City of Richmond

Report to Development Permit Panel

Planning and Development Department

To:	Development Permit Panel	**Date:**	February 5, 2013
From:	Wayne Craig Director of Development	**File:**	DP 12-616074
Re:	**Application by Urban Design Group Architects Inc., for a Development Permit at 6020 Blundell Road and 8120 No. 2 Road**		

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a freestanding 1-storey commercial replacement building within the Blundell Shopping Centre located at 6020 Blundell Road on a site zoned Community Commercial – Blundell Road (ZC14);
2. Permit construction of façade renovations to three existing 1-storey commercial buildings within the Blundell Centre located on two lots located at 6020 Blundell Road zoned Community Commercial – Blundell Road (ZC14) and 8120 No. 2 Road on a site zoned Auto-Oriented Commercial (CC).

Wayne Craig
Director of Development

WC:bg
Att. 4

Staff Report

Origin

Urban Design Group Architects Inc., on behalf of Blundell Centre has applied to the City of Richmond for permission to construct:

- Building A, a freestanding 1-storey commercial replacement building with a gross floor area of 676.6 m² (7,280 ft²) within the Blundell Shopping Centre at 6020 Blundell Road on a site zoned Community Commercial – Blundell Road (ZC14);
- Façade renovations to Buildings B within the Blundell Shopping Centre at 6020 Blundell Road on a site zoned Community Commercial – Blundell Road (ZC14);
- Façade renovations to Buildings C and E within the Blundell Shopping Centre located at 8120 No. 2 Road on a site zoned Community Commercial (CC); and

This redevelopment proposal also involves

- Improved pedestrian connections within the site;
- Additional tree planting within the surface parking lot;
- Perimeter landscape upgrades along the north, east and south property lines; and
- Replacement pylon sign at the Blundell Road and No. 2 Road intersection. A separate sign permit will also be required for the signage associated with the proposed renovations.

No façade renovations are proposed for Building D, an existing McDonald's restaurant located within the Blundell Centre at 8120 No. 2 Road.

There is no current rezoning associated with this Development Permit application and there are no variances are required or requested.

A Servicing Agreement (SA) is a requirement of this Development Permit to address Blundell Road and No. 2 Road frontage upgrades as well as infrastructure upgrades related to the site service connections. The owner has agreed to the scope of work descriptions contained within the Development Permit Conditions included at the end of this staff report.

Development Information

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

Background

Development surrounding the subject site is as follows:

To the north, across Blundell Road and adjacent to No. 2 Road is a 1-2 storey commercial building (financial institution) with Community Commercial (CC) zoning and farther east is another 1-storey commercial building (pub and grill) subject to Land Use Contract 128. Still farther east is a mix of residential building types with Two Unit Dwelling (RD1) and Single Detached (RS1/E) zoning.

To the east, adjacent to the subject site along the south side of Blundell Road is a 1-storey commercial building (food store) subject to Land Use Contract 087 and beyond is a 1-storey strip commercial building subject to Lands Use Contract 010. Farther east is a series of 2 to 3-storey intermediate care facility buildings (Rosewood Manor) with Health Care (HC) zoning.. Also adjacent to the subject site but south of Blundell Road (with no section line road frontage) are two 7-storey residential buildings subject to Land Use Contract 010.

To the south, across a private access road/driveway are older 2-storey cluster townhouses subject to Land Use Contract 010.

To the west, across No. 2 Road is a mix of residential single family residential dwellings, duplexes, and townhouses with Single Detached (RS1/E), Two Unit Dwelling (RD2) and Medium Density Townhouses (RMT1) zoning.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the Community Commercial – Blundell Road (ZC14) and Auto-Oriented Commercial (CC) zoning for these 2 properties.

Advisory Design Panel (ADP)

This Development Permit application was presented to and supported by the ADP on January 23, 2013. See **Attachment 2** for the ADP comments and the applicant responses that are highlighted in ***bold italics*** immediately following each ADP comment.

Analysis

Conditions of Adjacency

- To the north: Streetscape improvements are proposed along the north property line including a small pedestrian plaza at the corner of Blundell Road and No. 2 Road as well as other boulevard upgrades including tree, shrub and groundcover planting. The existing sidewalk is to remain but a Statutory Right of Way (SRW) will be granted for a future bus shelter to be provided by the City.
- To the east: Landscape upgrades and improvements are proposed along the east property line including supplemental tree planting, overhead trellis structures and new garbage enclosures that create an appropriate balance between visibility for security and screening for aesthetics.
- To the south: Retention of an existing hedgerow of trees together with supplemental infill tree planting and new garbage enclosures will provide improvements along the south property line.
- To the west: The existing sidewalk and the row of 16 large street trees will be retained along No. 2 Road including the selective removal and replacement of shrub planting between the sidewalk and surface parking lot.

Transportation and Traffic

1. <u>No. 2 Road - South Access/Egress</u>: The Blundell Centre owner has agreed to a lump sum contribution of $50,000 for traffic signal upgrades. See the Development Permit conditions for a detailed description of the required traffic signal improvement. A legal agreement will be granted by the owner providing the City with access to the development lands in order to maintain traffic signal equipment located on the development lands.

2. No. 2 Road - North Access/Egress: Based in input from the Transportation consultant and subsequent discussions with Transportation staff this existing right-in and -out driveway will remain as is with no other changes required within the road right-of-way, at this time. However as traffic volumes increase, staff will monitor the operation of this access and determine if additional vehicle turning restrictions are required. The traffic signal at the south entry along No. 2 Road will provide sufficient breaks in the traffic flow for exiting vehicle traffic.

3. Blundell Road - West Driveway: The owner has agreed to install improvements to this driveway location including a raised traffic island within the driveway crossing to restrict left turn egress from the site and the associated re-stripping in the centre of Blundell Road that will include the insertion of a short left turn slot on Blundell Road (westbound to southbound), separated from the left turn stacking lane at the intersection of Blundell Road and No. 2 Road.

4. Transit SRW: The owner will also grant an approximate 1.3 m wide x 5.7 m long statutory right-of-way for transit purposes along the north property line of 6020 Blundell Road in order to allow for the installation of a bus shelter by the City at a future date.

5. Parking: The current site plan includes the provision of parking as follows:

Buildings	Total Gross Floor Area	Total Leasable Floor Area	Required Parking	Provided Parking
Site 1 – 6020 Blundell Road				
Building A	676.3 m² (7,280 ft²)	676.3 m² (7,280 ft²)	23	
Building B	1,359.9 m² (14,637 ft²)	1,321.3 m² (14,222 ft²)	66	
Sub-Totals	2,036.2 m² (21,917 ft²)	1,997.6 m² (21,502 ft²)	90	144
Site 2 – 8120 No. 2 Road				
Building C	1,699.6 m² (18,294 ft²)	1,567.3 m² (16,870 ft²)	67	
Building D (McDonalds no change)	474.5 m² (5,108 ft²)	474.5 m² (5,108 ft²)	41	
Building E	3,861.8 m² (41,568 ft²)	3,861.8 m² (41,568 ft²)	159	
Sub-Totals	6,035.9 m² (64,970 ft²)	5,903.6 m² (63,546 ft²)	267	288
Totals	8,072.1 m² (86,887 ft²)	7,901.2 m² (85,048 ft²)	357	432

The current development data summary on the architectural site plan indicates a surplus of 76 parking stalls. The revised parking layout associated with the replacement Building A complies with the existing parking standards (aisle width and parking stall sizes) according to the current Richmond Zoning Bylaw.

6. Loading and Bike Facilities: The Richmond Zoning Bylaw requires a minimum of 1 designated on-site medium size (SU9) loading bay for the new Building A, which has been provided and the remaining loading bays remain unchanged throughout the remainder of the existing Blundell Centre. According to City standards the new Building A requires two (2) Class 1 bicycle parking spaces as lockers. This proposal for Building A includes six (6) Class 2 bike parking spaces in 2 bike rack and two (2) Class 1 bike lockers within the building as tenant improvements.

Engineering and Servicing

1. Full engineering and servicing conditions are identified in the Development Permit conditions.
2. Service Connections: Water analysis is not required. Sanitary analysis and upgrades are not required. The owner has incorporated innovative storm water management measures into the design including additional permeable paving, more tree planting and additional absorbent landscape areas. All future storm drainage from the site will be directed to the No. 2 Road box culvert via the existing tie-in for this service connection.

Fire Prevention, Detection and Protection

1. The Blundell Centre owner is required to confirm that adequate fire-flow is available from existing mains at the Building Permit stage.
2. The spacing of fire hydrants will be assessed during the Servicing Agreement phase, which may result in the need for additional fire hydrants.
3. The owner has provided a separate site plan to demonstrate adequate emergency vehicle access and manoeuvrability on-site.

Urban Design and Site Planning

1. Design Guidelines: The applicant has submitted an appropriately detailed response to the relevant design guidelines identified below (see **Attachment 3**):
   - Official Community Plan (OCP) Schedule 1 – Section 9.2 – General Guidelines (i.e., in particular give consideration to the following specific sections, 9.2.2.B Weather Protection, 9.2.3.A Tree Preservation, 9.2.4.B Surface Parking, 9.2.5.A Corner Sites, 9.2.7 Refuse, Recycling and Service Areas), and
   - Official Community Plan (OCP) Schedule 1 – Section 9.4 – Commercial Guidelines.

   The applicant responses to the design guidelines are acceptable, thus the proposed development is generally in compliance with the applicable design guidelines.
2. Site Planning - Building A: The proposed replacement Building A is sited in a similar location to the existing freestanding building in order to respect a view restrictive covenant easement for existing the McDonald's restaurant however improvements are proposed at the intersection including the provision of a small pedestrian plaza, new planting, bike racks, pedestrian connections into the Blundell Centre retail frontages plus a new pylon sign similar in character to the building facade improvements proposed to the new and existing buildings within the Blundell Centre.

Architectural Form and Character

1. Building A: The proposed replacement Building A (676.3 m^2 or 7,280 ft^2) is approximately 190.4 m^2 larger than the existing Building A (485.9 m^2 or 5,230 ft^2) but there is sufficient under-utilized floor area within the existing to accommodate the slightly larger replacement Building. The proposed design of Building A includes the use of high quality building material such as metal and concrete panels, a metal canopy and accent ledger stone cladding. The proposed cladding materials for Building A have been repeated for the proposed facade upgrades on Buildings B, C and E.

2. Other Facade Improvements: The proposed Building B, C and E proposed facade renovations incorporate similar high quality building materials including metal panels, corrugated metal siding, EIF stucco, culture stone, storefront prefinished aluminum frames and clear double glazing. These proposed facade improvements will be compatible with the architectural design of the proposed new Building A.

3. Design Coordination: The architectural design of the replacement Building A has been to achieve a balance between a distinctive character for the intended tenant incorporating some corporate identity elements yet retaining sufficient similarities in design (i.e., materials and colour) to be compatible with the proposed facade upgrades proposed for Buildings B, C and E. The McDonald's restaurant (Building D) is not subject to the proposed facade upgrades.

3. Weather Protection: This proposal incorporates a new and continuous 1.8 m wide canopy along all on-site retail frontages of Buildings B and C. Building E also has a continuous canopy along the entire retail frontage but it is reduced in width to approximately 1 m wide in several locations.

4. Signage: The existing signage above the individual storefronts is proposed to be replaced by a new sign band at the front of the built-up canopy on a raceway for the installation of high quality channel letter signs. The existing pylon at the intersection of Blundell and No. 2 road will be replaced with new pylon at the same height as the existing pylon but designed in a matter to be compatible with the proposed new facade upgrades. The architect has submitted documentation and drawings substantiating that the proposed signage for Buildings A, B, C and E complies with the Sign Bylaw. A separate sign permit will also be required for the signage associated with the proposed renovations.

Landscape Design and Open Space Design

1. Landscape Plans: The landscape planting plans have been revised and improved to show the specific location and exact quantities of proposed planting.

2. Blundell Road Boulevard: The owner proposes landscape boulevard improvements including additional tree, shrub and groundcover planting along the Blundell Road frontage consistent with streetscape improvements along the adjacent Safeway Store to the east.

3. No. 2 Road Boulevard: Landscape improvements are proposed at the Blundell Road and No. 2 Road intersection in the form of a new and enlarged pedestrian plaza and the existing large street trees along the narrow No. 2 Road boulevard strip will be maintained.

4. On-Site Tree Planting: The landscape plan proposes 20 new trees and 670 new shrubs on-site including 3 new planting islands within the surface parking area along No. 2 Road and the refurbishment of 6 existing planting islands on-site.

5. Pedestrian Walkways: Additional decorative paving is proposed on-site within the expanded pedestrian plaza near the Blundell Road and No. 2 Road intersections and within the surface parking lot to better recognize and accommodate the major pedestrian desire lines with separately delineated walkways.

6. Perimeter Landscape Treatment: The owner has agreed to landscape improvements along the east and south property lines to achieve a more appropriate balance between security and screening objectives including new enclosures to contain and screen garbage and recycling containers, retention of the existing chain link fencing but supplemental tree and shrub

planting to provide better screening to adjacent properties but still permit informal surveillance from the neighbouring properties.

Refuse and Recycling

1. Garbage Enclosures: New garbage and recycling enclosures are proposed along the east and south property line as requested as well as throughout the existing surface parking lot. In addition, the garbage and recycling enclosure near the Blundell Road entry has been relocated and reoriented to avoid on-site traffic congestion.
2. Garbage/Recycling Containers: City guidelines regarding the provision of garbage and recycling containers have been provided and the owner indicates that adequate and appropriate collection containers that exceed City standards will be provided throughout the shopping centre in direct response to the specific needs of the various tenants including shared use facilities where possible.

Sustainability and Crime Prevention Through Environmental Design (CPTED)

1. Sustainability: The sustainability features incorporated into the Blundell Centre include the following categories, environmental, storm water management, energy efficiency, green building features, water conservation, community design, secure community and economic sustainability. See **Attachment 4** for a detailed listing of sustainability features.
2. CPTED: Crime prevention measures have been incorporated throughout the Blundell Centre including periodic security patrols, private alarm systems, unobstructed visible to Commercial Retail Units (CRU's) from the adjacent streets, clear storefront glazing to provide informal surveillance of the surface parking lot, night lighting throughout the site, perimeter fencing and motion sensor flood lights on the rear of the buildings in concert with sufficient visual access into the rear service areas to discourage nuisance behaviour yet provide reasonable screening for adjacent properties.

Conclusions

The proposed replacement Building A and the proposed facade enhancements to Buildings B, C and E represent a significant upgrade to the existing Blundell Centre and staff recommend support for these proposed improvements.

Brian Guzzi, MCIP, MCSLA
Senior Planner - Urban Design

Attachment 1: Development Application Data Sheet
Attachment 2: Advisory Design Panel Comments and Applicant Responses
Attachment 3: Design Guideline Checklist
Attachment 4: Sustainability Features

BG:cas

Prior to approval of the Development Permit, the developer is required to complete the following:

1. The granting of an approximate 1.3 m wide x 5.7 m long statutory right-of-way in favour of the City for transit purposes along the north property line of 6020 Blundell Road in order to allow for the installation of a bus shelter by the City at a future date.
2. Registration of an approximate 14 m wide x 32 m long statutory right-of-way in favour of the City for utility purposes in order to access, maintain, replace or repair traffic loops and associated City equipment located on the development lands but associated with the traffic signal at the south vehicle access/egress to the development lands from No. 2 Road.
3. Receipt of a Letter of Credit (LOC) as a security for the installation of the proposed landscape improvements as indicated on the landscape drawings in the amount of $41,937.00 based on a detailed cost estimate prepared by a BC registered landscape architect. This LOC shall be returned to the Owner following the landscape inspection by City staff at the end of the landscape establishment maintenance period provided that the landscape improvements have been installed generally in accordance with the approved Development Permit landscape drawings.
4. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. Submission of a Tree Survival Security to the City as a Letter of Credit (LOC) in the amount of a $40,000.00 (16 x $2,500 each) to ensure the continued retention of the existing large street trees (Tulip Trees) along the No. 2 Road frontage intended to be retained. This LOC shall be returned to the Owner following the landscape inspection by City staff at the end of the landscape establishment maintenance period provided that these 16 trees intended to be retained remain in good health.
6. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
7. Registration of a flood indemnity covenant on title.
8. Discharge of any appropriate title charges registered in the Land Title Office following City staff review of the Title Summary to be provided by the Owner of the Blundell Centre.

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

1. Enter into a Servicing Agreement* for the design and construction of service connections, if appropriate including frontage improvements along No. 2 Road and Blundell Road. Works include, but may not be limited to the following:

   A. Engineering Conditions:

      a. Any new service connections are to be designed via the Servicing Agreement (SA) process.
      b. Storm: The owner has demonstrated that innovative storm water management measures have been incorporated into the design of this proposal including additional permeable paving, more tree planting and additional absorbent landscape areas. The existing 450 mm storm sewer along Blundell Road does not require up-sizing to a minimum of 750 mm from existing manhole STMH719 (approx. 26 m east of the east property line of the development site) to existing manhole STMH498 (intersection of No. 2 Road/Blundell Road) provided that any additional or new storm drainage from the site will be directed to the No. 2 Road box culvert via the existing tie-in for this service connection.

c. Fire Hydrants: The spacing of existing fire hydrants will be assessed during the review of the Service Agreement drawings in concert with Richmond Fire Rescue staff and this may result in the requirement to install additional fire hydrants.

B. Transportation Conditions:

a) No. 2 Road Frontage Improvements:

i. South Vehicle Access/Egress on No. 2 Road – Existing Traffic Signal Upgrades:

- The contribution of $50,000 towards the traffic signal upgrade at the south access/egress driveway location along No. 2 Road from the existing pedestrian signal to a full traffic signal modifications to the signals plus civil engineering works such as removal of the existing driveway letdown, installation of curb returns at the site access and pavement markings. A Statutory Right-of-Way (SRW) of appropriate dimensions will be required at the west end of the on-site magazine since there are existing traffic loops on private property associated with this traffic signal.

b) Blundell Road Frontage Improvements

i. Blundell Road Vehicle Access/Egress Driveway Upgrades:

- Provision of a raised traffic island to preclude left turn egress from the subject site to Blundell Road from access/egress driveway along the north property line. As well, design for new pavement markings to create a short left turn lane at the Blundell Road driveway location (westbound to southbound into the site), which should be kept separate from the Blundell Road / No. 2 Road intersection left turn storage lane (westbound to southbound) is to be included in the Servicing Agreement to the satisfaction of the Director of Transportation.

ii. Other Frontage Improvements:

- Provision of a 1.3 m wide x 5.7 m long SRW for transit purposes along Blundell Road is required in order to locate a future bus shelter by the City adjacent to the proposed new Building A road frontage.

2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

* This requires a separate application.

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

- All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.
- The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Private utility companies may require rights-of-ways to accommodate their equipment. It is recommended that the Applicant contact the private utility companies to understand their requirements.

An executed copied is located in the file.

Signed _____ Date _____

City of Richmond

Development Application Data Sheet
Development Applications Division

DP 12-616074 **Attachment 1**

Address: 6020 Blundell Road (SITE 1) and 8120 No. 2 Road (SITE 2)

Applicant: Urban Design Group Architects Inc. Owner: Conway Richmond Ltd.

Planning Area(s): Blundell Planning Area

Existing Floor Area: Gross: 7,881.6 m^2 Net Leasable: 7,710.8m^2

Proposed Floor Area: Gross: 8,072.1 m^2 Net Leasable: 7,901.2 m^2

Building A Only: Gross: 676.3 m^2 Net Leasable: 676.3 m^2

	Existing	Proposed
Site Area	SITE 1: 7,277 m^2 78,335 ft^2 SITE 2: 20,228 m^2 217,653 ft^2 Total: 27,505 m^2 295,953 ft^2	SITE 1: 7,277 m^2 78,335 ft^2 (no change) SITE 2: 20,228 m^2 217,653ft^2 (no change) Total: 27,505 m^2 295,953 ft^2 (no change)
Land Uses	retail/commercial	no change
OCP Designation	Neighbourhood Service Centre	no change
Zoning:	SITE 1: Community Commercial-Blundell (ZC14) SITE 2: Community Commercial (CC)	no change

	Bylaw Requirement	Existing	Proposed	Variance
Floor Area Ratio (FAR):	(Maximum % Allowed) SITE 1: 50.8 SITE 2: 50	SITE 1: 25.37 % SITE 2: 29.85 %	SITE 1: 27.99 % SITE 2: 29.85 %	not permitted
Lot Coverage:	(Maximum % Allowed) SITE 1:35.6 SITE 2: 35	SITE 1: 25.37 % SITE 2: 29.85 %	SITE 1: 27.99 % SITE 2: 29.85 %	none
Setback – Front Yard:	Min. SITE 1: 6 m Min. SITE 2: 3 m	SITE 1: 6 m SITE 2: 3 m	SITE 1: 6 m SITE 2: 3 m	none
Setback – Side Yard(s):	Min. SITE 1: 0 m Min. SITE 2: 3 m	SITE 1: 0 m SITE 2: 3 m	SITE 1: 0 m SITE 2: 3 m	none
Setback – Rear Yard:	Min. SITE 1: 0 m Min. SITE 2: 6 m	SITE 1: 0 m SITE 2: 3 m	SITE 1: 0 m SITE 2: 6 m	none
Height (m):	Max. SITE 1 9 m Max. SITE 2 9 m	SITE 1: 6.71 m SITE 2: 6.71 m	SITE 1: 6.71 m SITE 2: 7.32 m	none
Off-street Parking Spaces:	SITE 1: 153 max SITE 2: 267 Total: 420	SITE 1: 164 SITE 2: 288 Total: 452	SITE 1: 144 SITE 2: 288 Total: 432	none
Off-street Parking Spaces: Regular (R), Small (S), Accessible (HC)	(R) 210 min (S) 201 max (H/C 9	(R) 383 (S) 64 (H/C) 5	(R) 338 (S) 86 (H/C) 9	none
Off-street Loading Spaces: Small (S), Medium (SU9) & Large (WB-17)	(S) (SU9) 1 (WB-17) 1	(S) 1 (SU9) 1 (WB-17) 2	(S) 1 (SU9) 1 (WB-17) 2	none

Attachment 2

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, January 23, 2013 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

The Advisory Design Panel comments regarding the DP 12-626361 are identified below including the Applicant response immediately following each ADP comment highlighted in bold italics.4. DP 12-616074 – 1-STOREY (7,280 SQ.FT. REPLACEMENT COMMERCIAL/FINANCIAL BUILDING PLUS FAÇADE RENOVATIONS TO THE REMAINDER OF THE BLUNDELL CENTRE (3 OF 4 EXISTING COMMERCIAL/RETAIL BUILDINGS WITHIN THE BLUNDELL CENTRE)

Applicant	Urban Design Group (on behalf of Conway Richmond Ltd.)
Property Location	6020 Blundell Road and 8120 No. 2 Road

Applicant's Presentation

Architect Fariba Gharaei, Urban Design Group Architects Ltd., and Meredith Mitchell, M2 Landscape Architecture, presented the project on behalf of the applicant.

Panel Discussion

Comments from the Panel were as follows:

1. Appreciate weather protection along pedestrian routes; Acknowledged.
2. maximize the amount of tree planting as much as possible to create more shade in the parking areas;
   - ***We will change the species of the parking lot trees to a larger canopy tree. We will also add proposed trees to the south and east side of the subject site behind Building E;***
   - ***This will also provide screening at gaps in the mature landscape (where they are available) and partially screen the garbage enclosures while still ensuring good CPTED design with clear views to potential hidden areas.***
3. extend maintenance program to establish trees where no irrigation is possible;
   - ***Blundell's operation will commit to the maintenance of existing trees;***
   - ***This will be written into the continuing maintenance program for the mall management.***
4. consider the location of ramps that go up to the sidewalk level when working on sidewalks adjacent to the handicapped parking stalls; ensure that cars in parking areas will not block the ramps;

- ***Proposed ramps for proposed Building A and connection of the raised cross walk to Building B are clear from parking, and conveniently located for access.***

5. would be nice to see permeable asphalt;
   - ***We have added permeable concrete pavers in the proposed plaza, as well as using permeable pavers for the new sidewalks and existing sidewalk enhancements.***
   - ***Adding permeable asphalt may pose technical problems adjacent to the non-permeable asphalt at transitions which could result in clogging.***
6. the parapet on Building A is unusually large;
   - ***The parapet is 6' high to screen the roof top units, and the same height as the balance of the shopping centre.***
7. Overall, there is an improvement on the building facades; Acknowledged.
8. pylon sign at the corner of Blundell Road and No. 2 Road could be moved away from the corner and nearer into the site;
   - ***With the limitation of the view and restrictive covenant by McDonald's we are able to move the pylon south inward away from traffic sight lines by 1'***
   - ***The landscape plaza will be modified in this location to account for the pylon sign location change.***
9. access on to No. 2 Road at the mid site has always been problematic; upgrade of the traffic signal is welcome;
   - ***The signal upgrade is part of our proposal.***
10. soil volume and use of structural soil are critical in growing trees; concern on the soil volume of planters in the parking lot; challenging for trees to grow on successfully in the long term;
    - ***Structural soil will be incorporated where suitable to increase the soil volume and not affect the parking count for the existing parking lot. As this will require considerable impact to the existing parking lot and existing tree critical root zones, with cutting the existing asphalt and disruption to traffic flow, we will endeavor to reduce the amount of interference to the existing parking islands with trees that are in poor condition, and new parking islands as noted in the architectural layout plan.***
11. appreciate consideration for maintenance of trees; long-term commitment is needed in view of the maintenance cost of growing trees in a challenging location;
    - ***Blundell property management will take care of the long term maintenance of the trees.***
12. understanding of growing trees in an urban setting have changed since the original trees were planted on site; consider another species of trees more appropriate for present growing condition;
    - ***The parking lot tree species will be revised from the proposed ornamental cherry trees to a more durable species with high exposure and traffic flow in mind.***

13. the canopy of a fully realized tree is valuable and contributes a lot to the overall shopping experience of customers; benefits of tree planting in outdoor parking spaces should be considered along with other constraints, e.g. visibility of parking spaces;
    - ***See comment above; tree species will be revised to a larger canopy tree.***
14. Improvements on building facades are better; No ***Comment.***
15. rhythm and scale of Building A and the renovations on other buildings are completely different and don't hang together; consider ways to make them slightly homogeneous;
    - ***We used the same building materials, high quality architectural paneling system and colours to replicate the character of Building A over the long extension of the existing building façade to create similar design elements between the two buildings.***
    - ***The scale of Building A is less challenging than the existing shopping centre, with concrete columns and space frame structure that supports the proposed canopies. With the L shape column box and architectural prefinished aluminum (similar elements used on the design of building A) we have coordinated the character of Building A with the rest of the shopping centre.***
    - ***Additionally we used the same stone veneer and corrugated metal cladding consistent with Building A to further create harmony between the buildings.***
16. No CPTED concerns; No ***comment.***
17. appreciate the replacement of existing single glazing to double glazing as it is a positive contribution to efficient energy consumption; ***Acknowledged.***
18. Overall approach is good; a positive upgrade to the commercial centre; ***Acknowledged.***
19. Building A has a pleasant design, nice features, and appropriate scale and materials; however, its side elevations have transparency issues and need to be further articulated;
    - ***The simplistic design of Building A allows it to stand out on its own and gives it a unique character, which is in harmony with the overall design of the shopping centre. The building has almost 50% of its walls treated with storefronts. The balance of the walls have been treated with multiple building materials to break-up the blank wall effect. Additionally, the energy model (ASHRAE) which we aim to design to, will only permit a certain amount of glazing to ensure maximum energy efficiency. (Back of the house washrooms, storage/warehouse space within the building).***
20. Consider opportunities for bringing some of the aesthetics and materials of Building A to the facades of other buildings in the commercial centre;
    - ***We used the same building materials, high quality architectural paneling system and colours to replicate the character of Building A over the long extension of the existing building façade to create similar design elements between the two buildings.***
    - ***The scale of Building A is less challenging than the existing shopping centre, with concrete columns and space frame structure that supports the proposed canopies. With the L shape column box and architectural prefinished aluminum***

(similar elements used on the design of Building A) we have coordinated the character of Building A with the rest of the shopping centre.

- ***Additionally we used the same stone veneer and corrugated metal cladding consistent with Building A to further create harmony between the buildings.***

21. Consider improvements to the garbage enclosures throughout the site to make them more visually appealing;
    - ***We revised the design of garbage enclosure and the details are included in the re-submission package***
22. Garbage enclosure near Building A is problematic as it may create traffic congestion but relocating it elsewhere on the site may cause traffic problems in another area;
    - ***We revised the location of the garbage enclosure as per staff suggestion and it is facing Building A for less traffic congestion, while still being convenient for the tenants and truck pick-up.***
23. Roofline of the new Building A does not address the flat roofline of the rest of the buildings in the commercial centre; consider opportunity to break the roof plane of Building A;
    - ***We feel the roof line as proposed is more esthetically pleasing for this design. Breaks in this roof design have a drastic effect on the look that we don't feel is maintaining our design intent.***
24. Question the decorative paver walkway on the back side of Building A which is close to the front; pedestrians should be directed to the frontage instead of the back of the house for a more pleasant pedestrian experience;
    - ***We have eliminated the sidewalk along the east side of Building A***
25. The renovations are an improvement to the existing commercial centre.
    Acknowledged.

Panel Decision

It was moved and seconded

That DP 12-616074 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.

CARRIED

Attachment 3: Design Guideline Checklist

URBAN DESIGN GROUP ARCHITECTS LTD. 600 – 1140 W PENDER ST. VANCOUVER, BC V6E 4G1 (604) 687-2334 FAX (604) 688-7481

Paul Chiu, Architect AIBC, MRAIC, AAA, SAA, MAA, OAA, SBA, Principal
Fariba Gharaei, Architect AIBC, MRAIC, OAA, LEED AP, SBA, Associate
Rudi Klauser, RID, NCIDQ, LEED AP, Senior Associate
Crosbby Chiu, MRAIC, SBA, Senior Associate
Eric Ching, CSBA, Associate

Rick Jones, Principal
Aaron Vornbrock, Vice President
Martin Grube, Associate
Bojan Ilic, Associate

October 31, 2012

City of Richmond
Planning & Development
6911 No. 3 Road
Richmond BC V6Y 2C1

Attention: Brian Guzzi
Senior Planner, Urban Design

RE: Response Letter to Design Guideline for Proposed Exterior Renovations
Blundell Centre, Richmond BC **Our Project No.** 3446

9.2.2.B Weather Protection

Our design enhances the existing canopy projections along the fronts of Building B, C and E with the canopy overhang ranging from 6' to 13' deep.

The proposed design characteristics for the new building incorporate the new image of Vancity provided with 4' weather protection on the front/west side which connects pedestrian flow to the existing shopping centre.

9.2.3.A Tree Preservation

We've engaged a Landscape Architect to assess the condition of the existing trees in an effort to retain all the trees that are mature and in good condition. No trees are proposed to be removed.

We've introduced open spaces and walkways with new landscaping along the Blundell Road frontage, retained the mature trees along No. 2 Road, removed existing invasive shrubs and enhanced the landscaping in this area.

We are proposing to increase the building height 300 mm above the crown of the road. A detailed droinage and grading plan will be provided at the time of Building Permit.

New landscaped areas have been specified to have increased soil depths to allow for good soil volumes.

9.2.4.B Parking

Surface parking is provided and will continue to be screened from the street by the landscaping. The parking area located behind Building A is screened with existing trees while additional screening measures are provided by the decorative wood trellises and plantings along the south and east edges. Additional Tree Islands are proposed to further increase the permeability of the site and reduce the Heat Island Effect.

A raised crosswalk with distinct pavement is proposed for safe pedestrian connectivity between Building A and the shopping centre. Other distinct pathways currently exist which connect the pedestrian pathway from No. 2 Road to the shopping centre and connects Building C to Building E on the west. Various letdowns are proposed to facilitate convenient and direct access from the parking space to the building.

9.2.5 Building Scale and Form- Corner Sites

Due to existing lease/legal commitments, we are unable to locate new Building A to the corner; however, we did locate it tight to Blundell Road and have incorporated a visually prominent plaza at the corner. The main entrance to the current building is oriented to the street.

9.2.7 Refuse, Recycling & Service Area

We've proposed decorative enclosures for the refuse and recycling bins with wood trellises on top to further screen the service areas from public view.

Yours truly,

Fariba Gharaei, Architect AIBC, MRAIC, OAA, LEED AP, SBA, Associate
URBAN DESIGN GROUP ARCHITECTS LTD.

(FG/rf/cdm)

Attachment 4: Susutainability Features

URBAN DESIGN GROUP ARCHITECTS LTD. 600 – 1140 W PENDER ST. VANCOUVER, BC V6E 4G1 (604) 687-2334 FAX (604) 688-7481

Paul Chiu, Architect AIBC, MRAIC, AAA, SAA, MAA, OAA, SBA, Principal
Fariba Gharaei, Architect AIBC, MRAIC, OAA, LEED AP, SBA, Associate
Rudi Klauser, RID, NCIDQ, LEED AP, Senior Associate
Crosbby Chiu, MRAIC, SBA, Senior Associate
Eric Ching, CSBA, Associate

Rick Jones, Principal
Aaron Vornbrock, Vice President
Martin Grube, Associate
Bojan Ilic, Associate

October 30, 2012

City of Richmond
Planning & Development Department
6911 No. 3 Road
Richmond, BC V6Y 2C1

Attention: Brian Guzzi, MCIP, MCSLA
Senior Planner – Urban Design

Re: Sustainability Features
DP #12-616074: 6020 Blundell Rd. / 8120 No. 2 Rd., Richmond, BC **Our Project No. 3446**

Environment: Protection & Enhancement of Environment

- Maintain the existing trees as well as add trees in to the parking lot and along Blundell road. Invasive plant species will be removed and appropriate steps will be taken to ensure existing vegetation remains intact.

- Design sediment and erosion control measures to minimize site disturbance at the time of construction.

- Incorporate the ground level and dark skies light reduction principles. Additionally we propose the use of LED technology for exterior lighting and energy efficiency.

- Enhance the refuse areas by building enclosures with decorative wood trellises around, as well as adding a full range of recycling containers as per the City's new recycling program.

Storm Water Management

- Permeable pavers and permeable coloured concrete are proposed for the new plaza at the corner of No. 2 Road and Blundell Road along the sidewalks around Building A, new landscape areas are proposed which will increase the permeability of the site. Additionally we are proposing to enhance the existing sidewalks and open spaces with the high lights of the new planters and permeable paving material to further increase the permeability of the site and the storm run-offs.

- All proposed soft landscape will be finished with a minimum of 450 mm depth of absorbent topsoil. These vegetated areas will promote soil infiltration, provide retention, slow down runoff and filter contaminants during sheet flow.

Energy Efficient Construction

- Replace all existing single-glazed storefronts with new double-glazed thermally broken storefronts to improve the energy performance of the building.

- Replace the existing 8 foot high storefronts with new 10 foot high storefronts which will increase the daylight penetration and prolong daylight into the retail shops during twilight hours.

Green Building Features

- To minimize the heat island effect, tree islands are proposed within the parking stalls and dense landscape has been incorporated along the north and west property lines.

Water Conservation

- Drought tolerant plants have been proposed in areas closest to pavement and pavement edges for approximately 22% of plant total.

- A high efficiency irrigation system with central control and rain sensors will be implemented in new planting areas with water conservation in mind.

- Ultra low flush and/or dual flush toilets will be proposed for Building A.

Community Design

- The development is conveniently located along public transit routes and is centrally located in the surrounding neighbourhood. The location promotes pedestrian traffic and provides for a walking distance shopping experience for the local community.

- The integration of planters, benches and trees into open spaces at the corner of Blundell and No. 2 Road will improve the shopping experience for residents. Bicycle racks will be introduced to further encourage the use of bicycles in the community.

Secure Community

- Incorporate *Crime Prevention Through Environmental Design*. This includes: site lighting, decorative LED light fixtures, and storefront glazing looking through the parking lot and motion sensor flood lights on the back of the building to deter nuisance behavior. The property currently has fencing around the south and west property line, which further controls the accessibility to the site.

- The addition of crosswalks between the buildings will address safety concerns for cyclists and pedestrians.

Economic Sustainability

- Introduce more current retail design elements to the buildings and improve their visibility from the streets. This will create a more updated presence for the proposed shopping centre and contribute to the economic sustainability of the centre.

We trust that the above is to your satisfaction and we look forward to further recommendations.

Yours Truly,

Fariba Gharaei, Architect AIBC, MRAIC, OAA, LEED AP, SBA, Associate
URBAN DESIGN GROUP ARCHITECTS LTD.

FG/ks/cdm

City of Richmond

Development Permit

No. DP 12-616074

To the Holder:	FARIBA GHARAEI, ARCHITECT, AIBC, C/O URBAN DESIGN GROUP ARCHITECTS LTD.
Property Address:	6020 BLUNDELL ROAD AND 8120 NO. 2 ROAD
Address:	600 - 1140 W. PENDER ST., VANCOUVER, BC V6E4G1

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 #24 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 $41,937.00 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 12-616074

To the Holder:	FARIBA GHARAEI, ARCHITECT, AIBC, C/O URBAN DESIGN GROUP ARCHITECTS LTD.
Property Address:	6020 BLUNDELL ROAD AND 8120 NO. 2 ROAD
Address:	600 - 1140 W. PENDER ST., VANCOUVER, BC V6E4G1

---

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

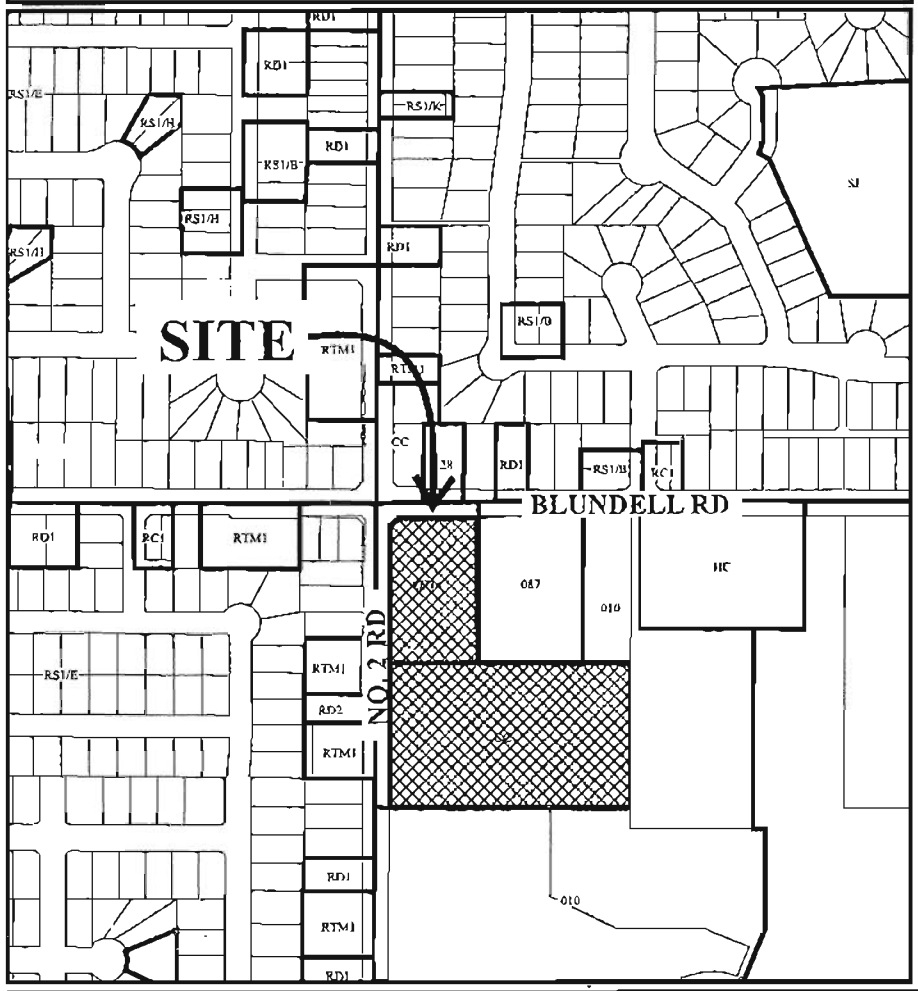
   This Permit is not a Building Permit.

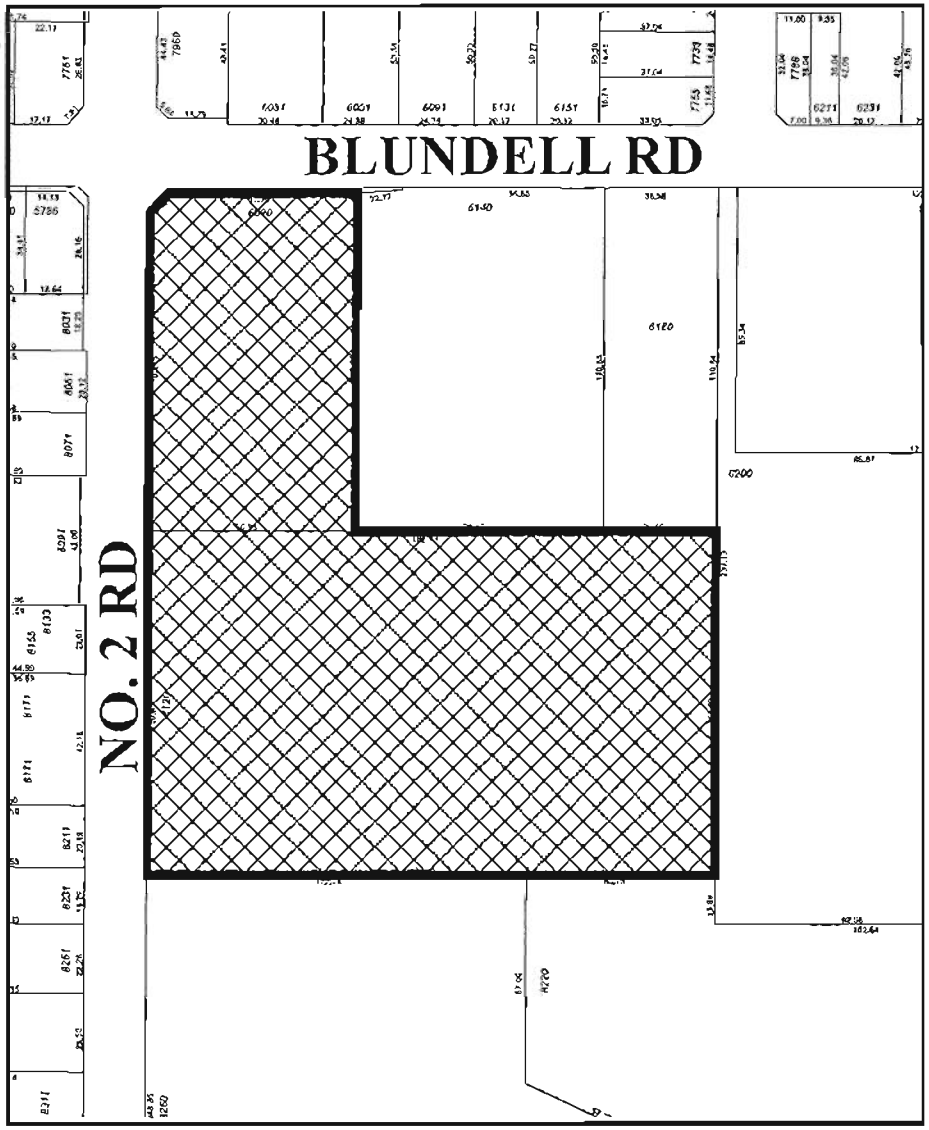
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR

City of Richmond



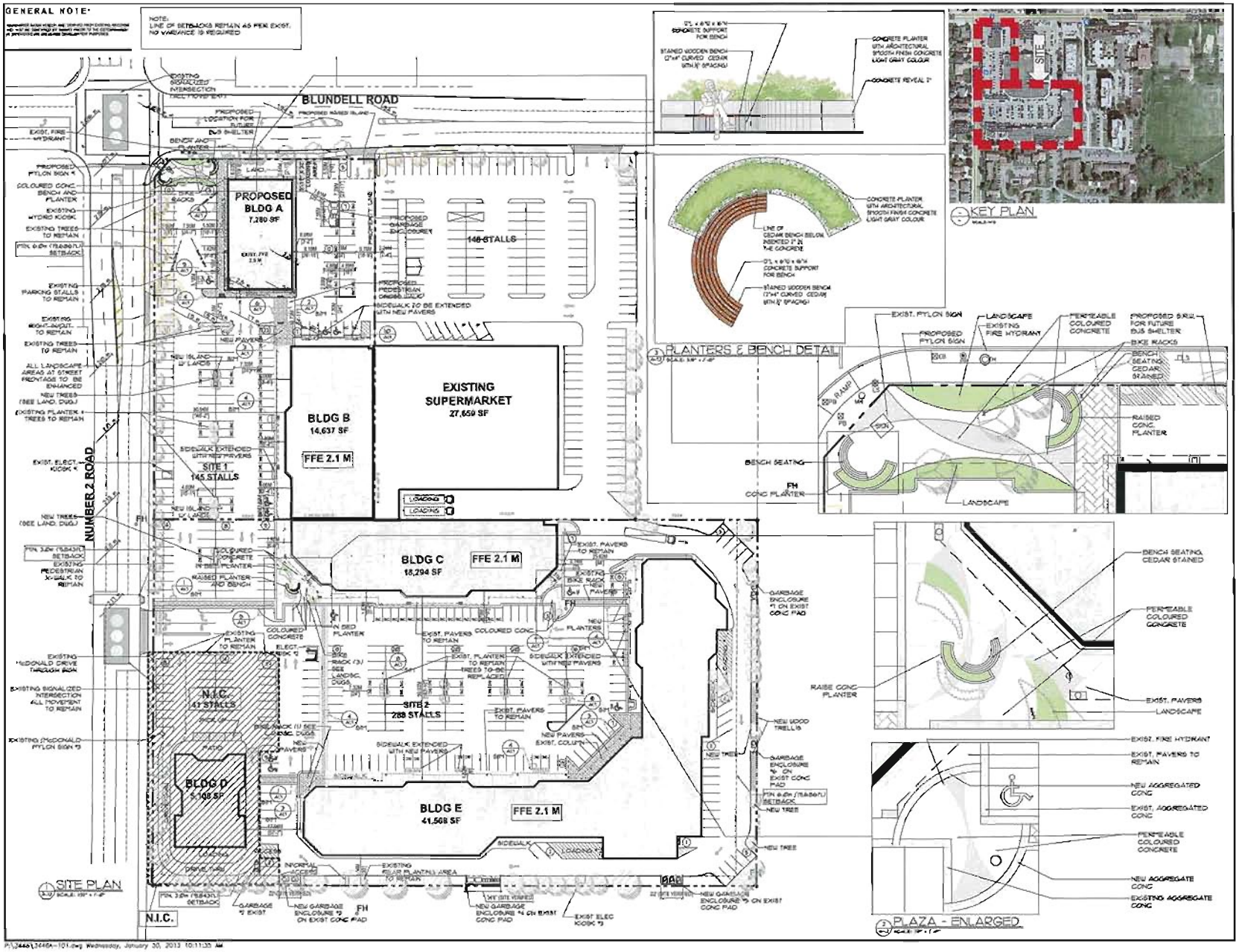


DP 12-616074
SCHEDULE "A"

Original Date: 08/09/12

Revision Date:

Note: Dimensions are in METRES



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FEB 0 5 2013

DP - 12 616074

BLUNDELL CENTRE RENOVATION
NO.2 RD & BLUNDELL RD, RICHMOND, B.C.
For CONWAY RICHMOND LTD.

architects ltd
600-940 WEST PENDER
VANCOUVER, BC V6C 1G1
TELEPHONE 604-687-2234
FACSIMILE 604-687-8181

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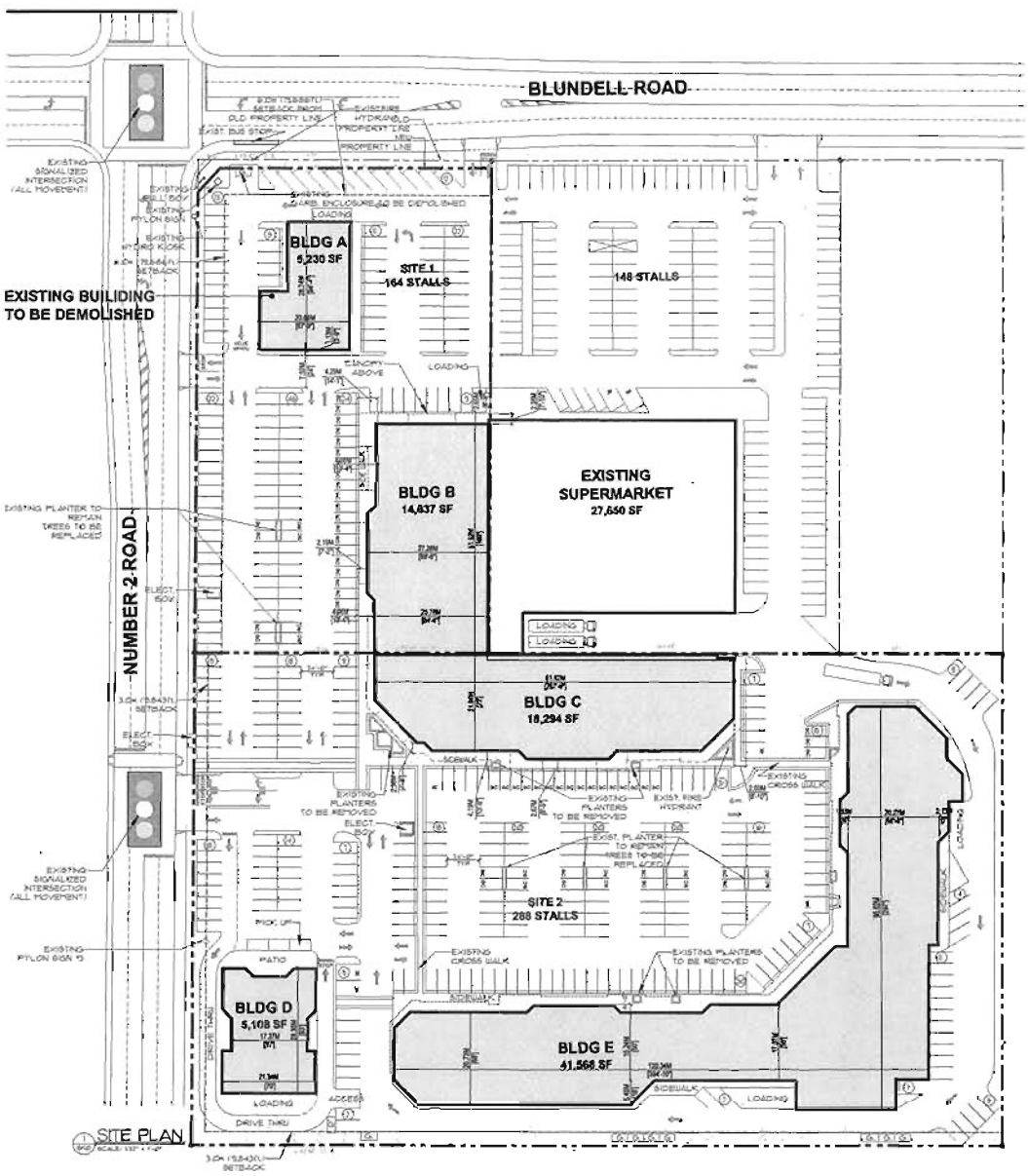
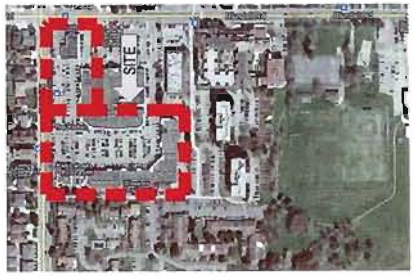
PROPOSED SITE PLAN

A-1.2

GENERAL NOTE:



1 SITE PLAN



1 KEY PLAN

REGISTERED ARCHITECT
FARIBA GHAFAEI
JAN 31 2013
BRITISH COLUMBIA

FEB 04 2013

BLUNDELL CENTRE RENOVATION
NO.2 RD & BLUNDELL RD, RICHMOND, B.C.
For CONWAY RICHMOND LTD.

2.

DP 12 616074

urban design group architects ltd
600-1940 WEST PENDER
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FACSIMILE 604-685-9481

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EXISTING SITE PLAN

A-1.0

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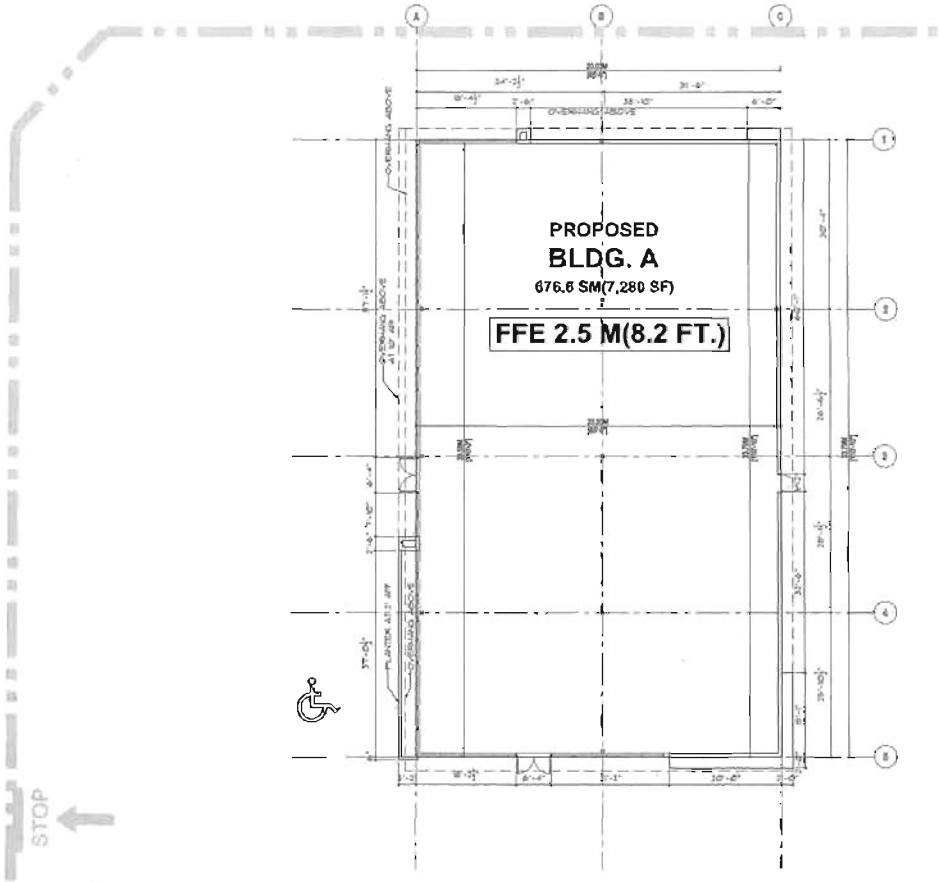
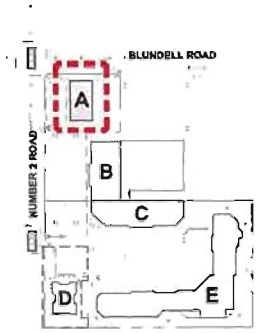


PROPOSED BUILDING A: FLOOR PLAN



KEY PLAN

NOTES:

1. ALL WORK SHALL CONFORM TO B.C. BUILDING CODE 2012 EDITION AND LOCAL MUNICIPAL REGULATIONS.
3. ALL TENANT IMPROVEMENT BUILDING PERMIT APPLICATIONS WILL BE SUBMITTED BY THE TENANT OR THEIR REPRESENTATIVES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY AND TO CORRELATE ALL DIMENSIONS WITH THE DRAWINGS AND THE JOB SITE.
4. IF ANY DISCREPANCIES ARE FOUND BY THE CONTRACTOR AS IT RELATES TO DRAWING COORDINATION AND DIMENSIONS THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.

FLOOR PLAN NOTES:

1. ALL GRIDLINES AND DIMENSIONS ARE REFERENCED TO CENTRE LINE OF COLUMN.
2. EXACT DOOR LOCATION TO BE CONFIRMED BY TENANTS PRIOR TO INSTALLATION.
5. ALL EXTERIOR STOREFRONT AND WINDOW OPENINGS IN SEALED DOUBLE GLAZED CLEAR PLATE GLASS UNITS WITH THERMALLY BROKEN ANODIZED ALUMINUM FRAMES UNO.
3. PROVIDE CONDUIT AND PLYWOOD BACKING FOR ALL EXTERIOR FASCIA SIGNAGE.
7. THE FLOOR SLAB SHALL INCLUDE A MINIMUM 6 MIL VAPOUR BARRIER INSPECTED BY LANDLORD'S ENGINEER OR ARCHITECT PRIOR TO THE CONCRETE BEING POURED.
6. REFER TO STRUCTURAL DRAWINGS FOR ALL STUD SPACING, GAUGE AND BRACING.
1. ALL FULL HEIGHT WALLS TO HAVE A DEFLECTION HEAD AT THE UNDERSIDE OF STRUCTURE. REFER TO STRUCTURAL DWGS.
10. PROVIDE DOUBLE STUDS, BLOCKING, BRACING AND BACK UP PLATES WHERE REQUIRED TO SUPPORT TENANT INSTALLATION EQUIPMENT, CABINWORK, WALL MOUNTED TVS, CABINETS AND TOILET ACCESSORIES, WHERE SUCH ITEMS ATTACH AN EXTERIOR OR DEMISING WALL, AS SHOWN ON TI DRAWINGS.
10. EXCEPT FOR PROPRIETARY OR COLOURS AND FINISHED MATERIALS, COMPONENTS OF THE BUILDING SHALL BE PRIMED AND PAINTED TO PRIMSUN GRADE AS DEFINED BY THE MASTER PAINTERS INSTITUTE STANDARDS.

REGISTERED ARCHITECT
FARIBA GHAHREMANI
JAN 31 2013
BRITISH COLUMBIA

FEB 04 2013

BLUNDELL CENTRE RENOVATION
NO.2 RD & BLUNDELL RD, RICHMOND, B.C.
For CONWAY RICHMOND LTD.

3.

DP 12-616074

urban design group architects ltd
600-1140 WEST PENDER
VANCOUVER, BC V6E 4G1
TELEPHONE 604-687-2234
FACSIMILE 604-688-7181

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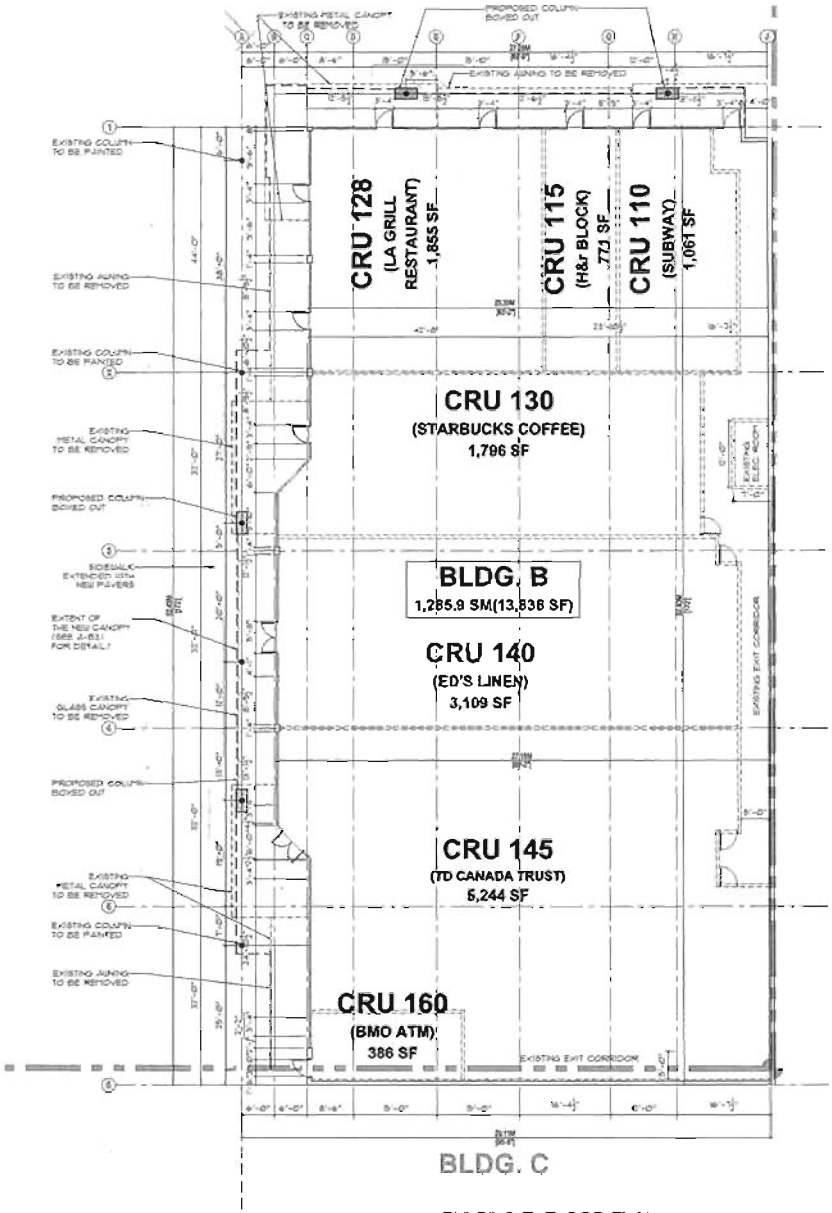
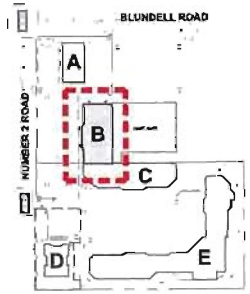
FLOOR PLAN
BUILDING A

A-121



BUILDING B: FLOOR PLAN



KEY PLAN

LEGEND:

- EXISTING AWNING AND METAL + GLASS CANOPY
- PROPOSED CANOPY

NOTES:

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4. IF ANY DISCREPANCIES ARE FOUND BY THE CONTRACTOR AS IT RELATES TO DRAWING COORDINATION AND DIMENSIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.

FLOOR PLAN NOTES:

1. ALL EXISTING CANOPY TO BE REMOVED.
2. EXISTING STRUCTURE TO BE REMAINED.
3. ALL EXISTING 8' HIGH SINGLE GLAZED STOREFRONT TO BE REPLACED WITH DOUBLE GLAZED THERMALLY BROKEN STOREFRONT UP TO 10' HIGH.
4. PROVIDE CONDUIT AND PLYWOOD BACKING FOR ALL EXTERIOR FASCIA SIGNAGE.
5. EXACT DOOR LOCATION TO BE CONFIRMED BY TENANTS PRIOR TO INSTALLATION.
6. ALL EXTERIOR STOREFRONT AND WINDOW OPENINGS IN SEALED DOUBLE GLAZED CLEAR PLATE GLASS UNITS WITH THERMALLY BROKEN ANODIZED ALUMINUM FRAMES ONLY.
7. ALL GRIDLINES AND DIMENSIONS ARE REFERENCED TO LINE OF COLUMN.
8. EXCEPT FOR PROPRIETARY OR COLOURS AND FINISHED MATERIALS COMPONENTS OF THE BUILDING SHALL BE PRIMED AND PAINTED TO PREMIUM GRADE AS DEFINED BY PAINTERS INSTITUTE STANDARDS.

REGISTERED ARCHITECT
FARIBA GHARAEI
JAN 31 2013
BRITISH COLUMBIA

FEB 04 2013

BLUNDELL CENTRE RENOVATION
NO.2 RD & BLUNDELL RD, RICHMOND, B.C.
For CONWAY RICHMOND LTD.

4.

DP 12-616074

urban design group architects ltd
600-1140 WEST PENDER
VANCOUVER, B.C. V6E 4G1
TELEPHONE 604-687-2234
FACSIMILE 604-687-8181

3446

FLOOR PLAN
BUILDING B

A-B01

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LEGEND:

- EXISTING AWNING AND METAL + GLASS CANOPY
- PROPOSED CANOPY

NOTES:

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FLOOR PLAN NOTES:

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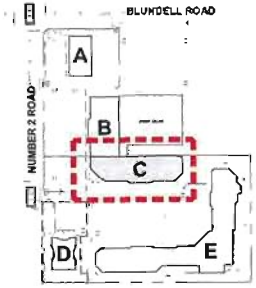
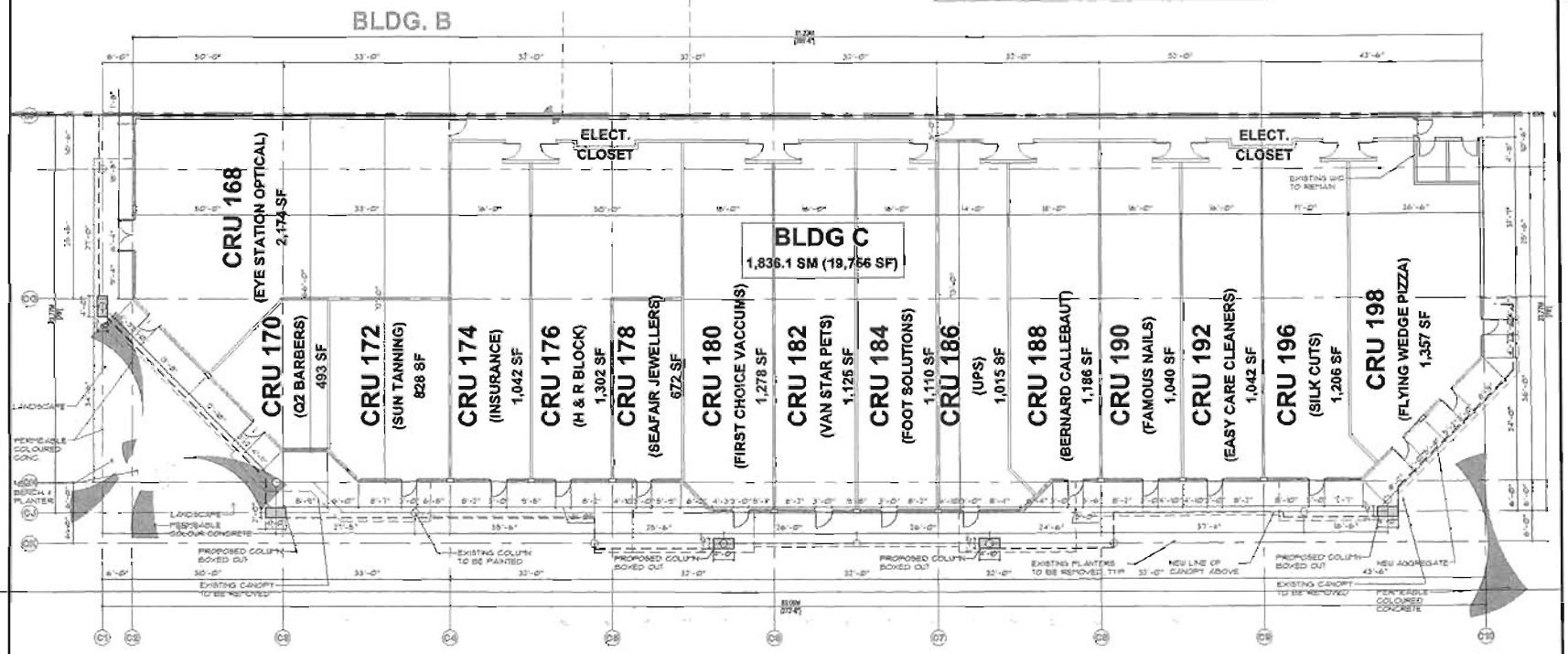


KEY PLAN



BUILDING C: FLOOR PLAN

REGISTERED ARCHITECT FARIBA GHARAEI JAN 31 2013 BRITISH COLUMBIA

FEB 04 2013

BLUNDELL CENTRE RENOVATION
NO.2 RD & BLUNDELL RD, RICHMOND, B.C.
For CONWAY RICHMOND LTD.

DP 12 616074

urban design group architects ltd
600 BND WEST PENDER
VANCOUVER, BC V6E 4C4
TELEPHONE 604-687-0234
FACSIMILE 604-688-7851

FLOOR PLAN
BUILDING C

A-02.1

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NOTES:

1. ALL WORK SHALL CONFORM TO B.C. BUILDING CODE 2012 EDITION AND LOCAL MUNICIPAL REGULATIONS
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FLOOR PLAN NOTES

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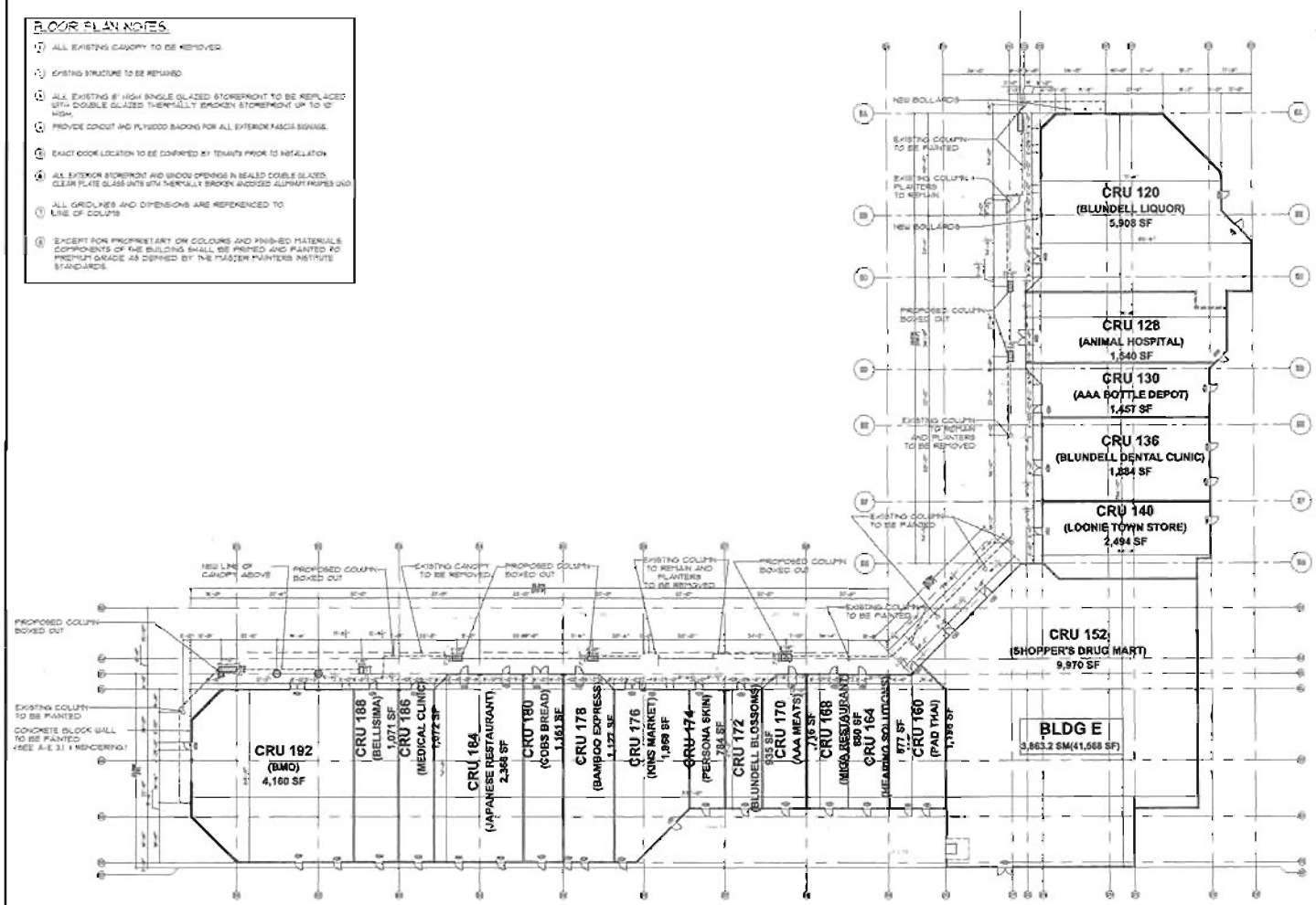
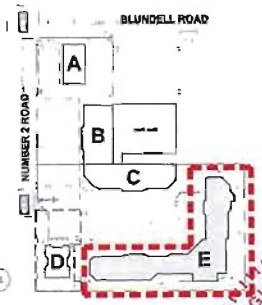
6. ALL EXTERIOR STOREFRONT AND WINDOW OPENINGS IN SEALED DOUBLE GLAZED CLEAR PLATE GLASS UNITS WITH THERMALLY BROKEN ANODIZED ALUMINUM FRAMES UNO
7. ALL GRIDLINES AND DIMENSIONS ARE REFERENCED TO LINE OF COLUMN
8. EXCEPT FOR PROPRIETARY OR COLOURS AND FINISHED MATERIALS, COMPONENTS OF THE BUILDING SHALL BE PRIMED AND PAINTED TO PREMIUM GRADE AS DEFINED BY THE MASTER PAINTERS INSTITUTE STANDARDS.



BUILDING E FLOOR PLAN



KEY PLAN

REGISTERED ARCHITECT TARIBA GHARAEI BRITISH COLUMBIA JAN 31 2013

FEB 04 2013

BLUNDELL CENTRE RENOVATION
NO.2 RD & BLUNDELL RD, RICHMOND, B.C.
For CONWAY RICHMOND LTD.

6.

DP. 12 616074

urban design group architects ltd
600-640 WEST PENDER VANCOUVER, BC V6C 1G8
TELEPHONE 604.688.7201
FAX 604.688.7281

3446

FLOOR PLAN BUILDING E

A-2.1

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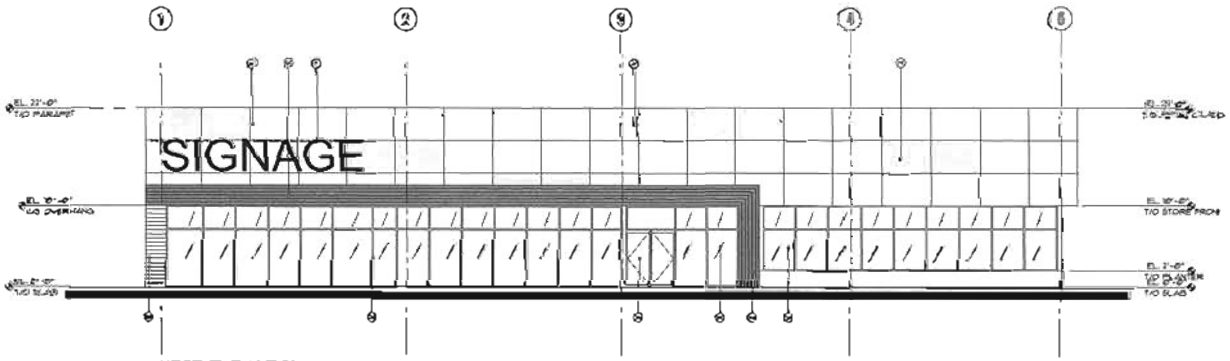
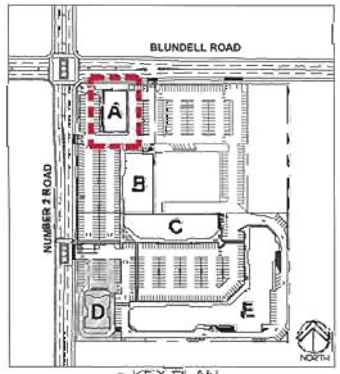


WEST ELEVATION



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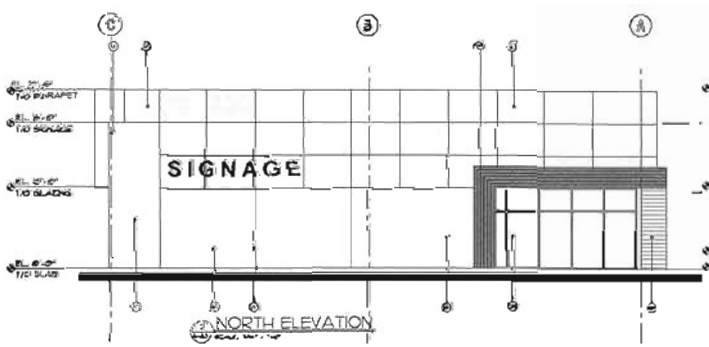
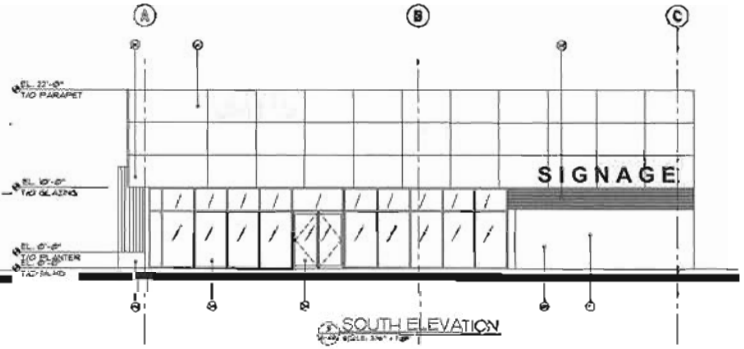
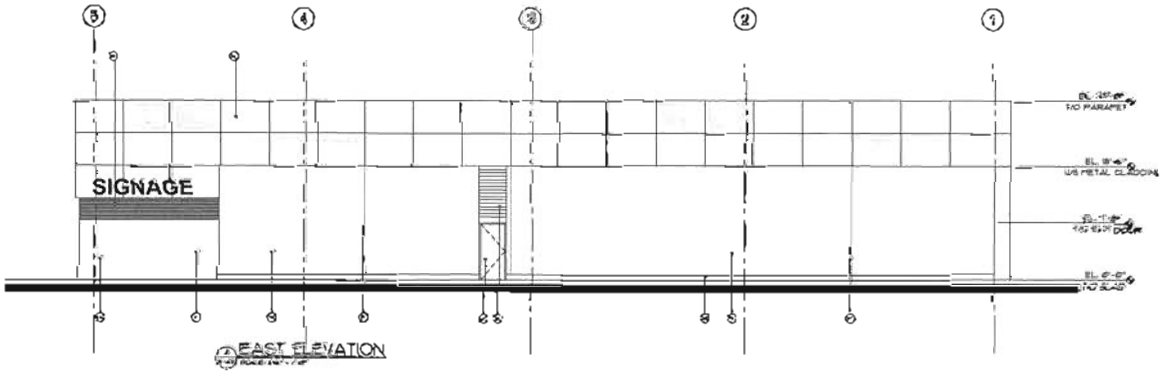


NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

EXTERIOR MATERIALS:

1	AL 3 METAL PANEL
2	CULTURE STONE
3	CORRUGATED METAL SIDING
4	STYSTONE CONTEMPO EXTERIOR CONCRETE CLADDING PANELS 12"H
5	STOREFRONT CLEAR DOUBLE GLAZING, PRE-FINISH ALUM.
6	SIGNAGE BY TENANT
7	PAINTED FINISH
8	DECOR CAP SIDING - CEMENTITIOUS WOOD BOARDS FIBER CEMENT
9	LIGHT FIXTURE - SEE ELECTRICAL SHEETS
10	CONCRETE UPSTAND
11	INSULATED HOLLOW METAL DOOR
12	PRE-FINISHED METAL CAP FLASHING
13	ALUMINUM BREAK SHAPE
14	CONCRETE PLANTER
15	REVEAL
16	
17	
18	
19	
20	

SPECIFICATIONS:

1	BENJAMIN MOORE PAINT 2133-40 DION GRAY
2	CERTAINTEED PRE-STAINED COLOR: CEDAR
3	CLEAR ANODIZED
4	PLATINUM PRO-FIT LEDGESTONE (PA-8011)
5	BERRIDGE METAL PAINT BLACK
6	SAND BLASTED SMOOTH FINISH COLOR TO MATCH BEN MOORE 2133-40 DION GRAY
7	TO MATCH ADJACENT COLOUR
8	[illegible]
9	BENJAMIN MOORE BLACK 2133-40
10	[illegible] STEEL NATURAL
11	AL 13 COLOR TBD
12	AL 13 [illegible]
13	

FEB 06 2013

7.1 DP-12 616074

BLUNDELL CENTRE RENOVATION
NO.2 RD & BLUNDELL RD, RICHMOND, B.C.
For CONWAY RICHMOND LTD.

architects:ltd
600-1040 WEST PENDER
VANCOUVER, BC V6E 4C4
TELEPHONE 604-687-0724
FACSIMILE 604-688-7881

PROPOSED
ELEVATIONS-BLDG. A

A-401.1

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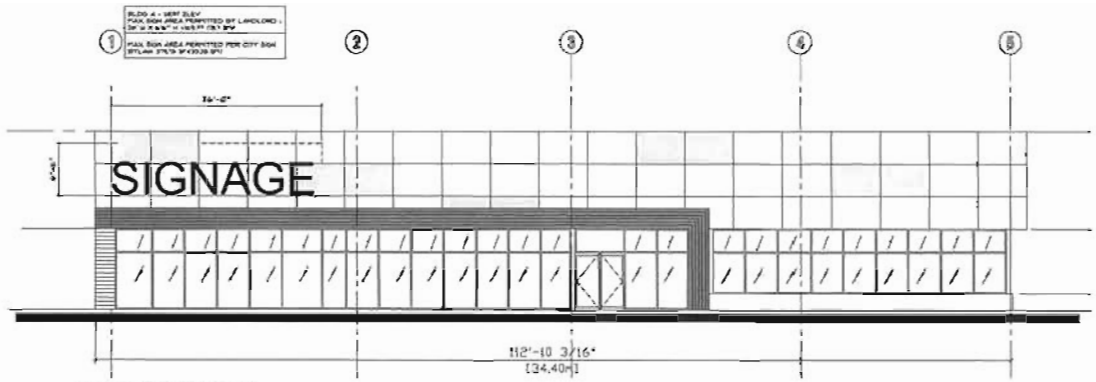

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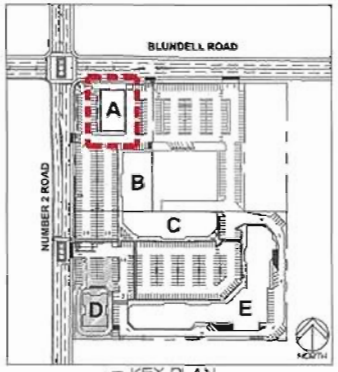
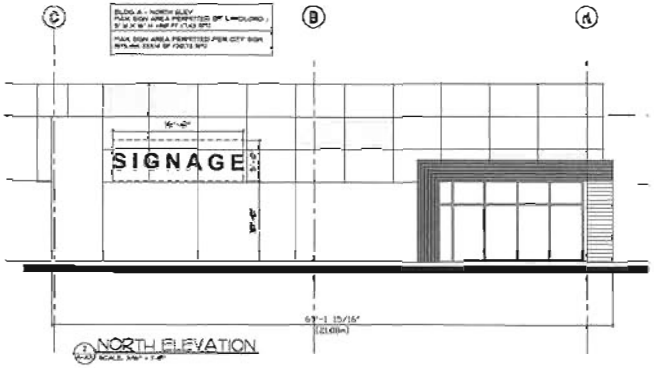
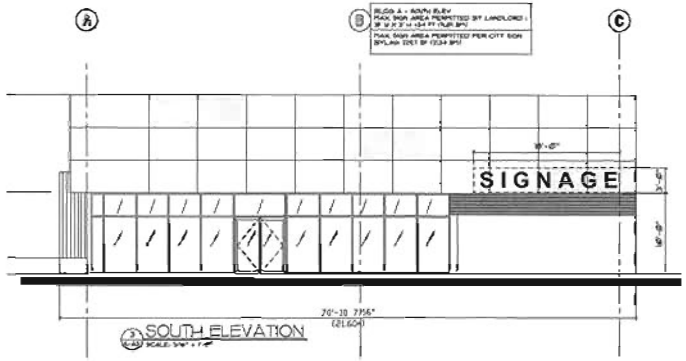


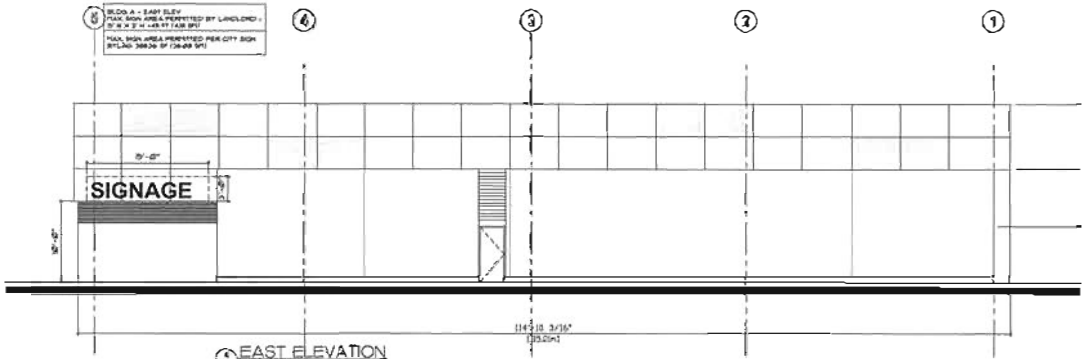
KEY PLAN



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

EXTERIOR MATERIALS

1	AL Q PETA PANEL
2	CULTURE STONE
3	CORRUGATED METAL SIDING
4	SYNSTONE CONCEPTO EXTERIOR CONCRETE GLAZEDING PANELS, 20TH
5	STOREFRONT CLEAR DOUBLE GLAZING, PRE-FINISH ALUM
6	STOREFRONT CLEAR DOUBLE LAMINATED GLASS DOOR, PRE-FIN. ALUM FRAME
7	SIGNAGE BY TENANT
8	PAINTED FINISH
9	CEDAR LAP SIDING - CERTAINTED WEATHER BOARDS FIBER CEMENT
10	LIGHT FIXTURE - SEE ELECTRICAL DWGS
11	CONCRETE PERIMAND
12	INSULATED HOLLOW METAL DOOR
13	PRE-FINISHED METAL CAP FLASHING
14	ALUMINUM BREAK SHAPE
15	CONCRETE PLASTER
16	REVEAL
17	
18	
19	

SPECIFICATIONS

1	BENJAMIN MOORE PAINT 2131-40 DARK GRAY
2	CERTAINTEED PRE-STAINED COLOR CEDAR
3	CLEAR ANODIZED
4	PLATINUM PRO-FIT LEDGESTONE PP-MS11
5	REINFORCE METAL, MATT BLACK
6	SAND BLASTED SMOOTH FINISH, COLOR TO MATCH BEN MOORE 2131-40 DARK GRAY
7	TO MATCH ADJACENT COLOUR
8	CLEAR ACRYLIC
9	BENJAMIN MOORE BLACK 2132-10
10	SANDBLASTED, NATURAL
11	AL Q COLOR TED
12	AL Q COLOR ALSINGS GATE
13	

FEB 06 2013

DP 12 616074

7.2

BLUNDELL CENTRE RENOVATION
NO.2 RD & BLUNDELL RD, RICHMOND, B.C.
For CONWAY RICHMOND LTD.

urban design group
architects ltd
600-1140 WEST PENDER
VANCOUVER, BC V6E 4G1
TELEPHONE 604-688-0220
FACSIMILE 604-688-7181

3648

PROPOSED ELEVATION
BLDG A (SIGNAGE)

A-301-B

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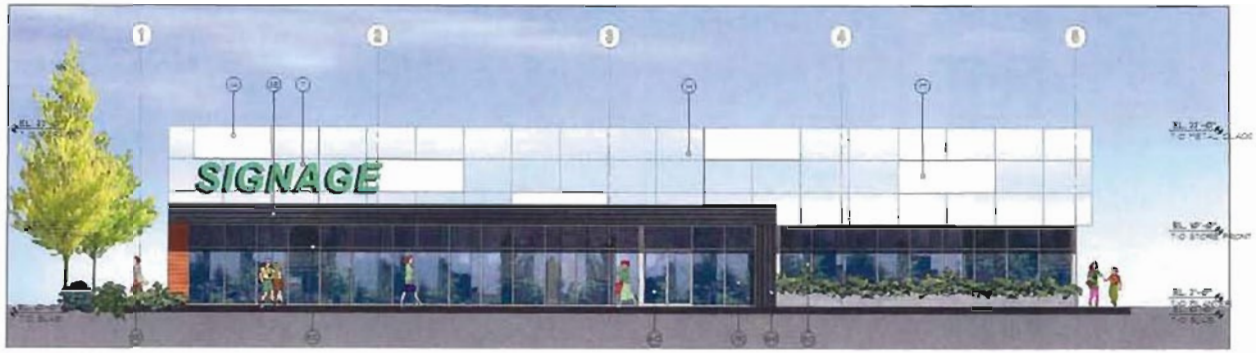
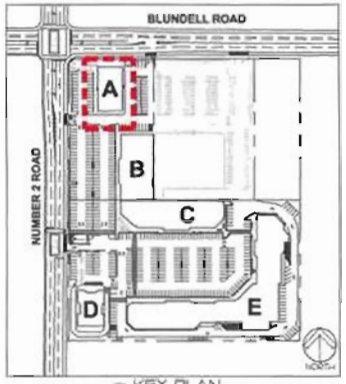
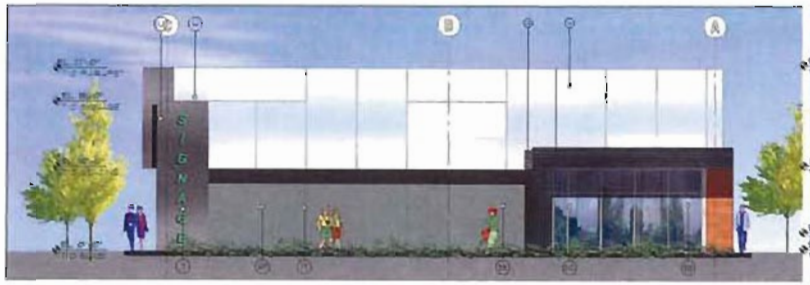


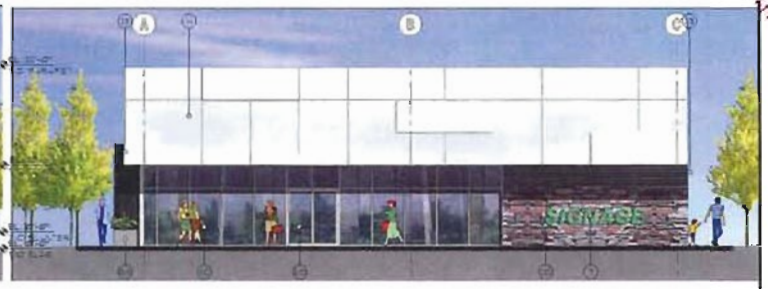
WEST ELEVATION - NO. 2 ROAD



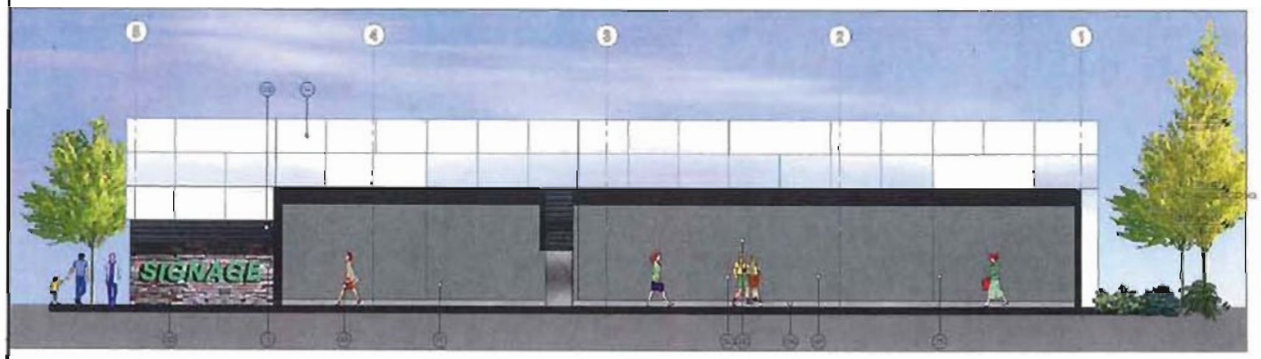
KEY PLAN



NORTH ELEVATION - BLUNDELL ROAD



SOUTH ELEVATION



EAST ELEVATION

EXTERIOR MATERIALS:

1	AL SHEETMETAL PANEL
2	CULTURE STONE
3	COMPOSITE METAL SIDING
4	SYNERGIE CONTEMPO EXTERIOR CONCRETE CLADDING PANELS (TYP)
5	STOREFRONT CLEAR DOUBLE GLAZING (RE: FINISH PLAN)
6	STOREFRONT CLEAR DOUBLE LAMINATED GLAZED DOOR (RE: FIN. PLAN SHEETS)
7	SIGNAGE BY TENANT
8	PAINTED PANEL
9	CEDAR CAP BOARD - CONTOURED WEATHER SCREEN PAINT COLOR
10	LIGHT FIXTURE - RE: ELECTRICAL DWG
11	CONCRETE (PATIO)
12	INSULATED HOLLOW METAL DOOR
13	PRE-FINISHED METAL CAP FLASHING
14	ALUMINUM BREAK SHAPE
15	CONCRETE PLANTER
16	RE-SEAL

SPECIFICATIONS:

1	BENJAMIN MOORE PAINT 2120-40 COOL GRAY
2	CONTOURED PRE-STAINED COLOR CEDAR
3	CLEAR ANODIZED
4	PLATINUM PRE-APPLIED BRONZE (AT ASPI)
5	BERGERON METAL PAINT BLACK
6	SAME AS ASPECT PRESTO PANEL COLOR TO MATCH RED FIBERS 2120-40 DARK GRAY
7	TO MATCH ADJACENT COLOUR
8	CLEAR ALUMINUM
9	BENJAMIN MOORE BLACK 2120-10
10	SANDBLASTED NATURAL
11	AL 9 COLOR 1200
12	AL 9 COLOR AL 9000 SATIN

FEB 04 2013

REGISTERED ARCHITECT
FARIBA GHARAEI
JAN 31 2013
BRITISH COLUMBIA

BLUNDELL CENTRE RENOVATION
NO.2 RD & BLUNDELL RD, RICHMOND, B.C.
For CONWAY RICHMOND LTD.

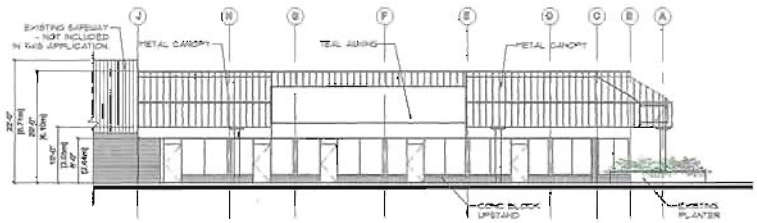
DP-12 616074

urban design group architects ltd
600-940 WEST PENDER
VANCOUVER, BC V6C 1K4
TELEPHONE 604-687-1579
FACSIMILE 604-687-1580

3446

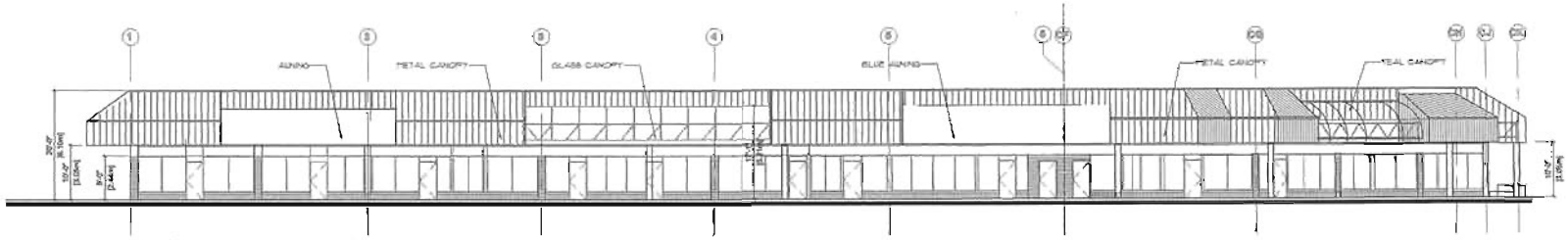
PROPOSED
COLOUR ELEVATIONS-BLDG. A

A-112.2



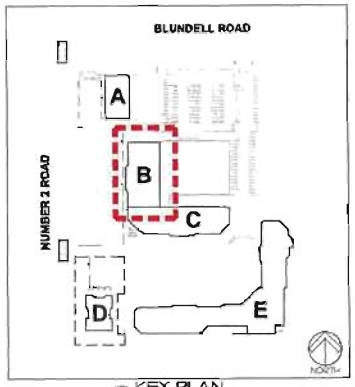
1 EXISTING BUILDING B NORTH ELEVATION (PARTIAL)

2 PROPOSED BUILDING B NORTH COLOURED ELEVATION (PARTIAL)



3 EXISTING BUILDING B & C WEST ELEVATION

3 PROPOSED BUILDING B & C WEST COLOURED ELEVATION



KEY PLAN

REGISTERED ARCHITECT
FARIBA GHARAEI
JAN 31 2013
BRITISH COLUMBIA

FEB 04 2013

BLUNDELL CENTRE RENOVATION
NO.2 RD & BLUNDELL RD, RICHMOND, B.C.
For CONWAY RICHMOND LTD.

9.

DP-12 616074

urban design group architects ltd
600-1940 WEST PENDER
VANCOUVER, BC V6E 4C4
TELEPHONE 604 687 7204
FACSIMILE 604 688 7181

3448

ELEVATIONS-BLDG. B-C

A-03.0

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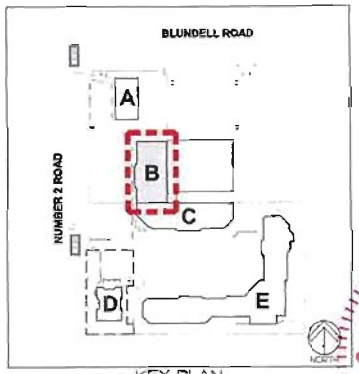
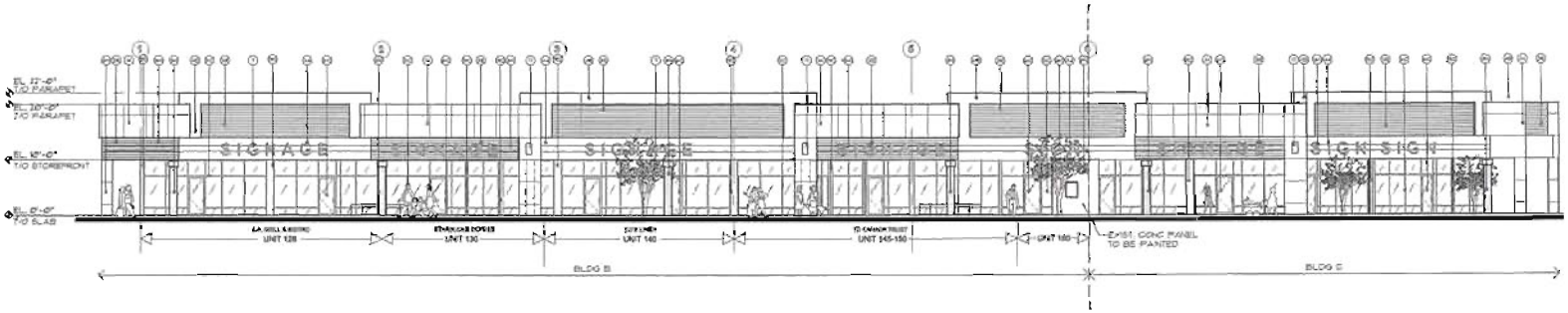
BUILDING B
NOTE:

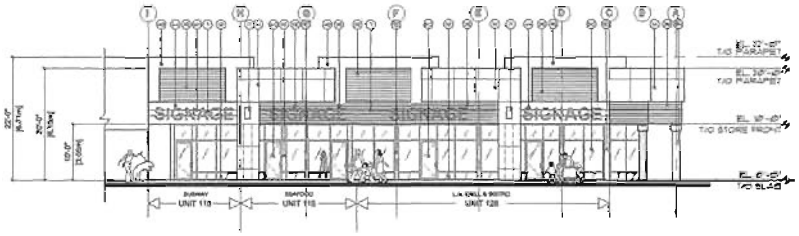
- REPLACE ALL EXIST. SINGLE GLAZED 8'-10"H STOREFRONTS WITH NEW DOUBLE GLAZED 10'-0" H THERMALLY BROKEN STOREFRONTS IN PRE-FINISHED ALUM FRAMES
- REMOVE UMSTAND



KEY PLAN
SCALE: N.T.S.



BUILDING B-C WEST ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING B NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS:

1	AL. B. METAL PANEL
2	CULTURE STONE
3	COMPOSITE METAL SIDING
4	WIRE WOOD
5	CLEAR DOUBLE GLAZED WINDOW IN ALUM FRAME
6	STOREFRONT DOOR, PRE FIN. ALUM FRAME
7	SIGNAGE BY TENANT
8	PAINT FINISH
9	INSULATED HOLLOW METAL DOOR
10	PRE-FINISHED METAL CAP FLASHING
11	EXPN CONTROL JOINTS
12	BACKBOXES FOR ILLUMINATED CHANNEL LETTER SIGNS
13	LIGHT FIXTURE
14	SANDBLASTED ALUMINUM

EXTERIOR COLOURS:

1	BENJAMIN MOORE PAINT HC-[illegible] MONHEGAN TAN
2	BENJAMIN MOORE PAINT HC-[illegible] BABY SEAL BLACK
3	CLEAR WOODED
4	GREY PRO-FIT LIMESTONE HN-[illegible]
5	EMPIRICOLE METAL ZINC GREY
6	SUNE BLASTED STUCCO FINISH
7	10" FASCIA ALUMINUM COLOUR
8	CLEAR ALUMINUM
9	14" FASCIA EMPIRICOLE METAL, ZINC GREY
10	BLUE PER SPEC
11	RED, PER SPEC
12	RED, PER SPECIFIED CROSS PART SPEC
13	BENJAMIN MOORE CC-640 ASPHALT FLUTE

FEB 0 6 2013

REGISTERED ARCHITECT
FARIBA GHARAEI
JAN 3 1 2013
BRITISH COLUMBIA

10.

BLUNDELL CENTRE RENOVATION
NO.2 RD & BLUNDELL RD, RICHMOND, B.C.
For CONWAY RICHMOND LTD.

DP 12 616074

urban design group
architects ltd
600-1140 WEST PENDER
VANCOUVER, B.C. V6E 4G1
TELEPHONE 604-687-2004
FACSIMILE 604-688-7401

3445

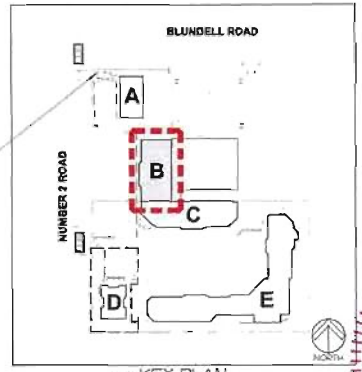
PROPOSED
ELEVATIONS-BLDG. B-C

A-20.1

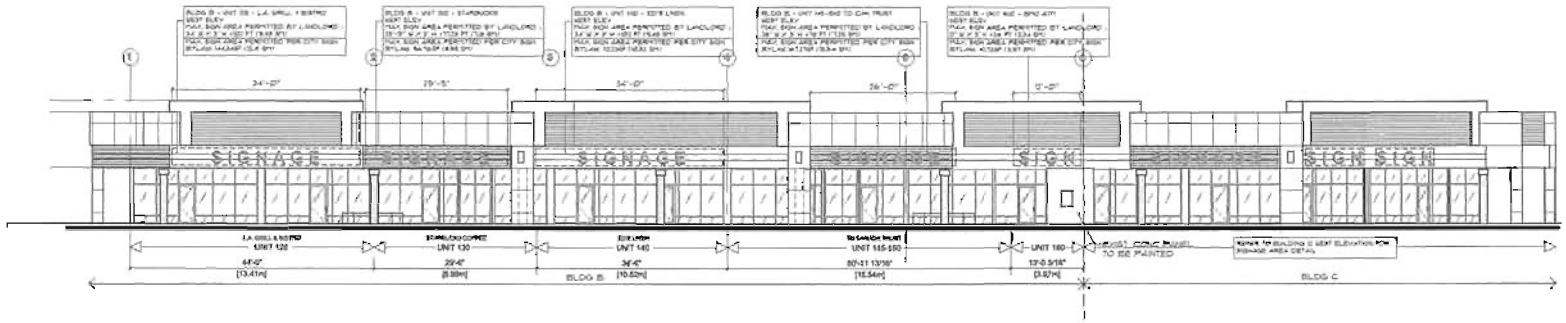
BUILDING B
NOTE:

- REPLACE ALL EXIST. SINGLE GLAZED 8'-0"W STOREFRONTS WITH NEW DOUBLE GLAZED 10'-0" H THERMALLY BROKEN STOREFRONTS IN PRE-FINISHED ALUM FRAMES
- REMOVE UPSTAND

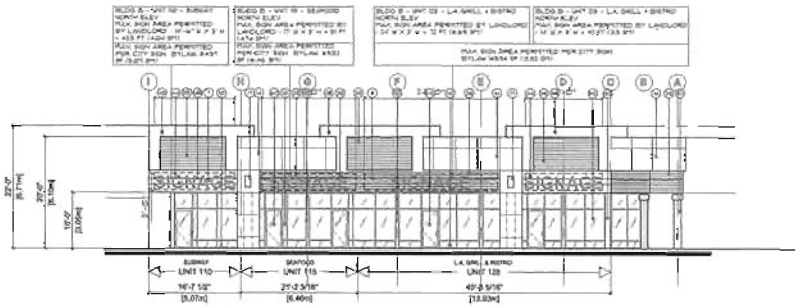
REPLACE EXISTING PYLON SIGN WITH NEW PYLON SIGN SEE DETAIL 3/- BELOW



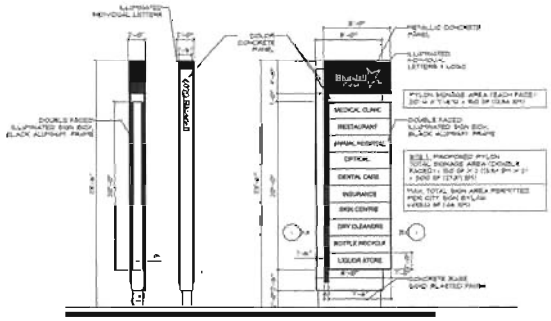
KEY PLAN
SCALE: 1/32"



BUILDING B-C WEST ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING B NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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

FEB 0 4 2013

REGISTERED ARCHITECT
FARIBA GHARAEI
JAN 3 1 2013
BRITISH COLUMBIA

BLUNDELL CENTRE RENOVATION
NO.2 RD & BLUNDELL RD, RICHMOND, B.C.
For CONWAY RICHMOND LTD.

DP-12 616074

urban design group architects ltd
600-1040 WEST PENDER
VANCOUVER, BC V6E 4C4
TELEPHONE 604.687.7288
FACSIMILE 604.687.7289

5640

PROPOSED ELEVATIONS (BLDG. B (SIGNAGE)

A-13.1

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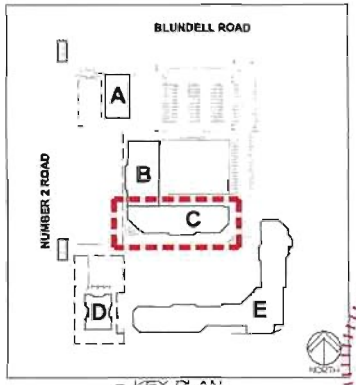

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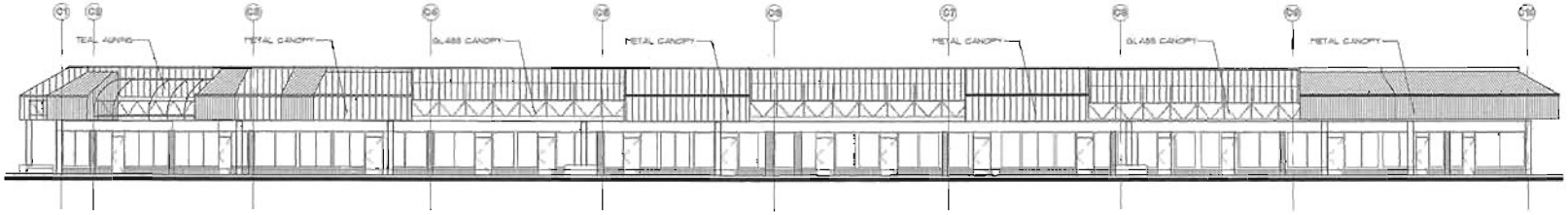

1 EXISTING BUILDING C SOUTH ELEVATION

1 PROPOSED BUILDING C SOUTH COLOURED ELEVATION

REGISTERED ARCHITECT
FARIBA GHARAEI
JAN 31 2013
BRITISH COLUMBIA

FEB 04 2013

BLUNDELL CENTRE RENOVATION
NO.2 RD & BLUNDELL RD, RICHMOND, B.C.
For CONWAY RICHMOND LTD.

12.

DP. 12 61 60 74

urban design group
architects ltd
600-1140 WEST PENDER
VANCOUVER, BC V6E 4G1
TELEPHONE 604-687-2204
FACSIMILE 604-688-7811

project number 3446B

ELEVATIONS-BLDG.C

A-C3.0

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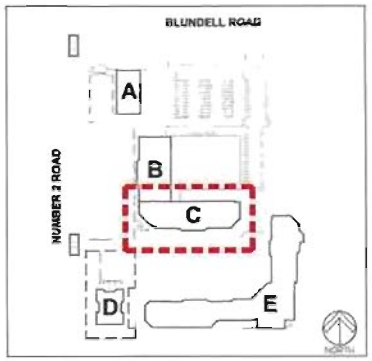
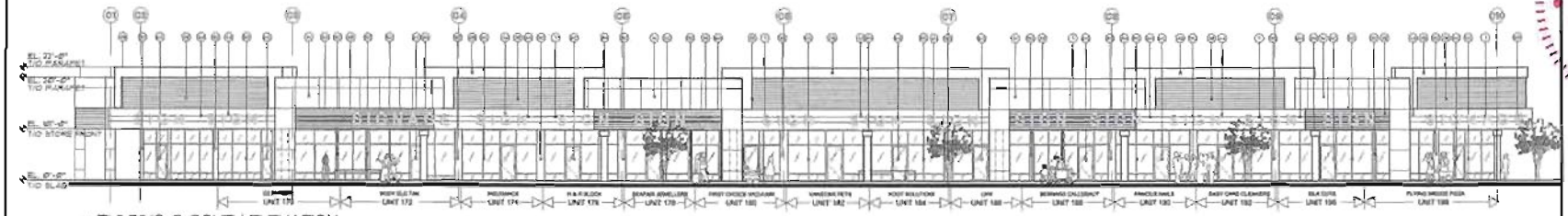
BUILDING C
NOTE:

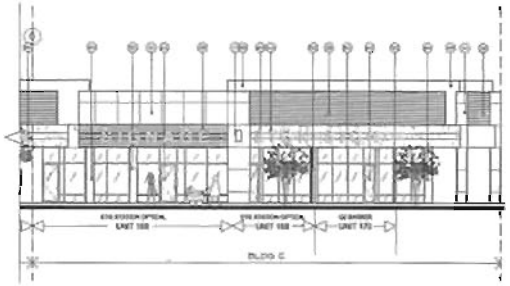
- ALL EXISTING CANOPY TO BE REMOVED.
- EXIST. STRUCTURAL TO REMAIN FOR NEW DESIGN/CONSTRUCTION



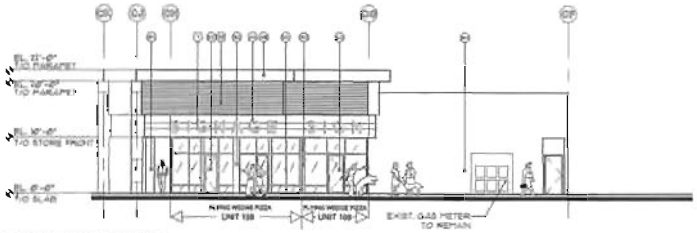
KEY PLAN



BUILDING C SOUTH ELEVATION



BUILDING C -B WEST ELEVATION



BUILDING C EAST ELEVATION

EXTERIOR MATERIALS:

EXTERIOR COLOURS:

FEB 04 2013

REGISTERED ARCHITECT
FARIBA GHARAEI
JAN 31 2013
BRITISH COLUMBIA

BLUNDELL CENTRE RENOVATION
NO.2 RD & BLUNDELL RD, RICHMOND, B.C.
For CONWAY RICHMOND LTD.

13.

DP. 12 616074

urban design group architects ltd
600-840 WEST PENDER
VANCOUVER, B.C. V6C 1K1
TELEPHONE 604-687-2234
FACSIMILE 604-688-7881

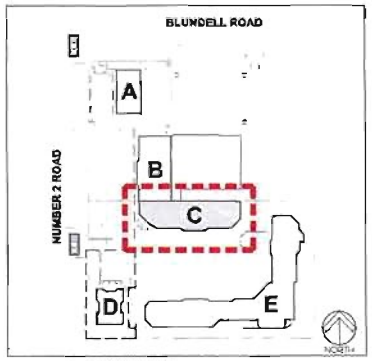
3448

PROPOSED ELEVATIONS-BLDG. C

A-C1.1

F:\3448\02 Submission\11 DP\DWG\3448A-L301.dwg Wednesday, January 30, 2013 5:28:35 PM

BUILDING C
NOTE:
- ALL EXISTING CANOPY TO BE REMOVED.
- EXIST. STRUCTURAL TO REMAIN, FOR NEW DESIGN/CONSTRUCTION



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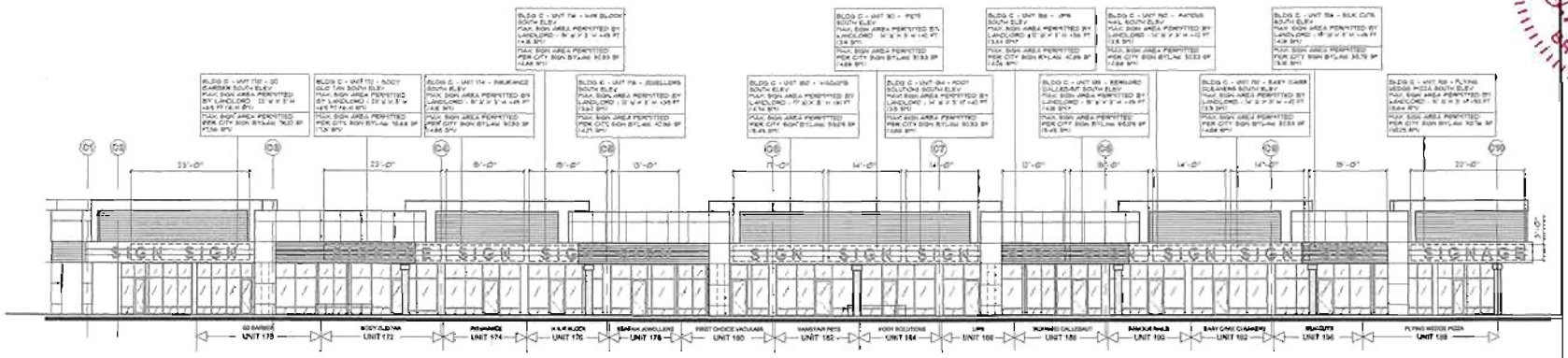
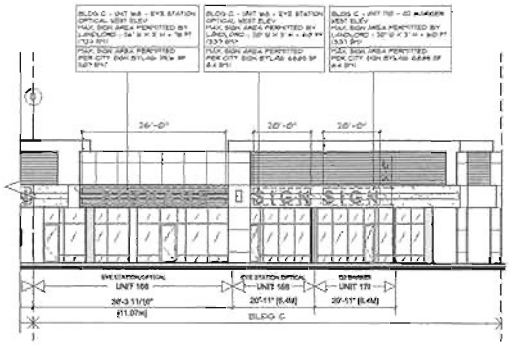
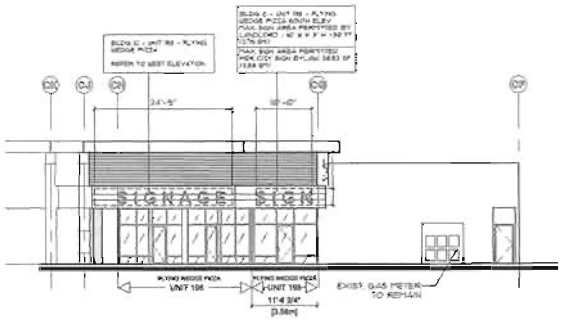


BUILDING C SOUTH ELEVATION



BUILDING C -B WEST ELEVATION



BUILDING C EAST ELEVATION

FEB 04 2013

REGISTERED ARCHITECT
FARIBA GHARAEI
JAN 31 2013
BRITISH COLUMBIA

BLUNDELL CENTRE RENOVATION
NO.2 RD & BLUNDELL RD, RICHMOND, B.C.
For CONWAY RICHMOND LTD.

14.

DP. 12 61 60 74

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TELEPHONE 604 687 0234
FACSIMILE 604 688 7401

3448

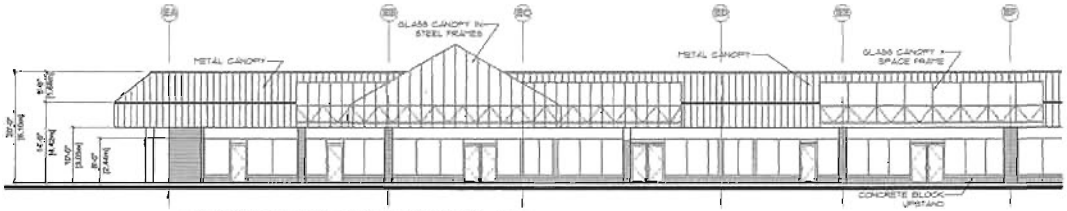
PROPOSED ELEVATIONS
BLDG. C (SIGNAGE)

A-C3.6

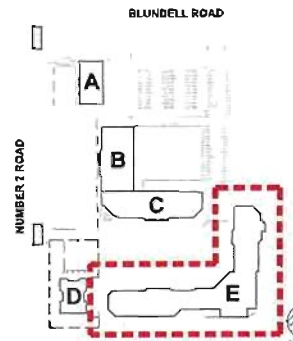
I:\3448\(b) Submission\(1) DP\CAD\3448A-C301.dwg Wednesday, January 30, 2013 3:29:33 PM

BUILDING E
NOTE:

- EXIST. GLAZING + CONC UPSTAND TO BE REMOVED.
- EXIST. METAL CANOPY + JUNING TO BE REMOVED.
- EXIST. SIGNAGE TO BE REMOVED.



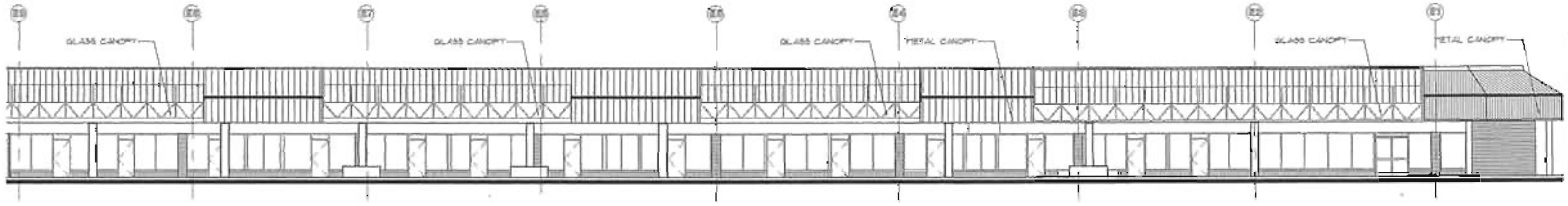
EXISTING BUILDING E WEST ELEVATION



KEY PLAN

PROPOSED BUILDING E WEST COLOURED ELEVATION (PARTIAL)

PROPOSED BUILDING E NORTH-WEST COLOURED ELEVATION



EXISTING BUILDING E NORTH ELEVATION (PARTIAL)

PROPOSED BUILDING E NORTH ELEVATION (PARTIAL)

FEB 04 2013

REGISTERED ARCHITECT
FARIBA GHARAEI
JAN 31 2013
BRITISH COLUMBIA

BLUNDELL CENTRE RENOVATION
NO.2 RD & BLUNDELL RD, RICHMOND, B.C.
For CONWAY RICHMOND LTD.

15.

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3448

ELEVATIONS-BLDG. E

A-EL0

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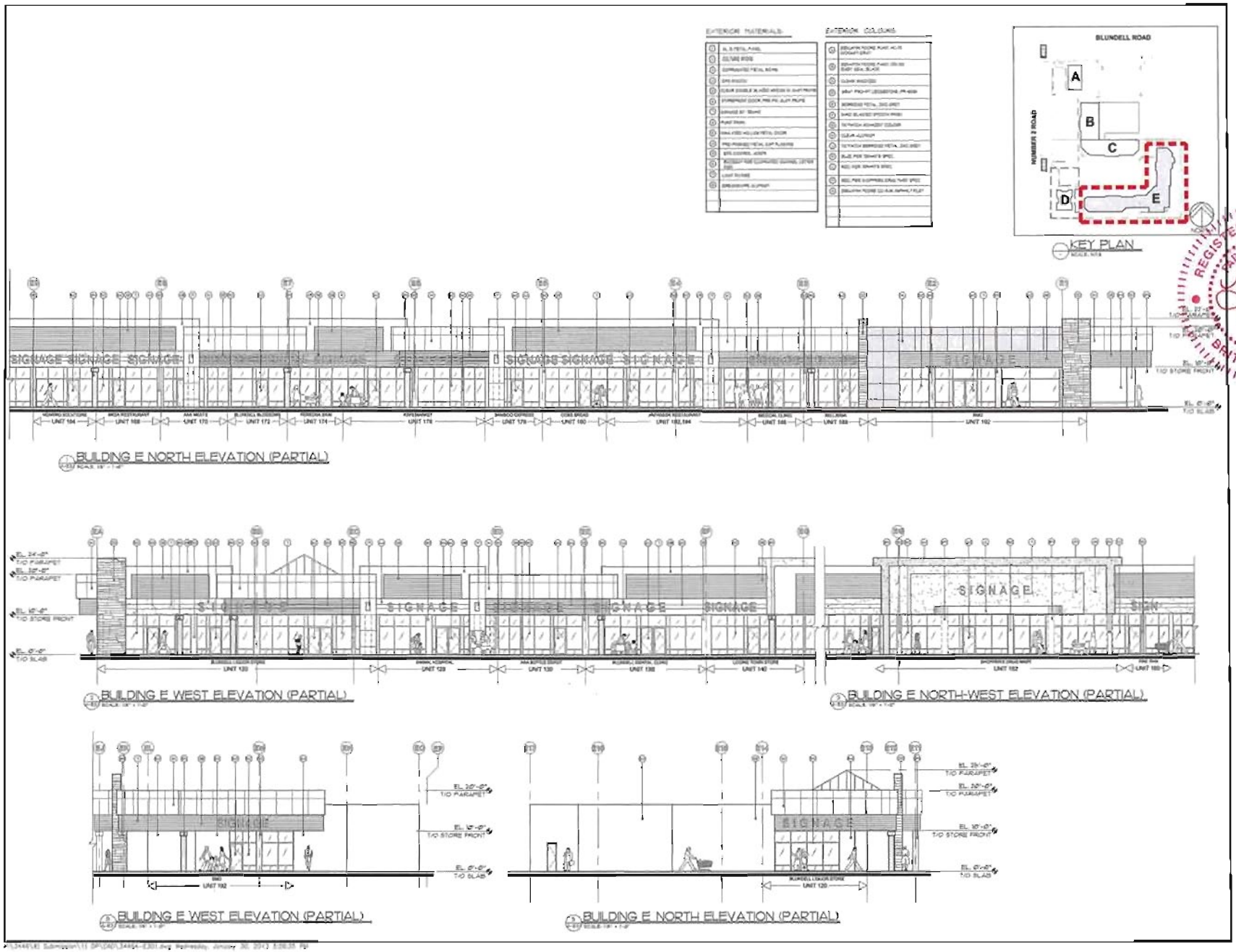
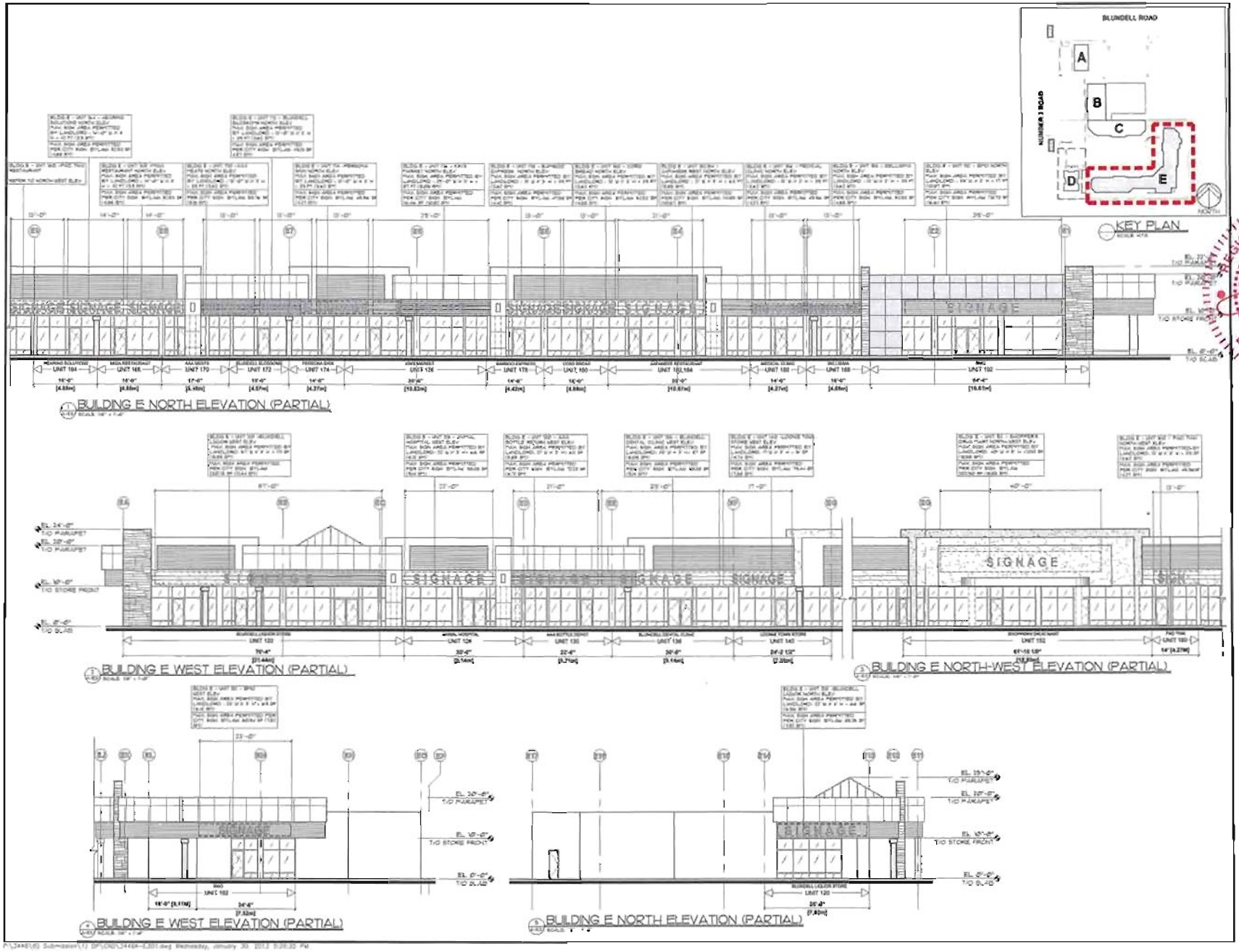

EXTERIOR MATERIALS
EXTERIOR COLOURS
BLUNDELL ROAD
NUMBER 2 ROAD
A
B
C
D
E
KEY PLAN
BUILDING E NORTH ELEVATION (PARTIAL)
BUILDING E WEST ELEVATION (PARTIAL)
BUILDING E NORTH-WEST ELEVATION (PARTIAL)
BUILDING E WEST ELEVATION (PARTIAL)
BUILDING E NORTH ELEVATION (PARTIAL)
SIGNAGE
EL. 24'-0" T/O PARAPET
EL. 22'-0" T/O PARAPET
EL. 10'-0" T/O STORE FRONT
EL. 0'-0" T/O SLAB
UNIT 104
UNIT 108
UNIT 170
UNIT 172
UNIT 174
UNIT 176
UNIT 178
UNIT 180
UNIT 182,184
UNIT 186
UNIT 188
UNIT 192
UNIT 120
UNIT 128
UNIT 130
UNIT 138
UNIT 140
UNIT 152
UNIT 160
REGISTERED ARCHITECT
FARIBA GHAREH
JAN 31 2013
BRITISH COLUMBIA
FEB 04 2013
BLUNDELL CENTRE RENOVATION
NO.2 RD & BLUNDELL RD, RICHMOND, B.C.
For CONWAY RICHMOND LTD.
16.
DP. 12 61 60 74
urban design group
architects ltd
PROPOSED
ELEVATIONS-BLDG. E
A-E01.1



FEB 0 4 2013

REGISTERED ARCHITECT
FARIBA GHARAEI
JAN 3 1 2013
BRITISH COLUMBIA

BLUNDELL CENTRE RENOVATION
NO.2 RD & BLUNDELL RD, RICHMOND, B.C.
For CONWAY RICHMOND LTD.

DP-12-616074

17.

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architects ltd
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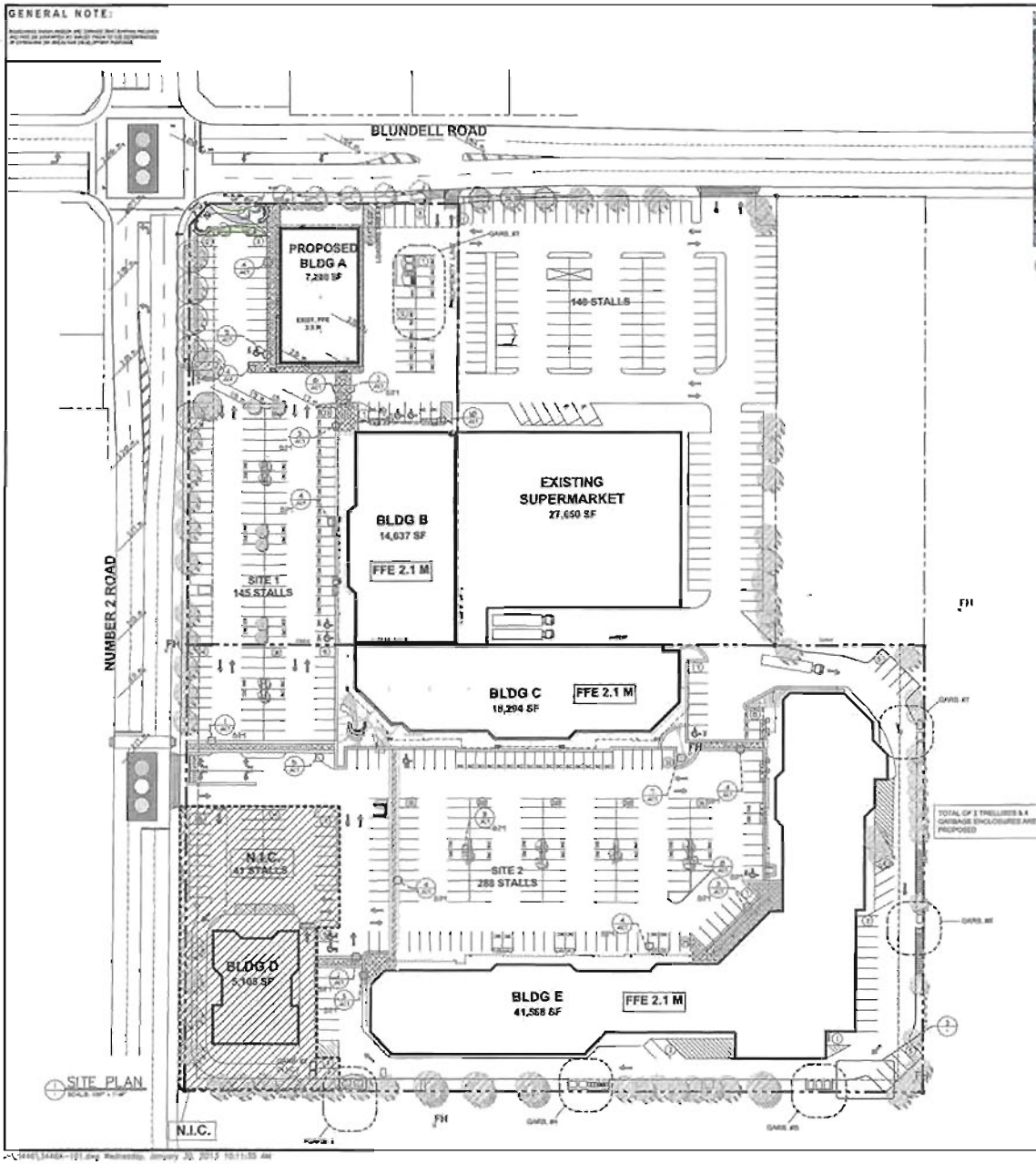
VANCOUVER, BC V6E 4G1
TELEPHONE 604-687-0134
FACSIMILE 604-687-0181

PROPOSED ELEVATION
BLDG. E - (SIGNAGE)

A-02.6

P:\24461(E) Submission\17 DP\DWG\24461A-E201.dwg Wednesday, January 30, 2013 5:26:30 PM

GENERAL NOTE:



SITE PLAN

KEY PLAN

REFUSE & RECYCLING PROVISION

[BUILDING B, C]

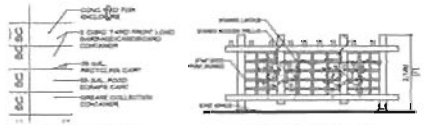
NO.	TYPE	CONTAINERS PROVIDED	
#1	ENCLOSURE	3 CUBIC YARD FRONT LOAD GARBAGE CONTAINER	x 1
		3 CUBIC YARD FRONT LOAD CARDBOARD RECYCLE CONTAINER	x 1
		95 GALLON RECYCLING CARTS	x 3
		95 GALLON FOOD SCRAPS CARTS	x 3
		GREASE COLLECTION CONTAINER	x 1

[BUILDING D] JULY - THIS IS FOR REFERENCE ONLY

NO.	TYPE	CONTAINERS PROVIDED	
#2	OPEN	3 CUBIC YARD FRONT LOAD GARBAGE CONTAINER	x 2
		3 CUBIC YARD FRONT LOAD GARBAGE CONTAINER	x 1
NOTE: BUILDING 'D' (NIC)		3 CUBIC YARD FRONT LOAD CARDBOARD RECYCLE CONTAINER	x 1

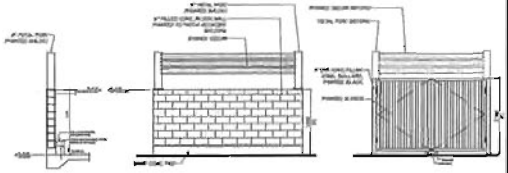
[BUILDING E]

NO.	TYPE	CONTAINERS PROVIDED	
#3	ENCLOSURE	3 CUBIC YARD FRONT LOAD GARBAGE CONTAINER	x 1
		3 CUBIC YARD FRONT LOAD CARDBOARD RECYCLE CONTAINER	x 1
#4	ENCLOSURE	3 CUBIC YARD FRONT LOAD GARBAGE CONTAINER	x 1
		3 CUBIC YARD FRONT LOAD CARDBOARD RECYCLE CONTAINER	x 1
		95 GALLON RECYCLING CARTS	x 3
		95 GALLON FOOD SCRAPS CARTS	x 2
		GREASE COLLECTION CONTAINER	x 1
#5	ENCLOSURE	3 CUBIC YARD FRONT LOAD GARBAGE CONTAINER	x 2
		3 CUBIC YARD FRONT LOAD CARDBOARD RECYCLE CONTAINER	x 1
#6	ENCLOSURE	3 CUBIC YARD FRONT LOAD GARBAGE CONTAINER	x1
#7	ENCLOSURE	3 CUBIC YARD FRONT LOAD GARBAGE CONTAINER	x 1
		3 CUBIC YARD FRONT LOAD CARDBOARD RECYCLE CONTAINER	x 1



DETAIL (TYP)

WOOD TRELLIS



GARBAGE ENCLOSURE

FEB 0 4 2013

BLUNDELL CENTRE RENOVATION
NO.2 RD & BLUNDELL RD, RICHMOND, B.C.
For CONWAY RICHMOND LTD.

DP. 12616074

urban design group architects ltd
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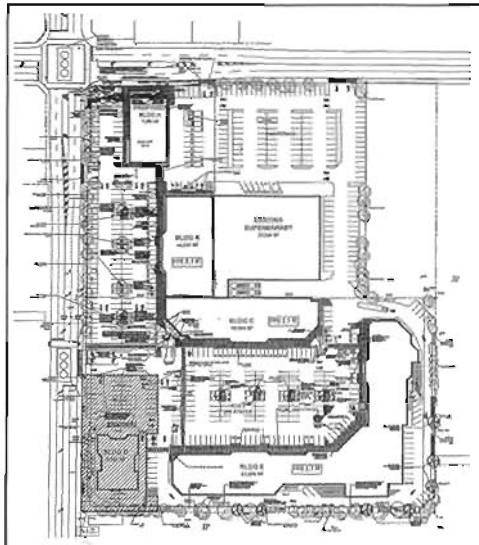
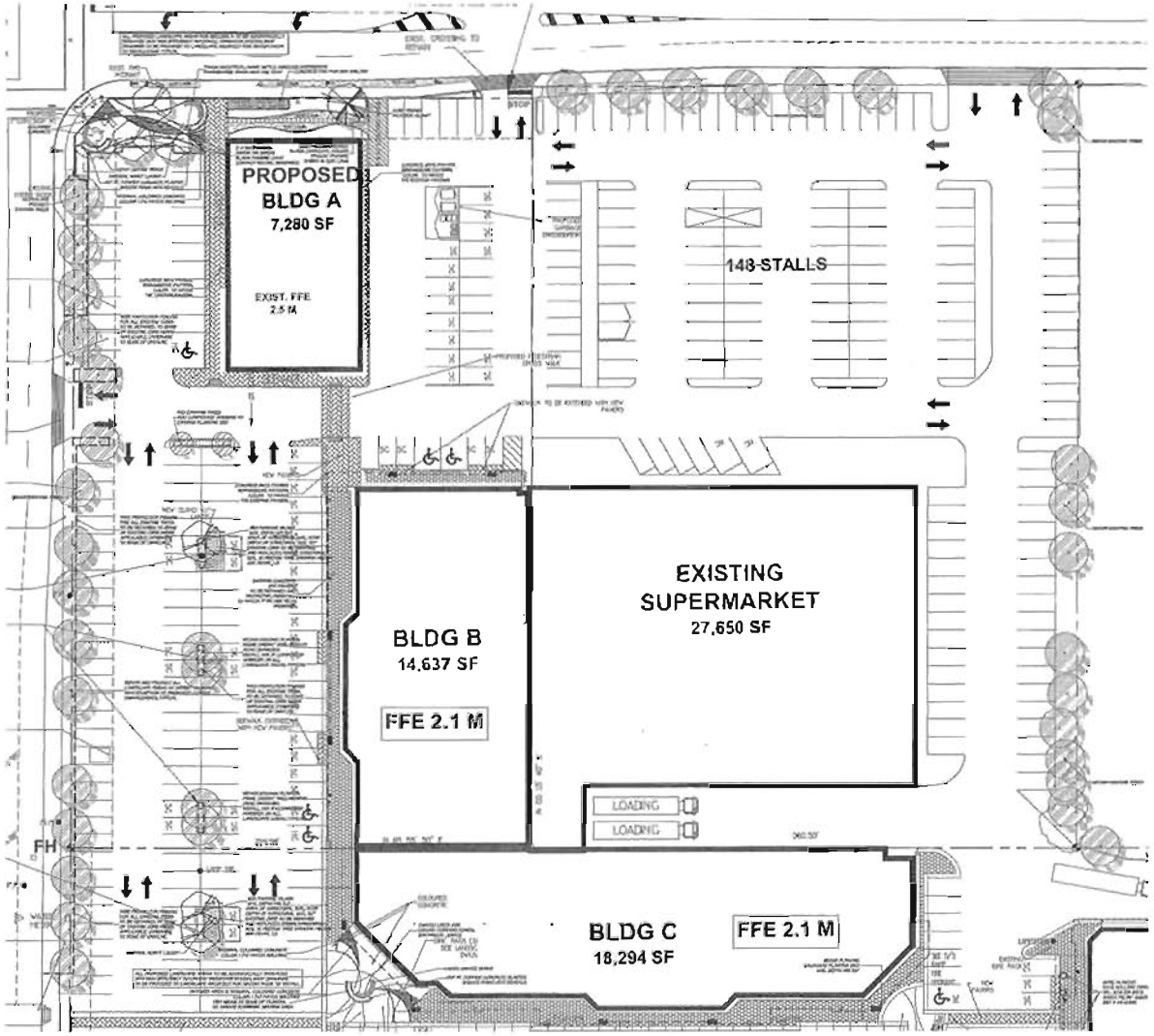
VANCOUVER, BC V6E 4G1
TELEPHONE 604-687-1234
FACSIMILE 604-688-8181

3448

PROPOSED SITE GARBAGE ENCLOSURES

A-13





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M2
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FEB 04 2013

DP 12-616074

4	11.JAN.13	ISSUE FOR DP	MSLM
3	03.JAN.13	REV. PER NEW L.A. LAYOUT	MSLM
2	21.JUL.12	REV. PER NEW SITE PLAN	ML
1	12.JUL.12	REV. PER NEW SITE PLAN	ML
NO.	DATE	REVISION DESCRIPTION	CHK

19.

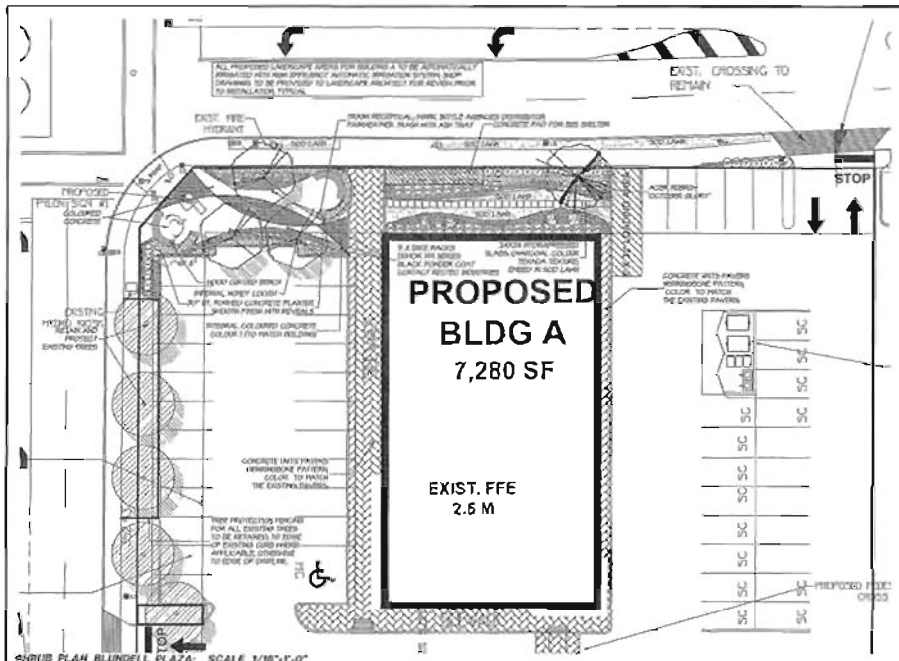
PROJECT:

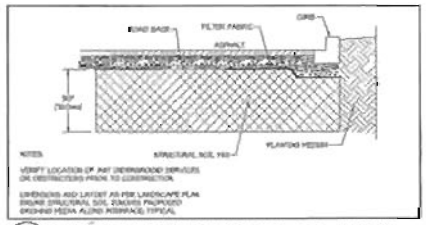
BLUNDELL MALL
NO.2 Rd AND BLUNDELL ROAD,
RICHMOND, B.C.

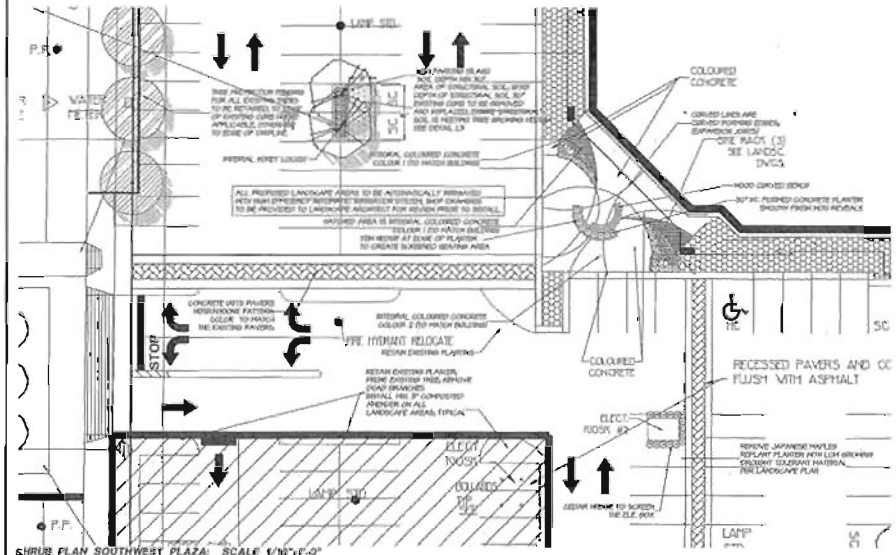
DRAWING TITLE:

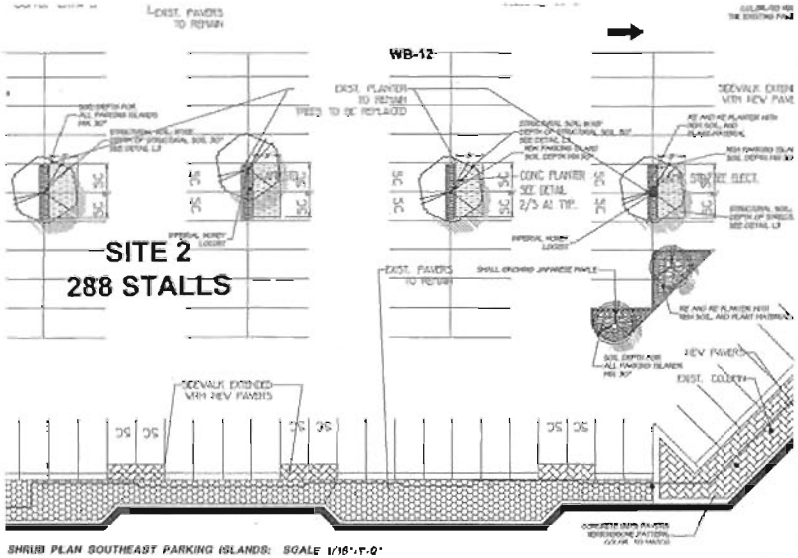
TREE
PLAN - NORTH

DATE: 12.JUL.12	DRAWING NUMBER:
SCALE: 1"=20'-0"	L1
DRAWN: MSLM	
DESIGN:	
CHKD:	OF 6
M2LA PROJECT NUMBER:	12-071









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M2 LANDSCAPE ARCHITECTURE

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Fax: 604.553.0045
Email: office@m2la.com

DP. 126160 74

FEB 0 4 2013

21.

PROJECT:

BLUNDELL MALL
NO.2 Rd AND BLUNDELL ROAD, RICHMOND, B.C.

DRAWING TITLE:

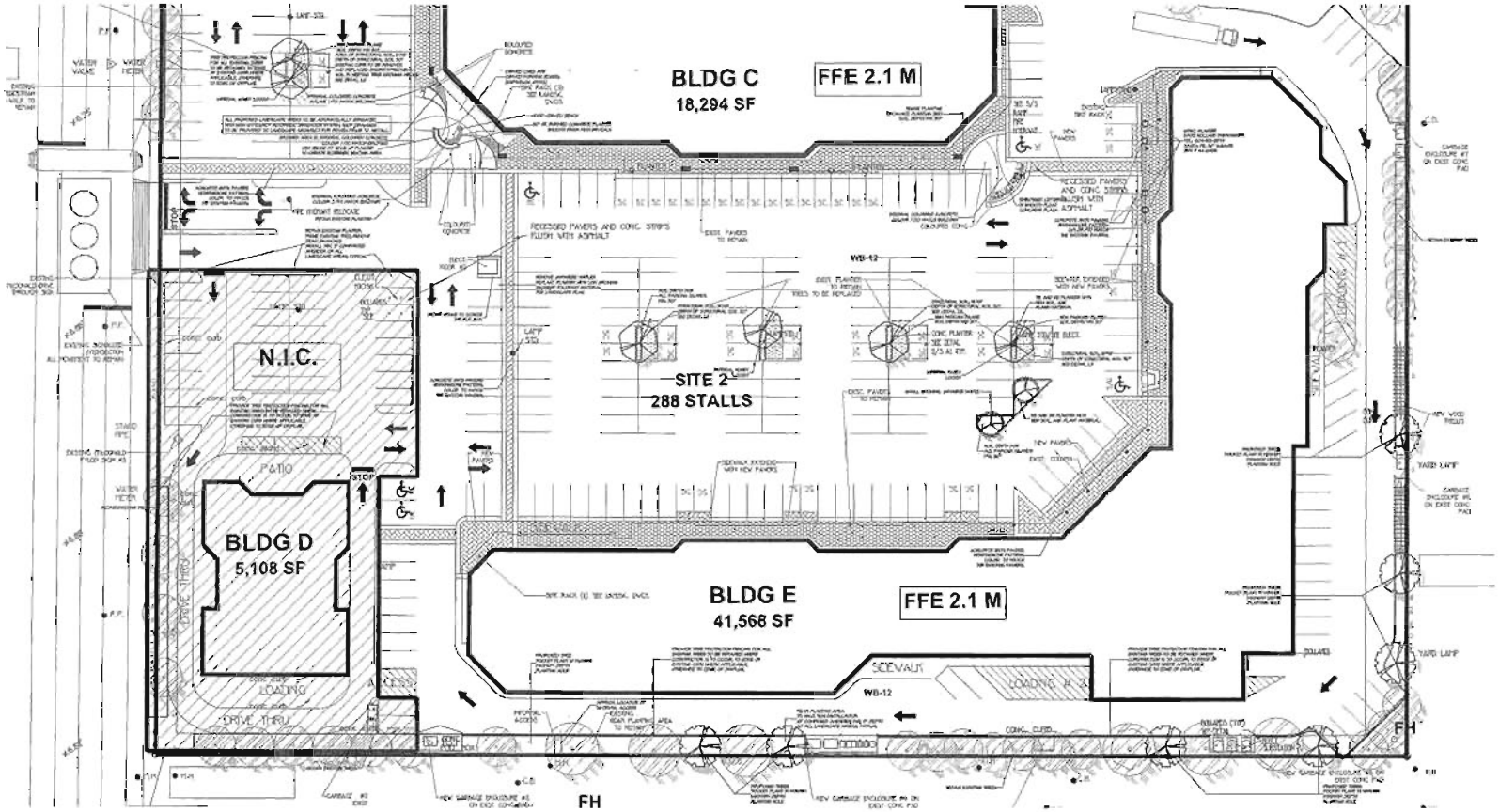
SHRUB PLAN - BLUNDELL

DATE: 01.04.13
SCALE: 1/16"=1'-0"
DRAWN: HELM
DESIGN: HELM
CHKD:

DRAWING NUMBER: L3

OF 8

M2LA PROJECT NUMBER: 12-077



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#220 - 26 Lorne Mews
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DP. 12 61 60 74

FEB 0 4 2013

NO.	DATE	REVISION DESCRIPTION	DR.
4	01.04.13	ISSUE FOR DP	HTLH
3	12.12.12	REV. PER NEW SP, COMMENTS	HTLH
2	12.11.27	REV. PER NEW SITE PLAN	GL
1	12.11.13	REV. PER NEW SITE PLAN	GL

SEAL:

20.

PROJECT:

BLUNDELL MALL
NO.2 Rd AND BLUNDELL ROAD,
RICHMOND, B.C.

DRAWING TITLE:

TREE
PLAN - SOUTH

DATE: 12.04.05	DRAWING NUMBER:
SCALE: 1"=25'-0"	L2
DRAWN: HTLH	
DESIGN: HTLH	
CHKD:	OF 6
M2LA PROJECT NUMBER:	12-077

C075-04.zip

GLEDITSIA TRIACANTHOS HALKA
HALKA HONEY LOCUST

CONCRETE LETTERING FOR
FEATURE PLAZA IN CENTRE OF
SITE

PLANT SCHEDULE

M2 JOB NUMBER: 12-071

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
AP	2	ACER PALMATUM 'ACONITIFOLIUM'	FULL MOON JAPANESE MAPLE	50M CAL; 2M HT; B&B
AR	1	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	80M CAL; 2M STD; B&B
GI	10	GLEDITSIA T. INERMIS 'IMPERIAL'	IMPERIAL HONEY LOCUST	60M CAL; 1.8M STD; B&B
LT	7	LIRIODENDRON TULIPIFERA 'FASTIGIATUM'	FASTIGIATE TULIP TREE	70M CAL; 1.5M STD; B&B
SHRUB				
ROI	73	ROSA 'FLOWER CARPET 'AMBER'	SHRUB ROSE	#2 POT; 40CM
R	122	RUBUS CALYCINOIDES	CRANELING RASPBERRY	#1 POT
SA	62	SARCOCOCCA HOOKERIANA 'RUSCIFOLIA'	FRAGRANT SARCOCOCCA	#3 POT; 40CM
T	41	TAXUS X MEDIA 'HICKSII'	HICKS YEW	#3 POT; 80CM
TI	15	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.25M HT; B&B
V	20	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
VA	6	VIBURNUM X BODNANTENSE	PINK DAWN VIBURNUM	#3 POT; 60CM
GRASS				
G	261	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	#1 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD – DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

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M2
LANDSCAPE ARCHITECTURE

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Email: office@m2la.com

FEB 04 2013
12616074

NO.	DATE	REVISION DESCRIPTION	BY
4	[illegible]	[illegible]	HTLM
3	[illegible]	REV. PER NEW EA COMMENTS	HTLM
2	[illegible]	REV. PER NEW SITE PLAN	GL
1	[illegible]	REV. PER NEW SITE PLAN	GL

SEAL

22.

PROJECT:

BLUNDELL MALL
NO.2 Rd AND BLUNDELL ROAD,
RICHMOND, B.C.

DRAWING TITLE:

CONCEPT
PLAN · PHOTOS

DATE: [illegible]	DRAWING NUMBER
SCALE: -	L4
DRAWN: HTLM	
DESIGN:	
CHKD:	OF 6
M2LA PROJECT NUMBER:	12-071

PART ONE GENERAL REQUIREMENTS

[illegible]

PART TWO SCOPE OF WORK

[illegible]

PART THREE SOFT LANDSCAPE DEVELOPMENT

[illegible]

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

[illegible]

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

[illegible]

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DP. 12 610074

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NO.	DATE	REVISION DESCRIPTION	DR.
4	[illegible]	ISSUE FOR DP	MTLH
3	[illegible]	REV. PER NEW DP COMMENTS	MTLH
2	[illegible]	REV. PER NEW SITE PLAN	GL
1	[illegible]	REV. PER NEW SITE PLAN	GL

SEAL:

23.

PROJECT:

BLUNDELL MALL
NO.2 Rd AND BLUNDELL ROAD,
RICHMOND, B.C.

DRAWING TITLE:

LANDSCAPE SPECIFICATIONS

DATE: 12.JAN.13
SCALE: -
DRAWN: MTLH
DESIGN:
CHK'D:

DRAWING NUMBER: **L5** OF 6

M2LA PROJECT NUMBER: 12-071

PART ONE - GENERAL

1.1 COPYRIGHT

.1 The Structural Soil specification is provided as an instrument of service and remains the property of M2 Landscape Architecture. [illegible] in whole or in part, without the permission of M2 Landscape Architecture.

1.2 SCOPE OF WORK

.1 The work of this section shall govern the supply of all equipment, materials and labour necessary for the preparing and placing and compacting Structural Soil Mix on prepared sub grade.

.2 [illegible]

.3 Refer to drawings for location and dimensions of structural soil mixture.

.4 All other related work as described in the drawings and/or this specification.

1.3 RELATED WORK

.1 Section 02920, Landscape Requirements
.2 Section 02710, Landscape Drainage
.3 Section 02810, Irrigation System
.4 Section 02921, Seeding (Seeding)
.5 Section 02950, Planting Trees, Shrubs, and Groundcover

1.4 RELATED MASTER MUNICIPAL SPECIFICATIONS

.1 Contractor to report all conflicts with civil engineering to Landscape Architect
.2 Section 02210, Site Grading
.3 Section 02223, Excavating, Trenching, and Backfilling
.4 Section 02226, Aggregates and Granular Materials
.5 Section 02664, Waterworks
.6 Section 02731, Storm Sewers
.7 Section 02725, Manholes and Catch Basins

1.5 STANDARDS

.1 BCSLA/BCLNA Landscape Standard (most current edition)

.2 Canadian System of Soil Classification

1.6 QUALITY ASSURANCE

[illegible]

1.7 SCHEDULING

[illegible]

1.8 FIELD REVIEW

[illegible]

1.9 SAMPLES

[illegible]

1.10 PRODUCT HANDLING

[illegible]

1.11 DELIVERY, STORAGE AND PROTECTION

[illegible]

PART TWO - PRODUCTS

2.1 GROWING MEDIUM

[illegible]

TABLE ONE

PROPERTIES	[illegible]
[illegible]	[illegible]

2.2 AGGREGATE

[illegible]

2.3 SOIL STABILIZER

[illegible]

2.4 GRANULAR BASE

[illegible]

2.5 PAVING MATERIALS

.1 Refer to architectural drawings.

2.6 FILTER FABRIC

[illegible]

PART THREE - EXECUTION

3.1 SUBGRADE

[illegible]

3.2 PREPARATION OF EXISTING GRADE

[illegible]

3.3 SUB DRAINS

[illegible]

3.4 IRRIGATION

[illegible]

3.5 MIXING STRUCTURAL SOIL MATERIAL

[illegible]

3.6 MIXING

[illegible]

PART THREE - EXECUTION (cont)

3.6 MIXING

[illegible]

3.7 PLACEMENT

[illegible]

3.8 INSTALLATION OF FILTER FABRIC

[illegible]

3.9 GRANULAR BASE MATERIAL

[illegible]

3.10 PROTECTION

[illegible]

3.11 TREE PLANTING

[illegible]

3.12 TREE GRATES

[illegible]

3.13 ACCEPTANCE

[illegible]

3.14 SURPLUS MATERIAL

[illegible]

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DP.12 610074
FEB 04 2013

NO.	DATE	REVISION DESCRIPTION	DR.
1	12.AUG	REV. PER NEW SITE PLAN	
2	12.OCT	REV. PER NEW SITE PLAN	
3	12.OCT	REV. PER NEW SP. COMMENTS	
4	13.JAN	ISSUE FOR DP	MELM

SEAL:

24.

PROJECT:

BLUNDELL MALL
NO.2 Rd AND BLUNDELL ROAD,
RICHMOND, BC

DRAWING TITLE:

STRUCTURAL SOIL SPECIFICATIONS

DATE: 12.AUG
SCALE: -
DRAWN: MELM
DESIGN:
CHK'D:
DRAWING NUMBER: L6
OF 8
M2LA PROJECT NUMBER: 12-071

BLUNDELL CENTRE RENOVATION

NO. 2 RD. & BLUNDELL RD., RICHMOND, B.C.

for CONWAY RICHMOND LTD.

REFERENCE 1

FEB 0 4 2013

REGISTERED ARCHITECT FARIBA GHARAEI JAN 31 2013 BRITISH COLUMBIA

BLUNDELL CENTRE RENOVATION
NO.2 RD & BLUNDELL RD, RICHMOND, B.C.
For CONWAY RICHMOND LTD.

DP 12 616074

SYMBOLS

GENERAL NOTE:

All work shall conform with the BC Building Code 2006
It is the responsibility of the General Contractor to check and verify all dimensions and details before proceeding with construction.
Discrepancies found on these plans should be brought to the attention of the Architect prior to work commencing.

SITE INFORMATION

LEGAL DESCRIPTION	SEC 19 BLK4N RG6W PL 72708 Parcel A, Lot 161, Block 4N, Plan 58372, Section 19, Range 6W, New Westminster Land District, Except Part LMP48894, AND PCL A SEC 19 BLK4N RG6W PL 72708.
CIVIC ADDRESS	8320 BLUNDELL ROAD, 8120 NO 2. ROAD AND 8140 BLUNDELL ROAD RICHMOND, BC
EXISTING ZONING	COMMUNITY COMMERCIAL (CC14) - BLUNDELL ROAD & COMMUNITY COMMERCIAL (CC)

KEY PLAN

ISSUED FOR:
ADVISORY DESIGN PANEL

EXTERIOR RENOVATION FOR BUILDING A, B, C AND E

SITEWORKS

CONTACTS

OWNER	[illegible]
ARCHITECT	URBAN DESIGN GROUP ARCHITECTS LTD. Fariba Gharaei, Architect AIBC #600-1140 West Pender Street, Vancouver, B.C. V6E 4G1 Phone: 604-687-0304 / Fax: 604-688-7451 EMAIL: fariba@udga.com
LANDSCAPE ARCHITECT	M2 LANDSCAPE ARCHITECTURE AND ARBORICULTURE LTD. Meredith Mitchell, BCSLA #220 - 20 Lorne Mews, New Westminster, B.C., V3M 3L7 Phone: (604) 553-0044 / Fax: (604) 553-0046 Email: office@m2la.com
CIVIL	COUNTERPOINT ENGINEERING Alex Kanelos, P.Eng 100-8395 Jane Street, Vaughan, ONT. L4K 5Y2 Phone: 905-326-1404 / Fax: 905-326-1405 EMAIL: alexk@counterpointeng.com
TRAFFIC	BUNT & ASSOCIATES ENGINEERING Peter Joyce, P. Eng. 1550 - 1055 West Pender Street, Vancouver, B.C. V6E 2S7 Phone: 604-685-6427 / Fax: 604-685-6579 EMAIL: pjoyce@bunteng.com

DRAWING LIST

ARCHITECTURAL		LANDSCAPE	
A- 0.0	COVER SHEET		
A- 0.1	SITE PHOTOS	L- 1	TREE PLAN - NORTH
A- 0.2	CONTEXT PHOTOS	L- 2	TREE PLAN - SOUTH
A- 1.0	EXISTING SITE PLAN	L- 3	SHRUB PLAN - BLUNDELL
		L- 4	CONCEPT PLAN - PHOTOS
A- 1.2	PROP. SITE PLAN	L- 5	LANDSCAPE SPECIFICATIONS
A- 1.3	PROP. SITE GARB. ENCLOSURES		
A- 1.4	PROP. SITE STATISTICS		
A- 1.5	PROP. SITE TRUCK TURNS		
A- 1.6	PROPOSED SITE LEGAL PLANS		
A- 2.1	FLOOR PLAN BUILDING A		
A- B2.1	FLOOR PLAN BUILDING B		
A- C2.1	FLOOR PLAN BUILDING C		
A- E2.1	FLOOR PLAN BUILDING E		
A- A3.1a	PROP. ELEV.-BLDG. A (SIGNAGE)		
A- A3.2	PROP. COLOUR ELEV. - BLDG. A		
A- B3.0	ELEV.-BLDG. B & C		
A- B3.1	PROP. ELEV.-BLDG. B		
A- B3.1a	PROP. ELEV.-BLDG. B (SIGNAGE)		
A- C3.0	ELEV.-BLDG. C		
A- C3.1	PROP. ELEV.-BLDG. C		
A- C3.1a	PROP. ELEV.-BLDG. C (SIGNAGE)		
A- E3.0	ELEV.-BLDG. E		
A- E3.1	PROP. ELEV.-BLDG. E		
A- E3.1a	PROP. ELEV.-BLDG. E (SIGNAGE)		

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3446

COVER SHEET

A-0.0

-:\3446\Submission\(1) DP\EXD\3446A-000.dwg Wednesday, January 30, 2013 3:26:35 PM

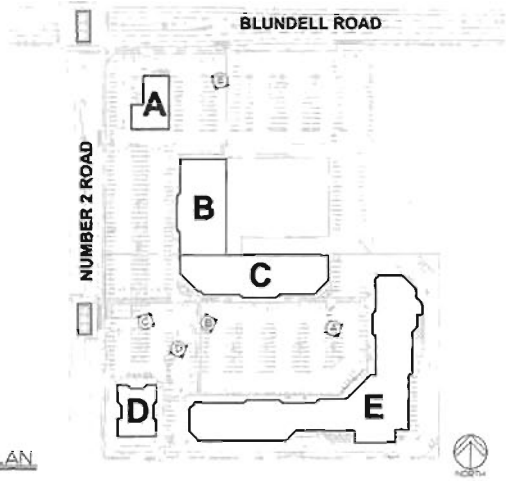
A

B

C

D

E



KEY PLAN

REFERENCE 2.

FEB 0 4 2013

REGISTERED ARCHITECT
FARIBA GHARAEI
JAN 3 1 2013
BRITISH COLUMBIA

DP 12 16 0 74

BLUNDELL CENTRE RENOVATION
NO.2 RD & BLUNDELL RD, RICHMOND, B.C.
For CONWAY RICHMOND LTD.

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FACSIMILE 604-687-7411

3446

SITE PHOTOS

A-0.1

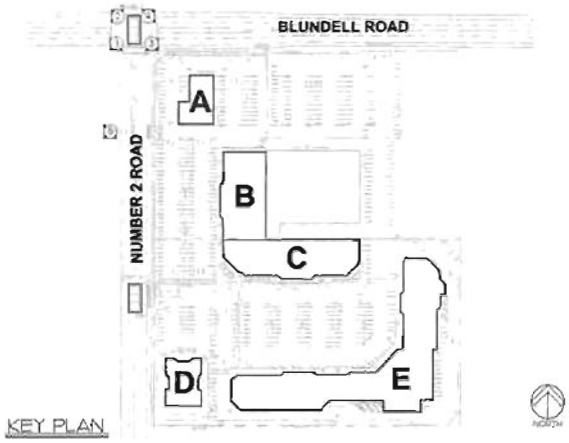
1

2

3

4

5



REFERENCE 3

FEB 04 2013

REGISTERED ARCHITECT
FARIBA GHARAEI
JAN 31 2013
BRITISH COLUMBIA

BLUNDELL CENTRE RENOVATION
NO.2 RD & BLUNDELL RD, RICHMOND, B.C.
For CONWAY RICHMOND LTD.

DP. 12-616074

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VANCOUVER, BC V6E 4C1
TELEPHONE 604-687-2038
FACSIMILE 604-688-7401

3446

CONTEXT PHOTOS

A-0.2

GENERAL NOTE:

[illegible]

PARKING REQUIREMENTS:

RETAIL GENERAL = 3 STALLS PER 1,076 SF of G.L.A. (UP TO 3,766 SF), PLUS 4 STALLS PER EACH ADDITIONAL 1,076 SF OF G.L.A.

RETAIL-LIQUOR = 4 STALLS PER 1,076 SF of G.L.A.

RESTAURANT = 6 STALLS PER 1,076 SF of G.L.A. (UP TO 3,766 SF), PLUS 10 STALLS PER EACH ADDITIONAL 1,076 SF OF G.L.A.

DRIVE THRU RESTAURANT = 7.67 STALLS PER 1,076 SF of G.L.A. (UP TO 3,766 SF), PLUS 9 STALLS PER EACH ADDITIONAL 1,076 SF OF G.L.A., PLUS WITH 6 QUEUING SPACES FOR THE EACH DRIVE THRU WINDOW.

OFFICE = 3 STALLS PER 1,076 SF of G.L.A.

RECYCLING DEPOT = 1 STALL PER 1,076 SF of G.L.A.

VETERINARY SERVICES = 1.0 STALLS PER 1,076 SF of G.L.A., OR 1.4 PER EMPLOYEE, WHICHEVER IS GREATER.

PERSONAL SERVICE = 4 STALL PER 1,076 SF of G.L.A.

SITE INFORMATION:

LEGAL DESCRIPTION:	SEC 19 BLKHN RGBW PL 72706 Parcel A, Lot 161, Block 4N, Plan 59172, Section 19, Range 6W, New Westminster Land District, Except Plan LMP46694, AND PCL A SEC 19 BLKHN RGBW PL 72706
CIVIC ADDRESS:	6020 BLUNDELL ROAD, 8120 NO 2. ROAD AND 8140 BLUNDELL ROAD, RICHMOND, BC
EXISTING ZONING:	COMMUNITY COMMERCIAL (ZC14) - BLUNDELL ROAD & COMMUNITY COMMERCIAL (CC)
OVERALL EXISTING SITE AREA: (COMBINED SITE 1 & 2)	295,903 SF [27,505 SM]

SITE 1

TOTAL SITE AREA:	79,305 SF [7,277 SM]
TOTAL BUILDING AREA:	21,947 SF [2,039.1 SM]
LOT COVERAGE:	21,947 SF/ 78,305 SF x 100= 27.93% (MAX. LOT COVERAGE = 35.0%)
FLOOR AREA RATIO:	0.28 (MAX. FAR IS 0.50)

FLOOR AREAS: [BUILDING A]

UNIT 100	FINANCIAL	7,280 SF.	STALLS REQ'D : 24
CALCULATION: [3,766 / 1,076 x 3] + [3,514 / 1,076 x 4] = 23.58			
TOTAL LEASEABLE FLOOR AREA		7,280 SF.	
TOTAL GROSS FLOOR AREA (TO BE CONFIRMED)		7,280 SF.	

BUILDING A TOTAL STALLS REQ'D : 24

FLOOR AREAS: [BUILDING B]

UNIT 110	RESTAURANT (SUBWAY)	1,061 SF.	STALLS REQ'D : 8
CALCULATION: 1,061 / 1,076 x 8 = 7.89			
UNIT 115	RETAIL (SEAFOOD)	771 SF.	STALLS REQ'D : 3
CALCULATION: 771 / 1,076 x 3 = 2.14			
UNIT 120,128	RESTAURANT (L.A. GRILL & BISTRO)	4,855 SF.	STALLS REQ'D : 14
CALCULATION: 1,859 / 1,076 x 6=13.79			
UNIT 130	RESTAURANT (STARBUCKS COFFEE)	1,796 SF.	STALLS REQ'D : 14
CALCULATION: 1,796 / 1,076 x 6= 13.35			
UNIT 140	RETAIL (ED'S LINEN)	3,109 SF.	STALLS REQ'D : 9
CALCULATION: 3,109 / 1,076 x 3 = 8.66			
UNIT 145	RETAIL (CANADA TIN, ETC)	5,244 SF.	STALLS REQ'D : 16
CALCULATION: [3,766 / 1,076 x 3] + [1,478/ 1076 x 4] = 15.96			
UNIT 160	RETAIL (BMO ATM)	368 SF.	STALLS REQ'D : 2
CALCULATION 368 / 1,076 x 3 = 1.07			
COMMON	CORRIDOR AND MECHELEC ROOM	± 415 SF.	
TOTAL LEASEABLE FLOOR AREA		14,222 SF.	
TOTAL GROSS FLOOR AREA		14,637 SF.	

BUILDING B TOTAL STALLS REQ'D : 66

PARKING REQUIREMENTS - SITE 1:

TOTAL PARKING REQUIRED [BUILDING A]:	24 STALLS
TOTAL PARKING REQUIRED [BUILDING B]:	66 STALLS
TOTAL PARKING REQUIRED	90 STALLS
TOTAL PARKING PROVIDED:	145 STALLS
PARKING RATIO:	6.6 STALLS/ 1000SF

**NOTE: AS PER ZONING (ZC14) MAX. NUMBER OF PARKING STALLS REQUIRED ON SITE 1 NOT TO EXCEED 43 **

BIKE RACK REQUIREMENTS :

BUILDING A:	
BIKE PARKING REQUIRED :	2
TOTAL BIKE PARKING PROVIDED:	2
BUILDING B:	
BIKE PARKING REQUIRED :	8
TOTAL BIKE PARKING PROVIDED:	8
BUILDING C:	
BIKE PARKING REQUIRED :	7
TOTAL BIKE PARKING PROVIDED:	8
BUILDING E:	
BIKE PARKING REQUIRED :	16
TOTAL BIKE PARKING PROVIDED:	16
(SEE LANDSCAPE FOR DETAILS)	

SITE 2

TOTAL SITE AREA:	217,603 SF [20,228 SM]
TOTAL BUILDING AREA:	64,870 SF
LOT COVERAGE:	64,870 SF/ 217,603 SF x 100= 29.80% (MAX. LOT COVERAGE = 35%)
FLOOR AREA RATIO:	0.29 (MAX. FAR IS 0.50)

FLOOR AREAS: [BUILDING C]

UNIT 160	RETAIL (EYE STATION OPTICAL)	2,174 SF.	STALLS REQ'D : 7
CALCULATION: 2,174 / 1,076 x 3 = 6.08			
UNIT 170	PERS. SERV. (C2 BARBERS)	493 SF.	STALLS REQ'D : 2
CALCULATION: 493 / 1,076 x 4 = 1.83			
UNIT 172	PERS. SERV. (BODY OLD KAN)	828 SF.	STALLS REQ'D : 4
CALCULATION: 828 / 1,076 x 4 = 3.07			
UNIT 174	PERS. SERV. (BEN JONES INSURANCE)	1,042 SF.	STALLS REQ'D : 4
CALCULATION: 1,042 / 1,076 x 4 = 3.87			
UNIT 176	PERS. SERV. (H & R BLOCK)	1,302 SF.	STALLS REQ'D : 5
CALCULATION: 1,302 / 1,076 x 4 = 4.84			
UNIT 178	RETAIL (SEAFAR JEWELLERS)	872 SF.	STALLS REQ'D : 2
CALCULATION: 872 / 1,076 x 3 = 1.87			
UNIT 180	RETAIL (FIRST CHOICE VACUUMS)	1,278 SF.	STALLS REQ'D : 4
CALCULATION: 1,278 / 1,076 x 3 = 3.56			
UNIT 182	RETAIL (VANSTAR PETS)	1,125 SF.	STALLS REQ'D : 4
CALCULATION: 1,125 / 1,076 x 3 = 3.13			
UNIT 184	RETAIL (FOOT SOLUTIONS)	1,110 SF.	STALLS REQ'D : 4
CALCULATION: 1,110 / 1,076 x 3 = 3.09			
UNIT 186	RETAIL (THE UPS STORE)	1,015 SF.	STALLS REQ'D : 3
CALCULATION: 1,015 / 1,076 x 3 = 2.82			
UNIT 188	RETAIL (THE UPS STORE)	1,186 SF.	STALLS REQ'D : 4
CALCULATION: 1,186 / 1,076 x 3 = 3.3			
UNIT 190	PERS. SERV. (FAMOUS NAILS)	1,042 SF.	STALLS REQ'D : 4
CALCULATION: 1,042 / 1,076 x 4 = 3.88			
UNIT 192	PERS. SERV. (EASY CARE CLEANERS)	1,042 SF.	STALLS REQ'D : 4
CALCULATION: 1,042 / 1,076 x 4 = 3.87			
UNIT 196	PERS. SERV. (SILK CATS)	1,209 SF.	STALLS REQ'D : 5
CALCULATION: 1,209 / 1,076 x 4 = 4.48			
UNIT 198	RESTAURANT (FLYING WEDGE PIZZA)	1,357 SF.	STALLS REQ'D : 13
CALCULATION: 1,357 / 1,076 x 8 = 10.08			
COMMON AREA	(CORRIDOR/SERVICE ROOM)	± 1,424 SF.	
TOTAL LEASEABLE FLOOR AREA		16,870 SF.	
TOTAL GROSS FLOOR AREA		18,294 SF.	

BUILDING C TOTAL STALLS REQ'D : 67

FLOOR AREAS: [BUILDING D]

UNIT	RESTAURANT (McDONALD'S)	3,109 SF.	STALLS REQ'D : 41
CALCULATION: [3,766 / 1,076 x 6] + [1,343 / 1076 x 10] = 40.47			
TOTAL LEASEABLE FLOOR AREA		3,109 SF.	
TOTAL GROSS FLOOR AREA		3,109 SF.	

BUILDING D TOTAL STALLS REQ'D : 41

FLOOR AREAS: [BUILDING E]

UNIT 120	RETAIL-LIQUOR (BLUNDELL LIQUOR)	5,968 SF.	STALLS REQ'D : 22
CALCULATION: 5,968 / 1,076 x 4=21.96			
UNIT 128	VET. SERV. (ANIMAL HOSPITAL)	1,240 SF.	STALLS REQ'D : 3
CALCULATION: 1,240 / 1,076 x 1.4 =2.28			
UNIT 130	RECYC. DEPOT (AAA BOTTLE DEPOT)	1,457 SF.	STALLS REQ'D : 2
CALCULATION: 1,457 / 1,076 x 1 =1.35			
UNIT 138	PERS. SERV. (BLUNDELL DENTAL)	1,884 SF.	STALLS REQ'D : 7
CALCULATION: 1,884 / 1,076 x 4 =7			
UNIT 140	RETAIL (LOGNIE TOWN STORES)	2,494 SF.	STALLS REQ'D : 7
CALCULATION: 2,494 / 1,076 x 3 =6.95			
UNIT 152	RETAIL (SHOPPER'S DRUG MART)	9,970 SF.	STALLS REQ'D : 34
CALCULATION: [3,766 / 1,076 x 3] + [6,204 / 1076 x 4] =33.56			
UNIT 162	RESTAURANT (PAD THAI RESTAURANT)	1,188 SF.	STALLS REQ'D : 9
CALCULATION: 1,188 / 1,076 x 8 =8.9			
UNIT 164	PERS. SERV. (EXPERT HEARING)	577 SF.	STALLS REQ'D : 4
CALCULATION: 577 / 1,076 x 4 =5.26			
UNIT 168	RESTAURANT (MIGA JAPANESE REST)	880 SF.	STALLS REQ'D : 7
CALCULATION: 880 / 1,076 x 8 =6.54			
UNIT 170	RETAIL (AAA MEATS)	718 SF.	STALLS REQ'D : 2
CALCULATION: 718 / 1,076 x 3 =1.99			
UNIT 172	RETAIL (BLUNDELL BLOSSOMS)	905 SF.	STALLS REQ'D : 3
CALCULATION: 905 / 1,076 x 3 =2.6			
UNIT 174	PERS. SERV. (PERSONA SKIN CARE)	784 SF.	STALLS REQ'D : 3
CALCULATION: 784 / 1,076 x 4 =2.91			
UNIT 176	RETAIL (KIM'S MARKET)	1,568 SF.	STALLS REQ'D : 6
CALCULATION: 1,568 / 1,076 x 3 =5.49			
UNIT 178	RESTAURANT (BAMBOO EXPRESS)	1,127 SF.	STALLS REQ'D : 9
CALCULATION: 1,127 / 1,076 x 8 =8.37			
UNIT 180	RETAIL (COBS BREAD)	1,161 SF.	STALLS REQ'D : 4
CALCULATION: 1,161 / 1,076 x 3 =3.23			
UNIT 182,184	RESTAURANT (JAPANESE REST.)	2,366 SF.	STALLS REQ'D : 18
CALCULATION: 2,366 / 1,076 x 8 =17.59			
UNIT 186	PERS. SERV. (MEDICAL CLINIC)	1,072 SF.	STALLS REQ'D : 3
CALCULATION: 1,072 / 1,076 x 4 =3.98			
UNIT 188	RETAIL (BELLISIMA)	4,571 SF.	STALLS REQ'D : 3
CALCULATION: 4,571 / 1,076 x 3 =2.98			
UNIT 192	RETAIL (BMO) (MARCH 2013)	4,160 SF.	STALLS REQ'D : 42
CALCULATION: 4,160 / 1,076 x 3 =11.59			
TOTAL LEASEABLE FLOOR AREA		41,668 SF.	
TOTAL GROSS FLOOR AREA		41,668 SF.	

BUILDING E TOTAL STALLS REQ'D : 159

PARKING REQUIREMENTS - SITE 2

TOTAL PARKING REQUIRED [BUILDING C]:	67 STALLS
TOTAL PARKING REQUIRED [BUILDING D]:	41 STALLS
TOTAL PARKING REQUIRED [BUILDING E]:	159 STALLS
TOTAL PARKING REQUIRED	267 STALLS
TOTAL PARKING PROVIDED:	288 STALLS
PARKING RATIO:	4.4 STALLS/ 1000SF

NOTE:
REPLACE ALL EXISTING BIKE RACKS WITH NEW BIKE RACKS

REFERENCE 4.

FEB 06 2013

DP 12 616074

BLUNDELL CENTRE RENOVATION
NO.2 RD & BLUNDELL RD, RICHMOND, B.C.
For CONWAY RICHMOND LTD.

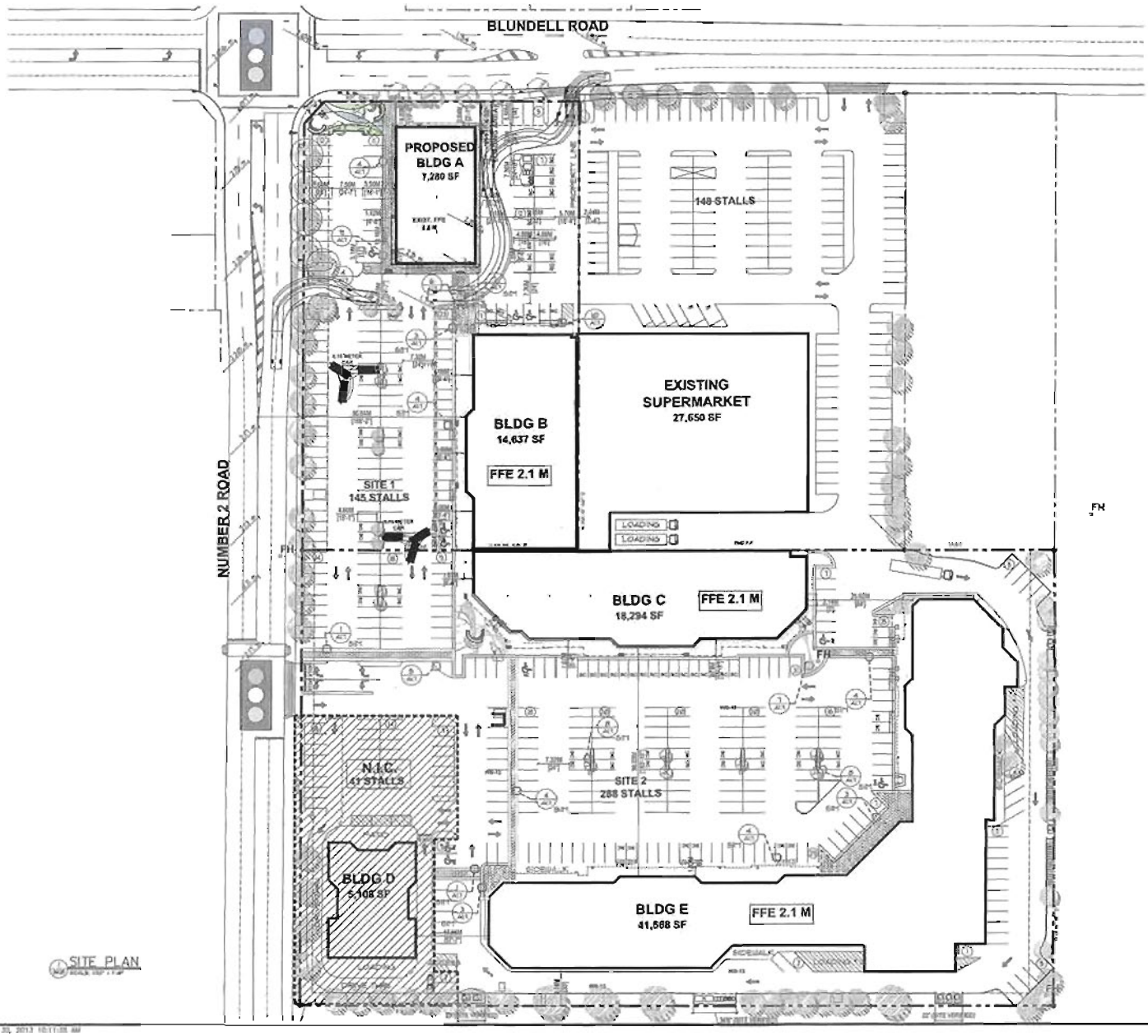
architects ltd
#200-1140 WEST PENDER
VANCOUVER, BC V6E4G1
TELEPHONE 604-687-2038
FACSIMILE 604-688-7181

3448

PROPOSED SITE STATISTICS

A-14

GENERAL NOTE:



SITE PLAN

BLUNDELL CENTRE RENOVATION
NO.2 RD & BLUNDELL RD, RICHMOND, B.C.
For CONWAY RICHMOND LTD.

DP 12 61 6074

REFERENCE 5.

FEB 0 6 2013

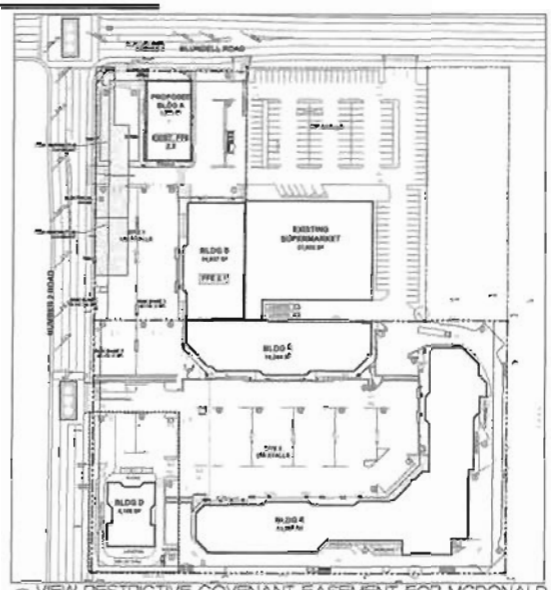
urban design group architects ltd

3448

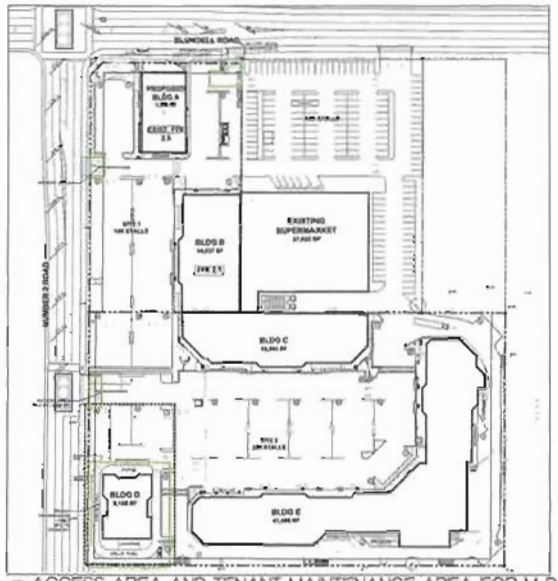
PROPOSED SITE TRUCK TURNS

A-1.5

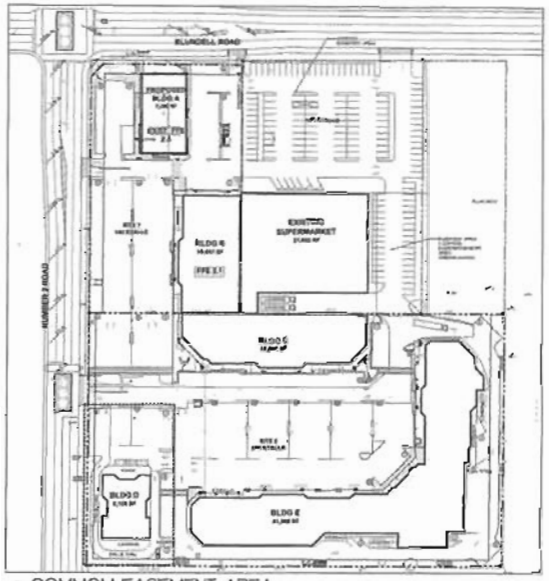
GENERAL NOTE:



VIEW RESTRICTIVE COVENANT EASEMENT FOR MCDONALD



ACCESS AREA AND TENANT MAINTENANCE AREA FOR M.DONALD'S



COMMOM EASEMENT AREA

KEY PLAN

LEGEND

- PLAN 46205 VIEW RESTRICTIVE COVENANT
- PLAN 46205 SIGN EASE
- ACCESS AREAS
- TENANT MAINTENANCE AREA
- COMMON EASEMENT AREA
- EASEMENT AREA + COMMON EASEMENT EXEMPT
- AREA EASEMENT TRUCK TURN EASEMENT
- ROAD DEDICATION

REFERENCE 6

REGISTERED ARCHITECT FARIBA GHARAEI BRITISH COLUMBIA JAN 31 2013

FEB 04 2013

BLUNDELL CENTRE RENOVATION
NO.2 RD & BLUNDELL RD, RICHMOND, B.C.
For CONWAY RICHMOND LTD.

DP. 12616074

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PROPOSED SITE LEGAL PLANS

A-1.8