



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: January 8, 2020

From: Wayne Craig
Director, Development


File: DP 16-754766

Re: **Application by Bene (No. 3) Road Development Ltd. for a Development Permit at 4700 No. 3 Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a high-rise commercial and office use development at 4700 No. 3 Road on a site zoned "High Rise Office Commercial (ZC44) – Aberdeen Village"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the number of required on-site large size loading spaces from one to zero.



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

WC:sb
Att. 4

Staff Report

Origin

Bene (No. 3) Road Development Ltd. has applied to the City of Richmond for permission to develop a high-density high-rise commercial and office use development at 4700 No. 3 Road on a site zoned “High Rise Office Commercial (ZC44) – Aberdeen Village”. Key components of the proposal include:

- A single 10-storey tower with six floors of office space and four levels of parking with two floors of commercial retail units at the base.
- Subdivision restriction for the office space, allowing no more than one strata lot or one air space parcel per storey for the upper six floors of the building.
- A maximum floor area ratio (FAR) of 3.5 and a maximum height of just under 35 m.
- A total floor area of approximately 7,285.8 m² (78,423.7 ft²) comprised of approximately:
 - 1,134.4 m² (12,210.5 ft²) of commercial space.
 - 6,151.4 m² (66,213.2 ft²) of office space.
- LEED Silver equivalent design and an on-site low carbon energy plant connecting to the City Centre district energy utility (DEU) system.
- Leslie Road widening, infrastructure improvement works, and replacement of the City’s Leslie sanitary sewer pump station located on the Leslie Road frontage, including required equipment inside the proposed building in a required Statutory Right-of-Way (SRW).

The site is comprised of one lot and is currently vacant.

The site is being rezoned from the “Auto-oriented Commercial (CA)” zone to a new site specific “High Rise Office Commercial (ZC44) – Aberdeen Village” zone for this project under Bylaw 9216 (RZ 14-672055). There are associated Official Community Plan (OCP) amendments to facilitate inclusion of additional transit-oriented office use on the subject site under Bylaw 9215.

A Servicing Agreement was secured through the rezoning, generally including design and construction of road widening and frontage beautification, infrastructure and traffic signal works, as well as sanitary sewer pump station replacement.

Development Information

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

Background

Development surrounding the subject site is as follows:

To the north: Across Leslie Road, an existing two-storey auto repair development that is designated under the City Centre Area Plan (CCAP) for medium to high density

mid to high rise commercial reserve development (Urban Centre T5 (35 m) and Village Centre Bonus).

To the south: An existing one and two-storey commercial development that is designated under the City Centre Area Plan (CCAP) for medium to high density mid to high rise commercial reserve development (Urban Centre T5 (35 m) and Village Centre Bonus).

To the east: A surface parking area and further east, an existing two-storey commercial development, that are designated under the City Centre Area Plan (CCAP) for medium to high density mid to high rise commercial reserve development (Urban Centre (25 m and 35 m) and Village Centre Bonus).

To the west: Across No. 3 Road, an existing one and two-storey commercial development that is designated under the City Centre Area Plan (CCAP) for medium to high density mid to high rise commercial reserve development (Urban Centre T5 (35 m) and Village Centre Bonus).

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on January 22, 2018. At the Public Hearing, in response to queries from Council, the applicant advised that the inclusion of solar panels and other energy saving alternatives could be examined for the proposed development. Twenty solar panels arranged in five arrays are proposed on the tower roof as shown in the Development Permit plans and the potential 8 kW of power collected is proposed to contribute towards the power needs for lighting in building common areas. The proposed solar panels are secured through a legal agreement in the DP considerations.

Revised Rezoning Considerations were approved by Council on July 22, 2019, allowing restricted subdivision of the office floor area to no more than one strata lot or one air space parcel per storey in the building. The restriction applies to the proposed office floor area and does not apply to the proposed commercial floor area on the ground floor and second floor.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is in compliance with the “High Rise Office Commercial (ZC44) – Aberdeen Village” except for the zoning variance noted below.

Zoning Compliance/Variations (staff comments in bold)

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

- 1) Reduce the number of required on-site large size loading spaces from one to zero.

(Staff supports the proposed variance as the proposed two medium size (SU-9) loading spaces have been reviewed by Transportation Department staff and will accommodate expected needs for the non-residential office and commercial development).

Advisory Design Panel Comments

On October 3, 2018, the Advisory Design Panel (ADP) reviewed and supported the subject Development Permit application moving forward to 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 2), together with the applicant's design response in '*bold italics*'.

Analysis

Conditions of Adjacency

- The No. 3 Road streetscape is enhanced with a feature glazed corner atrium, commercial retail frontage, office lobby entry and bicycle storage entry.
- The Leslie Road streetscape is enhanced with the corner atrium, commercial retail frontage, vehicle access, and screened mechanical areas for BC Hydro and City sanitary pump station equipment.
- A 10-storey tower massing with feature curved corner atrium, a six-storey office massing floating over a two-storey commercial podium massing is provided along both frontages.
- The subject development will be accessed from Leslie Road along the north edge of the subject site. The rezoning secured road dedication and public Rights-of-Way along the north edge of the site for Leslie Road widening, a replacement City sanitary pump station, and the design and construction of the works via Servicing Agreement.
- The development is setback along the east property line due to a utility Right-of-Way containing sanitary sewer infrastructure. The setback area provides a landscape buffer to the neighbouring commercial developments' surface parking area which is largely proposed to be planted with flowering shrubs. There will also be a garbage and recycling staging area, screened with wood fencing. The four level parking podium walls are treated with a combination of louvres and concrete with reveal patterning and frosted glazing to provide visual interest.
- The development is accommodated within a single tower, located at the northwest corner of the site anchoring the intersection of No. 3 Road and Leslie Road and maximizing its distance from neighbouring commercial development sites.
- The proposed development meets the CCAP 6.0 m Canada Line guideway setback requirement established with TransLink's input. As secured through the rezoning, TransLink final approval is required prior to Building Permit issuance. As noted in the rezoning staff report, (i) the property owner has entered into an agreement with and is working with TransLink through the Adjacent and Integrated Development (AID) program, (ii) TransLink staff were not opposed to the proposal and advised that the proposal is not expected to impact transit operations, goods movement, the Major Road Network, or regional cycling facilities.

Urban Design and Site Planning

- The site is designated "Urban Centre T5 (35 m) and Sub-Area A.4 Commercial Reserve Mid to High-Rise". The proposed form of development takes advantage of the site's proximity to the Canada Line and provision of City road widening to create a high-density urban environment that is consistent with CCAP objectives.
- The proposed building height complies with NAV Canada building height restrictions.

- The development provides visual interest with an anchoring corner curved bay vertical element, a pedestrian-oriented commercial podium and upper framed office floors separated with an inset horizontal band featuring colour and texture.
- The development includes four levels of parking, loading, waste management, and service uses screened from public view.

Parking and Access

- The proposal includes 107 parking spaces within the parkade and TDMs secured at rezoning in compliance with Zoning Bylaw 8500.
- 16 tandem parking spaces are included for the shared use of employees and each pair is required to be assigned to the same unit, as secured at rezoning.
- Vehicular and truck access is provided via a single driveway connecting to Leslie Road.
- Two medium (SU9) on-site loading spaces are provided in proximity to the driveway. The use of the loading spaces will be shared between the commercial and office uses, as secured at rezoning.
- Garbage and recycling waste management areas are located near the loading spaces.

Architectural Form and Character

- The proposed development contributes towards a modern architectural expression including:
 - Anchoring the building with a distinct corner vertical curved bay element at the intersection of No. 3 Road and Leslie Road.
 - Providing active transparent commercial uses on the ground and second floor in the commercial podium.
 - Framing the top six floors of office uses and treating with repeated coloured glazing vertical design treatment to provide identity character for the building and streetscape visual interest.
 - Separating the podium and floating framed massing with a relief band between the two comprising intermediate parking levels screened with coloured horizontal louvres for texture and colour for visual interest.
- Quality materials (e.g., finished concrete, a combination of vision and coloured translucent glazing, spandrel panels, aluminum frames, steel columns, metal louvres and glass canopies) contribute towards a distinct identity and urban environment.
- A strong white-blue-grey-brown colour palette that, when used in combination with variations in massing and materials, helps break up the massing, reinforce the identity of the project and project a crisp, contemporary image.

Landscape Design and Open Space Design

- The CCAP encourages the provision of additional open space to enhance the urban environment. The subject development enhances the public realm through building setback areas along both No. 3 Road and Leslie Road frontages.
- Landscaping is provided at the corner atrium lobby entrance, a roof deck on the parking podium, and a landscape buffer along the east property line.
- Existing trees were addressed in the rezoning staff report. Three existing street trees in the No. 3 Road boulevard are identified for retention. Two existing street trees in the Leslie Road boulevard were identified for removal. There are no on-site existing trees. Tree

compensation, a contract with an Arborist, and installation of tree protection fencing were secured through the rezoning.

- There are a total of seven new trees included in the Development Permit plans.
- All landscaped areas will be irrigated.
- 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 \$48,348.25, as estimated by the project Landscape Architect, to ensure that on-site landscape features are provided in accordance with the Development Permit.

Crime Prevention Through Environmental Design

- CPTED measures enhance safety and personal security in and around the proposed building.
- Casual surveillance is provided through minimizing blind corners, prominent lobby entrances, clear sightlines to exits within the parkade (mirrors where needed), glazed vestibules, street-oriented commercial entries and lighting in all pedestrian areas.
- Territoriality is identified through landscape treatment.
- Target hardening security features are provided at all pedestrian and parking entrances.

Sustainability Measures

- District Energy Utility (DEU) compatible building and mechanical system designed to facilitate connection to a City utility, as secured at rezoning. The developer has agreed to construct and transfer ownership of an on-site low carbon energy plant to the City or the City's DEU service provider, Lulu Island Energy Company.
- The proposed development includes approximately twenty solar collection panels arranged in five arrays in a central area on the tower roof with a potential of 8 kW power to contribute towards the buildings electrical needs for common area lighting. The owner has agreed to register a legal agreement on Title as a Development Permit consideration, ensuring that the proposed solar panels will be installed and maintained for the life of the building. The agreement will include provisions for alternative renewable technologies to replace the solar panel installations provided that equal or better performance is achievable to the satisfaction of the Director, Development and the Director, Building Approvals.
- As the DP application was submitted prior to the introduction of the Step Code requirement and meets the requirements to be grandfathered, the project will achieve the City standard of LEED "Silver" equivalent as per the attached LEED checklist (Attachment 3).

Public Art

- As secured through the rezoning, the applicant will be providing a voluntary contribution in the amount of \$34,505.31 towards the City's Public Art Program.

Servicing Agreement

- As secured through the rezoning, the applicant is required to enter into a Servicing Agreement for the design and construction of City utility infrastructure and road works while protecting City and Translink infrastructure, generally including:
 - Water main upgrade on Leslie Road frontage.
 - Storm sewer upgrade on Leslie Road frontage.
 - Sanitary pump station replacement (with cost sharing), sanitary sewer upgrade and force main replacement on Leslie Road frontage and east edge of site, including new

- equipment in a SRW inside the building, and force main in a SRW along the east edge of the site.
- Leslie Road widening to accommodate a left-turn lane and associated intersection traffic signal improvements.
 - Various frontage improvements including street lighting.
 - Geotechnical design and implementation to protect City infrastructure to the satisfaction of GM of Engineering and Public Works.

Conclusions

The proposed development is consistent with Richmond's objectives for the subject site and Aberdeen Village as set out in the Official Community Plan (OCP), City Centre Area Plan (CCAP), and Zoning Bylaw except for the requested variance. The project will enhance the Aberdeen Village urban community through its street-fronting commercial space, articulated form, pedestrian-oriented streetscape, and sustainable development measures, including contributing to the City Centre City District Energy Utility system. The proposed development will also enhance the community through the developer's concurrent construction of frontage improvements, a replacement sanitary pump station and infrastructure works secured through the associated rezoning application. The applicant has agreed to complete Development Permit considerations (Attachment 4). On this basis, staff recommend that the Development Permit be endorsed, and issuance by Council is recommended.



Sara Badyal
Planner 2
(604-276-4282)

SB:blg

Attachments:

Attachment 1: Development Application Data Sheet

Attachment 2: Advisory Design Panel Meeting Minutes Annotated Excerpt (October 3, 2018)

Attachment 3: LEED Checklist

Attachment 4: Development Permit Considerations



DP 16-754766

Address: 4700 No. 3 Road

Applicant: Bene (No. 3) Road Development Ltd. Owner: Bene (No. 3) Road Development Ltd.

Planning Area(s): City Centre (Aberdeen Village)

	Existing	Proposed	
Site Area	2,081.9 m ² (after 85.6 m ² road dedication)	No Change	
Land Uses	Vacant	Office/Retail Mixed-Use	
OCP Designation	Commercial	Complies	
Area Plan Designation	Urban Centre T5 (35m), Sub-area A.4	Complies	
YVR Height Restriction	Max. 37.29 m to 38.46 m geodetic	Complies	
Zoning	High rise Office Commercial (ZC44) – Aberdeen Village	Variance noted below	
Number of Units	Vacant	2 floors of commercial retail uses 6 floors of office uses 4 levels of parking	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 3.5 (7,286.6 m ²), including Min. 1.5 office space (3,122.8 m ²)	3.5 (7,285.8 m ²), including 2.95 office space (6,151.4 m ²)	None permitted
Lot Coverage	Max. 90%	66%	None
Setback – Canada Line Guideway Dripline	Min. 6 m	6 m	None
Setback – No. 3 Road	Min. 3 m	3.3 m	None
Setback – Leslie Road	Min. 3 m	3 m	None
Setback – South Side Yard	Min. 0 m	0 m	None
Setback – Rear Yard	Min. 0 m	3 m	None
Height	Max. 35 m	35 m	None
Lot Size	Min. 2,000 m ²	2,081.9 m ²	None
Parking Spaces	City Centre Zone 1 with TDMs 101	With TDMs 107	None
Parking Spaces – Accessible	Min. 2%	3.7%	None
Parking Spaces – Small Car	Max. 50%	38%	None
Parking Spaces – Tandem	Max. 16 spaces	16	None
Off-Street Loading	2 medium truck (SU-9) spaces 1 large truck (WB-17) space	2 medium truck (SU-9) spaces 0 large truck (WB-17) space	No WB-17 loading space
Bicycle Storage	19 class 1 secure bike spaces 28 class 2 bike rack spaces	19 class 1 secure bike spaces 28 class 2 bike rack spaces	None

**Annotated Excerpt from the Minutes from
Advisory Design Panel Meeting
October 3, 2018**

DP 16-754766 – 10-STOREY COMMERCIAL AND OFFICE DEVELOPMENT

ARCHITECT: Norr Architects Planners

PROPERTY LOCATION: 4700 No. 3 Road

Applicant's Presentation

Simon Ho, Norr Architects Planners, and Caelan Griffiths, PMG Landscape Architects, presented the project and answered queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from Panel members present were as follows:

- appreciate the model which provides clarity to the dimensions on the diagrams presented to the Panel – *Noted.*
- appreciate the simplicity of the building form and the courtyard; provides a strong presence on the site – *Noted.*
- applicant should be mindful and sensitive with regard to the height and volume of the outside shape of the building reflecting or mirroring itself or reinforcing that shape on the ground floor lobby entrance inside the building in terms of the character of the walls, shape and the elements that come through – *Design improved. The shape of the corner “lantern” has been further reinforced by revision to the shape and character of the interior walls and elements. Entrances to the CRUs and the elevator provide a bird’s eye view of the central lobby without interrupting its geometry.*
- investigate opportunities to connect every two floors of the six floors of office spaces with the volume space especially thinking of the light casting through; consider opening up the volumetric experience at the corner of the building at the corner of the floor plate of the office spaces – *Considered. The upper office floor plate sizes have been maintained.*
- soffits under the building should be expressive and apparent to enhance pedestrian experience on the edge of the building; also look at lighting and elements on the soffit and how it affects the character of the building – *Soffit materials noted.*
- the project is sound – *Noted.*
- the project is on the right track in terms of sustainability based on the project’s sustainability and mechanical report; the project has good sustainability features; however, it could benefit more with a closer coordination with a mechanical consultant as the proposed mechanical systems could impact the architectural design of the building; e.g., need to install massive rooftop enclosures for the proposed air source heat pumps; also look at one office floor where it appears that a mechanical shaft is not carried over to the floor above or the floor below – *Design improved. On-site District Energy Utility equipment enclosure included adjacent to podium roof deck. Noted void is an overhead clearance area above the stair leading to the L4 vestibule.*

- the vestibule for the main lobby at the corner of No.3 Road and Leslie Road is missing – ***Vestibule incorporated.***
- the project is targeting a LEED Silver rating; however, no LEED scorecard was included in the package provided to the Panel; the applicant is advised to provide a LEED Version 4 scorecard – ***Provided.***
- consider a installing band of louvers with insulated back panels for the commercial spaces to accommodate any type of tenant in the commercial spaces in the building – ***Spandrel band designed to accommodate potential future insulated louvers in commercial spaces.***
- a good project; will support the project – ***Noted.***
- consider the accessibility of people in wheelchairs and those using mobility aids in the proposed paving treatment for the No. 3 Road and Leslie Road frontages; lay-out and pattern of the proposed type of unit pavers should provide a smooth surface to enhance accessibility – ***Accessibility improved. Concrete entry path added to minimize paving patterning.***
- appreciate the applicant contributing to the City’s Public Art Fund; however, the applicant is encouraged to incorporate public art into the project – ***Considered. Voluntary contribution towards City’s Public Art Program provided through the rezoning and lobby interior design will provide visual interest along the streetscape.***
- consider introducing colours or visual elements to the pump station open screening to help enliven the pump station and enhance visual interest – ***Design Improved. A uniform approach is taken for screening pump station, BC Hydro equipment and parking areas.***
- appreciate the provision of seating along the No. 3 Road and Leslie Road frontages adjacent to the commercial spaces; would be helpful to pedestrians in an urban environment – ***Noted.***
- support the Panel comment that the bench in front of the lobby appears exposed and uncomfortable – ***Design improved. Bench relocated to Leslie Road frontage.***
- appreciate the applicant providing a good solution to the design problems of the proposed development – ***Noted.***
- coloured lights will create an interesting effect inside the lobby at the corner “lantern” feature; will create an interesting effect at night for trains passing by the building – ***Noted.***
- planned shape of the corner feature is hard to see in the elevations; consider design development of the corner feature to make its planned shape more apparent; e.g. could be prowed and its height increased from the rest of the building, or canted to see a slant section through it – ***Considered. The built project will achieve the integrated feature. Likewise, Panel members were able to understand the design intent fully when the building model was presented.***
- concerned that there are some awkward spaces between the lantern element and the building which may collect garbage, i.e. the triangle space on the north and the west façades; consider closing it off – ***Design Improved. These areas have been planted in order to discourage the deposition of garbage in this area.***

- challenging to plant around the building; however, consider planting something more vertical on either side of the lantern; e.g. columnar oaks – ***Design Improved. Expanded planting beds have been proposed to allow the planting of two narrow columnar tree species, Liquidambar styraciflua ‘Slender silhouette’, which grows no wider than 7’ and will provide seasonal interest with great fall foliage, summer shade and winter silhouette.***
- consider planting small and short trees along the No. 3 Road frontage way below the Canada Line Skytrain guideway to encourage people to sit on the benches – ***Unfortunately tree planting in proximity to the Skytrain guideway is not permitted. Landscape in this frontage designed to encourage a pleasant movement through to Leslie where pedestrians can find respite from the noise of the passing Skytrains.***
- the office deck appears more interesting in the model than in the diagrams; however, its design appears extroverted; consider a more introverted design, i.e., push the mass to the edges to provide a refuge from your surroundings –
We’ve balanced the two constraints of this space: privacy in the outdoor area, as it is accessible from three separate entries – and potentially different tenants; and the need to create inward looking spaces for social gathering. We have created three room therefore, cushioned from the urban environs with planting.
- ensure adequate soil depth in the proposed planting areas – ***Noted. Landscape design complies with the Canadian Landscape Standard (2016).***

(The comments submitted by Amber Paul to the Panel were summarized by Sara Badyal as follows:)

- the proposed design and massing appropriately address future development potential on surrounding sites – ***Noted.***
- the success of the open screening at the parking levels will depend mainly on the choice of material for the screen; open screening may be required for airflow around the mechanical equipment; looking to see what the choice of material for the screen; as currently proposed, the screen identifies this mechanical area as distinct and separate from the rest of the building and the colour and extent of the screen becomes a significant piece of the building character; at the moment, it draws attention to itself and seems to demand priority; applicant needs to look at this – ***Design Improved. Screening revised for uniformity as noted above.***
- landscape plans are small and challenging to read; there should be more detail around the materials and paving lay-outs to better understand how the paving fits with the building character; due to the large building overhangs and Canada Line guideway, there is limited opportunity for soft landscaping in this area; review whether the provision of a bench in front of the lobby is successful – ***Legibility and detail improved, soft landscape design improved and bench relocated.***

- from a landscape form and character perspective, more attention and detail is needed for materials and paving pattern specifically hardscape materials and how they are proposed for use is what will define and characterize the public open space; more information is needed – *Considered. The hardscape patterns are reflecting the corner plaza of the building and street interface, while acknowledging the intrusive nature of Skytrain noise. The dynamism of the pattern is meant to encourage comfortable and aesthetic passage.*
- the office deck supports the office uses – *Noted.*

Panel Decision

It was moved and seconded

That DP 16-754766 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



LEED v4 for BD+C: Core and Shell Project Checklist

Project Name:
Date:

Y	T	N	Credit	Integrative Process	1
10	0	19	Location and Transportation		20
		16	LEED for Neighborhood Development Location		20
		2	Sensitive Land Protection		2
		2	High Priority Site		3
		6	Surrounding Density and Diverse Uses		6
		6	Access to Quality Transit		6
		1	Bicycle Facilities		1
		1	Reduced Parking Footprint		1
		1	Green Vehicles		1
7	2	2	Sustainable Sites		11
		1	Construction Activity Pollution Prevention		Required
		1	Site Assessment		1
		1	Site Development - Protect or Restore Habitat		2
		1	Open Space		1
		2	Rainwater Management		3
		2	Heat Island Reduction		2
		1	Light Pollution Reduction		1
		1	Tenant Design and Construction Guidelines		1
7	2	2	Water Efficiency		11
		1	Outdoor Water Use Reduction		Required
		1	Indoor Water Use Reduction		Required
		1	Building-Level Water Metering		Required
		1	Outdoor Water Use Reduction		2
		1	Indoor Water Use Reduction		6
		2	Cooling Tower Water Use		2
		1	Water Metering		1
15	3	14	Energy and Atmosphere		33
		1	Fundamental Commissioning and Verification		Required
		1	Minimum Energy Performance		Required
		1	Building-Level Energy Metering		Required
		1	Fundamental Refrigerant Management		Required
		2	Enhanced Commissioning		6
		1	Optimize Energy Performance		18
		1	Advanced Energy Metering		1
		2	Demand Response		2
		3	Renewable Energy Production		3
		1	Enhanced Refrigerant Management		1
		2	Green Power and Carbon Offsets		2
0	0	13	Materials and Resources		14
		1	Storage and Collection of Recyclables		Required
		1	Construction and Demolition Waste Management Planning		Required
		5	Building Life-Cycle Impact Reduction		6
		2	Building Product Disclosure and Optimization - Environmental Product Declarations		2
		2	Building Product Disclosure and Optimization - Sourcing of Raw Materials		2
		2	Building Product Disclosure and Optimization - Material Ingredients		2
		2	Construction and Demolition Waste Management		2
4	2	4	Indoor Environmental Quality		10
		1	Minimum Indoor Air Quality Performance		Required
		1	Environmental Tobacco Smoke Control		Required
		1	Enhanced Indoor Air Quality Strategies		2
		1	Low-Emitting Materials		3
		1	Construction Indoor Air Quality Management Plan		1
		3	Daylight		3
		1	Quality Views		1
1	0	0	Innovation		6
		1	Innovation		5
		1	LEED Accredited Professional		1
0	0	0	Regional Priority		4
		1	Regional Priority: Specific Credit		1
		1	Regional Priority: Specific Credit		1
		1	Regional Priority: Specific Credit		1
		1	Regional Priority: Specific Credit		1
51	9	54	TOTALS		Possible Points: 110

Certified: 40 to 49 points, Silver; 50 to 59 points, Gold; 60 to 79 points, Platinum; 80 to 110



Address: 4700 No. 3 Road

File No.: DP 16-754766

Prior to forwarding this Development Permit application to Council for approval, the owner must complete the following requirements:

1. (**Landscape Security**) Submission of a Letter-of-Credit for landscaping in the amount of \$48,348.25 as specified on the landscape cost estimate provided and sealed by the project Landscape Architect (including materials, installation and 10% contingency).
2. (**Solar Array**) Registration of an agreement on Title, ensuring that the proposed twenty solar panels in five arrays as shown on the DP plans and generating up to 8,000 watts (8kW) will be installed to the satisfaction of the Director of Building Approvals, maintained for the life of the building and will not be removed without City approval. The agreement will include provisions for alternative renewable technologies to replace the solar panel installations provided that equal or better performance is achievable to the satisfaction of the Director of Development and the Director of Building Approvals.

Prior to a Building Permit* being issued, the owner is required to complete the following:

1. (**Legal Agreements**) Confirmation of compliance with Rezoning and Development Permit legal agreements.
2. (**Accessibility and Sustainability**) Incorporation of accessibility and sustainability measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. (**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.
4. (**Latecomer works**) If applicable, payment of Latecomer Agreement charges, plus applicable interest associated with eligible latecomer works.
5. (**Construction Hoarding**) Obtain a Building Permit* (BP) for any construction hoarding associated with the proposed development. 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 further information on the Building Permit, please contact the Building Approvals Department at 604-276-4285.*

Note:

- * This requires a separate application.
- All Builders Liens on the subject lands must be removed before the subdivision and registration of covenants can occur.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner, but also as covenants pursuant to Section 219 of the *Land Title Act*.

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

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

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

[signed copy on file]

Signature

Date



No. DP 16-754766

To the Holder: BENE (NO. 3) DEVELOPMENT LTD.
Property Address: 4700 NO. 3 ROAD
Address: C/O DANNY LEUNG
4400 HAZELBRIDGE WAY, UNIT 690
RICHMOND, BC V6X 3R8

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) Reduce the number of required on-site large size loading spaces from 1 to 0.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #23 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$48,348.25 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 16-754766

To the Holder: BENE (NO. 3) DEVELOPMENT LTD.
Property Address: 4700 NO. 3 ROAD
Address: C/O DANNY LEUNG
4400 HAZELBRIDGE WAY, UNIT 690
RICHMOND, BC V6X 3R8

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

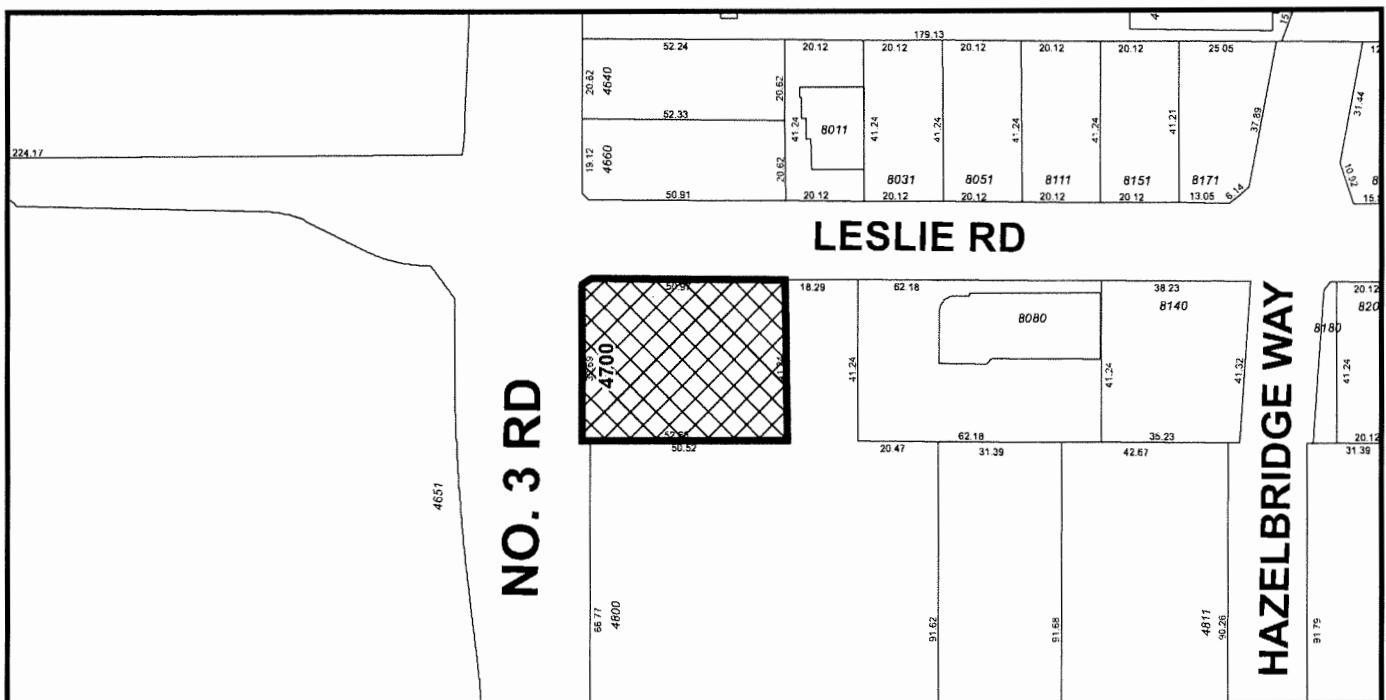
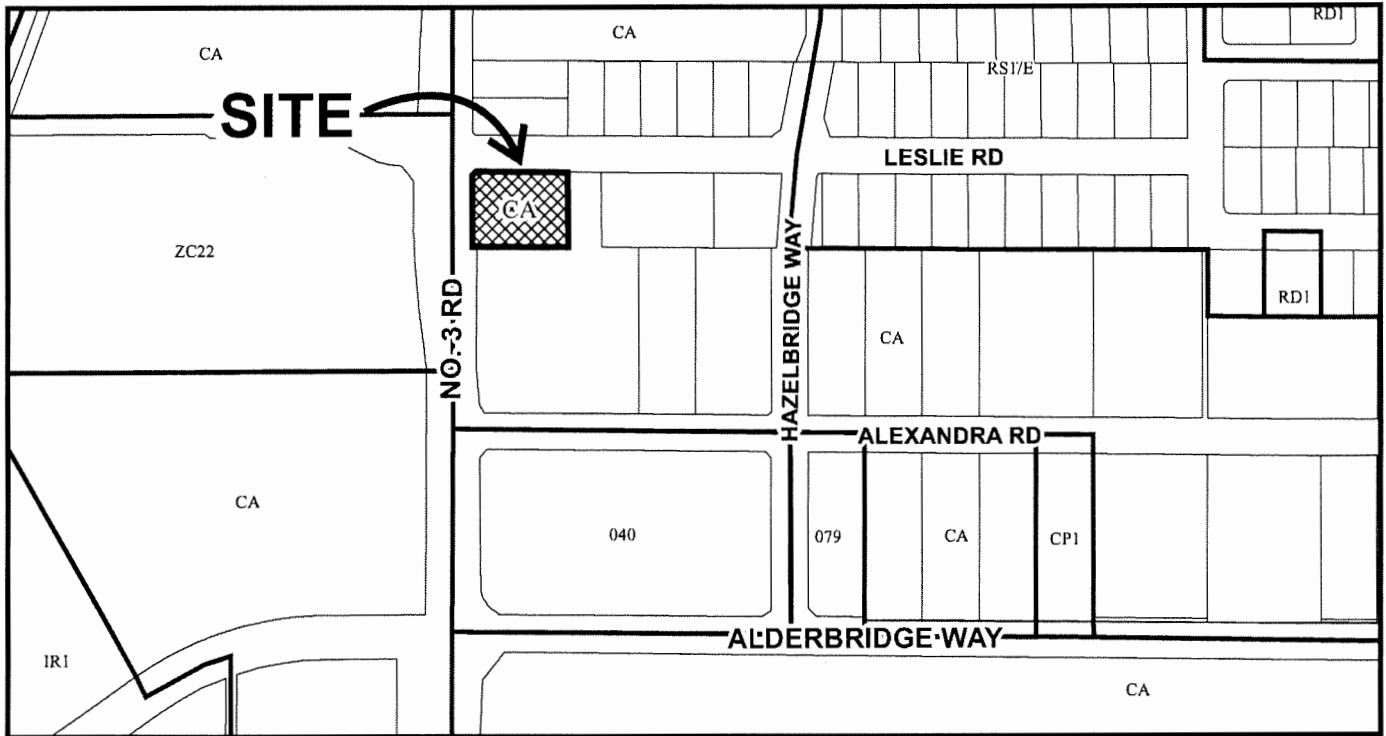
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 16-754766

Original Date: 01/09/17

Revision Date:

Note: Dimensions are in METRES

DATE	ISSUED FOR	REV
2016-04-19	RESUBMITTED FOR COMBINED Z24UP	A
2016-06-02	FOR REVIEW	B
2016-11-09	PROGRESS REVIEW	C
2016-11-18	REVISED FOR CITY COMMENTS	D
2016-11-28	ISSUED FOR CITY FINAL REVIEW	E
2016-12-08	DP SUBMISSION	F
2017-02-07	DP SUBMISSION - CITY COMMENTS	G
2017-05-15	DP SUBMISSION - CITY COMMENTS	H
2017-07-05	DP SUBMISSION - CITY COMMENTS	I
2018-08-17	DP RESUBMISSION	J
2018-10-29	DP RESUBMISSION	K
2020-01-02	DP RESUBMISSION	L

This drawing has been prepared solely for the use of BENE No. 3 ROAD DEVELOPMENT LTD. and there are no representations or warranties made by NORR ARCHITECTS PLANNERS to any party other than BENE No. 3 ROAD DEVELOPMENT LTD. This drawing is not to be used for any other purpose without the written consent of NORR ARCHITECTS PLANNERS.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the architect or engineer.

Project Component
Key Plan
DP RESUBMISSION

Consultants
Civil Engineer: CIVIL ENGINEER
Landscape: PMG LANDSCAPE ARCHITECTS
Architect: NORR ARCHITECTS PLANNERS
Structural: HCC ENGINEERS
Mechanical: HCC ENGINEERS
Electrical: HEMETZ (S+A) & ASSOCIATES LTD.

Stamp: CIVIL ENGINEER
Professional Seal: CIVIL ENGINEER
Professional Seal: CIVIL ENGINEER
Professional Seal: CIVIL ENGINEER
Professional Seal: CIVIL ENGINEER
Professional Seal: CIVIL ENGINEER

Stamp: CIVIL ENGINEER
Professional Seal: CIVIL ENGINEER
Professional Seal: CIVIL ENGINEER
Professional Seal: CIVIL ENGINEER
Professional Seal: CIVIL ENGINEER

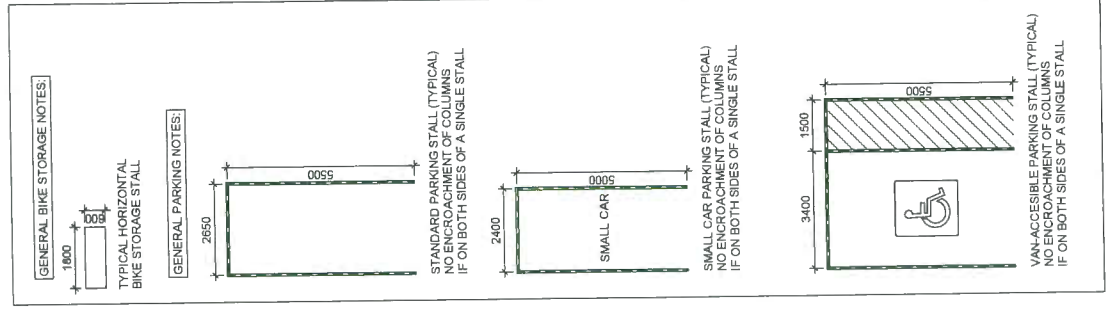
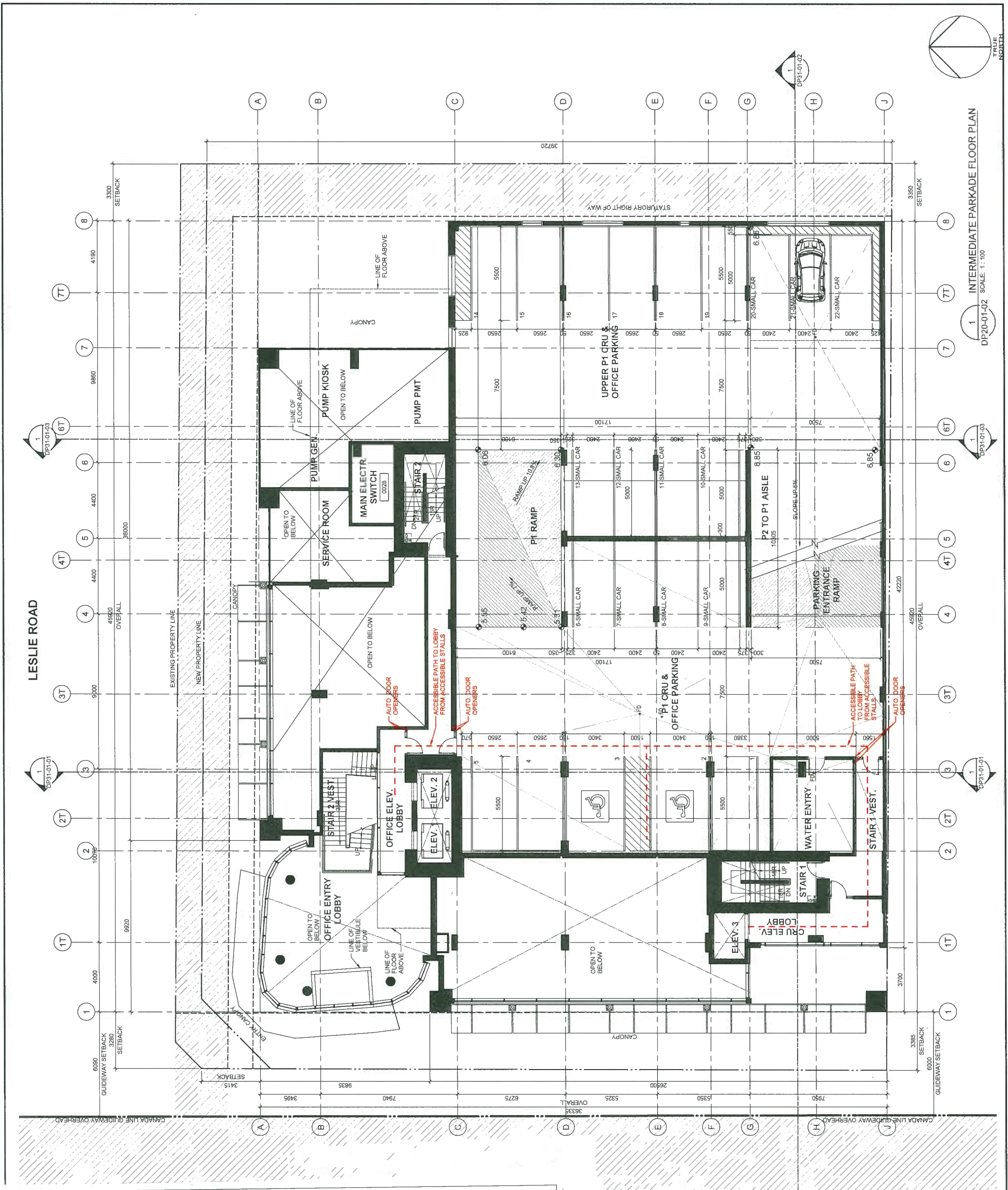
NORR
1201 West Pender Street, Suite 710
Vancouver, BC, Canada V6E 2V2
norrr.com
NORR ARCHITECTS PLANNERS, INC.
An Iqbal Group Company
www.norrr.com

Project Manager: S.H.O.
Project Leader: S.H.O.
Client: BENE No. 3 ROAD DEVELOPMENT LTD.

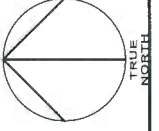
Project: LION WAY OFFICE F
7431 LUDLOW PLACE, RICHMOND, BC, V6X 1A1
4700 No. 3 Road, Richmond, B.C.
Drawing Title: INTERMEDIATE PAF FLOOR PLAN

Scale: 1:100
Project No.: OCVA14-0004
Drawing No.: DP20-01-02

DP 16-754766
Jan 2, 2020
Plan 4



1 INTERMEDIATE PARKADE FLOOR PLAN
DP20-01-02 SCALE: 1:100




DATE	ISSUED FOR	REV
2016-04-19	ISSUED FOR COMBINED ZMAP	A
2016-06-02	FOR REVIEW	B
2016-11-09	PROGRESS REVIEW	C
2016-11-18	REVISED FOR CITY COMMENTS	D
2016-11-28	ISSUED FOR CITY FINAL REVIEW	E
2016-12-08	DP SUBMISSION	F
2017-02-07	DP SUBMISSION - CITY COMMENTS	G
2017-05-15	DP SUBMISSION - CITY COMMENTS	H
2017-07-05	DP SUBMISSION - CITY COMMENTS	I
2018-09-17	DP RESUBMISSION	J
2018-10-29	DP RESUBMISSION	K
2019-12-16	DP RESUBMISSION	L
2020-01-02	DP RESUBMISSION	M

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This drawing shall not be used for construction purposes until the user obtaining herein is signed and dated by the Architect or Engineer.

Project Component
 DP RESUBMISSION
 Key Plan

Consultants
 Civil Engineer: CIVIL ENGINEER
 Landscape: PMG LANDSCAPE ARCHITECTS
 Architecture: NORR ARCHITECTS PLANNERS
 Structure: RJC ENGINEERS
 Mechanical: RJC ENGINEERS
 Electrical: NEHEZ (SVA) ASSOCIATES LTD.

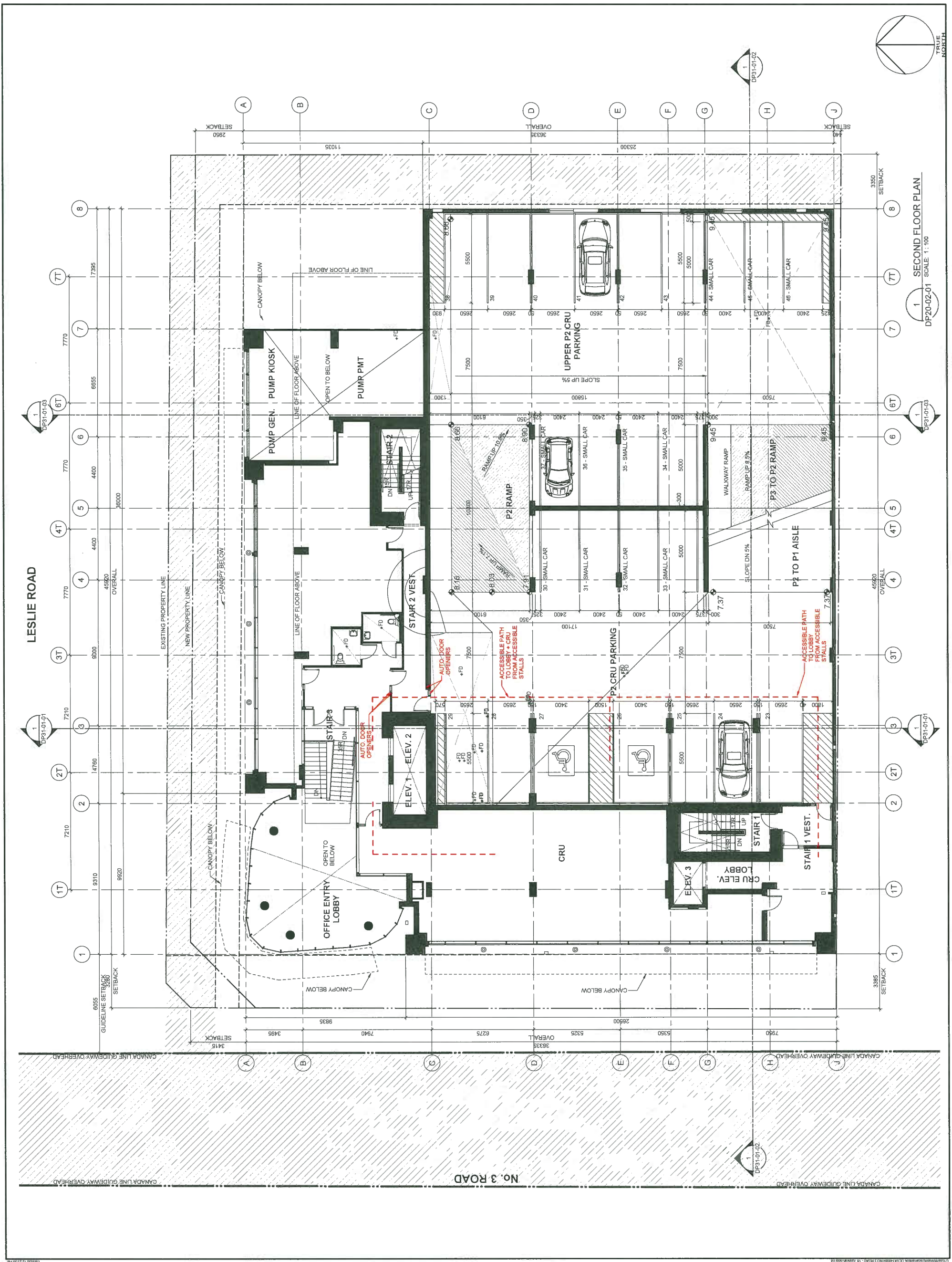
Stamp(s)

 LION WAY OFFICE BUILDING
 CIVIL ENGINEER
 REG. NO. 40044
 BC REG. NO. 40044
 RICHMOND, BC
 BENE NO. 3 ROAD DEVELOPMENT LTD
 7431 LUDLOW PLACE
 RICHMOND, BC
 ISSUED FOR
 DP RESUBMISSION

NORR
 1201 West Pender Street, Suite 710
 Vancouver, BC, Canada V6E 2V2
 norr.com
 NORR ARCHITECTS PLANNERS, INC.
 An Iqigatum Group Company
 1000 West Broadway, Suite 1000, Vancouver, BC V6H 4G6

Project Manager: S.H.O.
 Author: S.H.O.
 Checked: S.H.O.
 Client: BENE No. 3 ROAD DEVELOPMENT LTD
 7431 LUDLOW PLACE, RICHMOND, BC, V
 Project: LION WAY OFFICE B
 4700 No. 3 Road, Richmond, B.C.
 Drawing Title: SECOND FLOOR PL

Scale: 1:100
 Project No: OCVA14-0004
 Drawing No: DP20-02-01

DP 16-754766
 Jan 2, 2020
 Plan 5



REV	DATE	ISSUED FOR
A	2016-04-19	RESUBMITTED FOR COMBINED RZADP
B	2016-06-02	FOR REVIEW
C	2016-11-08	PROGRESS REVIEW
D	2016-11-18	REVISED FOR CITY COMMENTS
E	2016-12-08	ISSUED FOR CITY FINAL REVIEW
F	2017-02-07	DP SUBMISSION
G	2017-05-15	DP SUBMISSION - CITY COMMENTS
H	2017-07-05	DP SUBMISSION - CITY COMMENTS
I	2018-09-17	DP RESUBMISSION
J	2018-10-29	DP RESUBMISSION
K	2019-12-16	DP RESUBMISSION
L	2020-01-02	DP RESUBMISSION
M		

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This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Project Component
DP RESUBMISSION

Key Plan

Consultants:
 Civil: CIVIL ENGINEER
 Landscape: NORR ARCHITECTS PLANNERS
 Structural: RAC ENGINEERS
 Mechanical: MCM CONSULTANTS LTD.
 Electrical: NEMETZ EMV & ASSOCIATES LTD.

Scale: 1:100
 Project No: OCVA14-0004
 Drawing No: DP20-04-01

SEAL: CIVIL ENGINEER
 NORR ARCHITECTS PLANNERS
 1201 WEST PENDER STREET, SUITE 710
 VANCOUVER, BC, CANADA V6E 2V2
 NORR.COM
 NORR ARCHITECTS PLANNERS, INC.
 AN INFINITUM GROUP COMPANY
 7431 LUDLOW PLACE, RICHMOND, BC
 V6X 4M6
 YOUR LOCAL ARCHITECT, AAA & APE, AIBC
 WWW.INFINITUMARCHITECTS.COM

DP RESUBMISSION
 ISSUED FOR
 JANUARY 02
 2020

Project Manager: S.H.O.
 Author: S.H.O.
 Checked: S.H.O.
 Checker: S.H.O.

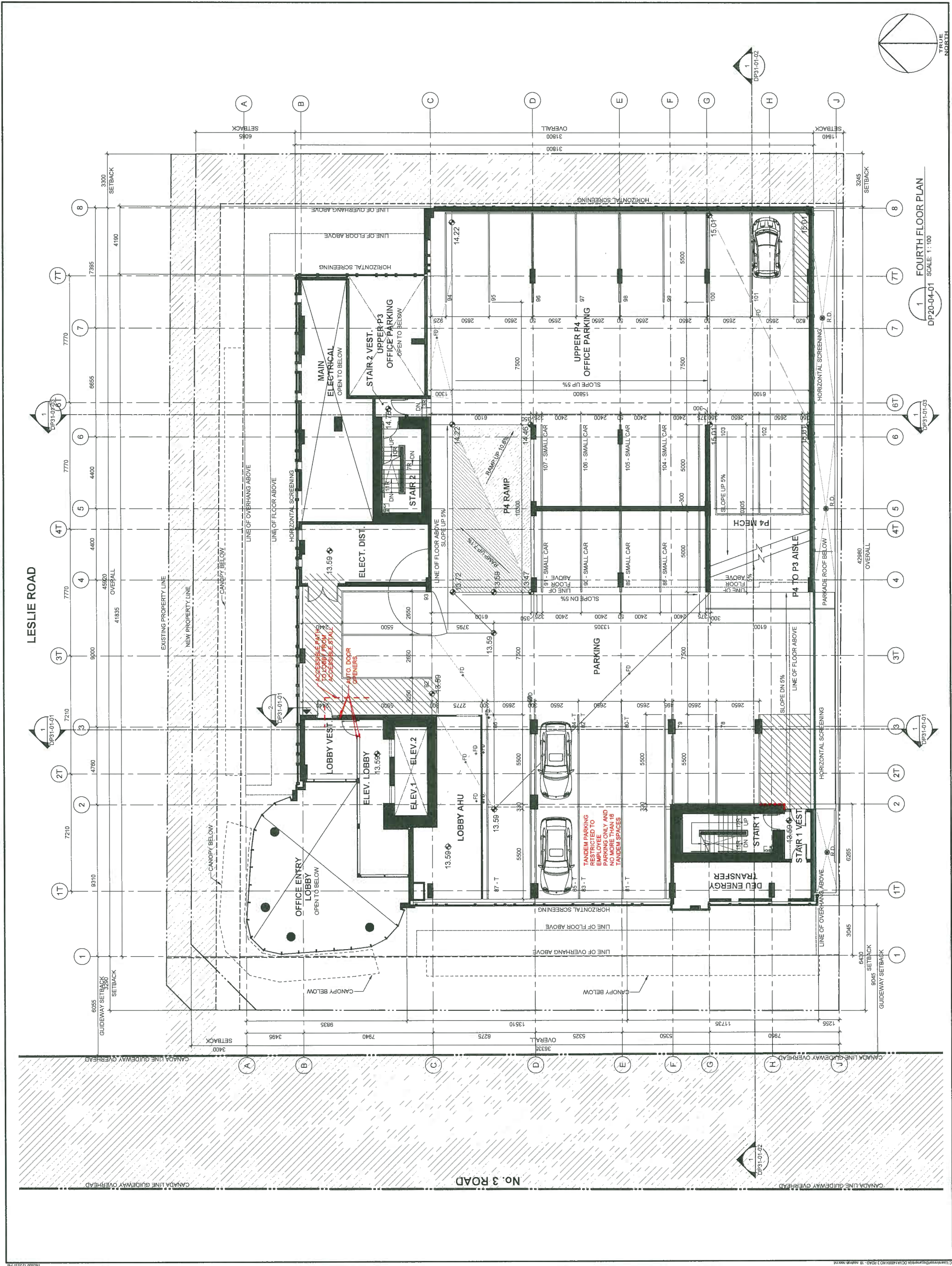
BENE No. 3 ROAD DEVELOPMENT LTD
 7431 LUDLOW PLACE, RICHMOND, BC, V6X 4M6

LION WAY OFFICE E
 4700 No. 3 Road
 Richmond, B.C.

Drawing Title: FOURTH FLOOR PL

DP 16-754766
 Jan 2, 2020
 Plan 7

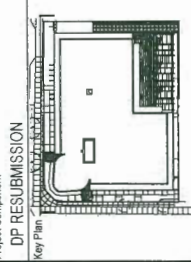
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 Project No: OCVA14-0004
 Drawing No: DP20-04-01



DATE	ISSUED FOR	REV
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2016-06-02	FOR REVIEW	B
2016-11-09	PROGRESS REVIEW	C
2016-11-18	REVISED FOR CITY COMMENTS	D
2016-11-28	ISSUED FOR CITY FINAL REVIEW	E
2016-12-08	DP SUBMISSION	F
2017-02-07	DP SUBMISSION - CITY COMMENTS	G
2017-05-15	DP SUBMISSION - CITY COMMENTS	H
2017-09-17	DP SUBMISSION - CITY COMMENTS	I
2018-03-17	DP RESUBMISSION	J
2018-10-29	DP RESUBMISSION	K
2018-12-16	DP RESUBMISSION	L
2020-01-02	DP RESUBMISSION	M

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Project Component
 DP RESUBMISSION
 Key Plan



Consultants
 CIVIL ENGINEER: PMG LANDSCAPE ARCHITECTS
 LANDSCAPE ARCHITECTURE: PMG LANDSCAPE ARCHITECTS
 MECHANICAL: MCM CONSULTANTS LTD.
 ELECTRICAL: NEMETZ BIANI & ASSOCIATES LTD.

Scale(s)
 1:200
 1:500
 1:1000
 1:2000
 1:5000
 1:10000

Scale(s)
 1:200
 1:500
 1:1000
 1:2000
 1:5000
 1:10000

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 norr.com
 NORR ARCHITECTS PLANNERS, INC.
 An Ingenium Group Company
 Vancouver, BC, Canada V6E 2V2

DP 16-754766
Plan 8
 Jan 2, 2020

Project
 BENE No. 3 ROAD DEVELOPMENT LTD
 7451 LUDLOW PLACE, RICHMOND, BC, V
 LION WAY OFFICE B

Drawing Title
 NORTH ELEVATION

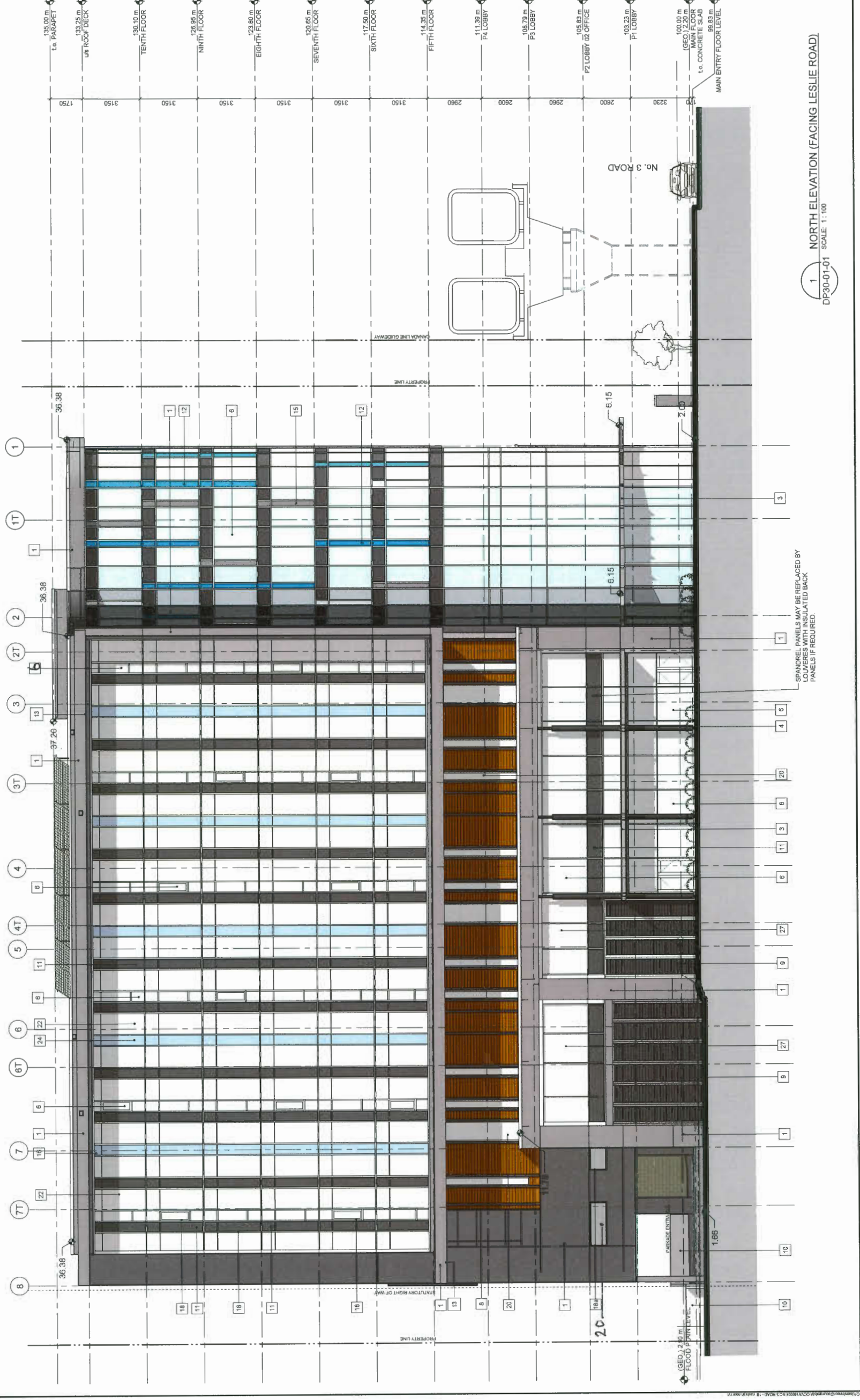
Scale
 As indicated

Project No.
 OCVA14-0004

Drawing No.
 DP30-01-01

MATERIALS LEGEND:

- SEALED SMOOTH FINISH CONCRETE - LIGHT GRAY
- GLASS CANOPY ON CLEAR ANODIZED ALUMINIUM FRAME
- STEEL COLUMN CW BLACK ALUMINIUM CLADDING
- STOREFRONT VISION GLAZING - WHITE GLASS PANEL; VIRACON VLT - 88%
- CURTAIN WALL VISION GLAZING - WHITE GLASS PANEL; VIRACON VLT - 88%
- PRE-FINISHED THERMALLY BROKEN ENTRY DOOR CW CLEAR ANODIZED ALUMINIUM RAILS
- HORIZONTAL ALUMINIUM LOUVER SCREENING - WOODGRAIN COLOUR
- PRE-FINISHED ALUMINIUM REMOVEABLE ENCLOSURE - BLACK
- 0.9m HIGH FENCE
- OPAQUE PAINTED WOOD ENCLOSURE AT GARBAGE / RECYCLING HOLDING AREA ONLY
- BLACK CHANILINK
- SPANDREL GLASS - HARMONY SOLEX
- SPANDREL GLASS - EXOTIC ARABIAN BLUE
- SPANDREL GLASS - WARM GRAY
- SEALED SMOOTH FINISH CONCRETE SOFFIT - LIGHT GRAY
- SPANDREL GLASS - CHARCOAL



1 NORTH ELEVATION (FACING LESLIE ROAD)
 DP30-01-01 SCALE 1:100

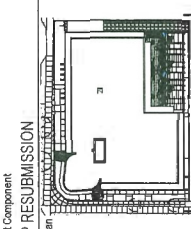
DATE	ISSUED FOR	REV
2016-04-19	REISSUED FOR COMBINED RZADP	A
2016-06-02	FOR REVIEW	B
2016-11-09	PROGRESS REVIEW	C
2016-11-18	REVISED FOR CITY COMMENTS	D
2016-11-28	ISSUED FOR CITY FINAL REVIEW	E
2016-12-08	DP SUBMISSION	F
2017-02-07	DP SUBMISSION - CITY COMMENTS	G
2017-05-15	DP SUBMISSION - CITY COMMENTS	H
2017-07-05	DP SUBMISSION - CITY COMMENTS	I
2018-08-17	DP RESUBMISSION	J
2018-10-29	DP RESUBMISSION	K
2019-12-16	DP RESUBMISSION	L
2020-01-02	DP RESUBMISSION	M

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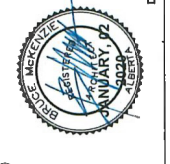
This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Project Component:
DP RESUBMISSION

Key Plan:



Consultants:
 Civil Engineer: PING LANGSCAPE ARCHITECTS
 Architect: NORR ARCHITECTS PLANNERS
 Structural: F&G ENGINEERS
 Mechanical: MOW CONSULTANTS LTD.
 Electrical: NEMETZ GRAY & ASSOCIATES LTD.

Scale(s):

NORR
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 Vancouver, BC, Canada V6E 2V2
 norr.com
 NORR ARCHITECTS PLANNERS, INC.
 An Ingenuity Group Company
 Vancouver, British Columbia, Canada

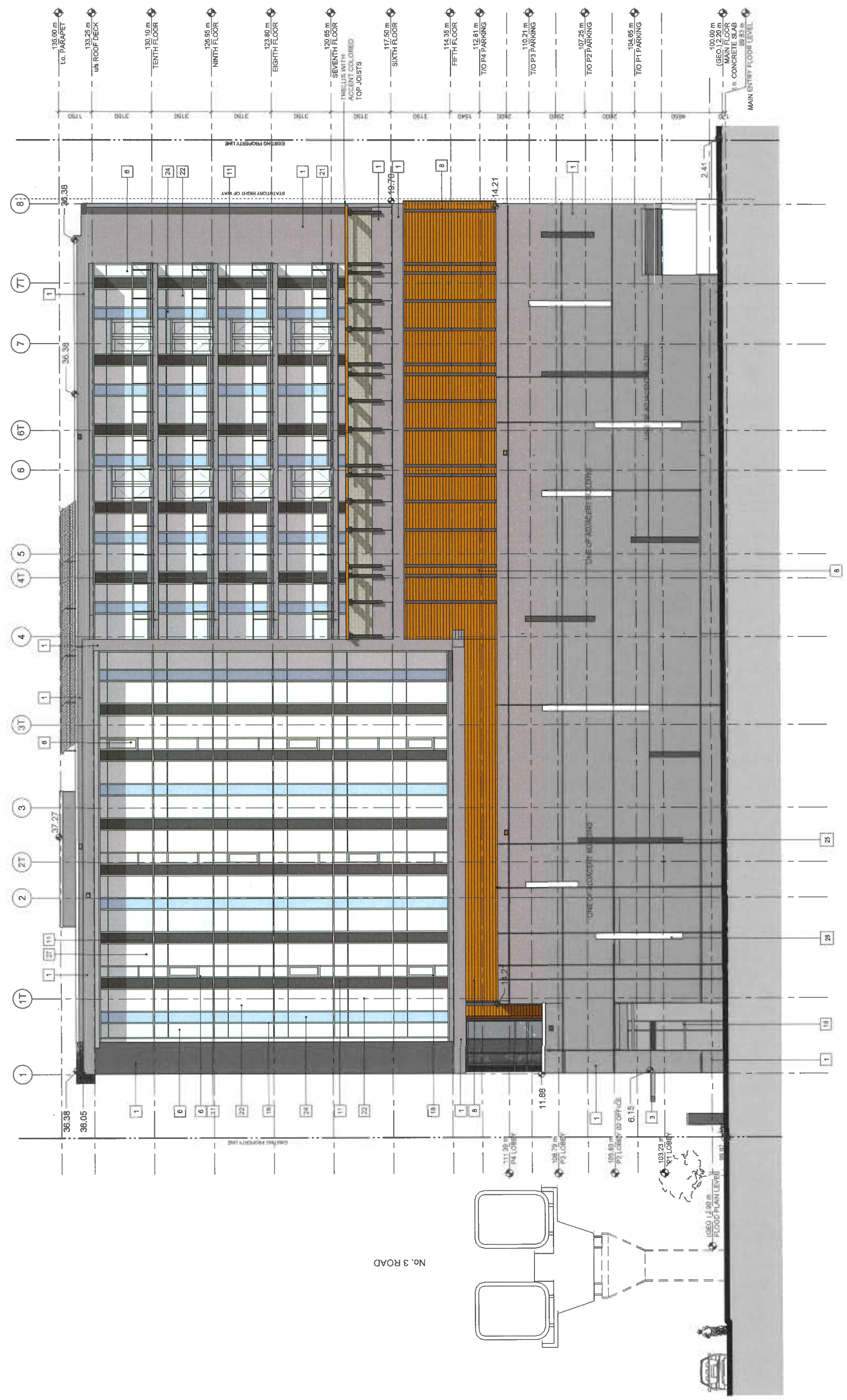
Project Manager: S-H
 Author: S-H
 Project Leader: S-H
 Checked: S-H
 Client: BENE No. 3 ROAD DEVELOPMENT LTD

Drawn: S-H
 Author: S-H
 Checked: S-H
 Client: BENE No. 3 ROAD DEVELOPMENT LTD

Project: LION WAY OFFICE B
 7431 LUDLOW PLACE, RICHMOND, BC V
 4700 No. 3 Road
 Richmond, B.C.
 Drawing Title: SOUTH ELEVATION

DP 16-754766
 Plan 10
 Jan 2, 2020

Scale: As indicated
 Project No: OCVA14-0004
 Drawing No: DP30-01-03



1 SOUTH ELEVATION
 DP30-01-03 SCALE: 1:100

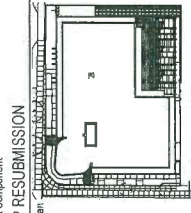
DATE	ISSUED FOR	REV
2016-04-18	RESUBMITTED FOR COMBINED ROADP	A
2016-05-02	FOR REVIEW	B
2016-11-08	FOR REVIEW	C
2016-11-08	FOR REVIEW	D
2016-11-08	FOR REVIEW	E
2016-11-08	FOR REVIEW	F
2017-02-07	FOR REVIEW	G
2017-05-15	FOR REVIEW	H
2017-07-05	FOR REVIEW	I
2018-02-17	FOR REVIEW	J
2018-10-28	FOR REVIEW	K
2019-12-16	FOR REVIEW	L
2020-01-02	FOR REVIEW	M

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This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Project Component
DP RESUBMISSION


Key Plan



Consultants

Civil Engineer: PMG LANDSCAPE ARCHITECTS
Architect: NORR ARCHITECTS PLANNERS
Structural Engineer: NORR ARCHITECTS PLANNERS
Mechanical: MCM CONSULTANTS LTD.
Electrical: NEMETZ SHAN & ASSOCIATES LTD.

Seal(s)



DP RESUBMISSION

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 Vancouver, BC, Canada V6E 2V2
 norr.com

NORR ARCHITECTS PLANNERS, INC.
 An Ingenium Group Company
 1000 Lakeshore Blvd. East, Suite 2000
 Scarborough, Ontario M1V 4R7, Canada

Project Manager: [Blank]
S.H.O.: [Blank]
Project Leader: [Blank]
S.H.O.: [Blank]
Client: [Blank]

Drawn: [Blank]
Advised: [Blank]
Checked: [Blank]
Checked: [Blank]

BENE No. 3 ROAD DEVELOPMENT LTD

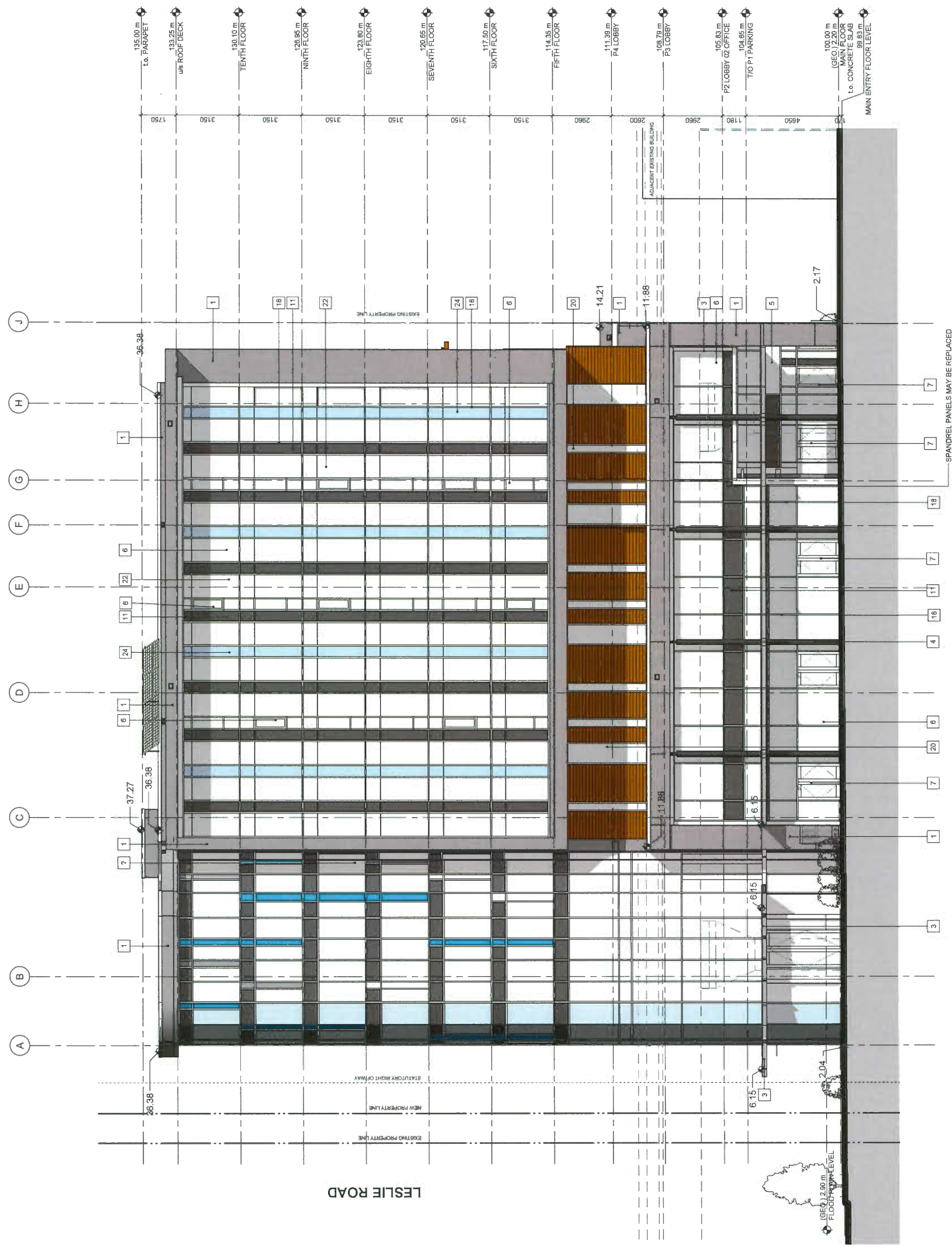
7431 LUBLOU PLAGE, RICHMOND, BC, V7
LION WAY OFFICE B

4700 No. 3 Road
 Richmond, B.C.

WEST ELEVATION

DP 16-754766
 Jan 2, 2020
 Plan 11

Scale: As indicated
 Project No: OCVA14-0004
 Drawing No: DP30-01-04



1 WEST ELEVATION
 DP30-01-04 SCALE: 1:100

DATE	ISSUED FOR	REV
2016-04-19	REISSUED FOR COMBINED RZADP	A
2016-06-02	FOR REVIEW	B
2016-11-08	PROGRESS REVIEW	C
2016-11-18	REVISED FOR CITY COMMENTS	D
2016-11-28	ISSUED FOR CITY FINAL REVIEW	E
2016-12-08	DP SUBMISSION	F
2017-05-01	DP SUBMISSION - CITY COMMENTS	G
2017-05-01	DP SUBMISSION - CITY COMMENTS	H
2018-09-07	DP SUBMISSION - CITY COMMENTS	I
2018-09-07	DP RESUBMISSION	J
2018-09-28	DP RESUBMISSION	K
2018-12-18	DP RESUBMISSION	L
2020-01-02	DP RESUBMISSION	M

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This drawing shall not be used for construction purposes until the seal separating hereon is signed and dated by the Architect or Engineer.

Project Component
 DP RESUBMISSION

Key Plan

Consultants
 CIVIL ENGINEER: CIVIL ENGINEER
 Landscape: PING LANDSCAPE ARCHITECTS
 Architecture: NORR ARCHITECTS PLANNERS
 Mechanical: NORR ARCHITECTS PLANNERS
 Electrical: NEMETZ ISAN & ASSOCIATES LTD.

Seal(s)

LOW WAY OFFICE BUILDING
 741 LUDLOW PLACE
 RICHMOND, BC

BENE NO. 3 ROAD DEVELOPMENT LTD.
 741 LUDLOW PLACE
 RICHMOND, BC

ISSUED FOR DP RESUBMISSION

NORR

1201 West Pender Street, Suite 710
 Vancouver, BC, Canada V6E 2V2
 norr.com

NORR ARCHITECTS PLANNERS, INC.
 An Ingotium Group Company
 1000 Burrard Street, Suite 1000
 Vancouver, BC, Canada V6C 0B6

Project Manager
 S-HO

Author
 S-HO

Checked
 S-HO

Checker
 S-HO

Client
 BENE NO. 3 ROAD DEVELOPMENT LTD

Project
 741 LUDLOW PLACE, RICHMOND, BC, I
 LION WAY OFFICE I

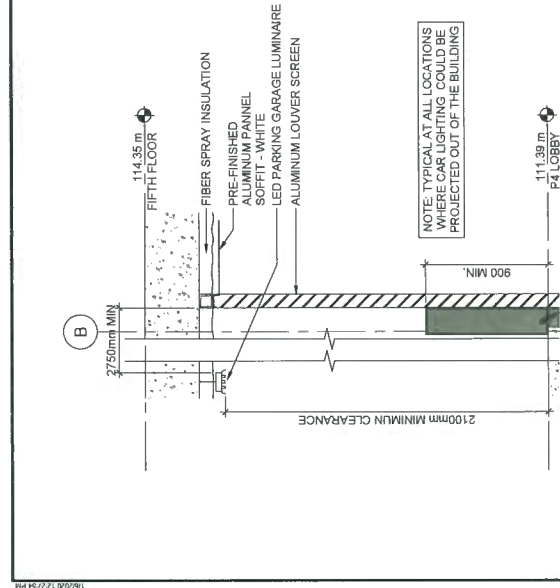
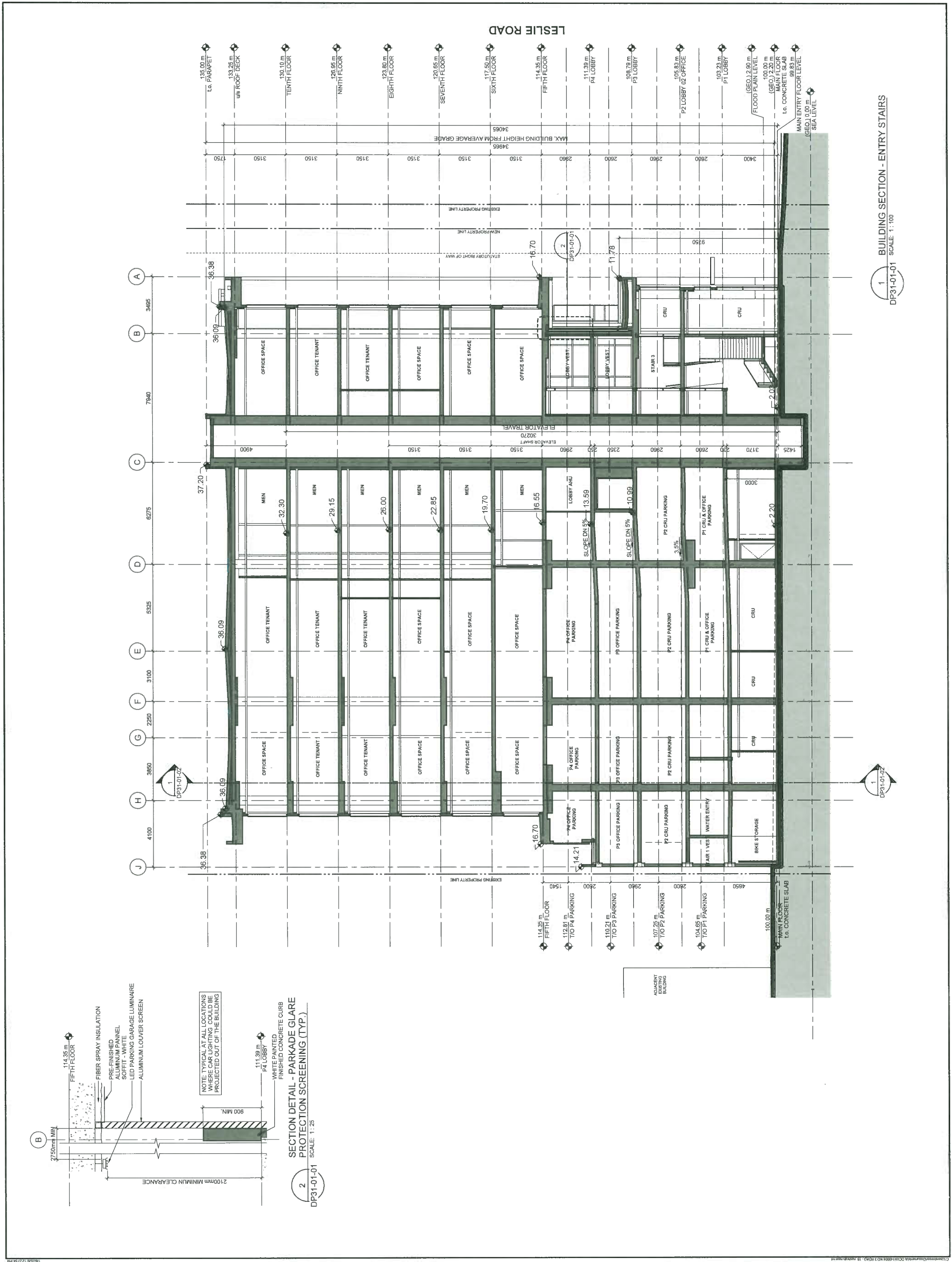
Drawing Title
 BUILDING SECTION

Scale
 As indicated

Project No.
 OCVA14-0004

Drawing No.
 DP31-01-01

DP 16-754766
 Plan 12
 Jan 2, 2020



1 BUILDING SECTION - ENTRY STAIRS
 SCALE: 1:100
 DP31-01-01

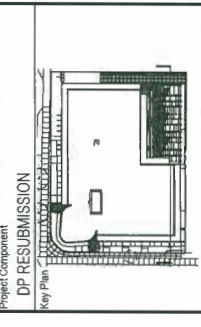
DATE	ISSUED FOR	REV
2016-04-18	RESUBMITTED FOR COMBINED REDLIP	A
2016-06-23	FOR REVIEW	B
2016-11-09	PROCESSED PER REVIEW	C
2016-11-18	RESUBMITTED FOR CITY COMMENTS	D
2016-12-28	ISSUED FOR CITY FINAL REVIEW	E
2017-02-08	DP SUBMISSION	F
2017-02-07	DP SUBMISSION - CITY COMMENTS	G
2017-05-15	DP SUBMISSION - CITY COMMENTS	H
2017-07-05	DP SUBMISSION - CITY COMMENTS	I
2018-09-17	DP RESUBMISSION	J
2018-10-29	DP RESUBMISSION	K
2019-12-18	DP RESUBMISSION	L
2020-01-02	DP RESUBMISSION	M

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This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.


Project Component
 DP RESUBMISSION

Key Plan



Consultants
 CIVIL ENGINEER: PING LANDSCAPE ARCHITECTS
 LANDSCAPE: NORR ARCHITECTS PLANNERS
 ARCHITECTURE: NORR ARCHITECTS PLANNERS
 MECHANICAL: MOW CONSULTANTS LTD.
 ELECTRICAL: NEMETZ (SIA) & ASSOCIATES LTD.

Seal(s)



LION WAY OFFICE BUILDING
 DEVELOPMENT LTD.
 7411 LUDLOW PLACE, RICHMOND, BC
 V6X 3R6
 RICHMOND, BC
 BENE NO. 3 ROAD DEVELOPMENT LTD.
 1201 WEST PENDER STREET, SUITE 710
 VANCOUVER, BC, CANADA V6E 2V2
 norr.com
 NORR ARCHITECTS PLANNERS, INC.
 An Ingram Group Company
 Suite 1000, Westport, Aukland, New Zealand

Project Manager
 SUD
Project Leader
 SUD
Client

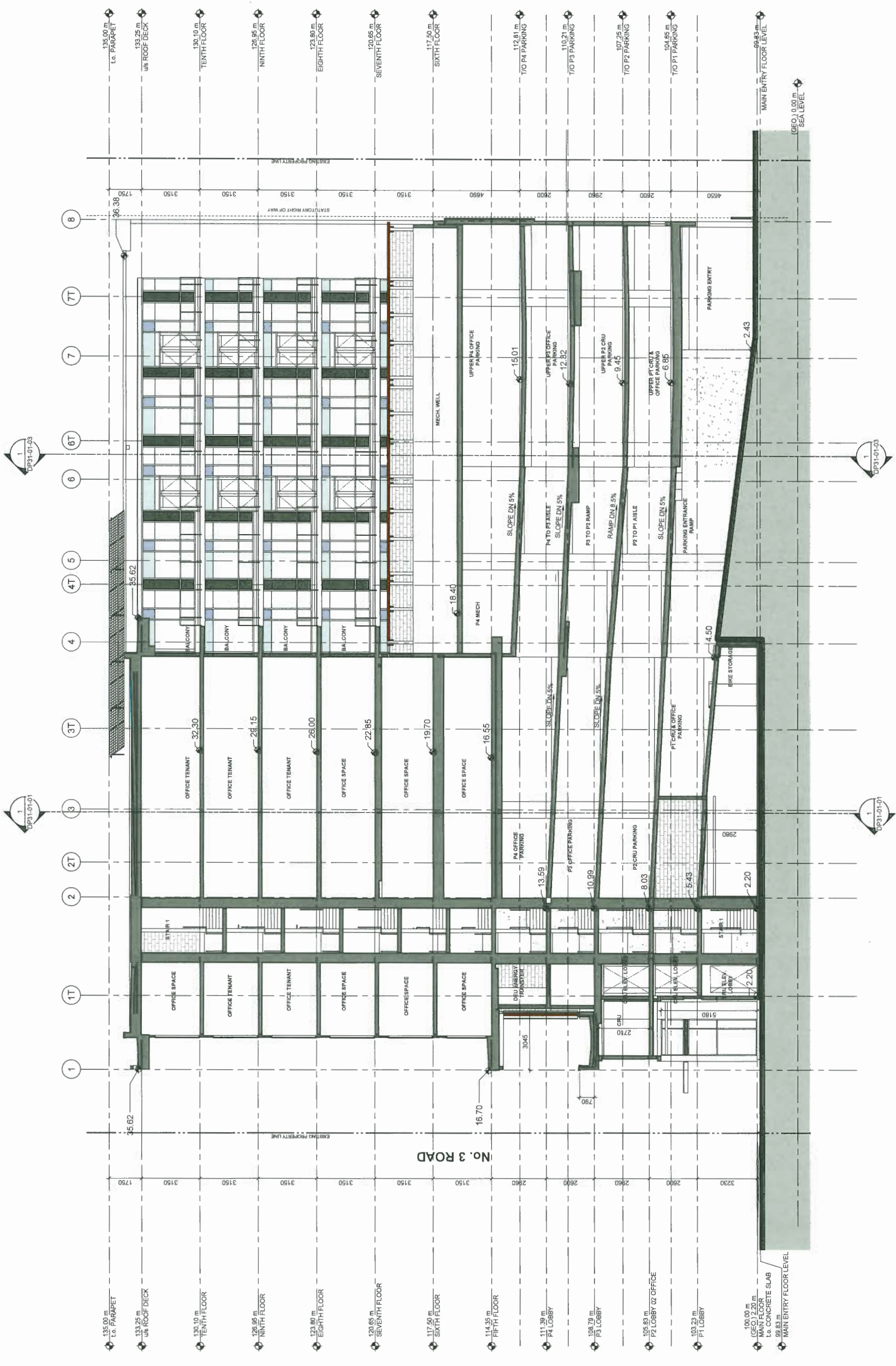
BENE NO. 3 ROAD DEVELOPMENT LTD

7411 LUDLOW PLACE, RICHMOND, BC
 Project
LION WAY OFFICE I

4700 No. 3 Road
 Richmond, B.C.
 Drawing Title
BUILDING SECTION

Scale
 As Indicated
 Project No.
 OCVA14-0004
 Drawing No.
 DP31-01-02

DP 16-754766
 Jan 2, 2020
 Plan 13



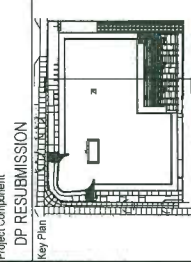
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 DP31-01-02 SCALE: 1:100
 BUILDING SECTION - SOUTH WEST STAIRS

DATE	ISSUED FOR	REV
2016-04-19	REISSUED FOR COMBINED ROAD/DP	A
2016-06-02	FOR REVIEW	B
2016-11-09	PROGRESS REVIEW	C
2016-11-18	REVISED FOR CITY COMMENTS	D
2016-11-28	ISSUED FOR CITY FINAL REVIEW	E
2016-12-08	DP SUBMISSION	F
2017-02-07	DP SUBMISSION - CITY COMMENTS	G
2017-03-05	DP SUBMISSION - CITY COMMENTS	H
2016-08-17	DP RESUBMISSION	I
2016-10-28	DP RESUBMISSION	J
2018-12-18	DP RESUBMISSION	K
2020-01-02	DP RESUBMISSION	L
		M

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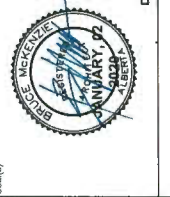
This drawing shall not be used for construction purposes until the lead approving person is signed and dated by the Architect or Engineer.

Project Component
 DP RESUBMISSION



Consultants:
 CIVIL ENGINEER: PMG LANDSCAPE ARCHITECTS
 ARCHITECTURE: NORR ARCHITECTS PLANNERS
 STRUCTURAL: TAYLOR ENGINEERS ARCHITECTS
 ELECTRICAL: NEMETZ ISVA & ASSOCIATES LTD.

Scale(s)
 LION WAY OFFICE BUILDING
 CCVA 4-0004-00
 7431 LUDLOW PLACE
 RICHMOND, BC
 BENE NO. 3 ROAD DEVELOPMENT LTD
 7431 LUDLOW PLACE
 RICHMOND, BC
 ISSUED FOR RESUBMISSION
 JANUARY 12, 2020
 L. SHERWIN



NORR
 1201 West Pender Street, Suite 710
 Vancouver, BC, Canada V6E 2V2
 norr.com
 NORR ARCHITECTS PLANNERS, INC.
 An Iqigantium Group Company
 1000 Burrard Street, Suite 1000
 Vancouver, BC, Canada V6C 1A8

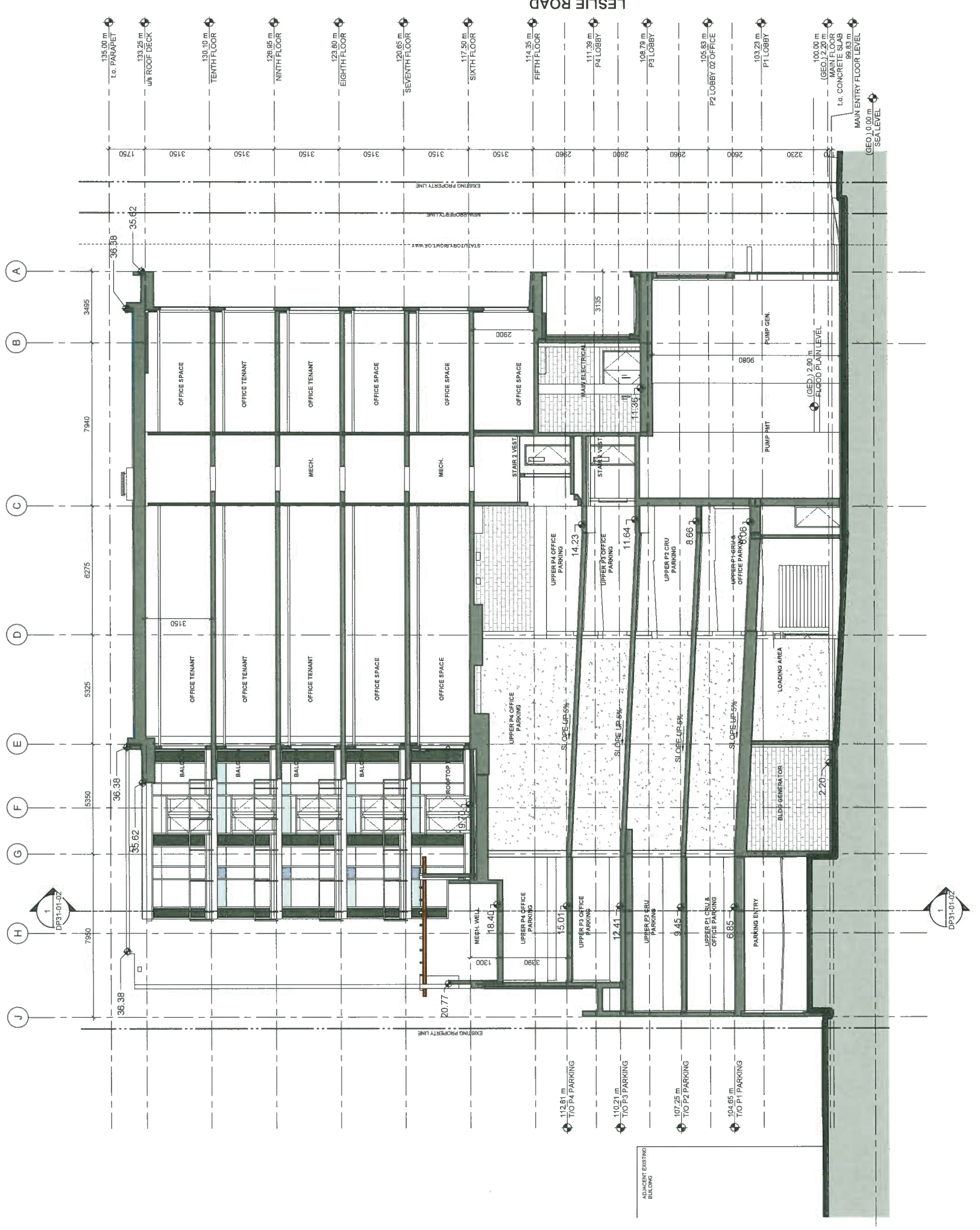
Project Manager: S-HO
 Author: S-HO
 Project Leader: S-HO
 Checked: S-HO
 Client: BENE NO. 3 ROAD DEVELOPMENT LTD

7431 LUDLOW PLACE RICHMOND, BC, V
 Project: LION WAY OFFICE B

4700 No. 3 Road
 Richmond, B.C.
 Drawing Title: BUILDING SECTION

Jan 2, 2020
 DP 16-754766
 Plan 14

Scale: As indicated
 Project No: OCVA14-0004
 Drawing No: DP31-01-03



1 BUILDING SECTION - NORTH EAST STAIRS
 DP31-01-03 SCALE: 1:100

DATE	ISSUED FOR	REV
2016-04-15	RESUBMITTED FOR COMBINED ROAD DP	A
2016-04-26	FOR REVIEW	B
2016-05-10	PROGRESS REVIEW	C
2016-11-18	REVISED FOR CITY COMMENTS	D
2016-12-08	ISSUED FOR CITY FINAL REVIEW	E
2017-02-07	DP SUBMISSION - CITY COMMENTS	F
2017-05-15	DP SUBMISSION - CITY COMMENTS	G
2017-07-05	DP SUBMISSION - CITY COMMENTS	H
2018-09-17	DP RESUBMISSION	I
2019-10-29	DP RESUBMISSION	J
2019-12-16	DP RESUBMISSION	K
2020-01-02	DP RESUBMISSION	L
	DP RESUBMISSION	M

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This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

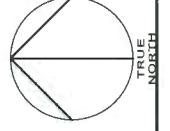
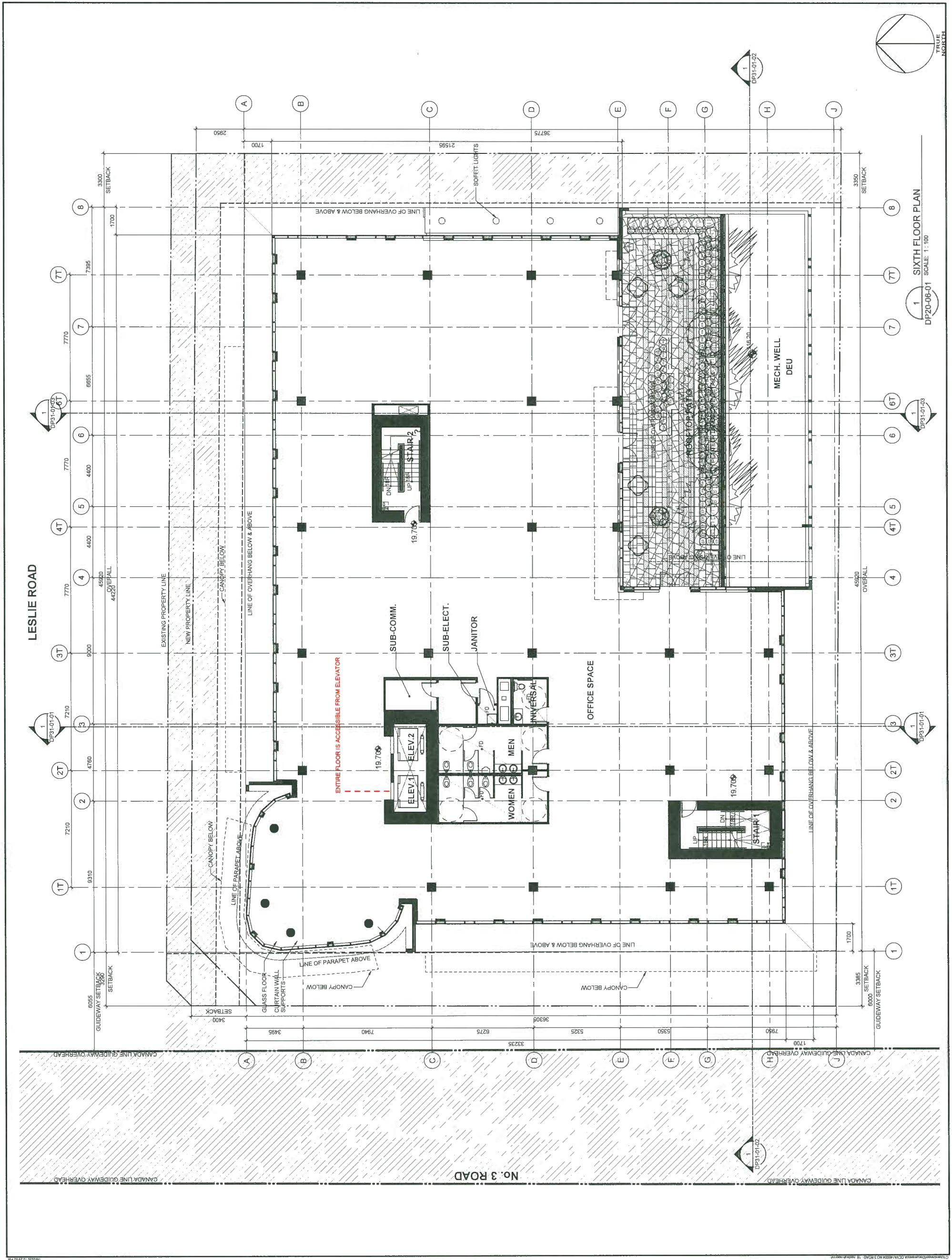
Project Component
 DP RESUBMISSION
 Key Plan

Consultants:
 Civil: CIVIL ENGINEER
 Landscape: PMG LANDSCAPE ARCHITECTS
 Architecture: NORR ARCHITECTS PLANNERS
 Mechanical: MCM CONSULTANTS LTD.
 Electrical: NEMETZ GIAN & ASSOCIATES LTD.

Stamp:
 B.C. REGISTERED ARCHITECT
 JANUARY 02
 2020
 LION WAY
 OFFICE BUILDING
 7101 LUDLOW PLACE
 RICHMOND, BC
 V6X 4E6
 BENE NO. 3 ROAD
 DEVELOPMENT LTD.
 4700 NO. 3 ROAD
 RICHMOND, BC
 V6X 4E6
 ISSUED FOR
 DP RESUBMISSION

NORR
 1201 West Pender Street, Suite 710
 Vancouver, BC, Canada V6E 2V2
 norr.com
 NORR ARCHITECTS PLANNERS, INC.
 An Ingenium Group Company
 1000 West Broadway, Suite 400, Vancouver, BC V6H 4G6

Project Manager	Drawn	DP 16-754766
S.V.O.	Author	Jan 2, 2020
Project Leader	Checked	Plan 16
S.V.O.	Checked	
Client		
BENE No. 3 ROAD DEVELOPMENT LTD		
7101 LUDLOW PLACE, RICHMOND, BC, V		
Project: LION WAY OFFICE B		
4700 No.3 Road Richmond, B.C.		
Drawing Title: SIXTH FLOOR PLAN		
Scale: 1:100		
Project No. OCVM14-0004		
Drawing No. DP20-06-01		



1 SIXTH FLOOR PLAN
 DP20-06-01 SCALE: 1:100

DATE	ISSUED FOR	REV
2019-12-16	DP RESUBMISSION	A
2020-01-02	DP RESUBMISSION	B

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This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Project Component
 DP RESUBMISSION
 Key Plan

Consultants
 CIVIL ENGINEER: PMG LANDSCAPE ARCHITECTS
 ARCHITECTURE: NORR ARCHITECTS PLANNERS
 MECHANICAL/ELECTRICAL: NORR ARCHITECTS PLANNERS
 STRUCTURAL: NORR ARCHITECTS PLANNERS
 ELECTRICAL: NEMETZ GINA & ASSOCIATES LTD.

Scale(s)
 OFFICE BUILDING
 1201 West Pender Street, Suite 710
 Vancouver, BC, Canada V6E 2V2
 norr.com
 NORR ARCHITECTS PLANNERS, INC.
 An Ingenuity Group Company
 4700 No. 3 Road
 Richmond, B.C.
 V6X 3E9
 604.273.8888
 www.norr.com

Scale(s)
 OFFICE BUILDING
 1201 West Pender Street, Suite 710
 Vancouver, BC, Canada V6E 2V2
 norr.com
 NORR ARCHITECTS PLANNERS, INC.
 An Ingenuity Group Company
 4700 No. 3 Road
 Richmond, B.C.
 V6X 3E9
 604.273.8888
 www.norr.com

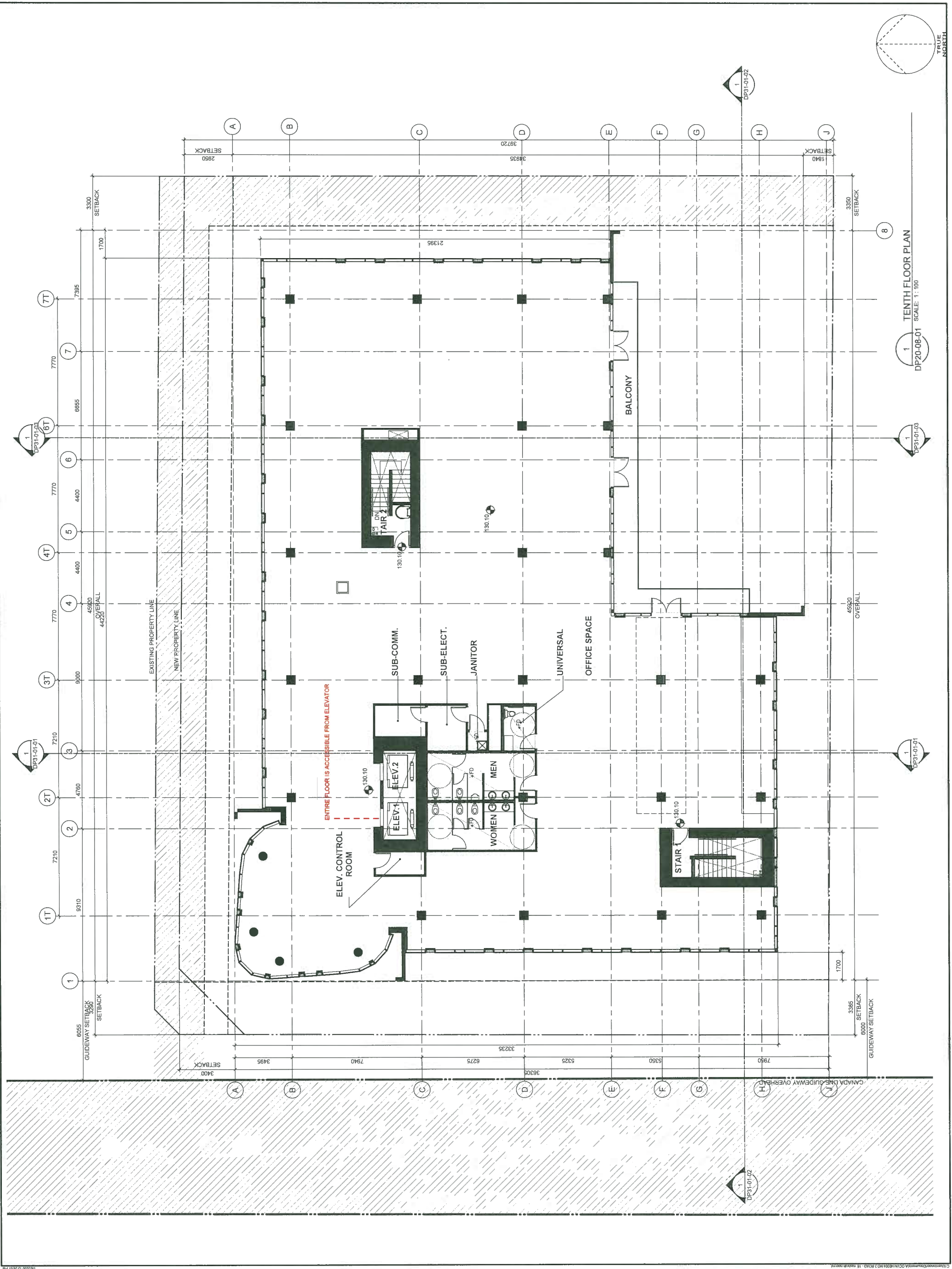
Scale(s)
 OFFICE BUILDING
 1201 West Pender Street, Suite 710
 Vancouver, BC, Canada V6E 2V2
 norr.com
 NORR ARCHITECTS PLANNERS, INC.
 An Ingenuity Group Company
 4700 No. 3 Road
 Richmond, B.C.
 V6X 3E9
 604.273.8888
 www.norr.com

Project Manager
 S.H.D.
 Project Leader
 S.H.D.
 Checked
 S.H.D.
 Client
 BENE No. 3 ROAD DEVELOPMENT LTD.

Project
 7451 LUDLOW PLACE RICHMOND, BC, V7C
 LION WAY OFFICE BL
 Drawing Title
 TENTH FLOOR PLAN

Scale
 1:100
 Project No.
 OCVA14-0004
 Drawing No.
 DP20-08-01

DP 16-754766
 Plan 18
 Jan 2, 2020



1 TENTH FLOOR PLAN
 DP20-08-01 SCALE: 1:100

Scale
 1:100
 Project No.
 OCVA14-0004
 Drawing No.
 DP20-08-01

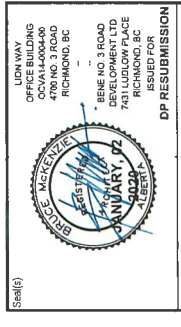
DATE	ISSUED FOR	REV
2016-04-19	PERMITTED FOR COMBINED ROAD	A
2016-06-02	FOR REVIEW	B
2016-11-09	FOR REVIEW	C
2016-11-18	ISSUED FOR CITY COMMENTS	D
2016-11-28	ISSUED FOR CITY FINAL REVIEW	E
2017-02-08	DP SUBMISSION	F
2017-05-15	DP SUBMISSION - CITY COMMENTS	G
2017-07-05	DP SUBMISSION - CITY COMMENTS	H
2018-02-17	DP SUBMISSION	I
2018-03-08	DP SUBMISSION	J
2018-12-18	DP SUBMISSION	K
2020-01-02	DP RESUBMISSION	L
	DP RESUBMISSION	M

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Project Component
DP RESUBMISSION
Key Plan

Consultants
Civil: CIVIL ENGINEER
Landscape: PMG LANDSCAPE ARCHITECTS
Architecture: NORR ARCHITECTS PLANNERS
Structural: MCM CONSULTANTS LTD.
Mechanical: MCM CONSULTANTS LTD.
Electrical: NEMETZ, GINA & ASSOCIATES LTD.

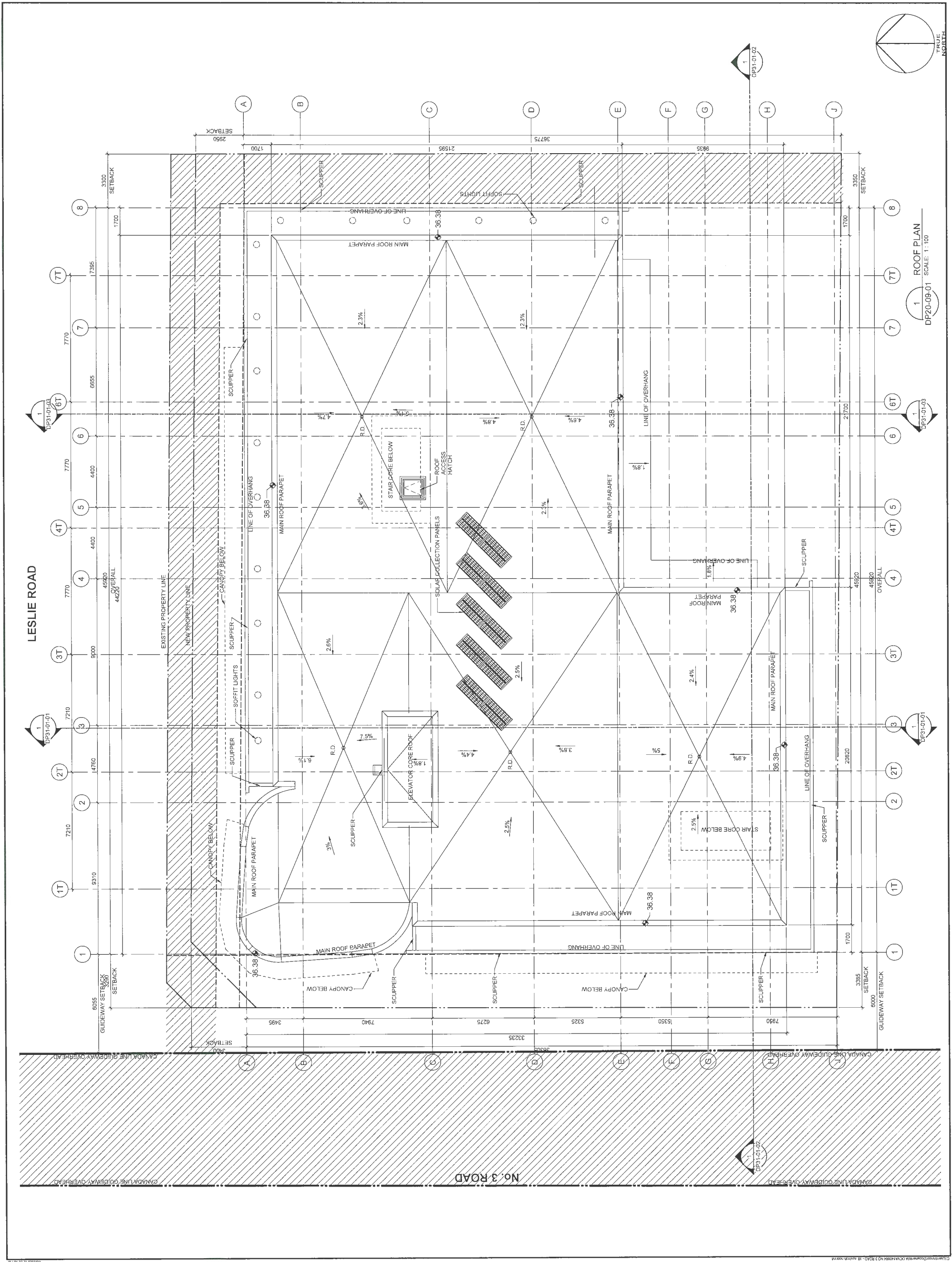


NORR
1201 West Pender Street, Suite 710
Vancouver, BC, Canada V6E 2V2
norri.com
NORR ARCHITECTS PLANNERS, INC.
An Argitem Group Company
Suite 710 West Pender Street, Vancouver, BC, Canada V6E 2V2

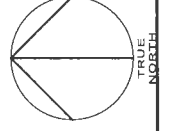
Project Manager: Drawn, Author, Checked, Checked
BENE No. 3 ROAD DEVELOPMENT LTD
7451 LUDLOW PLACE, RICHMOND, BC, V
LION WAY OFFICE B
4700 No. 3 Road Richmond B.C.
Drawing Title: ROOF PLAN

Scale: 1:100
Project No: OCVA14-0004
Drawing No: DP20-09-01

DP 16-754766
Jan 2, 2020
Plan 19



1 ROOF PLAN
DP20-09-01 SCALE: 1:100

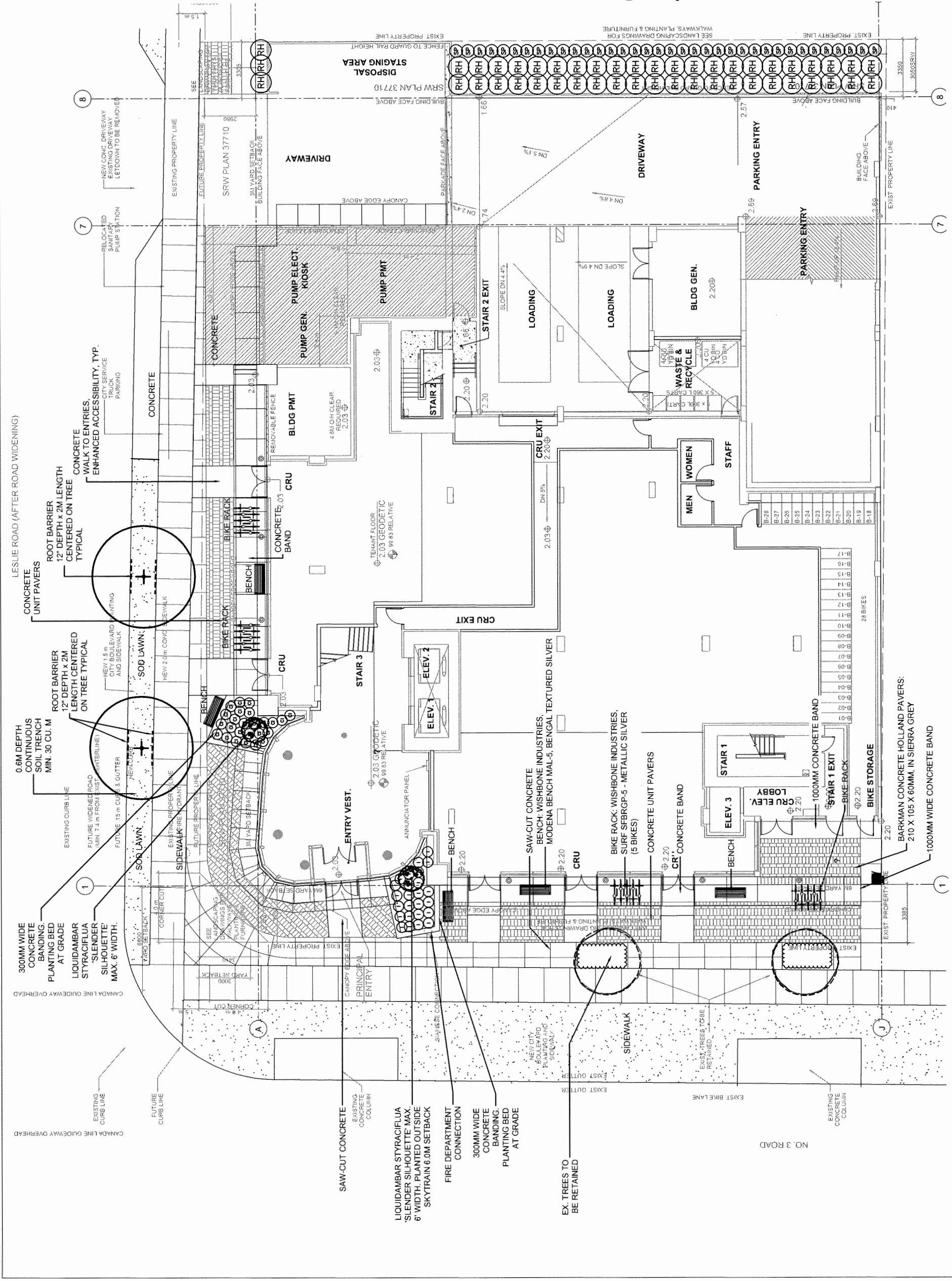


NOTE:
 OFF SITE WORKS
 & PLANTING TO BE
 REVIEWED VIA
 SEPARATE REQUIRED
 SERVICING AGREEMENT

OFFICE BUILDING
4700 No. 3 ROAD
RICHMOND, BC

LANDSCAPE PLAN

17.FEB.22
 SCALE=1:200



LESLIE ROAD (AFTER ROAD WIDENING)

NO. 3 ROAD



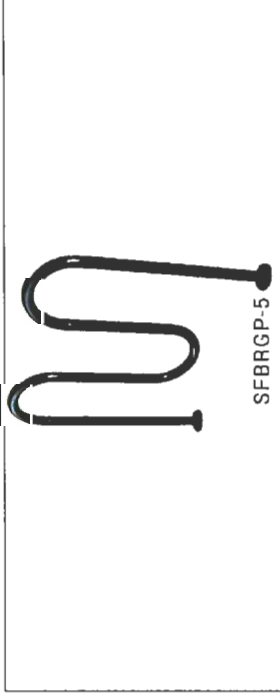
BARKMAN CONCRETE HOLLAND PAVERS:
210 X 105 X 60MM, IN SIERRA GREY



LIQUIDAMBAR STYRACIFLUA
SLENDER SILHOUETTE



BENCH: WISHBONE INDUSTRIES, MODENA BENCH MAIL-5,
BENGAL TEXTURED SILVER USE TAMPER RESISTANT
HARDWARE



BIKE RACK: WISHBONE INDUSTRIES, SURF SFRGP-3 - METALLIC
SILVER, USE TAMPER RESISTANT HARDWARE

OFF SITE
STREET TREES
TO BE REVIEWED
VIA SEPARATE
REQUIRED SA

PLANT SCHEDULE		PMG PROJECT NUMBER: 17-034		
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE /REMARKS
TREE	2	ACER RUBRUM 'ARMSTRONG'	COLUMNAR ARMS TRONG MAPLE	6CM CAL; 2M STD; B&B
SHRUB	2	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	6CM CAL; 2M STD; B&B
SHRUB	47	RHODODENDRON 'ANAH KRUSCHKE'	RHODODENDRON; BLUE	#3 POT; 50CM
GRASS	36	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK	#2 POT; 40CM
GRASS	25	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT
GRASS	25	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT

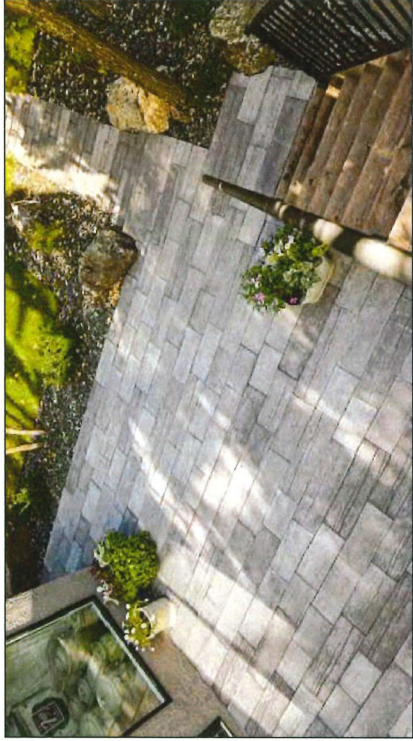
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

ALL SOFT LANDSCAPE AREAS INCLUDING STREET TREES, BOULEVARD SOD AND EXISTING OFFSITE TREES AND OFFSITE SHRUB PLANTING TO BE IRRIGATED WITH AUTOMATIC UNDERGROUND DESIGN-BUILD IRRIGATION SYSTEM. IRRIGATION DESIGN AND INSTALLATION TO I.I.A.B.C. STANDARDS

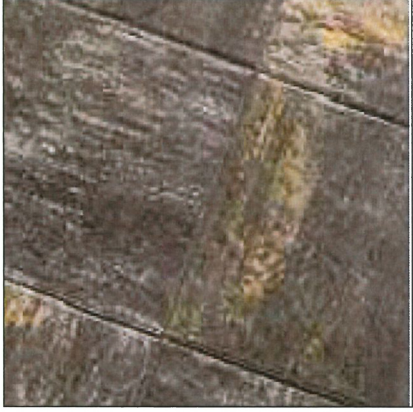
OFFICE BUILDING

4700 No. 3 ROAD
RICHMOND, BC

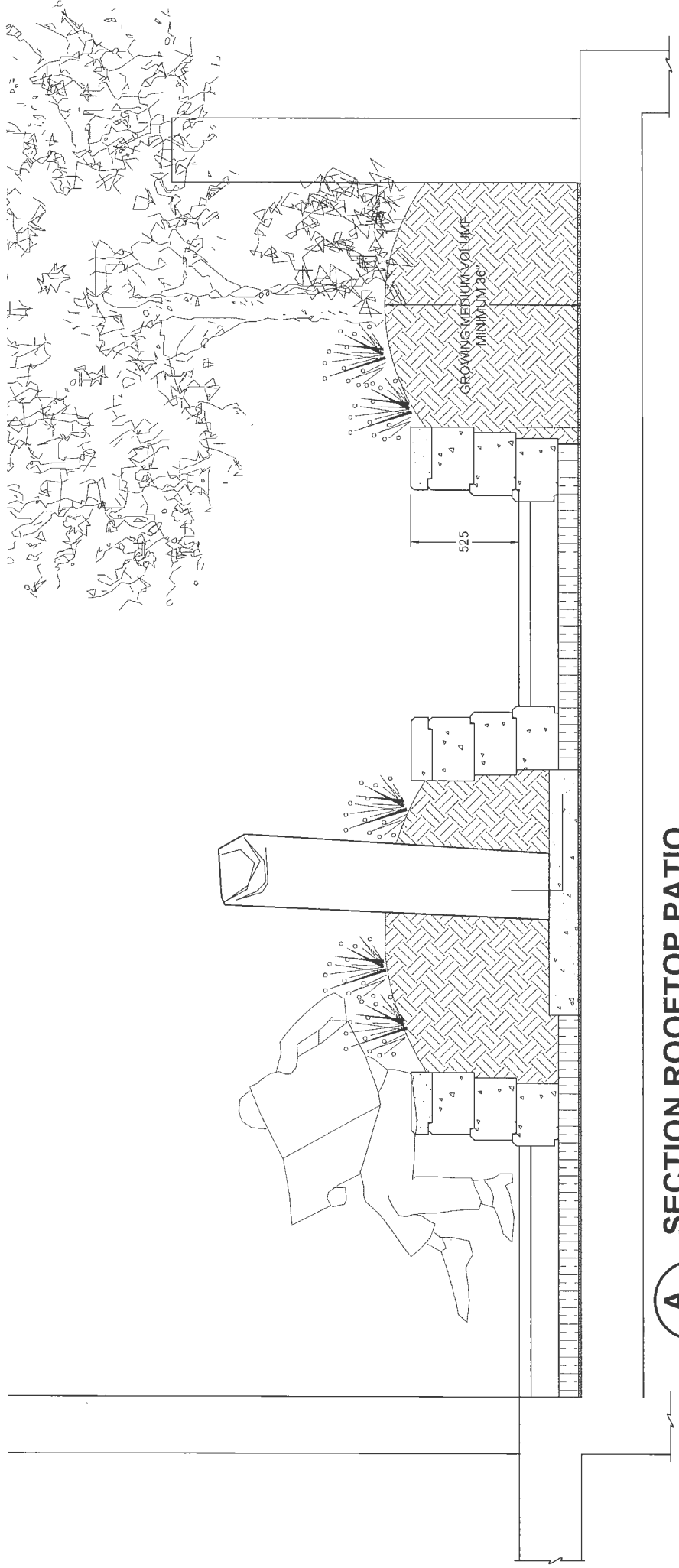
LANDSCAPE
DETAILS - LEVEL 1



BARKMAN CONCRETE PAVERS: BRIDGEWOOD SLABS, WEATHERED GREY, 890 X 250 X 51MM



BARKMAN CONCRETE: LEXINGTON TILE, FLINT COLOUR, 400 X 600 X 50MM



A SECTION ROOFTOP PATIO
 1:25

OFFICE BUILDING
 4700 No. 3 ROAD
 RICHMOND, BC
**LANDSCAPE
 DETAILS - LEVEL 2**

17.FEB.22

L-4

DP 16-754766
 Jan 2, 2020
 Plan 23

DATE	ISSUED FOR	REV
2016-04-19	RESUBMITTED FOR COMBINED RZADP	A
2016-06-02	FOR REVIEW	B
2016-11-09	PROGRESS REVIEW	C
2016-11-18	REVISED FOR CITY COMMENTS	D
2016-11-28	ISSUED FOR CITY FINAL REVIEW	E
2016-12-08	DP SUBMISSION	F
2017-02-07	DP SUBMISSION - CITY COMMENTS	G
2017-05-15	DP SUBMISSION - CITY COMMENTS	H
2017-07-05	DP SUBMISSION - CITY COMMENTS	I
2018-09-17	DP RESUBMISSION	J
2018-10-29	DP RESUBMISSION	K
2019-02-22	DP RESUBMISSION	L
2019-12-16	DP RESUBMISSION	M
2020-01-02	DP RESUBMISSION	N

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This drawing shall not be used for construction purposes until the seal appearing herein is signed and dated by the Architect or Engineer.

Project Component
DP RESUBMISSION
 Key Plan

Consultants
 Civil Engineer: PML LANDSCAPE ARCHITECTS
 Landscape: NORR ARCHITECTS PLANNERS
 Architecture: RJC ENGINEERS
 Structural: MOW CONSULTANTS LTD.
 Mechanical: NEMETZ (SA) & ASSOCIATES LTD.
 Electrical:

Seal:  **NORR**
 1201 West Pender Street, Suite 710
 Vancouver, BC, Canada V6E 2V2
 norr.com
 NORR ARCHITECTS PLANNERS, INC.
 An Ingenium Group Company
 1000 Burrard Street, 14th Floor, Suite 1400
 Vancouver, BC, Canada V6C 1B6

DP RESUBMISSION
BENE No. 3 ROAD DEVELOPMENT LTD.
 7431 LUGLOW PLACE, RICHMOND, BC, V7C
 Project
LION WAY OFFICE BL
 4700 No. 3 Road
 Richmond, B.C.
 Drawing Title
CONTEXT PLAN & SIT IMAGES

Project Manager	Drawn
S.H.O	Author
Project Leader	Checked
S.H.O	Checker
Client	

DP 16-754766 Reference Plan
 Jan 2, 2020

Scale
 Project No. OCVA14-0004
 Drawing No. DP10-01-00



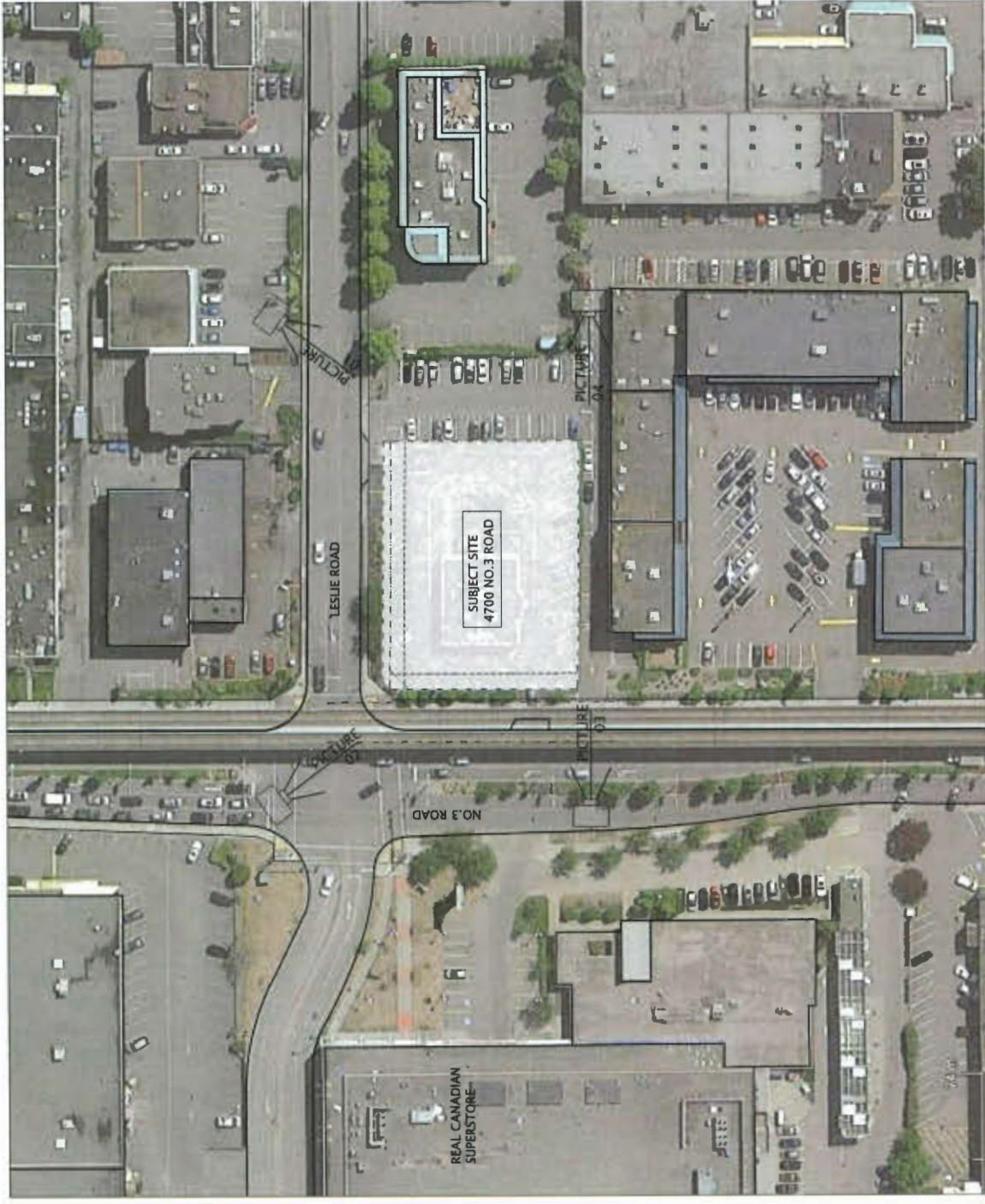
PICTURE 01



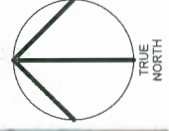
PICTURE 02



PICTURE 03



CONTEXT PLAN (NOT TO SCALE)



PICTURE 04

DATE	ISSUED FOR	REV
2016-04-19	ISSUED FOR COMBINED RZADP	A
2016-06-02	FOR REVIEW	B
2016-11-09	PROGRESS REVIEW	C
2016-11-18	REVISED FOR CITY COMMENTS	D
2016-11-28	ISSUED FOR CITY FINAL REVIEW	E
2016-12-08	DP SUBMISSION	F
2017-02-07	DP SUBMISSION - CITY COMMENTS	G
2017-05-15	DP SUBMISSION - CITY COMMENTS	H
2017-07-05	DP SUBMISSION - CITY COMMENTS	I
2016-09-17	DP RESUBMISSION	J
2016-10-29	DP RESUBMISSION	K
2016-02-22	DP RESUBMISSION	L
2016-12-16	DP RESUBMISSION	M
2020-01-02	DP RESUBMISSION	N

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This drawing shall not be used for construction purposes until the seal appearing herein is signed and dated by the Architect or Engineer.

Project Component:
DP RESUBMISSION
 Key Plan

Consultants:
 CIVIL ENGINEER: PMG LANDSCAPE ARCHITECTS
 LANDSCAPE: NORR ARCHITECTS PLANNERS
 ARCHITECTURE: NORR ARCHITECTS PLANNERS
 STRUCTURAL: RLP ENGINEERS
 MECHANICAL: MCV CONSULTANTS LTD.
 ELECTRICAL: HEMETZ (SN) & ASSOCIATES LTD.

Scale(s)

 DP RESUBMISSION

NORR
 1201 West Pender Street, Suite 710
 Vancouver, BC, Canada V6E 2Y2
 norr.com
 NORR ARCHITECTS PLANNERS, INC.
 An Ingenuity Group Company
 1000 West Broadway, Suite 1000, West
 Vancouver, British Columbia V6P 3E6

Project Manager: S-HO
 Author: S-HO
 Project Leader: S-HO
 Checked: S-HO
 Checker: S-HO
 Client: BENE No. 3 ROAD DEVELOPMENT LTD

7431 LUDLOW PLACE, RICHMOND, BC, V6V 1G1
 Project: LION WAY OFFICE B

4700 No. 3 Road
 Richmond, B.C.

Drawing Title: **SHADOW STUDIES**

Scale:
 Project No. OCVA14-0004
 Drawing No. DP10-01-01

DP 16-754766 Reference Plan
 Jan 2, 2020



MARCH 21 16:00



MARCH 21 14:00



MARCH 21 12:00



MARCH 21 10:00



JUNE 21 16:00



JUNE 21 14:00



JUNE 21 12:00



JUNE 21 10:00



SEPTEMBER 21 16:00



SEPTEMBER 21 14:00



SEPTEMBER 21 12:00



SEPTEMBER 21 10:00

