City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	October 2, 2018
From:	Wayne Craig Director, Development	**File:**	DP 16-740262
Re:	**Application by 0989705 B.C. Ltd. for a Development Permit at 7960 Alderbridge Way and 5333 & 5411 No. 3 Road**		

Staff Recommendation

That a Development Permit be issued which would permit the construction of a high-density, mixed-use development consisting of approximately 18,720 m^2 (201,500 ft^2) of office and commercial floor area and approximately 822 residential units at 7960 Alderbridge Way and 5333 & 5411 No. 3 Road on a site zoned "City Centre High Density Mixed Use (ZMU34) – Lansdowne Village".

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

WC:jhd
Att. 6

Staff Report

Origin

0989705 B.C. Ltd. has applied to the City of Richmond for permission to construct a high-density, mixed-use development consisting of approximately 18,720 m^2 (201,500 ft^2) of office and commercial floor area and approximately 822 residential units at 7960 Alderbridge Way and 5333 & 5411 No. 3 Road on a site zoned "City Centre High Density Mixed Use (ZMU34) – Lansdowne Village". The proposal includes:

- One level of commercial uses.
- One 11-storey office tower.
- Six 14-storey residential towers.
- Three levels of below-grade parking.
- A total floor area of approximately 81,026 m^2 (872,157 ft^2).
- Residential units including:
  - 38 secured affordable market rental units.
  - 115 secured market rental units.
  - 669 market strata units.

The site is being rezoned from "Auto-Oriented Commercial (CA)" to a new site-specific zone, "City Centre High Density Mixed Use (ZMU34) – Lansdowne Village", under Richmond Zoning Bylaw 8500, Amendment Bylaw 9825 (RZ 15-692485). As considerations of rezoning, the developer will:

- Acquire a small, triangular portion of the City's No. 3 Road road allowance adjacent to the site's eastern boundary.
- Dedicate a small, triangular piece of land along the site's southern boundary.
- Design and construct infrastructure improvements through a Servicing Agreement (SA) including:
  - New and upgraded City utilities.
  - Preducting for and/or undergrounding of private utility lines.
  - Relocation of all private utility equipment on-site.
  - Road dedications to provide for an enhanced back-of-curb public realm on No. 3 Road.
  - Road dedications to provide for new travel lanes and an enhanced back-of-curb public realm on Alderbridge Way.
  - Road dedications to provide for the development of a new north-south road on the western boundary of the site and a new east-west road near the southern boundary of the site.
  - Provision of a public right-of-passage (PROP) statutory right-of-way (SRW) for a mid-block pedestrian connection from No. 3 Road to the new north-south road.
  - Construction of frontage improvements on all sides of the development.
- Design, construct and transfer ownership of the on-site low carbon energy plant to the City.
- Provide cash-in-lieu contributions for child care and community amenity space.

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. Please refer to the Development Permit Conditions of Approval (Attachment 2) for additional Development Permit requirements.

Site and Context

Existing Site and Development: The subject site is located within the City Centre Area Plan's Lansdowne Village. It sits on the west side of No. 3 Road to the south of Alderbridge Way and is comprised of three lots that have been cleared in preparation for development.

Surrounding Development: Development surrounding the subject site is as follows:

To the North:	Across Alderbridge Way, existing, low-scale, commercial development.
To the East:	Across No. 3 Road, the Lansdowne Mall site, which is subject to an Official Community Plan (OCP) amendment application to adjust the land use designation (CP 15-717017). This application is in process and will be the subject of separate reporting.
To the South:	Across the future, new east-west road, existing low- and medium-scale commercial development. The lots at 5591, 5631, 5651 and 5671 No. 3 Road are subject to a rezoning application (RZ 17-779262) and Development Permit application (DP 18-829141) for a mixed-use development. These applications are in process and will be the subject of separate reporting. The lot at 5551 No. 3 Road is not part of the development site to the south.
To the West:	Across the existing City lane, existing low-scale commercial and light industrial development with surface parking. The property at 5520 Minoru Boulevard (located to the south-west of the subject site) is subject to a rezoning application for a mixed-use development (RZ 16-744658). The application is in process and will be the subject of separate reporting.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on July 16, 2018. There were no form and character concerns expressed about the proposed rezoning.

Staff Comments

The proposed scheme attached to this report satisfactorily addresses urban design, form and character and other City objectives identified as part of the review of the subject Development Permit application. In addition, the proposed scheme complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the site-specific zone "City Centre High Density Mixed Use (ZMU34) – Lansdowne Village".

Advisory Design Panel Comments

The Advisory Design Panel (ADP) reviewed the proposal and was supportive of the scheme subject to Panel comments. The applicant has addressed significant comments including:

- Differentiating the residential towers on the new north-south road with colour, massing breaks and varied balcony depths.
- Modification of the landscape plans to provide sun and shadow where appropriate, enhance views and support animation of the courtyard plaza.

A copy of the relevant excerpt from the Advisory Design Panel Minutes from July 5, 2018 is attached for reference (Attachment 3). The applicant's detailed design responses are provided in '***bold italics***' immediately following each Design Panel comment.

Analysis

Urban Design

Public Realm: The proposed development contributes to urban connectivity and public open space through a combination of: road improvements; new road development; deep ground level building setbacks; a mid-block pedestrian mews; and, a publicly-accessible internal courtyard plaza. Included are:

- On No. 3 Road, the back-of-curb cross-section with an enhanced bike lane, treed and planted boulevard and sidewalk (5.75 m wide).
- On Alderbridge Way and the new north-south and new east-west roads, the back-of-curb cross-section with a treed and planted boulevard and sidewalk (3.5 m wide).
- On all frontages, at the ground level, enhanced building setback areas ranging from 3.0 m to 9.0 m that will be used for access, circulation, outdoor display and/or patio seating.
- At both No. 3 Road intersections, further building setback areas that create small plazas at major building entries.
- From No. 3 Road, two wide, open air, pedestrian mews that lead to an internally-located ground level courtyard plaza.
- From the new north-south road, a wide pedestrian mews that also leads to the internally-located ground level courtyard plaza.
- The ground level, open air courtyard plaza.
- A pedestrian crossing on No. 3 Road, which will connect the proposed mid-block pedestrian mews and courtyard system with the lane system to the west and the Lansdowne Mall site to the east.

Design development of the frontage improvements and the PROP SRW for the mid-block pedestrian connection will occur through the Servicing Agreement process. To support comfortable transitions between the off-site, SRW and on-site landscape, minor adjustments of the approved Development Permit landscape plan may be recommended. Changes will be subject to a General Compliance application, if warranted.

Public Art: As a consideration of rezoning, the applicant has offered to make a contribution to the City's Public Art Program with an on-site work. A Public Art consultant has been retained and the Public Art Plan has been reviewed and endorsed by the Richmond Public Art Advisory Committee. The plan proposes to focus Public Art spending in the courtyard plaza. This will draw the public into the site and enliven it once they are there. A variety of opportunities have been identified including installation of a large, hanging sculpture that would be visible from the north-south streets, the Canada Line, and the office and residential spaces above. The artist and art concept selection process is underway and is expected to be completed by fall, 2018. This work is being managed through the public art process.

Public Adjacencies: The development concept proposes street-animating commercial uses at the ground level on all frontages, as well as throughout the extended public realm within the site. The remainder of the building massing is modulated to achieve specific urban design values on each frontage. On No. 3 Road and the new east-west road, lower podium heights and distinct massing breaks are used to reduce the scale impact of the development; optimize light penetration to the streets; and, establish a more spatially-interesting street experience. This section of No. 3 Road is expected to be heavily used by the public once the Lansdowne Mall site is redeveloped. On the other two frontages, higher midrise components, along with rhythmical tower placement, establish a more typical City Centre Area Plan (CCAP) street wall condition. All external and internal frontages are overlooked by residential uses providing for 'eyes on the street'.

Private Adjacencies: Because the proposed development has streets on all four sides, it is well separated from existing and future development on nearby private properties.

Grade Relationships and Flood Construction Level: To address the City's flood construction level requirements in the context of deeper building setbacks, disabled access requirements and comfortable patio seating slopes, a relaxation of the Flood Plain Designation and Protection Bylaw provisions is required. The applicant has reviewed the circumstances with Building Approvals staff, which have provided preliminary support for the proposed ground floor elevations subject to adequate protection from water intrusion. All habitable space will be at sidewalk elevation or higher.

Site and Functional Planning

Site Access: Proposed pedestrian access to the site includes: storefront entries located on the four frontages and the pedestrian mews and internal courtyard system; an office lobby at the No. 3 Road and new east-west road intersection; a major retail entry at the No. 3 Road and Alderbridge Way intersection; and, residential lobbies on No.3 Road, Alderbridge Way and the new north-south road.

Vehicle and truck access is proposed in two locations along the new north-south road. The south access leads to ground level car share parking and a small loading area. The north access leads to a large loading area and a waste management area. Both access points also lead to ramps to the below-grade parking.

Fire access has been vetted by Fire and Building Approvals staff based on the preliminary code analysis provided by the applicant. Access will be provided to the office and residential lobbies directly from the fronting streets. Planters and outdoor furnishings have been located to ensure functional and safe access/egress for the buildings and open spaces.

Parking and Loading: The proposed provision of bicycle, vehicle and truck spaces is consistent with or exceeds the site-specific bylaw (ZMU34) provisions.

Commercial and office Class 1 bicycle parking, as well as end-of-trip facilities, are provided in the first below-grade level of the parkade. Residential bicycle parking and bike maintenance facilities are provided in the first and second below-grade levels of the parkade. Class 2 bicycle spaces are distributed around the site on grade.

Proposed vehicle parking for the residential uses slightly exceeds the bylaw requirements. Proposed vehicle parking for the commercial and office uses also exceeds the bylaw requirements.

The north and south loading and waste management areas accommodate seven medium-size trucks and two large-size trucks that will be shared between non-residential and residential uses.

TDM Measures: As a consideration of rezoning the parking rates were reduced based on a Transportation consultant's assessment of needs and the provision of Transportation Demand Management measures. The measures include four car share spaces and cars, bicycle end of trip for non-residential uses, bicycle repair facilities for residential uses and a Transit Pass program. A Letter of Credit for $446,054.04 is required prior to Development Permit approval to secure the Transit Pass program.

Waste Management: The waste management system includes a variety waste and recycling collection rooms. Those required for the commercial and office uses are located on the ground level of the development and are allocated between the north and south ends of the site to address the functional needs of the planned tenancies. Those required for the residential tenancies are located on the first below-grade parking level of the development. Materials from the below-grade facilities will be hauled to a ground-level temporary collection room on the north side of the development for pick-up. The Waste Management Plan is provided in the Development Permit drawings.

District Energy Utility: The low-carbon, central energy plant provided for the development will be transferred to the City to be integrated with the overall DEU system. The equipment is located on the top of the office tower, as well as in various connection, equipment and transfer rooms throughout the development. Sustainability staff have reviewed the proposed facilities and do not expect that changes affecting the form and character of the development will be required. Should changes be required, a General Compliance application will be advanced to the Panel, if warranted.

Third-party Utilities: All permanent third party utility equipment will be located on site. A BC Hydro VISTA box will be located adjacent to the new north-south road. The applicant has undertaken a detailed design review with BC Hydro to ensure that the location, layout and access are acceptable. A copy of BC Hydro's confirmation is on file.

Common Indoor Space: A total of 1,974 m^2 (21,249 ft^2) of residential common indoor amenity space is proposed. This exceeds the CCAP objective of 2 m^2/unit (22 ft^2/unit) by approximately 300 m^2. Approximately 1,712 m^2 (18,428 ft^2) of the overall proposed indoor amenity space is allocated for the shared use of the owners and/or tenants of the market strata units and the low end market rental (LEMR) units. Approximately 262 m^2 (2,820 ft^2) of the overall proposed indoor amenity space is allocated exclusively for the use of the tenants of the market rental units.

- *Common Amenity Space:* The 1,712 m^2 (18,428 ft^2) of shared indoor amenity space is allocated between various building levels and uses. Two large spaces are provided on Level 3. Facilities include rooms and/or areas for fitness, yoga, large parties, dining, games, children's play and studying. These spaces have direct access to the outdoor podium-top common residential amenity area. Three additional indoor amenity areas are provided on Level 10, each with associated outdoor common amenity area, while a series of guest suites are provided on Levels 4 through 9.
- *Market Rental Amenity Space:* The 262 m^2 (2,820 ft^2) of market rental indoor amenity space located on Level 3 will also have direct access to the outdoor podium-top common amenity area and will include programming such as ping pong, indoor play, wet bar, general lounge area, washrooms, storage and the potential to divide the space into smaller components.
- *Shared Use Covenant:* Execution of a covenant establishing the shared use of the larger component of the indoor amenity space by the market strata and LEMR unit residents is a condition of Development Permit issuance.

Common Outdoor Space: A total of approximately 10,050 m^2 (108,189 ft^2) of outdoor space is proposed. This includes spaces associated with the ground level pedestrian mews and courtyard, the office uses and the residential uses. The various areas meet or exceed the CCAP Development Permit Guideline (DP Guideline) expectations as described below.

- *Ground Plane:* Open space is provided on the ground level of the development in the form of deeper than required building setbacks and in the pedestrian mews and internal courtyard plaza. The area is approximately 5,015 m^2 (53,981 ft^2) which significantly exceeds the CCAP DP Guidelines expectation for supplementary common outdoor area (e.g. 10% of the net development site area) of 2,082 m^2 (22,407 ft^2). Staff note that the extensive ground-level on-site public and semi-public outdoor space system is made possible by the applicant's decision to locate all of the required parking below grade.
- *Office:* There is no requirement for office outdoor open space. However, a total of approximately 604 m^2 (6,501ft^2) of area is provided on Levels 3 and 6 adjacent to the office building. The Level 3 space provides for lounging and shared access via a stair and elevator to the courtyard plaza on the ground level below. The use of the office outdoor spaces will be allocated to all or part of the office tower floor area depending on the final tenancy or tenancies of the building.
- *Residential:* A total of 4,932 m^2 (53,088 ft^2) of residential common outdoor space is provided on Levels 3, 6, 7 and 10. This area meets the minimum requirement of 6 m^2 (65 ft^2) per unit. The Level 3 (podium-top) outdoor space is the largest and incorporates multiple social and recreational functions. On Level 6, an extensive urban agriculture area and a large children's play area are provided at the south end of the development where both will have good sun access. Smaller common outdoor amenity spaces areas accommodating casual gathering and children's play are provided over the midrise portions of the residential buildings (Towers A, B, C, E and F) where there is increased sunlight access and outlook. The combined area of the play spaces is 608 m^2 (6,545 ft^2) which meets the OCP/CCAP area expectations calculated as 3 m^2/unit to a maximum of 600 m^2. Please see the Landscape and Open Space section of this report for a description of the proposed play equipment and other design strategies for the play areas.

Private Outdoor Space: The applicant has provided either a patio or balcony for each residential unit, generally consistent with the expectations noted in the CCAP. The balconies range in depth from 1.4 m to 2.7 m (5.0 ft. to 8.7 ft.) and include a variety of configurations. Some are inset, some are projecting and some span the whole width of the unit in order to address sound attenuation, privacy and building articulation objectives.

Community Amenities

Affordable Housing: A total of 38 Low End Market Rental Housing (LEMR) units are proposed. These are clustered on Levels 3 through 6 of Building F on the north-east corner of the development. They have a combined floor area of 2,759 m^2 (29,701 ft^2) and include a range of unit types (one bedroom through three bedroom). Those units with frontage on No. 3 Road or Alderbridge Way will be provided with an exterior, acoustic baffle system for noise mitigation.

AFFORDABLE HOUSING SUMMARY

Unit Type	Affordable Housing Strategy Requirements			Unit Mix	
	Min. Permitted Unit Area	Max. Monthly Unit Rent*	Total Max. Household Income*	% of Units	# of Units
1-Bedroom	50 m^2 (535 ft^2)	$975	$38,250 or less	42%	16
2-Bedroom	69 m^2 (741 ft^2)	$1,218	$46,800 or less	29%	11
3-Bedroom	91 m^2 (980 ft^2)	$1,480	$58,050 or less	29%	11
TOTAL	**2,759 m^2 (29,701 ft^2)**	**Varies**	**Varies**	**100%**	**38**

Market Rental Housing: The proposed rezoning includes approximately 115 market rental housing units within the development. The market rental floor area is 8,670 m^2 (93,323 ft^2) and includes a range of units types (one bedroom to three bedroom). The market rental units are provided in a 'standalone' tower (Building D) facing No. 3 Road and will be secured with a market rental housing agreement.

MARKET RENTAL HOUSING SUMMARY

	STUDIO	1 BED / 1 BED+DEN	2 BED / 2 BED+DEN	3 BED / 3 BED+DEN	TOTAL
Units	0	48	44	23	115
Percentage	0%	42%	38%	20%	100%

Architectural Form and Character

The proposed development is very high density and sits on a large site. In this context, "human scaled streetscapes" and "varied and distinctive building forms" are important CCAP DP Guideline objectives. The proposed development includes design features at the massing, articulation and character levels that address these goals.

Massing: A podium and tower form of development is proposed. As a result of the site size, site configuration and frontage opportunities, a seven-tower concept is possible. The seven towers are distributed around the perimeter of the site and are interspersed with a combination of low and high streetwall forms. Two significant massing breaks are provided along No. 3 Road to highlight access to the expanded public realm within the site. The floor area that might typically be located in these breaks has been redistributed to the tower on the north-east corner of the site.

The proposed massing and distribution of uses address the design objectives of the CCAP DP Guidelines as follows.

- A high commercial base (6.0 m /19.75 ft.) underlies the whole development and contributes positively to the spatial scale and day/night animation of the public realm. This includes the commercial frontages on the four streets frontages and those lining the internal pedestrian mews and courtyard system.
- The proposed office uses are located in a distinct building form that sits at the intersection of No. 3 Road and the new east-west road. It is comprised of two massing components - a larger floorplate for the lower two levels and a series of smaller, stepped floorplates for the floors above. The lower component reinforces the streetwall and brings animation to the street. The upper component marks the intersection and establishes a higher level visual identity for the office uses. Because it is set back, the upper component reduces the scale impact of the tower at the street level.
- The residential uses are located in the remaining midrise and tower forms and are arrayed around the podium level courtyard. Various combinations of horizontal and vertical massing are used to differentiate the tower blocks on the four street frontages. In addition to the office tower described above, the No. 3 Road frontage includes a vertically-oriented "standalone" tower located approximately mid-block and a wrap-around, "streetwall" building located toward the Alderbridge Way intersection. The wrap-around building is comprised of two distinct horizontal massing components separated by a one-storey high "reveal". On the new north-south road, a rhythmical arrangement of interlocking midrise and tower forms is arrayed down the street. The mid-rise forms are distinguished from the tower forms with curved floor plans and balconies that advance and recede from the street plane. Each mid-rise and tower set is also separated by a deep vertical recess.

Articulation: The proposed development addresses the building articulation objectives of the DP Guidelines in a variety of ways.

- The street side commercial frontages have been setback more than the minimum 3.0 m envisioned by the CCAP. These setback areas are double height and overhung by the building massing above. This provides visual depth to the façades and creates a sense of sheltered space at the street level, particularly in key high-use locations such as the No. 3 Road intersections.
- Within the pedestrian mews and courtyard plaza areas, spatial articulation is provided by the dynamic, angled, overhanging walkway system associated with the residential amenity space on Level 3. Columns, vertical circulation and Public Art will further articulate this space.
- The office tower combines two simple forms. Both components are clad with continuous, floor-to-ceiling, large-paned, glass windows. The resulting transparency, as shown on the renderings, replaces explicit articulation with a strong inside-outside relationship that engages and animates the public realm via the interior activity.

- Articulation of the residential buildings, which are all fairly rectilinear, relies on different combinations of balcony styles (inset/projecting), balcony railings (transparent/solid), cladding choices (solid/spandrel glass/vision glass), parapet styles and framing elements to create variety and distinctiveness between the residential towers. Building F, on the north-east corner of the site, is provided with vertical sound baffles that add to the façade articulation.
- On the new north-south road frontage, special colour treatments have been used in the articulated spaces at the lobby and amenity space levels, as well as in the recesses between each block. The colour treatments are intended to distinguish the individual "buildings" and highlight the ground-level lobby and upper level amenity spaces.

Rooflines: The proposed towers are all of a similar height and sit just below the maximum height of 41.5 m geodetic. This height was established through the Vancouver Airport Authority future runway planning process.

The DEU low carbon energy plant equipment is located on the top level the office tower. The façade of the building is extended through this level so that it has the appearance of another level of the tower rather than a screened rooftop mechanical room. A preliminary layout of the rooftop equipment is included in the Development Permit drawings.

To add visual interest to the rooflines, the applicant has proposed a variety of designs including: a thin, glass, spandrel panel parapet on the office tower; white concrete frame elements on some of the residential tower facades; a vertically-expressed dark parapet extension on other tower facades; and, thin, white, deeply-cantilevered balcony roofs on west-facing facades.

Character: The proposed development has incorporated a wide variety of the character features described in the CCAP DP Guidelines. "Strong horizontal expression" predominates in the office building and in the residential balcony treatments along the west façade. "West Coast Lifestyle Expression", including active outdoor living, is supported with the multi-level landscaped open spaces and the ground-level public mews and courtyard plaza. Significant planting on the upper level terraces, much of which is visible from the streets and public areas of the site, supports "Garden City Expression". "Green Building Expression" gives rise to the deep balconies provided for sun shading on the west façade.

Materials and Colour: The proposed cladding combines curtain wall and window wall glazing with terra cotta panelling, spandrel panels, various metal elements and painted concrete. The curtain and window wall glazing is clear. The curtain wall will be used on the office building and commercial spaces and is provided with structural silicone joints to reduce the appearance of frames. The glass units are 10 ft. wide in the case of the office building and 7 ft. wide on the commercial level. This combination will enhance the transparent inside/outside relationship along the streetscapes and will highlight the office and commercial role of the development. The glazing for the residential units is also clear but includes a 4 ft. framing grid to provide for a more intimate residential scale.

Much of the solid area of the cladding system is comprised of corrugated terracotta panels which will run vertically on the buildings. The terra cotta will be white and glazed: the colour and reflectivity will lighten the massing and brighten the streetscapes. In other solid areas, there will be charcoal grey spandrel panels and louvers. This simple colour palette will be contrasted in key areas of the development including the previously-mentioned buildings along the north-south road and within the pedestrian mews and courtyard plaza system described below.

Special Design Feature: The provision of the proposed mid-block pedestrian mews and courtyard plaza system is made possible because the applicant has elected to locate all of the vehicle parking below grade. This gesture supports pedestrian connectivity on a 100 m grid, as envisioned by the CCAP. An outdoor mews and courtyard lined with commercial uses will add an exciting new dimension to the public experience of the City Centre. To support the success of the mid-block system, the applicant has proposed a number of design features including:

- Spatially dynamic open air passageways leading from the street to the courtyard plaza.
- An expressly directional paving pattern to draw the public into the site.
- Planters with integrated seating and large trees at both the mews entrances and in the courtyard.
- Special lighting of the balcony railings lining the upper courtyard overhangs.
- Special soffit design on the underside of the upper courtyard overhangs.
- The proposed Public Art piece or pieces.

In addition, the applicant is exploring adding features to support space programming such as a large projection screen on one of the solid walls within the courtyard.

Signage: A comprehensive signage and wayfinding package was presented to the Advisory Design Panel. The package was created to establish a contemporary urban identity for the development in addition to addressing the multiple functional objectives necessitated by a development of this scale. A separate Sign Permit Application is required for the proposed commercial signage.

Landscape and Open Space Design

Ground Plane Open Space: A significant feature of the proposed ground level open space design is the use of a distinctive paving pattern to identify and unify the ground plane. This includes the building setback areas along the street frontages as well as the pedestrian mews and courtyard plaza. The paving pattern is designed with banding in contrasting paver colours. The width and colour emphasis of the banding is modulated through the site in order to define different functional and programmatic areas (e.g. building and parkade entries) and to add visual interest along the frontages. The paving is also used in areas of the ground plane, such as the car share, to improve the view from the street and enhance the user experience of the functional areas.

The ground level plan includes strategically located raised planters with various combinations of trees, underplanting and benches. In some cases, the planters are used to mark the edges of the property where they will be able to provide buffering for any outdoor seating areas associated with the commercial uses. In other areas, they mark the entries to the pedestrian mews system. The mews planters are also designed to mask the exhaust vents from the underground parking.

In addition to the integrated planter benches, "C" shaped benches are proposed in key public-use locations. The remaining areas of the ground plane are intended to be furnished (e.g. seating and free-standing planting) by the adjacent commercial businesses. Class 2 bicycle parking is also distributed throughout the ground level.

Office Open Space: The office building is provided with open space on Levels 3 and 6 of the development. The spaces, which are primarily finished with decking, are located on the east and north sides of the tower. A treed landscape buffer is provided on Level 6 on the north side of the tower to reduce privacy issues with residential units opposite.

Residential Open Space: The residential open space is distributed between the podium level and six mid-rise roof top areas. The podium level space is divided into private and common areas separated by treed planters. The common areas include outdoor patios associated with the indoor amenity spaces on the east and west sides of the podium. The podium also has roofed and open exercise areas and a walkway system connecting the various towers, open spaces and circulation to the courtyard plaza below. The podium is intensively landscaped and will benefit from south sunlight.

Urban agriculture and child's play facilities are provided on Level 6 in a south-facing gap between the office tower and the residential tower to its west. The urban agriculture area includes raised planters, fruit trees and a farm table entertaining area. The children's play area combines conventional play equipment with adventure and nature play and emphasizes adventure and nature play in order to reduce the use of plastics. The play structure area is 44.8 m^2 (481.9 ft^2) and is set on a rubber surface. It is suitable to children aged 2-5 years, and includes ground level and elevated activities involving different kinds of crawling, climbing and sliding. The playhouse includes covered play benches and is set under the trees. A play deck is also provided and is set in one of the open grassed areas of the play space. The adventure and nature play features include a grassed and treed "hill", climbing and jumping logs and stumps and deck areas to run and play. There is also deck for parent seating and quiet conversation.

Smaller common outdoor amenity spaces generally associated with smaller indoor amenity areas are provided for each residential tower on Level 7 or Level 10. These areas are programmed with lounging, gathering and child's play areas. They include treed and grassed areas and their locations offer sun access at different times of the day as well as outward views from the development. Conventional play equipment is not provided due to lack of space and a desire to avoid the use of plastics.

Green Roof: Extensive green roofs with areas of river rock are proposed on all the towers. In addition to contributing to sustainability, the green roofs may be visible from future surrounding development.

Tree Retention and Replacement: There were no on-site bylaw-sized trees except on the piece of City land that is proposed to be added to the site. These will be relocated. Off-site trees will be retained or replaced with compensation, consistent with the considerations of rezoning.

Landscape Letter of Credit: Completion of the on-site landscaping will be secured with a Letter of Credit for $3,103,570.40.

Sustainability

LEED: As considerations of rezoning, the development will target LEED Silver (Attachment 4).

Livability

Accessibility: All units will be provided with Aging-in-Place features (stairwell hand rails; lever-type handles for plumbing fixtures and door handles; and solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers). The proposal also includes 192 units that are further enhanced with Basic Universal/Adaptable housing features (including all of the accessibility provisions listed in the Basic Universal/Adaptable housing features.

Basic Universal Housing

Unit Tenure	Unit type	Total Units
Low End Market Rental	1B through 3B+D	38
Market Rental	1B through 3B+D	131
Market Strata	1B + D	23

Noise Mitigation: The applicant has provided a preliminary opinion from an acoustical consultant indicating that the residential component of the development will not require redesign, although upgrades to the façade details may be required to meet acoustic requirements (Attachment 5). Additional analysis regarding sound attenuation for the DEU central plant and the Canada Line noise has been requested. Submission of the final consultant report is a condition of Development Permit issuance.

Crime Prevention through Environmental Design: The applicant has provided a list of CPTED features to be incorporated into the development that address Section 14.2.11 of the OCP (Attachment 6).

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.

Janet Digby
Planner 3
(604-247-4620)

JD:blg

Attachments:

Attachment 1 Development Application Data Sheet
Attachment 2 Development Permit Conditions of Approval
Attachment 3 Advisory Design Panel Minutes (annotated)
Attachment 4 LEED Checklist
Attachment 5 Preliminary Acoustic Report
Attachment 6 CPTED Features

ATTACHMENT 1

City of Richmond

Development Application Data Sheet

Development Applications Department

DP 16-740262	
Address:	7960 Alderbridge Way and 5333 & 5411 No. 3 Road
Applicant:	0989705 B.C. Ltd.
Owner:	0989705 B.C. Ltd. (South Street Development Group)
Planning Area(s):	City Centre – Lansdowne Village

DP 16-740262	Required	Proposed
Site Area:	Min. 16,800 m^2	16,930.6 m^2
Net Development Site Area:	20,817 m^2	20,817 m^2
Land Uses:	Mixed Use	Mixed Use
OCP Designation:	Downtown Mixed Use	Downtown Mixed Use
Area Plan Designation:	Urban Core T6 (45 m)	Urban Core T6 (45 m)
Zoning:	ZMU34	ZMU34
Number of Residential Units:	n/a	822

DP 16-740262	Bylaw Req't	Proposed	Variance
Floor Area Ratio (FAR):	Max. 3.95	3.89	n/a
Floor Area per FAR:	Max. 82,227 m^2	81,026 m^2	n/a
Non-residential Floor Area:	N/A	18,720 m^2	-
Residential Floor Area:	Max. 62,451 m^2	62,306 m^2	-
Lot Coverage:	Max. 90%	78%	-
Lot Size:	Min. 16,800 m^2	16,930.6 m^2	-
Lot Dimensions:	n/a	n/a	-
Setback – Alderbridge Way:	Min. 0.0/3.0 m *	0.0/3.0+ m	-
Setback – No. 3:	Min. 0.0/3.0 m *	0.0/3.0+ m	-
Setback – North South Road:	Min. 0.0/3.0 m *	0.0/3.0+ m	-
Setback – East West Road:	Min. 0.0/3.0 m *	0.0/3.0+ m	-
Height Dimensional (geodetic):	Max. 41.5 m	41.5 m	-
Off-Street Parking Spaces – Residential Unit:	542	548	-
Off-Street Parking Spaces – Market Rental Unit:	83	83	
Off-Street Parking Spaces – Affordable Housing Unit:	27	27	-
Off-Street Parking Spaces – Visitor (Shared):	90	90	-
Off-Street Parking Spaces – Commercial:	224**	225	-
Off-Street Parking Spaces – Office:	133**	255	-
Off-Street Parking Spaces – Car Share Spaces:	4	4	-
Off-Street Parking Spaces – Total:	1,013	1,142	-
Loading Space – Large Size:	2	2	-
Loading Spaces – Medium Size:	7	7	-
Bicycle Parking Spaces – Class 1:	1078	1078	-
Bicycle Parking Spaces – Class 2 (shared):	119	119	-

* Below-grade and above-grade

** CDT1 Rates may be applied / includes TDM

City of Richmond

Development Permit Conditions of Approval

Development Applications Department

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

1. Receipt of a Letter-of-Credit for landscaping in the amount of $3,103,570.40 which includes the cost of construction and a 10% contingency amount for landscape shown in the Development Permit plans.
2. Provision of a final acoustic report and recommendations by a professional acoustic consultant with respect to sound mitigation measures required as a consideration of rezoning and including noise from DEU mechanical equipment.
3. Provision of a copy of the draft contract between the owner and the car share operator describing the terms of the provision of car sharing services.
4. Receipt of a Letter of Credit in the amount of $446,054.04 to secure the owner's commitment to provide transit passes based on 110% of transit pass costs (including 100% for transit pass purchases and 10% for future transit pass cost increases and administration).
5. Revision of the Transportation Impact Analysis to reflect the final Development Permit statistics and other revisions resulting from design development of the transportation aspects of the proposal.
6. Registration of a restrictive covenant on Title noting that the all common indoor and outdoor residential amenity space, including the guest suites on Levels 4 through 9 but excluding the indoor and outdoor amenity space for Building D, shall be made available for the use of all owners/tenants of the development except the owners/tenants of Building D.

Annotated Excerpt of the Minutes

Advisory Design Panel Meeting

Wednesday, August 8, 2018 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

1. DP 16-740262 - 7-TOWER CITY CENTRE MIXED USE COMMERCIAL, OFFICE AND RESIDENTIAL DEVELOPMENT

ARCHITECT: GBL Architects

PROPERTY LOCATION: 7960 Alderbridge Way and 5333 and 5411 No. 3 Road

Applicant's Presentation

Achim Charisius, GBL Architects, and Chris Phillips, PFS Studio, presented the project and answered queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from Panel members were as follows:

- consider differentiating the lobbies of buildings B and C to improve site wayfinding as the two buildings look alike;
  GBL Response:
  The project team developed differentiating colour/material themes for the towers (See figure 1)
  These themes are being expressed in the following building materials within the entrance lobbies on level 1 and the amenity areas on level 10
  - ***Feature Ceiling***
  - ***Flooring***
  - ***Feature Wall***
  - ***Coloured Glazing in curtain wall***
  - ***Address Signage***

  Tower A: Beach (See figure 2 and figure 12)
  Tower B: Mountain Sky Grasslands (See figure 3 and figure 12)
  Tower C: Grasslands (See figure 4 and figure 12)

- consider carving the portion of the gap between the office building and rental building along No. 3 Road to create more landscaped/green ledges (e.g. by incorporating amenity decks on office podium), leading down to the level of the street to provide visual connection between street level and upper level landscaping; would enhance the pedestrian experience of the courtyard and enhance the views of the south-facing units;
  GBL Response:
  We are proposing to create a green ledge by applying a staggered, foliage-themed, white frit pattern to the office glazing, connecting the landscape visually between podium and courtyard levels and improving views and privacy for south facing units.
  (See figure 5)

- consider further exposing outdoor views through the buildings through the podium levels; investigate opportunities for this approach for the podium between buildings B and C;
  GBL response:
  An additional break through the building is has been incorporated providing daylighting and views (See figure 6):

- consider varying the topography of the landscape at the upper levels to create a subtle sense of difference in character in the upper levels;
  PFS Response: Due to the geometry and limited space at the upper levels we have tried to maintain as much flexibility as possible. 3 dimensional planters and furnishing elements have been introduced at the upper levels. Additionally, planted mound has been proposed on Level 5. (see figure 7)

- the applicant is advised to maintain flexibility of the programmable areas on the street plaza level; look at the density of trees on street plaza level; consider incorporating water elements in the central plaza to animate the plaza;
  PFS response: A series of programing diagrams have been developed to confirm the flexibility of the plaza space. For that reason, North portion of the plaza has been maintained as an open space to accommodate various events. The South part of the plaza is shady and therefore not suitable for a water feature. (see figure 7)

- consider modifying certain portions of the glazing on certain building types to allow differentiation of expression, e.g. by introducing different tints, colours or tones;
  GBL Response:
  The project team developed differentiating colour/material themes for the towers (See figure 1)
  These themes are being expressed in the following building materials within the entrance lobbies on level 1 and the amenity areas on level 10
    - ***Feature Ceiling***
    - ***Balcony Soffits***
    - ***Flooring***
    - ***Feature Wall***
    - ***Coloured Glazing in curtain wall***
    - ***Coloured glazing in entrance canopy***
    - ***Address Signage***

  Tower A: Beach (See figure 2 and figure 12)
  Tower B: Mountain Sky Grasslands (See figure 3 and figure 12)
  Tower C: Grasslands (See figure 4 and figure 12)
- appreciate the project and the package provided by the applicant;
- agree with the Panel comment that landscaping on the upper levels of the building needs to come down to the central plaza;
  PFS response: Added a larger planting area on the central retail plaza to soften the plaza and provide more seating opportunities, but still provide enough space for programming (see figure 7).
- appreciate the idea of retail and neighbourhood events taking place in the central plaza; however, concerned on the frequency of these events as lack of animation would make the large plaza look exposed;
  PFS response: Permanent features have been added to provide an inviting space for everyday use for the visitors of retail units. Additionally, tree canopies and planters create intimate spaces within the larger plaza (see figure 7).
- appreciate the green roofs;
- consider providing visual interest to the parking vents at the entrance to the plaza to draw people into the plaza;
  PFS response: Noted. We will look for the opportunities for enhancing the appearance of the parking vents.

- consider relocating the urban agriculture area on level 5 farther to the north and installing trees along the edge as the proposed location will be subject to too much sun exposure;
  PFS response: Changed the south urban agriculture plots to concrete planters with row of trees to provide shade for the rest of the garden plots. Additional shade is also provided by the trees already planted in the garden plots (see figure 7).

- consider orienting the passive/quieter areas on level 10 outdoor amenity spaces westward rather than inside to enable residents to view the sunset;
  PFS response: Level 10 design have been developed further and the wood deck / trellis have been relocated to the west side to allow residents to view the sunset. (see figure 7)

- consider using the oversized west-facing balconies to create more variation in the design of the west façade through varying the design of the soffits or guard rails of balconies (e.g. through variation in graphics or colours) to further visually break down the massing of the west façade;

  GBL Response:
  The project team developed differentiating colour/material themes for the towers (See figure 1)
  These themes are being expressed in the following building materials within the entrance lobbies on level 1 and the amenity areas on level 10
  - ***Feature Ceiling***
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  Tower A: Beach (See figure 2 and figure 12)
  Tower B: Mountain Sky Grasslands (See figure 3 and figure 12)
  Tower C: Grasslands (See figure 4 and figure 12)

  Further, we varied the depth of the podium 'ribbon' balconies to be deeper that the glazed tower balconies.

- future acoustic report for the project should also include a study of reverberation of inside spaces in the building in view of the length and proportion of the plaza and the amount of glass along the Alderbridge Way and No. 3 Road elevations;
  GBL response: noted and advised acoustic consultant.

- the applicant is encouraged to locate small-sized CRUs, e.g. little cafes with tables and chairs, around the central plaza to animate the plaza, especially during periods when there are no retail and neighbourhood events occurring in the plaza;
  GBL response: smaller CRU's have been incorporated (see figure 8)

- the applicant is advised that pre-planning for mechanical ventilation be conducted should a large-sized restaurant be located in the plaza so that residents will not be inconvenienced as provision for mechanical ventilation is not currently shown in the floor plans;
  GBL response: Mechanical consultant maintains all required distances to residential units.

- appreciate the opportunity to incorporate an iconic art piece in the project with the significant budget for public art allocated by the applicant; the applicant is advised to do pre-planning to anchor this public art piece;
  GBL: noted, will be suggested to artist.
- landscaped areas on level 3 and upper level podiums are well done and provide an urban park for residents;
- ensure edge protection for zigzag walkways to provide safety for people using wheelchairs and strollers;
  PFS: Noted
- spacing of paving stones on rooftop gardens on levels 7 and 10 can be problematic for people using wheelchairs and strollers; consider a sidewalk width for the overlapping space to allow two people to walk side-by-side;
  PFS: Noted. Level 10 design have been developed further - stepping stones have been deleted. (see figure 7)
- appreciate the linear aspect of the coloured paving; provides good orientation for people with impaired/limited vision;
- consider making the powder room of the one-bedroom typical unit an ensuite bathroom to the single bedroom as well as a bathroom for visitors through the walk-in closet; look at the possibility of making the walk-in closet accessible from two directions;
  GBL response: the suggestion was addressed (see unit ABC2) (see figure 9)
- consider eliminating the inward opening door for the den in the typical two-bedroom unit as it occupies a significant amount of space in the den;
  GBL response: the fancoil was relocated, and the inward door was replaced with a pocket door. (see unit A4) (see figure 10)
- consider an outward swinging door that swings into the entry space in lieu of an inward swinging door for the bathroom adjacent to the unit entry for the typical two-bedroom unit; would enhance the usability of the bathroom;
  GBL response: the suggestion was addressed (see unit A4) (see figure 10)
- consider an outward swinging door in lieu of an inward swinging door for the bathroom in the typical three-bedroom unit;
  GBL response: the suggestion was addressed (see unit A3) (see figure 11)
- appreciate the applicant's efforts to incorporate public art in the early stage of the project and integrate public art in the overall design of the project;
- ensure the visibility of the public art piece in the central plaza from the street to highlight the public character of the plaza;
  PFS: Noted
- consider further articulation of the parkade space on the west face of the plaza to provide visual interest to pedestrians;
  GBL: noted

- pedestrian crossing from No. 3 Road to the new north-south road through the central plaza will enhance the Lansdowne Village neighbourhood and distinguish the area as a distinct place;
- appreciate the signage plan and wayfinding strategy for the project; and
- consider differentiating more the residential entrances from the retail and public spaces through further articulation.

GBL Response:

The project team developed differentiating colour/material themes for the towers (See figure 1)

These themes are being expressed in the following building materials within the entrance lobbies on level 1 and the amenity areas on level 10

- ***Feature Ceiling***
- ***Balcony Soffits***
- ***Flooring***
- ***Feature Wall***
- ***Coloured Glazing in curtain wall***
- ***Coloured glazing in entrance canopy***
- ***Address Signage***

Tower A: Beach (See figure 2 and figure 12)
Tower B: Mountain Sky Grasslands (See figure 3 and figure 12)
Tower C: Grasslands (See figure 4 and figure 12)

Further to this, the canopy height and fenestration details have been altered to contrast with the commercial storefront expression.

INTEGRAL GROUP

July 25, 2018

Planning and Development Services
City of Richmond

Re: 7960 Alderbridge Way– Summary of Proposed Sustainability Measures

The applicant and design team are committed to incorporating green building principles into the design and long term operations of the proposed residential, commercial, and retail development at 7960 Alderbridge Way. The project will utilize the Canada Green Building Council's LEED v4 for New Construction rating system to demonstrate its environmental performance and will target a sufficient number of credits to be equal to Silver level LEED certification strategy. The following list, along with a preliminary LEED Checklist, highlights the prominent sustainable features which will meet the intent of 54 points, which is above the minimum threshold for LEED Silver certification by 4 points. Beyond these targets, several other strategies are potentially available and will be confirmed as the design is refined.

This development will demonstrate environmentally responsible building construction though the following:

Location and Transportation

The project is located on a previously developed infill site, avoiding sensitive habitats and taking advantage of existing infrastructure and surrounding amenities which promote a walkable community. The development's design densifies the existing site to maximize land usage. The site is located within a short walking distance of No. 3 Road. This location provides optimum connectivity to pedestrian, bicycle and public transit options. The connection to No. 3 Road offers immediate connection to over 6 different bus lines and the Lansdowne Skytrain station within 800m of the site. This encourages building occupants to utilize alternative transportation opportunities, reducing dependence on single occupancy vehicles. The location along these transit corridors combined with secured storage for bicycles and bicycle networks accessible along No. 3 Road and Alderbridge streets afford a distinct advantage for carless commuters.

Figure 1: Walking distance to local services

Sustainable Sites

Landscaping on the roof and ground surfaces will utilize a selection of vegetation to be native and adaptive vegetation best suited to the long term durability and aesthetic of the project. A combination of extensive vegetation and accessible space will offer occupants a positive outdoor space to encourage time outside of the built environment. The development's hardscapes and green spaces will be considerate of urban heat island effect and support the project's larger irrigation and water use reduction targets.

Figure 2: Extensive proposed on-site vegetation throughout

An erosion and sedimentation control plan will be implemented to minimize erosion and sedimentation during demolition, site preparation and throughout construction. Best practices will be implemented during construction to optimize air quality for site workers and the surrounding area, and provide a clean and healthy building for future residents.

Water Use Efficiency

The project's management of rainwater runoff will be done in such a fashion as to minimize where feasible the volume of stormwater released to the City of Richmond's stormwater system. The project will address water management through two design approaches. Firstly, water conservation through low flow plumbing fixtures, the project will be targeting a 45% reduction in the use of potable water through selection of plumbing fixtures. Secondly, given the scale of the plantings proposed the project irrigation demand will be a major focus. The project has established a target of reducing irrigation demand for potable water by 50% for the irrigation of the project's landscaping. This will be done using combination of water efficient planting selections, water efficient irrigation systems, and demand based irrigation control systems combined with rain sensing controllers.

Energy Performance

The project will be designed to satisfy the LEED minimum energy efficiency of a 22% reduction in energy cost relative to an ASHRAE 90.1- 2010 baseline. High performance systems will be considered throughout design to ensure the project's energy performance is met.

To maximize the envelope efficiency of the building, moderate window to wall ratios on the majority of the project will be utilized to manage solar heat gains through the exterior glazing while retaining energy to maintain thermal comfort. Windows will likely be double-glazed to optimize energy retention and will consider a variety of solar heat gain coefficients to best maximize solar gains. The opaque wall systems for the building will be specified to support the window assemblies in their performance and be well insulated to eliminate energy transfer between the interior and exterior spaces. At present this will include a preliminary effective wall R-value target of R5 and a glazing U value of .38.

Figure 2: Moderate ratio of window to wall area represented.

In addition to a high efficiency envelope, the development will further reduce energy and carbon emissions through high efficiency HVAC design. The central heating and cooling plant will be comprised of a highly efficient air source heat pump with condenser boiler backup, having an effective seasonal Coefficient of Performance (CoP). This system will be electric powered, resulting in continually reduction of its carbon footprint during operation in comparison to gas powered. Furthermore, heat recovery will be implemented throughout the entire development to further improve the efficiency of the system. In situations where one building may require heating and another may require cooling, heat will be extracted from the building in demand of cooling, and provided to the building in demand of heating. This reduces the use of the air source heat pumps to provide newly conditioned air, therefore resulting in energy-use reductions.

Individual distribution of conditioned air throughout the building is likely to utilize a four-pipe hydronic system with fan coils to provide specific thermal controllability to each zone. LED lighting in the parkade and potentially in the suites themselves will also be considered.

The building space heating and domestic hot water systems will be designed to satisfy the applicable City of Richmond DES connectivity guidelines. A central heating plant consisting of high efficiency condensing boilers will provide heating hot water for the entire development. Cooling will also be provided by high efficiency water cooled chillers in combination with cooling towers.

Building Materials

Through the use of a building lifecycle impact analysis and innovative material product disclosures the project will aim to demonstrate building lifecycle impact reductions in overall Co2 emissions, depletion of non-renewable energy resources, eutrophication and other global impact categories. Materials will be selected to provide industry regulated ingredient declarations, and identify the environmental impacts associated with each material. Reductions in the lifecycle impact categories will likely come from increased the recycle content in the concrete used, reductions in excess material consumption through design, and locally sourced material selection.

Construction waste management will be an integral part of the building process, firstly through source minimization, smart product selection, packaging and transport. Furthermore, waste generated on site during construction will be addressed through a comprehensive waste management plan, detailing recycling facilities and documenting the diversion of standard debris from landfill.

Indoor Environment

Ventilation air will be delivered to each space by means of rooftop air handling units and in suite fancoils. Outdoor air ventilation will be implemented and adhere to ASHRAE 62.1-2010 to reduce occupant exposure to indoor pollutants by ventilating with outdoor air.

Given the unique shape of the floorplate, the opportunities for daylight autonomy and views access will be maximized. To improve the indoor environment for occupants, the design team will be considerate of daylighting design strategies and encourage to implement them where feasible.

Conclusion

The above noted strategies support a holistic approach to addressing the requirements of the City of Richmond and the goal of LEED Silver level equivalency. Implementing these strategies through design and construction will produce an intelligently designed project capable of delivering enhanced building performance while also improving indoor environmental quality for tenants. A Development Permit LEED checklist is included with the application for review.

Alderbridge: Silver-level Checklist
LEED v4 BD+C: NEW CONSTRUCTION

Date Issued: 12/07/2018

USGBC Project No.: 1000105080

YES ++	+	Maybe ?	-	NO –
	54	4	6	41

Project Total

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

	1	
	Y	

Integrative Process — Possible Points: 1

IPc1	Integrative Process

	11	2		17

Location + Transportation — Possible Points: 16

				16
	1			
			2	
	5			
	5			
		1		
				1
		1		

LTc1	LEED for Neighborhood Development Location
LTc2	Sensitive Land Protection
LTc3	High Priority Site
LTc4	Surrounding Density and Diverse Uses
LTc5	Access to Quality Transit
LTc6	Bicycle Facilities
LTc7	Reduced Parking Footprint
LTc8	Green Vehicles

	5	1		4

Sustainable Sites — Possible Points: 10

	Y			
	1			
	2			
	1			
				1
	1	1		
				1

SSp1	**Construction Activity Pollution Prevention**
SSc1	Site Assessment
SSc2	Site Development: Protect or Restore Habitat
SSc3	Open Space
SSc4	Rainwater Management
SSc5	Heat Island Reduction
SSc6	Light Pollution Reduction

	7		1	3

Water Efficiency — Possible Points: 11

	Y			
	Y			
	Y			
	1		1	
	4		2	
	2			
				1

WEp1	**Outdoor Water Use Reduction: 30%**
WEp2	**Indoor Water Use Reduction: 20%**
WEp3	**Building-Level Water Metering**
WEc1	Outdoor Water Use Reduction
WEc2	Indoor Water Use Reduction
WEc3	Cooling Tower Water Use
WEc4	Water Metering

	13		5	13

Energy + Atmosphere — Possible Points: 33

	Y			
	Y			
	Y			
	Y			
	3			3
	9			9
				1
			2	
			3	
	1			
			2	

EAp1	**Fundamental Commissioning and Verification**
EAp2	**Minimum Energy Performance**
EAp3	**Building-Level Energy Metering**
EAp4	**Fundamental Refrigerant Management**
EAc1	Enhanced Commissioning
EAc2	Optimize Energy Performance:
EAc3	Advanced Energy Metering
EAc4	Demand Response
EAc5	Renewable Energy Production
EAc6	Enhanced Refrigerant Management
EAc7	Green Power and Carbon Offsets

	5			8
	Y			
	Y			
	3			2
				2
				2
				2
	2			

Materials + Resources — Possible Points: 13

MRp1	**Storage & Collection of Recyclables**
MRp2	**Construction and Demolition Waste Management Planning**
MRc1	Building Life-Cycle Impact Reduction
MRc2	Building Product Disclosure & Optimization: Environmental Product Declarations
MRc3	Building Product Disclosure & Optimization: Sourcing of Raw Materials
MRc4	Building Product Disclosure & Optimization: Material Ingredients
MRc5	Construction & Demolition Waste Management

	4	1		6
	Y			
	Y			
			1	1
				3
	1			
	2			
			1	
	1		1	
			3	
			1	
		1		

Indoor Environmental Quality — Possible Points: 16

IEQp1	**Minimum IAQ Performance**
IEQp2	**Environmental Tobacco Smoke (ETS) Control**
IEQc1	Enhanced Air Quality Strategies
IEQc2	Low-Emitting Materials
IEQc3	Construction IAQ Management Plan
IEQc4	Indoor Air Quality Assessment
IEQc5	Thermal Comfort
IEQc6	Interior Lighting
IEQc7	Daylight
IEQc8	Quality Views
IEQc9	Acoustic Performance

	5			1
	1			
	1			
	1			
	1			
	1			

Innovation + Design Process — Possible Points: 6

IDc1.1	Innovation: Occupant Comfort Survey
IDc1.2	Innovation: Purchasing Plan - Lamps
IDc1.3	Innovation: LEED O+M Starter Kit
IDc1.4	Exemplary Performance: Access to Quality Transit
IDc1.5	Exemplary Performance: Construction Waste Management
IDc2	LEED™ Accredited Professional

	2			2
	1			
			1	
	1			
			1	

Regional Priority Credits — Possible Points: 4

RPc1.1	Regional Priority: Indoor Water Use Reduction (4 pts)
RPc1.2	Regional Priority: Enhanced Commissioning (5 pts)
RPc1.3	Regional Priority: Building Life-Cycle Impact Reduction (3 pts)
RPc1.4	Regional Priority: Outdoor Water Use Reduction (2 pts)

ATTACHMENT 5

Brown Strachan Associates
Consulting Engineers in Acoustics

Project: 368.17A

August 27, 2018

GBL Architects
139 East 8th Avenue
Vancouver, BC V5T 1R8

Attention: Mr. Achim Charisius, Senior Associate

Dear Mr. Charisius:

Re: 7960 Alderbridge Way, Richmond

Appended is our report entitled "7960 Alderbridge Way - Acoustical Evaluation".

Please call if you have any questions.

Yours very truly,

BROWN STRACHAN ASSOCIATES

Andrew R. Fawcett, Eng.L., AScT.

ARF/sb/18Aug/GBL.ttl

7960 ALDERBRIDGE WAY
ACOUSTICAL EVALUATION

Prepared for:
GBL ARCHITECTS

Andrew R. Fawcett, Eng.L., AScT.
David W. Brown, P.Eng.
August 27, 2018

Brown Strachan Associates
Consulting Engineers in Acoustics

#2 - 1290 Homer St. Vancouver Canada V6B 2Y5 Tel: 604 689 0514 Fax: 604 689 2703 bsa@brownstrachan.com

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APPENDIX

Project: 368.17A August 27, 2018

7960 ALDERBRIDGE WAY - ACOUSTICAL EVALUATION

1.0 INTRODUCTION

Brown Strachan Associates have been retained by Alderbridge Way LP to conduct an acoustical evaluation of the residential component of the proposed mixed-use development at 7960 Alderbridge Way, Richmond (DP 2016 740262), as designed by GBL Architects Inc. on drawings issued for DP 7/25/2018 (prints appended).

The terms of reference of this report are to assess YVR aircraft, traffic and Canada Line SkyTrain noise on the proposed development and to recommend facade upgrades satisfying interior noise level design criteria specified in the City of Richmond Official Community Plan (OCP, prints appended).

2.0 DESIGN CRITERIA

The development has been evaluated with respect to the following design criteria specified in section 14.4.7.B Aircraft Noise of the City of Richmond OCP (page 14-45, appended):

> "... the noise level in those portions of the dwelling units listed below shall not exceed the noise level... set out in the corresponding right-hand column... The noise level utilized is an A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as noise level in decibels.

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

The design criteria are also referenced in OCP 3.6.3 Noise Management for Aircraft Noise Sensitive Areas, OCP 14.4.7.A Traffic/Transit Noise and 5.17.3 of the Zoning Bylaw 8500 (prints appended). The design criteria adopted by Richmond are the indoor design criteria

recommended in the Canada Mortgage and Housing Corporation (CMHC) publication entitled "Road and Rail Noise: Effects on Housing" (NHA 5156 08/86, print appended).

3.0 RECOMMENDATIONS

The following are recommendations to satisfy the OCP interior design criteria, based on the 7/25/2018 drawings, and should be referenced in the tender documents. These recommendations may be revised based on the final building design, including window and door details, etc. Where necessary, the working drawings and window & door shop drawings should be reviewed with reference to this report and the appended Schedule. Other design considerations such as structural, thermal, etc., should be reviewed by other disciplines.

Notations should be included on the construction drawings indicating that the acoustical recommendations in this report will be incorporated into the final design and construction, as concurred with or amended by the City of Richmond.

3.1 Disclosure

Restrictive Covenants are required by the City of Richmond (ref. OCP page 3-68). In addition, disclosure should be made to prospective residents that the development site is subject to noise and vibration from aircraft, traffic and Canada Line SkyTrain activity, operating day and night, which may be annoying to some individuals. The City of Richmond, YVR, Translink and SkyTrain may have specific wording satisfying their requirements.

3.2 Exterior Design Noise Levels

Aircraft noise has been evaluated based on the Noise Exposure Forecast (NEF) contours on the City of Richmond Interactive Map and the OCP Aircraft Noise Sensitive Development Map (appended). At the most exposed location, the recommended exterior design level for aircraft noise is NEF 35, or Leq(24) = 67 dB (see 4.2 Aircraft Noise, below).

The recommended exterior design level for traffic noise is Leq(24) = 69 dB at the most exposed location (see 4.3 Traffic Noise, below).

The recommended exterior design level for SkyTrains on the Canada Line is Leq(24) = 59 dB at the most exposed location (see 4.4 Canada Line SkyTrain Noise, below).

3.3 Facade Upgrades

Recommended exterior wall, window and door upgrades are indicated on the appended "7960 Alderbridge Way - Facade Upgrade Schedule" (Schedule).

The window and door supplier(s) should provide fenestration test reports to ASTM E90 for their proposed assemblies, i.e. glazing including window frame and door assemblies, confirming specified OITC ratings are met, particularly assemblies meeting specified OITC 32 & 35 ratings. At substantial completion, the supplier(s) should confirm in writing that their rated assemblies, as installed on site, are equivalent to their tested assemblies and conform fully with this report and appended Schedule.

Wind loading, safety, structural, thermal requirements, visual specifications, etc., should be checked for all windows and doors, and may dictate thicker glazing than the appended Schedule, e.g. Code 4.3.6 & 9.6. Glazing may require strengthened glass to satisfy Code requirements and may have a size limitation to satisfy structural requirements, manufacturer's weight requirements, visual specifications, etc., i.e. mullions may be required. Good quality airtight weatherstrip should be specified for all exterior doors and windows. Windows should satisfy the A3 air-tightness standard in CSA A440, as referenced in the Code, e.g. 5.10.2 & 9.7.4.

Sound transmission through the exterior facade has been evaluated based on the indicated window and door areas and conventional exterior facade construction with finishes comparable to heavy pre-manufactured (Terracotta) panels, metal or spandrel panels and painted concrete (prints appended). Rooms requiring exterior wall upgrades are indicated on the appended Schedule.

3.4 Ventilation & Equipment

Sound transmission through the exterior facade considers windows and doors in the closed position, per Richmond's OCP (page 3-70, note 3). Ventilation details, thermal requirements, etc., should be designed by a mechanical consultant (OCP page 3-70, note 4). Equipment should be selected to satisfy Code acoustical requirements (e.g. Code 6.2.1.1 & 9.32.3.5), Richmond's standards for air conditioning systems and their alternatives and the Richmond Noise By-law #8856.

Where make-up air is required for ventilation, natural air leakage of the building envelope, corridor pressurization, etc., may be a consideration (design by mechanical). If make-up air ducts from the exterior are also required to satisfy ventilation requirements, the ducts must provide a minimum noise reduction of 50 dB for exterior noise, e.g. nominally 6ft. of 4" dia. acoustically lined ductwork or lined flexible connector. Proposed ductwork details penetrating the facade should be reviewed by BSA. Where Code related issues govern ductwork in areas such as bathrooms and kitchens, Code requirements should take precedence.

3.5 Review of Construction

The analyses in this report provide a detailed evaluation of aircraft, traffic and SkyTrain sound transmission through the exterior facade satisfying the OCP interior design criteria. Coordination of Code requirements, acoustical recommendations, field reviews, letters of assurance, construction or occupancy certification requirements, etc., should be provided by the Registered Professional of Record. See appended Acoustical Evaluation Reports - Background Information.

4.0 DISCUSSION

4.1 Method of Evaluation

The method of evaluation used in this report gives detailed consideration of sound transmission referencing NRC's IBANA-Calc analysis software and related validation studies (see 4.5 Interior Noise, below). To determine facade upgrades necessary to satisfy the OCP design criteria, evaluation of the proposed buildings is based on Leq(24) aircraft, traffic and SkyTrain

sound transmission, windows and doors in the closed position, rooms with the greatest exposure to noise and the largest glazing and facade areas with respect to floor area.

4.2 Aircraft Noise

The development site is located in Area 2, defined as a High Aircraft Noise Area, with NEF contours of approximately NEF 30 to NEF 40 (prints appended).

As required by the City of Richmond Policy Planning Department, aircraft noise has been evaluated based on the NEF contours. The NEF contours are the Canadian noise metric used for airport noise assessment, based on peak planning day aircraft activity, i.e. the 95th percentile day in terms of volume or the average of the seven busiest days in each of the three busiest months, and cannot be directly measured (ref. YVR noise reports). Referencing the interpolation procedure in CMHC's "New Housing and Airport Noise" (print appended), the development site has been evaluated based on NEF 33-35 aircraft noise.

The OCP design criteria in 3.6.3 and 14.4.7 are based on Leq(24) levels (see 2.0 Design Criteria, above). At the most exposed location, the recommended exterior design level for aircraft noise is Leq(24) = 67 dB, from Leq(24) = NEF+32 (ref. IBANA-Calc, appended).

4.3 Traffic Noise

Future traffic noise exposure has been evaluated based on year 2032 forecasted a.m. + p.m. peak hour traffic volume data in the ISL Engineering and Land Services Traffic Impact Assessment Report (September 2017, prints appended). Peak hour data are considered equivalent to 13% of the daily total traffic (Richmond traffic data appended). To account for possible growth beyond 2032, and daily or seasonal variation, the ISL volumes have been increased by 10%. All roads in this area have a posted speed limit of 50 km/h.

Based on the ISL traffic forecasts, site observations and previous studies in the area, the following design volumes have been used to evaluate future traffic noise at the proposed development site:

	Vehicles per day	% Heavy vehicles
Alderbridge (E. Bnd/W. Bnd):	17,500/17,900	3
No. 3 Road (N.Bnd/S. Bnd):	15,600/15,700	3
New North-South Road:	6,000	3
New East-West Road:	6,500	3

Future traffic noise levels are derived from statistical tables, developed by NRC, in CMHC's "Road and Rail Noise: Effects on Housing". These tables have been used on numerous housing site assessments throughout Metro Vancouver, including recent studies in this area of Richmond, with good correlation between measured and calculated levels (typically +/-1 dB for normal traffic conditions). At the most exposed location, the recommended CMHC design level for traffic noise is Leq(24) = 69 dB (printouts appended).

To check that CMHC traffic noise calculations correlate with existing traffic flow in this area, measurements have been conducted at a test location approximately 6m west of the No. 3 Road curb and 64m south of the existing north property line. The average measured Leq = 69 dBA (Table 2 and Graph: SUMM, appended), including SkyTrain movements and aircraft takeoffs to the east. For the observed road traffic activity only, the CMHC calculated equivalent traffic noise level is Leq(24) = 68 dB (printout: Predict, appended).

4.4 Canada Line SkyTrain Noise

The elevated Canada Line guideway is on the east side of No. 3 Road and the closest buildings (D and F) are nominally 35m west of the guideway centerline (print appended). The Lansdowne Skytrain Station is to the south. For this section of the Canada Line, TransLink data indicate there are about 150 scheduled SkyTrain movements per weekday (each direction) or about 300 total movements per day (prints appended). For design, a total volume of 400 SkyTrain movements per day has been used.

Reference Canada Line SkyTrain measurements conducted north of the Marine Drive Station, near the Cambie Street portal, nominally 12m east of the guideway centerline and 2m above the

guideway parapet, indicate an average passby level of Leq(10s) = 75 dBA for northbound trains accelerating away from the station and 69 dBA for slower southbound trains approaching the station (Figure 1, appended). The measured data near the Marine Drive Station are considered representative of SkyTrain noise at the development site, i.e. near Lansdowne Station. Other reference SkyTrain data indicate a full speed passby level of Leq(10s) = 79 dBA at 8m (Figure 2, appended).

For design, SkyTrain noise has been evaluated based on the reference passby level of Leq(10s) = 79 dBA (each direction), which allows for some variation in SkyTrain noise at this site, e.g. maintenance cycle, etc. Based on 79 dBA and a total volume of 400 movements per day, the design SkyTrain noise level is Leq(24) = 59 dB at 35m.

4.5 Interior Noise

The suites have been evaluated referencing NRC's IBANA-Calc analysis software, related validation studies, IBANA aircraft, statistical traffic and SkyTrain source data, normalized to the design levels, and facade transmission loss data. Detailed calculations of sound transmission through the exterior facade are summarized in Tables 1A - 1H and include the absorption typical of furnished rooms, e.g. bed / furniture, carpet, etc. (printouts appended). These tables show the sound level transmitted by each sound path, such as windows, doors & exterior walls, and compare the total sound to the criterion.

Sound levels in suites can vary relative to calculated levels due to normal variation in transportation activity, maintenance cycle of SkyTrain, on-site performance of facade components, flanking sound transmission, room absorption, etc.

5.0 CONCLUSION

Provided the recommendations in this report are implemented, our evaluation indicates the design of the residential component of the proposed mixed-use development at 7960 Alderbridge Way satisfies the City of Richmond OCP interior design criteria for aircraft, traffic and SkyTrain noise.

APPENDIX

BSA Project: 368.17A
gBL ARCHITECTS
Re. 7960 Alderbridge Way, Richmond

27-Aug-18

7960 ALDERBRIDGE WAY - FAÇADE UPGRADE SCHEDULE

This schedule forms part of the Brown Strachan Associates (BSA) acoustical report dated 27 August 2018 and should be read with the full report. It is the supplier's responsibility to ensure that the rated windows and doors, as installed on site, fully conform to this schedule and report (confirm in writing, when requested).

Unless otherwise indicated in table below, provide all residential windows and glazed doors rated OITC 29. Specified façade upgrades are applicable to all exterior walls, doors and windows in a given room.

Building	Level	Suite Type	Room	Window & Door	Exterior Wall
A, B & C	3 to 14	A1	Bed. #2 (two ext. walls)	OITC 32	
		ABC4	Bed. #2 (angled façade)	OITC 32	
D	3 to 14	D2 & D4	Bedrooms (both)	OITC 32	2x GWB
		D3	Bedroom	OITC 32	
E	3 to 13	E2	N.W Bed. (two ext. walls)	**OITC 35**	2x GWB
		E3	Bedroom	**OITC 35**	
		E4, E5, E7 & E12	Bedroom	OITC 32	
		E8	Master Bedroom	OITC 32	
	14	E2	N.W Bed. (two ext. walls)	**OITC 35**	2x GWB
		E3 & E7	Bedroom	**OITC 35**	
		E8	Master Bedroom	**OITC 35**	
F	3 to 6	AFF2	Bedroom	OITC 32	
		AFF3 & 5	Master Bedroom	**OITC 35**	2x GWB
			Bedroom #2	OITC 32	
		AFF4	Bedrooms (both) & L/R	OITC 32	
		AFF6	Master Bedroom	OITC 32	
			Bedroom #2	**OITC 35**	2x GWB
		AFF9 & 10	Bedroom	OITC 32	
		F7, 8, 29, 30 & 31	Bedroom	OITC 32	
	7 to 13	F2, 6, 7 & 8	Bedroom	OITC 32	
		F3 & F14	Master Bedroom	**OITC 35**	2x GWB
			Bed. #2 (north)	OITC 32	
		F5 & F16	Bedrooms (both) & L/R	OITC 32	
		F15, 17, 18, 19 & 20	Bedroom	OITC 32	
		F21	Master Bedroom & L/R	OITC 32	
		F25	Master Bedroom	**OITC 35**	2x GWB
			L/R	OITC 32	
	14	F2	Bedroom	**OITC 35**	
		F3	Master Bedroom	**OITC 35**	2x GWB
			Bed. #2 (north)	**OITC 35**	
		F5	Bedrooms (both)	**OITC 35**	
			L/R	OITC 32	
		F6, 7 & 8	Bedroom	**OITC 35**	
		F25	Master Bedroom	**OITC 35**	2x GWB
			L/R	OITC 32	

7960 ALDERBRIDGE WAY - FAÇADE UPGRADE SCHEDULE (Cont'd)

Legend (including sliding and swing exterior doors):

OITC 35: Stringent design requirement possibly requiring triple glazing and/or thick laminated glazing.

OITC 32: Typically laminated glazing, e.g. 6Lam-13-6 thermal glazing.

OITC 29: Typically conventional highrise thermal glazing, e.g. 6-13-4 or 6-13-6.

2x GWB: 2x interior GWB applied directly to exterior wall framing (exclude closets).

For all windows and doors, provide fenestration test reports to ASTM E90, as tested on representative assemblies. For all glazing in windows and doors, check wind loading, safety, structural requirements, visual specifications, etc. If necessary, provide thicker glazing than recommended above (subject to acoustical review by BSA). Glazing may require strengthened glass to satisfy Code requirements and may have size limitation to satisfy structural requirements, visual specifications, etc. (i.e. mullions may be required). Provide good quality airtight weatherstrip for all exterior doors and windows. Provide windows satisfying A3 air-tightness standard of CSA A440, as referenced in Code. See Acoustical Evaluation Reports - Background Information (appended to report).

Schedule based on drawings issued for DP 07/25/2018, received 13 August 2018.

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gbl
EMERGENT ARCHITECTURE

July 24, 2018

City of Richmond
Attn: Ms. Janet Digby

Senior Planner / Urban Design
6911 No. 3 Road
Richmond, BC V6Y 2C1

Dear Janet,

CPTED 7960 Alderbridge Way

Natural Surveillance

1. Blind Corners
   a) All pathways avoid sudden grade changes that would reduce sightlines.
   b) In parking areas with blind corners, mirrors will be installed to allow users to see around the corner.

2. Siting and Building Layout
   a) Residential entrances are located on prominent locations and have clear sight to multiple adjacent roadways/pathways.
   b) Balconies are situated in the centre of the residential units to protect privacy. They are either separated by a vertical building element or a privacy screen.
   c) The indoor amenities are located on multiple levels and open to the outdoor amenity spaces.
   d) Visitor bicycle storage facilities are located around the building and close to lobbies for ease of access.
   e) The commercial lobby is located in closest proximity to the Canada Line station with high visibility to No 3 Road.
   f) Office and Retail spaces are clearly visible from No. 3 Road, New E-W Road, New N-S Road, Alderbridge Way and the public plaza.
   g) End-of-trip facilities are located near the main parkade entrance next to the office elevator core.

h) Multiple exits are visible from all parking areas, as well as clear long clear sightlines across the parkades.
i) All parking levels will provide adequate and uniform levels of lighting.
j) Parking walls will be painted white or bright colours to reflect light
k) A signage program has been developed for the project, clearly identifying and colour-coding access to elevator cores, stairs, retail and office tenants as well as residential lobbies
l) Vestibules will have clear glazing.
m) Residential parking will be separated from public parking and accessed through gates with access control.
n) Access to the parkade is limited to two designated monitored entrances
o) The public plaza, and courtyard amenity spaces are easily observed by people from a multitude number of windows and locations.

3. Entrances
   a) Main entrances will have clear glazing to allow the viewer to see into them before entering.
   b) Main entrances can be seen from the street and neighbours.
   c) All entrances will provide adequate levels of lighting.

4. Landscaping
   a) Trees located on level 1 will have raise crowns to avoid a continuous barrier.
   b) Low groundcover will be used along pedestrian pathways.
   c) No landscaping will impede or conceal the building entrance from the street.

5. Lighting
   a) Inset and modulated spaces on the buildings façade, along access/egress routes, will be well lit.
   b) All pedestrian pathways will include pedestrian scale lighting and direct light.
   c) Areas not intended to be used at night will avoid lighting.
   d) All lighting will be located away from walls to avoid climbing opportunities.

Territoriality

1. Public spaces at the amenity levels are separated through the use of landscaping and pavement treatments

2. Large areas, such as the outdoor courtyards, are separated into smaller areas through the use of landscaping, pavement treatments, and pedestrian walkways.
3. All public spaces have clear access and casual surveillance from adjacent premises and uses.
4. All public spaces avoid dead and ambiguous space.
5. Long blank facades are avoided to limit the sense of isolation.

Target Hardening

1. Full astragals will be used on all common exterior doors leading into the building or underground parkade.
2. Parkade gates will have narrowly spaced bars to prevent tampering.

gbl
EMERGENT ARCHITECTURE

Sincerely,
GBL Architects Inc.

Achim Charisius, Architect AIBC

City of Richmond

Development Permit

No. DP 16-740262

To the Holder:	0989705 B.C. LTD.
Property Address:	7960 ALDERBRIDGE WAY AND 5333 & 5411 NO. 3 ROAD
Address:	200-1778 WEST 2ND AVENUE VANCOUVER, BC V6J 1H6

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 #1 to #80 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 $3,103,570.40 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 16-740262

To the Holder:	0989705 B.C. LTD.
Property Address:	7960 ALDERBRIDGE WAY AND 5333 & 5411 NO. 3 ROAD
Address:	200-1778 WEST 2ND AVENUE VANCOUVER, BC V6J 1H6

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.

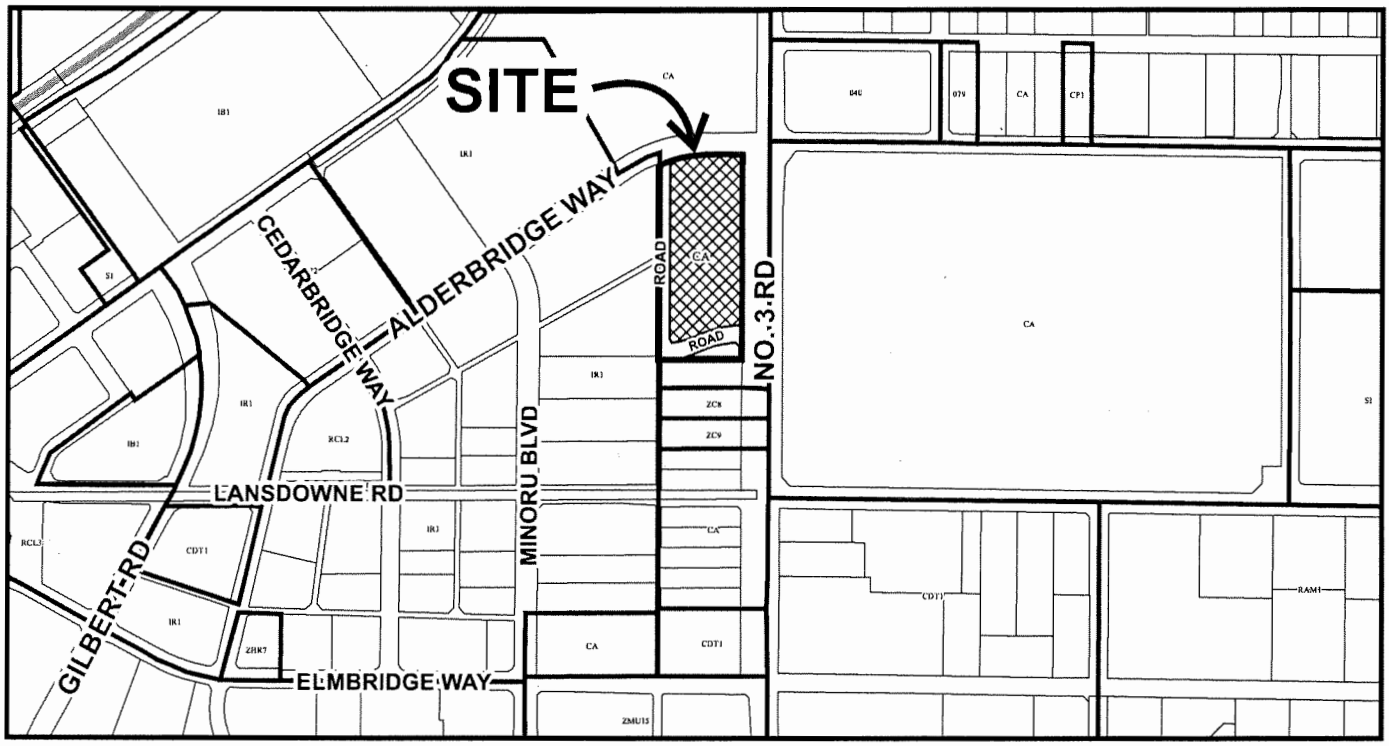
   This Permit is not a Building Permit.

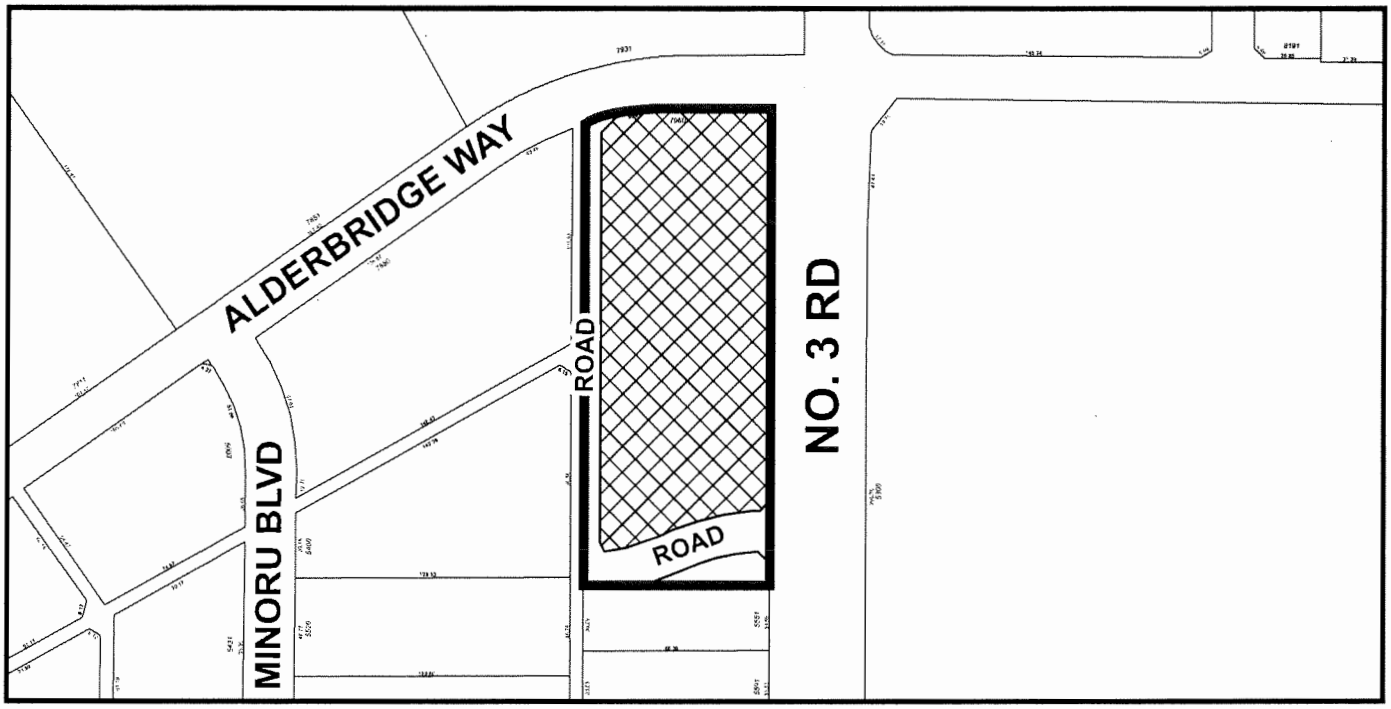
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR

City of
Richmond





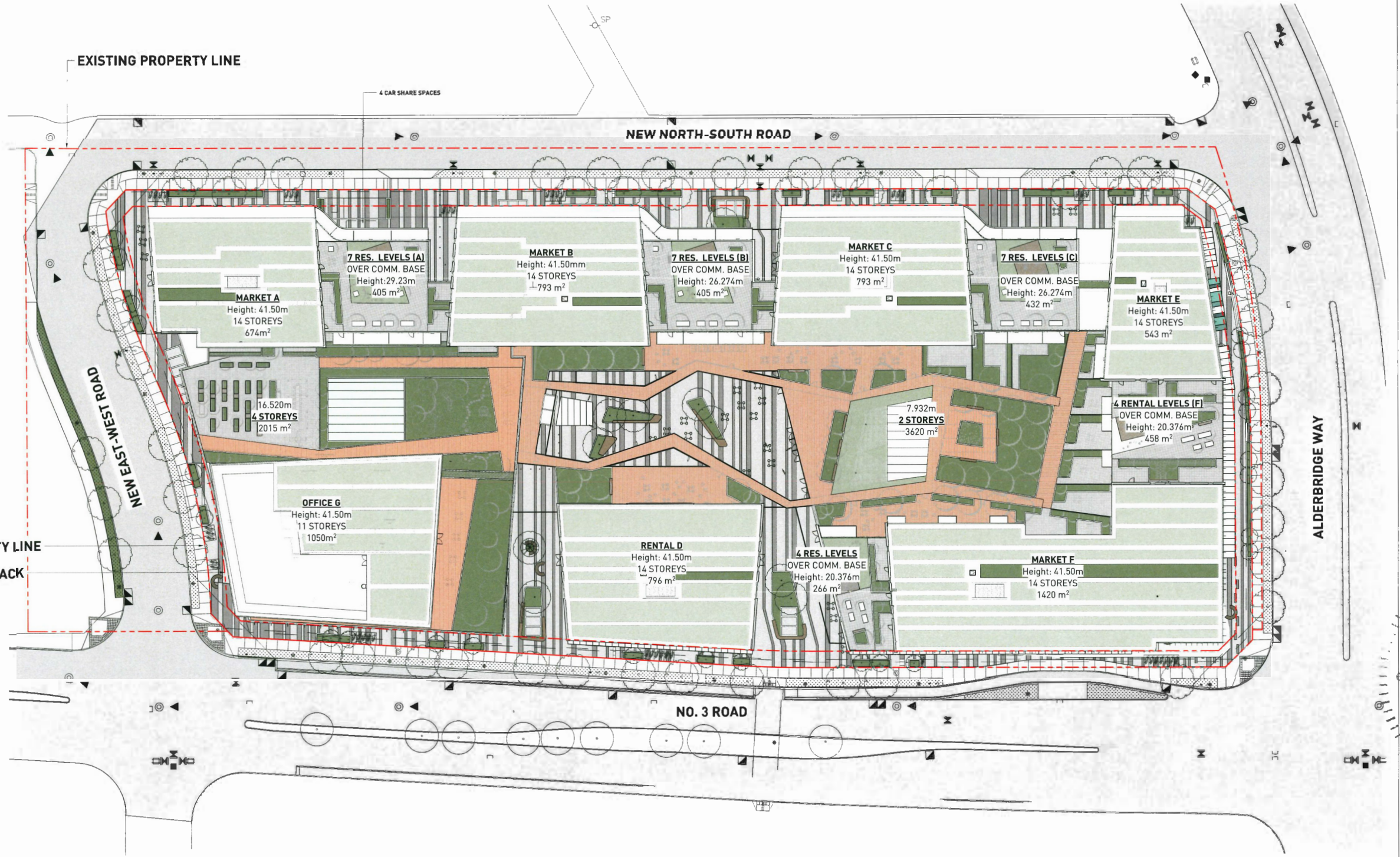
DP 16-740262
SCHEDULE "A"

Original Date: 08/18/16

Revision Date: 10/03/18

Note: Dimensions are in METRES

DP 16-740262 #1



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TEL 604 736 1156
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KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

SITE PLAN

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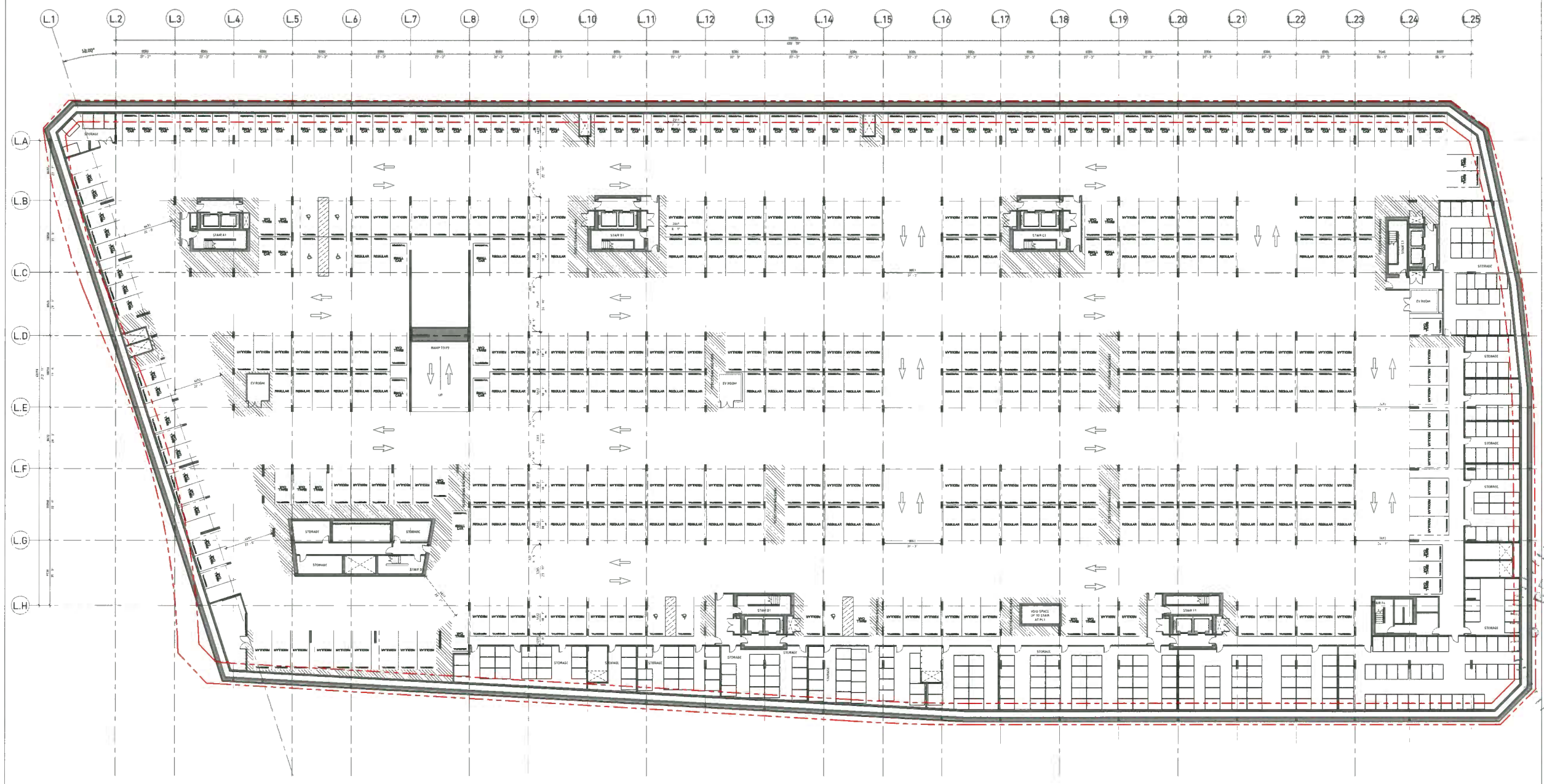

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7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

LEVEL PL-3 PLAN

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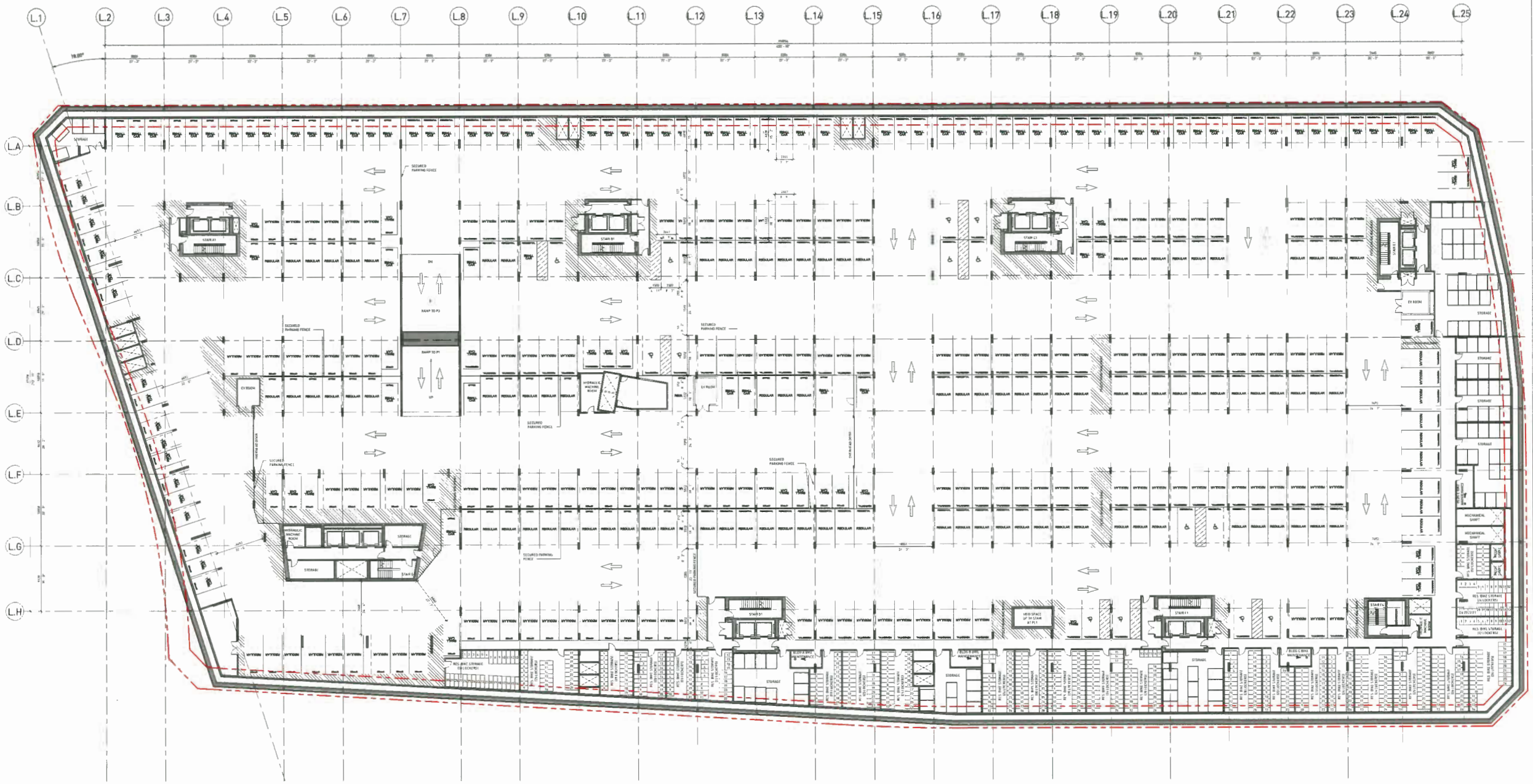

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LEVEL PL-2 PLAN

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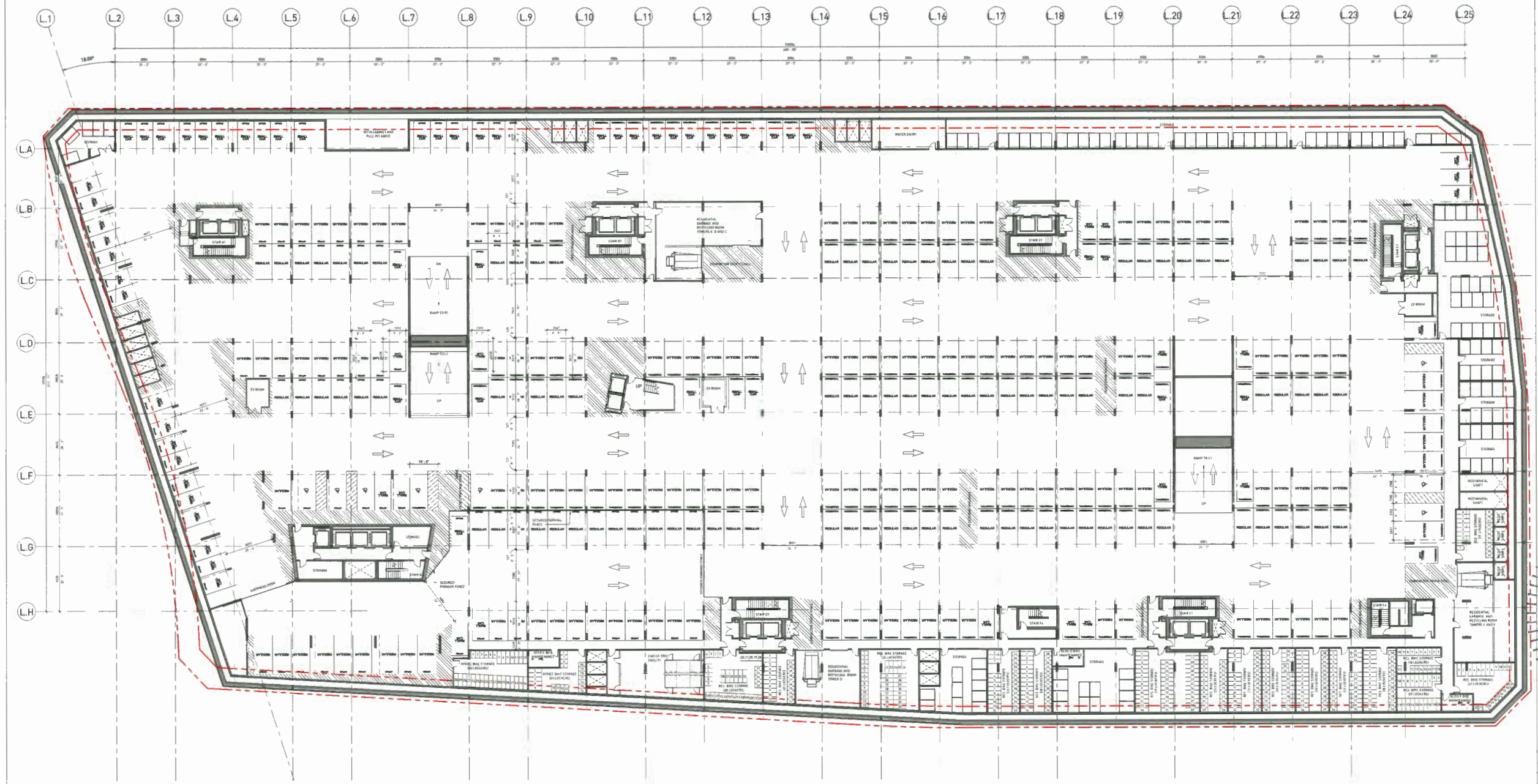

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7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

LEVEL PL-1 PLAN

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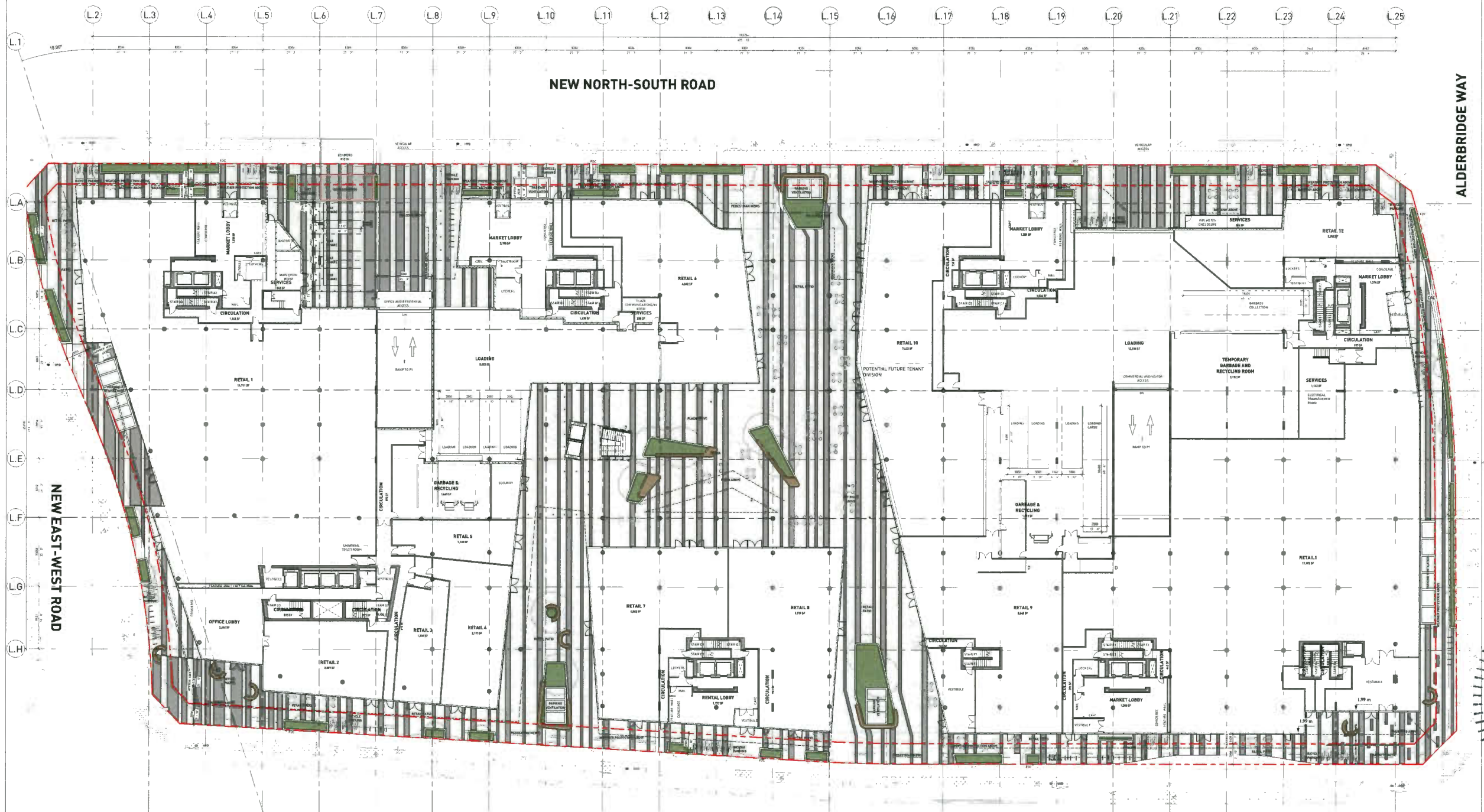

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7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

LEVEL 1 PLAN

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7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

LEVEL 2 PLAN

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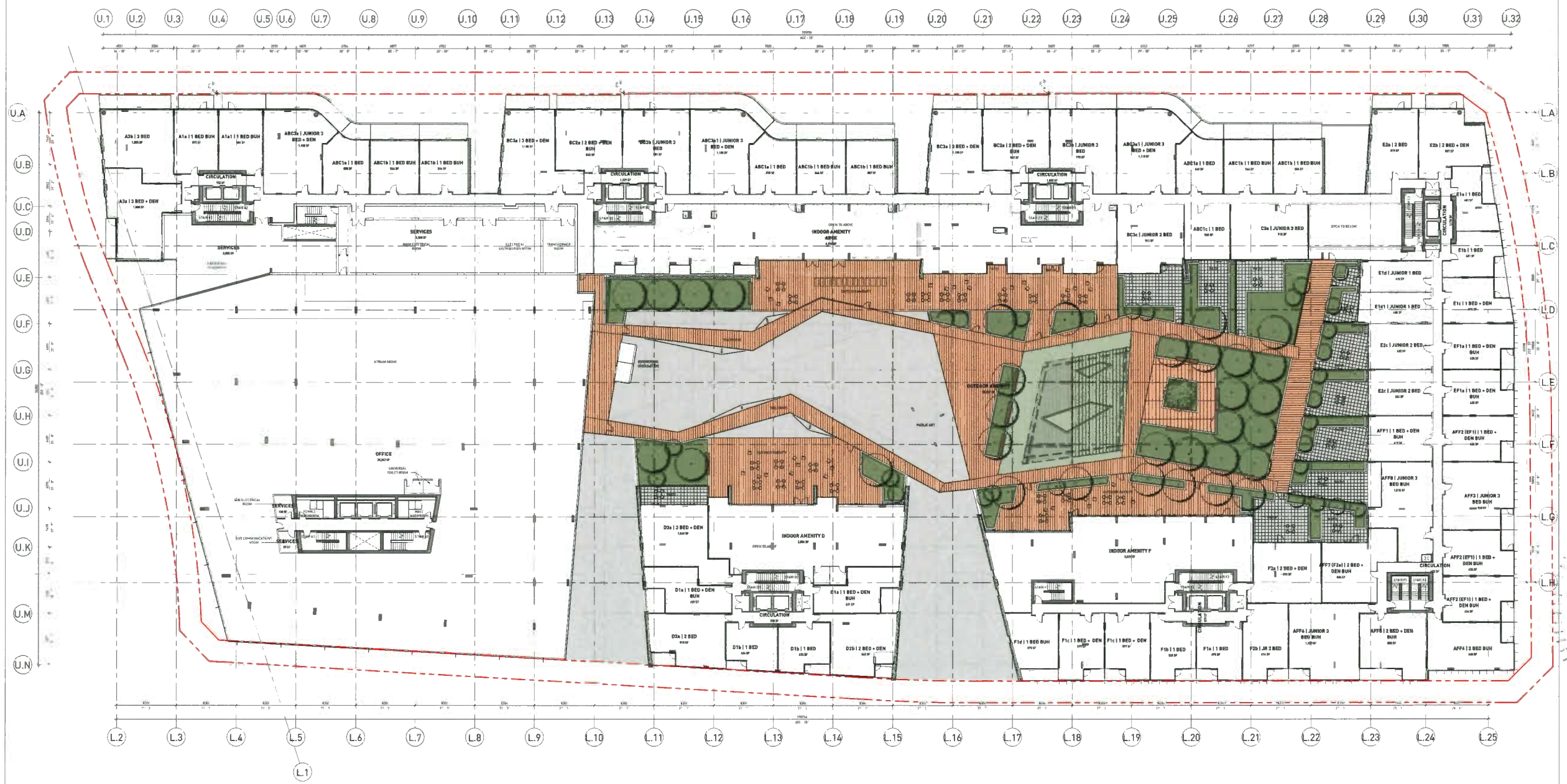
DP 16-740262 #1



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7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

LEVEL 3 PLAN

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DP 16-740262 #6

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KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
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REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

LEVEL 4
RESIDENTIAL PLAN

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DP 16-740262 #9

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REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

LEVEL 5
RESIDENTIAL PLAN

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DP 16-740262 #10

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TEL 604 736 1154
FAX 604 731 5279

KEYPLAN

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NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

LEVEL 6
RESIDENTIAL PLAN

DATE	10/5/2018 1:52:12 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A3.06

DP 16-740262 #12

gbl

GBL ARCHITECTS INC
1399 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

LEVEL 8
RESIDENTIAL PLAN

DATE	10/5/2018 1:54:17 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A3.08

DP 16-740262 #13

gbl

GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

LEVEL 9
RESIDENTIAL PLAN

DATE	10/5/2018 1:54:48 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A3.09

DP 16-740262#14

gbl
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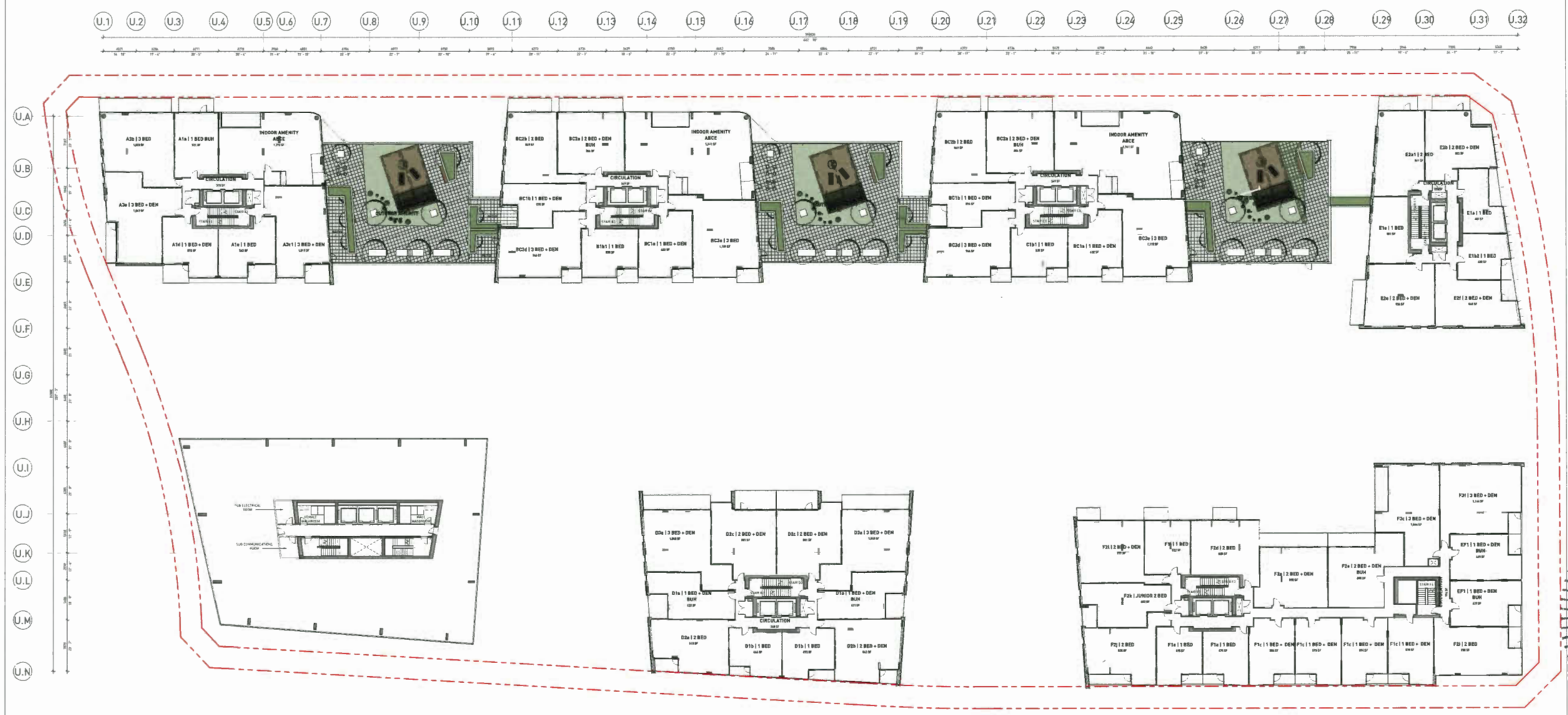
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 726 1156
FAX 604 731 5279

KEYPLAN



REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

LEVEL 10
RESIDENTIAL PLAN

DATE	10/5/2018 1:56:17 PM
DRAWN BY	MG
CHECKED BY	AC
SCALE	1 : 200
JOB NUMBER	17020

A3.10

DP 16-740262#15

gbl

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139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
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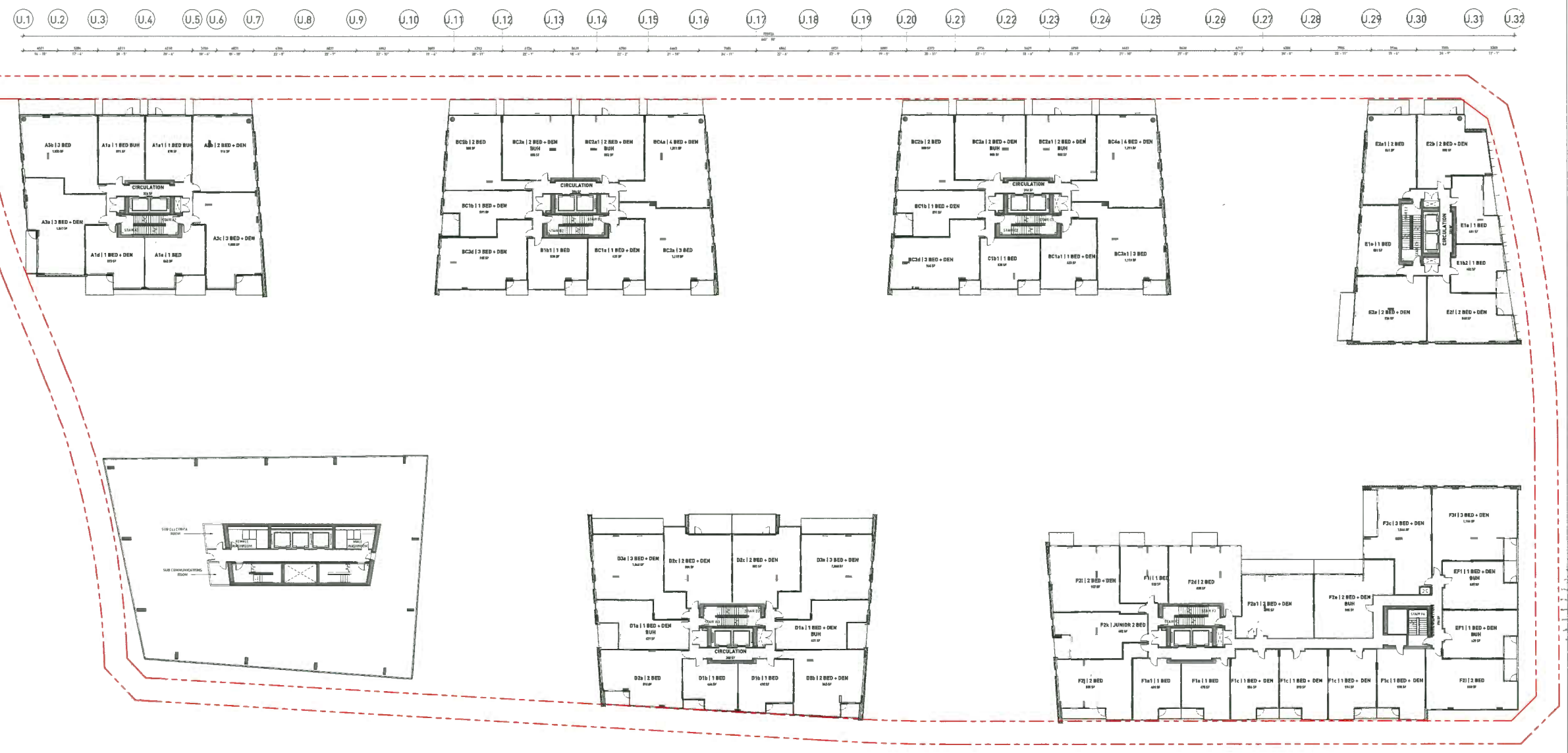
KEYPLAN



REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

LEVEL 11
RESIDENTIAL PLAN

DATE	10/5/2018 1:56:47 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A3.11

DP 16-740262 #16

gbl

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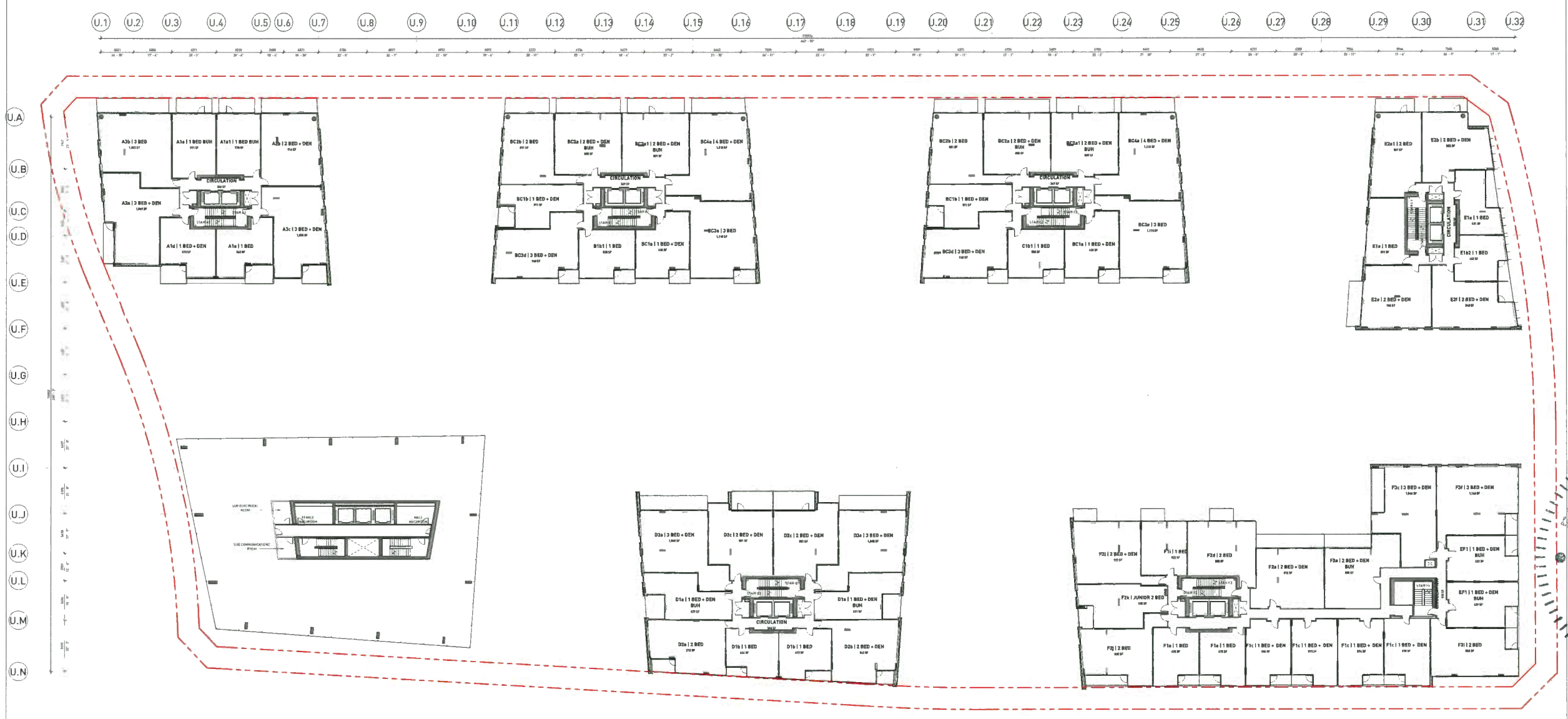
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

KEYPLAN



REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

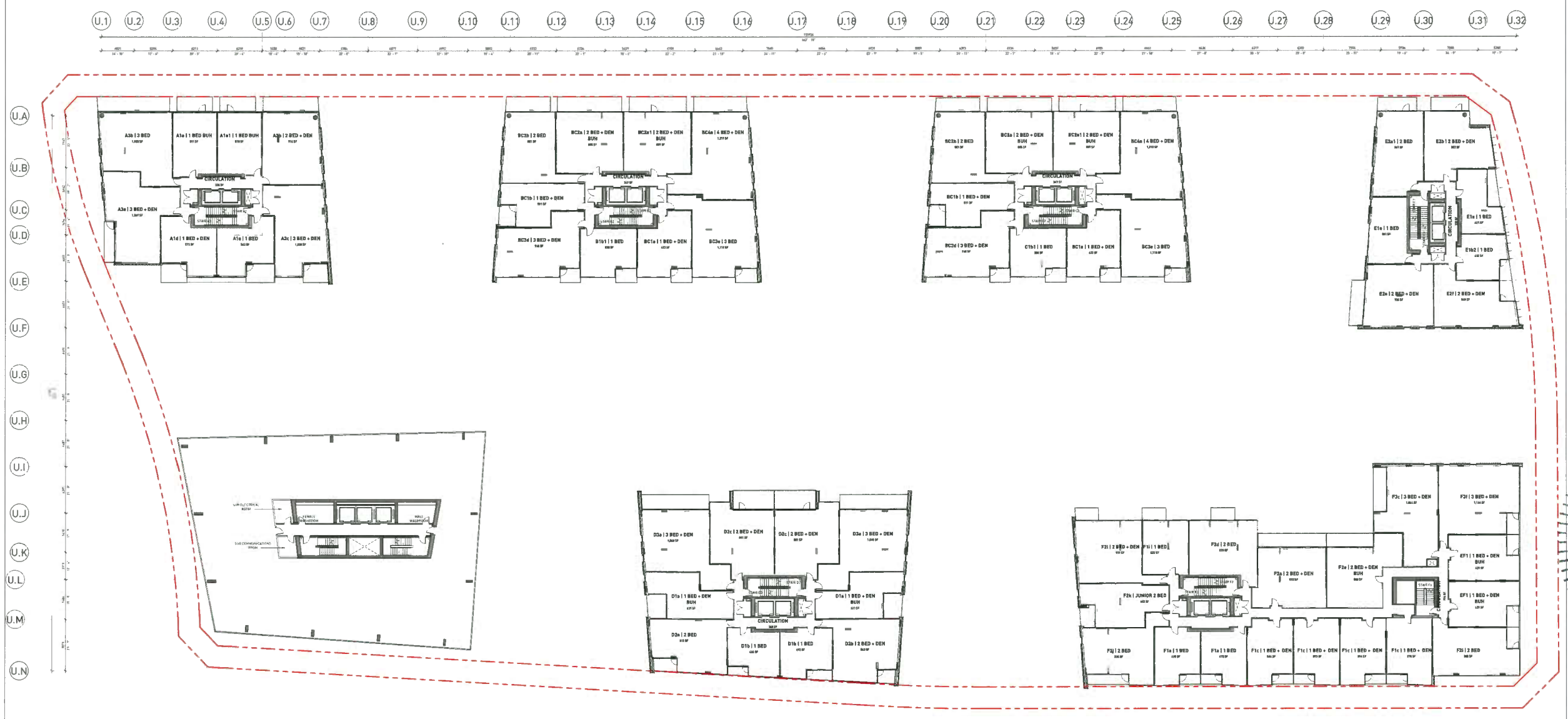
DEVELOPMENT PERMIT

LEVEL 12
RESIDENTIAL PLAN

DATE	10/5/2018 1:56:15 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A3.12

DP 16-740262#17



gbl

GBL ARCHITECTS INC.
121 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
PROVINCE OF BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

LEVEL 13
RESIDENTIAL PLAN

DATE	10/5/2018 1:56:44 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A3.13

DP 16-740262 #18

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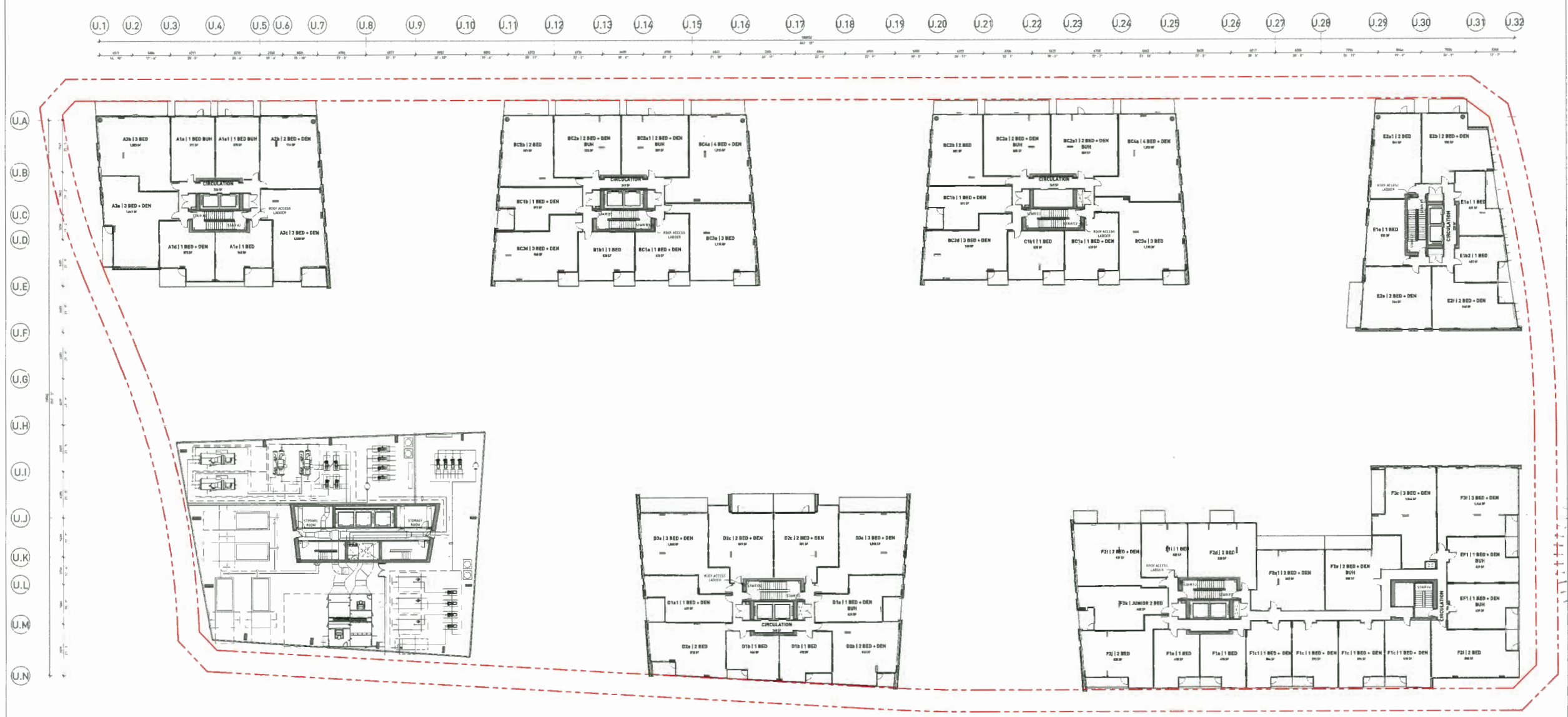
KEYPLAN



REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

7960 ALDERBRIDGE WAY

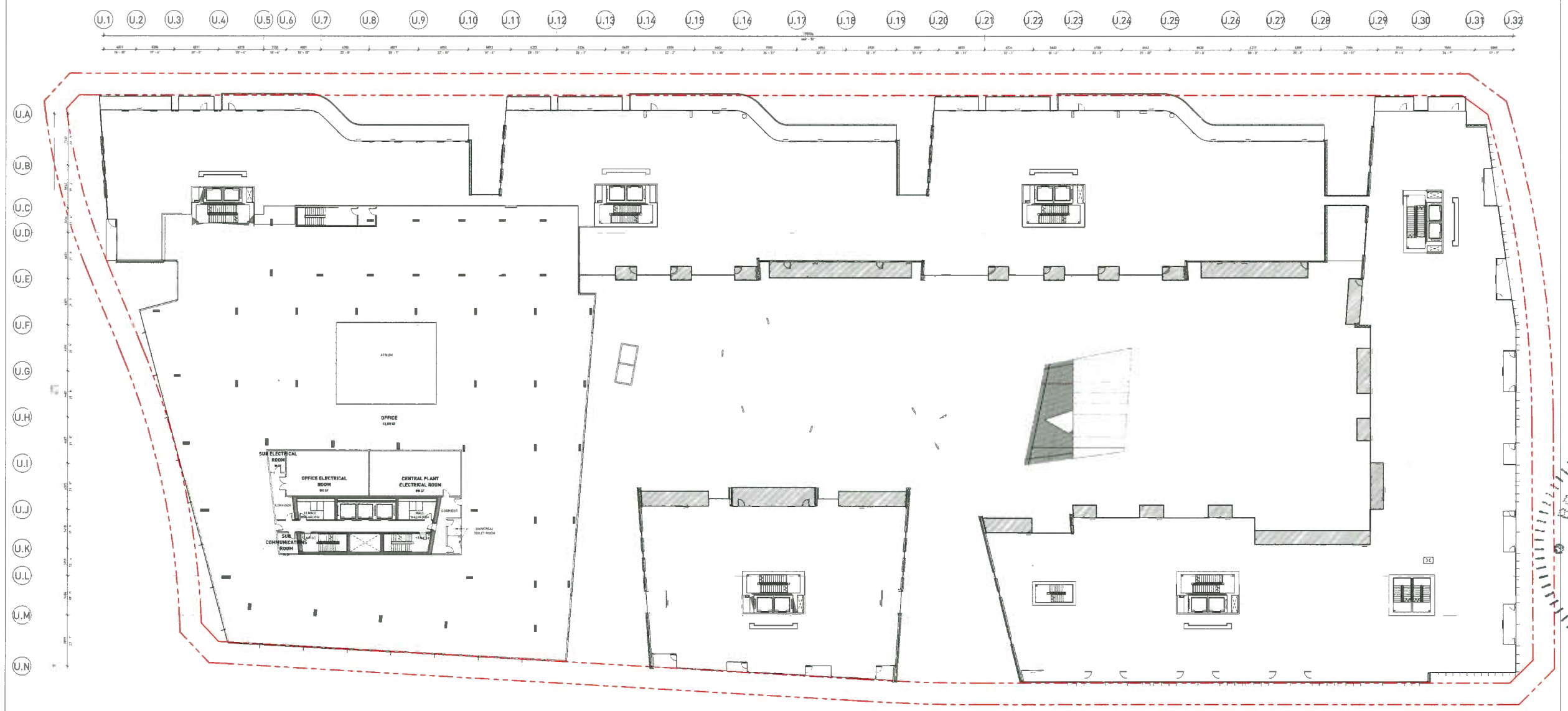
DEVELOPMENT PERMIT

LEVEL 14
RESIDENTIAL PLAN

DATE	10/5/2018 1:57:14 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A3.14

DP 16-740262 #19



gbl

GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 734 1156
FAX 604 731 5279

KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
PAMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

LEVEL 4 OFFICE PLAN

DATE	10/5/2018 1:57:43 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A3.24

DP 16-740262#20

gbl

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13th EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

LEVEL 5 OFFICE PLAN

DATE	10/5/2018 1:58:18 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A3.25

DP 16-740262#21

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KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

LEVEL 6 OFFICE PLAN

DATE	10/5/2018 1:58:49 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A3.26

DP 16-740262 #22

gbl

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KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

LEVEL 7 OFFICE PLAN

DATE	10/5/2018 1:59:28 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A3.27

DP 16-740262 #23

gbl

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139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
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KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/25/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

LEVEL 8 OFFICE PLAN

DATE	10/5/2018 2:08:05 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A3.28

DP 16-740262 #24

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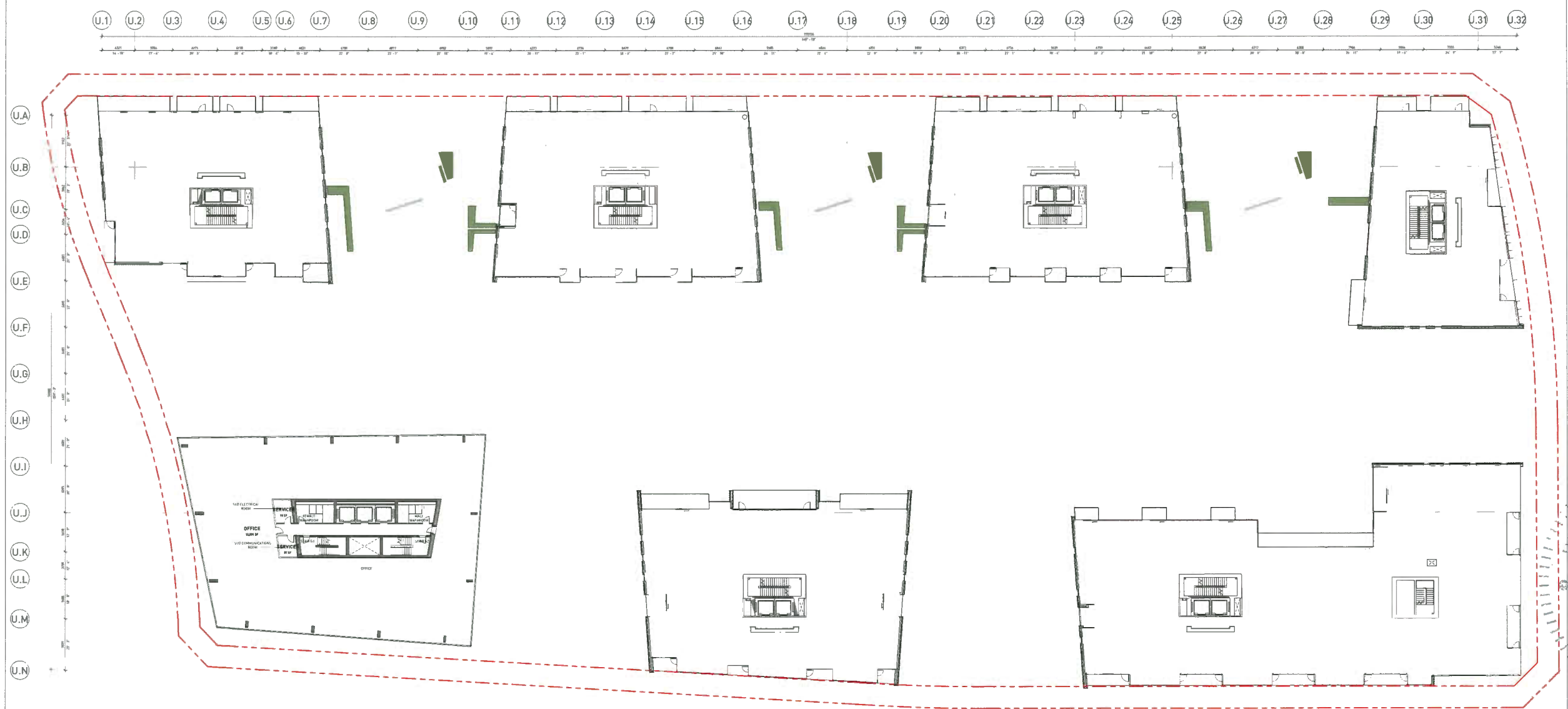
FAX 604 731 0279

KEYPLAN



REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

LEVEL 9 OFFICE PLAN

DATE	10/5/2018 2:00:37 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A3.29

DP 16-740262 #25

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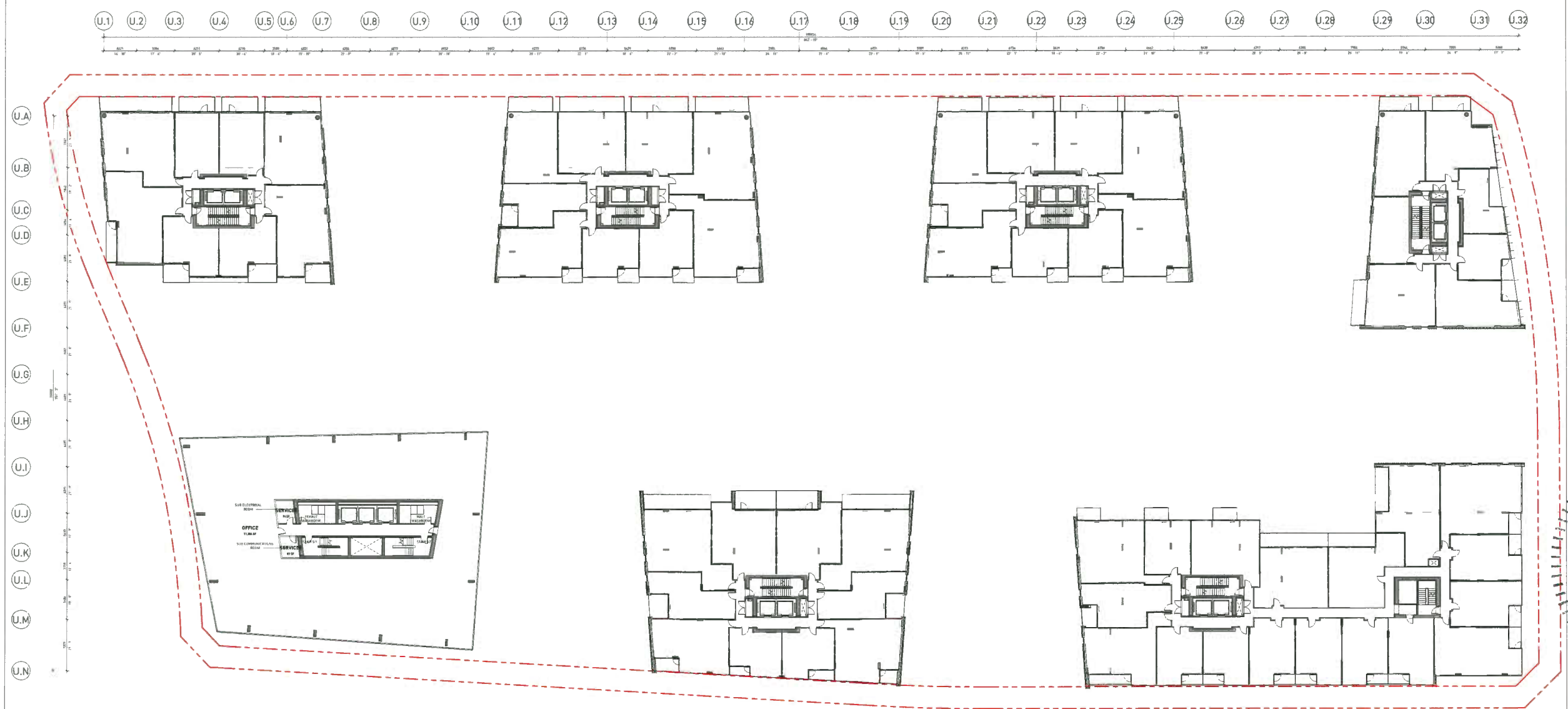
131 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 0279

KEYPLAN



REVISIONS

NO	DATE	DESCRIPTION
01	10/15/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

LEVEL 10 OFFICE PLAN

DATE	10/5/2018 2:01:12 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A3.30

DP 16-740262 #26

gbl

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FAX 604 731 5279

KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

LEVEL 11 OFFICE PLAN

DATE	10/5/2018 2:01:51 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A3.31

DP 16-740262 #27

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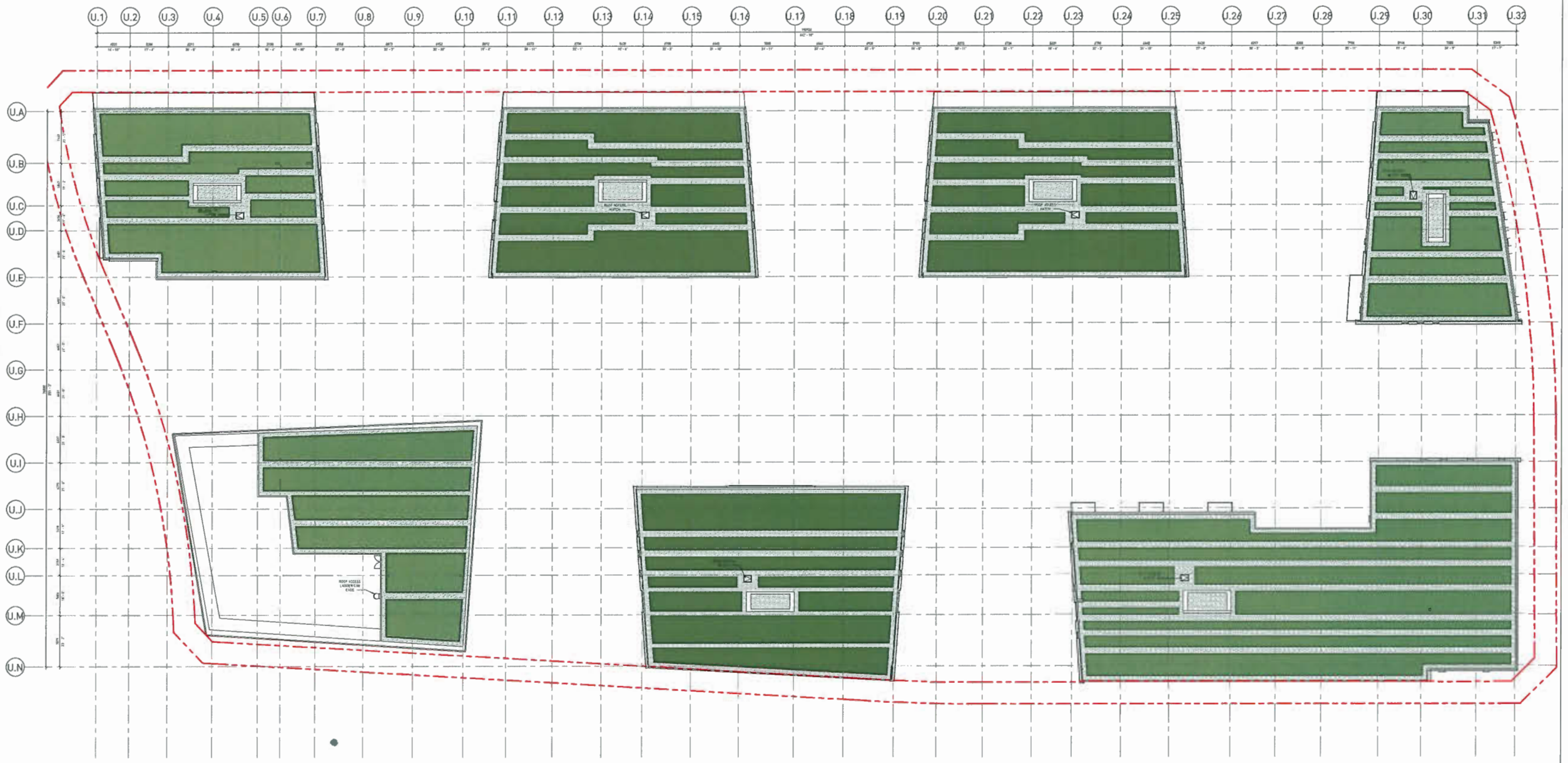
GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

KEYPLAN



REVISIONS

NO.	DATE	DESCRIPTION
01	10/05/2016	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

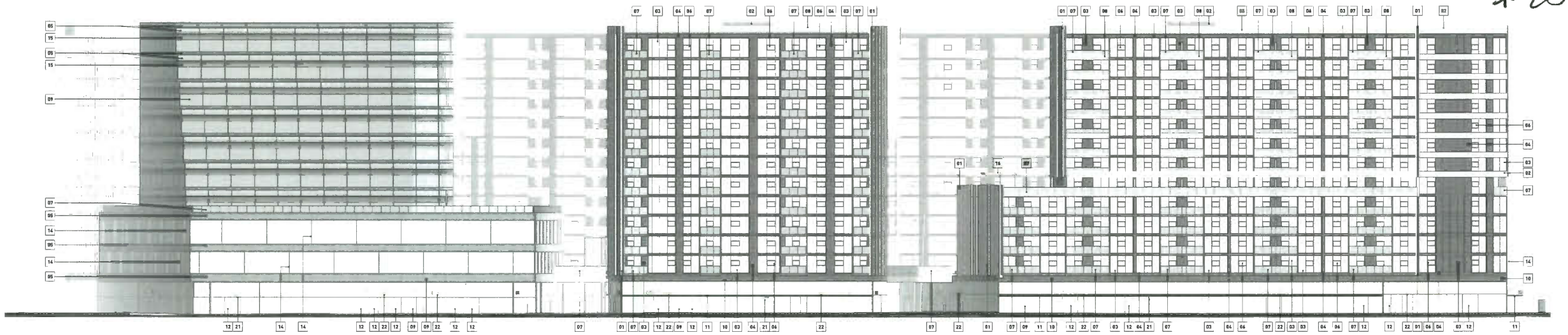
ROOFPLAN

DATE	10/11/2016 1:17:54 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

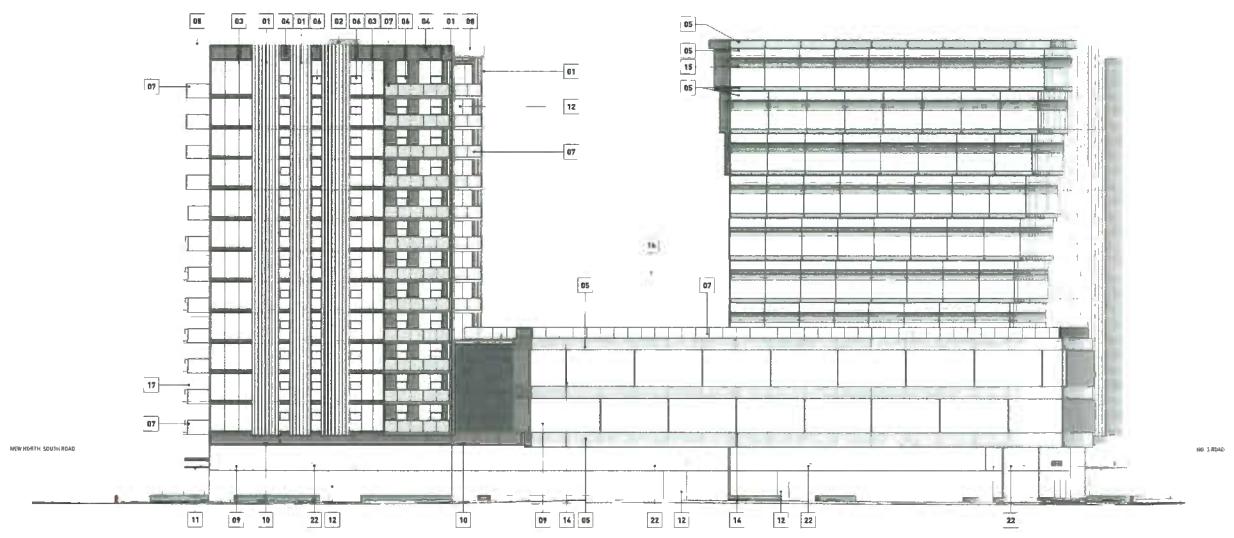
A3.40

DP 16-740262

#28



EAST ELEVATION



SOUTH ELEVATION

NORTH ELEVATION

WEST ELEVATION

gbl

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139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8

TEL 604 736 1156
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KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

MATERIAL LIST

#	Description	Color
01	Terracotta Cladding	White (Glazed)
02	Metal Panel	White
03	Aluminum Framed Window Wall	Charcoal
04	Spandrel Panel	Charcoal
05	Spandrel Panel	White
06	Awning Window	
07	Glass and Aluminum Guardrail	
08	Painted Concrete	White
09	4 Sided SSG Curtain Wall	
10	Architectural Louver	Charcoal
11	Steel Framed Canopy	Charcoal
12	Aluminum Framed Door	
13	Overhead Door	Charcoal
14	Aluminum Fin Sunshade (Vertical)	White
15	Fritted Glazing	
16	Steel Framed Wood Slat Trellis	White
17	Aluminum Framed Privacy Screen	Charcoal
18	Profiled Metal Cladding	Charcoal
19	Perforated Profiled Metal Cladding	Charcoal
20	Metal Framed Door	Charcoal
21	Building Address Signage, refer to signage drawings.	
22	CRU Signage, refer to signage drawings.	

NOTE: SIGNAGE SHOWN FOR CONCEPT ONLY. ALL SIGNAGE DESIGN SUBJECT TO SIGN PERMIT APPLICATION PROCESS.

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

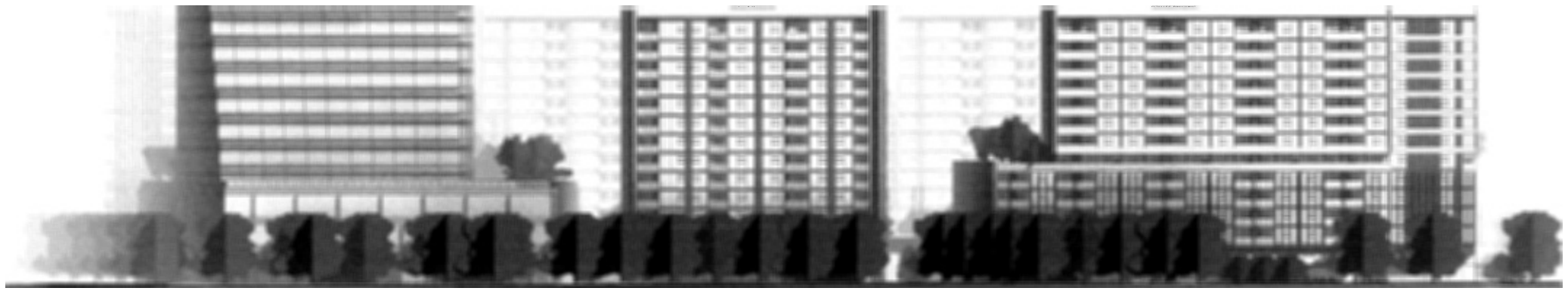
DEVELOPMENT PERMIT

ELEVATIONS

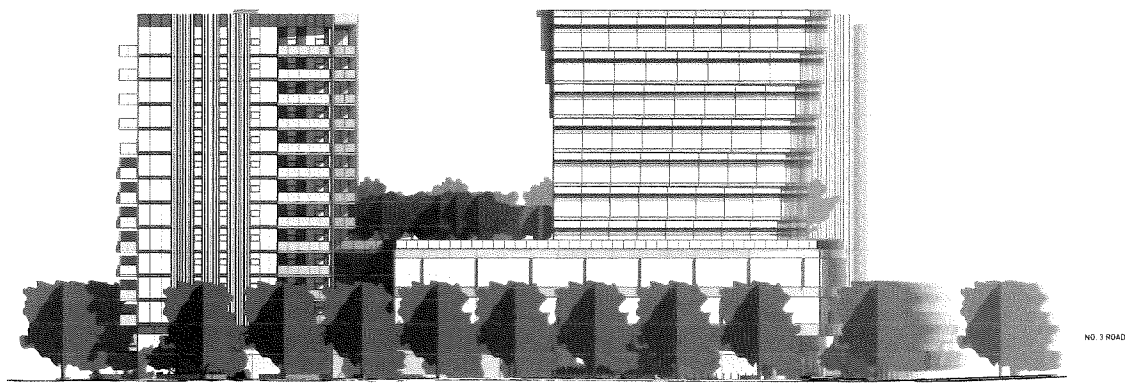
DATE	10/7/2018 9:48:08 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A5.00

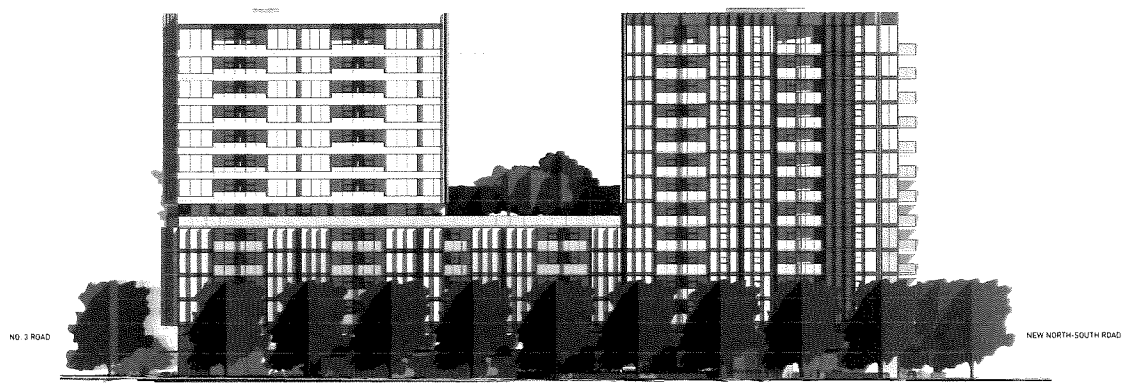
DP 16-740262 #29



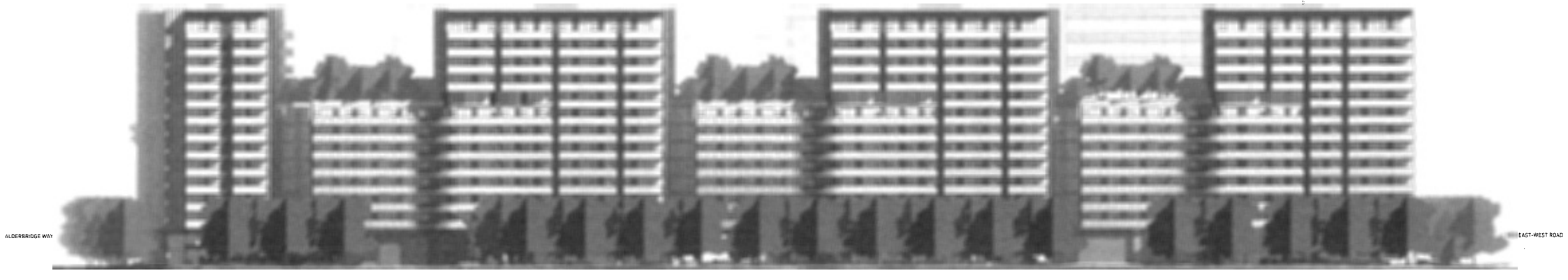
EAST ELEVATION PLANTING
1 : 250



SOUTH ELEVATION PLANTING
1 : 250



NORTH ELEVATION PLANTING
1 : 250



WEST ELEVATION PLANTING
1 : 250

gbl

GBL ARCHITECTS, INC.
13th EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R6
TEL 604 736 1156
FAX 604 731 5279

KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

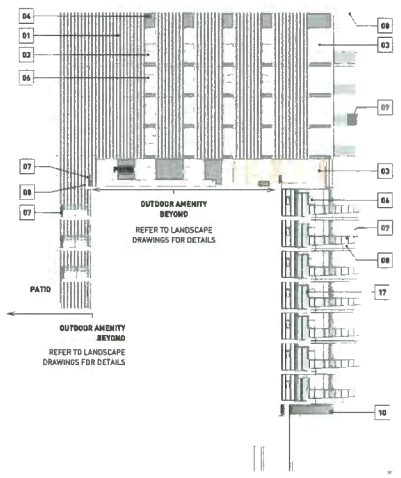
DEVELOPMENT PERMIT

ELEVATIONS WITH PLANTING

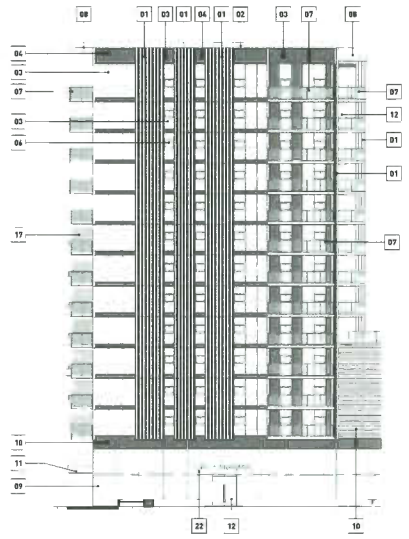
DATE	10/7/2018 1:37:45 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 250
JOB NUMBER	17020

A5.01

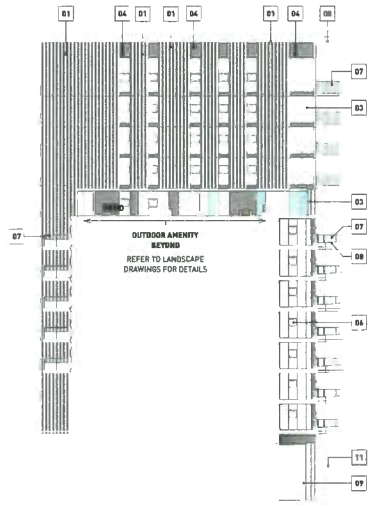
DP 16-740262 #30



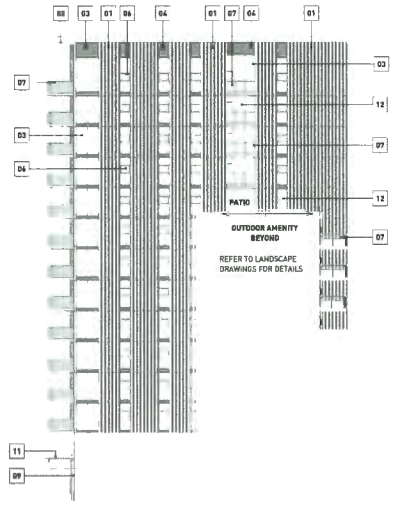
TOWER A - NORTH ELEVATION
1 : 200



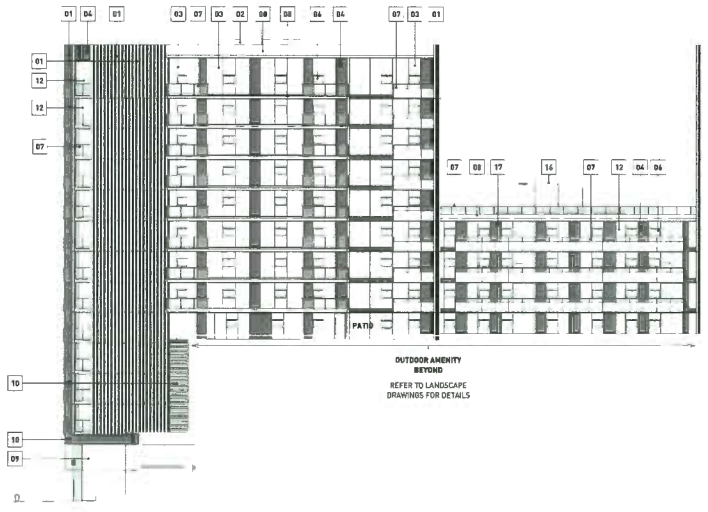
TOWER A - SOUTH ELEVATION
1 : 200



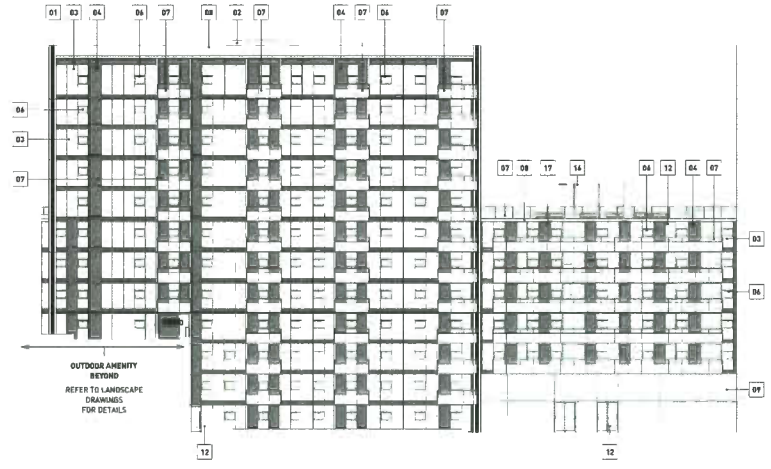
TOWER B - NORTH ELEVATION
1 : 200



TOWER B - SOUTH ELEVATION
1 : 200

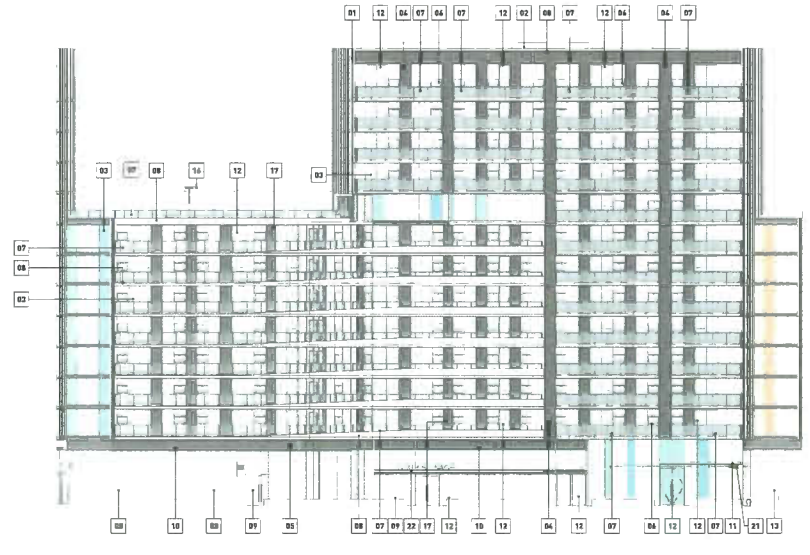


TOWER A - EAST ELEVATION
1 : 200



TOWER B - EAST ELEVATION
1 : 200

TOWER A - WEST ELEVATION
1 : 200



TOWER B - WEST ELEVATION
1 : 200

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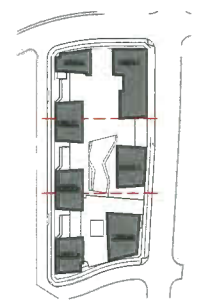
KEYPLAN



REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

MATERIAL LIST

#	Description	Color
01	Terracotta Cladding	White (Glazed)
02	Metal Panel	White
03	Aluminum Framed Window Wall	Charcoal
04	Spandrel Panel	Charcoal
05	Spandrel Panel	White
06	Awning Window	-
07	Glass and Aluminum Guardrail	-
08	Painted Concrete	White
09	4 Sided SSG Curtain Wall	-
10	Architectural Louver	Charcoal
11	Steel Framed Canopy	Charcoal
12	Aluminum Framed Door	-
13	Overhead Door	Charcoal
14	Aluminum Fin Sunshade (Vertical)	White
15	Fritted Glazing	-
16	Steel Framed Wood Slat Trellis	White
17	Aluminum Framed Privacy Screen	Charcoal
18	Profiled Metal Cladding	Charcoal
19	Perforated Profiled Metal Cladding	Charcoal
20	Metal Framed Door	Charcoal
21	Building Address Signage, refer to signage drawings	-
22	CRU Signage, refer to signage drawings	-

NOTE: SIGNAGE SHOWN FOR CONCEPT ONLY. ALL SIGNAGE DESIGN SUBJECT TO SIGN PERMIT APPLICATION PROCESS

7960 ALDERBRIDGE WAY

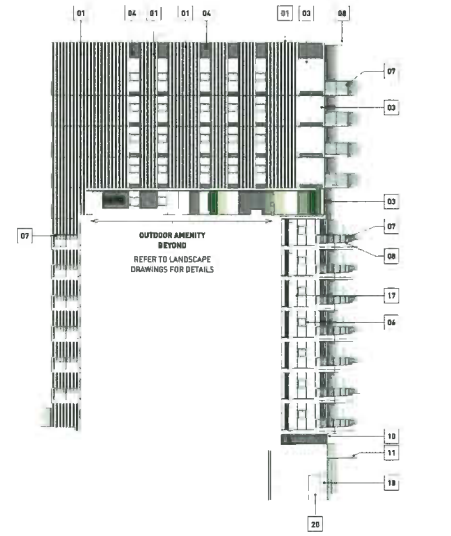
DEVELOPMENT PERMIT

ELEVATIONS
TOWERS A AND B

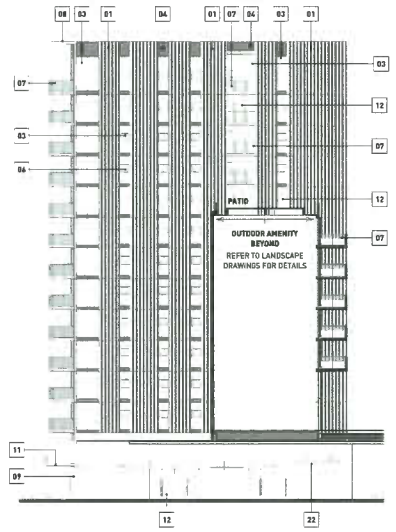
DATE	10/9/2018 9:39:21 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A5.11

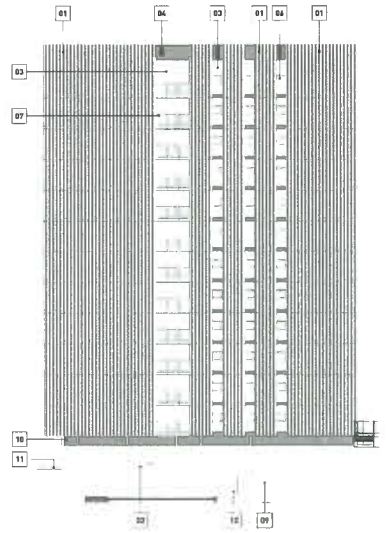
DP 16-740262 #31



TOWER C - MARKET - NORTH ELEVATION
1 : 200



TOWER C - MARKET - SOUTH ELEVATION
1 : 200



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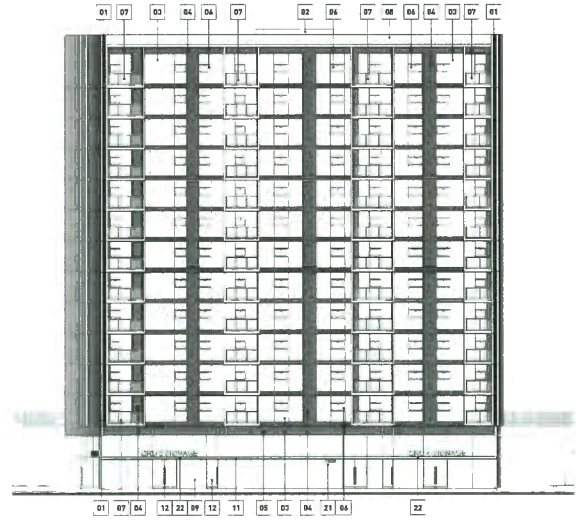
1 : 200



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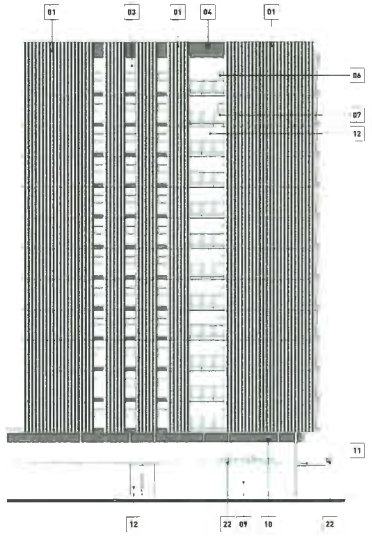
1 : 200

TOWER C - MARKET - WEST ELEVATION
1 : 200



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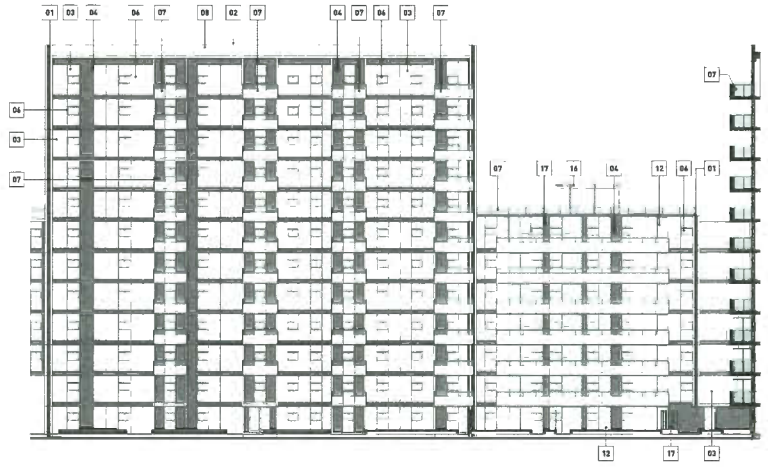
1 : 200

TOWER D - RENTAL - WEST ELEVATION
1 : 200

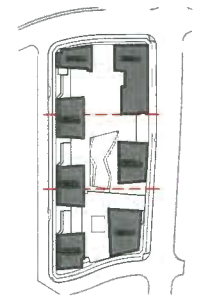


TOWER C - MARKET - EAST ELEVATION
1 : 200

gbl

GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 0279

KEYPLAN



REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

MATERIAL LIST

#	Description	Color
01	Terracotta Cladding	White (Glazed)
02	Metal Panel	White
03	Aluminum Framed Window Wall	Charcoal
04	Spandrel Panel	Charcoal
05	Spandrel Panel	White
06	Awning Window	-
07	Glass and Aluminum Guardrail	-
08	Painted Concrete	White
09	4 Sided SSG Curtain Wall	-
10	Architectural Louver	Charcoal
11	Steel Framed Canopy	Charcoal
12	Aluminum Framed Door	-
13	Overhead Door	Charcoal
14	Aluminum Fin Sunshade (Vertical)	White
15	Fritted Glazing	-
16	Steel Framed Wood Slat Trellis	White
17	Aluminum Framed Privacy Screen	Charcoal
18	Prefilled Metal Cladding	Charcoal
19	Perforated Prefilled Metal Cladding	Charcoal
20	Metal Framed Door	Charcoal
21	Building Address Signage, refer to signage drawings	
22	CRU Signage, refer to signage drawings	

NOTE: SIGNAGE SHOWN FOR CONCEPT ONLY. ALL SIGNAGE DESIGN SUBJECT TO SIGN PERMIT APPLICATION PROCESS

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

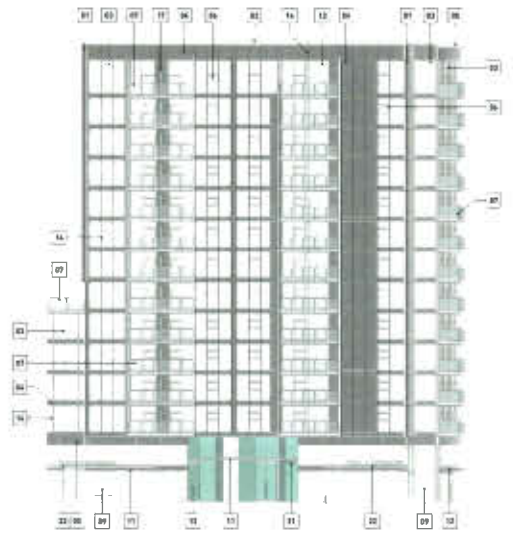
DEVELOPMENT PERMIT

ELEVATIONS
TOWERS C AND D

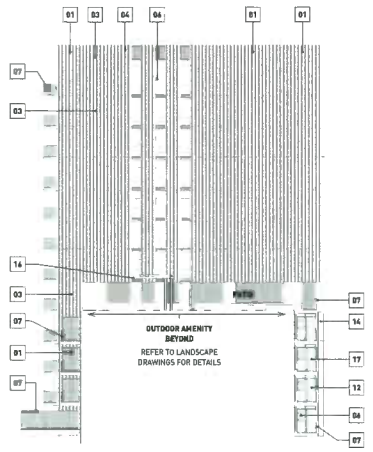
DATE	10/9/2018 9:29:30 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A5.12

DP 16-740262 #32



TOWER E - MARKET - NORTH ELEVATION
1 : 200



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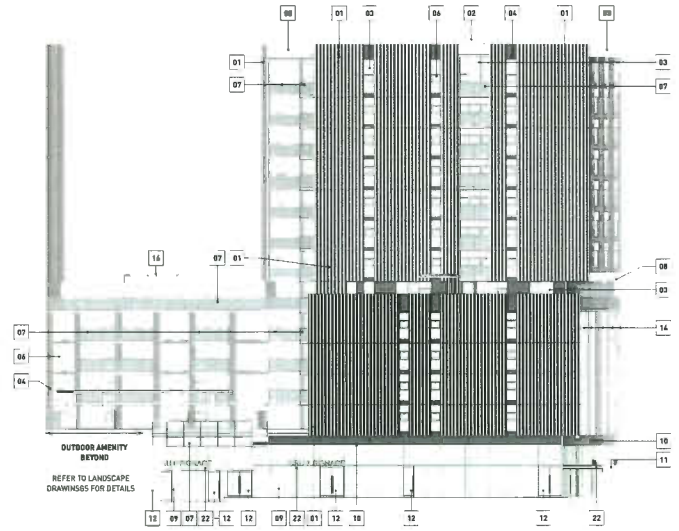
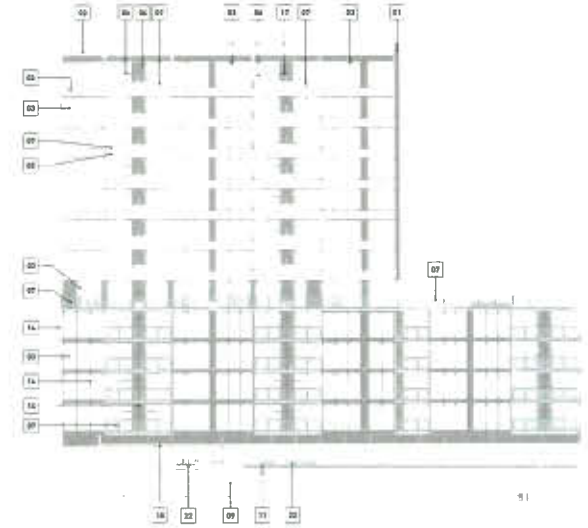
1 : 200



TOWER F - MARKET - SOUTH ELEVATION
1 : 200



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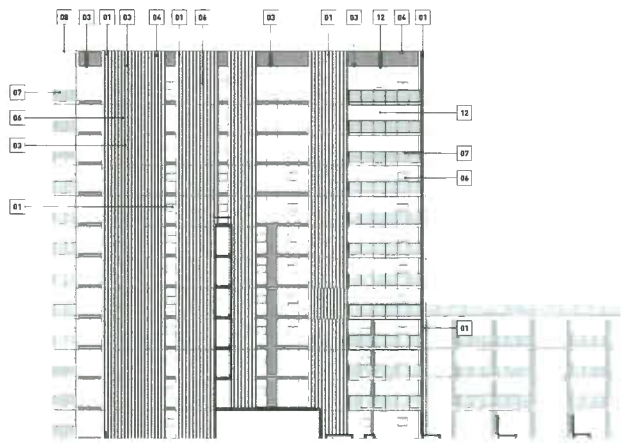
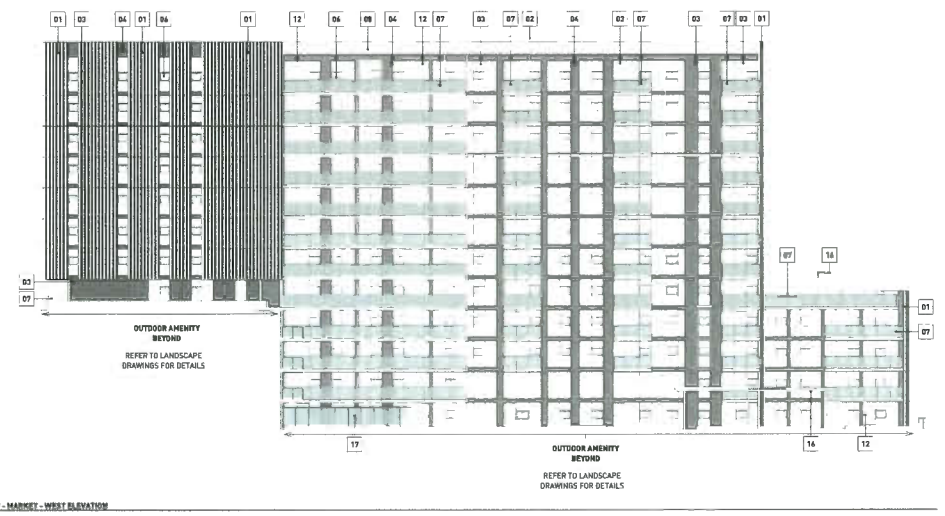
1 : 200



TOWER E - MARKET - SOUTH ELEVATION
1 : 200

TOWER E - MARKET - WEST ELEVATION
1 : 200

TOWER F - MARKET - EAST ELEVATION
1 : 200



TOWER F - MARKET - WEST ELEVATION
1 : 200

gbl

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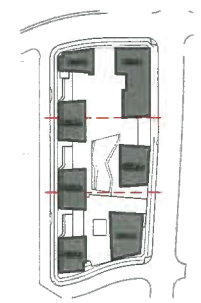
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

KEYPLAN



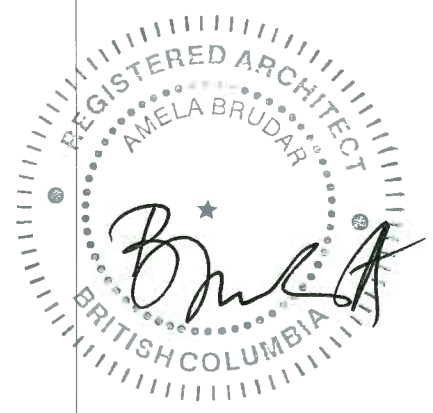
REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

MATERIAL LIST

#	Description	Color
01	Terracotta Cladding	White (Glazed)
02	Metal Panel	White
03	Aluminum Framed Window Wall	Charcoal
04	Spandrel Panel	Charcoal
05	Spandrel Panel	White
06	Awning Window	-
07	Glass and Aluminum Guardrail	-
08	Painted Concrete	White
09	4 Sided SSG Curtain Wall	-
10	Architectural Louver	Charcoal
11	Steel Framed Canopy	Charcoal
12	Aluminum Framed Door	-
13	Overhead Door	Charcoal
14	Aluminum Fin Sunshade (Vertical)	White
15	Fritted Glazing	-
16	Steel Framed Wood Slat Trellis	White
17	Aluminum Framed Privacy Screen	Charcoal
18	Profiled Metal Cladding	Charcoal
19	Perforated Profiled Metal Cladding	Charcoal
20	Metal Framed Door	Charcoal
21	Building Address Signage, refer to signage drawings	-
22	CRU Signage, refer to signage drawings	-

NOTE: SIGNAGE SHOWN FOR CONCEPT ONLY. ALL SIGNAGE DESIGN SUBJECT TO SIGN PERMIT APPLICATION PROCESS



7960 ALDERBRIDGE WAY

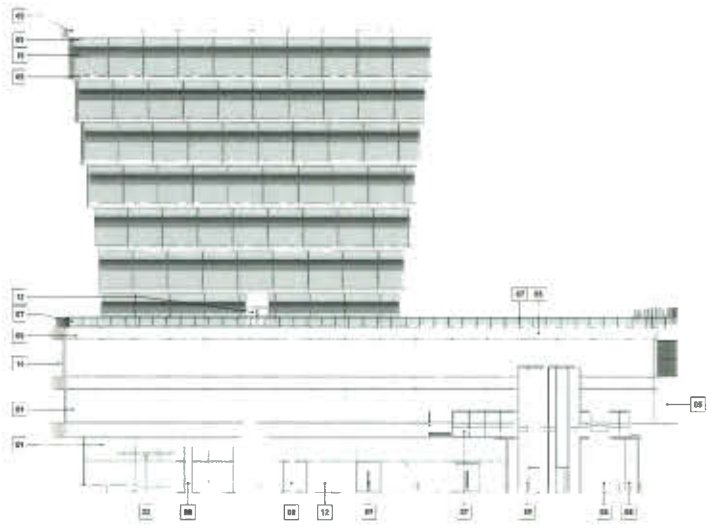
DEVELOPMENT PERMIT

ELEVATIONS
TOWERS E AND F

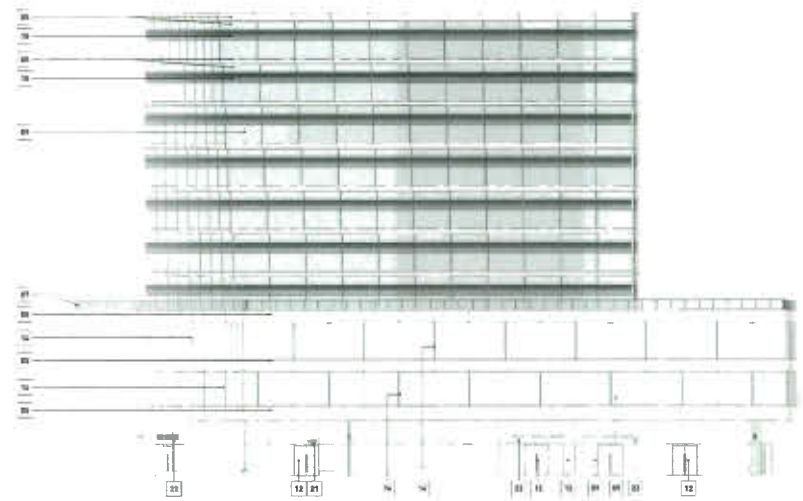
DATE	10/9/2018 9:25:48 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A5.13

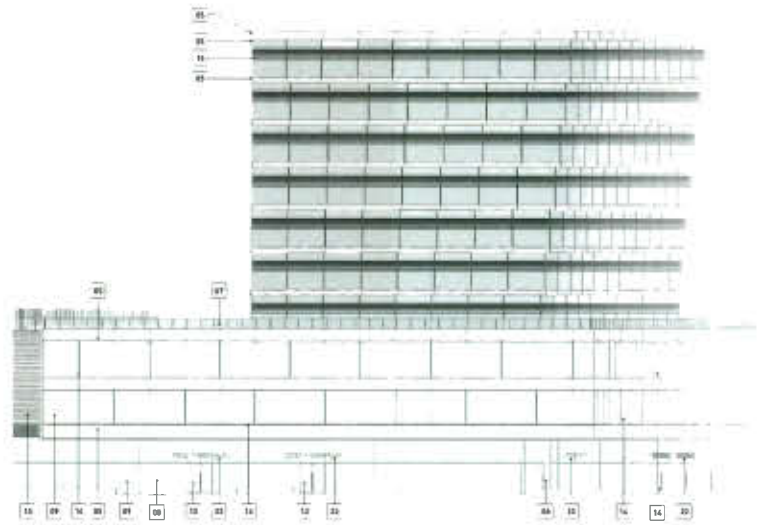
DP 16-740262#33



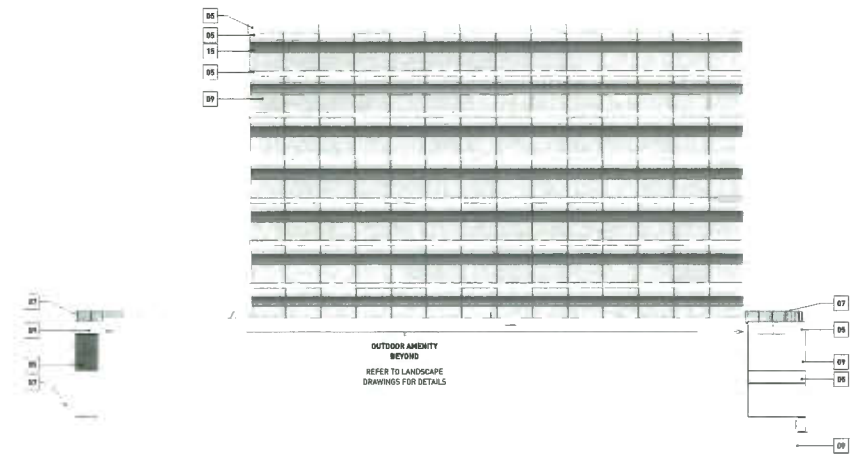
OFFICE TOWER - NORTH ELEVATION
1 : 200



OFFICE TOWER - EAST ELEVATION
1 : 200



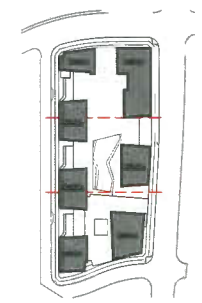
OFFICE TOWER - SOUTH ELEVATION
1 : 200



OFFICE TOWER - WEST ELEVATION
1 : 200

gbl
GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

KEYPLAN



REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

MATERIAL LIST

#	Description	Color
01	Terracotta Cladding	White (Glazed)
02	Metal Panel	White
03	Aluminum Framed Window Wall	Charcoal
04	Spandrel Panel	Charcoal
05	Spandrel Panel	White
06	Awning Window	-
07	Glass and Aluminum Guardrail	-
08	Painted Concrete	White
09	4 Sided SSG Curtain Wall	-
10	Architectural Louver	Charcoal
11	Steel Framed Canopy	Charcoal
12	Aluminum Framed Door	-
13	Overhead Door	Charcoal
14	Aluminum Fin Sunshade (Vertical)	White
15	Frosted Glazing	-
16	Steel Framed Wood Slat Trellis	White
17	Aluminum Framed Privacy Screen	Charcoal
18	Profiled Metal Cladding	Charcoal
19	Perforated Profiled Metal Cladding	Charcoal
20	Metal Framed Door	Charcoal
21	Building Address Signage, refer to signage drawings	-
22	CRU Signage, refer to signage drawings	-

NOTE: SIGNAGE SHOWN FOR CONCEPT ONLY. ALL SIGNAGE DESIGN SUBJECT TO SIGN PERMIT APPLICATION PROCESS

7960 ALDERBRIDGE WAY

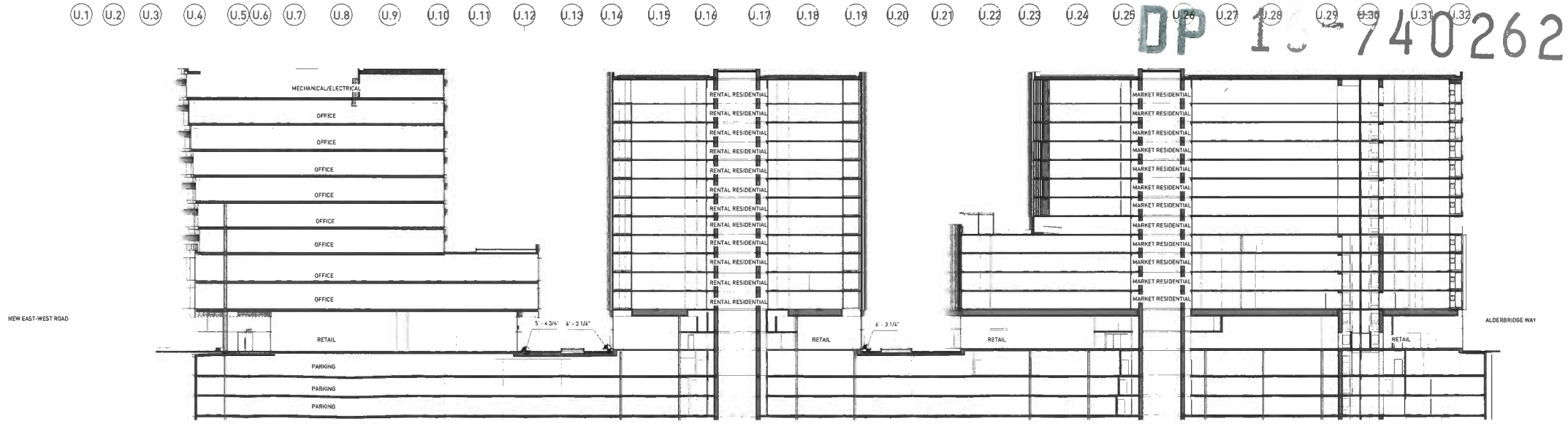
DEVELOPMENT PERMIT

ELEVATIONS OFFICE TOWER G

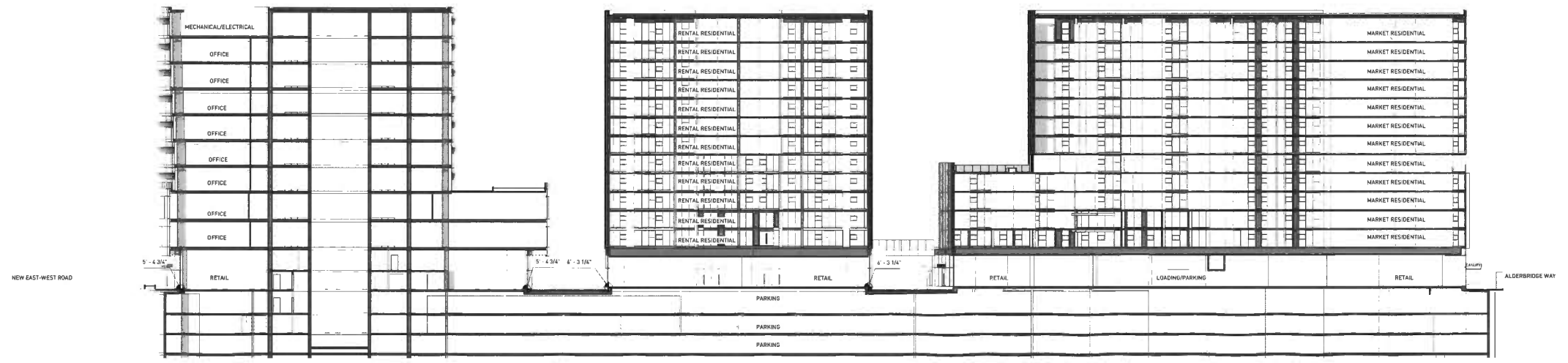
DATE	10/9/2018 9:11:57 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 200
JOB NUMBER	17020

A5.14

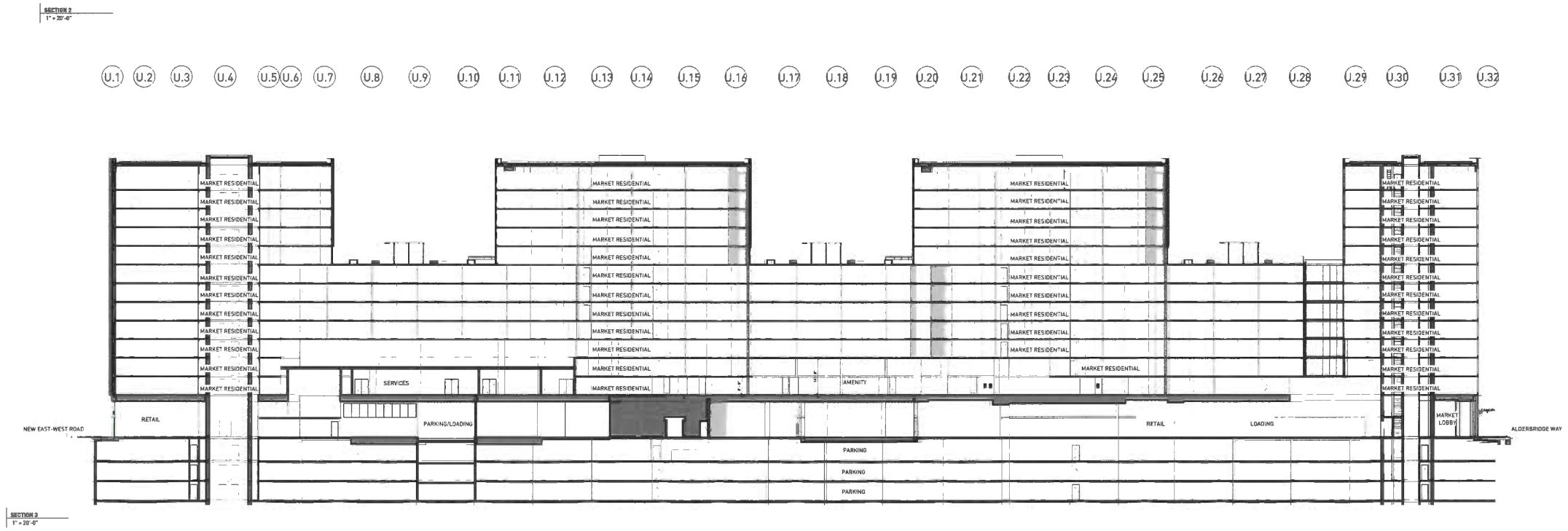
DP 18-740262 #34



SECTION 1
1" = 20'-0"



SECTION 2
1" = 20'-0"

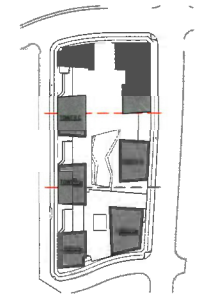


SECTION 3
1" = 20'-0"

gbl

GBL ARCHITECTS INC.
131 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

KEYPLAN



REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

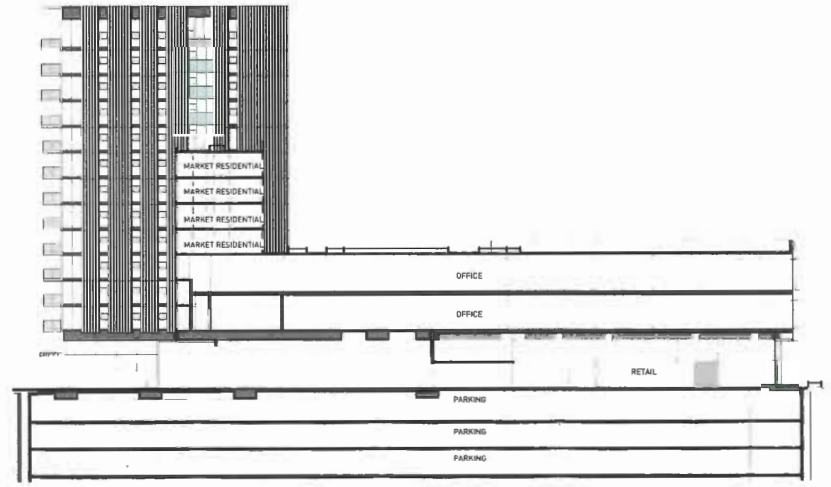
DEVELOPMENT PERMIT

BUILDING SECTIONS

DATE	10/7/2018 12:14:55 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1" = 20'-0"
JOB NUMBER	17020

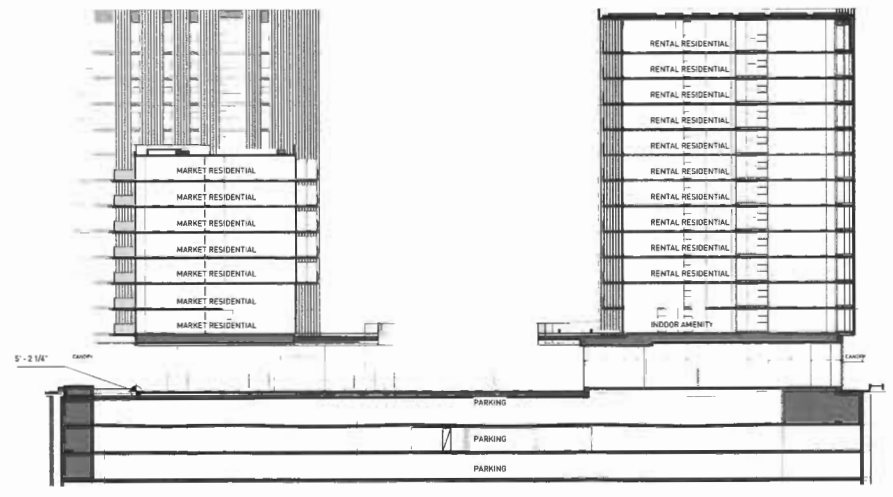
A6.00

U.A U.B U.C U.D U.E U.F U.G U.H U.I U.J U.K U.L U.M U.N



SECTION A
1" = 20'-0"

U.A U.B U.C U.D U.E U.F U.G U.H U.I U.J U.K U.L U.M U.N

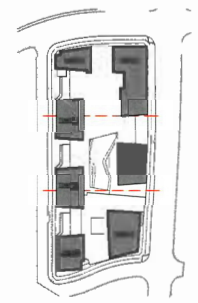


SECTION B
1" = 20'-0"

DP 16-740262 #35

gbl
GBL ARCHITECTS INC.
13th EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

KEYPLAN



REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

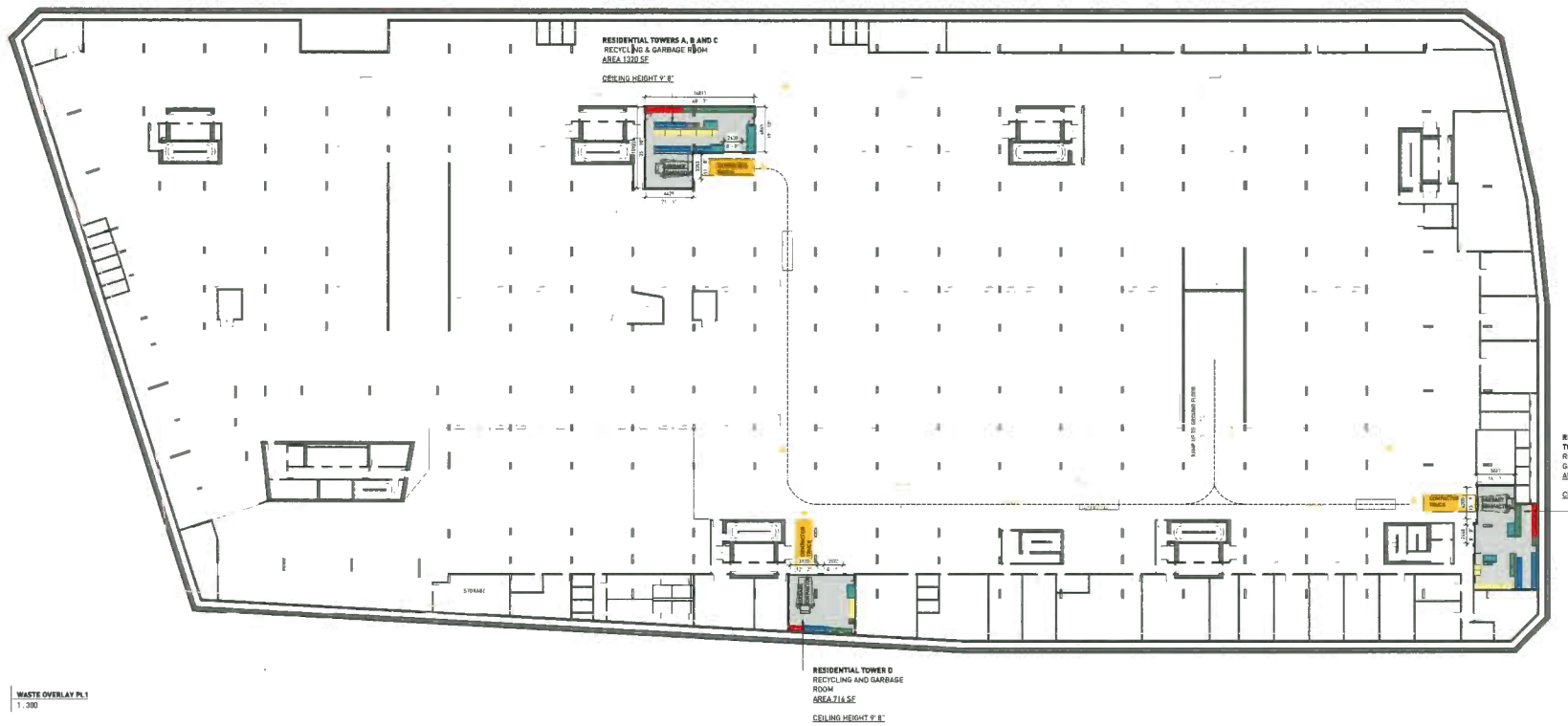
DEVELOPMENT PERMIT

BUILDING SECTIONS

DATE	10/17/2018 12:29:17 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1" = 30'-0"
JOB NUMBER	17020

A6.01

DP 16-740262 #36



WASTE OVERLAY PL1
1 : 300

Legend

- Compactor Truck Stall and Path/Maneuvering
- Collection Truck Stall and Path/Maneuvering
- Garbage and Recycling Rooms
- Pick-Up truck
- Mixed Containers Bin
- Refundable Beverage Containers Bin
- Mixed Paper Bin
- Glass Bin
- Food Scraps/Yard Trimmings Bin
- Cardboard Bin
- Garbage Bin

Notes

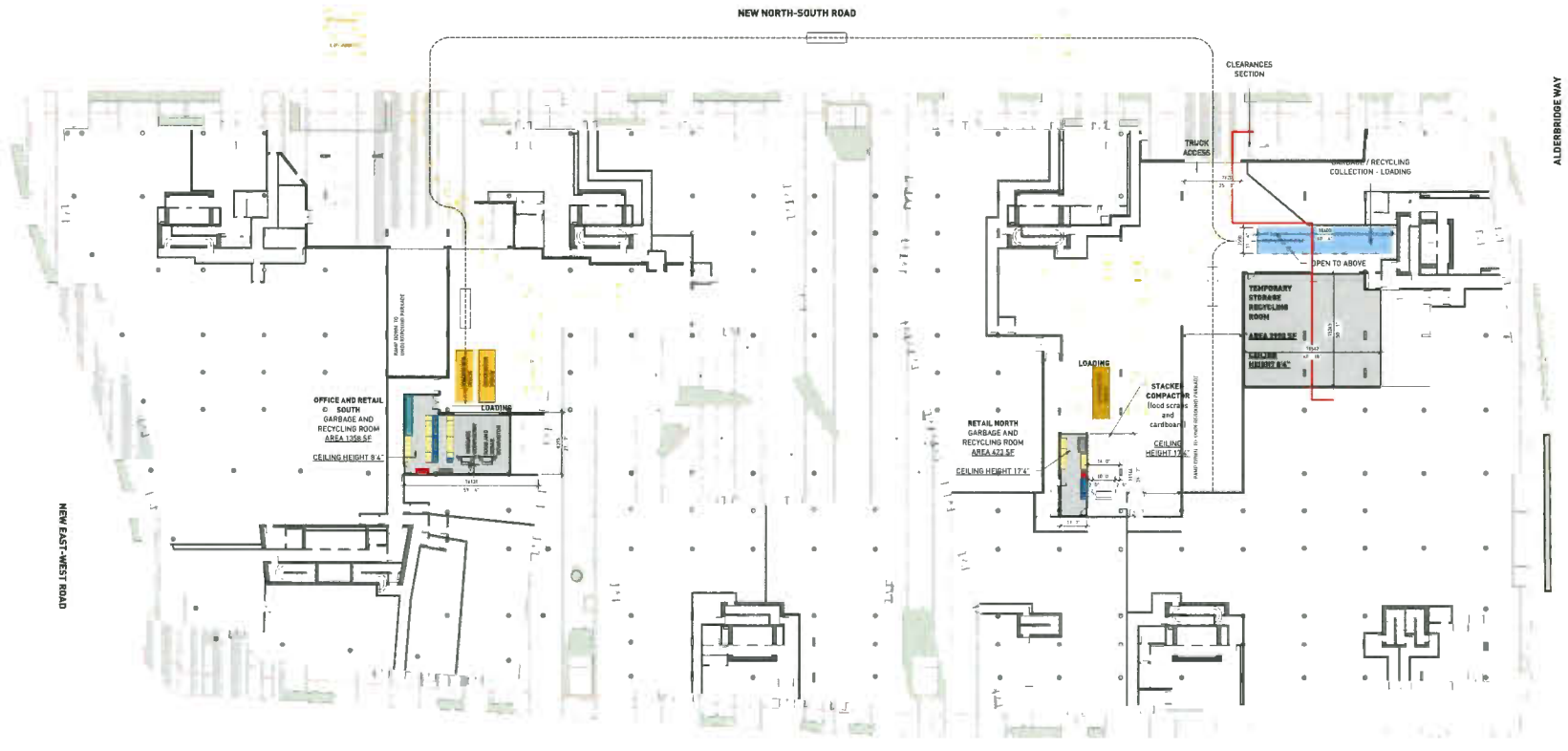
1. WASTE MANAGEMENT STRATEGY:
   A. **RETAIL NORTH**: STACKED COMPACTORS + ECYCLING BINS PROVIDED ON THE GROUND FLOOR. BINS TO BE TRANSFERED TO TEMPORARY STORAGE FOR COLLECTION.
   B. **RETAIL SOUTH + OFFICE**: 1 COMPACTORS + RECYCLING BINS PROVIDED ON THE GROUND FLOOR. BINS TO BE TRANSFERED TO TEMPORARY STORAGE FOR COLLECTION.
   C. **RESIDENTIAL** GARBAGE COMPACTOR AND RECYCLING BINS PROVIDED ON LEVEL PL1. BINS TO BE MOVED UP TO LEVEL 1 TEMPORARY STORAGE ROOM FOR COLLECTION.
2. **PICK** UP TRUCKS TO USE LOADING STALLS.
3. **TEMPORARY** RECYCLING ROOM AREA REQUIRED = 50% OF ALL GARBAGE AND RECYCLING ROOMS AREAS = 1378 SF
4. TO ALL THE GARBAGE **ROOMS**. PROVIDE PROPER VENTILATION, DRAINAGE TO SEWER AND FAUCET TO WASH BIN/ROOM.
5. TRUCK ACCESS MINIMUM **REQUIREMENTS**. 4.27m height x 10.67m length x 2.74m width (SEE DIMENSIONS PROVIDED ON THE DRAWINGS).
6. CALCULATIONS BASED ON COLLECTION **FREQUENCY** 1X PER WEEK FOR RESIDENTIAL AND 2X PER WEEK FOR COMMERCIAL.
7. BINS AND AREAS **CALCULATED** USING THE SPREADSHEET TOOL PROVIDED BY THE CITY OF RICHMOND

Bins and Area Requirements

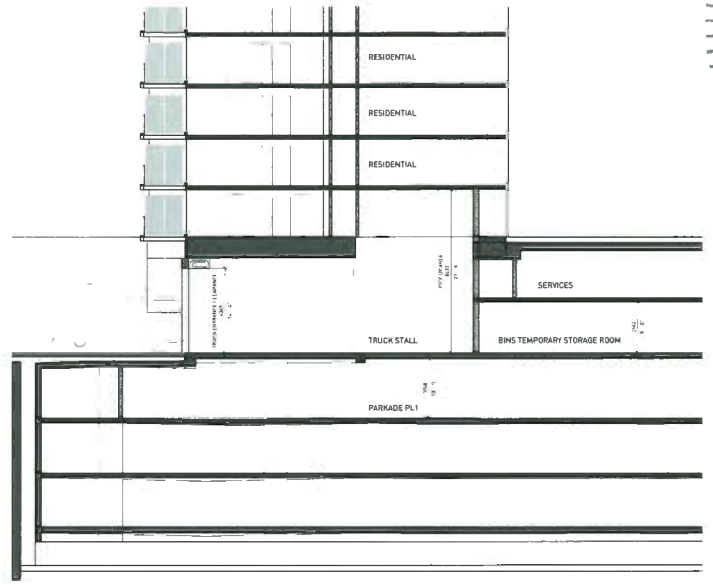
	Quantity	Size of Bin	Collection Frequency	Minimum Storage Space Required	
Office + Retail South					
Mixed Paper	28	360L	2x per week	48m²	516 SF
Garbage	4	3yd3	2x per week		
Glass	3	240L	2x per week		
Mixed Containers	18	360L	2x per week		
Refundable Beverage Containers	3	240L	2x per week		
Corrugated Cardboard	3	4yd3	2x per week	* Compactor area	
Food Scraps and Yard Trimmings	16	240L	2x per week		
Residential - Market Towers A,B and C					
Corrugated Cardboard	2	8yd3	1x per week	75.84m²	816 SF
Food Scraps and Yard Trimmings	15	240L	1x per week		
Glass	3	240L	1x per week		
Mixed Containers	14	360L	1x per week		
Mixed Paper	12	360L	1x per week		
Refundable Beverage Containers	8	360L	1x per week		
Garbage	8	8yd3	1x per week	* Compactor area	
Residential - Market Tower D					
Corrugated Cardboard	1	3yd3	1x per week	24.95m²	269 SF
Food Scraps and Yard Trimmings	5	240L	1x per week		
Glass	1	240L	1x per week		
Mixed Containers	5	360L	1x per week		
Mixed Paper	4	360L	1x per week		
Refundable Beverage Containers	3	240L	1x per week		
Garbage	3	6yd3	1x per week	* Compactor area	
Residential - Rental Towers E and F					
Corrugated Cardboard	1	8yd3	1x per week	55.76m²	600 SF
Food Scraps and Yard Trimmings	12	240L	1x per week		
Glass	2	240L	1x per week		
Mixed Containers	13	360L	1x per week		
Mixed Paper	9	360L	1x per week		
Refundable Beverage Containers	7	360L	1x per week		
Garbage	7	8yd3	1x per week	* Compactor area	
Retail North					
Corrugated Cardboard	1	3yd3	2x per week	13.5m²	142 SF
Garbage	1	3yd3	2x per week		
Glass	1	240L	2x per week		
Mixed Containers	4	360L	2x per week		
Refundable Beverage Containers	1	240L	2x per week		
Mixed Paper	9	360L	2x per week	* Compactor area	
Food Scraps and Yard Trimmings	1	240L	2x per week		
TOTAL GARBAGE AND RECYCLING ROOMS AREA:				**230.48 m²**	**2483 SF**

Waste Disposal Proposed

Type	Count
Office + Retail South	
Cardboard 4yd3	3
Glass	3
Mixed Containers	10
Mixed Papers	22
Refundable Beverage	3
Residential Tower A B C	
Cardboard 4yd3	4
Food Scrap	15
Glass	3
Mixed Containers	16
Mixed Papers	12
Refundable Beverage	8
Residential Tower D	
Cardboard 4yd3	1
Food Scrap	5
Glass	1
Mixed Containers	5
Mixed Papers	4
Refundable Beverage	3
Residential Towers E and F	
Cardboard 4yd3	2
Food Scrap	12
Glass	2
Mixed Containers	13
Mixed Papers	9
Refundable Beverage	7
Retail North	
Garbage	1
Glass	1
Mixed Containers	4
Mixed Papers	9
Refundable Beverage	1



WASTE OVERLAY L1
1 : 300



CLEARANCES - WASTE MANAGEMENT
1" = 10'-0"

gbl

GBL ARCHITECTS INC
13TH EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
PROVINCE OF BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

WASTE MANAGEMENT

DATE	10/5/2018 12:06:09 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
JOB NUMBER	17020

A1.60

7960 ALDERBRIDGE WAY Richmond, BC

DP 16-740262 #37

LANDSCAPE ARCHITECTURAL ABBREVIATIONS

AD	Area Drain	NIC	Not in Contract
ALT	Alternate	NO	Number
ALUM	Aluminum	NTS	Not to Scale
ARCH	Architect/ Architectural	OC	On Center
AVG	Average	OD	Outside Diameter/Dimension
B	Bottom	PC	Point of Curvature
BC	Bottom of Curb Elevation	PERP	Perpendicular
BLDG	Building	PA	Planting area
BOL	Bollard	PI	Point of Intersection
BP	Bottom of Pool	PL	Property Line
BS	Bottom of Step/ Stair Elevation	PLNT	Plant/ Planting
BTW	Between	PO	Point of Origin
BW	Bottom of Wall Elevation	PP	Pedestrian Pole
CB	Catch Basin	PIP	Pour-in-Place
CIV	Civil	PSI	Pounds per Square Inch
CJ	Control Joint	PT	Point of Tangency
COJ	Construction Joint	QTY	Quantity
COMP	Compacted	R	Riser
CONC	Concrete	RA	Radius
DEG	Degree	REBAR	Reinforcing Bar
DET	Detail	REQ	Required
DIA	Diameter	ROW	Right of Way
DIM	Dimension	SB	Setback
DN	Down	SHT	Sheet
DWG	Drawing	SPEC	Specifications
EJ	Expansion Joint	SECT	Section
ENG	Engineer/ Engineering	SQ	Square
EQ	Equal	SS	Stainless Steel
EX	Existing	STA PT	Station Point
FC	Flush Curb	STD	Standard
FDN	Foundation	STL	Steel
FG	Finish Grade	STR/STRUC	Structure/ Structural
FIN	Finish	T	Top
FTG	Footing	T+B	Top and Bottom
FTN	Fountain	TAN	Tangency
GALV	Galvanized	TC	Top of Curb Elevation
HEF	Horizontal Each Face	TD	Trench Drain
HP	High Point	TEMP	Temporary
HT	Height	THK	Thick
HWL	High Water Level	TOS	Top of Slab
ID	Inside Diameter/Dimension	TPZ	Tree Protection Zone
INCL	Include/ Including	TS	Top of Step/ Stair Elevation
JT	Joint	TW	Top of Wall Elevation
LARCH	Landscape Architect	TYP	Typical
LOW	Limit of Work	VERT	Vertical
LT	Light	VEF	Vertical Each Face
M	Meters/ Metres	w/	with
MAX	Maximum	w/o	without
MIN	Minimum	WF	Water Feature
MISC	Miscellaneous	WJ	Water Jet
		WL	Water Level
		WP	Waterproofing

DRAWING LIST

GENERAL

1.	G1.01	DRAWING INDEX + GENERAL INFORMATION

LANDSCAPE ARCHITECTURAL DRAWINGS

2.	L1.01	TREE REMOVAL AND PROTECTION PLAN
3.	L2.01	SITE PLAN
4.	L2.02	LEVEL 3 & LEVEL 6
5.	L2.03	LEVEL 7& LEVEL 10
6.	L2.04	ROOFTOP
7.	L3.01	LANDSCAPE PLAN - GROUND LEVEL AREA 1
8.	L3.02	LANDSCAPE PLAN - GROUND LEVEL AREA 2
9.	L3.03	LANDSCAPE PLAN - GROUND LEVEL AREA 3
10.	L3.04	LANDSCAPE PLAN - GROUND LEVEL AREA 4
11.	L3.05	LANDSCAPE PLAN - LEVEL 3
12.	L3.06	LANDSCAPE PLAN - LEVEL 6
13.	L3.07	LANDSCAPE PLAN - LEVEL 7 & 10
14.	L3.08	LANDSCAPE PLAN - ROOFTOP
15.	L4.01	PLANTING PLAN - GROUND LEVEL - OVERALL
16.	L4.02	PLANTING PLAN - GROUND LEVEL AREA 1
17.	L4.03	PLANTING PLAN - GROUND LEVEL AREA 2 & 3
18.	L4.04	PLANTING PLAN - GROUND LEVEL AREA 4
19.	L4.05	PLANTING PLAN - GROUND LEVEL AREA 5
20.	L4.06	PLANTING PLAN - GROUND LEVEL AREA 6
21.	L4.07	PLANTING PLAN - GROUND LEVEL AREA 7
22.	L4.08	PLANTING PLAN - GROUND LEVEL AREA 8
23.	L4.09	PLANTING PLAN - LEVEL 3 - OVERALL
24.	L4.10	PLANTING PLAN - LEVEL 3 AREA 1
25.	L4.11	PLANTING PLAN - LEVEL 3 AREA 2
26.	L4.12	PLANTING PLAN - LEVEL 3 AREA 3
27.	L4.13	PLANTING PLAN - LEVEL6 - OVERALL
28.	L4.14	PLANTING PLAN - LEVEL6 - AREA 1
29.	L4.15	PLANTING PLAN - LEVEL6 - AREA 2
30.	L4.16	PLANTING PLAN - LEVEL 7
31.	L4.17	PLANTING PLAN - LEVEL 10
32.	L4.18	PLANTING PLAN -RDOF TOP
33.	L5.01	LANDSCAPE LIGHTING PLAN - LEVEL 1
34.	L5.02	LANDSCAPE LIGHTING PLAN - LEVEL 3
35.	L5.03	LANDSCAPE LIGHTING PLAN - LEVEL 6
36.	L5.04	LANDSCAPE LIGHTING PLAN - LEVEL 7 & LEVEL 10
37.	L6.01	LANDSCAPE SECTIONS - GROUND LEVEL
38.	L6.02	LANDSCAPE SECTIONS - LEVEL 3
39.	L7.01	DETAILS - PAVING
40.	L7.02	DETAILS - PLANTING
41.	L7.03	DETAILS - PLANTING & FURNISHING
42.	L7.04	DETAILS - SITE FURNISHING
43.	L7.05	DETAILS - SITE FURNISHING
44.	L7.06	DETAILS - SITE FURNISHING

LANDSCAPE ARCHITECTURAL SYMBOLS

Section Detail
Drawing No.

Plant Type
Quantity

Detail No.
Drawing No.

Detail No.
Drawing No. — DESCRIPTION
SCALE

Elevation marker
(For elev. view) — ELEV

Elevation marker
(For plan view) — ELEV

Existing Elevation
(For plan view) — (EX ELEV)

North Arrow — PROJECT NORTH / TRUE NORTH

Siamese Connection

GENERAL NOTES

1. GRIDLINES SHOWN ON LANDSCAPE DRAWINGS ARE AS PER ARCHITECTURAL LAYOUT.
2. DO NOT SCALE DRAWINGS. USE DIMENSIONAL INFORMATION AS NOTED IN DRAWINGS. CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY IF THERE IS ANY AMBIGUITY, LACK OF INFORMATION OR INCONSISTENCY. DISREGARD FOR THIS NOTE AND EXTRA COSTS INCURRED WILL NOT BE ACCEPTED.
3. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS FOR COMPLIANCE.
4. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
5. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED/ REFERENCED UNLESS NOTED OTHERWISE.
6. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
7. UTILITY AND LIGHTING ARE INDICATED FOR REFERENCE ONLY. REFER TO ENG. DRAWINGS FOR LOCATIONS, DETAILS, AND SPECIFICATIONS.
8. REFER TO ENGINEERING DRAWINGS FOR SUBGRADE, AND REINFORCING OF ALL PAVED SURFACES IN ROADWAYS.
9. THE CONTRACTOR SHALL VERIFY DIMENSIONS SHOWN ON DRAWINGS AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPENCIES OR INCONSISTENCIES PRIOR TO CONSTRUCTION.
10. PROVIDE IRRIGATION FOR ALL SOFT LANDSCAPING INCLUDING GROUNDCOVERS, SHRUBS, AND GREENROOF. COULEE RE-ESTABLISHMENT PLANTING AFTER ESTABLISHED SHALL NOT BE IRRIGATED.
11. PROVIDE ADEQUATE SUB-SURFACE DRAINAGE IN ALL PLANTED AREAS.
12. SEE CIVIL AND ARCHITECTURAL DRAWINGS FOR BUILDING PERIMETER AND ROADWAY GRADING.
13. ALL PLANT MATERIAL AND LANDSCAPE CONSTRUCTION TO CONFORM TO AALA STANDARDS.
14. ENSURE POSITIVE DRAINAGE.
15. PERIMETER ROADWAY TO BE RECONSTRUCTED FULLY IF DAMAGE.

gbl

GBL ARCHITECTS INC.
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NOTES

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BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
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369

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5	2018-08-31	DD 80%
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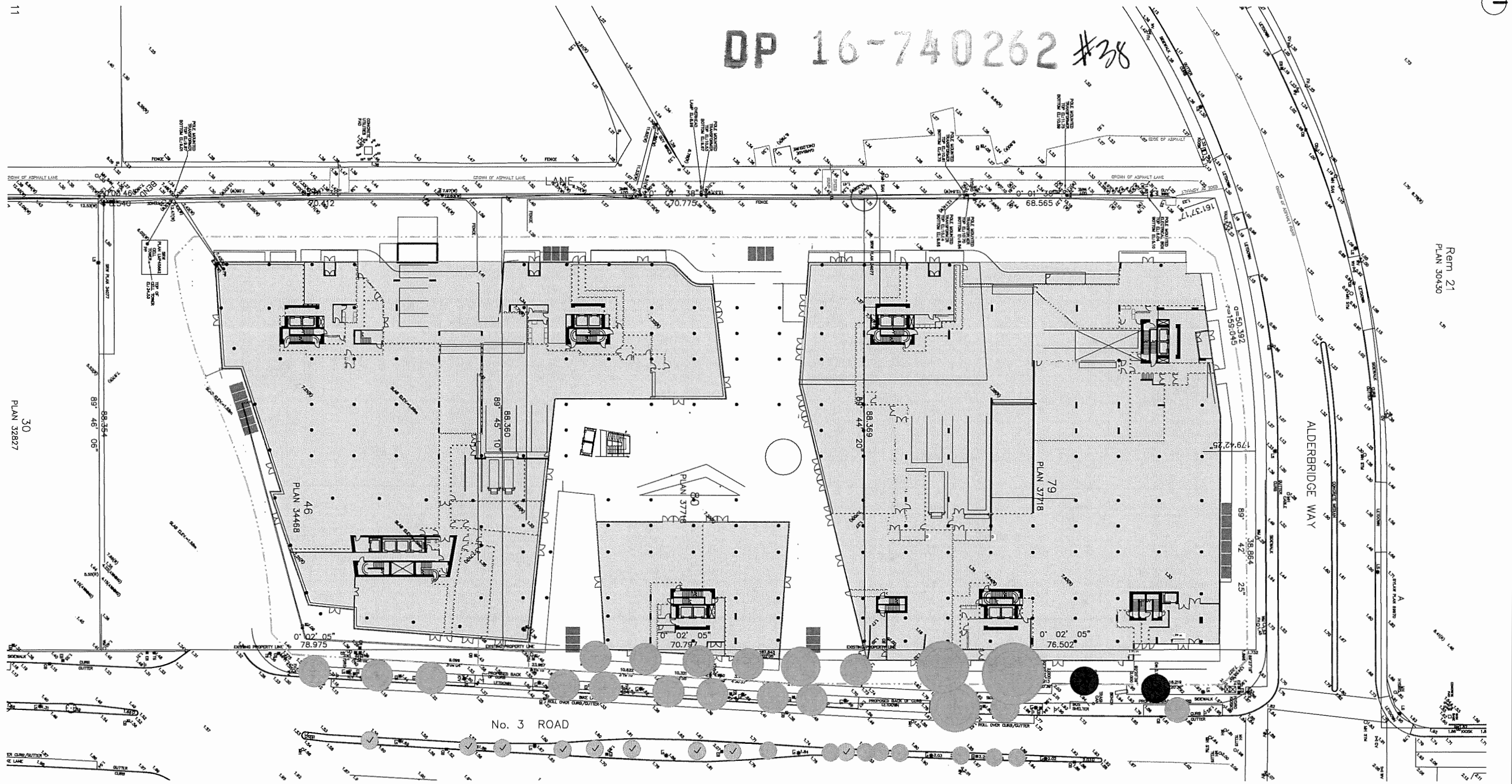
7960 ALDERBRIDGE WAY

COVER SHEET
AND GENERAL NOTES

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	
JOB NUMBER	17046

LG.01

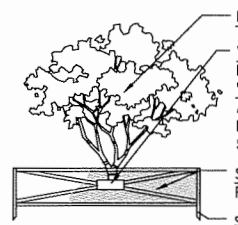
DP 16-740262 #38



LEGEND

- EXISTING TREE TO BE REMOVED - TOTAL 2
- EXISTING TREE TO BE RELOCATED - TOTAL 28
- EXISTING TREE TO BE RETAINED - TOTAL 9
- PROPERTY LINE / LIMIT OF EXCAVATION
- TREE PROTECTION FENCING
- OUTLINE OF PROPOSED BUILDINGS

NOTE:
THE CONTRACTORS SHOULD CONTACT MICHAEL GRIFFITH OR ALEX KURNICKI IN THE CITY OF RICHMOND WHEN THEY ARE READY TO REMOVE AND RELOCATE THE TREES.

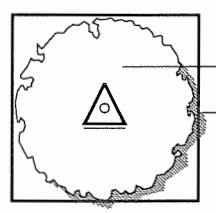


RETENTION TREE - EXISTING TREE TO BE PROTECTED

WATERPROOF SIGNAGE - IN ACCORDANCE WITH DISTRICT OF WEST VANCOUVER POLICY # 02-70-199
"TREE PROTECTION AREA - NO ENTRY"
AND SHALL ALSO READ: NO DUMPING, NO FILLING, NO DIGGING OR EXCAVATING. NO LUMBER OR SUPPLY STORAGE"

SNOW FENCING - (PLASTIC MESH SCREENING) SECURELY FASTENED TO WOOD FRAME

SOLID BARRIER
50x100 (2"x4") WOOD POSTS
50x100 (2"x4") WOOD CROSS BRACE RAILS NAILED TO:
50x100 (2"x4") TOP AND BOTTOM WOOD RAILS



RETENTION TREE - EXISTING TREE TO BE PROTECTED

50x100 (2"x4") MIN. WOOD FRAME
- FOR DIMENSIONS REFER TO 'TREE PROTECTION FENCING DISTANCE CHART.
- TO DRIPLINE OF TREE
(MIN. OUTSIDE OF BRANCHES)

REFER TO ARBORIST REPORT

1 - TREE PROTECTION FENCING
SCALE: 1/32"=1'0"

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NOTES

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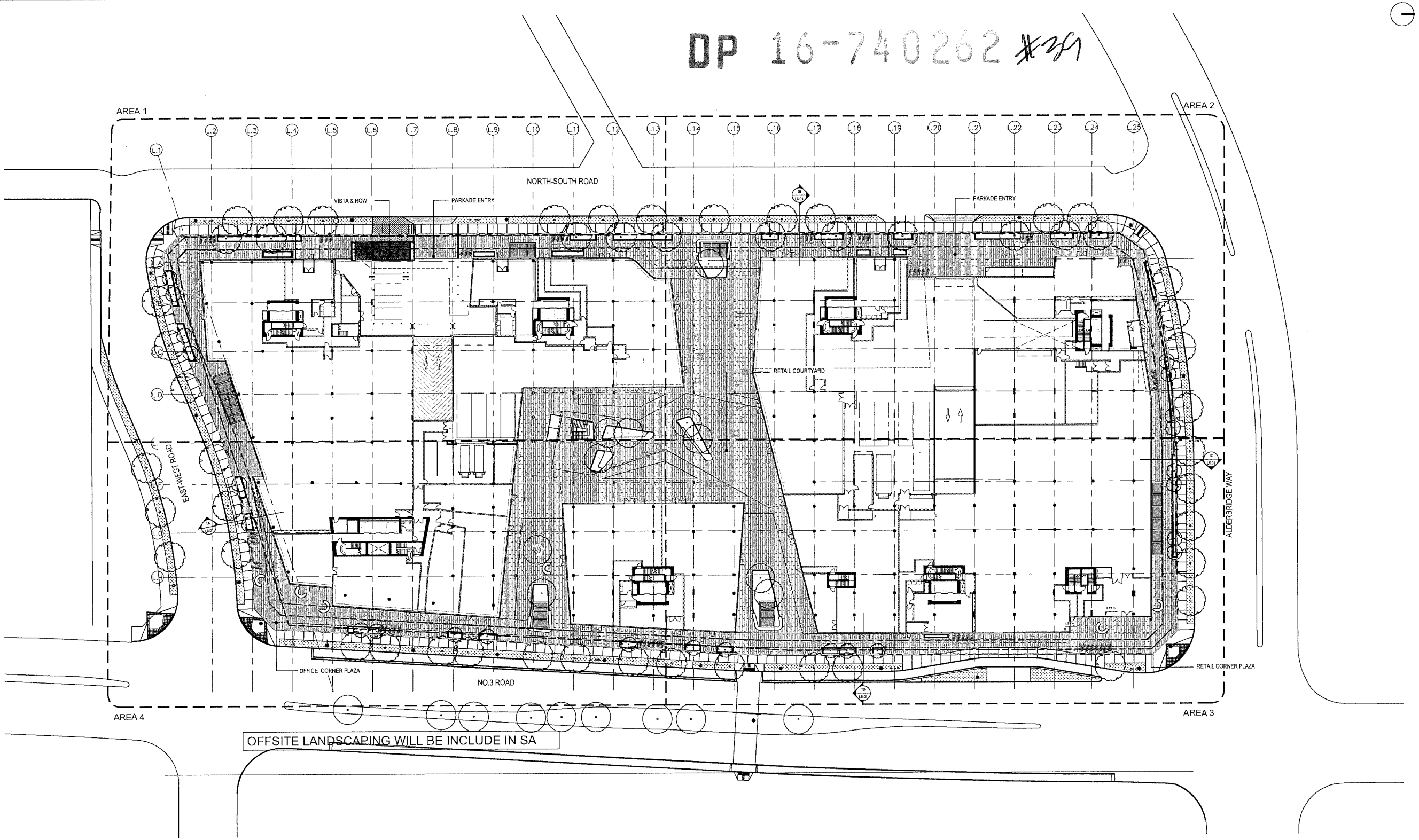
7960 ALDERBRIDGE WAY

TREE MANAGEMENT PLAN

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/32" = 1'- 0"
JOB NUMBER	17046

L1.01

DP 16-740262 #39



LEGEND

- PROPERTY LINE
- SETBACK LINE
- UNDERGROUND PARKING OUTLINE
- STRUCTURE ABOVE

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NOTES

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7960 ALDERBRIDGE WAY

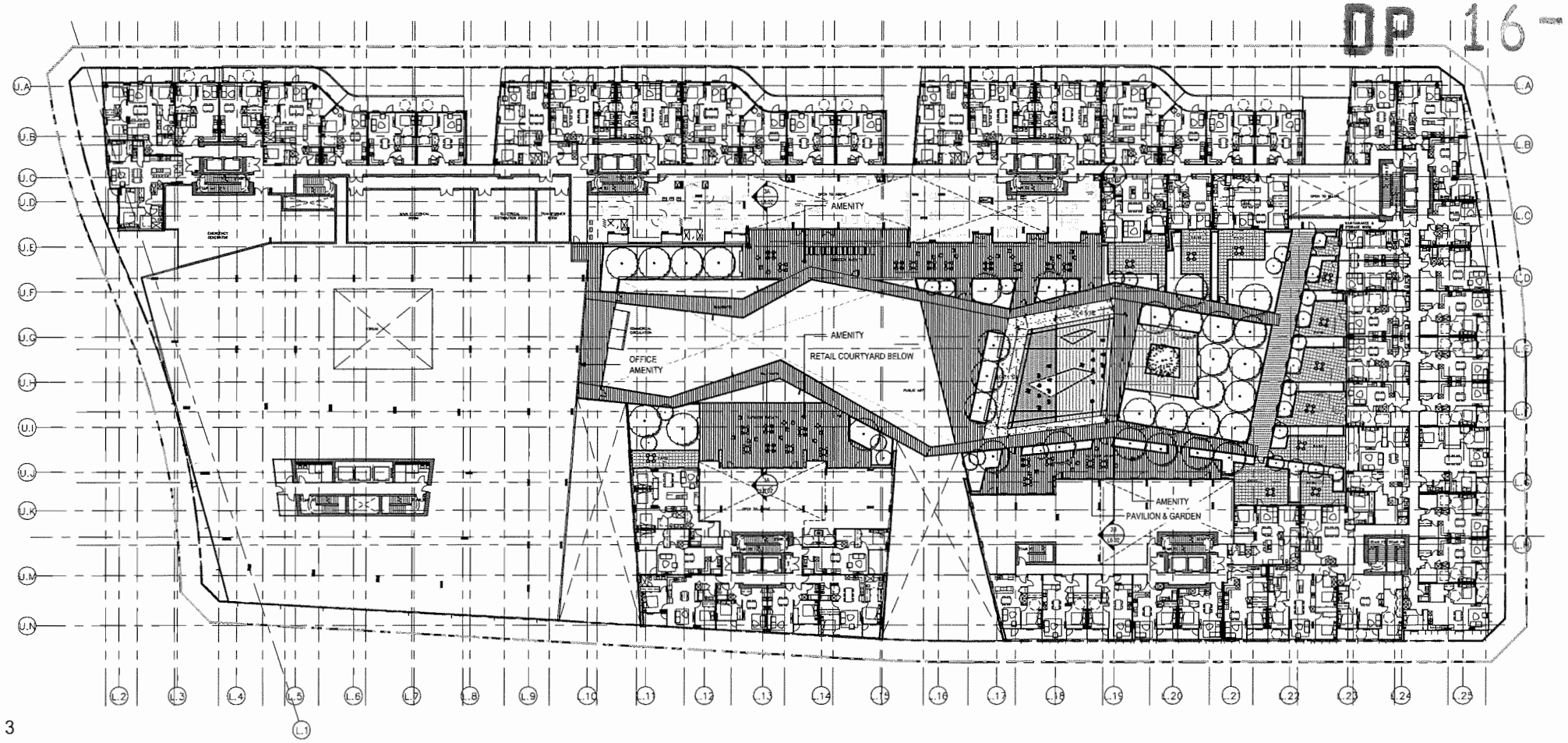
SITE PLAN

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/32" = 1'- 0"
JOB NUMBER	17046

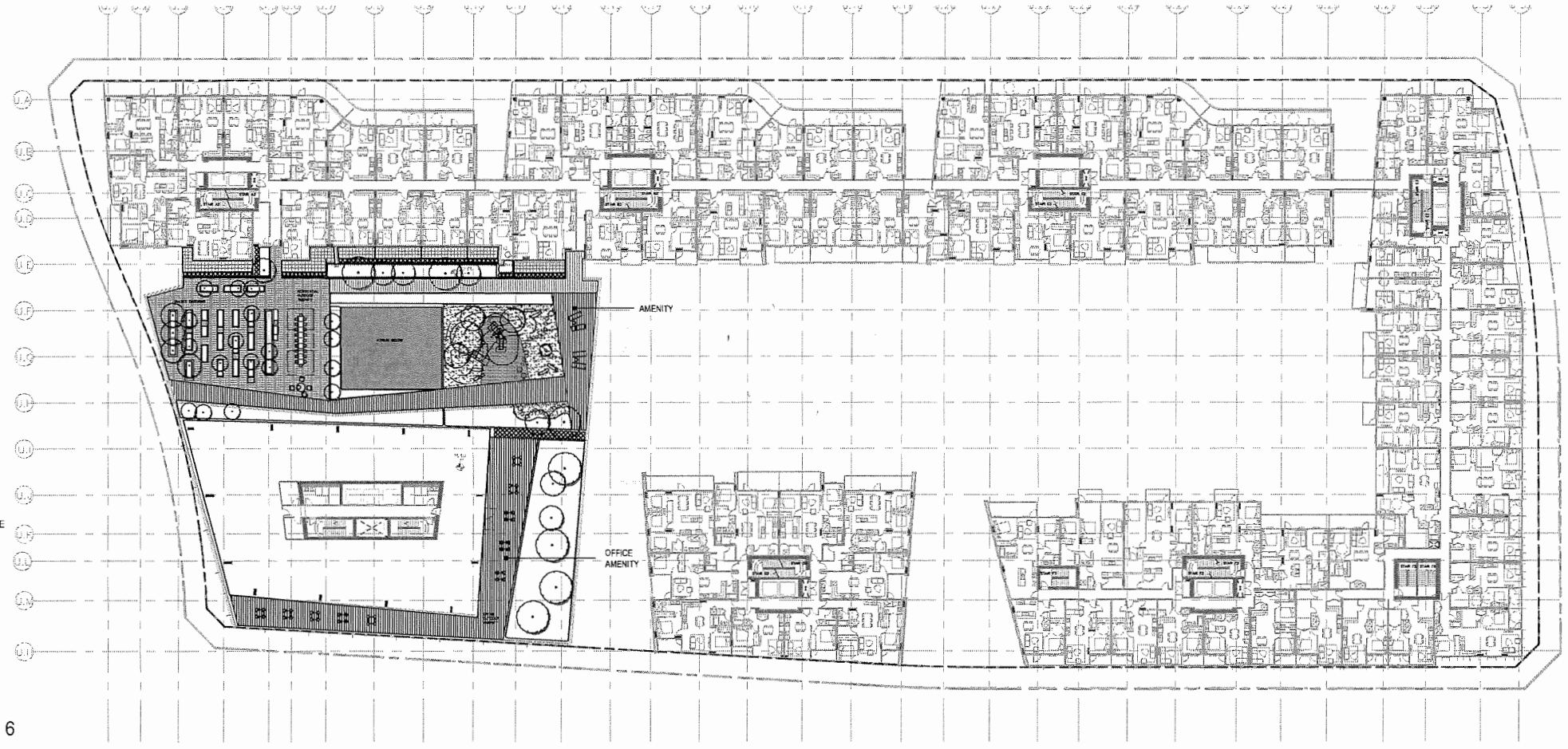
L2.01

DP 16-740262

#40



LEVEL 3



LEGEND

PROPERTY LINE

SETBACK LINE

LEVEL 6

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7	2018-10-09	Reissued for DP

7960 ALDERBRIDGE WAY

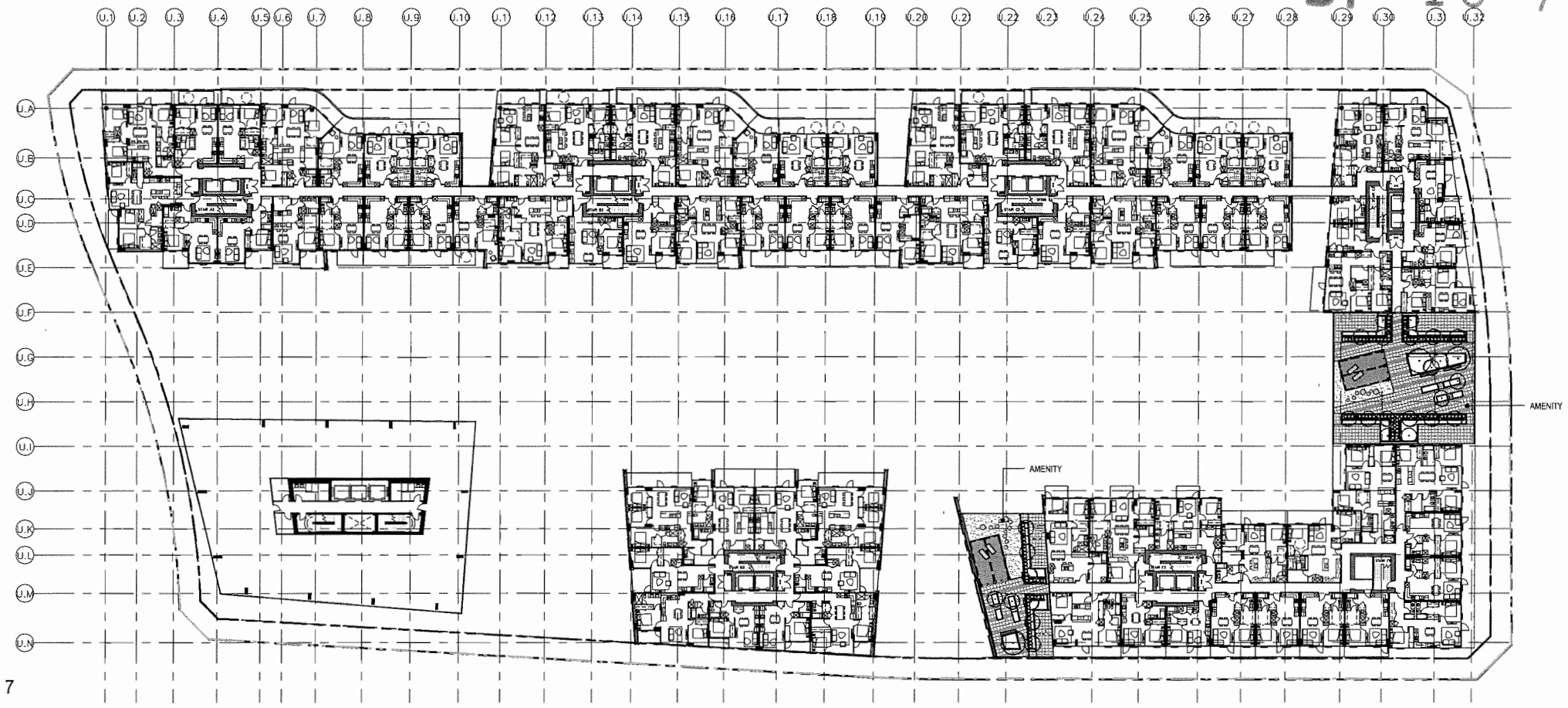
LEVEL 3 & LEVEL 6

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/32" = 1'- 0"
JOB NUMBER	17046

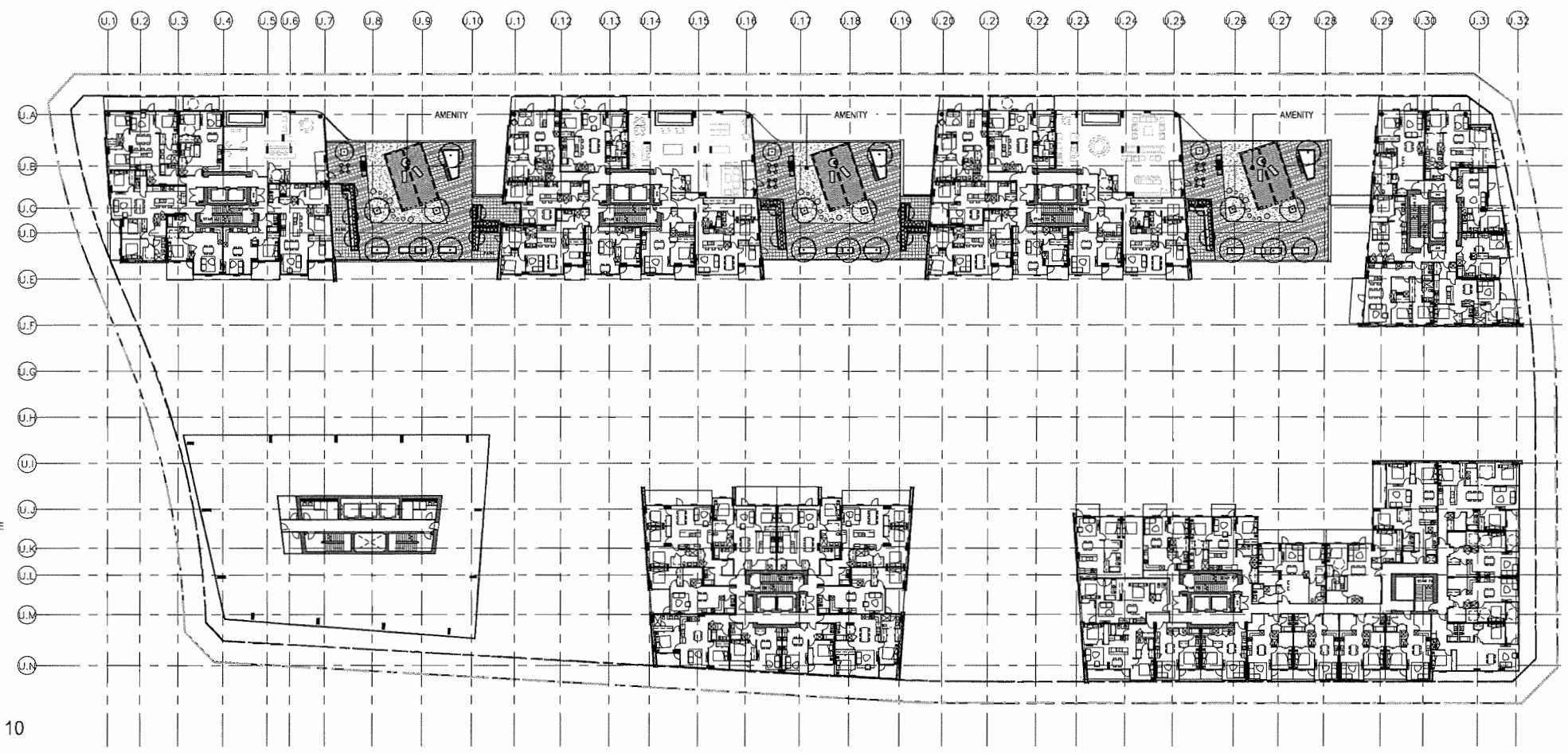
L2.02

DP 16-740262

#4



LEVEL 7



LEVEL 10

gbl

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7	2018-10-09	Reissued for DP

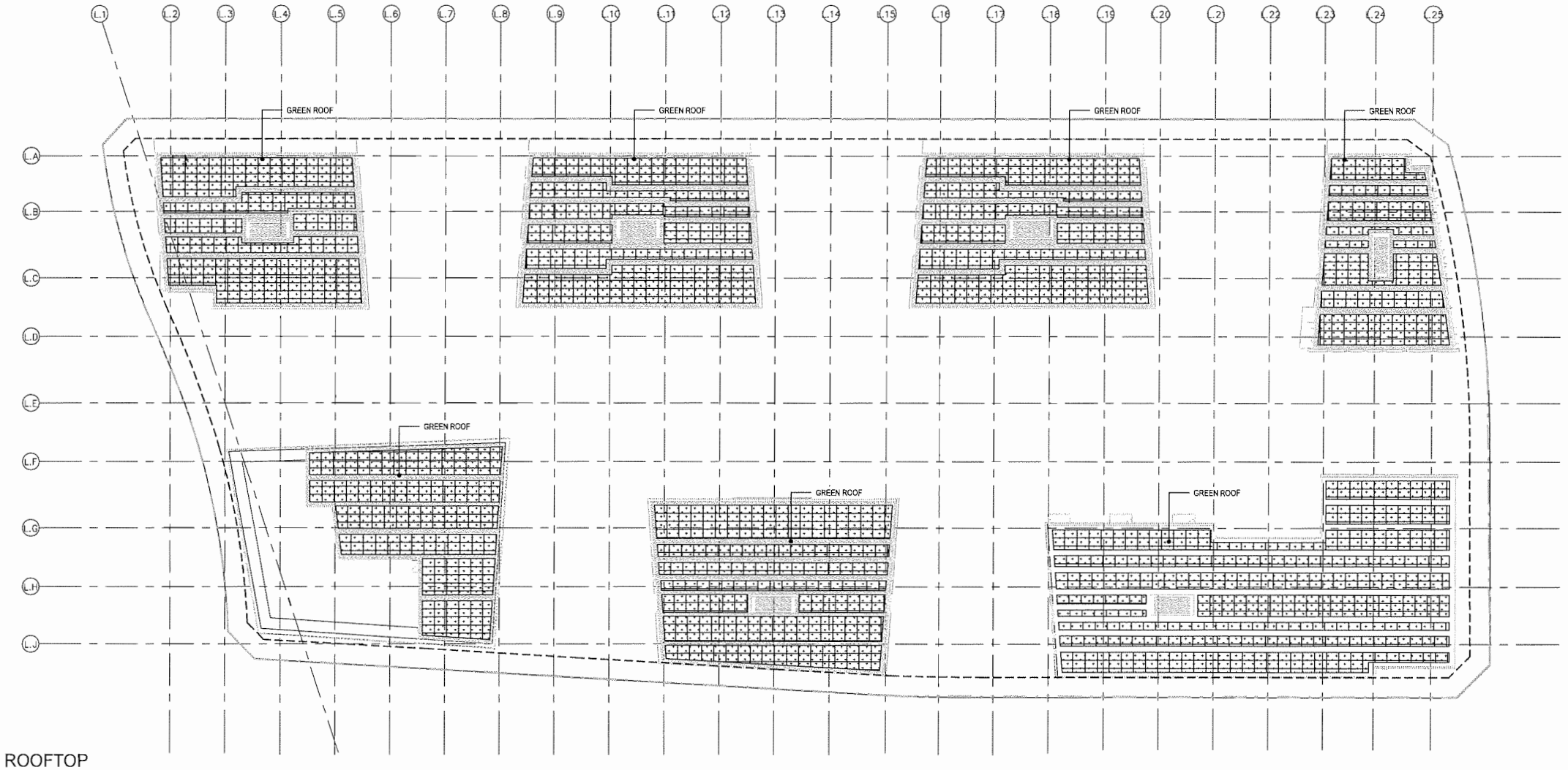
7960 ALDERBRIDGE WAY

LEVEL 7 & LEVEL 10

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/32" = 1'- 0"
JOB NUMBER	17046

L2.03

DP 16-740262
#42



ROOFTOP

LEGEND

PROPERTY LINE

SETBACK LINE

gbl

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7	2018-10-09	Reissued for DP

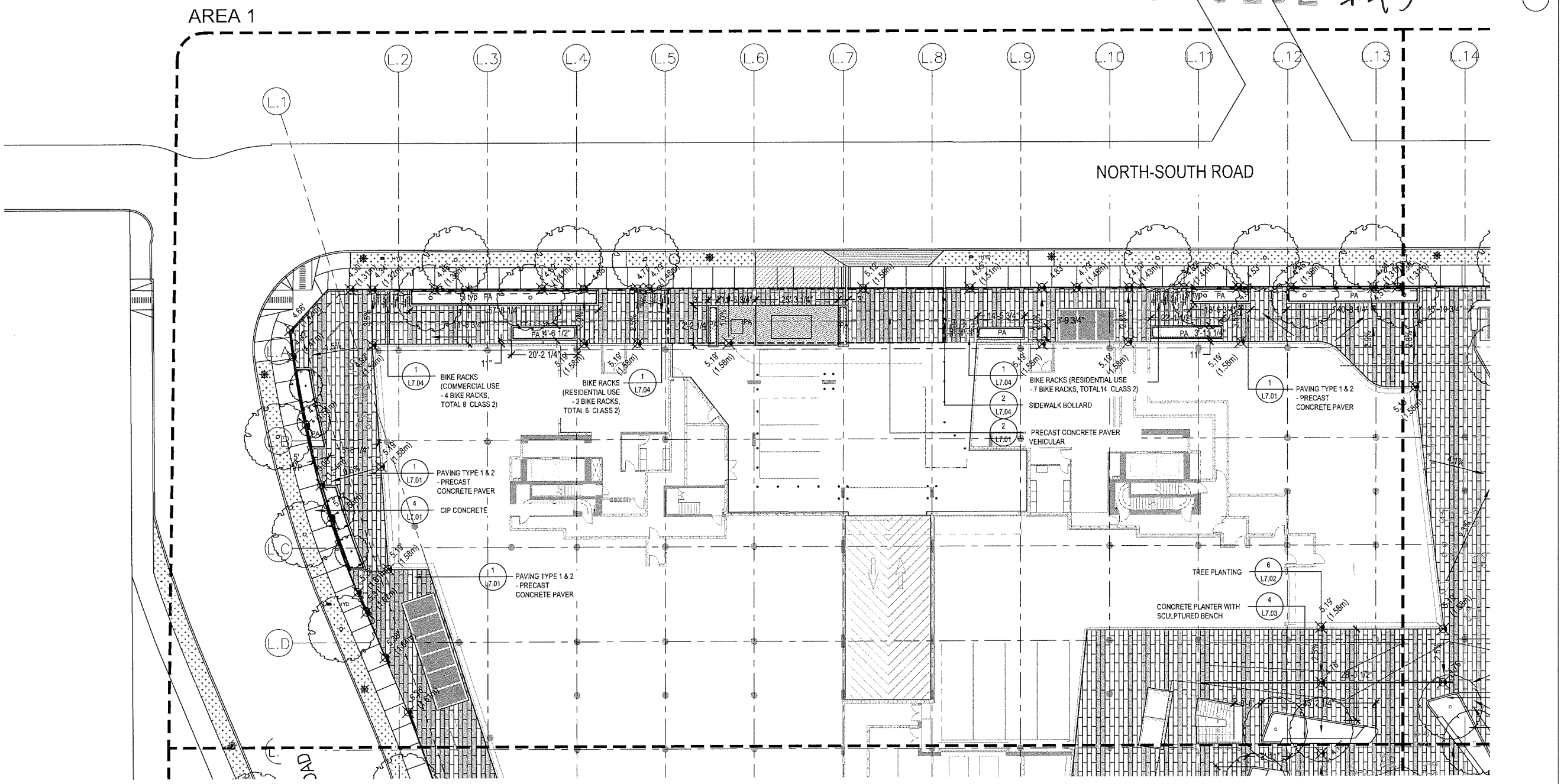
7960 ALDERBRIDGE WAY

ROOFTOP

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/32" = 1'- 0"
JOB NUMBER	17046

L2.04

DP 16-740262 #43



MATERIALS LEGEND

- CIP CONCRETE OFF-SITE (REFERENCE ONLY)
- PAVING TYPE 1&2 - PRECAST CONCRETE PAVER
  STREET LEVEL
  TYPE 1: "CALIFORNIA" SIZE: 12X6X2-3/8", COLOR: NATURAL
  TYPE 2: "CALIFORNIA" SIZE: 12X6X2-3/8", COLOR: CHARCOAL
- PAVING TYPE 3 - PORCELAINS WOOD LOOK SLABS
  LEVEL 3 - OUTDOOR AMENITY, LEVEL 3 & 6
  TYPE: "ARISTOCRAT" SIZE: 5 3/4" X 35 1/2" X 3/4", COLOR: SEQUOIA
- PAVING TYPE 4 & 5 - CONCRETE HYDRAPRESSED SLAB
  LEVEL 6, 7 & 10
  TYPE 4: "TAXEDA" , SIZE: 18"X18"X1-5/8" , COLOR: DESERT SAND (TOWER A) GREEN (TOWER B) NATURAL (TOWER C)
  TYPE 5: "TAXEDA" , SIZE: 18"X18"X1-5/8" , COLOR: CHARCOAL
- PAVING TYPE 6 - WOOD DECK
  LEVEL 7 & 10
- PAVING TYPE 7 - ARTIFICIAL TURF
  LEVEL 7 & 10
- PAVING TYPE 8 - RUBBER SURFACE
  LEVEL 6
- BIKE RACK
  GROUND LEVEL - ENTRANCES TOTAL 122
- WOOD TOP BENCH TYPE A
  STREET LEVEL
- WOOD TOP BENCH TYPE B
  STREET LEVEL
- WOOD TOP BENCH TYPE C
  STREET LEVEL - MID PLAZA
- WOOD TOP BENCH TYPE D
  LEVEL 3, 7 & 10
- PRIVACY SCREEN
  LEVEL 3, 6, 7 & 10
  SEE ARCH.
- TRELLIS
  PODIUM LEVEL - PATIOS, VIEWING PLATFORM
  SEE ARCH.
- CIP CONCRETE PLANTER WALL
  LEVEL 3, 6, 7 & 10
  SEE ARCH., MID SANDBLAST FINISH
- WOOD POT
  LEVEL 6, 7 & 10 - URBAN AGRICULTURE
- METAL PLANTER
  LEVEL 7 & 10 - TREE PLANTER
- BBQ COUNTER / FIRE PLACE
  LEVEL 6 - OUTDOOR DINING PATIO
- FIRE PIT
  LEVEL 6

LAYOUT AND MATERIALS GENERAL NOTES

1. DO NOT SCALE DRAWINGS. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS FOR COMPLIANCE.
3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
4. UTILITY AND LIGHTING ARE INDICATED FOR REFERENCE ONLY. REFER TO ENG. DRAWINGS FOR LOCATIONS, DETAILS, AND SPECIFICATIONS.
5. REFER TO CIVIL ENGINEERS DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS AND PEDESTRAIN LET-DOWNS.
6. REFER TO ENGINEERING DRAWINGS FOR DETAILS, SUBGRADE, AND REINFORCING OF ALL PAVED SURFACES IN ROADWAYS.
7. ALL STREETSCAPE DESIGN IS TO BE COORDINATED WITH CITY OF RICHMOND STREET ENGINEERING DEPARTMENT AND PLANTED UNDER SUPERVISION OF THE CITY OF RICHMOND PARK BOARD.
8. REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS.
9. ALL DIMENSIONS ARE NOMINAL
10. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
11. ALL MOVABLE FURNITURE WILL BE PROVIDED BY OWNERS.

gbl

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NOTES

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REVISIONS

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5	2018-08-31	OD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for OP

7960 ALDERBRIDGE WAY

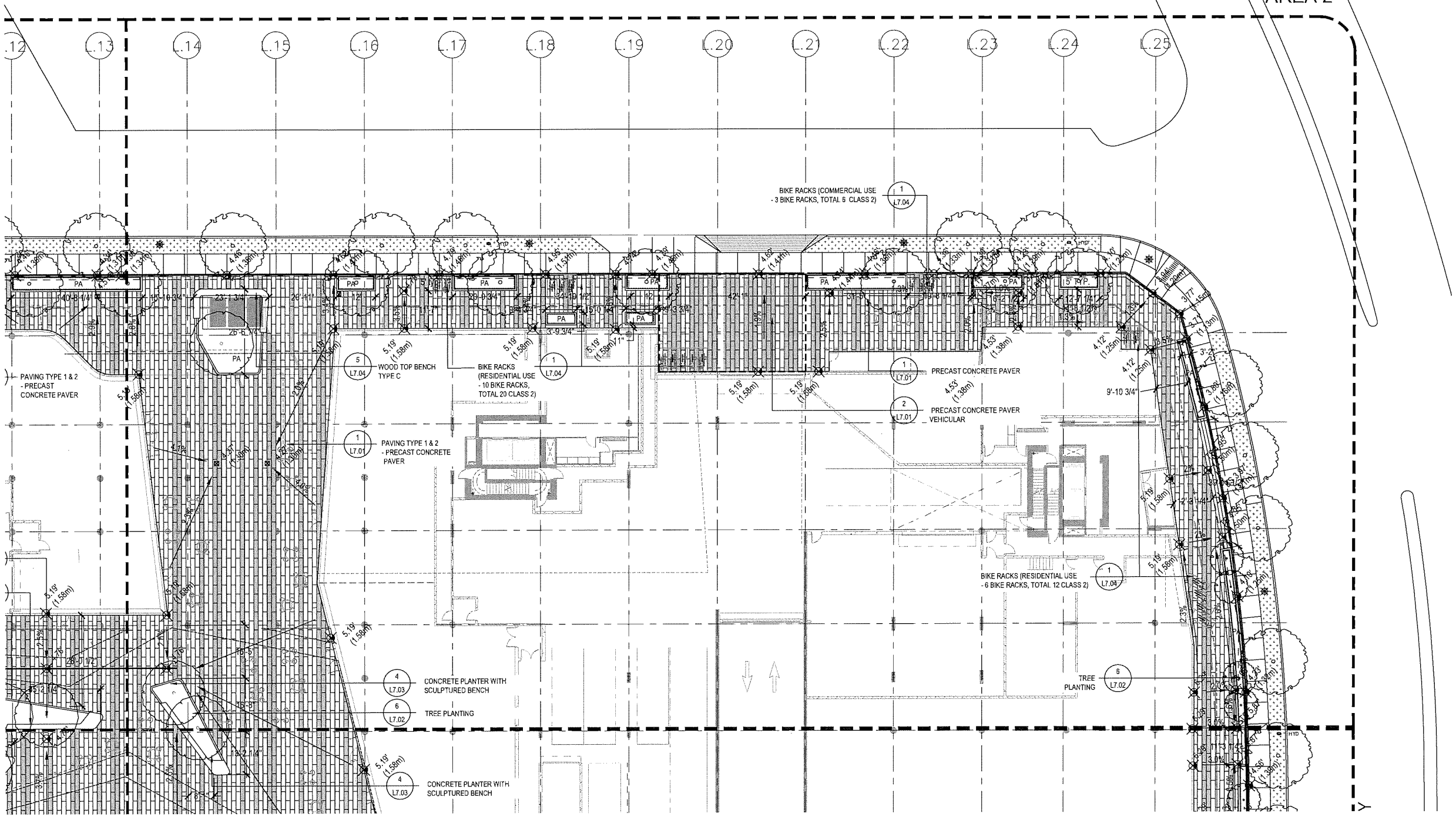
LANDSCAPE PLAN
- GROUND LEVEL AREA 1

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/16" = 1'- 0"
JOB NUMBER	17046

L3.01

DP 16-740262 #44

AREA 2



MATERIALS LEGEND

- CIP CONCRETE OFF-SITE (REFERENCE ONLY)
- PAVING TYPE 1&2 - PRECAST CONCRETE PAVER
  STREET LEVEL
  TYPE 1: "CALIFORNIA" SIZE: 12X8X2-3/8", COLOR: NATURAL
  TYPE 2: "CALIFORNIA" SIZE: 12X8X2-3/8", COLOR: CHARCOAL
- PAVING TYPE 3 - PORCELAINS WOOD LOOK SLABS
  LEVEL 3 - OUTDOOR AMENITY, LEVEL 3 & 6
  TYPE: "ARISTOCRAT" SIZE: 8 3/8" X 35 3/8" X 3/4", COLOR: SEQUOIA
- PAVING TYPE 4 & 5 - CONCRETE HYDRAPRESSED SLAB
  LEVEL 6, 7 & 10
  TYPE 4: "TAXEDA", SIZE: 16"X16"X1-5/8", COLOR: DESERT SAND (TOWER A) GREEN (TOWER B) NATURAL (TOWER C)
  TYPE 5: "TAXEDA", SIZE: 16"X16"X1-5/8", COLOR: CHARCOAL
- PAVING TYPE 6 - WOOD DECK
  LEVEL 7 & 10
- PAVING TYPE 7 - ARTIFICIAL TURF
  LEVEL 7 & 10
- PAVING TYPE 8 - RUBBER SURFACE
  LEVEL 6
- BIKE RACK
  GROUND LEVEL - ENTRANCES TOTAL 122
- WOOD TOP BENCH TYPE A
  STREET LEVEL
- WOOD TOP BENCH TYPE B
  STREET LEVEL
- WOOD TOP BENCH TYPE C
  STREET LEVEL - MID PLAZA
- WOOD TOP BENCH TYPE D
  LEVEL 3, 7 & 10
- PRIVACY SCREEN
  LEVEL 3, 6, 7 & 10
  SEE ARCH.
- TRELLIS
  PODIUM LEVEL - PATIOS, VIEWING PLATFORM
  SEE ARCH.
- CIP CONCRETE PLANTER WALL
  LEVEL 3, 6, 7 & 10
  SEE ARCH., MID SANDBLAST FINISH
- WOOD POT
  LEVEL 6, 7 & 10 - URBAN AGRICULTURE
- METAL PLANTER
  LEVEL 7 & 10 - TREE PLANTER
- BBQ COUNTER / FIRE PLACE
  LEVEL 6 - OUTDOOR DINING PATIO
- FIRE PIT
  LEVEL 6

LAYOUT AND MATERIALS GENERAL NOTES

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gbl

GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

NOTES

PFS STUDIO
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1777 West 3rd Avenue Vancouver BC V6J 1K7 604.736.1156 pfs@pfs.bc.ca www.pfs.bc.ca

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
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369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

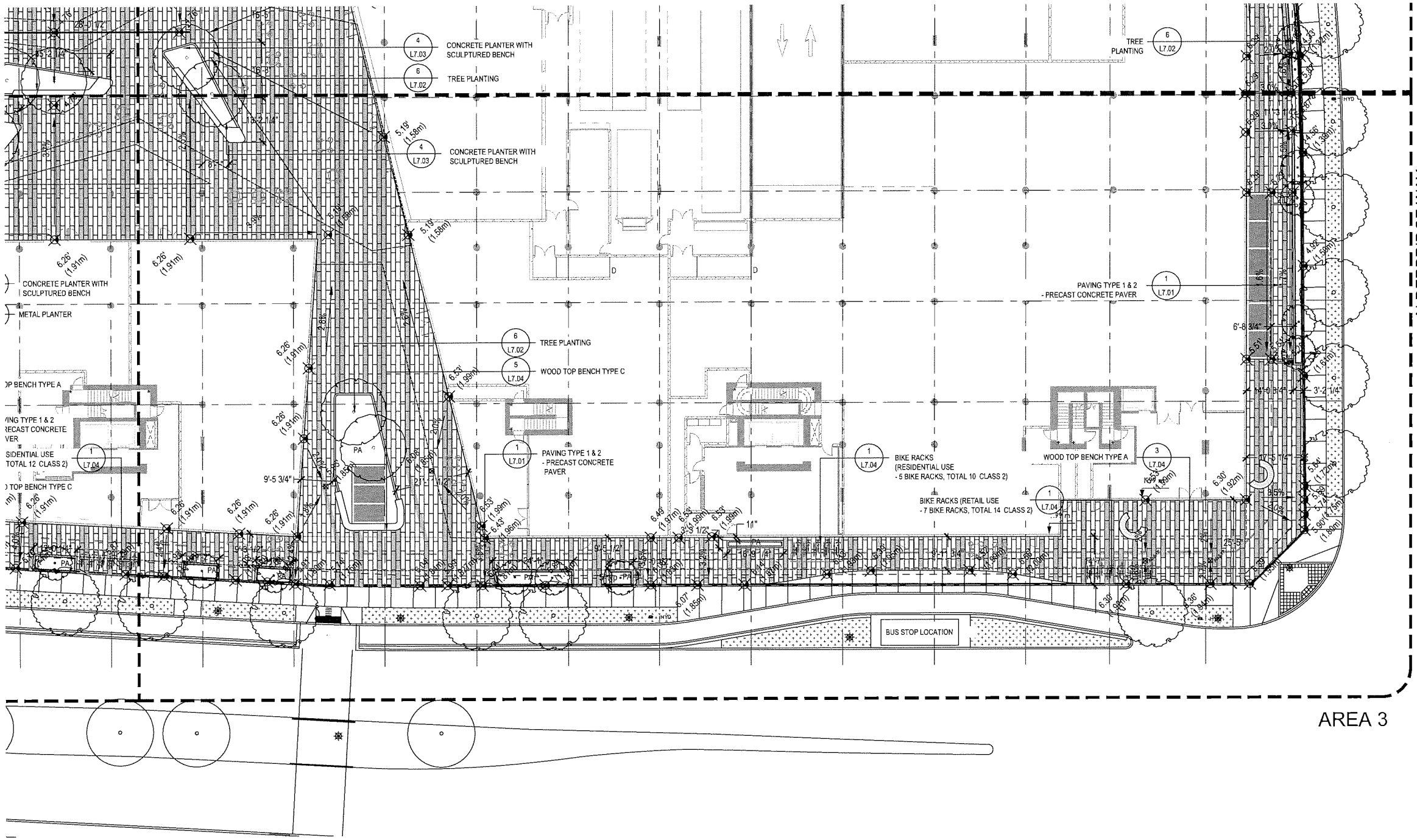
7960 ALDERBRIDGE WAY

LANDSCAPE PLAN
- GROUND LEVEL AREA 2

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/16" = 1'- 0"
JOB NUMBER	17046

L3.02

DP 16-740262 #45



MATERIALS LEGEND

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- PAVING TYPE 1&2 - PRECAST CONCRETE PAVER — STREET LEVEL — TYPE 1: "CALIFORNIA" SIZE: 12X6X2-3/8", COLOR: NATURAL; TYPE 2: "CALIFORNIA" SIZE: 12X6X2-3/8", COLOR: CHARCOAL
- PAVING TYPE 3 - PORCELAINS WOOD LOOK SLABS — LEVEL 3 - OUTDOOR AMENITY, LEVEL 3 & 6 — TYPE: "ARISTOCRAT" SIZE: 8 3/4" X 35 7/8" X 3/4", COLOR: SEQUOIA
- PAVING TYPE 4 & 5 - CONCRETE HYDRAPRESSED SLAB — LEVEL 6, 7 & 10 — TYPE 4: "TAXEDA" , SIZE: 18"X18"X1-5/8" , COLOR: DESERT SAND (TOWER A) GREEN (TOWER B) NATURAL (TOWER C) — TYPE 5: "TAXEDA" , SIZE: 18"X18"X1-5/8" , COLOR: CHARCOAL
- PAVING TYPE 6 - WOOD DECK — LEVEL 7 & 10
- PAVING TYPE 7 - ARTIFICIAL TURF — LEVEL 7 & 10
- PAVING TYPE 8 - RUBBER SURFACE — LEVEL 6
- BIKE RACK — GROUND LEVEL - ENTRANCES TOTAL 122
- WOOD TOP BENCH TYPE A — STREET LEVEL
- WOOD TOP BENCH TYPE B — STREET LEVEL
- WOOD TOP BENCH TYPE C — STREET LEVEL - MID PLAZA
- WOOD TOP BENCH TYPE D — LEVEL 3, 7 & 10
- PRIVACY SCREEN — LEVEL 3, 6, 7 & 10 — SEE ARCH.
- TRELLIS — PODIUM LEVEL - PATIOS, VIEWING PLATFORM — SEE ARCH.
- CIP CONCRETE PLANTER WALL — LEVEL 3, 6, 7 & 10 — SEE ARCH., MID SANDBLAST FINISH
- WOOD POT — LEVEL 6, 7 & 10 - URBAN AGRICULTURE
- METAL PLANTER — LEVEL 7 & 10 - TREE PLANTER
- BBQ COUNTER / FIRE PLACE — LEVEL 6 - OUTDOOR DINING PATIO
- FIRE PIT — LEVEL 6

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BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS — REGISTERED MEMBER — LINLIN 369

REVISIONS

NO.	DATE	DESCRIPTION
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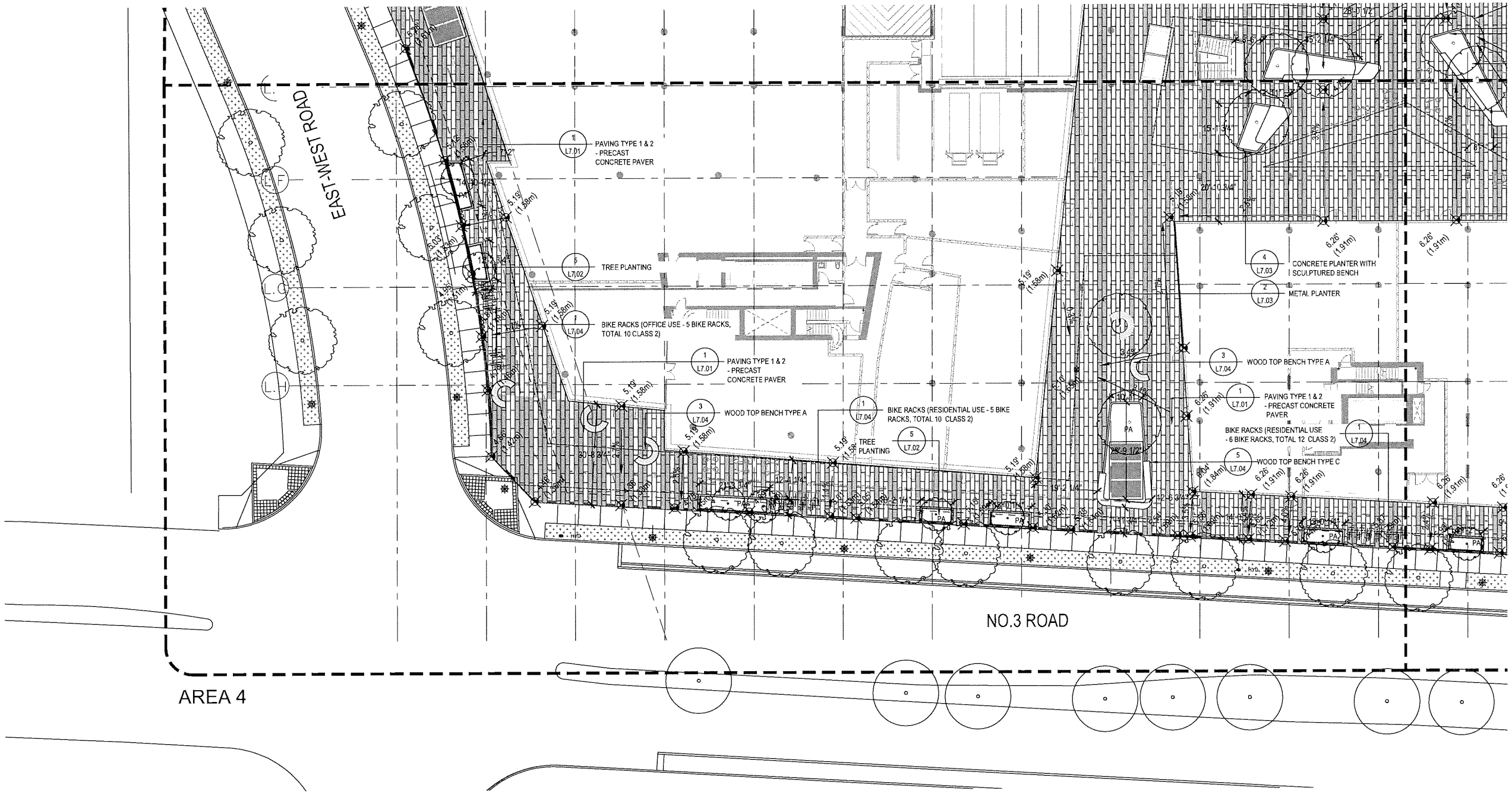
7960 ALDERBRIDGE WAY

LANDSCAPE PLAN
- GROUND LEVEL AREA 3

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/16" = 1'- 0"
JOB NUMBER	17046

L3.03

DP 16-740262 #46



MATERIALS LEGEND

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  LEVEL 3, 6, 7 & 10
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  LEVEL 7 & 10 - TREE PLANTER
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- FIRE PIT
  LEVEL 6

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BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
LIN LI
369

REVISIONS

NO.	DATE	DESCRIPTION
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7	2018-10-09	Reissued for DP

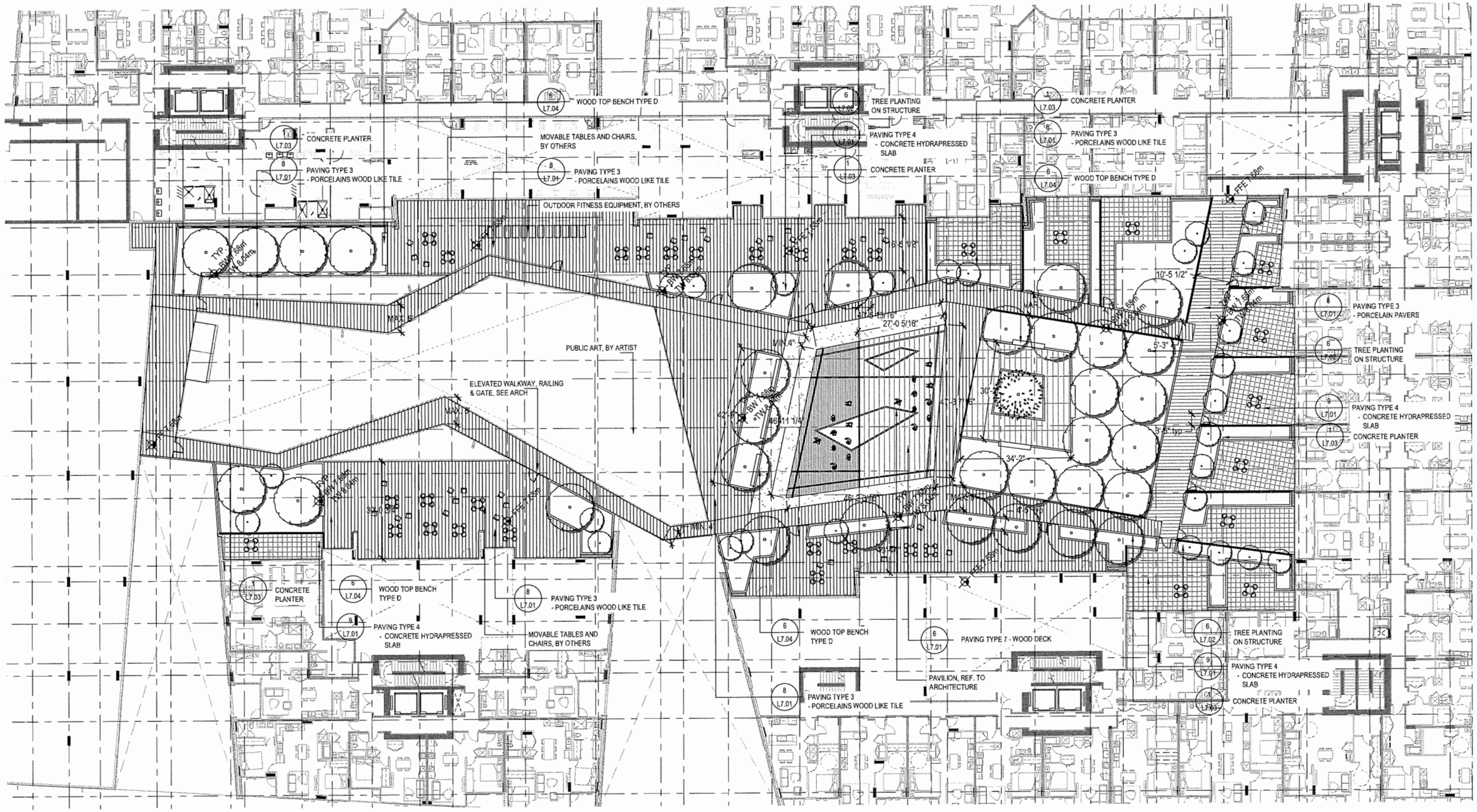
7960 ALDERBRIDGE WAY

LANDSCAPE PLAN
- GROUND LEVEL AREA 4

DATE:	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/16" = 1'- 0"
JOB NUMBER	17046

L3.04

DP 16-740262 #47



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TEL 604 736 1156
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NOTES

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pfs@pfs3d.ca
www.pfs.ca

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS — REGISTERED MEMBER — LIN LI — 369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
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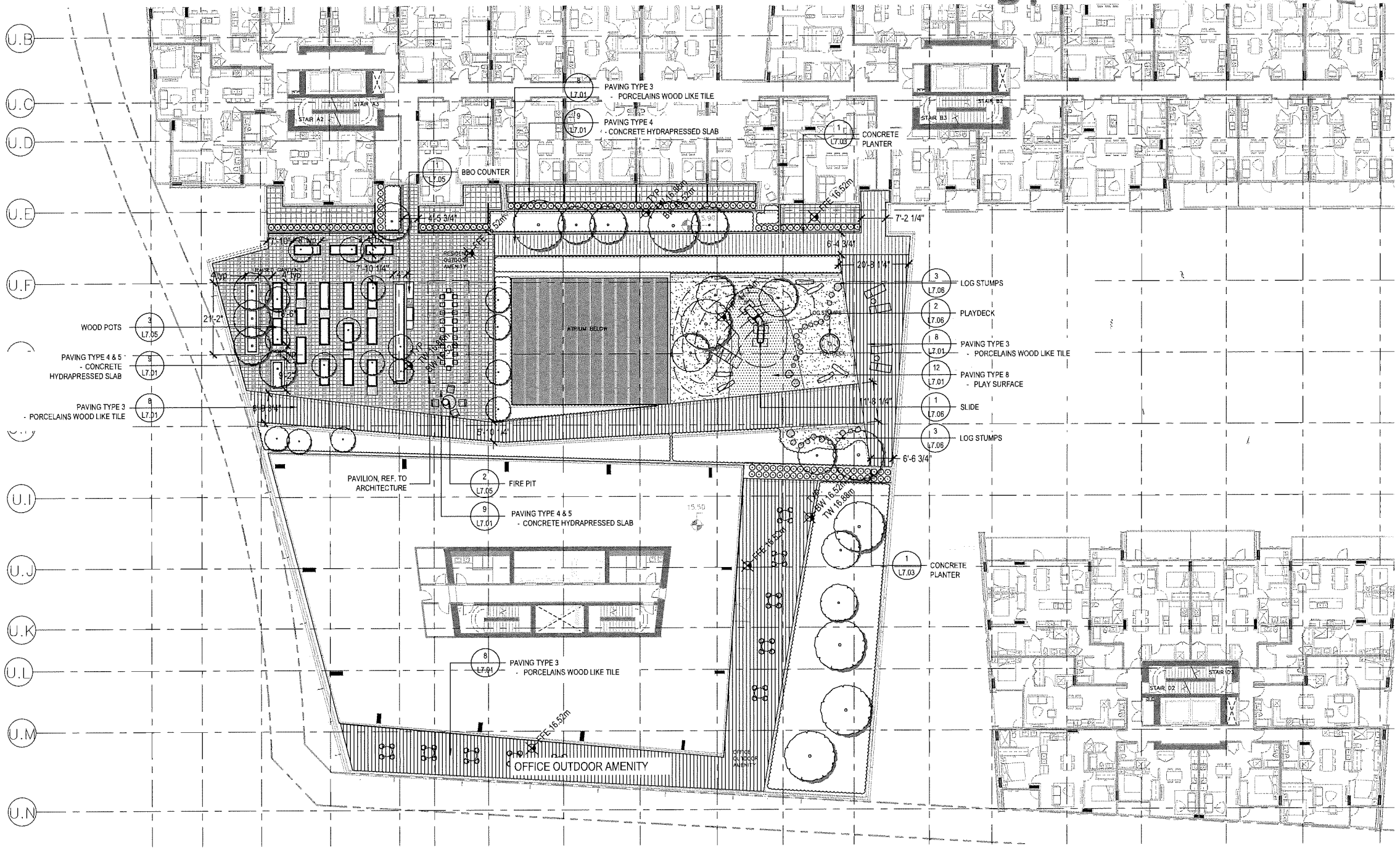
7960 ALDERBRIDGE WAY

LANDSCAPE PLAN - LEVEL 3

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/16" = 1'- 0"
JOB NUMBER	17046

L3.05

DP 16-740292 #16



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REGISTERED MEMBER
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REVISIONS

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7960 ALDERBRIDGE WAY

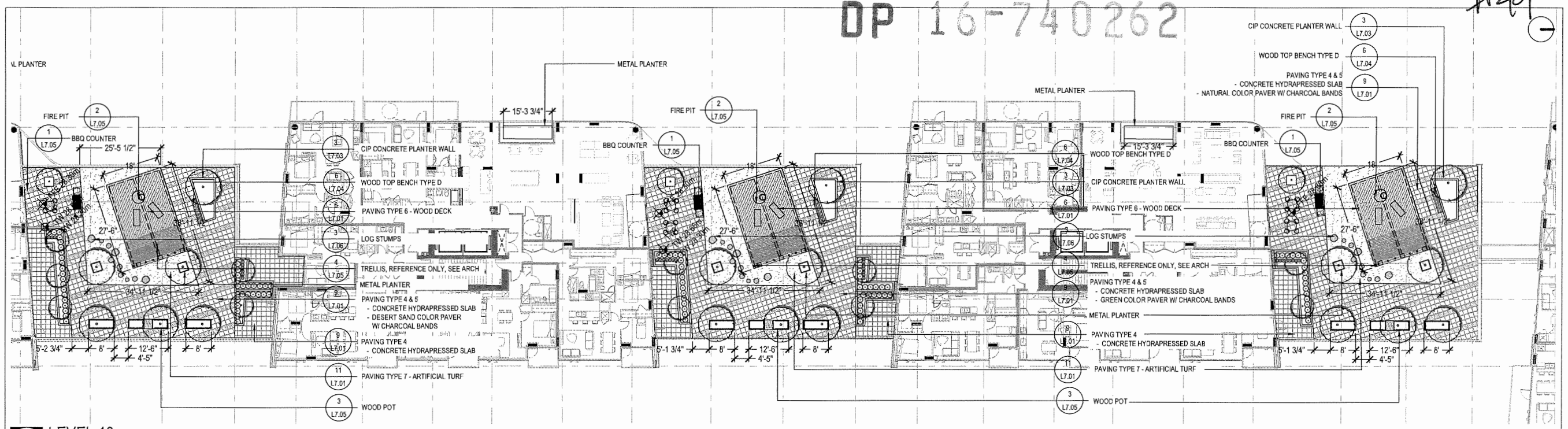
LANDSCAPE PLAN
- LEVEL 6

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LI
SCALE	1/16" = 1'- 0"
JOB NUMBER	17046

L3.06

DP 16-740262

#49



1 - LEVEL 10

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

MATERIALS LEGEND

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- PAVING TYPE 1&2 - PRECAST CONCRETE PAVER — STREET LEVEL; TYPE 1: "CALIFORNIA" SIZE: 12"x6"x2-3/8", COLOR: NATURAL; TYPE 2: "CALIFORNIA" SIZE: 12"x6"x2-3/8", COLOR: CHARCOAL
- PAVING TYPE 3 - PORCELAINS WOOD LOOK SLABS — LEVEL 3 - OUTDOOR AMENITY, LEVEL 3 & 8; TYPE: "ARISTOCRAT" SIZE: 8 7/8" X 35 3/8" X 3/8", COLOR: SEQUOIA
- PAVING TYPE 4 & 5 - CONCRETE HYDRAPRESSED SLAB — LEVEL 6, 7 & 10; TYPE 4: "TAXEDA", SIZE: 18"X18"X1-5/8", COLOR: DESERT SAND (TOWER A) GREEN (TOWER B) NATURAL (TOWER C); TYPE 5: "TAXEDA", SIZE: 18"X18"X1-5/8", COLOR: CHARCOAL
- PAVING TYPE 6 - WOOD DECK — LEVEL 7 & 10
- PAVING TYPE 7 - ARTIFICIAL TURF — LEVEL 7 & 10
- PAVING TYPE 8 - RUBBER SURFACE — LEVEL 6
- BIKE RACK — GROUND LEVEL - ENTRANCES TOTAL 122
- WOOD TOP BENCH TYPE A — STREET LEVEL
- WOOD TOP BENCH TYPE B — STREET LEVEL
- WOOD TOP BENCH TYPE C — STREET LEVEL - MID PLAZA
- WOOD TOP BENCH TYPE D — LEVEL 3, 7 & 10
- PRIVACY SCREEN — LEVEL 3, 6, 7 & 10; SEE ARCH.
- TRELLIS — PODIUM LEVEL - PATIOS, VIEWING PLATFORM; SEE ARCH.
- CIP CONCRETE PLANTER WALL — LEVEL 3, 6, 7 & 10; SEE ARCH., MID SANDBLAST FINISH
- WOOD POT — LEVEL 6, 7 & 10 - URBAN AGRICULTURE
- METAL PLANTER — LEVEL 7 & 10 - TREE PLANTER
- BBQ COUNTER / FIRE PLACE — LEVEL 6 - OUTDOOR DINING PATIO
- FIRE PIT — LEVEL 6

LAYOUT AND MATERIALS GENERAL NOTES

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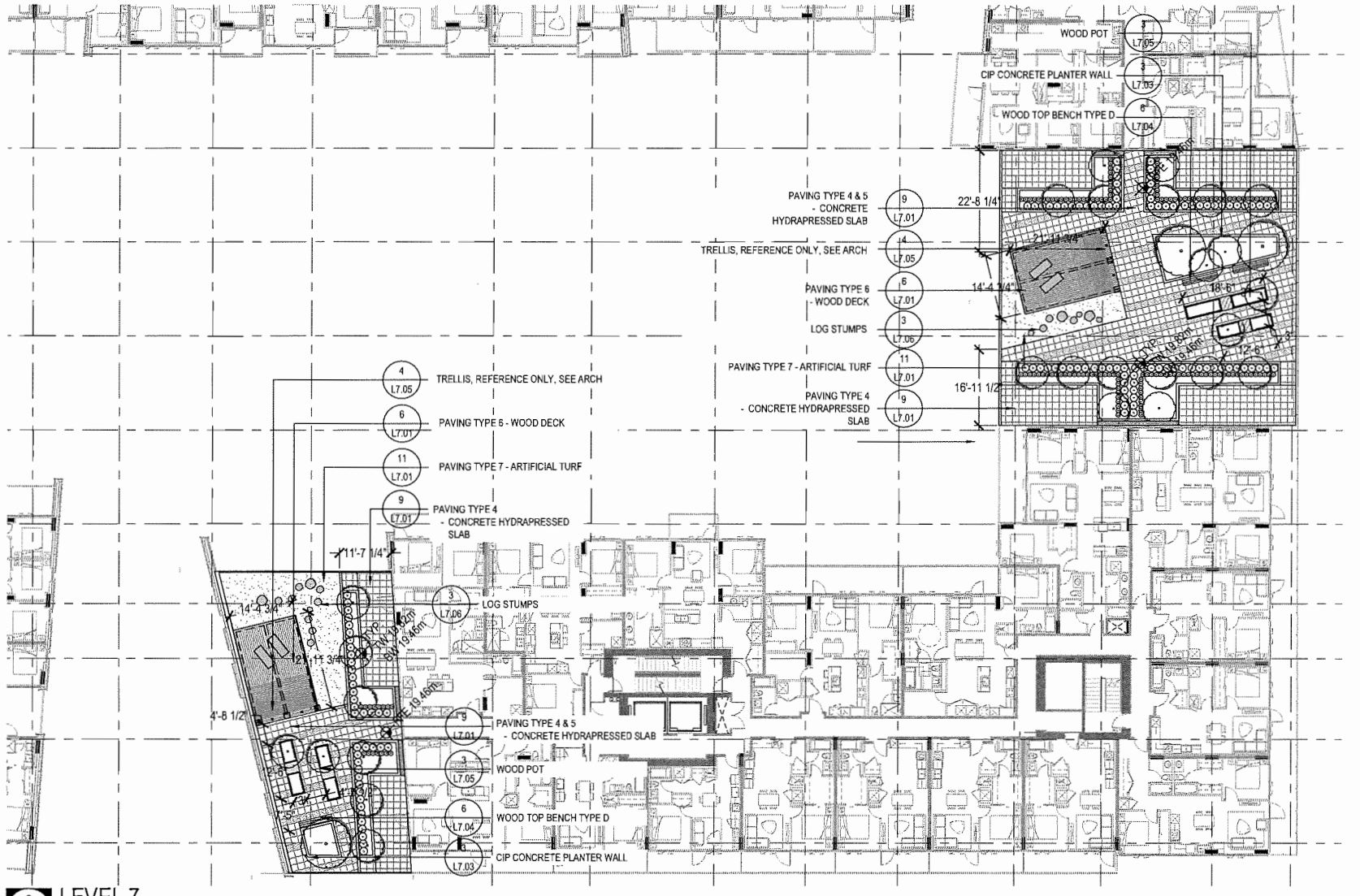
5. REFER TO CIVIL ENGINEERS DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS AND PEDESTRAIN LET-DOWNS.
6. REFER TO ENGINEERING DRAWINGS FOR DETAILS, SUBGRADE, AND REINFORCING OF ALL PAVED SURFACES IN ROADWAYS.
7. ALL STREETSCAPE DESIGN IS TO BE COORDINATED WITH CITY OF RICHMOND STREET ENGINEERING DEPARTMENT AND PLANTED UNDER SUPERVISION OF THE CITY OF RICHMOND PARK BOARD.
8. REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS.
9. ALL DIMENSIONS ARE NOMINAL
10. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
11. ALL MOVABLE FURNITURE WILL BE PROVIDED BY OWNERS.



2 - LEVEL 7

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

gbl

GBL ARCHITECTS INC.

139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8

TEL 604 736 1156
FAX 604 731 5279

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PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS — REGISTERED MEMBER — LIN LI — 369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
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6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

7960 ALDERBRIDGE WAY

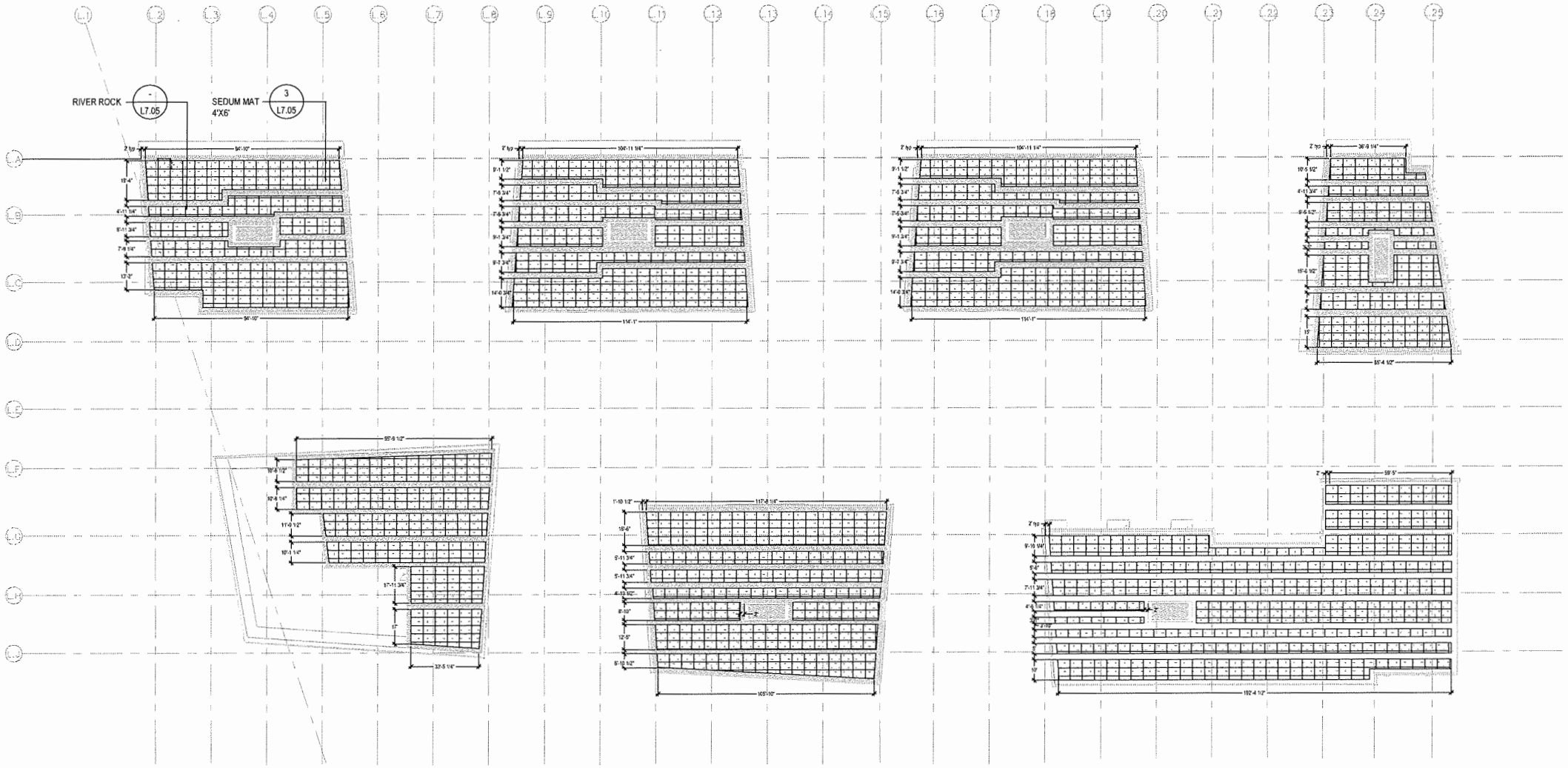
LANDSCAPE PLAN
- LEVEL 7 & 10

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/16" = 1'- 0"
JOB NUMBER	17046

L3.07

DP 16-740262

#30



1 ROOFTOP

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

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7960 ALDERBRIDGE WAY

LANDSCAPE PLAN
- ROOFTOP

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/32" = 1'- 0"
JOB NUMBER	17046

L3.08

DP 16-740262 #51

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
TREES					
AC	48	ACER CIRCINATUM	VINE MAPLE	5CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
AA	5	ACER PALMATUM 'AO SHIME'	AO SHIME JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AP	32	ACER PALMATUM 'OSAKAZUKI'	OSAKAZUKI JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AG	6	AMELANCHIER X GRANDIFLORA	SERVICEBERRY	3.5M HT, WB	MULTI - STEM,
GT	9	GLEDITSIA TRIACANTHOS	PYRAMIDAL EUROPEAN HORNBEAM	10CM CAL. WB.	FULL, UNIFORM SIZE AND QUALITY
MG	19	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	EVERGREEN SOUTHERN MAGNOLIA	7CM CAL. WB	6' STANDARD, UNIFORM SIZE AND QUALITY
ML	18	MALUS SYLVESTRIS	CRAB APPLE TREE	5CM CAL. WB	FULL, UNIFORM SIZE AND QUALITY
MGx	4	MAGNOLIA GALAXY	GALAXY MAGNOLIA	5CM CAL. WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PC	1	PINUS CONTORTA	SHORE PINE	3 M CAL. WB	SPECIMEN & PICTURESQUE QUALITY, SELECTED BY CONSULTANT
PT	27	POPULUS TREMULOIDES	TREMBLING ASPEN	7CM CAL. WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PK	7	PRUNUS SERRULATA 'KANZAN'	JAPANESE FLOWERING CHERRY	7CM CAL. WB	FULL, UNIFORM SIZE & QUALITY
PS	10	PRUNUS SERRULATA VAR. TIBETICA	TIBETAN CHERRY	6CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
QP	11	QUERCUS PALUSTRIS	PIN OAK	8CM CAL. WB.	FULL, UNIFORM SIZE AND QUALITY
SJ	7	STYRAX JAPONICUS 'OBASSIA'	JAPANESE SNOWBELL TREE	7CM CAL. WB	6' STD, UNIFORM SIZE AND QUALITY

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
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Co	-	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD SEDGE	#2 POT	12" O.C.
La	-	LAVANDULA ANQUSTIFOLIA ' MUNSTEAD'	MUNSTEAD LAVENDER	#2 POT	18" O.C.
Lp	-	LONICERA PILEATA	HONEYSUCKLE	#2 POT	18" O.C.
Pt	-	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#2 POT	12" O.C.
Ss	-	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SAGE	#2 POT	12" O.C.
Rs	-	ROSA RUGOSA	BEACH ROSE	#2 POT	12" O.C.
Tm	-	TAXUS MEDIA 'H.M. EDDIE'	H.M. EDDIE YEW	40" HIGHMALE, FIELD GROWN	22-24" O.C.
GRASSES / PERENNIALS					
hm	-	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT	12" O.C.
nt	-	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	#2 POT	12" O.C.
ab	-	AMMOPHILA BREVILIGULATA	BEACH GRASS	#2 POT	12" O.C.
SEDUM					
sa	-	SEDUM 'AUTUMN JOY'	AUTUMN JOY STONECROP	#2 POT	12" O.C.
sk	-	ALL SEASONS SEDUM TILE			

PLANTING GENERAL NOTES

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gbl

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REGISTERED MEMBER
LIN LIM
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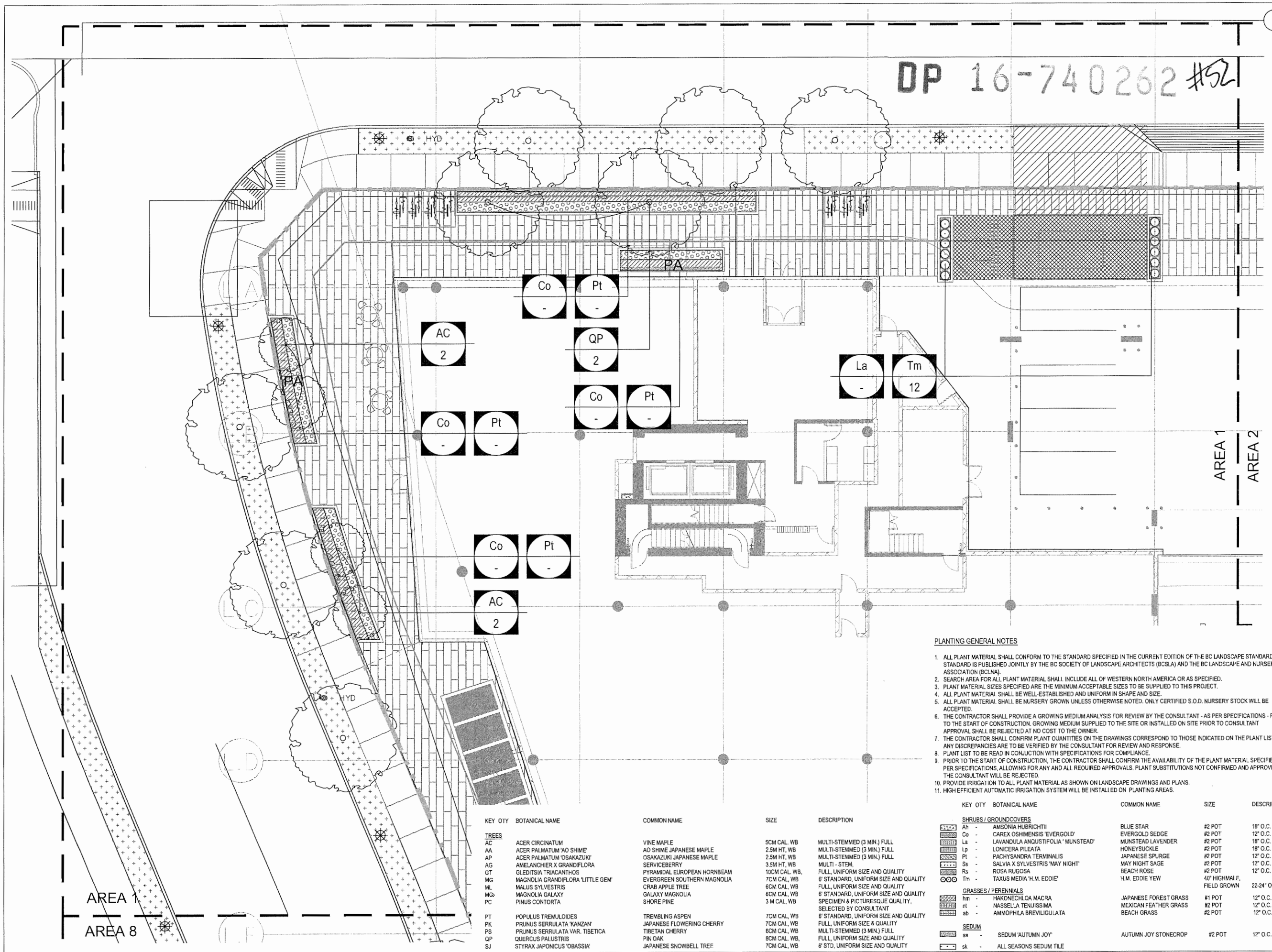
7960 ALDERBRIDGE WAY

PLANTING PLAN
- GROUND LEVEL
OVERALL

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/32" = 1'- 0"
JOB NUMBER	17046

L4.01

DP 16-740262 #52



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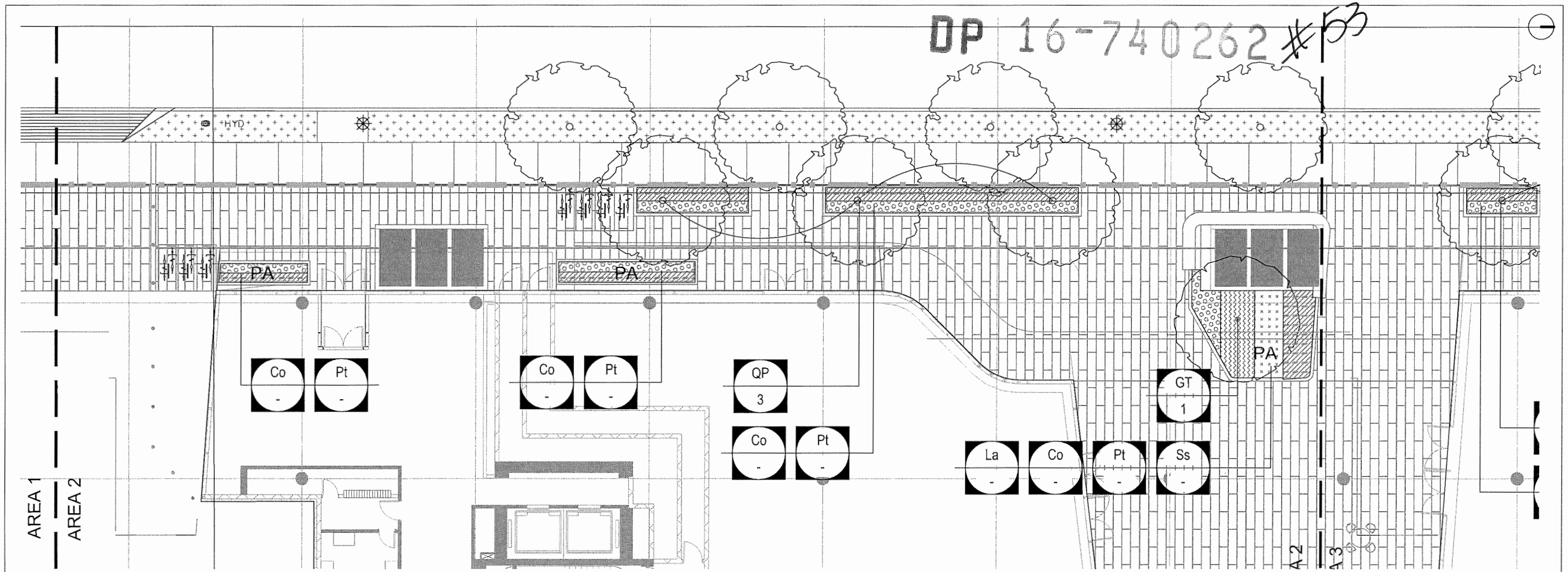
7960 ALDERBRIDGE WAY

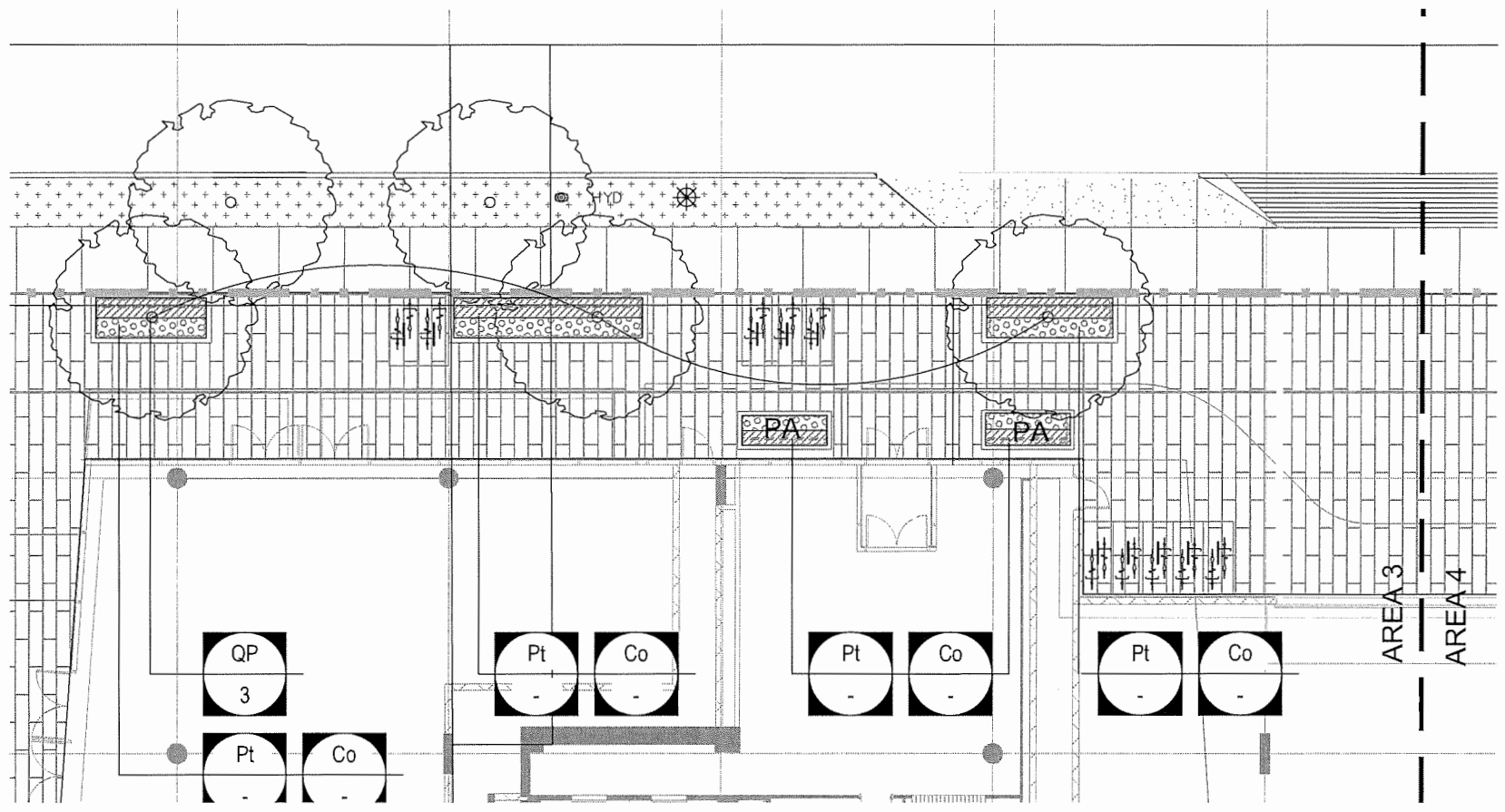
LANDSCAPE
PLANTING PLAN
- GROUND LEVEL AREA 1

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/8" = 1'- 0"
JOB NUMBER	17046

L4.02

DP 16-740262 #B3





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PK		PRUNUS SERRULATA 'KANZAN'	JAPANESE FLOWERING CHERRY	7CM CAL. WB	FULL, UNIFORM SIZE & QUALITY
PS		PRUNUS SERRULATA VAR. TIBETICA	TIBETAN CHERRY	5CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
OP		QUERCUS PALUSTRIS	PIN OAK	8CM CAL. WB,	FULL, UNIFORM SIZE AND QUALITY
SJ		STYRAX JAPONICUS 'OBASSIA'	JAPANESE SNOWBELL TREE	7CM CAL. WB	6' STD, UNIFORM SIZE AND QUALITY

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
SHRUBS / GROUNDCOVERS					
Ah	-	ANSONIA HUBRICHTII	BLUE STAR	#2 POT	18" O.C.
Co	-	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD SEDGE	#2 POT	12" O.C.
La	-	LAVANDULA ANOUSTIFOLIA ' MUNSTEAD'	MUNSTEAD LAVENDER	#2 POT	18" O.C.
Lp	-	LONICERA PILEATA	HONEYSUCKLE	#2 POT	18" O.C.
Pt	-	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#2 POT	12" O.C.
Ss	-	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SAGE	#2 POT	12" O.C.
Rs	-	ROSA RUGOSA	BEACH ROSE	#2 POT	12" O.C.
Tm	-	TAXUS MEDIA 'H.M. EDDIE'	H.M. EDDIE YEW	40" HIGHMALE, FIELD GROWN	22-24" O.C.
GRASSES / PERENNIALS					
hm	-	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT	12" O.C.
nt	-	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	#2 POT	12" O.C.
ab	-	AMMOPHILA BREVILIGULATA	BEACH GRASS	#2 POT	12" O.C.
SEDUM					
sa	-	SEDUM 'AUTUMN JOY'	AUTUMN JOY STONECROP	#2 POT	12" O.C.
sk	-	ALL SEASONS SEDUM TILE			

gbl

GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

NOTES

PFS STUDIO
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1777 West 3rd Avenue Vancouver, BC V6J 1K7 604.736.3068 pfs@pfs.bc.ca www.pfs.bc.ca

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
LIN LIM
369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

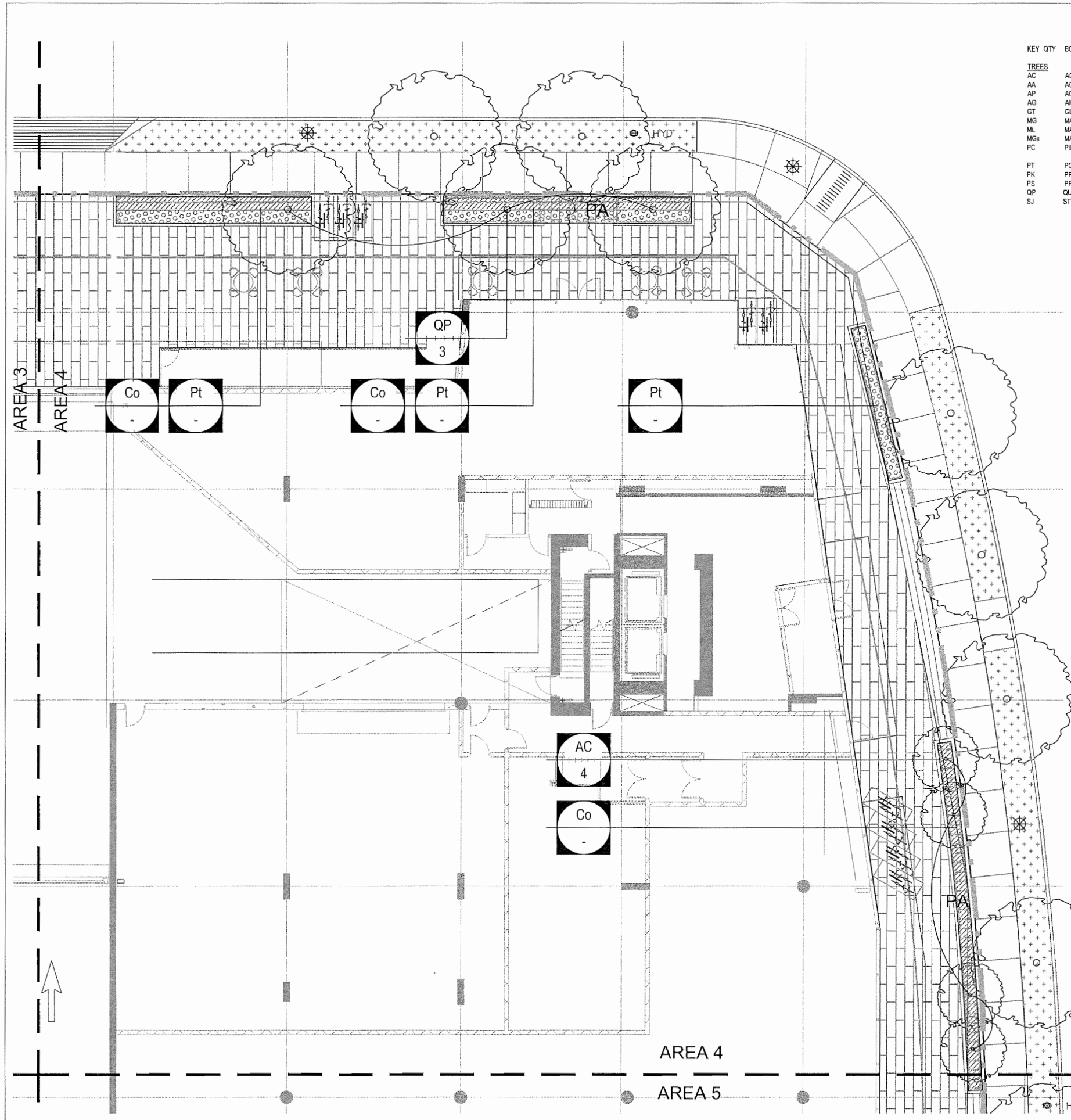
7960 ALDERBRIDGE WAY

PLANTING PLAN
- GROUND LEVEL AREA 2 & 3

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/8" = 1'- 0"
JOB NUMBER	17046

L4.03

DP 16-740262 #5A



KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
TREES					
AC		ACER CIRCINATUM	VINE MAPLE	5CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
AA		ACER PALMATUM 'AO SHIME'	AO SHIME JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AP		ACER PALMATUM 'OSAKAZUKI'	OSAKAZUKI JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AG		AMELANCHIER X GRANDIFLORA	SERVICEBERRY	3.5M HT, WB	MULTI - STEM,
GT		GLEDITSIA TRIACANTHOS	PYRAMIDAL EUROPEAN HORNBEAM	10CM CAL. WB,	FULL, UNIFORM SIZE AND QUALITY
MG		MAGNOLIA GRANDIFLORA 'LITTLE GEM'	EVERGREEN SOUTHERN MAGNOLIA	7CM CAL. WB	6' STANDARD, UNIFORM SIZE AND QUALITY
ML		MALUS SYLVESTRIS	CRAB APPLE TREE	6CM CAL. WB	FULL, UNIFORM SIZE AND QUALITY
MGx		MAGNOLIA GALAXY	GALAXY MAGNOLIA	6CM CAL. WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PC		PINUS CONTORTA	SHORE PINE	3 M CAL, WB	SPECIMEN & PICTURESQUE QUALITY, SELECTED BY CONSULTANT
PT		POPULUS TREMULOIDES	TREMBLING ASPEN	7CM CAL, WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PK		PRUNUS SERRULATA 'KANZAN'	JAPANESE FLOWERING CHERRY	7CM CAL, WB	FULL, UNIFORM SIZE & QUALITY
PS		PRUNUS SERRULATA VAR. TIBETICA	TIBETAN CHERRY	6CM CAL WB	MULTI-STEMMED (3 MIN.) FULL
QP		QUERCUS PALUSTRIS	PIN OAK	6CM CAL, WB,	FULL, UNIFORM SIZE AND QUALITY
SJ		STYRAX JAPONICUS 'OBASSIA'	JAPANESE SNOWBELL TREE	7CM CAL, WB	6' STD, UNIFORM SIZE AND QUALITY

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
SHRUBS / GROUNDCOVERS					
Ah	-	AMSONIA HUBRICHTII	BLUE STAR	#2 POT	18" O.C.
Co	-	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD SEDGE	#2 POT	12" O.C.
La	-	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	MUNSTEAD LAVENDER	#2 POT	18" O.C.
Lp	-	LONICERA PILEATA	HONEYSUCKLE	#2 POT	18" O.C.
Pt	-	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#2 POT	12" O.C.
Ss	-	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SAGE	#2 POT	12" O.C.
Rs	-	ROSA RUGOSA	BEACH ROSE	#2 POT	12" O.C.
Tm	-	TAXUS MEDIA 'H.M. EDDIE'	H.M. EDDIE YEW	40" HIGHMALE, FIELD GROWN	22-24" O.C.
GRASSES / PERENNIALS					
hm	-	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT	12" O.C.
nl	-	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	#2 POT	12" O.C.
ab	-	AMMOPHILA BREVILIGULATA	BEACH GRASS	#2 POT	12" O.C.
SEDUM					
sa	-	SEDUM 'AUTUMN JOY'	AUTUMN JOY STONECROP	#2 POT	12" O.C.
sk	-	ALL SEASONS SEDUM TILE			

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gbl

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NOTES

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REGISTERED MEMBER
BRITISH COLUMBIA SOCIETY OF
LIN LIM
369
LANDSCAPE ARCHITECTS

REVISIONS

NO.	DATE	DESCRIPTION
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2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

7960 ALDERBRIDGE WAY

PLANTING PLAN
- GROUND LEVEL AREA 4

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/8" = 1'- 0"
JOB NUMBER	17046

L4.04

DP 16-740262 #55

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
TREES					
AC		ACER CIRCINATUM	VINE MAPLE	5CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
AA		ACER PALMATUM 'AO SHIME'	AO SHIME JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AP		ACER PALMATUM 'OSAKAZUKI'	'OSAKAZUKI JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AG		AMELANCHIER X GRANDIFLORA	SERVICEBERRY	3.5M HT, WB	MULTI - STEM,
GT		GLEDITSIA TRIACANTHOS	PYRAMIDAL EUROPEAN HORNBEAM	10CM CAL. WB,	FULL, UNIFORM SIZE AND QUALITY
MG		MAGNOLIA GRANDIFLORA 'LITTLE GEM'	EVERGREEN SOUTHERN MAGNOLIA	7CM CAL, WB	6' STANDARD, UNIFORM SIZE AND QUALITY
ML		MALUS SYLVESTRIS	CRAB APPLE TREE	6CM CAL, WB	FULL, UNIFORM SIZE AND QUALITY
MG›		MAGNOLIA GALAXY	GALAXY MAGNOLIA	6CM CAL, WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PC		PINUS CONTORTA	SHORE PINE	3 M CAL, WB	SPECIMEN & PICTURESSQUE QUALITY, SELECTED BY CONSULTANT
PT		POPULUS TREMULOIDES	TREMBLING ASPEN	7CM CAL, WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PK		PRUNUS SERRULATA 'KANZAN'	JAPANESE FLOWERING CHERRY	7CM CAL, WB	FULL, UNIFORM SIZE & QUALITY
PS		PRUNUS SERRULATA VAR. TIBETICA	TIBETAN CHERRY	6CM CAL, WB	MULTI-STEMMED (3 MIN.) FULL
QP		QUERCUS PALUSTRIS	PIN OAK	8CM CAL. WB,	FULL, UNIFORM SIZE AND QUALITY
SJ		STYRAX JAPONICUS 'OBASSIA'	JAPANESE SNOWBELL TREE	7CM CAL, WB	6' STD, UNIFORM SIZE AND QUALITY

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Lp	-	LONICERA PILEATA	HONEYSUCKLE	#2 POT	18" O.C.
Pt	-	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#2 POT	12" O.C.
Ss	-	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SAGE	#2 POT	12" O.C.
Rs	-	ROSA RUGOSA	BEACH ROSE	#2 POT	12" O.C.
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GRASSES / PERENNIALS					
hm	-	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT	12" O.C.
nt	-	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	#2 POT	12" O.C.
ab	-	AMMOPHILA BREVILIGULATA	BEACH GRASS	#2 POT	12" O.C.
SEDUM					
sa	-	SEDUM 'AUTUMN JOY'	AUTUMN JOY STONECROP	#2 POT	12" O.C.
sk	-	ALL SEASONS SEDUM TILE			

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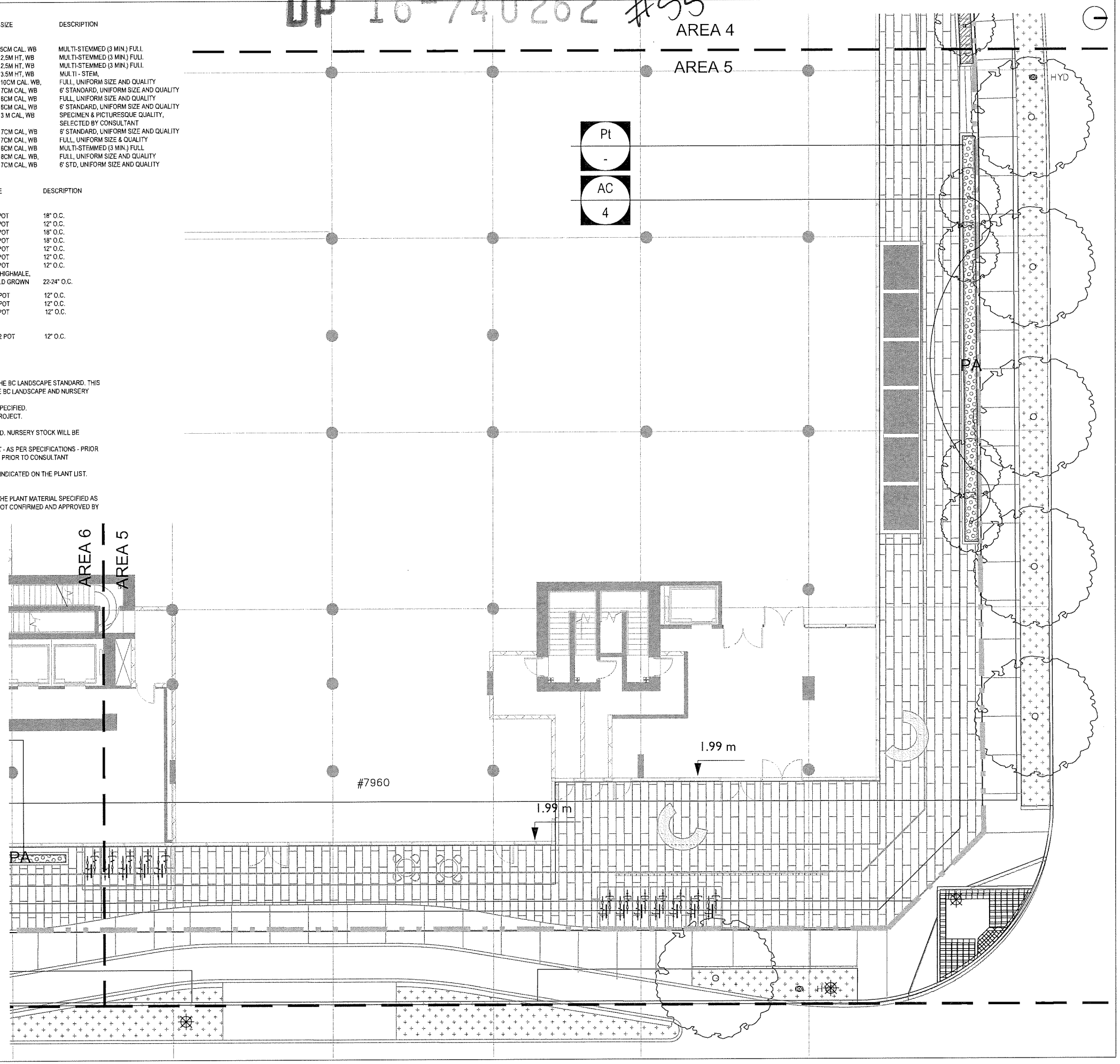

gbl

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FAX 604 731 5279

NOTES

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www.pfsla.ca

REGISTERED BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS MEMBER LIN LIM 369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

7960 ALDERBRIDGE WAY

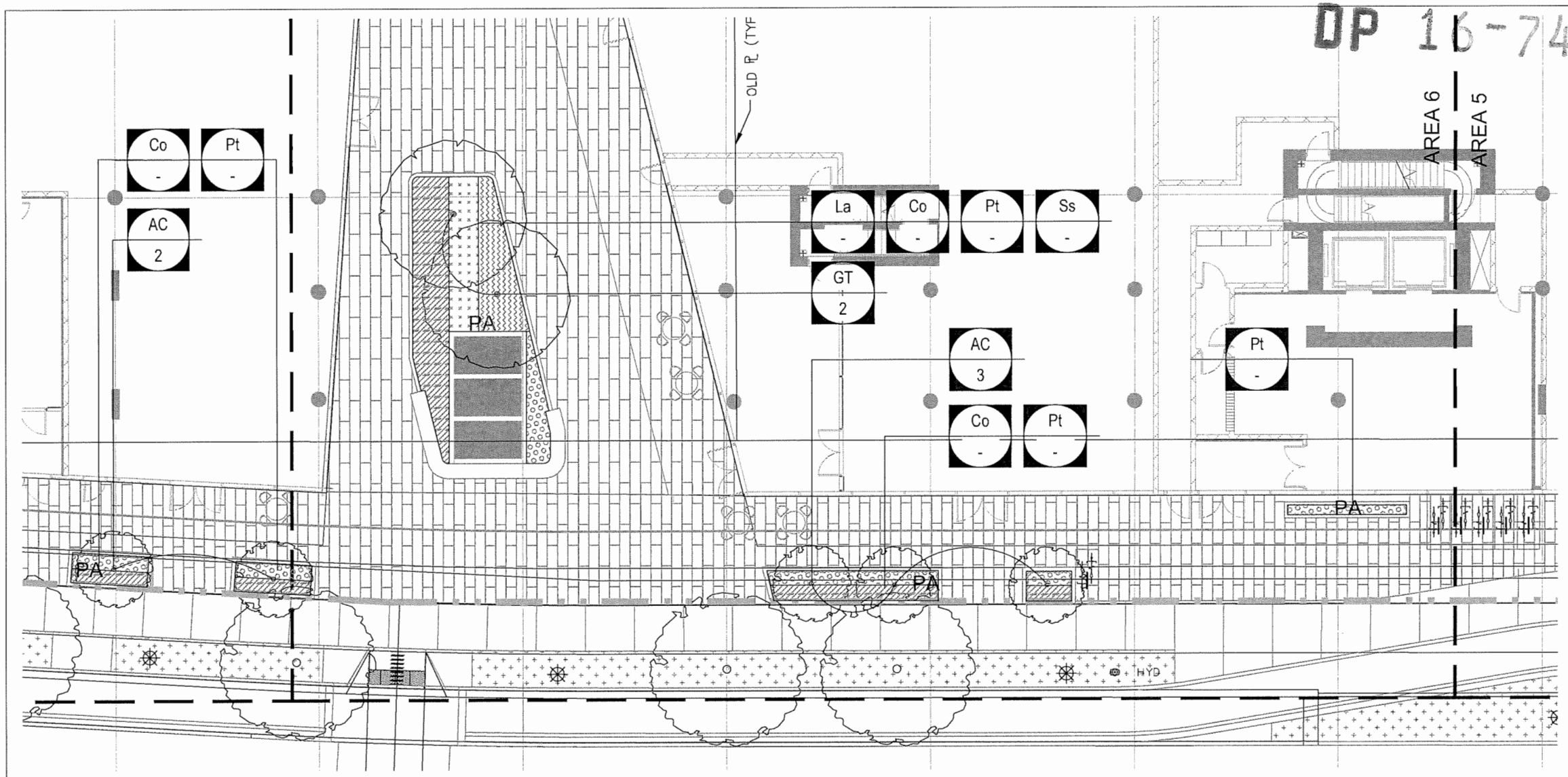
PLANTING PLAN
- GROUND LEVEL AREA 5

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/8" = 1'- 0"
JOB NUMBER	17046

L4.05

DP 16-740262

#56



KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
TREES					
AC		ACER CIRCINATUM	VINE MAPLE	5CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
AA		ACER PALMATUM 'AO SHIME'	AO SHIME JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
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AG		AMELANCHIER X GRANDIFLORA	SERVICEBERRY	3.5M HT, WB	MULTI - STEM,
GT		GLEDITSIA TRIACANTHOS	PYRAMIDAL EUROPEAN HORNBEAM	10CM CAL. WB,	FULL, UNIFORM SIZE AND QUALITY
MG		MAGNOLIA GRANDIFLORA 'LITTLE GEM'	EVERGREEN SOUTHERN MAGNOLIA	7CM CAL, WB	6' STANDARD, UNIFORM SIZE AND QUALITY
ML		MALUS SYLVESTRIS	CRAB APPLE TREE	6CM CAL. WB	FULL, UNIFORM SIZE AND QUALITY
MG›		MAGNOLIA GALAXY	GALAXY MAGNOLIA	6CM CAL. WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PC		PINUS CONTORTA	SHORE PINE	3 M CAL, WB	SPECIMEN & PICTURESQUE QUALITY, SELECTED BY CONSULTANT
PT		POPULUS TREMULOIDES	TREMBLING ASPEN	7CM CAL, WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PK		PRUNUS SERRULATA 'KANZAN'	JAPANESE FLOWERING CHERRY	7CM CAL, WB	FULL, UNIFORM SIZE & QUALITY
PS		PRUNUS SERRULATA VAR. TIBETICA	TIBETAN CHERRY	6CM CAL, WB	MULTI-STEMMED (3 MIN.) FULL
QP		QUERCUS PALUSTRIS	PIN OAK	8CM CAL. WB,	FULL, UNIFORM SIZE AND QUALITY
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KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
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Pt	-	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#2 POT	12" O.C.
Ss	-	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SAGE	#2 POT	12" O.C.
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SEDUM					
sa	-	SEDUM 'AUTUMN JOY'	AUTUMN JOY STONECROP	#2 POT	12" O.C.
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REGISTERED MEMBER
LIN LI
369

REVISIONS

NO.	DATE	DESCRIPTION
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3	2017-11-14	Issued for DP
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5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

7960 ALDERBRIDGE WAY

PLANTING PLAN
- GROUND LEVEL AREA 6

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/8" = 1'- 0"
JOB NUMBER	17046

L4.06

DP 16-740262

#57

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
TREES					
AC		ACER CIRCINATUM	VINE MAPLE	5CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
AA		ACER PALMATUM 'AO SHIME'	AO SHIME JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AP		ACER PALMATUM 'OSAKAZUKI'	OSAKAZUKI JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
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MG		MAGNOLIA GRANDIFLORA 'LITTLE GEM'	EVERGREEN SOUTHERN MAGNOLIA	7CM CAL, WB	6' STANDARD, UNIFORM SIZE AND QUALITY
ML		MALUS SYLVESTRIS	CRAB APPLE TREE	6CM CAL, WB	FULL, UNIFORM SIZE AND QUALITY
MGx		MAGNOLIA GALAXY	GALAXY MAGNOLIA	6CM CAL, WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PC		PINUS CONTORTA	SHORE PINE	3 M CAL., WB	SPECIMEN & PICTURESQUE QUALITY, SELECTED BY CONSULTANT
PT		POPULUS TREMULOIDES	TREMBLING ASPEN	7CM CAL, WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PK		PRUNUS SERRULATA 'KANZAN'	JAPANESE FLOWERING CHERRY	7CM CAL, WB	FULL, UNIFORM SIZE & QUALITY
PS		PRUNUS SERRULATA VAR. TIBETICA	TIBETAN CHERRY	6CM CAL, WB	MULTI-STEMMED (3 MIN.) FULL
QP		QUERCUS PALUSTRIS	PIN OAK	8CM CAL. WB,	FULL, UNIFORM SIZE AND QUALITY
SJ		STYRAX JAPONICUS 'OBASSIA'	JAPANESE SNOWBELL TREE	7CM CAL, WB	6' STD, UNIFORM SIZE AND QUALITY

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
SHRUBS / GROUNDCOVERS					
Ah	-	AMSONIA HUBRICHTII	BLUE STAR	#2 POT	18" O.C.
Co	-	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD SEDGE	#2 POT	12" O.C.
La	-	LAVANDULA ANQUSTIFOLIA ' MUNSTEAD'	MUNSTEAD LAVENDER	#2 POT	18" O.C.
Lp	-	LONICERA PILEATA	HONEYSUCKLE	#2 POT	18" O.C.
Pt	-	PACHYSANORA TERMINALIS	JAPANESE SPURGE	#2 POT	12" O.C.
Ss	-	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SAGE	#2 POT	12" O.C.
Rs	-	ROSA RUGOSA	BEACH ROSE	#2 POT	12" O.C.
Tm	-	TAXUS MEDIA 'H.M. EDDIE'	H.M. EDDIE YEW	40" HIGHMALE, FIELD GROWN	22-24" O.C.
GRASSES / PERENNIALS					
hm	-	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT	12" O.C.
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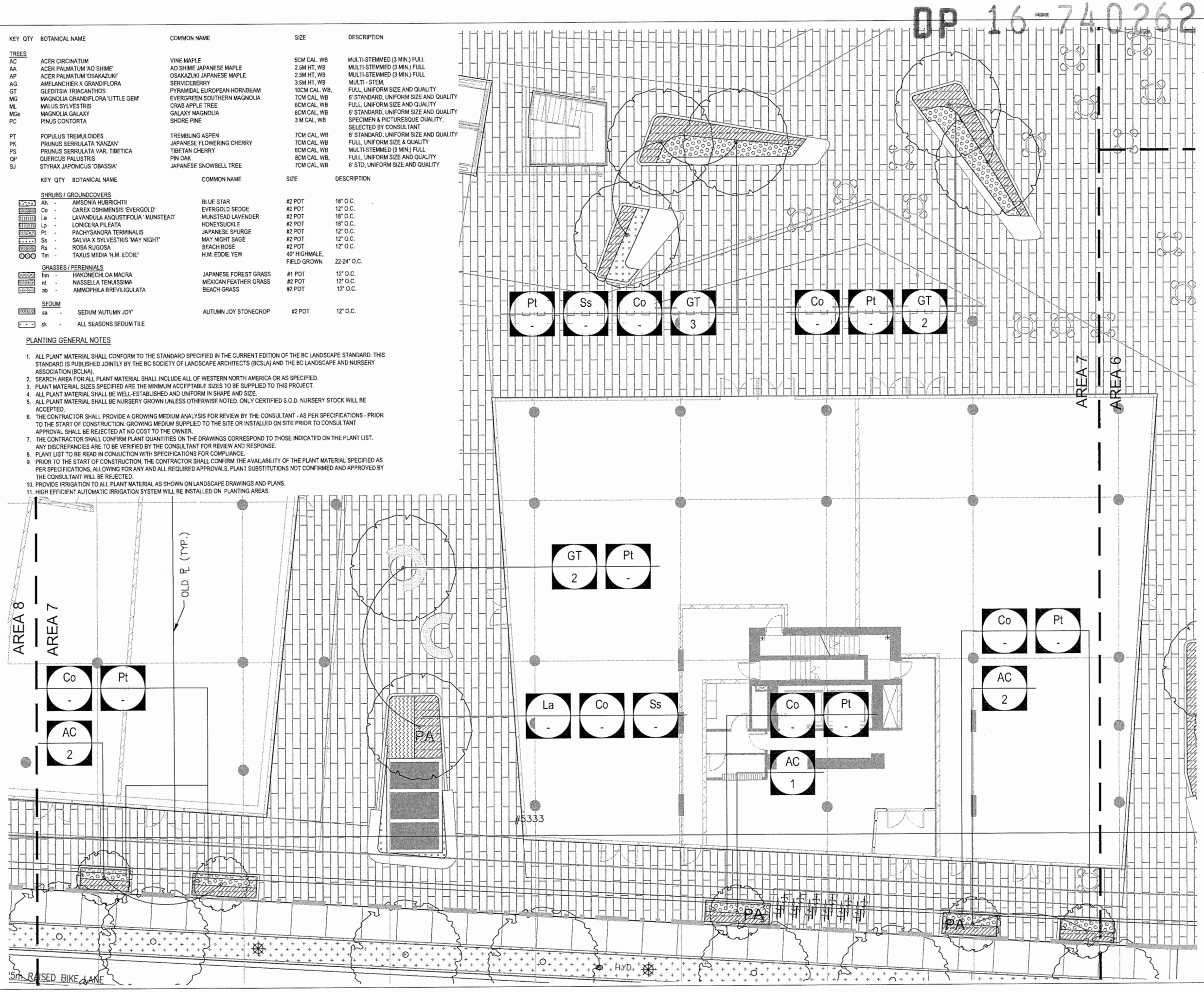

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GBL ARCHITECTS INC.
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TEL 604 736 1156
FAX 604 731 5279

NOTES

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS — REGISTERED MEMBER — LINLIN — 369

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7960 ALDERBRIDGE WAY

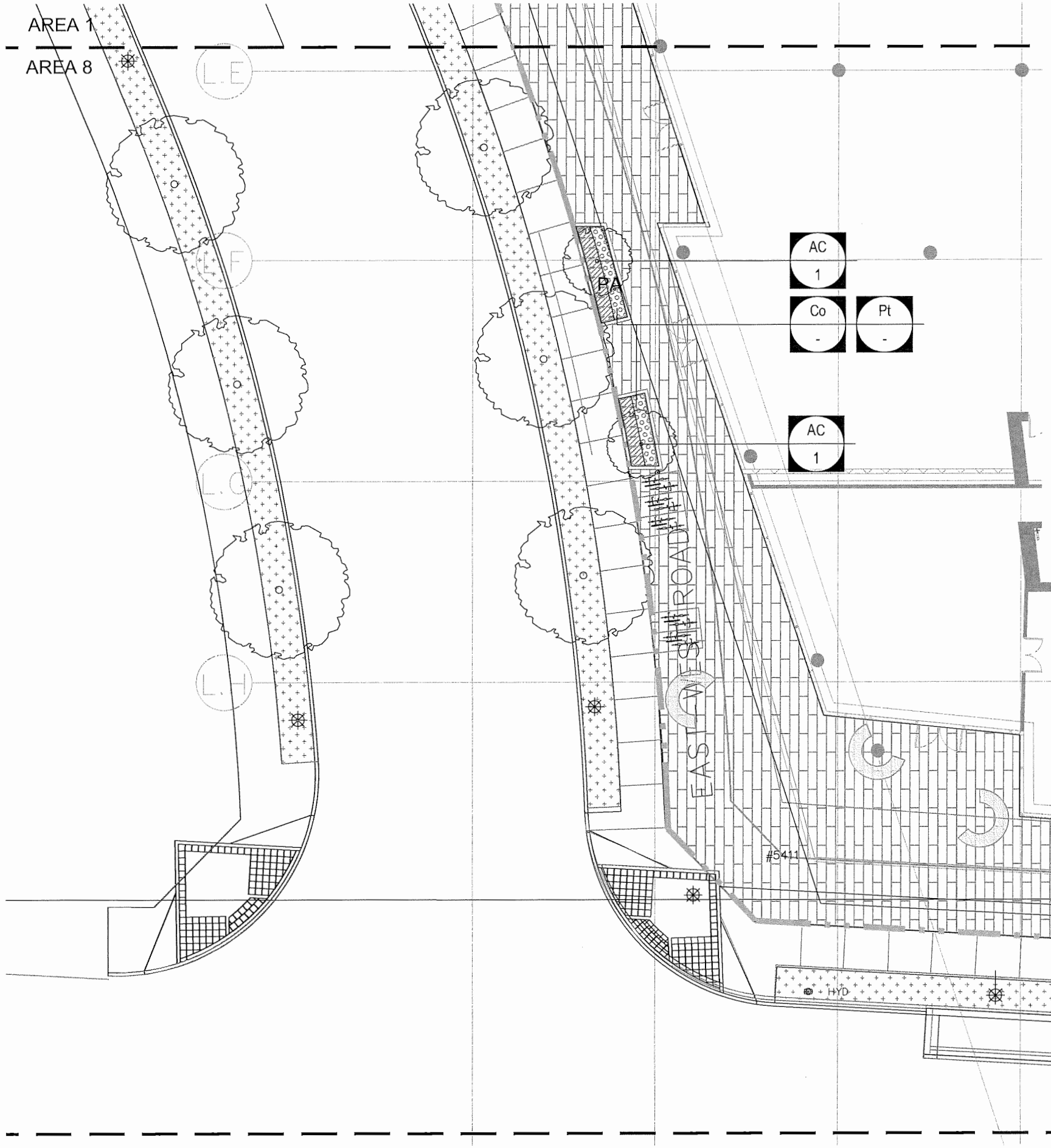
PLANTING PLAN
- GROUND LEVEL AREA 7

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/8" = 1'- 0"
JOB NUMBER	17046

L4.07

DP 16-740262

#58



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AP		ACER PALMATUM 'OSAKAZUKI'	OSAKAZUKI JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AG		AMELANCHIER X GRANDIFLORA	SERVICEBERRY	3.5M HT, WB	MULTI - STEM,
GT		GLEDITSIA TRIACANTHOS	PYRAMIDAL EUROPEAN HORNBEAM	10CM CAL. WB,	FULL, UNIFORM SIZE AND QUALITY
MG		MAGNOLIA GRANDIFLORA 'LITTLE GEM'	EVERGREEN SOUTHERN MAGNOLIA	7CM CAL. WB	6' STANDARD, UNIFORM SIZE AND QUALITY
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Ss	-	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SAGE	#2 POT	12" O.C.
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NOTES

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pfs@pfs.bc.ca
www.pfs.bc.ca

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
LIN LIM
369

REVISIONS

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7960 ALDERBRIDGE WAY

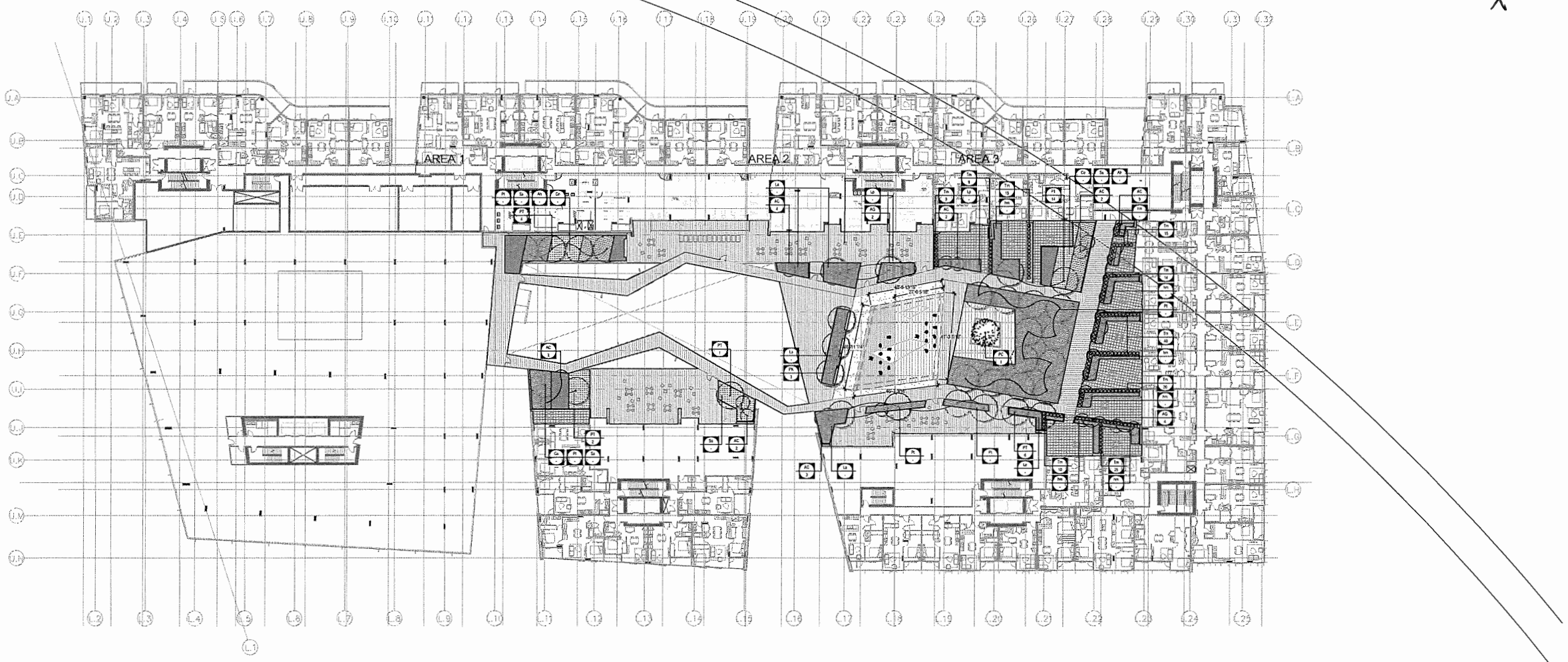
PLANTING PLAN
- GROUND LEVEL AREA 8

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/8" = 1'- 0"
JOB NUMBER	17046

L4.08

DP 16-740262

#59



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REVISIONS

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7960 ALDERBRIDGE WAY

PLANTING PLAN - LEVEL 3 OVERALL

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/32" = 1'- 0"
JOB NUMBER	17046

L4.09

DP 16-740262 #60

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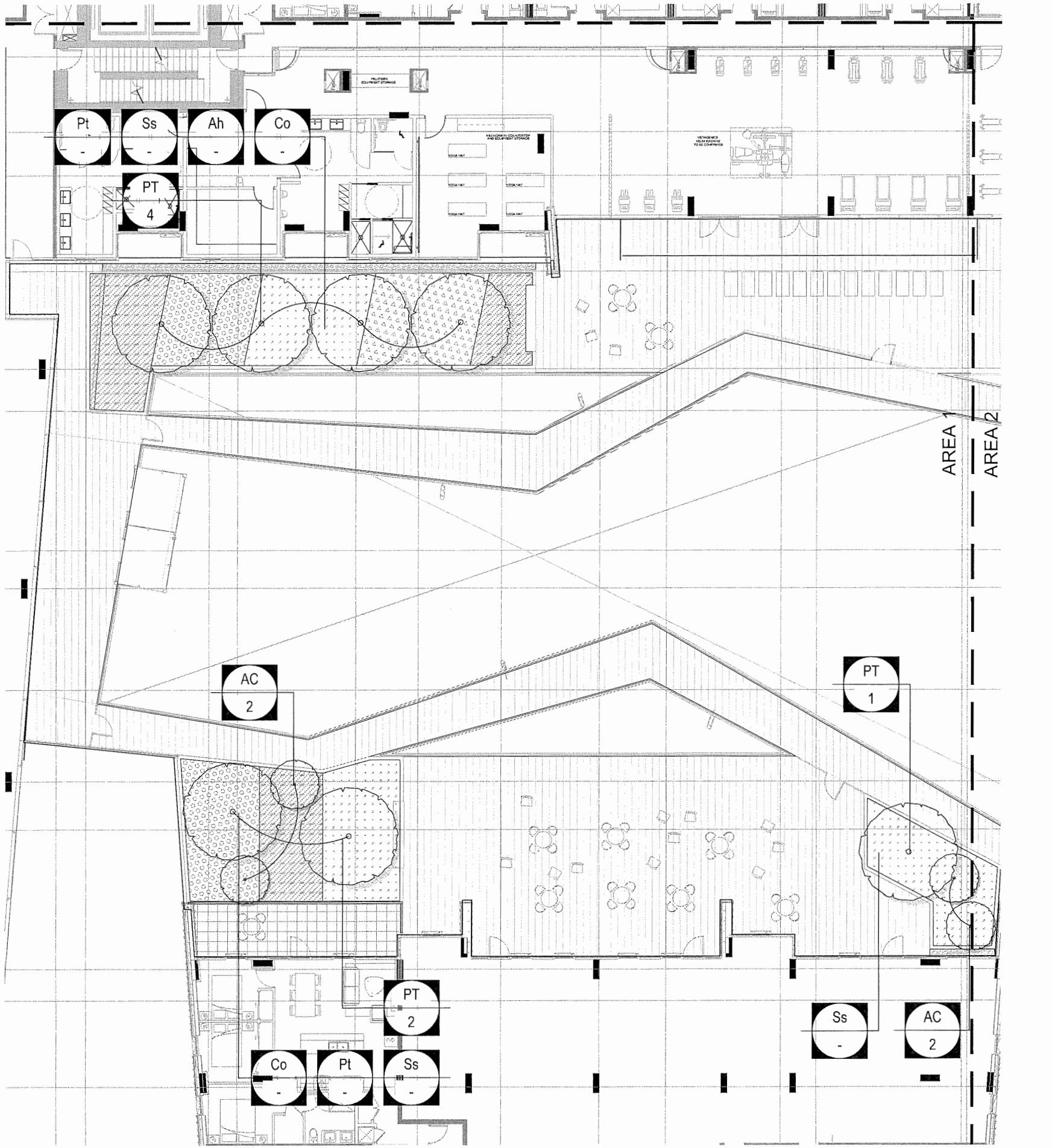

gbl

GBL ARCHITECTS INC.

139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8

TEL 604 736 1156
FAX 604 731 5279

NOTES

PFS STUDIO
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www.pfs.bc.ca

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
LIN LIM
369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
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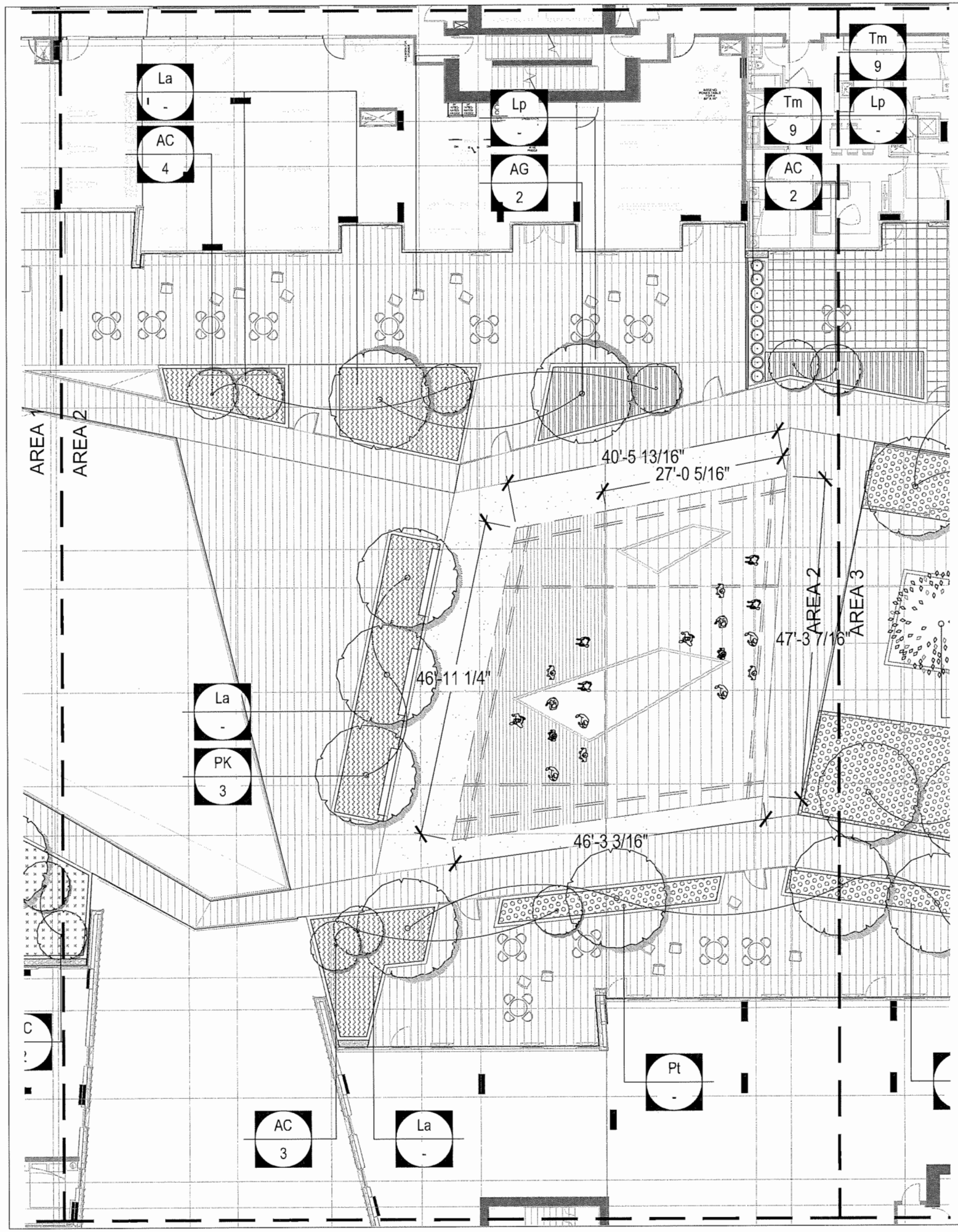
7960 ALDERBRIDGE WAY

PLANTING PLAN - LEVEL 3
AREA 1

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/8" = 1'- 0"
JOB NUMBER	17046

L4.10



DP 16-740262 #61

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
TREES					
AC		ACER CIRCINATUM	VINE MAPLE	5CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
AA		ACER PALMATUM 'AO SHIME'	AO SHIME JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AP		ACER PALMATUM 'OSAKAZUKI'	OSAKAZUKI JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AG		AMELANCHIER X GRANDIFLORA	SERVICEBERRY	3.5M HT, WB	MULTI - STEM,
GT		GLEDITSIA TRIACANTHOS	PYRAMIDAL EUROPEAN HORNBEAM	10CM CAL. WB,	FULL, UNIFORM SIZE AND QUALITY
MG		MAGNOLIA GRANDIFLORA 'LITTLE GEM'	EVERGREEN SOUTHERN MAGNOLIA	7CM CAL, WB	6' STANDARD, UNIFORM SIZE AND QUALITY
ML		MALUS SYLVESTRIS	CRAB APPLE TREE	6CM CAL, WB	FULL, UNIFORM SIZE AND QUALITY
MGx		MAGNOLIA GALAXY	GALAXY MAGNOLIA	6CM CAL, WB	5' STANDARD, UNIFORM SIZE AND QUALITY
PC		PINUS CONTORTA	SHORE PINE	3 M CAL, WB	SPECIMEN & PICTURESQUE QUALITY, SELECTED BY CONSULTANT
PT		POPULUS TREMULOIDES	TREMBLING ASPEN	7CM CAL, WB	5' STANDARD, UNIFORM SIZE AND QUALITY
PK		PRUNUS SERRULATA 'KANZAN'	JAPANESE FLOWERING CHERRY	7CM CAL, WB	FULL, UNIFORM SIZE & QUALITY
PS		PRUNUS SERRULATA VAR. TIBETICA	TIBETAN CHERRY	6CM CAL, WB	MULTI-STEMMED (3 MIN.) FULL
QP		QUERCUS PALUSTRIS	PIN OAK	8CM CAL, WB,	FULL, UNIFORM SIZE AND QUALITY
SJ		STYRAX JAPONICUS 'OBASSIA'	JAPANESE SNOWBELL TREE	7CM CAL, WB	6' STD, UNIFORM SIZE AND QUALITY

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
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Ah	-	AMSONIA HUBRICHTII	BLUE STAR	#2 POT	18" O.C.
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La	-	LAVANDULA ANGUSTIFOLIA ' MUNSTEAD'	MUNSTEAD LAVENDER	#2 POT	18" O.C.
Lp	-	LONICERA PILEATA	HONEYSUCKLE	#2 POT	18" O.C.
Pt	-	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#2 POT	12" O.C.
Ss	-	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SAGE	#2 POT	12" O.C.
Rs	-	ROSA RUGOSA	BEACH ROSE	#2 POT	12" O.C.
Tm	-	TAXUS MEDIA 'H.M. EDDIE'	H.M. EDDIE YEW	40" HIGH/MALE, FIELD GROWN	22-24" O.C.
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sa	-	SEDUM 'AUTUMN JOY'	AUTUMN JOY STONECROP	#2 POT	12" O.C.
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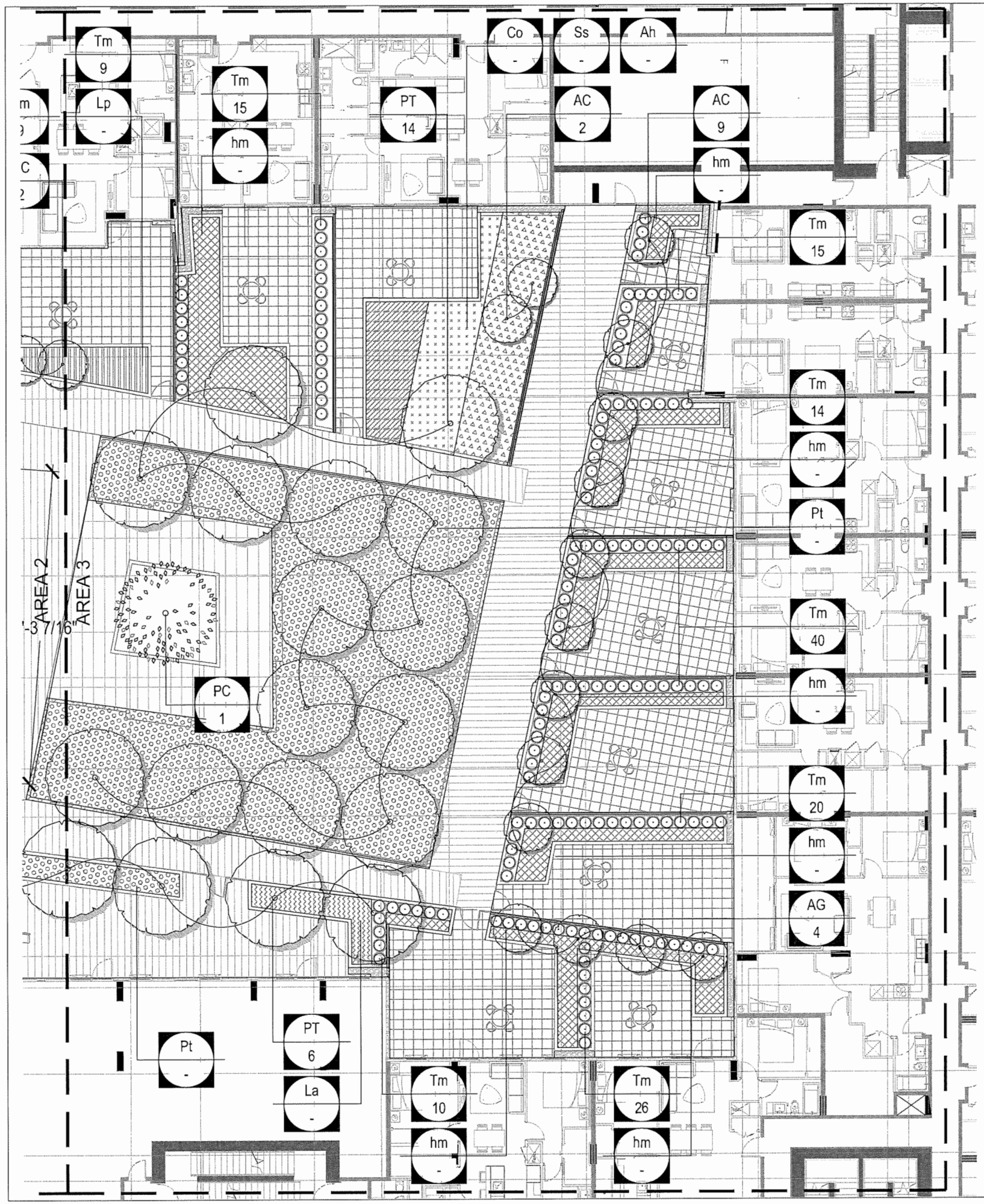
7960 ALDERBRIDGE WAY

PLANTING PLAN - LEVEL 3
AREA 2

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/8" = 1'- 0"
JOB NUMBER	17046

L4.11

DP 16-740262 #62



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GT		GLEDITSIA TRIACANTHOS	PYRAMIDAL EUROPEAN HORNBEAM	10CM CAL. WB,	FULL, UNIFORM SIZE AND QUALITY
MG		MAGNOLIA GRANDIFLORA 'LITTLE GEM'	EVERGREEN SOUTHERN MAGNOLIA	7CM CAL, WB	6' STANDARD, UNIFORM SIZE AND QUALITY
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REGISTERED MEMBER
LIN LIM
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7960 ALDERBRIDGE WAY

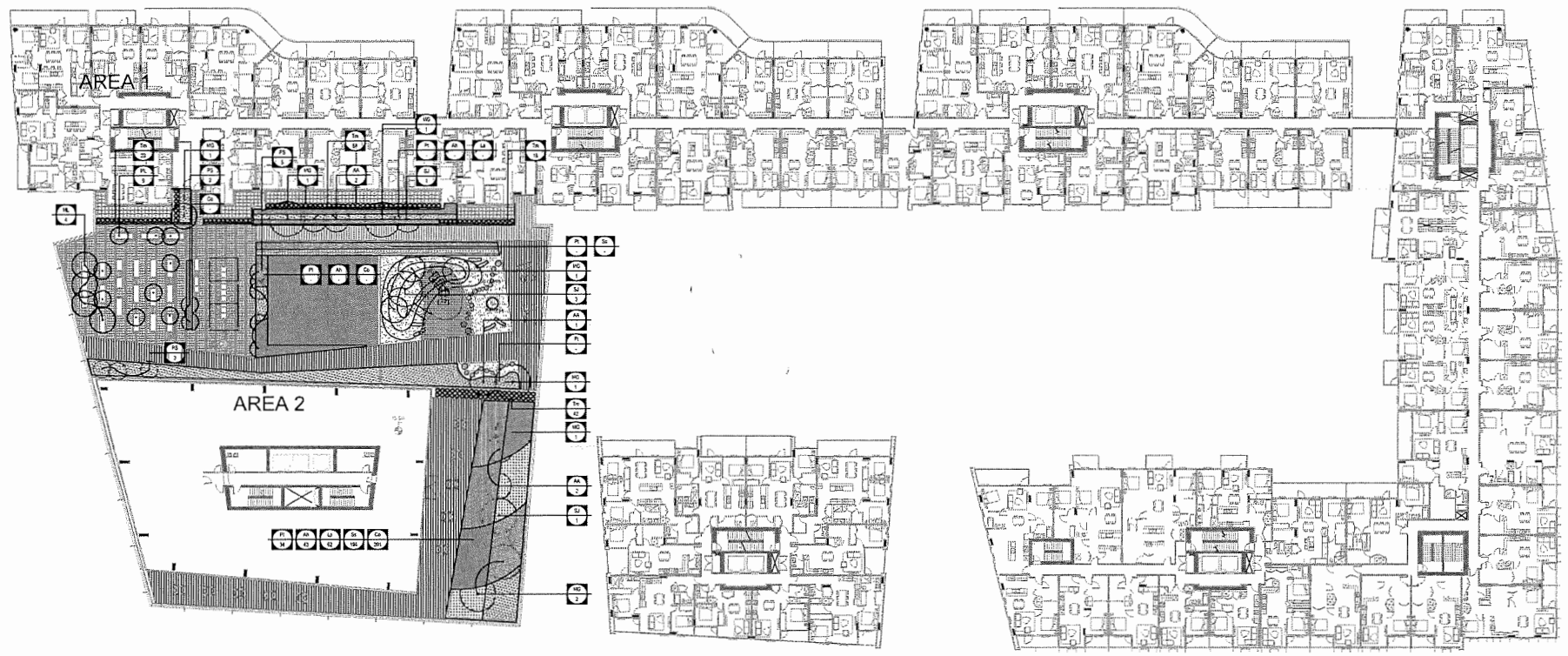
PLANTING PLAN - LEVEL 3
AREA 3

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/8" = 1'- 0"
JOB NUMBER	17046

L4.12

#63

DP 16-740262



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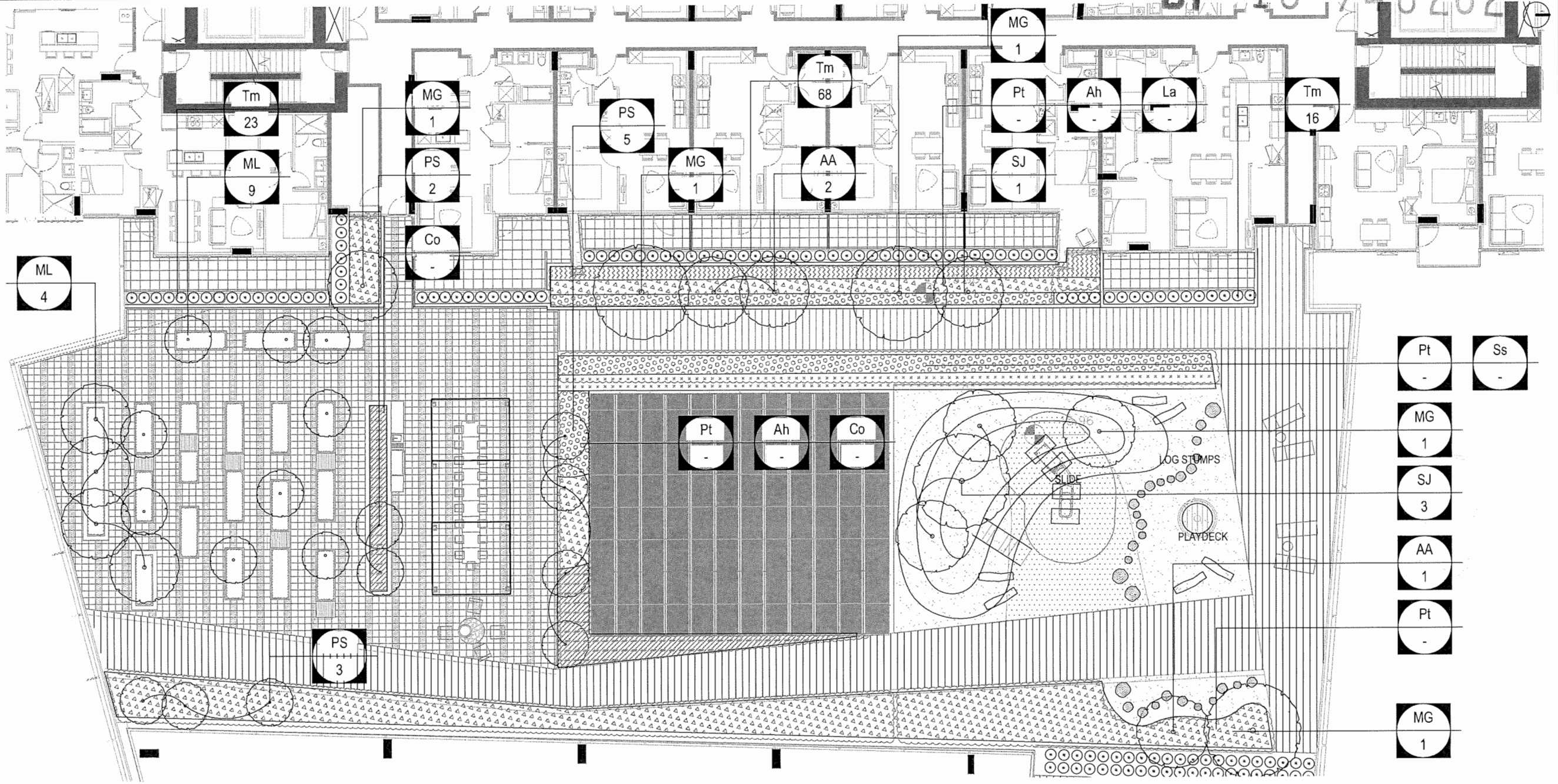
7960 ALDERBRIDGE WAY

PLANTING PLAN
- LEVEL 6 OVERALL

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/32" = 1'- 0"
JOB NUMBER	17046

L4.13

DP 16-740262 #64



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Lp	-	LONICERA PILEATA	HONEYSUCKLE	#2 POT	18" O.C.
Pt	-	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#2 POT	12" O.C.
Ss	-	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SAGE	#2 POT	12" O.C.
Rs	-	ROSA RUGOSA	BEACH ROSE	#2 POT	12" O.C.
Tm	-	TAXUS MEDIA 'H.M. EDDIE'	H.M. EDDIE YEW	40" HIGHMALE, FIELD GROWN	22-24" O.C.
GRASSES / PERENNIALS					
hm	-	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT	12" O.C.
nt	-	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	#2 POT	12" O.C.
ab	-	AMMOPHILA BREVILIGULATA	BEACH GRASS	#2 POT	12" O.C.
SEDUM					
sa	-	SEDUM 'AUTUMN JOY'	AUTUMN JOY STONECROP	#2 POT	12" O.C.
sk	-	ALL SEASONS SEDUM TILE			

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gbl

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139 EAST 8TH AVENUE
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NOTES

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

REGISTERED BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
MEMBER
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REVISIONS

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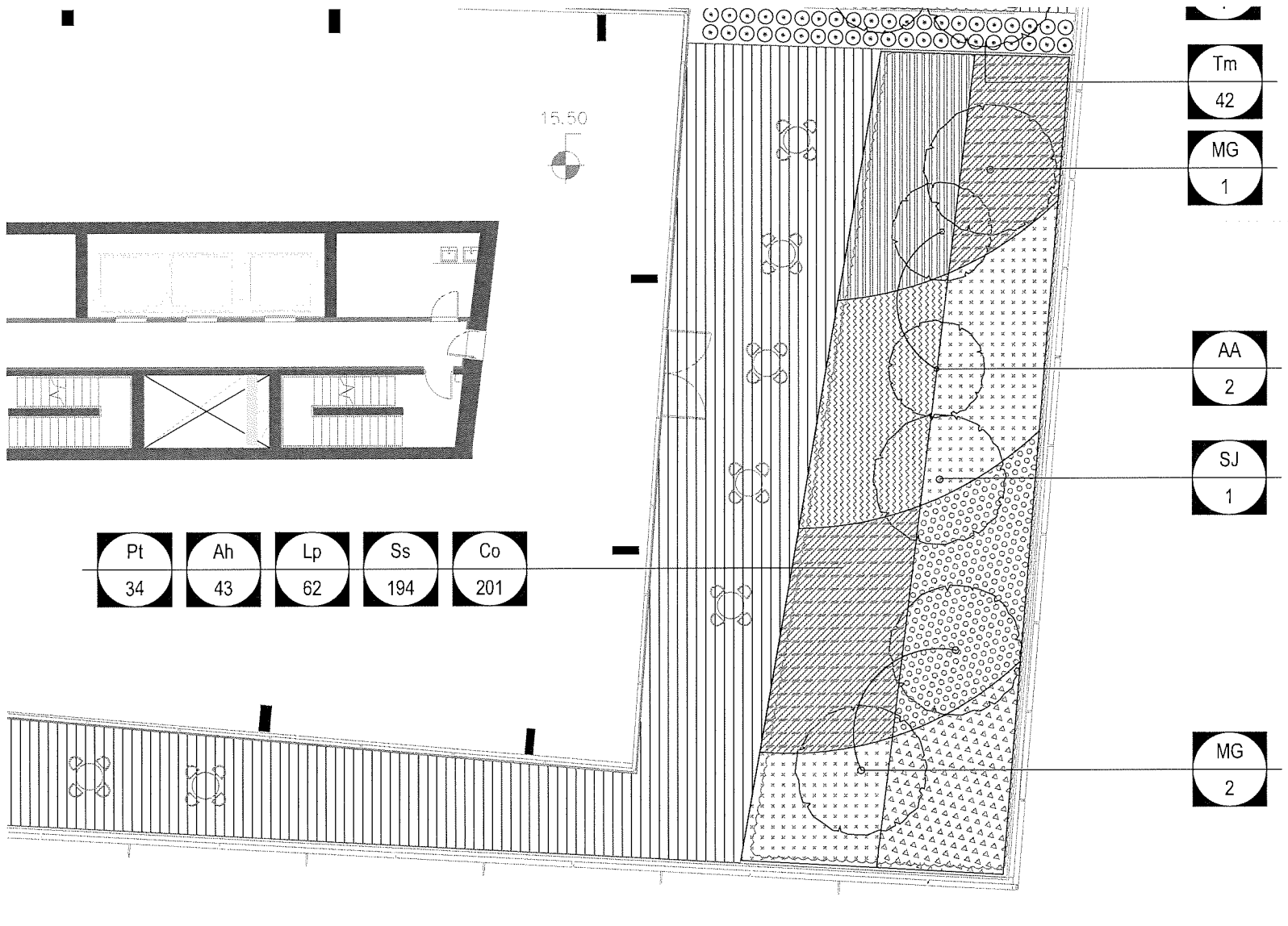
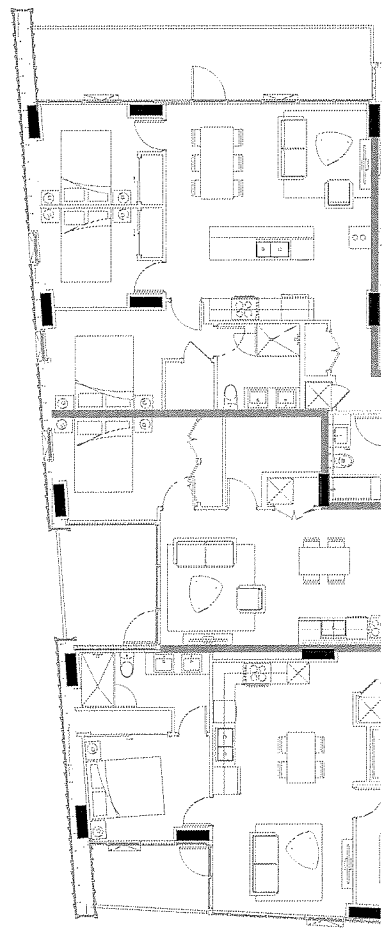
7960 ALDERBRIDGE WAY

PLANTING PLAN
- LEVEL 6 AREA 1

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/8" = 1'- 0"
JOB NUMBER	17046

L4.14





DP 16-740262
#65

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
TREES					
AC		ACER CIRCINATUM	VINE MAPLE	5CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
AA		ACER PALMATUM 'AO SHIME'	AO SHIME JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AP		ACER PALMATUM 'OSAKAZUKI'	OSAKAZUKI JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AG		AMELANCHIER X GRANDIFLORA	SERVICEBERRY	3.5M HT, WB	MULTI - STEM,
GT		GLEDITSIA TRIACANTHOS	PYRAMIDAL EUROPEAN HORNBEAM	10CM CAL. WB,	FULL, UNIFORM SIZE AND QUALITY
MG		MAGNOLIA GRANDIFLORA 'LITTLE GEM'	EVERGREEN SOUTHERN MAGNOLIA	7CM CAL., WB	6' STANDARD, UNIFORM SIZE AND QUALITY
ML		MALUS SYLVESTRIS	CRAB APPLE TREE	6CM CAL., WB	FULL, UNIFORM SIZE AND QUALITY
MGx		MAGNOLIA GALAXY	GALAXY MAGNOLIA	6CM CAL., WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PC		PINUS CONTORTA	SHORE PINE	3 M CAL, WB	SPECIMEN & PICTURESQUE QUALITY, SELECTED BY CONSULTANT
PT		POPULUS TREMULOIDES	TREMBLING ASPEN	7CM CAL., WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PK		PRUNUS SERRULATA 'KANZAN'	JAPANESE FLOWERING CHERRY	7CM CAL., WB	FULL, UNIFORM SIZE & QUALITY
PS		PRUNUS SERRULATA VAR. TIBETICA	TIBETAN CHERRY	6CM CAL., WB	MULTI-STEMMED (3 MIN.) FULL
QP		QUERCUS PALUSTRIS	PIN OAK	8CM CAL., WB,	FULL, UNIFORM SIZE AND QUALITY
SJ		STYRAX JAPONICUS 'OBASSIA'	JAPANESE SNOWBELL TREE	7CM CAL., WB	6' STD, UNIFORM SIZE AND QUALITY

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
SHRUBS / GROUNDCOVERS					
Ah	-	AMSONIA HUBRICHTII	BLUE STAR	#2 POT	18" O.C.
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La	-	LAVANDULA ANGUSTIFOLIA ' MUNSTEAD'	MUNSTEAD LAVENDER	#2 POT	18" O.C.
Lp	-	LONICERA PILEATA	HONEYSUCKLE	#2 POT	18" O.C.
Pt	-	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#2 POT	12" O.C.
Ss	-	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SAGE	#2 POT	12" O.C.
Rs	-	ROSA RUGOSA	BEACH ROSE	#2 POT	12" O.C.
Tm	-	TAXUS MEDIA 'H.M. EDDIE'	H.M. EDDIE YEW	40" HIGHMALE, FIELD GROWN	22-24" O.C.
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ab	-	AMMOPHILA BREVILIGULATA	BEACH GRASS	#2 POT	12" O.C.
SEDUM					
sa	-	SEDUM 'AUTUMN JOY'	AUTUMN JOY STONECROP	#2 POT	12" O.C.
sk	-	ALL SEASONS SEDUM TILE			

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pfs@pfs.bc.ca
www.pfs.bc.ca

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
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LIN LIM
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7960 ALDERBRIDGE WAY

PLANTING PLAN
- LEVEL 6 AREA 2

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/8" = 1'- 0"
JOB NUMBER	17046

L4.15

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
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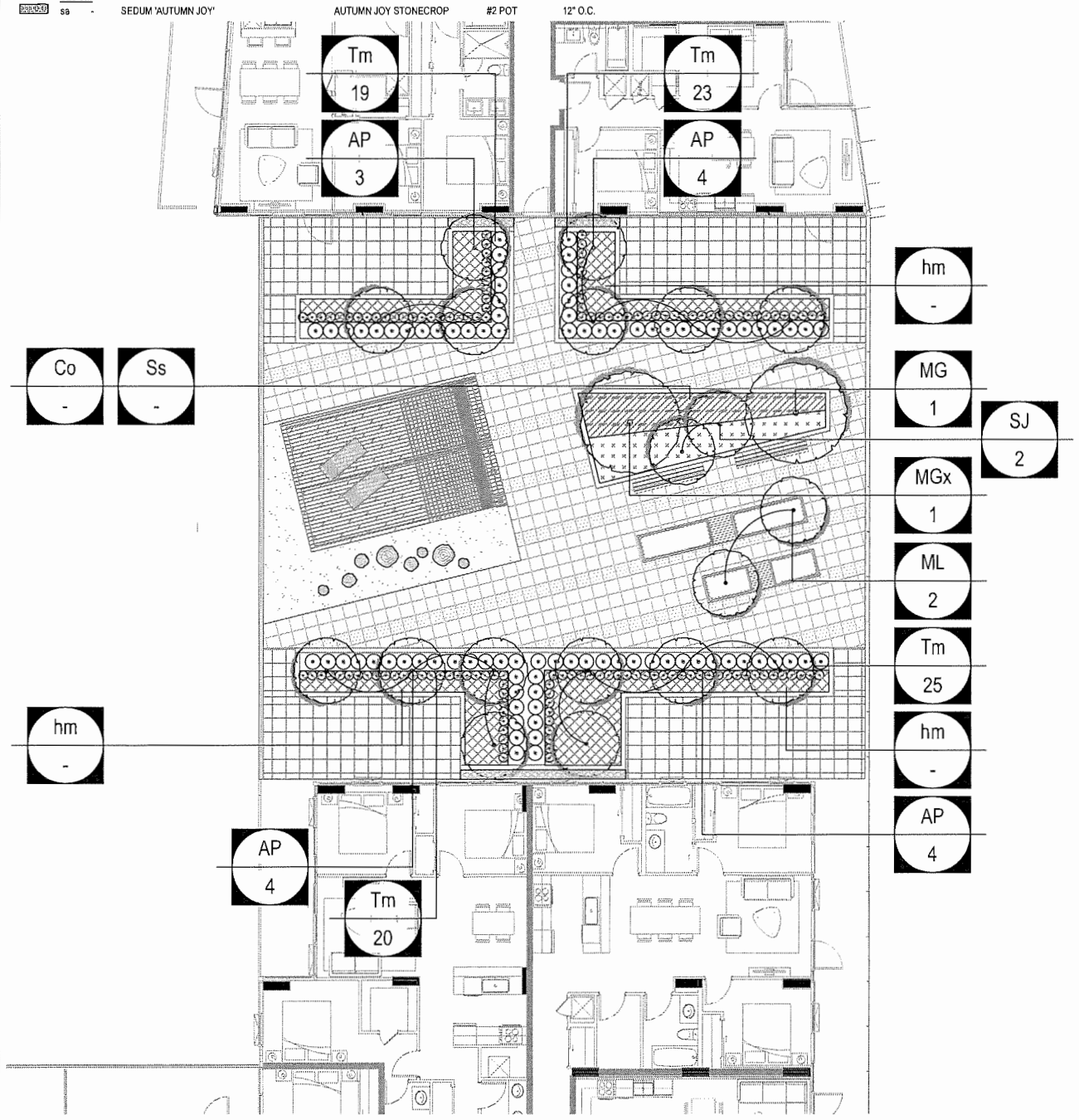
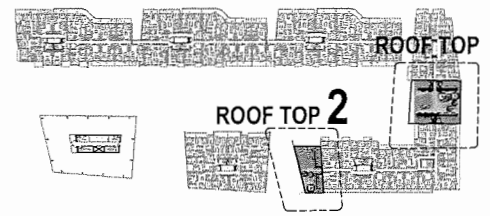
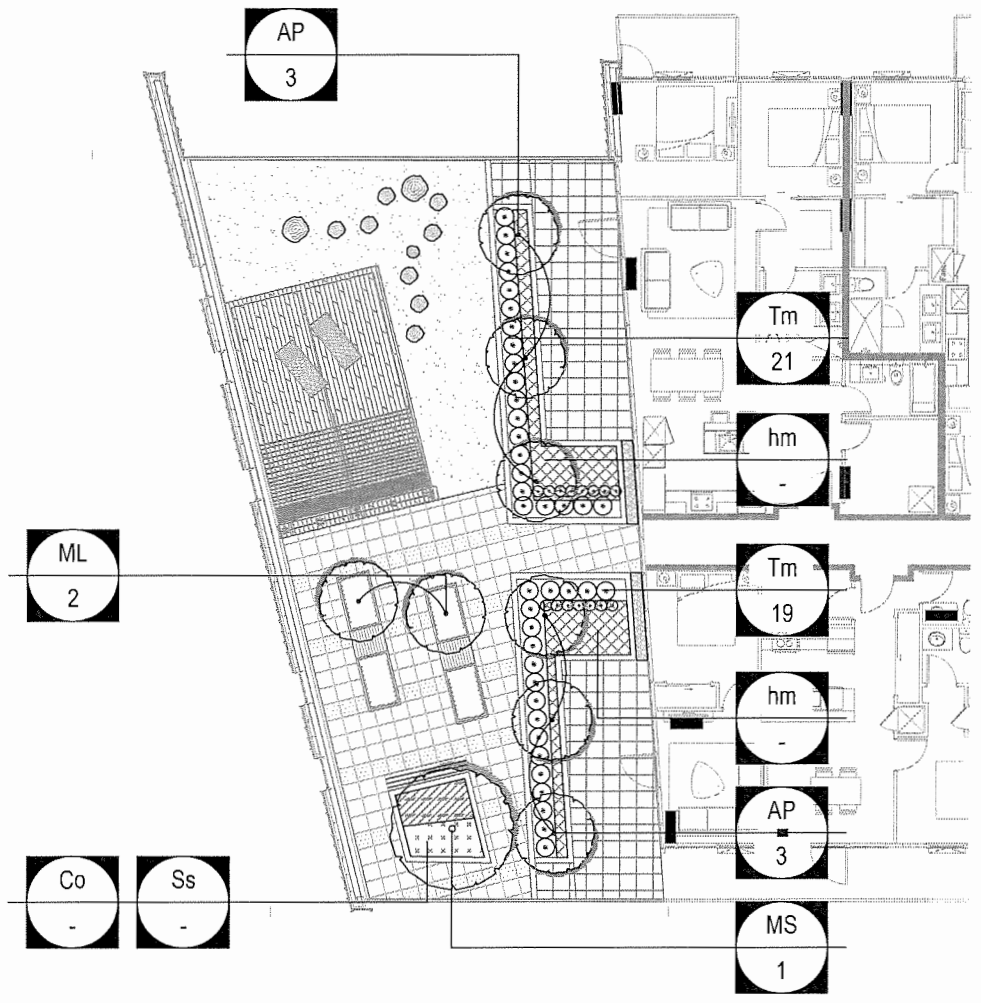


LEVEL 7 - ROOF TOP GARDEN 1
SCALE: 1/8" = 1'-0"

LEVEL 7 KEY PLAN





LEVEL 7 - ROOF TOP GARDEN 2
SCALE: 1/8" = 1'-0"

OP 16-740262
64

gbl

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7960 ALDERBRIDGE WAY

PLANTING PLAN
- LEVEL 7

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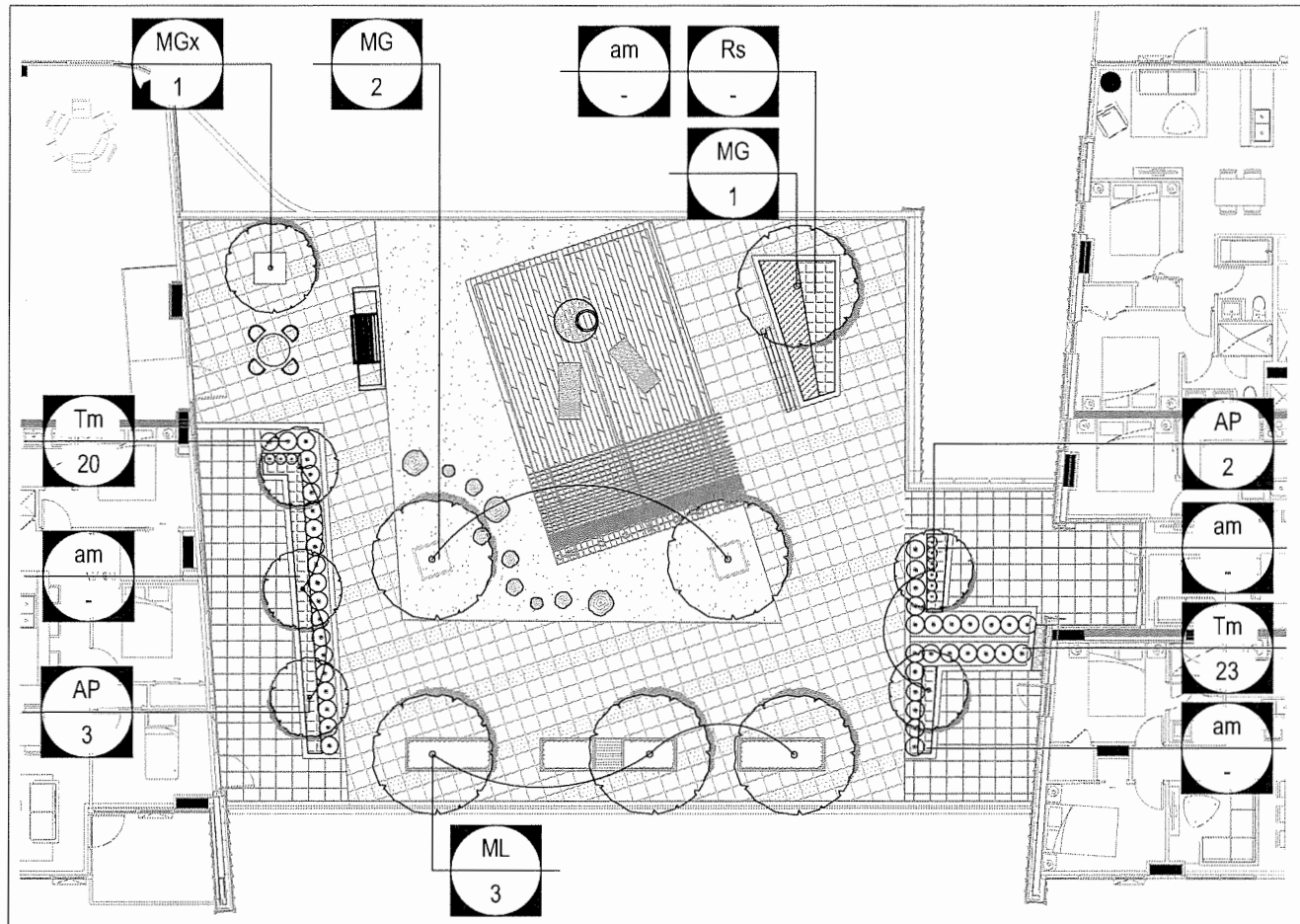
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/8" = 1'- 0"
JOB NUMBER	17046

L4.16

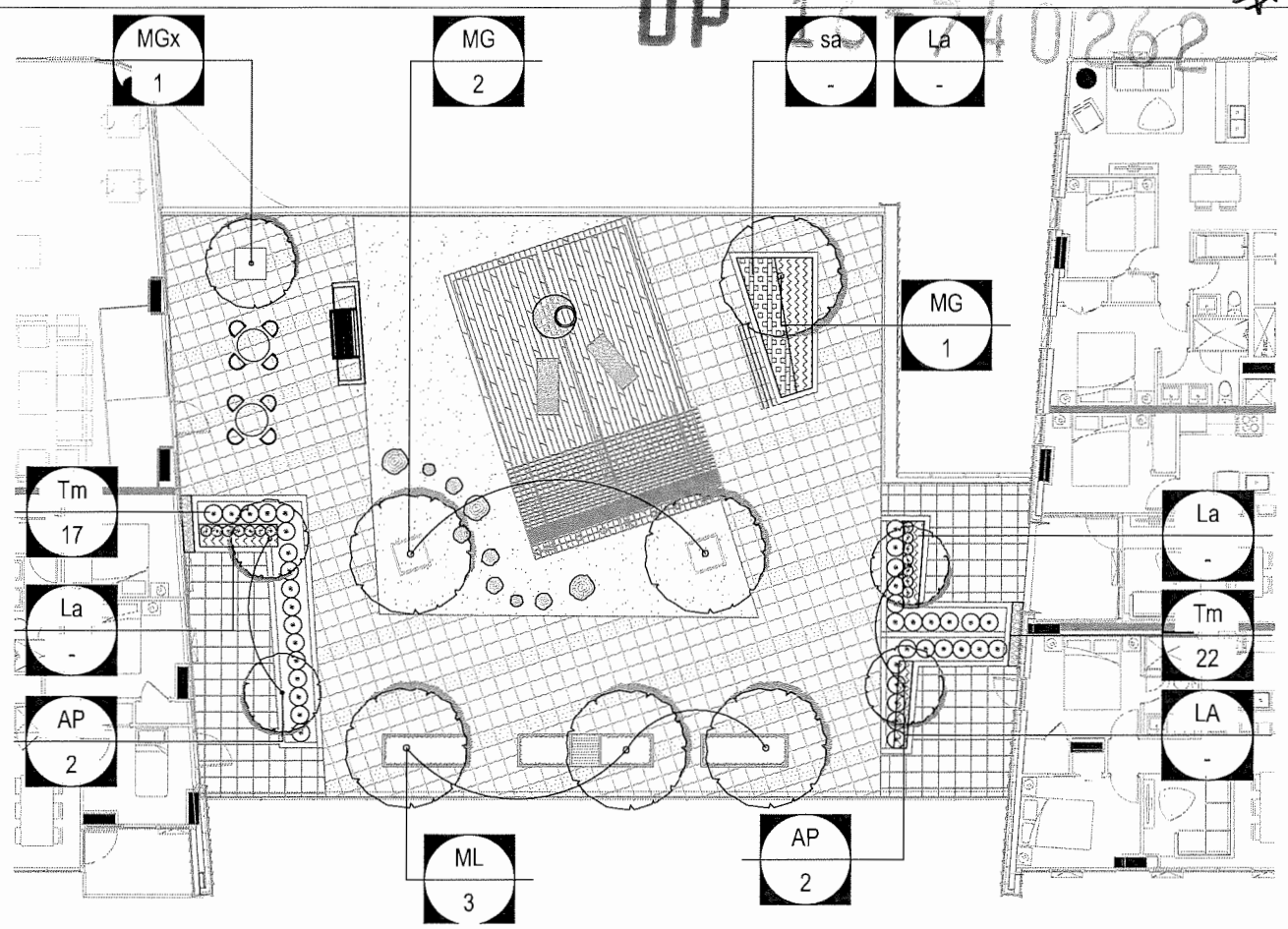
DP 16 [illegible] 0262

#67



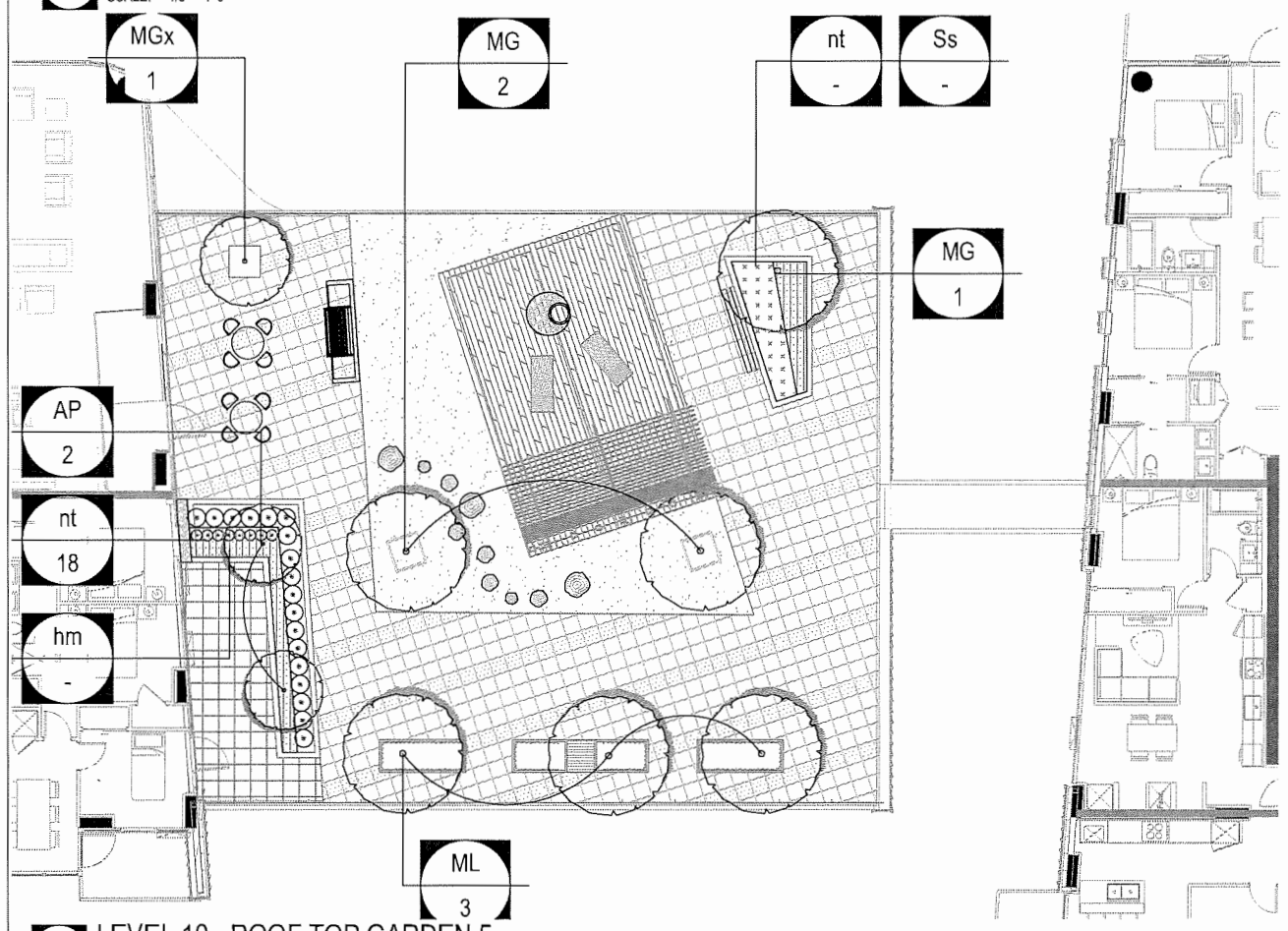
LEVEL 10 - ROOF TOP GARDEN 3

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



LEVEL 10 - ROOF TOP GARDEN 4

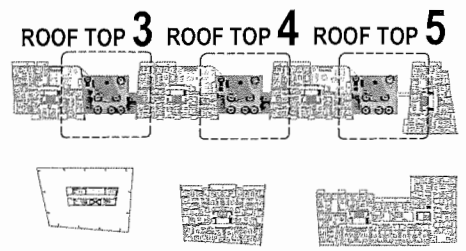
SCALE: 1/8" = 1'-0"



LEVEL 10 - ROOF TOP GARDEN 5

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

LEVEL10 KEY PLAN



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SHRUBS / GROUNDCOVERS					
Ah	-	AMSONIA HUBRICHTII	BLUE STAR	#2 POT	18" O.C.
Co	-	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD SEDGE	#2 POT	12" O.C.
La	-	LAVANDULA ANOUSTIFOLIA 'MUNSTEAD'	MUNSTEAD LAVENDER	#2 POT	18" O.C.
Lp	-	LONICERA PILEATA	HONEYSUCKLE	#2 POT	18" O.C.
Pt	-	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#2 POT	12" O.C.
Ss	-	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SAGE	#2 POT	12" O.C.
Rs	-	ROSA RUGOSA	BEACH ROSE	#2 POT	12" O.C.
Tm	-	TAXUS MEDIA 'H.M. EDDIE'	H.M. EDDIE YEW	40" HIGHMALE, FIELD GROWN	22-24" O.C.
GRASSES / PERENNIALS					
hm	-	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT	12" O.C.
nt	-	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	#2 POT	12" O.C.
ab	-	AMMOPHILA BREVILIGULATA	BEACH GRASS	#2 POT	12" O.C.
SEDUM					
ss	-	SEDUM 'AUTUMN JOY'	AUTUMN JOY STONECROP	#2 POT	12" O.C.
sk	-	ALL SEASONS SEDUM TILE			

gbl

GBL ARCHITECTS INC.

139 EAST 8TH AVENUE
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NOTES

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

REGISTERED BRITISH COLUMBIA SURVEYOR MEMBER LIN LI 369 LANDSCAPE ARCHITECTURE

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
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4	2018-07-18	Reissued for DP
5	2018-08-31	OO 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

7960 ALDERBRIDGE WAY

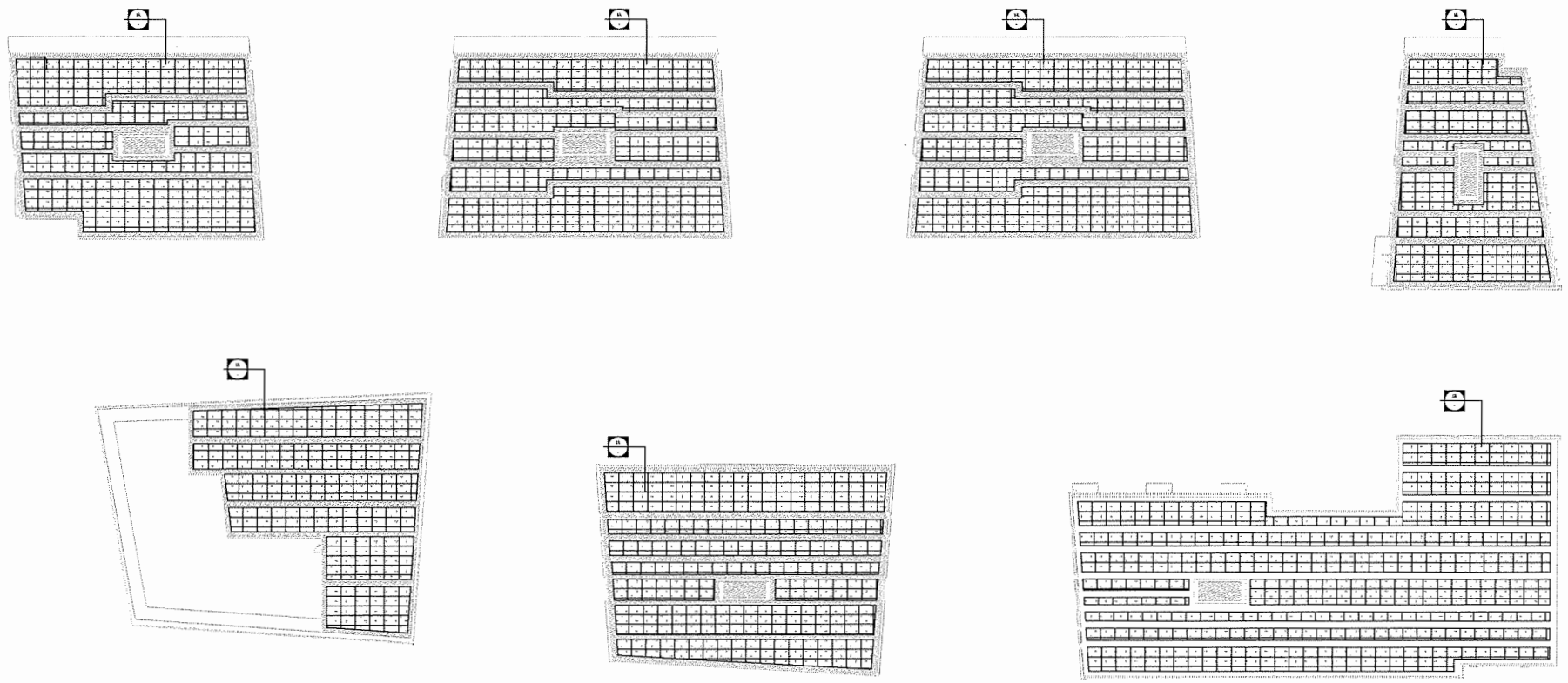
PLANTING PLAN
- LEVEL 10

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/8" = 1'- 0"
JOB NUMBER	17046

L4.17

DP 10-740262

#68



ROOFTOP

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

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
TREES					
AC		ACER CIRCINATUM	VINE MAPLE	5CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
AA		ACER PALMATUM 'AO SHIME'	AO SHIME JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AP		ACER PALMATUM 'OSAKAZUKI'	OSAKAZUKI JAPANESE MAPLE	2.5M HT, WB	MULTI-STEMMED (3 MIN.) FULL
AG		AMELANCHIER X GRANDIFLORA	SERVICEBERRY	3.5M HT, WB	MULTI - STEM,
GT		GLEDITSIA TRIACANTHOS	PYRAMIDAL EUROPEAN HORNBEAM	10CM CAL. WB,	FULL, UNIFORM SIZE AND QUALITY
MG		MAGNOLIA GRANDIFLORA 'LITTLE GEM'	EVERGREEN SOUTHERN MAGNOLIA	7CM CAL. WB	6' STANDARD, UNIFORM SIZE AND QUALITY
ML		MALUS SYLVESTRIS	CRAB APPLE TREE	6CM CAL. WB	FULL, UNIFORM SIZE AND QUALITY
MGx		MAGNOLIA GALAXY	GALAXY MAGNOLIA	6CM CAL. WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PC		PINUS CONTORTA	SHORE PINE	3 M CAL. WB	SPECIMEN & PICTURESQUE QUALITY, SELECTED BY CONSULTANT
PT		POPULUS TREMULOIDES	TREMBLING ASPEN	7CM CAL. WB	6' STANDARD, UNIFORM SIZE AND QUALITY
PK		PRUNUS SERRULATA 'KANZAN'	JAPANESE FLOWERING CHERRY	7CM CAL. WB	FULL, UNIFORM SIZE & QUALITY
PS		PRUNUS SERRULATA VAR. TIBETICA	TIBETAN CHERRY	6CM CAL. WB	MULTI-STEMMED (3 MIN.) FULL
QP		QUERCUS PALUSTRIS	PIN OAK	8CM CAL. WB,	FULL, UNIFORM SIZE AND QUALITY
SJ		STYRAX JAPONICUS 'OBASSIA'	JAPANESE SNOWBELL TREE	7CM CAL. WB	6' STD, UNIFORM SIZE AND QUALITY

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
SHRUBS / GROUNDCOVERS					
Ah	-	AMSONIA HUBRICHTII	BLUE STAR	#2 POT	18" O.C.
Co	-	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD SEDGE	#2 POT	12" O.C.
La	-	LAVANDULA ANGUSTIFOLIA ' MUNSTEAD'	MUNSTEAD LAVENDER	#2 POT	18" O.C.
Lp	-	LONICERA PILEATA	HONEYSUCKLE	#2 POT	18" O.C.
Pt	-	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#2 POT	12" O.C.
Ss	-	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SAGE	#2 POT	12" O.C.
Rs	-	ROSA RUGOSA	BEACH ROSE	#2 POT	12" O.C.
Tm	-	TAXUS MEDIA 'H.M. EDDIE'	H.M. EDDIE YEW	40" HIGHMALE, FIELD GROWN	22-24" O.C.
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hm	-	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT	12" O.C.
nt	-	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	#2 POT	12" O.C.
ab	-	AMMOPHILA BREVILIGULATA	BEACH GRASS	#2 PDT	12" O.C.
SEDUM					
sa	-	SEDUM 'AUTUMN JOY'	AUTUMN JOY STONECROP	#2 POT	12" O.C.
sk	-	ALL SEASONS SEDUM TILE			

PLANTING GENERAL NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARD SPECIFIED IN THE CURRENT EDITION OF THE BC LANDSCAPE STANDARD. THIS STANDARD IS PUBLISHED JOINTLY BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS (BCSLA) AND THE BC LANDSCAPE AND NURSERY ASSOCIATION (BCLNA).
2. SEARCH AREA FOR ALL PLANT MATERIAL SHALL INCLUDE ALL OF WESTERN NORTH AMERICA OR AS SPECIFIED.
3. PLANT MATERIAL SIZES SPECIFIED ARE THE MINIMUM ACCEPTABLE SIZES TO BE SUPPLIED TO THIS PROJECT.
4. ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.
5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED. ONLY CERTIFIED S.O.D. NURSERY STOCK WILL BE ACCEPTED.
6. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT - AS PER SPECIFICATIONS - PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR INSTALLED ON SITE PRIOR TO CONSULTANT APPROVAL SHALL BE REJECTED AT NO COST TO THE OWNER.
7. THE CONTRACTOR SHALL CONFIRM PLANT QUANTITIES ON THE DRAWINGS CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE.
8. PLANT LIST TO BE READ IN CONJUCTION WITH SPECIFICATIONS FOR COMPLIANCE.
9. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL SPECIFIED AS PER SPECIFICATIONS, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE CONSULTANT WILL BE REJECTED.
10. PROVIDE IRRIGATION TO ALL PLANT MATERIAL AS SHOWN ON LANDSCAPE DRAWINGS AND PLANS.
11. HIGH EFFICIENT AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED ON PLANTING AREAS.

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GBL ARCHITECTS INC.

139 EAST 8TH AVENUE
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REGISTERED MEMBER LIN LI 369 BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS

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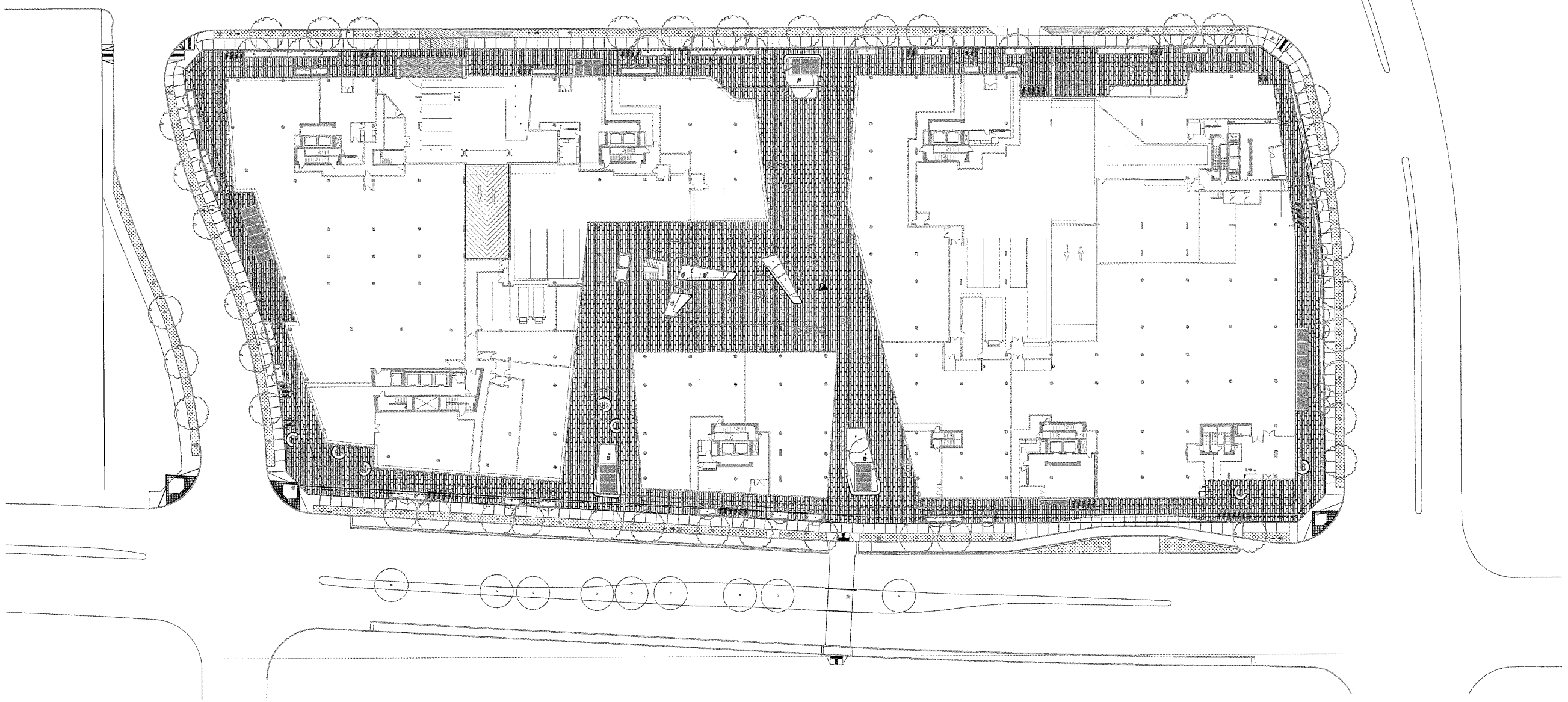
7960 ALDERBRIDGE WAY

PLANTING PLAN
- ROOFTOP

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/32" = 1'- 0"
JOB NUMBER	17046

L4.18

DP 16-740262
#69



LIGHTING LEGEND

- BENCH STRING LIGHT - Type 'AA': SEE ELECTRICAL
- TREE UPLIGHT - Type 'BB': SEE ELECTRICAL
- PUBLIC ART UPLIGHT - Type 'CC': SEE ELECTRICAL
- CANOPY DOWN LIGHT - Type 'DD', SEE ELECTRICAL
- RECESSED WALL LIGHT - Type 'EE': SEE ELECTRICAL
- BOLLARD LIGHT - Type 'FF': SEE ELECTRICAL
- RAILING LED LIGHT - Type 'GG': SEE ELECTRICAL

LIGHTING GENERAL NOTES

THIS DRAWING IS FOR REFERENCE ONLY. SEE ELECTRICAL DRAWING FOR LIGHTING DESIGN.

gbl

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NOTES

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REGISTERED BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
MEMBER
LIN LIM
369

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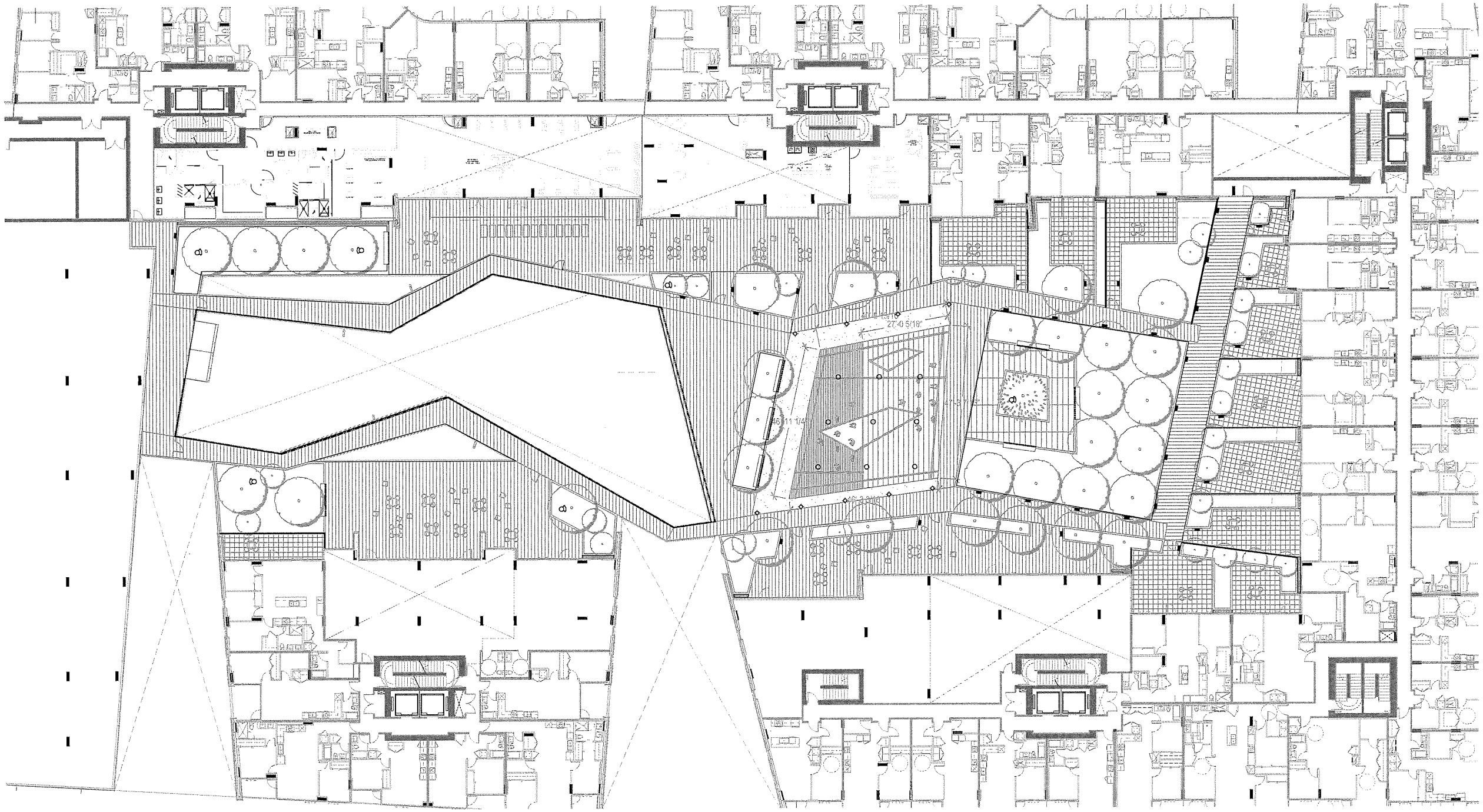
7960 ALDERBRIDGE WAY

LANDSCAPE LIGHTING PLAN - LEVEL 1

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/16" = 1'- 0"
JOB NUMBER	17046

L5.01

DP 16-740262 #70



LIGHTING LEGEND

- BENCH STRING LIGHT - Type 'AA': SEE ELECTRICAL
- TREE UPLIGHT - Type 'BB': SEE ELECTRICAL
- PUBLIC ART UPLIGHT - Type 'CC': SEE ELECTRICAL
- CANOPY DOWN LIGHT - Type 'DD', SEE ELECTRICAL
- RECESSED WALL LIGHT - Type 'EE': SEE ELECTRICAL
- BOLLARD LIGHT - Type 'FF': SEE ELECTRICAL
- RAILING LED LIGHT - Type 'GG': SEE ELECTRICAL

LIGHTING GENERAL NOTES

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NOTES

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6	2018-09-21	Reissued for DP
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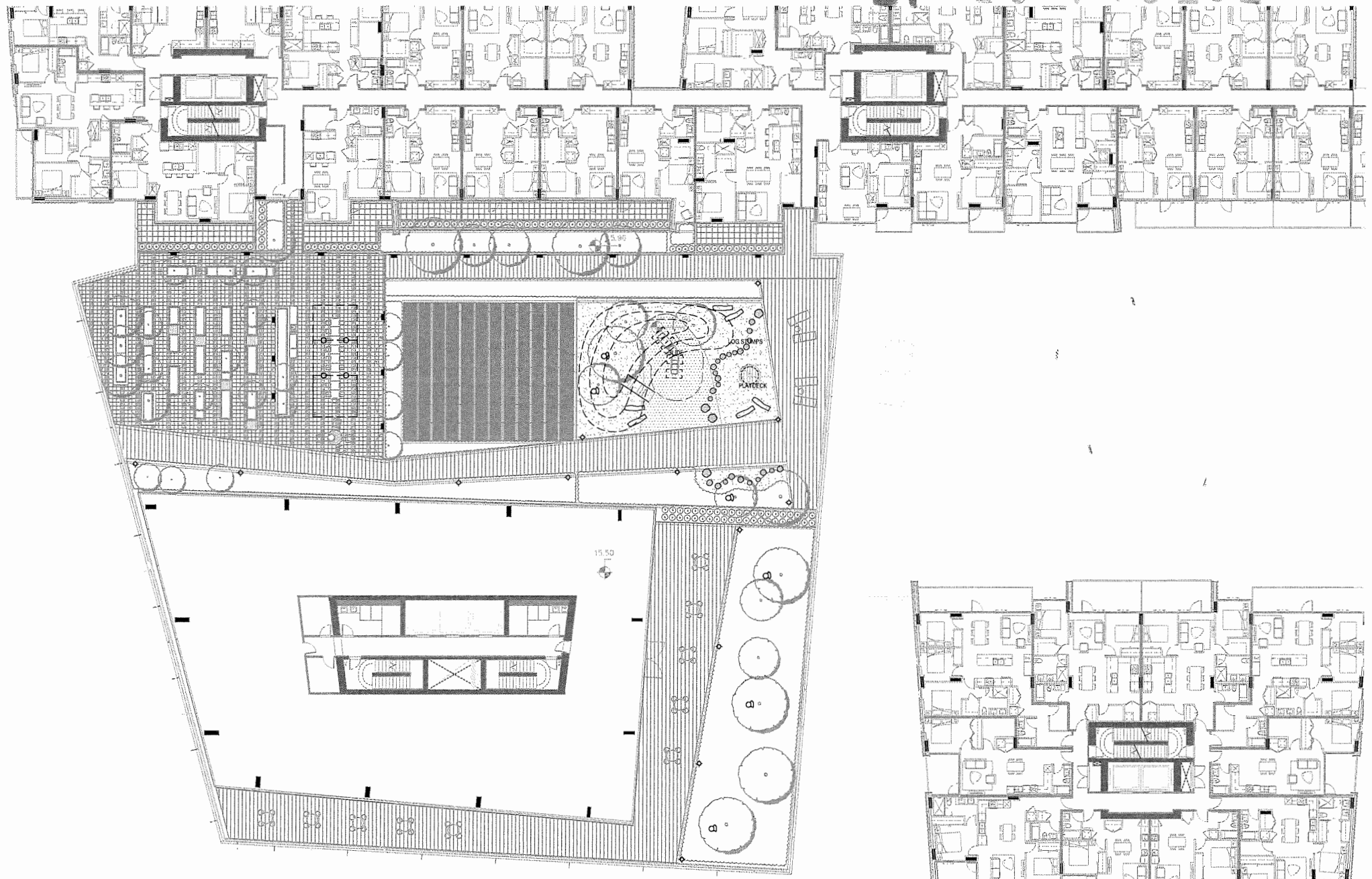
7960 ALDERBRIDGE WAY

LANDSCAPE LIGHTING PLAN - LEVEL 3

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/16" = 1'- 0"
JOB NUMBER	17046

L5.02

DP 16-740262 #71



LIGHTING LEGEND

- BENCH STRING LIGHT - Type 'AA': SEE ELECTRICAL
- TREE UPLIGHT - Type 'BB': SEE ELECTRICAL
- PUBLIC ART UPLIGHT - Type 'CC': SEE ELECTRICAL
- CANOPY DOWN LIGHT - Type 'DD', SEE ELECTRICAL
- RECESSED WALL LIGHT - Type 'EE': SEE ELECTRICAL
- BOLLARD LIGHT - Type 'FF': SEE ELECTRICAL
- RAILING LED LIGHT - Type 'GG': SEE ELECTRICAL

LIGHTING GENERAL NOTES

THIS DRAWING IS FOR REFERENCE ONLY. SEE ELECTRICAL DRAWING FOR LIGHTING DESIGN.

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139 EAST 8TH AVENUE
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NOTES

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PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE
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REGISTERED MEMBER
LIN LI
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REVISIONS

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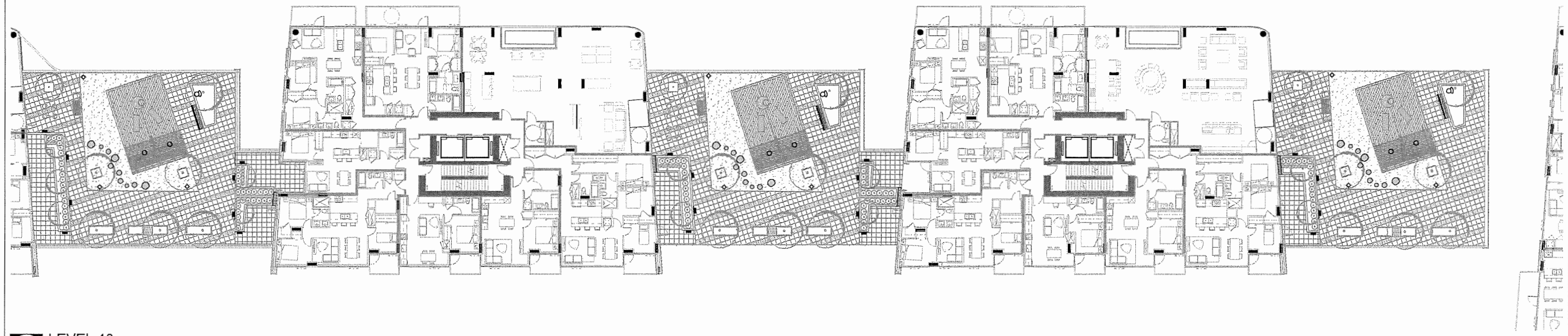
7960 ALDERBRIDGE WAY

LANDSCAPE LIGHTING PLAN - LEVEL 6

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/16" = 1'- 0"
JOB NUMBER	17046

L5.03

DP 16-740262 #72



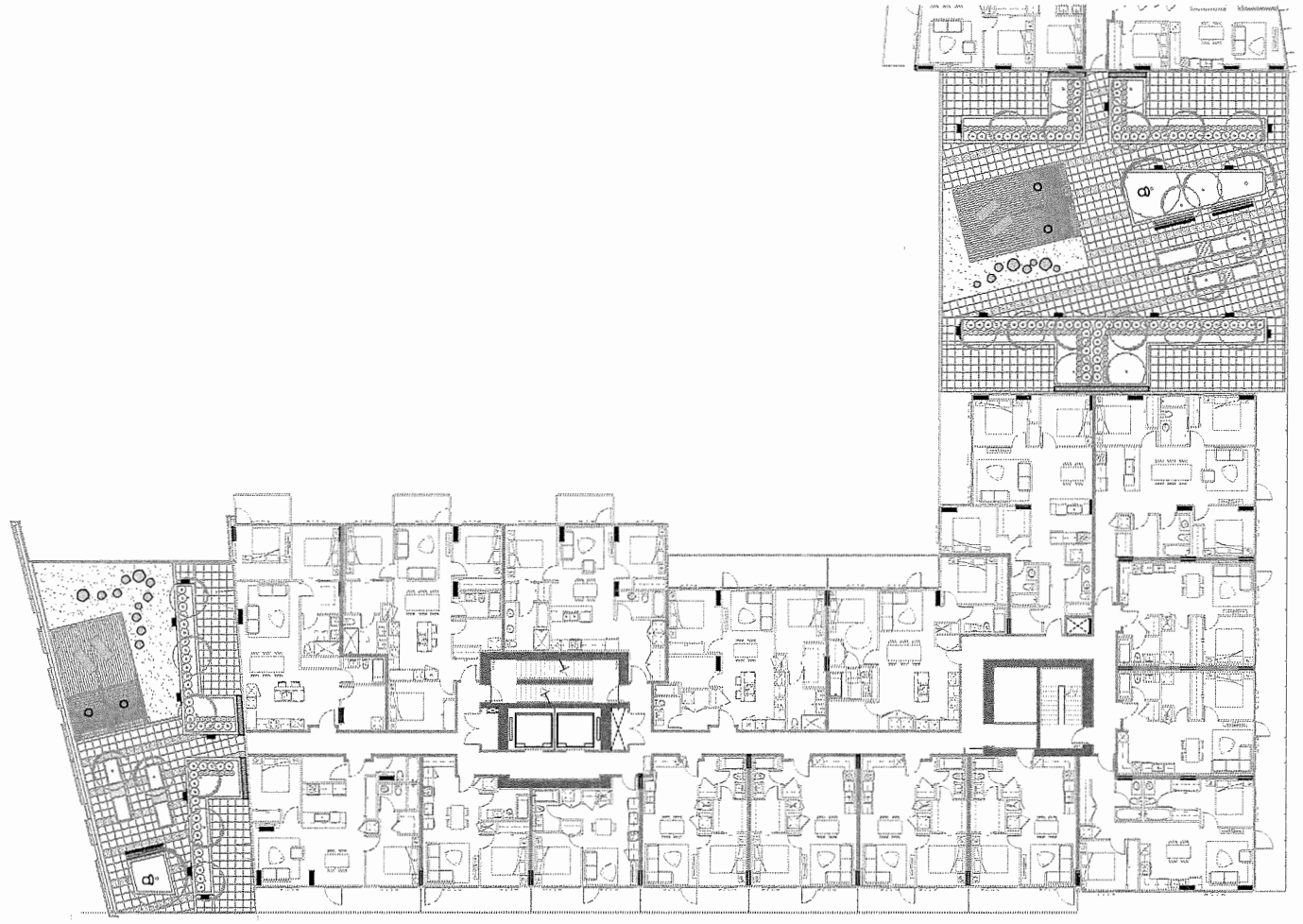
LEVEL 10
SCALE: 1/16" = 1'-0"

LIGHTING LEGEND

- BENCH STRING LIGHT - Type 'AA': SEE ELECTRICAL
- TREE UPLIGHT - Type 'BB': SEE ELECTRICAL
- PUBLIC ART UPLIGHT - Type 'CC': SEE ELECTRICAL
- CANOPY DOWN LIGHT - Type 'DD', SEE ELECTRICAL
- RECESSED WALL LIGHT - Type 'EE': SEE ELECTRICAL
- BOLLARD LIGHT - Type 'FF': SEE ELECTRICAL
- RAILING LED LIGHT - Type 'GG': SEE ELECTRICAL

LIGHTING GENERAL NOTES

THIS DRAWING IS FOR REFERENCE ONLY. SEE ELECTRICAL DRAWING FOR LIGHTING DESIGN.



LEVEL 7
SCALE: 1/16" = 1'-0"

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NOTES

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BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
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LIN LI
369

REVISIONS

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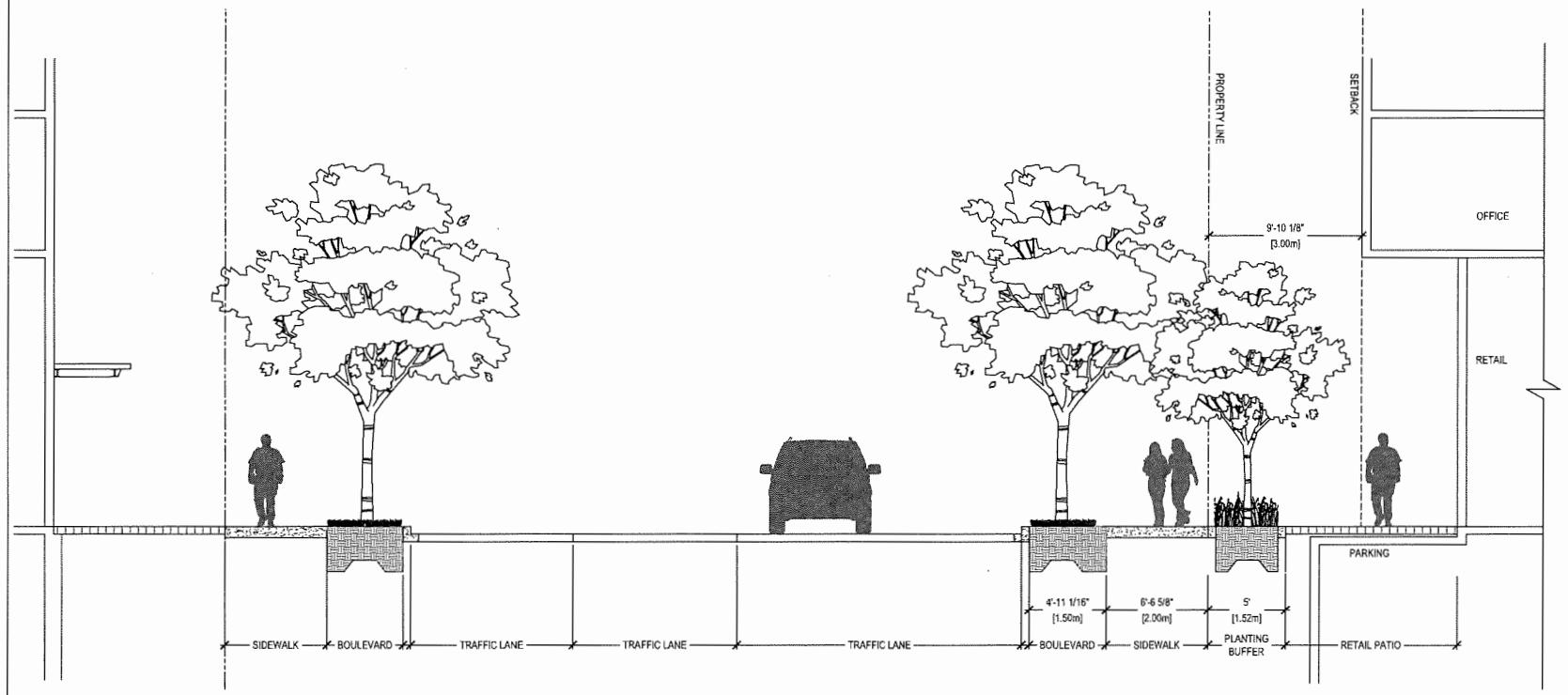
7960 ALDERBRIDGE WAY

LANDSCAPE LIGHTING PLAN - LEVEL 7 & 10

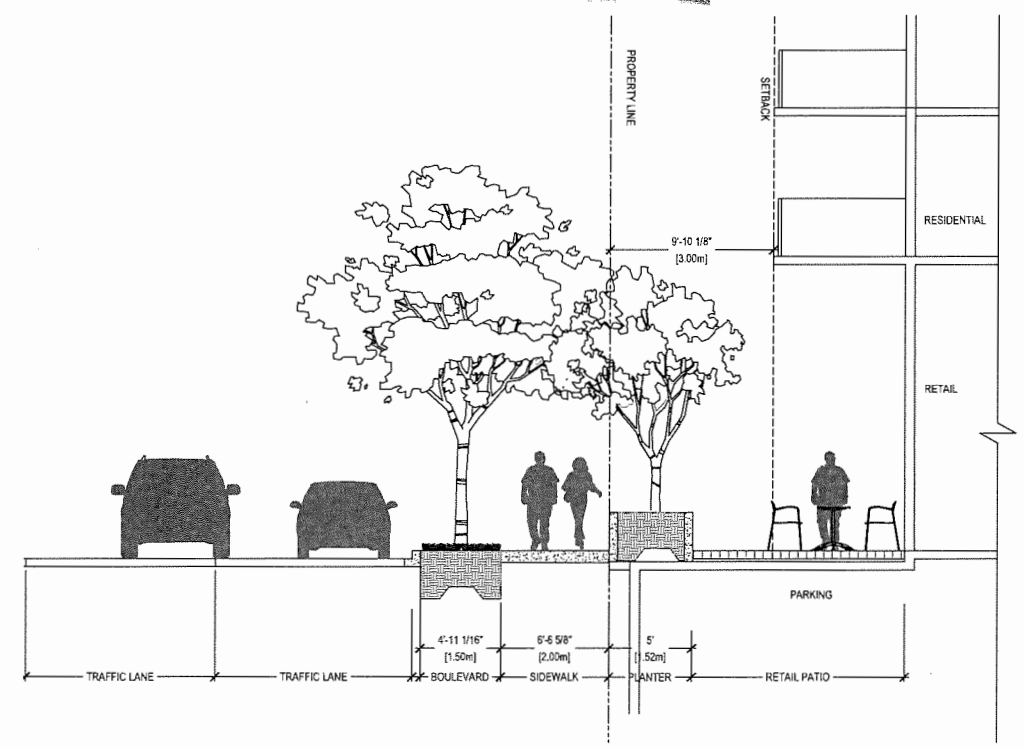
DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	1/16" = 1'- 0"
JOB NUMBER	17046

L5.04

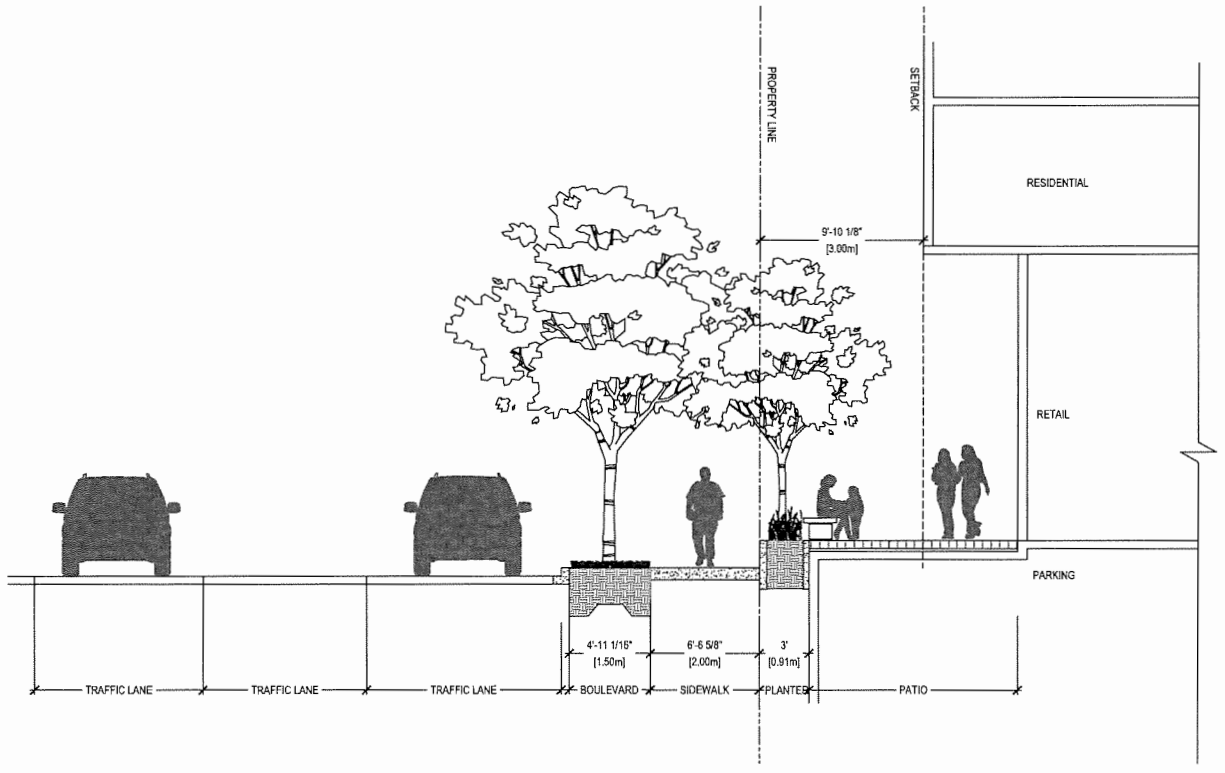
DP 16-740262 #73



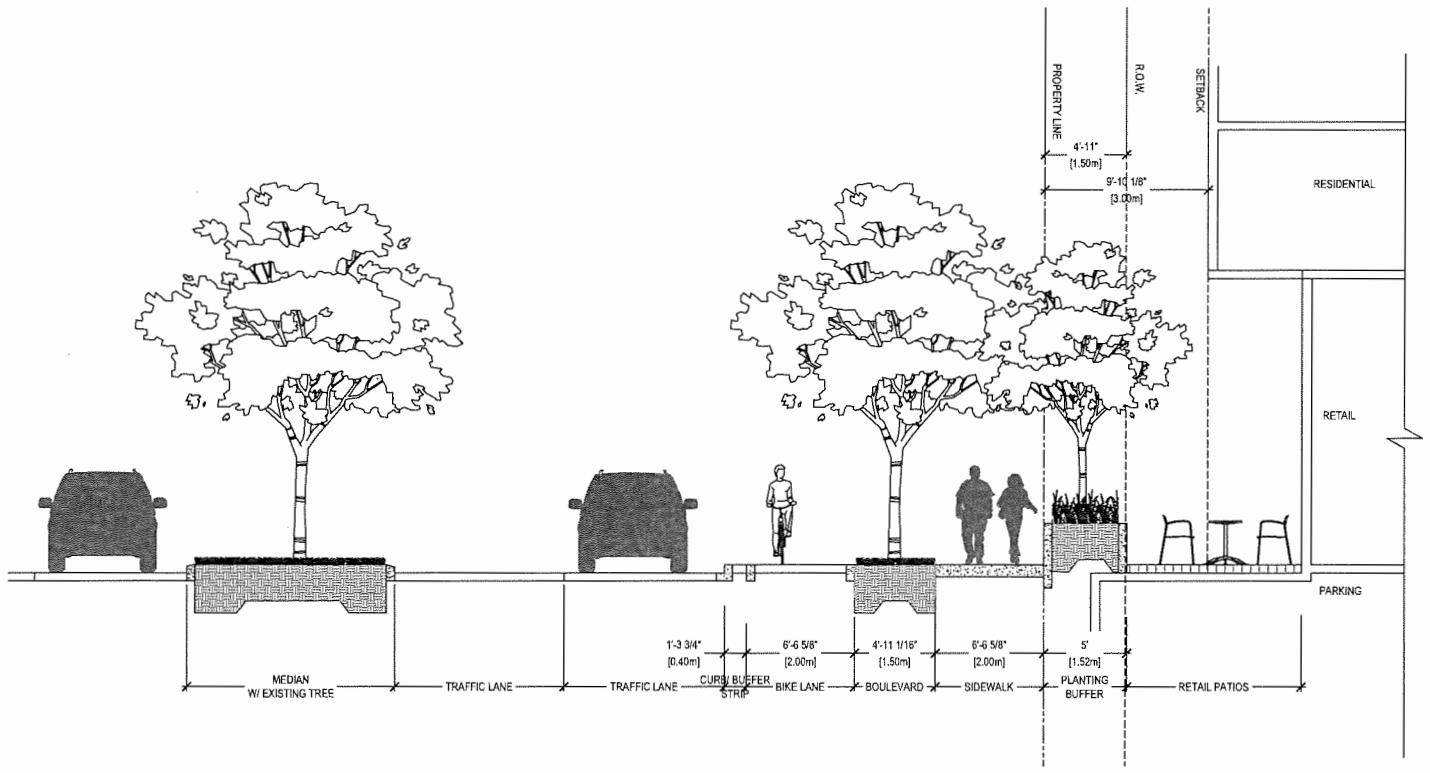
3 SECTION 1A - EAST -WEST ROAD
SCALE: 3/16" = 1'-0"



2 SECTION 1B - NORTH-SOUTH ROAD
SCALE: 3/16" = 1'-0"



1 SECTION 1C - ALDERBRIDGE WAY
SCALE: 3/16" = 1'-0"



4 SECTION 1D - NO 3 ROAD
SCALE: 3/16" = 1'-0"

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BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
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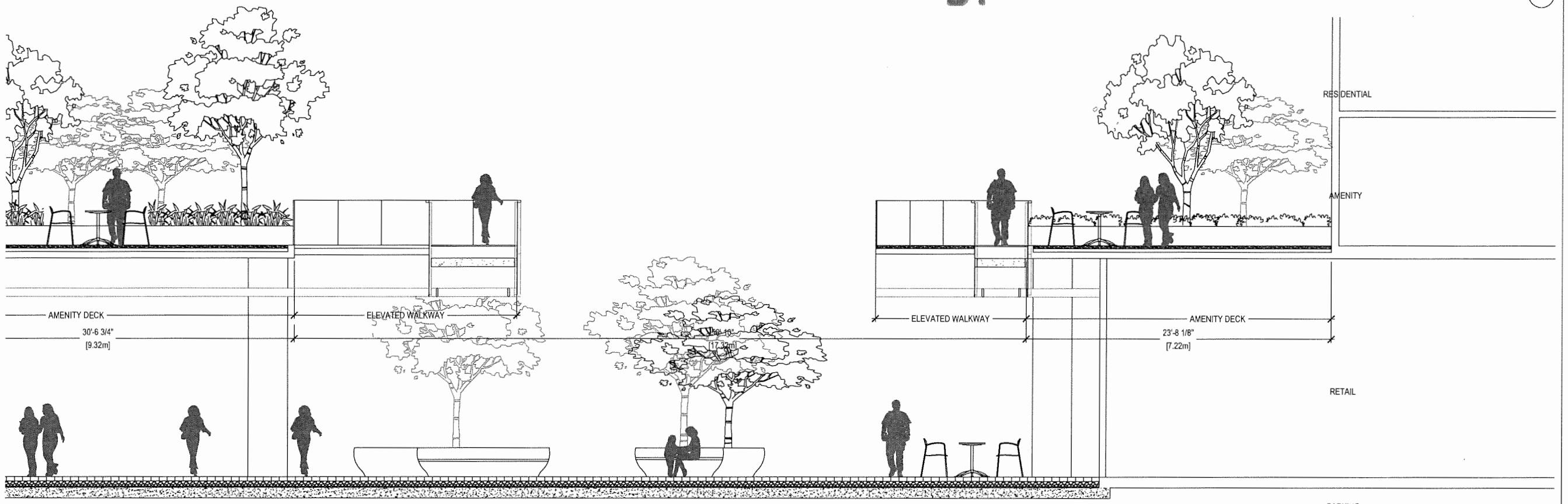
7960 ALDERBRIDGE WAY

LANDSCAPE SECTIONS - GROUND LEVEL

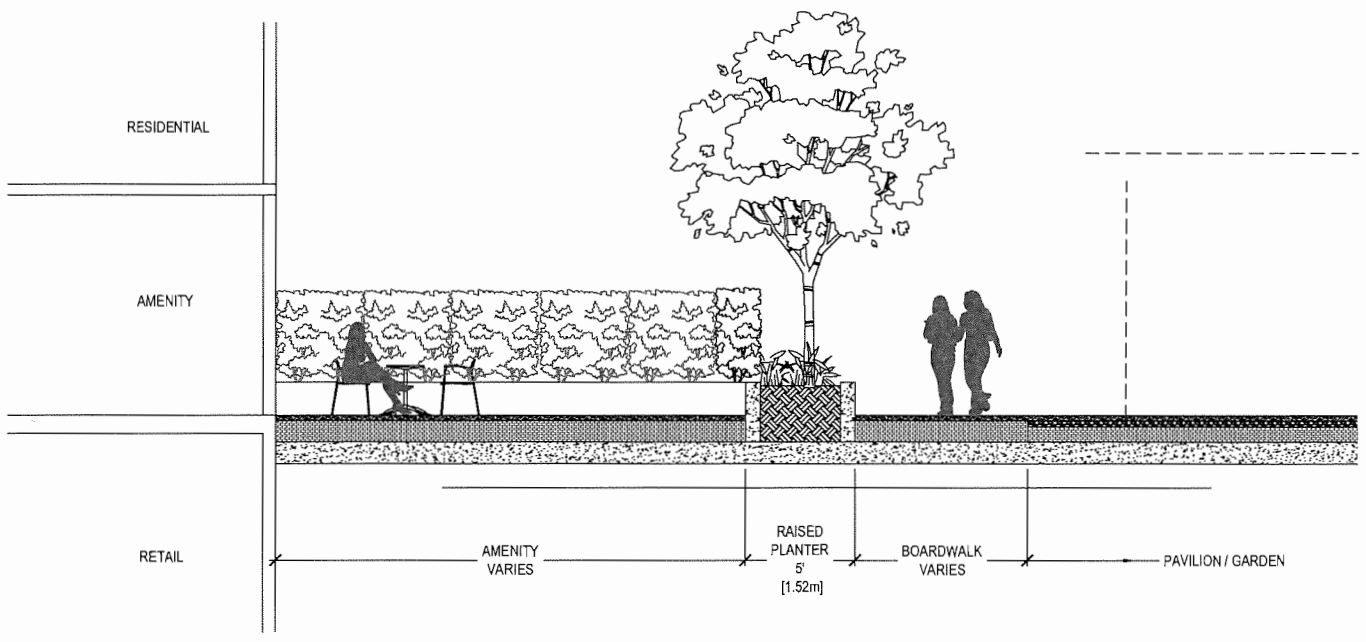
DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	AS
JOB NUMBER	17046

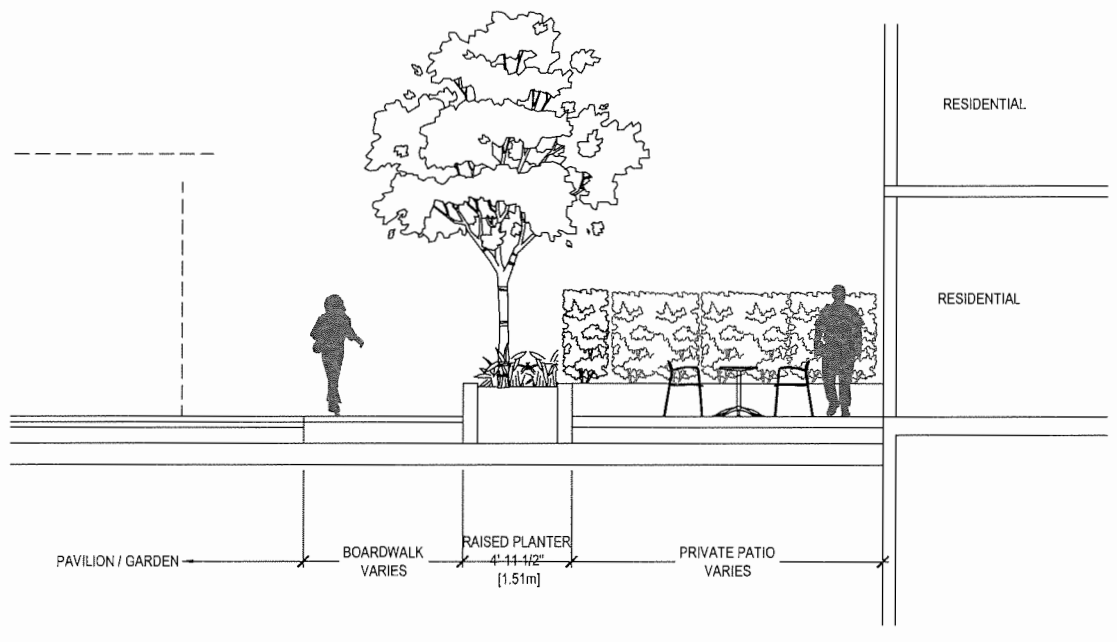
L6.01

DP 16-740262 #74



1 - SECTION 3A
SCALE: 3/16" = 1'-0"





2 - SECTION 3B
SCALE: 3/16" = 1'-0"

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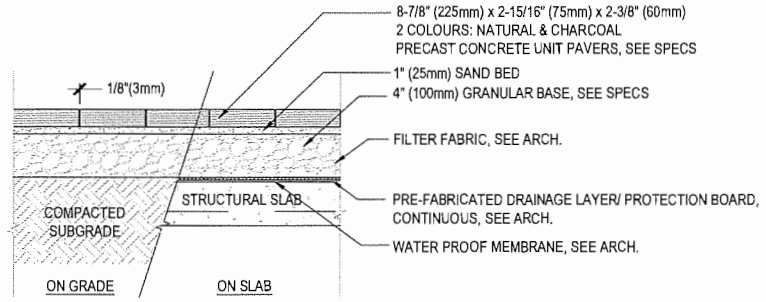
7960 ALDERBRIDGE WAY

LANDSCAPE SECTIONS
- GROUND LEVEL

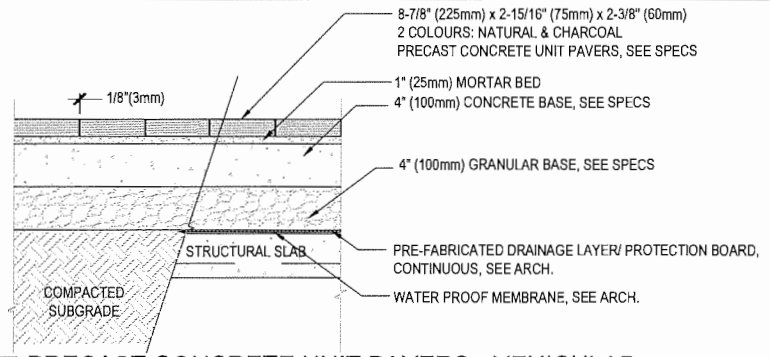
DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	AS
JOB NUMBER	17046

L6.01



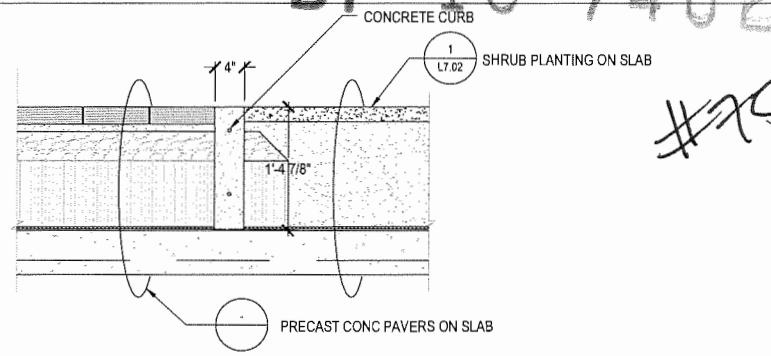
1 - PRECAST CONCRETE UNIT PAVERS - PEDESTRIAN

SCALE: 1" = 1'-0"



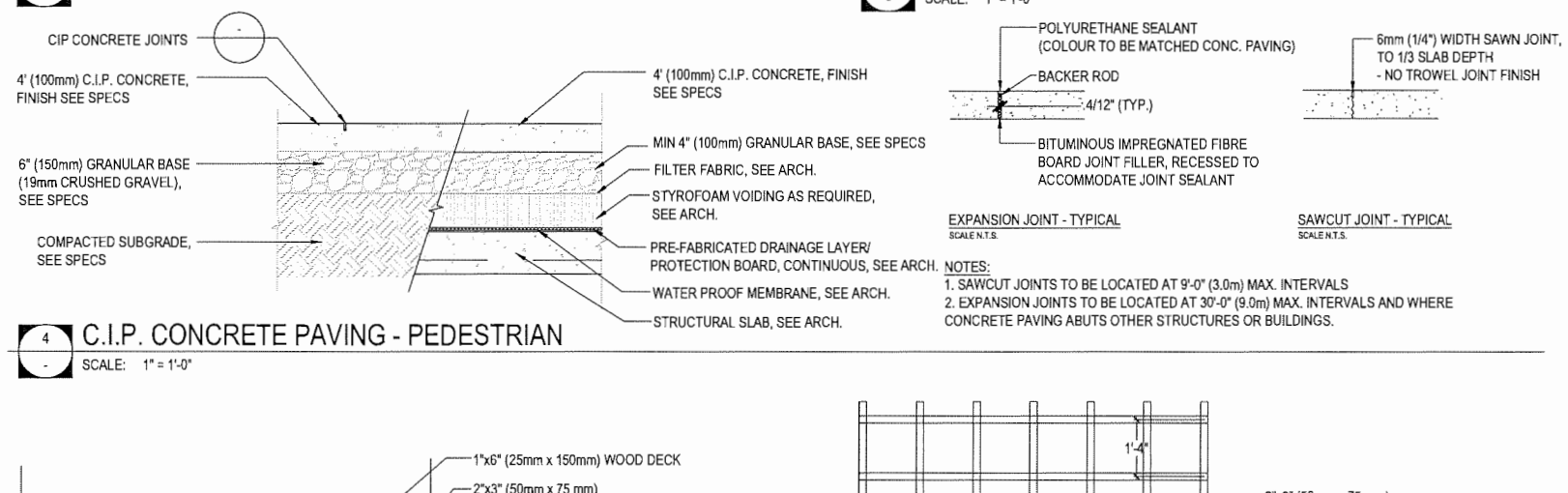
2 - PRECAST CONCRETE UNIT PAVERS - VEHICULAR

SCALE: 1" = 1'-0"



3 - CONCRETE PAVERS RESTRAIN EDGE

SCALE: 1" = 1'-0"



NOTES:
1. SAWCUT JOINTS TO BE LOCATED AT 9'-0" (3.0m) MAX. INTERVALS
2. EXPANSION JOINTS TO BE LOCATED AT 30'-0" (9.0m) MAX. INTERVALS AND WHERE CONCRETE PAVING ABUTS OTHER STRUCTURES OR BUILDINGS.

4 - C.I.P. CONCRETE PAVING - PEDESTRIAN

SCALE: 1" = 1'-0"

6 - WOOD DECK - LEVEL 7 & 10

SCALE: 1" = 1'-0"

8 - PORCELAIN PAVERS ON CONCRETE BASE - LEVEL 3 & 5

SCALE: 1" = 1'-0"

9 - HYDRAPRESSED CONCRETE SLABS ON PEDESTALS - LEVEL 3, 5, 7 & 10

SCALE: 1" = 1'-0"

11 - ARTIFICIAL TURF

SCALE: 1" = 1'-0"

12 - PLAY SURFACE - LEVEL 6

SCALE: 1" = 1'-0"

#75

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GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

NOTES

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1777 West 3rd Avenue, Vancouver, BC V6J 1K7
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BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
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369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
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5	2018-08-31	DD 80%
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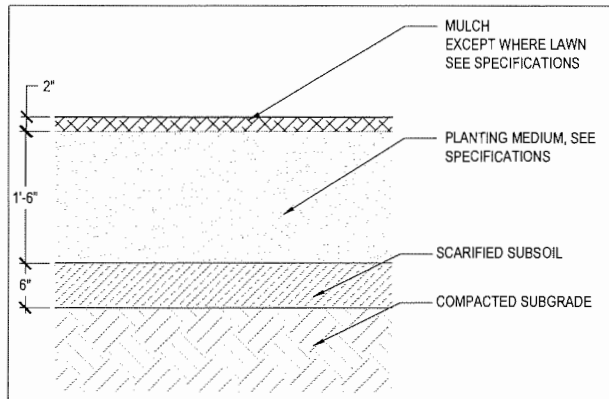
7960 ALDERBRIDGE WAY

LANDSCAPE DETAILS - PAVING

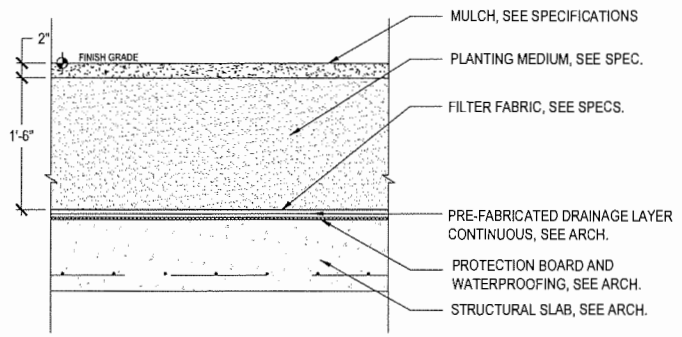
DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LI.
SCALE	AS
JOB NUMBER	17046

L7.01

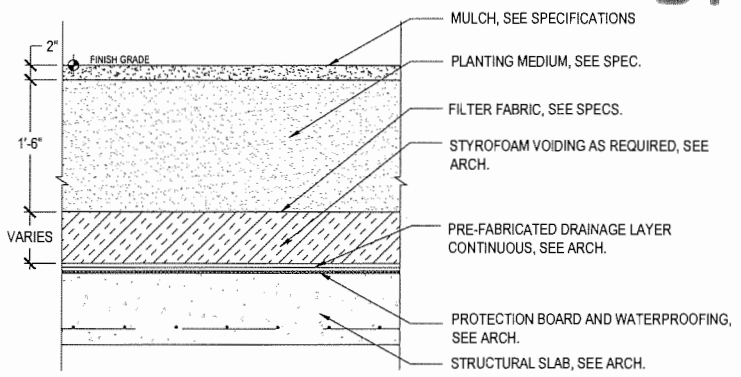
DP 16-740262 #76



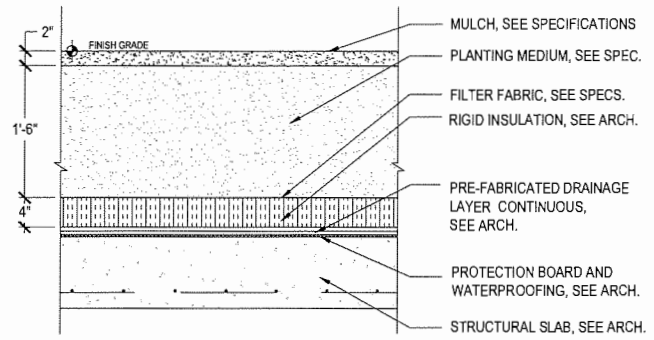
SHRUB PLANTING ON GRADE



SHRUB PLANTING ON SLAB, MINIMUM DEPTH

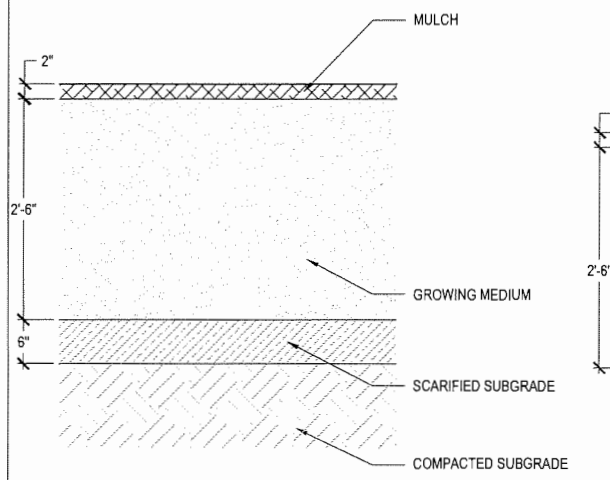


SHRUB PLANTING ON SLAB, WITH VOIDING

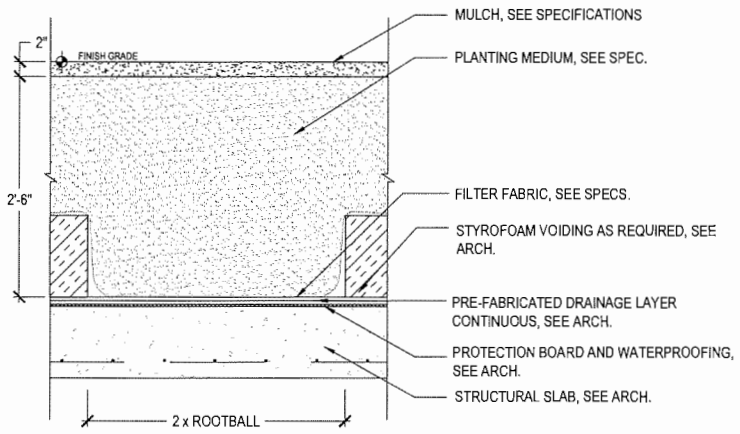


SHRUB PLANTING ON INSULATED SLAB

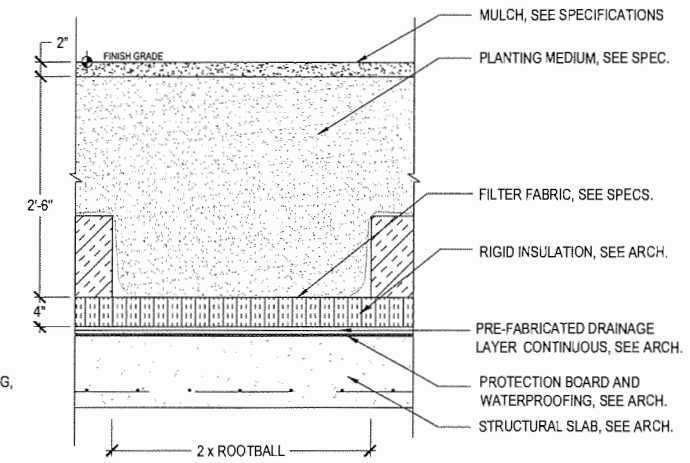
1 SHRUB PLANTING
SCALE: 1" = 1'-0"



TREE PLANTING ON GRADE

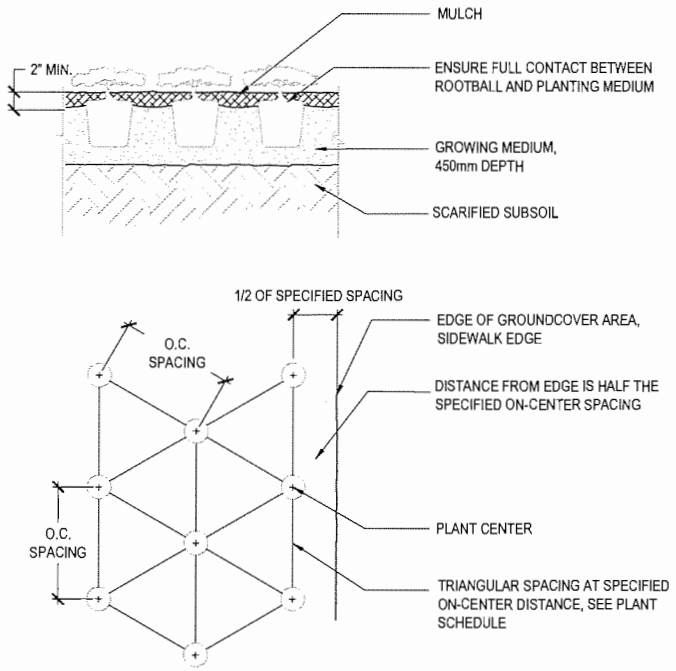


TREE PLANTING ON SLAB, MINIMUM DEPTH

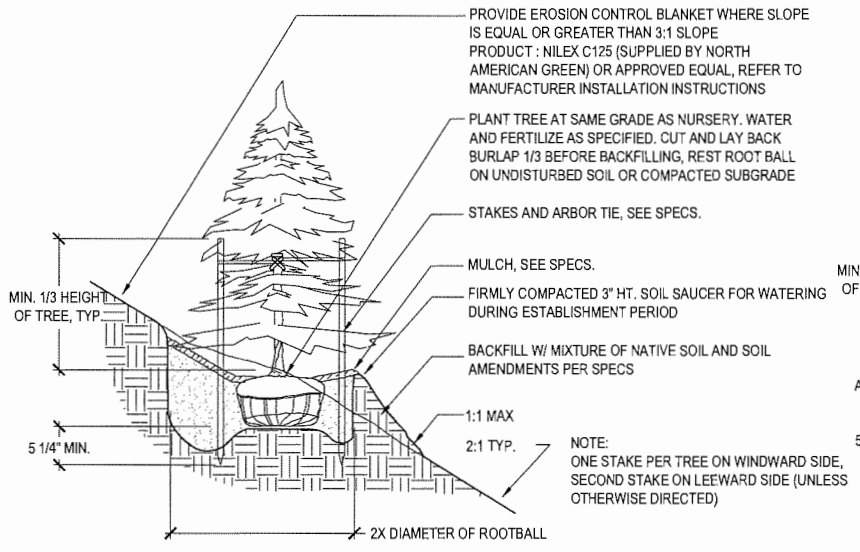


TREE PLANTING ON INSULATED SLAB

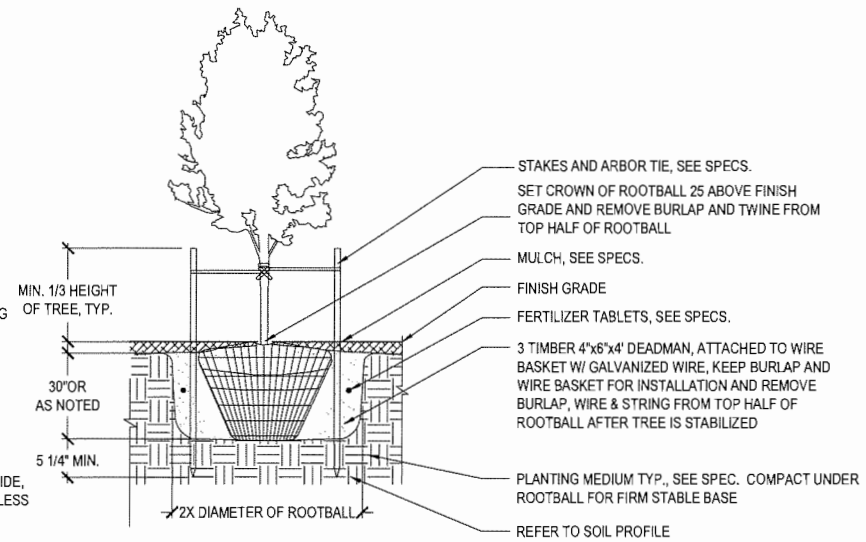
2 TREE PLANTING
SCALE: 1" = 1'-0"



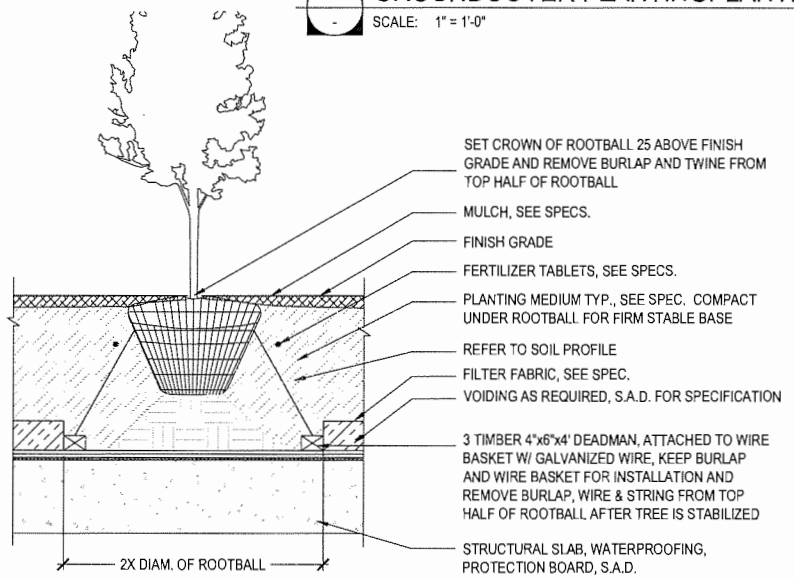
3 GROUNDCOVER PLANTINGPLANTING
SCALE: 1" = 1'-0"



4 TREE PLANTING ON SLOPE
SCALE: 1" = 1'-0"



5 TREE PLANTING ON GRADE
SCALE: 1" = 1'-0"



6 TREE PLANTING ON STRUCTURE
SCALE: 1" = 1'-0"

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NOTES

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7960 ALDERBRIDGE WAY

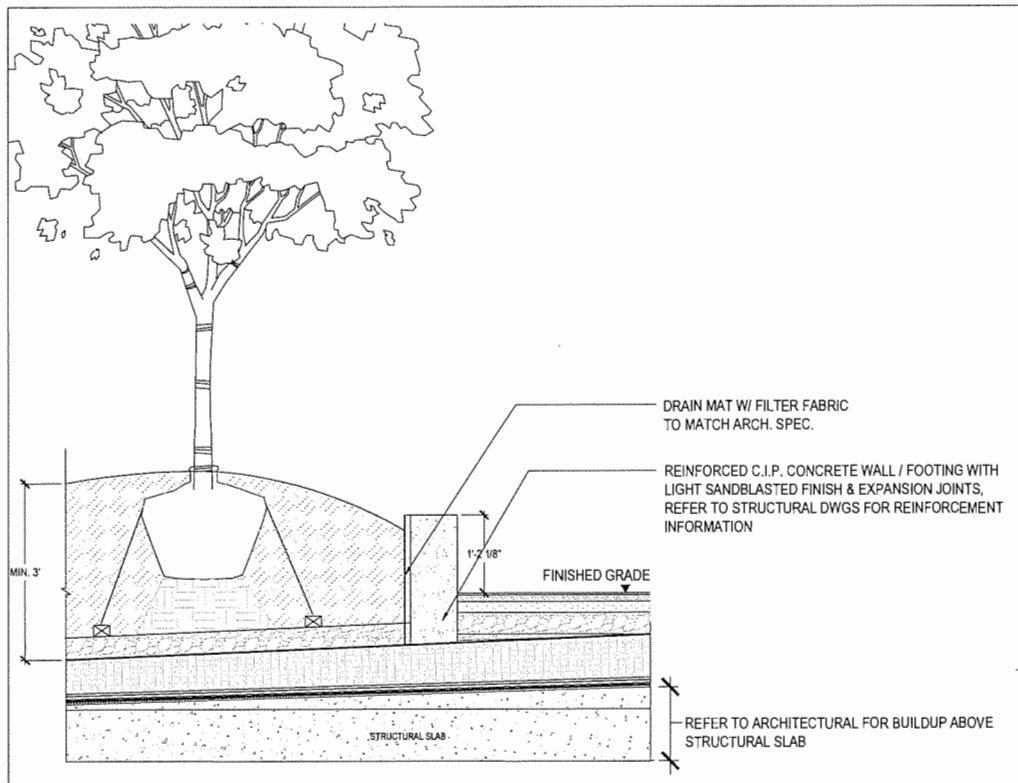
LANDSCAPE DETAILS
- PLANTING

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	AS
JOB NUMBER	17046

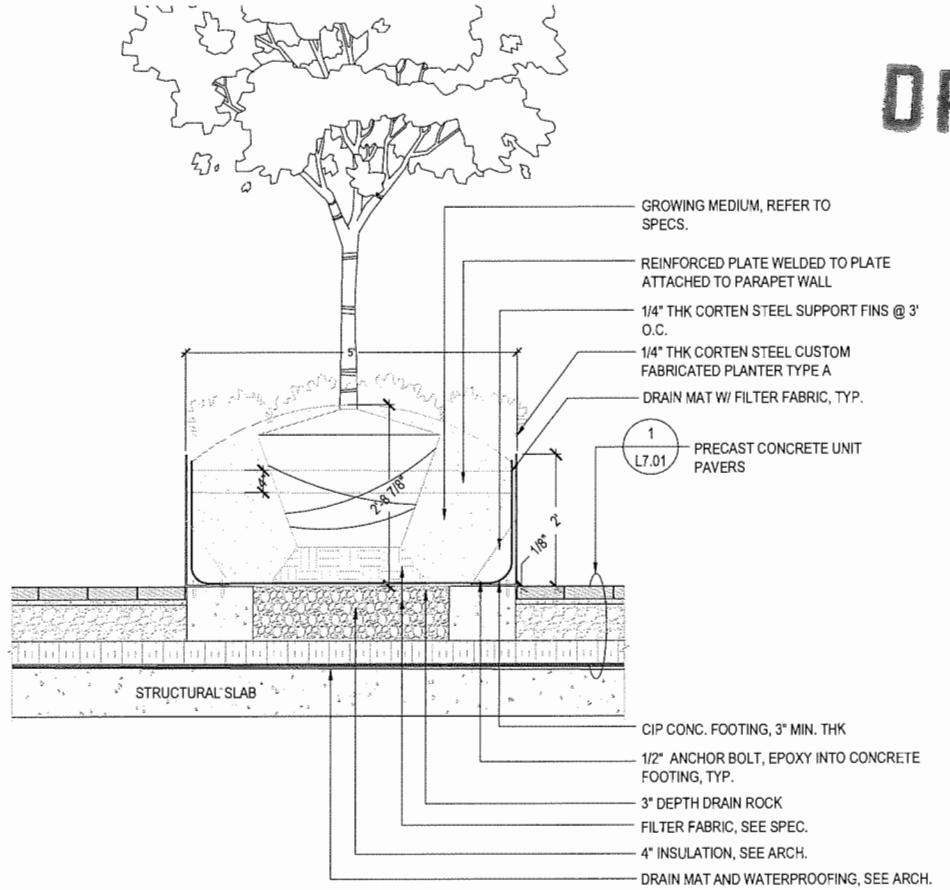
L7.02

#77

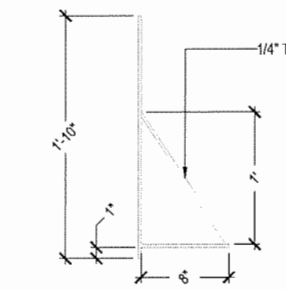
DP 16-740262



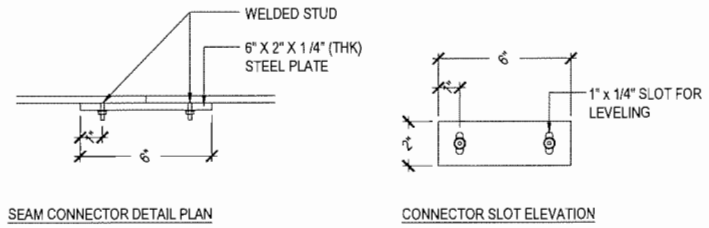
1 - CONCRETE PLANTER - LEVEL 3
SCALE: 3/4" = 1'-0"



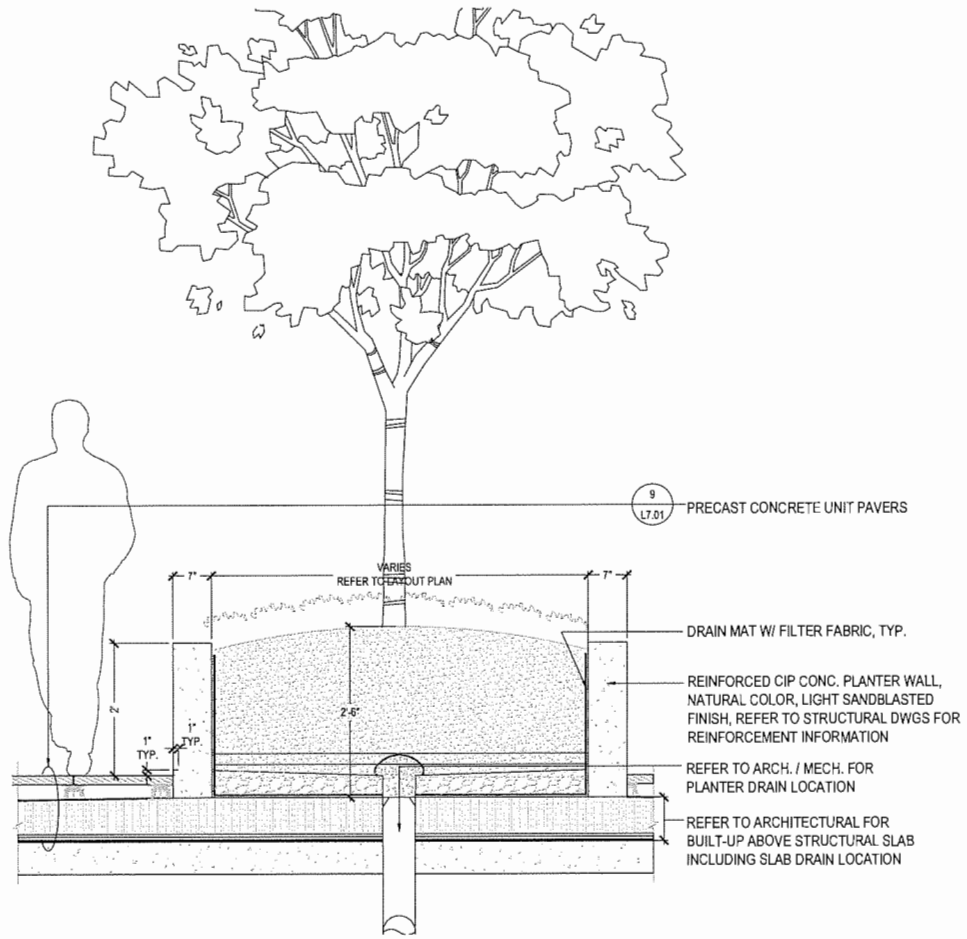
2 - METAL PLANTER - LEVEL 1
SCALE: 3/4" = 1'-0"



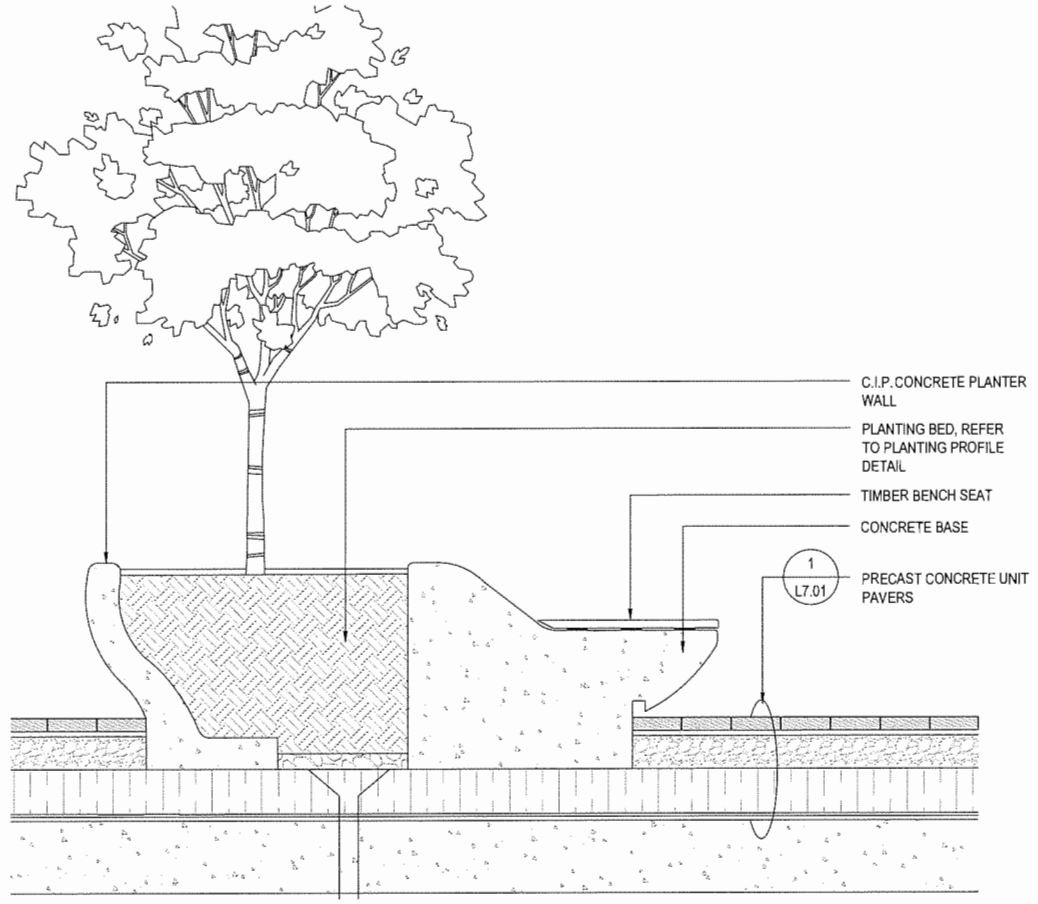
STEEL PLANTER SUPPORT FIN SCALE: 1-1/2" = 1'-0"



STEEL PLANTER SEAM CONNECTION DETAILS
SCALE: 3" = 1'-0"



3 - CONCRETE PLANTER- LEVEL 6,7,10
SCALE: 3/4" = 1'-0"



4 - CONCRETE PLANTER- LEVEL 1 PLAZA
SCALE: 3/4" = 1'-0"

gbl

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VANCOUVER, BC CANADA V5T 1R8
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NOTES

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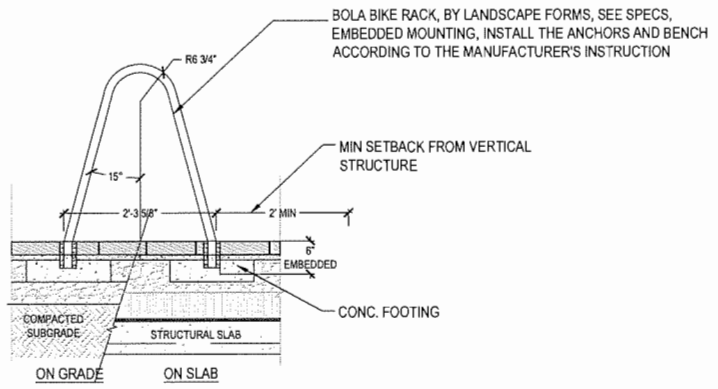
7960 ALDERBRIDGE WAY

LANDSCAPE DETAILS
- PLANTING & FURNISHING

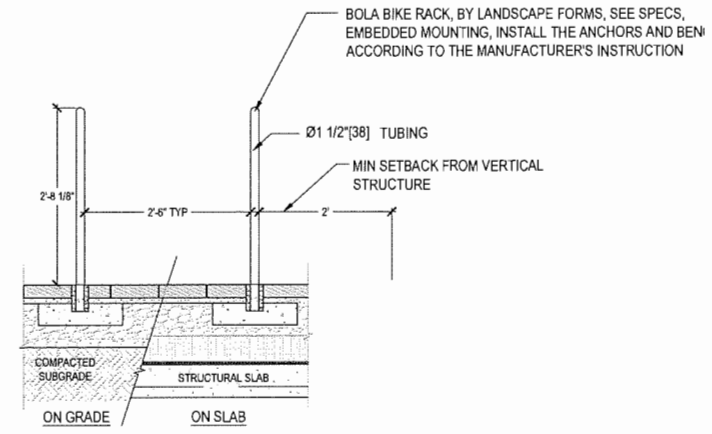
DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	AS
JOB NUMBER	17046

L7.03

DP 16-740262 #78



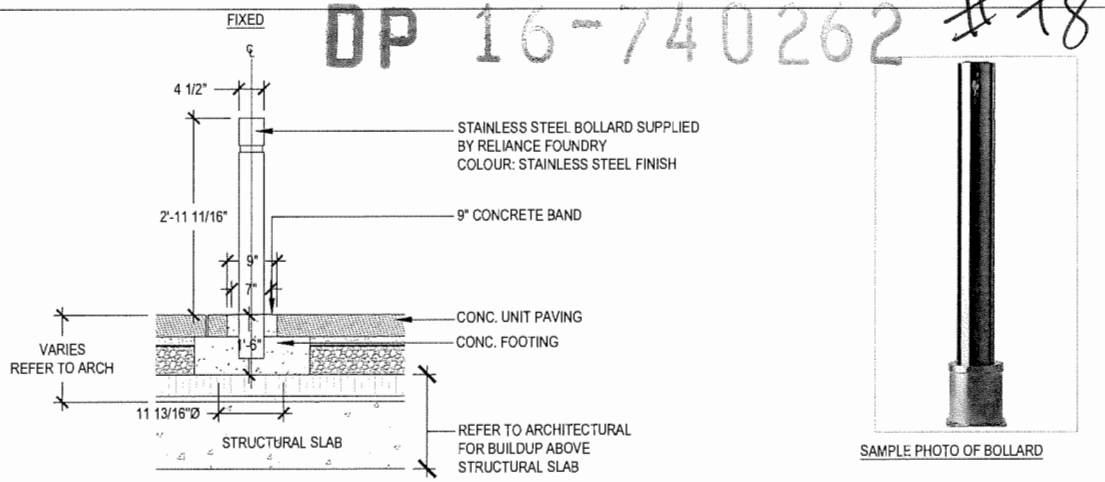
SIDE VIEW



FRONT VIEW

1 BIKE RACK

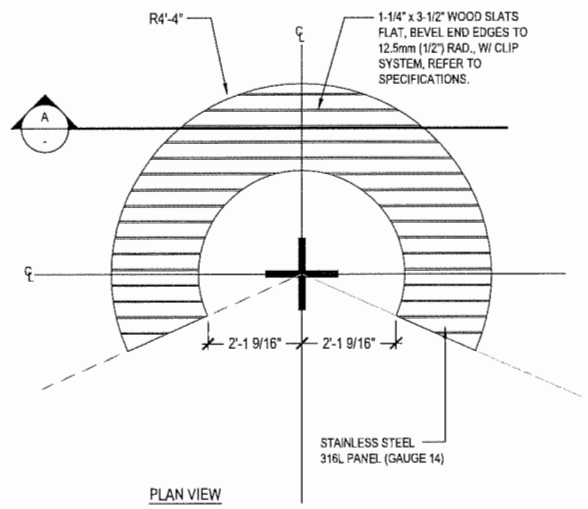
SCALE: 3/4" = 1'-0"



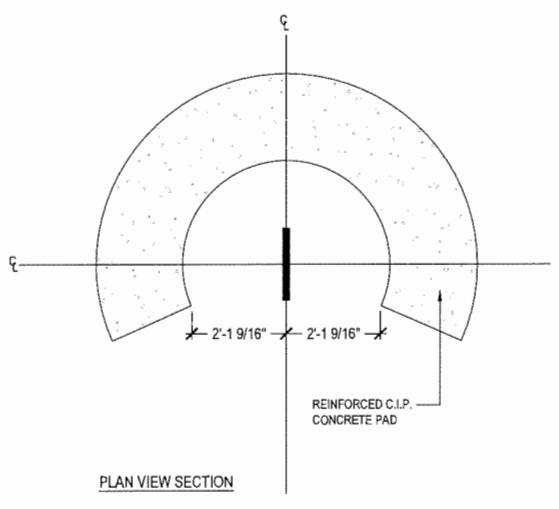
SAMPLE PHOTO OF BOLLARD

2 BOLLARD

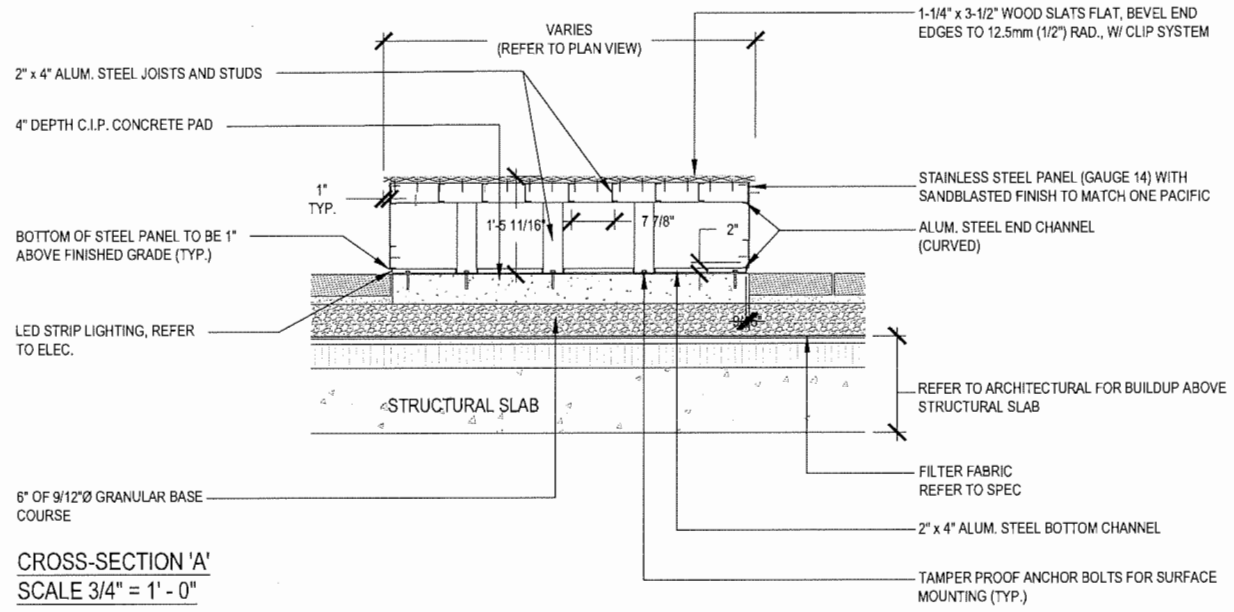
SCALE: 3/4" = 1'-0"



PLAN VIEW



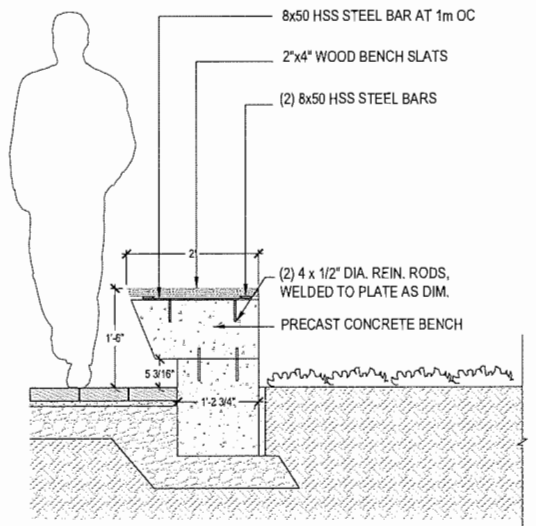
PLAN VIEW SECTION



CROSS-SECTION 'A'
SCALE 3/4" = 1' - 0"

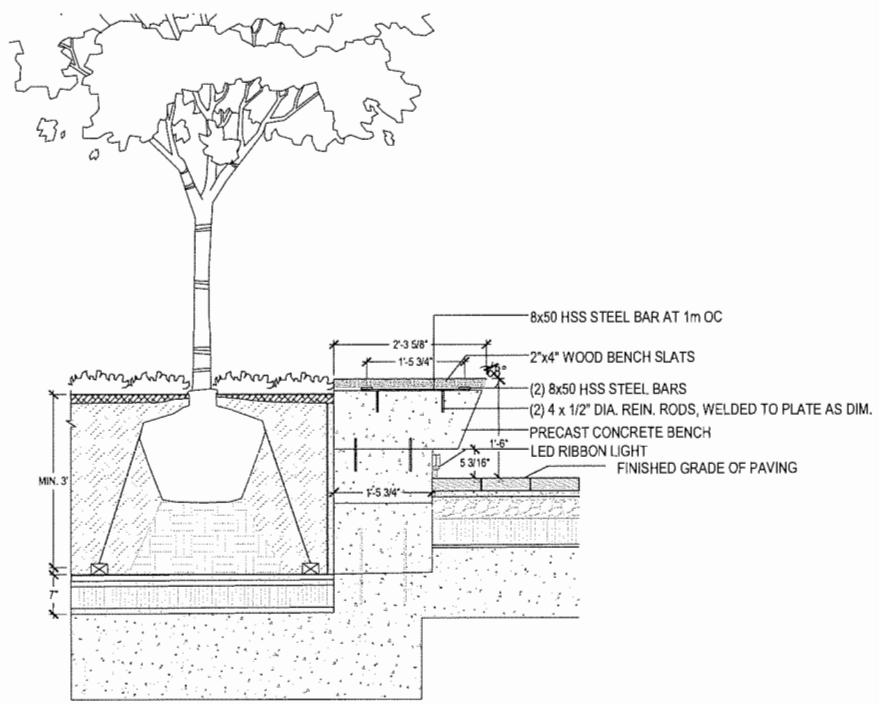
3 WOOD TOP BENCH TYPE A - STREET LEVEL

SCALE: 1/2" = 1'-0"



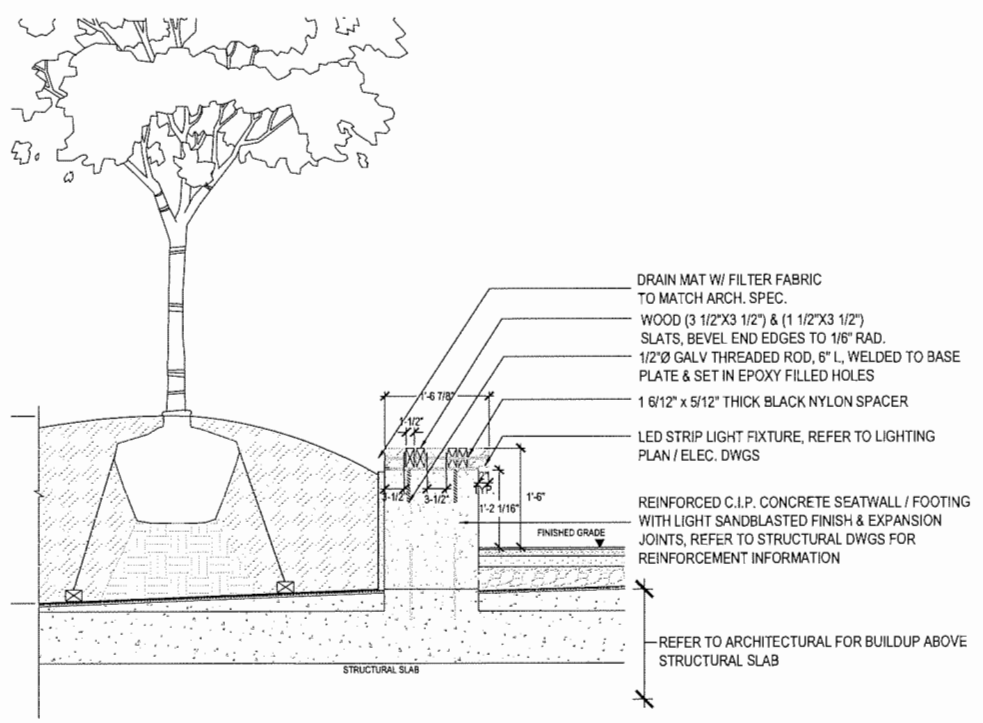
4 WOOD TOP BENCH TYPE B - STREET LEVEL

SCALE: 3/4" = 1'-0"



5 WOOD TOP BENCH TYPE C - STREET LEVEL

SCALE: 3/4" = 1'-0"



6 WOOD TOP BENCH TYPE D

SCALE: 3/4" = 1'-0"

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7960 ALDERBRIDGE WAY

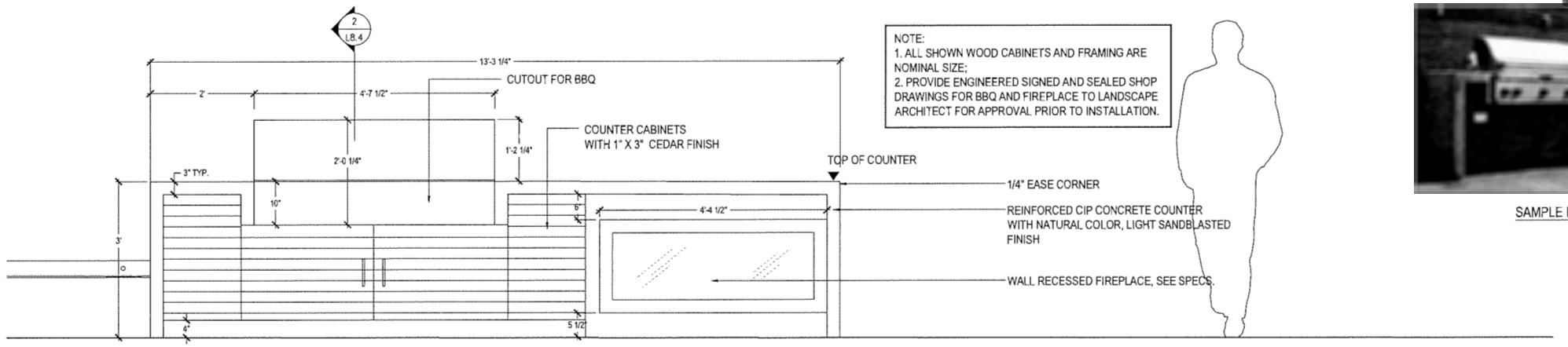
LANDSCAPE DETAILS - FURNISHING

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	AS
JOB NUMBER	17046

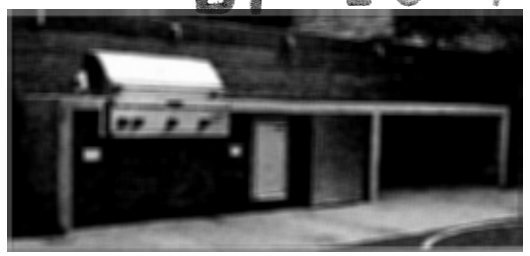
L7.04

DP 18-740262

#29



NOTE:
1. ALL SHOWN WOOD CABINETS AND FRAMING ARE NOMINAL SIZE;
2. PROVIDE ENGINEERED SIGNED AND SEALED SHOP DRAWINGS FOR BBQ AND FIREPLACE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

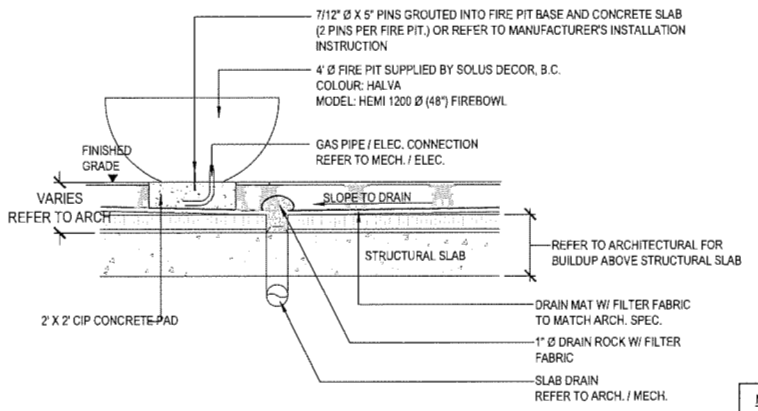


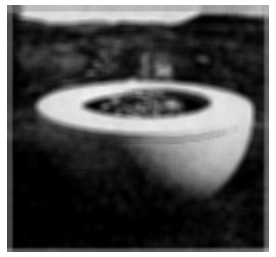
SAMPLE PHOTO OF BBQ & COUNTER

SAMPLE PHOTO OF FIREPLACE

1 BBQ AND FIRE PLACE

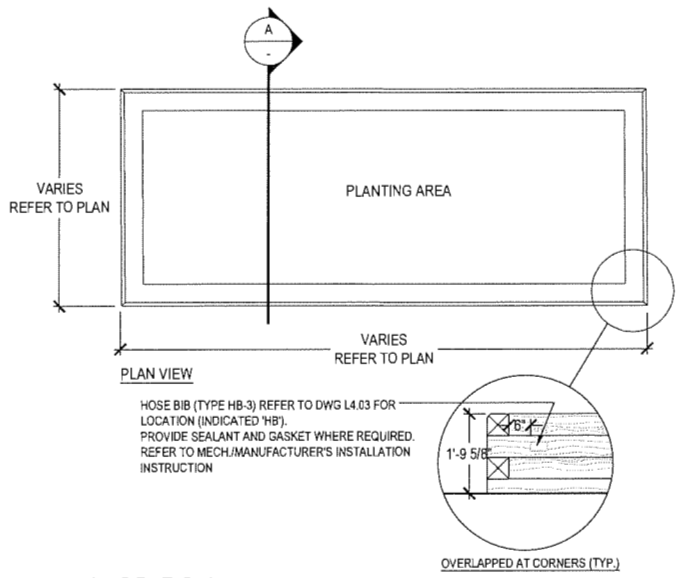
SCALE: 3/4" = 1'-0"





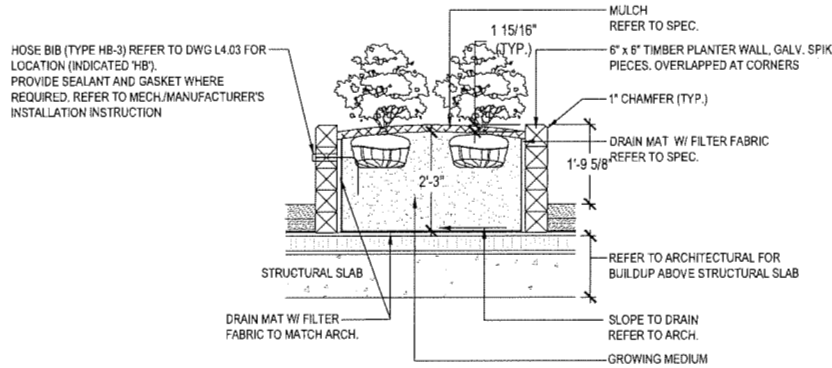
SAMPLE PHOTO

NOTES:
1. PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
2. REFER TO LAYOUT PLANS FOR LOCATIONS



PLAN VIEW

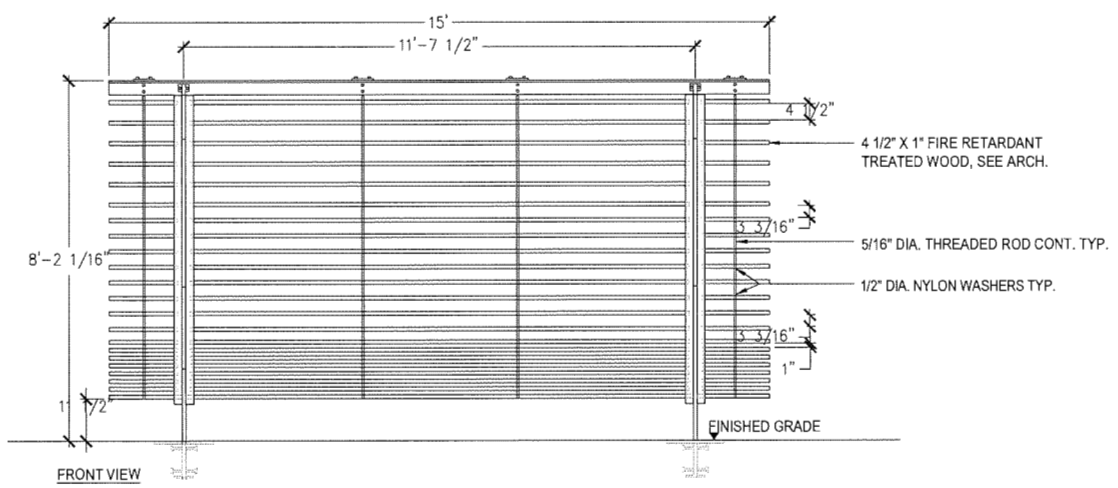
OVERLAPPED AT CORNERS (TYP.)



SECTION 'A'

2 FIRE PIT

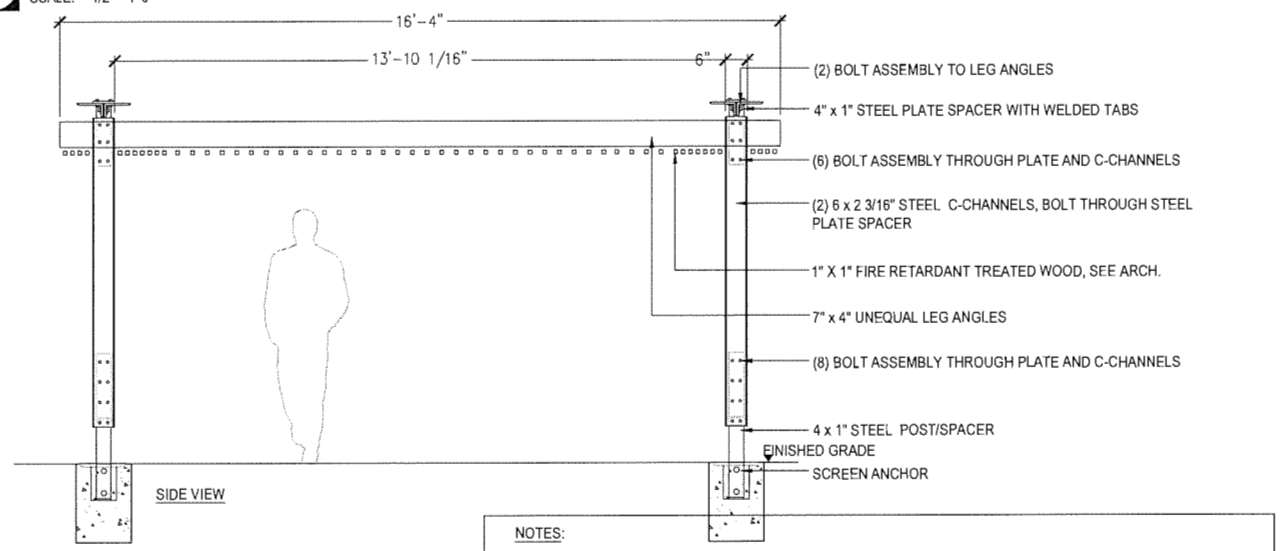
SCALE: 1/2" = 1'-0"



FRONT VIEW

3 WOOD POT

SCALE: 1/2" = 1'-0"



SIDE VIEW

NOTES:
1. ALL STEEL IS HOT-DIPPED GALVANIZED HSS UNLESS OTHERWISE INDICATED. GALVANIZED FINISH TO MATCH ARCHITECTURAL
2. STAINLESS STEEL (S.S.) HARDWARE FINISH: POLISHED.
3. PROVIDE SHOP DRAWINGS FOR ALL SCREEN COMPONENTS.MINIMIZE WELDED JOINTS AND USE EXTRUDED COMPONENTS WHEREVER POSSIBLE.
4. REFER TO SPECIFICATIONS FOR WOOD FINISH SCHEDULE.
5. VERIFY IN THE FIELD ALL POST LOCATIONS AND ALIGN WITH STRUCTURAL BEAM LOCATIONS.
6. REFER TO STRUCTURAL FOR ANCHOR ASSEMBLY AND REINFORCING AT POSTS.

4 ROOFTOP TRELLIS, REFERENCE ONLY, SEE ARCH

SCALE: 1/2" = 1'-0"

gbl

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NOTES

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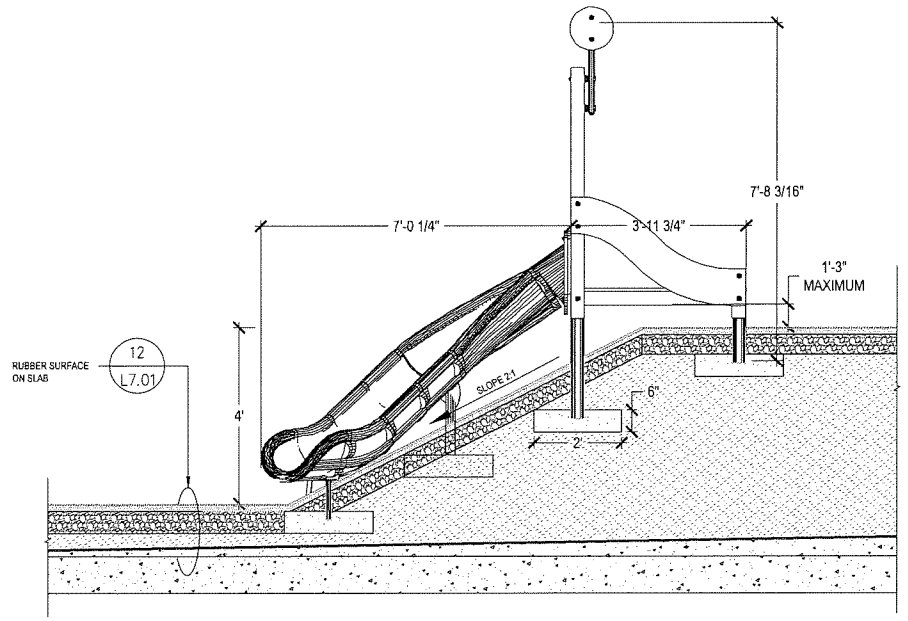
7960 ALDERBRIDGE WAY

LANDSCAPE DETAILS
- FURNISHING

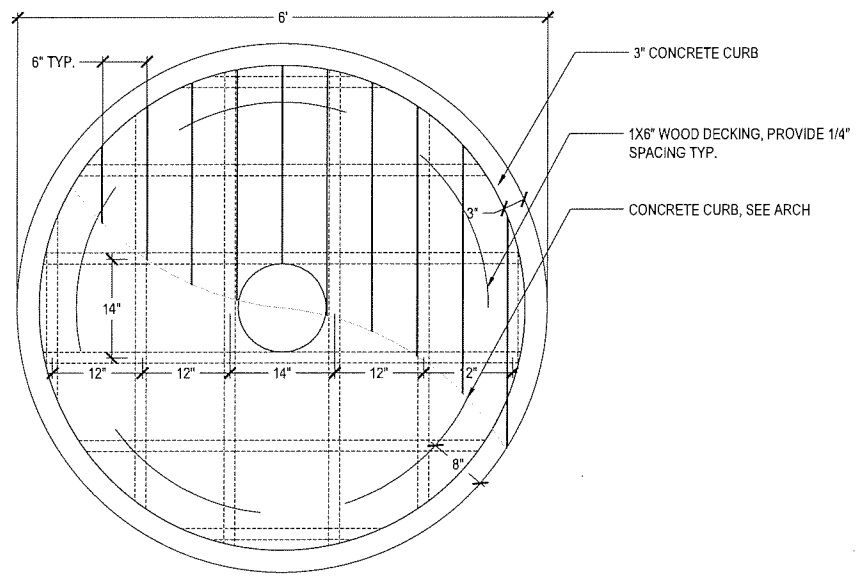
DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	AS
JOB NUMBER	17046

L7.05

DP 18-740262



1 - PLAY FEATURE - SLIDE
SCALE: 1/2" = 1'-0"



2 - PLAN DECK - PLAN
SCALE: 1" = 1'-0"

3 - LOG STUMP
SCALE: 1" = 1'-0"

gbl

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PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE
1777 West 3rd Avenue Vancouver BC V6J 1K7
604.736.3068
pfs@pfs.bc.ca
www.pfs.bc.ca

REGISTERED BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
MEMBER
LIN LI
369

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-29	Issued for Rezoning
2	2017-11-14	Issued for Rezoning (Resubmission)
3	2017-11-14	Issued for DP
4	2018-07-18	Reissued for DP
5	2018-08-31	DD 80%
6	2018-09-21	Reissued for DP
7	2018-10-09	Reissued for DP

7960 ALDERBRIDGE WAY

LANDSCAPE DETAILS
- FURNISHING

DATE	10/09/2018
DRAWN BY	MP/LL
CHECKED BY	LL
SCALE	AS
JOB NUMBER	17046

L7.06

REFERENCE ONLY

EAST ELEVATION

WEST ELEVATION

gbl

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139 EAST 8TH AVENUE, VANCOUVER, BC CANADA V5T 1R6
TEL 604 736 1156
FAX 604 731 5279

KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2016	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

RENDERED ELEVATIONS

DATE	10/5/2018 12:01:18 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	
JOB NUMBER	17020

A1.30

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VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5179

KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

SOUTHEAST RENDER

DATE	10/5/2018 12:02:05 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	
JOB NUMBER	17020

A1.34

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FAX 604 731 5279

KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

NORTHEAST RENDER

DATE	10/5/2018 12:01:39 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	
JOB NUMBER	17020

A1.31

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GBL ARCHITECTS, INC.

13th EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R6

TEL 604 734 1156
FAX 604 731 5279

KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

NORTHWEST RENDER

DATE	10/5/2018 12:01:41 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	
JOB NUMBER	17020

A1.32

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KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

SOUTHWEST RENDER

DATE	10/5/2018 12:01:53 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	
JOB NUMBER	17020

A1.33

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KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

COURTYARD AND PLAZA VIEWS

DATE	10/5/2018 12:02:32 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	
JOB NUMBER	17020

A1.35

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KEYPLAN

REVISIONS

NO	DATE	DESCRIPTION
01	10/05/2018	ISSUED FOR DP

REGISTERED ARCHITECT
AMELA BRUDAR
BRITISH COLUMBIA

7960 ALDERBRIDGE WAY

DEVELOPMENT PERMIT

OVERALL RENDER

DATE	10/5/2018 12:02:32 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	
JOB NUMBER	17020

A1.36