



City of Richmond

Report to Development Permit Panel Planning and Development Department

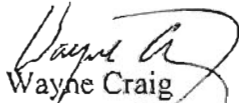
To: Development Permit Panel
From: Wayne Craig
Director of Development

Date: February 5, 2013
File: DP 12-626361

Re: Application by Townline Ventures Granville Avenue Ltd. for a Development Permit at 8280 and 8300 Granville Avenue

Staff Recommendation

That a Development Permit be issued which would permit the construction of 16-storey residential tower with a gross floor area of 10,163.2 m² (109,396 ft²) containing 126 residential units including seven (7) affordable housing units and 162 parking stalls at 8280 and 8300 Granville Avenue on a site zoned "High Rise Apartment (ZHR13) - St Albans (City Centre)".



Wayne Craig
Director of Development

WC:kt

Att. 5

Staff Report

Origin

Townline Ventures Granville Avenue Ltd., has applied to the City of Richmond for permission to construction of 16-storey residential tower with a gross floor area of 10,163.2 m² (109,396 ft²) containing 126 residential units including seven (7) affordable housing units and 162 parking stalls at 8280 and 8300 Granville Avenue on a site zoned "High Rise Apartment (ZHR13) - St Albans (City Centre)". The site is currently vacant.

The site is being rezoned from zoned "High Rise Apartment (ZHR13) - St Albans (City Centre)" to "Auto-Oriented Commercial (CA)" for this project under Bylaw 8958 (RZ 12-615705).

A Servicing Agreement for service connections and frontage improvements along Granville Avenue is required as part of the rezoning application (RZ 12-615705).

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 Granville Avenue is an older, 3-storey apartment building over parking zoned according to "Land Use Contract 138" and designated Urban Centre T5 (25 m) in the City Centre Area Plan (CCAP) – Brighthouse Village.

To the east, is a 1 and 2-storey retail commercial strip mall located at the corner of Granville Avenue and St Albans Road zoned "Auto-Oriented Commercial (CA)" with Urban Centre T5 designation on the General Land Use Map (2031) in the CCAP and beyond St Albans Road is a mixed-use commercial/residential tower building with "Residential/Limited Commercial (ZMU2) St Albans (City Centre) zoning and designated Urban Centre T5 on the General Land Use Map.

To the south, across a 3.0 m wide Utility SRW is an older 3-storey apartment building over parking at-grade with zoning according to "Land Use Contract 115" and Urban Centre T4 designation on the General Land Use Map in the CCAP and beyond is Bennett Road are other townhouse residential projects.

To the west, are 1 and 2-storey retail commercial buildings zoned "Auto-Oriented Commercial (CA)" with Urban Centre T5 designation on the General Land Use Map (2031) in the CCAP and beyond are a series of residential, office and mixed-use tower buildings.

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage:

Further architectural and landscape design development of the proposed project including refinement of the Public Art component. Townline and the consultants have responded in the following ways:

- The architect has refined the tower facade design by accentuating the floor slab projections, further design development of the canopy that separates the base of the building and the tower element.
- The landscape architect has increased the amount of soft landscape within the building setback area along Granville Avenue and refined the design of the landscape courtyard on the roof deck of the parking podium.
- The public artist has revised and updated the Public Art Plan, which was subsequently presented to and supported by the Public Art Commission on January 22, 2013.

The Public Hearing for the rezoning of this site was held on December 17, 2012. At the Public Hearing, no concerns about rezoning the property were expressed.

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 “High Rise Apartment (ZHR13) - St Albans (City Centre)” zoning district, the OCP Schedule 2.10 – City Centre Area Plan (CCAP) 3.1: General Guidelines and the OCP Schedule 2.10 – CCAP 3.2.7 Sub-Area B.3: Mixed Use High-Rise Residential Guidelines.

Advisory Design Panel Comments

The Advisory Design Panel has supported this Development Permit application. A copy of the relevant excerpt from the Advisory Design Panel minutes from January 23, 2013 is attached for reference (**Attachment 2**) complete with a response from the applicant immediately following the each Design Panel comment identified in '*bold italics*'.

Analysis

Conditions of Adjacency

1. North Side: The wide Granville Avenue Right-of-Way (ROW) and the existing centre median in combination with the mature trees provide significant separation and buffering between the proposed development and the existing residential building or any subsequent residential redevelopment along the north side of Granville Avenue.
2. East Side: The proposed building on the development lands and the existing retail/commercial building on the adjacent site (8360 Granville Avenue) incorporate blank walls along the majority of the shared property line. Both the height and setback of the proposed podium wall along the east property line of the development lands has been designed to coordinate with the approximate building setback and height of the blank west wall of the existing retail/commercial development on the adjacent lot.

3. South Side: Townline has agreed to provide the requested 4.5 m wide dedication along the south property line for the future lane. The design of the parking structure exposed concrete walls incorporate a pattern of reveals and cascading vines from the podium roof deck in order to introduce some visual interest and relief for views from the south.
4. West Side: Townline was unsuccessful acquiring the adjacent site to the west (8260 Granville Avenue) but has submitted verifiable proof of a reasonable offer to purchase. Townline has provided schematic redevelopment scenarios for the adjacent properties to the east and west of the proposed development lands (i.e., easterly consolidated site of 8240 and 8260 Granville Avenue and the westerly lot located at 8360 Granville Avenue) with copies available in the development application file. In addition, Townline has agreed to grant the requested cross access easement for the benefit of future development on the adjacent consolidated lot to the west (8240 and 8260 Granville Avenue) in the event that the lane along the south property line is not constructed by that time.

Urban Design and Site Planning

1. Built Form: The CCAP contains three (3) key urban design policies regarding future development along this block including: tower spacing, variation in tower height and tower floor plate size. Townline has demonstrated that it is possible to achieve the minimum (24 m) acceptable tower separation with future towers on the adjacent sites. While this proposal does not present a variation in tower height (47 m), there is variety in the tower setback and orientation to the street. The proposed 664 m² size of the tower floor plate approximates the recommended maximum size of 650 m² and is similar to many other City Centre towers.
2. Streetscape Design: The driveway access/egress and the curb side layby along Granville Avenue, together with the on-site loading bay within the building setback and 4.0 m wide Statutory Right-Of-Way (SRW) for the extension of the Granville Avenue greenway across the Granville Avenue frontage all combine to constrain the streetscape design along the Granville Avenue. However, Townline has upgraded the north facade elevation of the building and maximized the amount of soft landscape along the Granville Avenue frontage to improve the streetscape design of the proposed development.
3. Site Planning: The site plan proposes overlapping utilization of the area between the street and the proposed building in order to accommodate all the competing requirements including, a curb side loading area, vehicle access/egress, the extension of the existing pedestrian greenway, an on-site loading bay, pedestrian plaza area, lobby entry and landscaped forecourt.

Transportation and Traffic

1. Access/Egress: There is an intervening property to the east between the proposed development site and St Albans Road. Townline has been unsuccessful acquiring the appropriate agreements from the intervening property owner in order to permit a lane connection to the subject site from St Albans Road. Therefore this application is proceeding with access/egress from Granville Avenue. In the long term with the construction of the lane along the south property line provisions have been included in the design of the parking structure to provide a connection to this future lane at no cost to the future strata corporation.

2. Loading: The proposed curb side layby will provide an interim loading layby for large (WB-17) vehicles until such time as the rear lane along the south property line is constructed at which time the layby will be removed along Granville Avenue and the WB-17 loading will occur from the lane. A permanent, on-site loading bay for medium size (SU9) vehicles has been provided along Granville Avenue.
3. Parking: This proposed development provides the required 160 on-site parking stalls as indicated below.

	Residential incl. affordable & accessible	Visitor	Standard	Small	Totals
Required	143 (incl. 4 accessible) + 7 affordable or 149 – (10% or 15 stalls for TDM) = 134	26	min. 50%	max. 50%	162
Provided	134 (incl. 7 affordable & 4 accessible)	26	82	80	162

No variance is required since the reduction of 15 stalls is within 10% of the required number of residential parking stalls and the Transportation Demand Management (TDM) package proposed by Townline is acceptable to Transportation staff. The proposed TDM measures including the following:

- \$25,000.00 contribution for a bus shelter in the vicinity of the site.
 - 20% of parking stalls provided with 120 volt, electrical vehicle plug-in charging equipment.
 - 25% additional parking stalls pre-ducted for future electrical vehicle plug-in charging equipment.
 - Provision of a concrete pad and City Centre style bench.
 - \$15,300.00 contribution for Audible Pedestrian Signal (APS) up-grades at the Granville Avenue and St. Albans Road intersection.
 - Supply and installation of illuminated street name signs at all approaches to the Granville Avenue and St. Albans Road intersection.
4. Parking Layout: The on-site parking layout is in general conformance with the Richmond Zoning Bylaw.
 5. Garbage and Recycling: This development of 126 residential units proposes sufficient space to accommodate the required refuse/recycling container/carts. This proposal assumes private garbage and cardboard recycling collection. Other recycling collection is mandatory by the City. The requested number and size of collection bins has been provided. A separate legal agreement will be required to ensure private collection of garbage and cardboard recycling. The curb side layby can be used for garbage and recycling collection in the interim (until the rear lane is constructed) but in the future (after construction of the rear lane) all garbage and recycling collection must shift off Granville Avenue to occur either on-site or from the lane.

Architectural Form and Character

1. Architectural Design: The architectural design has been modified to add variety and distinction to this proposed development in the following ways:

- a) The deeply articulated built form of the tower design along Granville Avenue reduces the apparent width of the building and accentuates the vertical massing, which creates the impression of a more slender tower element.
 - b) The angular orientation of the tower floor plate to the street grid adds design distinction, increases visual interest to the streetscape experience and modestly increases the amount of forecourt landscape area in front of the building along Granville Avenue.
 - c) Minor refinements have been introduced to the exposed wall portions of the parking structure, including a recessed pattern of reveals, which add visual interest to the previously blank concrete walls improving views of the parking structure from the south along the laneway and beyond.
 - d) Cladding materials on the tower element have been upgraded to reduce the amount of painted concrete and increase the use of colourized spandrel glazing and metal panels. The proposed cladding materials and colours include the following:
 - double glazed clear glass (solarban 60 #2 and clear);
 - prefinished aluminum frames, prefinished metal flashings, prefinished aluminum guards (standard silver 8w215q-d3000-gx200q-d1010 akzo nobel interpon powder coatings);
 - vertical spandrel glass panel w/ roll-coat ceramic frit #2 (white diamond, frit16-1-148-3);
 - horizontal spandrel glass panel w/ roll-coat ceramic frit #2 (silver marlin, sx80197e808);
 - prefinished metal panels and paper-cut screens (fluoromax champagne silver akzo nobel interpon powder coatings);
 - painted concrete edge slabs, painted architectural concrete with 3/4" reveals" (base colour benjamin moore, 2125-60 marilyn's dress); and
 - painted architectural concrete with 3/4" reveals" (band colour benjamin moore, 2108-60 abalone).
 - e) The parking structure has been setback along the west side of the tower to allow the tower massing to extend down to the ground plane.
 - f) The architectural design at the top of the building has been modified to reflect the slab band extensions on the lower floors but cantilevered even farther.
2. Private Outdoor Space: The CCAP minimum guideline for private outdoor space (balcony or patio) is 6 m² per apartment unit and the average balcony/patio space provided is approximately 6 m² with outdoor balconies or patios that vary in size from 3 m² to 98 m².
 3. Indoor Amenity Space: This proposal includes 130 m² of common indoor amenity space consisting of a lounge area and gym space.

Landscape Design and Open Space Design

1. Streetscape Design: The streetscape design has been improved in the following ways:
 - a) The design character of the existing Granville Avenue greenway has been extended across the entire street frontage.
 - b) The amount of soft landscape planting area has been maximized within the building setback area.

- c) The on-site vehicle circulation space along the Granville Avenue frontage has been upgraded to decorative paving to increase the apparent amount of pedestrian plaza area within the building setback area.
2. Roof Deck: The design on the parking podium roof deck has been refined as follows:
 - a) Wider planters around the perimeter parking podium roof deck in combination with additional tree planting and cascading vines where possible and appropriate.
 - b) Inclusion of some planting within the private patio spaces for units with direct access to the parking podium roof deck.
3. Common Amenity Space: The required amount of common amenity space for this proposed development is 10% of the net site development area or 332.6 m² (3,326 m² x 10%) and this proposal includes a total of 1,585 m² of common indoor and outdoor amenity space (i.e., 130 m² of indoor lounge and gym space plus 1,455 m² of outdoor landscaped roof deck area). The outdoor amenity area on the roof deck of the parking structure includes a children's play area, outdoor barbeque and dining area, seating areas, a dog run, play/lounging grass area and abundant tree, shrub and groundcover planting.

Engineering and Servicing

1. Servicing Agreement: A separate Servicing Agreement is a requirement of the rezoning and includes the provision of a cash contribution in the amount of \$19,040.00 for the upgrade of the sanitary sewer.
2. Lane Contribution: Townline is required to provide a cash contribution for the construction of the future interim lane based on a suitably detailed design and detailed cost estimate utilizing City rates prepared by a professional civil engineer via the Servicing Agreement subject to the satisfaction and final approval by the Director of Development, prior to final adoption of the rezoning.
3. Layby Reinstatement: In addition, Townline is required to provide a cash contribution for the removal of the layby and reinstatement of the existing Granville Avenue curb alignment including the reconfiguration of the Granville Avenue boulevard improvements (i.e., greenway and associated enhancements), based on a suitably detailed design and detailed cost estimate utilizing City rates prepared by a professional civil engineer via the Servicing Agreement subject to the satisfaction and final approval by the Director of Development, prior to final adoption of the rezoning.

Accessibility and Crime Prevention Through Environmental Design (CPTED)

1. Accessibility: The proposed development includes the following accessibility features:
 - a) The applicant confirms that 56 housing units (14 B-type units, 14 E-type units, 13 G-type units and 14 J-type units) will incorporate the basic universal housing features. A detailed floor plan layout of all units that contain basic universal housing features has been submitted including the total floor area for units, individual room areas complete with dimensions.
 - b) The proposed aging-in-place accessibility features include the following:
 - Access to dwelling units will be provided from the road/sidewalk, main entry lobby/elevators, parking levels and every common area point of access or doorway,

including main entry suite and one (1) accessible bedroom, and bathroom per apartment and have a clearance and width as per the Richmond Zoning Bylaw, Section 4.16 including pre-wiring at suite entry doors for future push button control.

- Lever doors with 3 foot clear openings will be provided for main entry doors with automatic door openers plus the provision of full security with high visibility/lighting at the main entry door with full weather protection.
- Lever type controls will be provided throughout the project for all doors, windows and plumbing fixtures.
- Control, switches and outlets will be provided according to the Richmond Zoning Bylaw, Section 4.16.
- Floor surfaces will be slip resistant and thresholds will meet the accessibility guidelines and the Building Code requirements.
- *Windows will meet the requirements for seating views from the living and bedrooms.
- *Kitchens will meet the requirements for design of counters, shelving and pull out cupboards, under counter knee space and graspable handles.
- Bathroom blocking will be provided for toilet and bathtub wall for future grab bars.
- Balcony areas will have minimum 1.5 x 1.5 m dimensions and 80 cm clear openings.

Note: Aging-in-place features typically include the basic universal housing features as well. Items marked with an asterisk (*) above, apply only to basic universal housing features for the units identified above and on the plans.

2. CPTED: Enhanced security features have been incorporated into the design including the provision of greater visibility and informal surveillance with the introduction of vision glass at the main building entry, parkade entries, in common amenity areas, hallways and access to the roof deck. Alcoves and unattended areas have been minimized and higher intensity lighting will be incorporated. See **Attachment 3** for a complete list of CPTED features.

Sustainability and Public Art

1. Sustainability: The proposed building will achieve LEED Silver equivalency including a green roof on top of the parkade structure, which provides an outdoor landscaped amenity area for the residents including cascading vines over portions the exposed parkade walls from the podium roof deck above. Participation in a District Energy Utility (DEU) is not required because there is no DEU currently proposed for this area. See **Attachment 4** for the LEED Silver checklist.
2. Public Art: The public art plan dated January 10, 2013 was prepared by Jan Ballard (Ballard Fine Art) and proposes a series of three (3) art panels or screens extending the full height of the residential tower (i.e., two (2) on the west facade and one (1) on the east facade of the tower). The revised value of the public art installation will be equivalent or greater than \$80,069.00 (i.e., 109,401 ft² - 5,415 ft² for affordable housing x 0.77/ft²) and includes the 5% of total contribution toward the City's public art administration. The public art value above varies slightly from the public art plan since there was a modest increase in the gross floor area of this proposed development. The public art plan was reviewed and supported by the Public Art Commission on January 22, 2013. See **Attachment 5** for the public art plan.

Affordable Housing

This proposal includes the provision of 7 affordable housing units as identified in the rezoning considerations. The occupants of the affordable housing units subject to the Housing Agreement shall enjoy full and unlimited access to and use of indoor and outdoor amenity spaces. The current Development Permit drawings and the affordable housing agreement identifies the following:

Unit No.	Unit Type	Unit Area (ft ²)	Unit Count	Total Area (ft ²)
Unit 06	1 bedroom + den	647 ft ²	2	1,294 ft ²
Unit 07	2 bedroom + den	925 ft ²	1	925 ft ²
Unit 08	2 bedroom	714 ft ²	1	714 ft ²
Unit 09	2 bedroom + den	945 ft ²	1	945 ft ²
Unit 10	1 bedroom + den	630 ft ²	2	1,260 ft ²
-	-	-	7	5,138 ft ²

Conclusions

This proposed residential tower will continue the existing greenway along south side of Granville Avenue extending high-quality streetscape character along this block frontage, while the proposed built form advances the ultimate build out of this block continuing the emerging rhythm podium tower buildings but with sufficient variety in the overall design to create positive improvements to the streetscape experience along Granville Avenue. Staff recommends support for this proposed development.



Brian Guzzi

Senior Planner/Urban Design

BG:kt

Attachment 1: Development Application Data Sheet

Attachment 2: Advisory Design Panel Comments and Applicant Responses

Attachment 3: CPTED Features

Attachment 4: Sustainability - LEED Silver Checklist

Attachment 5: Public Art Plan

Prior to forwarding this application to Council for approval of the Development Permit, the Developer is required to complete the following:

1. 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 \$148,269.00 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.

2. Registration of a legal agreement on title that ensures there will be private collection of garbage and cardboard recycling material with City collection of all other recycling material. In the interim (until the lane along the south property line is constructed) garbage and recycling collection can occur from the temporary layby on the south side of Granville Avenue along development lands frontage. In the long term (after the rear lane is constructed) collection of garbage and recycling must be conducted either on-site or from the lane.
3. 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.

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

1. 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 (<http://www.richmond.ca/services/ttp/special.htm>).
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
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.

An executed copy is located in the file

Signed

Date



DP 12-626361

Attachment 1

Address: 8280 and 8300 Granville Avenue

Applicant: Townline Ventures Granville Avenue Ltd.

Owner: Townline Homes Ltd.

Planning Area(s): City Centre Area Plan – St Albans Sub-Area

Floor Area Gross: 10,163.2 m² (109,396 ft²) Floor Area Net: 9,644.6 m² (103,813 ft²)

	Existing	Proposed
Site Area:	3,326 m ²	3,326 m ²
Land Uses:	commercial	residential
OCP Designation:	Urban Centre T5	Urban Centre T5
Zoning:	Auto-Oriented Commercial (CA)	High Rise Apartment (ZHR13) - St Albans (City Centre)
Number of Units:	-	126 including 7 affordable units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	3.0 FAR base + 0.1 for amenity + 20 ft ² additional per accessible unit (56) = 3.133	3.058 FAR	none permitted
Lot Coverage:	Max. 90%	80.25%%	none
Setback – Front Yard:	Min. 3.0 m	Min. 3.0 m	none
Setback – Side Yards:	Min. 0.0 m	0.0 m	none
Setback – Rear Yard:	Min. 0.0 m	0.0 m	none
Height (m):	Max. 47 m geodetic	47 m geodetic	none
Lot Size:	3,326 m ²	3,326 m ²	none
Off-street Parking Spaces – Regular/Small:	small less or equal to 50%	82 and 80	none
Off-street Parking Spaces – Accessible:	4	4	none
Total off-street Spaces:	162	162	none
Loading Spaces	1 large loading bay (WB-17) 1 medium loading bay (SU9)	1 large loading bay (WB-17) 1 medium loading bay (SU9)	none
Amenity Space – Private:	Min. 2 m ² / unit	3.0 m ² /unit	none
Amenity Space – Common:	Min. 332.6 m ²	1,589 m ²	none

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.

3. **DP 12-626361 – 16-STOREY RESIDENTIAL TOWER WITH 126 UNITS (119 MARKET & 7 AFFORDABLE UNITS)**

APPLICANT: Townline Ventures Granville Avenue Ltd.

PROPERTY LOCATION: 8280 & 8300 Granville Avenue

Applicant's Presentation

Architect Foad Rafii, Rafii Architects Inc., Landscape Architect Meredith Mitchell, M2 Landscape Architecture, and Marc Josephson, Development Manager, Townline, presented the project on behalf of the applicant.

Panel Discussion

Comments from the Panel were as follows:

- Tight space at the front of the building along Granville Street; Transportation and Engineering needs to be advised regarding the possibility of eliminating the SU 9 loading bay which straddles the main pedestrian entry and consolidating all loading/unloading activity in the layby; eliminating the loading bay will benefit the water feature and enhance the overall sense of arrival to the building;

We are in agreement that this is a superior site condition and that the SU-9 loading functions can be satisfied by the WB-17 loading bay. However, further talks with Staff advised that eliminating the SU 9 was unacceptable.

- It would be nice to have the outdoor amenity space coming off the indoor amenity space at the north side of the building to improve indoor-outdoor relationship;

Without the removal of the SU 9 space, this cannot be achieved.

- Like what the applicant had done at the back of the building; there is no benefit in making a larger feature out of the fence; amount of greenery is appropriate;
Noted. The design at the back of the building will remain.

- Provide some weather protection in the “rooms”, e.g. the barbeque area; could also place trellis in busy points like the barbeque area;
The inclusion of an additional trellis element in these areas will be explored and considered. Trellis at outdoor eating area may be added to match trellis at quiet seating area.
- Railing does not need further development;
Noted.
- Focal circular feature is an interesting idea; consider consolidating this feature with the Zen pavilion to make the idea stronger;
The concept of the podium landscape design was to create distinct areas for different functions, allowing for a variety of experiences. Consolidation of these areas could create the opposite effect. However we will explore ways of consolidating these areas in a manner that still maintains the original design intent of the overall space.
We will look at increasing pedestrian circulation to provide ways of bypassing the circular path route and creating a sense of intimacy. We can increase the connection of the ‘zen’ area with the entry circular seating. We can also look at the connectivity at the outdoor eating area and the dog run area.
- Like the children’s play area being far removed from the private patios;
Noted.
- Agree with comments regarding redundant loading condition;
Noted.
- Detail of the water feature is tricky; look at the safety aspects;
Noted. Safety aspects with respect to vehicular conflict will be carefully reviewed.
- If the loading bay cannot be eliminated, consider introducing higher quality and better textured pavers for the loading bay;
Noted.
- Concern that trees may not have enough soil volume and lack walls to enable them to reach their growth potential;
We can provide soil volume counts and increased depths of soil at tree planting areas (generally trees require 10m3 soil per tree). The trees selected are smaller growing trees that work well with smaller volumes of soil. With the depth of podium deck, we believe we can achieve an acceptable amount of soil for healthy tree growth.
- Trees providing shade for the children’s play area in the afternoon are a good enhancement;
Noted.

- Concern regarding the viability and maintenance of small planting areas under cover at the front of the podium deck;
Cover is generally high at the front and will not affect the required sun for the plant material. Also planting areas are irrigated so not relying on rain for water.
- Good relationships on the landscape podium; however, agree with comments regarding the need for a more cohesive idea, i.e. consolidating the focal feature with the Zen pavilion;
The concept of the podium landscape design was to create distinct areas for different functions, allowing for a variety of experiences. Consolidation of these areas could create the opposite effect. However we will explore ways of consolidating these areas in a manner that still maintains the original design intent of the overall space.
We will look at increasing pedestrian circulation to provide ways of bypassing the circular path route and creating a sense of intimacy. We can increase the connection of the 'zen' area with the entry circular seating. We can also look at the connectivity at the outdoor eating area and the dog run area.
- Angular geometry of the building could be extended into the layout of the courtyard landscape and grade change provides more depth to the courtyard ;
We will explore ways of bringing more angular elements into the design of the landscaped podium.
- Like the scheme; like the play of the twist;
Noted. We believe that this creates a unique yet purposeful street-fronting façade, whereby the main pedestrian and vehicular entry points are addressed directly, creating a more inviting and attractive overall design.
- The tower top is relentless; could be further developed without modifying the floor plates;
Placing emphasis on the vertical form of the building draws attention to its residential character. Wrapping horizontal floor planes around the building as balconies results in a pleasant rhythm to the façade. The introduction of skylights in generous tower top overhangs provides visual interest along Granville Avenue and generates a unique building identification on the Richmond skyline.
- Concern on the on-site loading bay; should be brought to the attention of Transportation and Engineering;
Noted. Removal of onsite loading area was rejected by Staff.
- Appreciate the attention given by the applicant to all CPTED issues
Noted.

- Applicant needs to address thermal bridging considering the extent of concrete balcony in the building;
Having un-insulated balconies and slab extensions is the common architectural practice in Metro Vancouver, and with our mild climate this does not represent a significant issue. This project's energy modeling report will ensure the building envelope requirements comply with the current ASHRAE standard 90.1-2004.
- Project has some challenges, but generally the approach is quite successful;
Noted.
- Stepping back of the front elevation is successful; visually breaks down the massing;
Noted.
- Proposed public art screen appears to be successful but details need to be further discussed with Planning;
Noted. The Detailed Public Art Plan was approved on January 15th, 2013. The selection panel will be deciding upon which artists to consider for the design of the screens, and whether to designate either the three vertical screens up the building, or the feature wall at the ground floor as public art. Ultimately, the decision will likely be based on which area is deemed to have the greatest public visibility.
- No issues with the top of the tower; extension of the slab edges at the corners is quite successful;
Noted.
- Amenity space need not be further pushed back; the tower is already distinctive;
Noted.
- Two loading bays are redundant as only one is needed; Planning and the applicant are requested to have further discussion with Transportation and Engineering on this issue;
Noted.
- Appreciate the applicant for providing a detailed unit lay-out for the universal design suites; applicant is encouraged to increase the number of universal design suites; accessibility features, e.g. lever handles, are encouraged in all the suites;
As noted at the ADP on January 23, 56 units out of the total 126 units conform to Universal Design Guidelines.

- Generally, suites having a master bedroom with ensuite washroom work well; however, for two- bedroom units, access to the smaller washroom from the second bedroom is difficult and circuitous; improve the floor lay-out for easier access;
Noted. At this stage it will be difficult to modify unit layouts to this extent without significantly altering the floorplates and ensuite design principles. Marketing research and experience advises that placing the second bedroom away from the kitchen and living room is most favourable to the general public.
- Handsome project; the whole site is efficient; appreciate the sinking of the two-level parking which is not common in Richmond; the podium is a green roof;
Noted.
- Like the fact that the building is tweaked off the grid, like it being asymmetrical and pulled across, making a suburban area more urban;
Noted.
- Renderings explain the building well; however, they fall short of explaining the ground floor;
Noted. We will provide improved renderings highlighting the ground floor more clearly.
- Like the façade articulation; use of concrete in the building provides positive aesthetic experience;
Noted.
- Stepping back of the building is good;
Noted.
- Each level of the building is well articulated and ends in a nice manner;
Noted.
- Entry way is not clear in the rendering; rendering should show a lot of light in the entry way area; project needs to announce its entrance well; perforated metal screen wall will help announce the entrance; and
Noted. We will provide improved renderings highlighting the ground floor more clearly, specifically the entry way.
- Overall, the quality of materials and design of the project are very good.
Noted.

Panel Decision

It was moved and seconded

That DP 12-626361 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.

CARRIED

January 22, 2013

Townline Ventures Granville Avenue Ltd.
Suite 120-13575 Commerce Parkway
Richmond, BC V6V 2L1

Project File No.: 11-12

RE: **HARMONY Apartments, 8280 & 8300 Granville Avenue, Richmond BC**
Crime Prevention Through Environmental Design (CPTED)

We offer the following CPTED analysis of our proposed multi-use residential building development project on 8280 and 8300 Granville Avenue, Richmond.

COMMUNITY FACILITIES TO ENCOURAGE NEIGHBOURLINESS

- o Building has an entry lobby with a mailbox centre and concierge checkpoint that leads to Elevator, stairs, and Amenity space.
- o Amenity space consists of Lounge room, 78 m² (841 s.f.), and Gym, 56 m² (602 s.f.). It is located at a ground floor level and both rooms are stair and ramp accessible.
- o Amenity podium with landscaped areas is on top of two level parkade. Generous 1484 m² (15,980 s.f.) of common roof area is overviewed by residents, to encourage neighbours' interaction and ownership of green space.

ARCHITECTURAL PLANNING

- o The main entry to the building is locked to public access and has a direct paved route to the public sidewalk.
- o The main lobby is visible from the outside through fully glazed entry doors and sidelights.
- o The podium parkade entry driveway, is adjacent to the main entry, visible from lobby for natural surveillance opportunities.
- o Ground floor amenity rooms, lounge and gym are raised from street level providing spatial separation between street public space and common areas. Soft landscaping, low shrubs and decorative fencing (around BC Hydro kiosks) provide both "eyes on the street" surveillance and residents' ownership of the public area in front of the building.
- o Amenity rooms have fully glazed storefronts to Granville Avenue, no direct access from the street and a continuous façade to avoid areas of concealment.
- o Limited access points to property, with vehicular access to parkade only, no through road.

LIGHTING

- The main entry will be lit by lights in the Lobby access. Overhead light lanterns illuminate decorative screens in front of Lounge room and under the entry canopy. Recessed lighting in planted area, bollard lights along the entry walkway, and overhead lighting in the main entry doors and lights inside the lobby.
- Emergency exits – from ground floor, parkade and parkade stairs will have overhead lighting.
- Amenity podium with landscaped areas will be lit by bollard lights along walking paths, and down lights will be provided in gathering areas, like children's playground, BBQ area, seating etc.
- South façade of the podium parkade at proposed lane will have wall mounted LED lights to illuminate the exiting travel paths and provide safety to pedestrians, in addition to proposed streetlights.
- The parkade entry ramp will have lights in the overhead gate bulkhead.
- Lighting sources will be a combination of fluorescent, compact fluorescent, LED and metal halide lighting, while public area lighting will be switchable by photocell for energy savings.

FENCING

- Both east and west property lines have zero lot line setbacks where the two storey parkade concrete walls are. On the west property line, along the parkade entry driveway, on ground level will have prefinished aluminum fence with vine planting beds for temporary screening of neighbouring property.
- At podium level will have 1.5m (5' high) prefinished aluminum picket fence to provide safety and security to building residents.
- Private patio decks at podium level will have raised landscaped beds and planters with trees and shrubs among unit patios and common green space. Patio decks will fully be surrounded by a railing or screen fence, to delineate communal from private space.
- Decorative screens in front of Amenity rooms are incorporated into the façade design to provide visual interest and differentiate between public and semi-private space.

LANDSCAPING

- Low growing shrubs next to the building entry will be kept to a height of 2-3 ft. to improve visibility and reduce opportunities for concealment.
- Low shrubs are used adjacent to the ground floor Amenity rooms as barriers to discourage approaching close to communal windows.
- Large caliber trees are proposed adjacent to the north property line, and deciduous trees species will be most common, with the low tree limb of 5' above grade to limit opportunity for concealment. All trees will be sited away from blind corners, sidewalks and pathways.
- Clear definition of public and private landscape areas will be achieved with transitional paving material and pattern change from public sidewalk to building entrance walkway.

ADDRESSES

- The building will have a large and lit project sign clearly visible from the street, which will include the street number facing Granville Avenue.

ENTRY DOORS AND SECURITY

- o The building entry area will have an entry phone/intercom for visitors, and card access for residents at the main entry door.
- o Access to the parkade will have card control to prevent unauthorized access from outside of the building.
- o Steel doors to exit stairs, garbage and recycling and bicycle storage will have glazed vision panels for improved visibility.
- o Exit doors will be of insulated metal, with full height steel astragals, door closers and no external hardware.
- o All podium level units' will be pre-wired for resident security system.
- o Deadbolt locks and peep holes on unit entry doors.
- o Lobby and exit doors will be clearly marked with door signage.
- o Once exit stairs are entered visitors can only exit the building and cannot re-enter.

PARKADE

- o Parkade interior walls, columns and exit stair will be painted white to enhance lighting levels.
- o The parkade will have a high level of 24 hour lighting throughout, especially at the exits and elevator lobby.
- o Convex mirrors will be installed as needed in parkade and stairwells.
- o Hard-wired video surveillance will be installed throughout parkade.
- o Garbage and recycling area is located inside the parkade, adjacent to the traffic aisle and close to lobby. For convenience to residents, the access to garbage and recycling room is provided from parkade P1 level.
- o Vestibules leading to lobby or the elevator lobby will have Georgian wire glazed sidelights to decrease opportunities for concealment and provide security to building access.
- o The resident parkade entries will be closed with a sectional overhead security gate. They will be controlled with an infrared actuator for residents, and all gates will include anti-tamper features.
- o There will be a sign requesting arriving residents to wait for the security gates to completely close before proceeding into the parkade.
- o Driveway and access to the parkade will have rough surface to provide tire grip and deter skateboarding.

Regards,

Brana M. Stanimirov,
Architect AIBC, LEED AP (BD+C), CSBA



LEED 2009 for New Construction and Major Renovation

Project Checklist

Project Name: HARMONY, 8300 Granville Ave. Richmond

Date: January 22, 2013

20	0	0	Sustainable Sites	Possible Points: 26
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Y	N	P			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
			Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
2			Credit 4.4	Alternative Transportation—Parking Capacity	2
			Credit 5.1	Site Development—Protect or Restore Habitat	1
			Credit 5.2	Site Development—Maximize Open Space	1
1			Credit 6.1	Stormwater Design—Quantity Control	1
			Credit 6.2	Stormwater Design—Quality Control	1
1			Credit 7.1	Heat Island Effect—Non-roof	1
			Credit 7.2	Heat Island Effect—Roof	1
			Credit 8	Light Pollution Reduction	1

4	0	0	Water Efficiency	Possible Points: 10
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Y			Prereq 1	Water Use Reduction—20% Reduction	
2			Credit 1	Water Efficient Landscaping	2 to 4
				Y Reduce by 50%	2
				No Potable Water Use or Irrigation	4
			Credit 2	Innovative Wastewater Technologies	2
2			Credit 3	Water Use Reduction	2 to 4
				Y Reduce by 30%	2
				Reduce by 35%	3
				Reduce by 40%	4

4	0	0	Energy and Atmosphere	Possible Points: 35
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Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	-
Y			Prereq 3	Fundamental Refrigerant Management	
4			Credit 1	Optimize Energy Performance	1 to 19
				Improve by 12% for New Buildings or 8% for Existing Building Renovations	1
				Improve by 14% for New Buildings or 10% for Existing Building Renovations	2
				Improve by 16% for New Buildings or 12% for Existing Building Renovations	3
				Y Improve by 18% for New Buildings or 14% for Existing Building Renovations	4
				Improve by 20% for New Buildings or 16% for Existing Building Renovations	5
				Improve by 22% for New Buildings or 18% for Existing Building Renovations	6
				Improve by 24% for New Buildings or 20% for Existing Building Renovations	7
				Improve by 26% for New Buildings or 22% for Existing Building Renovations	8
				Improve by 28% for New Buildings or 24% for Existing Building Renovations	9
				Improve by 30% for New Buildings or 26% for Existing Building Renovations	10

<input type="checkbox"/>	Improve by 32% for New Buildings or 28% for Existing Building Renovations	11
<input type="checkbox"/>	Improve by 34% for New Buildings or 30% for Existing Building Renovations	12
<input type="checkbox"/>	Improve by 36% for New Buildings or 32% for Existing Building Renovations	13
<input type="checkbox"/>	Improve by 38% for New Buildings or 34% for Existing Building Renovations	14
<input type="checkbox"/>	Improve by 40% for New Buildings or 36% for Existing Building Renovations	15
<input type="checkbox"/>	Improve by 42% for New Buildings or 38% for Existing Building Renovations	16
<input type="checkbox"/>	Improve by 44% for New Buildings or 40% for Existing Building Renovations	17
<input type="checkbox"/>	Improve by 46% for New Buildings or 42% for Existing Building Renovations	18
<input type="checkbox"/>	Improve by 48%+ for New Buildings or 44%+ for Existing Building Renovations	19
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Credit 2 On-Site Renewable Energy	1 to 7
<input type="checkbox"/>	1% Renewable Energy	1
<input type="checkbox"/>	3% Renewable Energy	2
<input type="checkbox"/>	5% Renewable Energy	3
<input type="checkbox"/>	7% Renewable Energy	4
<input type="checkbox"/>	9% Renewable Energy	5
<input type="checkbox"/>	11% Renewable Energy	6
<input type="checkbox"/>	13% Renewable Energy	7
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Credit 3 Enhanced Commissioning	2
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Credit 4 Enhanced Refrigerant Management	2
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Credit 5 Measurement and Verification	3
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Credit 6 Green Power	2

6	0	0	Materials and Resources	Possible Points: 14
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<input checked="" type="checkbox"/>	Prereq 1 Storage and Collection of Recyclables	
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Credit 1.1 Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
<input type="checkbox"/>	Reuse 55%	1
<input type="checkbox"/>	Reuse 75%	2
<input type="checkbox"/>	Reuse 95%	3
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Credit 1.2 Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Credit 2 Construction Waste Management	1 to 2
<input type="checkbox"/>	50% Recycled or Salvaged	1
<input checked="" type="checkbox"/>	75% Recycled or Salvaged	2
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Credit 3 Materials Reuse	1 to 2
<input type="checkbox"/>	Reuse 5%	1
<input type="checkbox"/>	Reuse 10%	2
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Credit 4 Recycled Content	1 to 2
<input type="checkbox"/>	10% of Content	1
<input checked="" type="checkbox"/>	20% of Content	2
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Credit 5 Regional Materials	1 to 2
<input type="checkbox"/>	10% of Materials	1
<input checked="" type="checkbox"/>	20% of Materials	2
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Credit 6 Rapidly Renewable Materials	1
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Credit 7 Certified Wood	1

7	0	0	Indoor Environmental Quality	Possible Points: 15
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<input checked="" type="checkbox"/>	Prereq 1 Minimum Indoor Air Quality Performance	
<input checked="" type="checkbox"/>	Prereq 2 Environmental Tobacco Smoke (ETS) Control	
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Credit 1 Outdoor Air Delivery Monitoring	1
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Credit 2 Increased Ventilation	1

			Credit 3.1 Construction IAQ Management Plan—During Construction	1
			Credit 3.2 Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1 Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2 Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3 Low-Emitting Materials—Flooring Systems	1
			Credit 4.4 Low-Emitting Materials—Composite Wood and Agrifiber Products	1
			Credit 5 Indoor Chemical and Pollutant Source Control	1
1			Credit 6.1 Controllability of Systems—Lighting	1
1			Credit 6.2 Controllability of Systems—Thermal Comfort	1
			Credit 7.1 Thermal Comfort—Design	1
			Credit 7.2 Thermal Comfort—Verification	1
1			Credit 8.1 Daylight and Views—Daylight	1
1			Credit 8.2 Daylight and Views—Views	1

5	0	0	Innovation and Design Process	Possible Points: 6
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1			Credit 1.1 Innovation in Design: Electric Vehicle Stalls - 25% Roughed In	1
1			Credit 1.2 Innovation in Design: Secured Dog Run on Outdoor Podium	1
1			Credit 1.3 Innovation in Design: Extensive Outdoor Amenity and Community Space	1
1			Credit 1.4 Innovation in Design: Homeowner Green Clean Package	1
			Credit 1.5 Innovation in Design: Specific Title	1
1			Credit 2 LEED Accredited Professional	1

4	0	0	Regional Priority Credits	Possible Points: 4
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1			Credit 1.1 Regional Priority: Extensive Community Connectivity	1
1			Credit 1.2 Regional Priority: Water Use Reduction > / = 35%	1
1			Credit 1.3 Regional Priority: Construction Waste Management > / = 75%	1
1			Credit 1.4 Regional Priority: Durable Building	1

50	0	0	Total	Possible Points: 110
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Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

January 10, 2013

DETAILED PUBLIC ART PLAN

Harmony

8288 Granville Avenue, Richmond BC



Submitted by:

Jan Ballard

o: 604-922-6843 | c: 604-612-6645

jan@ballardfineart.com

BALLARD FINE ART

PRIVATE ART ACQUISITION & ADVISORY

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INTRODUCTION

Art has the power to punctuate otherwise uneventful daily activities. The Harmony development presents the opportunity to provide an exciting public artwork.

Townline is committed to making this an inspiring and engaging public art installation and is looking forward to working with the City and the chosen artist to install an artwork that will contribute in a meaningful way to the existing Richmond public art conversation.



PROJECT DETAILS

Project Address: 8288 Granville Avenue
Richmond BC

Legal Description: 8280 Granville Avenue: PARCEL "A" (RD43490E) LOT 8 BLOCK "A" SECTION 16 BLOCK 4 NORTH
RANGE 5 WEST NEW WESTMINSTER DISTRICT PLAN 1262

8300 Granville Avenue: LOT 9 EXCEPT PART ON REFERENCE PLAN 6590 BLACK "A" SECTION 16
BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 1262

Total Floor Area: 109,263 square feet

Public Art Budget: \$79,926.00

PROJECT CONSULTANTS

Developer:

Townline Ventures Granville Avenue Ltd.
#120 – 13575 Commerce Parkway
Richmond, BC, V6V 2L1
604-276-8823 Ext.248
Marc Josephson, Development Manager
marc.josephson@townline.ca

Project Architect:

Rafil Architects
R 1 - 1600 Howe Street
Vancouver, BC, V6Z 2L9
604-688-3655
Rene Marcotte
rene@rafiarchitects.com

Project Landscape Architect:

M2 Landscape Architecture
#220 - 26 Lorne Mews
New Westminster, BC, V3M 3L7
604-553-0044
Meredith Mitchell
Meredith.mitchell@m2la.com

Public Art Consultant:

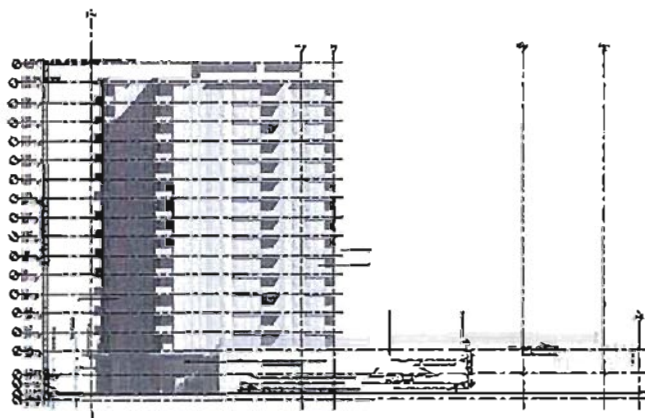
Ballard Fine Art Ltd.
4725 Willow Cr Rd
West Vancouver, BC, V7W 1C3
604-922-6843
Jan Ballard
Jan@ballardfineart.com

PROJECT DESCRIPTION

Harmony is a 16 storey residential high-rise project located in central Richmond at 8280 and 8300 Granville Avenue. The project consists of a 14 level tower facing Granville Avenue over a two storey podium with the main entry lobby, amenity spaces, parking and service access from the north side of the site facing the street. The total developable floor area is 109,263 square feet with 126 residential units in total. The site is centrally located close to parks, transit, shopping, restaurants, churches and the Richmond City Hall.



Designed by Rafii Architects, Harmony's unique architecture is inspired by Asian aesthetic and Feng Shui philosophy. In the design of the facades, Granville Avenue has been addressed to bring out the residential nature and pedestrian flavor of the street while fully concealing the parking structure and service spaces behind, and by dressing up the entry gate and other areas to draw attention to the residential character and form of the project. The tower is set back from the street to enhance privacy, and offers views looking north to the mountains and south over the Pacific.

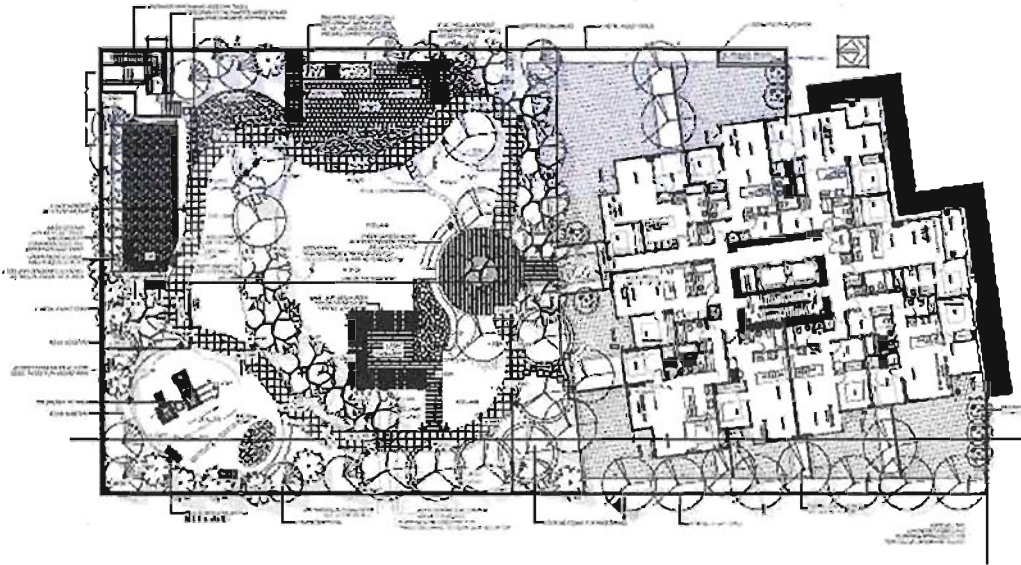


The general massing of the tower is expressed as horizontals that wrap around the balconies and extend around the living area, serving to identify unit individuality in the rhythm of the facade. The stepped tower facade further serves to accentuate a more slender tower, giving the appearance of overlapping mass adding perspective and depth to the main views of the tower.

There is a strong balance between the hard surfaces of the tower and the softer architectural and landscaping details. A significant feature of the tower design are vertical decorative panels on the exterior building facade. These panels are inspired by the art of Chinese paper cutting and Chinese lanterns, reflecting light and giving the impression that the building shimmers in the wind.

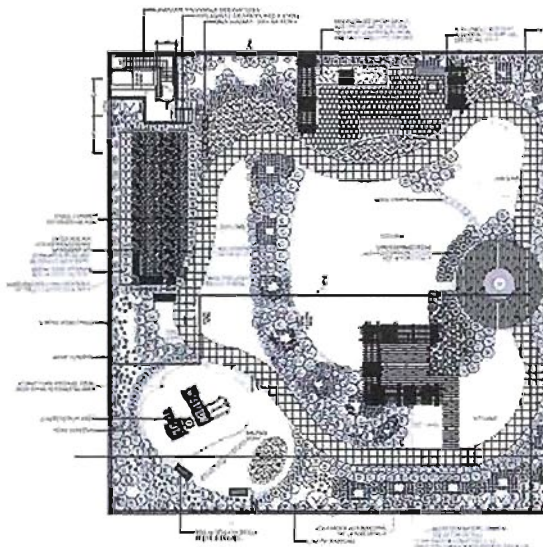
Other building features include an inverted canopy extending over the entrance of the building, and a glass front facade spanning two levels. The main horizontal elements of the facade appear to be afloat and buoyant, as if the building is alive and breathing.

LANDSCAPE PLAN



The landscape plan will complement and integrate with the architectural design of the proposed development. The overall landscaping is Asian in feel and character, inspired by the Feng Shui principles of harmony and balance with nature.

The landscape architectural design reflects resident's outdoor amenity needs and allows for generous outdoor plaza areas to the south of the site. The plaza areas are situated in a tranquil Zen garden setting with meandering pathways connected to the lobby entrance, and function on a number of levels by offering residents a meeting place, a space for quiet contemplation or an activity area. Other landscaping amenities include a children's play area, a gated dog run, and a BBQ area.



ZEN GARDEN



ZEN GARDEN



ZEN AND ENTRY AREA

PUBLIC ART CONTEXT

The public art in the surrounding area of Harmony is eclectic and broad ranging in scope. Themes and practices reflect public art commissions from the later 1990's to contemporary installations. The wider public art context includes Richmond's City Centre, stretching from River Road to the north, No 4 Road to the east, Gilbert Road to the west, and Blundell Road to the south. Harmony is also located walking distance to the Richmond Art Gallery (RAG). The RAG is committed to promoting established BC, Canadian and International contemporary art. Their outreach programming includes a satellite exhibition space at Richmond City Hall, which is located in the heart of Richmond Centre and walking distance to Harmony.



Perpetual Sunset, Instant Coffee, 2012
8068 Westminster Highway, Richmond BC



The Fraser, Rewinding Earth's Time Tape, Gwen Boyle
Lang Park, Richmond BC

The public artworks in the immediate vicinity of Harmony include Richmond's first public art project Gwen Boyle's 1998 work *The Fraser, Rewinding Earth's Time Tape* located in Lang Park, Toby Colquhoun and Khalil Jama's *Ribbon*, and Instant Coffee's shimmering mural *Perpetual Sunset*. Perhaps most infamous, *Perpetual Sunset* fills the west-facing wall of the Camino Development Project. Spanning over 80 feet wide and 40 feet high, the mural made of nearly 40,000 individual reflective coloured sequins is designed to catch the natural light, most directly echoing the setting sun. Other nearby works include Alberto Replanski's *Harmony* and Nancy Chew and Jacqueline Metz's collaborative work *Saffron*.



Saffron, Nancy Chew and Jacqueline Metz



Harmony, Alberto Replanski



Ribbon, Toby Colquhoun and Khalil Jama

GUIDING PRINCIPLES

- Reflect the vision and spirit of the project
- Integrate well into the site, architecture, landscape and community context
- Provide a public art installation in accordance with the City of Richmond's Public Art Plan Guidelines
- Strive for the highest quality of artistic expression and standards
- Consider site usage and those who will work, live, play and visit the space
- Provide an artwork that is dynamic and engaging, facilitating excitement, curiosity, contemplation and dialogue

PUBLIC ART OPPORTUNITY



Discussions with Townline and the design team have determined two potential public art opportunities for this proposed development. One opportunity to be considered is the three screens running vertically down the length of the west, north-west and east sides (please note the east side is not visible in the rendering above) of the building facade. These three vertical screens consist of 14 panels, occupying each floor space above the podium, and measuring approximately 10 feet in height by 6-7 feet in width.

The second public art opportunity to be considered for this proposed development is the ground floor building facade near the entrance of the tower. This space measures approximately 20 feet in height by 18 feet in width.

Both of these two public opportunities offer the maximum public benefit. The public art in both of these locations would be highly visible and enjoyed by residents, pedestrians, cyclists and motorists traveling along Granville Avenue, as well as residents and workers in neighbouring buildings.

PUBLIC ART BUDGET

The public art budget for the Harmony Project adheres to the City of Richmond's Public Art Policy, calculated as \$0.77 x each square foot of developable floor area (FAR). A total public art budget of \$79,926.00 is based on the project development of 103,800 square feet, as per Rezoning Application Square Footage.

$$109,263 - 5,463 \text{ (affordability housing)} = 103,800 \text{ sq ft} \times \$0.77 = \$79,926.00$$

The Total for Public Art Project is \$67,931.10 (85% of the Public Art Contribution). This amount includes the artwork, selection process and honoraria costs as well as a small contingency fee. Any unused funds remaining from the contingency fee will be put towards the artwork. \$63,000 is designated for the artwork. This amount includes the artist fee, travel, and design, as well as other consultant fees, engineering certificates, construction coordination, fabrication, site preparation, installation, insurance, contingency and all applicable taxes.

The artist will be responsible for a general public liability insurance policy. Premium for this coverage will be assumed as a cost of doing business and part of the studio over head.

The administration allowance is \$11,988.90 (15% of the total public art budget). This budget includes the project management fee and City Public Art Program Administration fees.

Total for Public Art Project 85%		
Public Artwork and Artist Fees	\$63,000.00	
Selection Process and Honoraria	\$2,400.00	
Contingency Fee	\$2,531.10	
		\$67,931.10
Administration Allowance 15%		
Project Management – Public Art Consultant Fee (10%)	\$7,992.00	
City Public Art Program Administration (5%)	\$3,996.00	
		\$11,988.90
Total for Public Art Contribution		\$79,926.00

PUBLIC ART TIMELINE

(Dates are approximate and subject to change)

Preliminary Art Plan	January 7, 2013
Detailed Public Art Plan	January 11, 2013
City Public Art Committee Presentation	January 15, 2013
List of Potential Artists (Stage 1)	February 6, 2013
Invitation to Artists to Present	February 8, 2013
Shortlisted Proposal Presentations (Stage 2)	March 13, 2013
Final Artist Selection	March 22, 2013
Artist Contract	April 2013
Art Installation	Prior to Occupancy Permits (Projected early 2015)

PROJECT TIMELINE

(Dates are approximate and subject to change)

Rezoning Application	July 13, 2012
Development Permit Application	November 29, 2012
Rezoning Enactment	February 2013
Development Permit Issuance	February 2013
Construction Start	Fall 2013
Construction Completion	Early 2015
Occupancy Permit Issuance	Early 2015

SELECTION PROCESS

All stages of the selection process will be facilitated by Jan Ballard. The selection process will be a two stage invitation to professional artists.

A selection committee will be established by Jan Ballard to choose the final artist and the artwork proposed for this project. The artist selection committee will consist of five members including: design team (2), the art community (2), and a professional artist (1). Members of the selection committee, excluding members of the design team, will be paid a \$300 honorarium for their participation.

Proposed possible selection committee candidates are:

Rachel Lafo (Curator)
Makiko Hara (Curator)
Brendan Tang (Artist)
Steve Jedreicich (Townline)
Foad Rafii (Architect)

In Stage One, the selection committee will be oriented to the Harmony development, the surrounding contexts and the public art opportunity. Jan and the selection committee will research and develop a list of 8-10 professional artists with practices specifically suited to this particular art opportunity. The selection committee will collectively review the list and shortlist three artists to present detailed concept proposals.

In Stage Two, the three shortlisted artists will be oriented to the development project, the surrounding contexts and public art opportunity. The shortlisted artists will be provided with an honorarium of \$500 to prepare and develop a detailed written concept proposal with budgets and a timeline to be presented to the selection committee. The honorarium will be paid upon receipt and presentation of the final concept proposals in March 2013.

Final Artist Selection Criteria:

- i) High quality and innovative concept with a clear vision of the final artwork
- ii) Demonstrated understanding of the public space and the impact on the proposed site
- iii) Understanding of the project architecture and landscaping
- iv) Demonstrated feasibility in terms of a detailed budget, timeline, implementation, safety, maintenance and site consideration
- v) Artistic quality of artwork presented in the documentation of past work
- vi) Experience working on projects of similar scale and diversity of scope
- vii) Availability

The final artist selected will enter a Contract Agreement with Townline Ventures Granville Avenue Ltd., to complete the proposed artwork on time and budget prior to the project Occupancy Permits.

Please note, if no artist proposal warrants consideration, Townline reserves the right not to award the commission.

Please direct any questions to:

Jan Ballard
o: 604-922-6843 | c: 604-612-6645
Jan@ballardfineart.com



City of Richmond

Development Permit

No. DP 12-626361

To the Holder: Townline Ventures Granville Avenue Ltd.
Property Address: 8280 and 8300 Granville Avenue
Address: 120 - 13575 Commerce Parkway,
Richmond, BC
V6V 2L1

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 #27 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 \$148,269.00 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 12-626361

To the Holder: Townline Ventures Granville Avenue Ltd.

Property Address: 8280 and 8300 Granville Avenue

Address: 120 - 13575 Commerce Parkway,
Richmond, BC
V6V 2L1

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.

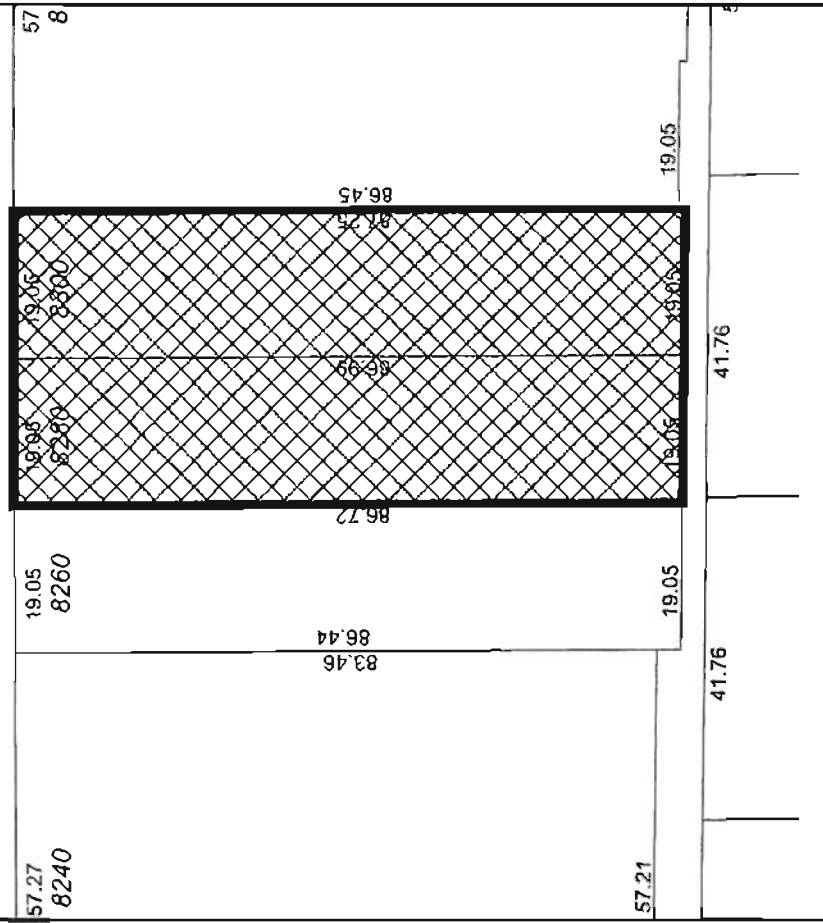
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF
, .

DELIVERED THIS DAY OF , .

MAYOR



GRANVILLE AVE



DP 12-626361
SCHEDULE "A"

Original Date: 12/05/12

Revision Date:

Note: Dimensions are in METRES

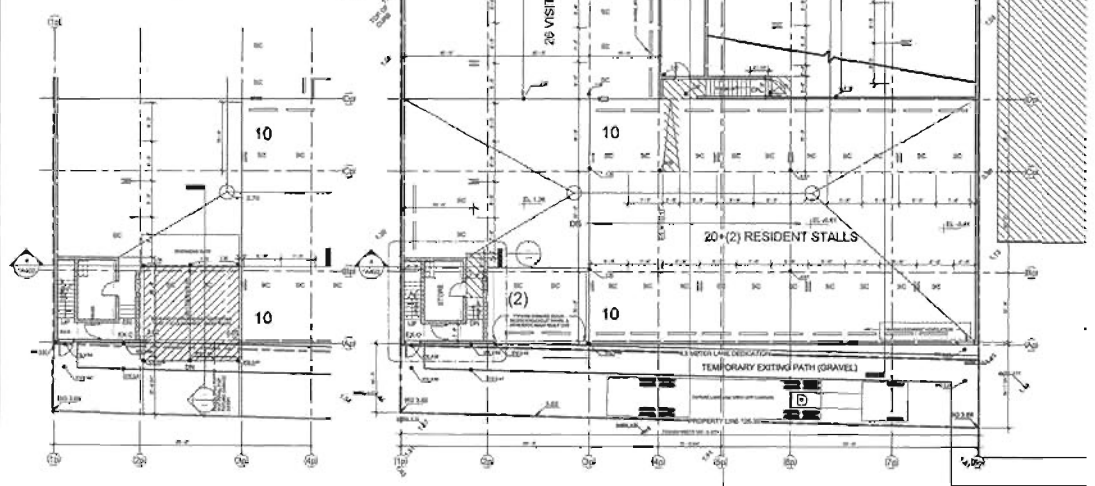
2.

GENERAL NOTES: PARKING LEVELS

THE DESIGN OF THE PARKING STRUCTURE REGARDING SAFETY AND SECURITY MEASURES SHALL BE IN ACCORDANCE WITH PARKING BULK.

CEILING HEIGHTS TO ALL PARKING LEVELS SHALL HAVE A MINIMUM VERTICAL UNOBSTRUCTED CLEARANCE (INCLUDING ALL PIPES AND MECHANICAL) OF 20'0" (6'1" PER PARKING BULK).

ALL EXPOSED CONCRETE CORNERS TO COLUMNS AND WALLS TO HAVE 3" CHAMFER. PAINT LINE DEMARCATING STALLS AND PAINT NUMBERS SHALL BE PROVIDED FOR ALL PARKING STALLS.



12626361 FEB 04 2013

RAFI ARCHITECTS INC

TOWNLINE

**8280 & 8300
GRANVILLE AVE.**

P1 FULL PLAN

A203

GRANVILLE STREET

$$\frac{1}{36.2} = 1.47$$
[illegible]

Architectural site plan for the proposed 81-stall parking garage. The plan shows the building footprint, parking stalls, and surrounding streets including Highway 101, Highway 102, and Highway 103. Key features include the '81 STALLS' label, 'DRIVE ABLE INTO BACKLOADING SITE', '101 BUS STOP', and '102 BUS STOP'. The plan also indicates '101 VIS.' and '102 VIS.' for visibility lines. The drawing is dated 10/10/00 and includes a north arrow.

Case #	Case	Description
1	100-1-1012	100-1-1012-1012-1012
2	100-1-1012	100-1-1012-1012-1012
3	100-1-1012	100-1-1012-1012-1012
4	100-1-1012	100-1-1012-1012-1012
5	100-1-1012	100-1-1012-1012-1012
6	100-1-1012	100-1-1012-1012-1012
7	100-1-1012	100-1-1012-1012-1012
8	100-1-1012	100-1-1012-1012-1012
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629

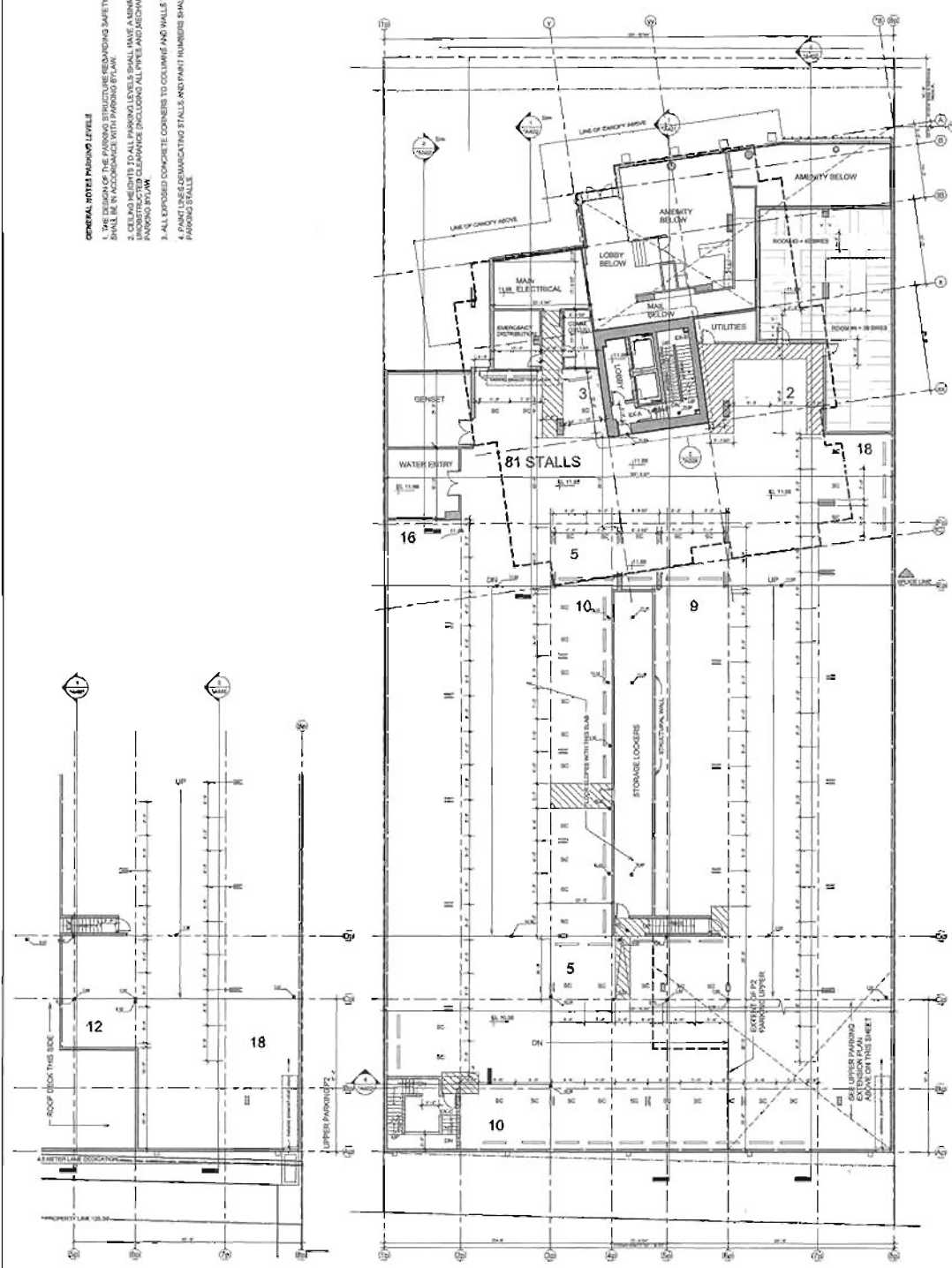
VAN 310 C MANTON
 VANCOUVER BC
 1400 HOWE ST
 SUITE 1000
 TEL 681-1111
 FAX 681-1111

Continued

[illegible]

4.

- GENERAL NOTES: PARKING LEVEL**
- 1. ALL PARKING SPACES SHALL BE DESIGNED TO ACCOMMODATE A MINIMUM VERTICAL CLEARANCE OF 13'-0" (3.96M) TO THE CLEARANCE OF THE PARKING SPACE.
 - 2. ALL PARKING SPACES SHALL BE DESIGNED TO ACCOMMODATE A MINIMUM VERTICAL CLEARANCE OF 13'-0" (3.96M) TO THE CLEARANCE OF THE PARKING SPACE.
 - 3. ALL EXPOSED CONCRETE CORNERS TO COLUMNS AND WALLS TO HAVE 3/4" DIAMETER, 1/2" LONG DEMARCATING STALLS AND PAINT NUMBERS SHALL BE PROVIDED FOR ALL PARKING SPACES.



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Project Name: 8280 & 8300 GRANVILLE AVE.
Drawing No: P2 FULL PLAN
Scale: 1/8" = 1'-0"

DP-12 626361

RAFI ARCHITECTS INC.

1000 BAYVIEW AVE. SUITE 1000
SCARBOROUGH, ONTARIO M1B 3Y1
CANADA

TEL: (416) 291-1111
FAX: (416) 291-1112
WWW.RAFIARCHITECTS.COM

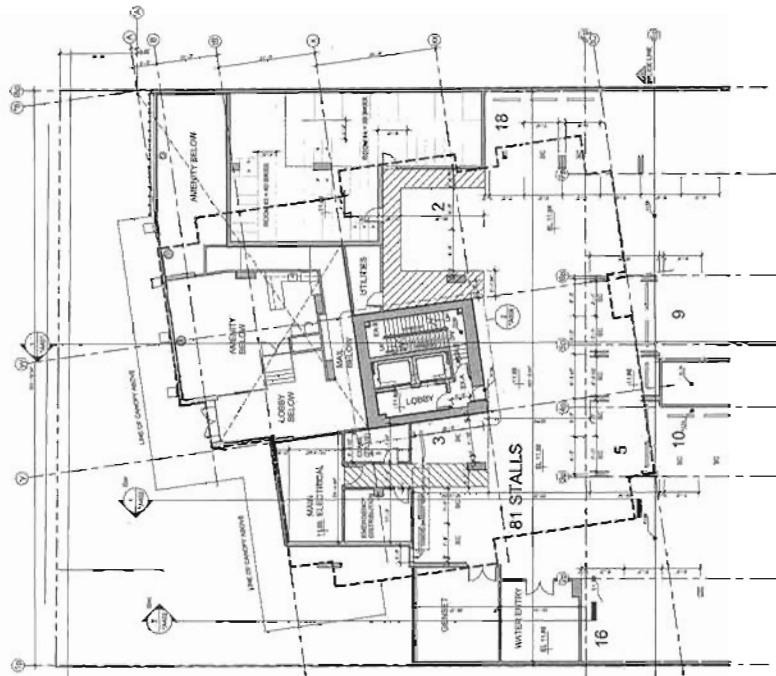
TOWNLINE

8280 & 8300 GRANVILLE AVE.

P2 FULL PLAN

DATE: 11/11/2013
DRAWN BY: J. J. J.
CHECKED BY: J. J. J.
APPROVED BY: J. J. J.

DATE: 11/11/2013
DRAWN BY: J. J. J.
CHECKED BY: J. J. J.
APPROVED BY: J. J. J.



THE DESIGN OF THE PARKING STRUCTURE REGARDING SAFETY AND SECURITY MEASURES SHALL BE IN ACCORDANCE WITH PARKING BYLAW.

CEILING HEIGHTS TO ALL PARKING LEVELS SHALL HAVE A MINIMUM VERTICAL UNOBSTRUCTED CLEARANCE (INCLUDING ALL PIPES AND MECHANICALS) OF 20'-0" IN THE PARKING BYLAW.

ALL EXPOSED CORNER COLUMNS TO COLLAPSE AND WALLS TO HAVE 3/4" DIAMETER REINFORCING STAPLES AND REINFORCING NUMBERS SHALL BE PROVIDED FOR ALL PARKING LEVELS.

2. Dependent L2: PARK TOWER

① Dependent L2-PairK Pairing

861

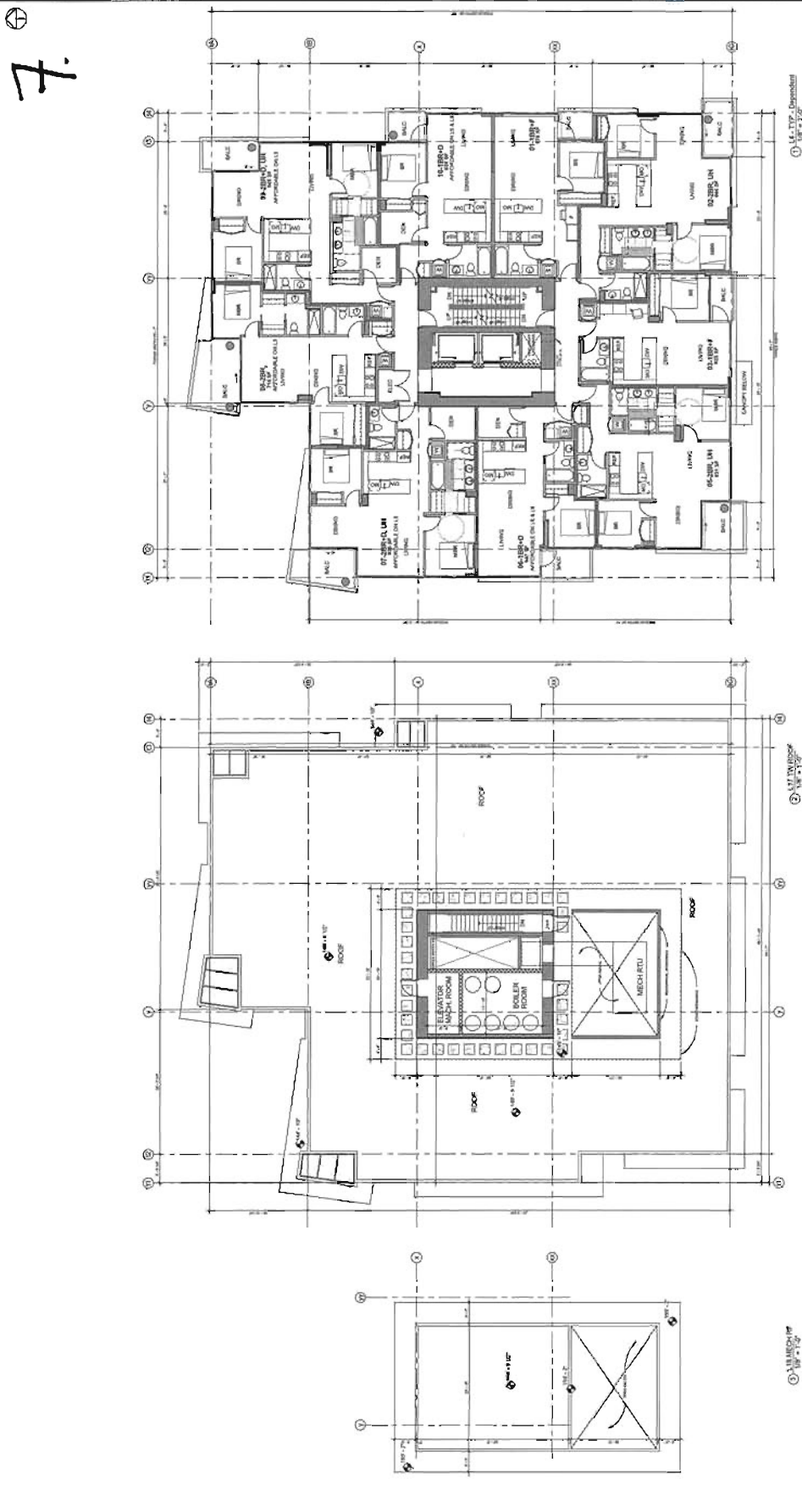
RAFI ARCHITECTS INC.

TOWNLINE

8280 & 8300
GRANVILLE AVE.

P2 PARKING

Sample	Project No.
1302N-1127-A3-100	11-82
Revs	Drawing No.
3/27 = 1-07	A204
Issued By:	



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Year	Date	Source/Reference
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2079	11/11/2079	100% of 2079 (2079/2079)
2080	11/11/2080	100% of 20

626361
FEB 04 2013

1212
RAFI ARCHITECTS INC.

TOWNLINÉ

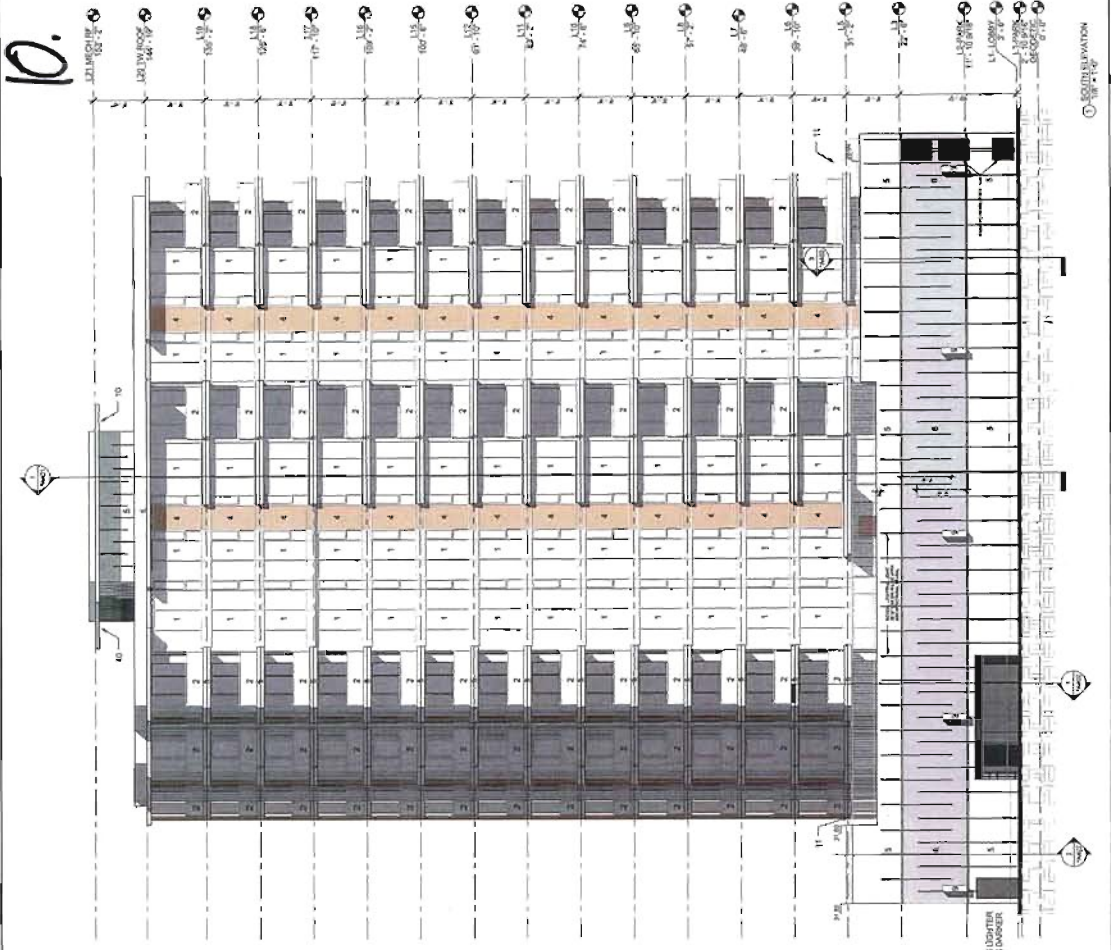
**8280 & 8300
GRANVILLE AVE.**

WEST ELEVATION

[illegible]

MATERIAL FINISHES

- 3-PREFINISHED ALUMINUM FRAMES, CLEAR GLAZED
- 4-COLORED ALUMINUM GLAZES, CLEAR GLAZED
- 5-PREFINISHED ALUMINUM GLAZES, CLEAR GLAZED
- 6-PREFINISHED METALS & FLASHING
- 7-PREFINISHED MISCELLANEOUS METALS
- 8-PAINTED ARCHITECTURAL CONCRETE "W" 3/4" REVEALS LIGHTER
- 9-PAINTED ARCHITECTURAL CONCRETE "W" 3/4" REVEALS DARKER
- 10-PAINTED ARCHITECTURAL CONCRETE "W" 3/4" REVEALS DARKER
- 11-ARCHITECTURAL LIGHTING SOFFIT MOUNTED
- 12-ARCHITECTURAL LIGHTING SOFFIT MOUNTED
- 13-ARCHITECTURAL GLAZED



MATERIAL FINISHES

- 1. PRIME FINISHED ALUMINUM FRAMES, CLEAR GLAZED
- 2. COLORED SPRAYED FINISHES
- 3. PRIME FINISHED ALUMINUM FRAMES, CLEAR GLAZED
- 4. PRIME FINISHED ALUMINUM FRAMES, CLEAR GLAZED
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- 6. PRIME FINISHED ALUMINUM FRAMES, CLEAR GLAZED
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- 8. PRIME FINISHED ALUMINUM FRAMES, CLEAR GLAZED
- 9. PRIME FINISHED ALUMINUM FRAMES, CLEAR GLAZED
- 10. PRIME FINISHED ALUMINUM FRAMES, CLEAR GLAZED
- 11. PRIME FINISHED ALUMINUM FRAMES, CLEAR GLAZED

RAFI ARCHITECTS INC.
 1200 WEST 10TH AVENUE
 VANCOUVER, BC V6H 3K5
 TEL: 604.681.3322
 FAX: 604.681.3323
 WWW.RAFIARCHITECTS.COM

TOWNLINE
 8280 & 8300
 GRANVILLE AVE.
 SOUTH ELEVATION

DATE: FEB 04 2013
 DRAWING NO: 626361
 PROJECT: 1200 WEST 10TH AVENUE
 SHEET: 10

CLIENT: TOWNLINE
 ARCHITECT: RAFI ARCHITECTS INC.
 ENGINEER: TOWNLINE
 CONTRACTOR: TOWNLINE

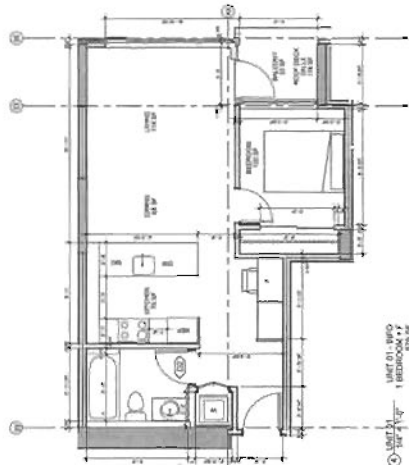
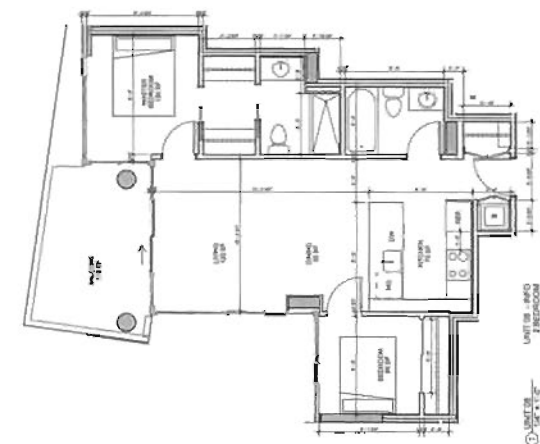
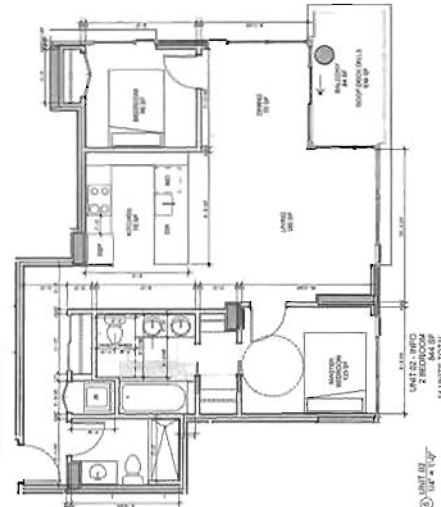
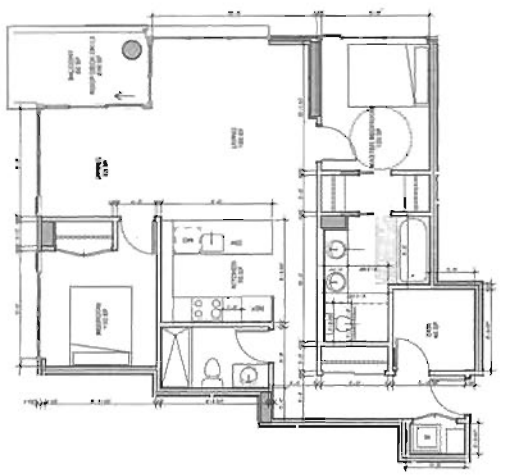
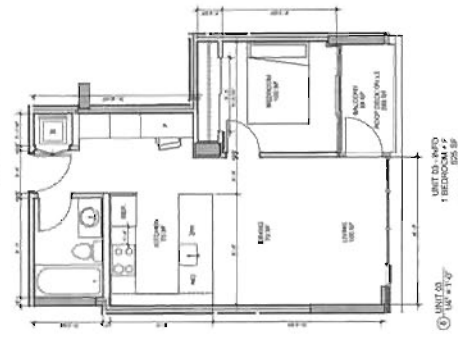
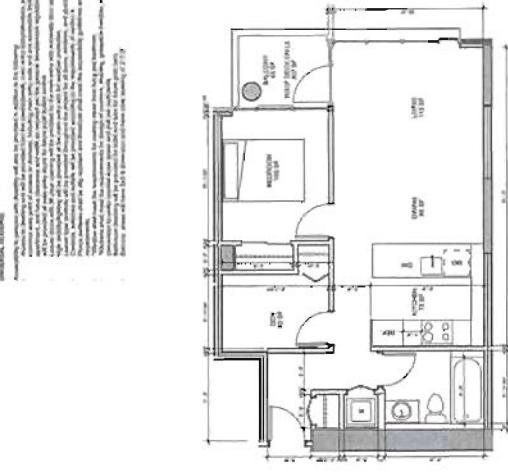
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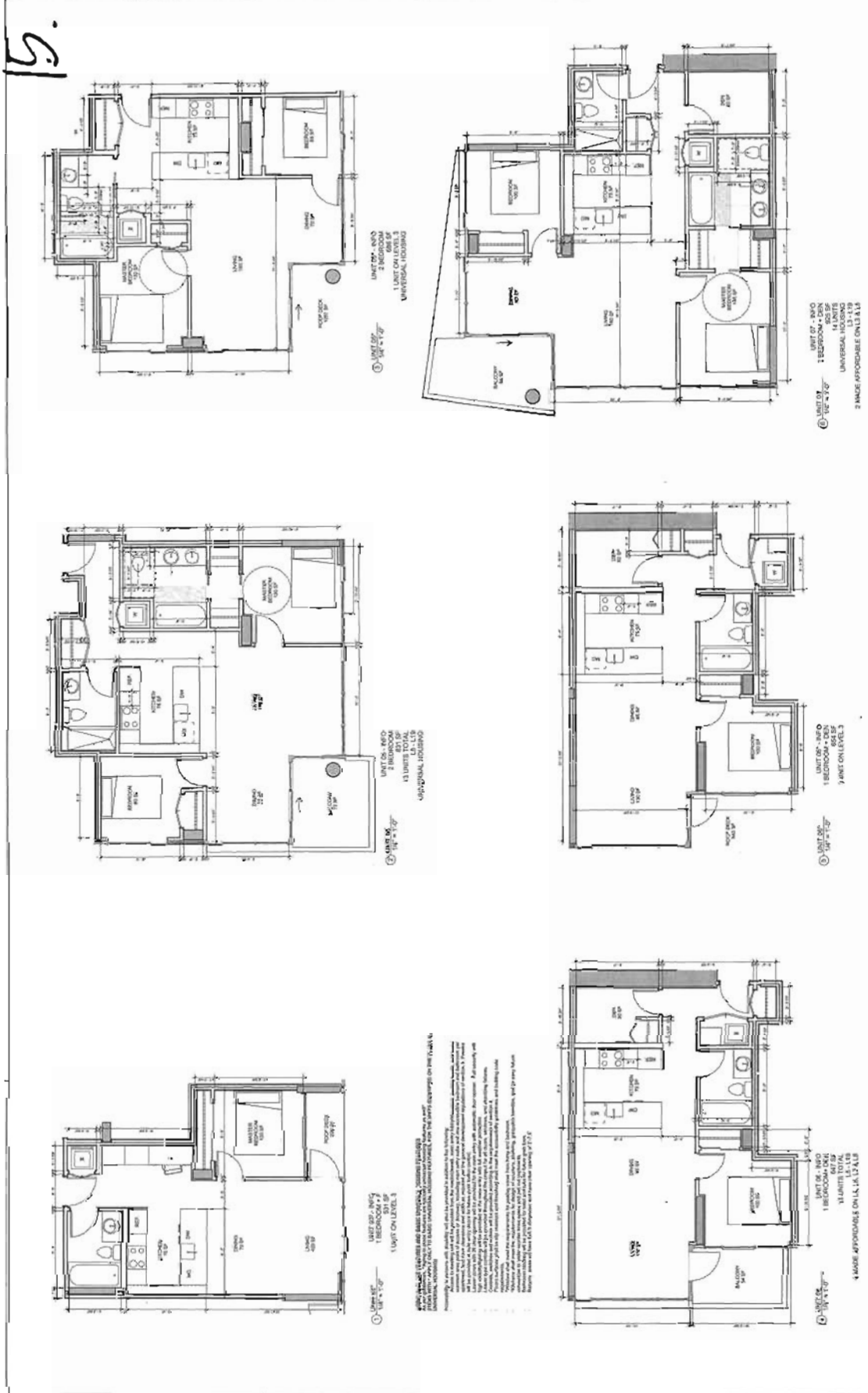
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361
FEB 04 2013

DP. 12
RAFI ARCHITECTS INC.

TOWNLINE
8280 & 8300
GRANVILLE AVE.





LIFT 06 - INFO
 1 BEDROOM+ STEPS
 647 SF
 #3 LIFTS TOTAL
 1.9 - 1.59



LANDSCAPE ARCHITECTURE

#220 - 25 Lorne Ave
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

2013 0 1 03-1

12626361

40

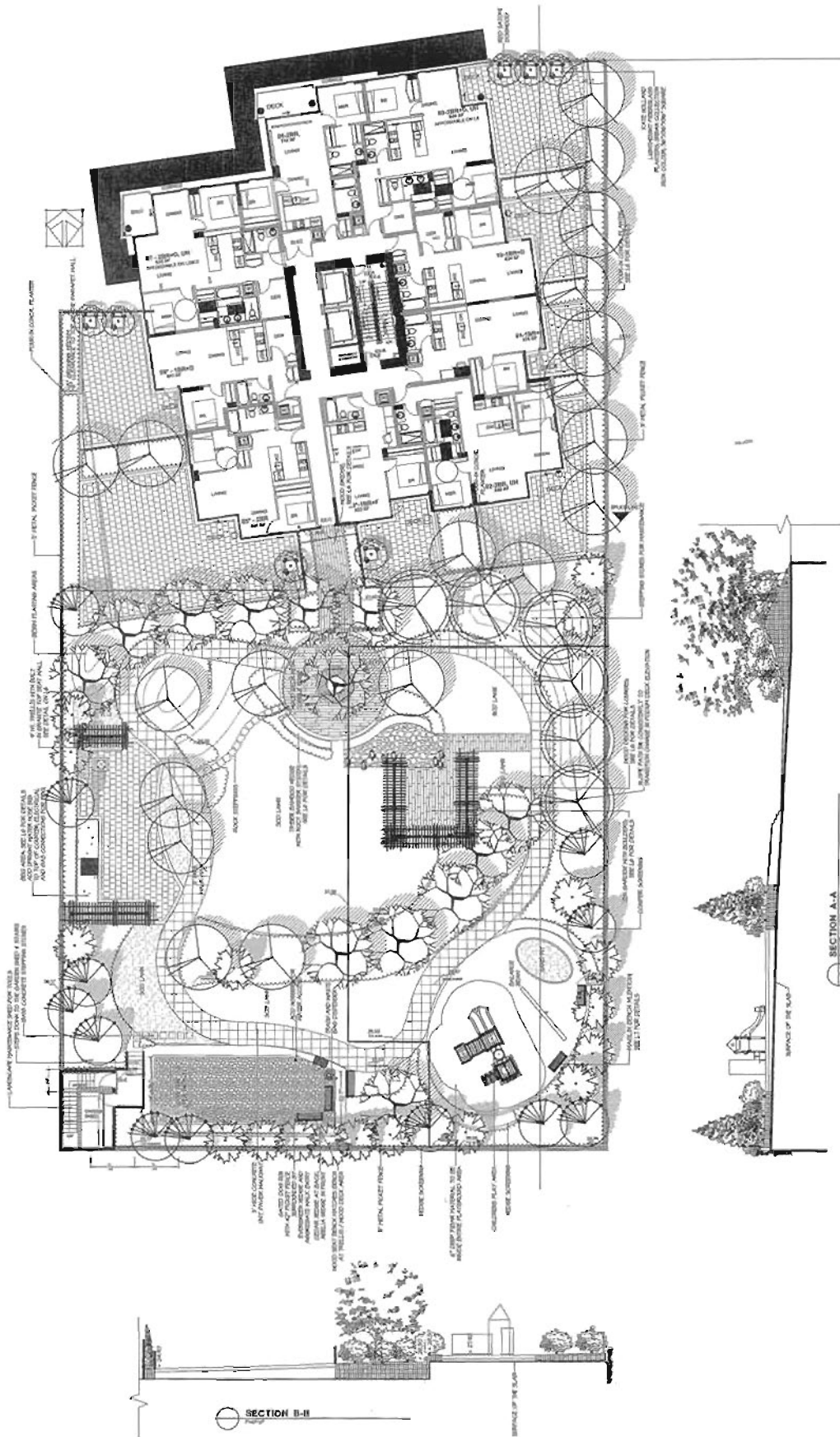
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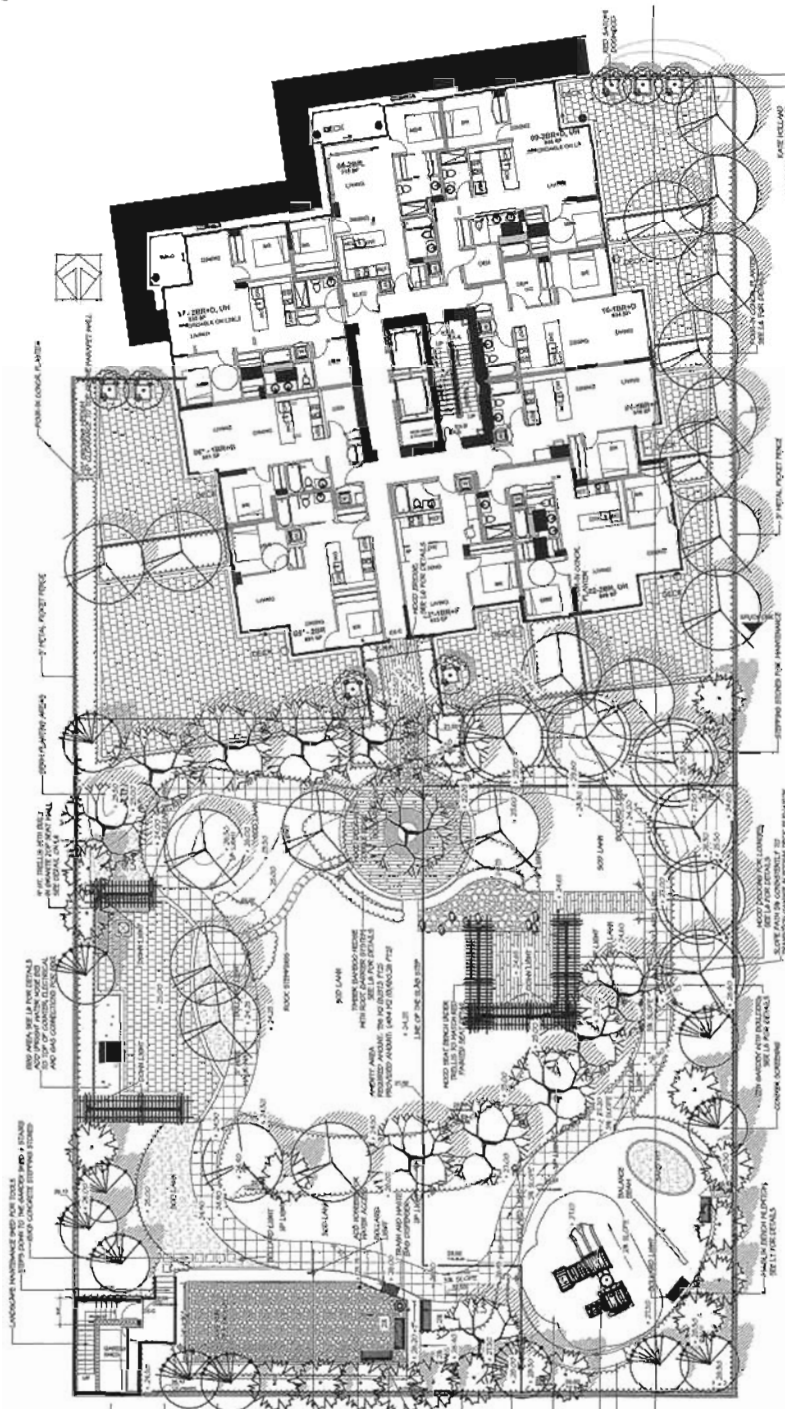
HARMONY
188 GRANVILLE AVE.
RICHMOND, B.C.

LANDSCAPE PLAN
PODIUM DECK

L2

	C#
Date:	
ST-076	
SATA A BRACKET / S.M.B. 150	





DATE	REVISION DESCRIPTION	PREP.
12/2/00	ACTIVITY DESIGN PANEL, BIRTH	HEP
12/2/00	REV. REV. ACCL. COMMENTS	HE
12/2/00	RECORDED REV. CH	HE
12/2/00	REV. DESIGN PANEL	HE
12/2/00	REV. DESIGN PANEL	HE
12/2/00	REV. REV. WITH THE PLAN	HE
12/2/00	REV. AS THE CIVIL CHANGES	HE

PROJECT
HARMONY
6288 ORANVILLE AVE
RICHMOND, B.C.

LIGHTING & GRADING PLAN
PODIUM DECK

200-5	6-50	67	ACTIVE	RECEIVED	DATE	12.11.08
RECEIVED	DATE	12.11.08	RECEIVED	DATE	12.11.08	RECEIVED

[illegible]

M2

LANDSCAPE ARCHITECTURE

92230 • 21st Lorne Meadows
New Westminster, British Columbia
Canada V3M 2G6
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2p.ca

[illegible]

HARMONY
8283 GRANVILLE AVE
RICHMOND, B.C.

SHRUB PLAN
PODIUM DECK -SOUTH

DATE: 02-14-08	DRAWING NUMBER: 12-076	
SCHAC: P. S. 87-05	CITY: L4	
DRAWING: PFLA	CITY: PFLA	
DRAWING: PFLA	CITY: PFLA	
OWNER:	CITY: PFLA	

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LANDSCAPE ARCHITECTURE
#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@lm2la.com

361

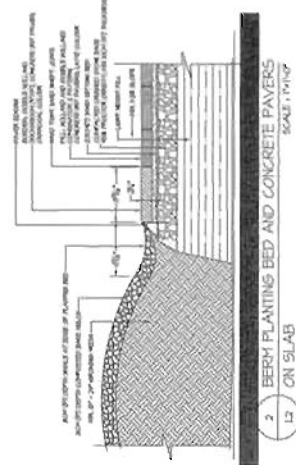
NO.	DATE	REGISTRATION	NAME	AGE	SEX	RELATIONSHIP	REMARKS
1	10/01/2017	REG. AS NEW CIVIL ENGINEER	DR. J. K. SINGH	45	M	SELF	
2	10/01/2017	REG. AS NEW CIVIL ENGINEER	DR. J. K. SINGH	45	M	SELF	
3	10/01/2017	REG. AS NEW CIVIL ENGINEER	DR. J. K. SINGH	45	M	SELF	
4	10/01/2017	REG. AS NEW CIVIL ENGINEER	DR. J. K. SINGH	45	M	SELF	
5	10/01/2017	REG. AS NEW CIVIL ENGINEER	DR. J. K. SINGH	45	M	SELF	
6	10/01/2017	REG. AS NEW CIVIL ENGINEER	DR. J. K. SINGH	45	M	SELF	
7	10/01/2017	REG. AS NEW CIVIL ENGINEER	DR. J. K. SINGH	45	M	SELF	
8	10/01/2017	REG. AS NEW CIVIL ENGINEER	DR. J. K. SINGH	45	M	SELF	
9	10/01/2017	REG. AS NEW CIVIL ENGINEER	DR. J. K. SINGH	45	M	SELF	
10	10/01/2017	REG. AS NEW CIVIL ENGINEER	DR. J. K. SINGH	45	M	SELF	

HARMONY
2289 GRANVILLE AVE.
RICHMOND, B.C.

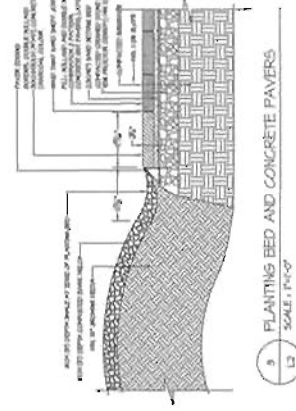
SHRUB PLAN
PODIUM DECK- NORTH

DATE	12-11-20	SCALE	1" = 10'-0"
DRAWN	MLM	BY	MLM
CHECKED	MLM	DATE	12-11-20
PROJECT NUMBER		DRAWING NUMBER	

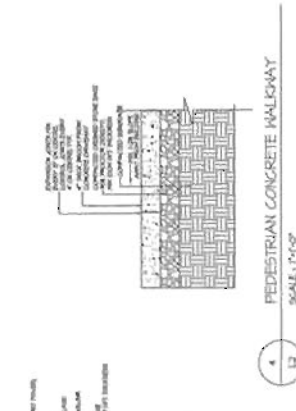
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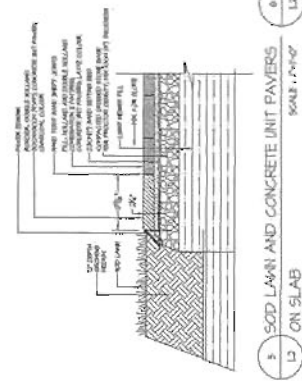
1 BERM PLANTING BED AND CONCRETE PAVERS ON SLAB
SCALE: 1/4"=1'-0"



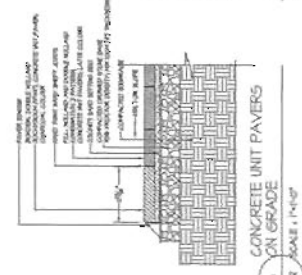
2 PLANTING BED AND CONCRETE PAVERS
SCALE: 1/4"=1'-0"



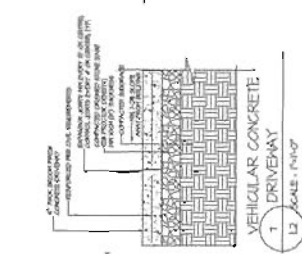
3 PEDESTRIAN CONCRETE WALKWAY
SCALE: 1/4"=1'-0"



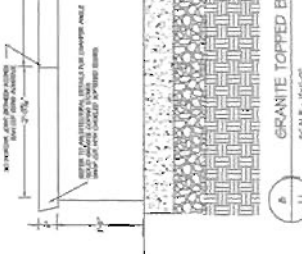
4 SOD LAWN AND CONCRETE UNIT PAVERS ON SLAB
SCALE: 1/4"=1'-0"



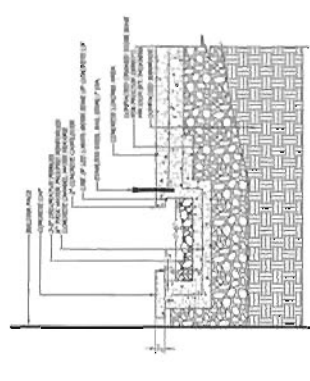
5 CONCRETE UNIT PAVERS ON GRADE
SCALE: 1/4"=1'-0"



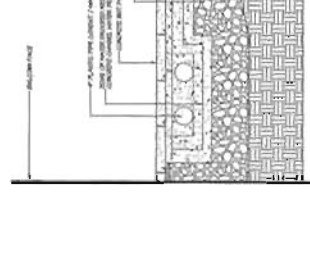
6 VEHICULAR CONCRETE DRIVEWAY
SCALE: 1/4"=1'-0"

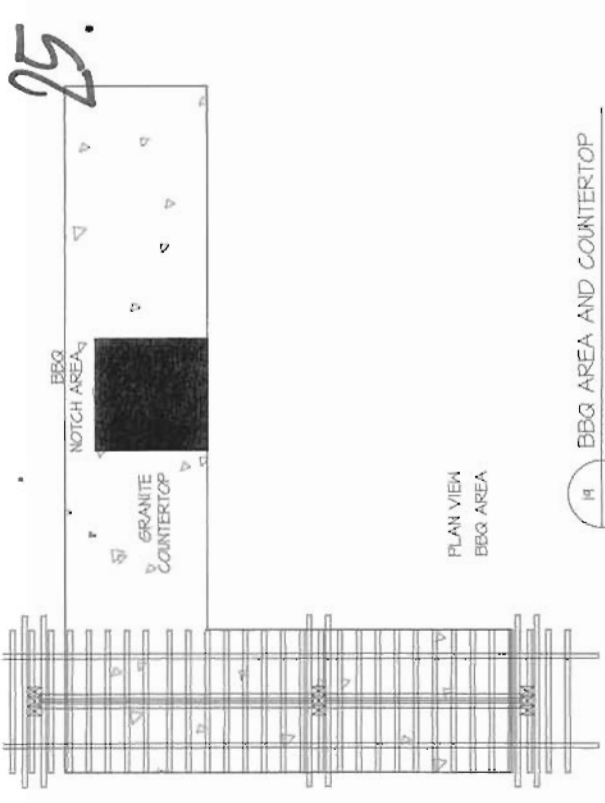


7 GRANITE TOPPED BENCH
SCALE: 1/4"=1'-0"

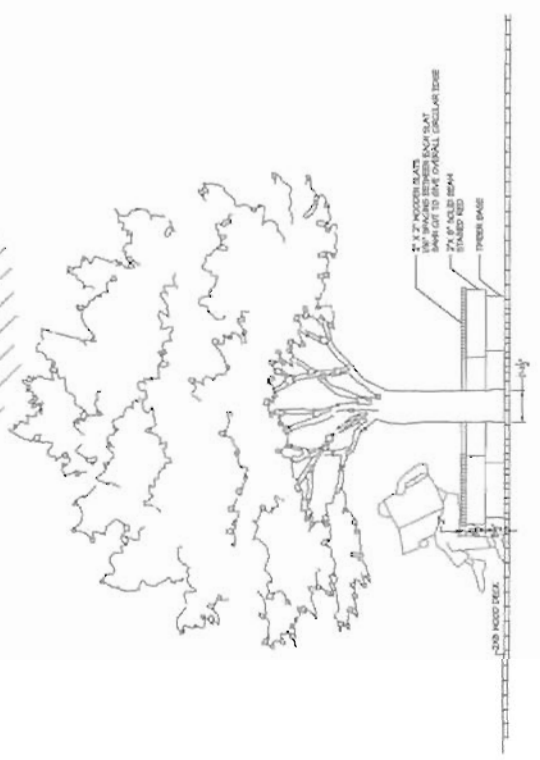


8 WATER FEATURE AT DRIVEWAY
SCALE: 1/4"=1'-0"

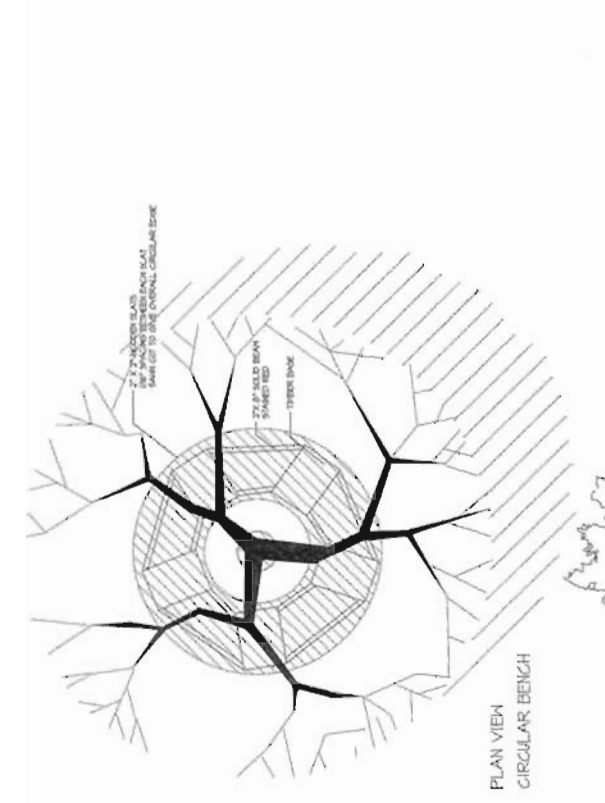




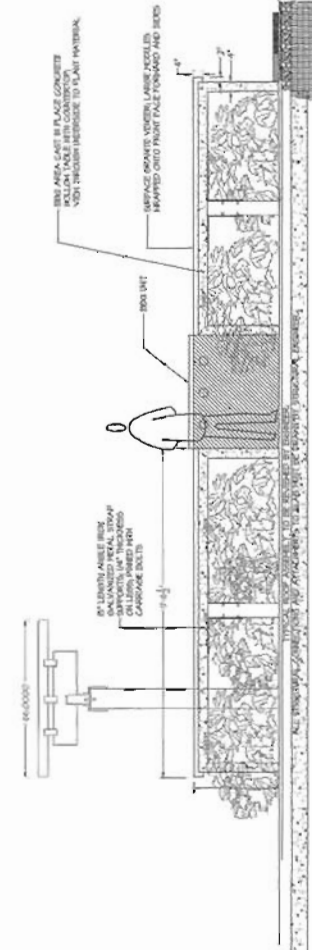
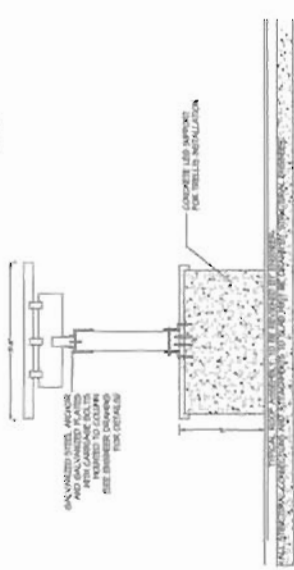
PLAN VIEW
CIRCULAR BENCH



19 CIRCULAR BENCH AND TREE
SCALE: 1/4\"/>



BBQ AREA AND COUNTERTOP
SCALE: 1/4\"/>



20 BBQ AREA AND COUNTERTOP
SCALE: 1/4\"/>

25.

M2
LANDSCAPE ARCHITECTURE
#220 - 261 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: info@m2arch.com

FEB 04 2013

12 626 361

NO	DESCRIPTIONS	QTY	UNIT	PRICE	TOTAL
01	STANDARD 1/2" DIA. 1/4" DIA	10.00	PC	1.00	10.00
02	STANDARD 1/2" DIA. 1/4" DIA	10.00	PC	1.00	10.00
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HARMONY
688 GRANVILLE AVE
RICHMOND, BC

LANDSCAPE DETAILS

DATE: 12.11.12
SCALE: VARIOUS
DRAWN: M2A
CHECKED: M2A
DATE: 12.11.12

L8

OF 9

25-028



LANDSCAPE ARCHITECTURE
 4220 - 26 Lorne Mews
 West Vancouver, British Columbia
 V8M 3J7
 Tel: 604.681.0844
 Fax: 604.681.0845
 Email: office@m2la.com

126626361
 FEB 04 2013

26.

NO.	DATE	REVISION DESCRIPTION	BY
1	10/01/2013	ISSUED FOR PERMIT	MM
2	10/01/2013	REVISION 1: AS PER COMMENTS	MM
3	10/01/2013	REVISION 2: AS PER COMMENTS	MM
4	10/01/2013	REVISION 3: AS PER COMMENTS	MM
5	10/01/2013	REVISION 4: AS PER COMMENTS	MM
6	10/01/2013	REVISION 5: AS PER COMMENTS	MM
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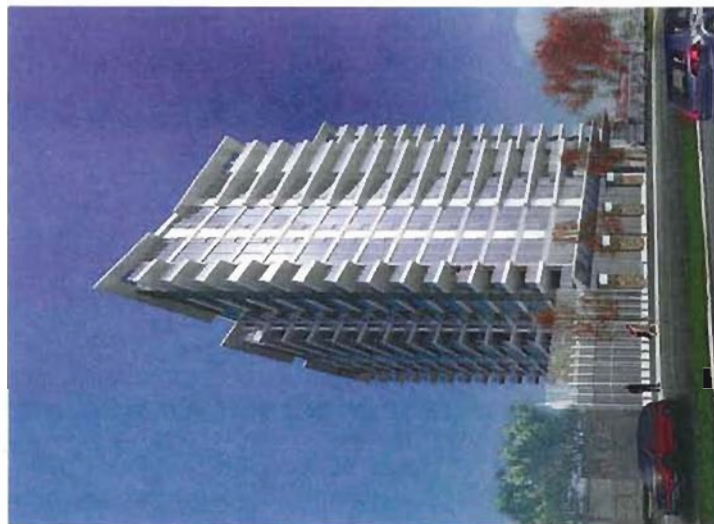
PROJECT: 126626361

HARMONY
 6088 GRANVILLE AVE
 RICHMOND, BC

LANDSCAPE SPECIFICATIONS

DATE:	04/01/13
SCALE:	AS SHOWN
DRAWN:	MM
CHECKED:	MM
DATE:	04/01/13

REFERENCE 1.



2626361
FEB 04 2013

RAFI ARCHITECTS INC.

[illegible]

TOWNLINE

8280 & 8300
GRANVILLE AVE.

REFERENCES

[illegible]

8260

8300

ST ALBANS RD

GRANVILLE AVE

PLAN 70169

TOWER

PARKING PODIUM

Conclusion:

Age	Sex	Height (cm)	Weight (kg)	Body Mass Index (kg/m ²)	Waist Circumference (cm)	Waist-Hip Ratio	Trunk Fat (%)	Visceral Fat (cm)	Subcutaneous Fat (cm)	Visceral Fat Index (cm ³ /m ²)	Subcutaneous Fat Index (cm ³ /m ²)
20	M	175	75	24.5	85	0.85	15	5	10	1.5	2.0
25	F	160	60	23.7	75	0.80	12	4	8	1.2	1.5
30	M	180	85	26.2	95	0.90	18	6	12	1.8	2.5
35	F	165	65	24.2	80	0.82	14	5	9	1.4	1.8
40	M	170	70	24.2	88	0.88	16	7	11	1.6	2.2
45	F	155	55	22.6	70	0.78	10	3	7	1.0	1.2
50	M	175	75	24.5	90	0.90	17	8	13	1.7	2.5
55	F	160	60	23.7	80	0.80	13	6	10	1.3	1.8
60	M	170	70	24.2	95	0.95	19	9	14	1.9	2.8
65	F	155	55	22.6	75	0.78	11	4	8	1.1	1.4
70	M	175	75	24.5	100	1.00	20	10	15	2.0	3.0
75	F	160	60	23.7	85	0.80	14	7	11	1.4	1.9
80	M	170	70	24.2	105	1.05	21	11	16	2.1	3.2
85	F	155	55	22.6	80	0.78	12	5	9	1.2	1.6
90	M	175	75	24.5	110	1.10	22	12	17	2.2	3.5
95	F	160	60	23.7	85	0.80	13	6	10	1.3	1.8
100	M	170	70	24.2	115	1.15	23	13	18	2.3	3.8

361
FEB 05 2013

BOUTE OMB
1600 HOWE ST
VANCOUVER BC
V6Z 2B8 CANADA

**8280 & 8300
GRANVILLE AVE.**

Summary PROJECT DATA & SITE CONTEXT

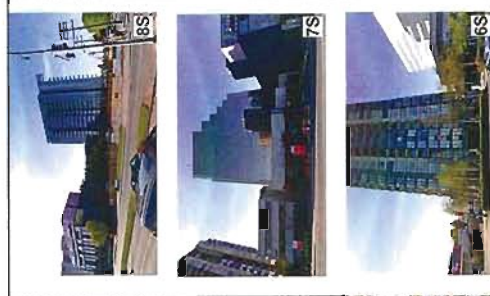
Date	Signature
December 8, 2006 PM	11-12
Location	Drawing No.
1' x 10' AP	"A101"
(Area ft)	
sq	
File name:	







① LANGIER CONTEXT SITE PHOTO



6361
FEB 04 2013

RAFI ARCHITECTS INC

TOWNLINE

**8280 & 8300
GRANVILLE AVE.**

CONTEXT PLAN AND PHOTO STRIP

•A102

[illegible]

FEB 04 2013

RAFI ARCHITECTS INC.

STY
604-688-7668
P.O.B.
604-688-3532
B.M.P.A.
604-688-3532
W.M.E.
604-688-3532
S.U.T.E.Q.M.B.
604-688-3532
VANCOUVER BC
V2Z 2H9 CANADA

TOWNLINE

8280 & 8300
GRANVILLE AVE.

TRUCK TURNING PATHS

[illegible]

