



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: April 18, 2019

From: Wayne Craig
Director, Development

File: DP 18-829286

Re: **Application by Oris Developments (Hamilton) Corp. for a Development Permit at 23200 Gilley Road**

Staff Recommendation

That a Development Permit be issued which would permit the construction of a four-storey, mixed-use development with a partially below-grade parkade with 2,345 m² (25,239 ft²) of commercial/retail space and 223 units at 23200 Gilley Road on a site zoned "Residential / Limited Commercial (ZMU35) – Neighbourhood Village Centre (Hamilton)".


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

WC:mm
Att. 3

Staff Report

Origin

Oris Developments (Hamilton) Corp. has applied to the City of Richmond for permission to develop a four-storey mixed-use development with a partially below-grade parkade, 2,345 m² (25,239 ft²) of commercial/retail space and 223 units at 23200 Gilley Road (Parcel 1) on a site zoned "Residential / Limited Commercial (ZMU35) – Neighbourhood Village Centre (Hamilton)". The site currently contains a shopping centre with a large surface parking lot.

The site is being rezoned from "Community Commercial (CC)" to "Residential / Limited Commercial (ZMU35) – Neighbourhood Village Centre (Hamilton)" under Bylaw 9746 (RZ 16-754305).

The following servicing works are being completed under a Servicing Agreement (SA 18-842116) as part of the required rezoning considerations:

- Westminster Highway: The applicant will upgrade Westminster Highway to the ultimate standards at the Gilley Road intersection with new northbound and southbound left-turn lanes, provision of on-street bike lanes and sidewalks that are coordinated and add to the road works required for the Parcel 2 development to the north (SA 15-717692).
- Gilley Road High Street: Gilley Road will be raised and rebuilt as part of the servicing works for the Parcel 2 development to the north. For this application (Parcel 1), the applicant will be constructing streetscape works including a concrete sidewalk, boulevard, street trees and decorative street lights as well as a mid-block crosswalk.
- Smith Drive: Along the entire development frontage with Smith Drive, the applicant will provide a new treed boulevard, concrete sidewalk, and on-street parking along the west side of the street. There will also be traffic calming elements including a raised median, curb extensions, and an enhanced pedestrian crossing at the existing crosswalk located near the southern limit of the development frontage.
- McColl Crescent – Queen Canal Pathway: The applicant will improve the existing pathway connection via a new statutory right-of-way (SRW) between the existing public pathway in the City-owned Queen Canal Corridor and the existing dedicated City pathway leading to McColl Crescent in the adjacent single-family neighbourhood.
- Queen Canal Corridor: The applicant will be removing invasive species and planting native species within the Riparian Management Area (RMA) that includes this City-owned corridor and which extends into the development site (as discussed in the RMA section below).

Development Information

Please refer to the 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 Gilley Road: A four-storey, mixed-use building being constructed on a site zoned "Residential / Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)" (RZ 14-660663 and DP 15-716268), and four single-family dwellings zoned "Single Detached (RS1/F)" under a rezoning application (RZ 18-837721) being reviewed by City staff to permit construction of a four-storey, mixed-use building. A Staff Report on the proposed rezoning will be forwarded to Planning Committee and Council at the completion of the Staff review.
- To the south: A subdivision of single-family dwellings fronting McColl Crescent zoned "Single Detached (RS1/B)".
- To the east, across Smith Crescent: The Hamilton Community Centre and Hamilton Elementary School on sites zoned "School & Institutional (SI)".
- To the west, the Queen Canal Corridor and a gas station site zoned "Gas & Service Stations (CG1)".

Rezoning and Public Hearing Results

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

- Additional vertical and/or horizontal articulation needs to be added to the rooflines of the east and west buildings respectively facing Smith Drive and the Queen Canal corridor.
- Additional articulation needs to be added to the long straight top edge of the parkade podium facing the Queen Canal corridor.
- Stepping back of the upper floor(s) of the south end of the wings of each building should be considered, with particular attention to the building wing at the southeast corner of the site.
- The grade difference between the ground floor of the buildings and Smith Drive to the east and the Queen Canal corridor to the west should be refined; with the objective of achieving a comfortable height transition, adequate landscape screening of the parkade and application of CPTED principles.

The Public Hearing for the rezoning of this site was held on June 18, 2018. At the Public Hearing, nine members of the public provided correspondence in support of the application and one member of public expressed the following concerns about rezoning:

- Traffic in the area as a result of the proposed density.
- Sufficient parking for the proposed development.
- Access to the proposed development and its effect on traffic flow.
- The lack of a designated pick-up and drop-off area for the adjacent school.

Staff worked with the applicant to address the issues raised in the rezoning Staff Report and at the Public Hearing in the following ways:

- Additional raised roofs, coordinated with the building's articulation, have been added to the east and west buildings respectively facing Smith Drive and the Queen Canal corridor.
- The fourth floor of south wing of the east building has been stepped back from the third floor to reduce building mass facing Smith Drive.
- An increased quantity and diversity of plants have been included along the western edge of the parkade adjacent to the Queen Canal Riparian Management Area and adjacent to Smith Drive.
- The proposed Development Permit plans provide 451 vehicle parking spaces; more than the required 412 parking spaces.
- The driveway entrance to project's surface parking lot off of Gilley Road was improved by adjustment of the paving surface and placement of bollards along the edges of the driveway entrance onto Gilley Road.
- The applicant and City met with School District staff, Community Centre staff, and representatives from the Hamilton Community Association and Hamilton Elementary School Parent Advisory Committee to:
 - Adjust the proposed median and frontage works along Smith Drive being constructed under the Servicing Agreement for the subject Parcel development.
 - Develop a plan for the relocation of the entrance driveway to the School / Community Centre parking to Gilley Road (adjacent to the existing exit driveway).

It should also be noted that City staff reviewed the TIA prepared by the applicant's consultants for the rezoning application to ensure that the necessary transportation works are included for the anticipated traffic from the subject development and surrounding proposed developments.

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 "Residential / Limited Commercial (ZMU35) – Neighbourhood Village Centre (Hamilton)". The proposed development is also consistent with the applicable Hamilton Area Plan land-use policies and Development Permit Area Guidelines.

Advisory Design Panel Comments

The Advisory Design Panel was in favour of the proposed project. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Thursday, December 20, 2018 is attached for reference (Attachment 2). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

Analysis

Conditions of Adjacency

The proposed development has four adjacency conditions: the Gilley Road “High Street” to the north, Smith Drive to the east, the Queen Canal Corridor to west, and an existing single-family subdivision to the south. Specifically, these adjacencies include:

- The Gilley Road “High Street” project frontage forms the functional front of the project with the surface parking lot entrance and both building lobbies located near the middle of the block. This frontage is occupied by commercial / retail units, including a space capable of accommodating a grocery store in the east building. Gilley Road rises from approximately 1.0 m geodectic elevation at Queen Canal to 3.5 m at the middle of the block and then falls back to approximately 1.5 m geodectic elevation at Smith Drive. This results in a situation where the retail frontage is at street level for approximately one-half of the block and above street level at the Queen Canal at the northwest corner of the site and Smith Drive at the northeast corner of the site. These grade differences have been managed with terraced planters and wide staircases at these corners of the site.
- Along the Smith Drive frontage, there is an average 2.0 m (6.6 ft.) grade difference between the ground floor of the building and the sidewalk level. However, the majority of the building is setback further than the minimum 3.0 m (9.8 ft.) zoning building setback which has allowed for two levels of landscaping from street level to the main building podium level for much of the frontage. The parkade entrance provides access to all of the residential parking spaces for the building and an exterior residential loading space located adjacent to the parkade entrance. The exposed upper portion of the concrete parkade wall is screened with taller shrubs while lower a landscaping step is located between the loading space and Smith Drive for CPTED reasons.
- Along the Queen Canal Corridor to the west, the grade adjacent to the Riparian Management Area (RMA) is approximately 1.0 m (3.3 ft.) below the building’s first floor level elevation at 3.5 m. The grade difference is addressed by the parkade being located partially below the existing grade, the sloping down of the parkade ceiling towards the edge of the building, and extensive landscape planting located between the building’s parkade and the edge of the RMA located to the west.
- To the south, the back of the project podium is an average of 1.0 m (3.3 ft.) above the adjacent grade on-site and adjacent single-family subdivision to the south of the site. The three wings of the project’s two buildings are setback between 6.4 m (21.0 ft.) and 10.14 m (33.3 ft.) which in excess of the minimum 6.0 m (20.0 ft.) zoning setback. Moreover, the majority of remainder of the project’s south elevation is composed of large south-facing courtyards. Between to the two buildings, there is a pedestrian connection from the back of the surface parking lot to the proposed east-west public pathway running along the south of the project and connecting Smith Drive to the Queen Canal corridor.
- The preservation of 13 large Pine trees and a tall Cedar hedge along the south property line provides a good buffer to the rear yards of the existing single homes. The proposed east-west public pathway (within a statutory right of way be registered as a rezoning consideration) within the project’s south yard is also partially screened with the planting of deciduous trees.

Access and Parking

- Of the development's total 451 parking spaces, the main vehicular access is provided to the 420-space underground parkade via a driveway entering from Smith Drive which slopes gently downward to the partially-below grade parkade. The second 31-space surface parking lot is located between the two buildings and with a level access driveway from Gilley Road.
- The driveway entrance to the small surface parking lot has been located adjacent to the mid-block crosswalk and curb-extensions to be constructed on Gilley Road in a manner to provide traffic calming and reduce the pedestrian crossing distance over Gilley Road.
- The proposed parking exceeds the minimum requirements of Zoning Bylaw 8500 with a total of 367 resident parking spaces and 84 commercial parking spaces (35 of which will be shared as residential visitor spaces).
- There will be a total of 143 small-car parking spaces (32% of the total parking spaces) and eight accessible parking spaces (2% of the total parking spaces) in compliance with Zoning Bylaw 8500.
- As part of the rezoning considerations, there will be two restrictive covenants registered on Title ensuring that 35 shared commercial/visitor spaces will remain free for visitor use and will not be allocated to specific tenants and ensuring that the two (2) parking spaces within each of the 22 tandem parking arrangement pairs will be assigned to the same unit.
- There will be two loading spaces located within the surface parking lot adjacent to the east building and a third loading space located adjacent to the parkade entrance from Smith Drive as required under Zoning Bylaw 8500. The two loading spaces within the surface parking lot provide for all of commercial loading and part of the residential loading while the loading space located adjacent to the parkade entrance from Smith Drive provides for only residential loading.

Urban Design and Site Planning

- Gilley Road will be reconstructed into a "High Street" compatible with the urban village environment as envisioned by the Hamilton Area Plan. The proposed 3.35 m (10.0 ft.) wide public sidewalk on the south side of the street will be complemented with street trees. The buildings will be set back at a minimum of 1.5 m (5.0 ft.) from the property line with an on-site sidewalk to provide for a generous combined 4.85 m (15.0 ft.) wide pedestrian area that will extend for the length of the block.
- The main pedestrian entrances to both buildings are provided near the middle block of the Gilley Road "High Street" frontage, level with the finished grade of Gilley Road and adjacent to the small, 31-space surface parking lot.
- An outdoor market square will be located between the surface parking lot entrance and a proposed grocery store in the east building. The proposed market square includes an outdoor seating area with space for a possible outdoor market and the main public art work.
- The Gilley Road mid-block crosswalk will connect the proposed market square to the High Street Plaza being built in the above-noted Parcel 2 development to the north.

- The east-west public pathway, running along the south side of the project, connects the Queen Canal Corridor with Smith Drive and the Hamilton Community Centre and Elementary School. This connection also provides alternative access to the surface parking lot.

Architectural Form and Character

The project's two contemporary-style, mixed-use, four-storey buildings include the following elements:

- The east building will include 85 units and the west building will include 138 units; residential units are located in the south portion of the ground floor and the upper three floors of each building.
- There is a large parkade podium supporting the two buildings, the surface parking lot and common amenity courtyards for each of the buildings. The parkade is largely located below the raised grade of Gilley Road to the north, and is screened by landscaped areas sloping up from the other property lines.
- Along Gilley Road, there is a minimum setback of 1.5 m (4.9 ft.) from the back of the public sidewalk for the ground floor commercial units with the residential units on the second floor set back a further 1.5 m (5.0 ft.) to 4.0 m (13.1 ft.) from the retail units below.
- There are large roof overhangs and lower awnings over the commercial units that provide an attractive, sheltered pedestrian environment along Gilley Road.
- The fourth floor of south wing of the east building steps back from the third floor to provide visual interest and reduce building mass when viewed from Smith Drive.
- The "L" shaped east building and "U" shaped west building footprints encompass south-facing courtyards that provide substantial sun exposure and reduced building mass facing the existing single-family subdivision to the south.
- The residential portions of each building include façade articulation and sun decks on the upper three floors.
- The most prominent northwest and northeast corners of each building facing Gilley Road and the southwest corner of the west building are emphasized with the inclusion of raised sloping roofs.
- Raised roofs, coordinated with the building's articulation, have been added along with the west elevation of the west building facing the Queen Canal.
- The dominant cladding materials of both buildings are similar with the east building having a darker colour scheme and the west building having a lighter colour scheme as follows:
 - On the ground-floor, the commercial units fronting the Gilley Road "High Street" include large storefront windows and are clad with dark gray tiles in the east building and light beige tiles in the west building.
 - The upper three residential floors are mainly clad in horizontal beige vinyl siding accented with dark gray and dark red Hardi panels in the east building and dark gray and light orange Hardi panels in the west building.

- Each building includes banks of balconies supported by columns clad with brown Hardi cladding and enclosed with aluminum and glass railings.
- The Development Permit reference plans also include the locations and character for commercial signage. Compliance with the City's Sign Regulation Bylaw 9700 for specific business signs will be confirmed through separate sign permit applications.

Landscape Design and Open Space Design

- The outdoor amenity spaces have a total area of 1,363.5 m² (14,676 ft²) which complies with the OCP Development Permit Area Guidelines.
- The large central courtyards for each building include common patios, seating areas, large glass-covered trellises and outdoor grills.
- There is extensive landscaping with a variety shrubs and trees adjacent to the Queen Canal Corridor and within landscape terraces facing Smith Drive.
- The surface parking lot, located between the buildings, includes landscape islands with trees.
- The ground-level units facing the surface parking lot are screened by raised concrete planters with shrubs and trees.
- Each of the ground level units facing the central courtyards and Queen Canal are provided with large private patios with landscape beds and trees providing privacy.
- The play areas for project total 600 m² (6,458 ft²) in compliance with the OCP Development Permit Area Guidelines.
- There is a variety of play equipment designed for ages one to 12, including two of each of the following: spinner apparatus, spinner seats, spring horses, teeter totters, balance beams, stilt apparatus, climbing nets, kid's tables and cottages.
- Along the south side of the project, below the building courtyards, there are a number of deciduous trees to be planted adjacent to the new east-west public pathway and the existing Pine trees and large hedge being preserved to provide a buffer to the abutting single-family homes to the south of the site (discussed further below).
- The applicant will be required to provide a landscaping security of \$943,519.50 prior to Development Permit issuance.
- There is a total of 200 m² (2,152 ft²) of indoor recreation space within the two buildings and with each building including the 100 m² (1,076 ft²) minimum required under the OCP Development Permit Area Guidelines.
- These common indoor amenity spaces have direct access to the interior courtyards.
- All on-site landscaped areas will be watered by a water-efficient irrigation system.

Riparian Management Area (RMA)

- As noted above, the Queen Canal Corridor RMA extends 15 m (48 ft.) from the top of bank of the canal into the development site. The applicant has provided a follow-up report from a Qualified Environmental Professional (QEP) that provides recommendations for proposed

riparian habitat enhancement planting within the off-site City-owned Queen Canal and the on-site portion of the RMA subject to this Development Permit: Main elements include:

- Removal of areas of pavement at the back of the existing shopping centre.
- There will be removal of waste, debris and invasive species.
- Re-vegetation with natural successional species.
- As a rezoning consideration, there will be registration of a restrictive covenant and statutory right-of-way provisions for:
 - Developer/owner undertaking the recommendations of the QEP Report including native plantings, and owner maintenance of works and plantings.
 - The ability of the City to enter into the area to undertake and/or maintain works and plantings if required in the future.
 - The provision of a \$36,951.33 security to the City for the duration of the five year maintenance period.
- The off-site portion of the RMA within the City's Queen Canal corridor includes removal of invasive species and planting of native species as specified by the QEP as required by City Environmental Sustainability and Parks staff.
- The off-site RMA works are included with the Servicing Agreement (SA) plans with the security being included within the SA, and with QEP monitoring required to be completed to the satisfaction of City Parks and Environmental Sustainability staff.

On-Site Tree Preservation

The landscape plans and arborist report provide for the following:

- 39 trees located on the development site are to be removed as they are in poor condition (previously topped, buried basal flare, sparse foliage) and are in conflict with the development.
- 103 replacement trees will be planted which is in excess of the specified 78 replacement trees required under the 2:1 replacement tree ratio as per the OCP.
- 13 Black Pine trees and a large Cedar hedge near the south property line are to be retained with submission of tree survival security to the City in the amount of \$30,000 to be held for a term of three years in addition to the landscaping security under the Development Permit.

Public Art

- The applicant prepared a Preliminary Public Art Plan which was endorsed by the Public Art Advisory Committee on March 12, 2019 which includes Public Art for the following locations:
 - The major art piece being located at Outdoor Market Square adjacent to Gilley Road between the two buildings.
 - Adjacent to Gilley Road, there will be smaller Public Art pieces at the northwest and northeast corners of the site, and adjacent to the east-west public pathway located to the south of the buildings.

- The Public Art is being secured by a \$197,043.10 security being provided by the applicant as a rezoning consideration.

Crime Prevention Through Environmental Design

- The outdoor amenity areas are located within the internal courtyards with limited access points to the adjacent public streets.
- There are light standards and low bollard lights respectively included within surface parking lot and commercial patios located near the centre of the development. There will also be subdued building-mounted downward facing lighting within the residential courtyards while the commercial units on the front of the building have lighting provided by building-mounted sconce lights.
- The external street frontages and internal courtyards provide significant resident surveillance due to the design of the building and landscaping.

Accessible Housing

- The proposed development includes 133 basic universal housing units (60% of the total units) that are designed to be easily renovated to accommodate a future resident in a wheelchair. These single-storey units are required to incorporate all of the accessibility provisions listed in the Basic Universal Housing Features section of the City's Zoning Bylaw, and are permitted a density exclusion of 1.86 m² (20 ft²) per unit (see specifications within Architectural Plan A6.0 within the attached Development Permit plans).
- 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.

Energy and Sustainability

As required by the Hamilton Area Plan, the applicant has provided a Canadian Green Building Council LEED Project Checklist (Attachment 3) which achieves a LEED Silver equivalent rating in part by the following:

- Utilization of energy efficient lighting, a geo-heat exchange heating system, mechanical systems and appliances.
- Minimizing outdoor water use with drought-tolerant and native landscape species where possible.

Affordable Housing

As the rezoning application was received prior to July 24, 2017, it is subject to grandfathering of the five percent affordable housing contribution rate as required under the rezoning. With the adoption of Housing Agreement Bylaw 9955 on February 25, 2019, the applicant has entered into a housing agreement to provide 14 affordable housing units proposed with six units in the

east building and eight units in the west building. Of the 14 units, six of these units will be family-friendly two-bedroom units.

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.



Mark McMullen
Senior Coordinator - Major Projects
(604-276-4173)

MM:blg

Attachments:

Attachment 1: Application Data Sheet

Attachment 2: Excerpt from Minutes of December 20, 2018 Advisory Design Panel

Attachment 3: LEED Scorecard

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$943,519.50 and on-site Riparian Management Area security of \$36,951.33.
- Submit an acoustical and mechanical reports 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 as indicated in the Rezoning Considerations.
- The applicant will need to complete the following related to site servicing:
 - Confirm with Hydro, Telus, and Shaw if a Vista switch or other aboveground utility boxes are required to facilitate the undergrounding of the overhead lines on Gilley Road. These boxes need to be located onsite and shown on the Development Permit (DP) plans.
 - Confirm what aboveground boxes are required for traffic signals and street lights, which need to be located onsite and shown on the DP plans.
 - Show on the DP plans the locations for the aboveground utility boxes that are being located from Smith Drive into their site, as indicated in the Rezoning Considerations.

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

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).



DP 18-829286

Attachment 1

Address: 23200 Gilley Road

Applicant: Oris Developments (Hamilton) Corp. Owner: Elashi Developments Ltd. & Aman Developments Ltd.

Planning Area(s): Hamilton

Floor Area Gross: 22,683.4 m² Floor Area Net: 21,743.6 m²

	Existing	Proposed
Site Area:	14,625 m ²	14,574 m ²
Land Uses:	Commercial	Mixed Use
OCP Designation:	NSC – Neighbourhood Service Centre	NSC – Neighbourhood Service Centre
Area Plan Designation	Neighbourhood Village Centre (Retail and Office With Residential Above 4 Storey 1.50 FAR)	Neighbourhood Village Centre (Retail and Office With Residential Above 4 Storey 1.50 FAR)
Zoning:	Community Commercial (CC)	Residential / Limited Commercial (ZMU35) – Neighbourhood Village Centre (Hamilton)
Number of Units:	None	223

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.5	1.49	none permitted
Lot Coverage:	Max. 55%	50%	none
Setback – Gilley Rd:	Min. 1.5 m	1.5 m	none
Setback – Smith Drive:	Min. 3.0 m	3.84 m	none
Setback – West Side Yard:	Min. 6.0 m	9.44 m	none
Setback – South Side:	Min. 6.0 m	6.4 m	none
Height (m):	17.0 m for main roof & 20.0 m for localized architectural elements / raised roofs	17.0 m for main roof & 19.48 m for localized architectural elements / raised roofs	none
Lot Size:	Min. 12,000 m ²	14,574 m ²	none
Off-street Parking Spaces – Resident/Commercial:	Min. 328 and 84	367 and 84	none

Off-street Parking Spaces – Accessible:	Min. 8	8	none
Total off-street Spaces:	Min. 412	451	none
Tandem Parking Spaces	Max. 182	22	none
Amenity Space – Indoor:	Min. 200 m ²	200 m ²	none
Amenity Space – Outdoor:	Min. 1,338 m ²	1,363 m ²	none

Excerpt from the Minutes from
The Design Panel Meeting

Thursday, December 20, 2018 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

1. DP 18-829286 – MIXED USE 225-UNIT APARTMENT AND 27,000 SF
COMMERCIAL DEVELOPMENT

ARCHITECT: Rositch Hemphill Architects

LANDSCAPE ARCHITECT: P+A Landscape Architecture

PROPERTY LOCATION: 23200 Gilley Road

Applicant's Presentation

Bryce Rositch, Rositch Hemphill Architects, and Michael Patterson, P+A Landscape Architecture, presented the project and together with Dana Westermarck, Oris Consulting Ltd., answered queries from the Panel on behalf of the applicant.

Panel Discussion (*Applicant responses in **Bold Italics** under comments*)

Comments from Panel members were as follows:

- appreciate the applicant considering public art for the project;
- appreciate the model, images and renderings presented by the applicant which give a good picture of the design of the project;
- consider introducing different patterns and textures to further break down the horizontal emphasis and provide diversity to retail spaces along Gilley Road to better address the Gilley Road “High Street” frontage;

We believe that there is already sufficient interest and diversity, with strong bay spacing at approximately 20' increments. Please refer to the 3d images A0.2 to A0.4 and the building elevations AA4.1 & A4.3

- consider replicating the different parapet heights along the Westminster Highway elevation into the Gilley Road elevation to add more activity and diversity to the “High Street” frontage;

This has already been incorporated in our DP Application the different parapet heights and materials along both Westminster Highway and Gilley Road ‘High Street’ frontages and may not have been apparent to the ADP. Please refer to the 3d images A0.2 to A0.4 and the building elevations AA4.1 & A4.3

- consider enhancing the pedestrian scale of the buildings on the Smith Drive and Queen Canal elevations through introducing a different colour for the ground floor or lower two levels to emphasize the transition from commercial to residential uses;

The raised and landscaped Parkade lid and walls on both Smith Drive & Queen Canal translate as the ‘Base’ of the building above. Please refer to A4.2 and A4.3 building elevations.

- the applicant is commended for integrating geo-exchange system into the project; the applicant is encouraged to review auxiliary heat rejection potential;

ORIS is committed to using a geo-exchange system and is exploring the possibility of heat rejection systems.

- two sets of site services may be needed given the size of the project; review the clear height in the parkade given the significant site services in the ceiling required for the proposed grocery store;

The site services do not go through the parkade. There will be designated mechanical/Electrical room at Level 1 back of the commercial space as the mech/electrical equipment are not permitted below the flood plain El. 3.50 m.

- the LEED Version 2009 scorecard submitted by the applicant needs to be revised to the LEED Version 4 current standard to confirm LEED silver equivalency;

ORIS submitted the Version 4 LEED scorecard on February 19, 2019

- appreciate the model and package provided by the applicant; the landscape package which is thorough and easy to read;
- the proposed development is a good addition to Hamilton area; appreciate the proposed architectural form and attention to urban design;
- proposed courtyards are oriented well and have a good sun exposure;
- consider redesigning the courtyard in Building B to create two spaces (a bigger lawn and a play area) or three differently-shaped spaces;

The courtyard landscape spaces have been revised to increase the amount of outdoor play area in response to City planning requirements.

- consider raising the level of the pavers on the enclosed courtyards to be flush with curbs and the flex use lawns;

The courtyards have been designed to be accessible spaces. Where possible pavers will be raised to be flush with curbs.

- consider opening up the play area in Building A (East Building) courtyard to provide more access to users; also consider changing the shape of the lawn to a more squarish one to allow more uses for outdoor activities; also consider enhancing the connection of the courtyard to the indoor amenity space through widening the throat and/or cutting back on planting on the north side of the lawn;

Courtyards have been redesigned to accommodate spaces for a range of ages and have been designed to provide a stronger indoor/outdoor relationship to the interior amenity spaces.

- consider grading the little portion between the parkade structure and the edge of the Riparian Management Area (RMA) to reduce the exposed wall and provide a more naturalistic screening in order to soften this edge;

An architectural exit stair from the parkade has been added to the northwest corner of the site adjacent the RMA area. We have provided a pathway connection from the exit to Gilley. We have provided a planted edge with hedging, trees and shrubs against the building face with the pathway adjacent the property line and RMA area. Planting design for the RMA includes native plant material of shrubs and trees which will grow to provide naturalistic screening to soften this building edge.

- appreciate the middle mews; however, the patio space on the west side appears not protected from vehicles coming into the mews; applicant needs to provide a more detailed design;

We have provided a more robust delineation of pedestrian space from vehicular space through the use of varied paving colours and concrete curbing to define the drive isle and the use of concrete planters and metal bollards to further define and protect the pedestrian spaces. The project also anticipates the placement of a public art piece at the entry to the mews off Gilley Road to provide a focal point for the project and to further articulate and animate the pedestrian space adjacent the vehicular entry.

- consider installing fancy planting at the corner of Westminster Highway and Gilley Road or incorporating an interesting treatment on the corner wall facing Westminster Highway, e.g. public art or signage, to add pedestrian interest;

Additional planting has been added to the NW corner of the building as identified above.

- support the project as it will be a great addition to the Hamilton area;
- appreciate the package provided by the applicant; model is helpful in understanding the project;

- the applicant is encouraged to review the design of the entry to the mews; consider a stronger differentiation between areas for seating and vehicular circulation;

See comments above

- size of the proposed indoor amenity space for each building is small relative to the width of the courtyard in the two buildings; consider increasing the size of the two indoor amenity spaces to create a stronger indoor-outdoor amenity relationship;

The landscape plans have been revised in conjunction with the architectural changes to create a stronger inside outside relationship of amenity spaces.

- appreciate the presentation of the project; the package is good and the model is helpful;
- the applicant is encouraged to work with staff on a traffic management plan for the project post construction due to location of loading to avoid pedestrian and vehicular conflict in the mews;

This has been done.

- appreciate the signage plan for the project; however, the applicant is encouraged to further refine it as part of the fine grain of the pedestrian realm;

Way finding locations have been added to the landscape plan and a detail added to the detail sheets.

Additional Sheet A4.7 Signage Plan.

- ensure that mechanical equipment and venting are considered early in the project; recommend that a mechanical consultant be brought in at this stage of the project; also consider the acoustics in the equipment to mitigate noise; and

A mechanical consultant has been retained and will ensure that these issues are addressed.

- the applicant is encouraged to pay more attention to the interface of the residential units with the mews.

Landscape plans have been revised to further articulate the shared mews space by adding additional width to the sidewalks for pedestrian circulation by reducing the private patios to minimum 10' depth and adding a low fence element and gate to further separate the public from private patio's.

In response to Panel comments, Mr. Westermarck commented that the applicant had contemplated the provision of just a single indoor amenity space to be located in Building A (East Building) and making it larger and more significant to create a stronger relationship with the adjacent courtyard.

ORIS has decided to provide 2 indoor amenity spaces (one per building).

In response to Mr. Westermarck's comment, the Panel noted that the approach could be considered subject to the provision for efficient pedestrian passage, clear direction and appropriate signage towards the location of the larger indoor amenity area in Building A. In addition, it was noted that the children's outdoor play area for Building A could be further opened up to provide a stronger connection to the courtyard adjacent to the indoor amenity space.

ORIS has decided to provide 2 indoor amenity spaces (one per building).

A stronger connection has been provided between the Building A indoor amenity and the outdoor play area.

Panel Decision

It was moved and seconded

That DP 18-829286 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: New Construction and Major Renovation
Project Checklist

Project Name: Hamilton Village - P1
Date: 22-Mar-19



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Vancouver, BC Canada
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www.rharchitects.ca

ISSUED FOR:
1. DP APPLICATION
2. DP PERMITS
3. DP SUBMISSION
4. DP PANEL
5. DP BOARD PANEL
6. DP BOARD PANEL

ISSUED FOR:
DP BOARD
25 MARCH 2019

DATE: 30 JULY 2018
DATE: 07 NOV 2018
DATE: 23 FEB 2019
DATE: 25 MAR 2019

CLIENT: ORIS
222 - 1227 W. 4TH AVE
VANCOUVER, BC V6C 1K7

PROJECT: Hamilton Lands
Phase 1, Mixed-Use Building
1100-1150 GILFILLAN ST.
RICHMOND BC
DRAWING TITLE:
LEED SCORE

DRAWN BY: NTS
SCALE: 1:628=AO.LOWE
CHECKED BY: LB
DATE: 25 MAR 2019
PROJECT NO.: 1626



Y	F	W	Integrative Process	1
9	3	2	Location and Transportation	16
1	1	1	LEED for Neighborhood Development Location	16
3	1	1	Sensitive Land Protection	1
3	1	1	High Priority Site	2
3	2	1	Surrounding Density and Diverse Uses	5
3	2	1	Access to Quality Transit	5
1	1	1	Bicycle Facilities	1
1	1	1	Reduced Parking Footprint	1
1	1	1	Green Vehicles	1
4	3	1	Sustainable Sites	10
1	1	1	Construction Activity Pollution Prevention	Required
2	1	1	Site Assessment	1
1	1	1	Site Development - Protect or Restore Habitat	2
1	1	1	Open Space	1
2	1	1	Rainwater Management	3
1	1	1	Heat Island Reduction	2
1	1	1	Light Pollution Reduction	1
5	5	1	Water Efficiency	11
1	1	1	Outdoor Water Use Reduction	Required
1	1	1	Indoor Water Use Reduction	Required
2	4	1	Building-Level Water Metering	2
2	4	1	Outdoor Water Use Reduction	6
2	4	1	Indoor Water Use Reduction	6
1	1	1	Cooling Tower Water Use - all compl. No cooling tower	2
1	1	1	Water Metering	1
13	4	7	Energy and Atmosphere	33
1	1	1	Fundamental Commissioning and Verification	Required
1	1	1	Minimum Energy Performance	Required
1	1	1	Building-Level Energy Metering	Required
1	1	1	Fundamental Refrigerant Management	Required
4	2	1	Enhanced Commissioning	6
9	1	1	Optimize Energy Performance	18
1	1	1	Advanced Energy Metering	2
1	1	1	Demand Response	2
1	1	1	Renewable Energy Production	3
1	1	1	Enhanced Refrigerant Management	1
2	1	1	Green Power and Carbon Offsets	2

6	6	0	Materials and Resources	13
Y	1	1	Storage and Collection of Recyclables	Required
Y	1	1	Construction and Demolition Waste Management Planning	Required
4	1	1	Building Life-Cycle Impact Reduction	5
2	2	1	Building Product Disclosure and Optimization - Environmental Product Declarations	2
1	1	1	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
2	2	1	Building Product Disclosure and Optimization - Material Ingredients	2
2	2	1	Construction and Demolition Waste Management	2

9	6	0	Indoor Environmental Quality	16
Y	1	1	Minimum Indoor Air Quality Performance	Required
Y	1	1	Environmental Tobacco Smoke Control	Required
2	2	1	Enhanced Indoor Air Quality Strategies	2
1	1	1	Low-Emitting Materials	3
2	2	1	Construction Indoor Air Quality Management Plan	1
2	2	1	Indoor Air Quality Assessment	2
1	1	1	Thermal Comfort	1
2	2	1	Interior Lighting	2
3	3	1	Daylight	3
1	1	1	Quality Views	1
1	1	1	Acoustic Performance	1

2	4	0	Innovation	6
1	4	1	Innovation - green education	5
1	4	1	LEED Accredited Professional	1

3	1	0	Regional Priority	4
1	1	1	Regional Priority: Specific Credit	4
1	1	1	Regional Priority: Specific Credit	1
1	1	1	Regional Priority: Specific Credit	1
1	1	1	Regional Priority: Specific Credit	1

52 32 11 1 DTALS
Certified: 40 to 49 points, Silver; 50 to 59 points, Gold; 60 to 79 points, Platinum; 80 to 110 Possible Points: 110



No. DP 18-829286

To the Holder: ORIS DEVELOPMENTS (HAMILTON) CORP.

Property Address: 23200 GILLEY ROAD

Address: 12235 NO. 1 ROAD
RICHMOND, BC V7E 1T6

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #18-829286-1 to #18-829286-47 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 \$ 943,519.50 and on-site Riparian Management Area security of \$36,951.33 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 18-829286

To the Holder: ORIS DEVELOPMENTS (HAMILTON) CORP.

Property Address: 23200 GILLEY ROAD

Address: 12235 NO. 1 ROAD
RICHMOND, BC V7E 1T6

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 , .

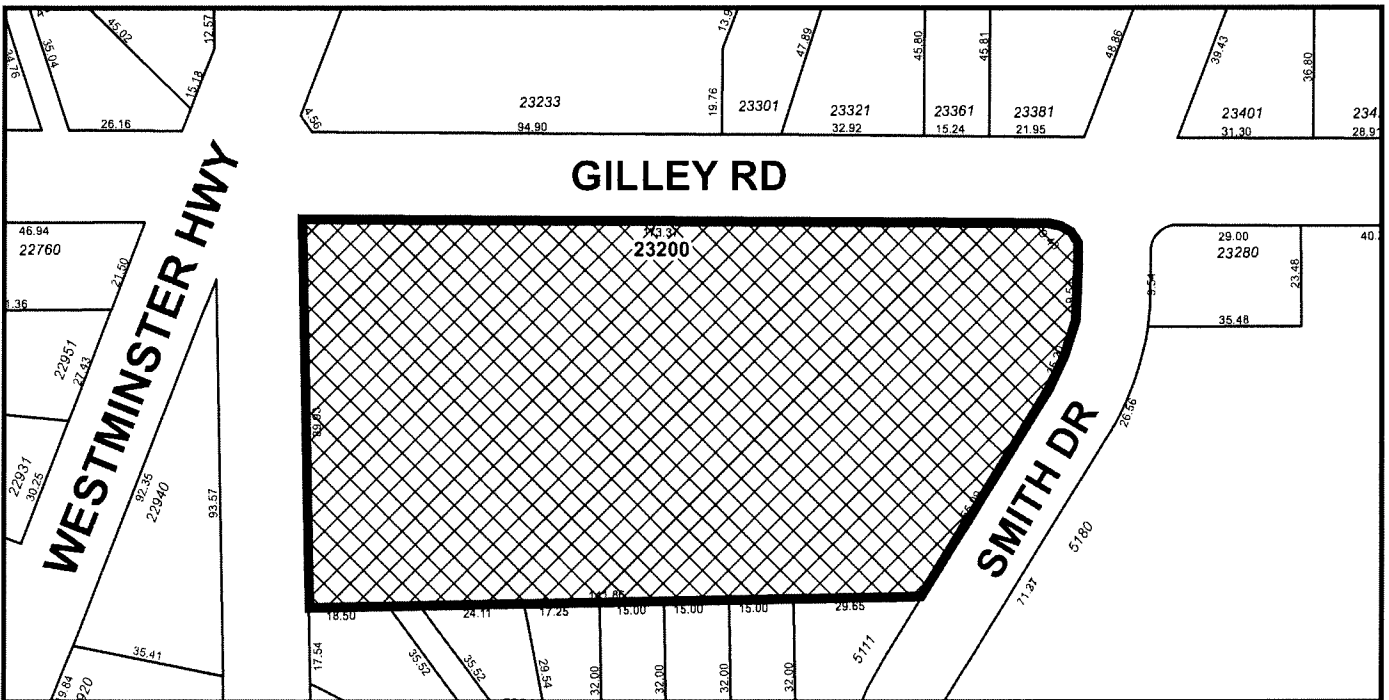
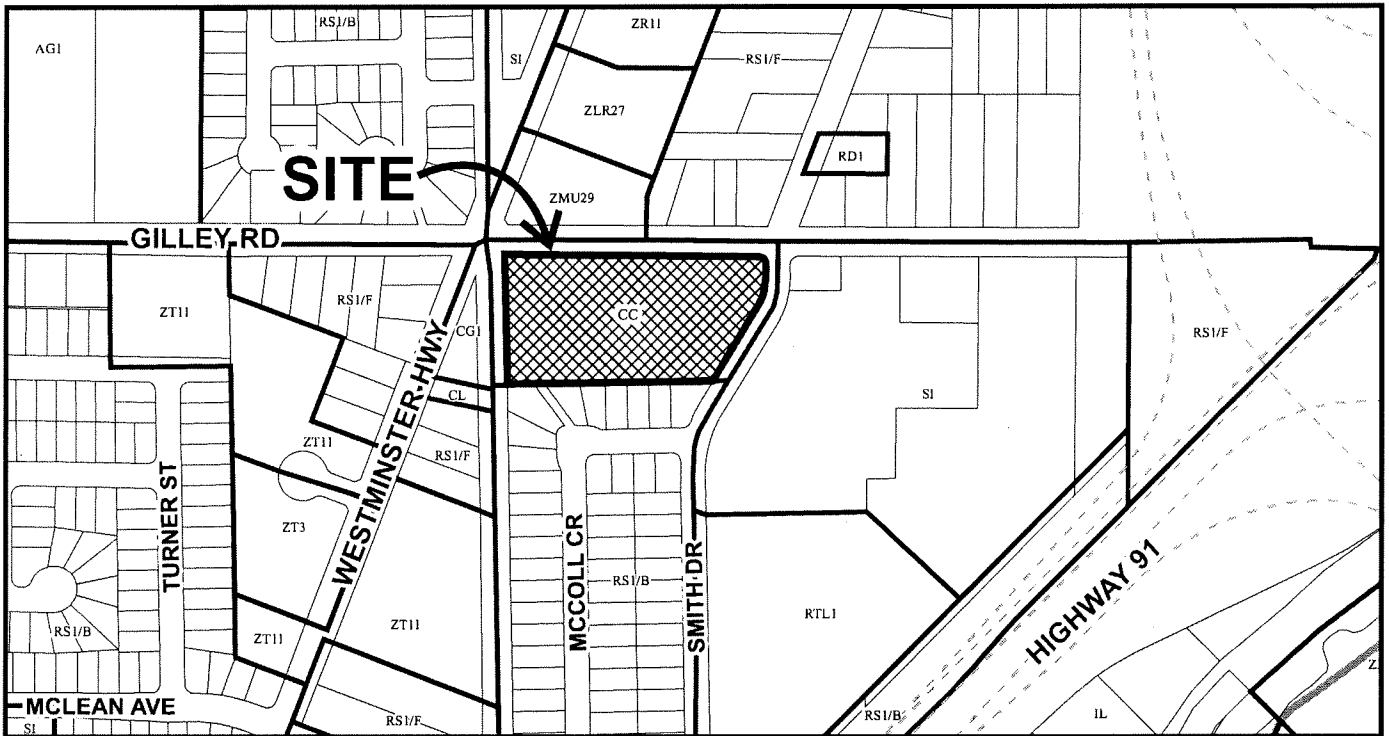
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 18-829286 SCHEDULE "A"

Original Date: 10/24/18

Revision Date:

Note: Dimensions are in METRES

HAMILTON LANDS - PARCEL 1

Gilley Road, Richmond, BC

PROJECTS STATISTICS

PROJECT DESCRIPTION :
4 STOREY WOOD FRAMED MIXED-USE BUILDING ALL OVER LEVEL UNDERGROUND PARKING

MUNICIPAL ADDRESS :
GILLEY ROAD RICHMOND, BC

LEGAL DESCRIPTION :
LOT 2 BLOCK 4 NORTH VANUZE WEST NEW WESTMINSTER DISTRICT PLAN EP25025

ZONE : ZML5

LOT AREA :
PARCEL 1 1,468 HA (3,626 AC) 11,648 SQ. M (28,625,777 SQ. FT.)
AS PROVIDED BY OLSEN AND ASSOCIATES LAND SURVEYOR ON LEVY 2016

BUILDING HEIGHT :
ALLOWED : 17.0M (55 FT) ABOVE FINISHED GRADE (WESTMINSTER-WM1) 4 STOREYS
PROPOSED : 4 STOREYS TO TOP OF DECK ON SHEET 14.1 TO 14.4

FIRE PROTECTION :
SPRINKLERED BUILDING, COMBUSTIBLE CONSTRUCTION

PARKING SIZE
FULL SIZE STALLS : 25m x 11.5m (82' x 37' 6")
HANDICAPPED STALLS : 3.7m x 5.5m (12' x 18' 0")
LOUNDS : 2.5m x 11.5m (8' 3" x 37' 6")

PROJECT DIRECTORY:

OWNER:
ORIS CONSULTING GROUP
100-12235 No. 1 Road
Richmond, B.C. V6T 1T6

CONTACT:
DANA WESTERMARK
604-274-4637
dwest@oriscanada.ca
dwest@oriscanadafg.ca

ARCHITECT:
ROSTICH HEMPHILL ARCHITECTS
#10 - 120 POWELL STREET
VANCOUVER, B.C. V6A 1G1

CONTACT:
BRUCE ROSTICH
604-688-0002
bruce@rosthich.com
bruce@rosthich.ca
bruce@rosthich.com

LANDSCAPE ARCHITECT:
PERRY + ASSOCIATES
200 - 1588 W 6TH AVENUE
VANCOUVER, B.C. V6L 1R2

CONTACT:
MICHAEL INTERSON
604-728-4118
minter@perryandassociates.ca
minter@perryandassociates.ca

DRAWING LIST

NO.	COVER PAGE	NO.	NA
A0.0	PROJECT STATUS	A0.1	NA
A0.1	DESIGN RATIONALE		
	LEED SCORE		
A0.2	3D AERIAL VIEWS		NA
A0.3	3D AERIAL VIEWS		NA
A0.4	3D AERIAL VIEWS		NA
A0.4.1	3D AERIAL VIEWS		NA
A0.4.2	3D AERIAL VIEWS		NA
A0.5	3D AERIAL VIEWS		NA
A0.6	SHADOW DIAGRAM		NA
A0.7	CONTEXT SITE PHOTOS		1"=50'-0"
A0.8	ONBALL SITE PLAN		1/8"=1'-0"
A1.0	SITE PLAN		1" = 25'-0"
A1.1	PRE-FIGHTING PLAN		1/8"=1'-0"
A1.2	PARKING PLAN		1"=25'-0"
A2.0	WASTE MANAGEMENT PLAN		1/8"=1'-0"
A2.1	FLOOR PLAN LEVEL 1 - BUILDING A		1/8"=1'-0"
A3.0	FLOOR PLAN LEVEL 2 - BUILDING A		1/8"=1'-0"
A3.1	FLOOR PLAN LEVEL 3 - BUILDING A		1/8"=1'-0"
A3.2	FLOOR PLAN LEVEL 4A - BUILDING A		1/8"=1'-0"
A3.3	FLOOR PLAN LEVEL 4B - BUILDING A		1/8"=1'-0"
A3.4	FLOOR PLAN LEVEL 4B - BUILDING A		1/8"=1'-0"
A3.5	ROOF PLAN - BUILDING A		1/8"=1'-0"
A3.6	FLOOR PLAN LEVEL 1 - BUILDING B		1/8"=1'-0"
A3.7	FLOOR PLAN LEVEL 2 - BUILDING B		1/8"=1'-0"
A3.8	FLOOR PLAN LEVEL 3 - BUILDING B		1/8"=1'-0"
A3.9	FLOOR PLAN LEVEL 4A - BUILDING B		1/8"=1'-0"
A3.10	FLOOR PLAN LEVEL 4B - BUILDING B		1/8"=1'-0"
A3.11	ROOF PLAN - BUILDING B		1/8"=1'-0"
A4.0a	MATERIAL LEGEND - BUILDING A		1/8"=1'-0"
A4.0b	MATERIAL LEGEND - BUILDING B		1/8"=1'-0"
A4.1	BUILDING ELEVATIONS		1/8"=1'-0"
A4.2	BUILDING ELEVATIONS		1/8"=1'-0"
A4.3	BUILDING ELEVATIONS		1/8"=1'-0"
A4.4	BUILDING ELEVATIONS		1/8"=1'-0"
A4.5	BUILDING ELEVATIONS		1/8"=1'-0"
A4.6	BUILDING ELEVATIONS		1/8"=1'-0"
A4.6	SIGNAGE PLAN		1/8"=1'-0"
A5.0	SITE SECTIONS		1/8"=1'-0"
A5.1	SITE SECTIONS		1/8"=1'-0"
A5.2	SITE SECTIONS		1/8"=1'-0"
A6.0	UNIT PLANS - SUH PLAN		1/4"=1'-0"

TOTAL PAGES: 42

ISSUED FOR
DP BOARD
25 MARCH 2019

NO. REVISION: _____ **DATE:** _____

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ARCHITECTURAL SEAL: _____



Rostich Hemphill Architect

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

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f 604.669.1091

www.rharchitects.ca

ISSUED:	DATE:
1. DP APPLICATION	30 JULY 2018
2. DP RESUBMISSION	30 OCT 2018
3. DP RE-SUBMISSION	07 NOV 2018
4. A. DESIGN PANEL	20 DEC 2018
5. DP PANEL	28 FEB 2019
6. DP BOARD PANEL	25 MAR 2019

CLIENT:
ORIS
100-12235 No. 1 Road
Richmond, BC V6T 1T6

PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
COVER

DATABASE: 1626-A0.0.dwg
SCALE: NTS
PLOT DATE: 25 MAR 2019
DRAWN: LB
CHECKED: KSH
PROJECT NO. **1626**

DWG. NO. **A0.0**
DP NO: 18-829286
BP NO:



Perspective



Location Map

DP 18-829286-1

PARCEL 1 - OVERALL

DENSITY	1.457	Sq.Ft.	156,870	Acres	3.601	Sq.M.	14,625	F.A.S.	1.49	U.P.A.	61.52
NUMBER OF UNITS	223		234,046	Sq.Ft.	21,744	M ²					
NET FLOOR AREA	1,409	Sq.Ft.	2,460	Sq.Ft.	227,201	M ²					
FAR	55%		2,460	Sq.Ft.	227,201	M ²					
FAR EXEMPTION	Basic Universal units 1.86m ² / 20sf per units										
LOT COVERAGE PERMITTED	IN 2M/3.5 Zone										
LOT COVERAGE PROVIDED	55%										
PAVING REQUIRED	134										
PARKING PROVIDED	137										
AMENITY REQUIREMENTS	Mini Indoor Amenity (10766' / Big)										
INDOOR PROVIDED	Indoor Provided										
BUILDING HEIGHT - PERMITTED	Commercial NORTH P.L. 2.00 M										
BUILDING HEIGHT - PROPOSED	Residential EAST P.L. 3.0 - 6.0 M										
PROPOSED MIN. SETBACKS	WEST P.L. 6.00 M										

Parcel 1 - Building A (East) (Mixed-Use Building)

UNIT SUMMARY:

Unit	Unit Type / Description	Unit Size (sq ft)	No. of Units	Net Floor Area (sq ft)	Required Parking	Balkony (sq ft)	Shk (sq ft)
Unit A1	1 Bedroom	556	3	1,668	3	84	7'6" x 12'0"
Unit A2	1 Bedroom + Den	644	4	2,576	4	84	7'6" x 12'0"
Unit A3	1 Bedroom + Den (Floor to ceiling)	675	4	2,700	4	84	7'6" x 12'0"
Unit A4	1 Bedroom + Den	633	3	1,899	3	84	7'6" x 12'0"
Unit A5	2 Bedrooms	818	4	3,272	4	84	7'6" x 12'0"
Unit A6	2 Bedrooms	818	3	2,454	3	84	7'6" x 12'0"
Unit A7	2 Bedrooms + Den	865	26	22,690	26	84	7'6" x 12'0"
Unit A8	2 Bedrooms + Den	873	4	3,492	4	84	7'6" x 12'0"
Unit A9	2 Bedrooms + Den + corner	981	7	6,867	7	84	7'6" x 12'0"
Unit A10	2 Bedrooms + Den + corner	1,119	3	3,357	3	84	7'6" x 12'0"
Unit A11	2 Bedrooms + Den + corner	1,025	3	3,075	3	84	7'6" x 12'0"
Unit A12	2 Bedrooms + Den + corner	1,014	3	3,042	3	84	7'6" x 12'0"
Total			85	70,813	104.0		

Parcel 1 - Building B (West) (Mixed-Use Building)

UNIT SUMMARY:

Unit	Unit Type / Description	Unit Size (sq ft)	No. of Units	Net Floor Area (sq ft)	Required Parking	Balkony (sq ft)	Shk (sq ft)
Unit B1	1 Bedroom	556	7	3,892	7	84	7'6" x 12'0"
Unit B2	1 Bedroom + Den	644	4	2,576	4	84	7'6" x 12'0"
Unit B3	1 Bedroom + Den (Floor to ceiling)	675	3	2,025	3	84	7'6" x 12'0"
Unit B4	1 Bedroom + Den	633	3	1,899	3	84	7'6" x 12'0"
Unit B5	2 Bedrooms	818	3	2,554	3	84	7'6" x 12'0"
Unit B6	2 Bedrooms	818	20	16,360	20	84	7'6" x 12'0"
Unit B7	2 Bedrooms + Den	865	31	26,813	31	84	7'6" x 12'0"
Unit B8	2 Bedrooms + Den	873	8	7,008	8	84	7'6" x 12'0"
Unit B9	2 Bedrooms + Den + corner	981	2	1,962	2	84	7'6" x 12'0"
Unit B10	2 Bedrooms + Den + corner	1,119	2	2,238	2	84	7'6" x 12'0"
Total			118	110,437	104.0		

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Building A (East)

Level	Commercial (Gross Area)	Residential (Gross Area)	Residential (Net Area)	Residential (Units)	Residential (Total Units)	Residential (Total Units)
Level 1	14,552	11,074	11,074	556	556	556
Level 2	11,074	11,074	11,074	556	556	556
Level 3	11,074	11,074	11,074	556	556	556
Level 4	11,074	11,074	11,074	556	556	556
Total	47,774	44,300	44,300	2,224	2,224	2,224

Building B (West)

Level	Commercial (Gross Area)	Residential (Gross Area)	Residential (Net Area)	Residential (Units)	Residential (Total Units)	Residential (Total Units)
Level 1	9,877	28,271	28,271	805	805	805
Level 2	27,865	28,271	28,271	805	805	805
Level 3	33,955	28,271	28,271	805	805	805
Level 4	33,955	28,271	28,271	805	805	805
Total	105,652	113,084	113,084	3,220	3,220	3,220

ISSUED FOR
DP BOARD
28 MARCH 2019

Parcel 1 Parking Stats

Level	Commercial (Gross Area)	Residential (Gross Area)	Residential (Net Area)	Residential (Units)	Residential (Total Units)	Residential (Total Units)
Level 1	14,552	11,074	11,074	556	556	556
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Level 4	11,074	11,074	11,074	556	556	556
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Building A (East) Summary

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Building B (West) Summary

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Total	105,652	113,084	113,084	3,220	3,220	3,220

ISSUED FOR
DP BOARD
28 MARCH 2019

Building A (East) Summary

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ISSUED FOR
DP BOARD
28 MARCH 2019

Building A (East) Summary

Level	Commercial (Gross Area)	Residential (Gross Area)	Residential (Net Area)	Residential (Units)	Residential (Total Units)	Residential (Total Units)
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Level 2	11,074	11,074	11,074	556	556	556
Level 3	11,074	11,074	11,074	556	556	556
Level 4	11,074	11,074	11,074	556	556	556
Total	47,774	44,300	44,300	2,224	2,224	2,224

Building B (West) Summary

Level	Commercial (Gross Area)	Residential (Gross Area)	Residential (Net Area)	Residential (Units)	Residential (Total Units)	Residential (Total Units)
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Level 2	27,865	28,271	28,271	805	805	805
Level 3	33,955	28,271	28,271	805	805	805
Level 4	33,955	28,271	28,271	805	805	805
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ISSUED FOR
DP BOARD
28 MARCH 2019

Building A (East) Summary

Level	Commercial (Gross Area)	Residential (Gross Area)	Residential (Net Area)	Residential (Units)	Residential (Total Units)	Residential (Total Units)
Level 1	14,552	11,074	11,074	556	556	556
Level 2	11,074	11,074	11,074	556	556	556
Level 3	11,074	11,074	11,074	556	556	556
Level 4	11,074	11,074	11,074	556	556	556
Total	47,774	44,300	44,300	2,224	2,224	2,224

Building B (West) Summary

Level	Commercial (Gross Area)	Residential (Gross Area)	Residential (Net Area)	Residential (Units)	Residential (Total Units)	Residential (Total Units)
Level 1	9,877	28,271	28,271	805	805	805
Level 2	27,865	28,271	28,271	805	805	805
Level 3	33,955	28,271	28,271	805	805	805
Level 4	33,955	28,271	28,271	805	805	805
Total	105,652	113,084	113,084	3,220	3,220	3,220

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Building A (East) Summary

Level	Commercial (Gross Area)	Residential (Gross Area)	Residential (Net Area)	Residential (Units)	Residential (Total Units)	Residential (Total Units)
Level 1	14,552	11,074	11,074	556	556	556
Level 2	11,074	11,074	11,074	556	556	556
Level 3	11,074	11,074	11,074	556	556	556
Level 4	11,074	11,074	11,074	556	556	556
Total	47,774	44,300	44,300	2,224	2,224	2,224

Building B (West) Summary

Level	Commercial (Gross Area)	Residential (Gross Area)	Residential (Net Area)	Residential (Units)	Residential (Total Units)	Residential (Total Units)
Level 1	9,877	28,271	28,271	805	805	805
Level 2	27,865	28,271	28,271	805	805	805
Level 3	33,955	28,271	28,271	805	805	805
Level 4	33,955	28,271	28,271	805	805	805
Total	105,652	113,084	113,084	3,220	3,220	3,220

ISSUED FOR
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28 MARCH 2019

Building A (East) Summary

Level	Commercial (Gross Area)	Residential (Gross Area)	Residential (Net Area)	Residential (Units)	Residential (Total Units)	Residential (Total Units)
Level 1	14,552	11,074	11,074	556	556	556
Level 2	11,074	11,074	11,074	556	556	556
Level 3	11,074	11,074	11,074	556	556	556
Level 4	11,074	11,074	11,074	556	556	556
Total	47,774	44,300	44,300	2,224	2,224	2,224

Building B (West) Summary

Level	Commercial (Gross Area)	Residential (Gross Area)	Residential (Net Area)	Residential (Units)	Residential (Total Units)	Residential (Total Units)
Level 1	9,877	28,271	28,271	805	805	805
Level 2	27,865	28,271	28,271	805	805	805
Level 3	33,955	28,271	28,271	805	805	805
Level 4	33,955	28,271</				



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5. DESIGN PANEL 05 FEB 2019
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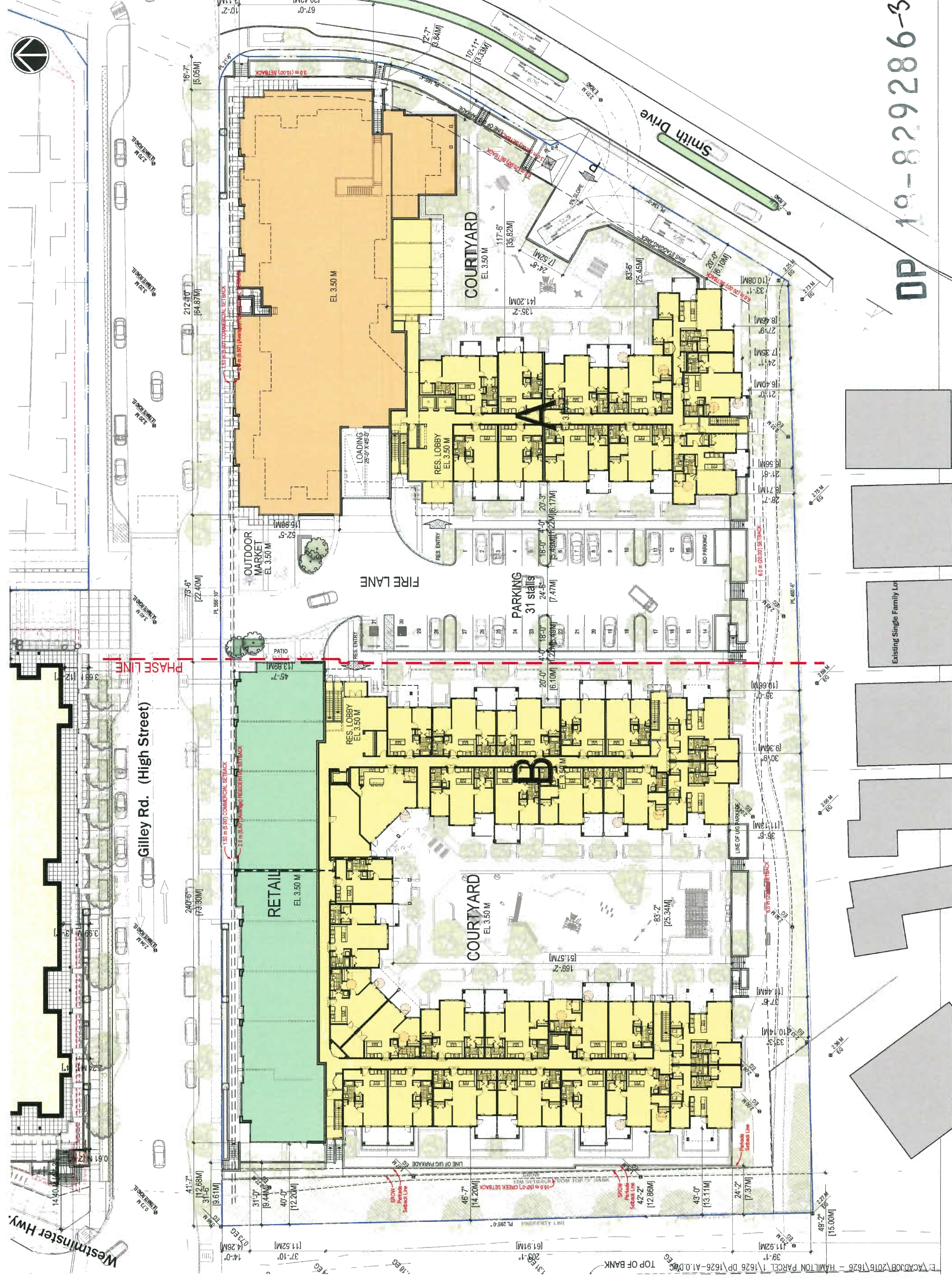
CLIENT:
ORIS
100-12235 No. 1 Road
Richmond, BC V7E 1T8

PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

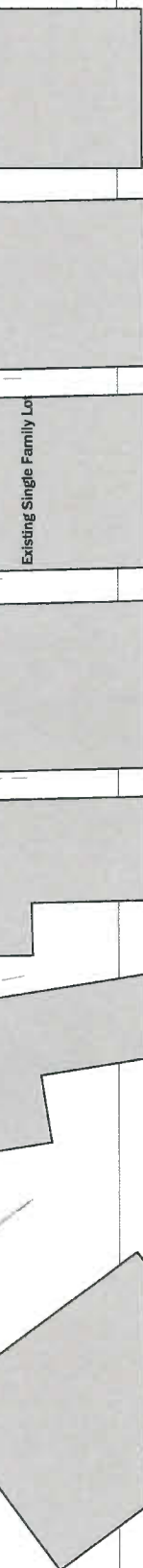
DRAWING TITLE:
SITEPLAN - PARCEL 1

DATABASE: 1626-A1.0.DWG
SCALE: 1"=25'-0"
PLOT DATE: 25 MAR 2019
DRAWN: LB
CHECKED: KSH
PROJECT NO. **1626**

DWG. NO. **A1.1**
19-829286



DP 19-829286-3



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6. DP BOARD PANEL	25 MAR 2019

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ARCHITECTURAL SEAL:

CLIENT: **ORIS**
145-4555 St. Johns Street
Richmond, BC V7E 5T8

PROJECT: **Hamilton Lands**
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

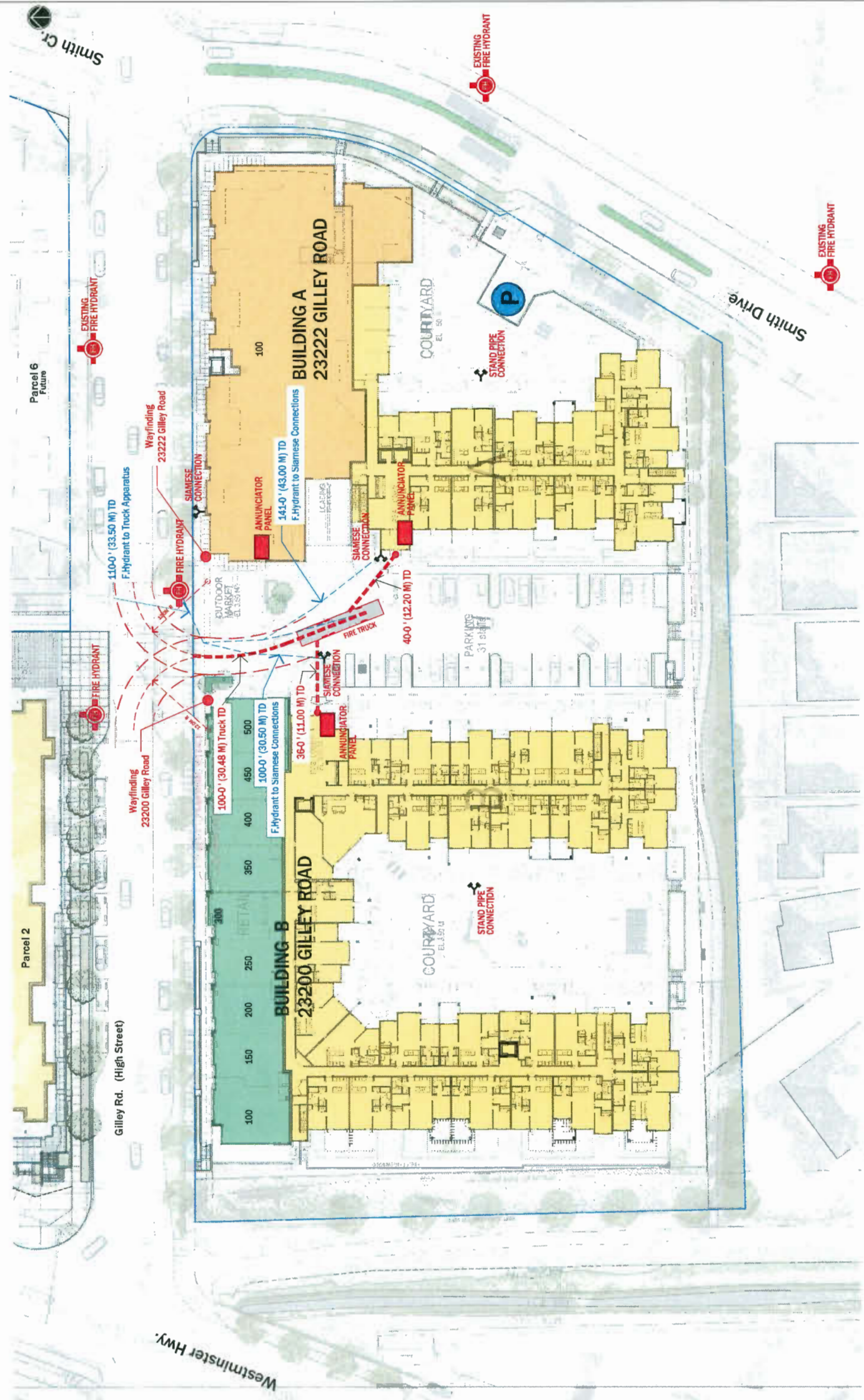
DRAWING TITLE: **FIRE FIGHTING PLAN**

DATABASE: 1626-A1.0.dwg
SCALE: 1"=25'-0"
PLOT DATE: 27 MAR 2019
DRAWN: LB
CHECKED: KSH

PROJECT NO.: **1626**

DWG. NO.: **A1.2**

DP No: 18-829286
BP No: _____



Notes:

- Signage will be provided at FDCs indicating addresses serviced and sprinkler, standpipe to meet the pump pressure required. A mechanical consultant has been retained and will ensure that these issues are addressed.
- All emergency equipment to be tagged with ASTTBC technician's stamp and next inspection date on it. Emergency equipment to be tagged: sprinkler system, three fire alarm panels, fire extinguishers, emergency lighting.
- Lock box will be provided for each response point. Two sets of keys on separate key chains will be provided and placed in the lock box. Access keys provided for elevators, FOB's for interior & exterior stairwells, fire safety plan box, service rooms (elevator mech/sprinkler and electrical).
- All service rooms will have signage indicating uses.

WASTE MANAGEMENT PLAN :
APARTMENT/CONDOMINIUM TOTAL 223 UNITS

BUILDING B (RETAIL = 899 M2)

Waste Type	Number of Units	Size of Bin	Collection Frequency
Residual of Mixed Containers	13	30L	3x per Week
Residual of Recyclable Beverage Containers	5	24L	3x per Week
Residual of Mixed Paper	7	30L	3x per Week
Residual of Glass	2	24L	3x per Week
Residual of Food Scraps and Food Trimmings	9	24L	3x per Week
Residual of Composted Cardboard	1	60L	3x per Week
Residual of Garbage	4	60L	2x per Week

BUILDING A

FOR RETAIL TENANT = 1,539 M2

Waste Type	Number of Units	Size of Bin	Collection Frequency
Commercial Mixed Containers	4	30L	3x per Week
Commercial Recyclable Beverage Containers	3	24L	3x per Week
Commercial Mixed Paper (including newspapers)	9	30L	3x per Week
Commercial Glass	3	24L	3x per Week
Commercial Food Scraps and Food Trimmings	3	24L	3x per Week
Commercial Cardboard (Stacked Compost)	1	3x 24L	3x per Week
Commercial Garbage	1	3x 24L	2x per Week

BUILDING A

FOR GROCERY TENANT = 1,139 M2

Waste Type	Number of Units	Size of Bin	Collection Frequency
Commercial Mixed Containers	2	30L	3x per Week
Commercial Recyclable Beverage Containers	1	24L	3x per Week
Commercial Mixed Paper (including newspapers)	4	30L	3x per Week
Commercial Glass	1	24L	3x per Week
Commercial Food Scraps and Food Trimmings	1	3x 24L	3x per Week
Commercial Cardboard (Stacked Compost)	1	3x 24L	3x per Week
Commercial Garbage (Stacked Compost)	1	3x 24L	2x per Week

PARKING PROVIDED :

Parking Stall Sizes Summary

Standard Cars	Small Cars	HC	Tandem (vertical)	Total	Shared	Small & Tandem Cars
Residential	219	121	22	367	45	143
Commercial	269	152	22	453	45	174
	54%	25%	5%			55%

Building A Parking Stall Sizes Summary

Standard Cars	Small Cars	HC	Tandem (vertical)	Total	Shared	Small & Tandem Cars
Residential	91	46	2	139	17	46
Commercial	32	21	0	55	0	21
	25%	28%	0%			26%

Building B Parking Stall Sizes Summary

Standard Cars	Small Cars	HC	Tandem (vertical)	Total	Shared	Small & Tandem Cars
Residential	128	72	3	225	28	94
Commercial	18	10	1	29	28	10
	82%	82%	2%			41%



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 5. DP PANEL 29 FEB 2019
 6. DP BOARD PANEL 29 MAR 2019

ISSUED FOR
DP BOARD
29 MARCH 2019

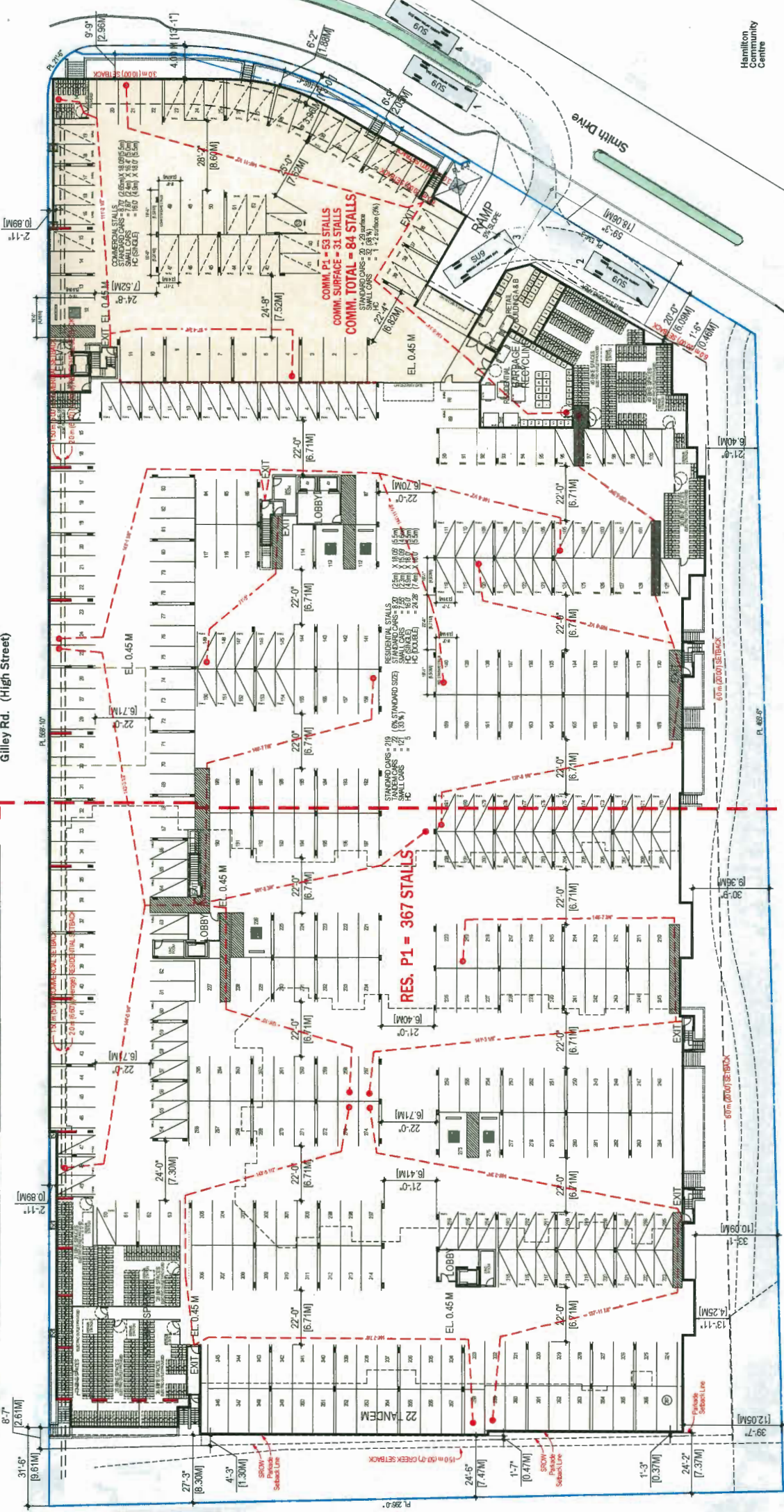
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CLIENT: **ORS**
100-12235 No. 8 Road
Richmond, BC V7E 5T6

PROJECT: **Hamilton Lands**
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC
DRAWING TITLE: **PARKADE PLAN -OVERALL**

DATEBASE: 1606-A2.0.dwg
SCALE: 1"=25'-0"
PLOT DATE: 27 MAR 2019
DRAWN: LB/RN
CHECKED: KSH
PROJECT NO: 1626

DWG. NO. **A2.0**
18-829286



DP 18-829286-5



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4. DP RE-SUBMISSION 25 FEB 2019
5. DP PANEL 25 FEB 2019
6. DP BOARD PANEL 25 MAR 2019

DATE:

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CLIENT:
ORIS
 500-22255 Ave. 2, Bldg
 Richmond, BC V6V 1E1

PROJECT:
Hamilton Lands
 Parcel 1, Main Office Building
 23200 - 23222 Gilley Road,
 Richmond BC

DRAWING TITLE:
WASTE MANAGEMENT PLAN

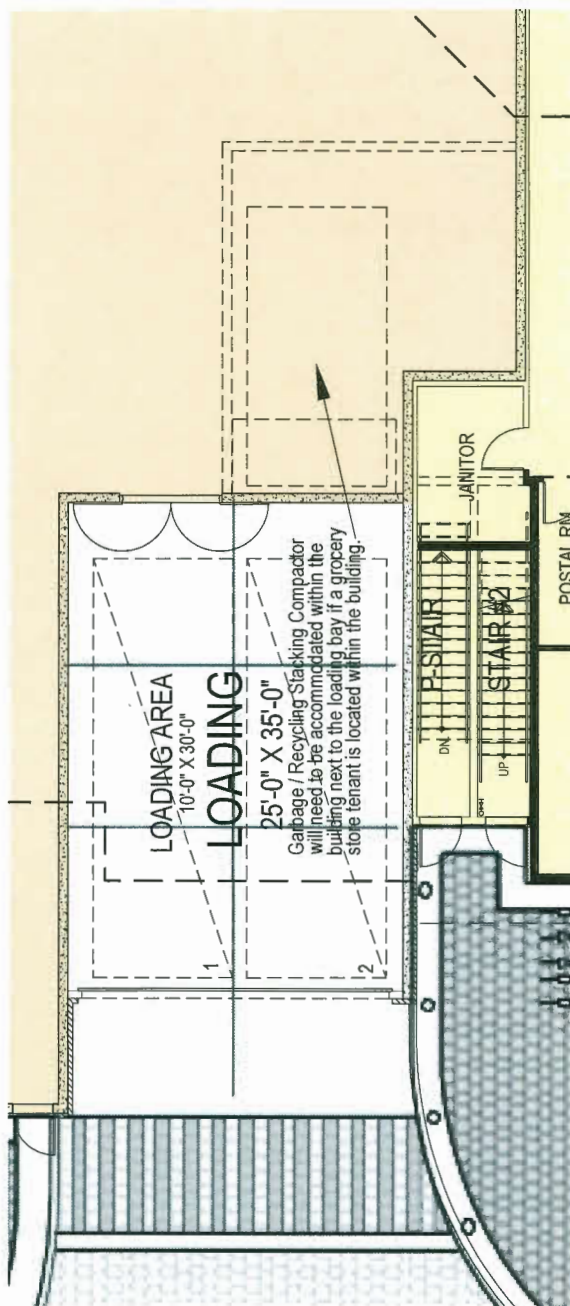
DATEBASE: 1626-A2.0.dwg
 SCALE: 1/8"=1'-0"
 PLOT DATE: 27 MAR 2019
 DRAWN: LB/RN
 CHECKED: KSH

PROJECT NO.: 1626

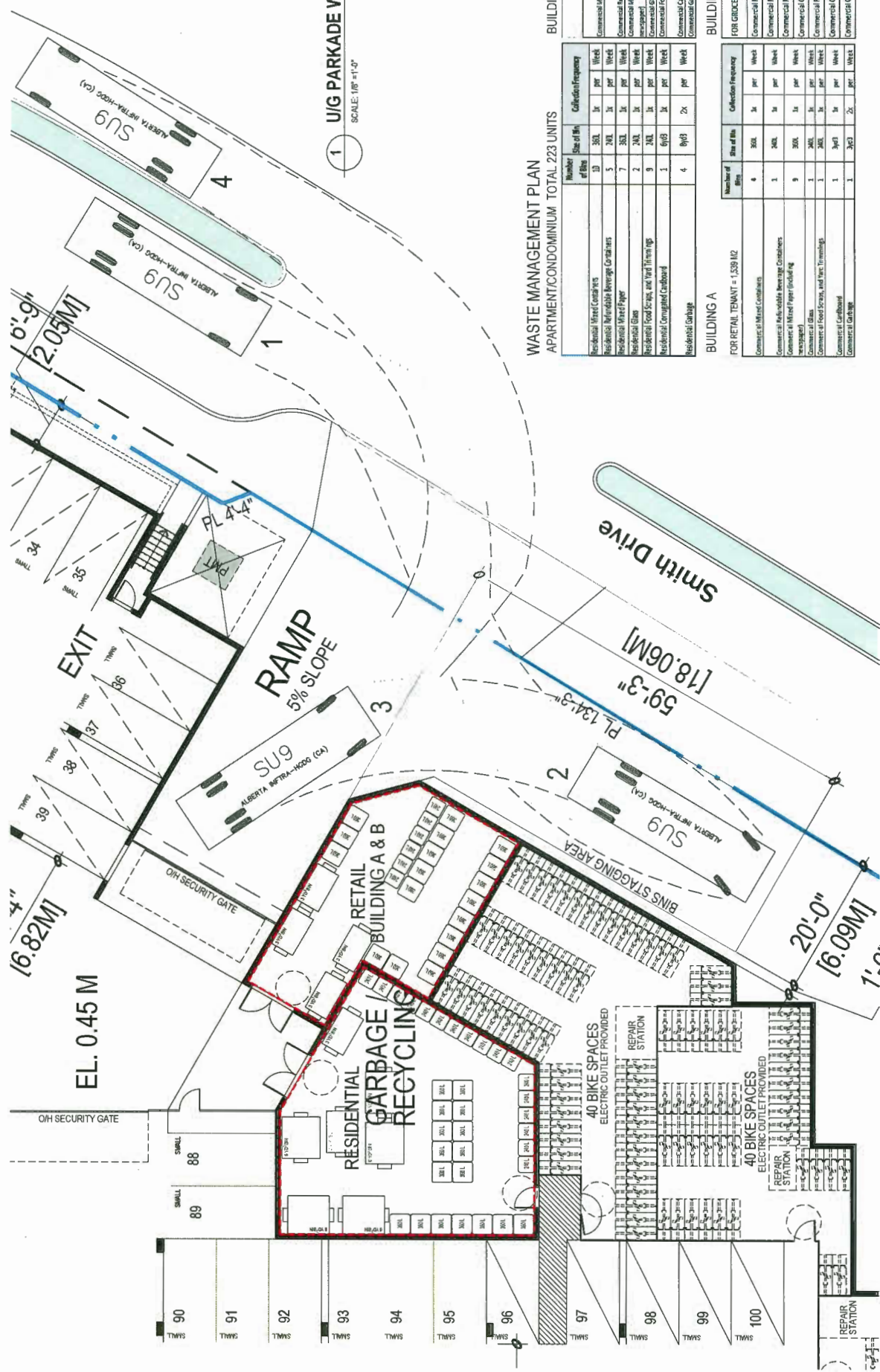
DWG. NO.:
A2.1
 18-829286



2 LEVEL 1 WASTE MANAGEMENT PLAN
 SCALE: 3/16" = 1'-0"



1 UIG PARKADE WASTE MANAGEMENT PLAN
 SCALE: 1/8" = 1'-0"



WASTE MANAGEMENT PLAN
 APARTMENT/CONDOMINIUM TOTAL 223 UNITS

Waste Type	Number of Bins	Size of Bin	Collection Frequency
Residential Mixed Containers	13	30L	3x per Week
Residential Recyclable Beverage Containers	5	24L	3x per Week
Residential Recyclable Beverage Containers	7	32L	3x per Week
Residential Mixed Paper (Including Newspapers)	2	24L	3x per Week
Residential Glass	3	24L	3x per Week
Residential Food Scraps and Yard Trimmings	1	24L	3x per Week
Residential Compostable Cardboard	1	60L	3x per Week
Residential Garbage	4	60L	2x per Week

BUILDING A
 FOR RETAIL TENANT = 1,539 M2

Waste Type	Number of Bins	Size of Bin	Collection Frequency
Commercial Mixed Containers	4	30L	3x per Week
Commercial Recyclable Beverage Containers	1	40L	3x per Week
Commercial Recyclable Beverage Containers	9	30L	3x per Week
Commercial Mixed Paper (Including Newspapers)	1	24L	3x per Week
Commercial Glass	1	24L	3x per Week
Commercial Food Scraps and Yard Trimmings	1	30L	3x per Week
Commercial Compostable Cardboard	1	30L	3x per Week
Commercial Garbage	1	30L	2x per Week

BUILDING B (RETAIL = 899 M2)

Waste Type	Number of Bins	Size of Bin	Collection Frequency
Commercial Mixed Containers	1	30L	3x per Week
Commercial Recyclable Beverage Containers	1	24L	3x per Week
Commercial Recyclable Beverage Containers	4	30L	3x per Week
Commercial Mixed Paper (Including Newspapers)	1	24L	3x per Week
Commercial Glass	1	30L	3x per Week
Commercial Food Scraps and Yard Trimmings	1	24L	3x per Week
Commercial Compostable Cardboard	1	24L	3x per Week
Commercial Garbage	1	30L	3x per Week

DP 18-829286-6



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2. DP RESUBMISSION	30 OCT 2018
3. DP RESUBMISSION	07 NOV 2018
4. DP RESUBMISSION	25 DEC 2018
5. DP PANEL	25 FEB 2019
6. DP BOARD PANEL	25 MAR 2019

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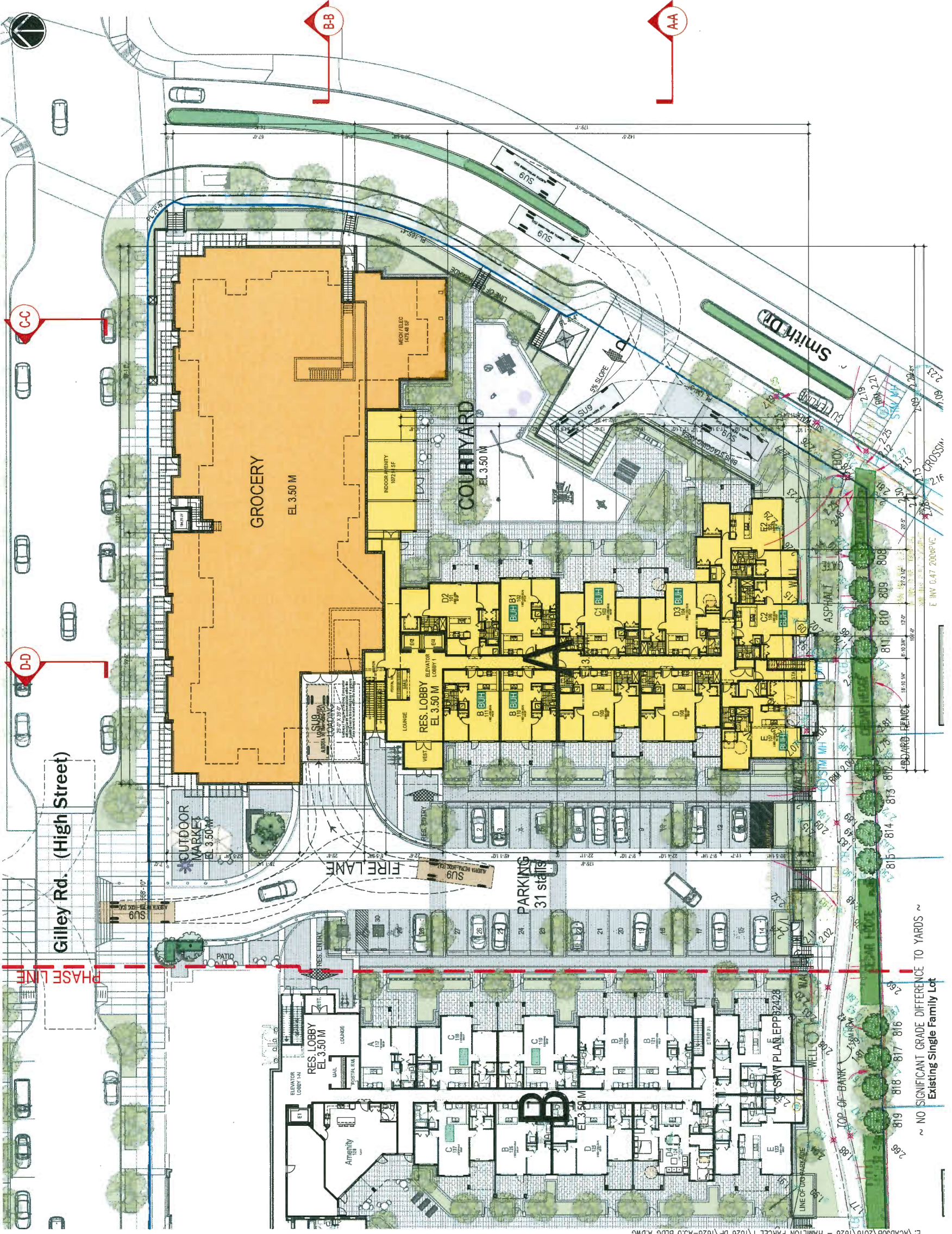
CLIENT: **ORIS** (00-12225 No. 8 Road Richmond, BC V7E 8T6)

PROJECT: **Hamilton Lands**
 23200 - 23222 Gilley Road, Richmond BC

DRAWING TITLE: **BUILDING A LEVEL 1 PLAN**

DATABASE: 1626-A3.0.LDWG
 SCALE: 1/16"=1'-0"
 PLOT DATE: 28 MAR 2019
 DRAWN: LB/RN
 CHECKED: KSH
 PROJECT NO.: **1626**

DWG. NO. **A3.0**
 DP No: 16-829286
 SP No:



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~ NO SIGNIFICANT GRADE DIFFERENCE TO YARDS ~
 Existing Single Family Lot

DP 18-829286-7



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2. DP REVISION	30 JULY 2018
3. DP RE-SUBMISSION	07 NOV 2018
4. A. DESIGN PANEL	20 DEC 2018
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25 MARCH 2019

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CLIENT: **ORIS**
100-45308 No. 1 Street
Richmond, BC V7E 1T6

PROJECT: **Hamilton Lands**
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
**BUILDING A
LEVEL 2 PLAN**

DATABASE: 1626-A3.0.dwg
SCALE: 1/16"=1'-0"
PLOTDATE: 25 MAR 2019
DRAWN: LB/RN
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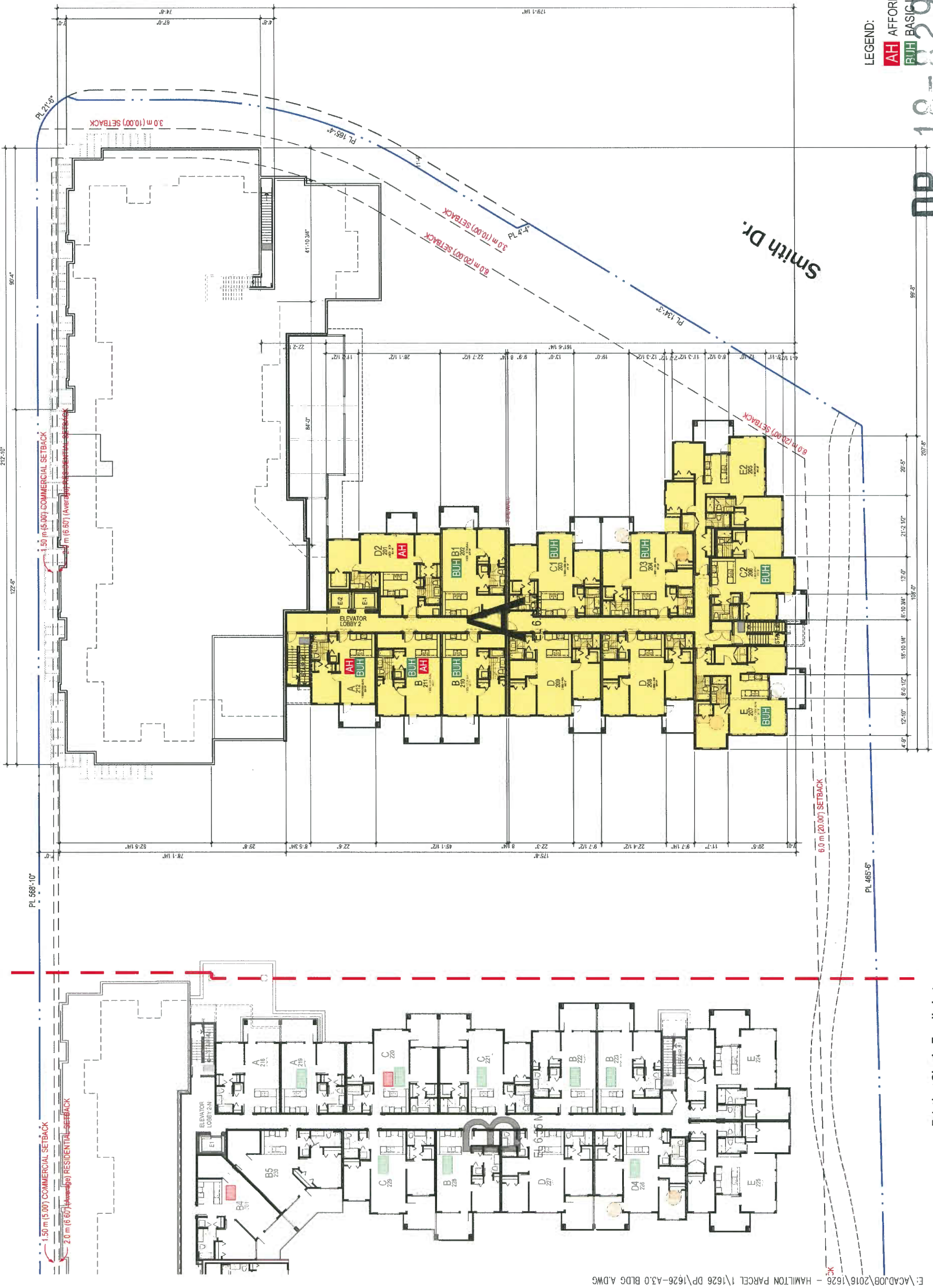
PROJECT NO. **1626**

DWG. NO. **A3.1**
DP No: 18-629286
BP No:



Gilley Rd. (High Street)

PHASE LINE



LEGEND:

AH AFFORDABLE HOUSING
BUH BASIC UNIVERSAL HOUSING

DP 18-629286-1

OP 18-629286-1

PHASE LINE

Gilley Rd. (High Street)

DD

CC



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25 MARCH 2019

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100-12218 Ave 1 Road
Richmond, BC V7E 2T6

PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
**BUILDING A
LEVEL 3 PLAN**

DATABASE: 1626-A3.0.dwg
SCALE: 1/16"=1'-0"
PLOTDATE: 25 MAR 2019
DRAWN: LB/RN
CHECKED: KSH
PROJECT NO. 1626

DWG. NO. **A3.2**
18-029286
DP No: 18-029286
BP No:



LEGEND:

AH AFFORDABLE HOUSING
BUH BASIC UNIVERSAL HOUSING

DP 18-029286-9

Existing Single Family Lot



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CLIENT:
ORIS
200-123348 St. 1 Blvd
Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
BUILDING A
LEVEL 4a PLAN

DATABASE: 1626-A3.0.dwg
SCALE: 1/16"=1'-0"
PLOTDATE: 25 MAR 2019
DRAWN: LB/RN
CHECKED: KSH

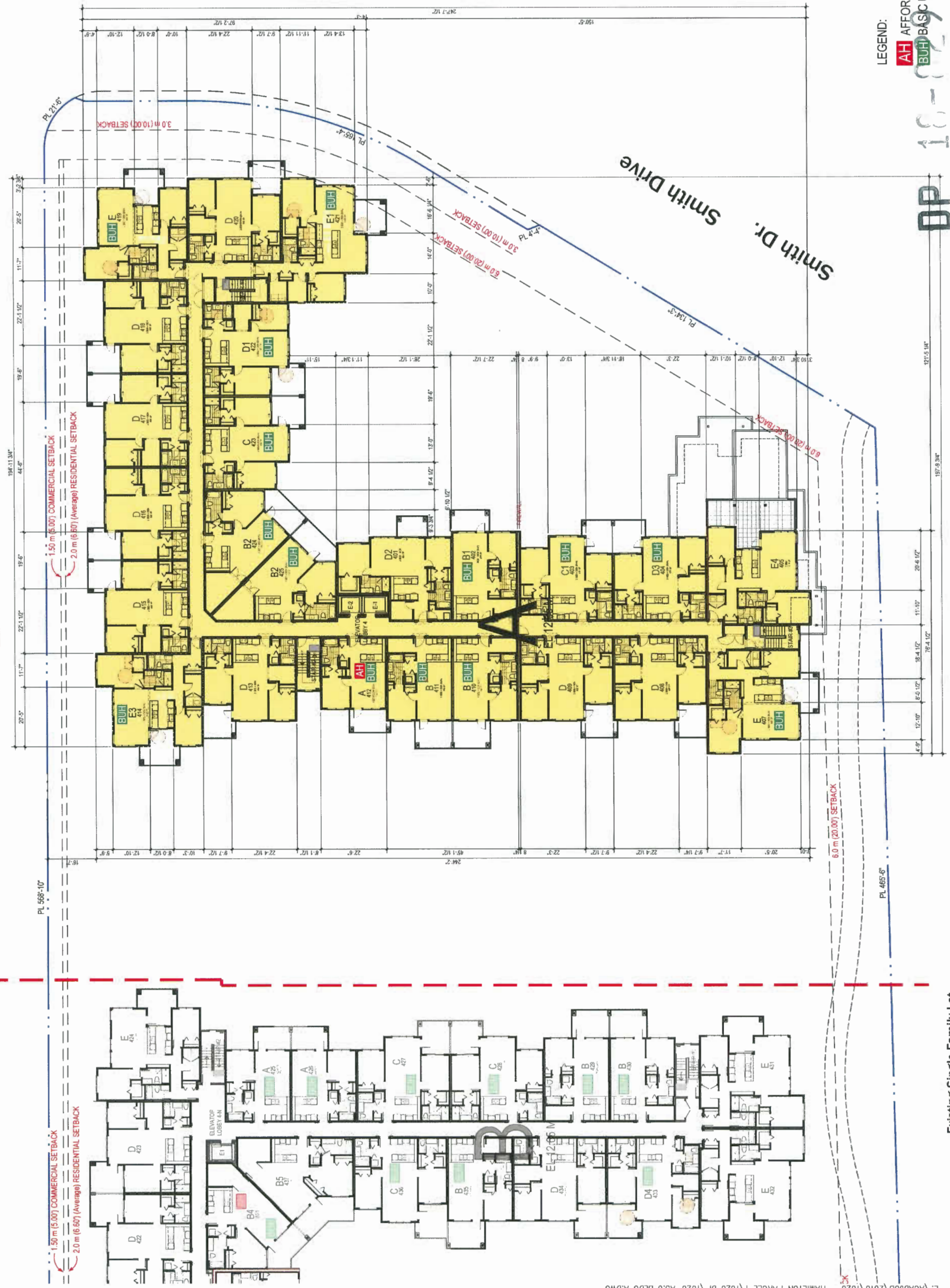
PROJECT NO. **1626**

DWG. NO. **A3.3**
18-923286



Gilley Rd. (High Street)

Gilley Rd. (High Street)



LEGEND:

AH AFFORDABLE HOUSING
BUH BASIC UNIVERSAL HOUSING

DP 10-2006

10-2006

10-2006

Existing Single Family Lot



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CLIENT: **ORIS**
100-12325 No. 1 Road
Richmond, BC V7E 1T6

PROJECT: **Hamilton Lands**
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
**BUILDING A
LEVEL 4b PLAN**

DATABASE: 1626-A3.0.dwg
SCALE: 1/16"=1'-0"
PLOT DATE: 25 MAR 2019
DRAWN: LB/RN
CHECKED: KSH

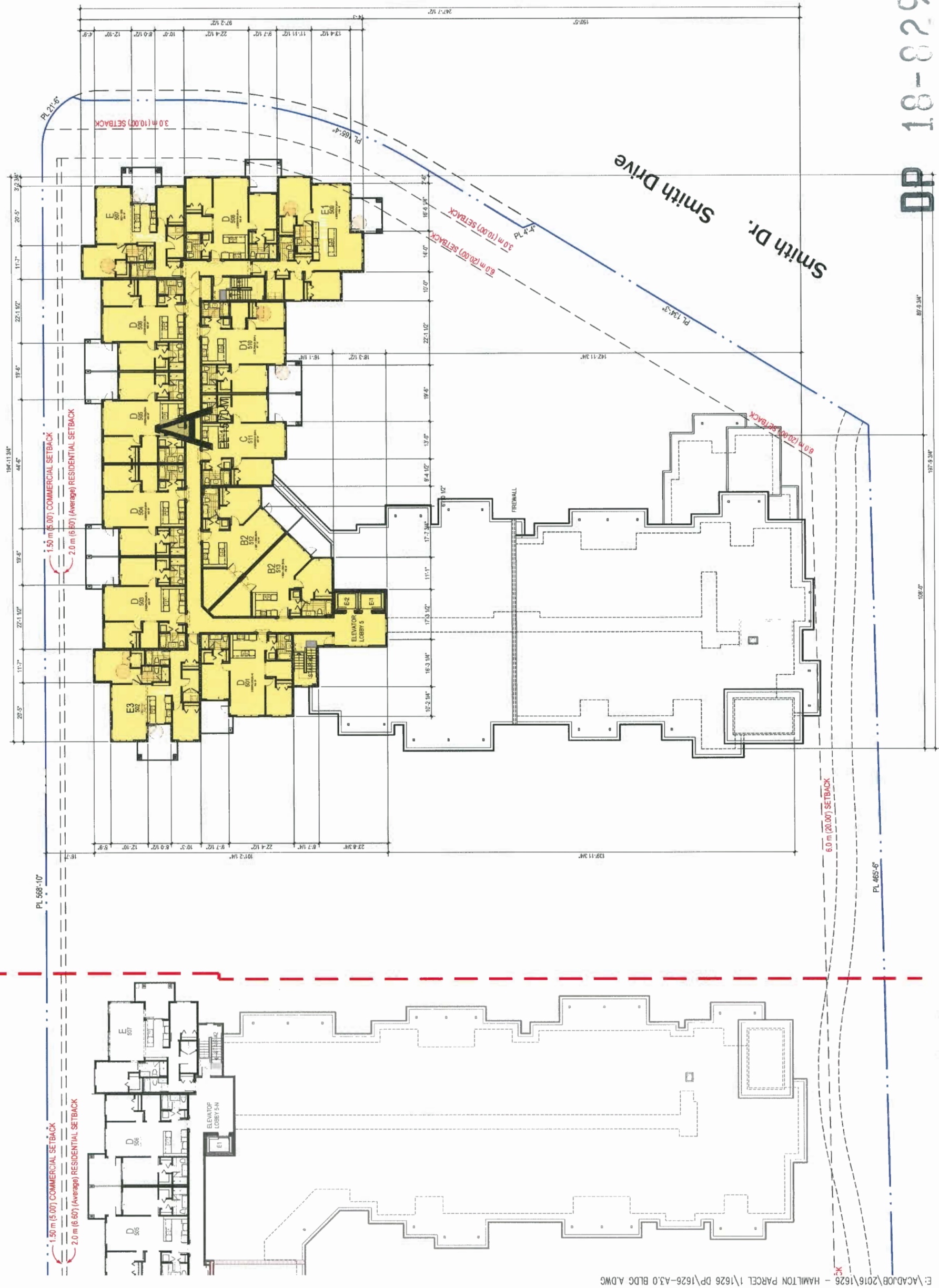
PROJECT NO. 1626

DWG. NO. **A3.4**
DP No: 18-829286
BP No: 18-829286



Gilley Rd. (High Street)

Gilley Rd. (High Street)



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DP 18-829286-11

Existing Single Family Lot



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DP BOARD
25 MARCH 2019

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ARCHITECTURAL SEAL:

CLIENT: **ORIS**
400 - 15218 No. 4 Road
Richmond, BC V7E 1T6

PROJECT: **Hamilton Lands**
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
**BUILDING A
ROOF PLAN**

DATABASE: 1626-A3.0.dwg
SCALE: 1/16"=1'-0"
PLOTDATE: 25 MAR 2019
DRAWN: LB/RN
CHECKED: KSH

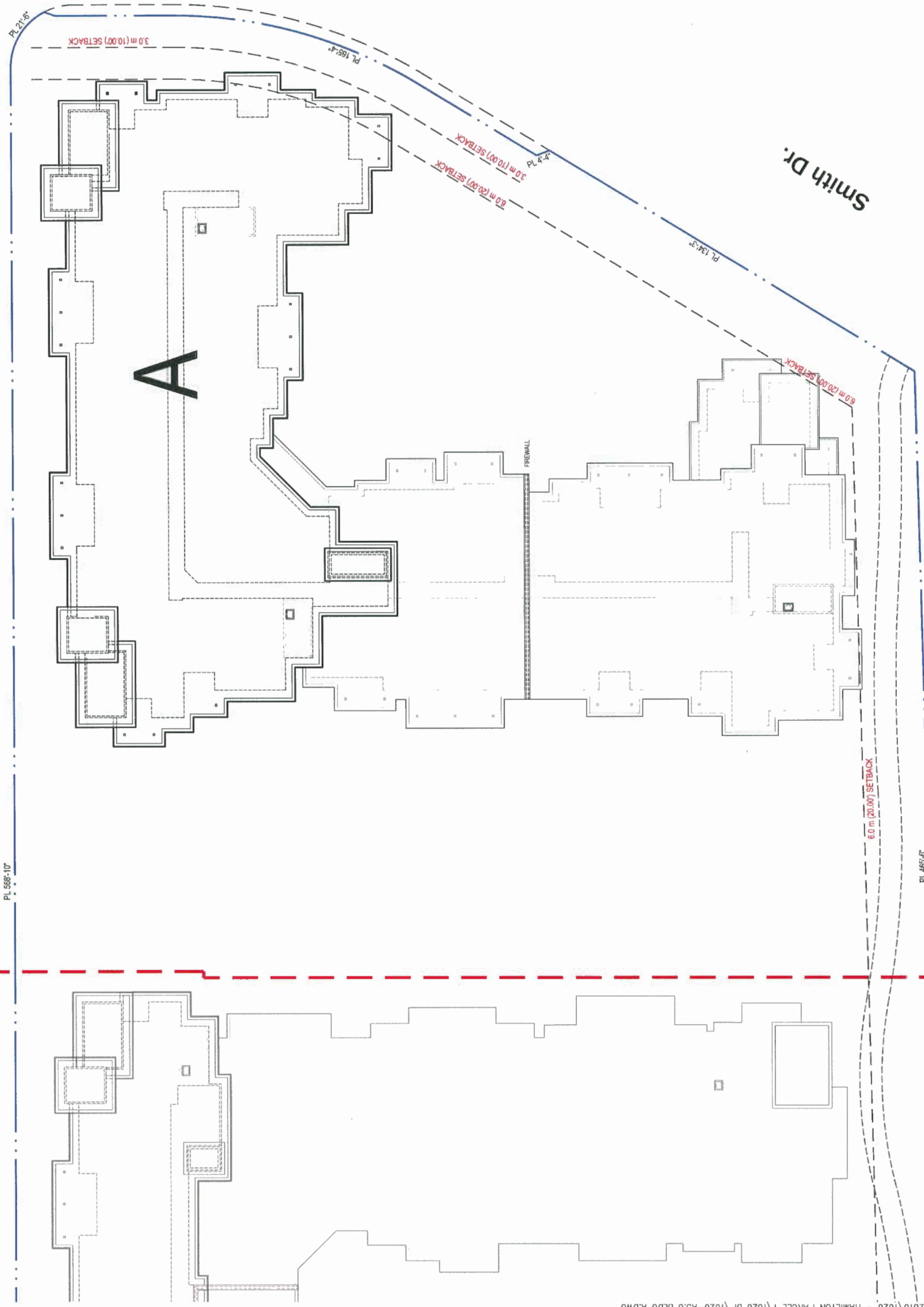
PROJECT NO. **1626**

DWG. NO. **A3.5**
DP No: 18-829286
RP No:



Gilley Rd. (High Street)

PHASE LINE



DP 18-829286-12

Existing Single Family Lot



Rositch Hemphill Architects
 120 Powell Street, Unit 10
 Vancouver, BC Canada
 V6A 1G1
 t 604.669.8002
 f 604.669.1091
 www.rharchitects.ca

ISSUED:

1. DP APPLICATION 30 JULY 2018
2. PRELIMINARY DESIGN 07 NOV 2018
3. DP SUBMISSION 07 NOV 2018
4. A. DESIGN PANEL 20 DEC 2018
5. DP PANEL 25 FEB 2019
6. DP BOARD PANEL 25 MAR 2019

ISSUED FOR
DP BOARD
 25 MARCH 2019

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ARCHITECTURAL SEAL:

CLIENT: **ORS**
 100 - 12235 No. 1 Road
 Richmond, BC V7E 2T6

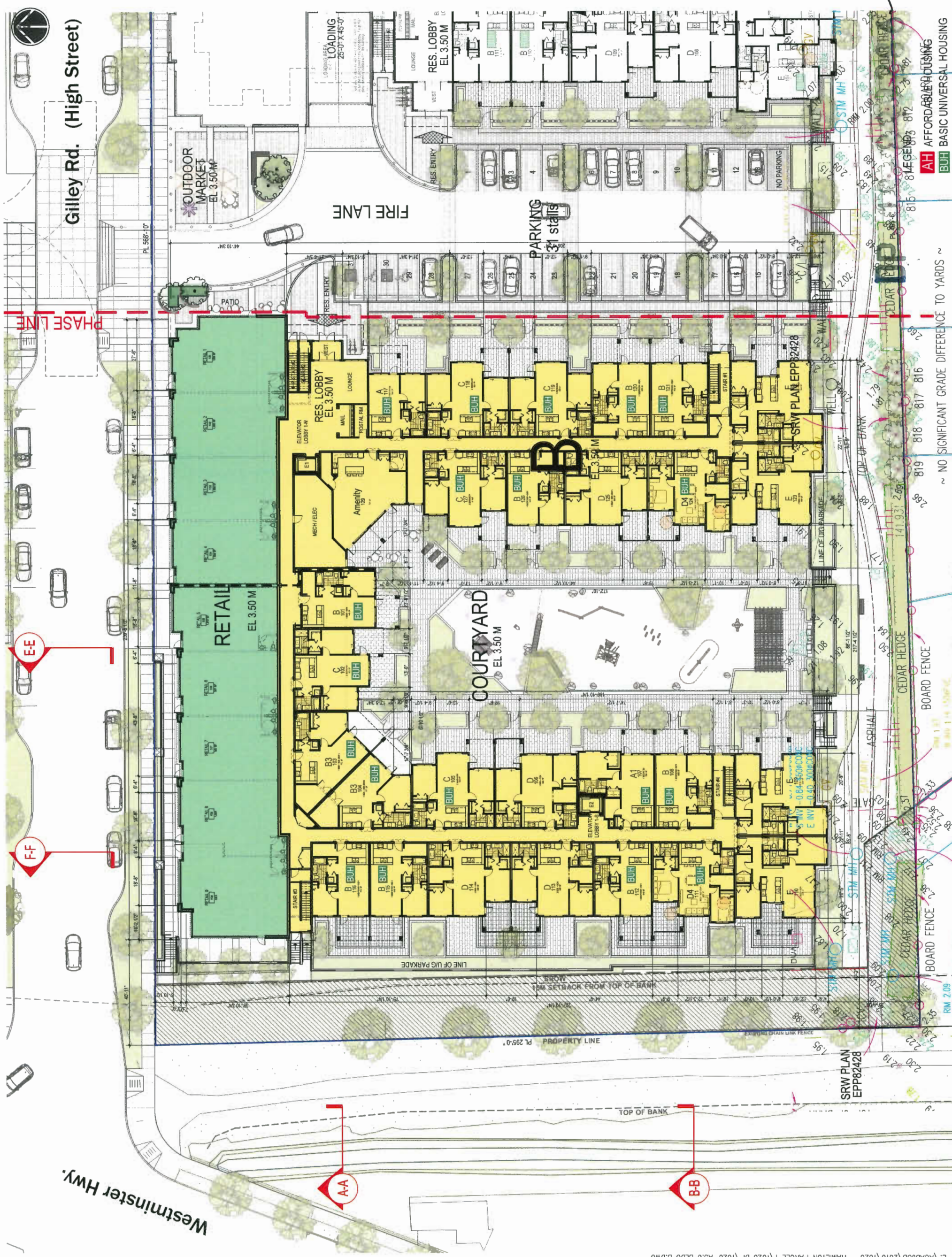
PROJECT:
Hamilton Lands
 Parcel 1, Mixed-Use Building
 23200 - 23222 Gilley Road,
 Richmond BC

DRAWING TITLE:
**BUILDING B
 GROUND FLOOR PLAN**

DATABASE: 1626-A3.0.dwg
 SCALE: 1/16"=1'-0"
 PLOTTED: 25 MAR 2019
 DRAWN: LB/RN
 CHECKED: KSH

PROJECT NO. **1626**

DWG. NO. **A3.6**
 DP NO: 18-829286
 BP NO:



NO SIGNIFICANT GRADE DIFFERENCE TO YARDS ~
 CEDAR HEDGE
 BOARD FENCE
 Existing Single Family Lot
 AFFORDABLE HOUSING
 BASIC UNIVERSAL HOUSING



Rositch Hemphill Architects

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Vancouver, BC Canada
V6A 1G1

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f 604.669.4091

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ISSUED:	DATE:
1. DP APPLICATION	30 JULY 2018
2. DP RESUBMISSION	30 OCT 2018
3. DP RESUBMISSION	07 NOV 2018
4. A. DESIGN PANEL	20 DEC 2018
5. DP PANEL	25 FEB 2019
6. DP BOARD PANEL	25 MAR 2019

ISSUED FOR
DP BOARD
25 MARCH 2019

NO. REVISION: _____ DATE: _____

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ARCHITECTURAL SEAL:

CLIENT: **ORIS**
400-452935 No. 1 Road
Richmond, BC V7E 1T6

PROJECT: **Hamilton Lands**
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
**BUILDING B
SECOND FLOOR PLAN**

DATABASE: 1626-A3.0.DWG
SCALE: 1/16"=1'-0"
PLOTDATE: 25 MAR 2019
DRAWN: LB/RN
CHECKED: KSH

PROJECT NO. **1626**

DWG. NO. **A3.7**
DP No: 18-029286
BP No:



Gilley Rd. (High Street)

Gilley Rd. (High Street)

PHASE LINE

E-E

F-F

A-A

B-B



DP 18-029286-4

PL 465'-6"

LEGEND:

AH AFFORDABLE HOUSING
BUH BASIC UNIVERSAL HOUSING

Existing Single Family Lot



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Vancouver, BC Canada
V6A 1G1

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f 604.669.1091
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ISSUED:	DATE:
1. DP APPLICATION	20 JULY 2018
2. DP RESUBMISSION	30 OCT 2018
3. DP RESUBMISSION	07 NOV 2018
4. A. DESIGN PANEL	20 DEC 2018
5. DP PANEL	28 FEB 2019
6. DP BOARD PANEL	25 MAR 2019

ISSUED FOR
DP BOARD
25 MARCH 2019

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DATE:
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ARCHITECTURAL SEAL:

CLIENT:
ORIS
400-40988 No. 1 Road
Richmond, BC V7E 1T8

PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
**BUILDING B
LEVEL 3 PLAN**

DATABASE: 1626-A3.0.dwg
SCALE: 1/16"=1'-0"
PLOTDATE: 25 MAR 2019
DRAWN: LB/RN
CHECKED: KSH
PROJECT NO. **1626**

DWG. NO. **A3.8**
DP No: 18-029286
BP No:

Gilley Rd. (High Street)



PHASE LINE

E-E

F-F

Gilley Rd. (High Street)



DP 18-029286-15
PL 485-6"

LEGEND:
AH AFFORDABLE HOUSING
BUH BASIC UNIVERSAL HOUSING

Existing Single Family Lot

Westminster Hwy.

A-A

B-B



Gilley Rd. (High Street)



Rositch Hemphill Architects

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f 604.669.1091

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ISSUED:	DATE:
1. DP APPLICATION	30 JULY 2018
2. DP RESUBMISSION	30 OCT 2018
3. DP RESUBMISSION	15 NOV 2018
4. A. DESIGN PANEL	20 DEC 2018
5. DP PANEL	25 FEB 2019
6. DP BOARD PANEL	25 MAR 2019

ISSUED FOR
DP BOARD
25 MARCH 2019

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ARCHITECTURAL SEAL:

CLIENT:
ORS
100 - 12239 No. 1 Road
Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
**BUILDING B
LEVEL 4A PLAN**

DATABASE: 1626-A3.0.dwg
SCALE: 1/16"=1'-0"
PLOTDATE: 25 MAR 2019
DRAWN: LB/RN
CHECKED: KSH

PROJECT NO. **1626**

DWG. NO.
A3.9
DP No: 18-929286
BP No:

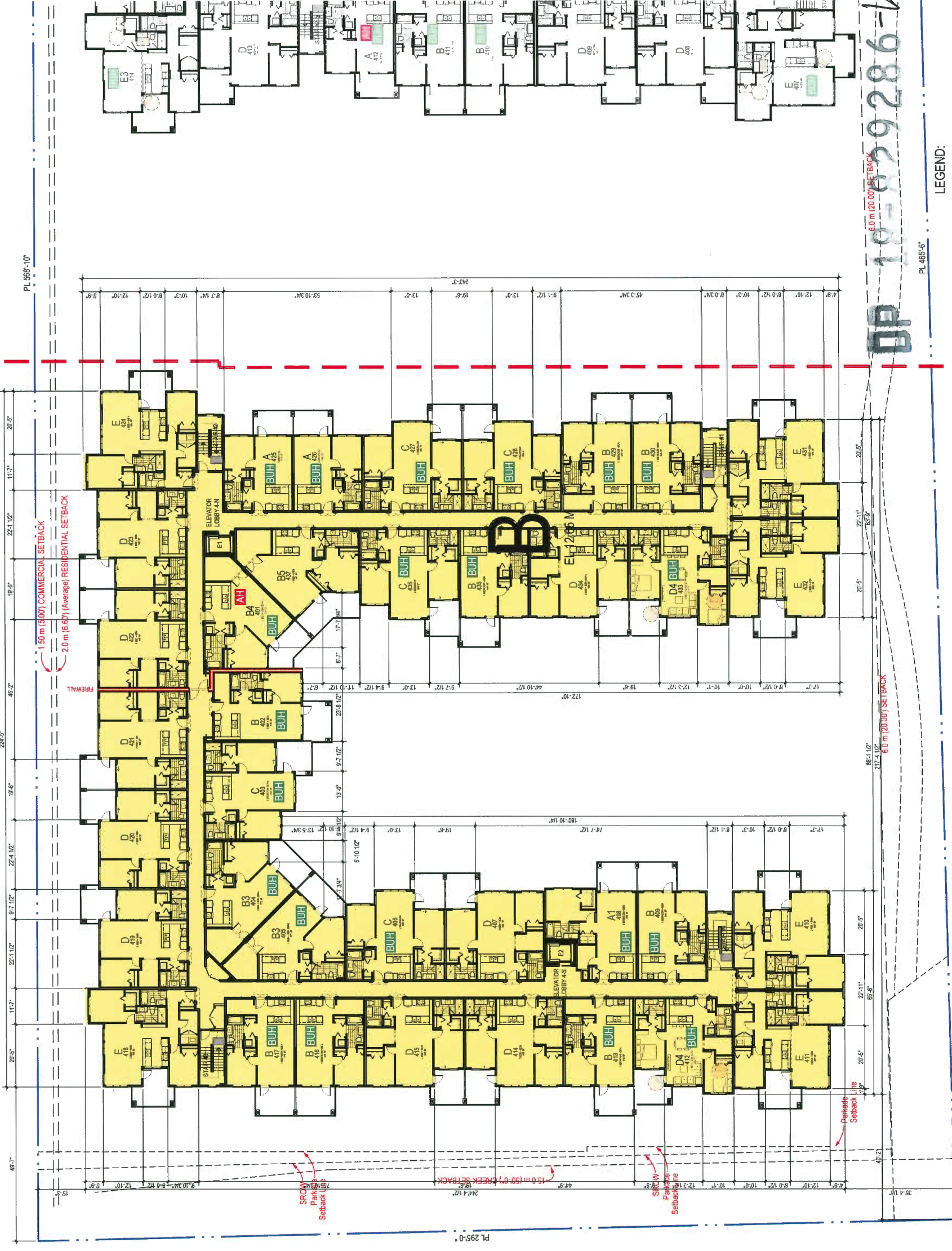
PHASE LINE

EE

FF

AA

BB



LEGEND:
AH AFFORDABLE HOUSING
BUH BASIC UNIVERSAL HOUSING

Existing Single Family Lot



Gilley Rd. (High Street)



Rositch Hemphill Architects

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

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f 604.669.1091

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ISSUED:	DATE:
1. DP APPLICATION	30 JULY 2018
2. DP RE-SUBMISSION	30 OCT 2018
3. DP RE-SUBMISSION	07 NOV 2018
4. DESIGN PANEL	28 DEC 2018
5. DP BOARD	15 FEB 2019
6. DP BOARD PANEL	25 MAR 2019

ISSUED FOR
DP BOARD
25 MARCH 2019

NO. REVISION:

DATE:

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ARCHITECTURAL SEAL:

CLIENT: **ORIS**
100 - 12235 No. 1 Road
Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
25200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
BUILDING B
LEVEL 4B PLAN

DATABASE: 1626-A3.0.dwg
SCALE: 1/16"=1'-0"
PLOT DATE: 25 MAR 2019
DRAWN: LB/RN
CHECKED: KSH
PROJECT NO.: 1626

DWG. NO.:
A3.10
DP No: 18-829286
BP No:



18-829286-7
PL 465'-6"

LEGEND:

- AH** AFFORDABLE HOUSING
- BUH** BASIC UNIVERSAL HOUSING

Existing Single Family Lot



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V6A 1G1

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ISSUED:	DATE
1. APPLICATION	20 MAY 2018
2. DP RE-SUBMISSION	30 OCT 2018
3. DP RE-SUBMISSION	07 NOV 2018
4. ADJUDICATED PANEL	20 DEC 2018
5. ADJUDICATED PANEL	20 DEC 2018
6. DP BOARD PANEL	25 MAR 2019

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DP BOARD
25 MARCH 2019

NO. REVISION: DATE:
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ARCHITECTURAL SEAL:

CLIENT: **ORJS**
100-12235 No. 1 Road
Richmond, BC V7E 1T6

PROJECT: **Hamilton Lands**
Phase 1, Medium-Density Building
2900 - 2902 Gilley Road
Richmond BC

DRAWING TITLE:
**BUILDING B
ROOF PLAN**

DATE: 1626-A3.0.dwg
SCALE: 1/20"=1'-0"
PLOT DATE: 28 MAR 2019
DRAWN: LB/RN
CHECKED: KSH

PROJECT NO. **1626**

DWG. NO. **A3.11**
DP No: 18-529286
BP No:



Gilley Rd. (High Street)

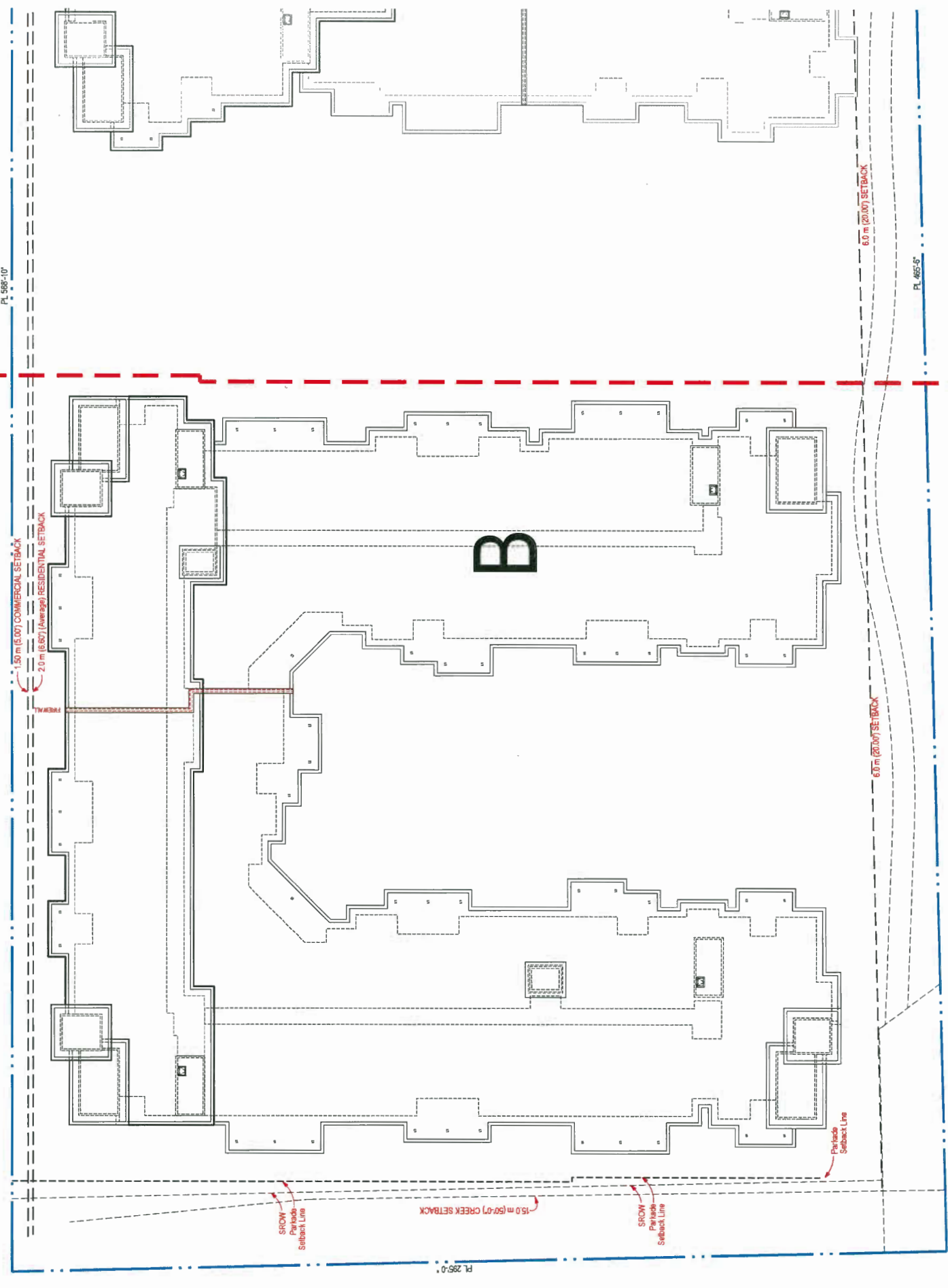
PHASE LINE

FF
EE

Westminster Hwy.

AA

BB



Existing Single Family Lot

DP 18-829286-18

FINISH SCHEDULE BUILDING "A"		COLOUR
1	ROOF FASCIA (2"x12" COMBED FACE)	BM HC-167 "AMBERST GRAY"
2	CEMENTITIOUS BOARD PANELS #1 (PRIMARY COLOUR)	BM HC-167 "AMBERST GRAY"
2A	-PAINTED	BM HC-167 "AMBERST GRAY"
2B	CEMENTITIOUS BOARD PANELS #2 (ACCENT COLOUR)	BM HC-206-10 "MERLOT RED"
2C	PAINTED EXPOSED CONCRETE	BM HC-206-10 "MERLOT RED"
3	HORIZONTAL VINYL SIDING - F EXPOSURE	KAYCAN VINYL SIDING "SAGE"
4	CERAMIC TILES	IRON "IRON GREY" 8"x16" PANEL SIZE
5	ALUM. FRAME GUARDRAIL W/ GLASS PANEL INSERTS	STOCK BLACK
6	DBLE. GLAZED THERM. BROKEN VINYL WINDOW & DOOR FRAME	STOCK WHITE
7	EXPOSED / PRE-CAST CONCRETE & CAPS	BM HC-189 "COVENTRY GRAY"
8	BALCONY WOOD FASCIA (COMBED FACE)	BM HC-167 "AMBERST GRAY"
9	WINDOW & DOOR TRIM (WOOD OR CEMENTITIOUS BOARD)	BM HC-167 "AMBERST GRAY"
10	NATURAL CEDAR/TIMBER COLUMN (WOOD OR CEMENTITIOUS BOARD)	SEKENS - CETOL PREMIUM COLLECTION - #877 "CEDAR"
11	BALCONY COLUMN CLADDING (64" HARD TRIM - RUSTIC W/ HARDI PANELS)	STOCK BLACK
12	ALUM. STOREFRONT WINDOWS AND DOORS AT ENTRY	SEKENS - CETOL PREMIUM COLLECTION - #877 "CEDAR"
13	NATURAL WOOD CEDAR EXPOSED TAG SOFFIT (ENTRY, FEATURE CORNERS)	STOCK BLACK
14	VINYL BEADED SOFFIT	BM CC-276 "SENA TWP"
15	LANDSCAPE WALLS #1	STOCK BLACK
16a	LANDSCAPE WALLS #2	ALUM. BLOCK WALLS
16b	STEEL FRAME CANOPY (AL-13 CLADDED W/ GLASS PANELS)	POURED IN PLACE CONCRETE
17	SIGNAGE/BANNERS	WHITE
18	LEVEL 4 BALCONY COLUMN CLADDING (64" HARDI TRIM - SMOOTH)	WHITE
19	METAL PANELS (AL-19)	BM HC-167 "AMBERST GRAY"
20	METAL PANEL GUARDRAIL FEATURE	TO MATCH STOREFRONT WINDOW FRAME COLOUR
21	MECHANICAL ROOF EQUIPMENT SCREENING - METAL	STOCK BLACK

NOTE: CORNER TRIMS TO MATCH ADJACENT EXTERIOR COLOR.

1 ROOF FASCIA (2"x12" COMBED FACE) BM HC-167 "AMBERST GRAY"

2A CEMENTITIOUS BOARD PANELS #1 (PRIMARY COLOUR) BM HC-167 "AMBERST GRAY"

2B CEMENTITIOUS BOARD PANELS #2 (ACCENT COLOUR) BM HC-206-10 "MERLOT RED"

2C PAINTED EXPOSED CONCRETE BM HC-206-10 "MERLOT RED"

3 HORIZONTAL VINYL SIDING - F EXPOSURE KAYCAN VINYL SIDING "SAGE"

4 CERAMIC TILES IRON "IRON GREY" 8"x16" PANEL SIZE

5 ALUM. FRAME GUARDRAIL W/ GLASS PANEL INSERTS STOCK BLACK

6 DBLE. GLAZED THERM. BROKEN VINYL WINDOW & DOOR FRAME STOCK WHITE

7 EXPOSED / PRE-CAST CONCRETE & CAPS BM HC-189 "COVENTRY GRAY"

8 BALCONY WOOD FASCIA (COMBED FACE) BM HC-167 "AMBERST GRAY"

9 WINDOW & DOOR TRIM (WOOD OR CEMENTITIOUS BOARD) BM HC-167 "AMBERST GRAY"

10 NATURAL CEDAR/TIMBER COLUMN (WOOD OR CEMENTITIOUS BOARD) SEKENS - CETOL PREMIUM COLLECTION - #877 "CEDAR"

11 BALCONY COLUMN CLADDING (64" HARDI TRIM - RUSTIC W/ HARDI PANELS) STOCK BLACK

12 ALUM. STOREFRONT WINDOWS AND DOORS AT ENTRY SEKENS - CETOL PREMIUM COLLECTION - #877 "CEDAR"

13 NATURAL WOOD CEDAR EXPOSED TAG SOFFIT (ENTRY, FEATURE CORNERS) STOCK BLACK

14 VINYL BEADED SOFFIT BM CC-276 "SENA TWP"

15 LANDSCAPE WALLS #1 ALUM. BLOCK WALLS

16a LANDSCAPE WALLS #2 POURED IN PLACE CONCRETE

16b STEEL FRAME CANOPY (AL-13 CLADDED W/ GLASS PANELS) WHITE

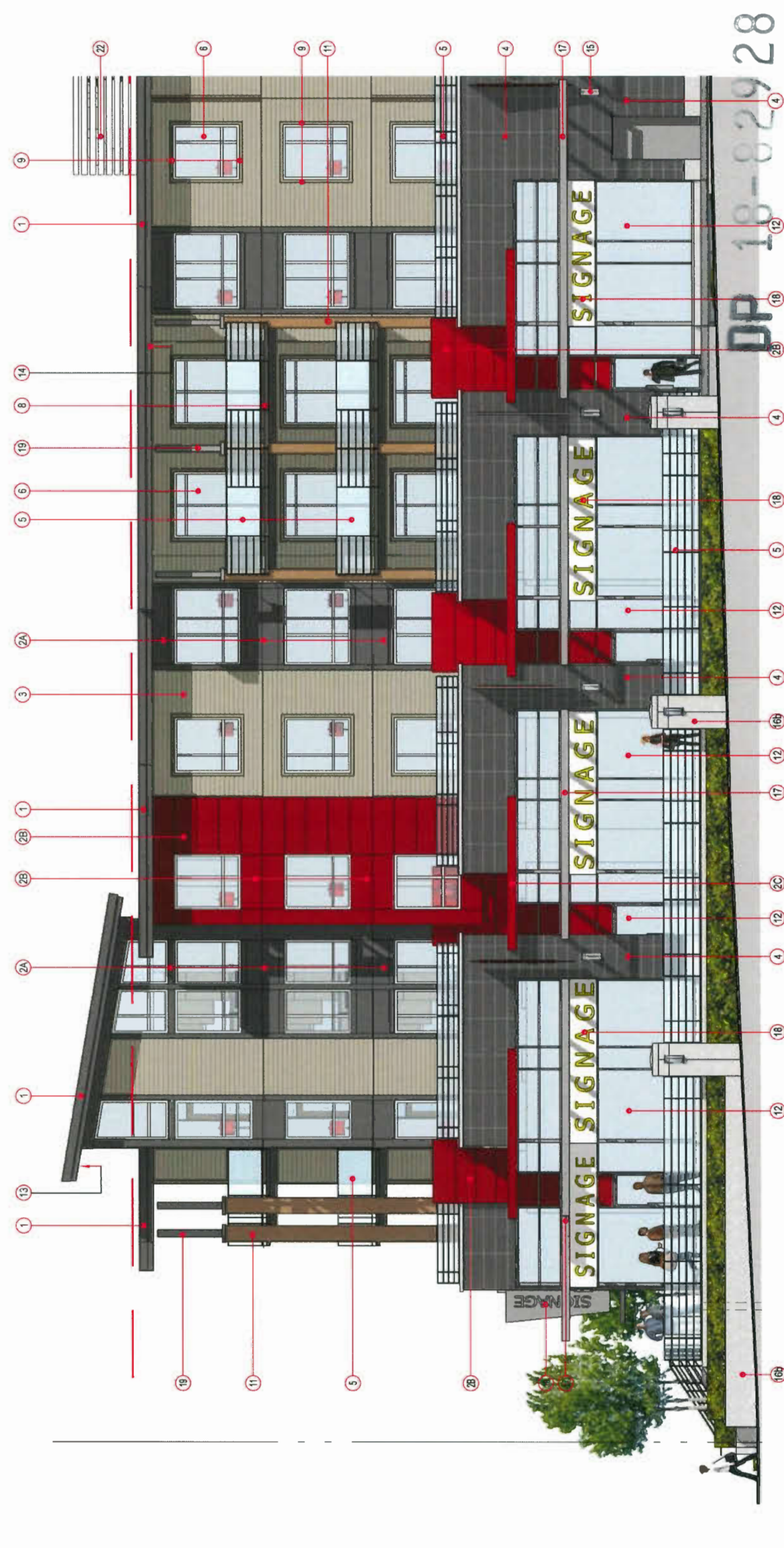
17 SIGNAGE/BANNERS TO MATCH STOREFRONT WINDOW FRAME COLOUR

18 LEVEL 4 BALCONY COLUMN CLADDING (64" HARDI TRIM - SMOOTH) WHITE

19 METAL PANELS (AL-19) BM HC-167 "AMBERST GRAY"

20 METAL PANEL GUARDRAIL FEATURE TO MATCH STOREFRONT WINDOW FRAME COLOUR

21 MECHANICAL ROOF EQUIPMENT SCREENING - METAL (Length and width of mechanical screening will be adjusted to enclose any rooftop mechanical equipment specified by the mechanical consultant.) STOCK BLACK



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ISSUED:	DATE:
1. DP APPLICATION	30 JULY 2018
2. DP RE-SUBMISSION	30 OCT 2018
3. DP RE-SUBMISSION	07 NOV 2018
4. A. DESIGN PANEL	25 DEC 2018
5. P. PANEL	07 FEB 2019
6. DP BOARD PANEL	25 MAR 2019

ISSUED FOR
DP BOARD
 25 MARCH 2019

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CLIENT: **ORIS** 100-12228 No. 1 Road Richmond, BC V7E 1T6

PROJECT: **Hamilton Lands**
 Parcel 1, Mixed-Use Building
 23200 - 23222 Gilley Road,
 Richmond BC

DRAWING TITLE: **MATERIAL LEGEND BUILDING A**

DATABASE: 1626-A4.0.DWG
 SCALE: 1/4"=1'-0"
 PLOT DATE: 25 MAR 2019
 DRAWN: LB
 CHECKED: KSH
 PROJECT NO. **1626**

DWG. NO. **A4.0a**
 DP No: 19-829286
 BP No: _____

18-829286-19
 DP
 1626

FINISH SCHEDULE BUILDING "B"		COLOUR
1	ROOF FASCIA (2'X12" COMBED FACE)	BM HC-167 "AMHERST GRAY"
2	CEMENTITIOUS BOARD PANELS #1 (PRIMARY COLOUR)	BM HC-189 "COVENTRY GRAY"
2A		BM HC-207-30 "TANBELC"
2B		KAYCAN VINYL SIDING "SANDLEWOOD"
3	HORIZONTAL VINYL SIDING - 6" EXPOSURE	CERAMITEK COLORFEEL "NEVE" 8'X16" PANEL SIZE
4	CERAMIC TILES	STOCK BLACK
5	ALUM. FRAME GUARDRAIL W/ GLASS PANEL INSERTS	STOCK WHITE
6	DIBLE GLAZED THERM. BROKEN VINYL WINDOW & DOOR FRAME	BM HC-189 "COVENTRY GRAY"
7	EXPOSED / PRE-CAST CONCRETE & CAPS	BM 2111-50 "STONE HARBOUR"
8	BALCONY WOOD FASCIA (COMBED FACE)	BM HC-147 "AMHERST GRAY"
9	WINDOW & DOOR TRIM (WOOD OR CEMENTITIOUS BOARD)	SINKENS - CETOL PREMIUM COLLECTION - #077 "CEDAR"
10	NATURAL CEDAR TIMBER COLUMN (5/4 HARD) TRIM - RUSTIC W/ HARDI PANELS)	CEDAR COLOUR
11	BALCONY COLUMN CLADDING	STOCK BLACK
12	ALUM. STOREFRONT WINDOWS AND DOORS AT ENTRY	SINKENS - CETOL PREMIUM COLLECTION - #077 "CEDAR"
13	NATURAL WOOD CEDAR EXPOSED TAG SOFFIT (ENTRY, FEATURE CORNERS)	STOCK BLACK
14	VINYL BEADED SOFFIT	BM CC-276 "SEPA TAN"
15	LIGHT FIXTURES	STOCK BLACK
16	LANDSCAPE WALLS #1	ALUM. BLOCK WALLS
16a		POURED IN PLACE CONCRETE
16b		MATCH STOREFRONT WINDOW FRAME COLOUR
17	STEEL FRAME CANOPY W/ GLASS PANELS	
18	SIGNAGE/ BANNERS	
19	LEVEL 4 BALCONY COLUMN CLADDING (4/4 HARD) TRIM - SMOOTH	BM HC-147 "AMHERST GRAY"
20	SPANDREL PANELS	TO MATCH BM HC-207-30 "TANBELC"
21	METAL PANEL GUARDRAIL FEATURE	TO MATCH STOREFRONT WINDOW FRAME COLOUR
22	MECHANICAL ROOF EQUIPMENT SCREENING - METAL	STOCK BLACK

NOTE: CORNER TRIMS TO MATCH ADJACENT EXTERIOR COLOUR.

1 ROOF FASCIA (2'X12" COMBED FACE) BM HC-167 "AMHERST GRAY"

2A CEMENTITIOUS BOARD PANELS #1 (PRIMARY COLOUR) BM HC-189 "COVENTRY GRAY"

2B CEMENTITIOUS BOARD PANELS #2 (ACCENT COLOUR) BM HC-207-30 "TANBELC"

3 HORIZONTAL VINYL SIDING - 6" EXPOSURE KAYCAN VINYL SIDING "SANDLEWOOD"

4 CERAMIC TILES CERAMITEK COLORFEEL "NEVE" 8'X16" PANEL SIZE

5 ALUM. FRAME GUARDRAIL W/ GLASS PANEL INSERTS STOCK BLACK

6 DIBLE GLAZED THERM. BROKEN VINYL WINDOW & DOOR FRAME STOCK WHITE

7 EXPOSED / PRE-CAST CONCRETE & CAPS BM 2111-50 "STONE HARBOUR"

8 BALCONY WOOD FASCIA (COMBED FACE) BM HC-147 "AMHERST GRAY"

9 WINDOW & DOOR TRIM (WOOD OR CEMENTITIOUS BOARD) SINKENS - CETOL PREMIUM COLLECTION - #077 "CEDAR"

10 NATURAL CEDAR TIMBER COLUMN (5/4 HARD) TRIM - RUSTIC W/ HARDI PANELS) CEDAR COLOUR

11 BALCONY COLUMN CLADDING STOCK BLACK

12 ALUM. STOREFRONT WINDOWS AND DOORS AT ENTRY SINKENS - CETOL PREMIUM COLLECTION - #077 "CEDAR"

13 NATURAL WOOD CEDAR EXPOSED TAG SOFFIT (ENTRY, FEATURE CORNERS) STOCK BLACK

14 VINYL BEADED SOFFIT BM CC-276 "SEPA TAN"

15 LIGHT FIXTURES STOCK BLACK

16 LANDSCAPE WALLS #1 ALUM. BLOCK WALLS

16a POURED IN PLACE CONCRETE

16b MATCH STOREFRONT WINDOW FRAME COLOUR

17 STEEL FRAME CANOPY W/ GLASS PANELS

18 SIGNAGE/ BANNERS

19 LEVEL 4 BALCONY COLUMN CLADDING (4/4 HARD) TRIM - SMOOTH BM HC-147 "AMHERST GRAY"

20 SPANDREL PANELS TO MATCH STOREFRONT WINDOW FRAME COLOUR

21 METAL PANEL GUARDRAIL FEATURE

22 MECHANICAL ROOF EQUIPMENT SCREENING - METAL STOCK BLACK



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f 604.669.1091
www.rharchitects.ca

ISSUED:	DATE:
1. DP APPLICATION	30 JULY 2018
2. DP RE-SUBMISSION	30 OCT 2018
3. DP RE-SUBMISSION	14 FEB 2019
4. DESIGN PANEL	20 DEC 2019
5. DP PANEL	25 FEB 2019
6. DP BOARD PANEL	25 MAR 2019

ISSUED FOR
DP BOARD
25 MARCH 2019

NO. REVISION: DATE:
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ARCHITECTURAL SEAL:

CLIENT: **ORIS** 1100 - 22235 No. 1 Road Richmond, BC V7E 1T6

PROJECT: **Hamilton Lands**
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE: **MATERIAL LEGEND BUILDING B**

DATABASE: 1626-A4.0.dwg
SCALE: 1/4"=1'-0"
PLOT DATE: 25 MAR 2019
DRAWN: LB
CHECKED: KSH
PROJECT NO. 1626
DWG. NO. A4.0b
DP No: 18-829286
BP No:



Rositch Hemphill Architect

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

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f 604.669.1091

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ISSUED:	DATE:
1. DP APPLICATION	30 JULY 2018
2. DP RESUBMISSION	30 OCT 2018
3. DP RESUBMISSION	07 NOV 2018
4. A. DESIGN PANEL	20 DEC 2018
5. DP PANEL	25 FEB 2019
6. DP BOARD PANEL	25 MAR 2019

ISSUED FOR
DP BOARD
25 MARCH 2019

NO. REVISION: _____ DATE: _____

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ARCHITECTURAL SEAL:

CLIENT:
ORIS 400-429385 No. 1 Road
Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

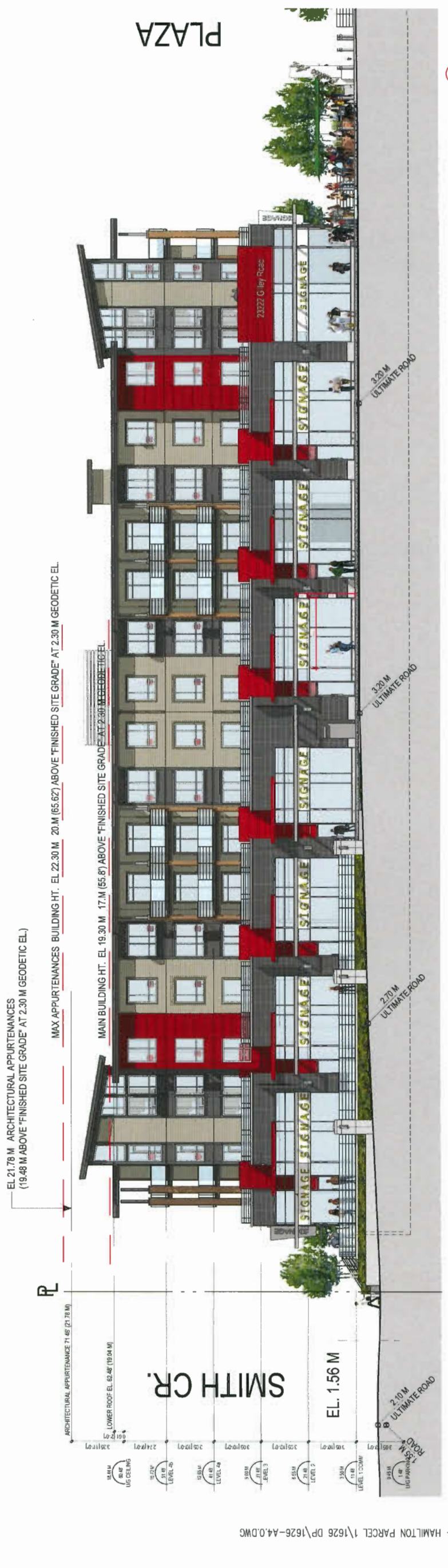
DRAWING TITLE:
ELEVATIONS
BUILDING A

DATABASE: 1626-A4.0.dwg
SCALE: 3/32"=1'-0"
PLOTDATE: 25 MAR 2019
DRAWN: LB
CHECKED: KSH
PROJECT NO. **1626**

DWG. NO. **A4.1**
DP No: 18-829286
BP No: _____



2 WEST ELEVATION (PLAZA)
SCALE: 3/32" = 1'-0"



1 NORTH ELEVATION (GILLEY ROAD)
SCALE: 3/32" = 1'-0"



DP 18-029286-21





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1. DP APPLICATION	30 JULY 2018
2. DP RESUBMISSION	30 OCT 2018
3. DP RESUBMISSION	15 NOV 2018
4. DESIGN PANEL	20 DEC 2018
5. DP PANEL	25 FEB 2019
6. DP BOARD PANEL	25 MAR 2019

ISSUED FOR
DP BOARD
25 MARCH 2019

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ARCHITECTURAL SEAL:

CLIENT:
ORIS
100 - 12235 No. 1 Road
Richmond, BC V7E 1T8

PROJECT:
Hamilton Lands
Phase 1, Mixed Use Building
23200 - 23225 Gilley Road,
Richmond BC

DRAWING TITLE:
ELEVATIONS
BUILDING A

DATABASE: 1626-A4.0.dwg
SCALE: 1/4"=1'-0"
PLOTDATE: 25 MAR 2019
DRAWN: LB
CHECKED: KSH

PROJECT NO. **1626**

DWG. NO.
A4.2
DP No: 18-829286
BP No:



2 EAST ELEVATION (SMITH DRIVE)
SCALE: 3/32" = 1'-0"



1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

DP 18-829286-22



Keyplan



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3. DP RE-SUBMISSION	07 NOV 2018
4. DP RE-SUBMISSION	18 DEC 2018
5. DP PANEL	25 FEB 2019
6. DP BOARD PANEL	25 MAR 2019

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2100 - 13235 No. 1 Road
Richmond, BC V7E 1T6

PROJECT: **Hamilton Lands**
Parcel 1, Mixed Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
ELEVATIONS
BUILDING B

DATABASE: 1626-A4.0.DWG
SCALE: 3/32"=1'-0"
PLOTDATE: 25 MAR 2019
DRAWN: LB
CHECKED: KSH
PROJECT NO. 1626

DWG. NO. **A4.3**
DP No: 18-829286
BP No:



2 WEST ELEVATION (WESTMINSTER HWY)
SCALE: 3/32" = 1'-0"

EL 21.78 M ARCHITECTURAL APPURTENANCES
(19.48 M ABOVE "FINISHED SITE GRADE" AT 2.30 M GEODETIC EL.)

MAX APPURTENANCES BUILDING HT. EL 22.30 M 20.M (65.62') ABOVE "FINISHED SITE GRADE" AT 2.30 M GEODETIC EL.

MAIN BUILDING HT. EL 19.30 M 17.M (55.8') ABOVE "FINISHED SITE GRADE" AT 2.30 M GEODETIC EL.



1 NORTH ELEVATION (GILLEY ROAD)
SCALE: 3/32" = 1'-0"



Keyplan

DP 18-829286-23



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2. DP RE-SUBMISSION	30 OCT 2018
3. DP RE-SUBMISSION	07 NOV 2018
4. DP PANEL	15 FEB 2019
5. DP PANEL	29 FEB 2019
6. DP BOARD PANEL	25 MAR 2019

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CLIENT: **ORJS**
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Richmond, BC V7E 1T6

PROJECT: **Hamilton Lands**
Parcel 1, Mixed-Use Building
32400 - 42422 Gilley Road,
Richmond BC

DRAWING TITLE:
**ELEVATIONS
BUILDING B**

DATABASE: 1626-A4.0.dwg
SCALE: 1/4"=1'-0"
PLOT DATE: 25 MAR 2019
DRAWN: LB
CHECKED: KSH
PROJECT NO. 1626

DWG. NO. **A4.4**
DP No: 18-829286
BP No:



2 EAST ELEVATION (PLAZA)
SCALE: 3/32" = 1'-0"

EL. 21.78 M ARCHITECTURAL APPURTENANCES
(19.48 M ABOVE FINISHED SITE GRADE AT 2.30 M GEODETIC EL.)

MAX APPURTENANCES BUILDING HT. EL. 22.30 M 20 M (65.62') ABOVE FINISHED SITE GRADE AT 2.30 M GEODETIC EL.

MAIN BUILDING HT. EL. 19.30 M 17 M (55.8') ABOVE FINISHED SITE GRADE AT 2.30 M GEODETIC EL.



1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



DP 18-829286-24

Keyplan



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2. DP RESUBMISSION	30 OCT 2018
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4. DESIGN PANEL	20 DEC 2018
5. DP PANEL	25 FEB 2019
6. DP BOARD PANEL	25 MAR 2019

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DP BOARD
25 MARCH 2019

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Richmond, BC V7E 1T6

PROJECT: **Hamilton Lands**
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE: **COURTYARD ELEVATIONS**
BUILDING A

DATABASE: 1626-A4.0.dwg
SCALE: 1/4"=1'-0"
PLOTDATE: 25 MAR 2019
DRAWN: LB
CHECKED: KSH
PROJECT NO. **1626**

DWG. NO. **A4.5**
DP No: 16-829286
BP No:

BUILDING A



2 EAST COURTYARD ELEVATION
SCALE: 3/32" = 1'-0"



1 WEST COURTYARD ELEVATION
SCALE: 3/32" = 1'-0"



DP 16-829286-15





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4. DESIGN PANEL	20 DEC 2018
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6. DP BOARD PANEL	25 MAR 2019

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DP BOARD
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1100 - 13235 No. 1 Road
Richmond, BC V7E 1T6

PROJECT: **Hamilton Lands**
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
COURTYARD ELEVATIONS
BUILDING B

DATABASE: 1626-A4.0.DWG
SCALE: 1/4"=1'-0"
PLOTDATE: 25 MAR 2019
DRAWN: LB
CHECKED: KSH
PROJECT NO. **1626**

DWG. NO. **A4.6**



Keyplan



DP 18-829286-26

1 WEST COURTYARD ELEVATION
SCALE: 3/32" = 1'-0"



2 EAST COURTYARD ELEVATION
SCALE: 3/32" = 1'-0"



EL 21.78 M ARCHITECTURAL APPURTENANCES
(19.48 M ABOVE "FINISHED SITE GRADE" AT 2.30 M GEODETTIC EL.)

MAX APPURTENANCES BUILDING HT. EL. 22.30 M 20.0 M (65.62) ABOVE "FINISHED SITE GRADE" AT 2.30 M GEODETTIC EL.

MAIN BUILDING HT. EL. 19.30 M 17.0 M (55.8) ABOVE "FINISHED SITE GRADE" AT 2.30 M GEODETTIC EL.



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3. DESIGN PANEL	20 DEC 2018
4. DESIGN PANEL	25 FEB 2019
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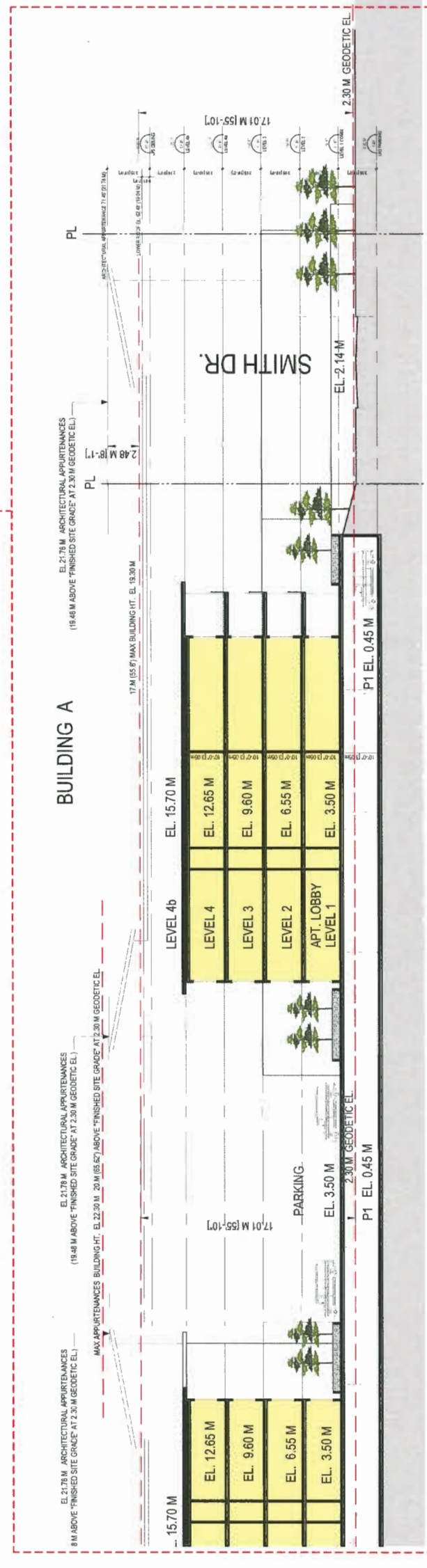
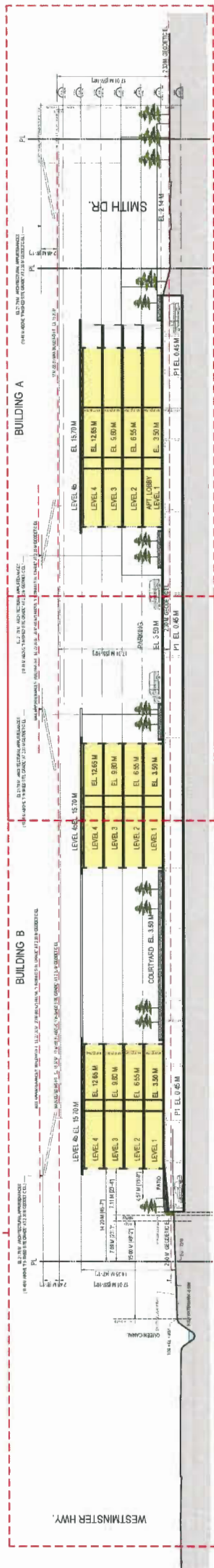
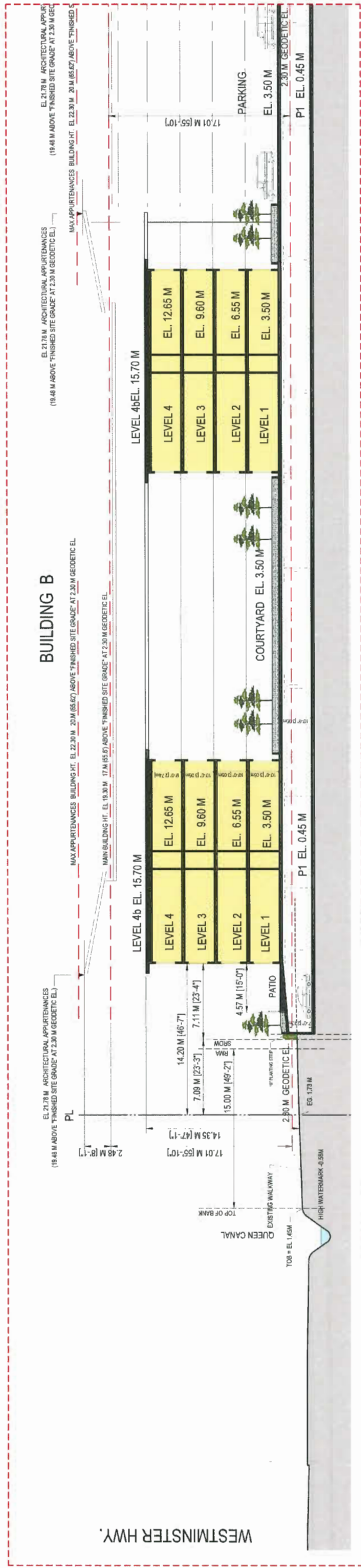
CLIENT: **ORIS**
 100 - 12259 No. 1 Road
 Richmond, BC V7E 1T6

PROJECT: **Hamilton Lands**
 Parcel 1, Mixed-Use Building
 23200 - 23222 Gilley Road,
 Richmond BC

DRAWING TITLE: **SECTIONS**

DATABASE: 1626-A5.0.dwg
 SCALE: 1/16"=1'-0"
 PLOTDATE: 25 MAR 2019
 DRAWN: LB
 CHECKED: KSH
 PROJECT NO. **1626**

DWG. NO. **A5.0**
 18-029286
 DP No: 18-029286
 BP No:



DP 18-029286-27



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2. DP RE-SUBMISSION	30 OCT 2018
3. DP RE-SUBMISSION	15 FEB 2019
4. A. DESIGN PANEL	20 DEC 2018
5. DP PANEL	25 FEB 2019
6. DP BOARD PANEL	25 MAR 2019

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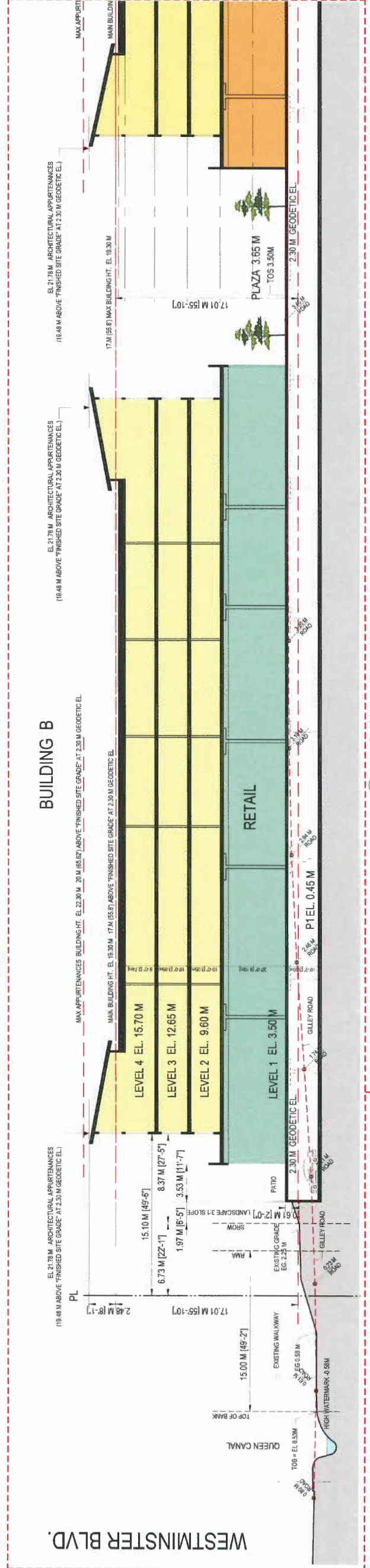
CLIENT: **ORIS**
1200 - 23225 No. 3 Road
Richmond, BC V7E 1Y8

PROJECT: **Hamilton Lands**
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

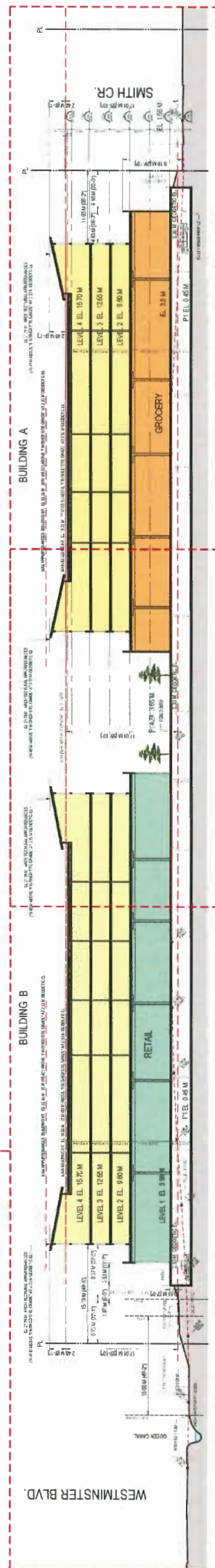
DRAWING TITLE: **SECTIONS**

DATABASE: 1626-A5.0.dwg
SCALE: 1/16" = 1'-0"
PLOT DATE: 25 MAR 2019
DRAWN: LB
CHECKED: KSH
PROJECT NO. **1626**

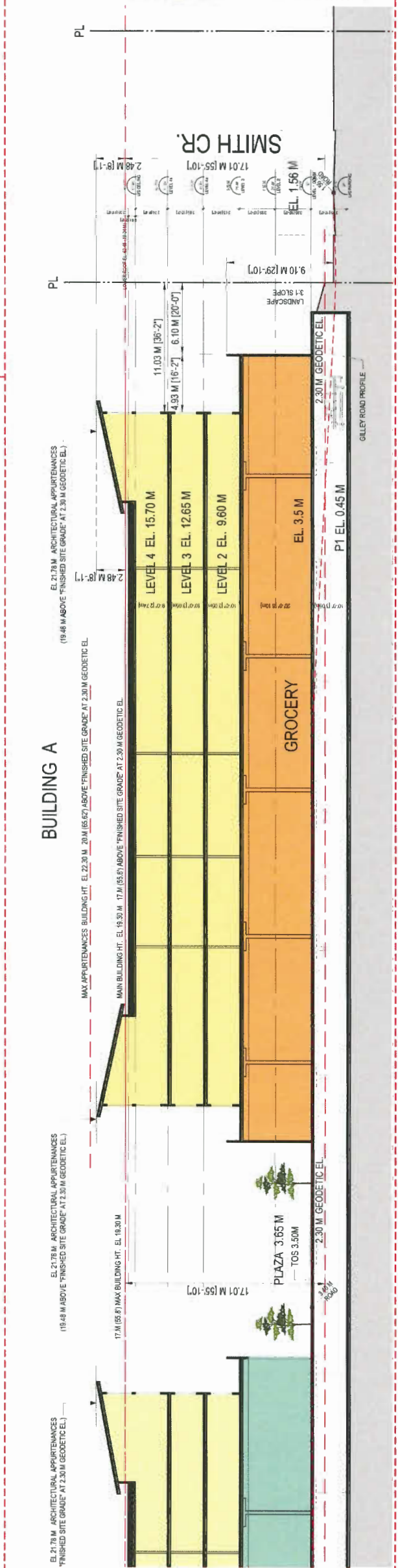
DWG. NO. **A5.1**
DP No: 18-829286
BP No:



1A SECTION A-A (PARTIAL)
SCALE: 1/16" = 1'-0"



1 SECTION A-A
SCALE: 1/32" = 1'-0"



1B SECTION A-A (PARTIAL)
SCALE: 1/16" = 1'-0"



DP 18-829286-28





Rositch Hemphill Architect

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2. DP RE-SUBMISSION	30 OCT 2018
3. DP RE-SUBMISSION	07 NOV 2018
4. DP PANEL	25 FEB 2019
5. DP PANEL	25 FEB 2019
6. DP BOARD PANEL	25 MAR 2019

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CLIENT: **ORJS**
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Richmond, BC V7E 1T6

PROJECT: **Hamilton Lands**
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

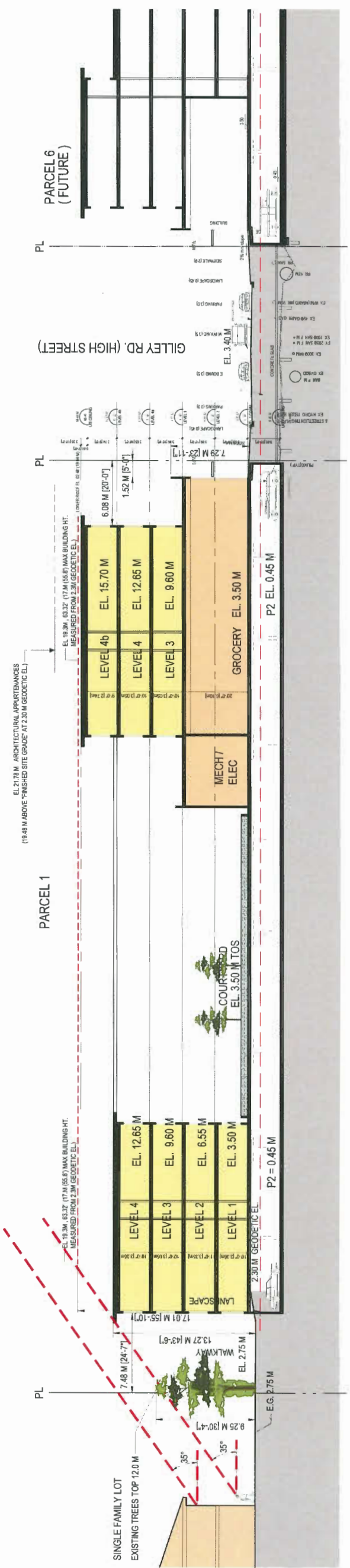
DRAWING TITLE: **SECTIONS**

DATABASE: 1626-A5.0.dwg
SCALE: 1/16"=1'-0"
PLOTDATE: 25 MAR 2019
DRAWN: LB
CHECKED: KSH

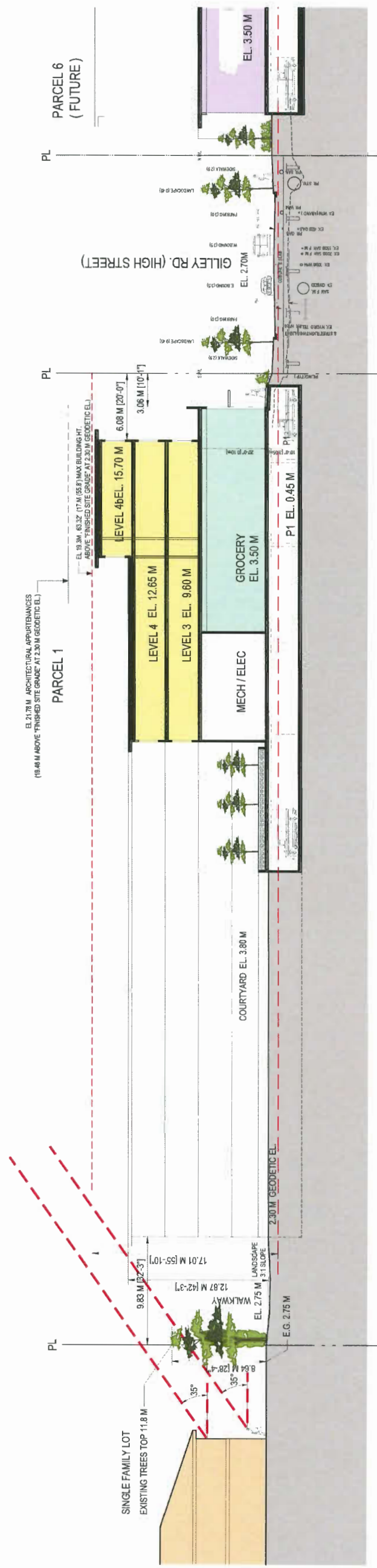
PROJECT NO. **1626**

DWG. NO. **A5.2**
16-829286

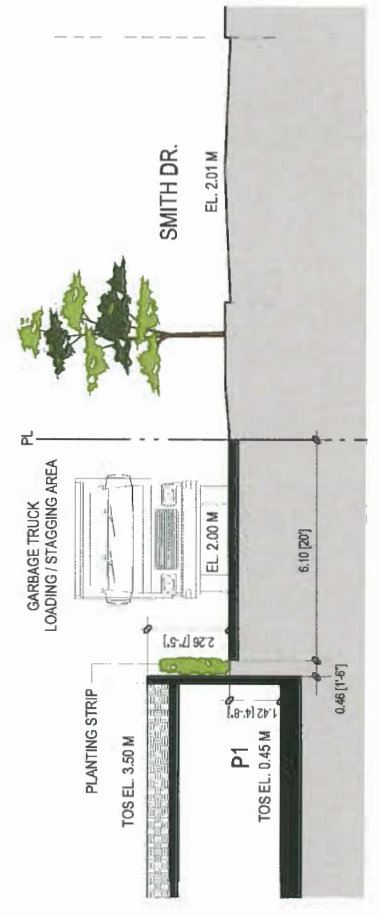
DP No: 16-829286
BP No:



2 SECTION D-D
SCALE: 1/16" = 1'-0"



1 SECTION C-C
SCALE: 1/16" = 1'-0"



3 SECTION E-E (STALLING AREA)
SCALE: 1/8" = 1'-0"



DP 18-829286-29



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3. DP RE-SUBMISSION	07 NOV 2018
4. A. DESIGN PANEL	20 DEC 2018
5. DP PANEL	25 FEB 2019
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CLIENT:

ORIS
100-12235 No. 1 Road
Richmond, BC V7E 1T6

PROJECT:

Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
**BASIC UNIVERSAL HOUSING
FLOOR PLANS
UNITS A/B/C/E**

DATABASE: 1626-A6.0.dwg

SCALE: 1/4"=1'-0"

PLOT DATE: 25 MAR 2019

DRAWN: LB/RN

CHECKED: KSH

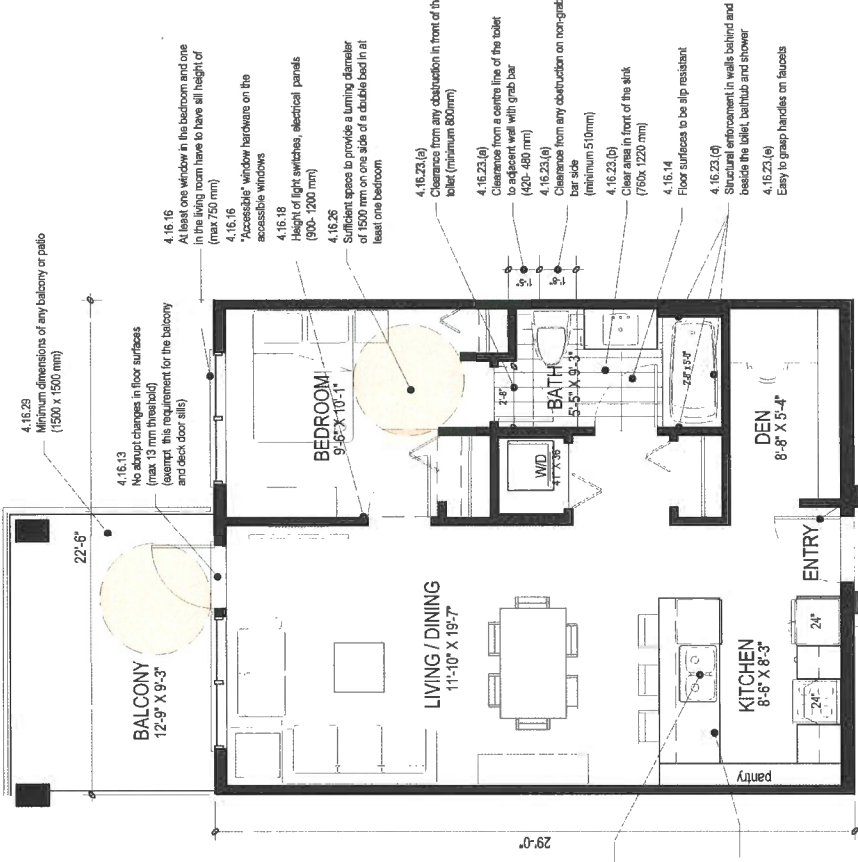
PROJECT NO. **1626**

DWG. NO.

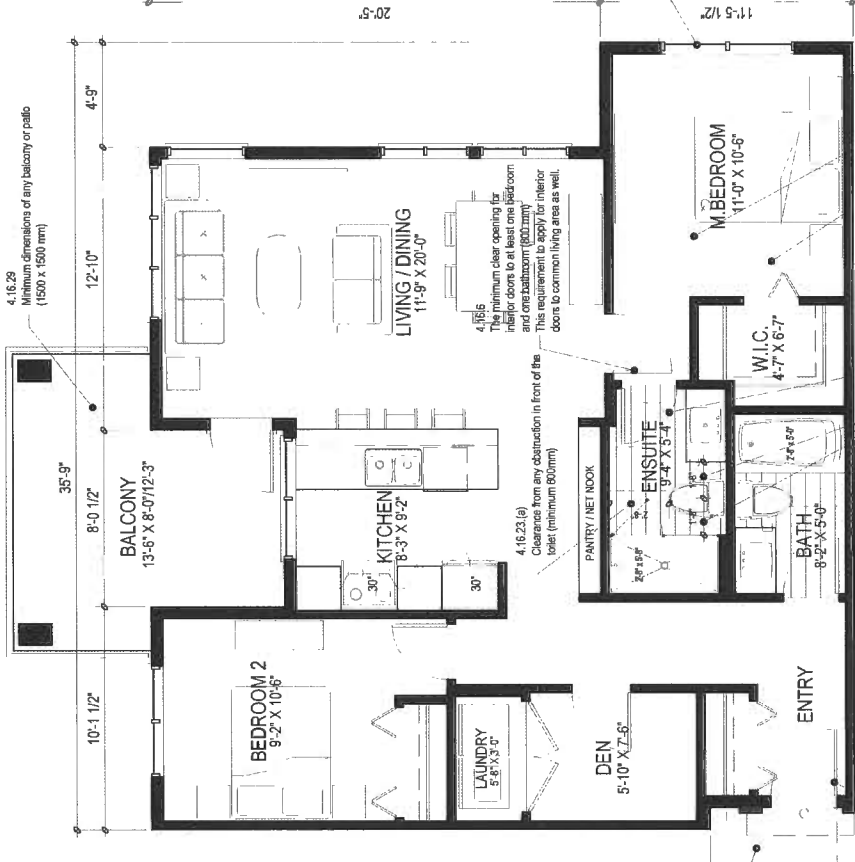
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DP No: 18-829286

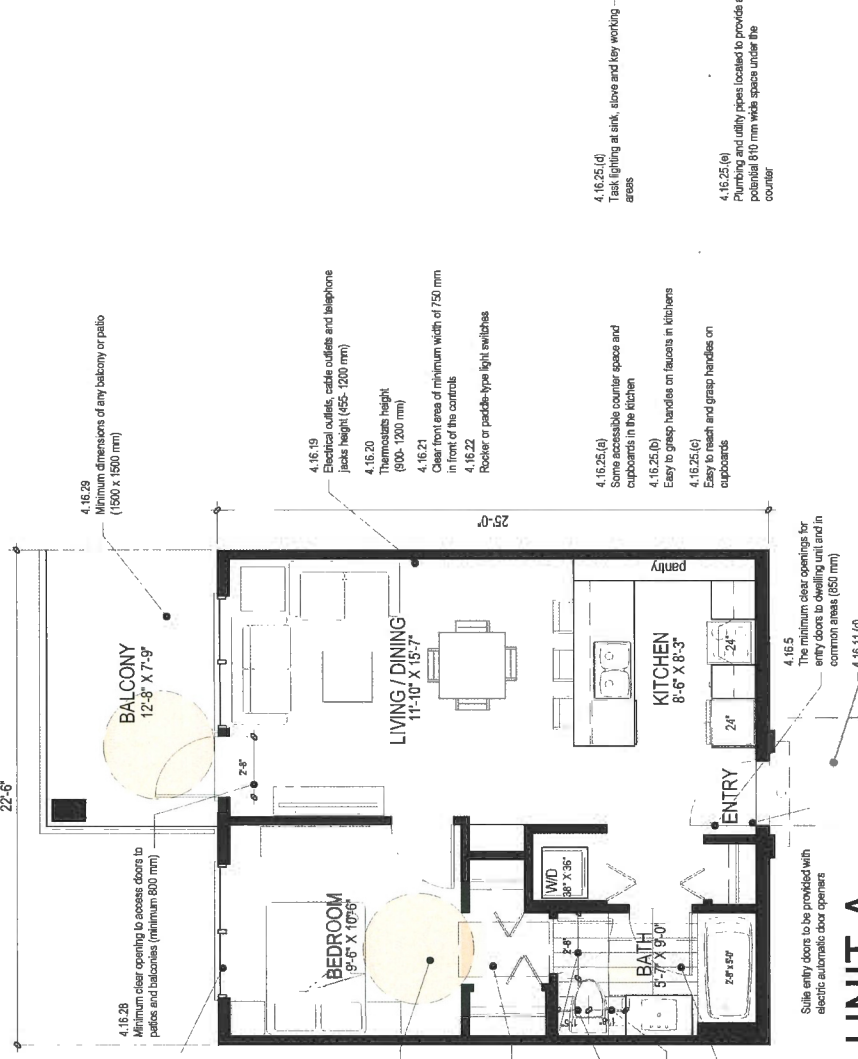
BP No:



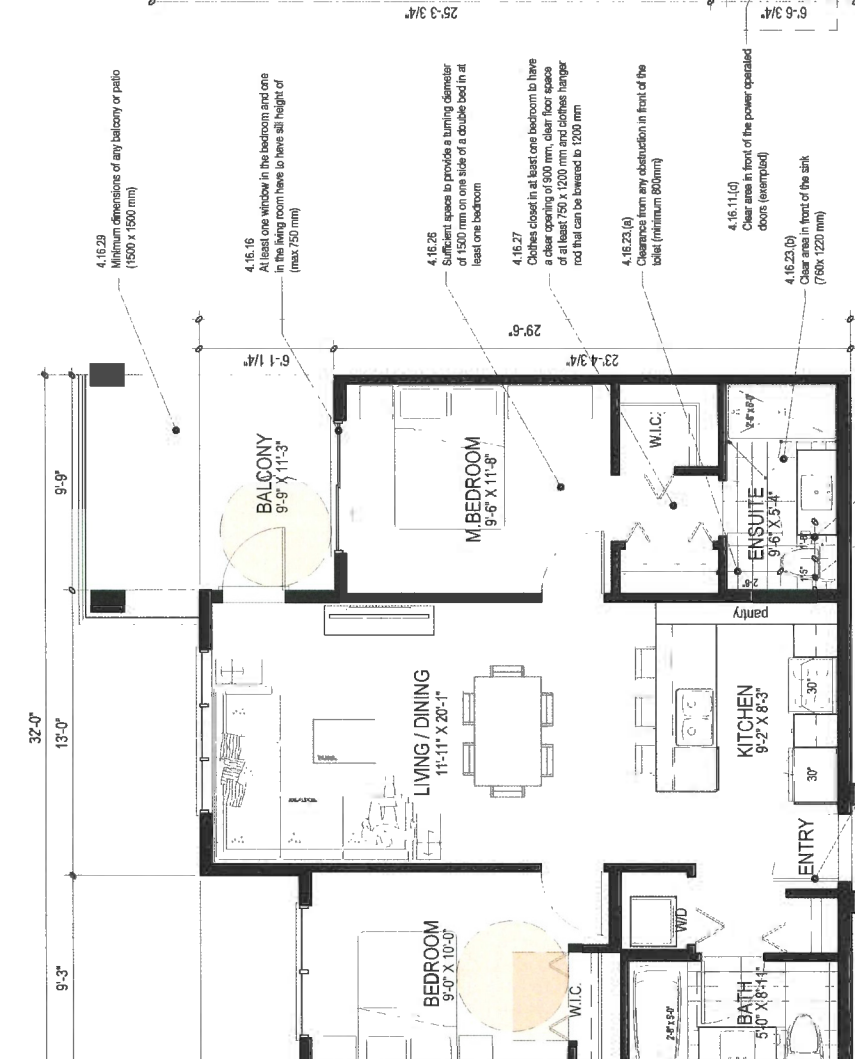
UNIT B Basic Universal Housing
1 BEDROOM + DEN
646 SF



UNIT E Basic Universal Housing
2 BEDROOMS + DEN
986 SF



UNIT A Basic Universal Housing
1 BEDROOM
556 SF



UNIT C Basic Universal Housing
2 BEDROOMS
833 SF

4.16.16 At least one window in the bedroom and one in the living room have to have all height of (max 750 mm)

4.16.26 Sufficient space to provide a turning diameter of 1500 mm on one side of a double bed in at least one bedroom

4.16.27 Clothes closet in at least one bedroom to have a clear opening of 900 mm, clear floor space of at least 750 x 1200 mm and clothes hanger rod that can be lowered to 1200 mm

4.16.23(a) Clearance from any obstruction in front of the toilet (minimum 800mm)

4.16.23(b) Clearance from a centre line of the toilet to adjacent wall with grab bar side (minimum 510mm)

4.16.23(c) Clear area in front of the sink (760x 1220 mm)

4.16.5 Sufficient clear opening for entry doors to dwelling unit and in common areas (850 mm)

4.16.11(f) Clear area in front of the power operated doors (reempted)

4.16.25(d) Task lighting at sink, stove and key working areas

4.16.25(e) Plumbing and utility pipes located to provide a clear 610 mm wide space under the counter

4.16.25(f) Pumping and utility pipes located to provide a clear 610 mm wide space under the counter

4.16.25(g) Pumping and utility pipes located to provide a clear 610 mm wide space under the counter

4.16.25(h) Pumping and utility pipes located to provide a clear 610 mm wide space under the counter

4.16.25(i) Pumping and utility pipes located to provide a clear 610 mm wide space under the counter

4.16.25(j) Pumping and utility pipes located to provide a clear 610 mm wide space under the counter

4.16.25(k) Pumping and utility pipes located to provide a clear 610 mm wide space under the counter

4.16.25(l) Pumping and utility pipes located to provide a clear 610 mm wide space under the counter

4.16.25(m) Pumping and utility pipes located to provide a clear 610 mm wide space under the counter

4.16.25(n) Pumping and utility pipes located to provide a clear 610 mm wide space under the counter

4.16.25(o) Pumping and utility pipes located to provide a clear 610 mm wide space under the counter

4.16.25(p) Pumping and utility pipes located to provide a clear 610 mm wide space under the counter

4.16.25(q) Pumping and utility pipes located to provide a clear 610 mm wide space under the counter

4.16.25(r) Pumping and utility pipes located to provide a clear 610 mm wide space under the counter

7 DP Board Permit	02/26/2019	Date
6 DP Permit	02/24/2019	
5 ADP Submission	12/26/2018	
4 DP Re-submission	11/06/2018	
3 Issued for DP	07/27/2018	
2 Reasoning	09/23/2018	
1 4th PD-Submission	12/20/2017	
1 Issued for Reasoning	12/20/2017	

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Client:
Oris Developments (Hamilton) Corp.

Project Title:
Hamilton Village, Richmond Parcel 1

Drawing Title:
LANDSCAPE PLAN

Project No:	17-094
Drawn By:	JP
Checked By:	MP
Scale:	1:300
Job No.:	17-094
Sheet No.:	L1.0



LEGEND

4.1	HYDRATED BLAST PAVING	4.15	CHAIR	4.27	PLANT EQUIPMENT
4.2	W-4 POWER MONOCULAR	4.16	TABLE	4.28	BISS
4.3	CAST CONCRETE PAVING	4.17	BENCH	4.29	PAVING RETAINING WM
4.4	POURED IN PLACE RUBBER SURFACING	4.18	ROLLER	4.30	WELLS
4.5	GRANDED GRANITE PAVING	4.19	DOUBLE LOUNGE	4.31	WATERWALL
4.6	ADOBE LUMI	4.20	BISS PLACK	4.32	POSTERITUM WATERSHED
4.7	CAST CONCRETE PLANTER	4.21	ROLLERS LIGHT	4.33	POSTERITUM WATERSHED
		4.22	TYPING BOLLARD	4.34	MARKET TABLE
		4.23	MACALLER BENCH	4.35	MACALLER BENCH

Note: Refer to architect's report for tree removal, tree retention and tree protection measures.

Revision No.	Date
7	03/25/2019
6	02/24/2019
5	12/20/2018
4	11/06/2018
3	07/27/2018
2	03/23/2018
1	12/20/2017

Client: Oris Developments (Hamilton) Corp.

Project Title: Hamilton Village, Richmond Parcel 1

Drawing Title: GRADING PLAN

Project North: 

Drawn By: JP

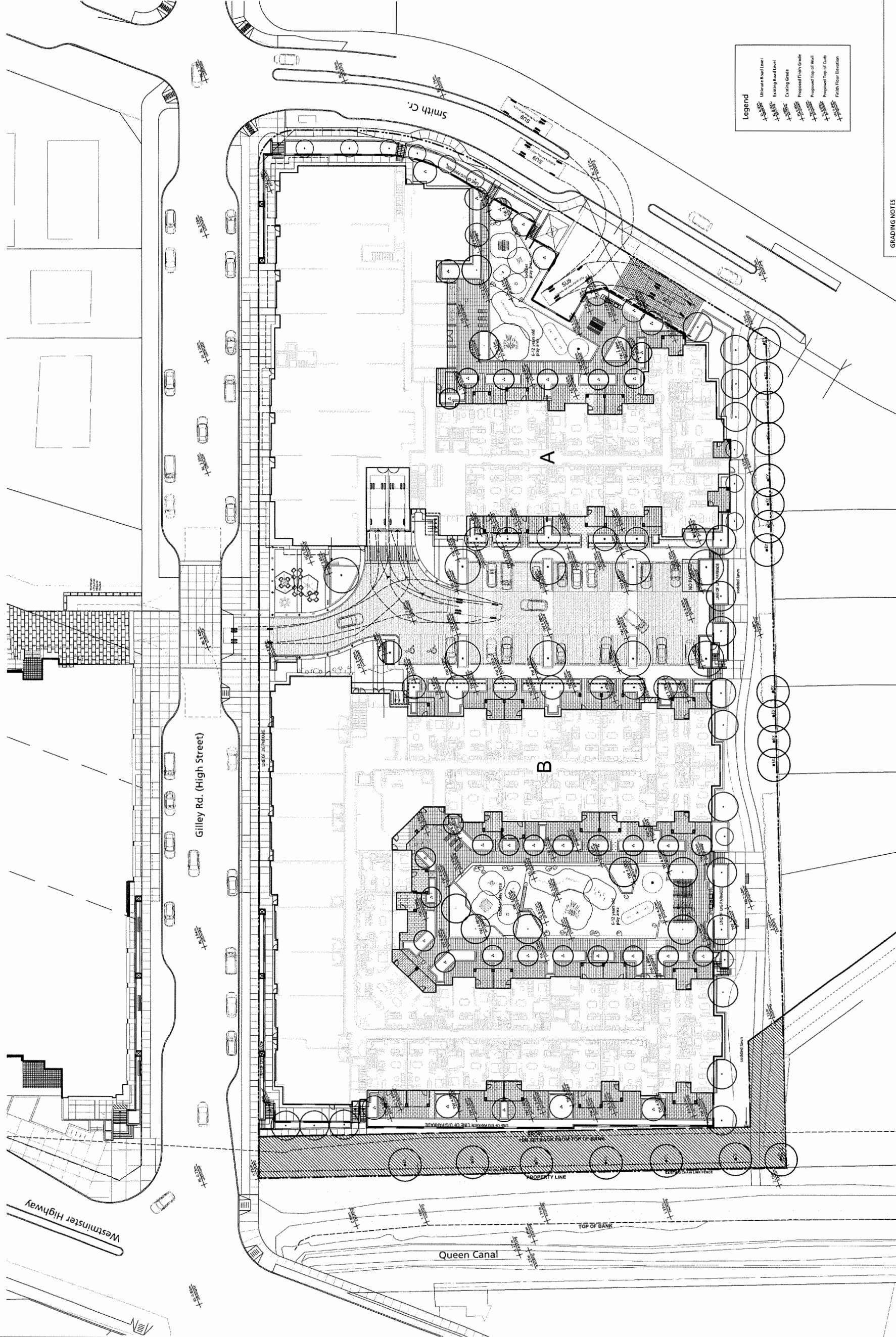
Checked By: MP

Scale: 1:300

Job No.: 17-094

Sheet No.: **-32**

Scale: **L2.0**



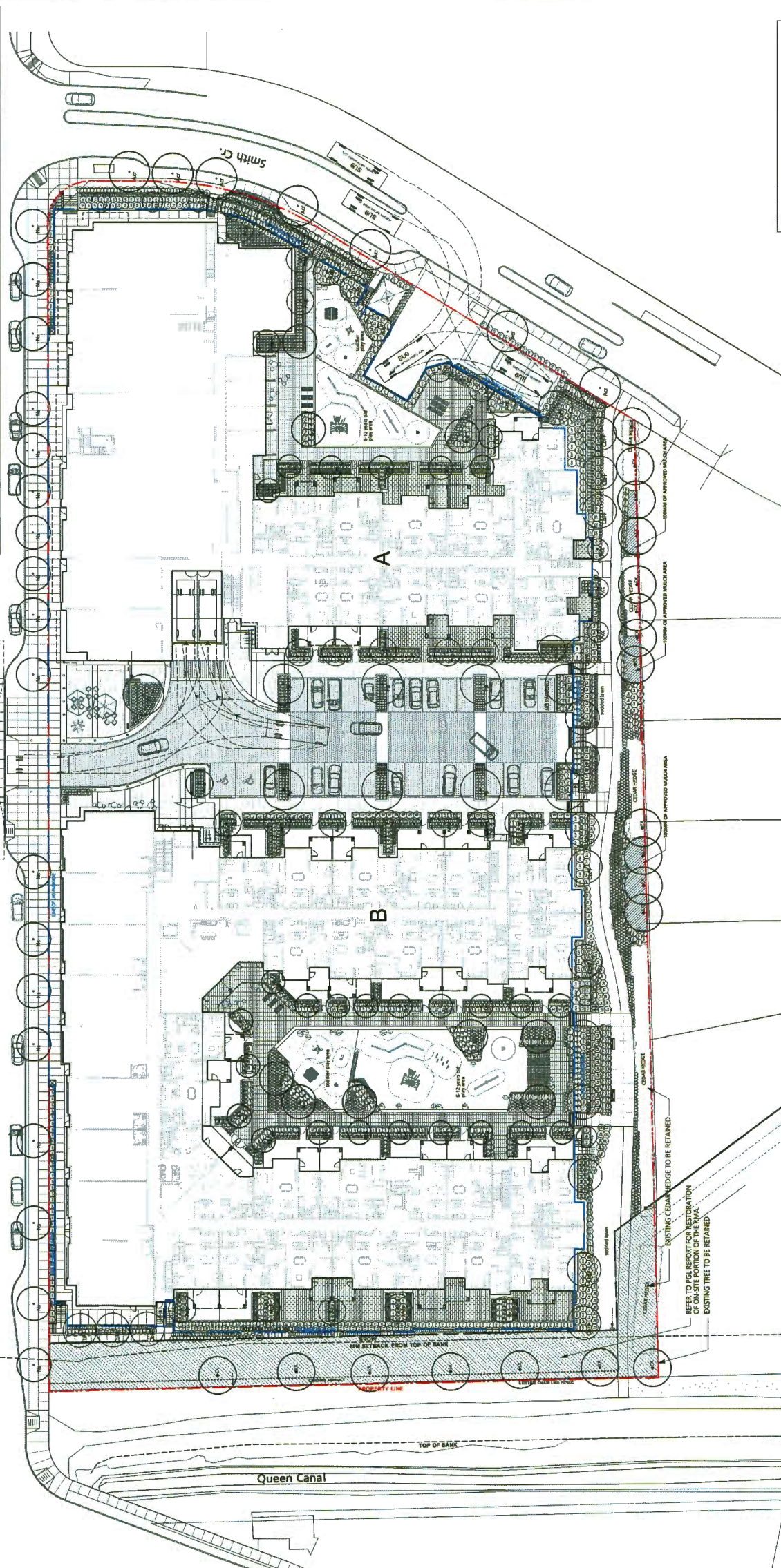
Legend

- Ultimate Road Level
- Existing Road Level
- Existing Spot Level
- Existing Grade
- Proposed Finish Grade
- Proposed Top of Wall
- Proposed Top of Sub
- Finish Floor Elevation

GRADING NOTES

1. Ensure hard surfaces are sloped to drain away from buildings.
2. Ensure topsoil slopes and drains away from buildings.
3. Soft landscape finished grade to be min 200 mm below any finished building elevation.
4. Slope all surfaces to drains as shown.
5. Slope all surfaces to drains as shown.
6. See Structural and Mechanical drawings for drain locations over slab.
7. See Civil drawings for road grading.

Plant List - off site		
Symbol	City Botanical Name	Common Name
Trees	7 Acer rubrum	Red Maple
Trees	18 Liquidambar styraciflua	Basswood
Shrubs		
	11 Aconitum napellus	Monkshood
	12 Anemone hepatica	Wood Anemone
	13 Anemone pulsatilla	Blue Pulsatilla
	14 Anemone ranunculoides	Yellow Pulsatilla
	15 Anemone thaliana	Windflower
	16 Anemone pulsatilla	Blue Pulsatilla
	17 Anemone pulsatilla	Blue Pulsatilla
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Irrigation system
 All landscape planting and sod areas to be provided with a fully automatic high efficiency irrigation system.

Date	Description
09/25/2019	7 DP Board Panel
02/24/2019	6 DP Panel
12/20/2018	5 ADP Submission
11/08/2018	4 DP Re-submission
07/27/2018	3 Issued for DP
03/23/2018	2 Rezoning
12/20/2017	1 Issued for Rezoning

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Oris Developments (Hamilton) Corp.

Hamilton Village, Richmond Parcel 1

PLANTING PLAN

Project No: 1300
 Scale: 1:300
 Job No.: 17-094
 Sheet No.:
 Date: 12/20/2017

L3.0

Revision No.	Date
7	03/25/2019
6	02/24/2019
5	12/20/2018
4	11/06/2018
3	07/27/2018
2	03/23/2018
1	12/20/2017

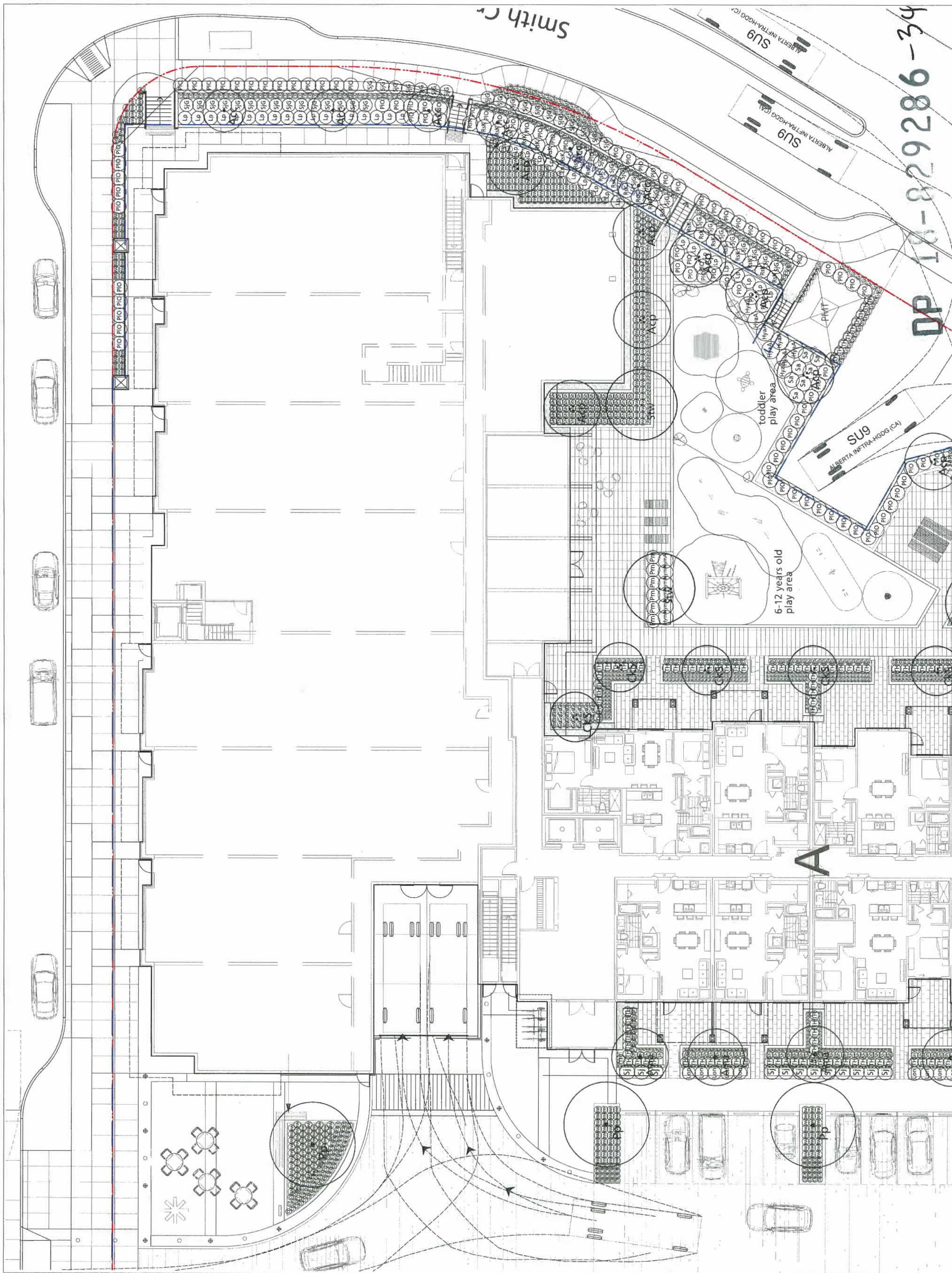
7 DP Board Panel
 6 DP Panel
 5 ADP Submission
 4 DP Resubmission
 3 Issued for DP
 2 Rezoning
 4th Re-Submission
 1 Issued for Rezoning

Client:
**Oris Developments
 (Hamilton) Corp.**

Project Title:
**Hamilton Village,
 Richmond
 Parcel 1**

Drawing Title:
**PLANTING PLAN
 Building A**

Project Name:	Drawn By: JP
Scale:	Checked By: MP
Sheet No.: L3.01	Job No.: 17-094
	NTS



Revision No.	Date
7	03/25/2019
6	02/24/2019
5	12/20/2018
4	11/06/2018
3	07/27/2018
2	03/23/2018
1	12/20/2017

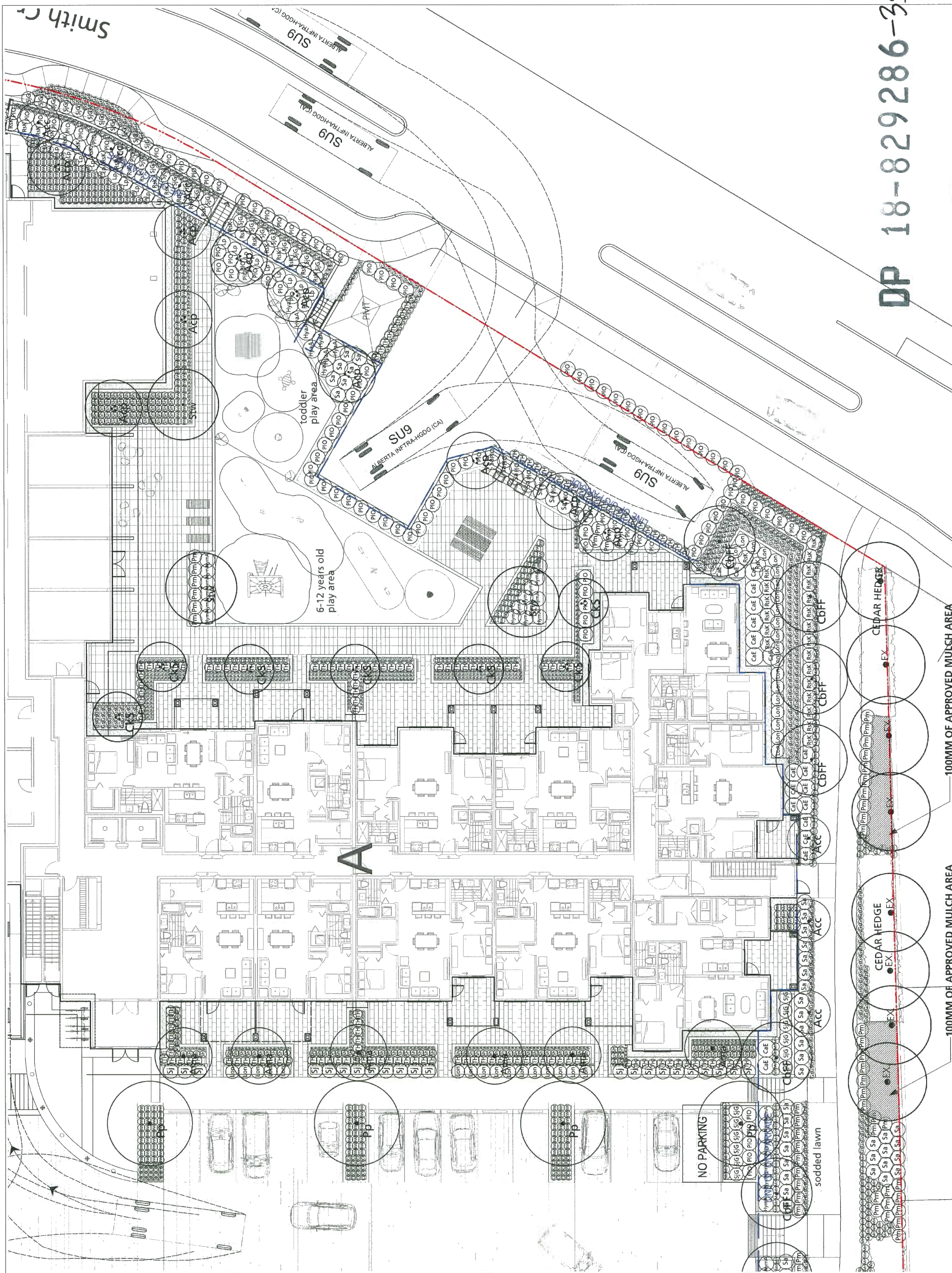
CLIENT
 Oris Developments
 (Hamilton) Corp.

PROJECT TITLE
 Hamilton Village,
 Richmond
 Parcel 1

DRAWING TITLE
 PLANTING PLAN
 Building A

Project North:	Drawn By:	JP
	Checked By:	MP
Scale:	Job No.:	17-094
	RTS	
Sheet No.:		

L3.02



DP 18-829286-35

Smith C


Revision No.	Date
7	03/25/2019
6	02/24/2019
5	12/20/2018
4	11/06/2018
3	07/27/2018
2	03/23/2018
1	12/20/2017

7 DP Board Panel
 6 DP Panel
 5 ADP Submission
 4 DP Resubmission
 3 Issued for DP
 2 Rezoning
 4th Re-Submission
 1 Issued for Rezoning

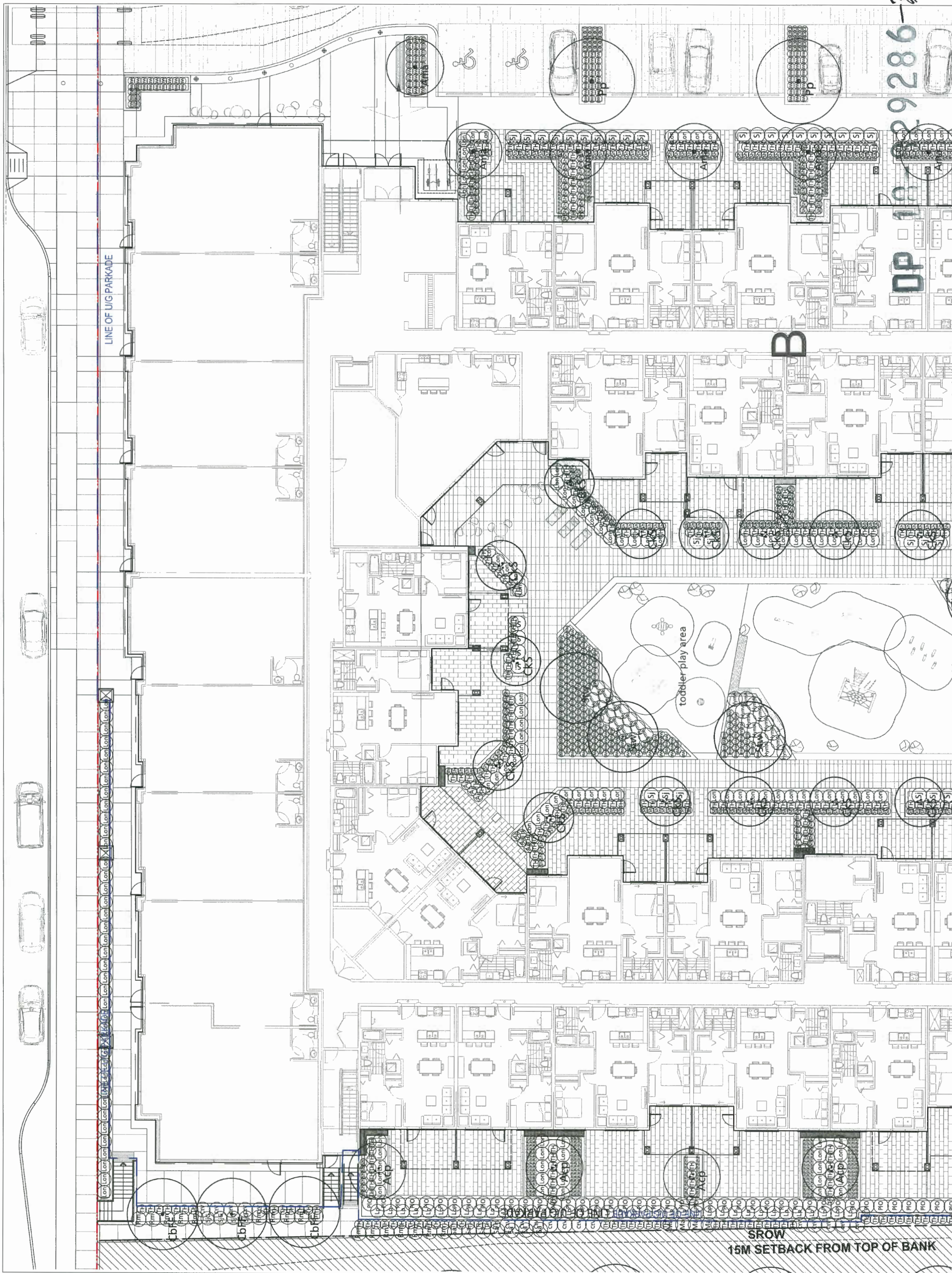
Client:
**Oris Developments
 (Hamilton) Corp.**

Project Title:
**Hamilton Village,
 Richmond
 Parcel 1**

Drawing Title:
**PLANTING PLAN
 Building B**

Project North: 
 Drawn By: JP
 Checked By: MP
 Job No.: 17-094
 Scale: nts
 Sheet No.: 17-094

Sheet No.: **L3.03**




Revision No.	Date
7	03/25/2019
6	02/24/2019
5	12/20/2018
4	11/06/2018
3	07/27/2018
2	03/23/2018
1	12/20/2017

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Project Title:
 Hamilton Village,
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 Parcel 1

Drawing Title:
 PLANTING PLAN
 Building B

Project North: 

Drawn By: JP

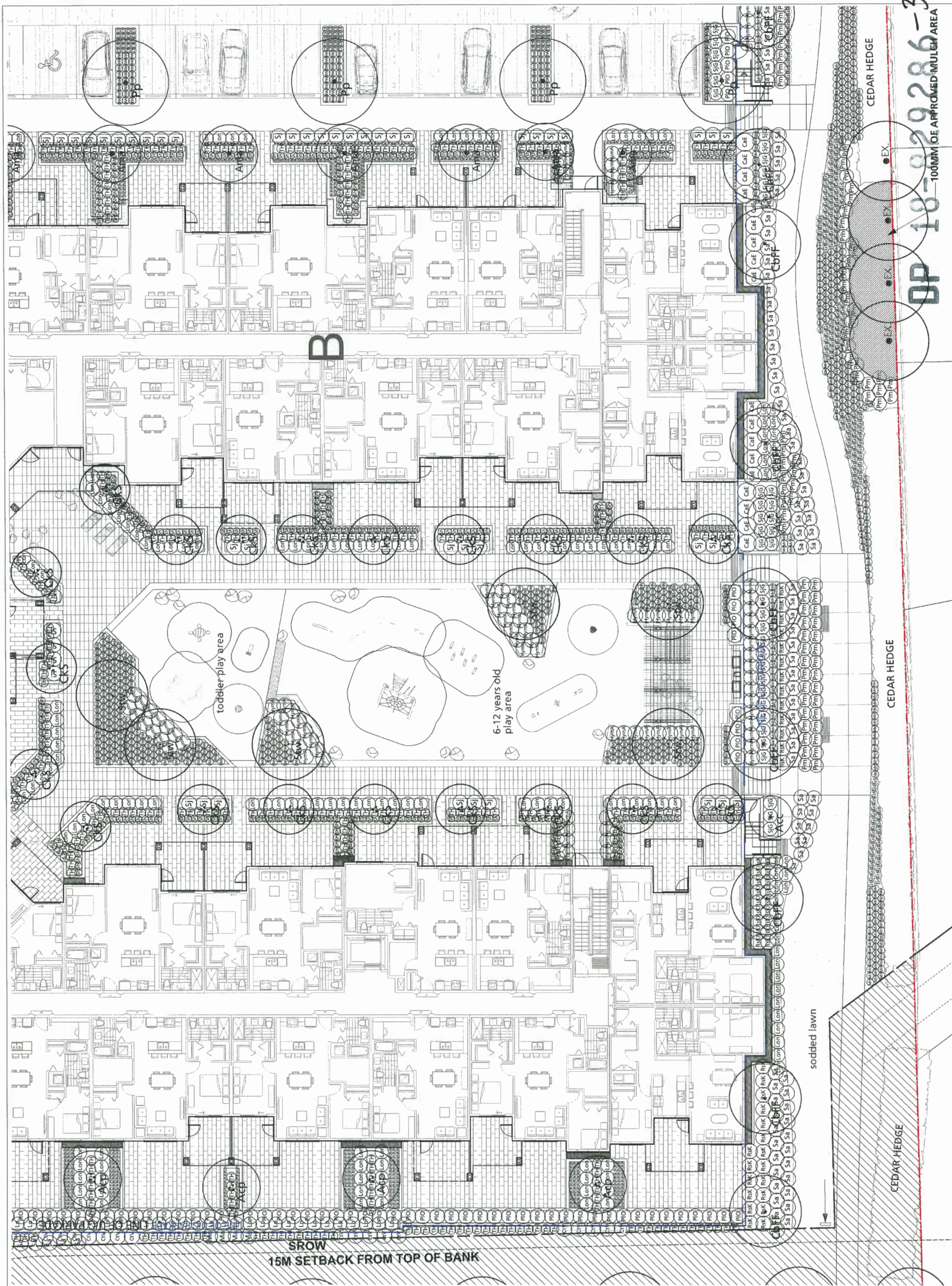
Checked By: MP

Scale: 1:1

Job No.: 17-094

Sheet No.: nts

L3.04



DP 18-029286-37
 100MM DE APPROVED MULCH AREA

**Oris Developments
 (Hamilton) Corp.**

Project Title:
**Hamilton Village,
 Richmond
 Parcel 1**

Drawing Title:
PLANT LIST

Project North:
 Drawn By: JP
 Checked By: MP
 Scale: nts Job No.: 17-094
 Sheet No.:

L3.05

Plant List - off site					
Symbol	Qty.	Botanical Name	Common Name	Scheduled Size	Remarks
Trees					
Acr	7	Acer rubrum	Red Maple	6cm cal., WB	
Ns	18	Nyssa sylvatica	Black Gum	6cm cal., WB	

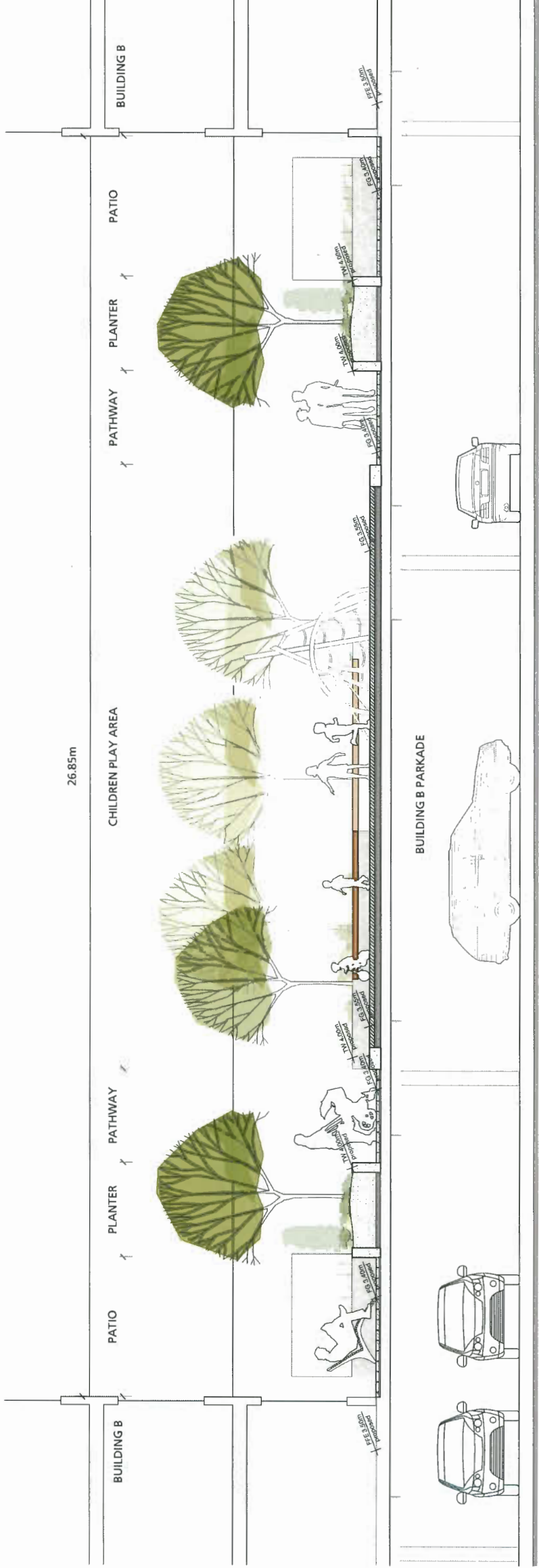
Plant List - On site					
ID	Qty.	Botanical Name	Common Name	Sched. Size	Remarks
Trees					
Acc	11	Acer circinatum	Vine Maple	2.5m ht., B&B, max. 3 stems	
Acp	15	Acer palmatum	Japanese Maple	6cm cal., 2.5m ht., WB	
Ama	14	Amelanchier alnifolia	Saskatoon	2.5m ht., WB	*native
CbFF	18	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	6cm cal., WB	
CkS	27	Cornus kousa 'Satomi'	Satomi Kousa Dogwood	6cm cal., WB	
Pp	9	Parrotia persica	Persian Ironwood	6cm cal., WB	Tree Form
stw-1	9	Stewartia monadelpha	ORANGEBARK STEWARTIA	6cm cal.	
Shrubs					
Aj	6	Azalea japonica	Azalea	#3 pot	
BW	813	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#2 pot	
CtV	22	Ceanothus thyrsiflorus 'Victoria'	Victoria Lilac	#3 pot	
CaE	39	Cornus alba 'Elegantissima'	Variiegated Dogwood	#3 pot	
Gs	477	Gaultheria shallon	Salal	#2 pot	*native
HvaA	8	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#5 pot	
HymA	115	Hydrangea macrophylla 'Amethyst'	Amethyst Bigleaf Hydrangea	#5 pot	
Lon	244	Lonicera nitida	Boxleaf Honeysuckle	#1 pot	
Lp	78	Lonicera pileata	Privet Honeysuckle	#3 pot	
Ma	4	Mahonia aquifolium	Oregon Grape	#2 pot	
Mn	532	Mahonia nervosa	Longleaf Mahonia	#2 pot	
PiO	225	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	#3 pot	
RsK	96	Ribes sanguineum 'King Edward VII'	Flowering Currant	#5 pot	
Rm	17	Rosa meidiland	Shrub Rose	#5 pot	
Sh	535	Sarcococca hookeriana var. humilis	Dwarf Sweet Box	#2 pot	
Sj	70	Skimmia japonica	Japanese Skimmia	#3 pot	
SIG	104	Spiraea japonica 'Goldmound'	Goldmound Spirea	#3 pot	
Sa	141	Symphoricarpos albus	Snowberry	#2 pot	
TH	561	Taxus x media 'Hicksii' (male form)	Hicksii Yew (male form)	4' ht Hedge	
Groundcovers, Vines, Ferns, Perennials and Grasses					
Bc	71	Bergenia cordifolia	Heartleaf Bergenia	#1 pot	
CE	423	Carex oshimensis 'Evergold'	Sedge	#1 pot	
P	1096	Pachysandra terminalis	Japanese Spurge	#1 pot	Groundcover
Pm	129	Polystichum munitum	Western Sword Fern	#2 pot	

NOTE: REFER TO ARBORIST REPORT FOR TREE REMOVAL, TREE RETENTION AND TREE PROTECTION MEASURES.

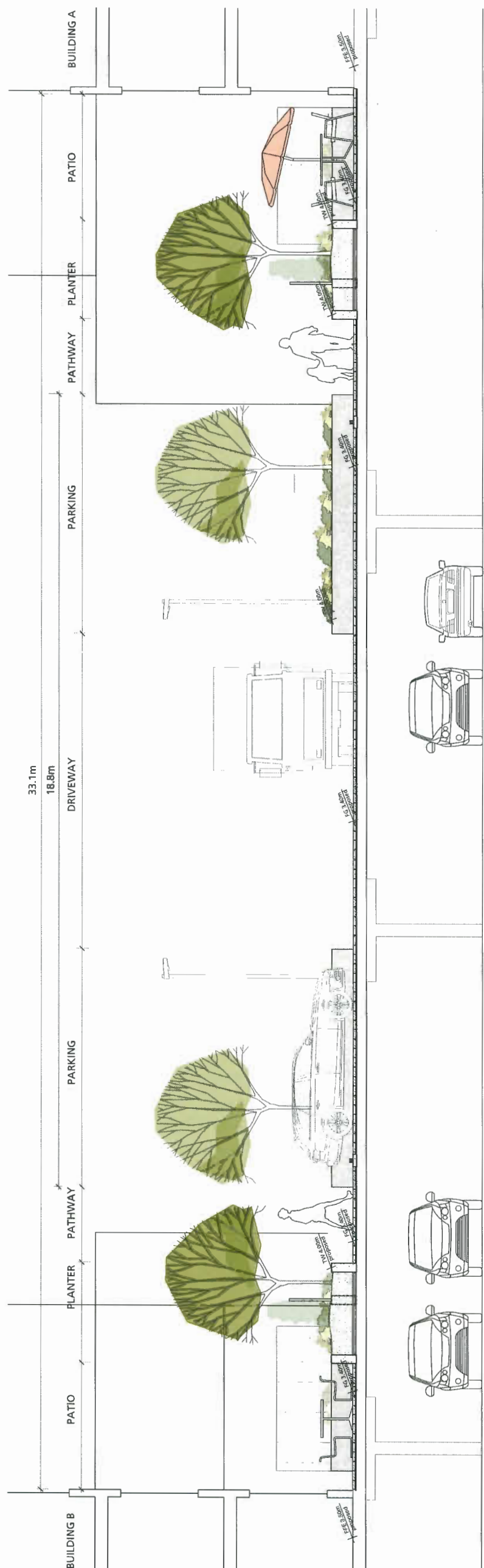
EXITING TREE TO BE RETAINED

x 1038.18 M² #1 GRADE NON-NETTED SODDED LAWN

DP 18-829286-38



1 SECTION THROUGH BUILDING B COURTYARD TO PLAY AREA
 1:50



2 SECTION THROUGH PARKING AREA
 1:50

Revision No.	Date
7	03/25/2019
6	02/24/2019
5	12/20/2018
4	11/06/2018
3	07/27/2018
2	03/23/2018
1	12/20/2017

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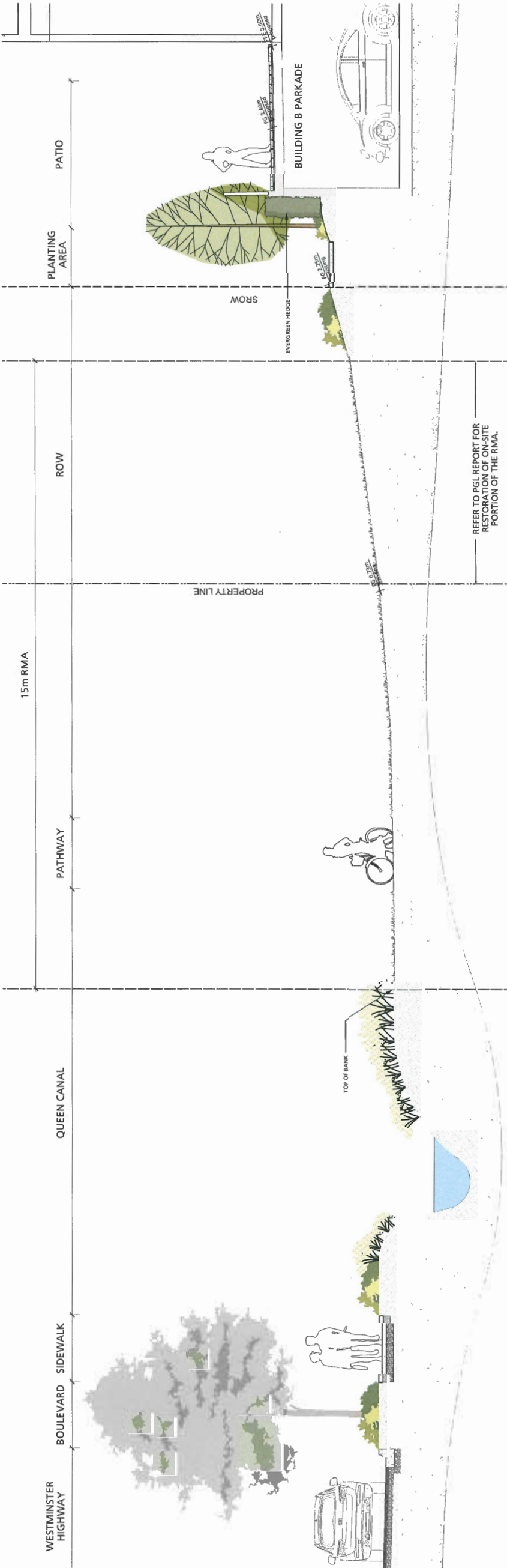
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**Hamilton Village,
 Richmond
 Parcel 1**

Drawing Title:
**LANDSCAPE
 SECTIONS**

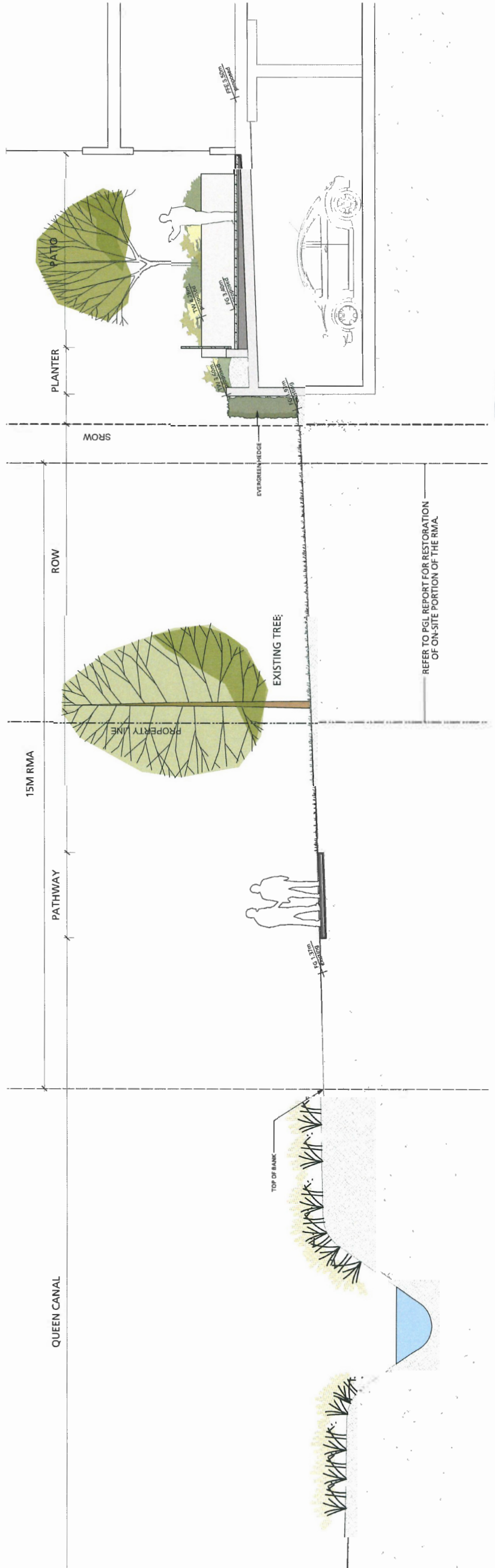
Project North:
 Drawn By: JP
 Checked By: MP

Scale:
 1:50
 Job No.: 17-094
 Sheet No.:

DP 18-829286-39



3 SECTION THROUGH ROW AND PUBLIC WALKWAY TO WEST OF BUILDING B
 1:50



4 SECTION THROUGH ROW AND PUBLIC WALKWAY TO WEST OF BUILDING B
 1:50

Revision No.	Date
7	03/25/2019
6	02/24/2019
5	12/20/2018
4	11/06/2018
3	07/27/2018
2	03/23/2018
1	12/20/2017

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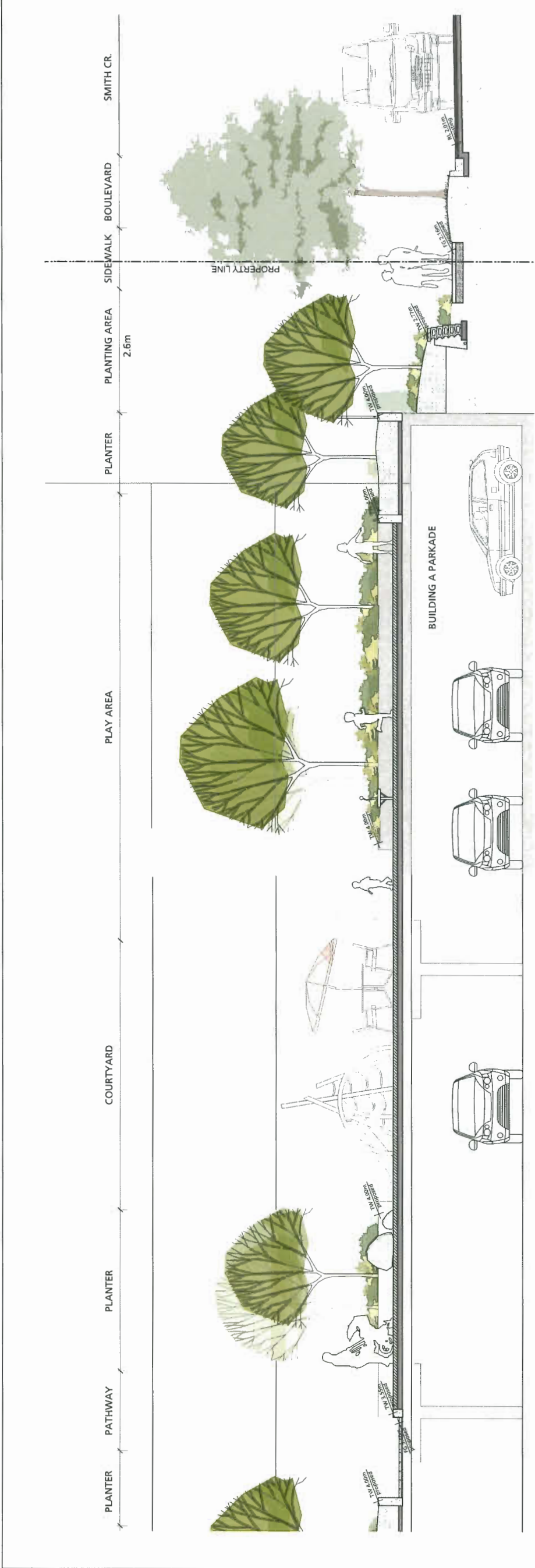
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**Hamilton Village,
 Richmond
 Parcel 1**

Drawing Title:
**LANDSCAPE
 SECTIONS**

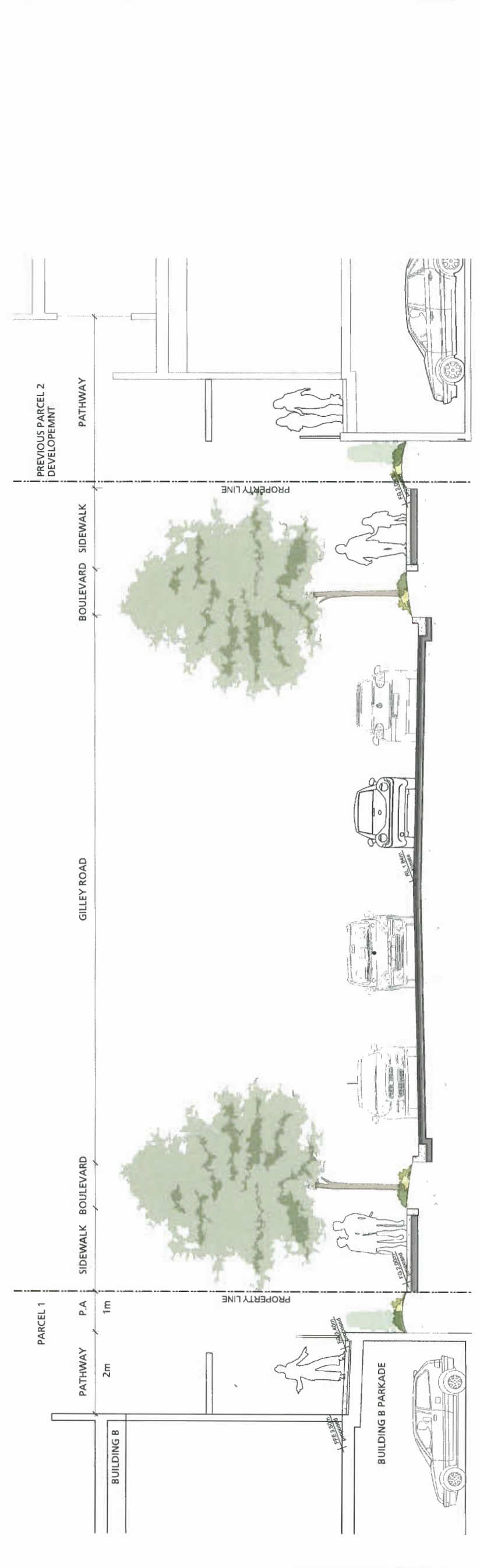
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Scale:	Checked By:	MP
Sheet No.:	Job No.:	17-094
	Scale:	1:50

Sheet No.:
L4.1

DP 18-829286-40



5 SECTION THROUGH BUILDING A COURTYARD
 1:50



6 SECTION THROUGH GILLEY RD.
 1:50

Revision No.	Description	Date
7	DP Board Panel	03/25/2019
6	DP Panel	02/24/2019
5	ADP Submission	12/20/2018
4	DP Resubmission	11/06/2018
3	Issued for DP	07/27/2018
2	Rezoning	03/23/2018
1	4th Re-Submission	03/23/2018
1	Issued for Rezoning	12/20/2017

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Project Title:
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 Parcel 1**

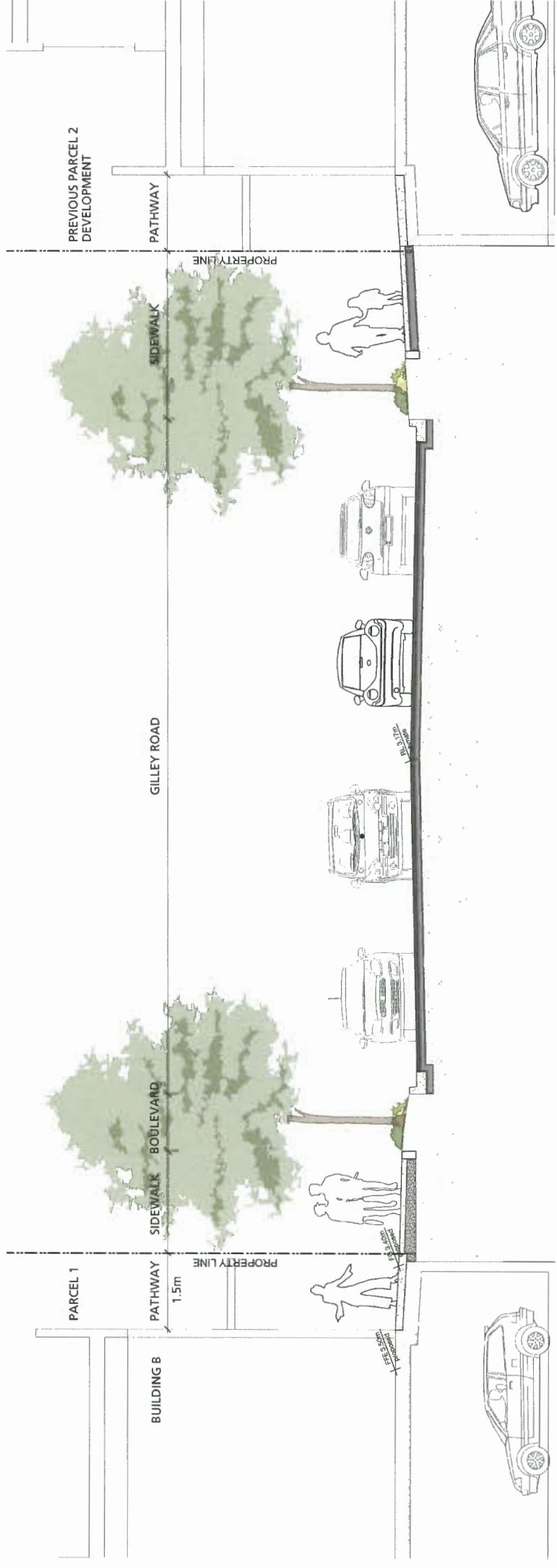
Drawing Title:
**LANDSCAPE
 SECTIONS**

Project North:	Drawn By:	JP
	Checked By:	MP

Scale:	Job No.:	17-094
1:50	Sheet No.:	

L4.2

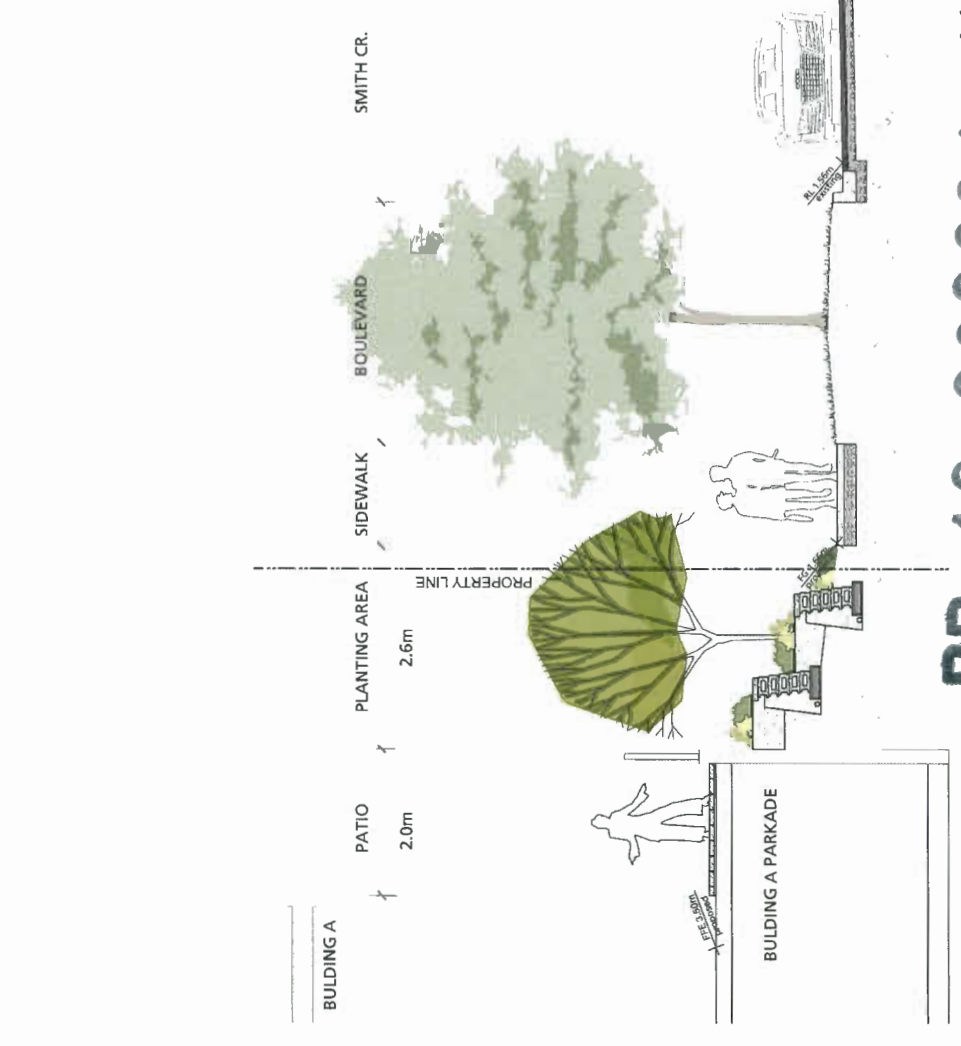
DP 18-829286-41



7 SECTION THROUGH GILLEY RD.
 1:50



8 SECTION THROUGH COURTYARD ACCESS SOUTH OF BUILDING B
 1:50



9 SECTION THROUGH SMITH CR.
 1:50

Revision No.	Date
7	03/25/2019
6	02/24/2019
5	12/20/2018
4	11/06/2018
3	07/27/2018
2	03/23/2018
1	12/20/2017

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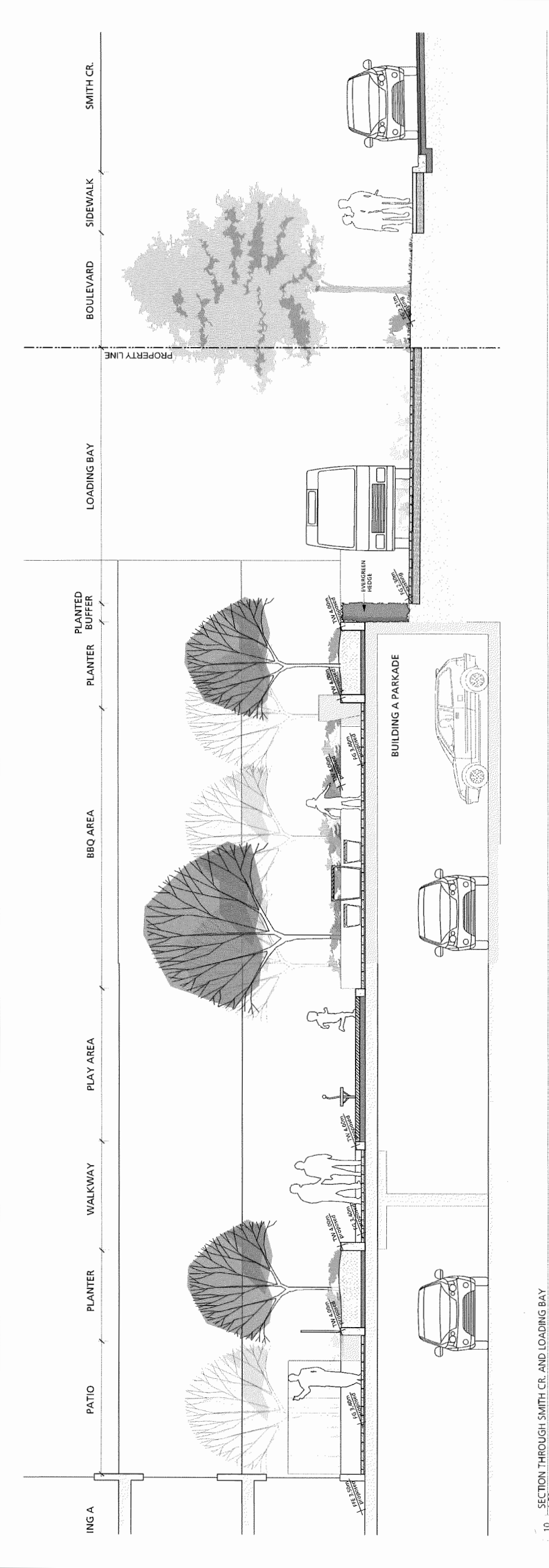
Project Title:
**Hamilton Village,
 Richmond
 Parcel 1**

Drawing Title:
**LANDSCAPE
 SECTIONS**

Project North:
 Drawn By: JP
 Checked By: MP

Scale: 1:50
 Job No.: 17-094
 Sheet No.:

DP 18-829286-42



10 SECTION THROUGH SMITH CR. AND LOADING BAY
 1:50

Revision No.	Date
1	Issued for Rezoning
2	4th Re-Submission
3	Rezoning
4	DP Resubmission
5	Issued for DP
6	ADP Submission
7	DP Board Panel

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Project Title:
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 Parcel 1**

Drawing Title:
**LANDSCAPE
 SECTIONS**

Project No: JP
 Checked By: MP

Scale: 1:50
 Job No.: 17-094
 Sheet No.:

DP 18-829286-43

L4.4

7	DP Board Panel	03/25/2019
6	DP Panel	02/24/2019
5	ADP Submission	12/20/2018
4	DP Resubmission	11/06/2018
3	Issued for DP	07/27/2018
2	Reasoning	03/23/2018
1	Issued for Reasoning	12/20/2017

Version No. Date
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 Client:

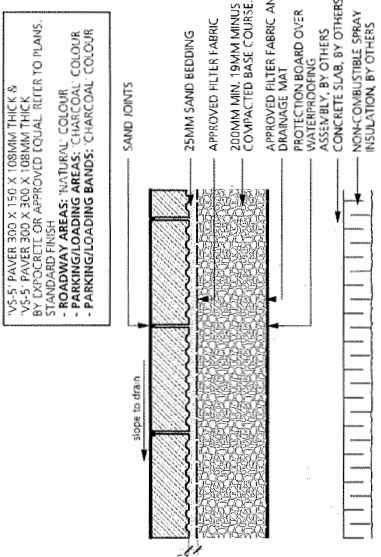
**Oris Developments
 (Hamilton) Corp.**

Project Title:
**Hamilton Village,
 Richmond
 Parcel 1**

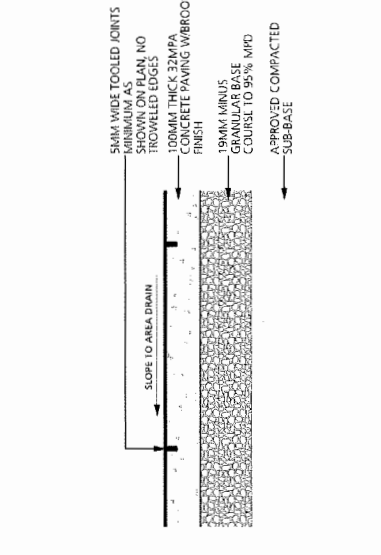
**LANDSCAPE
 DETAILS**

Project North:
 Drawn By: JP
 Checked By: MJP
 Scale: as noted
 Job No.: 17-094
 Sheet No.:

L5.0

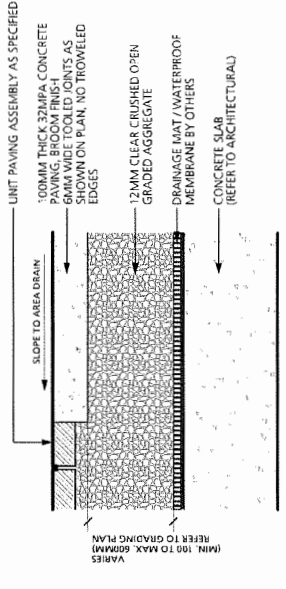


2 VS-5 PAVER 1:10



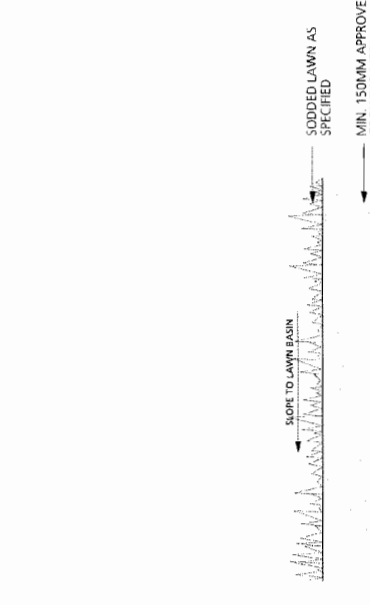
A) ON-GRADE

3 CAST CONCRETE PAVING 1:10

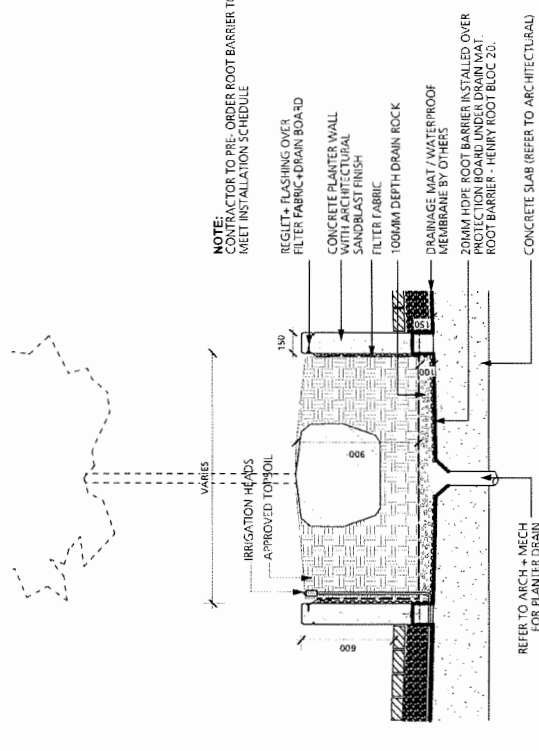


B) ON-SLAB

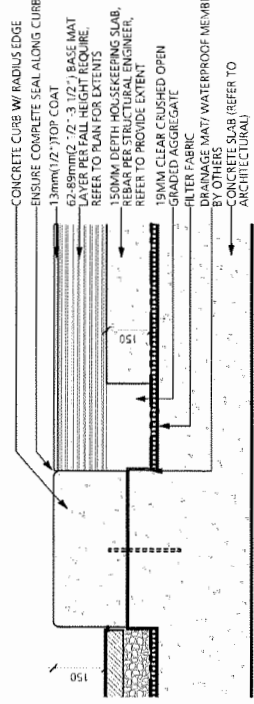
4 HYDRO-PRESSED SLAB PAVING 1:10



6 CAST CONCRETE CURB/LAWN 1:10



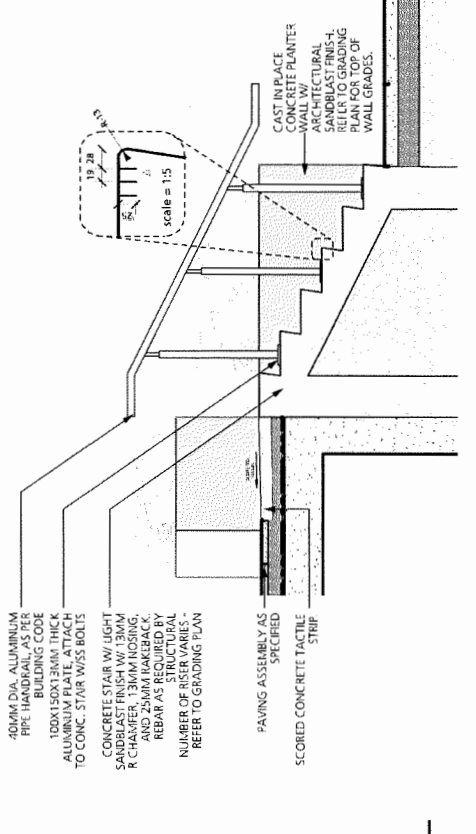
7 CAST CONCRETE PLANTER 1:25



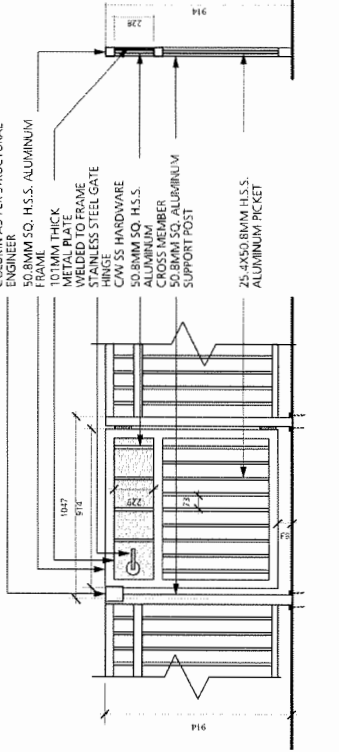
4 POURED IN PLACE RUBBER SURFACING 1:10

NOTE: TOP COAT LAYER TO BE POURED AS ONE CONSISTENT SURFACE WITH NO SEAMS IN EACH COLOUR FIELD

NOTES:
 -ALL METAL TO HAVE POWDERCOAT FINISH TO MATCH ARCHITECTURAL.
 -ALL WELDS TO BE GROUND SMOOTH.
 -CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL FINISHES, CONNECTIONS AND DETAILS TO LANDSCAPE ARCHITECT FOR APPROVAL.
 -REFER TO SPECIFICATIONS FOR MATERIALS AND FINISHES.
 -ALL FINISHES TO MEET BC BUILDING CODE.



5 CRUSHED GRANITE PAVING 1:10

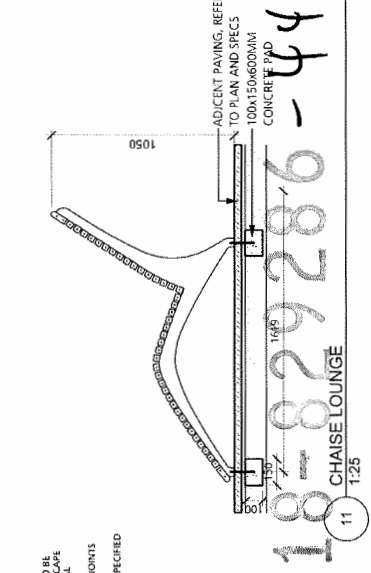


8 METAL GATE/FENCE 1:25

CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW



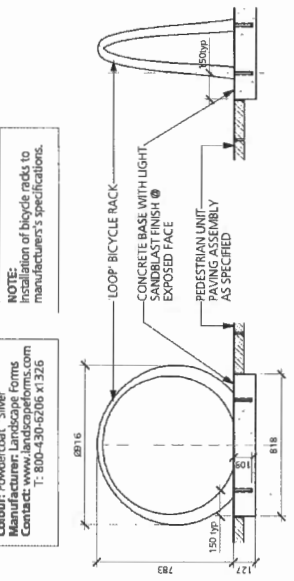
10 BOULDER 1:10



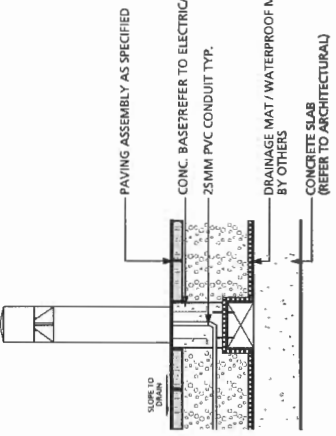
11 CHAISE LOUNGE 1:25

18-829286-44
 DP

Model: Loop
Colour: Powdercoat "Silver"
Manufacturer: Landscape Forms
Contact: www.landscapeforms.com
Tel: 800-430-9208 x1326

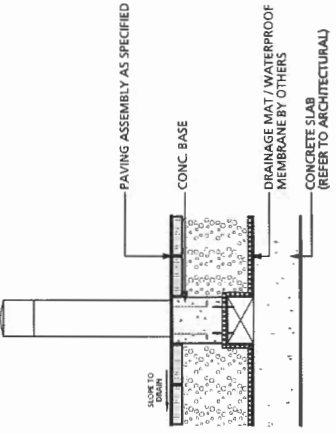


12 BIKE RACK
1:25

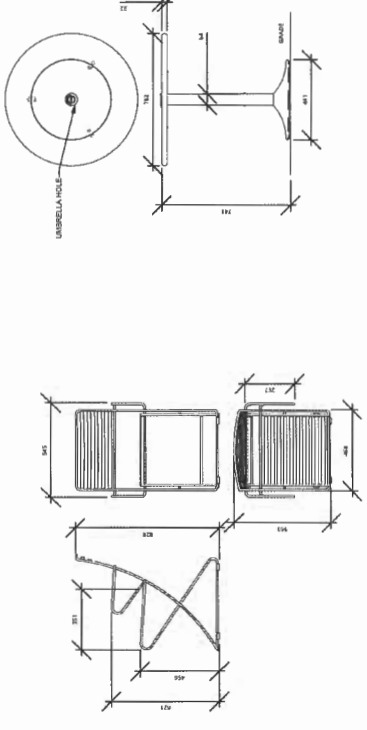


SYSTEMALUX COLUMN BOLLARD
S.4165-120, ALUMINUM GREY FINISH
MOUNT AS PER MANUFACTURER'S
SPECIFICATION

13 BOLLARD LIGHT
1:20

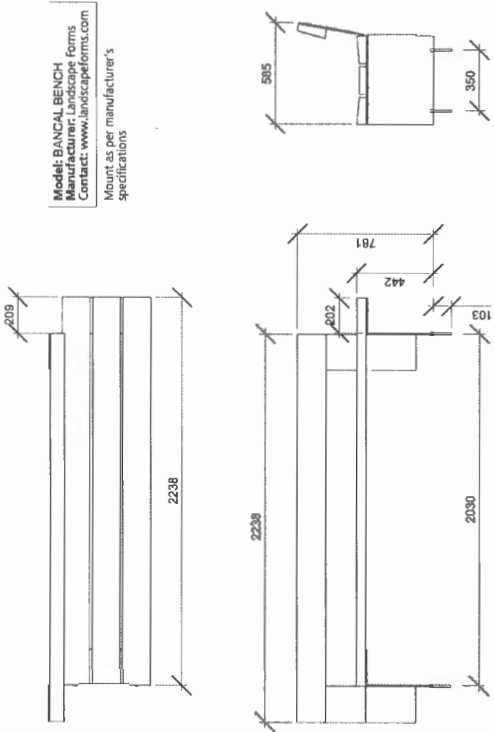


14 BOLLARD
1:20

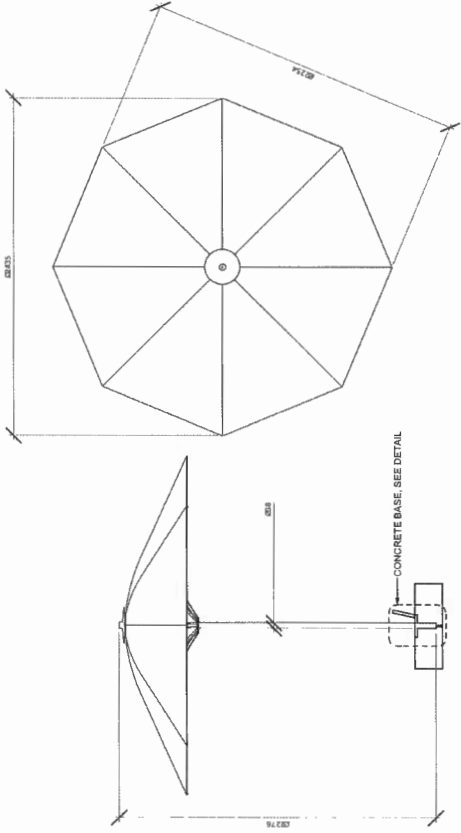


15 CHAIR
1:20

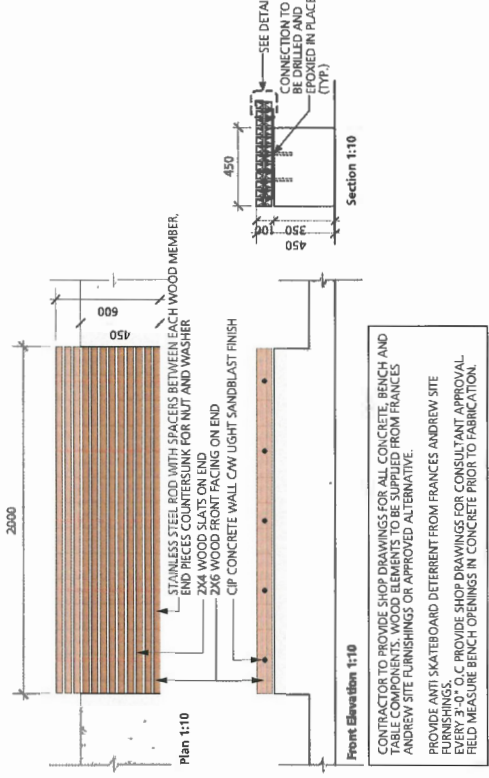
16 TABLE
1:20



17 BENCH
1:20

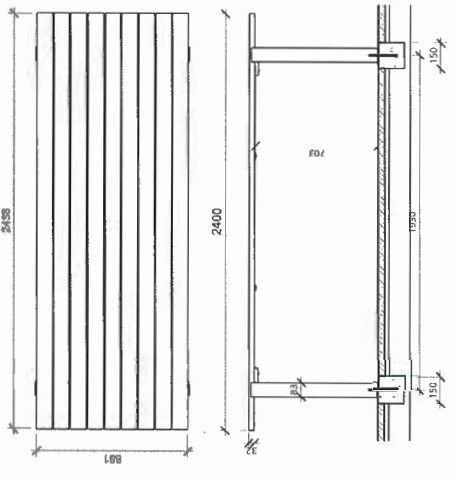


18 UMBRELLA
1:25



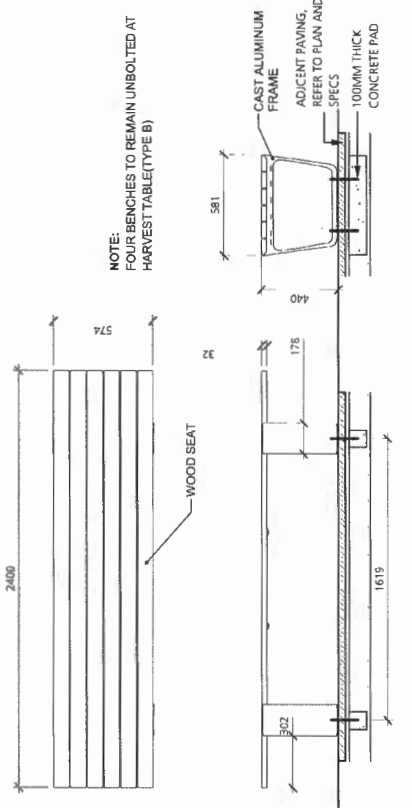
19 CUSTOM BENCH
1:20

Model: Multiplicity Table
Manufacturer: Landscape Forms
Contact: www.landscapeforms.com
Installation: Mount as per manufacturer's specifications
Quantity: 1
Note: X2 tables installed end to end.



20 HARVEST TABLE
1:25

Model: Multiplicity Bench (straight backs)
Manufacturer: Landscape Forms
Contact: www.landscapeforms.com
Installation: Mount as per manufacturer's specifications
Quantity: 2



21 BACKLESS BENCH
1:25

Revision No.	Date
1	12/20/2017
2	03/23/2018
3	07/27/2018
4	11/06/2018
5	12/20/2018
6	02/24/2019
7	03/25/2019

Client:
Oris Developments
(Hamilton) Corp.


Project Title:
Hamilton Village,
Richmond
Parcel 1

Drawing Title:
LANDSCAPE
DETAILS

Project Name:	Hamilton Village, Richmond Parcel 1
Drawn By:	JP
Checked By:	MP
Scale:	as noted
Job No.:	17-094
Sheet No.:	

DP 18-829286-45

GAYTOB6 Spica 3



The Spica 3 play structure has had a redesign to include a new play area for 3-12 year olds to investigate the Spica 3. The new play area is a large, circular platform with a central tower and a spiral ramp. The play area is designed to be challenging and fun, with a focus on climbing and exploration. The structure is made of high-quality materials and is designed to be safe and durable.

Product Line Traditional Play
Category Traditional play, Sand and water play
Age group 3-12
Max. fall height (CH) 15.7 m
Total height (CH) 15.7 m
Safety Zone 5.7 m

Quantity: 2

NRO202 Single springer




The product is available in PVC Coated (FSC C004450) or in a wood on request.

Product Line Organic Balance
Category Traditional play, Sand and water play
Age group 3-9
Max. fall height (CH) 7.0
Total height (CH) 7.0
Safety Zone 5.1 m

Quantity: 2

NRO103 Entry seesaw for 2 persons



The product is available in PVC Coated (FSC C004450) or in a wood on request.

Product Line Organic Balance
Category Traditional play, Sand and water play
Age group 4-11
Max. fall height (CH) 11.5
Total height (CH) 11.5
Safety Zone 12.1 m

Quantity: 2

NRO212 Kids Table with 4 sitting poles



The product is available in PVC Coated (FSC C004450) or in a wood on request.

Product Line Organic Balance
Category Traditional play, Sand and water play
Age group 3-12
Max. fall height (CH) 5.0
Total height (CH) 5.0
Safety Zone 11.9 m

Quantity: 2

NRO605 Dress-up Cottage



The house is designed to be a fun and imaginative play area for children. It features a pitched roof, a chimney, and a small porch. The interior is furnished with a table and chairs, and there are shelves for books and toys. The structure is made of high-quality materials and is designed to be safe and durable.

Product Line Organic Balance
Category Traditional play, Sand and water play
Age group 1-6
Total height (CH) 17.7 m
Safety Zone 17.7 m

Quantity: 2

NRO604 Triple balance beam



The product is available in PVC Coated (FSC C004450) or in a wood on request.

Product Line Organic Balance
Category Traditional play, Sand and water play
Age group 3-12
Max. fall height (CH) 6.1
Total height (CH) 6.1
Safety Zone 34.0 m

Quantity: 2

NRO606 Stilt

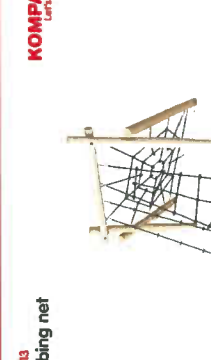


The product is available in PVC Coated (FSC C004450) or in a wood on request.

Product Line Organic Balance
Category Traditional play, Sand and water play
Age group 3-12
Max. fall height (CH) 11.0
Total height (CH) 11.0
Safety Zone 20.7 m

Quantity: 1

NRO613 Climbing net



The product is available in PVC Coated (FSC C004450) or in a wood on request.

Product Line Organic Balance
Category Traditional play, Sand and water play
Age group 6-12
Max. fall height (CH) 24.0
Total height (CH) 24.0
Safety Zone 24.4 m

Quantity: 2

NRO10 Spinner plate



The product is available in PVC Coated (FSC C004450) or in a wood on request.

Product Line Organic Balance
Category Traditional play, Sand and water play
Age group 4-12
Max. fall height (CH) 4.0
Total height (CH) 4.0
Safety Zone 9.6 m

Quantity: 2

NRO105 FSC License No. FSC C004450

Quantity: 2

NRO105 FSC License No. FSC C004450

Quantity: 2

NRO105 FSC License No. FSC C004450

Quantity: 1

NRO105 FSC License No. FSC C004450

Quantity: 2

NRO105 FSC License No. FSC C004450

Quantity: 2

7	DP Board Panel	03/25/2019
6	DP Panel	02/24/2019
5	ADP Submission	12/20/2018
4	DP Resubmission	11/06/2018
3	Issued for DP	07/27/2018
2	Rezonning	03/23/2018
1	4th Re-Submission	12/20/2017
	Issued for Rezonning	
	Revision No.	Date

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 Client:

Oris Developments (Hamilton) Corp.

Project Title:
Hamilton Village, Richmond Parcel 1

Drawing Title:
LANDSCAPE DETAILS

Project North:	Drawn By:	JP
Scale:	Checked By:	MP
as noted	Job No.:	17-094
	Sheet No.:	

DP 18-829286-46

Revision No.	Date
7	03/25/2019
6	02/24/2019
5	ADP Submission
4	DP Resubmission
3	Issued for DP
2	Rezonning
1	4th Re-Submission
	03/23/2018
	07/27/2018
	11/06/2018
	12/20/2018
	12/20/2017

ORIS DEVELOPMENTS (HAMILTON) CORP.

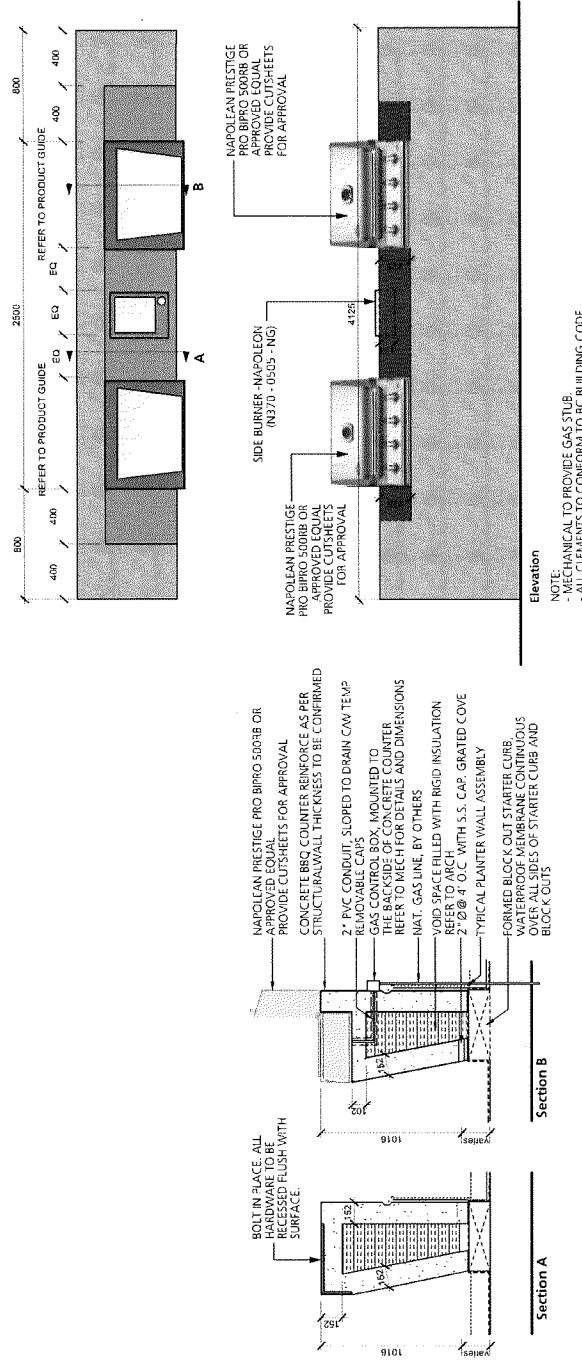
Client: Oris Developments (Hamilton) Corp.

Project Title: Hamilton Village, Richmond Parcel 1

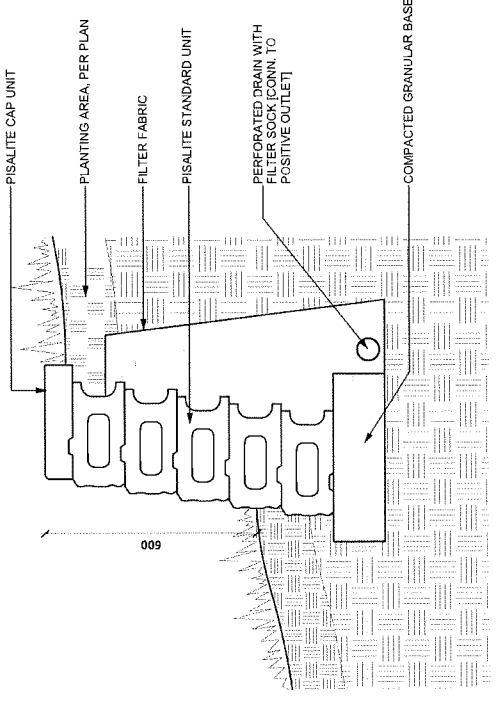
Drawing Title: LANDSCAPE DETAILS

Project North: Drawn By: JP
 Checked By: MP

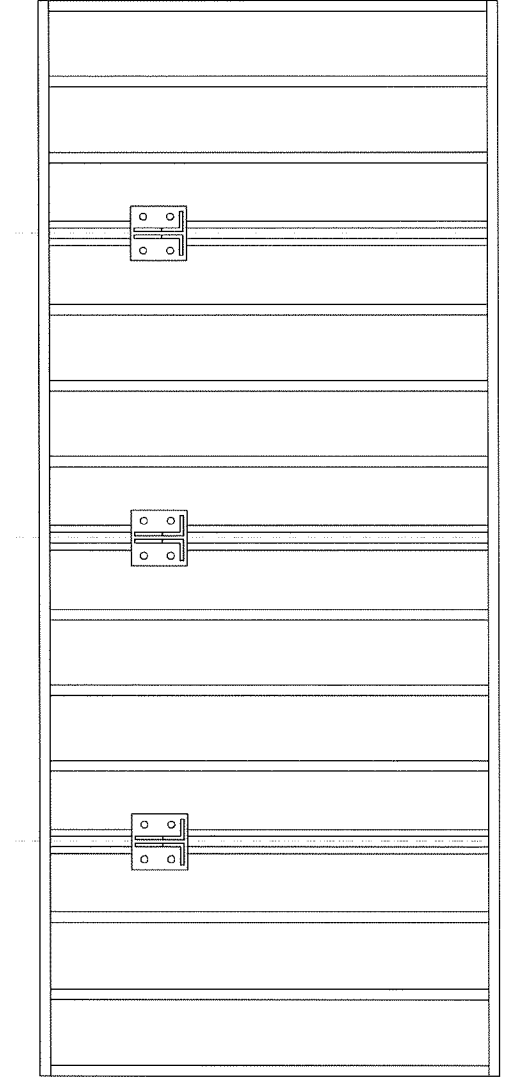
Scale: as noted Job No.: 17-094
 Sheet No.: 25



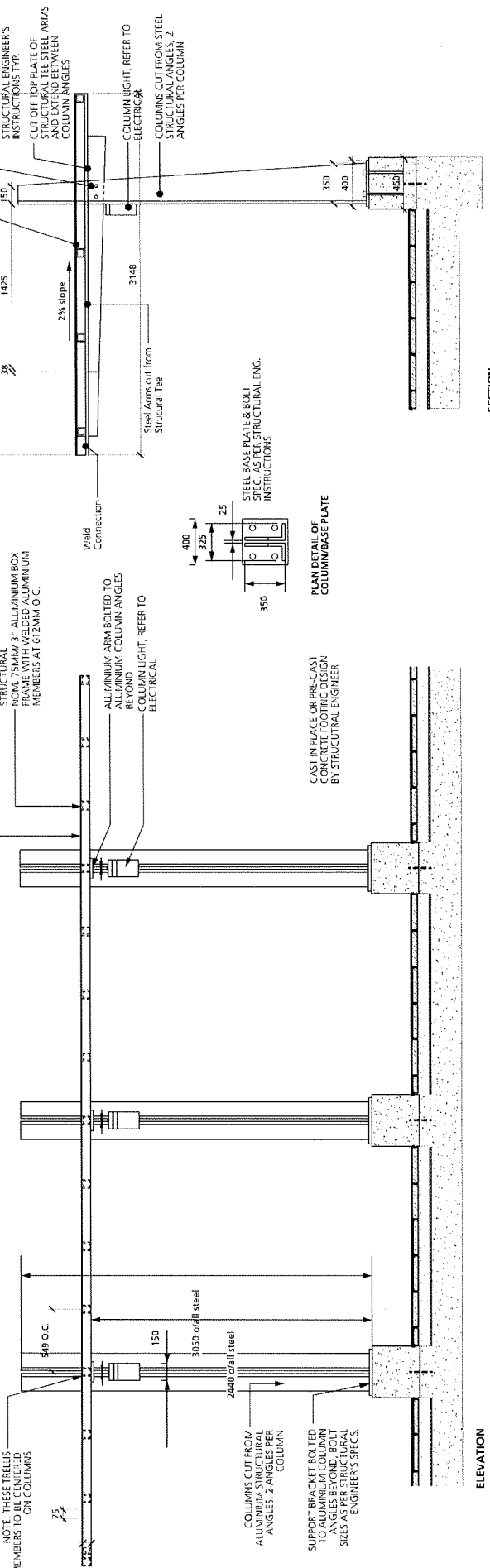
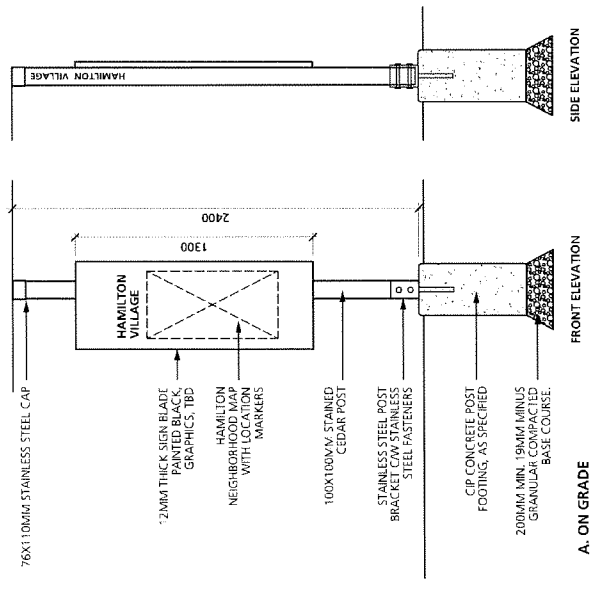
23 BBQ 1:25



24 PISALITE® RETAINING WALL 1:10



25 TRELLIS 1:25



25 1:20



Rositch Hemphill Architect

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

t 604.669.6002
f 604.669.1091

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ISSUED:	DATE:
1. DP APPLICATION	30 JULY 2018
2. DP RE-SUBMISSION	30 OCT 2018
3. DESIGN PANEL	20 DEC 2018
4. DESIGN PANEL	20 DEC 2018
5. DP PANEL	25 FEB 2019
6. DP BOARD PANEL	25 MAR 2019

ISSUED FOR
DP BOARD
25 MARCH 2019

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ARCHITECTURAL SEAL:

CLIENT:

ORIS 145 - 1535 W. 4th Street
Richmond, BC V7E 1R8

PROJECT:

Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
3D IMAGE

DATABASE: 1626-A0.1.dwg
SCALE: NTS
PLOTTED: 25 MAR 2019
DRAWN: LB
CHECKED: KSH
PROJECT NO.: 1626

DWG. NO.:
A0.2



18-829286



Gilley Rd & Westminster Hwy. View Looking East

DP 18-829286 - Reference Plan



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ISSUED:	DATE:
1. DP APPLICATION	30 JULY 2018
2. DP RE-SUBMISSION	30 OCT 2018
3. DP RE-SUBMISSION	07 NOV 2018
4. A. DESIGN PANEL	20 DEC 2018
5. B. PANEL	19 JAN 2019
6. DP BOARD PANEL	25 MAR 2019

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CLIENT: **ORIS** 400-12238 No. 1 Road
Richmond, BC V7E 1T5

PROJECT: **Hamilton Lands**
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
3D IMAGE

DATABASE: 1626-A0.1.dwg
SCALE: NTS
PLOTDATE: 25 MAR 2019
DRAWN: LB
DATE: KSH

DWG. NO. **A0.3**
DP No: 18-829286
BP No:



Building A - Gilley Rd & Smith Dr.

DP 18-829286 - Reference Plan





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ISSUED:	DATE:
1. DP APPLICATION	30 JULY 2018
2. DP RE-SUBMISSION	30 OCT 2018
3. DP RE-SUBMISSION	07 NOV 2018
4. A. DESIGN PANEL	20 DEC 2018
5. DP PANEL	28 FEB 2019
6. DP BOARD PANEL	25 MAR 2019

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CLIENT:
ORIS
100-12235 No. 1 Road
Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
3D IMAGES

DATABASE: 1626-A0.1.dwg
SCALE: NTS
PLOTDATE: 25 MAR 2019
DRAWN: LB
CHECKED: KSH

PROJECT NO.: 1626

DWG. NO.:
A0.4
18-829286
DP No:
BP No:



High Street - Mid Block View Looking West



High Street - Mid Block View Looking East

DP 18-829286 - Reference Plan



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1. DP APPLICATION	30 JULY 2018
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3. DP RE-SUBMISSION	07 NOV 2018
4. DESIGN PANEL	28 DEC 2018
5. DP PANEL	15 FEB 2019
6. DP BOARD PANEL	25 MAR 2019

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25 MARCH 2019

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CLIENT: **ORIS**
100 - 12235 No. 1 Road
Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
3D IMAGES

DATABASE: 1626-A0.1.DWG
SCALE: NTS
PLOTDATE: 25 MAR 2019
DRAWN: LB
CHECKED: KSH
PROJECT NO.: 1626

DWG. NO.: **A0.4.1**
19-829286
DP No: 19-829286
BP No: _____



BUILDING B (WEST) ENTRY LOBBY



BUILDING A (EAST) ENTRY LOBBY

DP 19-829286-
Reference Plan



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ISSUED:	DATE:
1. DP APPLICATION	30 JULY 2018
2. DP RE-SUBMISSION	30 OCT 2018
3. DP RE-SUBMISSION	07 NOV 2018
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ARCHITECTURAL SEAL:

CLIENT: **ORIS** 100-12238 No. 1 Road
Richmond, BC V7E 1T6

PROJECT: **Hamilton Lands**
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE: **3D IMAGES**

DATABASE: 1626-A0.1.DWG
SCALE: NTS
PLOTDATE: 25 MAR 2019
DRAWN: LB
CHECKED: KSH
PROJECT NO. **1626**

DWG. NO. **A0.4.2**

 DP No: 18-829286
 BP No: _____



MEWS / MARKET PLACE



MEWS / STROLL WAY VIEW LOOKING SOUTH

29286-
Reference Plan



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Vancouver, BC Canada
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ISSUED:	DATE:
1. DP APPLICATION	30 JULY 2018
2. DP RE-SUBMISSION	30 OCT 2018
3. DP RE-SUBMISSION	07 NOV 2018
4. DESIGN PANEL	28 DEC 2018
5. DP BOARD PANEL	07 FEB 2019
6. DP BOARD PANEL	26 MAR 2019

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DP BOARD
25 MARCH 2019

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ARCHITECTURAL SEAL:

CLIENT: **ORIS**
100 - 12235 No. 1 Road
Richmond, BC V7E 1T6

PROJECT: **Hamilton Lands**
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE: **AERIAL PERSPECTIVE VIEWS**

DATABASE: 1626-A0.1.DWG
SCALE: NTS
PLOTDATE: 25 MAR 2019
DRAWN: LB
CHECKED: KSH
PROJECT NO. **1626**

DWG. NO. **A0.5**
DP No: 16-829286
BP No:



Aerial View - Northwest corner



AerialView - Southwest corner



Aerial View - Southeast corner



Aerial View - Northeast corner



Aerial View - Looking South



Aerial View - Looking North

DP 16-829286-
Reference Plan



Rositch Hemphill Architect

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ISSUED:	DATE:
1. DP APPLICATION	30 JULY 2018
2. DP RE-SUBMISSION	30 OCT 2018
3. DP RE-SUBMISSION	07 NOV 2018
4. A. DESIGN PANEL	20 DEC 2018
5. DP PANEL	25 FEB 2019
6. DP BOARD PANEL	25 MAR 2019

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DP BOARD
25 MARCH 2019

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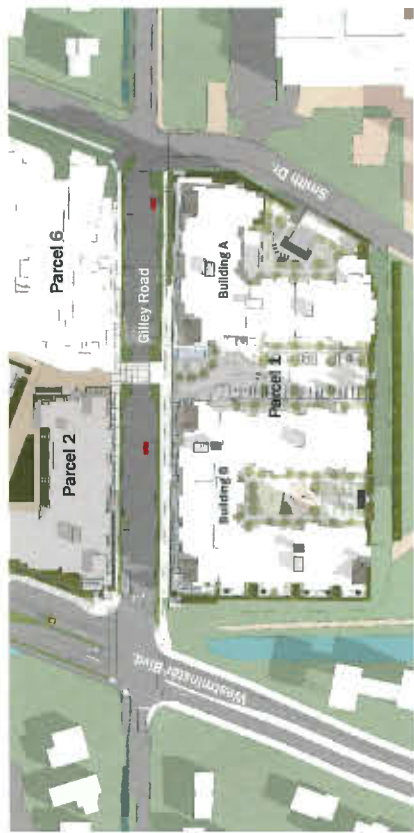
ARCHITECTURAL SEAL:

CLIENT: **ORIS**
500-42238 No. 1 Road
Richmond, BC V7E 1T6

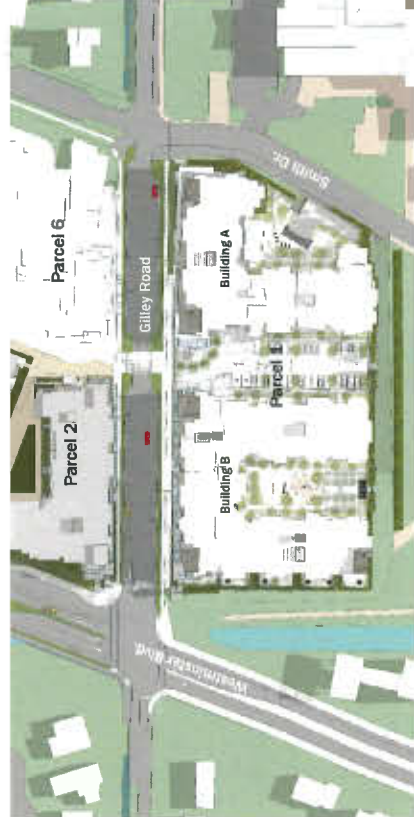
PROJECT: **Hamilton Lands**
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC
DRAWING TITLE: **SHADOW DIAGRAM**

DATABASE: 1626-A0.5.dwg
SCALE: NTS
PLOTDATE: 25 MAR 2019
DRAWN: LB
CHECKED: KSH
PROJECT NO. **1626**

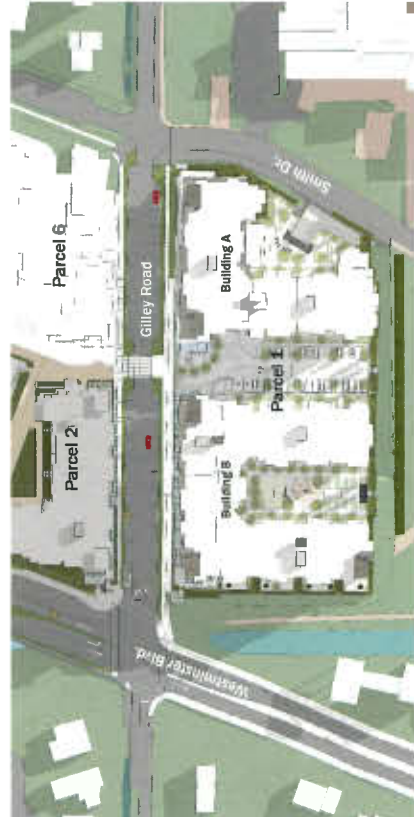
DWG. NO. **A0.6**
DP No: 18-829286
BP No:



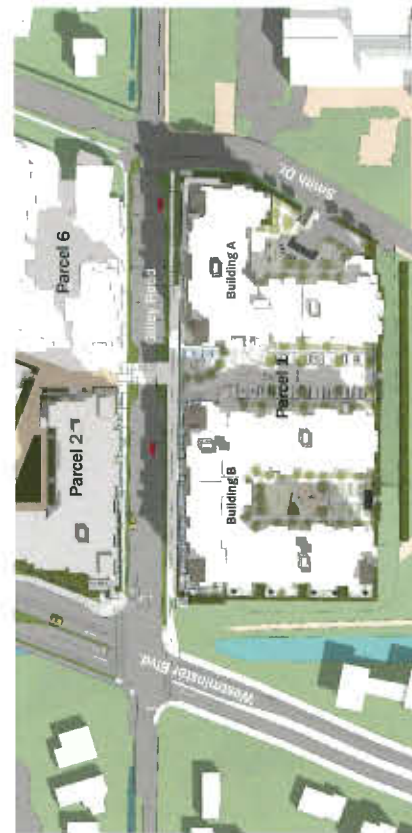
21 Dec 3 pm



21 Dec 12 noon



21 Dec 9 am



21 March 3 pm



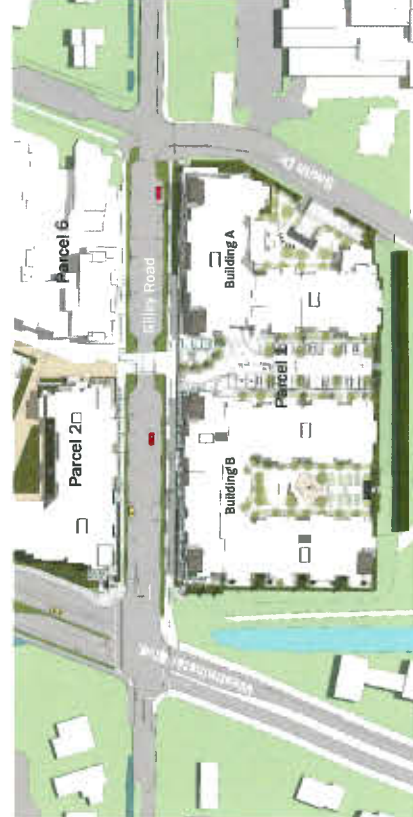
21 March 12 noon



21 March 9 am



21 June 3 pm



21 June 12 noon



21 June 9 am

DP 18-829286 -
Reference Plan



Rositch Hemphill Architect

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

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f 604.669.1091

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ISSUED:	DATE:
1. DP APPLICATION	30 JULY 2018
2. DP RE-SUBMISSION	30 OCT 2018
3. DP RE-SUBMISSION	07 NOV 2018
4. A. DESIGN PANEL	20 DEC 2018
5. DP PANEL	25 FEB 2019
6. DP BOARD PANEL	25 MAR 2019

ISSUED FOR
DP BOARD
25 MARCH 2019

NO. REVISION: **DATE:**

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ARCHITECTURAL SEAL:

CLIENT:
ORIS
100-12335 No. 1 Road
Richmond, BC V7E 1T6

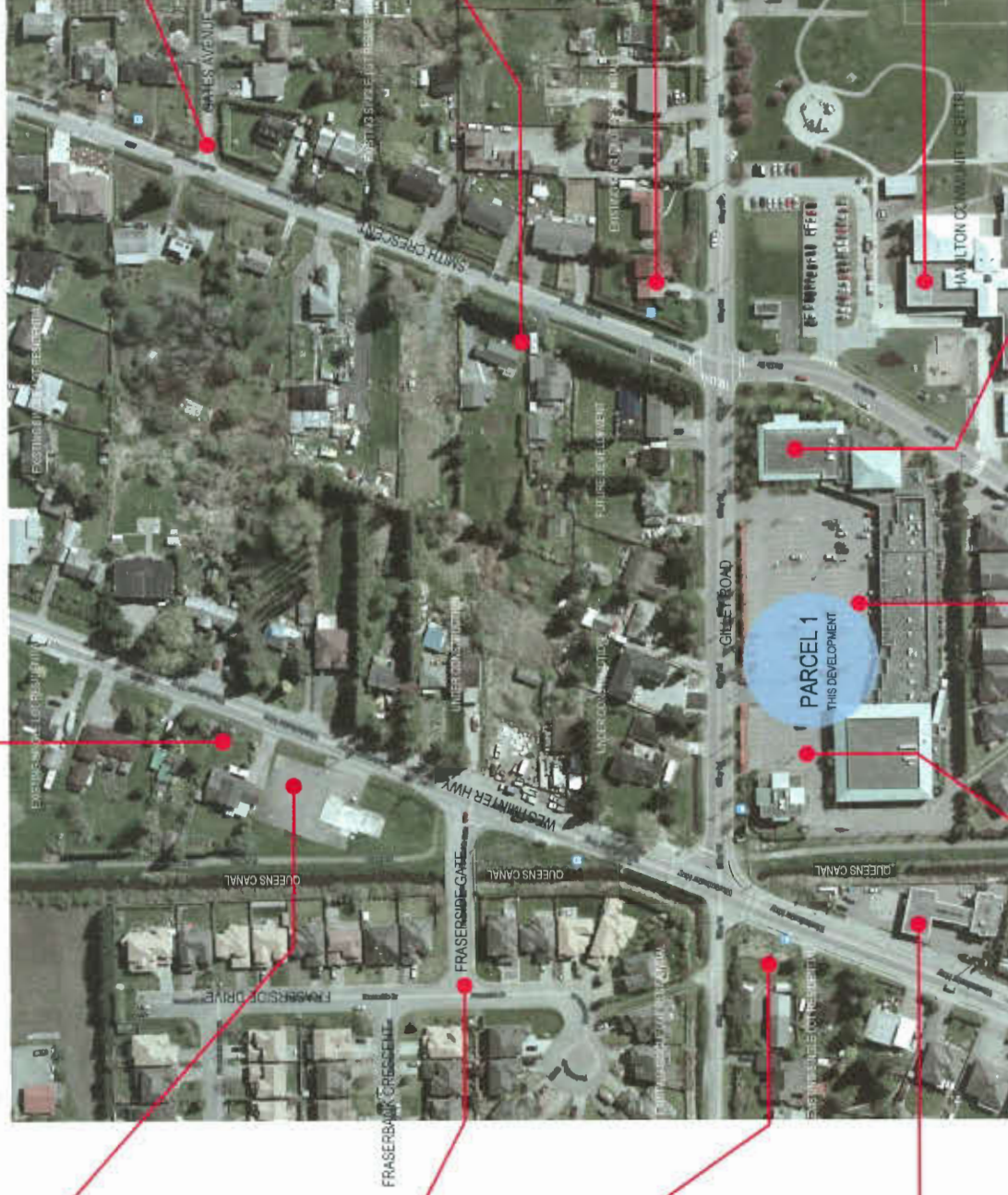
PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
CONTEXT MAP
SITE PHOTOS

DATABASE: 1626-A0.6.DWG
SCALE: NTS
PLOTDATE: 25 MAR 2019
DRAWN: LB
CHECKED: KSH
PROJECT NO. **1626**

DWG. NO.
A0.7

DP No: 18-829286
BP No:



DP 18-829286
Reference Plan



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ISSUED:	DATE:
1. DP APPLICATION	30 JULY 2018
2. DP RE-SUBMISSION	30 OCT 2018
3. DP RE-SUBMISSION	07 NOV 2018
4. A. DESIGN PANEL	20 DEC 2018
5. DP PANEL	28 FEB 2019
6. DP BOARD PANEL	25 MAR 2019

ISSUED FOR
DP BOARD
25 MARCH 2019

NO. REVISION: _____ DATE: _____

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ARCHITECTURAL SEAL:

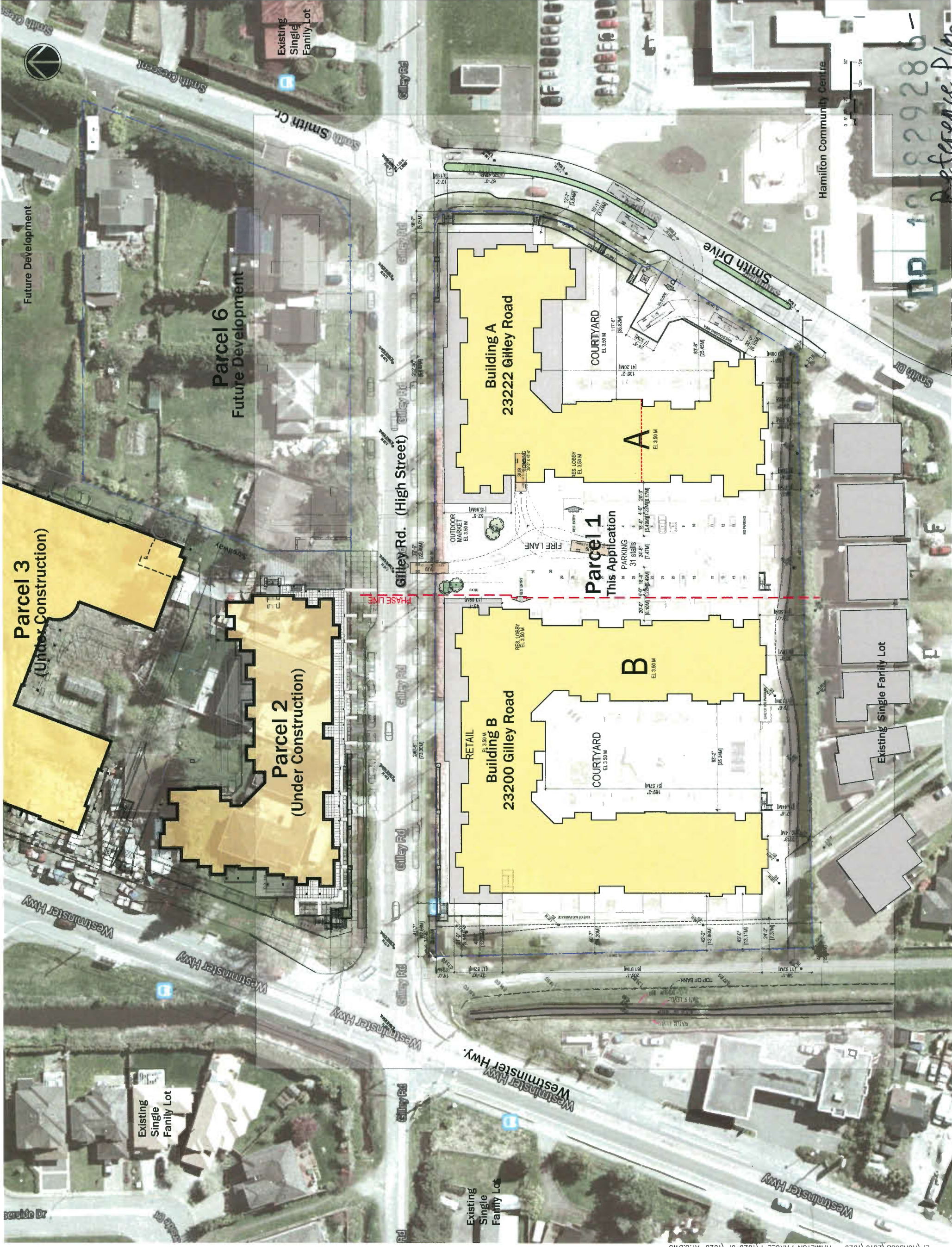
CLIENT: **ORIS**
100-12235 No.1 Road
Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
SITEPLAN - OVERALL

DATABASE: 1626-A1.0.dwg
SCALE: 1"=50'-0"
PLOT DATE: 25 MAR 2019
DRAWN: LB
CHECKED: KSH
PROJECT NO. **1626**

DWG. NO. **A1.0**
18-829286
DP No: _____
BP No: _____



DP 18-829286-
Reference Plan



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ISSUED:	DATE:
1. DP APPLICATION	30 JULY 2018
2. DP RE-SUBMISSION	30 OCT 2018
3. DP RE-SUBMISSION	07 NOV 2018
4. A. DESIGN PANEL	20 DEC 2018
5. DP PANEL	25 FEB 2019
6. DP BOARD PANEL	25 MAR 2019

ISSUED FOR
DP BOARD
25 MARCH 2019

NO. REVISION:
DATE:
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ARCHITECTURAL SEAL:

CLIENT:
ORIS
100-12295 No.1 Road
Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 1, Mixed-Use Building
23200 - 23222 Gilley Road,
Richmond BC

DRAWING TITLE:
**COMMERCIAL
SIGNAGE**

DATABASE: 1626-A4.0.dwg
SCALE: 3/32"=1'-0"
PLOTDATE: 25 MAR 2019
DRAWN: LB
CHECKED: KSH
PROJECT NO. **1626**

DWG. NO.
A4.7
DP No: 18-829286
BP No:

① Primary Signs:

All primary storefront signs to be LED internally illuminated channel letters/channel shapes, mounted to 30" high perforated aluminum backers, provided by the landlord.

maximum letter/logo height- 24"

- maximum sign length- 75% of length of sign backer

- returns to be Let-R-Edge 100 Satin Silver @ 5" deep

- LED power pack boxes and wiring to be painted black, and hidden behind sign backers, or remotely placed within a tenant's premises

② Secondary Signs:

All secondary blade signs to be extruded aluminum frame and high perforated aluminum blade backers (9'-3" ht x 2'-6" depth), provided by the landlord.

maximum letter/logo height- 18"

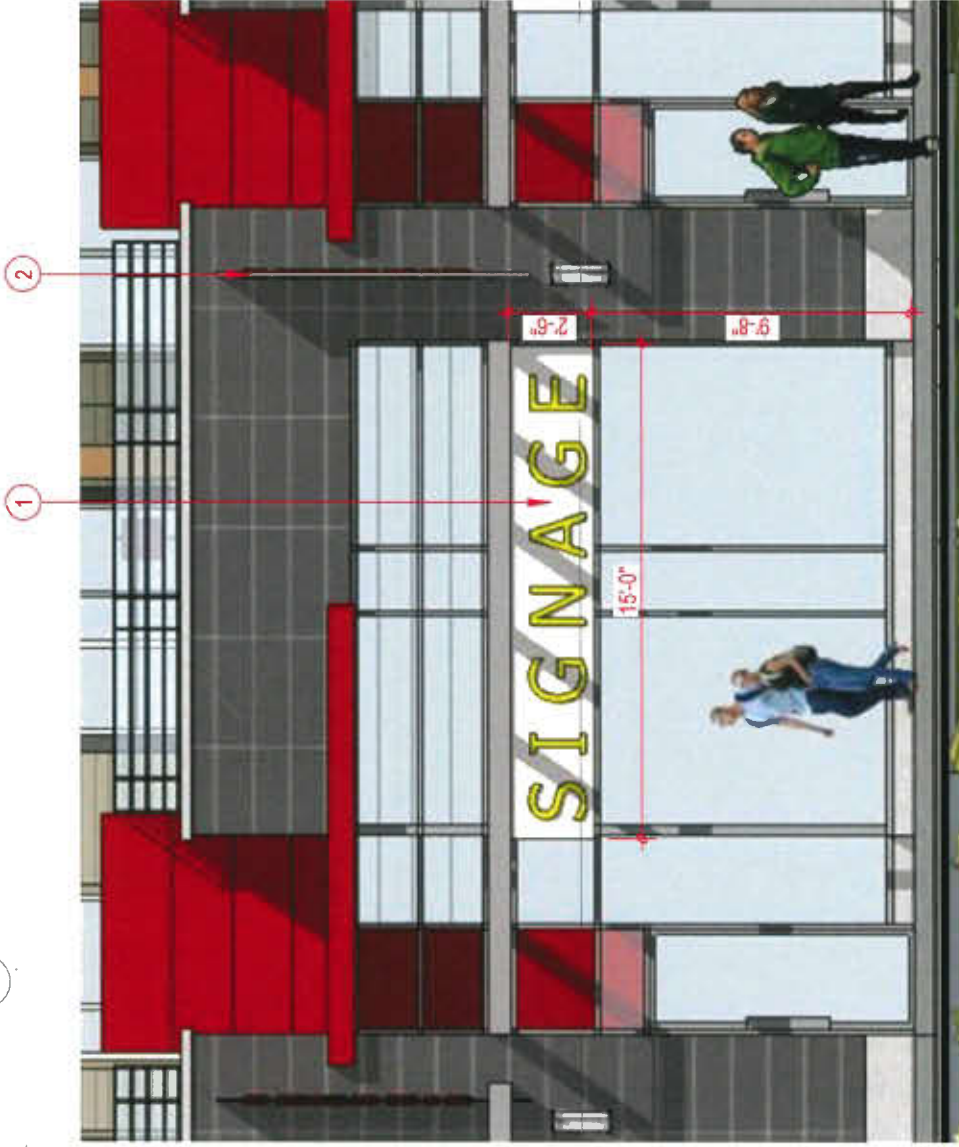
- maximum sign 80% of height of sign backer

PRECEDENT SIGNAGE IMAGES



② BUILDING B STOREFRONT SIGNAGE (TYPICAL)

SCALE: 3/8" = 1'-0"



① BUILDING A STOREFRONT SIGNAGE (TYPICAL)

SCALE: 3/8" = 1'-0"



3D IMAGES

DP 18-829286 - Reference Plan