



To: Development Permit Panel

Date: May 23, 2013

From: Wayne Craig  
Director of Development

File: DP 13-629846


Re: **Application by Cressey (Gilbert) Development LLP for a Development Permit at  
5640 Hollybridge Way**

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### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a mixed-use development that includes 245 residential units, approximately 6,559 m<sup>2</sup> (70,605 ft<sup>2</sup>) of commercial space and an approximately 465 m<sup>2</sup> (5,000 ft<sup>2</sup>) childcare facility at 5640 Hollybridge Way on a site zoned "Residential / Limited Commercial (RCL3)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the front yard setback to Hollybridge Way from 3.0 m to 0.0 m for a portion of the partially below-grade parking structure.

  
Wayne Craig  
Director of Development

MM:bjlg

Att.

## Staff Report

### Origin

Cressey (Gilbert) Development LLP has applied to the City of Richmond for permission to develop a mixed-use development that includes 245 residential units, approximately 6,559 m<sup>2</sup> (70,605 ft<sup>2</sup>) of commercial space and an approximately 465 m<sup>2</sup> (5,000 ft<sup>2</sup>) childcare facility at 5640 Hollybridge Way on a site zoned "Residential / Limited Commercial (RCL3)" (**Attachment 1**).

The site is being rezoned from "Industrial Business Park (IB1)" to "Residential / Limited Commercial (RCL3)" for this project under Bylaw 8957 (RZ 12-602449). The 1.05 ha (2.59 acre) development site, is now occupied by an industrial and an office/retail building that contains the Richmond Fitness World.

There is also a Servicing Agreement (SA 13-628171) for water, sanitary, storm and street frontage works and the Hollybridge Pocket Park (as discussed below) that needs to be entered into and secured before adoption of the Zoning Amendment Bylaw.

### Development Information

Please refer to the 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: Lansdowne Road forms the boundary to the subject site; with the Richmond Winter Club and surface parking lot facing the street on a site that is now zoned "Industrial Business Park (IB1)."

To the West: Hollybridge Way bounds the subject site; with the property across the street being currently redeveloped for Onni's Ora development which includes 324 units within three (3) towers and approximately 6225 m<sup>2</sup> (67,000 ft<sup>2</sup>) of retail space on a site zoned "Residential Limited Commercial (RCL3)".

To the East: Gilbert Road lies to the east; with a high-density development on the east side of the road that includes three (3) residential towers which were constructed in 2005 on a site that is zoned "Downtown Commercial (CDT1)" and a hardware store site zoned "Industrial Retail (IR1)".

To the South: Elmbridge Way is to the south; with the Work Safe BC complex and its large surface parking lot facing Elmbridge Way on a site zoned "Downtown Commercial (CDT 1)".

## Rezoning and Public Hearing Results

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

- Revising the proportions of architectural frame components in relationship to the mass of the towers and achieving consistency in the architectural vocabulary in all facades.
- Achieving better capping at the top of the towers.
- Improving the colour palette and resolving compatibility between materials and architectural expression among towers, parkade and lower residential blocks.
- Achieving architectural compatibility between the parkade and east end of affordable housing block.
- Undertaking work on the Lansdowne Road and Hollybridge Way elevations to ensure that the appropriate articulation and architectural vocabulary is carried along these streets and also reflected on the affordable housing block.
- Further developing the large metal screen and possible Public Art elements that clad the two (2) stories of parkade forming the middle section of the Gilbert Road elevation.
- Further developing the podium landscape with particular attention to the outdoor open and covered areas associated with the childcare facility and weather protection over the pedestrian route to this facility.
- Further refining of the streetscape landscaping to reinforce the role and presence of the pocket park at the corner of Hollybridge Way and Lansdowne Road.
- Scaling back the underground parkade below the sidewalk along the Gilbert Road frontage so that part of the statutory right-of-way (SRW) (with public access and owner maintenance) is not located above the parkade.

The Public Hearing for the rezoning of this site was held on February 18, 2013. At the Public Hearing, the following concerns about rezoning the property were expressed:

- A resident expressed concerns regarding the concrete canyon effect created by high-rises, particularly along the waterfront, and was concerned that a proliferation of high-rise development that diminishes the vibrancy of the neighbourhood.

Staff have worked with the applicant to address these issues in the following ways:

- Ensuring that the City Centre Area Plan's (CCAP's) land use policies are implemented for the development which require a mix of land uses that provides for up to 1.0 FAR of commercial and community uses in addition to the maximum 2.0 FAR in residential uses.
- Ensuring that the CCAP's Development Permit Area Design Guidelines are implemented so that the development includes pedestrian-oriented, glass-clad retail spaces that open out onto the surrounding streets.
- Including additional seating and landscaped areas on the Gilbert Road and Hollybridge Way frontages to the development.

- Improving the design of the glass parapet walls of each of the towers to better screen the mechanical penthouses and to be more coordinated with the other parts of the development.
- Refining the architectural metal screen facing Gilbert Road with more articulation and subtle back lighting.
- Making refinements to the fine architectural elements of each different component of the development and changing the colour palette to provide for more cohesion within the development.
- Re-designing the childcare to meet the City's childcare requirements and changing the shape of the outdoor play area to achieve a better relationship to the landscaped podium.

### Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified during the Development Permit review process. In addition, it complies with the intent of the "Mixed-Use" designation of the City's Official Community Plan (OCP) and the City Centre Area Plan's (CCAP) "Oval Village Specific Land Use" map. In this regard, the western portion of site is designated as "Urban Centre T5 (45 m)" and eastern portion of site is designated as "Urban Centre T5 (25 m)" as shown on **Attachment 2**. The CCAP states that building height may exceed that specified within the designation, provided that the form of development contributes towards a varied, attractive skyline, does not compromise private views, allows sunlight to amenity areas and provides community views. While the proposed development exceeds the 25 m (82 ft.) height identified in the CCAP for the east portion of the site, the proposal complies by providing for:

- More common outdoor amenity space on a larger podium garden that occupies approximately 4,131 m<sup>2</sup> (approximately 1.0 acre) or 42% of the net development site.
- A tall 15-storey tower located at the north-east corner of the site, forming a landmark for those vehicles and pedestrians heading south along the gentle bend of Gilbert Road, framing this important entrance to the City Centre.

The proposed development also achieves the CCAP policies by providing for:

- Residential land use with a FAR of 1.2, which can be increased to a maximum 2.0 FAR, with the provision of an affordable housing density bonus with 5% of this 2.0 FAR provided for affordable housing units.
- Commercial land use of up to 1.0 FAR is permitted above the 2.0 residential FAR with the provision of a "Village Centre Bonus" with an area equal to 5% of the actual commercial floor area being provided for community amenities, including childcare facilities, being constructed and transferred to the City. This development includes a childcare facility in keeping with these CCAP policies as discussed later in this report.

- A Greenway along the Gilbert Road frontage and small pocket park and pedestrian linkage on the extra-wide road dedication within Hollybridge Way.

Regarding zoning, the proposed development is in compliance with the “Residential/Limited Commercial (RCL3)” zone, including the zone’s maximum height of 47.0 m (154.2 ft.) geodetic.

#### **Zoning Compliance/Variances** (staff comments in **bold**)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to reduce the front yard setback to Hollybridge Way from 3.0 m to 0.0 m for a portion of the partially below-grade parking structure. This proposed variance was noted in the Staff Report on the rezoning to Planning Committee at which time no concerns were raised.

*(Staff supports the proposed minor variance for a short section of the below-grade parkade that extends along Hollybridge Way beneath five (5) street-oriented townhouse units. In this section of frontage, the top of the parkade rises above the sidewalk level, appearing as a two (2) stepped landscape wall forming the base for the front patios of these townhouses that are 1.4 m (4.66 ft.) above street grade.)*

#### **Advisory Design Panel Comments**

The Advisory Design Panel meeting was held on April 4, 2013. A copy of the relevant excerpt from the Advisory Design Panel Minutes is attached for reference (**Attachment 3**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in *‘bold italics’*.

#### **Analysis**

##### *Conditions of Adjacency*

The site occupies an entire small block bounded by Gilbert Road, Lansdowne Road, Hollybridge Way and Elmbridge Way. Conditions of agency for the proposed development are discussed in relation to the current light-industrial buildings (with typical heights of one (1) to two (2) stories) in the area and the future development envisioned by the CCAP.

The CCAP policies support the development of a compact high density Oval Village with typical building heights of 45 m (147.6 ft.) under the Urban Centre (T5) and land-use designation on the west part of the development site and to west of the proposed development. Slightly lower densities with typical building heights of 25 m (82 ft.) or six (6) stories are provided under the Urban Centre (T4) land-use designation for the east part of the development site and to east of the proposed development.

Specifically, the proposed development addresses the conditions of agency as follows:

- The varied building heights and massing of the project’s three (3) main buildings, ranging from six (6) to 15 stories, provides for improved views from and to the surrounding building sites envisioned under CCAP.
- The proposed development’s higher eastern 15 storey residential tower allows for a larger landscaped podium with larger building separations than if this building had been kept at

25m (82 ft.) or six (6) stories and the permitted 2.0 FAR residential density. Thus, the proposed project's building massing better provides for potential view corridors for future current and adjacent developments.

- The proposal also achieves a good relationship between the development at street level with the public streetscape and future residential and mixed-use buildings planned for the surrounding area.
- The street-oriented townhouses with front entries opening out onto Hollybridge Way and the pocket park establish the desired urban, pedestrian-oriented character of the streetscape.
- The location of the two (2) 14 and 15 storey residential towers at the northwest and northeast corners of the site anchors the development along Lansdowne Road and at its intersection with Gilbert Road in particular.

### *Urban Design and Site Planning*

This development includes towers at the northwest and northeast corners of the site with 14 and 15 storeys respectively that rise out of the four (4) storey podium that includes commercial space and loading zones at street grade, one (1) level of below-grade commercial parking and two (2) levels of additional residential parking. Parking areas are screened from street view by a combination of commercial uses and residential townhouses units at grade with apartment units and architectural treatments screening the upper parking levels. More specifically, the development contains:

- At street level, there are double-height open retail spaces with glazing facing the majority of all street frontages enclosing the loading zones and parkade located within the centre of the development and below the podium garden. The parkade and loading area have entrances accessing Hollybridge Way and Lansdowne Road, each with exterior garage doors.
- Also at street level, there are five (5) townhouse units fronting Hollybridge Way and lobby entrances for each of the residential towers facing Lansdowne Road.
- On the second level, there is the second floor of the five (5) ground-oriented townhouse units facing Hollybridge Way, a commercial recreation club space overlooking Lansdowne Road and the upper part of the double-height commercial spaces with glazing facing the remainder of the street frontages.
- On the third level, there is residential parking, the first residential floors of the two (2) towers and the upper part of the first floor of the double-height commercial recreation club space facing Lansdowne Road, along with the first floor of a second grouping of 10 stacked two-storey townhouse units facing Hollybridge Way. There is also the lower part of a large architectural metal screen facing Gilbert Road enclosing the first residential parking level.
- On the fourth level, there is a second storey of the commercial recreation club space facing Lansdowne Road along with the second residential level of the towers and second floor of the 10 stacked townhouse units facing Hollybridge Way. There is also the upper part of the

large architectural metal screen facing Gilbert Road enclosing the second residential parking level.

- On the fifth level, there is the 4,161 ft<sup>2</sup> (387m<sup>2</sup>) residential amenity area with a large terrace opening out onto Lansdowne Road and the landscaped podium (discussed further below) and upper decks for five (5) of the 10 stacked townhouse units facing Hollybridge Way. There is also a separate 1623 ft<sup>2</sup> (150m<sup>2</sup>) amenity pavilion that relates well to the adjacent landscaped podium.
- On the fifth level there is also a large 4131m<sup>2</sup> (1.0 acre) outdoor amenity area between the two (2) residential towers and the child care facility.
- On the fourth through sixth levels facing Elmbridge Way, there is also a low-rise block with three (3) floors that includes the development's 15 affordable housing units. This block also includes a 5000 ft<sup>2</sup> (465m<sup>2</sup>) child care space located on the fifth level with an adjacent outdoor play area located on the podium.

In summary, active residential and commercial uses envelop most of the landscaped podium. The main exception to this is where Levels 3 and 4 of the parkade that front onto Gilbert Road. In this section of the development, the building is clad in a metal screen system that will be illuminated at night and may also have part of the development's public art included within this screen as discussed further below.

### ***Architectural Form and Character***

#### *Varied Building Masses & Forms:*

The proposed development includes varied modern architectural building masses and forms reflecting the variety of uses facing the four (4) fronting streets. These varied forms include:

#### *Residential Towers and the Lansdowne Frontage:*

- Each of the two (2) towers being angled towards the adjacent intersections of Lansdowne Road with Hollybridge Way with the northwest (14 storey) tower and Gilbert Road with the northeast (15 storey) tower having angled balcony railings pointing to the intersection.
- The two (2) towers are clad in extensive glazing with strong vertical frames and alternating strips of grey and brown vertical spandrel panels to accentuate the height of the buildings.
- Below the towers, the retail storefronts include extensive glazing interspaced with masonry-clad columns along the centre of the Lansdowne facade. Located below the northeast and northwest towers, there are retail/restaurant units with extensive glass curtain walls with clear and light grey spandrel panels. Adjacent to these corner units, the tower lobby entrances connect each of the towers to the streetscape. The double-height commercial fitness club is located on the third and fourth floors with the fifth-floor private residential amenity space setback behind a landscape patio terrace overlooking Lansdowne Road.

- *Gilbert Road Retail Frontage:* The prominent east elevation of the project facing Gilbert Road includes three (3) architectural forms, the first being the northeast tower as discussed above and the second being the southeast six (6) storey affordable housing building clad with clear glass windows, along with brown and fuschia glass spandrel panels. The third form includes an innovative perforated metal screen located in front of a multi-coloured concrete wall containing two (2) levels of the parkade. There will be night time illumination between this concrete wall and exterior metal screen which will provide for a soft alternating grey and fuschia pattern visible through the screen from Gilbert Road. Below this screened section of wall, there are retail store fronts with extensive glazing at street level.
- *Hollybridge Way:* The west elevation of the project facing Hollybridge Way includes extensive use of glass window walls facing a corner retail/restaurant space. There is also extensive glazing with fuschia spandrel panels and inset balconies on the townhouse units that are included within a bold, brown concrete frame that runs most of the length of the entire elevation terminating at a light glass-clad six-storey stairway tower anchoring the southwest corner of the development.
- *Elmbridge Way:* The south elevation facing Elmbridge Way includes glass-clad street-level retail space with one (1) level of the parkade and three levels of affordable housing clad with clear glass and fuschia panels and inset balconies, all enclosed by a bold, brown concrete frame.

#### *Cohesive Architectural Elements:*

The applicant has particularly focused on bringing further cohesion to the project which the ADP noted with the formal project review at the April 4, 2013 ADP meeting (**Attachment 2**). In particular, this coherence between each building form is provided by the use the following elements:

- Strong rectangular brown, fuschia and grey glass elements in each of the building forms.
- Bold grey and brown architectural concrete frame elements in each building form.
- High, glass-clad parapets on each of the two (2) towers facing Lansdowne Road and the southeast affordable housing building facing Gilbert Road.

#### *Landscape Design and Open Space Design*

##### *Streetscapes*

The development is framed by streetscapes that include the City Centre's grey Hestia light standards and 1.5 m (5.0 ft.) grassed boulevards with street trees. Behind the boulevards, the City's standard 2.0 m (6.6 ft.) sidewalks are to be located on the Elmbridge Way and Lansdowne Road frontages with further on-site sidewalk areas extending to retail storefronts. On the Gilbert Road Greenway and Hollybridge Way and Pocket Park frontages, the following site-specific streetscape treatments are applied.



*Gilbert Road (East):*

- Gilbert Road forms a major entrance into Richmond and is also designated as a Greenway. The Greenway includes street trees along with a rain garden that will receive the development's stormwater and provides a separation between Gilbert Road and the large sidewalk / walkway of up to approximately 6 metres (20 ft.) in width adjacent to the grade-level retail.
- This wide walkway also includes angled widenings or alcoves along the way which provide for seating and bike racks.

*Hollybridge Way and Pocket Park (West):*

- A pocket park is included within the excess Hollybridge Way road allowance facing the townhouses. Angled landscaped elements provide visual interest for this small space and a buffer to Hollybridge Way.
- The townhouse units have separate front entries leading onto terraced patios approximately 1.4 m (4.66 ft.) above street level.
- There is also outdoor seating/dining area, with decorative concrete paving, located outside of one of the retail units at the northwest corner of the development.
- There is the main driveway access on the centre of the Hollybridge Way elevation.

*Lansdowne Road Cedarbridge Way (North) and Elmbridge Way (South):*

- Large sidewalks of up to approximately 3.0 m (10.0 ft.) lay behind the standard 2.0 m (6.6 ft.) city sidewalk.
- There is a secondary driveway access to the project from Lansdowne Road.

*Podium Level Landscape:*

- The fifth storey amenity space on the podium level comprises an area of approximately 4,131 m<sup>2</sup> (1.0 acre) and includes common amenity patio areas, community garden plots, a common children's play area along with a very central large big common lawn.
- There is a very large pond surrounding the indoor amenity area pavilion and an adjacent outdoor patio, seating area and fireplace.
- There are semi-private patios adjacent to each of the podium-level residential units in the towers and on top of five (5) of the upper stacked townhouse units.
- The amenity pavilion includes an extensive green roof while each of the towers includes roof-top patios, planters and trees.

- The separate childcare play meets the City's and Province's general requirements for open and covered play areas, but will be fully designed in consultation with City staff and the childcare provider, once engaged by the City, prior to issuance of a building permit.

### ***Crime Prevention Through Environmental Design (CPTED)***

The project addresses a number of CPTED principles as follows:

- There are extensively glazed retail storefronts providing for increased pedestrian activity and interaction along all four (4) of the project's street frontages.
- The project's private amenity area and the proposed commercial fitness club overlooking Lansdowne Road and the future Linear Park across the street, provide for further surveillance over the park than provided by the residential units in the two (2) proposed towers.
- The street-oriented townhouse units facing the Hollybridge Way pocket park provide for casual surveillance over the park and adjacent public sidewalk.
- The outdoor amenity space on the podium will be visually open and offers multiple egress options with secured ingress from the public streets below.
- Within the parkade, all parking spaces will be well illuminated and overhead security gates will separate resident parking from visitor/commercial parking area, which are also enclosed with outer gates near the sidewalk which will be closed at night.

### ***Public Art***

- The developer has offered to voluntarily provide \$170,513 to Richmond's Public Art Program. The applicant has also expressed interest to integrate Public Art into the development's Gilbert Road elevation. This is subject to a public art plan being submitted and accepted by the City.
- As the proposed development bounds the Lansdowne Linear Corridor and Linear Park with the "Walk of Art" envisioned within the *City Centre Public Art Plan*, the City is interested in applying a portion of the Public Art contribution towards commissioning works of Public Art along Lansdowne Road.

### ***Accessible Housing and Aging in Place***

- The proposed development includes 35 units (including the 15 Affordable Housing Units) that are provided with the Basic Universal Housing features (detailed in the Development Permit plans). These units are required to incorporate all of the accessibility provisions listed in the Basic Universal Housing Features Section 4.16 of Zoning Bylaw 8500, and are permitted a density exclusion of 1.86 m<sup>2</sup> (20 ft<sup>2</sup>) per unit.
- All of the proposed development's 245 units also incorporate aging-in-place features to accommodate mobility constraints associated with aging, which include:
  - Stairwell hand rails.
  - Lever-type handles for plumbing fixtures and door handles.

- o Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

### ***Indoor Shared Amenity Space***

The developer proposes to construct two (2) shared indoor amenity areas totaling 5,802 ft<sup>2</sup> (539 m<sup>2</sup>) to which all residents in the market and affordable units have access. The first area joins the two (2) market-residential towers on Level L5, opening out onto an extensive terrace above Lansdowne Road and the development's large podium garden area to the south. This first area includes a gym, squash court, saunas and change rooms. The second area is comprised of a 1,623 ft<sup>2</sup> (150 m<sup>2</sup>) stand-alone lounge building with adjacent large covered patios areas.

### ***Affordable Housing***

The affordable housing units are located on the top three (3) stories of the five (5) storey block facing Elmbridge Way on the south side of the development in which the childcare facility is located on the fifth level.

There are 14 two-bedroom units designed to accommodate single parents with one (1) or two (2) children. The one (1) studio unit would be suitable for expecting mothers and those with young infants. There is also a small 44 m<sup>2</sup> (470 ft<sup>2</sup>) amenity room with kitchen for the affordable housing block. The combined habitable floor area of 10,760 ft<sup>2</sup> (1,000 m<sup>2</sup>) of the units themselves is now slightly more than the minimum 5% of the subject development's total residential building area.

### ***Child Care Facility***

There will also be a large, functional childcare facility of 5,000 ft<sup>2</sup> (465 m<sup>2</sup>) located on the fifth level of the affordable housing block facing with the childcare's enclosed outdoor play area included on part of the landscaped podium. Planning, Community Services and Building Facilities staff have worked extensively on the design and layout of the childcare facility. It also required that the outdoor play area and layout of childcare facility will be refined prior to Building Permit when the City engages an operator for the childcare space. This refinement may require a minor amendment to the Development Permit plans for the childcare building roof and elevations facing the podium.

There are also several rezoning conditions pertaining to the childcare facility. Firstly, the airspace parcel containing the childcare and its outdoor play area will also include the stairway and elevator core to the P1 commercial parking level where parking for the childcare is to be located within an easement area in favour of the childcare parcel. There are also a no-occupancy covenant and conditions within a purchase and sale agreement that ensure that the childcare is designed, constructed and completed to the satisfaction of the City before the childcare is transferred to the City or a permit granting occupancy for any part of the development can be issued.

### ***On-Site Vehicle Parking and Loading***

- The proposed development includes vehicle entrances from Hollybridge Way and Lansdowne Road that connect through a central driveway on Level L1 at street grade. This level includes the loading spaces and access to the recycling and refuse rooms. Commercial parking is provided on the P1 level below street grade and the resident parking is provided on Level 3 and Level 4.

- There is a total of 512 parking spaces; with 286 resident spaces, 226 commercial spaces (which includes 47 residential visitor parking spaces shared with the commercial spaces) with the permitted Transportation Demand Management (TDM) parking reduction of 10% for the residential and visitor parking and 5% for the commercial parking as set out within Bylaw 8500, with the provision of TDM measures by the development. These include:
  - 240V electric plug-ins for 20% of all resident parking spaces.
  - 240V electric plug-ins for 10% of all commercial parking spaces.
  - 120V electric plug-ins for electric bikes; for 5% of the residential bicycle storage racks or one (1) per bicycle storage compound, whichever is greater.
  - An end-of-trip bicycle facility for each gender that includes a shower change area, wash basin, toilets and lockers accessible to all commercial tenants of the development.
  - An interim 2.0 m (6.6 ft.) wide temporary asphalt walkway along the north side of Lansdowne Road between Gilbert Road and Alderbridge Way.
- There will be registration of a covenant on Title, ensuring that the shared residential visitor and commercial parking is not assigned to any specific residential unit/commercial unit, nor be designated for the exclusive use of employees and specific businesses.
- There also will be registration of a restrictive covenant that prohibits vehicle access onto Gilbert Road and Elmbridge Way.
- The proposed development has also accommodated the required two (2) SU9 (medium-sized trucks) and two (2) WB17 (large-sized trucks) off-street loading spaces within the parkade's enclosed L1 level at street grade.

### ***Sustainability***

The development has been designed to meet the Canadian Green Building Council LEED 2009 Silver criteria. In this regard, Kane Consulting Ltd. has provided a LEED Scorecard confirming how the project meets LEED Silver criteria (**Attachment 4**). The proposed project includes at least 53 points, which is within the LEED Silver category of 50 to 59 points out of the maximum 110 points under the LEED Project Checklist attached to the Development Permit.

The CCAP requires two (2) LEED criteria to be met, including *Heat Island Effect: Roof Credit* and *Storm Water Management: Treatment Credit*, which have both been met.

Other LEED measures within the development include:

- Transportation features are proposed to encourage the use of alternate travel modes, including bike storage for residents, visitors, convenient on-site delivery/passenger loading in the parkade and electric vehicle charging stations for 20% of the residential and 10% of the commercial parking spaces.
- A large part of the development site includes green roofs and permeable, absorbing landscaping on the podium.

- The development's podium landscape is also designed to be able to provide for run-off directed to the Gilbert Road rain garden.
- Water-efficient landscaping with planting that is drought tolerant and includes many native species, reducing water use.
- Domestic water use reduction, including use of low flow fixtures will be specified to conserve water.
- Optimize energy performance with high-performance mechanical and cooling systems.
- Construction waste management, including diverting waste to recycling.
- Use of low-emitting interior finishing materials, such as adhesives, sealants, paints and carpets.

A letter of assurance will be required prior to issuance of an Occupancy Permit, confirming that the building has met the LEED Silver score.

#### ***District Energy Utility (DEU) Ready***

As a rezoning condition, there will be registration of a restrictive covenant that ensures that no Building Permit will be permitted to be issued until the developer enters into legal agreements to:

- Design and construct the buildings to facilitate a hook-up to a DEU system (e.g., hydronic water-based heating system).
- Enter into a Service Provision Agreement and statutory right-of-way that will provide for DEU connection and associated access to the subject development when a DEU is complete.

#### ***Noise Management***

The applicant has provided sealed letters by registered professionals qualified in acoustics and mechanical engineering respectively from Brown Strachan Associates, dated April 22, 2013 and MCW Consultants Ltd., dated April 19, 2013. These letters confirm how the building design accommodates the measures needed to satisfy the "Aircraft Noise Management" standards set out in the OCP and the noise management covenant being registered as a rezoning consideration. As the site is situated in a transitional industrial area and may be subject to noises not typical of other residential neighbourhoods over the short term, a covenant is also being registered on Title during the rezoning phase in this regard.

#### **Conclusions**

The subject development is consistent with the OCP and CCAP Development Permit Area guidelines and land use policies, as well as the RCL3 zoning.

In particular, the proposed development's three (3) varied building forms allow for a large podium landscape garden and articulated building massing. Furthermore, the street-oriented retail units, with additional wide sidewalk areas located on-site facing all four (4) adjacent streets, will create lively streetscapes that relate well to the adjacent public sidewalks as envisioned by the CCAP.

Overall, the proposed development will substantially contribute to the public realm of the Oval Village and broader City Centre area. On this basis, staff supports issuance of the Development Permit for this development.



Mark McMullen  
Senior Coordinator-Major Projects  
(604-276-4173)

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$938,217.
- The owner entering into a restrictive covenant to be registered on Title that stipulates that the development is subject potential loss of views in any direction due to other developments that may be approved in the City Centre and requiring that the owner provide written regarding potential this potential loss of views.

Prior to future Building Permit issuance, the developer is required to complete the following:

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/tp/special.htm>).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.



**DP 13-629846**

**Attachment 1**

Address 5640 Hollybridge Way

Applicant Cressey (Gilbert) Development LLP Owner: Cressey (Gilbert) Development Ltd.

Planning Area(s): City Centre – Oval Village

Floor Area Gross: 292,521 ft<sup>2</sup> Floor Area Net: 281,370 ft<sup>2</sup>

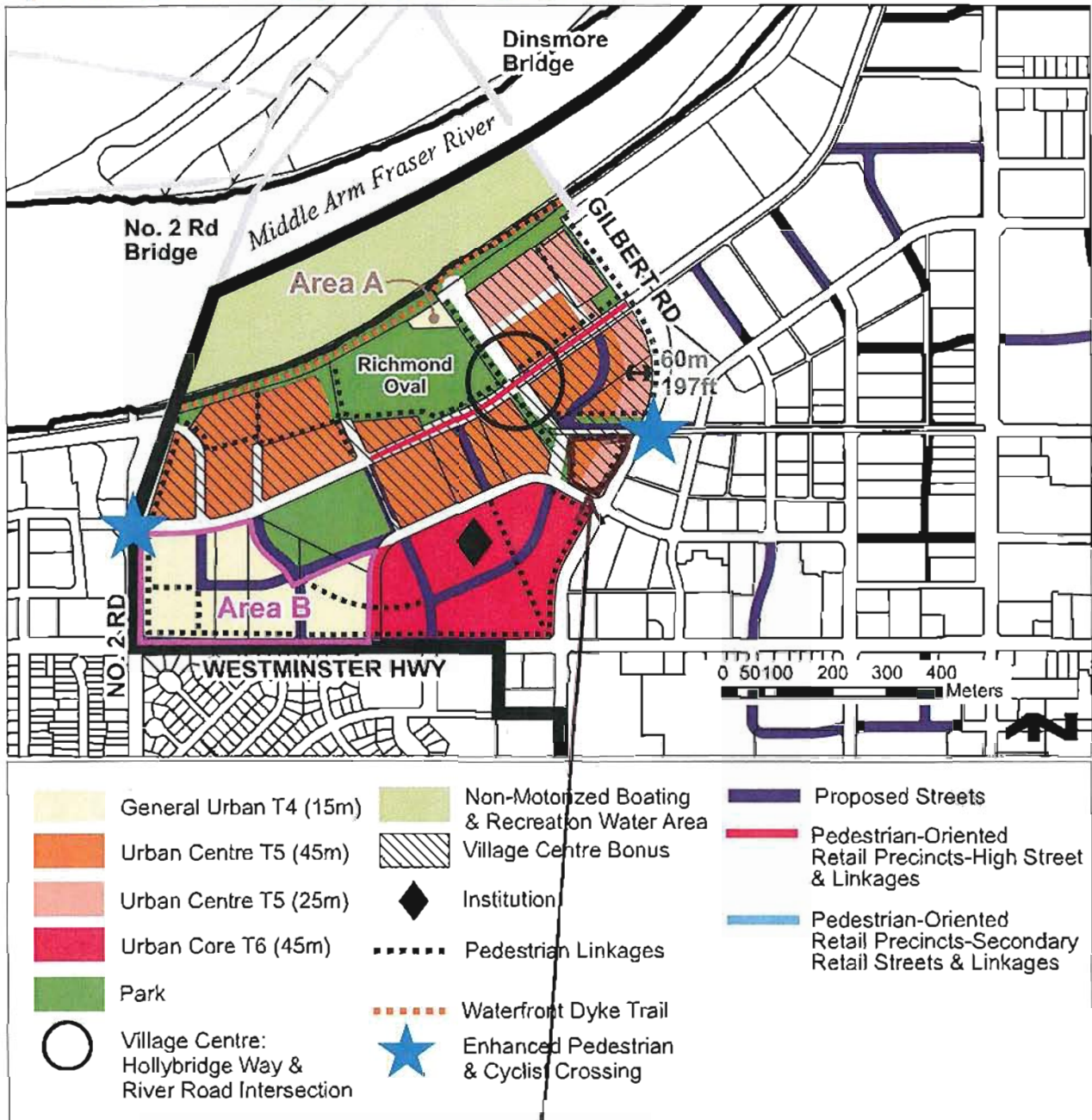
	Existing	Proposed	
Site Area:	108,543 ft <sup>2</sup> (10,084 m <sup>2</sup> )	105,379 ft <sup>2</sup> (9,790 m <sup>2</sup> )	
Land Uses:	Retail/Office/Light Industrial	Mixed-Use Commercial / Residential	
OCP Designation:	Urban Centre T5 (25 m) / Urban Centre T5 (45 m)	Urban Centre T5 (25 m) / Urban Centre T5 (45 m)	
Zoning:	Industrial Business Park (IB1)	Residential / Limited Commercial (RCL3)	
Number of Units:	None	245	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	3.0	2.68	none permitted
Floor Area Ratio:	2.0 Residential Max. 1.0 Commercial Max.	2.0 Residential 0.67 Commercial / 0.1 Amenity	none permitted
Lot Coverage (Building excluding podium open space):	Max. 90%	30.73%	None
Setback - Front Yard: Hollybridge	Min. 3 m	3.0 m for fully above grade part of building 0.0 m for portion of partially below grade parkade	Variance for a portion of below grade parking
Setback – Ext. Side: Gilbert	Min. 3 m	3.958 m	None
Setback – Ext. Side: Elmbridge	Min. 3 m	3.00 m	None
Setback – Ext. Side: Lansdowne	Min. 3 m	3.011 m	None
Height (m):	Max. 47 m geodetic	47 m for tallest building (east tower)	None
Lot Size:	4000 m <sup>2</sup>	9790 m <sup>2</sup>	None

<p>Off-street Parking Spaces – Regular/Commercial:</p>	<p>275 resident (50% or 138 tandem maximum) 8 childcare 218 commercial (includes 47 visitor shared with commercial) <u>501 Total</u> (Based on Zoning Bylaw's 10% TDM Reduction for Commercial and 5% Reduction for Residential)</p>	<p>287 resident (46 tandem for 23 units) 8 childcare 218 commercial (includes 47 visitor shared with commercial) <u>513 Total</u> (Based on Zoning Bylaw's 10% TDM Reduction for Commercial and 5% Reduction for Residential)</p>	<p>None</p>
<p>Off-street Parking Spaces – Accessible:</p>	<p>11</p>	<p>11</p>	<p>None</p>
<p>Amenity Space – Indoor: 2 m<sup>2</sup> per unit</p>	<p>5,274 ft<sup>2</sup> (490m<sup>2</sup>) min.</p>	<p>5,802 ft<sup>2</sup> (539 m<sup>2</sup>)</p>	<p>None</p>
<p>Amenity Space – Outdoor: 2 m<sup>2</sup> per unit plus 10% of site area</p>	<p>Min. 15,812 ft<sup>2</sup> (1,469 m<sup>2</sup>)</p>	<p>47,534 ft<sup>2</sup> ( 4,416 m<sup>2</sup>)</p>	<p>None</p>



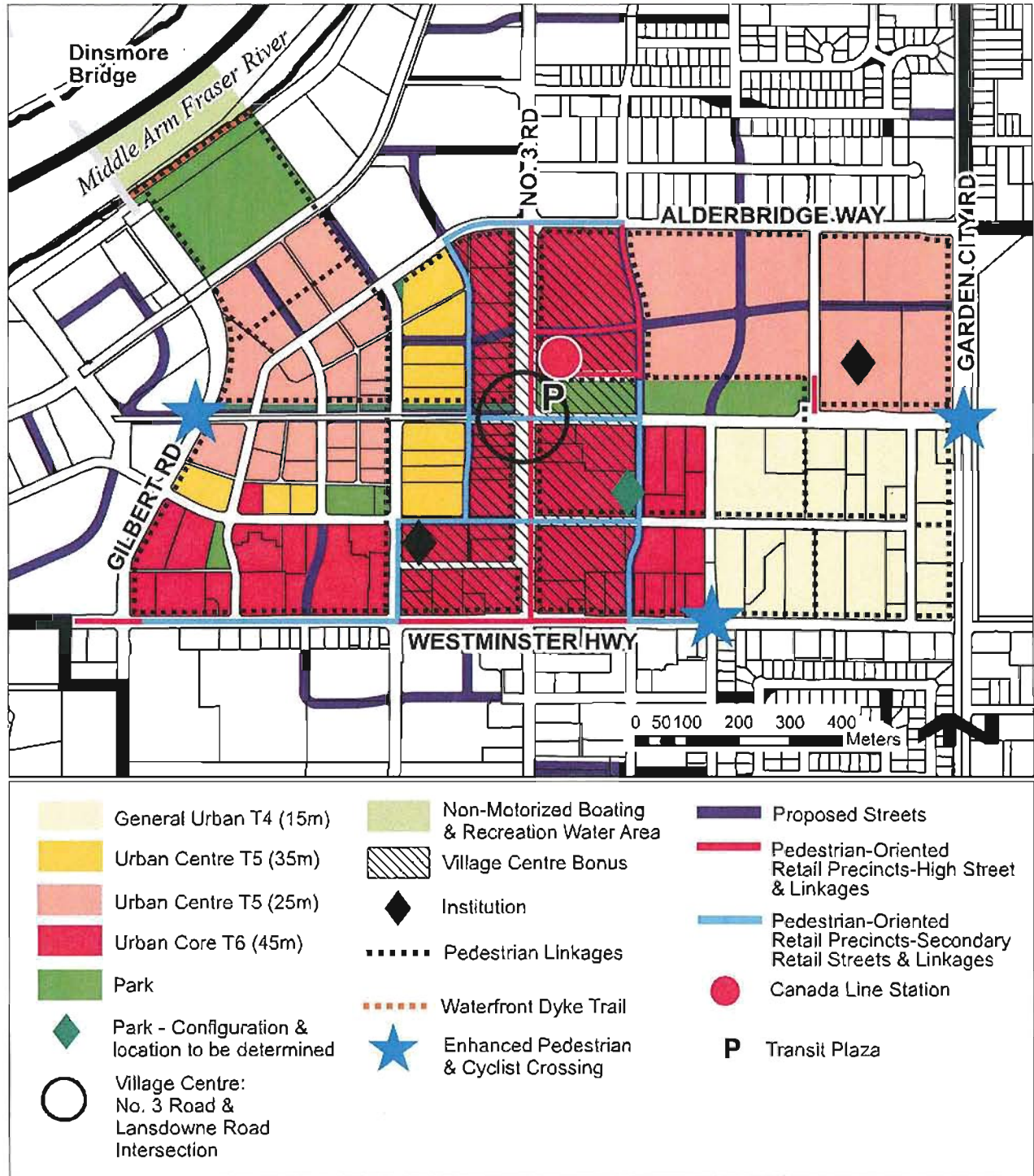
**Specific Land Use Map: Oval Village (2031)**

Bylaws 8685, 8701  
2011/10/24



Subject Property

**Specific Land Use Map: Lansdowne Village (2031)** Bylaws 8427 & 8516  
2010/09/13



Excerpt from the Minutes from  
**The Design Panel Meeting**

Thursday, April 4, 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall

**DP 13-629846 – 2-TOWER MIXED-USE HIGH RISE DEVELOPMENT WITH  
245 APARTMENTS & 6532 SM COMMERCIAL SPACE AND 465 SM  
CHILDCARE**

APPLICANT: Cressey Gilbert Developments

PROPERTY LOCATION: 5640 Hollybridge Way

**Applicant's Presentation**

Architects Jeffrey Mok and Martin Bruckner, IBUHB Group, Landscape Architect Jennifer Stamp, Durante Kreuk, Ltd., and David Evans, Development Manager, Cressey, presented the project and answered queries from the Panel on behalf of the applicant.

**Panel Discussion**

*Comments from the Panel were as follows:*

- the corner of Lansdowne Road and Gilbert Road is bare; consider a larger natural landscaping to anchor the corner;

*This area, while inside the property line, has been developed as public realm through consultation with Richmond Parks Staff. DK will liaise with Parks Staff to review this area.*

- appreciate that different uses and characteristics of the project are rationalized internally within one architectural treatment;

*Noted*

- applicant should address thermal bridging between the exposed balcony and interior slab to minimize energy cost;

***ENERGY MODELING WILL BE COMMISSIONED AT BUILDING PERMIT PHASE***

- the proposed development has a large podium garden with a lot of landscaping; look at opportunity to use collected rain water from the building for irrigation;

*Collected rainwater has been considered but not pursued in light of new regulations by Vancouver Coastal Health. Collected rainwater for irrigation reused for irrigation must be brought up to near potable standards which is not energy efficient nor cost effective.*

- architectural massing and façade articulation are good;

**NOTED**

- the proposed development has shown really good use of scrim walls, glazed elements and frames to break up the facades and massing in order to give the various project elements a different look and feel;

**NOTED**

- The proposed development is well differentiated from the other residential projects in the area;

**NOTED**

Good street edge all around the site; each façade has a different character;

**NOTED**

- The quality of podium level articulation should match the street level articulation;

*We feel that the saw tooth layout on the ground floor is captured in the zig zag paths found in the podium garden.*

- Good pedestrian and public realm; they appear to connect well to adjacent Lansdowne Linear Park but the comment is tentative pending the completion of the final plan for the park;

**NOTED**

Like the regular street tree treatment adjacent to the rain garden to provide contrast to the rough materials in the rain garden;

**NOTED**

- public realm treatment around the site is well resolved;

**NOTED**

- consider further design development to the upper garden stone; look at opportunities to tie in with the architectural language;

**NOTED**

- ensure the right mix of sun and shade in the childcare play area on the podium level;

*NOTED*

- the scheme is interesting; so many things are happening in the project; good form and character;

*NOTED*

- vertical glass tower element at the south-west corner looks plain; consider further design development to enhance its value to the overall development;

*THE CORNER TOWER HAS BEEN REVISED TO MATCH THE FENESTRATION TO RESIDENTIAL TOWER*

- consider further landscaping for the south building to match the attention given to the towers and the podium level;

*Once an operator has been secured for the daycare DK will commence designing this area.*

- appreciate that the applicant has acted on the previous comment by the Panel regarding the enhancement of ensuite washroom accessibility; powder rooms should have outward opening doors to make them more usable;

*NOTED*

- applicant should have provided unit design details for the affordable units in the drawings submitted to the Panel;

*NOTED*

- a lot of work done in the project;

*AGREE*

- like the fact that the project has a lot of commercial uses; appreciate the terraces;

*NOTED*

- well done, but consider opportunities for big and bold versus highly articulated architecture on Gilbert Road and south-east corner, e.g., on the screen wall;

*NOTED*

- ensure that public access to the development is controlled in view of the proximity of the subject development to establishments such as Steve Nash Fitness Centre, Mental Health Drop-In Centre and Richmond Food Bank;

*NOTED*

- furniture in public spaces require seat dividers to prevent damage by skateboarders;

*This will be determined by City Parks Staff.*

- concern with shared access between child care facility and affordable housing within one building; and

*As clarified at ADP, the affordable housing units cater to single mothers and the shared access would be appropriate in this instance.*

- applicant has put a lot of thought into the project, e.g. terraces, roofs, glass skin in the angled corners around the parapets, square arches on the townhomes, etc.; the project provides pedestrian interest on all sides.

**NOTED**

#### **Panel Decision**

It was moved and seconded

*That DP 13-629846 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.*

**CARRIED**



# Hollybridge

## LEED 2009 for New Construction Progress Report

Based on the Architectural Drawings dated April 17 2013



Y	P	U	53	3	54	<b>Total Project Score &amp; Rating</b>	Silver 50 to 59 points	Gold 60 to 79 points	Platinum 80 or more points	<b>SILVER</b>	Possible Points	110
---	---	---	----	---	----	---	------------------------	----------------------	----------------------------	---------------	-----------------	-----

Y	7	N	19	7	7	8	Materials and Resources	Possible Points	26
Y	1	0	0	0	0	0	<b>Construction Activity Pollution Prevention</b>		
							Site Selection	1	
							Development Density and Community Connectivity	3.5	
							Brownfield Redevelopment	1	
							Alternative Transportation, Public Transportation Access	3.6	
							Alternative Transportation, Bicycle Storage & Changing Rooms	1	
							Alternative Transportation, Low-Emitting and Fuel-Efficient Vehicles	3	
							Alternative Transportation, Parking Capacity	2	
							Site Development, Protect and Restore Habitat	1	
							Site Development, Maximize Open Space	1	
							Stormwater Design, Quantity Control (CoR: SSC6.1 or SSC6.2 for 1 pt minimum)	1	
							Stormwater Design, Quality Control (CoR: SSC6.1 or SSC6.2 for 1 pt minimum)	1	
							Heat Island Effect, Non-Roof	1	
							Heat Island Effect, Roof	1	
							Light Pollution Reduction	1	
Y	7	N	4	7	8	10	<b>Water Efficiency</b>	Possible Points	10
Y	2	0	0	0	0	0	Water Use Reduction		
							Water Efficient Landscaping, Reduce by 50%, No Potable Water Use	2.4	
							Innovative Wastewater Technologies	2	
							Water Use Reduction, 30%, 35%, 40% Reduction	2.4	
Y	7	N	8	1	26	35	<b>Energy and Atmosphere</b>	Possible Points	35
Y	4	1	14	7	3	2	<b>Fundamental Commissioning of Building Energy Systems</b>		
							Minimum Energy Performance	1-19	
							Fundamental Refrigerant Management	1-7	
							Optimize Energy Performance	2	
							On-site Renewable Energy	2	
							Enhanced Commissioning	2	
							Enhanced Refrigerant Management	2	
							Measurement & Verification	1-19	
							Green Power	1-7	

Y	7	N	8	1	6	Indoor Environmental Quality	Possible Points	15	
Y	1	0	0	0	0	0	<b>Minimum IAQ Performance</b>		
							Environmental Tobacco Smoke (ETS) Control	1	
							Outdoor Air Delivery Monitoring	1	
							Increased Ventilation	1	
							Construction IAQ Management Plan, During Construction	1	
							Construction IAQ Management Plan, Before Occupancy	1	
							Low-Emitting Materials, Adhesives & Sealants	1	
							Low-Emitting Materials, Paints and Coatings	1	
							Low-Emitting Materials, Flooring Systems	1	
							Low-Emitting Materials, Composite Wood and AgriFiber	1	
							Indoor Chemical & Pollutant Source Control	1	
							Controllability of Systems, Lighting	1	
							Controllability of Systems, Thermal Comfort	1	
							Thermal Comfort, Design	1	
							Thermal Comfort, Verification	1	
							Daylight & Views, Daylight 75% of Spaces	1	
							Daylight & Views, Views for 90% of Spaces	1	
Y	5	1	1	7	6	6	<b>Innovation &amp; Design Process</b>	Possible Points	6
Y	1	0	0	0	0	0	<b>Innovation in Design: Exempt SSC7.1 - 100% UIG Parking</b>		
							Innovation in Design: Exempt SSC4.1 - Public Transportation	1	
							Innovation in Design: Low Mercury Lighting	1	
							Innovation in Design: Green Cleaning or MRCS or Other	1	
							Innovation in Design:	1	
							LEED™ Accredited Professional	1	
Y	4	1	1	7	4	4	<b>Regional Priority</b>	Possible Points	4
Y	1	0	0	0	0	0	<b>Durable Building</b>		
							Regional Priority	1	
							Regional Priority	1	
							Regional Priority	1	

**Legend**

Y	Credit Targeted
N	Not Attempting
U	Prerequisite (Must Achieve)

\* Red text indicates a strategy required by City of Richmond (CoR)



No. DP 13-629846

To the Holder: CRESSEY (GILBERT) DEVELOPMENT LLP  
Property Address: 5640 HOLLYBRIDGE WAY  
Address: C/O DAVID EVANS  
800-925 WEST GEORGIA STREET  
VANCOUVER, BC V6C 3L2

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. The "Richmond Zoning Bylaw 8500" is hereby varied to reduce the front yard setback to Hollybridge Way from 3.0 m to 0.0 m for a portion of the partially below-grade parking structure.
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 # DP13-629846-1 to # DP 13-629846-31 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 \$938,217 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 13-629846

To the Holder: CRESSEY (GILBERT) DEVELOPMENT LLP

Property Address: 5640 HOLLYBRIDGE WAY

Address: C/O DAVID EVANS  
800-925 WEST GEORGIA STREET  
VANCOUVER, BC V6C 3L2

---

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

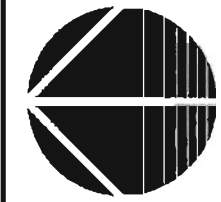
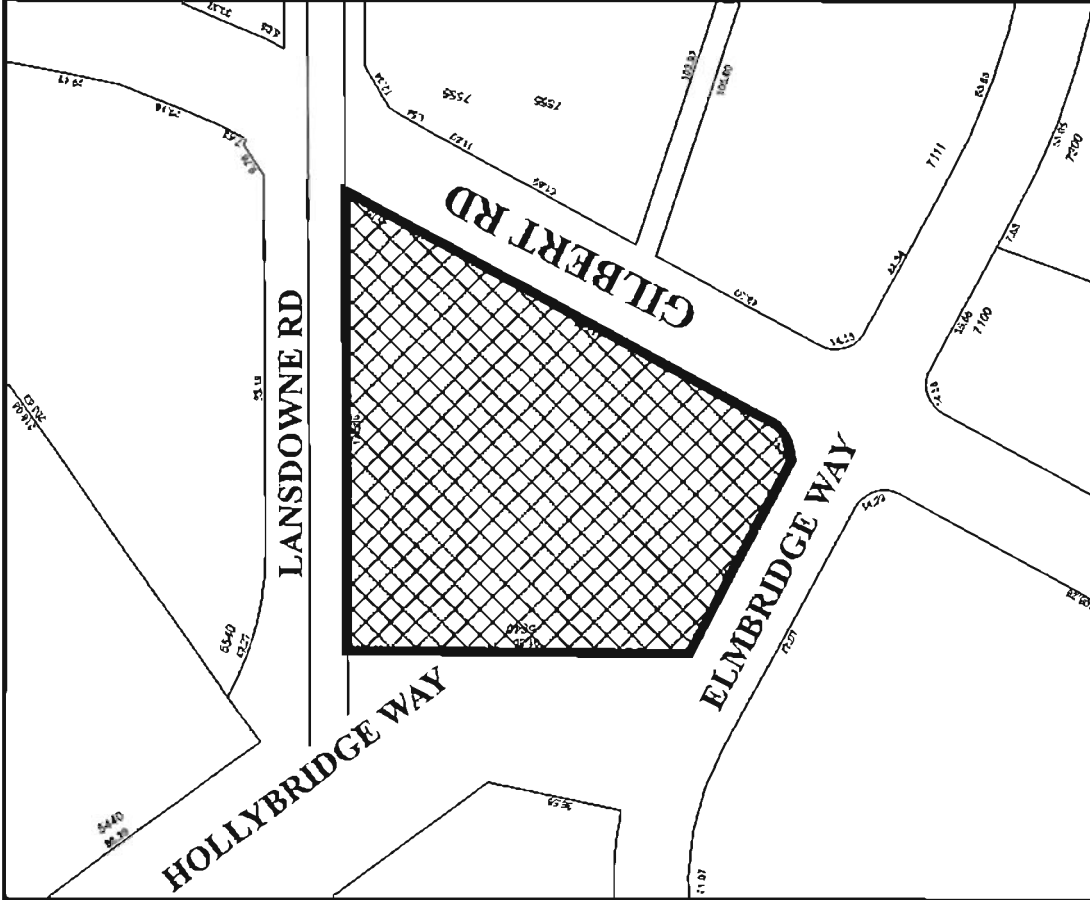
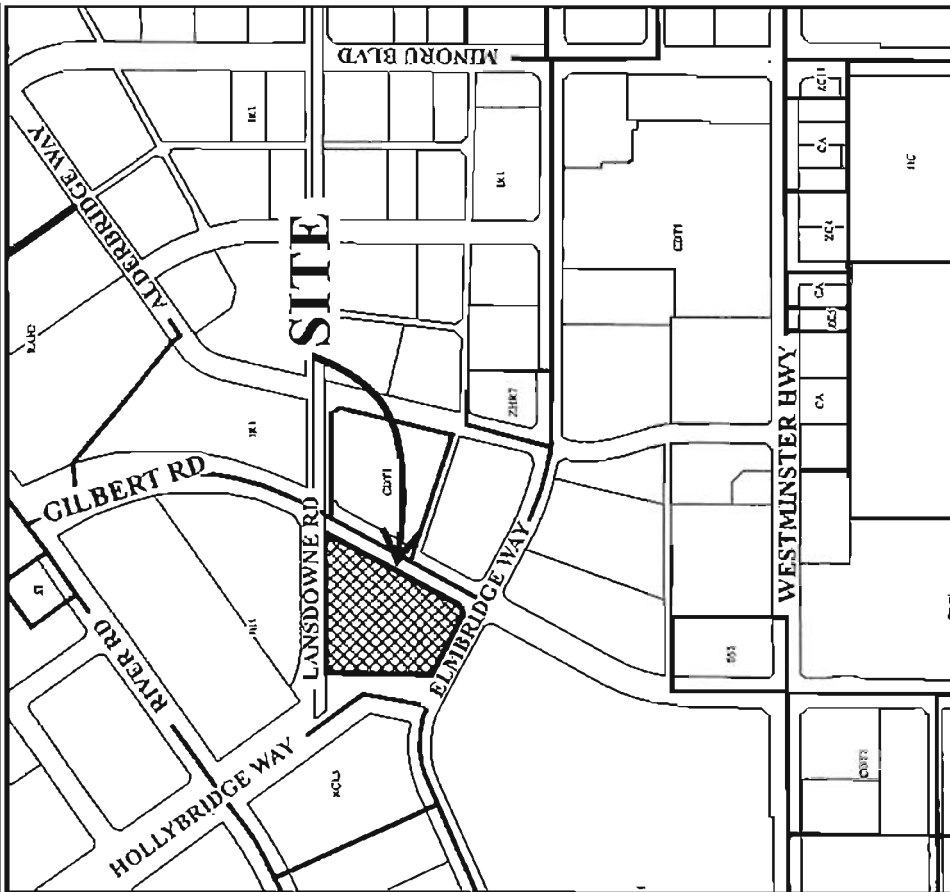
DELIVERED THIS DAY OF , .

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MAYOR



# City of Richmond



## DP 13-629846

### SCHEDULE "A"

Original Date: 02/08/13

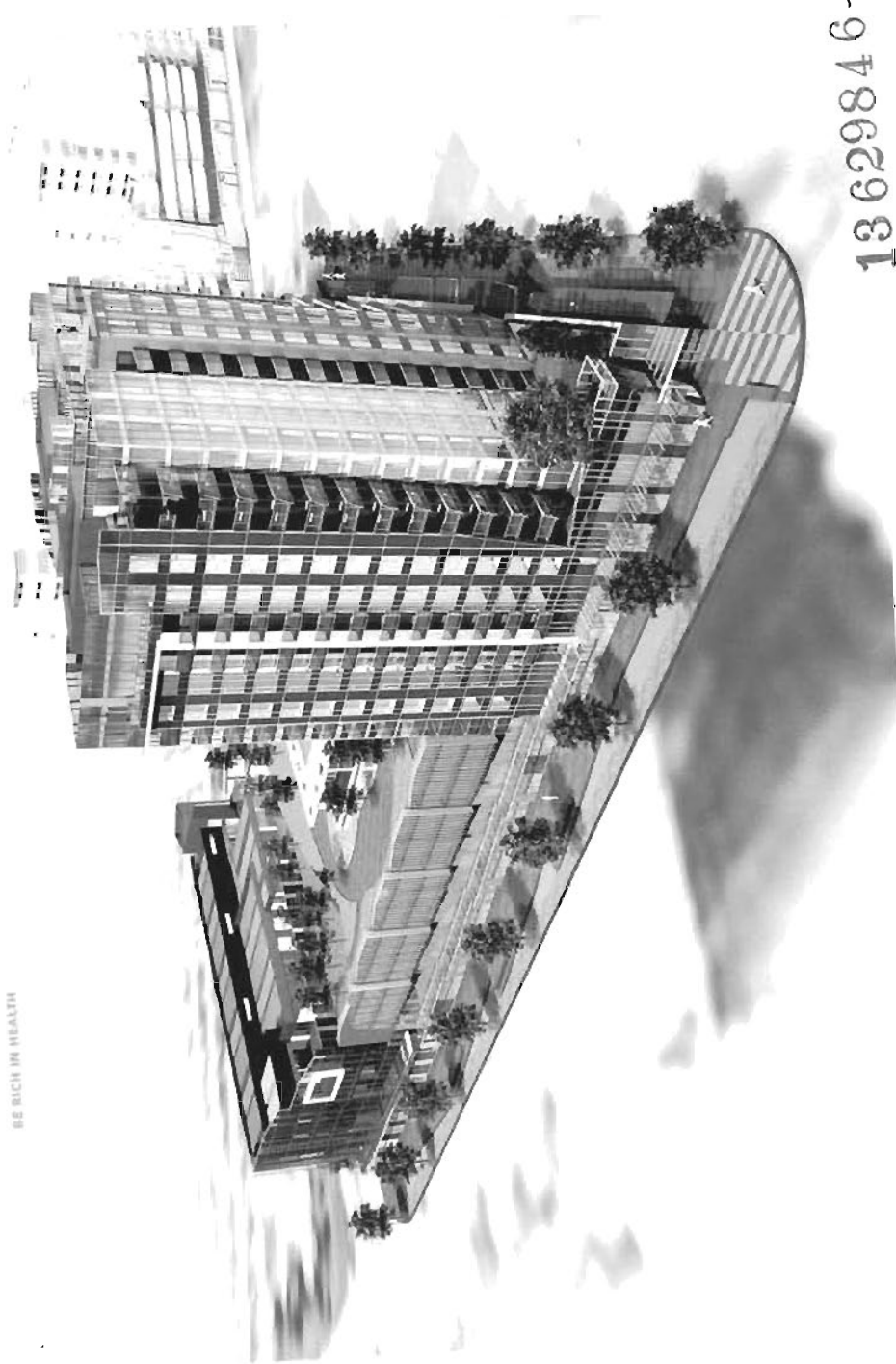
Revision Date:

Note: Dimensions are in METRES



CADENCE

BE RICH IN HEALTH



13629846-1

6640 HOLLYBRIDGE

RZ.2012-002449

Date MAY 16, 2013



CRESSEY



ADDRESS 5640 HOLLYBRIDGE WAY  
 LEGAL Lot: 109 SEC: 5-4-8 PL: 46385  
 AREA PLAN 10 CITY CENTRE  
 FCL: 2.9m GSC - Area A  
 SITE AREA PROPOSED FAR 2.68

ZONING (ALLOWABLE)	ALLOWABLE	EXEMPTION	PROPOSED	# UNITS PROPOSED
ALLOWABLE RESIDENTIAL FAR	210414SFT	700SFT	211114SFT	230
RESIDENTIAL FAR AFTER BUH EXEMPTION	20 SFT BUH		210414SFT	230
ALLOWABLE COMMERCIAL FAR	10 105207SFT		106808SFT	15
REQUIRED AFFORDABLE HOUSING	0.1 10521SFT		10760SFT	245
PUBLIC AMENITY AREA CALCULATION / CHILDCARE	0.1 3534SFT		6000SFT	35
INDOOR AMENITY	22SFPUNIT		59028FT	14.3%
OUTDOOR AMENITY	64SFIU		47534SFT	513
PUBLIC ACCESSIBLE OUTDOOR AMENITY			21679SFT	
PARKING REQUIREMENTS				

\* positive numbers = surplus  
 diff

BIKE STORAGE REQUIREMENTS	REDUCTION	% TDM	STALLS	STALL/UNIT	UNITS
CLASS 1 BIKE STALLS	262.2	5%	278.0	1.2	230
CLASS 2 BIKE STALLS	12.8	5%	13.6	0.9	15
COMMERCIAL BIKES	43.7	5%	46.0	0.2	230
CLASS 1 BIKE STALLS	2.9	5%	3.0	0.2	15
CLASS 2 BIKE STALLS	8.1	10%	9.0	0.6	5000
RECREATIONAL COMMERCIAL	192.2	10%	213.5	54700 ÷ 21076sqft less 5%	15988 ÷ 21076sqft less 5%
TOTAL	547.2	10%	589.2		

PROPOSED RESIDENTIAL BIKES	CLASS 1 BIKE STALLS	CLASS 2 BIKE STALLS	COMMERCIAL BIKES	CLASS 1 BIKE STALLS	CLASS 2 BIKE STALLS
1.25/UNIT	2/UNIT				
306	49				
306	49				
306	49				
306	49				

LEVEL/RESIDENTIAL	TOWER 1	TOWER 2	#	TH	AFFHU	#	AFFHU	#	CIRCULATION	CHILD CARE	CIRCULATION	COMMERCIAL	PARKING
ROOF													
15	412	6968	5										
14	6968	7839	15										
13	7839	7839	20										
12	7839	7839	20										
11	7839	7839	20										
10	7839	7839	20										
9	7839	7839	20										
8	7839	7839	20										
7	7839	7839	20										
6	7839	7839	20										
5	7516	7134	16	660	3380	5	3700	5	851	851	5424	149	
4	2219	4641	8	5568	3700	5	3700	5	5931	5931	10565	137	
3	3402	4628	8	5921					830	830	54700	0	
2				4316					725	725			
1	1817	1537	5	3145									
P1													
SUB TOTAL	84876	95871	215	19607	10760	15	10760	15	8337	8337	70689	513	

APPROXIMATE HOUSING UNITS PER 2.00 UNITS	STUDIO	1 BR	2 BR	3 BR	4 BR	5 BR	TOTAL
L1	5	5	5	5	5	5	30
L2	5	5	5	5	5	5	30
L3	5	5	5	5	5	5	30
L4	5	5	5	5	5	5	30
L5	5	5	5	5	5	5	30
TOTAL	25	25	25	25	25	25	125

RESIDENCE SUMMARY	STUDIO	1 BR	2 BR	3 BR	4 BR	5 BR	TOTAL
L1	5	5	5	5	5	5	30
L2	5	5	5	5	5	5	30
L3	5	5	5	5	5	5	30
L4	5	5	5	5	5	5	30
L5	5	5	5	5	5	5	30
TOTAL	25	25	25	25	25	25	125

6640 HOLLYBRIDGE  
 RZ:2012-802449  
 Date MAY 16, 2013

STATS





1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.  
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.  
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.  
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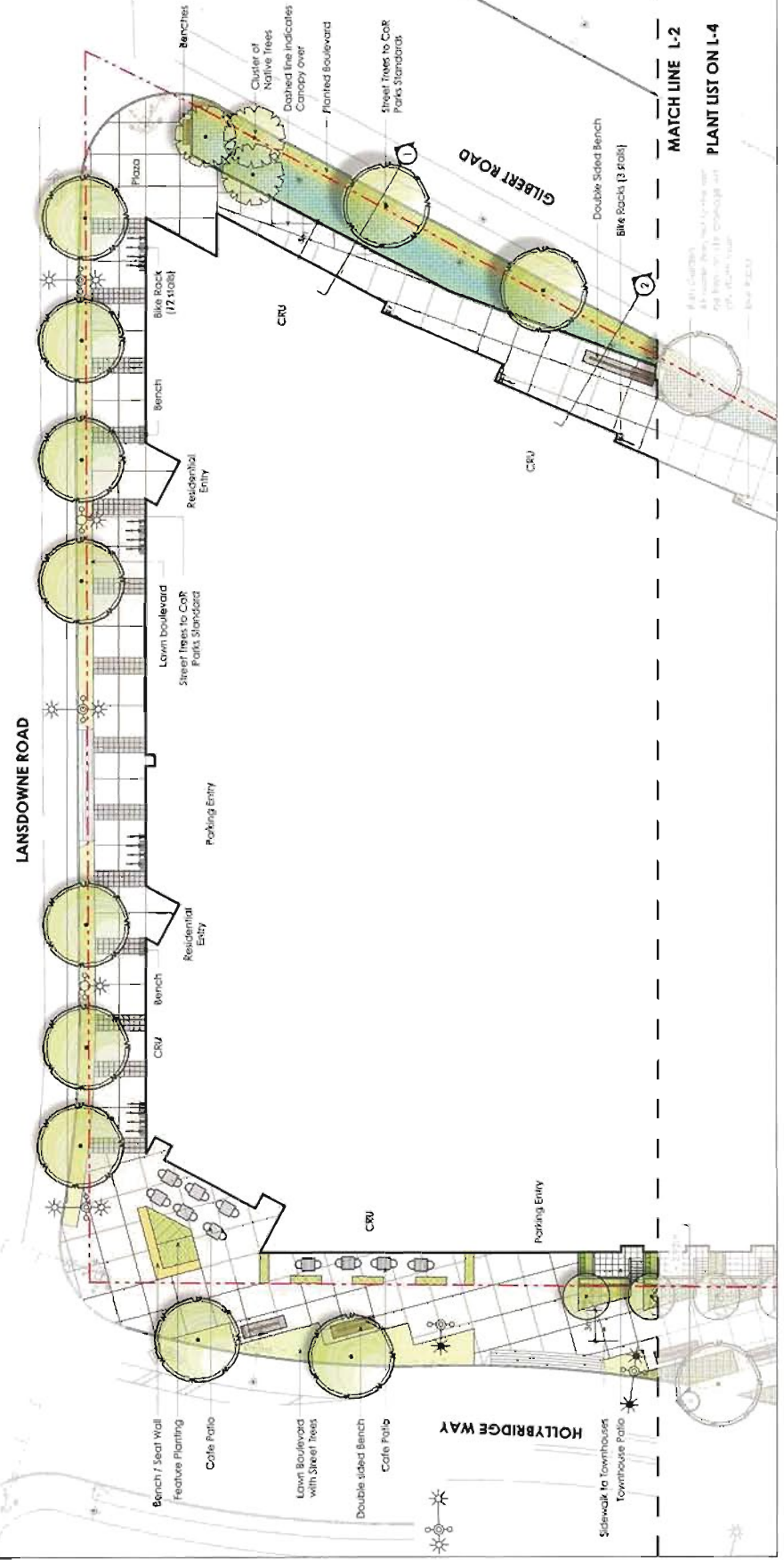
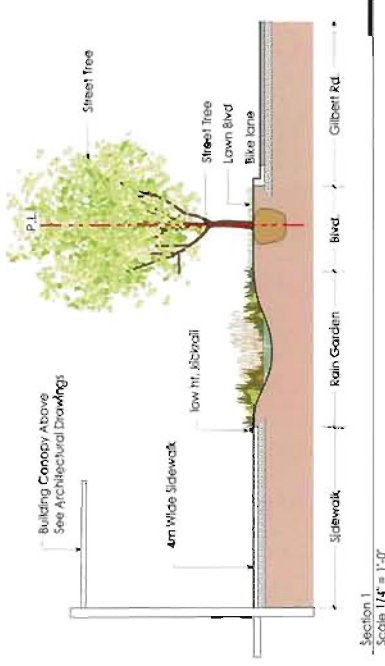
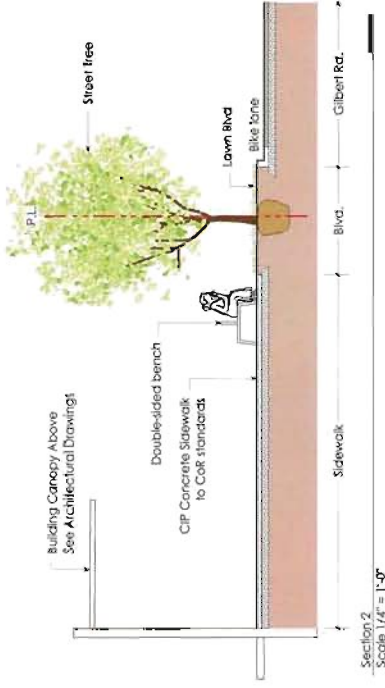
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**6640 HOLLYBRIDGE**  
 RZ-2012-602445  
 Date MAY 15, 2013



**SITE / ROOF PLAN**



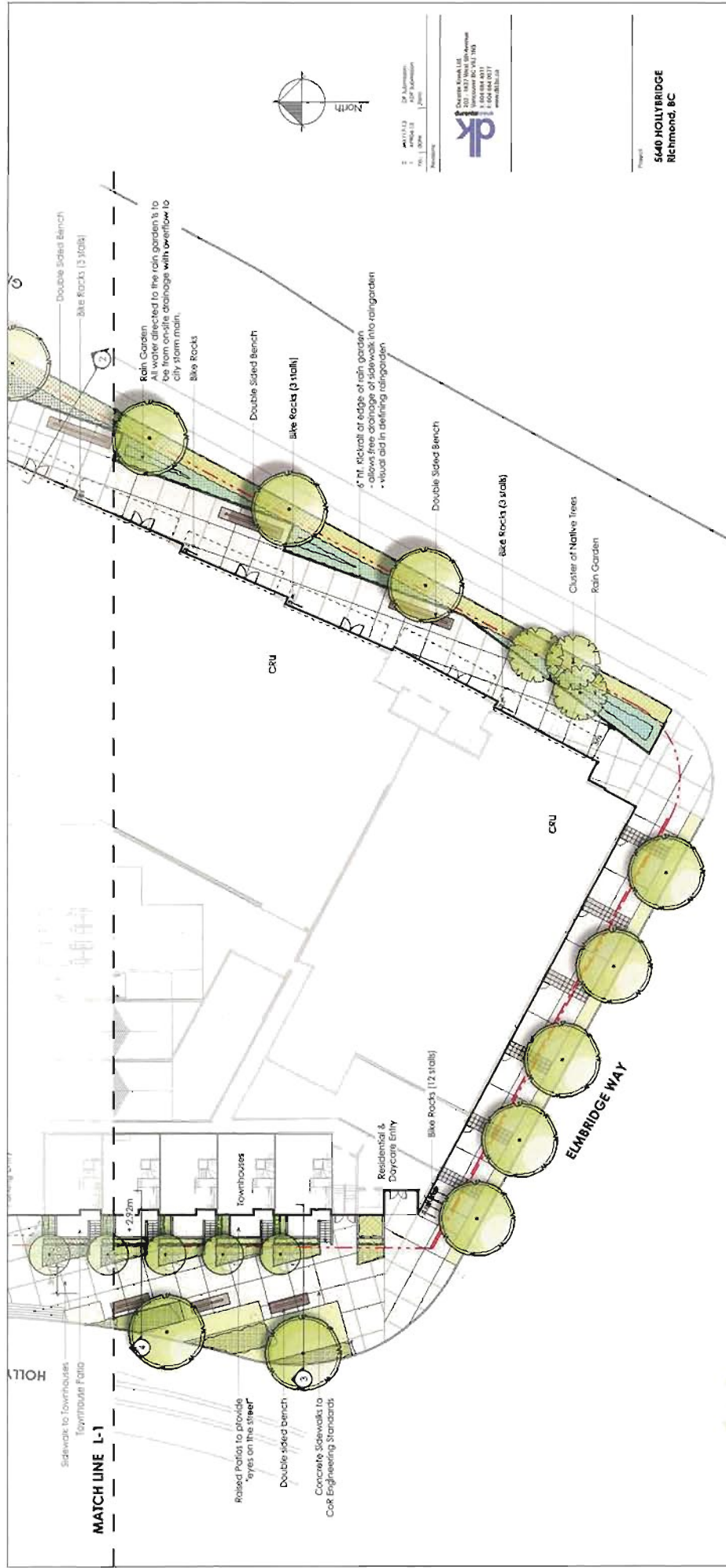


DR. KENNEDY  
ARCHITECTS  
1000 N. ...  
RICHMOND, VA 23220  
TEL: 804-354-4227  
WWW.DRKENNEDYARCHITECTS.COM

**5440 HOLLYBRIDGE**  
Richmond, VA

Client	DR. KENNEDY ARCHITECTS
Architect	DR. KENNEDY ARCHITECTS
Date	NOV 2013
Scale	1/4" = 1'-0"
Sheet No.	10054

**Ground Floor Landscape North**

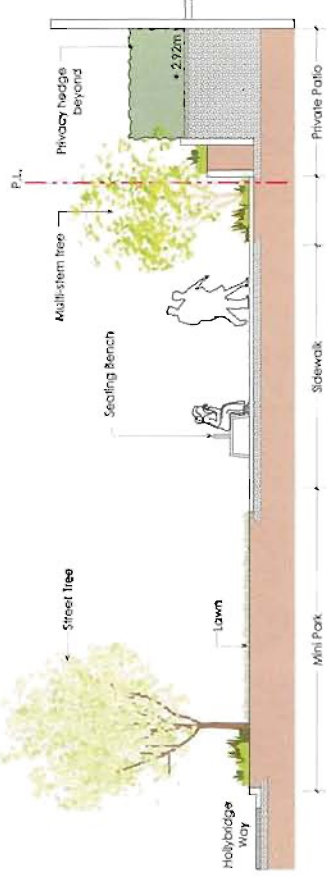
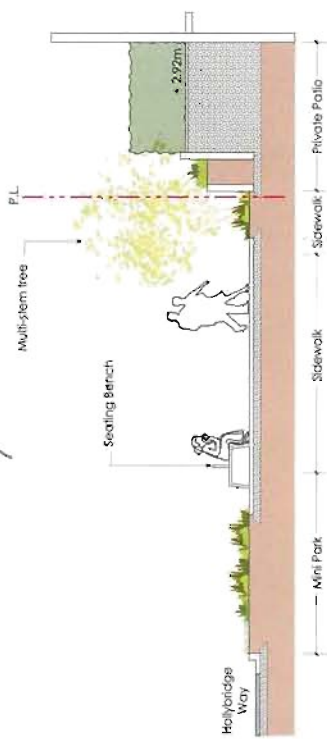


Client	CR
Designer	CR
Drawn By	CR
Date	10/11/2011
Scale	1/4" = 1'-0"

**Ground floor Landscape South**

Project: 5440 HOLLYBRIDGE Richmond, BC

Number: 12054





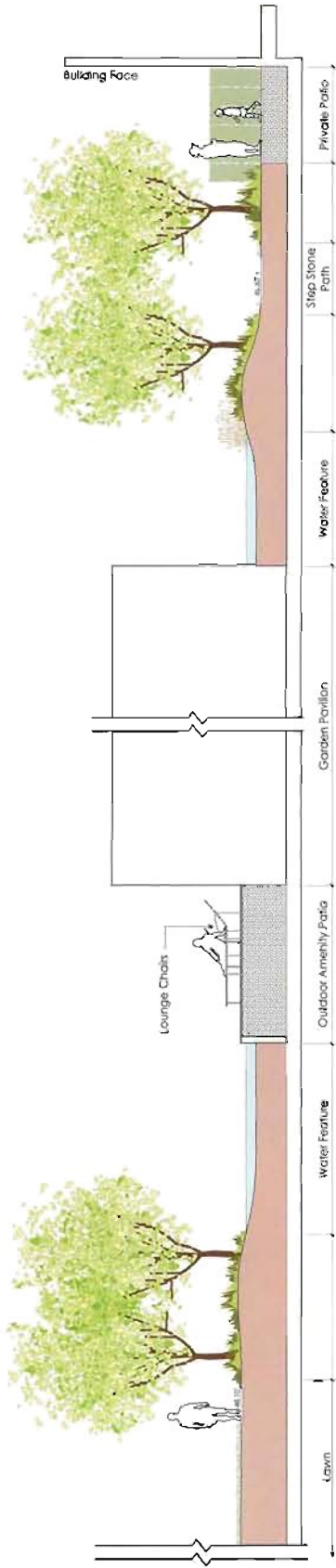




1000 N. 13th St.  
 Suite 100  
 Raleigh, NC 27601  
 Phone: 919.850.8800  
 Fax: 919.850.8801  
 www.dk.com

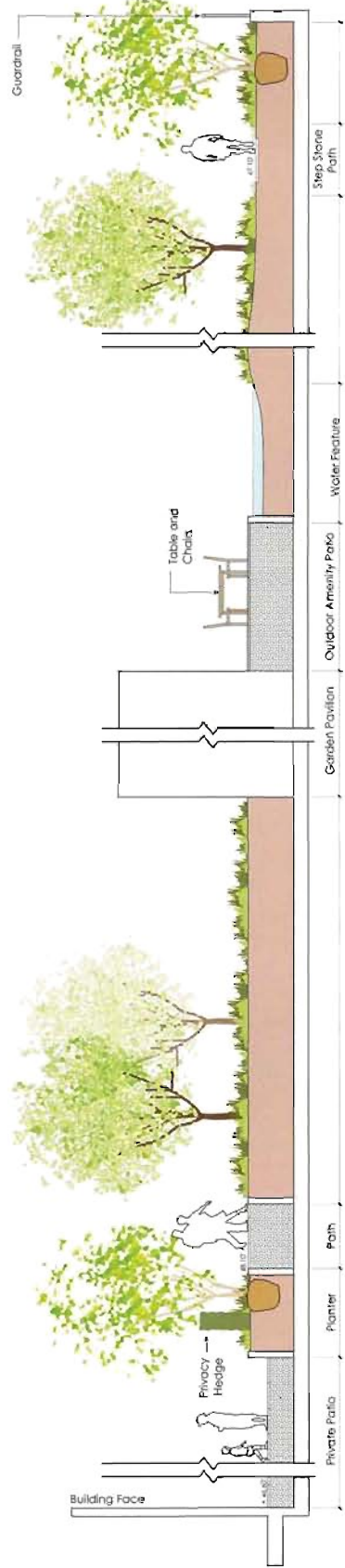


Design: Paul J. Hill  
 1000 N. 13th St., Suite 100  
 Raleigh, NC 27601  
 Phone: 919.850.8800  
 Fax: 919.850.8801  
 www.dk.com



Podium Section 2  
Scale 1/4" = 1'-0"

Note:  
 For trees, 30" of growing medium is required.  
 For shrubs, 16" of growing medium is required.



Podium Section 3  
Scale 1/4" = 1'-0"

Project: 540 HOLLYBRIDGE  
 Richmond, NC

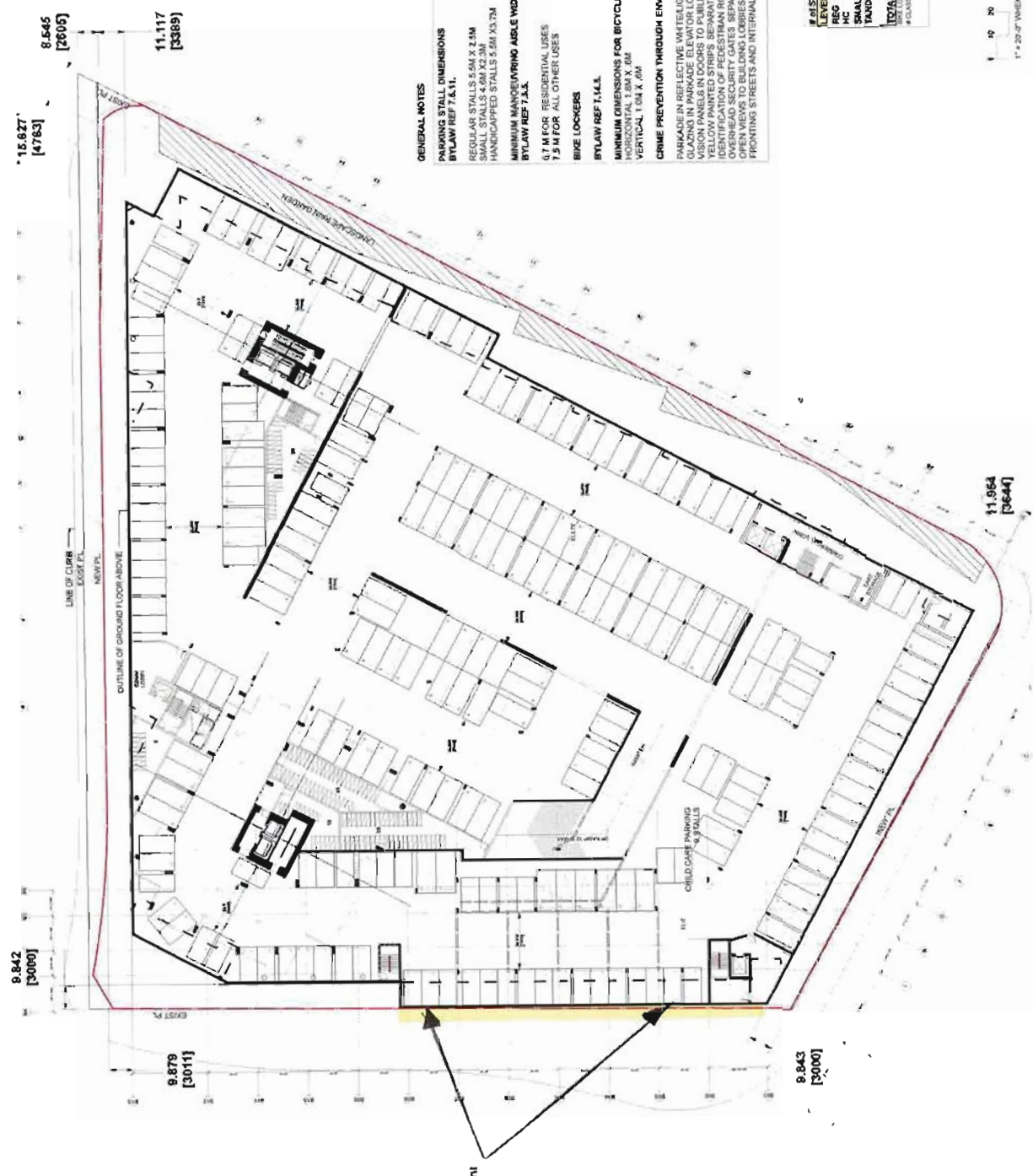
Discipline:	CAE
Checked By:	MS
Date:	10/18/2011
Drawn By:	MS

Podium Landscape  
 Sections

13629846

Project No: 12054  
 Sheet No:





**GENERAL NOTES**

**PARKING STALL DIMENSIONS**  
 BYLAW REF 7.4.11.  
 REGULAR STALLS 5.0M X 2.3M  
 SPECIAL STALLS 4.0M X 2.3M  
 HANDICAPPED STALLS 5.5M X 3.7M  
 MINIMUM MANEUVERING ANGLE WIDTH  
 BYLAW REF 7.4.3.  
 6.7M FOR RESIDENTIAL USES  
 7.5M FOR ALL OTHER USES

**BIKE LOCKERS**  
 BYLAW REF 7.4.11.  
 MINIMUM DIMENSIONS FOR BICYCLE LOCKERS  
 HORIZONTAL 1.8M X 0.6M  
 VERTICAL 1.0M X 0.6M

**CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**  
 PARKADE IN REFLECTIVE WHITE LIGHT PAINT  
 GLAZING IN PARKADE ELEVATOR LOBBIES  
 YELLOW PAINTED STRIPS SEPARATING VEHICLES FROM PEDESTRIANS &  
 IDENTIFICATION OF PEDESTRIAN ROUTES TO ELEVATORS  
 OVERHEAD SECURITY GATES SEPARATING RESIDENT FROM VISITOR PARKING  
 OPENWAYS TO ELEVATORS AND STAIRS  
 PEDESTRIAN AND BICYCLE PATHWAYS  
 FRONTING STREETS AND INTERNAL PEDESTRIAN CORRIDORS AND LOBBIES

# OF STALLS	
LEVEL P1	9
REGULAR	127
SPECIAL	95
TOTAL	222
# CLASS 2 STALLS	
	222



**5640 HOLLYBRIDGE**  
 ITZ-2012-502449  
 DATE MAY 16, 2013



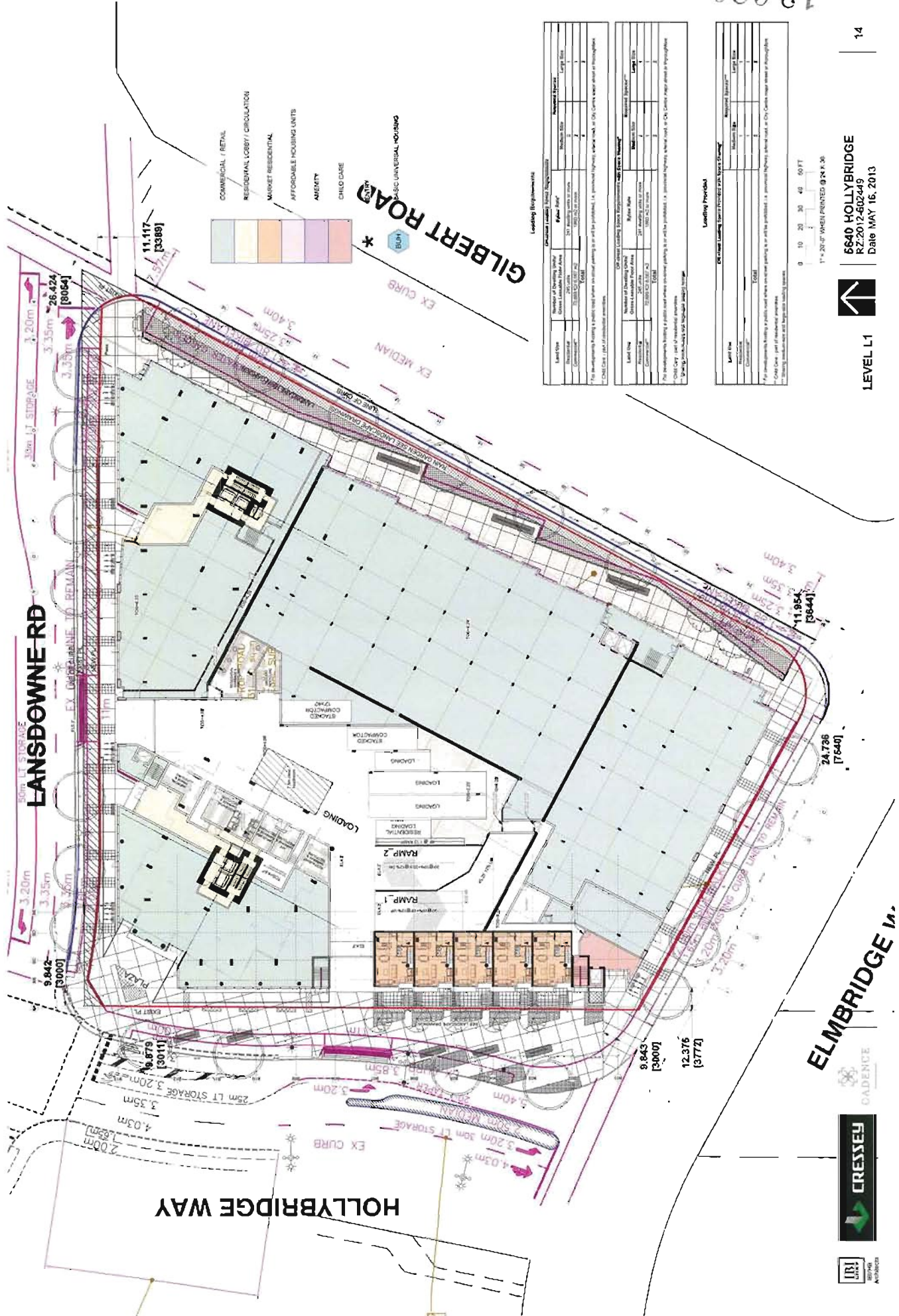
**LEVEL P1 EL -5'0 (-1.5M)**

Section of Parkade with Proposed Front  
 Setback Variance from 3.0 to 0.0 from  
 Hollybridge Way Road Allowance



18629846-9

13 629 846 - 10



**Color Legend:**

- Commercial / Retail
- Residential Lobby / Circulation
- Market Residential
- Affordable Housing Units
- Amenity
- Child Care

**Other Markers:**

- BUH
- ENTRANCE

**GILBERT ROAD**

**Loading (Regulations)**

Level No.	Number of Loading Units	Number of Loading Units (Maximum)	Level No.	Number of Loading Units	Number of Loading Units (Maximum)
1	1	1	1	1	1
2	1	1	2	1	1
3	1	1	3	1	1
4	1	1	4	1	1
5	1	1	5	1	1
6	1	1	6	1	1
7	1	1	7	1	1
8	1	1	8	1	1
9	1	1	9	1	1
10	1	1	10	1	1
11	1	1	11	1	1
12	1	1	12	1	1
13	1	1	13	1	1
14	1	1	14	1	1
15	1	1	15	1	1
16	1	1	16	1	1
17	1	1	17	1	1
18	1	1	18	1	1
19	1	1	19	1	1
20	1	1	20	1	1
21	1	1	21	1	1
22	1	1	22	1	1
23	1	1	23	1	1
24	1	1	24	1	1
25	1	1	25	1	1
26	1	1	26	1	1
27	1	1	27	1	1
28	1	1	28	1	1
29	1	1	29	1	1
30	1	1	30	1	1
31	1	1	31	1	1
32	1	1	32	1	1
33	1	1	33	1	1
34	1	1	34	1	1
35	1	1	35	1	1
36	1	1	36	1	1
37	1	1	37	1	1
38	1	1	38	1	1
39	1	1	39	1	1
40	1	1	40	1	1
41	1	1	41	1	1
42	1	1	42	1	1
43	1	1	43	1	1
44	1	1	44	1	1
45	1	1	45	1	1
46	1	1	46	1	1
47	1	1	47	1	1
48	1	1	48	1	1
49	1	1	49	1	1
50	1	1	50	1	1

**Loading (Prohibit)**

Level No.	Number of Loading Units	Number of Loading Units (Maximum)
1	1	1
2	1	1
3	1	1
4	1	1
5	1	1
6	1	1
7	1	1
8	1	1
9	1	1
10	1	1
11	1	1
12	1	1
13	1	1
14	1	1
15	1	1
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18	1	1
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23	1	1
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34	1	1
35	1	1
36	1	1
37	1	1
38	1	1
39	1	1
40	1	1
41	1	1
42	1	1
43	1	1
44	1	1
45	1	1
46	1	1
47	1	1
48	1	1
49	1	1
50	1	1

6640 HOLLYBRIDGE  
RZ:2012-602449  
Date MAY 16, 2013



LEVEL L1



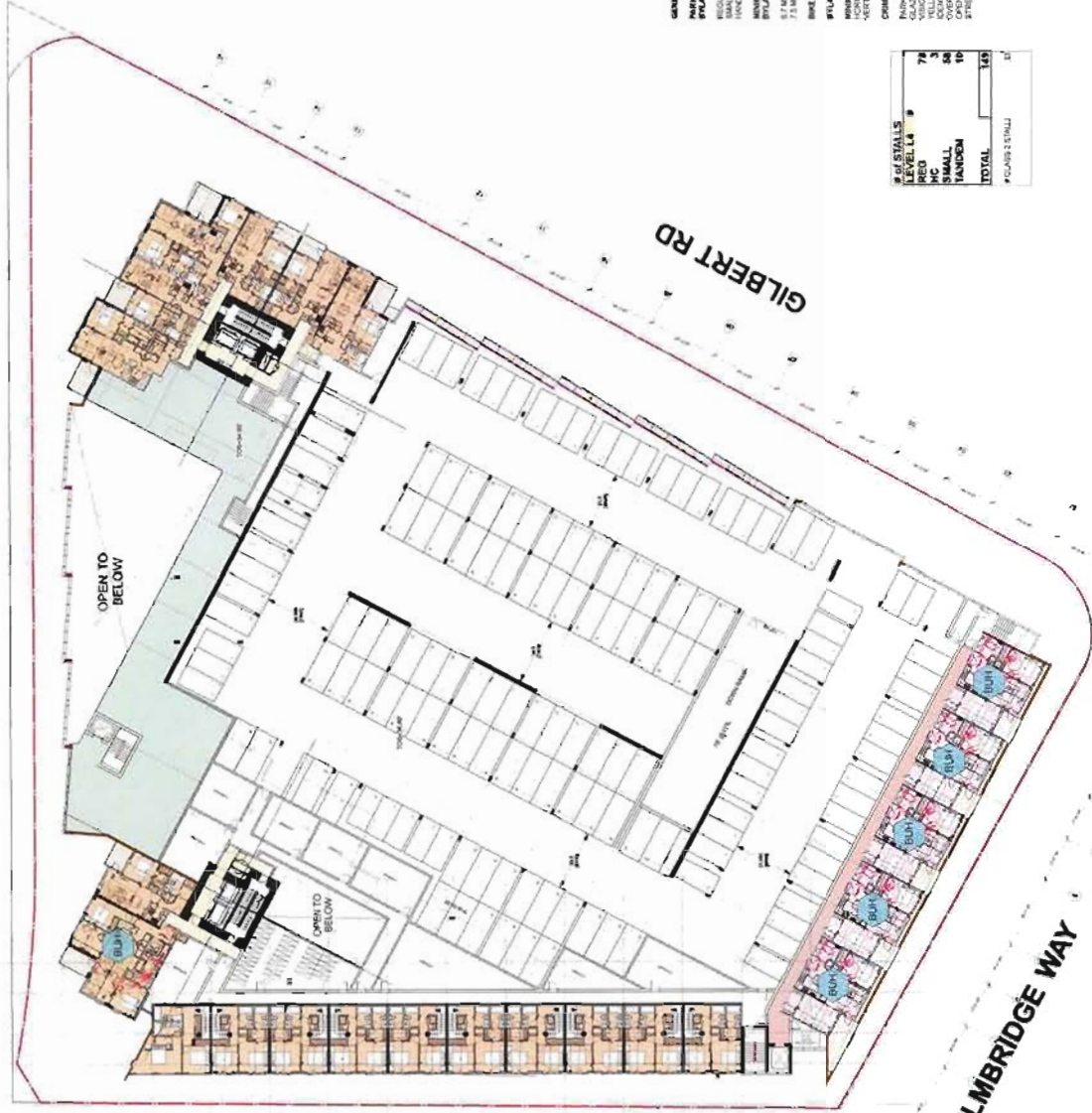
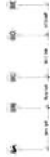
**ELMBRIDGE WAY**







LANSLOWNE RD



- COMMERCIAL / RETAIL
- RESIDENTIAL LOBBY / CIRCULATION
- MARKET RESIDENTIAL
- AFFORDABLE HOUSING UNITS
- APARTMENT
- CHILD CARE
- ENTRY
- BASIC UNIVERSAL HOUSING



**GENERAL NOTES**

**PARKING STALL DIMENSIONS**  
 STALL #P7 T11:  
 10'0" x 20'0" (3048 x 6096)  
 SMALL STALLS 10'0" x 20'0"  
 HANDICAPPED STALLS 12'0" x 20'0"  
 MINIMUM MANEUVERING AREA WIDTH:  
 STALL #P7 T11:  
 12'0" x 20'0" (3658 x 6096)  
 12'0" x 20'0" (3658 x 6096)

**BICYCLE LOCKERS**  
 #P14 #P7 T11 A1  
 10'0" x 20'0" (3048 x 6096)  
 10'0" x 20'0" (3048 x 6096)  
 10'0" x 20'0" (3048 x 6096)

**CRIME PREVENTION / WINDOW EMPLOYMENT ALUMINUM (PPTD)**  
 FINISHES IN REFLECTIVE WHITE/STYLISH FINISH  
 GLAZING IN REFLECTIVE ELECTROCHROMIC  
 YELLOW TINTED GLAZING IN REFLECTIVE AREAS  
 YELLOW PAINTED STAIRS SEPARATING VEHICLES FROM PEDESTRIANS  
 OVERHEAD SECURITY GATES SEPARATING RESIDENT FROM VISITOR PARKING  
 OVERHEAD SECURITY GATES SEPARATING VISITOR FROM VISITOR PARKING  
 ALL VEHICLES TO BE PARKED IN DESIGNATED AREAS. VISITOR CARS FROM FRONTING

# OF STALLS	STALL #	STALL #	STALL #	STALL #	STALL #	STALL #	STALL #	STALL #	STALL #
LEVEL L4	9	78	3	3	3	3	3	3	3
SMALL									
HANDICAP									
TOTAL									145

# CARS 1 STALL



1" = 20' WHEN PRINTED @ 24 X 36"

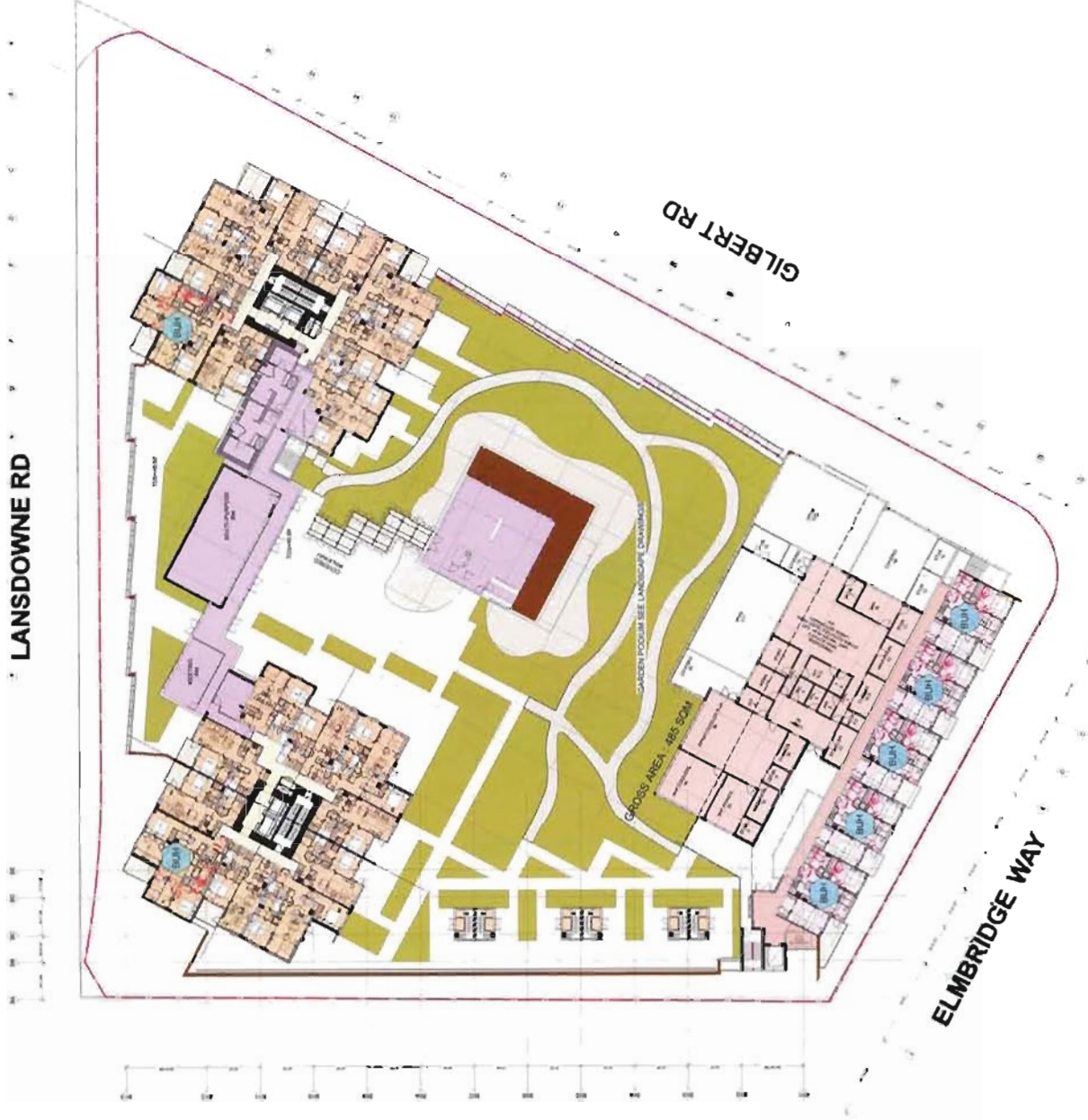
**5640 HOLLYBRIDGE**  
 RZ: 2012-9024-49  
 Date MAY 16, 2013



LEVEL L4



13629846-13



COMMERCIAL / RETAIL  
 RESIDENTIAL LOBBY / CIRCULATION  
 MARKET RESIDENTIAL  
 AFFORDABLE HOUSING UNITS  
 AMENITY  
 CHILD CARE  
 ENTRY  
 BASIC UNIVERSAL HOUSING

\* BUS



**5640 HOLLYBRIDGE**  
 RZ: 2012-502448  
 Date: MAY 16, 2013



LEVEL L5





LANSDOWNE RD

GILBERT RD

ELMBRIDGE WAY

HOLLYBRIDGE WAY



COMMERCIAL / RETAIL  
 RESIDENTIAL LOBBY / CIRCULATION  
 MARKET RESIDENTIAL  
 AFFORDABLE HOUSING UNITS  
 AMENITY  
 CHILD CARE  
 ENTRY  
 BASIC UNIVERSAL HOUSING

\*  
 BUS



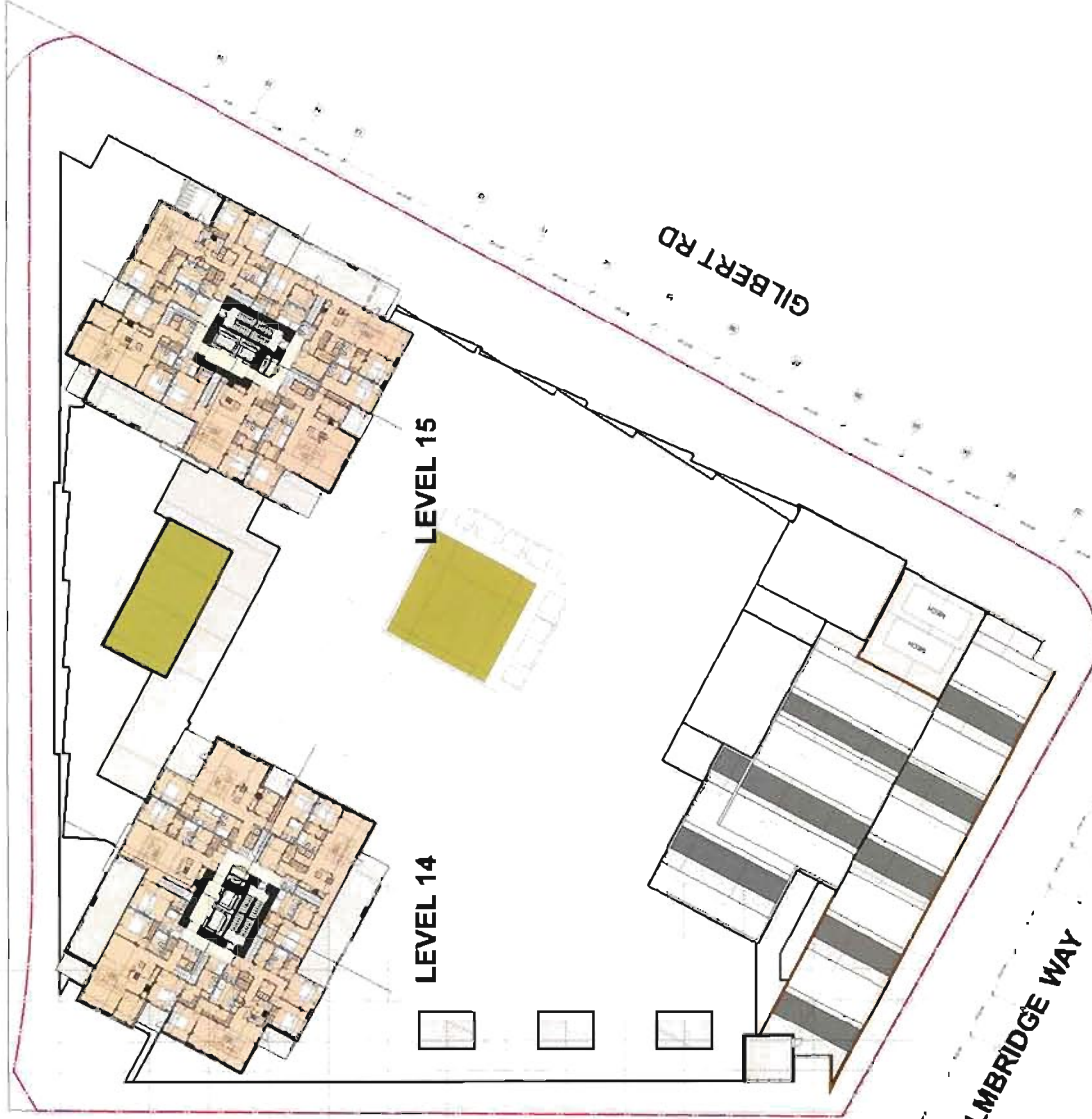
**5540 HOLLYBRIDGE**  
 #22-2012-0023449  
 Date MAY 15, 2013



LEVEL L6, L7-13 SIM



LANSDOWNE RD



HOLLYBRIDGE WAY

GILBERT RD

ELMBRIDGE WAY

- COMMERCIAL / RETAIL
- RESIDENTIAL LOBBY / CIRCULATION
- MARKET RESIDENTIAL
- AFFORDABLE HOUSING UNITS
- AMENITY
- CHILD CARE
- ENTRY
- BASIC UNIVERSAL HOUSING



0 10 20 30 40 50 FT  
 1" = 20' 0" UNLESS NOTED @ 24" X 36"

5640 HOLLYBRIDGE  
 PZ 2012-5024-48  
 Date MAY 16, 2013

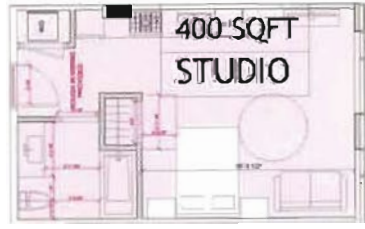


PENTHOUSE LEVELS





AFFORDABLE UNITS (x14)



AFFORDABLE UNITS (x1)



TYPICAL UNIT - F (x20)  
TOWER 1: L3-L12; TOWER 2: L6-L14

TOTAL BASIC UNIVERSAL HOUSING UNITS = 36  
15 AFFORDABLE; 20 MARKET

BASIC UNIVERSAL HOUSING (BUH) & AGING-IN-PLACE HOUSING UNITS

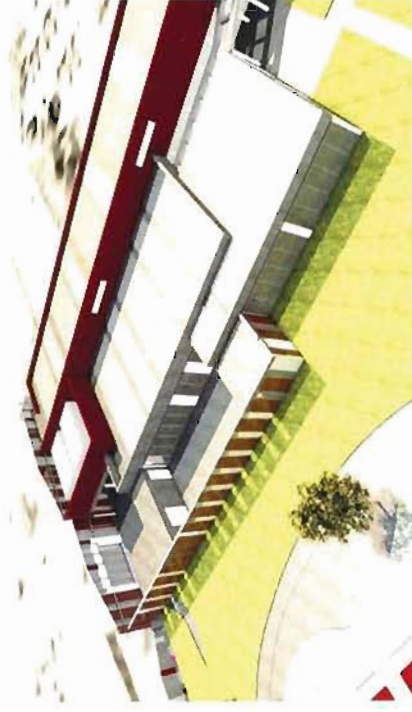
**BASIC UNIVERSAL HOUSING (BUH) - GENERAL NOTES**

1.01	General Notes: See attached drawings for details of construction, materials, and finishes. All work shall conform to the latest editions of the International Building Code (IBC) and the International Residential Code (IRC).
1.02	General Notes: See attached drawings for details of construction, materials, and finishes. All work shall conform to the latest editions of the International Building Code (IBC) and the International Residential Code (IRC).
1.03	General Notes: See attached drawings for details of construction, materials, and finishes. All work shall conform to the latest editions of the International Building Code (IBC) and the International Residential Code (IRC).
1.04	General Notes: See attached drawings for details of construction, materials, and finishes. All work shall conform to the latest editions of the International Building Code (IBC) and the International Residential Code (IRC).
1.05	General Notes: See attached drawings for details of construction, materials, and finishes. All work shall conform to the latest editions of the International Building Code (IBC) and the International Residential Code (IRC).
1.06	General Notes: See attached drawings for details of construction, materials, and finishes. All work shall conform to the latest editions of the International Building Code (IBC) and the International Residential Code (IRC).
1.07	General Notes: See attached drawings for details of construction, materials, and finishes. All work shall conform to the latest editions of the International Building Code (IBC) and the International Residential Code (IRC).
1.08	General Notes: See attached drawings for details of construction, materials, and finishes. All work shall conform to the latest editions of the International Building Code (IBC) and the International Residential Code (IRC).
1.09	General Notes: See attached drawings for details of construction, materials, and finishes. All work shall conform to the latest editions of the International Building Code (IBC) and the International Residential Code (IRC).
1.10	General Notes: See attached drawings for details of construction, materials, and finishes. All work shall conform to the latest editions of the International Building Code (IBC) and the International Residential Code (IRC).
1.11	General Notes: See attached drawings for details of construction, materials, and finishes. All work shall conform to the latest editions of the International Building Code (IBC) and the International Residential Code (IRC).
1.12	General Notes: See attached drawings for details of construction, materials, and finishes. All work shall conform to the latest editions of the International Building Code (IBC) and the International Residential Code (IRC).
1.13	General Notes: See attached drawings for details of construction, materials, and finishes. All work shall conform to the latest editions of the International Building Code (IBC) and the International Residential Code (IRC).
1.14	General Notes: See attached drawings for details of construction, materials, and finishes. All work shall conform to the latest editions of the International Building Code (IBC) and the International Residential Code (IRC).
1.15	General Notes: See attached drawings for details of construction, materials, and finishes. All work shall conform to the latest editions of the International Building Code (IBC) and the International Residential Code (IRC).
1.16	General Notes: See attached drawings for details of construction, materials, and finishes. All work shall conform to the latest editions of the International Building Code (IBC) and the International Residential Code (IRC).
1.17	General Notes: See attached drawings for details of construction, materials, and finishes. All work shall conform to the latest editions of the International Building Code (IBC) and the International Residential Code (IRC).
1.18	General Notes: See attached drawings for details of construction, materials, and finishes. All work shall conform to the latest editions of the International Building Code (IBC) and the International Residential Code (IRC).
1.19	General Notes: See attached drawings for details of construction, materials, and finishes. All work shall conform to the latest editions of the International Building Code (IBC) and the International Residential Code (IRC).
1.20	General Notes: See attached drawings for details of construction, materials, and finishes. All work shall conform to the latest editions of the International Building Code (IBC) and the International Residential Code (IRC).



METAL PANEL

A



B



C



13 629846 - 18

### ARCHITECTURAL CHARACTER

Consistent with the high-quality architecture of surrounding developments in the neighborhood, 5640 Hollybridge Way will use contemporary glass and concrete construction materials and techniques. The project will emphasize sustainable and performance-based design principles, attaining LEED silver equivalent.

The project will feature an extensive landscaped, accessible roof and a screened wall facing Gilbert Road, which will distinguish the development in views from the south and east. A rain garden is proposed along Gilbert Road as a continuation of the existing greenway at Hollybridge and Elmbridge, the treatment is more quiet, whilst Lansdowne is considered a more exuberant shopping street terminating in a plaza at the intersection.

Maintaining a suitable pedestrian scale and character at-grade are of highest priority, and the project aims to enliven streetscapes while remaining sensitive to surrounding land uses and developments. The architectural character is sensitive to the pedestrian experience at-grade, with horizontal and vertical facade articulation of the two towers on a podium consisting of visually appealing elements and activity on all four sides of the development.



13629846-19

5640 HOLLYBRIDGE  
RZ.2012-502449  
Date MAY 16, 2013

05

RATIONALE / RENDERINGS



**Lansdowne Road**

The building edge facing Lansdowne Road consists of the two towers linked with double-level retail at the ground level and a double-level Recreation fitness facility. A single level residential amenity space is stepped back at the podium level.

There will be a plaza at the Hollybridge and Lansdowne intersection to create a unique sense of place and enhance the Lansdowne Road termination.



13629846-20

6640 HOLLYBRIDGE  
PZ-2012-502449  
Date MAY 16, 2013

06

RATIONALE / RENDERINGS



**Hollybridge Way**

Facing Hollybridge Way on the west side of the site, two double-levels of Townhouse units which will give the street an animated mixed-use nature and compliment the frontage of the Ora development on the opposite side of the street.

**Elmbridge Way**

The Elmbridge Way frontage consists of two-level retail with three levels of affordable housing units above as required by City of Richmond regulations. The corner of the southwestern exposure is punctuated with a shared entrance for affordable housing and child care facilities.



13629846 -21

6640 HOLLYBRIDGE  
PZ:2012-60244P  
Date: MAY 06, 2013

**Gilbert Road**

The large retail footprint facing Gilbert Road will possibly be occupied by a grocery store and/or a pharmacy that wraps around the side of the development to maintain a commercial character along the edge. In addition to the commercial uses at this edge, rain gardens are proposed at the street frontage as a continuation of the Gilbert road greenway system.



13629846 - 22

5640 HOLLYBRIDGE  
RZ-2012-602446  
Date MAY 16, 2013

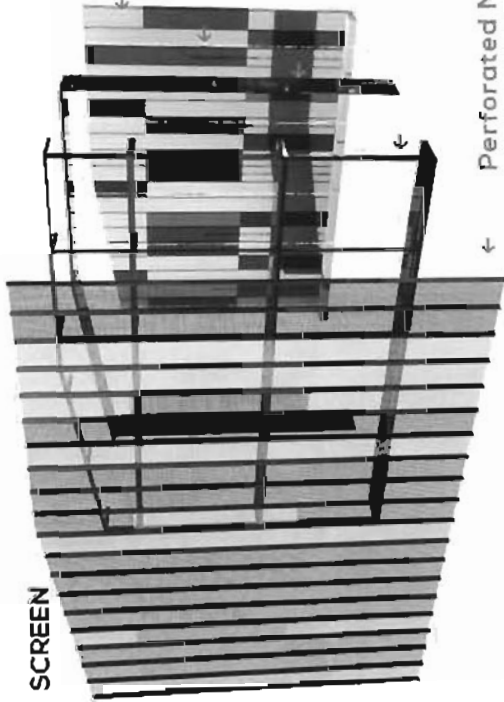
08

GILBERT ROAD RENDERING





SCREEN



Articulated Back Wall  
Light Emitting Diodes  
Enclosure  
Metal Sub Frame

← Perforated Metal Screen

±. 50% OPENING & ±. 25% OPENING



DAY X NIGHT



13629846-23

6640 HOLLYBRIDGE  
RZ.2012-602449  
Date MAY 2, 2013

09

DETAILS



COMMONS PLAZA



- 1) AMENITY PAVILION
- 2) PODIUM ROOF
- 3) OUTDOOR PLAY (CHILDCARE)
- 4) MECH. SCREENING
- 5) ARTICULATED ROOF





- MATERIAL LEGEND**
- A VISION GLASS/ GREY FRAMES
  - B LIGHT GREY GLASS SPANDREL/ GREY FRAMES
  - C DARK GREY GLASS SPANDREL/ GREY FRAMES
  - D BROWN GLASS SPANDREL/ GREY FRAMES
  - E FUSCHIA GLASS SPANDREL/ GREY FRAMES
  - F ARCHITECTURAL CONCRETE (SMOOTH)
  - G GREY PAINT FINISHED CONCRETE (SMOOTH)
  - H GREY PAINT FINISHED CONCRETE
  - I WHITE PAINT FINISHED CONCRETE
  - J FUSCHIA PAINT FINISHED CONCRETE
  - K MASONRY (BROWN)
  - L ART WALL (PERFORATED METAL PANELS)
  - M GLASS METAL CANNOPY
  - N MISC. METALS (GREY)
  - O MISC. METALS (GREY)
  - P SIGNAGE

+136.667	15
+127.667	14
+118.667	13
+109.667	12
+100.667	11
+91.667	10
+82.667	9
+73.667	8
+64.667	7
+55.667	6
+46.667	5
+37.667	4
+28.667	3
+19.667	2
+8.250	

PAVILLION ELEVATION



13 629846-25

5640 HOLLYBRIDGE  
PZ:2012-502449  
Date: MAY 16, 2013

EAST ELEVATION



BE ED EC EB EA

**MATERIAL LEGEND**

- A. VISION GLASS/GREY FRAMES
- B. LIGHT GREY GLASS SPANDREL/GREY FRAMES
- C. DARK GREY GLASS SPANDREL/GREY FRAMES
- D. BROWN GLASS SPANDREL/GREY FRAMES
- E. FUSCHIA GLASS SPANDREL/GREY FRAMES
- F. ARCHITECTURAL CONCRETE (SMOOTH)
- G. ARCHITECTURAL CONCRETE (ROUGH)
- H. GREY PAINT FINISHED CONCRETE
- I. WHITE PAINT FINISHED CONCRETE
- J. FUSCHIA PAINT FINISHED CONCRETE
- K. MASONRY (BROWN)
- L. ART WALL (PERFORATED METAL PANELS)
- M. GLASS METAL CANOPY
- N. METAL LOUVRES (GREY)
- O. METAL PANELS (GREY)
- P. SIGNAGE

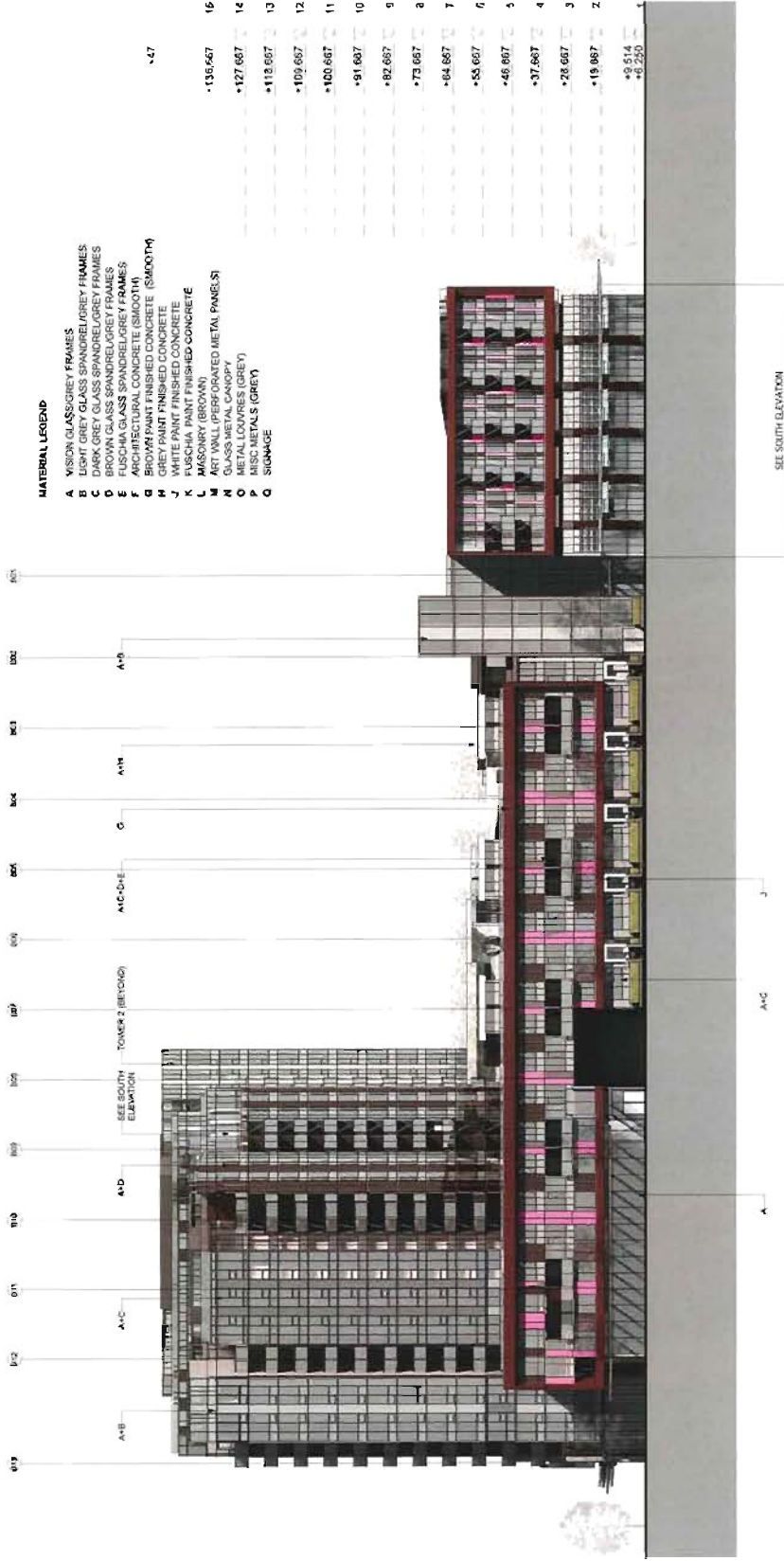


13 629846-26

6640 HOLLYBRIDGE  
RZ:2012-60249  
Date MAY 16, 2013

NORTH ELEVATION





**MATERIAL LEGEND**

- A VISION GLASS/GREY FRAMES
- B LIGHT GREY GLASS SPANDREL/GREY FRAMES
- C DARK GREY GLASS SPANDREL/GREY FRAMES
- D BROWN GLASS SPANDREL/GREY FRAMES
- E FUSION GLASS SPANDREL/GREY FRAMES
- F BROWN GLASS SPANDREL/GREY FRAMES
- G BROWN GLASS SPANDREL/GREY FRAMES
- H BROWN GLASS SPANDREL/GREY FRAMES
- I GREY PAINT FINISHED CONCRETE (SIBOOTM)
- J GREY PAINT FINISHED CONCRETE
- K WHITE PAINT FINISHED CONCRETE
- L FUSCHIA PAINT FINISHED CONCRETE
- M ART WALL (PERFORATED METAL PANELS, S)
- N GLASS METAL CANOPY (ART WALL, S)
- O GLASS METAL CANOPY (ART WALL, S)
- P BRASS METALS (GREY)
- Q SIGNAGE

147	
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100.667	11
91.667	10
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73.667	8
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19.667	2
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-6.250	



13629846-27

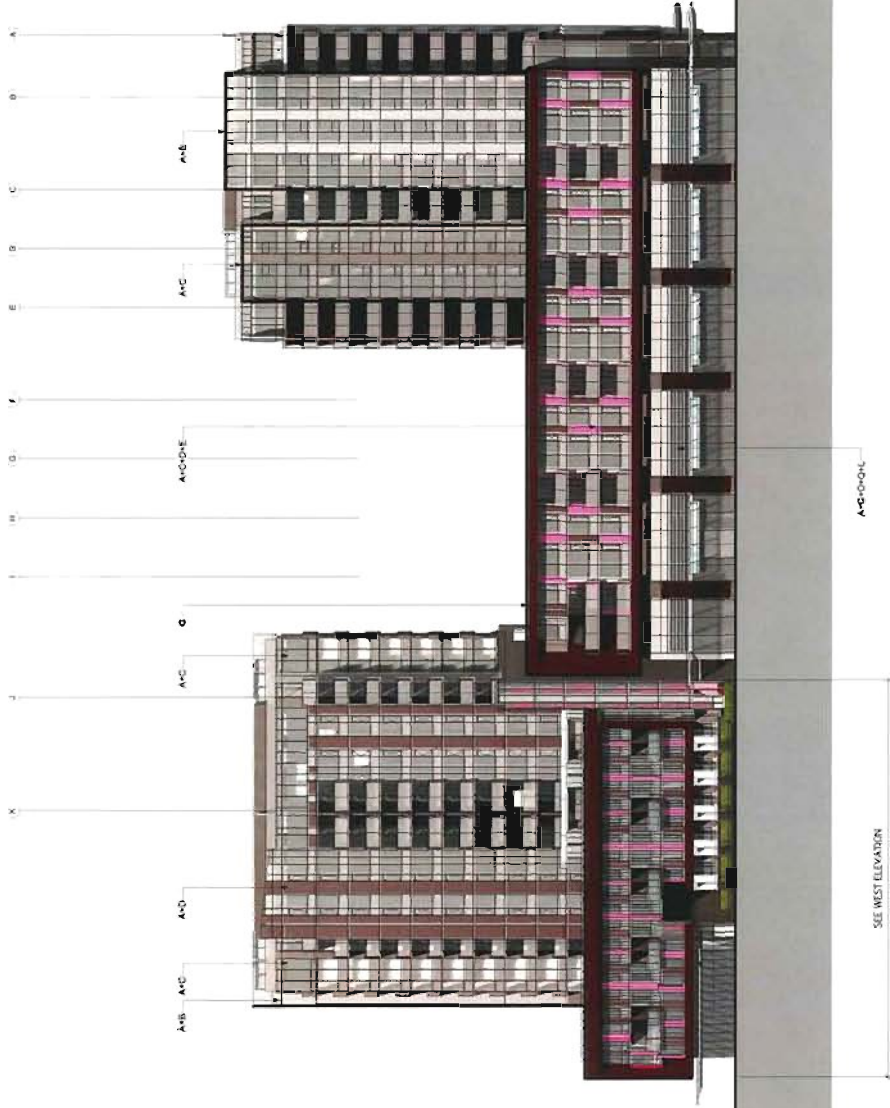
5640 HOLLYBRIDGE  
RZ 2012-802449  
Date MAY 16, 2013

**WEST ELEVATION**



**MATERIAL LEGEND**

- A. VISION GLASS/ GREY FRAMES
- B. LIGHT GREY GLASS SPANDREL/ GREY FRAMES
- C. DARK GREY GLASS SPANDREL/ GREY FRAMES
- D. BROWN GLASS SPANDREL/ GREY FRAMES
- E. PLUSCHIA GLASS SPANDREL/ GREY FRAMES
- F. BROWN PAINT FINISHED CONCRETE (SMOOTH)
- G. BROWN PAINT FINISHED CONCRETE (ROUGH)
- H. GREY PAINT FINISHED CONCRETE
- I. WHITE PAINT FINISHED CONCRETE
- J. PLUSCHIA PAINT FINISHED CONCRETE
- K. MASONRY (BROWN)
- L. ART WALL (PERFORATED METAL PANELS)
- M. GLASS METAL CANOPY (BROWN/ GREY)
- N. GLASS METAL CANOPY (MISC. METALS)
- O. STORAGE



-47-

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+27.667	14
+116.667	13
+109.667	12
+100.667	11
-31.667	10
+82.667	9
+73.667	8
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+19.667	7
+9.667	
+6.667	

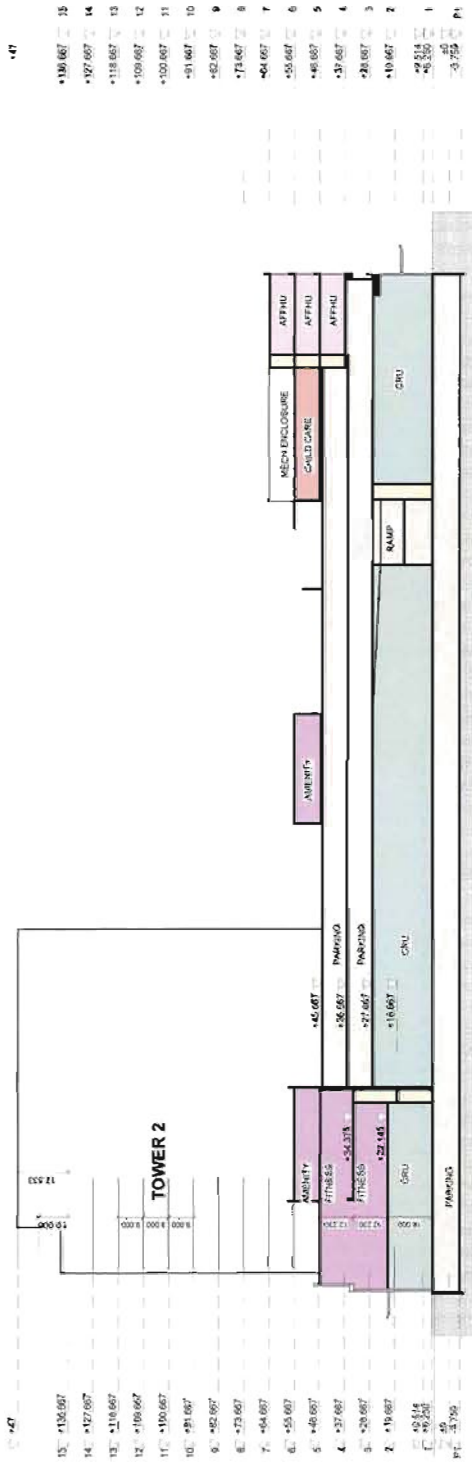


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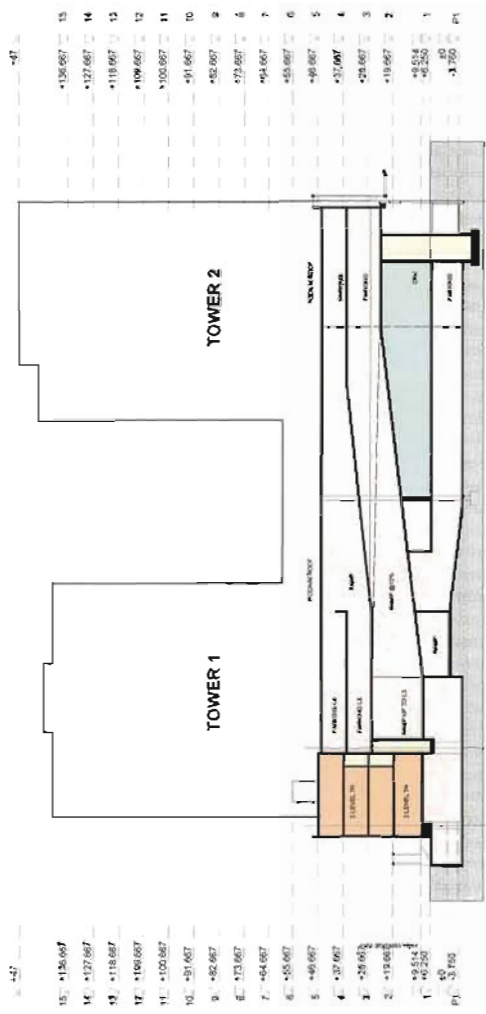
**6640 HOLLYBRIDGE**  
 RZ 2012-602449  
 Date MAY 16, 2013

**SOUTH ELEVATION**





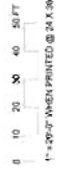
SECTION A-A



SECTION B-B



18629846-29

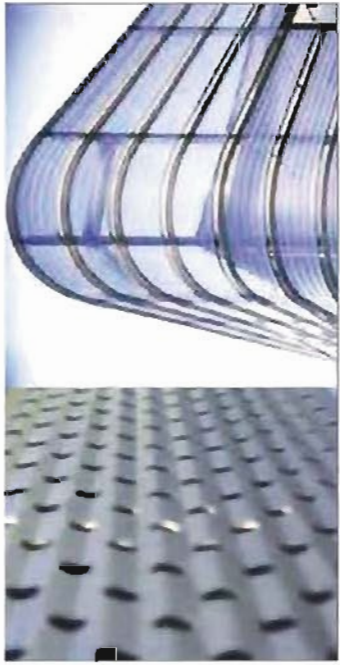


5640 HOLLYBRIDGE  
RZ 2012-602449  
Date MAY 02, 2013

SECTIONS A-A | B-B



**MATERIALS**



**PERFORATED METAL PANEL**



**BRICK**



**METAL PANEL**



**COMMERCIAL GLASS**



**RESIDENTIAL GLASS**



#115-10  
APPLAUCHAN BROWN



#205-20  
ROYAL FLUSH



#204-10  
MISTY GRAY

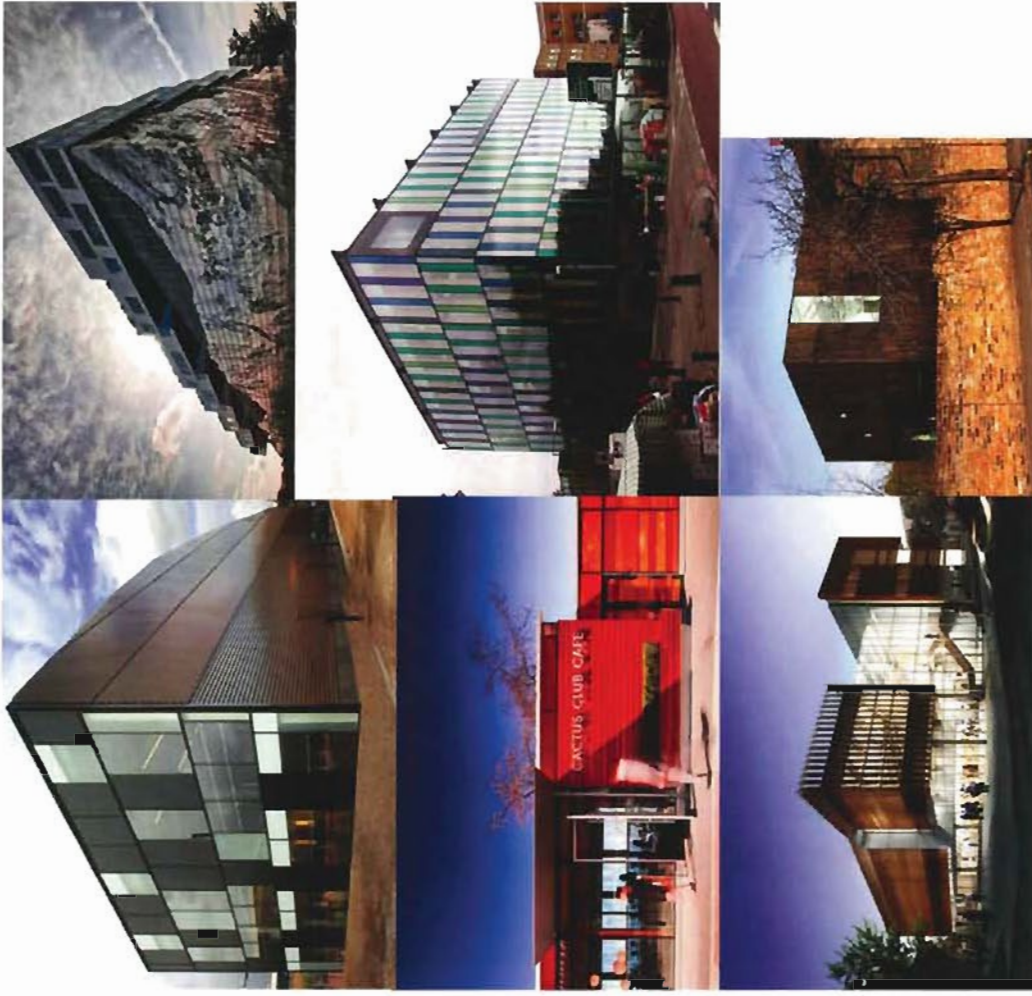


#212-10  
PUMPER

**SPANDREL GLASS & PAINTED CONCRETE COLOURS**



**PRECEDENTS**



**MATERIALS & PRECEDENTS**

13629840-30

5640 HOLLYBRIDGE  
RZ 2012-602446  
Date APR 17, 2013



**River Character**



Natural Edge



Historic Uses



Working River

**Public Realm Materials**



Shot Blasted Concrete



Sand Blasted Concrete



Expressed Utilitarian Connections



Sheet Pile Walls



Corten Steel Weirs



Timber Boardwalk



Valved Rain Garden Planning



Habitat Value



River Character Trees

**Podium Garden**



Amenity Patio



Tai Chi Pavilion



Big Lawn



Kid's Play



Urban Agriculture



Urban Agriculture



1 NOV 13 11:33 AM  
 2013  
 12064



O'Brien Kreitzberg Architects  
 100 - 1517 West 8th Avenue  
 Vancouver, BC V6H 2M6  
 T: 604 684 8811  
 F: 604 684 8377  
 www.oka.ca

Project:  
**5440 HOLLYBRIDGE**  
 Richmond, BC

Drawn by:	DK
Checked by:	SK
Date:	March 08, 2012
Scale:	1/8" = 1'-0"
Drawing Title:	Images

**Landscape Concept  
 Images**

**13 629846-31**

Project No.:  
 12064



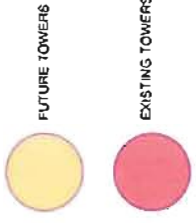
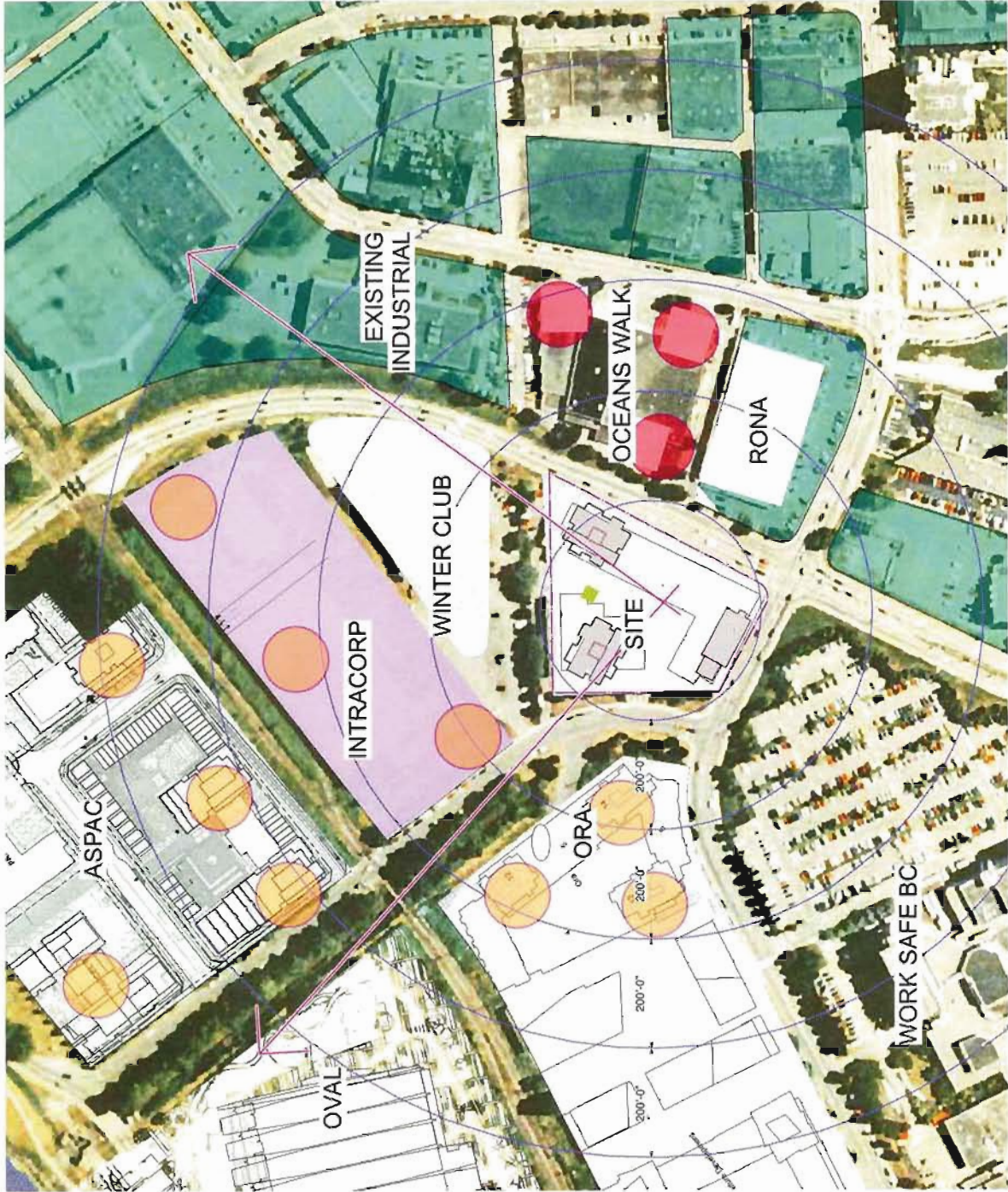
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15	LEVEL 2	1"=20'-0"
16	LEVEL 3	1"=20'-0"
17	LEVEL 4	1"=20'-0"
18	LEVEL 5	1"=20'-0"
19	LEVEL 6	1"=20'-0"
20	PENTHOUSE LEVELS	1"=20'-0"
21	ENLARGED TYPICAL PLANS (TOWER 1)	1/8" = 1'-0"
22	ENLARGED TYPICAL PLANS (TOWER 2)	1/8" = 1'-0"
23	BASIC UNIVERSAL HOUSING PLAN	1/8" = 1'-0"
24A	ENLARGED CHILDCARE PLAN	1/8" = 1'-0"
24B	CHILDCARE & RENDERINGS	1/16"=1'-0"
25	ELEVATIONS	1/16"=1'-0"
26	ELEVATIONS	1/16"=1'-0"
27	ELEVATIONS	1/16"=1'-0"
28	ELEVATIONS	1/16"=1'-0"
29	SECTIONS	1"=20'-0"
30	MATERIALS & PRECEDENTS	N/A

Reference Plan 13629846

6640 HOLLYBRIDGE  
RZ:2012-80249  
Date MAY 16, 2013

DRAWING LIST





Reference Plan

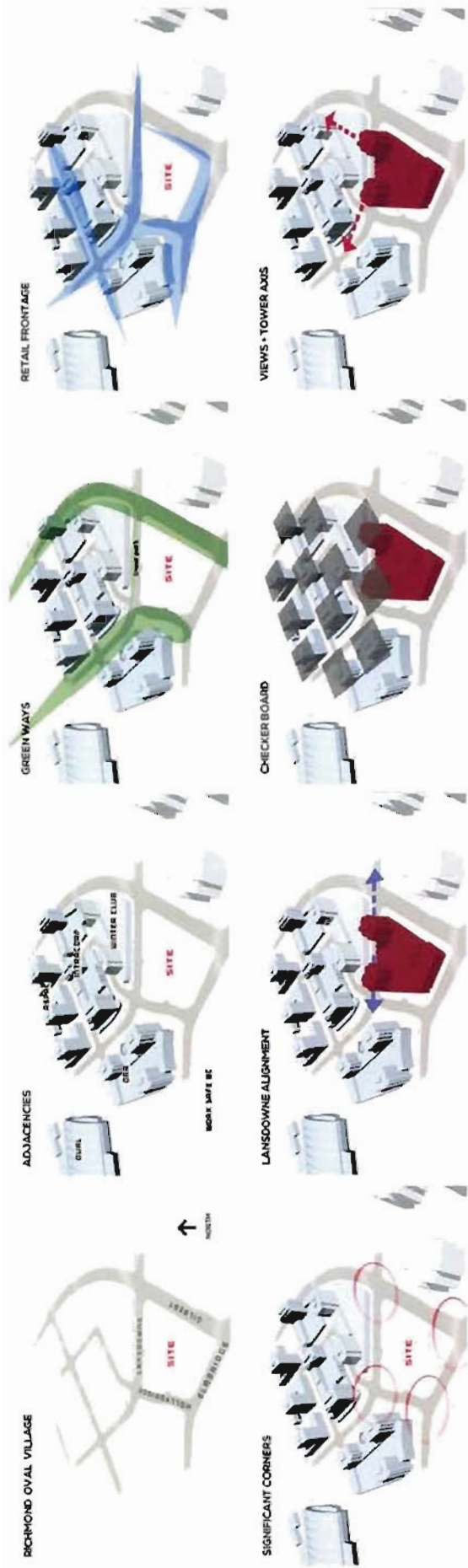
13629846

5640 HOLLYBRIDGE  
RZ-2012-802449  
Date: MAY 2, 2013



CONTEXT





**PROJECT DESCRIPTION & RATIONALE**

Located in Richmond's emerging Oval Village, the project at 5640 Hollybridge Way proposes 245 residential units and over 70,000 SF of commercial area combined in an attractive mixed-use development. The proposal combines architectural quality and a dynamic reconfiguration of an underutilized site that will contribute to the improvement and liveability of the entire neighbourhood.

The site is flanked by Lansdowne Road to the north where it faces the existing Richmond Winter Club, Hollybridge Way to the west facing Omni's Ora Development, Gilbert Road to the east where it faces the Ocean Walk residential development and Elmbridge Way to the south where the BC workers Compensation is currently located.

**MASSING STRATEGY**

Consistent with Richmond City Centre Area Plan (CCAP), the towers are placed to minimize impact on existing and proposed buildings within the immediate vicinity. They also maximize near and distant views from the development. Commercial and residential uses are oriented towards the street, engaging residents and shoppers within the neighborhood. The proposed towers are staggered from one another and separated by a minimum distance of 26.5 m, whereas separation from existing towers is a minimum of 24 m. The massing to the south is kept relatively low to avoid excessive shadowing into the interior podium courtyard.

**PROJECT ACCESS**

Vehicular access to the site is from Lansdowne Road and Hollybridge Way. Loading, garbage and recycling will occur within the parking structure as well. Recycling areas will have a minimum of 6 m of headroom. All primary pedestrian entrances will occur at the street level with access to the towers on Lansdowne Road, townhouses directly off of Hollybridge and access to the affordable housing units from the south-west corner entrance.



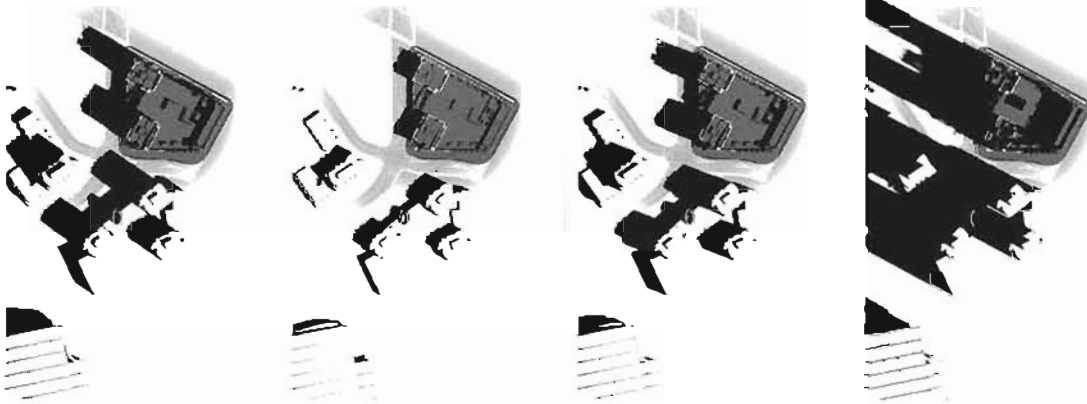
Reference Plan T-3-629846



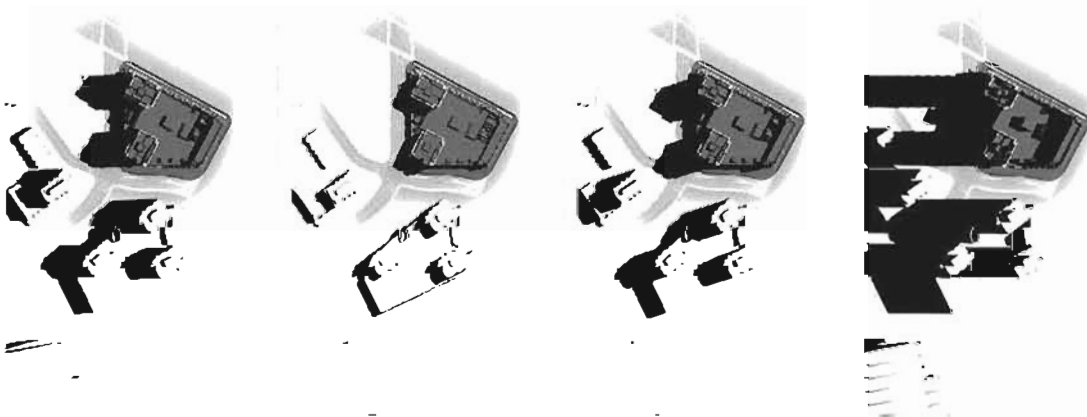
5640 HOLLYBRIDGE  
RZ-2012-602449  
Date MAY 2, 2013

RATIONALE

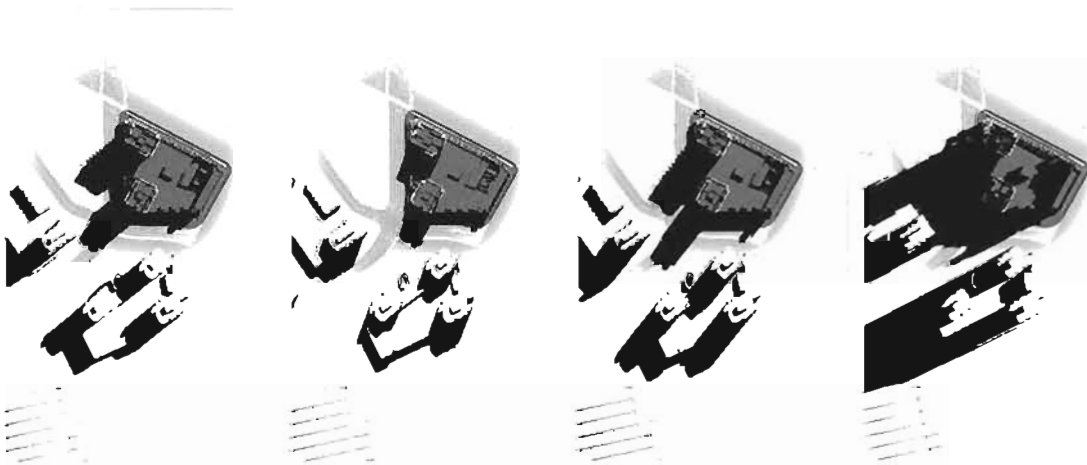
2:00PM



NOON



10:00AM



MARCH 21

JUNE 21

SEPTEMBER 21

DECEMBER 21

Reference Plan 13629811

5640 HOLLYBRIDGE  
RZ 2012-60249  
DATE APR 17, 2013



SHADOW STUDY



CRESSEY





TOWER 1: LEVEL 14 PENTHOUSE



TOWER 1: LEVEL 6 - 13 TYPICAL FLOOR PLAN



