



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: June 2, 2020

From: Wayne Craig
Director, Development

File: DP 18-797127

Re: **Application by Wensley Architecture Ltd. for a Development Permit at
8131 Westminster Highway**

Staff Recommendation

That a Development Permit be issued which would permit the construction of a high-rise mixed-use development containing approximately 436 m² (4,695 ft²) of commercial space, 641 m² (6,904 ft²) of office space, and 134 dwellings (including 13 affordable housing units) at 8131 Westminster Highway on a site zoned "Downtown Commercial (CDT1)".

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

WC:sb
Att. 4

Staff Report

Origin

Wensley Architecture Ltd. has applied to the City of Richmond for permission to develop a mixed-use high-rise residential, office and commercial development at 8131 Westminster Highway on a site zoned "Downtown Commercial (CDT1)". No rezoning application is associated with the subject Development Permit application. Key components of the proposal include:

- A single 14-storey tower with 11 floors of residential apartments over a three-storey podium containing a floor of office space above ground level commercial retail units, four levels of parking, resident indoor amenity and service spaces.
- A maximum floor area ratio (FAR) of 3.29 including affordable housing, additional floor area ratio (FAR) of 0.07 for resident indoor amenity space, and a maximum height of 47m geodetic.
- A total floor area of approximately 11,435 m² (123,085 ft²) comprised of approximately:
 - 436 m² (4,696 ft²) of commercial space.
 - 641 m² (6,904 ft²) of office space.
 - 10,052 m² (108,202 ft²) of residential space.
 - 235 m² (2,531 ft²) of indoor amenity space for residents.
 - 305 m² (3,283 ft²) of circulation space in non-residential podium.
- Approximately 134 dwelling units, including:
 - 121 market residential units.
 - 13 affordable housing low-end-of-market rental (LEMR) units.
- Lane dedication and construction of a new City lane across the west (side) and north (rear) frontages of the site.

The site is comprised of one lot which is currently vacant and previously contained a two-storey commercial building.

Road and Engineering improvements required with respect to the subject development will be secured through the City's Standard Servicing Agreement process as a consideration of the Development Permit. Works include City lane and road works, frontage improvements, and utility upgrades.

Development Information

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

Background

Development surrounding the subject site is as follows:

- To the north: Across the proposed rear lane, an existing large commercial centre with a large grocery store that has the same designation under the City Centre Area Plan (CCAP) as the subject site, for high density high-rise commercial and mixed-use development (Urban Core T6 (45 m) and Village Centre Bonus).
- To the east: A small low-rise commercial development, also with the same designation under the CCAP as the subject site.
- To the south: Across Westminster Highway, small low-rise commercial developments, also with the same designation under the CCAP as the subject site.
- To the west: Across the proposed side lane, a high-rise mixed-use development facing No. 3 Road and a small low-rise commercial development facing Westminster Highway, also with the same designation under the CCAP as the subject site.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is in compliance with the “Downtown Commercial (CDT1)” zone.

Advisory Design Panel Comments

On January 23, 2019, the Advisory Design Panel (ADP) supported the subject Development Permit application moving forward to the Development Permit Panel, subject to the applicant giving consideration to the ADP’s comments. A copy of the relevant excerpt from the Advisory Design Panel Minutes is attached for reference (Attachment 2), together with the applicant’s design response in ‘*bold italics*’.

Analysis

Conditions of Adjacency

- The proposed development includes enhancement of the Westminster Highway streetscape with active commercial uses, office entry lobby and ramped covered walkway to the inset residential entry lobby.
- The interface with the proposed west (side) City lane is enhanced with the residential entry lobby and pedestrian walkways. This interface includes the main access to the parking structure, loading spaces and on-site parallel parking.
- The interface with the proposed north (rear) City lane includes a secondary access to the parking structure.
- A three-storey podium party wall is proposed along the east property line, which will be visible until future adjacent development occurs. In the interim, the party wall has been treated with a variety of colour and texture in a grid pattern for visual interest and to break down the wall visually.

- A tiered 14-storey building massing is provided along all sides of the site.
- The tower shape and placement on the subject site facilitates future development in the area achieving the minimum 24m tower spacing guideline in the CCAP through providing 12m to 19m setback from the future lane centreline and 12m setback from the east property line.

Urban Design and Site Planning

- The proposed tiered massing includes a single 14-storey tower consisting of a three-storey podium containing commercial, office, resident indoor amenity, service and parking uses, four-storey mid-level podium and seven-storey tower portion both containing residential and resident amenity uses.
- The site is designated Urban Core T6 (45 m) in the CCAP and zoned “Downtown Commercial (CDT1)”, which permits 47m geodetic building height. The site is also designated Sub-Area B.4 Mixed Use – High-Rise Commercial & Mixed Use in the CCAP. The proposed form of development takes advantage of the site's proximity to the Canada Line and provision of a new City lane to create a high-density urban environment that is consistent with CCAP objectives.
- The proposed building heights comply with NAV Canada building height restrictions.
- The proposed building includes commercial, office and residential uses. Registration of a legal agreement on title is a consideration of the Development Permit, addressing noise impacts generated by the internal uses from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and that noise generated from rooftop equipment will comply with the City's Noise Bylaw.
- The site is located in an area impacted by traffic and Canada Line noise. Registration of a legal agreement on title is a consideration of the Development Permit, addressing noise impacts on residential uses, including those related to the Canada Line.
- The site is located in an area impacted by aircraft noise (Area 3) and registration of an aircraft noise sensitive use legal agreement on title is a consideration of the Development Permit. As part of the Building Permit (BP) process, the applicant is required to design and construct the building in a manner that mitigates potential aircraft noise to the proposed dwelling units. Submitted acoustic and mechanical engineering information indicate the proposal dwelling units will achieve the required:
 - a) CMHC guidelines for interior noise levels as indicated in the chart below:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels
 - b) The ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.
- In accordance with the City's flood plain designation and protection Bylaw 8204, registration of a flood covenant is a consideration of the Development Permit. The proposal complies with the bylaw.
- Service uses, parking, loading and waste management are screened from public view.

Transportation

- The CCAP requires the expansion of rear lane and road networks. Road dedication is required along the south property line of 3 m width for future Westminster Highway road widening. Lane dedication is required along the west and north property lines of 6 m width to establish the new lane with interim width, which will be widened to ultimate 9 m lane width through future adjacent development. Lane and road dedication are considerations of the Development Permit.
- In accordance with the existing “Downtown Commercial (CDT1)” zoning, the density is calculated on the gross site area prior to road dedications being provided.
- All transportation improvements required with respect to the subject development will be designed and constructed at the owner’s sole cost through the City’s Standard Servicing Agreement processes as a consideration of the Development Permit. Key transportation improvements to be provided by the owner include:
 - Along the Westminster Highway frontage, new 3 m wide concrete sidewalk at the new property line, street trees in tree grates and pavers behind existing curb and gutter, maintain existing westbound traffic lanes, and lengthen the existing raised median to the east by approximately 15 m.
 - Along the new City Lane frontage: along the entire west and north property lines, new laneway complete with roll-over curbs on both sides and between the roll-over curbs, asphalt driving surface.

Parking and Access

- Vehicle access is proposed to the site from the required City lane at the west and north sides of the development, which is accessed from Westminster Highway.
- The total number of parking spaces proposed to be provided on-site is 164, including 121 for the use of the residents, 12 for the use of the affordable housing unit residents and 31 for the shared use of residential visitors, commercial and office uses.
- Short term class 2 bicycle storage is accommodated with bicycle racks near the office and residential lobby entries. Longer term class 1 bicycle storage is accommodated in shared secure bicycle storage rooms located on all five levels of the parking structure.
- Two medium (SU-9) on-site loading spaces are provided adjacent to the waste management room and near the residential lobby entry.
- Registration of a legal agreement is required, ensuring the provision and shared use of the visitor/commercial/office parking spaces, loading spaces, and class 1 bicycle storage rooms.
- Registration of a legal agreement is required, ensuring the provision of energized electric vehicle (EV) charging outlets for 10% of the shared visitor/commercial parking spaces (208V - 240V), and 10% of Class 1 secure bicycle storage spaces in all bicycle storage rooms (120V).

Architectural Form and Character

- The proposed development contributes towards contemporary architectural expression including a high level of architectural design, articulation and material quality. The design includes articulation along the building facades, terraced building massing and a substantial podium with commercial base to anchor the building. The penthouse units are two-level, providing roofline articulation opportunities as well as mechanical equipment screening opportunities.

- The proposed cladding materials (cement panel, metal panels, stainless steel perforated screens, aluminum fins, window wall, and glass guard rails) are consistent with the Official Community Plan (OCP) guidelines and contribute towards a distinct identity and urban environment.
- The palette of colours includes wood to dark grey tones, and white and orange tone accents. When used in combination with variations in massing and materials, helps break up the massing, reinforce the identity of the project and project a crisp, contemporary image.
- Rooftop equipment will be located at the top floor level and screened similar to adjacent two-level penthouse residential units.

Landscape Design and Open Space Design

- The CCAP encourages the provision of additional open space to enhance the urban environment. The subject development's public open space contributions are provided along Westminster Highway and the lane.
- 831 m² (8,945 ft²) of residential outdoor amenity space is provided, based on the OCP standard of 6 m² (65 ft²) per dwelling unit, comprising three consolidated, irrigated, landscaped multi-use outdoor spaces and accessed from interior corridors and the fourth floor indoor amenity room. The space on the east side of the development at the fourth floor level is designed as an active space with three items of play equipment for 5 to 13-year olds and older, a fitness deck for all ages and a patio area at the indoor amenity space. The space on the north side of the development at the eighth floor level features three items of play equipment for toddlers to 12-year olds, chalkboard area and family seating areas. On the same floor level, the space on the south side is designed for communal social activities and sun bathing with harvest table, BBQ, clustered outdoor seating and long chairs.
- Private outdoor patios or balconies are provided for all dwelling units.
- At the time of application, there were 11 trees located on the subject site. The arborist report identified these trees as being in poor to moderate condition. Subsequently, the applicant elected to demolish the existing building. In order to demolish the building, the trees needed to be removed and a tree removal permit was issued. Based on the 2:1 tree removal compensation ratio, the planting of 22 new trees on-site would be required. There are a total of 32 new trees included in the Development Permit plans.
- At grade, the overall landscape design approach is to provide an urban streetscape interface softened with planting to Westminster Highway. The plant palette at grade is colourful with Bowhall Red Maple and Columnar European Aspen trees, ornamental grasses and perennials.
- At the fourth floor level, the outdoor amenity design approach is to facilitate exercise with active play elements for older children, raised deck and patio area adjacent to indoor amenity space. Planting at the fourth level provides semi-private patios with screening in edge planters facing north, east and south with a plant palette of Vine Maple and Tall Stewartia trees, shrubs, ferns, ornamental grasses, perennials, and groundcover.
- At the eighth floor level, the outdoor amenity design approach is to provide a passive and social sundeck area facing south and a creative and active family play area for toddlers to preteens facing north. Planting at the eighth level surrounds, complements and softens the outdoor amenity areas with a plant palette of Japanese Maple, Serviceberry and Serbian Spruce trees, shrubs, ornamental grasses, perennials and groundcover.
- All landscaped areas will be serviced by an irrigation system.

- Prior to forwarding the subject application to Council, the applicant is required to provide to the City, a Letter of Credit for landscaping in the amount of \$387,783.18, as estimated by the project Landscape Architect, to ensure that on-site landscape features are provided in accordance with the Development Permit.

Shared Indoor Amenity Space

- The OCP requires that multi-family development comprising 40 units or more provide at least 100 m² (1,076 ft²) of indoor amenity space. The subject development exceeds the OCP minimum by more than double, providing 235 m² (2,531 ft²) of indoor amenity space.
- An open multi-purpose room with washroom facility is located on the fourth floor level adjacent to covered patio area in the outdoor amenity space, facilitating meetings and free form exercise such as Tai Chi or Yoga.
- A larger multi-purpose room is located on the third floor level with a washroom facility and a number of furnishings to facilitate a variety of social activities, including clustered lounge seating areas, kitchenette and table area, billiard and foosball table areas.

Crime Prevention Through Environmental Design

- CPTED measures enhance safety and personal security in and around the proposed building.
- Casual surveillance is provided through minimizing blind corners, prominent residential lobby and commercial entrances, locating visitor and shared visitor/commercial parking close to the entries in the parkade, clear sightlines to exits within the parkade (mirrors where needed), glazed vestibules, and lighting in all pedestrian areas.
- The streetscape and common area design is defined and visually permeable to establish a sense of territoriality that contributes toward overall safety.
- Target hardening security features are provided at all pedestrian and parking entrances.

Accessible Housing

- The 13 affordable housing units in the proposed development are all basic universal housing units that are designed to be easily renovated to accommodate a future resident in a wheelchair. These single-storey units are required to incorporate all of the accessibility provisions listed in the Basic Universal Housing Features section of the City's Zoning Bylaw, and are permitted a density exclusion of 1.86 m² (20 ft²) per unit.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
 - Stairwell hand rails.
 - Lever-type handles for plumbing fixtures and door handles.
 - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.
- Wheelchair access is accommodated in all common areas and corridors to unit entries.

Sustainability Measures

- District Energy Utility (DEU) compatible building and mechanical system designed to facilitate a future connection to a City utility. Registration of a legal agreement on title is required, securing the owner's commitment to connect to a DEU that provides that no Building Permit will be issued unless the building is designed with the capability to connect to and be serviced by a DEU. The owner will also be required to provide mechanical

drawings and energy modeling, which shall be reviewed by the City and LIEC for compliance with DEU requirements (i.e. capable of connecting to a future DEU system) prior to Building Permit issuance.

- The proposal has met all criteria to proceed under the LEED “Silver” equivalency grandfathering provisions as adopted by Council.

Dwelling Unit Mix

- The OCP and City Centre Area Plan (CCAP) encourage the development of a variety of unit types and sizes supportive of the diverse needs of Richmond’s population including, but not limited to, households with children.
- The OCP encourages multiple family residential development to provide at least 40% of units with two or more bedrooms that are suitable for families with children. The proposed development complies, with 73% of units overall having two and three bedrooms.
- Staff support the applicant’s proposal, which includes the following mix of affordable housing and market strata unit sizes:

Unit Type	Tenure Type		Total	
	Affordable Housing Units	Market Strata Units	% of Units	# of Units
Studio	1	22	17%	23
1-Bedroom	0	12	9%	12
2-Bedroom	8	77	63%	85
3-Bedroom	4	10	10%	14
Total	13	121	100%	134

Affordable Housing

- In compliance with the City’s Affordable Housing Strategy, the owner proposes to design and construct 13 low-end-of-market rental units, comprising at least 1,019 m² (10,970 ft²) of habitable space, based on 10% of the development’s total residential floor area. Occupants of these units will enjoy full use of all residential amenity spaces, parking, bicycle storage, and related features, at no additional charge to the affordable housing occupants.
- The Affordable Housing Strategy encourages at least 60% of affordable housing units to be provided with two or more bedrooms. The proposed development complies, with 92.3% of affordable housing units having two and three bedrooms.
- Prior to Development Permit issuance, a Housing Agreement and Housing Covenant will be registered on title requiring that the owner satisfies all City requirements in perpetuity.

Unit Type	Affordable Housing Strategy Requirements			Project Targets	
	Minimum Unit Area	Maximum Monthly Unit Rent (1)	Total Maximum Household Income(1)	Unit Mix	# of Units (2)
Studio	37 m ² (400 ft ²)	\$811	\$34,650 or less	7.7%	1
1-Bedroom	50 m ² (535 ft ²)	\$975	\$38,250 or less	0%	0
2-Bedroom	69m ² (741 ft ²)	\$1,218	\$46,800 or less	61.5%	8
3-Bedroom	91 m ² (980 ft ²)	\$1,480	\$58,050 or less	30.8%	4
Total	1,019 m² (10,970 ft²)	N/A	N/A	100%	13

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

(2) 100% of affordable housing units meet Richmond Basic Universal Housing (BUH) standards.

City Centre Development

- The applicant will be providing a voluntary contribution in the amount of \$37,115.79 towards future City community planning studies, as set out in the City Centre Area Plan (i.e. 2020 rate of \$0.30 x 123,719.31 maximum buildable square feet).
- Registration of a legal agreement on title is required, ensuring that future owners are aware that the development is subject to potential impacts due to other development that may be approved within the City Centre (e.g., impacts on views).

Public Art

- The applicant will be providing a voluntary contribution in the amount of \$91,988.51 towards the City's Public Art Program (i.e. 2020 rate of \$0.89 x 97,674.67 residential square feet, excluding affordable housing and \$0.47 x 11,599.54 commercial/office square feet).

Servicing Agreement

- The developer is generally required to design and construct the new City lane, Westminster Highway frontage beautification, raised median and sanitary sewer improvements and related City road and City lane land dedication. The developer's design and construction of the required works and granting of statutory rights-of-way, as determined to the satisfaction of the City, shall be implemented through the City's Standard Servicing Agreement process (secured with legal agreement registered on title and provision of a Letter of Credit) prior to Development Permit issuance, as set out in the attached Development Permit considerations (Attachment 4).

Conclusions

The proposed development is consistent with Richmond's objectives for the subject site and Lansdowne Village as set out in the Official Community Plan (OCP), City Centre Area Plan (CCAP), and Zoning Bylaw. The project will enhance the Lansdowne Village urban community through its on-site pedestrian circulation works, street-fronting commercial space, articulated form, pedestrian-oriented streetscape, affordable housing and basic universal housing feature units. The proposed development will also enhance the community through the developer's concurrent construction of off-site pedestrian and road network improvements. The applicant has agreed to complete Development Permit considerations (Attachment 4). On this basis, staff recommend that the Development Permit be endorsed, and issuance by Council is recommended.



Sara Badyal
Planner 2
(604-276-4282)

SB:blg

Attachments:

Attachment 1: Development Application Data Sheet

Attachment 2: Advisory Design Panel Meeting Minutes Annotated Excerpt (January 23, 2019)

Attachment 3: Development Permit Considerations



Development Application Data Sheet

Development Applications Department

DP 18-797127

Address: 8131 Westminster Highway

Applicant: Wensley Architecture Ltd.

Owner: 1054824 BC Ltd., Inc. No BC1054824

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

	Existing	Proposed	
Site Area	3,483 m ²	Site 2,631 m ² Dedication 853 m ²	
Land Uses	Vacant	Mixed Use	
OCP Designation	Downtown Mixed Use	Complies	
Area Plan Designation	Urban Core T6 (45 m), Sub-area B.4	Complies	
Zoning	Downtown Commercial (CDT1)	Complies	
Number of Units	Vacant	134 dwelling units, including 13 AH units 641 m ² office space 436 m ² commercial space	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 3.3, including AH (11,494 m ²)	3.29, including AH (11,435 m ²)	None permitted
Lot Coverage	Max. 90%	86%	None
Setback – Westminster Hwy	Min. 3 m	3 m	None
Setback – West Side Yard	Min. 0 m	3 m	None
Setback – East Side Yard	Min. 0 m	0 m	None
Setback – Rear Yard	Min. 0 m	0 m	None
Height	Max. 47 m geodetic	47 m geodetic	None
Lot Size	None	34.3 m min. lot width 80.5 m min. lot depth 2,631 m ² lot area	None
Parking Spaces:	City Centre Zone 1		
Residential	121	121	
Affordable Housing	12	12	None
Shared Visitor Office/Commercial	31	31	
Total	164	164	
Accessible Parking Spaces	Min. 2%	2.4% (4 spaces)	None
Small Car Parking Spaces	Max. 50%	45% (73 spaces)	None
Tandem Parking Spaces	Permitted	None	None
Loading	2 medium truck (SU-9) spaces	2 medium truck (SU-9) spaces	None
Bicycle Storage	168 class 1 secure bike spaces 27 class 2 bike rack spaces	169 class 1 secure bike spaces 27 class 2 bike rack spaces	None
EV (Energized) Car Charging	100% resident parking spaces 10% shared parking spaces	100% resident parking spaces 10% shared parking spaces	None
Amenity Space – Indoor:	Min. 100 m ²	235 m ²	None
Amenity Space – Outdoor:	Min. 804 m ²	831 m ²	None

Annotated Excerpt from the Minutes from Advisory Design Panel Meeting

January 23, 2019

DP 18-797127 – ONE-TOWER CITY CENTRE RESIDENTIAL MIXED USE DEVELOPMENT

ARCHITECT: Wensley Architecture Ltd.
LANDSCAPE ARCHITECT: P+A Landscape Architecture
PROPERTY LOCATION: 8131 Westminster Highway

Applicant's Presentation

Barry Weih, Wensley Architecture Ltd., and Michael Patterson, P+A Landscape Architecture, presented the project and answered queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from Panel members were as follows:

- ensure that the indoor amenity room washroom is accessible – ***Incorporated.***
- applicant is advised for signage in the building or parking area to use instead the word “accessible” as it is more appropriate, e.g., “accessible parking” – ***Incorporated.***
- appreciate the presentation; understand that the site is difficult – ***Noted.***
- the model is more successful in representing the proposed colours than the renderings; more contrast in colours shown in the model is the right direction for the project – ***Noted.***
- the applicant has design leeway north and south of the top tower portion; could have potentially brought it forward or have a little bit of differentiation between the left and right sides, or balcony extensions – ***West and east sides have different vocabularies with regards to deck treatments and framed residential units.***
- proposed building massing with three different kinds of levels stepping back makes it difficult to see the lower podium; review the proportions – ***Designed to comply with CCAP setback guidelines.***
- there is blank façade on the tower portion facing Westminster Highway; consider incorporating some glazing on the tan-coloured wood-like panels considering that Westminster Highway is the project's frontage – ***This described blank wall is a structural stair. Although adding glazing was not an option on the lower levels, two sides of these stairs were cut on the top floors to create a visually lighter top floor in this location.***
- the two CRU storefronts are framed along Westminster Highway, then opening up with tall glazed façade adjacent to the main residential covered entrance along the lane appears odd – ***Glazing reduced in this location to create a more private residential entry.***
- proposed horizontal banding treatment detracts from the verticality of the building – ***The DP guidelines for tall buildings requires that towers be more horizontal. These horizontal bands terminate in many locations to allow a more vertical expression to find its way to the ground.***
- consider adding spandrel glazing to the office component, from the floor up to the desk height to allow desks along the window and concealing under desk areas – ***Reviewed. Floor***

to ceiling glass is more desirable to tenants than having spandrel panels block the openness of the fenestration.

- slender columns at the front building entrance appear out of place in the bulky and large building; if the applicant intends to incorporate columns, consider installing more substantial columns to better complement the architecture and scale of the building – ***It is our intent to have a slender column underneath the lightness of the glass office + amenity projection. Columns are doubled up to be more robust.***
- appreciate the applicant's presentation of the project, especially the project's site context and how it fits into the neighbourhood – ***Noted.***
- consider installing weather protection for the barbeque area on the outdoor amenity space to make it more functional all year round – ***Design improved. Barbeque area relocated to the South deck. This mini kitchen will have coverage via the extended slab above.***
- appreciate the project design and the provision of lanes – ***Noted.***
- appreciate the use of amenity planting on the roof terraces; should be closely coordinated with the structural and mechanical engineer to ensure it works – ***Structural and Mechanical consultants have reviewed and approved all planter locations.***
- the children's play area currently appears bleak; consider installing a more stimulating equipment with livelier colours for the play area considering that it is located on the north side of the building – ***Design improved with livelier and more vibrant colours.***
- consider tree locations planted on the north amenity deck to only block some sunlight – ***Design improved to allow for more daylight.***
- like the project; appreciate the perforated metal screening on the parkade; also appreciate that the affordable housing units are distributed throughout the market housing units – ***Noted.***
- the shadow study shows that the children's play area does not receive adequate sun exposure in the current location on the level 8 north amenity deck; consider installing poured in place surfacing or artificial turf in lieu of rubber tiles for the small sized children's play area; also consider providing an open play space with surface articulation with more imaginative play value than structured play elements; the small size of the play area is difficult to program – ***Design improved. With increasing concerns for solar exposure, we feel that the children's play area receives an adequate amount of sun exposure during the day. An additional play area was incorporated at the fourth floor on the west side of the development. The children's play areas have a variety of play structures.***
- would prefer a green roof than a gravel ballast on the tower rooftop to mitigate heat island effect – ***Not possible as the building height is at the maximum allowable.***
- consider installing an outdoor kitchen on level 8 south amenity deck – ***Design improved, barbeque and outdoor kitchen added.***
- rationale for the canopy that angles off to the northeast is not clear – ***The canopy in this location follows the faceted façade and has continuous coverage of 6'-0" in door locations. The angled off area on the east end allows for a more robust tree to grow unhindered by the canopy.***
- appreciate the presentation; understand that the subject site is challenging due to its proposed mixed uses; the applicant will have to deal with circulation and lobby location issues which are apparent on the floor plans – ***Office and residential lobbies are separated due to uses.***
- rationale for indoor parking lay-out is not clear; has created a condition where residents do not have internal direct access to the waste and recycling room – ***Due to the only parking***

ramp location, residents do not have internal access to the waste and recycling but are covered when accessing this room.

- applicant needs to address the challenges of bicycle parking and circulation – *Bicycle rooms are located on every floor of the parkade and offer many locations for secure bicycle storage.*
- consider having a consolidated lobby; separate lobby locations for different uses makes sense from an urban design point of view; however, the proposed circulation strategy needs to be reviewed – *The residential lobby is prominent from the lane. The offices have a lobby facing Westminster Highway and an internal lobby in the parkade.*
- consider removing the column in front of the building that is farthest to the south in the sidewalk – *The columns are an architectural feature that frame the parkade entrance and terminate at the level 4 cornice. This noted column is central in the sidewalk and allows for movement on all sides.*
- there is strong verticality of the expression and form of the building as it steps back on both sides and both ends; consider utilizing some of the horizontal and vertical fin expressions on the building to lace the two together – *The architectural concept is to maintain a balance between horizontal expressions and vertical elements.*
- the mid-block parking entrance could be strengthened by having a podium horizontal fin expression on the top of the podium to break up the expression on the podium level at that point; will better integrate the facets of the building on the three layers together – *Orange is used to designate entry into the retail, offices, and parkade. Having them horizontal would only allow the user to see them when looking up. We want all users of the parkade to see the entrance when entering the lane. In this instance, vertical orange fins will work best.*
- the chamfer on the podium at the lane appears awkward and out of context with respect to the form of the building – *The chamfer is a result of required lane dedication.*
- appreciate the presentation and comprehensive package provided by the applicant to the Panel – *Noted.*
- appreciate the proposed sustainability features of the project; e.g., targeting LEED silver equivalency and use of perforated metals to reduce energy use in the parkade – *Noted.*
- consider installing a continuous band of louvers for retail spaces to accommodate potential ventilation strategy for retail spaces – *Incorporated.*
- there is extensive use of glass in the office component; applicant is encouraged to use more spandrel panels, which could be at the top and bottom – *Addressed above.*
- review proposed mechanical enclosure size as it appears too small – *Reviewed.*
- the applicant is encouraged to use heat recovery system in the project due to its mixed uses;
- did not see vestibules on the floor plans; the applicant is reminded of the requirement to install a vestibule for retail space over 3,000 square feet in area – *Noted.*
- overall, appreciate the project; however, the applicant is encouraged to involve a mechanical engineer at this stage of the project – *Noted.*
- appreciate that the applicant is contributing to the City's Public Art Fund; the applicant is encouraged to incorporate public art into the project as it helps enhance the pedestrian experience along the ground plane – *Noted.*
- overall, appreciate the project – *Noted.*
- on the east elevation, consider (i) introducing different panel colours, (ii) adding more texture to the glass balconies, and (iii) adding smaller articulation to provide variation and help

reduce the single massing or colour – *The east elevation has a varied façade and is very elegant via the use of white and charcoal windows and railings contrasting each other in different locations. The abundant use of cementitious panels also adds to this very textured façade.*

- support the use of wood colour in the soffit on the ground level and on the top of the building as it adds warmth to the building character; consider using in other soffit areas, c.g. at the rear side of the building – *Design improved, also incorporated in soffits along the pedestrian sidewalk that access the main floor bike rooms.*
- consider breaking down the horizontal massing of the wall on ground level along the west and rear sides of the building by adding different colours, patterning or texture to enhance pedestrian experience in the area – *We feel that the angled metal panels, with varying dimensions achieves this request.*

Panel Decision

It was moved and seconded

That DP 18-797127 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED



Development Permit Considerations

Development Applications Department

8131 Westminster Highway

DP 18-797127

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

1. (**Voluntary Contributions**) City acceptance of the Owner's offer to provide the following voluntary contributions and should the contributions not be provided within one year of the application being presented to Development Permit Panel, the contribution rates will be increased annually to reflect current contribution rates.
 - a) \$37,115.79 towards future City community planning studies, as set out in the City Centre Area Plan (i.e. \$0.30 x 123,719.31 maximum buildable square feet).
 - b) \$91,988.51 towards the City's Public Art Program (i.e. \$0.89 x 97,674.67 residential square feet, excluding affordable housing and \$0.47 x 11,599.54 commercial/office square feet).
2. (**Landscape Security**) Submission of a Letter of Credit for landscaping in the amount of \$387,783.18 as specified on the landscape cost estimate provided and sealed by the project Landscape Architect (including materials, installation and 10% contingency).
3. (**Road Dedication**)
 - a) 3 m road dedication along the entire south property line for future Westminster Highway widening.
 - b) 6 m lane dedication along the entire west property line.
 - c) 6 m lane dedication along the entire north property line.
 - d) 7 m by 7 m lane dedication corner cut at the intersection of the new north-south and east-west lanes.
4. (**Flood Construction Level**) Registration of a flood indemnity restrictive covenant on Title (Area A).
5. (**Aircraft Noise Sensitive Development**) Registration of a legal agreement on title identifying that the proposed development must be designed and constructed in a manner that mitigates potential aircraft noise (Area 3) to the proposed dwelling units. Dwelling units must be designed and constructed to achieve:
 - c) CMHC guidelines for interior noise levels as indicated in the chart below:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels
 - d) the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.
6. (**Commercial Noise**) Registration of a commercial noise restrictive covenant on title addressing noise impacts generated by the internal uses from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and that noise generated from rooftop equipment will comply with the City's Noise Bylaw.
7. (**Canada Line Noise**) Registration of a mixed-use noise sensitive use covenant on title addressing noise impacts on residential uses, including those related to the Canada Line.
8. (**City Centre Impacts**) Registration of a legal agreement on title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
9. (**Parking, Loading and Bicycle Storage**) Registration of a legal agreement on title, ensuring:
 - a) The provision of shared visitor/commercial/office parking spaces in accordance with the DP and such spaces will be identified and will not be sold, leased, assigned, designated or allocated in any other manner to individual unit

owners/renters/occupants or any other person. The shared parking spaces are to be available for use by customers of commercial/office units within the subject development during business hours and available for use at all times by both visitors of residents of residential units; and owners, tenants and employees of commercial/office units.

- b) The provision of shared loading area in accordance with the DP and such area will be identified and will not be sold, leased, assigned, designated or allocated in any other manner to individual unit owners/renters/occupants or any other person.
 - c) The provision of shared bicycle storage areas designated as common property for the sole purpose of bicycle storage by residents of residential units; and owners, tenants and employees of commercial/office units. The conversion of bicycle storage area into habitable space is prohibited (e.g., other storage uses).
10. **(Electric Vehicle (EV) Charging Infrastructure for Vehicles & "Class 1" Bicycle Storage)** Registration of a legal agreement on title, securing the owner's commitment to voluntarily provide, install, and maintain EV charging infrastructure within the buildings on the subject site. More specifically, the minimum required rates for EV charging infrastructure shall be the greater of the following table or as per the Official Community Plan or Zoning Bylaw rates in effect at the time of Development Permit approval.

User/Use	Energized Outlet – Minimum Permitted Rates	
	Vehicle Parking (1)	"Class 1" (Secured) Bike Storage (2)
Market Residential (i.e. resident parking & bike storage)	(1 per parking space as per Zoning Bylaw)	1 per each 10 bikes or portion thereof in a bike storage room or locker (which Energized Outlet shall be located to facilitate shared use with bikes in the room/locker)
Affordable Housing (i.e. resident parking & bike storage)		
Non-Residential (i.e. shared/tenant/employee parking & bike storage)	1 in 10 parking spaces	1 per each 10 bikes or portion thereof in a bike storage room or locker (which Energized Outlet shall be located to facilitate shared use by bikes when secured in the room/locker)

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

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

- (2) "Class 1 (Secured) Bike Storage" "Energized Outlet" shall mean an operational 120V duplex outlet for the charging of an electric bicycle and all the wiring, electrical equipment, and related infrastructure necessary to provide the required electricity for the operation of such an outlet.

11. **(Housing Agreement)** Registration of the City's standard Housing Agreement and Housing Covenant to secure 13 affordable housing units, the combined habitable floor area of which shall comprise at least 10% of the subject development's total residential building area. Occupants of the affordable housing units subject to the Housing Agreement shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces. No more than 50% of affordable housing parking spaces shall be small car size. Affordable Housing tenants shall not be charged any additional fees (e.g., parking fees, move in/move out fees). The terms of the Housing Agreements shall indicate that they apply in perpetuity and provide for the following:

Unit Type	Affordable Housing Strategy Requirements			Project Targets	
	Minimum Unit Area	Maximum Monthly Unit Rent (1)	Total Maximum Household Income(1)	Unit Mix	# of Units (2)
Studio	37 m ² (400 ft ²)	\$811	\$34,650 or less	7.7%	1
1-Bedroom	50 m ² (535 ft ²)	\$975	\$38,250 or less	0%	0
2-Bedroom	69m ² (741 ft ²)	\$1,218	\$46,800 or less	61.5%	8
3-Bedroom	91 m ² (980 ft ²)	\$1,480	\$58,050 or less	30.8%	4
Total	1,019 m² (10,970 ft²)	N/A	N/A	100%	13

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

(2) 100% of affordable housing units meet Richmond Basic Universal Housing (BUH) standards.

12. **(District Energy Utility)** Registration of a restrictive covenant and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to connect to District Energy Utility (DEU), which covenant and/or legal agreement(s) will include, at minimum, the following terms and conditions:

- a) No building permit will be issued for a building on the subject site unless the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering;
 - b) If a DEU is available for connection, no final building inspection permitting occupancy of a building will be granted until:
 - i. the building is connected to the DEU, which may include the owner's supplied and installed central energy plant to provide heating and cooling to the building, at no cost to the City, or the City's DEU service provider, Lulu Island Energy Company, on the subject site satisfactory to the City;
 - ii. if the City so elects, the owner transfers ownership of the central energy plant on the site, if any, at no cost to the City, or City's DEU service provider, Lulu Island Energy Company, to the City and/or the City's DEU service provider, Lulu Island Energy Company, on terms and conditions satisfactory to the City;
 - iii. the owner enters into a Service Provider Agreement with the City and/or the City's DEU service provider, Lulu Island Energy Company, on terms and conditions satisfactory to the City; and
 - iv. the owner grants or acquires the Statutory Right-of-Way(s) and/or easements necessary for supplying the DEU services to the building and the operation of the central energy plant, if any, by the City and/or the City's DEU service provider, Lulu Island Energy Company.
 - c) If a DEU is not available for connection, no final building inspection permitting occupancy of a building will be granted until:
 - i. the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU;
 - ii. the owner enters into a covenant and/or other legal agreement to require that the building connect to a DEU when a DEU is in operation ;
 - iii. the owner grants or acquires the Statutory Right-of-Way(s) and/or easements necessary for supplying DEU services to the building; and
 - iv. the owner provides to the City a letter of credit, in an amount satisfactory to the City, for costs associated with acquiring any further Statutory Right of Way(s) and/or easement(s) and preparing and registering legal agreements and other documents required to facilitate the building connecting to a DEU when it is in operation.
13. (***Servicing Agreement***) Enter into a Servicing Agreement* for the design and construction of Engineering and Transportation works in accordance with Transportation Association of Canada (TAC) Specifications, City Engineering Design Specifications and applicable Bylaws to the satisfaction of the City. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to, the following:
- 13.I. Road works:
- a) Westminster Highway Frontage Improvements: Works to include, from north to south, a 3.0 m wide concrete sidewalk at the new property line, hardscape boulevard (Min. 1.5 m width) with soil cells, street trees in 1.2 m x 1.8 m tree grates and 0.3 m x 0.6 m grey tone pavers running parallel behind existing curb and gutter, maintain existing westbound traffic lanes, and lengthen the existing raised median to the east by approximately 15.0 m.
 - b) New City Lane: Works to include, along the entire west and north property lines, new laneway complete with roll-over curbs on both sides and between the roll-over curbs, asphalt driving surface.
- 13.II. Water Works:
- a) Using the OCP Model, there is 733.0L/s of water available at a 20 psi residual at Westminster Highway frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
 - b) At the Owner's cost, the Owner is required to:
 - i. Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
 - c) At the Owner's cost, the City is to:
 - i. Abandon and cap at main the existing water service connection.

- ii. Install a new water service connection at the Westminster Highway frontage, complete with meter, meter box, and right-of-way. Install a water service connection off of the existing water main at Westminster Highway, complete with water meter, which shall be part of the on-site Mechanical Works design.

13.III. Storm Sewer Works:

- a) At the Owner's cost, the Owner is required to:
 - i. Install approximately 122 m of lane drainage along the north and the west property lines. The lane drainage shall connect to the existing 300 mm storm sewer via a new manhole. The City, at the developer's cost, shall extend the tie-in from the new manhole towards south to ultimately connect to the 800 mm box culvert on Westminster Highway.
- b) At the Owner's cost, the City is to:
 - i. Cut and cap at main all existing storm sewer connections to the development site.
 - ii. Install a new storm service connection complete with inspection chamber at the east end of the south property line and tie-in to the existing 300 mm storm sewer at Westminster Highway into a new sump manhole. Extend the tie-in from the new manhole towards south to ultimately connect to the 800 mm box culvert on Westminster Highway.

13.IV. Sanitary Sewer Works:

- a) At the Owner's costs, the Owner is required to:
 - i. Through the servicing agreement process, remove the post-sinkhole sanitary lines along the entire west property line (including the 43 m replacement pipe) that may be damaged by the project's upcoming preload, soil densification (if required), foundation works and building construction and replace it with a new sanitary line (approximately 88 m) from existing sanitary manhole SMH3121 located at the southwest corner to SMH3122 located at the northwest corner of the site. Replacement works would be subject to the result of a video inspection of the post-sinkhole sanitary lines.
- b) At the Owner's cost, the City is to:
 - i. Cut and cap, at main, the existing sanitary sewer connection to the development site.
 - ii. Install a new sanitary service connection at the existing manhole SMH3123 located just north of the north east corner of the property.

13.V. Frontage Improvements:

- a) At the Owner's costs, the Owner is required to:
 - i. Provide frontage improvements as per Transportation's requirements.
 - ii. Construct a new walkway along the north and west property lines of the development site as per Planning and Transportation requirements.
 - iii. Review street lighting levels along Westminster Hwy frontage and provide lighting as per City standards using LED fixtures along the lane at the north and the west property lines of the development site.
 - iv. Coordinate with BC Hydro, Telus and other private communication service providers:
 - 1. Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - 2. To locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:

BC Hydro PMT	4.0 m x 5.0 m	Shaw cable kiosk	1.0 m x 1.0 m	Traffic signal UPS	1.0 m x 1.0 m
BC Hydro LPT	3.5 m x 3.5 m	Telus FDH cabinet	1.1 m x 1.0 m		
Street light kiosk	1.5 m x 1.5 m	Traffic signal kiosk	2.0 m x 1.5 m		

13.VI. General Items:

- a) At the Owner's cost, the Owner is required to:
 - i. Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
 - ii. Provide, prior to first SA design submission, if preload is required, a geotechnical assessment of preload and soil preparation impacts on the existing 200mm PVC sanitary pipe along the west property line and the existing 250 PVC sanitary pipe along the north property line, and provide mitigation recommendations. The mitigation recommendations (if required) shall be incorporated into the first SA design submission or if necessary prior to pre-load.
 - iii. Not encroach into the existing SRW with proposed trees, non-removable fencing, or other structures.

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

1. (**Legal Agreements**) Confirmation of compliance with existing and Development Permit legal agreements.
2. (**Development Permit**) Incorporation of special features in Building Permit (BP) plans as determined via the Development Permit process.
3. (**Aircraft Noise Sensitive Development**) Confirmation that the proposed development is designed in a manner that mitigates potential aircraft noise to the proposed dwelling units, including submission of:
 - a. Acoustic report prepared by a registered professional confirming design achieves the following CMHC interior noise level guidelines:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels
 - b. Mechanical report prepared by a registered professional confirming design achieves the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.
4. (**Construction Parking and Traffic Management Plan**) Submission of a Construction Parking and Traffic Management Plan* to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570. (<http://www.richmond.ca/services/ttp/special.htm>).
5. (**Latecomer Works**) If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
6. (**Construction Hoarding**) Obtain a Building Permit* (BP) for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the BP. For further information on the Building Permit, please contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

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

[signed copy on file]

Signed

Date



No. DP 18-797127

To the Holder: WENSLEY ARCHITECTURE LTD.

Property Address: 8131 WESTMINSTER HIGHWAY

Address: C/O CARL HUMPHREY
1444 ALBERNI STREET, UNIT 301
VANCOUVER, BC V6G 2Z4

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 #32 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 \$387,783.18. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 18-797127

To the Holder: WENSLEY ARCHITECTURE LTD.

Property Address: 8131 WESTMINSTER HIGHWAY

Address: C/O CARL HUMPHREY
1444 ALBERNI STREET, UNIT 301
VANCOUVER, BC V6G 2Z4

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

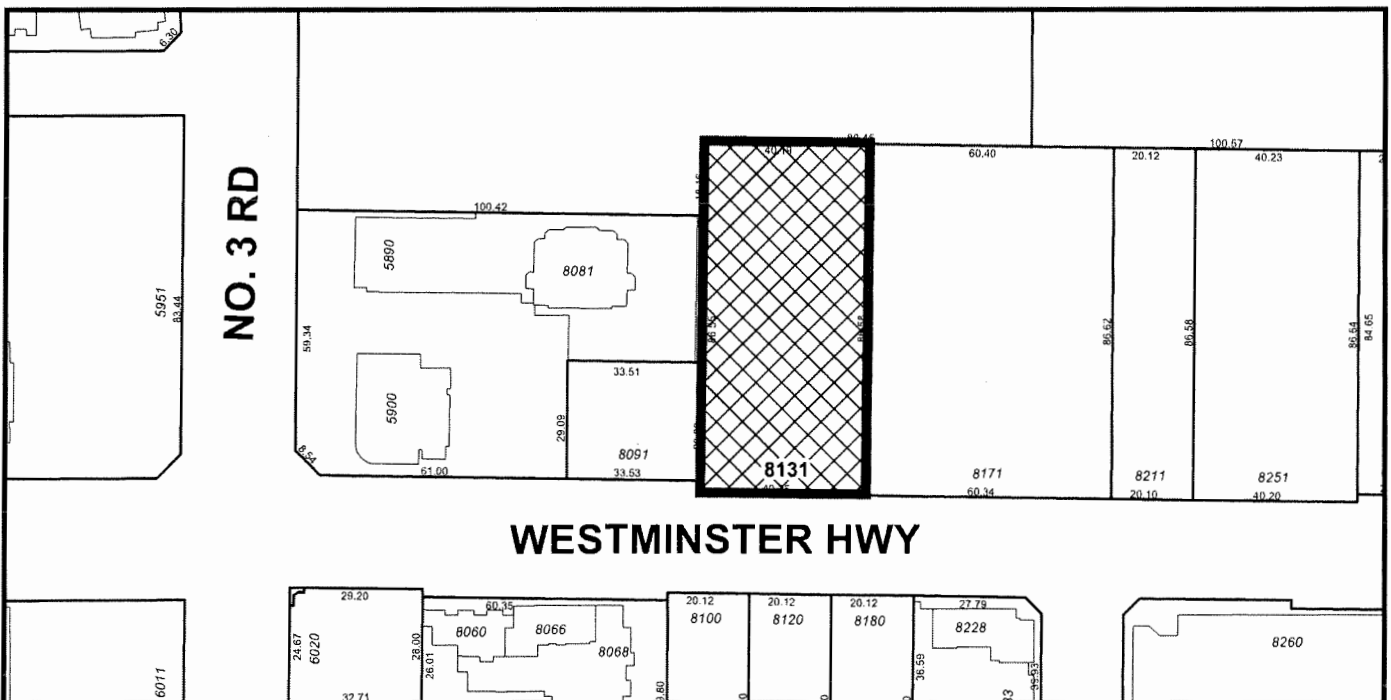
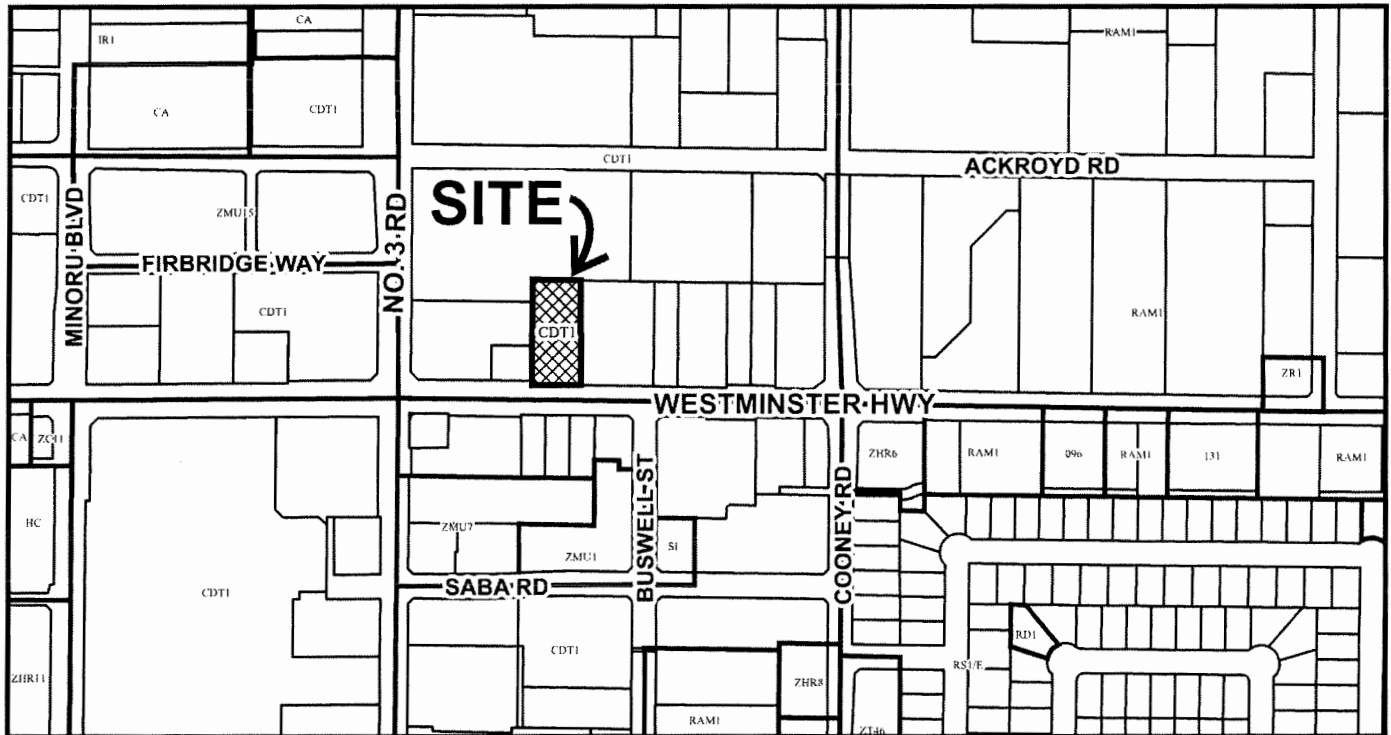
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF ,

MAYOR



City of Richmond



DP 18-797127

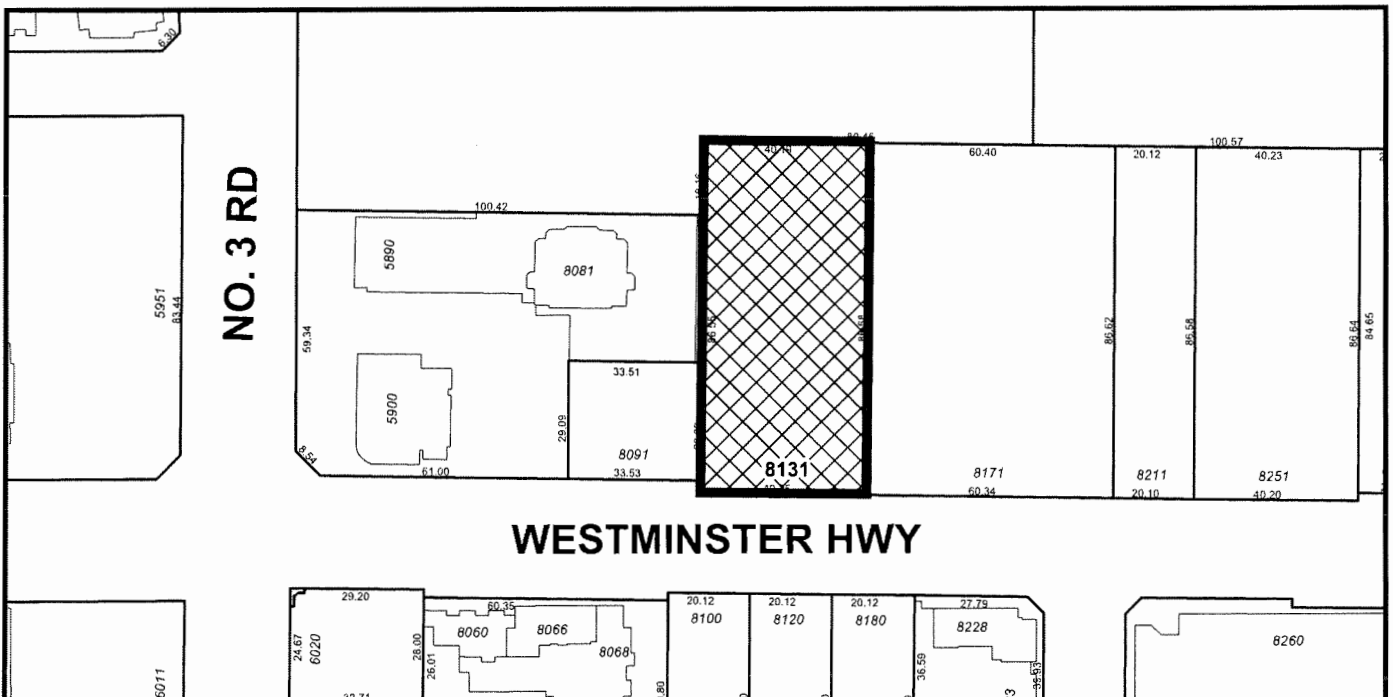
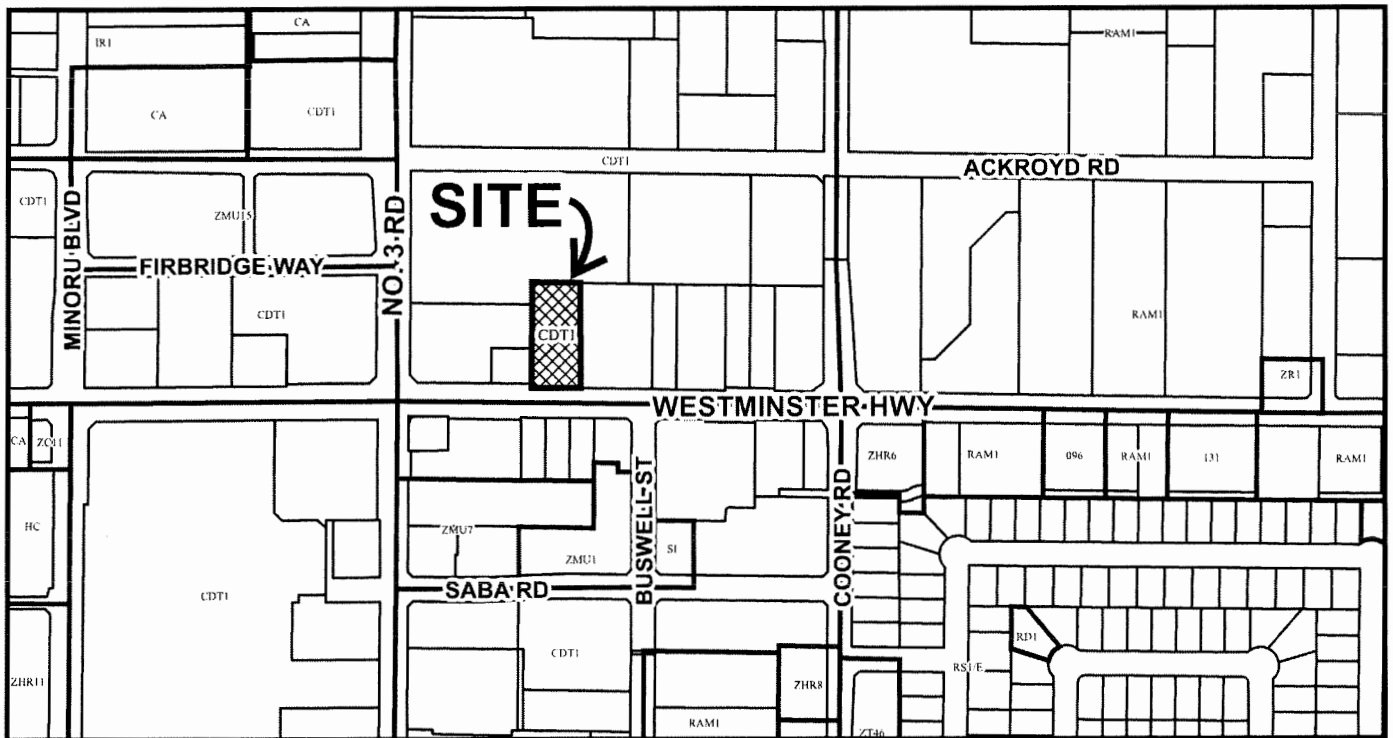
Original Date: 01/18/18

Revision Date:

Note: Dimensions are in METRES



City of Richmond



DP 18-797127
SCHEDULE "A"

Original Date: 01/18/18

Revision Date:

Note: Dimensions are in METRES

LEGAL DESCRIPTION		LOT 67 SECTION 4 BLOCK 4 NORTH RANGE 6 WEST NWD PLAN 44025	
CIVIC ADDRESS		8131 WESTMINSTER HIGHWAY	
ZONING		CDT1 (DOWNTOWN COMMERCIAL)	
SITE AREA		3483m ² - 37491.93 ft ²	x 3.30 FAR = 11,493.9m ² 123,723.35 ft ²
DENSITY BONUS FOR INDOOR AMENITY SPACE UP TO 0.1 FAR = SITE AREA: 3483m ² X 0.1 = 348.3m ² - 0.06 ACHIEVED - 3.36 FAR (11,702.88m ² -125,972.87 ft ²)			
CCAP - MAX TOWER FLOOR PLATE: 650 m ² (6,997 ft ²) + MINIMUM DISTANCE B/T TOWERS: 24 m (79 FT)			
		REQUIRED	PROPOSED
MAX. ALLOWABLE F.S.R - (9.3.4.2)		3.00	3.30 Bonus -AH
MAX. ALLOWABLE SITE COVERAGE - (9.3.5)		90%	86.00%
MAX. BUILDING HEIGHT - (9.3.7)		47 m -154.2'	
SET BACKS (PODIUM) - (9.3.6)		CROWN OF WESTMINSTER HIGHWAY: 1.36 m (4.47') - 45.64 m	
		SIDE-INTERIOR	NONE
		REAR YARD (LANE)	0.00 m
		FRONT YARD	3.0 m
		EXTERIOR SIDE YARD	3.0 m
SETBACKS (TOWER)		FRONT YARD	9.0 m
		INTERIOR SIDE YARD	12.0 m
		REAR YARD (LANE)	0.0 m

UNIT	DESCRIPTION	NET AREA (m ²)	NET AREA (ft ²)	# OF UNITS	LEVELS	COMBINED (ft ²)
1 BR + STUDIO						
A1	STUDIO	41.06	442.00	3	5,6,7	1,326.00
A2	STUDIO	42.18	454.00	4	4,5,6,7	1,816.00
A3	STUDIO	40.78	439.00	8	4,5,6,7	3,512.00
A4-AH-BUH	STUDIO	38.56	415.00	1	5	415.00
A4	STUDIO	38.56	415.00	7	4,5,6,7	2,905.00
D	1BR + FLEX	40.03	517.00	4	4,5,6,7	2,068.00
E	1BR + FLEX	50.08	539.00	4	4,5,6,7	2,156.00
G	1BR + FLEX	50.35	542.00	4	4,5,6,7	2,168.00
1BEDROOM + STUDIO SUBTOTAL				35		16366.00
2 BR						
B1	2 BEDROOM	55.65	599.00	10	8,9,10,11,12	5,990.00
B2	2 BEDROOM	52.30	563.00	5	8,9,10,11,12	2,815.00
B3	2 BEDROOM	64.10	690.00	5	8,9,10,11,12	3,450.00
B4	2 BEDROOM	71.35	768.00	5	8,9,10,11,12	3,840.00
B5	2 BEDROOM	63.64	685.00	5	8,9,10,11,12	3,425.00
B6	2 BEDROOM	59.46	640.00	5	8,9,10,11,12	3,200.00
C	2 BEDROOM	63.17	680.00	4	4,5,6,7	2,720.00
F	2 BEDROOM	72.84	784.00	4	4,5,6,7	3,136.00
H (AH-BUH)	2BR + FLEX	72.46	780.00	4	4,5,6,7	3,120.00
J1	2BR + FLEX	78.78	848.00	4	4,5,6,7	3,392.00
J1-A	2BR + FLEX	78.97	850.00	4	4,5,6,7	3,400.00
J1-B	2BR + FLEX	78.97	850.00	4	4,5,6,7	3,400.00
J1(AH-BUH)	2BR + FLEX	79.89	860.00	4	4,5,6,7	3,440.00
J2	2 BEDROOM	77.11	830.00	4	4,5,6,7	3,320.00
J2-A	2 BEDROOM	77.11	830.00	4	4,5,6,7	3,320.00
L	2 BEDROOM	84.91	914.00	2	13,14	1,828.00
M	2 BEDROOM	70.33	757.00	5	8,9,10,11,12	3,785.00
N1	2 BEDROOM	81.10	873.10	5	8,9,10,11,12	4,365.50
N2	2 BEDROOM	99.59	1,072.00	1	13,14	1,072.00
O2	2 BEDROOM	80.73	869.00	1	13,14	869.00
2 BEDROOM SUBTOTAL				85		63,887.50
3 BR						
O1	3BR + 3BATH	103.40	1,113.00	1	13,14	1,113.00
O1-A	3BR + 3BATH	104.33	1,123.00	1	13,14	1,123.00
O1-B	3BR + 3BATH	104.05	1,120.00	1	13,14	1,120.00
O1-C	3BR + 3BATH	104.33	1,123.00	1	13,14	1,123.00
O1-D	3BR + 3BATH	106.84	1,150.00	1	13,14	1,150.00
O3	3BR + 3BATH	98.48	1,060.00	1	13,14	1,060.00
Q	3BR + 2BATH	90.30	972.00	4	4,5,6,7	3,888.00
R (AH-BUH)	3BR + 2BATH	92.16	992.00	4	4,5,6,7	3,968.00
3 BEDROOM SUBTOTAL				14		14,545.00
TOTAL UNITS (SALEABLE AREA)				134		94,799
TOTAL RESIDENTIAL AREA FOR AFFORDABILITY CALCULATION (EXCLUSIONS L4 - 14)						107,245

Notes:

- 13 low-end-of-market-rental affordable housing units required to comply with Housing Agreement legal agreements and are all Basic Universal Housing Features units required to comply with Zoning Bylaw standards.
- Indoor Amenity space for the shared use of all residents on the 3rd and 4th floor levels for the shared use of all residents.
- Development required to be designed with the ability to connect to a City DEU system, when available.
- Energy Utility requirements as per legal agreement.
- Development required to achieve LEED Silver equivalent.
- Development required to meet indoor acoustic and thermal criteria as per legal agreement.
- Hose bibs to be provided in both outdoor amenity areas.
- Irrigation to be provided in all landscaped areas.
- Servicing Agreement required. Off-site and SRW works to be provided via separate required Servicing Agreement for City road works, frontage improvement works, infrastructure works and SRW vehicle access works as per legal agreement.
- This Development Permit does not include signage. All signage required to comply with Sign Regulation bylaw 9700, including submitting separate sign permit applications as needed.

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NORTH ARROW:

OWNER/CLIENT:

**BOLD
PROPERTIES
GOSEN
PROPERTIES**

DP 18-797127
Plan # 1
Jun 2, 2020

[illegible]

06	DP RE-SUBMISSION - 18 797 127 DP	03/12/20
07	DP RE-SUBMISSION - 18 797 127 DP	01/13/20
08	COORDINATION - 18 797 127 DP	11/02/19
05	DP RE-SUBMISSION - 18 797 127 DP	04/17/19
04	DP RE-SUBMISSION - 18 797 127 DP	01/07/19
03	DP RE-SUBMISSION - 18 797 127 DP	11/19/18
02	DP RE-SUBMISSION - 18 797 127 DP	03/28/18
01	DP SUBMISSION - 18 797 127 DP	01/04/18

CONSULTANT:

IWA ARCHITECTS

VAN 301 - 1444 Alberni Street Vancouver, V6G 2Z4
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

kindle

PROJECT ADDRESS:

8131 WESTMINSTER HWY.
CITY OF RICHMOND, BC

DRAWING TITLE:

STATISTICS SHEET

PROJECT NO: 17025

DRAWN BY: CSH

SCALE: N.T.S.

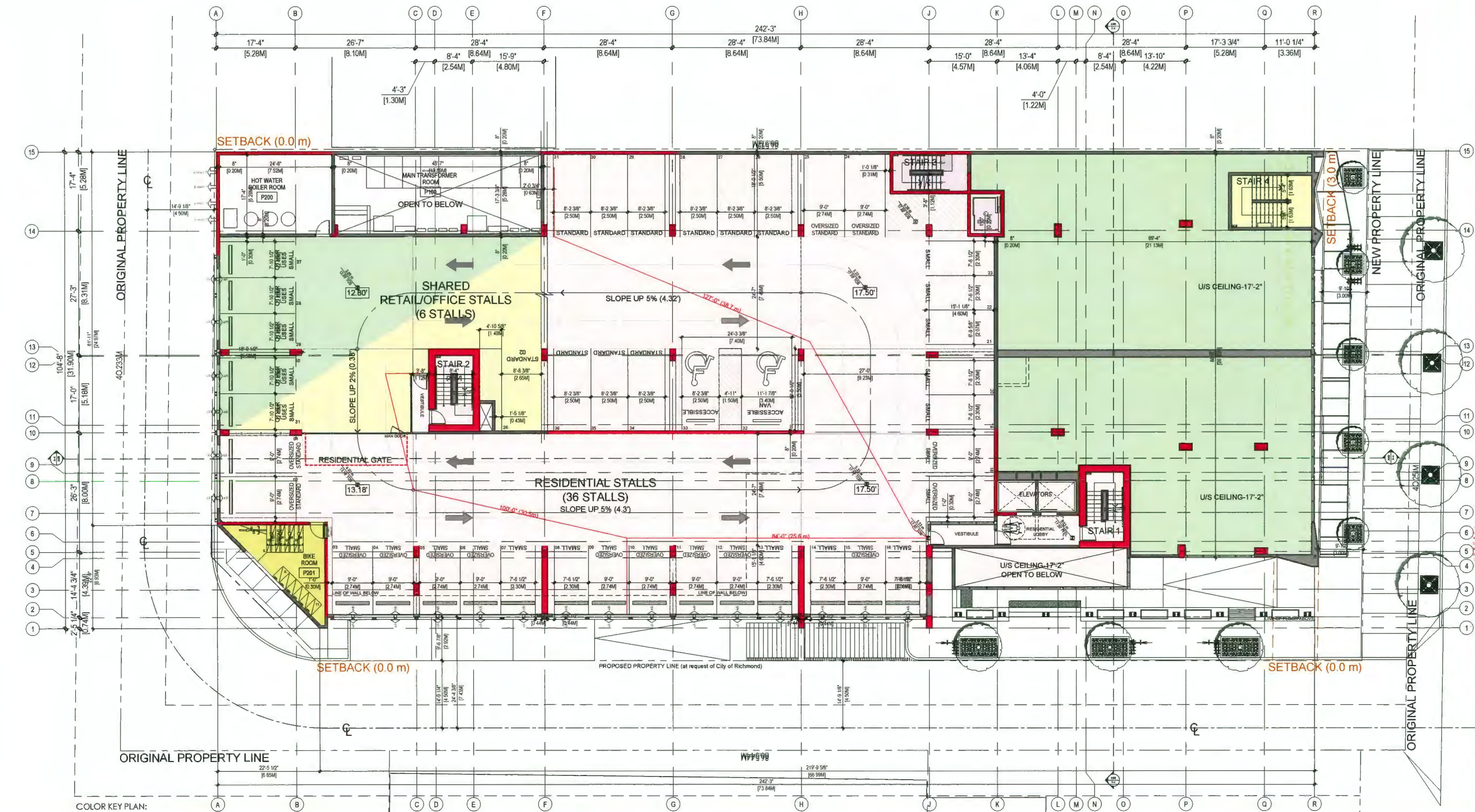
NTS

REVIEW BY: BW

DWG NO: A000

MARCH, 2020

08	DP RE-SUBMISSION - 18 797 127 DP	03/12/20
07	DP RE-SUBMISSION - 18 797 127 DP	01/13/20
06	COORDINATION - 18 797 127 DP	10/03/19
05	DP RE-SUBMISSION - 18 797 127 DP	04/11/19
04	DP RE-SUBMISSION - 18 797 127 DP	01/09/19
03	DP RE-SUBMISSION - 18 797 127 DP	11/10/18
02	DP RE-SUBMISSION - 18 797 127 DP	09/28/18
01	DP SUBMISSION - 18 797 127 DP	04/09/18
NO.	ISSUE	



COLOR KEY PLAN:

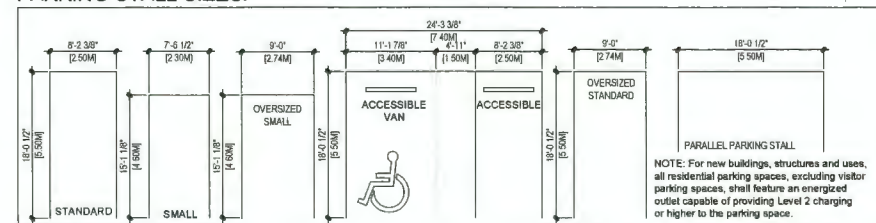
RESIDENTIAL	MECHANICAL SERVICES	STUDIO
RETAIL (CRU'S)	INDOOR AMENITY	1 BEDROOM
OFFICE	STRUCTURE	BEDROOM
BIKE ROOM	TRAVEL DISTANCE	3 BEDROOM

LEVEL 2/P3

GROSS
NET AREA

94.86 m² - 1,021.07 ft²
39.02 m² - 420.01 ft²

PARKING STALL SIZES:



NOTE:

AFFORDABLE UNIT DESIGNATED PARKING (SEE A0213)

PARKING STALLS: REQUIRED

RESIDENTIAL UNITS (121)	121 UNITS x 1.0 = 121	REQUIRED	121.0 STALLS	PROPOSED	121.0 STALLS
AFFORDABLE UNITS (19)	13 x 0.9 = 11.7 (12)				
SHARED					
VISITOR STALLS	0.2 x 134				
RETAIL/OFFICE LEVELS 1 + 2	3.75/100 m ² (489.5 m ²)				
RETAIL/OFFICE ABOVE LEVEL 2	2.55/100 m ² (484.4 m ²)				
		31 STALLS	31 STALLS		
		164 STALLS	164 STALLS		

PROPOSED:

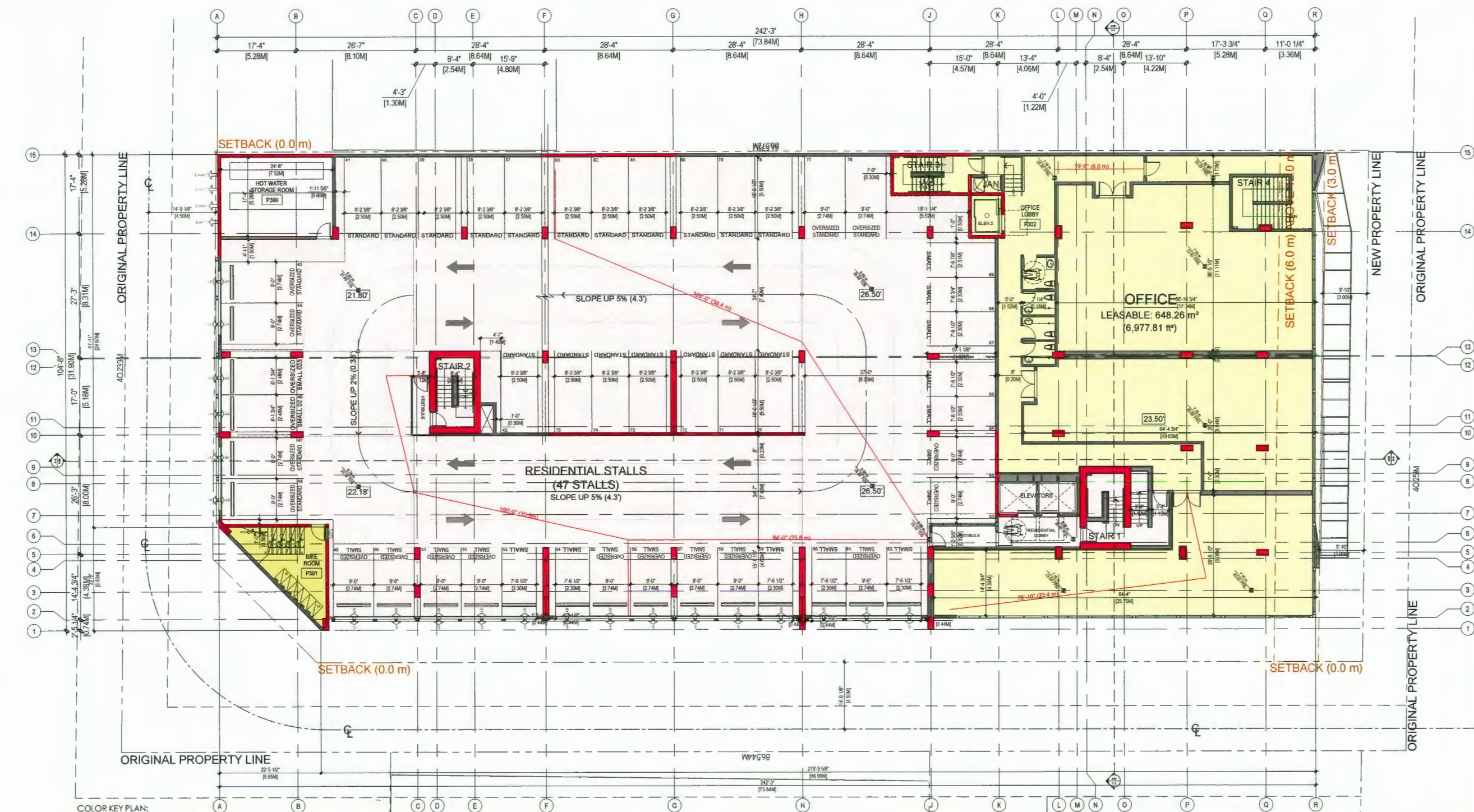
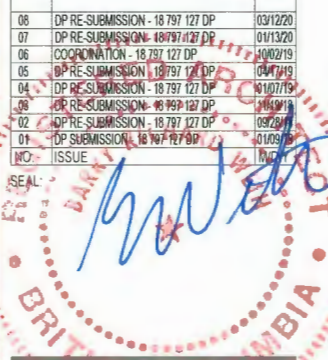
P4-TOTAL STALLS - 50 STALLS
P3-TOTAL STALLS - 47 STALLS
P2-TOTAL STALLS - 36 STALLS
P1/P2-SHARED - 31 STALLS
164 STALLS

BIKE LOCKERS (CLASS 01) P2:

REGULAR	4
VERTICAL	6
LARGE	1
	11

CLASS 1:
P1-BIKE-84
P2-BIKE-11
P3-BIKE-11
P4-BIKE-65
171 STALLS
CLASS 2:
32 BIKE RACKS

06	DP RE-SUBMISSION - 18 797 127 DP	03/12/20
07	DP RE-SUBMISSION - 18 797 127 DP	01/13/20
08	COORDINATION - 18 797 127 DP	10/02/19
05	DP RE-SUBMISSION - 18 797 127 DP	04/17/19
04	DP RE-SUBMISSION - 18 797 127 DP	01/07/19
03	DP RE-SUBMISSION - 18 797 127 DP	10/04/18
02	DP RE-SUBMISSION - 18 797 127 DP	09/28/18
01	DP SUBMISSION - 18 797 127 DP	10/16/18
NO.	ISSUE	DATE

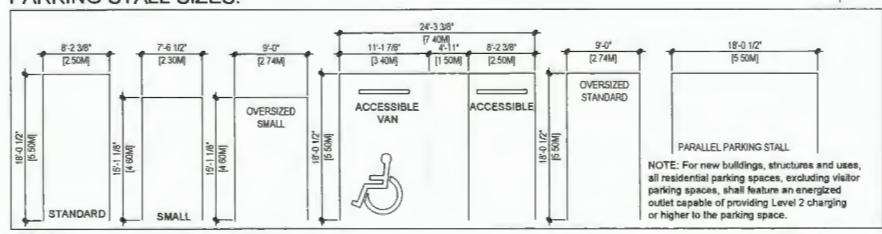


COLOR KEY PLAN:

RESIDENTIAL	MECHANICAL SERVICES	STUDIO
RETAIL (CRU'S)	INDOOR AMENITY	1 BEDROOM
OFFICE	STRUCTURE	BEDROOM
BIKE ROOM	TRAVEL DISTANCE	3 BEDROOM

OFFICE LEVEL 2 & P4
GROSS AREA 744.73 m² - 8,016.21 ft²
NET AREA 666.35 m² - 7,172.53 ft²

PARKING STALL SIZES:



NOTE:

AFFORDABLE UNIT DESIGNATED PARKING (SEE A0213)

PARKING STALLS: REQUIRED

RESIDENTIAL UNITS (121)	121 UNITS x 1.0 (121)	REQUIRED 121.0 STALLS	PROPOSED 121.0 STALLS
AFFORDABLE UNITS (13)	13 x 0.9 = 11.7 (12)	REQUIRED 12.0 STALLS	PROPOSED 12.0 STALLS
VISITOR STALLS	0.2 x 134		
RETAIL/OFFICE LEVELS 1 + 2	3.75 / 100 m ² (485.5 m ²)		
RETAIL/OFFICE ABOVE LEVEL 2	2.55 / 100 m ² (484.4 m ²)		
		31 STALLS	31 STALLS
		164 STALLS	164 STALLS

PROPOSED:

P4-TOTAL STALLS - 50 STALLS
P3-TOTAL STALLS - 47 STALLS
P2-TOTAL STALLS - 36 STALLS
P1/P2-SHARED - 31 STALLS
164 STALLS

BIKE LOCKERS (CLASS 01) P3:

REGULAR	4
VERTICAL	6
LARGE	1
	11

CLASS 1:
P1-BIKE-84
P2-BIKE-11
P3-BIKE-11
P4-BIKE-65
171 STALLS
CLASS 2:
32 BIKE RACKS

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NORTH ARROW:

OWNER/CLIENT:

BOLD PROPERTIES
GOSEN
PROPERTIES

DP 18-797127
Plan # 6
Jun 2, 2020

08	DP RE-SUBMISSION - 18 797 127 DP	03/12/20
07	DP RE-SUBMISSION - 18 797 127 DP	01/13/20
06	COORDINATION - 18 797 127 DP	10/02/19
05	DP RE-SUBMISSION - 18 797 127 DP	04/17/19
04	DP RE-SUBMISSION - 18 797 471 DP	01/07/19
03	DP RE-SUBMISSION - 18 797 127 DP	11/19/18
02	DP RE-SUBMISSION - 18 797 127 DP	09/07/18
01	DP SUBMISSION - 18 797 127 DP	01/04/18
NO.	ISSUE	DATE

CONSULTANT:

IWA ARCHITECTS

VAN 301 - 1444 Alberni Street Vancouver, V6D 2Z4
VIC 104 - 3212 Jackie Road Victoria, V8B 0J5
604.695.3529 | office@iwa-arch.ca | iwa-arch.ca

PROJECT NAME:

kindle

PROJECT ADDRESS:

8131 WESTMINSTER HWY.
CITY OF RICHMOND, BC

DRAWING TITLE:

LEVEL 3-P5

PROJECT NO: 17025

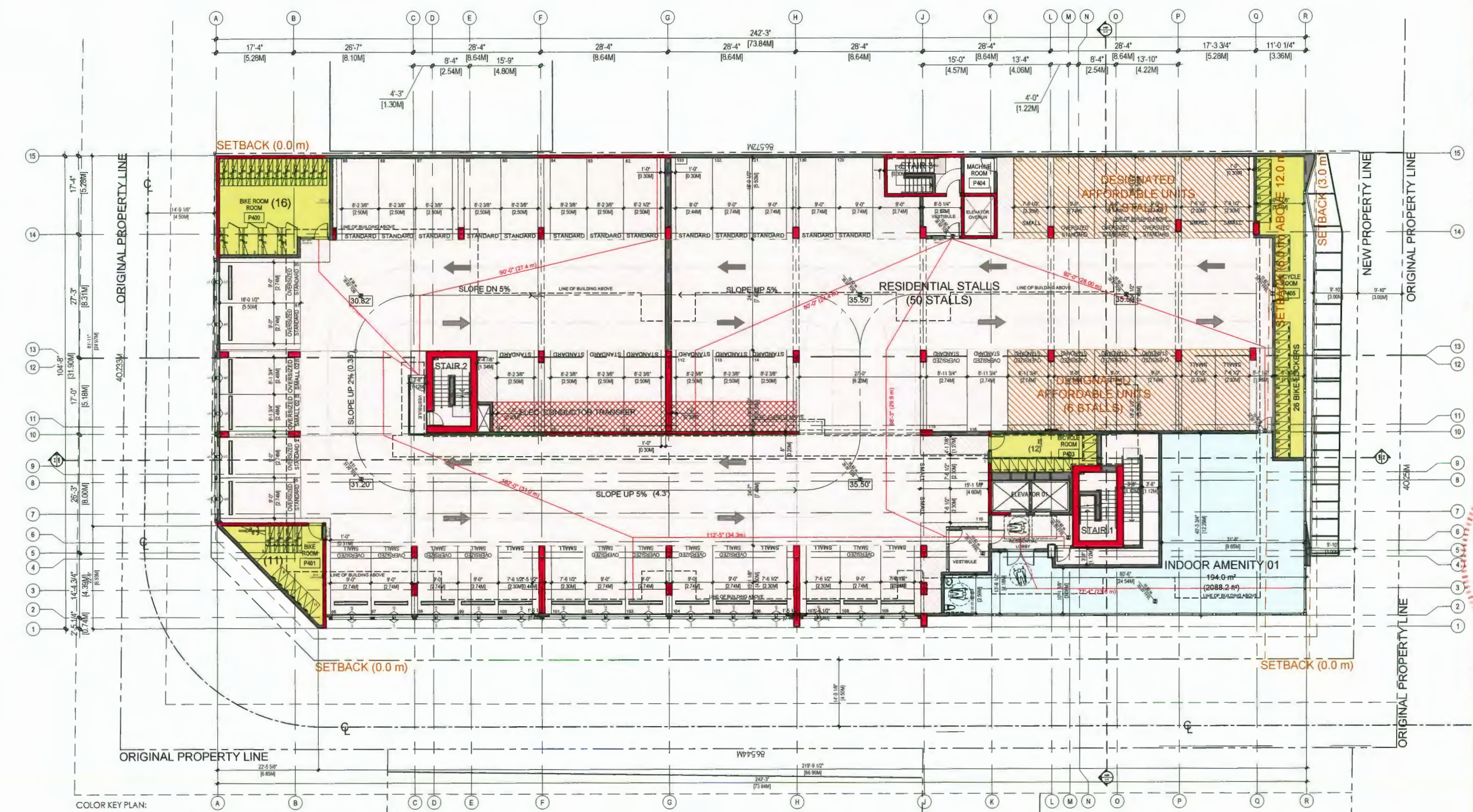
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SCALE: 3/32"=1'-0"

REVIEW BY: BW

DWG NO: A0203

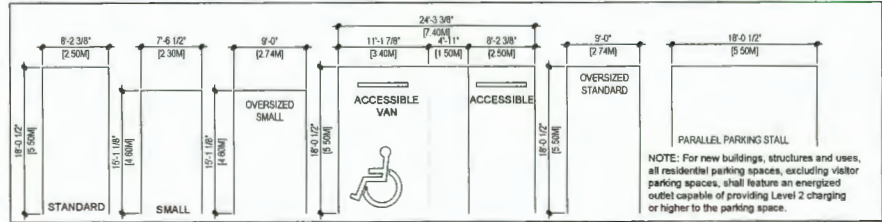
MARCH 2020



COLOR KEY PLAN:

RESIDENTIAL	MECHANICAL SERVICES	STUDIO
RETAIL (CRU'S)	INDOOR AMENITY	1 BEDROOM
OFFICE	STRUCTURE	BEDROOM
BIKE ROOM	TRAVEL DISTANCE	3 BEDROOM

PARKING STALL SIZES:



NOTE:

AFFORDABLE UNIT DESIGNATED PARKING (SEE A0213)

PARKING STALLS: REQUIRED

RESIDENTIAL UNITS (121)	121 UNITS x 1.0	121 STALLS	PROPOSED
AFFORDABLE UNITS (13)	13 x 0.9 + 117 (12)	120 STALLS	120 STALLS
SHARED	0.2 x 134		
RETAIL/OFFICE LEVELS 1-2	3.75 / 100 m² (480.5 m²)		
RETAIL/OFFICE ABOVE LEVEL 2	2.55 / 100 m² (484.4 m²)	31 STALLS	31 STALLS
		164 STALLS	164 STALLS

PROPOSED:

P4-TOTAL STALLS - 50 STALLS
P3-TOTAL STALLS - 47 STALLS
P2-TOTAL STALLS - 36 STALLS
P1/P2-SHARED - 31 STALLS
164 STALLS

BIKE LOCKERS
(CLASS 01) P4:

REGULAR 16
VERTICAL 44
LARGE 5
65

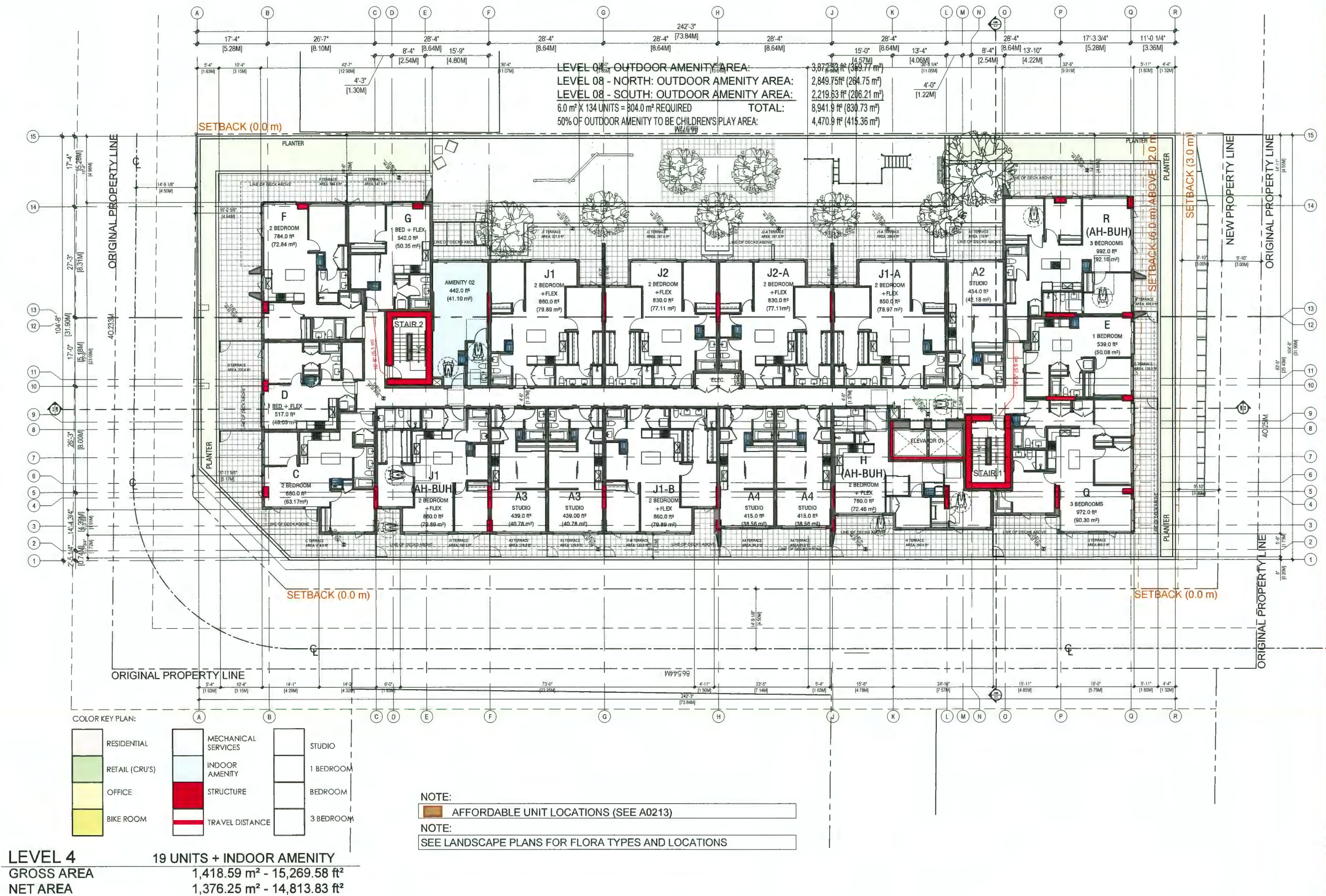
CLASS 1:

P1-BIKE-84
P2-BIKE-11
P3-BIKE-11
P4-BIKE-65
171 STALLS
CLASS 2:
32 BIKE RACKS

FLOOR LEVEL 3 / P5

GROSS AREA
NET AREA

307.04 m² - 3,304.95 ft²
253.71 m² - 2,730.91 ft²



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NORTH ARROW:

OWNER/CLIENT:

BOLD PROPERTIES
GOSEN
PROPERTIES

DP 18-797127
 Plan # 7
 Jun 2, 2020

08	DP RE-SUBMISSION - 18-797127 DP	03/12/20
07	DP RE-SUBMISSION - 18-797127 DP	01/11/20
06	COORDINATION - 18-797127 DP	10/02/19
05	DP RE-SUBMISSION - 18-797127 DP	04/11/19
04	DP RE-SUBMISSION - 18-797127 DP	07/07/19
03	DP RE-SUBMISSION - 18-797127 DP	11/11/18
02	DP RE-SUBMISSION - 18-797127 DP	09/29/18
01	DP SUBMISSION - 18-797127 DP	06/09/18
NO	ISSUE	DATE

SEAL: *[Signature]*
 IWA ARCHITECTS
 BRITISH COLUMBIA

CONSULTANT:

IWA ARCHITECTS

VAN 301 - 1444 Alberni Street Vancouver, V6G 3Z4
 VIC 104 - 3212 Jackie Road Victoria, V8B 0J5
 604.685.3529 | office@iwa-arch.ca | iwa-arch.ca

PROJECT NAME:

kindle

PROJECT ADDRESS:

8131 WESTMINSTER HWY.
 CITY OF RICHMOND, BC

DRAWING TITLE:

LEVEL 4

PROJECT NO: 17025

DRAWN BY: CSH

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

REVIEW BY: BW

DWG NO: A0204

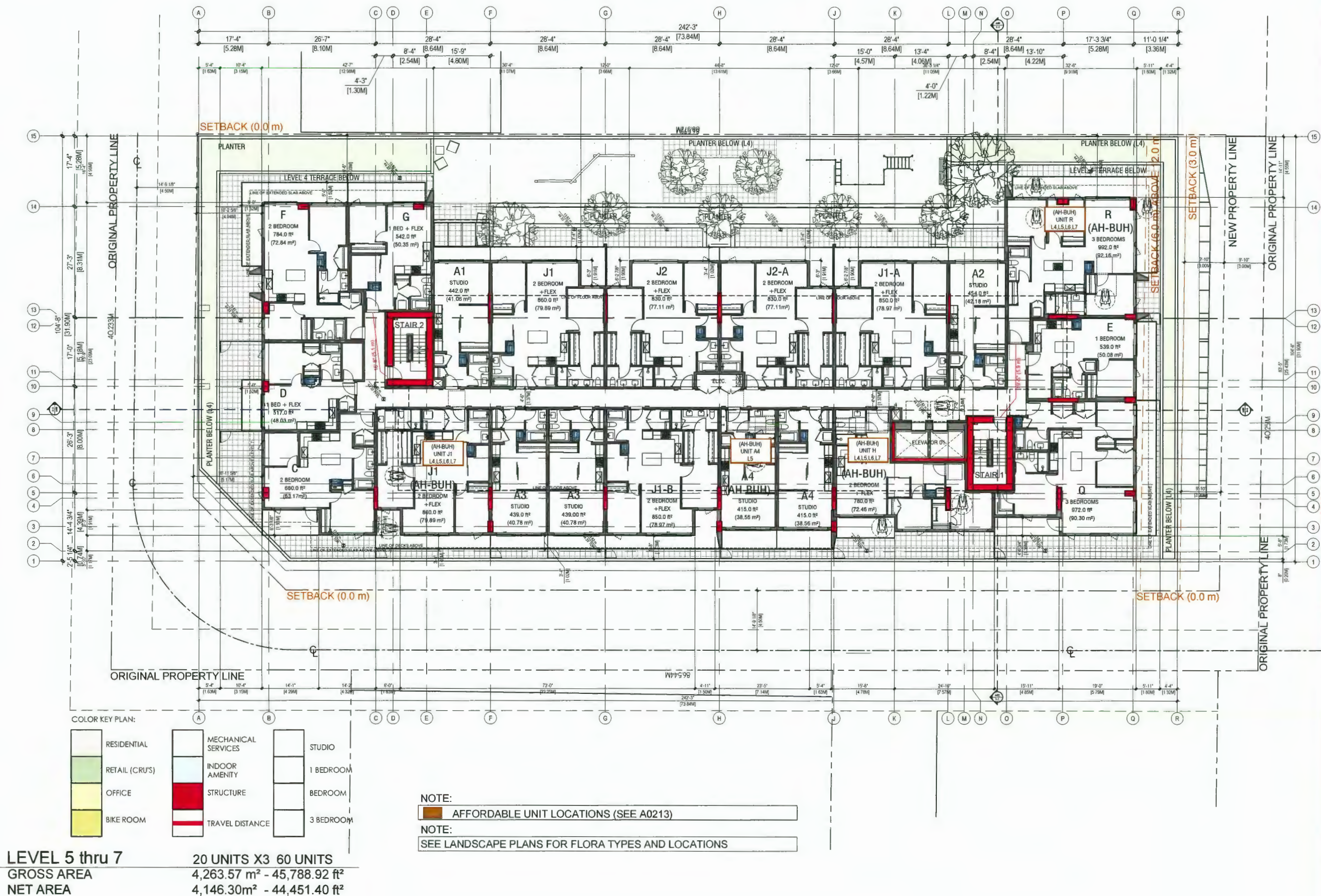
MARCH 2020



08	DP RE-SUBMISSION - 18 797 127 DP	03/12/20
07	DP RE-SUBMISSION - 18 797 127 DP	01/13/20
06	COORDINATION - 18 797 127 DP	10/02/19
05	DP RE-SUBMISSION - 18 797 127 DP	04/17/19
04	DP RE-SUBMISSION - 18 797 127 DP	07/07/19
03	DP RE-SUBMISSION - 18 797 127 DP	11/19/18
02	DP RE-SUBMISSION - 18 797 127 DP	09/29/18
01	DP SUBMISSION - 18 797 127 DP	11/28/18
NO	ISSUE	NO

SEAL: *[Signature]*

BRITISH COLUMBIA



OWNER/CLIENT:

BOLD PROPERTIES
GOSEN
PROPERTIES

DP 18-797127
Plan # 9
Jun 2, 2020

08	DP RE-SUBMISSION - 18-797127 DP	03/12/20
07	DP RE-SUBMISSION - 18-797127 DP	01/13/20
06	COORDINATION - 18-797127 DP	10/02/19
05	DP RE-SUBMISSION - 18-797127 DP	04/17/19
04	DP RE-SUBMISSION - 18-797127 DP	04/09/19
03	DP RE-SUBMISSION - 18-797127 DP	11/19/18
02	DP RE-SUBMISSION - 18-797127 DP	09/28/18
01	DP SUBMISSION - 18-797127 DP	09/09/18
NO	ISSUE	MISC

SEAL

[Signature]

BRITISH COLUMBIA

CONSULTANT

IWA ARCHITECTS

VAN 301 - 1444 Alberni Street Vancouver, V6G 2Z4
VIC 104 - 3212 Jackson Road Victoria, V8B 0J5
604.685.3529 | office@iwa-arch.ca | iwa-arch.ca

PROJECT NAME:

kindle

PROJECT ADDRESS:
8131 WESTMINSTER HWY.
CITY OF RICHMOND, BC

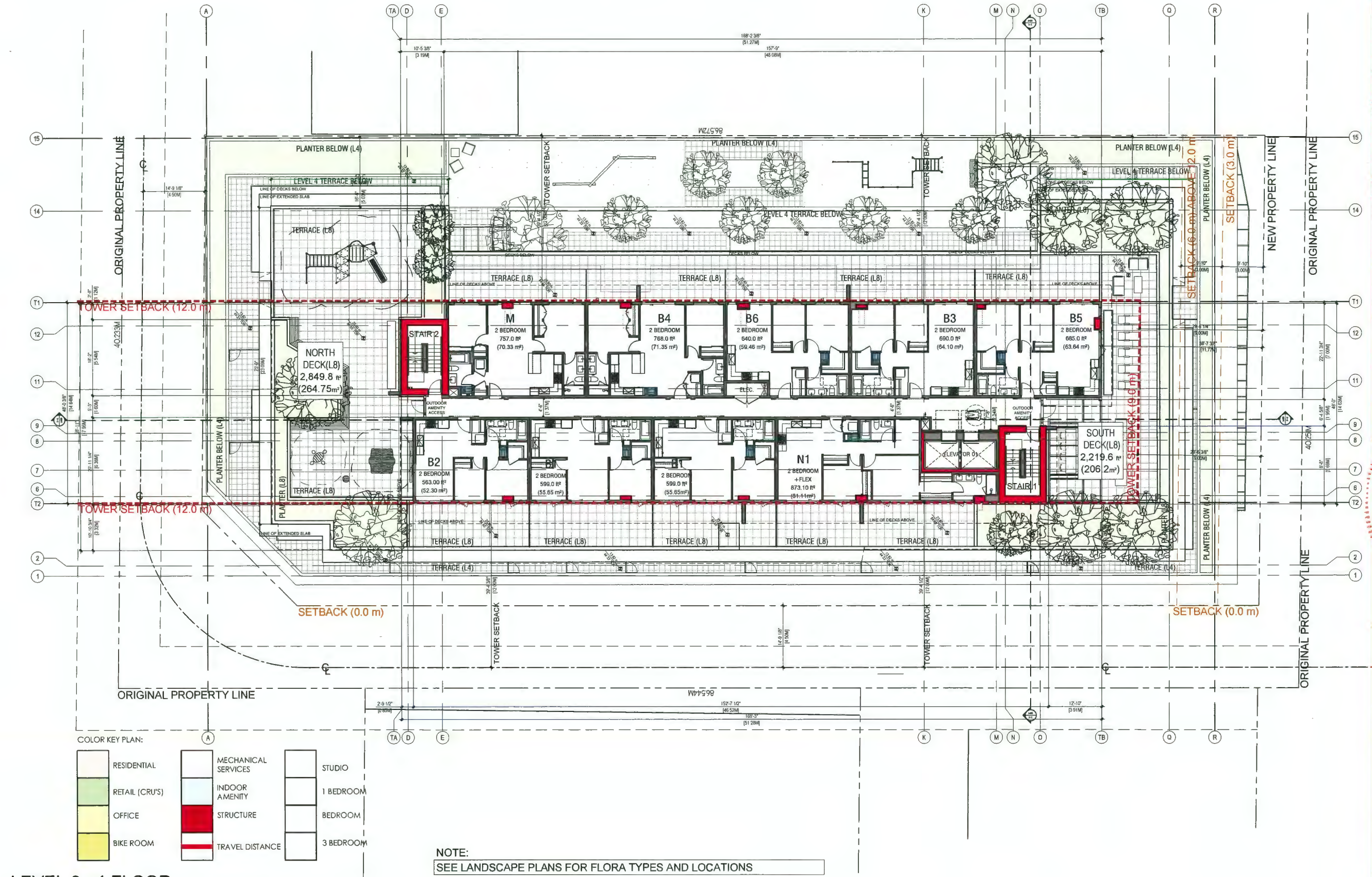
DRAWING TITLE:

LEVEL 8

PROJECT NO: 17025 DRAWN BY: CSH

SCALE: 3/32"=1'-0" REVIEW BY: BW

DWG NO: A0206 MARCH 2020



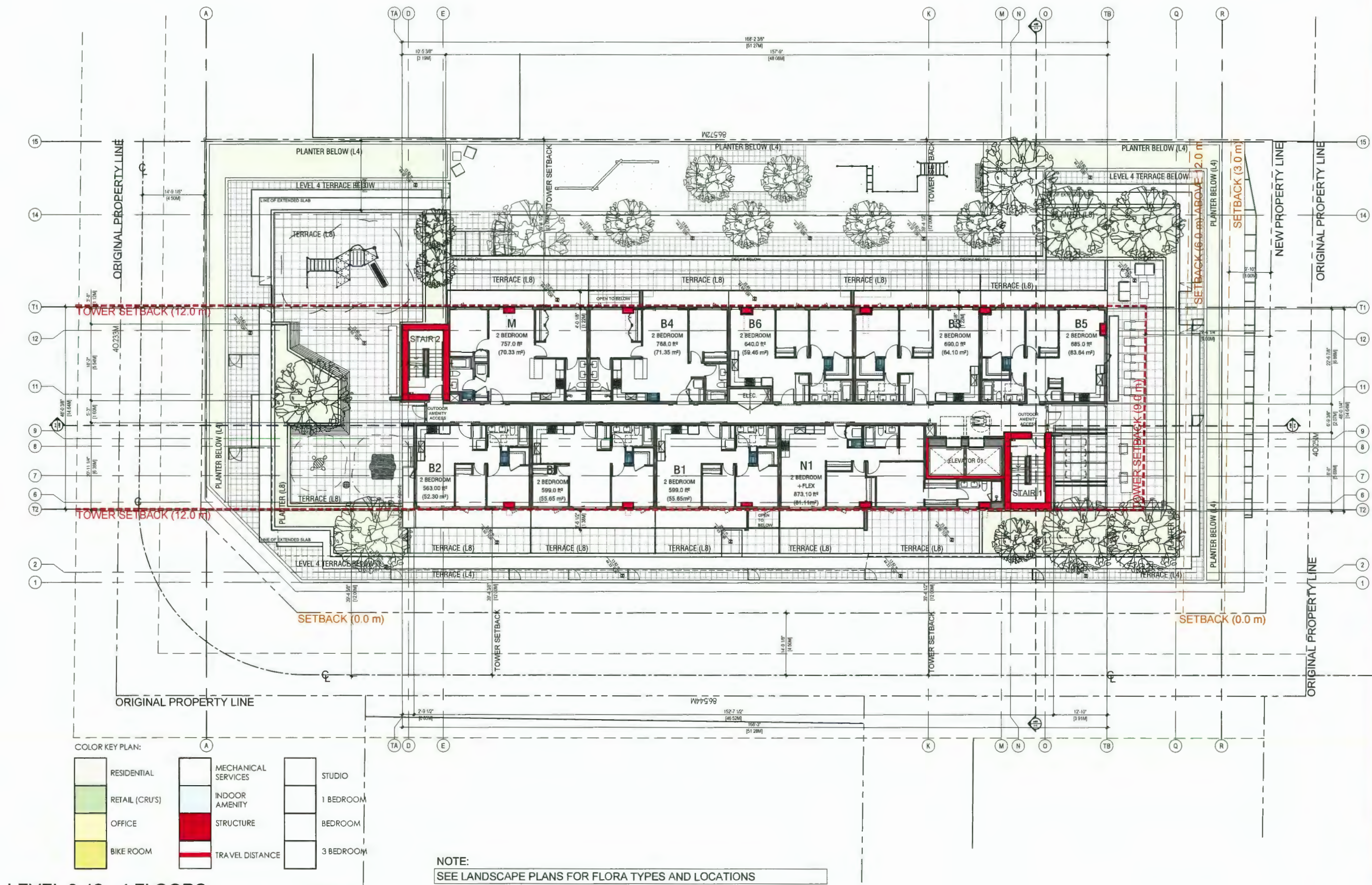
LEVEL 8 - 1 FLOOR

GROSS AREA 714.96 m² - 7,695.77 ft²
NET AREA 674.03 m² - 7,255.20 ft²

NOTE:
SEE LANDSCAPE PLANS FOR FLORA TYPES AND LOCATIONS



08	DP RE-SUBMISSION - 18/797127 DP	03/12/20
07	DP RE-SUBMISSION - 18/797127 DP	07/13/20
06	COORDINATION - 18/797127 DP	10/02/19
05	DP RE-SUBMISSION - 18/797127 DP	10/17/19
04	DP RE-SUBMISSION - 18/797127 DP	07/17/19
03	DP RE-SUBMISSION - 18/797127 DP	11/19/18
02	DP RE-SUBMISSION - 18/797127 DP	09/28/18
01	DP SUBMISSION - 18/797127 DP	01/08/18
NO	ISSUE	
SEAL:		

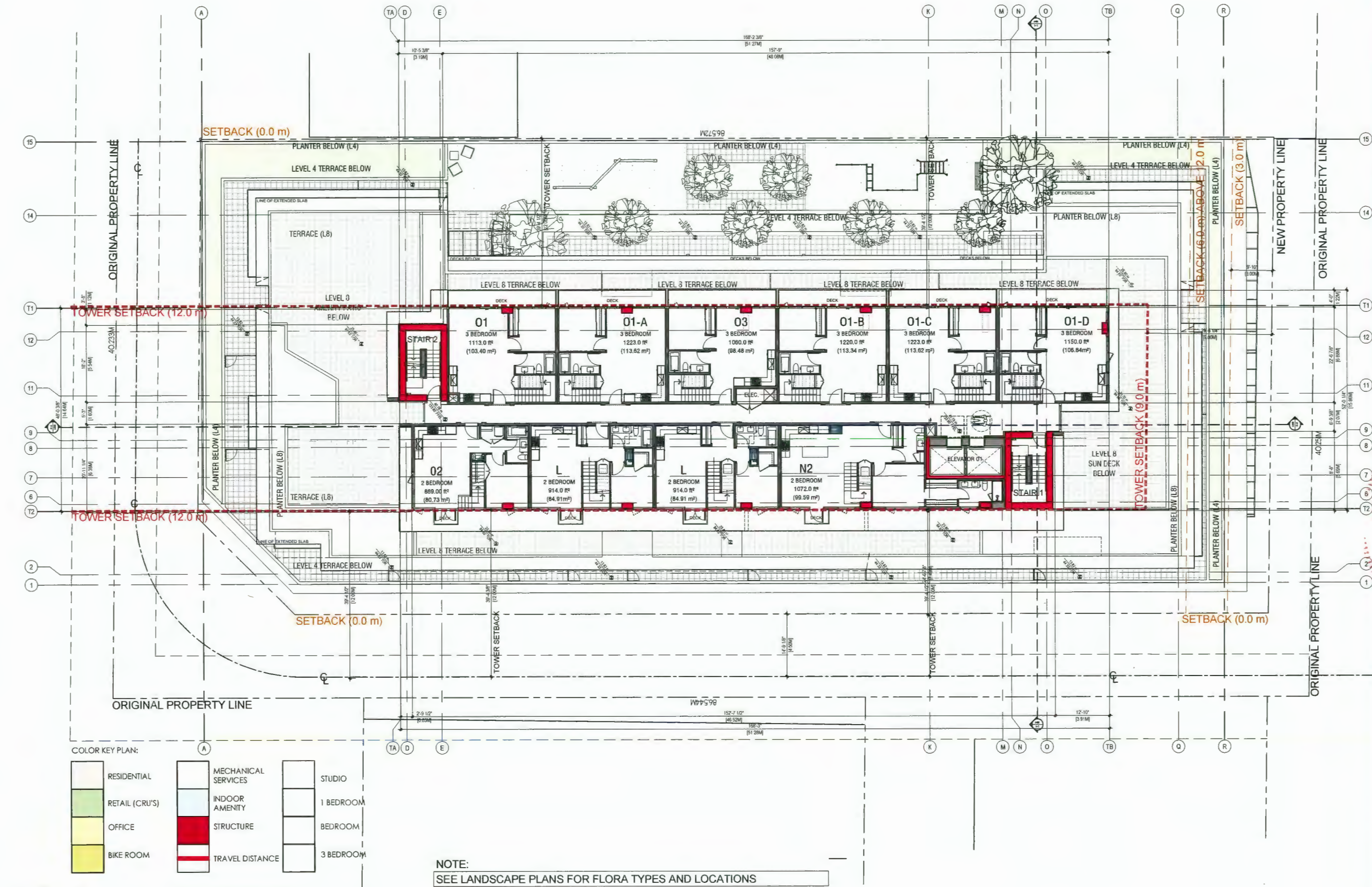


LEVEL 9-12 - 4 FLOORS 36 UNITS

GROSS AREA 2,859.76 m² - 30,782.20 ft²

NET AREA 2,695.52 m² - 29,014.34 ft²

08	DP RE-SUBMISSION - 18 797 127 DP	03/12/20
07	DP RE-SUBMISSION - 18 797 127 DP	01/13/20
06	COORDINATION - 18 797 127 DP	10/02/19
05	DP RE-SUBMISSION - 18 797 127 DP	04/17/19
04	DP RE-SUBMISSION - 18 797 127 DP	01/17/19
03	DP RE-SUBMISSION - 18 797 127 DP	11/19/18
02	DP RE-SUBMISSION - 18 797 127 DP	07/24/18
01	DP SUBMISSION - 18 797 127 DP	10/09/18
NO.	ISSUE	DATE



08	DP RE-SUBMISSION - 18-797 127 DP	03/12/20
07	DP RE-SUBMISSION - 18-797 127 DP	01/11/20
06	COORDINATION - 18-797 127 DP	10/02/19
05	DP RE-SUBMISSION - 18-797 127 DP	04/11/19
04	DP RE-SUBMISSION - 18-797 127 DP	10/07/19
03	DP RE-SUBMISSION - 18-797 127 DP	11/15/18
02	DP RE-SUBMISSION - 18-797 127 DP	09/28/17
01	DP SUBMISSION - 18-797 127 DP	10/05/16
NO.	ISSUE	DATE

SEAL
REG. ARCHT. BRITISH COLUMBIA
CONSULTANT

IWA ARCHITECTS

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604.685.3529 | office@iwa-arch.ca | iwa-arch.ca

PROJECT NAME:

kindle

PROJECT ADDRESS:

8131 WESTMINSTER HWY.
CITY OF RICHMOND, BC

DRAWING TITLE:

LEVEL 14

PROJECT NO: 17025

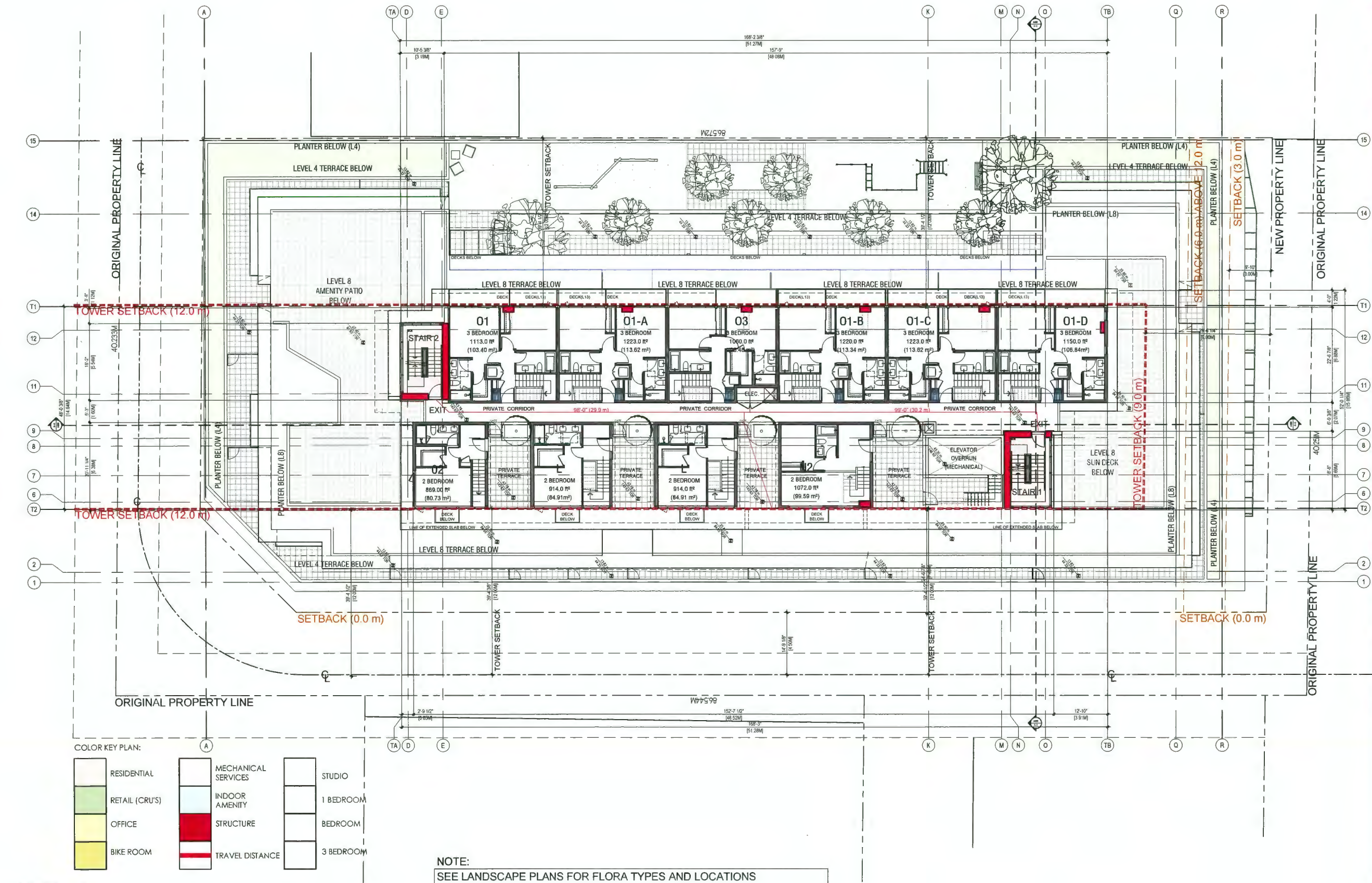
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REVIEW BY: BW

DWG NO: A0209

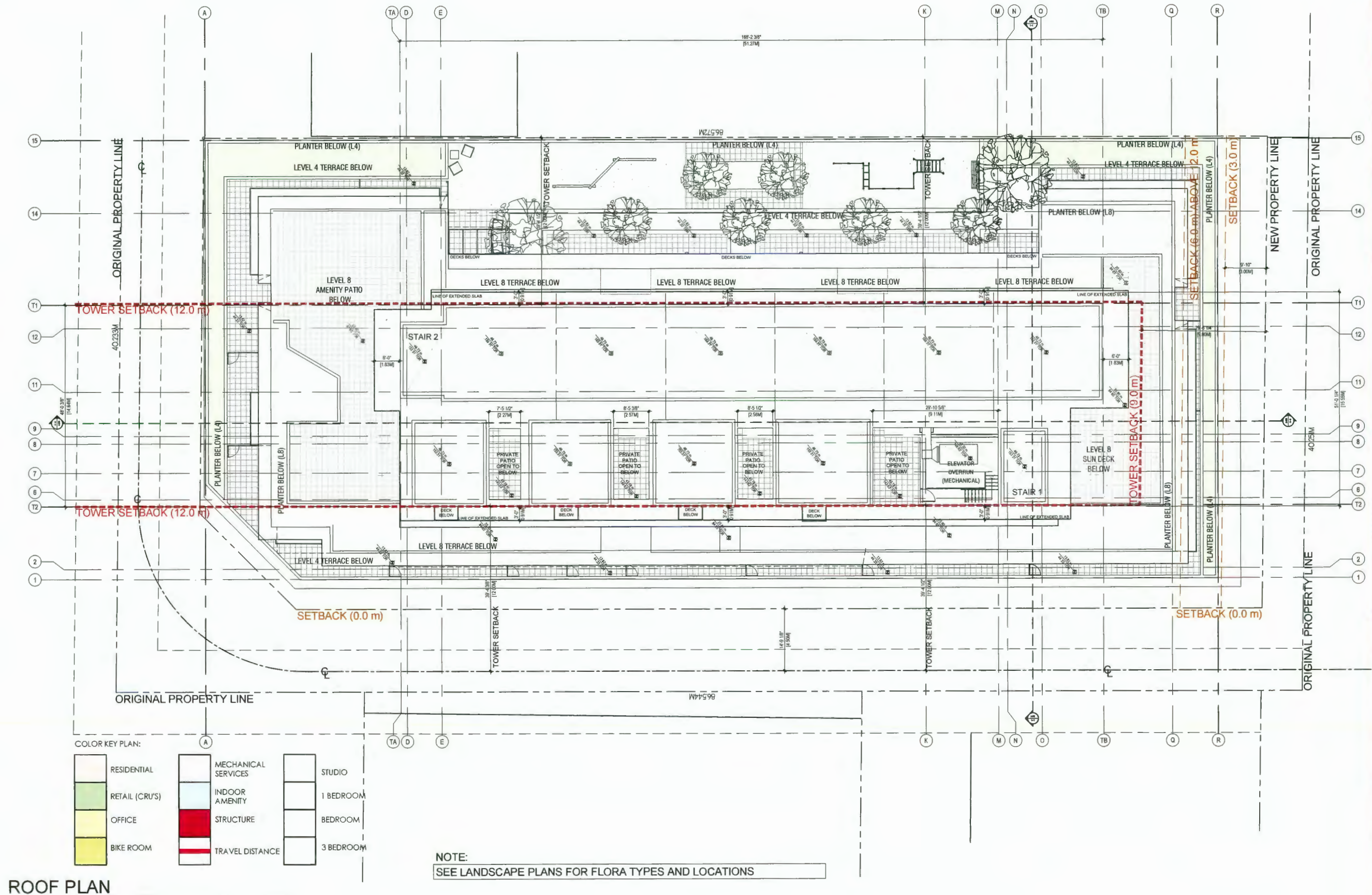
MARCH 2020



LEVEL 14
GROSS AREA
NET AREA:

10 UNITS (2 STOREY)
528.98 m² - 5,693.89 ft²
421.37 m² - 4,535.59 ft²

NOTE:
SEE LANDSCAPE PLANS FOR FLORA TYPES AND LOCATIONS



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NORTH ARROW:

OWNER/CLIENT:

BOLD PROPERTIES
GOSEN
PROPERTIES

DP 18-797127
Plan # 13
Jun 2, 2020

08	DP RE-SUBMISSION - 18 797 127 DP	03/12/20
07	DP RE-SUBMISSION - 18 797 127 DP	01/13/20
06	COORDINATION - 18 797 127 DP	10/02/19
05	DP RE-SUBMISSION - 18 797 127 DP	04/17/19
04	DP RE-SUBMISSION - 18 797 127 DP	07/07/19
03	DP RE-SUBMISSION - 18 797 127 DP	11/19/18
02	DP RE-SUBMISSION - 18 797 127 DP	08/04/18
01	DP SUBMISSION - 18 797 127 DP	01/18/18
NO	ISSUE	M/C/Y

RECEIVED
BRITISH COLUMBIA
CONSULTANT

WA ARCHITECTS

VAN 301 - 1444 Alberni Street Vancouver, V6G 2Z4
VIC 104 - 3212 Jacklin Road Victoria, V8B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

kindle

PROJECT ADDRESS:

8131 WESTMINSTER HWY.
CITY OF RICHMOND, BC

DRAWING TITLE:

ROOF PLAN

PROJECT NO: 17025

DRAWN BY: CSH

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

REVIEW BY: BW

DWG NO: A0210

MARCH 2020

**BOLD
PROPERTIES
GOSEN
PROPERTIES**

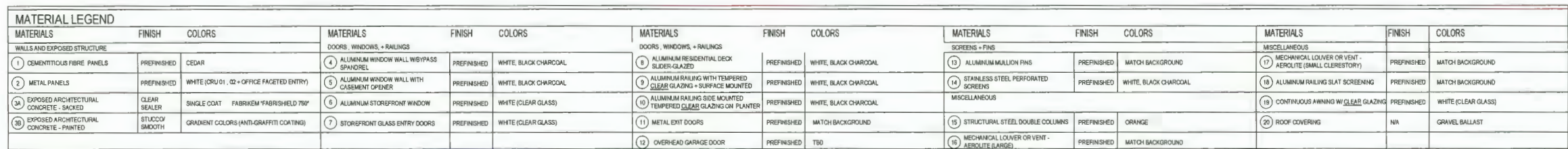
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IWA ARCHITECTS

kindle

DRAWING TITLE: **WEST
ELEVATION
(NO SHADOWS)**

REVIEW BY: SW
MARCH, 2020

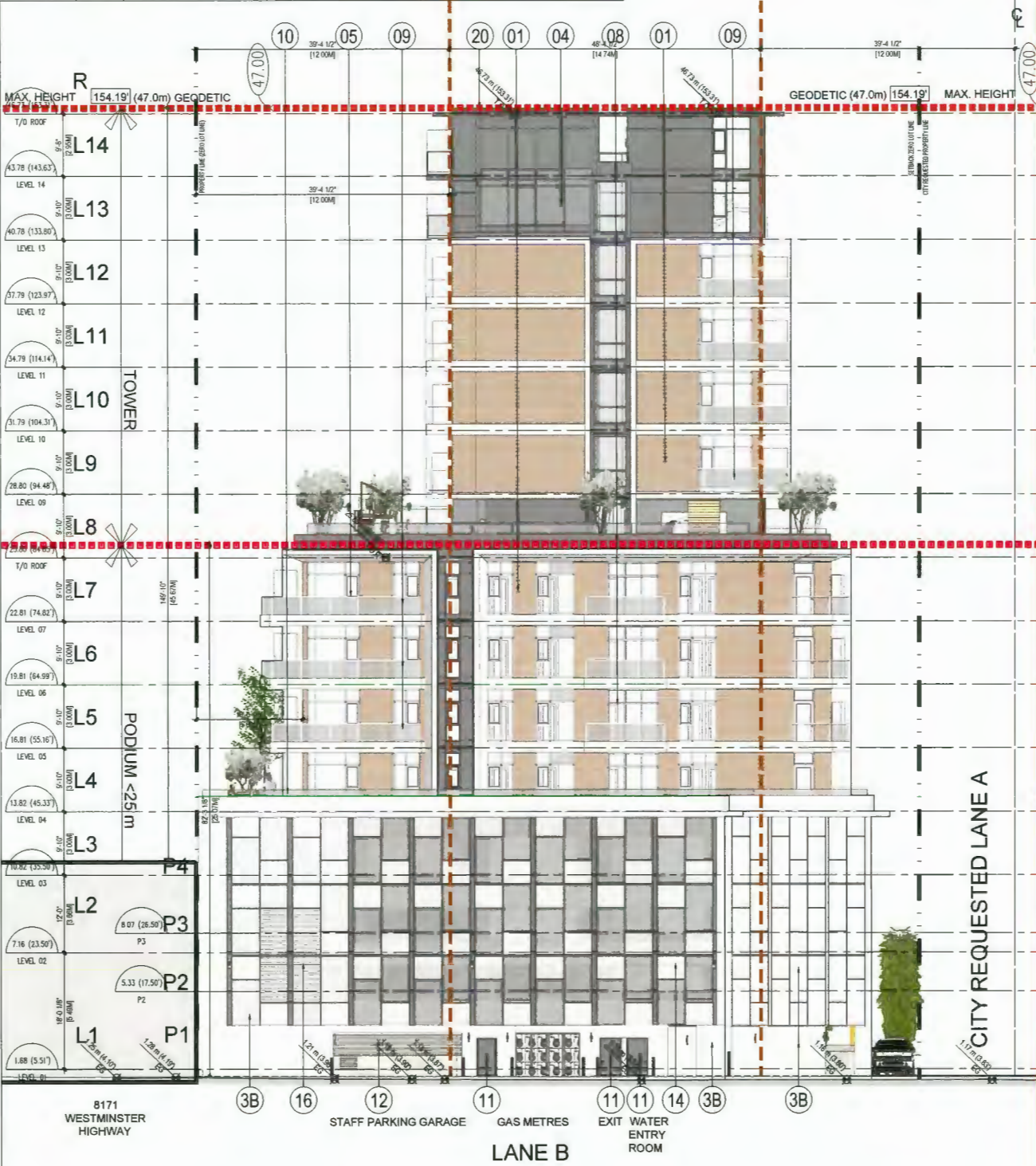


WEST ELEVATION

MATERIAL LEGEND																	
MATERIALS	FINISH	COLORS	MATERIALS	FINISH	COLORS	MATERIALS	FINISH	COLORS	MATERIALS	FINISH	COLORS	MATERIALS	FINISH	COLORS	MATERIALS	FINISH	COLORS
WALLS AND EXPOSED STRUCTURE			DOORS, WINDOWS, RAILINGS			DOORS, WINDOWS, RAILINGS			SCREENS + FINS			MISCELLANEOUS					
1 CEMENTITIOUS FIBRE PANELS	PREFINISHED	CEDAR	4 ALUMINUM WINDOW WALL W/ BYPASS SPANDREL	PREFINISHED	WHITE, BLACK CHARCOAL	8 ALUMINUM RESIDENTIAL DECK SLIDER GLAZED	PREFINISHED	WHITE, BLACK CHARCOAL	13 ALUMINUM MULLION FINS	PREFINISHED	MATCH BACKGROUND	17 MECHANICAL LOUVER OR VENT - AEROLITE (SMALL CLERESTORY)	PREFINISHED	MATCH BACKGROUND			
2 METAL PANELS	PREFINISHED	WHITE (CRU 01, 02 + OFFICE FACETED ENTRY)	5 ALUMINUM WINDOW WALL WITH CASEMENT OPERES	PREFINISHED	WHITE, BLACK CHARCOAL	9 ALUMINUM RAILING WITH TEMPERED CLEAR GLAZING + SURFACE MOUNTED	PREFINISHED	WHITE, BLACK CHARCOAL	14 STAINLESS STEEL PERFORATED SCREENS	PREFINISHED	WHITE, BLACK CHARCOAL	18 ALUMINUM RAILING SLAT SCREENING	PREFINISHED	MATCH BACKGROUND			
3A EXPOSED ARCHITECTURAL CONCRETE - SACKED		SINGLE COAT	6 ALUMINUM STOREFRONT WINDOW	PREFINISHED	WHITE (CLEAR GLASS)	10 ALUMINUM RAILING SIDE MOUNTED TEMPERED CLEAR GLAZING ON PLANTER	PREFINISHED	WHITE, BLACK CHARCOAL	MISCELLANEOUS			19 CONTINUOUS ARMING W/ CLEAR GLAZING	PREFINISHED	WHITE (CLEAR GLASS)			
3B EXPOSED ARCHITECTURAL CONCRETE - PAINTED		STUCCO SMOOTH	7 STOREFRONT GLASS ENTRY DOORS	PREFINISHED	WHITE (CLEAR GLASS)	11 METAL EXIT DOORS	PREFINISHED	MATCH BACKGROUND	15 STRUCTURAL STEEL DOUBLE COLUMNS	PREFINISHED	ORANGE	20 ROOF COVERING	N/A	GRAVEL BALLAST			
						12 OVERHEAD GARAGE DOOR	PREFINISHED	TBD	16 MECHANICAL LOUVER OR VENT - AEROLITE (LARGE)	PREFINISHED	MATCH BACKGROUND						



SOUTH ELEVATION



NORTH ELEVATION

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NORTH ARROW:

OWNER/CLIENT:

BOLD PROPERTIES
GOSEN
PROPERTIES

DP 18-797127
Plan # 15
Jun 2, 2020

08	DP RE-SUBMISSION - 18 797 127 DP	03/12/20
07	DP RE-SUBMISSION - 18 797 127 DP	01/13/20
06	COORDINATION - 18 797 127 DP	10/02/19
05	DP RE-SUBMISSION - 18 797 127 DP	04/17/19
04	DP RE-SUBMISSION - 18 797 127 DP	01/07/19
03	DP RE-SUBMISSION - 18 797 127 DP	01/19/18
02	DP RE-SUBMISSION - 18 797 127 DP	05/28/18
01	DP SUBMISSION - 18 797 127 DP	01/09/18
NO.	ISSUE	DATE

SEAL
CONSULTANT

W.A ARCHITECTS
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VIC 104 - 3212 Jackson Road Victoria, V8B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
kindle

PROJECT ADDRESS:
8131 WESTMINSTER HWY.
CITY OF RICHMOND, BC

DRAWING NORTH/SOUTH
ELEVATIONS
(NO SHADOWS)

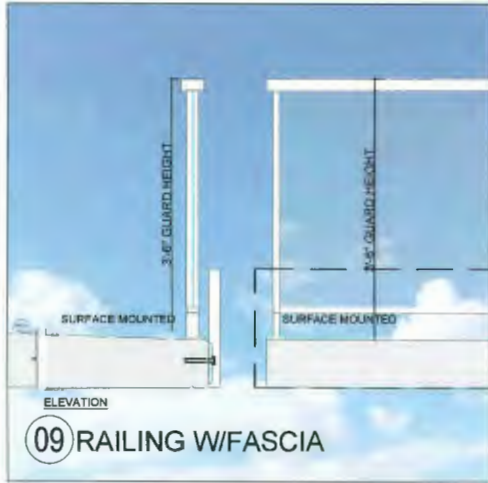
PROJECT NO: 17025
SCALE: 3/32"=1'-0"
DWG NO: A0303
DRAWN BY: CSH
REVIEW BY: BW
MARCH 2020



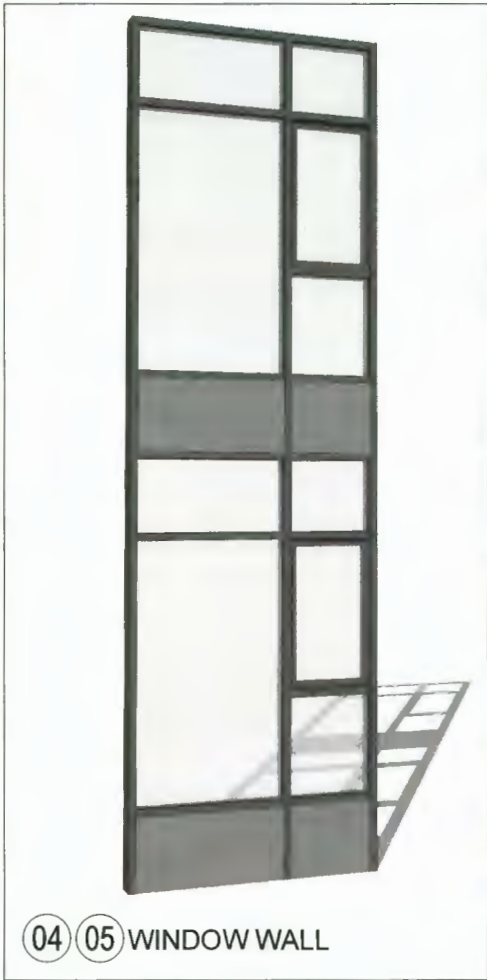
04 05 WINDOW WALL



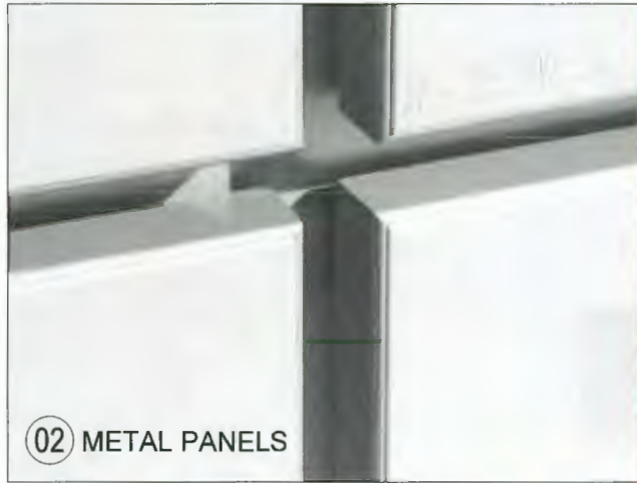
3A 3B ARCH. CONCRETE



09 RAILING W/FASCIA



04 05 WINDOW WALL



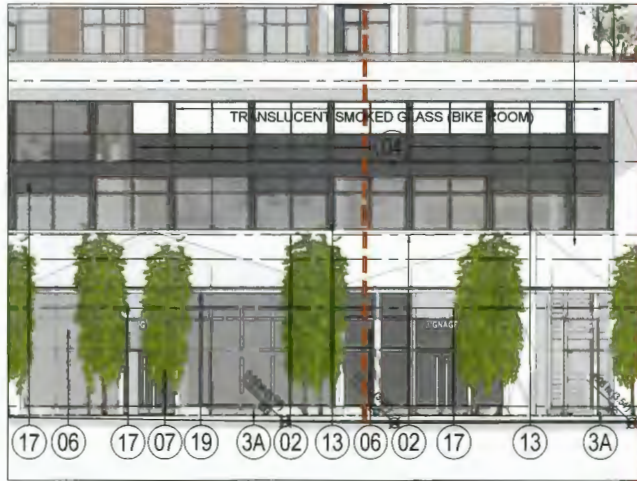
02 METAL PANELS



01 CEMENTITIOUS FIBRE PANELS

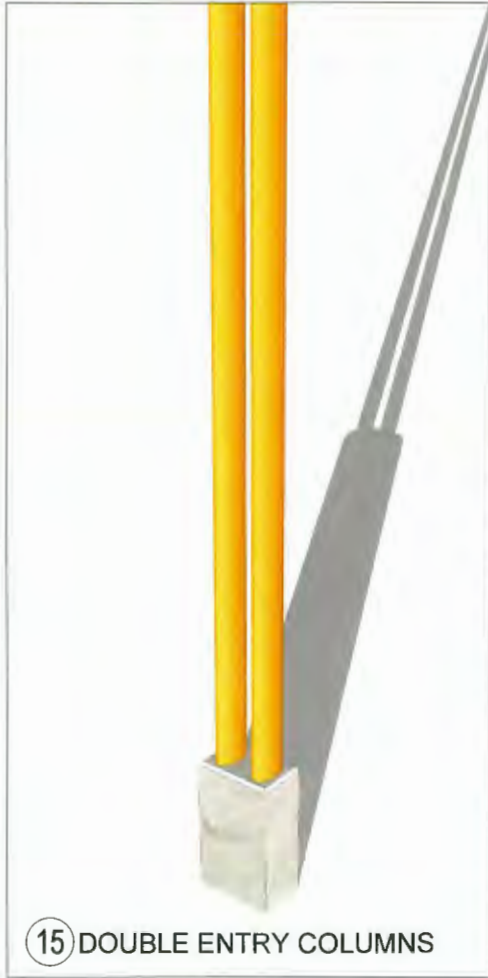


13 MULLION FIN



17 06 17 07 19 3A 02 13 06 02 17 13 3A

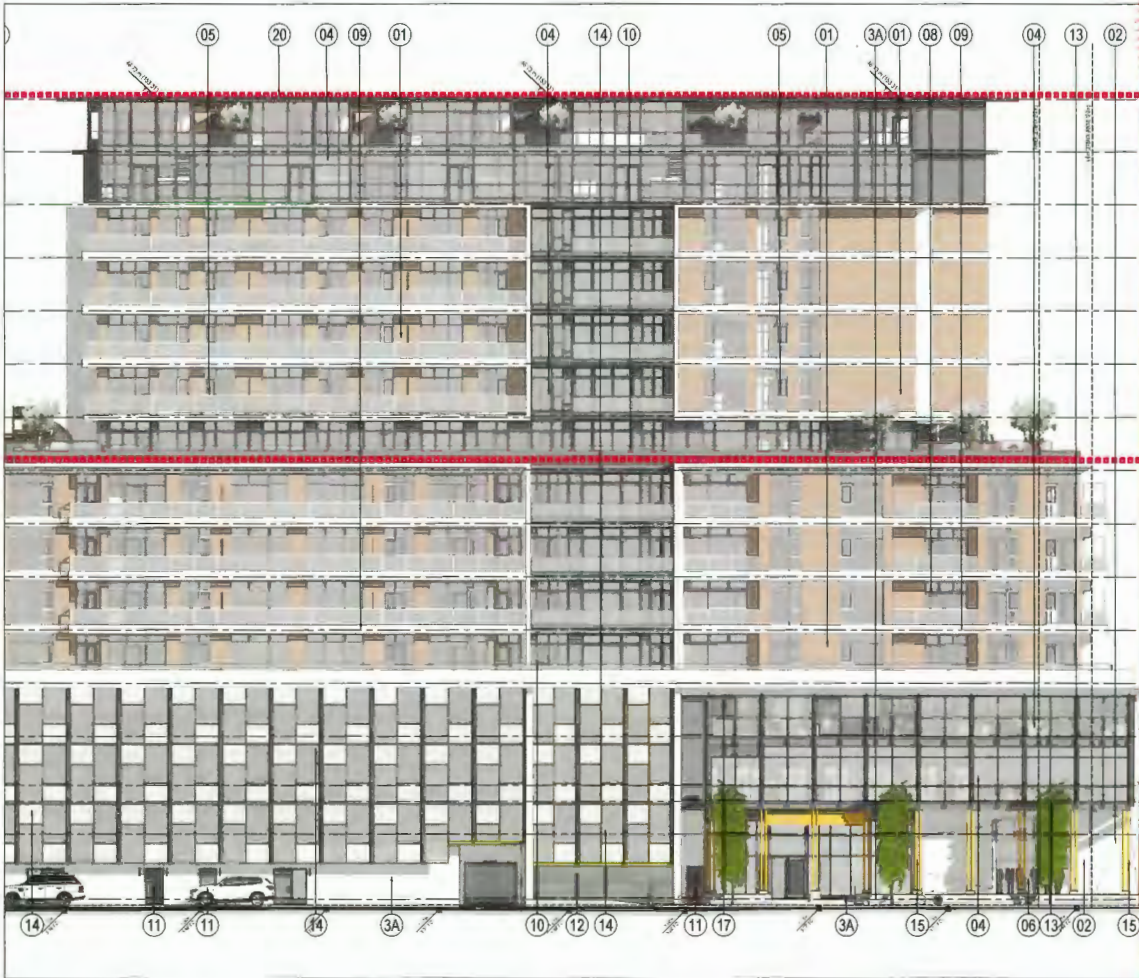
MATERIAL LEGEND		
MATERIALS	FINISH	COLORS
WALLS AND EXPOSED STRUCTURE		
01 CEMENTITIOUS FIBRE PANELS	PREFINISHED	CEDAR
02 METAL PANELS	PREFINISHED	WHITE (CRU 01, 02 + OFFICE FACETED ENTRY)
3A EXPOSED ARCHITECTURAL CONCRETE - SACKED	CLEAR SEALER	SINGLE COAT FABRIKEM 'FABRISHIELD 750'
3B EXPOSED ARCHITECTURAL CONCRETE - PAINTED	STUCCO / SMOOTH	GRADIENT COLORS (ANTI-GRAFFITI COATING)
DOORS, WINDOWS, + RAILINGS		
04 ALUMINUM WINDOW WALL W/ETPASS SPANDREL	PREFINISHED	WHITE, BLACK CHARCOAL
05 ALUMINUM WINDOW WALL WITH CASEMENT OPENER	PREFINISHED	WHITE, BLACK CHARCOAL
06 ALUMINUM STOREFRONT WINDOW	PREFINISHED	WHITE (CLEAR GLASS)
07 STOREFRONT GLASS ENTRY DOORS	PREFINISHED	WHITE (CLEAR GLASS)
08 ALUMINUM RESIDENTIAL DECK SLIDER GLAZED	PREFINISHED	WHITE, BLACK CHARCOAL
09 ALUMINUM RAILING WITH TEMPERED CLEAR GLAZING - SURFACE MOUNTED	PREFINISHED	WHITE, BLACK CHARCOAL
10 ALUMINUM RAILING SIDE MOUNTED TEMPERED CLEAR GLAZING ON PLANTER	PREFINISHED	WHITE, BLACK CHARCOAL
11 METAL EXIT DOORS	PREFINISHED	MATCH BACKGROUND
12 OVERHEAD GARAGE DOOR	PREFINISHED	T80
SCREENS + FINS		
13 ALUMINUM MULLION FIN	PREFINISHED	MATCH BACKGROUND
14 STAINLESS STEEL PERFORATED SCREENS	PREFINISHED	WHITE, BLACK CHARCOAL
MISCELLANEOUS		
15 STRUCTURAL STEEL DOUBLE COLUMNS	PREFINISHED	ORANGE
16 MECHANICAL LOUVER OR VENT - AEROLITE (LARGE)	PREFINISHED	MATCH BACKGROUND
17 MECHANICAL LOUVER OR VENT - AEROLITE (SMALL CLOSETORY)	PREFINISHED	MATCH BACKGROUND
18 ALUMINUM RAILING SLAT SCREENING	PREFINISHED	MATCH BACKGROUND
19 CONTINUOUS AWNING W/ GLAZING	PREFINISHED	WHITE (CLEAR GLASS)
20 ROOF COVERING	N/A	GRAVEL BALLAST



15 DOUBLE ENTRY COLUMNS



14 PERFORATED SCREENS



14 11 11 14 3A 10 12 14 11 17 3A 15 04 06 13 02 15

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NORTH ARROW:

OWNER/CLIENT:

BOLD PROPERTIES
GOSEN
PROPERTIES

DP 18-797127
Plan # 17
Jun 2, 2020

NO.	ISSUE	DATE
08	DP RE-SUBMISSION - 18 797 127 DP	03/12/20
07	DP RE-SUBMISSION - 18 797 127 DP	01/13/20
06	COORDINATION - 18 797 127 DP	10/02/19
05	DP RE-SUBMISSION - 18 797 127 DP	04/17/19
04	DP RE-SUBMISSION - 18 797 127 DP	04/07/19
03	DP RE-SUBMISSION - 18 797 127 DP	11/19/18
02	DP RE-SUBMISSION - 18 797 127 DP	09/28/18
01	DP SUBMISSION - 18 797 127 DP	01/09/18

SEAL
BRIAN RICHARDSON
ARCHITECT
BRITISH COLUMBIA

CONSULTANT

IWA ARCHITECTS

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604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

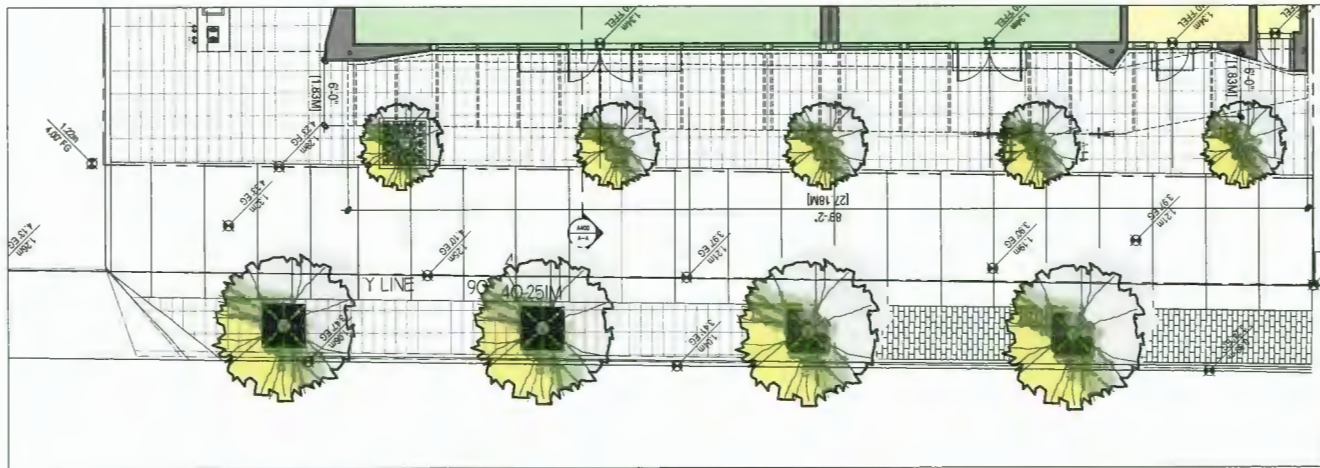
kindle

PROJECT ADDRESS:
8131 WESTMINSTER HWY.
CITY OF RICHMOND, BC

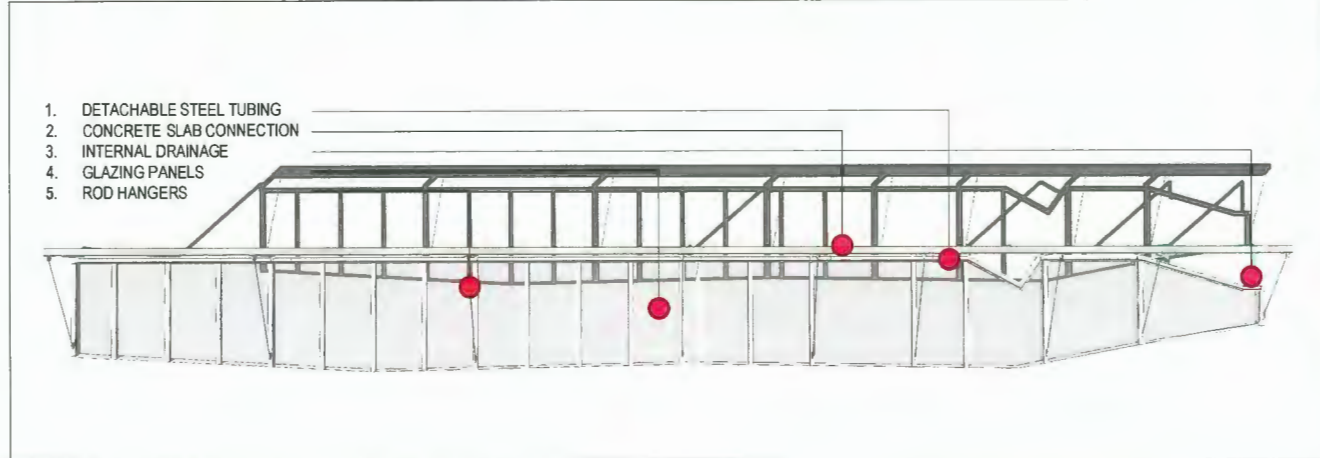
DRAWING TITLE:

MATERIAL BOARD

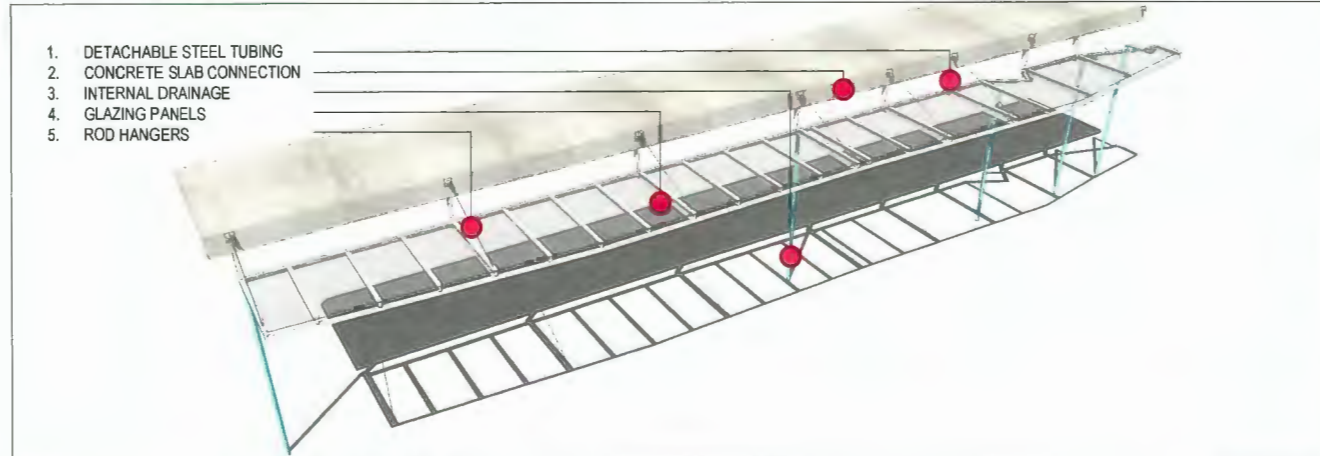
PROJECT NO: 17025 DRAWN BY: CSH
SCALE: N.T.S. REVIEW BY: BW
DWG NO: A0306 MARCH 2020



1.0-CONTINUOUS AWNING - PLAN



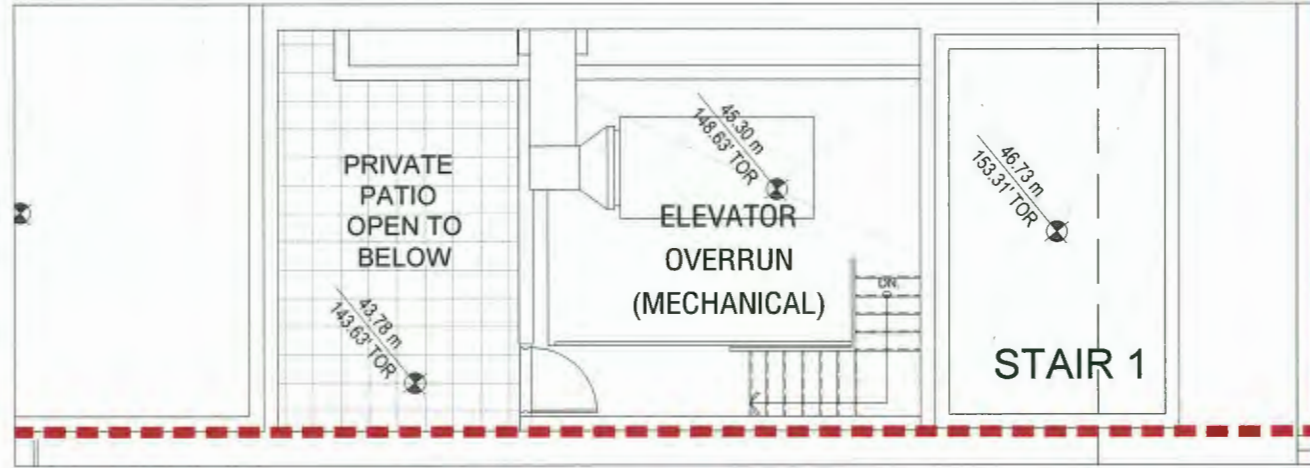
2.0-CONTINUOUS AWNING - PLAN



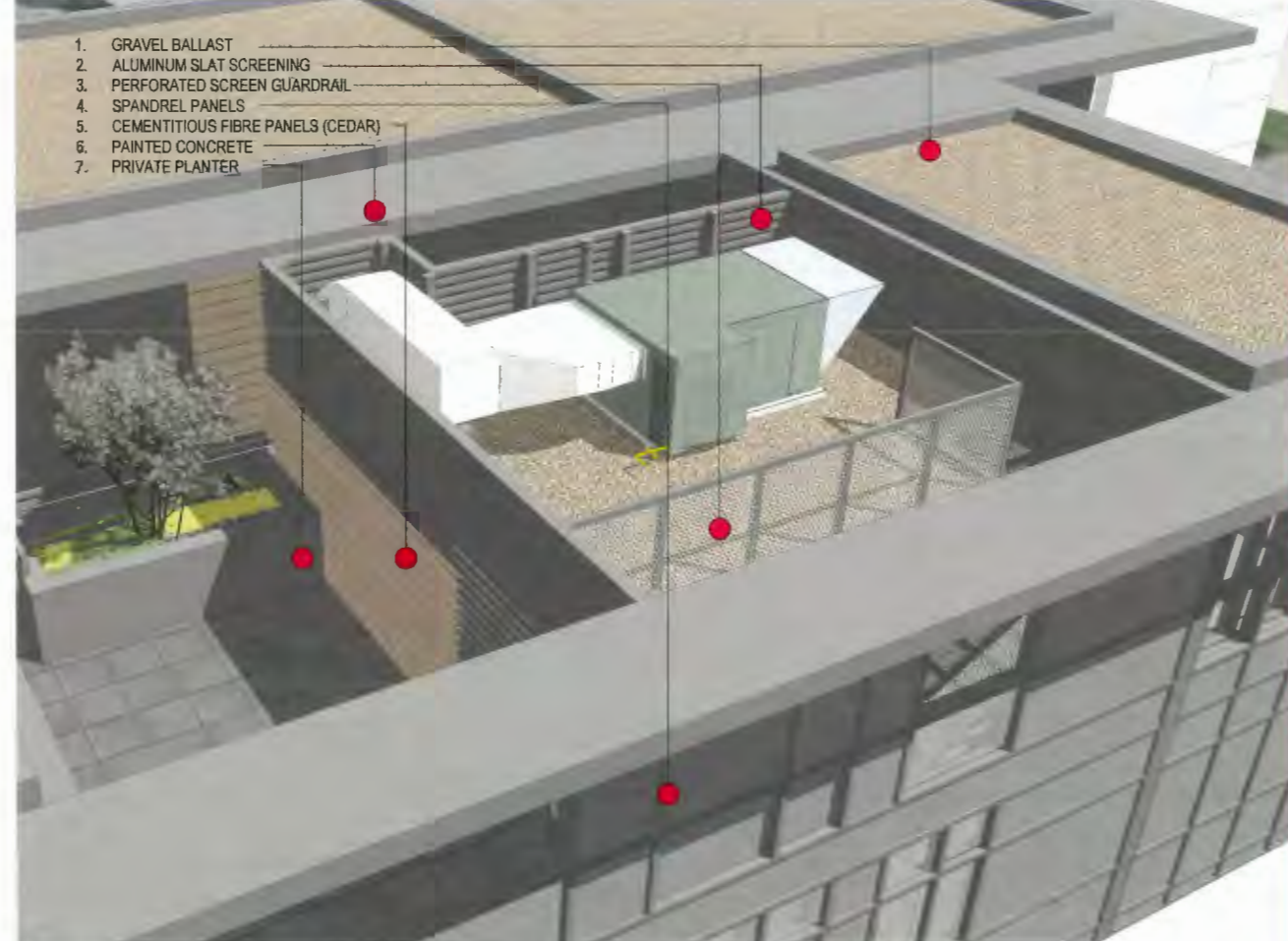
3.0-CONTINUOUS AWNING - 3D



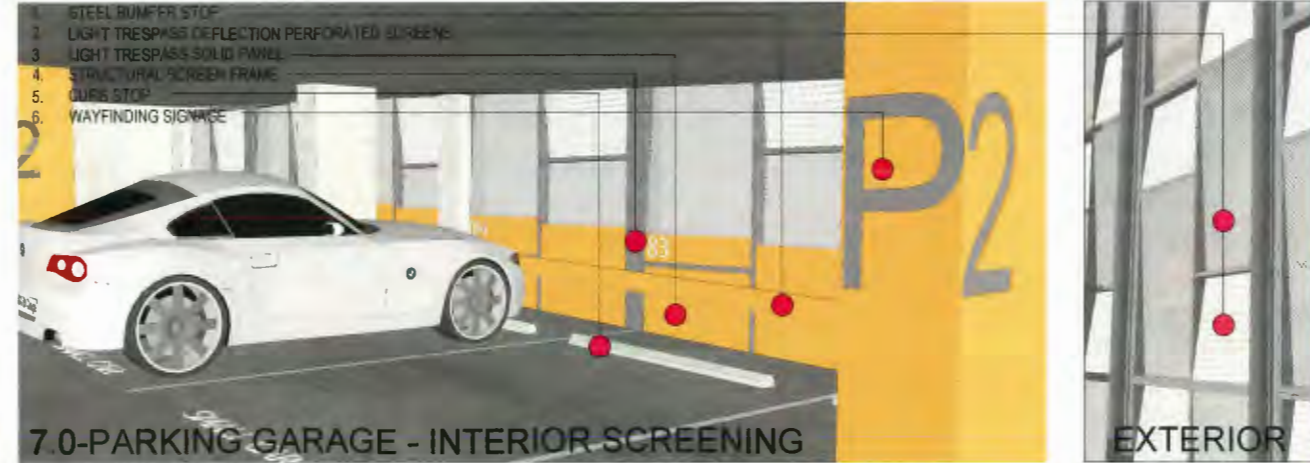
4.0-ADDRESS SIGNAGE



5.0-MECHANICAL SCREENING - PLAN



6.0-MECHANICAL SCREENING - 3D



7.0-PARKING GARAGE - INTERIOR SCREENING

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NORTH ARROW:

OWNER/CLIENT:

BOLD PROPERTIES
GOSEN
PROPERTIES

DP 18-797127
Plan # 18
Jun 2, 2020

08	DP RE-SUBMISSION - 18-797127 DP	03/12/20
07	DP RE-SUBMISSION - 18-797127 DP	01/13/20
06	COORDINATION - 18-797127 DP	06/02/19
05	DP RE-SUBMISSION - 18-797127 DP	04/17/19
04	DP RE-SUBMISSION - 18-797127 DP	03/07/19
03	DP RE-SUBMISSION - 18-797127 DP	11/14/18
02	DP RE-SUBMISSION - 18-797127 DP	09/28/18
01	DP SUBMISSION - 18-797127 DP	01/09/18
	ISSUE	AMEND

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CONSULTANT:
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604.685.3529 | office@iwa-arch.ca | iwa-arch.ca

PROJECT NAME:

kindle

PROJECT ADDRESS:
8131 WESTMINSTER HWY.
CITY OF RICHMOND, BC

DRAWING TITLE:

DETAILS

PROJECT NO: 17025 DRAWN BY: CSH

SCALE: 3/32"=1'-0" REVIEW BY: BW

DWG NO: A0307 MARCH 2020

FLORA DRAPING FROM LEVEL 4 PLANTERS

SMOOTH PANEL WITH ANTI GRAFFITI COATING (LIGHT GREY)

TEXTURED STUCCO WITH ANTI GRAFFITI COATING (CHARCOAL)


SMOOTH PANEL WITH ANTI GRAFFITI COATING (MEDIUM GREY)

TEXTURED STUCCO WITH ANTI GRAFFITI COATING (WHITE)

3.5" REVEALS (0.5" DEEP)

1.5" REVEALS (0.5" DEEP)

1.5" REVEALS (0.5" DEEP)



8171
WESTMINSTER
HIGHWAY



SMOOTH

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**BOLD
PROPERTIES
GOSEN
PROPERTIES**

Jun 2, 2020

08	DP RE-SUBMISSION - 18 797 127 DP	03/12/20
07	DP RE-SUBMISSION - 18 797 127 DP	04/13/20
06	COORDINATION - 18 797 327 DP	10/02/19
05	DP RE-SUBMISSION - 18 797 127 DP	04/12/19
04	DP RE-SUBMISSION - 18 797 127 DP	01/07/19
03	DP RE-SUBMISSION - 18 797 127 DP	11/19/18
02	DP RE-SUBMISSION - 18 797 127 DP	09/28/18
01	DP SUBMISSION - 18 797 127 DP	01/09/18
00	ISSUE	2010/18

CONSULTANT

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kindle

8131 WESTMINSTER HWY.
CITY OF RICHMOND, BC

EAST ELEVATION DETAIL

MARCH, 2020

1.0-ARCHITECTURAL LIGHTING: AMBIENT OUTDOOR LIGHTING

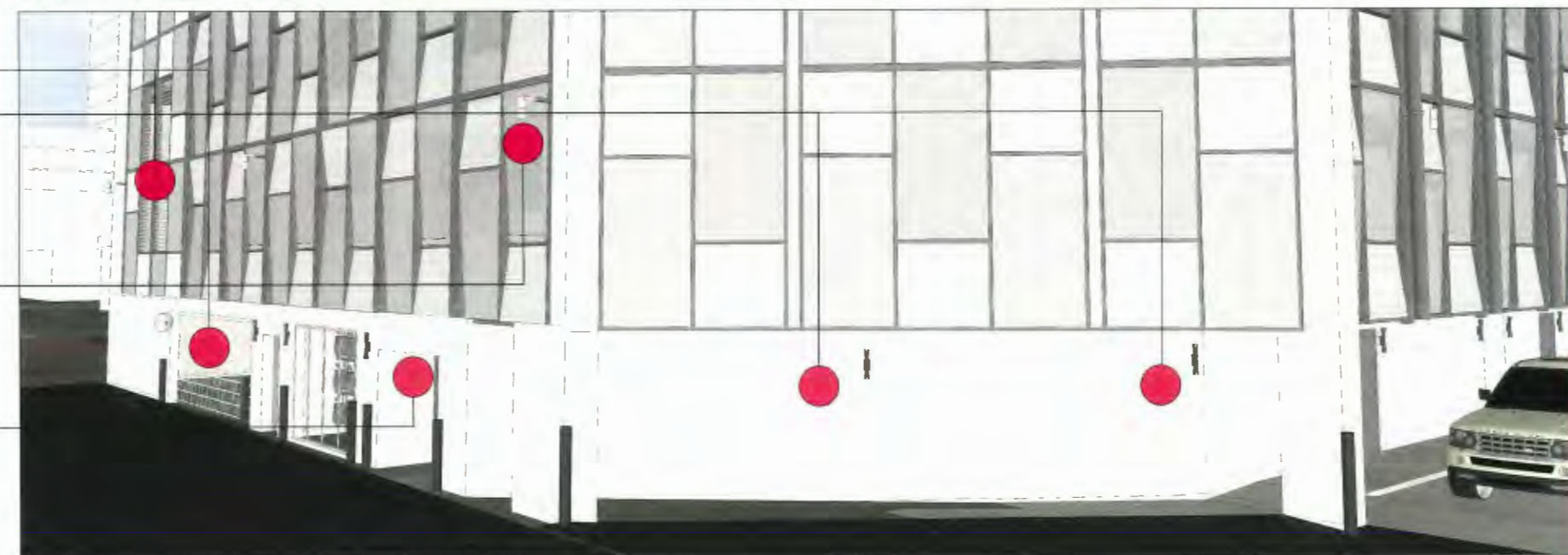
1. LED AMBIENT INDOOR LIGHTING
 - LOBBY CHANDELIER
 - CEILING MOUNTED FIXTURES
 - RECESSED FIXTURES
 - RETAIL DISPLAYS
2. LED RECESSED SIDEWALK AND STAIR LIGHTING
3. LED RECESSED SOFFIT LIGHTING



1. LED AMBIENT CEILING WASH LIGHTING (WASTE /RECYCLING ROOMS)
2. LED WALL WASH LIGHTS: UP/DOWN FOR BIKE ROOMS AND EXIT DOOR LIGHTING (CPTED)
3. LED HANGING FIXTURE (3 FOOT CANDLES) - LANE LIGHTING AT 18'-0" (CPTED)
4. LED RECESSED RAMP LIGHTING



1. AMBIENT INDOOR LIGHTING
2. LED WALL WASH LIGHTS: UP/DOWN FOR COVERED SIDEWALK AND EXIT DOOR LIGHTING (CPTED)
3. LED HANGING FIXTURE (3 FOOT CANDLES)- LANE B LIGHTING AT 18'-0" (CPTED)
4. LED RECESSED CEILING LIGHT FOR WALLED EXITS (CPTED)



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NORTH ARROW:

OWNER/CLIENT:

**BOLD
PROPERTIES
GOSEN
PROPERTIES**

DP 18-797127
Plan # 20
Jun 2, 2020

08	DP PRE-SUBMISSION - 18.797.127 DP	03/02/20
07	DP PRE-SUBMISSION - 18.797.127 DP	01/13/20
06	COORDINATION - 18.797.127 DP	06/02/19
05	DP PRE-SUBMISSION - 18.797.127 DP	04/01/19
04	DP PRE-SUBMISSION - 18.797.127 DP	03/01/19
03	DP PRE-SUBMISSION - 18.797.127 DP	10/15/18
02	DP PRE-SUBMISSION - 18.797.127 DP	04/20/18
01	DP SUBMISSION - 18.797.127 DP	04/20/18
00	ISSUE	04/20/18

SEAL
BRITISH COLUMBIA
CONSULTANT

**WA
ARCHITECTS**

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VIC 104 - 3212 Jacklin Road Victoria, V8B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

kindle

PROJECT ADDRESS:

8131 WESTMINSTER HWY.
CITY OF RICHMOND, BC

DRAWING TITLE:

**ARCHITECTURAL
LIGHTING (CPTED)**

PROJECT NO: 17025

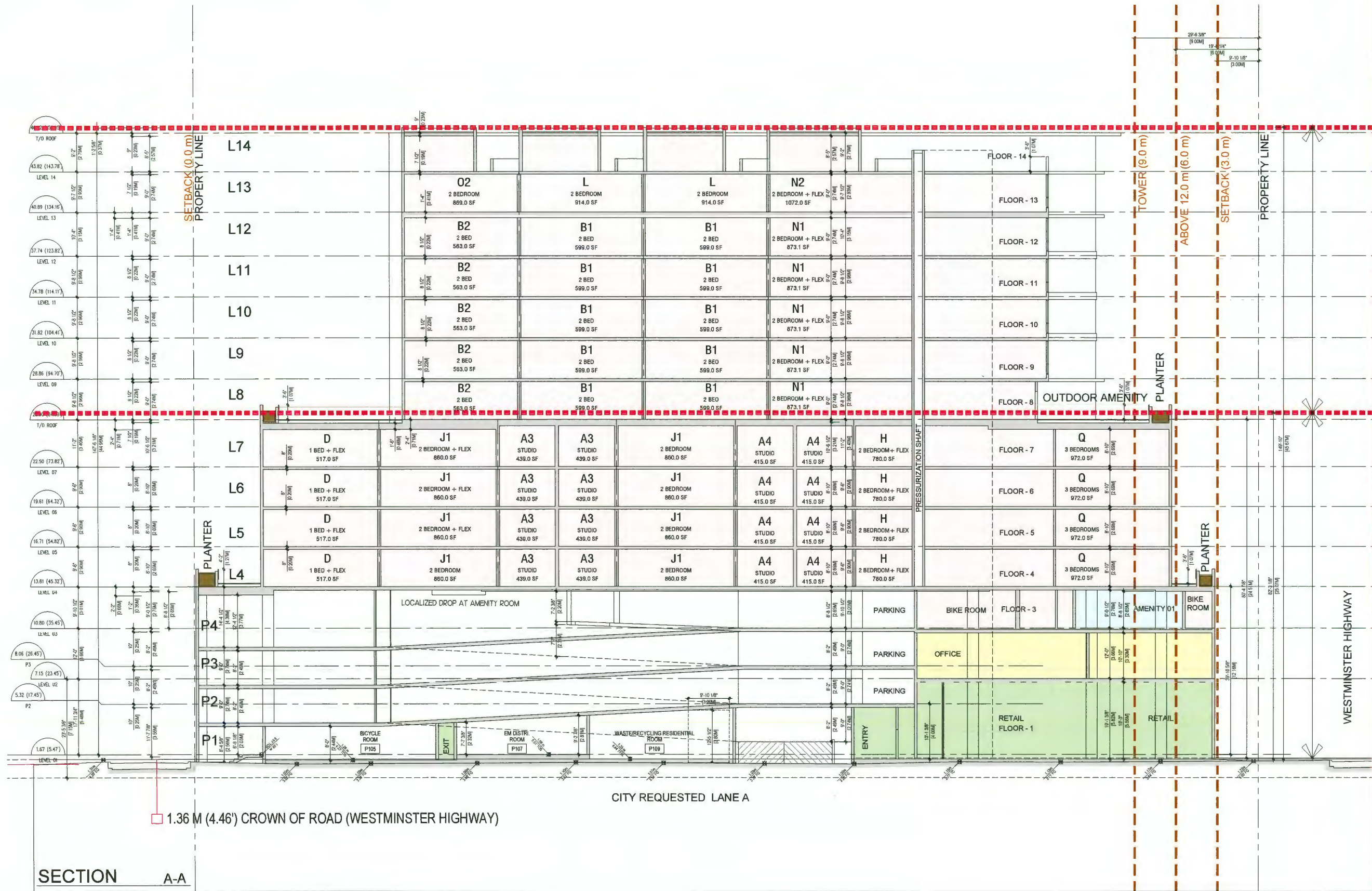
DRAWN BY: CSH

SCALE: NTS

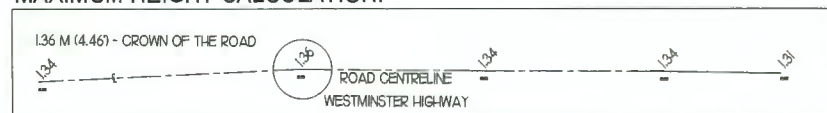
REVIEW BY: BW

DWG NO: A0309

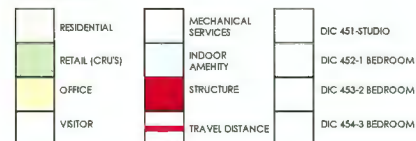
MARCH 2020



MAXIMUM HEIGHT CALCULATION:



COLOR KEY PLAN:



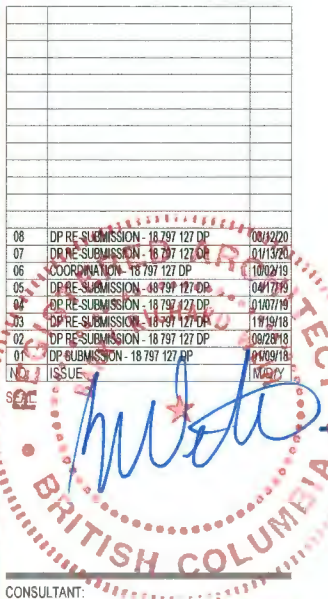
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NORTH ARROW.

OWNER/CLIENT:

BOLD PROPERTIES
GOSEN
PROPERTIES

DP 18-797127
Plan # 21
Jun 2, 2020



CONSULTANT:

IWA ARCHITECTS

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604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

kindle

PROJECT ADDRESS:
8131 WESTMINSTER HWY.
CITY OF RICHMOND, BC

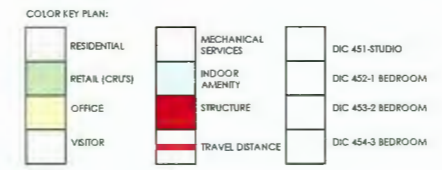
DRAWING TITLE:

SECTION A-A

PROJECT NO: 17025 DRAWN BY: CSH

SCALE: 3/32"=1'-0" REVIEW BY: BW

DWG NO: A0400 MARCH 2020



NORTH ARROW

**BOLD
PROPERTIES
GOSEN
PROPERTIES**

DP 18-797127
Plan # 22
Jun 2, 2020

08	DP RE-SUBMISSION - 18 797 127 DP	03/12/20
07	DP RE-SUBMISSION - 18 797 127 DP	01/13/20
06	COORDINATION - 18 797 127 DP	10/02/19
05	DP RE-SUBMISSION - 18 797 127 DP	06/07/19
04	DP RE-SUBMISSION - 18 797 127 DP	01/07/19
03	DP RE-SUBMISSION - 18 797 127 DP	14/03/18
02	DP SUBMISSION - 18 797 127 DP	09/09/16
01	DP SUBMISSION - 18 797 127 DP	01/06/16
NA	ISSUE	01/07/16

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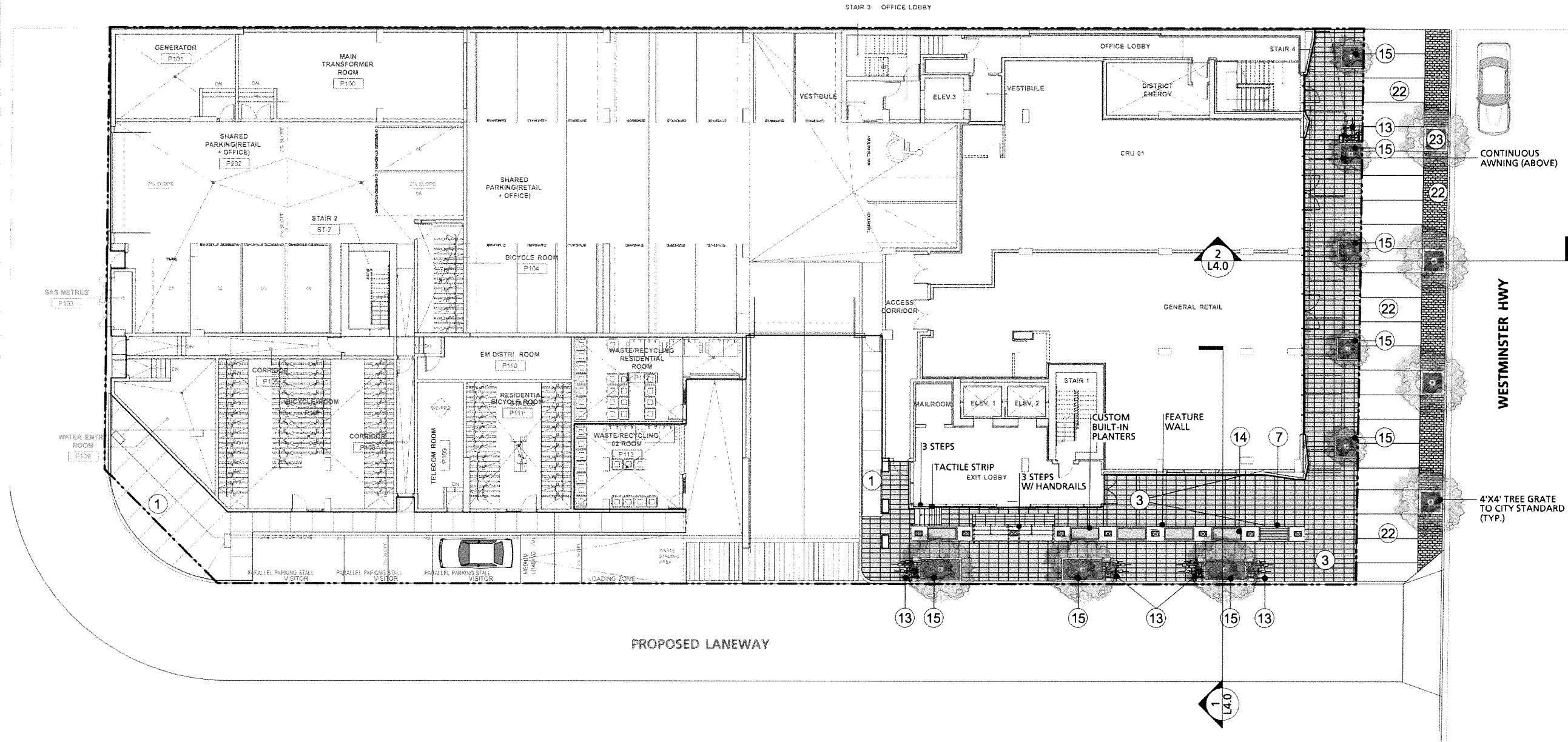
PROJECT ADDRESS:
8131 WESTMINSTER HWY.
CITY OF RICHMOND, BC

SECTION 1-1

DWG NO: A0401

MARCH, 2020

DP 18-797127
Plan # 23
Jun 2, 2020



10	Re-Issued for DP	02/19/2020
9	Issue for BP	12/09/2019
8	Issued for 90% Review	11/15/2019
7	Issued for Model Coordination	10/30/2019
6	Issued for Client Review	09/26/2019
5	Re-Issued for DP	04/17/2019
4	Re-Issued for DP	01/07/2019
3	Re-Issued for DP	11/19/2018
2	Re-Issued for DP	09/24/2018
1	Issued for DP	01/05/2018
Revision No		Date

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Client:

BOLD PROPERTIES
GOSEN PROPERTIES

Project Title:
Kindle
8131 WESTMINSTER HWY.
CITY OF RICHMOND, BC

Drawing Title:
Ground Level Key Plan

Project North:
Drawn By: **TH**
Checked By: **JM/MP**
Scale: 1:125
Job No: 17-059
Sheet No:

LEGEND

- | | | | | | |
|----------------------------|--------------------------------|--------------------------|------------------------|------------------------------|---|
| ① CONCRETE PAVING | ⑤ ARTIFICIAL TURF | ⑨ LB CUSTOM BENCH | ⑬ BIKE RACK | ⑰ L4 TRELLIS (REFER TO ARCH) | ⑳ PRIVACY SCREEN (REFER TO ARCH) |
| ② HYDRAPRESSED SLAB PAVING | ⑥ MODULAR BLOCK RETAINING WALL | ⑩ HARVEST TABLE W/ BENCH | ⑭ PREFAB METAL PLANTER | ⑱ LB TRELLIS (REFER TO ARCH) | ㉑ STREETScape PAVING TO VECT CITY STANDARDS |
| ③ FEATURE UNIT PAVING | ⑦ L1 BENCH | ⑪ OUTDOOR FURNITURE | ⑮ TREE GRATE | ㉒ PLAY STRUCTURE TBD | ㉓ STREET TREE PLANTING TO VECT CITY STANDARDS |
| ④ RUBBER SAFETY SURFACING | ⑧ L4 SEATING DECK | ⑫ LOUNGE CHAIR | ⑯ BBQ COUNTER | ㉔ FITNESS STRUCTURE TBD | |

LIGHTING KEY (REFER TO ELECTRICAL)

- ▲ UP LIGHT, FROSTED LENS WITH TIMER
- ▽ STEP LIGHT, SHIELDED MAX ILLUMINATION 5'-0"
- DOWN LIGHT, IN SOFFITS
- ▲ ARCHITECTURAL LIGHT, ON COLUMNS
- RECEPTACLE LOCATION (GFCI IN EXTERIOR GRADE BOX)

DP 18-797127
Plan # 24
Jun 2, 2020


10 Re-Issued for DP	02/19/2020
9 Issue for BP	12/09/2019
8 Issued for 90% Review	11/15/2019
7 Issued for Model Coordination	10/30/2019
6 Issued for Client Review	09/26/2019
5 Re-Issued for DP	04/17/2019
4 Re-Issued for DP	01/07/2019
3 Re-Issued for DP	11/19/2018
2 Re-Issued for DP	09/24/2018
1 Issued for DP	01/05/2018
Revision No.	Date

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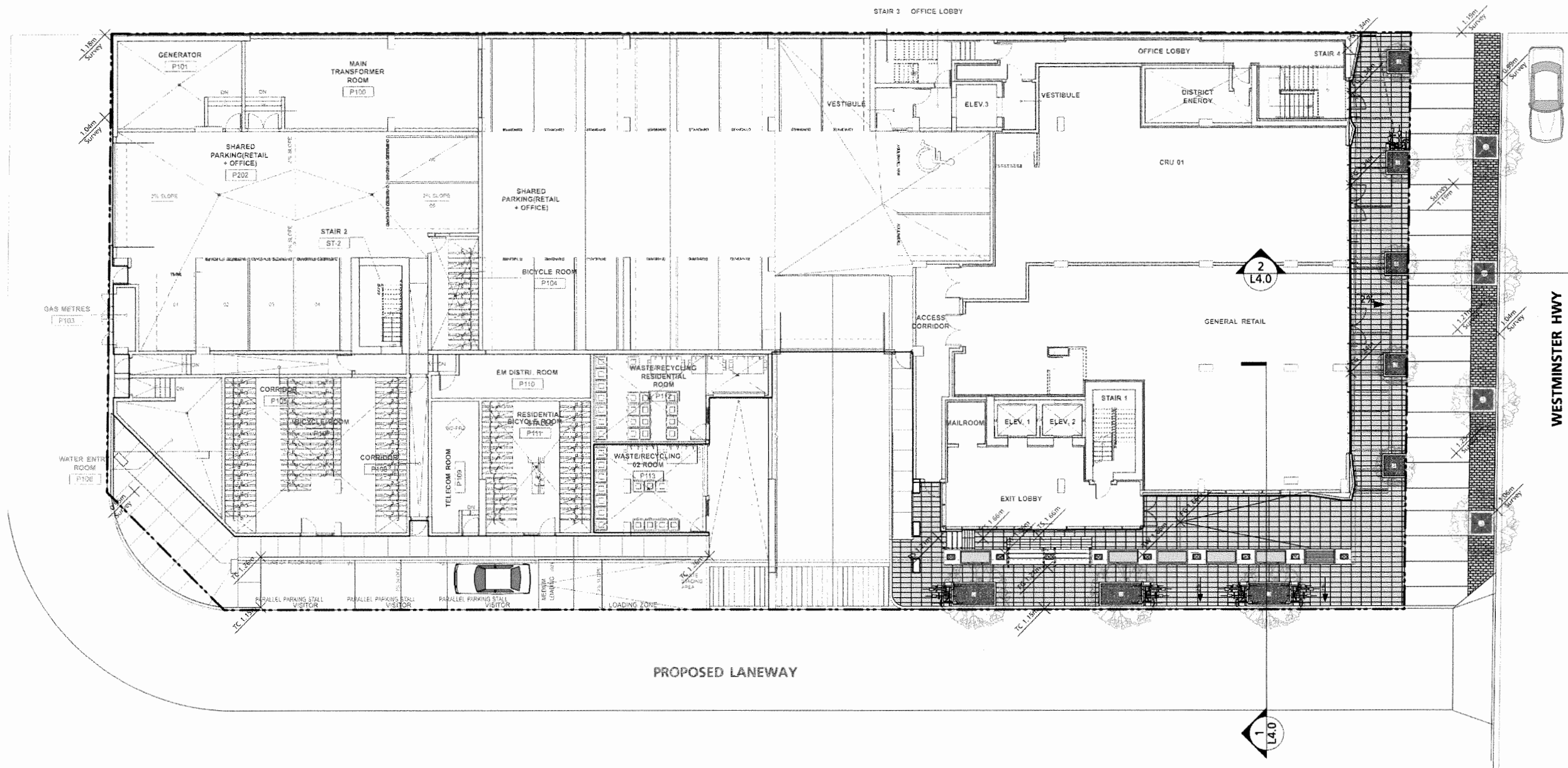
BOLD PROPERTIES
GOSEN PROPERTIES

Project Title: **Kindle**
8131 WESTMINSTER HWY.
CITY OF RICHMOND, BC







Drawing Title: **Level One Grading Plan**

Project North:  Drawn By: TH
Checked By: JM/MP
Scale: 1:125 Job No: 17-059
Sheet No:

L-1.1



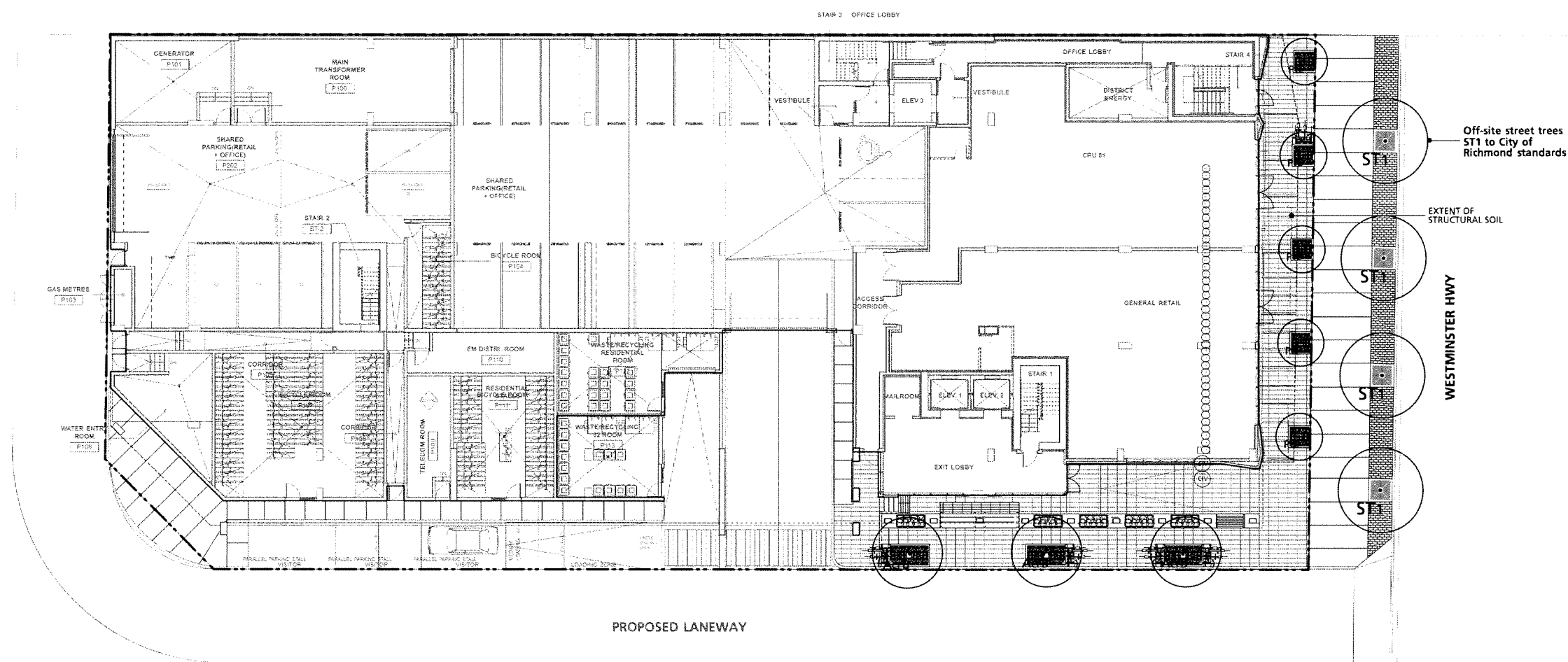
Grading Legend:

	Proposed Grade
	Existing Survey Grade
	Finish Floor Elevation
	Top of Wall
	Top of Curb
	Top of Step

- 1) Contractor is responsible to obtain and be familiar with the relevant project specifications
- 2) All planting and landscape installation to meet or exceed the BCSLA/BCCLNA - CSLA landscape standards
- 3) As a minimal acceptable standard:
 - a) Sizes on the plant list shall be considered minimum sizes
 - b) Root balls to be free of perniciuous weeds
- 4) Contractor to ensure all plant material delivered to site is from nurseries certified to be free from the phytophthora ramorum virus (green oak death) removal and replacement of plant material found to contain the virus to be at the contractor's expense.
- 5) All plant material shall be approved at the nursery by the project landscape architect.
- 6) The contractor shall supply all plant materials shown on all drawings.
- 7) No container grown stock will be accepted if it is root bound. All root wrapping material made of synthetics or plastics shall be removed at time of planting.
- 8) Container grown stock, shall have the container removed and the rootball be clearly scored in two vertical locations.

1) Trees to be min. 6cm caliper wire basket to conform to City of Richmond street tree standards and species list.

Level 1 - Plant List						
Symbol	Qty.	Botanical Name	Common Name	Scheduled Size	Mature Height	Remarks
Trees						
AcrB	3	Acer rubrum 'Bowhall'	Bowhall Red Maple	6cm cal., WB	12m Ht.	
ST1	4	Off-Site Street Tree		6cm cal.	T.B.D.	Species subject to City approval
PtE	5	Populus tremula 'Erecta'	Columnar European Aspen	6cm cal., WB	10m Ht.	
Shrubs						
Groundcovers, Vines, Ferns, Perennials and Grasses						
HmA	25	Hakonechloa macra 'Aureola'	Japanese Forest Grass	#1 pot		
HC	20	Heuchera 'Cherries Jubilee'	Coral Bells	#1 pot		



P+A
Landscape Architecture
Site Planning

R. K. M. Perry & Associates Inc.
112 East Broadway
Vancouver, BC V5T 1V9
T 604 738 4118
F 604 738 4116
www.perryandassociates.ca

DP 18-797127
Plan # 25
Jun 2, 2020

10	Re-Issued for DP	02/19/2020
9	Issue for BP	12/09/2019
8	Issued for 80% Review	11/15/2019
7	Issued for Model Coordination	10/30/2019
6	Issued for Client Review	09/26/2019
5	Re-Issued for DP	04/17/2019
4	Re-Issued for DP	01/07/2019
3	Re-Issued for DP	11/19/2018
2	Re-Issued for DP	09/24/2018
1	Issued for DP	01/05/2018
Revision No		Date

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Client _____

BOLD
PROPERTIES

GOSEN
PROPERTIES

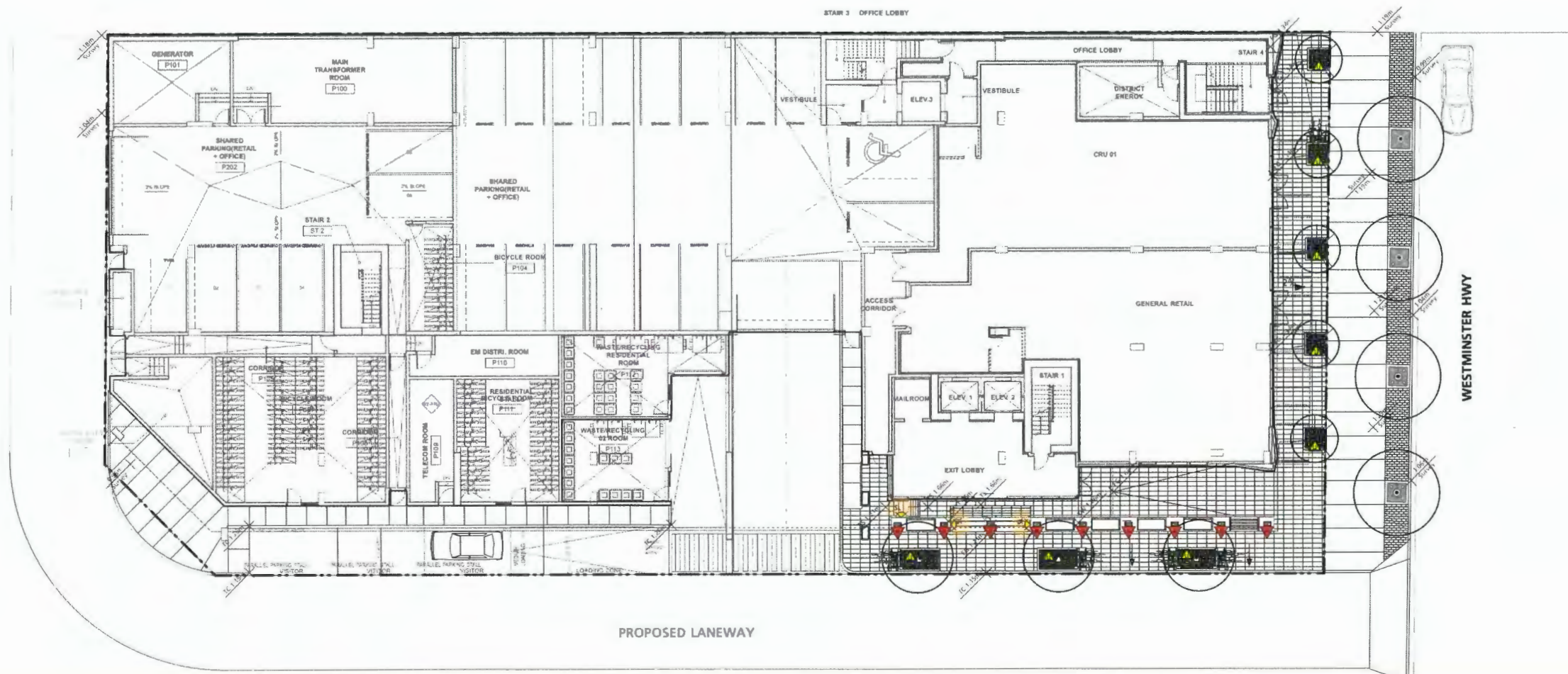
Project Title: **Kindle**
8131 WESTMINSTER HWY.
CITY OF RICHMOND, BC

Drawing Title: **Level One
Planting Plan**

Project North:	Drawn By:	TH
	Checked By:	JM/MP
Scale:	Job No:	17-059
	1:150	
Sheet No:		

L-1.2

DP 18-797127
Plan # 26
Jun 2, 2020




9	Re-Issued for DP	02/19/2020
8	Issue for BP	12/09/2019
7	Issued for Model Coordination	10/30/2019
6	Issued for Client Review	09/26/2019
5	Re-Issued for DP	04/17/2019
4	Re-Issued for DP	01/07/2019
3	Re-Issued for DP	11/19/2018
2	Re-Issued for DP	09/24/2018
1	Issued for DP	01/05/2018
Revision No.		Date

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Client:

BOLD PROPERTIES
GOSEN PROPERTIES

Project Title: **Kindle**

Drawing Title: **Ground Level Landscape Lighting Plan**

Project North:  Drawn By: TH
Checked By: JM/MMP
Scale: 1:150 Job No: 17-059
Sheet No:

- LIGHTING KEY (REFER TO ELECTRICAL)
- ▲ UP LIGHT, FROSTED LENS WITH TIMER
 - STEP LIGHT, SHIELDED MAX ILLUMINATION 5'-0"
 - DOWN LIGHT, IN SOFFITS
 - ▲ ARCHITECTURAL LIGHT, ON COLUMNS
 - RECEPTACLE LOCATION (GFCI IN EXTERIOR GRADE BOX)

L-1.3

LEVEL 4 AMENITY: PLAY + FITNESS DECK (ALL AGES)



BALANCE BEAM
Age: 13+

Balancing Obstacle Course
(physical training, cognitive development)

Various Fitness Options
(playing, climbing, crawling, stretching, and circuit training)

TWISTED NET
Age: 5-12

Various Climbing Options
(physical training, social-emotional training, cognitive training)

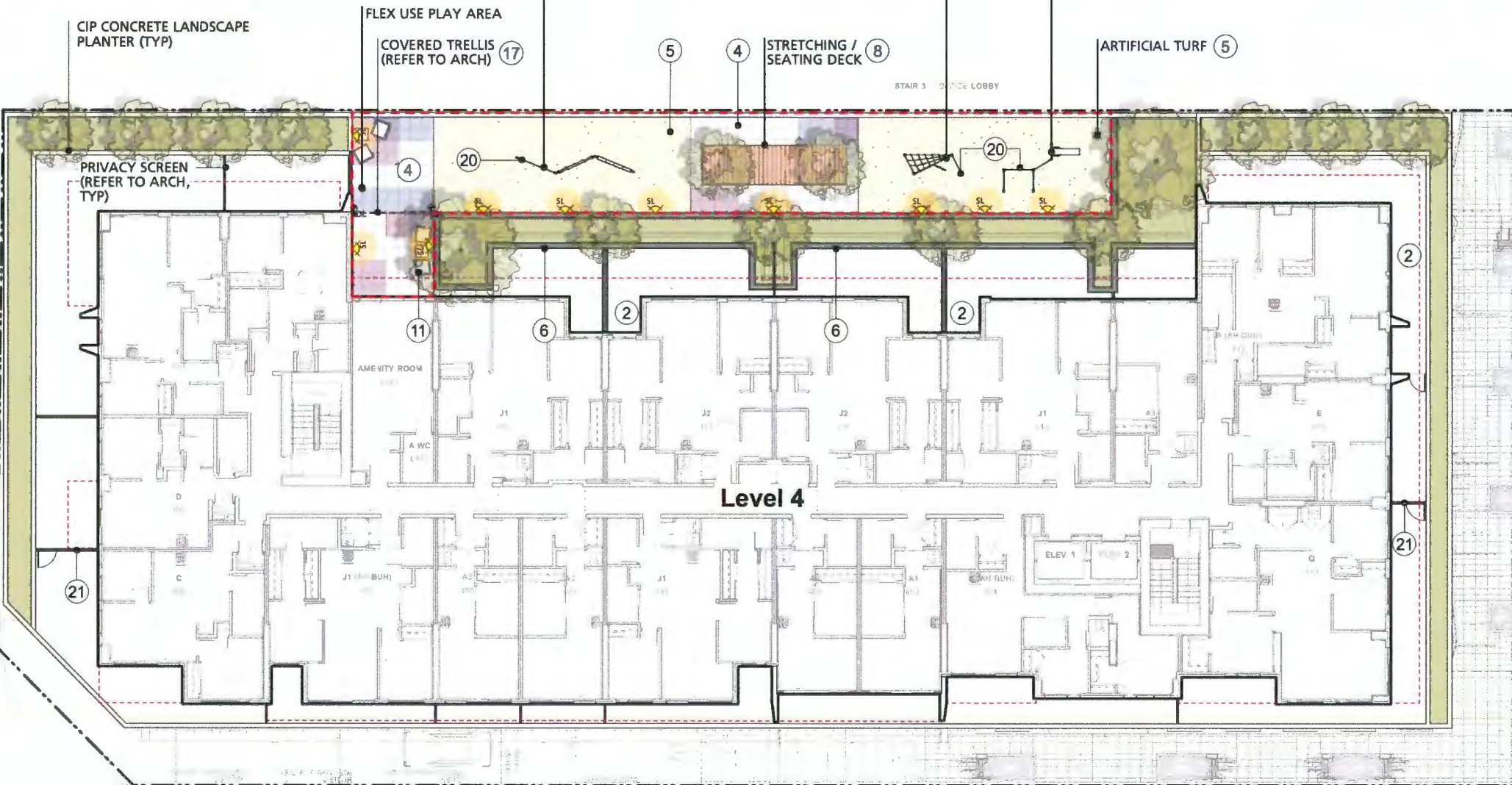
Big Meshes
(physical training, social-emotional activities)

CLIMBING GYM
Age: 13+

Various Fitness Options
(circuit and physical training, flexibility training, climbing and crawling)

Push Up Bar
(physical training)

Bench
(stretching, physical and circuit training)



COMMON OUTDOOR AMENITY

Level 4 - Play Area: 215m²
Level 8 - Play Area: 190m²

Total Play Area (All Levels): 405m²
Total Outdoor Amenity Area (All Levels): 805m²

LEGEND

① CONCRETE PAVING	⑤ ARTIFICIAL TURF	⑨ L8 CUSTOM BENCH	⑬ BIKE RACK	⑰ L4 TRELLIS (REFER TO ARCH)	⑳ PRIVACY SCREEN (REFER TO ARCH)
② HYDRAPRESSED SLAB PAVING	⑥ MODULAR BLOCK RETAINING WALL	⑩ HARVEST TABLE W/ BENCH	⑭ PREFAB METAL PLANTER	⑱ L8 TRELLIS (REFER TO ARCH)	㉑ STREETScape PAVING TO MEET CITY STANDARDS
③ FEATURE UNIT PAVING	⑦ L1 BENCH	⑪ OUTDOOR FURNITURE	⑮ TREE GRATE	㉒ PLAY STRUCTURE TBD	㉓ STREET TREE PLANTING TO MEET CITY STANDARDS
④ RUBBER SAFETY SURFACING	⑧ L4 SEATING DECK	⑫ LOUNGE CHAIR	⑯ BBQ COUNTER	㉔ FITNESS STRUCTURE TBD	

LIGHTING KEY (REFER TO ELECTRICAL)

- ▲ UP LIGHT, FROSTED LENS WITH TIMER
- STEP LIGHT, SHIELDED MAX ILLUMINATION 5'-0"
- DOWN LIGHT, IN SOFFITS
- ▲ ARCHITECTURAL LIGHT, ON COLUMNS
- RECEPTACLE LOCATION (GFCI IN EXTERIOR GRADE BOX)

DP 18-797127
Plan # 27
Jun 2, 2020

10 Re-Issued for DP	02/19/2020
9 Issue for BP	12/09/2019
8 Issued for 90% Review	11/15/2019
7 Issued for Model Coordination	10/30/2019
6 Issued for Client Review	09/26/2019
5 Re-Issued for DP	04/17/2019
4 Re-Issued for DP	01/07/2019
3 Re-Issued for DP	11/19/2018
2 Re-Issued for DP	09/24/2018
1 Issued for DP	01/05/2018
Revision No	Date

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Client:

BOLD PROPERTIES

GOSEN PROPERTIES

Project Title:

Kindle

8131 WESTMINSTER HWY.
CITY OF RICHMOND, BC

Drawing Title:

**Level 4
Landscape Plan**

Project North:	Drawn By:	TH
	Checked By:	JM/MP
Scale:	Job No.:	17-059
		1:125
Sheet No.:		

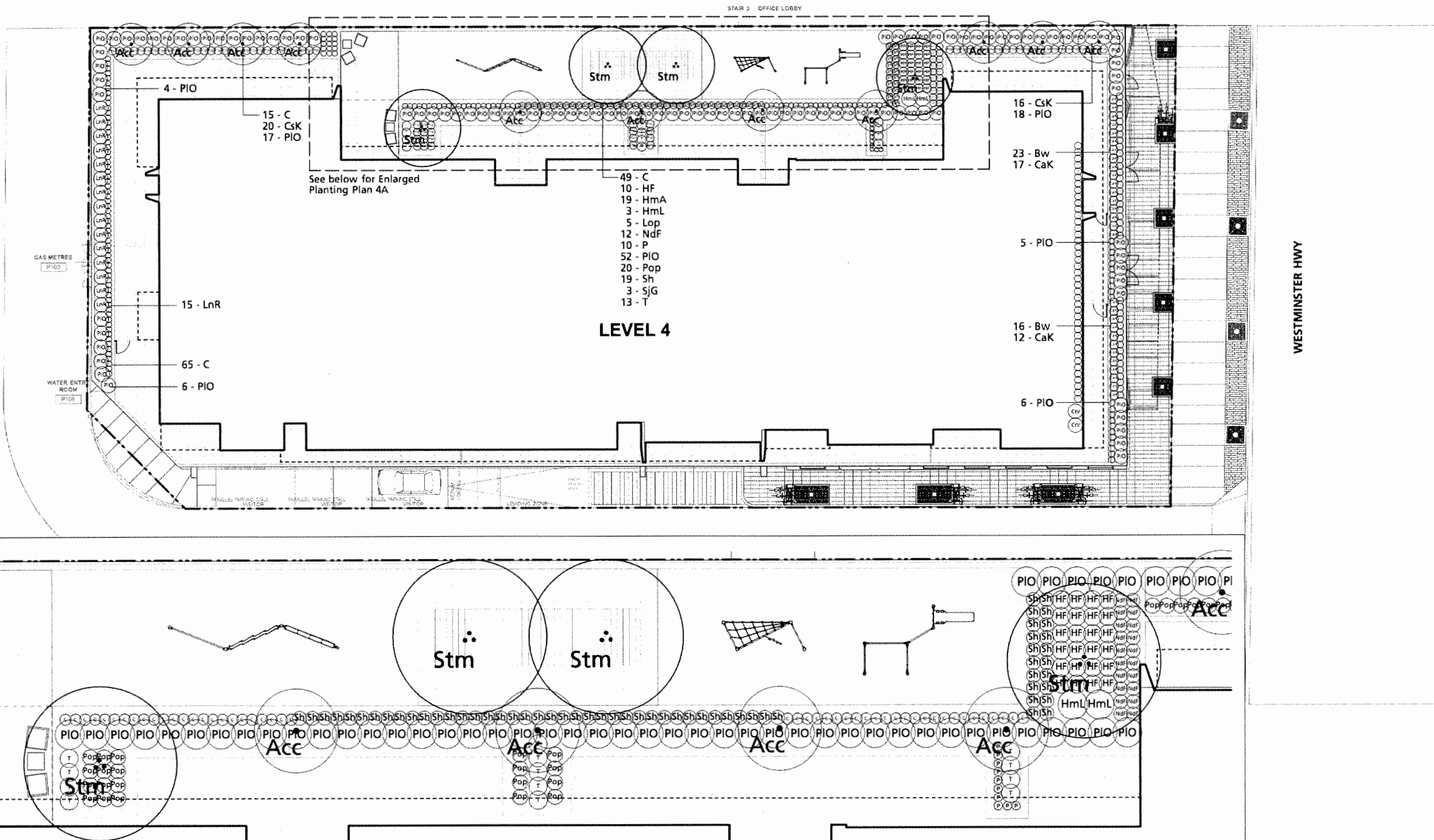
PLANTING NOTES:

- Contractor is responsible to obtain and be familiar with the relevant project specifications
- All planting and landscape installation to meet or exceed the BCSLA/BCLNA - CSLA landscape standards
- As a minimal acceptable standard:
 - Sizes on the plant list shall be considered minimum sizes
 - Root balls to be free of pernicious weeds
- Contractor to ensure all plant material delivered to site is from nurseries certified to be free from the phytophthora ramorum virus (sudden oak death) removal and replacement of plant material found to contain the virus to be at the contractor's expense.
- All plant material shall be approved at the nursery by the project landscape architect.
- The contractor shall supply all plant materials shown on all drawings.
- No container grown stock will be accepted if it is root bound. All root wrapping material made of synthetics or plastics shall be removed at time of planting.
- Container grown stock, shall have the container removed and the rootball be cleanly scored in two vertical locations.

- Contractor to submit a representative sample of the proposed topsoil for testing to Pacific Soil Analysis. Contractor is responsible for arranging and payment of soil analysis and amendments to growing medium as determined. Contractor shall instruct soil testing lab to submit results directly to the consultant for approval prior to commencement of work. Generic Analysis is not acceptable.
- Contractor to provide landscape architect a copy of all packing slips received from nursery listing names and quantities of all plant stock supplied to site prior to planting
- The contractor shall locate and verify the existence of all utilities prior to starting work.
- All planting beds to have min 75 mm depth of 25mm minus screened composted bark mulch (not on groundcover areas).
- All plants shall be watered thoroughly twice during the first 24-hour period after planting. All plants shall then be watered as necessary.
- The landscape contractor shall refer to the contract specifications for additional requirements.
- All sod to be unnetted and grown on sand.
- Plant Search area to include BC, WA, OR & CA.

Level 4 - Plant List

Symbol	Qty.	Botanical Name	Common Name	Scheduled Size	Mature Height	Spacing	Remarks
Trees							
Acc	11	Acer circinatum	Vine Maple	2.5m ht.	4m	3m	Max. 3 stems
Stm	4	Stewartia monodelpha	Tall Stewartia	6cm cal., WB	7.5m	8m	
Shrubs							
Bw	39	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#2 pot	4' Ht.	450 mm	
HmL	2	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydrangea	#5 pot	Height	Spread	
LnR	15	Lonicera nitida 'Red Tips'	Red Tips Boxleaf Honeysuckle	#3 pot	4' Ht.	1m	
NdF	20	Nandina domestica 'Fire Power'	Fire Power Heavenly Bamboo	#3 pot	Height	Spread	
PIO	103	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	#3 pot	3' Ht.	1m	
Sh	59	Sarcococca hookeriana var. humilis	Dwarf Sweet Box	#2 pot	2' Ht.	450 mm	
T	13	Taxus x media 'Hicksii' (male form)	Hicksii Yew (male form)	5' ht	6' Ht.	500 mm	Hedge
Groundcovers, Vines, Ferns, Perennials and Grasses							
CaK	29	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#1 pot	5' Ht.	600 mm	
C	129	Carex oshimensis 'Evergold'	Sedge	#1 pot		350 mm	
HF	24	Hosta 'Frances Williams'	Frances Williams Hosta	#1 pot	Height	Spread	
L	22	Lavandula angustifolia 'Munstead'	English Lavender	#1 pot		400 mm	
P	10	Pachysandra terminalis	Japanese Spurge	#1 pot		300 mm	Groundcover
Pop	73	Polystichum polyblepharum	Japanese Tassel Fern	#1 pot	Height	Spread	



Enlarged Planting Plan 4A
Scale = 1:75m

DP 18-797127
Plan # 28
Jun 2, 2020

10 Re-Issued for DP	02/19/2020
9 Issue for BP	12/09/2019
8 Issued for 80% Review	11/15/2019
7 Issued for Model Coordination	10/30/2019
6 Issued for Client Review	09/26/2019
5 Re-Issued for DP	04/17/2019
4 Re-Issued for DP	01/07/2019
3 Re-Issued for DP	11/19/2018
2 Re-Issued for DP	09/24/2018
1 Issued for DP	01/05/2018
Revision No.	Date

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Client:

BOLD PROPERTIES
GOSEN PROPERTIES

Project Title: **Kindle**
8131 WESTMINSTER HWY.
CITY OF RICHMOND, BC

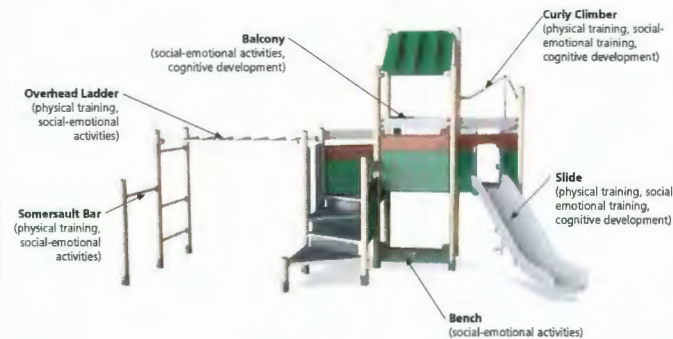
Drawing Title: **Level 4 Planting Plan**

Project North: Drawn By: TH
Checked By: JMMP
Scale: 1:150 Job No: 17-059
Sheet No:

L-2.1

LEVEL 8 AMENITY: NORTH PLAY AREA (6m - 12 YEARS)

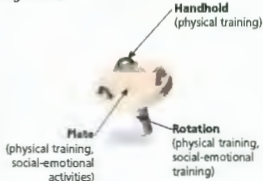
PLAY TOWER
Age: 5-12



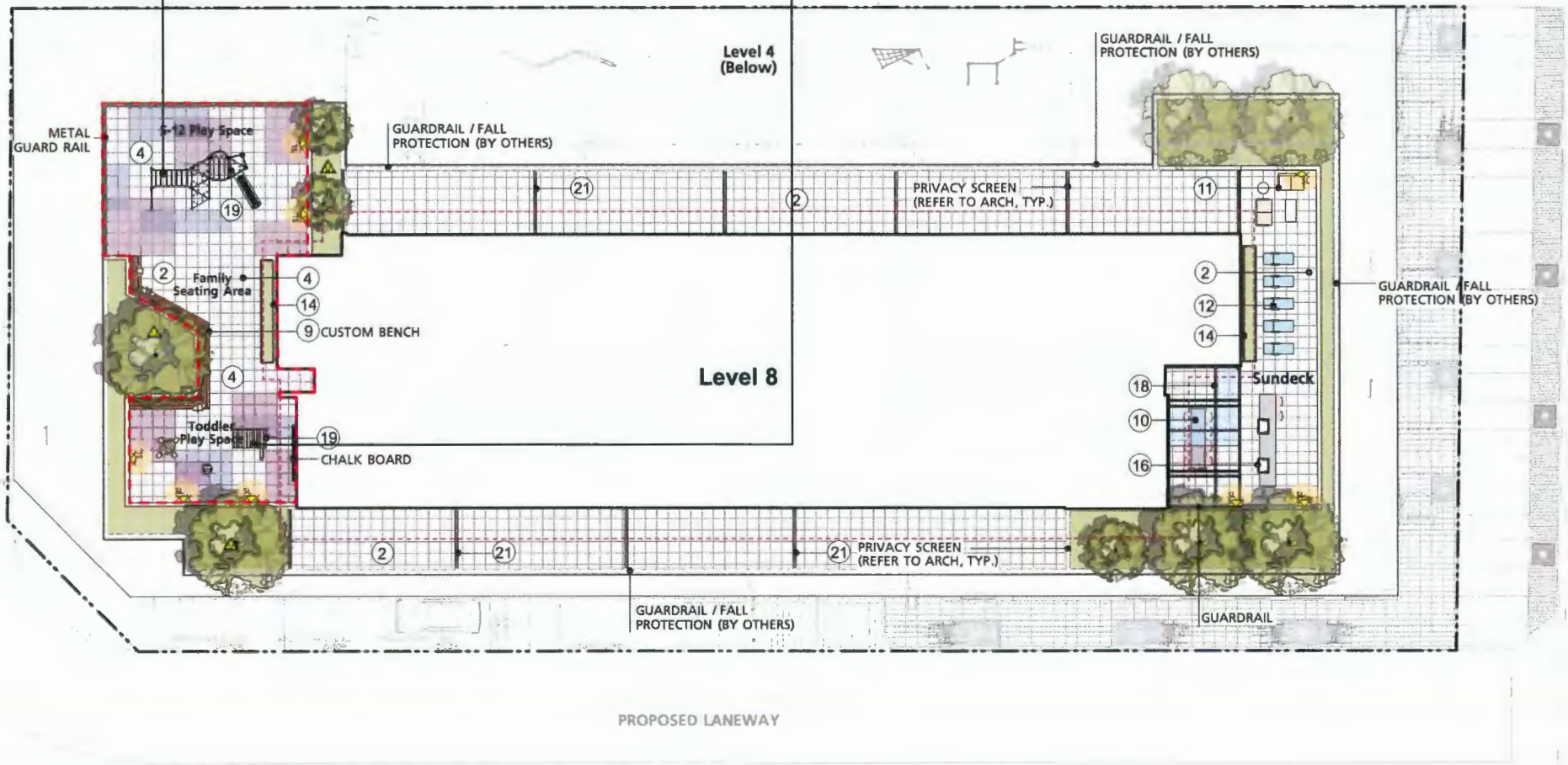
KIDS TABLE
Age: 6m-5



SPINNER PLATE
Age: 5-12



PLAYHUT WITH SIDE AND DESKS
Age: 6m+



COMMON OUTDOOR AMENITY

Level 4 - Play Area: 215m ²
Level 8 - Play Area: 190m ²
Total Play Area (All Levels): 405m ²
Total Outdoor Amenity Area (All Levels): 805m ²

LEGEND

1 CONCRETE PAVING	5 ARTIFICIAL TURF	9 L8 CUSTOM BENCH	13 BIKE RACK	17 L4 TRELLIS (REFER TO ARCH)	21 PRIVACY SCREEN (REFER TO ARCH)
2 HYDRAPRESSED SLAB PAVING	6 MODULAR BLOCK RETAINING WALL	10 HARVEST TABLE W/ BENCH	14 PREFAB METAL PLANTER	18 L8 TRELLIS (REFER TO ARCH)	22 STREETScape PAVING TO MEET CITY STANDARDS
3 FEATURE UNIT PAVING	7 L1 BENCH	11 OUTDOOR FURNITURE	15 TREE GRATE	19 PLAY STRUCTURE TBD	23 STREET TREE PLANTING TO MEET CITY STANDARDS
4 RUBBER SAFETY SURFACING	8 L4 SEATING DECK	12 LOUNGE CHAIR	16 BBQ COUNTER	20 FITNESS STRUCTURE TBD	

LIGHTING KEY (REFER TO ELECTRICAL)

▲ UP LIGHT, FROSTED LENS WITH TIMER
▼ STEP LIGHT, SHIELDED MAX ILLUMINATION 5'-0"
● DOWN LIGHT, IN SOFFITS
▲ ARCHITECTURAL LIGHT, ON COLUMNS
● RECEPTACLE LOCATION (GFCI IN EXTERIOR GRADE BOX)

DP 18-797127
Plan # 29
Jun 2, 2020

10 Re-Issued for DP	02/18/2020
9 Issue for BP	12/09/2019
8 Issued for 90% Review	11/15/2019
7 Issued for Model Coordination	10/30/2019
6 Issued for Client Review	09/26/2019
5 Re-Issued for DP	04/17/2019
4 Re-Issued for DP	01/07/2019
3 Re-Issued for DP	11/19/2018
2 Re-Issued for DP	09/24/2018
1 Issued for DP	01/05/2018
Revision No	Date

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Client:

BOLD PROPERTIES
GOSEN PROPERTIES

Project Title: **Kindle**
8131 WESTMINSTER HWY.
CITY OF RICHMOND, BC

Drawing Title: **Level 8 Landscape Plan**

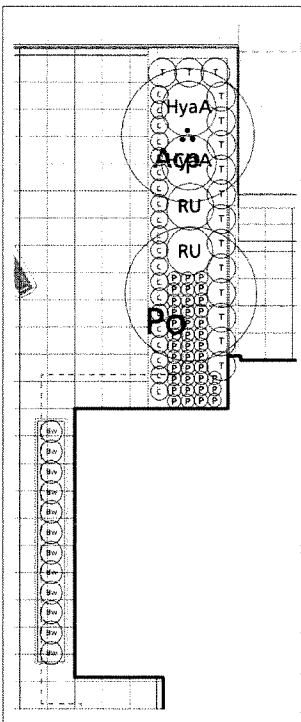
Project North:	Drawn By: TH
Checked By: JM/MP	
Scale: 1:150	Job No.: 17-059
Sheet No.:	

PLANTING NOTES:

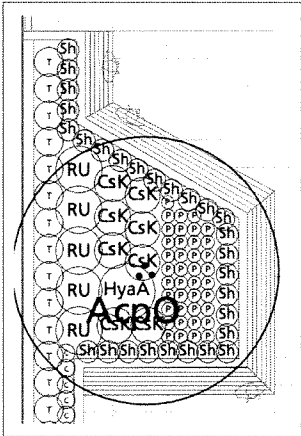
- 1) Contractor is responsible to obtain and be familiar with the relevant project specifications
- 2) All planting and landscape installation to meet or exceed the BCSLA/BCLNA - CSLA landscape standards
- 3) As a minimal acceptable standard:
a) Sizes on the plant list shall be considered minimum sizes
b) Root balls to be free of pernicious weeds
- 4) Contractor to ensure all plant material delivered to site is from nurseries certified to be free from the phytophthora ramorum virus (sudden oak death) removal and replacement of plant material found to contain the virus to be at the contractor's expense.
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- 8) Container grown stock, shall have the container removed and the rootball be cleanly scored in two vertical locations.
- 9) Contractor to submit a representative sample of the proposed topsoil for testing to Pacific Soil Analysis. Contractor is responsible for arranging and payment of soil analysis and amendments to growing medium as determined. Contractor shall instruct soil testing lab to submit results directly to the consultant for approval prior to commencement of work. Generic Analysis is not acceptable.
- 10) Contractor to provide landscape architect a copy of all packing slips received from nursery listing names and quantities of all plant stock supplied to site prior to planting
- 11) The contractor shall locate and verify the existence of all utilities prior to starting work.
- 12) All planting beds to have min 75 mm depth of 25mm minus screened composted bark mulch (not on groundcover areas).
- 13) All plants shall be watered thoroughly twice during the first 24-hour period after planting. All plants shall then be watered as necessary.
- 14) The landscape contractor shall refer to the contract specifications for additional requirements.
- 15) All sod to be unnetted and grown on sand.
- 16) Plant Search area to include BC, WA, OR & CA.

Level 8 - Plant List

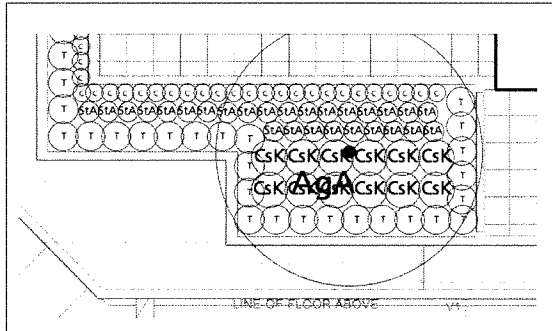
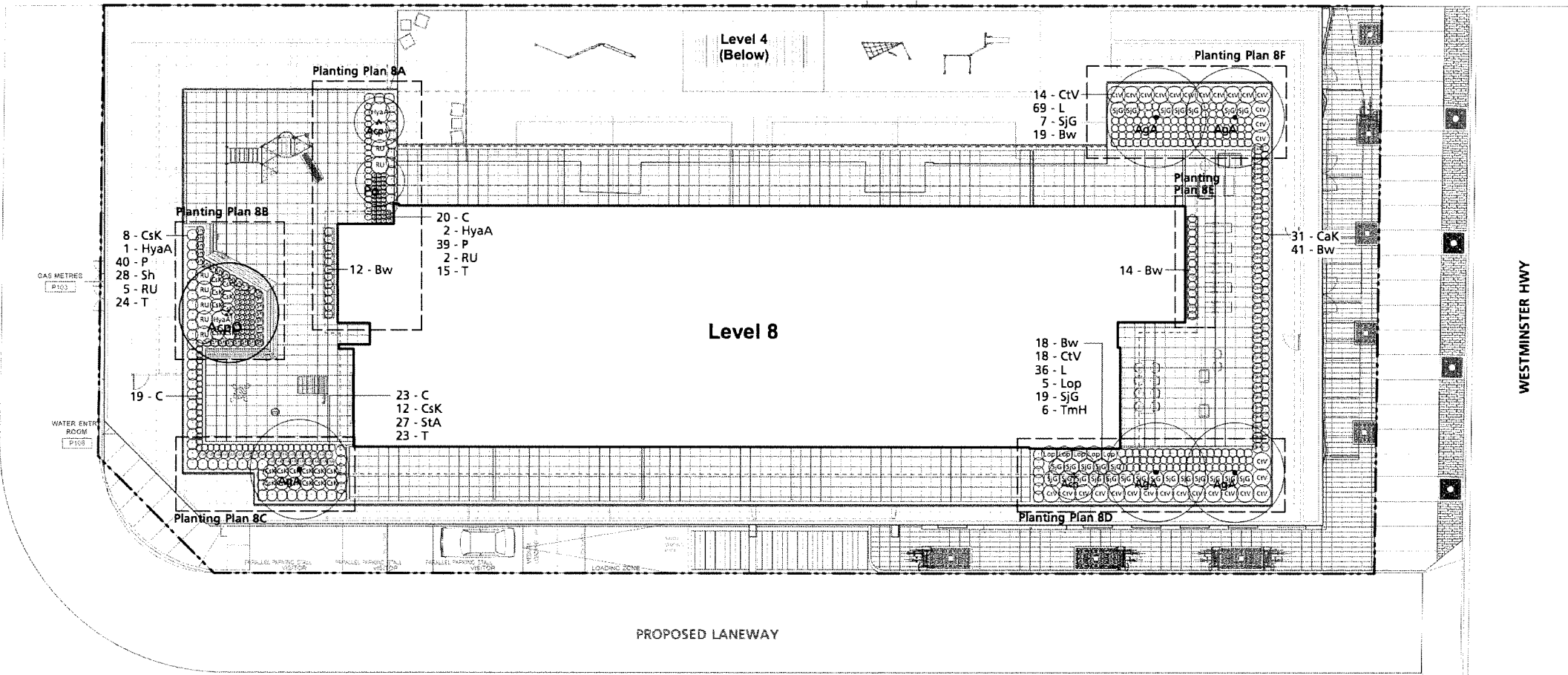
Symbol	Qty.	Botanical Name	Common Name	Scheduled Size	Mature Height	Spacing	Remarks
Trees							
Acp	2	Acer palmatum	Dwarf Japanese Maple	6cm cal., 3m ht., WB	8' Ht. Max	3m	Multi-stem to be selected by LA
AcpO	1	Acer palmatum 'Osakazuki'	Osakazuki Japanese Maple	4m ht., B&B	Height	Spread	
AqA	5	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	3m ht., WB	6m	5m	
Po	1	Picea omorika	Serbian Spruce	4m ht., B&B	8m	3m	
Shrubs							
Bw	63	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#2 pot	4' Ht.	450 mm	
CtV	28	Ceanothus thyrsiflorus 'Victoria'	Victoria Lilac	#3 pot	8' Ht.	1m	
CsK	20	Cornus sericea 'Kelsey'	Kelsey Dogwood	#2 pot	2.5' Ht.	750 mm	
HyaA	3	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#5 pot	4' Ht.	1.2m	
Lop	5	Lonicera pileata	Privet Honeysuckle	#3 pot	2' Ht.	900 mm	
RU	7	Rhododendron 'Unique'	Unique Rhododendron	#3 pot	Height	Spread	
Sh	28	Sarcococca hookeriana var. humilis	Dwarf Sweet Box	#2 pot	2' Ht.	450 mm	
SjG	26	Spiraea japonica 'Goldmound'	Goldmound Spirea	#3 pot	Height	Spread	
T	68	Taxus x media 'Hicksii' (male form)	Hicksii Yew (male form)	5' ht	6' Ht.	500 mm	Hedge
Groundcovers, Vines, Ferns, Perennials and Grasses							
CaK	31	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#1 pot 5' Ht.		600 mm	
C	62	Carex oshimensis 'Evergold'	Sedge	#1 pot		350 mm	
L	109	Lavandula angustifolia 'Munstead'	English Lavender	#1 pot		400 mm	
P	79	Pachysandra terminalis	Japanese Spurge	#1 pot		300 mm	Groundcover
StA	27	Sedum telephium 'Autumn Joy'	Autumn Joy Sedum	#1 pot	Height	Spread	



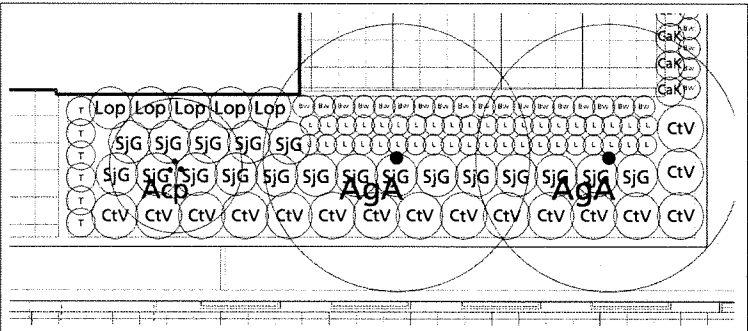
Enlarged Planting Plan 8A
Scale = 1:75m



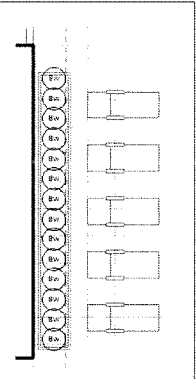
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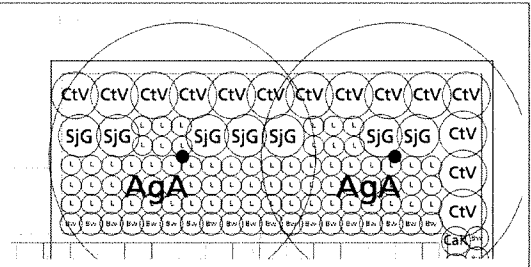
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Scale = 1:75m



Enlarged Planting Plan 8D
Scale = 1:75m



Enlarged Planting Plan 8E
Scale = 1:75m



Enlarged Planting Plan 8F
Scale = 1:75m

DP 18-797127
Plan # 30
Jun 2, 2020

10 Re-Issued for DP	02/19/2020
9 Issue for BP	12/09/2019
8 Issued for 90% Review	11/15/2019
7 Issued for Model Coordination	10/30/2019
6 Issued for Client Review	09/26/2019
5 Re-Issued for DP	04/17/2019
4 Re-Issued for DP	01/07/2019
3 Re-Issued for DP	11/19/2018
2 Re-Issued for DP	09/24/2018
1 Issued for DP	01/05/2018
Revision No.	Date

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Client:

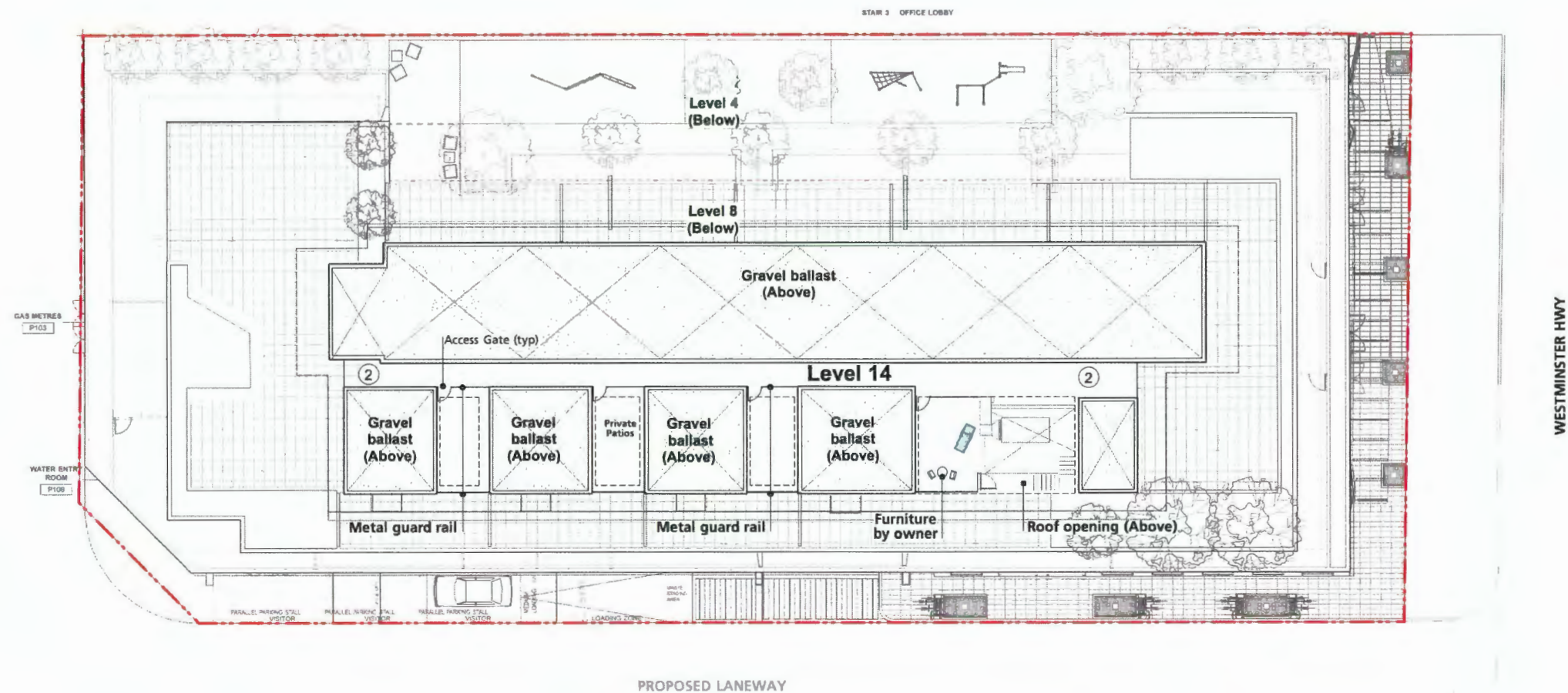
BOLD PROPERTIES
GOSEN PROPERTIES

Project Title:
Kindle
8131 WESTMINSTER HWY.
CITY OF RICHMOND, BC

Drawing Title:
Level 8 Planting Plan

Project North:	Drawn By:	TH
	Checked By:	JM/MPP
Scale:	Job No:	17-059
Sheet No:		

DP 18-797127
Plan # 31
Jun 2, 2020



8	Re-Issued for DP	02/19/2020
7	Issue for BP	12/09/2019
6	Issued for Model Coordination	10/30/2019
5	Re-Issued for DP	04/17/2019
4	Re-Issued for DP	01/07/2019
3	Re-Issued for DP	11/19/2018
2	Re-Issued for DP	09/24/2018
1	Issued for DP	01/05/2018
Revision No.		Date

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Client:

BOLD PROPERTIES
GOSEN PROPERTIES

Project Title:

Kindle

Drawing Title:

**Level 14
Landscape Plan**

Project North:



Drawn By:

TH

Checked By:

JM/MP

Scale:

1:150

Job No:

17-059

Sheet No:

L-3.2

LEGEND

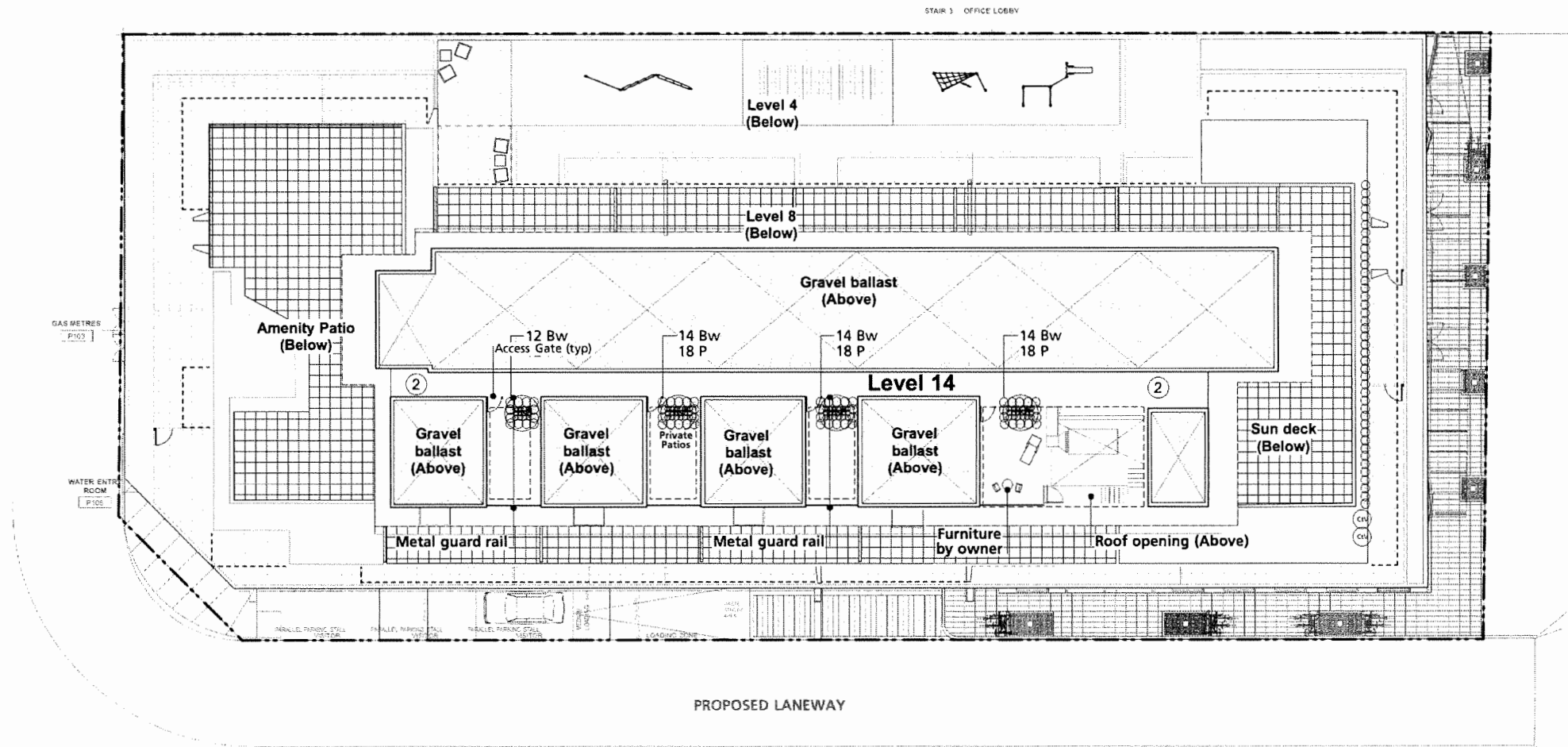
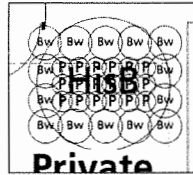
- | | | | | | |
|----------------------------|--------------------------------|--------------------------|------------------------|---|---|
| ① CONCRETE PAVING | ⑤ ARTIFICIAL TURF | ⑨ L8 CUSTOM BENCH | ⑬ BIKE RACK | ⑰ L4 TRELLIS (REFER TO ARCH) | ⑲ L8 TRELLIS (REFER TO ARCH) |
| ② HYDRAPRESSED SLAB PAVING | ⑥ MODULAR BLOCK RETAINING WALL | ⑩ HARVEST TABLE W/ BENCH | ⑭ PREFAB METAL PLANTER | ⑱ PLAY STRUCTURE TBD | ⑳ FITNESS STRUCTURE TBD |
| ③ FEATURE UNIT PAVING | ⑦ L1 BENCH | ⑪ OUTDOOR FURNITURE | ⑮ TREE GRATE | ㉑ PRIVACY SCREEN (REFER TO ARCH) | ㉒ STREETSCAPE PAVING TO MEET CITY STANDARDS |
| ④ RUBBER SAFETY SURFACING | ⑧ L4 SEATING DECK | ⑫ LOUNGE CHAIR | ⑯ BBQ COUNTER | ㉓ STREET TREE PLANTING TO MEET CITY STANDARDS | |

PLANTING NOTES:

- 1) Contractor is responsible to obtain and be familiar with the relevant project specifications
- 2) All planting and landscape installation to meet or exceed the BCSLA/BCLNA - CSLA landscape standards
- 3) As a minimal acceptable standard:
 - a) Sizes on the plant list shall be considered minimum sizes
 - b) Root balls to be free of pernicious weeds
- 4) Contractor to ensure all plant material delivered to site is from nurseries certified to be free from the phytophthora ramorum virus (sudden oak death) removal and replacement of plant material found to contain the virus to be at the contractor's expense.
- 5) All plant material shall be approved at the nursery by the project landscape architect.
- 6) The contractor shall supply all plant materials shown on all drawings.
- 7) No container grown stock will be accepted if it is root bound. All root wrapping material made of synthetics or plastics shall be removed at time of planting.
- 8) Container grown stock, shall have the container removed and the rootball be cleanly stored in two vertical locations.
- 9) Contractor to submit a representative sample of the proposed topsoil for testing to Pacific Soil Analysis. Contractor is responsible for arranging and payment of soil analysis and amendments to growing medium as determined. Contractor shall instruct soil testing lab to submit results directly to the consultant for approval prior to commencement of work. Generic Analysis is not acceptable.
- 10) Contractor to provide landscape architect a copy of all packing slips received from nursery listing names and quantities of all plant stock supplied to site prior to planting
- 11) The contractor shall locate and verify the existence of all utilities prior to starting work.
- 12) All planting beds to have min 75 mm depth of 25mm minus screened composted bark mulch (not on groundcover areas).
- 13) All plants shall be watered thoroughly twice during the first 24-hour period after planting. All plants shall then be watered as necessary.
- 14) The landscape contractor shall refer to the contract specifications for additional requirements.
- 15) All sod to be unnetted and grown on sand.
- 16) Plant Search area to include BC, WA, OR & CA.

Level 14 - Plant List

Symbol	Qty.	Botanical Name	Common Name	Scheduled Size	Mature Size	Spacing	Remarks
Trees							
Shrubs							
Bw	54	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#2 pot	4' Ht.	450 mm	
HisB	4	Hibiscus syriacus 'Blue Satin'	Blue Satin Rose of Sharon	#10 pot	6-8' Ht.		On Standard
Groundcovers, Vines, Ferns, Perennials and Grasses							
P	66	Pachysandra terminalis	Japanese Spurge	#1 pot		300 mm	Groundcover



DP 18-797127
Plan # 32
Jun 2, 2020

8	Re-Issued for DP	02/19/2020
7	Issue for BP	12/09/2019
6	Issued for Model Coordination	10/30/2019
5	Re-Issued for DP	04/17/2019
4	Re-Issued for DP	01/07/2019
3	Re-Issued for DP	11/19/2018
2	Re-Issued for DP	09/24/2018
1	Issued for DP	01/05/2018
Revision No.		Date

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Client:

BOLD PROPERTIES
GOSEN PROPERTIES

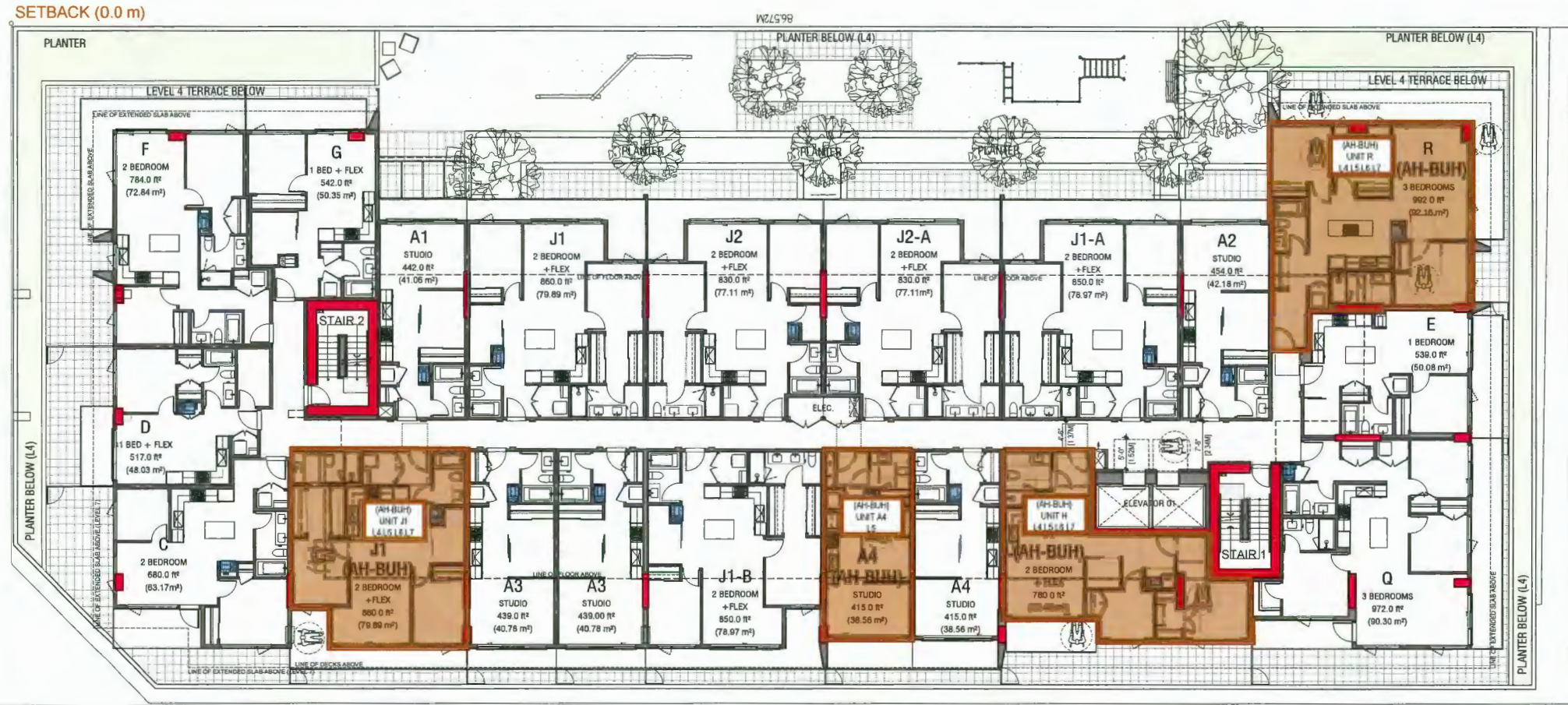
Project Title: **Kindle**

Drawing Title: **Level 14 Planting Plan**

Project North:	Drawn By: TH
	Checked By: JM/MMP
Scale: 1:150	Job No: 17-059
Sheet No:	

L-3.3

AFFORDABLE UNITS LOCATION PLAN:



AFFORDABLE UNITS STATISTICS:

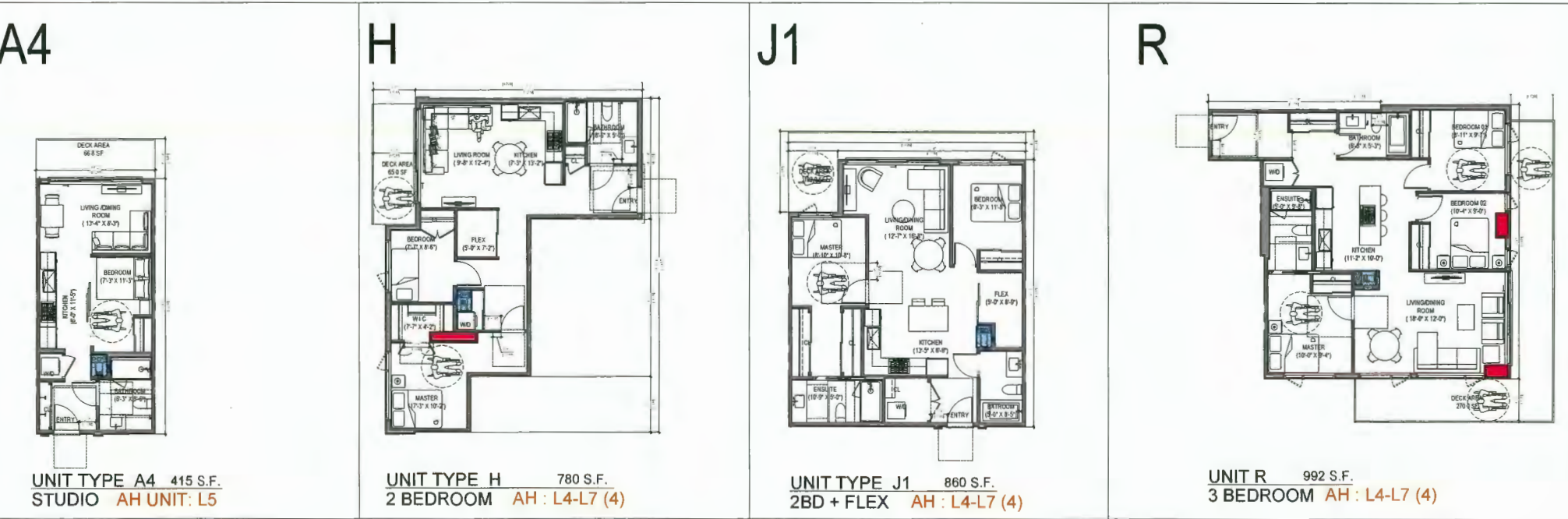
TOTAL RESIDENTIAL AREA FOR AFFORDABILITY CALCULATION
(EXCLUSIONS LEVEL 4 - LEVEL 14)
107,750 ft² (10,009.98 m²) X 10% = REQUIRED 10,775.0 ft² (1,001.0 m²)

Affordable	Type	Size	Bed
401	H1-BUH	780	2 Bed
407	J1-BUH	860	2 Bed
418	R1-BUH	995	3 Bed
501	H1-BUH	780	2 Bed
503	A4-BUH	430	STUDIO
507	J1-BUH	860	2 Bed
518	R1-BUH	995	3 Bed
601	H1-BUH	780	2 Bed
607	J1-BUH	860	2 Bed
618	R1-BUH	995	3 Bed
701	H1-BUH	780	2 Bed
707	J1-BUH	860	2 Bed
718	R1-BUH	995	3 Bed
Type	#	Area	%
Studio	1	430	7.69%
2 Bed	8	6,560	61.54%
3 Bed	4	3,980	30.77%
	13	10,970	

KEY PLAN:



AFFORDABLE UNITS PLANS: 100% OF AFFORDABLE UNITS (A4 ,H, J1, R) ALL CONFORM TO BASIC UNIVERSAL HOUSING REQUIREMENTS AS PER THE BY-LAW (4.16)



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NORTH ARROW:

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BOLD PROPERTIES
GOSEN PROPERTIES

DP 18-797127
Reference Plan
Jun 2, 2020

08	DP RE-SUBMISSION - 18 797 127 DP	03/12/20
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03	DP RE-SUBMISSION - 18 797 127 DP	11/18/18
02	DP RE-SUBMISSION - 18 797 127 DP	08/28/18
01	DP SUBMISSION - 18 797 127 DP	01/06/18
INC	ISSUE	M/D

CONSULTANT:

WA ARCHITECTS

VAN 301 - 1444 Alberni Street Vancouver, V6G 2Z4
VIC 104 - 3212 Jaskin Road Victoria, V8B 0J5
604.685.3529 | office@wa-arch.ca wa-arch.ca

PROJECT NAME:

kindle

PROJECT ADDRESS:
8131 WESTMINSTER HWY.
CITY OF RICHMOND, BC

DRAWING TITLE:

AFFORDABLE
UNITS A4,H,J1,R

PROJECT NO: 17025 DRAWN BY: CSH
SCALE: VARIES REVIEW BY: BW
DWG NO: A0216 MARCH, 2020

06	DP RE-SUBMISSION - 18 797 127 DP	03/12/20
07	DP RE-SUBMISSION - 18 797 127 DP	01/13/20
08	COORDINATION - 18 797 127 DP	10/02/19
05	DP RE-SUBMISSION - 18 797 127 DP	04/17/19
04	DP RE-SUBMISSION - 18 797 127 DP	01/09/19
03	DP RE-SUBMISSION - 18 797 127 DP	11/19/18
02	DP RE-SUBMISSION - 18 797 127 DP	09/26/18
01	DP SUBMISSION - 18 797 127 DP	01/09/18
NO	ISSUE	DATE

ORIGINAL PROPERTY LINE

ORIGINAL PROPERTY LINE

ORIGINAL PROPERTY LINE

ORIGINAL PROPERTY LINE

SETBACK (0.0 m)

SETBACK (0.0 m)

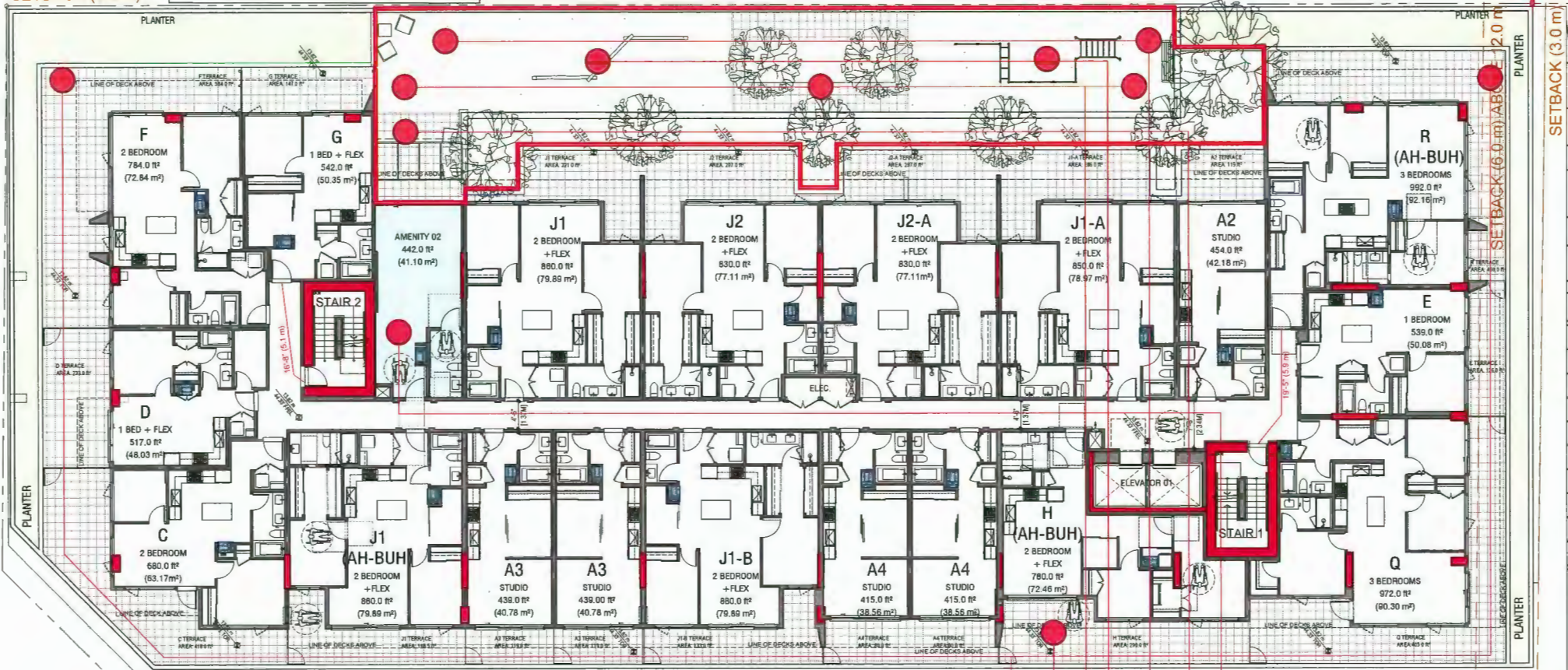
SETBACK (0.0 m)

SETBACK (3.0 m)

SETBACK (6.0 m) (AB)

LEVEL 04 - OUTDOOR AMENITY AREA: 3,872.53 ft² (359.77 m²)
LEVEL 08 - NORTH: OUTDOOR AMENITY AREA: 2,849.75 ft² (264.75 m²)
LEVEL 08 - SOUTH: OUTDOOR AMENITY AREA: 2,219.63 ft² (206.21 m²)
6.0 m² X 134 UNITS = 804.0 m² REQUIRED TOTAL: 8,941.9 ft² (830.73 m²)
50% OF OUTDOOR AMENITY TO BE CHILDREN'S PLAY AREA: 4,470.9 ft² (415.36 m²)

LINE OF LEVEL 4 OUTDOOR AMENITY: 3,872.53 ft² (359.77 m²)



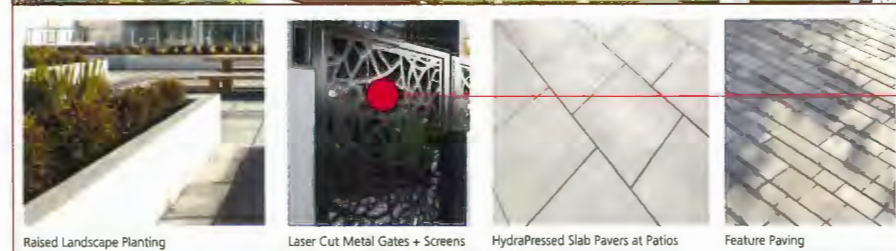
1. NEW 442 ft² (41.10 m²) ASSOCIATED INDOOR AMENITY FITNESS/YOGA STUDIO/TAI CHI
2. OUTDOOR COVERED AWNING
3. LEVEL 4 AMENITY TERRACE 3,872.53 ft² (359.77 m²)
4. CHILDREN PLAY AREAS
5. OUTDOOR SEATING
6. 7000 ft² (648.0 m²) OF PRIVATE RESIDENTIAL TERRACES
7. LANDSCAPERS MAINTENANCE ACCESS PATH WITH INDIVIDUAL GATES



1. NEW 442 ft² (41.1 m²) ASSOCIATED INDOOR AMENITY FITNESS/YOGA STUDIO/TAI CHI
2. CHILDREN'S PLAY TERRACE



CHILDREN'S PLAY AREA AND PARENT SEATING



Raised Landscape Planting

Laser Cut Metal Gates + Screens

HydraPressed Slab Pavers at Patios

Feature Paving

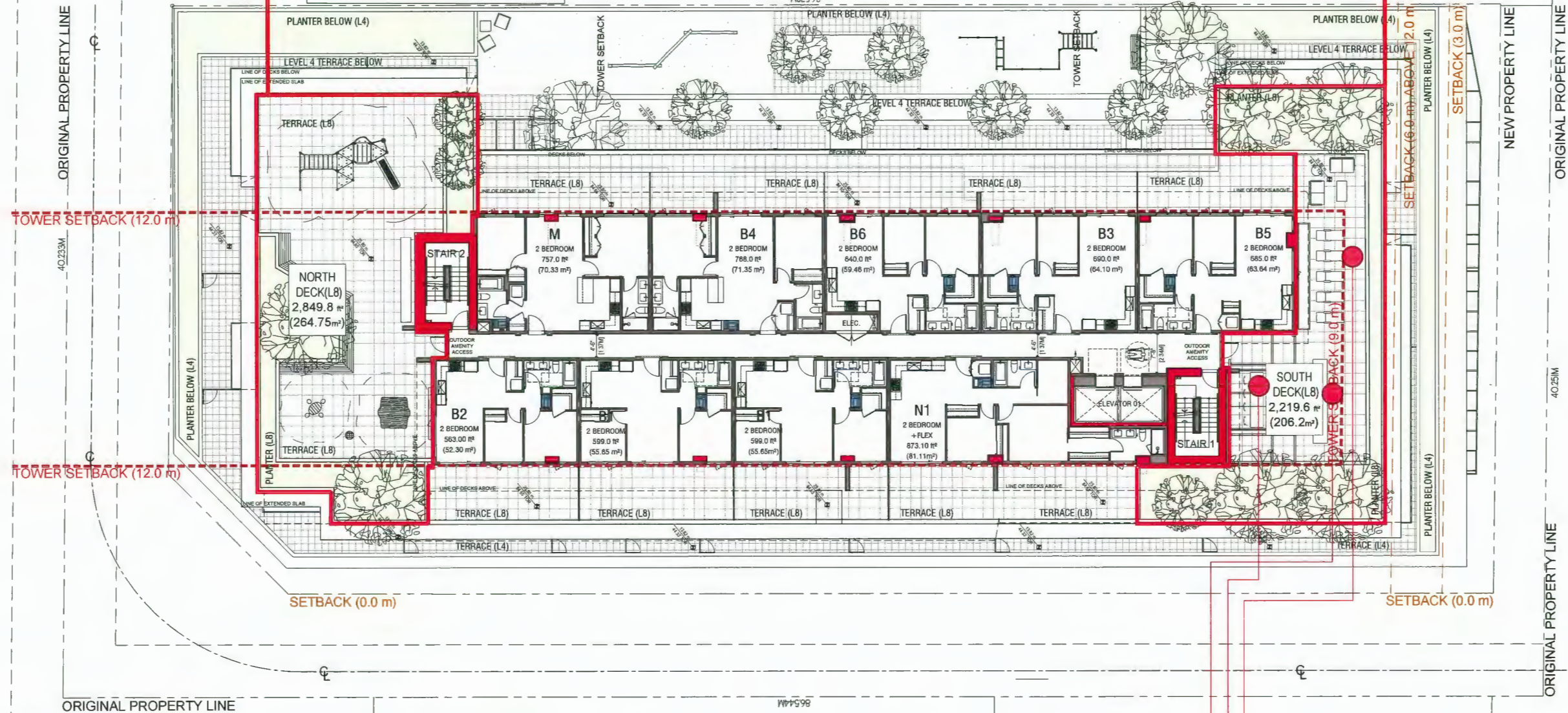
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02	DP RE-SUBMISSION - 18-797127 DP	06/28/18
01	DP SUBMISSION - 18-797127 DP	01/08/18
NO.	ISSUE	DATE



LINE OF LEVEL 8 NORTH OUTDOOR AMENITY:
2,849.75 ft² (264.75 m²)

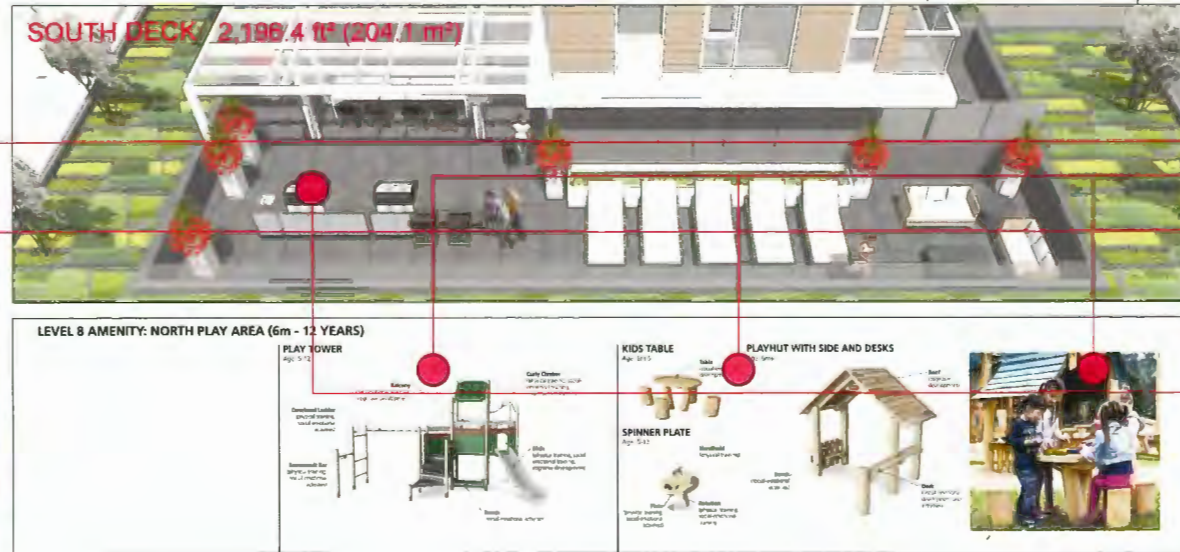
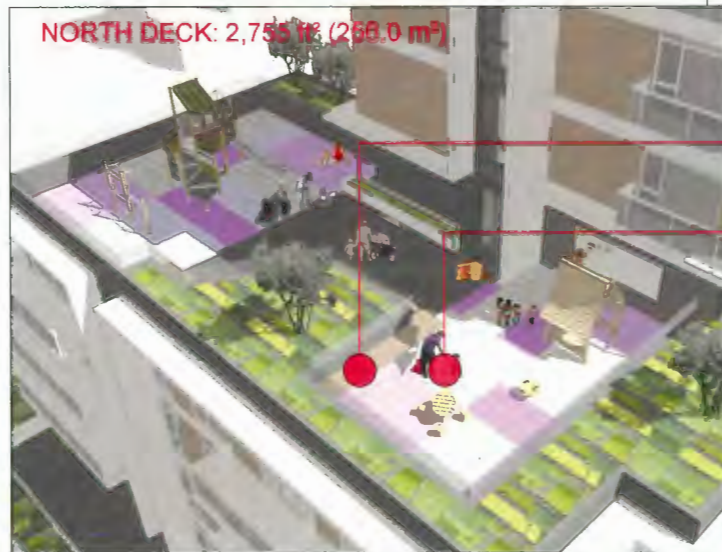
50% OF OUTDOOR AMENITY TO BE CHILDREN'S
PLAY AREA. SHARED BETWEEN L4 + L8

LINE OF LEVEL 8 SOUTH OUTDOOR AMENITY:
2,219.63 ft² (206.21 m²)



NORTH DECK: 2,755 ft² (256.0 m²)

SOUTH DECK: 2,196.4 ft² (204.1 m²)



1. NORTH DECK: 2,849.75 ft² (264.75 m²)
2. PARENT SEATING AREA
3. CHILDREN'S PLAY AREA WITH PLAY COTTAGE AND PLAY TOWER
4. KIDS LOUNGE SEATING

1. SOUTH SUN DECK: 2,219.63 ft² (206.21 m²)
2. SOFT SEATING
3. COVERED SEATING
4. BARBECUE /OUTDOOR KITCHEN

LEVEL 8 AMENITY: NORTH PLAY AREA (6m - 12 YEARS)

PLAY TOWER

Age: 5-12

Dimensions: 10' x 10' x 10'

Material: Steel

Finish: Powder Coated

Color: Red

Weight: 1500 lbs

Lead Time: 12 weeks

Warranty: 5 years

KIDS TABLE

Age: 3-5

Dimensions: 4' x 4' x 4'

Material: Steel

Finish: Powder Coated

Color: Red

Weight: 500 lbs

Lead Time: 12 weeks

Warranty: 5 years

PLAYHUT WITH SIDE AND DESKS

Age: 3-5

Dimensions: 6' x 6' x 6'

Material: Steel

Finish: Powder Coated

Color: Red

Weight: 1000 lbs

Lead Time: 12 weeks

Warranty: 5 years

SPINNER PLATE

Age: 3-5

Dimensions: 4' x 4' x 4'

Material: Steel

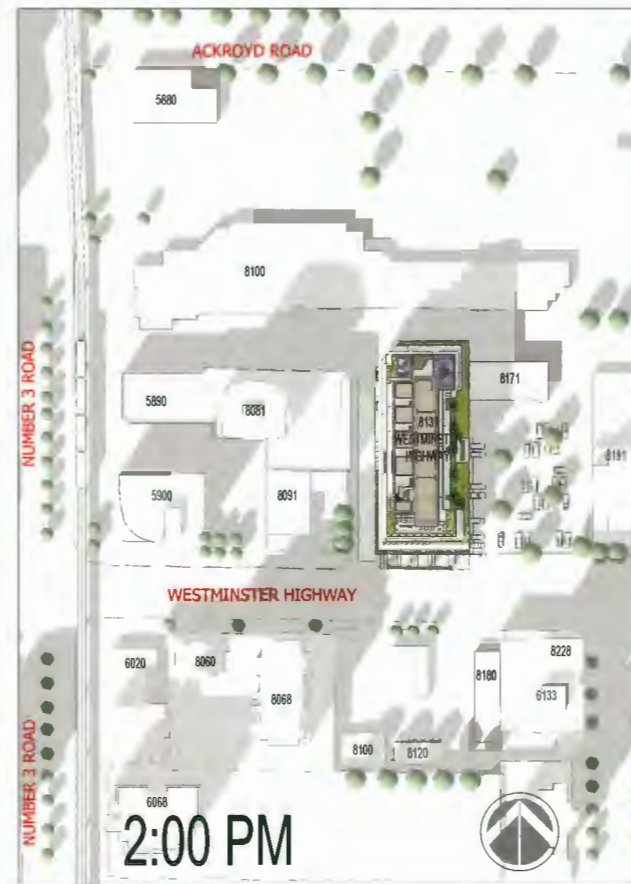
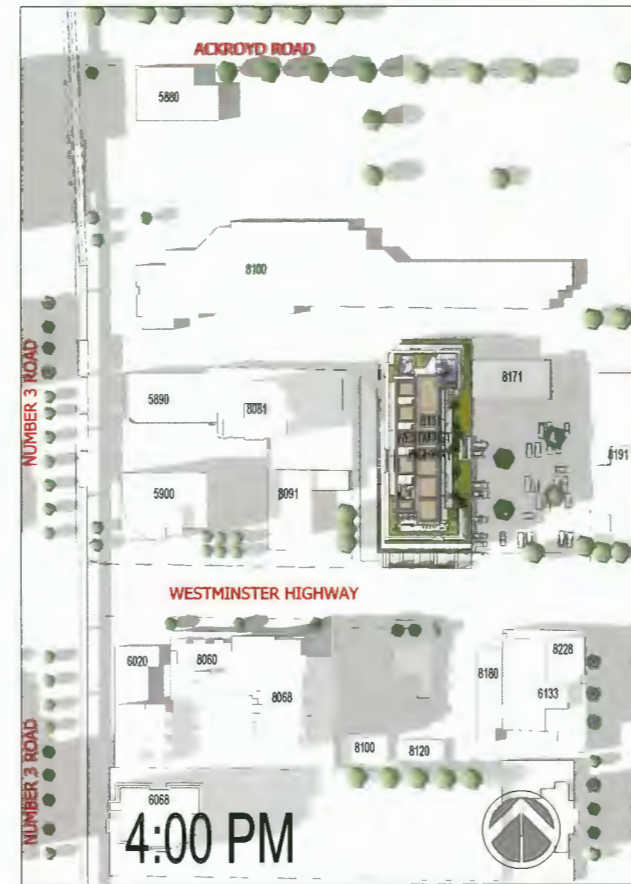
Finish: Powder Coated

Color: Red

Weight: 500 lbs

Lead Time: 12 weeks

Warranty: 5 years



DWG NO: **A0507**

MARCH, 2020

3D MASSING-LIVABILITY ALONG PODIUM-SOUTH ELEVATION



VIEW: SOUTH EAST



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PROPERTIES

DP 18-797127
Reference Plan
Jun 2, 2020

06	DP PRE-SUBMISSION - 18 797 127 DP	03/12/20
05	DP PRE-SUBMISSION - 18 797 127 DP	01/11/20
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3D MASSING-LIVABILITY ALONG PODIUM-NORTH ELEVATION



VIEW: NORTH EAST



CONSULTANT:

IWA ARCHITECTS

VAN 301 - 1444 Alberni Street Vancouver, V6G 2Z4
VIC 104 - 3212 Jacklin Road Victoria, V8B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

kindle

PROJECT ADDRESS:

8131 WESTMINSTER HWY.
CITY OF RICHMOND, BC

DRAWING TITLE:

**LIVABILITY
DIAGRAM**

PROJECT NO: 17025

DRAWN BY: CSH

SCALE: N.T.S.

REVIEW BY: BW

DWG NO: A0505

MARCH 2020



SOUTH STREETSCAPE



NORTH STREETSCAPE

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PROPERTIES
GOSEN
PROPERTIES**

DP 18-797127
Reference Plan
Jun 2, 2020

01	DP RE-SUBMISSION - 18-797127 DP	03/12/20
02	DP RE-SUBMISSION - 18-797127 DP	01/13/20
03	COORDINATION - 18-797127 DP	10/2/19
04	DP RE-SUBMISSION - 18-797127 DP	04/11/19
05	DP RE-SUBMISSION - 18-797127 DP	01/10/19
06	DP RE-SUBMISSION - 18-797127 DP	11/08/18
07	DP RE-SUBMISSION - 18-797127 DP	08/09/18
08	DP SUBMISSION - 18-797127 DP	01/09/18

NOT
ISSUE
SEAL
R
WA
ARCHITECTS
BRITISH COLUMBIA

CONSULTANT:

**IWA
ARCHITECTS**

YAN 301 - 1444 Alberni Street Vancouver, V6G 2Z4
VIC 104 - 3212 Jacklin Road Victoria, V8B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

kindle

PROJECT ADDRESS:

8131 WESTMINSTER HWY.
CITY OF RICHMOND, BC

DRAWING TITLE:

STREETSCAPE

PROJECT NO: 17025 DRAWN BY: CSH

SCALE: N.T.S. REVIEW BY: BW

DWG NO: A0506 MARCH 2020



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NORTH ARROW:

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PROPERTIES**

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[illegible]

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02	DP RE-SUBMISSION - 18 797 127 DP	09/07/18
01	DP SUBMISSION - 18 797 127 DP	01/09/18
NO	ISSUE	

CONSULTANT: /SH/

IWA ARCHITECTS

VAN 301 - 1444 Alberni Street Vancouver, V6G 2Z4
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

kindle

PROJECT ADDRESS:

8131 WESTMINSTER HWY.
CITY OF RICHMOND, BC

DRAWING TITLE:
**CONTEXT PLAN
+ IMAGES**

PROJECT NO. 17025

DRAWN BY: CSH

SCALE: 1/64"=1'-0"

REVIEW BY: BW

MARCH, 2020



NORTH EAST VIEW



NORTH WEST VIEW



SOUTH EAST VIEW



SOUTH WEST VIEW

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NORTH ARROW:

OWNER/CLIENT:

**BOLD
PROPERTIES
GOSEN
PROPERTIES**

DP 18-797127
Reference Plan
Jun 2, 2020

09	DP RE-SUBMISSION - 18-797127 DP	03/12/20
07	DP RE-SUBMISSION - 18-797127 DP	01/13/20
06	COORDINATION - 18-797127 DP	10/02/19
05	DP RE-SUBMISSION - 18-797127 DP	04/11/19
04	DP RE-SUBMISSION - 18-797127 DP	01/07/19
03	DP RE-SUBMISSION - 18-797127 DP	11/26/18
02	DP RE-SUBMISSION - 18-797127 DP	09/29/18
01	DP SUBMISSION - 18-797127 DP	10/09/18
IND	ISSUE	AM/01

SEAL
REGISTERED ARCHITECT
BRITISH COLUMBIA

CONSULTANT:

**IWA
ARCHITECTS**

VAN 301 - 1444 Alberni Street Vancouver, V6G 2Z4
VIC 104 - 3212 Jacklin Road Victoria, V8B 6J5
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PROJECT NAME:

kindle

PROJECT ADDRESS:

8131 WESTMINSTER HWY.
CITY OF RICHMOND, BC

DRAWING TITLE:

3D CONTEXT

PROJECT NO: 17025

DRAWN BY: CSH

SCALE: N.T.S.

REVIEW BY: BW

DWG NO: A0501

MARCH 2020



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OWNER/CLIENT:

DP 18-797127
Reference Plan
Jun 2, 2020

08	DP RE-SUBMISSION - 18 797 127 DP	03/12/20
07	DP RE-SUBMISSION - 18 797 127 DP	01/13/20
06	COORDINATION - 18 797 127 DP	10/02/19
05	DP RE-SUBMISSION - 18 797 127 DP	04/17/19
04	DP RE-SUBMISSION - 18 797 127 DP	01/02/19
03	DP RE-SUBMISSION - 18 797 127 DP	11/19/18
02	DP RE-SUBMISSION - 18 797 127 DP	03/28/18
01	DP SUBMISSION - 18 797 127 DP	01/06/18
NO.	ISSUE	INDY.

CONSULTANT:

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PROJECT ADDRESS:
8131 WESTMINSTER HWY.
CITY OF RICHMOND, BC

PROJECT NO: 17025 DRAWN BY: CSH
SCALE: N.T.S. REVIEW BY: BW
DWG NO: A0502 MARCH, 2020

REVIEW BY: BW

MARCH, 2020



VIEW LOOKING SOUTH EAST TOWARD WESTMINSTER HIGHWAY

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NORTH ARROW:

OWNER/CLIENT:
**BOLD PROPERTIES
GOSEN PROPERTIES**

DP 18-797127
Reference Plan
Jun 2, 2020

08	DP RE-SUBMISSION - 18 797 127 DP	03/12/20
07	DP RE-SUBMISSION - 18 797 127 DP	01/13/20
06	COORDINATION - 18 797 127 DP	10/02/19
05	DP RE-SUBMISSION - 18 797 127 DP	04/17/19
04	DP RE-SUBMISSION - 18 797 127 DP	07/07/18
03	DP RE-SUBMISSION - 18 797 127 DP	11/19/18
02	DP RE-SUBMISSION - 18 797 127 DP	09/28/18
01	DP SUBMISSION - 18 797 127 DP	01/05/18
NOT	ISSUE	M/D/Y

SEAL:

CONSULTANT:

IWA ARCHITECTS

VAN 301 - 1444 Alberni Street Vancouver, V6G 2Z4
VIC 104 - 3212 Jacklin Road Victoria, V8B 0J5
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PROJECT NAME:

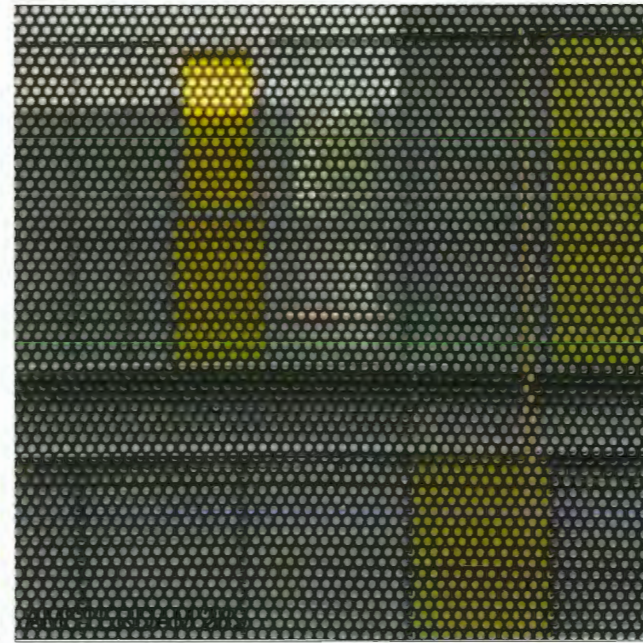
kindle

PROJECT ADDRESS:
8131 WESTMINSTER HWY.
CITY OF RICHMOND, BC

DRAWING TITLE:

RENDERING 03

PROJECT NO: 17025 DRAWN BY: CSH
SCALE: N.T.S. REVIEW BY: BW
DWG NO: A0504 MARCH 2020



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NORTH ARROW:

OWNER/CLIENT:

**BOLD
PROPERTIES
GOSEN
PROPERTIES**

DP 18-797127
Reference Plan
Jun 2, 2020

[illegible]

08	DP RE-SUBMISSION - 18-797 127 DP	03/12/20
07	DP RE-SUBMISSION - 18-797 127 DP	01/12/20
06	COORDINATION - 18-797 127 DP	06/02/19
05	DP RE-SUBMISSION - 18-797 127 DP	04/11/19
04	DP RE-SUBMISSION - 18-797 127 DP	01/07/19
03	DP RE-SUBMISSION - 18-797 127 DP	11/01/19
02	DP RE-SUBMISSION - 18-797 127 DP	05/02/18
01	DP RE-SUBMISSION - 18-797 127 DP	11/09/18
NA	ISSUE	06/01/19

SEAL: 

CONSULTANT:

WAA ARCHITECTS

VAN 301 - 1444 Alberni Street Vancouver, V6G 2Z4
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604.585.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

kindle

PROJECT ADDRESS:
8131 WESTMINSTER HWY.
CITY OF RICHMOND, BC

DRAWING TITLE: **PARKADE
SCREENS
PRECEDENCE**

PROJECT NO: 17025

DRAWN BY: CSH

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

REVIEW BY: BW

DWG NO: **A0803**

MARCH, 2020

Seating + Amenity



Soft Seating



Amenity Harvest Table



Amenity Seating



Amenity Area BBQ



Seating Deck with Tree

Hardscape



Decorative Tree Grate



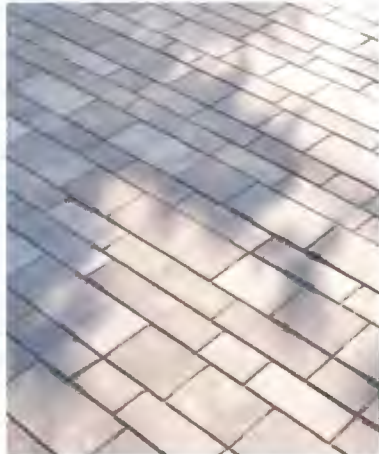
Raised Landscape Planting



Laser Cut Metal Gates + Screens

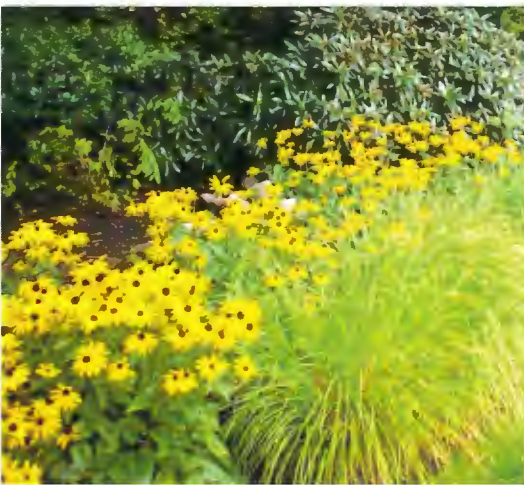


HydraPressed Slab Pavers at Patios



Feature Paving

Planting



Mass Planting



Seasonal Interest



Evergreen Hedges + Screening



Precast Planters



Ornamental Flowering Trees

DP 18-797127
 Reference Plan
 Jun 2, 2020

6 Re-Issued for DP	02/19/2020
5 Re-Issued for DP	04/17/2019
4 Re-Issued for DP	01/07/2019
3 Re-Issued for DP	11/19/2018
2 Re-Issued for DP	09/24/2018
1 Issued for DP	01/05/2018
Revision No	Date

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Client:
BOLD PROPERTIES
GOSEN PROPERTIES

Project Title:
Kindle
 8131 WESTMINSTER HWY.
 CITY OF RICHMOND, BC

Drawing Title:
Precedent Image Board

Project North:	Drawn By:
	TH
Checked By:	JMM/MP
Scale:	Job No.:
N/A	17-059
Sheet No.:	