



**Development Permit Panel  
Wednesday, August 23, 2023**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Joe Erceg, General Manager, Planning and Development, Chair  
Cecilia Achiam, General Manager, Community Safety  
John Irving, General Manager, Engineering and Public Works

The meeting was called to order at 3:30 p.m.

**MINUTES**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on August 9, 2023, be adopted.*

**CARRIED**

**1. DEVELOPMENT PERMIT 22-017484  
(REDMS No. 7276188)**

APPLICANT: Polygon Talisman Park Ltd.

PROPERTY LOCATION: 3588 Ketcheson Road

INTENT OF PERMIT:

Permit the construction of 178 residential units in a 14-storey high-rise multi-family apartment building at 3588 Ketcheson Road on a site zoned "Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)".

**Applicant's Comments**

With the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), Robin Glover, Polygon Homes, introduced the project and Gwyn Vose, Arcadis (Architect), provided background information on the proposed development, including its site context, site layout, design rationale, architectural design, building

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elevations, accessibility features and exterior cladding materials and colours, highlighting the following:

- Talisman D is the central site in the mixed use community, with Talisman A to the south, future phases to the north and a new road system being built around the site;
- the proposed 14-storey building will include 161 strata residential units and 17 market rental units, all the rental units will meet the City's Basic Universal Housing (BUH) requirements;
- the majority of building height is on the west side at 14-storeys, with the east side being 13-storeys;
- the large two-storey indoor amenity space, is provided for the residents of the building and will be shared with residents of the future phases to the north. In addition to these private amenities, the site will also provide a publicly accessible outdoor space along the north edge of the site;
- decorative fencing will be used on the south side of the building for the ground oriented units as a privacy screen/rail (at guardrail height) between the units and the walking path, and there are opportunities for some planting and benching as well;
- in addition to a very lush green experience of conifers and other plants at grade, screens present on the building will provide an artful expression, and a soft lighting scenario will enhance the feature corner throughout the day and night; and
- a glazed box at the far corner of the building offers the ability to view some of the engineering within the DEU facility from the outside.

Stephen Stelliga, Hapa Collaborative (Landscape Architect), with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project noting that (i) a historical slough provided the landscape inspiration to use a rain garden as a divider between the public and private outdoor amenity space, (ii) separation between the site and the street is reinforced with lush planting along the edges, (iii) there will be several large benches that can be used for informal staging or open seating, and also an open lawn area that slopes down to the concrete driveway, (iv) a wooden bridge connected to the rain garden leads to the private amenity area, which includes an outdoor spa area (hot tub, cold plunge and barrel sauna), a fire pit, bocce court and BBQ area that connects to the indoor dining experience, (iv) the rooftop outdoor amenity space is a grid like form inspired by the bento box, provides a large corridor framed by fragrant and colourful flowering apple trees, with urban agriculture, children play and informal outdoor dining and relaxation areas.

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#### **Panel Discussion**

In reply to queries from the Panel, the applicant confirmed (i) the amenity space on the 13<sup>th</sup> level is for private use for that building only, and that all other amenity spaces are shared with the future buildings to the north, (ii) lighting at grade and walkways will be well lit and facing downwards, (iii) the lighting feature on the building is on the west and partially on the north (the leading corner) consisting of light fixtures located between panels within a screen and a C channel on the back sides to ensure the light is not shining directly back inside the home itself, (iv) the exterior building lighting will have the ability to adjust the time of day and control the intensity of the lighting levels, (v) one of the Development Permit considerations is to enter into an agreement and provide bonding for the external building light fixtures to ensure external lighting is operating within the acceptable parameters, and (vi) the applicant has entered into an underpinning and crane swing agreement with the church to the south of the and is committed to working with them to ensure the interface between the sites is designed appropriately.

#### **Staff Comments**

Wayne Craig, Director, Development, noted that (i) the urban agriculture requirements secured through the rezoning was fulfilled on the affordable housing building in Phase 1 of the development, (ii) the indoor and outdoor amenity space on this site is shared with the future Phases 3 and 4, (iii) the rental site in Phase 1 provides all its own indoor and outdoor amenity space, (iv) with respect to the development itself, there is a comprehensive Transportation Demand Management (TDM) package, which includes a number of special features being afforded to the market rental units, including bike and car share memberships and two-zone transit passes for the tenants, (v) the overall TDM package includes the provision of two car share vehicles and two car share parking spaces within the parking structure, those spaces will be available to all of members of the public that are part of those car share providers membership, and (vi) there is a comprehensive servicing agreement for the road and service connections that are required to service this site.

#### **Correspondence**

None.

#### **Gallery Comments**

None.

#### **Panel Discussion**

The Panel expressed support for the proposal, noting that the project is sensitively designed and provides a good opportunity for exposure to district energy infrastructure.

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### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would permit the construction of 178 residential units in a 14-storey high-rise multi-family apartment building at 3588 Ketcheson Road on a site zoned “Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)”.*

**CARRIED**

## 2. DEVELOPMENT PERMIT 22-027199

(REDMS No. 7290124)

APPLICANT: Farrell Estates Ltd.

PROPERTY LOCATION: 20455 Dyke Road, 7500 No. 9 Road and a portion of PID 031-553-231

INTENT OF PERMIT:

Permit the construction of a light industrial building at 20455 Dyke Road, 7500 No. 9 Road and a portion of PID 031-553-231 on a site zoned “Industrial Business Park and Marina (ZI20) – Graybar Road (East Richmond)”, abutting the edge of the Agricultural Land Reserve (ALR).

### Applicant's Comments

With the aid of a visual presentation (attached to and forming part of these minutes as Schedule 2), Ross McPhail, Farrell Estates Ltd., introduced the project and Ruchir Dhall, Architecture Panel Inc., (Architect), provided background information on the proposed development, including its site context, site layout, architectural design and accessibility features, highlighting the following:

- the subject light industrial zoned property, situated on a former CN right-of-way, was purchased in 2021 by the applicant, and the Shelter Island Marina & Boatyard site, located to the south of the CN right-of-way, has also been owned by the applicant for over 50 years, and has been operating the marina since 1975;
- the proposed development is Phase 2 of a multi-phase project of an overall vision for future development consisting of approximately five phases fronting the river with pedestrian connections to the existing Dyke Road and path;
- Unlike Phase 1, Phase 2 abuts the ALR lands to the north, specifically Maybog Farms, which requires that a Development Permit application be submitted to address the urban rural interface with adequate setbacks, screening and landscaping;
- changes to the landscape buffer were the result of extensive consultation with the neighbouring agricultural landowner based on their requests, and the ALR DP application was subsequently presented for review and supported by the Food Security and Agricultural Advisory Committee at its meeting of June 29, 2023;

4.



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- the Phase 2 site is very linear with access from the cul-de-sac off McMillan Way as well as a right-of-way, creating some intricacies in working with the constraints of an existing boat storage to the south;
- an important part of the design is having the primary vehicle access from McMillan Way in order to provide for future pedestrian access from McMillan Way to Dyke Road;
- the building is designed as a multi-tenant light industrial building for undetermined yet small users, with 22 units, 68,000 sq. ft., along the linear site sandwiched between ALR land to the north and the Hydro right-of-way to the south;
- garbage areas are in conformance with the requirements of the City, as well as 3 amenity areas disbursed throughout the site;
- there will be 22 class 1 bicycle and 29 class 2 bicycle parking, as well as 12 EV parking spaces;
- The building is designed with large windows, covered entrances, and keeping with CPTED requirements, the lighting has been designed to cut off around the building so there is minimal light spill out in to the adjacent properties; and
- development of the future phases is not considered at this time as the marina business is very viable and it is felt that the first two phases will provide a great support to the existing marina and boatyard by accommodating various existing businesses that operate within the boatyard as well as new businesses which will help drive growth for the existing onsite businesses and also provide much needed warehouse space in Richmond.

Al Tanzer, BCLA, (Landscape Architect), with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project noting that (i) there is a 5m wide landscape buffer provided along the back of the site with an integrated access path and some stairs, (ii) the critical components involved both the ALR buffer and the BC Hydro transmission lines coming through the site, (iii) trees are provided outside of the right-of-way, meeting City requirements, (iv) as a result of consultation with the adjacent farm owner, no deciduous trees are used in the ALR buffer as they would interfere with the pond, (v) drawings were revised to have all conifer trees along the north side of the building while maintaining the same spacing of the trees as the original guideline, and there will be a 6 ft. fence along the property line which should prevent any interference to the farm operations from outside the development, (vi) grading was reviewed noting there will be no drainage from the development site to the agricultural land, (vii) the required pathway along the back of the building for exits from the units is permeable with gravel instead of concrete which also benefits the trees and other plantings, (viii) within several years the conifers will benefit as a tree hedge by screen the building entirely, (ix) there is a mix of tree types, including native trees and native ground cover, and (x) the amenity benches, tables, bike racks, fence components and plant list all meet City requirements.

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#### **Panel Discussion**

In reply to queries from the Panel, the applicant advised (i) with respect to the grading along the ALR zone, a swale before the fence line is provided so there will not be any water that could spill over the property line, (ii) there will a high efficiency irrigation system installed in the landscape area, and (iii) with respect to CPTED provisions, the site will be fenced and glazing provided at the entrances, and there will be roughing in for security cameras for the individual tenants to provide that.

#### **Staff Comments**

Wayne Craig, Director, Development, noted that (i) there is a servicing agreement associated with this project for frontage works along Graybar Road and McMillan Way, (ii) the pedestrian connection referenced earlier between McMillan Way and Dyke Road is a requirement of the rezoning, (iii) as the continued operation of the boatyard prevents the opportunity to provide the direct connection at this time, there will be an interim connection provided through the Phase 1 site to allow the pedestrian connection between McMillan Way and Graybar Road so that employees of the area will be able to access the waterfront through this site via Graybar Road, (iv) there is a comprehensive sustainability package secured through the rezoning application related to the buildings that includes rooftop Solar PVs for exterior lighting and service areas, and predicting for additional solar PVs should that be determined by future tenants, and (v) in terms of the ALR buffer itself, it has been designed in keeping with the Agricultural Land Commission guidelines and was reviewed and supported by the City's FSAAC on June 29, 2023.

#### **Correspondence**

None.

#### **Gallery Comments**

None.

#### **Panel Discussion**

The Panel expressed support for the proposal, noting that the project, a linear site that was an old railway corridor, is sensitively designed, and that in the same way the City is trying to preserve and better use agriculture, it is also trying to do the same with industrial land. It was further noted that between the two development phases there is quite a bit of buildable floor space for industrial uses.

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**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would permit the construction of a light industrial building at 20455 Dyke Road, 7500 No. 9 Road and a portion of PID 031-553-231 on a site zoned "Industrial Business Park and Marina (ZI20) – Graybar Road (East Richmond)", abutting the edge of the Agricultural Land Reserve (ALR).*

**CARRIED**

**3. New Business**

It was moved and seconded

*That the Development Permit Panel meeting tentatively scheduled on Thursday, September 14, 2023, be cancelled.*

**CARRIED**

**4. Date of Next Meeting: September 27, 2023**

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:14 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, August 23, 2023.

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Joe Erceg  
Chair

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Lorraine Anderson  
Legislative Services Coordinator

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, August 23, 2023



# Talisman D

Development Permit Presentation

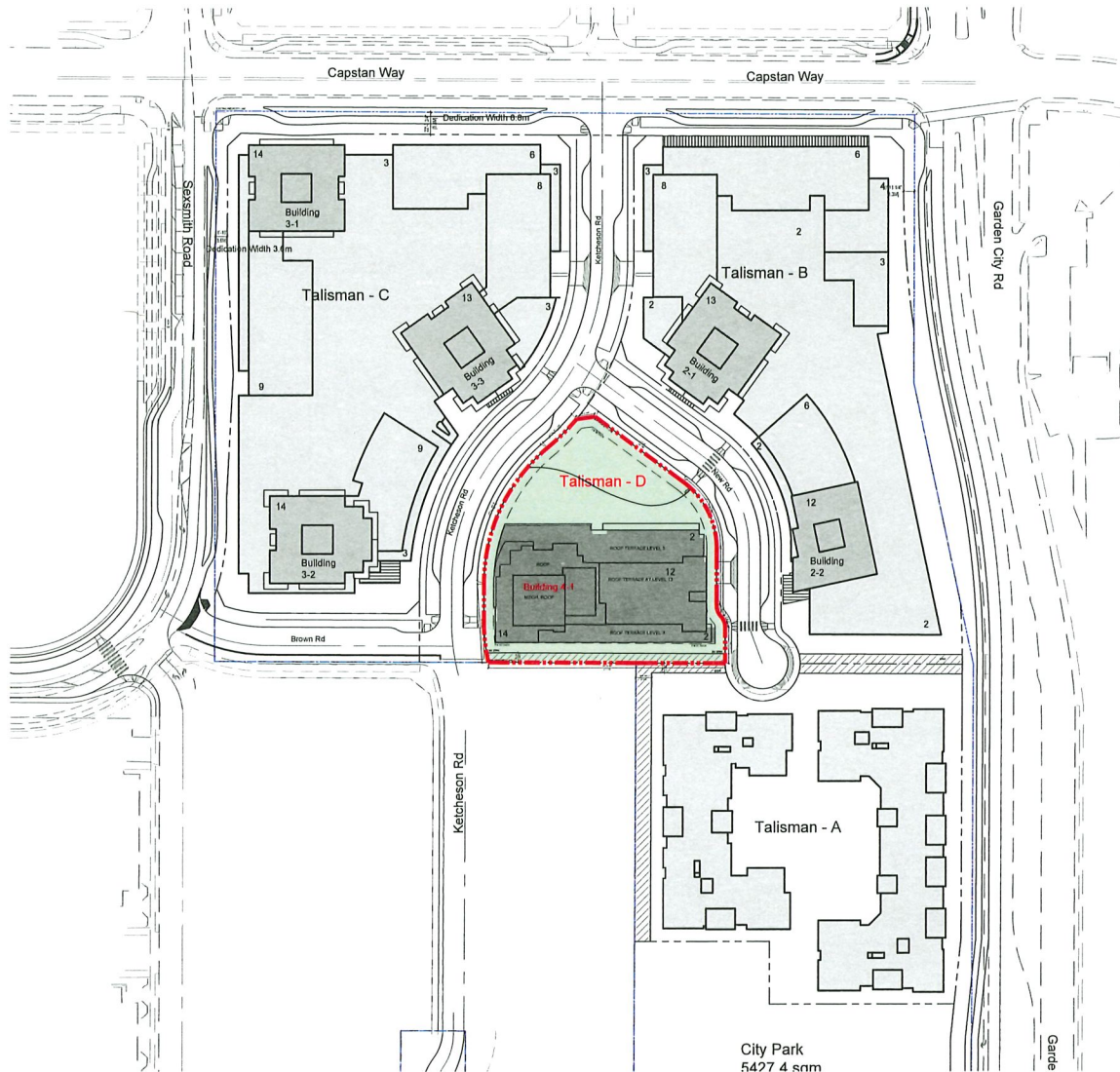


HAPA

3558 KETCHESON ROAD,  
RICHMOND, BC



Site



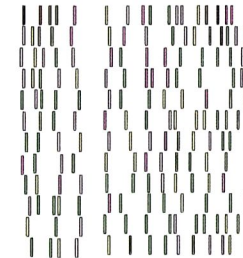
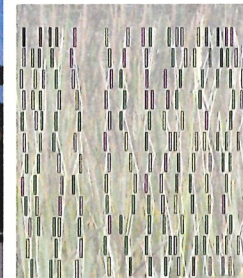
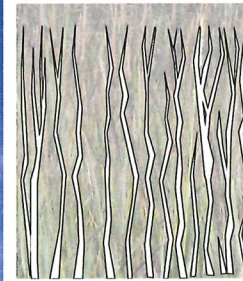
City Park  
5427 4 ssm







14 floors  
3.24 FAR  
161 market for-sale units  
17 market for-rent units (all BUH)  
194 below grade parking stalls (all EV)

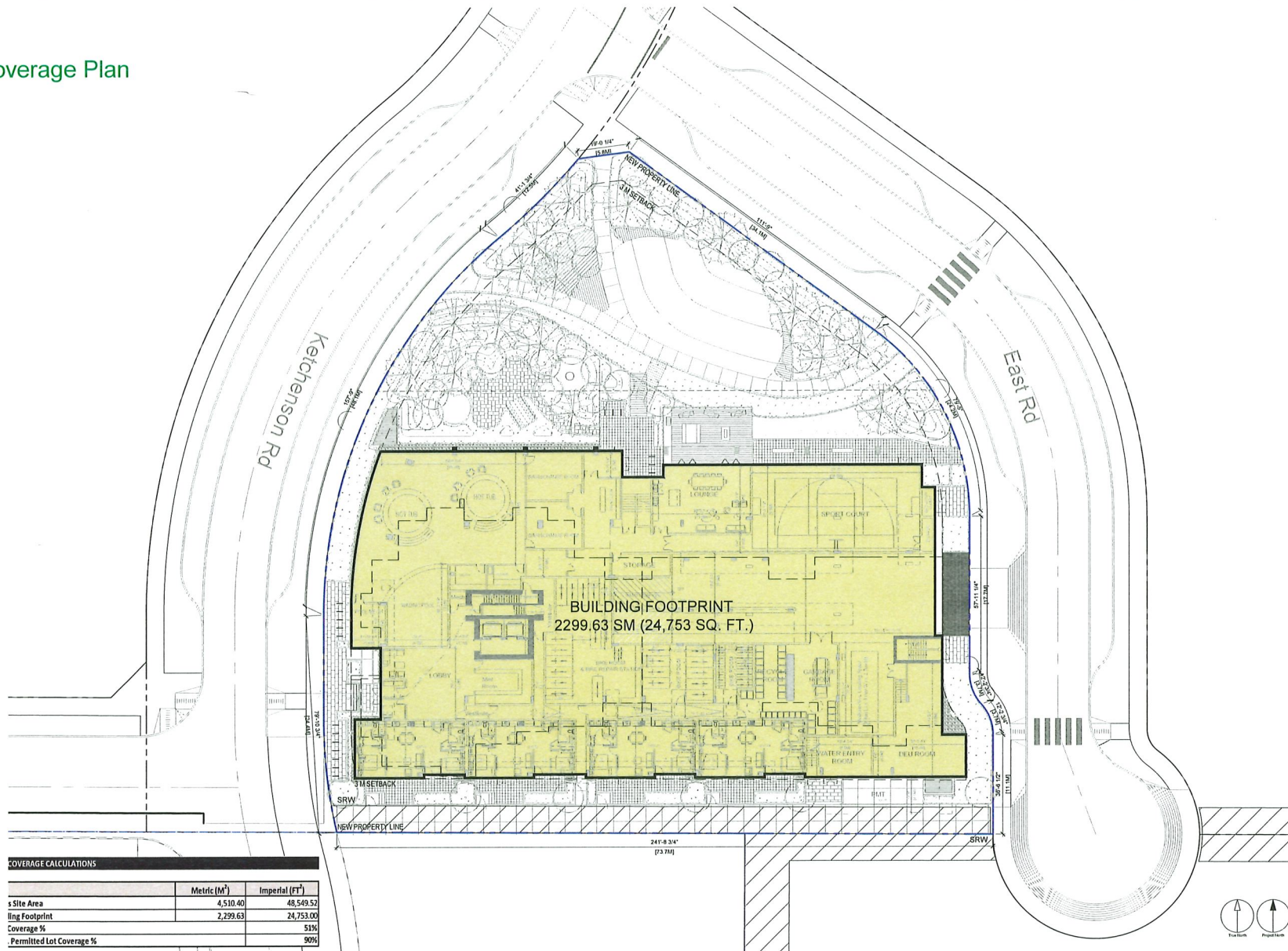




## Site Context Photos

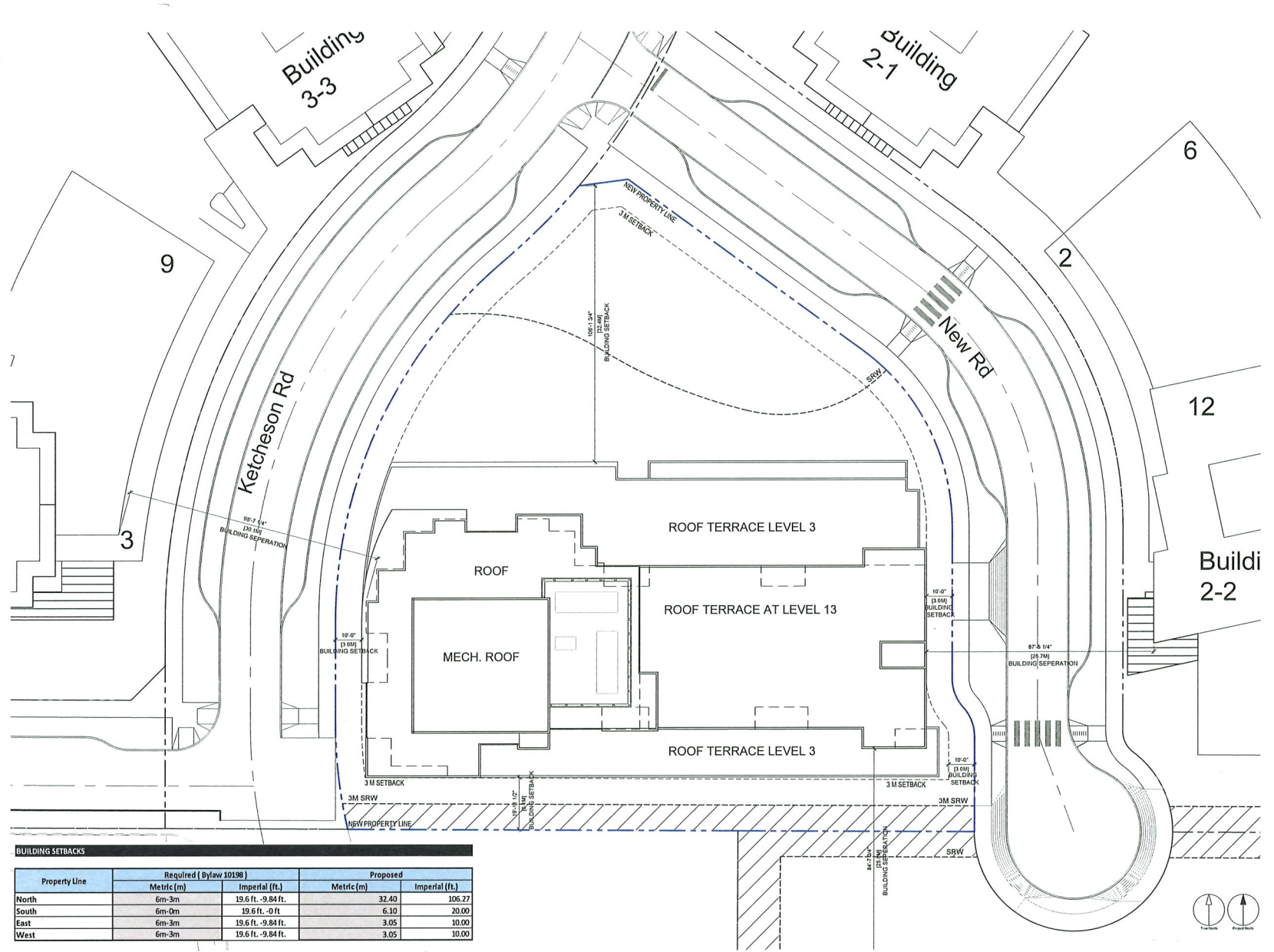


# Lot Coverage Plan



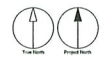


Setback Plan



**BUILDING SETBACKS**

Property Line	Required (By law 10198)		Proposed	
	Metric (m)	Imperial (ft.)	Metric (m)	Imperial (ft.)
North	6m-3m	19.6 ft. - 9.84 ft.	32.40	106.27
South	6m-0m	19.6 ft. - 0 ft.	6.10	20.00
East	6m-3m	19.6 ft. - 9.84 ft.	3.05	10.00
West	6m-3m	19.6 ft. - 9.84 ft.	3.05	10.00

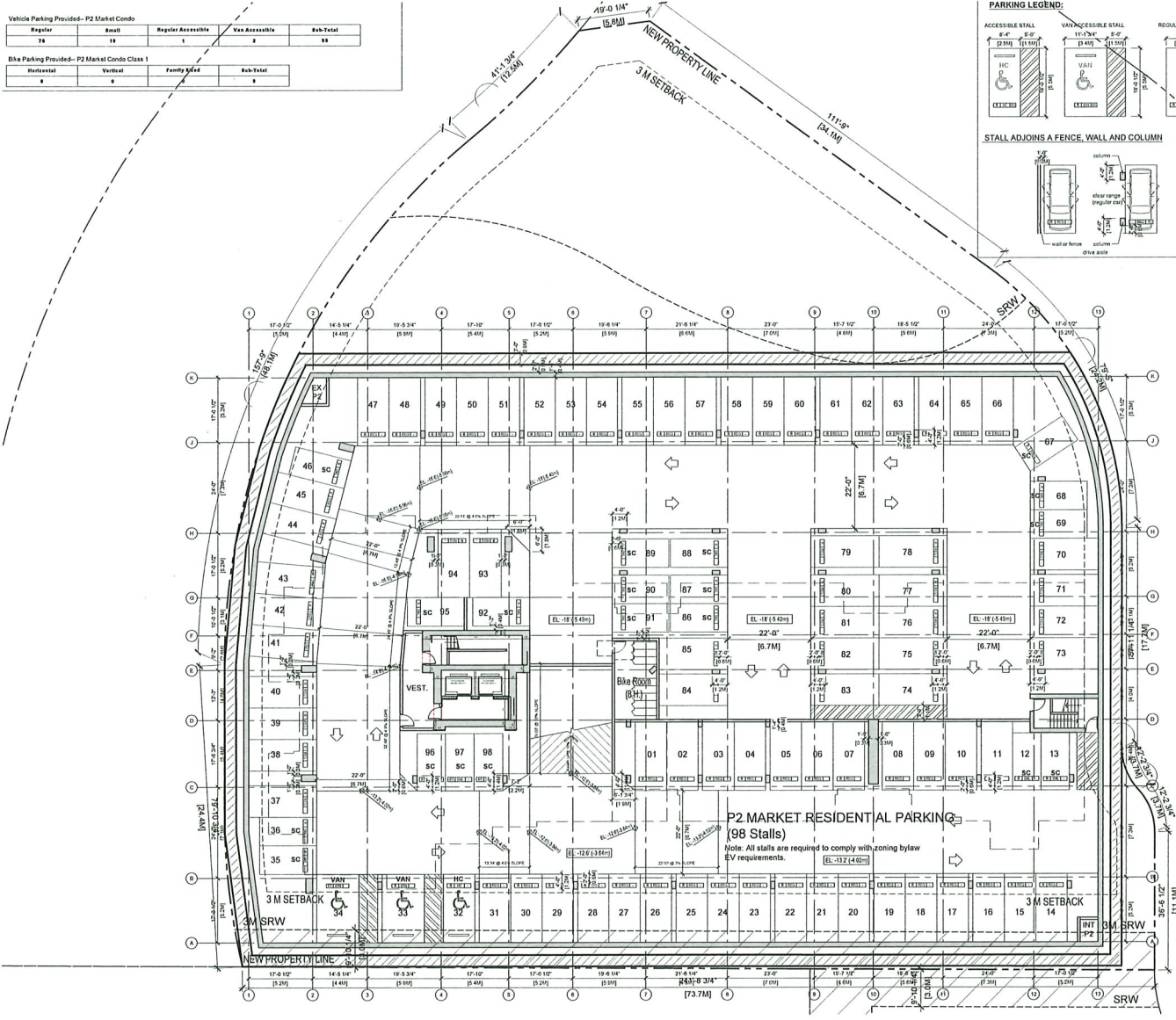
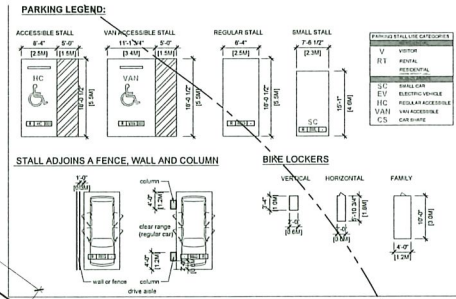


P2 PLAN

Vehicle Parking Provided- P2 Market Condo				
Regular	Small	Regular Accessible	Van Accessible	Sub-Total
74	11	1	2	88

Bike Parking Provided- P2 Market Condo Class 1			
Horizontal	Vertical	Family	Sub-Total
0	0	0	0



P1 PLAN

Vehicle Parking Provided- P1 Lower Market Condo				
Regular	Small	Regular Accessible	Van Accessible	Sub-Total
34	11	0	0	45

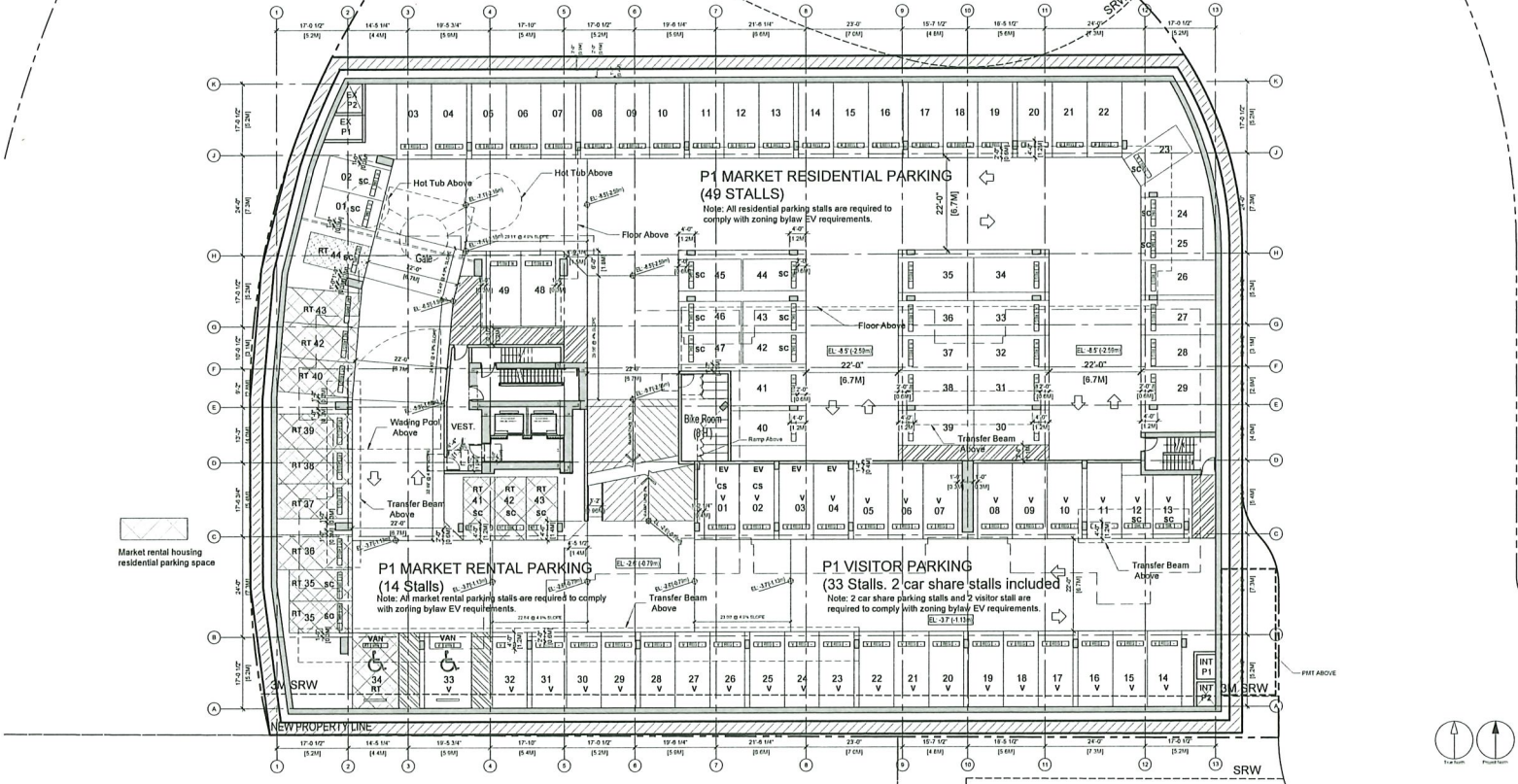
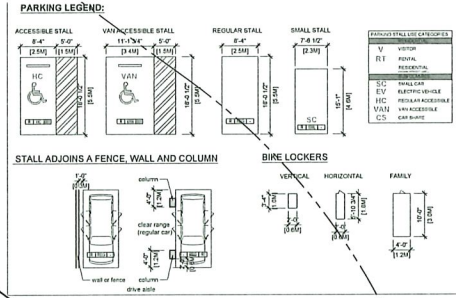
Vehicle Parking Provided- P1 Lower Market Rental				
Regular	Small	Regular Accessible	Van Accessible	Sub-Total
7	0	1	1	14

Vehicle Parking Provided- P1 Lower Visitor (2 Car Share Space Included)				
Regular	Small	Regular Accessible	Van Accessible	Sub-Total
3	0	0	1	3

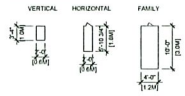
Bike Parking Provided- P1 Market Condo Classy			
Horizontal	Vertical	Family Biked	Sub-Total
0	0	0	0





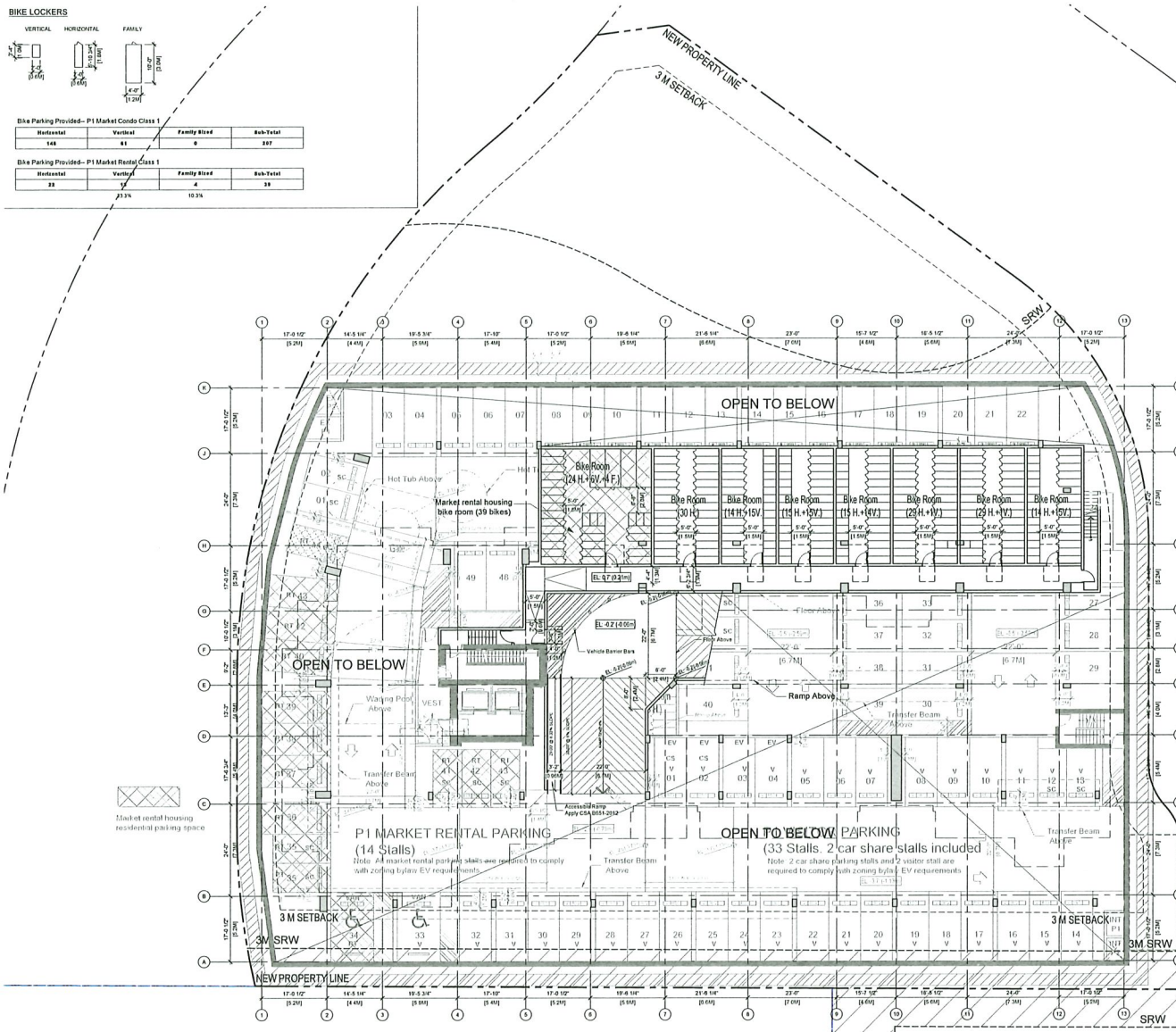
# P1 UPPER PLAN

### BIKE LOCKERS



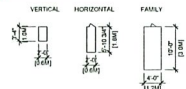
Bike Parking Provided— P1 Market Condo Class 1			
Horizontal	Vertical	Family Sized	Sub-Total
148	61	0	207

Bike Parking Provided— P1 Market Rental Class 1			
Horizontal	Vertical	Family Sized	Sub-Total
22	7	4	33



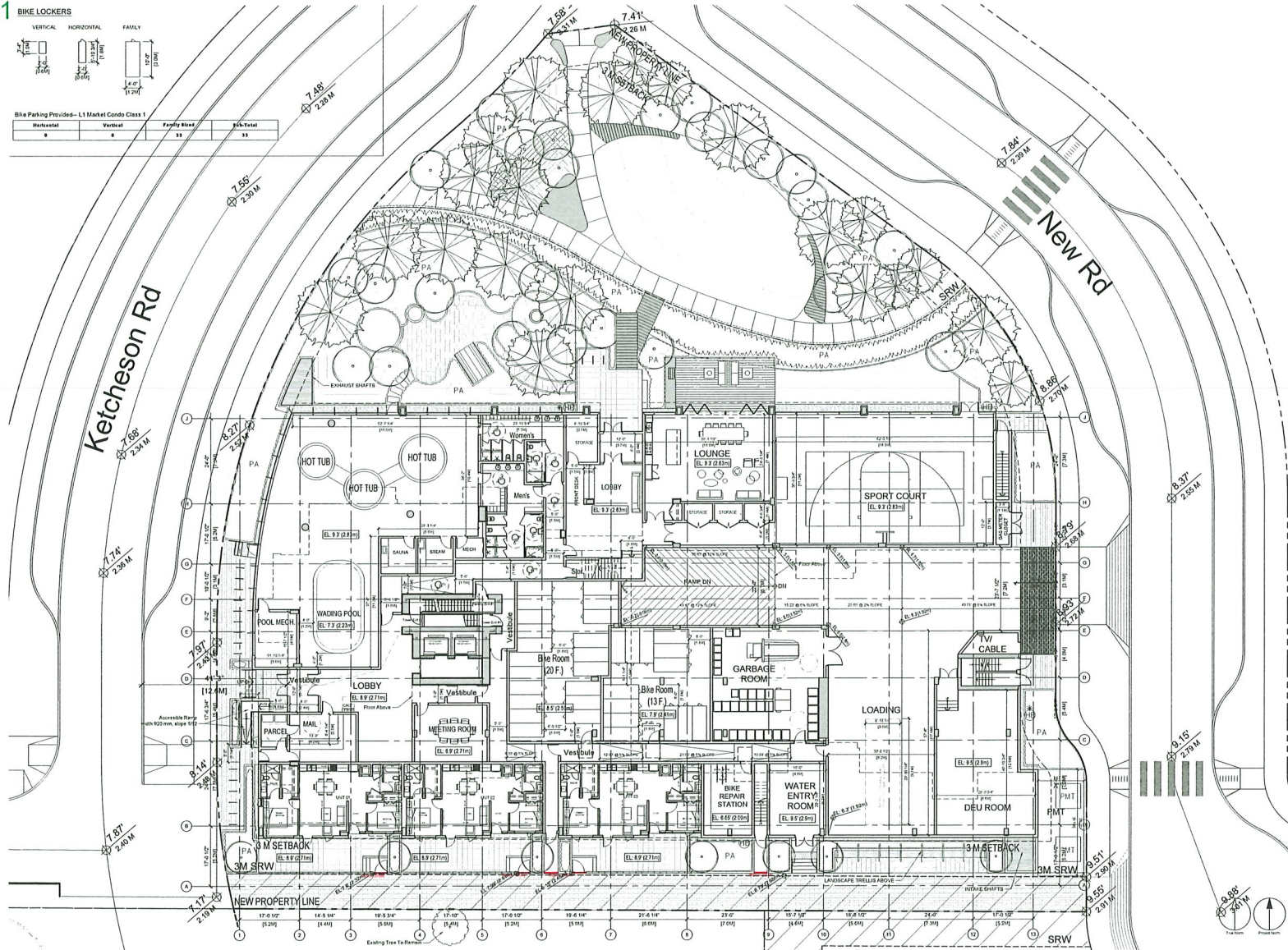
# OVERALL FLOOR PLAN LEVEL 01

### BIKE LOCKERS



Bike Parking Provided- L1 Market Condo Class 1

Vertical	Horizontal	Family	Total
4	6	23	33



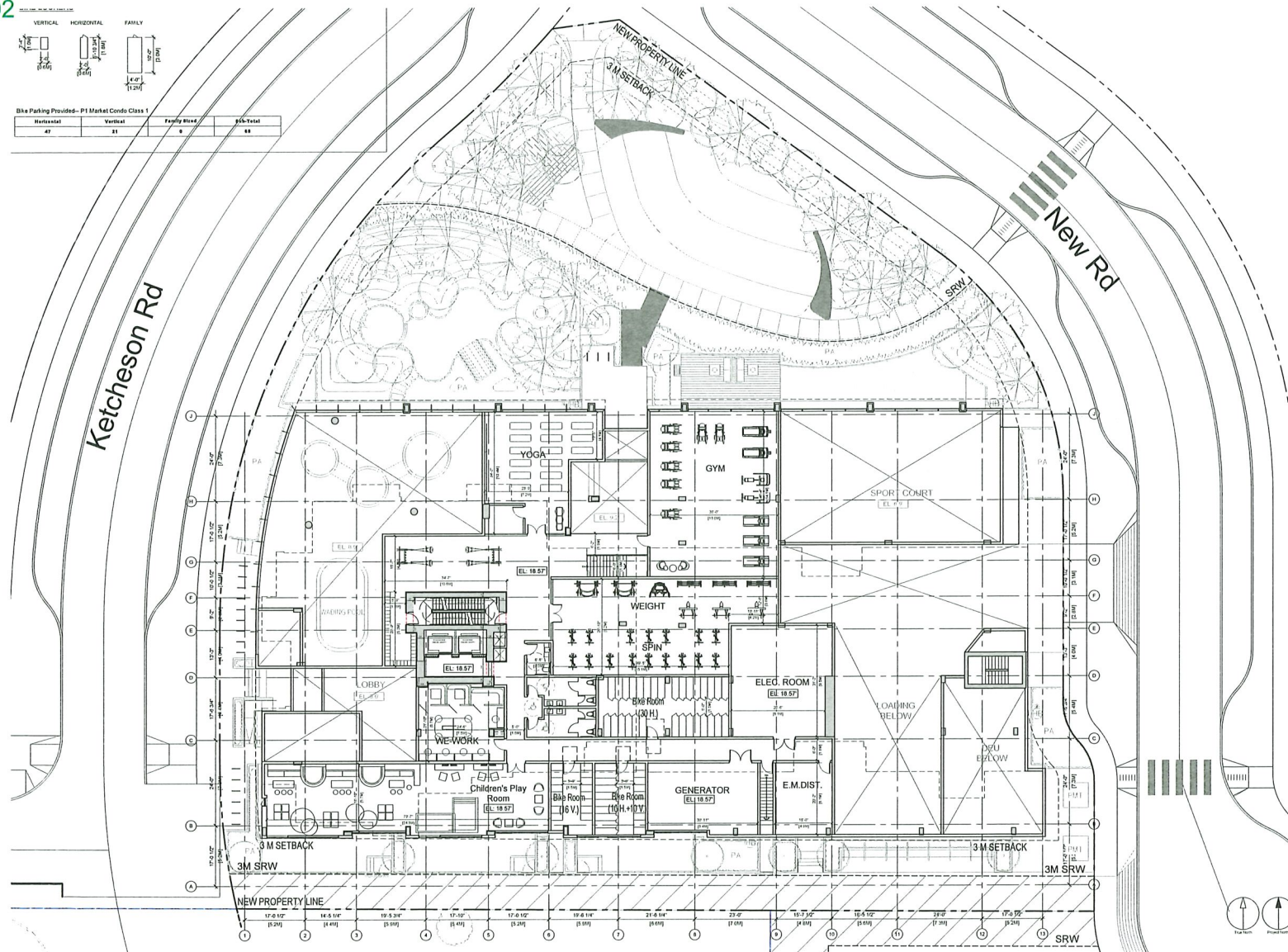


# OVERALL FLOOR PLAN LEVEL 02

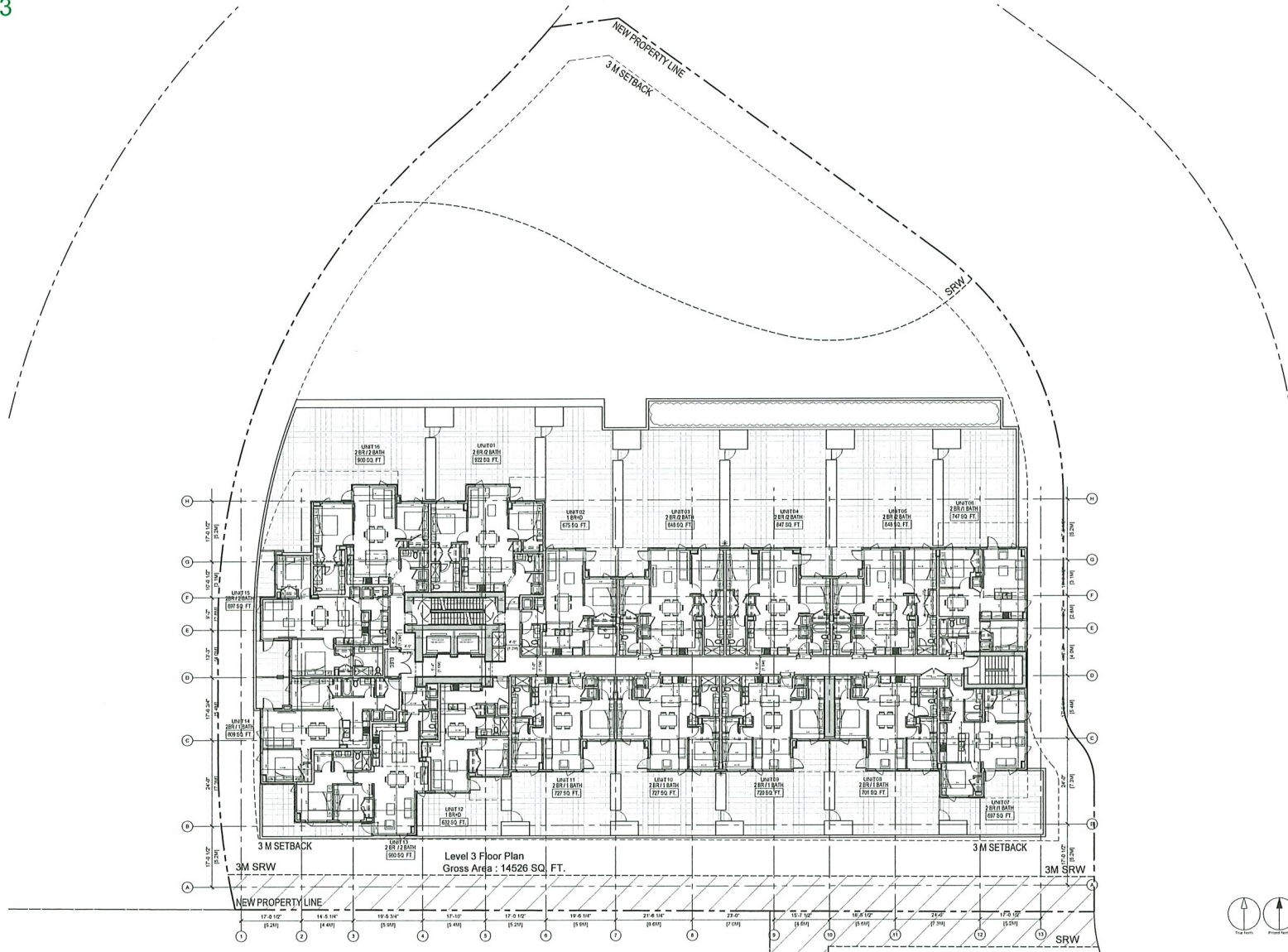
VERTICAL HORIZONTAL FAMILY

Bike Parking Provided - P1 Market Condo Class 1

Horizontal	Vertical	Family Block	Sub-Total
47	31	5	83

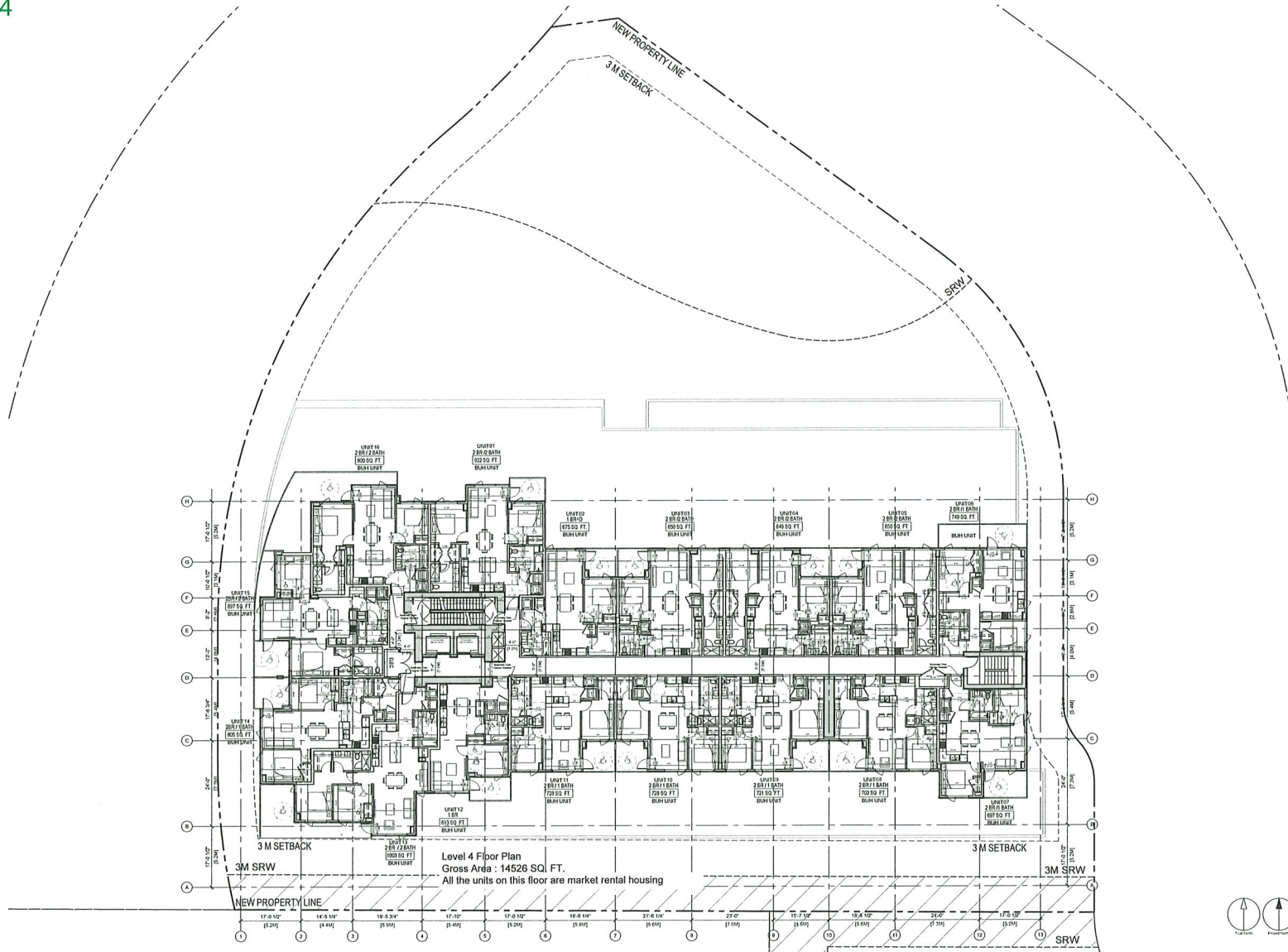


# OVERALL FLOOR PLAN LEVEL 03



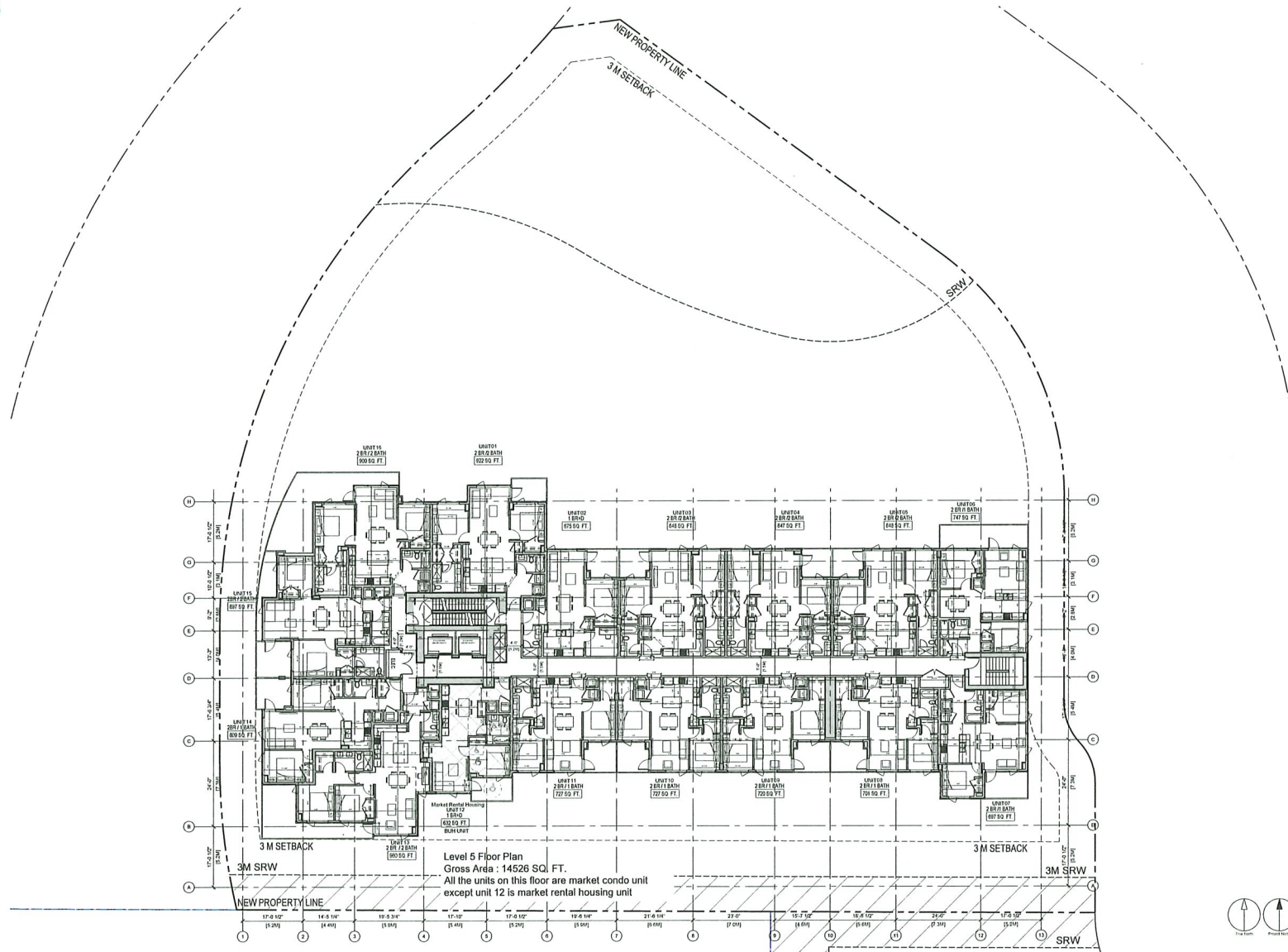


# OVERALL FLOOR PLAN LEVEL 04

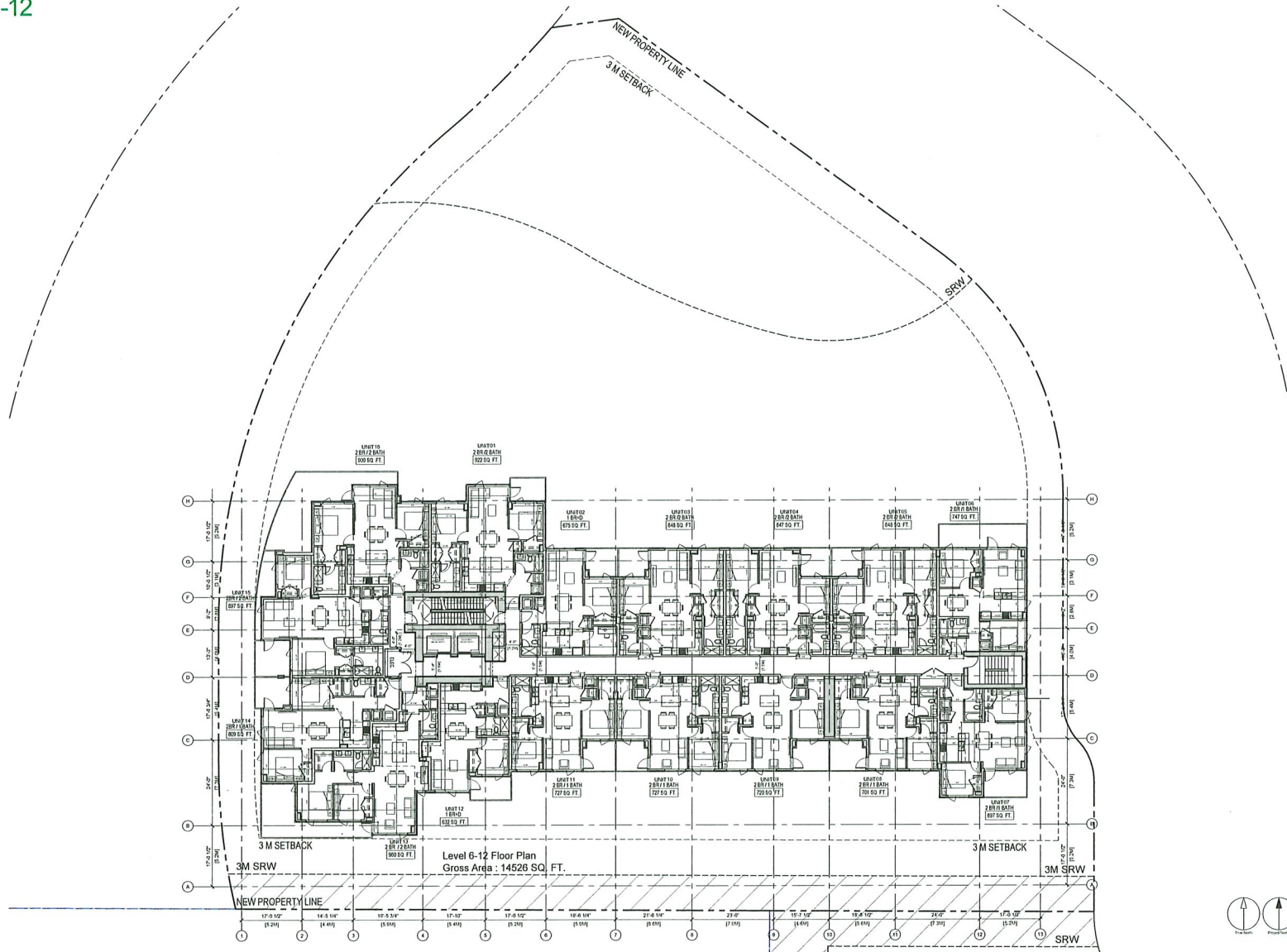




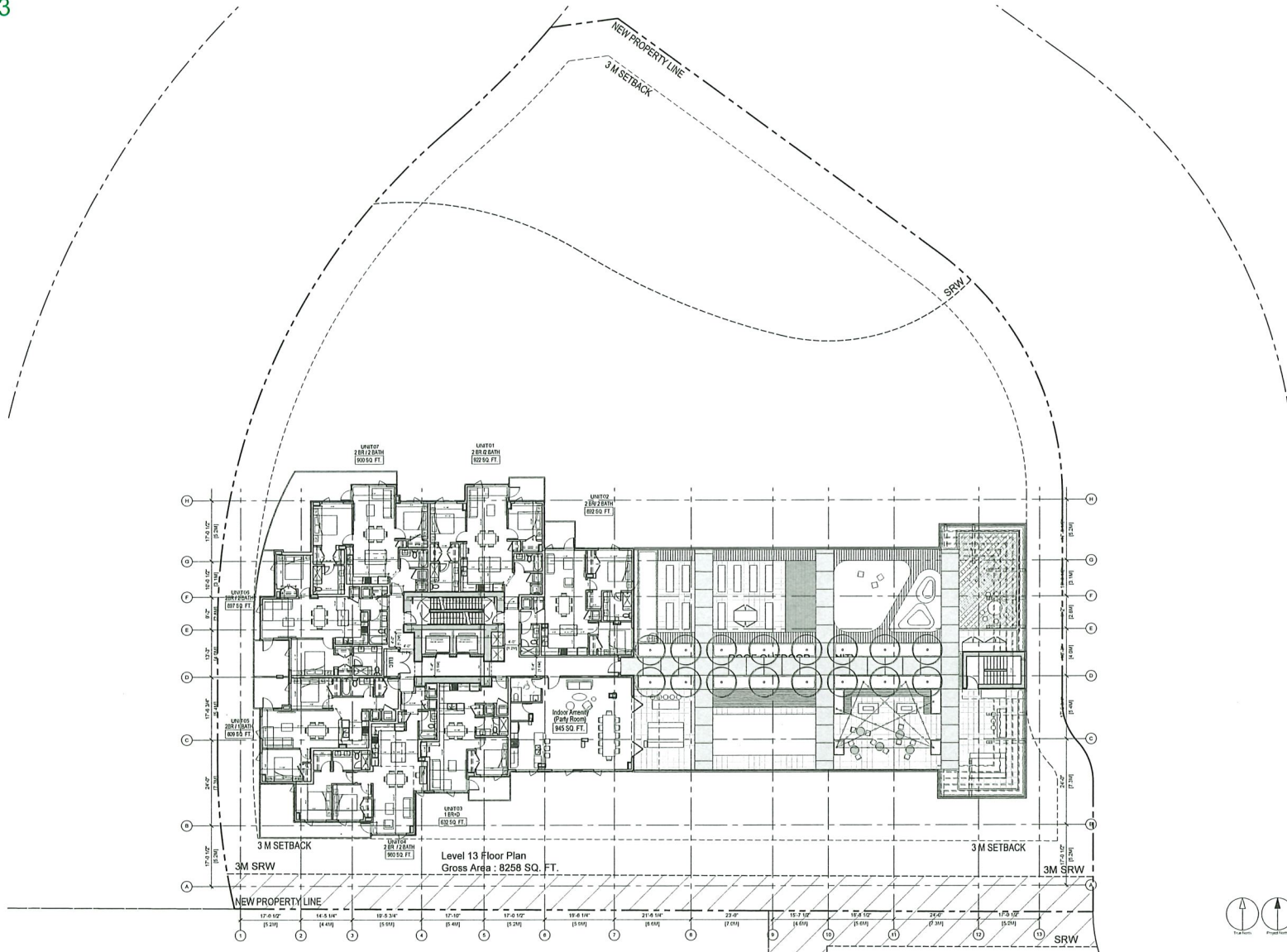
# OVERALL FLOOR PLAN LEVEL 5



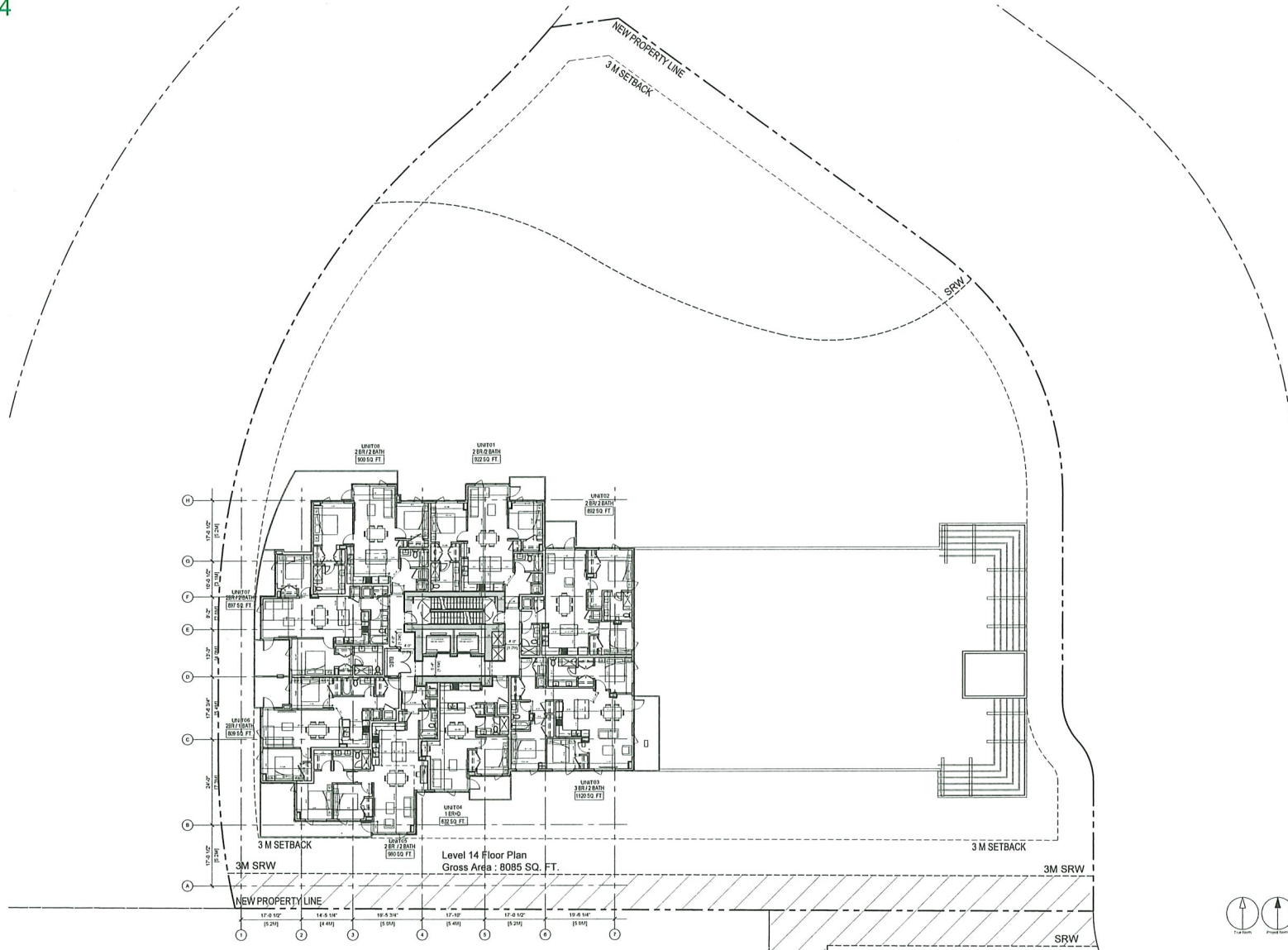
# OVERALL FLOOR PLAN LEVEL 6-12



# OVERALL FLOOR PLAN LEVEL 13

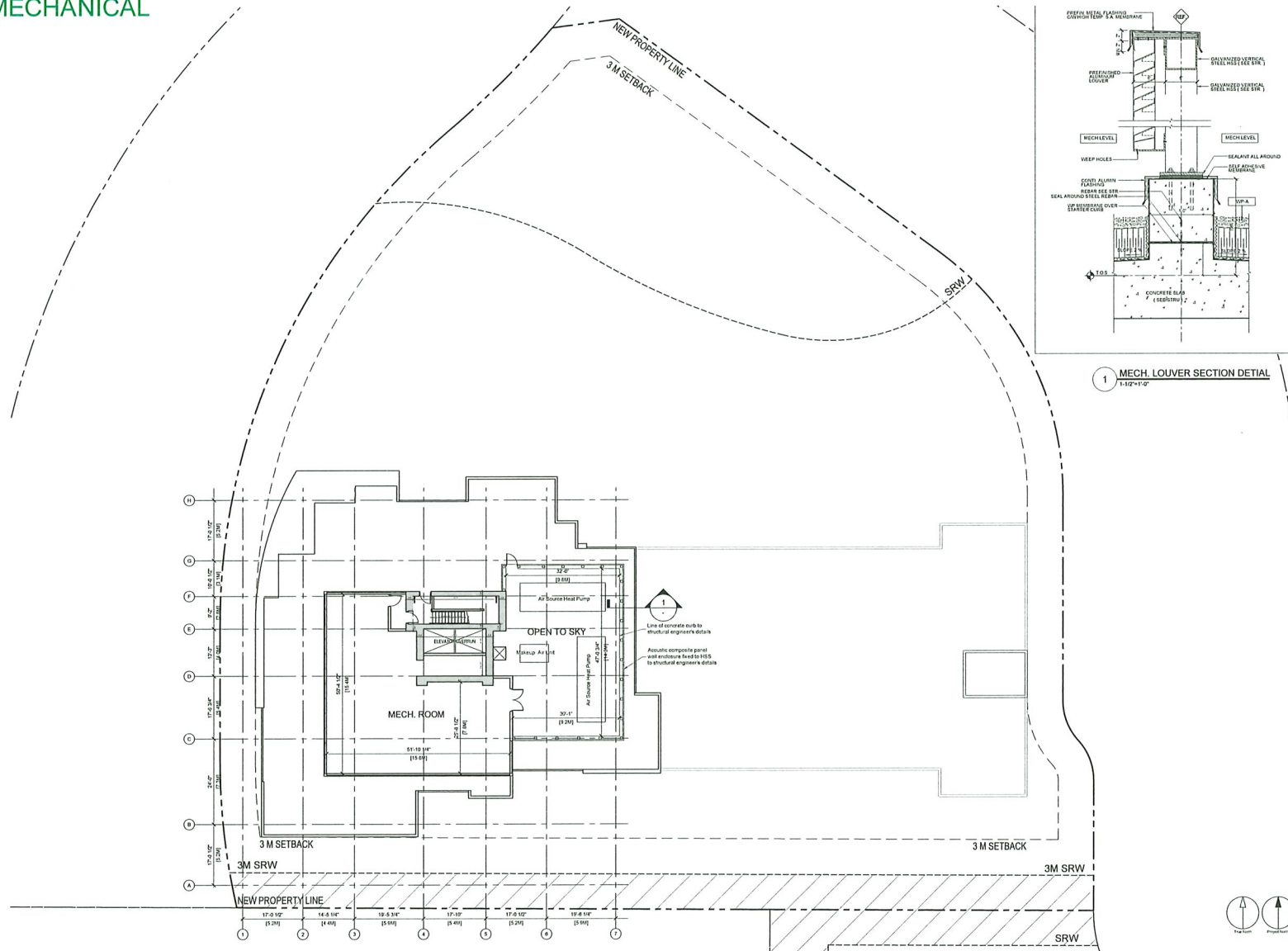


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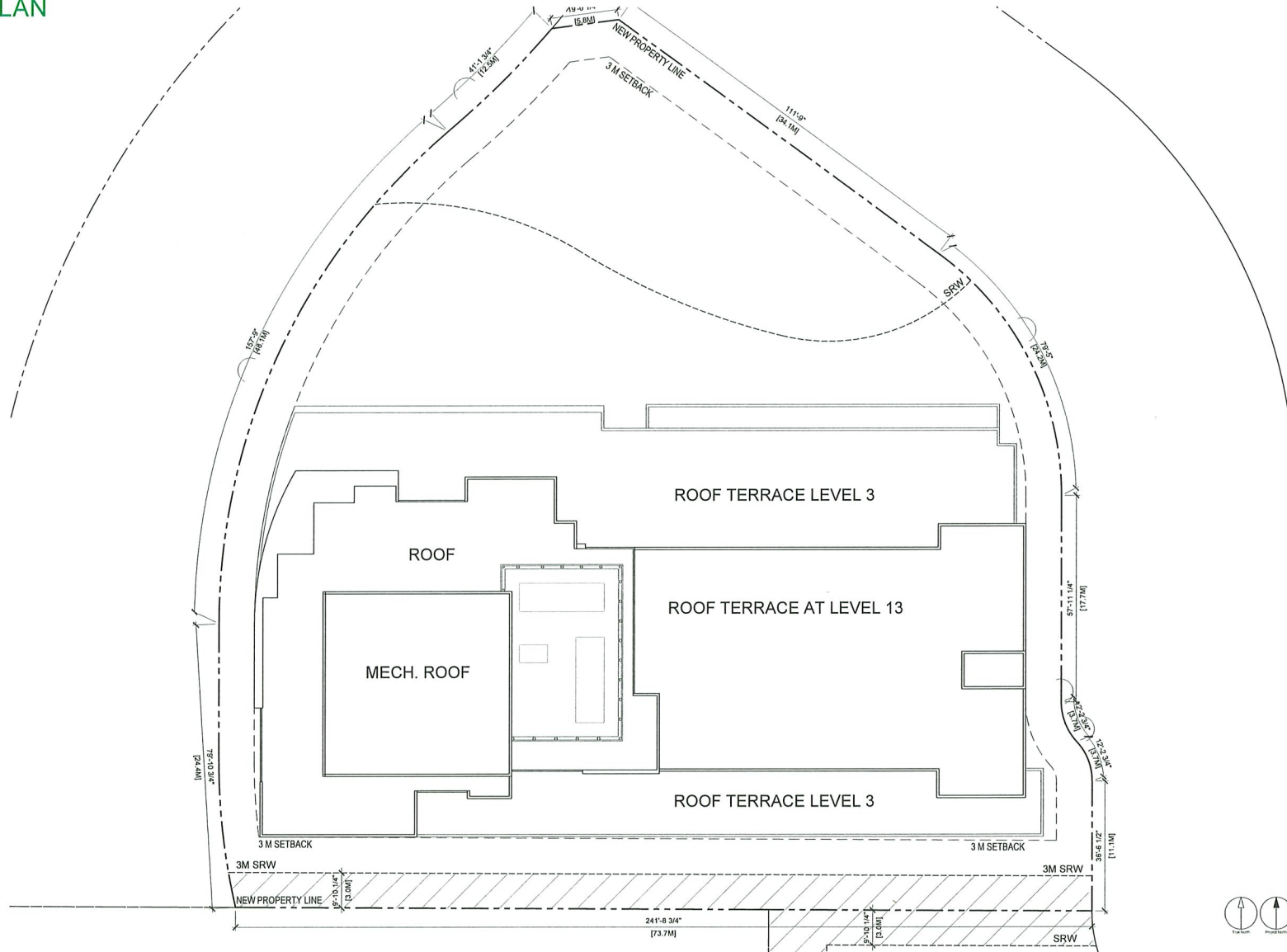




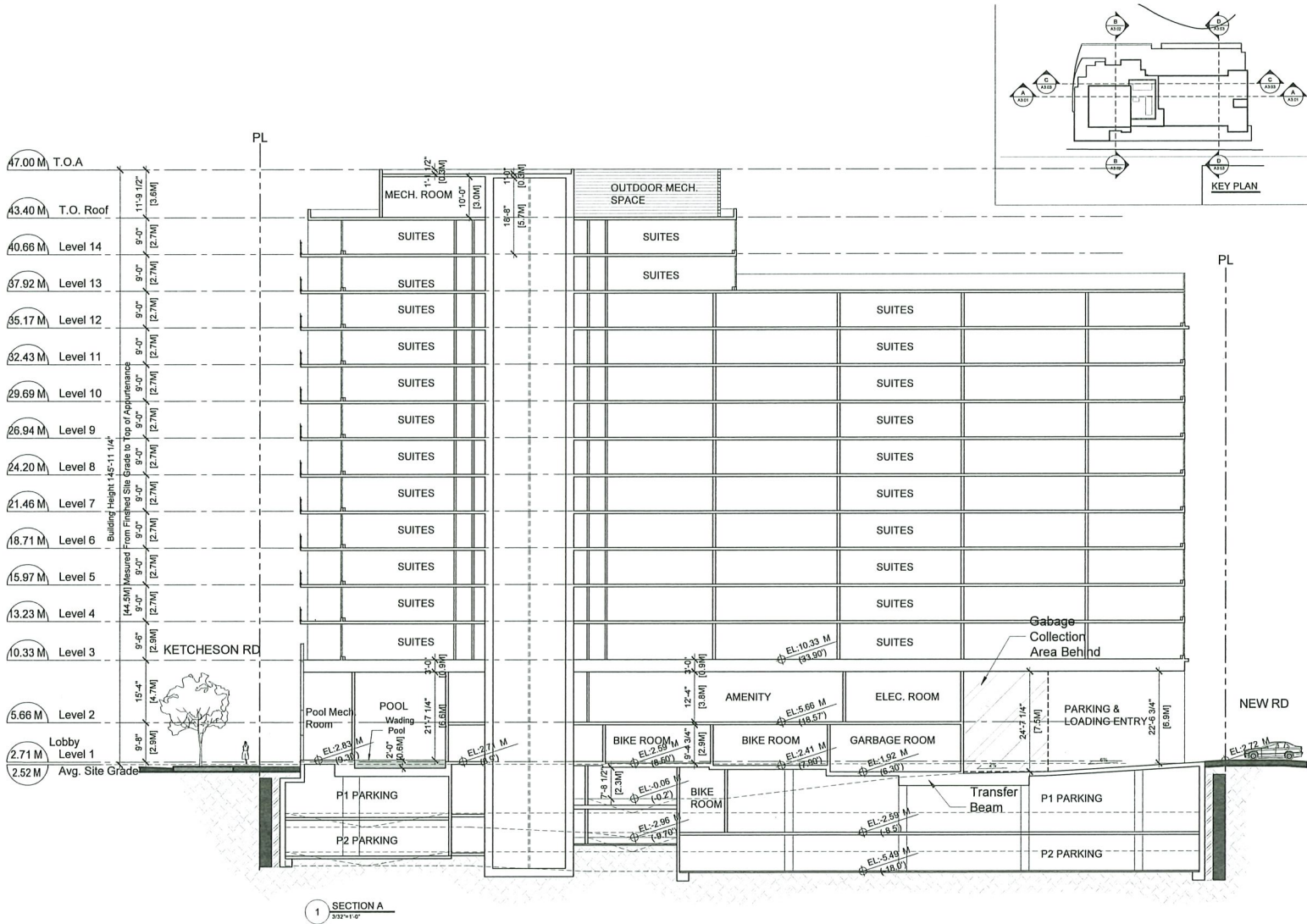
# OVERALL FLOOR PLAN LEVEL MECHANICAL



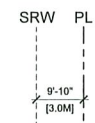
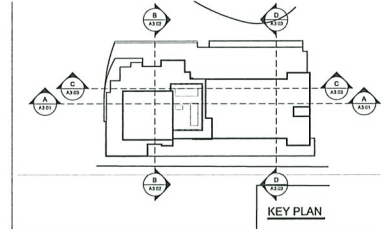
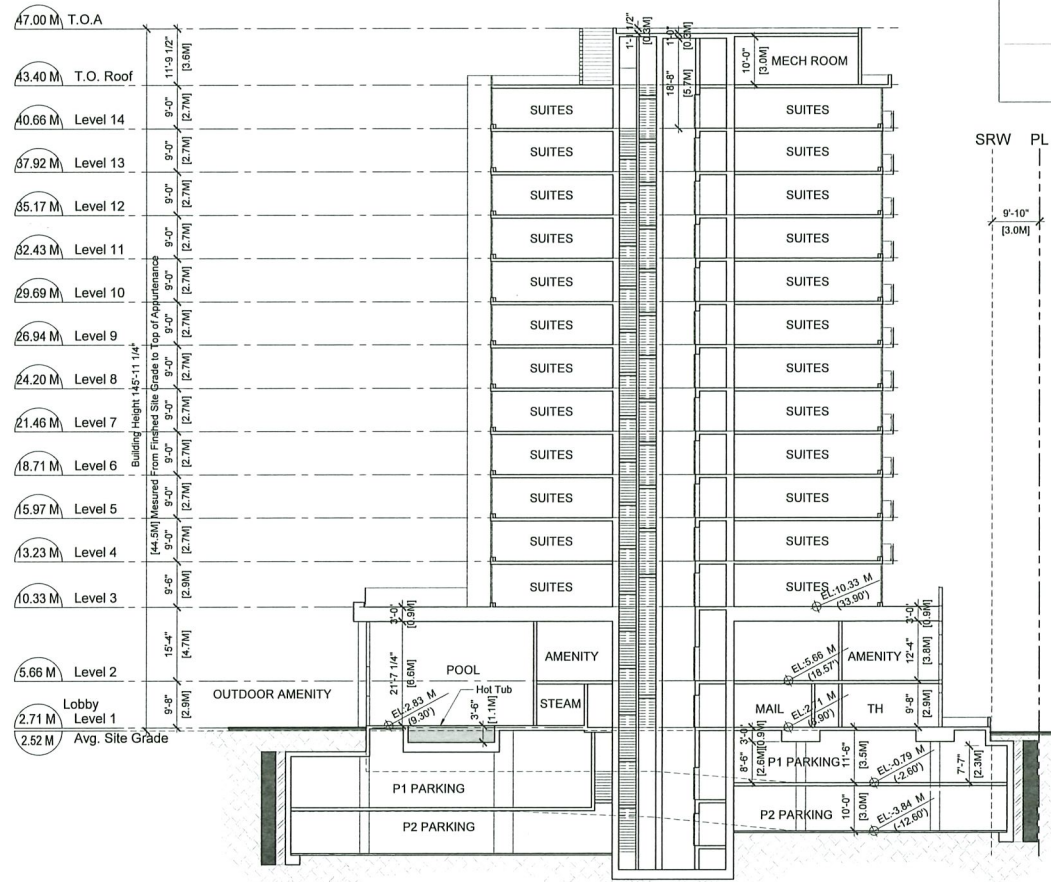
# OVERALL FLOOR PLAN ROOF PLAN



# SECTION EAST-WEST



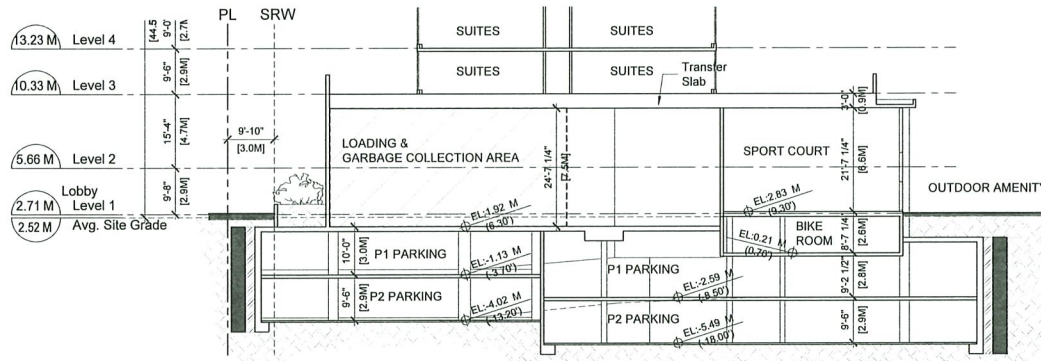
# SECTION NORTH-SOUTH



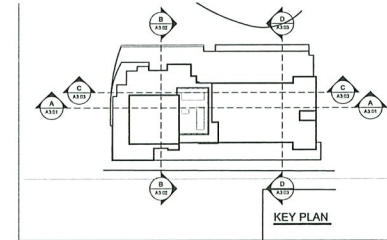
1 SECTION B  
337-110



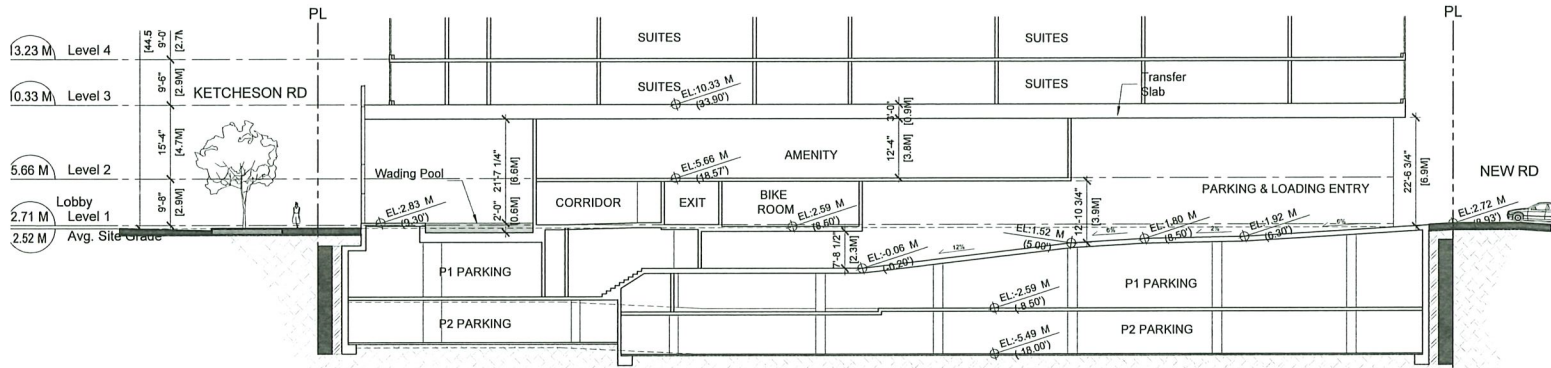
# SECTION PODIUM



2 SECTION D  
312'-11"



KEY PLAN

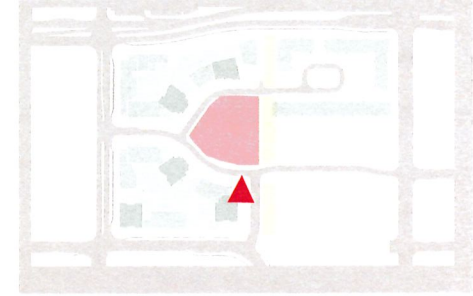
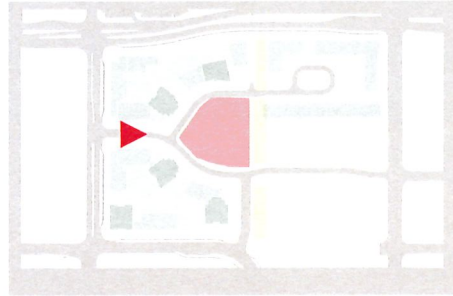


1 SECTION C  
312'-11"

# NORTH & WEST ELEVATION

## MATERIAL LEGEND

- 1 Aluminum Metal Panel : Light Scotch Color
- 2 Painted Concrete (Dark Gray)
- 3 White Brick
- 4 Gray Aluminum Window Wall (With Clear Glass & Gray Spandrel)
- 5 Clear Glass in Aluminum Guard Rail
- 6 4 SSG Curtain Wall
- 7 Aluminum Trellis (Dark Gray)
- 8 Acoustic Composite Panel Wall
- 9 Aluminum Louvre: Light Scotch Color
- 10 Aluminum Metal Panel with LED Strip



NORTH ELEVATION



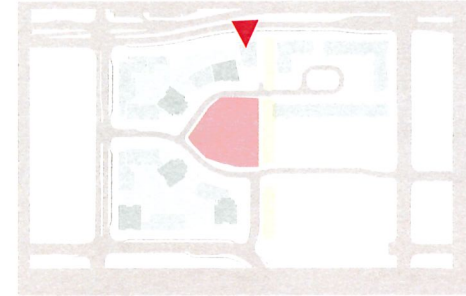
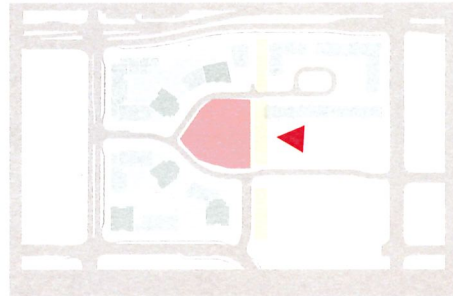
WEST ELEVATION



# SOUTH & EAST ELEVATION

## MATERIAL LEGEND

- 1 Aluminum Metal Panel : Light Scotch Color
- 2 Painted Concrete (Dark Gray)
- 3 White Brick
- 4 Gray Aluminum Window Wall (With Clear Glass & Gray Spandrel)
- 5 Clear Glass in Aluminum Guard Rail
- 6 4 SSG Curtain Wall
- 7 Aluminum Trellis (Dark Gray)
- 8 Acoustic Composite Panel Wall
- 9 Aluminum Louvre: Light Scotch Color
- 10 Aluminum Metal Panel with LED Strip



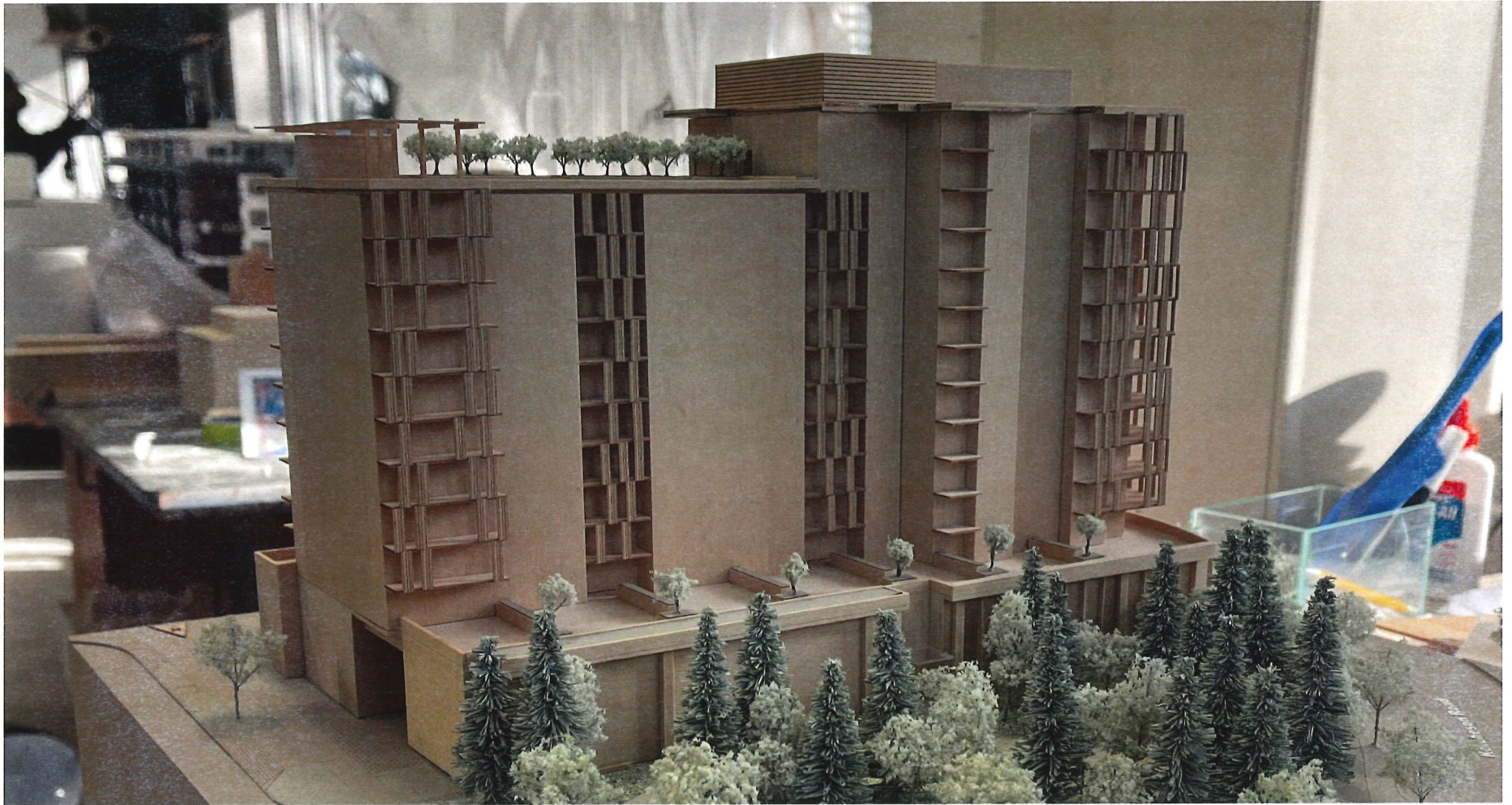
SOUTH ELEVATION



EAST ELEVATION



View From North-East





View From South





View From South-East





View from Brown Road





View from Ketcheson Road





View from the South Pedestrian Path





## View from Cul De Sac on East Road



View of Cul De Sac in East Road



View of Amenity Trellis near East Road

## View of Entranceways



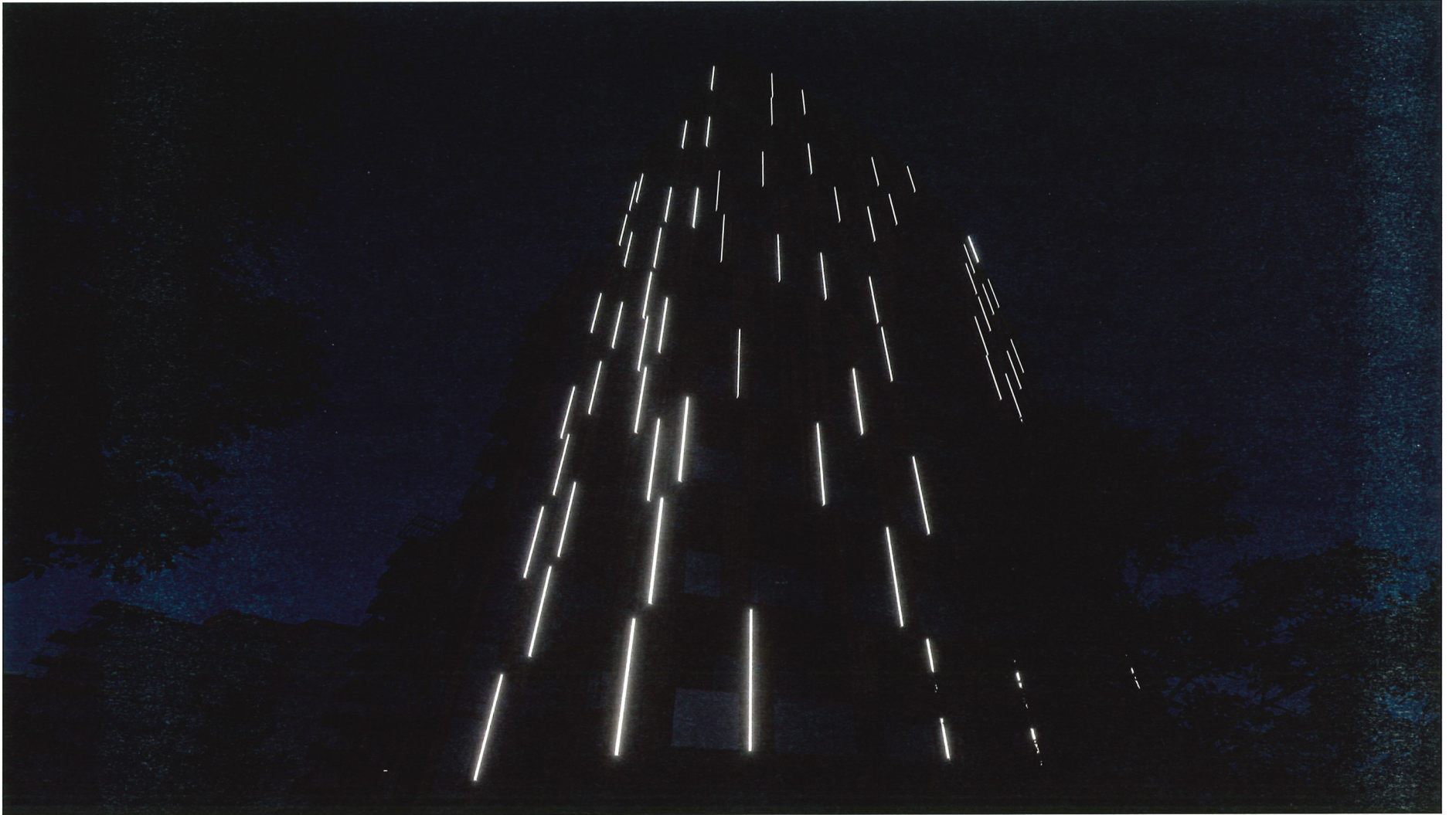
View of Condo Lobby Entranceway



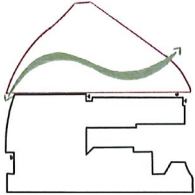
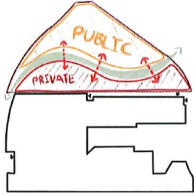
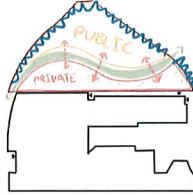
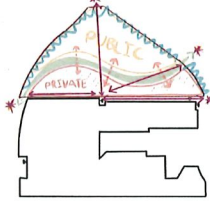
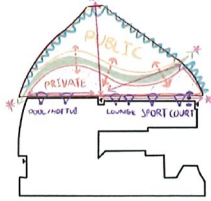
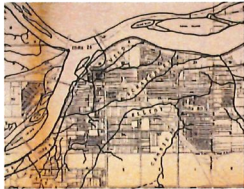




View of Townhouse Entranceway



## Night View of Light Feature



LANDSCAPE RATIONALE - GROUND LEVEL

				
				
<p><b>References to Historic Slough</b> The old sloughs of Richmond used to bisect the site. Provides an opportunity for a 'natural' divide between public and private space.</p>	<p><b>Define Public vs. Private</b> Develop a clear language between public and private spaces by using planting and materiality to distinguish public vs. private space.</p>	<p><b>Reinforce the Edge</b> Create a strong edge that allows for both an immersive experience by screening the surrounding roads and parking and an enticing landscape that draws people into and the through the space.</p>	<p><b>Connection to Surrounding Community</b> Provide gateways that draw people in to the space and enhance circulation by acknowledging desire lines.</p>	<p><b>Indoor/Outdoor Connection</b> Blur the line between indoor and outdoor spaces (eg. outdoor amenity &amp; indoor amenities) to enhance the indoor experience via programming, materiality, and view framing.</p>

LANDSCAPE RATIONALE - ROOFTOP LEVEL 13

			
<p><b>Urban Agriculture</b> Provide a variety of raised planters and required accessories that allow for food production and community interaction.</p>	<p><b>Contemplative Spaces</b> Create smaller, more intimate spaces that allow for contemplation and small gatherings.</p>	<p><b>Flexibility + Comfort</b> Create spaces of various sizes that allow for residents to gather, relax and connect with their community. Allow people to spontaneously use the rooftop for what they have in mind.</p>	<p><b>Views</b> Enhance views of the mountains to the north and the City of Richmond to the South and East.</p>

No.	Description	Date
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1	Issued for DP	JULY 08/2022

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**CAPSTAN VILLAGE  
PHASE 1 LOT D  
8791 CAMBIE ROAD  
RICHMOND, BC**

Landscape Rationale



# HAPA COLLABORATIVE

HAPA COLLABORATIVE  
 884 200 2250  
 1000 10th Street, Suite 101  
 Vancouver, BC, V6J 1A5  
 Urban Design  
 Architecture



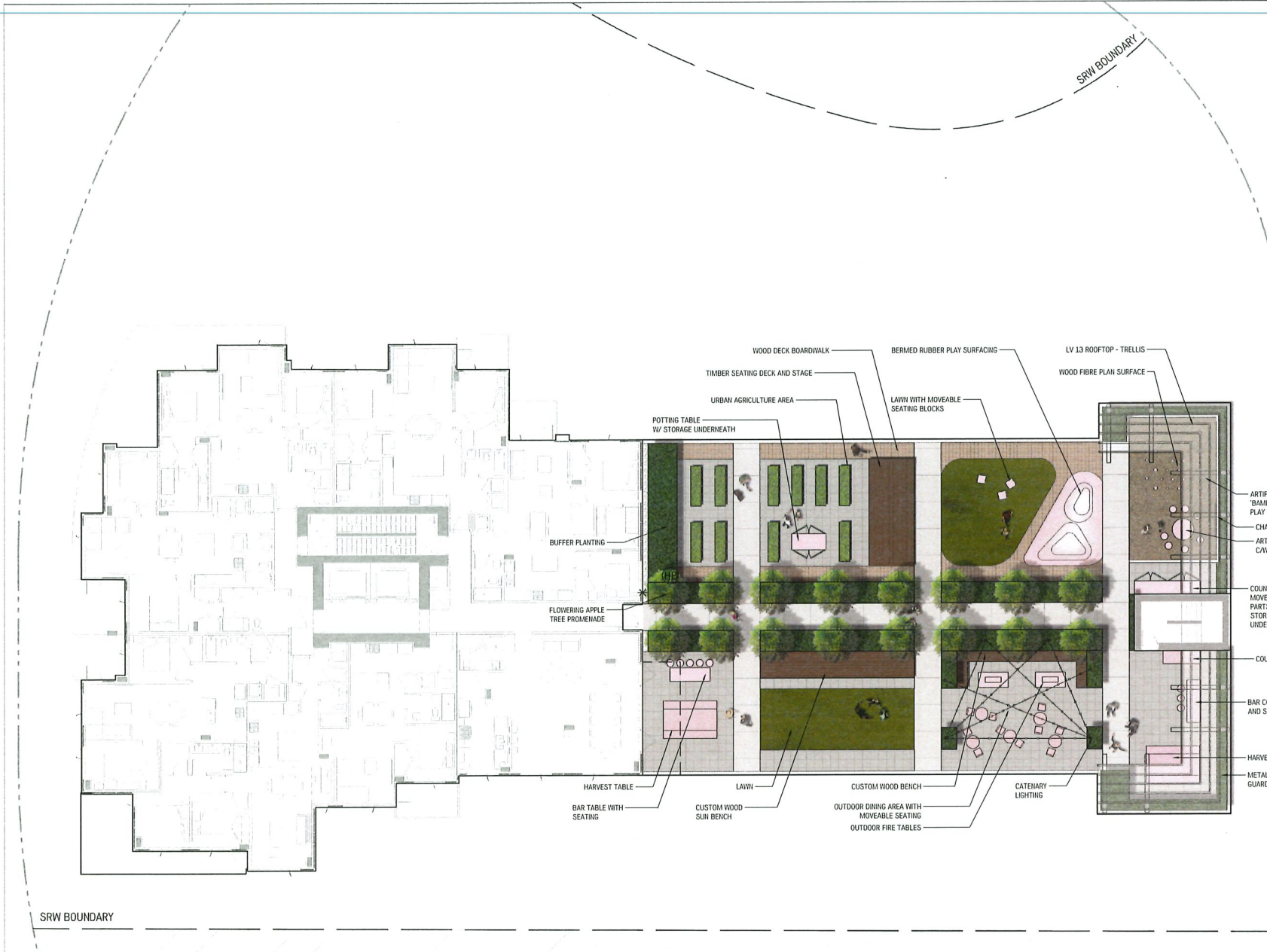
No.	Description	Date
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1	Issued for DP	JULY 08/2022

CAPSTAN VILLAGE  
 PHASE 1 LOT D  
 8791 CAMBIE ROAD  
 RICHMOND, BC

Illustrative Plan  
 Ground Level

Date: 04/2022 Drawing Number:  
 Project No.: 2210  
 Scale: 1/16" = 1'-0" **L0.02**  
 Drawn/Checked: SS | CM





- ARTIFICIAL "BAMBOO GROVE" PLAY ELEMENT
- CHALKBOARD
- ART TABLE
- CNY STOOLS
- COUNTER WITH MOVEABLE PARTS & TOY STORAGE UNDERNEATH
- COUNTER
- BAR COUNTER AND SEATING
- HARVEST TABLE
- METAL PLANTER GUARDRAIL HEIGHT

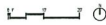
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**CAPSTAN VILLAGE  
 PHASE 1 LOT D  
 8791 CAMBIE ROAD  
 RICHMOND, BC**

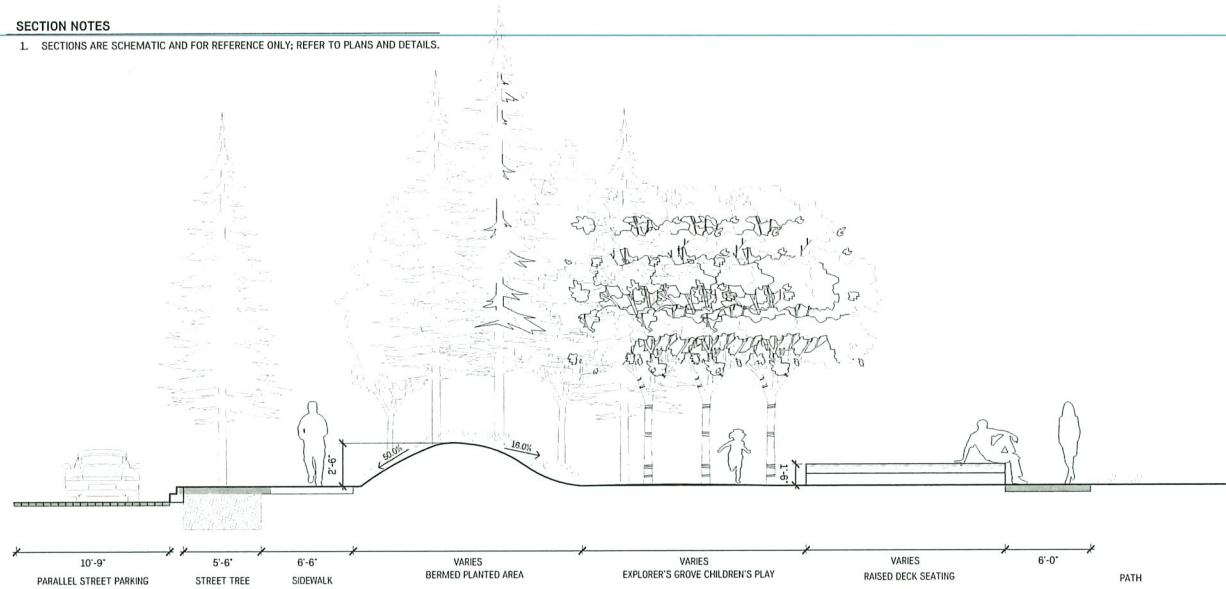
**Illustrative Plan**  
 Level 13 - Rooftop Amenity

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Drawn/checked	SS   CM	

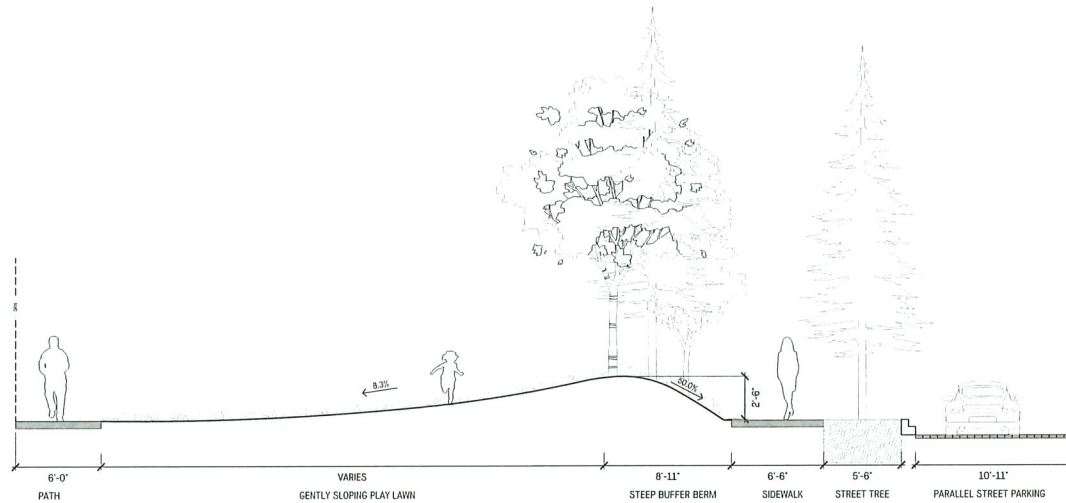


**SECTION NOTES**

1. SECTIONS ARE SCHEMATIC AND FOR REFERENCE ONLY; REFER TO PLANS AND DETAILS.



1 SECTION THROUGH BERM AT KETCHISON ROAD  
1/4" = 1'-0"



2 SECTION THROUGH LAWN AND BERM AT EAST ROAD  
1/4" = 1'-0"

**HAPA COLLABORATIVE**  
 HAPA COLLABORATIVE  
 ARCHITECTURE  
 URBAN DESIGN  
 1000 29th Street, Suite 100  
 Vancouver, BC, V6T 1W7  
 TEL: 604.681.1000  
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**CAPSTAN VILLAGE  
 PHASE 1 LOT D  
 8791 CAMBIE ROAD  
 RICHMOND, BC**

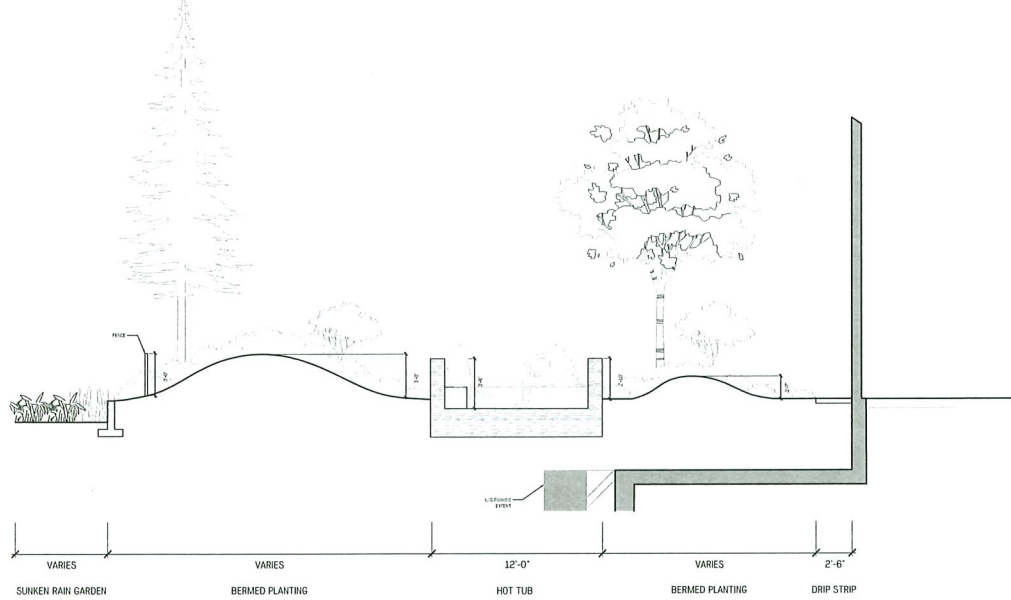
**Landscape Sections  
 Ground Level  
 North SRW**

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Project No.	2210		
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Drawn/Checked	SS/CM		

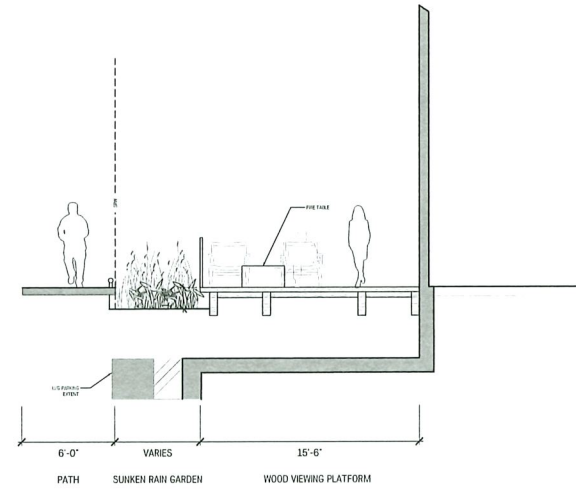


SECTION NOTES

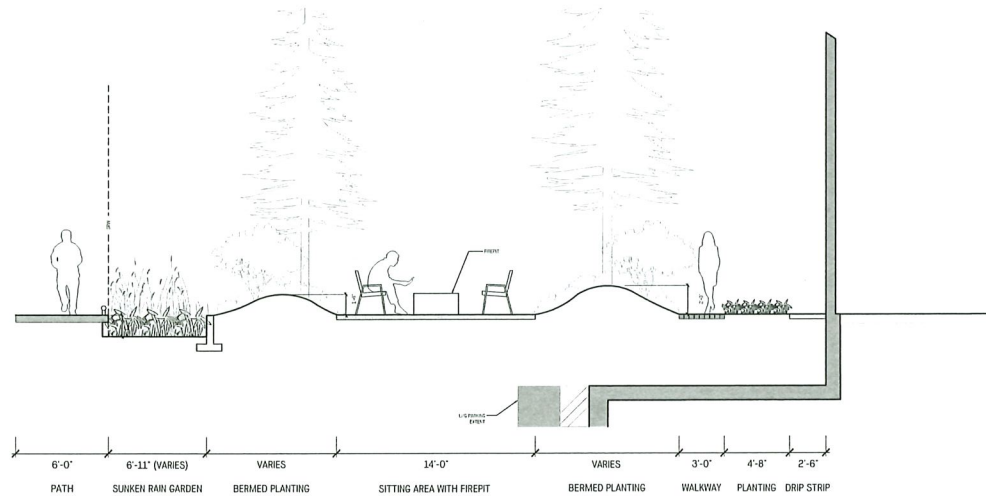
1. SECTIONS ARE SCHEMATIC AND FOR REFERENCE ONLY; REFER TO PLANS AND DETAILS.



1 SECTION THROUGH NATIVE PLANTINGS AND HOT TUB  
1/4" = 1'-0"



2 SECTION THROUGH RAINGARDEN AND LOUNGE AREA  
1/4" = 1'-0"



3 SECTION THROUGH RAINGARDEN AND LOUNGE AREA  
1/4" = 1'-0"

**HAPA COLLABORATIVE**  
Landscape Architecture  
Urban Design  
100-2750 Keele Avenue  
Vancouver, BC, V6V 1A7  
Tel: 604.275.1111  
www.hapacollaborative.com

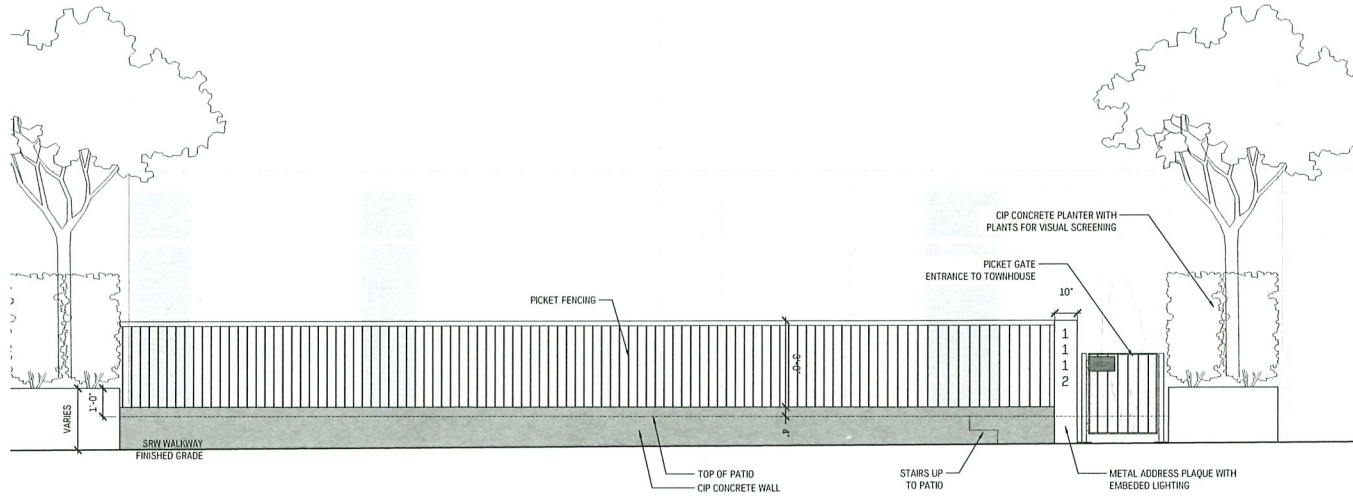
No.	Description	Date
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CAPSTAN VILLAGE  
PHASE 1 LOT D  
8791 CAMBIE ROAD  
RICHMOND, BC

Landscape Sections  
Ground Level  
Private Amenity

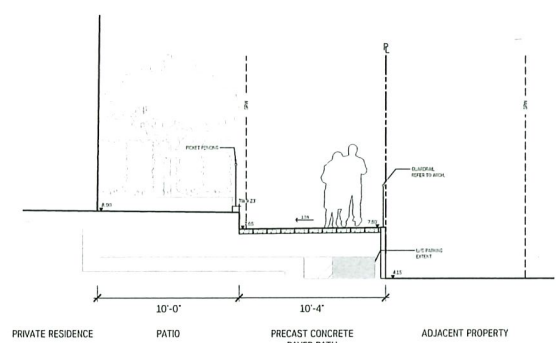
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Drawn/Checked	SS   CM		



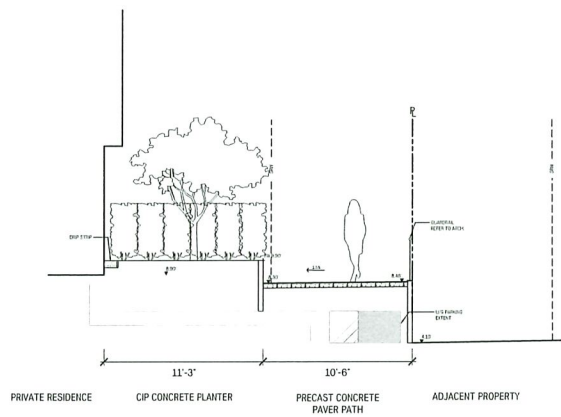
1 TOWNHOUSE PATIO ELEVATION  
 1/2" = 1'-0"

**SECTION NOTES**

1. SECTIONS ARE SCHEMATIC AND FOR REFERENCE ONLY; REFER TO PLANS AND DETAILS.
2. PRECAST CONCRETE PAVER PATH TO MATCH OTHER SRW PATHS



2 TOWNHOUSE PATIO THROUGH SOUTH SRW  
 1/4" = 1'-0"



3 TOWNHOUSE PATIO THROUGH SOUTH SRW  
 1/4" = 1'-0"

No.	Description	Date
1	Re-issued for DP	MAR 08/2022
1	Issued for DP	JULY 08/2022

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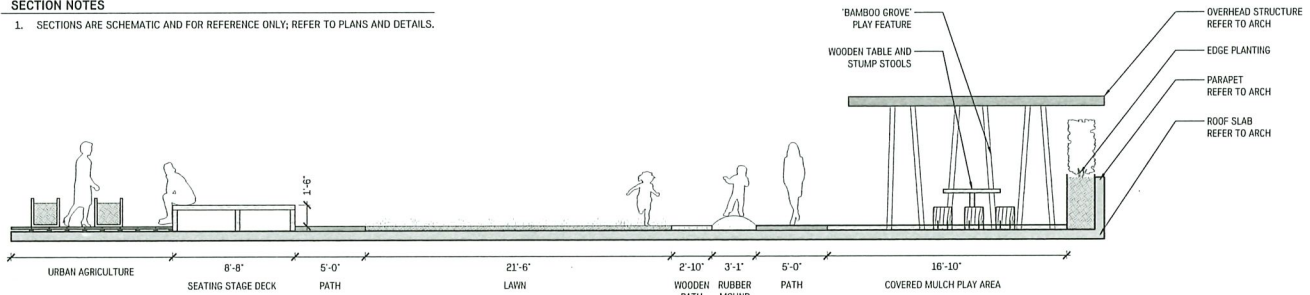
**CAPSTAN VILLAGE  
 PHASE 1 LOT D  
 8791 CAMBIE ROAD  
 RICHMOND, BC**

**Landscape Sections  
 Ground Level  
 Private Amenity - South SRW**

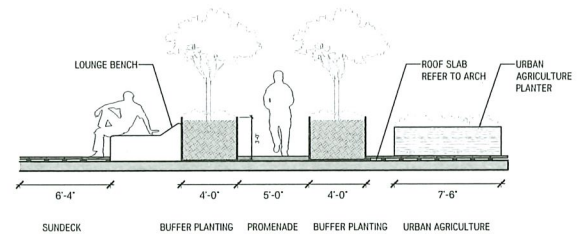
Date: 04/2022 Drawing Number:  
 Project No.: 2210  
 Scale: 1/2" = 1'-0" **L2.13**  
 Drawn/Checked: SS/CM

**SECTION NOTES**

1. SECTIONS ARE SCHEMATIC AND FOR REFERENCE ONLY; REFER TO PLANS AND DETAILS.



1 SECTION THROUGH ROOFTOP - WEST TO EAST  
 1/4" = 1'-0"



2 SECTION THROUGH ROOFTOP - NORTH TO SOUTH  
 1/4" = 1'-0"

No.	Description	Date
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**CAPSTAN VILLAGE  
 PHASE 1 LOT D  
 8791 CAMBIE ROAD  
 RICHMOND, BC**

**Landscape Sections  
 Level 13  
 Private Amenity**

Date	04/2022	Drawing Number
Project No.	2210	
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Drawn/Checked	SS/CM	





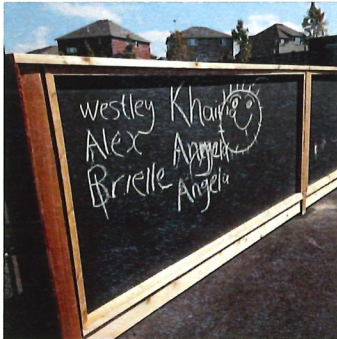
**NOTES:**  
 ACTIVITIES: CREATIVE PLAY, SOCIAL PLAY, RUNNING, JUMPING, CLIMBING  
 AGE-RANGE: 2-12  
 NUMBER OF CHILDREN ACCOMMODATED: UP TO 15 KIDS

1  
 1.3.34 RUBBER MOUNDS  
 NTS



**NOTES:**  
 ACTIVITIES: CREATIVE PLAY, SOCIAL PLAY, RUNNING, EXPLORING  
 AGE-RANGE: 2-12  
 NUMBER OF CHILDREN ACCOMMODATED: UP TO 15 KIDS

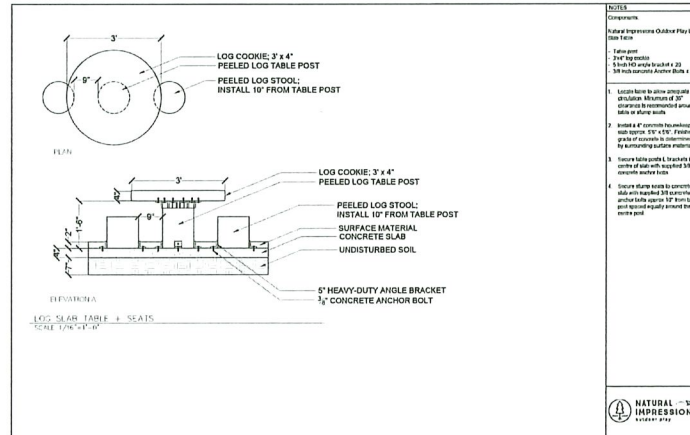
2  
 1.3.34 BAMBOO GROVE  
 NTS



**NOTES:**  
 ACTIVITIES: CREATIVE PLAY, SOCIAL PLAY  
 AGE-RANGE: 2-12  
 NUMBER OF CHILDREN ACCOMMODATED: 2-5 KIDS

3  
 1.3.34 CHALKBOARD  
 NTS

**NOTES:**  
 ACTIVITIES: CREATIVE PLAY, SOCIAL PLAY  
 AGE-RANGE: 2-12  
 NUMBER OF CHILDREN ACCOMMODATED: UP TO 7 KIDS



4  
 1.3.34 LOG TABLE  
 NTS

No.	Description	Date
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**CAPSTAN VILLAGE  
 PHASE 1 LOT D  
 8791 CAMBIE ROAD  
 RICHMOND, BC**

**Details  
 Children's Play**

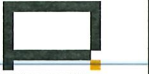
Date	04/2022	Drawing Number
Project No.	2210	
Scale	AS NOTED	<b>1.3.34</b>
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PROPOSED INDUSTRIAL BUILDING FOR:  
**SHELTER ISLAND  
 INDUSTRIAL CENTRE 2**

20455 DYKE ROAD & 7500 No. 9 ROAD, RICHMOND, B.C.

LOT 24 EXCEPT, FIRSTLY, PARCEL '6' (REFERENCE PLAN 45312) SEGOVELY, PARCEL '1' (REFERENCE PLAN 45312) SECTION 16 BLOCK 4 NORTH RANGE 4  
 WEST 1/4 PLAN 502251 LOT A SECTIONS 4 AND 16 BLOCK 4 NORTH RANGE 4 WEST 1/4 PLAN LMP 416114 LOT A SECTIONS 4, 16, 17 AND 20 BLOCK 4  
 NORTH RANGE 4 WEST 1/4 WESTMINSTER DISTRICT PLAN EPP116555

Schedule 2 to the Minutes of the  
 Development Permit Panel  
 meeting held on Wednesday,  
 August 23, 2023



ARCHITECTURE PANEL INC.  
 201-1070-1100, SUITE 100, RICHMOND, B.C. V6V 1K9  
 TEL: (604) 273-7888 FAX: (604) 273-7889

IN ASSOCIATION WITH  
**D.FORCE** DESIGN TEAM

2255A BURNING MOUNT, RICHMOND, B.C. V6V 1K9  
 TEL: (604) 273-7888 FAX: (604) 273-7889

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CONTEXT PLAN  
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1	DEC 08 22	ISSUED FOR EP
NO	DATE	DESCRIPTION

DEVELOPER  
 Farrell Estates LTD.

Farrell Estates Ltd.  
 225 - 8911 GRAYBAR RD. RICHMOND, BC V6V 1N3  
 PHONE: (604) 273-7055

PROJECT  
**SHELTER ISLAND  
 INDUSTRIAL  
 CENTRE 2**  
 ADDRESS: 6531 GRAYBAR ROAD, RICHMOND BC

DRAWING

COVER SHEET

SEAL	NO. NO.	DATE	NO. NO.	DATE
	18-050	23		
	DESIGNED			
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	PLANT DATE	AUG 22 23		

PROJECT - DRAWING NUMBER  
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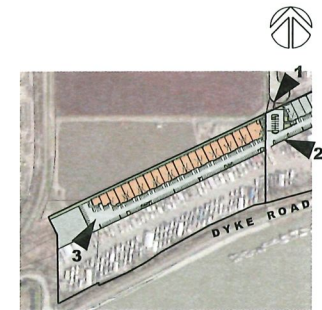
1 ARTIST'S RENDERING - VIEW FROM ENTRANCE OF MCMILLAN WAY  
SCALE: NTS



2 ARTIST'S RENDERING - VIEW TO THE NORTHWEST  
SCALE: NTS



3 ARTIST'S RENDERING - VIEW TO THE NORTHEAST  
SCALE: NTS



4 KEY PLAN  
SCALE: NTS



ARCHITECTURE PANEL INC.  
ARCHITECTURE, LANDSCAPE ARCHITECTURE & INTERIORS  
200-6911 GRAYBAR ROAD, RICHMOND, BC V6V 1Y1  
PHONE: 604-273-7252

IN ASSOCIATION WITH  
**D.FORCE** DESIGN TEAM

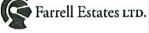
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DEVELOPER



Farrell Estates Ltd.  
200-6911 GRAYBAR ROAD, RICHMOND, BC V6V 1Y1  
PHONE: 604-273-7252

PROJECT  
**SHELTER ISLAND INDUSTRIAL CENTRE 2**

ADDRESS: 6831 GRAYBAR ROAD, RICHMOND BC

DRAWING

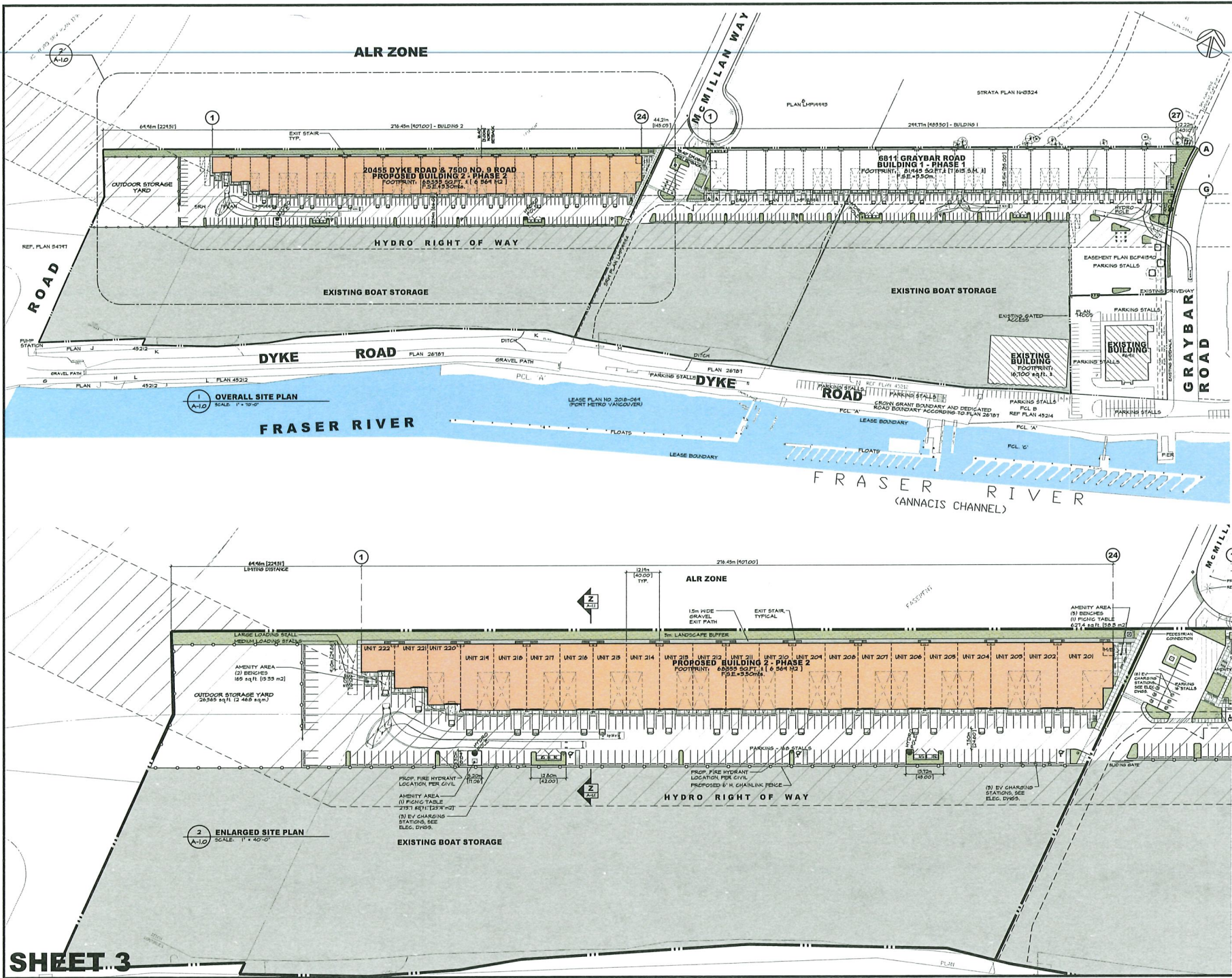
RENDERINGS

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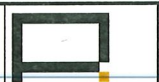




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OVERALL SITE PLAN  
SCALE: 1" = 100'-0"

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A-1.0  
ENLARGED SITE PLAN  
SCALE: 1" = 40'-0"

**SHEET 3**



ARCHITECTURE PANEL INC.  
REGISTERED ARCHITECTS AND ENGINEERS  
604-683-5000 | 604-683-5001  
1000 WESTERN AVENUE, SUITE 1000  
VICTORIA, BC V8W 2E7

IN ASSOCIATION WITH  
**D. FORCE**  
DESIGN STUDIO

8884 ALBERT STREET, RICHMOND, B.C. V6X 4E7  
TEL: 604-271-4848  
WWW.DFORCEDESIGNSTUDIO.COM

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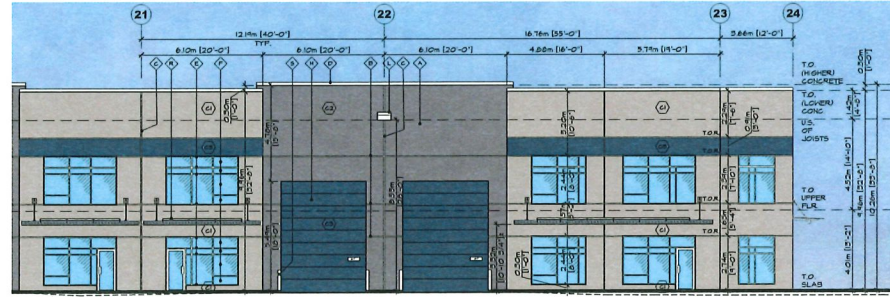
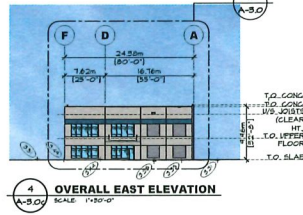
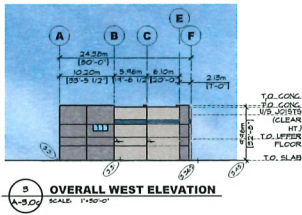
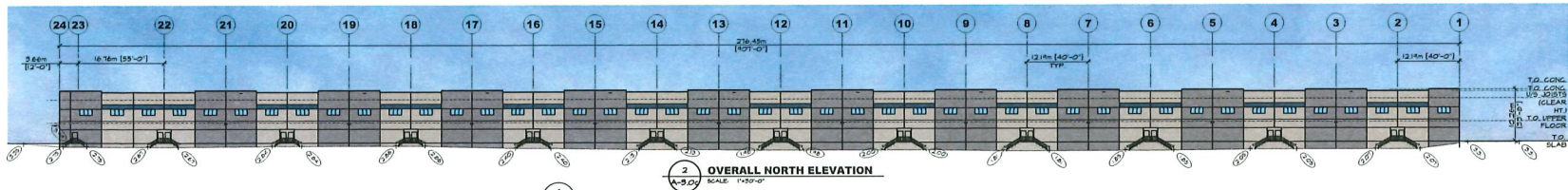
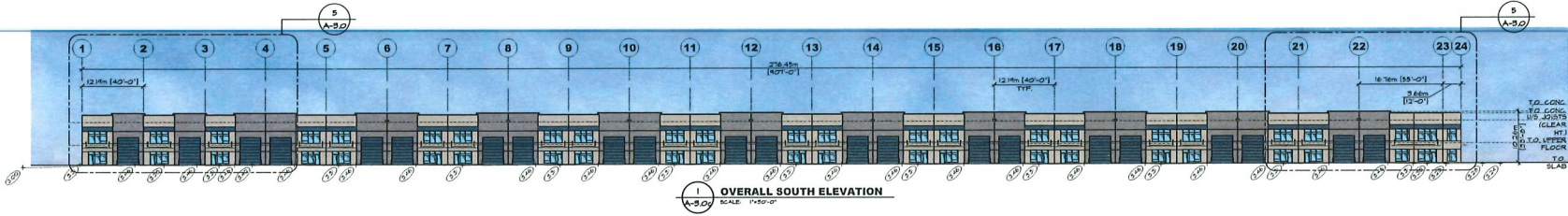
Farrell Estates LTD.  
200-1011 GERRARD RD. EAST, RICHMOND, BC V6V 1H3  
PHONE: 604-273-7100

PROJECT:  
**SHELTER ISLAND INDUSTRIAL CENTRE 2**  
ADDRESS: 8831 GRAYBAR ROAD, RICHMOND BC

DRAWING  
**OVERALL AND ENLARGED SITE PLAN**

SCALE	JOB NO	DATE	DRAWN BY
	18-010		
	DESIGNED		
	CHECKED		
	FLAT DATE		
	PROJECT - DRAWING NUMBER		
	<b>A-1.0</b>		
	REV		





**MATERIAL LEGEND**

- ◇ CONCRETE SANDWICH TILT-UP HALL PANEL, TYP., - PAINTED
- ▬ REVEAL IN CONCRETE - PAINTED
- ◇ PANEL JOINT
- ◇ PRE-FINISHED METAL GAP FLASHING
- ◇ STOREFRONT OR CURTAIN HALL FRAMES - CLEAR ANODIZED ALUMINUM
- ◇ STOREFRONT OR CURTAIN HALL GLASS - CLEAR LOUVE
- ◇ STEEL HANDDOORS - PAINTED
- ◇ STEEL SECTIONAL OVERHEAD DOORS - PAINTED
- ◇ STEEL GUARDRAILS - PAINTED
- ◇ CONCRETE RETAINING WALLS - NATURAL FRESH UNPAINTED TYP.
- ◇ LIGHT FIXTURE - SEE ELECTRICAL DWG'S
- ◇ CONCRETE STAIR W/ STEEL PIPE GUARDRAIL
- ◇ 3/4" RECESS IN CONCRETE
- ◇ SPANDREL GLAZING (OBSCURE, LIGHT GREY)
- ◇ SCUPPER
- ◇ GLASS CANOPY ON STEEL FRAMING
- ◇ STEEL BOLLARD - PAINTED
- ◇ PAINT STRIPE
- ◇ METAL SUNSCREEN

NOTE:  
 - NOT ALL MATERIALS ARE APPLICABLE  
 ▬ SPANDREL GLAZING  
 ▬ 3/4" RECESS

**PROJECT COLOURS**

- ALL COLOURED SURFACES TO BE SHERWIN-WILLIAMS
- ◇ MAIN FIELD COLOUR 1. SH 7044 'SILVERPLATE'
  - ◇ FIELD ACCENT COLOUR 1. SH 9143 'CADET'
  - ◇ FIELD ACCENT COLOUR 2. SH 4144 'INCY BLUE'
- EXTERIOR GUARDRAILS: POWDER COAT BLACK VELVET  
 ALUMINUM STOREFRONT MULLIONS: CLEAR ANODIZED ALUMINUM  
 TYPICAL GLAZING: CLEAR LOUVE 2000 COMPLIANT  
 TYPICAL METAL GAP FLASHING: CASCADIA 'REGENT GRAY' AT G2  
 CASCADIA 'BONE WHITE' AT G1
- ALL GLAZING TO BE VITRO ARCHITECTURAL GLASS:  
 TINTED GLAZING VITRO ARCHITECTURAL GLASS  
 EXTERIOR - 6MM SOLARBLEE  
 INTERIOR - 6MM CLEAR 6M SOLARBLEE 60

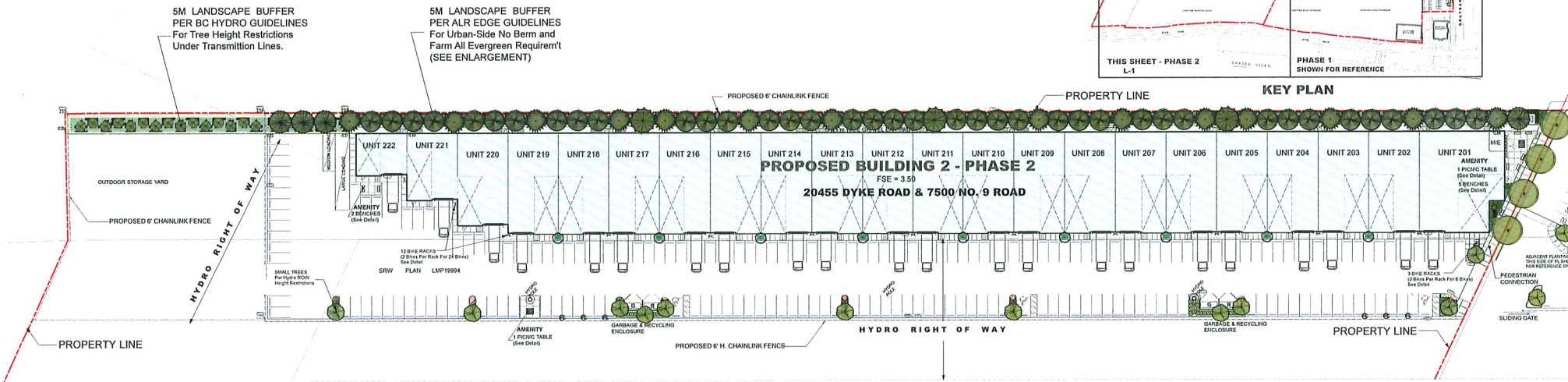
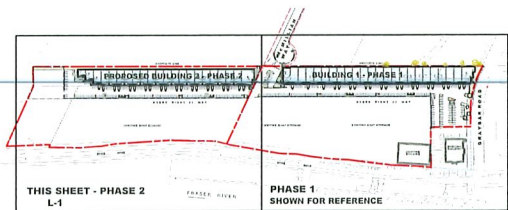
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NO.	DATE	DESCRIPTION
3	AUG 22 23	ADP PRESENTATION SET
2	MAY 11 23	ISSUED FOR CP
1	DEC 02 22	ISSUED FOR CP

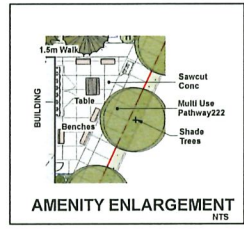
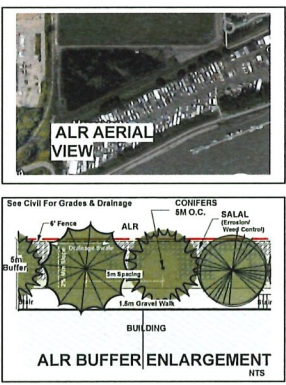
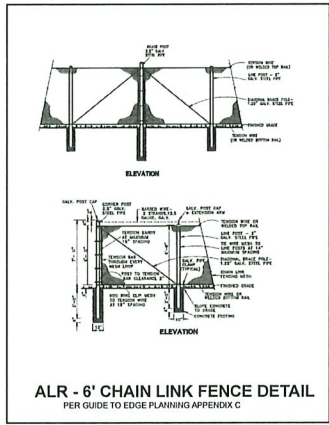




### PLANT LIST - ALR 5M BUFFER

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
<b>Trees (Not in BC Hydro ROW)</b>				
	3	<i>Pseudotsuga mucronata</i>	Douglas Fir	4m H / Replacement Trees
	4	<i>Chamaecyparis nootkatensis</i>	Nootka Cypress	4m H / Replacement Trees
	14	<i>Thuja plicata</i>	Western Red Cedar	3m H
	39	<i>Tsuga heterophylla</i>	Western Hemlock	4m H / Replacement Trees
<b>Small Trees in BC Hydro ROW</b>				
	15	<i>Chamaecyparis obtusa</i> 'tomplehof'	Compact Nootka Cypress	2.5m H
<b>Shrubs/Groundcovers</b>				
	509	<i>Cotoneaster tomentosus</i>	Cotoneaster Var.	#1 pot
	1654	<i>Gaultheria shallon</i>	Sidal	#1 pot

**Notes:**  
 1. All trees not in BC Hydro ROW per ALR Farm Side Buffer 'A' Edge Planting Guidelines (Single Rows).  
 2. All evergreen planting in 5m buffer to comply with farm operation request.  
 3. All ALR Buffer trees in BC Hydro ROW to comply with "Planting Under Power Lines" Guidelines.  
 4. All trees must be 2:1 tree replacement to law requirement with 4m height at planting.



### PLANT LIST - ON SITE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
<b>Trees</b>				
	11	<i>Hibiscus syriacus</i>	Hardy Hibiscus	2.5m H / 8 stem
	4	<i>Fraxinus americana</i> 'Autumn Purple'	Ash Var.	6cm cal / 1.8m std.
	9	<i>Acer palmatum</i> 'Sakurajima'	Japanese Maple Var.	2.5m H / std.
<b>Shrubs</b>				
	6	<i>Asarum japonica</i> 'Amomoi'	Japanese Asarum	#3 pot
	56	<i>Buxus (box)</i>	Boxwood Var.	#3 pot

<b>Shrubs Continues</b>				
	1	<i>Lonicera plicata</i>	Evergreen Honeysuckle	#3 pot
	4	<i>Flora japonica</i> 'Forest Flame'	Japanese Andromeda	#3 pot
	76	<i>Carex morrowii</i> 'Aurea-variegata'	Variiegated Japanese Sedge	#1 pot
	45	<i>Lilaea muscari</i> 'Tig' Blue'	Blue Lilyturf	#1 pot
	166	<i>Phoradendron 'Trio Light'</i>	Laurel Star	#3 pot
	3	<i>Rosa multiflora</i> 'Carolina Duet'	Hardy French Rose var.	#3 pot
	4	<i>Proculusandra 'Christmas Cheer'</i>	Rhodod var.	#3 pot
	8	<i>Thuja occidentalis</i> 'Smaragd'	Hedging Cedar	1.2m H
<b>Ground Covers</b>				
	152	<i>Andropogon virginicus</i>	Vancouver Jade	4" pot, 18" o.c.

**Landscape Notes:**  
 1. Specification as per most recent Canada (BC) Landscape Standards and Landscape Design Inc. 'Spec Notes'  
 2. Plant Material to be selected by Landscape Architect at nursery.  
 3. Automatic Irrigation System for Landscape Plants.

LANDSCAPE ARCHITECT

Farrell Estates LTD

CITY FILE #R2 21-028023

SHEET TITLE:  
**LANDSCAPE PLAN - BUILDING 2**  
On Site and ALR Buffer Design

PROJECT:  
**SHELTER ISLAND INDUSTRIAL CENTRE 2**  
6811 GRAYBAR STREET, RICHMOND, B.C.

DATE: 11/29/20  
SCALE: 1"=30'-0"  
DATE PLOTTED: DEC 21 2024

DRAWN BY: J. B. [unreadable]  
CHECKED BY: J. B. [unreadable]  
DATE PLOTTED: DEC 21 2024

DATE: 11/29/20  
SCALE: 1"=30'-0"  
DATE PLOTTED: DEC 21 2024

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