

6851 - 6871 ELMBRIDGE WAY

DP BOARD PANEL PRESENTATION

PROJECT TIMELINE:

DATED AUG 16TH 2017 (UNDER PREVIOUS OWNERSHIP)

LANDA ACQUIRES PROJECT: JAN 2020.

REZONING AMENDMENT SUBMISSION: JUNE 3, 2021

SITE AREA: 148,887 SF (AFTER DEDICATIONS)

HEIGHT: 15 STOREYS (47M)

GROSS FLOOR AREA: 781,041 SF

FAR: 3.05 (INCLUDE AMENITY)



PUBLIC BENEFITS



\$6 MILLION CONTRIBUTION TOWARD COMMUNITY AMENITIES
(LARGEST IN RICHMOND HISTORY)



35 AFFORDABLE HOUSING UNITS
38 BASIC UNIVERSAL HOUSING UNITS (ACCESSIBLE)
(32 AFFORDABLE AND 6 MARKET)
11 HEARING-IMPARED HOTEL UNITS



52 PARKING STALLS FOR THE OLYMPIC OVAL;



4 PUBLIC PLAZAS AT GRADE;



A NEW NORTH-WEST CONNECTOR ROAD;



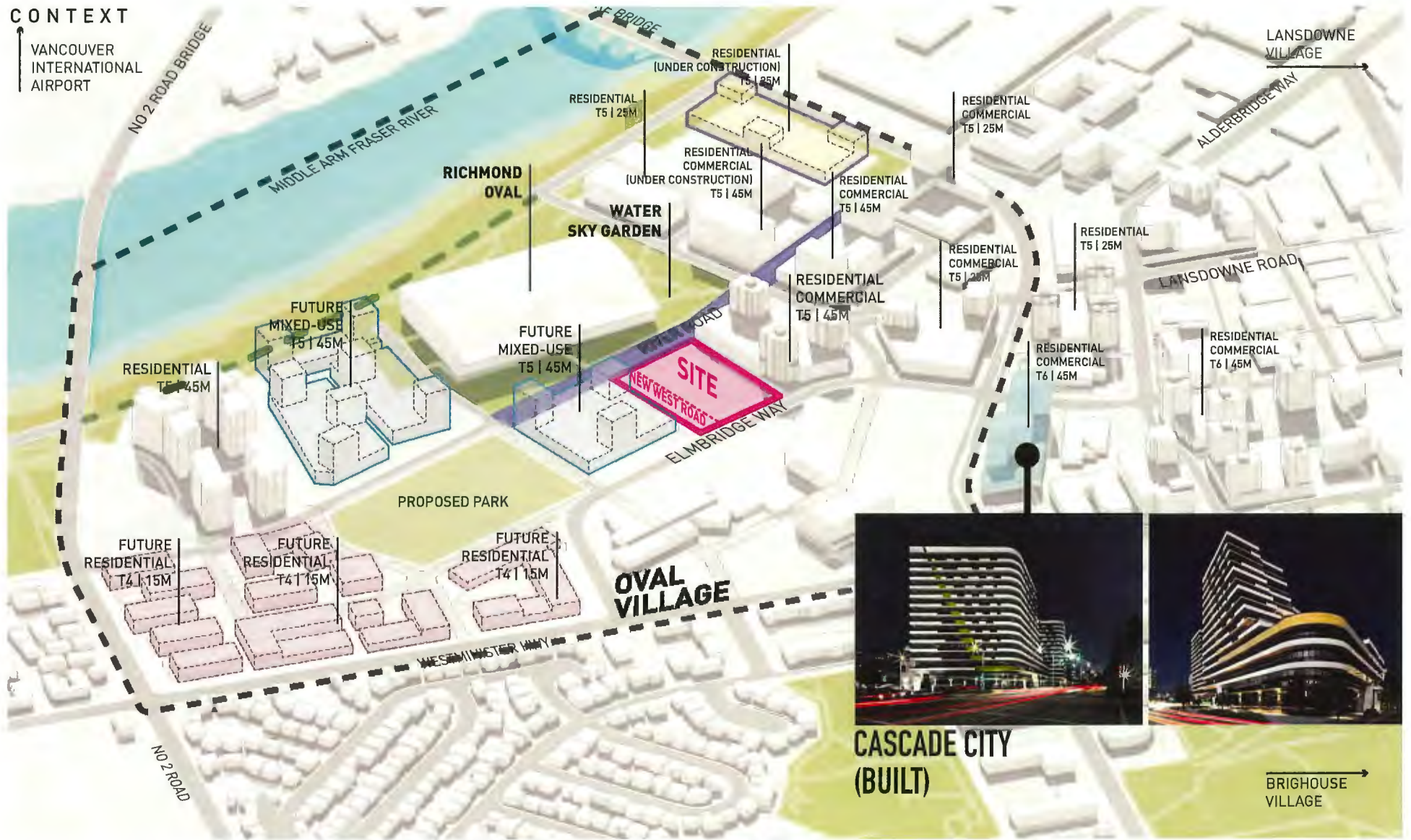
214 NEW HOTEL ROOMS TO PROVIDE:
105 HOTEL JOBS + 62 RETAIL JOBS TO BE CREATED*;



SUSTAINABLY-BUILT LOW-EMISSIONS BUILDING
CONNECTED TO OVAL VILLAGE DISTRICT ENERGY UTILITY;

CONTEXT

VANCOUVER INTERNATIONAL AIRPORT



LANSDOWNE VILLAGE

ALDERBRIDGE WAY

RICHMOND OVAL

WATER SKY GARDEN

FUTURE MIXED-USE T5 | 45M

FUTURE MIXED-USE T5 | 45M

NEW WEST ROAD SITE

RESIDENTIAL COMMERCIAL T5 | 45M

RESIDENTIAL COMMERCIAL T5 | 25M

RESIDENTIAL T5 | 25M

LANSDOWNE ROAD

RESIDENTIAL COMMERCIAL T6 | 45M

RESIDENTIAL COMMERCIAL T6 | 45M

PROPOSED PARK

OVAL VILLAGE

WESTMINSTER WAY

FUTURE RESIDENTIAL T4 | 15M

FUTURE RESIDENTIAL T4 | 15M

FUTURE RESIDENTIAL T4 | 15M

NO 2 ROAD



CASCADE CITY (BUILT)



BRIGHTHOUSE VILLAGE

MODELED AS PER CITY CENTRE AREA OVAL VILLAGE SPECIAL LAND USE MAP

CONCEPT



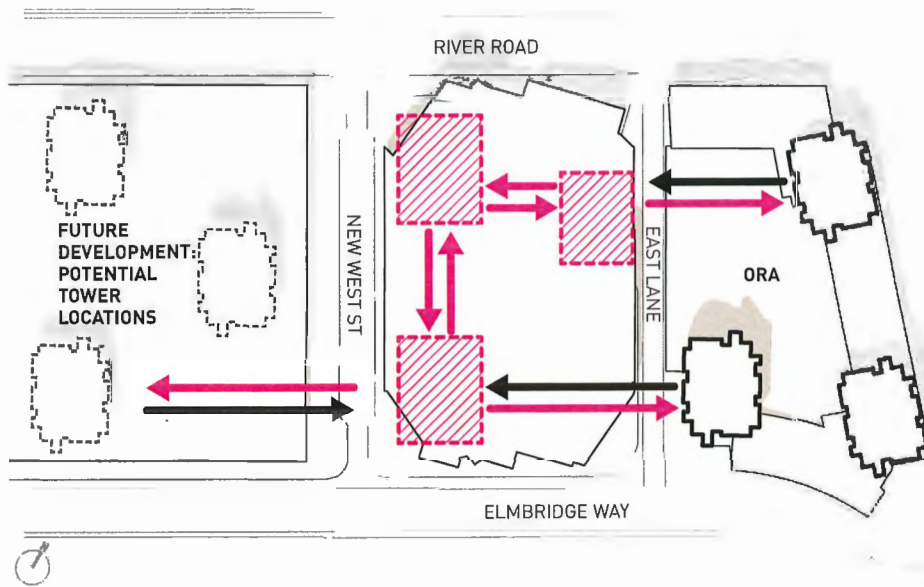
RIPPLED SAND PATTERNS FOUND IN TIDAL FLATS OF THE RIVER DELTA



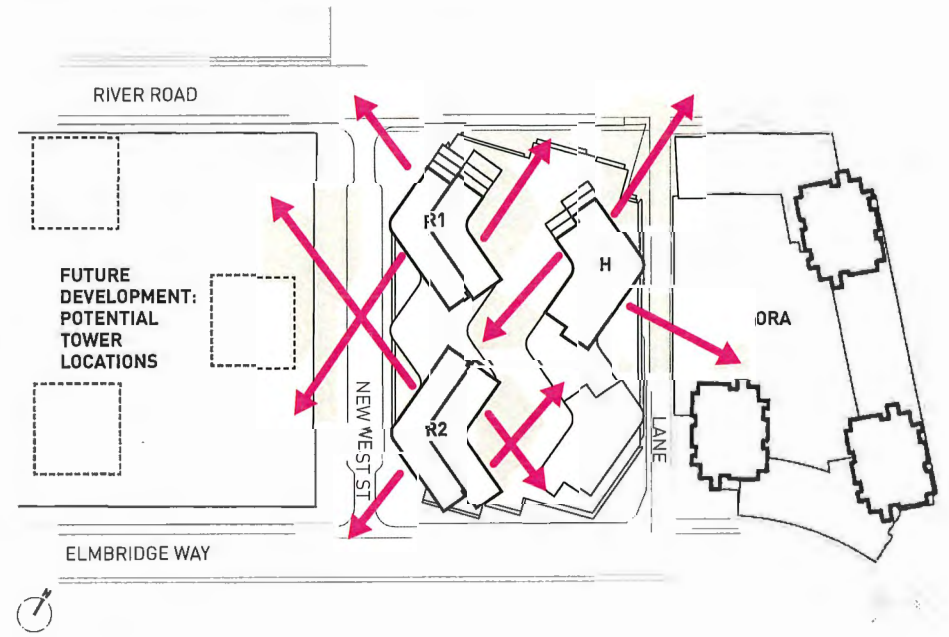
UNDULATING TOPOGRAPHICAL FORM

TOWER LOCATION AND ORIENTATION

*SQUARED TOWER FORM: RESULTS IN INCREASED OVERLOOK.
LACK OF PRIVACY FOR RESIDENTS*

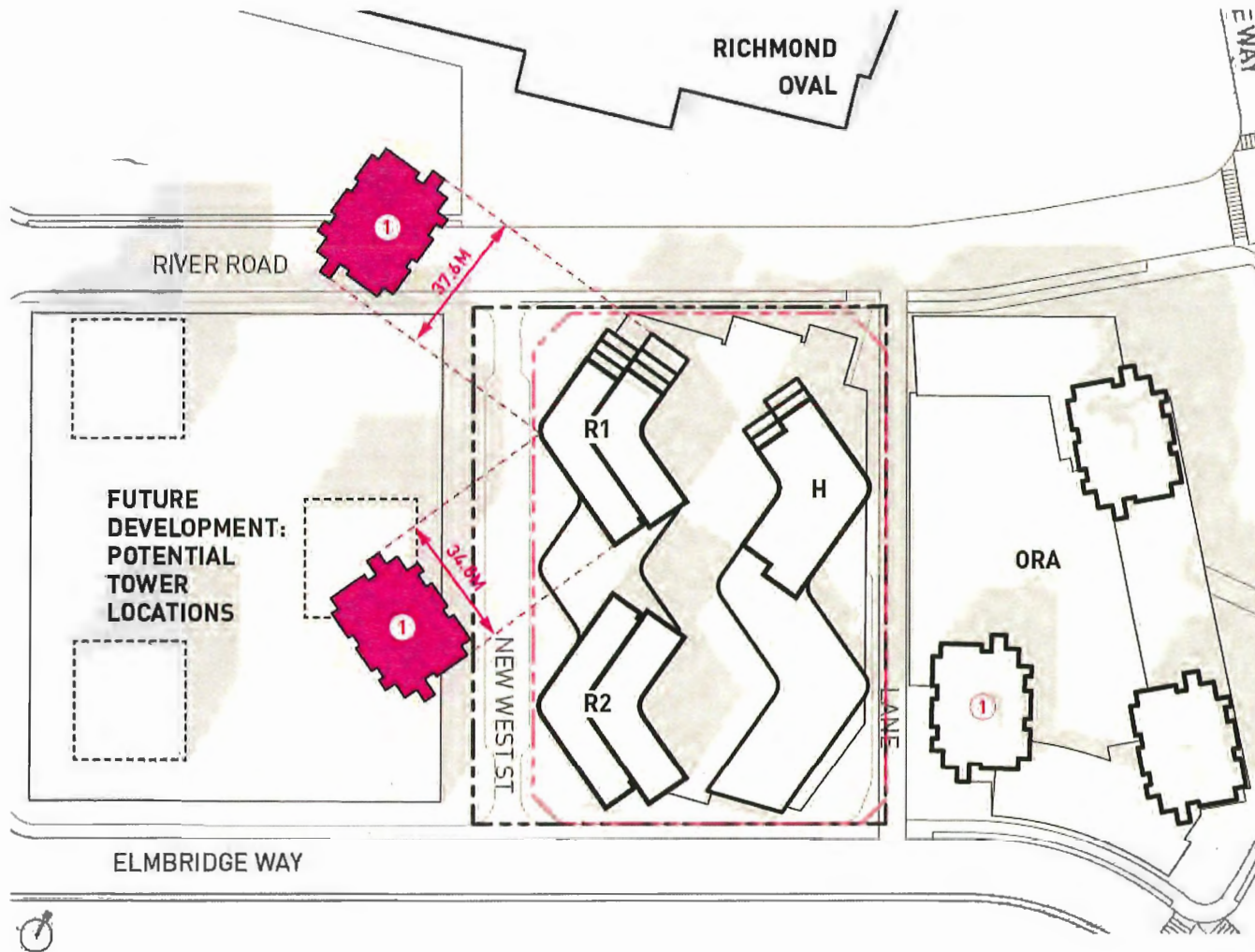


*BENT-SLAB TOWER FORM REDUCES OVERLOOK,
INCREASED PRIVACY FOR RESIDENTS*



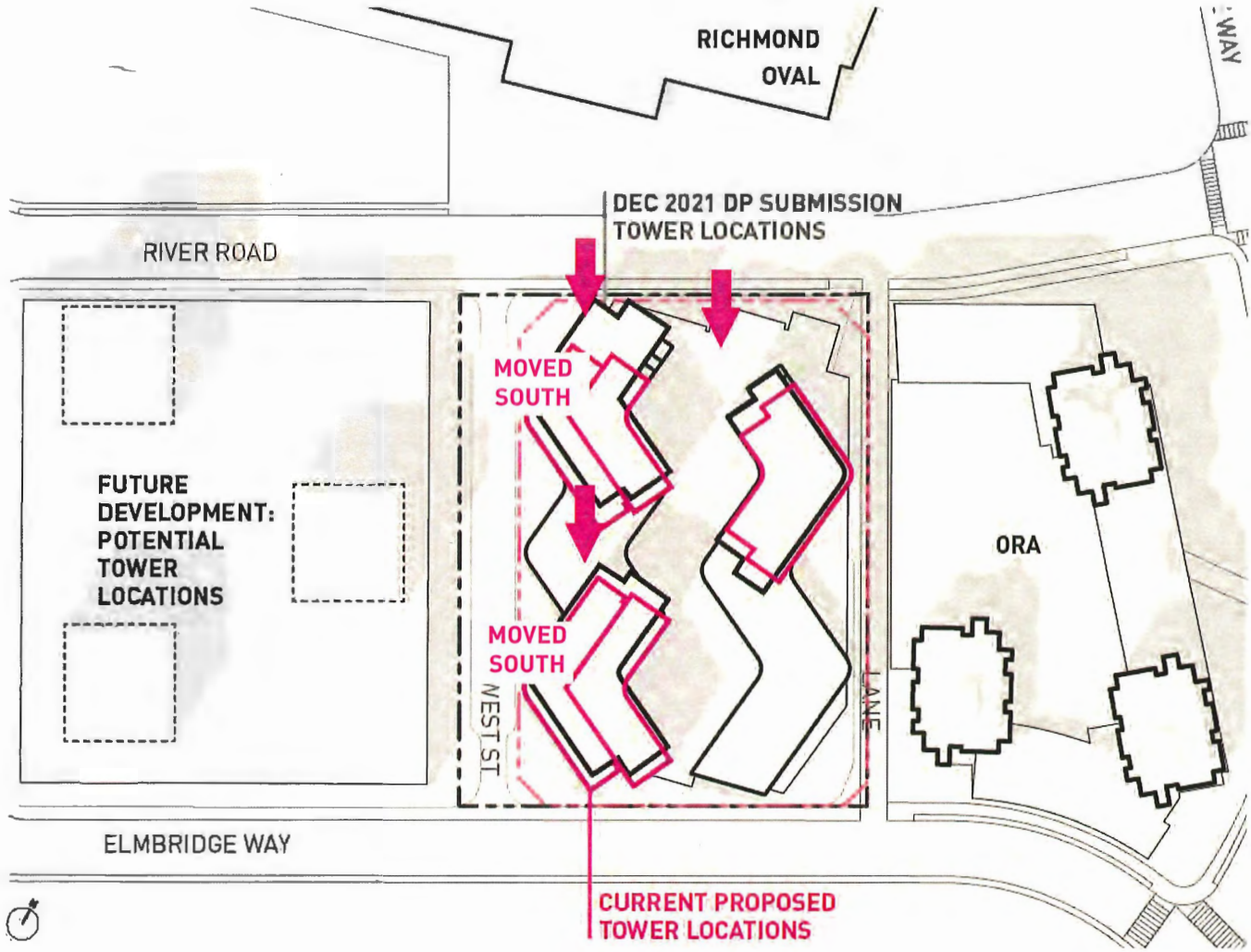
TOWER LOCATION AND ORIENTATION

BENT-SLAB BLOCK MASSING DIMENSIONALLY SIMILAR TO STANDARD RICHMOND FLOORPLATE:



TOWER LOCATION

PROPOSED TOWER LOCATIONS ARE STEPPED AND SHIFTED SOUTH TO REDUCE SHADOWING



PROGRAM

PROGRAM	UNITS
AFFORDABLE UNITS	35 (32 BUH)
AFFORDABLE FAMILY UNITS	22 (62%)

MARKET RESIDENTIAL	341 (6 BUH)
MARKET FAMILY HOUSING	161 (42%)

TOTAL BUH UNITS	38 (MARKET AND AFFORDABLE)
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HOTEL ROOMS TOTAL	214
ACCESSIBLE HOTEL ROOMS	6
HEARING IMPAIRED ROOMS	11

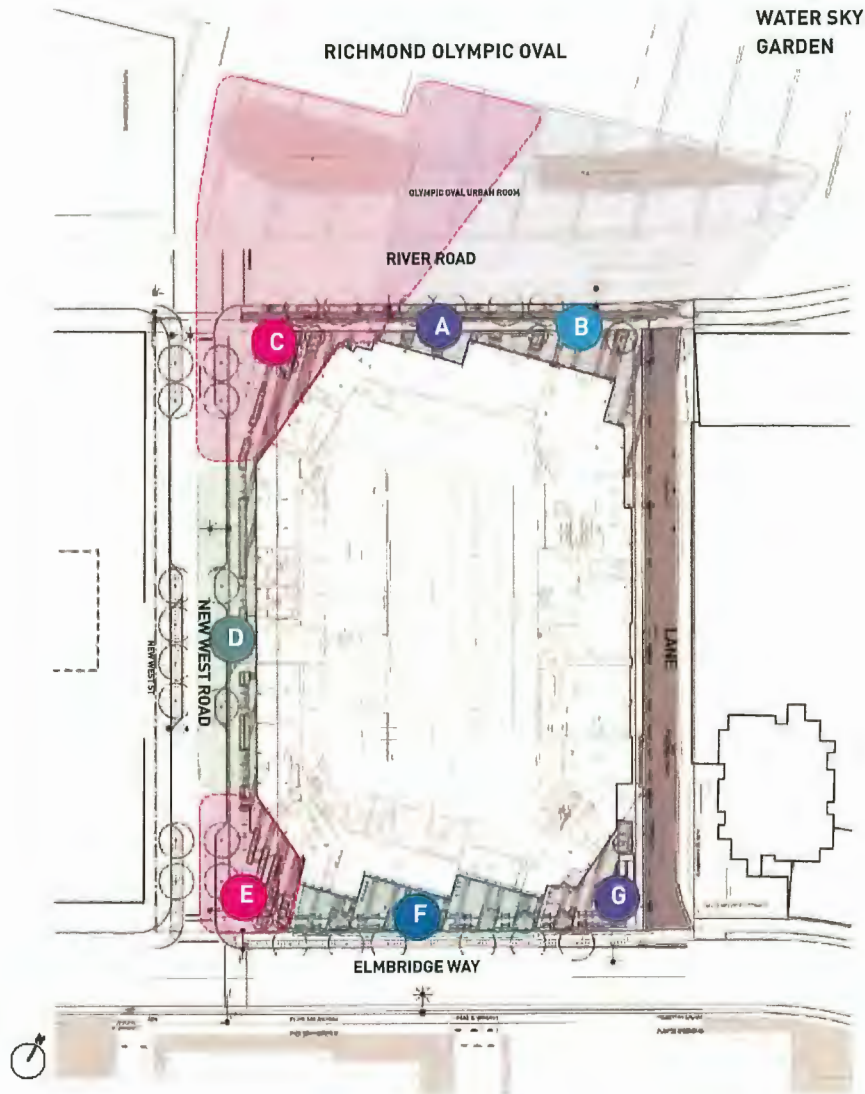
PARKING	STALLS
RESIDENTIAL (INCLUDES AH)	350
OVAL	52
MIXED (CRU/OFFICE/HOTEL/RESI VISITOR)	273
CAR SHARE/CARPOOL	7
TOTAL CAR STALLS	682
TOTAL BIKE PARKING	782 (INCL. SHORT-TERM BIKE PARKING)
LOADING	6 SM, 5 MID (INCL. 1 FOR HOTEL SHUTTLE BUS), 1 LARGE

AREAS:	SF:
COMMERCIAL	15,538 SF
HOTEL	139,573 SF
AFFORDABLE HOUSING	29,784 SF
RESIDENTIAL	291,625 SF
RES AMENITY	8,105 SF



PUBLIC PLAZA

PROJECT FEATURES PLAZAS RANGING IN SIZE FROM 2350-4200 SQFT



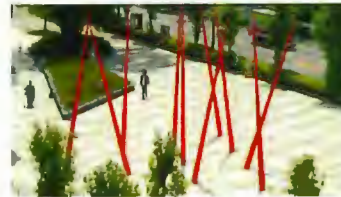
A HOTEL-CAFE/RESTAURANT + URBAN ROOM



B NORTH 'LIGHT' PLAZA



C WINTER SPORTS LEGACY PLAZA



D SMALL BUSINESS RETAIL PROMENADE



E BOTANICAL PLAZA



F SUN-ORIENTED SOUTHERN WALKWAY & BOUTIQUE RETAIL EDGE



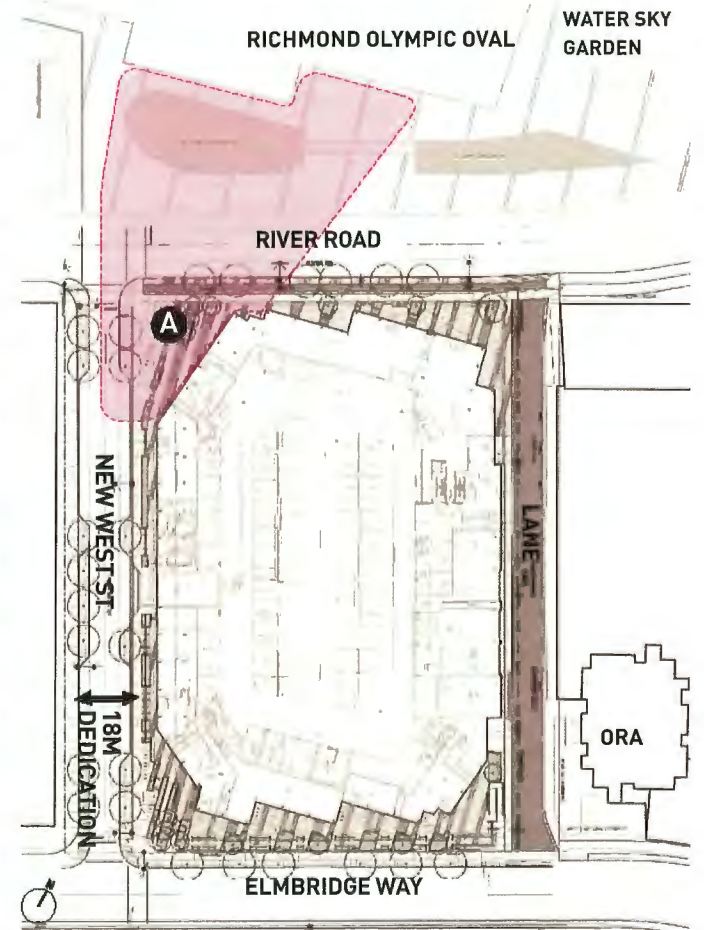
G SUN-ORIENTED PLAZA



PUBLIC PLAZAS



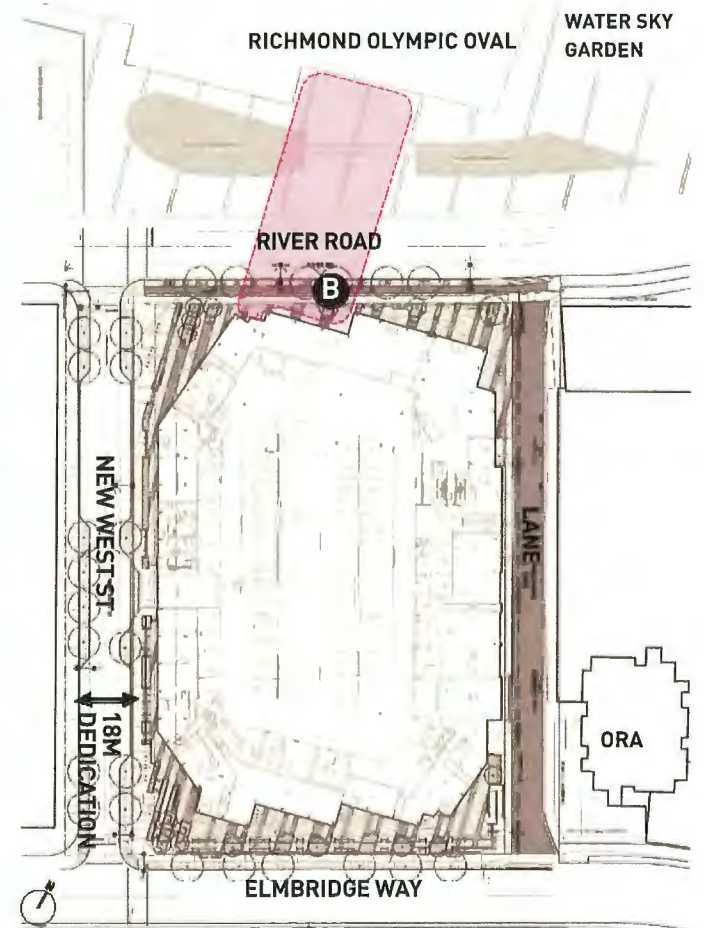
A WINTER SPORTS LEGACY PLAZA



PUBLIC PLAZAS



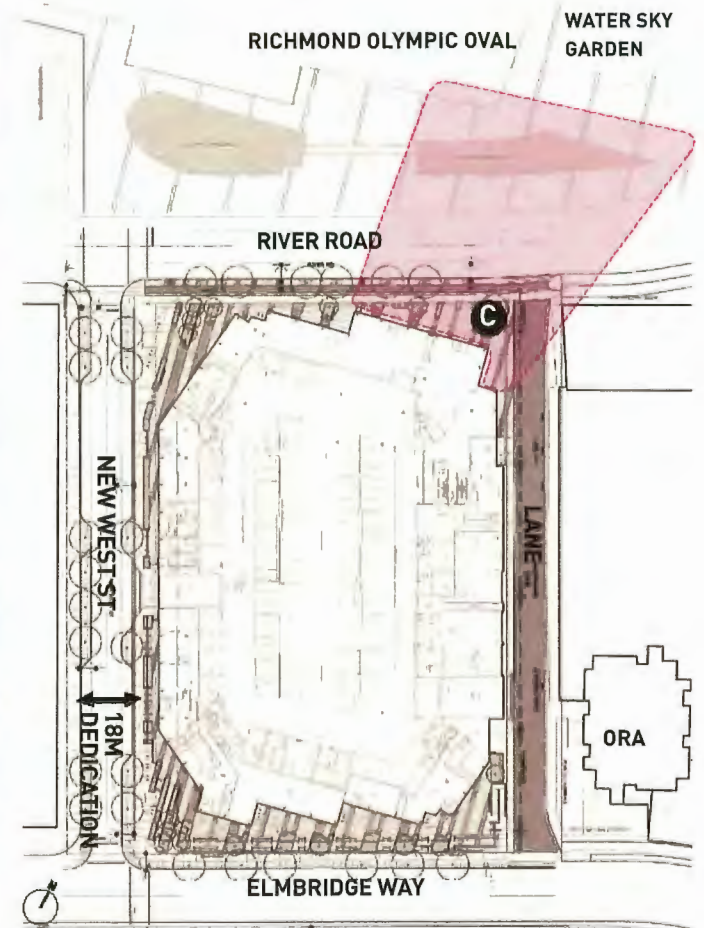
B HOTEL-CAFE/RESTAURANT + URBAN ROOM



PUBLIC PLAZAS



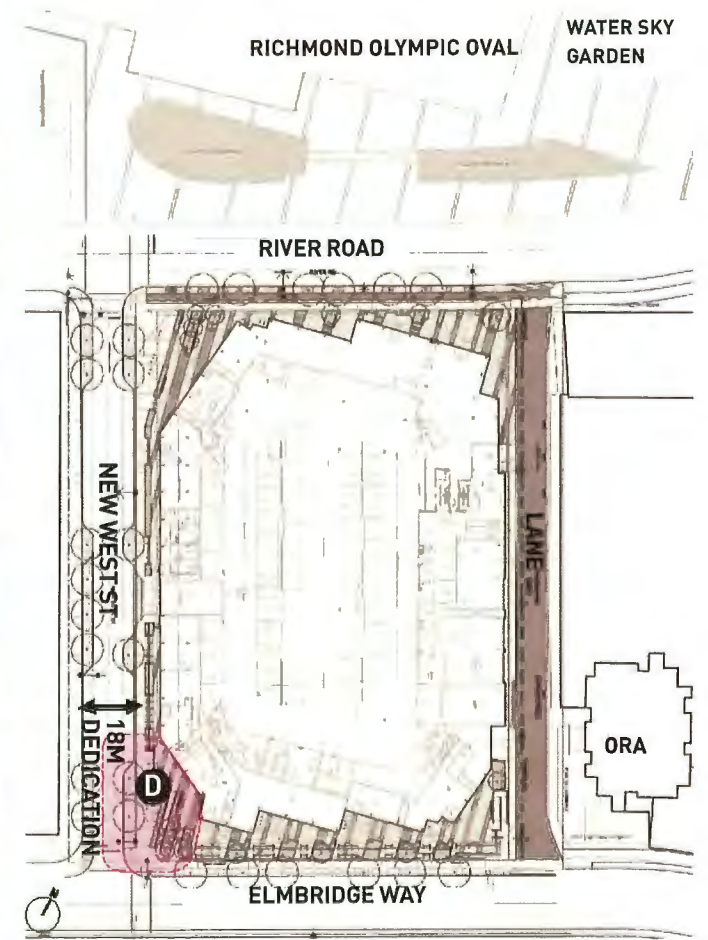
C NORTH 'LIGHT' PLAZA



PUBLIC PLAZAS



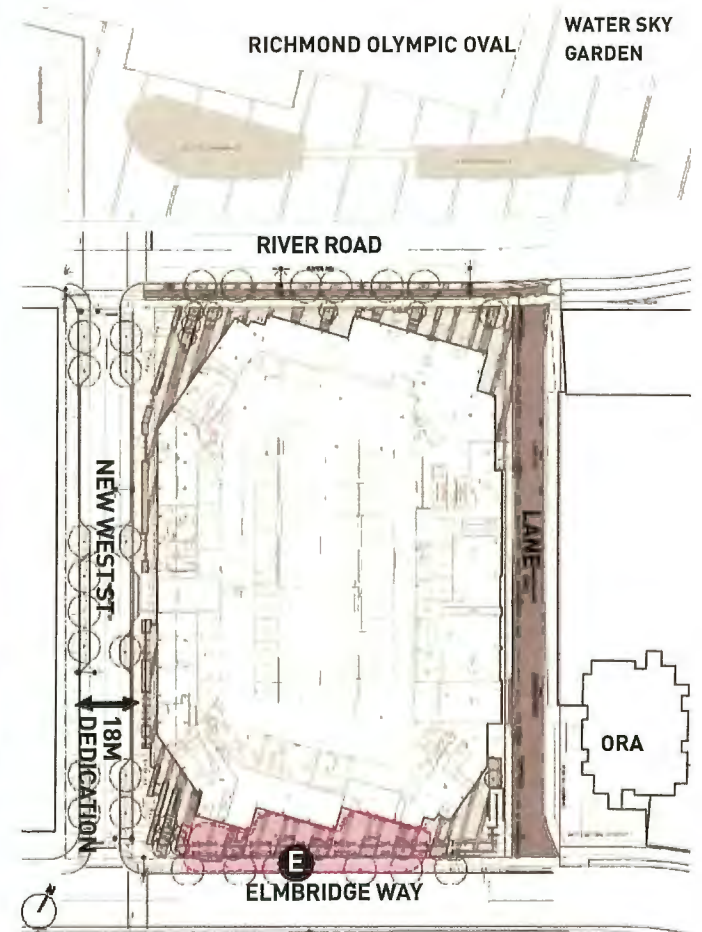
D BOTANICAL PLAZA



PUBLIC PLAZAS



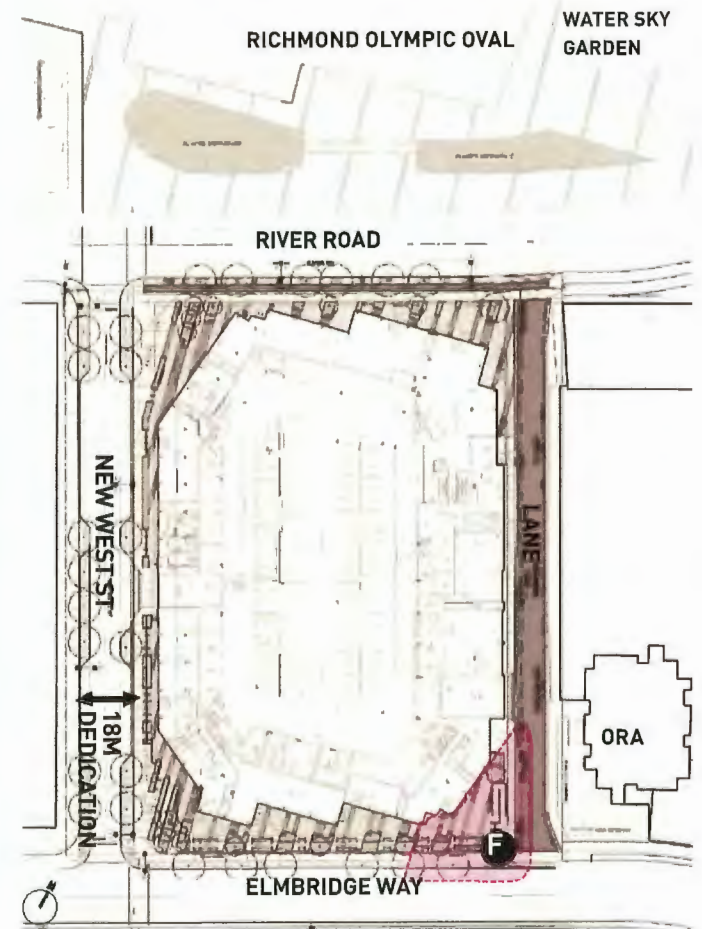
E SUN-ORIENTED SOUTHERN WALKWAY & BOUTIQUE RETAIL EDGE



PUBLIC PLAZAS



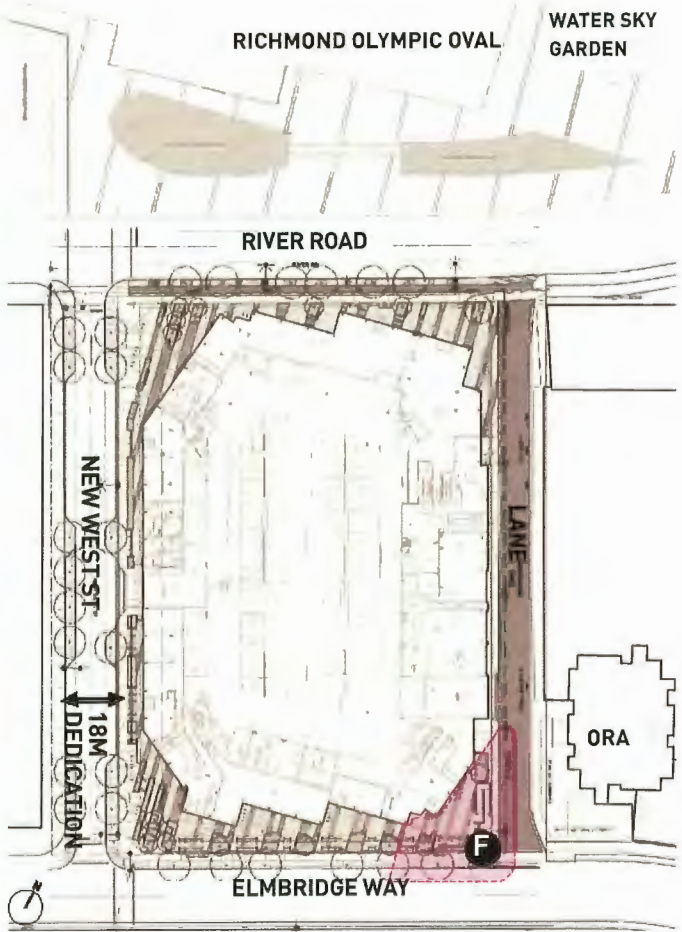
F ENTRY PLAZA



PUBLIC PLAZAS



F ENTRY PLAZA



VEHICLE ACCESS

PRIMARY VEHICLE ACCESS
NEW WEST RD. (ALL VEHICLES)

ELMBRIDGE WAY

RESIDENTIAL
TOWER 1

NEW WEST ROAD

RESIDENTIAL
TOWER 2

HOTEL

SECONDARY VEHICLE ACCESS
LANE (HOTEL/ON-SITE EMPLOYEE ONLY)

RIVER ROAD

LANE

ORA

OLYMPIC OVAL



OUTREACH TIMELINE

THE TEAM HAS WORKED EXTENSIVELY WITH THE NEIGHBOURHOOD TO IMPROVE VEHICLE ACCESS

DEC 6, 2022	MEETING #1 WITH ORA STRATA COUNCIL
DEC 8, 2022	CANVASS OF BUSINESSES ADJACENT TO THE SITE
FEB 22, 2023	MEETING #2 WITH ORA STRATA COUNCIL
FEB 24, 2023	MEETING WITH T&T MANAGEMENT TEAM
MARCH 20, 2023	CANVASS OF ORA COMMERCIAL TENANTS
MARCH 29, 2023	FOLLOW UP LETTER SENT TO ORA STRATA COUNCIL VIA THE PROPERTY MANAGER SUMMARIZING PROPOSED REDESIGN OF THE LANE

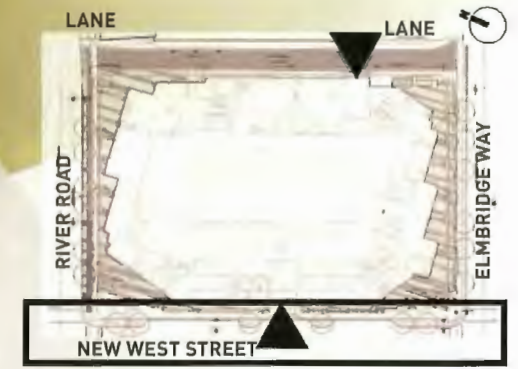
PRIMARY VEHICLE ACCESS



PRIMARY VEHICLE ACCESS

NEW WEST RD.

- MAIN ACCESS FOR ALL VEHICLES
- GATED WITH INTERCOM
- GATE TO REMAIN OPEN DURING REGULAR BUSINESS HOURS FOR COMMERCIAL USE
- INTERCOM SYSTEM TO BE AVAILABLE FOR NON-RESIDENTIAL USERS WHEN GATE IS CLOSED

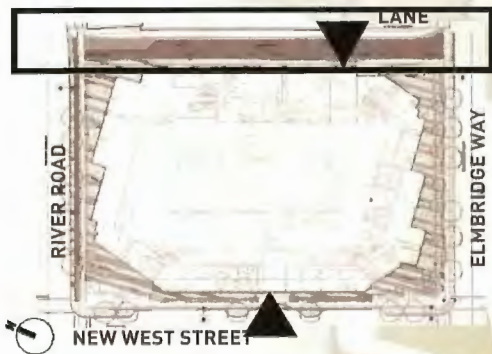


SECONDARY VEHICLE ACCESS

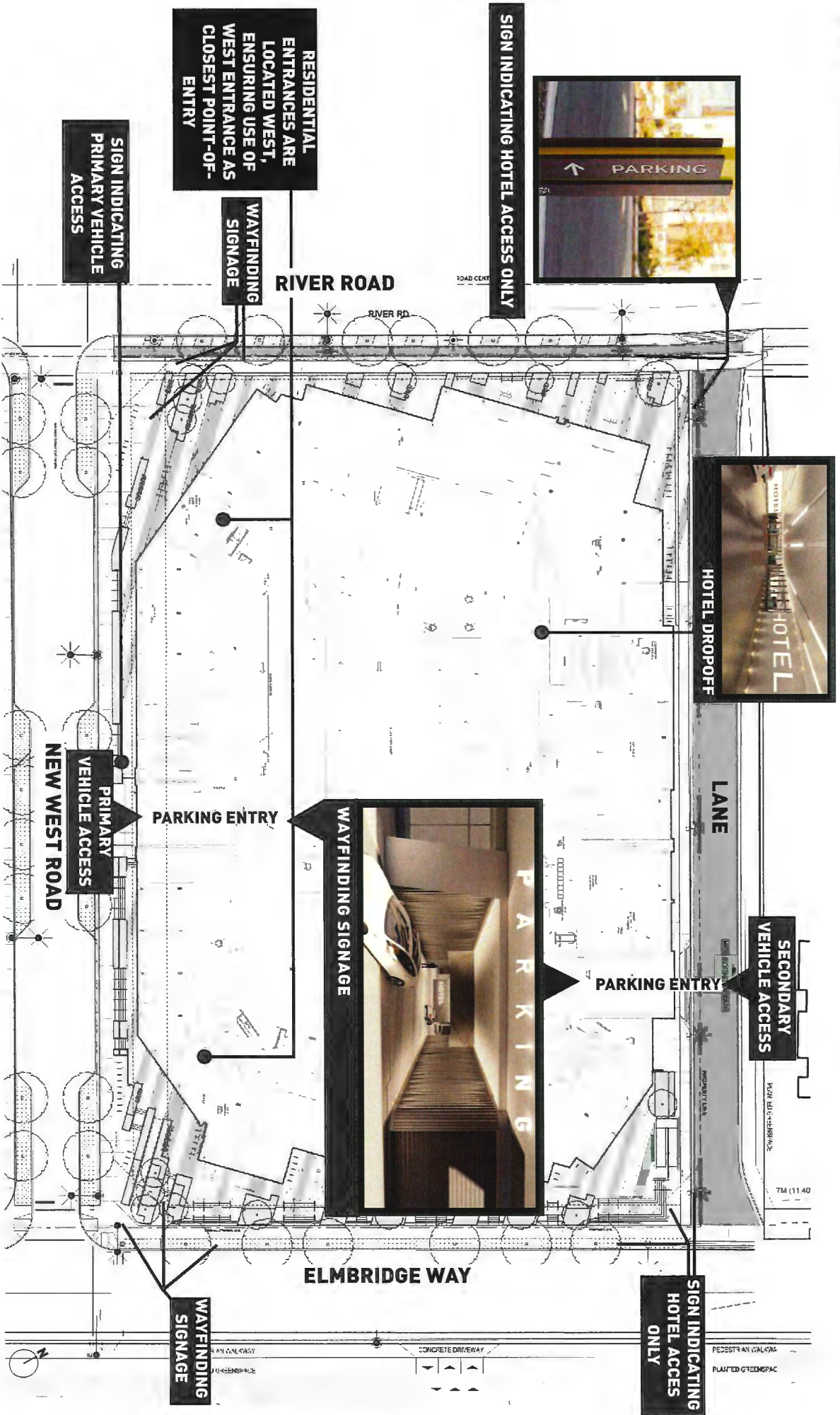
SECONDARY VEHICLE ACCESS LANE

SIGNIFICANT IMPROVEMENTS MADE TO REDUCE LANE TRAFFIC

- HOTEL/ON-SITE EMPLOYEE USE ONLY
- REGULATED THROUGH USE OF FOB
- SECURITY GATE TO BE ADDED
- LANE WILL BE WIDENED
- SIDEWALK PROVIDED ALONG LANE **DANGER**
- WAYFINDING SIGNAGE TO BE ADDED
- HOTEL DROP-OFF TO BE MOVED FROM LANE TO INSIDE PARKADE



WAYFINDING



TDM MEASURES

TDM MEASURES TO REDUCE VEHICLE OWNERSHIP:



CAR SHARE VEHICLES AND STALLS



CAR POOLING STALLS



**25% ADDITIONAL LONG-TERM BIKE PARKING,
AND 5% SHORT-TERM BIKE PARKING**



2-ZONE TRANSIT PASS SUBSIDY



END-OF-TRIP FACILITIES



ELECTRICAL OUTLET FOR LONG TERM CLASS A BIKE PARKING



BICYCLE MAINTENANCE AND REPAIR STATION

SUSTAINABILITY



Connection to Oval Village District Energy Utility (OVDEU)



Sustainability-Built Low Emissions building

(meeting Step 2 of BC Energy Step Code referenced in BC Building Code 2018)



782 Bike Stalls



Addition of 26 off-site trees and 93 on-site trees



Intensively landscaped podium roof to reduce runoff and store water



Passive daylight control through balcony frame expression

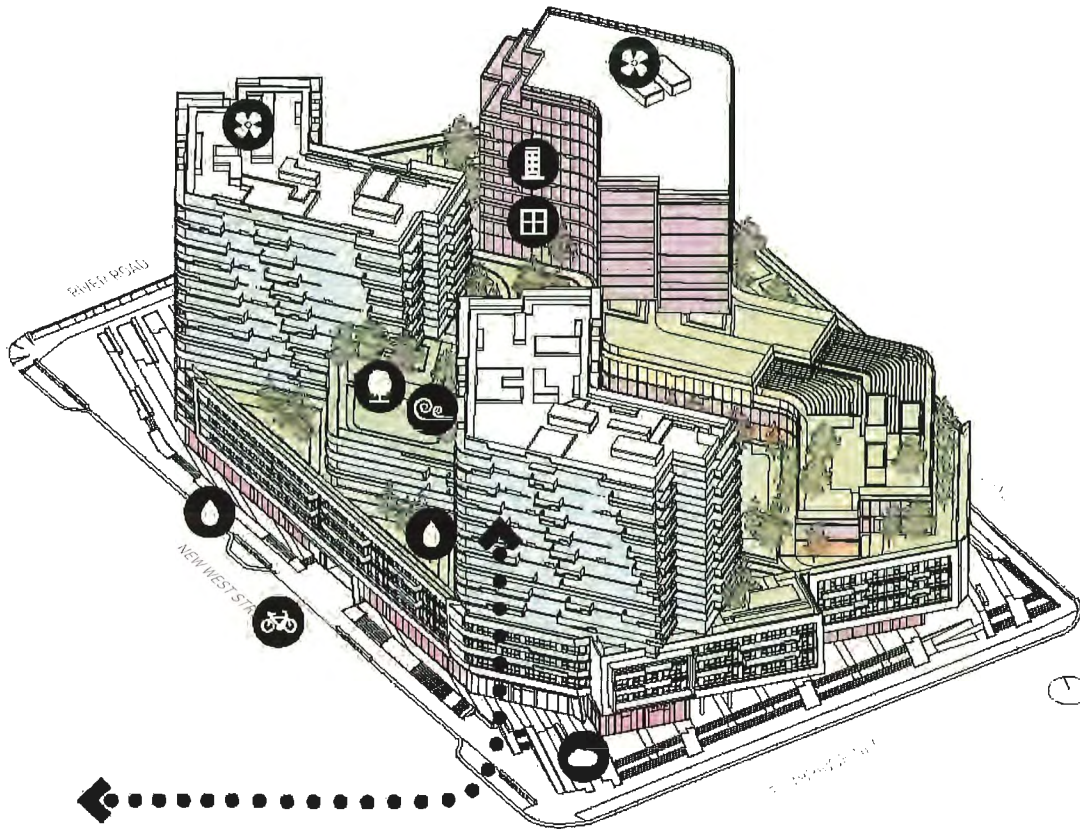



Use of green concrete resulting in reduced embodied emissions



SUSTAINABILITY

PROJECT COMPLIES WITH STEP 2 OF BC ENERGY STEP CODE REFERENCED IN BC BUILDING CODE 2018 VIA THE LOW CARBON BUILDING ENERGY SYSTEMS COMPLIANCE PATHWAY.

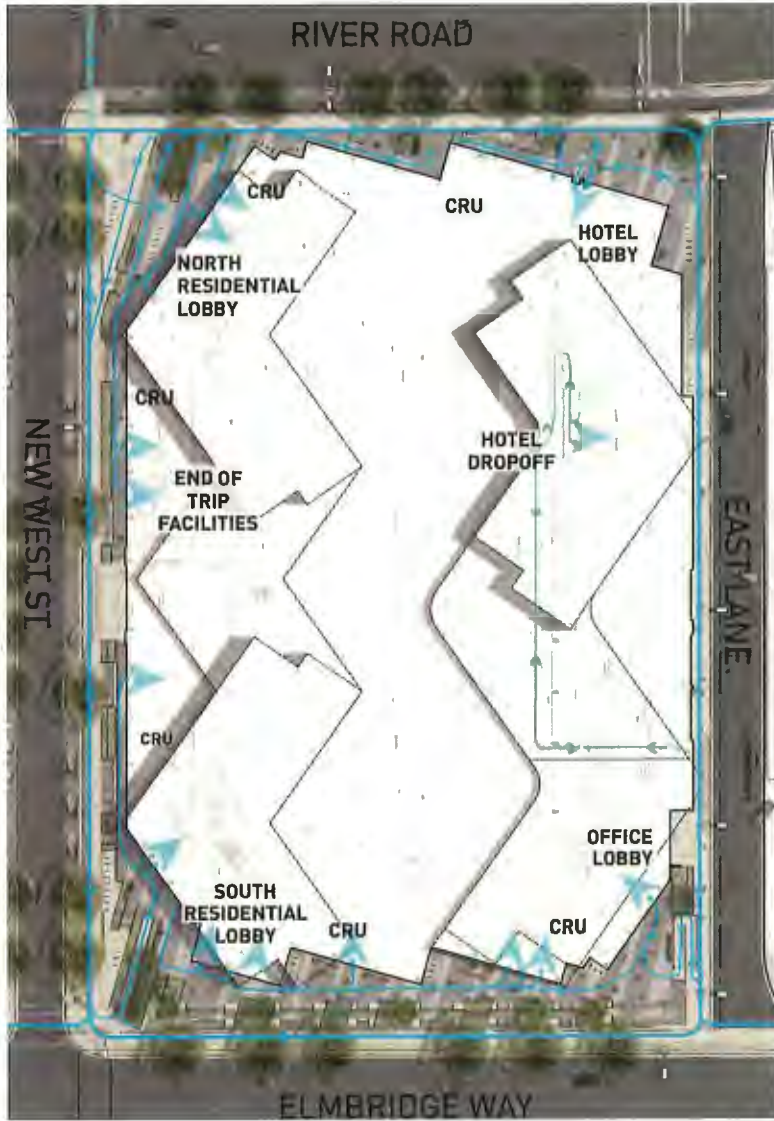


 CONNECTION TO OVAL VILLAGE DISTRICT ENERGY UTILITY (OVDEU);

-  HIGH PERFORMANCE BUILDING ENVELOPE
-  OPTIMIZED GLAZING PLACEMENT
-  HYDRONIC FAN COIL UNITS WITH EC MOTORS
-  RAINWATER MANAGEMENT VIA ROOF LANDSCAPED PODIUM ROOF/AT GRADE
-  REDUCED HEAT ISLAND EFFECT
-  PASSIVE SHADING
-  GREENING OF SITE
-  ADDITIONAL BIKE PARKING
REQUIRED: 769
PROVIDED: 782

ACCESSIBILITY

ACCESSIBILITY ROUTES - AT GRADE



ACCESSIBILITY ROUTES - AMENITY SPACES AT L6



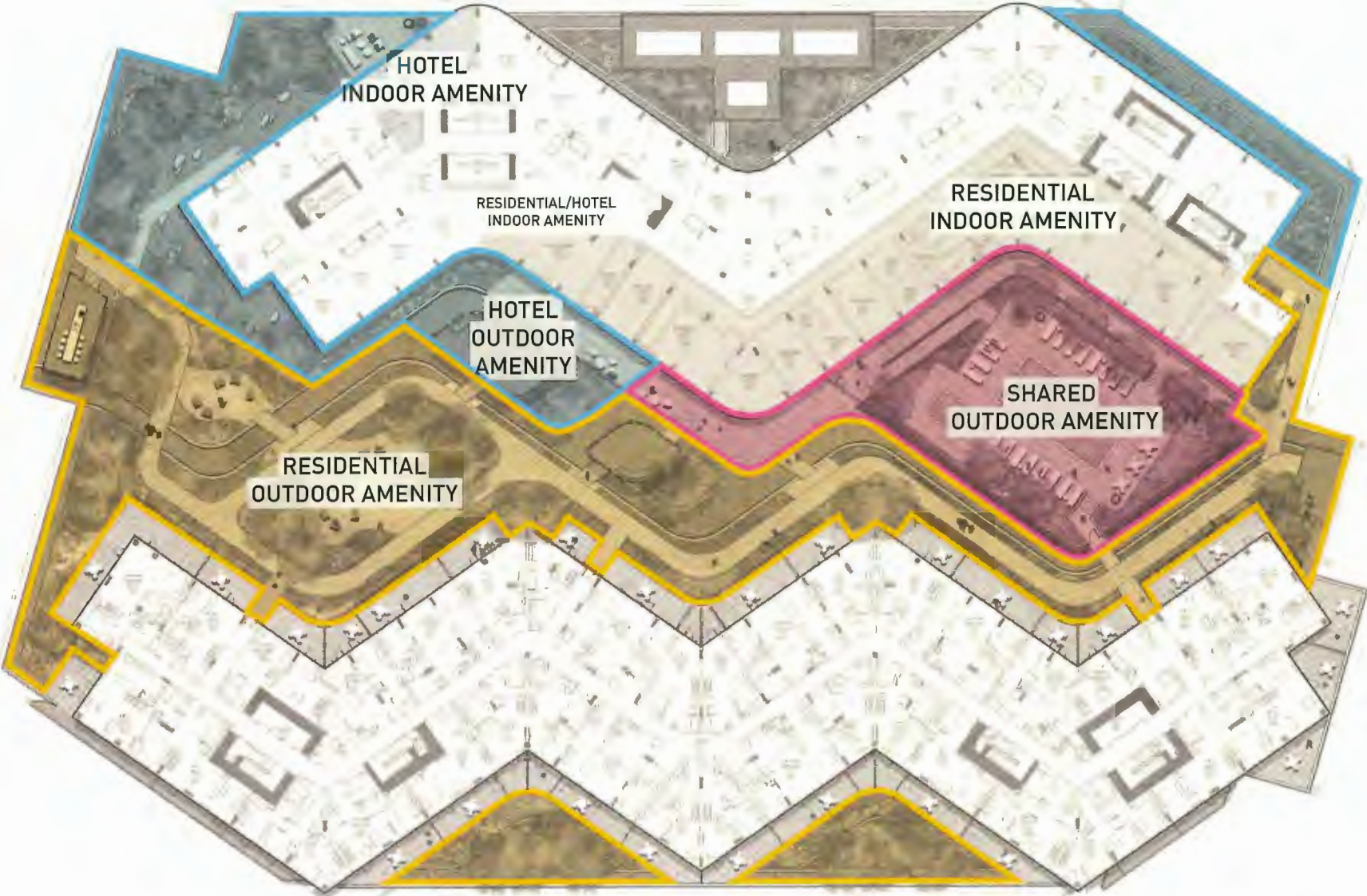
A M E N I T Y

RESIDENTIAL AMENITY SPACE REQUIREMENT

	NUMBER OF UNITS	AREA REQUIRED	AREA PROPOSED
RESIDENTIAL INDOOR AMENITY SPACE	376 <i>(341 MARKET + 35 AFFORDABLE)</i>	752 SQM <i>(25QM PER UNIT)</i>	753 SQM
RESIDENTIAL OUTDOOR AMENITY SPACE	376 <i>(341 MARKET + 35 AFFORDABLE)</i>	2256 SQM <i>(6SQM PER UNIT)</i>	3139 SQM <i>(2039 SQM L6 RESIDENTIAL + 649 SQM L6 SHARED + 451 SQM L9 RESIDENTIAL)</i>

PER CITY CENTRE AREA PLAN 3-32, 3.1.8 MULTIPLE-FAMILY B. AMENITY SPACE: • "NOTWITHSTANDING THE ABOVE PROVISIONS, IN THE CASE OF LARGE PROJECTS (TYPICALLY EXCEEDING 400 DWELLING UNITS), THE MINIMUM AMENITY SPACE MAY BE REDUCED, PROVIDED THAT THE DEVELOPMENT INCLUDES ONE OR MORE SPECIAL RECREATIONAL FACILITIES, TOGETHER WITH MULTI-PURPOSE SPACE, TO THE SATISFACTION OF THE CITY;"

AMENITY: LEVEL 6



AMENITY: LEVEL 9



MATERIALS & WEST ELEVATION



PODIUM COMMERCIAL

RESIDENTIAL TOWERS & PODIUM RESIDENTIAL



- A** ALUMINUM STOREFRONT GLAZING SYSTEM. COLOUR: CHARCOAL GREY FRAME
- C** GLAZED SHADOW BOX SPAN-DREL. COLOUR: LIGHT GREY



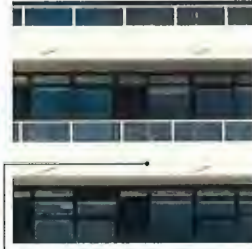
- 6** PAINTED CONCRETE (ARCHITECTURAL FINISH) COLOUR: WHITE



- 1** ALUMINUM PERFORATED SCREEN



- B** WINDOW WALL GLAZING SYSTEM. CHARCOAL GREY FRAME
- D** GLAZED SHADOW BOX SPAN-DREL. COLOUR: LIGHT & CHARCOAL GREY



- 6** PAINTED CONCRETE (ARCHITECTURAL FINISH) COLOUR: WHITE

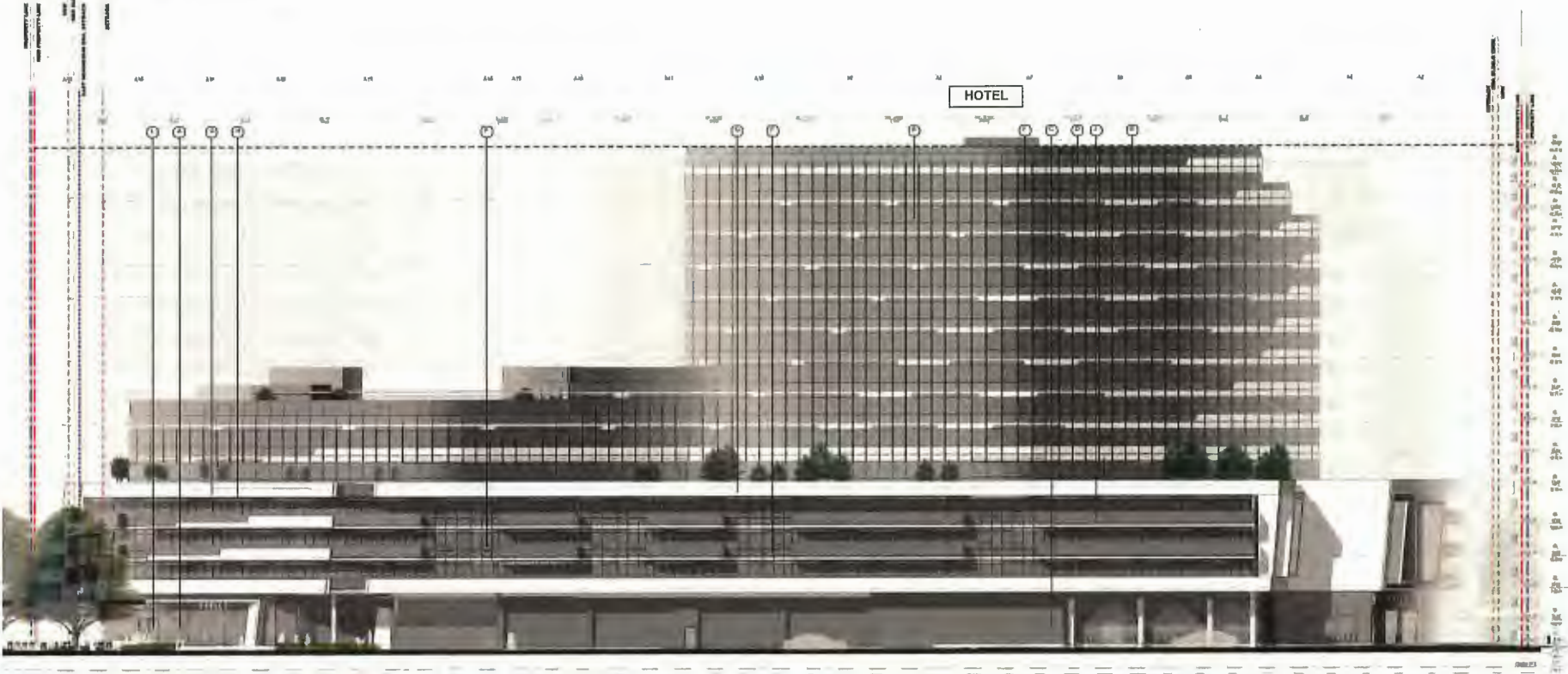


- 1** ALUMINUM GLASS GUARD. FRAME COLOUR: CHARCOAL GREY

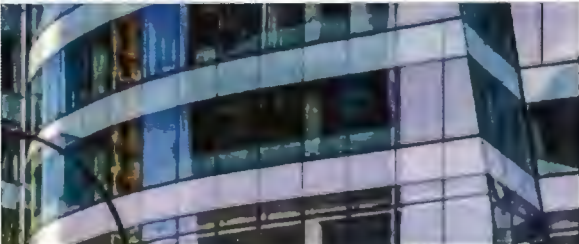


- 5** FULL HEIGHT FROSTED GLASS PRIVACY SCREEN

MATERIALS & EAST ELEVATION



HOTEL TOWER

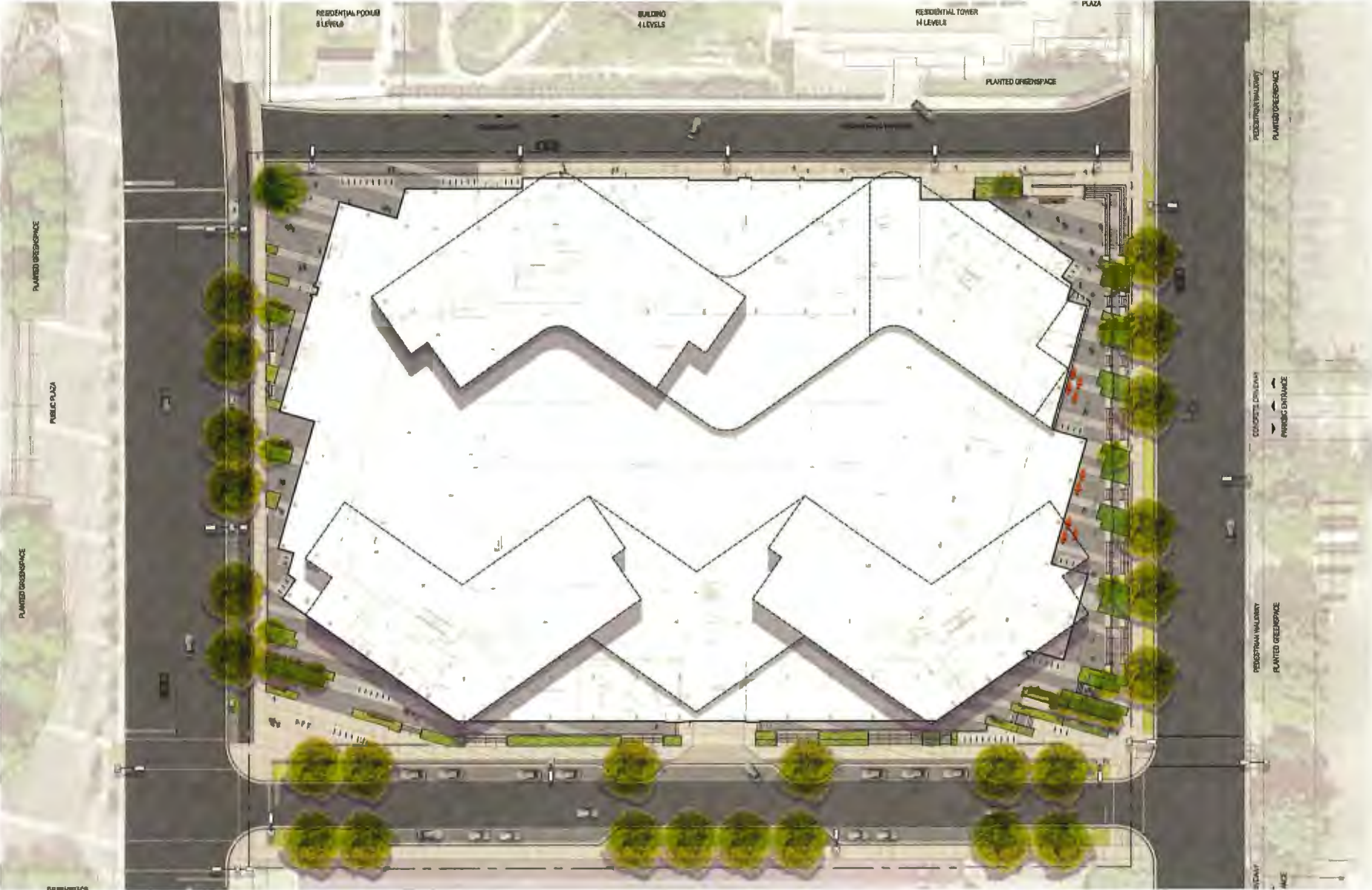


4-SSG CURTAIN WALL FRAME. COLOUR: CHARCOAL GREY

CASE STUDY - CASCADE CITY



LANDSCAPE: GROUND LEVEL



LANDSCAPE: GROUND LEVEL PRECEDENT IMAGES



FEATURE UNIT PAVING WITH BANDS



PLANTING WITH TREES AND EDGE SEATING



MOVABLE FURNITURE AT CRU PATIOS



TERRACED PLANTING



PUBLIC ART OPPORTUNITIES



LANDSCAPE: LEVEL 6 PLAN



LANDSCAPE: LEVEL 6 PRECEDENT IMAGES



STEPPING STONE PATH



LANDSCAPED ISLAND



'RIVER' AS DRY CREEK



MEADOW PLANTING



LAWN



OUTDOOR FITNESS

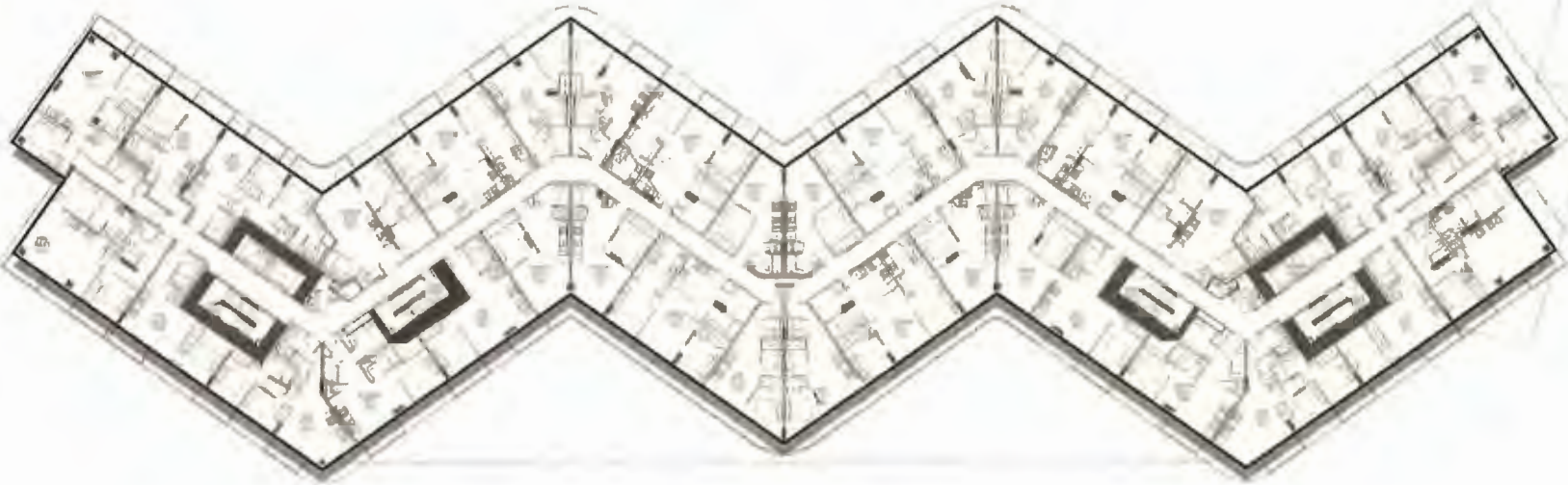


LANDSCAPE STRUCTURE



POOL DECK

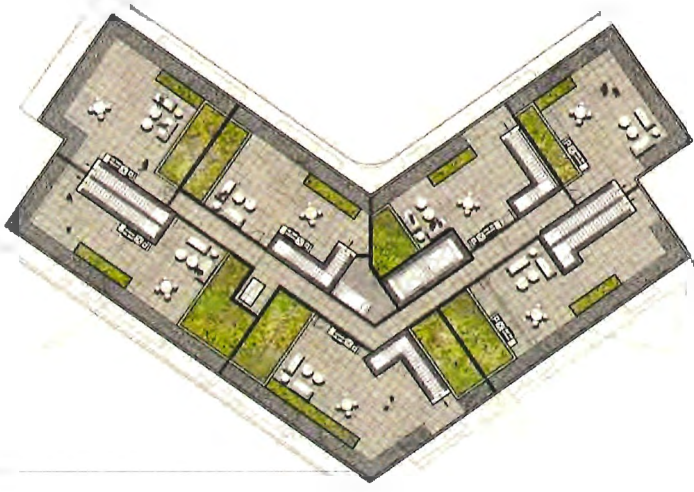
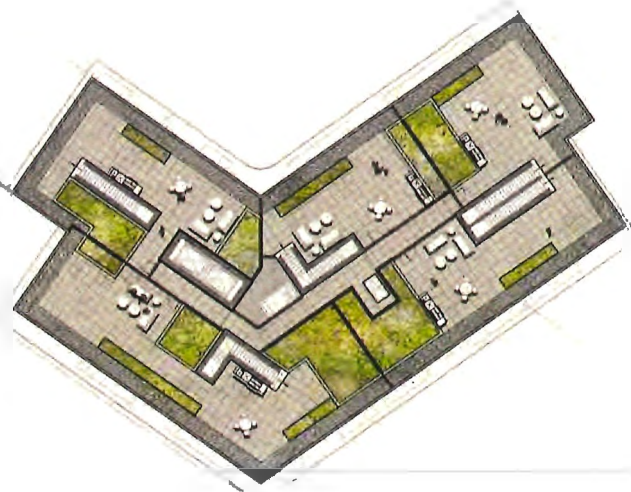
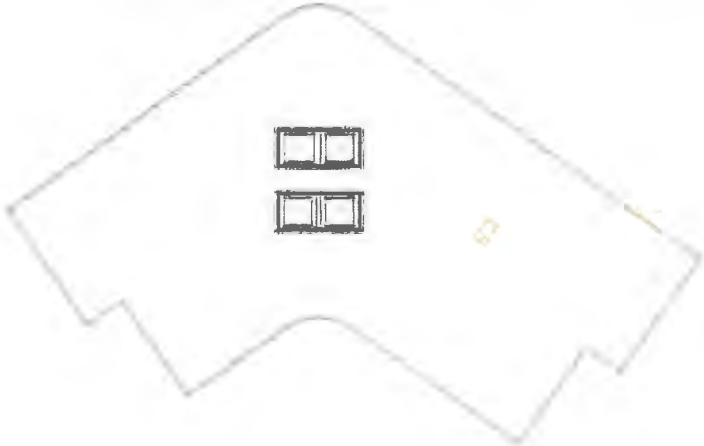
LANDSCAPE: LEVEL 8 PLAN



LANDSCAPE: LEVEL 9 PLAN



LANDSCAPE: ROOF TOP PLAN



LANDSCAPE: LEVEL 9 AND ROOF PRECEDENT IMAGES



HOTEL CRU TERRACE



TOPOGRAPHY PLAY

PLAY STRUCTURE



PENTHOUSE ROOF TERRACE

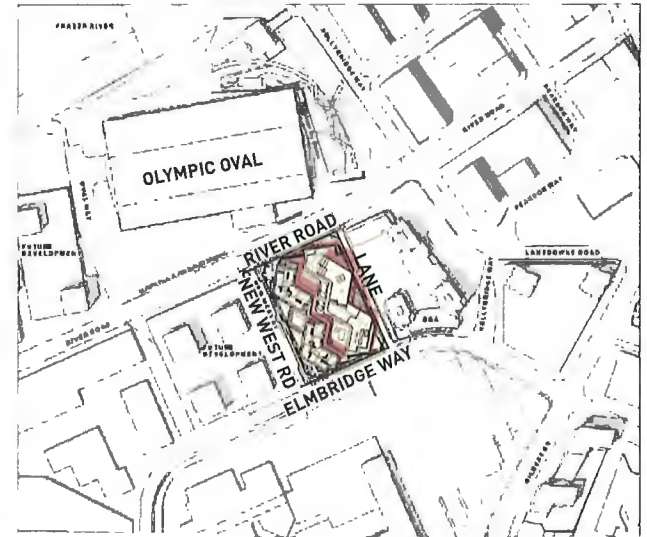
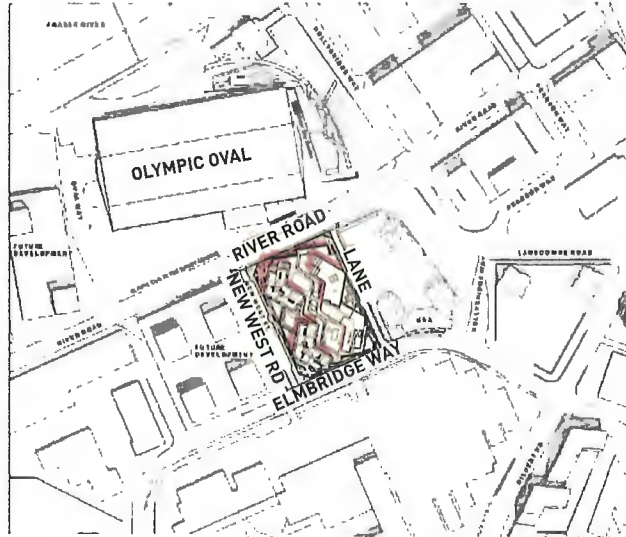
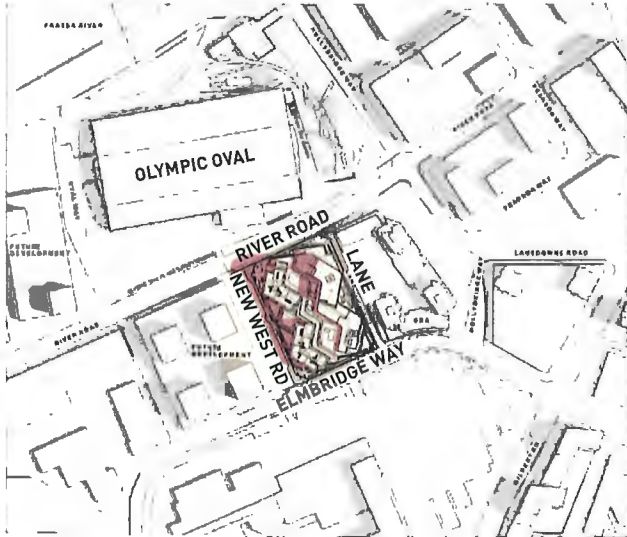
SHADOW STUDY

10 AM

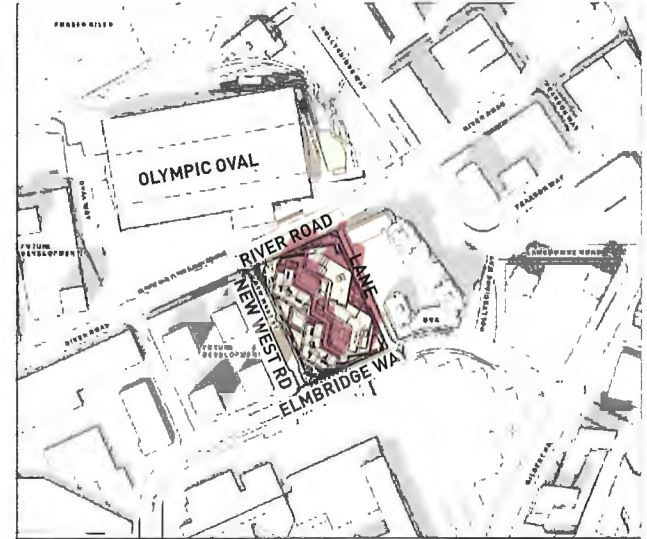
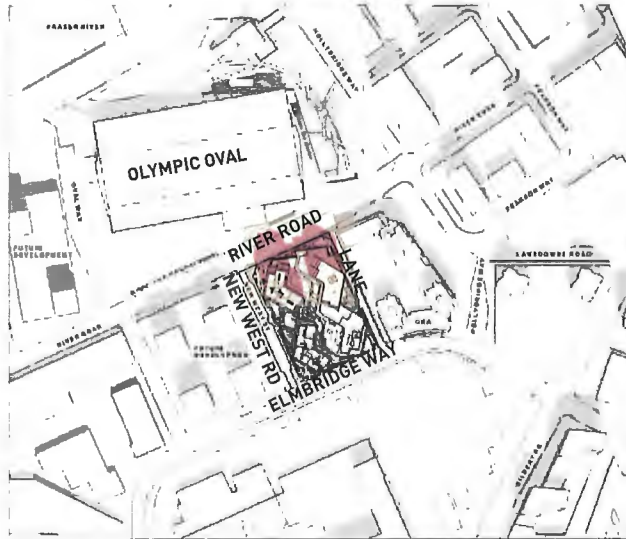
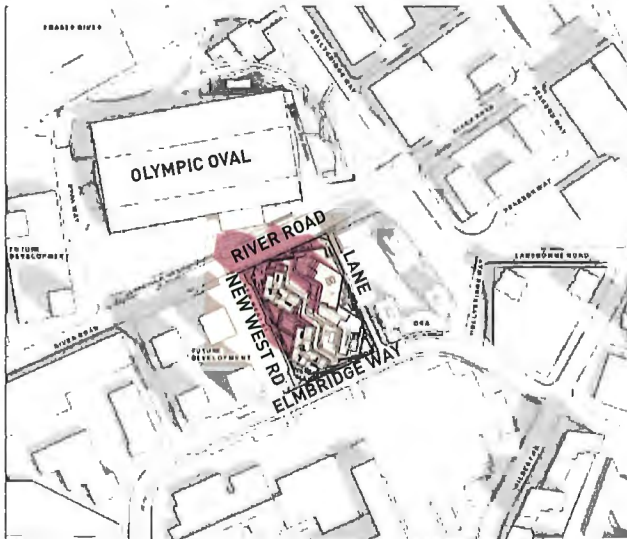
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SUMMER



FALL



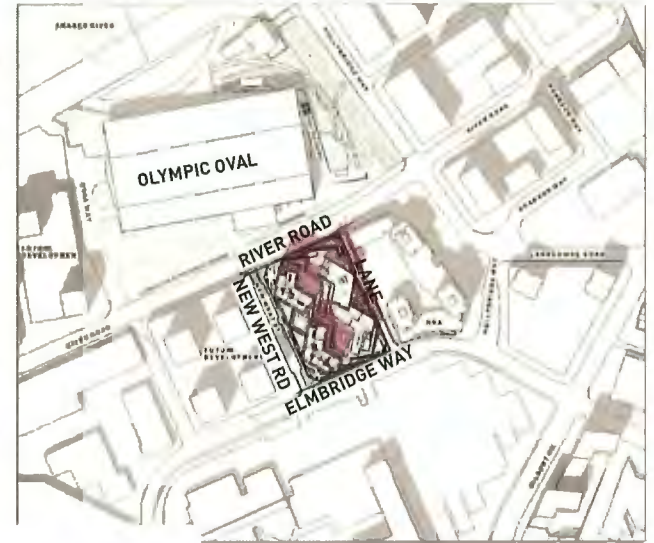
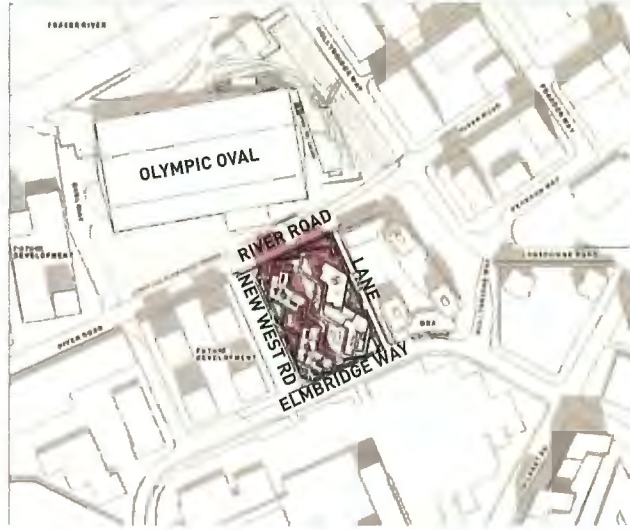
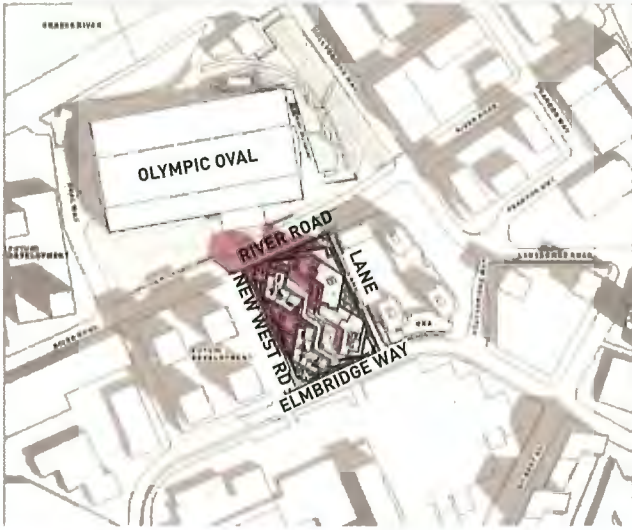
SHADOW STUDY

10 AM

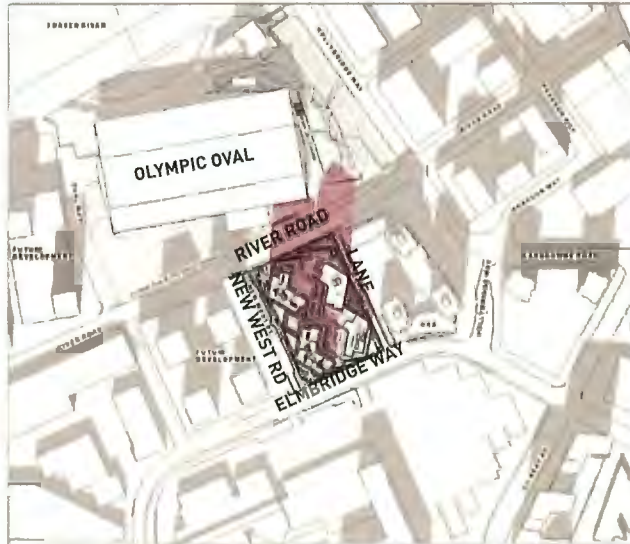
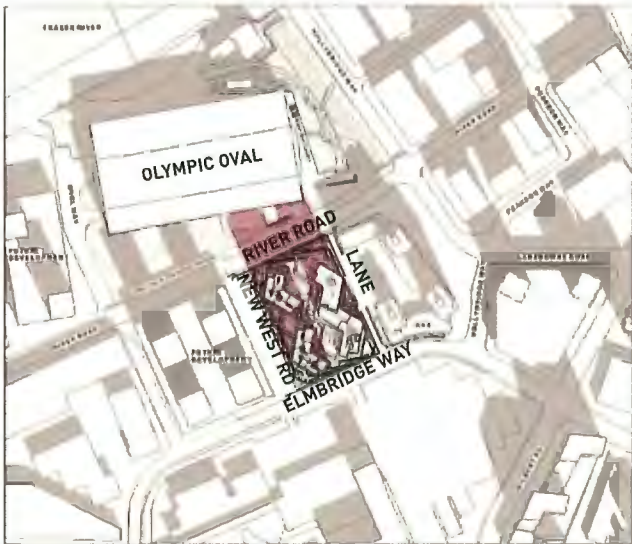
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SPRING



WINTER



THANK YOU!

6851-6871 ELMBRIDGE WAY

HOTEL

LANDA

