITS)
 - LEVER-TYPE HANDBLES FOR PLUMBING FIXTURES AND DOOR HANDLES
 - SOLID BLOCKING OR WASHROOM WALLS FOR FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATHROOM AND SHOWER

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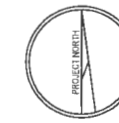
REV.	DESCRIPTIONS	BY	DATE
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-	ISSUED FOR DEVELOPMENT PERMIT	HC	06.18.20
-	ISSUED FOR ADP	HC	05.01.20
-	ISSUED FOR ADP SUBMISSION (REVIEW)	HC	02.19.20
-	ISSUED FOR REZONING RESUBMISSION	HC	09.10.19
-	ISSUED FOR REZONING RESUBMISSION	HC	05.24.19
-	ISSUED FOR REZONING	HC	09.07.18
CAD FILE: x202		REVISION NO.:	

PROJECT ADDRESS
9900 NO.3 ROAD
RICHMOND, BC

PROJECT 9900 NO.3 ROAD & 8031 WILLIAMS ROAD		PROJECT NUMBER 18-02
DRAWING TITLE THIRD FLOOR PLAN		DRAWING NO. A202
DATE APRIL 2018	SCALE 3/16"=1'-0"	DRAWN AT HC
		CHECKED HC

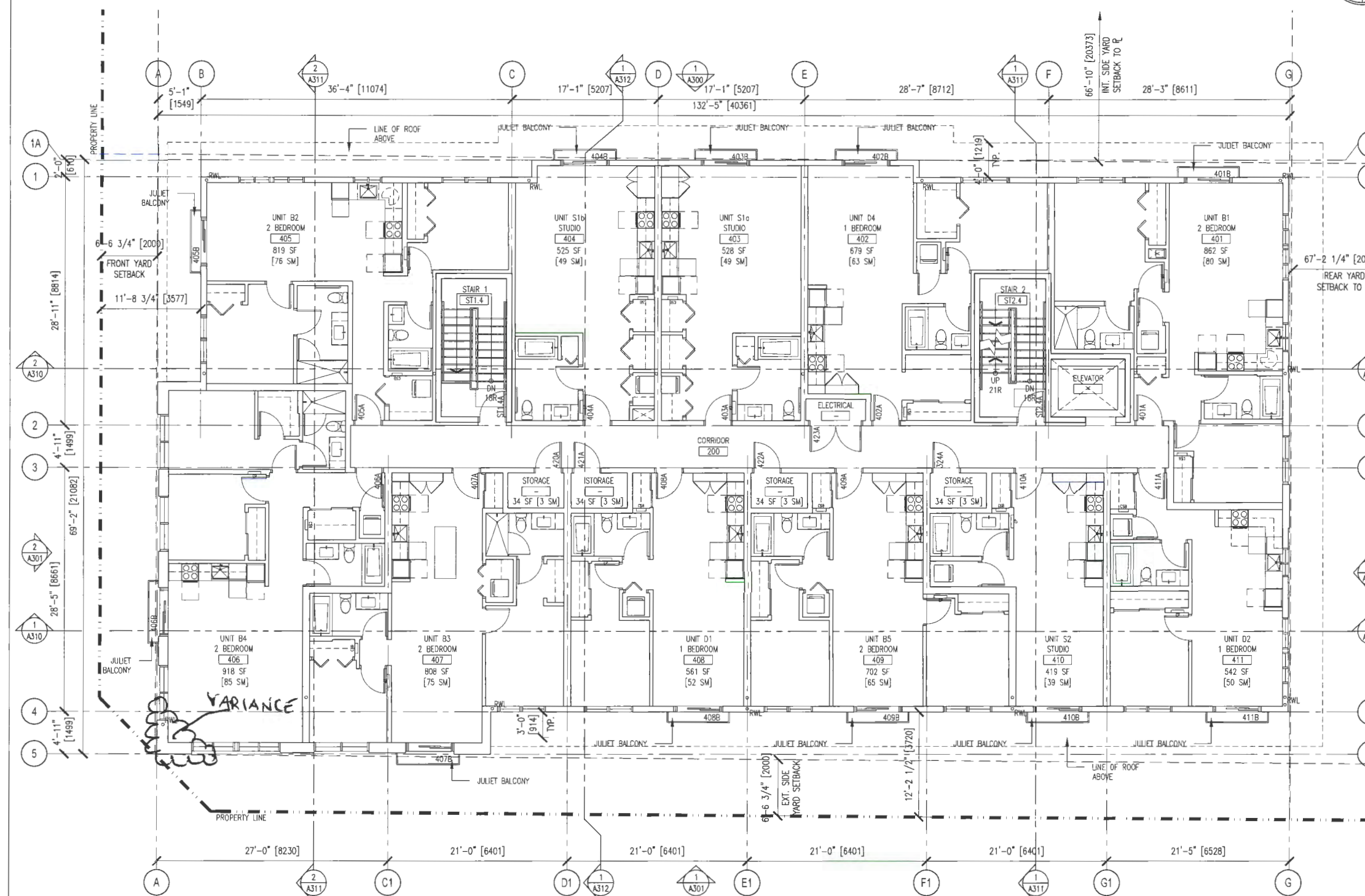
1 THIRD FLOOR PLAN
3168-T-3

DP 18-835533 JUN 25 2020 PLAN # 4.C



PROSCENIUM
ARCHITECTURE + INTERIORS INC.

MOSAIC



PLAN LEGEND

---	PROPERTY LINE	---	STAIRWAY R.O.M.
---	BUILDING SETBACK	---	NEW WALL
---	PARKING SETBACK		

NOTE: ALL AGING IN PLACE FEATURES ARE TO BE PROVIDED IN ALL UNITS:
 - STAINLESS HANDBARS (2x4 options in units)
 - LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES
 - SOLID BLOCCING ON WASHROOM WALLS FOR FUTURE GRAB BAR INSTALLATION
 - SEIZE TOILET, BATHTUB AND SHOWER

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-	ISSUED FOR ADP SUBMISSION (REVIEW)	HC	02.19.20
-	ISSUED FOR REZONING RESUBMISSION	HC	09.10.19
-	ISSUED FOR REZONING RESUBMISSION	HC	10.24.19
-	ISSUED FOR REZONING	HC	09.07.18

CAD FILE: x203 REVISION NO. -

PROJECT ADDRESS
 9900 NO.3 ROAD
 RICHMOND, BC

PROJECT 9900 NO.3 ROAD & 8031 WILLIAMS ROAD	
DRAWING TITLE FOURTH FLOOR PLAN	PROJECT NUMBER 18-02
DWG. NO. A203	
DATE MAY 2018	SCALE 3/16"=1'-0"
DRAWN AT	CHECKED HC

1 FOURTH FLOOR PLAN
 3/16"=1'-0"

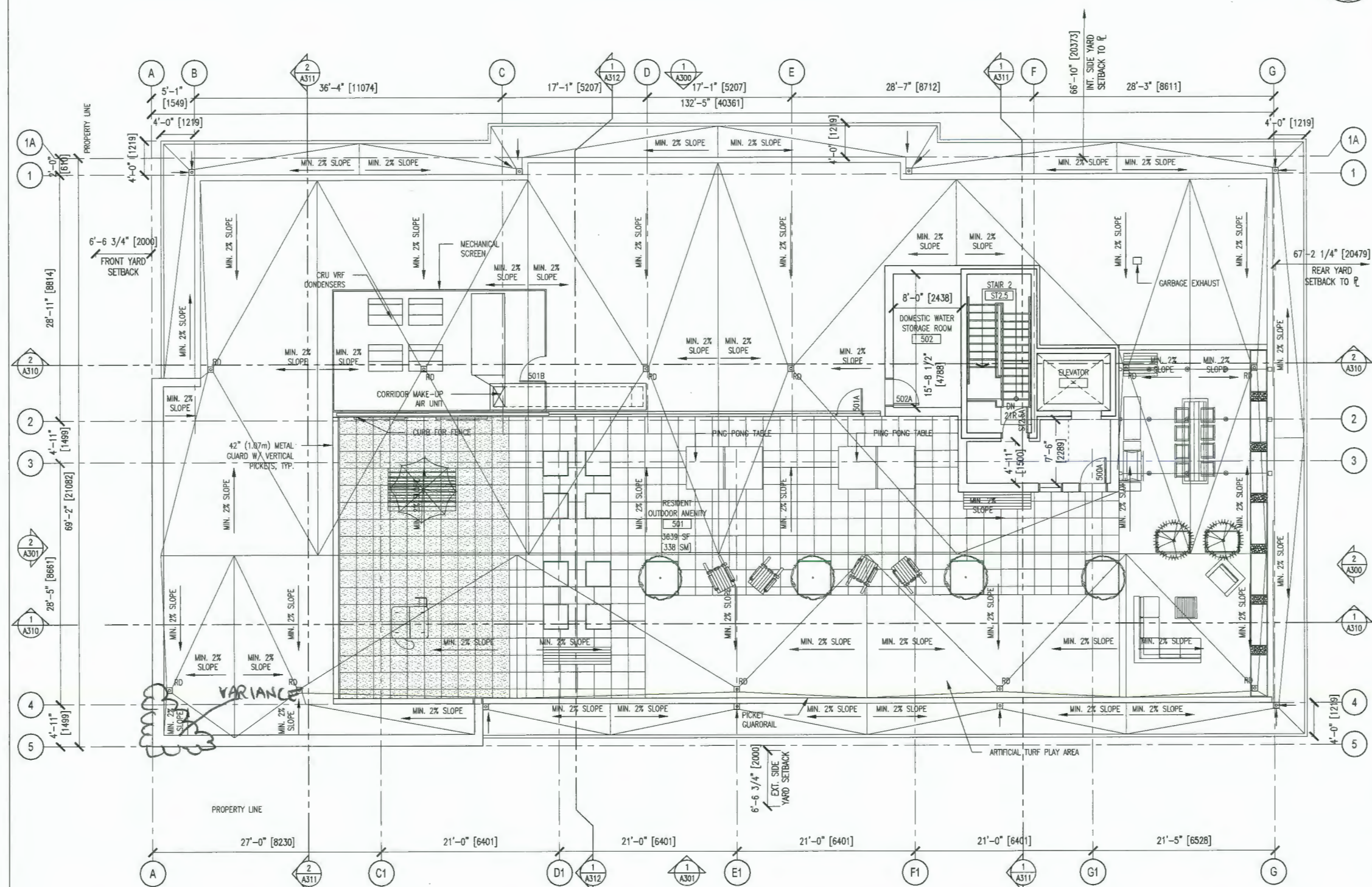
JUN 25 2020

DP 10-835533 PLAN#4.d



PROSCENIUM
ARCHITECTURE + INTERIORS INC.

MOSAIC



PLAN LEGEND

---	PROPERTY LINE	---	SECTORY R.O.M.
---	BUILDING SETBACK	---	NEW WALL
---	PARKING SETBACK		

ALL OF THE DOCUMENTS PREPARED BY PROSCENIUM ARCHITECTURE + INTERIORS INC. OR ON BEHALF OF PROSCENIUM ARCHITECTURE + INTERIORS INC. IN CONNECTION WITH THE PROJECT ARE INSTRUMENTS OF SERVICE FOR THE EXECUTION OF THE PROJECT. PROSCENIUM ARCHITECTURE + INTERIORS INC. RETAINS THE PROPERTY AND COPYRIGHT IN THESE DOCUMENTS, WHETHER THE PROJECT IS COMPLETED OR NOT. THESE DOCUMENTS MAY NOT BE USED FOR ANY OTHER PROJECT WITHOUT PRIOR WRITTEN AGREEMENT OF PROSCENIUM ARCHITECTURE + INTERIORS INC. NO TOP SCALE DRAWING.

REV.	DESCRIPTIONS	BY	DATE
--	REISSUED FOR DEVELOPMENT PERMIT	HC	06.25.20
--	REISSUED FOR DEVELOPMENT PERMIT	HC	06.18.20
--	ISSUED FOR ADP	HC	05.01.20
--	ISSUED FOR ADP SUBMISSION (REVIEW)	HC	02.19.20
--	REISSUED FOR REZONING RESUBMISSION	HC	09.10.19
--	ISSUED FOR REZONING RESUBMISSION	HC	05.24.19
--	ISSUED FOR REZONING	HC	09.07.18

CAD FILE: x204 REVISION NO. []

PROJECT ADDRESS
9900 NO.3 ROAD
RICHMOND, BC

PROJECT 9900 NO.3 ROAD & 8031 WILLIAMS ROAD	
DRAWING TITLE ROOF PLAN	PROJECT NUMBER 18-02
	DWG. NO. A204
DATE APRIL 2018	SCALE 3/16"=1'-0"
DRAWN AT	CHECKED HC

1 ROOF PLAN
3/16"=1'-0"

JUN 25 2020

DP 18-035533

PLAN # 4.e

MOSAIC



1 SOUTH WEST CORNER ELEVATION



2 NORTH WEST CORNER ELEVATION



3 NORTH EAST CORNER ELEVATION



4 SOUTH EAST CORNER ELEVATION

ALL OF THE DOCUMENTS PREPARED BY PROSCENIUM ARCHITECTURE + INTERIORS INC. OR ON BEHALF OF PROSCENIUM ARCHITECTURE + INTERIORS INC. IN CONNECTION WITH THE PROJECT ARE INSTRUMENTS OF SERVICE FOR THE EXCLUSIVE USE OF THE PROJECT. PROSCENIUM ARCHITECTURE + INTERIORS INC. RETAINS THE PROPERTY AND COPYRIGHT IN THESE DOCUMENTS, WHETHER THE PROJECT IS EXECUTED OR NOT. THESE DOCUMENTS MAY NOT BE USED ON ANY OTHER PROJECT WITHOUT PRIOR WRITTEN AGREEMENT OF PROSCENIUM ARCHITECTURE + INTERIORS INC. DO NOT SCALE DRAWINGS.



REV.	DESCRIPTIONS	BY	DATE
--	REISSUED FOR DEVELOPMENT PERMIT	HC	06.25.20
--	REISSUED FOR DEVELOPMENT PERMIT	HC	06.16.20
--	ISSUED FOR ADP	HC	05.01.20
--	ISSUED FOR ADP SUBMISSION (REVIEW)	HC	02.19.20
--	REISSUED FOR REZONING RESUBMISSION	HC	09.10.19
--	ISSUED FOR REZONING RESUBMISSION	HC	05.24.19
--	ISSUED FOR REZONING	HC	09.07.18
CAD FILE: --		REVISION NO.:	0

PROJECT ADDRESS
9900 NO.3 ROAD
RICHMOND, BC

PROJECT 9900 NO.3 ROAD & 8031 WILLIAMS ROAD		PROJECT NUMBER 18-02	
DRAWING TITLE PROPOSED BUILDING 3D ELEVATIONS		DWS. NO. A002	
DATE MAY 2018	SCALE NTS	DRAWN MH	CHECKED HC

JUN 25 2020

DP 18-035533

PLAN # 5.a

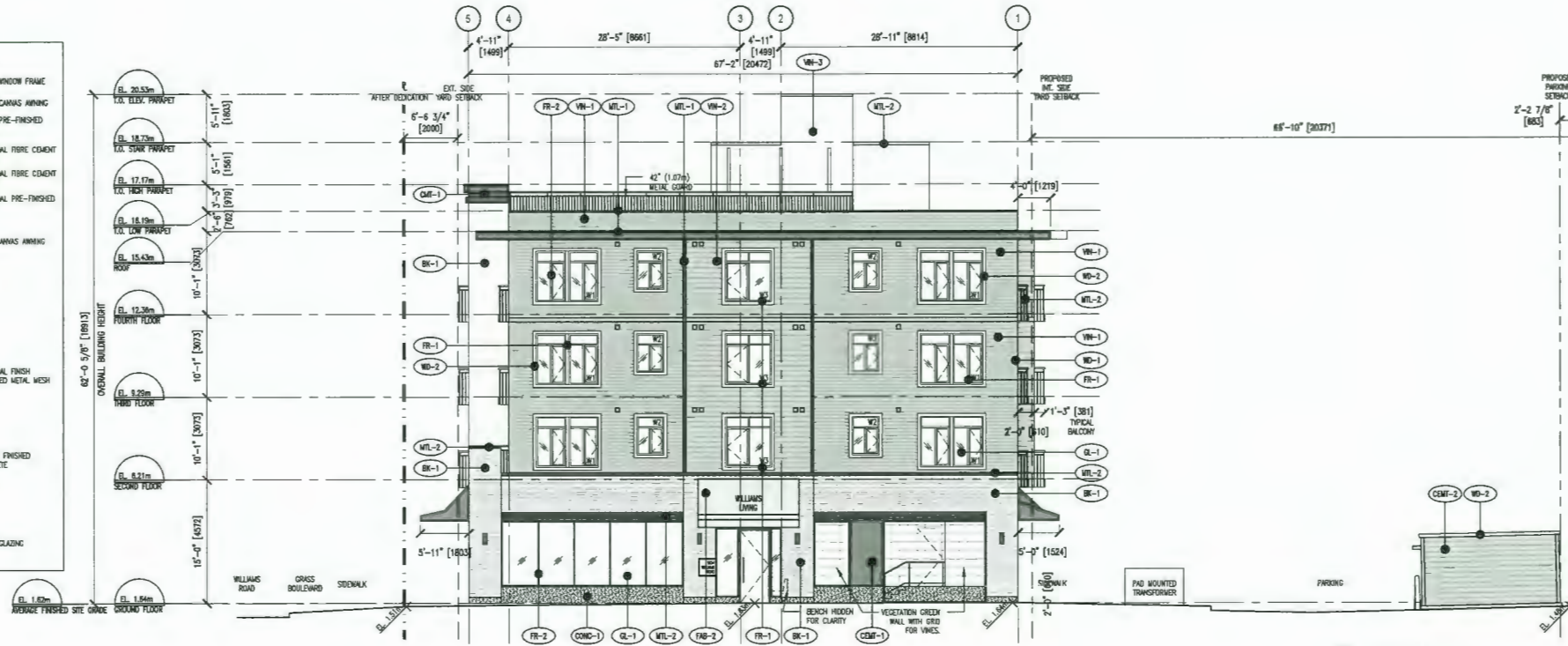
MOSAIC

MATERIAL SCHEDULE

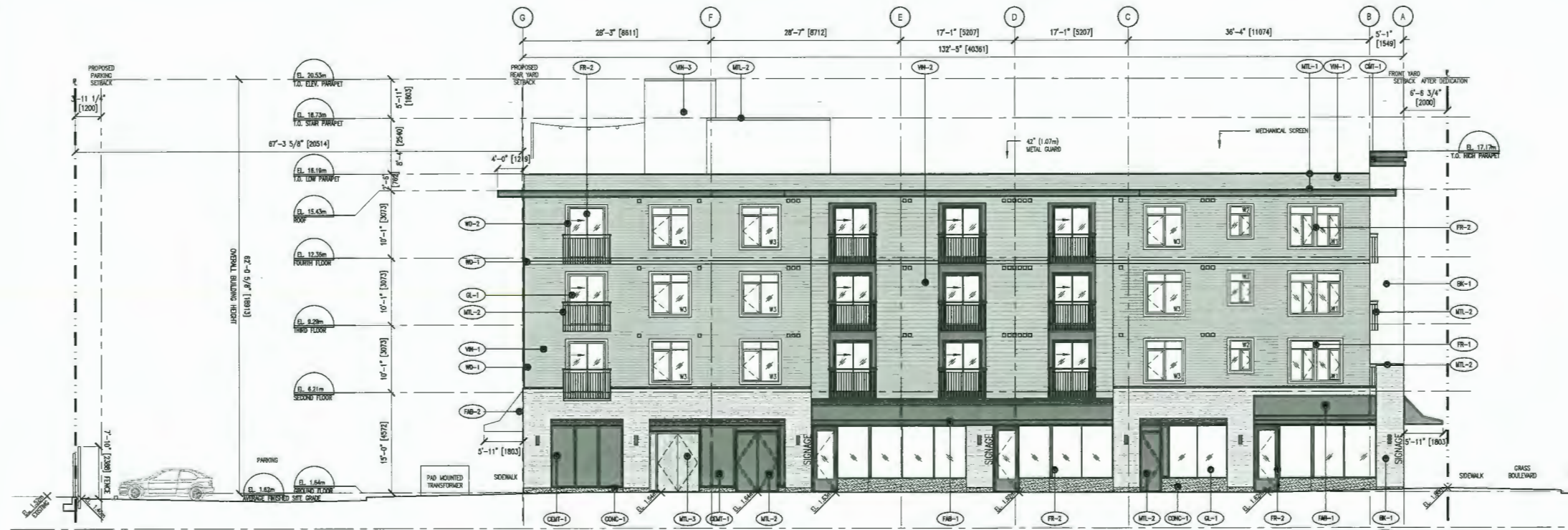
	BR-1 WHITE BRICK VENEER		FR-2 BLACK WINDOW FRAME
	WS-2 DARK GREY HORIZONTAL VINYL LAP SIDING		FRB-1 BLACK CANVAS ARNING
	WS-3 DARK GREY HORIZONTAL VINYL LAP SIDING (WIDER SISING DIMENSION)		MFL-1 BLACK PRE-FINISHED METAL
	WS-1 WHITE HORIZONTAL VINYL LAP SIDING		CFM-1 CHARCOAL FIBRE CEMENT PANEL
	WT-1 DARK GREY TRIM TO MATCH SIDING		CFM-2 CHARCOAL FIBRE CEMENT SIDING
	FR-1 WHITE WINDOW FRAME		MFL-2 CHARCOAL PRE-FINISHED METAL
	WT-2 WHITE TRIM TO MATCH SIDING		FRB-2 GREY CANVAS ARNING
	MFL-3 WHITE METAL		MFL-3 CHARCOAL FIBRE CEMENT EXPANDED METAL MESH
	GL-1 CLEAR GLAZING		CMC-1 SACKED FINISHED CONCRETE

MATERIAL LEGEND

	BR-1 WHITE BRICK VENEER		FRB-1 BLACK CANVAS ARNING
	WS-3 DARK GREY HORIZONTAL VINYL LAP SIDING (WIDER SISING DIMENSION)		FRB-2 GREY CANVAS ARNING
	WS-2 DARK GREY HORIZONTAL VINYL LAP SIDING		GL-1 CLEAR GLAZING
	WS-1 WHITE HORIZONTAL VINYL LAP SIDING		MFL-1 BLACK PRE-FINISHED METAL
	WT-1 DARK GREY TRIM TO MATCH SIDING		MFL-2 CHARCOAL PRE-FINISHED METAL
	WT-2 WHITE TRIM TO MATCH SIDING		MFL-3 CHARCOAL FIBRE CEMENT EXPANDED METAL MESH
	FR-1 WHITE WINDOW FRAME		MFL-4 WHITE PRE-FINISHED METAL
	MFL-3 WHITE METAL		FR-1 WHITE WINDOW FRAME
	CMC-1 SACKED FINISHED CONCRETE		FR-2 BLACK WINDOW FRAME



2 EAST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

ALL OF THE DOCUMENTS PREPARED BY PROSCENIUM ARCHITECTURE + INTERIORS INC. OR ON BEHALF OF PROSCENIUM ARCHITECTURE + INTERIORS INC. IN CONNECTION WITH THE PROJECT ARE INSTRUMENTS OF SERVICE FOR THE CLIENT OF THE PROJECT. PROSCENIUM ARCHITECTURE + INTERIORS INC. RETAINS THE PROPERTY AND COPYRIGHT IN THESE DOCUMENTS, WHETHER THE PROJECT IS COMPLETED OR NOT. THESE DOCUMENTS MAY NOT BE USED ON ANY OTHER PROJECT WITHOUT PRIOR WRITTEN AGREEMENT OF PROSCENIUM ARCHITECTURE + INTERIORS INC. DO NOT SCALE DRAWINGS.

REV.	DESCRIPTIONS	BY	DATE
-	ISSUED FOR DEVELOPMENT PERMIT	HC	06.25.20
-	ISSUED FOR DEVELOPMENT PERMIT	HC	06.18.20
-	ISSUED FOR ADP	HC	05.01.20
-	ISSUED FOR ADP SUBMISSION (REVIEW)	HC	02.19.20
-	REISSUED FOR REZONING RESUBMISSION	HC	09.10.19
-	ISSUED FOR REZONING RESUBMISSION	HC	05.24.19
-	ISSUED FOR REZONING	HC	09.07.18

CAD FILE: x300 REVISION NO. -

PROJECT ADDRESS:
9900 NO.3 ROAD
RICHMOND, BC

PROJECT:
9900 NO.3 ROAD &
8031 WILLIAMS ROAD

DRAWING TITLE NORTH & EAST ELEVATIONS	PROJECT NUMBER 18-02
DWG. NO. A300	

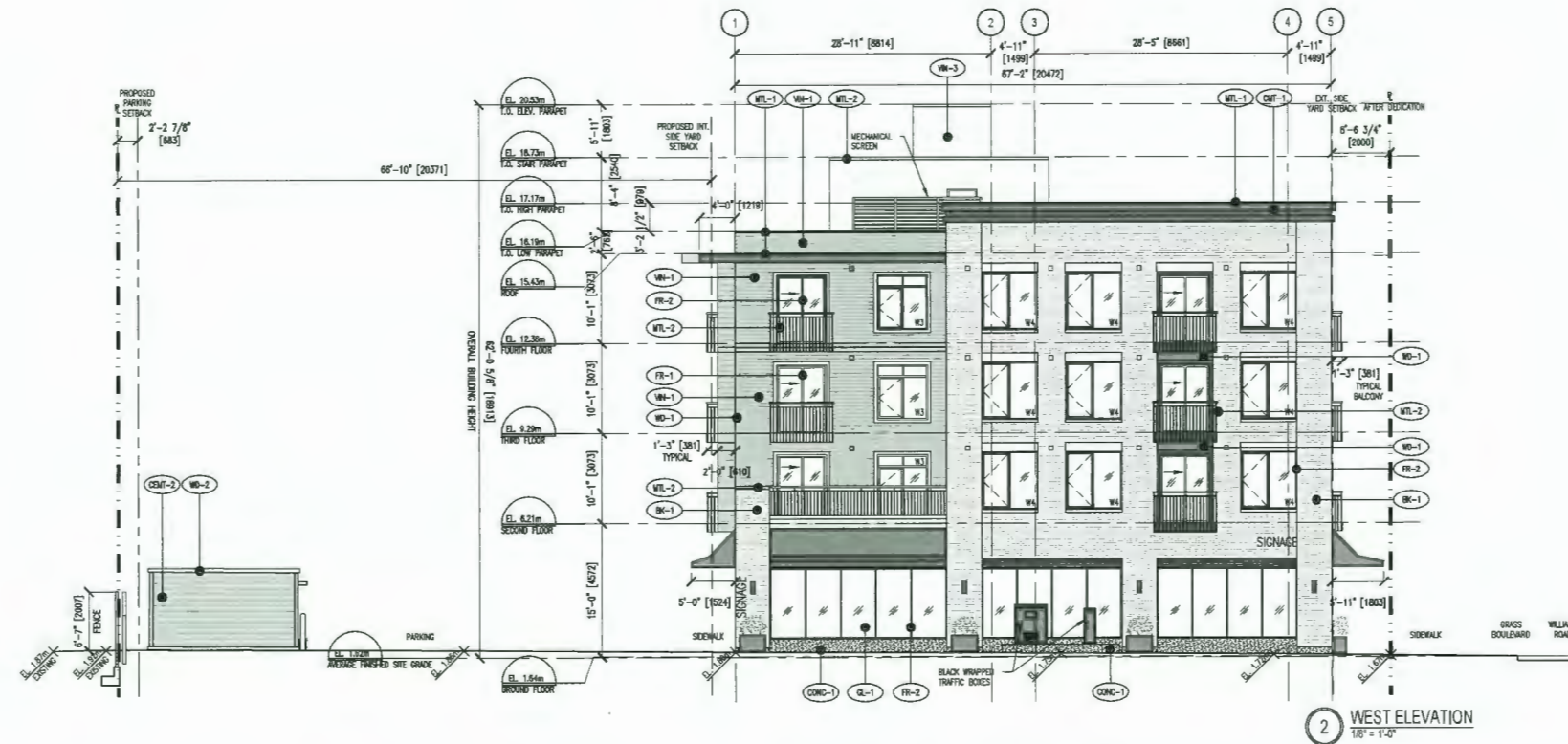
DATE APRIL 2018	SCALE 1/8"=1'-0"	DRAWN AT	CHECKED HC
--------------------	---------------------	-------------	---------------

MOSAIC

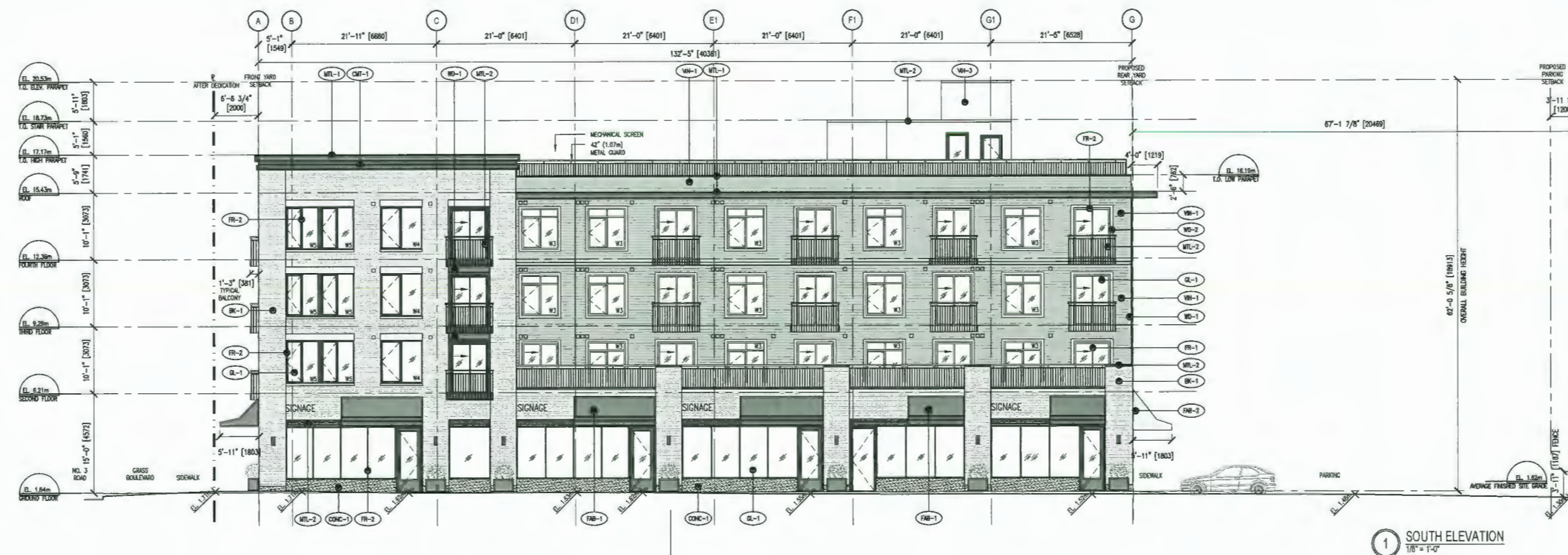
MATERIAL LEGEND

BR-1	WHITE BRICK VENEER	FRB-1	BLACK CHAIRS ANNING
WH-1	DARK GREY HORIZONTAL VINYL LAP SIDING (HW)	FRB-2	GREY CHAIRS ANNING
WH-2	DARK GREY HORIZONTAL VINYL LAP SIDING (WB)	GL-1	CLEAR GLAZING
WH-3	WHITE HORIZONTAL VINYL LAP SIDING	MTL-1	BLACK PRE-FINISHED METAL
WD-1	DARK GREY TRIM TO MATCH SIDING	MTL-2	CHARCOAL PRE-FINISHED METAL
WD-2	WHITE TRIM TO MATCH SIDING	MTL-3	CHARCOAL FINISH EXPANDED METAL MESH
CSM-1	CHARCOAL FIBRE CEMENT PANEL	MTL-4	WHITE PRE-FINISHED METAL
CSM-2	CHARCOAL FIBRE CEMENT SIDING	FR-1	WHITE WOOD FRAME
CONC-1	CONCRETE	FR-2	BLACK WOOD FRAME

ALL OF THE DOCUMENTS PREPARED BY PROSCENIUM ARCHITECTURE + INTERIORS INC. OR ON BEHALF OF PROSCENIUM ARCHITECTURE + INTERIORS INC. IN CONNECTION WITH THE PROJECT ARE INSTRUMENTS OF SERVICE FOR THE EXCLUSIVE USE OF THE PROJECT. PROSCENIUM ARCHITECTURE + INTERIORS INC. RELEASES THE PROPERTY AND COPYRIGHT IN THESE DOCUMENTS, WHETHER THE PROJECT IS EXECUTED OR NOT. THESE DOCUMENTS MAY NOT BE USED ON ANY OTHER PROJECT WITHOUT PRIOR WRITTEN AGREEMENT OF PROSCENIUM ARCHITECTURE + INTERIORS INC. DO NOT SCALE DRAWINGS.



2 WEST ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

REV.	DESCRIPTIONS	BY	DATE
-	ISSUED FOR DEVELOPMENT PERMIT	HC	06.25.20
-	REISSUED FOR DEVELOPMENT PERMIT	HC	06.18.20
-	ISSUED FOR ADP	HC	05.01.20
-	ISSUED FOR ADP SUBMISSION (REVIEW)	HC	02.19.20
-	REISSUED FOR REZONING RESUBMISSION	HC	09.10.19
-	ISSUED FOR REZONING RESUBMISSION	HC	05.24.19
-	ISSUED FOR REZONING	HC	09.07.18

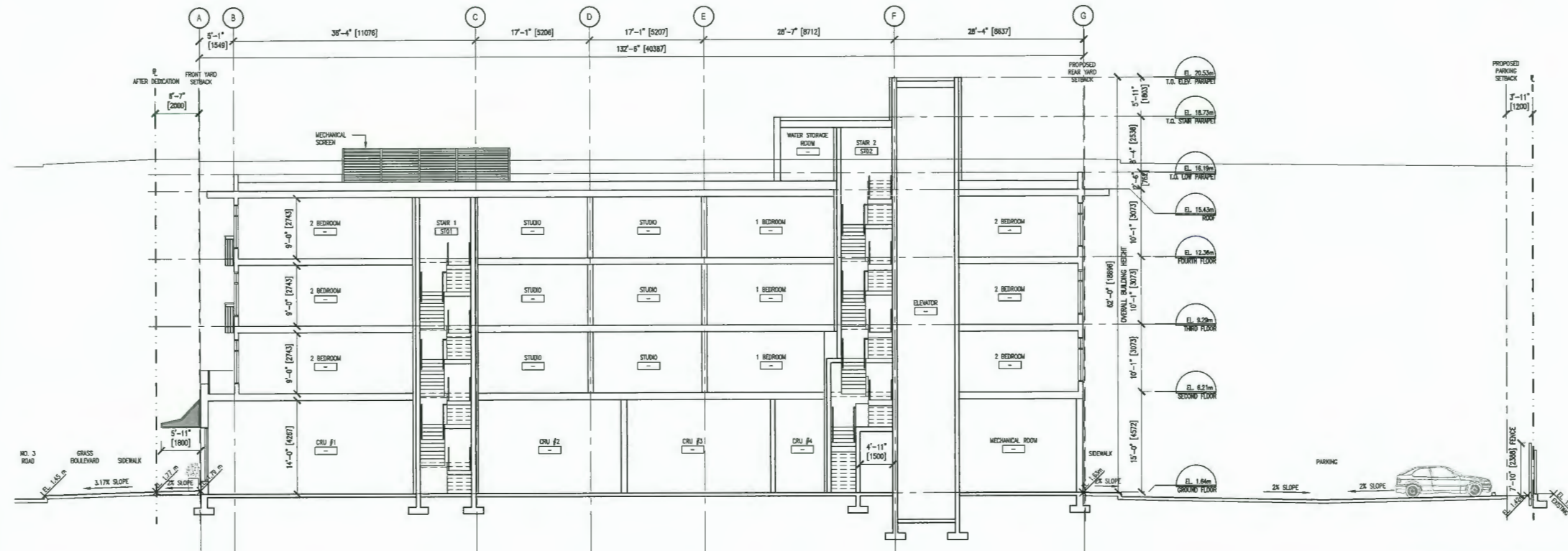
CAD FILE: x300 REVISION NO.

PROJECT ADDRESS
9900 NO.3 ROAD
RICHMOND, BC

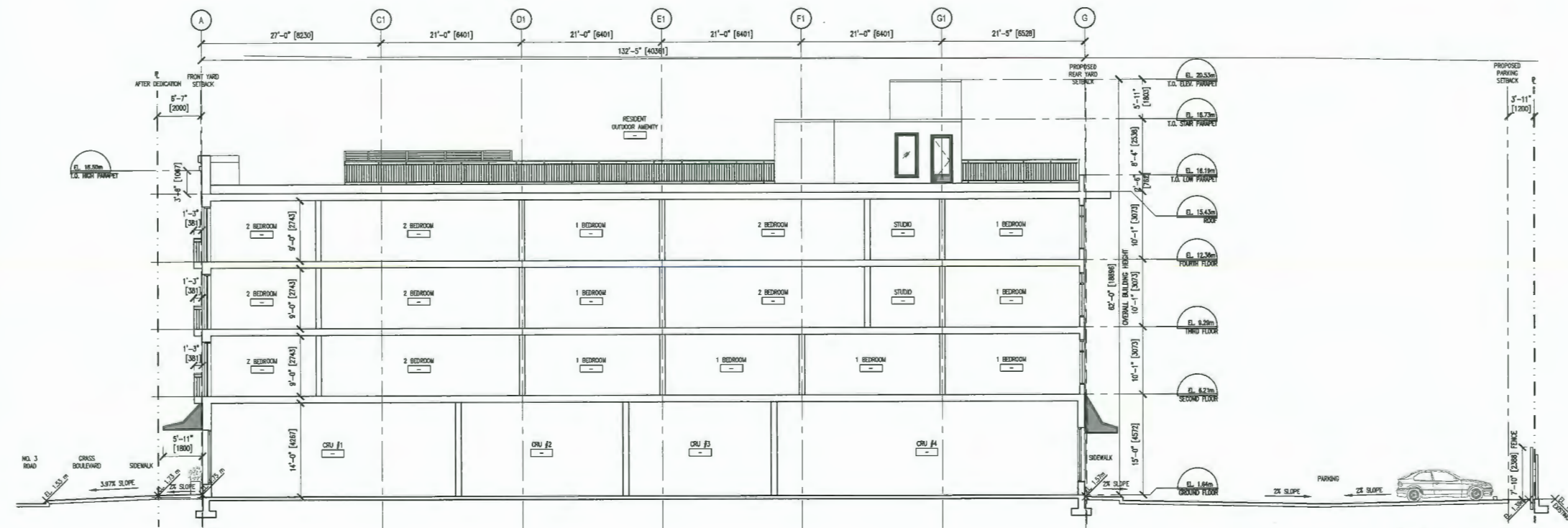
PROJECT 9900 NO.3 ROAD & 8031 WILLIAMS ROAD		PROJECT NUMBER 18-02
DRAWING TITLE SOUTH & WEST ELEVATIONS		DWG. NO. A301
DATE APRIL 2018	SCALE 1/8"=1'-0"	DRAWN AT
	CHECKED HC	

DP 18-035533 JUN 25 2020 PLAN # 5.C

MOSAIC



2 LONGITUDINAL SECTION
1/8"=1'-0"



1 LONGITUDINAL SECTION
1/8"=1'-0"

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REV.	DESCRIPTIONS	BY	DATE
-	ISSUED FOR DEVELOPMENT PERMIT	HC	06.25.20
-	ISSUED FOR DEVELOPMENT PERMIT	HC	06.18.20
-	ISSUED FOR ADP	HC	05.01.20
-	ISSUED FOR ADP SUBMISSION (REVIEW)	HC	02.14.20
-	ISSUED FOR REZONING RESUBMISSION	HC	09.10.19
-	ISSUED FOR REZONING RESUBMISSION	HC	05.24.19
-	ISSUED FOR REZONING	HC	09.07.18

CAD FILE: x310 REVISION NO. -

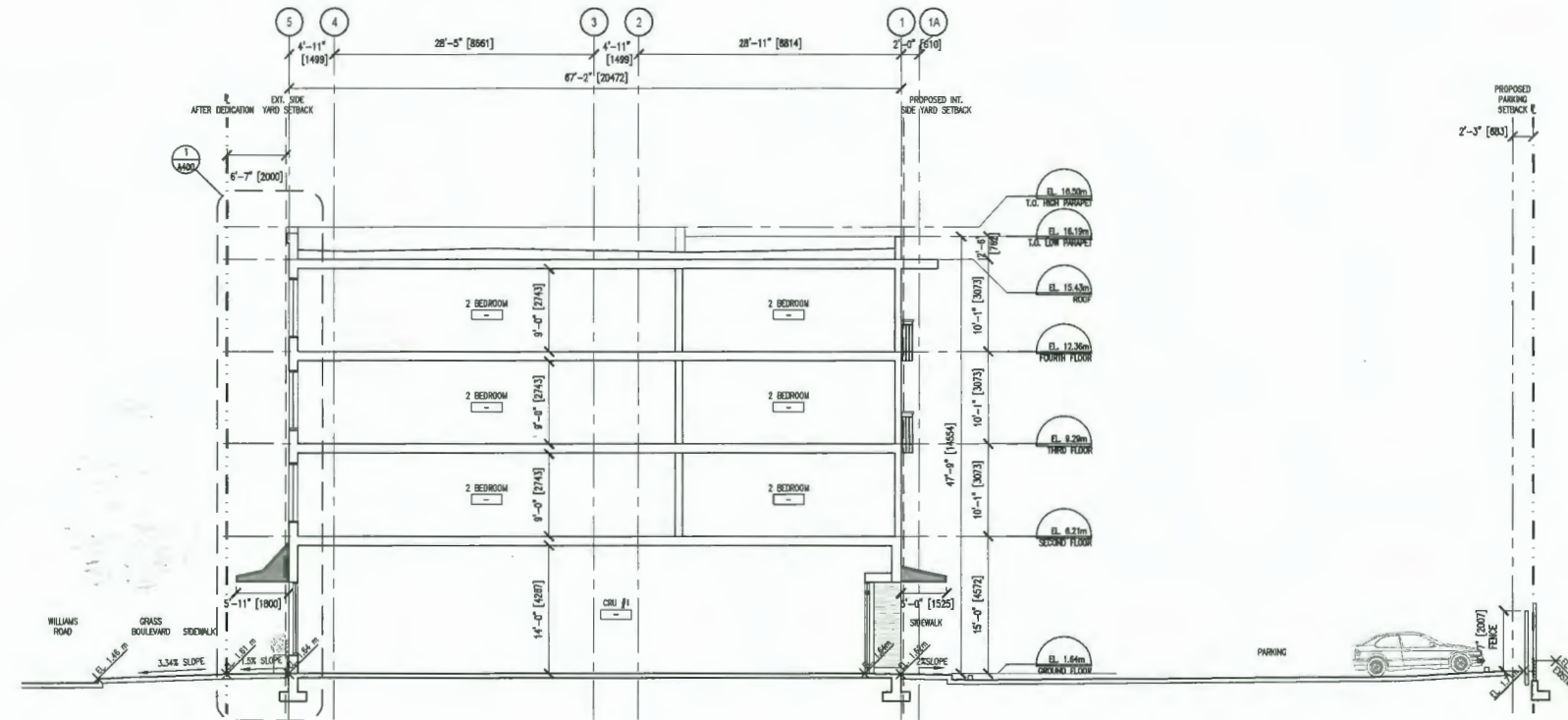
PROJECT ADDRESS
9900 NO.3 ROAD
RICHMOND, BC

PROJECT 9900 NO.3 ROAD & 8031 WILLIAMS ROAD	
DRAWING TITLE BUILDING SECTIONS	PROJECT NUMBER 18-02
A310	
DATE MAY 2018	SCALE 1/8"=1'-0"
DRAWN AT	CHECKED HC

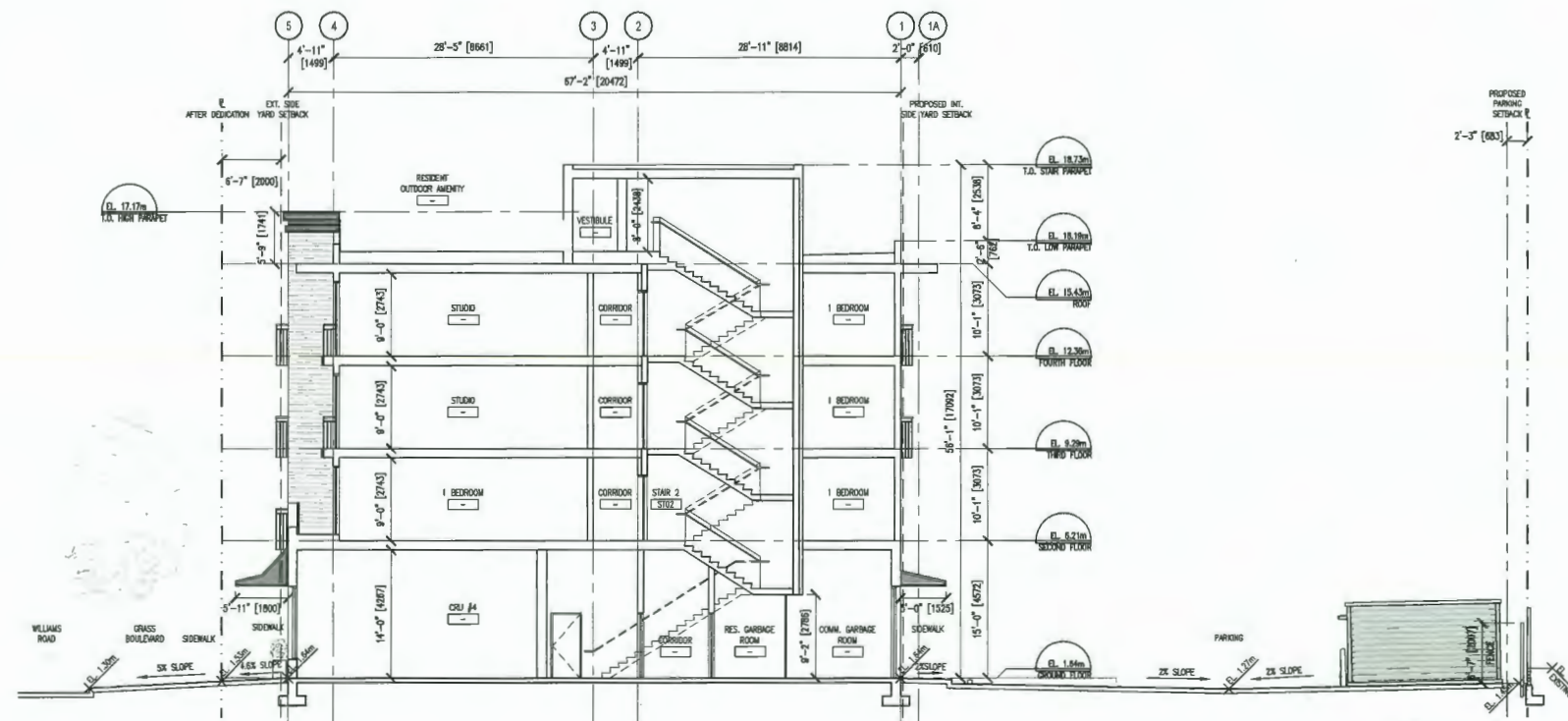
JUN 25 2020

DP 18-835533 PLAN#5.d

MOSAIC



2 CROSS SECTION
1/8"=1'-0"



1 CROSS SECTION
1/8"=1'-0"

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REV.	DESCRIPTIONS	BY	DATE
-	REISSUED FOR DEVELOPMENT PERMIT	HC	06.25.20
-	REISSUED FOR DEVELOPMENT PERMIT	HC	05.18.20
-	ISSUED FOR ADP	H	05.01.20
-	ISSUED FOR ADP SUBMISSION (REVIEW)	HC	02.19.20
-	REISSUED FOR REZONING RESUBMISSION	HC	09.10.19
-	ISSUED FOR REZONING RESUBMISSION	HC	05.24.19
-	ISSUED FOR REZONING	HC	09.07.18

CAD FILE: s310 REVISION NO. []

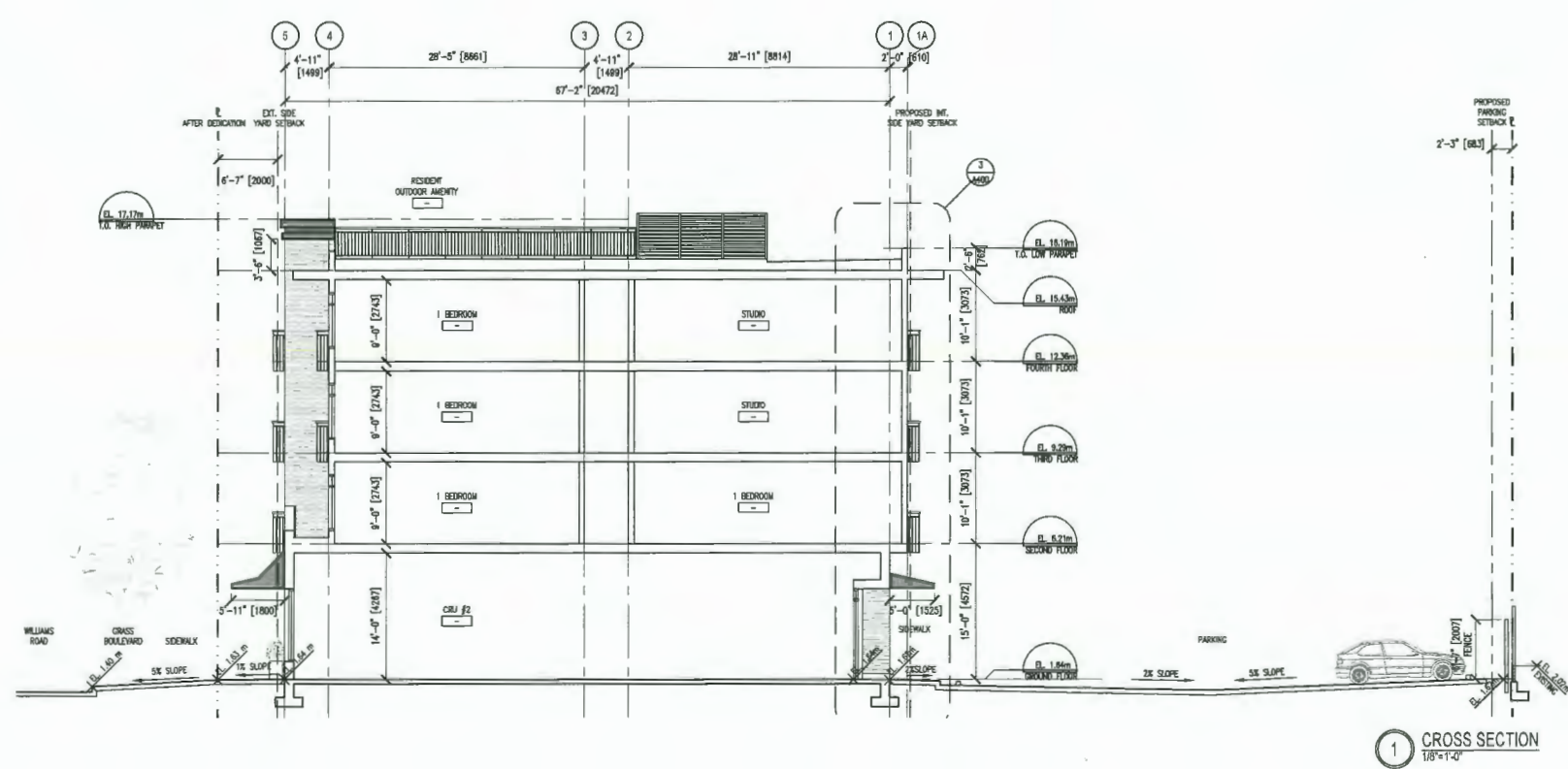
PROJECT ADDRESS
9900 NO.3 ROAD
RICHMOND, BC

PROJECT 9900 NO.3 ROAD & 8031 WILLIAMS ROAD	
DRAWING TITLE BUILDING SECTIONS	PROJECT NUMBER 18-02
A311	
DATE MAY 2018	SCALE 1/8"=1'-0"
DRAWN AT	CHECKED HC

DP 18-835533 JUN 25 2020 PLAN # 5.e

MOSAIC

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1 CROSS SECTION
1/8"=1'-0"

REV.	DESCRIPTIONS	BY	DATE
--	REISSUED FOR DEVELOPMENT PERMIT	HC	06.25.20
--	REISSUED FOR DEVELOPMENT PERMIT	HC	06.18.20
--	ISSUED FOR ADP	HC	05.01.20
--	ISSUED FOR ADP SUBMISSION (REVIEW)	HC	02.19.20
--	REISSUED FOR REZONING RESUBMISSION	HC	09.10.19
--	ISSUED FOR REZONING RESUBMISSION	HC	05.24.19

CAD FILE: v310 REVISION NO. []

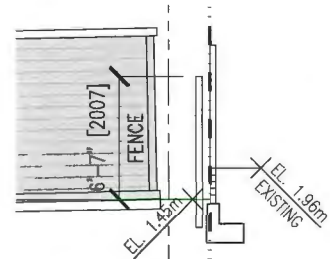
PROJECT ADDRESS
9900 NO.3 ROAD
RICHMOND, BC

PROJECT 9900 NO.3 ROAD & 8031 WILLIAMS ROAD		PROJECT NUMBER 18-02
DRAWING TITLE BUILDING SECTIONS		DWG. NO. A312
DATE MAY 2018	SCALE 1/8"=1'-0"	DRAWN AT
		CHECKED HC

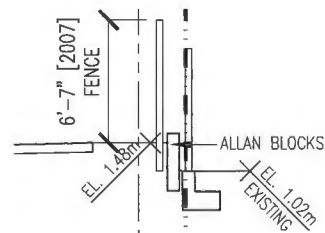
DP 18-835533

JUN 25 2020
PLAN # 5.f

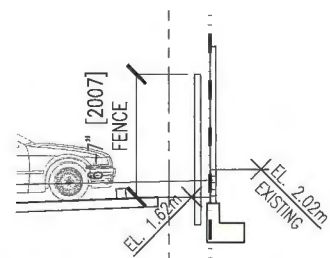
ALL OF THE DOCUMENTS PREPARED BY PROSCENIUM ARCHITECTURE + INTERIORS INC. OR ON BEHALF OF PROSCENIUM ARCHITECTURE + INTERIORS INC. IN CONNECTION WITH THIS PROJECT ARE INSTRUMENTS OF SERVICE FOR THE EXECUTION OF THIS PROJECT. PROSCENIUM ARCHITECTURE + INTERIORS INC. RETAINS THE PROPERTY AND COPYRIGHT IN THESE DOCUMENTS, WHETHER THE PROJECT IS EXECUTED OR NOT. THESE DOCUMENTS MAY NOT BE USED ON ANY OTHER PROJECT WITHOUT PRIOR WRITTEN AGREEMENT OF PROSCENIUM ARCHITECTURE + INTERIORS INC. DO NOT SCALE DRAWINGS.



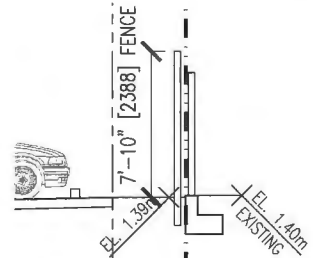
3 PROPERTY LINE FENCE SECTION
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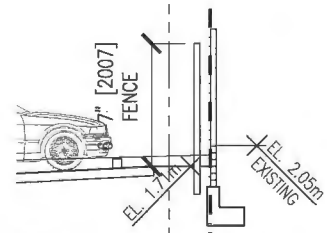
6 PROPERTY LINE FENCE SECTION
1/4"=1'-0"



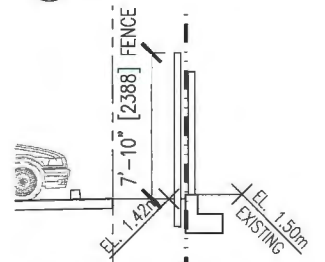
2 PROPERTY LINE FENCE SECTION
1/4"=1'-0"



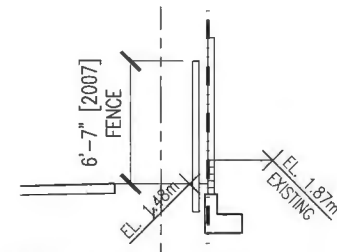
5 PROPERTY LINE FENCE SECTION
1/4"=1'-0"



1 PROPERTY LINE FENCE SECTION
1/4"=1'-0"



4 PROPERTY LINE FENCE SECTION
1/4"=1'-0"



7 PROPERTY LINE FENCE SECTION
1/4"=1'-0"

1 LONGITUDINAL SECTION
1/8"=1'-0"

REV.	DESCRIPTIONS	BY	DATE
-	ISSUED FOR DEVELOPMENT PERMIT	HC	06.25.20
-	REISSUED FOR DEVELOPMENT PERMIT	HC	06.16.20
CAD FILE: s313		REVISION NO. []	

PROJECT ADDRESS
9900 NO.3 ROAD
RICHMOND, BC

PROJECT 9900 NO.3 ROAD & 8031 WILLIAMS ROAD	
DRAWING TITLE BUILDING SECTIONS	PROJECT NUMBER 18-02
	DWG. NO. A313
DATE MAY 2018	SCALE 1/8"=1'-0"
DRAWN AT	CHECKED HC

DP 18-835533

JUN 25 2020
PLAN #5.9



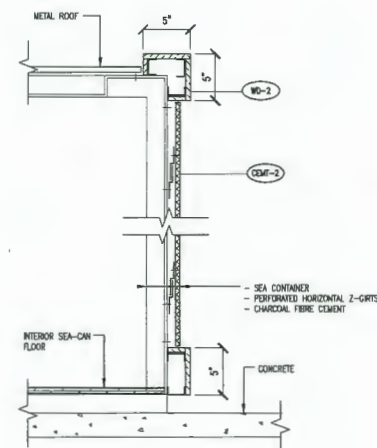
PROSCENIUM
ARCHITECTURE + INTERIORS INC.

MOSAIC

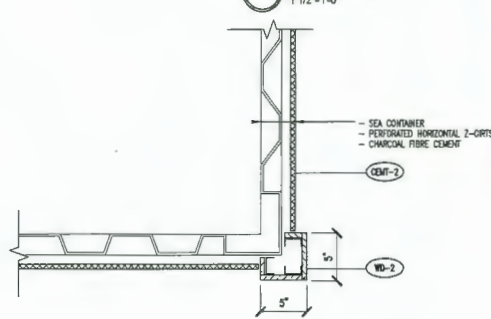
MATERIAL LEGEND

WC-1	WHITE BRICK VENEER	FW-1	BLACK CHANGS ANNING
WH-1	DARK GREY HORIZONTAL VINYL LAP SIDING (THIN)	FW-2	GREY CHANGS ANNING
WH-2	DARK GREY HORIZONTAL VINYL LAP SIDING (WIDE)	GL-1	CLEAR GLAZING
WH-3	WHITE HORIZONTAL VINYL LAP SIDING	ML-1	BLACK PRE-FINISHED METAL
WD-1	DARK GREY TRIM TO MATCH SIDING	ML-2	CHARCOAL PRE-FINISHED METAL
WD-2	WHITE TRIM TO MATCH SIDING	ML-3	CHARCOAL FINISH EXPANDED METAL MESH
CMF-1	CHARCOAL FIBRE CEMENT PANEL	ML-4	WHITE PRE-FINISHED METAL
CMF-2	CHARCOAL FIBRE CEMENT SIDING	FR-1	WHITE WINDOW FRAME
CONC-1	CONCRETE	FR-2	BLACK WINDOW FRAME

ALL OF THE DOCUMENTS PREPARED BY PROSCENIUM ARCHITECTURE + INTERIORS INC. OR ON BEHALF OF PROSCENIUM ARCHITECTURE + INTERIORS INC. IN CONNECTION WITH THE PROJECT ARE INSTRUMENTS OF SERVICE FOR THE EXECUTION OF THE PROJECT. PROSCENIUM ARCHITECTURE + INTERIORS INC. RETAINS THE PROPERTY AND COPYRIGHT IN THESE DOCUMENTS, WHETHER THE PROJECT IS EXECUTED OR NOT. THESE DOCUMENTS MAY NOT BE USED ON ANY OTHER PROJECT WITHOUT PRIOR WRITTEN AGREEMENT OF PROSCENIUM ARCHITECTURE + INTERIORS INC. DO NOT SCALE DRAWINGS.



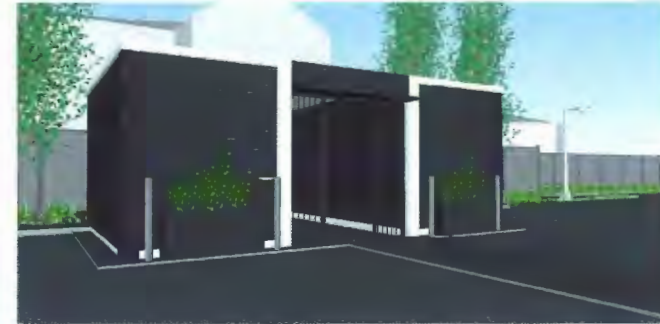
9 SECTION DETAIL
1/12"=1'-0"



9 CORNER PLAN DETAIL
1/12"=1'-0"



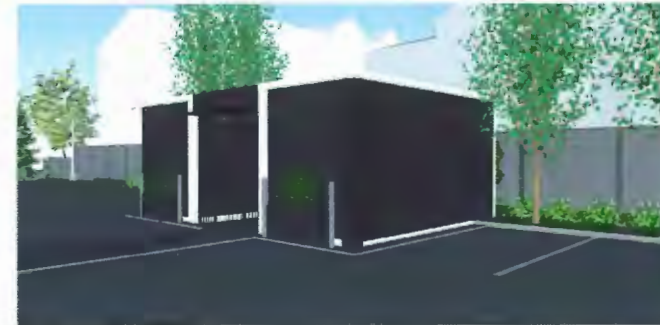
8 BIKE SHELTER IMAGE
NTS



7 BIKE SHELTER IMAGE
NTS

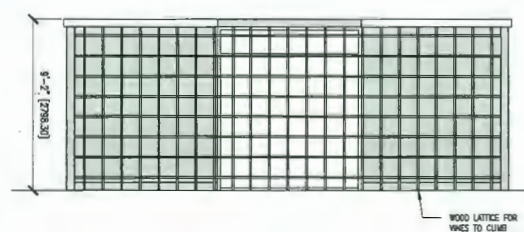


6 BIKE SHELTER IMAGE
NTS

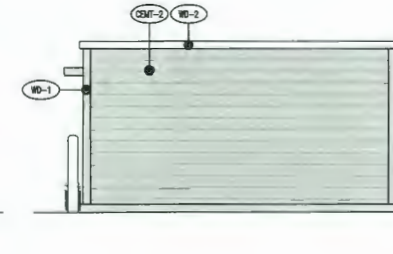


5 BIKE SHELTER IMAGE
NTS

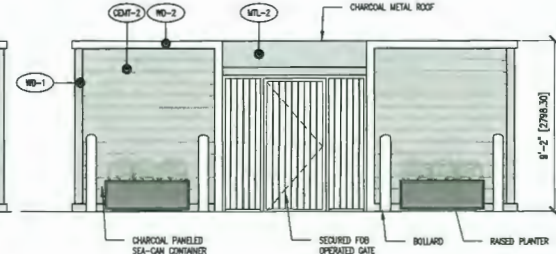
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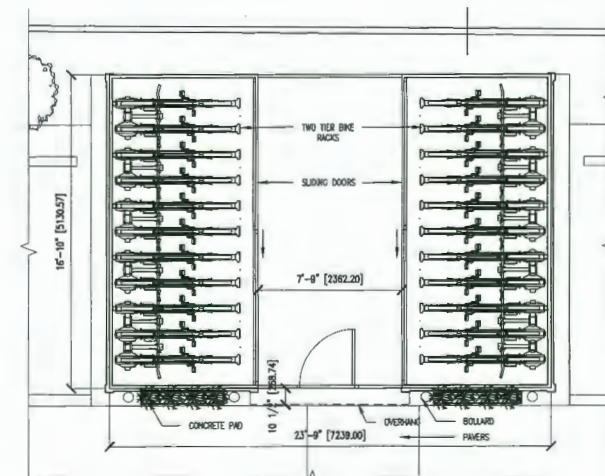
4 BIKE SHELTER REAR ELEVATION
1/4"=1'-0"



3 BIKE SHELTER SIDE ELEVATION
1/4"=1'-0"



2 BIKE SHELTER FRONT ELEVATION
1/4"=1'-0"



1 BIKE SHELTER PLAN
1/4"=1'-0"

REV.	DESCRIPTIONS	BY	DATE
-	REISSUED FOR DEVELOPMENT PERMIT	HC	08.25.20
-	REISSUED FOR DEVELOPMENT PERMIT	HC	08.18.20
-	ISSUED FOR ADP	HC	05.01.20
-	ISSUED FOR ADP SUBMISSION (REVIEW)	HC	02.19.20

CAD FILE: v205 REVISION NO. []

PROJECT ADDRESS
9900 NO.3 ROAD
RICHMOND, BC

PROJECT
9900 NO.3 ROAD &
8031 WILLIAMS ROAD


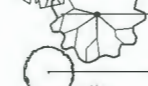



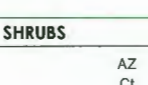

SHEET TITLE
BIKE SHELTER

PROJECT NUMBER
18-02
DWG. NO.
A205

DATE JULY 2018	SCALE 1/8"=1'-0"	DRAWN AT	CHECKED HC
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DP 18-835533 JUN 25 2020 PLAN # 5.h

PLANT LIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
	2	Acer rubrum 'Armstrong'	Armstrong Red Maple	6cm cal. B&B
	1	Cornus kousa 'China Girl'	Flowering Dogwood	6cm cal. B&B
	4	Cornus kousa 'Satomi'	Satomi Dogwood	5cm cal, Container Grown
	2	Pinus thunbergii 'Thunderhead'	Thunderhead Japanese Black Pine	2.5m ht, potted/topiary
	8	Populus tremula 'Erecta'	Columnar Swedish Aspen	6cm cal. B&B
	5	Picea omorika	Serbian Spruce	3m ht, B&B
	4	Street Trees (species to be coordinated w/ CoR), to avoid conflicts with civil utilities servicing building (8m o.c. typ.)		
SHRUBS				
AZ	100	Azalea Gumpo Pink	Pink Gumpo Azalea	#2 pot, 18" o.c.
Ct	74	Choisya ternata	Mexican Orange Blossom	#3 pot, 24" o.c.
LP	80	Lonicera pileata	Privet Honeysuckle	#3 pot, 24" o.c.
RS	7	Ribes Sanguineum	Flowering Red Currant	#5 pot, 36" o.c.
SP	150	Spirea japonica 'Gold Flame'	Gold Flame Spiraea	#3 pot, 24" o.c.
⊠	26	Taxus media 'Hillii'	Yew Hedge (Male Species)	4' ht. B&B, Hedge
●	11	Thuja occidentalis 'samaragd'	Topiary Cedar (Specimen)	3' ht. Specimen Topiary
PERENNIALS & GRASSES				
a	15	Arctostaphylos uva-ursi	Kinickinick	#1 pot, 12" o.c.
co	156	Carex oshimensis 'Everygold'	Evergold Japanese Sedge	#1 pot, 12" o.c.
e	205	Erica carnea	Winter Heath	#1 pot, 12" o.c.
f	205	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	#1 pot, 12" o.c.
●	8	Hedera colchica 'Dentata Variegata'	Persian Ivy	#3 pot, 24" o.c.
H	32	Hemerocallis stella d'oro	Stella D'oro Daylily	#2 pot, 15" o.c.
hp	56	Heuchera 'Purple Palace'	Purple Coral Bells	#1 pot, 12" o.c.
MS	30	Miscanthus sinensis 'Stricta'	Porcupine Grass	#3 pot, 18" o.c.












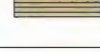





















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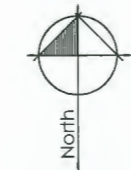
- All work shall meet or exceed the requirements as outlined in the current Edition of the B.C. Landscape Standard.
- Plant sizes and related container classes are specified according to the B.C. Landscape Standard current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the BCNTA (ANSI) Standard.
- All trees to be staked in accordance with BCNTA Standards.
- ALL STREET TREES** - Install 6" x 24" Deep Root Barrier centred on each tree between tree pit and sidewalk (**ON BOTH SIDES: CURB AND SIDEWALK**)
- For all existing on site services and survey symbols refer to survey drawings.
- All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good conditions.
- All 'Soft Landscape Areas' are to be irrigated to IABC Standards with a high-efficiency irrigation system.
- All Patios shall be equipped with hose bibs.
- All irrigation valve boxes equipped with quick-couplers.

DRAWING LIST

L0.0	COVERSHEET
L0.1	LANDSCAPE SITEPLAN
L1.1	GROUND LEVEL: MATERIALS & GRADING PLAN
L1.2	GROUND LEVEL: MATERIALS & GRADING PLAN
L1.3	GROUND LEVEL: MATERIALS & GRADING PLAN
L1.4	GROUND LEVEL: MATERIALS & GRADING PLAN
L2.1	GROUND LEVEL: PLANTING PLAN
L2.2	GROUND LEVEL: PLANTING PLAN
L2.3	GROUND LEVEL: PLANTING PLAN
L2.4	GROUND LEVEL: PLANTING PLAN
L3.3	ROOF: LANDSCAPE PLAN
L4.1	LANDSCAPE SECTIONS
L4.2	LANDSCAPE DETAILS
L4.3	LANDSCAPE DETAILS

MATERIALS KEY

DETAIL	MATERIAL	DETAIL	MATERIAL									
SURFACING		SITE FURNISHING										
	GRAVEL/RIVER ROCK DRAINAGE STRIP		CONCRETE CURB STOP									
	CIP CONCRETE BROOM FINISHED PATHWAYS 100MM THICK, SAWCUT AS PER PLAN. (NATURAL GREY)		CIRCULAR HORSESHOE BIKE RACK +VICTOR STANLEY, BRHS-101, POWDER COAT FINISH									
	CIP CONCRETE (INTEGRAL COLOUR) BROOM FINISHED PATHWAYS 100MM THICK, SAWCUT AS PER PLAN. (DARK GREY)		PARKING LOT LIGHT STANDARD *ELECTRICAL TO CONFIRM SPECIFICATION WITH FORWARD THROW DISTRIBUTION AND HOUSE SIDE SHIELD TO BLOCK LIGHT INTRUSION INTO NEIGHBOURING PROPERTIES									
	PERMEABLE/POROUS PAVING AT PARKING STALLS PER SITE PLAN - REFER TO CIVIL		CATANARY LIGHTING +SPEC TO BE CONFIRMED									
	HOLLAND PAVERS (MIXED BLEND OF CHARCOAL & NATURAL)		POTTING BENCH WITH TOOL STORAGE +6' x 2'-6" WOOD									
	HOLLAND PAVERS (MIXED BLEND OF CHARCOAL & NATURAL)		STORAGE BENCH/BOX +6'-6" x 2'-6" WOOD WITH HINGE TOP									
	ASHPHALT		STORAGE BIN FOR CUSHIONS									
	SODDED LAWN		PLAY HUT +KOMPAK RED HOUSE									
	HYDRAPRESSED CONCRETE PAVERS 2'x2' CHARCOAL GREY		FREESTANDING BBQ & PREP COUNTER									
	HYDRAPRESSED CONCRETE PAVERS 2'x2' NATURAL GREY		PING PONG TABLE +BY OWNER									
	WOOD DECKING 5x6 - BIAS CUT CORNER PATTERN		FIBREGLASS PLANTER SCHEDULE									
	2x2 RUBBER TILE +MIXED GREEN & RED	<table border="1"> <thead> <tr> <th>QTY</th> <th>SIZE (L x W x H)</th> </tr> </thead> <tbody> <tr> <td>8</td> <td>36" x 36" x 24"</td> </tr> <tr> <td>4</td> <td>48" x 48" x 30"</td> </tr> <tr> <td>2</td> <td>48" x 30" x 30"</td> </tr> <tr> <td>7</td> <td>60" x 24" x 42"</td> </tr> </tbody> </table>	QTY	SIZE (L x W x H)	8	36" x 36" x 24"	4	48" x 48" x 30"	2	48" x 30" x 30"	7	60" x 24" x 42"
QTY	SIZE (L x W x H)											
8	36" x 36" x 24"											
4	48" x 48" x 30"											
2	48" x 30" x 30"											
7	60" x 24" x 42"											
	ARTIFICIAL TURF NORTHWESTERN SYNTHETIC GRASS GRAND GRASS ELITE (OR APPROVED EQUAL)	<table border="1"> <thead> <tr> <th>QTY</th> <th>SIZE (L x W x H)</th> </tr> </thead> <tbody> <tr> <td>7</td> <td>24" x 48" x 24" (GROUND LEVEL)</td> </tr> </tbody> </table>	QTY	SIZE (L x W x H)	7	24" x 48" x 24" (GROUND LEVEL)						
QTY	SIZE (L x W x H)											
7	24" x 48" x 24" (GROUND LEVEL)											
	STRUCTURAL SOIL		METAL PLANTER SCHEDULE									
FENCES & WALLS			LOUNGE FURNITURE +BY OWNER +WOOD HARVEST TABLE, OUTDOOR COUCHES, ADIRONDACK CHAIRS AND PICNIC TABLE									
	CIP CONCRETE WALLS/CURBS +REFER TO PLAN FOR TW +REFER TO ARCH FOR DETAILS		BLOCK MASONRY RETAINING +AB OR APPROVED EQUAL									
	PRIVACY FENCING AT GROUND PL +2m HT AT NORTH PL +2.4m HT AT EAST PL		6'-0" WOOD FENCING (ROOF LEVEL)									
	3'-6" ARCHITECTURAL GUARDRAIL +ARCHITECTURAL PICKET (ROOF LEVEL)											



6	JUN 25-20	RZ/DP RE-SUBMISSION
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1	MAY 24-19	RZ/DP RE-SUBMISSION
no.:	date:	item:

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Vancouver BC V6J 1N5
t: 604 694 4911
f: 604 694 0277
www.dkl.bc.ca

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500-2509 Granville St.
Vancouver BC V6H 3H3
t: 604 685 3888

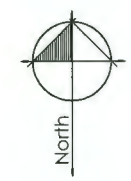
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Richmond, BC

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Checked by: PK
Date: June 2018
Scale: NTS
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COVERSHEET

Project No.:
18024
Sheet No.:

L0.0

DP 18-835533 JUN 25 2020 PLAN #6.a



6	JUN 25-20	RZ/DP RE-SUBMISSION
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no.:	date:	item:

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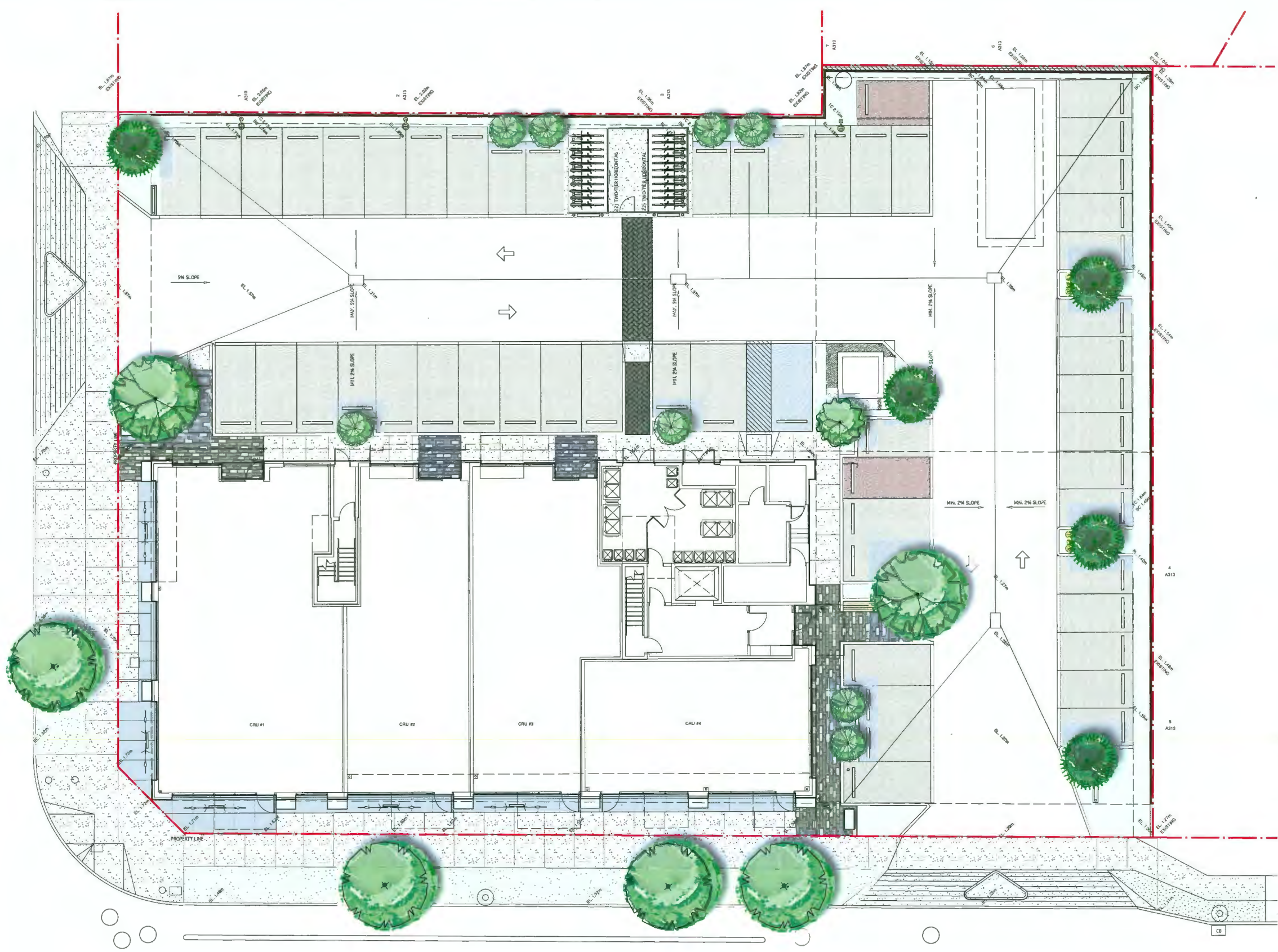
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Richmond, BC

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Date: June 2018
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LANDSCAPE SITE PLAN

Project No.:
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Sheet No.:

L0.1



DP 18-835533 JUN 25 2020
PLAN #6.b



no.	date	item
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3	FEB 19-20	RZ/DP RE-SUBMISSION
2	SEPT 10-19	RZ/DP RE-SUBMISSION
1	MAY 24-19	RZ/DP RE-SUBMISSION

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 Vancouver BC V6J 1N5
 t: 604 684 4611
 f: 604 684 0577
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 BC V6H 3H3
 t: 604 685 3888

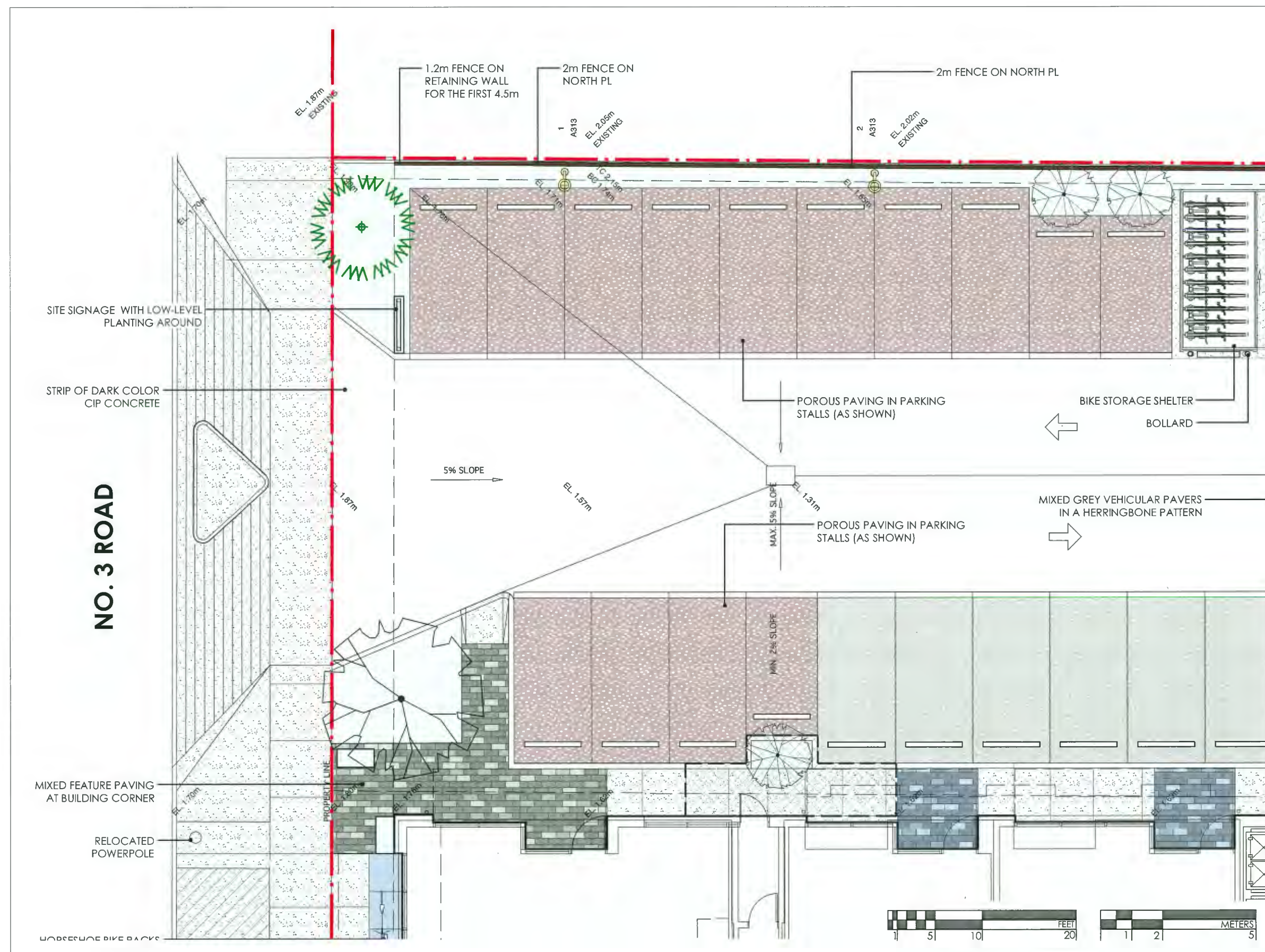
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 MATERIALS & GRADING PLAN**

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NO. 3 ROAD

DP 18-835533

JUN 25 2020
 PLAN # 6.C



6	JUN 25 20	RZ/DP RE-SUBMISSION
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1	MAY 24 19	RZ/DP RE-SUBMISSION
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Revisions:		



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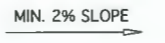
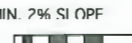
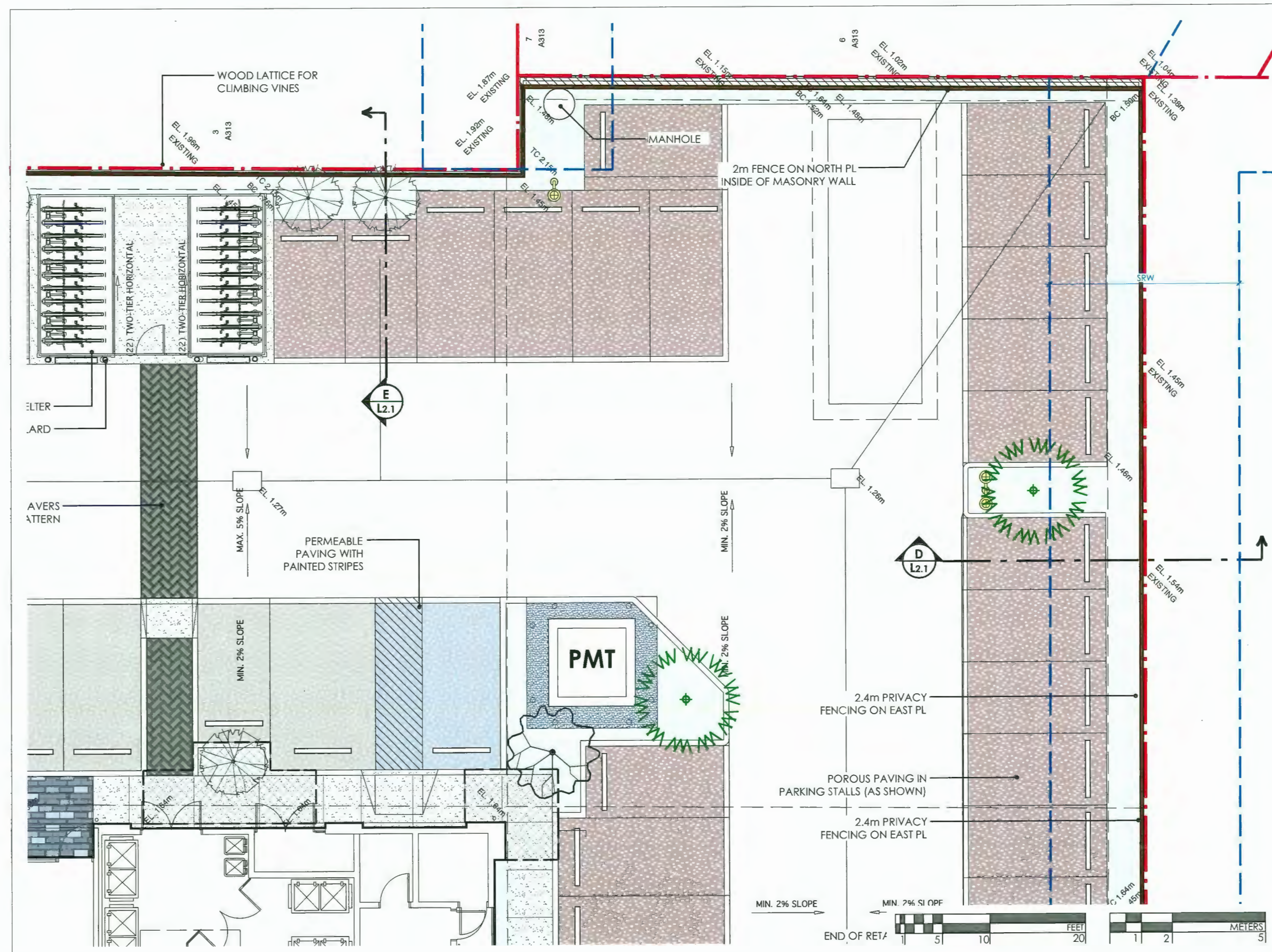
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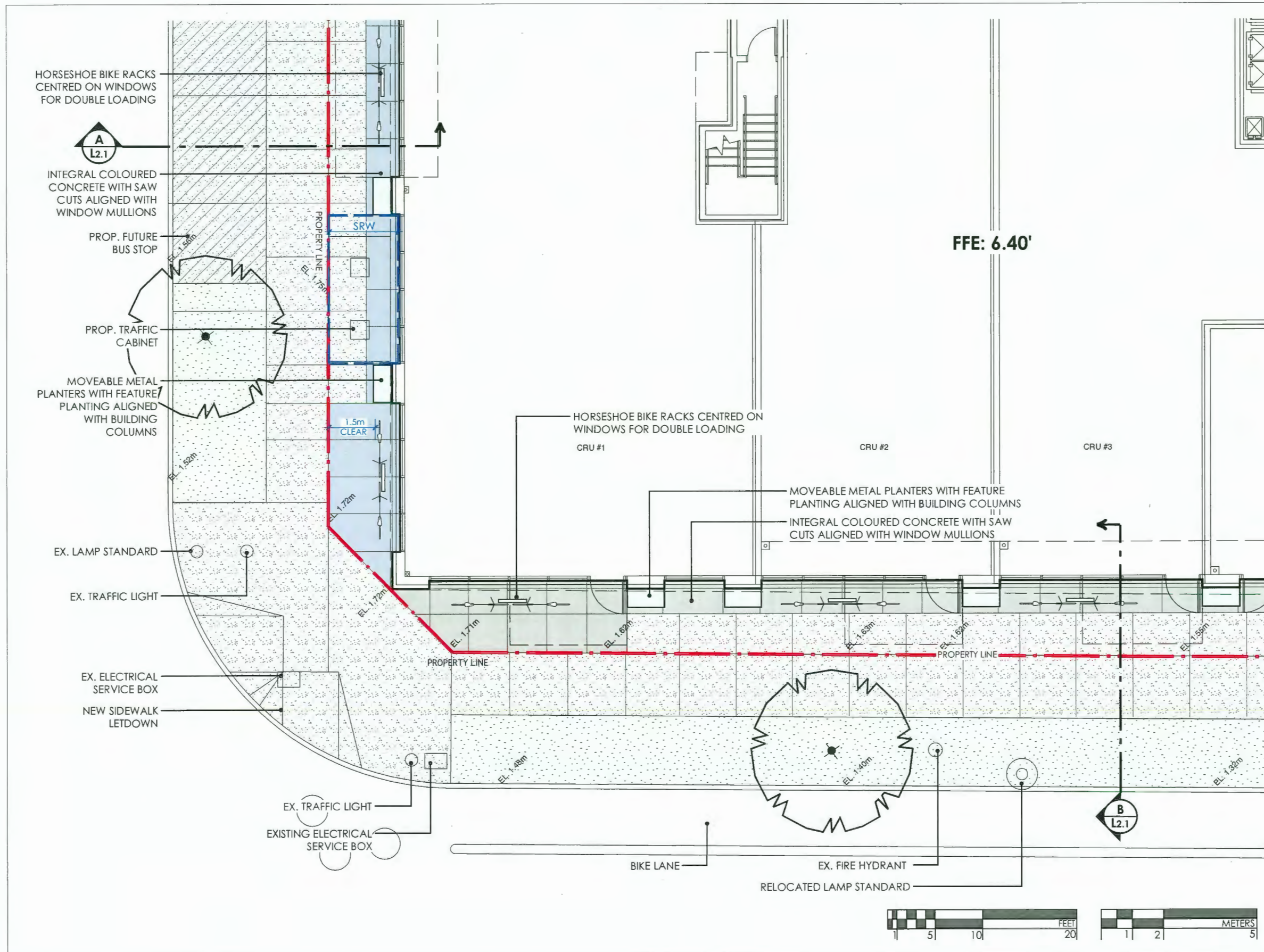
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DP 18-835533

PLAN # b.d



END OF RETAINMENT WALL



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4	APR 29 20	ISSUED FOR ADP
3	FEB 19 20	RZ/DP RE-SUBMISSION
2	SEPT 10 19	RZ/DP RE-SUBMISSION
1	MAY 24 19	RZ/DP RE-SUBMISSION
no. date:		Item:

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 Vancouver BC V6J 1N5
 T: 604 684 4611
 F: 604 684 0677
 www.dkltd.ca

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 BC V6H 3H3
 T: 604 685 3888

Project:
9900 NO.03 ROAD
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Drawn by: AG
 Checked by: PK
 Date: June 2018
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**GROUND LEVEL:
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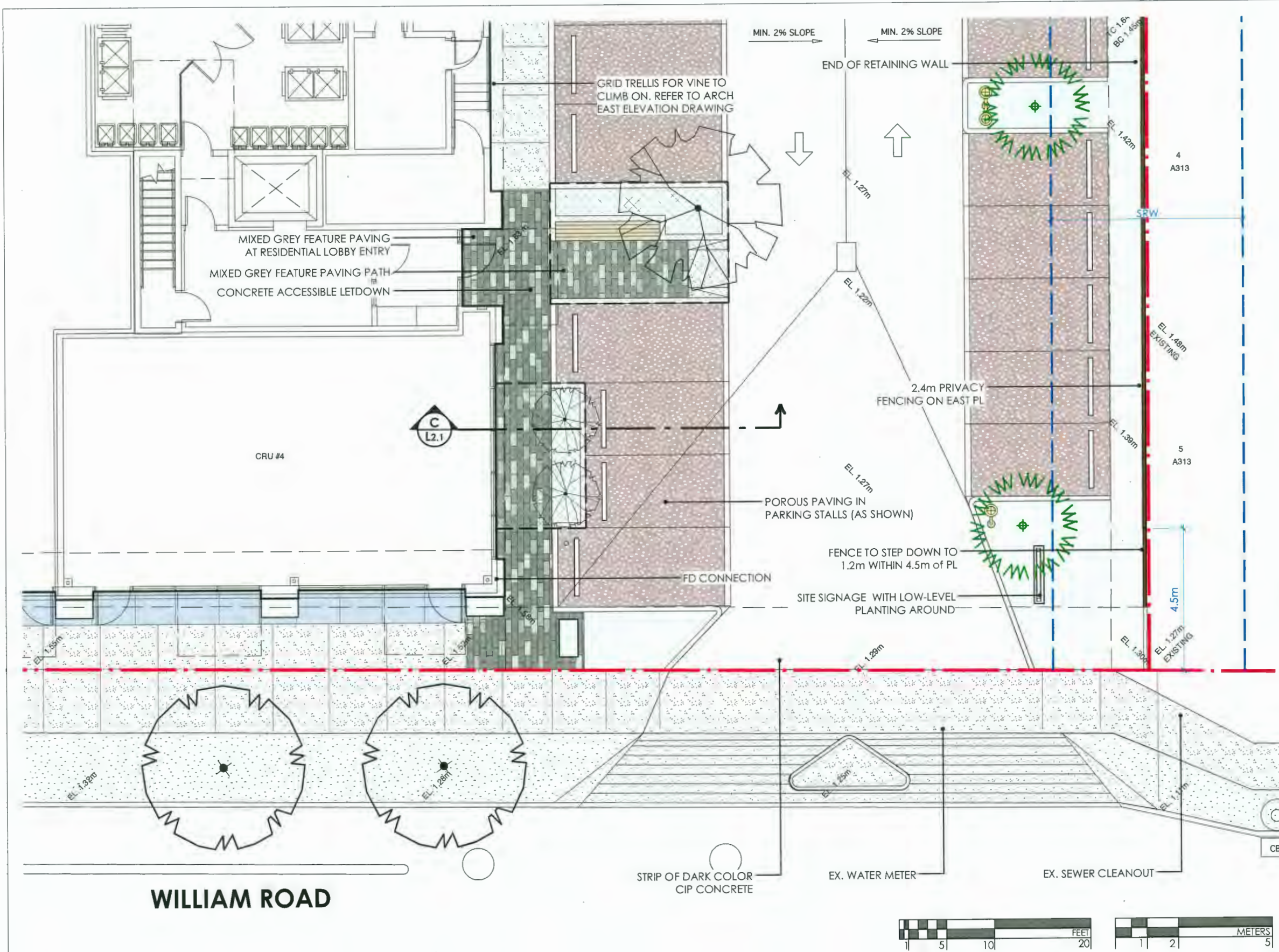
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DP 18-835533 JUN 25 2020
 PLAN # 6.e



North

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3	FEB 19-20	RZ/DP RE-SUBMISSION
2	SEPT 10 19	RZ/DP RE-SUBMISSION
1	MAY 24 19	RZ/DP RE-SUBMISSION
no.:	date:	thru:

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 f: 604 684 0577
 www.dk.bc.ca

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 BC V6H 3H3
 t: 604 685 3888

Project:
9900 NO.03 ROAD
 Richmond, BC

Drawn by: AG
 Checked by: PK
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**GROUND LEVEL:
 MATERIALS & GRADING PLAN**

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 18024
 Sheet No.:

L1.4



DP 18-835533 JUN 25 2020
 PLAN # 6.f



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2	SEPT 10-19	RZ/DP RE-SUBMISSION
1	MAY 24-19	RZ/DP RE-SUBMISSION
no.	date:	item:
Revisions:		

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 t: 604 685 3888

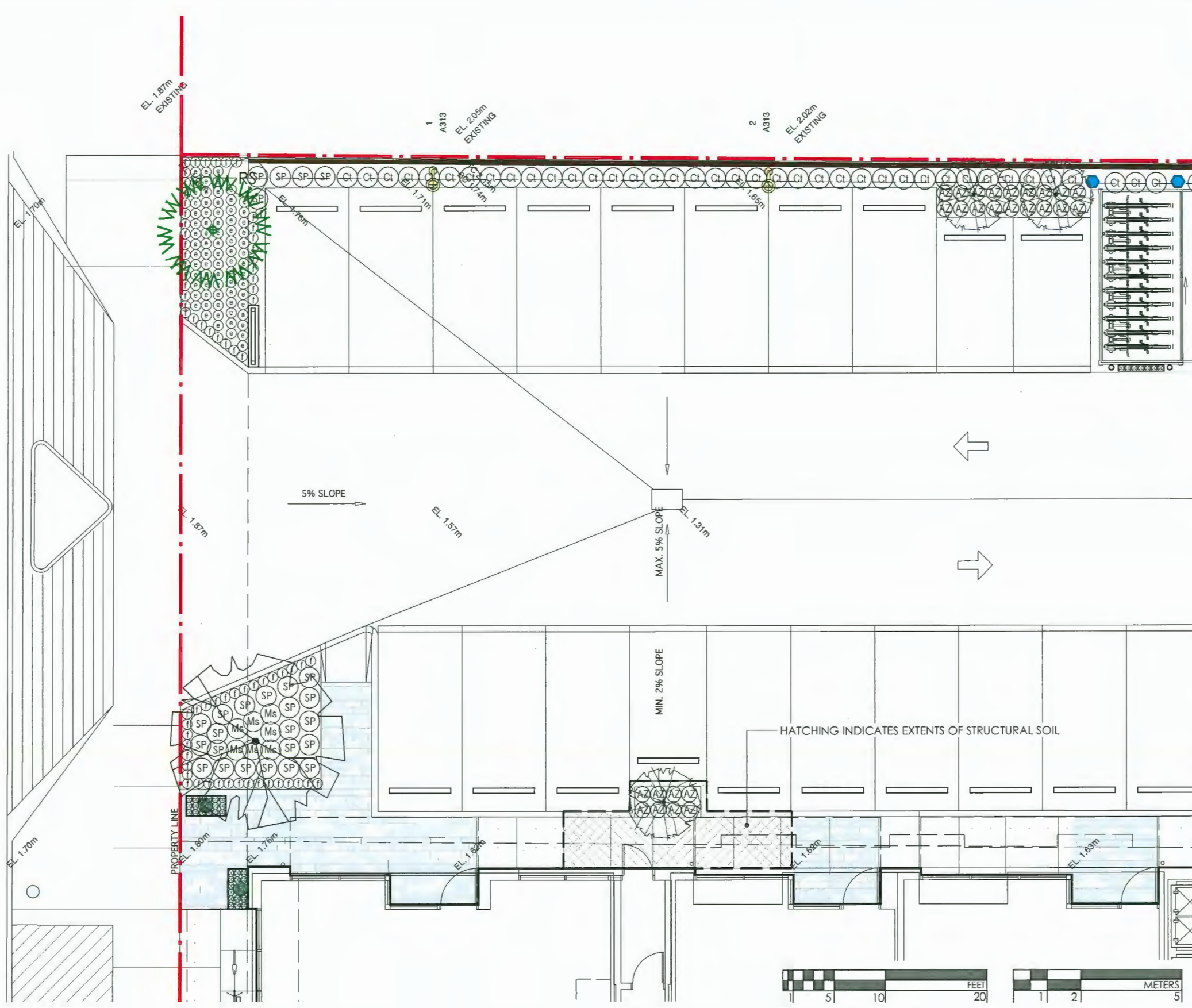
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**GROUND LEVEL:
 PLANTING PLAN**

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 Sheet No.:

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DP 18-835533

JUN 25 2020
 PLAN # 6.9



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3	JUN 18-20	RZ/DP RE-SUBMISSION
4	APR 29-20	ISSUED FOR ADP
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1	MAY 24-19	RZ/DP RE-SUBMISSION
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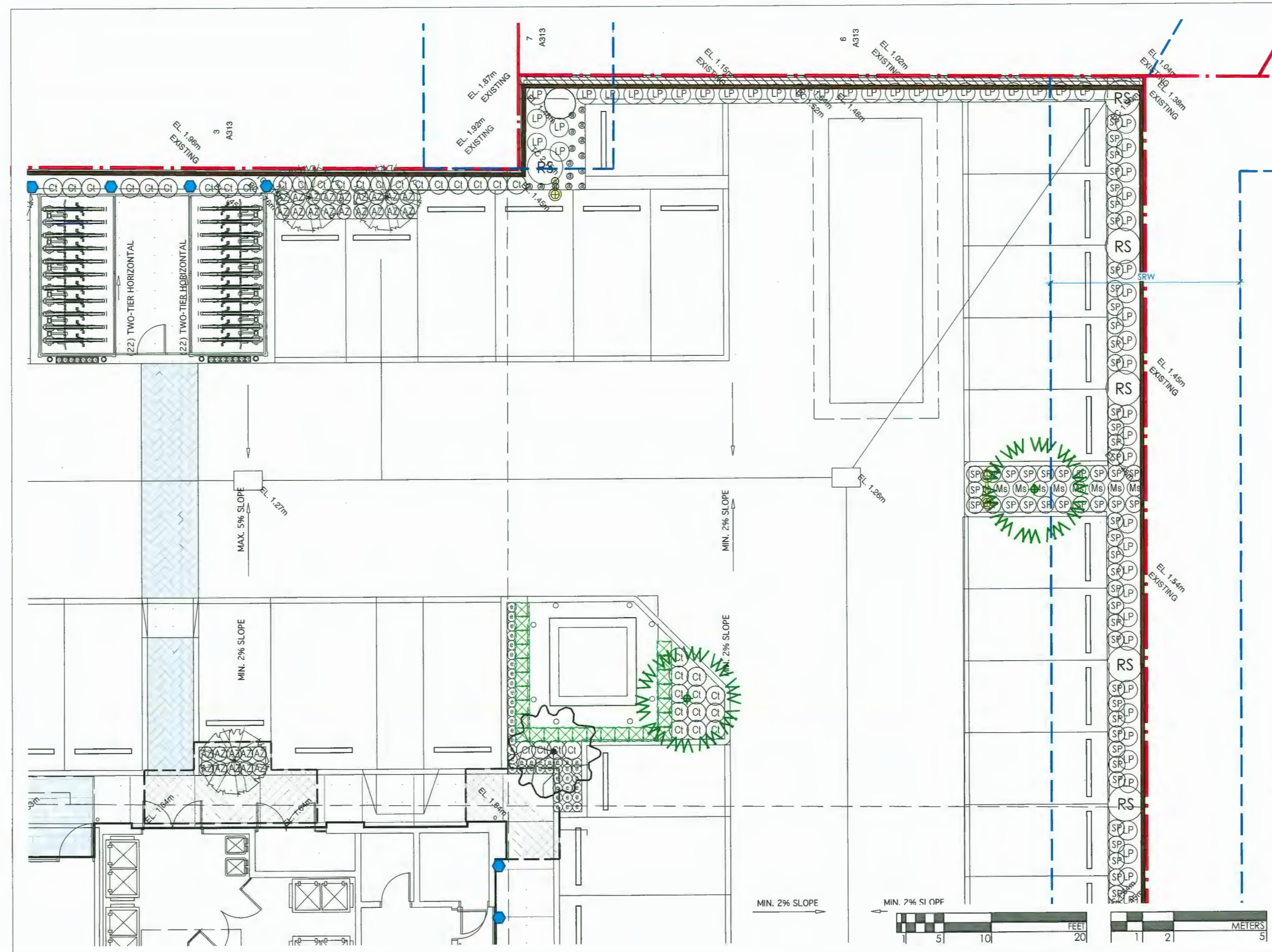
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PLANTING PLAN**

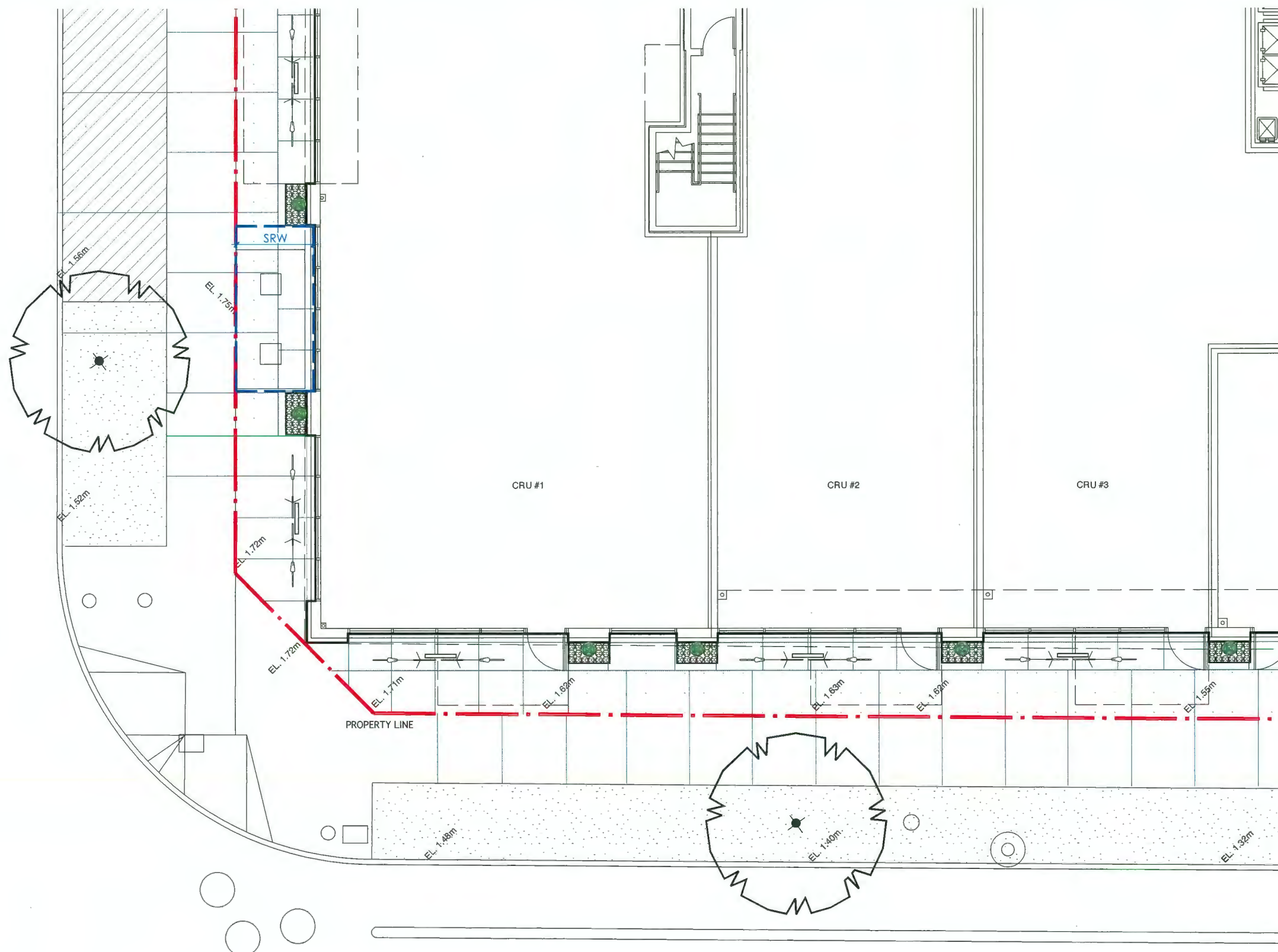
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DP 18-835533

JUN 25 2020
PLAN # 6.h



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5	JUN 18 20	RZ-DP RE-SUBMISSION
4	APR 29 20	ISSUED FOR ADP
3	FEB 19 20	RZ/DP RE-SUBMISSION
2	SEPT 10 19	RZ/DP RE-SUBMISSION
1	MAY 24 19	RZ/DP RE-SUBMISSION

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 Richmond, BC

Drawn by: AG
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 PLANTING PLAN**

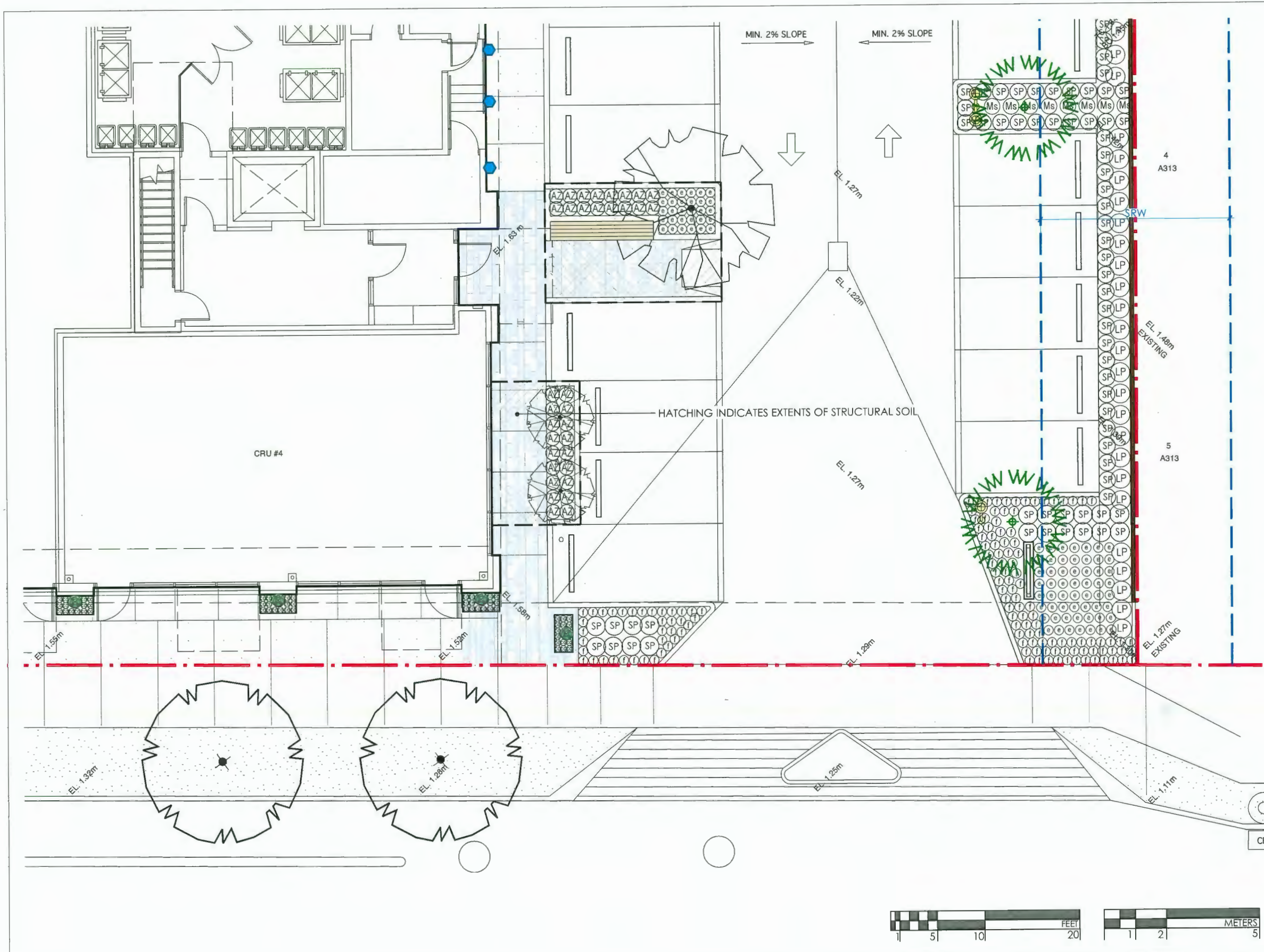
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L2.3



DP 18-835533

JUN 25 2020
 PLAN# 6.i



no.	date	item
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5	JUN 18-20	RZ/OP RE-SUBMISSION
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3	FEB 19-20	RZ/OP RE-SUBMISSION
2	SEPT 10 19	RZ/OP RE-SUBMISSION
1	MAY 24 19	RZ/OP RE-SUBMISSION

Revisions:



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Project:
9900 NO.03 ROAD
Richmond, BC

Drawn by: AG
 Checked by: PK
 Date: June 2018
 Scale: 1:50

Drawing Title:
**GROUND LEVEL:
 PLANTING PLAN**

Project No.:
18024
 Sheet No.:

L2.4



DP 18-835533 JUN 25 2020
 PLAN # 6.3



5	JUN 18-20	RZ/DP RE-SUBMISSION
4	APR 29-20	ISSUED FOR ADP
3	FEB 19-20	RZ/DP RE-SUBMISSION
2	SEPT 10-19	RZ/DP RE-SUBMISSION
1	MAY 24-19	RZ/DP RE-SUBMISSION
no.:	date:	Rev:

Revisions:

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 f: 604 684 0577
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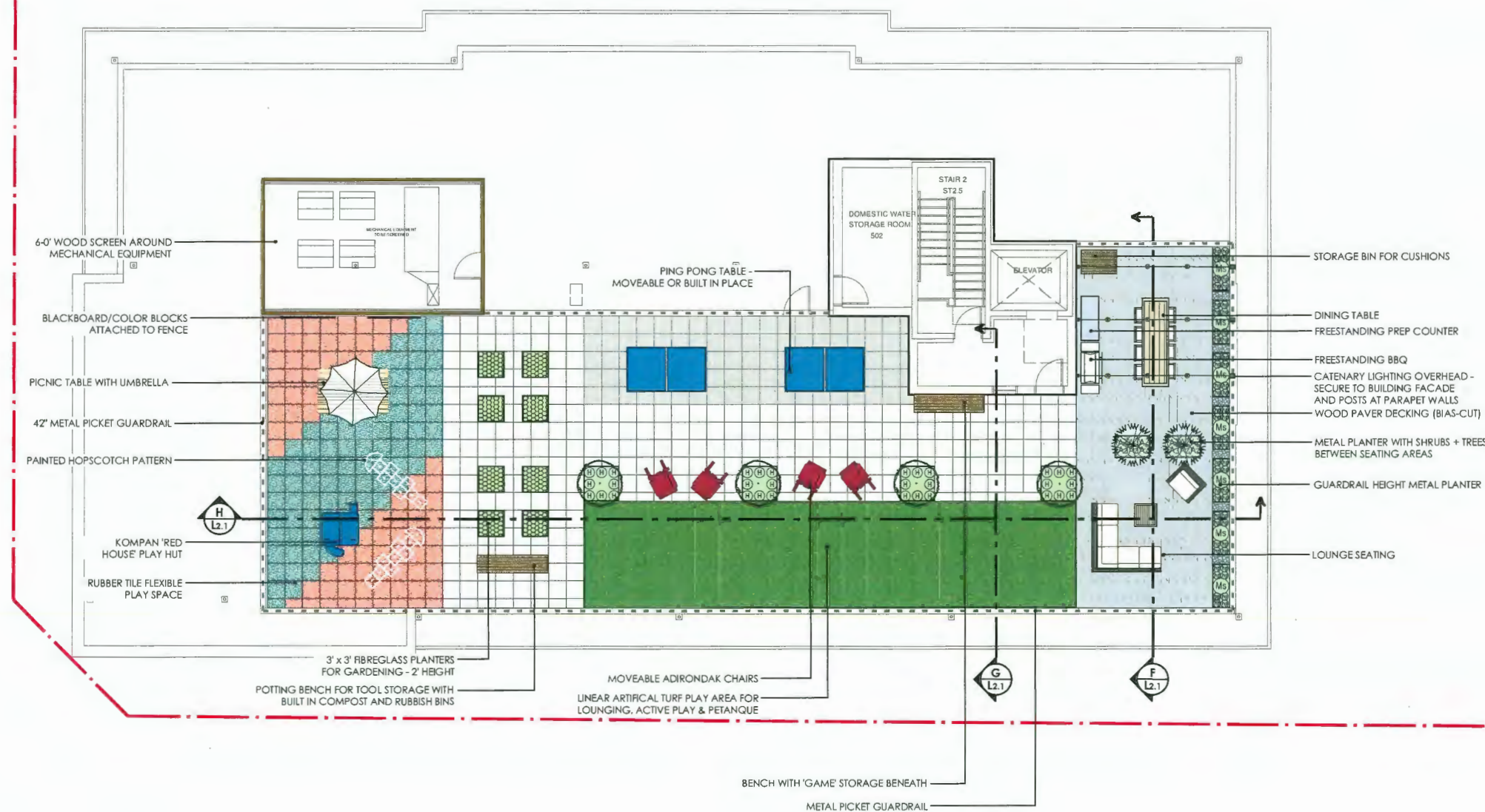
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Richmond, BC

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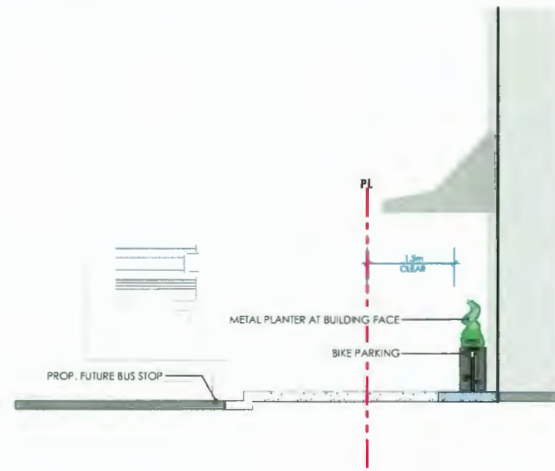
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Project No.:
18024
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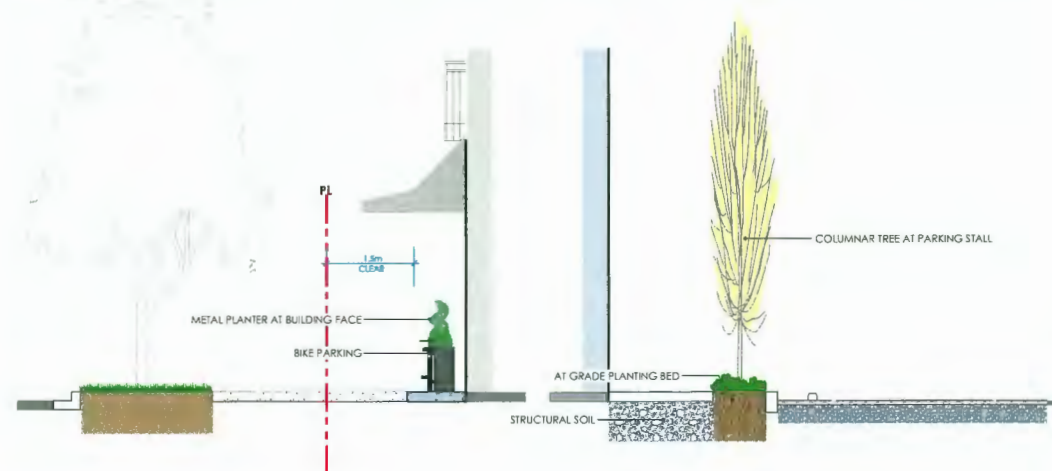
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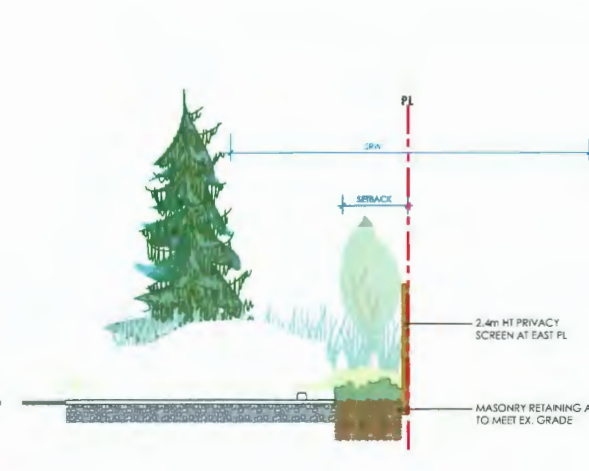
DP 18-835533 JUN 25 2020
PLAN #6.K



SECTION A: NO. 3 ROAD STREET FRONTAGE (WEST PL)
Scale: 1:50



SECTION B: WILLIAMS STREET FRONTAGE (SOUTH PL)
Scale: 1:50



SECTION C: EAST BUILDING FACE
Scale: 1:50



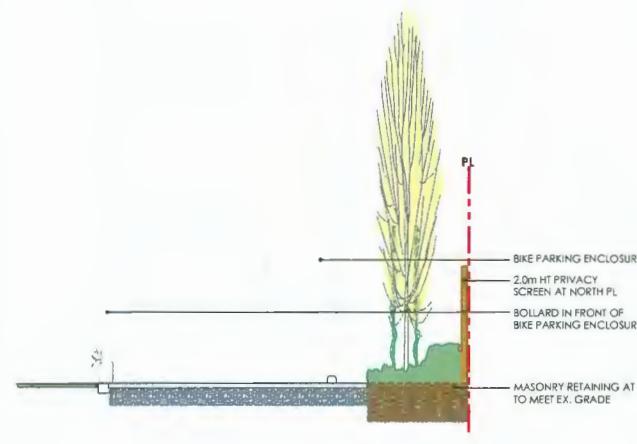
SECTION D: EAST PROPERTY LINE
Scale: 1:50

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5	JUN 18-20	RZ/DP RE-SUBMISSION
4	APR 30-20	ISSUED FOR ADP
3	FEB 19-20	RZ/DP RE-SUBMISSION
2	SEPT 10-19	RZ/DP RE-SUBMISSION
1	MAY 24-19	RZ/DP RE-SUBMISSION
no.:	date:	item:

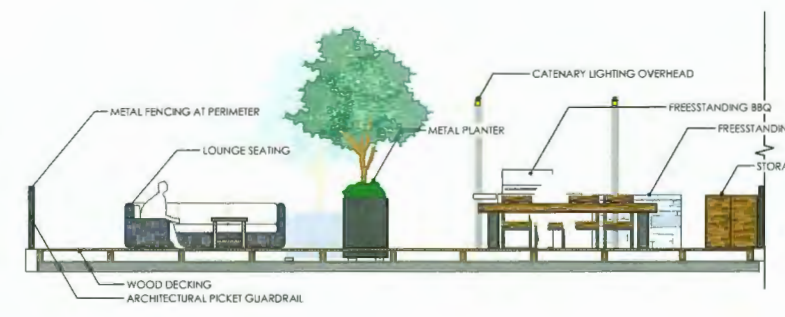
Revisions:

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102 - 1637 West 5th Avenue
Vancouver BC V6J 1N5
t: 604 684 4611
f: 604 684 0577
www.dklbc.ca

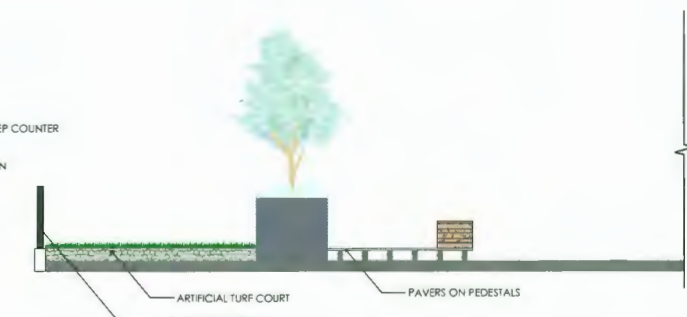
MOSAIC
500-2609 Granville St.
Vancouver BC V6H 3H3
t: 604 685 3888



SECTION E: NORTH PROPERTY LINE
Scale: 1:50

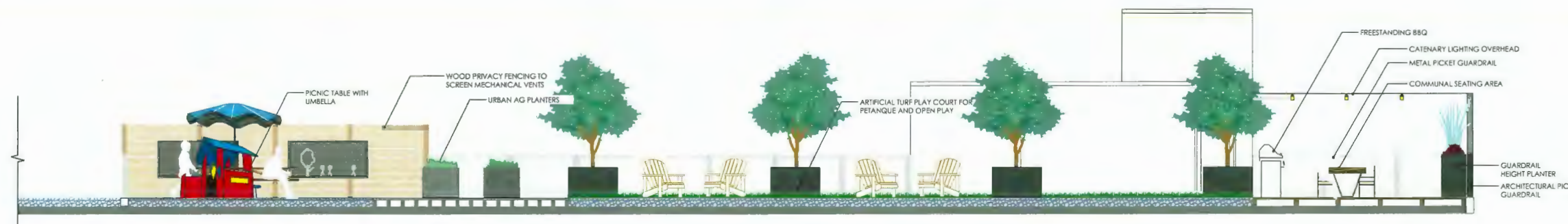


SECTION F: ROOF TOP AMENITY
Scale: 1:50



SECTION G: ROOF TOP AMENITY
Scale: 1:50

Project:
9900 NO.03 ROAD
Richmond, BC



SECTION H: ROOF TOP AMENITY
Scale: 1:50

Drawn by: AG
Checked by: PK
Date: June 2018
Scale: AS SHOWN
Drawing Title:
LANDSCAPE SECTIONS

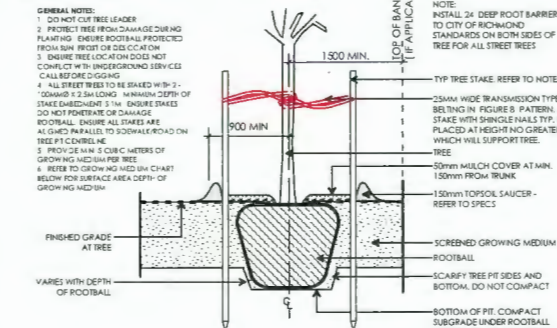
Project No.:
18024
Sheet No.:

L4.1

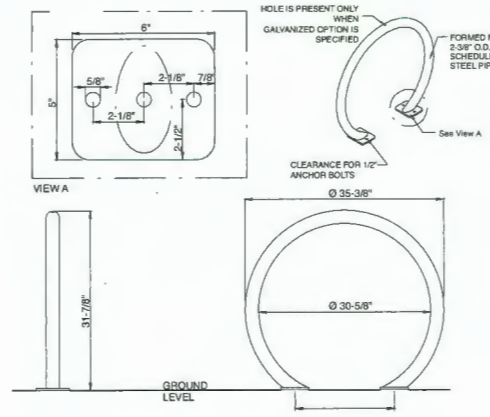
DP 18-835533 JUN 25 2020
PLAN # 6.1

Method	Area	Size of Surface	Size of Surface
400	11' x 11'	22" x 22"	18" x 18"
400	8' x 8'	27" x 27"	22" x 22"
750	4' x 4'	34" x 34"	28" x 28"

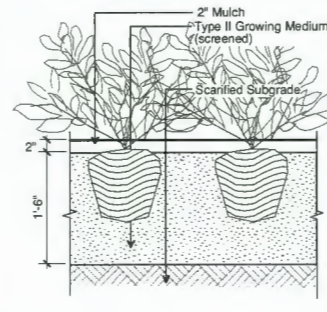
NOTE: ENGINE TOP OF ROOTBALL IS AT OR SLIGHTLY ABOVE FINISHED GRADE. REMOVE TOP 1/2" OF BURLAP FROM ROOTBALL AND WIRE FROM BASE OF TRUNK. (AND/OR WIRE BASKET SPRING LOOPS) AND TOP ROW OF BAGS). REMOVE ANY SOIL ON TOP OF ORIGINAL ROOTBALL.



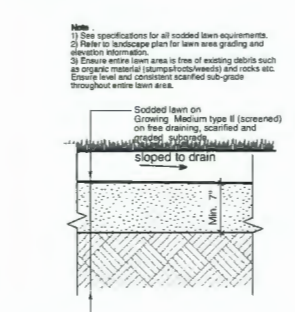
L4-01 Typical Deciduous Tree Planting Scale NTS



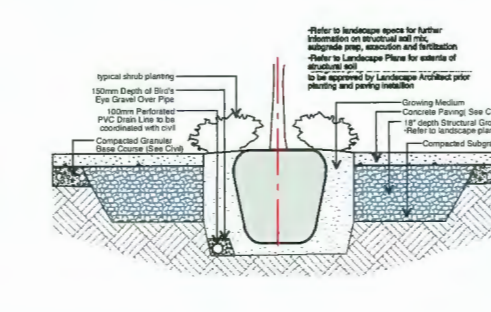
L4-13 Victor Stanley Horseshoe Bick Rack (Surface Mount) BRHS-101 NTS



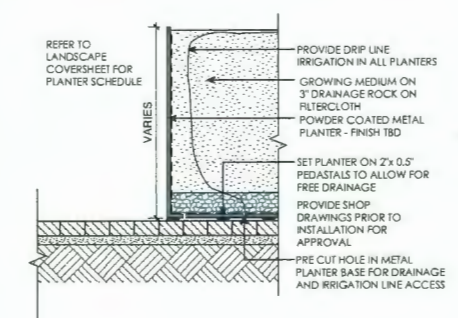
L4-09 Typical Shrub Planting on Grade Scale 1"=1'-0"



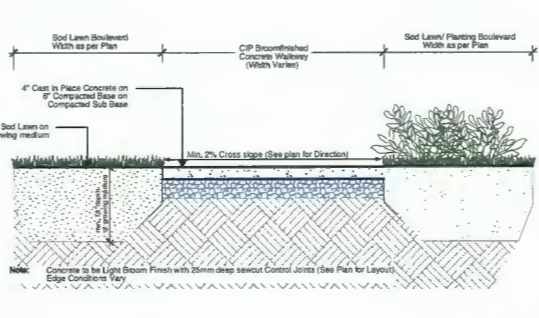
L4-08 Sodded Lawn on Grade Scale 1"=1'-0"



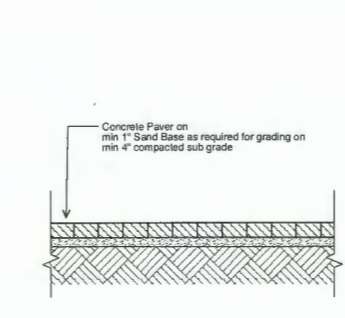
L4-12 Structural Ball Scale 1/2"=1'-0"



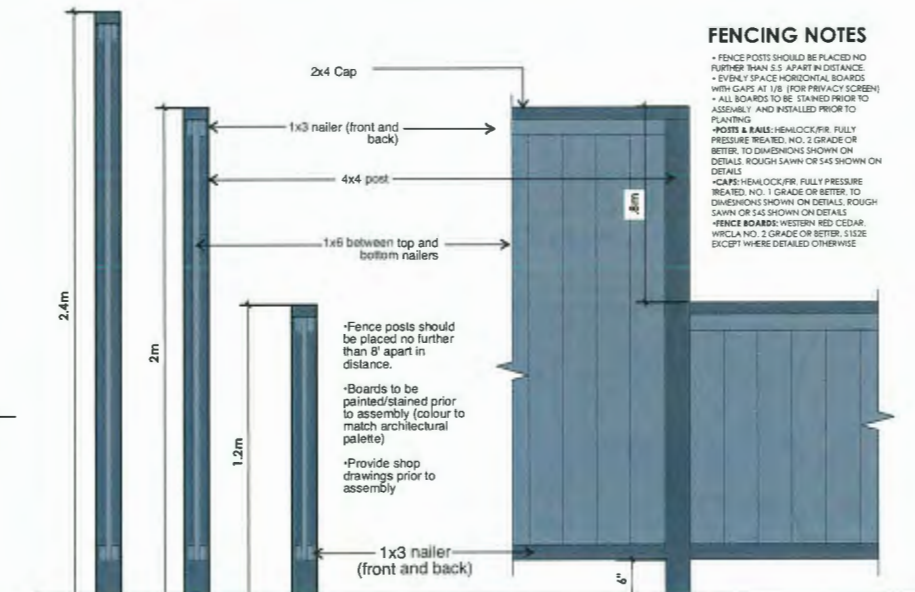
L4-18 Metal Planter with Irrigation Scale 1:10



L4-06 CIP Concrete Walkway (Pedestrian Only) Scale 1/2"=1'



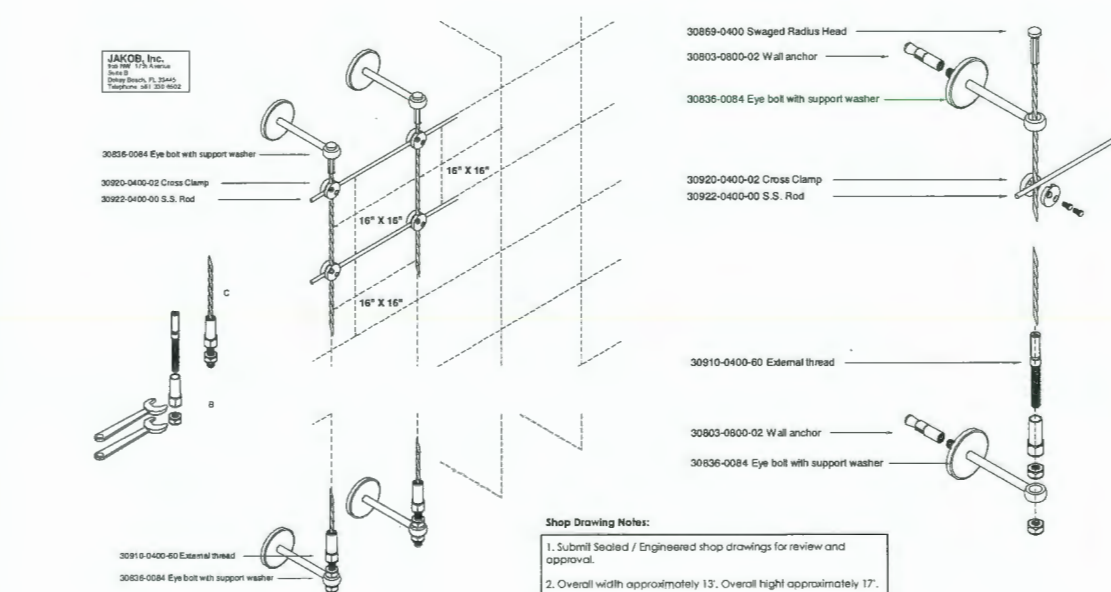
L4-05 Unit Concrete Pavers on Grade Scale 1"=1'-0"



L4-13 GROUND LEVEL PROPERTY LINE - PRIVACY FENCE Scale: 1"=1'-0"



L4-14 ROOF LEVEL - Wood Privacy Fence (6'-0" H) Cedar - Screening around Mechanical Equipment Scale: 1"=1'-0"



L4-15 JAKOB TRELLIS SYSTEM - BUILDING EAST ELEVATION NTS

Revisions:	no.:	date:	Item:
6	JUN 25-20		RZ/DP RE-SUBMISSION
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2	SEPT 10-19		RZ/DP RE-SUBMISSION
1	MAY 24-19		RZ/DP RE-SUBMISSION

durante kreuk ltd.
 102 - 1637 West 5th Avenue
 Vancouver BC V6J 1N6
 T: 604 684 4611
 F: 604 684 0577
 www.dk.ca

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 500-2609 Granville St.
 Vancouver BC V6H 3H3
 T: 604 685 3888

Project:
9900 NO.03 ROAD
Richmond, BC

Drawn by: AG
 Checked by: PK
 Date: June 2018
 Scale: AS SHOWN

Drawing Title:
LANDSCAPE DETAILS

Project No.:
18024
 Sheet No.:

L4.2

DP 18-835533
 JUN 25 2020
 PLAN # 6.m

RED HOUSE
M7000



With its child scale size (roof height 4'9") the red house is a play invitation for the youngest. The open ends and walls widen the play space, making room for a lot of children playing on the outside also. The desks and manipulative elements are reachable from the outside, too, providing play all around. The round desk and the porch seat invite meeting and

1 / 2014/2020



Item no. M700070-3618P

General Product Information

Dimensions (LxWxH)	6'1" x 4'4" x 4'9"
Age Group	2-6
Play Capacity	12 children
Color Options	



exchanging, making this house a heaven for social play. The red house stimulates dramatic play, it invites and retains children's role play with manipulative elements that can be shifted and turned. These elements stimulate the understanding of cause and effect and the child's cognitive development. They give the children something to talk about or include in

dramatic play. This affects their communication and language development and encourages turn taking, building up social skills.

Date is subject to change without prior notice

RED HOUSE
M7000



All floors are made of high pressure Laminate HPL with a thickness of 7mm and solid surface nature according to EN 438-6. KOMPAN HPL has high resistance strength to ensuring long life time in all climates.

The Panels are made of "EcoCore" HDPE which is a highly durable, eco-friendly material, which is not only recyclable after use, but also consists of core produced from 100% recycled material.

The chair surfaces are hot dip galvanized inside and outside with lead free zinc. The galvanization has excellent corrosion resistance in outside environments and requires low maintenance.



The control unit placed on the front of the play house is turn able so different positions with a click sound. It is designed to function as a table top extension equipped together with M623-M626 Train & Wagon.

2 / 2014/2020



Item no. M700070-3618P

Installation Information

Max. Hill height	1'
Safety surfacing area	243.3 m²
Number of installers (persons)	2
Total installation time	1
Excavation volume	0.28 yd³
Concrete volume	0 yd³
Footing Depth (Standard)	2' 2"
Shipping Weight	452 lbs
Anchoring options	In-ground ✓ Surface ✓

Warranty Information

Plastics	Lifetime
HPL floor	10 Years
Galvanized steel	10 Years
Movable parts	2 Years
Structure guarantee	10 Years

Desired Activities	Accessible Standard Activities	Accessible Ground Level Activities	Accessible Ground Level Play
Present	0	1	1
Required	0	1	1

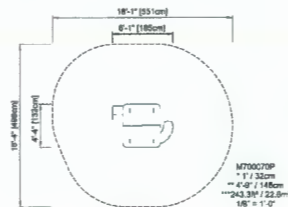
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RED HOUSE
M7000



*Max. Hill height | **Total height | ***Safety surfacing area

*Max. Hill height | **Total height



1 / 2014/2020

Date is subject to change without prior notice



KOMPAN - RED HOUSE PLAY HUT
NTS

Revisions:

4	JUN 25-20	RZ/DP RE-SUBMISSION
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OSK Durante Kreuk Ltd.
102 - 1537 West 5th Avenue
Vancouver BC V6J 1N5
T: 604 684 4611
F: 604 684 6577
www.osk.bc.ca

MOSAIC
500-2609 Granville St.
Vancouver BC V6H 3H3
T: 604 685 3688

Project:
9900 NO.03 ROAD
Richmond, BC

Drawn by: AG
Checked by: PK
Date: June 2018
Scale: AS SHOWN

Drawing Title:
LANDSCAPE DETAILS

Project No.:
18024

Sheet No.:
14.3

DP 18-835533 JUN 25 2020 PLAN # 6.n



1 CIRCA RESIDENCES



2 CIRCA RESIDENCES



3 NE CORNER WILLIAMS & No 3 ROAD



4 SE CORNER WILLIAMS & No 3 ROAD



5 SW CORNER WILLIAMS & No 3 ROAD



6 WILLIAMS FRONTAGE



7 BLAIR HOUSE APARTMENTS



8 WILLIAMS STREET



9 No 3 ROAD



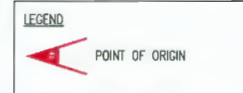
10 SITE FROM No 3 ROAD



11 CONTEXT PLAN

PROSCENIUM
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--	REISSUED FOR DEVELOPMENT PERMIT	HC	05.16.20
--	ISSUED FOR ADP	HC	05.01.20
--	ISSUED FOR ADP SUBMISSION (REVIEW)	HC	02.19.20
--	REISSUED FOR REZONING	HC	09.10.19
--	ISSUED FOR REZONING RESUBMISSION	HC	05.24.19
--	ISSUED FOR REZONING	HC	08.07.18
CAD FILE: --		REVISION NO. --	

PROJECT ADDRESS
9900 NO.3 ROAD
RICHMOND, BC

PROJECT 9900 NO.3 ROAD & 8031 WILLIAMS ROAD		PROJECT NUMBER 18-02	
DRAWING TITLE EXISTING CONTEXT PHOTOS		DWG. NO. A003	
DATE MAY 2018	SCALE NTS	DRAWN MH	CHECKED HC

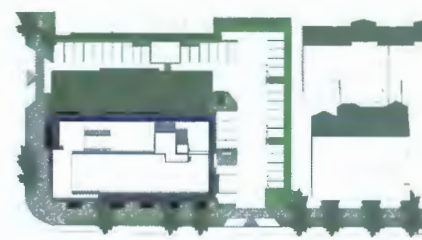
DP 18-835533

JUN 25 2020
REFERENCE PLAN

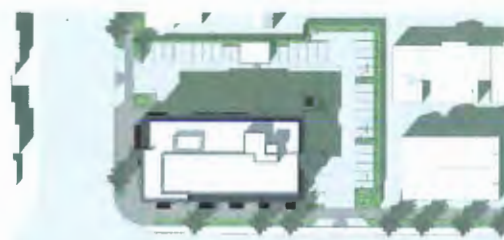
MOSAIC



1 MARCH 21ST @ 10AM



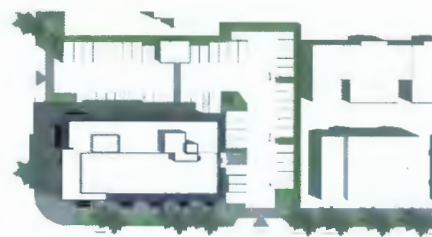
2 MARCH 21ST @ 12PM



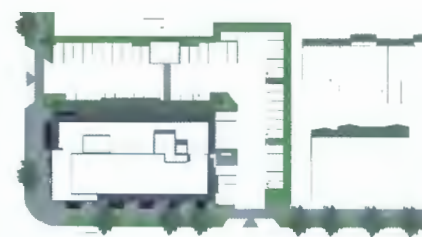
3 MARCH 21ST @ 2PM



4 MARCH 21ST @ 4PM



5 JUNE 21ST @ 10AM



6 JUNE 21ST @ 12PM



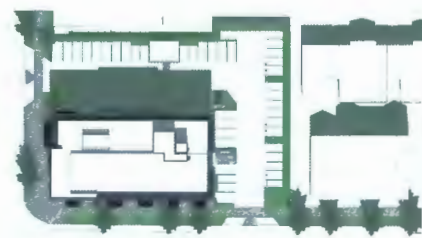
7 JUNE 21ST @ 2PM



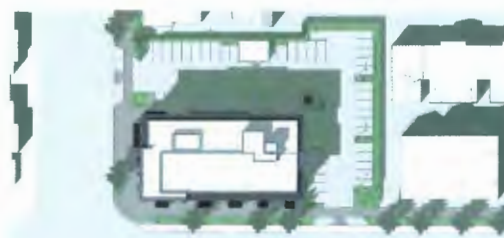
8 JUNE 21ST @ 4PM



9 SEPTEMBER 21ST @ 10AM



10 SEPTEMBER 21ST @ 12PM



11 SEPTEMBER 21ST @ 2PM



12 SEPTEMBER 21ST @ 4PM

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-	ISSUED FOR DEVELOPMENT PERMIT	HC	05.16.20
-	ISSUED FOR ADP	HC	05.01.20
-	ISSUED FOR ADP SUBMISSION (REVIEW)	HC	02.19.20
-	ISSUED FOR REZONING RESUBMISSION	HC	09.10.19
-	ISSUED FOR REZONING RESUBMISSION	HC	05.24.19
CAD FILE: --		REVISION NO. []	

PROJECT ADDRESS
9900 NO.3 ROAD
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PROJECT 9900 NO.3 ROAD & 8031 WILLIAMS ROAD	
DRAWING TITLE SHADOW ANALYSIS	PROJECT NUMBER 18-02 DWG. NO. A004
DATE MAY 2019	SCALE N/T/S
DRAWN MH	CHECKED HC

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2 PROPOSED STREETScape ON NO.3 ROAD



1 PROPOSED STREETScape ON WILLIAMS STREET

REV.	DESCRIPTIONS	BY	DATE
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-	ISSUED FOR ADP	HC	05.01.20
-	ISSUED FOR ADP SUBMISSION (REVIEW)	HC	02.19.20
-	REISSUED FOR REZONING RESUBMISSION	HC	09.10.19
-	ISSUED FOR REZONING RESUBMISSION	HC	05.24.19
CAD FILE: -		REVISION NO.:	-

PROJECT ADDRESS
9900 NO. 3 ROAD
RICHMOND, BC

PROJECT
9900 NO. 3 ROAD &
8031 WILLIAMS ROAD

DRAWING TITLE
CONTEXT STUDY
STREETScape

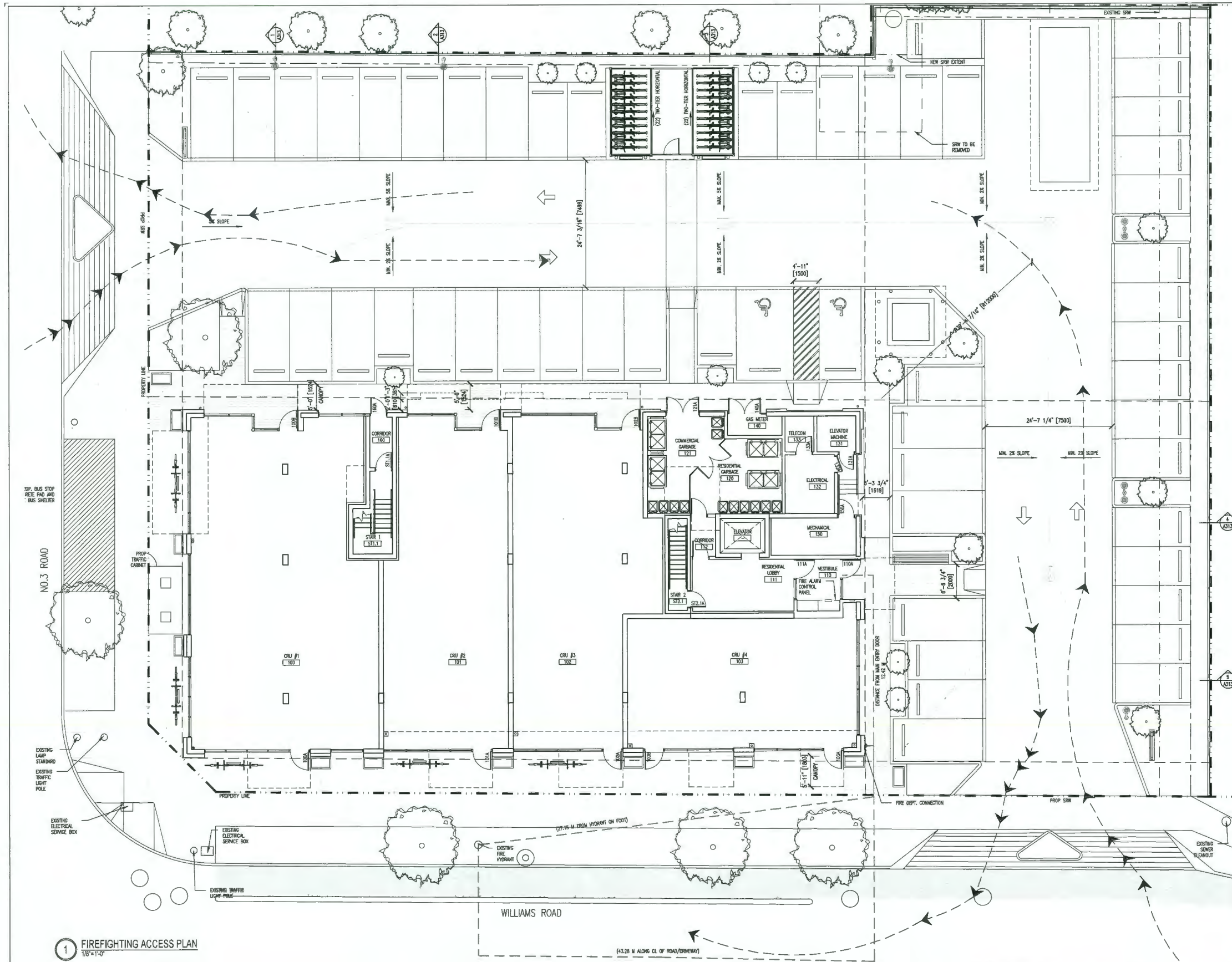
PROJECT NUMBER
18-02

DWG. NO.
A005

DATE	SCALE	DRAWN	CHECKED
MAY 2019	MTS	LH1	HC

DP 18-005533

JUN 25 2020
REFERENCE PLAN



1 FIREFIGHTING ACCESS PLAN
1/8"=1'-0"

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NOTE: SEE AUTO TURN DIAGRAM IN TRAFFIC CONSULTANT REPORT (BAT)

PLAN LEGEND

---	PROPERTY LINE	---	STAIRWAY R.O.W.
---	BUILDING SETBACK	---	NEW WALL
---	PARKING SETBACK		

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REV.	DESCRIPTIONS	BY	DATE
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-	ISSUED FOR ADP SUBMISSION (REVIEW)	HC	02.19.20
-	REISSUED FOR REZONING RESUBMISSION	HC	09.10.19
-	ISSUED FOR REZONING RESUBMISSION	HC	05.24.19
-	REISSUED FOR REZONING	HC	18.11.08
-	ISSUED FOR REZONING	HC	09.07.18
CAD FILE: x101 REVISION NO. []			

PROJECT ADDRESS
9900 NO.3 ROAD
RICHMOND, BC

PROJECT 9900 NO.3 ROAD & 8031 WILLIAMS ROAD	PROJECT NUMBER 18-02
DRAWING TITLE FIREFIGHTING ACCESS PLAN	DWG. NO. A101

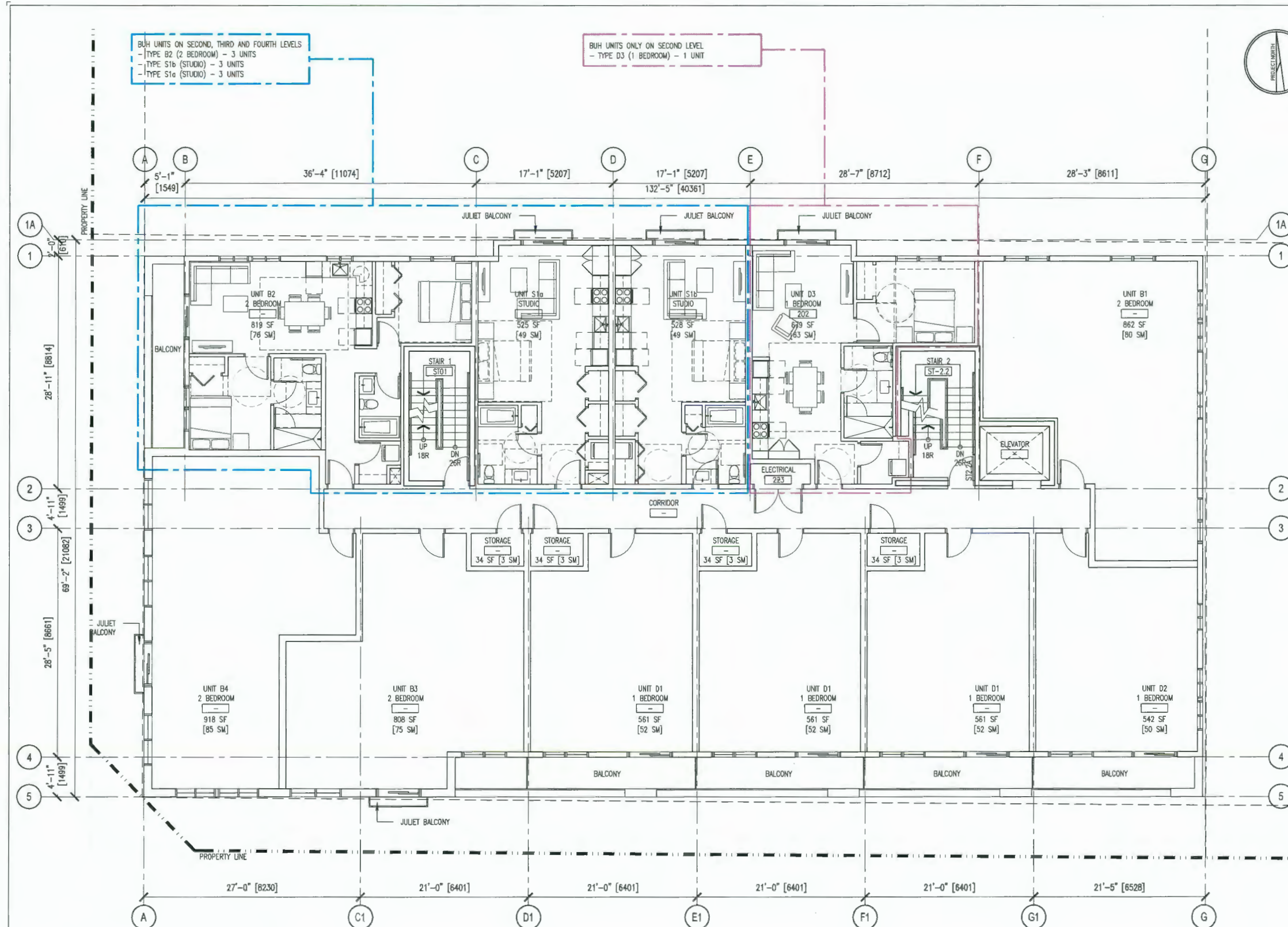
DATE JUNE 2018	SCALE 1/8"=1'-0"	DRAWN AT	CHECKED HC
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DP 18-835533 JUN 25 2020
REFERENCE PLAN



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NOTE: ALL ABOVE IN PLACE FEATURES ARE TO BE PROVIDED IN ALL UNITS:
 - STAIRWELL HANDRAILS (not applicable in units)
 - LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES
 - SOLID FLOORING ON BATHROOM WALLS FOR FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATHUB AND SHOWER

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-	REISSUED FOR REZONING RESUBMISSION	HC	09.10.19
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-	ISSUED FOR REZONING RESUBMISSION	HC	05.24.19

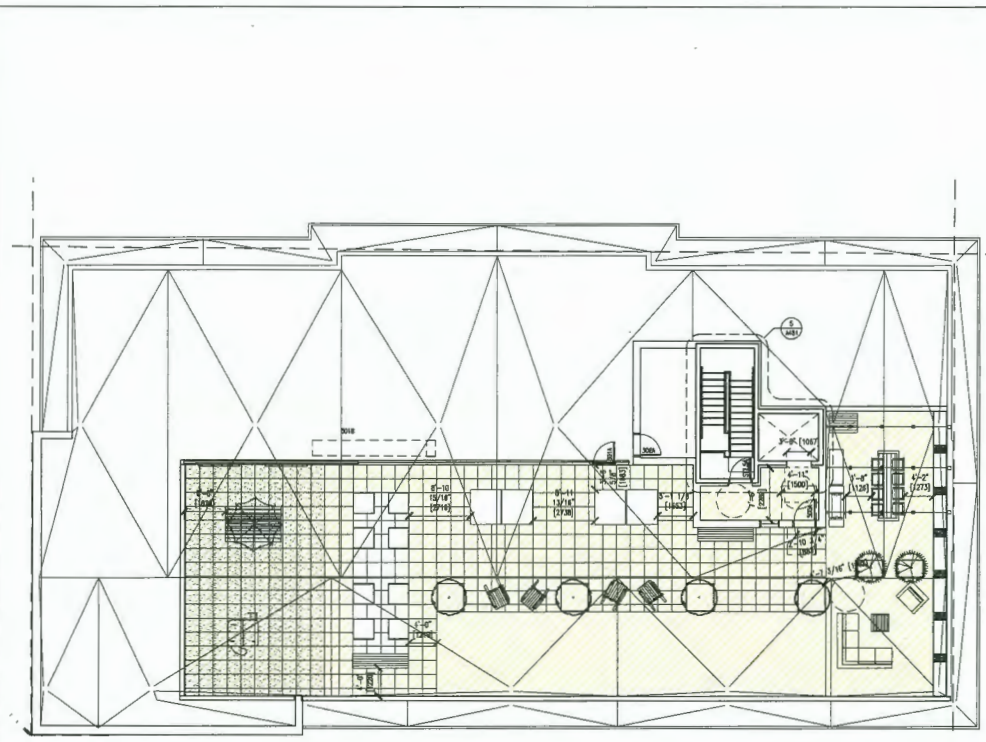
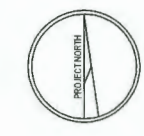
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PROJECT ADDRESS
 9900 NO.3 ROAD
 RICHMOND, BC

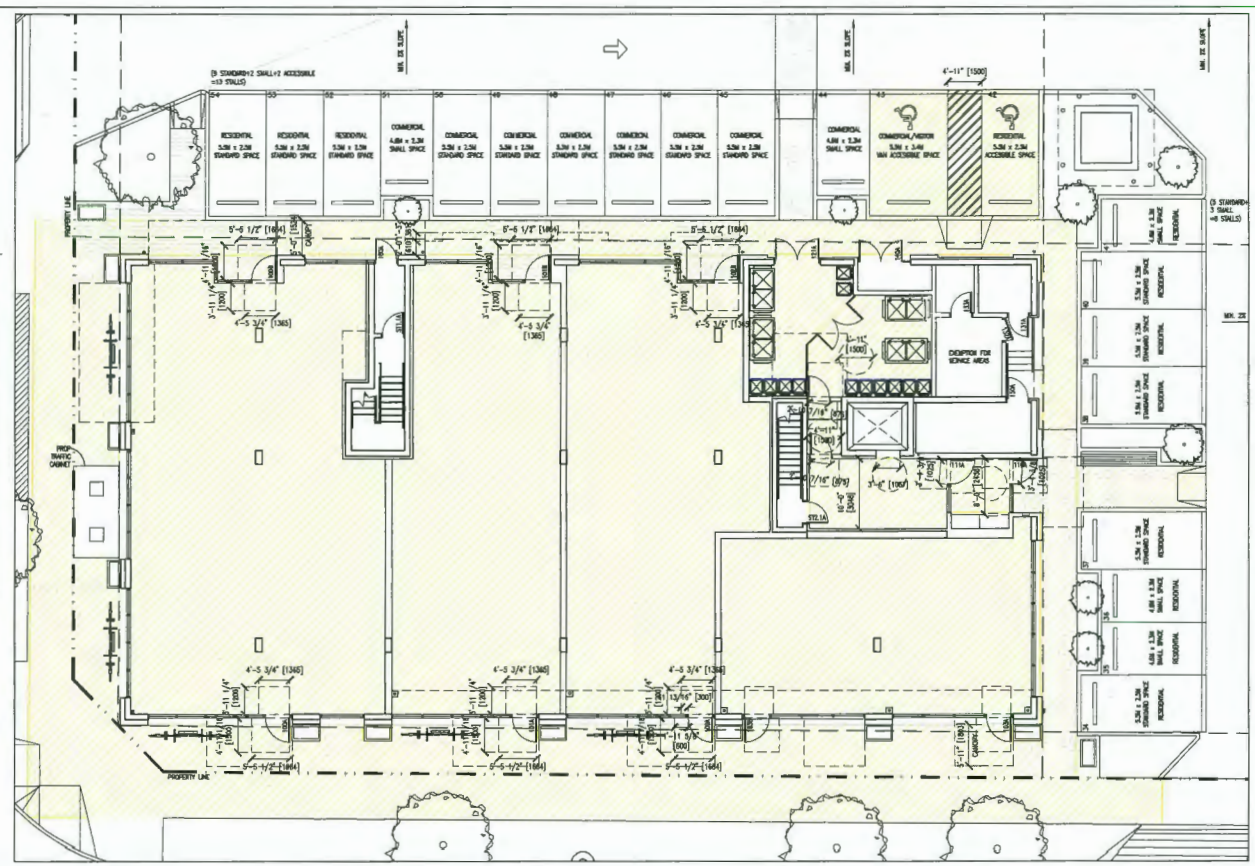
PROJECT 9900 NO.3 ROAD & 8031 WILLIAMS ROAD	
DRAWING TITLE BUH UNITS LAYOUT PLAN	PROJECT NUMBER 18-02
DWG. NO. A210	
DATE MAY 2018	CHECKED HC
SCALE 1/8"=1'-0"	DRAWN AT

1 BASIC UNIVERSAL HOUSING UNIT LAYOUTS
 1/8"=1'-0"

DP 18-835533 JUN 25 2020
 REFERENCE PLAN



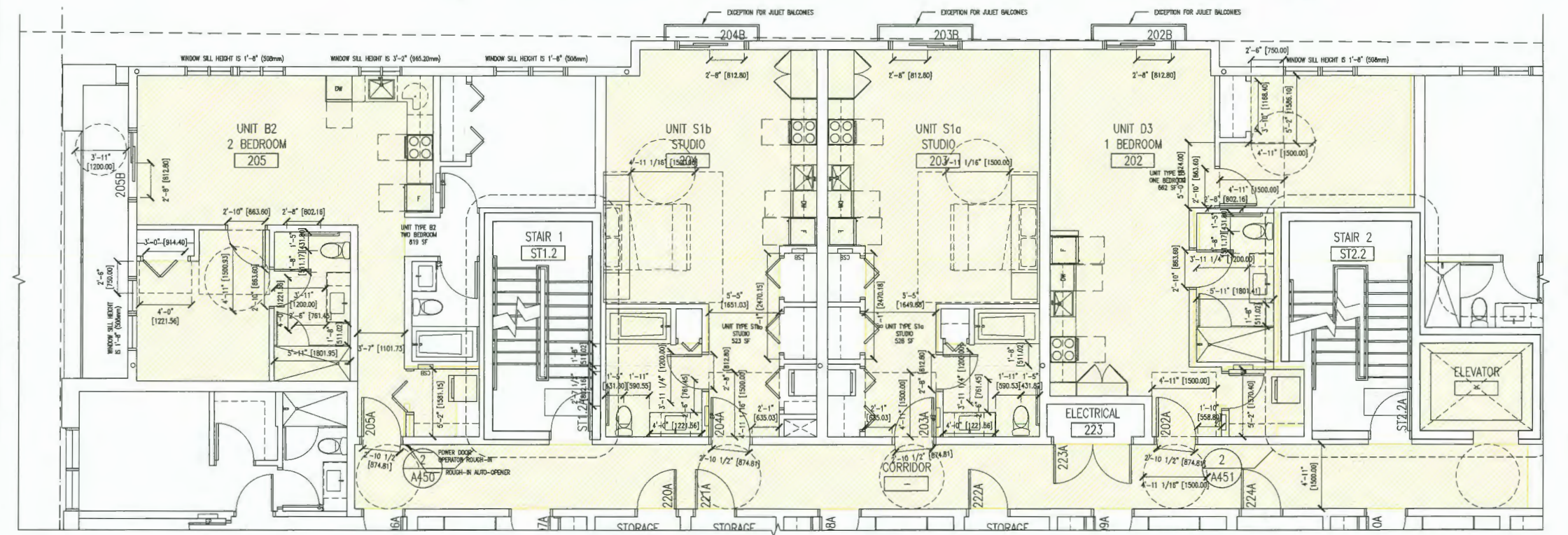
3 OUTDOOR AMENITY AREA ACCESSIBLE PLAN
1/8"=1'-0"



2 GROUND FLOOR ACCESSIBLE PLAN
1/8"=1'-0"

- PLAN LEGEND**
- PROPERTY LINE
 - STAIRWAY R.O.M.
 - BUILDING SETBACK
 - NEW WALL
 - PARKING SETBACK
- NOTE: ALL ADDING IN PLACE FEATURES ARE TO BE PROVIDED IN ALL UNITS:**
- STAIRWELL HANDRAILS (not applicable in units)
 - LOWER-TIME HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES
 - SOLID BLEEDING ON BATHROOM WALLS FOR FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATHUB AND SHOWER
- NOTE: ALL DOORS TO THE MAIN LOBBY, GARBAGE ROOM AND ROOF/OUTDOOR AMENITY AREA WILL HAVE AUTO-OPENERS**
- ACCESSIBLE PATHS AND AREAS**

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1 BASIC UNIVERSAL HOUSING UNIT LAYOUTS
1/8"=1'-0"

REV.	DESCRIPTIONS	BY	DATE
-	ISSUED FOR DEVELOPMENT PERMIT	HC	08.25.20
-	ISSUED FOR DEVELOPMENT PERMIT	HC	08.18.20
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-	ISSUED FOR ADP SUBMISSION (REVIEW)	HC	02.19.20
CAD FILE: x201		REVISION NO. <input type="text"/>	

PROJECT ADDRESS
9900 NO.3 ROAD
& ACCESSIBILITY

PROJECT 9900 NO.3 ROAD & 8031 WILLIAMS ROAD	
DRAWN TITLE BUH UNITS & ACCESSIBILITY ROUTES	PROJECT NUMBER 18-02 DWG. NO. A211

DATE MAY 2018	SCALE 1/8"=1'-0"	DRAWN KT	CHECKED HC
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DP 18-835533

JUN 25 2020
REFERENCE PLAN



4.16 Basic Universal Housing Features

Purpose

4.16.1 The basic universal housing features described in Section 4.16 are intended to facilitate ready access, use and occupancy of a dwelling unit by a person with a disability.

Building Access

4.16.2 Each dwelling unit and each type of amenity space shall be accessible to a person with a disability from a road and from an on-site parking area.

4.16.3 Access to the elevator shall be provided from both the road and the entry to the on-site parking area.

4.16.4 An automatic door opener shall be provided for the main entry.

Doors and Doorways

4.16.5 The minimum clear openings for all entry doors to every dwelling unit and doors in common areas shall be no less than 850.0 mm (which will be provided by a swing door). *Refer: F736, Sep 5/12*

4.16.6 The minimum clear opening for the interior doors to at least one bedroom, one accessible bathroom and to common living areas in every dwelling unit shall be no less than 800.0 mm (which will be provided by a swing door). *Refer: F736, Sep 5/12*

4.16.7 Doors in every dwelling unit and common areas shall be operable by devices that do not require light grasping or twisting of wrist.

4.16.8 Flush thresholds throughout the building shall be a maximum of 13.0 mm in height.

4.16.9 The above-noted requirements for doors do not apply to mechanical rooms, service areas, closets, etc. where through access is not required and access to a person with a disability is not anticipated.

4.16.10 Clear openings shall be measured as illustrated in Figure 1 below.

Figure 1. Clear Opening Measurement For Doors

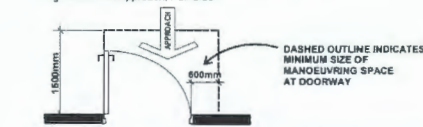


Manoeuvring Space at Doorways

4.16.11 Entry doors to every dwelling unit and door assemblies in common areas shall have a clear and level area which is not less than the following:

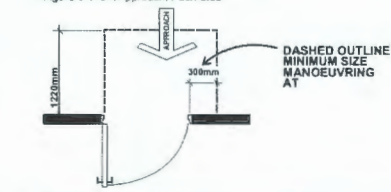
a) Where the door swings toward the area (pull door), 1500.0 mm long by the width of the door plus at least 600.0 mm clear space on the latch side, as illustrated in Figure 2 below. This requirement to apply to door assemblies to one bathroom and one bedroom in 2 bedroom and larger dwelling units. *Refer: F736, Sep 5/12*

Figure 2. Front Approach, Pull Side *Refer: F736, Sep 5/12*



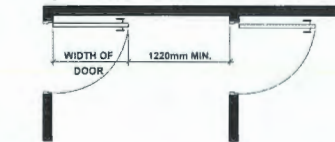
b) Where the door swings away from the area (push door), 1220.0 mm long by the width of the door plus at least 300.0 mm clear space on the latch side, as illustrated in Figure 3 below. This requirement to apply to door assemblies to common living areas in every dwelling unit, and one bathroom and one bedroom in 2 bedroom and larger dwelling units. *Refer: F736, Sep 5/12*

Figure 3. Front Approach, Push Side *Refer: F736, Sep 5/12*



c) Where there are doors in a series in common areas, there must be separation of at least 1220.0 mm plus the width of the door, as illustrated in Figure 4 below.

Figure 4. Separation of Doors in Series



d) Entry doors to every dwelling unit are exempted from the requirement to provide the 1220.0 mm long clear area and 300.0 mm or 600.0 mm clear space if rough in writing is provided for future conversion for an automatic door opener. *Refer: F736, Sep 5/12*

Corridor Widths

4.16.12 Common corridors shall be no less than 1220.0 mm wide and provide a clear area not less than 1500.0 mm by 1500.0 mm adjacent to the elevator entrance. *Refer: F736, Sep 5/12*

Floor Surfaces

4.16.13 Floor surfaces throughout the building shall have no abrupt changes in level, i.e., a maximum break of the flush threshold of 13.0 mm height. This requirement does not apply to exterior balcony, patio and deck door sills. *Refer: F736, Sep 5/12*

4.16.14 Floor surfaces shall be slip resistant.

4.16.15 Where carpets are used, they must be firmly fixed, have a firm underlay and pile under 13.0 mm height.

Windows

4.16.16 Windows which are accessible shall have a window sill height that does not exceed 750.0 mm above the floor to afford seated viewing. At least one window in the bedroom and one window in the living room shall afford such seated viewing.

4.16.17 Windows which are accessible shall have opening mechanisms operable with one hand and of a type that does not require light grasping, pinching or twisting of the unit.

Outlets and Switches

4.16.18 Light switches and electrical panels shall be 900.0 to 1200.0 mm from the floor. Intercom buttons shall be a maximum 1375.0 mm from the floor. *Refer: F736, Sep 5/12*

4.16.19 Electrical outlets, cable outlets and telephone jacks shall be located 455.0 mm to 1200.0 mm from the floor. *Refer: F736, Sep 5/12*

4.16.20 Thermostats shall be located between 900.0 mm to 1200.0 mm from the floor. *Refer: F736, Sep 5/12*

4.16.21 The operable part of controls shall be located within reach of a clear floor area that has a width of not less than 750.0 mm.

4.16.22 Light switches will be rocker or paddle-type switches.

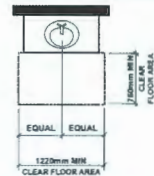
Bathrooms

4.16.23 At least one bathroom shall

a) have a toilet positioned with the centre line of the toilet 420.0 mm to 480.0 mm from a side wall on which a grab bar can be installed and at least 510.0 mm from any obstruction on the non-grab bar side and at least 800.0 mm from any obstruction in front of the toilet; and *Refer: F736, Sep 5/12*

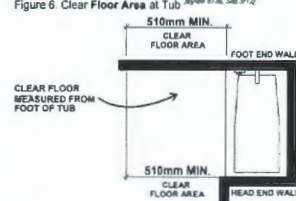
b) have a clear floor area at the sink of 760.0 mm by 1220.0 mm positioned for a parallel approach and centred on the sink, as illustrated in Figure 5 below.

Figure 5. Clear Floor Area at Sink



c) have a minimum clear area of 510.0 mm in depth along the full length of the bathtub, as illustrated in Figure 6 below. *Refer: F736, Sep 5/12*

Figure 6. Clear Floor Area at Tub *Refer: F736, Sep 5/12*



d) 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; and

e) include easy to grasp handles on faucets, e.g., lever-type faucets.

4.16.24 Where bathrooms are provided to serve a common amenity space, at least one shall be wheelchair accessible as described in the Building Code and the top of the rim of the toilet in that one bathroom shall be 480.0 mm above the floor.

Kitchens

4.16.25 The kitchen must have:

- a) some usable counter space and cupboards that can be easily accessed by people with disabilities, including people with wheelchairs, e.g., continuous counter between the stove and sink; adjustable shelves in all cabinets; pull-out work boards at 810.0 mm height; and pull-out cabinet shelves;
- b) easy to grasp handles on faucets, e.g., lever-type faucets;
- c) easy to reach and grasp handles on cupboards, e.g., D or J type cabinet handles and grab edges under counters;
- d) task lighting at sink, stove and key work areas; and
- e) plumbing and utility pipes located to provide for a potential 810.0 mm wide under counter workspace so as not to prevent the easy future conversion of counter space and sinks to being universally accessible for knee space under the sink and where there is a counter top stove built in.

Bedroom & Closet

4.16.26 The space around a bed in a dwelling unit that consists of a bachelor suite and at least one bedroom in every other dwelling unit shall have sufficient space to provide a turning diameter of 1500.0 mm on one side of a double bed.

4.16.27 The clothes closet in a dwelling unit that consists of a bachelor suite and at least one bedroom in every other dwelling unit shall have a clear opening of at least 900.0 mm, clear floor space of at least 750.0 mm by 1200.0 mm and a clothes hanger rod that can be lowered to 1200.0 mm.

Patio and Balconies

4.16.28 Access doors shall have a minimum clear opening of 800.0 mm. *Refer: F736, Sep 5/12*

4.16.29 Minimum dimensions of any balcony or patio shall be 1500.0 mm by 1500.0 mm. This requirement does not apply to "Juliet" or "French" style of balcony or patio. *Refer: F736, Sep 5/12*

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PROJECT ADDRESS
9900 NO.3 ROAD
& ACCESSIBILITY

PROJECT 9900 NO.3 ROAD & 8031 WILLIAMS ROAD	
DRAWING TITLE BUH UNITS FEATURES	PROJECT NUMBER 18-02
	DWG. NO. A212
DATE FEBRUARY 2020	SCALE NTS
DRAWN MH	CHECKED HC