

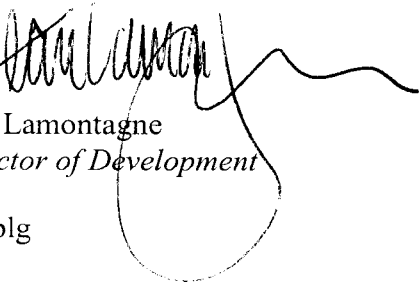


To: Development Permit Panel
From: Jean Lamontagne
Director of Development
Date: February 6, 2007
File: DP 06-348703
Re: **Application by Oris Development (Nakade) Corp. for a Development Permit at
6211 Dyke Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a four-storey residential building containing 16 dwelling units over a single-storey parkade at 6211 Dyke Road on a site zoned "Comprehensive Development District (CD/174)" zone; and
2. Vary the provisions of Zoning Bylaw No. 5300 to:
 - a) Reduce the rear (north) yard setback to 1.5 m for the amenity building; and
 - b) Permit a building projection to a maximum of 0.5 m into both the side yard (west) setback and the Princess Street (east) setback.


Jean Lamontagne
Director of Development

DN:blg
Att.

Staff Report

Origin

Mr. Dana Westermark, on behalf of Oris Development (Nakade) Corp., has applied to the City of Richmond for permission to develop a four-storey residential building containing 16 dwelling units over a single-storey parkade at 6211 Dyke Road. The site is currently vacant.

The site is in the process of being rezoned from “Light Industrial (I2)” to “Comprehensive Development District (CD/174)” under Bylaw 8078 (RZ 04-286813).

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: Existing light industrial development zoned “Light Industrial District (I2)”; on the north side of London Road, a Development Permit (DP 04-279174) has been issued for a mixed-use development consisting of commercial/light industrial space and 74 dwelling units and an underground parking structure;

To the east: Princess Street and existing multiple family residential development in a “heritage residential area” zoned “Comprehensive Development District (CD/122 and CD/115)”. The immediate adjacent property; 13333 Princess Street (Abercrombie House), is located at the south end of Princess Street at Dyke Road, and is a restored single-family dwelling with recognized heritage significance;

To the south: Dyke Road and foreshore public open space along the dyke zoned “School and Public Use District (SPU)”; and

To the west: Existing light industrial developments zoned “Light Industrial District (I2)”.

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage; the associated response follows in italics:

- Further design development to enhance the street frontage.

The street frontages respond to the character defining requirements of the London/Princess Node within the Steveston Area Plan. The building setbacks vary along the street frontages and Comprehensive Development District (CD/174) provides opportunity to maximize building articulation by relaxing setbacks for porches, balconies, bay windows, entry stairs and cantilevered roofs. A portion of the City sidewalk will be located on the site adjacent to the cul-de-sac bulb at the culmination of Princess Street, which integrates with the main pedestrian access to the site and provides variety. Although a single lot, the variation along the street frontages suggest varied individual buildings in a pattern that references the “heritage residential” character of the area.

- Visually minimize the impact of the lobby and entrance portion of the building.

The linking architecture along Princess Street, which functions as the lobby and second storey indoor amenity space with the third and fourth level open to below, has been redesigned as a contemporary connection with a greater setback characterized by simple design and the use of unobtrusive building materials. Further, the second storey porch over the main pedestrian entry has been redesigned to be consistent with the character of the linking architecture, which contrasts with the "heritage residential" character of the rest of the building.

- Investigate stepping back the fourth storey from Princess Street.

The setback of the fourth storey, with the exception of a deck, is greater than 3 m (9.8 ft.), which substantially breaks up the building face along Princess Street.

- Submission of detailed grading information.

The grade at the south, east, and west property lines will meet the existing grade. The interface at the north property line includes landscaping to screen the parking level wall. The minimum required 2.6 m flood plain elevation has been achieved.

- Submission of a landscape plan.

*A landscape plan, demonstrating a context specific response, has been submitted in association with the Development Permit (**Schedule A**).*

- Response to the Official Community Plan's requirement for the provision of a children's play area.

A grassy inner courtyard adjacent to the amenity building is provided to facilitate active play; further, the site is located in close proximity to the Bike Terrain Park and the dyke trail network.

- Provision of universal accessibility measures, including wheelchair accessible units in the development.

The main entry fronting Princess Street is accessible via a ramp, access to the parking and residential levels of the building is provided by the elevator, and all indoor and outdoor amenity space is accessible. Units C1, C2, and C3 have been designed to facilitate easy conversion to a fully accessible unit.

- Incorporation of Crime Prevention Through Environmental Design (CPTED) measures particularly in the parkade and open space.

Site design has incorporated the principles of CPTED to minimize opportunities for crime, to promote passive surveillance of both the street frontages and internal private and semi-private space. The residential portion of the parking structure will be secured by an overhead gate with a grille designed to secure sight lines. Further, the interior of the parking level will be painted white to increase illumination. Pedestrian entry into the building will be secured by an intercom system and building vestibules will be treated with interior glazing to increase illumination.

- Compliance with Zoning Bylaw parking requirements.

The plan has been revised to comply with the Zoning Bylaw parking requirements.

The Public Hearing for the rezoning (Zoning Amendment Bylaw 8078) and the associated Official Community Plan Amendment Bylaw 8107 for this site was held on September 6, 2006. No concerns about rezoning or redesignating the property were expressed at the Public Hearing.

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 with Comprehensive Development District (CD/174).

Zoning Compliance/Variations (staff comments in bold)

The applicant requests to vary the provisions Zoning Bylaw No. 5300 to:

- a) Reduce the rear (north) yard setback to 1.5 m for the amenity building.

(Staff support the proposed setback variance for the single storey amenity building. The proposed location of the amenity building maximizes the outdoor courtyard area, it is anticipated that at the time the adjacent northern property redevelops, the parkade will be located within close proximity of the property line, and locating the amenity building closer to the north property line increases activity and passive surveillance opportunities.)

- b) Permit a building projection to a maximum of 0.5 m into both the side yard (west) setback and the Princess Street (east) setback.

(Staff support the building projections proposed into both the west and east setbacks to a maximum of 0.5 m. Comprehensive Development District (CD/174) permits porches, balconies, bay windows, entry stairs and cantilevered roofs forming part of the principal building to project a maximum of 0.6 m into the Princess Street (east) setback. The proposed variance along Princess Street effectively both animates the street frontage and breaks up the mass of the building, which complies with the intention of projections permitted by the bylaw. Further, cantilevered roofs are permitted to project to a maximum of 1.2 m into the side (west) setback. Further breaking up the massing of the building on the west side by permitting a building projection will improve the interface with the existing industrial building.)

Advisory Design Panel Comments

The development proposal was reviewed by the Advisory Design Panel on October 18, 2006. A copy of the relevant excerpt from the Advisory Design Panel Minutes 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

Area Specific Context

- The London/Princess Node within the Steveston Area Plan identifies the area for a mix of land uses that provide both residential and job/business opportunities that are designed to continue the heritage theme established by the London Farm and the McKinney House along

Dyke Road. Official Community Plan Amendment Bylaw 8107, which has received Third Reading, proposes to redesignate the site from “Mixed-Use” to “Residential”. In compliance with the proposed redesignation, the applicant proposes a development that contributes to a “Heritage Precinct” in this visually prominent location within a distinct riverfront neighbourhood.

Conditions of Adjacency

- The building form and massing reference both the adjacent land uses and the design guidelines for the London/Princess Node that promote the character of larger homes on wide lots designed to reinforce the historic character of homesteads lining the semi-rural riverfront. Although a single building, the massing and form establish an impression of individual buildings associated through design elements.
- It is anticipated that at the time the northern and western adjacent industrial buildings redevelop, it will be according to the “Mixed-Use” Area Plan designation and that a parkade structure will be required as well as restriction of a minimum habitable floor elevation of 2.6 m (8.5 ft.), resulting in a continuation of the pattern established by the subject property.
- The minimum 3 m (9.8 ft.) building setback (with provision for encroachments) along the north property line is considered acceptable as it is anticipated that at the time the adjacent site redevelops, the parkade will be located within proximity of the property line. The required setback is sufficient to introduce landscaping to soften the change in grade. Oregon Grapes, which are characterized as a fast growing evergreen shrub that can grow to a height of almost 2 m will be planted within the setback to screen the parking level.
- Further, it is anticipated that at the time the northern adjacent site redevelops, the building height will be limited to three (3) storeys and a pitched roof will be required in recognition of the existing single family interface along the east side of Princess Street.
- A minimum 3 m (9.8 ft.) setback along the west property line allows the introduction of a landscaped edge consisting of Rugosa Rose, characterized as an upright bushy shrub, to provide visual screening of the existing industrial buildings located west of the subject site.
- The 6 m (19.7 ft.) and 3 m (9.8 ft.) setbacks along Dyke Road and Princess Street respectively make provisions for porches and balconies to articulate the street fronting façades and contribute to animation along the street frontages.
- Asymmetrical setbacks are supported within the London/Princess Node within the Steveston Area Plan to increase pedestrian interest and reference a semi-rural character, particularly along Dyke Road, which is characterized by changes in grade and proximity to the trail system.
- The minimum flood plain elevation is 2.6 m (8.5 ft.) and as a result, the grade is required to be raised. The transition along the Princess Street frontage is treated with an articulated retaining wall and terraced landscaping.

Urban Design and Site Planning

- Access to the parking level is via Princess Street within proximity of the northeast corner of the site. A restrictive covenant prohibiting vehicular access onto Dyke Road is a requirement of rezoning final adoption.
- The proposal complies with the Zoning Bylaw parking requirements. The residential portion of the parking structure will be secured by an overhead gate with a grille designed to secure sight lines, two (2) individually secured parking stalls are assigned to each unit, four (4)

visitor parking spaces, including an accessible stall are provided, and secured bicycle parking is located within the parking structure.

- Garbage and recycling containers will be located within the parking structure and will be relocated to the curb adjacent to the drive aisle for pick up.
- The Dyke Road frontage is characterized by generous entry porches, individual stairs providing direct connection to Dyke Road, architectural projections along the street frontage, and references to the heritage character of the adjacent Abercrombie House. Further, the angle of the lot creates variation in the building setback and contributes to interest along the street frontage.
- Three (3) separate pedestrian accesses and a ramp provide access to the site via Princess Street. The façade is articulated through the inclusion of terraced landscaping, cantilevered elements, and a large porch area leading to the lobby entrance.
- The northeast corner of the building has been pulled back to improve the transition between Abercrombie House and the proposed development, to articulate the street façade, and to provide massing definition for the parking level entrance.
- A substantive setback to the lobby and change in the building design and material effectively breaks up the massing of the building.
- The main entry fronting Princess Street is accessible via a ramp, access to the parking and residential levels of the building is provided by the elevator, and all indoor and outdoor amenity space is accessible.
- Units C1, C2, and C3 have been designed to facilitate easy conversion to a fully accessible unit. Further, to assist aging in place, blocking has been incorporated inside the walls in washrooms to facilitate the potential future installation of grab bars/handrails.

Architectural Form and Character

- The site has been designed to present as three (3) large heritage style homes connected by a less conspicuous central core.
- The building has been designed to relate to its context. The heritage style architectural features and characteristics reference the eastern adjacent Abercrombie House and heritage residential development within the area. The scale of the eastern portion of the building is appropriate; transition is achieved by including increased building setbacks and a reduced building height.
- The heritage character of the building is articulated with brackets, modillions and dentils.
- The building materials selected for the heritage component of the building (including asphalt roof shingles, painted trim, hardi shingles, horizontal and vertical hardi plank, granite stone veneer at the base of the buildings, and wood railings and columns) and the color scheme (heritage palate selected by the architect) are consistent with heritage residential developments established within the area.
- The linking architecture, which functions as the lobby and second storey indoor amenity space with the third and fourth level open to below, is a contemporary design that uses unobtrusive building materials (aluminium curtain wall windows and clear glass with black aluminium frame, and spandrel glass panel) and is setback from the street frontage.
- In addition to blending elements of residential and non-residential building styles, and breaking up the apparent length of the building, the change in building architecture and materials provides not only an unique style, but also provides transition between the residential and existing and transitioning industrial land uses in the area.
- The roofscape varies throughout the proposed development, which further breaks up the building appearance and massing, and incorporates weather protection.

- The amenity building located at the northwest corner of the site is consistent with the architectural style and building materials on site (aluminium curtain wall windows and clear glass with black aluminium frame, spandrel glass panel, and granite stone veneer cladding) used for the linking architecture and at the base of the buildings along road frontages.

Landscape Design and Open Space Design

- An Arborist Report substantiates that the two (2) trees on site, which are both Norwegian Spruce trees, cannot be retained because of both the required change in grade to comply with the minimum flood plain elevation required within the neighbourhood and the building design proposed.
- Sixteen (16) replacement trees are proposed on site, which exceeds the 2:1 replacement ratio required by the Official Community Plan (OCP). In addition, hedges, an assortment of shrubs and ground covers, and vines are proposed to landscape the site.
- Landscaping has been strategically placed to address concerns associated with privacy and overlook concerns between units.
- An indoor amenity area (48m² (525 ft²)) is provided above the lobby and has an associated deck that overlooks the entry off Princess Street. In addition, an amenity structure that includes a hot tub and sauna facilities is located at the northwest corner of the site (24 m² (261 ft²)). The combined indoor amenity space meets the OCP requirements for indoor amenity.
- Outdoor amenity space is provided in compliance with the OCP. As discussed above, a designated children's play area is not provided on site as the site is within proximity of the Bike Terrain Park and is adjacent to the dyke trail network. The outdoor amenity area is designed to facilitate both active and passive use.
- A private pathway is provided along the southern edge of the site adjacent to Dyke Road, it is a continuation of the narrow pathway that was established by the eastern adjacent residential developments.
- The public sidewalk adjacent to Princess Street meanders onto the subject site; its implementation will be coordinated by the Servicing Agreement.
- The required change in grade necessitates introduction of a retaining wall; however, the impact along the western property line is minimized by incorporating terraced landscaping, textured building material, varying the setbacks, and interrupting the structure with staircases, porches and a ramp letdown.
- Public Art will be included on the site as a private initiative and will have a whimsical theme.

Affordable Housing

- As a condition of rezoning and in compliance with Council policy, the applicant will contribute \$18,266 (based on \$0.60/ft² of permissible floor area).

Crime Prevention Through Environmental Design (CPTED)

- Site and building design creates opportunity for passive surveillance of both the street frontages and internal private and semi-private space.
- The parking level is secured, as is the elevator and stairway.
- Further, the interior of the parking level will be painted white to increase illumination.
- Windows are laminated, which minimize break in opportunities.
- Pedestrian entry into the building will be secured by an intercom system. Further, individual mailboxes are located within the secured lobby at the main level.

Servicing and Utilities

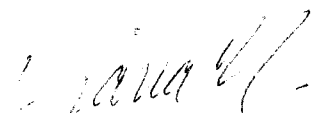
- The staff report for the associated rezoning outlined the servicing and utilities requirements which include entering into the City's standard Servicing Agreement prior to issuance of a Building Permit, and frontage improvements.

Flood Indemnity Covenant

- In accordance with the City's Flood Management Strategy, the applicant is required to register a Flood Indemnity Covenant on title referencing the minimum habitable elevation for the area which is 2.6 m (geodetic).

Conclusions

The development as proposed responds to both the established heritage and industrial character of the area and facilitates transition between the land uses along its property lines while complying with the site specific requirements of the London/Princess Node within the Steveston Area Plan. The applicant has adequately resolved staff comments articulated in the associated rezoning report and Advisory Design Panel comments. Staff recommend approval of this Development Permit application.



Diana Nikolic, MCIP
Planner II (Urban Design)
(Local 4040)

DN:blg

- Attachment 1 Development Application Data Sheet
- Attachment 2 Advisory Design Panel Minutes and Applicant's response
- Attachment 3 Arborist Report Summary

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$32,179.60; and
- Registration of a flood indemnity covenant specifying the minimum habitable elevation is 2.6 metres (geodetic).

Prior to issuance of a Building Permit, the developer is required to complete the following requirements:

- The developer shall enter into the City's standard Servicing Agreement document for design and construction including but not limited to the works described below:
 - Frontage improvements (including S/W and grass treed boulevard) along the entire Princess Street frontage; and
 - Continuation of the existing walkway along the south of the site fronting Dyke Road. Design to be to the satisfaction of Parks and Recreation Department.
- A construction parking and traffic management plan to be provided to the satisfaction of the Transportation Department (<http://www.richmond.ca/services/tp/special.htm>); and
- Incorporation of accessibility measures for aging in place in Building Permit drawings for all units including lever handles for doors and faucets and blocking in all washroom walls to facilitate future potential installation of grab bars/handrails.



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

**Development Application
 Data Sheet**
 Development Applications Division

DP 06-348703 **Attachment 1**

Address: 6211 Dyke Road

Applicant: Dana Westermark Owner: Oris Development (Nakade) Corp.

Planning Area(s): Steveston Area Plan

Floor Area Gross: 1,943 m² Floor Area Net: 1,943 m²

	Existing	Proposed
Site Area:	1,943 m ²	1,943 m ²
Land Uses:	Vacant	Residential
OCP Designation:	Mixed-Use	Residential
Zoning:	I2	CD/174
Number of Units:	-	16

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.45	1.36	Complies
Lot Coverage:	Max. 50%	49%	Complies
Setback – Dyke Road (south):	Min. 6 m	6 m	Complies
Setback – Princess Street (east):	Min. 3 m	3 m with provisions to permit a building projection to a maximum of 0.5 metres.	Variance supported
Setback – Side Yard (west):	Min. 3 m	3 m, with provisions to permit a building projection to a maximum of 0.5 metres	Variance supported
Setback – Rear Yard (north):	Min. 3 m	3 m, with the exception of the amenity building which is setback a minimum of 1.5 metres	Variance supported
Height (m):	Max. 20 m	18 m	Complies
Lot Size:	1,900 m ²	1,943 m ²	Complies
Off-street Parking Spaces – Regular/Commercial:	24 and 4	32 and 4	Complies

Off-street Parking Spaces – Accessible:	1	2	Complies
Total off-street Spaces:	28	36	Complies
Tandem Parking Spaces	not permitted	None proposed	Complies
Amenity Space – Indoor:	Min. 70 m ²	72 m ²	Complies
Amenity Space – Outdoor:	Min. 96 m ²	>96 m ²	Complies

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, October 18, 2006 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

DP 06-348703

Patrick Cotter Architect Inc.

6211 Dyke Road

13251 Princess Street

(Formal)

The Chair, Dana Westermarck, advised that he was in a conflict of interest for this item and left the meeting. Mr. Greg Andrews assumed the role of Acting Chair for this item.

Representing Patrick Cotter Architect Inc. were Mr. Patrick Cotter of Patrick Cotter Architect; and his associate Mr. Joe Larano; joining them was Mr. Masa Ito, Landscape Architect.

Cecilia Achiam, Senior Planner reviewed the site context, pointing out the significant heritage theme surrounding the subject site. Staff comments were provided for this project, a copy of which are attached as schedule 3 and form a part of these minutes.

Mr. Cotter, with the use of a model, artists renderings, and a sample board, provided an overview of the project including a review of the entire streetscape, design rationale, differences between the buildings; commercial to residential interface, grading of storm collection channel, pedestrian linkage, parking, and flood plain elevations.

Mr. Masa Ito, landscape artist, reviewed the proposed landscape plan and noted that there was an effort made to create a visual connection between units and open spaces.

General questions put forth by the panel were as follows:

In response to a question posed about the materials used for this project, Mr. Cotter advised that materials included hardiplank siding in a pattern of heritage colors (blue, green and okra colour); clear glass and spandrel on connecting pieces; white frames and trim; granite on the base of the buildings; and shingle roofs.

In response to a query, Mr. Cotter clarified that the informal public path will be continued along Dyke Road and the access to the building will be located along Princess Street.

The amenity building's character was questioned and the applicant responded that a hot tub and sauna are provided as part of the amenities. The amenity building door is located at the backside. The walls fronting the courtyard are open to connect the amenity building and fountain area. The amenities are located in an open outdoor setting that is covered.

The half octagonal shape of the deck and patio in relation to the building was questioned. Mr. Cotter explained that the octagonal deck was introduced to break up the 3 storey height and the considerable size of the building, and that a porch feature was added, to further articulate the building facade. The octagonal shape of the decks allow the corner to turn and keep the project from looking like a linear building with a chopped off end.

Comments from the panel were as follows:

- neat project, grouping of buildings is appropriate, and buildings interact well together;
- use of attic space is well designed;
- project has good variances and palate of materials; it will fit nicely;
- further design development required to address the unusual tight spaces in between building elements and to maximize privacy (bedroom to bedroom privacy);

Bedroom windows have been relocated to increase privacy.

- overall form of the porch element on the front is questionable, it should be a little simpler in form and not curve around;

The form of the porch is an appropriate design element which is consistent with massing elements from estate sized craftsman homes, it also helps 'turn the corner' on an otherwise linear east elevation, and responds to the irregular site geometry. The detailing of the porch has been simplified, by decreasing the height of the fascia over the western half of the porch.

- appreciates different use of color, however, may want to consider different roof materials;

The suggestion was considered but felt that the massing, detailing and building colour are differentiated on the project, and that the single roof color provides a minor common element that is important to the integrity of the project.

- glazing system needs to be calmed down. Consider redesign or removal of the porch along Princess Street, and keep the transparent massing as simple as possible;

The porch element has been revised as suggested with material and detailing that is more consistent with the more contemporary architecture of the linking elements. The glazing patterns have also been simplified.

- liked the overall idea a lot, glass and shingles look great together, however, the volume of glass on Princess street dilutes from the glass;

The massing of the linking element on Princess Street has been reduced in overall height to reduce the volume of glass.

- needs more heritage design detail, seems too contemporary;

The detailing of this project is consistent with the detailing of successful adjacent and earlier phases of this development as a result is compatible with its context.

- liked the double cast roof, but it could use some more kink;

The roof profiles have been retained, proposed changes are limited by overall building height.

- good opportunity for public art, the area is at the start of a public art walk;

Public art of the area is designated at the intersection of London and Dyke Road, in conjunction with previous phases of the development

- beauty is the contrast of heritage and the jewel in the center, play up the contrast;

The contrast between elements is being enhanced through more detailed design phases leading to Building Permit submission, through fine detailing of elements and connections, and specification of materials and glazing systems.

- should be more contemporary, very orthogonal;

Changes to the orthogonal grid were considered, but the strong grid was determined to be central to the design concept and responses, we are proposing that it be retained.

- arching the windows could provide further emphasis;

The suggestion of arched windows was considered but determined to be inconsistent with traditional craftsman style window design, no revisions proposed.

- need to treat granite wall so it is more orthogonal to the building mass;

The suggestion was considered, the granite wall however is part of the parking structure below grade, the shape of which is limited by the parking layout, no revisions proposed.

- landscape should be rambling perennials;

More naturalized rambling perennials are proposed by the Landscape Architect.

- consider making the amenity space the same language as the building, using glass and spandrel would make it glow and carry the message of new and old;

The Amenity Building has been revised to be consistent with the linking architecture (using glass and spandrel) and the entry porch canopy(using steel and glass railing). The elevation and materials used for the outdoor amenity building share the character of the linking building and the entry canopy. The use of steel beam fascia along the roof line and the careful placement of clerestory windows and glass and spandrel in the projecting façade blend well with the traditional look of granite cladding, at the same time invoking a character of new and old.

- successful project, has the potential to create a little pavilion with the amenity structure;

- buildings along Princess Street could be re-aligned, setting the smaller building back might help open up the entrance;

The smaller building has been setback further to open up the entry and to break up the alignment of buildings along the east façade.

- seems as if a third element is being introduced to the porches, consider utilizing more glass;

Balcony enclosures have been simplified with more glass used.

- the white vinyl trim against the dark colours may be too stark.

The white vinyl trim and contrasting heritage building colours of this project is consistent with that of successful adjacent and earlier phases of this development and as a result is compatible with its context.

The Panel comments were then summarized as follows:

- review the design vocabulary of the amenity building to reflect the transparent quality of the building(i.e. “glowing pavilion”);

The Amenity Building has been revised to be consistent with the linking architecture (using glass and spandrel) and the entry porch canopy(using steel and glass railing). The elevation and materials used for the outdoor amenity building share the character of the linking building and the entry canopy. The use of steel beam fascia along the roof line and the careful placement of clerestory windows and glass and spandrel in the projecting façade blend well with the traditional look of granite cladding, at the same time invoking a character of new and old.

- consider further design development to architectural character to include more heritage characters/elements;

The detailing of this project is consistent with the detailing of successful adjacent and earlier phases of this development as a result is compatible with its context.

- consider increasing the setback of the small building along Princess Street to open up aspect to the entry;

The smaller building has been setback further to open up the entry and to break up the alignment of buildings along the east façade.

- consider further design development to maximize privacy between units;

Bedroom windows have been relocated to increase privacy.

- reconsider colour choice for vinyl window frames in relation to the glass pavilion. The contrast may be too strong may compete with the translucent quality of the glass elements;

The white vinyl trim and contrasting heritage building colours of this project is consistent with that of successful adjacent and earlier phases of this development and as a result is compatible with its context.

- consider simplifying the shape of the porch element along Dyke Road away from the “Monticello” grandeur that does not relate well to the more simple heritage character of the buildings;

The suggestion and comment were considered, but determined that the form of the porch is an appropriate design element which is consistent with massing elements from estate sized craftsman homes; it also helps ‘turn the corner’ on an otherwise linear east elevation; and it responds to the irregular site geometry. The detailing of the porch has been simplified by decreasing the height of the fascia over the western half of the porch.

- consider alternative roof material to minimize contrast;

The suggestion was considered but felt that the massing, detailing and building colour are differentiated on the project, and that the single roof colour provides a minor common element that is important to the integrity of the project.

- consider eliminating or redesigning the porch element on Princess Street elevation and add glazing;

The porch element on Princess Street has been revised as suggested, with a material and design change more consistent with the linking architecture, in glass and steel.

- consider incorporating public art in the walkway along Dyke Road;

Public art for the area is designated at the intersection of London and Dyke Road, in conjunction with previous phases of the development. In addition, the owner has agreed to commission 3 metal sculptures along the public walkway, including 1 troll sculpture under the foot bridge.

- consider design development to further emphasize the contrast between the transparent glass and “heritage” elements;

The contrast between elements is being enhanced through more detailed design phases leading to Building Permit submission, through fine detailing of elements and connections, and specification of materials and glazing systems.

- consider further design development of corner porch wrap around element;

The suggestion and comment were considered, but determined that the form of the porch is an appropriate design elements which is consistent with massing elements from estate sized craftsman homes; it also helps ‘turn the corner’ on an otherwise linear east elevation; and it responds to the irregular site geometry. The detailing of the porch has been simplified by decreasing the height of the fascia over the western half of the porch.

- consider more muted colour of glass elements to accentuate transparency;

The spandrel glass colour has been revised to a more muted colour as suggested.

- develop the design of the porches in the front to a more orthogonal expression rather than octagonal.

It was moved and seconded

That DP 06-348703 move forward with the support of the Advisory Design Panel.

CARRIED

TREE PRESERVATION SUMMARY

Project Name:	Oris (London Landing) Project
Project Location:	6211 Dyke Road Richmond, BC
Applicant/Developer: Name, address, telephone	London Landing Contracting Ltd. 12235 #1 Road Richmond, BC V7E 1T6 Tel. (604) 241-4657 Fax: (604) 241-4697
Consultant: Name, address, telephone	VanArbor Vegetation Consulting Ltd. c/o Ken Bell, P.Ag. 14778 Thrift Avenue White Rock, BC V4B 2J5 Tel: (604) 230-2462

Summary of Proposed On-Site Trees Retained, and Removed

Table 1: This Tree Protection Summary is a quick reference for the Arborist Evaluation Report submitted for this development and is to be read in conjunction with that report.

A.	Number of significant on-site trees identified	2
B.	Number of significant on-site trees proposed to be protected, retained or transplanted	0
C.	Number of significant on-site trees to be removed	2
D.	Number of replacement trees required	4
E.	Size of Replacement trees (Schedule C to By-law No. 8014)	5.5 meter confer trees
F.	Number of residential townhome units	14



No. DP 06-348703

To the Holder: ORIS DEVELOPMENT (NAKADE) CORP.

Property Address: 6211 DYKE ROAD

Address: C/O DANA WESTERMARK
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. Zoning Bylaw No. 5300 is hereby varied to:
 - a) Reduce the rear (north) yard setback to 1.5 m. for the amenity building; and
 - b) Permit a building projection to a maximum of 0.5 m into both the side yard (west) setback and the Princess Street (east) setback.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #17 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$32,179.60. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 06-348703

To the Holder: ORIS DEVELOPMENT (NAKADE) CORP.
Property Address: 6211 DYKE ROAD
Address: C/O DANA WESTERMARK
12235 NO. 1 ROAD
Richmond, BC V7E 1T6

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

This Permit is not a Building Permit.

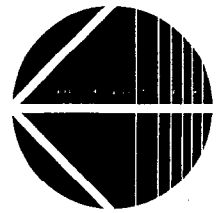
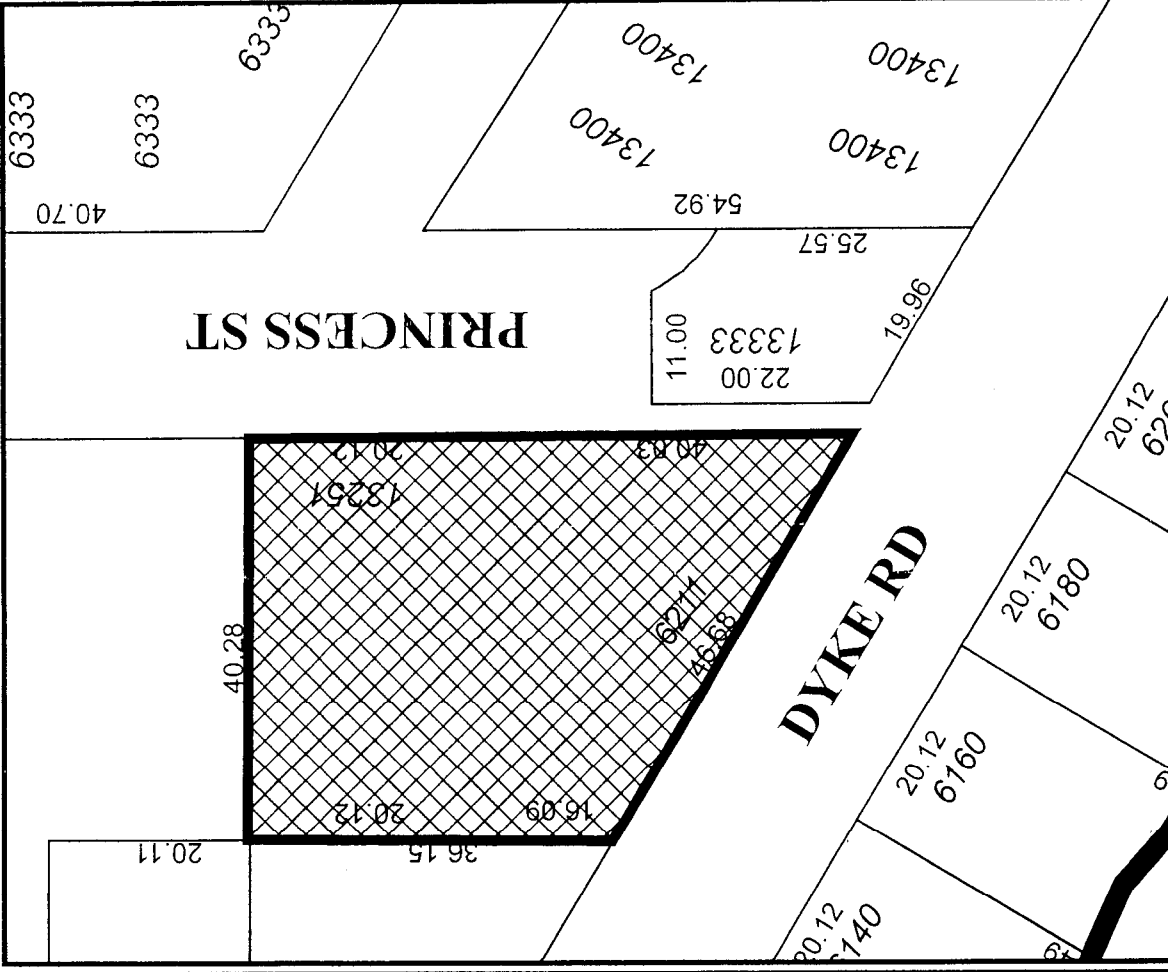
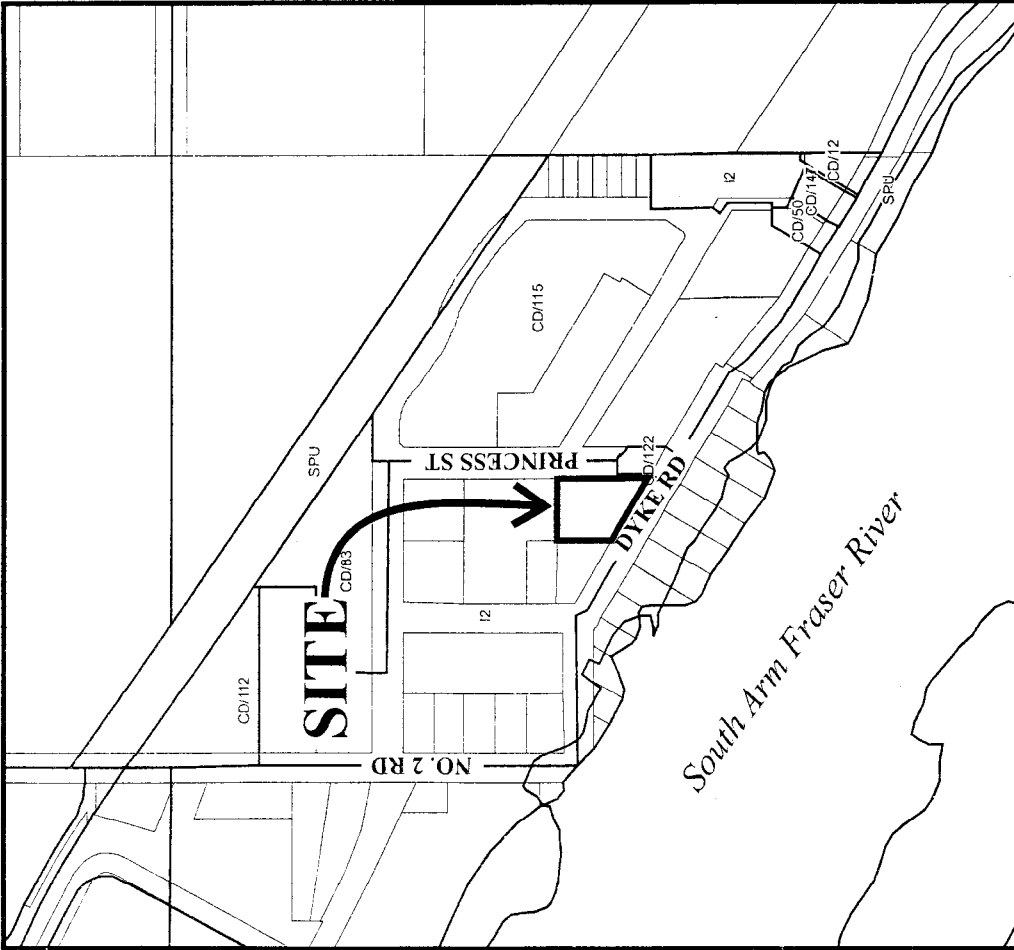
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond

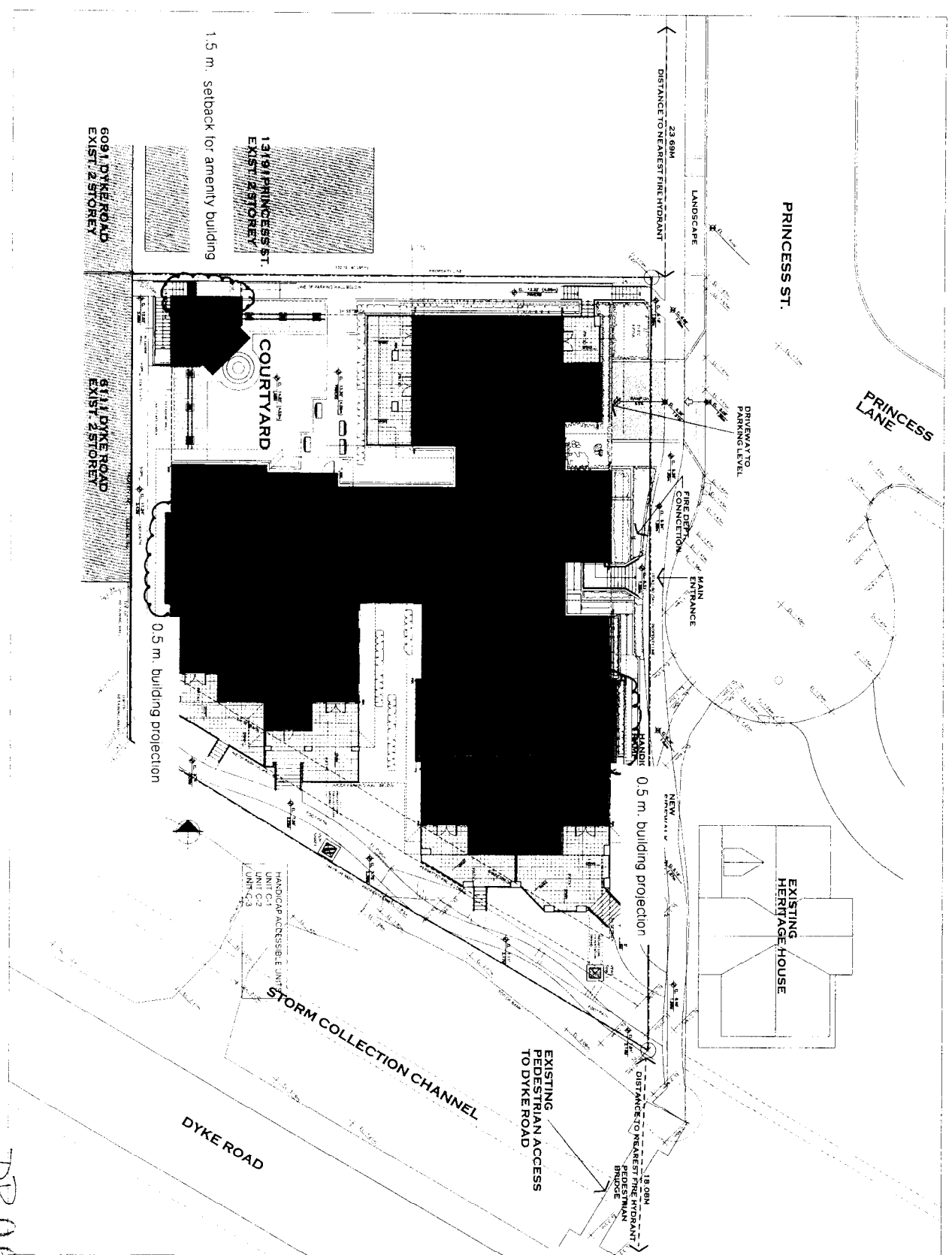


DP 06-348703 SCHEDULE "A"

Original Date: 10/19/06

Revision Date: 02/01/07

Note: Dimensions are in METRES



NOTES
 FOR DETAIL DIMENSION OF
 BUILDING AND SETBACK TO
 PROPERTY LINE REFER TO DWG
 NO. A-101

NO.	DESCRIPTION
1	EXISTING HERITAGE HOUSE
2	NEW DRIVEWAY
3	NEW DRIVEWAY
4	NEW DRIVEWAY
5	NEW DRIVEWAY
6	NEW DRIVEWAY
7	NEW DRIVEWAY
8	NEW DRIVEWAY
9	NEW DRIVEWAY
10	NEW DRIVEWAY



Patrick Gorman
 ARCHITECT
 1100 WEST 10TH AVENUE
 SUITE 100
 VANCOUVER, BC V6H 2E6
 TEL: 604-271-1111
 FAX: 604-271-1112
 WWW: WWW.PATRICKGORMAN.COM
 P.G. ARCHITECTURE INC. (2007)

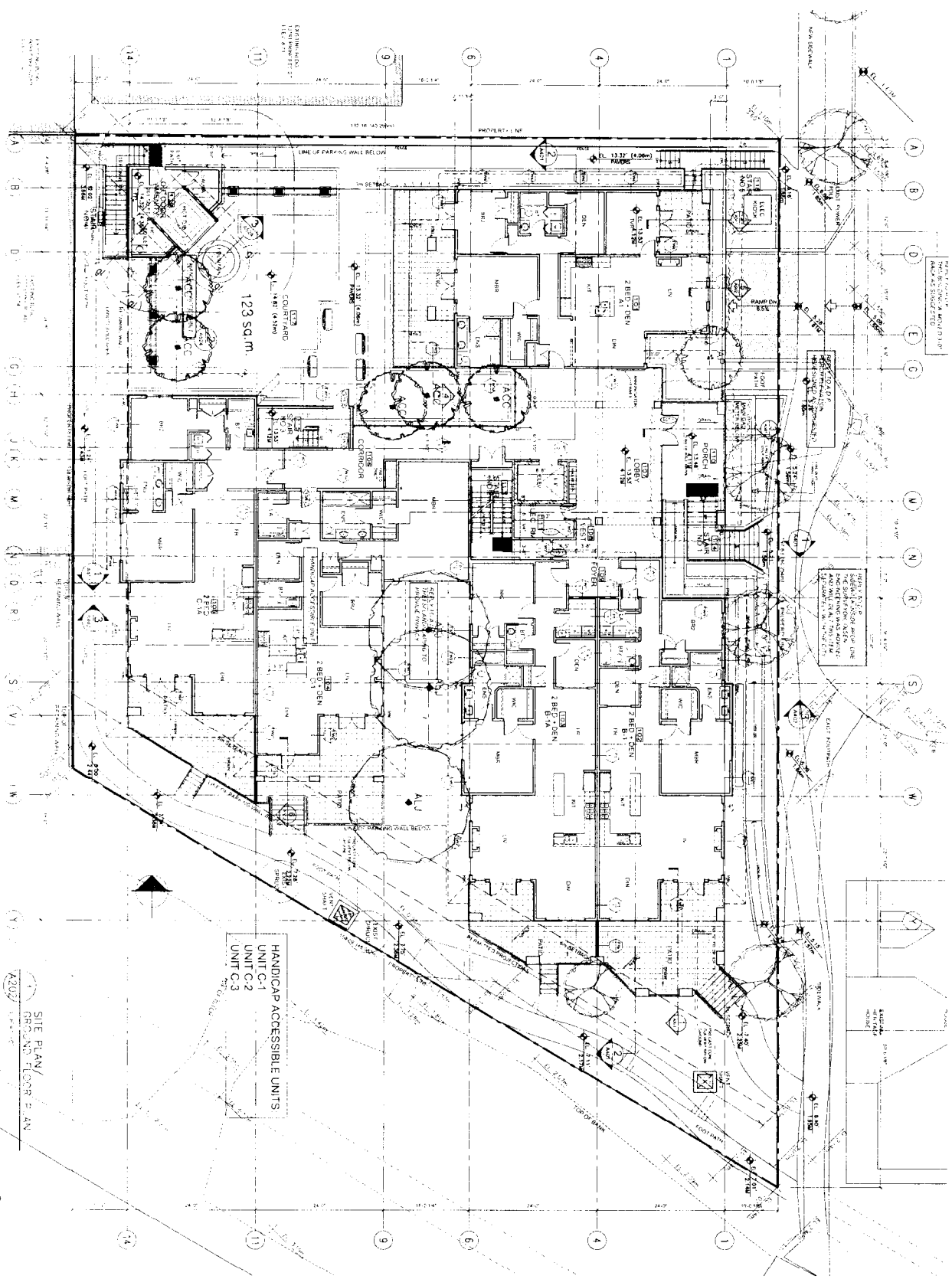
CLIENT
 ORS DEVELOPMENT
 (Nakade) Corp
 1100 WEST 10TH AVENUE
 SUITE 100
 VANCOUVER, BC V6H 2E6
 TEL: 604-271-1111
 FAX: 604-271-1112
 WWW: WWW.PATRICKGORMAN.COM
 P.G. ARCHITECTURE INC. (2007)

PROJECT
 MULTI-PHASE DEVELOPMENT
 1100 WEST 10TH AVENUE
 SUITE 100
 VANCOUVER, BC V6H 2E6
 TEL: 604-271-1111
 FAX: 604-271-1112
 WWW: WWW.PATRICKGORMAN.COM
 P.G. ARCHITECTURE INC. (2007)

DATE
 FEB 07 2007

SITE PLAN #1

A-101-A
 J
 DP 06378703



SITE PLAN/
GROUND FLOOR PLAN
A-202

HANDICAP ACCESSIBLE UNITS
UNIT C-1
UNIT C-2
UNIT C-3

DP 063 48703

#3

SITE PLAN/
GROUND FLOOR PLAN

FEB 07 2007

Chris Development
(Nakade) Corp.

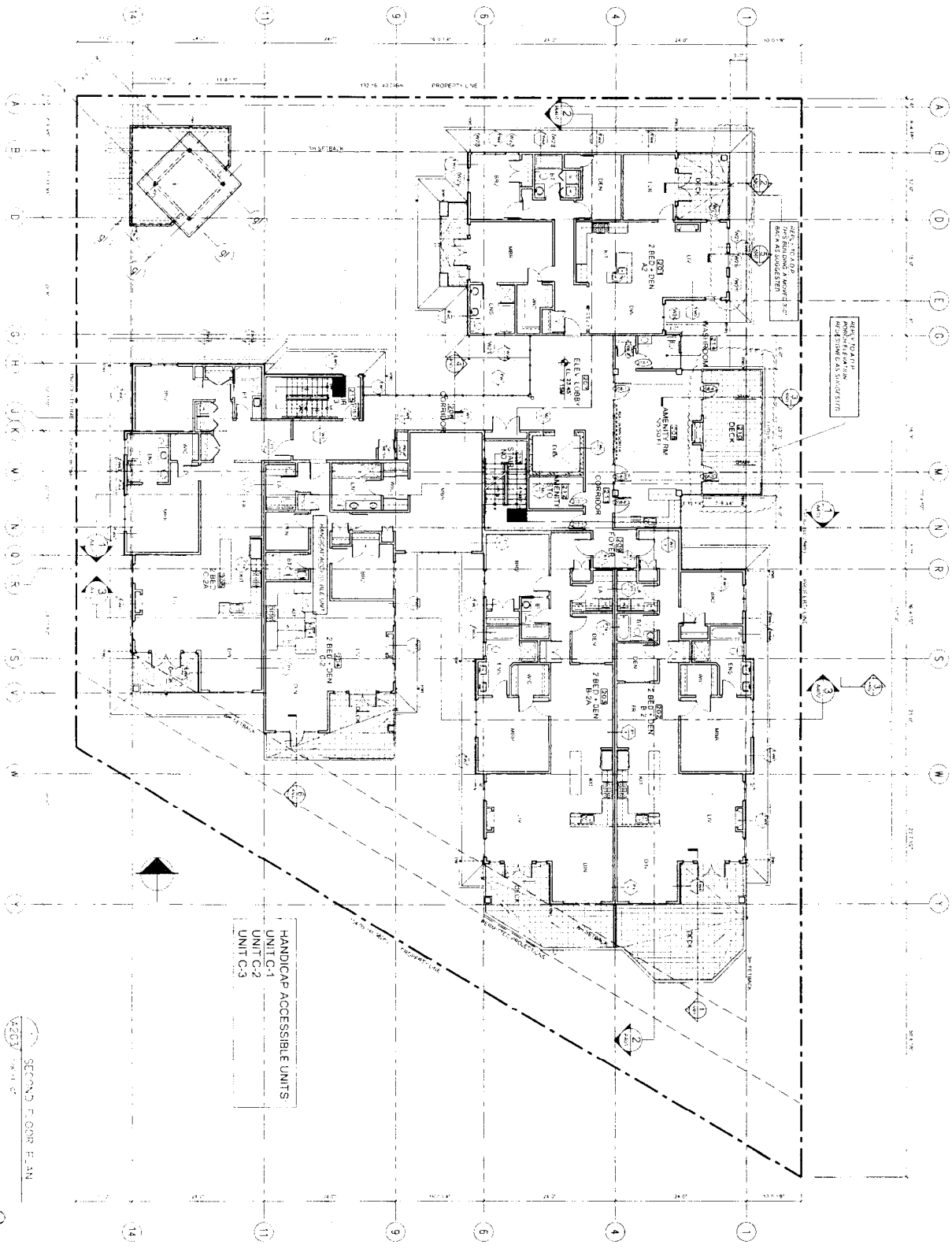
NAKADE

6211 27th Road
Multi-Family Development



Patrick Construction
10000 14th Street, Suite 100
Van Nuys, CA 91411
Tel: (818) 708-1111
Fax: (818) 708-1112
www.patrickconstruction.com

NOTES



SECOND FLOOR PLAN

HANDICAP ACCESSIBLE UNITS:
 UNIT C-1
 UNIT C-2
 UNIT C-3

A-203 J

SECOND FLOOR PLAN
 #4

FEB 07 2007

NAKADE

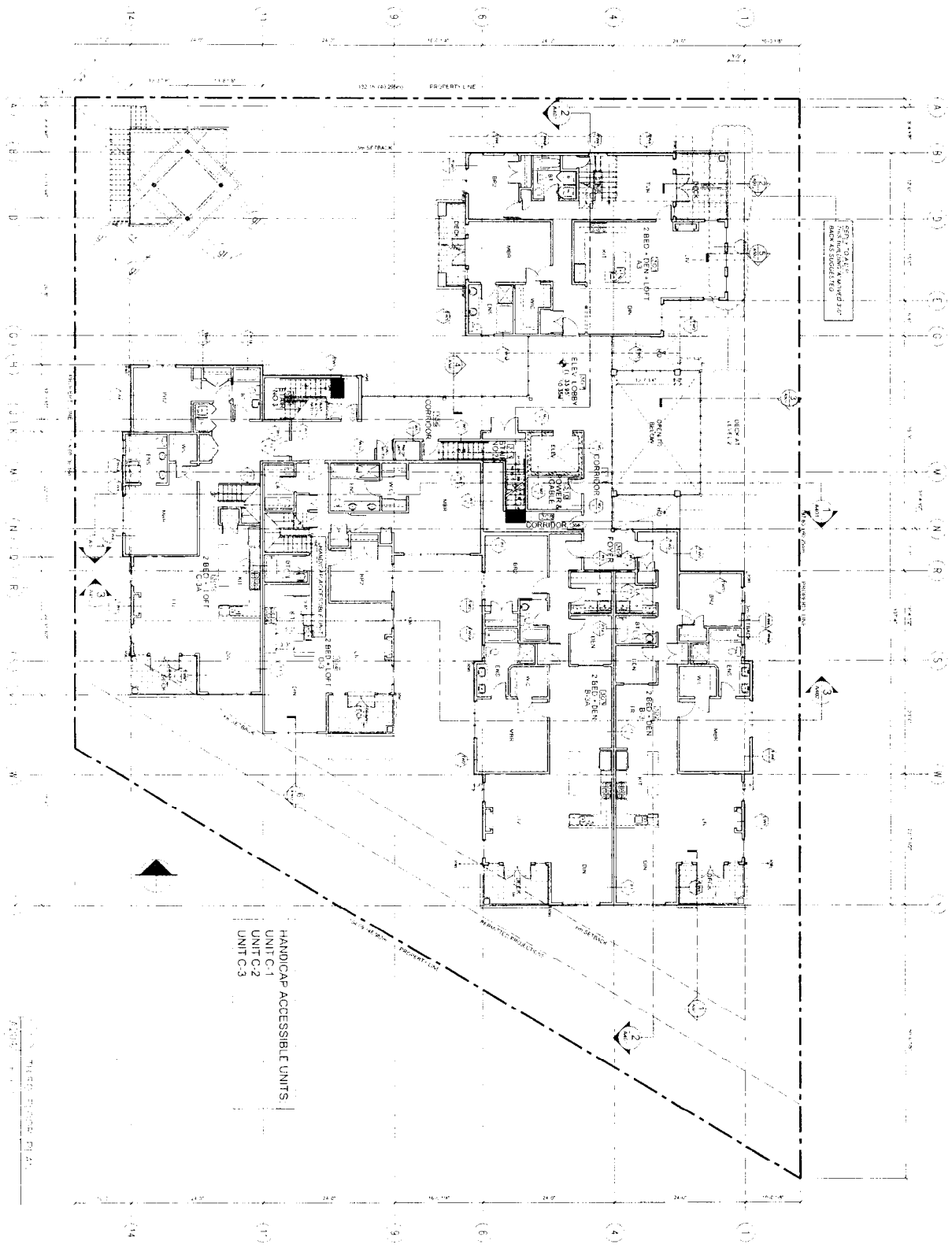
ONE DEVELOPMENT
 NAKADE CORP.



Architect: NAKADE
 5011 DRYE ROAD
 RICHMOND, BC
 V6X 2K6
 TEL: 604.273.4444
 FAX: 604.273.4444
 E-MAIL: INFO@NAKADE.COM
 WWW: WWW.NAKADE.COM

NOTES

DR 06348703



NOTES

NO.	DATE	DESCRIPTION
1	02/07/2007	ISSUED FOR PERMITTING
2	02/07/2007	ISSUED FOR PERMITTING
3	02/07/2007	ISSUED FOR PERMITTING
4	02/07/2007	ISSUED FOR PERMITTING
5	02/07/2007	ISSUED FOR PERMITTING
6	02/07/2007	ISSUED FOR PERMITTING
7	02/07/2007	ISSUED FOR PERMITTING
8	02/07/2007	ISSUED FOR PERMITTING
9	02/07/2007	ISSUED FOR PERMITTING
10	02/07/2007	ISSUED FOR PERMITTING
11	02/07/2007	ISSUED FOR PERMITTING
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13	02/07/2007	ISSUED FOR PERMITTING
14	02/07/2007	ISSUED FOR PERMITTING

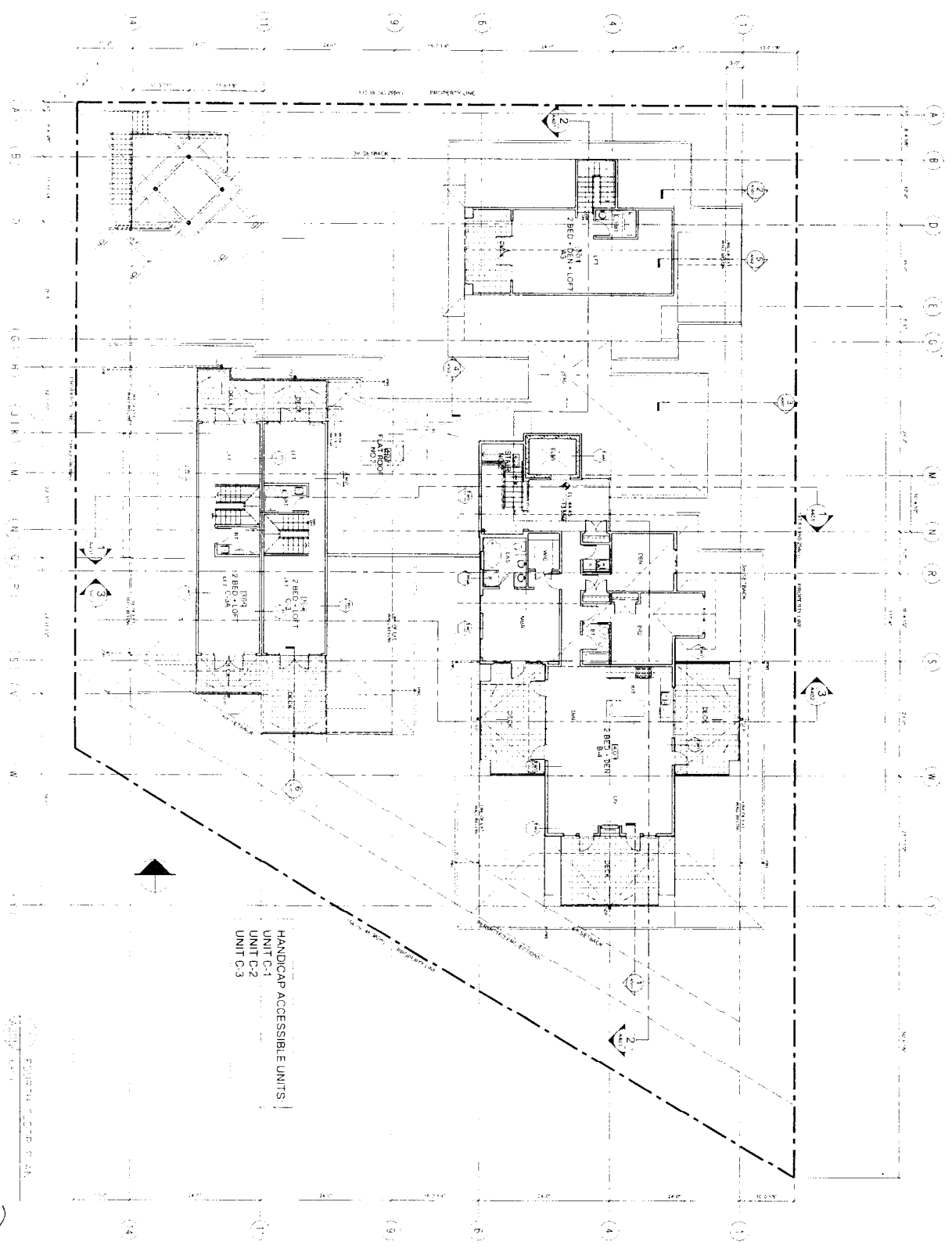


Patrick Construction
 1211 GUY RD.
 SUITE 100
 WASHINGTON, DC 20004
 TEL: (202) 462-1111
 FAX: (202) 462-1112
 WWW.PATRICKCONSTRUCTION.COM
 PROJECT: NAKADE
 DRAWING: THIRD FLOOR PLAN
 DATE: FEB 07 2007

Oris Development
 (Inland) Corp.
 1211 GUY RD.
 SUITE 100
 WASHINGTON, DC 20004
 TEL: (202) 462-1111
 FAX: (202) 462-1112
 WWW.ORISDEVELOPMENT.COM
 PROJECT: NAKADE
 DRAWING: THIRD FLOOR PLAN
 DATE: FEB 07 2007

THIRD FLOOR PLAN
 #5
 FEB 07 2007

A-204
 TP06348703



NOTES

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	02/07/07
2	REVISED PER COMMENTS	02/07/07
3	REVISED PER COMMENTS	02/07/07
4	REVISED PER COMMENTS	02/07/07
5	REVISED PER COMMENTS	02/07/07
6	REVISED PER COMMENTS	02/07/07
7	REVISED PER COMMENTS	02/07/07
8	REVISED PER COMMENTS	02/07/07
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26	REVISED PER COMMENTS	02/07/07
27	REVISED PER COMMENTS	02/07/07
28	REVISED PER COMMENTS	02/07/07
29	REVISED PER COMMENTS	02/07/07
30	REVISED PER COMMENTS	02/07/07



NAKADE
 ORS Development
 (Nakade) Corp.
 1271 DYKE ROAD
 MULTIFAMILY DEVELOPMENT
 SUITE 200
 BOSTON, MA 02128
 TEL: 617.552.1111
 FAX: 617.552.1112
 E-MAIL: info@nakede.com
 WEB: www.nakede.com

NAKADE
 ORS Development
 (Nakade) Corp.
 1271 DYKE ROAD
 MULTIFAMILY DEVELOPMENT
 SUITE 200
 BOSTON, MA 02128
 TEL: 617.552.1111
 FAX: 617.552.1112
 E-MAIL: info@nakede.com
 WEB: www.nakede.com

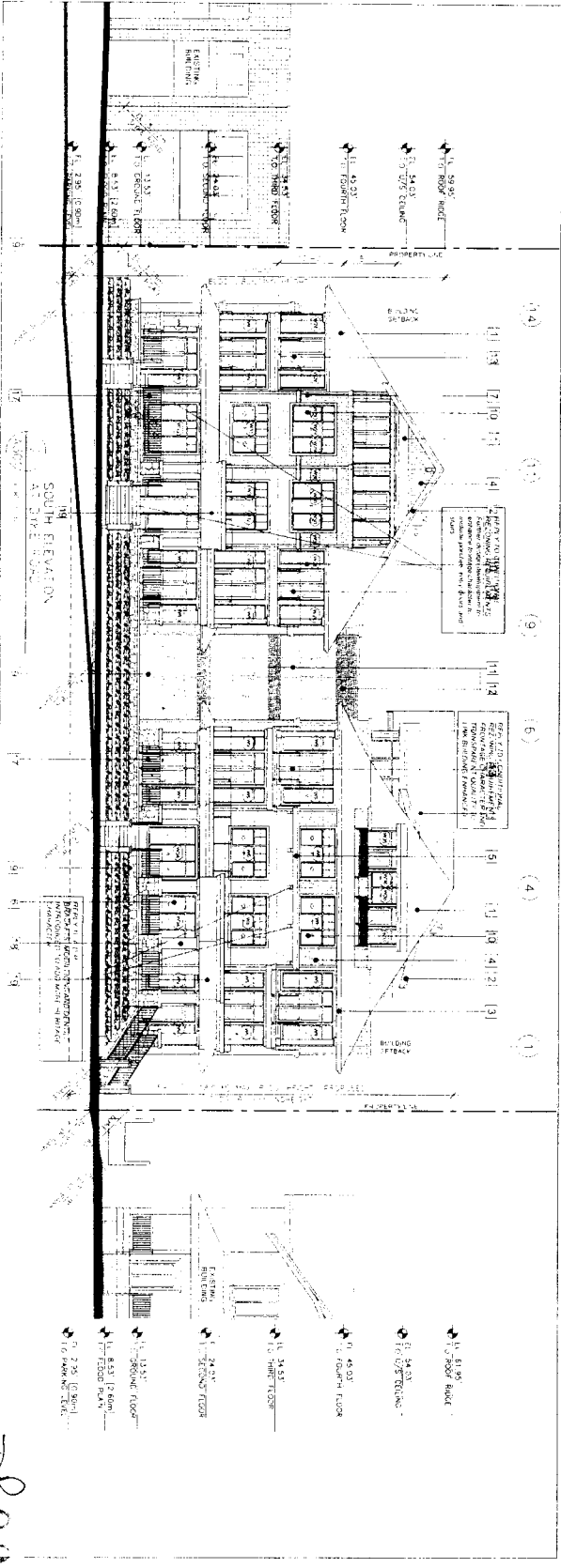
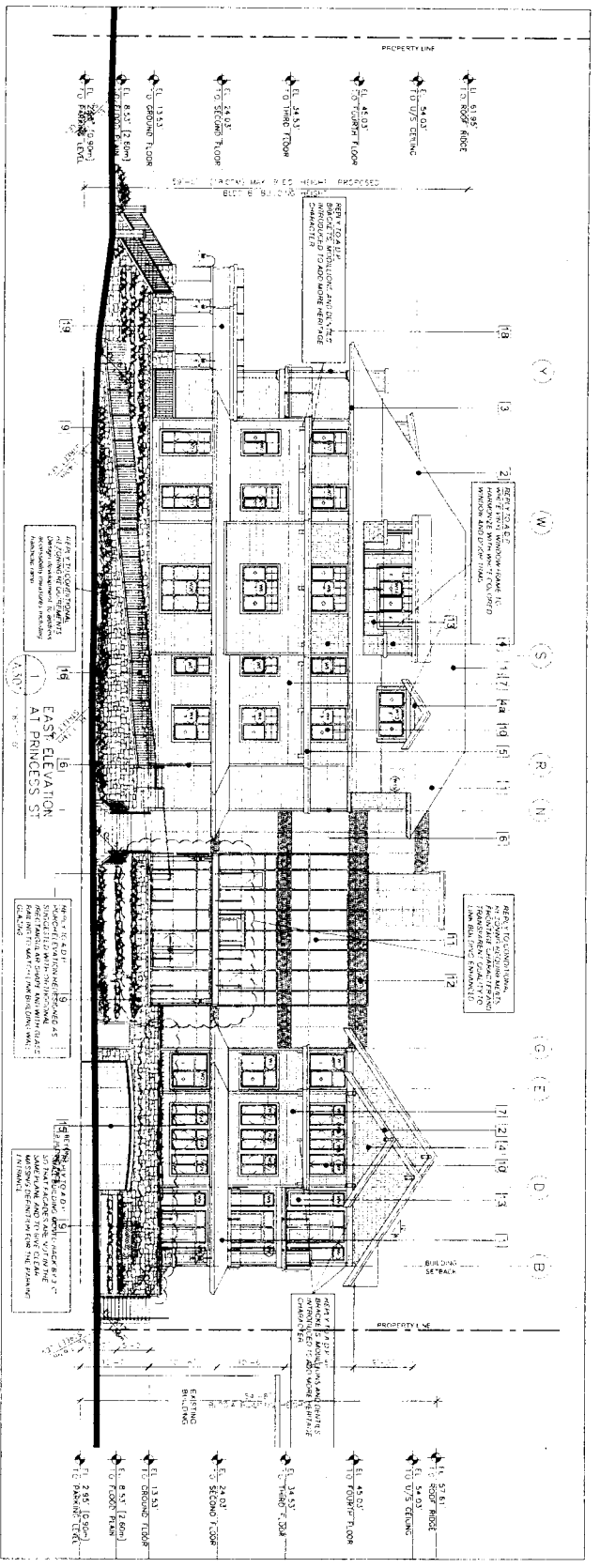
NAKADE
 ORS Development
 (Nakade) Corp.
 1271 DYKE ROAD
 MULTIFAMILY DEVELOPMENT
 SUITE 200
 BOSTON, MA 02128
 TEL: 617.552.1111
 FAX: 617.552.1112
 E-MAIL: info@nakede.com
 WEB: www.nakede.com

A205
 06318703

FOURTH FLOOR PLAN

#6

FEB 07 2007



DR06348703

A-301
#8

FEB 07 2007

NAKADE
Oxis Development
(Nakade) Corp

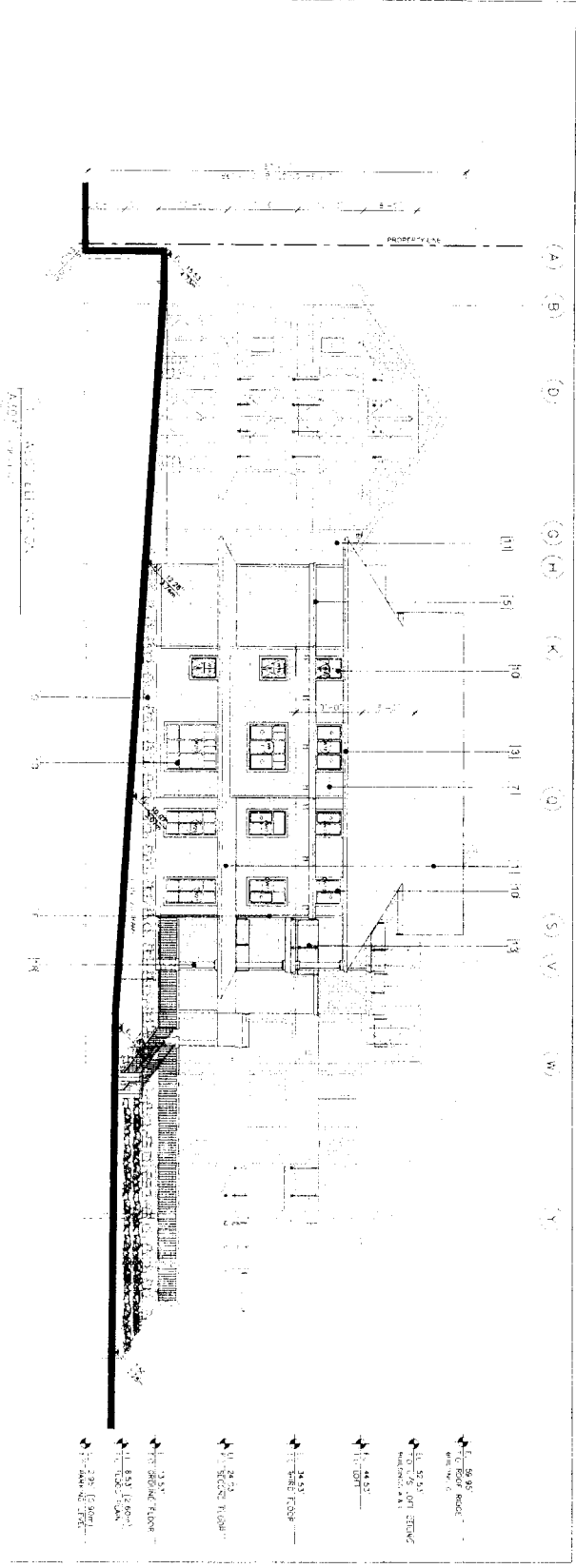


1. FINISHES
2. PAINTS
3. WALLS
4. FLOORS
5. CEILING
6. ROOFING
7. GLAZING
8. METALS
9. STAIRS
10. ELEVATORS
11. MECHANICAL
12. ELECTRICAL
13. PLUMBING
14. SANITARY
15. FURNITURE
16. SIGNAGE
17. LANDSCAPE
18. EXTERIOR LIGHTING
19. SECURITY SYSTEMS
20. ACCESS CONTROL
21. VIDEO SURVEILLANCE
22. COMMUNICATIONS
23. DATA CENTER
24. SERVER ROOMS
25. UPS SYSTEMS
26. GENERATORS
27. DIESEL GENERATORS
28. TRANSFORMERS
29. SWITCHGEAR
30. BUSBARS
31. CABLE TRAYS
32. CONDUITS
33. PIPING
34. VALVES
35. FITTINGS
36. FLANGES
37. GASKETS
38. BOLTS
39. NUTS
40. WASHERS
41. SPACERS
42. BRACKETS
43. HOLES
44. CUTTINGS
45. WASTE
46. DEBRIS
47. SCRAP
48. OFFCUTS
49. REMAINS
50. ETC.

1. FINISHES
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44. CUTTINGS
45. WASTE
46. DEBRIS
47. SCRAP
48. OFFCUTS
49. REMAINS
50. ETC.



- ↑ 50.95' F1C ROOF ROOF
- ↑ 41.57.51' 1ST FLOOR
- ↑ 41.43' 2ND FLOOR
- ↑ 41.43' 3RD FLOOR
- ↑ 41.43' 4TH FLOOR
- ↑ 41.43' 5TH FLOOR
- ↑ 41.43' 6TH FLOOR
- ↑ 41.43' 7TH FLOOR
- ↑ 41.43' 8TH FLOOR
- ↑ 41.43' 9TH FLOOR
- ↑ 41.43' 10TH FLOOR
- ↑ 41.43' 11TH FLOOR

NP 063 48703

A-303 | J

#10

WEST ELEVATION

FEB 07 2007

07's Development
 (Nakade) Corp

NAKADE

MULTI-FAMILY DEVELOPMENT
 CORPORATION, INC.



PROJECT: 07's Development (Nakade) Corp

DATE: FEB 07 2007

SCALE: AS SHOWN

DESIGNER: [Faint text]

CONTRACTOR: [Faint text]

ARCHITECT: [Faint text]

ENGINEER: [Faint text]

LANDSCAPE ARCHITECT: [Faint text]

INTERIOR DESIGNER: [Faint text]

PAINTER: [Faint text]

ROOFER: [Faint text]

PLUMBER: [Faint text]

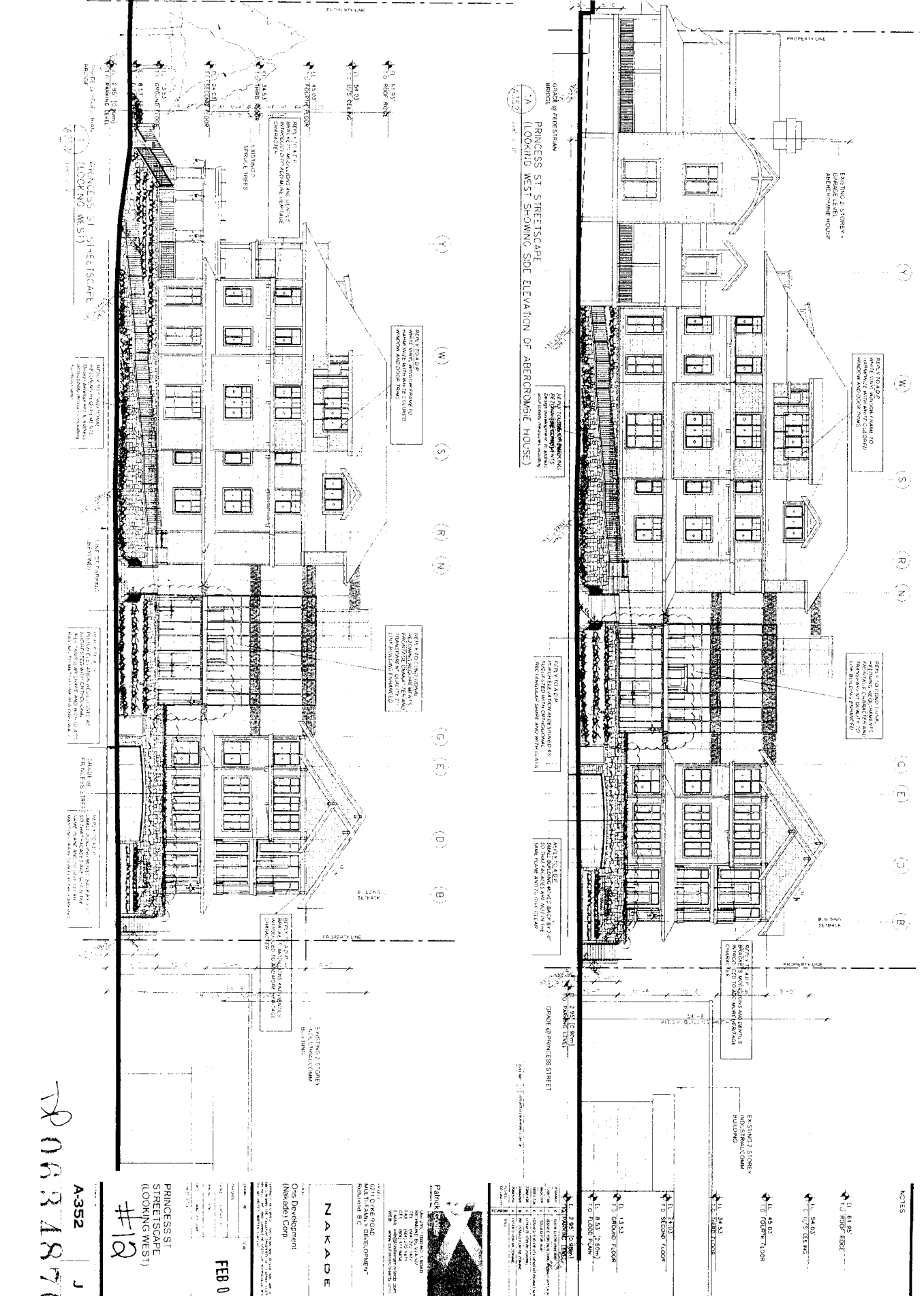
ELECTRICIAN: [Faint text]

MECHANICAL CONTRACTOR: [Faint text]

GENERAL CONTRACTOR: [Faint text]

OWNER: [Faint text]

DATE: [Faint text]



PRINCESS ST STREETSCAPE
 (LOOKING WEST SHOWING SIDE ELEVATION OF ABERCROMBIE HOUSE)

PRINCESS ST STREETSCAPE
 (LOOKING WEST)

NOTES

- 1. 1.11.00
- 2. 1.12.00
- 3. 1.13.00
- 4. 1.14.00
- 5. 1.15.00
- 6. 1.16.00
- 7. 1.17.00
- 8. 1.18.00
- 9. 1.19.00
- 10. 1.20.00
- 11. 1.21.00
- 12. 1.22.00
- 13. 1.23.00
- 14. 1.24.00
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- 20. 1.30.00



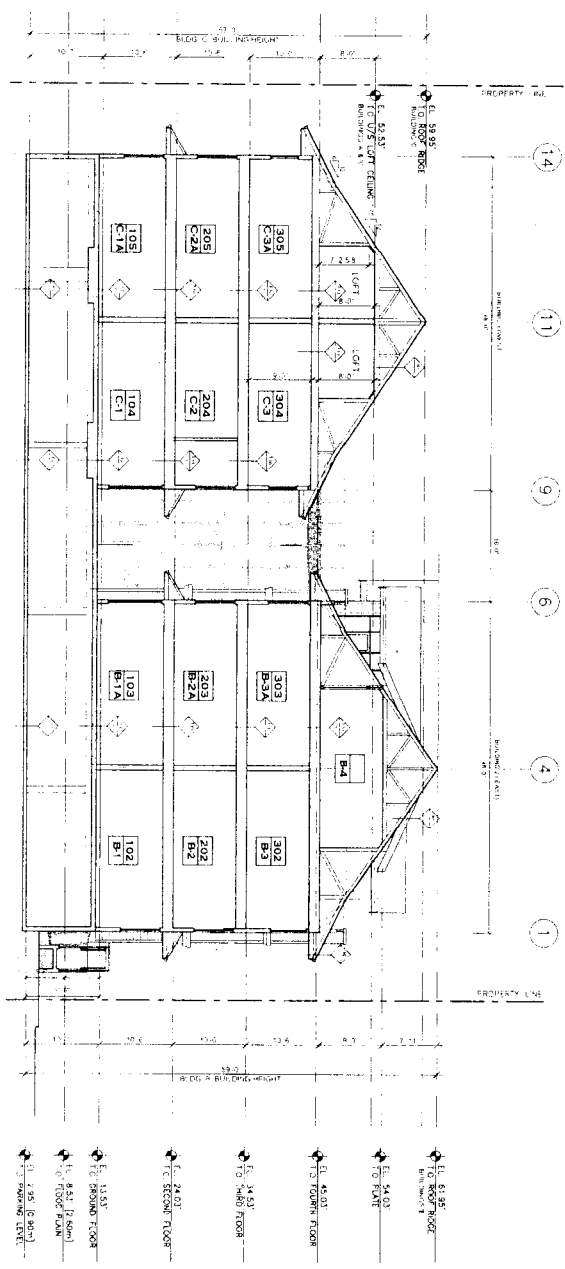
NAKADÉ
 One Development
 (Incorporated Corp)
 1071 DOWNE ROAD
 MULTIFAMILY DEVELOPMENT
 HOUSTON, TX 77057
 WWW.NAKADE.COM

FEB 07 2007

A-352

#12

7806348703



SECTION 3 - 3

NAKABE

Architectural Firm

1000 ...

...

NAKABE

Architectural Firm

1000 ...

...

NAKABE

Architectural Firm

1000 ...

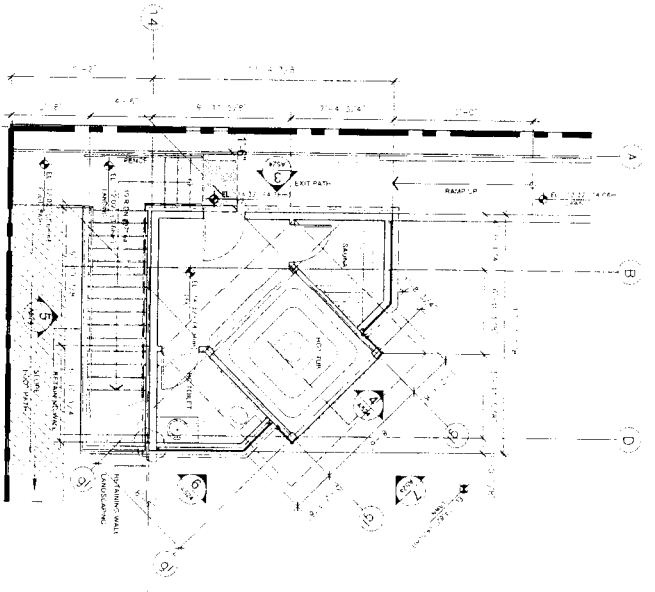
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NP06348703

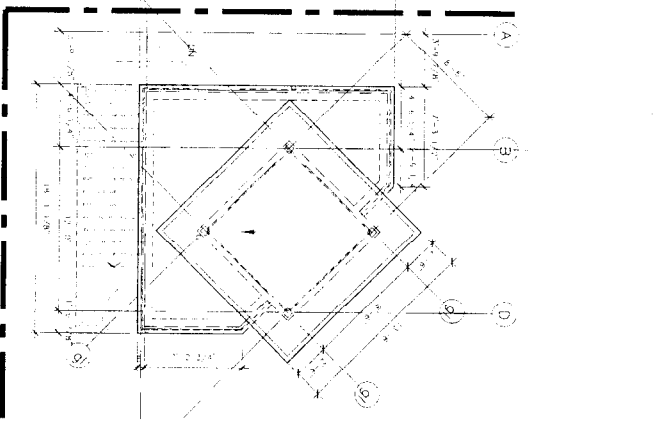
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#14

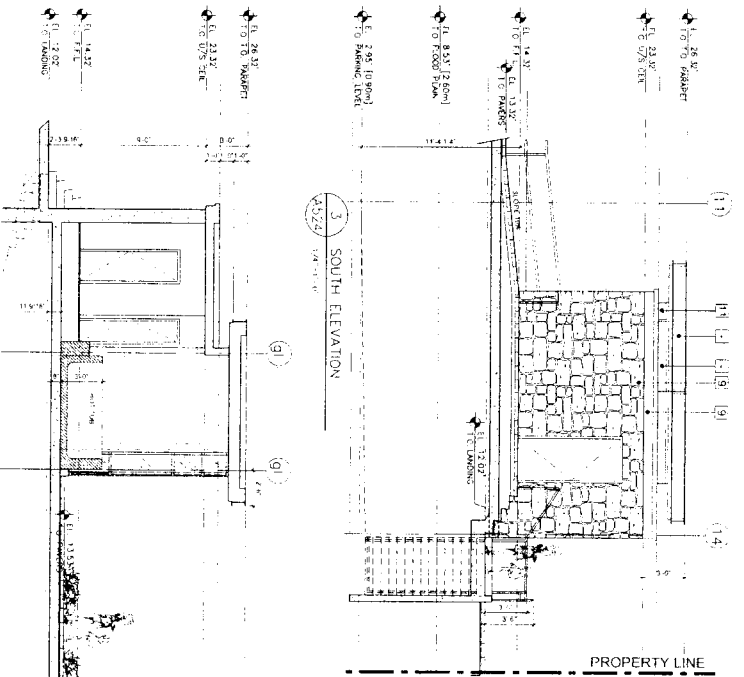
FEB 07 2007



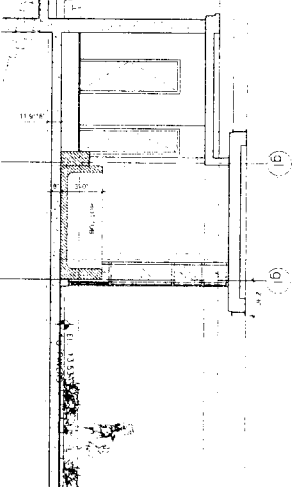
1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



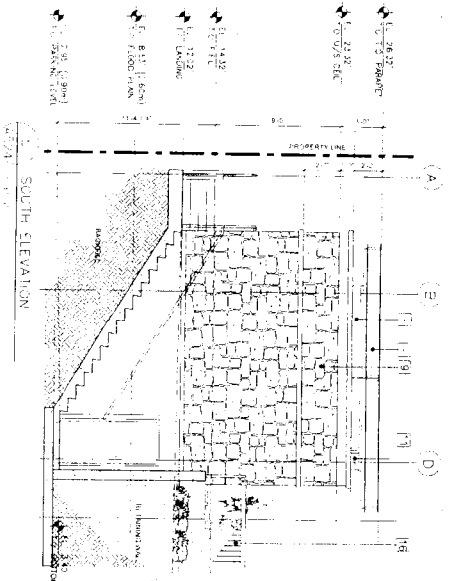
2 ROOF PLAN
SCALE: 1/8" = 1'-0"



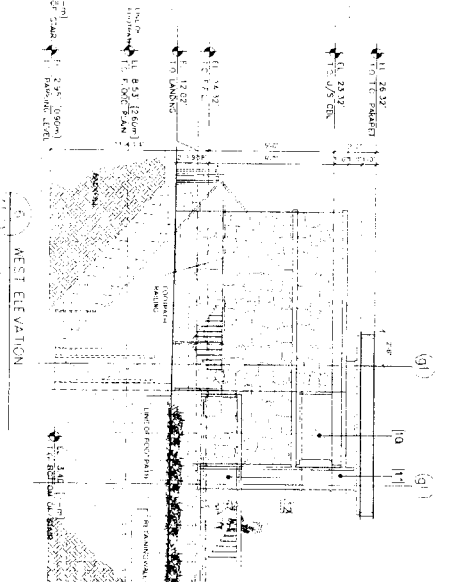
3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



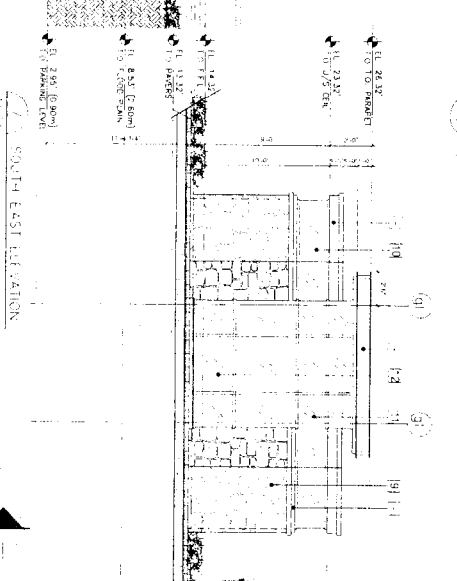
4 SECTION
SCALE: 1/8" = 1'-0"



5 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



6 WEST ELEVATION
SCALE: 1/8" = 1'-0"



7 SOUTH EAST ELEVATION
SCALE: 1/8" = 1'-0"

- 1) OWNER: NAKADE DEVELOPMENT
- 2) ARCHITECT: NAKADE ARCHITECTS
- 3) PROJECT: AMENITY BUILDING
- 4) LOCATION: 1234 MAIN ST, SUITE 100, DALLAS, TX 75201
- 5) DATE: FEBRUARY 2024
- 6) SHEET: AMENITY BUILDING DETAIL PLAN AND ELEVATIONS
- 7) DRAWING NO: A-524
- 8) PROJECT NO: 2024-001
- 9) SCALE: AS SHOWN
- 10) NOTES: SEE ALL NOTES ON PREVIOUS SHEETS
- 11) MATERIALS: SEE MATERIAL SCHEDULE
- 12) FINISHES: SEE FINISH SCHEDULE
- 13) STRUCTURE: SEE STRUCTURAL DRAWINGS
- 14) MECHANICAL: SEE MECHANICAL DRAWINGS
- 15) ELECTRICAL: SEE ELECTRICAL DRAWINGS
- 16) PLUMBING: SEE PLUMBING DRAWINGS
- 17) FIRE PROTECTION: SEE FIRE PROTECTION DRAWINGS
- 18) LANDSCAPE: SEE LANDSCAPE ARCHITECTURE DRAWINGS
- 19) OTHER: SEE OTHER DRAWINGS

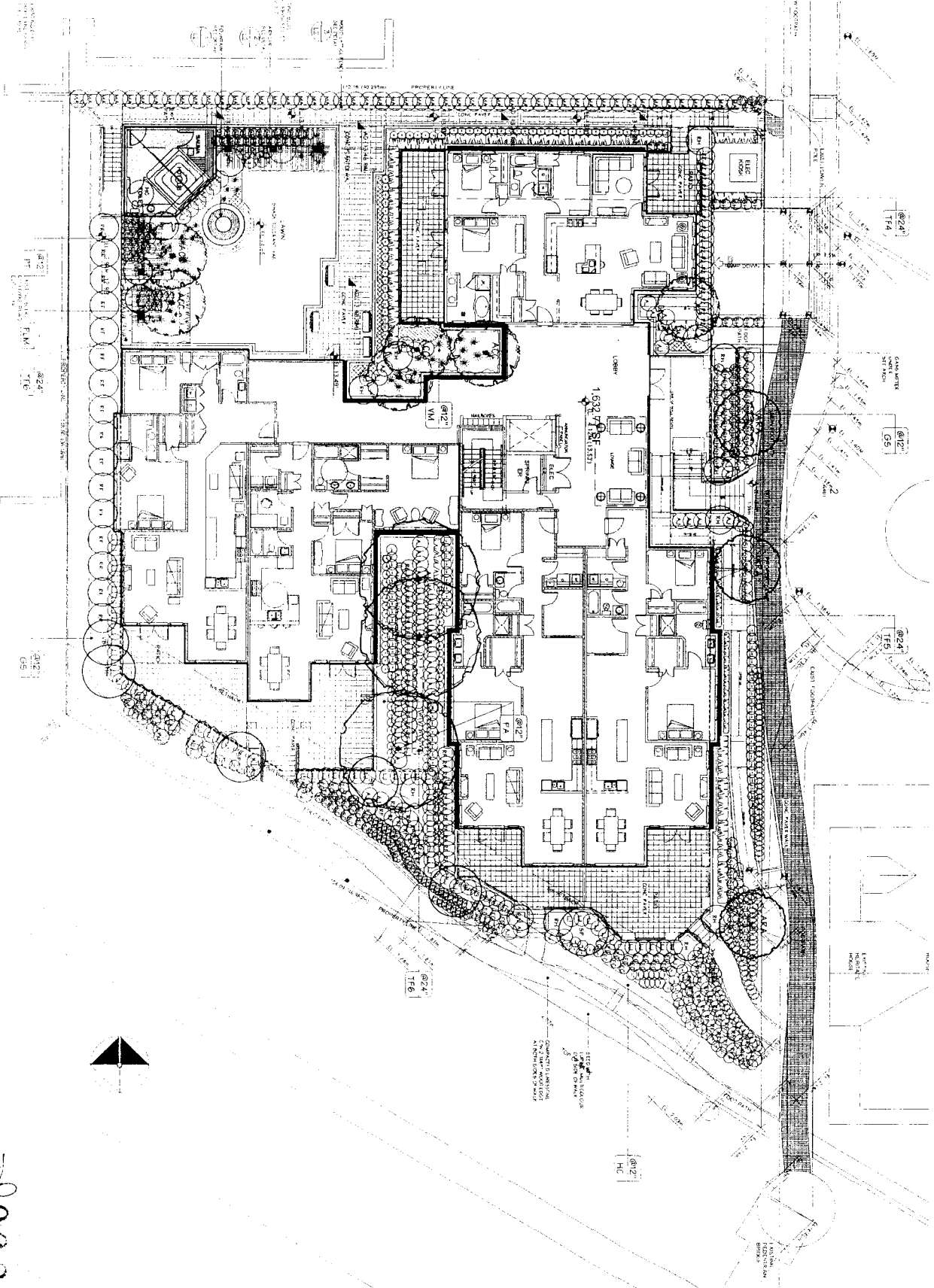
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	02/07/2024
2	REVISION: CORRECTED MATERIALS	02/07/2024
3	REVISION: ADDED FINISHES	02/07/2024
4	REVISION: UPDATED ELEVATIONS	02/07/2024
5	REVISION: CORRECTED DIMENSIONS	02/07/2024
6	REVISION: ADDED NOTES	02/07/2024
7	REVISION: UPDATED DRAWINGS	02/07/2024
8	REVISION: CORRECTED TYPING	02/07/2024
9	REVISION: ADDED DETAILS	02/07/2024
10	REVISION: UPDATED MATERIALS	02/07/2024
11	REVISION: CORRECTED FINISHES	02/07/2024
12	REVISION: ADDED STRUCTURE	02/07/2024
13	REVISION: UPDATED MECHANICAL	02/07/2024
14	REVISION: CORRECTED ELECTRICAL	02/07/2024
15	REVISION: ADDED PLUMBING	02/07/2024
16	REVISION: UPDATED FIRE PROTECTION	02/07/2024
17	REVISION: CORRECTED LANDSCAPE	02/07/2024
18	REVISION: ADDED OTHER	02/07/2024

NAKADE
 Architect
 1234 Main St, Suite 100
 Dallas, TX 75201
 Phone: (214) 123-4567
 Fax: (214) 987-6543
 Email: info@nakade.com

Client: NAKADE DEVELOPMENT
 Project: AMENITY BUILDING
 Date: FEB 07 2024

#15
 A-524
 AMENITY BUILDING
 DETAIL PLAN AND
 ELEVATIONS

7806348703



18063487-03

#16

FEB 07 2007

LANDSCAPE PLAN

6211 DYKE RD
RICHMOND, B.C.



ITO & ASSOCIATES
LANDSCAPE ARCHITECTS

3811 Main Street
Richmond, B.C. V6V 2K4
Voice: (604) 271-5215
Fax: (604) 271-5216
E-mail: info@ito.ca

DATE: 02/07/07
SCALE: AS SHOWN
PROJECT: 18063487-03

DATE: 02/07/07
SCALE: AS SHOWN
PROJECT: 18063487-03

DATE: 02/07/07
SCALE: AS SHOWN
PROJECT: 18063487-03

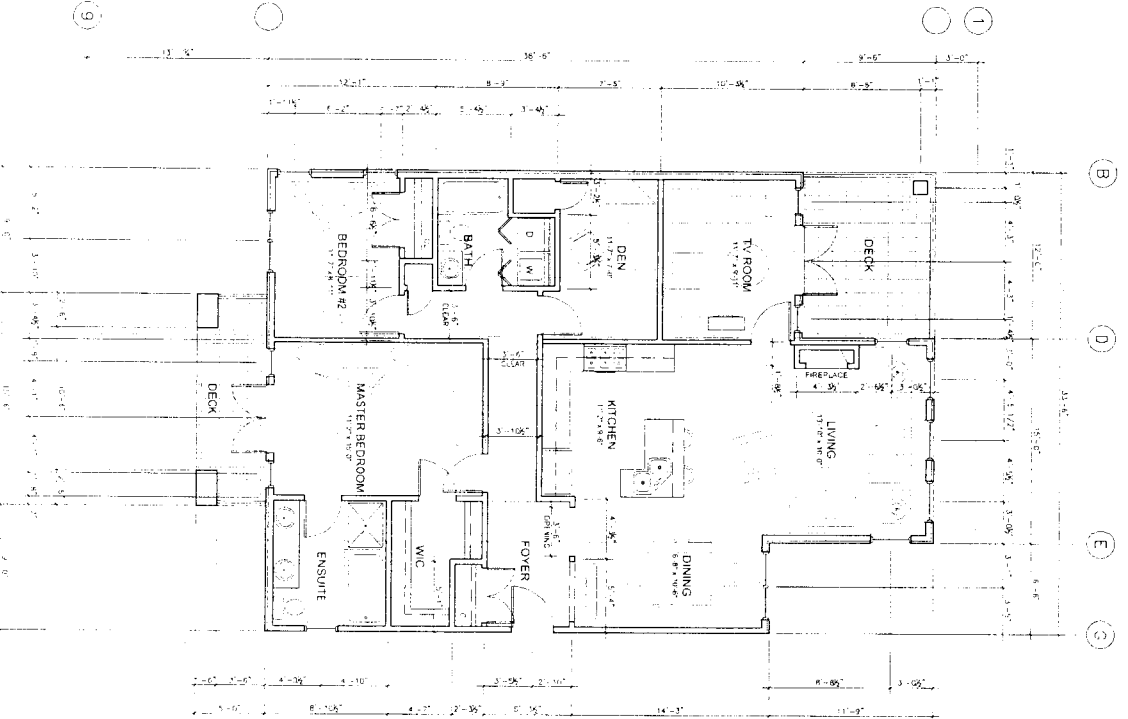
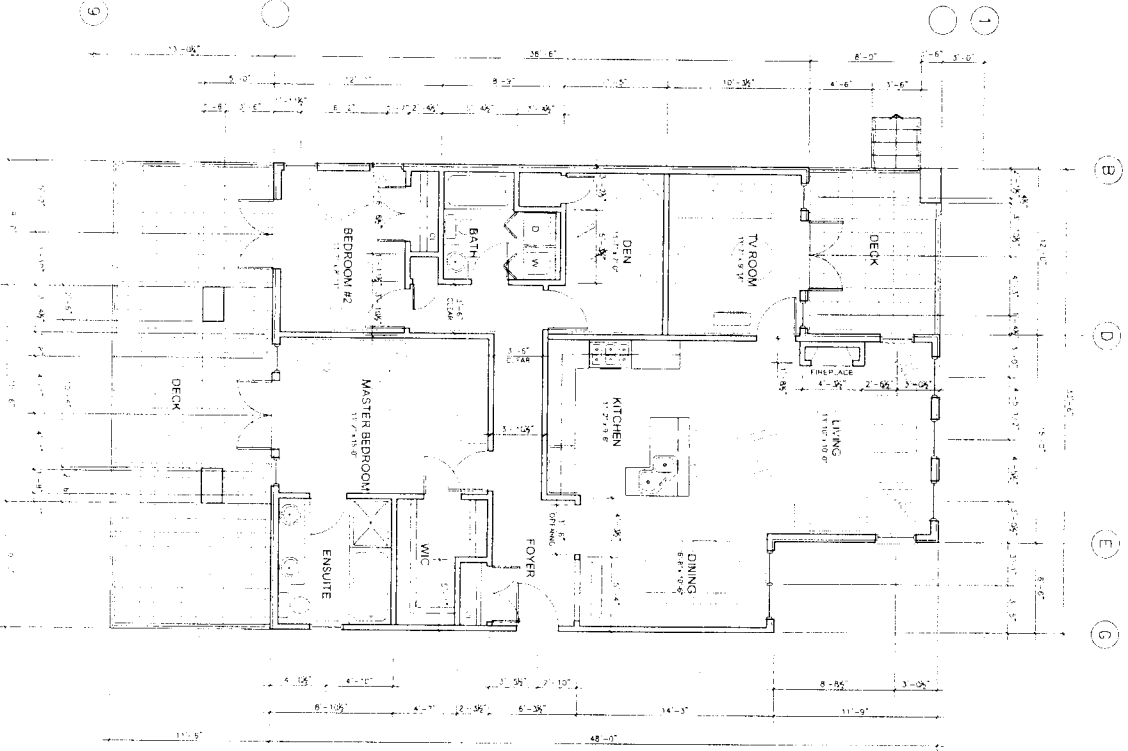
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DATE: 02/07/07
SCALE: AS SHOWN
PROJECT: 18063487-03

DATE: 02/07/07
SCALE: AS SHOWN
PROJECT: 18063487-03



NOTES

DATE	DESCRIPTION
02/07/07	ISSUED FOR PERMIT
02/07/07	ISSUED FOR CONSTRUCTION
02/07/07	ISSUED FOR RECORD
02/07/07	ISSUED FOR ARCHIVE



Patrick & Associates, Inc.
1000 N. GARDEN AVENUE
SUITE 1000
ANN ARBOR, MI 48106
TEL: 734.769.1177
FAX: 734.769.1178
WWW.PATRICKANDASSOCIATES.COM

8001 DUNN ROAD
ANN ARBOR, MI 48106
RECORDED BY:
NAKADE

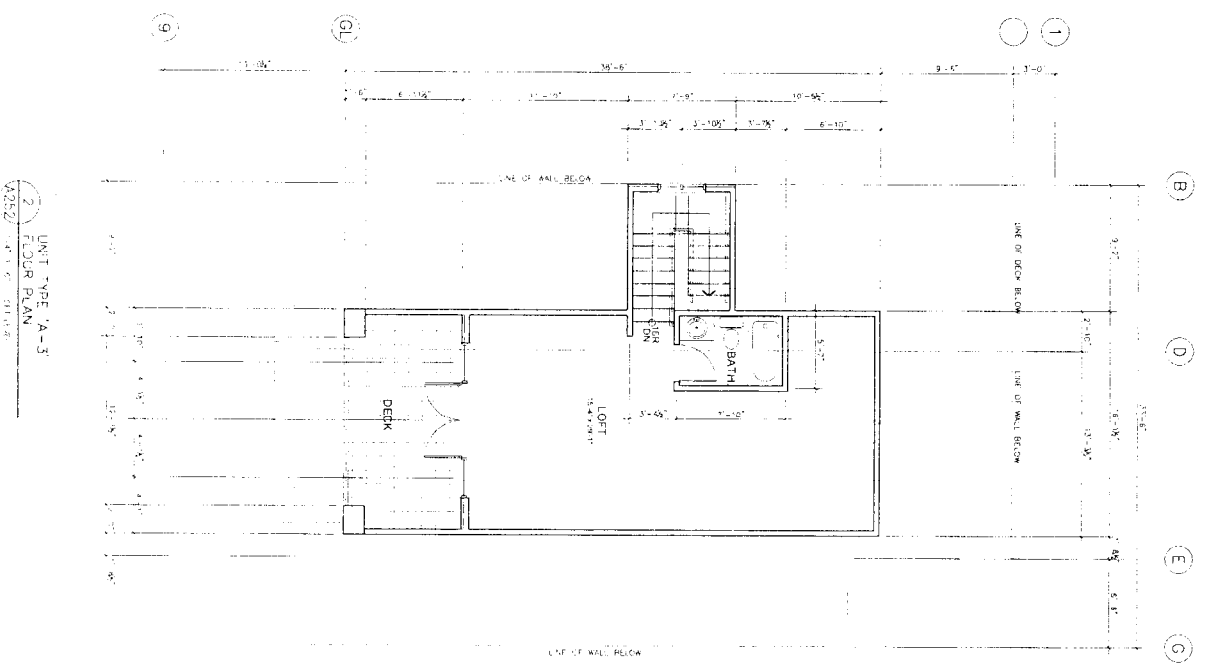
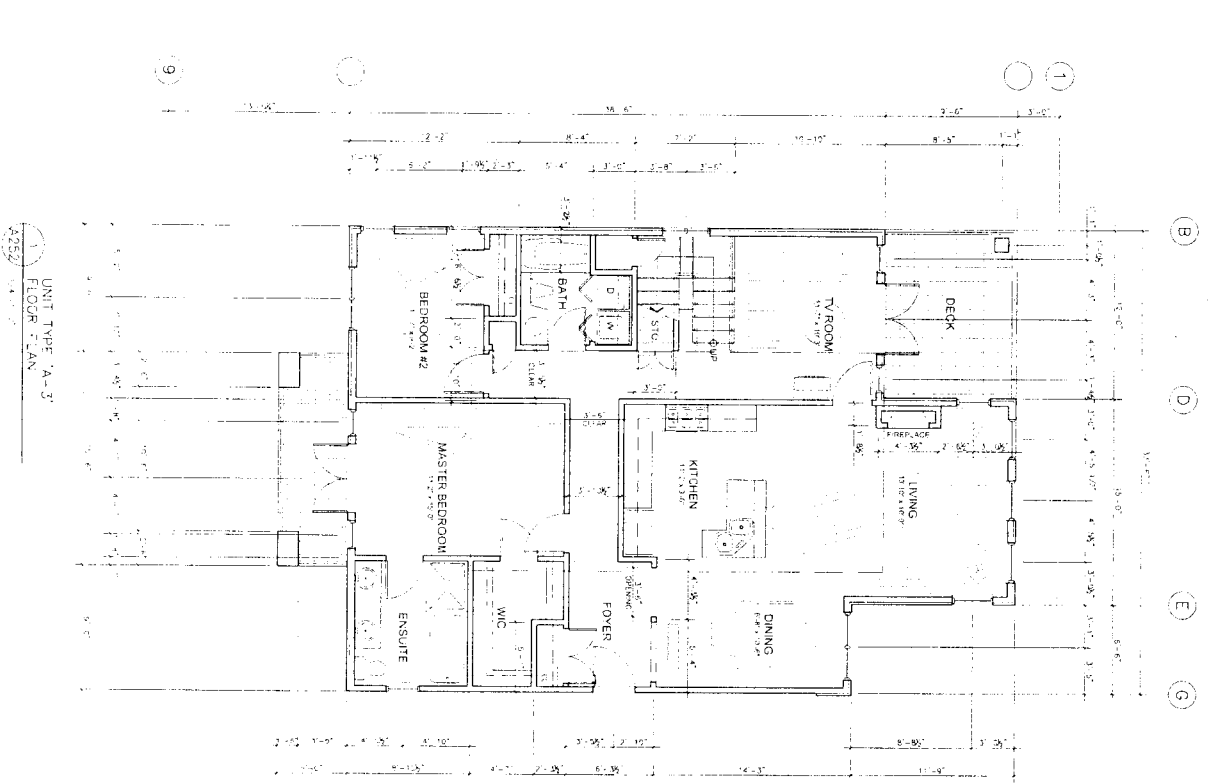
Unit Development
INSKARDI CORP

FEB 07 2007

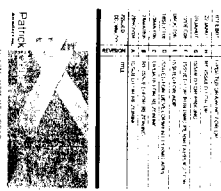
UNIT TYPE 'A1' & 'A2'
FLOOR PLANS

reference

A-251
J
DP 06348703



NOTES



NAKADE
0111 374E PLAN
KALAMAGY DEVELOPMENT
RESIDENTIAL B-2

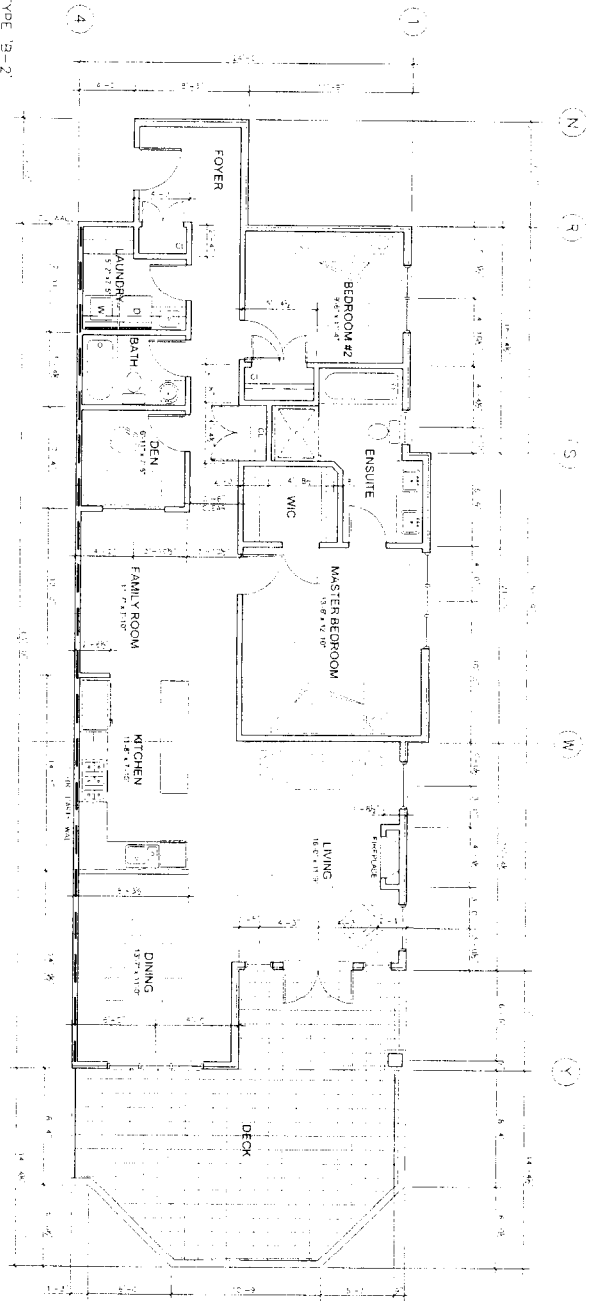
Orig. Development
(Nakade) Corp.
1000 10th St. S.
Calgary, Alberta T2C 1V7
403.243.1111
www.nakade.com

FEB 07 2007

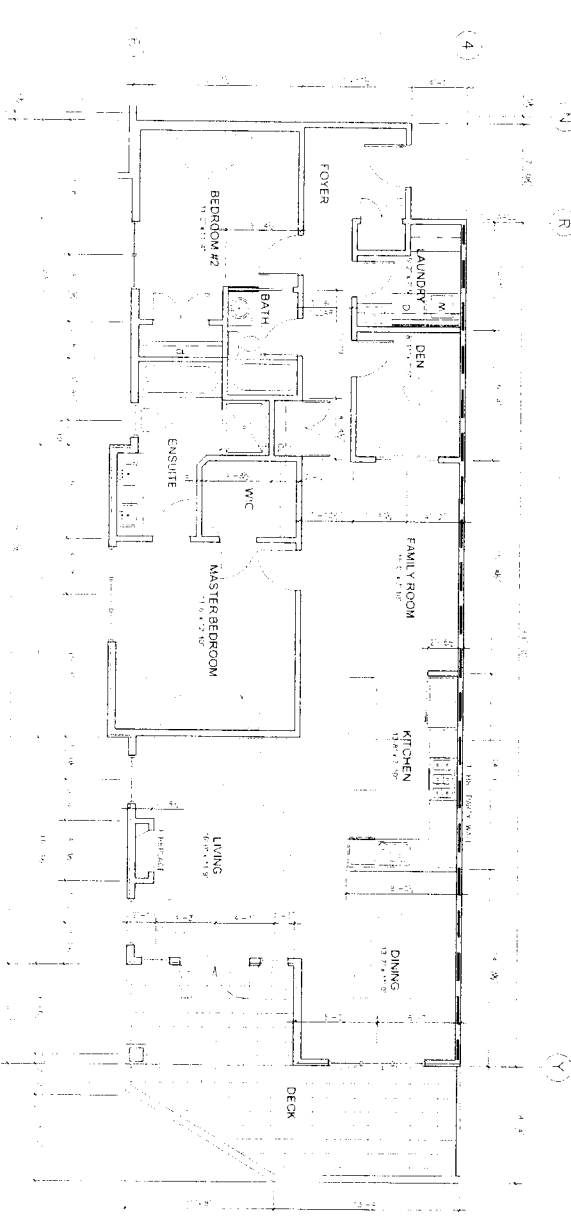
UNIT TYPE A3
FLOOR PLANS

A-252
J
06348703

NOTES



1 UNIT TYPE B-2 FLOOR PLAN



2 UNIT TYPE B-2A FLOOR PLAN

1. GENERAL NOTES
2. FINISHES
3. ELECTRICAL
4. MECHANICAL
5. PLUMBING
6. STRUCTURE
7. EXTERIOR
8. INTERIOR
9. FURNITURE
10. EQUIPMENT
11. MATERIALS
12. CONSTRUCTION
13. OTHER



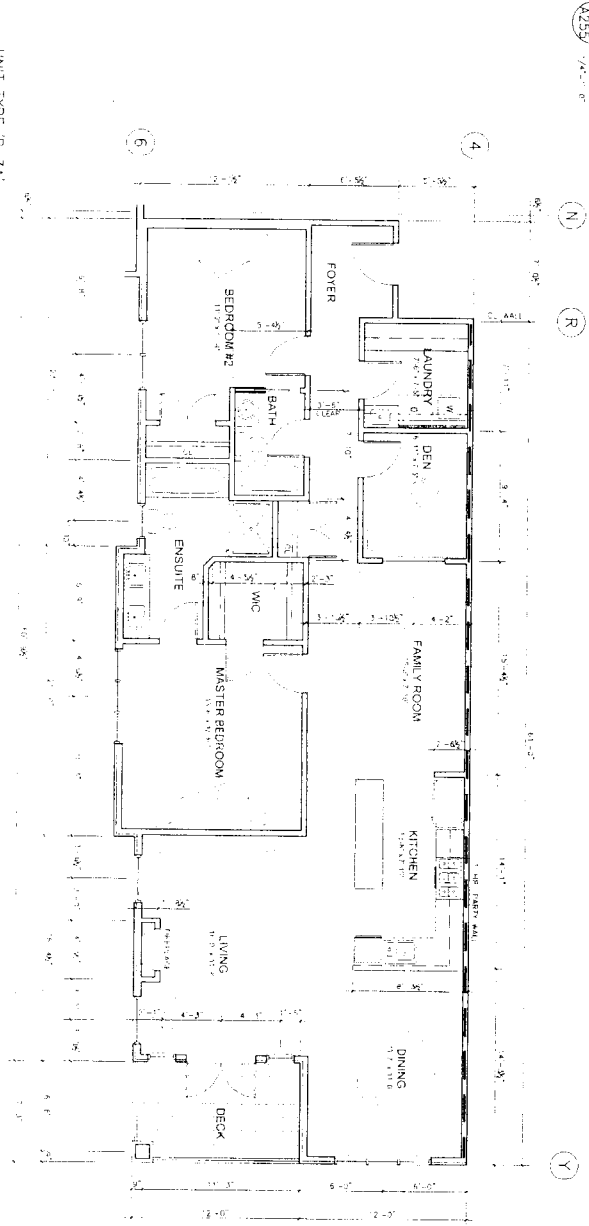
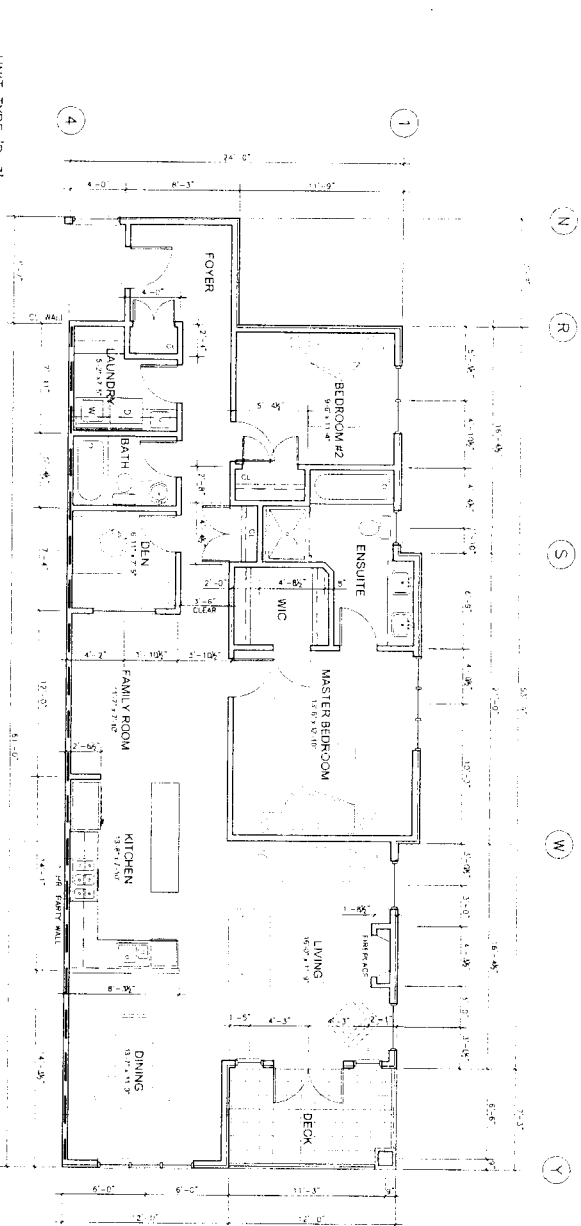
NAKADE
 ONE DEVELOPMENT
 (NAKADE) CORP.
 6511 LONE ROAD
 MULTIFAMILY DEVELOPMENT
 FORT WORTH, TX 76116
 TEL: 817.339.1111
 FAX: 817.339.1112
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FEB 07 2007

UNIT TYPE B-2 & B2A
 FLOOR PLANS
 reference

A-254 J
 DP06318703

NOTES



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DATE: FEB 07 2007

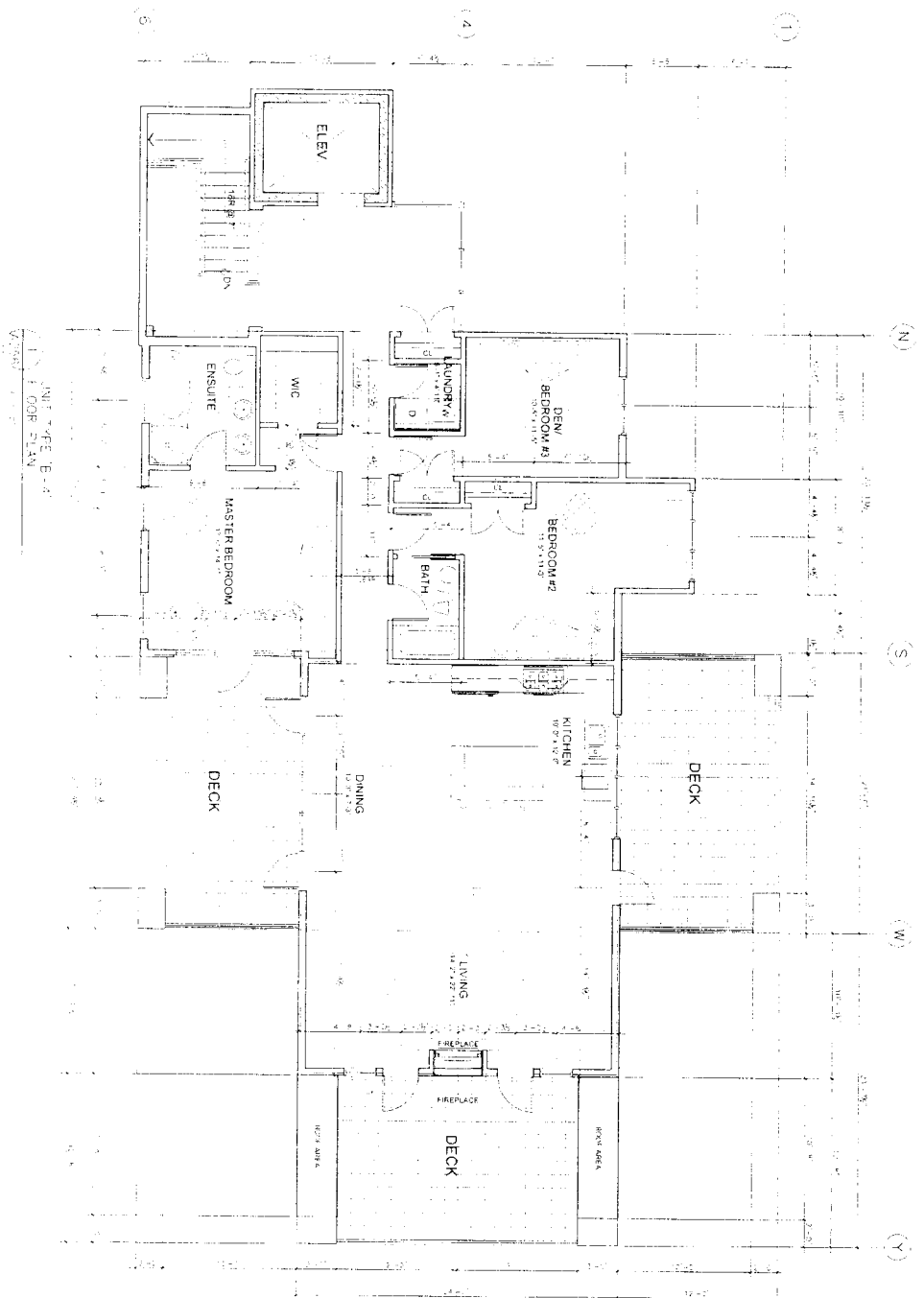
DP 00548702

A-255

J

reference

UNIT TYPE B-3 & B3A
FLOOR PLANS



NOTES

DATE	DESCRIPTION
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2007.02.07	ISSUED FOR PERMIT
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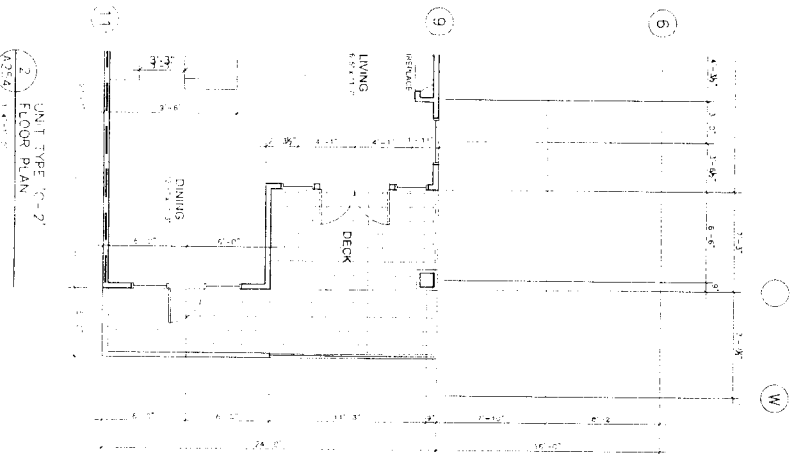
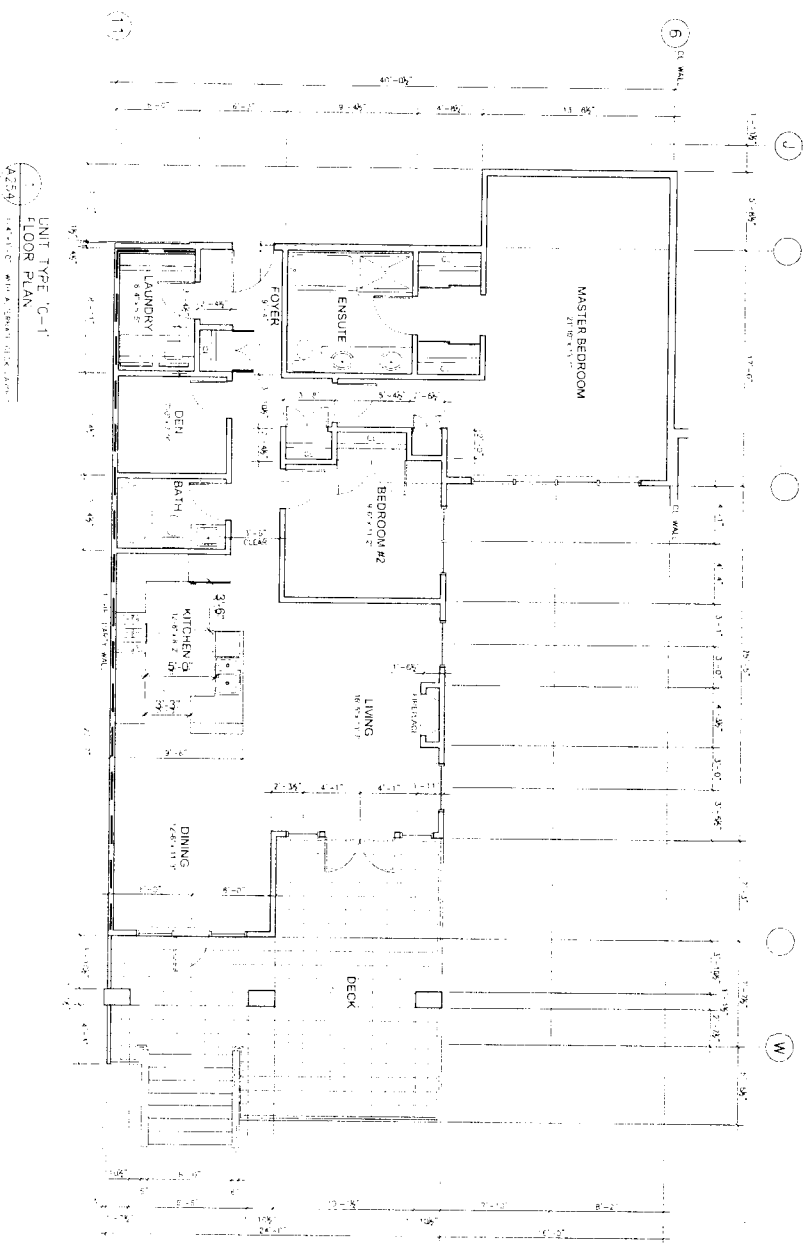


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 FAX: 604.272.1111
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 1400 EAST AVENUE, SUITE 200
 VANCOUVER, BC V6L 2G1

UNIT TYPE B-4
 FLOOR PLANS
 FEB 07 2007

reference
 A-256
 J

DP 067787700



UNIT TYPE C-1
FLOOR PLAN
A-257

UNIT TYPE C-2
FLOOR PLAN
A-258

NAKADE
C/Os Development
(Nakade) Corp.

FEB 07 2007

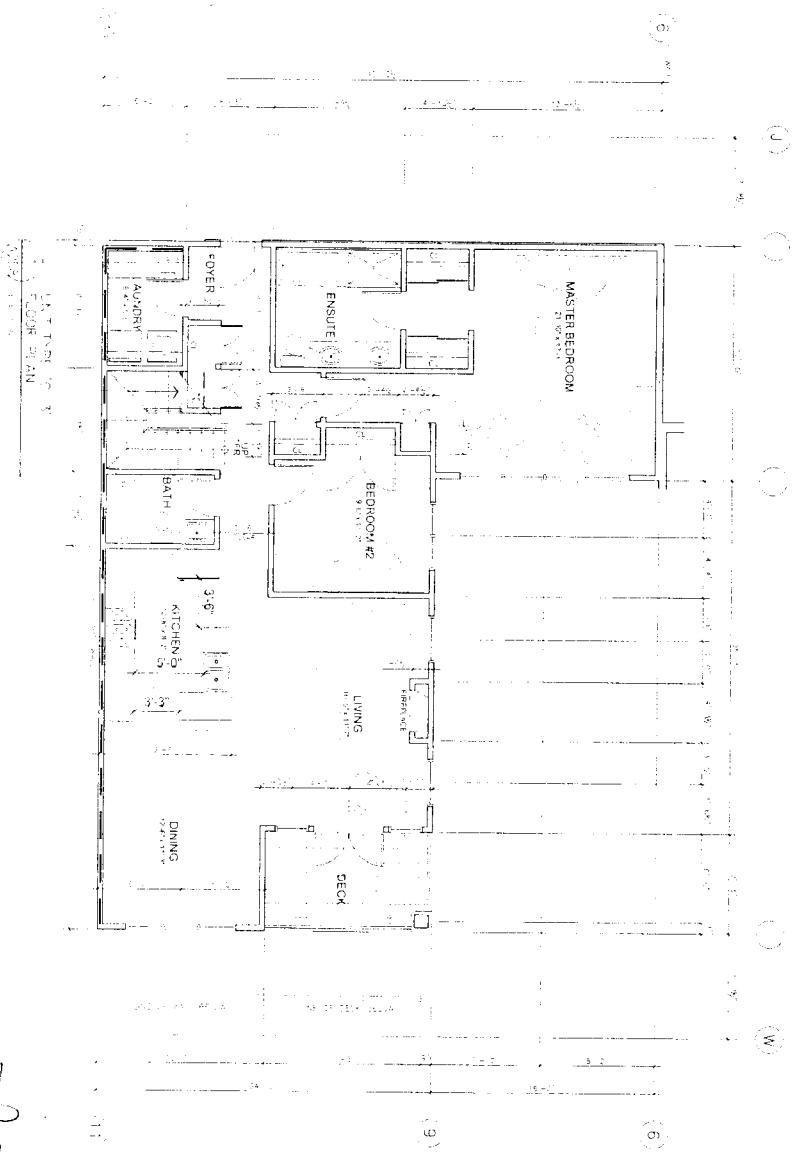
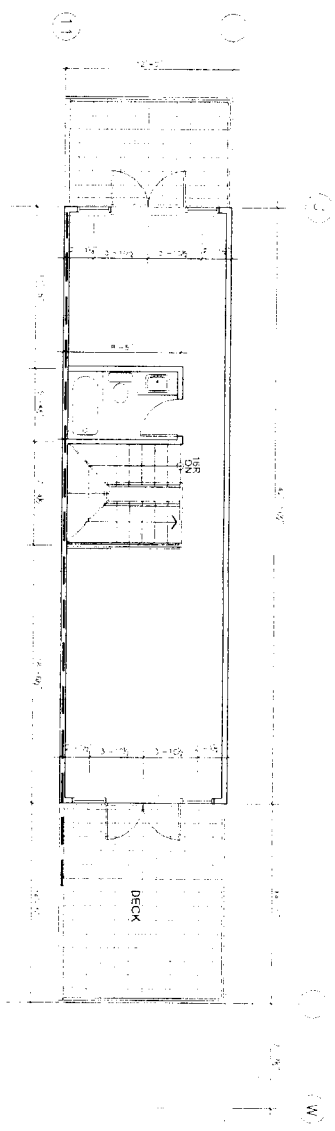
UNIT TYPE C1 & C2
FLOOR PLANS

reference

A-257 J

NOTES

NOTES



NO.	REVISION	DATE
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2	ISSUED FOR PERMIT	02/07/07
3	ISSUED FOR PERMIT	02/07/07
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49	ISSUED FOR PERMIT	02/07/07
50	ISSUED FOR PERMIT	02/07/07



UNIT TYPE C-3
FLOOR PLAN

NAKADE

018 Development
18000 S. 18th St.
Phoenix, AZ 85042

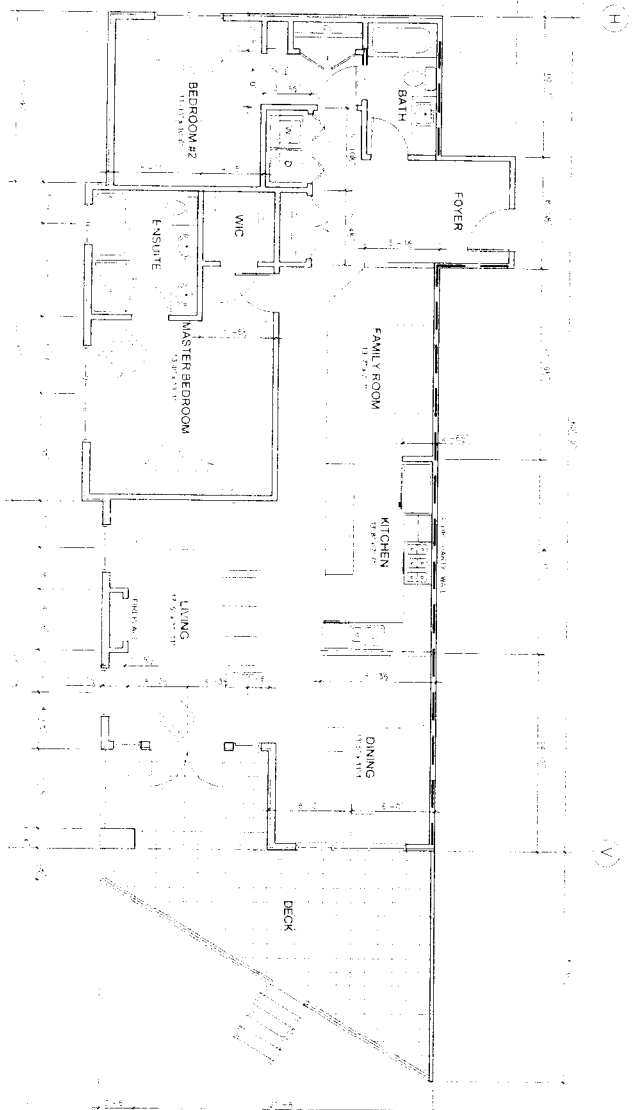
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UNIT TYPE C-3
FLOOR PLANS

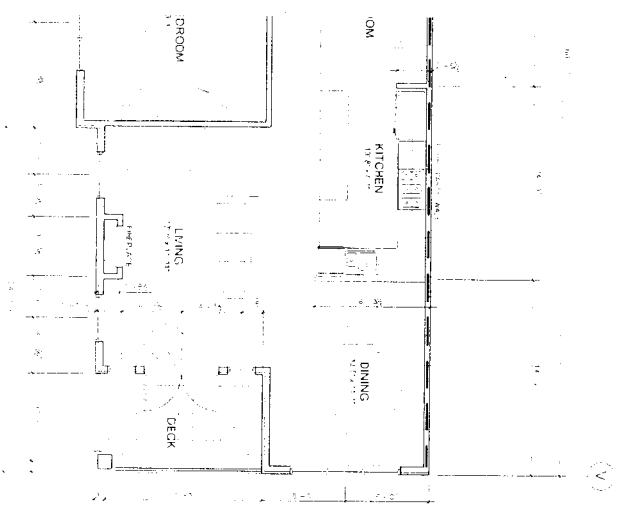
REFERENCE

A-258

DP06348703



UNIT TYPE C-1A
FLOOR PLAN



UNIT TYPE C-2A
FLOOR PLAN

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	02/07/07
2	ISSUED FOR CONSTRUCTION	02/07/07
3	ISSUED FOR OCCUPANCY	02/07/07



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FEB 07 2007

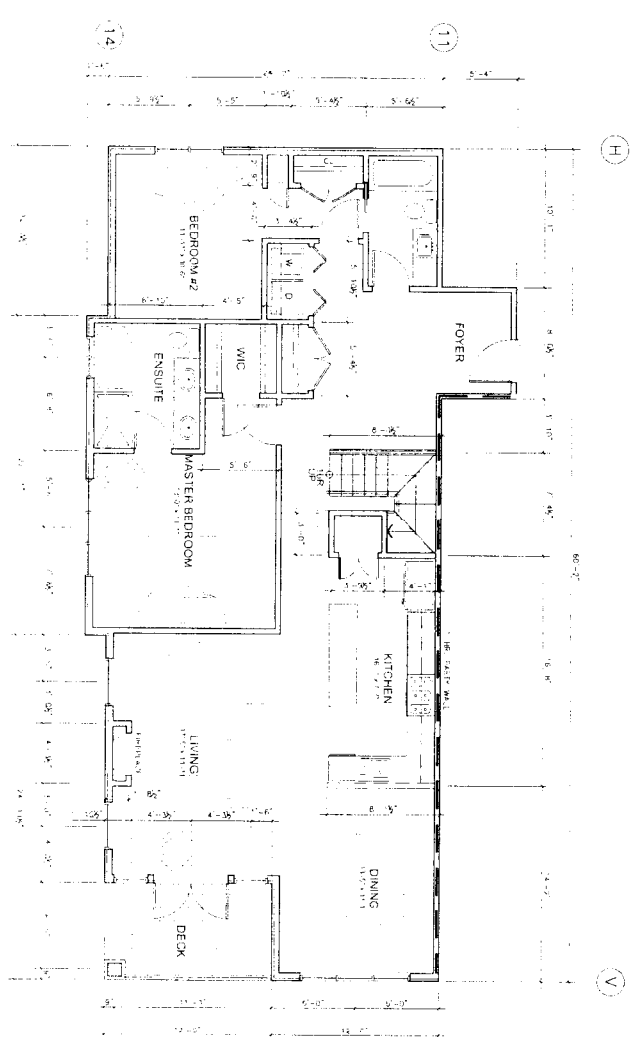
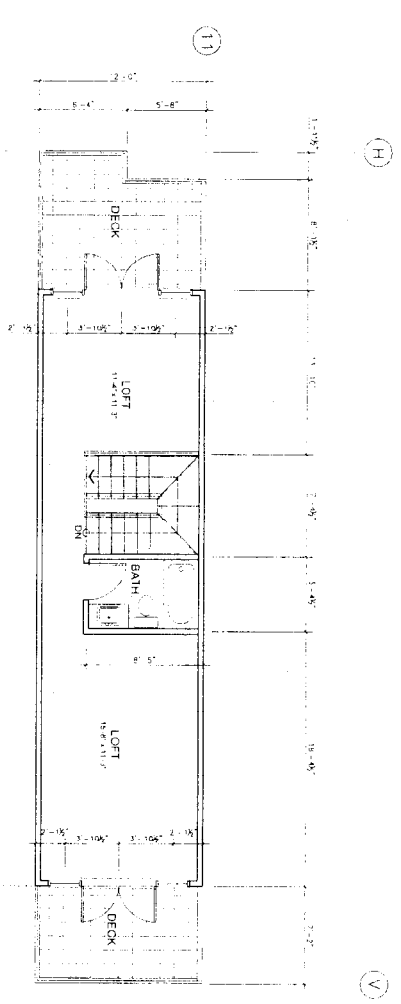
UNIT TYPE C-1A & C-2A
 FLOOR PLANS

reference

A-259 J

DP06348703

NOTES



DP06348703

A-260

reference.

UNIT TYPE 'D3'
FLOOR PLANS

FEB 07 2007

NAKADE

NAKADE Development
(Nakade) Corp.

MAIN TRADING DEVELOPMENT
RESIDENCE B1



DATE: 02/07/07
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]
 SHEET: [Number]
 TOTAL SHEETS: [Number]