



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: August 4, 2021

From: Wayne Craig
Director of Development

File: DP 19-878817

Re: Application by 1176782 B C Ltd for a Development Permit at 8100, 8120 & 8180 Westminster Highway

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a high-rise mixed use development containing approximately 880.6 m² (9,475 ft²) of commercial space and 130 dwellings (including 16 affordable housing units) at 8100, 8120 & 8180 Westminster Highway on a site zoned "Downtown Commercial (CDT1)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the front yard setback to Westminster Hwy from 3.0 m to 0.0 m (10 ft to 0 ft) inclusive of buildings and canopies.
 - b) apply the City Centre parking rate to the subject site.

for
Wayne Craig
Director of Development
(604-247-4625)

WC:rp
Att. 6

Staff Report

Origin

1176782 BC Ltd. has applied to the City of Richmond for permission to develop a 15-storey concrete high-rise tower with 130 dwelling units, including 16 affordable housing units, and a four-storey parking podium at 8100, 8120 & 8200 Westminster Highway on a site zoned “Downtown Commercial (CDT1)”. The site currently contains four two-storey commercial buildings, which would be demolished. The Director of the numbered company 1176782 BC Ltd. is Chiqui Zhang. Chiqui Zhang is also co-director of Rise-Sun North America Real Estate Ltd., along with Jianming Geng, which is the developer for this project. A location map for the subject site is provided on Attachment 1.

There is no rezoning associated with this development.

A Servicing Agreement is required as a condition of development permit issuance and includes, but is not limited to, the following improvements:

- Construct a new 2.0 m (7 ft.) concrete sidewalk with extended walkway to curb along the front site frontage (i.e. the Westminster Hwy site frontage).
- Construct a new 1.5 m (5 ft.) concrete sidewalk and rollover curb along the west site frontage (i.e. along the westerly lane).
- Disconnect all existing water, drainage and sanitary connections to the subject site and install new service connections.
- Registration of a legal easement agreement is required, ensuring that any above-ground third party equipment, such as hydro/telephone kiosks, are not located within the project’s frontage works. The exact right-of-way locations and dimensions of the PROP SRW would be confirmed through the Servicing Agreement process.

Development Information

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

Background

Development surrounding the subject site is as follows:

- To the north, across Westminster Highway, there are small, low-rise commercial developments designated under the City Centre Area Plan (CCAP) for high-density commercial and mixed-use development (Urban Core T6 (45 m) and Village Centre Bonus). Directly across from the subject site at 8131 Westminster Highway is an active development application (DP 18-797127) for a mixed use development consisting of a residential high-rise tower and mid-rise/parking podium, which was endorsed by the DP Panel on June 24, 2020. This DP would be forwarded to Council for consideration once the developer has satisfied the DP considerations associated with the proposed development.

- To the east is an existing mixed use development consisting of a residential high-rise tower and low-rise/parking podium at 8228 Westminster Highway (at the corner of Buswell Street). There is also a public lane that extends to and terminates at the east side of the subject site from Buswell Street.
- To the south is an existing parking structure that is attached via elevated walkway to a mixed use development consisting of a residential high-rise tower and mid-rise/parking podium at 6068 No. 3 Road.
- To the west is a public lane, across which is an existing mixed use development consisting of a residential high-rise tower and mid-rise/parking podium at 8068 No. 3 Road.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application.

The proposed development complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the “Downtown Commercial (CDT1)” zone, except for the zoning variances noted below.

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

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

- 1) reduce the front yard setback to Westminster Hwy from 3.0 m to 0.0 m (10 ft to 0 ft) inclusive of buildings and canopies.

(Staff support the proposed variance as it is a function of the road dedication being provided along Westminster Highway. The front edge of the proposed building face is in line with adjacent buildings to the east and west of the subject site and there is no impact on pedestrian circulation as new City Centre sidewalk will be constructed within the road dedication being provided.)

The proposed canopies and overhanging portions of the building contribute to enhancing the interface with the public realm along Westminster Highway and providing protection from the elements, consistent with the City’s design guidelines and policies, which support covered publicly accessible areas. The applicant has confirmed that there are no third-party utilities in the affected areas.)

- 2) apply the City Centre parking rate to the subject site.

(Staff support the applying the City Centre parking rates to the site as the property is an existing CDT1 zoned site and the applicant has agreed to provide affordable housing in keeping with the City’s Affordable Housing Policy. The CDT1 zone was excluded from automatically qualifying for the City Centre parking rates to incentivise the provision of affordable housing units. Transportation-related improvements are also being secured in the form of road dedication and frontage upgrades to ensure vehicle travel is accommodated in keeping with City standards.)

Advisory Design Panel Comments

On May 5, 2021, the Advisory Design Panel (ADP) supported the subject Development Permit application moving forward to the Development Permit Panel, subject to the applicant giving consideration to the ADP's comments. A copy of the relevant excerpt from the Advisory Design Panel Minutes is attached for reference (Attachment 3), together with the applicant's design response in '*bold italics*'.

Analysis

Conditions of Adjacency

- The proposed development includes enhancement of the Westminster Highway streetscape with active commercial uses and a covered approach to the residential entry lobby.
- The interface with the proposed west (side) City lane is enhanced at street level with retail frontage that wraps the corner and a pedestrian walkway extending south from Westminster Highway to the south, a loading bay and parkade access at street level; on the upper storeys of the podium form, the west elevation proposes parkade fenestration, limited dwelling fenestration and a deck attached to a dwelling unit.
- There is an existing sanitary SRW along the rear lot line and along the southerly 15.5 m (51 ft.) of the east lot line. As a condition of Development Permit issuance, the applicant is required to replace the existing SRW with a new one that updates the language of the agreement and expands the SRW by 1.5 m (resulting in an ultimate 3 m (10 ft.) SRW width along the rear of the site and an ultimate 4.5 m (15 ft.) SRW width along the southerly portion of the east side of the site, in order to ensure proper access to the underground sanitary infrastructure as needed. No sanitary works are required through the SA for this project.
 - Along the south lot line, the subject SRW area is proposed to be treated with a combination of artificial dog turf (as a dog run area), pedestrian pavers (for the dog owners), fencing and landscaping.
 - Along the east lot line, the subject SRW area is proposed to be treated with a combination of paving (as a terminus and turnaround for the easterly lane) and landscaping.
- To the rear (south) of the site is an existing four-storey parking structure. The roof of the parking structure is landscaped and accessible by residents of 6068 No. 3 Road and users of the parkade. The interface with that parking structure includes a 7.5 m separation between buildings. On the subject site, the rear yard contains the aforementioned dog run area and landscaping, and on the other side of that shared lot line is a paved area 4.5 m (15 ft.) wide, containing five Red Maple trees. Over both setback areas is an existing sanitary utility SRW that would be expanded on the subject site as part of this development. A new fence would be introduced along the shared lot line.
- A tiered massing is provided along the east side of the building, whereas the west side is more vertically-oriented. This asymmetry is effective in acknowledging the massing of buildings to the east and west of the subject site, and the massing context of the city block in general.
- The abutting podium to the east at 8228 Westminster Highway is lower than the proposed podium. That podium top includes landscaping, seating and a children's play structure, with a parapet and railing around its perimeter. The vast majority of the interface with the adjacent podium at 8228 Westminster Highway will be landscaped at a height equal to the

abutting podium's parapet. The remaining non-landscaped portions of the east podium interface consists of:

- the proposed east stair vestibule, which is located approximately the mid point of the east side of the subject podium; and
 - along the front most 10 m of the subject podium's east side, where it is unable to incorporate a stepped planter without impacting the easterly affordable housing dwelling below (on the fourth storey). This area will be treated with the with the terracotta rain screen that wraps around from the front elevation to add some colour and textural interest.
- The tower shape and placement on the subject site achieves the minimum 24m tower spacing guideline in the CCAP.

Urban Design and Site Planning

- Retail frontage is proposed along Westminster Highway (on both sides of the residential lobby entrance) and the northernmost portion of the west alley.
- An inset residential lobby entrance is proposed at the centre of the Westminster Highway frontage.
- Registration of a legal easement agreement is required, ensuring that that future owners of the building are aware of the potential impacts of the site's urban setting, including but not limited to the loss of view or sunlight as a result of off-site development.
- Registration of a flood indemnity covenant is required.
- The subject site would be required to be consolidated into a single lot prior to Development Permit issuance. Before the lots can be consolidated, the existing buildings must be demolished and the site cleared.

Transportation

- The CCAP requires the expansion of rear lane and road networks. Road dedication is required along the north property line of 2 m width for future Westminster Highway road widening. Lane dedication is required along the west property lines of 3 m width (plus a 1.2 m corner cut).
 - In accordance with the existing "Downtown Commercial (CDT1)" zoning, the density is calculated on the gross site area prior to road dedications being provided.
- The adjacent urban lane to the west of the subject site runs north-south, from Westminster Highway to Saba Road.
- The adjacent urban lane to the east of the subject site runs east-west, from Buswell Street and terminates at the east lot line of the site. This lane provides vehicle access to both 6133 and 6191 Buswell Street, and would not serve or otherwise impact the proposed development.
- All transportation improvements required with respect to the subject development will be designed and constructed at the owner's sole cost through the City's Standard Servicing Agreement processes as a consideration of the Development Permit. Key transportation improvements to be provided by the owner include:
 - Along the Westminster Highway frontage: new 2.0 m wide concrete sidewalk at the new property line, street trees in tree grates and hardscaping behind existing curb and gutter, and maintain existing eastbound traffic lanes.
 - Along the City lane frontage: new 1.5 m wide concrete sidewalk at the new property line and paving the lane along the west frontage, complete with roll-over curb.

- Because the solid waste pick up area does not meet the dimensional requirements for certain garbage and recycling trucks, signage informing solid waste service providers of the area dimensions are required to be included on the Building Permit drawings when the Building Permit is submitted.
- The applicant has agreed to voluntarily contribute to Traffic Intersection Upgrades for the intersection at Westminster Highway & No. 3 Road.

Parking and Access

- Vehicle access is proposed to the site from the required City lane at the west side of the development, which is accessed from Westminster Highway (via eastbound only) and Saba Road.
- The total number of parking spaces proposed to be provided on-site is 178, including 147 for the use of the residents (of which 15 spaces are assigned to residents of affordable housing unit) and 31 spaces shared between commercial uses and residential visitors.
- A medium (SU-9) on-site loading spaces is provided on the west side of the site, accessed by, and parallel to, the west lane.
- Commercial parking is provided on the first storey (P1), whereas residential parking is provided on the upper storeys of the parkade (P2, P3 and P4).
- Short term class 2 bicycle storage is accommodated with bicycle racks dispersed within the front yard along Westminster Highway. Longer term class 1 bicycle storage is accommodated in shared secure bicycle storage areas located on all four levels of the parking structure, with commercial class 1 bicycle storage and end-of-trip facilities located on P1.
- Registration of a legal agreement is required, ensuring the provision of energized electric vehicle (EV) charging outlets for 10 per cent of the shared visitor/commercial parking spaces (208V - 240V). 100% of the residential parking spaces will be energized in accordance with the Zoning Bylaw requirements.
- Registration of a legal agreement is required, ensuring that tandem vehicle parking spaces are assigned to the same dwelling unit. All 16 sets of tandem parking spaces (consisting of 32 individual parking spaces) are located on P4.
- Registration of a legal agreement is required, ensuring that the shared visitor/commercial parking spaces, loading bay or bicycle storage will not be sold, leased, assigned, designated or allocated in any way, and that the conversion of bicycle storage areas into habitable space remain prohibited.

Architectural Form and Character

- The proposed development contributes towards contemporary architectural expression including a high level of architectural design, articulation and material quality. The design includes articulation along the building facades, terraced building massing and a substantial podium with commercial base to anchor the building.
- The front elevation treatment of the podium wraps around to the north part of the west elevation, providing a more welcoming urban environment to the portion of the west elevation that would be visible from No. 3 Road and the Canada Line.
- The front elevation of the parkade (facing Westminster Highway) is screened by the retail units on the first and second storeys, and on the third and fourth storeys (in tandem with the affordable housing dwelling units on the fourth storey) by a red terracotta rain screen

cladding that would be attached to the face of the parkade structure and building. This screening structure also wraps around to include the northerly portion of the west elevation.

- The proposed cladding materials (cement panel, metal panels, stainless steel perforated screens, window wall, and glass guard rails) are consistent with the Official Community Plan (OCP) guidelines and contribute towards a distinct identity and urban environment.
- The palette of colours includes light grey tones, with dark grey tone accents and a singular, bold terracotta accent across the podium above the retail units. When used in combination with variations in massing and materials, helps break up the massing, reinforce the identity of the project and project an interesting and contemporary image.
- Rooftop equipment will be located at the top floor level and screened.

Landscape Design and Open Space Design

- The CCAP encourages the provision of additional open space to enhance the urban environment. The subject development's public open space contributions are provided along Westminster Highway and the northerly parts of the adjacent lane to the west.
- 1,132 m² (12,185 ft²) of residential outdoor amenity space is provided atop the podium on the fifth storey that wraps around the east, south and west sides of the tower. This area includes a children's play area and is accessed through corridors on the fifth storey as well as via the adjacent indoor amenity area.
 - Urban Agriculture plots for residents are provided in the southwest corner of the podium-top residential outdoor amenity area.
 - 408 m² (4,392 ft²) of the podium-top residential outdoor amenity area is dedicated as children's play area, which is designed to encourage children's play including:
 - a prefabricated 'forest cottage' playhouse (to accommodate play for ages three and under) with wood seating stumps.
 - a circular rubberized play mound, with embedded tunnels through the mound and embedded timber climbing poles (to accommodate play for ages 3 to 12) with a Snakebark Maple tree in the centre and rubberized surface surrounding the mound's fall zone.
 - dense landscaping on the east and southeast sides of the play areas. The easterly landscaping is stepped down in a lowered planter in order to improve the interface with the abutting podium to the east at 8228 Westminster Highway.
 - Three bistro tables, each with four chairs, are provided between the children's play area and the indoor amenity area, for easy supervision of children.
- Private outdoor patios or balconies are provided for all dwelling units.
- A dog run is proposed in the centre of the 3.0 m deep rear yard, which is over a required 3.0 m sanitary SRW. The 51.5 m² dog area includes artificial dog turf and urine-tolerant grass planting, and is fenced off with a 1.26 m high steel post fence and gate at the east and west extents of the artificial turf area. To the east and west of the dog area are pedestrian areas (each approximately 30 m² in size exclusive of landscaping) that include pavers ground treatment and low, CPTED-friendly and shade-tolerant plantings.
 - The dog run area is accessed via the pedestrian rear yard areas, which are in turn accessed from the parkade interior (P1).
 - Access to the rear yard is restricted by 1.87 m high steel post fence along the rear lot line, south of the vehicle access gate adjacent to the west lane and south of the easterly lane turnaround on the east side of the site.

- There are several green roof areas proposed throughout the building, each of which would not be accessible to residents:
 - The northeast corner of the fifth storey podium top would be planted with patterned sedum and magnolia trees, establishing an effective buffer between the proposed building and the adjacent podium to the east at 8228 Westminster Highway.
 - Seventh storey rooftop (i.e. L8), which will not be accessible, is proposed to be landscaped with patterned sedum.
- All landscaped areas will be serviced by an irrigation system.
- Prior to forwarding the subject application to Council, the applicant is required to provide to the City, a Letter of Credit for landscaping in the amount of \$739,457.95, as estimated by the project Landscape Architect and including a 10% contingency to ensure that on-site landscape features are provided in accordance with the Development Permit.
- Five off-site trees (trees #643-647; all Red Maple trees in good-to-fair condition), one street tree (tree # 642; also a Red Maple tree in fair condition), and three on-site trees were identified on the tree survey. The off-site trees and the street tree were identified for retention, and the total tree survival security is \$12,500.
 - The tree survival security for the street tree is \$5,000.
 - The tree survival security for the five off-site tree is \$7,500 (5 x \$1,500).
- There are no bylaw-sized trees on-site. There are 56 trees being planted on-site.
- Prior to issuance of the Development Permit, the applicant must submit a contract with the project arborist ensuring that they are on-site during any construction works within a tree protection zone of a retained tree, and also to require the arborist's site monitoring inspections and a post-construction assessment report which would be submitted to the City for review.

Exterior Lighting

- At the front of the building, exterior lighting is only proposed on street level. Wall sconces are proposed along the Westminster retail storefronts for pedestrian safety and as a general CPTED best-practice. Soffit lights are proposed along the east retail frontage where the terra cotta volume overhangs. Wall sconces are proposed on both sides of the inset approach to the residential lobby entrance. No lights would be provided on the building canopies.
- The west lane is proposed to have wall-mounted lights at street level (regular interval) for pedestrian safety and as a general CPTED best-practice. The lane will also have street lamps per standard city lane improvement requirements.
- The rear yard is proposed to be lit by wall-mounted lights at street level (regular interval) as a general CPTED best-practice.
- A portion of the parkade lights would be activated by motion sensors (part of energy conservation measures), which would reduce the amount of light emitting thru the openings on the south, west & east walls. Surrounding buildings include parkade podiums of comparable height and fenestration. The applicant has confirmed that headlights cast from the subject parking structure would not impact neighbouring buildings.
- With the exception of lights over exterior fire exit doors on the fifth storey roof garden (which are required via Building Code), there will be no exterior lights attached to the tower, including no exterior lights on the balconies & patios accessed from individual dwelling units.

- Landscape lighting on the fifth storey roof garden would consist only of path lighting. The path lighting is proposed as downlights recessed into the sides of concrete planter walls.

Crime Prevention Through Environmental Design

- CPTED measures enhance safety and personal security in and around the proposed building.
- Along the Westminster Highway frontage, building entries are clearly visible and easily recognizable, with paving treatments that delineate the public, semi-public, and private spaces. Natural surveillance is enhanced at street level by the extensive amount of retail glazing.
- Along the west lane, a raised sidewalk and new street lamps enhance pedestrian safety. The retail glazing wraps around and extends down the lane from Westminster providing additional natural surveillance. There are no blind corners or hidden alcoves & recesses. The area outside the loading, garbage collection, and parkade entry would be clearly visible and well-lit.
- The rear yard is fenced in, with an open picket fence design to maximize natural surveillance and to delineate the space as a semi-private area, and programmed with a dog area to encourage its regular use. The rear yard is fully open to view from the parkade interior and from the west lane, with wide building openings along the length of the space to allow easy physical and visual connection. Planted areas are minimized and are planted with low groundcover and hedges to prevent obstructing natural surveillance, eliminate hiding opportunities, and easy maintenance to give an impression of ownership, care, and security. Exterior lighting, placed at regular intervals, provides visibility. The upper levels of the parkade facing the rear yard have large openings to promote a sense of natural surveillance (note that the neighbouring building to the south also has large openings facing this rear yard).
- The parkade has an open floor plan design for clear line of sight. Hidden recesses and alcoves are avoided. Painted paths are provided to allow protected pedestrian access outside of drive aisles to the dog area. The residential parkade is separated from the commercial parkade by a security gate. Access to elevator lobbies and exit stairwells are clearly visible. Elevator lobbies have clear-glazed enclosures for better natural surveillance, and are equipped with controlled-access (card reader) and CCTV systems. All bicycle storage rooms are enclosed with solid opaque walls and have steel doors & frames with safety glazing for permanent visual access. Doors are hinged on the inside to prevent tampering. Access to bicycle rooms is via a card reader controlled-access system. The entire interior of the bicycle rooms are also visible from its entry door.
- The residential lobby is a single-point entry to the residential tower, with all other access points required for fire egress are restricted to exit only. The lobby is easily visible from the street and is well lit for natural surveillance. Access is via a card reader controlled-access system and a CCTV system would also be employed.
- Common indoor amenity spaces are located to allow natural surveillance and include windows adjacent common corridors and the exterior. The interior of each amenity room is visible through its entry door. The exterior amenity garden on the fifth storey allows natural surveillance from the surrounding dwelling units, and there is also clear delineation between private patio areas and common areas.

Public Art

- As a consideration of Development Permit issuance, the applicant has offered to make a cash-in-lieu contribution to the City's Public Art Program. Public Art staff have proposed that part of the contribution be used to install an art work on the terracotta rain screen on the second to fourth story of the front and west elevations of the building to celebrate the Brighthouse Village Centre. The applicant is supportive of this proposal and the general location and budget details are included in the attached Public Art Plan (Attachment 4).
- The associated Public Art Plan was considered and endorsed by the Richmond Public Art Advisory Committee (RPAAC) on April 20, 2021.
- Should the proposal move forward, the artist and art concept selection process is expected to be completed in the autumn of 2021. Once the art concept is determined and the technicalities of its implementation within the facade are fully understood, a General Compliance application will be required to modify the approved Development Permit and a general compliance report will be brought forward to the DP Panel for consideration.
- As a consideration of Development Permit issuance, the property owner will register an agreement on title to ensure that the public art installations are maintained by the owner should the public art be installed on the building as envisioned.
- Prior to Development Permit issuance, the developer shall submit a Letter of Credit for \$98,134.16 in order to secure the implementation of the Detailed Public Art Plan.

Affordable Housing

- In compliance with the City's Affordable Housing Strategy, the owner proposes to design and construct 16 low-end-of-market rental units, comprising at least 967.04 m² (10,409 ft²) of habitable space, based on 10 per cent of the development's total residential floor area. Occupants of these units will enjoy full use of all residential amenity spaces, parking, bicycle storage, and related features, at no additional charge to the affordable housing occupants.
- Affordable housing units are located on the fourth storey (nine dwelling units) and on the sixth storey (seven dwelling units).
- The applicant has engaged with a Non-Profit Organization (S.U.C.C.E.S.S) to manage the affordable housing dwelling units. A memorandum of understanding from the organization, which confirms the intent to enter into a 20-year lease agreement with the developer to provide management operations and maintenance services for the affordable housing component of the proposed development, is provided on Attachment 5.
- The proposed building includes 968.3 m² (10,423 ft²) of floor area exclusive to Affordable Housing dwelling units, which exceeds the minimum.
- Prior to Development Permit issuance, a Housing Agreement and Housing Covenant will be registered on title requiring that the owner satisfies all City requirements in perpetuity.

Unit Type	Affordable Housing Strategy Requirements			Project Targets	
	Minimum Unit Area	Maximum Monthly Unit Rent*	Total Maximum Household Income*	Unit Mix	Number of Units**
Studio	37 m ² (400 ft ²)	\$811	\$ 34,650 or less	6.3%	1
1-Bedroom	50 m ² (535 ft ²)	\$975	\$ 38,250 or less	62.5%	10
2-Bedroom	69 m ² (741 ft ²)	\$1,218	\$ 46,800 or less	25.0%	4
3-Bedroom	91 m ² (980 ft ²)	\$1,480	\$ 58,050 or less	6.3%	1
Total	967.0 m² (10,409 ft²)	N/A	N/A	100%	16

* Denotes the council-approved rates as of July 24, 2017. Rates may be adjusted periodically as provided for under adopted City policy.

** 88% of affordable housing units meet Richmond Basic Universal Housing (BUH) standards.

Accessible Housing

- 14 of the 16 affordable housing units in the proposed development are basic universal housing units that are designed to be easily renovated to accommodate a future resident in a wheelchair. These units are required to incorporate all of the accessibility provisions listed in the Basic Universal Housing Features section of the City's Zoning Bylaw, and are permitted a density exclusion of 1.86 m² (20 ft²) per unit.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
 - 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.
- Wheelchair access is accommodated in all interior and exterior common areas and corridors to unit entries.

Child Care

- The developer would provide a voluntary cash contribution of \$0.80 per buildable square foot to the City's child care fund, resulting in a total contribution of \$90,855.24.

Sustainability Measures

- The building is proposed to be District Energy Utility (DEU) compatible and mechanical system would be designed to facilitate a future connection to a City utility. Registration of a legal agreement on title is required, securing the owner's commitment to connect to a DEU that provides that no Building Permit will be issued unless the building is designed with the capability to connect to and be serviced by a DEU. The owner will also be required to provide mechanical drawings and energy modeling, which shall be reviewed by the City and LIEC for compliance with DEU requirements (i.e. capable of connecting to a future DEU system) prior to Building Permit issuance.
- The proposed building would be required to achieve Step 3 of the BC Building Step Code.

Urban Noise & Noise Mitigation

- The site is located in an area impacted by aircraft noise (Area 4) and registration of an aircraft noise sensitive use legal agreement on title is a consideration of the Development Permit. As part of the Building Permit (BP) process, the applicant is required to design and construct the building in a manner that mitigates potential aircraft noise to the proposed dwelling units. Submitted acoustic and mechanical engineering information indicate the proposal dwelling units will achieve the required:

- CMHC guidelines for interior noise levels as indicated in the following chart:

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

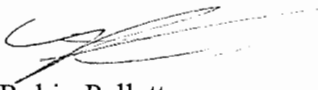
- The ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.
- Registration of a legal easement agreement is required, identifying that the proposed development must be designed and constructed in a manner that mitigates potential aircraft noise to dwelling units.

- An acoustical and mechanical report and recommendations, prepared by an appropriate registered professional, is required prior to Development Permit issuance. This report would demonstrate that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements.
- Registration of a legal easement agreement is required, ensuring that future owners of the building are aware of the potential noise impacts originating from the on-site commercial uses.

Conclusions

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

The list of Development Permit Considerations is included in Attachment 6, which has been agreed to by the applicant (signed concurrence on file).



Robin Pallett
Planner 2
(604-276-4200)

RP:js

Attachments

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

Attachment 3: Excerpt from the Meeting Minutes of the ADP (May 5, 2021)

Attachment 4: Public Art Plan

Attachment 5: Letter from S.U.C.C.E.S.S.

Attachment 6: Development Permit Considerations





DP 19-878817

Attachment 2

Address: 8100, 8120 & 8180 Westminster Highway

Applicant: 1176782 BC Ltd.

Owner: 1176782 BC Ltd.

Planning Area(s): City Centre Area Plan (Brighthouse Village), Sub-Area B.4

Floor Area Gross: 11,299.42 m²

Floor Area Net: 10,550.91 m²

	Existing	Proposed
Site Area:	3,127.20 m ²	2,877.48 m ²
Land Uses:	Commercial	Commercial, Multi-Family Residential
OCP Designation:	Downtown Mixed Use	No change
Zoning:	CDT1	No change
Number of Units:	0	130

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	3.33 Base (incl. 0.33 FAR bonus for providing affordable housing and child care cash-in-lieu)	3.33 FAR plus DEU Bonus (1.0 m ² per dwelling unit) & BUH Exemption (1.86 m ² applied to 7 dwelling units) Total proposed FAR: 3.37	None permitted
Lot Coverage:	Max. 90%	37%	None
Setback – Front Yard:	Min. 3.0 m	0.0 m	Variance Requested
Setback – West (interior) Side Yard:	Min. 0.0 m	0.0 m	None
Setback – East (interior) Side Yard:	Min. 0.0 m	0.0 m	None
Setback – Rear Yard:	Min. 3.0 m	3.0 m (0.0 m to sanitary SRW)	None
Height (m):	Max. 47.0m (GSC*) above geodetic	46.96m (GSC) above geodetic	None
Off-street Parking Spaces – Regular/Commercial:	Commercial: 30 min. Residential: 129 min.	Commercial: 30 Residential: 140	Variance Requested
Off-street Parking Spaces – Accessible:	Commercial: 1 min. Residential: 3 min.	Commercial: 1 Residential: 4	None
Total off-street Spaces:	159	170	None

Tandem Parking Spaces	Max. 50% of market residential spaces	16 sets (32 spaces), or 23%	None
Amenity Space – Indoor:	OCP: Min. 100 m ²	168 m ²	None
Amenity Space – Outdoor:	<p>OCP: Min. 6.0 m²/unit = 780 m², of which 3.0m²/unit = 390 m² is for children's play area, plus</p> <p>CCAP: Min. 10% of net site area = 287.75 m²</p> <p>Total Min. = 1,067.75 m²</p>	<p>1,132 m², (of which 408 m² is child-friendly play area)</p>	None

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, May 5, 2021 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

DP 19-878817 – 15-STOREY HIGH RISE TOWER MIXED USE DEVELOPMENT

ARCHITECT: W.T. Leung Architects Inc.

LANDSCAPE ARCHITECT: ETA Landscape Architecture

PROPERTY LOCATION: 8100, 8120 and 8200 Westminster Highway

Applicant's Presentation

Architects Wing Ting Leung and Konning Tam, W.T. Leung Architecture Inc., Landscape Architect Jocelle Smith, ETA Landscape Architecture, Jason Packer, Recollective, and Peter Kuo, Williams Engineering, presented the project and answered queries from the Panel.

Panel Discussion

Comments from Panel members were as follows:

- appreciate the provision of 16 affordable housing units all designed with Basic Universal Housing (BUH) features;
- also appreciate the provision of wheelchair access to the balconies of all units with BUH features;
- consider adding more accessible parking spaces than what is required by the City considering the number of accessible units that are being provided and the present and future needs of the City's aging population;

Total number of accessible parking spaces increased from three to four.

- appreciate the applicant's informative presentation;
- appreciate the applicant for targeting Step 3 of the BC Energy Step Code in terms of energy efficiency;

- consider enhancing the design of louvers on the façade of CRUs considering their importance to the aesthetics of the building and from a public realm perspective;

For the CRUs east of the lobby entrance, the design intent is to place intake and exhaust vents on the soffit of the overhanging terra cotta volume. This negates the need to place louvers within the storefront windows for a cleaner aesthetic. For the CRUs west of the lobby entrance, louvers are placed within the storefront behind the terra cotta “baguettes” (horizontal sunshades) above the glass canopy. The baguettes will conceal the louvers.

- consider the ventilation and exhaust system requirements and exterior façade design should one of the CRUs be utilized as a restaurant space;

Should one or more of the east CRUs be used as a restaurant, the kitchen exhaust can be routed via the parkade to discharge to the east lane. This location is furthest away from street activity as well as dwelling units. For the west CRUs, the kitchen exhaust can be routed to via the parkade to discharge at the garbage collection area on the west lane.

- appreciate the design of the building and its separation from surrounding towers; like the massing and articulation of the building façade; not concerned with the building exceeding the maximum tower floorplate as provided in the CCAP guidelines due to the proposed articulation of the tower massing;
- reconsider the proposed dog run area on the south property line as it lacks sun exposure and could only be accessed from inside the building; the proposed amenity would not provide a good experience for users;

Applicant proposes to re-program the rear yard with uses that are an extension of the parking area – ie. parking spaces and/or Class B bicycle racks. Discussions are ongoing with Staff to identify suitable use(s) and plant materials with CPTED concerns in mind.

- consider extending the CRU frontage at the northwest corner (i.e., at the corner of Westminster Highway and the public lane) to active the public lane;

The storefront glazing has been extended an additional 2.4m [8 ft.] south down the lane

- appreciate the terra cotta screening that appears to float above the ground level retail spaces; creates a strong presence to the project; reconsider pulling out the podium street wall at the east end to preserve the design intent for the floating volume;

The wall at the east end is a down-turned extension of the soffit band treatment and acts as a bookend to conceal the sidewall of the east neighbour for a cleaner aesthetic. Because the end wall (and the soffit) is clad in a contrasting grey fibre cement panel, this will not distract from the strong terrace cotta volume above.

- consider incorporating outdoor patio spaces for dining along the frontage of CRU spaces to help activate the public realm, maximize the use of CRU spaces, and address business and health concerns for the present and future pandemics;

The CRUs are currently intended to be retail or office-oriented instead of food service-related. Should a restaurant and/or café tenant materialize, there is a small area between the back of sidewalk and storefront face for outdoor seating. The area may be expanded if the operator seeks a street use license with the City.

- consider installing appropriate types of doors (e.g. roll up doors) for the CRUs to enhance indoor-outdoor connection especially during summer; look at coffee shops along Main Street in Vancouver as precedent;

The CRUs are currently intended to be mainly retail or office-oriented instead of food service-related. Should a restaurant and/or café tenant materialize, the storefront system can be modified for sliding or rollup doors. If modification is requested by the Owner prior to Building Permit application, an amendment to the Development Permit will be applied for.

- appreciate the presentation which is easy to follow;
- the programming and choice of materials for the podium level shared outdoor amenity area are appropriate; appreciate the series of outdoor rooms being created; the programming for the play area is well thought out; appreciate the installation of natural play elements in the play area;

Noted. East of the children's play area is a water feature with three granite cube bubblers and a river stone runnel. It is envisioned that this water feature will be used as part of children's play.

- consider incorporating a water feature with play value on the shared outdoor amenity area;
- appreciate the choice of planting materials on the podium; consider introducing the same planting strategy, i.e. pollinator planting, for the extensive green roofs rather than just sedum planting;
- ensure appropriate soil depth for planters on the podium level;

Noted. Per Landscape Architect details, raised planter walls will ensure minimum soil depths of 610mm to 915mm.

- support the Panel comment that the proposed dog run area on the south property line could be problematic due to its proximity to adjacent developments; consider opportunities for programming of the widened SRW area along the rear of the subject site;

Applicant proposes to re-program the rear yard with uses that are an extension of the parking area – ie. parking spaces and/or Class B bicycle racks. Discussions are ongoing with Staff to identify suitable use(s) and plant materials with CPTED concerns in mind.

- there is contrast between the CRU units and the entrance to the residential tower; consider stronger articulation on the ground level;

The zigzag pattern of the tower's light-coloured fibre cement cladding has been extended down to ground level to help further articulate the residential tower.

- support the Panel comment to provide usable outdoor spaces for CRUs as it would enhance the public realm along Westminster Highway;
- overall, the proposed development is well thought out;
- in general, appreciate the slender tower form with a north-south orientation, which is the most successful feature of the project together with the strip of balconies; more successful than the vertical zigzag pattern;
- appreciate the light-coloured cladding of the tower which helps blend in with the sky and the terra cotta screening which anchors the building on the ground plane;
- support the recessed entry for the residential tower which creates a private zone and provides a natural wayfinding for the residential uses of the building;
- support the introduction of horizontal and vertical slots which are generally successful; however, there is missed opportunity for the horizontal slot underneath the balconies at Level 11 which could have been carried all the way across to the east; this would have helped clarify the tower's distinct volumes;

The massing diagram in the submission material may have been unclear. The horizontal slot does indeed extend around the south and onto the east side of the tower, stopping at the vertical slot on the east side. This can be seen on the east elevation drawing as well as on images of the model.

- in general, support the additional tower floor plate; however, does not fully support the "bump" on the east side of the tower on the 8th, 9th and 10th storeys which appears to contradict the design intent of the building architecture (i.e., slim tower profile facing Westminster Highway);

The "bump" on the east side is intended to create a terraced massing for varying roof heights and intervening forms. We note that the massing is generally appreciated by the Panel.

- appreciate the terra cotta screening; the applicant is encouraged not to bring it down to grade to preserve its design intent to create a floating horizontal volume;

The terra cotta cladding does not extend down to the ground level.

- consider recessing the west side of CRU No. 101 slightly inward to further celebrate the terra cotta screening as a floating volume;

While the west wall is not recessed, the west storefront windows have been extended a further 2.4m south down the lane. This additional glass area will further reinforce the floating volume above.

- consider installing additional security features for the bicycle rooms (e.g. removing automatic door openers and adding more deadbolt locks) to prevent thefts in the parkade;

Per Bylaw requirements, all bike rooms are enclosed with solid opaque walls and have steel doors & frames with safety glass for permanent visual access. Doors are hinged on the inside to prevent tampering. No automatic door operators will be specified, and access will be via a programmed key fob. All of the interior within each bike room will be visible from the entry door. Bike rooms will also have motion-activated lights.

- appreciate the massing on the east side of the building broken down and stepped down and the west side massing not stepped down and flat and aligns with the adjacent development to the west; the proposed development fits well with its existing site context;
- not concerned with the building exceeding the maximum tower floorplate as per the CCAP's guidelines; the slender tower form is successful when viewed from Westminster Highway and from the south; the building may appear a bit bulky looking from the east and west but not dramatic;
- appreciate the terra cotta floating volume; however, the two pieces on both sides of the residential tower are very similar; consider either making them identical, i.e., symmetrically similar, or differentiate them, e.g. adding more terra cotta to the top;

The intent is to create volumes that are similar, but not identical. While the treatments are similar, the differences are not subtle. The volumes have different parapet heights; the west volume is articulated with "baguette" sunshades, while the east volume has a soffit band clad in contrasting colour & material; the east volume uses deep horizontal slots to express the floating volume, while the west volume uses a combination of glazing & baguettes to reinforce the floating volume above. Additional differentiation may make the facade too busy and distracting.

- not concerned with the "bump" as it works well on the stepped down massing on the east side of the building;
- concerned with the usability of the proposed dog run area at the rear of the building as a dog run area is already provided at the shared outdoor amenity area on Level 5 which would be preferred by residents due to its better location; consider alternative programming for the dog run space on ground level, e.g. potential space for bike storage;

The dog area has been deleted. Applicant proposes to re-program the rear yard with uses that are an extension of the parking area – ie. parking spaces and/or Class B bicycle racks. Discussions are ongoing with Staff to identify suitable use(s) and plant materials with CPTED concerns in mind.

- appreciate the proposed use of cementitious panels around the buildings; commend the applicant for the choice of building materials and colours;

- the project would be a good addition to the area;
- new buildings in the City are targets for break-ins and thefts; consider installing CCTV cameras in the parkade and installing adequate lighting; and

CCTV cameras are provided at entry points to the building – eg. Street lobby, parkade access points, lobbies & common corridors from each parkade level.

- support the Panel comment to enhance the security for bike storage and enclosures in the parkade.

Per Bylaw requirements, all bike rooms are enclosed with solid opaque walls and have steel doors & frames with safety glass for permanent visual access. Doors are hinged on the inside to prevent tampering. No automatic door operators will be specified, and access will be via a programmed key fob. All of the interior within each bike room will be visible from the entry door. Bike rooms will also have motion-activated lights.

Panel Decision

It was moved and seconded

That DP 19-878817 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

Attachment 4



DETAILED PUBLIC ART PLAN 8100 WESTMINSTER HWY

SUBMITTED APRIL 13, 2021

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PROJECT DETAILS

PROJECT ADDRESS	8100 - 8180 WESTMINSTER HWY
LEGAL ADDRESS	Lots 1, 2, and 3 Section 9 Block 4 North Range 6 New Westminster District Plan 8649
TOTAL FAR SITE AREA	11,299.42 M ² (121,625.94 SQ. FT.)
PUBLIC ART BUDGET	\$98,134.16

PROJECT CONSULTANTS

PROJECT OWNER | RISESUN NORTH AMERICA REAL ESTATE LTD.
400- 999 W Broadway
Vancouver, BC V5Z 1K5

ARCHITECT | W.T.LEUNG ARCHITECTS INC
973 W Broadway wing@wtleungarch.com
Vancouver, BC V5Z 1K3

Wing Leung | Principal
(604) 736-9711
wing@wtleungarch.com

LANDSCAPE ARCHITECT | ETA LANDSCAPE ARCHITECTURE
1690 W 2nd Ave
Vancouver, BC V6J 1H4

PUBLIC ART CONSULTANT | BALLARD FINE ART LTD.
1243 Duchess Avenue
West Vancouver, BC V7T 1H3

Jan Ballard | Principal
(604) 922-6843
jan@ballardfineart.com

INTRODUCTION

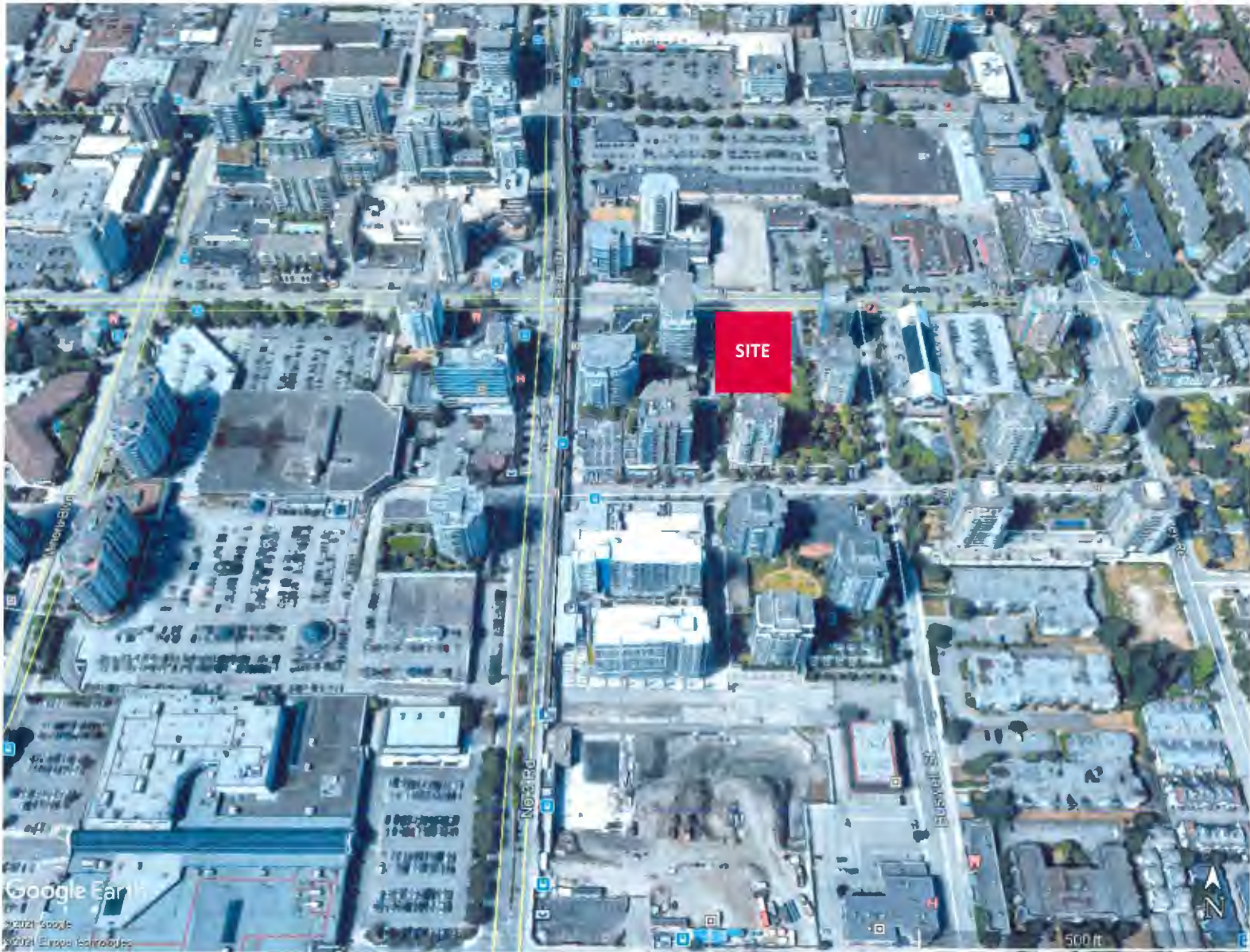


Richmond City Centre, Aerial View

8100 Westminster Hwy is a mixed-use housing development located on Westminster Hwy in the evolving Brighthouse neighbourhood within Richmond City Centre. Fronted by Westminster Hwy, with No. 3 Rd to the west and Buswell St to the east, this connected site offers an exciting opportunity for an engaging public artwork which reflects the unique qualities of the area.

To ensure the highest quality, creativity, and originality of the public artwork, RiseSun North America Real Estate Ltd. has engaged Ballard Fine Art Ltd. to provide public art consultation. Ballard Fine Art will strive to support the City of Richmond's Public Art Program goals by facilitating a public art work that creates distinctive public spaces, enhances the sense of community place and civic pride and increases connectivity within the area. Rise Sun North America is looking forward to working with the City of Richmond and the selected artist to facilitate a dynamic public artwork that will contribute to the artistic and cultural landscape of the Brighthouse Village neighbourhood and the greater Richmond Community.

CONTEXT PLAN



Context Map showing 8100 Westminster Hwy site location within the Brighthouse Village neighbourhood of the City of Richmond

PROJECT DESCRIPTION



Perspective view looking SE from Westminster Hwy, Rendering

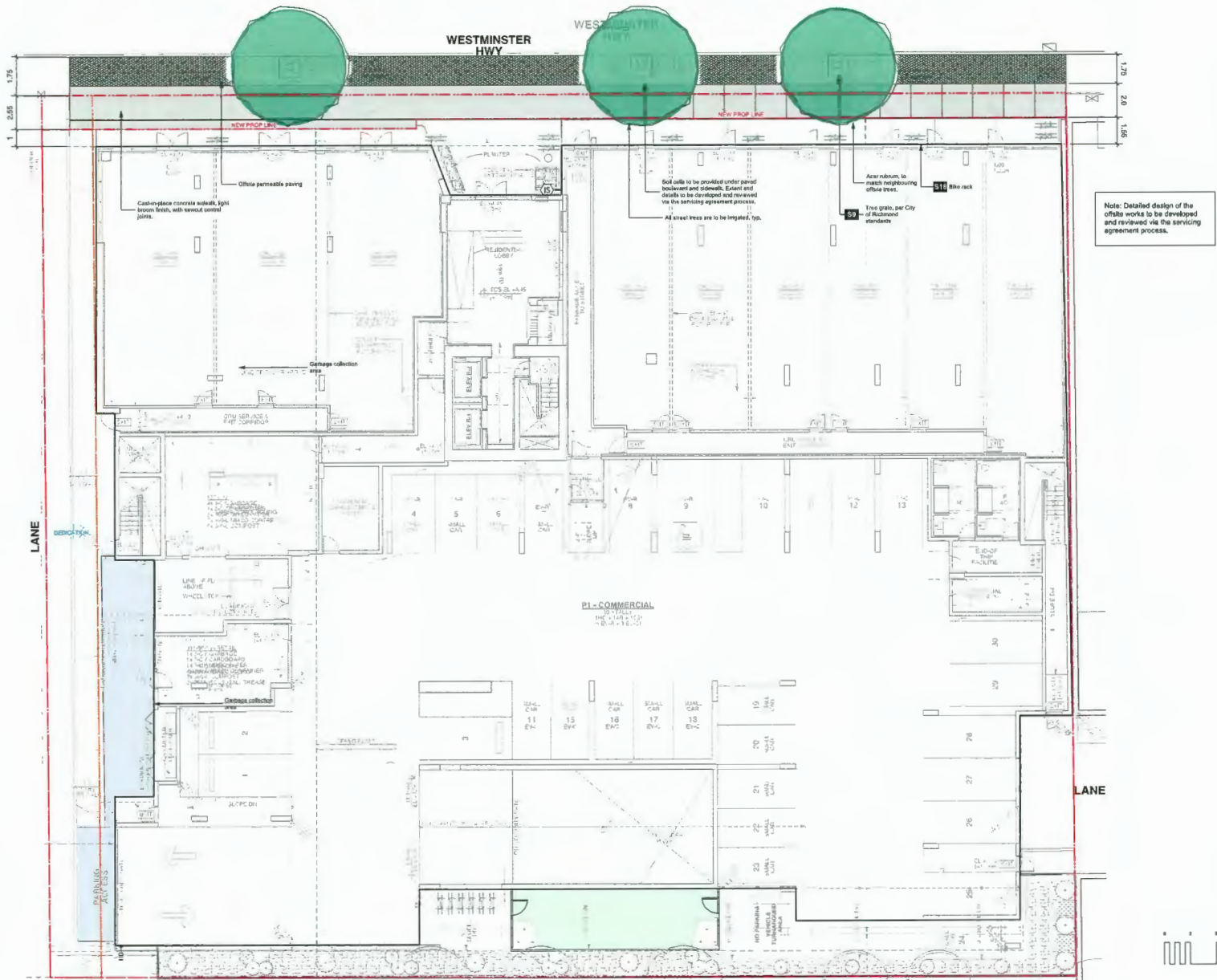
8100 Westminster Hwy is envisioned as an urban, mixed use, residential development offering of a 15-storey residential tower stepped back at the upper levels above a mixed-use retail residential podium. The set back podium design and varied building forms create a unified transition to the surrounding community; the podium level boasts a unique outdoor space with a range of centralized amenities for residents including a children's play area, outdoor community dining and an extensive roof garden. The project features a total of 114 market condo units in addition to a proposed 16 affordable units, ranging from studio, one-, two-, and three-bedroom homes. The residential offering is complimented by 9,744.58 sq.ft of street-level retail space. The sophisticated palate and the carefully considered lines of the building are refined and welcoming, designed to create a friendly, livable environment for residents, workers, and visitors alike.

Located just a few blocks from the Richmond Brighthouse Station and in close proximity to a myriad of amenities, services and important community infrastructure, this dynamic and connected site offers a lively retail/commercial frontage, which will further activate Westminster Hwy and help to generate pedestrian activity along the street and throughout the Brighthouse neighborhood. Envisioned as an integral part of Brighthouse' growing community and responding to the City Centre Area Plan vision to "build community", "build green", "build economic vitality" and "build a legacy," 8100 Westminster Hwy seeks to create a distinct framework in which to live, work and play, while fostering dialogue and connectivity among residents of this evolving Richmond neighborhood.



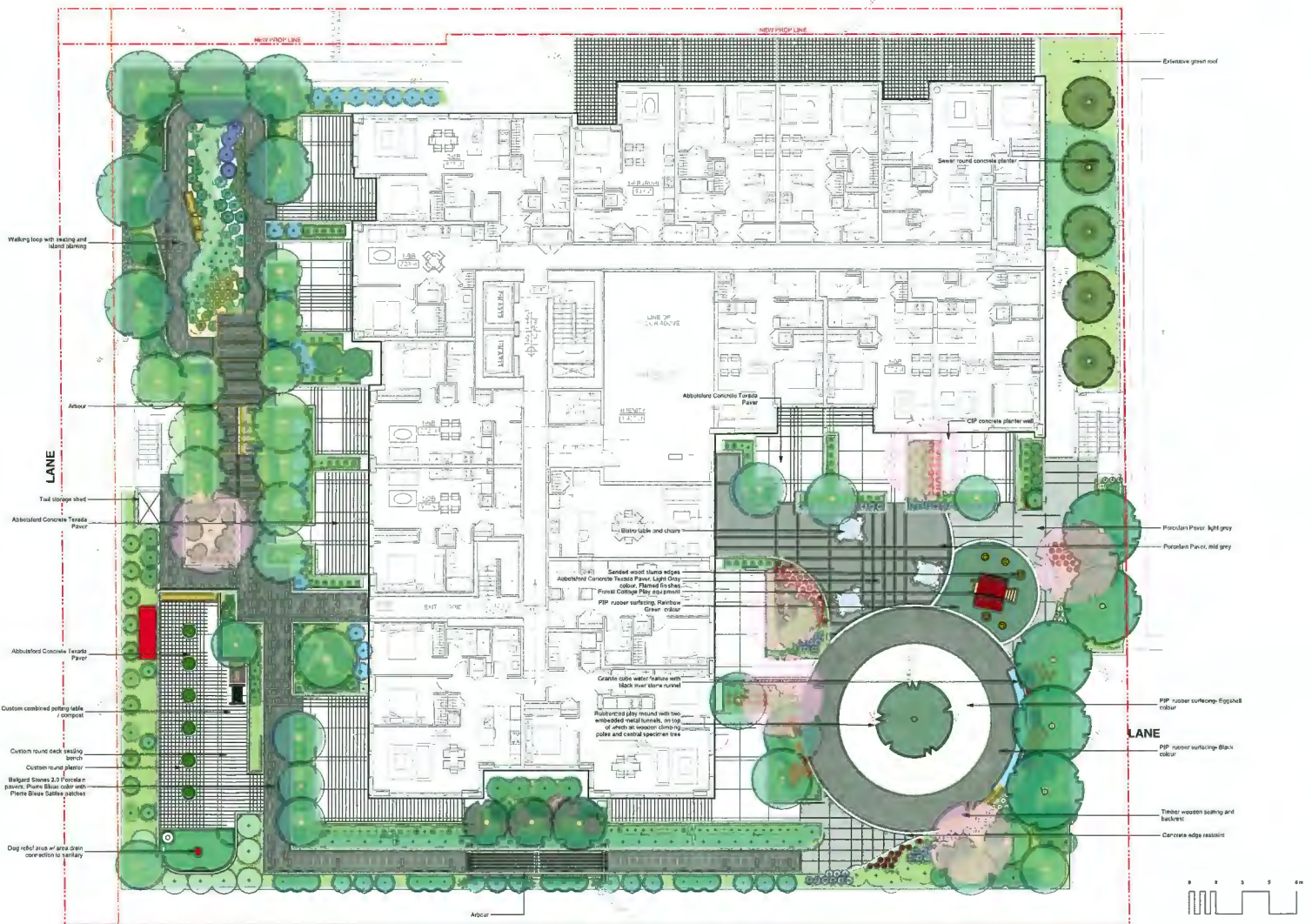
Perspective view looking SW from Westminster Hwy showing the lane way elevation

LANDSCAPE PLAN



Landscape Ground Level Plan

WESTMINSTER
HWY



Landscape Amenity Level Plan

PUBLIC REALM



Annual Picnic at Brighthouse Square, organized by Minoru Senior Centre



Richmond Public Library Brighthouse Branch

8100 Westminster Hwy is proposed as a modern and inclusive urban community. Its central and accessible location within Brighthouse Village in the Richmond City Centre places residents close to a multitude of amenities, city services and parks at the core of this burgeoning neighborhood. Brighthouse Village is one of six key neighborhoods identified for growth under the City Centre Area Plan, benefiting from the rich social and cultural history of its surroundings, the development and public art will respond to the diverse needs of both residents and visitors by increasing connectivity and cultivating a welcoming and all-inclusive public realm befitting of this vital location.

Designated as the “Civic Heart” and inclusive of Richmond’s civic offices and a range of community services, Brighthouse Village is envisioned as a high density, pedestrian friendly, retail high street with multiple family housing developments, offices and hotels. With the Canada Line-Brighthouse Station and transit hubs close by, 8100 Westminster Hwy provides high connectivity for the residents to other areas of Richmond and the rest of Metro Vancouver.



Richmond World Festival at Minoru Park



Richmond-Brighthouse Station

Bylaw 9892
202007/13

Richmond City Centre Area Plan, Specific Land Use Map Brighthouse Village



Minoru Aquatic Center with Public Art Errant Rain Cloud by Germaine Koh and Gordon Hicks



Winter Wonderland Skate at Minoru Arena

The close proximity to shopping and services provides easy access for residents and encourages walking and cycling. 8100 Westminster Hwy is situated less than a block from Richmond Centre Shopping Mall, additionally the development is close to the Richmond Hospital, which is just 1.1 kilometers from the site, the expansive Minoru Park is just 1.9 kilometers away which includes the Minoru Center for Active Living, Minoru Arenas, two artificial turf playing fields, tennis courts, Minoru Lakes and Pierrefonds Gardens Walking Trail, Richmond Brighthouse Library and Richmond Art Gallery. William Cook Elementary School, Richmond City Centre Community Centre, Brighthouse Park and Garden City Community Park are also close by.

The new development at 8100 Westminister Hwy will enliven and enrich the area with street scape improvements and a new enclave of retail storefront which will enhance public pedestrian experience and connections, enliven the street scape and energize the neighbourhood to create a friendly and connected public realm.



Public Connectivity



Minoru Park

COMMUNITY CONTEXT



A Coast Salish fishing camp along Fraser River



Farm culture in Richmond, c. 1913

The City of Richmond is uniquely situated on Lulu Island at the mouth of the Fraser River. Comprised of a total of 17 islands, including Sea Island and other smaller islets, Richmond's human history has long depended on the use of the River. For thousands of years prior to European arrival, the Coast Salish peoples established seasonal dwellings and permanent residences, using the area for harvesting berries and fishing salmon. An ecologically vital gathering ground rich with shellfish and young salmonids, the Fraser River was a critical living and food-gathering place, offering the First Nations Peoples a life of abundance prior to European settlement.

As early as the 1860's, settlers began to clear the fertile land for farming. Agriculture dominated early land use in the area and the many dairy and vegetable farms earned Richmond the nickname of "Garden City" by the early 1900's for supplying food for the City of Vancouver. The early settlements were near the Fraser River, facilitating transportation by water and encouraging the migration of fishers from First Nations, Japanese, Chinese, and European heritage. Close proximity to the Fraser River—which runs 1,325 km from its headwaters in eastern British Columbia to its mouth at the Strait of Georgia in the City of Vancouver—provided easy transport and access, influencing the growth of industries such as boat building and fish canning.



Richmond's original Town Hall, left, the Agricultural Hall, centre, and the Richmond Methodist Church, now Minoru Chapel



Brighthouse area, showing Richmond High School, Brighthouse Race Track and Middle Arm of the Fraser River, 1953



Street Celebration at Richmond Brighthouse Station



Lunar New Year Festival, Richmond

Samuel Brighthouse, for whom Brighthouse Village was named, played a key role in the early development of the area. An early investor in agriculture and prominent business man in the Lower Mainland, he immigrated to Canada from the U.K. with his cousin John Morton. Looking to expand his business, Brighthouse acquired 697 acres on Lulu Island in 1864 and began cultivating the property with crops and livestock. In 1880 Brighthouse sold five acres of his Lulu Island property, at the present intersection of River and Cambie Roads, to the Township of Richmond for \$400. This site became home to the first Richmond Town Hall.

Incorporated as a municipality in 1879 and designated as a City in 1990, Richmond has continued to grow and develop with remarkable speed, transforming from a rural, local community to a dynamic urban center. Today, the City of Richmond is characterized by its strong sense of community, with an ethnically diverse and continually growing population. According to the City Center Area Plan the Richmond City Centre Population is expected to triple over the next 100 years making Richmond a major center within Metro Vancouver.

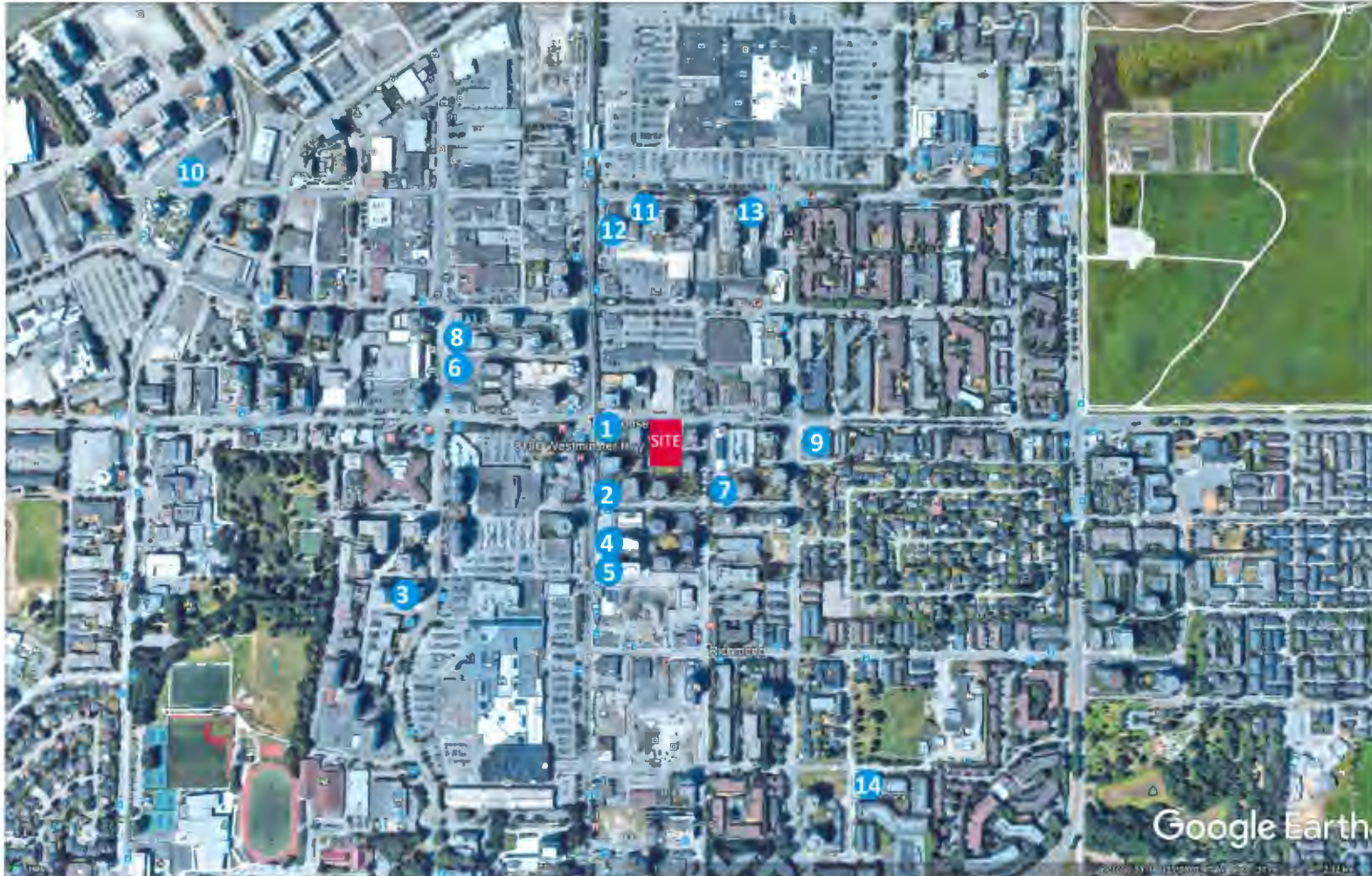


Vancouver International Airport, Richmond



Richmond City Centre Community Centre, Summer Camp

PUBLIC ART CONTEXT



Public Art Context Map

Public art plays a key role in the well-being of individuals, communities and society by energizing public spaces, inspiring thought and dialogue, and transforming sites of work, live and play into welcoming, engaging and enjoyable environments. Reflecting the City of Richmond's unique identity, history, and culture, the public artwork at 8100 Westminster Hwy will operate within the City's Public Art Program and will seek to offer public access to ideas generated by contemporary art, encourage citizens to take pride in cultural expression, and transform the places where we live, work, and play.

The City of Richmond's Public Art Program Policy has established a dynamic and engaging collection of public art throughout the area. With several public artworks in close proximity to the site, Instant Coffee's, *Perpetual Sunset*, located at the corner of No. 3 Rd and Westminster Hwy is adjacent to the site and creates a connection to other public works located throughout Brighthouse Village and neighbouring Landsdowne Village.

The public art generated by 8100 Westminster Hwy has the potential to engage the wider public art context of the Brighthouse Village neighbourhood, as well as the City of Richmond more broadly, activating and enlivening the public realm. RiseSun North America is committed to hosting a dynamic and enduring public artwork that speaks to diverse audiences, invites engagement, and enriches local culture.

1. *Instant Coffee (Jinhan Ko and Kelly Lycan), Perpetual Sunset, 2012*
8068 Westminster Highway



2. *Alberto Replanski Harmony, 1998*
6088 No 3 Rd.



3. *Javier Campos and Elspeth Pratt, tango, 2015*
6251 Minoru Blvd



4. *Bill Pechet, closer than, 2016*
6180, 6280, and 6300 No. 3 Road



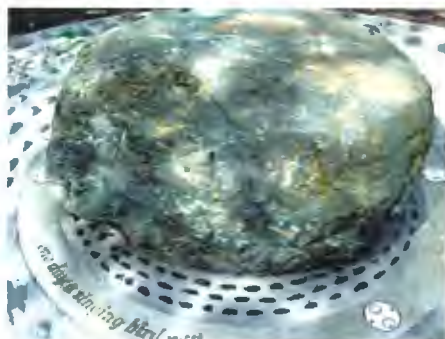
5. *Nathan Lee, Skydam, 2016*
6340 No. 3 Road



6. *Jacqueline Metz and Nancy Chew, ebb & flow, 2015*
5900 Minoru Blvd



7. Gwen Boyle, Return to Balance, 2017
Lang Park, 8211 Saba Rd



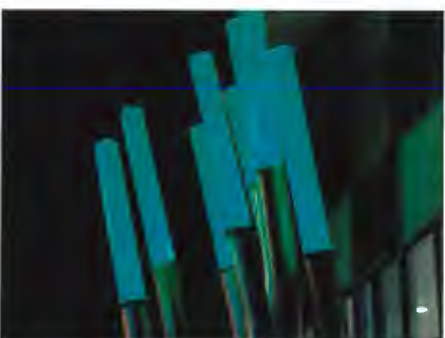
9. Illarion Gallant
Rock Water, Reeds, 2014
6180 Cooney Rd



11. Jacqueline Metz and
Nancy Chew, Made in
China, 2013
8180 Lansdowne Road



13. Krzysztof Zukowski,
Versante, 2009
8280 Lansdowne Road



8. Rebecca Bayer, Motif of
One and Many, 2015
City Centre Community
Centre, 5900 Minoru Blvd



10. Derek Root, Sail Wall
2017
7468 Lansdowne Road



12. Kelly Lycan, The Shape
of Things, 2018
5580 No. 3 Road



14. Jacqueline Metz &
Nancy Chew, Saffron, 2012
8600 Park Road



GUIDING PRINCIPALS

- Reflect the vision and spirit of the 8100 Westminster Hwy project
- Thoughtfully consider the unique historic, social, and cultural context of the City of Richmond's Brighthouse Village community
- Reflect the broad thematic of "Yesterday, Today and Tomorrow" identified in the Richmond City Centre Public Art Plan and the Brighthouse Village Character Zone vision designating the area as the "Civic Heart"
- Offer high public visibility and accessibility for a diverse array of audiences
- Strive for the highest quality of artistic expression and standards
- Provide a public artwork that is dynamic and engaging, in accordance with the City of Richmond's public art program and guidelines
- Contribute to a vibrant street scape along Westminster Hwy and No. 3 Rd

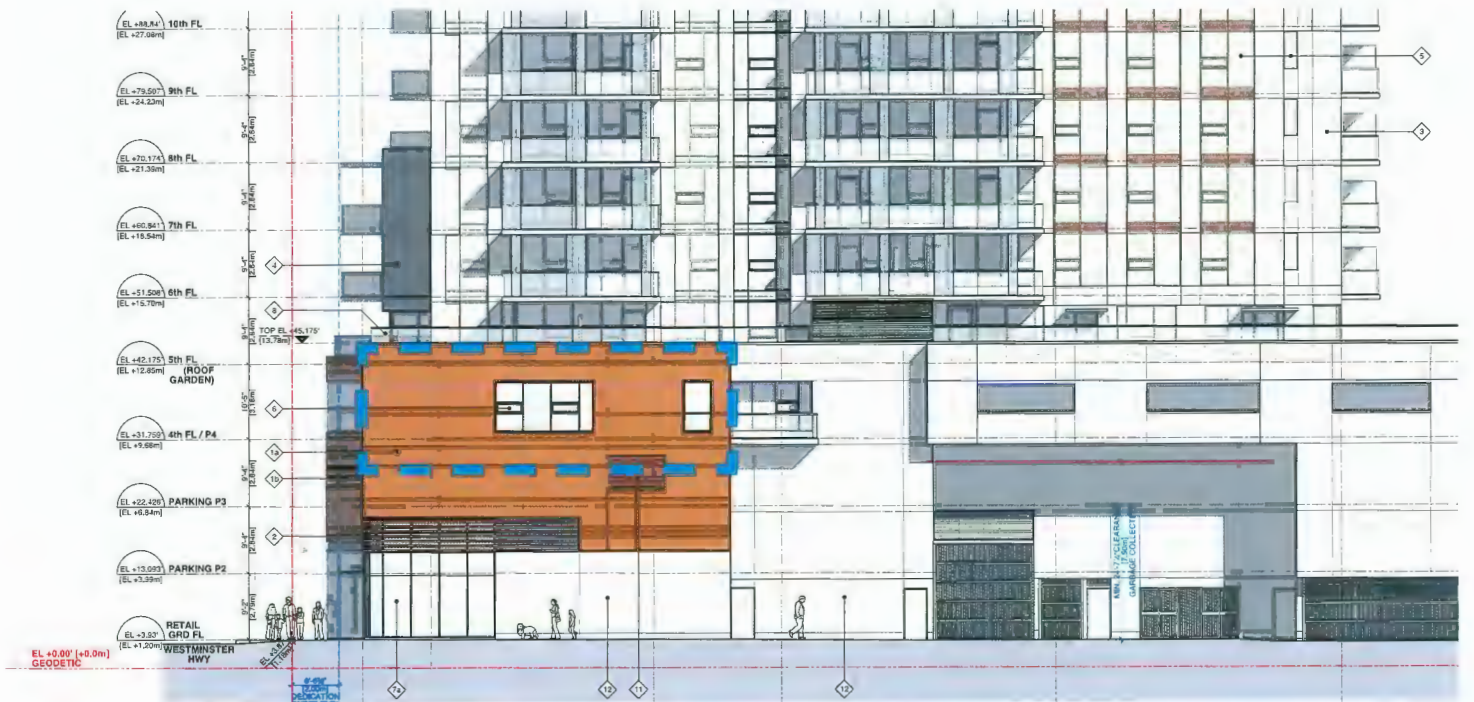
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Following thoughtful site analysis, the prime site for the public art opportunity at 8100 Westminster Hwy has been identified as the highly visible building facade, fronting on Westminster Hwy. The public art piece will be integrated with the terracotta rain-screen cladding covering the second to fourth story of the building. Additionally, there is an opportunity for the public art piece to wrap around the corner of the building and extend onto the facade above the lane-way, providing increased visibility from the Canada Line and No. 3 Road. Artwork on the lane-way elevation would need to be a minimum of 7.5 M above street level to be within the property line.

RISESUN DETAILED PUBLIC ART PLAN | APRIL 13, 2021



Plan showing the front elevation of the building on Westminster Hwy facing south with the public art opportunity outlined in blue



Plan showing the side elevation from the laneway facing east with the public art opportunity outlined in blue

PRECEDENT IMAGES



Lucien Durey, *The Bird Carver*, 2020, Kelowna, BC



Adad Hannah, *Rebound/Bounce*, 2017, Montreal, QC



Elizabeth Mackintosh, *Finger Paint*, 2018, Vancouver, BC



Kevin Schmidt, *Reckless*, 2018, North Vancouver, BC



Alex Morrison, *Folly Electric*, 2020, Burnaby, BC



Thomas Cannell, *əw'xələmət: whistling (people)*, 2019, Richmond, BC

PUBLIC ART BUDGET

The total public art contribution for 8100 Westminster Hwy is \$98,134.16.

The amount designated for public artwork is \$72,500.00 and includes the artist fee, artwork fabrication, artwork storage if required, engineering certificates, construction coordination and site preparation, lighting, insurance, and artwork delivery and installation. The artist selected will be responsible for a general public liability insurance policy. Premium for this coverage will be assumed as a cost of doing business and part of the studio overhead.

The administration portion of the budget is \$11,227.46 and includes the art selection process, artist and panel honorarium fees, as well as a developer's contingency and plaque/signage.

Public Artwork	\$72,500.00
Selection Process and Honoraria	\$7,600.00
Artist Honoraria (3 x \$2,000)	\$6,000.00
Selection Panel Honoraria (2 x \$800)	\$1,600.00
Developer's Contingency	\$2,127.46
Signage/Plaque	\$1,500.00
Public Art Program Administration (5%)	\$4,906.70
Public Art Consultation (maximum 10%)	\$9,500.00
Total On-site Public Art Budget.....	\$98,134.16

Please note:

As per the City of Richmond Public Art Program Administrative Procedures Manual (2.4.2), "if an artist is asked to address functional features, such as a fountain, façade, or windscreens, the art budget is the "upgrade" to the existing costs of the feature".

All cost savings or unused funds remaining from the administration portion of the budget will be put towards the artwork.

TIMELINE

PROJECT TIMELINE

Development Permit Application	Nov 29, 2019
Anticipated Development Permit Issuance	October 2021
Construction Start	October 2022
Construction Completion	February 2025
Occupancy Permit Issuance.....	February 2025

PUBLIC ART TIMELINE

Detailed Public Art Plan Submission and Presentation.....	April 2021
Expressions of Interest (EOI).....	May 2021
First Selection Panel Meeting.....	June/July 2021
Second Selection Panel Meeting - Shortlisted Artist Concept Presentations	September 2021
Final Artist Selection	September 2021
Artist Contract	October/November 2021
Art Installation	January 2025

* DATES ARE BEST ESTIMATED TARGETS AND SUBJECT TO CHANGE

SELECTION PROCESS

All stages of the selection process will be facilitated by public art consultant Ballard Fine Art Ltd.

The artist selection process will involve a two-stage open call for Expressions of Interest (EOI) to local and regional artists with a voting selection panel. The panel will consist of 3 voting members, comprised of 1 art or design professionals from the local art community, 1 community representative and 1 member from the 8100 Westminster Hwy team. Panel members will be selected for their experience with public art, as well as their knowledge of the area and will receive an \$800 honorarium for their work excluding members of the 8100 Westminster Hwy team. In addition, representatives from the City of Richmond including the Public Art Manager, and a staff representative from Planning and Parks will be invited to participate in a non-voting advisory capacity. The City advisors will be invited to attend the selection panel meetings and provide commentary and feedback on the Terms of Reference, EOIs, shortlisted artist nominations, artist concept proposals, and final artist considered for selection.

Selection Panel members:

Kai Lin, RiseSun North America Ltd or Wing Leung, Project Architect, W.T. Leung Architects Inc.
Tom Hsu, Artist and Richmond Resident
Rebecca Bayer, Artist

Selection Panel alternates:

Brenda Crabtree, Artist and Director of Aboriginal Program, Emily Carr University
Thomas Cannell, Artist
Jeanette Lee, Artist with public artwork in Richmond

Non-voting Advisors:

Biliana Velkova, City of Richmond, Public Art Planner

Stage One

In stage one of the selection process, artists will submit an Expression of Interest (EOI) for consideration by the selection panel. The selection panel will review all EOI submissions and discuss the merits of the artists' past work and potential fit with the respective public art opportunity and determine a shortlist of 3 artists to develop a concept proposal.

Stage Two

In stage two, the shortlisted artists will be invited to develop and present a concept proposal to the selection panel. The shortlisted artists will be oriented to the public art opportunity, project, site, and community contexts, with an opportunity to meet with the developer and design team. Each shortlisted artist will be paid an honorarium of \$2,000 for their work, paid upon receipt and presentation of the concept proposal.

Following the selection panel's review of the shortlisted artist concept proposals, a final artist and artwork will be recommended for selection. Prior to notifying the final artist nominated, RiseSun will have the opportunity to review the nominated artist's concept. The final artist selected for the project will enter into a contract agreement with RiseSun North America Ltd. to complete the proposed artwork on time and budget.

The Short-listed Artist Public Art Proposal Will Include:

- i) Written public art proposal (1-2 pages)
- ii) Visual Aids (renderings/model)
- iii) Detailed public art budget
- iv) Project timeline
- v) Details of all materials, finishes, colours, dimensions, installation requirements, names of fabricators & maintenance requirements
- vi) CV and examples of past projects

Artist/Artist Team Selection Criteria for Stage Two:

- i) High quality and innovative concept with a clear vision of the final artwork
- ii) Demonstrated understanding of the public space and the impact on the proposed site
- iii) Understanding of the project architecture, the site and its contexts
- iv) Demonstrated feasibility in terms of a detailed budget, timeline, implementation, safety, maintenance and site consideration
- v) Artistic quality of artwork presented in the documentation of past work
- vi) Availability

Please note: If no submission warrants consideration, RiseSun reserves the right not to award the commission.

Please direct any questions to:

Jan Ballard | Ballard Fine Art Ltd.

O. 604 922 6843 | C. 604 612 6645 | E. jan@ballardfineart.com

MEMORANDUM OF UNDERSTANDING

BETWEEN

RISESUN NORTH AMERICA REAL ESTATE LTD.

(BC Incorporation #BC1066376)

AND

S.U.C.C.E.S.S AFFORDABLE HOUSING SOCIETY

(BC Incorporation #S0061005)

WHEREAS:

Risesun North America Real Estate Ltd. (“Risesun”), is developing a 15-storey mixed commercial & multi-family residential building for a site located on the south side of Westminster Highway between No. 3 Road and Buswell Street. The development comprises street-oriented retail spaces fronting Westminster Highway and 130 dwelling units on floors above.

Risesun is a residential and mixed-use real estate development company. We are a practice dedicated to creating a livable space for people. Our Canadian office was established in 2016. Risesun currently owns a piece of land in Richmond and the future development will be a mixed-use building. It is in the stage of planning now and the project aims to finish by 2025.

AND;

S.U.C.C.E.S.S Affordable Housing Society (“S.U.C.C.E.S.S. AHS”) who is experienced in providing housing operations, management and maintenance services for affordable homes.

SECTION A. OBJECTIVE:

1. Risesun will develop and own new affordable units and is seeking a non-profit housing provider to operate, manage and maintain the units whilst Risesun builds up its capacity.
2. S.U.C.C.E.S.S Affordable Housing Society will manage the operations of these affordable housing units through a leased agreement with Risesun.

SECTION B. INTENT

3. The proposed project is located at 8100-8180 Westminster Highway, Richmond. The affordable housing units are proposed on levels four and six of the development. On level four, all units are affordable housing units. On level six, units are a mix of affordable housing and market units. It will contain 16 affordable low-end-of-market-rental (LEMR) housing units.
4. The project is currently at the Development Permit stage. The number and mix of housing is subject to change through the permitting process.
5. It is intended that Risesun will enter into a 20 year lease agreement with S.U.C.C.E.S.S AHS to provide efficient management and maintenance services for the projects listed in Appendix A. Further projects may be added as Risesun develops its affordable housing portfolio.
6. Risesun will own the affordable units and is responsible for its mortgage. S.U.C.C.E.S.S Affordable Housing Society will operate the units and manage the operating budget. If the operating budget is in a deficit at any time, Risesun will immediately forward an amount equal to or greater than the deficit to S.U.C.C.E.S.S. AHS. Risesun will pay a management fee to S.U.C.C.E.S.S. AHS for the management and maintenance services outlined in Section C on a monthly basis. If the operating budget results in a surplus after covering all operating expenses, S.U.C.C.E.S.S. AHS will forward that surplus to Risesun.

SECTION C. RESPONSIBILITIES: S.U.C.C.E.S.S Affordable Housing Society

7. Support the permitting process for the project, attending meetings with the municipality as required.
8. Provide general advice and guidance on specification and design however Risesun retains the right to develop in accordance with their requirements.
9. Provide an Operational Plan and Asset Management Plan which will be included in the lease.
10. Select tenants in accordance with municipal, provincial and federal guidelines, undertaking the necessary credit, landlord, and employment references.
11. Advise tenants of their responsibilities and that these are clearly defined in the tenancy agreement which is signed prior to tenanting.
12. Undertake appropriate level of inspections to ensure that the property is well maintained.
11. Provide maintenance and repair services in a timely manner depending on the urgency of the repair.
12. To contribute an appropriate amount as part of the operating budget to a capital reserve fund for major repairs and replacement.
13. Collect rent and to follow up on any rent arrears in a timely manner, advising tenants on any benefits or sources of income that they may be eligible for.
14. Manage tenant relations dealing with any disruptive behaviours and nuisance in an expeditious manner, providing support to tenants who are at risk of eviction to minimize any evictions, enforcing the tenancy agreement where appropriate.

15. Provide annual audited financial statements to Risesun.

SECTION D. RESPONSIBILITIES: RISESUN

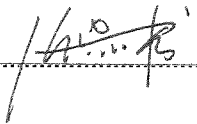
16. Project manage the permitting and development process to Building Occupancy.
17. Pay the agreed management fee to S.U.C.C.E.S.S on a monthly basis.
18. Pay any operating deficit to S.U.C.C.E.S.S. immediately.
19. Offer training and employment opportunities to the tenants referred by S.U.C.C.E.S.S.

SECTION E. BINDING

20. This Memorandum is intended to be non-binding, and until a lease agreement is executed by both parties there will no binding legal obligations between the parties. Although this Memorandum sets out the basic understandings reached between Risesun and S.U.C.C.E.S.S. Affordable Housing Society to date, the actual documentation may well be the subject of further good faith negotiation and contain terms not included in this Memorandum.

This Memorandum of Understanding outlines the parties' intentions prior to a legal agreement being entered into formalizing the terms of the relationship together with a draft of the Operating Agreement which will be completed at least six months in advance of receipt of an Occupancy Permit.

SIGNED:



NAME:

Chiqiu Zhang

TITLE:


CEO

DATE:

06-16-2021

RISESUN NORTH AMERICA REAL ESTATE LTD.

SIGNED:



NAME:

Ahmed Omran

TITLE:

Director of Community Real Estate and Asset Management

DATE:

June 16, 2021

S.U.C.C.E.S.S AFFORDABLE HOUSING SOCIETY

APPENDIX 1

PROJECT LIST

The proposed project is located at 8100-8180 Westminster Highway, Richmond and consists of a 15-storey building .The development comprises street-oriented retail spaces fronting Westminster Highway and 130 dwelling units on floors above. Among these units, there are 16 Affordable Homes of the following mix – 1 studios, 10 one bed, 4 two bed, 1 three bed units.



Development Permit Considerations

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

Address: 8100, 8120 & 8180 Westminster Highway

File No.: DP 19-878817

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development.

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

2. Site Consolidation: Consolidation of all subject lots into a single development parcel (which will require the demolition of the existing dwellings).
3. On-Site Arborist Supervision: Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Landscaping Security: Receipt of a Letter of Credit for landscaping in the amount of \$725,949.95 (based on the costs estimate provided by a CSLA registered landscape Architect including 10% contingency).
5. Tree Retention: Submission of a Tree Survival Security to the City in the amount of \$12,500. This amount includes a \$5,000 security for the street tree (tree #642) and \$1,500 for each of the five offsite trees (trees #643-647) to be retained. The security should be held until an inspection of the subject trees, occurring 12 months following a landscaping inspection that confirms the completion of landscaping works, by City Urban Forestry Preservation or Tree Preservation staff (as the case may be) for a change to the condition of the tree.
6. On-Site Replacement Trees: Submission of an on-site landscape plan for the subject project site that includes at least 6 replacement trees based on a ratio of at least 2:1 to compensate for 3 on-site bylaw-size trees to be removed (tag #s 639, 640 & 641). The required replacement trees are to be of the minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057. The owner will be required to provide \$500 to the City's Tree Compensation Fund for each and any number of trees short of the required 6 replacement trees.
7. Road Dedication:
 - a) A road dedication of 2.0 m along the north property line of the subject development (Westminster Hwy) from the west end of the frontage, then offset (at approximately the residential lobby entrance) to a 1.45m road dedication to the east end. The offset accommodates alignment of this development's podium with the east neighbouring building.
 - b) A road dedication of 3.0 m along the west property line of the subject development (the westerly lane).
8. Sanitary SRW Replacement: Replacement of the existing sanitary SRW 285753 along the rear and east sides, and expansion of the SRW areas of the site as follows:
 - a) Discharge sanitary SRW 285753, of which:
 - i. a 1.5 m (5 ft) wide portion is located along the rear of the subject site; and
 - ii. a 3.0 m (10 ft) wide portion is located along the rearmost 15.5 m (51 ft) of the east side of the site.
 - b) Register a new sanitary SRW that reflects contemporary language for utility SRWs and expands the SRW area to cover:
 - i. the rearmost 3.0 m of the subject site; and
 - ii. a width of 4.5 m (15 ft) along the rearmost 15.5 m (51 ft) of the east side of the site,
9. Terminus/Turnaround SRW for Easterly Lane: The granting of a new SRW Property Right-of-Passage (PROP) to accommodate a 3 m (10 ft) minimum extension of the neighboring lane to the east to allow for three-point truck turnaround for the neighboring property. Exact right-of-way dimensions (length and width) of the PROP SRW will

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be confirmed through the Servicing Agreement* process. Paving, bollards and drainage will likewise be confirmed through the Servicing Agreement* process.

10. Water Meter Access Easement: The granting of an easement from a lot line abutting Westminster Highway or the westerly lane to the Water Entry room on P2, for water meter access. Exact right-of-way dimensions to be finalized via the Servicing Agreement process.
11. Third Party Equipment SRWs: All above ground hydro/telephone kiosks and other third party equipment must not be placed within any frontage works area including sidewalk. On-site SRW's are to be secured for the placement of this equipment. Exact right-of-way dimensions of the PROP SRW would be confirmed through the Servicing Agreement* process.
12. Mixed Use Covenant: Registration of a covenant on title that identifies the building as a mixed use building.
13. City Centre Impacts Covenant: Registration of a legal agreement on title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
14. Commercial Noise Covenant: Registration of a commercial noise restrictive covenant on title addressing noise impacts generated by the internal uses from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and that noise generated from rooftop equipment will comply with the City's Noise Bylaw.
15. Aircraft Noise Sensitive Development Covenant: Registration of a legal agreement on title identifying that the proposed development must be designed and constructed in a manner that mitigates potential aircraft noise (Area 4) to the proposed dwelling units. Dwelling units must be designed and constructed to achieve:
 - a) CMHC guidelines for interior noise levels as indicated in the chart below:

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

- b) the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.
16. Noise Mitigation Report: Complete an acoustical and mechanical report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

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

17. Flood Covenant: Registration of a flood indemnity covenant on title.
18. Parking, Loading and Bicycle Storage Covenant: Registration of a legal agreement on title, ensuring:
 - a) The provision of shared visitor/commercial parking spaces in accordance with the DP and such spaces will be identified and will not be sold, leased, assigned, designated or allocated in any other manner to individual unit owners/renters/occupants or any other person. The shared parking spaces are to be available for use by customers of commercial/office units within the subject development during business hours and available for use at all times by both visitors of residents of residential units; and owners, tenants and employees of commercial units. The provision of any gates in the parkade are to remain open during business hours to allow access by customers of the commercial uses.

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- b) The provision of shared loading area in accordance with the DP and such area will be identified and will not be sold, leased, assigned, designated or allocated in any other manner to individual unit owners/renters/occupants or any other person.
- c) The provision of shared bicycle storage areas designated as common property for the sole purpose of bicycle storage by residents of residential units; and owners, tenants and employees of commercial/office units. The conversion of bicycle storage area into habitable space is prohibited (e.g., other storage uses).
19. Electric Vehicle (EV) Charging Infrastructure for Vehicles Covenant: Registration of a legal agreement on title, securing the owner's commitment to voluntarily provide, install, and maintain EV charging infrastructure within the buildings on the subject site. More specifically, the minimum required rates for EV charging infrastructure shall be the greater of the following table or as per the Official Community Plan or Zoning Bylaw rates in effect at the time of Development Permit approval.

User/Use	Energized Outlet – Minimum Permitted Rates
	Vehicle Parking *
Market Residential (i.e. resident parking & bike storage)	(1 per parking space as per Zoning Bylaw)
Affordable Housing (i.e. resident parking & bike storage)	
Non-Residential (i.e. shared/tenant/employee parking & bike storage)	1 in 10 parking spaces

* “Vehicle Parking” “Energized Outlet” shall mean all the wiring, electrical equipment, and related infrastructure necessary to provide Level 2 charging (as per SAE International’s J1772 standard) or higher to an electric vehicle.

NOTE: Richmond’s Electric Vehicle Charging Infrastructure Bylaw provides that, where an electric vehicle energy management system is implemented, the Director of Engineering may specify a minimum performance standard to ensure a sufficient rate of electric vehicle charging. For the purposes of the Bylaw, electric vehicle energy management system means a system to control electric vehicle supply equipment electrical loads comprised of monitor(s), communications equipment, controller(s), timer(s), and other applicable devices.

20. Public Art:

- a) Registration of an agreement to facilitate the implementation of the City approved Public Art Plan which secures that “no occupancy” shall be permitted on the subject lands, restricting final Building Permit inspection granting occupancy of the building (exclusive of parking), in whole or in part, on the subject lands until:
- The property owner, at the property owner’s sole cost and expense, commissions one or more artists to conceive, create, manufacture, design, and oversee or provide input about the manufacturing of the public artwork, in accordance with the City approved Public Art Plan and, as applicable, detailed Public Art Plan.
 - A Public Art Plan has been submitted for the subject lands. A Letter of Credit or cash (as determined at the sole discretion of the City) will be secured.
 - The agreement will secure the following:

- The property owner, at his/her expense and within thirty (30) days of the date on which the Public Art is installed, executes and delivers to the City a transfer of all of the developer’s rights, title and interest in the Public Art to the subsequent strata (including transfer of joint world-wide copyright) or as otherwise determined to be satisfactory by the City Solicitor and Director, Arts, Culture and Heritage Services.

NOTE: It is the understanding of the City that the artist’s title and interest in the public artwork will be transferred to the owner upon acceptance of the artwork based on an agreement solely between the owner and the artist and that these interests will in turn be transferred to the City, subject to approval by Council to accept the donation of the artwork.

- The property owner will maintain the Public Art in a good and workmanlike manner and in accordance with the final report referred to in (c) below and, without limiting the generality of the foregoing, will be responsible for all costs associated with the maintenance, cleaning, repair and replacement of the Public Art.
- The owner, at the owner’s sole cost and expense, submits a final report to the City promptly after completion of the installation of the Public Art in accordance with the City approved Public Art

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Plan. This report shall, to the satisfaction of the Director, Development and Director, Arts, Culture, and Heritage Services, include:

- Information regarding the siting of the Public Art, a brief biography of the artist(s), a statement from the artist(s) on the Public Art, and other such details as the Director, Development and Director, Arts, Culture, and Heritage Services may require.
- A statutory declaration, satisfactory to the City Solicitor, confirming that the owner's financial obligation(s) to the artist(s) have been fully satisfied.
- The maintenance plan for the Public Art prepared by the artist(s).
- Digital records (e.g., photographic images) of the Public Art, to the satisfaction of the Director, Development, and Director, Arts, Culture and Heritage Services.

iv. As an alternative to the provision on Public Art on-site, the owner may offer to make a voluntary cash contribution in lieu.

b) The developer shall submit a \$98,134.16 Letter of Credit to secure the implementation of the Detailed Public Art Plan.

21. **Child Care Fund Contribution:** City acceptance of the developer's offer to voluntarily contribute \$0.80 per buildable square foot (e.g. \$90,855.24) to the City's child care fund.

22. **Affordable Housing:** Registration of the City's standard Housing Agreement and Housing Covenant to secure 16 affordable housing units, the combined habitable floor area of which shall comprise at least 10% of the subject development's total residential building area. Occupants of the affordable housing units subject to the Housing Agreement shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces. Affordable Housing tenants shall not be charged any additional fees (e.g., parking fees, move in/move out fees). The terms of the Housing Agreements shall indicate that they apply in perpetuity and provide for the following:

Unit Type	Affordable Housing Strategy Requirements			Project Targets	
	Minimum Unit Area	Maximum Monthly Unit Rent*	Total Maximum Household Income*	Unit Mix	Number of Units**
Studio	37 m ² (400 ft ²)	\$811	\$ 34,650 or less	6.3%	1
1-Bedroom	50 m ² (535 ft ²)	\$975	\$ 38,250 or less	62.5%	10
2-Bedroom	69 m ² (741 ft ²)	\$1,218	\$ 46,800 or less	25.0%	4
3-Bedroom	91 m ² (980 ft ²)	\$1,480	\$ 58,050 or less	6.3%	1
Total	967.0 m² (10,409 ft²)	N/A	N/A	100%	16

* Denotes the council-approved rates as of July 24, 2017. Rates may be adjusted periodically as provided for under adopted City policy.

** 88% of affordable housing units meet Richmond Basic Universal Housing (BUH) standards.

23. **Tandem Parking Covenant:** Registration of a legal agreement on title ensuring that where two parking spaces are provided in a tandem arrangement both parking spaces must be assigned to the same dwelling unit.

24. **District Energy Utility (DEU):** Registration of a restrictive covenant and statutory right of way and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to connect to District Energy Utility (DEU) and granting the statutory right of way(s) necessary for supplying the DEU services to the building(s), which covenant and statutory right of way and/or legal agreement(s) will include, at minimum, the following terms and conditions:

- a) No building permit will be issued for a building on the subject site unless the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering.
- b) If a low carbon energy plant district energy utility (LCDEU) service area bylaw which applies to the site is adopted by Council prior to the issuance of the building permit for the subject site, no building permit will be issued for a building on the subject site unless:
 - i. the owner designs, to the satisfaction of the City and the City's DEU service provider, Lulu Island Energy Company Ltd. (LIEC), a low carbon energy plant to be constructed and installed on the site, with the capability to connect to and be serviced by a DEU; and
 - ii. the owner enters into an asset transfer agreement with the City and/or the City's DEU service provider on terms and conditions satisfactory to the City to transfer ownership of the low carbon energy plant to the City or as directed by the City, including to the City's DEU service provider, at no cost to the City or

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City's DEU service provider, LIEC, on a date prior to final building inspection permitting occupancy of the first building on the site. Such restrictive covenant and/or asset transfer agreement shall include a warranty from the owner with respect to the on-site DEU works (including the low carbon energy plant) and the provision by the owner of both warranty and deficiency security, all on terms and conditions satisfactory to the City;

- c) The owner agrees that the building(s) will connect to a DEU when a DEU is in operation, unless otherwise directed by the City and the City's DEU service provider, LIEC.
 - d) If a DEU is available for connection and the City has directed the owner to connect, no final building inspection permitting occupancy of a building will be granted unless, and until:
 - i. the building is connected to the DEU;
 - ii. the owner enters into a Service Provider Agreement for that building with the City and/or the City's DEU service provider, LIEC, prior to depositing any subdivision plan with LTO (including Air Space parcel subdivision and Strata Plan subdivision) and on terms and conditions satisfactory to the City; and
 - iii. prior to subdivision (including Air Space parcel subdivision and Strata Plan filing), the owner grants or acquires, and registers, all Statutory Right-of-Way(s) and/or easements necessary for supplying the DEU services to the building.
 - e) If a DEU is not available for connection, but a LCDEU service area bylaw which applies to the site has been adopted by Council prior to the issuance of the building permit for the subject site, no final building inspection permitting occupancy of a building will be granted unless and until:
 - i. the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU;
 - ii. the building is connected to a low carbon energy plant supplied and installed by the owner, at the owner's sole cost, to provide heating, cooling and domestic hot water heating to the building(s), which energy plant will be designed, constructed and installed on the subject site to the satisfaction of the City and the City's service provider, LIEC;
 - iii. the owner transfers ownership of the low carbon energy plant on the subject site, to the City or as directed by the City, including to the City's DEU service provider, LIEC, at no cost to the City or City's DEU service provider, on terms and conditions satisfactory to the City;
 - iv. prior to depositing any subdivision plan with LTO (including Air Space parcel subdivision and Strata Plan subdivision), the owner enters into a Service Provider Agreement for the building with the City and/or the City's DEU service provider, LIEC, on terms and conditions satisfactory to the City; and
 - v. prior to subdivision (including Air Space parcel subdivision and Strata Plan filing), the owner grants or acquires, and registers, all additional Covenants, Statutory Right-of-Way(s) and/or easements necessary for supplying the services to the building and the operation of the low carbon energy plant by the City and/or the City's DEU service provider, LIEC.
 - f) If a DEU is not available for connection, and a LCDEU service area bylaw which applies to the site has not been adopted by Council prior to the issuance of the building permit for the subject site, no final building inspection permitting occupancy of a building will be granted until:
 - i. the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU; and
 - ii. the owner grants or acquires any additional Statutory Right-of-Way(s) and/or easements necessary for supplying DEU services to the building, registered prior to subdivision (including Air Space parcel subdivision and strata plan filing).
25. Service Agreement: Enter into a Servicing Agreement* for the design and construction of Engineering and Transportation works in accordance with Transportation Association of Canada (TAC) Specifications, City Engineering Design Specifications and applicable Bylaws to the satisfaction of the City. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to, the following:
- 25-I: Water Works:
- a) Using the OCP Model, there is 1304 L/s of water available at a 20 psi residual at the Westminster Highway frontage. Based on your proposed development, your site requires a minimum fire flow of 200 L/s.
 - b) At Developer's cost, the Developer is required to:

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- i. Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - ii. Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - iii. Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized via the servicing agreement process.
- c) At Developer's cost, the City will:
- i. Disconnect all existing water service connections prior to demolition of existing onsite structures. It is the developer's responsibility to coordinate with the City the required disconnections via the Demolition Permit process.
 - ii. Install a service connection and tie-in to the existing 300mm diameter water main at Westminster Highway frontage. The size and location of the service connection will be determined via the SA design process.
 - iii. Complete all proposed water tie-ins to existing City infrastructure.

25-II: Storm Sewer Works:

- a) At Developer's cost, the Developer is required to provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
- b) At Developer's cost, the City will:
- i. Disconnect all existing drainage service connections prior to demolition of existing onsite structures. It is the developer's responsibility to coordinate with the City the required disconnections via the Demolition Permit process.
 - ii. Install a new service connection and tie-in to the existing box culvert at Westminster Highway frontage. Explore using one of the existing holes/tie-ins in the box culvert to facilitate tie-in of new service connection. The size and location of the service connection will be determined via the SA design process.
 - iii. Complete all proposed storm sewer tie-ins to existing City infrastructure.

25-III: Sanitary Sewer Works:

- a) At Developer's cost, the Developer is required to:
- i. Not encroach in the existing City sanitary rights of ways along the south and east property lines of the proposed site.
 - ii. Register a new sanitary SRW that reflects contemporary language for utility SRWs and expands the SRW area to cover:
 - i. the rearmost 3.0 m of the subject site; and
 - ii. a width of 4.5 m (15 ft) along the rearmost 15.5 m (51 ft) of the east side of the site,
- b) At Developer's cost, the City will:
- i. Disconnect all existing sanitary service connections prior to demolition of existing onsite structures. It is the developer's responsibility to coordinate with the City the required disconnections via the Demolition Permit process.
 - ii. Install a new service connection and tie-in to the existing sanitary manhole midway at the lane frontage. The size of the service connection will be determined via the SA design process.
 - iii. Complete all proposed sanitary tie-ins to existing City infrastructure.

25-VI: Frontage Improvements: (to be finalized through the servicing agreement review)

At a minimum the following is required:

- a) Along the Westminster Hwy site frontage, construct a new concrete sidewalk with extended walkway to curb. The new frontage works are to transition to meet the existing frontage treatments to the east and west of the

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subject site. The behind-the-curb frontage improvements are to have the following cross-section (measuring from the fronting property line of the site):

- i. Minimum 2.0m wide concrete sidewalk.
 - ii. Remaining area between sidewalk and existing curb to be hardscaped boulevard (permeable pavers in grey tones) and provide space for transit shelters, pedestrian circulation. Design to be in line with CCAP guidelines.
 - iii. Trees to be placed in in 1.2 m x 1.8 m tree grates and soil cells as directed by Parks.
 - iv. 0.15 m wide curb (existing).
- b) Along the laneway at the west property frontage, construct a new concrete sidewalk and roll over curb. The new sidewalk and curb is to transition to meet the new and existing frontage treatments to the north and south respectively of the subject site. Frontage improvements are to have the following cross-section (measuring from the fronting property line of the site):
- i. 1.5m wide concrete sidewalk
 - ii. 0.15m roll over curb
 - i. 7.5m paved road (see R-7-DS for details).
 - ii. The loading area for the garbage and recycling truck proposed parallel to the lane is to be added to the lane cross section in a SRW PROP area. The loading area is to be outside the 1.5m sidewalk.
- c) Reinstate/back-fill street signage and pavement marking affected by the frontage works.
- d) All existing driveways and pathways along the Westminster Hwy development frontage are to be closed permanently. The Developer is responsible for the removal of existing driveway let-downs and pathways and replaced with barrier curb/gutter, extended pedestrian space with street trees, and concrete sidewalk per standards described above.
- e) Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.
- f) Consult Engineering on lighting and other utility requirements as part of the frontage works.
- g) All existing driveways along the frontage of the subject development are to be closed permanently. Vehicle access to the subject development is to be provided by a single driveway located in the laneway along the west property line, as south as possible.
- h) At Developer's cost, the Developer is required to:
- i. Coordinate with BC Hydro, Telus and other private communication service providers:
 - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - Before relocating/modifying any of the existing power poles and/or guy wires along the frontages and within the proposed site. Relocation of existing BC Hydro overhead lines and Shaw underground lines are required prior to preload or site preparation.
 - To underground overhead service lines.
 - ii. Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
 - BC Hydro Vista – confirm dimensions with BC Hydro.
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m

Initial: _____

- Telus FDH cabinet – 1.1 x 1.0 m
- iii. Review street lighting levels along all road and lane frontages, and upgrade as required.
- iv. Complete other frontage improvements as per Transportation requirements.

25-V: General Items:

a) At Developer's cost, the Developer is required to:

- i. Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities (especially fronting the development site and provide mitigation recommendations.
- ii. Provide a video inspection report of the existing sanitary lines along the south and east property lines prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.
- iii. Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
- iv. Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
- v. Submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage groundwater onsite or by removing and disposing at an appropriate facility. If this is not feasible, the Developer will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of groundwater, the Developer will be required to enter into a de-watering agreement with the City wherein the developer will be required to treat the groundwater before discharging it to the City's storm sewer system.
- vi. Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures.
- vii. Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
 - Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - Pipe sizes, material and slopes.
 - Location of manholes and fire hydrants.
 - Road grades, high points and low points.
 - Alignment of ultimate and interim curbs.
 - Proposed street lights design.
- viii. Enter into, if required, 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, 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.
- ix. Traffic signal upgrades at No. 3 Rd/Westminster Hwy to include traffic signal design and installation of traffic cabinet and components, UPS cabinet and LED street light luminaires.

Initial: _____

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

26. Construction Parking and Traffic Management Plan: Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570. (<http://www.richmond.ca/services/ttp/special.htm>).

27. Development Permit: Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Development Permit process.

28. Aircraft Noise Sensitive Development: Confirmation that the proposed development is designed in a manner that mitigates potential aircraft noise to the proposed dwelling units, including submission of:

- a) Acoustic report prepared by a registered professional confirming design achieves the following CMHC interior noise level guidelines:

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

- b) Mechanical report prepared by a registered professional confirming design achieves the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.

29. Construction Hoarding: Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

30. Solid Waste Pick-Up Signage: Incorporation of signage, located in the area around the solid waste service area and to the attention of "ALL GARBAGE AND RECYCLING TRUCKS TO SERVICE IN THIS AREA", in Building Permit (BP) plans that indicate the dimensions (width, length & height) of the service area.

Note:

- * This requires a separate application.

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

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

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

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



No. DP 19-878817

To the Holder: 1176782 B C Ltd

Property Address: 8100, 8120 & 8180 WESTMINSTER HIGHWAY

Address: 215-10451 SHELLBRIDGE WAY, RICHMOND BC V6X 2W8
(C/O DORSET REALTY GROUP)

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. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the front yard setback to Westminster Hwy from 3.0 m to 0.0 m (10 ft to 0 ft) inclusive of buildings and canopies.
 - b) apply the City Centre parking rate to the subject site.
3. Subject to Section 490 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 #47 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$725,949.95 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 19-878817

To the Holder: 1176782 B C Ltd
Property Address: 8100, 8120 & 8180 Westminster Highway
Address: 215-10451 SHELLBRIDGE WAY, RICHMOND BC V6X 2W8
(C/O DORSET REALTY GROUP)

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

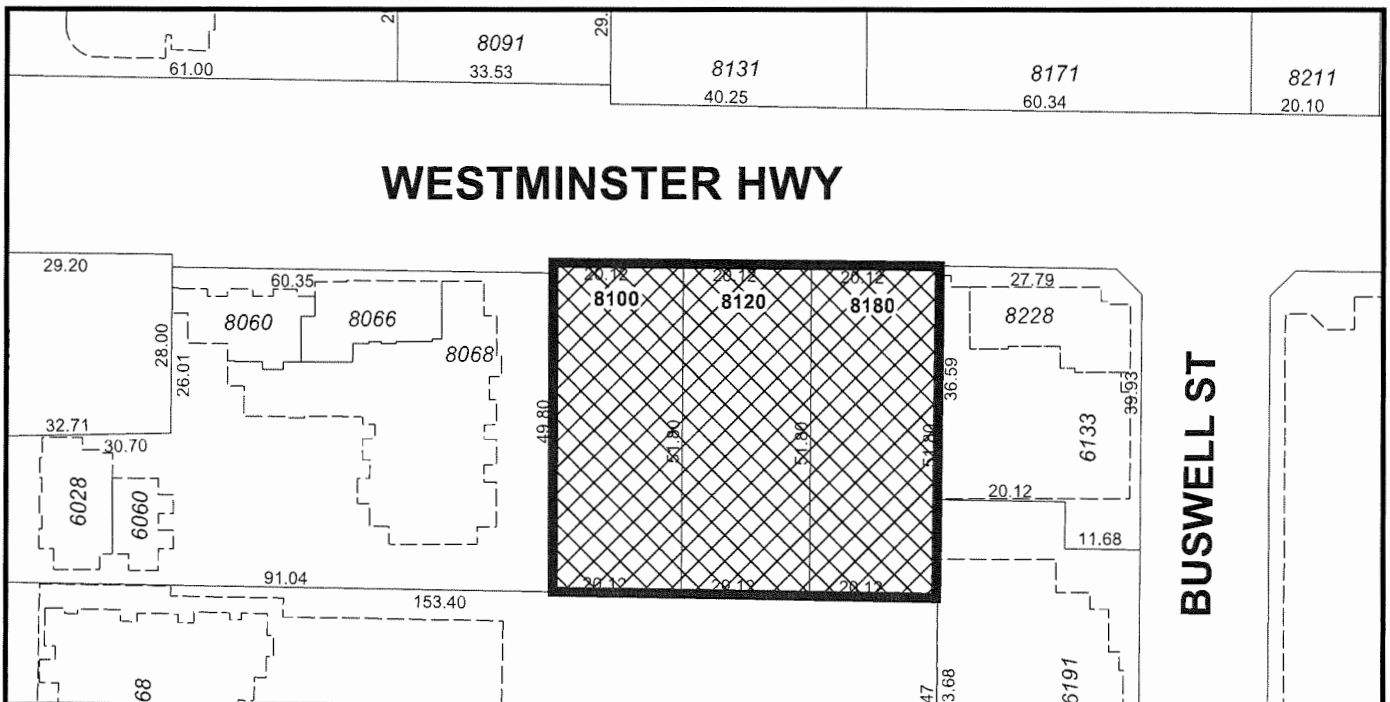
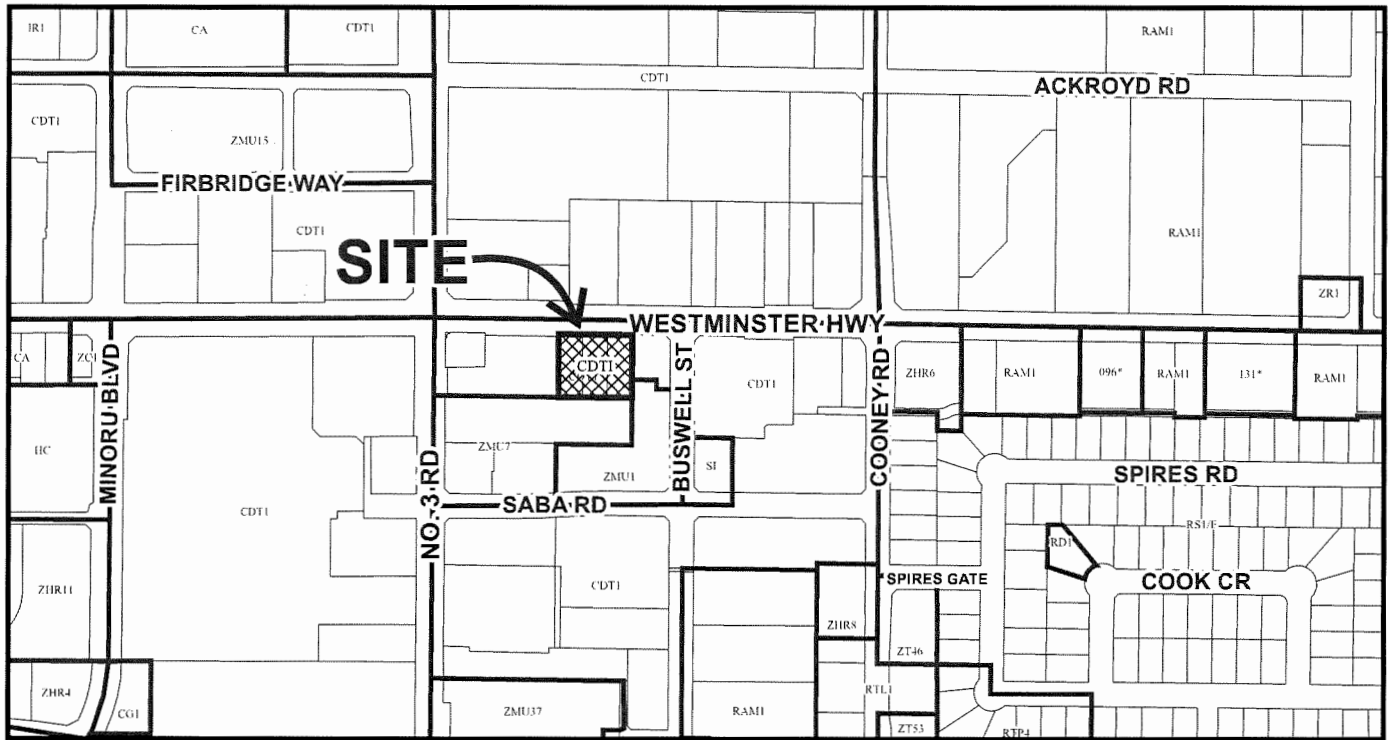
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 19-878817
SCHEDULE "A"

Original Date: 12/05/19

Revision Date:

Note: Dimensions are in METRES

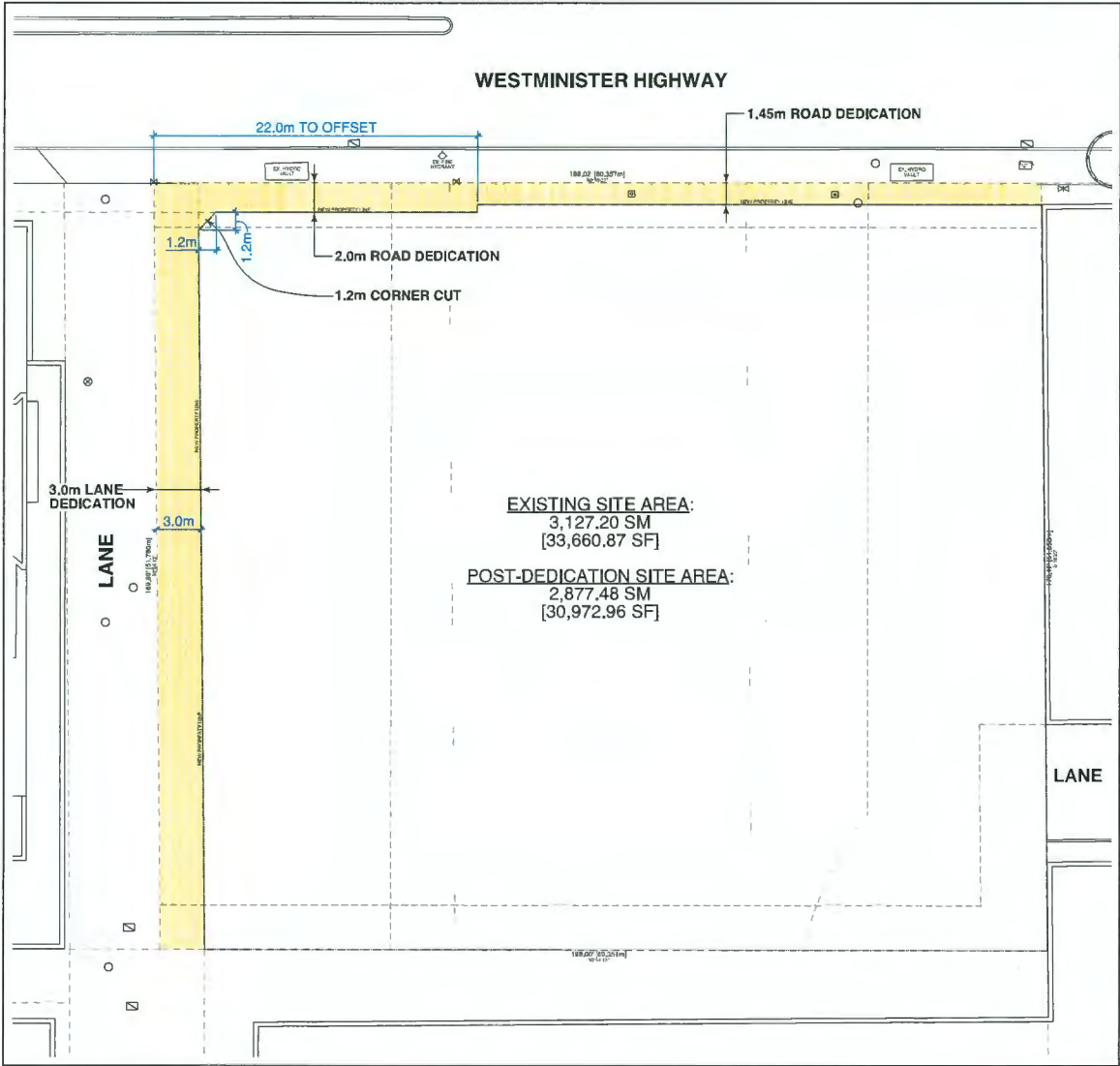
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2	2020-10-07	RE-DESIGNED FOR DP
3	2021-04-07	RE-DESIGNED FOR DP
4	2021-04-11	RE-DESIGNED FOR DP
5	2021-04-29	RE-DESIGNED FOR DP

PROJECT
**8100-8180
WESTMINSTER HWY
DP 19-878817**
8100 - 8180 WESTMINSTER HWY
RICHMOND, BC

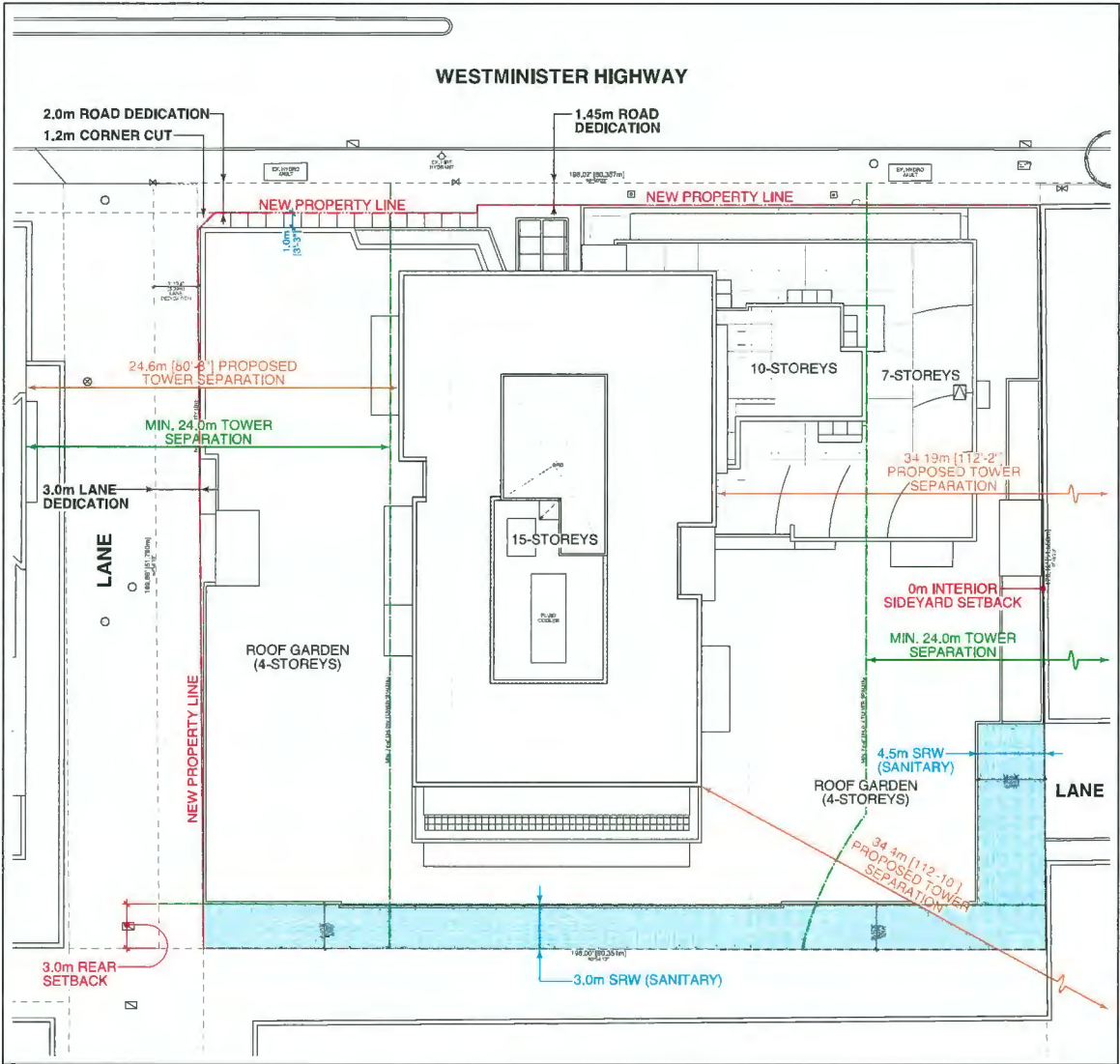
**SITE DEFINITION
DIAGRAMS**

JOB NO.	18-09
DRAWN	KT
DATE	03 AUG 2021
SCALE	1/16" = 1'-0"
CHECKED	WTL
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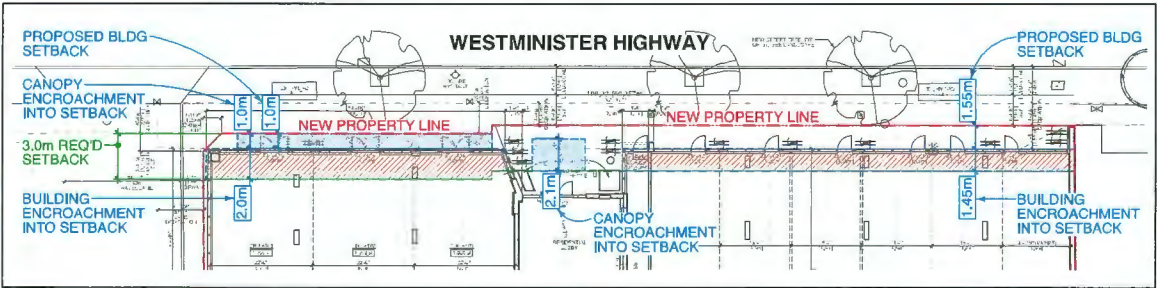
Plan #1



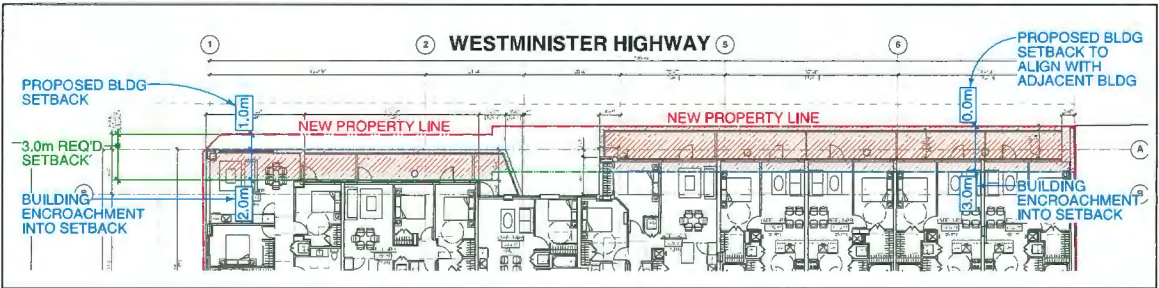
1 ROAD / LANE DEDICATION DIAGRAM
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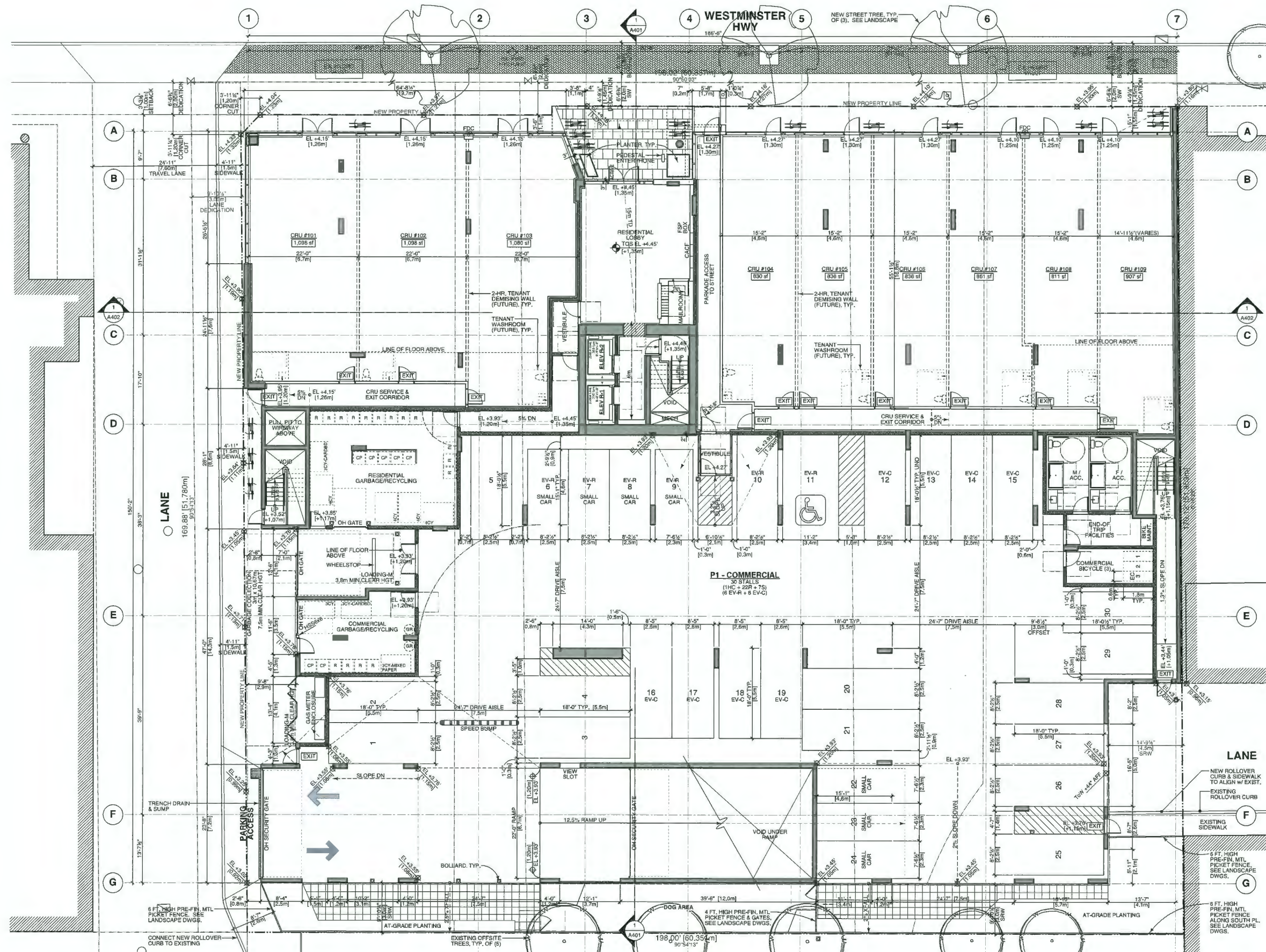
2 SRW / SETBACKS / TOWER SEPARATIONS DIAGRAM
1/16" = 1'-0"



3 FRONT SETBACK & ENCROACHMENT DIAGRAM - GRD & 2nd FLOORS
1/16" = 1'-0"



4 FRONT SETBACK & ENCROACHMENT DIAGRAM - 3rd & 4th FLOORS
1/16" = 1'-0"



W. T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone: 604 736-9711, Fax: 604 736-7991

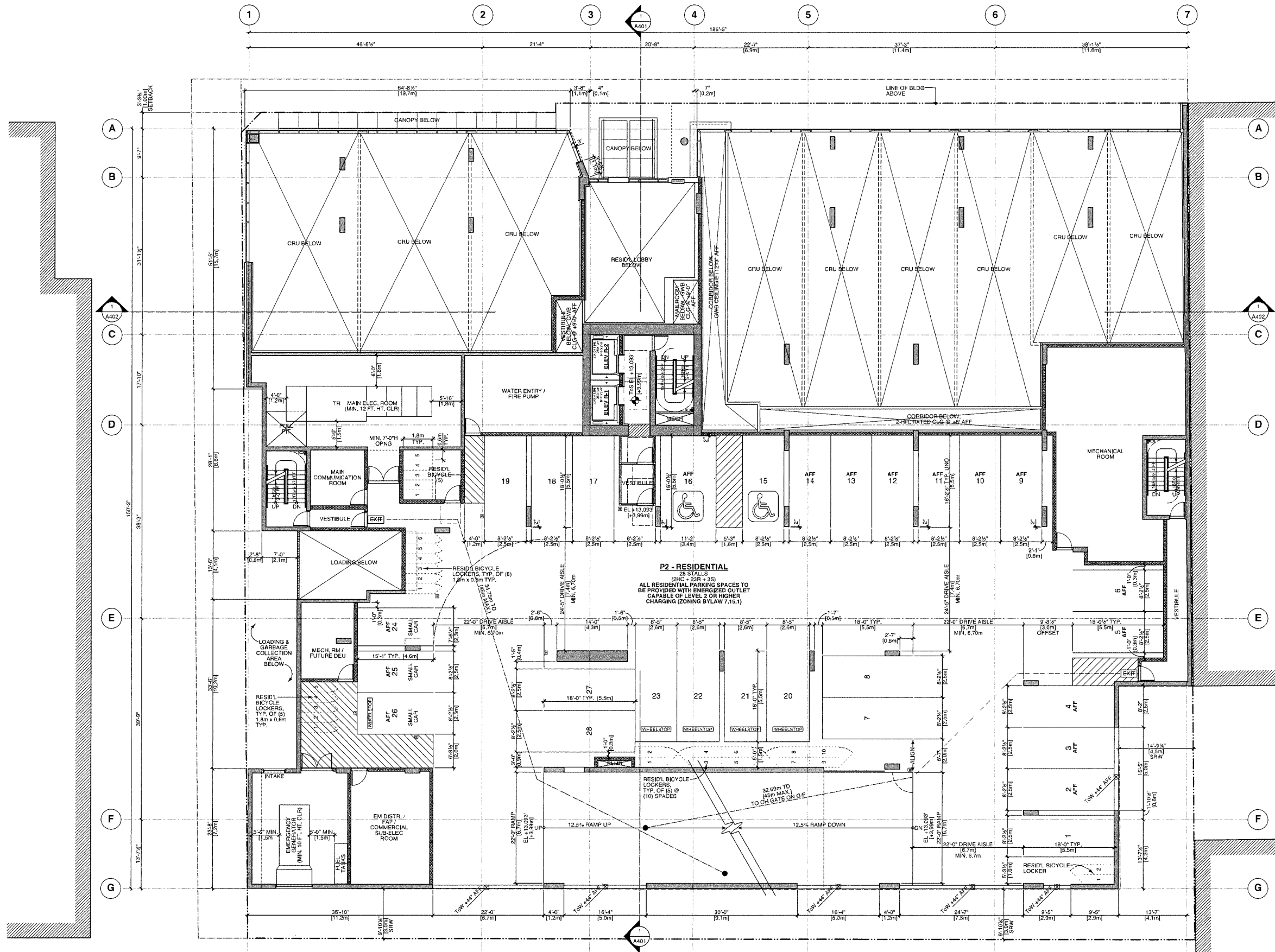
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2	2020-10-07	WTL	RE-DESIGNED FOR DP
3	2021-04-07	WTL	RE-DESIGNED FOR DP
4	2021-06-11	WTL	RE-DESIGNED FOR DP
5	2021-06-28	WTL	RE-DESIGNED FOR DP

PROJECT
**8100-8180
WESTMINSTER HWY
DP 19-878817**
8100 - 8180 WESTMINSTER HWY
RICHMOND, BC

**GROUND FLOOR /
P1 FLOOR PLAN**

JOB NO.	18-09
DRAWN	KT
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SCALE	1/8" = 1'-0"
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Plan #2



W. T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone: 604 736-8711, Facsimile: 604 736-7991

ISSUE/REVISION	
1	2015-1-21 ISSUED FOR CP
2	2015-1-27 RE-DESIGNED FOR CP
3	2015-1-27 RE-DESIGNED FOR CP
4	2015-1-27 RE-DESIGNED FOR CP
5	2015-1-27 RE-DESIGNED FOR CP

PROJECT
**8100-8180
WESTMINSTER HWY
DP 19-878817**
8100 - 8180 WESTMINSTER HWY
RICHMOND, BC

PARKING P2 FLOOR PLAN

JOB NO.	18-09
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SCALE	1/8" = 1'-0"
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Plan #3

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REVISION	DATE	BY	REASON
1	2014-11-21	WTL	ISSUED FOR DP
2	2020-10-07	WTL	RE-DESIGNED FOR DP
3	2021-04-07	WTL	RE-DESIGNED FOR DP
4	2021-04-11	WTL	RE-DESIGNED FOR DP
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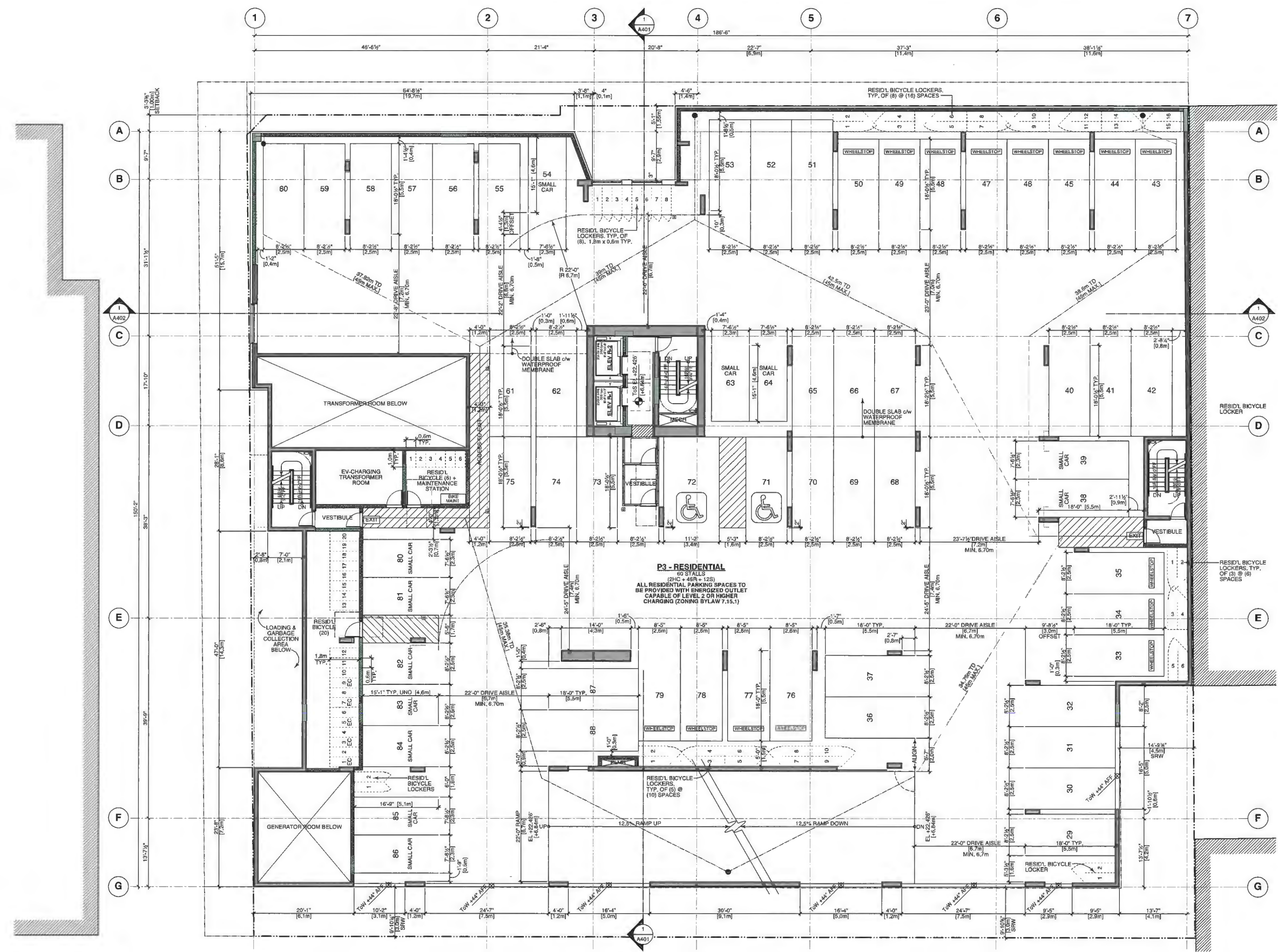
PROJECT
**8100-8180
WESTMINSTER HWY
DP 19-878817**
8100 - 8180 WESTMINSTER HWY
RICHMOND, BC

**PARKING P3
FLOOR PLAN**



JOB NO.	18-09
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Plan #4



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REVISION	DATE	BY	DESCRIPTION
1	2018-11-21	WTL	ISSUED FOR DP
2	2020-10-07	WTL	RE-ISSUED FOR DP
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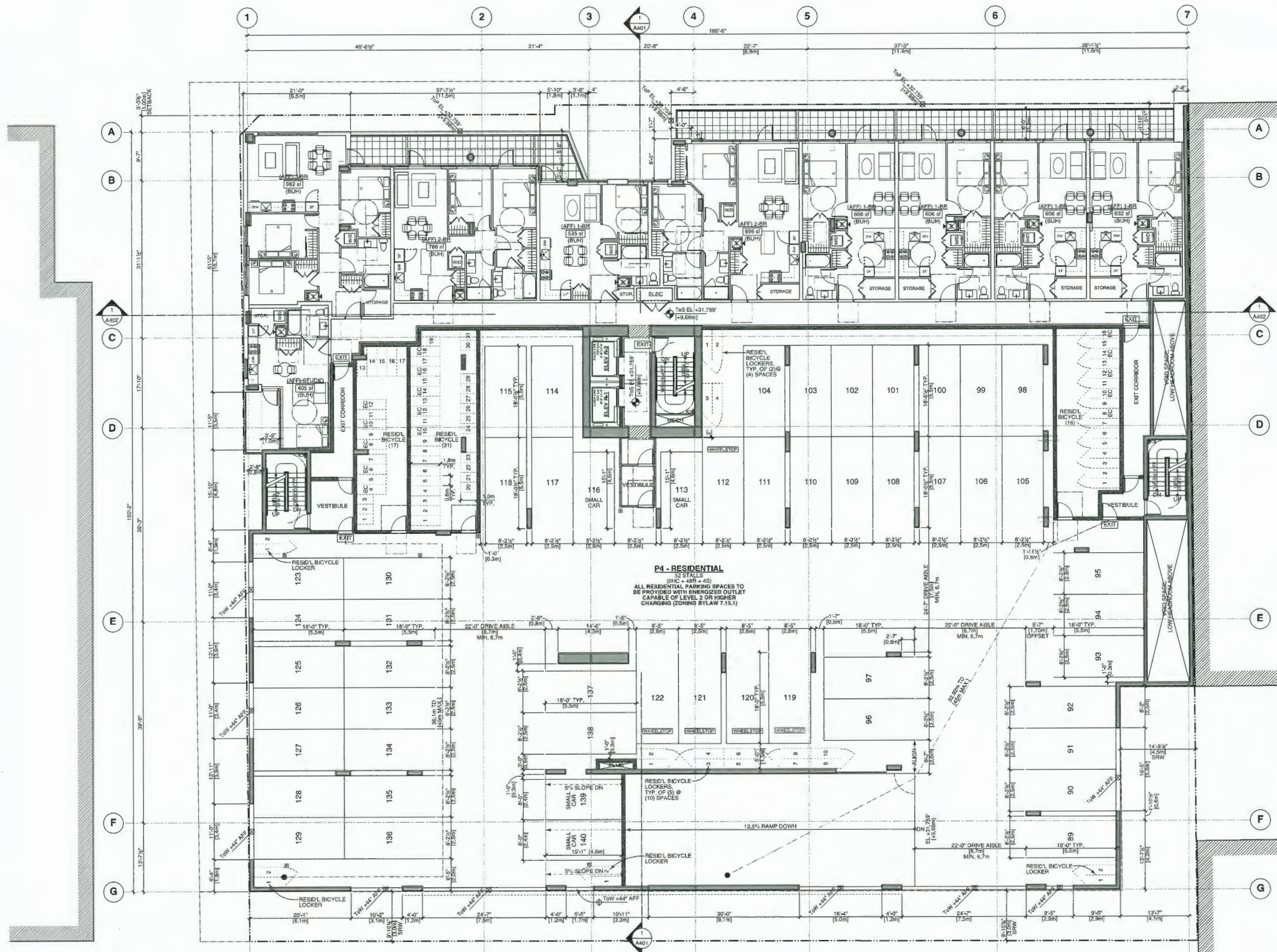
PROJECT
**8100-8180
WESTMINSTER HWY
DP 19-878817**
8100 - 8180 WESTMINSTER HWY
RICHMOND, BC

**4th FLOOR /
P4 FLOOR PLAN**



JOB NO.	18-09
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SCALE	1/8" = 1'-0"
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DRAWING NO.	#20

Plan #5



REVISION	
1	2018-1-21 STUDIED FOR DP
2	2020-6-07 RE-DESIGNED FOR DP
3	2021-04-07 RE-DESIGNED FOR DP
4	2021-04-11 RE-DESIGNED FOR DP
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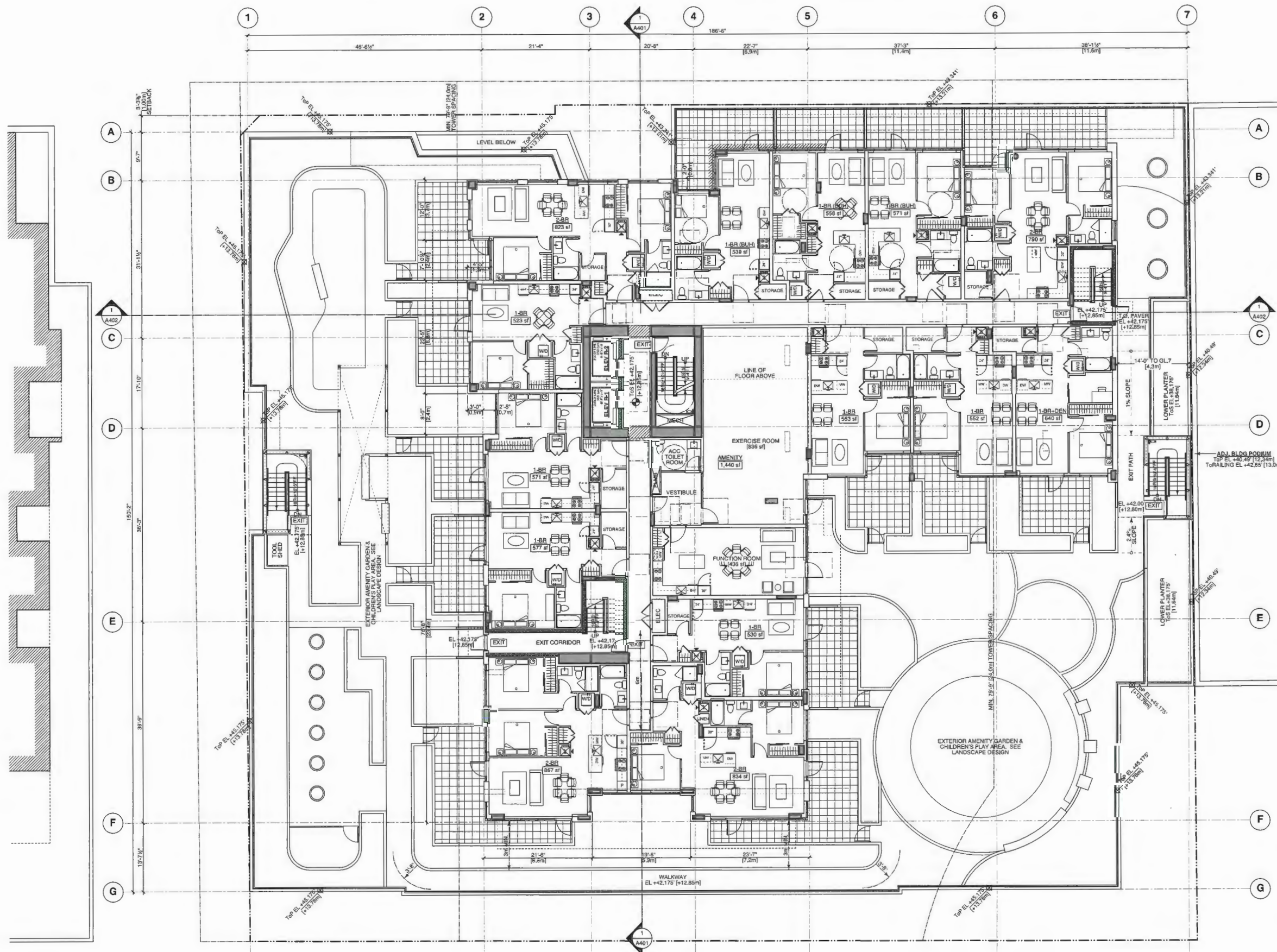
PROJECT
**8100-8180
WESTMINSTER HWY
DP 19-878817**
8100 - 8180 WESTMINSTER HWY
RICHMOND, BC

**5th FLOOR
PLAN**



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DATE	03 AUG 2021
SCALE	1/8" = 1'-0"
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Plan #6



REVISION	
1	2019-1-21 ISSUED FOR DP
2	2020-10-07 RE-ASSUED FOR DP
3	2021-04-07 RE-ASSUED FOR DP
4	2021-04-11 RE-ASSUED FOR DP
5	2023-04-28 RE-ASSUED FOR DP

PROJECT
**8100-8180
WESTMINSTER HWY
DP 19-878817**
8100 - 8180 WESTMINSTER HWY
RICHMOND, BC

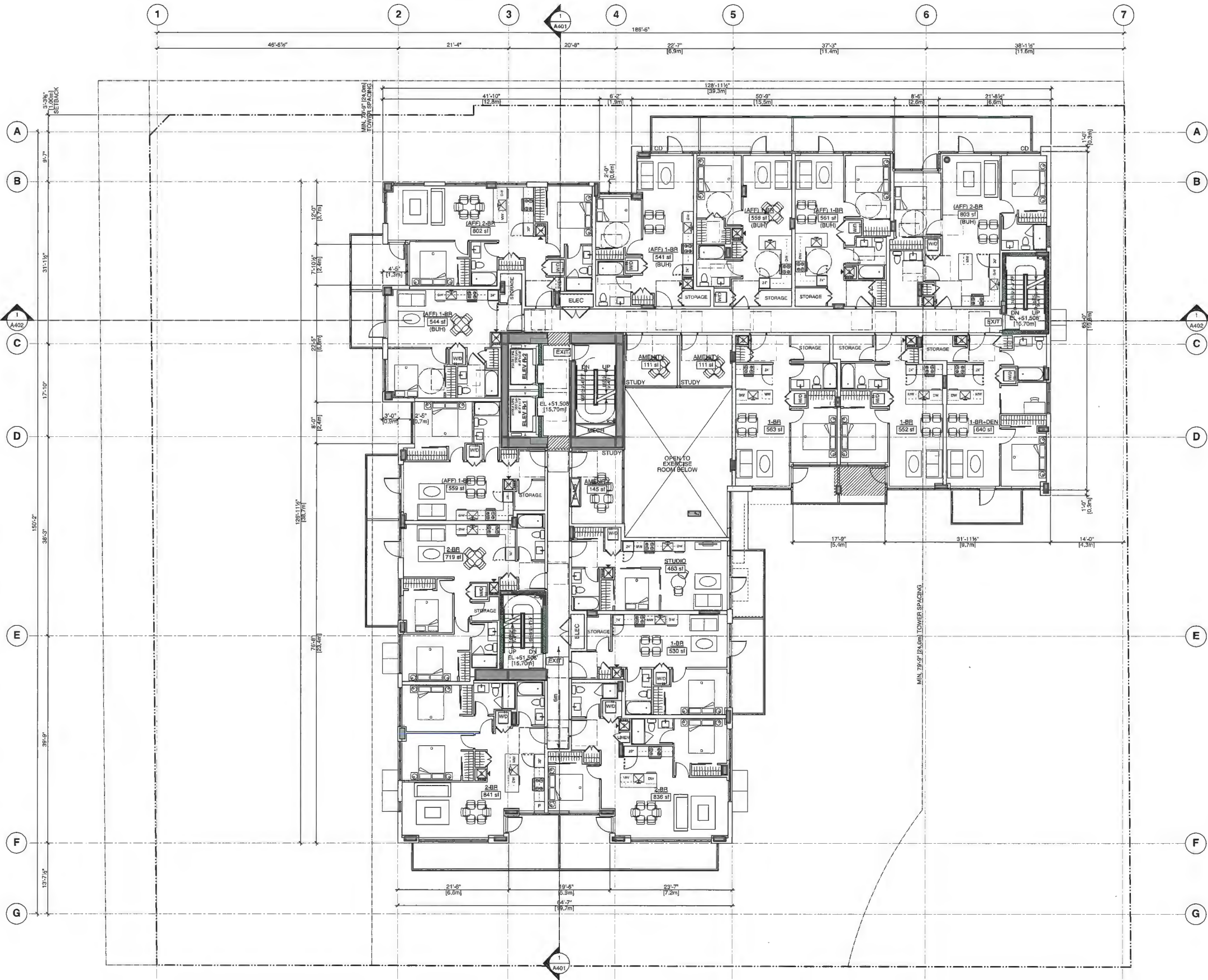
**6th FLOOR
PLAN**

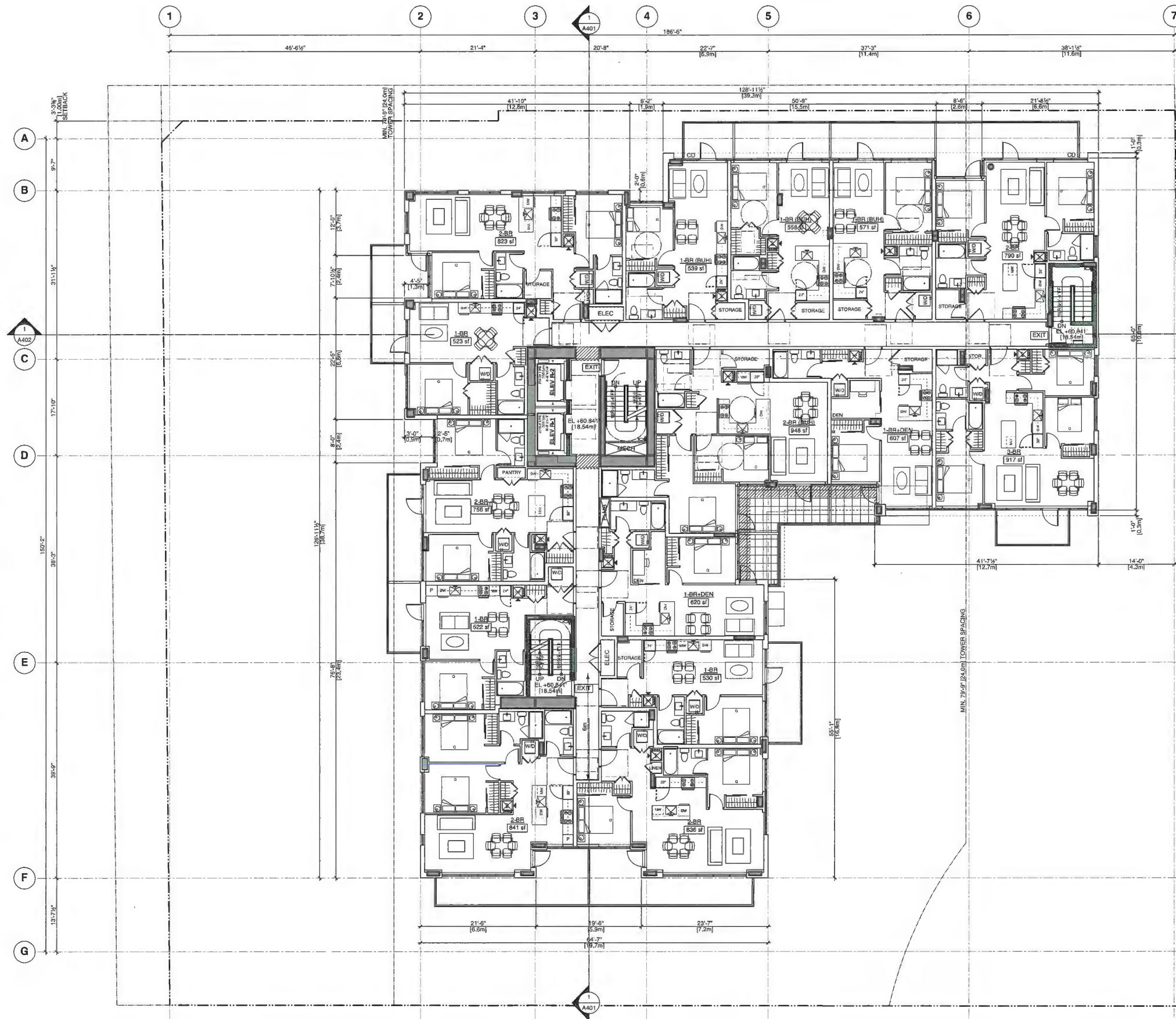
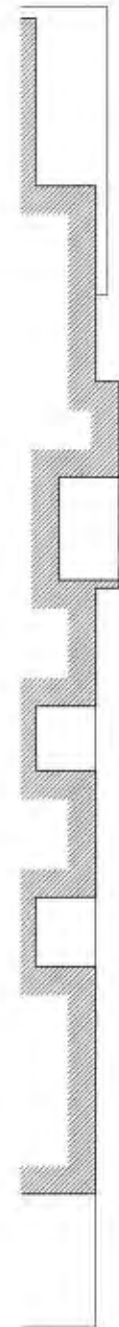


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DRAWN **KT**
DATE **03 AUG 2021**
SCALE **1/8" = 1'-0"**

CHECKED **WTL**

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W. T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone: 604 736-9711, Facsimile: 604 736-7991

SUBMISSION		
1	2018-11-21	ISSUED FOR DP
2	2020-10-07	RE-ISSUED FOR DP
3	2021-04-07	RE-ISSUED FOR DP
4	2021-04-11	RE-ISSUED FOR DP
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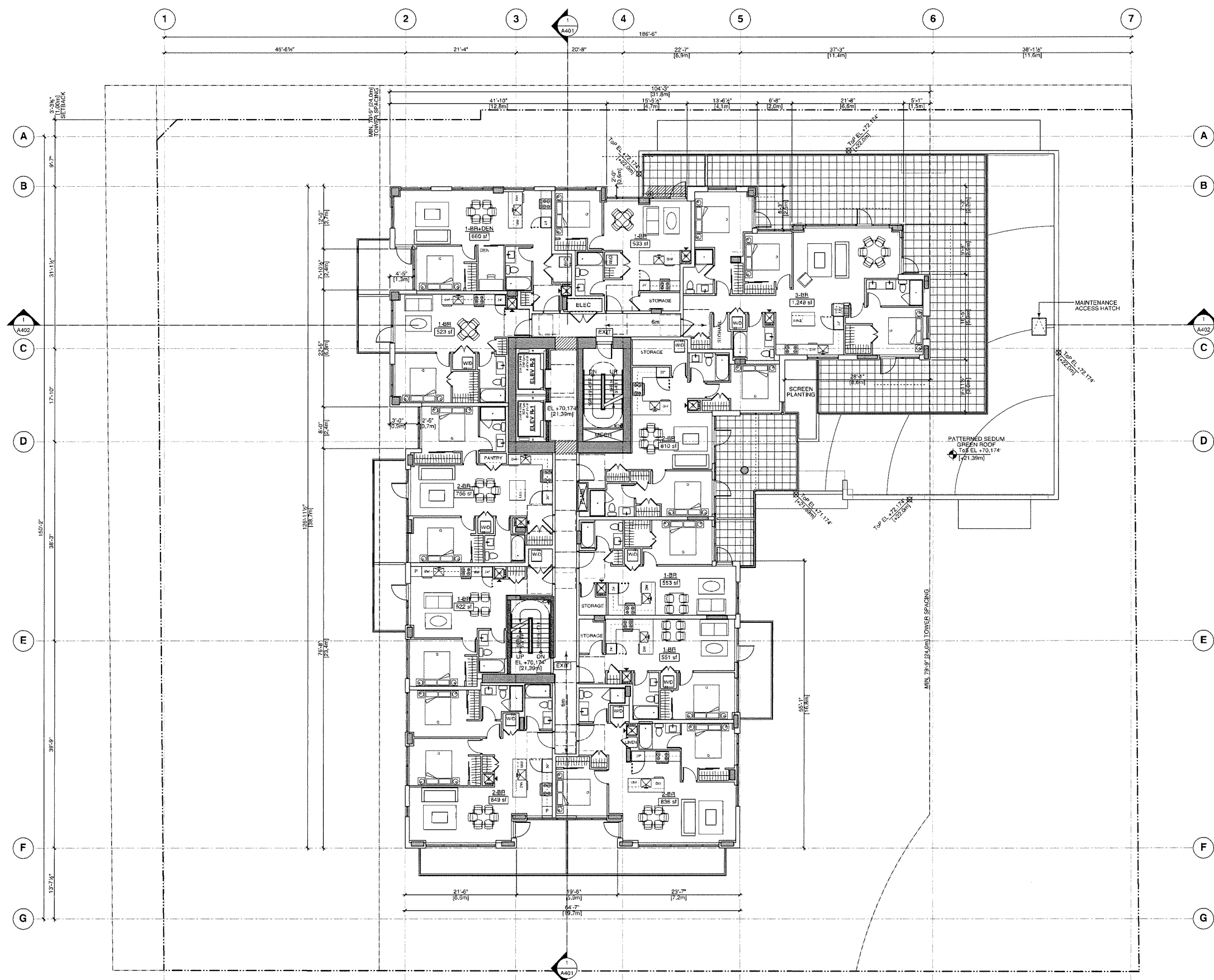
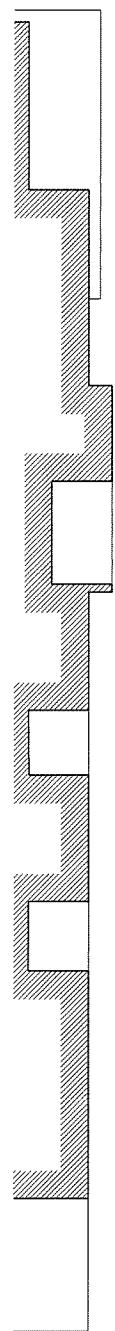
PROJECT
**8100-8180
WESTMINSTER HWY
DP 19-878817**
8100 - 8180 WESTMINSTER HWY
RICHMOND, BC

**7th FLOOR
PLAN**



JOB NO.	18-09
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Plan #8



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REVISION	
1	2015-1-21
2	2015-1-21
3	2015-1-21
4	2015-1-21
5	2015-1-21

PROJECT
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WESTMINSTER HWY
DP 19-878817**
8100 - 8180 WESTMINSTER HWY
RICHMOND, BC

**8th FLOOR
PLAN**

JOB NO.	18-09
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Plan #9

REVISION	
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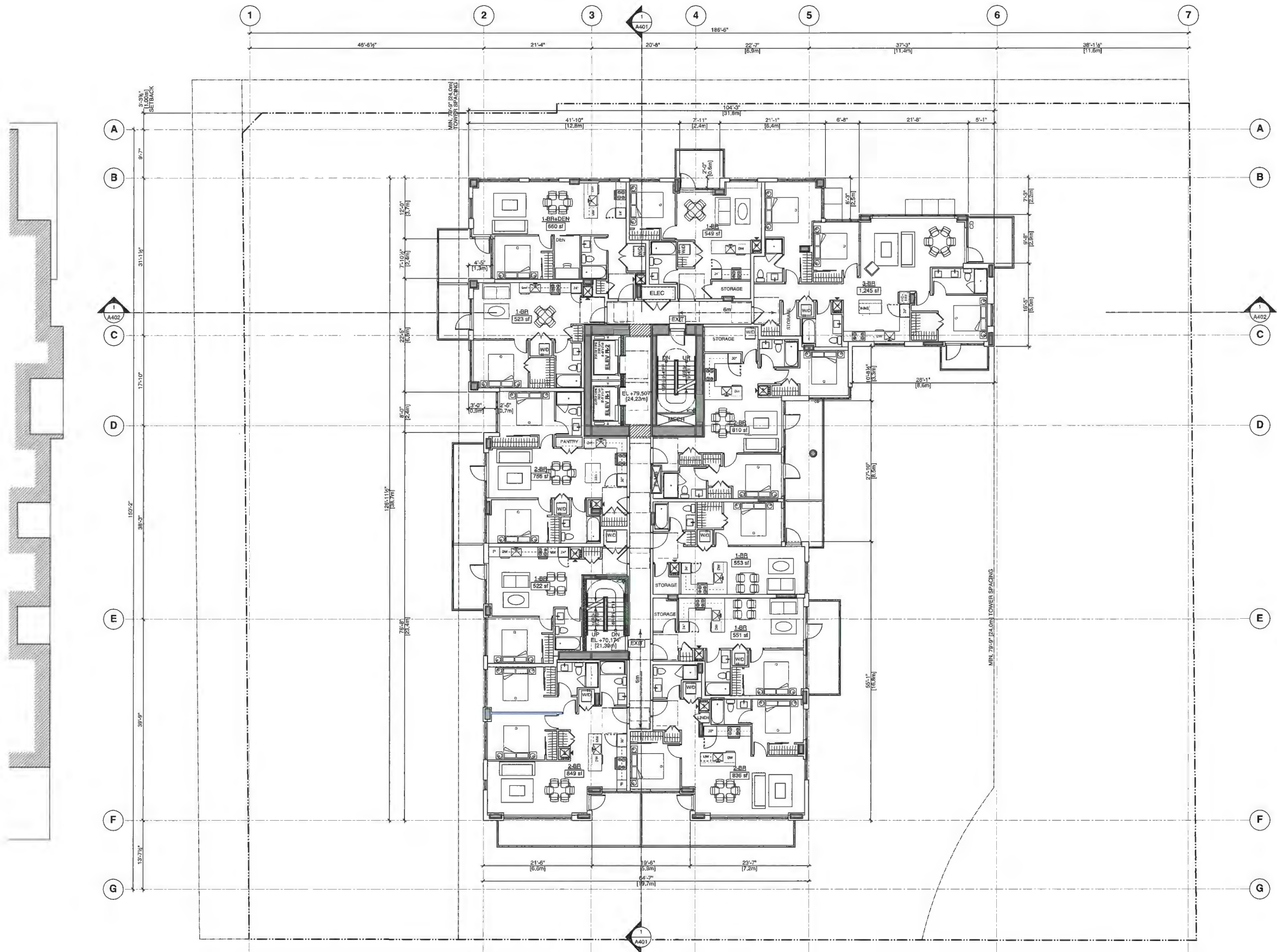
PROJECT
**8100-8180
WESTMINSTER HWY
DP 19-878817**
8100 - 8180 WESTMINSTER HWY
RICHMOND, BC

**9th FLOOR
PLAN**



JOB NO.	18-09
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Plan #10



SUBREVISION	
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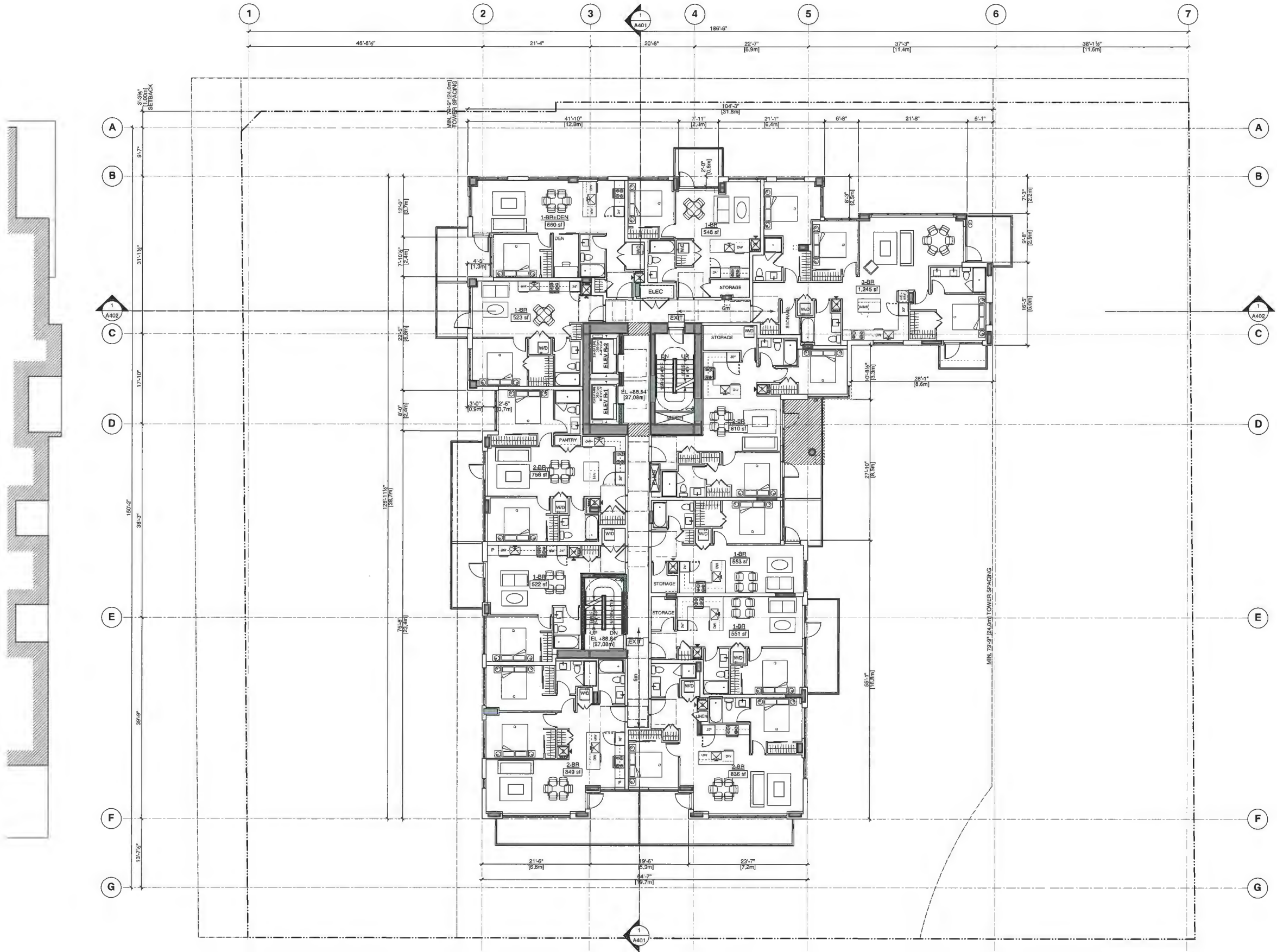
PROJECT
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WESTMINSTER HWY
DP 19-878817**
8100 - 8180 WESTMINSTER HWY
RICHMOND, BC

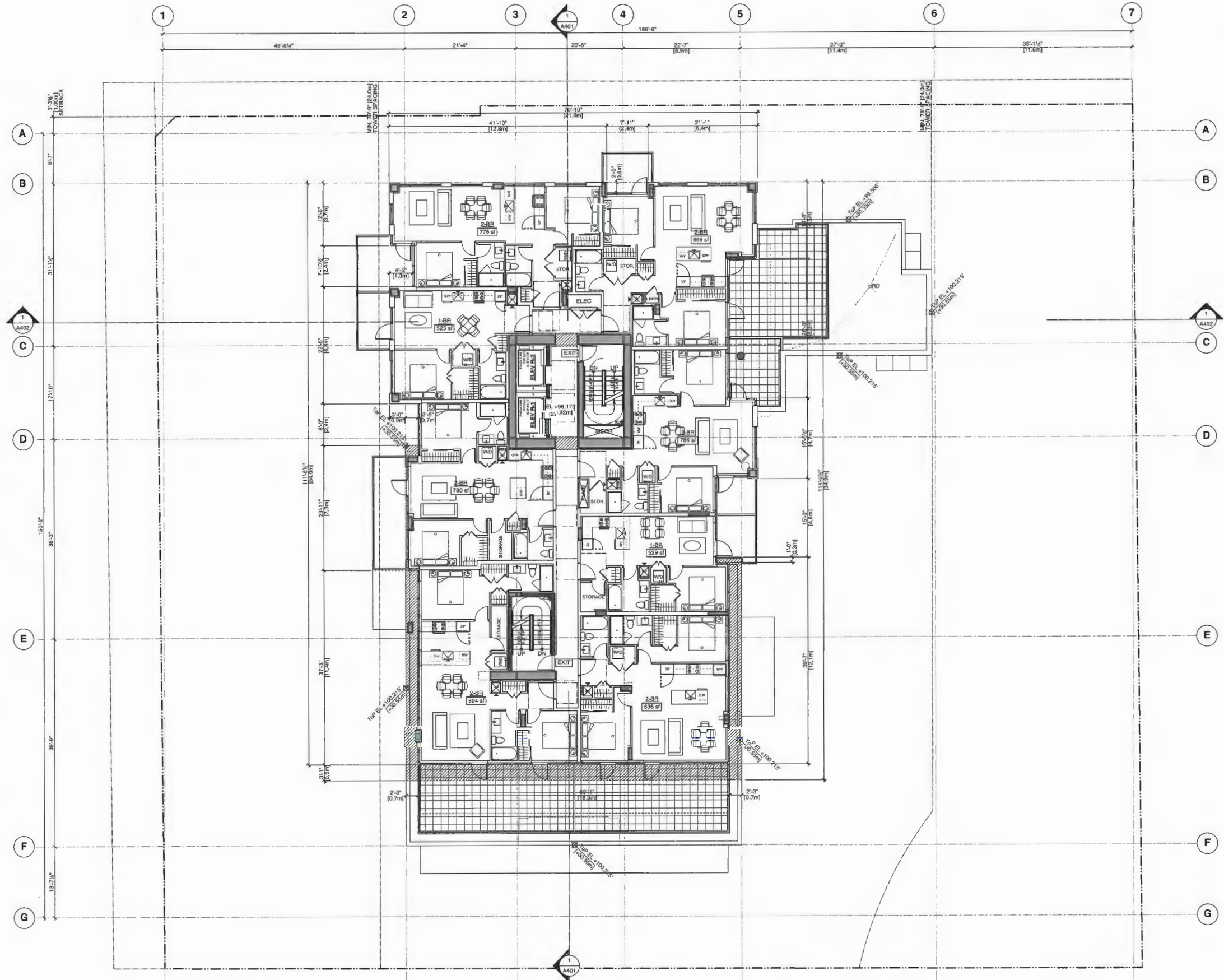
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PLAN**



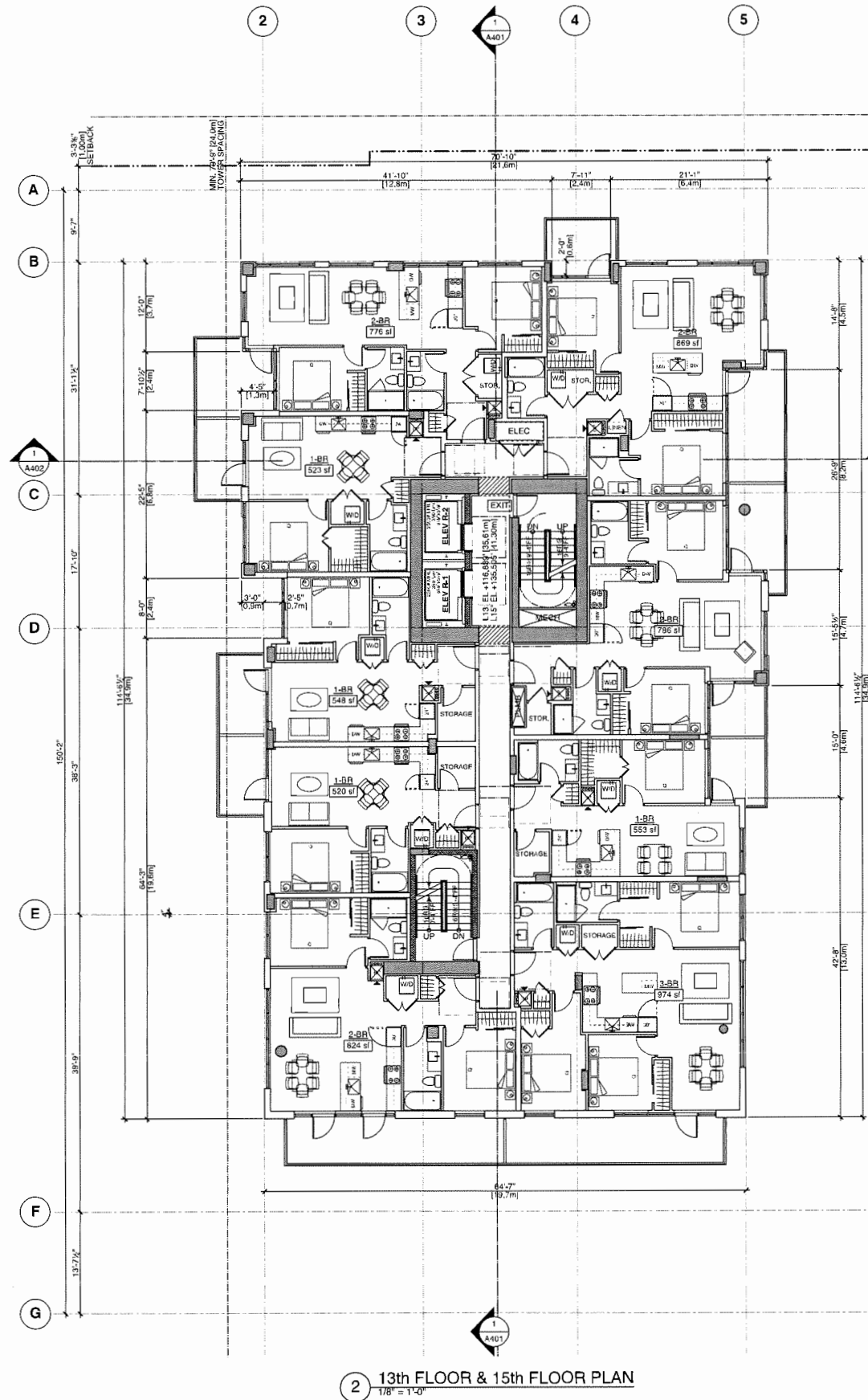
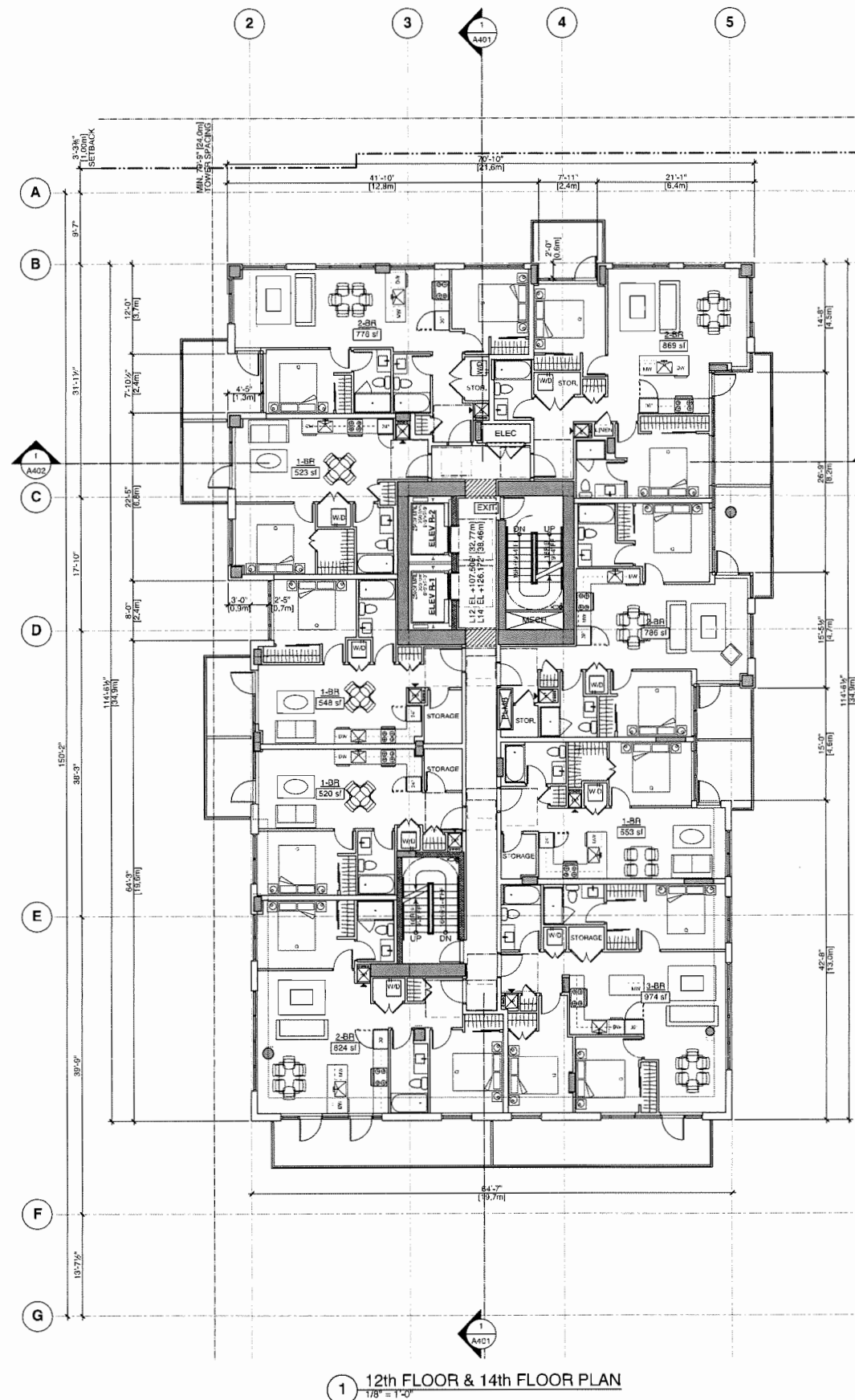
JOB NO.	18-09
DRAWN	KT
DATE	03 AUG 2021
SCALE	1/8" = 1'-0"
CHECKED	WTL
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DESIGNER'S NO.	1721

Plan #11





Plan #12



W. T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone 604 736-9711, Facsimile 604 736-7991

ISSUE/REVISION		
1	2013-11-21	ISSUED FOR DP
2	2015-10-07	RE-ISSUED FOR DP
3	2015-11-07	RE-ISSUED FOR DP
4	2016-06-11	RE-ISSUED FOR DP
5	2016-06-06	RE-ISSUED FOR DP

PROJECT

**8100-8180
WESTMINSTER HWY
DP 19-878817**

8100 - 8180 WESTMINSTER HWY
RICHMOND, BC

12th - 15th
FLOOR PLAN



JOB NO.	18-09
DRAWN	KT
DATE	03 AUG 2021
SCALE	1/8" = 1'-0"
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DRAWING NO. **#2**

Plan #13

ISSUE/REVISION	DATE	BY	FOR
1	2015-11-21	WTL	ISSUED FOR LP
2	2016-06-07	WTL	RE-DESIGNED FOR DP
3	2016-06-07	WTL	RE-DESIGNED FOR DP
4	2016-06-11	WTL	RE-DESIGNED FOR DP
5	2016-06-28	WTL	RE-DESIGNED FOR DP

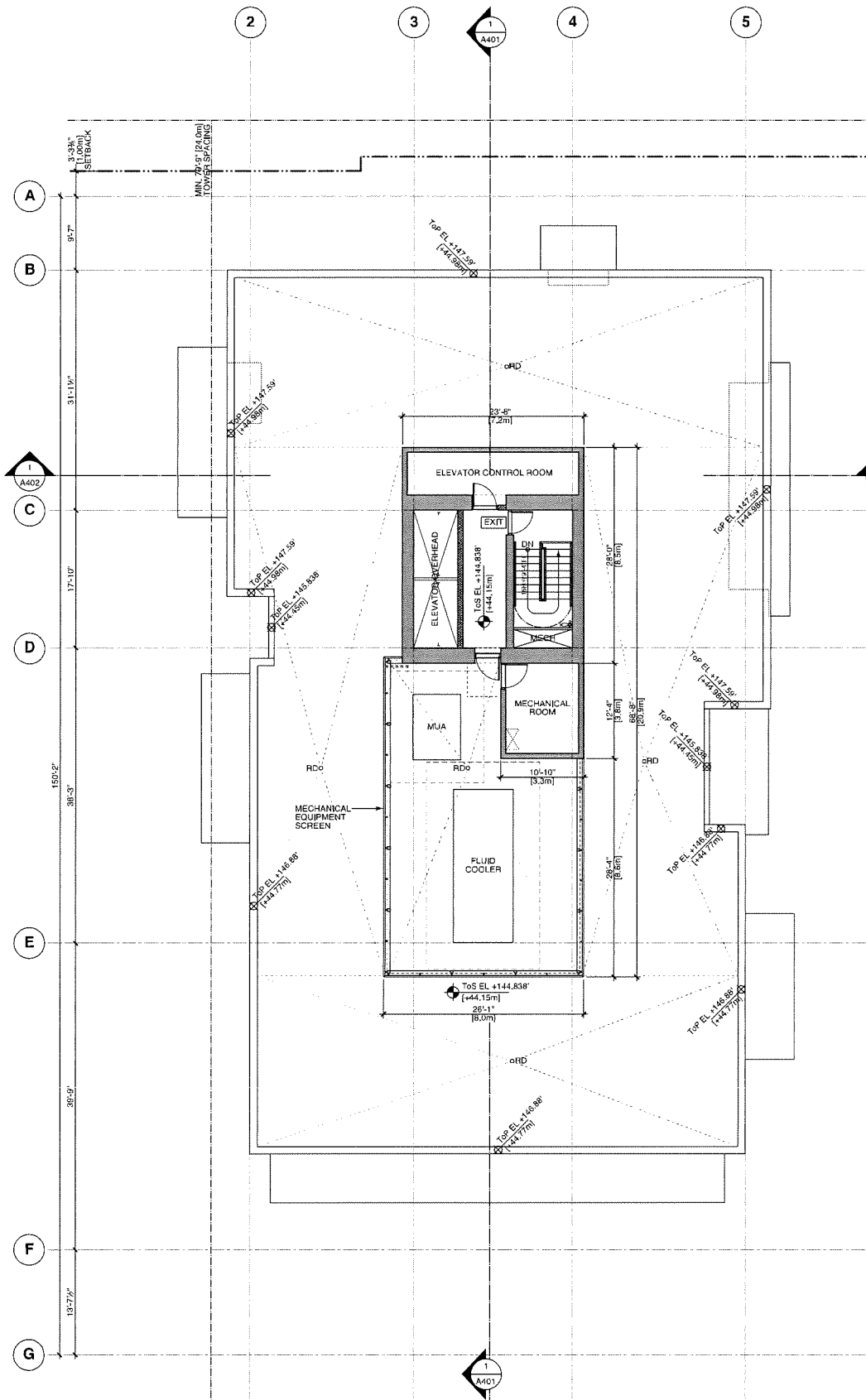
PROJECT
8100-8180
WESTMINSTER HWY
DP 19-878817
8100 - 8180 WESTMINSTER HWY
RICHMOND, BC

ROOF PLANS

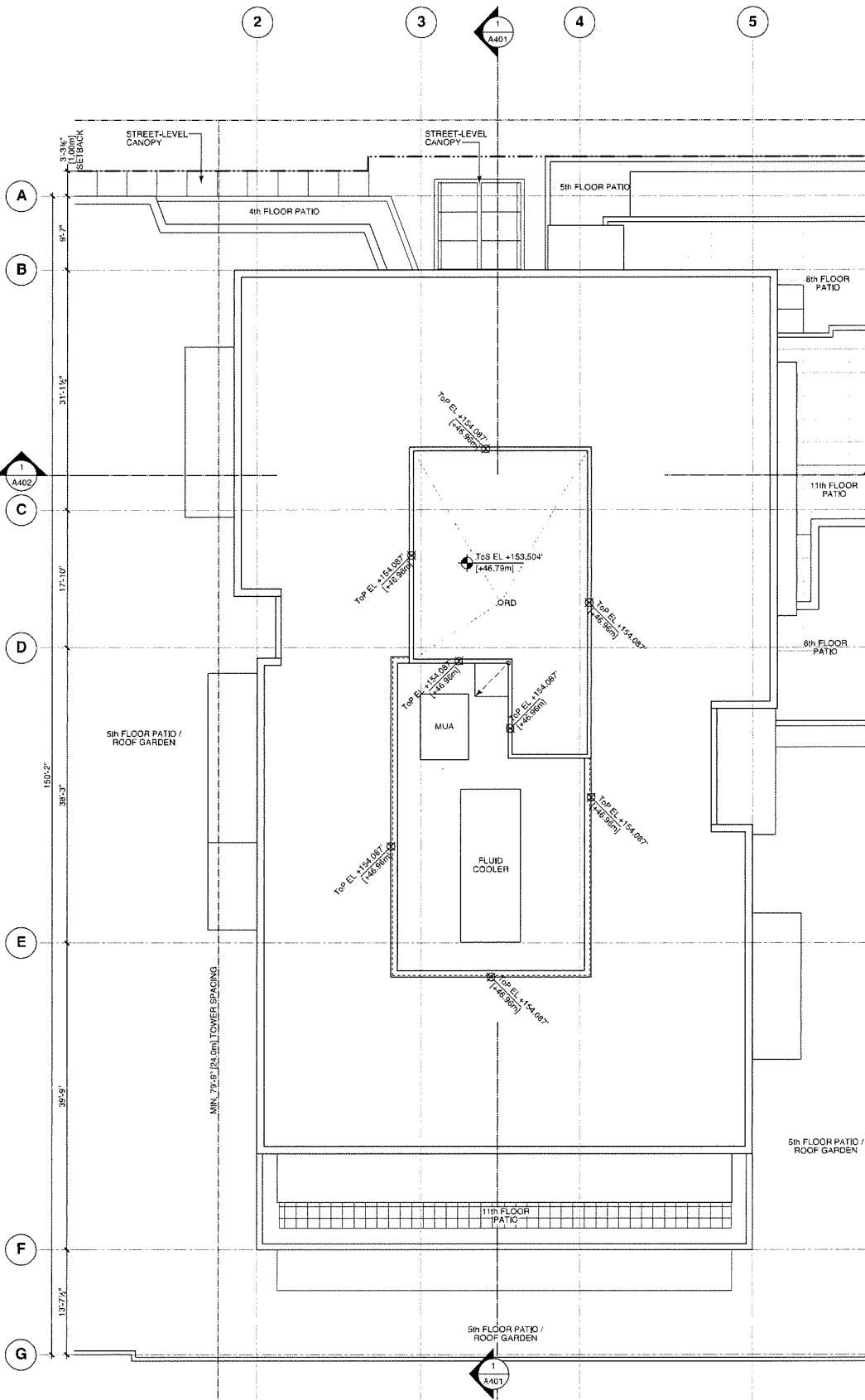


JOB NO.	18-09
DRAWN	KT
DATE	03 AUG 2021
SCALE	1/8" = 1'-0"
CHECKED	WTL
2. Careful attention shall be given to the details and dimensions of all items shown on this drawing. The contractor shall be responsible for ensuring that the construction is in accordance with the approved drawings.	
DRAWING NO. #2m	

Plan #14

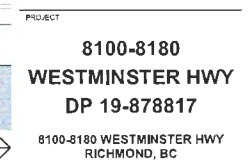


1 ELEVATOR OVERRIDE / ROOF PLAN



2 TOWER ROOF PLAN

ISSUE/REVISION		
1	2018-11-21	ISSUED FOR OP
2	2020-06-27	RE-ASSUED FOR OP
3	2021-01-27	RE-ASSUED FOR OP
4	2021-06-01	RE-ASSUED FOR OP
5	2021-06-29	RE-ASSUED FOR OP



**STREETSCAPE
(WESTMINSTER
HWY)**

JOB NO.	18-09
DRAWN	KT
DATE	29 JUN 2021
SCALE	1:250
CHECKED	WTL

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DRAWING NO.

Plan #15

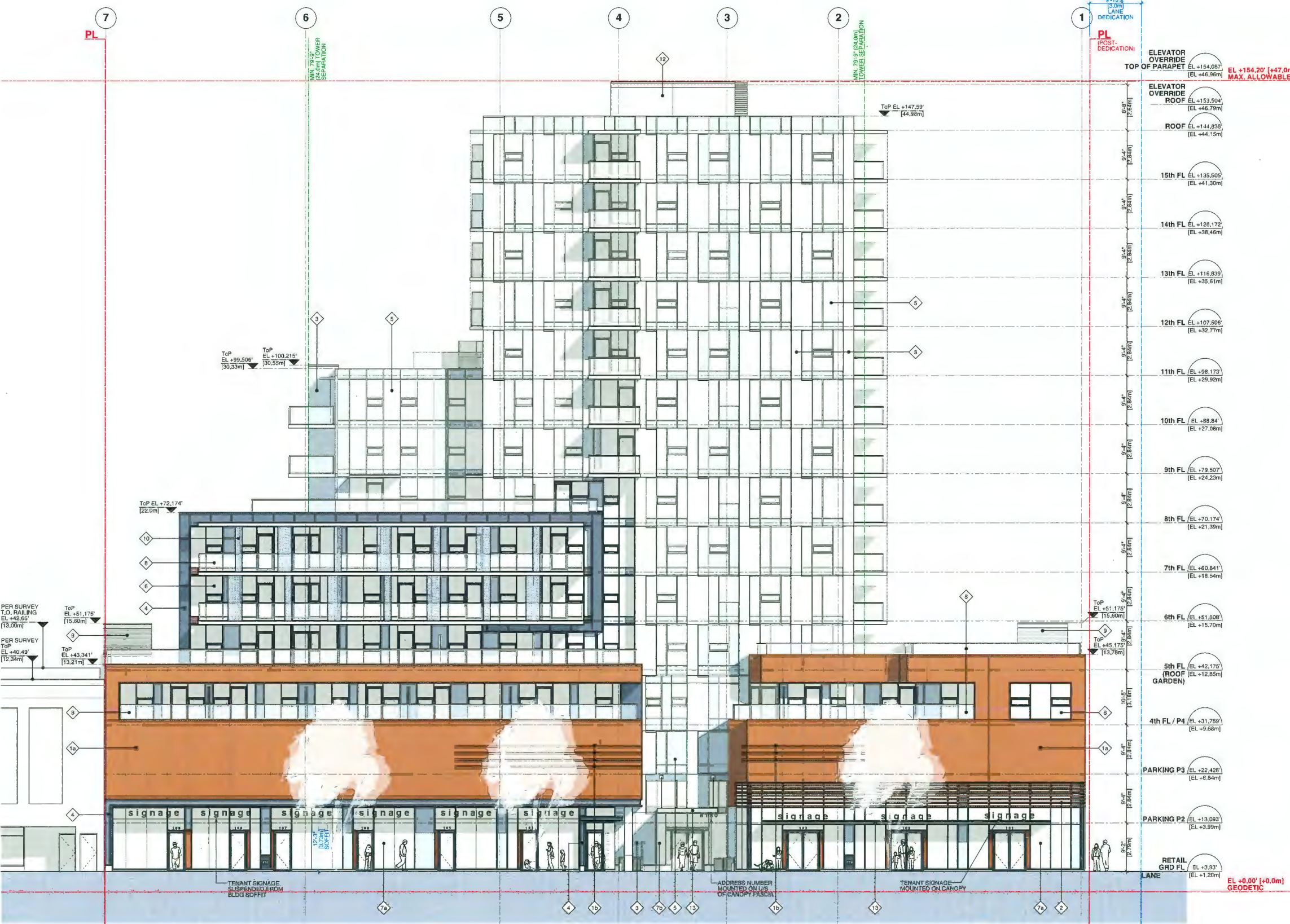
REVISION	DATE	BY	REASON
1	2018-11-21	WTL	ISSUED FOR DP
2	2020-10-07	WTL	RE-DESIGNED FOR DP
3	2021-04-07	WTL	RE-DESIGNED FOR DP
4	2021-06-11	WTL	RE-DESIGNED FOR DP
5	2021-08-28	WTL	RE-DESIGNED FOR DP

FINISH MATERIAL LEGEND	
13	TERRA COTTA RAINSCREEN CLADDING: TONALITY (NUANCE) 70020 "BRICK RED" - SMOOTH
10	TERRA COTTA RAINSCREEN CLADDING: TONALITY (NUANCE) 70020 "BRICK RED" - GROOVED
2	TERRA COTTA RAINSCREEN TONALITY SQUARE BRICK SOLEIL "BRICK RED"
3	FIBRE CEMENT RAINSCREEN CLADDING: EQUITONE (TECTIVA) TE90
4	FIBRE CEMENT RAINSCREEN CLADDING: EQUITONE (TECTIVA) TE20
5	PRE-FINISHED ALUMINUM WINDOW WALL: STANDARD SILVER
6	PRE-FINISHED ALUMINUM WINDOW WALL: IRON MOUNTAIN GREY
7A	PRE-FINISHED ALUMINUM CURTAIN WALL: IRON MOUNTAIN GREY
7B	PRE-FINISHED ALUMINUM CURTAIN WALL: STANDARD SILVER
8	PRE-FINISHED ALUMINUM & GLASS RAILING
9	CONTINUOUS LOUVER SYSTEM: RENSON (LILUS)
10	EXPANDED METAL MESH SCREEN: STANDARD SILVER
11	PRE-FINISHED ALUMINUM GRILLE: COLOUR TO MATCH ADJACENT SURFACE
12	PAINTED ARCHITECTURAL CONCRETE (ELASTOMERIC COATING)
13	STEEL & GLASS CANOPY
14	PRE-FIN. PICKET FENCE

PROJECT
8100-8180
WESTMINSTER HWY
DP 19-878817
8100-8180 WESTMINSTER HWY
RICHMOND, BC

NORTH ELEVATION
(WESTMINSTER HWY)

JOB NO.	18-09
DRAWN	KT
DATE	03 AUG 2021
SCALE	1/8" = 1'-0"
CHECKED	
DATE	



REVISION	
1	2016-11-21 ISSUED FOR DP
2	2020-10-07 RE-DESIGNED FOR DP
3	2021-04-07 RE-DESIGNED FOR DP
4	2021-04-11 RE-DESIGNED FOR DP
5	2021-04-20 RE-DESIGNED FOR DP

FINISH MATERIAL LEGEND	
1a	TERRA COTTA RAINSCREEN CLADDING: TONALITY (NUANCE) 70020 "BRICK RED" - SMOOTH
1b	TERRA COTTA RAINSCREEN CLADDING: TONALITY (NUANCE) 70020 "BRICK RED" - GROOVED
2	TERRA COTTA RAINSCREEN CLADDING: TONALITY SQUARE BRICK SOLE "BRICK RED"
3	FIBRE CEMENT RAINSCREEN CLADDING: EQUISTONE (TECTIVA) TE90
4	FIBRE CEMENT RAINSCREEN CLADDING: EQUISTONE (TECTIVA) TE20
5	PRE-FINISHED ALUMINUM WINDOW WALL: STANDARD SILVER
6	PRE-FINISHED ALUMINUM WINDOW WALL: IRON MOUNTAIN GREY
7a	PRE-FINISHED ALUMINUM CURTAIN WALL: IRON MOUNTAIN GREY
7b	PRE-FINISHED ALUMINUM CURTAIN WALL: STANDARD SILVER
8	PRE-FINISHED ALUMINUM & GLASS RAILING
9	CONTINUOUS LOUVER SYSTEM: RENSON (L.N.B.S)
10	EXPANDED METAL MESH SCREEN: STANDARD SILVER
11	PRE-FINISHED ALUMINUM GRILLE: COLOUR TO MATCH ADJACENT SURFACE
12	PAINTED ARCHITECTURAL CONCRETE (ELASTOMERIC COATING)
13	STEEL & GLASS CANOPY
14	PRE-FIN. PICKET FENCE

PROJECT
8100-8180
WESTMINSTER HWY
DP 19-878817
8100-8180 WESTMINSTER HWY
RICHMOND, BC

WEST ELEVATION
(LANE)

JOB NO.	18-09
DRAWN	KT
DATE	03 AUG 2021
SCALE	1/8" = 1'-0"
CHECKED	
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Plan #17



ISSUE/REVISION	DATE	BY	REASON
1	2018-11-21	KT	ISSUED FOR DP
2	2019-10-07	KT	RE-DESIGNED FOR DP
3	2021-04-07	KT	RE-DESIGNED FOR DP
4	2021-04-11	KT	RE-DESIGNED FOR DP
5	2021-04-28	KT	RE-DESIGNED FOR DP

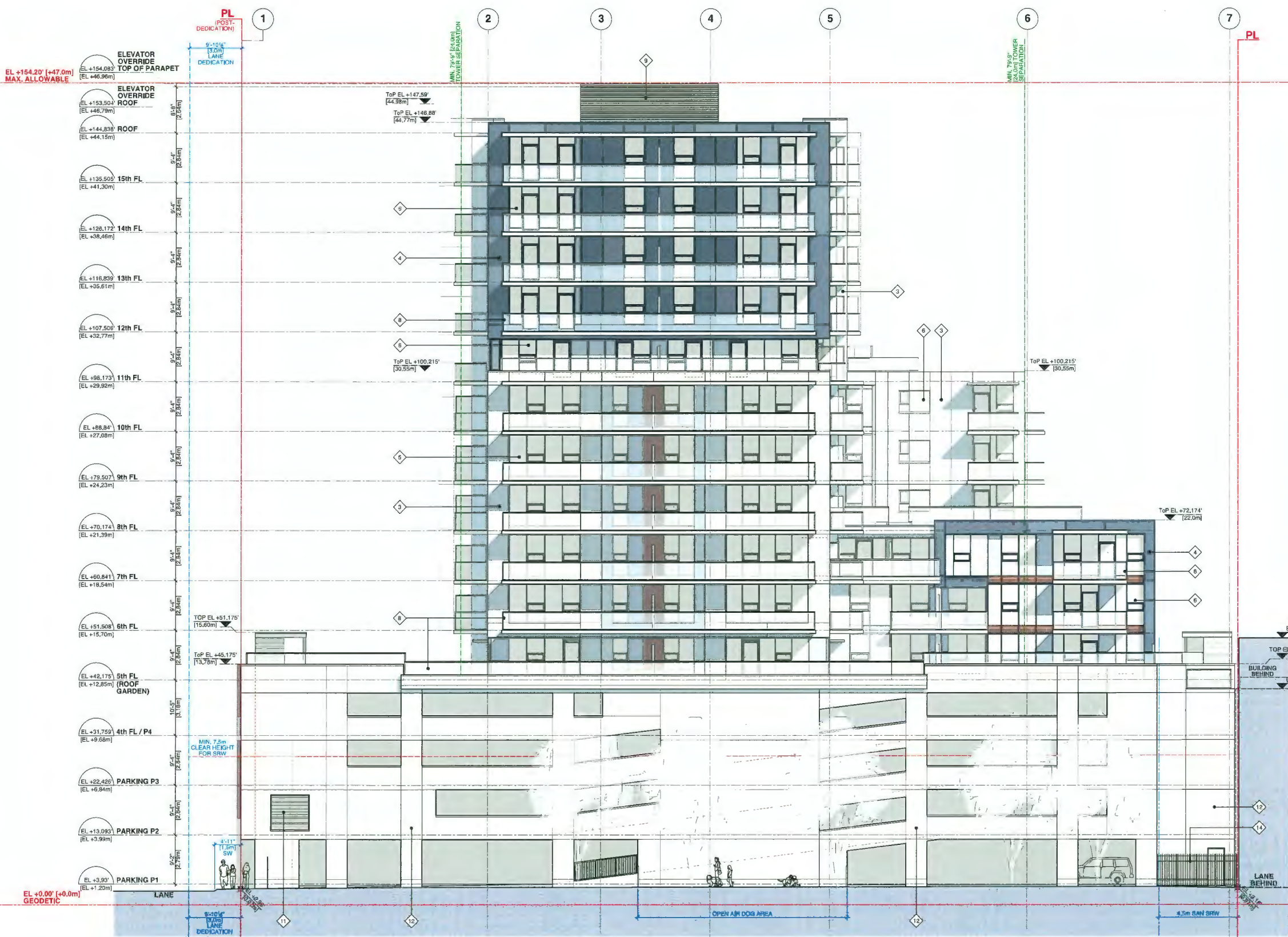
FINISH MATERIAL LEGEND	
1A	TERRA COTTA RAINSCREEN CLADDING: TONALITY (NUANCE) 70020 "BRICK RED" - SMOOTH
1B	TERRA COTTA RAINSCREEN CLADDING: TONALITY (NUANCE) 70020 "BRICK RED" - GROOVED
2	TERRA COTTA RAINSCREEN CLADDING: TONALITY (NUANCE) 70020 "BRICK RED" - SMOOTH
3	FIBRE CEMENT RAINSCREEN CLADDING: EQUITONE (TECTIVA) TE90
4	FIBRE CEMENT RAINSCREEN CLADDING: EQUITONE (TECTIVA) TE20
5	PRE-FINISHED ALUMINUM WINDOW WALL: STANDARD SILVER
6	PRE-FINISHED ALUMINUM WINDOW WALL: IRON MOUNTAIN GREY
7A	PRE-FINISHED ALUMINUM CURTAIN WALL: IRON MOUNTAIN GREY
7B	PRE-FINISHED ALUMINUM CURTAIN WALL: STANDARD SILVER
8	PRE-FINISHED ALUMINUM & GLASS RAILING
9	CONTINUOUS LOUVER SYSTEM: RENSON (LINUS)
10	EXPANDED METAL MESH SCREEN: STANDARD SILVER
11	PRE-FINISHED ALUMINUM GRILLE: COLOUR TO MATCH ADJACENT SURFACE
12	PAINTED ARCHITECTURAL CONCRETE (ELASTOMERIC COATING)
13	STEEL & GLASS CANOPY
14	PRE-FIN. PICKET FENCE

PROJECT
**8100-8180
WESTMINSTER HWY
DP 19-878817**
8100-8180 WESTMINSTER HWY
RICHMOND, BC

SOUTH ELEVATION

JOB NO.	18-09
DRAWN	KT
DATE	03 AUG 2021
SCALE	1/8" = 1'-0"
CHECKED	
DATE	
BY	
REASON	

Plan #18



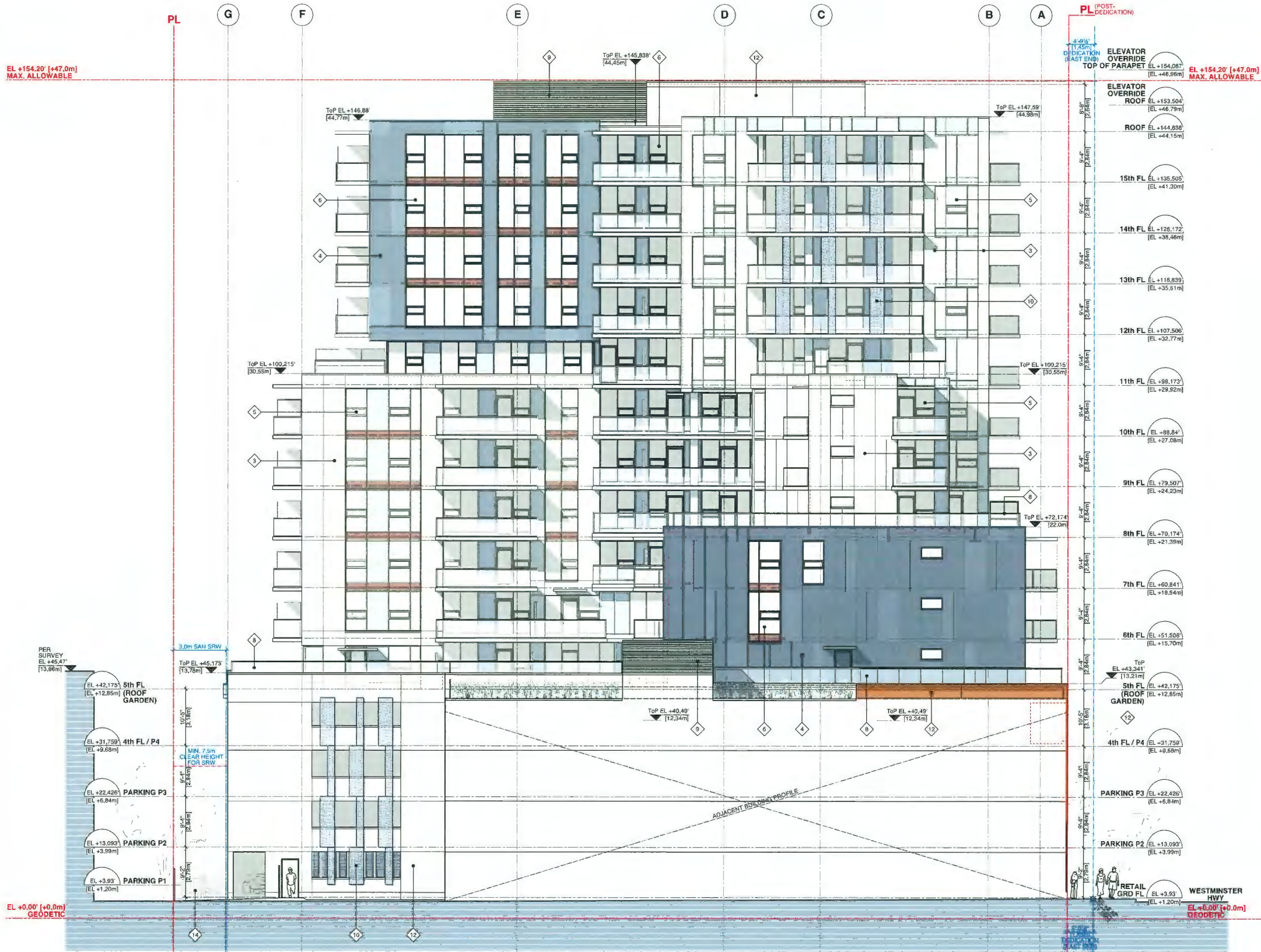
REVISION	DATE	BY	FOR
1	2019-1-21	WTL	ISSUED FOR DP
2	2020-10-07	WTL	RE-DESIGNED FOR DP
3	2021-04-07	WTL	RE-DESIGNED FOR DP
4	2021-04-11	WTL	RE-DESIGNED FOR DP
5	2023-04-29	WTL	RE-DESIGNED FOR DP

FINISH MATERIAL LEGEND	
1A	TERRA COTTA RAINSCREEN CLADDING: TONALITY (NUANCE) 70000 "BRICK RED" - SMOOTH
1B	TERRA COTTA RAINSCREEN CLADDING: TONALITY (NUANCE) 70000 "BRICK RED" - GROOVED
2	TERRA COTTA SUNSCREEN TONALITY SQUARE BRIDE SOLEIL "BRICK RED"
3	FIBRE CEMENT RAINSCREEN CLADDING: EQUISTONE (TECTIVA) TE90
4	FIBRE CEMENT RAINSCREEN CLADDING: EQUISTONE (TECTIVA) TE20
5	PRE-FINISHED ALUMINUM WINDOW WALL: STANDARD SILVER
6	PRE-FINISHED ALUMINUM WINDOW WALL: IRON MOUNTAIN GREY
7A	PRE-FINISHED ALUMINUM CURTAIN WALL: IRON MOUNTAIN GREY
7B	PRE-FINISHED ALUMINUM CURTAIN WALL: STANDARD SILVER
8	PRE-FINISHED ALUMINUM & GLASS RAILING
9	CONTINUOUS LOUVER SYSTEM RENSON (LINDS)
10	EXPANDED METAL MESH SCREEN STANDARD SILVER
11	PRE-FINISHED ALUMINUM GRILLE COLOUR TO MATCH ADJACENT SURFACE
12	PAINTED ARCHITECTURAL CONCRETE (ELASTOMERIC COATING)
13	STEEL & GLASS CANOPY
14	PRE-FIN, PICKET FENCE

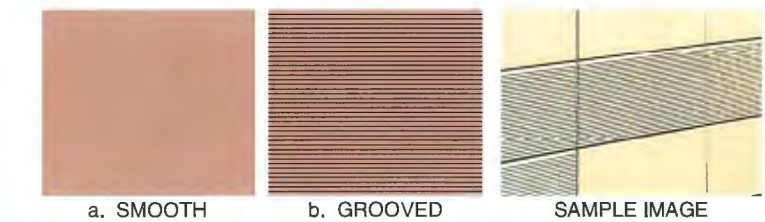
PROJECT
**8100-8180
WESTMINSTER HWY
DP 19-878817**
8100-8180 WESTMINSTER HWY
RICHMOND, BC

EAST ELEVATION

JOB NO.	18-09
DRAWN	KT
DATE	03 AUG 2021
SCALE	1/8" = 1'-0"
CHECKED	
DATE	



ISSUE/REVISION	
1	2018-11-21 ISSUED FOR DP
2	2020-10-07 RE-ISSUED FOR DP
3	2021-04-07 RE-ISSUED FOR DP
4	2021-08-11 RE-ISSUED FOR DP
5	2021-08-29 RE-ISSUED FOR DP



1 TERRA COTTA RAINSCREEN CLADDING:
TONALITY [NUANCE] 70020 "BRICK RED"



5 ALUMINUM WINDOW:
STANDARD SILVER

7 SPANDREL GLAZING:
BENJAMIN MOORE HC-169
"COVENTRY GREY"



2 TERRA COTTA SQUARE BRISE SOLEIL "BRICK RED"

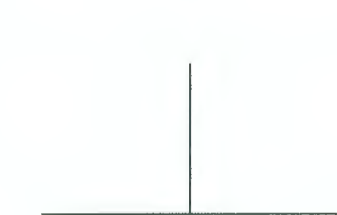


8 ALUMINUM WINDOW:
IRON MOUNTAIN GREY

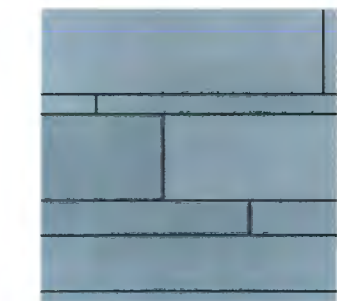


8 SPANDREL GLAZING:
SHERWIN WILLIAMS SW 2803
"ROOKWOOD TERRA COTTA"

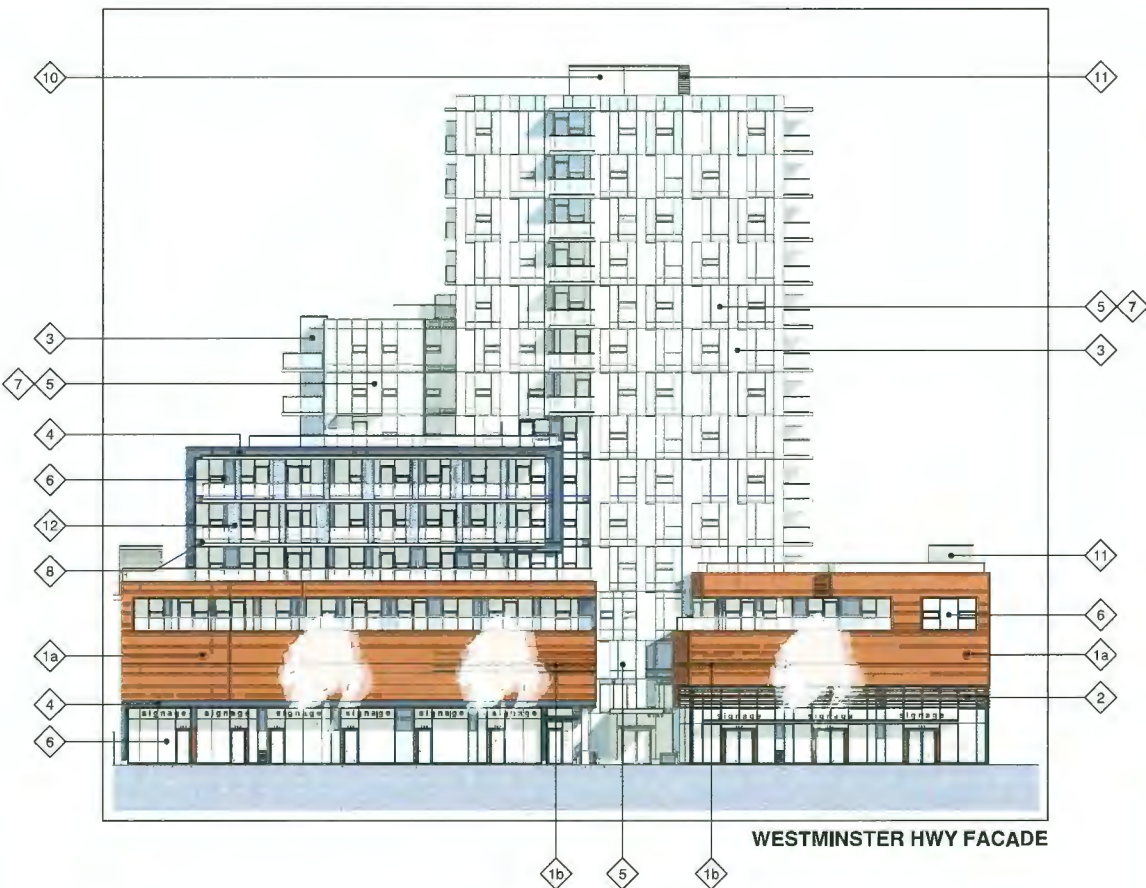
10 PAINTED ARCHITECTURAL CONCRETE:
BENJAMIN MOORE OC-25
"CLOUD COVER"



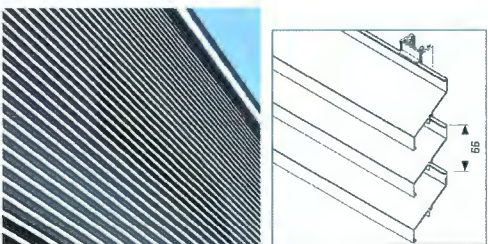
3 FIBRE CEMENT RAINSCREEN CLADDING:
EQUITONE [TECTIVA] TE90



4 FIBRE CEMENT RAINSCREEN CLADDING:
EQUITONE [TECTIVA] TE20



WESTMINSTER HWY FACADE



11 CONTINUOUS LOUVRE SYSTEM:
RENSON [LINIUS]



12 EXPANDED METAL MESH SCREEN

PROJECT
**8100-8180
WESTMINSTER HWY
DP 19-878817**
8100-8180 WESTMINSTER HWY
RICHMOND, BC

EXTERIOR
MATERIAL
PALETTE

JOB NO.	18-09
DRAWN	KT
DATE	29 JUN 2021
SCALE	NO SCALE
CHECKED	WTL

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DRAWING NO.:

Plan #20

SUBREVISION		
1	2019-11-21	ISSUED FOR CP
2	2020-10-07	RE-DESIGNED FOR DP
3	2021-04-07	RE-DESIGNED FOR DP
4	2021-04-11	RE-DESIGNED FOR DP
5	2021-06-28	RE-DESIGNED FOR DP

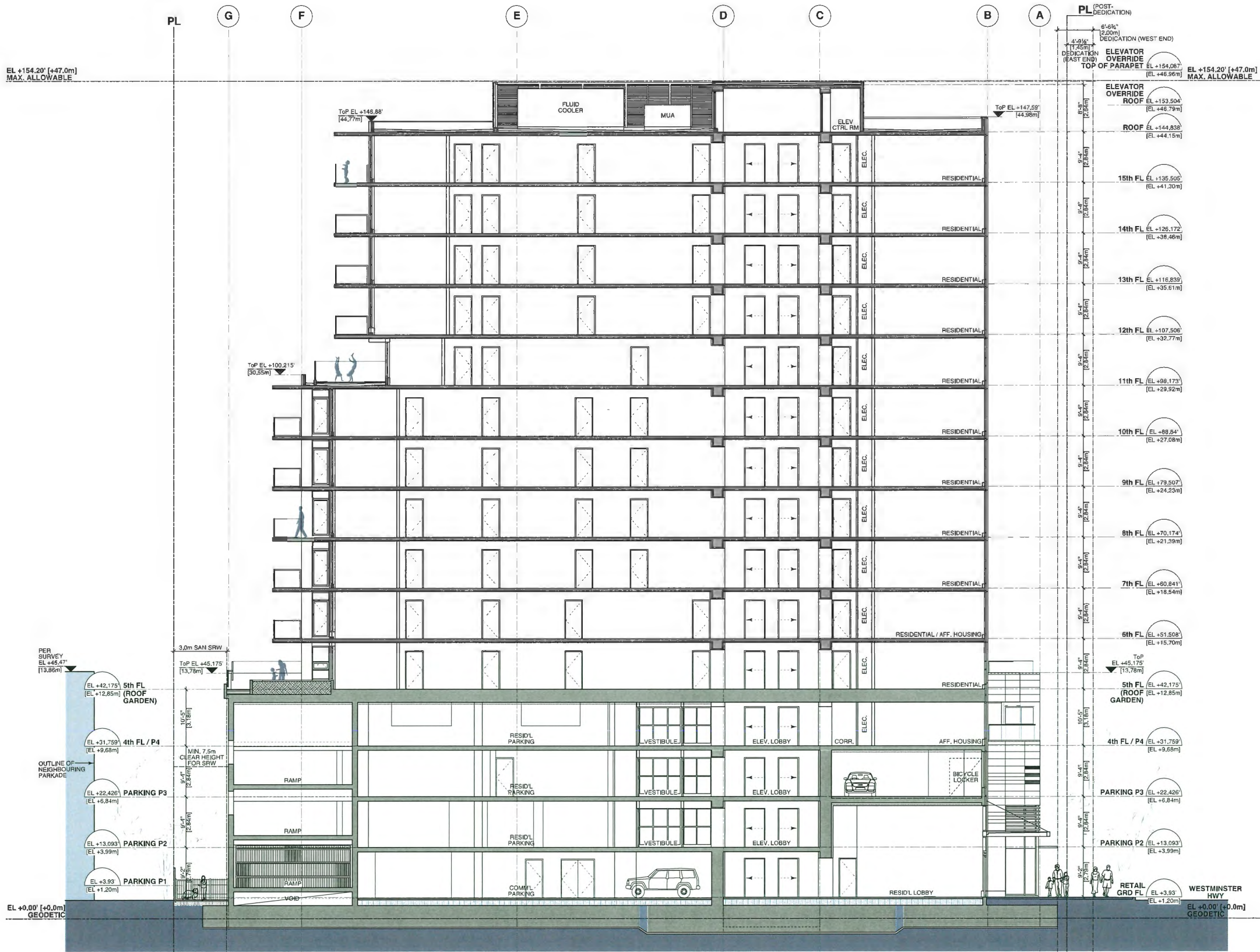
PROJECT
**8100-8180
WESTMINSTER HWY
DP 19-878817**
8100-8180 WESTMINSTER HWY
RICHMOND, BC

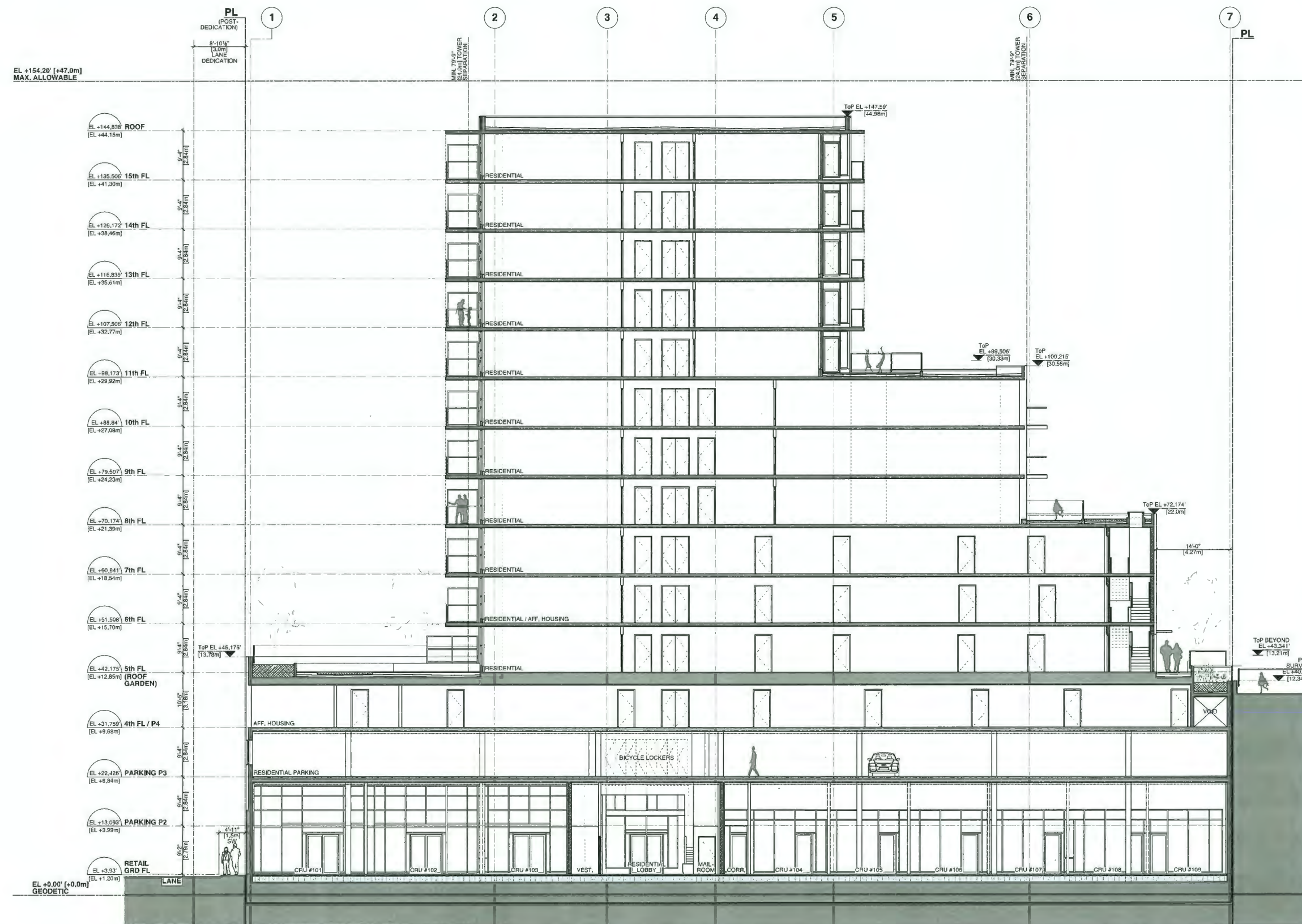
**N-S BUILDING
SECTION**

JOB NO. **18-09**
DRAWN **KT**
DATE **03 AUG 2021**
SCALE **1/8" = 1'-0"**

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DRAWING NO.

Plan #21





ISSUE/REVISION	
1	2018-11-21 ISSUED FOR DP
2	2020-10-07 RE-DESIGNED FOR DP
3	2021-04-07 RE-DESIGNED FOR DP
4	2021-06-11 RE-DESIGNED FOR DP
5	2021-06-29 RE-DESIGNED FOR DP



VIEW FROM WESTMINSTER HWY



VIEW FROM CANADA LINE ELEVATED GUIDEWAY ABOVE No. 3 ROAD



STREET VIEW ON WESTMINSTER HWY TOWARDS No. 3 ROAD



STREET VIEW ON WESTMINSTER HWY

PROJECT
**8100-8180
WESTMINSTER HWY
DP 19-878817**
8100-8180 WESTMINSTER HWY
RICHMOND, BC

**BUILDING
PERSPECTIVES**

JOB NO.	18-09
DRAWN	KT
DATE	29 JUN 2021
SCALE	N/A
CHECKED	
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DRAWING NO.	11

ISSUE/REVISION		
1	2018-11-21	ISSUED FOR DP
2	2020-10-07	RE-ISSUED FOR DP
3	2021-04-07	RE-ISSUED FOR DP
4	2021-06-11	RE-ISSUED FOR DP
5	2021-09-29	RE-ISSUED FOR DP



VIEW FROM NORTHEAST



VIEW FROM NORTHWEST



VIEW FROM SOUTHWEST



VIEW FROM SOUTHEAST

PROJECT
**8100-8180
WESTMINSTER HWY
DP 19-878817**
8100-8180 WESTMINSTER HWY
RICHMOND, BC

**BUILDING
PERSPECTIVES**

JOB NO.	18-09
DRAWN	KT
DATE	29 JUN 2021
SCALE	N/A
CHECKED	

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EXHIBIT NO. 1

REVISION	
1	2018-11-21 ISSUED FOR DP
2	2020-10-07 RE-ISSUED FOR DP
3	2021-04-01 RE-ISSUED FOR DP
4	2021-06-11 RE-ISSUED FOR DP
5	2021-06-29 REVISED FOR DP



AERIAL FROM NORTHEAST



AERIAL FROM NORTHWEST



AERIAL FROM SOUTHWEST



AERIAL FROM SOUTHEAST

PROJECT
**8100-8180
WESTMINSTER HWY
DP 19-878817**
8100-8180 WESTMINSTER HWY
RICHMOND, BC

**BUILDING
PERSPECTIVES**

JOB NO. 18-09

DRAWN KT

DATE 29 JUN 2021

SCALE N/A

CHECKED

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DRAWING NO. 25

ALL PLANTS TO BE NURSERY GROWN
ALL PLANT MATERIALS AND LABOUR TO CONFORM
TO THE CURRENT EDITION OF THE CSLA/CLNA STANDARDS.

ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR
TO ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLED IN ONE LOCATION
FOR REVIEW.

IMPORTED GROWING MEDIA SHALL BE A SANDY LOAM OR LOAMY
SAND TEXTURE (NO LESS THAN 50% SAND BY WEIGHT)
CONTAINING 4 AND 15% ORGANIC MATTER (DRY WEIGHT
BASIS).

GROWING MEDIA SHALL BE FREE FROM SUBSOIL,
WOOD INCLUDING WOODY PLANT PARTS, INVASIVE AND NOXIOUS PLANT AND THEIR
REPRODUCIBLE PARTS, PLANT PATHOGENIC ORGANISMS, ORGANIC OR INORGANIC
MATERIALS, TOXINS, STONES OVER 30mm (1.2"), ANY DEBRIS AND FOREIGN OBJECTS.

IMPORTED GROWING MEDIA SHALL CONFORM TO AND BE TREATED AS PER SECTION
6.2.3 TO 6.2.7 INCLUSIVE OF THE CURRENT EDITION BCNA STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 "WELL-GROOMED" AREAS: LOW
TRAFFIC LAWN AREAS, TREES AND LARGE SHRUBS (IL IN TABLE T-6.3.5.1 OF THE
CURRENT EDITION OF THE CSLA/CLNA STANDARDS).
IT SHALL POSSESS THE FOLLOWING QUALITIES:

TEXTURE -
*COARSE GRAVEL (LARGER THAN 19mm AND SMALLER THAN 40mm): 0-1%
*ALL GRAVEL (LARGER THAN 2mm AND SMALLER THAN 40mm): 0-5%
*SAND (LARGER THAN 0.05mm AND SMALLER
THAN 2mm): 50-70%
*SILT (LARGER THAN 0.002mm AND SMALLER
THAN 0.05mm): 10-25%
*CLAY (SMALLER THAN 0.002mm): 0-20%
*CLAY AND SILT COMBINED: MAXIMUM 25%

ORGANIC CONTENT: 3-10%

Acidity (pH): 6.0-7.0

DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60
MINUTES AFTER AT LEAST 10 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER TABLE T 6.3.5.5 OF THE CURRENT EDITION BCNA
STANDARDS:

	Over prepared subgrade where the subsoil drains rapidly	Over structures or where the subsoil drains poorly
TREES (10m ² PER TREE)	610 MM (24")	750 MM (30")
LARGE SHRUBS	610 MM (24")	610 MM (24")
GROUNDCOVERS	300 MM (12")	225 MM (9")
LAWN-IRRIGATED	150 MM (6")	150 MM (6")
LAWN-NOT IRRIGATED	150MM (6")	225 MM (9")

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

SOIL FOR URBAN AGRICULTURE PLOTS IS TO BE URBAN GRO PROVIDED BY VERATEC,
OR APPROVED ALTERNATIVE. SOIL FOR URBAN AGRICULTURE AREAS IS TO MEET OR
EXCEED THE GUIDELINES FOR COMPOST QUALITY UNDER CANADIAN COUNCIL OF
MINISTERS OF THE ENVIRONMENT (CCME).

COMPOST IS TO BE TESTED AND RESULTS SUBMITTED TO CONSULTANT PRIOR TO
DELIVERY TO SITE.

BEDS TO HAVE 50MM (2") MULCH LAYER (after settling) CONSISTING OF ORGANIC
COMPOSTED BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM - SHOP
DRAWINGS ARE TO BE PREPARED BY AN ABC CERTIFIED DESIGNER AND APPROVED BY
LANDSCAPE ARCHITECT.

CONTRACTOR TO PROVIDE MAINTENANCE FOR 1 YEAR FOLLOWING SUBSTANTIAL
COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL.

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS
PRIOR TO DELIVERY ON-SITE. TEST TO BE PERFORMED BY AN INDEPENDENT LAB AND
IS TO INCLUDE RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS.

CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE
THE CONSULTANT FROM PERFORMING AN INDEPENDENT SOIL ANALYSIS AT TIME OF
SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND
REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO
CLIENT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS.

AN INDEPENDENT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR
WARRANTY PERIOD CONTRACTOR TO PROVIDE SOIL AMENDMENTS TO BRING SOIL UP
TO QUALITY RECOMMENDED IN
SOILS REPORT.

SITE INSPECTION
EXAMINE EXISTING SUBGRADE CONDITIONS AND SIGNIFY ACCEPTANCE IN WRITING TO
THE CONSULTANT.

ASCERTAIN THE SIZE AND LOCATION OF ALL EXISTING SERVICES AND SUBGRADES
PRIOR TO THE WORK.

IMMEDIATELY REPAIR DAMAGE RESULTING FROM FAILURE TO EXERCISE SUCH
PRECAUTIONS AT NO COST TO THE OWNER.

ALL PRUNING TO BE IN ACCORDANCE WITH THE BCNA/BCSLA STANDARDS CURRENT
EDITION.

PLANTING PLAN
IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND
PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR
IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSLA STANDARDS FOR
LEVEL 1 "GROOMED" LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN
THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.

SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON.

BIRD FRIENDLY PLANTING
PLANTS THAT ENABLE BIRD-FRIENDLY HABITAT CONSERVATION AND PROMOTION HAVE
BEEN SELECTED AND CAN BE FOUND THROUGHOUT THE LANDSCAPE. PLANTING IS
GROUPED IN NATURALIZED LAYERS OF TREES, TALL SHRUBS, LOW SHRUBS AND
GROUNDCOVERS, MIMICKING THE IDEAL ENVIRONMENTAL CONDITIONS FOR BIRDS.
THESE LAYERS WILL BE VARIED WITH A DIVERSITY OF TEXTURES AND DENSITIES THAT
ATTRACTS AND PROTECTS MANY BIRD SPECIES, SPECIFIC LOCAL AND NON-INVASIVE
PLANT SPECIES HAVE BEEN SELECTED BASED ON THEIR ABILITY TO PROVIDE YEAR-
ROUND FOOD FOR BIRDS AND/OR YEAR-ROUND NESTING OPPORTUNITIES.

HARD MATERIALS PLAN LEGEND

	M1 Pierre Bleue Sablee Porcelain Patches; 24" x 24" sizes, 0.75" Thickness; FINISH: SO 11 ST Natural Finish; COLOUR: Light Gray; PATTERN: Running Bond
	M2 Pierre Bleu Porcelain Pavers; 24" x 24" sizes, 0.75" Thickness; FINISH: SO 10 ST Natural Finish; COLOUR: Mid Gray; PATTERN: Running Bond
	M3 Pierre Bleue Sablee Porcelain Paver; 24" x 24" sizes, .75" Thickness; FINISH: SO 11 ST Natural Finish; COLOUR: Light Gray; PATTERN: Grid
	M4 Abbotsford Concrete Texada Paver ; 24" x 24" sizes, 2" Thickness; FINISH: Natural Rough Finish; COLOUR: Charcoal; PATTERN: Grid
	M5 Pierre Bleue Porcelain Paver, 24" x 24" sizes, .75" Thickness; FINISH: SO 10 ST Natural Finish; COLOUR: Mid Gray; PATTERN: Grid
	M6 PIP Rubber Surfacing; 3" - 6" Thickness depending on play equipment fall height; COLOUR: Rainbow Green
	M7 PIP Rubber Surfacing; 3" - 6" Thickness depending on play equipment fall height; COLOUR: Eggshell
	M8 PIP Rubber Surfacing; 3" - 6" Thickness depending on play equipment fall height; COLOUR: Slate Grey
	M9 CIP Concrete Edge restraint
	M10 Onsite paving - CIP concrete; Broom finish
	M11 Offsite paving to conform to City of Richmond standards
	M12 Grass grid paver
	M13 Permeable paver
	M14 Light colored Basalt tile Mid-tone pavers with random accent tiles, Flamed finish to match light colored lower cladding; Paving to continue into lobby. To be coordinated with Interior designer; Running Bond pattern
	M15 Exposed aggregate concrete band
	F1 CIP concrete planter wall; FINISH: Natural Finish; COLOUR: Natural Concrete Gray
	S1 S2 Bistro Tables & Chairs
	S3 Sewer Round Concrete Planter
	S4 Powder Coated Aluminum Planter, Light colour
	S5 Timber wooden seating and backrest
	S7 Custom Sewer Round Planter
	S8 Bicycle racks, Light colored aluminum
	S9 Tree grate, per City of Richmond standards
	Tables & Chairs, by owner typ.
	Sofa seats, by owner typ.
	Coffee table & chairs, by owner typ.
	Firepit, by owner typ.
	Tree Trunk
	Planting area anno

MATERIALS AND FURNISHINGS

SITE FURNISHINGS								
ID	REFEREN	DESCRIPTION	SIZE	MODEL	MANUFACTURER	COMMENT	COLOUR	FINISH
S1	2/3il	Fore Table	743mm H x 381mm Dia	Maglin Fore Table: FRT1700	Maglin	-	Light silver	
S2	1/3il	Kontur Chair	495mm W X 457mm D	Kontur Chair	Maglin	-	Light silver	
S3	4/3il	Round Concrete Planter	Overall Height: .90m Diameter varies	-	-	-	-	
S4	5/nn	Powder Coated Aluminum Planter	Height varies	-	-	-	Light silver	Matte finish
S5	1/nn	Dog Waste Bag Receptacle	9" X 3.5" X 21" T	DL-EDS100-POLY	Livin the Dog Life	-	Standard	1
S6	1/3il	Timber seating and backrest	.10m x .46m & .10m x .61m sizes, .05m Thickness	-	Dick's Lumber & Building Supplies	Custom Made	Natural Cedar Color	Matte finish
S7	5/3il	Custom Round Planter	.9m dia	Custom	-	-	Clear Stain	
S8	4/3il	Bird Boxes	Varies	Custom	Dick's Lumber & Building Supplies	Custom Made	Clear Stain	
S9	1/3kk	Arbor Type 1	-	Custom	Dick's Lumber & Building Supplies	Timber	Clear Stain	
S12	3/3il	Freestanding Trellis	-	Custom	Green Screen	Freestanding	TBD	
S14	5/3il	Potting table / compost	3.64 x .91m x .91m	Custom	-	-	Clear Stain	
S15	2/3nn	Waste receptacle	96.5cm x 63.5cm	Model: MLWR200-20	Maglin	Maglin	Silver 14 Powdercoat	
S16	3/3nn	Fire hydrant	-	Free standing	Livin the Dog Life	-	Red	
S17	2/3il	Tool storage shed	1.83m x .91m	Outdoor Garden Shed	Outdoor Living Today	Item no. 1055529	timber	natural
S18	6/3nn	Bike rack	562mm x 889mm x 489mm	MBR500-S	Maglin	-	Light silver	powdercoat
PLAY ELEMENTS								
ID	REFEREN	DESCRIPTION	SIZE	MODEL	MANUFACTURER	COMMENT	COLOUR	FINISH
P1	4/3nn	Forest Cottage Play equipment	-	NRO408	Kompan Supply	-	Natural Stain	Matte Finish
P2	3/3il	Sanded wood stump toddler seating	.15m to .46m Height	Sanded wood stump edges	Custom	Broda Pro-Tek Tor coating, low VOC	-	Matte Finish
P3	4/3il	Custom Mound w/ Tunnel, Poles	-	Custom	-	-	-	
MATERIALS								
ID	REFEREN	DESCRIPTION	SIZE	MODEL	MANUFACTURER	FINISH	COLOUR	PATTERN
M1	6/3hh	Pierre Bleue Sablee Patches	.61m x .61m sizes, .02m Thickness	Pierre Bleue Sablee	Belgard	SO 11 ST Natural Finish	Light Gray	Running Bond
M2	6/3hh	Pierre Bleue	.61m x .61m sizes, .02m Thickness	Pierre Bleue	Belgard	SO 10 ST Natural Finish	Mid Gray	Running Bond
M3	6/3hh	Concrete pavers Mid Gray	.61m x .61m sizes, .05m Thickness	Concrete Texada Paver	Abbotsford Concrete Products	Sand Blast	Mid Gray	Grid
M4	1+6/3hh	Concrete pavers Charcoal	.61m x .61m sizes, .05m Thickness	Concrete Texada Paver	Abbotsford Concrete Products	Natural Rough Finish	Charcoal	Grid
M5	6/3hh	Concrete pavers Light Gray	.61m x .61m sizes, .05m Thickness	Concrete Texada Paver	Abbotsford Concrete Products	Flamed Finish	Light Gray	Running bond
M6	3/3hh	PIP Rubber Surfacing	.08 - .15m Thickness	-	Marathon Surfaces Supply	-	Rainbow Green	
M7	3/3hh	PIP rubber surfacing	.08 - .15m Thickness	-	Marathon Surfaces Supply	-	Eggshell	
M8	3/3hh	PIP Rubber Surfacing	.08 - .15m Thickness	-	Marathon Surfaces Supply	-	Black	
M9	5/3hh	Flush Concrete Curb Edger	150mm W	Custom	-	-	Natural	
M10	7/3hh	CIP Concrete Paving	-	-	-	Broom Finish	-	
M11	-	Offsite paving as per city of Richmond	-	-	-	-	-	
M12	6/3il	Grass Grid Pavers	500mm x 500mm x 40mm	-	Abbotsford Concrete	-	-	
M13	2/3hh	Permeable Pavers	221.5mm x 110mm x 80mm thick	Aquapave	Abbotsford Concrete	Standard	Shadow blend	Herringbone
M14	4/3hh	Basalt Paver	TBC w/ Interior Designer	Mid-tone, random accents	-	Flamed	Match tower cladding	Runningbond
M15	7/3hh	Aggregate Concrete Band	-	-	-	-	Grev	
M16	2/3il	Dog Area Surfacing/Drainage	-	-	-	-	-	
WALLS & FENCING								
ID	REFEREN	DESCRIPTION	SIZE	MODEL	MANUFACTURER	HIGHLIGHT	COLOUR	FINISH
F1	1/3il	CIP concrete planter wall	-	-	-	-	Natural Gray Color	Natural Finish
F2	3/3il	3' Metal Fence and Gate - L5 Dogrun	.92m	Custom	-	-	-	Black powdercoat
F3	1/3mm	4' Metal Fence and Gate - L1 Dogrun	1.22m	Custom	-	-	-	Black powdercoat
F4	2/3mm	6' Metal Fence and Gate	1.83m	Custom	-	-	-	Black powdercoat
NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE SITE FURNISHINGS, MATERIALS SCHEDULE, QUANTITIES AND THE LANDSCAPE PLANS, THE LANDSCAPE PLANS TAKE PRECEDENCE.								

PLANT LIST

ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES	ATTRIBUTES
TREES - OFF-SITE							
Ar	3	Acer rubrum	red maple	as shown	7cm cal	2 m standard	
	0		as shown				
SHRUBS / GROUNDCOVERS / PERENNIALS - OFFSITE							
LAWN - OFFSITE							
			Non-Netted, grown on sand				
TREES							
Acd	1	Acer davidii	snakebark maple	as shown	6cm cal/ B&B	2m standard/ full crown	
Aq	14	Acer griseum	paperbark maple	as shown	15' / 4.5m full height	full, bushy plants	
Aps	11	Acer palmatum 'Seiryu'	Seiryu Japanese maple	as shown	5cm cal. B&B	full/bushy plants	
Bnh	9	Betulus nigra 'Heritage'	Heritage river birch	as shown	3-4m specimen/ B&B	low branching/ vary heic	
Maq-L	3	Magnolia stellata 'Summer Snow'	Luffer magnolia	as shown	1.5m B&B	full, bushy plants	
Par	6	Prunus yedoensis 'Akebono'	Yoshino cherry	as shown	7cm cal/B&B		
Stus	3	Stewartia pseudocamellia	Japanese stewartia	as shown	4m ht/ B&B	multistemmed	
SHRUBS / GROUNDCOVERS / PERENNIALS							
Aca	268	Asarum caudatum	wild ginger		0.3 #2 cont.	full, bushy plants	N, E, B, P
Ajp	28	Azalea japonica 'purple splendor'	evergreen azalea		0.76 #2 cont.	full/ bushy plants	
Anp	3	Athyrium niponicum var pictum	Japanese painted fern		0.46 #2 cont.	full/ bushy plants	E, W
Apu1	8	Aster novae-anglae 'Purple Dome'	Purple Dome New England As		0.76 #2 cont.	Flower & Rose Food	
Aq	6	Akebia quinata	chocolate vine		0.61 #2 cont.	staked	Ed
Bms	11	Brunnera macrophylla 'Silver Spear'	Siberian bugloss		0.28 #1 cont.	full/ bushy plants/ heavy P	
Cakf	21	Calamagrostis x acutiflora 'Karl Forester'	Feather Reed Grass		0.61 #2 cont.		W
Camf	18	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire dogwood		0.91 #3 cont.	full/bushy	
Csas	9	Camellia sasanqua	camellia		1.22 #5 cont.	full/ bushy plants	E, W
Csib	9	Cornus alba 'Sibirica'	Red Twig Dogwood		0.91 #2 cont.	full/ bushy plants	All-Purpose Plant Fo
Epw	168	Epimedium x warleyense	Warley Bishop's hat		0.38 #2 cont.	full/ bushy plants	E, P
Gem	89	Geranium macrorrhizum Bevan's Variety	Blarroot Geranium		0.46 #1 cont.	full/ bushy plants	P
Hhef	3	Hedera helix	White wonder English Ivy		0.3 #1 cont.	full/ bushy plants	All-Purpose Plant Fo
Hma	24	Hydrangea macrophylla	big leaf hydrangea		1.07 #3 cont.	full/ bushy plants	
Hsd	10	Hydrangea quercifolia 'Sikes Dwarf'	Sikes dwarf hydrangea		--- #1 cont.	full/ bushy plants	Tree & Shrub Food
La	44	Lavandula angustifolia	English lavender		0.45 #2 cont.	full/ bushy plants	E, B, P, Ed
Imd-np	4	Malus domestica 'North Pole'	apple		4.5cm cal/B&B	dwarf root stock	
PAff	117	Persicaria affinis 'Superba'	Fleece Flower		0.4 #1 cont.		
Pah	58	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass		0.55 #1 cont.-heavy	full/ bushy plants	B, W
Ps-1	95	Persicaria bistorta 'Superba'	Fleece Flower		0.4 #1 cont.		
Rmb	26	Rhododendron 'Mission Belle'	white rhododendron		1.07 1mx1m/ field grown/ B&B	full/ bushy plants	
Ron	53	Rosa nutkana	Nootka rose		0.91 #2 cont.	full/ bushy plants	
Rra-1	14	Rhododendron 'Ramapo'	purple rhododendron		0.76 #5 cont.	full/ bushy plants	
Rs	8	Ribes sanguineum 'King Edward'	flowering currant		0.91 #5 cont.	full/ bushy plants	
Sh	34	Sarcococca hookeriana var. Humilis	sweet box		0.46 #2 cont.	full/ bushy plants	
Sl	11	Solidaster luteus 'Lemore'	Lemore Solidaster		0.61 #2 cont.		B, P
Sp	14	Salix purpurea 'Nana'	dwarf arctic blue leaf willow		0.91 #3 cont.	full, bushy plants	
Tmh	253	Taxus media 'Hicksii'	Anglolap yew		0.46 1.2m/B&B	full, bushy plants	E, W
Vol	7	Vaccinium ovatum 'thunderbird'	evergreen huckleberry		0.46 #2cont.		
	0				0		
LAWN							
		Non-Netted, grown on sand					
N - NATIVE E - EVERGREEN B - BIRD FRIENDLY P - POLLINATOR Ed - EDIBLE W - WINTER INTEREST							

Revision No.	Date	Revision Notes

Issue No.	Date	Issue Notes
A	2019-11-6	Issue for review
B	2019-11-20	Issue for DP
C	2020-09-14	Issue for Review per Draft DP Comments
D	2020-10-06	Re-issued for DP
E	2021-04-07	Re-issued for DP
F	2021-06-25	Re-issued for DP

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eta landscape architecture

1690 West 2nd Avenue
Vancouver, BC, Canada, V6J 1H4

1 | 604.853.1458
f | 604.853.1459
w | www.eta.ca

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8100 - 8180 Westminster Hwy
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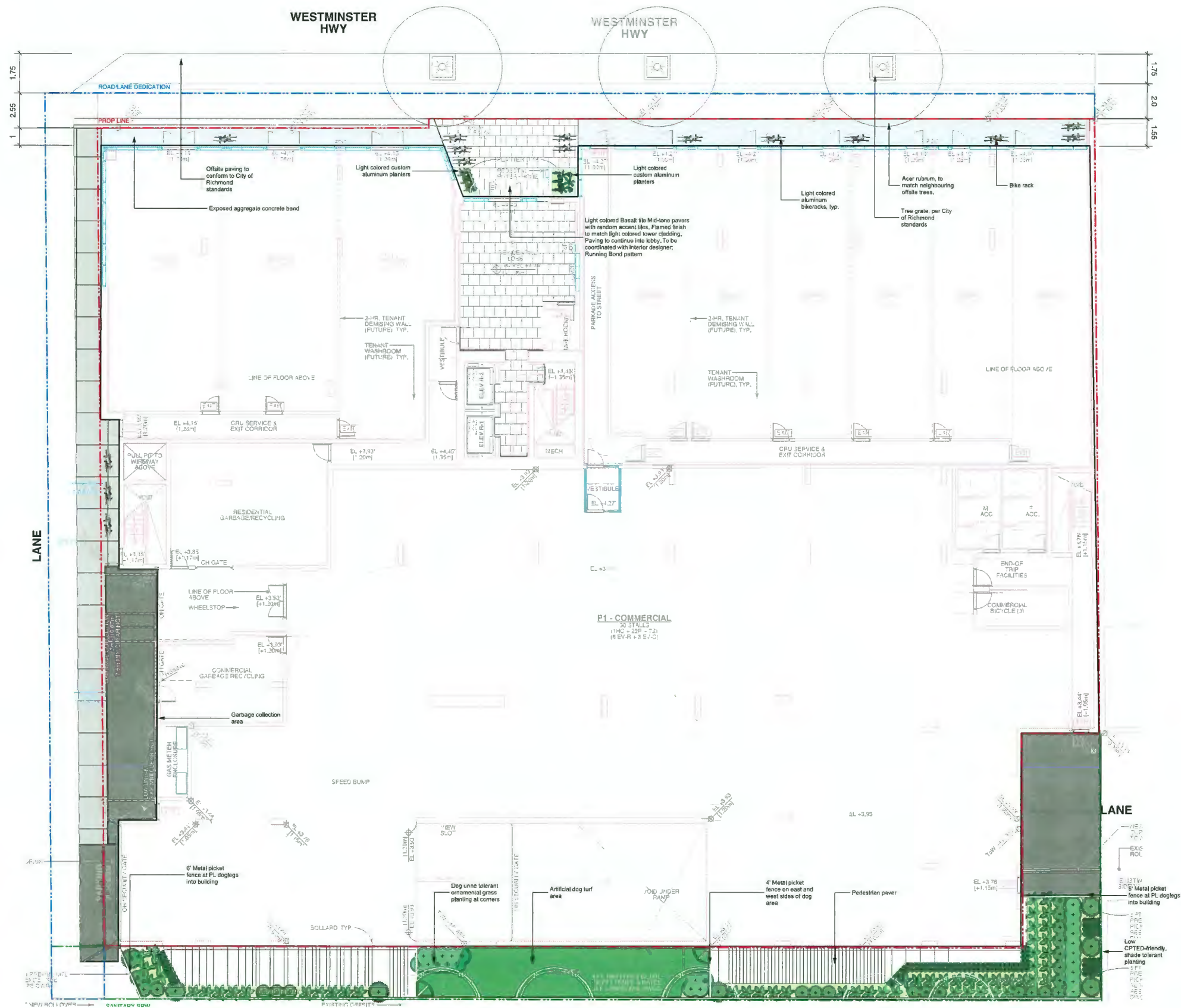
Drawing Title

Notes and Schedules

Project Manager Project Manager JS	Project ID 21938 Scale 1:100 Reviewed By Date 03/03/20
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Plot Code

Plan #26



Revisions		
No.	Date	Revision Notes

Issue		
No.	Date	Issue Notes
A	2019-11-08	Issue for review
B	2019-11-20	Issue for DP
C	2020-06-14	Issue for Review per Staff DP Comments
D	2020-10-06	Re-issued for DP
E	2021-04-07	Re-issued for DP
F	2021-06-25	Re-issued for DP

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eta landscape architecture

1690 West 2nd Avenue
Vancouver, BC, Canada, V6J 1H4

T | 604.693.1456
F | 604.693.1459
W | www.etalandscape.ca

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Project

8100 Westminister Hwy

8100 - 8180 Westminister Hwy

Project Address

Drawing Title

L1 - Site Plan

Project Manager	Project ID
Project Manager	21938
Scale	Scale
1:100	1:100
Reviewed By	Reviewed By
00/03/00	00/03/00
Plan Date	Plan Date

Plan #28

[illegible]

Issue No.	Date	Issue Notes
A	2019-11-8	Issue for review
B	2019-11-20	Issue for DP
C	2020-09-14	Issue for Review per Staff DP Comments
D	2020-10-06	Re-issued for DP
E	2021-04-07	Re-issued for DP
F	2021-06-25	Re-issued for DP

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L5 - Site Plan

Project Manager	Project #
Project Manager	21938
Created By	Scale
JS	as noted
Reviewed By	Drawing No.
Reviewed By	2
Date	
00-00-00	

Plan #2

Issue No.	Date	Issue Notes
A	2019-11-8	Issue for review
B	2019-11-20	Issue for DP
C	2020-09-14	Issue for Review per Staff DP Comments
D	2020-10-06	Re-issued for DP
E	2021-04-07	Re-issued for DP
F	2021-06-28	Re-issued for DP

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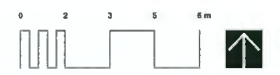
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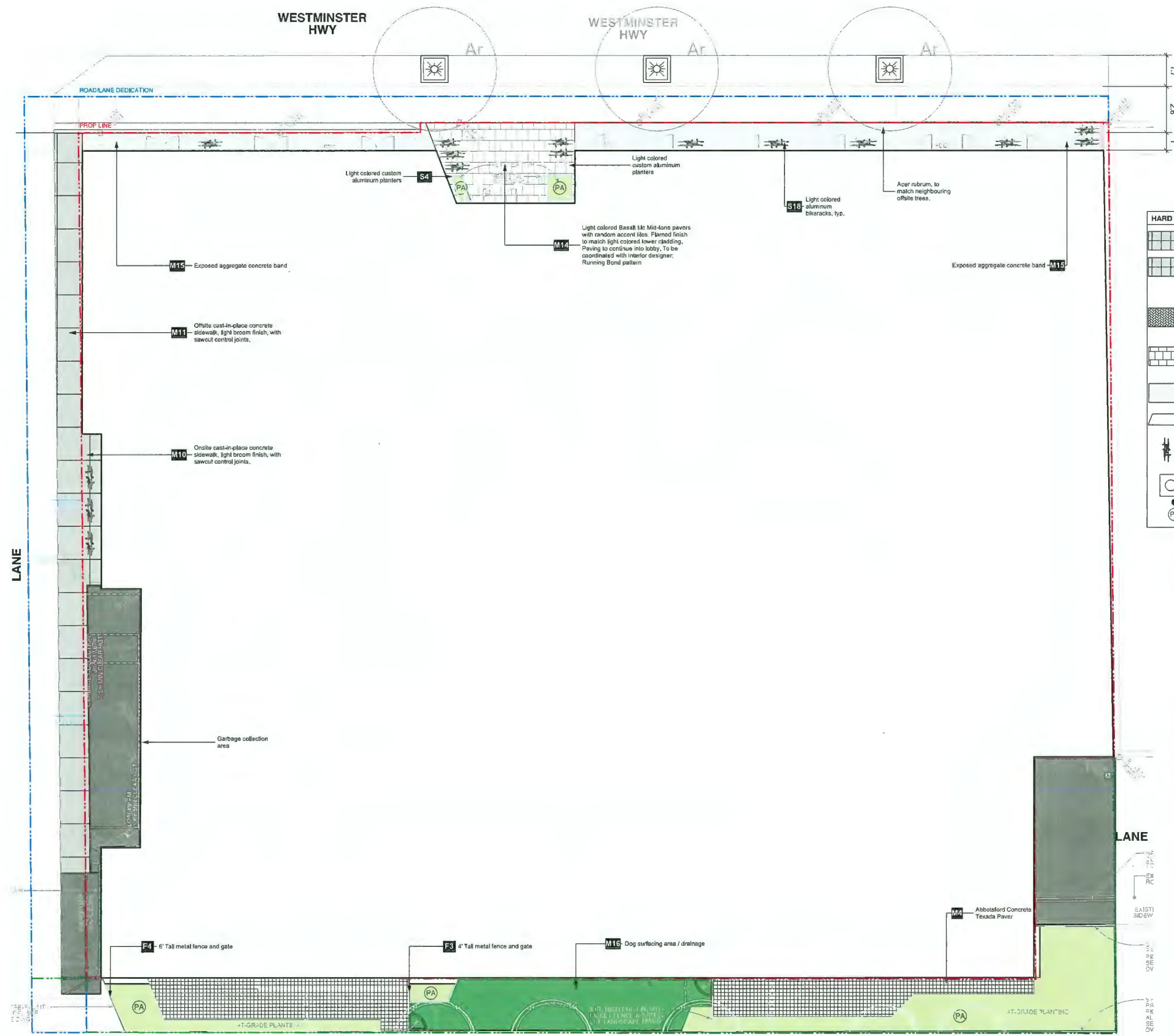
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f | 604.883.1458
w | www.etalta.ca

Project
8100 Westminster Hwy

L8 - Site Plan

Plan #30





HARD MATERIALS PLAN LEGEND	
	M10 Onsite paving - CIP concrete; Broom finish
	M11 Offsite paving to conform to City of Richmond standards
	M13 Permeable paver
	M14 Light colored Basalt tile Mid-tone pavers with random accent tiles. Flamed finish to match light colored lower cladding. Paving to continue into lobby. To be coordinated with interior designer; Running Bond pattern
	M15 Exposed aggregate concrete band
	S4 Powder Coated Aluminum Planter, Light colour
	S18 Bicycle racks, Light colored aluminum
	S7 Tree grate, per City of Richmond standards
	PA Tree Trunk Planting area enno

Revision	No.	Date	Revision Notes
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Issue	No.	Date	Issue Notes
A	2019-11-26	Issue for review	
B	2019-11-20	Issue for DP	
C	2020-05-14	Issue for Review per Staff DP Comments	
D	2020-10-06	Re-issued for DP	
E	2021-04-07	Re-issued for DP	
F	2021-05-25	Re-issued for DP	

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eta landscape architecture

1650 West 2nd Avenue
Vancouver, BC, Canada V6J 1H4

T | 604.683.1456
F | 604.683.1458
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Project Address

Drawing Title
L1 - Materials Plan
Materials Plan

Project Manager	Project ID
Project Manager	21938
Drawn By	Scale
JS	1:100
Reviewed By	Drawn By
JS	3/1
Date	00/00/00
Plan #32	

Plot Date:



Revision		
No.	Date	Revision Notes

Issue No.	Date	Issue Notes
A	2019-11-8	Issue for review
B	2019-11-20	Issue for DP
C	2020-09-14	Issue for Review per Staff DP Comments
D	2020-10-06	Re-issued for DP
E	2021-04-07	Re-issued for DP
F	2021-06-26	Re-issued for DP

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etq landscape architecture

1690 West 2nd Avenue
Vancouver, BC, Canada, V6J 1H4

1604.683.1456

(1804.683.1459

T | 804.883.1459
 W | www.otsa.ca

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Project

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9100 9100 Montpelier Hwy.

Project Address

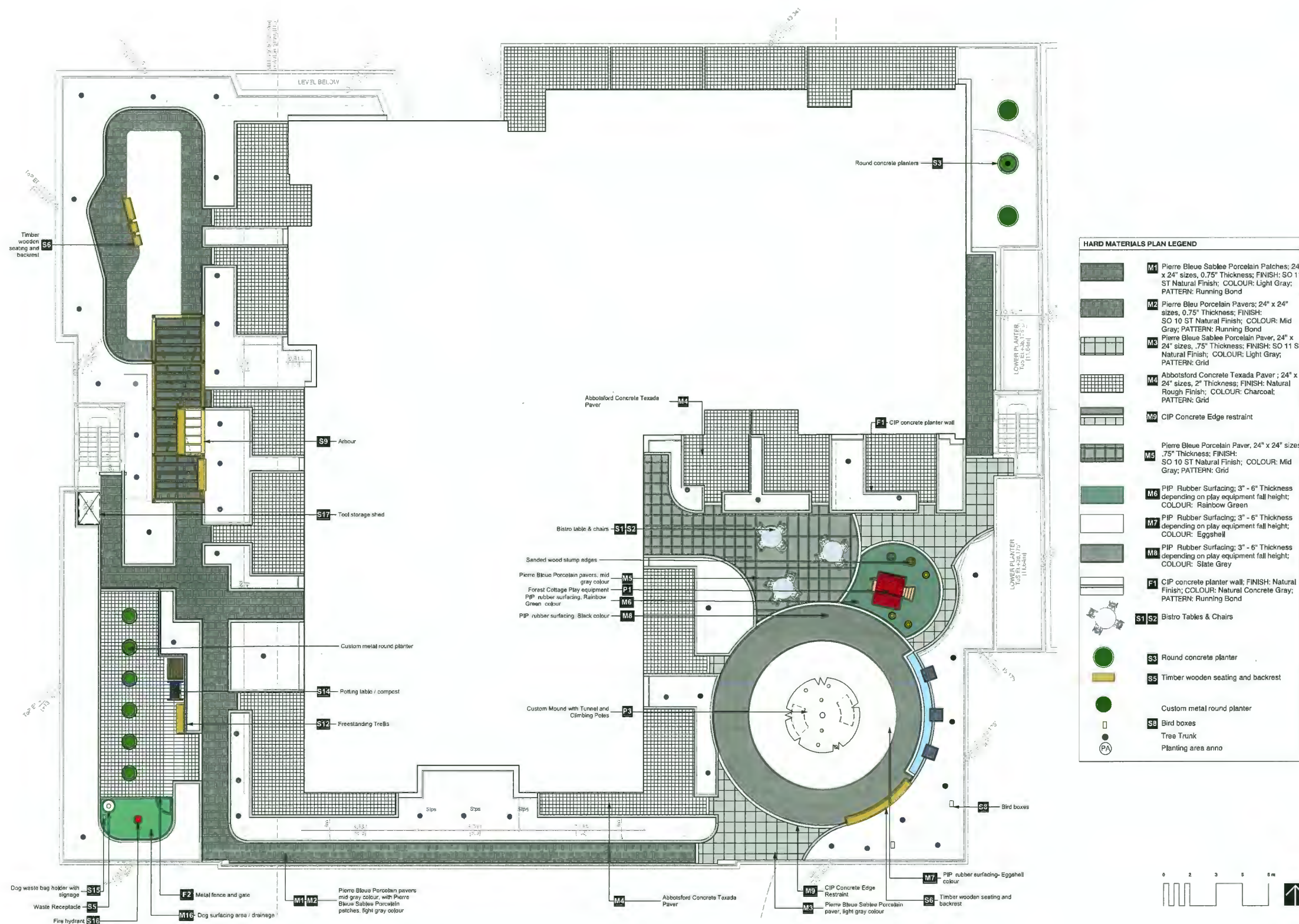
Crawling Ticks

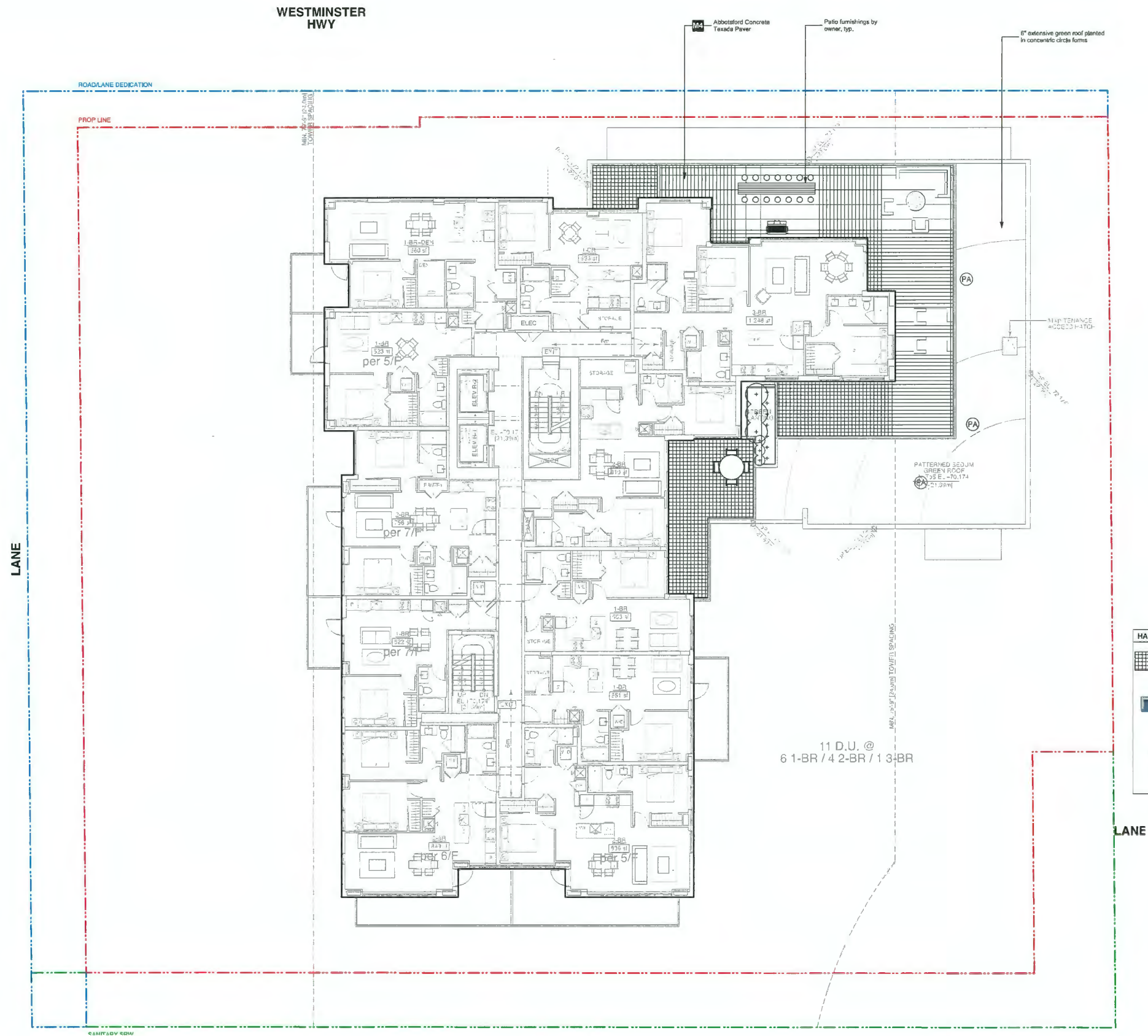
L5 - Materials Plan

Materials Plan

Project Manager	Project ID
Project Manager	21938
Created By	Code
JS	as noted
Revised By	Drawn by
Reviewed By	
Date	
00/00/00	

Plan #3





Revision		
No.	Date	Revision Notes

Issue		
No.	Date	Issue Notes
A	2019-11-06	Issue for review
B	2019-11-06	Issue for DP
C	2020-05-14	Issue for Review per Staff DP Comments
D	2020-10-05	Re-issued for DP
E	2021-04-07	Re-issued for DP
F	2021-05-25	Re-issued for DP

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eta landscape architecture

1690 West 2nd Avenue
Vancouver, BC, Canada, V6J 1H4

T | 604.883.1456
F | 604.883.1459
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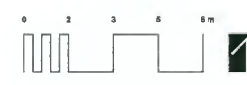
8100 - 8180 Westminister Hwy
Project Address

Drawing Title

L8 - Materials Plan
Materials Plan

Project Manager	Project ID
Project Manager	21938
Drawn By	Scale
JS	as noted
Reviewed By	Check No.
Reviewed By	33
Date	
03/03/20	
Plot Date	

Plan #34



WESTMINSTER HWY

ROAD/LANE DEDICATION

PROP LINE

Abbottsford Concrete 'Texada' pavers

Patio furnishings by owner, typ.

Guardrail, refer to architecture

1-BR (333 sf) per 5/F

2-BR (773 sf)

3-BR (549 sf)

ELEC

EXIT

INSULATED SOFFIT ABOVE SEE ELE / S

8 D.U. @ 21-BR / 62-BR

LANE

Issue No.	Date	Issue Notes
A	2019-11-8	Issue for review
B	2019-11-20	Issue for DP
C	2020-09-14	Issue for Review per Staff DP Comments
D	2020-10-05	Re-issued for DP
E	2021-04-07	Re-issued for DP
F	2021-06-25	Re-issued for DP

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1690 West 2nd Avenue
Vancouver, BC, Canada, V6J 1H4

t | 604.893.1456
f | 604.893.1459
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Project
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Crawling Title

L11 - Materials Plan

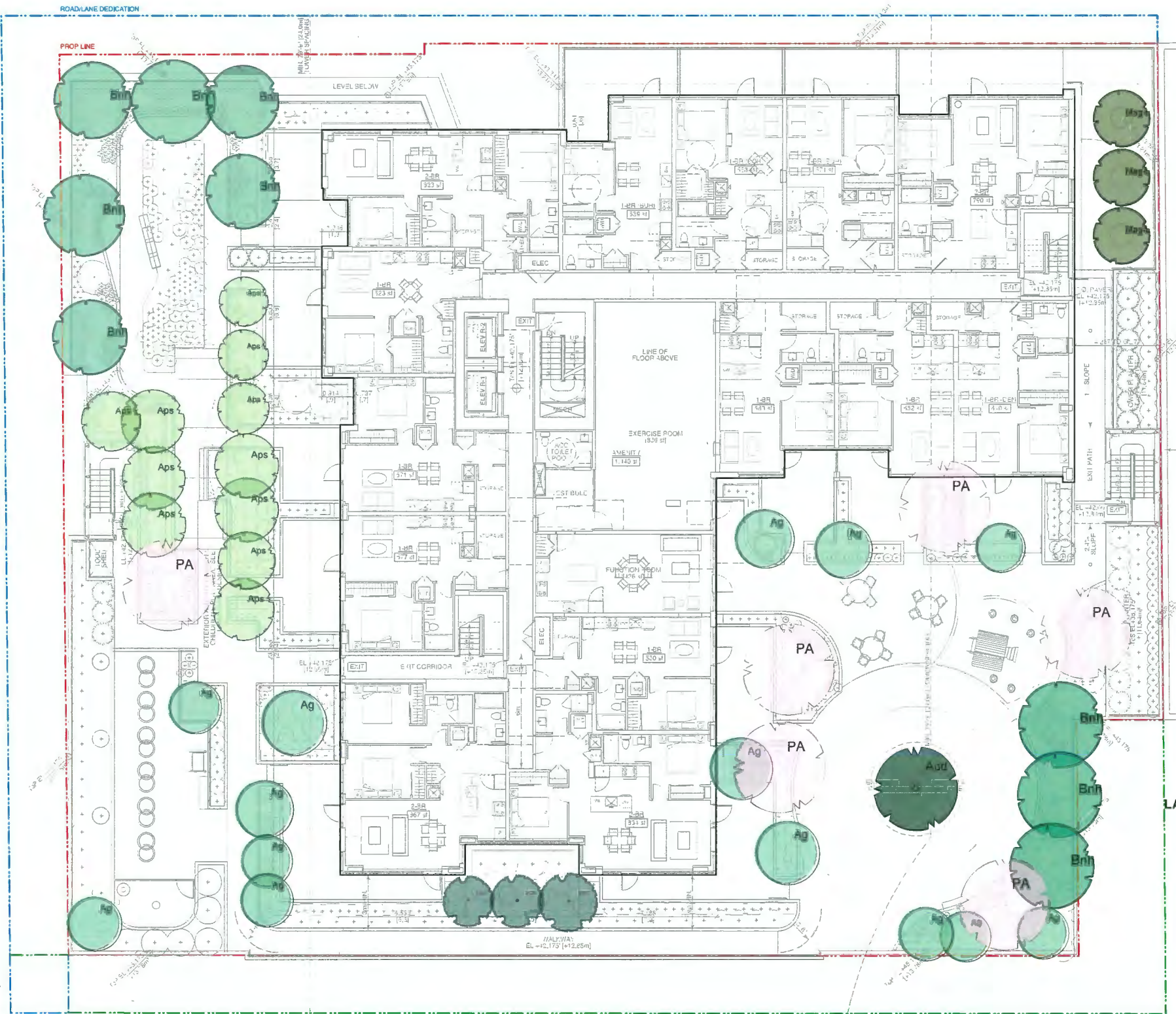
Materials Plan

Project Manager	Project ID
Project Manager	21958
Created By	Scale
JS	as noted
Re-issued By	Drawing No.
Reviewed By	
Date	
00/00/00	

Plan #35

Phyl Color.

WESTMINSTER
HWY



Revision		
No.	Date	Revision Notes
A	2019-11-08	Issue for review
B	2019-11-08	Issue for DP
C	2020-09-14	Issue for Review per Staff DP Comments
D	2020-10-05	Re-issued for DP
E	2021-04-07	Re-issued for DP
F	2021-05-25	Re-issued for DP

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eta landscape architecture

1590 West 2nd Avenue
Vancouver, BC, Canada V6J 1H4

T 604.653.1456
F 604.653.1459
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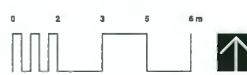
8100 - 8180 Westminister Hwy
Project Address

Drawing Title
L5 - Tree Plan

SOFT LANDSCAPE TREE PLANTING PLAN LEGEND

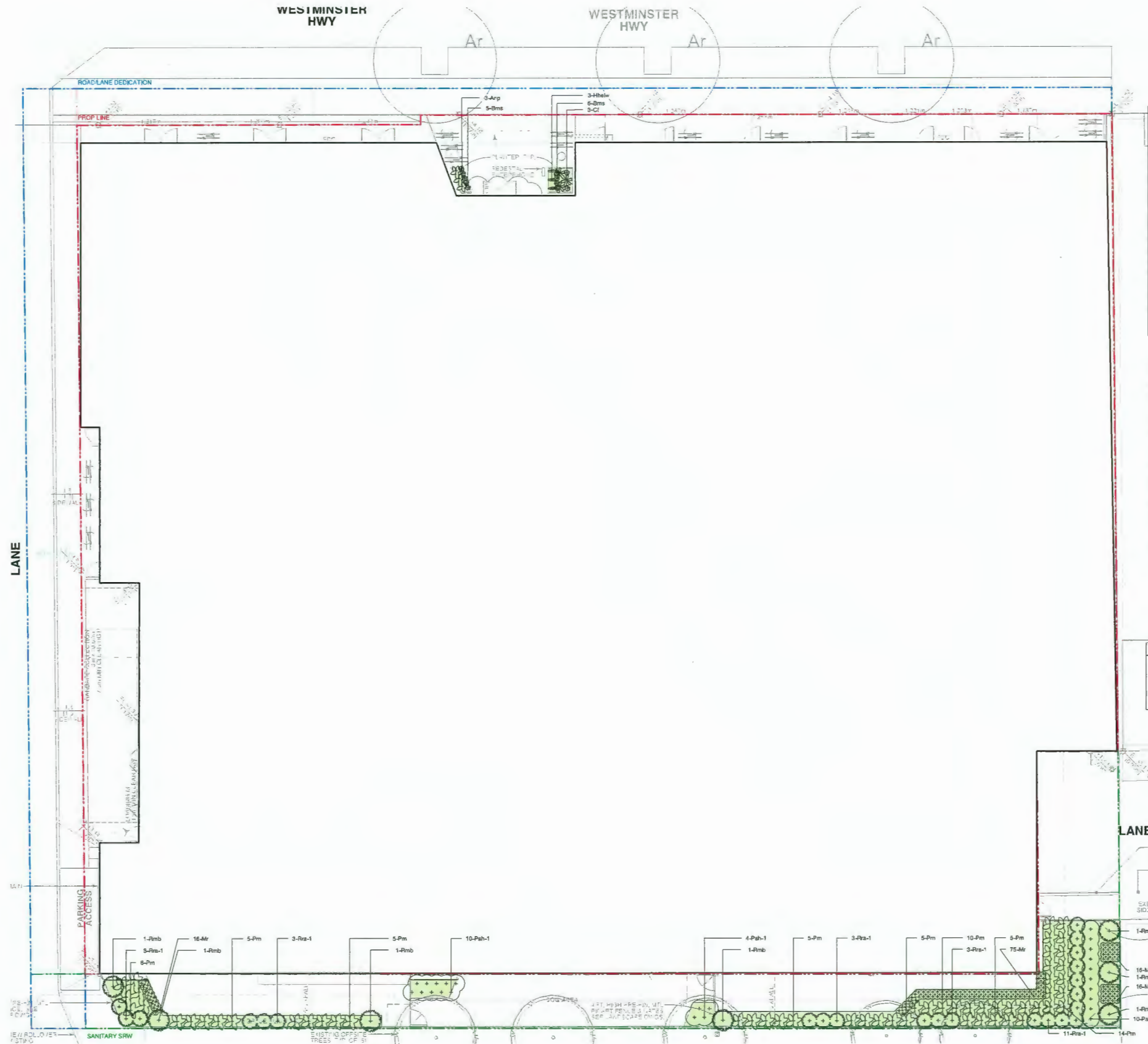
 Trees, for info refer to soft landscape schedule

 Tree Species abbreviation, for info refer to soft landscape schedule



Project Manager	Project ID
21938	21938
Drawn By	Scale
JS	1:100
Reviewed By	Drawn By
00/00/00	00/00/00
Date	00/00/00
Plot Date	

Plan #36



BIRD STRATEGY

1) LANDSCAPE CONSISTS OF NATIVE AND NON-INVASIVE PLANTS TO ATTRACT BIRDS BY PROVIDING FOOD AND SHELTER.

2) PLANTING LAYERS OF GROUND-COVER, SHRUBS AND TREES TO CREATE VERTICAL VEGETATION STRUCTURE TO ENHANCE BIRD SPECIES RICHNESS AND DIVERSITY.

3) LANDSCAPE CONSISTS OF NATIVE PLANTS THAT PROVIDE A VARIETY OF FORAGING OPTIONS FOR BIRDS WHICH INCLUDE: SEEDS, FRUITS, NUTS AND NECTAR.

4) LANDSCAPE CONSISTS OF PLANTS WITH EARLY FLOWERING TO ENSURE A RELIABLE SUPPLY OF NECTAR.

5) MINIMAL LAWN AREA TO CREATE MORE BIODIVERSITY OF PLANTING.

6) REDUCTION OF LIGHT POLLUTION.

7) NEST BOXES LOCATED AROUND SITE

EDIBLE PLANTING STRATEGY

1) L5: URBAN AGRICULTURE AREA WITH LARGE PLANTER BOXES, TOOL STORAGE SHED AND COMMUNAL HARVEST TABLE ON WHICH TO SERVE PRODUCE. ROW OF SPIRE APPLE TREES FLANK THE WEST SIDE.

2) L5: ROW OF BLUEBERRY AND RASPBERRY SHRUBS, AND GRAPE ON ARBOUR STRUCTURE, ALONG SOUTH WALKWAY

3) L5 WEST SIDE: BLACK ELDERBERRY BERRIES AND FLOWERHEADS, AND HOSTA LEAVES EDIBLE

4) THROUGHOUT SITE: LAVENDER, ROSA RUGOSA AND EVERGREEN HUCKLEBERRY HAVE EDIBLE VALUE

5) THROUGHOUT SITE: NATIVE SHRUBS SUCH AS FLOWERING CURRANT ATTRACT POLLINATORS FOR EDIBLE PLANTS

SOFT LANDSCAPE PLANTING PLAN LEGEND

Shrubs & Groundcovers soft callouts, ##= number of plants in area
Xxx= Plant species abbreviation, refer to soft landscape schedule

Revision No.	Date	Revision Notes
--------------	------	----------------

Issue No.	Date	Issue Notes
A	2019-11-08	Issue for review
B	2019-11-20	Issue for DP
C	2020-05-14	Issue for Review per Staff DP Comments
D	2020-10-06	Re-issued for DP
E	2021-04-07	Re-issued for DP
F	2021-06-29	Re-issued for DP

Professional Seal

eta landscape architecture

1690 West 2nd Avenue
Vancouver, BC, Canada, V6J 1H4

t | 604.693.5455
f | 604.693.1459
w | www.eta.ca

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Project
8100 Westminister Hwy

8100 - 8180 Westminister Hwy
Project Address

Drawing Title
L1 - Planting Plan

Project Manager Project Manager 21/05/20	Scale 1:100
Drawn By 00/00/00	Drawn By 00/00/00
Plan #37	

Plot Date:

[illegible]

- 1) LANDSCAPE CONSISTS OF NATIVE AND NON-INVASIVE PLANTS TO ATTRACT BIRDS BY PROVIDING FOOD AND SHELTER.
- 2) PLANTING LAYERS OF GROUND-COVER, SHRUBS AND TREES TO CREATE VERTICAL VEGETATION STRUCTURE TO ENHANCE BIRD SPECIES RICHNESS AND DIVERSITY.
- 3) LANDSCAPE CONSISTS OF NATIVE PLANTS THAT PROVIDE A VARIETY OF FORAGING OPTIONS FOR BIRDS WHICH INCLUDE: SEEDS, FRUITS, NUTS AND NECTAR.
- 4) LANDSCAPE CONSISTS OF PLANTS WITH EARLY FLOWERING TO ENSURE A RELIABLE SUPPLY OF NECTAR.
- 5) MINIMAL LAWN AREA TO CREATE MORE BIODIVERSITY OF PLANTING.
- 6) REDUCTION OF LIGHT POLLUTION.
- 7) NEST BOXES LOCATED AROUND SITE

11 L5: URBAN AGRICULTURE AREA WITH LARGE PLANTER BOXES, TOOL STORAGE SHED AND COMMUNAL HARVEST TABLE ON WHICH TO SERVE PRODUCE. ROW OF SPIRE APPLE TREES FLANK THE WEST SIDE.

21 L5: ROW OF BLUEBERRY AND RASPBERRY SHRUBS, AND GRAPE ON ARBOUR STRUCTURE, ALONG SOUTH WALKWAY

31 L5 WEST SIDE: BLACK ELDERBERRY BERRIES AND FLOWERHEADS, AND HOSTA LEAVES EDDIBLE

41 THROUGHOUT SITE: LAVENDER, ROSA RUBRA AND EVERGREEN HUCKLEBERRY HAVE EDDIBLE VALUE

51 THROUGHOUT SITE: NATIVE SHRUBS SUCH AS FLOWERING CURRANT ATTRACT POLLINATORS FOR EDDIBLE PLANTS

Issue No.	Date	Issue Notes
A	2019-11-8	Issue for review
B	2019-11-20	Issue for DP
C	2020-05-14	Issue for Review per Staff DP Comments
D	2020-10-05	Re-issued for DP
E	2021-04-07	Re-issued for DP
F	2021-06-25	Re-issued for DP


eta landscape architecture

T | 604.883.1456
F | 604.883.1459
W | www.craib.ca

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8100 Westminster Hwy

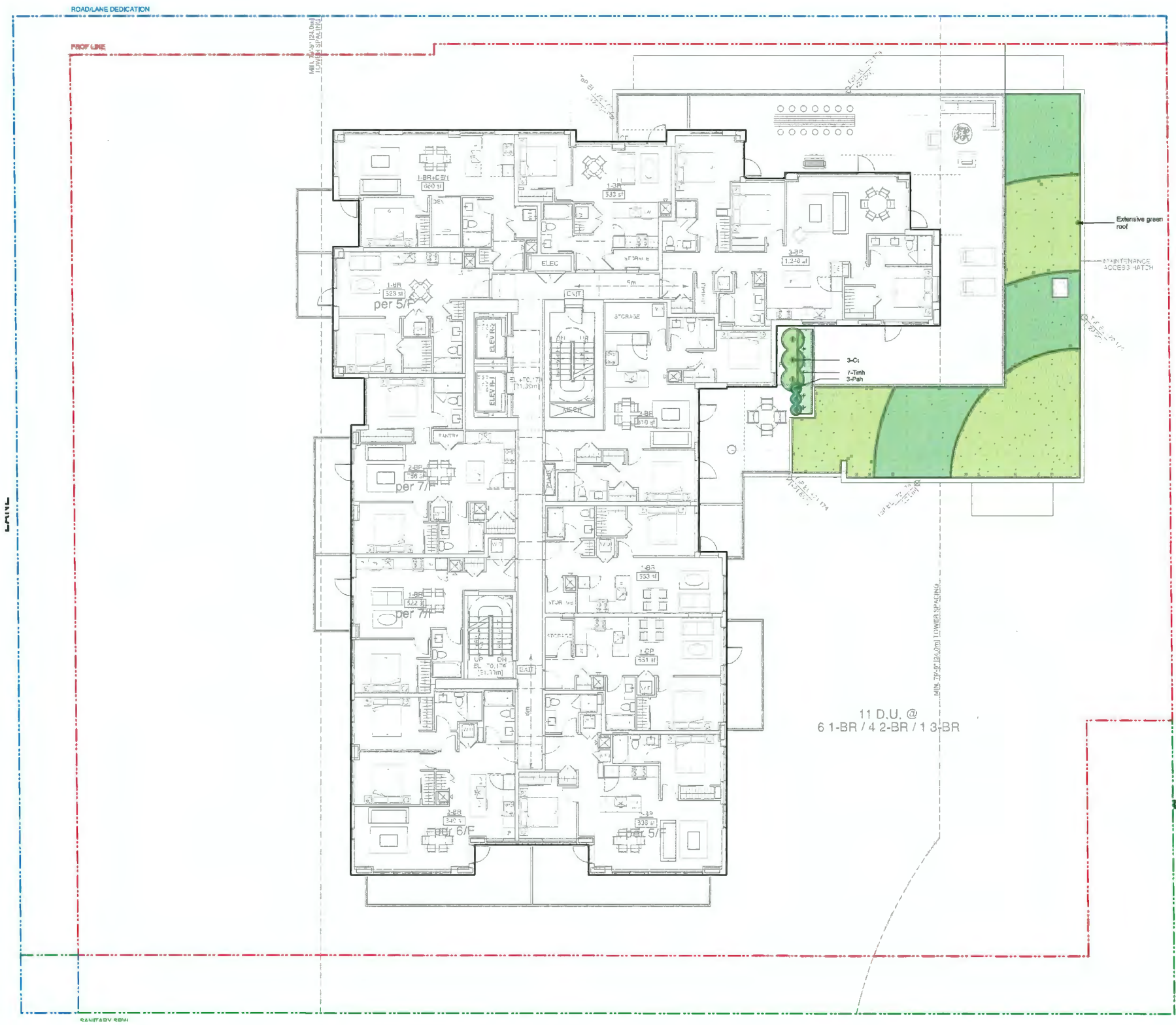
Drawing Title

SOFT LANDSCAPE PLANTING PLAN LEGEND	
	<p>Shrubs & Groundcovers soft callouts, ## = number of plants in area Xxx = Plant species abbreviation, refer to soft landscape schedule</p>

Project Manager	Project ID
Project Manager	21938
Created By	Issue
JS	as noted
Reviewed By	Order No.
00-00/00	

Plan #38

WESTMINSTER
HWY



BIRD STRATEGY

- 1) LANDSCAPE CONSISTS OF NATIVE AND NON-INVASIVE PLANTS TO ATTRACT BIRDS BY PROVIDING FOOD AND SHELTER.
- 2) PLANTING LAYERS OF GROUND-COVER, SHRUBS AND TREES TO CREATE VERTICAL VEGETATION STRUCTURE TO ENHANCE BIRD SPECIES RICHNESS AND DIVERSITY.
- 3) LANDSCAPE CONSISTS OF NATIVE PLANTS THAT PROVIDE A VARIETY OF FORAGING OPTIONS FOR BIRDS WHICH INCLUDE; SEEDS, FRUITS, NUTS AND NECTAR.
- 4) LANDSCAPE CONSISTS OF PLANTS WITH EARLY FLOWERING TO ENSURE A RELIABLE SUPPLY OF NECTAR.
- 5) MINIMAL LAWN AREA TO CREATE MORE BIODIVERSITY OF PLANTING.
- 6) REDUCTION OF LIGHT POLLUTION.
- 7) NEST BOXES LOCATED AROUND SITE

EDIBLE PLANTING STRATEGY

- 1) L5: URBAN AGRICULTURE AREA WITH LARGE PLANTER BOXES, TOOL STORAGE SHED AND COMMUNAL HARVEST TABLE ON WHICH TO SERVE PRODUCE. ROW OF SPIRE APPLE TREES FLANK THE WEST SIDE.
- 2) L5: ROW OF BLUEBERRY AND RASPBERRY SHRUBS, AND GRAPE ON ARBOUR STRUCTURE, ALONG SOUTH WALKWAY.
- 3) L5 WEST SIDE: BLACK ELDERBERRY BERRIES AND FLOWERHEADS, AND HOSTA LEAVES EDIBLE
- 4) THROUGHOUT SITE: LAVENDER, ROSA RUGOSA AND EVERGREEN HUCKLEBERRY HAVE EDIBLE VALUE
- 5) THROUGHOUT SITE: NATIVE SHRUBS SUCH AS FLOWERING CURRANT ATTRACT POLLINATORS FOR EDIBLE PLANTS

Revision
No. Date Revision Notes

Issue No.	Date	Issue Notes
A	2019-11-06	Issue for review
B	2019-11-20	Issue for DP
C	2020-06-14	Issue for Review per Staff DP Comments
D	2020-10-06	Re-issued for DP
E	2021-04-07	Re-issued for DP
F	2021-05-25	Re-issued for DP

Professional Seal

eta landscapes architecture

1690 West 2nd Avenue
Vancouver, BC, Canada, V6J 1H4

T 604.263.1456
F 604.263.1458
or www.eta.ca

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Project

8100 Westminister Hwy

8100 - 8180 Westminister Hwy

Project Address

Drawing Title

L8 - Planting Plan

SOFT LANDSCAPE PLANTING PLAN LEGEND

##-Xxx
Shrubs & Groundcovers soft callouts,
##= number of plants in area
Xxx= Plant species abbreviation, refer to soft
landscape schedule

Project Manager
Project Manager
21938

Drawn By
JIS
2021-04-07

Reviewed By
Cao
00:00:00

Plot Date

Plan #39



Age 0-3 children's play area, with forest cottage playhouse and wood seating stumps

Dining area with bistro tables

Private patio with shrub and tree buffer

Age 3-12 children's play area, with natural features

Dark stone fountains pour into runnel

Light pink cherry trees

Timber seating built into concrete planter wall

2 Level 5 Dining and Play Area, view east
Scale: 1:50

Tall ornamental perennial display

Timber benches

Walking loop

Timber bench on seatwall

Walking loop

Low raised planters with tall privacy shrub

Private patio

Bench seating

Urban agriculture planters

Gardening tool shed

Tall privacy hedge

Private patio

3 Level 5 Walking Loop, view north
Scale: 1:50

4 Urban Agriculture Area, view north
Scale: 1:50

Revision

No.	Date	Revision Notes
A	2019-11-08	Issue for review
B	2019-11-20	Issue for DP
C	2020-05-14	Issue for Review per Staff DP Comments
D	2020-10-06	Re-issued for DP
E	2021-04-07	Re-issued for DP
F	2021-06-25	Re-issued for DP

Issue

No.	Date	Issue Notes
A	2019-11-08	Issue for review
B	2019-11-20	Issue for DP
C	2020-05-14	Issue for Review per Staff DP Comments
D	2020-10-06	Re-issued for DP
E	2021-04-07	Re-issued for DP
F	2021-06-25	Re-issued for DP

Professional Seal

eta landscape architecture

1690 West 2nd Avenue
Vancouver, BC, Canada V6J 1H4

T | 604.693.1456
F | 604.693.1459
W | www.eta.ca

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Project

8100 Westminster Hwy

8100 - 8180 Westminister Hwy
Project Address

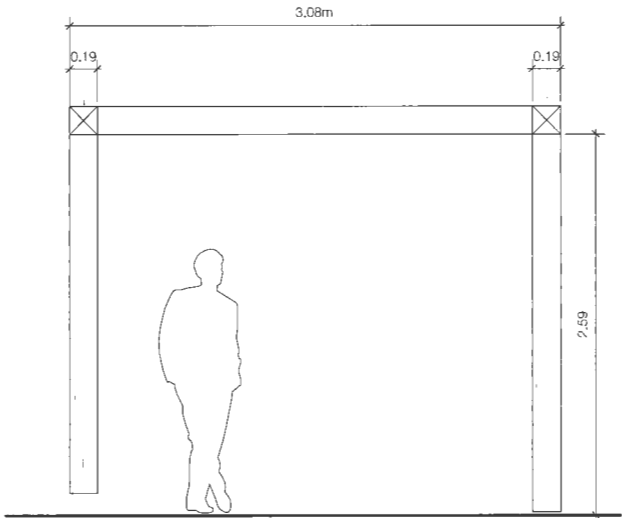
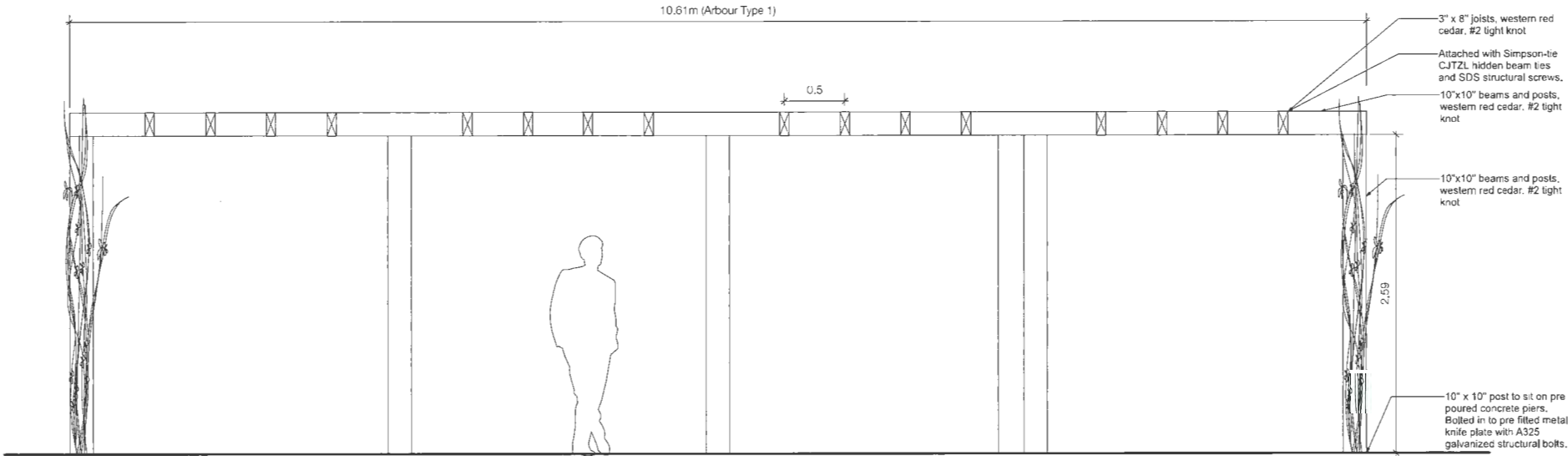
Drawing Title

Landscape Sections

Project Manager	Project ID
21938	
Drawn By	Scale
JS	AS NOTED
Reviewed By	Drawn By
00/00/00	3

Plan #40

Plot Detail



Refer to materials legend for materials and finish. Shop drawings required. Refer to materials for fastenings.

1 Arbour
Scale: 1:20

Revision Notes		
No.	Date	Revision Notes

Issue Notes		
Issue No.	Date	Issue Notes
A	2021-04-14	Issue for RVT
B	2021-11-03	Issue for CP
C	2022-09-11	Issue for RVT, design Stage 27 Comments to
D	2023-10-23	Revised for CP
E	2023-04-27	Revised for CP
F	2023-09-19	Revised for CP

Project: 18308

eta landscape architecture

1680 West 2nd Avenue
Vancouver, BC, Canada, V6J 1H6

T | 604.683.1456
F | 604.683.1459
W | www.eta.ca

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Project

8100 Westminster Hwy

8100 - 8180 Westminster Hwy
Project Address

Drawn by

Site Furnishings Details 3

Project Manager	Project #
Project Manager	21538
Drawn By	Scale
JS	AS 1/1000
Reviewed By	Checked By
3kk	3kk
Date	03/03/20
Plan #4	

Plan Date:



Revision		
No.	Date	Revision Notes

Issue No.	Date	Issue Notes
A	2019-11-8	Issue for review
B	2019-11-20	Issue for CP
C	2020-09-14	Issue for Review per Staff CP Comments
D	2020-10-05	Re-issued for CP
E	2021-04-07	Re-issued for CP
F	2021-06-25	Re-issued for CP

elevation

plan.

1 DETAIL: Timber Seat with Backrest on Concrete Wall
Scale: 1:10

2 IMAGE: Tool Storage Shed, Outdoor Living Today, Item No. 1055529, Costco
Scale: 1:10



3 DETAIL: 3' Dog Area Gate/Fence
Scale: 1:10

Professional Seal



1690 West 2nd Avenue
Vancouver, BC, Canada, V6J 1H4

t | 604.683.1450
f | 604.683.1450
w | www.stain.ca

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Project

8100 Westminster Hwy

8100 - 8180 Westminster Hwy

Project Address

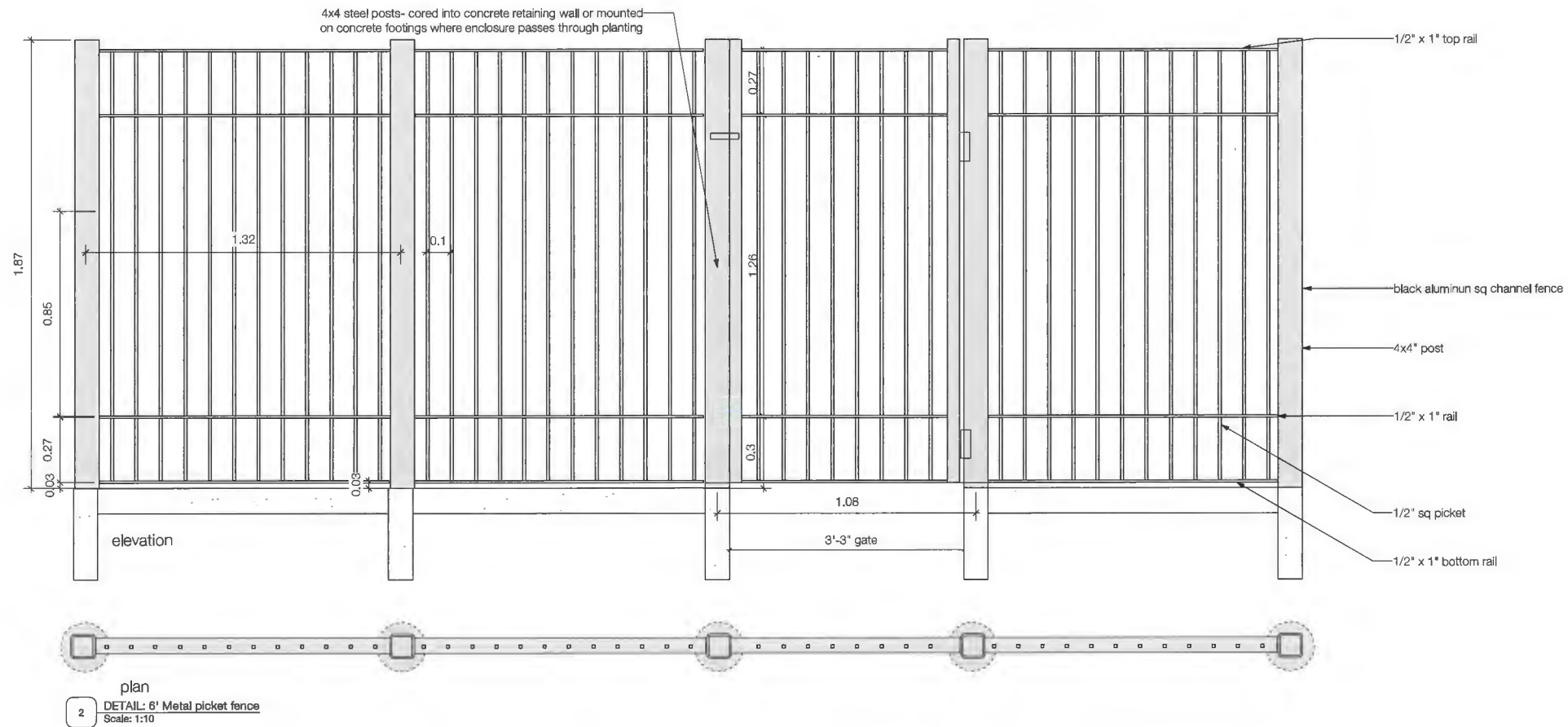
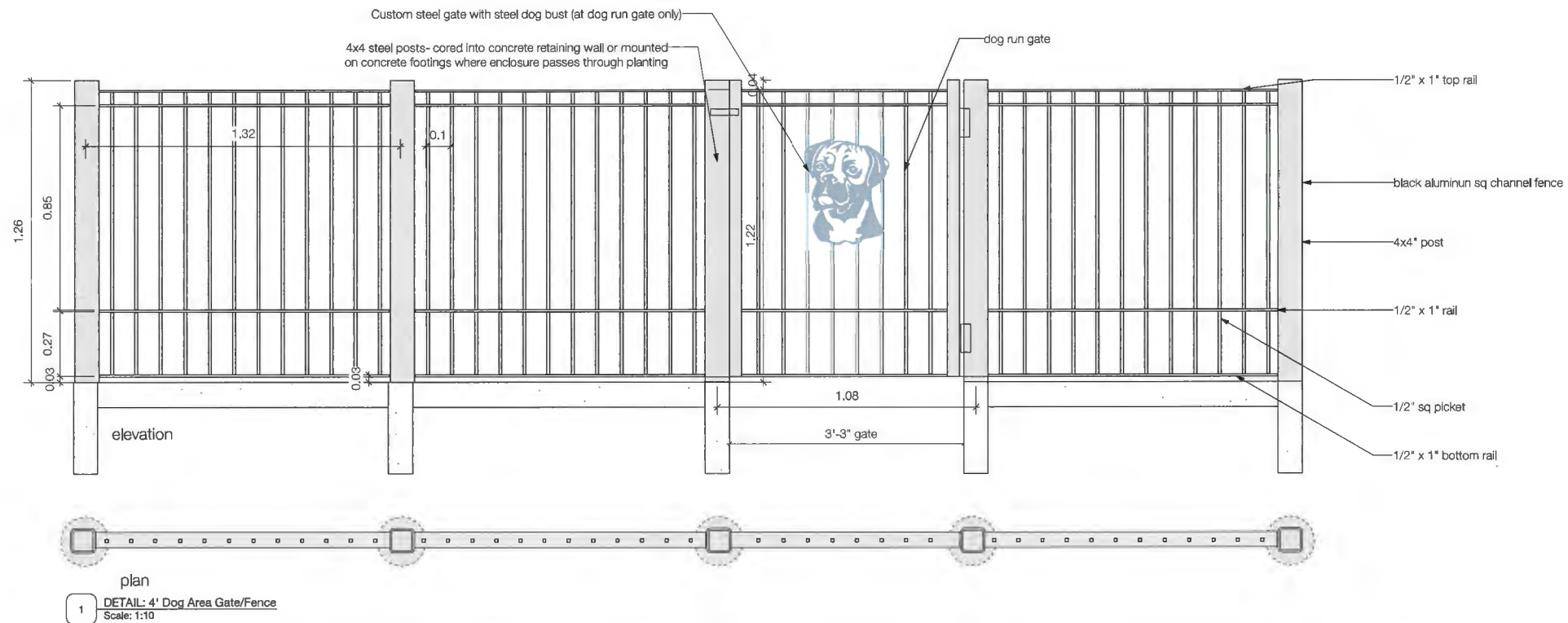
Drawing Title:

Site Furnishings Details 4

Project Manager	Project ID
Drawn By	21938
JS	Scale
Reviewed By	as noted
Date	Drawing No.
00/00/00	311

Plan #4

First Order



Revision		
No.	Date	Revision Notes

Issue		
No.	Date	Issue Notes
A	2019-11-05	Issue for review
B	2019-11-05	Issue for CP
C	2020-09-11	Issue for Review per Staff CP Comments
D	2020-10-05	Re-issued for CP
E	2021-04-07	Re-issued for CP
F	2021-05-25	Re-issued for CP

Professional Seal

eta landscape architecture

1690 West 2nd Avenue
Vancouver, BC, Canada V6J 1H4

T | 604.263.1456
F | 604.263.1459
W | www.eta.ca

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Project

8100 Westminister Hwy

8100 - 8180 Westminister Hwy

Project Address

Drawing Title

Site Furnishings Details 5

Project Manager	Project ID
Project Manager	21938
Drawn By	Drawn By
JS	JS 10/03/20
Reviewed By	Drawn No. 3mm
Date	Reviewed By
03/03/20	

Plan #43

File Name:

ECO DOG STATION™ POLY

Model : DL-EDS100-POLY

STANDARD FEATURES

- EXCLUSIVE PRODUCT to Gyms - for Dogs - and Lvin The Dog Life™
- Aluminum Waste Bag Dispenser
- Bag dispenser holds 2 x 4' x 6' of BIO-DEGRADABLE Ultra Pick Up Bags
- 10 gallon Poly Trash Receptacle with lid with mounting hardware
- Box of 50 Trash can liner bags
- Locking dispenser holds 2 - 200 ct refill boxes.

PRODUCT DIMENSIONS

Dimensions: 58" H x 19" W x 14" D

RECOMMENDED SPECIFICATIONS

Aluminum Bag Dispenser

- H: 12.5" x W: 9" x D: 3.5"
- 14 gauge powder coated forest green Aluminum
- Weight: 6 lbs.
- 400 bag capacity
- Two diamond shaped bag dispenser slots
- Front locking access panel
- Clearly marked instructions

Poly Trash Receptacle Receptacle with Lid

- H: 21" x W: 14" x D: 12"
- 2.5 mm 435 / PP forest green polyethylene
- Weight: 4 lbs.
- 10 gallon capacity
- Attachable hinged lid
- One (1) box 50 count Trash Bags included (5 lbs.)

Poly Post

- #12 125 gauge Fiberglass
- Weight: 8 lbs.
- 58" total height from above ground
- Fill with 40 lbs "ready to use" cement





GYMS FOR DOGS™

Natural Dog Park Products



LVIN THE DOG LIFE

DOG PARK PRODUCTS & DESIGNS

sales@LvinTheDogLife.com

www.LvinTheDogLife.com

800-931-1562 Phone

MAGLIN™

1-800-716-5506

F: 877-560-0363

WWW.MAGLIN.COM

SALES@MAGLIN.COM

TRASH CONTAINERS

MLWR200-20-ST

MATERIALS:

The trash container frame is constructed using heavy duty steel flat bar. A 20 gallon commercial grade plastic liner and standard metal lid are provided.

FINISH:

All steel components are pre-treated with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION:

The trash container is delivered pre-assembled. Holes (0.5") are provided in each mounting foot for securing to base.

TO SPECIFY:

Select MLWR200-20

Options:

- Powdercoat Color
- Standard Lid (ST) or lid options shown below

OPTIONS:

- Dome Lid (DL20)
- Paper Roll Lid (PL)
- Bottle/Can Bin Lid (BC)
- Side Ash Receptacle (SA)
- Side Opening (MLWR200S-20)



DIMENSIONS:

Height: 38.00" (96.5 cm)

Diameter: 25.00" (63.5 cm)

Weight: 170lbs (77kg)

Liner Capacity: 20.0 Gallons

75.7 Liters

MOUNTING FEET

38.00"

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GYMS FOR DOGS™

NATURAL DOG PARK PRODUCTS



Revision

No.

Date

Revision Notes

Issue

No.

Date

Issue Notes

A

2019-11-06

Issue for review

B

2019-11-20

Issue for CP

C

2020-09-14

Issue for Review per Staff CP Comments

D

2020-10-05

Re-issued for CP

E

2021-04-07

Re-issued for CP

F

2021-06-25

Re-issued for CP

Professional Seal

1 Eco Dog station
Scale: 1:20

KOMPAN™

Let's play



Weights/heaviest parts

kg.

Installation (Manpower)

Persons

Concrete required

N/A m3

Installation (Hours)

Hours

Foundation amount/footing

N/A

Excavation

N/A m3

COMPAN, INC. C.F. "The Play Structure Specialist"

47-5223 Odessa St. Tel: +43 63 63 12 56

info@kmpn.com | www.kmpn.com

COMPAN PSC Limited No. 175C

000483C | www.kmpn.com

The #1 play structure company

4 Kompan Robinia Forest Cottage Playhouse
Scale: 1:20

2 Waste Receptacle
Scale: 1:20

pot

Inc. or pot ated

GEO 3 PLANTER



50 Series Features

- 1" rim for structural integrity and aesthetics
- 1" drain holes - water tight plug available for interior use
- 1" debossed feet for surface elevation

MATERIALS AVAILABLE

- 8-10 gauge flange dependent 5052 marine grade powder-coated aluminum
- 10-12 gauge (flange dependent) A606 Corten weathering steel
- 14-16 gauge 304 brushed stainless steel

CUSTOM SIZING AVAILABLE

8 PREMIUM FINISHES OR REQUEST A CUSTOM COLOUR

SLATE

GUN

POLAR

COFFEE

LAVA

EMERALD

POWDER COATED ALUMINUM COLOURS

STEEL FINISHES

604 862 4273 | info@potinc.ca

5 Pot Inc Aluminum Geo 3 Planter
Scale: 1:20

3 Fire Hydrant
Scale: 1:20

MAGLIN™

500 SERIES

MBR500-S

MATERIALS:

All parts are made from 11.5 steel tube.

FINISH:

All steel components are pre-treated with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION:

The bike rack is delivered pre-assembled. It is available with either a surface mount or direct bracket installation option.

TO SPECIFY:

Select MBR500-S

Options:

- Powdercoat Color
- Galvalume Finish
- Surface Mount (MBR500-S-C)



DIMENSIONS:

Height: 46" (1168 mm)

Length: 22.25" (565 mm)

Weight: 11.2 lbs (5.1 kg)

1-800-716-5506

F: 877-560-0363

WWW.MAGLIN.COM

SALES@MAGLIN.COM

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6 Maglin Bike Rack
Scale: 1:20

eta

landscape architecture

1690 West 2nd Avenue

Vancouver, BC, Canada V6J 1H4

T | 604.683.1456

F | 604.683.1450

W | www.eta.ca

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Project

8100 Westminister Hwy

8100 - 8180 Westminister Hwy

Project Address

Drawing Title

Site Furnishings Details 6

Project Manager

21938

Drawn By

JS

Reviewed By

MS/PO/SD

Date

09/09/00

Project Name

21938

Project Address

8100 - 8180 Westminister Hwy

Project Address

Plan #44



L1 Entryway planters



L5 Timber arbours



L5 Black granite water feature cubes



L5 Black river rock mortared runnel



L5 Light pink cherry trees



L5 Light pink cherry petals on dark pavers



L5 Dark pavers, varied finishes



L5 Mosaic tiled urban ag planters



L5 Dining area with silver bistro furnishings



L5 Circular plaza forms



L5 Curved timber inset seatwalls



L5 Dog relief area with artificial turf and hydrant



L5 Round concrete urban agriculture planters



L5 Diffused night lighting

Revisions

No. Date Revision Notes

Issue No.	Date	Issue Notes
A	2019-11-06	Issue for review
B	2019-11-06	Issue for DP
C	2020-06-14	Issue for Review per Staff CP Comments
D	2020-10-06	Re-issued for DP
E	2021-04-07	Re-issued for DP
F	2021-06-25	Re-issued for DP

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eta landscape architecture

1690 West 2nd Avenue
Vancouver, BC, Canada V6J 1H4

T | 604.693.1456
F | 604.693.1455
W | www.eta.ca

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Project

8100 Westminster Hwy

8100 - 8180 Westminster Hwy

Project Address

Drawing Title

Precedent Images 1

Project Manager	Project No.
21938	
Drawn By	Scale
JS	1:100
Reviewed By	Drawn No.
00 00:00	
File Date	

Plan #45



L5 Forest playhouse



L5 Custom tool storage shed



L5 Naturalized tree grove



L5 Warm planting palette



L8/L11 Feature tree in concrete planter



L5 Raspberry along south wall

L5 Blueberry along south wall



L5 Japanese maple alley



L8/L11 Sedum green roof



L5 Japanese Stewartia



L5 River Birch



L5 Play Area - Snakebark maple



L5 Spire apple



L5 Magnolia



L5 Rubberized surfacing mound play area



L5 Nature play for younger children



L5 Circular playspace with naturalized central area for active play

Revision		
No.	Date	Revision Notes
A	2019-11-18	Issue for review
B	2019-11-20	Issue for CP
C	2020-05-14	Issue for Review per Staff DP Comments
D	2020-10-05	Re-issued for CP
E	2021-04-07	Re-issued for CP
F	2021-06-08	Re-issued for CP

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eta landscape architecture
1680 West 2nd Avenue
Vancouver, BC, Canada V6J 1H4
t | 604.683.1456
f | 604.683.1459
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Project
8100 Westminister Hwy

8100 - 8190 Westminister Hwy
Project Address

Drawing Title
Precedent Images 2

Project Manager	Project E
Project Manager	2/15/20
Scale	1:100
Drawn By	Drawn By
Reviewed By	Reviewed By
Date	00/00/00
Plan #46	
Plot Date:	

ISSUE/REVISION		
1	2018-11-21	ISSUED FOR DP
2	2020-10-07	RE-ISSUED FOR DP
3	2021-04-07	RE-ISSUED FOR DP
4	2021-06-11	RE-ISSUED FOR DP
5	2021-08-25	RE-ISSUED FOR DP

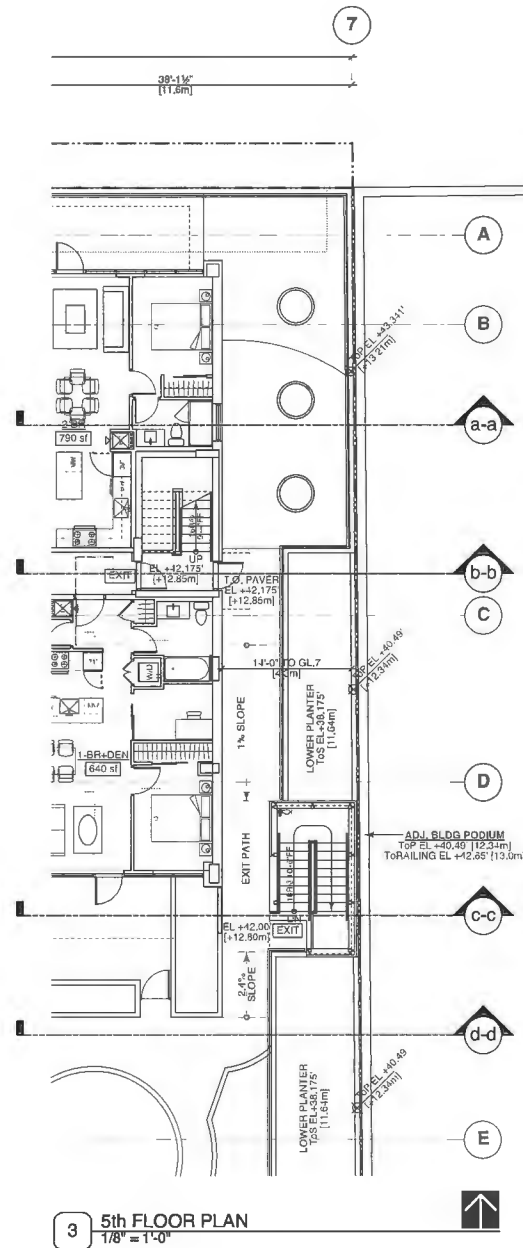
PROJECT

8100-8180
WESTMINSTER HWY
DP 19-878817

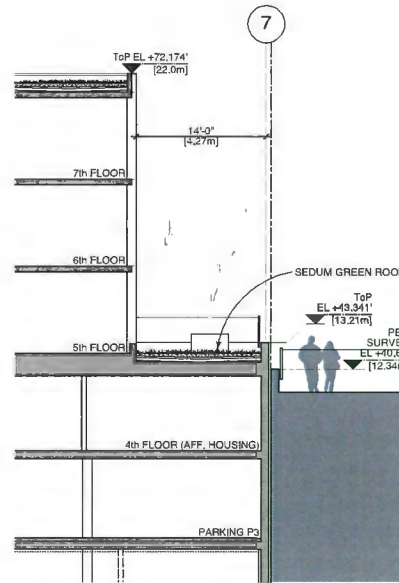
8100-8180 WESTMINSTER HWY
RICHMOND, BC

PODIUM EAST INTERFACE

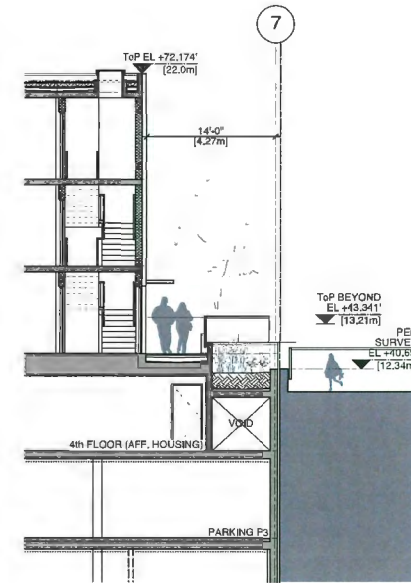
JOB NO.	18-09
DRAWN	KT
DATE	07 JUL 2021
SCALE	1/8" = 1'-0"
CHECKED	
© Copyright reserved. This plot and design exclusive property of Dr. T. Leung Architects the Architects consent.	
DRAWING NO. :	



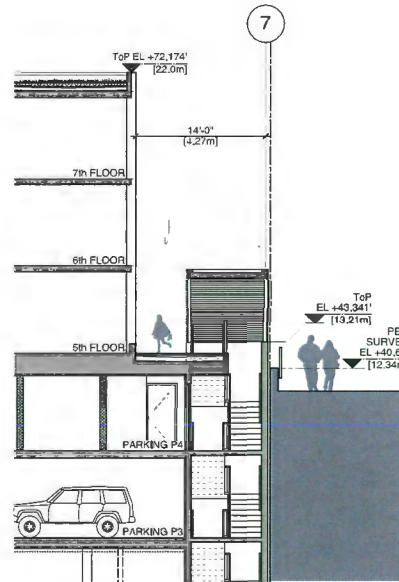
3 5th FLOOR PLAN
1/8" = 1'-0"



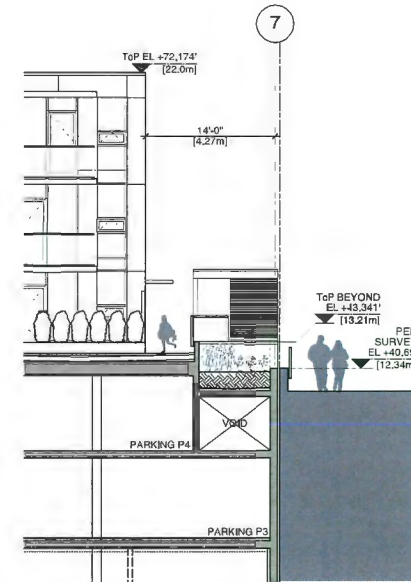
1 SECTION a-a
1/8" = 1'-0"



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



4 SECTION c-c
1/8" = 1'-0"



5 SECTION d-d
1/8" = 1'-0"



MARCH 20 @ 10am



SEPTEMBER 22 @ 10am



MARCH 20 @ 12pm



SEPTEMBER 22 @ 12pm



MARCH 20 @ 2pm



SEPTEMBER 22 @ 2pm

W. T. LEUNG ARCHITECTS INC.

Suite 300, 975 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone: 604 734-9711, Facsimile: 604 736-7991

REVISION	DATE	ISSUED FOR
1	2014-1-21	ISSUED FOR CP
2	2015-10-07	RE-DESIGNED FOR DP
3	2017-04-07	RE-DESIGNED FOR DP
4	2017-06-11	RE-DESIGNED FOR DP
5	2017-08-29	RE-DESIGNED FOR DP

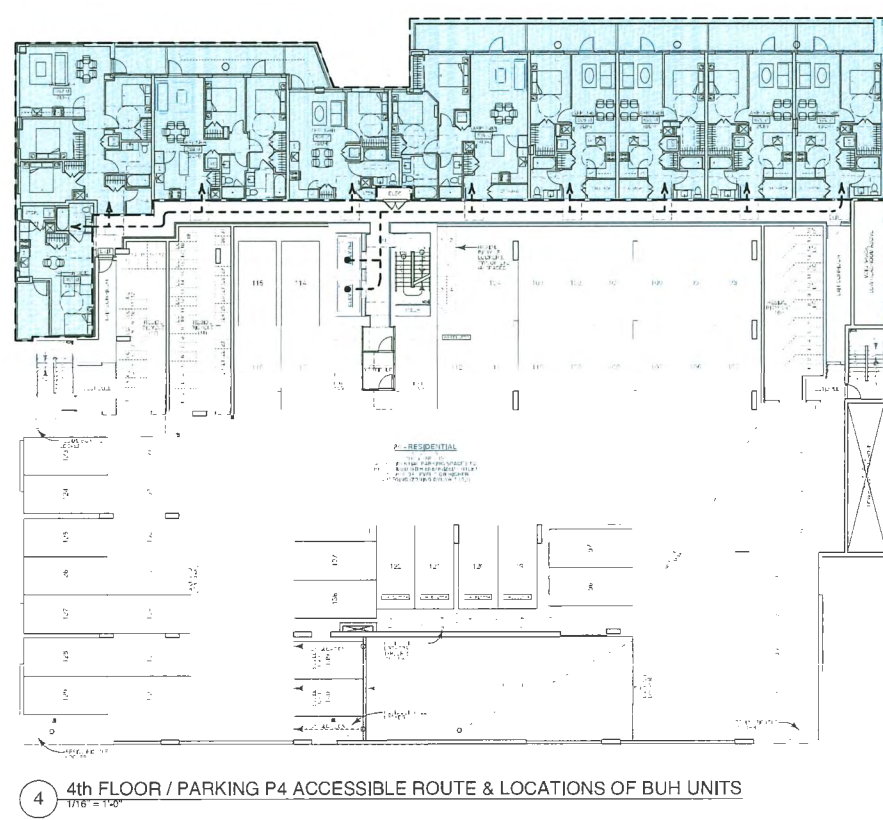
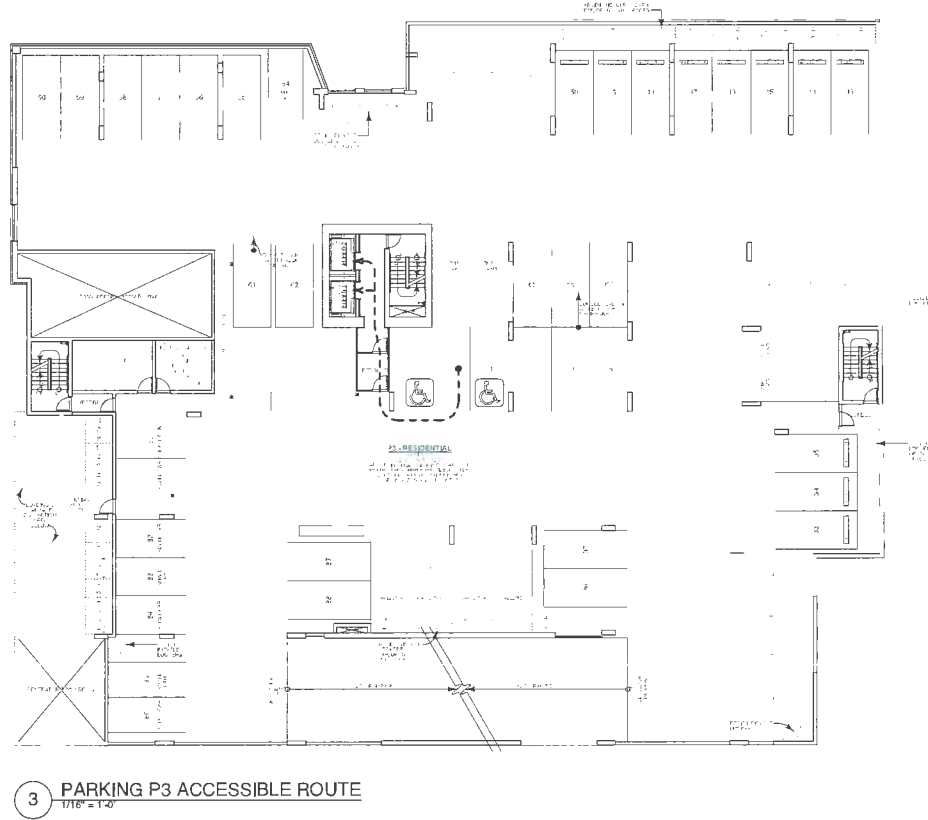
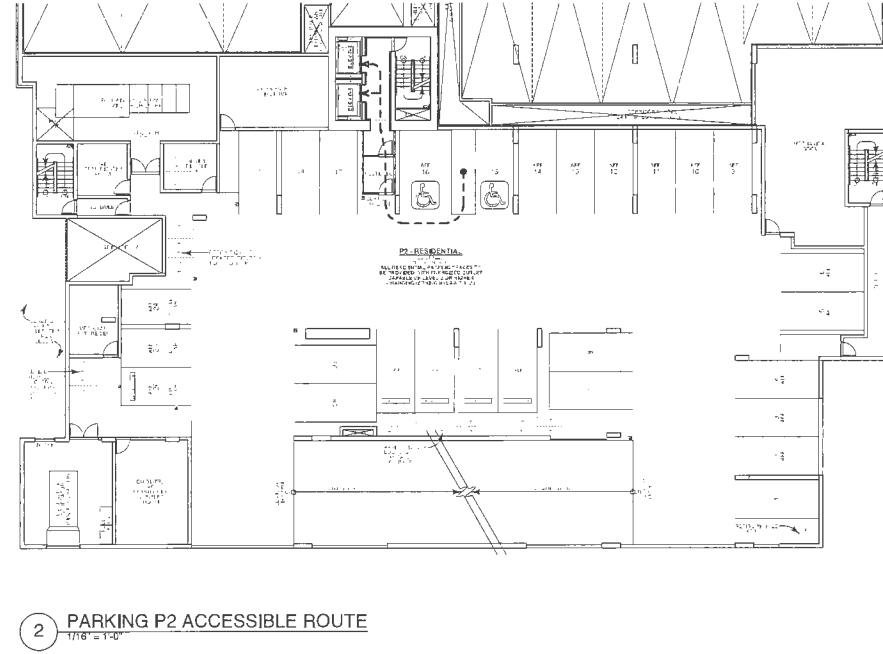
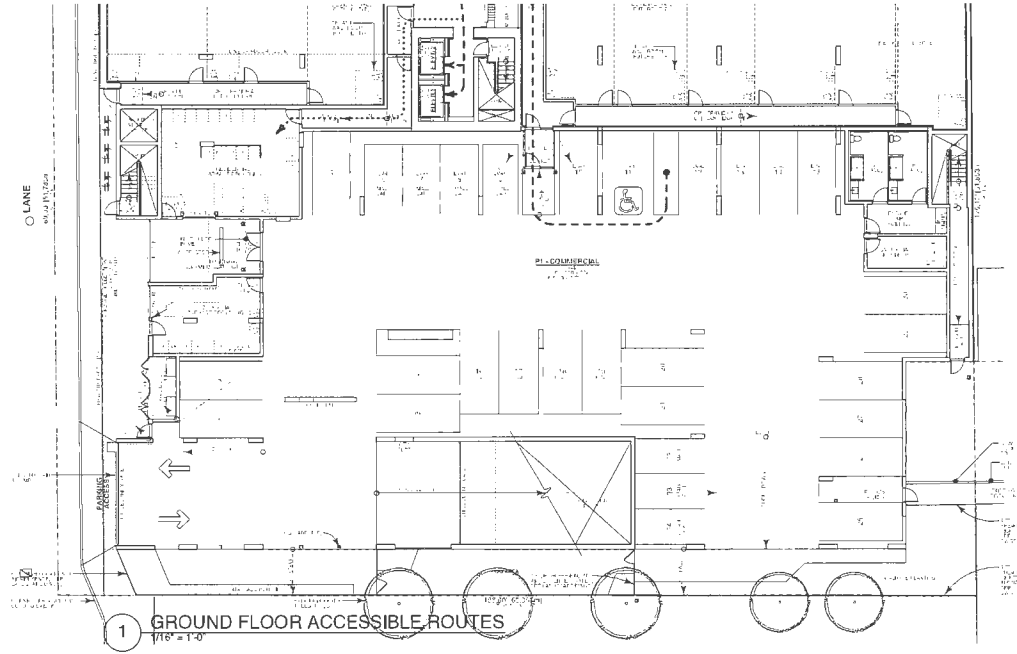
PROJECT
**8100-8180
WESTMINSTER HWY
DP 19-878817**
8100 - 8180 WESTMINSTER HWY
RICHMOND, BC

SHADOW DIAGRAMS



JOB NO.	18-09
DRAWN	KT
DATE	29 JUN 2021
SCALE	NO SCALE
CHECKED	WTL
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DRAWING NO. 117	

Reference Plan



ISSUE/REVISION	DATE	BY
1	2021-06-21	WTL
2	2021-06-21	WTL
3	2021-06-21	WTL
4	2021-06-21	WTL
5	2021-06-21	WTL

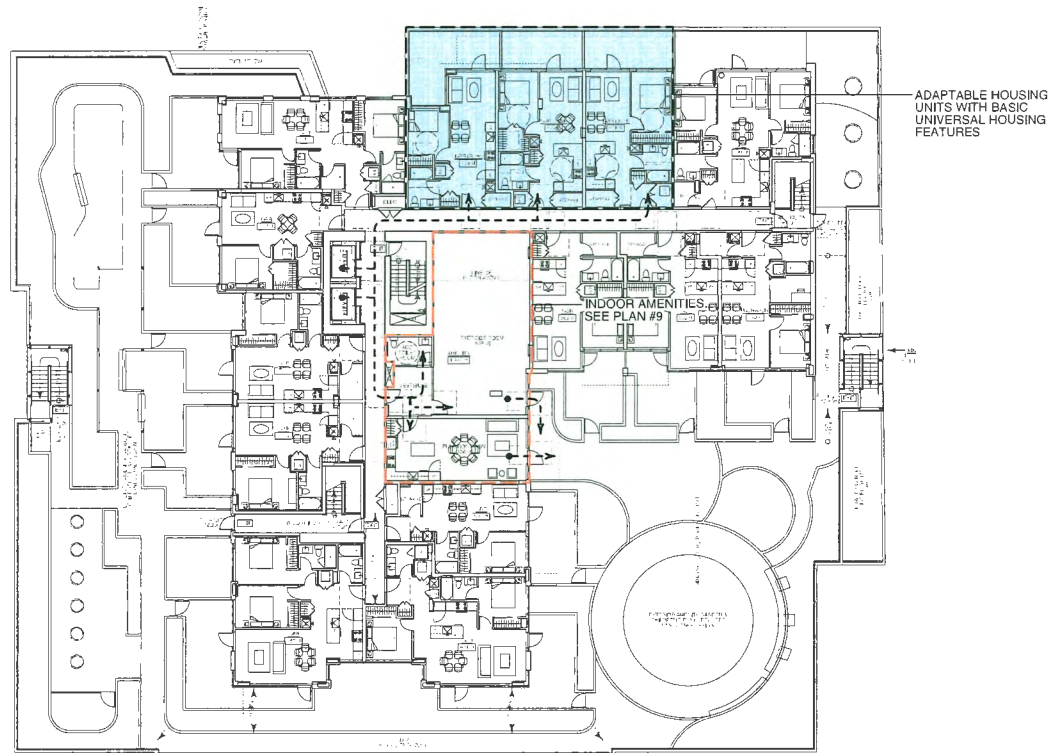
PROJECT
8100-8180
WESTMINSTER HWY
DP 19-878817
8100 - 8180 WESTMINSTER HWY
RICHMOND, BC

ACCESSIBILITY STRATEGY

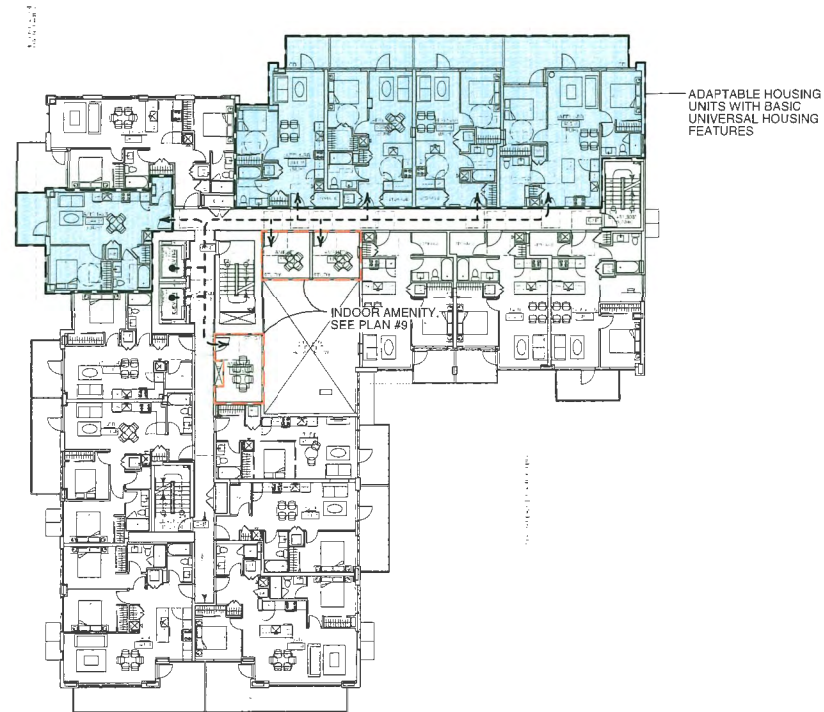


JOB NO.	18-09
DRAWN	KT
DATE	29 JUN 2021
SCALE	1/16" = 1'-0"
CHECKED	WTL
DATE	

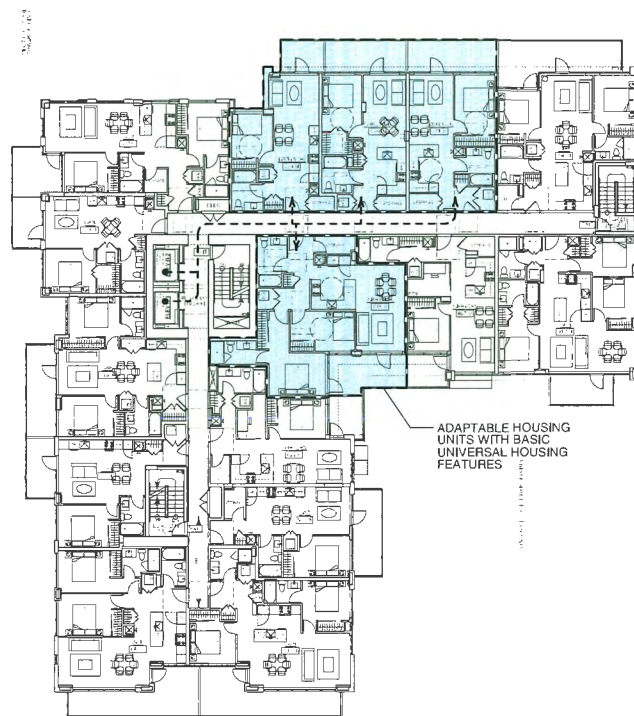
Reference Plan



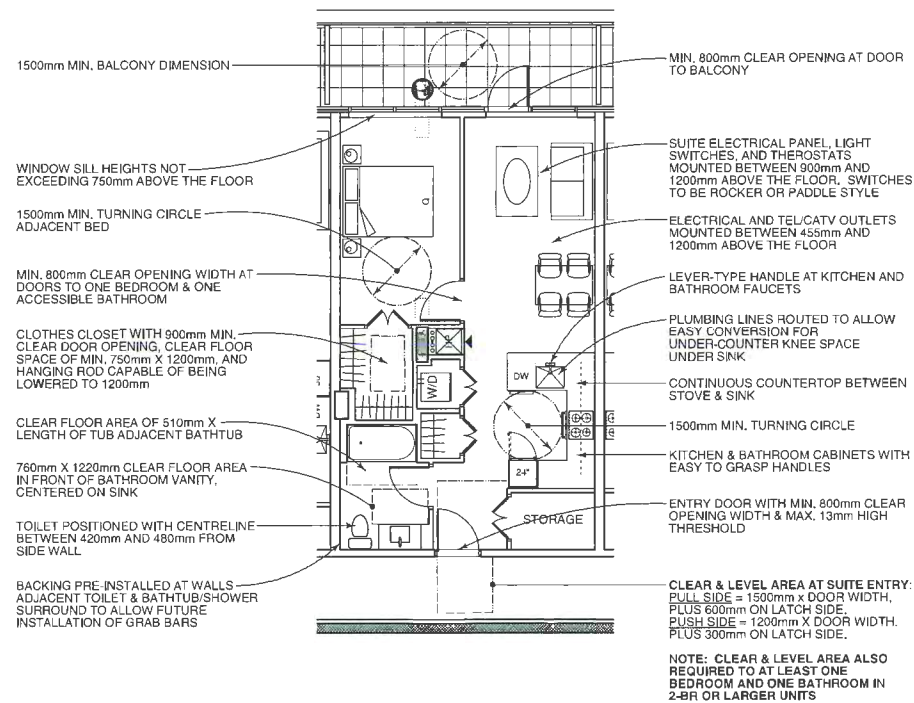
1 5th FLOOR / AMENITIES / ROOF GARDEN ACCESSIBLE ROUTE & LOCATIONS OF BUH UNITS
1/16" = 1'-0"



2 6th FLOOR / AMENITIES ACCESSIBLE ROUTE & LOCATIONS OF BUH UNITS
1/16" = 1'-0"



3 7th FLOOR ACCESSIBLE ROUTES & LOCATIONS OF BUH UNITS
1/16" = 1'-0"



4 SAMPLE 1-BR ADAPTABLE UNIT WITH BASIC UNIVERSAL HOUSING FEATURES (2-BR UNIT SIM.)
3/16" = 1'-0"

W. T. LEUNG
ARCHITECTS
INC.

Since 1980, 973 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone: 604 736-8711, Fax: 604 736-7991

ISSUE/REVISION	DATE	DESCRIPTION
1	2021-11-11	ISSUED FOR OP
2	2021-11-11	RE-DESIGNED FOR OP
3	2021-11-11	RE-DESIGNED FOR OP
4	2021-11-11	RE-DESIGNED FOR OP
5	2021-11-11	RE-DESIGNED FOR OP

PROJECT
**8100-8180
WESTMINSTER HWY
DP 19-878817**
8100 - 8180 WESTMINSTER HWY
RICHMOND, BC

**ACCESSIBILITY
STRATEGY**

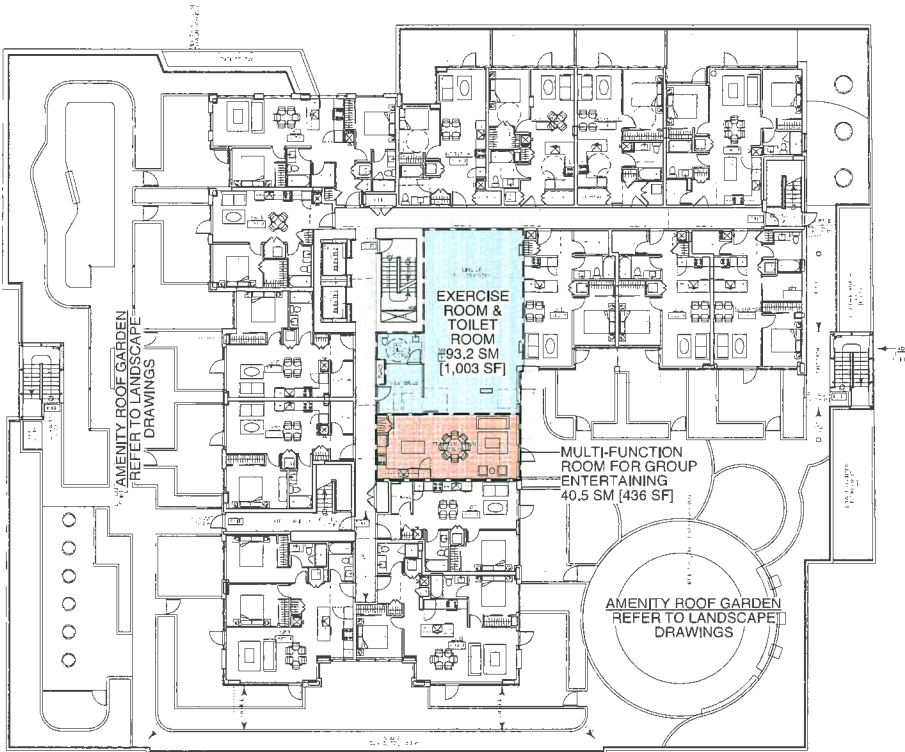


JOB NO.	18-09
DRAWN	KT
DATE	29 JUN 2021
SCALE	AS NOTED
CHECKED	WTL

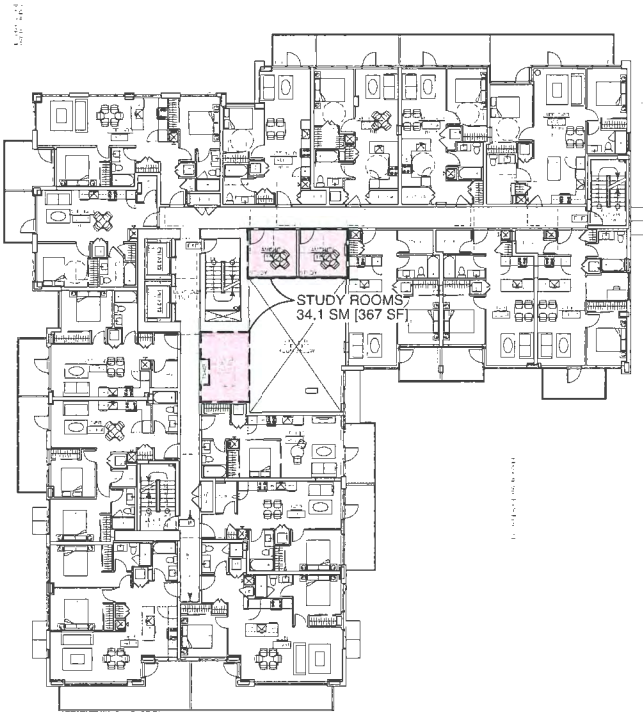
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Reference Plan

ISSUE/REVISION		
1	2018-11-24	ISSUED FOR DP
2	2020-10-07	RE-DESIGNED FOR DP
3	2021-04-07	RE-DESIGNED FOR DP
4	2021-06-11	RE-DESIGNED FOR DP
5	2021-06-28	RE-DESIGNED FOR DP



1 5th FLOOR AMENITIES
1/16" = 1'-0"



2 6th FLOOR AMENITIES
1/16" = 1'-0"

PROJECT
8100-8180
WESTMINSTER HWY
DP 19-878817
8100 - 8180 WESTMINSTER HWY
RICHMOND, BC

INDOOR AMENITY
DIAGRAMS



DATE	18-09
DRAWN	KT
DATE	29 JUN 2021
SCALE	1/16" = 1'-0"
CHECKED	WTL
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DRAWING NO.	

Reference Plan



ISSUE/REVISION	
1	2018-11-21 ISSUED FOR DP
2	2020-04-07 RE-ISSUED FOR DP
3	2021-11-27 RE-ISSUED FOR DP
4	2021-10-11 RE-ISSUED FOR DP
5	2021-06-25 RE-ISSUED FOR DP

PROJECT

**8100-8180
WESTMINSTER HWY
DP 19-878817**

**8100 - 8180 WESTMINSTER HWY
RICHMOND, BC**

AFFORDABLE HOUSING STRATEGY



10B A.C. 18-09

DRAWN KT

DATE 29 JUN 2021

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

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DRAWING NO.

Reference Plan