



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: September 5, 2018

From: Wayne Craig
Director of Development

File: DP 18-822743

Re: Application by GBL Architects Ltd. for a Development Permit at 6340 No. 3 Road

Staff Recommendation

That a Development Permit be issued which would permit the construction of a 15-storey, 53,794 m² (579,027 ft²), mixed-use development at 6340 No. 3 Road on a site zoned "High Density Mixed Use and ECD Hub (ZMU37) – Brighthouse Village (City Centre)".

A handwritten signature in black ink, appearing to read "Wayne Craig".

Wayne Craig

Director of Development

WC:jhd

Att. 7

Staff Report

Origin

GBL Architects Ltd., on behalf of Keltic (Brighthouse) Developments Ltd., has applied to the City of Richmond for permission to develop a 15-storey, 53,794 m² (579,027 ft²), mixed-use development at 6340 No. 3 Road on a site zoned “High Density Mixed Use and ECD Hub (ZMU37) – Brighthouse Village (City Centre)”. Key components of the proposal include:

- A maximum floor area ratio (FAR) of 4.007 and a maximum height of 47.0 m geodetic.
- A podium and tower form of development with:
 - Four levels of parking including two below-grade levels.
 - Ground-level commercial uses.
 - A podium-level Early Childhood Development Hub (ECD Hub).
 - One office tower and three residential towers.
- Floor area including approximately:
 - 2,656 m² (28,588 ft²) of commercial space.
 - 9,906 m² (102,622 ft²) of office space.
 - 39,871 m² (429,168 ft²) of residential space.
 - 1,765 m² (19,000 ft²) of Early Childhood Development Hub (ECD Hub) space.
- Residential units including:
 - 533 market strata units.
 - 27 secured low end market rental units.
- LEED Silver equivalent design with LEED ID+C Gold certification for the ECD Hub.
- An on-site low-carbon energy plant with pre-ducting for future DEU system connectivity.

The site is being rezoned from “Land Use Contract 062” to “High Density Mixed Use and ECD Hub (ZMU37) – Brighthouse Village (City Centre)” under Richmond Zoning Bylaw 8500, Amendment Bylaw 9859 (RZ 17-773703). As considerations of rezoning, the developer will:

- Design, construct and transfer ownership of the Early Childhood Development Hub (ECD Hub) to the City.
- Design, construct and transfer ownership of the on-site low carbon energy plant to the City.
- Design and construct infrastructure improvements through a Servicing Agreement (SA) including:
 - New and upgraded City utilities.
 - Preducting for and/or undergrounding of private utility lines.
 - Relocation of all private utility equipment on site.
 - Road dedications to provide for an enhanced back-of-curb public realm on No. 3 Road.
 - Road dedications to provide for new travel lanes and an enhanced back-of-curb public realm on Cook Road.
 - Public right of passage statutory rights of way for enhanced pedestrian access along both the north and east edges of the site.
 - Provision of a kiss and ride facility adjacent to the future TransLink Bus Mall.
 - Frontage and PROP SRW improvements on all sides of the development.

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

Site and Context

Existing Site and Development: The subject site is located in the City Centre's Brighthouse Village on the east side of No. 3 Road between Cook Road and the future Bus Mall site at the foot of the Canada Line. It is comprised of a single lot. The property was previously developed with low-scale commercial uses and surface parking. It is currently undergoing demolition and site preparation.

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

- To the North: Adjacent, an undeveloped City lot subject to an application (DP 11-593871) to construct a Bus Mall adjacent to the Brighthouse Canada Line Station in keeping with the City Centre Area Plan (CCAP). This application is in process and will be the subject of a separate report. To the north of the Bus Mall site, a recently-constructed mixed commercial and residential use development on a site zoned "Downtown Commercial (CDT1)" (DP 11-584010).
- To the East: Across the north-south City lane, at 6411 Buswell Street, an existing, low scale commercial and office use development. This site is part of the Bus Mall development application noted above. Adjacent to the subject site, at 8171 Cook Road, is an existing, low scale commercial and office use development.
- To the South: Across Cook Road, existing, low-scale commercial buildings with surface parking.
- To the West: Across No. 3 Road, the Richmond Centre Mall site, which is zoned "Downtown Commercial (CDT1)" and is subject to an Official Community Plan (OCP) amendment application (CP 16-752923), as well as a Development Permit application (DP 17-768248) for the first phase of mall redevelopment and new mixed use building development. This application is in process and will be the subject of a separate report.

Rezoning and Public Hearing Results

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

Staff Comments

The proposed scheme attached to this report satisfactorily addresses urban design, form and character and other City objectives identified as part of the review of the subject Development Permit application. In addition, the proposed scheme complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the zone "High Density Mixed Use and ECD Hub (ZMU37) – Brighthouse Village (City Centre)".

Advisory Design Panel Comments

The Advisory Design Panel was supportive of the proposed scheme subject to Panel comments. The applicant has addressed significant comments including:

- Enhancing the identity of the ECD Hub entrance.
- Enhancing and distinguishing the expression of the different uses at the ground level (e.g. retail units and residential and office lobbies).
- Reducing the impacts of ventilation equipment on the north-south pedestrian mews and enhancing the façade treatment along the mews at the second to fourth level.

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

Analysis

Urban Design

Public Realm: The proposed development contributes to urban connectivity and public open space through a combination of widened back-of-curb cross-sections, Public Right of Passage Statutory Rights of Way (PROP SRWs) and publicly-accessible building setback areas. These include:

- On No. 3 Road and Cook Road, back-of-curb cross-sections (9.0 m and 7.3 m wide respectively) with treed and planted boulevards, off-street bike lanes, buffer strips and sidewalks.
- On No. 3 Road, a deep building setback on the ground level (8.3 m and greater) that will widen the sidewalk area leading to and from Brighthouse Station.
- On Cook Road, enhanced ground level building setbacks (3.0 m and greater) that will be geared toward south-facing patio use.
- At the No. 3 Road and Cook Road intersection, an additional building setback, set diagonal to the intersection, to create a generous, public open space on one corner of the Brighthouse Village Centre.
- Mid-block on Cook Road and aligned with the eastern edge of the site, a 6.0 m north-south PROP SRW pedestrian mews, along with additional minor building setbacks, to connect Cook Road with the eastern end of the Bus Mall.
- In the north-east corner of the site, a "kiss and ride" PROP SRW area.
- Along the north property line, a 4.0 m PROP SRW, along with additional minor building setbacks, to add depth to the Bus Mall's adjacent sidewalk, provide access to the development's storefronts and residential lobbies and provide to connect No. 3 Road with the north-south pedestrian mews and "kiss and ride" area.

Design co-ordination between these areas will be important to ensuring a functional and seamless public realm experience that addresses: pedestrian loads; the need for direct and meandering pedestrian travel; transitions between public, semi-public and private site areas; integration with the Bus Mall design; enhanced hard and soft landscape materials; tree, lighting and street furniture placement; highlighting of the Brighthouse Village Centre intersection; and, the overall continuity of the public realm along both No. 3 Road and Cook Road.

Design development of the public realm plan will occur through the Servicing Agreement process. Minor adjustments of the approved Development Permit ground level landscape plan (e.g. building setback areas) may be recommended. Changes will be subject to a General Compliance application, if warranted.

Public Art: As a consideration of rezoning, the applicant has offered to make a cash-in-lieu contribution to the City's Public Art Program. Public Art staff have proposed that part of the contribution be used to install an art work on the building façade to celebrate the Brighthouse Village Centre. The applicant is supportive of this proposal, which dovetails well with a significant building design feature proposed through the DP and located at the corner of No. 3 and Cook Roads. This design feature, as well as its potential to be adapted for Public Art purposes, is described in more detail in the Architectural Form and Character section of this report.

In order to further explore this Public Art opportunity, Public Art staff are preparing a Public Art Plan and Terms of Reference for presentation to the Public Art Advisory Committee in the fall of 2018. Should the proposal move forward, the artist and art concept selection process is expected to be completed in the winter of 2019. Once the art concept is determined and the technicalities of its implementation within the facade are fully understood, a General Compliance application will be required to modify the approved Development Permit and a general compliance report will be brought forward to the DP Panel for consideration.

Public Adjacencies: The development concept provides for street-animating commercial uses at the ground level on the No. 3 Road, Cook Road and Bus Mall frontages. These commercial uses wrap into the pedestrian mews running along the east side of the site, which is further enhanced with lighting, seating, soft landscaping and decorative façade finishing. The massing of the proposed development intersperses podium and tower forms and provides for low podium heights on the No. 3 Road and Cook Road frontages to improve scale and light conditions on these streets. All frontages are overlooked by residential uses providing for 'eyes on the street'.

Private Adjacencies: Because the proposed development has public open space on all four sides, it is well separated from existing and future development on nearby private properties. Further, the subject site towers are located to support appropriate tower separations. The applicant has provided a viability study for the property at 8171 Cook Road that demonstrates the property may be developed in accordance with the Official Community Plan (OCP). Through the provision of the pedestrian mews on the subject site, the design opportunities for the adjacent site are improved for both commercial uses at grade and residential uses above.

Grade Relationships and Flood Construction Level: To address the City's flood construction level requirements in the context of deeper building setbacks, disabled access requirements and comfortable patio seating slopes, a relaxation of the Flood Plain Designation and Protection Bylaw provisions is required along part of the Cook Road frontage. The applicant has reviewed the circumstances with Building Approvals staff, which have provided support for the proposed ground floor elevations.

Community Amenities

Early Childhood Development Hub (ECD Hub): The proposed development includes a 1,765 m² (19,000 ft²) ECD Hub facility that will house child care and child and family development services. The Hub will be designed and constructed by the developer and will be provided to the City at no cost at the completion of the project. Consistent with the considerations of rezoning, the Hub is proposed to be located on the third level of the development and has frontages on No. 3 Road, Cook Road and the podium rooftop. It is accessed by elevator and stair from its own entry lobby on No. 3 Road, as well as from various internal parkade levels (**Attachment 4**). The applicant team has been working with City Child Care and Project Management staff to develop the internal layout of the facility along with the layout and finishing of the outdoor spaces. Prior to issuance of the DP, the final indoor and outdoor designs must be accepted by staff and a preliminary construction cost estimate provided. Where relevant, details of the ECD Hub are discussed in the various report sections.

Affordable Housing: A total of 27 Low End Market Rental Housing (LEMR) units is proposed. These are clustered on Levels 3 and 4 of the north wing of the residential building, have a combined floor area of 2,013 m² (21,667 ft²) and include a range of unit types (studio to three bedroom). The LEMR units face either the Bus Mall or the podium. Those with frontage on the Bus Mall will be subject to the recommendations of an acoustic consultant with respect to noise mitigation.

Unit Type	Affordable Housing Strategy Requirements			Project Targets	
	Min. Permitted Unit Area	Current LEMR Maximum Rents (1) (2)	Total Maximum Household Income (1) (2)	Unit Mix	# of Units
Bachelor	37 m ² (400 ft ²)	\$811	\$34,650 or less	15%	4
1-BR	50 m ² (535 ft ²)	\$975	\$38,250 or less	33%	9
2-BR	69 m ² (741 ft ²)	\$1,218	\$46,800 or less	26%	7
3-BR	91 m ² (980 ft ²)	\$1,480	\$58,050 or less	26%	7
TOTAL		N/A	N/A	100%	27

Site and Functional Planning

Site Access: Proposed pedestrian access to the site includes storefront entries on three frontages, an office lobby at the No. 3 Road and Cook Road intersection and residential lobbies on Cook Road and the Bus Mall. A separate and exclusive lobby is provided for the ECD Hub on No. 3 Road.

Vehicle and truck access is proposed to be provided from Cook Road, where there will be a new traffic signal to manage the vehicle and pedestrian movements at the crossing. A second car and truck entry will be located on the east side of the site and will be accessed via the existing City lane that runs west from Buswell Street. This lane will be realigned and widened in the future.

Fire access has been vetted by Fire and Building Approvals staff based on the preliminary code analysis provided by the applicant. Access will be provided to the office, residential and ECD Hub lobbies, as well as the commercial retail units, from the fronting streets and the Bus Mall.

Parking and Loading: The proposed bicycle, vehicle and truck spaces are consistent with the site-specific bylaw (ZMU37) provisions.

Commercial, office and ECD Hub Class 1 bicycle parking, as well as end-of-trip facilities, are provided on the grade level of the parkade. Residential bicycle parking and bike maintenance facilities are provided in the below-grade parking areas close to the residential tower vertical circulation. Class 2 bicycle spaces are distributed around the site on grade.

Vehicle parking for the ECD Hub is provided on the ground and upper levels of the parkade and is located close to ECD Hub access points. Parking for commercial, office and visitor use is provided on three parkade levels and is separated from the residential parking which is located on the two below-grade levels. Two car share spaces, secured by SRW, are provided within the parkade at the east end of the site.

Truck and waste management loading spaces are proposed to be grouped near the Cook Road access and are visually and physically separated from the parking areas of the parkade. Large size truck loading is not required for this site.

Waste Management: The waste management system includes waste management collection facilities for the office and residential uses located on the first below-grade parking level at the base of each tower. A separate waste management collection facility is provided for the ECD Hub at the base of the ECD Hub vertical circulation system. Waste management for the ground level commercial uses is provided within the parkade ground level. The proposed system includes collection from all these facilities to a central pickup point within the combined truck and waste management loading area located on the ground level in the parkade structure. The Waste Management Plan is provided in the Development Permit drawings.

District Energy Utility: The low-carbon, central energy plant provided for the development will be transferred to the City to be integrated with the overall DEU system. The equipment is located on the top of the office tower as well as in various connection, equipment and transfer rooms throughout the development. Sustainability staff have reviewed and signed off on the Development Permit drawings.

Third-party Utilities: All third party utility equipment will be located on site. A significant “neighbourhood” BC Hydro VISTA box will be located adjacent to the kiss and ride at the north east corner of the site. The applicant has undertaken a detailed design review with BC Hydro to ensure that the location, layout and access are acceptable.

Indoor Amenity Space: A total of 1,133 m² (12,196 ft²) of residential indoor amenity space is provided, which meets the CCAP objective of 2 m²/unit (22 ft²/unit). The space is divided into a number of functional areas including a fitness room, a yoga studio, a large party room, a multipurpose room, a private dining room, a small guest suite, a children’s playroom, and a business centre. Most of the indoor amenity spaces are oriented toward the residential outdoor open space on the podium roof level.

Outdoor Amenity Spaces: The proposed development includes a variety of outdoor open spaces, as outlined below, all of which meet or exceed the OCP DP Guideline area expectations. All of the spaces are located to optimize design values, such as sun access and noise reduction.

- Public open space is provided around the base of the development and is designed to support connectivity and casual gathering. The total area is 2,861.1 m² (30,796.4 ft²), which significantly exceeds the CCAP DP Guidelines expectation of 1,342 m² (14,445 ft²) (10% of the net development site area).

- An outdoor space of 725 m² (7,800 ft²) is provided for the child care component of the ECD Hub on the parkade podium. It has been located, sized and configured to meet the sun access requirements for child care. It has also been located to be sheltered from the traffic noise of No. 3 Road.
- Outdoor space of 65 m² (704 ft²) is provided for the community services component of the ECD Hub on west facing deck overlooking No. 3 Road. This will provide break out space and community gathering opportunities for users of the facility, which will include a multi-purpose room and commercial kitchen. An additional break out area of 91 m² (979 ft²) is provided on the podium side of the multi-purpose room.
- Approximately 2,440 m² (26,264 ft²) of residential common outdoor space is provided on the podium roof. Smaller common outdoor amenity spaces areas totalling 1,049 m² (11,291 ft²) are provided over the midrise portions of the residential building. The combined area of outdoor space is 3,488 m² (37,545 ft²), which slightly exceeds the OCP/CCAP outdoor open space expectations (minimum 3,360 m²/36,167 ft²). Staff note that the area would typically be greater; however, a significant portion of the podium roof is devoted to the ECD Hub open space. All open spaces are accessible from all residential units (e.g. market and LEMR) and from much of the indoor amenity space.
- The residential common open space includes two play zones (on L3 and L7) with a combined area of 720 m² (7,750 ft²). This exceeds the OCP/CCAP expectations calculated as 3 m²/unit (32 ft²/unit) to a maximum of 600 m² (6,458 ft²).

Private Outdoor Space: The applicant has provided either a patio or balcony for each residential unit, generally consistent with the expectations noted in the CCAP. The balconies range in depth from 1.5 m to 1.8 m (5 ft. to 6 ft.) and, in most cases, span the whole frontage of the unit.

Architectural Form and Character

Massing: A podium and tower form of development is proposed. As a result of the site size, configuration and frontage opportunities (in part created by the applicant), a four tower concept is possible. The four towers are located to mark each of the corners of the site and are connected on three frontages with varied height streetwall forms. The towers and streetwall forms sit on a double height commercial base.

The proposed massing and floor area allocation generally address the design objectives of the CCAP DP Guidelines. The double height retail on three sides of the development contributes positively to both the spatial scale and day and night animation of the public realm. As well, it creates a strong base for the remainder of the building. The office uses are located in a distinct tower form on the No. 3 Road and Cook Road corner, which reinforces the identity of the No. 3 Road commercial spine and marks the Brighthouse Village Centre. The residential uses are located in the remaining midrise and tower forms and are arrayed around the podium level courtyard. To provide appropriate light access for the ECD Hub spaces located on the podium level, residential floor area has been relocated from the midrise masses to the tower masses.

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

- The office tower has a unique angled massing that distinguishes it from the more rectilinear residential midrise and tower massing. Further, the office tower has unique angled façade patterns on three sides that accentuate its angled form. The angled massing and facade language are also carried down to the street level with an angled column colonnade.
- The residential midrise and tower masses are articulated with the use of two façade styles – one with deep frame elements and the other with continuous balcony banding. These are used to break up the massing and scale impact, to create both horizontal and vertical expression and to provide differing identities to the residential towers.
- The ground level retail uses are articulated with a combination of deeper and shallower setback areas, the office tower colonnade, and the enhanced building lobby entries, which include heavy frame elements in the case of the residential lobbies and a dramatic sloped façade over the office entry.
- Articulation of the east massing/façade distinguishes the residential floor area from the parkade and service room uses that are located on the lower three levels of the development. A combination of landscaping and a decorative façade treatment will provide visual interest when viewed from within the north-south pedestrian mews. The view of the overall building face will be obscured by current and future development on adjacent sites to the east.
- The proposed towers are all of a similar height and sit slightly below 47.0 m geodetic. This accommodates the elevator overruns on the residential towers and the screened on-site, low carbon energy plant equipment which is located on the office tower. Because of the variations in tower plans and roofline detailing, adequate visual interest is provided when viewed from the street.

Character: The character of the proposed development is focussed around the CCAP Development Permit Guideline theme of “green building expression”. The office tower façades are designed with sun shading devices that are located, sized and oriented to optimize solar heat gain reduction. This results in different designs on each façade and adds significant dynamism to the building. The residential buildings address solar heat gain by inseting the outer walls to provide for shading via either a deep frame façade system or a continuous balcony façade system. These two systems are used and interlocked in various ways to ensure both a cohesive character and visual interest across the development.

Materials and Colour: Storefront, window wall and curtain wall glazing are all used and each is provided with its own framing and/or colour detailing to achieve specific design objectives. The proposed ground level commercial frontages combine clear glazing and dark grey framing to draw attention to the commercial uses and to establish a ‘heavier’ base for the building. The upper office and residential facades have a more subtle and refined material and colour palate that is intended to diminish the scale impact of the development. This palette includes glass, aluminum composite panels, architectural concrete and aluminum framing in clear, white and bronze finishes. Through relative weighting of the colours (e.g. more emphasis on white or more emphasis on bronze), the scale impact is further diminished and visual interest is provided across the development.

Special Design Features: The proposed development includes special design features intended to reinforce the development's contribution to the civic life of Richmond. The special features are provided on the building: in an area on the office tower façade where it faces the Brighthouse Village Centre; on the frontages associated with the ECD Hub; and, in an area of the façade adjacent to the north-south pedestrian mews.

Brighthouse Village Centre: As mentioned in the Urban Design section of this report, the office tower form has been sculpted to create a more generous public open space at the intersection of No. 3 Road and Cook Road. The building includes a large triangular area of curtain wall (approximately 88 m²) that is canted back from tower Levels 8 to 3 to highlight the two storey entry lobby on the ground level. This adds significant spatial interest to the public realm in addition to creating weather protection for the entry and the general public.

The applicant has also identified the canted area for a special façade treatment in order to mark and celebrate the Brighthouse Village Centre. It is proposed to be finished with uniquely coloured and patterned glass to differentiate it from the remainder of the facades. This canted area is the subject of the Public Art Plan proposal discussed in the Urban Design section of this report, which, if approved through the Public Art and General Compliance processes, would see the applicant's decorative glass treatment replaced with a commissioned art work.

ECD Hub: The ECD Hub is provided with its own identity and celebrated as a community facility through the use of coloured glass on all of its facades. The coloured glass, which will include both vision and spandrel areas, is purposely co-ordinated with the glass colours used in the façade area over the office tower entry. In addition to its placement around the third level facility, the coloured glass is proposed to be carried down to the ground level ECD Hub entry on No. 3 Road to further assist with facility identity and wayfinding. Should the Public Art proposal move forward, the ECD Hub glass design may require modification to ensure an appropriate relationship with the public art work colours and design. If so, it would be included in the General Compliance application for the public art.

North-South Pedestrian Mews: The north-south pedestrian mews is bordered on its lower levels by the development's parkade and service rooms. To enliven the pedestrian experience along the mews, the applicant is intending to install an artist-designed decorative finish. The work to develop the decorative finish is underway and, once established, will be advanced for consideration in the General Compliance report along with the proposed Public Art and ECD Hub façade changes, if applicable.

Signage: The application proposes two signage approaches: around the base of the office tower, where the storefronts and ECD Hub entry sit behind the colonnade, horizontal signage bands are provided over the entry doors, and, in the remainder of the commercial frontage, vertical signage bands are provided. A separate Sign Permit Application is required for proposed signage.

Landscape and Open Space Design

Ground Plane: As noted in the Urban Design/Public Realm section of this report, a functional and seamless public realm experience that combines back-of-curb, PROP SRW and building setback areas is important to the public experience of the city and the project. Consistent with the Rezoning Considerations, most of the landscape area around the base of the development will be subject to design development through the Servicing Agreement. This includes the north-south pedestrian mews, the east-west Bus Mall pedestrian mews, the Kiss and Ride and the TransLink SRW area on No. 3 Road.

The remaining areas of the ground plane design, which are located primarily in the building setbacks along No. 3 Road and Cook Road, are governed by the DP. In these areas, the applicant has proposed large planters adjacent to the property line. The planters include integrated bench seating, trees and shrubbery. These are intended to buffer the more direct movement of pedestrians using City sidewalks from the more meandering movement of pedestrians that are window shopping, enjoying the public seating and accessing building entries. Benches are also integrated with the angled columns of the office tower colonnade.

The proposed paving pattern at the base of the office tower is angled in order to reinforce the angled façade treatment of the tower and to draw attention to the No. 3 and Cook Road corner open space. Paving along the No. 3 and Cook Road frontages also include perpendicular pattern transition areas and smaller grain pattern areas at the building entries.

ECD Hub Open Space: The ECD Hub facility open space design has undergone detailed design development, with the input of City staff. For the Child Care open space, key design considerations included the size, configuration, sun access, programming, equipment areas, and hard and soft landscaping materials necessary to meet the needs of the users and address applicable child care standards and approvals. The ECD Hub community services area of the facility is also provided with outdoor space. It is located adjacent to the multi-purpose room, on both sides of the facility and is designed with hard surfaces to accommodate group use. Both the child care and multi-purpose outdoor areas on the podium have been provided with treed landscape buffers to both define the spaces and create visual screening for the adjacent residential open space and units. The ECD Hub outdoor space design is shown on the landscape plans.

Residential Open Space: The residential open space is distributed between the podium and two mid-rise roof top areas. The podium level space is divided into private and common areas. The private areas are separated from the common areas with a combination of water feature and landscape mounds with trees. The programme areas for the common outdoor space include a west facing patio associated with the indoor amenity space (with lounging and barbeque functions), a sod games area, a children's play area and a series of paths, boardwalks and more private trellised seating areas. An urban agriculture and farm table entertaining area is proposed over the north wing on Level 9. A contained parent and tot area is provided over the east wing on Level 9.

Tree Retention and Replacement: All thirteen bylaw-sized trees have been removed from the site. A total of 138 new trees are provided through the landscape plan, far exceeding the 2:1 replacement requirement.

Green Roof: A small, sloped, extensive, green roof area is provided over the ECD Hub multi-purpose room. In addition to its sustainability values, this area improves the outlook from the nearby offices and residential units.

Sustainability

LEED: As considerations of rezoning, the facility will target LEED Silver for the overall development and with certify as LEED Gold for the ECD Hub interiors (**Attachment 5**).

DEU: The DEU low carbon energy plant equipment is located primarily on the office tower roof and is provided with screening. A preliminary layout of the rooftop equipment is included in the DP drawings.

Livability

Accessibility: The proposed development includes 403 units with Aging-in-Place features (stairwell hand rails; lever-type handles for plumbing fixtures and door handles; and solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers). It also includes 157 units that are further enhanced with Basic Universal/Adaptable housing features (including all of the accessibility provisions listed in the Basic Universal Housing Features section of the City's Zoning Bylaw).

Noise Mitigation: The applicant has provided a preliminary opinion from an acoustical consultant indicating that the residential component of the development will not require redesign, although upgrades to the façade details may be required to meet acoustic requirements (**Attachment 6**). Submission of the final consultant report is a condition of DP issuance.

Crime Prevention through Environmental Design: The applicant has provided a list of CPTED features to be incorporated into the development that address Section 14.2.11 of the OCP (**Attachment 7**).

Conclusions

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.

Janet Digby
Planner 3

JD: rg

Attachments:

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| Attachment 1 | Development Application Data Sheet |
| Attachment 2 | Development Permit Conditions of Approval |
| Attachment 3 | Advisory Design Panel Minutes (annotated) |
| Attachment 4 | ECD Hub Plans |
| Attachment 5 | LEED Checklists |
| Attachment 6 | Preliminary Acoustic Report |
| Attachment 7 | CPTED Checklist |



City of
Richmond

Development Application Data Sheet
Development Applications Department

DP 18-822743	
Address:	6340 No. 3 Road
Applicant:	GBL Architects Ltd.
Owner:	Keltic (Brighthouse) Development Ltd.
Planning Area(s):	City Centre – Brighthouse Village

DP 18-822743	Required	Proposed
Site Area:	12,600 m ²	12,999 m ²
Net Development Site Area:	13,424.8 m ²	13,424.8 m ²
Land Uses:	Mixed Use	Mixed Use
OCP Designation:	Downtown Mixed Use	Downtown Mixed Use
Area Plan Designation:	Urban Core T6 (45 m)	Urban Core T6 (45 m)
Zoning:	ZMU37	ZMU37
Number of Residential Units:	n/a	546

DP 18-822743	Bylaw Req't	Proposed	Variance
Floor Area Ratio (FAR):	Max. 4.007	4.007	n/a
Floor Area per FAR:	Max. 53,794 m ²	53,794 m ²	n/a
Non-residential Floor Area:	Min. 13,519 m ²	13,922 m ²	-
Residential Floor Area:	Max. 40,274 m ²	39,871 m ²	-
Lot Coverage:	Max. 90%	74%	-
Lot Size:	Min. 12,600 m ²	12,999 m ²	-
Lot Dimensions:	n/a	n/a	-
Setback – No. 3 Road:	Min. 4.0 m	5.5 m	-
Setback – Cook Road:	Min. 3.0 m	3.0 m	-
Setback – Interior Side Yard (north):	Min. 4.0 m	4.0 m	-
Setback – Rear Yard (east):	Min. 6.0 m	7.5 m	-
Height Dimensional (geodetic):	Max. 47.0 m	46.9 m	-
Off-Street Parking Spaces – Residential Unit:	533	561	-
Off-Street Parking Spaces – Affordable Housing Unit:	24	24	-
Off-Street Parking Spaces – Visitor:	112	112 (112 shared)	-
Off-Street Parking Spaces – Commercial:	83	83 (83 shared)	-
Off-Street Parking Spaces – Office:	135	135 (34 shared)	-
Off-Street Parking Spaces – ECD Hub Overflow:	8	8 (8 shared)	-
Off-Street Parking Spaces – ECD Hub:	41	41	-
Off-Street Parking Spaces – Car Share Spaces:	2	2	-
Off-Street Parking Spaces – Total:	818	844	-
Loading Space – ECD Hub:	1	1	-
Loading Spaces – Medium Size:	6	6	-
Bicycle Parking Spaces – Class 1:	739	742	-
Bicycle Parking Spaces – Class 2 (shared):	70	70	-



City of
Richmond

Development Permit Conditions of Approval
Development Applications Department

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

1. Receipt of a Letter-of-Credit for landscaping in the amount of \$3,104,407.90 which includes the cost of construction and a 10% contingency amount for landscape in the ground level setback areas, the podium and rooftop areas, including the ECD Hub areas.
2. Provision of an acoustic report and recommendations by a professional acoustic consultant with respect to sound mitigation measures required as a consideration of rezoning as well as for the commercial and residential uses adjacent to the Bus Mall.
3. Provision of a copy of the draft contract between the owner and the car share operator describing the terms of the provision of car sharing services.
4. Receipt of a Letter of Credit in the amount of \$42,240 to secure the owner's commitment to provide transit passes based on 110% of transit pass costs (including 100% for transit pass purchases and 10% for future transit pass cost increases and administration).
5. Completion of the ECD Hub facility design to the satisfaction of the City, per the rezoning consideration, and provision of a preliminary construction cost estimate, verified by an independent quantity surveyor that is acceptable to the City, for facility proper, ancillary facilities and outdoor space.
6. Revision of the Transportation Impact Analysis to reflect the final DP statistics and other revisions resulting from design development of the transportation aspects of the proposal.

**Annotated Excerpt of the Minutes
Advisory Design Panel Meeting**

**Wednesday, July 18th – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

Comments from the Panel were as follows:

commend the applicant for integrating public art into the project;

RESPONSE: Noted;

appreciate the proposed widened sidewalk which accommodates a three-meter wide landscaped boulevard along the No. 3 Road frontage; provides variation to the City's streetscape and enhances the overall pedestrian experience;

RESPONSE: Noted;

support the overall landscaping for the project;

RESPONSE: Noted;

appreciate the use of black mullions to differentiate the ground level retail units from the office and residential units on the upper levels; consider further differentiation for the ground level retail units, e.g. installing a different material for the soffits; also consider further differentiating the retail spaces at the southeast and northwest corners, e.g. through installing canopies and introducing different colours and lighting;

RESPONSE: The design team further developed the design of the residential frames on ground level and the treatment of the residential lobbies. The residential lobbies are enhanced through the extrusion of the residential angled frame element. This, together with the use of the white angled frame panels will give the lobby a greater residential character. Integrated lighting is proposed for the residential lobbies in order to achieve a unique language and differentiate them from the retail. Vertical residential signage will help to demarcate the location of the residential lobbies.

appreciate the overall architecture of the building which is different from other developments in Richmond; helps differentiate the character of the area;

RESPONSE: Noted;

massing of the towers could still be further visually broken to help reduce their scale, e.g. introducing variations in materials and colours for privacy screening;

RESPONSE: After developing the design of a further broken massing, we found that the simplicity of the overall project language is compromised. The approach is to have two clear residential languages (frames vs white/glazed language) and introducing variations makes a difficult reading of the massing;

consider further differentiating the residential entries, e.g. in terms of colour and scale, to delineate them from retail/commercial spaces;

RESPONSE: Refer to above note – the residential frames and lobbies have been accentuated;

support the proposed locations for public art in the project; also consider incorporating public art along No. 3 Road; a series of public art features along No. 3 Road would help the terminus of TransLink Canada Line and enhance the character of the street as a public space;

RESPONSE: Noted;

the project's design team could coordinate with the City's Public Art Planner to investigate opportunities for (i) integrating large scale, bold artwork at high level on the building façade facing No. 3 Road, and (ii) integrating public art along the coloured glazed panels in the ECD Hub;

RESPONSE: The design team will be coordinating closely with City's Public Art Planner for locations and/or types of public art for project building and site. The intent is for the major piece of public art to be located on Tower 4 facing the intersection of Cook and No. 3 Road. This public art will be approximately 5 stories high and 900 SF in area;

in general, consider not only enhancing the pedestrian experience in incorporating public art in the project but also providing a visually prominent public art presence in a key/central location in the City to help differentiate it from other areas;

RESPONSE: refer to above response;

appreciate the applicant's presentation of the project and its potential to enhance the area;

RESPONSE: Noted;

the proposed ECD Hub will add success to the project;

RESPONSE: Noted;

consider embellishing the courtyard through further landscaping to enhance the visual experience from the ground level, e.g. incorporating landscaping steps almost reaching the ground;

RESPONSE: Incorporating access to the podium/courtyard from grade will involve significant re-design and create possible security concerns considering the area best suited for this type of step is where the ECDH outdoor space is;

the viewing deck along No. 3 Road should express the richness of the courtyard;

RESPONSE: The west viewing deck to incorporate landscape elements which are visible from No. 3 Road;

the more urban edge of the plaza space along No. 3 Road are more successful; the proposed three-meter wide boulevard along No. 3 Road could be reduced to increase the plaza space;

RESPONSE: Noted – refer to ADP comment #2;

applicant is advised to review the proposed locations for staging events around the plaza area as one of them is located in close proximity to the building doors at the main corner;

RESPONSE: This comment was about parking intake and exhaust locations. The exhaust of the parkade is proposed along the pedestrian mews wall, in order to avoid any impact to the landscape on the ground. The fresh air intake openings are proposed under the benches along the No. 3 Road boulevard, minimizing the impact in the public realm;

consider a more significant and identifiable entrance to the ECD Hub on No. 3 Road; also consider shifting the proposed ECD Hub entrance and vestibule farther to the north;

RESPONSE: The ECDH lobby will be moved further north to separate and demarcate it from the office tower entrance. The ECDH entrance is reflected through a frame that follows the

angled column arcade under the office building. This appears as a unique and remarkable element in the project. The use of the colored glass serves to relate the entrance to the 2nd level ECDH skin achieving a consistency for the program. The importance of this lobby has been enhanced through the integration of coloured signage in the inside faces of the entrance frame that will be easily visible and identifiable from No. 3 Road. We replaced the closed staircase with feature open stairs that will achieve a lighter and more prominent lobby space for the ECDH;

ensure that the residential corridor areas have adequate access to natural light, particularly in the long internal corridors in the podium level to enhance the livability of residential units;

RESPONSE: *Because of the layouts of the corridors and units, providing natural light in the corridors is very difficult. To address this issue, lighting, colours, materiality, and interior design features will be carefully considered to increase comfort and livability for the resident;*

overall, appreciate the strong scheme for the project;

RESPONSE: *Noted;*

appreciate the inclusion of a significant number of Basic Universal Housing (BUH) and Low-End Market Rental units in the project;

RESPONSE: *Noted;*

consider providing ensuite access from bedrooms into washrooms for BUH units; also consider reducing the size of hanging closets;

RESPONSE: *Noted;*

dens are a nice feature in some BUH units; however, consider replacing inward-swinging with outward-swinging doors for more efficient use of floor space; also consider installing pocket or barn doors;

RESPONSE: *Provided – additional LEMR BUH units were added (up from 14 of 27 to 22 of 27);*

some bedrooms in the BUH units require residents to go through the living room or dining room to access the washrooms; consider a more direct access to the washrooms from bedrooms to address the needs of people with mobility issues;

RESPONSE: *Provided;*

ensure the smoothness of the surface paving treatment of the walkways on the podium level to enhance the pedestrian experience of people using strollers and mobility equipment; look at the design of the separation of slab;

RESPONSE: *Design team will ensure thresholds between spaces are minimized as well as material choices for the ground to enhance pedestrian experience for all people*

the site's four "frontages", each having a different character and feel to it, is an encouraging feature of the site; allows pedestrians to experience the building in different ways; location of planters and benches along No. 3 Road enhances the pedestrian experience;

RESPONSE: *Noted;*

review the proposed location of some mechanical rooms in the east side of the building which is adjacent to the pedestrian mews, e.g. the generator room, to mitigate the acoustic and air quality along the pedestrian mews;

RESPONSE: *Service rooms are re-arranged to achieve a more localized louvered area (reduced in scale) on the lane parking entrance;*

investigate opportunities for switching the three-lane parkade exit on Cook Road and the two-lane parkade exit on the pedestrian mews; if not possible, consider design development of the driveway to the parkade entry/exit off Cook Road to provide continuity of pedestrian circulation along the Cook Road sidewalk in order to enhance pedestrian experience and safety, e.g. installing an island;

RESPONSE: *although switching parking entrance conditions is not feasible, additional measures will be added to increase safety and public experiences in front of parking entrances on both Cook Road and Pedestrian Mews:*

Coloured and textured pavement

Green pavement parking will be provided for proposed bike path crossing and will increase driver awareness and visibility of crossing pedestrians and bicyclist.

Textured pavement could be provided for pedestrian crosswalk to increase driver awareness of crosswalk.

Pedestrian Crossing Ahead Warning Sign

Can provide WC-2 (Pedestrian Crossing Ahead Sign) in advance of the crosswalk (north leg) warning drivers of the pedestrian crossing ahead.

No Right-Turn on Red

Add signage restricting right-turn on red from the access (southbound and westbound right-turns to minimize vehicles conflicting with pedestrian crossings across the access).

Advance Yield to Pedestrian Line (Pavement Markings)

Provide pavement marking in advance of the pedestrian crossing at the access leg (north leg) of the access to improve driver awareness of the crossing and yield compliance.

consider design development of the building façade fronting the future TransLink Bus Mall to differentiate it from other facades of the building; review the provision of weather protection along the north side of the building;

RESPONSE: *The canopy along the Bus Mall was extended to 10'-0" deep in order to provide a greater weather protection. We further developed the retail storefronts, adding a rhythm to the retail frontage. Refer to sheet A3.04_Nothing Elevation of the Architectural plan set;*

appreciate the strong design of the building, particularly the office tower; commend the applicant for tying in the main building with the other buildings in the subject development; details provided by the applicant were helpful in the Panel's review of the project;

RESPONSE: *Provided;*

applicant needs to carefully consider the design and materials for the fences in the building to ensure long-term maintenance by the strata;

RESPONSE: *Maintenance will be considered during the design development stages;*

applicant has successfully integrated public art into the building façade; applicant is encouraged to continue with the public art process;

RESPONSE: *Understood – will work closely with the City of Richmond Public Art Board moving forward to craft design brief, select artist, and work with artist for the project. Refer to previous comment regarding Public Art;*

appreciate the treatment of the southwest corner of the building which addresses a prominent corner;

RESPONSE: Noted;

consider an HVAC for a potential restaurant space below the residential towers to control odours and avoid complaints from residents;

RESPONSE: Retail CRU's containing a commercial kitchen (with grease laden vapours) will be required to be equipped with an ecologizer in the ceiling plenum. The mechanical louvers over the retail canopies will be used for the HVAC intake/exhaust.

appreciate the clean design of the residential towers; like the differentiation between the vertical elements; large and small balconies enhance the architecture of the residential towers;

RESPONSE: Noted;

applicant and City staff are advised that the project needs to be done in phases as doing it all at once would be difficult to achieve;

RESPONSE: The intention with the ownership group and pre-construction manager is that entire project will be in one phase;

consider softening the parkade entries to make them more pedestrian-friendly; concerned with the lack of alignment of the parkade in the east side which is expected to experience a substantial amount of vehicular traffic;

RESPONSE: Refer to previous comment regarding the safety concerns for parking entrances.

investigate opportunities for signage in the ECD Hub that is thoughtfully done and integrated into the architecture of the building;

RESPONSE: Refer to previous comment about ECDH entrance;

provision of large stroller parking space as well as large elevators in the lobby are a necessity in the ECD Hub;

RESPONSE: The ECDH elevator is designed as an oversized elevator with an interior cabin of 5'-6"x7'-6". The ECDH stroller parking areas at L2 comply with the specifications of the Brighthouse Village ECDH technical requirements;

the ECD Hub outdoor area is well-programmed; investigate opportunities for incorporating a large contiguous grassed area;

RESPONSE: Natural grass areas are challenging to maintain in an on-slab daycare setting due to high level of daily use. For the purpose of unstructured play, we incorporated areas of artificial turf and resilient surface instead;

the pedestrian mews is a key element of the project; consider design development as it currently appears as a beautified alley rather than a mews; applicant could return the retail a bit more on the southeast corner; investigate opportunities for integrating some of the mechanical equipment into the double height space on ground level to soften the pedestrian mews and make it more pedestrian-friendly;

RESPONSE: The pedestrian mews has been softened through the removal of the louvers at L2/L3. This creates a large amount of wall area where colourful panels can be utilized to activate and lighten the pedestrian mews. The retail on the corner has been improved by creating a full-double height space by relocating several service rooms on L2;

look at the venting of garbage enclosure inside the parkade; and

RESPONSE: The venting for the garbage rooms are included in the plans – Refer to A2.03;

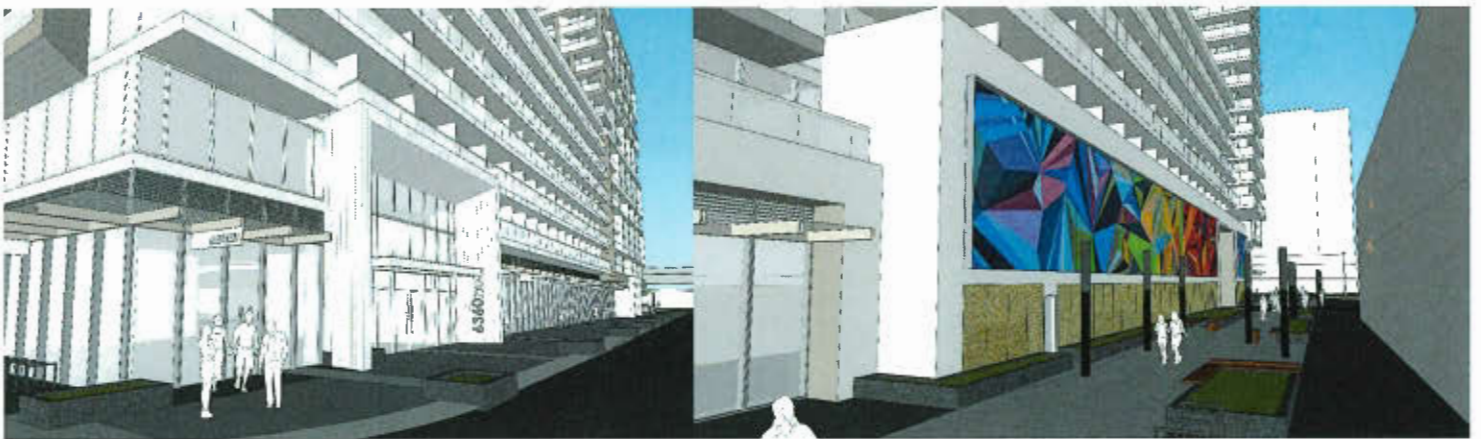
consider introducing gating between the multiple uses of the building at different hours due to the complex and intense use of the site.

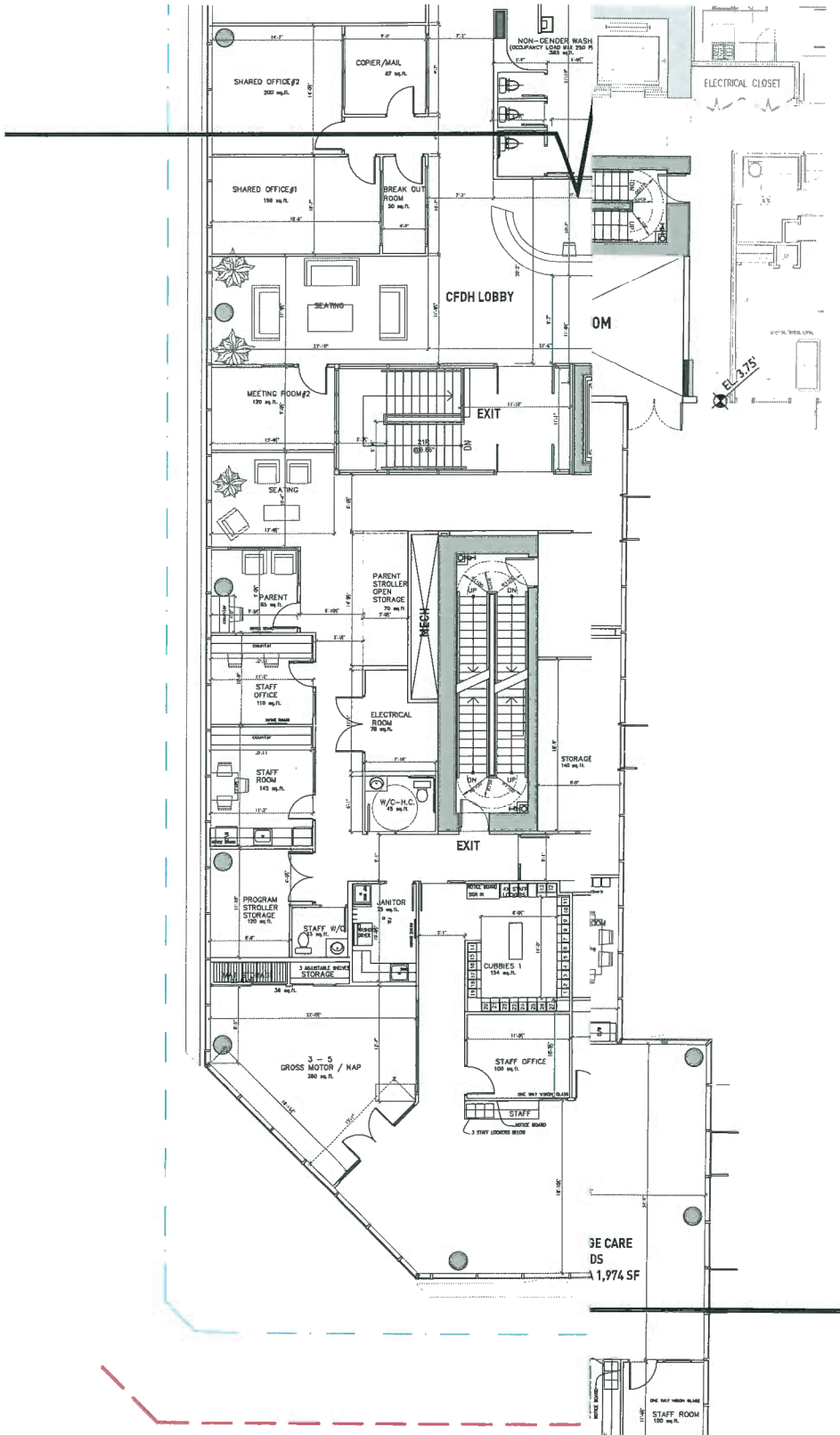
RESPONSE: *The use of multiple gates in the parkade will reduce the overall effectiveness of the public parking and will result in a less flexible parking utilization (the non-residential parking is to be shared).*

Panel Decision

** Please note that as a quorum was not present, these notes do not constitute a record of decisions made by the Advisory Design Panel, rather a record of the discussions held.*

CARRIED





GBL ARCHITECTS
 139 EAST 8TH AVENUE
 VANCOUVER, CANADA V6T 1R8
 T 604 736 1156 F 604 731 5279
 GBLARCHITECTS.COM

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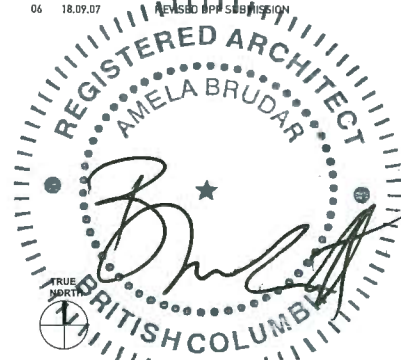
PLOT INFO

NOTES

NO DESCRIPTION

REVISIONS

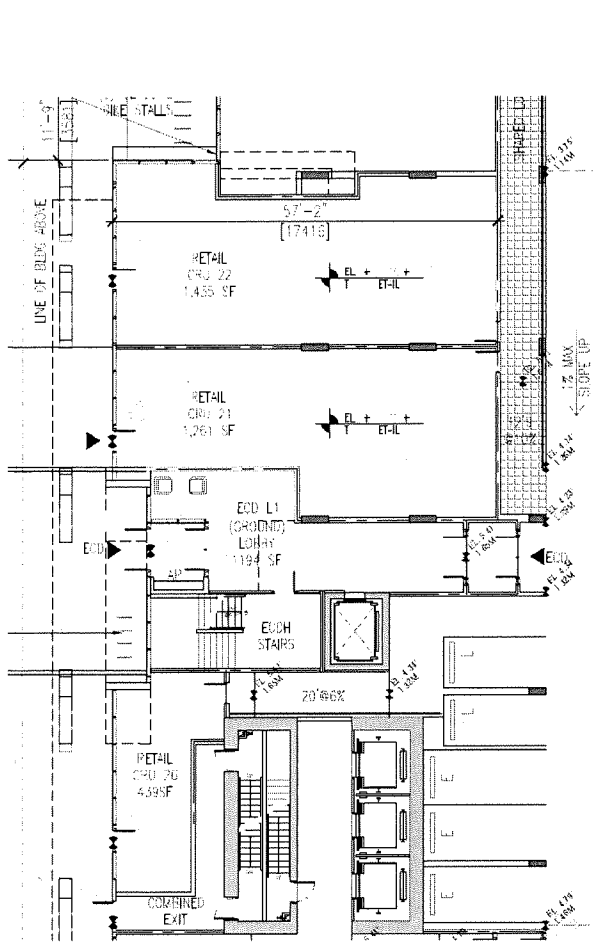
NO.	DATE	REMARKS
01	18.05.31	ISSUED FOR DP
02	18.06.20	REVISION ISSUED FOR DP
03	18.07.25	DPP DRAFT
04	18.08.10	ISSUED FOR COORDINATION
05	18.08.24	ISSUED FOR DPP
06	18.09.07	ISSUED APP SUBMISSION



6340 NO 3 RD
 RICHMOND, BC

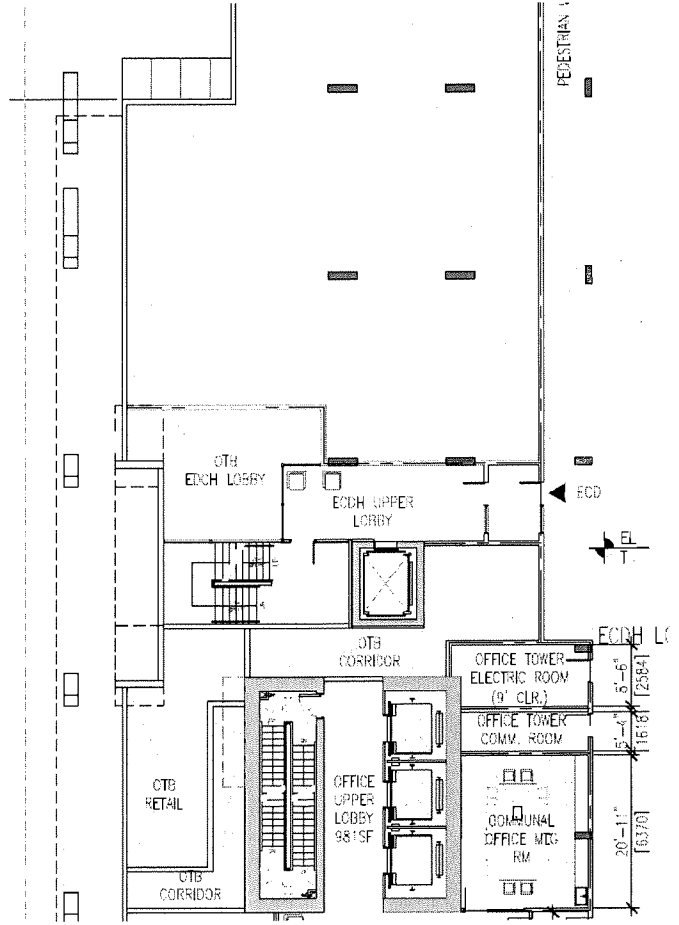
MIXED-USE
 L3 DETAILED PLANS
 ECDH

DATE	TCL
DRAWN BY	-
CHECKED BY	-
SCALE	1:200
JOB NUMBER	1646



ECDH LOBBY L1 1:100

ASK-180904-1 ECDH LOBBY L2 1:100



ASK-180904-2



July 22, 2018

Planning and Development Services
City of Richmond

Re: 6340 No. 3 Road– Summary of Proposed Sustainability Measures

The applicant and design team are committed to incorporating green building principles into the design and long term operations of the proposed residential development at 6340 No. 3 Road. The project has been registered with the Canada Green Building Council's LEED v4 for Core and Shell rating system under the number 19735. To demonstrate its environmental performance and will target a sufficient number of credits to be equal to Silver level LEED certification strategy. The following list, along with a preliminary LEED Checklist, highlights the prominent sustainable features which will meet the intent of 51 points, which is above the minimum threshold for LEED Silver certification. Beyond these targets, several other strategies are potentially available including the LEED Gold certification of the Early Childhood Development Hub (ECDH) under the LEED for Commercial Interiors rating system

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

Location and Transportation

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

Sustainable Sites

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

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

Water Use Efficiency

The project's management of rainwater runoff will be done in such a fashion as to minimize where feasible the volume of stormwater released to the City of Richmond's stormwater system. The project will address water management through two design approaches. Firstly, water conservation through low flow plumbing fixtures, the project will be targeting a 40% reduction in the use of potable water through selection of plumbing fixtures. Secondly, given the scale of the plantings proposed the project irrigation demand will be a major focus. The project has established a target of reducing irrigation demand for potable water by 50% for the irrigation of the project's landscaping. This will be done using combination of water efficient planting selections, water efficient irrigation systems, and demand based irrigation control systems.

Finally, the project will aim to increase accountability for water consumption by metering major water end uses. In this way, water intensive building operations can be better monitored and maintained to ensure ongoing water reductions. The combined indoor

and outdoor water use strategies support an integrated approach to reduce demand on the City of Richmond's water services, while limiting the waste of potable treated water supplies.

Energy Performance

The project will be designed to satisfy the LEED minimum energy efficiency of a 3% reduction in energy cost relative to an ASHRAE 90.1- 2010 baseline. High performance systems will be considered throughout design to ensure the project's energy performance is met.

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

In addition to a high efficiency envelope, the development will further reduce energy and carbon emissions through high efficiency HVAC design. Of the mechanical systems under consideration, the building is likely to utilize a four-pipe hydronic system with fan coils to provide specific thermal controllability to each zone.

To meet the City of Richmond's requirements for central plant efficiency (that plants use a minimum of 70% renewable energy), the project has elected to use a combination of heat pumps to meet the base heating and cooling load for the building. For the base heating and cooling load, the project will utilize Air Source Heat Pumps (ASHP) which utilizes the electricity to move and increase heating energy through the refrigerant cycle. In the context of the goal for 70% of the central plant to utilize renewable energy, this system utilizes low carbon electricity sourced from renewable hydroelectricity which meets the criteria for renewable energy. For domestic hot water, waste heat rejected from the building's ASHPs will be captured and upgraded to domestic hot water temperatures using a Water to Water Heat Pump (WSHP) which functions in the same way as an ASHP to use renewable electricity to generate domestic hot water for the building. Finally where heat pump technology is no longer viable for the heating of the building or its domestic hot water, high efficiency natural gas using condensing boilers will be used.

In addition to high performance system design, the project's mechanical, electrical, and envelope systems will be commissioned, ensuring the ongoing performance and energy management of the entire development through to building operations.

Building Materials

Through the use of a building lifecycle impact analysis and innovative material product disclosures the project will aim to demonstrate building lifecycle impact reductions in overall Co2 emissions, depletion of non-renewable energy resources, eutrophication and other global impact categories. Materials will be selected to provide industry regulated ingredient declarations, and identify the environmental impacts associated with each material. Where feasible, materials will be selected from organizations with 3rd party materials reporting through initiatives like the Global Reporting Initiative (GRI), OECD, and U.N. Global Impact. Materials with bio-based materials, FSC certified wood content, reused materials, and recycled content will be of priority.

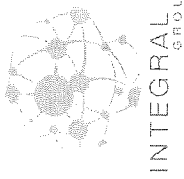
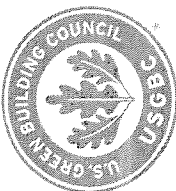
Construction waste management will be an integral part of the building process, firstly through source minimization, smart product selection, packaging and transport. Recycled content and regionally sourced materials will be preferred through the selection process, focusing on steel, concrete and glass components, reducing the impact of extracting of virgin resources. These materials retain their high value in the recycling chain and so once the service life of the proposed building comes to an end, re-use and integration into new building materials is a viable option. Furthermore, waste generated on site during construction will be addressed through a comprehensive waste management plan, detailing recycling facilities and documenting the diversion of standard debris from landfill.

Indoor Environment

Ventilation air will be delivered to each space by means of rooftop air handling units and in suite fancoils. Outdoor air ventilation will be implemented and adhere to ASHRAE 62.1-2010 to reduce occupant exposure to indoor pollutants by ventilating with outdoor air. Indoor pollutants will be further managed by utilizing building entryway systems and MERV 13 filtration where feasible to minimize the introduction of exterior contaminants into the indoors space.

To further improve the indoor air quality of the building, interior finishes and coatings will be specially selected to limit the quantities of harmful volatile organic compounds (VOCs) which would be off-gassed after installation. The selection of low emitting materials will also include the project's insulation in addition of the traditional scope of paints, sealants, flooring and formaldehyde free woods.

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



6340 No. 3 Road: Equivalency Checklist
LEED v4 BD+C: CORE + SHELL

Date Issued by Integral Group: May 30th, 2018
 USGBC Project No.: 19735

2018-05-30

Approved	51	12	37	30
Revised				
Comments				
By				
Date				

Project Total: Certified 46 to 49 points - Silver 50 to 59 points - Gold 60 to 79 points - Platinum 80 to 110 points

Integrative Process		Possible Points	
IC1	IC2	3	3
13	2	2	23
LT11	2		
LT12	2		
LT13	4	2	
LT14	6		
LT15	1		
LT16			
LT17			
LT18			

Sustainable Sites		Possible Points	
SS1	SS2	5	5
4	2	5	5
SS11	1		
SS12	1		
SS13	1		
SS14	3		
SS15	1		
SS16	1		
SS17	1		

Water Efficiency		Possible Points	
WE1	WE2	6	2
6	1	2	2
WE1	1		
WE2	1		
WE3	1		
WE4	1		

Energy & Atmosphere		Possible Points	
EA1	EA2	5	23
5	3	23	2
EA1	1		
EA2	1		
EA3	1		
EA4	2		
EA5	3		
EA6	1		
EA7	2		

Material & Resources		Possible Points	
MR1	MR2	3	3
3	3	3	3
MR1	1		
MR2	1		
MR3	1		
MR4	1		
MR5	2		

Indoor Environmental Quality		Possible Points	
IEQ1	IEQ2	5	5
5	5	5	5
IEQ1	1		
IEQ2	1		
IEQ3	2		
IEQ4	1		
IEQ5	3		
IEQ6	1		

Regional Priority Credits		Possible Points	
RPC1	RPC2	3	1
3	1	3	1
RPC1	1		
RPC2	1		
RPC3	1		
RPC4	1		

implement them where feasible. The project will also aim to demonstrate reasonable visual access to the outdoors from over 75% of the regularly occupied floor space.

Conclusion

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

May 24, 2018

Planning and Development Services
City of Richmond

Re: ECDH – Summary of Proposed Sustainability Measures

The applicant and design team are committed to incorporating green building principles into the design and long term operations of the proposed ECDH fit out of the 6340 No. 3 Road. The project will be registered with the Canada Green Building Council's LEED v4 rating system for Interior Design and Construction (ID+C) rating system and will utilize a 60+ point strategy to be equal to a Gold level of design. The following list, along with a LEED checklist, highlights prominent sustainable features which will achieve a preliminary 60 points.

The development will support a Gold level of performance for the ECDH through the following strategies.

Sustainable Sites

The development's design densifies the existing site to maximize land usage. The site is located within a short walking distance (50 m) of No. 3 Road and the good variety of amenities at the Richmond Center. This location also provides optimum connectivity to pedestrian, bicycle and public transit options. The No. 3 Road roads offer access to the Canada line, 301, and 340 encouraging building occupants to utilize alternative transportation opportunities, reducing dependence on single occupancy vehicles. The location along transit corridors combined with secured storage for bicycles and electric vehicle charging within the proposed building affords a distinct advantage for carless commuters.

Water Use Efficiency

The project will address water management through two design approaches. Firstly, water conservation through low flow plumbing fixtures, the project will be targeting a 35% reduction in the use of potable water through selection of plumbing fixtures.

The fixture flows proposed for the targeted 35% reduction include the following:

- 4.2/ 3 LPF Dual Flush Water Closet
- 1.3 LPM Lavatory (Non-metering)
- 5.7 LPM Kitchen Faucet
- 5.7 LPM Shower

Energy Performance

The project's goal is to satisfy as many of the prescriptive energy performance criteria as possible. This will be done through a combined effort by both the design team and the daycare provider to identify and implement the necessary measures. At an early stage of design the following measures are proposed to save energy in the ECDH space.

HVAC Systems and Zoning- The space will be designed to identify and provide thermal comfort control to each anticipated thermal zone in the space. This will ensure the thermal comfort can be met for each space type without having to waste energy also conditions other spaces which may not need the same space conditioning.

Interior Lighting Power- The space will be designed to utilize lighting which can demonstrate a minimum reduction of 25% from the ASHRAE 90.1-2010 baseline values.

Interior Lighting Controls- The space will include daylight responsive controls at the perimeter to reduce electrical lighting power when the daylighting is sufficient for the space. The lighting controls will also be fitted with occupancy sensors to ensure spaces not in use will have the lighting turned off to avoid energy waste.

Equipment and Appliances- The spaces appliances (fridges, dishwashers, etc.) and applicable IT equipment (computers, printers, AV equipment, etc.) will be selected to be EnergyStar certified to ensure they are the most energy efficient equipment available on the market.

In addition to high performance system design, the development will introduce an energy metering scheme for the space to be used in the performance based commissioning of the space to make sure all systems are operation according to the performance assumptions targeted for the project.

Building Materials

Construction waste management will be an integral part of the building process, firstly through source minimization, smart product selection, packaging and transport. Recycled content and regionally sourced materials will be preferred through the selection process, focusing on steel, concrete and glass components, reducing the impact of extracting of virgin resources. These materials retain their high value in the recycling chain and so once the service life of the proposed building comes to an end, re-use and integration into new building materials is a viable option. Furthermore, waste generated on site during construction will be addressed through a comprehensive waste management plan, detailing recycling facilities and documenting the diversion of standard debris from landfill.

To reduce the impacts of the materials used in the fit out of the ECDH, products with Environmental Product Declarations will be used to help disclose and inform the selection of the most environmentally products possible. This will extend beyond the construction of the space and include the selection of the furniture and fittings in the space. The fit out will also be encouraged to consider flexibility and adaptive design to minimize the increased use of materials should the space undergo renovation years after occupancy.

Indoor Environment

Outdoor air ventilation will be implemented, adhering to ASHRAE 62.1-2007 to reduce occupant exposure to indoor pollutants by ventilating with outdoor air. Airflow supplied to the space will be monitored to ensure ongoing compliance with the ASHRAE 62.1 -2010 ventilation requirements. In densely occupied spaces CO2 monitoring will be provided to alert occupants when CO2 concentrations become too high.

To further improve the indoor air quality of the building, interior finishes and coatings will be specially selected to limit the quantities of harmful volatile organic compounds (VOCs) which would be off-gassed after installation.

Lighting design and views will be optimized in the proposed fit-out of the space.

The above noted strategies support a holistic approach to addressing the requirements of the City of Richmond's sustainability requirements for the ECDH space. Implementing these strategies through design and construction will produce an intelligently designed project capable of delivering enhanced building performance while also improving indoor environmental quality for occupants. A LEED checklist is included with the application for review.

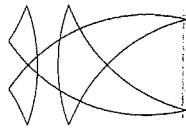


LEED v4 for ID+C: Commercial Interiors
6340 No. 3 Road ECDH- Preliminary LEED Checklist

Y	?	N	Credit	Integrative Process	2018-05-24
2				Integrative Process	17
12 6 18 Location and Transportation					
			18	LEED for Neighborhood Development Location	Required
4	4		8	Surrounding Density and Diverse Uses	Required
7			7	Access to Quality Transit	2
1			1	Bicycle Facilities	3
	2		2	Reduced Parking Footprint	1
6 2 4 Water Efficiency					
Y			12	Indoor Water Use Reduction	2
6	2	4		Indoor Water Use Reduction	1
17 8 12 Energy and Atmosphere					
Y			38	Fundamental Commissioning and Verification	2
Y			Required	Minimum Energy Performance	6
Y			Required	Fundamental Refrigerant Management	5
5			5	Enhanced Commissioning	1
10	5	9	25	Optimize Energy Performance	2
1	1		2	Advanced Energy Metering	3
		3	3	Renewable Energy Production	1
1			1	Enhanced Refrigerant Management	2
	2		2	Green Power and Carbon Offsets	1
7 6 0 Materials and Resources					
Y			13	Storage and Collection of Recyclables	Required
Y			Required	Construction and Demolition Waste Management Planning	Required
1			1	Long-Term Commitment	1
1	3		4	Interiors Life-Cycle Impact Reduction	4
1	1		2	Building Product Disclosure and Optimization - Environmental Product Declarations	2
1	1		2	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1	1		2	Building Product Disclosure and Optimization - Material Ingredients	2
2			2	Construction and Demolition Waste Management	2

61	30	35	TOTALS	Possible Points: 110
----	----	----	---------------	-----------------------------

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



Brown Strachan Associates
Consulting Engineers in Acoustics

Project: 368.171

July 30, 2018

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

Attention: Mr. Imanol Lopez-Ortega

Dear Mr. Lopez-Ortega:

Re: 6340 No. 3 Road, Richmond

Further to your email of 25 July 2018 and a review of the project drawings, we confirm that the residential component of the proposed mixed-use development at 6340 No. 3 Road can be designed to satisfy the City of Richmond design requirements for exterior noise, without changes to the architectural design.

The City's design requirements for exterior noise are specified in the Official Community Plan (OCP), e.g. Sections 3.6.3 Noise Management and 14.4.7 Acoustics (appended). Where our evaluation indicates acoustical facade upgrades are necessary to satisfy the OCP design criteria, recommended upgrades will be limited to facade details only.

We are in the process of collecting aircraft, traffic, SkyTrain & bus mall data for our acoustical report, which is normally completed on receipt of the development permit prior-to conditions.

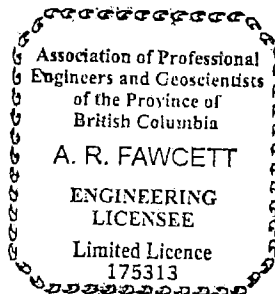
Please call if you have any questions.

Yours very truly,

BROWN STRACHAN ASSOCIATES

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

Encl. ARF/sb/18Jul/GBL2.let



CPTED CHECKLIST

CPTED for Parking Facilities

	CPTED REQUIREMENT	PROPONENT RESPONSE
A	Pedestrian routes within and to/from parking facilities must be clearly delineated, logical in terms of directness, and easy to remember.	YES
B	Pay particular attention to the design and operation of parking facilities, both surface and multi-level, to ensure their convenient and safe use. For example, locate parking control personnel within visual range of the entire parking areas, wherever possible.	YES – although parking to be automated (no parking control personnel).
C	Design exits and interior spaces within parking structures to ensure maximum visibility within the parking areas. Avoid hidden spaces or alcoves.	YES – well lit and light colours to be utilized to maximize visibility within the parking areas.
D	Use glassed stairwells, elevators, and “open” ramping systems to enhance visibility and aesthetics.	Although glassed stairs and elevators will not be utilized, glazed sidelites at lobbies and vestibules will be provided to enhance visibility, security and aesthetics.
E	Provide adequate lighting to enhance security. Avoid “dark distant corners” in parking areas. Pedestrian entrances to buildings and designated pedestrian routes should be highlighted with additional secondary lighting fixtures.	YES
F	Consider using electronic security devices and monitoring systems as a supplement to natural surveillance opportunities to increase safety in parking structures and parking areas.	YES
G	Walls and ceilings of parking structures should be painted white to enhance or reflect light.	YES – light colours to be used in parking structure.
H	Secure residential parking separate from public parking.	YES – residential parking is physically secured from public parking via security gate (residential on P4 and partial P3 while non-residential is located on P1, P2 and partial P3).
I	Do not locate employee parking in remote areas of parking lots, behind blank walls, or within service or loading areas.	YES
J	Gate tenant parking apart from that for visitors and consider incorporating gates on visitor parking areas.	YES – residential parking gated from remainder of parking pool. Residential

		visitor parking shared with commercial/office/ECDH parking.
K	Do not allow free access to adjacent buildings without direct monitoring.	YES
L	Public and private parking spaces should be designated.	YES – all ECDH parking stalls will be clearly designated. Residential visitor, office, and retail stalls to be shared (but delineated as shared stalls for particular use).
M	Pedestrian and vehicular access gates should be mechanically or manually controlled, or be within effective visual range of security/parking personnel.	YES
N	Elevators should be close to the main entrance with the entire interior of the elevator in view when the doors are open. Glass doors for elevators are preferable.	YES – Elevators will be close to each parking access point – where possible by building code, side lites will be utilized to enhance visibility, security and aesthetics.
O	Ground floors should be designed to be open for visibility, but secured to prohibit access by wire mesh or stretch cable.	YES
P	Access should be limited to no more than two designated, monitored entrances.	YES

Natural Access Control

	CPTED REQUIREMENT	PROPONENT RESPONSE
A	Design features that guide people to and from a space by creating real or perceived barriers (e.g., separate lobbies and circulation between residential and non-residential uses).	YES
B	Create safe routes for pedestrians and create clearly-defined pedestrian entries and separate vehicle access from pedestrian access.	YES
C	Minimize the number of formal access points where possible.	YES
D	Define edges and corners with low landscaping, low curbing, low permeable fencing, columns, paving stones or decorative paving treatment, and elevation changes.	YES – however, based on the requirements from Translink (with respect to the Busmall design), the entry and lobby of Tower 2 will be less visible because of PMT and fencing. The design team will work to reduce this barrier as much as possible to increase sightlines and overall safety.

E	Place orientation and directional signage at public access points.	YES
F	Design portions of the building to act as a form of access control.	YES
G	Provide separate lobbies and circulation between residential and non-residential uses.	Residential uses are physically separated from the rest of the building functions.
H	Semi-private open spaces should be situated and designed to maximize resident access, surveillance and enjoyment.	YES
I	Walkways should be direct, follow natural pathways and avoid blind corners.	YES
J	Illuminate walkways and access points to open spaces.	YES

Natural Surveillance

	CPTED REQUIREMENT	PROPONENT RESPONSE
A	Provide "surveillance" opportunities that allow people to easily view what is happening around them during the course of everyday activities.	YES
B	Make all exterior public or semi-public spaces visible and defensible, so that residents can control their own surroundings.	YES
C	Cluster residential units, shared tenant facilities, and semi-private areas to encourage neighbour-to-neighbour surveillance without impairing necessary privacy.	YES
D	Design landscapes and circulation routes to allow clear, unobstructed views of surrounding areas, (e.g., make elevator lobbies clearly visible and easily accessible from the public street).	YES
E	Eliminate entrapment spots, and incorporate barriers that permit visual access without loss of privacy, (e.g., glazing in lobby doors and stair-wells).	YES
F	Encourage "eyes on the street" with windows, front doors, and activity generators (e.g., playgrounds and seating).	Residential outdoor space on L3 and L9 monitored by adjacent residential units.
G	Group common facilities or areas so that each facility or area will be automatically monitored by the constant presence of users of other facilities or areas.	The residential amenity room on L3 can be monitored from the interior by interior glazing and also monitored

		from the exterior via glazing and glass doors. All residential public outdoor space immediately adjacent to units and will be constantly latently monitored.
H	Ensure that windows and doors remain visible from the street and are not hidden by vegetation.	YES
I	Design buildings to allow for passive observation of outdoor amenity areas, pedestrian or vehicle access points to provide "eyes on the street".	YES - Refer to point "F".
J	Ensure a strong orientation between buildings and the street (e.g., porches, bay windows, stoops).	YES - Retail and lobbies face all streets.
K	Ensure that windows and door remain visible from the street and are not hidden by vegetation.	YES - Retail and lobbies on the ground level face the street, while residential balconies and units above face street.
L	Utilize a variety of glazing to project a sense of surveillance.	YES
M	Consider pedestrian or bike friendly design to activate space and add to passive surveillance.	YES - Class-2 bicycle racks ring the perimeter of the project. Commercial Class-1 bicycle room is located near major car entrance, increasing views/sights to increase security and reduce privacy.
N	Illuminate spaces with low-level lighting that provides light and security for semi-private space, but does not produce glare into the adjacent residential buildings.	YES
O	Provide opportunities for passive surveillance (seating, arrangement of windows and viewing decks) that permit observation of children at play.	YES - children's play area in centre of L3 outdoor amenity space.
P	Carefully select the types and location of planting to maintain visibility and surveillance and minimize opportunities for intruders to hide.	YES - refer to landscape drawings.
Q	Use low ground covers and shrubs less than 0.9 m (3 ft.) in height and prune trees limbs to a height of 3 m (9.84 ft.).	YES - refer to landscape drawings.
R	Allow user to view entrances, exits, pathways and the immediately surrounding areas.	YES
S	Ensure lighting does not produce shadows close to pathways and entries or exits.	YES

T	Ensure windows and doors remain visible from the street and are not hidden by vegetation.	YES
U	Ensure unimpeded sightlines, particularly along pedestrian pathways and at building entrances to prevent concealment; apply the 2-2-8 rule to ensure a clear line of sight (i.e., 0.61 m (2 ft.) or from any entry/window or pedestrian access point, 0.61 m (2 ft.) or maximum landscaping/fence/ screening height).	YES

Territoriality (Defensible Space)

	CPTED REQUIREMENT	PROPONENT RESPONSE
A	Distinguish public and semi-public spaces from private spaces and design symbolic barriers through building siting, design and landscape such as changes in paving, vegetation, grade or through architectural features (e.g., low wall, bollards, raised planters, rather than continuous solid fences or walls).	YES
B	Personalize impersonal space such as streets, surface parking and open spaces through the use of place-making techniques through the use of signage, colour, hard and soft landscaping, grading, fencing, artwork, lighting, community boards and gardens, landmark, pedestrian and bike paths, fountains, seating, and playground that encourage people to congregate.	YES – refer to landscape drawings. Pedestrian mews to utilize landscaping, seating, pedestrian path and colourful facades to animate space and encourage congregation of persons.
C	Light open spaces, pedestrian and vehicular circulation routes, parking lots, and building entries to provide security, safety, and convenient access without producing glare into adjacent properties and sensitive uses: <ul style="list-style-type: none"> • lighting should be located and designed to ensure that all areas are well lit. Avoid glare and reduce shadows; • apply suitable lighting to project ownership and control; • lighting along pedestrian pathways should be at a scale appropriate for pedestrians while providing optimum visibility; • illuminate entry points, and set light levels to provide for a comfortable transition between neighbouring locations; • provide vandal-resistant light fixtures that are easy to maintain and operate. 	YES – refer to landscape drawings.

D	Semi-private open spaces should be clearly defined from public spaces for the exclusive use of building/complex occupants through the use of changes in grade, low walls or fences, planting, or siting within the confines of the buildings.	Full height privacy screens delineate extents of continuous balconies throughout the residential portion of the project.
E	Provide landscaping, terracing, screening, low-level hedges, and/or garden walls between private ground-oriented outdoor spaces and the public realm.	YES – refer to landscape
F	Where a residential front yard provides a unit's only private open space, ensure that this space is usable/practical while also enhancing the streetscape. Changes in grade/terracing should be used in combination with hedges, trees, shrubs, open lattice screens, and low fences to provide an area of privacy near the unit while still providing an open, inviting public edge.	Public and private areas are separated through the use of landscaping, water features, pavement treatments and/or elevation changes.
G	Provide signage that is clearly visible, easy to read and simple to understand.	YES

Maintenance

	CPTED REQUIREMENT	PROPONENT RESPONSE
A	Ensure the continued use of space for its intended purpose and ensure landscaping is maintained (not overgrown) and lighting is operable.	YES
B	To ensure safety and security, provide sightlines through any cluster of tall growing vegetation by selective and judicious pruning of shrubs or multi-stemmed trees and by keeping all other understorey to a maximum of 1.2 m (3.9 ft.) in height.	YES – refer to landscape drawings.
C	Ensure city bylaws regarding nuisance, graffiti removal or unsightly premises are adhered to.	YES



No. DP 18-822743

To the Holder: Thomas Lee, Architect AIBC
Property Address: 6340 No. 3 Road
Address: 139 E 8th Avenue, Vancouver, BC V5T 1R8

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 #48 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$3,104,407.90 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 18-822743

To the Holder: Thomas Lee, Architect AIBC

Property Address: 6340 No. 3 Road

Address: 139 E 8th Avenue, Vancouver, BC V5T 1R8

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

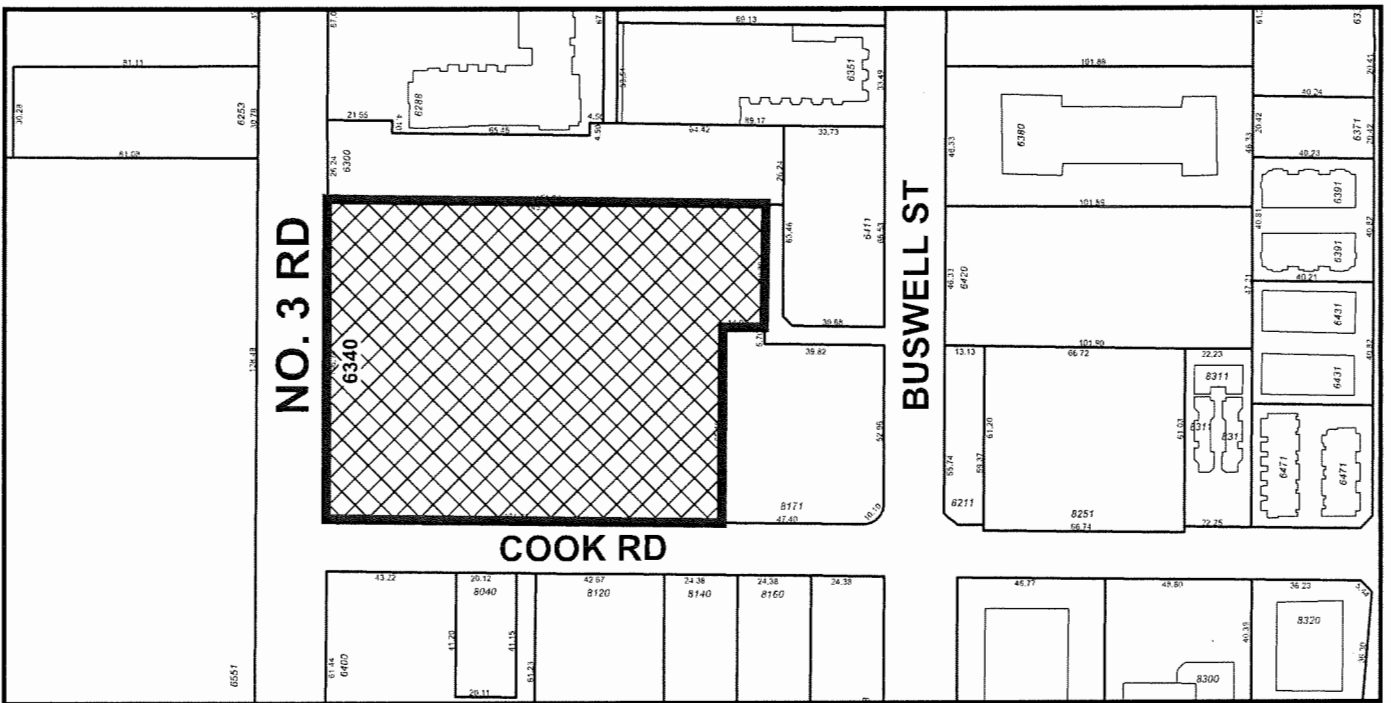
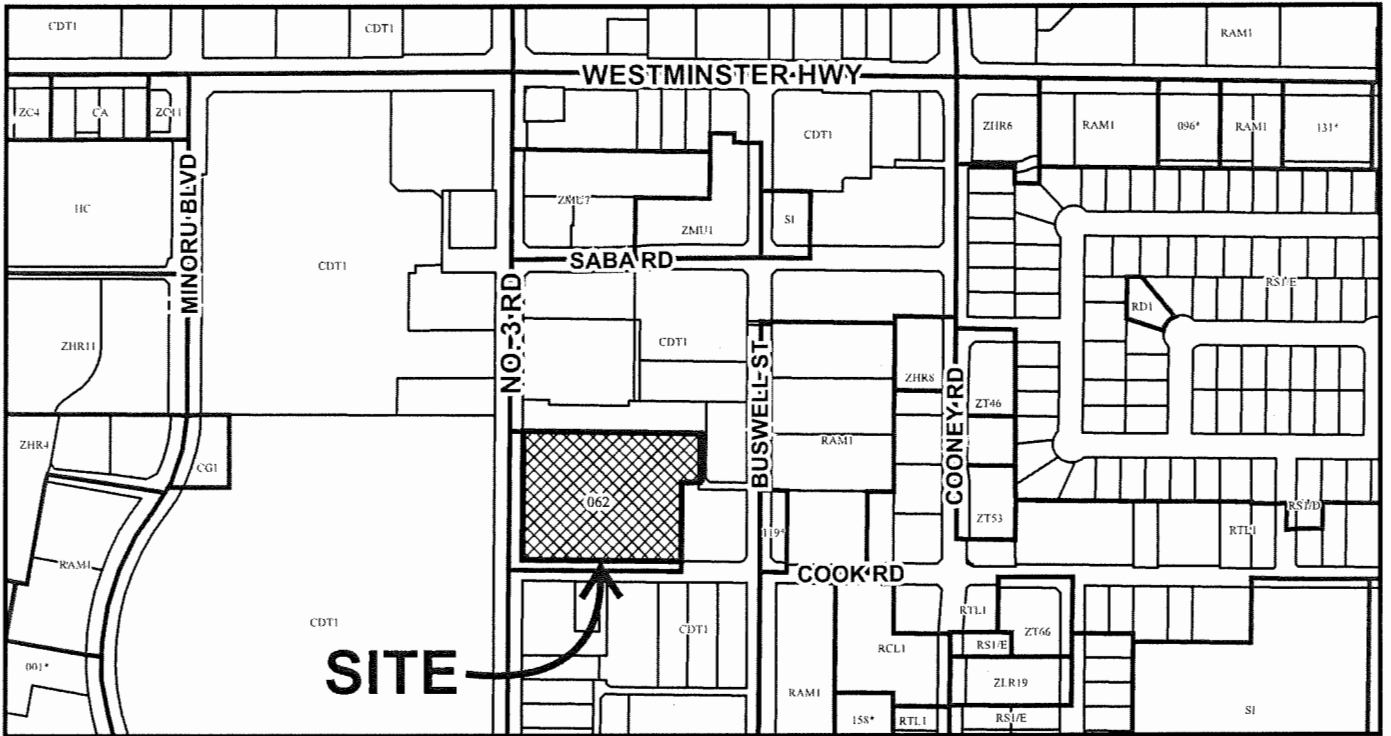
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DP 18-822743 SCHEDULE "A"

Original Date: 06/25/18

Revision Date:

Note: Dimensions are in METRES

FOR REFERENCE ONLY.



GBL ARCHITECTS
131 EAST 8TH AVENUE
VANCOUVER, CANADA V6T 1R8
TEL: 604.251.1156 FAX: 604.251.5275
WWW.GBLARCHITECTS.COM

PLOT INFO

NOTES
NO DESCRIPTION



NO.	DATE	REMARKS
01	18.05.31	ISSUED FOR DP
02	18.06.20	REVISION ISSUED FOR DP
03	18.07.25	DPP DRAFT
04	18.08.10	ISSUED FOR COORDINATION
05	18.08.24	ISSUED FOR DPP

6340 NO 3 RD
RICHMOND, BC

MIXED-USE
PERSPECTIVES

DATE
DRAWN BY
CHECKED BY
SCALE
JOB NUMBER

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NTS
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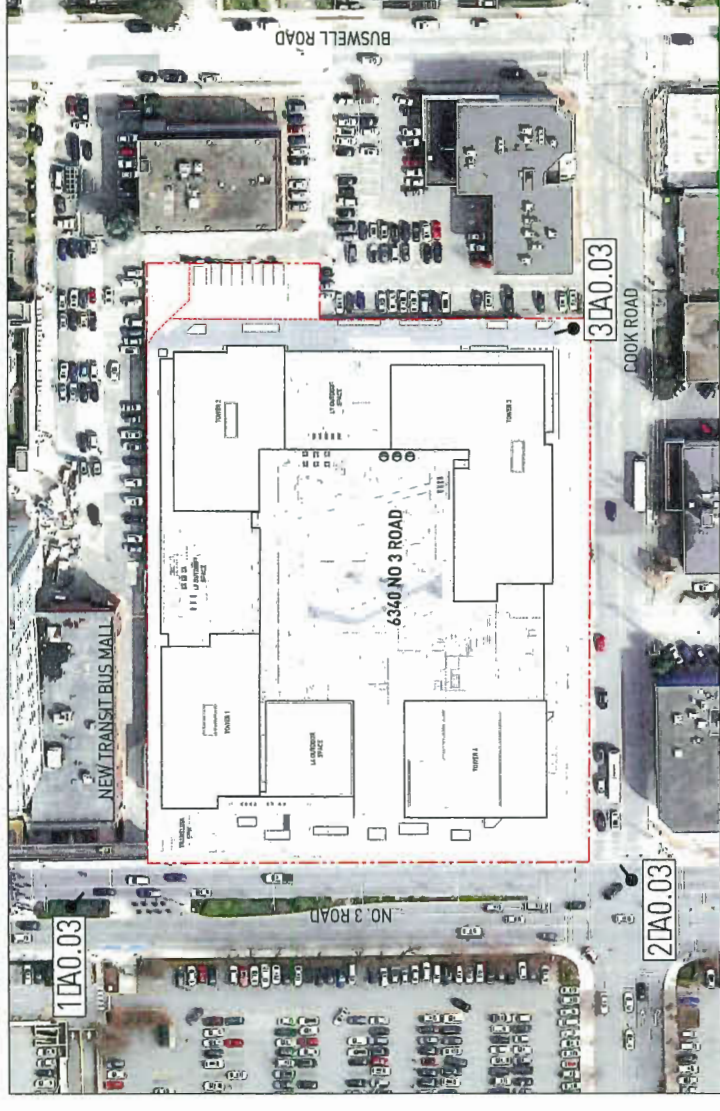
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1 CORNER OF COOK AND NO.3 ROAD LOOKING NORTH
NTS
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3 LOOKING SOUTHEAST ALONG NO.3 ROAD
NTS
A0.03



CONTEXT KEY PLAN
NTS
A0.03

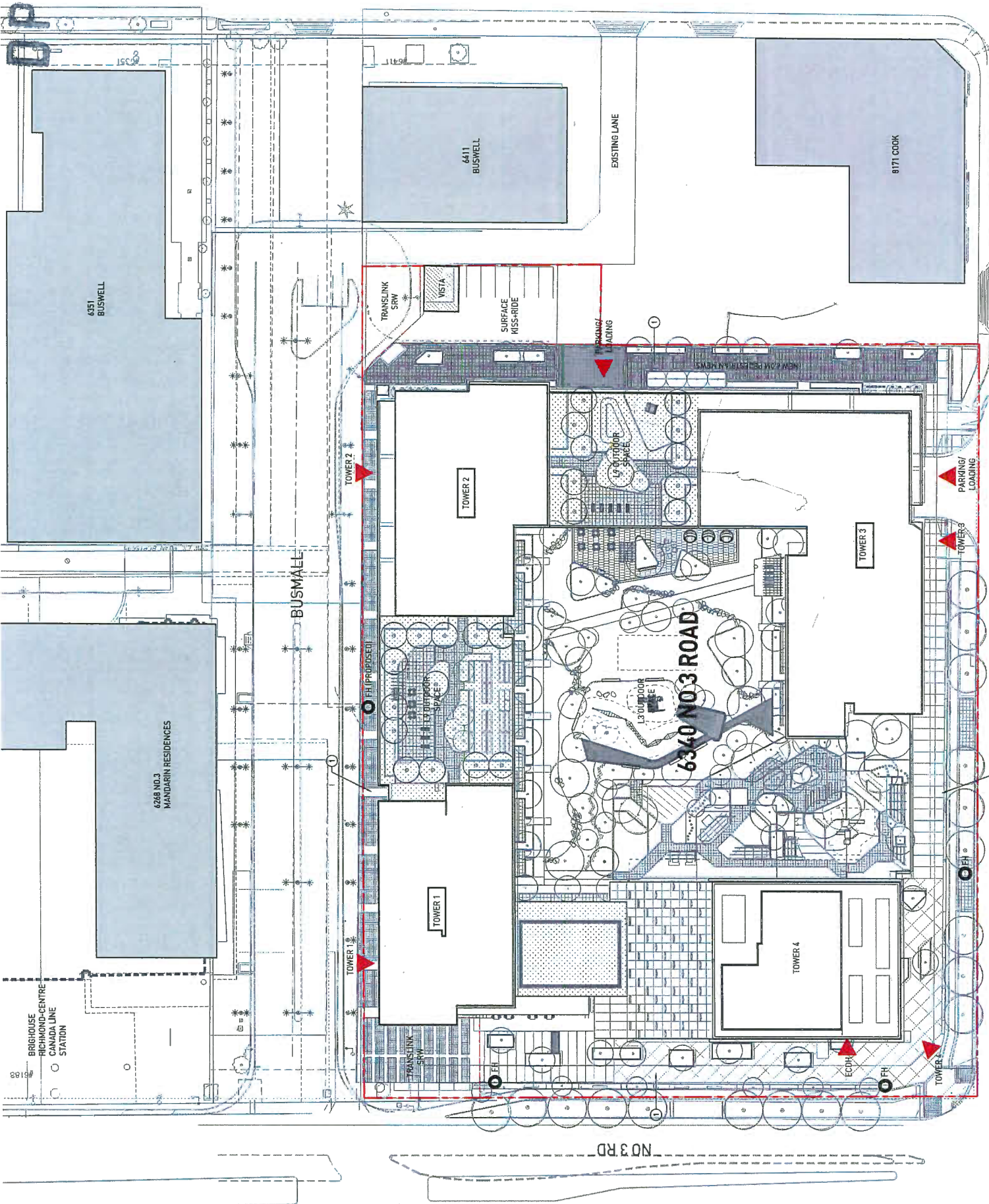


2 LOOKING NORTH ALONG PEDESTRIAN MEWS
NTS
A0.03

#1
18-822743 gbl

GBL ARCHITECTS
129 EAST 8TH AVENUE
VANCOUVER, CANADA V6T 1R8
TEL: 604.681.3131
WWW.GBLARCHITECTS.COM

NOTES
1. SOME CLIENTS MAY BE REQUIRED THROUGH
COORDINATION WITH THE SERVICE AGREEMENT
(S.A.) FOR SOME WORK.

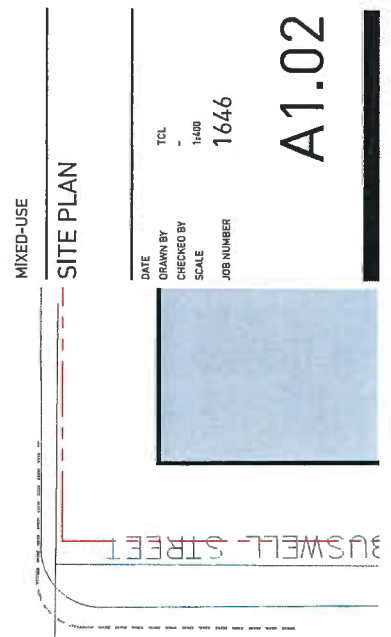


REVISIONS

NO.	DATE	REMARKS
01	18.05.17	ISSUED FOR DP
02	18.06.20	REVISION ISSUED FOR DP
03	18.07.25	DPP DRAFT
04	18.08.10	ISSUED FOR COORDINATION
05	18.08.24	ISSUED FOR DPP
06	18.09.07	REVISED DPP SUBMISSION



6340 NO 3 RD
RICHMOND, BC



DATE
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JOB NUMBER

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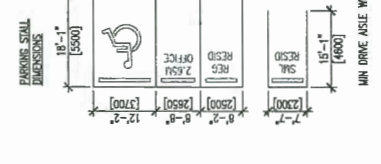
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#2

gbl

GBL ARCHITECTS
 138 EAST 8TH AVENUE, SUITE 103
 VANCOUVER, BC V6C 1K6
 TEL: 604.271.5277
 WWW.GBLARCHITECTS.COM

NOTES
 NO. DESCRIPTION



REVISIONS

NO.	DATE	REVISION
01	18.05.31	ISSUED FOR DP
02	18.06.20	REVISION ISSUED FOR DP
03	18.07.25	DPP DRAFT
04	18.08.10	ISSUED FOR COORDINATION
05	18.08.24	ISSUED FOR DPP
06	18.07.07	REVISED DPP SUBMISSION



6340 MOULDER RD
 RICHMOND, BC

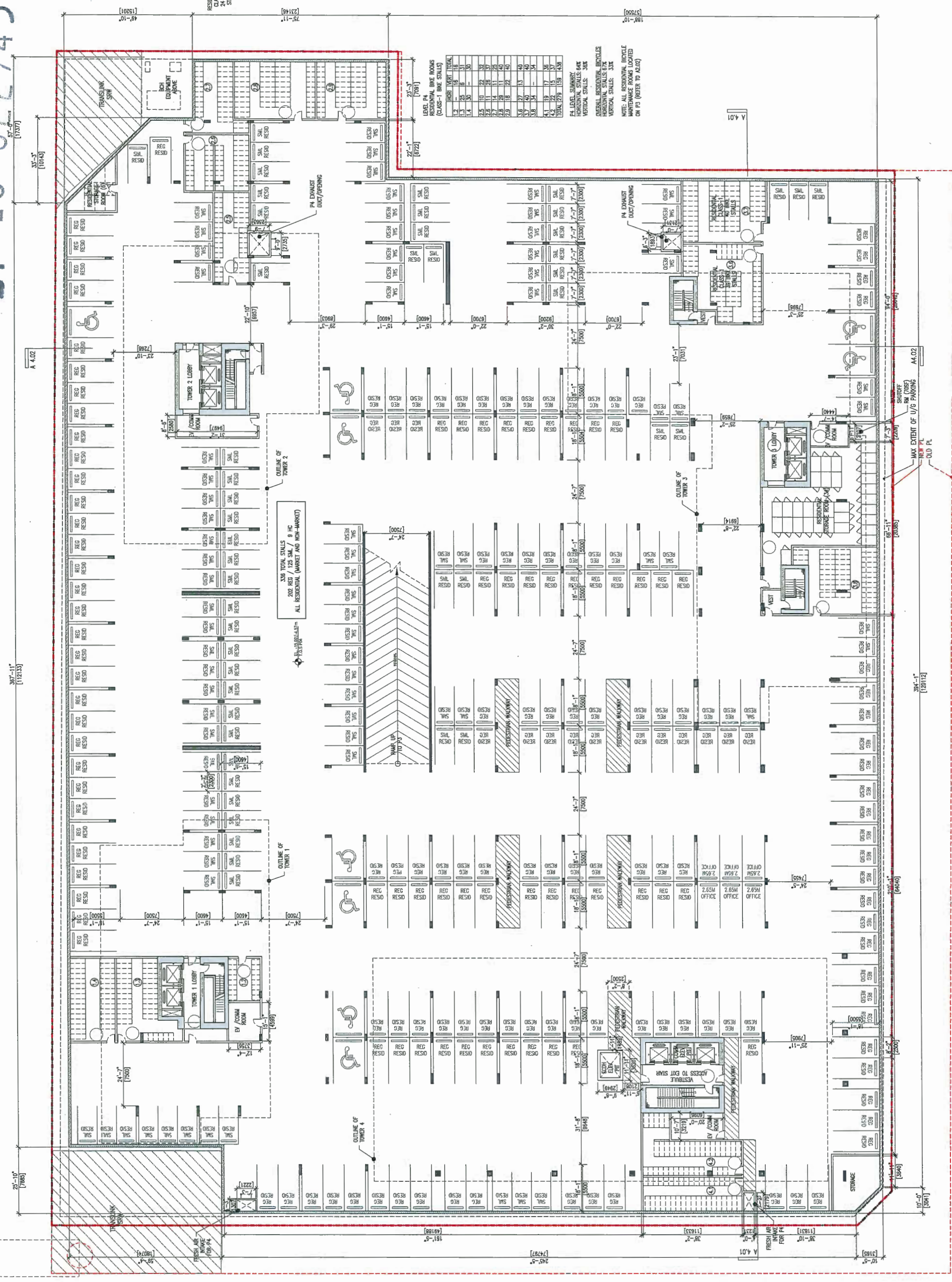
MIXED-USE
 P4

PARKING PLAN

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 SCALE: 1:300
 JOB NUMBER: 16446

A2.01

DP 18-822743



PL LEVEL SUMMARY

LEVEL	REG	SM	HC	TOTAL
1	24	10	2	36
2	25	11	3	39
3	26	12	4	42
4	27	13	5	45
5	28	14	6	48
6	29	15	7	51
7	30	16	8	54
8	31	17	9	57
9	32	18	10	60
10	33	19	11	63
11	34	20	12	66
12	35	21	13	69
13	36	22	14	72
14	37	23	15	75
15	38	24	16	78
16	39	25	17	81
17	40	26	18	84
18	41	27	19	87
19	42	28	20	90
20	43	29	21	93
21	44	30	22	96
TOTAL	278	158	438	

RESIDENTIAL BIKE ROOMS (CLASS-1 BIKE STALLS)

LEVEL	REG	SM	HC	TOTAL
1	1	1	1	3
2	2	2	2	6
3	3	3	3	9
4	4	4	4	12
5	5	5	5	15
6	6	6	6	18
7	7	7	7	21
8	8	8	8	24
9	9	9	9	27
10	10	10	10	30
11	11	11	11	33
12	12	12	12	36
13	13	13	13	39
14	14	14	14	42
15	15	15	15	45
16	16	16	16	48
17	17	17	17	51
18	18	18	18	54
19	19	19	19	57
20	20	20	20	60
21	21	21	21	63
22	22	22	22	66
23	23	23	23	69
24	24	24	24	72
25	25	25	25	75
26	26	26	26	78
27	27	27	27	81
28	28	28	28	84
29	29	29	29	87
30	30	30	30	90
TOTAL	300	300	300	

NOTE: ALL RESIDENTIAL BIKE ROOMS MAINTENANCE ROOMS LOCATED ON P3 (REFER TO A2.02)

NOTES
1. SEE EXISTING SITE PLAN FOR UTILITY LOCATIONS
2. SEE EXISTING SITE PLAN FOR TREE LOCATIONS
3. SEE EXISTING SITE PLAN FOR FENCE LOCATIONS
4. SEE EXISTING SITE PLAN FOR DRIVEWAY LOCATIONS
5. SEE EXISTING SITE PLAN FOR SIDEWALK LOCATIONS
6. SEE EXISTING SITE PLAN FOR CURB LOCATIONS
7. SEE EXISTING SITE PLAN FOR STREET LOCATIONS
8. SEE EXISTING SITE PLAN FOR ADJACENT PROPERTIES

REVISIONS
NO. DATE
01 18.05.21 ISSUED FOR DP
02 18.06.20 REVISION ISSUED FOR DP
03 18.07.20 DPP DRAFT
04 18.08.10 ISSUED FOR COORDINATION
05 18.08.24 REVISION ISSUED FOR COORDINATION
06 18.09.04 REVISION ISSUED FOR COORDINATION

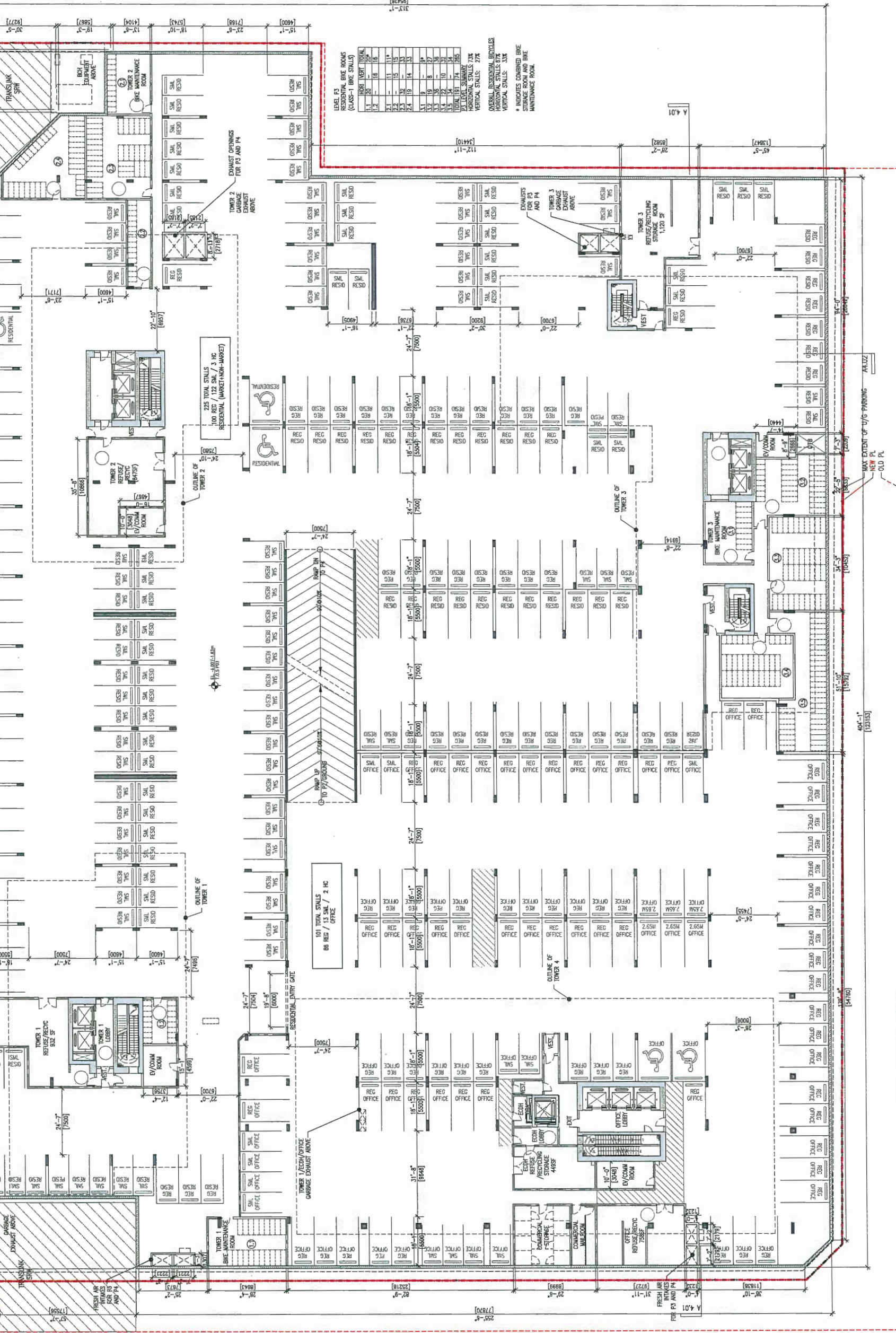
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JOB NUMBER: 1646

MIXED-USE
P3
PARKING PLAN

6340 NO 3 RD
RICHMOND, BC

REGISTERED ARCHITECT
AMELA BRUDAR
REGISTERED ARCHITECT
BRITISH COLUMBIA

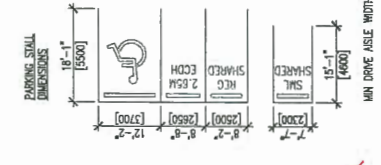
A2.02



DP 18-822743

G&B ARCHITECTS
137 EAST 5TH AVENUE
VANCOUVER, CANADA V6T 1S7
TEL: 604.681.1577
G&BARCHITECTS.COM

NOTES
NO. DESCRIPTION



MIN. DRIVE AISLE WIDTH: 7500MM

LEVEL 1
COMMERCIAL BIKE ROOMS
(CLASS-1 BIKE STALLS)

NO.	TYPE	TOTAL
01	REG.	12
02	SHARED	12
03	S.M.L.	39
04	TOTAL	63

REVISIONS

NO.	DATE	REMARKS
01	18.05.31	ISSUED FOR DP
02	18.06.20	REVISION ISSUED FOR DP
03	18.07.25	DPP DRAFT
04	18.08.10	ISSUED FOR COORDINATION
05	18.08.24	ISSUED FOR UPP
06	18.09.07	ISSUED FOR APPROVAL

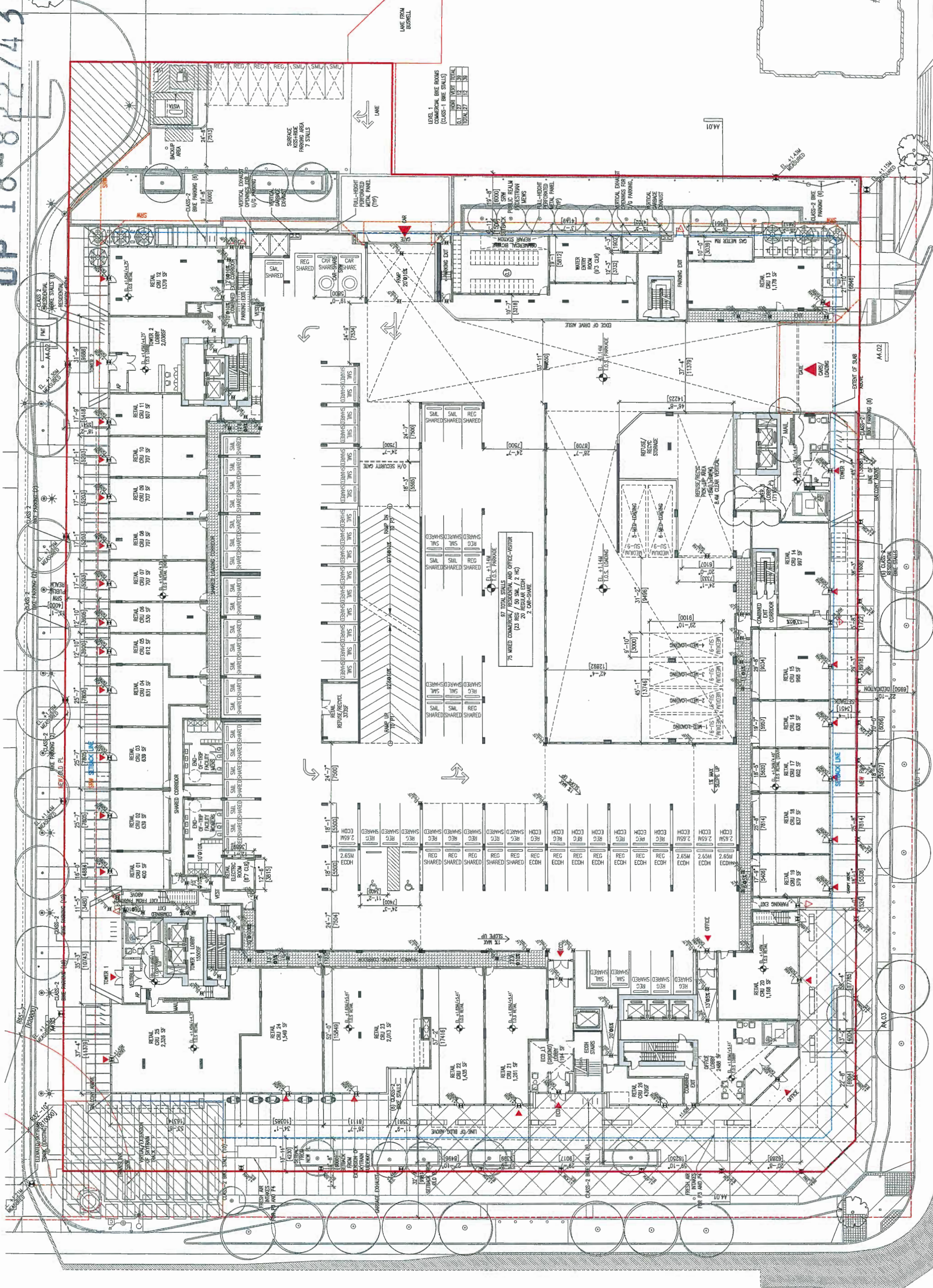


6340 NO 3 RD
RICHMOND, BC

MIXED-USE
LEVEL 1 PLAN
P2 PARKING PLAN

DATE: _____
DRAWN BY: TCL
CHECKED BY: 1:206
SCALE: 1/8"=1'-0"
JOB NUMBER: 16646

A2.03



GIBL ARCHITECTS
139 EAST BIRMEHEAD AVENUE
VANCOUVER, BC V6L 1R8
TEL: 604.271.1111 FAX: 604.271.1273
WWW.GIBLARCHITECTS.COM

NOTES
NO DESCRIPTION

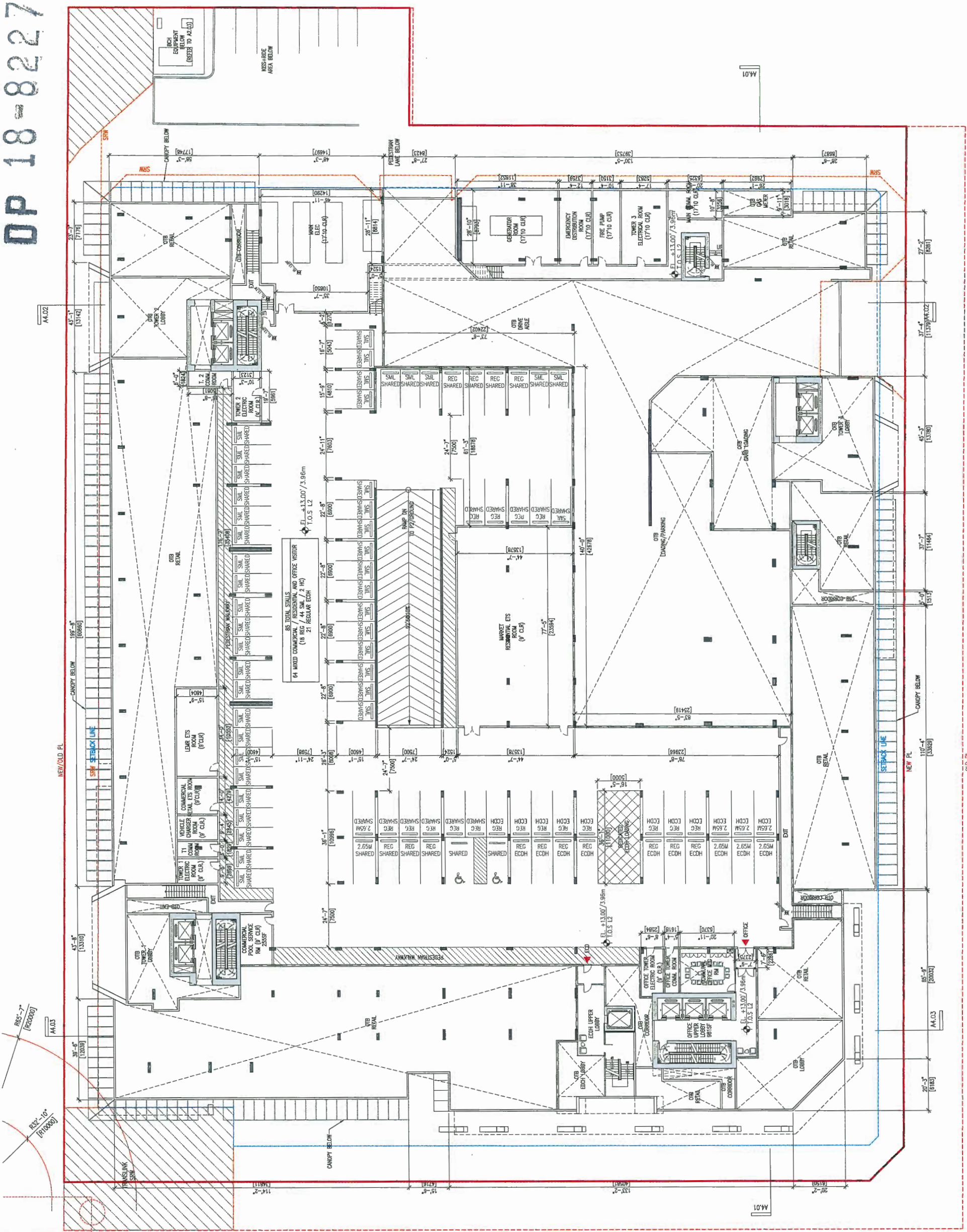
NO.	DATE	REVISIONS
01	18.05.31	ISSUED FOR DP
02	18.06.20	REVISION ISSUED FOR DP
03	18.07.25	DPP DRAFT
04	18.08.10	ISSUED FOR COORDINATION
05	18.08.24	REVISION SUBMISSION
06	18.07.07	REVISION SUBMISSION

6340 NO 3 RD
RICHMOND, BC

MIXED-USE
LEVEL 2 PLAN
P1 PARKING PLAN

DATE
DRAWN BY
CHECKED BY
SCALE
JOB NUMBER

A2.04



GBL ARCHITECTS
 1000 WESTERN AVENUE
 VANCOUVER, CANADA V6T 1B9
 T: 604.278.1158 F: 604.278.5277
 GBLARCHITECTS.COM

NOTES
 NO DESCRIPTION

REVISIONS	NO.	DATE	REMARKS
	01	18.05.31	ISSUED FOR DP
	02	18.06.20	REVISION ISSUED FOR DP
	03	18.07.25	OPP DRAFT
	04	18.08.10	ISSUED FOR COORDINATION
	05	18.08.24	ISSUED FOR OPP
	06	18.09.07	ISSUED FOR PERMITS

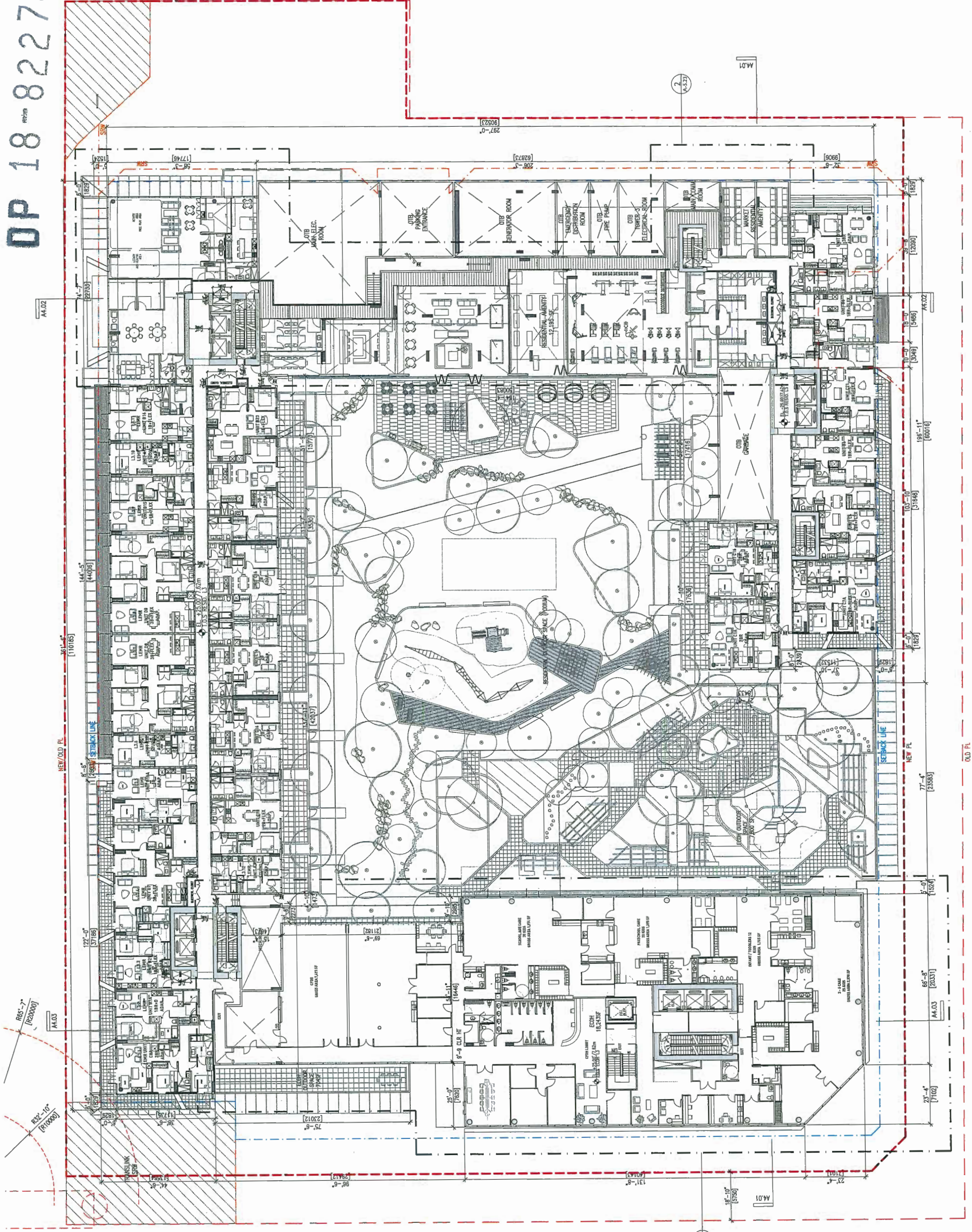


6340 NO 3 RD
 RICHMOND, BC

MIXED-USE
 L3 RESIDENTIAL PLAN
 L3 OFFICE PLAN

DATE
 DRAWN BY
 CHECKED BY
 SCALE
 JOB NUMBER

TCL
 1:200
 1646



REV/OLD P.

RETRACT LINE

RETRACT LINE

OLD PL



REVISIONS	NO.	DATE	REMARKS
	01	18.05.31	ISSUED FOR DP
	02	18.06.20	REVISION ISSUED FOR DP
	03	18.07.25	DPP DRAFT
	04	18.08.10	ISSUED FOR COORDINATION
	05	18.08.24	ISSUED FOR DPP



6340 NO 3 RD
 RICHMOND, BC

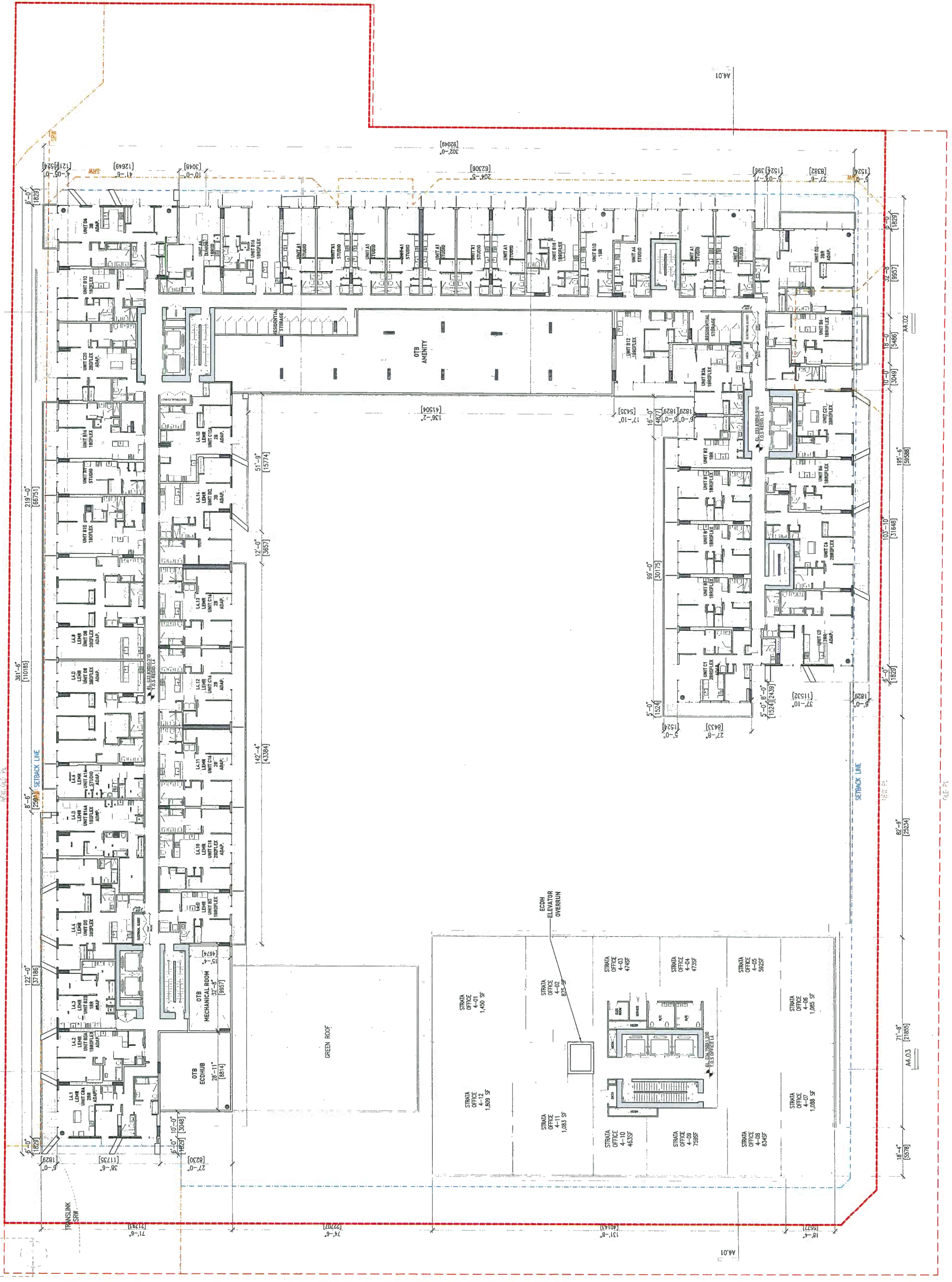
MIXED-USE

L4 RESIDENTIAL PLAN
 L4 OFFICE PLAN

DATE
 DRAWN BY
 CHECKED BY
 SCALE
 JOB NUMBER

TCL
 1:200
 1646

OP 18-822743



R37-10' [R10000]
 R35-7' [R20000]
 A4.03

A4.01

GBL ARCHITECTS
 1000 WEST 4TH AVENUE
 VANCOUVER CANADA V6J 1R8
 T: 604.274.1155 F: 604.273.8279
 GBLARCHITECTS.COM

PLOT INFO

NOTES
 NO DESCRIPTION



REVISIONS	NO.	DATE	REMARKS
	01	18.05.31	ISSUED FOR DP
	02	18.04.20	REVISION ISSUED FOR DP
	03	18.07.25	DPP DRAFT
	04	18.08.10	ISSUED FOR COORDINATION
	05	18.08.24	ISSUED FOR DPP

TRUE NORTH

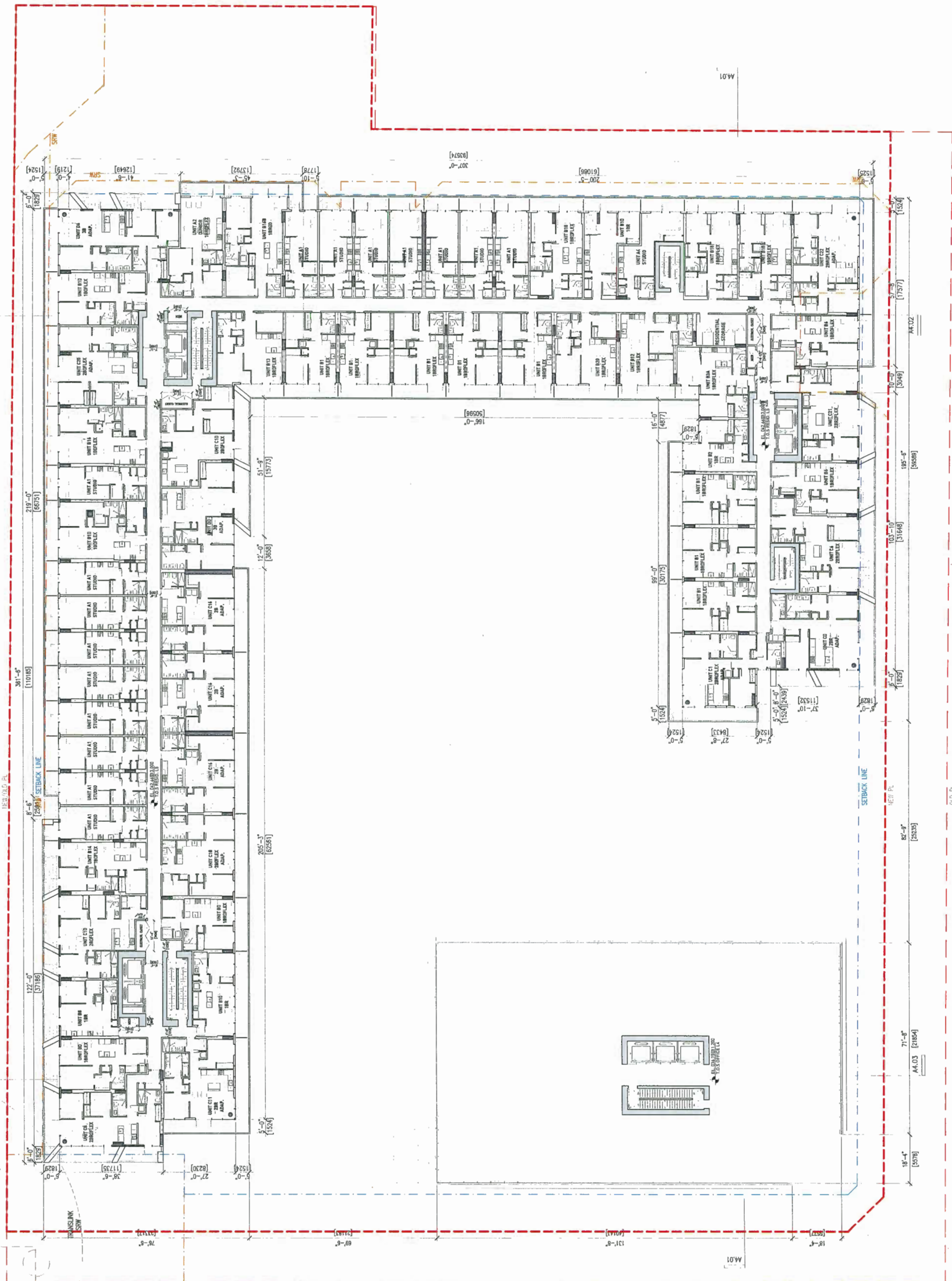
6340 NO 3 RD
 RICHMOND, BC

MIXED-USE

L5 RESIDENTIAL PLAN

DATE
 DRAWN BY
 CHECKED BY
 SCALE
 JOB NUMBER

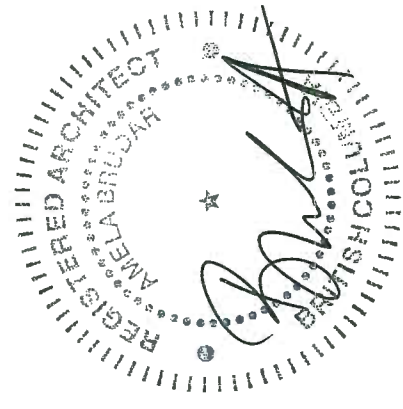
TCL
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 1646



GBL ARCHITECTS
 1000 AVENUE
 VANCOUVER, CANADA V6T 1R8
 T: 604.251.1156 F: 604.251.5279
 GBLARCHITECTS.COM

PLOT INFO

NOTES
 NO DESCRIPTION



REVISIONS	NO.	DATE	REMARKS
	01	18.05.31	ISSUED FOR DP
	02	18.06.20	REVISION ISSUED FOR DP
	03	18.07.25	DPF DRAFT
	04	18.08.10	ISSUED FOR COORDINATION
	05	18.08.24	ISSUED FOR DPP

TRUE NORTH

6340 NO 3 RD
 RICHMOND, BC

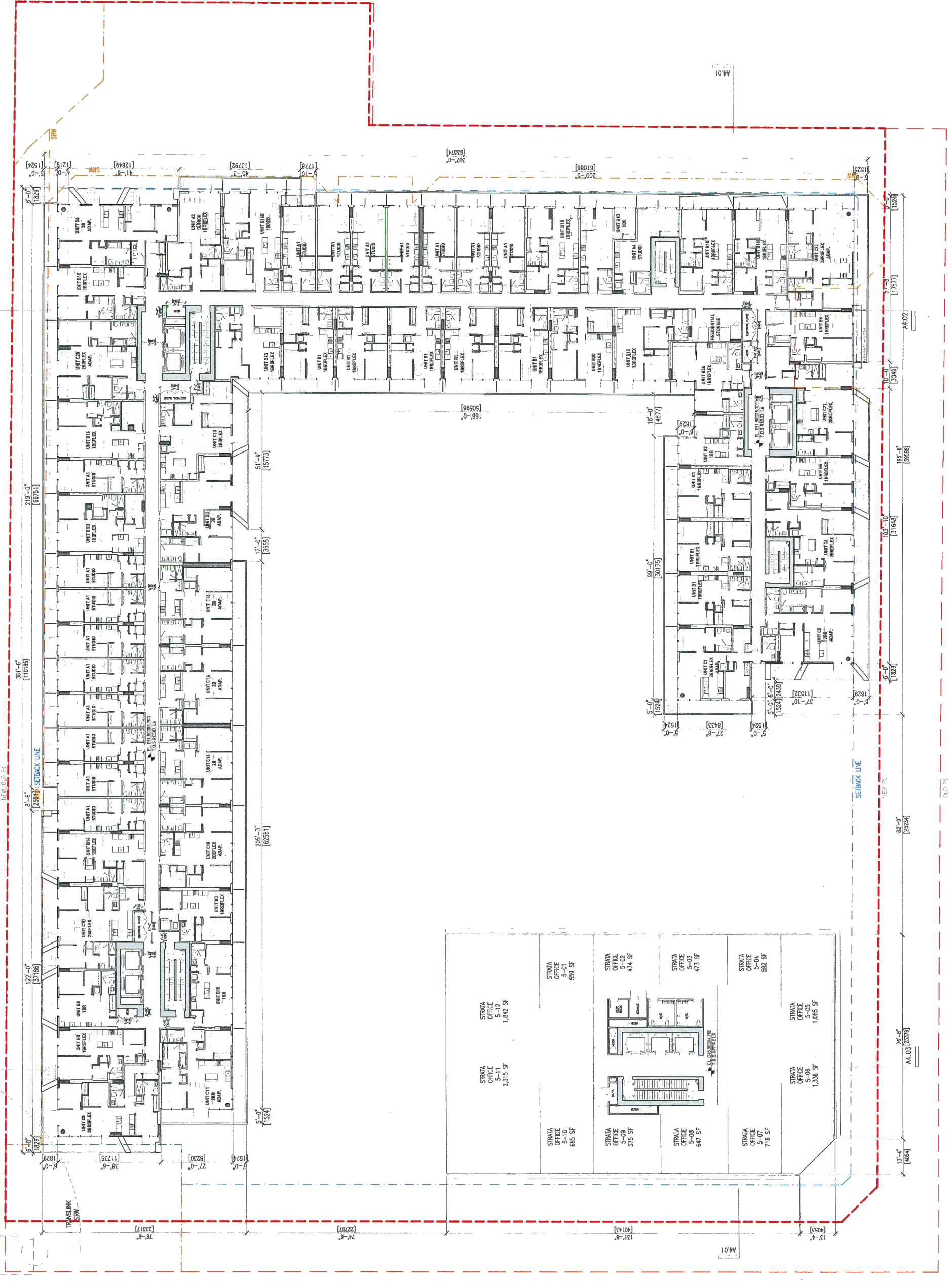
MIXED-USE

L6 RESIDENTIAL
 L5 OFFICE

DATE
 DRAWN BY
 CHECKED BY
 SCALE
 JOB NUMBER

TCL
 1:200
 1646

DP 18-822743



STRATA OFFICE 5-01 659 SF	STRATA OFFICE 5-11 2,315 SF	STRATA OFFICE 5-12 1,842 SF	STRATA OFFICE 5-04 592 SF	STRATA OFFICE 5-05 1,005 SF	STRATA OFFICE 5-06 1,338 SF	STRATA OFFICE 5-07 716 SF	STRATA OFFICE 5-08 647 SF	STRATA OFFICE 5-09 575 SF	STRATA OFFICE 5-10 659 SF	STRATA OFFICE 5-13 474 SF	STRATA OFFICE 5-14 473 SF	STRATA OFFICE 5-15 473 SF	STRATA OFFICE 5-16 473 SF	STRATA OFFICE 5-17 473 SF	STRATA OFFICE 5-18 473 SF	STRATA OFFICE 5-19 473 SF	STRATA OFFICE 5-20 473 SF	STRATA OFFICE 5-21 473 SF	STRATA OFFICE 5-22 473 SF	STRATA OFFICE 5-23 473 SF	STRATA OFFICE 5-24 473 SF	STRATA OFFICE 5-25 473 SF	STRATA OFFICE 5-26 473 SF	STRATA OFFICE 5-27 473 SF	STRATA OFFICE 5-28 473 SF	STRATA OFFICE 5-29 473 SF	STRATA OFFICE 5-30 473 SF	STRATA OFFICE 5-31 473 SF	STRATA OFFICE 5-32 473 SF	STRATA OFFICE 5-33 473 SF	STRATA OFFICE 5-34 473 SF	STRATA OFFICE 5-35 473 SF	STRATA OFFICE 5-36 473 SF	STRATA OFFICE 5-37 473 SF	STRATA OFFICE 5-38 473 SF	STRATA OFFICE 5-39 473 SF	STRATA OFFICE 5-40 473 SF	STRATA OFFICE 5-41 473 SF	STRATA OFFICE 5-42 473 SF	STRATA OFFICE 5-43 473 SF	STRATA OFFICE 5-44 473 SF	STRATA OFFICE 5-45 473 SF	STRATA OFFICE 5-46 473 SF	STRATA OFFICE 5-47 473 SF	STRATA OFFICE 5-48 473 SF	STRATA OFFICE 5-49 473 SF	STRATA OFFICE 5-50 473 SF	STRATA OFFICE 5-51 473 SF	STRATA OFFICE 5-52 473 SF	STRATA OFFICE 5-53 473 SF	STRATA OFFICE 5-54 473 SF	STRATA OFFICE 5-55 473 SF	STRATA OFFICE 5-56 473 SF	STRATA OFFICE 5-57 473 SF	STRATA OFFICE 5-58 473 SF	STRATA OFFICE 5-59 473 SF	STRATA OFFICE 5-60 473 SF	STRATA OFFICE 5-61 473 SF	STRATA OFFICE 5-62 473 SF	STRATA OFFICE 5-63 473 SF	STRATA OFFICE 5-64 473 SF	STRATA OFFICE 5-65 473 SF	STRATA OFFICE 5-66 473 SF	STRATA OFFICE 5-67 473 SF	STRATA OFFICE 5-68 473 SF	STRATA OFFICE 5-69 473 SF	STRATA OFFICE 5-70 473 SF	STRATA OFFICE 5-71 473 SF	STRATA OFFICE 5-72 473 SF	STRATA OFFICE 5-73 473 SF	STRATA OFFICE 5-74 473 SF	STRATA OFFICE 5-75 473 SF	STRATA OFFICE 5-76 473 SF	STRATA OFFICE 5-77 473 SF	STRATA OFFICE 5-78 473 SF	STRATA OFFICE 5-79 473 SF	STRATA OFFICE 5-80 473 SF	STRATA OFFICE 5-81 473 SF	STRATA OFFICE 5-82 473 SF	STRATA OFFICE 5-83 473 SF	STRATA OFFICE 5-84 473 SF	STRATA OFFICE 5-85 473 SF	STRATA OFFICE 5-86 473 SF	STRATA OFFICE 5-87 473 SF	STRATA OFFICE 5-88 473 SF	STRATA OFFICE 5-89 473 SF	STRATA OFFICE 5-90 473 SF	STRATA OFFICE 5-91 473 SF	STRATA OFFICE 5-92 473 SF	STRATA OFFICE 5-93 473 SF	STRATA OFFICE 5-94 473 SF	STRATA OFFICE 5-95 473 SF	STRATA OFFICE 5-96 473 SF	STRATA OFFICE 5-97 473 SF	STRATA OFFICE 5-98 473 SF	STRATA OFFICE 5-99 473 SF	STRATA OFFICE 5-100 473 SF
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GBL ARCHITECTS
 1000 WESTERN AVENUE
 VANCOUVER, CANADA V6T 1R8
 T: 604.734.1155 F: 604.731.5279
 GBLARCHITECTS.COM

PLANT INFO

NOTES
 NO DESCRIPTION



REVISIONS	NO.	DATE	REMARKS
	01	18.05.21	ISSUED FOR DP
	02	18.06.20	REVISION ISSUED FOR DP
	03	18.07.25	DPP DRAFT
	04	18.08.10	ISSUED FOR COORDINATION
	05	18.08.24	ISSUED FOR DPP

TRUE NORTH

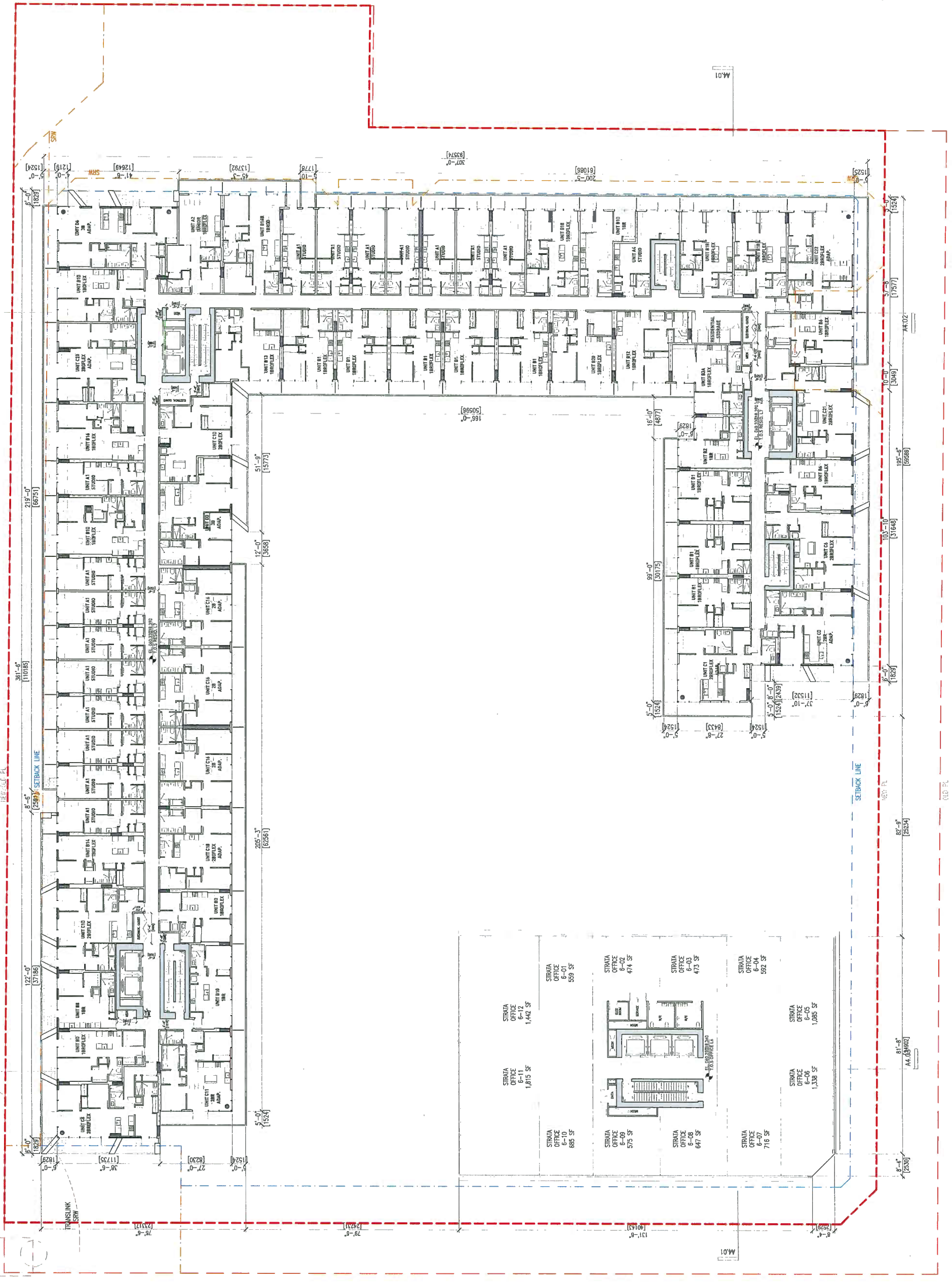
6340 NO 3 RD
 RICHMOND, BC

MIXED-USE

L7 RESIDENTIAL PLAN
 L6 OFFICE PLAN

DATE
 DRAWN BY
 CHECKED BY
 SCALE
 JOB NUMBER

TCL
 1:200
 1646



STRATA OFFICE 6-10 865 SF	STRATA OFFICE 6-11 1,422 SF	STRATA OFFICE 6-12 1,815 SF	STRATA OFFICE 6-13 474 SF	STRATA OFFICE 6-14 473 SF	STRATA OFFICE 6-15 592 SF
STRATA OFFICE 6-16 575 SF	STRATA OFFICE 6-17 647 SF	STRATA OFFICE 6-18 716 SF	STRATA OFFICE 6-19 1,085 SF	STRATA OFFICE 6-20 1,338 SF	STRATA OFFICE 6-21 1,085 SF

GBJ ARCHITECTS
 1000 BURNHAMTHORPE BLVD
 VANCOUVER CANADA V7S 1R8
 T 604.734.1156 F 604.731.5279
 GBJARCHITECT.COM

PLANT INFO

NOTES



REVISIONS	NO.	DATE	REMARKS
	01	18.05.31	ISSUED FOR DP
	02	18.06.20	REVISION ISSUED FOR DP
	03	18.07.25	DPP DRAFT
	04	18.08.10	ISSUED FOR COORDINATION
	05	18.08.24	ISSUED FOR DPP

TRUE NORTH

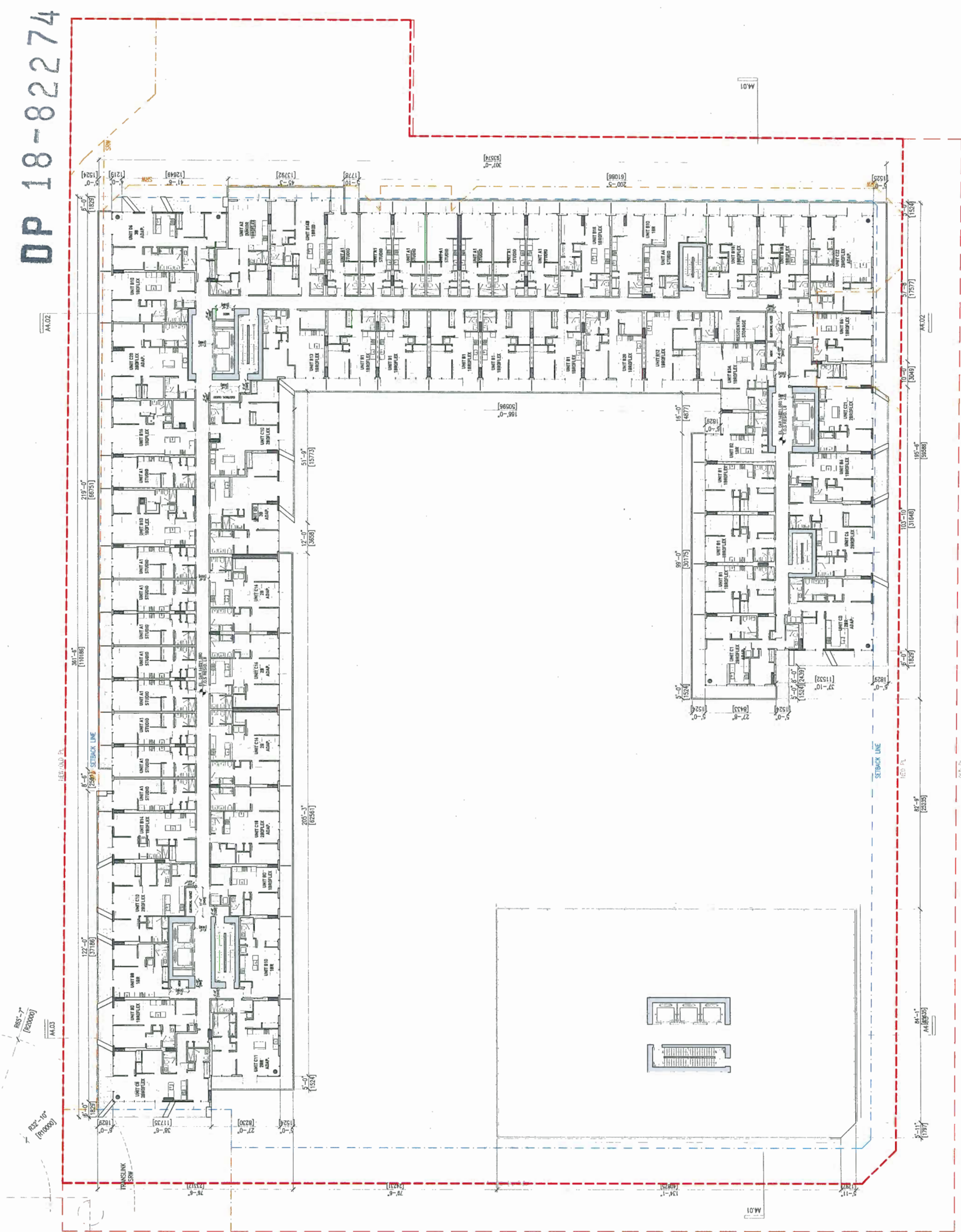
6340 NO 3 RD
 RICHMOND, BC

MIXED-USE

L8 RESIDENTIAL PLAN

DATE
 DRAWN BY
 CHECKED BY
 SCALE
 JOB NUMBER

TCL
 1:200
 1646



GBL ARCHITECTS
 VANCOUVER, CANADA V6T 1R8
 T: 604 278 1154 F: 604 271 5279
 GBLARCHITECTS.COM

PLUT INFO:

NOTES:
 NO DESCRIPTION



REVISION	NO.	DATE	REMARKS
01	18.05.31	ISSUED FOR DP	
02	18.06.20	REVISION ISSUED FOR DP	
03	18.07.25	DPP DRAFT	
04	18.08.10	ISSUED FOR COORDINATION	
05	18.08.24	ISSUED FOR DPP	

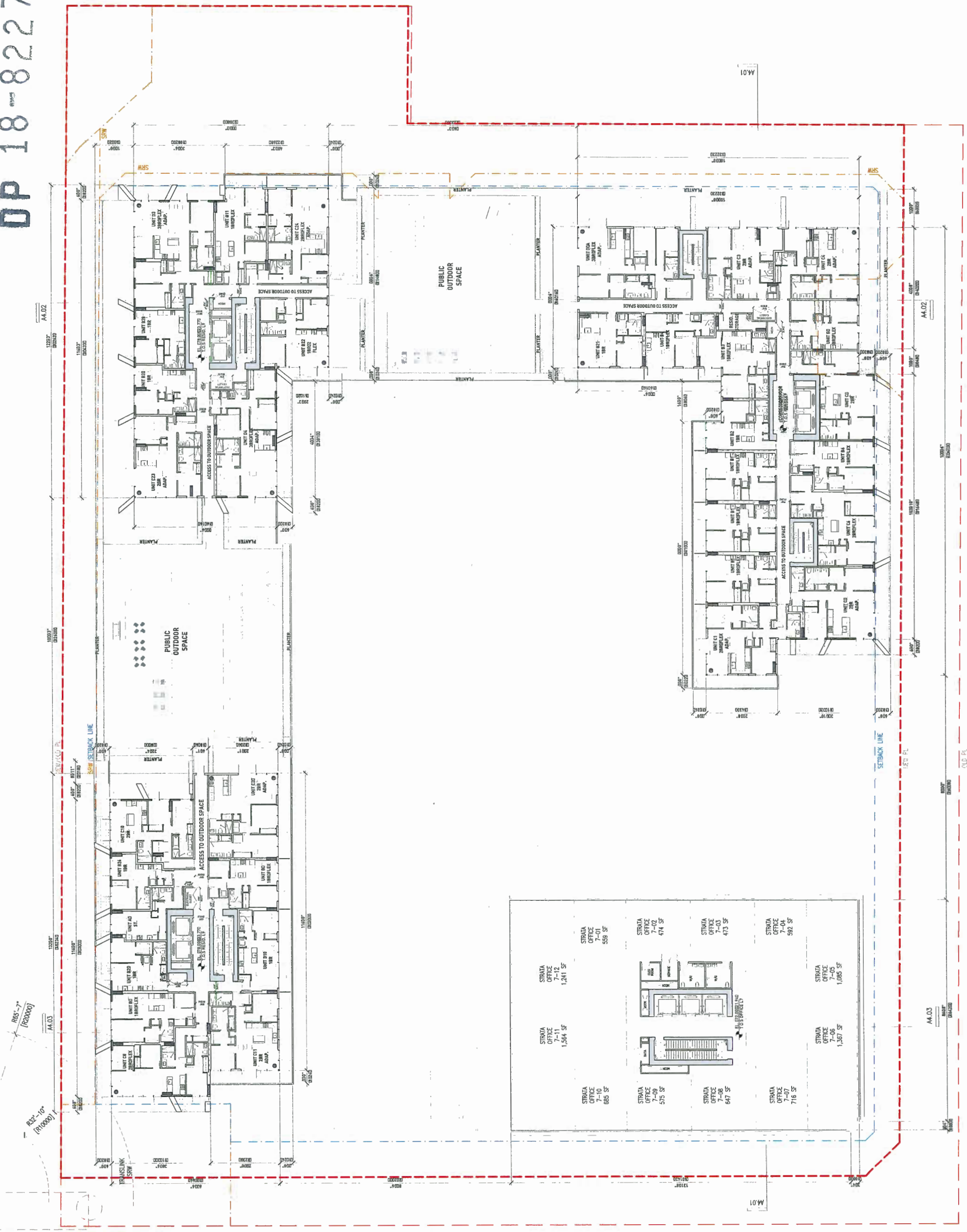


6340 NO 3 RD
 RICHMOND, BC

MIXED-USE

L9 RESIDENTIAL PLAN
 L7 OFFICE PLAN

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 SCALE: 1:200
 JOB NUMBER: 1646

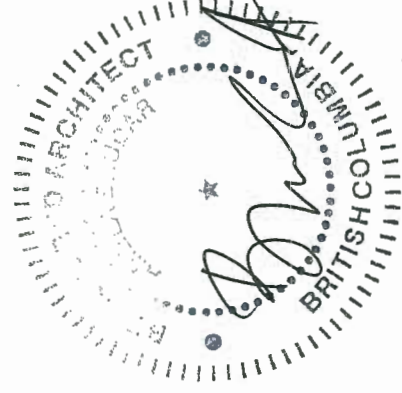


UNIT / OFFICE	AREA (SF)
STRATA OFFICE 7-01	559 SF
STRATA OFFICE 7-02	474 SF
STRATA OFFICE 7-03	473 SF
STRATA OFFICE 7-04	592 SF
STRATA OFFICE 7-05	1,065 SF
STRATA OFFICE 7-06	1,367 SF
STRATA OFFICE 7-07	716 SF
STRATA OFFICE 7-08	647 SF
STRATA OFFICE 7-09	575 SF
STRATA OFFICE 7-10	655 SF
STRATA OFFICE 7-11	1,564 SF
STRATA OFFICE 7-12	1,241 SF

180 EAST AVENUE
 VANCOUVER CANADA V6T 1R8
 T 604.734.1156 F 604.731.5279
 GBIARCHITECT.COM

PLANT INFO

NOTES
 NO DESCRIPTION



REVISIONS	NO.	DATE	REMARKS
	01	18.05.31	ISSUED FOR DP
	02	18.06.20	REVISION ISSUED FOR DP
	03	18.07.25	DPP DRAFT
	04	18.08.10	ISSUED FOR COORDINATION
	05	18.08.24	ISSUED FOR DPP

TRUE NORTH

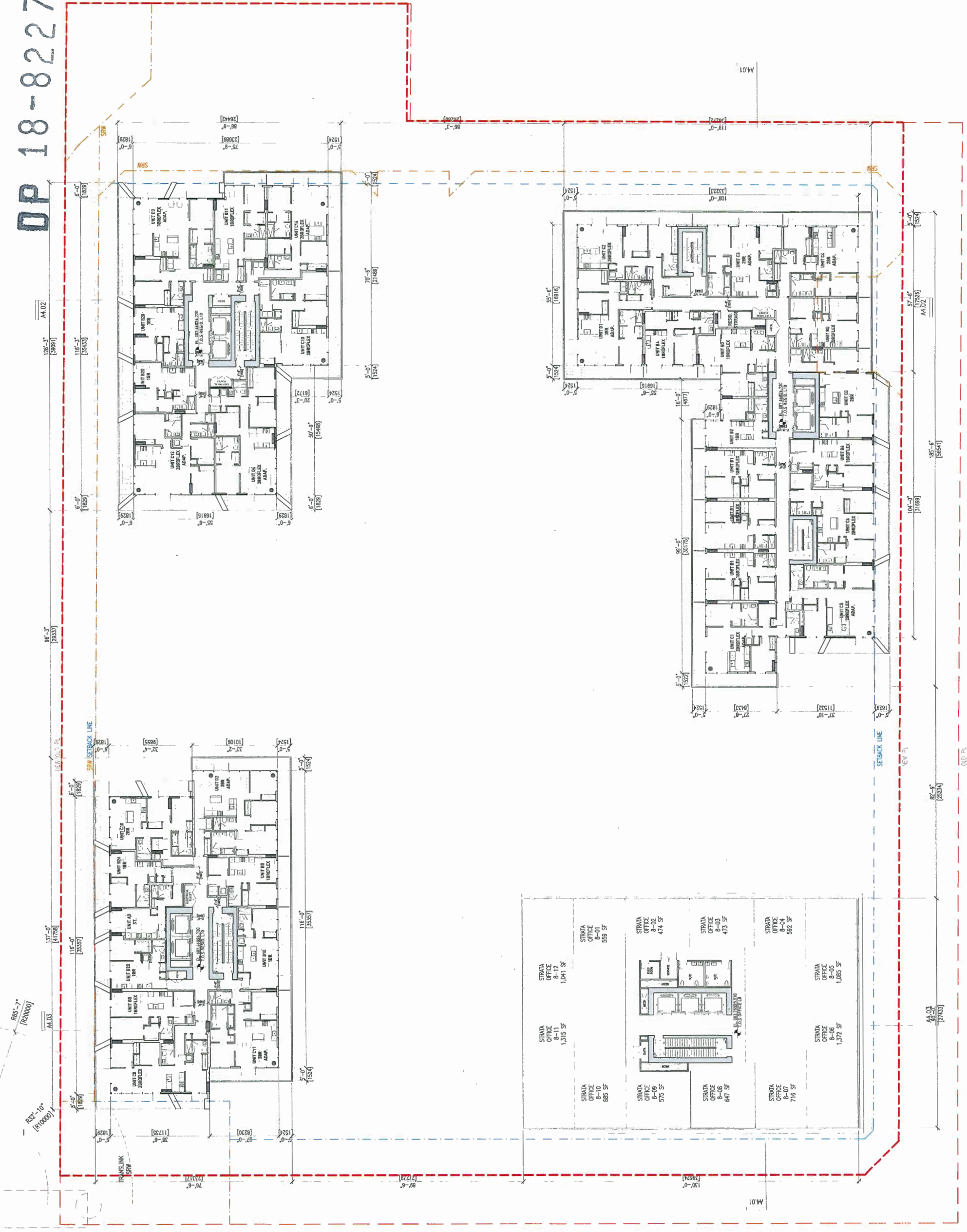
6340 NO 3 RD
 RICHMOND, BC

MIXED-USE

L10 RESIDENTIAL PLAN
 L8 OFFICE PLAN

DATE
 DRAWN BY
 CHECKED BY
 SCALE
 JOB NUMBER

TCL
 1:200
 1646





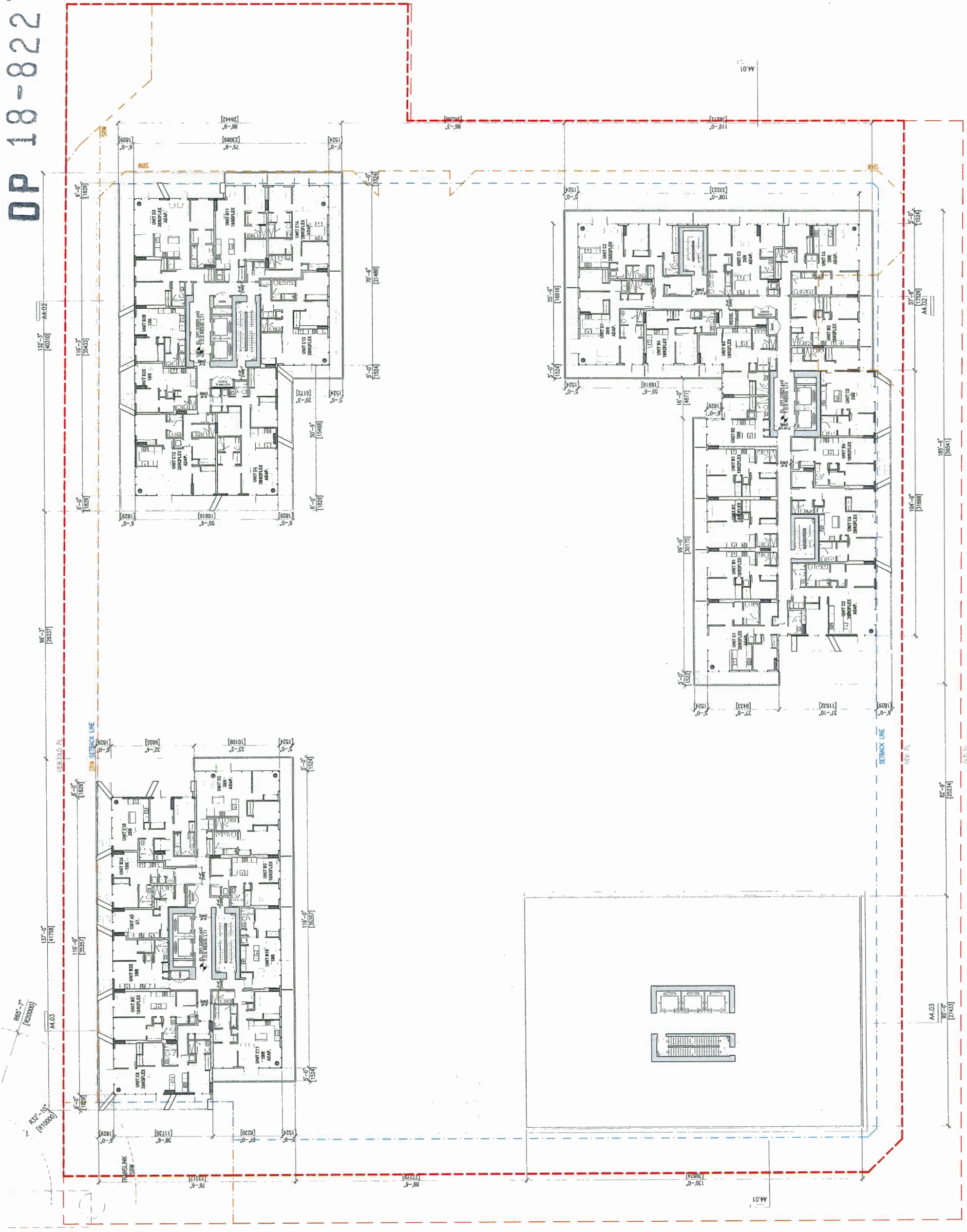
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	01	18.05.31	ISSUED FOR DP
	02	18.06.20	REVISION ISSUED FOR DP
	03	18.07.25	DPP DRAFT
	04	18.08.10	ISSUED FOR COORDINATION
	05	18.08.24	ISSUED FOR DPP

6340 NO 3 RD
 RICHMOND, BC

MIXED-USE
 L11 RESIDENTIAL PLAN

DATE
 DRAWN BY
 CHECKED BY
 SCALE
 JOB NUMBER

TCL
 1:200
 1646



GBJ ARCHITECTS
 VANCOUVER CANADA V6T 1R8
 T 604.274.1156 F 604.731.8279
 GBJARCHITECTS.COM

NOTES
 NO DESCRIPTION



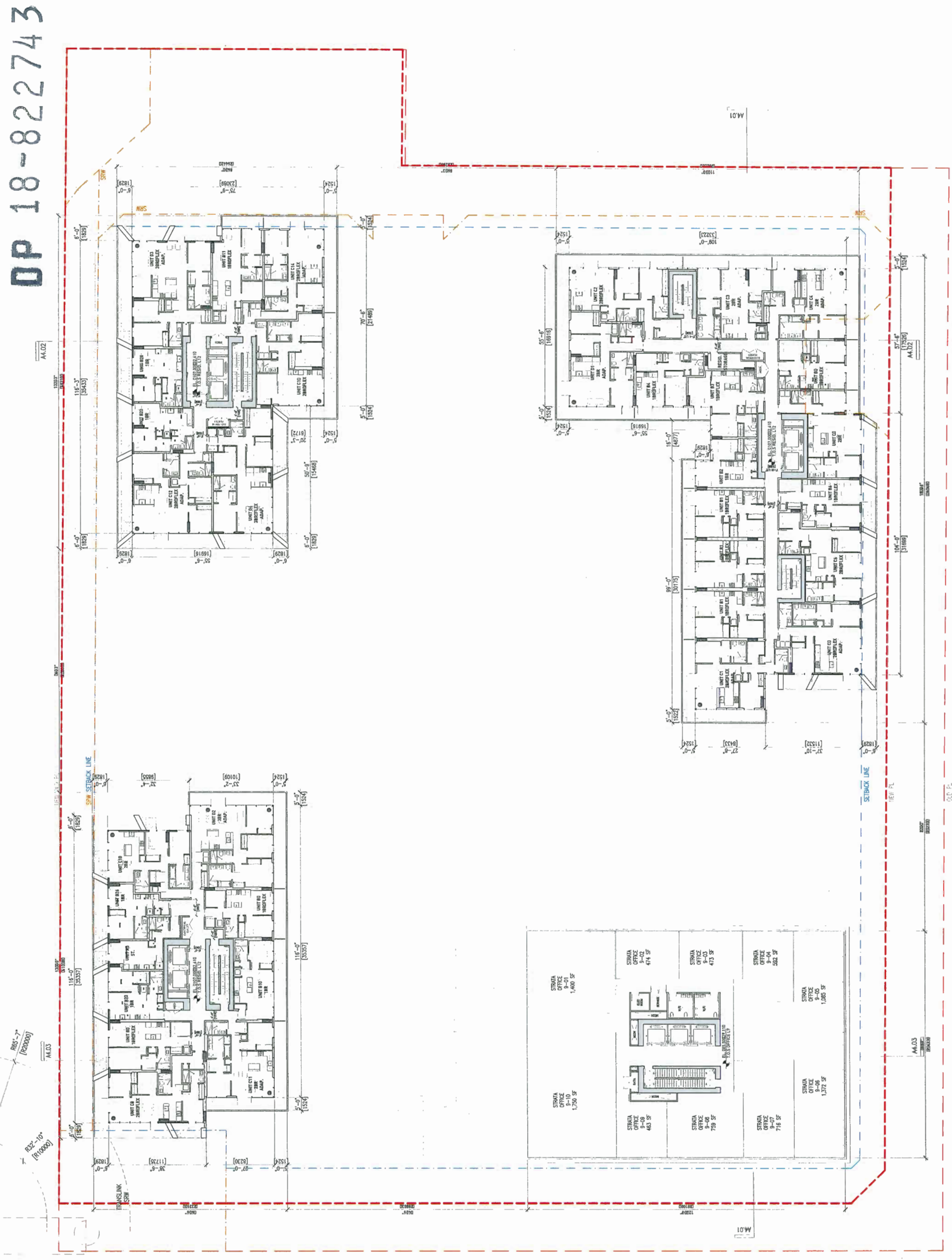
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	01	18.05.31	ISSUED FOR DP
	02	18.06.20	REVISION ISSUED FOR DP
	03	18.07.25	OPP DRAFT
	04	18.08.10	ISSUED FOR COORDINATION
	05	18.08.24	ISSUED FOR DPP

6340 NO 3 RD
 RICHMOND, BC

MIXED-USE
 L12 RESIDENTIAL PLAN
 L9 OFFICE PLAN

DATE
 DRAWN BY
 CHECKED BY
 SCALE
 JOB NUMBER

A2.14



GBL ARCHITECTS
137 EAST 8TH AVENUE
VANCOUVER, CANADA V6T 1R8
TEL: 604.681.1177
GBLARCHITECTS.COM

PLOT INFO

NOTES
NO DESCRIPTION



NO.	DATE	REMARKS
01	18.05.31	ISSUED FOR DP
02	18.06.20	REVISION ISSUED FOR DP
03	18.07.25	DPP DRAFT
04	18.08.10	ISSUED FOR COORDINATION
05	18.08.24	ISSUED FOR DPP



6340 NO 3 RD
RICHMOND, BC

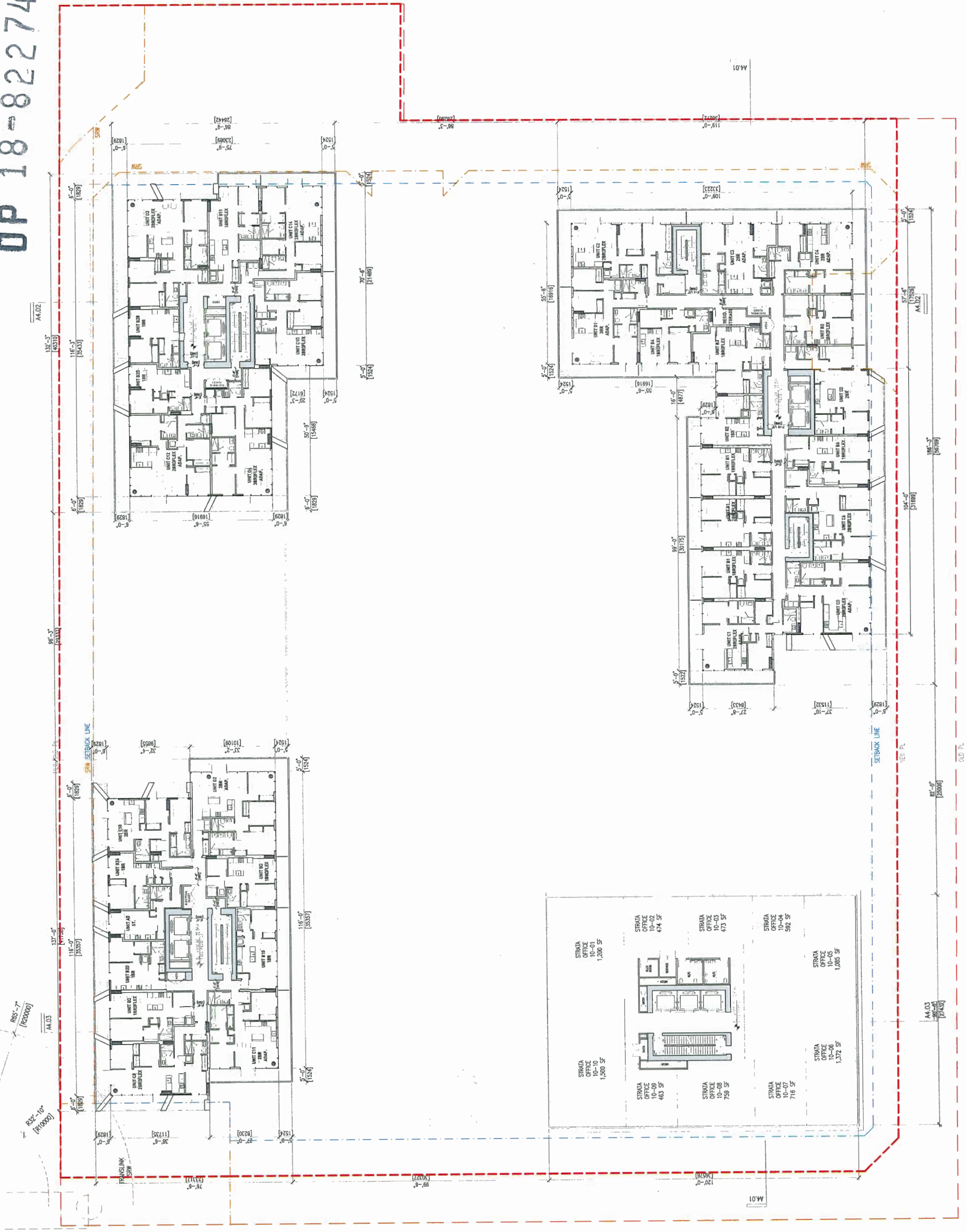
MIXED-USE

L13 RESIDENTIAL PLAN
L10 OFFICE PLAN

DATE
DRAWN BY
CHECKED BY
SCALE
JOB NUMBER

TCL
1:100
16466

DP 18-822743



STRATA OFFICE	AREA (SF)
STRATA OFFICE 10-01	1,200 SF
STRATA OFFICE 10-02	474 SF
STRATA OFFICE 10-03	473 SF
STRATA OFFICE 10-04	592 SF
STRATA OFFICE 10-05	1,085 SF
STRATA OFFICE 10-06	1,372 SF
STRATA OFFICE 10-07	716 SF
STRATA OFFICE 10-08	483 SF
STRATA OFFICE 10-09	1,500 SF

GBL ARCHITECTS
 VANCOUVER CANADA ST 1R8
 T: 604 734 1155 F: 604 731 5279
 GBLARCHITECTS.COM

PLANT H/W/P

NOTES
 NO DESCRIPTION



REVISIONS	NO.	DATE	REMARKS
	01	18.05.31	ISSUED FOR DP
	02	18.06.20	REVISION ISSUED FOR DP
	03	18.07.25	DPP DRAFT
	04	18.08.10	ISSUED FOR COORDINATION
	05	18.08.24	ISSUED FOR DPP



6340 NO 3 RD
 RICHMOND, BC

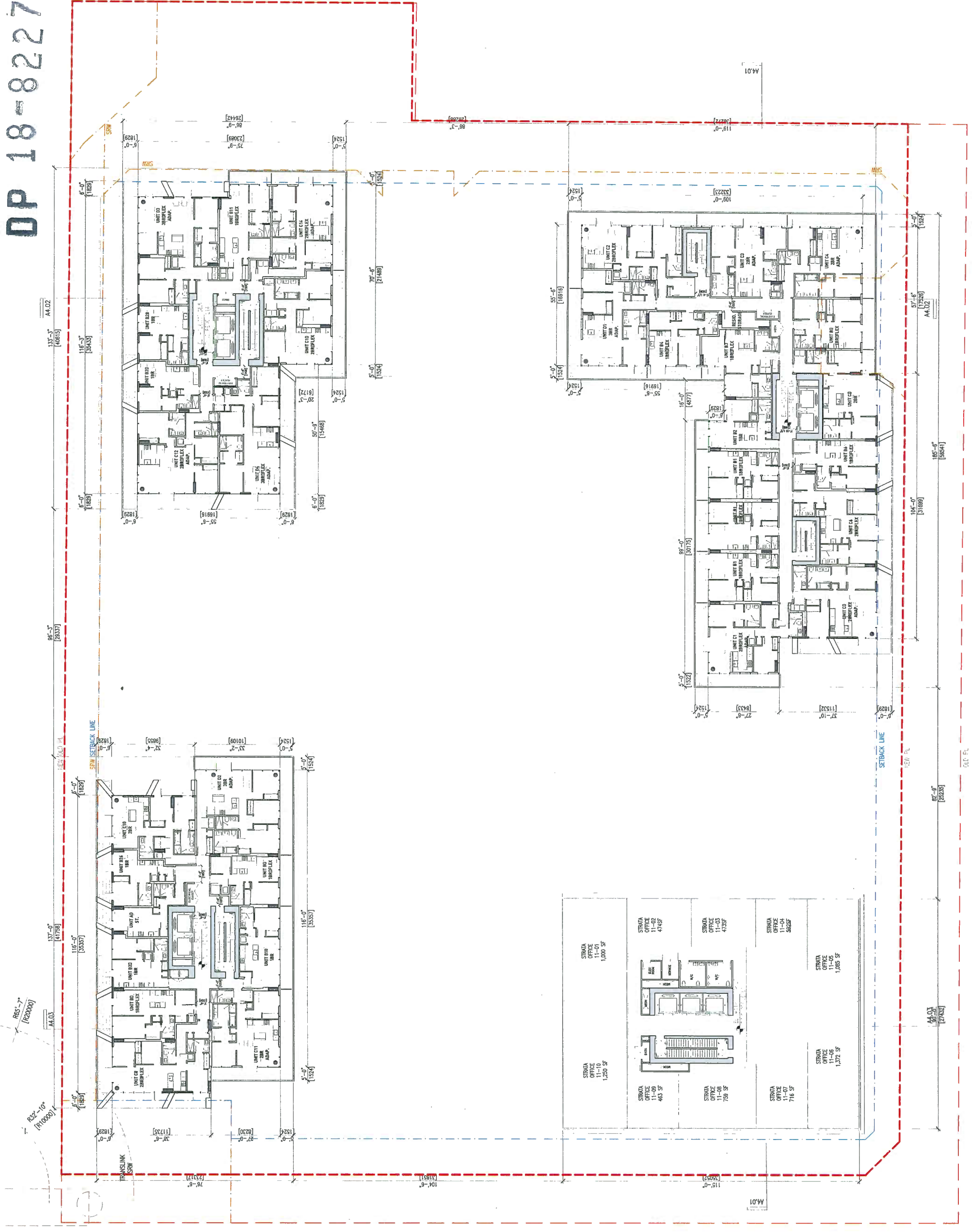
MIXED-USE

L14 RESIDENTIAL PLAN
 L11 OFFICE PLAN

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 SCALE: 1:200
 JOB NUMBER: 1646

A2.16

DP 18-822743



UNIT NO.	AREA (SF)
STRATA OFFICE 11-01	1,000 SF
STRATA OFFICE 11-02	4715 SF
STRATA OFFICE 11-03	4715 SF
STRATA OFFICE 11-04	5605 SF
STRATA OFFICE 11-05	1,085 SF
STRATA OFFICE 11-06	1,372 SF
STRATA OFFICE 11-08	716 SF
STRATA OFFICE 11-09	463 SF
STRATA OFFICE 11-10	759 SF

BBL ARCHITECTS
 137 EAST 5TH AVENUE
 VANCOUVER, BC V6C 1K5
 TEL: 604.278.1154 F: 604.271.5277
 BBLARCHITECTS.COM

NOTES
 NO. DESCRIPTION



NO.	DATE	REVISIONS / REMARKS
01	18.05.21	ISSUED FOR DP
02	18.06.20	REVISION ISSUED FOR DP
03	18.07.25	OPP DRAFT
04	18.08.10	ISSUED FOR COORDINATION
05	18.08.24	ISSUED FOR OPP



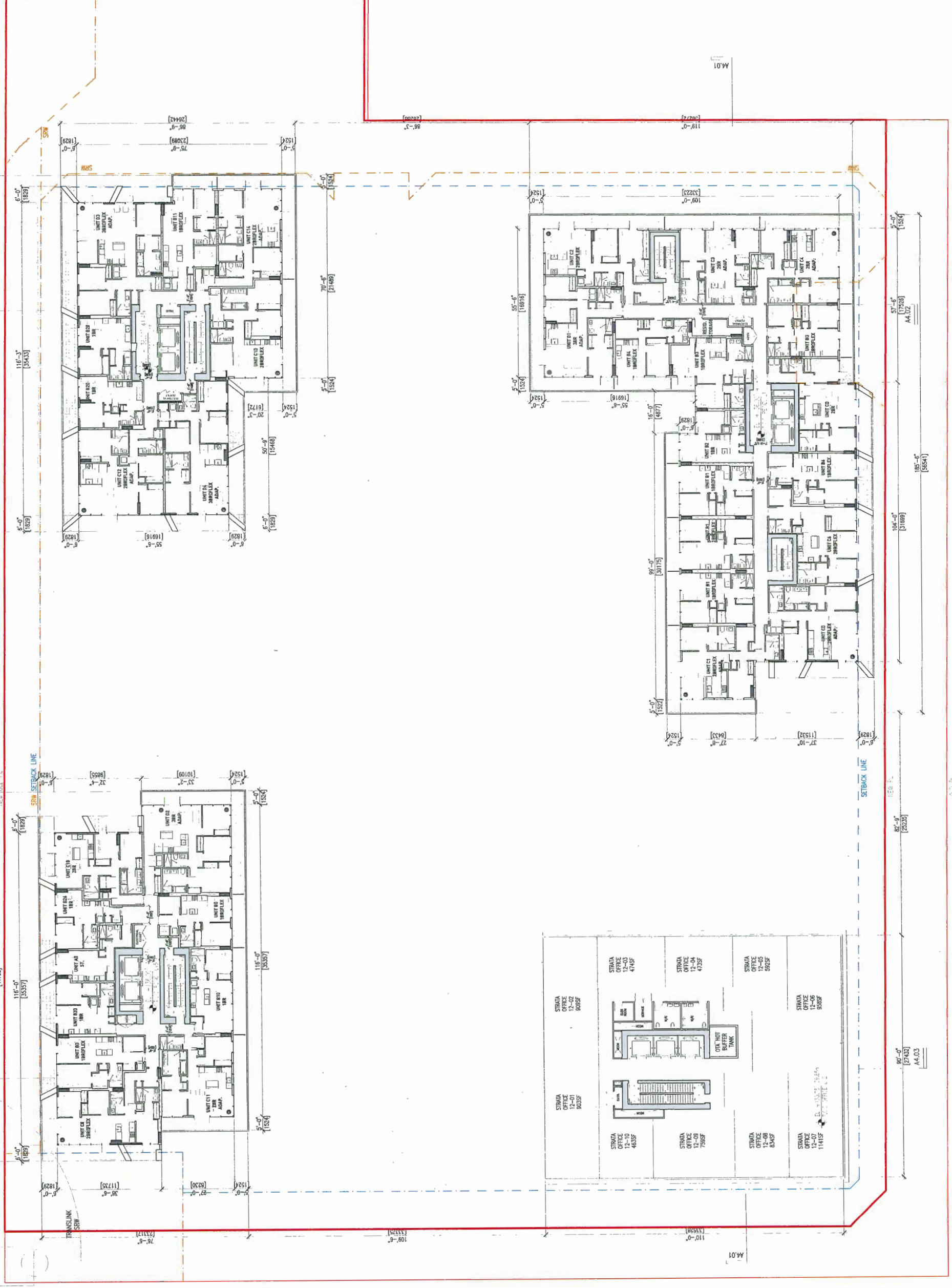
6340 NO 3 RD
 RICHMOND, BC

MIXED-USE
 L15 RESIDENTIAL PLAN
 L12 OFFICE PLAN

DATE
 DRAWN BY
 CHECKED BY
 SCALE
 JOB NUMBER

TCL
 1:200
 1646

OP 18-822743



GBL ARCHITECTS
 1000 WESTERN AVENUE
 VANCOUVER, CANADA V6T 1R8
 T: 604.734.1156 F: 604.731.5279
 GBLARCHITECTS.COM

PLOT INFO:

NOTES:
 NO DESCRIPTION



NO.	DATE	REMARKS
01	18.05.31	ISSUED FOR DP
02	18.06.20	REVISION ISSUED FOR DP
03	18.07.25	DPP DRAFT
04	18.08.10	ISSUED FOR COORDINATION
05	18.08.24	ISSUED FOR DPP



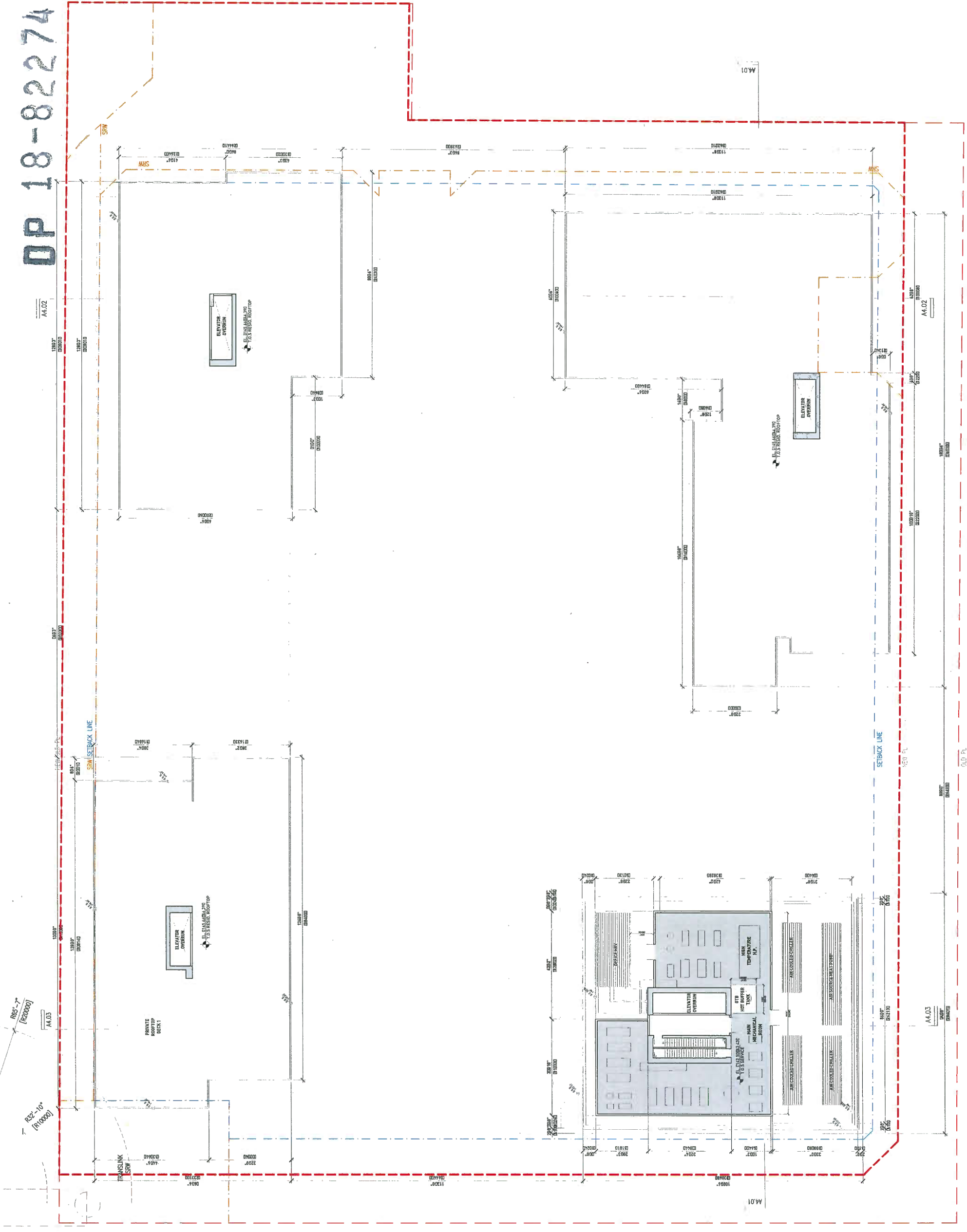
6340 NO 3 RD
 RICHMOND, BC

MIXED-USE

ROOF LEVEL

DATE
 DRAWN BY
 CHECKED BY
 SCALE 1:200
 JOB NUMBER 1646

DP 18-822743





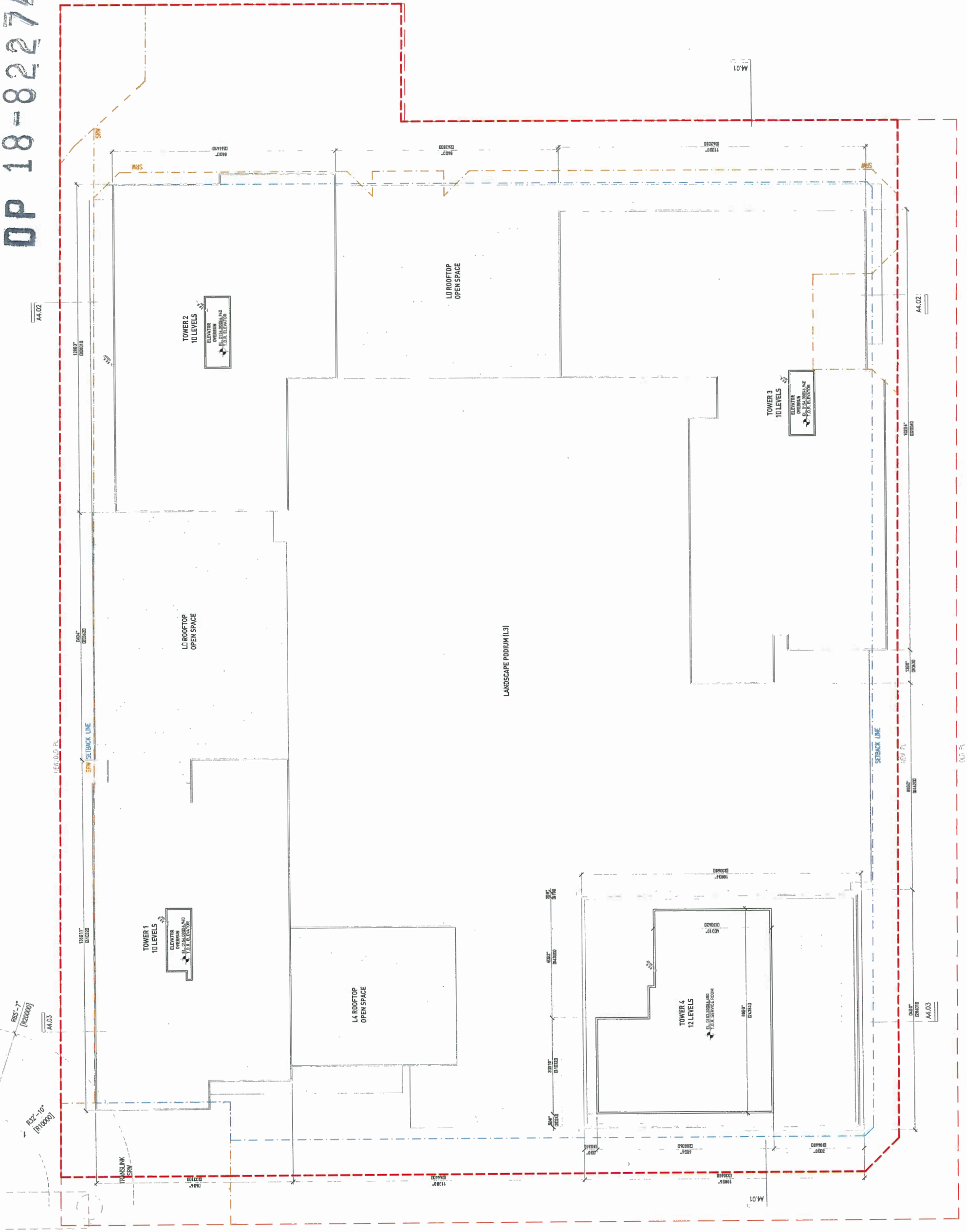
REVISIONS	NO.	DATE	REMARKS
	01	18.05.31	ISSUED FOR DP
	02	18.06.20	REVISION ISSUED FOR DP
	03	18.07.25	DP DRAFT
	04	18.08.10	ISSUED FOR COORDINATION
	05	18.08.24	ISSUED FOR DPP

6340 NO 3 RD
RICHMOND, BC

MIXED-USE
ROOF PLAN

DATE	TCL
DRAWN BY	
CHECKED BY	
SCALE	1:200
JOB NUMBER	1646

DP 18-822743



RES-77 (R20000)
A4.03

R32-10 (R10000)

A4.03

A4.02

A4.02

A4.01

A4.01

GBL ARCHITECTS
137 EAST 8TH AVENUE
VANCOUVER, CANADA V6T 1R8
TEL: 604.681.3717
GBLARCHITECTS.COM

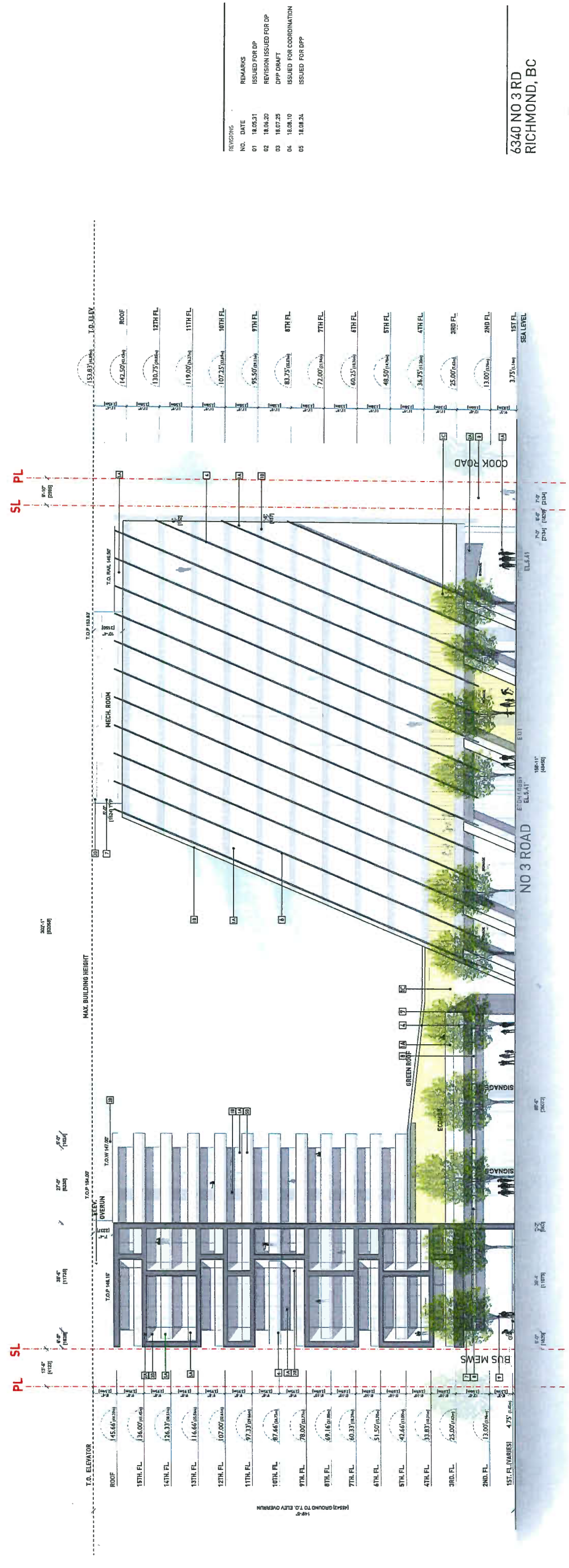
PLUT INFO.

NOTES
NO. DESCRIPTION

MATERIALS

#	DESCRIPTION	COLOR
1A	CLEAR GLAZING	WHITE
1B	BACK-PAINTED GLAZING SPANDREL	VARIES
1C	COLOURED LAMINATED GLAZING	BRONZE
2A	ALUMINUM COMPOSITE PANEL - FRAME EDGE	WHITE
2B	ALUMINUM COMPOSITE PANEL - FRAME INTERIOR	NATURAL
3	CUSTOM PERFORATED METAL SCREENING	-
4	ARCHITECTURAL CONCRETE	-
5A	GLASS GUARD	-
5B	GLASS GUARD	BRONZE
6	EXTRUDED ALUMINUM SUNSHADE	-
7	ALUMINUM LOUVERS	-
8	GLAZED CANOPY	-
9	STOREFRONT MULLIONS	CHARCOAL

GLAZING NOTES:
- GLAZING TO BE WINDOWWALL
- OFFICE TOWER GLAZING TO BE CURTAINWALL
- GROUND FLOOR RETAIL TO BE STOREFRONT CW INTEGRATED LOUVERS.



REVISIONS

NO.	DATE	REMARKS
01	18.03.31	ISSUED FOR DP
02	18.04.20	REVISION ISSUED FOR DP
03	18.07.25	DPP DRAFT
04	18.08.10	ISSUED FOR COORDINATION
05	18.08.24	ISSUED FOR DPP

6340 NO 3 RD
RICHMOND, BC

MIXED-USE
WEST ELEVATION

DATE
DRAWN BY
CHECKED BY
SCALE
JOB NUMBER

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1646

GBL ARCHITECTS
 1000 WESTERN AVENUE
 VANCOUVER, CANADA V6T 1R8
 T: 604-274-1155 F: 604-271-8279
 GBLARCHITECTS.COM

PLCOT INFO

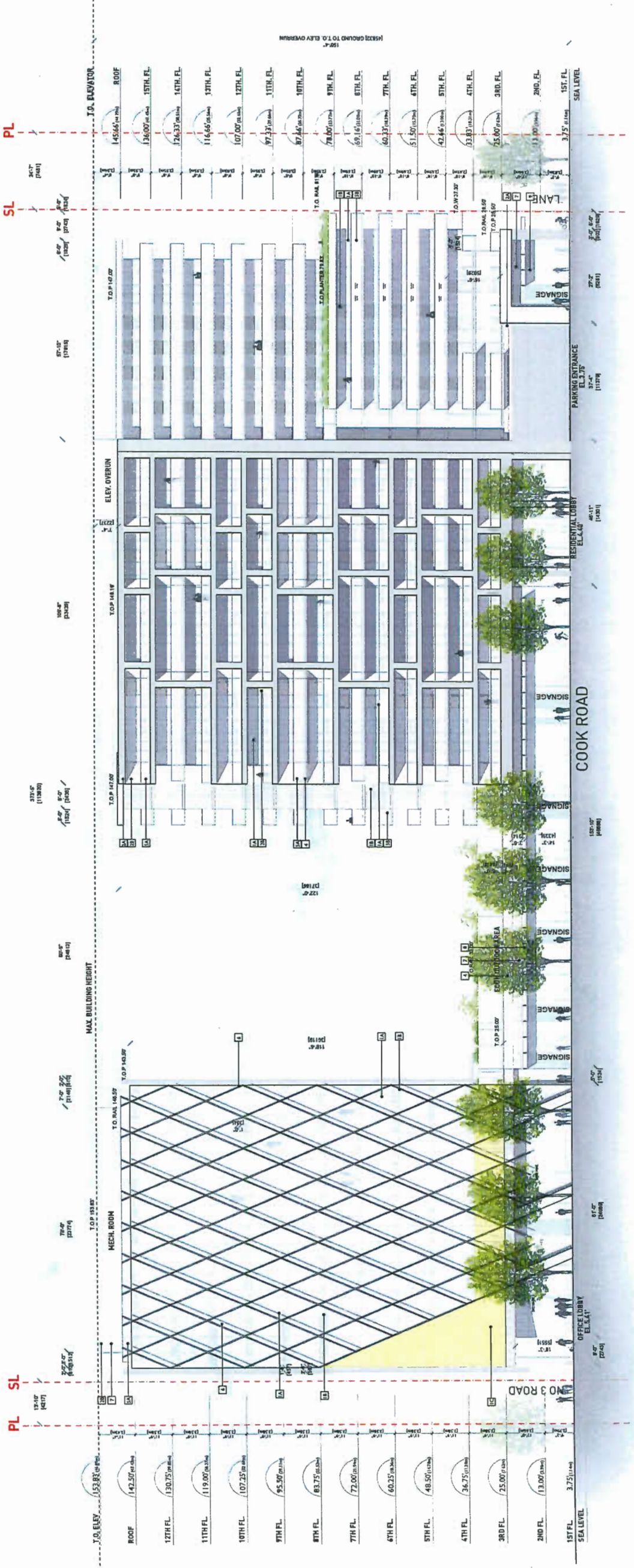
NOTES
 NO RESUMPTION

MATERIALS

#	DESCRIPTION	COLOUR
1A	CLEAR GLAZING	WHITE
1B	BACK-PAINTED GLAZING SPANDREL	VARIABLES
1C	COLORLED LAMINATED GLAZING	BRONZE
2A	ALUMINUM COMPOSITE PANEL - FRAME EDGE	WHITE
2B	ALUMINUM COMPOSITE PANEL - FRAME INTERIOR	NATURAL
3	CUSTOM PERFORATED METAL SCREENING	NATURAL
4	ARCHITECTURAL CONCRETE	-
5A	GLASS GUARD	-
5B	GLASS GUARD	BRONZE
6	EXTRUDED ALUMINUM SUNSHADE	-
7	ALUMINUM LOUVERS	-
8	GLAZED CANOPY	-
9	STOREFRONT MULLIONS	CHARCOAL

GLAZING NOTES:
 - RESIDENTIAL GLAZING TO BE WINDOW WALL
 - OFFICE LOBBY TO BE WINDOW WALL
 - GROUND FLOOR RETAIL TO BE STOREFRONT CW INTEGRATED LOUVERS.

DP 18-822743



REVISIONS

NO.	DATE	REMARKS
01	18.04.31	ISSUED FOR DP
02	18.04.20	REVISION ISSUED FOR DP
03	18.07.25	DP DRAFT
04	18.08.10	ISSUED FOR COORDINATION
05	18.08.24	ISSUED FOR DP

6340 NO 3 RD
 RICHMOND, BC

MIXED-USE
 SOUTH ELEVATION

DATE
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 CHECKED BY
 SCALE
 JOB NUMBER

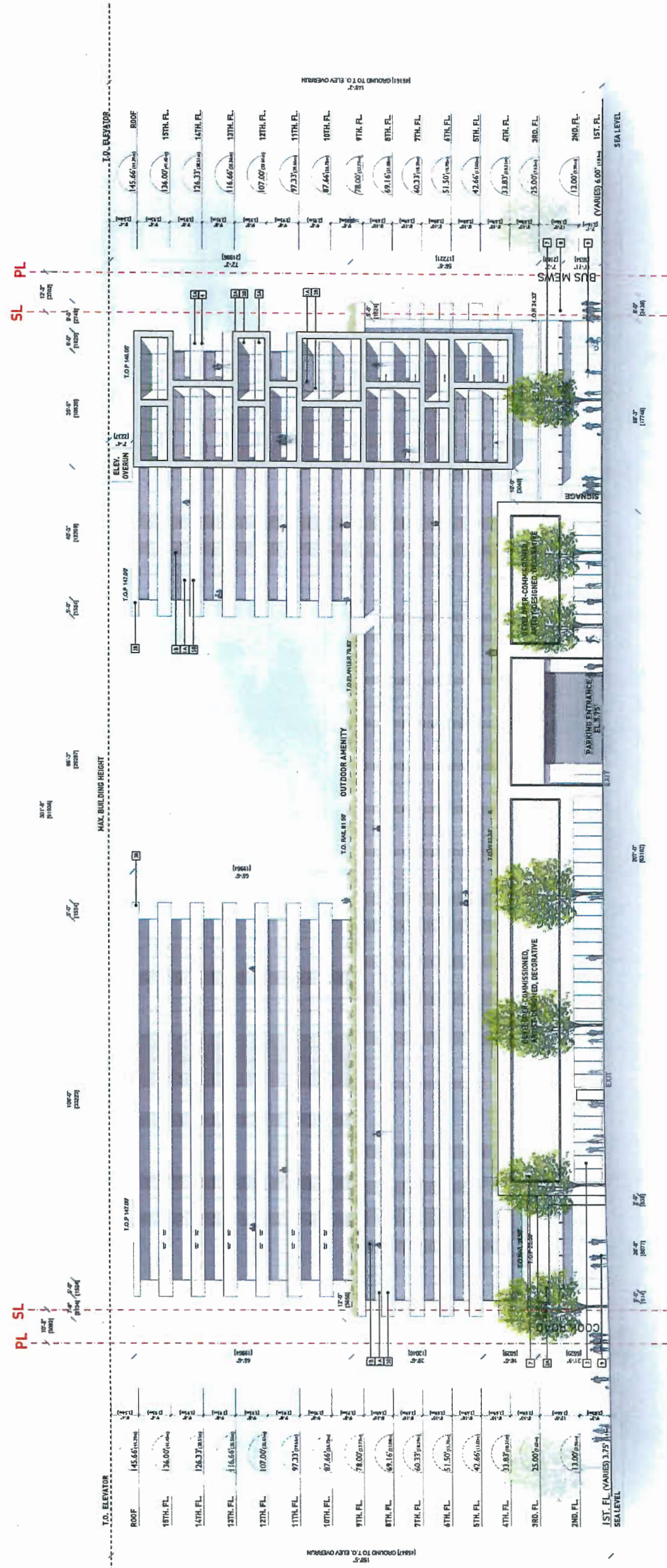
IL
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 1646

DP 18-822743

MATERIALS

#	DESCRIPTION	COLOUR
1A	CLEAR GLAZING	WHITE
1B	BACK-PAINTED GLAZING SPANDREL	VARIES
1C	COLOURED LAMINATED GLAZING	BRONZE
2A	ALUMINUM COMPOSITE PANEL - FRAME EDGE	WHITE
2B	ALUMINUM COMPOSITE PANEL - FRAME INTERIOR	NATURAL
3	CUSTOM PERFORATED METAL SCREENING	BRONZE
4	ARCHITECTURAL CONCRETE	CHARCOAL
5A	GLASS GUARD	
5B	GLASS GUARD	
6	EXTRUDED ALUMINUM SUNSHADE	
7	ALUMINUM LOUVERS	
8	GLAZED CANOPY	
9	STOREFRONT MULLIONS	

GLAZING NOTES:
- RECIPROCAL GLAZING TO DC WINDOW WALL
- TYPICAL WINDOW AND DOOR TO BE STOREFRONT WITH INTEGRATED LOUVERS.
- GROUND FLOOR RETAIL TO BE STOREFRONT WITH INTEGRATED LOUVERS.



REVISIONS

NO.	DATE	REMARKS
01	18.05.31	ISSUED FOR DP
02	18.06.20	REVISION ISSUED FOR DP
03	18.07.25	DPP DRAFT
04	18.08.10	ISSUED FOR COORDINATION
05	18.08.24	ISSUED FOR COORDINATION



6340 NO 3 RD
RICHMOND, BC

MIXED-USE
EAST ELEVATION

DATE
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CHECKED BY
SCALE
JOB NUMBER

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GBL ARCHITECTS
135 EAST 4TH AVENUE
VANCOUVER, CANADA V6T 1R8
778-734-1154 F 604-731-1071
GBLARCHITECTS.COM

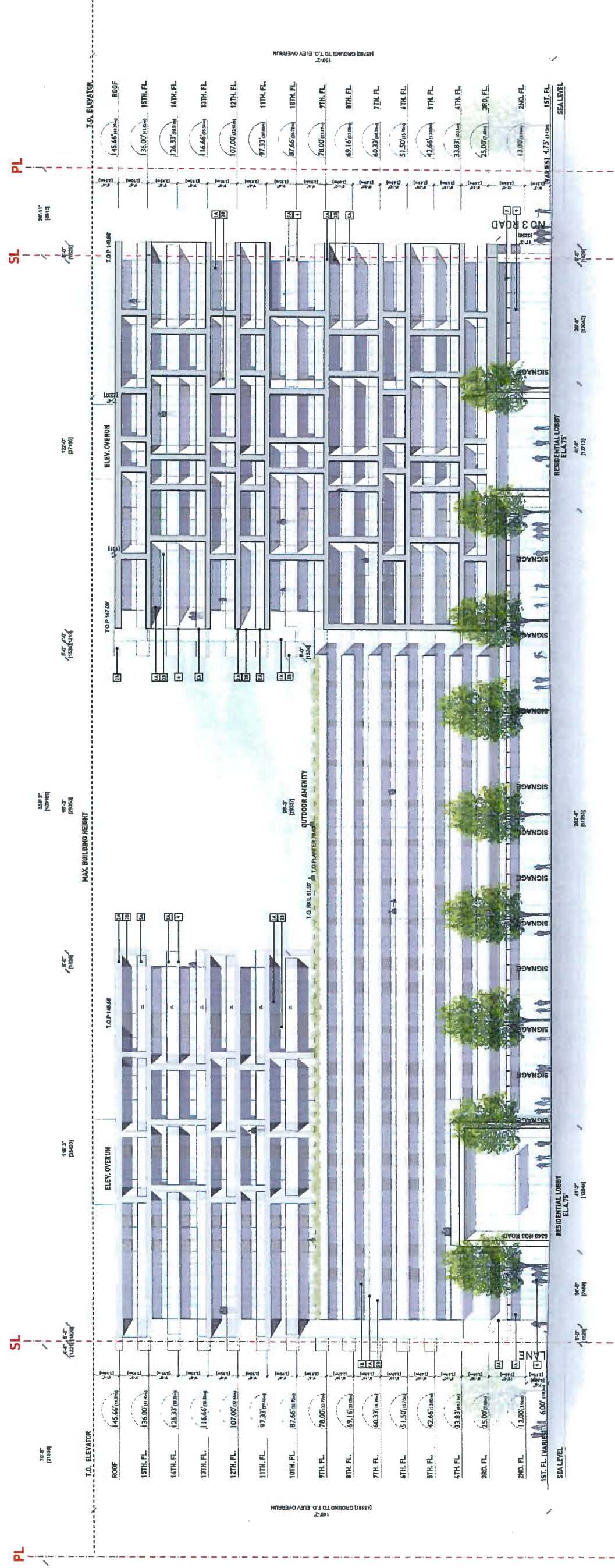
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DP 18-822743

MATERIALS

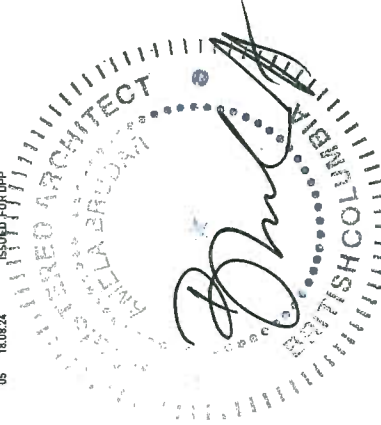
#	DESCRIPTION	COLOUR
1A	CLEAR GLAZING	WHITE
1B	BACK-PAINTED GLAZING SPANDREL	VARIES
1C	COLOURED LAMINATED GLAZING	BRONZE
2A	ALUMINUM COMPOSITE PANEL - FRAME EDGE	WHITE
2B	ALUMINUM COMPOSITE PANEL - FRAME INTERIOR	NATURAL
3	CUSTOM PERFORATED METAL SCREENING	NATURAL
4	ARCHITECTURAL CONCRETE	-
5A	GLASS GUARD	-
5B	GLASS GUARD	BRONZE
6	EXTRUDED ALUMINUM SUNSHADE	-
7	ALUMINUM LOUVERS	-
8	GLAZED CANOPY	-
9	STOREFRONT MULLIONS	CHARCOAL

GLAZING NOTES:
- RESIDENTIAL GLAZING TO BE WINDOW/WALL
- OFFICE/TOWER GLAZING TO BE CURTAINWALL
- GROUND FLOOR RETAIL TO BE STOREFRONT CW INTEGRATED LOUVERS.



REVISIONS

NO.	DATE	REMARKS
01	18.05.21	ISSUED FOR DP
02	18.04.20	REVISION ISSUED FOR DP
03	18.07.25	DPP DRAFT
04	18.08.10	ISSUED FOR COORDINATION
05	18.08.24	ISSUED FOR DPP



6340 NO 3 RD
RICHMOND, BC

MIXED-USE
NORTH ELEVATION

DATE
DRAWN BY
CHECKED BY
SCALE
JOB NUMBER

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DP 18-822743



GEL ARCHITECTS
11 EAST BAY AVENUE
VANCOUVER, BC V6T 1T6
TEL: (604) 278-1156 FAX: (604) 271-5275
GELARCHITECTS.COM

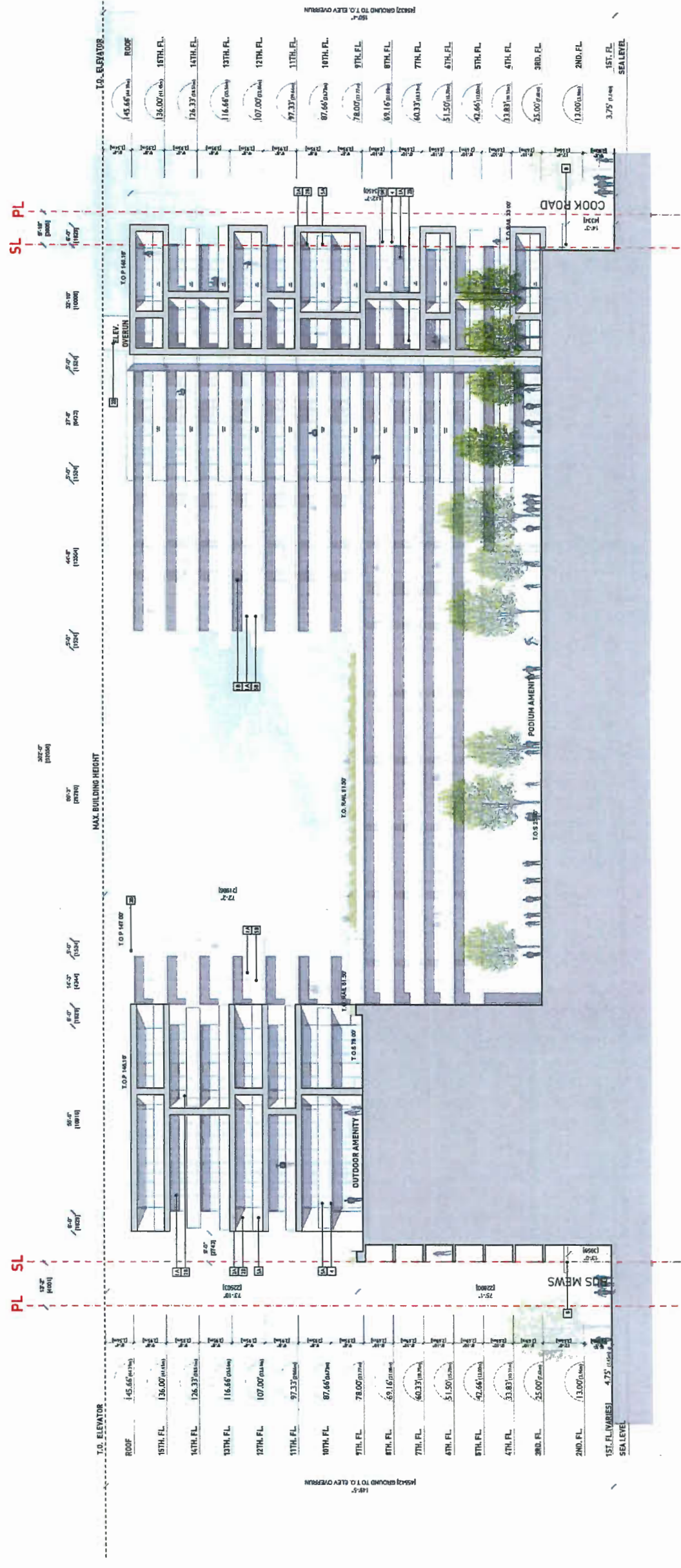
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NOTES
NO DESCRIPTION

MATERIALS

#	DESCRIPTION	COLOUR
1A	CLEAR GLAZING	-
1B	BACK-PAINTED GLAZING SPANDREL	WHITE
1C	COLORLED LAMINATED GLAZING	VARIABLES
2A	ALUMINUM COMPOSITE PANEL - FRAME EDGE	BRONZE
2B	ALUMINUM COMPOSITE PANEL - FRAME INTERIOR	WHITE
3	CUSTOM PERFORATED METAL SCREENING	NATURAL
4	ARCHITECTURAL CONCRETE	-
5A	GLASS GUARD	-
5B	GLASS GUARD	BRONZE
6	EXTRUDED ALUMINUM SUNSHADE	-
7	ALUMINUM LOUVERS	-
8	GLAZED CANOPY	-
9	STOREFRONT MULLIONS	CHARCOAL

GLAZING NOTES:
RESIDENTIAL GLAZING TO BE WINDOWWALL
OFFICE TOWER GLAZING TO BE CURTAINWALL
GROUND FLOOR RETAIL TO BE STOREFRONT CW INTEGRATED LOUVERS.



REVISIONS

NO.	DATE	REMARKS
01	18.05.31	ISSUED FOR DP
02	18.06.20	REVISION ISSUED FOR DP
03	18.07.25	DPF DRAFT
04	18.08.10	ISSUED FOR COORDINATION
05	18.08.24	ISSUED FOR DPF



6340 NO 3 RD
RICHMOND, BC

MIXED-USE

INTERIOR WEST ELEVATION

DATE
DRAWN BY
CHECKED BY
SCALE
JOB NUMBER

18
TCL
1:200
1646

A3.05

MATERIALS

#	DESCRIPTION	COLOUR
1A	CLEAR GLAZING	
1B	BACK-PAINTED GLAZING SPANDREL	WHITE
1C	COLOURED LAMINATED GLAZING	VARIES
2A	ALUMINUM COMPOSITE PANEL - FRAME EDGE	BRONZE
2B	ALUMINUM COMPOSITE PANEL - FRAME INTERIOR	WHITE
3	CUSTOM PERFORATED METAL SCREENING	NATURAL
4	ARCHITECTURAL CONCRETE	
5A	GLASS GUARD	
5B	GLASS GUARD	
6	EXTRUDED ALUMINUM SUNSHADE	BRONZE
7	ALUMINUM LOUVERS	
8	GLAZED CANOPY	
9	STOREFRONT MULLIONS	CHARCOAL

GLAZING NOTES:
 RESIDENTIAL GLAZING TO BE WINDOWWALL
 OFFICE UPPER GLAZING TO BE WINDOWWALL
 GROUND FLOOR RETAIL TO BE STOREFRONT CMW INTEGRATED LOUVERS.

GBL ARCHITECTS
 129 EAST BIVOUAC
 VANCOUVER, CANADA V6T 1R8
 T 604.731.1158 F 604.731.5271
 GBLARCHITECTS.COM

PLOT INFO:

NOTES
 NO DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
01	18.05.21	ISSUED FOR DP
02	18.06.20	REVISION ISSUED FOR DP
03	18.07.25	DP DRAFT
04	18.08.10	ISSUED FOR COORDINATION
05	18.08.24	ISSUED FOR DP



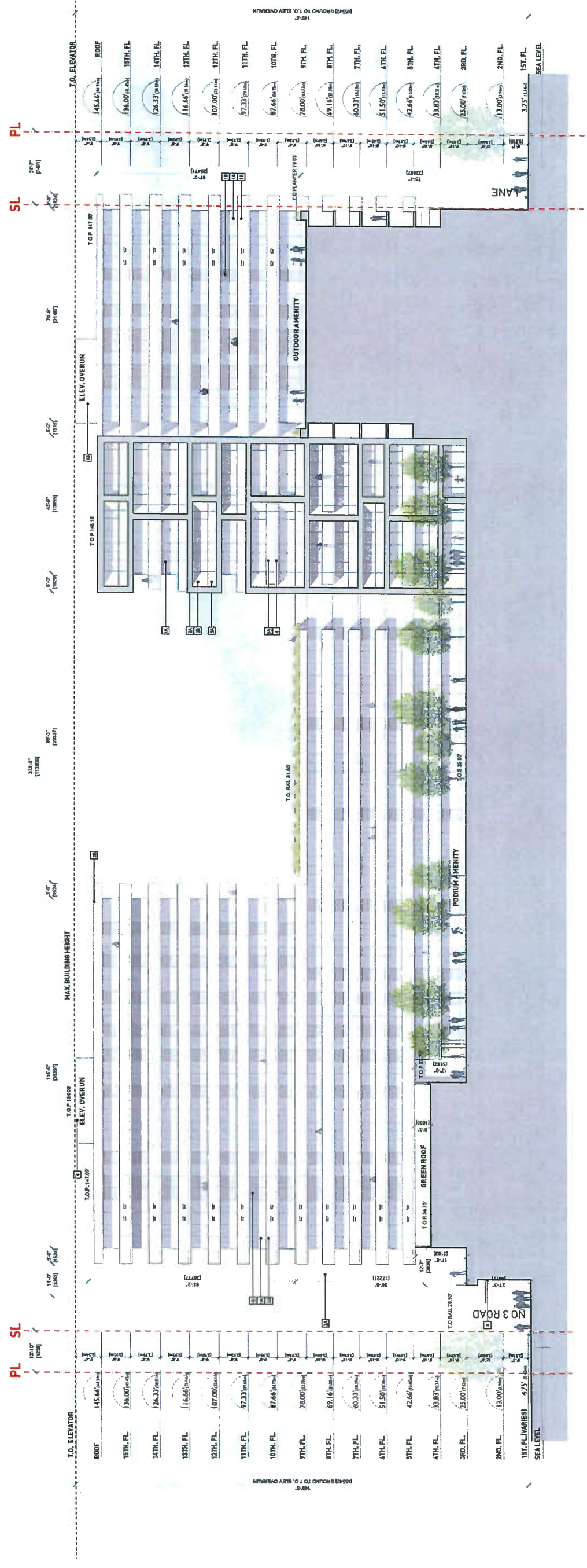
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 RICHMOND, BC

MIXED-USE

INTERIOR SOUTH ELEVATION

DATE
 DRAWN BY
 CHECKED BY
 SCALE
 JOB NUMBER

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OP 18-822743

MATERIALS

#	DESCRIPTION	COLOUR
1A	CLEAR GLAZING	WHITE
1B	BACK-PAINTED GLAZING SPANDREL	VARIABLE
1C	COLOURED LAMINATED GLAZING	BRONZE
2A	ALUMINUM COMPOSITE PANEL - FRAME EDGE	WHITE
2B	ALUMINUM COMPOSITE PANEL - FRAME INTERIOR	NATURAL
3	CUSTOM PERFORATED METAL SCREENING	-
4	ARCHITECTURAL CONCRETE	-
5A	GLASS GUARD	BRONZE
5B	GLASS GUARD	-
6	EXTRUDED ALUMINUM SUNSHADE	-
7	ALUMINUM LOUVERS	-
8	GLAZED CANOPY	-
9	STOREFRONT MULLIONS	CHARCOAL

GLAZING NOTES:
 - RESIDENTIAL GLAZING TO BE WINDOW WALL
 - COMMERCIAL GLAZING TO BE CURTAIN WALL
 - GROUND FLOOR RETAIL TO BE STOREFRONT WITH INTEGRATED LOUVERS.

GEL ARCHITECTS
 137 EAST 8TH AVENUE
 VANCOUVER, BC V6E 2E1, CAN
 TEL: 604.271.1515 FAX: 604.271.5279
 GELARCHITECTS.COM

PLOT INFO:

NOTES:
 NO. DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
01	18.05.21	ISSUED FOR DP
02	18.06.20	REVISION ISSUED FOR DP
03	18.07.25	DPP DRAFT
04	18.08.10	ISSUED FOR COORDINATION
05	18.08.24	ISSUED FOR DPP



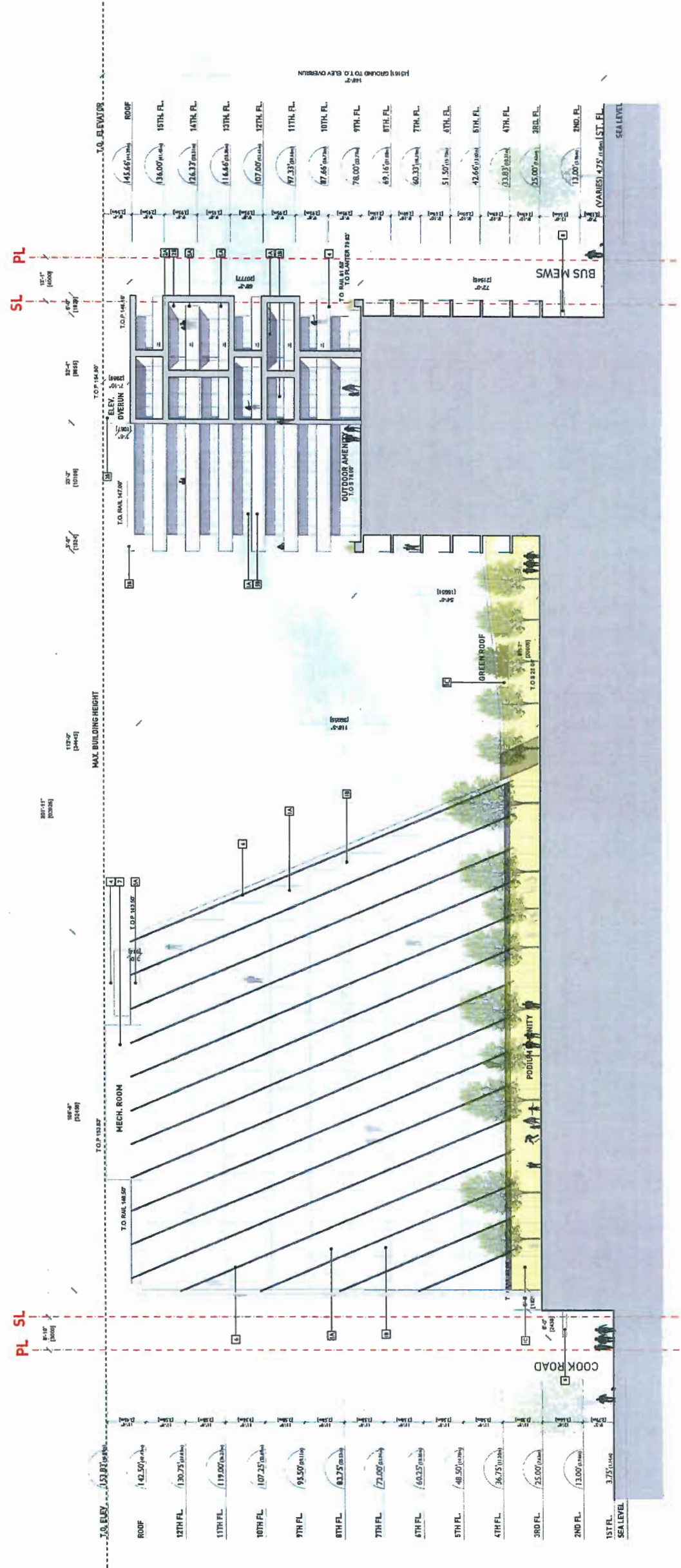
6340 NO 3 RD
 RICHMOND, BC

MIXED-USE

INTERIOR EAST ELEVATION

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 SCALE: 1:200
 JOB NUMBER: 1646

A3.07



DP 18-822743

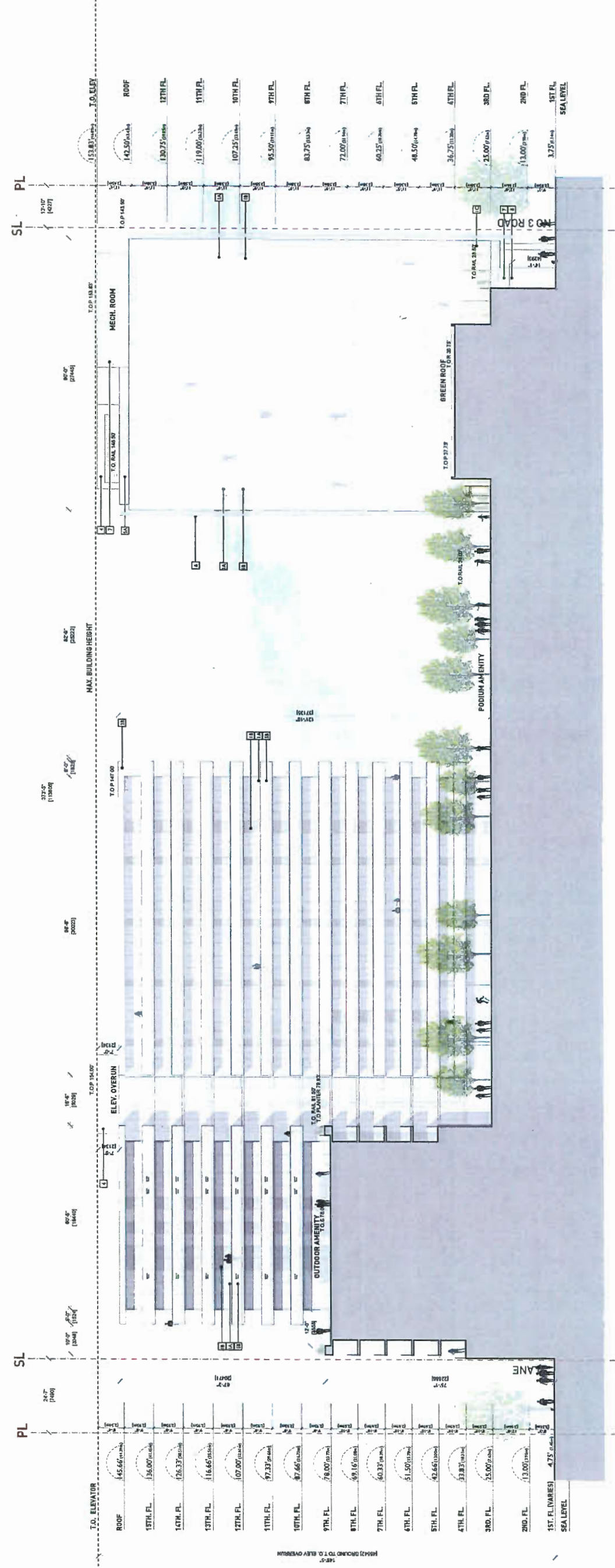
GBL ARCHITECTS
139 EAST BRITISH AVENUE
RICHMOND, BC V6X 1S6
TEL: 604.271.5279
WWW.GBLARCHITECTS.COM

NOTES
NO DESCRIPTION

MATERIALS

#	DESCRIPTION	COLOUR
1A	CLEAR GLAZING	WHITE
1B	BACK-PAINTED GLAZING SPANDREL	VARIABLES
1C	COLORLED LAMINATED GLAZING	BRONZE
2A	ALUMINUM COMPOSITE PANEL - FRAME EDGE	WHITE
2B	ALUMINUM COMPOSITE PANEL - FRAME INTERIOR	NATURAL
3	CUSTOM PERFORATED METAL SCREENING	NATURAL
4	ARCHITECTURAL CONCRETE	NATURAL
5A	GLASS GUARD	BRONZE
5B	GLASS GUARD	BRONZE
6	EXTRUDED ALUMINUM SUNSHADE	BRONZE
7	ALUMINUM LOUVERS	BRONZE
8	GLAZED CANOPY	CHARCOAL
9	STOREFRONT MULLIONS	CHARCOAL

GLAZING NOTES:
- GLAZING TO RICHMOND WALL
- OFFICE TOWER GLAZING TO DE CURTAIN WALL
- GROUND FLOOR RETAIL TO BE STOREFRONT ON INTEGRATED LOUVERS.



REVISIONS

NO.	DATE	REMARKS
01	18.05.21	ISSUED FOR DP
02	18.06.20	REVISION ISSUED FOR DP
03	18.07.25	DP DRAFT
04	18.08.10	ISSUED FOR COORDINATION
05	18.08.24	ISSUED FOR OPP



6340 NO 3 RD
RICHMOND, BC

MIXED-USE
INTERIOR NORTH ELEVATION

DATE
DRAWN BY
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SCALE
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DP 18-822743



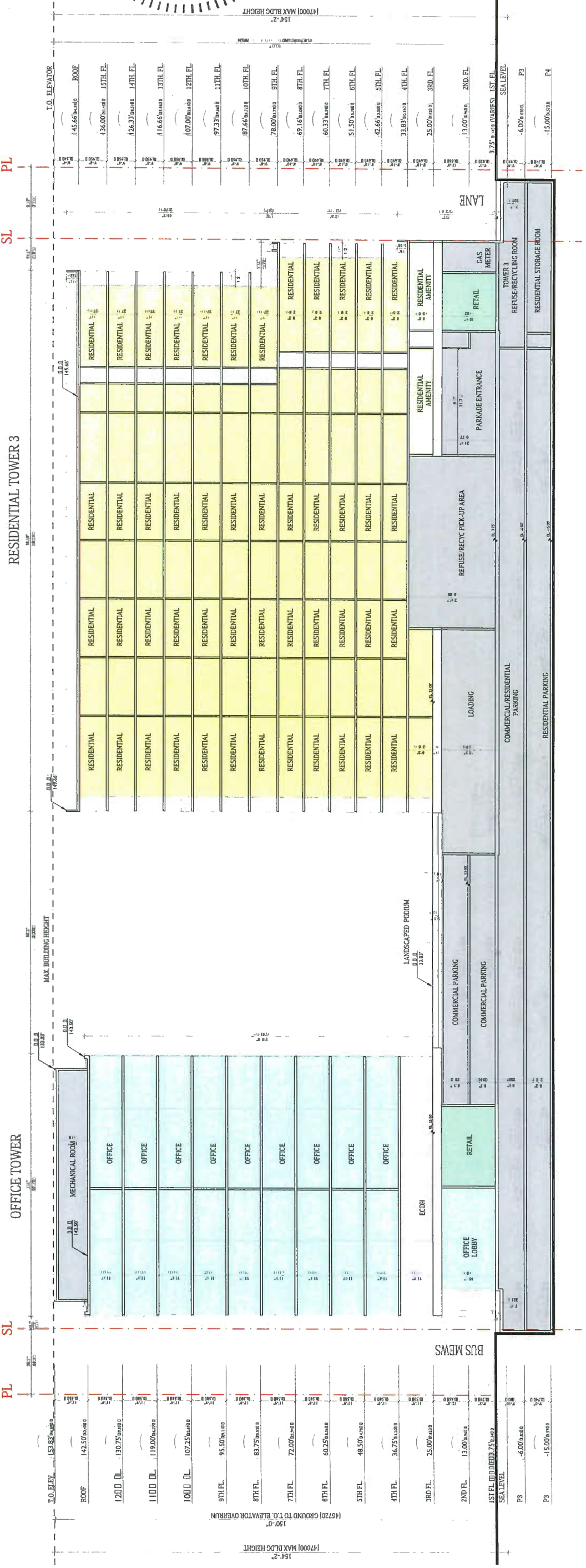
GBL ARCHITECTS
139 EAST 8TH AVENUE
VANCOUVER, BC V6L 0S1 B3
TEL: 604.681.1111
WWW.GBLARCHITECTS.COM

PLOT INFO

NOTES
NO DESCRIPTION



REVISIONS	NO.	DATE	REMARKS
	01	18.05.31	ISSUED FOR DP
	02	18.06.20	REVISION ISSUED FOR DP
	03	18.07.25	OPP DRAWN
	04	18.08.10	ISSUED FOR COORDINATION
	05	18.08.24	ISSUED FOR OPP



6340 NO 3 RD
RICHMOND, BC

MIXED-USE
SECTION 1

DATE
DRAWN BY
CHECKED BY
SCALE
JOB NUMBER

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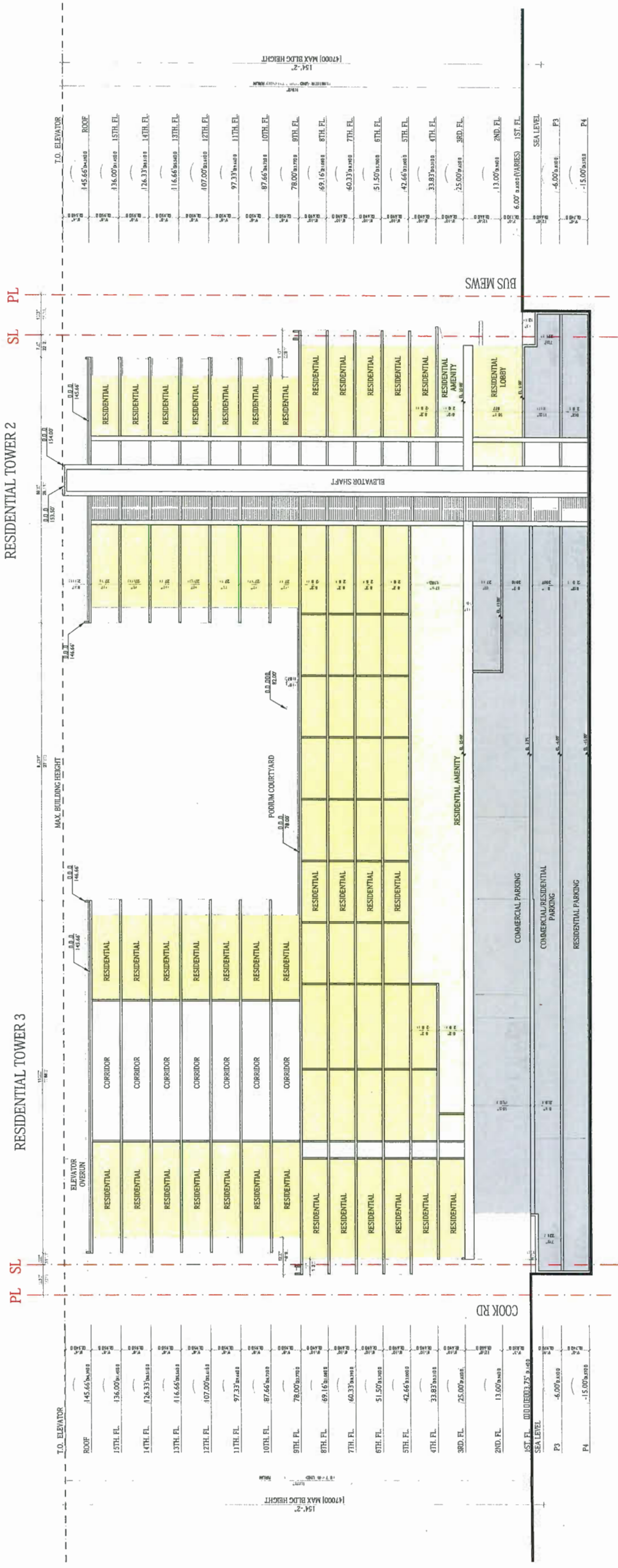
GBL ARCHITECTS
137 EAST 8TH AVENUE
VANCOUVER, CANADA V5T 1B8
TEL: 604.681.1111
GBLARCHITECTS.COM

PLOT INFO

NOTES
NO DESCRIPTION



NO.	DATE	REMARKS
01	18.05.31	ISSUED FOR DP
02	18.06.20	REVISION ISSUED FOR DP
03	18.07.25	DPF DRAFT
04	18.08.10	ISSUED FOR COORDINATION
05	18.08.24	ISSUED FOR DP



FLOOR	AREA (sqm)
ROOF	145.66
15TH FL.	136.00
14TH FL.	126.33
13TH FL.	116.66
12TH FL.	107.00
11TH FL.	97.33
10TH FL.	87.66
9TH FL.	78.00
8TH FL.	69.16
7TH FL.	60.33
6TH FL.	51.50
5TH FL.	42.66
4TH FL.	33.83
3RD FL.	25.00
2ND FL.	13.00
1ST FL.	600.00 (175 units)
SEA LEVEL	-
P3	-6.00
P4	-15.00

FLOOR	AREA (sqm)
15TH FL.	145.66
14TH FL.	136.00
13TH FL.	126.33
12TH FL.	116.66
11TH FL.	107.00
10TH FL.	97.33
9TH FL.	87.66
8TH FL.	78.00
7TH FL.	69.16
6TH FL.	60.33
5TH FL.	51.50
4TH FL.	42.66
3RD FL.	33.83
2ND FL.	25.00
1ST FL.	13.00
SEA LEVEL	-
P3	-6.00
P4	-15.00

6340 NO 3 RD
RICHMOND, BC

MIXED-USE
SECTION 2

DATE
DRAWN BY
CHECKED BY
SCALE
JOB NUMBER

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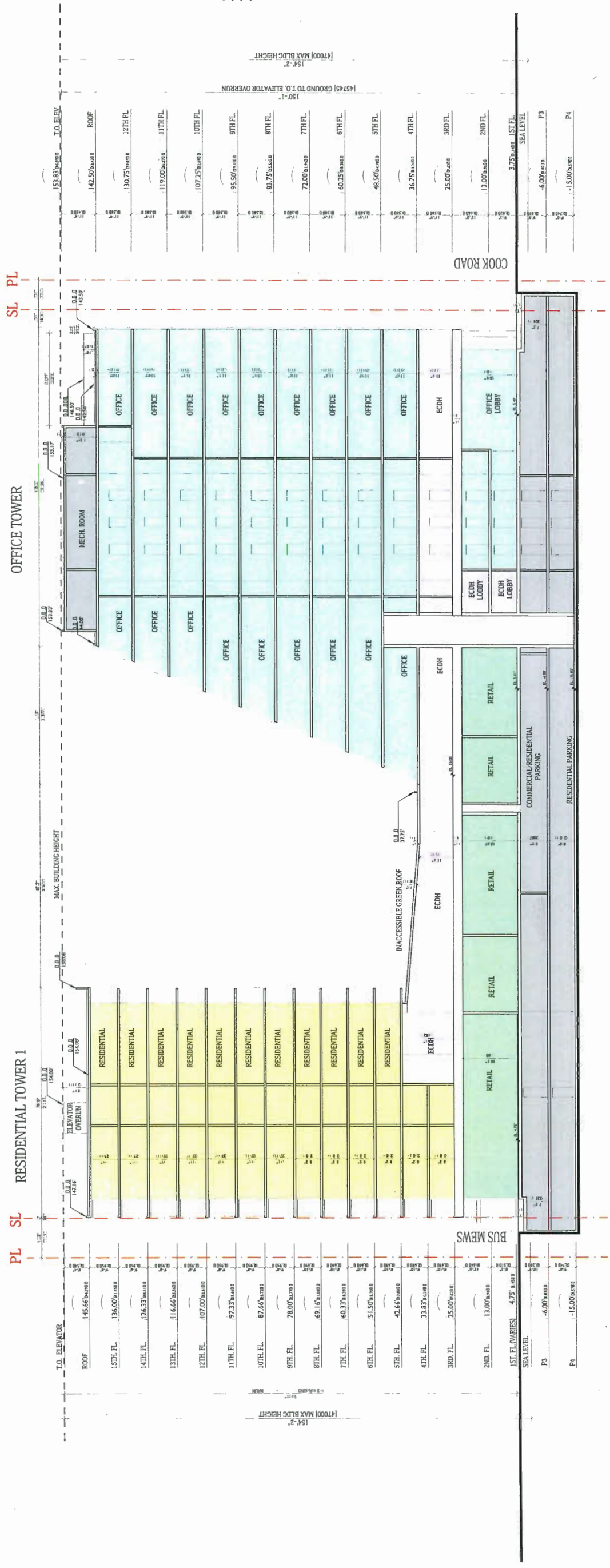
GBL ARCHITECTS
 1000 WEST BAYVIEW
 VANCOUVER, CANADA V6T 1R8
 T 604.274.1154 F 604.271.5277
 GBLARCHITECTS.COM

NOTES
 NO DESCRIPTION

PLOT INFO



NO.	DATE	REMARKS
01	18.05.21	ISSUED FOR DP
02	18.06.20	REVISION ISSUED FOR DP
03	18.07.25	DPP DRAFT
04	18.08.10	ISSUED FOR COORDINATION
05	18.08.24	ISSUED FOR DPP



6340 NO 3 RD
 RICHMOND, BC

MIXED-USE

SECTION 3

DATE	DRAWN BY	IL
CHECKED BY	TCL	SCALE
		1:200
JOB NUMBER	1646	

DP 18822743

PROJECT NAME
6340 No 3 Road

CIVIC ADDRESS
6340 No 3 Road
Richmond, BC V6Y 2B3

LEGAL ADDRESS
Lot 169 Section 9 Block 4
North Range 6 NWD Plan 41547

DRAWING CONTENTS

- L0.00 Cover Sheet
- L0.01 Legends
- L0.02 Tree Management Plan
- L1.00 Rendered Plan
- L1.01 Materials Plan Level 1
- L1.02 Materials Plan Level 3
- L1.03 Materials Plan Level 9
- L1.04 Materials Plan ECDH
- L2.00 Planting Legend
- L2.01 Planting Plan Level 1
- L2.02 Planting Plan Level 3
- L2.03 Planting Plan Level 9
- L2.04 Planting List for ECDH
- L3.01 Lighting Plan Level 1
- L3.02 Lighting Plan Level 3
- L3.03 Lighting Plan Level 9
- L4.01 Sections
- L4.02 Precedent Images
- L5.01
- L5.02

PWL partnership

PWL Partnership Architects Inc.
1201 West Broadway Street
Vancouver, BC V6H 1G6
T 604 684 1111
F 604 684 1112

gbi

REV. NO.	DATE	DESCRIPTION
1	18-5-31	ISSUED FOR I/P
2	18-6-20	REVISION ISSUED FOR I/P
3	18-8-20	REVISION ISSUED FOR I/P
4	18-9-07	REVISION FOR PERMITS



NOTE: Some elements may be refined through coordination of the Service Agreement (S.A.) Frontage Work.

PROJECT
6340 No. 3 Road

ADDRESS
6340 No 3 Road
Richmond, BC V6Y 2B3
LOT 169 SECTION 9 BLOCK 4
NORTH RANGE 6 NWD PLAN 41547

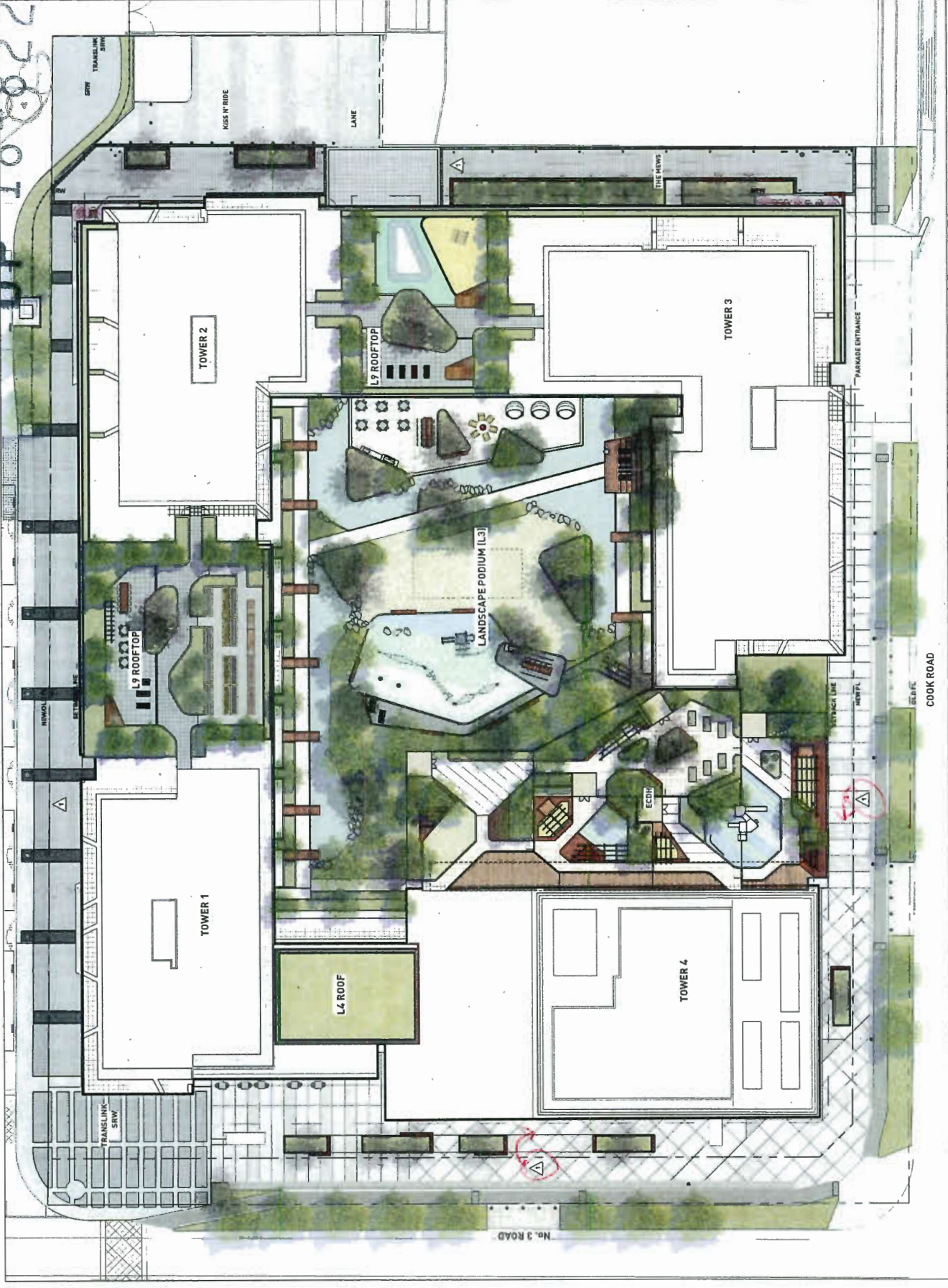
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PROJECT NO.	17017
DATE	27 March 2018
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REVISION	18-9-10
DRAWN	MT
REVIEWED	KY

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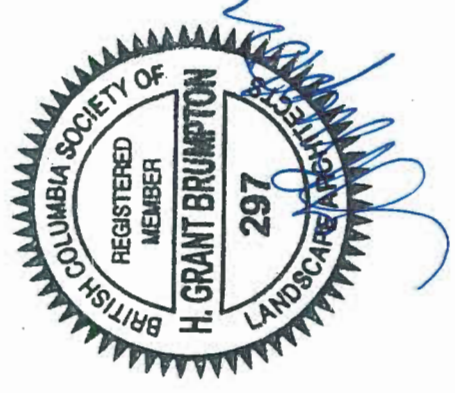
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OP 18-822743

PWL partnership
PWL Partnership
100 West Pender Street
Vancouver, BC V6C 3E8
www.pwlpartnership.com
TEL: 604.681.1111
F: 604.681.1113

gbl

NO.	DATE	DESCRIPTION
1	18-4-21	ISSUED FOR I/P
2	18-4-23	REVISIONS FOR I/P
3	18-4-23	ISSUED FOR I/P



PROJECT
6340 No. 3 Road
6340 No. 3 Road
Richmond, BC V6V 2B3
LOT 169 SECTION 9 BLOCK 4
NORTH RANGE 6 NWD PLAN 41547

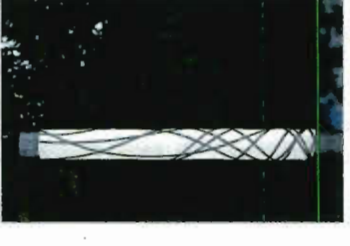
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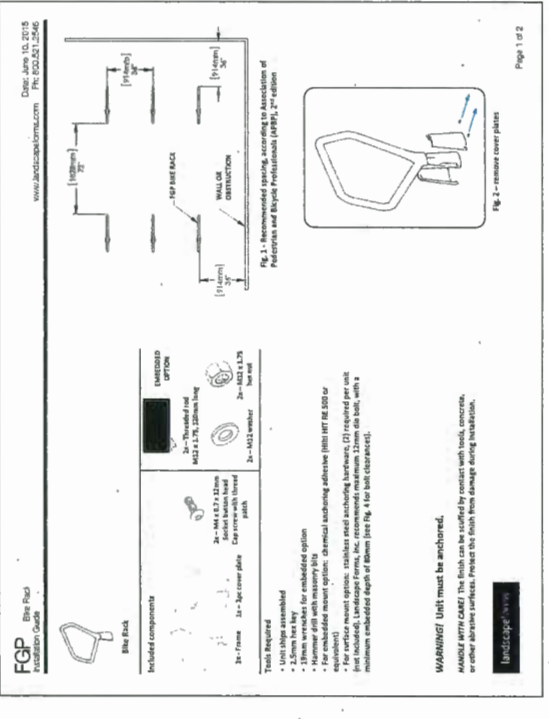
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DATE	27 March 2018
FILE NAME	17017 Plan_mskcdawsw
PLOTTED	18-4-23
DRAWN	MT
REVISION	KY

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L3



F4



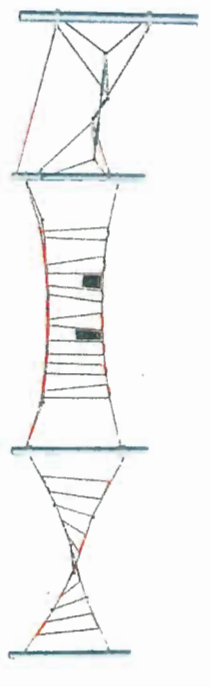
F3



F14



F16



HARDSCAPE LEGEND	
KEY	DESCRIPTION
H1	Concrete Planter Wall
H2	Timber Maintenance Strip
H3	Water Feature
H4	Metal Bull Rail
H5	Metal Trellis
H6	Timber Deck
H7	Urban Agriculture Planter
H8	Gate 3"
H9	Concrete Wall
H10	Daycare Gate 3"
H11	Bankers Lock Heavy Timber Trellis Daycare
H12	Concrete Curb Flush with adjacent paving

PAVING LEGEND	
KEY	DESCRIPTION
P1	CIP Concrete Type 1 Sandblasted with Saw Cuts
P2	CIP Concrete Type 2 Sandblasted with Saw Cuts Colour: Integral Medium Gray
P3	Stone Sits 100 x 100 x 50mm Colour: Granite Medium Gray
P4	Concrete Unit Paver Type 1 Bus Stop as per COR Standard
P5	Asphalt Paving
P6	Buffer TBD by City of Richmond
P7	Stone Inset Colour: Charcoal
P8	CIP Sawcut Concrete Pedium Level Broom Finish with Saw Cuts
P9	Composite Decking
P10	Concrete Unit Paver Type 2 Running Bond with Soldier Course Colour: 50% Natural & 50% Charcoal
P11	Hydrapress Pavers Type 1 610 x 610 x 50mm Colour: Desert Sand
P12	Hydrapress Pavers Type 2 610 x 610 x 50mm Colour: Charcoal
P13	Hydrapress Pavers Type 3 610 x 610 x 50mm Colour: Charcoal
P14	Resilient Surface Type 1 Virgin Colour Rubber Colour: Rain
P15	Resilient Surface Type 2 Virgin Colour Rubber Colour: Aqua Blue
P16	Resilient Surface Type 3 Virgin Colour Rubber Colour: Apple Green
P17	Concrete Unit Paver Type 3 Broadway 100mm Colour: Natural
P18	Hydra-Pressed Percebin Paver Type 1 Aristocrat Series Paver Colour: Coffee Cream
P19	Artificial Turf No Recycled Rubber in Base Sand Base
P20	Daycare Stepping Stone
P21	Concrete Unit Paver Type 3 Standard Series on Sand Base Colour: Desert Sand
P22	Concrete Unit Paver Stepping Stones
P23	Concrete Unit Paver Type 2 Herringbone with Soldier Course Colour: 50% Natural & 50% Charcoal
P24	Stone Sits Stacked Bond to Match Offsite Bus Mall Colour: Granite
P25	Stone Sits Stacked Bond to Match Offsite Bus Mall Colour: Basalt
P26	Rumble Strip

LIGHTING LEGEND	
KEY	DESCRIPTION
L1	Lighting Type: Feature Light Pole
L2	Lighting Type: Wall Light
L3	Lighting Type: Water Feature Uplight
L4	Lighting Type: Daycare Lighting

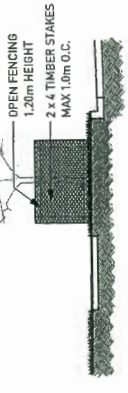
SITE FURNISHING LEGEND	
KEY	DESCRIPTION
F1	Bench Type 1
F2	Bench Type 2
F3	Trash Receptacle Landscape Forms Stainless Steel
F4	Bike Rack Landscape Forms FBR Stainless Steel
F5	Bench Type 3
F6	Tables and Chairs
F7	Harvest Table
F8	Outdoor BBQ
F9	Outdoor Sink
F10	Covered Lounges
F11	Lounge Chair
F12	Fire Bowl
F13	Boulder
F14	Play Element Type 1 Play House with Slide
F15	Play Element Type 2 Spinner
F16	Play Element Type 3 Parkour Rope Course
F17	Water Bowl Fountain
F18	Play Element Type 5 Play House
F19	Compost Bin
F20	Storage Shed Non-Combustible Material By Architect
F21	Potting Table
F22	Sun Chair
F23	Heavy Timber Playhouse with Green Roof
F24	Custom Timber Play Structure Dirks Natural Play or Habitat Custom Play Yellow Cedar
F25	Play Water Pump
F26	Timber Cruiser Rail Dirks Natural Play or Habitat Custom Play
F27	Metal Planter
F28	Powdercoated
F29	Bollard

TREE MANAGEMENT LEGEND

	REMOVED CONIFEROUS TREE
	RETAINED CONIFEROUS TREE
	REMOVED DECIDUOUS TREE
	RETAINED DECIDUOUS TREE
	TREE PROTECTION FENCING



1 TREE PROTECTION BARRIER FENCING DETAIL



MUNICIPAL TREE PROTECTION NOTES

- DO NOT REMOVE OR RELOCATE A RETAINED TREE OR REPLACEMENT TREE EXCEPT IN COMPLIANCE WITH A TREE PLAN.
- DO NOT REMOVE A TREE WITHOUT FIRST OBTAINING A TREE PERMIT.
- DO NOT LIGHT FIRE WITHIN THE DMP LINE OF A TREE, A RETAINED TREE OR A REPLACEMENT TREE.
- DO NOT REMOVE BARK FROM A TREE, A RETAINED TREE OR A REPLACEMENT TREE.
- DO NOT CAUSE ANY OTHER DAMAGE TO A TREE, A RETAINED TREE OR A REPLACEMENT TREE.
- NO PERSON SHALL ALTER THE EXISTING GRASS AROUND A RETAINED TREE EXCEPT THAT A PERSON MAY RAISE THE GRASS BY NO MORE THAN 5mm (2" WITHIN 1.0m, 1" OF THE TRUNK AND BY NO MORE THAN 15mm (1" FROM THE POINT OF CUT TO THE COMPOUND OF THE TREE).

TREE PROTECTION

- ALL RETAINED TREES AND ALL REPLACEMENT TREES MUST BE PROTECTED BY A TREE PROTECTION BARRIER CONSTRUCTED, LOCATED AND MAINTAINED IN ACCORDANCE WITH THE TREE MANAGEMENT PLAN.
- NO PERSON SHALL COMMENCE CONSTRUCTION UNLESS AND UNTIL THE TREE PROTECTION BARRIER HAS BEEN INSTALLED.
- DO NOT STORE ANY MATERIALS OR EQUIPMENT WITHIN OR AGAINST THE TREE PROTECTION BARRIER.

TREE PROTECTION BARRIER

- TREE PROTECTION BARRIERS MUST BE AT LEAST 1.20m IN HEIGHT AND CONSTRUCTED OF EITHER SNOW FENCING SECURELY FASTENED TO 2.44 TIMBER STAKES, OR METAL STAKES SPACED NO MORE THAN 1.0m (3' 0") APART, AND FASTENED FIRMLY TO THE GROUND OR FULCRUMS NEEDED TO 2.44 WOOD STAKES.
- AFTER TREE PROTECTION BARRIERS HAVE BEEN INSTALLED, THEY MUST BE REVIEWED BY THE PROJECT ARCHITECT.
- INFORM THE PROJECT ARCHITECT WHEN THE PROTECTION BARRIER FENCING CAN BE REMOVED, AND PRIOR TO ANY CONSTRUCTION ON SITE.

BOULEVARD TREES

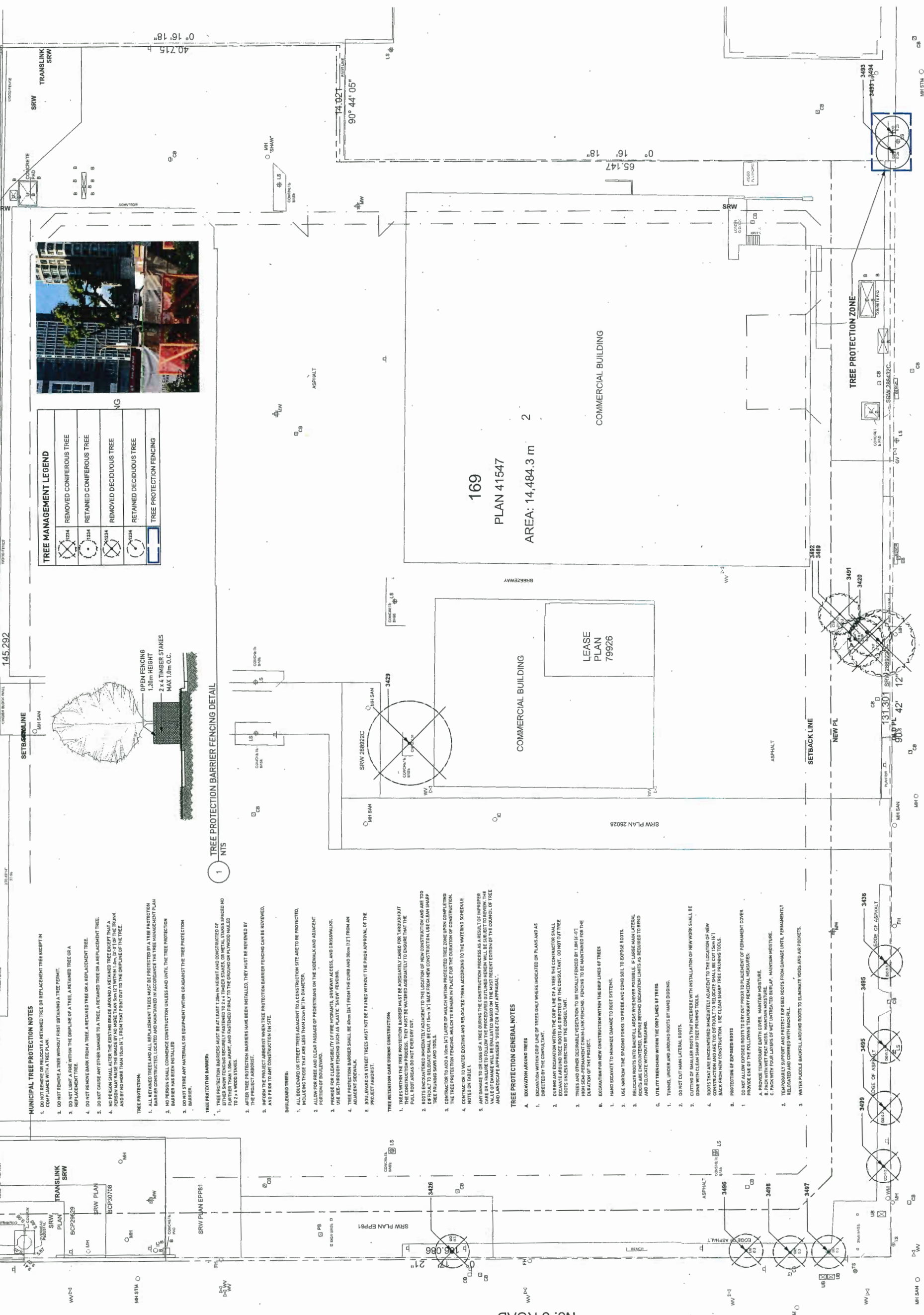
- ALL BOULEVARD OR STREET TREES ADJACENT TO A CONSTRUCTION SITE ARE TO BE PROTECTED, INCLUDING THOSE THAT ARE LESS THAN 10m IN DIAMETER.
- ALLOW FOR FREE AND CLEAR PASSAGE OF PEDESTRIANS ON THE SIDEWALK AND ADJACENT PORTION OF BOULEVARD.
- PROVIDE FOR CLEAR VISIBILITY OF FIRE HYDRANTS, GUTTERWAYS, ACCESS, AND CROSSWALKS. USE SEE-THROUGH FENCING SUCH AS PLASTIC "SNOW" FENCING.
- TREE PROTECTION BARRIER SHALL BE 300mm (12") FROM THE CURB AND 300mm (12") FROM AN ADJACENT SIDEWALK.
- BOULEVARD OR STREET TREES MUST NOT BE PRUNED WITHOUT THE PRIOR APPROVAL OF THE PROJECT ARCHITECT.

TREE RETENTION CARE DURING CONSTRUCTION

- TREES WITHIN THE TREE PROTECTION BARRIER MUST BE ADEQUATELY CARED FOR THROUGHOUT THE CONSTRUCTION PERIOD. THEY MUST BE WATERED ADEQUATELY TO ENSURE THAT THE PULL ROOT AREAS DO NOT DRY OUT.
- ROOTS ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION ARE TO BE PROTECTED BY A 150mm (6") LAYER OF MULCH WITHIN PROTECTED TREE ZONE UPON COMPLETING THE TREE PROTECTION FENCING. MULCH TO REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION NOTED ON TABLE 1.
- ANY DAMAGE TO OR LOSS OF A TREE DURING THE CONSTRUCTION PROCESS AS A RESULT OF WORKERS OR EQUIPMENT SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ANY DAMAGE TO TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ANY DAMAGE TO TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ANY DAMAGE TO TREES.
- CONTRACTOR TO WATER EXISTING AND RELOCATED TREES ACCORDING TO THE WATERING SCHEDULE NOTED ON TABLE 1.
- ANY DAMAGE TO OR LOSS OF A TREE DURING THE CONSTRUCTION PROCESS AS A RESULT OF WORKERS OR EQUIPMENT SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ANY DAMAGE TO TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ANY DAMAGE TO TREES.

TREE PROTECTION GENERAL NOTES

- EXCAVATION AROUND TREES**
 - EXCAVATION WITHIN DMP LINE OF TREES ONLY WHERE INDICATED ON PLANS AND AS DIRECTED BY THE CONSULTANT.
 - CUTTING ANY EXCAVATION WITHIN THE DMP LINE OF A TREE, THE CONTRACTOR SHALL OCCUR AROUND TREE ROOTS AS DIRECTED BY THE CONSULTANT. DO NOT CUT TREE ROOTS UNLESS DIRECTED BY THE CONSULTANT.
 - TREES AND OTHER DESIRABLE VEGETATION TO BE TOTALLY FENCED BY 1.8m (6' 0") HIGH SEMI-PERMANENT CHAIN-LINK FENCING. FENCING TO BE MAINTAINED FOR THE DURATION OF THE PROJECT.
- EXCAVATION FOR NEW CONSTRUCTION WITHIN THE DMP LINES OF TREES**
 - HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS.
 - USE NARROW THE SPADING FORKS TO PROBE AND COMB SOIL TO EXPOSE ROOTS.
 - RELOCATE ROOTS INTO BACKFILL AREAS WHENEVER POSSIBLE. IF LARGE MAIN LATERAL ROOTS ARE ENCOUNTERED, EXPOSE BEYOND EXCAVATION LIMITS AS REQUIRED TO BEND AND RELOCATE WITHOUT BULGING.
- UTILITY TRENCHES WITHIN THE DMP LINES OF TREES**
 - TUNNEL UNDER AND AROUND ROOTS BY HAND DIGGING.
 - DO NOT CUT MAIN LATERAL ROOTS.
 - CUTTING OF SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF NEW WORK SHALL BE DONE WITH CLEAN SHARP TREE PRUNING TOOLS.
 - ROOTS THAT ARE ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION AND ARE TO BE RELOCATED SHALL BE CUT WITH A TREE SPADING TOOL BACK FROM NEW CONSTRUCTION. USE CLEAN SHARP TREE PRUNING TOOLS.
- PROTECTION OF EXPOSED ROOTS**
 - DO NOT ALLOW EXPOSED ROOTS TO DRY OUT PRIOR TO PLACEMENT OF PERMANENT COVER. PROVIDE ONE OF THE FOLLOWING TEMPORARY REMEDIAL MEASURES:
 - PROVIDE TEMPORARY EARTH COVER. MAINTAIN MOISTURE.
 - PACK WITH WET PEAT MOSS. MAINTAIN MOISTURE.
 - PACK WITH FOUR LAYERS OF WET UNTREATED BURLAP. MAINTAIN MOISTURE.
 - TEMPORARILY SUPPORT AND PROTECT EXPOSED ROOTS FROM DAMAGE UNTIL PERMANENTLY RELOCATED AND COVERED WITH BACKFILL.
 - WATER FULFILL BACKFILL AROUND ROOTS TO ELIMINATE VOIDS AND AIR POCKETS.



35

OP 18-E-22743

PWL partnership

PWL Partnership Landscape Architecture Inc.
1011 West Beaver Creek
West Beaver Creek, Ontario L4B 3N2
www.pwlpartnership.com
P: 416-498-4111

gbl

NO.	DATE	DESCRIPTION
1	18-4-31	SCHEMATIC FOR OP
2	18-8-20	REVISION ISSUED FOR LP
3	18-8-24	ISSUED FOR RFP
4	18-9-10	REVISION FOR SUBMISSION



NOTE: Some elements may be refined through coordination of the Service Agreement (S.A.) Frontage Work.

PROJECT
6340 No. 3 Road

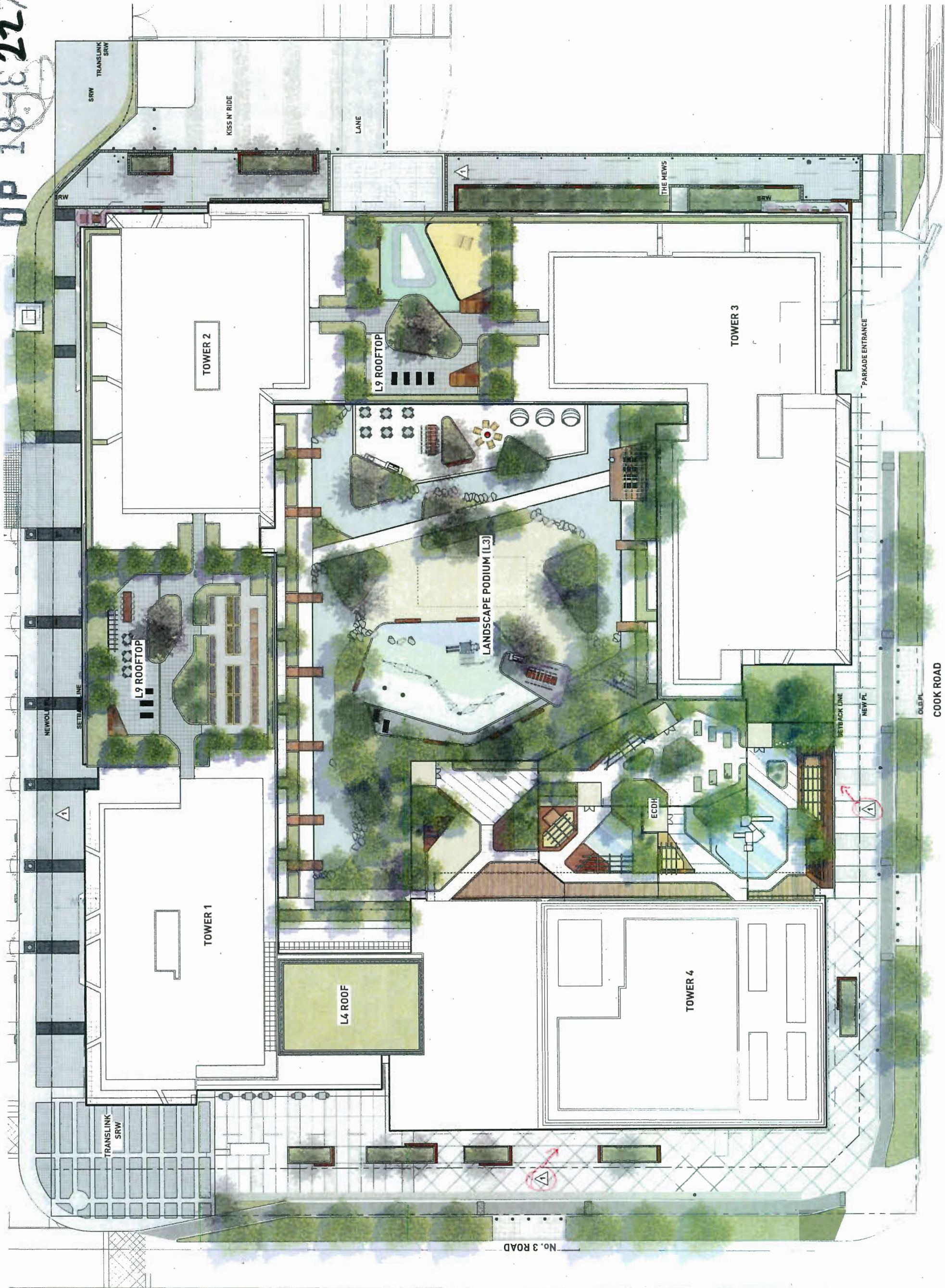
ADDRESS
6340 No. 3 Road
Richmond, BC V6Y 2B3
LOT 169 SECTION 9 BLOCK 4
NORTH RANGE 6 NWD PLAN 41547

DRAWING TITLE
RENDERED PLAN

PROJECT NO. 17017
DATE 27 March 2018
FILE NAME 17017 Plan_rtbls.dwg
PLOTED 18-9-10
DRAWN MT
REVIEWED KY
DRAWN



L1_00

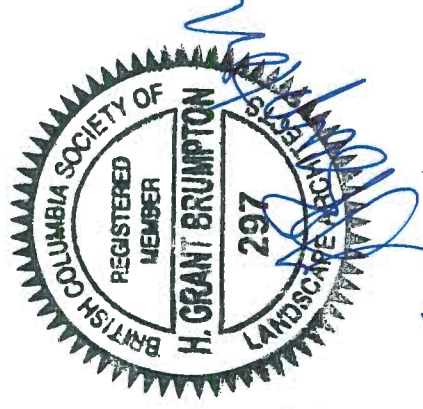


DP 18 822743 #30
 BUS HALL BY EGRESS
 PWL partnership

PWL Partnership Landscape Architects Inc.
 120 West 7th Street
 Vancouver BC Canada V6E 2R4
 Tel: 604.681.1111
 www.pwl.ca

gbl

NO.	DATE	DESCRIPTION
1	18-03-11	ISSUED FOR PERMITS
2	18-02-08	REVISION LOADED FOR ITP
3	18-02-08	REVISION FOR SUBMISSION
4	18-04-07	REVISED RFP SUBMISSION



NOTE: Some elements may be refined through coordination of the Service Agreement (S.A.) Frontage Work.

PROJECT
6340 No. 3 Road

ADDRESS
 6340 No. 3 Road
 Richmond, BC V6Y 2B3
 LOT 169 SECTION 9 BLOCK 4
 NORTH RANGE 6 NWD PLAN 41547

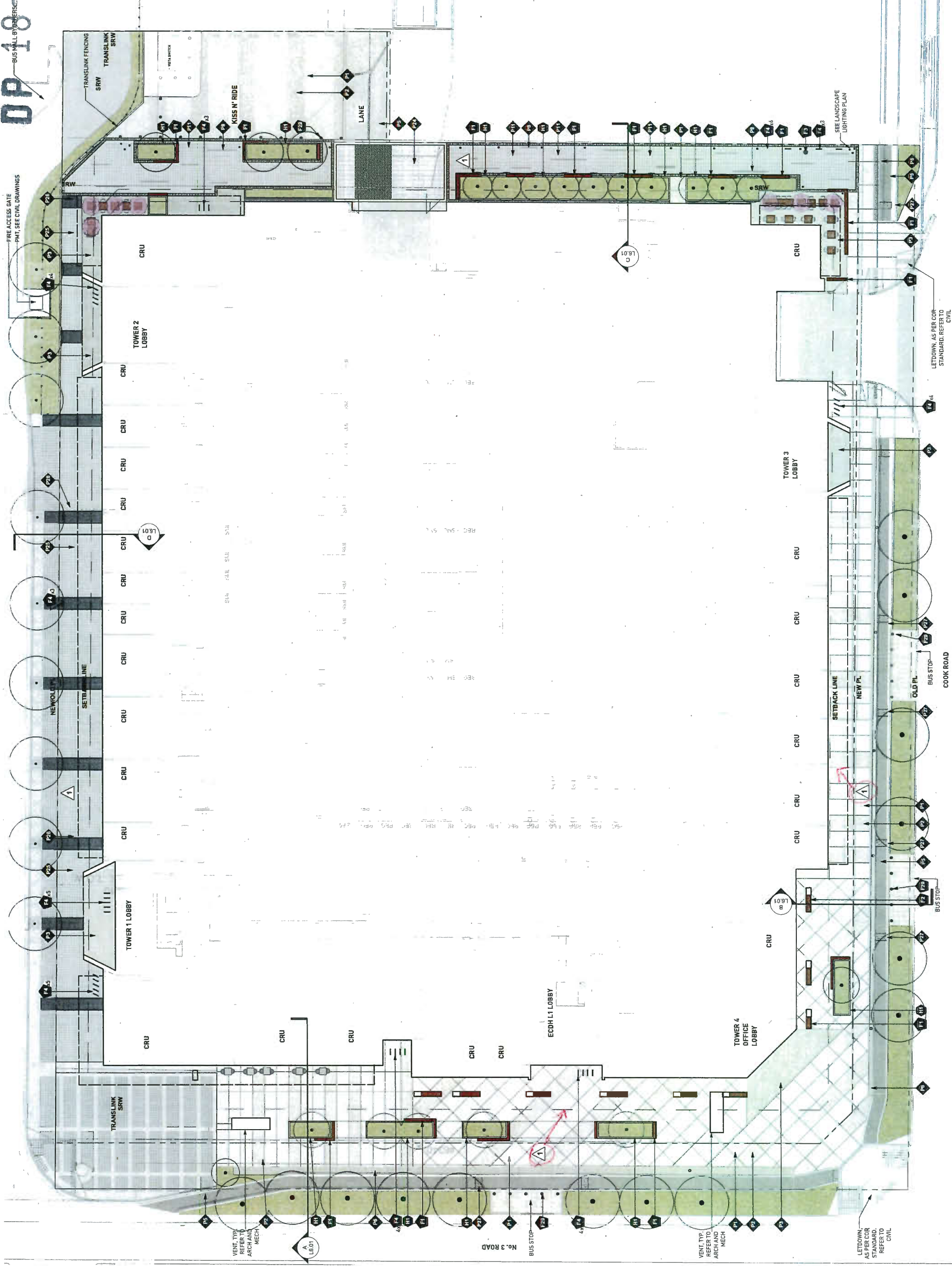
DRAWING TITLE
Materials Plan

Level 1

SCALE
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PROJECT NO.	17017
DATE	27 March 2018
FILE NAME	17017 Plan_materials.dwg
PROJECT	18-0-10
DRAWN	MT
REVIEWED	KY

L1_01



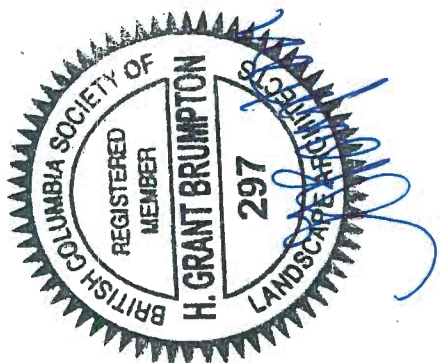
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PWL partnership

PWL Partnership Landscape Architects Inc.
100 West Beaver Creek
Richmond, BC V6Y 2B3
www.pwlpartnership.com
TEL: 604.273.8111
F: 604.273.8112

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NO.	DATE	DESCRIPTION
1	18-03-11	ISSUED FOR DP
2	18-04-20	REVISED FOR DP
3	18-04-23	ISSUED FOR RFP



PROJECT
6340 No. 3 Road

ADDRESS
6340 No. 3 Road
Richmond, BC V6Y 2B3
LOT 169 SECTION 9 BLOCK 4
NORTH RANGE 6 NMD PLAN 41547

DRAWING TITLE
Materials Plan

Level 3

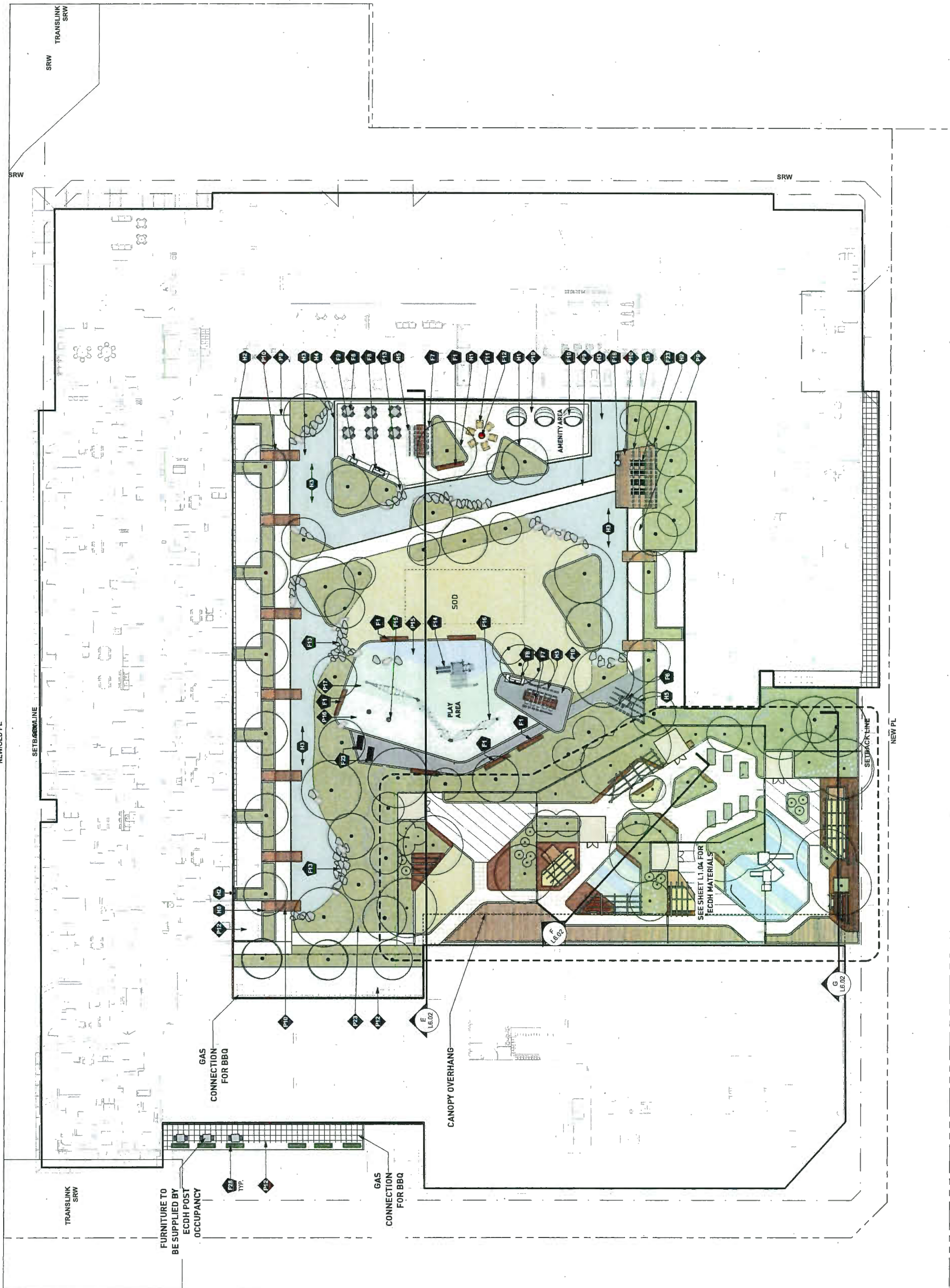
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PROJECT NO.	17017
DATE	27 March 2018
REV NAME	17017 Plan_makachaywaw
PLOTTED	18-04-23
DRAWN	MT
REVISION	RY

L1_02

DP 18-822743

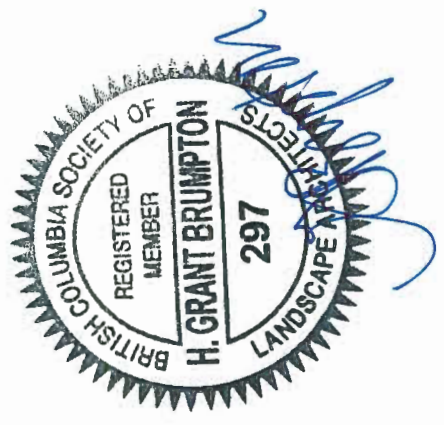




PWL Partnership
 1000 West 10th Avenue
 Vancouver BC Canada V6E 2E2
 www.pwlpartnership.com
 Tel: 604.681.1111

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NO.	DATE	DESCRIPTION
1	18-8-11	ISSUED FOR DP
2	18-8-20	REVISION ISSUED FOR DP
3	18-8-24	ISSUED FOR DPP



PROJECT
6340 No. 3 Road

ADDRESS
 6340 No 3 Road
 Richmond, BC V6Y 2B3
 LOT 169 SECTION 9 BLOCK 4
 NORTH RANGE 6 NWD PLAN 41547

DRAWING TITLE
Materials Plan

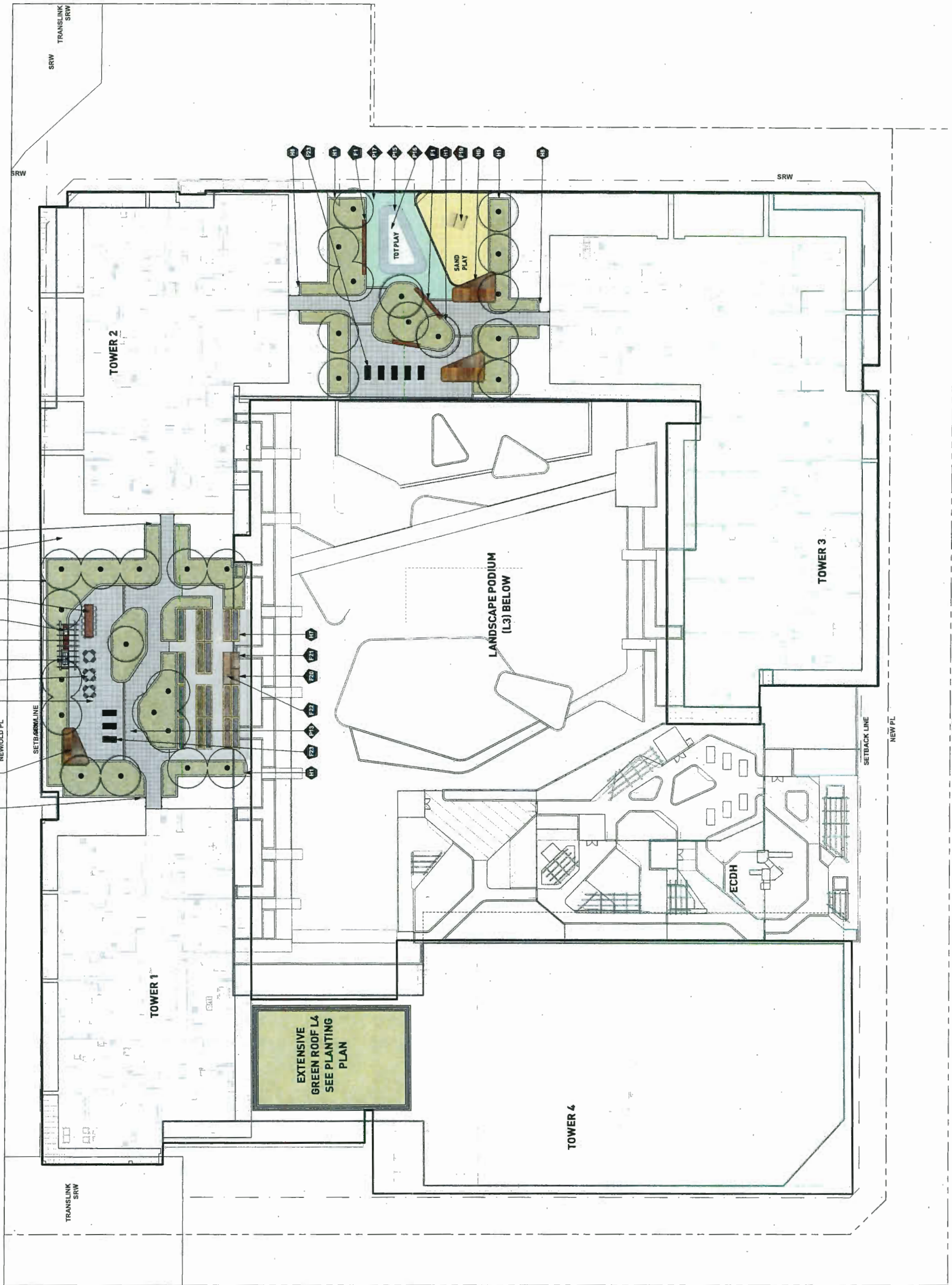
Level 9

SCALE
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PROJECT NO.	17017
DATE	27 March 2018
FILE NAME	17017 Plan_materials.pdw
PLOTTED	18-8-23
DRAWN	MT
REVIEWED	KY
DRAWING	

L1_03



OP 18-8227A

PWL partnership

PWL Partnership Landscape Architects Inc.
 1100 West 4th Avenue
 Vancouver BC Canada V6C 2P9
 www.pwlpartnership.com
 P: 604.684.1111

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NO.	DATE	DESCRIPTION
1	18-4-31	ISSUED FOR I/P
2	18-4-20	REVISION ISSUED FOR I/P
3	18-4-24	ISSUED FOR D/P



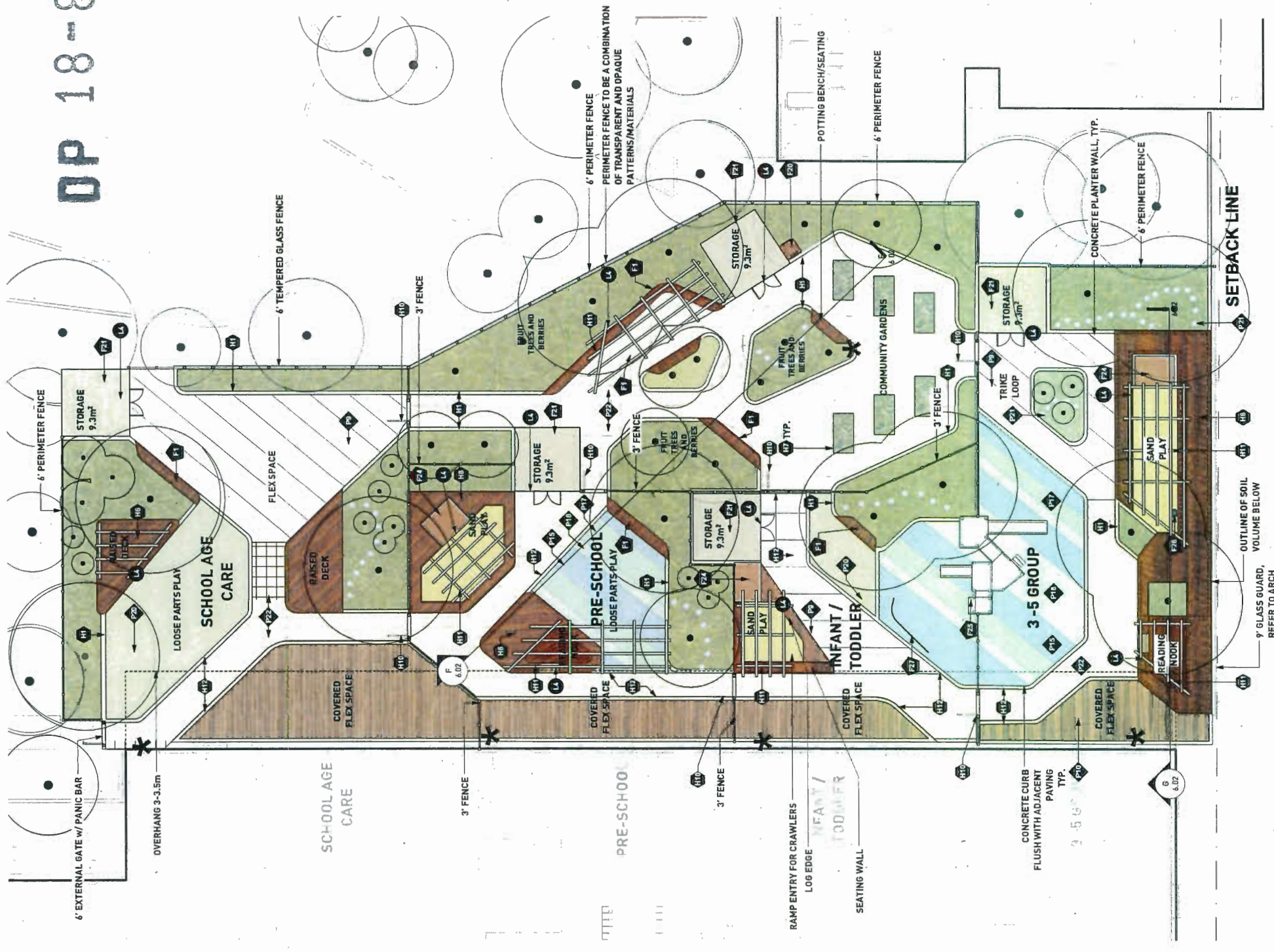
PROJECT
6340 No. 3 Road

ADDRESS
6340 No. 3 Road
Richmond, BC V6Y 2B3
LOT 169 SECTION 9 BLOCK 4
NORTH RANGE 6 NWD PLAN 41547

DRAWING TITLE
Materials Plan
Level 3 ECDH

PROJECT NO.	17017
DATE	27 March 2018
FILE NAME	17017 Plan_mtbls.ecd.pvw
PLOTTED	18-4-23
DRAWN	MT
REVIEWED	KY

SCALE
1:100



NEW PL

L1_04

#AD

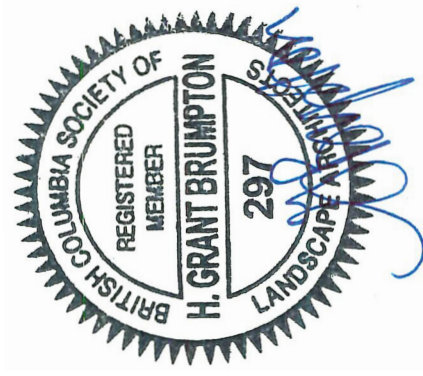
Op 18-822743

PWL partnership

PWL Partnership
 88 Pines, 4400 West 20th
 Vancouver, BC V6P 1C6
 Tel: 604-273-2000
 www.pwlpartnership.com
 I 004-884-1111
 F 004-884-1112



NO.	DATE	DESCRIPTION
1	18-8-21	ISSUED FOR CP
2	18-8-22	ISSUED FOR RF
3	18-8-24	ISSUED FOR DP



6340 No. 3 Road

6340 No. 3 Road
 Richmond, BC V6Y 2B3
 LOT 169 SECTION 9 BLOCK 4
 NORTH RANGE 6 NW10 PLAN 41547

PLANT LIST

SCALE: N/A

PROJECT NO.	17017
DATE	27 March 2018
FILE NAME	17017 Plan_mtscheds.vwrx
FIGURE	18-8-23
DRAWN	MT
REVIEWED	KY

L2_00

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
Trees						
ACR	29	Acer circinatum	Vine Maple	3.0 m ht. [10'-0" ht.]	As Shown	B&B. Nursery grown, minimum 3 stems
AGR	30	Acer glabrum	Paper Bark Maple	5 cm cal. [2" cal.]	As Shown	B&B. Uniform branching, dense tree, 6' (1.8m) std.
AFL	13	Acer palmatum 'Green'	Green Japanese Maple	3.0 m ht. x 1.8 m w. [10' ht. x 6' w.]	As Shown	B&B. Specimen and densely branched, no included bark
ARM	27	Acer rubrum 'Morgan'	Morgan Red Maple	8 cm cal. [3" cal.]	As Shown	B&B. Uniform branching, dense tree, 7' (2.1 m) std.
ART	1	Acer rubrum 'Red Rocket'	Red Rocket Red Maple	8 cm cal. [3" cal.]	As Shown	B&B. Uniform branching, dense tree, 7' (2.1 m) std.
BNI	3	Betula nigra	River Birch	5 cm cal. [2" cal.]	As Shown	B&B. Clump form, well branched
FIC	1	Ficus carica 'Desert King'	Desert King Fig	5 cm cal. [2" cal.]	As Shown	B&B. Uniform branching, dense tree, 4' (1.2m) std.
MGL	1	Magnolia 'Galaxy'	Galaxy Magnolia	5 cm cal. [2" cal.]	As Shown	B&B. Well branched, dense tree
MKB	4	Magnolia kobus	Kobus Magnolia	7 cm cal. [2 1/2" cal.]	As Shown	B&B. Well branched, dense tree, 6' (1.8 m) std.
POR	1	Picea omorika	Serbian Spruce	2.4 m ht. [8'-0" ht.]	As Shown	B&B. Well branched, dense tree
PO2-1	1	Picea omorika	Serbian Spruce	3.5m ht. [8'-0" ht.]	As Shown	B&B. Well branched, dense tree
PNG	8	Pinus nigra	Austrian Black Pine	2.4 m ht. [8'-0" ht.]	As Shown	B&B. Dense plant, well branched
PVA	10	Prunus yedoensis 'Akebono'	Daybreak Flowering Cherry	7 cm cal. [2 1/2" cal.]	As Shown	B&B. Uniform branching, dense tree, 6' (1.8 m) std.
QPL	9	Quercus palustris	Pin Oak	8 cm cal. [3" cal.]	As Shown	B&B. Uniform branching, dense tree, 7' (2.1 m) std.
Shrubs						
BWV	433	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	43 pot	45 cm [18"]	Well established
CSH	71	Quercus chalcifolia	Sabal	42 pot	45 cm [18"]	Well established, nursery grown
LPL	898	Lonicera pileata	Pink Honeysuckle	41 pot	38 cm [15"]	38 cm [15"] spread
PMP	324	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	42 pot	38 cm [15"]	Well established
RWM	323	Rosa 'White Medallion'	White Medallion Rose	42 pot	45 cm [18"]	Well established
RRM	224	Rosa rugosa 'Max Gaff'	Max Gaff Rose	42 pot	75 cm [30"]	Well established
SKH	1028	Sarcocolla hookeriana humilis	Himalayan Sarcocolla	45 pot	45 cm [18"]	Well established
SJP	139	Sisyrinchium japonicum	Japanese Skimmia	43 pot	40 cm [24"]	Well established
TKM	107	Taxus x media 'H.M. Eddie'	H.M. Eddie Yew	1.2m	40 cm [16"]	Well established
UDV	956	Viburnum davidii	David Viburnum	42 pot	40 cm [24"]	Well established
Ground Cover						
AJU	272	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot	38 cm [15"]	15cm [6"] leads, Minimum 3 leads
EFE	175	Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Wintercreeper	#1 pot	38 cm [15"]	25cm [10"] spread, Minimum 3 leads
PTM	577	Pachysandra terminalis	Japanese Spurge	#1 pot	38 cm [15"]	10cm [4"] height
Perennials						
LAA	1203	Lavandula angustifolia	True Lavender	#1 pot	45 cm [18"]	Well established
ORV	45	Origanum vulgare	Oregano	#1 pot	30cm [12"]	Well established
RBG	535	Rubusckia fulgida 'Goldstrum'	Black-Eyed Susan	#1 pot	45 cm [18"]	Well established
SLA	140	Stachys lanata	Lamb's Ear	#1 pot	38 cm [15"]	Well established
Ornamental Grasses						
CAK	77	Chamaegrass 'Karl Forster'	Karl Forster Feather Reedgrass	#1 pot	75 cm [30"]	Well established
CID	181	Carex monnoides 'Ice Dance'	Vertical Sedge	#1 pot	38 cm [15"]	Well established
PZH	1231	Pennisetum alpiculare 'Hamelin'	Dwarf Fountain Grass	#1 pot	45 cm [18"]	Well established
Ferns						
BSP	56	Blechnum spicant	Deer Fern	#1 pot	38 cm [15"]	Well established, nursery grown
PMU	717	Polystichum munitum	Western Sword Fern	#1 pot	45 cm [18"]	Well established, nursery grown

Extensive green roof on L4 to be 6" LiveRoof trays with sun mix.
 Note: All planting to be irrigated with high-efficiency, automated irrigation system

DP 18-822743

PWL partnership

PWL Partnership Landscape Architects Inc.
100 West Beaver Creek Road
Richmond, BC V6X 3V7
Tel: 604.273.1111
Fax: 604.273.1112



NO.	DATE	DESCRIPTION
1	18-5-21	ISSUED FOR DP
2	18-6-20	REVISIONS FOR DP
3	18-9-10	REVISED FOR SUBMISSION
4	18-9-10	REVISED FOR SUBMISSION



NOTE: Some elements may be refined through coordination of the Service Agreement (S.A.) Frontage Work.

PROJECT
6340 No. 3 Road

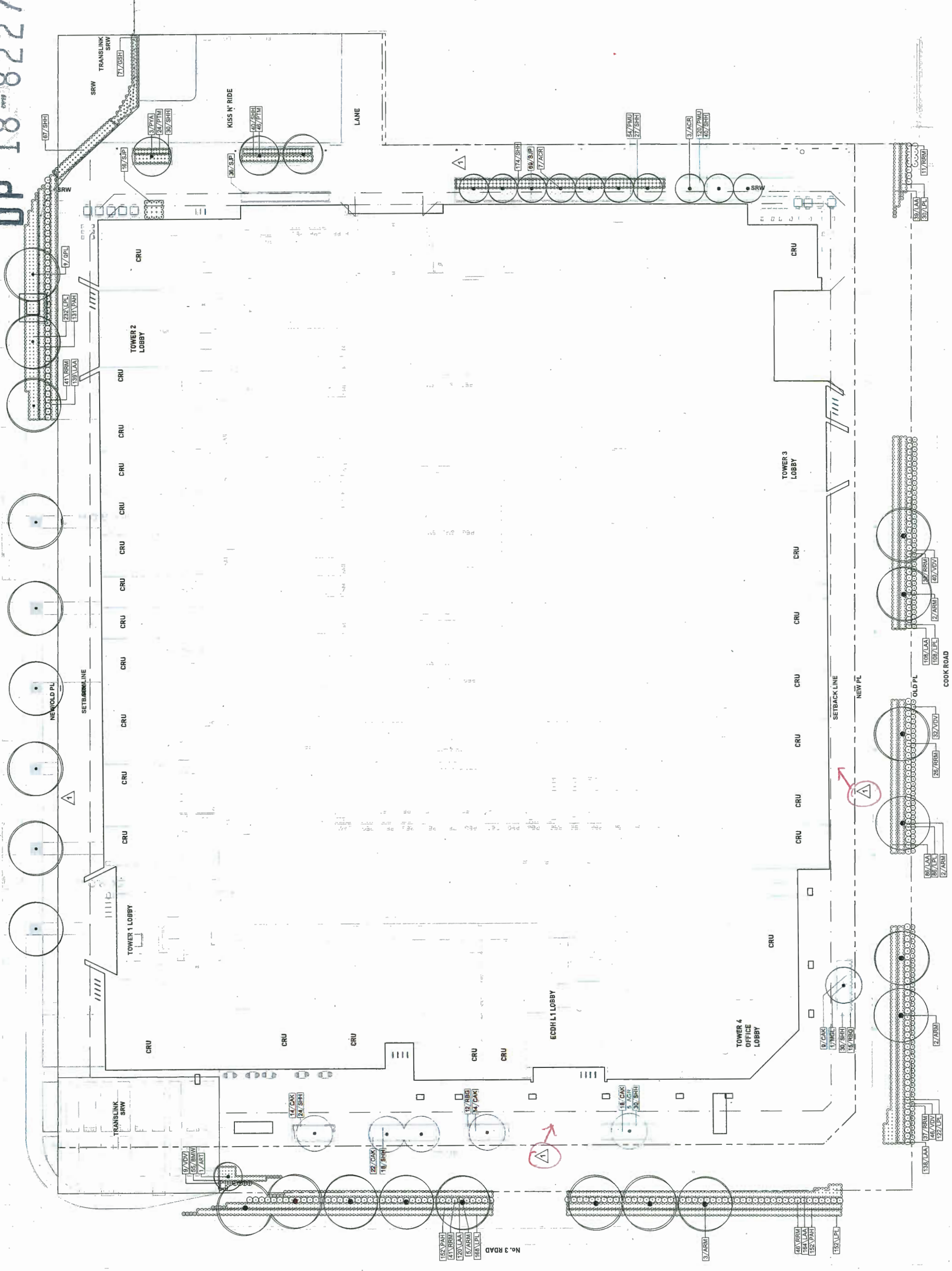
ADDRESS
6340 No. 3 Road
Richmond, BC V6Y 2B3
LOT 169 SECTION 9 BLOCK 4
NORTH RANGE 6 NWD PLAN 41547

SCALE
1:200



PROJECT NO. 17017
DATE 27 March 2018
REV NAME 17017 Plan_mskcda.vnw
REVISED 18-9-10
DRAWN MIT
CHECKED KY

L2_01

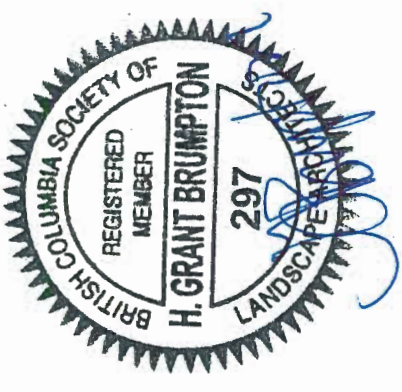




PWL partnership
 PVE, Vancouver, Landscape Architects Inc.
 1010 West 41st Avenue
 Vancouver, BC Canada V6J 2H9
 www.pvepartnership.com
 P: 604.683.1111

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NO.	DATE	DESCRIPTION
1	18-4-21	ISSUED FOR DP
2	18-4-20	REVISION ISSUED FOR DP
3	18-4-24	ISSUED FOR DPP



PROJECT
6340 No. 3 Road

ADDRESS
 6340 No. 3 Road
 Richmond, BC V6Y 2B3
 LOT 169 SECTION 9 BLOCK 4
 NORTH RANGE 6 NWD PLAN 41547

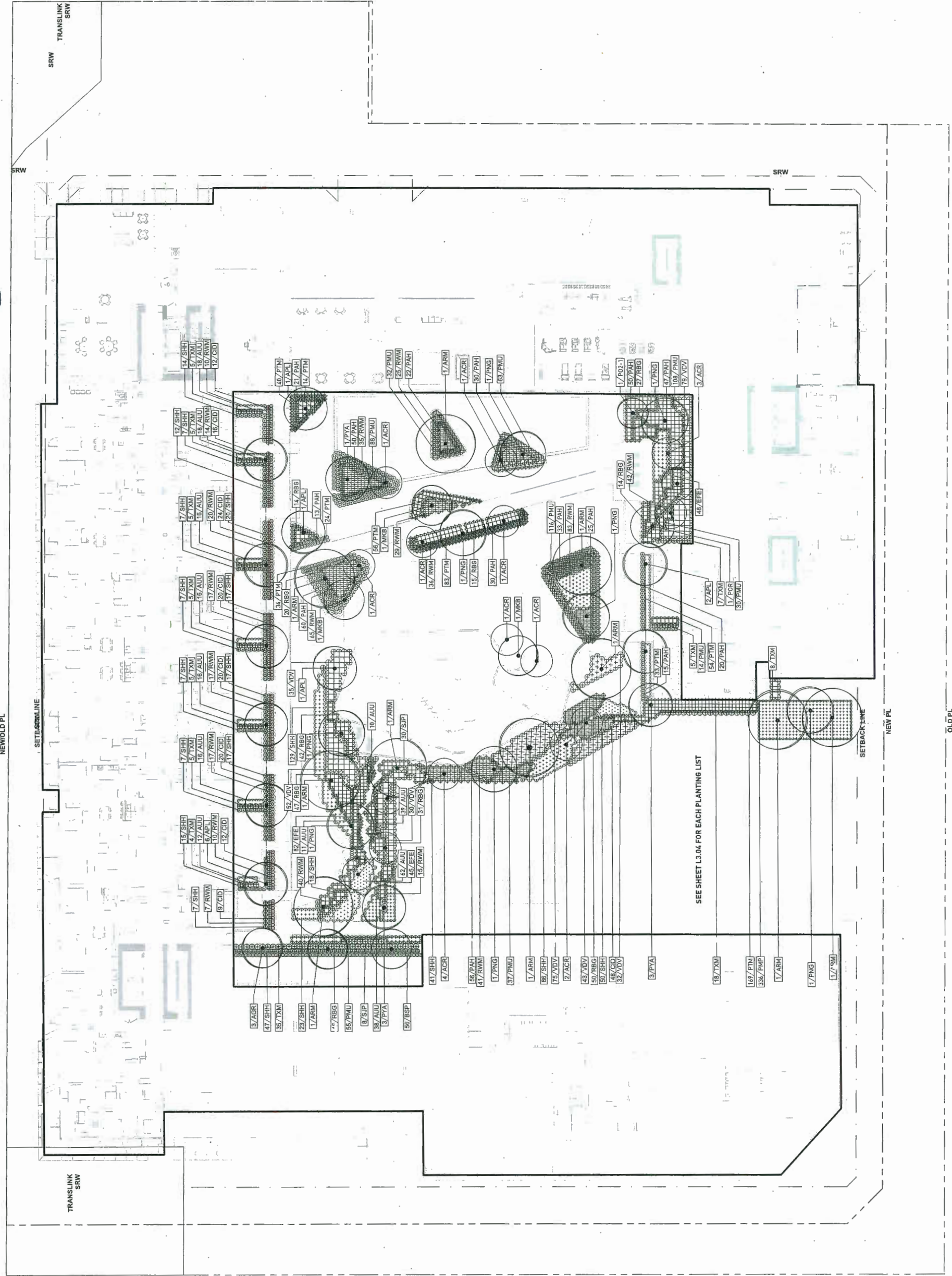
PLANNING TITLE
**Planting Plan
 Level 3**

SCALE
1:200

PROJECT NO.	17017
DATE	27 March 2018
FILE NAME	17017 Plan_mtkids.pppm
FOUNDED	18-8-23
DRAWN	MT
REVIEWED	KY
DRAWING	

L2_02

DP 18-822743



- SEE SHEET L3.04 FOR EACH PLANTING LIST
- 3/AGR
 - 47/SHH
 - 4/ACR
 - 41/SHH
 - 35/TXM
 - 56/PAH
 - 41/RWM
 - 1/PNG
 - 37/PMU
 - 1/ARM
 - 66/SHH
 - 75/VDV
 - 2/ACR
 - 48/VDV
 - 50/RRG
 - 50/SHH
 - 48/CID
 - 32/VDV
 - 3/PVA
 - 18/TXM
 - 169/PTM
 - 336/PMU
 - 1/ARM
 - 1/PNG
 - 17/RB

NEW PL
 SETBACK LINE
 SRW
 TRANSLINK SRW

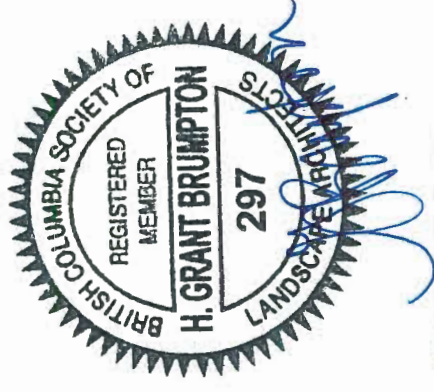
DP 18-822743



PWL Partnership Landscape Architects Inc.
555 West 42nd Street
Vancouver, BC V6Z 2Z2
www.pwlpartnership.com
Tel: 604.681.1111
Fax: 604.681.1112

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REV. NO.	DATE	DESCRIPTION
1	18-03-31	ISSUED FOR PERMITTED RSI/P
2	18-08-24	ISSUED FOR RFP
3	18-08-24	ISSUED FOR RFP



PROJECT
6340 No. 3 Road

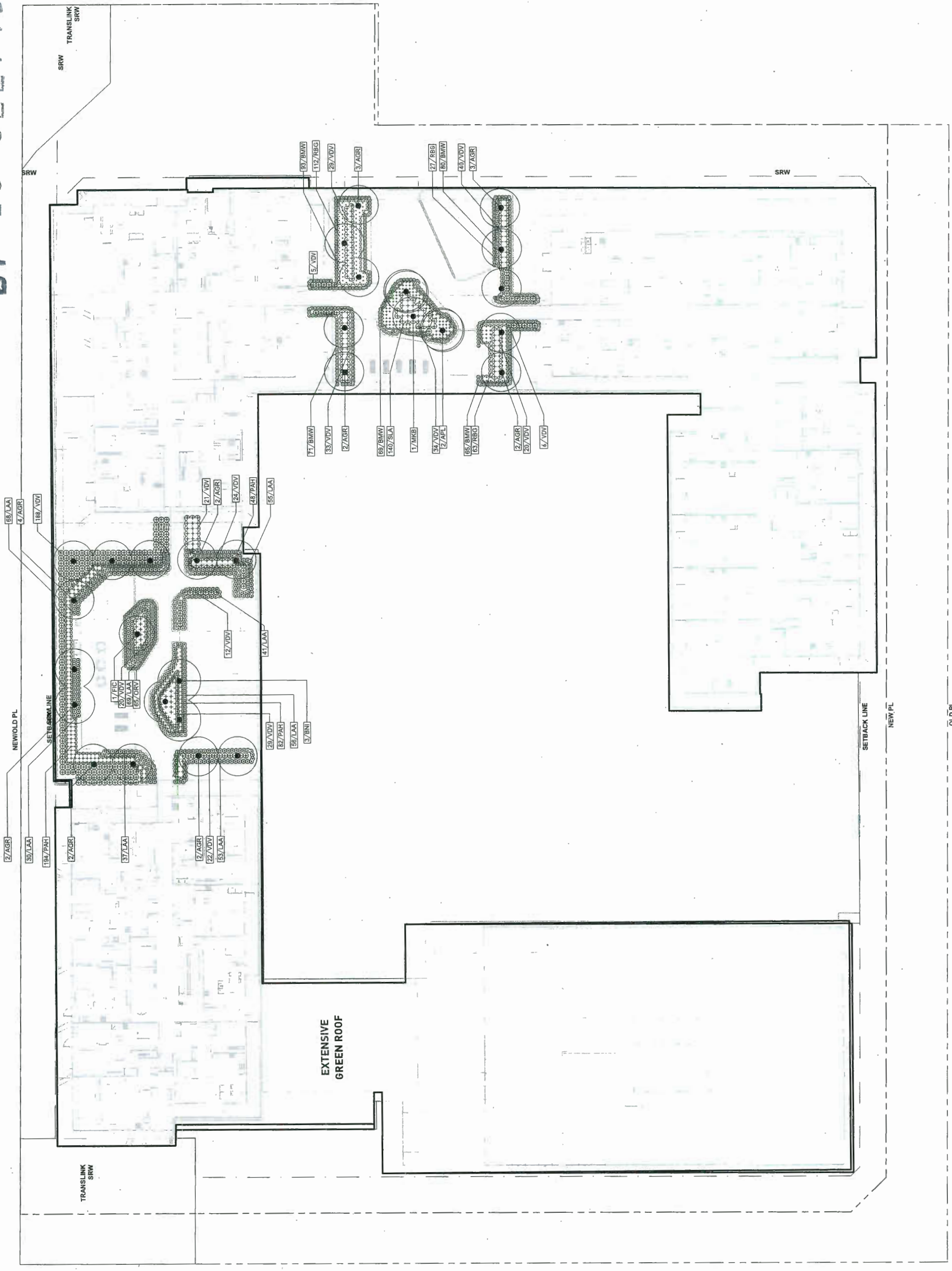
ADDRESS
6340 No. 3 Road
Richmond, BC V6V 2B3
LOT 169 SECTION 9 BLOCK 4
NORTH RANGE 6 INWD PLAN 41547

DRAWING TITLE
Planting Plan
Level 9

SCALE
1:200

PROJECT NO.	17017
DATE	27 March 2018
FILE NAME	17017_Plan_planted.vpwr
PROJECT NO.	18-R-23
DRAWN	MT
APPROVED	KY
DRAWING	

L2_03

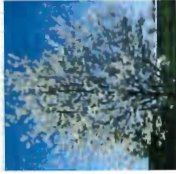


REPRESENTATIVE ECDH PLANT LIST

ECDH AREA REPRESENTATIVE TREES



Pyrus domestica 'Blue Diamond'
Saskatoon Pear/Blueberry



Aralia nudicaulis
Saskatoon Spicebush



Hamamelis mollis
Chinese Witch Hazel



Ficus carica 'Desert King'
Fig



Malus 'Honeycrisp'
Honeycrisp Apple



Pyrus communis 'Bosc'
Bosc Pear

ECDH AGRICULTURE REPRESENTATIVE PLANTS



Ribes rubrum 'Black Currant'
Black Currant



Ribes rubrum 'Red Currant'
Red Currant



Rubus idaeus
Raspberry



Vaccinium ovatum 'Thunderbird'
Thunderbird Evergreen Huckleberry



Fragaria chiloensis
Bench Strawberry



Lavandula officinalis
Lavender



Ocimum vulgare
Organic



Rosa rugosa
Rosemary



Salvia officinalis
Garden Sage



Thymus vulgaris
Thyme



Vitis labrusca 'Concord'
Concord Grape



Vaccinium corymbosum
Blue Crop Blueberry

ECDH DAYCARE REPRESENTATIVE PLANTS



Betula nigra
River Birch



Acer griseum
Paper Bark Maple



Abutilon unido 'Compact'
Strawberry Bush



Aralia nudicaulis
Saskatoon Berry



Picea abies 'Franklin'
Weeping Norway Spruce



Aster sp.
Blue Fescue



Pennisetum alopecuroides
Hemlock Dwarf Fountain Grass



Stachys lanata
Lamb's Ear



Chionodoxa virginica
Fringe Tree



Elaeagnus 'Pumila'
Dwarf Myrtle Tree



Echinacea purpurea
Purple Coneflower



Festuca ovina 'Saucer'
Blue Fescue



Albizia julibrissin
King Edward VII Flowering Current



Culcasia scabra
Karl Foerster Reed Grass



Psychotria ovalum
Whistling Swallowtail



Artemisia maritima
Sea Pink



Helictotrichon sempervirens
Blue Owl Grass



Gaultheria shallon
Salal



Vaccinium corymbosum
Blue Crop Blueberry



Ribes sanguineum
King Edward VII Flowering Current



Vaccinium ovatum 'Thunderbird'
Thunderbird Evergreen Huckleberry



Chaenactis 'Pearl'
Aztec Pear Mexican Orange Blossom



Spiraea helioides
White Spirea

NOTE: NO BERRIES TO BE PLANTED IN INFANT PLAY AREA

LEGEND

ECDH AGRICULTURE PLANTS

ECDH PLAY AREA PLANTS

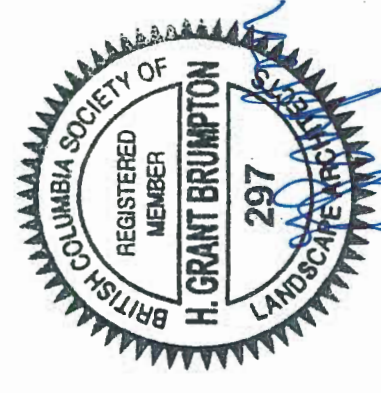
OP 18-822743

PWL partnership

gbl

gbl

NO.	DATE	DESCRIPTION
1	18-8-21	ISSUED FOR DP
2	18-8-23	REVISION ISSUED FOR DP
3	18-8-24	ISSUED FOR UPP



6340 No. 3 Road

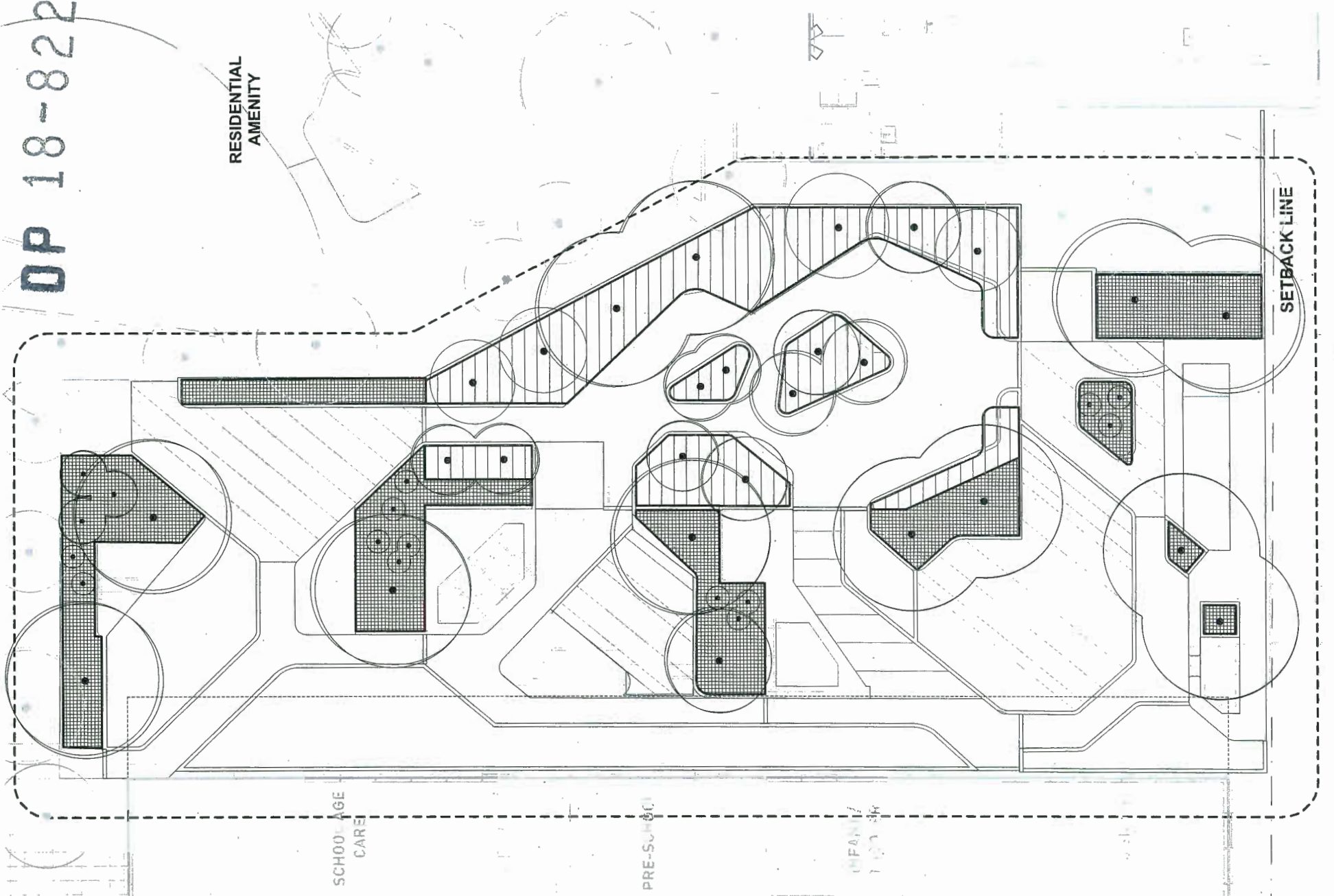
6340 No 3 Road
Richmond, BC V6V 2B3
LOT 169 SECTION 9 BLOCK 4
NORTH RANGE 6 NWD PLAN 41547

Planting List
for ECDH
Level 3

SCALE
1:100

PROJECT NO.	17017
DATE	27 March 2018
FILE NAME	17017 Plan_mfzcdh.vwproj
PLOTTED	18-8-23
DRAWN	MT
REVIEWED	KY
DRAWING	

L2_04



NEW PL

#16
 DP 18-022743

PWL partnership

gbl



REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	18-5-21	ISSUED FOR DP
2	18-8-20	REVISION ISSUED FOR DP
3	18-8-24	ISSUED FOR DP
4	18-9-07	REVISION DP SUBMISSION

NOTE: Some elements may be refined through coordination of the Service Agreement (S.A.) Frontage Work.

PROJECT
 6340 No. 3 Road

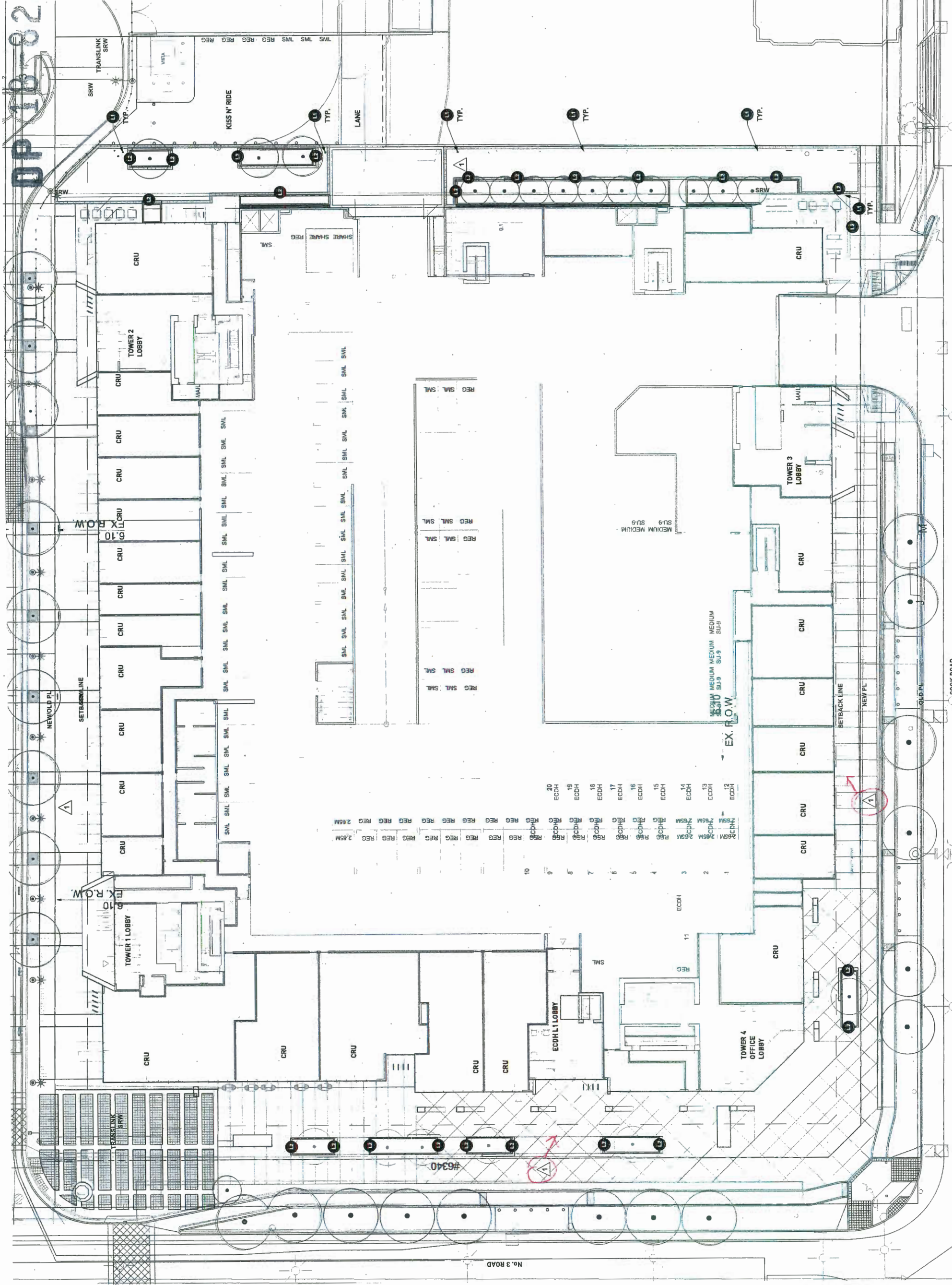
ADDRESS
 6340 No. 3 Road
 Richmond, BC V6Y 2B3
 LOT 169 SECTION 9 BLOCK 4
 NORTH RANGE 6 NWD PLAN 41547

Lighting Plan
 Level 1

SCALE
 1:200

PROJECT NO. 17017
 DATE 27 March 2018
 FILE NAME 17017 Plan_mtkacd.vsw
 PLOTED 18-9-10
 DRAWN MT
 REVIEWED KY

L3_01



#10

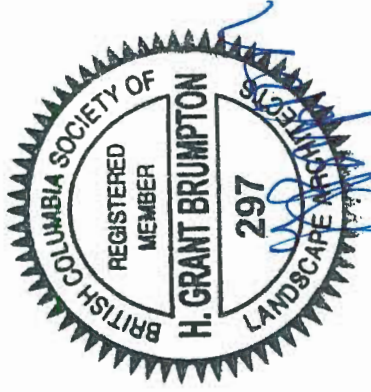
OP 18-822743

PWL partnership

PWL Partnership Landscape Architects Inc.
100 Pine Street, Suite 1000
Vancouver, BC Canada V6B 5B5
www.pwlpartnership.com
778.686.6111
778.686.6112

gbl

NO.	DATE	DESCRIPTION
1	18-5-21	ISSUED FOR DP
2	18-8-20	REVISION ISSUED FOR RP
3	18-8-24	ISSUED FOR DPP



PROJECT
6340 No. 3 Road

ADDRESS
6340 No. 3 Road
Richmond, BC V6V 2B3
LOT 169 SECTION 9 BLOCK 4
NORTH RANGE 6 NWD PLAN 41547

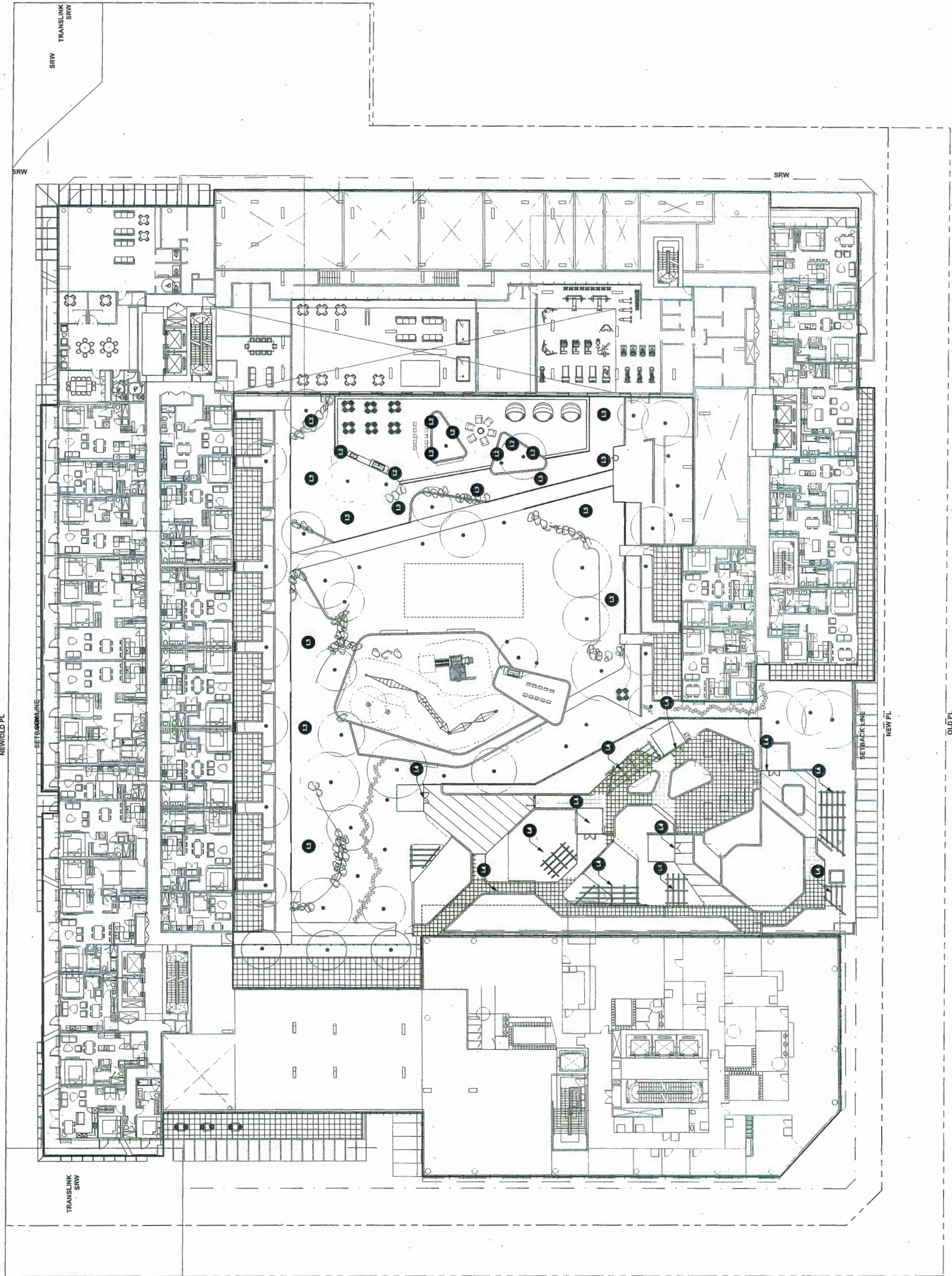
DRAWING TITLE
Lighting Plan
Level 3

DATE
27 March 2018

SCALE
1:200

PROJECT NO.	DATE	FILE NAME	PLotted	DRAWN	REVIEWED
17017	27 March 2018	17017 Plan_Level3.dwg	18-8-23	MT	KY

Drawings
L3_02



NEWFIELD PL

SETBACK LINE

TRANS LINK
SRW

SRW
TRANS LINK
SRW

SETBACK LINE

NEW PL

OLD PL

#A

PWL partnership

PWL Partnership
100 West 10th Street
Vancouver, BC Canada V6E 2K6
Tel: 604.681.1111
www.pwl.com

gbl

NO.	DATE	DESCRIPTION
1	18-0-31	ISSUED FOR DP
2	18-0-30	REVISION ISSUED FOR DP
3	18-0-24	ISSUED FOR RFP



PROJECT
6340 No. 3 Road

ADDRESS
6340 No 3 Road
Richmond, BC V6Y 2B3
LOT 169 SECTION 9 BLOCK 4
NORTH RANGE 6 NWD PLAN 41547

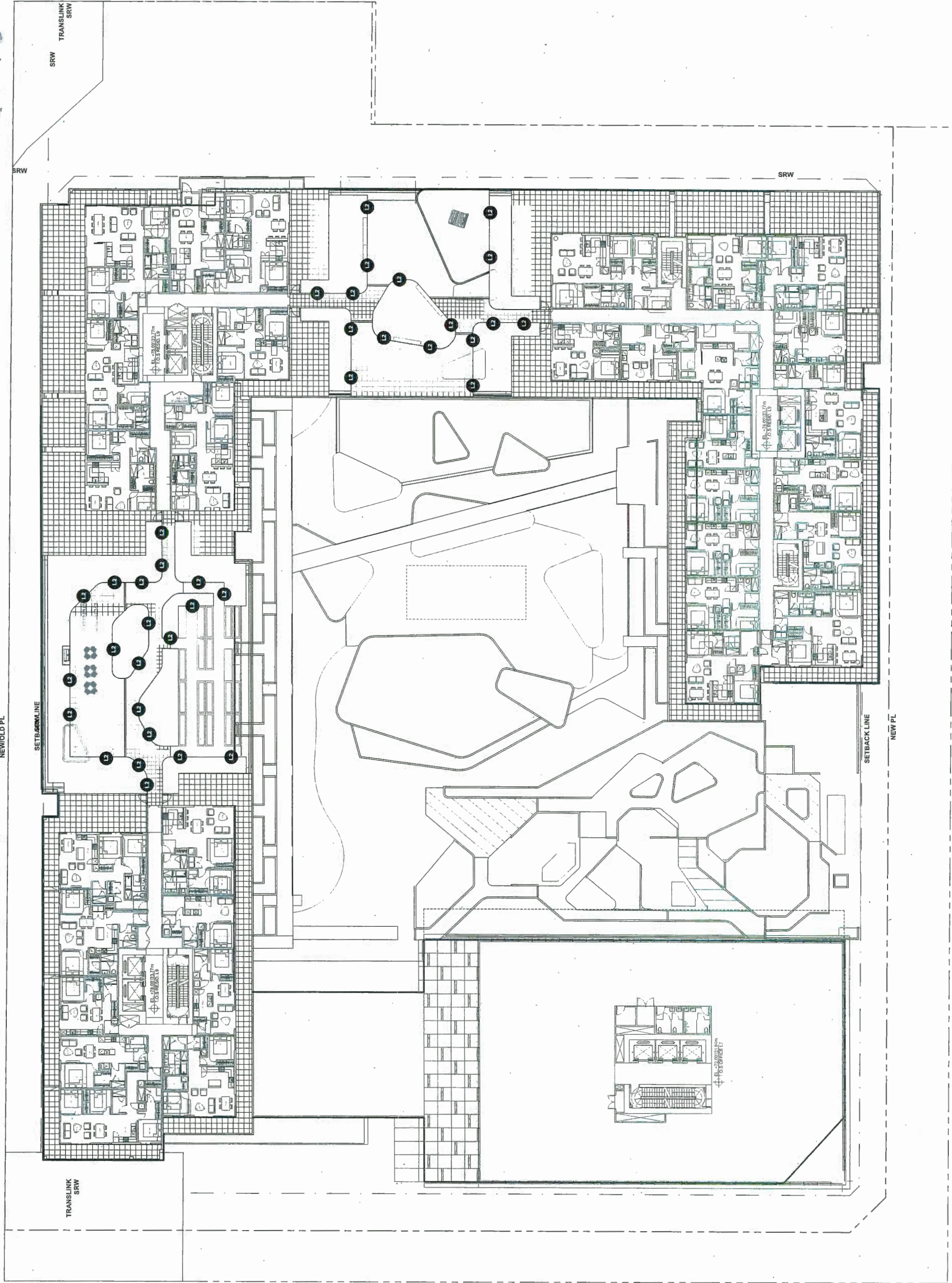
DRAWING TITLE
Lighting Plan
Level 9

SCALE
1:200

PROJECT NO.	17017
DATE	27 March 2018
FILE NAME	17017 Plan_lighting.dwg
PLotted	18-0-23
DRAWN	MT
REVIEWED	KY

L3_03

DP 18-822743



OLD PL

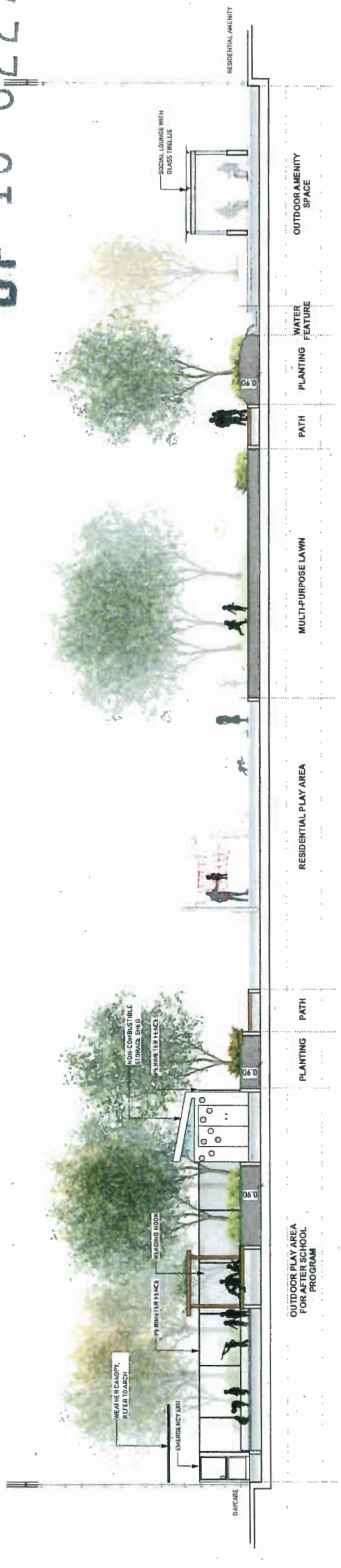
DP 18-822743



PWL Partnership
 1800 West 4th Avenue
 Vancouver, BC V6L 2R6
 www.pwlpartnership.com



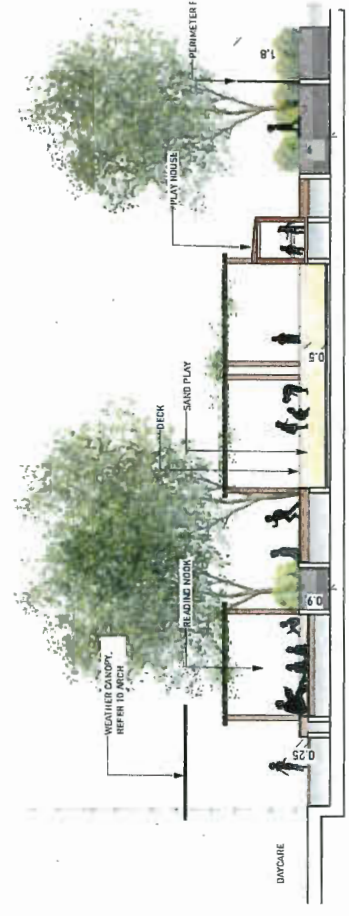
NO.	DATE	DESCRIPTION
1	18-01	ISSUED FOR I/P
2	18-02	ISSUED FOR O/P
3	18-04	ISSUED FOR D/P



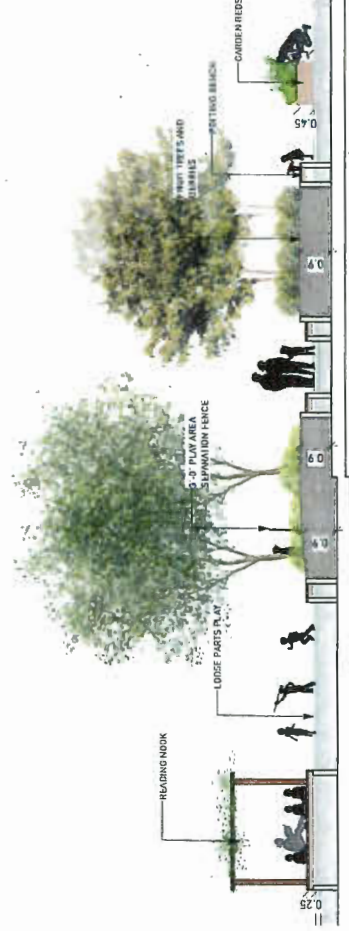
E SECTION E - PODIUM LEVEL and AFTER SCHOOL CHILDCARE
 1:100



PROJECT
 6340 No. 3 Road



G SECTION G - 3-5 GROUP
 1:100



F SECTION F - PRE-SCHOOL and COMMUNITY GARDEN
 1:100

ADDRESSES
 6340 No. 3 Road
 Richmond, BC V6Y 2B3
 LOT 1 6B SECTION 9 BLOCK 4
 NORTH RANGE 6 NWD PLAN 41547
 DRAWING TITLE
 SECTIONS

DATE
 27 March 2018

PROJECT NO.	17017
DATE	27 March 2018
FILE NAME	17017 Section.VBK
DATE	18-03-23
DRAWN	MT
REVIEWED	

SCALE
 AS SHOWN

L4.02