



# City of Richmond

## Report to Development Permit Panel

---

**To:** Development Permit Panel

**Date:** May 16, 2016

**From:** Wayne Craig  
Director of Development

**File:** DP 14-662341

**Re:** Application by Hollybridge Limited Partnership (Intracorp) for a Development Permit at 6900 Pearson Way

---

### Staff Recommendation

That a Development Permit be issued that would permit the construction of the second phase of a two-phase, high-rise, mixed use development comprised of 300 dwellings (including 31 affordable housing units) and 6,657.0 m<sup>2</sup> (71,655 ft<sup>2</sup>) of retail, restaurant, and office uses at 6900 Pearson Way on a site zoned "Residential/Limited Commercial (RCL3)".

  
Wayne Craig  
Director of Development

WC:sch  
Att. 5

## Staff Report

### Origin

Hollybridge Limited Partnership (Intracorp) has applied to the City of Richmond for permission to develop 6900 Pearson Way with the second phase of a two-phase high-rise, mixed use project (i.e. "River Park Place") on property zoned "Residential/Limited Commercial (RCL3)" in the City Centre's Oval Village.

The "River Park Place" site was rezoned under Bylaw No. 8879 (RZ 09-506904), adopted by Council on February 25, 2013. The project's first phase, located east of the subject site at 6888 River Road, includes the establishment of a new street, Pearson Way, and is targeted for completion later this year. The subject Phase 2 site (which is bounded by Pearson Way on two sides and River Road and Hollybridge Way on its other frontages) is vacant. (Attachment 1)

Highlights of the subject Phase 2 development include:

- 1) 300 residential dwellings, including:
  - 269 market dwellings in two towers, a mid-rise building along River Road, and five townhouses fronting the east leg of Pearson Way; and
  - 31 affordable housing units (secured with a Housing Agreement) in a stand-alone building along the south leg of Pearson Way; and
- 2) Pedestrian-oriented commercial uses at grade along three street frontages (River Road, Hollybridge Way, and the south leg of Pearson Way) with office uses above on portions of the building's second and third storeys.

Through RZ 09-506904, the developer is required to:

- 1) Satisfy the City's Affordable Housing Strategy for the entirety of "River Park Place", Phases 1 and 2, with a stand-alone affordable housing building constructed to a turnkey level of finish, at the developer's sole cost, in Phase 2. This affordable housing approach was specifically identified in the rezoning and secured by appropriate legal agreements;
- 2) Provide community amenity contributions towards child care, public art, and community planning with respect to all Village Centre (commercial) Bonus floor area proposed in excess of 3,608.5 m<sup>2</sup> (38,841 ft<sup>2</sup>), based on the combined total bonus floor area in Phases 1 and 2; and
- 3) Prior to Building Permit issuance for Phase 2, enter into the third of three Servicing Agreements for "River Park Place" (secured with a Letter of Credit) to complete Engineering, Transportation, and Parks off-site works identified through the rezoning process (i.e. frontage improvements). (Note that the developer has entered into the project's first two Servicing Agreements, secured with Letters of Credit, and works required with respect to these Servicing Agreements will be completed to the City's satisfaction prior to occupancy of Phase 1.)

### Development Information

Please refer to the attached Development Application Data Sheet (Attachment 2) 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: River Road, beyond which is Aspac Development's "River Green Village", a four-phase, high-rise, mixed use riverfront development including, among other things, park, child care, and the northward extension of Pearson Way, on a site zoned "High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)", permitting a maximum of 3 FAR and 47 m GSC (building height); and

On the other three (3) sides of the subject site, properties recently rezoned to "Residential/Limited Commercial (RCL3)" (i.e. mixed use, 3 FAR and 47 m GSC building height) or similarly designated under the City Centre Area Plan (CCAP), including:

To the east: Pearson Way and the first phase of Intracorp's "River Park Place";

To the west: Hollybridge Way (and canal) and Onni's "Ora" (complete/occupied), a three-tower multi-family development over ground floor commercial uses; and

To the south: Pearson Way, the Richmond Winter Club, Lansdowne Road, and Cressey's "Cadence" (under construction), a two-tower, multi-family development over ground floor commercial uses.

The Richmond Olympic Oval is situated roughly northwest of the subject site (i.e. west of Hollybridge Way and north of River Road.)

## Rezoning and Public Hearing Results

At the Public Hearing for the rezoning held on September 5, 2012, no concerns were expressed about the developer's proposal. However, during the rezoning review process, staff identified the following design issues to be resolved at the Development Permit (DP) stage. The developer's response to each issue is described in ***bold italics***.

- 1) Refine the individual characters of "River Park Place's" three towers (i.e. one in Phase 1 and two in Phase 2), taking into account their relationships with the fronting streets, the development's mid/low-rise elements, and the skyline.

***Each of "River Park Place's" three towers presents a distinct, yet complementary, character through the use of a coordinated palette of colours and materials, together with features that address each tower's site-specific conditions, including in Phase 2:***

- ***The west tower (15 storeys) at Hollybridge Way and Pearson Way is setback from the intersection to open up views from Lansdowne Road to the Richmond Olympic Oval and is designed to enhance its "gateway" location with a tall, elegantly curved, glass façade and sweeping forms at its retail/restaurant level; and***
- ***The east tower (14 storeys) at Pearson Way and River Road, being located on a quieter, residential/neighbourhood street, mid-way between "River Park Place's" other two towers, has a calmer character expressed through its stronger horizontal lines, more regular pattern of windows and projections, and deeper colour palette.***

- 2) Ensure that the project's large tower floorplates do not appear blocky.

***At rezoning stage, to increase tower spacing across "River Park Place's" 2-lot site (i.e. 72.3 m / 237 ft. versus CCAP min. 35 m / 114 ft.), it was agreed that tower floorplates***

*would be larger than what is typically encouraged (i.e.  $\pm 888 \text{ m}^2 / 9,558 \text{ ft}^2$  versus CCAP  $650 \text{ m}^2 / 6,997 \text{ ft}^2$  maximum). To ensure this does not result in a “blocky” appearance, in Phase 2 the developer has sculpted the towers, broken up their massing with shifts in materials and colour, staggered their siting (i.e. at diagonal corners of the site), and oriented them to maximize north-south views across the site for neighbours.*

- 3) Provide for an attractive residential interface with Pearson Way.

*Along Pearson Way’s east leg, the proposed market townhouse frontages resemble those approved across the street in Phase 1 (e.g., 3.0 m/10 ft. landscaped setback with entry features, raised patios, planting, and window bays).*

*Along Pearson Way’s south leg, the affordable housing building is entered by a lobby at grade that provides access to four storeys of units above a single level of pedestrian-oriented retail. This approach complements the anticipated future form of development on the south side of the street (i.e. by others on the Richmond Winter Club site), while buffering the residential units from street-level activities and contributing towards a pedestrian-friendly streetscape.*

- 4) Explore opportunities to create vibrant retail streetscapes that contribute to the animation, pedestrian amenity, and commercial success of the development and its surroundings.

*Ground-floor, pedestrian-oriented retail uses wrap three sides of Phase 2 including along:*

- *River Road: Retail at grade, with one floor of office above and three floors of residential above that. The proposed office use and its entrance lobby will contribute towards pedestrian activity and, in turn, promote retail viability. The design, which reflects the character of Phase 1, provides for continuous retail and pedestrian weather protection, while breaking up the massing into several “buildings”, which will enhance the frontage’s pedestrian scale and visual interest.*
- *Hollybridge Way: Retail at grade and office above, along with a 2-storey restaurant at the Hollybridge Way/Pearson Way corner, continuous weather protection, a decorative façade treatment, and special corner features, which together will contribute towards an animated, visually interesting streetscape complementary to the role of Hollybridge Way as a key link between Lansdowne Road and the Richmond Olympic Oval/riverfront.*
- *Pearson Way (south leg): Retail at grade with restaurant, affordable housing, and office above in discrete low-rise “buildings” that, as along River Road, will contribute towards pedestrian activity, retail viability, and visual appeal.*

- 5) Refine the rooftop landscape concept, taking into consideration, among other things, how the low-rise portions of the project’s podium frontages can best “fit” with its taller forms.

*The proposed podium rooftop outdoor amenity space is framed with 2-3 storey building elements on its north and south and towers on its east and west. This arrangement will help maximize sun exposure to the outdoor space and make it an important focus of the project, overlooked by 50% of its units. This is complemented by a landscape approach that seeks to extend the character of the primary outdoor amenity area across the rooftops of the development’s low-rise streetwall buildings in a combination of shared and private outdoor amenity spaces, green roofs, and special landscape features, which will enhance residential amenity and visual appeal for project residents and neighbours.*



- 6) Address how best to coordinate parking/loading areas and access points so as to minimize impacts on the streetscapes and neighbours.

***All required parking, loading, and waste management activities will be accommodated off-street, within the proposed development, and will be accessed via a single driveway located along the south leg of Pearson Way. This approach will minimize any potential impacts on public pedestrian and vehicle activities, including potential conflicts with future development of the Richmond Winter Club site (by others).***

### 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 (DP) application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and CCAP and is in compliance with the “Residential/Limited Commercial (RCL3)” zone. (No zoning variances are requested.)

Through the rezoning process for “River Park Place” (RZ 09-506904), legal agreements were registered on title requiring that various conditions and requirements are satisfied prior to DP issuance for the subject phase. The proposed development satisfies the requisite conditions, generally as follows:

- 1) Affordable Housing: Prior to rezoning adoption, a Housing Agreement and Housing Covenant were registered on title requiring that as part of the subject Phase 2 development the developer must design and construct, at the developer’s sole cost, a turnkey, stand-alone affordable housing building, together with parking, bike storage, outdoor amenity space, and other features as required with respect to City policies and bylaws. Prior to DP issuance for Phase 2, the existing Housing Covenant will be amended to reflect specific features of the approved DP design (e.g., unit number/type, building layout, amenities, parking).

The developer’s proposal meets or exceeds affordable housing objectives identified through rezoning and secured with legal agreements registered on title. Key features of the proposed affordable housing building and rezoning requirements are summarized in the following table.

Building Features		Rezoning Requirements	Proposed	Change
Building Area	Total area (excluding parking/bike storage)	2,412.0 m <sup>2</sup> (25,963 ft <sup>2</sup> )	2,717.0 m <sup>2</sup> (29,246 ft <sup>2</sup> )	Increase 305.0 m <sup>2</sup> (3,283 ft <sup>2</sup> )
	Net habitable area of dwelling units	2,052.0 m <sup>2</sup> (22,088 ft <sup>2</sup> ) (5% of Phase 1 & 2 residential)	2,052.0 m <sup>2</sup> (22,088 ft <sup>2</sup> )	No change
	Indoor amenity space	70.0 m <sup>2</sup> (753 ft <sup>2</sup> ) as per OCP	104.8 m <sup>2</sup> (1,128 ft <sup>2</sup> )	Increase 34.8 m <sup>2</sup> (375 ft <sup>2</sup> )
	Ancillary uses	290.0 m <sup>2</sup> (3,116 ft <sup>2</sup> )	449.4 m <sup>2</sup> (4,837 ft <sup>2</sup> )	Increase 159.4 ft <sup>2</sup> (1,721 ft <sup>2</sup> )
Dwelling Units	Total number of units	29	31	Increase / 2 units
	- 1-bedroom	18 (62%)	18 (58%)	No change
	- 2-bedroom	9 (31%)	10 (32%)	Increase / 1 unit
	- 3-bedroom	2 (7%)	3 (10%)	Increase / 1 unit
	Basic Universal Housing	Not specified	31 (100%)	100%

Building Features	Rezoning Requirements	Proposed	Change
Subdivision	Not specified	Air Space Parcel	Air Space Parcel
Max monthly rents	As per City policy for low-end market rental units secured with a Housing Agreement)	As per City policy	No change
Max total annual household income			
Min dwelling unit sizes			

The proposed affordable building has been designed by the developer in consultation with a potential operator, Catalyst Community Developments Society, a not-for-profit affordable housing owner/operator. This collaboration has resulted in a well-considered design that is suitable to the anticipated housing needs of future tenants and will help ensure a good fit with the surrounding Oval Village community and includes the following features:

- The net habitable area of the proposed dwelling units, indoor amenity space area, and total building area all meet or exceed the minimum requirements established at rezoning;
  - The number of dwellings has been increased from 29 to 31 and the additional units are two (2) and three (3) bedroom dwellings, which is consistent with City objectives for family units;
  - 100% of units and common spaces within the affordable housing building will be designed and constructed to satisfy Zoning Bylaw standards for Basic Universal Housing;
  - Tenants of the affordable housing will have unrestricted use of the podium rooftop outdoor amenity space and children's playground (shared with market residents), which spaces will be accessible from the affordable housing building's main indoor amenity space;
  - Vehicle parking (25 spaces) and Class 1 bike storage (39 spaces) will comply with the Zoning Bylaw and will be clustered together in the parkade with direct access to the affordable housing building's residential floors via a dedicated elevator and stair (i.e. for the exclusive use of the affordable housing tenants and staff);
  - Electric vehicle (EV) charging equipment will be provided for the exclusive use of the affordable housing building tenants and staff, including four 120V plug-ins for bikes and two 240V chargers for vehicles (e.g., for program vans and/or car-share vehicles);
  - The proposed building design locates the affordable units above ground floor retail, which will contribute towards an attractive, pedestrian-friendly streetscape, while buffering residents from traffic noise and providing good proximity to the outdoor amenity space shared with the market units on the podium roof; and
  - The form and character of the proposed building will make it an attractive part of the streetscape and standard of design and quality make it consistent with that of the overall development and recently approved projects in the surrounding neighbourhood.
- 2) Village Centre Bonus (VCB): The CCAP designates the subject site and its surroundings as a VCB area for the purpose of encouraging voluntary developer contributions towards community amenities. More specifically, up to 1.0 FAR bonus commercial floor area may be permitted where a developer contributes 5% of the bonus area as City amenity space on-site or, as with the "River Park Place" development, makes a cash-in-lieu contribution (to facilitate the City' "transfer" of the amenity to an alternate site) and satisfies other density-related policies (i.e. public art and community planning).

At the time of rezoning, the developer proposed to construct a combined total of 3,608.5 m<sup>2</sup> (38,841 ft<sup>2</sup>) of VCB bonus floor area in Phases 1 and 2 (i.e. roughly 20% of the maximum permitted or 0.2 FAR) and provided the requisite amenity contributions. As part of the subject Phase 2 application, the developer has asked to increase the combined total of Phase 1 and 2 VCB bonus floor area to roughly 0.5 FAR. This additional VCB bonus density is permitted under the site's RCL3 zone, provided that (as per legal agreements registered on title prior to rezoning) the developer makes additional amenity contributions based on the proposed additional floor area. On this basis, the developer has proposed, with staff support, the voluntary developer (cash) contributions described in the table below.

Amenities	Applicable Bonus Floor Area	Contribution Rates	Prior-To Requirement	Additional VCB Voluntary Developer Amenity Contributions
Child Care	5% x 4,200.5 m <sup>2</sup> (5% x 45,214 ft <sup>2</sup> )	\$600/ft <sup>2</sup> of VCB amenity space transferred off-site	Prior to DP issuance	\$1,356,420.00 (cash) to the Child Care Reserve, provided as: ▪ \$1,220,778.00 Development Reserve (90%) ▪ \$135,642.00 Operating Reserve (10%)
Public Art	4,200.5 m <sup>2</sup> (45,214 ft <sup>2</sup> )	\$0.75/ft <sup>2</sup> As per RZ 09-506904	Prior to BP issuance	\$33,910.50 (cash) to the Public Art Reserve
Community Planning	4,200.5 m <sup>2</sup> (45,214 ft <sup>2</sup> )	\$0.25/ft <sup>2</sup> (CCAP policy)	Prior to DP issuance	\$11,303.50 (cash) to the Community Planning Reserve
<b>TOTAL</b>	<b>Varies</b>	<b>Varies</b>	<b>Varies</b>	<b>\$1,401,634.00</b>

- 3) Public Art: Through the development's rezoning and Phase 1 Building Permit processes, legal agreements were registered on title with respect to the developer's public art contributions and phasing. Prior to Building Permit issuance for Phase 2, the developer is required to make a cash contribution to the Public Art Reserve totalling \$146,884.00, including \$112,973.00 as agreed via rezoning and \$33,910.50 with respect to additional VCB bonus floor area (as described above).

Phase		Applicable Floor Area (1)	Voluntary Developer Contributions		
			RZ Rate	Required	Actual
1	▪ PHASE 1 / APPROVED	16,536.2 m <sup>2</sup> (178,000 ft <sup>2</sup> )	\$0.75/ft <sup>2</sup>	\$133,500.00	\$227,261.00 Artwork installed
2	▪ Anticipated at Rezoning	25,608.4 m <sup>2</sup> (275,646 ft <sup>2</sup> )	\$0.75/ft <sup>2</sup>	\$206,734.50	\$146,884.00 (cash) to the Public Art Reserve prior to BP issuance
	▪ Additional VCB Bonus (2)	4,200.5 m <sup>2</sup> (45,214 ft <sup>2</sup> )		\$33,910.50	
	▪ PHASE 2 / SUB-TOTAL	29,808.9 m <sup>2</sup> (320,860 ft <sup>2</sup> )		\$240,645.00	
<b>TOTAL</b>		<b>46,345.1 m<sup>2</sup> (498,860 ft<sup>2</sup>)</b>	<b>\$0.75/ft<sup>2</sup></b>	<b>\$374,145.00</b>	<b>\$374,145.00</b>

(1) Buildable floor area excluding Affordable Housing

(2) Voluntary contribution required for the developer's proposed additional Village Centre Bonus floor area.

- 4) Commercial Parking: As per legal agreements registered on title prior to rezoning, the developer is required to register a covenant on the development's commercial parking restricting the portion that may be leased, sold, or otherwise assigned for the exclusive use of specific businesses or individuals to a maximum of 50%. The subject development complies with this requirement. More specifically, prior to DP issuance for Phase 2, the developer must register a covenant on title requiring that 50% of Phase 2's required commercial parking spaces will be designated exclusively for short-term (e.g., hourly)

parking for the general public (i.e. 113 “public parking” spaces). These spaces shall occupy the entirety of the parkade’s entry level and a portion of its below grade parking (clustered near the elevator). The remaining 113 required commercial parking spaces (which may, in whole or in part, be assigned to individuals or businesses) will be located below grade.

- 5) Phasing: As per legal agreements registered on title prior to rezoning adoption, prior to DP issuance for Phase 2, the developer is required to submit a report by the architect confirming that if the developer seeks to phase Building Permit issuance and/or final Building Permit inspection granting occupancy for the subject development:
  - There will be a maximum of two phases (exclusive of parking), as indicated on the Development Permit drawings; and
  - The first phase shall include, but will not be limited to the following:
    - a) Affordable housing building and related spaces and features (including parking);
    - b) Commercial “public parking” spaces and related electric vehicle (EV) equipment;
    - c) End-of-trip cycling facilities; and
    - d) Residential amenity space (indoor and outdoor) in compliance with Official Community Plan and City Centre Area Plan requirements.
- 6) District Energy Utility (DEU): Oval Village developments, including “River Park Place” Phases 1 and 2, must be designed and constructed to facilitate their connection to the City’s Oval Village DEU (OVDEU) system. Legal agreements currently registered on title to the Phase 2 site with respect to its intended district energy connection must be discharged and replaced prior to DP issuance with the City’s standard DEU agreement. This agreement will require, but will not be limited to, that the developer submits an energy modelling report prepared by an accredited professional to the satisfaction of the City prior to Building Permit approval and enters into a Service Provider Agreement prior to occupancy.
- 7) Servicing Agreement (SA): As per legal agreements registered on title prior to rezoning adoption, prior to Building Permit issuance for Phase 2, in whole or in part, the developer shall enter into the third of three Servicing Agreements, which shall provide for the design and construction of all outstanding off-site works with respect to “River Park Place” (as specified prior to rezoning adoption). All required SA works shall be complete prior to occupancy of Phase 2, in whole or in part, unless determined otherwise at the sole discretion of the City through the SA review/approval processes.
- 8) Discharge of Existing Legal Agreements: Various legal agreements registered on title with respect to rezoning and/or development of Phase 1 have been satisfied or replaced and may be discharged (e.g., demolition of a warehouse and Phase 1 EV agreements).

In addition to complying with development requirements identified through the rezoning and Phase 1 DP processes, the subject development satisfies the following:

- 1) Transportation Demand Management (TDM) Measures: In compliance with Zoning Bylaw provisions permitting a 10% reduction in on-site parking requirements, the developer proposes to provide on-site end-of-trip facilities (i.e. showers, washrooms, and lockers) on the lower level of the parkade, co-located with the commercial Class 1 bike storage, for the use of commercial tenants and staff of the affordable housing building.

Note that these facilities are proposed in addition to TDM measures implemented through the rezoning (e.g., temporary Gilbert Road sidewalk and transit shelter funding) and end-of-trip facilities provided in Phase 1.

- 2) Electric Vehicle (EV) Charging: The Official Community Plan (OCP) requires that developers provide EV charging equipment for resident parking and Class 1 bike storage. The developer proposes to comply with current City policy regarding the latter (i.e. at least one 120V duplex outlet for each of the 10 bikes); however, with the encouragement of the City's Sustainability staff, the developer proposes to exceed current City standards (as shown in the table below) with respect to:
- 240V quick-charge equipment throughout (versus 120V) in response to changing technology and the need to make EV charging quicker and easier to use;
  - Installation of five 240V chargers, including three (3) within the designated commercial "public parking" (for the short-term use of the general public) and two (2) for the exclusive use of the affordable housing building (for program and car-share vehicles);
  - In addition to chargers, 23 240V plug-ins within the commercial "assignable parking" (spaces that may be leased, sold, or otherwise assigned for the exclusive use of specific businesses or individuals); and
  - A small increase in the total number of residential parking spaces with EV equipment.

Uses	Total Parking Spaces	OCP Policy		Proposed		
		120V Plug-In	120V Rough-In	240V Charger	240V Plug-In	240V Rough-In
Residential	316	64 (20%)	79 (25%)	2	73	73
		Residential Sub-Total = 143 (45%)		Residential Sub-Total = 148 (47%)		
Commercial	226	0	0	3	23	0
		Commercial Sub-Total = 0		Commercial Sub-Total = 26 (12%)		
<b>TOTAL</b>	<b>542</b>	<b>143 (26% overall)</b>		<b>174 (32% overall)</b>		

- 3) Indoor Commercial Recreation Covenant: Prior to DP issuance for Phase 2, the developer shall be required to register a restrictive covenant on the subject site that, notwithstanding provisions in the Zoning Bylaw, will prohibit the operation of "indoor recreation" uses, except where it is ancillary to a residential use (i.e. except residential amenity space).
- 4) Visitor Suites: As part of the proposed Phase 2 market residential indoor amenity space, the developer has proposed two (2) "visitor suites" for the purpose of accommodating short-term stays by friends and family of the market residential tenants (30 days maximum). Staff support the developer's proposal on the basis that the "visitor suites" represent less than 10% of the total market residential indoor amenity space proposed and will help to address residents' potential lack of guest accommodation within their units. Prior to DP issuance, the developer will be required to register a covenant on the subject site to restrict the size, location, and use of the "visitor suites" in compliance with the approved DP.
- 5) Heat Pump Exemption: The Zoning Bylaw exempts common mechanical, electrical, and other service rooms located outside a parking structure to a maximum floor area of 100.0 m<sup>2</sup> (1,076 ft<sup>2</sup>), unless a mechanical engineer can demonstrate and certifies that a larger floor area is required for green infrastructure. Based on information submitted by the developer for Phase 2, Engineering staff have indicated preliminary support for the developer's proposal to exempt additional floor area to provide for in-suite heat pumps. Prior to BP issuance, a report

must be submitted by an accredited professional (mechanical engineer), to the satisfaction of the Director of Engineering, including detailed building design and a breakdown of heat pump closet floor area calculations for each unit, based on which Engineering staff will determine the development's final permitted heat pump floor area ratio (FAR) exemption.

- 6) Loading and Waste Collection: The developer has prepared a coordinated strategy addressing the anticipated loading, garbage, recycling, and organic waste needs of Phase 2's commercial, market residential, and affordable housing tenants to the satisfaction of the City's Transportation and Sanitation/Recycling staff.

### **Zoning Compliance/Variances**

No zoning variances are requested.

### **Advisory Design Panel Comments**

The subject Development Permit application was presented for consideration by the Advisory Design Panel (ADP) on May 21, 2015. The Panel supported the application advancing to the Development Permit Panel, subject to the applicant giving consideration to the ADP's comments. A copy of the relevant excerpt from the Advisory Design Panel Minutes of May 21, 2015 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***'. It is the opinion of staff that the applicant has satisfactorily addressed the Panel's comments (generally through refinement of the architectural expression).

### **Analysis**

The subject mixed-use development is the second (final) phase of "River Park Place" in the heart of the Oval Village. The design of the subject phase takes its cues from the project's earlier phase, while establishing its own identity. Key features include:

- 1) Strong definition of public streetscapes with varied streetwall forms, residential and commercial fronting uses, two broadly spaced slab-like towers, and landscaped lower-level rooftops, which features were originally identified through "River Park Place's" rezoning;
- 2) A 31-unit, 4-storey, stand-alone affordable housing building (over one level of pedestrian-oriented retail) along the south leg of Pearson Way, as per legal agreements registered on title prior to rezoning;
- 3) Office uses, including second floor office along River Road and Hollybridge Way (with a landscaped terrace at the latter) and a 3-storey, stand-alone building on Pearson Way; and
- 4) Completion of frontage improvements along all four sides of the subject site, including, among other things, pedestrian and cycling features along River Road and Hollybridge Way. (As per legal agreements registered on title prior to rezoning adoption, off-site improvements will be the subject of "River Park Place's" third Servicing Agreement, which the developer must enter into prior to Phase 2 Building Permit issuance.)

### **Conditions of Adjacency**

The subject site is located in the Oval Village, an emerging, high-rise, mixed use area affected by aircraft noise. The developer has reviewed the potential development impacts that residents of "River Park Place" may experience as a result of local development and interim industrial uses

with the aim of mitigating them to the extent possible and helping potential purchasers make informed decisions. (Covenants were registered on title prior to rezoning.) Overall, it has been demonstrated that the design of the subject development is sensitive to its emerging urban context and has reasonably addressed on- and off-site conditions of adjacency. In summary:

- 1) View Blockage: This issue is largely a function of tower spacing. The subject Phase 2 development's proposed towers will be separated on-site by a distance of 72 m/237 ft., more than twice the recommended CCAP minimum for this area (i.e. 35 m/114 ft.), and will similarly enjoy tower spacing of greater than 35 m (114 ft.) to existing and future towers on surrounding properties.
- 2) Overlook: This potential issue is largely mitigated via the development's large tower spacing. In addition, the project includes no internal-corner residential units and office uses are oriented away or remote from residential spaces.
- 3) Sun and Shading: The development's proposed tower spacing and building massing will help to maximize sun exposure to on-site shared outdoor spaces (i.e. south exposure at lower-level rooftops), individual residential units (i.e. only 36 of 300 units face north); and, public spaces along the north side of the designated River Road retail "high street" (i.e. minimal shading from March to September).
- 4) Aircraft & Ambient Noise: An acoustic study was undertaken by a registered professional on behalf of the developer with respect to potential noise impacts of aircraft noise, transitional noise (i.e. from existing industrial and commercial activities), and traffic noise on indoor residential spaces, taking into account OCP Aircraft Noise Sensitive Development policy requirements (e.g., air conditioning). The developer has agreed to fully incorporate all recommendations into the development.
- 5) Ambient Night-Time Light: As areas urbanize, ambient night-time light increases, which can be a nuisance if not mitigated. To address this, the developer proposes to (i) provide electrical outlets in place of balcony soffit lighting so that residential tenants have direct control over their outdoor lighting, and (ii) install horizontal louver window blinds in all residential units.
- 6) 6900 River Road (City-Owned Heritage/ESA Woodlot and Park): This City-owned park located north of Phase 1 (across River Road) is designated as a heritage site, a Riparian Management Area (RMA), and an Ecologically Sensitive Area (ESA). An impact assessment completed prior to rezoning showed that impacts on the park's landscape resources were unlikely to occur at Phase 2. Nevertheless, as per legal agreements registered on title prior to rezoning, the developer is required to prepare a conservation plan prior to DP issuance, undertake construction monitoring, and, if impacts occur, implement mitigation and/or compensation measures at the developer's sole cost, all to the satisfaction of the City.
- 7) Richmond Winter Club: South of the subject development is the City-owned Richmond Winter Club. While there are currently no plans to redevelop this property, it could occur in the future. The proposed development responds to this future potential by (i) locating complementary retail and residential uses along Pearson Way, (ii) limiting vehicle access to a single driveway to minimize potential access conflicts, and (iii) setting the east tower back and opening up the centre of the site to enhance views and minimize overlook.



- 8) Traffic Considerations: A traffic study has been completed and recommendations have been incorporated into the on- and off-site designs. In addition, prior to Building Permit issuance, the developer must submit a Construction Parking and Traffic Management Plan that, among other things, demonstrate to the satisfaction of the Director of Transportation that the access/egress requirements of the Richmond Olympic Oval will not be compromised.

### ***Urban Design and Site Planning***

The proposed form of development is consistent with CCAP objectives and will contribute towards an attractive, pedestrian-friendly, high-density urban environment. More specifically:

- 1) Streetscapes provide for a visually engaging, pedestrian-scale, urban setting, including:
  - Varied setbacks, heights, and materials along the designated River Road “high street” that area designed to energize the streetscape and break it into a series of distinct, yet complementary, “buildings”;
  - An artful, decorative cornice along Hollybridge Way, bookended with special retail/canopy corner features, that respond to the curve of the street and visually enhance it as the link between Lansdowne Road and the Oval/riverfront;
  - A series of small, stand-alone buildings along the south leg of Pearson Way, link with pedestrian-oriented commercial at grade, that together convey a more intimate character distinguishing it from the anticipated busyness of River Road and Hollybridge Way; and
  - Along the east leg of Pearson Way, a row of 2-storey townhouses with raised patios, landscaping, and entry features that complete the street design initiated in Phase 1 and reflect anticipated/approved development along Pearson Way north of River Road;
- 2) Towers are designed and located to anchor key corners, enhance views and sun exposure, and, in the case of the southwest tower, provide a “gateway” feature that opens up views to the Oval and complements its curving lines;
- 3) Lower-level rooftops are landscaped to provide for recreation spaces and enhance upper-level views from on-site and neighbouring development;
- 4) All parking, loading, and waste handling activities are concealed within the building and vehicle access is limited to one driveway to minimize streetscape and traffic impacts; and
- 5) All ground floor commercial spaces and lobbies comply with the City’s minimum flood construction level of 0.3 m (1 ft.) above the crown of the fronting street. (All residential uses, except lobbies and townhouses, are located at the second storey or higher. The City’s standard flood construction covenant was registered on title prior to rezoning adoption.)

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

The CCAP encourages the City Centre to be developed as a mosaic of distinctive, yet cohesive, urban villages. The design of the subject development aims to satisfy this objective by building on the clean, contemporary vocabulary established in Phase 1, while intentionally working to avoid repetition. In brief, features include:

- 1) On the west tower, emphasizing its verticality with an elegant, curving screen wall and a light and airy blue/green/white colour palette;



- 2) On the east tower, emphasizing its horizontality with pronounced slab bands, horizontal mullion features, and a deeper, earthier colour palette;
- 3) On the lower-rise streetwall elements, clear storefront glazing and canopies provide continuity at grade, while a combination of lighter and deeper colours are used above and on the townhouses to enhance the development's composition of distinct "buildings"; and
- 4) A well-considered signage concept providing for residential and commercial signs that coordinate with and complement the architectural form and character. (Signs must comply with Sign Bylaw No. 5560 and, as applicable, will be subject to separate permit processes.)

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

- 1) Off-Site Landscape Features: Development of the Oval Village is encouraged to connect to the river (in form and character) and support the establishment of River Road as a vibrant retail "high street". With this aim, the streetscape design concept for "River Park Place" (approved through rezoning) includes special boulevard treatments (e.g., permeable paving, planting pockets), street trees, decorative lighting, and enhanced pedestrian walkways and bike paths that together will improve access to riverfront amenities, provide for a pedestrian-friendly urban setting, and complement the Oval and local commercial uses. Off-site landscape features will be implemented via the developer's required Servicing Agreements.
- 2) On-Site Landscape Features:
  - Grade-level, on-site landscape features are designed as a seamless extension of the development's off-site features, including special paving in public pedestrian areas, water features and "bridges" at residential tower entries, raised townhouse patio entrances with privacy planting and entry features, and areas for outdoor restaurant seating/dining.
  - Above grade, on-site landscape features include:
    - a) Shared outdoor residential amenity space in two rooftop locations with a combined total area roughly 30% larger than minimum OCP requirements (i.e. 2,349.0 m<sup>2</sup> / 25,284 ft<sup>2</sup> proposed versus 1,800.0 m<sup>2</sup> / 19,375 ft<sup>2</sup> required), including:
      - *Shared Market/Affordable Housing Amenity*: Located at the podium rooftop, the project's primary outdoor amenity space takes its design cues from Phase 1 in the form of "outdoor rooms" accommodating a variety of activities (e.g., children's play, garden plots with hose bibs, a children's potting bench, and related features, BBQ, dining, fire pit, tai chi area, putting green, and open lawn) in an attractive, landscaped setting framed by private patios and indoor amenity spaces; and
      - *Exclusive Market Amenity*: Two floors up (i.e. over the indoor amenity building on the site's north side), additional outdoor amenity space for lounging and socializing with views over the podium roof and the River Road "high street"; and
    - b) Private outdoor amenity space in a combination of rooftop patios and balconies; and
    - c) Various other landscaped rooftop spaces, totalling approximately 1,858.1 m<sup>2</sup> (20,000 ft<sup>2</sup>) or 19% of the net site (CCAP requires 10% minimum general landscaping), including:
      - West- and south-facing commercial patio spaces on the podium rooftop near Hollybridge Way, including a prow-like corner dining terrace at Pearson Way (at

the second floor of a proposed 2-storey restaurant) and a landscaped outdoor amenity space for office tenants overlooking Hollybridge Way; and

- Extensive green roofs on inaccessible lower-level inaccessible rooftops, the design of which has been considered in coordination with the development's overall rooftop design to create a visually cohesive open space concept that will enhance tower views both from on-site and neighbouring properties. (including both decorative and accessible landscape areas)

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

As determined through rezoning, the market residential building and affordable housing building will each have separate indoor amenity spaces. The total amount of indoor amenity space proposed by the developer ( $1,018.1 \text{ m}^2 / 10,959 \text{ ft}^2$ ) is approximately 73% larger than the OCP minimum ( $590 \text{ m}^2 / 6,350 \text{ ft}^2$ ). More specifically:

- 1) The affordable housing building includes  $104.8 \text{ m}^2$  ( $1,128 \text{ ft}^2$ ) of indoor amenity space (versus  $70 \text{ m}^2 / 753 \text{ ft}^2$  OCP minimum) comprised of two rooms: a meeting room with a washroom and storage on the second floor and a larger multi-purpose space and washroom at the podium level with direct access to the outdoor rooftop amenity space and children's playground; and
- 2) The market building includes  $913.3 \text{ m}^2$  ( $9,831 \text{ ft}^2$ ) of indoor amenity space (versus  $520 \text{ m}^2 / 5,597 \text{ ft}^2$  OCP minimum) comprised of a 2-storey amenity building along the north side of the podium outdoor amenity space (including games rooms, a gym, banquet/multi-purpose room, kitchen, children's play and change rooms), together with seven study/music rooms, and two visitor suites (for short-term use by residents' friends and family, as per legal agreements that must be registered on title prior to DP issuance).

**Note:** The OCP requires that a development the size of Phase 2 provides  $600.0 \text{ m}^2$  ( $6,458 \text{ ft}^2$ ) of outdoor children's play space. However, the OCP Aircraft Noise Sensitive Development (ANSND) policy with respect to the Oval Village ("Area 2") supports replacing outdoor amenity areas with indoor spaces to address potential noise issues. In light of this, while the subject development exceeds OCP requirements for the total area of outdoor amenity space, a smaller outdoor children's play area is proposed. In place of this outdoor amenity, the developer proposes to accommodate a variety of children's play spaces within Phase 2's expanded indoor amenity facilities (e.g., a children's activity room and games rooms). Staff are supportive of the developer's proposal on the basis that it will provide for all-weather play opportunities buffered from noise with no loss of total outdoor or indoor amenity space.

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

Measures are proposed to enhance safety and personal security including, but not limited to:

- 1) The market residential lobbies will have concierge service and all residential and office lobbies are located with clear sightlines to fronting sidewalks and public pedestrians areas;
- 2) Outdoor amenity spaces will be visually open and well-lit, offer multiple access options, and be separated from public areas;
- 3) The building design provides for passive surveillance of fronting streets;

- 4) The ground floor pedestrian breezeway through the parkade follows a straight line and will be well marked, co-located with parking pay stations and EV charging stations, and closed outside of normal business hours with security grills; and
- 5) End-of-trip bike facilities are co-located with commercial Class 1 bike storage, immediately adjacent to the public parking elevator and pay stations.

### ***Accessible Housing***

Richmond's OCP seeks to meet the needs of the city's aging population and people facing mobility challenges by encouraging the development of accessible housing that can be approached, entered, used, and occupied by persons with physical or sensory disabilities. To address the City's policy, the developer proposes to provide:

- 1) Barrier-free access to all building lobbies and indoor and outdoor amenity spaces;
- 2) Aging in place features in all dwellings, including:
  - Stairwell hand rails;
  - Lever-type handles for plumbing fixtures and door handles; and
  - Solid blocking in washroom walls to facilitate future grab bar installation (by others) beside toilets, bathtubs, and showers; and
- 3) 60 Basic Universal Housing (BUH) units (i.e. 20% of total Phase 2 units), including all 31 affordable housing units (100%) and 29 market housing units (11%), incorporating all the accessibility provisions listed in the Basic Universal Housing Features section of the City's Zoning Bylaw so that they may be easily renovated to accommodate a future resident in a wheelchair. (Note that the development is proposing to utilize the permitted Zoning Bylaw density exclusion of 1.86 m<sup>2</sup> (20 ft<sup>2</sup>) for each BUH unit provided.)

### ***Sustainability Measures – LEED “Silver” Equivalent***

The project's sustainability goal is to provide a cost-effective, high-value development that meets or exceeds City standards (i.e. LEED “Silver” equivalent) and the standards targeted for “River Park Place's” previous phase. The development proposal targets 50 LEED points and responds to City objectives for enhanced long-term environmental, fiscal, and social sustainability as per the attached LEED Checklist (Attachment 4). In brief, among other things the development will:

- 1) Be designed and constructed to hook up to the OVDEU District Energy Utility;
- 2) Undergo simulations for energy analysis to optimize performance;
- 3) Exceed current OCP standards for EV charging equipment;
- 4) Provide end-of-trip bike facilities;
- 5) Include green roofs and vegetated outdoor areas; and
- 6) Incorporate water efficient irrigation (i.e. moisture sensor system) and plumbing fixtures (e.g., low-flow shower, kitchen, and lavatory faucets and dual flush toilets).

**Conclusions**

The proposed development is consistent with Richmond's objectives for the subject property and Oval Village, as set out in the OCP, City Centre Area Plan, and Zoning Bylaw. The project's proposed form and character complements the design of "River Park Place's" first phase and contribute towards an animated, pedestrian-friendly urban environment.

Furthermore, voluntary amenity contributions towards child care, public art, and community planning (with respect to the developer's proposed additional Village Centre Bonus floor area) comply with the CCAP and Zoning Bylaw and will assist the City in achieving key community goals. On this basis, staff support the proposed development and recommend approval of the subject Development Permit application.



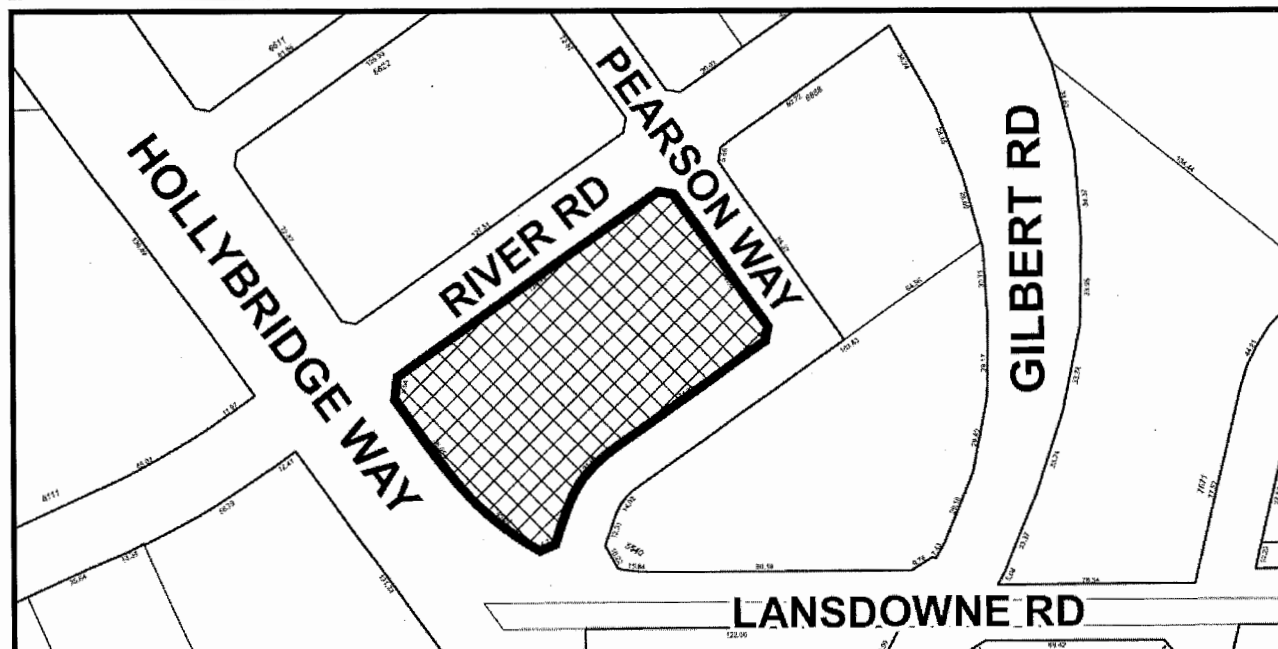
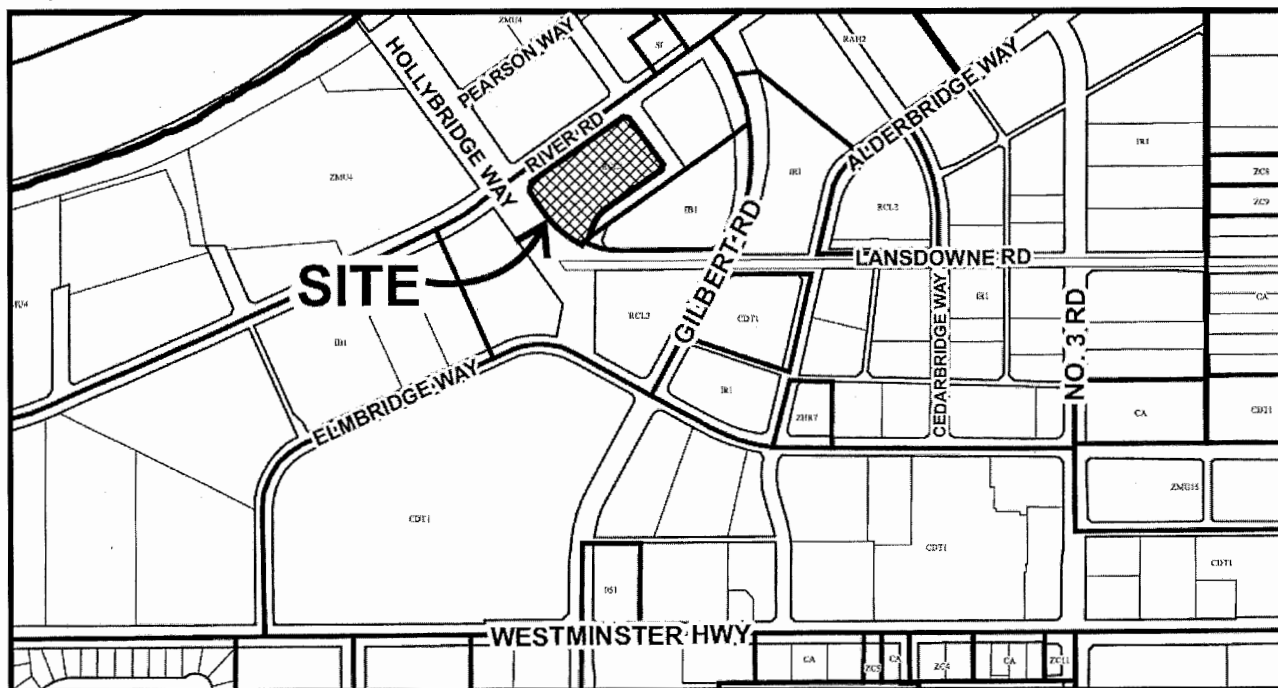
Suzanne Carter-Huffman  
Senior Planner/Urban Design

SPC:rg

- Att. 1 Location Map
- Att. 2 Development Application Data Sheet
- Att. 3 Advisory Design Panel Meeting Minutes (Excerpt) dated May 21, 2015
- Att. 4 LEED "Silver" Checklist (Equivalent)
- Att. 5 Development Permit Considerations



City of  
Richmond



DP 14-662341

Original Date: 05/13/14

Revision Date:

Note: Dimensions are in METRES



# Development Application Data Sheet

Development Applications Department

**DP 14-662341**

Address: 6900 Pearson Way ("River Park Place" Lot 2)

Applicant: Hollybridge Limited Partnership (Intracorp) Owner: Hollybridge Project (Nominee) Ltd., Inc. No. BC0947509

Planning Area(s): City Centre (Oval Village)

Floor Area Gross: 34,770.0 m<sup>2</sup> (374,261 ft<sup>2</sup>) Floor Area Net: 32,310.3 m<sup>2</sup> (347,785 ft<sup>2</sup>)

TABLE 1	EXISTING	PROPOSED
Net Site Area	▪ 9,837.3 m <sup>2</sup> (105,888 ft <sup>2</sup> )	▪ No change
Land Uses	▪ Vacant	▪ High-rise market residential ▪ Low-rise affordable housing & office ▪ Street-oriented commercial
OCP Designation	▪ Mixed Use	▪ No change
City Centre Area Plan (CCAP)	▪ Urban Centre T5 (45 m) ▪ Village Centre Bonus	▪ No change
Zoning	▪ Residential/Limited Commercial (RCL3)	▪ No change
Number of Units & BUH Units (1)	▪ Nil	▪ Market units: 269, incl. 29 BUH units (11%) ▪ Affordable housing: 31, incl. 31 BUH units (100%) ▪ Total: 300, incl. 60 BUH units (20%)

(1) "BUH units" means units designed to comply with Richmond Zoning Bylaw standards for Basic Universal Housing.

TABLE 2	BYLAW REQUIREMENT	PROPOSED	VARIANCE
Net Floor Area (max)	▪ Residential: 25,653.3 m <sup>2</sup> (276,130 ft <sup>2</sup> ) ▪ Commercial: 6,657.0 m <sup>2</sup> (71,655 ft <sup>2</sup> ) ▪ TOTAL: 32,310.3 m <sup>2</sup> (347,785 ft <sup>2</sup> )	▪ Residential: 25,653.3 m <sup>2</sup> (276,130 ft <sup>2</sup> ) - Market: 23,151.9 m <sup>2</sup> (249,205 ft <sup>2</sup> ) - Affordable: 2,501.4 m <sup>2</sup> (26,925 ft <sup>2</sup> ) ▪ Commercial: 6,657.0 m <sup>2</sup> (71,655 ft <sup>2</sup> ) ▪ TOTAL: 32,310.3 m <sup>2</sup> (347,785 ft <sup>2</sup> )	▪ None permitted
Lot Coverage	▪ Max. 90%	▪ 80.3%	▪ None
Setback – Front & Exterior Side Yard	▪ Min. 6 m, but may be reduced to 3 m based on an appropriate interface with the sidewalk	▪ Min. 3 m	▪ None
Height	▪ Max. 47 m (154.2 ft.) GSC	▪ Max. 47 m (154.2 ft.) GSC	▪ None
Lot Size	▪ Min. 4,000.0 m <sup>2</sup> (43,055 ft <sup>2</sup> )	▪ 9,837.3 m <sup>2</sup> (105,888 ft <sup>2</sup> )	▪ None
Off-Street Parking: a) Market housing b) Affordable housing c) Commercial	542 spaces, including: a) (269 units @ 1.2/unit) – 10% = 323 b) (31 units x 0.9/unit) – 10% = 28 c) Rate varies = 226, including: - 50% Public Parking (113) - 50% Assignable Parking (113)	542 spaces, including: a) 323 b) 28 c) 226, secured via legal agreement for: - 50% Public Parking (113) - 50% Assignable Parking (113)	▪ None
Parking: Accessible	▪ 2% min = 13 spaces	▪ 21 spaces	▪ None
Parking: Small Car	▪ 50% max = 271 spaces	▪ 62 spaces	▪ None
Parking: Tandem	▪ Permitted based on approved design	▪ Nil	▪ None
Class 1 Bike Storage: a) Market housing b) Affordable housing c) Commercial	394 spaces, including: a) (269 units @ 1.25/unit) = 337 b) (31 units x 1.25/unit) = 29 c) 6,657m <sup>2</sup> x 0.27/100m <sup>2</sup> over 100m <sup>2</sup> = 18	394 spaces, including: a) 337 b) 29 c) 18	▪ None
Class 2 Bike Storage	▪ Rate varies = 87 spaces	▪ 87 spaces	▪ None

TABLE 2	BYLAW REQUIREMENT	PROPOSED	VARIANCE
EV Charging @ Parking: a) Residential b) Commercial	120V equipment, including: a) Residential: 45% of parking – - 20% Plug-In = 64 - 25% Rough-In = 79 b) Commercial: Not specified	240V equipment for 32% of parking, including: a) Residential: 47% of parking – - Chargers installed = 2 - Plug-In = 73 - Rough-In = 73 b) Commercial: 12% of parking – - Chargers installed = 3 - Plug-In = 23	▪ None
EV Charging @ Class 1 Bike Storage: a) Market housing b) Affordable housing c) Commercial	120V @ 1 duplex outlet/10 bikes: a) 34 min. b) 4 min. c) 2 min.	120V @ 1 duplex outlet/10 bikes: a) 34 b) 4 c) 2	▪ None
End-of-Trip (Bike) Facilities	▪ Recommended Transportation Demand Management (TDM) measure with respect to standard Zoning Bylaw parking relaxation (10%) ▪ For commercial tenants & Affordable Housing staff (not residents)	▪ 2 change rooms (with lockers, showers, washrooms, and grooming stations) ▪ Co-located with Class 1 (commercial) bike storage	▪ None
Amenity Space: Indoor a) Market housing b) Affordable housing	590 m <sup>2</sup> (6,350 ft <sup>2</sup> ) min, including: a) 260 units x 2 m <sup>2</sup> /unit = 520 m <sup>2</sup> (5,597 ft <sup>2</sup> ) min b) 70 m <sup>2</sup> (753 ft <sup>2</sup> ) min	1,018.1 m <sup>2</sup> (10,959 ft <sup>2</sup> ), including: a) 913.3 m <sup>2</sup> (9,831 ft <sup>2</sup> ) b) 104.8 m <sup>2</sup> (1,128 ft <sup>2</sup> )	▪ None
Amenity Space: Outdoor a) OCP b) CCAP	2,784 m <sup>2</sup> (29,967 ft <sup>2</sup> ) min, including: a) 300 units x 6 m <sup>2</sup> /unit = 1,800 m <sup>2</sup> (19,375 ft <sup>2</sup> ) min b) 10% net site = 984 m <sup>2</sup> (10,592 ft <sup>2</sup> ) min of general landscape features	4,207.1 m <sup>2</sup> (45,284 ft <sup>2</sup> ), including: a) 2,349.0 m <sup>2</sup> (25,284 ft <sup>2</sup> ) b) 10% net site = 1,858.1 m <sup>2</sup> (20,000 ft <sup>2</sup> ) of general landscape features	▪ None

TABLE 3	MAXIMUM DEVELOPMENT PERMITTED		
	Combined Total Lots 1 & 2	Lot 1 (Approved) DP 12-617639/BP 13-634548	Lot 2 (Proposed) DP 14-662341
Net Site Area	16,661.6 m <sup>2</sup> (179,344 ft <sup>2</sup> )	6,824.3 m <sup>2</sup> (73,456 ft <sup>2</sup> )	9,837.3 m <sup>2</sup> (105,888 ft <sup>2</sup> )
Floor Area (max)	48,846.5 m <sup>2</sup> (525,785 ft <sup>2</sup> )	16,536.2 m <sup>2</sup> (178,000 ft <sup>2</sup> )	32,310.3 m <sup>2</sup> (347,785 ft <sup>2</sup> )
▪ Residential (max)	41,037.5 m <sup>2</sup> (441,730 ft <sup>2</sup> )	15,384.2 m <sup>2</sup> (165,600 ft <sup>2</sup> )	25,653.3 m <sup>2</sup> (276,130 ft <sup>2</sup> )
▪ Commercial, including: a) Maximum area, as per RZ 09-560904 b) Additional area (1)	▪ 7,809.0 m <sup>2</sup> (84,055 ft <sup>2</sup> ) a) 3,608.5 m <sup>2</sup> (38,841 ft <sup>2</sup> ) b) 4,200.5 m <sup>2</sup> (45,214 ft <sup>2</sup> )	▪ 1,152.0 m <sup>2</sup> (12,400 ft <sup>2</sup> ) a) 1,152.0 m <sup>2</sup> (12,400 ft <sup>2</sup> ) b) Nil	▪ 6,657.0 m <sup>2</sup> (71,655 ft <sup>2</sup> ) a) 2,456.5 m <sup>2</sup> (26,441 ft <sup>2</sup> ) b) 4,200.5 m <sup>2</sup> (45,214 ft <sup>2</sup> )

(1) RCL3 permits additional Village Centre Bonus (commercial) floor area provided that, as per legal agreements registered on title, prior to DP issuance the developer submits additional voluntary community amenity contributions (i.e. child care, public art & community planning) proportional to the amount of "additional (commercial) area".

TABLE 4 AFFORDABLE HOUSING SUMMARY						
Gross Floor Area	Standard FAR Exemptions		Net Buildable Floor Area	Circulation & Common Areas	Net Habitable Area	# Units
	Amenity Space	Openings, Etc.				
2,717.0 m <sup>2</sup> (29,246 ft <sup>2</sup> )	104.8 m <sup>2</sup> (1,128 ft <sup>2</sup> )	110.8 m <sup>2</sup> (1,193 ft <sup>2</sup> )	2,501.4 m <sup>2</sup> (26,925 ft <sup>2</sup> )	449.4 m <sup>2</sup> (4,837 ft <sup>2</sup> )	2,052.0 m <sup>2</sup> (22,088 ft <sup>2</sup> )	31

## Excerpt from the Minutes from Advisory Design Panel Meeting

Thursday, May 21, 2015 – 4:00 p.m.  
Richmond City Hall

### 3. DP 14-662341 - “RIVER PARK PLACE” PHASE 2 - HIGH-RISE RESIDENTIAL TOWERS OVER STREET-ORIENTED COMMERCIAL

APPLICANT: Hollybridge Limited Partnership (Intracorp)

PROPERTY LOCATION: 6900 Pearson Way

#### Applicant's Presentation

Martin Bruckner and Jeffrey Mok, IBI/HB Architects, David Jacobson, Intracorp, and Alain La Montagne, Durante Kreuk Ltd. Landscape Architects, presented the project and answered queries from the Panel on behalf of the applicant.

#### Panel Discussion

*Comments from the Panel were as follows:*

- nicely conceived community; appreciate the variety in design and opportunities for street activities;
- appreciate that the combined concrete/wood frame approach proposed for the affordable units will reduce costs while offering many of the benefits of concrete construction; consider introducing pocket doors in the washrooms of affordable units;
- project is well-managed on different levels, including its density use/distribution;
- like the location of the café (southwest corner) relative to the future plaza area;
- facades look busy in every sector and in the whole development; consider simplifying through use of unifying elements;

***DEVELOPER RESPONSE:*** *The architects have refined the project's proposed palette of colours and materials to impart a more visually harmonious appearance, while maintaining its varied streetwall massing to ensure an animated, pedestrian-scaled streetscape.*

- appreciate the broad spacing between the two towers and the quality of the podium rooftop open spaces created; no concerns regarding large tower floorplates;
- note that affordable housing units are more articulated in the renderings than in the model;
- project is well-designed;
- the applicant is encouraged to introduce something creative and unique in the architecture of the project in view of its size to benefit the community;

***DEVELOPER RESPONSE:*** *The importance of Hollybridge Way as a key link between Lansdowne Road and the Richmond Olympic Oval/riverfront is visually enhanced with a “gateway” tower at the site's southwest corner and an artful, decorative cornice treatment along Hollybridge Way's retail frontage, bookended with special corner features at Pearson Way and River Road.*

- agree with comments regarding the spacing of the towers and tower floorplate sizes;



- like the variety of different architectural styles; appreciate the idea of extended planes; however, it could be further extended throughout the proposed development to tie together the different architectural styles; consider extended planes of materials other than glass, e.g. concrete, brick, etc.; proposed pillar does not appear to work with the idea of extended planes; consider design development;

**DEVELOPER RESPONSE:** *The use of extended planes has been further refined throughout.*

- the west tower's curved wall does not appear dynamic in the model; consider applying the idea of extended plane to the curved wall or other measures to make it more exciting;

**DEVELOPER RESPONSE:** *The design of the curved wall has been refined.*

- Pearson Way (south) elevation/frontage needs more attention; streetscape character with street trees in metal grates is not successful; enhanced landscaping may be an effective way to tie together the different architectural elements and make the street more pedestrian friendly; consider further landscaping treatment, e.g. introducing pockets of greens and shrubs to add layering;

**DEVELOPER RESPONSE:** *The boulevard treatment along the south leg of Pearson Way will be consistent with that along its east leg, including street trees set in pockets of planting and an expanded planting area near the street's intersection with Hollybridge Way. In addition, weather protection has been extended along the length of this frontage and the setback of the building's ground floor has been varied to enhance the entrances to the affordable housing and office buildings, provide for bike racks, and open up the pedestrian (parkade) breezeway.*

- appreciate the well-resolved programming at the podium level; appreciate the green roofs in the upper levels; however, look at access to the green roofs for maintenance work;

**DEVELOPER RESPONSE:** *Maintenance access has been provided to all green roof areas.*

- review the proposed colour (white) and cladding for the affordable housing units and consider long-term maintenance issues.

**DEVELOPER RESPONSE:** *The colour palette has been revised.*

## **Panel Decision**

It was moved and seconded

*That DP 14-662341 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.*

**CARRIED**

19	1	2	4	SUSTAINABLE SITES	NOTES 2016-05-16
				<b>SSp1 Construction Activity Pollution Prevention:</b> Create and implement an erosion & sedimentation control (ESC) plan that conforms to the erosion and sedimentation requirements of the 2003 U.S. EPA Construction General Permit or local standards and codes, whichever is more stringent.	
1				<b>SSc1 Site Selection:</b> Do not develop on portions of site that are: Prime farmland, undeveloped or graded land whose elevation is either less than 1.5 m (5 ft) above 100 yr. floodplain OR less than 0.9 m (3 ft) above 200 yr. floodplain, ecologically sensitive land, habitat for threatened or endangered species, within 30.5 m (100 ft) of any wetland or area of special concern identified by authorities, previously undeveloped land within 15.2 m (50 ft) of a water body, or land that was public parkland prior to acquisition for the project.	Meeting LEED requirements
5				<b>SSc2 Development Density and Community Connectivity:</b> <b>Option 1:</b> Construct on a previously developed site that conforms with a minimum development density of 13,800 m <sup>2</sup> /hectare (60,000 ft <sup>2</sup> /acre) AND is located in an area with the same density (5 points). <b>Option 2:</b> Construct on a site that is previously developed, is within 800 m (0.5 mile) of a residential area with an average density of 25 units/hectare AND is within 800 m of at least 10 basic services with pedestrian access between the building and the services (3 points). <b>Option 3:</b> Construct on a previously developed site that meets the community connectivity requirements of option 2 AND has a minimum development density of 13,800 m <sup>2</sup> /hectare (60,000 ft <sup>2</sup> /acre) (5 points).	Meeting LEED requirements
			1	<b>SSc3 Brownfield Redevelopment:</b> Develop on a site defined as a brownfield or contaminated site by the appropriate local/provincial/federal government agency. Provide remediation as defined and required by the relevant regulatory agency.	Not targeted
6				<b>SSc4.1 Alternative Transportation: Public Transportation Access:</b> <b>Option 1:</b> Locate project within 800 m (1/2 mile) walking distance of an existing or planned and funded commuter rail, light rail or subway station with frequent service (6 points). <b>Option 2:</b> Locate project within 400 m (1/4 mile) of 1 or more stops for 2 or more public, campus, or private bus lines with frequent service (6 points). <b>Option 3:</b> Provide a Transportation Demand Management Plan Strategy that results in a reduction in single occupant vehicle trips by 25% (3 points) or 50% (6 points).	Update on new bus line required
1				<b>SSc4.2 Alternative Transportation: Bicycle Storage &amp; Changing Rooms:</b> <b>Non-Residential Projects:</b> provide secure and covered bicycle racks and/or storage within 183 m (200 yards) of a building entrance for 5% or more of Full-Time Equivalent (FTE) occupants, provide secure bike racks and/or storage for 5% or more of peak Transient Users <b>AND</b> provide shower and changing facilities in the building or within 183 m of a building entrance for 0.5% of FTE occupants. <b>Multi-Unit Residential Projects:</b> provide covered storage facilities for securing bicycles for 15% or more of the building occupants.	Meeting LEED requirements

LEED® NC 2009 Scorecard for River Park Place Lot 2 - Phase 2					
Targeted	Pending	Decision Req'd	Not Pursued	Potential LEED Rating: Silver	
50	4	5	51	Certified: 40 to 49 points   Silver: 50 to 59 points   Gold: 60 to 79 points   Platinum: 80 or more points	
3				<p><b>SSc4.3 Alternative Transportation: Low-Emitting &amp; Fuel-Efficient Vehicles:</b> <b>Option 1 (NC &amp; CS):</b> Install alternative-fuel refuelling stations for 3% of the total vehicle parking on site <b>Option 2 (NC):</b> Provide low-emitting and fuel-efficient vehicles for 3% of FTE occupants; provide preferred parking for these vehicles <b>Option 3 (NC):</b> Provide building occupants access to a low-emitting or fuel-efficient vehicle-sharing program. 1 low-emitting or fuel-efficient vehicle per 3% of FTE occupants, assuming 1 shared vehicle can carry 8 people</p>	Number of charging stations to be confirmed
		2		<p><b>SSc4.4 Alternative Transportation: Parking Capacity:</b> Size parking capacity to meet but not exceed minimum local zoning requirements and provide preferred parking for carpools or vanpools for 5% of the total provided parking spaces, OR <b>For projects that provide parking for less than 5% FTE occupants,</b> provide preferred parking for carpools or vanpools for 5% of total parking spaces <b>For projects with existing parking,</b> provide no new parking and provide preferred parking for carpools or vanpools for 5% of total parking spaces.</p>	To be reviewed
1				<p><b>SSc5.1 Site Development: Protect or Restore Habitat:</b> <b>Greenfield Site:</b> Limit all site disturbance to 12 m (40 ft) beyond building perimeter; 3 m (10 ft) beyond surface walkways, patios, parking; 4.5 m (15 ft) beyond primary roadway curbs and main utility branch trenches; 7.5 m (25 ft) beyond constructed areas with permeable surfaces. <b>Previously Developed Site:</b> Restore a minimum of 50% of the site area (excluding the building footprint) or 20% of the site area (including the building footprint), whichever is greater, with native/adapted vegetation. Projects earning 5 points under SSc2 may include vegetated roof surface in this calc if plants are native or adapted.</p>	Meeting LEED requirements
1				<p><b>SSc5.2 Site Development: Maximize Open Space:</b> Reduce the development footprint and/or provide vegetated open space within project boundary such that open space exceeds local zoning requirements by 25%. For projects in urban areas that earn 5 points for SSc2, accessible vegetated roof areas can contribute to credit compliance and pedestrian oriented hardscape areas can contribute to credit compliance (a min of 25% of open space counted must be vegetated).</p>	Meeting LEED requirements
				<p><b>SSc6.1 Stormwater Design: Quantity Control:</b> For sites with existing imperviousness 50% or less, implement a stormwater management plan that prevents an increase in rate and quantity of stormwater runoff from pre-development to post-development conditions OR implement a stormwater management plan that protects receiving waterways from excessive erosion. For sites with existing imperviousness greater than 50%, implement a stormwater management plan that results in a 25% decrease in rate and volume of stormwater runoff from 2-year 24-hour storm.</p>	Not targeted
				<p><b>SSc6.2 Stormwater Design: Quality Control:</b> Implement a stormwater management plan that captures and treats the stormwater runoff from 90% of the average rainfall to remove 80% of annual post-development total suspended solids load. Implement a management plan to minimize pollution of waterways from pollutants such as nitrogen and phosphorus.</p>	Not targeted

LEED® NC 2009 Scorecard for River Park Place Lot 2 - Phase 2					
Targeted	Pending	Decision Req'd	Not Pursued	Potential LEED Rating: Silver	
50	4	5	51	Certified: 40 to 49 points Silver: 50 to 59 points Gold: 60 to 79 points Platinum: 80 or more points	
1				<b>SSc7.1 Heat Island Effect: Non-Roof:</b> Use a combination of the following for 50% of site hardscape: provide shade (within 5 years); provide shade from structures covered by solar panels; provide shade from architectural devices that have a SRI of at least 29; use hardscape materials with an SRI of at least 29 and/or use open grid pavement OR Place 50% of parking spaces under cover. For projects where non-roof area is less than 5% of total site area, meet requirements of SSc7.2 and SSc2.	All parking is covered. SRI value of cover to be confirmed
	1			<b>SSc7.2 Heat Island Effect: Roof:</b> Use roofing material with a Solar Reflectance Index (SRI) equal to or greater than 78 for a low-sloped roof or 29 for a steep-sloped roof for a minimum of 75% of roof area OR install a vegetated roof for a minimum of 50% of roof area. Combinations of these two measures can also be applied.	SRI for roof area to be specified
			1	<b>SSc8 Light Pollution Reduction:</b> Reduce input power to non-emergency interior luminaires with direct line of sight to openings in envelope by at least 50% between 11pm and 5am OR provide shielding to all openings in envelope with direct line of sight to non-emergency luminaires between 11pm and 5am. Design outdoor lighting for safety and comfort while not exceeding 80% of the lighting power densities for exterior areas and 50% for building facades and landscape features as defined in ASHRAE/IESNA Standard 90.1-2007 and follow zoning requirements for project. Partially or fully shield exterior luminaires with 1500 initial lamp lumens or more to meet Full Cutoff IESNA Classification.	Not Targeted

4	1	1	4	WATER EFFICIENCY	NOTES 2016-05-16
				<b>WEp1 Water Use Reduction:</b> Reduce potable water use by 20% relative to the baseline calculated for the building (not including irrigation).	Low flow fixtures to be specified.  - 4.8L / 3L dual flush (4.2L single flush) - 1.9L/min faucet - 5.7L/min shower - 5.7L/min kitchen faucet
2			2	<b>WEc1 Water Efficient Landscaping:</b> <i>Note: landscaped area must be min. 5% of total site area, and may include green roofs and planters.</i> <b>Option 1:</b> Reduce potable water consumption for irrigation by 50% (2 points) <b>Option 2:</b> Use no potable water for irrigation by using only captured rain or recycled site water (4 points) <b>Option 3:</b> Design landscaping that does not require permanent irrigation systems (4 points)	Irrigation design to meet 50% reduction
			2	<b>WEc2 Innovative Wastewater Technologies:</b> Reduce use of potable water for sewage conveyance by 50% by use of water-conserving fixtures or non-potable water OR treat 50% of wastewater to tertiary standards on-site.	

Targeted	Pending	Decision Req'd	Not Pursued	LEED® NC 2009 Scorecard for River Park Place Lot 2 - Phase 2	
				Potential LEED Rating: Silver	
50	4	5	51	Certified: 40 to 49 points Silver: 50 to 59 points Gold: 60 to 79 points Platinum: 80 or more points	
2	1	1		<b>WEc3 Water Use Reduction:</b> Reduce potable water use by 30% (2 points) or 35% (3 points) or 40% (4 points) relative to the baseline calculated for the building (not including irrigation) by meeting specified fixture flow requirements.	As per WEp1
4	0	0	31	ENERGY & ATMOSPHERE	NOTES 2016-05-16
				<b>EAp1 Fundamental Commissioning of Building Energy Systems:</b> Engage a Commissioning Authority (not an individual on the design or construction team) to design, implement and document a commissioning plan. Complete a commissioning report.	CxA is currently part of team
				<b>EAp2 Minimum Energy Performance:</b> Demonstrate a 23% cost improvement in the proposed building performance rating compared to the MNECB 1997 OR demonstrate a 10% cost improvement in the proposed building performance rating compared to ASHRAE Standard 90.1-2007.	Connecting to DES with natural gas boilers will likely not meet the prerequisite. DES efficiency must be proved to be 80% or higher to achieve the prerequisite.
				<b>EAp3 Fundamental Refrigerant Management:</b> Use no CFC-based refrigerants in HVAC&R equipment.	Meeting LEED Requirements
			15	<b>EAc1 Optimize Energy Performance:</b> Demonstrate a percentage cost improvement in proposed building performance rating compared with MNECB 1997 OR ASHRAE 90.1-2007 (worth up to 13 points depending on performance achieved - see LEED® Canada Rating System).	As per EAp1
			7	<b>EAc2 On-Site Renewable Energy:</b> Use on-site renewable energy systems to offset building energy cost (1-7 points).	Not targeted
2				<b>EAc3 Enhanced Commissioning:</b> Engage an independent commissioning authority (from a third party firm) to design, implement and document a commissioning plan and provide peer review of design and construction documents with additional tasks as specified.	CxA is currently part of team and will carry our design reviews
2				<b>EAc4 Enhanced Refrigerant Management:</b> <b>Option 1:</b> Do not use refrigerants <b>Option 2:</b> Select refrigerants and HVAC&R equipment that minimize or eliminate emission of compounds that contribute to ozone depletion and global climate change. Do not operate or install fire suppression systems that contain CFCs, HCFCs or halons.	To be specified
			2	<b>EAc5 Measurement &amp; Verification:</b> Develop and implement a measurement & verification (M&V) plan consistent with Option D OR Option B as specified in IFB&VP Volume III. M&V period must cover at least 1 year of post-construction occupancy. Provide process for corrective action if results of M&V plan indicate that energy savings are not being achieved.	Not targeted
			2	<b>EAc6 Green Power:</b> Engage in a minimum two year contract to provide at least 35% of building's electricity from renewable sources (those that meet Environmental Choice EcoLogo Program requirements for renewable, low-impact generation).	Not targeted

Targeted	Pursuing	Exceeding Target	Not Pursuing	LEEDS NC 2009 Scorecard for River Park Place Lot 2 - Phase 2
50	6	6	51	Potential LEED Rating: Silver
				LEEDS NC 2009 Scorecard for River Park Place Lot 2 - Phase 2

5	1	1	7	MATERIALS & RESOURCES	NOTES 2016-05-16
*				<b>MRp1 Storage &amp; Collection of Recyclables:</b> Provide an easily-accessible area for the collection and storage of recycling materials for the entire building. Materials must include, at a minimum, paper, corrugated cardboard, glass plastics, metals and organic wastes (if a municipal collection program is available).	Meeting LEED requirements
			4	<b>MRp1 Building Reuse:</b> Maintain 55% (1 point), 75% (2 points) or 95% (3 points) of existing building structure and envelope. Use existing interior non-structural elements in at least 50% of the completed building (1 point).	Not targeted
2				<b>MRc2 Construction Waste Management:</b> Develop and implement a waste management plan. Divert a minimum of 50% (1 point) or 75% (2 points) of construction, demolition and land-clearing waste from the landfill by recycling/salvaging materials (by weight or volume).	To be specified for Construction
			2	<b>MRc3 Materials Reuse:</b> Use salvaged, refurbished or reused materials, the sum of which is at least 5% (1 point) or 10% (2 points), based on cost, of the total value of materials on the project.	Not targeted
2				<b>MRc4 Recycled Content:</b> Use materials with recycled content such that the sum of post-consumer recycled content plus 1/2 pre-consumer content is at least 10% (1 point) or 20% (2 points), based on cost, of the total value of the materials on the project.	To be specified for Construction
1	1			<b>MRc5 Regional Materials:</b> Use 20% (1 point) or 30% (2 points) building materials and products, by cost, (for which at least 80% of each) are extracted and manufactured within 800 km of the project site. If materials are shipped by rail or water, the allowable radius is 2400 km. Combinations of the above are also permitted.	To be specified for Construction
			4	<b>MRc6 Rapidly Renewable Materials:</b> Use rapidly renewable materials and products for 2.5% of the total value of all building materials and products used in the project, based on cost. Rapidly renewable building materials and products are made from plants that are typically harvested within a 10 year cycle or shorter.	
		1		<b>MRc7 Certified Wood:</b> Use a minimum of 50% (based on cost) of total wood-based materials and products that are certified in accordance with the Forest Stewardship Council's (FSC) Principles and Criteria, for wood building components.	To be specified for Construction
9	0	1	5	INDOOR ENVIRONMENTAL QUALITY	NOTES 2016-05-16
*				<b>EQp1 Minimum IAQ Performance:</b> Comply with ASHRAE 62-2007 "Ventilation for Acceptable Indoor Air Quality" (with errata but without addenda).	Individual suite ventilation is required to meet ASHRAE 62



LEED® NC 2009 Scorecard for River Park Place Lot 2 - Phase 2				
Targeted	Pending	Decision Req'd	Not Pursued	Potential LEED Rating: Silver
50	4	5	51	Certified: 40 to 49 points Silver: 50 to 59 points Gold: 60 to 79 points Platinum: 80 or more points
				<b>EQp2 Environmental Tobacco Smoke Control:</b> Prohibit smoking in the building OR establish negative pressure (minimum 5Pa) in rooms with smoking (as specified) AND in both cases designate outside smoking areas to be at least 7.5m away from entrance areas and air intakes.
				Smoking is not permitted on common property and corridors are positively pressurised with air forced into apartments, reducing potential for smoke to go into hallways.
1				<b>EQc1 Outdoor Air Delivery Monitoring:</b> Install permanent carbon dioxide monitoring sensors and ventilation controls to ensure ventilation systems maintain design minimum requirements. Configure all monitoring equipment to generate an alarm when airflow values or CO2 levels vary by 10% or more from the design values.
				To be reviewed as part of detailed design
			1	<b>EQc2 Increased Ventilation:</b> Increase breathing zone outdoor air ventilation rates to all occupied spaces by at least 30% above the minimum rates required by ASHRAE Standard 62.1-2007 as determined by EQp1.
				Not targeted
1				<b>EQc3.1 Construction IAQ Management Plan: During Construction:</b> Design and implement an IAQ Management plan to SMACNA standards. Protect building materials and ductwork from contamination, use MERV 8 filtration media per ASHRAE 52.2-1999 and make provisions for inspection and correction of deficiencies that could adversely affect IAQ.
				To be specified for construction
			1	<b>EQc3.2 Construction IAQ Management Plan: Before Occupancy:</b> Provide a building flush-out at 100% outdoor air according to LEED® requirements (before or overlapping with occupancy) OR conduct baseline IAQ testing prior to occupancy (but after construction is complete).
				Not targeted
1				<b>EQc4.1 Low-Emitting Materials: Adhesives &amp; Sealants:</b> Select adhesives, sealants and sealant primers that have VOC contents below specified limits (SCAQMD rule #1168) applied within the weatherproofing system.
				To be specified for construction
1				<b>EQc4.2 Low-Emitting Materials: Paints &amp; Coatings:</b> Select paints and coatings that have VOC contents below the specified limits of Green Seal Standard GS-11 AND select anti-corrosive coatings with VOC contents below Green Seal GC-03, AND if not covered by the above, select paints and coatings that satisfy SCAQMD Rule #1113. Applies to products applied on-site and within the weatherproofing system.
				To be specified for construction
1				<b>EQc4.3 Low-Emitting Materials: Flooring Systems:</b> All flooring must comply with requirements detailed in Option 1 of LEED Rating System OR flooring products installed in the building interior must meet testing and product requirements of California Dept of Public Health Standard Practice for Testing of Volatile Organic Emissions from Various Sources Using Small-Scale Environmental Chambers. For both options, max 5% of non-compliant flooring can be used for specialty areas.
				To be specified for construction
		1		<b>EQc4.4 Low-Emitting Materials: Composite Wood and Agrifiber Products:</b> Composite wood and agrifiber products used on the building interior shall contain no added urea-formaldehyde resins. Laminate adhesives used to fabricate wood and agrifiber assemblies must contain no added urea-formaldehyde resins.
				Typically difficult to achieve with MURBS
1				<b>EQc5 Indoor Chemical &amp; Pollutant Source Control:</b> Use permanent entryway grates (at least 3 m long in direction of travel), deck to deck partitions and separate exhaust for areas with contaminated air. Provide separate plumbing for chemical liquid waste to suitable storage containers. Use MERV 13 filters in all HVAC equipment.
				To be considered through detailed design

Targeted	Pending	Decision Req'd	Not Pursued	LEED® NC 2009 Scorecard for River Park Place Lot 2 - Phase 2	
				Potential LEED Rating: Silver	
50	4	5	51	Certified: 40 to 49 points   Silver: 50 to 59 points   Gold: 60 to 79 points   Platinum: 80 or more points	
1				<b>EQc6.1 Controllability of Systems: Lighting:</b> Provide individual lighting controls for a minimum 90% of building occupants. Provide lighting system controls for shared multi-occupant spaces that complies with ASHRAE 90.1-2007 section 9.4.1.2.	Electrical design to meet controls requirements
1				<b>EQc6.2 Controllability of Systems: Thermal Comfort:</b> Provide individual comfort controls for a minimum of 50% of building occupants. Operable windows may be used in lieu of controls for occupants located within 6 m of window and 3 m to either side of window. Provide comfort controls for shared multi-occupant spaces.	Mechanical design to meet controls requirements
1				<b>EQc7.1 Thermal Comfort: Design:</b> Design HVAC systems and building envelope to comply with ASHRAE Standard 55-2004, Thermal Comfort Conditions for Human Occupancy.	Mechanical consultant to provide confirmation that comfort levels can be met
				<b>EQc7.2 Thermal Comfort: Verification:</b> Achieve EQc7.1 AND conduct thermal comfort survey of building occupants within 6 to 18 months after occupancy. Provide permanent monitoring system to verify that building performance meets desired comfort criteria as determined by EQc7.1	Not targeted
				<b>EQc8.1 Daylight &amp; Views: Daylight:</b> Achieve daylight illumination levels of a minimum 250 Lux (23 footcandles) in at least 75% of regularly occupied spaces demonstrated through computer simulations, calculations, measurements or a combination of the three options	Not targeted
				<b>EQc8.2 Daylight &amp; Views: Views:</b> Provide a direct line of sight from 50% of regularly occupied areas through vision glazing	Not targeted

6	0	0	0	INNOVATION IN DESIGN	NOTES 2016-05-16
1				<b>IDc1.1 Exemplary Performance: Residential Home Buyers Guide</b>	Providing a summary to owners on the sustainability features of the building and units
1				<b>IDc1.2 Exemplary Performance: Green Housekeeping</b>	Providing a care package and summary of green cleaning products
1				<b>IDc1.3 Process Water Load</b>	Providing water efficient appliances
1				<b>IDc1.4 Exemplary Performance: SSc4.3 Alternative Transportation: Low-Emitting &amp; Fuel-Efficient Vehicles</b>	EV charging stations are above what is required for LEED
1				<b>IDc1.5 Low Mercury Lighting</b>	Lighting design to meet low mercury requirements
1				<b>IDc2 LEED® Accredited Professional:</b> At least one principal participant on the project team must be a LEED® Accredited Professional.	



LEED® NC 2009 Scorecard for River Park Place Lot 2 - Phase 2				
Targeted	Pending	Decision Req'd	Not Pursued	Potential LEED Rating: Silver
50	4	5	51	Certified: 40 to 49 points   Silver: 50 to 59 points   Gold: 60 to 79 points   Platinum: 80 or more points
3	1	0	0	REGIONAL PRIORITY <span>NOTES 2016-05-16</span>
	1			<div> <b>RPc1 Durable Building:</b> Engage a Building Science Professional to develop and implement a Building Durability Plan in accordance with the principles in CSA S478-95 (R2007) - Guideline on Durability in Buildings. </div> <div>Building Envelop consultant to confirm durability credit.</div>
1				<div> <b>RPc2 Regional Priority - Development Density and Community Connectivity</b> </div> <div>Met as part of project</div>
1				<div> <b>RPc2 Regional Priority</b> </div> <div>Met as part of project</div>
1				<div> <b>RPc2 Regional Priority - Construction Waste Management (&gt;75%)</b> </div> <div>Met as part of project</div>



Address: 6900 Pearson Way

File No.: DP 14-662341

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

1. **Landscape Security:** Submission of a Letter of Credit for landscaping in the amount of \$942,700.03, based on a costs estimate provided by a CSLA registered landscape architect (including 10% contingency). (REDMS #5012869)
2. **Village Centre Bonus:** City acceptance of the developer's offer to voluntarily contribute funds towards the Child Care Reserve, Community Planning Reserve, and Public Art Reserve, which contribution shall be submitted to satisfy legal agreements registered on title to River Park Place prior to rezoning adoption that require amenity contributions for any Village Centre Bonus (VCB) floor area developed in Phase 1 and 2, the combined area of which exceeds 3,608.5 m<sup>2</sup> (38,841 ft<sup>2</sup>). The developer's voluntary contribution shall include:
  - 2.1. \$1,356,420.00 in cash to the Child Care Reserve fund, which contribution shall be:
    - 2.1.1. Based on 5% of the excess VCB floor area (i.e. 5% x 4,200.5 m<sup>2</sup> / 45,214 ft<sup>2</sup>) and a rate of \$600/ft<sup>2</sup> (which rate is the estimated construction-value and intended to facilitate the transfer of the required child care space to an alternate location for future construction by others);
    - 2.1.2. Payable prior to issuance of the subject Development Permit (Phase 2); and
    - 2.1.3. Split between the Development (90%) Reserve (i.e. \$1,220,778.00) and Operating (10%) Reserve (i.e. \$135,642.00);
  - 2.2. \$11,303.50 in cash to the Community Planning Reserve fund, which contribution shall be:
    - 2.2.1. Based on 100% of the excess VCB floor area (i.e. 4,200.5 m<sup>2</sup> / 45,214 ft<sup>2</sup>) and a rate of \$0.25/ft<sup>2</sup> (which rate is set out in the City Centre Area Plan); and
    - 2.2.2. Payable prior to issuance of the subject Development Permit (Phase 2); and
  - 2.3. \$33,910.50 in cash to the Public Art Reserve, which contribution shall be:
    - 2.3.1. Based on 100% of the excess VCB floor area (i.e. 4,200.5 m<sup>2</sup> / 45,214 ft<sup>2</sup>) and a rate of \$0.75/ft<sup>2</sup> (which rate is set out in the legal agreements); and
    - 2.3.2. Payable prior to issuance of Building Permit for Phase 2; and
    - 2.3.3. Secured with a restrictive covenant registered on title prior to issuance of the subject Development Permit (Phase 2).
3. **Public Art:** Discharge and replacement of the existing "no build" public art covenant (CA2994217-CA2994218), registered on title to the subject site prior to adoption of RZ 09-506904, for the purpose of providing site-specific development requirements with respect to the subject Phase 2 development. More specifically, notwithstanding DP Consideration 2.3, City acceptance of the developer's offer to voluntarily contribute funds towards the Public Art Reserve, which contribution shall satisfy legal agreements registered on title to River Park Place prior to rezoning adoption, together with the requirements set out in DP Consideration 2.3 above. The developer's voluntary contribution shall be as follows and generally summarized in **Table 1** (below).
  - 3.1. \$146,884.00 in cash to the Public Art Reserve, including:
    - 3.1.1. \$33,910.50 payable with respect to DP Consideration 2.3; and
    - 3.1.2. \$112,973.50 payable in lieu of undertaking a public art project in subject Phase 2, which project was identified in the "Project-Wide Public Art Plan" for Lot 2 (original Phases 2 and 3) and formed part of the public art "no build" covenant registered on title prior to rezoning adoption (CA2994217-CA2994218);
  - 3.2. Based on a rate of \$0.75/ft<sup>2</sup> (which rate is set out in the legal agreements);

3.3. Payable in its entirety prior to issuance of Building Permit for Phase 2; and

3.4. Secured with a restrictive covenant registered on title prior to issuance of the subject DP (Phase 2).

**TABLE 1**

Phase		Max. Buildable Area (1)	Affordable Housing (1) (2)	Applicable Floor Area	Voluntary Developer Contributions		
					Rate (3)	Required	Actual
1	PHASE 1 APPROVED	16,536.2 m <sup>2</sup> (178,000 ft <sup>2</sup> )	Nil	16,536.2 m <sup>2</sup> (178,000 ft <sup>2</sup> )	\$0.75/ft <sup>2</sup>	\$133,500.00	\$227,261.00 Artwork installed @ Phase 1
2	Anticipated at Rezoning (5)	28,109.8 m <sup>2</sup> (302,571 ft <sup>2</sup> )	2,501.4 m <sup>2</sup> (26,925 ft <sup>2</sup> )	25,608.4 m <sup>2</sup> (275,646 ft <sup>2</sup> )	\$0.75/ft <sup>2</sup>	\$206,734.50	\$146,884.00 Cash contribution to the Public Art Reserve, to be submitted prior to Building Permit issuance for Phase 2
	Additional VCB Bonus (4)	4,200.5 m <sup>2</sup> (45,214 ft <sup>2</sup> )	Nil	4,200.5 m <sup>2</sup> (45,214 ft <sup>2</sup> )		\$33,910.50	
	PHASE 2 SUB-TOTAL	32,310.3 m <sup>2</sup> (347,785 ft <sup>2</sup> )	2,501.4 m <sup>2</sup> (26,925 ft <sup>2</sup> )	29,808.9 m <sup>2</sup> (320,860 ft <sup>2</sup> )		\$240,645.00	
TOTAL		48,846.5 m <sup>2</sup> (525,785 ft <sup>2</sup> )	2,501.4 m <sup>2</sup> (26,925 ft <sup>2</sup> )	46,345.1 m <sup>2</sup> (498,860 ft <sup>2</sup> )	\$0.75/ft <sup>2</sup>	\$374,145.00	\$374,145.00

(3) Excludes standard FAR exemptions (e.g., amenity space), but includes net habitable area, circulation and related features.

(4) Exempt from Buildable Area for Public Art purposes

(5) Rate determined via RZ 09-506904

(6) Village Centre Bonus (Refer to DP Consideration 2.3)

(7) Total proposed floor area LESS the "additional VCB bonus" (as per DP Consideration 2)

4. Housing Covenant: Discharge and replacement of the existing Affordable Housing Covenant (CA2994213-CA2994216), registered on title to the subject site prior to adoption of RZ 09-506904, for the purpose of providing site-specific development requirements with respect to the proposed stand-alone, affordable housing building and related features (e.g., numbers/sizes/locations of units, parking spaces, indoor/outdoor amenity spaces, bike storage spaces, electric vehicle charging facilities, waste management facilities), within the subject development, as determined to the satisfaction of the Director of Development and Manager, Community and Social Development in their sole discretion, in conjunction with the issuance of the subject Development Permit.

4.1. Based on the above and the subject Development Permit, the Owner shall provide for an affordable housing building generally as follows:

**TABLE 2**

Floor #	Gross Floor Area (1)	Standard FAR Exemptions		Net Buildable Area	Circulation & Common Spaces	Dwelling Units	
		Building Features (2)	Indoor Amenity Space (3)			Net Habitable Area	No. of Units
6 <sup>th</sup>	731.2 m <sup>2</sup>	27.7 m <sup>2</sup>	0	703.5 m <sup>2</sup>	101.5 m <sup>2</sup>	602.0 m <sup>2</sup>	9
5 <sup>th</sup>	731.2 m <sup>2</sup>	27.7 m <sup>2</sup>	0	703.5 m <sup>2</sup>	101.5 m <sup>2</sup>	602.0 m <sup>2</sup>	9
4 <sup>th</sup>	731.2 m <sup>2</sup>	27.7 m <sup>2</sup>	56.3 m <sup>2</sup>	647.2 m <sup>2</sup>	97.2 m <sup>2</sup>	550.0 m <sup>2</sup>	8
3 <sup>rd</sup>	405.0 m <sup>2</sup>	27.7 m <sup>2</sup>	0	377.3 m <sup>2</sup>	79.3 m <sup>2</sup>	298.0 m <sup>2</sup>	5
2 <sup>nd</sup>	48.5 m <sup>2</sup>	0	48.5 m <sup>2</sup>	0	0	0	0
1 <sup>st</sup>	69.9 m <sup>2</sup>	0	0	69.9 m <sup>2</sup>	69.9 m <sup>2</sup>	0	0
TOTAL	2,717.0 m <sup>2</sup>	110.8 m <sup>2</sup>	104.8 m <sup>2</sup>	2,501.4 m <sup>2</sup>	449.4 m <sup>2</sup>	2,052.0 m <sup>2</sup> (4)	31
		215.6 m <sup>2</sup>					

(1) Excludes parking, bike storage, and other features contained within the parking structure.

(2) For example, stairs and elevator shafts above the ground floor.

(3) Exceeds the minimum Official Community Plan requirement of 70 m<sup>2</sup> (754 ft<sup>2</sup>) for buildings with less than 40 units.

(4) Satisfies the minimum requirement, based on 5% of the combined total residential floor area in Phases 1 & 2.

- 4.2. The 31 affordable housing units provided by the Owner, comprised of a combined net habitable area of at least 2,052.0 m<sup>2</sup> (22,088 ft<sup>2</sup>), shall include the following:

**TABLE 3**

Affordable Housing Unit Type	# of Units	# of Basic Universal Housing Units (1)	Minimum Habitable Unit Area (2)	Max. Monthly Unit Rent (3)	Total Annual Household Income (3)
1-Bedroom	18	18	50.0 m <sup>2</sup> (538 ft <sup>2</sup> )	\$950	\$38,000 or less
2-Bedroom	10	10	80.0 m <sup>2</sup> (861 ft <sup>2</sup> )	\$1,162	\$46,500 or less
3-Bedroom	3	3	91.0 m <sup>2</sup> (980 ft <sup>2</sup> )	\$1,437	\$57,500 or less
<b>TOTAL</b>	<b>31</b>	<b>31</b>	<b>Varies</b>	<b>Varies</b>	<b>Varies</b>

- (1) Basic Universal Housing Units shall comply with all applicable Richmond Zoning Bylaw requirements.  
 (2) Actual unit areas shall be determined based on the approved Development Permit for the subject site, but must not be less than the "Minimum Unit Area" indicated in the table above.  
 (3) The "Maximum Monthly Unit Rent" and "Total Annual Household Income" indicated in the table above denote amounts adopted by Council on March 11, 2013. These amounts may be increased periodically as provided for under adopted City (affordable housing) policy.

- 4.3. All common areas (e.g., circulation, lobby, indoor and outdoor amenity spaces, parking, waste management areas, bike storage) shall be accessible by people with disabilities, in compliance with the BC Building Code or as otherwise determined to the satisfaction of the Manager, Community and Social Development and Manager of Building Approvals in their sole discretion.
- 4.4. Parking, "Class 1" bike storage, and electric vehicle (EV) charging stations shall be provided for the exclusive use of the affordable housing building, including vehicles used by individual residents and staff, car-share vehicles, program vehicles, and other vehicles as need be, as per the subject Development Permit. Parking spaces shall be grouped together on Level P1 (i.e. below grade) within a secure compound with direct access to the affordable housing building's elevator/stair core. Use of the required facilities shall result in no additional charge to the residents (i.e. no monthly rents or other user fees shall apply for casual, shared, or other use). The minimum number of parking spaces, "Class 1" bike storage, and electric vehicle (EV) charging stations shall be as follows:

**TABLE 4**

Affordable Housing Parking & "Class 1" Bike Storage	Minimum Spaces	Minimum Electric Vehicle (EV) Equipment	
		240V Charging Station	120V Duplex Outlet
Parking Spaces	25	2	0
▪ Standard	20		
▪ Small Car	2		
▪ Handicapped	3		
Class 1 Bike Storage	39	0	4

- 4.5. The affordable housing building shall be located within an Air Space Parcel approved by the City. Legal agreements shall be registered as required to ensure that the affordable housing building occupants, staff, guests, and designates have adequate access to and enjoyment of facilities shared with the market residential and/or commercial occupants of the building including, as applicable, outdoor residential amenity space, driveways, waste management facilities, and related circulation spaces. Use of the shared facilities shall result in no additional charge to the affordable housing building residents (i.e. no monthly rents or other user fees shall apply for casual, shared, or other use). Required easements may include, but may not be limited to, shared use of:

- 4.5.1. Vehicle and pedestrian access;  
 4.5.2. Commercial "public" parking by affordable housing building visitors (i.e. short-term parking available to the general public for which the owner/operator may charge a user fee);  
 4.5.3. Waste management (refuse, organics, and recycling) facilities;  
 4.5.4. Outdoor amenity space (at the podium rooftop level); and

4.5.5. For the staff of the affordable housing building only (i.e. not residents), end-of-trip cycling facilities.

4.6. Prior to Building Permit issuance for Lot 2, in whole or in part, the detailed design shall of the affordable housing building and all related spaces and features be to the satisfaction of the Director of Development and Manager, Community and Social Development in their sole discretion.

**NOTE:** As per the existing Housing Covenant (CA2994213-CA2994216), the City will not be obligated to permit occupancy of any building on Lot 2, in whole or in part, until the affordable housing building and affordable housing dwelling units receive final Building Permit inspection granting occupancy.

5. **Commercial Parking Covenant:** Amendment or discharge and replacement, as determined by the City, of the existing commercial parking covenant (CA2994219-CA2994220), registered on title to the subject site prior to adoption of RZ 09-506904, for the purpose of providing site-specific development requirements with respect to the subject Phase 2 development and previously approved Phase 1 development. More specifically:

5.1. The required number of parking spaces shall reflect the approved permits for Phase 1/Lot 1 (DP 12-617639 and BP 13-634548) and the proposed/required number of spaces for Phase 2/Lot 2 as indicated in **Table 5** (below);

5.2. References to “Phase 3” shall be removed, such that all of the commercial parking with respect to the subject site (Lot 2) shall be provided in Phase 2;

5.3. In the event that Building Permit (BP)\* issuance and/or final BP\* inspection granting occupancy is phased for the residential and/or commercial portions of the Phase 2 (Lot 2) building:

5.3.1. There shall be a maximum of two phases; and

5.3.2. The first phase shall include 100% of the commercial “public” spaces, signage, and related vehicle and pedestrian access (together with all other parking and related features, as determined to the sole satisfaction of the City); and

5.4. Sketch plans shall be attached indicating the locations of the required parking spaces.

**TABLE 5**

Phase 2/Lot 2 Commercial Parking	Total Spaces	Small Car Spaces			Handicapped Spaces			Standard Spaces Proposed/ Required
		Rate	Bylaw #	Proposed/ Required	Rate	Bylaw #	Proposed/ Required	
“Public” spaces	113	50% max	56 max	3	2% min	3 min	3	107
“Assignable” spaces	113	50% max	56 max	24	2% min	3 min	3	86
<b>TOTAL</b>	<b>226</b>	<b>-</b>	<b>112 max</b>	<b>27</b>	<b>-</b>	<b>6 min</b>	<b>6</b>	<b>193</b>

6. **Electric Vehicle (EV) Charging Equipment for Vehicles and “Class 1” Bike Storage:** Registration of legal agreement(s) on the subject site requiring that the developer/owner provides, installs, and maintains electrical vehicle (EV) charging equipment within the building for the use of building residents, commercial tenants, guests, customers, and related users as determined through the subject Development Permit approval processes, to the satisfaction of the City. More specifically:

6.1. Electrical vehicle (EV) equipment shall be provided as indicated in **Table 6** (below);

6.2. Electrical vehicle (EV) equipment shall be distributed as indicated in the approved Development Permit including, among other things:

6.2.1. The commercial “public” parking EV equipment shall be:

- Grouped together on Level L1 (i.e. ground floor) adjacent to the marked pedestrian walkway (bisecting the parkade) at the breezeway connection to/from River Road; and
- Sized for standard or larger vehicles, as per the Zoning Bylaw, but may include no more than one of the Bylaw-required handicapped parking spaces with respect to the commercial “public” parking, as set out in DP Consideration 5 (i.e. additional handicapped –sized EV

spaces would require an increase in the total “proposed/required” handicapped spaces indicated in DP Consideration 5); and

- 6.2.2. The affordable housing EV equipment shall be entirely within the affordable housing building’s secure parking compound;
- 6.3. Permanent signage shall be installed to facilitate the intended use of the electrical vehicle (EV) equipment (e.g., to direct users to the EV equipment and discourage non-EV use of EV-equipped parking spaces and bike storage);
- 6.4. Prior to Building Permit (BP)\* issuance for Phase 2, in whole or in part, the developer shall indicate the required EV equipment and signage on the permit plans and provide a Letter of Assurance from the architect confirming that the BP complies with this legal agreement(s); and
- 6.5. Prior to final BP\* inspection granting occupancy for Phase 2, in whole or in part, the required EV equipment, signage, and related vehicle and pedestrian access must receive final BP\* inspection granting occupancy; and
- 6.6. In the event that BP\* issuance and/or final BP\* inspection granting occupancy is phased for the residential and/or commercial portions of the building:
  - 6.6.1. There shall be a maximum of two phases; and
  - 6.6.2. The first phase shall include:
    - a) A proportional share of the market residential EV equipment;
    - b) 100% of the affordable housing EV equipment;
    - c) 100% of the commercial “public” parking EV equipment.

**TABLE 6**

Electric Vehicle (EV) Charging Equipment by Use	Parking (240V)							Class 1 Bike Storage (120V)		
	# Spaces	Charger (1)		Plug-In (2)		Rough-In (3)		# Bikes	Plug-In (4)	
		Rate	#	Rate	#	Rate	#		Rate	Min #
<b>RESIDENTIAL</b>	<b>316</b>	<b>0.6%</b>	<b>2</b>	<b>23%</b>	<b>73</b>	<b>23%</b>	<b>73</b>	<b>376</b>	<b>1/10 min</b>	<b>38</b>
▪ Residential – Market Units	291	0	0	25%	73	25%	73	337	1/10 min	34
▪ Residential – Affordable Housing	25	8%	2	0	0	0	0	39	1/10 min	4
<b>COMMERCIAL</b>	<b>226</b>	<b>1%</b>	<b>3</b>	<b>10%</b>	<b>23</b>	<b>0</b>	<b>0</b>	<b>18</b>	<b>1/10 min</b>	<b>2</b>
▪ Commercial – “Public” (5)	113	3%	3	0	0	0	0	N/A	N/A	N/A
▪ Commercial – “Assignable” (5)	113	0	0	20%	23	0	0	N/A	N/A	N/A
<b>TOTAL</b>	<b>542</b>	<b>1%</b>	<b>5</b>	<b>18%</b>	<b>96</b>	<b>14%</b>	<b>73</b>	<b>394</b>	<b>1/10 min</b>	<b>40</b>

(1) An operating 240V electrical outlet together with an installed vehicle charger.

(2) An operating 240V electrical outlet.

(3) Conduit and related electrical equipment to facilitate the cost-effective future installation of EV charging equipment.

(4) An operating 120V duplex electrical outlet

(5) Distribution between “public” & “assignable” commercial parking shall be indicated on the DP plans.

7. End-of-Trip Cycling Facilities & “Class 1” Bike Storage for Non-Residential Uses: Registration of a restrictive covenant on the subject site for the purpose of requiring that the developer/owner provides, installs, and maintains end-of-trip cycling facilities and “Class 1” bike storage for non-residential tenants of the building to the satisfaction of the City as determined via the subject Development Permit review/approval processes (and indicated on the DP drawings). More specifically:
  - 7.1. The developer/owner shall, at its sole cost, design, install, and maintain:

- 7.1.1. One end-of-trip cycling facility for each gender for the shared use of the development's non-residential tenants and affordable housing building staff (i.e. not residents of market or affordable housing units); and
- 7.1.2. 31 "Class 1" bike storage spaces for non-residential tenants of the building (based on the developer's proposal with respect to satisfy Zoning Bylaw requirements for "Class 1" bike storage for commercial uses), which storage must include a minimum of four 120V electric vehicle (EV) charging stations (i.e. four 120V duplex outlets) for the shared use of cyclists;
- 7.2. An end-of-trip cycling facility shall mean a handicapped-accessible suite of rooms containing a change room, toilet, wash basin, shower, lockers, and grooming station (i.e. mirror, counter, and electrical outlets) designed to accommodate use by two or more people at one time;
- 7.3. The required end-of-trip cycling facilities and Class 1" bike storage spaces shall be located in close proximity to each other for ease of use and security;
- 7.4. No Building Permit\* will be issued for a building on the subject site, in whole or in part, unless the building design includes the required end-of-trip cycling facilities and a Letter of Assurance is submitted by the architect confirming that the facilities satisfy the City's objectives; and
- 7.5. No final Building Permit\* inspection permitting occupancy of a building will be granted until the required end-of-trip cycling facilities receive final Building Permit\* inspection permitting occupancy.
8. Indoor Recreation Covenant: Registration of a restrictive covenant on the subject site that, notwithstanding provisions in the Zoning Bylaw, prohibits the operation of any "indoor recreation" uses requiring a business license.
9. Residential Visitor Suite Covenant: Registration of a restrictive covenant on the subject site for the purpose of restricting the use of a portion of the indoor amenity space, as identified in the Development Permit for the use and enjoyment of the residents of the subject development's market dwellings (in compliance with Official Community Plan and City Centre Area Plan requirements), for a maximum of two (2) residential visitor suites, the combined habitable floor area of which shall not exceed 84 m<sup>2</sup> (904 ft<sup>2</sup>). More specifically:
  - 9.1. Residential visitor suite shall mean non-commercial accommodation provided, installed, and maintained by the developer/owner, at its sole cost, for the use of the residents of the subject development's market dwellings (i.e. not affordable housing building residents) to accommodate visitors (e.g., friends and family) for periods of 30 days or less, to the satisfaction of the City;
  - 9.2. A residential visitor suite shall:
    - 9.2.1. Not be strata titled;
    - 9.2.2. Not be used as a dwelling unit for permanent residents; and
    - 9.2.3. Not be equipped, furnished, or used to provide accommodation for more than four (4) visitors per visitor suite;
  - 9.3. A residential visitor suites shall not be used for hotel use, bed and breakfast use, or other forms of short-term accommodation operated for commercial/business purposes, but the owner may charge a user fee(s) to those residents who use the residential visitor suite to accommodate their visitors;
  - 9.4. Visitors using the visitor suites shall have use of the subject development's "public" commercial parking (charges may apply);
  - 9.5. In the event that the owner decides to terminate residential visitor suite use of one or both of the designated residential visitor suites, in whole or in part, the affected space must be used for alternate residential indoor amenity space for the use and enjoyment of the residents of the subject development's market dwellings, in compliance with Official Community Plan and City Centre Area Plan requirements (i.e. not residential, commercial, or other uses);
  - 9.6. No Building Permit\* will be issued for a building on the subject site, in whole or in part, unless the building design includes the residential indoor amenity space required for the use and enjoyment of the residents of the subject development's market dwellings, as identified in the subject Development Permit,



including the residential visitor suites, and a Letter of Assurance is submitted by the architect confirming that the facilities satisfy the City's objectives; and

- 9.7. No final Building Permit\* inspection permitting occupancy of a building will be granted until the residential indoor amenity space required for the use and enjoyment of the residents of the subject development's market dwellings, as identified in the subject Development Permit, including the residential visitor suites, receives final Building Permit\* inspection permitting occupancy.
10. District Energy Utility (DEU): Discharge and replacement of the existing DEU "no development" covenant (CA2994211-CA2994212), registered on title to the subject site prior to adoption of RZ 09-506904, for the purpose of registering a restrictive covenant and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to connect to DEU, which covenant and/or legal agreement(s) will include, at minimum, the following terms and conditions:
  - 10.1. No Building Permit\* will be issued for a building on the subject site, in whole or in part, unless the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering;
  - 10.2. If a DEU is available for connection, no final Building Permit\* inspection permitting occupancy of a building will be granted until the building is connected to the DEU and the owner enters into a Service Provider Agreement on terms and conditions satisfactory to the City and grants or acquires the statutory right-of-way(s) and/or easements necessary for supplying the DEU services to the building;
  - 10.3. If a DEU is not available for connection, then the following is required prior to the earlier of subdivision (stratification) or final building inspection permitting occupancy of a building:
    - 10.3.1. The City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU;
    - 10.3.2. The owner enters into a covenant and/or other legal agreement to require that the building connect to a DEU when a DEU is in operation;
    - 10.3.3. The owner grants or acquires the statutory right-of-way(s) and/or easements necessary for supplying DEU services to the building;
    - 10.3.4. If required by the Director of Engineering, the owner provides to the City a Letter of Credit, in an amount satisfactory to the City, for costs associated with acquiring any further statutory right-of-way(s) and/or easement(s) and preparing and registering legal agreements and other documents required to facilitate the building connecting to a DEU when it is in operation.
11. Heritage Woodlot & Park: In compliance with the "no development" covenant registered on title prior to rezoning adoption with respect to heritage landscape and park (CA2994209-CA2994210):
  - 11.1. Submit the "Conservation Plan for Phase 2" prepared by a registered professional (environmental consultant/arborist) identifying, among other things, the potential Phase 2 development impacts on the City owned property at 6900 River Road and, if required, related mitigation and/or compensation and implementation measures, all to the satisfaction of the City; and
  - 11.2. If required, make application for any permits with respect to necessary mitigation /compensation.
12. Phasing: In order to satisfy the conditions of the "no development" covenant registered on title prior to rezoning adoption with respect to phasing (CA2994209-CA2994210), submission of a report by a registered professional (architect) confirming that if the developer seeks to phase Building Permit\* issuance and/or final Building Permit\* inspection granting occupancy for the subject development:
  - 12.1. There shall be a maximum of two phases (exclusive of parking), which phases are indicated on the Development Permit drawings;
  - 12.2. The first phase shall include, but may not be limited to the following:
    - 12.2.1. Affordable housing building and all related spaces and features (including parking, EV equipment, and indoor and outdoor amenity spaces and features);
    - 12.2.2. Commercial "public" parking (including EV equipment);



12.2.3. End-of-trip cycling facilities;

12.2.4. Residential amenity space (indoor and outdoor) in compliance with Official Community Plan and City Centre Area Plan requirements; and

12.3. Prior to Building Permit issuance for the first phase, the developer shall enter into "River Park Place's" third of three Servicing Agreements (SA #3)\*, which Servicing Agreement \*shall provide for the developer's design and construction of all outstanding off-site works with respect to "River Park Place" as generally set out prior to rezoning adoption. All works required with respect to SA #3\* shall be complete prior to first occupancy of the subject site, in whole or in part, unless determined otherwise, at the sole discretion of the City, through the review/approval processes for SA #3.

13. Discharge of Existing Agreements: Discharge of various legal agreements for which conditions have been fully satisfied, which may include, but may not be limited to:

13.1. CA3019736-CA3019740, which agreement secures the demolition of the then-existing building on the "River Park Place" lands, together with the dedication and construction of Pearson Way and related driveway restrictions (subsequently secured by CA2994221- CA2994222 and CA3493964-CA3493966);

13.2. CA3019742- CA3019743, which agreement regarding electric vehicle (EV) requirements for Phase 1 has been replaced by CA3493970-CA3493971.

14. Additional Requirements: Discharge and/or registration of additional statutory right-of-way(s) (SRW) and/or legal agreement(s), as determined to the satisfaction of the Director of Development, Director of Engineering, and Director of Transportation, which may include, but may not be limited to:

14.1. Additional legal agreements, as determined via the subject development's Servicing Agreement (SA #3)\* and/or Development Permit and/or Building Permit(s)\* to the satisfaction of the Director of Engineering, Director of Development, and Director of Transportation, 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.

NOTE: CA2994209-CA2994210 (i.e. "no development/no build/no occupancy" covenant with respect to phasing, heritage landscape and park, and affordable housing) shall not be discharged prior to issuance of the subject Phase 2 Development Permit.

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

1. "No Build": Compliance with the terms of legal agreements registered on title for the purpose of securing that "no building" will be permitted and restricting Building Permit\* issuance with respect to any portion of the subject site until conditions are satisfied for the following, as determined to the satisfaction of the City, which legal agreements/conditions may include, but may not be limited to:

1.1. Servicing Agreement #3\*: Enter into a Servicing Agreement (SA)\* for the design and construction of the developer's third of three Servicing Agreements\* with respect to "River Park Place", as determined through the rezoning review /approval processes (RZ 09-506904). Works will include, but may not be limited to the removal and replacement of temporary frontage works with permanent frontage works behind the curb:

1.1.1. Along the west side of Hollybridge Way in the vicinity of the intersection of Hollybridge Way, Lansdowne Road, and Pearson Way; and

1.1.2. Around the perimeter of the subject site (6900 Pearson Way).

1.2. Affordable Housing: The detailed design of the required affordable housing building and all related spaces and features (e.g., parking, outdoor amenity space) shall be to the satisfaction of the Director of Development and Manager, Community and Social Development in their sole discretion, as per the legal agreement registered prior to DP issuance for Phase 2.

1.3. Public Art: Contribute towards the Public Art Reserve, as per the legal agreement registered prior to DP issuance for Phase 2.

- 1.4. Commercial Parking: A Letter of Assurance must be submitted by the architect confirming that the detailed design of the required “public parking” (i.e. commercial parking spaces reserved for short-term use; not leased or otherwise assigned) satisfies the legal agreement registered on title prior to rezoning and updated/replaced prior to DP issuance for Phase 2.
- 1.5. Electric Vehicle (EV) Charging Equipment for Vehicles and “Class 1” Bike Storage: A Letter of Assurance must be submitted by the architect confirming that the detailed design (e.g., EV equipment and signage) satisfies the legal agreement registered prior to DP issuance for Phase 2.
- 1.6. End-of-Trip Cycling Facilities & “Class 1” Bike Storage for Non-Residential Uses: A Letter of Assurance must be submitted by the architect confirming that the detailed design (e.g., facilities, bike storage, and electric vehicle (EV) charging equipment) satisfies the legal agreement registered prior to DP issuance for Phase 2.
- 1.7. Accessibility Measures: Incorporation of accessibility measures in Building Permit (BP)\* plans as determined via the Development Permit processes.
- 1.8. District Energy Utility (DEU): An energy modelling report must be submitted by a registered professional and the developer/owner must enter into legal agreements and satisfy other requirements as per the DEU covenant registered prior to DP issuance for Phase 2.
- 1.9. Aircraft Noise: A report must be submitted and related information must be prepared by a registered professional as per the existing legal agreement registered on title (CA2994199-CA2994202).
- 1.10. Industrial Noise: A report must be submitted and related information must be prepared by a registered professional as per the existing legal agreement registered on title (CA2994203-CA2994204).
- 1.11. View Blockage and Other Potential Development Impact: A Letter of Assurance must be submitted by the architect confirming that the detailed design satisfies the existing legal agreement registered on title (CA2994205-CA2994206).
- 1.12. Heritage Woodlot & Park: Proof that a registered professional (environmental consultant/arborist) has been contracted to undertake construction monitoring must be submitted, together with (as needed) a report with respect to mitigation/compensation (CA2994209-CA2994210).
2. Heat Pump FAR Exemption: Based on detailed design, a report must be submitted by an accredited professional (mechanical engineer), to the satisfaction of the Director of Engineering, including a detailed breakdown of the calculations for the development’s proposed heat pump closet floor area per unit, upon which information Engineering staff will confirm the development’s permitted heat pump FAR exemption.
3. Traffic Management: Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. 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. In particular, it must be demonstrated to the satisfaction of the Director of Transportation that the access/egress requirements of the Richmond Olympic Oval will not be compromised.
4. Construction Hoarding: 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 Department 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.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

**SIGNED COPY ON FILE**

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date



# City of Richmond

## Development Permit

**No. DP 14-662341**

To the Holder: Hollybridge Limited Partnership (Intracorp)  
Property Address: 6900 Pearson Way  
Address: #900 – 666 Burrard Street, Vancouver, BC V6C 2X8

---

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 #1a to #12 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 \$942,700.03 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 14-662341

To the Holder: Hollybridge Limited Partnership (Intracorp)

Property Address: 6900 Pearson Way

Address: #900 – 666 Burrard Street, Vancouver, BC V6C 2X8

---

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

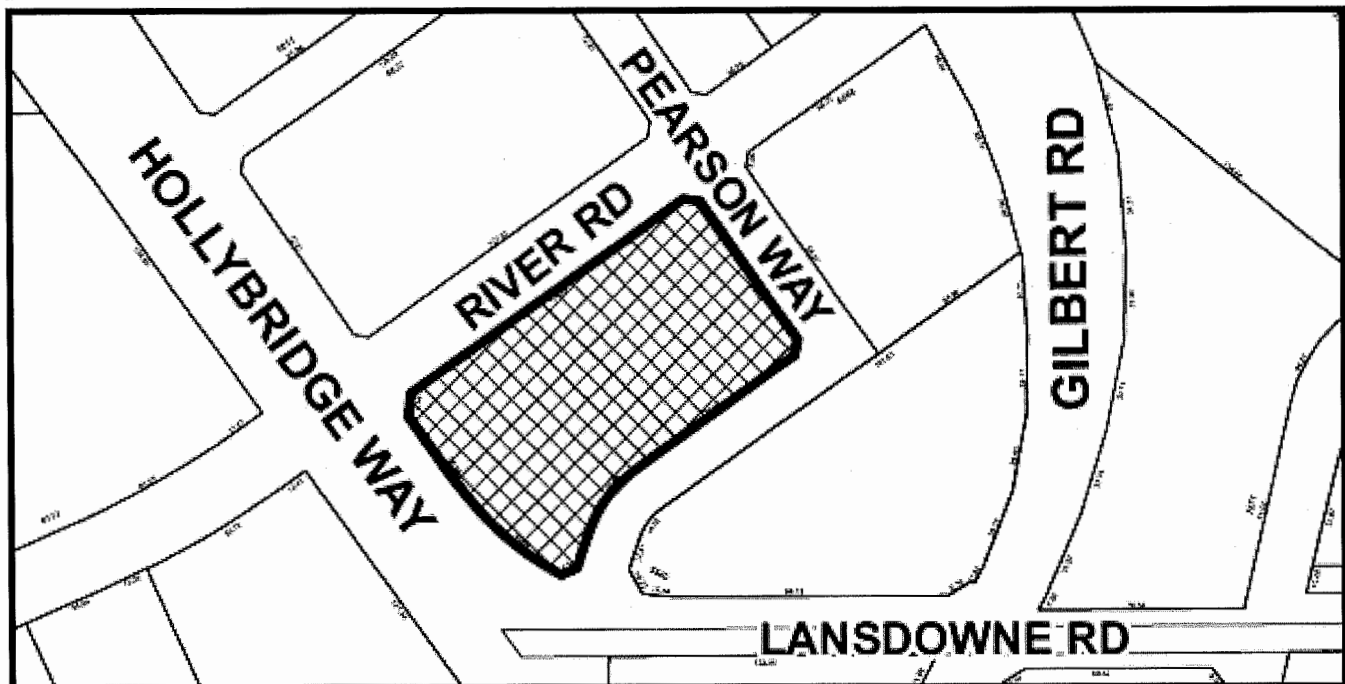
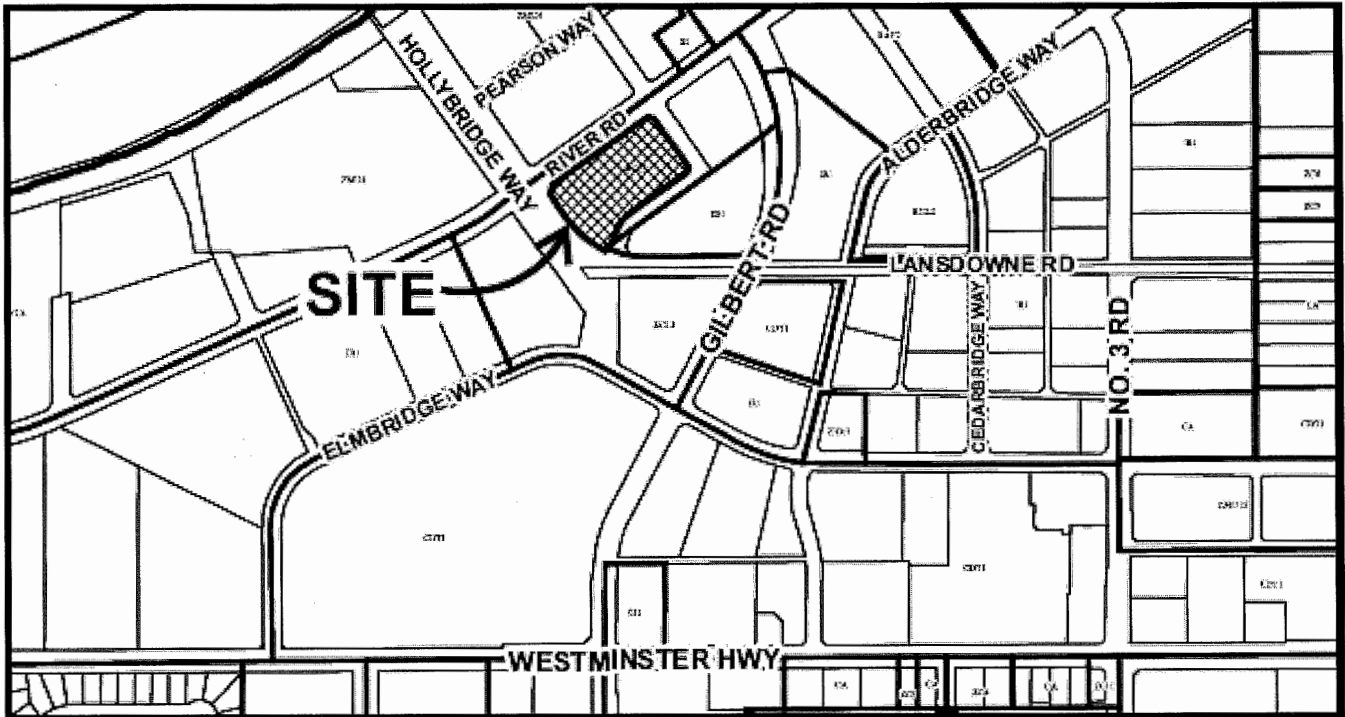
DELIVERED THIS DAY OF , .

---

MAYOR



City of  
Richmond



DP 14-662341  
SCHEDULE "A"

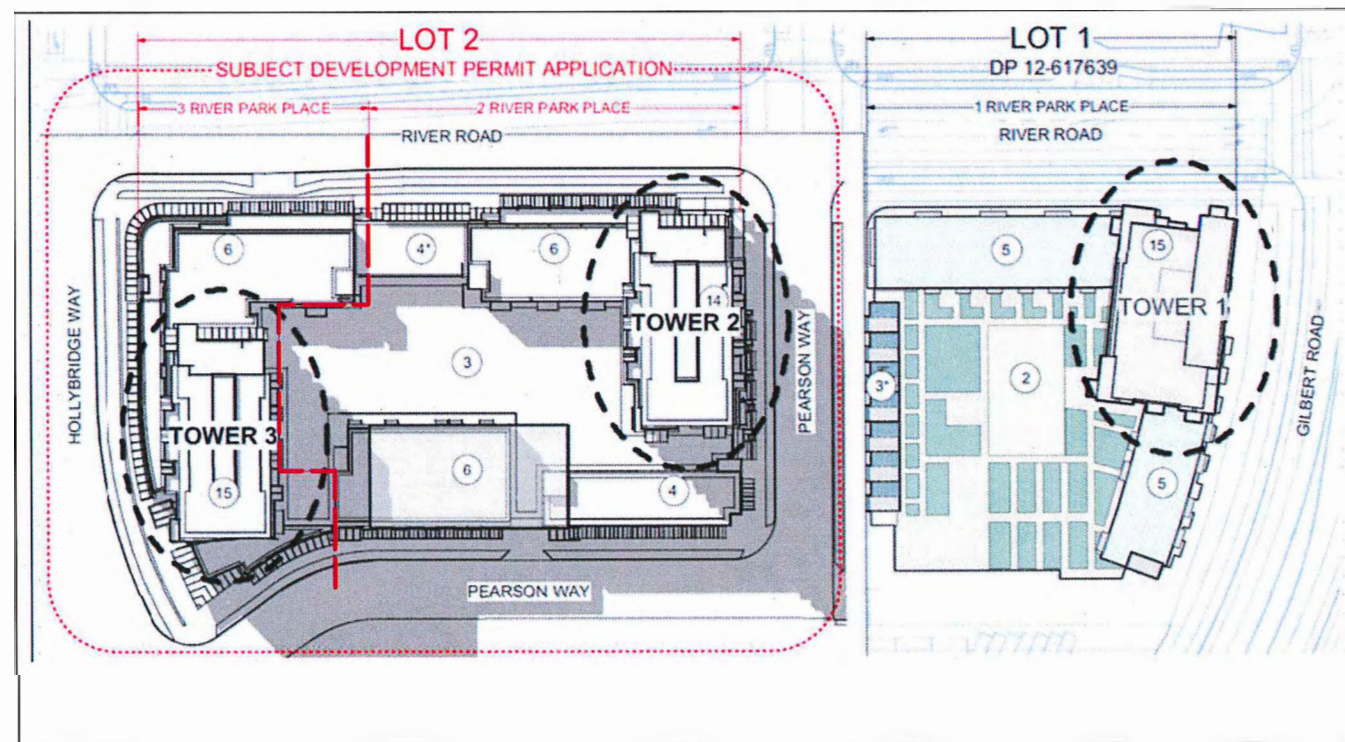
Original Date: 05/13/14

Revision Date:

Note: Dimensions are in METRES



RIVER PARK PLACE	Combined Lot 1 & Lot 2	Lot 1 (DP 12-617639) Approved	Lot 2 (DP 14-662341) Subject Site
Net Site Area	16,661.6 m <sup>2</sup> (179,344 ft <sup>2</sup> )	6,824.3 m <sup>2</sup> (73,456 ft <sup>2</sup> )	9,837.3 m <sup>2</sup> (105,888 ft <sup>2</sup> )
Density – Residential	2.463 FAR (max)		
Density – Village Centre Bonus / Commercial	1.0 FAR (max), <b>EXCEPT</b> limited to a combined total of 7,809.0 m <sup>2</sup> (84,055 ft <sup>2</sup> ) based on the developer's actual voluntary contributions		
Gross Floor Area (Commercial & Residential)	54,160.0 m <sup>2</sup> (582,973 ft <sup>2</sup> )	19,390.0 m <sup>2</sup> (208,719 ft <sup>2</sup> )	34,770.0 m <sup>2</sup> (374,261.1 ft <sup>2</sup> )
Net Floor Area – Total	48,846.5 m <sup>2</sup> (525,785 ft <sup>2</sup> )	16,536.2 m <sup>2</sup> (178,000 ft <sup>2</sup> )	32,310.3 m <sup>2</sup> (347,785 ft <sup>2</sup> )
▪ Residential	41,037.5 m <sup>2</sup> (441,730 ft <sup>2</sup> )	15,384.2 m <sup>2</sup> (165,600 ft <sup>2</sup> )	25,653.3 m <sup>2</sup> (276,130 ft <sup>2</sup> )
▪ Commercial	7,809.0 m <sup>2</sup> (84,055 ft <sup>2</sup> )	1,152.0 m <sup>2</sup> (12,400 ft <sup>2</sup> )	6,657.0 m <sup>2</sup> (71,655 ft <sup>2</sup> )
Lot Coverage	N/A	76.6%	80.3%
Dwelling Units	509	209	300
▪ Market Units	478	209	269
▪ Affordable Housing Units	31	Nil	31
Basic Universal Housing (BUH) Units	77 (15%)	17 (8%)	60 (20%)
▪ Market Units	46 (10%)	17 (8%)	29 (11%)
▪ Affordable Housing Units	31 (100%)	N/A	31 (100%)
Amenity Space – Indoor (CCAP policy)	N/A	456.3 m <sup>2</sup> (4,912 ft <sup>2</sup> )	1,018.1 m <sup>2</sup> (10,959 ft <sup>2</sup> )
▪ Market Units (Exclusive use)	N/A	456.3 m <sup>2</sup> (4,912 ft <sup>2</sup> )	927.3 m <sup>2</sup> (9,981 ft <sup>2</sup> )
▪ Affordable Housing (Exclusive use)	N/A	N/A	104.8 m <sup>2</sup> (1,128 ft <sup>2</sup> )
Amenity Space – Outdoor (OCP policy)	N/A	1,996.0 m <sup>2</sup> (21,485 ft <sup>2</sup> )	2,349.0 m <sup>2</sup> (25,284 ft <sup>2</sup> )
▪ Exclusive use (Market units only)	N/A	1,996.0 m <sup>2</sup> (21,485 ft <sup>2</sup> )	358.9 m <sup>2</sup> (3,863 ft <sup>2</sup> )
▪ Shared (Market & Affordable Units)	N/A	N/A	1,990.1 m <sup>2</sup> (21,421 ft <sup>2</sup> )



# NOTES:

- Variances:** None.
- Statutory Right-of-Ways:** Shown on the Site Plan.
- Phasing Boundary:** A possible Phasing Boundary is shown on the Site Plan. If developed in phases, a maximum of two phases shall be permitted (as per legal agreements registered on title) and the first phase shall include:
  - Residential uses: Everything east of the pedestrian breezeway, including 100% Affordable Housing;
  - Commercial uses: Everything east of the pedestrian breezeway;
  - Parking and loading/waste management facilities: 100%;
  - Bike storage: Everything east of the pedestrian breezeway, including the end-of-trip facilities;
  - Outdoor amenity space: Everything at the podium rooftop;
  - Indoor amenity space: Everything east of the pedestrian breezeway; and
  - Frontage works (Developer must enter into a Servicing Agreement prior to Building Permit issuance)
- Village Centre (Commercial) Bonus:** Prior to DP issuance for Lot 2, the developer must submit voluntary amenity contributions with respect to 4,200.5 m<sup>2</sup> (45,214 ft<sup>2</sup>) of Bonus (commercial) floor area to permit the developer's proposed construction of 6,657.0 m<sup>2</sup> (71,655 ft<sup>2</sup>) on Lot 2.
- Affordable Housing:** Provided as a wood-frame, stand-alone building fronting Pearson Way (above ground-floor retail), including 31 units, amenity spaces, and circulation. Parking and Class 1 bike storage is provided in a designated area within the development's common parkade. A Housing Agreement was registered on title prior to rezoning (RZ 09-506904). The development's Housing Covenant, specifying the required Affordable Housing features, will be updated to reflect the subject application prior to DP issuance.
- Accessibility:**
  - 100% of units shall include aging in place features described on "Basic Universal Housing (BUH) & Aging-In-Place Housing Units" sheet
  - Basic Universal Housing units (i.e. 29 market & 100% Affordable Housing) are indicated on the floor plans (on Levels 3, 4, 5, 6, 14, & 15) and shown in detail on the "Basic Universal Housing (BUH) & Aging-In-Place Housing Units" sheet.
  - The Zoning Bylaw floor area exemption permitted for the provision of BUH units is applied.
- Outdoor Amenity Space for Residents:**
  - For shared by Market and Affordable Housing residents: On the podium rooftop (includes children's play space, garden plots (with hose bibs), lawn, BBQ, and related features)
  - For exclusive use by Market residents: On the amenity building rooftop (mid-block along River Road)
- Indoor Amenity Space for Residents:**
  - Separate indoor amenity spaces for the Market and Affordable Housing residents and are indicated on the floor plans and the Amenity Summary page.
  - Two (2) Guest Suites are included in the Market amenity space (one in the each of the east and west buildings).
- Heat Pump FAR Exemption:** Prior to Building Permit issuance, based on detailed design, a report must be submitted by an accredited mechanical engineer, demonstrating and certifying, to the satisfaction of the Director of Engineering, that a floor area larger than the Zoning Bylaw's standard 100.0 m<sup>2</sup> (1,076 ft<sup>2</sup>) exemption is required outside the development's parkade to facilitate green infrastructure.
- Parking:**
  - Commercial Parking:** 50% shall be "Public Parking" (i.e. secured via legal agreements for short-term/ hourly use by the general public), which space shall occupy the entirety of the parking on Level 1 and a portion of P1. Spaces are indicated on the DP plans.
  - Visitor Parking:** Shared with the commercial parking (i.e. "Public Parking" spaces).
  - Affordable Housing:** Parking shall be clustered on P1, adjacent to the Affordable Housing building elevator.
  - Electric Vehicle (EV) Equipment:** EV equipment is provided as part of the development's parking and Class 1 bike storage facilities for market residential, Affordable Housing, and commercial uses.
  - End-of-Trip Facilities:** Change rooms, including washrooms, showers, grooming stations, and lockers, are co-located with the commercial Class 1 bike storage on P1.
  - Tandem:** No tandem parking is proposed or permitted.
- Daylight/Nightlight Control:** To address potential lighting pollution issues, the developer will:
  - Provide electrical outlets in place of soffit lighting on the project's balconies; and
  - Install horizontal louver window blinds in all residential units.

STATISTICS (1)

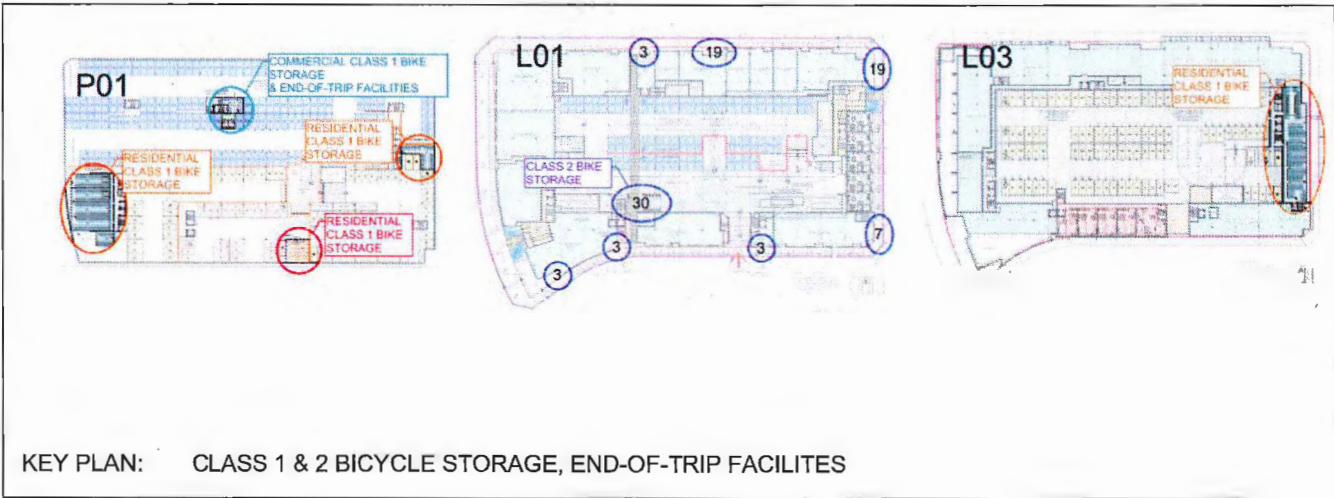


RESIDENTIAL

LEVEL	Residential Gross Floor Area	Residential FAR Exemptions				No. of Units (& BUH Units)			
		General	1.86 m² per BUH Unit	Heat Pumps	Indoor Amenity	Residential Net Floor Area	Market # (BUH #)		Affordable # (BUH #)
							East	West	
15	779.2 m2	37.9 m2	7.4 m2	8.4 m2	0.0	725.4 m2	N/A	4(4)	N/A
14	1671.4 m2	75.8 m2	7.4 m2	18.4 m2	0.0	1569.7 m2	4(4)	10 (0)	N/A
13	1782.4 m2	75.8 m2		20.0 m2	0.0	1686.6 m2	10 (0)	10 (0)	N/A
12	1782.0 m2	75.8 m2		20.0 m2	0.0	1686.2 m2	10 (0)	10 (0)	N/A
11	1782.0 m2	75.8 m2		20.0 m2	0.0	1686.2 m2	10 (0)	10 (0)	N/A
10	1782.0 m2	75.8 m2		20.0 m2	0.0	1686.2 m2	10 (0)	10 (0)	N/A
9	1782.0 m2	75.8 m2		20.0 m2	0.0	1686.2 m2	10 (0)	10 (0)	N/A
8	1782.0 m2	75.8 m2		20.0 m2	0.0	1686.2 m2	10 (0)	10 (0)	N/A
7	1782.0 m2	75.8 m2		20.0 m2	0.0	1686.2 m2	10 (0)	10 (0)	N/A
6	3600.1 m2	125.1 m2	35.3 m2	33.7 m2	118.2 m2	3287.3 m2	14 (5)	18 (5)	9 (9)
5	4027.6 m2	125.5 m2	26.0 m2	37.6 m2	325.0 m2	3513.4 m2	17 (2)	20 (3)	9 (9)
4	4195.0 m2	125.5 m2	26.0 m2	37.6 m2	526.4 m2	3479.5 m2	17 (2)	20 (4)	8 (8)
3	405.0 m2	27.7 m2	9.3 m2	0.0	0.0	368.0 m2	0	0	5 (5)
2	321.6 m2	0.0		0.0	48.5 m2	273.1 m2	0	0	0
1	638.4 m2	0.0		5.2 m2	0.0	633.2 m2	0	0	0
P1	0	37.9 m2	7.4 m2	8.4 m2	0.0	725.4 m2	0	0	0
TOTAL	28,112.7 m² (302,602.6 ft²)	1,048.5 m² (11,286 ft²)	111.6 m² (1,201 ft²)	281.0 m² (3,025 ft²)	1,018.1 m² (10,959 ft²)	25,653.3 m² (276,130.0 ft²)	142 (13)	127 (16)	31 (BUH 31)
							269 (BUH 29)		

COMMERCIAL

LEVEL	Restaurant	Retail	Office	Commercial Net Floor Area
4	0	0	421.9 m²	421.9 m²
3	286.8 m²	0	2,487.7 m²	2,774.5 m²
2	0	0	0	0
1	433.2 m²	2,820.9 m²	206.8 m²	3,460.9 m²
TOTAL	720.0 m² (7,750 ft²)	2,820.9 m² (30,364 ft²)	3,116.4 m² (33,545 ft²)	6,657.3 m² (71,659 ft²)



PARKING

Type of Use	Amount of Use	Rate	Parking Spaces		
			Bylaw #	Less 10% TDM	Required/Proposed
RESIDENTIAL TOTAL	300 units	Varies	351	316	316
▪ Residential – Market Units	269 units	1.2/unit	323	291	291
▪ Residential – Affordable Housing	31 units	0.9/unit	28	25	25
Residential – Visitor (Shared with commercial)	300 units	0.2/unit	(60)	(54)	(54)
COMMERCIAL TOTAL	6,657.0 m²	Varies	251	226	226, including: ▪ 113 "Public" (50%) ▪ 113 "Assignable" (50%)
▪ Commercial – Ground level	3,460.9 m²	4.2/100 m2 gla	146		
▪ Commercial – Upper restaurant	286.8 m²	8/100 m² gla – 5% = 7.6/100 m² gla	22		
▪ Commercial – Upper office	2,909.3 m²	3/100 m² gla – 5% = 2.84/100 m² gla	83		
TOTAL	N/A	Varies	602	542	542

Type of Use	Total Spaces	Small Car Spaces			H/C Spaces		Standard Spaces Proposed
		Rate	Bylaw #	Proposed	Rate	Bylaw #	
RESIDENTIAL TOTAL	316	-	159 max	35	-	7 min	266
▪ Residential – Market Units	291	50% max	147 max	33	2% min	6 min	246
▪ Residential – Affordable Housing	25	50% max	12 max	2	2% min	1 min	20
COMMERCIAL TOTAL	226	-	112 max	27	-	6 min	193
▪ "Public" spaces	113	50% max	56 max	3	2% min	3 min	107
▪ "Assignable" spaces	113	50% max	56 max	24	2% min	3 min	86
TOTAL	542	50% max	271 max	62	2% min	13 min	459

Type of Use	Amount of Use	Class 1 Bike Storage			Class 2 Bike Racks		
		Rate	Bylaw #	Required/Proposed	Rate	Bylaw #	Required/Proposed
RESIDENTIAL TOTAL	300 units	1.25/unit	376	376	0.2/unit	60	60
▪ Residential – Market Units	269 units	1.25/unit	337	337			
▪ Residential – Affordable Housing	31 units	1.25/unit	39	39			
COMMERCIAL TOTAL	6,657.0 m²	0.27/100 m² over 100 m² gla	18	18	0.4/100 m² over 100 m² gla	27	27
TOTAL	N/A	Varies	394	394	Varies	87	87

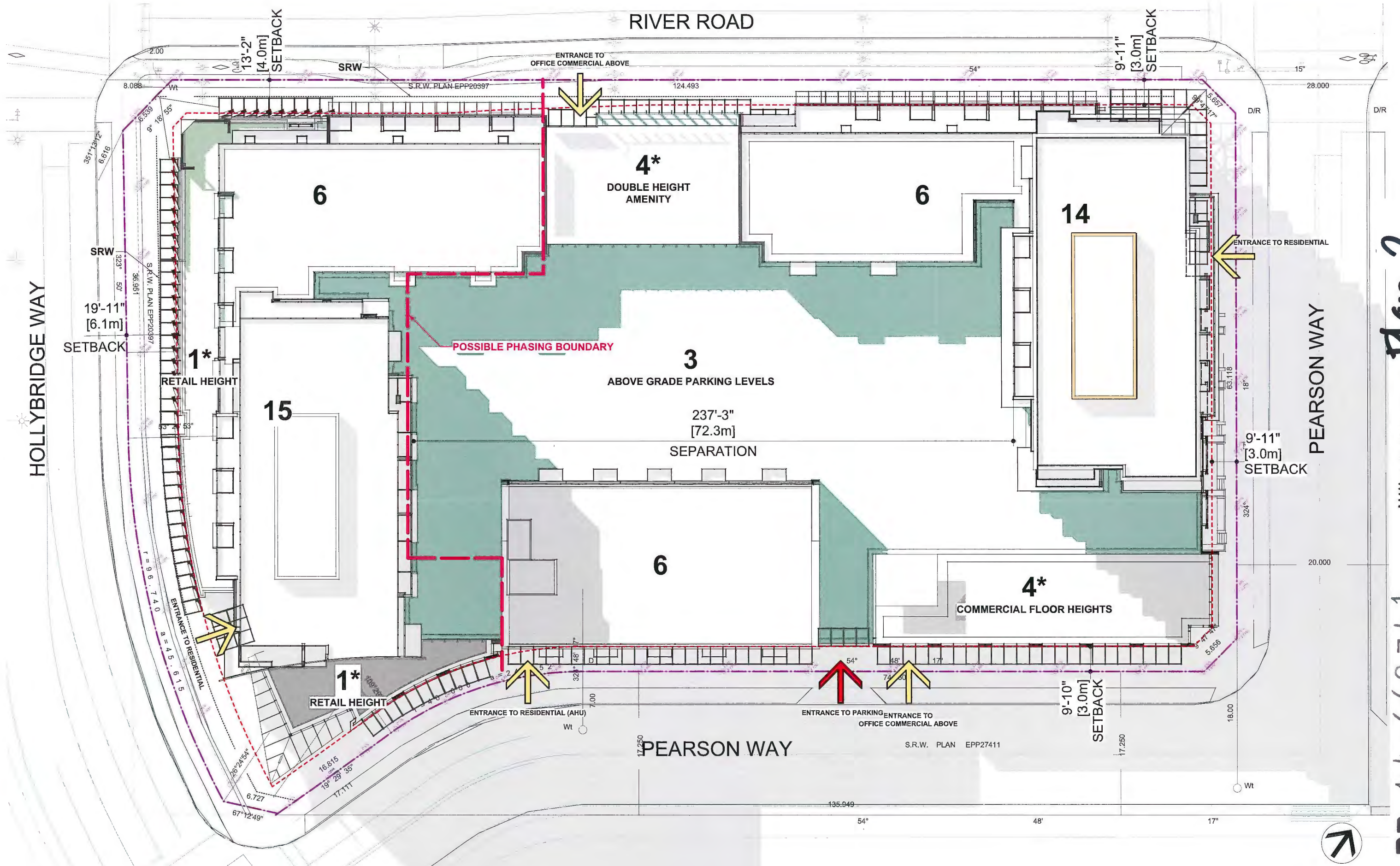
ELECTRIC VEHICLE (EV) CHARGING EQUIPMENT

Type of Use	Total Spaces	Parking				Class 1 Bike Storage			
		240V Chargers	240V Plug-Ins	240V Rough-Ins		# Bikes	120V Duplex Outlets		
RESIDENTIAL TOTAL	316	0.6%	2	23%	73	23%	73	376	1/10 min 38
▪ Residential – Market Units	291	0	0	25%	73	25%	73	337	1/10 min 34
▪ Residential – Affordable Housing	25	8%	2	0	0	0	0	39	1/10 min 4
COMMERCIAL TOTAL	226	1%	3	10%	23	0	0	18	1/10 min 2
▪ Commercial – "Public"	113	3%	3	0	0	0	0	-	-
▪ Commercial – "Assignable"	113	0	0	20%	23	0	0	-	-
TOTAL	542	1%	5	18%	96	14%	73	394	1/10 min 40

STATISTICS (2)

Plan 1b MAY 16 2016 DP 14-662341





SITE / ROOF PLAN

Plan 2

MAY 16 2016

DP 14-662341



Plan 3a

MAY 16 2016

DP 14-662341

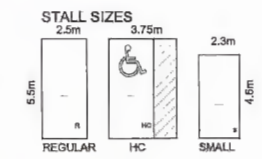


P1



AFFORDABLE HOUSING

PARKING STALL LEGEND:  
 A = AFFORDABLE HOUSING STALLS  
 CP = COMMERCIAL STALLS (PUBLIC)  
 CA = COMMERCIAL STALLS (ASSIGNED)  
 M = MARKET RESIDENTIAL STALLS



ELECTRIC VEHICLE CHARGING

240V 240V CHARGER 240V PLUG-IN 240V ROUGH-IN  
 120V PLUG-IN





INTRACORP

Building the Extraordinary

# RIVER PARK PLACE - LOT 2

6900 & 6988 Pearson Way (formerly 5440 Hollybridge Way), Richmond, BC

DEVELOPMENT PERMIT APPLICATION (w/ PRIOR-TO RESPONSES)

RZ 14-665416 DP 14-662341

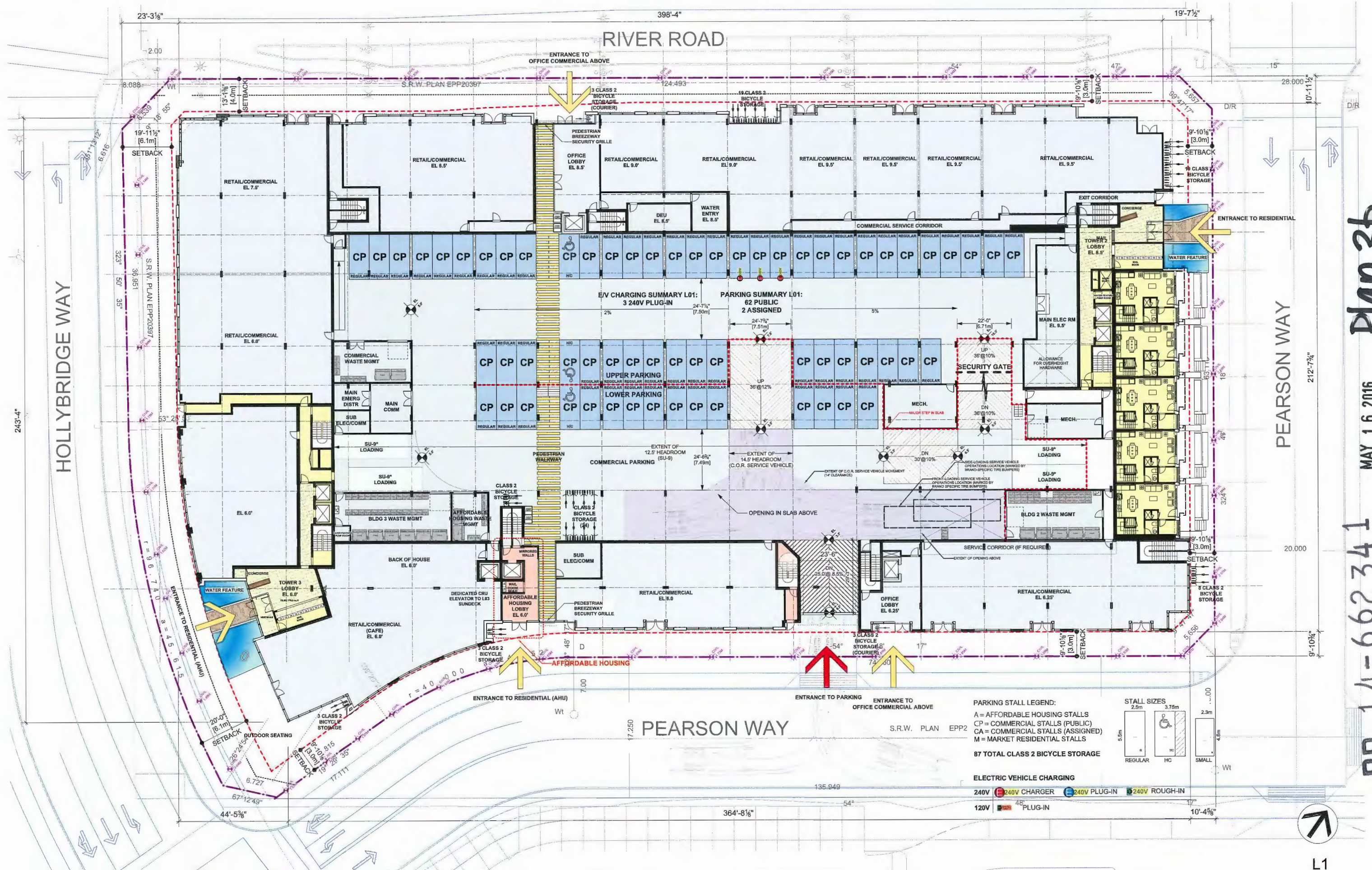
MAY 18, 2016

L1

DP 14-662341

MAY 16 2016

Plan 3b

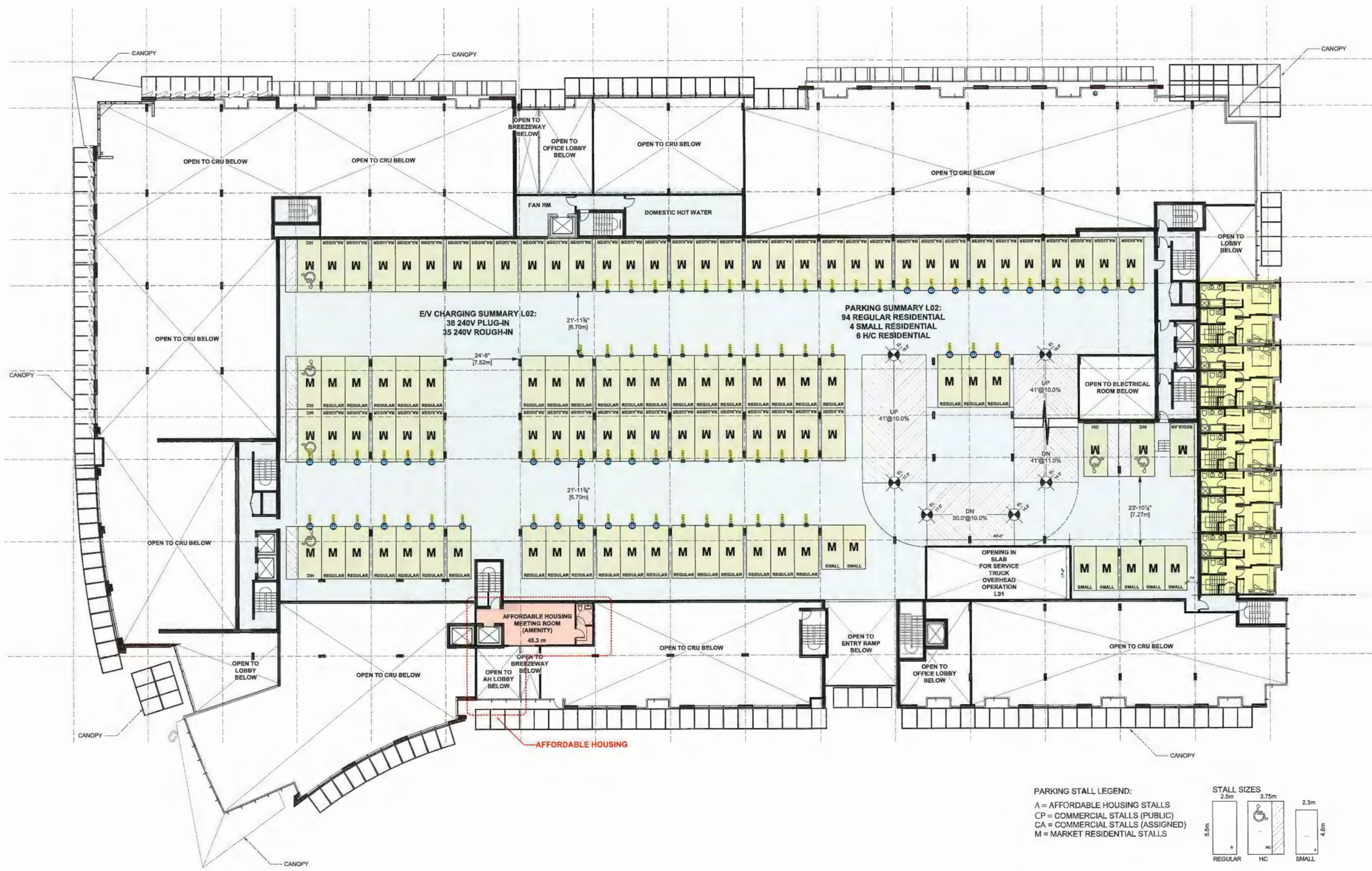




Plan 3c

MAY 16 2016

DP 14-662341



L2



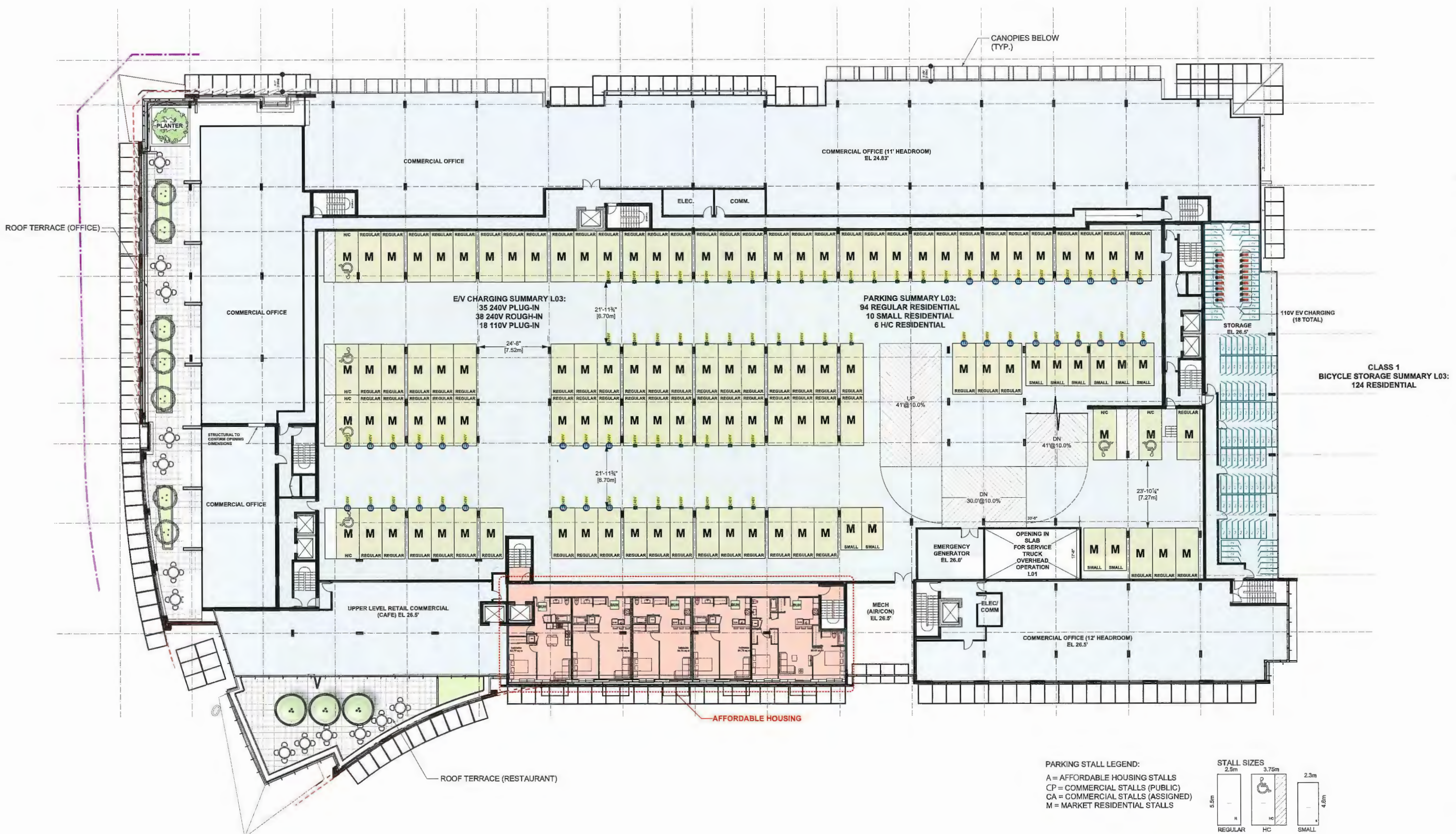
Plan 3d

MAY 16 2016

DP 14-662341



L3



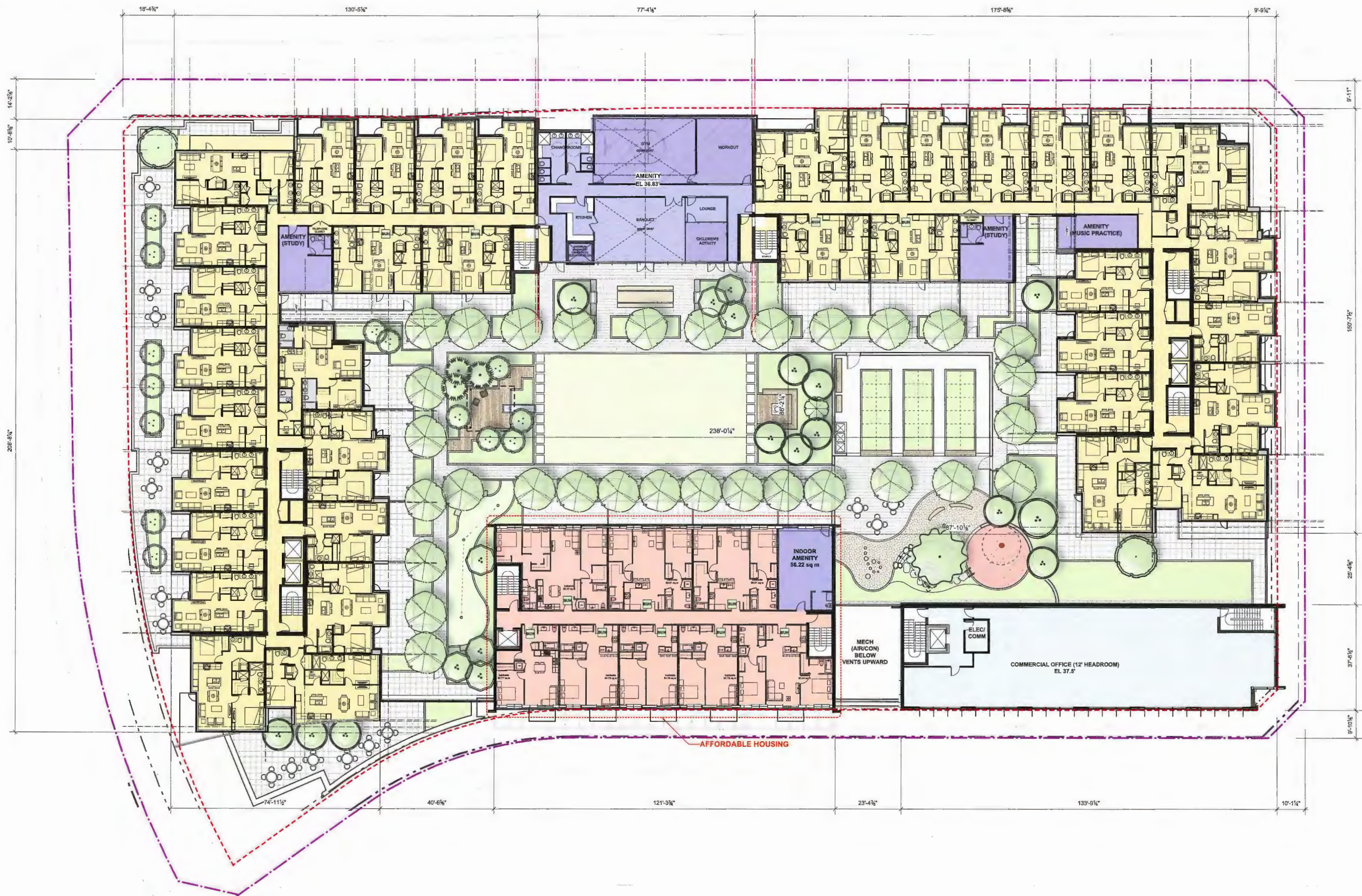




DP 14-662341

MAY 16 2016

Plan 3e









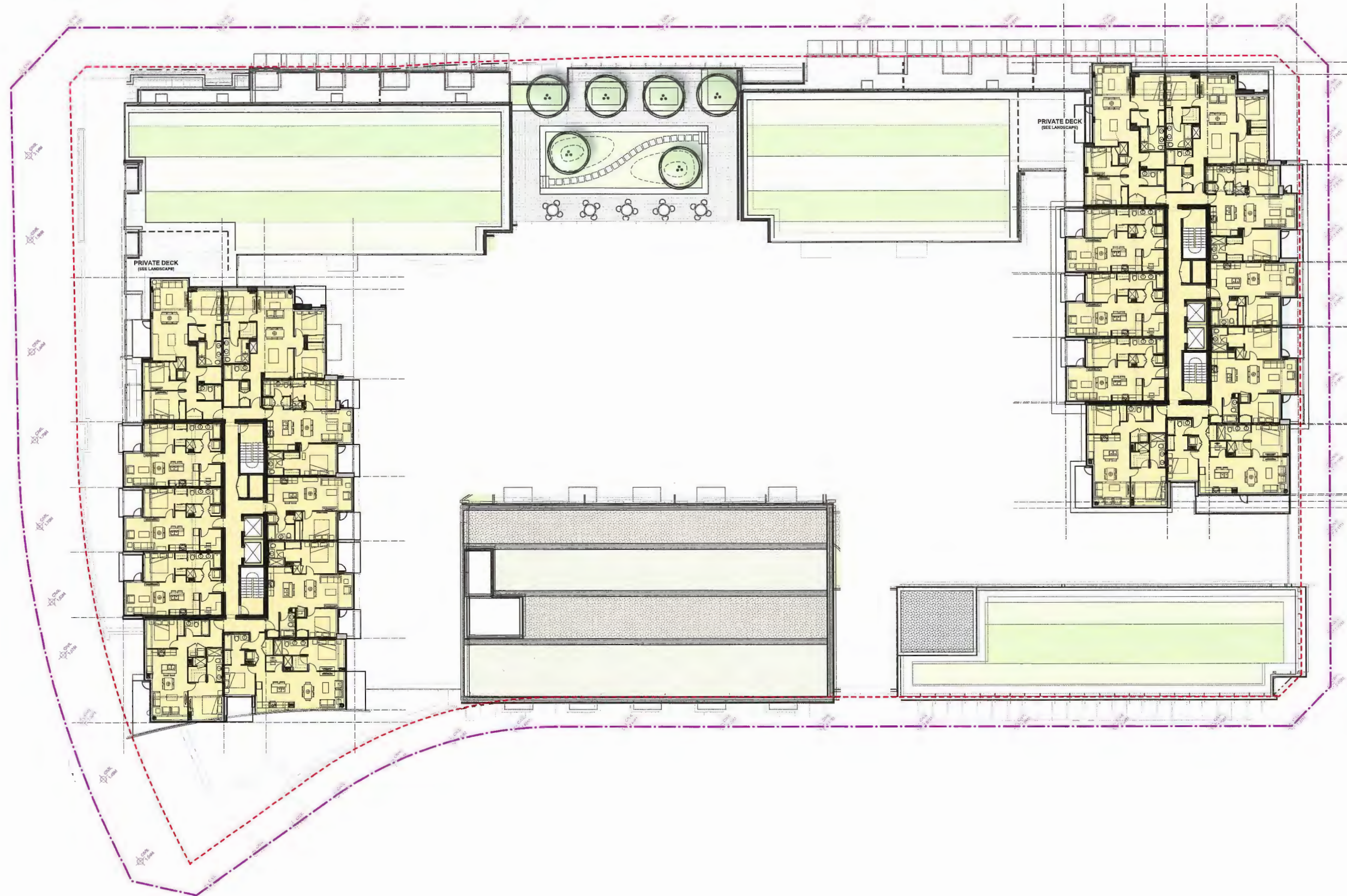


DP 14-662341

MAY 16 2016

Plan 3a



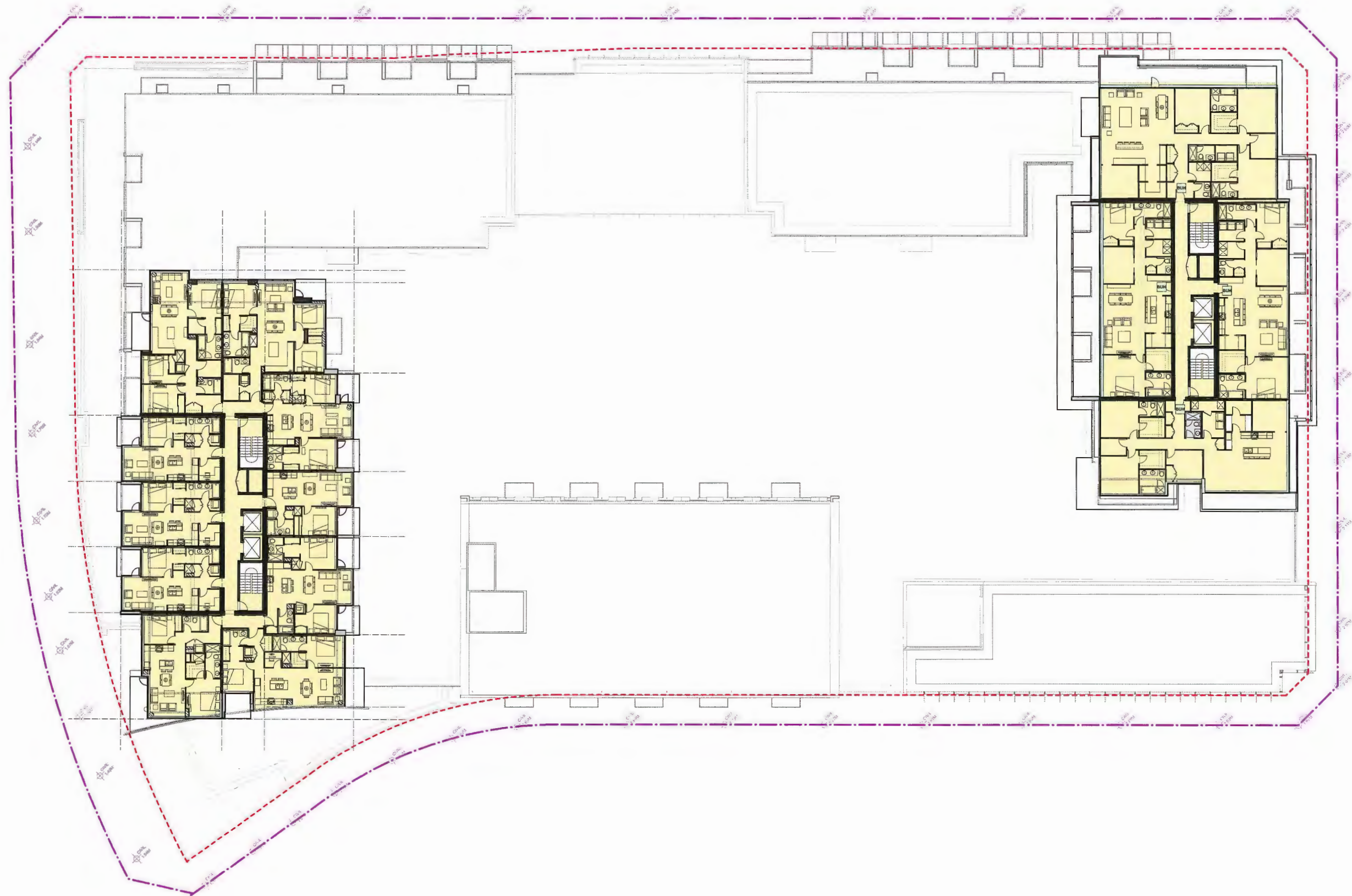


DP 14-662341

MAY 16 2016

Plan 3h

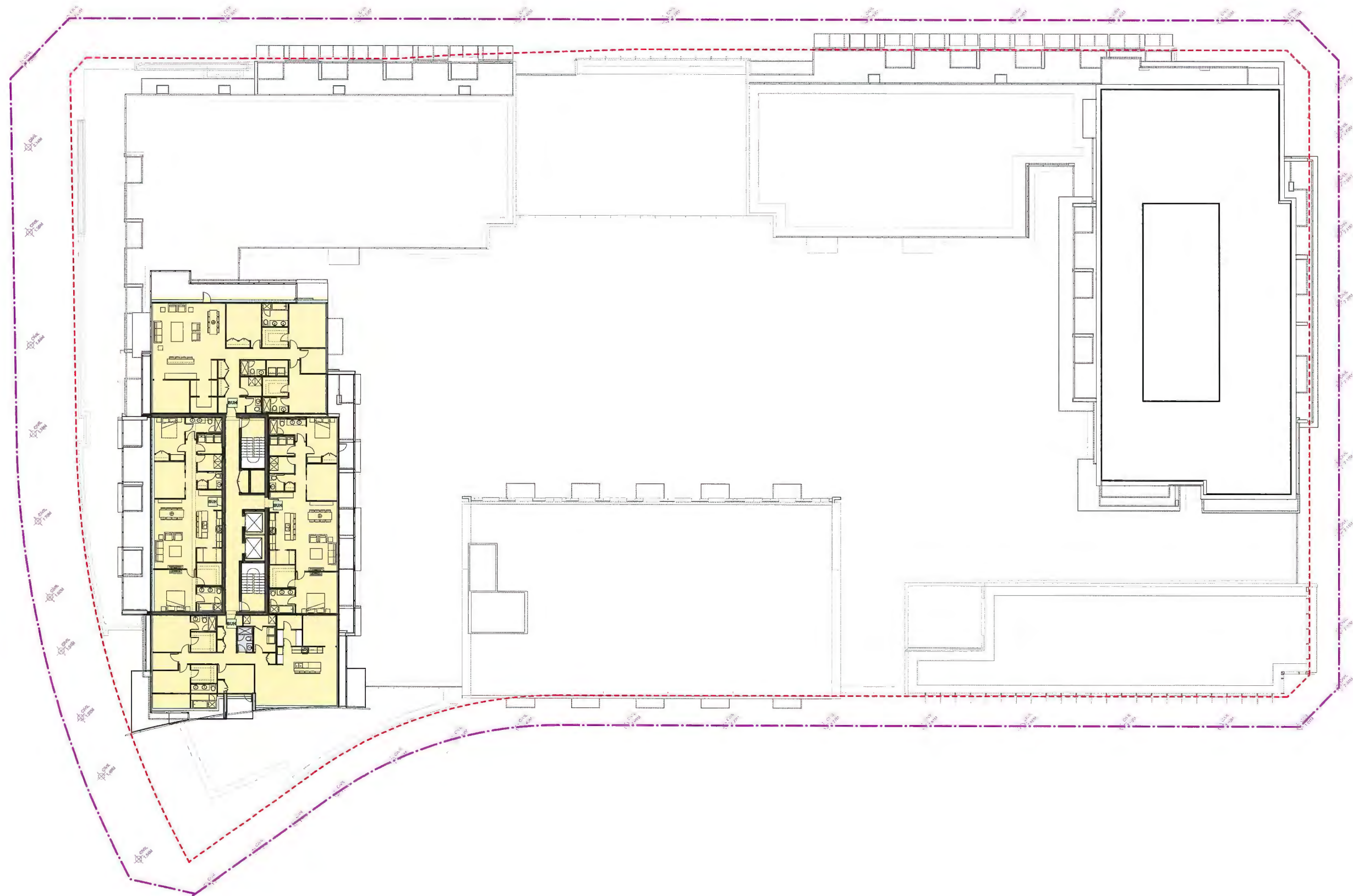




DP 14-662341

MAY 16 2016

Plan 3i

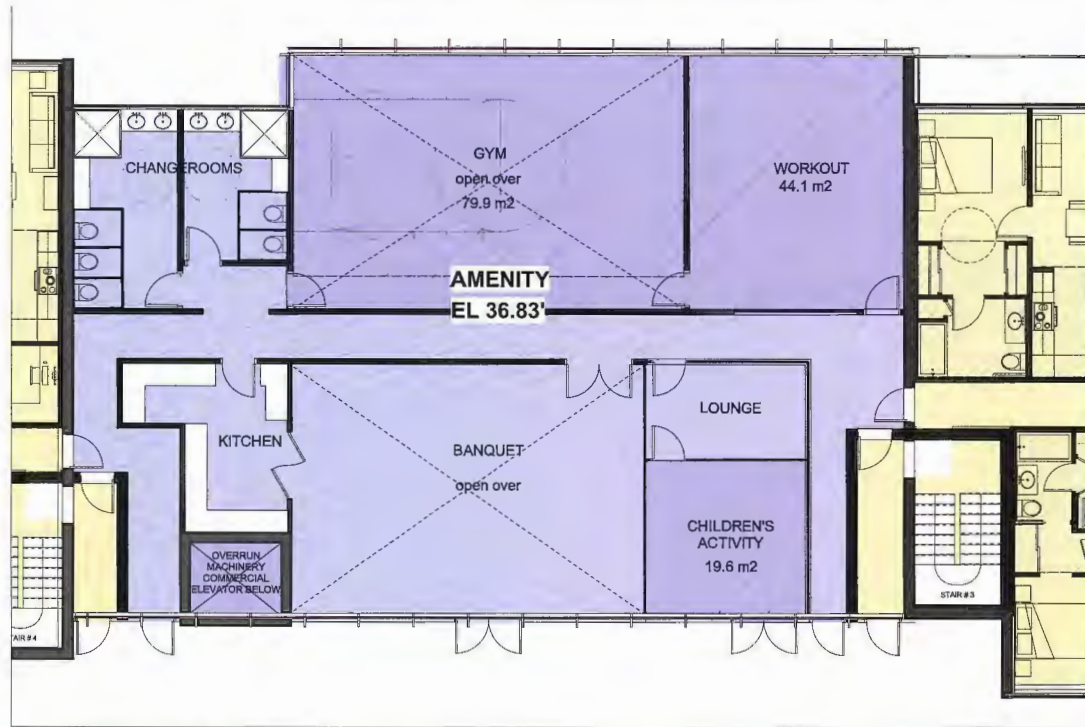


DP 14-662341

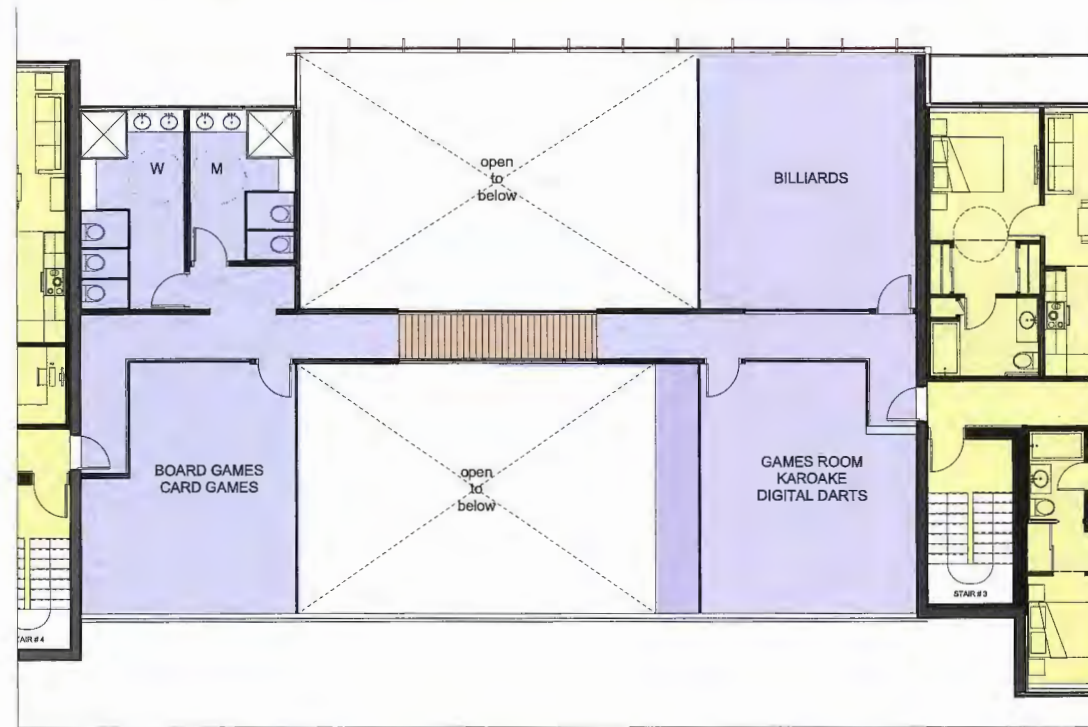
MAY 16 2016

Plan 3j

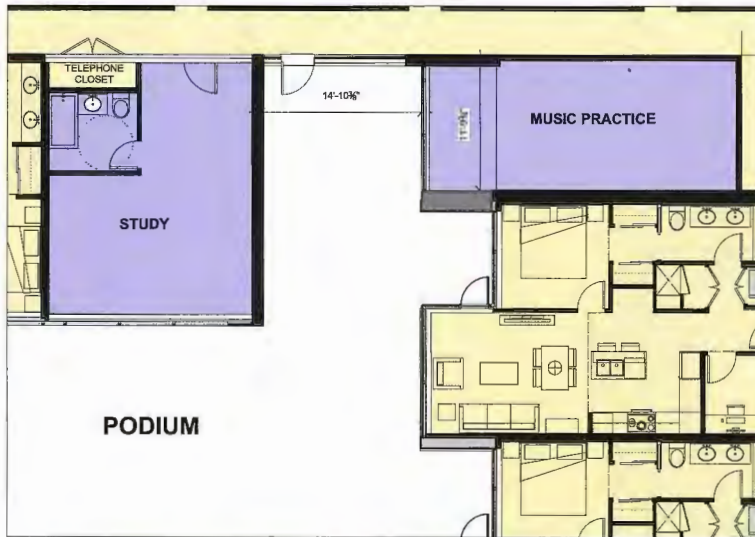




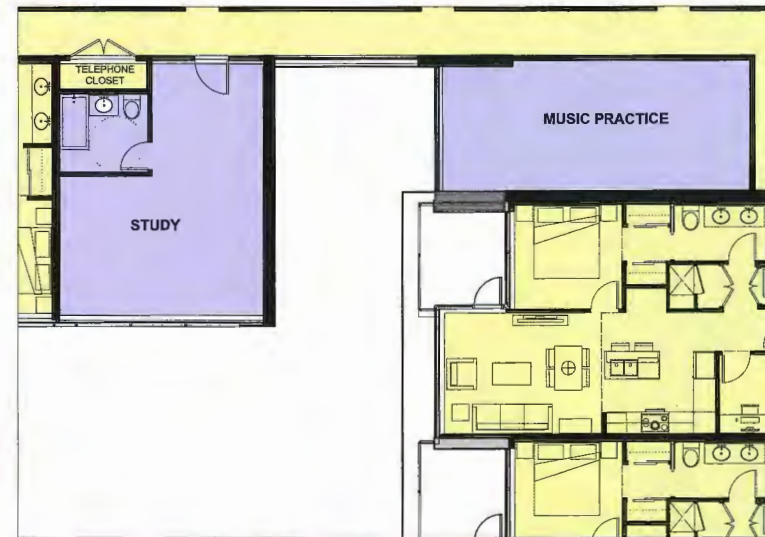
L04 CENTRAL AMENITIES



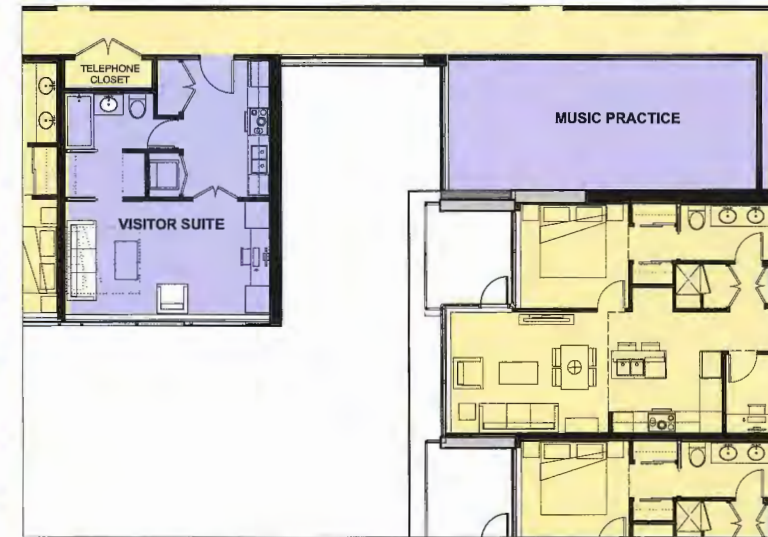
L05 CENTRAL AMENITIES



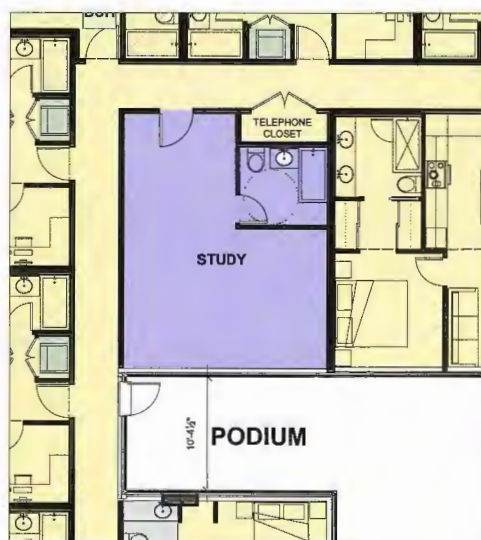
L04 RPP2 AMENITY: STUDY & MUSIC PRACTICE



L05 RPP2 AMENITY: STUDY & MUSIC PRACTICE



L06 RPP2 AMENITY: VISITOR SUITE & MUSIC PRACTICE



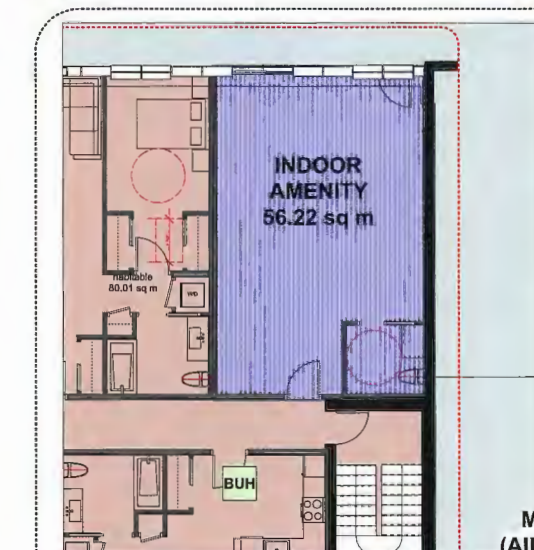
L04 RPP3 AMENITY: STUDY



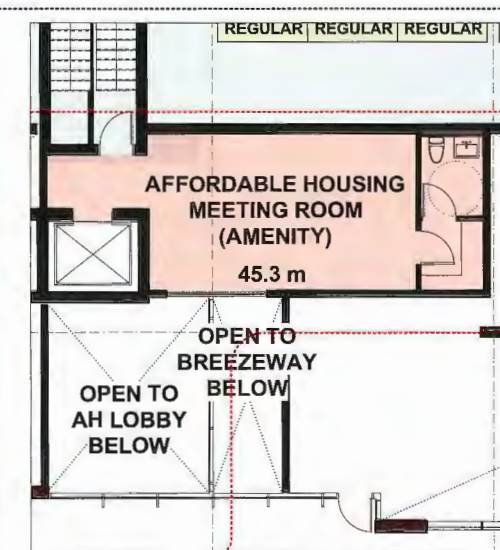
L05 RPP3 AMENITY: STUDY



L06 RPP3 AMENITY: VISITOR SUITE



L04 AHU AMENITY: GENERAL

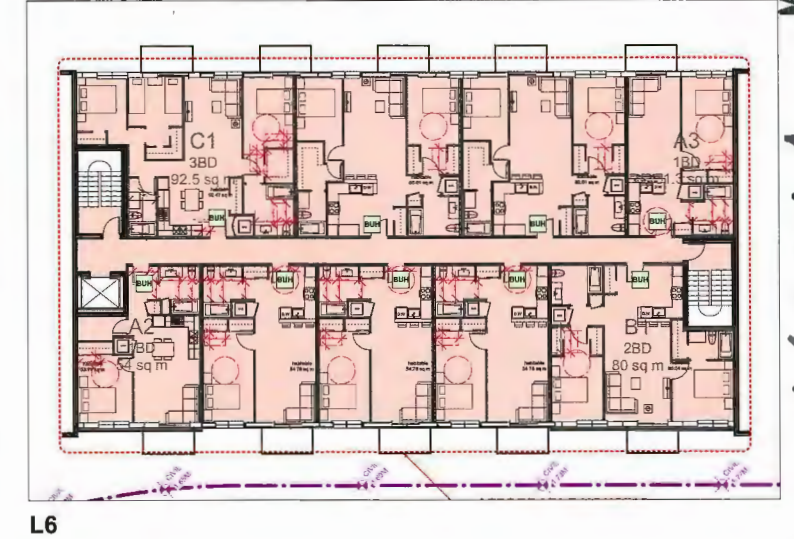
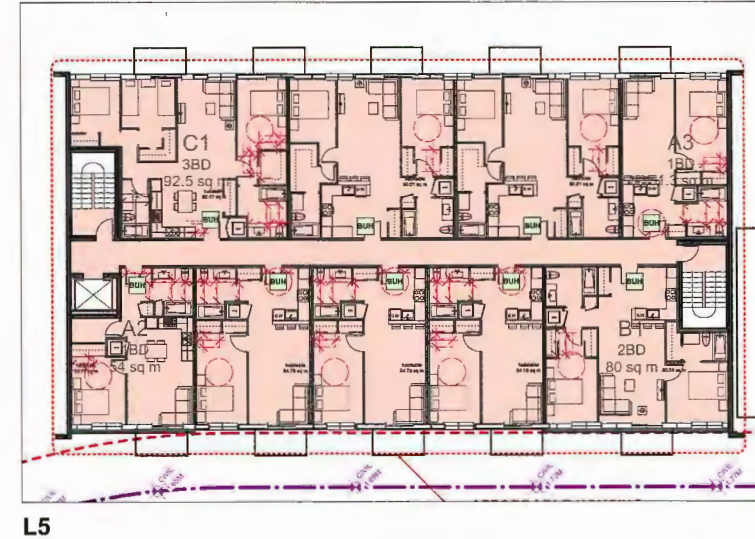
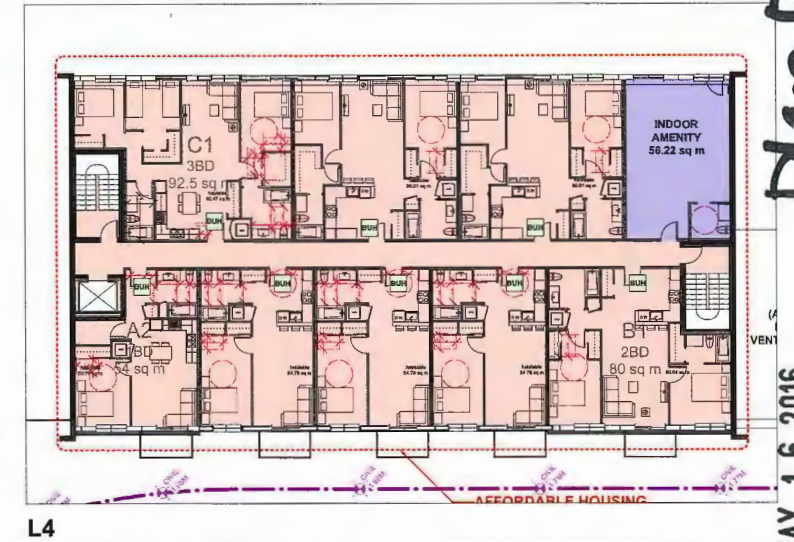
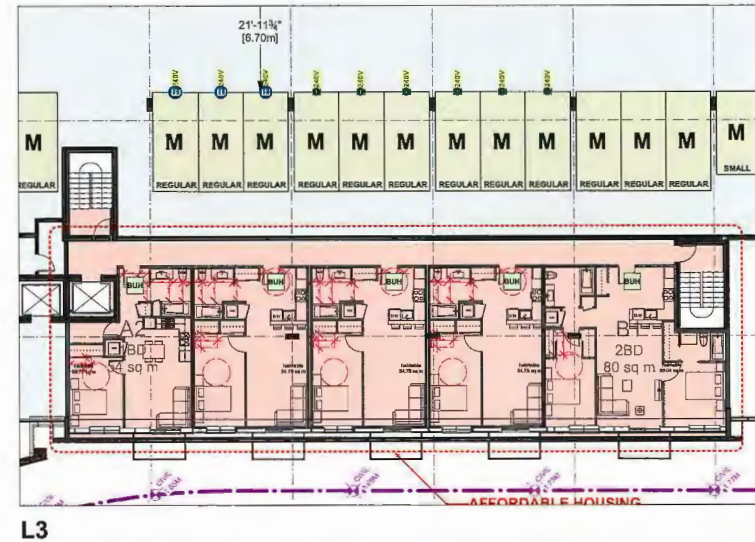
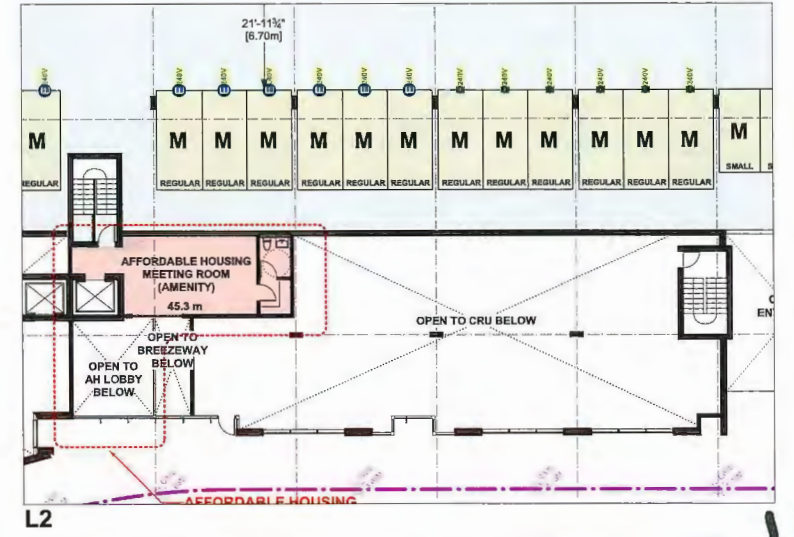
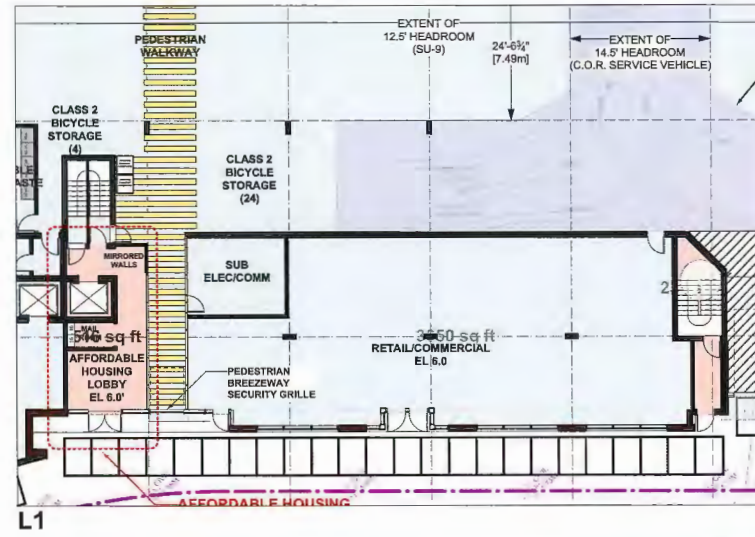
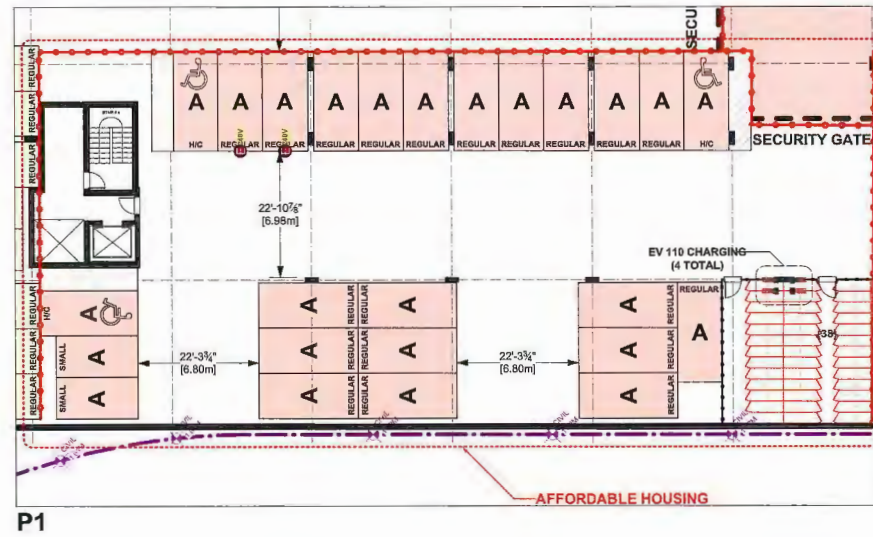


L02 AHU AMENITY: MEETING

INDOOR AMENITIES

AFFORDABLE HOUSING





### UNIT COUNT & MIX

AHU UNIT COUNT				
	AHU	AHU A5 1B	2BD	3BD
L06	9	5	3	1
L05	9	5	3	1
L04	8	4	3	1
L03	5	4	1	0
	31	18	10	3
MIX	100%	58%	32%	10%
REQUIRED MIX (HOUSING COVENANT)	100%	62%	31%	7%
	MIN. AREA	50m2	80m2	91m2

### FSR CALCULATION

BLDG2 (m2)	non-market	deductions	GFA	common	NET	NO. OF UNITS	amenity
L06	731	28	703	102	602	9	0
L05	731	28	703	102	602	9	0
L04	731	28	647	97	551	8	56
L03	405	28	377	79	298	5	0
L02	49	0	0	0	0	0	49
L01	70	0	70	70	0	0	0
	2717	111	2501	449	2053	31	105

Plan 5

MAY 16 2016

DP 14-662341



### AFFORDABLE HOUSING COMPONENT

DEVELOPMENT PERMIT APPLICATION (w/ PRIOR-TO RESPONSES)  
RZ 14-665416 DP 14-662341  
MAY 18, 2016



BUH LAYOUT (60 UNITS TOTAL)

12 OF: AH-A1  
L03, L04, L05, L06



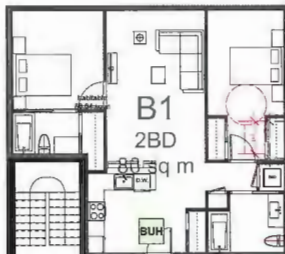
4 OF: AH-A2  
L03, L04, L05, L06



2 OF: AH-A3  
L05, L06



4 OF: AH-B1  
L03, L04, L05, L06



6 OF: AH-B2  
L03, L04, L05, L06



3 OF: AH-C1  
L04, L05, L06



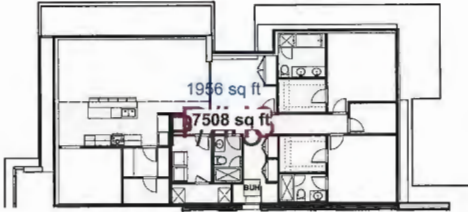
2 OF: P/H1  
L14, L15



2 OF: P/H2  
L14, L15



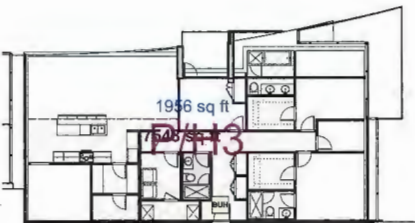
1 OF: P/H3  
mL14



2 OF: P/H4  
L14, L15



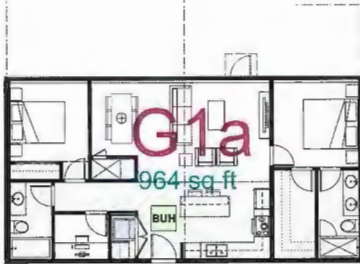
1 OF: P/H5  
L15



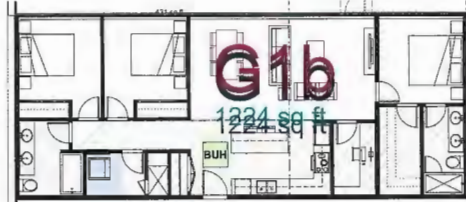
3 OF: E3  
L04, L05, L06



4 OF: G1a  
L06



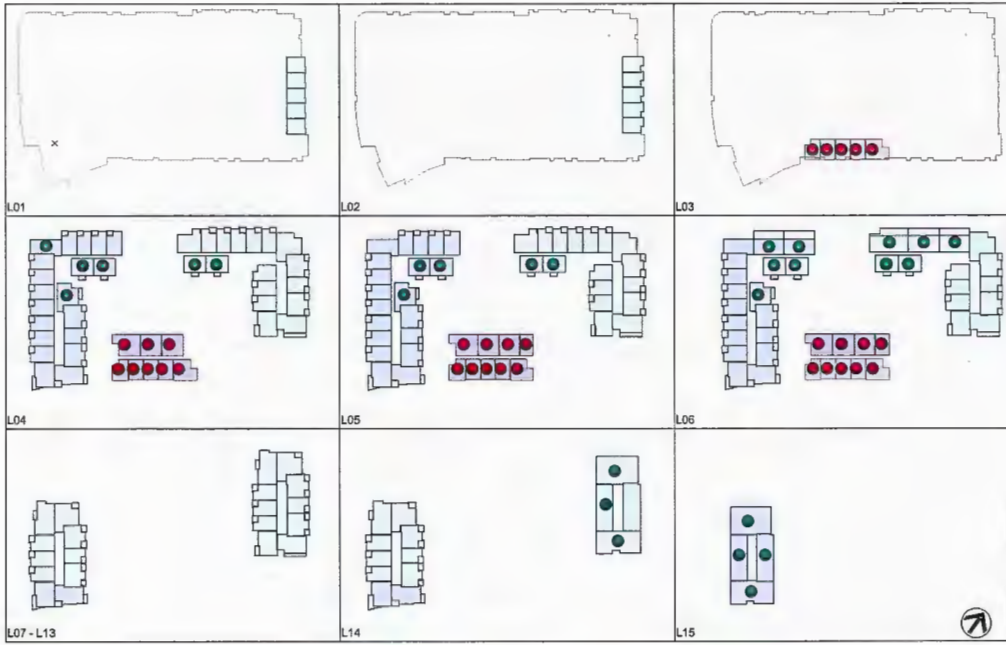
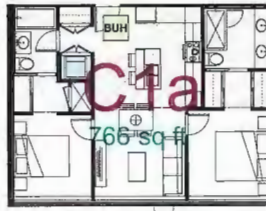
1 OF: G1b  
L06



1 OF: G15a  
L05



12 OF: C1a  
L04, L05, L06



FEATURES

BASIC UNIVERSAL HOUSING FEATURES (RICHMOND ZONING BYLAW 8500 SECTION 4.16)

<b>Building Access</b>	
4.16.2	Each dwelling unit and each type of amenity space shall be accessible to a person with a disability from a road and from an on-site parking area.
4.16.3	Access to the elevator shall be provided from both the road and the entry to the on-site parking area.
4.16.4	An automatic door opener shall be provided for the main entry.
<b>Doors and Doorways</b>	
4.16.5	The minimum clear openings for all entry doors to every dwelling unit and doors in common areas shall be no less than 850.0 mm (which will be provided by a swing door).
4.16.6	The minimum clear opening for the interior doors to at least one bedroom, one accessible bathroom and to common living areas in every dwelling unit shall be no less than 800.0 mm (which will be provided by a swing door).
4.16.7	Doors in every dwelling unit and common areas shall be operable by devices that do not require tight grasping or twisting of wrist.
4.16.8	Flush thresholds throughout the building shall be a maximum of 13.0 mm in height.
4.16.9	The above-noted requirements for doors do not apply to mechanical rooms, service areas, closets, etc. where through access is not required and access to a person with a disability is not anticipated.
<b>Manoeuvring Space at Doorways</b>	
4.16.11	Entry doors to every dwelling unit and door assemblies in common areas shall have a clear and level area which is not less than the following: a) Where the door swings toward the area (pull door), 1500.0 mm long by the width of the door plus at least 600.0 mm clear space on the latch side. This requirement to apply to door assemblies to one bathroom and one bedroom in 2 bedroom and larger dwelling units. b) Where the door swings away from the area (push door), 1220.0 mm long by the width of the door plus at least 300.0 mm clear space on the latch side. This requirement to apply to door assemblies to common living areas in every dwelling unit, and one bathroom and one bedroom in 2 bedroom and larger dwelling units. c) Where there are doors in a series in common areas, there must be separation of at least 1220.0 mm plus the width of the door. d) Entry doors to every dwelling unit are exempted from the requirement to provide the 1220.0 mm long clear area and 300.0 mm or 600.0 mm clear space if rough in wiring is provided for future conversion for an automatic door opener.
<b>Corridor Widths</b>	
4.16.12	Common corridors shall be no less than 1220.0 mm wide and provide a clear area not less than 1500.0 mm by 1500.0 mm adjacent to the elevator entrance.
<b>Floor Surfaces</b>	
4.16.13	Floor surfaces throughout the building shall have no abrupt changes in level, i.e., a maximum break of the flush threshold of 13.0 mm height. This requirement does not apply to exterior balcony, patio and deck door sills.
4.16.14	Floor surfaces shall be slip resistant.
4.16.15	Where carpets are used, they must be firmly fixed, have a firm underlay and pile under 13.0 mm height.
<b>Windows</b>	
4.16.16	Windows which are accessible shall have a window sill height that does not exceed 750.0 mm above the floor to afford seated viewing. At least one window in the bedroom and one window in the living room shall afford such seated viewing.
4.16.17	Windows which are accessible shall have opening mechanisms operable with one hand and of a type that does not require tight grasping, pinching or twisting of the unit.
<b>Outlets and Switches</b>	
4.16.18	Light switches and electrical panels shall be 900.0 to 1200.0 mm from the floor. Intercom buttons shall be a maximum 1375.0 mm from the floor.
4.16.19	Electrical outlets, cable outlets and telephone jacks shall be located 455.0 mm to 1200.0 mm from the floor.
4.16.20	Thermostats shall be located between 900.0 mm to 1200.0 mm from the floor.
4.16.21	The operable part of controls shall be located within reach of a clear floor area that has a width of not less than 750.0 mm.
4.16.22	Light switches will be rocker or paddle-type switches.
<b>Bathrooms</b>	
4.16.23	At least one bathroom shall: a) have a toilet positioned with the centre line of the toilet 420.0 mm to 480.0 mm from a side wall on which a grab bar can be installed and at least 510.0 mm from any obstruction on the non-grab bar side and at least 800.0 mm from any obstruction in front of the toilet; and b) have a clear floor area at the sink of 760.0 mm by 1220.0 mm positioned for a parallel approach and centred on the sink. c) have a minimum clear area of 510.0 mm in depth along the full length of the bathtub d) have structural reinforcement in walls behind and beside the toilet and the walls around the tub and/or shower to facilitate the installation of grab bars; and e) include easy to grasp handles on faucets, e.g., lever-type faucets.
4.16.24	Where bathrooms are provided to serve a common amenity space, at least one shall be wheelchair accessible as described in the Building Code and the top of the rim of the toilet in that one bathroom shall be 480.0 mm above the floor.
<b>Kitchens</b>	
4.16.25	The kitchen must have: a) some usable counter space and cupboards that can be easily accessed by people with disabilities, including people with wheelchairs, e.g., continuous counter between the stove and sink; adjustable shelves in all cabinets; pull-out work boards at 810.0 mm height; and pull-out cabinet shelves; b) easy to grasp handles on faucets, e.g., lever-type faucets; c) easy to reach and grasp handles on cupboards, e.g., D or J type cabinet handles and grab edges under counters; d) task lighting at sink, stove and key work areas; and e) plumbing and utility pipes located to provide for a potential 810.0 mm wide under counter workspace so as not to prevent the easy future conversion of counter space and sinks to being universally accessible for knee space under the sink and where there is a counter top stove built in.
<b>Bedroom &amp; Closet</b>	
4.16.26	The space around a bed in a dwelling unit that consists of a bachelor suite and at least one bedroom in every other dwelling unit shall have sufficient space to provide a turning diameter of 1500.0 mm on one side of a double bed.
4.16.27	The clothes closet in a dwelling unit that consists of a bachelor suite and at least one bedroom in every other dwelling unit shall have a clear opening of at least 900.0 mm, clear floor space of at least 750.0 mm by 1200.0 mm and a clothes hanger rod that can be lowered to 1200.0 mm.
<b>Patios and Balconies</b>	
4.16.28	Access doors shall have a minimum clear opening of 800.0 mm.
4.16.29	Minimum dimensions of any balcony or patio shall be 1500.0 mm by 1500.0 mm. This requirement does not apply to " Juliet " or " French " style of balcony or patio.
<b>AGING IN PLACE (CITY OF RICHMOND OFFICIAL COMMUNITY PLAN (SECTION 3.4 ACCESSIBLE HOUSING))</b>	
<b>Aging in Place Features</b>	
Typical aging in place housing feature include: Stairwell handrails; Lever type handles for: plumbing fixtures; door handles; Solid blocking in washroom walls for future grab bars besides toilet, bathtub and shower	

ALL UNITS NOT DESIGNATED AS BASIC UNIVERSAL HOUSING MEET AGING-IN-PLACE REQUIREMENTS

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

	BASIC UNIVERSAL HOUSING UNITS	NO. OF UNITS	
BLDG 2	13	127	10.2%
BLDG 3	16	142	11.3%
TOTAL MARKET UNITS	29	269	10.8%
AFFORDABLE HOUSING UNITS	31	31	100%
	60	300	20.0%

Plan 6  
MAY 16 2016  
DP 14-662341




Multi-Family Recycling Toolkit

BUILDING 2

1. A complex in Richmond with 127 units should have the following number of bins


Assumes weekly collection.

	Food Scraps 5 240L Bins	Combined Paper 13 360L Bins	Cardboard 3 yd³ of Capacity	Containers 6 360L Bins	Glass 1 240L Bins	Garbage 24 yd³ of Capacity
---	-------------------------------	-----------------------------------	-----------------------------------	------------------------------	-------------------------	----------------------------------

AFFORDABLE HOUSING

1. A complex in Richmond with 31 units should have the following number of bins


Assumes weekly collection.

	Food Scraps 2 240L Bins	Combined Paper 4 360L Bins	Cardboard 3 yd³ of Capacity	Containers 2 360L Bins	Glass 1 240L Bins	Garbage 6 yd³ of Capacity
---	-------------------------------	----------------------------------	-----------------------------------	------------------------------	-------------------------	---------------------------------

BUILDING 3

1. A complex in Richmond with 142 units should have the following number of bins

Assumes weekly collection.

	Food Scraps 6 240L Bins	Combined Paper 15 360L Bins	Cardboard 4 yd³ of Capacity	Containers 6 360L Bins	Glass 1 240L Bins	Garbage 24 yd³ of Capacity
---	-------------------------------	-----------------------------------	-----------------------------------	------------------------------	-------------------------	----------------------------------

COMMERCIAL  
(AS ADVISED BY C.O.R.)

1 X GARBAGE 4 CU. YD.  
1 X CARDBOARD 4 CU. YD.  
2 X PAPER 95 GAL.  
2 X CONTAINERS 95 GAL.  
2 X ORGANIC 95 GAL.  
1 X GLASS 95 GAL.

ALL BINS/CARTS LESS THAN 360L TREATED AS 360L

RECOMMENDED\*

\*COUNT CAN BE REDUCED WITH INCREASED FREQUENCY OF REMOVAL SERVICE

= 25 X 95 GAL. CARTS  
7 X 4 CU.YD. BINS

= 9 X 95 GAL. CARTS  
2 X 4 CU.YD. BINS

= 28 X 95 GAL. CARTS  
7 X 4 CU.YD. BINS

= 7 X 95 GAL. CARTS  
2 X 4 CU.YD. BINS

PROPOSED\*

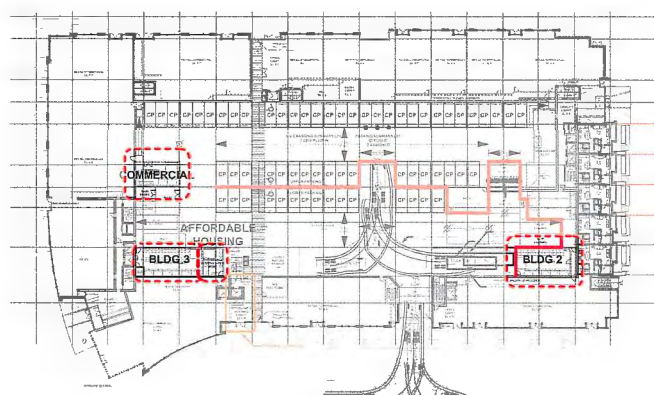
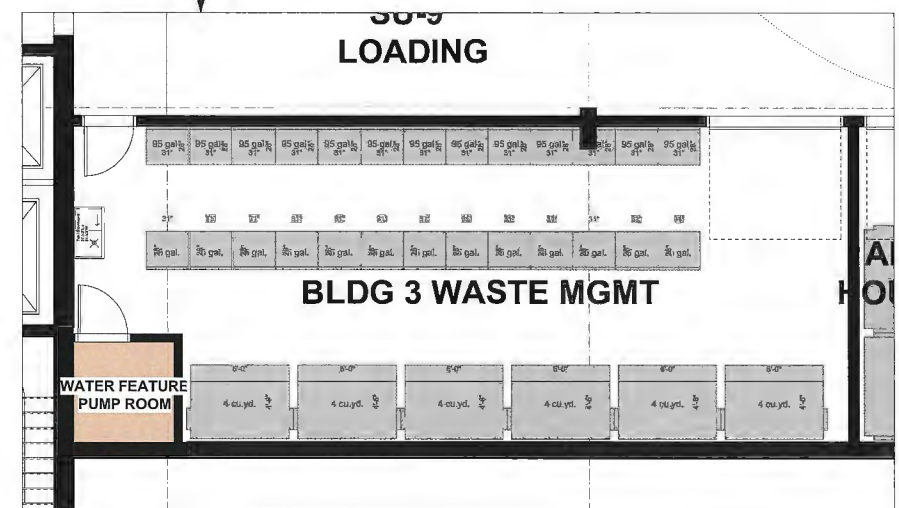
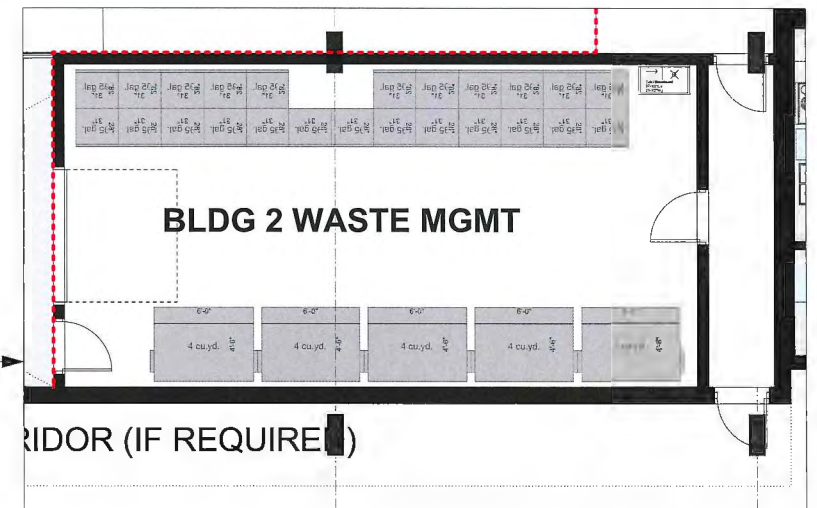
\*COUNT CAN BE REDUCED WITH INCREASED FREQUENCY OF REMOVAL SERVICE

= 24 X 95 GAL. CARTS  
5 X 4 CU.YD. BINS

= 7 X 95 GAL. CARTS  
2 X 4 CU.YD. BINS

= 26 X 95 GAL. CARTS  
6 X 4 CU.YD. BINS

= 7 X 95 GAL. CARTS  
2 X 4 CU.YD. BINS



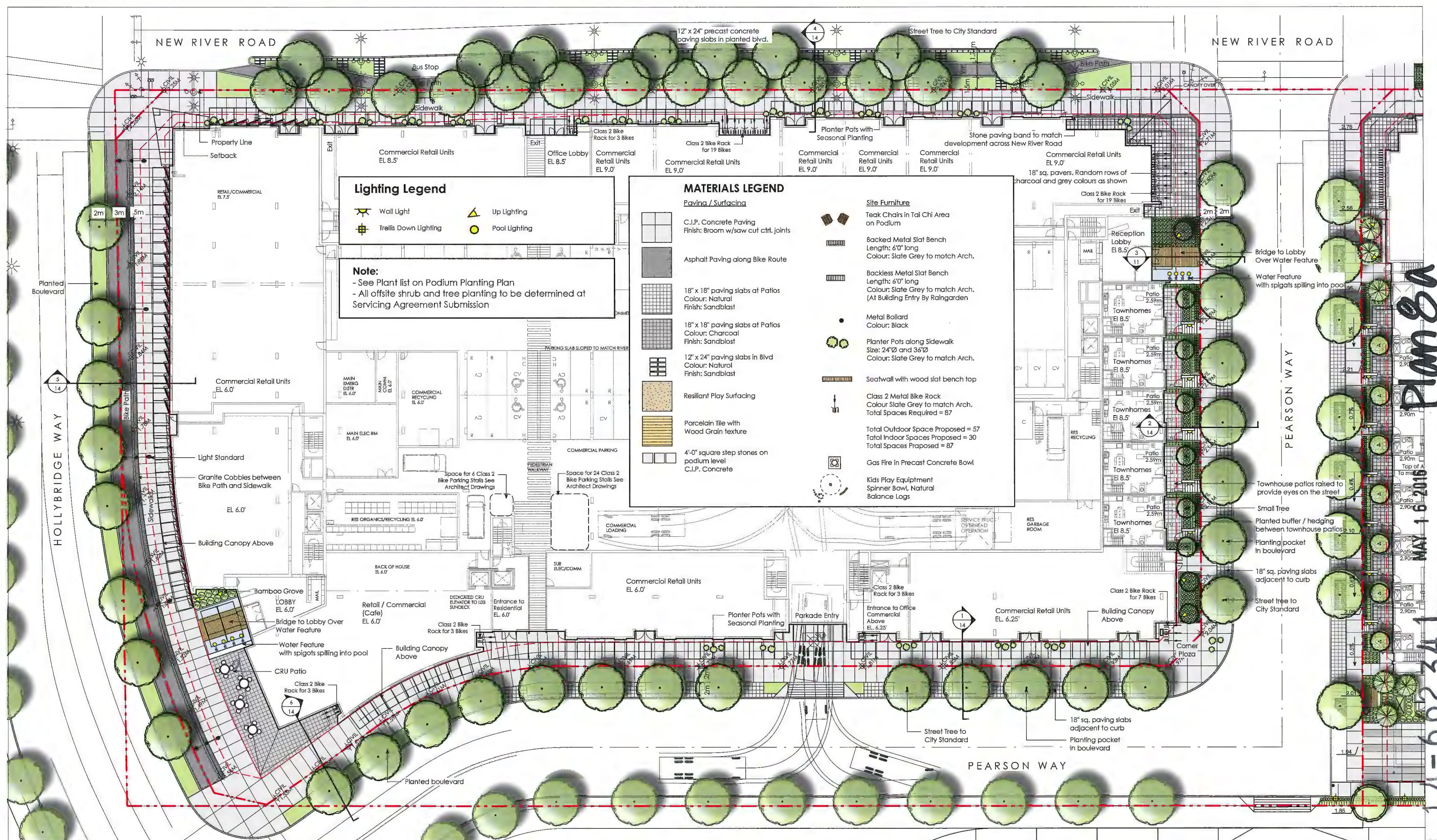
L01 REFERENCE PLAN

Plan 7

MAY 16 2016

DP 14-662341





**dk** Durante Kreuk Ltd.  
102 - 1637 West 5th Avenue  
Vancouver BC V6J 1N5  
t: 604 684 4611  
f: 604 684 0577  
www.dkd.bc.ca

**INTRACORP**  
Building the Extraordinary

**RIVER PARK PLACE - LOT 2**  
5440 Hollybridge Way, Richmond, BC

**GROUND LEVEL LANDSCAPE**



Scale: 1/6" = 1'-0"

**DEVELOPMENT PERMIT APPLICATION**  
RZ 14-665416  
MAY 11, 2015

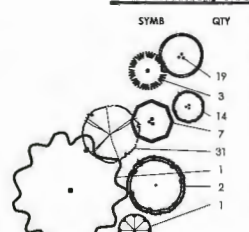
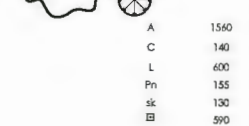

C.O.R. PAGINATION  
**PLAN #3**

Plan 8a  
 MAY 16 2016  
 14-662341  
 DP





### Planting Plan

SYMB	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COMMENTS	PERENNIALS/ GROUNDCOVERS/ VINES	GRASSES	URBAN AGRICULTURE AREA- TEMPORARY PLANTINGS
	19	Acer palmatum	Japanese Maple	3.5m ht; multi-stem specimen	22 Coloneaster dammeri	260 Carex 'Ice Dance'	Chives
	3	Chamaecyparis obtusa	Japanese Cypress	4m ht	225 Dianthus d. 'Alba'	138 Carex oshimensis 'Evergold'	Golden Yarrow
	14	Comus kousa 'Satan's Head'	Satan's Head Dogwood	3m ht; multi-stem specimen	86 Elica - white	565 Liriodendron 'Viregata'	Echinacea
	7	Hornemania 'Arnold's Promise'	Chinese Witch Hazel	3m ht; multi-stem specimen	23 Geranium 'Brookside'	246 Ophiopogon p. 'Nigra'	Gayfeather
	31	Magnolia acuminata 'Yellow Bird'	Yellow Magnolia	1.8m ht; standard B&B	120 Nepeta 'Walker's Low'	250 Pennisetum orientale	Oregano
	1	Palmetto tomentosa	Princess tree	B&B 10 cm cal. 1.8m std.	437 Waldsteinia tomentosa	100 Schizanthus litoralis 'The Blues'	Rosemary
	2	Prunus 'Snow Goose'	Snow Goose Cherry	6cm cal. B&B; 1.8m ht. std.			Purple Sage
	1	Scaladaphis verticillata 'Joe Kosey'	Japanese Umbrella Pine	5m ht			Thyme
	1540	Azalea japonica 'Hino White'	White Azalea	#3 pot			
	140	Cistus x corbariensis	White Rock Rose	#3 pot			
	400	Lonicera pileata	Boxleaf Honeysuckle	#3 pot			
	155	Phyllostachys nigra	Black Stem Bamboo	field grown clump			
	130	Skimmia japonica	Japanese Skimmia	#3 pot			
	590	Taxus x media 'Hill'	Hill's Yew	1.25m ht. B&B			

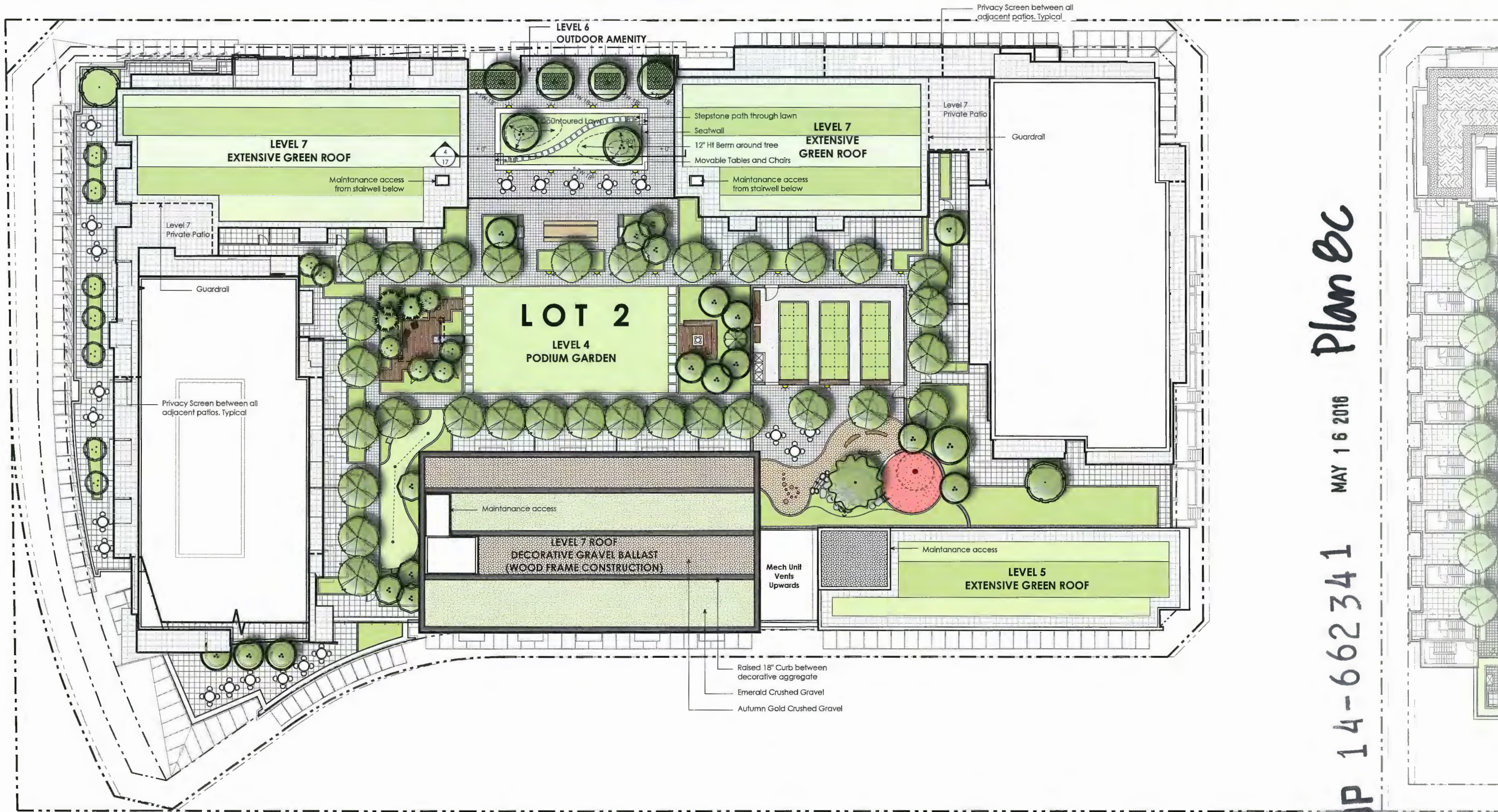
**General Planting Notes:**  
 1. All work shall meet or exceed the requirements as outlined in the current Edition of the B.C. Landscape Standard.  
 2. Plant sizes and related container classes are specified according to the current B.C. Landscape Standard Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers these shall be as defined in the BCNTA (ANSI) Standard.  
 3. All 'Soft Landscape Areas' are to be irrigated to IABC Standards.  
 4. All irrigation valve boxes equipped with quick-couplers.

Plan 03

MAY 16 2016

DP 14-662341



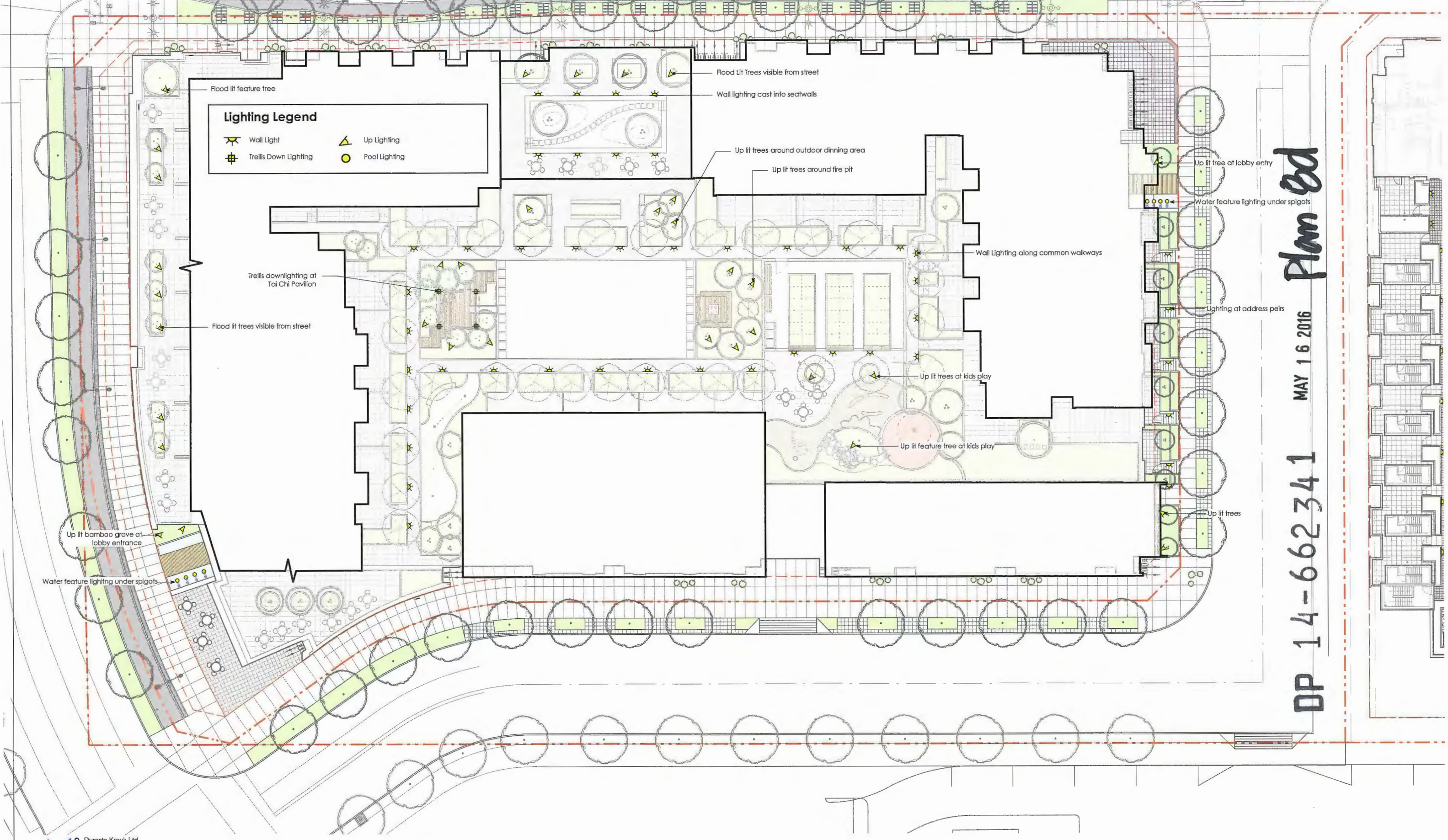


Plan 0c

MAY 16 2016

DP 14-662341





**Plan 8d**

MAY 16 2016

**DP 14-662341**

**dk** Durante Kreuk Ltd.  
102 - 1637 West 5th Avenue  
Vancouver BC V6J 1N5  
t: 604 684 4611  
f: 604 684 0577  
www.dklbc.ca

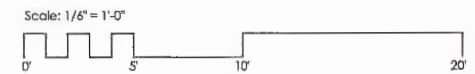
**IBI GROUP**  
IBI/HB  
ARCHITECTS

**INTRACORP**  
Building the Extraordinary

**MYAE**  
Moyeung International Enterprise Ltd.

**RIVER PARK PLACE - LOT 2**  
5440 Hollybridge Way, Richmond, BC

**OVERALL LANDSCAPE LIGHTING PLAN**



**DEVELOPMENT PERMIT APPLICATION**  
RZ 14-665416  
MAY 11, 2015

C.O.R. PAGINATIC  
**PLAN #3**

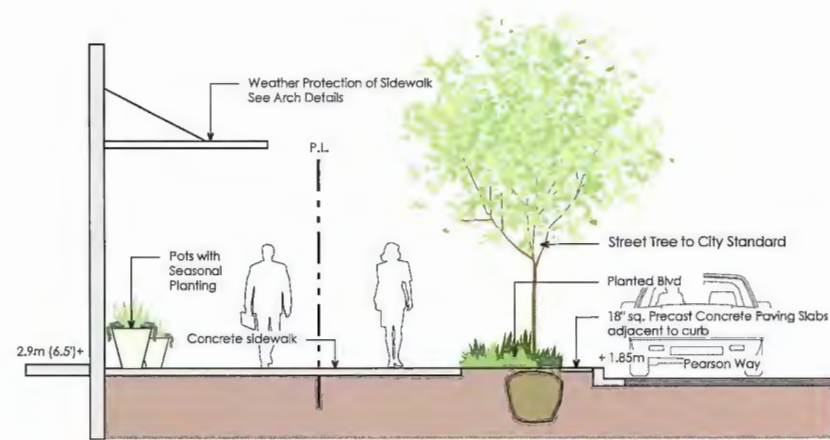


Plan 8e

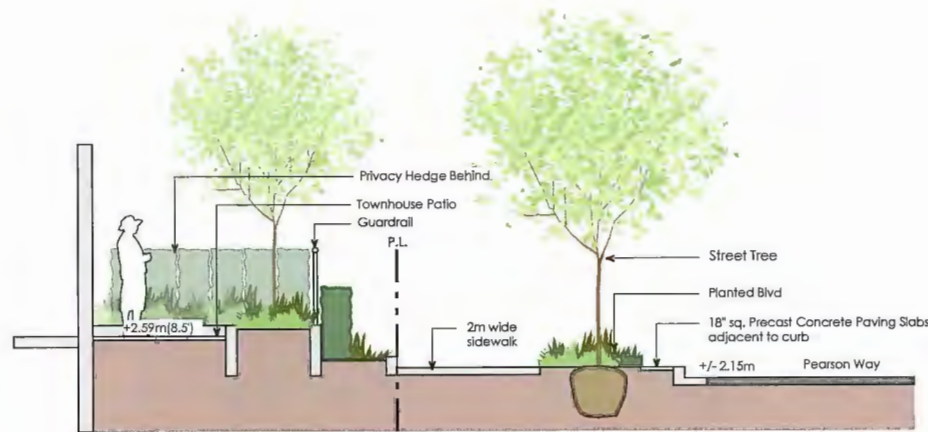
MAY 16 2016

DP 14-662341

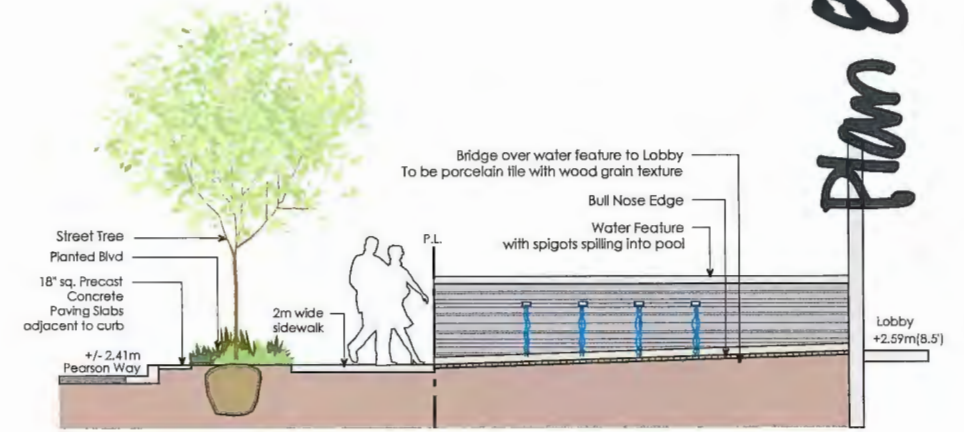
C.O.R. PAGINATION  
PLAN #3



Section 1 - Pearson Way at Retail / Office Building  
Scale 1/4" = 1'-0"



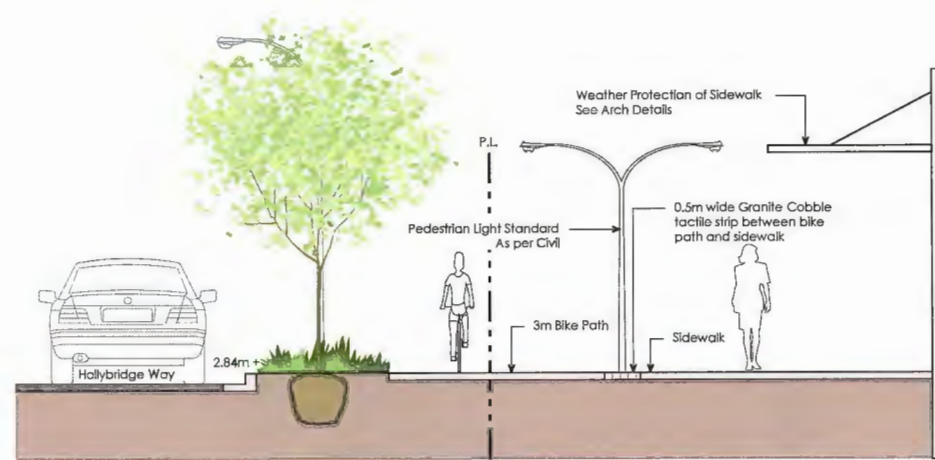
Section 2 - Pearson Way at Townhomes  
Scale 1/4" = 1'-0"



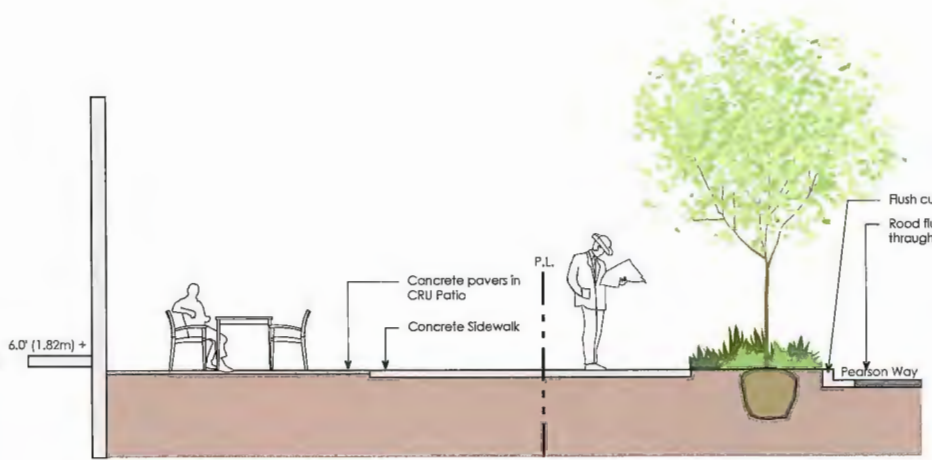
Section 3 - Pearson Way at Tower Lobby  
Scale 1/4" = 1'-0"



Section 4 - River Road at Retail  
Scale 1/4" = 1'-0"



Section 5 - Hollybridge Way at Retail  
Scale 1/4" = 1'-0"



Section 6 - Pearson Way at Retail / Restaurant  
Scale 1/4" = 1'-0"

**dk** Durante Kreuk Ltd.  
102 - 1637 West 5th Avenue  
Vancouver BC V6J 1N6  
t: 604 684 4611  
f: 604 684 0677  
www.dk.bc.ca

**IBI**  
GROUP  
ARCHITECTS

**INTRACORP**  
Building the Extraordinary

**MYAE**  
Moyeung International Enterprise Ltd.

**RIVER PARK PLACE - LOT 2**  
5440 Hollybridge Way, Richmond, BC

GROUND LEVEL LANDSCAPE SECTIONS

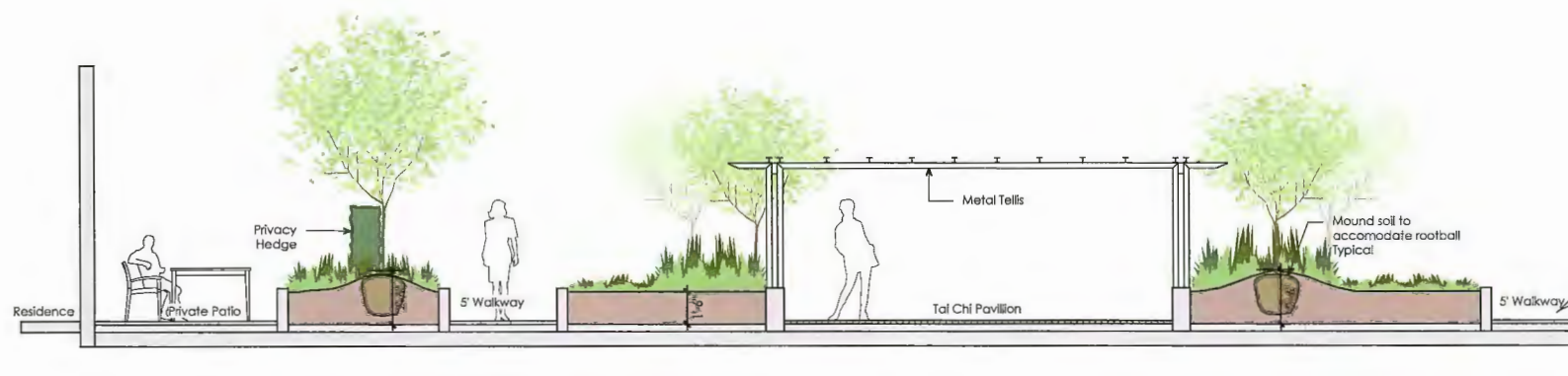
DEVELOPMENT PERMIT APPLICATION  
RZ 14-665416  
MARCH 23, 2015



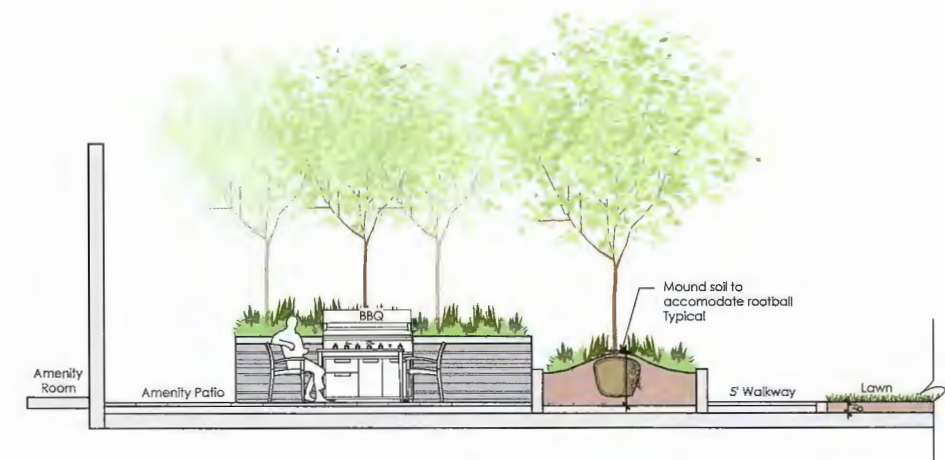
Plan of

MAY 16 2016

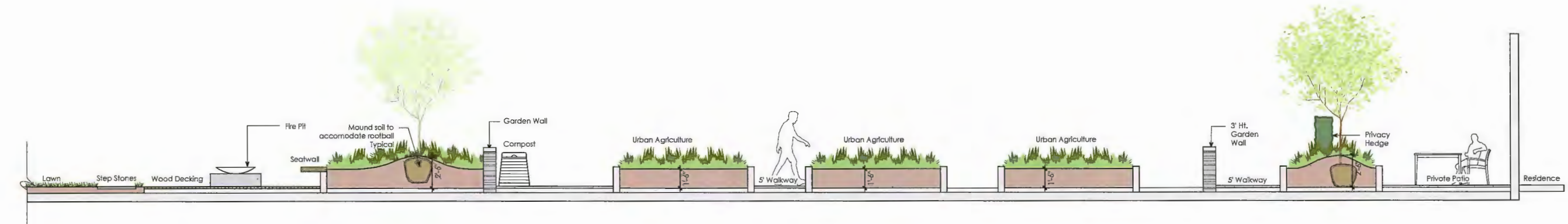
DP 14-662341



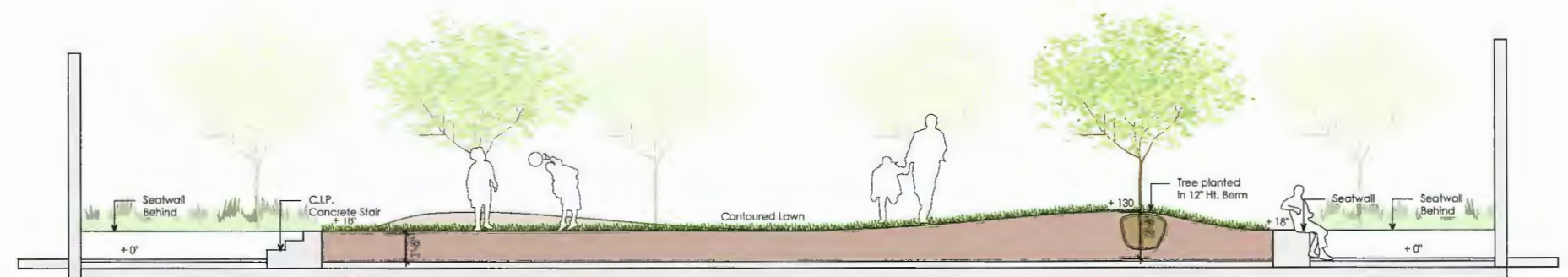
Section 1 - Through Tai Chi Pavilion  
Scale 1/4" = 1'-0"



Section 2 - Outdoor Dining  
Scale 1/4" = 1'-0"



Section 3 - Fire Pit / Urban Agriculture  
Scale 1/4" = 1'-0"



Section 4 - Level 6 Amenity Deck  
Scale 1/4" = 1'-0"

PODIUM LEVEL LANDSCAPE SECTIONS

**dk** **durante kreuk**  
Durante Kreuk Ltd.  
102 - 1637 West 5th Avenue  
Vancouver BC V6J 1N5  
t: 604.684.4611  
f: 604.684.0577  
www.dkl.bc.ca

**IBI**  
GROUP  
ARCHITECTS

**INTRACORP**  
Building the Extraordinary

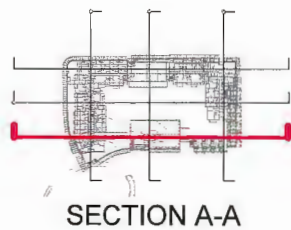
**MYAE**  
Moyeung International Enterprise Ltd.

**RIVER PARK PLACE - LOT 2**  
5440 Hollybridge Way, Richmond, BC

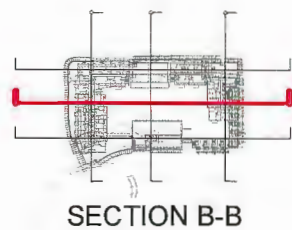
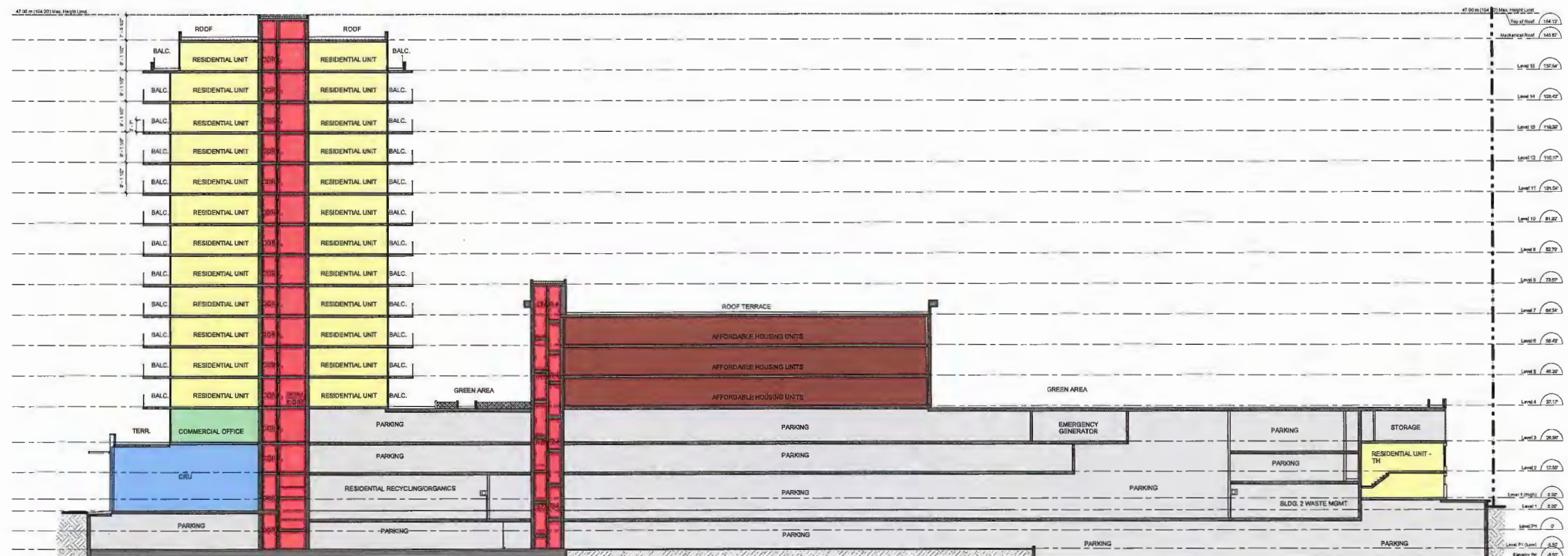
DEVELOPMENT PERMIT APPLICATION  
RZ 14-665416  
MARCH 23, 2015

C.O.R. PAGINATION  
PLAN #3

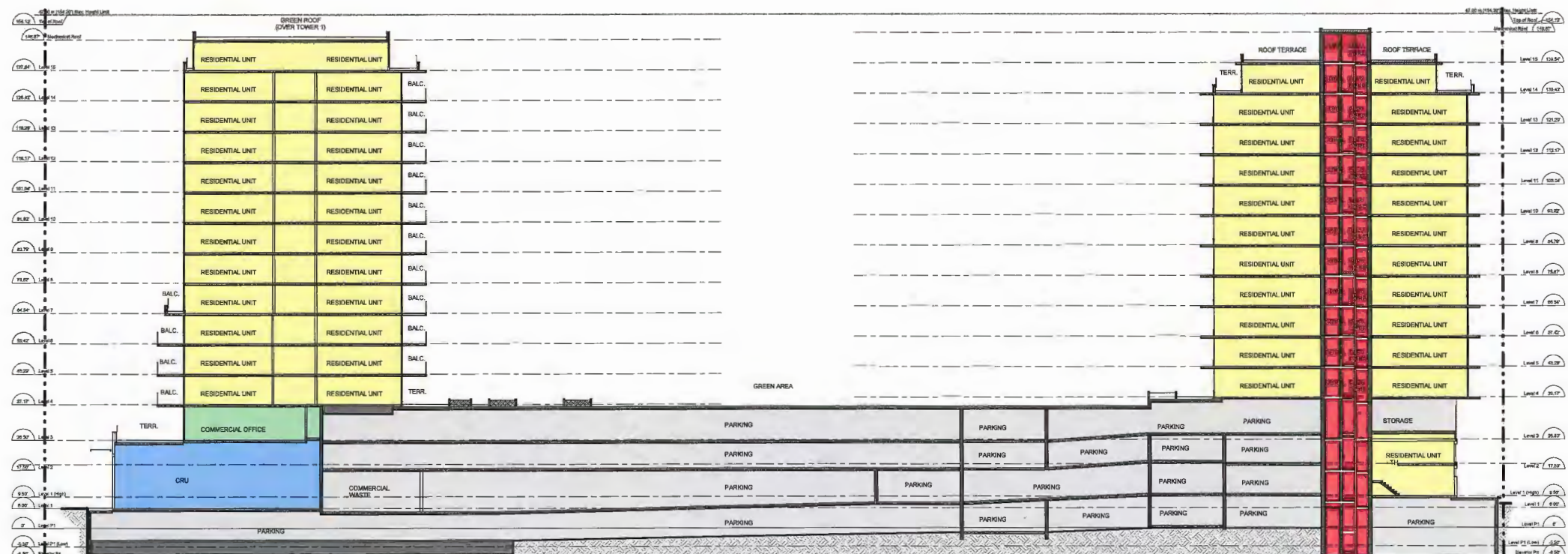




SECTION A-A



SECTION B-B



Plan 9a

MAY 16 2016

DP 14-662341

SECTIONS (1)



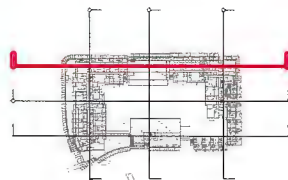
INTRACORP  
Building the Extraordinary

RIVER PARK PLACE - LOT 2

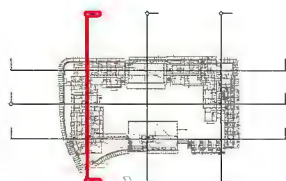
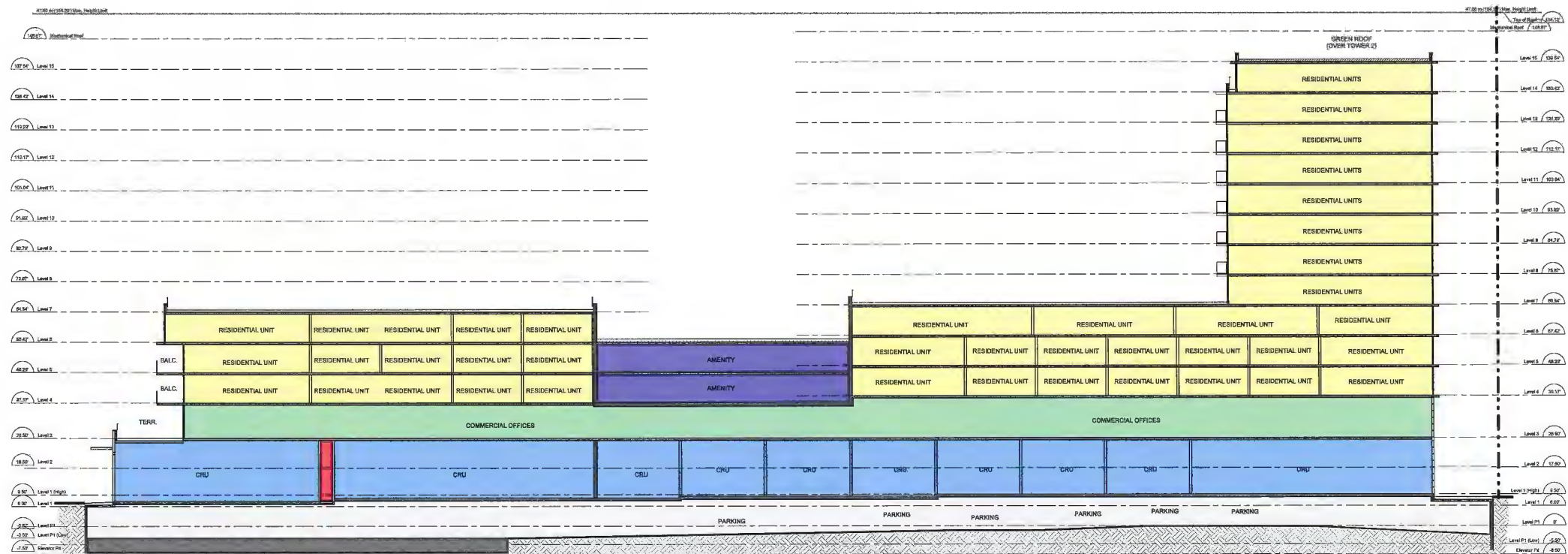
6900 & 6988 Pearson Way (formerly 5440 Hollybridge Way), Richmond, BC

DEVELOPMENT PERMIT APPLICATION (w/ PRIOR-TO RESPONSES)  
RZ 14-665416 DP 14-662341  
MAY 18, 2016





SECTION C-C



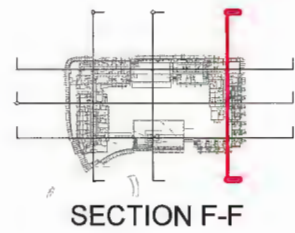
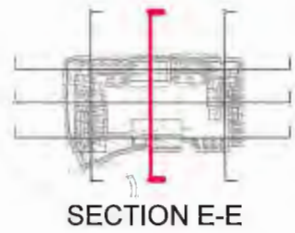
SECTION D-D



Plan 9b

MAY 16 2016

DP 14-662341

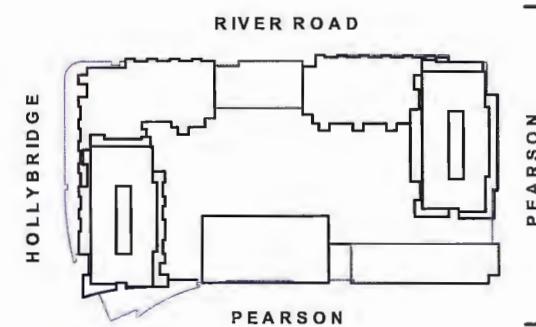


Plan 9c

MAY 16 2016

DP 14-662341



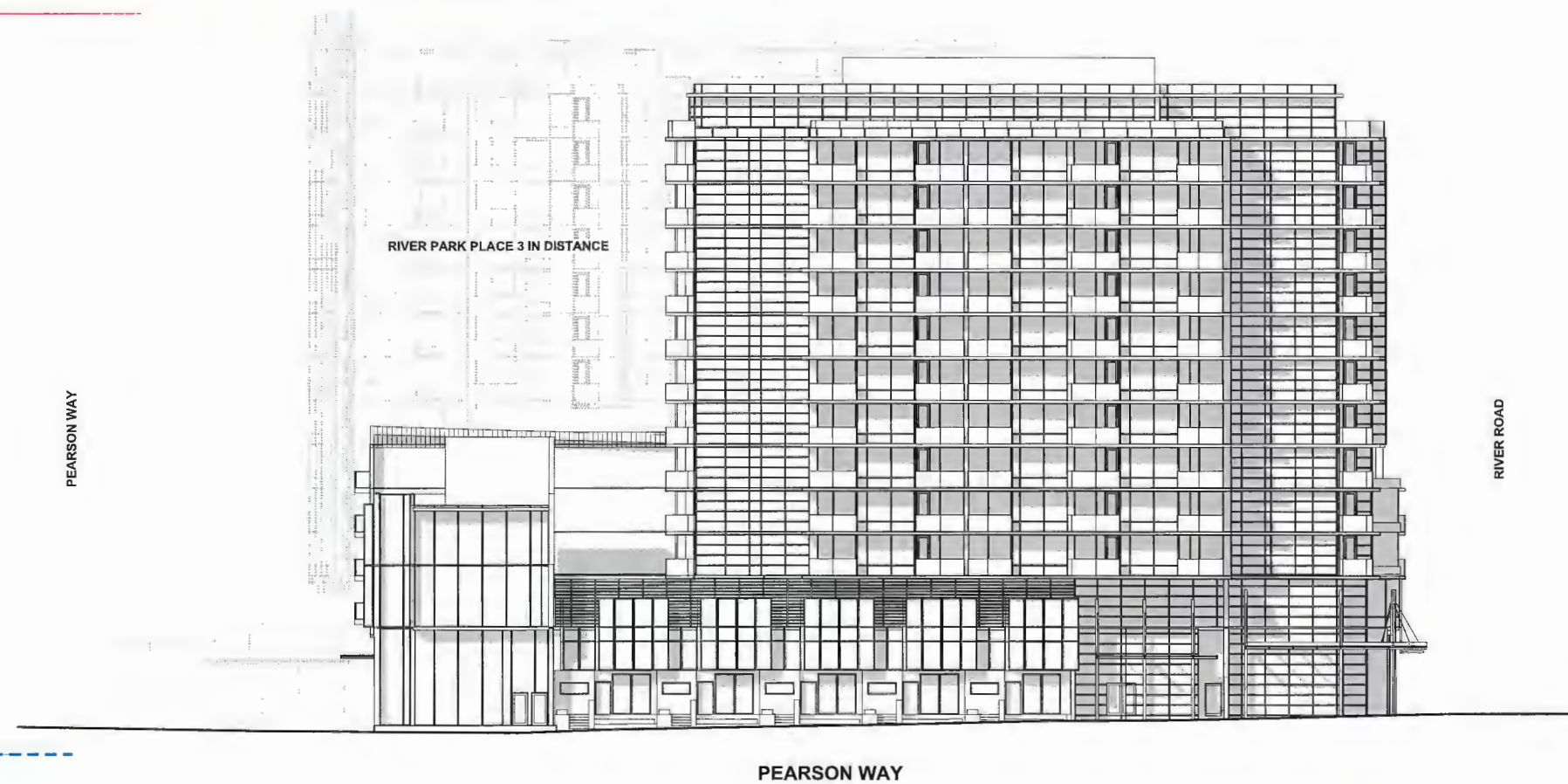


Plan 10a

MAY 16 2016

DP 14-662341

MAXIMUM HEIGHT	47M TOP OF PARAPET
154.20'	
L15	TOWER 3
137.57'	
L14	TOWER 2
128.45'	130.45'
L13	L13
119.32'	121.32'
L12	L12
110.20'	112.20'
L11	L11
101.07'	103.07'
L10	L10
91.95'	93.95'
L09	L09
82.82'	84.82'
L08	L08
73.70'	75.70'
L07	L07
64.57'	66.57'
L06	L06
55.45'	57.45'
L05	L05
46.32'	48.32'
L04	L04
37.20'	39.20'
L03	
26.50'	
FCL	
9.51'	
.00'	



EAST ELEVATION

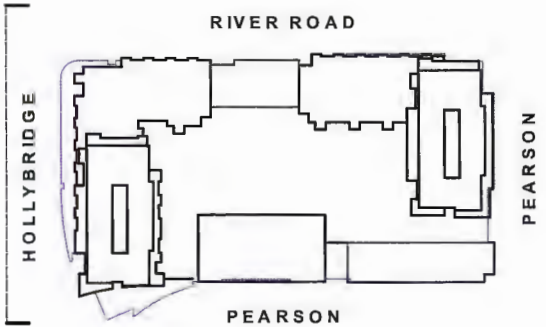


INTRACORP  
Building the Extraordinary

RIVER PARK PLACE - LOT 2  
6900 & 6988 Pearson Way (formerly 5440 Hollybridge Way), Richmond, BC

DEVELOPMENT PERMIT APPLICATION (w/ PRIOR-TO RESPONSES)  
RZ 14-665416 DP 14-662341  
MAY 18, 2016

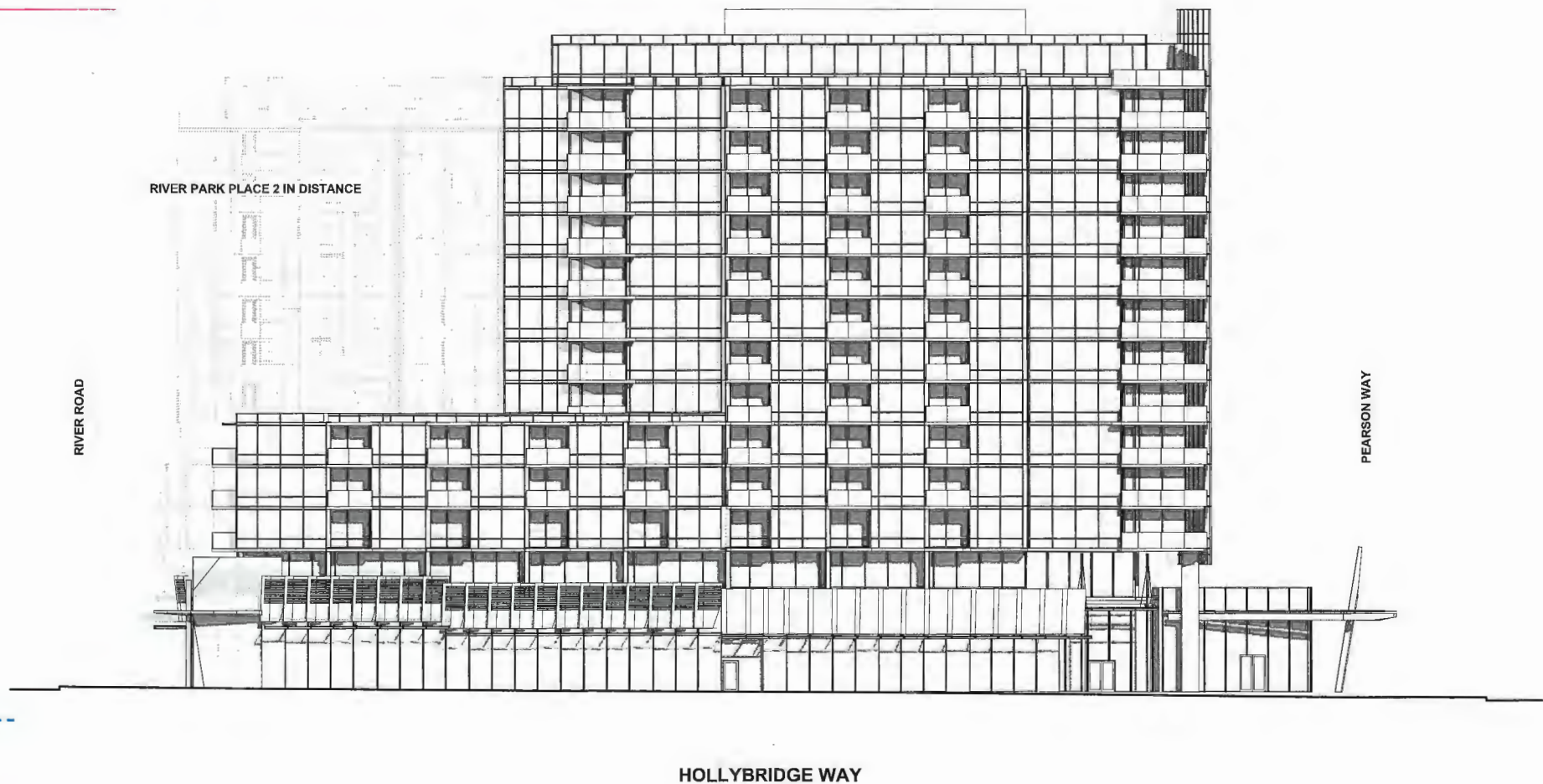
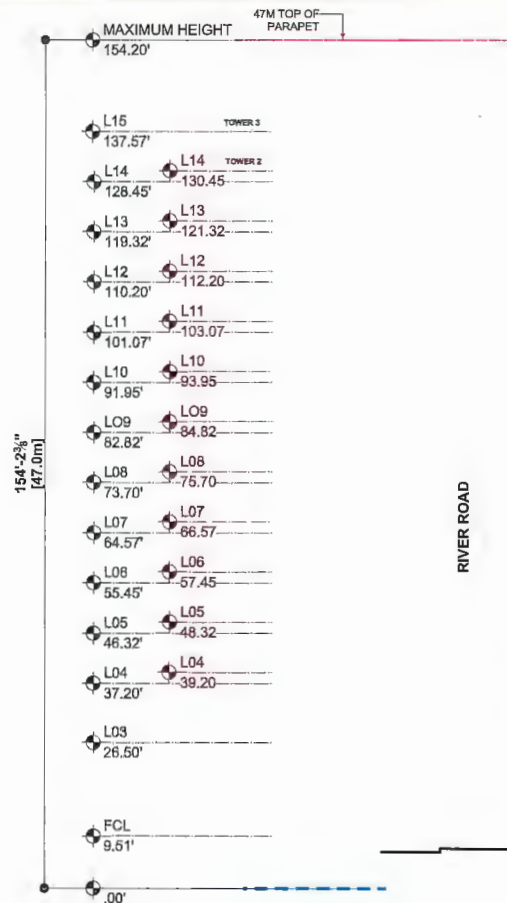




Plan 10b

MAY 16 2016

DP 14-662341



WEST ELEVATION

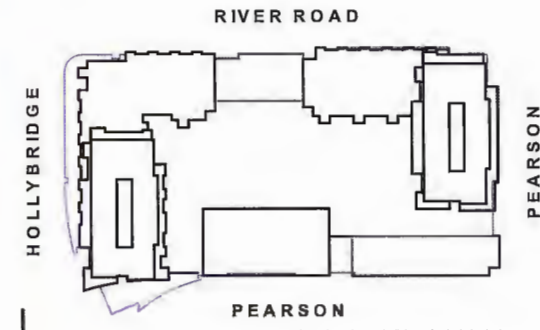


INTRACORP  
Building the Extraordinary

RIVER PARK PLACE - LOT 2  
6900 & 6988 Pearson Way (formerly 5440 Hollybridge Way), Richmond, BC

DEVELOPMENT PERMIT APPLICATION (w/ PRIOR-TO RESPONSES)  
RZ 14-665416 DP 14-662341  
MAY 18, 2016

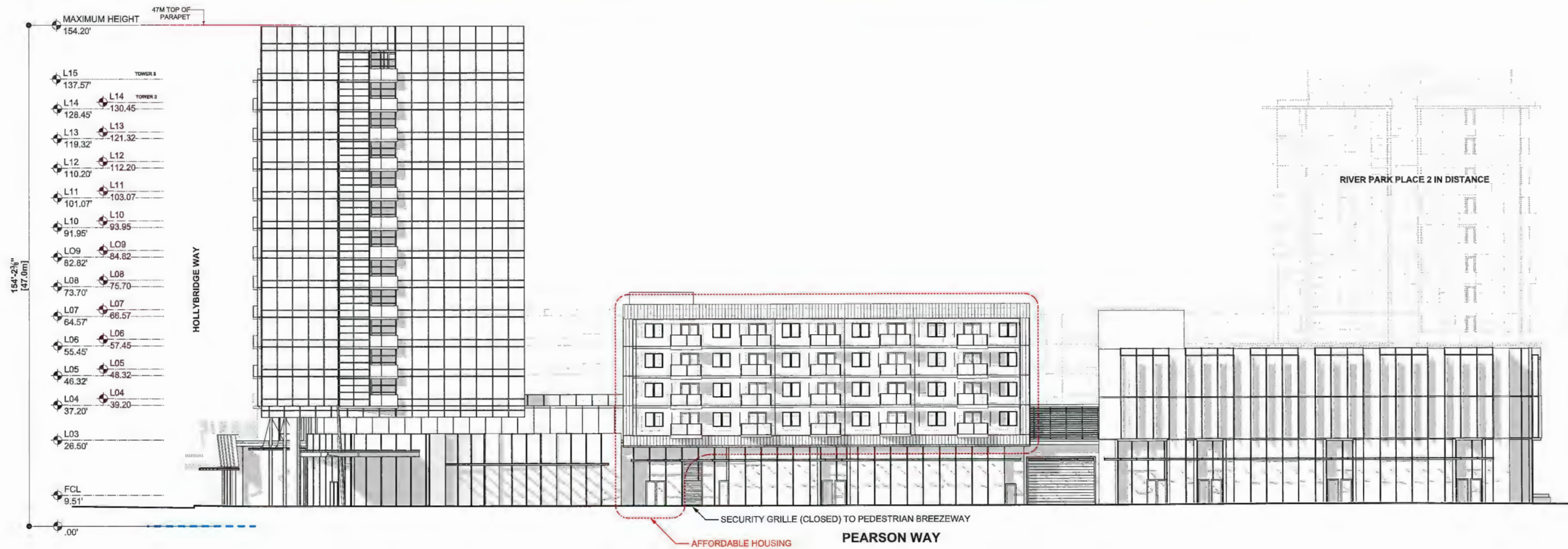




Plan 10C

MAY 16 2016

DP 14-662341



SOUTH ELEVATION

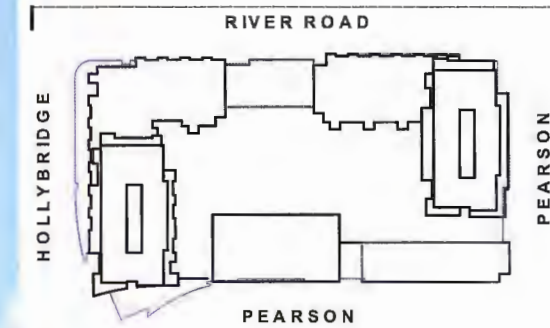


INTRACORP  
Building the Extraordinary

RIVER PARK PLACE - LOT 1  
6900 & 6988 Pearson Way (formerly 5440 Hollybridge Way), Richmond, BC

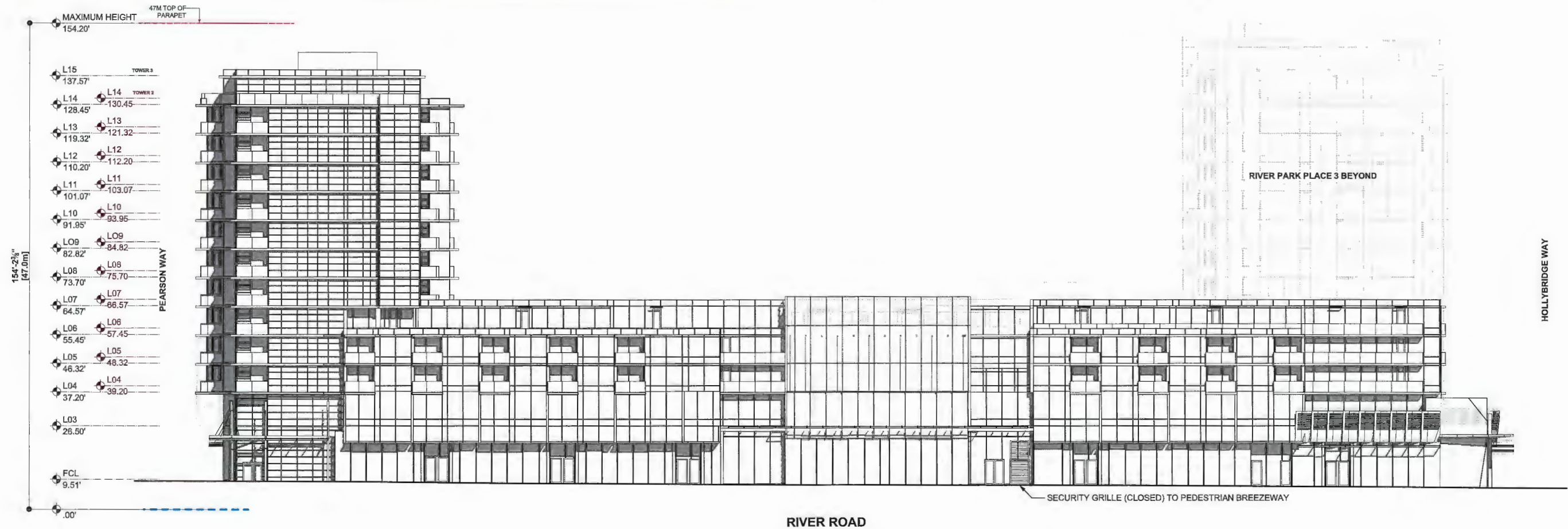
DEVELOPMENT PERMIT APPLICATION (w/ PRIOR-TO RESPONSES)  
RZ 14-665416 DP 14-662341  
MAY 18, 2016





Plan 10d

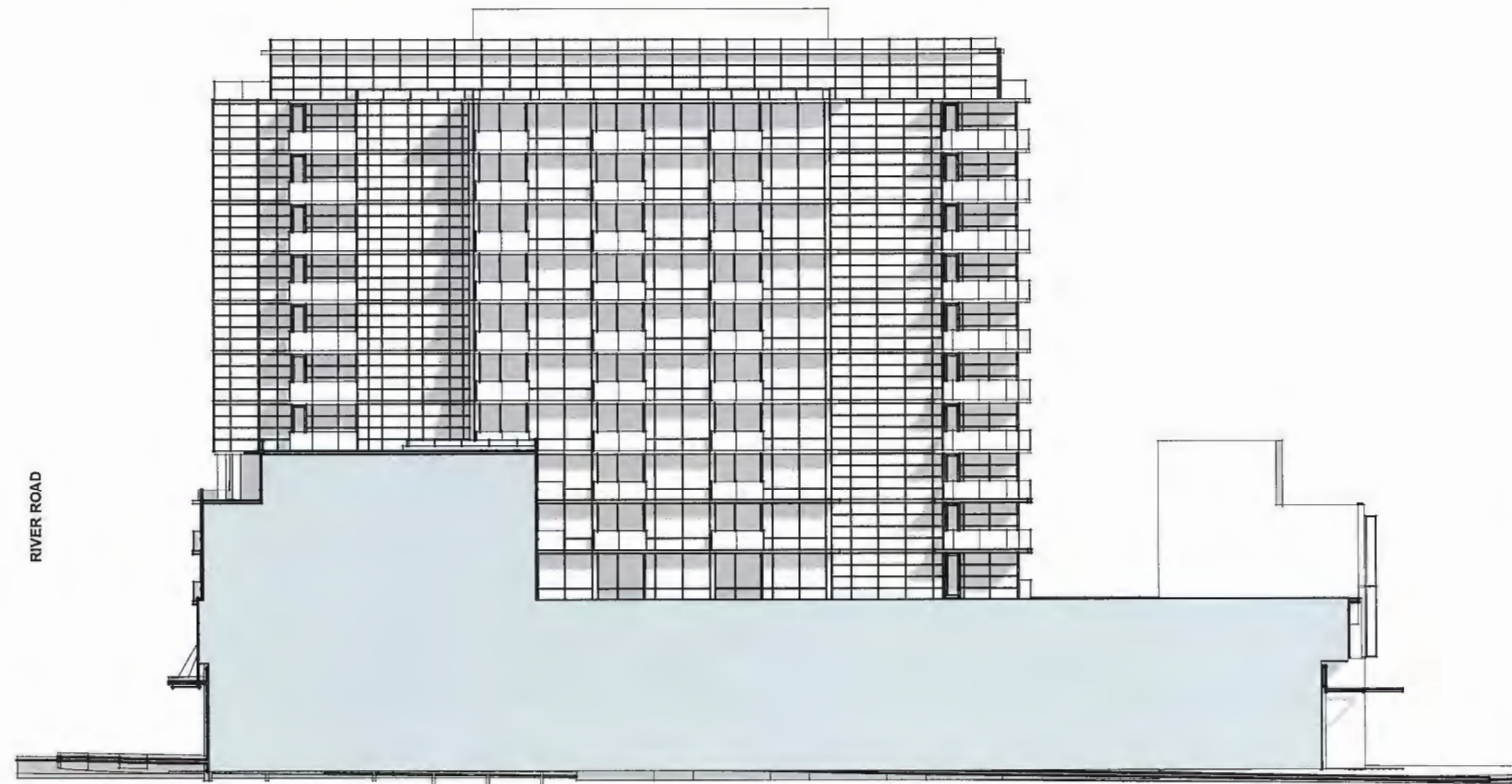
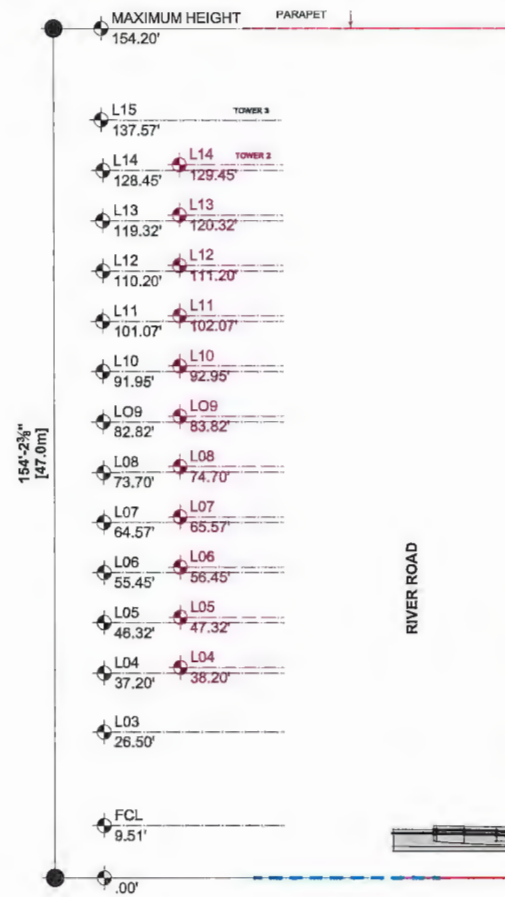
MAY 16 2016



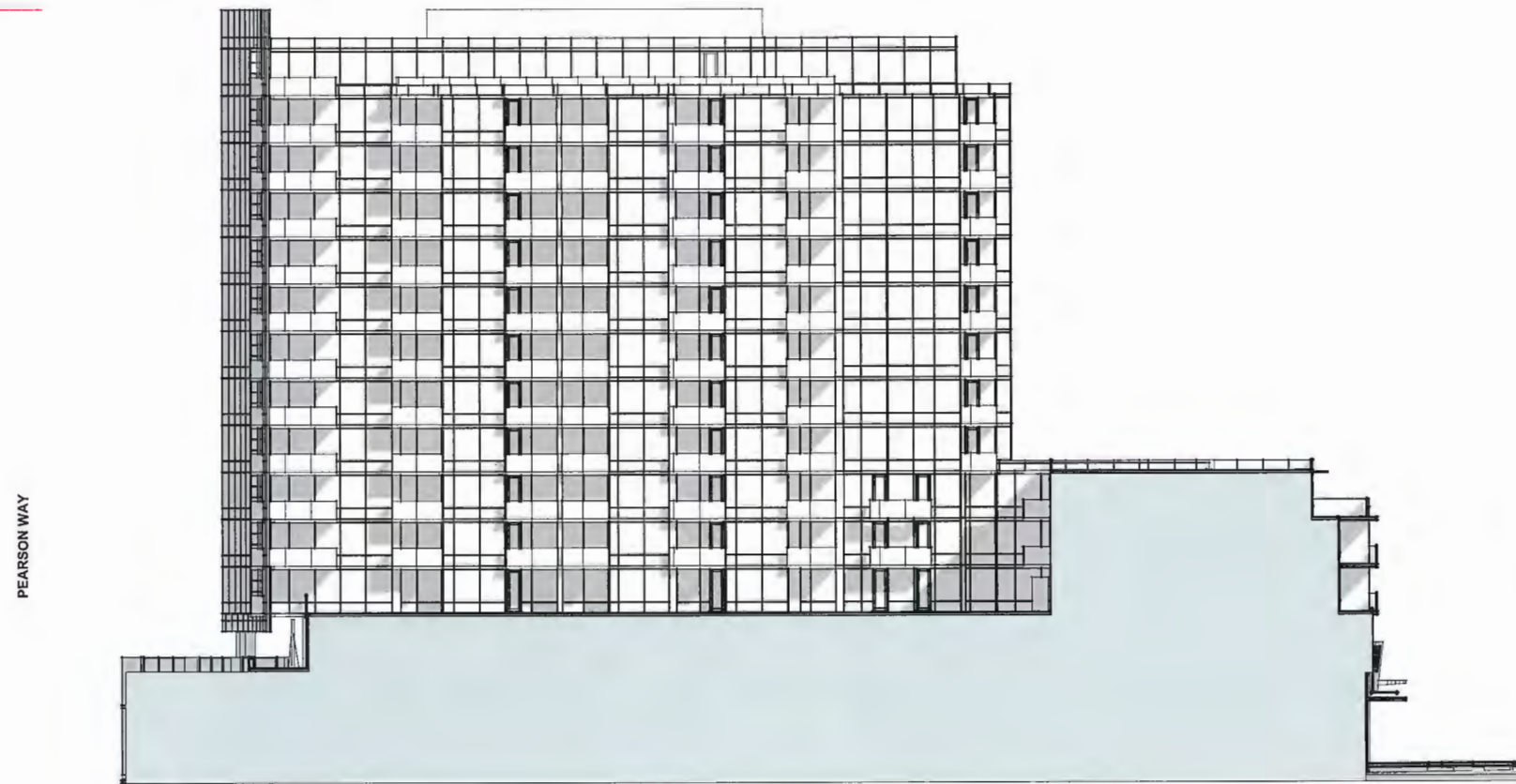
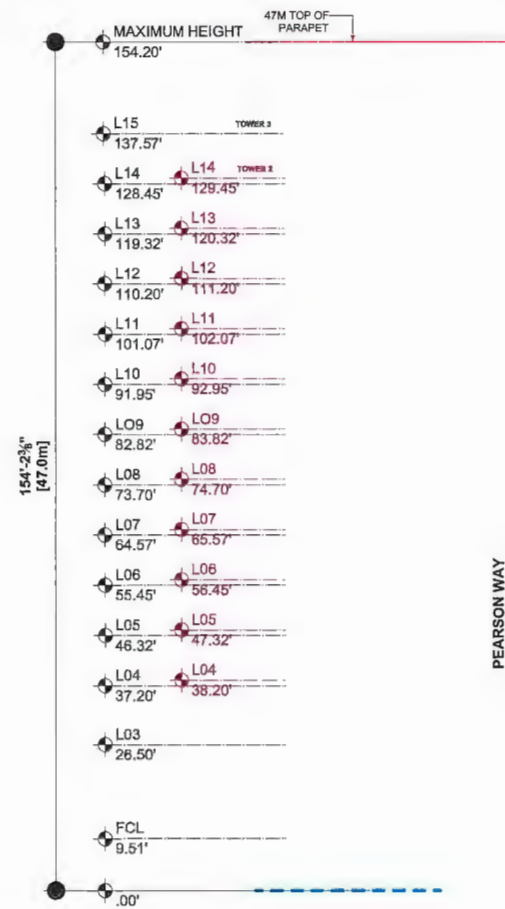
DP 14-662341

NORTH ELEVATION

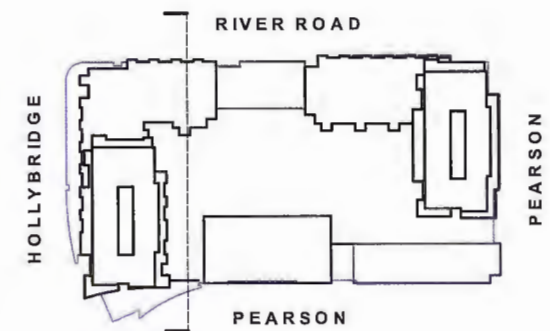
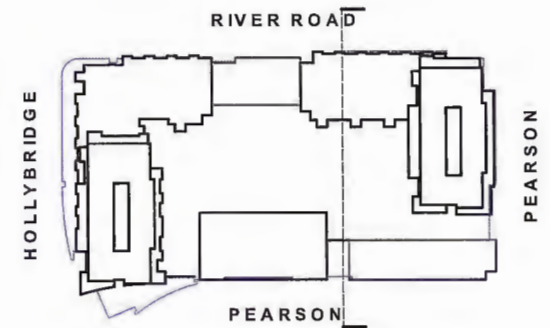




WEST ELEVATION TOWER 2



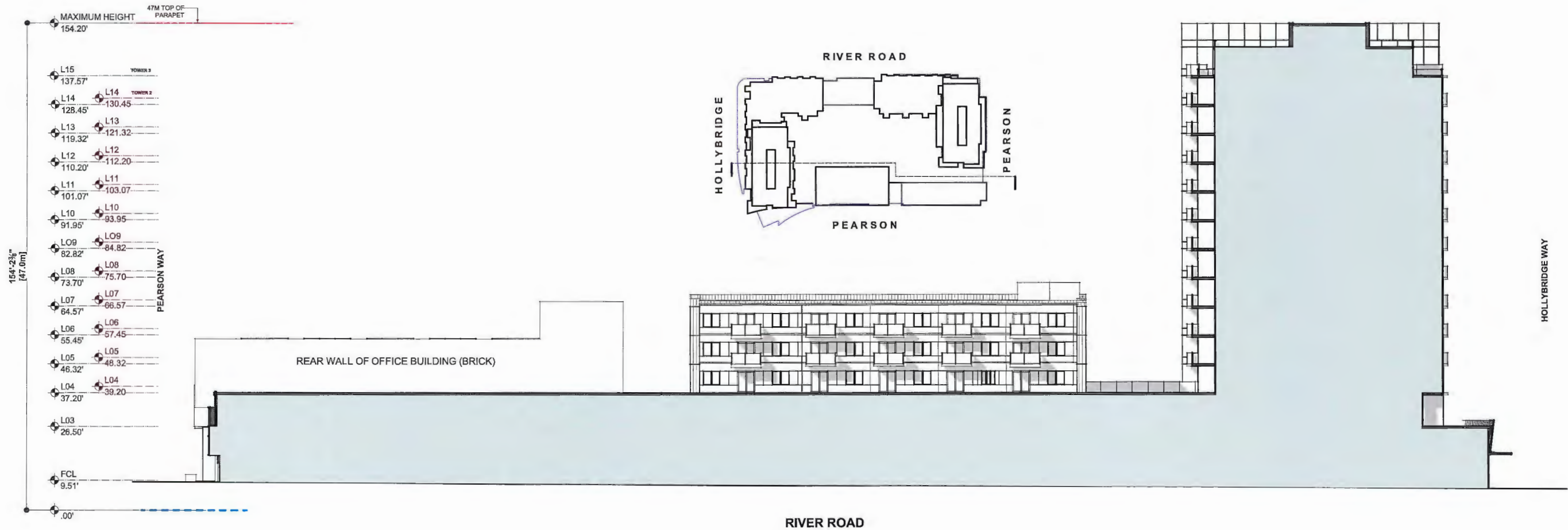
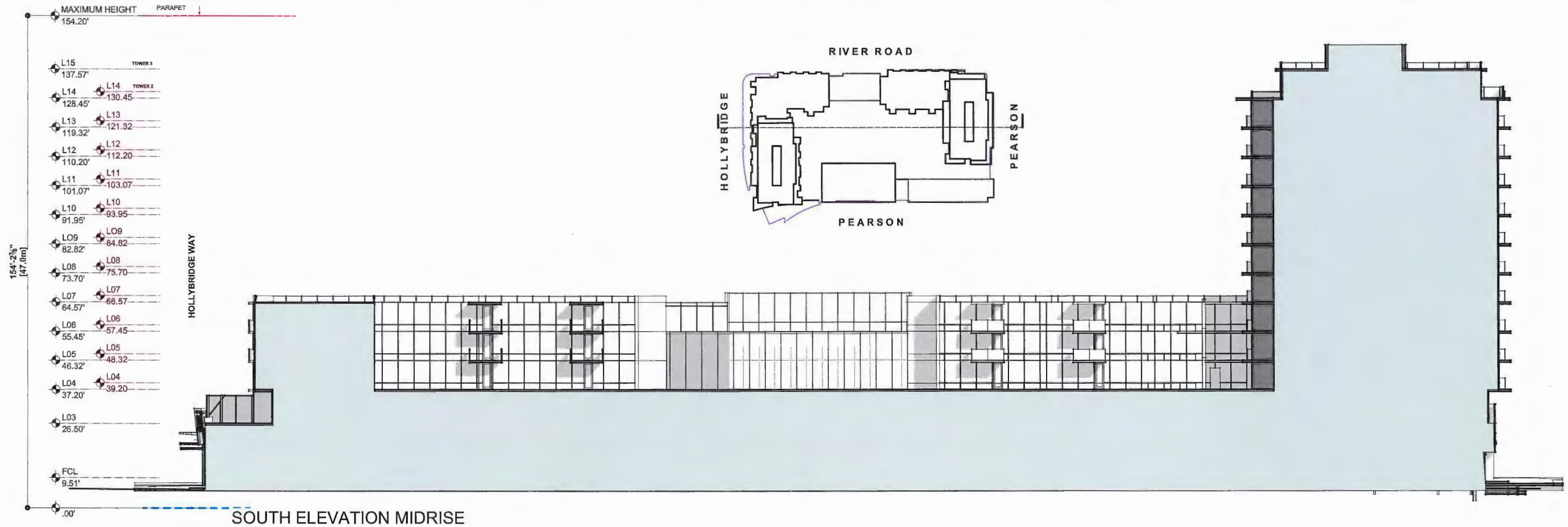
EAST ELEVATION TOWER 3



Plan 10e

MAY 16 2016

DP 14-662341



Plan 10f

MAY 16 2016

DP 14-662341

HIDDEN ELEVATIONS



**INTRACORP**  
Building the Extraordinary

**RIVER PARK PLACE - LOT 2**  
6900 & 6988 Pearson Way (formerly 5440 Hollybridge Way), Richmond, BC

DEVELOPMENT PERMIT APPLICATION (w/ PRIOR-TO RESPONSES)  
RZ 14-665416 DP 14-662341  
MAY 18, 2016



- RIVER PARK PLACE 3**
1. LOW E VISION GLASS: GREEN
  2. ALUMINUM FRAME WINDOW: WHITE
  3. ALUMINUM FRAME WINDOW: CHARCOAL
  4. BACKPAINTED GLASS SPANDREL: GREEN
  5. FROSTED BALCONY GLASS PANEL
  6. METAL BALCONY POSTS AND RAILS: WHITE
  7. ELASTOMERIC-PAINTED CONCRETE: WHITE (SLAB EXTENSIONS, SOFFITS)

- RIVER PARK PLACE 2**
1. LOW E VISION GLASS: BLUE
  2. ALUMINUM FRAME WINDOW: CHARCOAL
  3. BACKPAINTED GLASS SPANDREL: BRONZE
  4. BACKPAINTED GLASS SPANDREL: WHITE
  5. ALUMINUM FRAME BALCONY DOOR: CHARCOAL
  6. LOW E VISION GLASS BALCONY DOOR
  7. FROSTED BALCONY GLASS PANEL
  8. METAL BALCONY POSTS AND RAILS: WHITE
  9. ELASTOMERIC-PAINTED CONCRETE: GREY
  10. ELASTOMERIC-PAINTED CONCRETE: SAND BEIGE
  11. ELASTOMERIC-PAINTED CONCRETE: WHITE (SLAB EXTENSIONS, SOFFITS)

- AFFORDABLE HOUSING**
1. EXTERIOR CEMENTITIOUS PANEL: WHITE
  2. EXTERIOR CEMENTITIOUS PANEL: ORANGE
  3. EXTERIOR CEMENTITIOUS PANEL: BROWN (ALTERNATE)
  4. EXTERIOR CEMENTITIOUS PANEL: SLATE GREY
  5. LOW E VISION GLASS
  6. ALUMINUM FRAME WINDOW: WHITE
  7. ALUMINUM FRAME BALCONY DOOR: WHITE
  8. LOW E VISION GLASS BALCONY DOOR
  9. FROSTED BALCONY GLASS PANEL
  10. METAL BALCONY POSTS AND RAILS: WHITE

- RETAIL / PODIUM**
1. STOREFRONT: ALUMINUM FRAME (SILVER)
  2. STOREFRONT: LOW E VISION GLAZING (CLEAR)
  3. MASONRY: BASALITE BRICK (BLACK)
  4. CANOPY: METAL FRAME (SILVER)
  5. CANOPY BACK PANEL: PERFORATED METAL (VARIES)
  6. CANOPY: GLASS IN-FILL PANELS
  7. FEATURE CORNER: ALUMINUM FRAME
  8. FEATURE CORNER: LOW E GLAZING (TINTED)
  9. STOREFRONT: LOW E GLAZING (TINTED)

- OFFICE / AMENITY**
1. STOREFRONT: ALUMINUM FRAME (SILVER)
  2. STOREFRONT: LOW E VISION GLAZING (CLEAR)
  3. MASONRY: BASALITE BRICK (BLACK)
  4. VERTICAL SUNSCREEN: METAL FRAME (SILVER)
  5. VERTICAL SUNSCREEN: TRANSLUCENT PANEL (COLOUR VARIES)

- COMMON MATERIAL RPP2 & RPP3**
1. LOW E VISION GLASS: CLEAR
  2. ALUMINUM FRAME WINDOW: WHITE
  3. BACKPAINTED GLASS SPANDREL: WHITE
  4. ELASTOMERIC-PAINTED CONCRETE: WHITE
  5. FROSTED BALCONY GLASS PANEL
  6. METAL BALCONY POSTS AND RAILS: WHITE

- MISCELLANEOUS**
1. METAL LOUVRE: CHARCOAL



Plan 109

MAY 16 2016

DP 14-662341





- RIVER PARK PLACE 3**
1. LOW E VISION GLASS: GREEN
  2. ALUMINUM FRAME WINDOW: WHITE
  3. ALUMINUM FRAME WINDOW: CHARCOAL
  4. BACKPAINTED GLASS SPANDREL: GREEN
  5. FROSTED BALCONY GLASS PANEL
  6. METAL BALCONY POSTS AND RAILS: WHITE
  7. ELASTOMERIC-PAINTED CONCRETE: WHITE (SLAB EXTENSIONS, SOFFITS)

- RIVER PARK PLACE 2**
1. LOW E VISION GLASS: BLUE
  2. ALUMINUM FRAME WINDOW: CHARCOAL
  3. BACKPAINTED GLASS SPANDREL: BRONZE
  4. BACKPAINTED GLASS SPANDREL: WHITE
  5. ALUMINUM FRAME BALCONY DOOR: CHARCOAL
  6. LOW E VISION GLASS BALCONY DOOR
  7. FROSTED BALCONY GLASS PANEL
  8. METAL BALCONY POSTS AND RAILS: WHITE
  9. ELASTOMERIC-PAINTED CONCRETE: GREY
  10. ELASTOMERIC-PAINTED CONCRETE: SAND BEIGE
  11. ELASTOMERIC-PAINTED CONCRETE: WHITE (SLAB EXTENSIONS, SOFFITS)

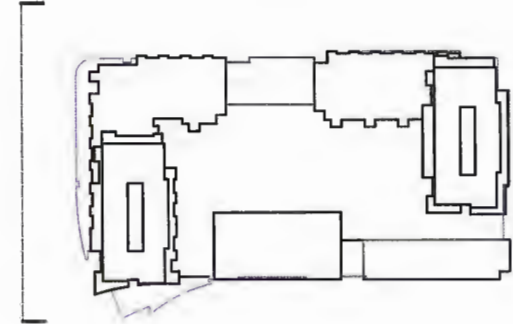
- AFFORDABLE HOUSING**
1. EXTERIOR CEMENTITIOUS PANEL: WHITE
  2. EXTERIOR CEMENTITIOUS PANEL: ORANGE
  3. EXTERIOR CEMENTITIOUS PANEL: BROWN (ALTERNATE)
  4. EXTERIOR CEMENTITIOUS PANEL: SLATE GREY
  5. LOW E VISION GLASS
  6. ALUMINUM FRAME WINDOW: WHITE
  7. ALUMINUM FRAME BALCONY DOOR: WHITE
  8. LOW E VISION GLASS BALCONY DOOR
  9. FROSTED BALCONY GLASS PANEL
  10. METAL BALCONY POSTS AND RAILS: WHITE

- RETAIL / PODIUM**
1. STOREFRONT: ALUMINUM FRAME (SILVER)
  2. STOREFRONT: LOW E VISION GLAZING (CLEAR)
  3. MASONRY: BASALITE BRICK (BLACK)
  4. CANOPY: METAL FRAME (SILVER)
  5. CANOPY BACK PANEL: PERFORATED METAL (VARIES)
  6. CANOPY: GLASS IN-FILL PANELS
  7. FEATURE CORNER: ALUMINUM FRAME
  8. FEATURE CORNER: LOW E GLAZING (TINTED)
  9. STOREFRONT: LOW E GLAZING (TINTED)

- OFFICE / AMENITY**
1. STOREFRONT: ALUMINUM FRAME (SILVER)
  2. STOREFRONT: LOW E VISION GLAZING (CLEAR)
  3. MASONRY: BASALITE BRICK (BLACK)
  4. VERTICAL SUNSCREEN: METAL FRAME (SILVER)
  5. VERTICAL SUNSCREEN: TRANSLUCENT PANEL (COLOUR VARIES)

- COMMON MATERIAL RPP2 & RPP3**
1. LOW E VISION GLASS: CLEAR
  2. ALUMINUM FRAME WINDOW: WHITE
  3. BACKPAINTED GLASS SPANDREL: WHITE
  4. ELASTOMERIC-PAINTED CONCRETE: WHITE
  5. FROSTED BALCONY GLASS PANEL
  6. METAL BALCONY POSTS AND RAILS: WHITE

- MISCELLANEOUS**
1. METAL LOUVRE: CHARCOAL



Plan 10h

MAY 16 2016

DP 14-662341



MATERIALS - WEST ELEVATION

DEVELOPMENT PERMIT APPLICATION (w/ PRIOR-TO RESPONSES)  
RZ 14-665416 DP 14-662341  
MAY 18, 2016



- RIVER PARK PLACE 3**
1. LOW E VISION GLASS: GREEN
  2. ALUMINUM FRAME WINDOW: WHITE
  3. ALUMINUM FRAME WINDOW: CHARCOAL
  4. BACKPAINTED GLASS SPANDREL: GREEN
  5. BACKPAINTED GLASS SPENDREL: BRONZE
  6. FROSTED BALCONY GLASS PANEL
  7. METAL BALCONY POSTS AND RAILS: WHITE
  8. ELASTOMERIC-PAINTED CONCRETE: WHITE (SLAB EXTENSIONS, SOFFITS)

- RIVER PARK PLACE 2**
1. LOW E VISION GLASS: BLUE
  2. ALUMINUM FRAME WINDOW: CHARCOAL
  3. BACKPAINTED GLASS SPANDREL: BRONZE
  4. WHITE SLAB BAND
  5. ALUMINUM FRAME BALCONY DOOR: CHARCOAL
  6. LOW E VISION GLASS BALCONY DOOR
  7. FROSTED BALCONY GLASS PANEL
  8. METAL BALCONY POSTS AND RAILS: WHITE
  9. ELASTOMERIC-PAINTED CONCRETE: GREY
  10. ELASTOMERIC-PAINTED CONCRETE: SAND BEIGE
  11. ELASTOMERIC-PAINTED CONCRETE: WHITE (SLAB EXTENSIONS, SOFFITS)

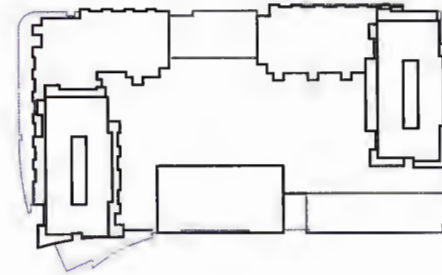
- AFFORDABLE HOUSING**
1. EXTERIOR CEMENTITIOUS PANEL: WHITE
  2. EXTERIOR CEMENTITIOUS PANEL: ORANGE
  3. EXTERIOR CEMENTITIOUS PANEL: BROWN (ALTERNATE)
  4. EXTERIOR CEMENTITIOUS PANEL: SLATE GREY
  5. LOW E VISION GLASS
  6. ALUMINUM FRAME WINDOW: WHITE
  7. ALUMINUM FRAME BALCONY DOOR: WHITE
  8. LOW E VISION GLASS BALCONY DOOR
  9. FROSTED BALCONY GLASS PANEL
  10. METAL BALCONY POSTS AND RAILS: WHITE

- RETAIL / PODIUM**
1. STOREFRONT: ALUMINUM FRAME (SILVER)
  2. STOREFRONT: LOW E VISION GLAZING (CLEAR)
  3. MASONRY: BASALITE BRICK (BLACK)
  4. CANOPY: METAL FRAME (SILVER)
  5. CANOPY BACK PANEL: PERFORATED METAL (VARIES)
  6. CANOPY: GLASS IN-FILL PANELS
  7. FEATURE CORNER: ALUMINUM FRAME
  8. FEATURE CORNER: LOW E GLAZING (TINTED)
  9. STOREFRONT: LOW E GLAZING (TINTED)

- OFFICE / AMENITY**
1. STOREFRONT: ALUMINUM FRAME (SILVER)
  2. STOREFRONT: LOW E VISION GLAZING (CLEAR)
  3. MASONRY: BASALITE BRICK (BLACK)
  4. VERTICAL SUNSCREEN: METAL FRAME (SILVER)
  5. VERTICAL SUNSCREEN: TRANSLUCENT PANEL (COLOUR VARIES)

- COMMON MATERIAL RPP2 & RPP3**
1. LOW E VISION GLASS: CLEAR
  2. ALUMINUM FRAME WINDOW: WHITE
  3. BACKPAINTED GLASS SPANDREL: WHITE
  4. ELASTOMERIC-PAINTED CONCRETE: WHITE
  5. FROSTED BALCONY GLASS PANEL
  6. METAL BALCONY POSTS AND RAILS: WHITE

- MISCELLANEOUS**
1. METAL LOUVRE: CHARCOAL



Plan 101

MAY 16 2016

DP 14-662341



## MATERIALS - SOUTH ELEVATION

DEVELOPMENT PERMIT APPLICATION (w/ PRIOR-TO RESPONSES)  
RZ 14-665416 DP 14-662341  
MAY 18, 2016



- RIVER PARK PLACE 3**
1. LOW E VISION GLASS: GREEN
  2. ALUMINUM FRAME WINDOW: WHITE
  3. ALUMINUM FRAME WINDOW: CHARCOAL
  4. BACKPAINTED GLASS SPANDREL: GREEN
  5. FROSTED BALCONY GLASS PANEL
  6. METAL BALCONY POSTS AND RAILS: WHITE
  7. ELASTOMERIC-PAINTED CONCRETE: WHITE (SLAB EXTENSIONS, SOFFITS)

- RIVER PARK PLACE 2**
1. LOW E VISION GLASS: BLUE
  2. ALUMINUM FRAME WINDOW: CHARCOAL
  3. BACKPAINTED GLASS SPANDREL: BRONZE
  4. WHITE SLAB BAND
  5. ALUMINUM FRAME BALCONY DOOR: CHARCOAL
  6. LOW E VISION GLASS BALCONY DOOR
  7. FROSTED BALCONY GLASS PANEL
  8. METAL BALCONY POSTS AND RAILS: WHITE
  9. ELASTOMERIC-PAINTED CONCRETE: GREY
  10. ELASTOMERIC-PAINTED CONCRETE: SAND BEIGE
  11. ELASTOMERIC-PAINTED CONCRETE: WHITE (SLAB EXTENSIONS, SOFFITS)

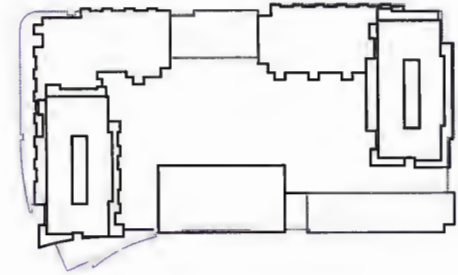
- AFFORDABLE HOUSING**
1. EXTERIOR CEMENTITIOUS PANEL: WHITE
  2. EXTERIOR CEMENTITIOUS PANEL: ORANGE
  3. EXTERIOR CEMENTITIOUS PANEL: BROWN (ALTERNATE)
  4. EXTERIOR CEMENTITIOUS PANEL: SLATE GREY
  5. LOW E VISION GLASS
  6. ALUMINUM FRAME WINDOW: WHITE
  7. ALUMINUM FRAME BALCONY DOOR: WHITE
  8. LOW E VISION GLASS BALCONY DOOR
  9. FROSTED BALCONY GLASS PANEL
  10. METAL BALCONY POSTS AND RAILS: WHITE

- RETAIL / PODIUM**
1. STOREFRONT: ALUMINUM FRAME (SILVER)
  2. STOREFRONT: LOW E VISION GLAZING (CLEAR)
  3. MASONRY: BASALITE BRICK (BLACK)
  4. CANOPY: METAL FRAME (SILVER)
  5. CANOPY BACK PANEL: PERFORATED METAL (VARIES)
  6. CANOPY: GLASS IN-FILL PANELS
  7. FEATURE CORNER: ALUMINUM FRAME
  8. FEATURE CORNER: LOW E GLAZING (TINTED)
  9. STOREFRONT: LOW E GLAZING (TINTED)

- OFFICE / AMENITY**
1. STOREFRONT: ALUMINUM FRAME (SILVER)
  2. STOREFRONT: LOW E VISION GLAZING (CLEAR)
  3. MASONRY: BASALITE BRICK (BLACK)
  4. VERTICAL SUNSCREEN: METAL FRAME (SILVER)
  5. VERTICAL SUNSCREEN: TRANSLUCENT PANEL (COLOUR VARIES)

- COMMON MATERIAL RPP2 & RPP3**
1. LOW E VISION GLASS: CLEAR
  2. ALUMINUM FRAME WINDOW: WHITE
  3. BACKPAINTED GLASS SPANDREL: WHITE
  4. ELASTOMERIC-PAINTED CONCRETE: WHITE
  5. FROSTED BALCONY GLASS PANEL
  6. METAL BALCONY POSTS AND RAILS: WHITE

- MISCELLANEOUS**
1. METAL LOUVRE: CHARCOAL



Plan 10j

MAY 16 2016



DP 14-662341



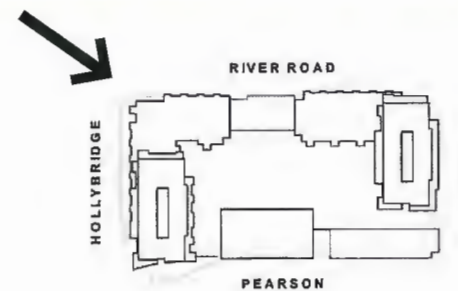
**INTRACORP**  
Building the Extraordinary

**RIVER PARK PLACE - LOT 3**  
6900 & 6988 Pearson Way (formerly 5440 Hollybridge Way), Richmond, BC

**MATERIALS - NORTH ELEVATION**

DEVELOPMENT PERMIT APPLICATION (w/ PRIOR-TO RESPONSES)  
RZ 14-665416 DP 14-662341  
MAY 18, 2016

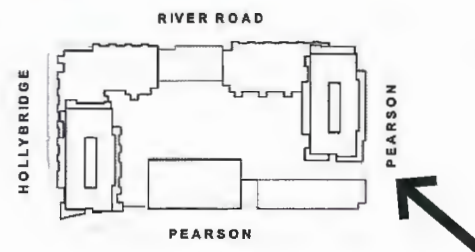




CLOSE VIEW TOWARDS CORNER OF RIVER ROAD & HOLLYBRIDGE (1)







**INTRACORP**  
Building the Extraordinary

**RIVER PARK PLACE - LOT**

6900 & 6988 Pearson Way (formerly 5440 Hollybridge Way), Richmond, BC

CLOSE VIEW TOWARDS CORNER OF PEARSON & PEARSON (2)

DEVELOPMENT PERMIT APPLICATION (w/ PRIOR-TO RESPONSES)  
RZ 14-665416 DP 14-662341  
MAY 18, 2016

Plan 110

MAY 16 2016

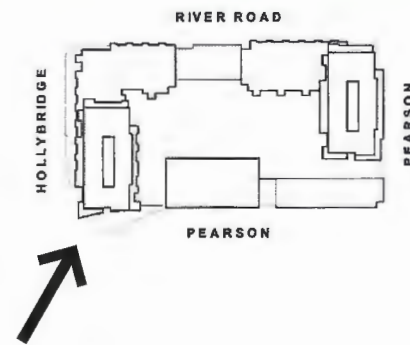
DP 14-662341





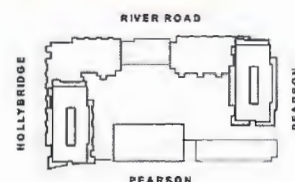
Plan IIC

MAY 16 2016



DP 14-662341





**INTRACORP**  
Building the Extraordinary

## RIVER PARK PLACE - LOT 2

6900 & 6988 Pearson Way (formerly 5440 Hollybridge Way), Richmond, BC

DISTANT VIEW TOWARDS PEARSON (4)

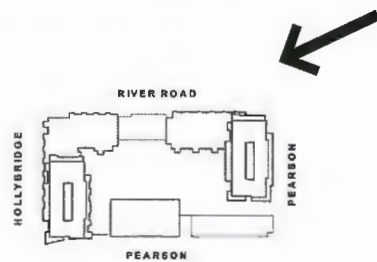
DEVELOPMENT PERMIT APPLICATION (w/ PRIOR-TO RESPONSES)  
RZ 14-665416 DP 14-662341  
MAY 18, 2016

Plan 11d

MAY 16 2016

DP 14-662341





Plan 11e

MAY 16 2016

DP 14-662341



**INTRACORP**  
Building the Extraordinary

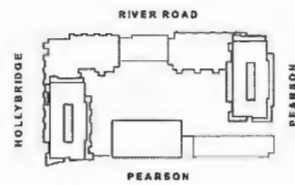
**RIVER PARK PLACE - LOT 2**

6900 & 6988 Pearson Way (formerly 5440 Hollybridge Way), Richmond, BC

DISTANT VIEW TOWARDS RIVER ROAD (5)

DEVELOPMENT PERMIT APPLICATION (w/ PRIOR-TO RESPONSES)  
RZ 14-665416 DP 14-662341  
MAY 18, 2016





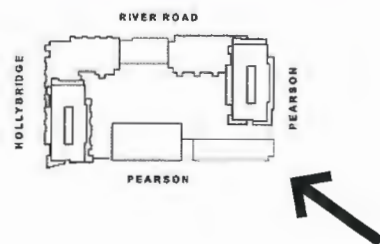




Plan 11g

MAY 16 2016

DP 14-662341



DISTANT VIEW TOWARDS PEARSON (7)



**INTRACORP**  
Building the Extraordinary

**RIVER PARK PLACE - LOT 2**

6900 & 6988 Pearson Way (formerly 5440 Hollybridge Way), Richmond, BC

DEVELOPMENT PERMIT APPLICATION (w/ PRIOR-TO RESPONSES)

RZ 14-665416 DP 14-662341

MAY 18, 2016



SIGN TYPES

EXTERIOR SIGN TYPES include:

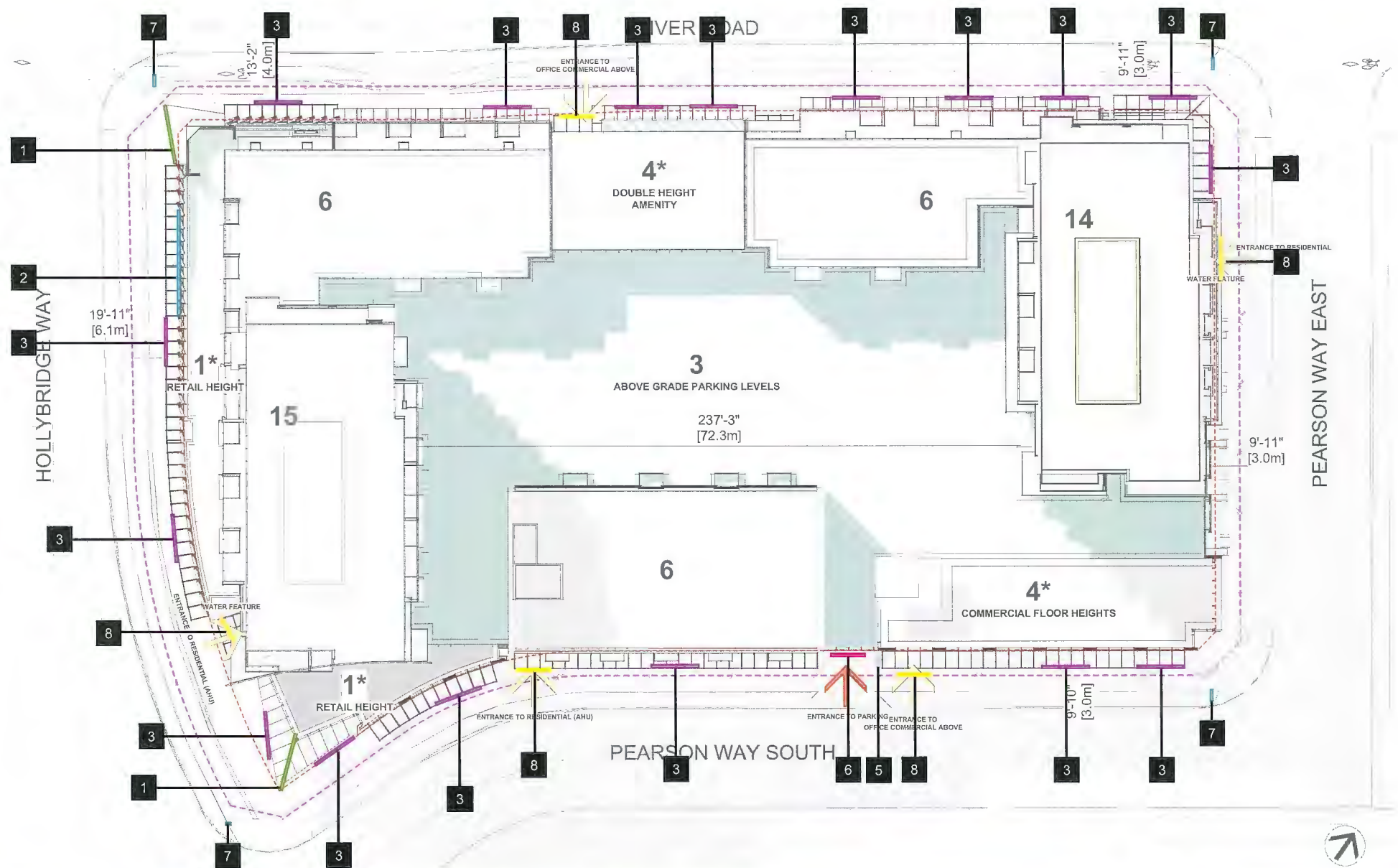
**IDENTIFICATION:**  
Name and identity Project, including freestanding signs, monument signs, building fascia signs, canopy signs, projecting signs, tenant identification and banners.

**INFORMATIONAL:**  
Signs with information about the site and the tenants, including orientation maps, directories, operational hours of retail tenants, commercial parking hours, international symbols, parking signs, special events signs

**DIRECTIONAL:**  
Multiple freestanding, wall mounted, and projecting signs with arrows guide individuals with info added to ID signs along roadways to parkades exits and entrances, transit connections, and public amenities.

**REGULATORY:**  
Safety and restrictive information about the River Park Place include signs that reinforce or add additional informational to municipal and other mandated regulations including parking and loading areas.

EXTERIOR SIGN TYPE INDEX	
1	Site Gateway Sign
2	Anchor Tenant Fascia Sign
3	Tenant Canopy or Fascia Sign
4	Tenant Blade Sign
5	Projected "P" Parking Sign
6	Parking Entrance Sign
7	Pedestrian Directional/Directory Sign
8	Entrance ID Sign (Residential)
9	Project Monument Sign
10	Transit Sign



EXAMPLES OF POSSIBLE TYPES OF SIGNAGE USED BELOW



Plan 12

MAY 16 2016

DP 14-662341

SIGNAGE