



City of Richmond

Memorandum Planning and Development Department

To: David Weber
Director, City Clerk's Office

Date: March 7, 2012

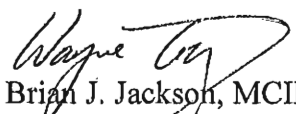
From: Brian J. Jackson, MCIP
Director of Development

File: DP 11-593925

Re: Application by – Cotter Architects for Development Permit at
14000 Riverport Way

The attached Development Permit was given favourable consideration by the Development Permit Panel at their meeting held on February 29, 2012.

It would now be appropriate to include this item on the agenda of the next Council meeting for their consideration.

for 
Brian J. Jackson, MCIP
Director of Development

SB:blg
Att.

- a) *Reduce the minimum Williams Road setback from 6.0 m to 4.5 m;*
- b) *Reduce the minimum Parsons Road setback from 6.0 m to 4.5 m for the ground floor of Building No. 2;*
- c) *Reduce the minimum road setback to landscape structure from 2.0 m to 1.5 m for trellises located along the No. 2 Road and Parsons Road frontages at the dead ends of the internal drive aisle; and*
- d) *Allow a total of 36 tandem parking spaces in 18 townhouse units.*

CARRIED

4. Development Permit 11-593925

(File Ref. No.: DP 11-593925) (REDMS No. 3458923)

APPLICANT: Cotter Architects

PROPERTY LOCATION: 14000 Riverport Way

INTENT OF PERMIT:

Permit the construction of a mixed-use six storey building with 55 market rental apartments, approximately 78 m² commercial space, approximately 83.6 m² community amenity space, and an associated two-level parking structure on a site zoned "Low Rise Apartment (ZLR14) - Riverport".

Applicant's Comments

Simon Ho, Architect, Cotter Architects provided the following information regarding the proposed mixed-use six-storey building, with associated two-level parking structure, at 14000 Riverport Way at Steveston Highway.

- the intent is for the proposed mid-rise building to create a 'landmark building' that differs from the ornately designed existing four-storey buildings in the area, and will deliberately set the proposed building apart from the other buildings;
- the proposed building celebrates geometry, has a clean design, and features wood-framed construction;
- access to the subject site is a shared driveway, with one parkade link;
- the two-level parking structure is divided into one level of underground parking and one level of at-grade parking;
- for security purposes the underground parking level is secured;
- one of the two indoor amenity spaces is for residents of the proposed building, with the second amenity space available to residents of the Riverport waterfront neighbourhood;
- a small office earmarked for the building manager is located at the 'prow' of the proposed building, at the corner of Riverport Way and Steveston Highway;

Development Permit Panel
Wednesday, February 29, 2012

- the parking structure is screened with trellis details and vine planting, and the roof is pulled back along Riverport Way to soften the appearance;
- a lighting engineer will ensure that the interior of the parkade be appropriately lit, but to mitigate any light pollution, appropriate lighting levels will be applied in the different areas of the parking structure;
- berms will be featured along the Fraser River frontage;
- of the 55 market rental units, 3 are adaptable;
- balconies are designed to be kept within the building footprint to keep the clean lines of the geometry intact;
- a vertical strip featured on the building's exterior is being explored as a public art element with colour and light; and
- the outdoor amenity space is located on the second floor parking structure podium roof and features: (i) a children's play area; (ii) a barbeque pit; and (iii) a sitting area overlooking the Fraser River.

Mark Synan, Landscape Architect, Van Der Zalm and Associates Inc. provided the following information regarding the landscape scheme for the proposed development:

- the landscape scheme is separated into two levels, with the lower street level facing Stéveston Highway, Riverport Way and the Fraser River, and the upper level amenity area providing a semi-private space for residents;
- the landscape scheme uses high quality landscape materials, and strong banding elements to: (i) create strong patterns; and (ii) replicate the strong geometric emphasis of the architecture;
- the children's play area contains a small sandbox, along with play equipment designed for children two to five years of age; and the barbeque pit surface features high quality pavers;
- glass dividers on balconies take advantage of views across the Fraser River;
- a generous combination of ornamental grasses, low shrubs and ground covers are a feature of the landscape scheme; and
- there are existing street trees along Riverport Way, while the side facing the dike features a significant planting belt of ornamental grasses and asphalt path with concrete border.

A brief discussion ensued and the following advice was provided:

- in addition to a walkway along the Fraser River frontage, soft trellis features as well as screening plantings soften the parkade exterior wall; and
- there are two elevator shafts and two ground level lobbies, and residents can use both elements to easily gain access to the dike and river.

Panel Discussion

In response to queries Mr. Ho and Mr. Synan advised that:

- no solar panel installations will be applied to the roof, but environmentally sensitive materials will be a feature on the roof of the penthouse, the amenity space features an intensive green roof, and the horizontal banding provides partial solar shading for the glazing; and
- the children's play area surface is recycled rubber.

Staff Comments

Mr. Jackson stated that the exaggerated design of the prominent corner, or 'prow', of the building, with its large balconies, provide shading on the sunny southwest corner of the structure.

Mr. Jackson advised that the rental building situated to the north of the subject site was constructed by the developer, is now open, and is a very high quality building. the corner building will be different in its approach to architectural design, and it too will be wood-frame, not concrete.

Gallery Comments

None.

Correspondence

Ian, Paula and Aderyn Davies, 142000 Riverport Way (Schedule 1)

Mr. Jackson advised that the Davies family was opposed to the application, and some of their concerns were related to rezoning issues, not form and character issues.

In response to a query from the Chair, Mr. Jackson confirmed that the zoning text amendment application from the proponent is at third reading. He also confirmed that, with regard to the Davies' concerns with parking and congestion, the applicant's net parking provision of 1.19 spaces per resident unit, along with the applicant's TDM contribution towards a bus shelter and bus pad at the existing bus stop at Steveston Highway and Entertainment Boulevard, the development application meets the requirements of the City's zoning bylaw.

Mr. Jackson added that: (i) the City's transportation staff reviewed, and approved, the applicant's transportation plan; and (ii) as part of third reading Council accepted the transportation plan.

Panel Discussion

The Panel noted the innovative quality of the design.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a mixed-use six storey building with 55 market rental apartments, approximately 78 m2 commercial space, approximately 83.6 m2 community amenity space, and an associated two-level parking structure on a site zoned "Low Rise Apartment (ZLR14) - Riverport".

CARRIED

5. Development Permit 11-594513

(File Ref. No.: DP 11-594513) (REDMS No. 3456922)

APPLICANT: Sandhill Development Ltd.

PROPERTY LOCATION: 11000 No. 5 Road

INTENT OF PERMIT:

Permit the construction of two (2) Commercial Retail buildings at 11000 No. 5 Road on a site zoned "Auto-Oriented Commercial and Pub (ZC26) – Ironwood".

Staff Comments

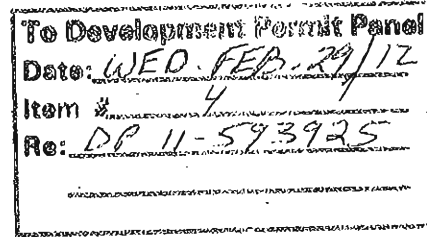
Mr. Jackson advised that Sandhill Development Ltd. had, in the past, investigated a hotel proposal for the site, but that application had lapsed and the application being presented to the Panel was for retail development.

Applicant's Comments

Andrea Scott, Architect PJ Architect Ltd., provided the following information.

- the subject site is a vacant area to the south of the existing Sands Plaza commercial development on the same property;
- the proposed buildings are reminiscent of the architecture of the existing retail buildings on the site;
- the proposed building materials, Hard-board and batten, Hardi-shakes, Hardi-trim, cultured ledge stone are consistent with the existing buildings;
- a colour palette of red and green also mimic the colour scheme of the existing buildings;
- the drive aisle areas, and parking areas, feature special paving treatment, including some parking stalls with permeable pavers;
- the landscape scheme for the subject site carries on the landscape scheme featured in the existing Sands Plaza development; and

Ian, Paula, and Aderyn Davies
311 – 14200 Riverport Way
Richmond BC V6W 1M4
604-271-4200



Director, City Clerk's Office
Richmond City Hall

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February 29, 2012

**Schedule 1 to the Minutes of
the Development permit
Panel Meeting of Wednesday,
February 29, 2012.**

Dear Director,

Our family is strongly opposed to the land use proposal at 14000 Riverport Way, and our concerns are as follows:

1) PARKLAND

We think parkland or green space is much more appropriate for the land use. It will help present a much more open and inviting space for the rental residents and the public alike, and encourage public use and enjoyment of the riverfront.

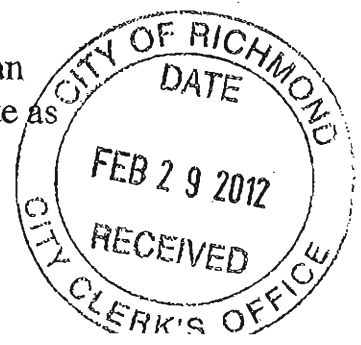
2) FOUR STORIES, NOT SIX

If the land is to be developed, we believe that four stories, the height of the neighbouring buildings, would be more appropriate for the location and much more suitable to the setting. A tower will reduce the level of light entering the street, make less light available to residents in the other buildings, and will contribute to a fortress-effect that will be less inviting and will discourage public access to the river.

3) MARKET HOUSING, NOT RENTAL

If the land use must be housing, we strongly suggest that market housing would be more appropriate than rental and would provide greater stability and balance to the area.

As landowners, we have already seen the very poor performance sales have made in the five or so years that our development has been in existence. At best, our units are valued slightly more than what we originally paid, whereas the rest of Richmond has seen large increases, often 100% to 200%. We are very concerned that an imbalance towards rental housing will effectively seal our fate as



landowners. If the developers wish to buy our property for fair market value, we would gladly sell to them and move away.

4) **UNSUSTAINABLE PARKING & CONGESTION**

Parking on Riverport Way is already at capacity. In the evenings it can be very difficult for current residents to find parking on the street. It has been our practical experience that street parking needs are much greater than the levels anticipated by planners. And now, with the rental building recently built, the situation will be unsustainable. We simply cannot add another fifty-five more units, as proposed. The situation will be intolerable for everyone. And what about visitors to the riverfront and park: where will they park? And what about customers of the proposed commercial space: where will they park? The area will become impossibly congested.

5) **EXCESSIVE DENSITY**

We believe that the proposed density for this beautiful recreation area is already greater than it should be, and that the parking and living congestion will reduce our quality of life to an unnecessarily uncivilized level.

Thank you very kindly for giving the contents of this letter your thoughtful consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ian Paula", written in dark ink.

Ian, Paula, and Aderyn Davies



City of
Richmond

Report to Development Permit Panel
Planning and Development Department

To: DPP Mtg. Feb. 29, 2012

To: Development Permit Panel

Date: February 8, 2012

From: Brian J. Jackson, MCIP
Director of Development

File: DP 11-593925

Re: **Application by Cotter Architects for a Development Permit at
14000 Riverport Way**

Staff Recommendation

That a Development Permit be issued which would permit the construction of a mixed-use six-storey building with 55 market rental apartments, approximately 78 m² commercial space, approximately 83.6 m² community amenity space, and an associated two-level parking structure on a site zoned "Low Rise Apartment (ZLR14) - Riverport".

Brian J. Jackson, MCIP
Director of Development

SB:blg
Att.

Staff Report

Origin

Cotter Architects has applied to the City of Richmond for permission to develop a mixed-use six-storey building with associated two-level parking structure at 14000 Riverport Way on a site zoned "Low Rise Apartment (ZLR14) - Riverport". The medium-density mid-rise mixed-use proposal includes 55 market rental dwelling units, approximately 78 m² commercial space, approximately 83.6 m² community amenity space, and a parking structure that is shared with the adjacent existing development at 14088 Riverport Way. The development site currently contains the access ramp to the parking structure at 14088 Riverport Way.

The text of the zoning district is being amended for this project under Bylaw 8811 (ZT 11-565675). The zoning text amendment also introduces a site-specific rental residential parking requirement for the proposed mid-rise building and the recently constructed 80-unit four-storey market rental residential building at 14088 Riverport Way.

A Servicing Agreement (SA 02-218175) was secured through the original rezoning application for this waterfront community (RZ 03-234655) for the new Riverport Way road, Steveston Highway improvements from Entertainment Boulevard to a dike plaza, storm sewer and water distribution systems, dike walkway, viewing piers, float, and walkway and parking area in the City-owned lands to the north. The works are mostly constructed. The subject last remaining development lot is surrounded with temporary frontage works, which will be completed with construction of the development.

A City sanitary sewer does not service the development. This waterfront community, including the proposed building, is tied into the private sewage treatment plant for the Riverport Sports and Entertainment Complex. The owner has confirmed that the private system has sufficient capacity to service the proposed development. The City has no plans to extend sanitary sewer service in the vicinity.

Development Information

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

Background

As noted in the August 30, 2011 staff report regarding the zoning text amendment, the sites at 14000 and 14088 Riverport Way together are proposed to provide market rental accommodation for employees in the area, and the general public. The subject vacant site at 14000 Riverport Way is the last development parcel of the former industrial lands at 14791 Steveston Highway to be developed by Legacy Park Lands Limited as part of its waterfront community next to the Fraser River, CNR rail lands, and the Riverport Sports and Entertainment Complex. The waterfront development has been the subject of several development applications. The existing waterfront residential community features three (3) existing four-storey market condominium buildings, a recently constructed four-storey market rental building, dike walkway with viewing piers, new Riverport Way public road, Steveston Highway terminus with plaza, pier and float, and walkway and parking improvements in the City-owned lands to the north.

The original site contained contamination and has undergone soil remediation with each phase of development. The remaining subject site is in the process of applying to have the completed soil remediation work cleared to a residential standard. The requirement for approval from the Ministry of Environment regarding development of this site was secured through the zoning text amendment.

Surrounding Development

Development surrounding the Fraser Lands Planning Area properties at 14000 and 14088 Riverport Way includes:

- To the northeast, is a recently constructed 80-unit four-storey market rental residential building at 14088 Riverport Way and 144-unit Phase 1 of the waterfront community, consisting of three (3) four-storey market residential buildings at 14100, 14200 and 14300 Riverport Way;
- To the east, is dike property owned by the City and a water lot also owned by Legacy Park Lands Limited, and the Fraser River;
- To the west, across Riverport Way, is CN Rail right-of-way (ROW) and the Riverport Sports and Entertainment Complex beyond; and
- To the south, is the Steveston Highway inland dike, and Fraser Wharves land beyond.

Rezoning and Public Hearing Results

Consultation

- It was noted in the staff report regarding the zoning text amendment that the development is not envisioned to support families; the closest schools are Woodward Elementary School west of No. 5 Road, and McNair Secondary School on No. 4 Road north of Williams Road. This application was not referred to School District No. 38 (Richmond) because it is consistent with the existing Official Community Plan (OCP) designation and is estimated to generate less than 50 school aged children (e.g. typically around 295 multiple-family housing units would generate 50 school aged children). However, City staff did review the application informally with staff from the School District No. 38 (Richmond) and School District staff did not express any concerns about the proposal.

Public Input

The Public Hearing for the zoning text amendment related to this site was held on October 17, 2011. At the Public Hearing, a mix of public input in support and in opposition to the proposal was received. Concerns were raised regarding land use, environmental impact, traffic and street parking. The following concerns regarding the architectural form and character of the development proposal were expressed (response in '***bold italics***')

- Adequacy of off-street parking provided on-site – ***The development meets the bylaw requirements for on-site parking, accommodates 31 parking spaces for the use of the adjacent market rental building at 14088 Riverport Way, and provides Transportation Demand Management (TDM) measures. There are 108 parking spaces provided onsite (66 spaces for residents, 11 spaces for visitors/commercial, and 31 spaces for 14088 Riverport Way). The shared parking use was secured through the zoning text amendment. The required parking rate for the market rental apartments was established in the ZLR14 zone based on a parking analysis prepared by the owner's transportation consultant and accepted by Transportation staff.***

- Building height – *The proposed six-storey building is taller than the existing neighbouring four-storey buildings along Riverport Way. This building height is considered appropriate in that it achieves the following objectives:*
 - *Maximizes the opportunity to provide much needed market rental housing;*
 - *Reduces the building footprint and minimizes the impact on views from the neighbouring buildings along Riverport Way; and*
 - *Provides a landmark building at the terminus of Steveston Highway.*

Changes Introduced to the Project Through the Development Permit Application

Due to the geotechnical constraints of the site, the following changes have been made to the proposal:

	Initial Scheme	Current Proposal
Application File	ZT 11-565675	DP 11-593925
Construction	Concrete tower with podium	Five levels of wood-frame over a concrete podium
Building Height	22.5 m & seven-storey	22.5 m & six-storey
Floor Area	1.95 FAR (including amenity)	1.64 FAR (including amenity)
Market Rental Residential	4,966 m ²	4,137 m ²
	60 apartments	55 apartments
CRU	68.3 m ²	No change
Amenity	125.4 m ²	No change

Staff Comments

The proposed scheme attached to this Report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “Low Rise Apartment (ZLR14) - Riverport” zone.

Advisory Design Panel Comments

The Advisory Design Panel supported the proposal subject to the applicant considering their comments. A copy of the relevant excerpt from the Advisory Design Panel Minutes from January 4, 2012 is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in ‘*bold italics*’.

Analysis

Conditions of Adjacency

- The development provides an appropriate interface to Steveston Highway, consisting of street fronting commercial storefront glazing, two (2) community amenity rooms, and a residential entry lobby.

- The development provides an appropriate interface to Riverport Way, consisting of street fronting commercial storefront glazing with entry, residential entry lobby, and a portion of the ground level of the parking structure. The parking structure is screened with areas of: glazed spandrel panels, sandblasted concrete, painted metal trellis with Evergreen vine planting, and landscaping in raised planters.
- The development provides an appropriate interface to the public dike walkway, consisting of a community amenity room and the ground level of the parking structure is screened with areas of sandblasted concrete, painted metal trellis with evergreen vine planting, and landscaping. Registration of a Dike Maintenance Agreement was secured through the zoning text amendment to address the proximity of the building to the riverfront dike and inland Steveston Highway dike.
- The development presents a sensitive interface to the owner's adjacent market rental development to the north. Approximately one-half of the parking structure abuts the shared property line. The other half is set back from the shared property line behind the open parking access ramp. The abutting parking structure is screened with a one-level solid concrete wall with reveal lines and an area of attached metal screen that provides visual interest. The setback portion of the parking structure is screened with painted metal trellis with Evergreen vine planting, and an open trellis structure over the open parking access ramp. The podium roof exit stair enclosure at the northeast corner of the site is set back from the shared property line and screened with landscaping.
- Registration of a Noise Sensitive Use Restrictive Covenant was secured through the zoning text amendment to ensure appropriate indoor sound level and thermal comfort is provided in the dwelling units. The covenant requires that acoustic and mechanical professional engineers confirm the design and construction of the dwelling units meets appropriate specified standards as discussed later in this report.

Urban Design and Site Planning

- The subject corner site at Riverport Way is the terminus view for Steveston Highway and a gateway to/from the Fraser River. Due to its significant visibility, the project has been designed as a landmark building anchored at the corner and differentiated from the existing four (4) four-storey buildings along Riverport Way. The design provides an architectural contrast to the existing buildings with two (2) additional floors of building height, a simpler building massing that emphasizes the angled nature of the site, horizontal emphasis with eyebrows at each floor level and large horizontal bands of glazing to celebrate the river views.
- The building massing includes a six-storey mid-rise building located along the south Steveston Highway edge of the site and associated parking podium. The two-level parking structure is pushed down into the site to provide one-level below ground, a level at grade and a landscaped outdoor amenity area on the roof. The east-west axis of the mid-rise presents a narrow profile to Riverport Way and maximizes the open space between the new building and the existing buildings along Riverport Way. Ground level views toward the parking podium are softened with a mix of treatments, including: openings in the walls with metal screens with vine planting; pulling back the roof and providing open metal trellises along Riverport Way and a landscaped edge.
- Indoor amenity is provided in two (2) community amenity rooms at the ground level along Steveston Highway for the shared use of the residents in all five (5) of the Riverport Way neighbourhood buildings. The 168 m² area exceeds the OCP requirement of 100 m² and also exceeds the 74.3 m² that was envisioned through the original rezoning (RZ 03-234655).

- Outdoor amenity is provided on the second floor parking structure podium roof. The 436 m² area exceeds the OCP requirement of 330 m². The outdoor amenity area includes a barbeque area overlooking the river, a children's play area overlooking Riverport Way, and an attractive landscape treatment that softens views for residents above and in the neighbouring building to the north.
- Three adaptable units are provided: the southwest corner unit on levels 2, 3 & 4. To accommodate future potential renovations for a resident in a wheelchair, this unit design includes wider doors and larger areas in the bathroom, kitchen and hall. Conversion would involve only minor interior works.
- Aging in place features will be provided in all units (e.g. solid blocking in all washroom walls to accommodate future potential grab bar installation, and lever-type handles for faucets and doors).
- There are two (2) separate driveways along Riverport Way, providing vehicle access to the two separate levels of the parking structure.
- The development meets the bylaw requirements for on-site parking, accommodates 31 parking spaces for the use of the adjacent market rental building at 14088 Riverport Way, and provides Transportation Demand Management (TDM) measures that include \$25,000 for a bus shelter and \$45,000 for a special crosswalk. There are 108 parking spaces provided onsite (66 spaces for residents, 11 spaces for visitors/commercial, and 31 spaces for 14088 Riverport Way). There are 3 accessible spaces onsite. The shared access and use of the parking structure was secured through the zoning text amendment.
- Garbage and recycling storage needs have been accommodated onsite, in separate rooms for the commercial unit and residents. A small holding area is located on-site at the space in between the parking access driveways in front of the parking structure and behind the Riverport Way sidewalk. The property manager will be responsible to schedule private collection at different times for residential and commercial garbage and recycling. Garbage and recycling is collected from Riverport Way for this waterfront neighbourhood.

Architectural Form and Character

- As noted above, the project has been designed as a landmark building, providing a visual contrast to the existing buildings with additional building height and a simpler massing.
- The mid-rise building floor plate is a parallelogram that emphasizes the angled nature of the site with vertically stacked projecting angled balconies at the southwest and northeast corners of the building. A horizontal emphasis is provided with continuous projecting eyebrows at each floor level, bands of solid panelling, and bands of glazing.
- The visual impact of the one level of parking structure above grade is mitigated through architectural and landscaping treatments. The roof edge is pulled back, a continuous planter provided at the perimeter edge, and there are large openings in the street wall to reduce its massing. The parking function is screened from views from the street and dike walkway with painted metal trellis structures planted with Evergreen vines.
- The contemporary design includes continuous storefront type glazing and spandrel panels at the ground level and an exterior cladding panel system for the upper floors. The system includes horizontal bands of glazing and hardi-panel set into a grid of clear anodized aluminium grid (trims and reveals).
- The project features a cool blue, grey and white colour palette with red accent provided at the ground level metal screens and trellises.

- The simplicity of the mid-rise design is accented with an area reserved for Public Art in an indented vertical band facing Riverport Way. The artwork and vertical band are intended to provide a colourful contrast to the cool blue to grey colour scheme. The applicant is committed to participate in the Public Art Program with the Richmond Public Art Advisory Committee.
- Outdoor balconies are provided for 50 of the 55 apartment units. A vertical stack of large projecting angled balconies is provided at the southwest and northeast corners of the building. Smaller balconies are provided in a vertical stack of projecting balconies at the northwest corner of the building, and four (4) vertical stacks of inset balconies along the north and south elevations that provide a subtle massing articulation to the building facades. The indented balconies include frosted glass privacy screens between adjacent units.

Landscape Design and Open Space Design

- The landscape treatment has been designed in line with the simplified contemporary architectural design approach and opens up toward the river for views from the outdoor amenity space and from the adjacent existing building. The structured approach changes to incorporate organic curves along the riverfront to complement the meandering dike walkway. The plant selection complements the established design along the riverfront and throughout the earlier phases of development. The landscape treatment within the riverfront dike walkway right-of-way (ROW) was secured through the original rezoning for this waterfront community (RZ 03-234655) and associated Servicing Agreement (SA 02-218175).
- The landscape design includes landscape treatment at the second floor podium roof level and also at the ground level fronting onto Riverport Way, Steveston Highway and the riverfront dike walkway. The palette includes: ground covers, ornamental grasses, shrubs, trees, sand, concrete pavers, basalt pavers, blocks and benches.
- The design incorporates some tree planting along the Steveston streetscape and up on the podium roof. Tree planting is not permitted along the riverfront, and only limited small tree planting is permitted along Steveston Highway due to dike adjacency concerns. There are no existing trees on the vacant site.
- The outdoor amenity space on the podium roof includes a variety of passive and active outdoor spaces for use by residents. Programmed spaces include: active play area with children's play equipment (climbing structure and sandbox) and basalt faced seating for supervision; and a large gathering area facing the river, featuring decorative hard surface treatment, a barbeque, tables and seating. Apartment units facing onto the outdoor amenity area have generous semi-private decks on the podium roof. These semi-private decks are separated from the shared outdoor amenity area with soft landscaping and guard railing.
- Riverport Way and Steveston Highway include a variety of landscape treatments that are adequate for the commercial unit, the shared amenity rooms, as well as the residential lobby entries. The streetscape landscape treatment includes street tree planting in the Riverport Way City boulevard, six (6) trees on-site, soft landscaping at grade and in raised beds, two (2) different paving pattern treatments, bike racks, and vine planting over open trellises and slatted screens to buffer views of the one level of the parking structure above grade.
- The landscape treatment fronting onto the riverfront dike walkway is a combination of ornamental grasses, low shrubs, ground covers, and berms to complement the attractive approved dike walkway design. The approved design includes a meandering asphalt path and concrete border with planting highlighted with ornamental grasses.

Crime Prevention Through Environmental Design (CPTED)

- The project has been designed to accommodate CPTED principles.
- Natural surveillance is provided throughout the project.
- Clear vision glazing is included in exit stairwell doors and vestibules.
- The lower parking level is secured. Appropriate lighting levels and light coloured paint are provided in both parking levels.
- Boundaries between public, semi-public and private spaces have been clearly defined.

Transportation

- Road network and dike improvements were secured through the original rezoning for this waterfront community (RZ 03-234655) and associated Servicing Agreement (SA 02-218175). This included the creation of the new road Riverport Way with landscaped boulevards and sidewalks; a cul-de-sac terminus for Steveston Highway with pedestrian plaza; and a continuous pedestrian dike walkway along the river's edge frontage. Both Riverport Way and the Steveston Highway cul-de-sac accommodate on-street parking.
- The development meets the bylaw requirements for on-site parking, accommodates 31 parking spaces for the use of the adjacent market rental building at 14088 Riverport Way, and provides TDMs. There are 108 parking spaces provided onsite (66 spaces for residents, 11 spaces for visitors/commercial, and 31 spaces for 14088 Riverport Way). There are 3 accessible spaces onsite. The shared access and use of the parking structure was secured through the zoning text amendment.
- The rental residential parking requirement in the ZLR14 zone (1.32 parking spaces per rental apartment, or 1.19 parking spaces per unit with TDMs) was established based on a parking analysis prepared by the owner's transportation consultant and accepted by Transportation staff.
- The proposed TDM strategy supported by Transportation Division includes:
 - Voluntary contribution towards a bus shelter and bus pad at the existing bus stop at Steveston Highway and Entertainment Boulevard (\$25,000), and
 - Voluntary contribution towards a special crosswalk on Steveston Highway at Entertainment Boulevard with wheelchair ramps (\$45,000).

Servicing Capacity

- Road network, infrastructure and dike improvements were secured through the original rezoning for this waterfront community (RZ 03-234655) and associated Servicing Agreement (SA 02-218175). The road works included storm sewer and water distribution systems.
- A City sanitary sewer does not service the development. This waterfront community, including the proposed building, is tied into the private sewage treatment plant for the Riverport Sports and Entertainment Complex. The City has no plans to extend sanitary sewer service in the vicinity.

Noise Sensitive Development

- As noted above, the subject site is in close proximity to industrial, commercial and railway lands. It is important to address the adjacency for the comfort of the future residents.

- As outlined the staff report regarding the zoning text amendment, registration of a Noise Sensitive Use Restrictive Covenant was secured through the zoning text amendment. The purpose is to ensure residents of the proposed apartment building enjoy appropriate indoor sound levels determined by CMHC, and industry standard thermal comfort throughout the year, including the warmer summer months. The covenant includes notification of nearby industrial, commercial and rail operations. The covenant also ensures that a registered professional confirm compliance of the project design and construction of the dwelling units with the following requirements:

a) Indoor sound level criteria (with doors and windows closed):

Portion of Dwelling Unit	Maximum Noise Levels (decibels)
Bedrooms	35 dB
Living, dining, and recreation rooms	40 dB
Kitchen, bath, hallways, and utility rooms	45 dB

- b) Indoor thermal comfort standard (with doors and windows closed throughout all seasons): ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy".
- Detailed acoustic evaluation information has been provided by Brown Strachan Associates Consulting Engineers in Acoustics and has been placed in the Development Permit application file. A sealed report is required at the Building Permit stage. The approach to provide the required indoor sound levels with windows closed is to incorporate specified acoustic attenuation construction measures, including:
 - Riverport and north elevation glazing: in windows and doors, 6 mm laminated glass – 13 mm airspace – 5 mm glass (6Lam-13-5 thermal glazing) rated OITC 32/STC 39.
 - Steveston and west elevation glazing: 6 mm glass – 13 mm airspace – 4 mm glass (6-13-4 thermal glazing) rated OITC 29/STC 36.
 - Riverport elevation: two layers of interior drywall for all bedroom exterior walls.
 - Acoustically lined duct work for any make-up air ducts from the exterior.
 - In addition, acoustic attenuation will be provided through the exterior wall assemblies, exterior doors and air tightness as required by the BC Building Code.
 - Detailed information regarding the mechanical ventilation system and compliance with ASHRAE 55 – 2004 has been provided by DEC design Mechanical Consultants Limited and has been placed in the Development Permit application file. A sealed report is required at the Building Permit stage. The approach to provide the required thermal comfort inside all of the apartments with windows closed throughout the year is to incorporate specified mechanical system measures including:
 - Programmable principal exhaust fan with de-humidistat (sound rating no more than 0.5 sone & sized for 1 air change/hr) in each unit.
 - Acoustic treated manual control air intakes at exterior wall to each room.
 - Variable speed ceiling fan (sound rating no more than 0.5 sones) in each bedroom and living room.
 - Manual window blinds for all exterior glazing.
 - Wall and roof insulation and exterior glazing, as required by the BC Building Code.
 - In addition, winter thermal comfort will be provided with heating systems, as required by the BC Building Code.

Affordable Housing Strategy

- As noted in the staff report regarding the zoning text amendment, the subject application presents a unique opportunity to provide new rental housing in Richmond (i.e., few developments see a financial incentive in the option). The owner is supporting the community housing needs through providing two purpose-built market rental residential apartment buildings. Purpose-built rental housing provides the following community benefits:
 1. Relieves pressure on market rental vacancy rates in Richmond (i.e., Canada Mortgage Housing Corporation reports that rental vacancy rates have continued to maintain an average low of 1.5 percent consistently over the past 10 years).
 2. Supports the availability of non-market affordable rental housing for low to moderate income households.
 3. Increases housing options for those who do not choose or are not able to purchase a condominium or enter into the homeownership market.
- The requirement for rental use in perpetuity, and associated Housing Agreement, was secured through the zoning text amendment.
- Access to the community meeting space for all residents in the waterfront community's five (5) buildings (14000, 14088, 14100, 14200 & 14300 Riverport Way) was secured through the zoning text amendment.

Environmentally Sensitive Areas (ESAs)

- The area between Riverport Way and the Fraser River is designated as an ESA, including the subject development site. The ESA aspect of the waterfront community shoreline was resolved through an approved Development Permit (DP 97-122639) prior to the original rezoning, Servicing Agreement, and Development Permit for the waterfront community development. City and Department of Fisheries and Oceans staff agree that the proposed development does not impact the environmentally sensitive shoreline, as it is restricted to the inland side of the existing dike walkway.

Floodplain Management

- The City's Flood Plain Designation and Protection Bylaw No. 8204 specifies a minimum flood construction level requirement of 3.0 m GSC. Similar to the new building at 14088 Riverport Way, the development proposal for 14000 Riverport Way includes a 4.47 m GSC ground floor elevation to tie into the existing parking structure elevation.
- There is an existing floodplain covenant registered on title that was secured through the original rezoning for this waterfront community (RZ 03-234655) and registered before the current Flood Plain Designation and Protection Bylaw No. 8204 came into effect. The covenant includes a lower minimum flood construction level requirement of 3.5 m GSC. In addition, dike improvements were secured through a Servicing Agreement (SA 02-218175) associated with the rezoning.
- Registration of a Dike Maintenance Agreement was secured through the zoning text amendment to permit the structures to encroach into the required 7.5 m setback from the dike rights-of-way along Steveston Highway and the east edge of the site. The approved Development Permit (DP 04-269797) included an underground parking structure on the 14000 Riverport Way that encroaches into both required dike setbacks. In consultation with City Engineering staff, the applicant has maintained the approved setback along Steveston Highway, and increased the setback by 1.4 m along the east edge of the site. The encroaching structures include a required continuous engineered dike support structure designed to support a future raised dike (5.5 m GSC), subsurface parking and bicycle storage,

mixed-use building, vehicle and pedestrian circulation, and landscaping elements. The agreement will include an Engineering Report and a safeguard right-of-way to for dike integrity.

Community Benefits

- Construction of a market rental residential building with 55 dwelling units. In total, two (2) market rental apartment housing buildings will be part of this waterfront community, with the recently constructed 80-unit market rental residential building at 14088 Riverport Way. A total of 135 dwelling units will be provided, and both buildings will share parking facilities.
- Transportation Demand Management (TDM) measures that include \$25,000 for a bus shelter and \$45,000 for a special crosswalk.

In addition, the following community benefits were secured through the zoning text amendment:

- A 83.6 m² (900 ft²) community meeting space for all residents in the waterfront community.
- Voluntarily contribution of \$0.75 per buildable square foot (e.g. \$40,742) to the City's Public Art fund or towards installation of Public Art on-site through participation in the City's Public Art Program. The applicant is investigating opportunities for integrating public artwork into the Riverport Way building façade.
- Statutory Rights-of-Way for utilities and Public Rights-of-Passage over the boulevard and sidewalk at the Steveston Highway and Riverport Way intersection (design and construction of works secured via Servicing Agreement SA 02-218175).

Sustainability Measures for proposed building at 14000 Riverport Way:

As noted in the staff report regarding the zoning text amendment, the applicant has identified the following sustainability measures for the development proposal:

- Densification with addition of market rental apartment housing and supporting limited commercial space in close proximity to local employment opportunities and recreation amenities.
- Landscape design including indigenous plant species.
- Water efficient low flow fixtures are proposed with dual flush toilets in residential units.
- Energy efficiency - high efficiency boiler proposed for general water heating for the proposed building; efficient lighting throughout building with automated sensors in parking area; efficient LED lighting in corridors; programmable thermostats in commercial and amenity areas, natural day lighting to reduce the need for artificial lighting; and high efficiency heating and ventilation system.
- Passive Solar Design - intensive green roof for raised outdoor amenity space courtyard, and high albedo ('white roof') roofing membrane for upper roof to mitigate heat gain/ urban heat island effect, 30 – 40% solid insulated wall, 60 – 70 % wall glazed with low-E argon filled double glazed window wall system, and partial shading from projections.
- Air quality – low VOC (volatile organic compound) paints, carpeting, and adhesives.
- Recycling – secure common area proposed for newsprint, mixed paper, cardboard, container, and organics recycling along with garbage.
- Alternative forms of transportation – locating market rental apartment housing in close proximity to local employment opportunity; within 200 m of transit service, on-site bicycle storage and proposed transportation demand measures including a bus shelter with pad and special crosswalk.
- The applicant has advised that a geothermal system is not practical for this development.

Legal Agreements

- Discharge of age restrictive covenant BV459925 from both market rental residential properties (14000 and 14088 Riverport Way) is a condition of the Development Permit. The registered covenant restricts the age of residents to 18 years of age or older.
- It was noted in the staff report regarding the zoning text amendment that the development is not envisioned to support families as the closest schools are Woodward Elementary School west of No. 5 Road, and McNair Secondary School on No. 4 Road north of Williams Road. However, as noted earlier in this report, City staff did review the application informally with staff from the School District No. 38 (Richmond) and School District staff did not express any concerns about the proposal.

Conclusions

The subject proposal will be a landmark building demarcating the east terminus of Steveston Highway, and will complete the Riverport Way waterfront community. The proposal will provide much needed market rental accommodation (55 units) in an attractive contemporary mid-rise project. The applicant has addressed staff and the Advisory Design Panel's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape. Staff recommends support of this Development Permit application.



Sara Badyal, M. Arch, MCIP
Planner 2 (Urban Design)
(604-276-4282)

SB:blg

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

- Discharge age restrictive covenant BV459925 from both market rental residential properties (14000 and 14088 Riverport Way).
- Transportation Demand Management (TDM) Measures:
 - Voluntary contribution in the amount of \$25,000 towards a bus shelter and bus pad at the existing bus stop at Steveston Highway and Entertainment Boulevard.
 - Voluntary contribution in the amount of \$45,000 towards a special crosswalk on Steveston Highway at Entertainment Boulevard with wheelchair ramps.
- Receipt of a Letter-of-Credit for landscaping in the amount of \$297,930.10.

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

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



City of Richmond

Development Application Data Sheet Development Applications Division

DP 11-593925

Attachment 1

Address: 14000 Riverport Way

Applicant: Cotter Architects

Owner: Legacy Park Lands Limited

Planning Area(s): Fraser Lands

	Existing	Proposed
Site Area:	2,642.3 m ²	No Change
Land Uses:	Parking	Market rental apartment housing, community amenity and commercial
OCP Designation:	Limited Mixed Use	No Change
Zoning:	Low Rise Apartment (ZLR14) - Riverport	No Change
Number of Units:	Vacant	Market rental apartments 55 (41 one-bedroom & 14 two-bedroom) CRU 1 Community amenity rooms 2

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.91 & 0.1 amenity	1.6 & 0.05 amenity	None permitted
Lot Coverage:	Max. 46%	46 %	None
Building Setbacks:			
Steveston Highway (south)	Min. 1 m	3 m	None
Riverport Way (west)	Min. 2 m	3 m	
Side yard (east)	Min. 8.5 m	8.5 m – 16.7 m	
Rear yard (north)	N/A	0 m	
Height (m):	Max. 22.5 m	22.5 m	None
Off-street Parking Spaces:	After TDMs	After TDMs	None
Resident	66	66	
Visitor	11	11	
Commercial	(3)	(Visitor Spaces)	
Accessible	(3)	(3)	
For 14088 Riverport Way	31	31	
Total	108	108	
Small Car Parking Spaces	Max. 50%	47 % (51 spaces)	None
Bicycle Parking Spaces:			
Class 1 (secure)	69	69	None
Class 2 (rack)	11	11	
Amenity Space – Indoor	Min. 100 m ²	168 m ²	None
Amenity Space – Outdoor	Min. 330 m ²	436 m ²	None

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

**Wednesday, January 4, 2012 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

3. DP 11-593925 – SIX-STOREY MIXED-USE DEVELOPMENT WITH 55 APARTMENTS
OVER GROUND LEVEL COMMERCIAL AND AMENITY SPACE
ARCHITECT: Cotter Architects
PROPERTY LOCATION: 14000 Riverport Way

Panel Discussion

Comments from the Panel were as follows:

- like the shape of the building which is suitable for a 5-storey wood frame building;
- concern on the off-site loading; Riverport Way is fairly narrow and loading vehicles are close to Riverport Way and Steveston Highway intersection – *An appropriate setback from the intersection will be provided.*
- concern on firefighting access to units facing the Fraser River (i.e., back of the building); should be addressed by BC Building Code consultant and may include Code equivalences – *Will be addressed through the future Building Permit application.*
- is there an easement in the rear for exit stair egress to neighbouring property? – *a Cross-access easement was secured through the zoning text amendment.*
- suggest increasing the floor-to-floor height of the CRUs to allow for beam depth – *Incorporated.*
- concern on the surface materials on the courtyard area; combination of crushed gravel migrating onto basalt may pose a trip hazard; simplify and minimize transitions – *Gravel removed.*
- provide tables and seating in the barbeque area for residents – *Incorporated.*
- consider larger groupings of ornamental grasses for easier maintenance – *Incorporated.*
- consider adding natural elements to the playground, e.g. logs and planting which can be incorporated to play; will make the play area more useful – *Natural planting, stepping stones and stone benches have been added to complement the active climbing structure.*
- consider providing accessibility features in the diagonally opposite units at the other point of the building; units need not be designated as accessible; consider incorporating sliding doors in the washroom lay-out; will open up some floor space – *Considered. Three adaptable units provided and aging in place features provided in all units.*
- orientation of buildings appears to minimize the mass of buildings; maximizes the green and view for the neighbouring developments;
- character of the building is appropriate to the site;
- concern on the proportion of the massing of the building fronting onto Riverport; consider doing something different from the other parts of the building – *Considered. Simplicity of the massing is maintained in keeping with design intent.*

- consider further treatment to the entry plaza to make it a more welcoming point, e.g water feature in addition to paving treatment; critical point as it is in the intersection of two important roads – ***Corner has been re-designed with softer welcoming landscape treatment, accessible ramp and project signage.***
- interesting approach to dealing with the terminus of Riverport Way and Steveston Highway;
- architectural drawings and model appear to be a concrete slab and curtain wall building; however, with wood frame building it may not be constructed exactly as shown – ***Design intent is maintained as closely as possible.***
- good incorporation of public art into building design but how it will actually work will rely on details of the actual art which needs resolution; how will it integrate with the public art program? – ***The applicant will participate in the process with the Richmond Public Art Advisory Committee to determine the artwork and then will coordinate the details.***
- berm transition at the back of parkade to the dyke is a bit clumsy as shown in section on L-05; context in the drawing on both sides would have been more helpful – ***Improved with additional planting and architectural trellis with vine planting. Context included.***
- concern on off-site loading for rental property due to expected high volume of vehicles on moving days – ***addressed above.***
- building is well-resolved; nice way of handling transition to a more diagonal arrangement of adjacent buildings; like the austerity and simplicity of the building;
- landscape theme appears severe; basalt pavers seem out of context; spaces on the roof deck are vast and difficult to occupy; adding trees, more planting, tables on the roof deck and other elements will occupy the space and bring down the scale – ***Incorporated.***
- concern on the prow of the building at the corner of Riverport Way and Steveston Highway; reconsider basalt paving between the sidewalk and the building face and consider softer treatment to imbed the building into the landscape and mitigate 3 foot difference from sidewalk up to floor level – ***Incorporated.***
- bermed planting to cover parkade may not be successful; architectural articulation of the facade combined with planting could be far more effective – ***Incorporated.***
- applicant needs to provide information regarding the approved servicing agreement design for dyke walkway and other public realm context to clarify relationship with proposed project – ***Incorporated.***
- building has strong form; good slab appeal appropriate for an area near the water;
- balconies are great;
- landscape on the podium seems harsh; appears dry and hard; look at increasing separation with planting between the playground and barbeque area and patios – ***Design simplified and improved with added planting areas, reduced paving, and seating areas.***
- advise the applicant to present the public art scheme [to the Public Art Advisory Committee] at the earliest possible time – ***The applicant is making arrangements.***

Panel Decision

It was decided that DP 11-593925 be supported to move forward to the Development Permit Panel subject to the applicant considering the items discussed by the Panel.



City of Richmond

Development Permit

No. DP 11-593925

To the Holder: COTTER ARCHITECTS
Property Address: 14000 RIVERPORT WAY
Address: C/O MR. SIMON HO
COTTER ARCHITECTS
#235 - 11300 NO. 5 ROAD
RICHMOND, BC V7A 5J7

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #25 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 \$297,930.10 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 11-593925

To the Holder: COTTER ARCHITECTS
Property Address: 14000 RIVERPORT WAY
Address: C/O MR. SIMON HO
COTTER ARCHITECTS
#235 - 11300 NO. 5 ROAD
RICHMOND, BC V7A 5J7

8. 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.

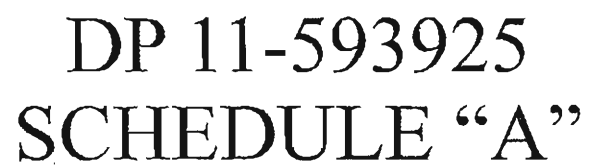
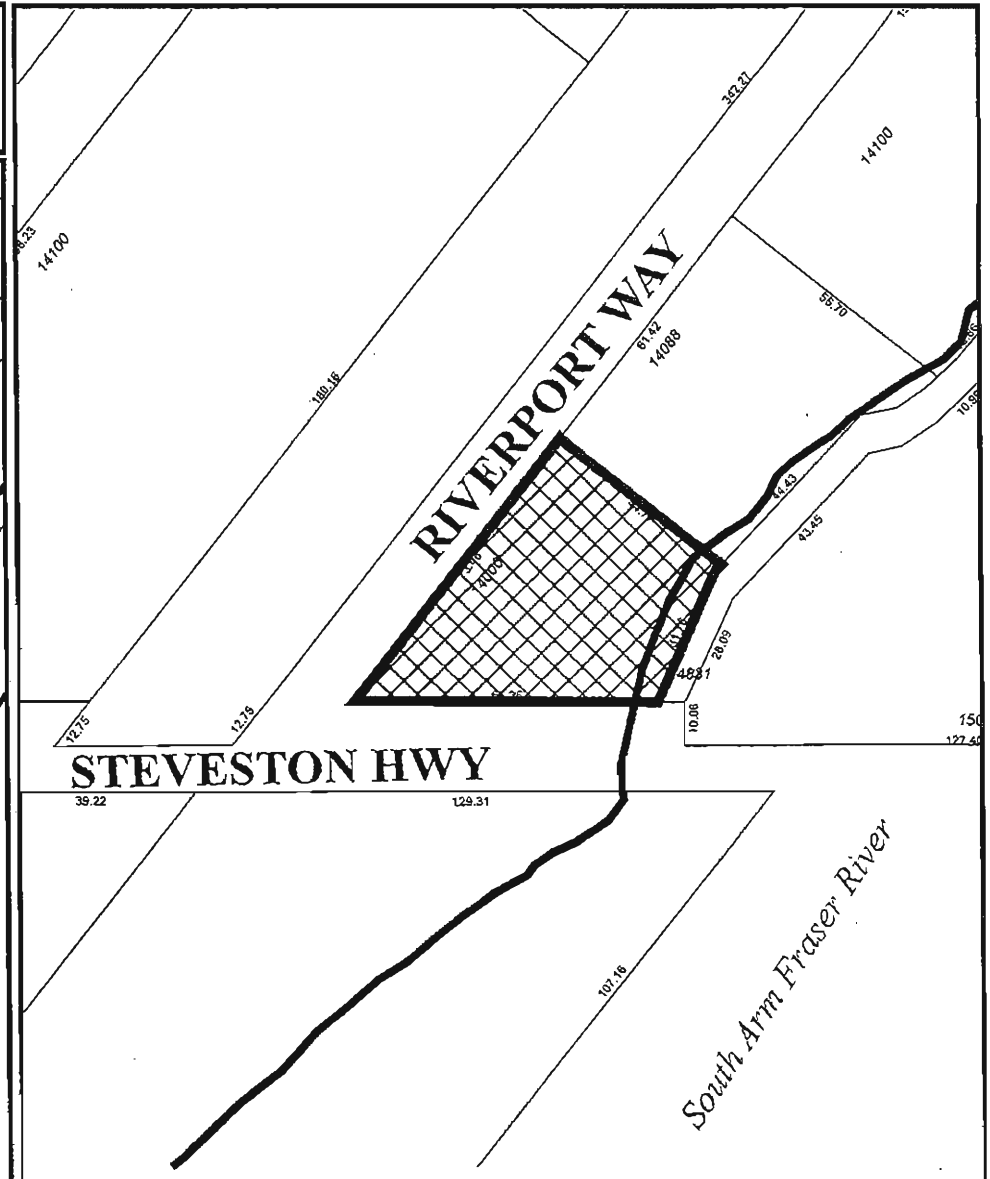
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

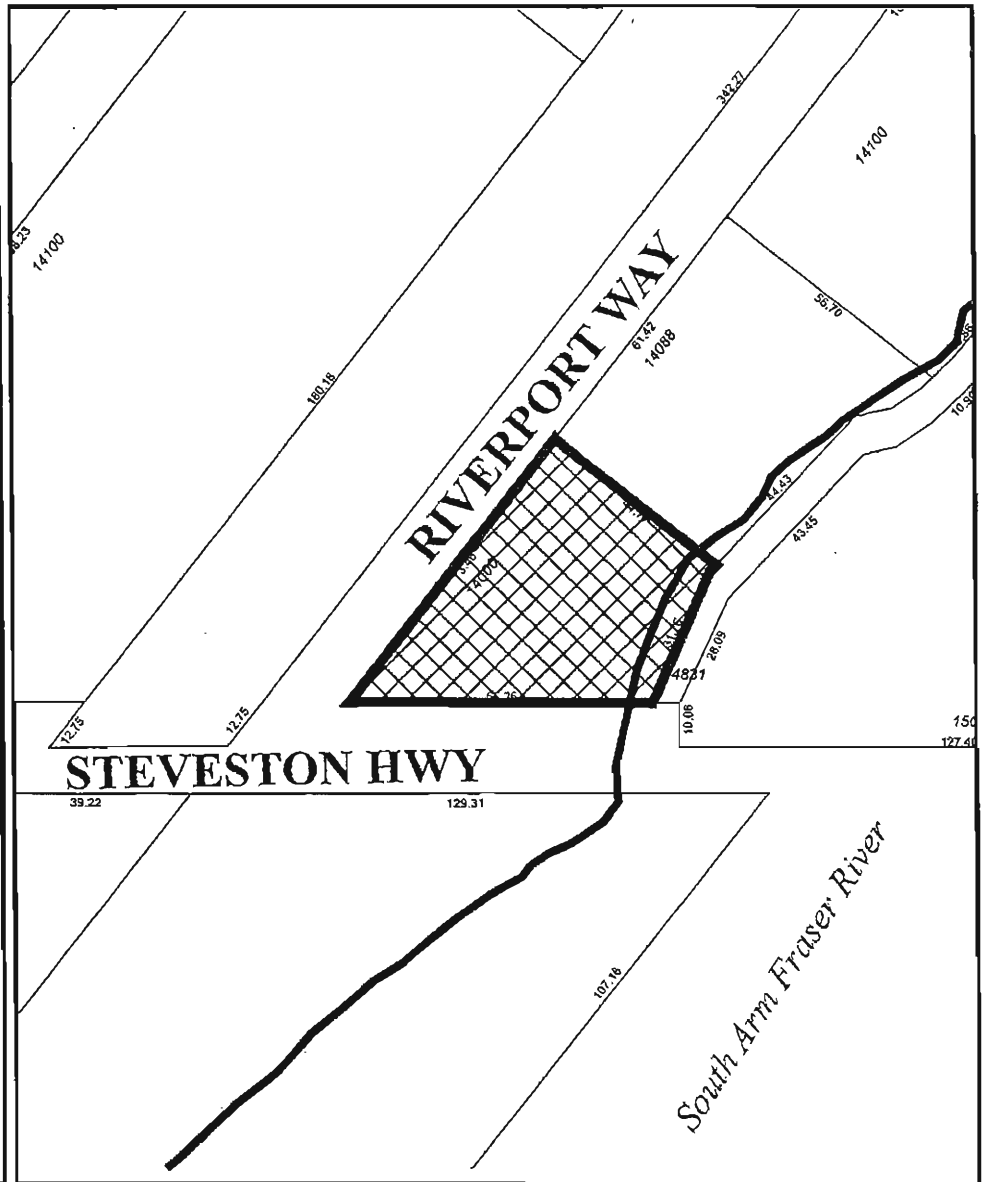
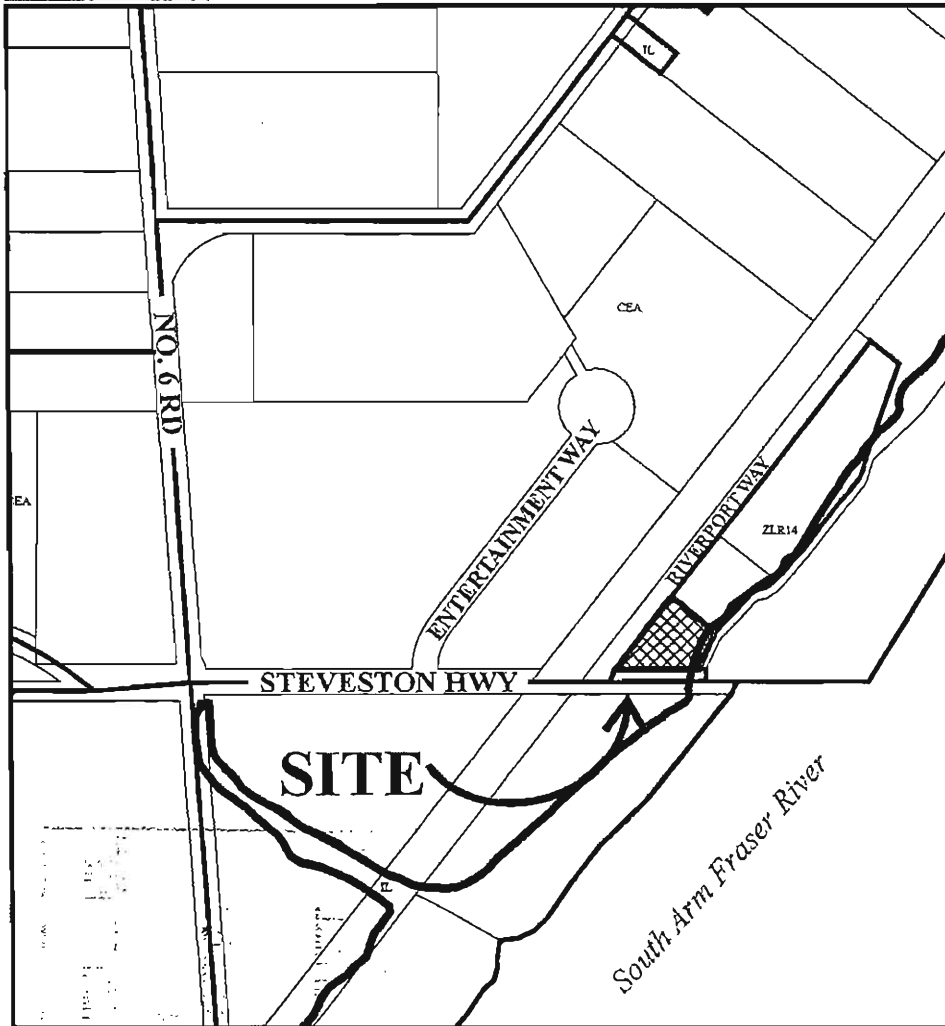
MAYOR



Note: Dimensions are in METRES



City of Richmond



DP 11-593925
SCHEDULE "A"

Original Date: 11/16/11

Revision Date: 11/30/11

Note: Dimensions are in METRES

PROJECT INFORMATION

CIVIC ADDRESS:
14000 Riverport Way, Richmond, BC

LEGAL DESCRIPTION:
Lot 1 Section 33 Block
4 North, Range 5 West
NWD Plan BCP 16162

PARCEL ID:
026-215-357

APPLICANT:
Legacy Park Lands Ltd.
4540 Agar Drive,
Richmond, BC, V7C 4N1

EXISTING ZONING:
CD/134

PROPOSED ZONING:
Low Rise Apartment (ZLR14) - Riverport

DRAWING LIST

ARCHITECTURAL

A-001	Cover Sheet/ Project Info.
A-002	Development Summary
A-003	Design Rationale
A-004	Sketch-Up Plans
A-101	Survey Plan
A-102	Context Plan
A-103	Site Plan
A-201	Parking Level P2
A-202	Parking Level P1/Level 1
A-202a	Area Overlay P1/L1
A-203	Residential Level 2
A-203a	Area Overlay Res. L2
A-204	Residential Level 3-6 (Typical)
A-204a	Area Overlay Res. L3-L6
A-205	Roof Plan
A-206	Typ. Adaptable Unit Plan
A-301	Building Elevations
A-302	Building Elevations
A-303	Building Elevations
A-401	Building Sections
A-402	Building Sections

LANDSCAPE ARCHITECTURAL

L-01	Cover Sheet
L-02	Landscape Master Plan
L-03	Lower Level Landscape Plan
L-04	Upper Level Landscape Plan
L-05	Cross Sections
LD-01	Details

PROJECT TEAM

OWNER:
Legacy Park Lands Ltd.
4540 Agar Drive,
Richmond, BC V7B 1A3

ARCHITECTURAL:
Cotter Architects Inc.
Suite #235 11300 No. 5 Road
Richmond, BC V7A 5J7
T(604) 272-1477, F(604) 272-1471

LANDSCAPE:
Van Der Zalm & Associates Inc.
Suite 1, 8938 192nd Street
Surrey, BC V4N 3V6
T(604) 882-0024 ext 22, F(604) 882-0042

STRUCTURAL:
Weiler Smith Bowers
118 - 3855 Henning Drive
Burnaby, BC V5C 6N3
T(604) 294-3753 F(604) 294-3754

ELECTRICAL:
Nemetz & Associates
2009 West 4th Ave.
Vancouver, BC
T(604) 736-6562

MECHANICAL:
DEC Design Mechanical Consultants LTD.
309 - 713 Columbia Street
New Westminster, BC V3M 1B2
T(604) 525-3341 Ext. 106/107 F(604) 525-3147

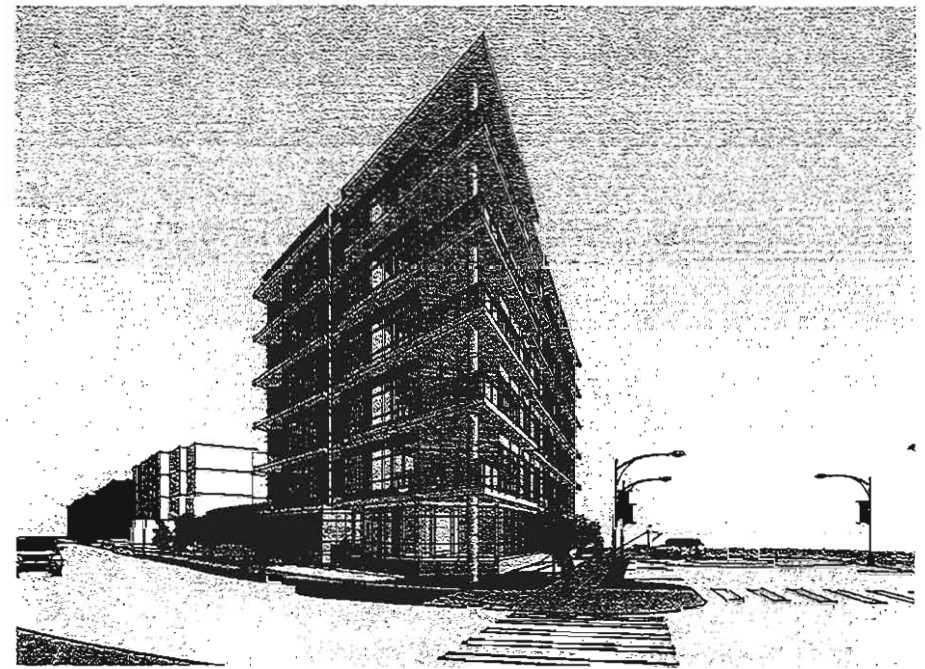
BUILDING CODE CONSULTANTS:
LMDG Building Code Consultants Ltd.
4th Floor, 780 Beatty St.
Vancouver, BC V6B 2M1
T(604) 682-7146, F(604) 682-7149

SURVEYOR:
Matson Peck & Topliss
Surveyors & Engineers
#320 - 11120 Horseshoe Way
Richmond, BC V7A 5H7
T(604) 270-9331, F(604) 270-4137

LOCATION MAP

Notes:

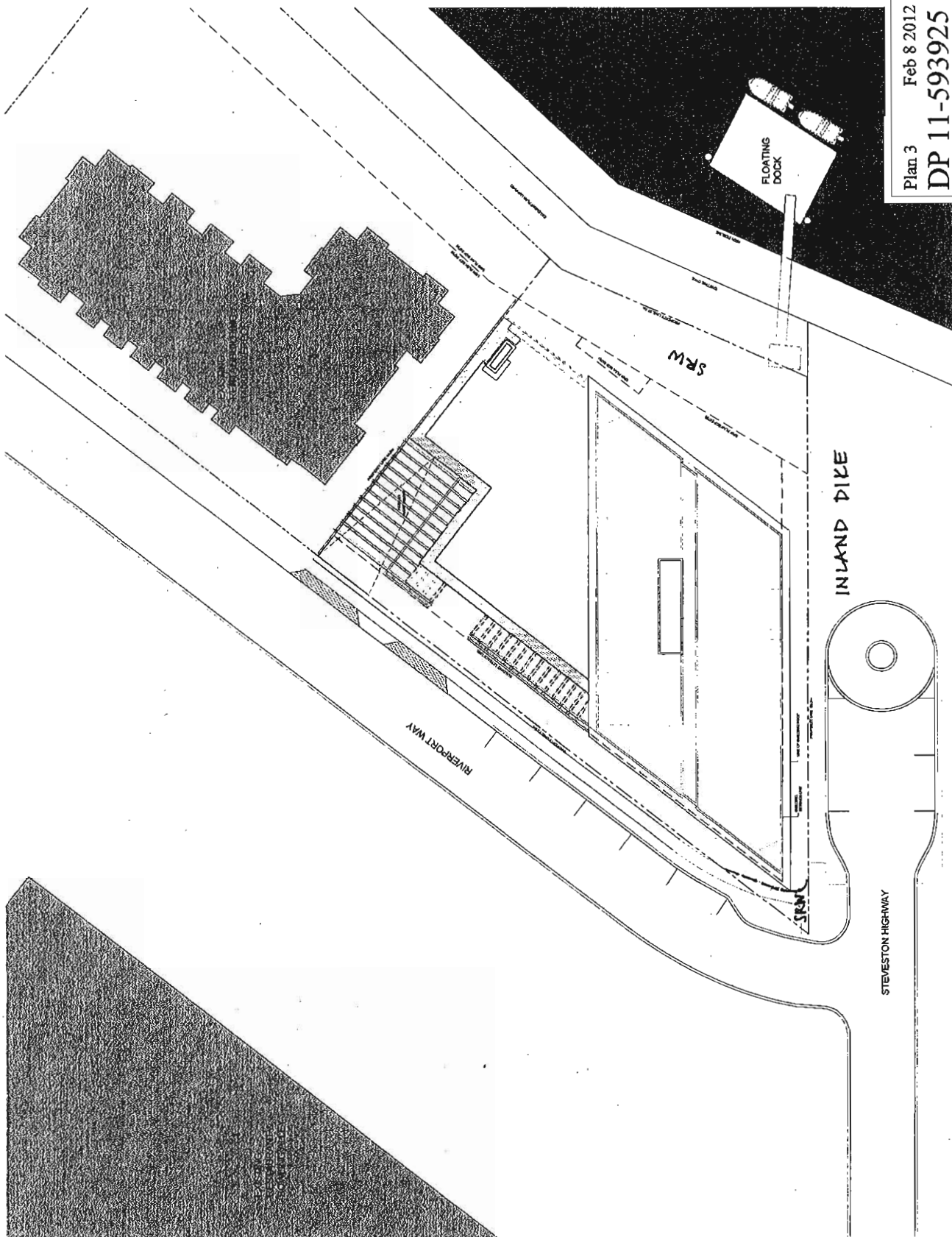
- Building construction is required to comply with Noise Sensitive Use Restrictive Covenant registered on Title; including acoustic attenuation to mitigate potential rail and industrial noise; and mechanical systems to provide thermal comfort throughout the year. Future Building Permit is required to include sealed acoustic and mechanical engineering reports.
- Off-site works secured via SA 02-218175
- 3 adaptable units provided
- Aging in place features provided in all units: washroom wall solid blocking for future grab bar installation, and lever type handles for faucets and doors
- Sustainability features:
 - Water efficient - indigenous plants; low flow fixtures; and dual flush toilets in residential units
 - Energy efficient - high efficiency boiler; automated parking lighting sensors; LED corridor lighting; programmable thermostats in commercial and amenity areas; and high efficiency heating and ventilation
 - Passive Solar Design - podium intensive green roof; upper roof high albedo roofing membrane, and low-E argon filled double glazed windows.
 - Air quality - low VOC (volatile organic compound) paints, carpeting, and adhesives.
- Legal agreement secured for 14088 Riverport Way for:
 - Parkade access/egress (including NE emergency exit)
 - 31 parking spaces (15 for residents & 16 for visitors)



RIVERPORT flats
WATERFRONT RENTAL HOMES

Plan 1 Feb 8 2012
DP 11-593925

cotter



Plan 3 Feb 8 2012
DP 11-593925

STEVESTON HIGHWAY

INLAND DIKE

FLOATING DOCK

SITE PLAN

cotter

ARCHITECTS
#235 • 11500 HWY. 5 N.W., #1000, BELLEVILLE, IL 62226
TEL: 618/297-0077 FAX: 618/297-0078

RIVERPORT
WATERPROOF LUMINAL HOUSE
4000 RIVERPORT WAY
RICHMOND, BC

LEGACY PARK LANDS LTD

CONCRETE IS KNOWN FOR ITS DURABILITY AND, WITH AN APPROPRIATE DESIGN, IT CAN BE A DURABLE PART OF YOUR INTERIOR. IT'S A CHANGE OF VIEW OF INTERIORS BECOMING THE CORRECTLY CHOSEN SOLUTION.

[illegible][illegible]

South 14

	Year
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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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12/20/2019	12/20/2019
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7708 1504

SITE PLAN

[illegible]

A-103

3.4

- light coloured painted finish to walls, columns.
- avoid hidden corners and install convex mirrors as needed.
- provide vision panels in doors, leading to publicly accessible areas.
- provide glazing to elevator lobbies.
- ensure adequate lighting, throughout underground parking area.
- install hard wired video surveillance equipment to parking areas.
- provide rough surface finish to ramps to deter skateboarders.

- ### OPTED PRINCIPLES
- light coloured painted finish to walls, columns
 - good hidden corners and metal corner protectors as required.
 - acrylic glass panes in doors, leading to properly accessories and
 - provide glazing to elevator cabs.
 - ensure adequate lighting throughout throughout and
 - metal hand wired vinyl wall surface treatment to parking areas.
 - provide rough surface finish to ramps to give

தமிழகம்	1	கொழும்புத் தீவு அரசாங்கத்தின் கருத்துரை
தேய்வம்	2	இந்தியாவின் கருத்துரை, அமெரிக்கா
ஆய்வுரை	3	இந்தியாவின் 49 ஆவது ஆண்டு
தமிழகம்	4	கொழும்புத் தீவு அரசாங்கத்தின் கருத்துரை
தமிழகம்	5	கொழும்புத் தீவு அரசாங்கத்தின் கருத்துரை
தமிழகம்	6	கொழும்புத் தீவு அரசாங்கத்தின் கருத்துரை

cotter
ARCHITECTS

225 • 3300 MCLEOD, WASHINGTON, DC 20007
TEL: 202/462-1100 FAX: 202/462-1101 www.mccormick.com
/ info@mccormick.com

RIVERPORTflats

14000 RIVERPORT WAY
RICHMOND BC

LEGACY PARK LANDS LTD

OSWALD REJECTED THE PLAN AND ACTION AND, ACCORDING TO THE REPORT, HE DECLINED REQUESTS OF OTHER ASSASSINATORS TO JOIN HIM IN THE ATTEMPT TO KILL THE PRESIDENT BECAUSE HE WAS CONSIDERED A "MARTIN LUTHER KING, JR. ASSASSIN".

DATE: 10/7	W/L
CHARGE: 100	
NAME: 1000 - 100	
AGE: 100	
SEX: 100	

LEVEL P1/L1 FLOOR PLAN

□

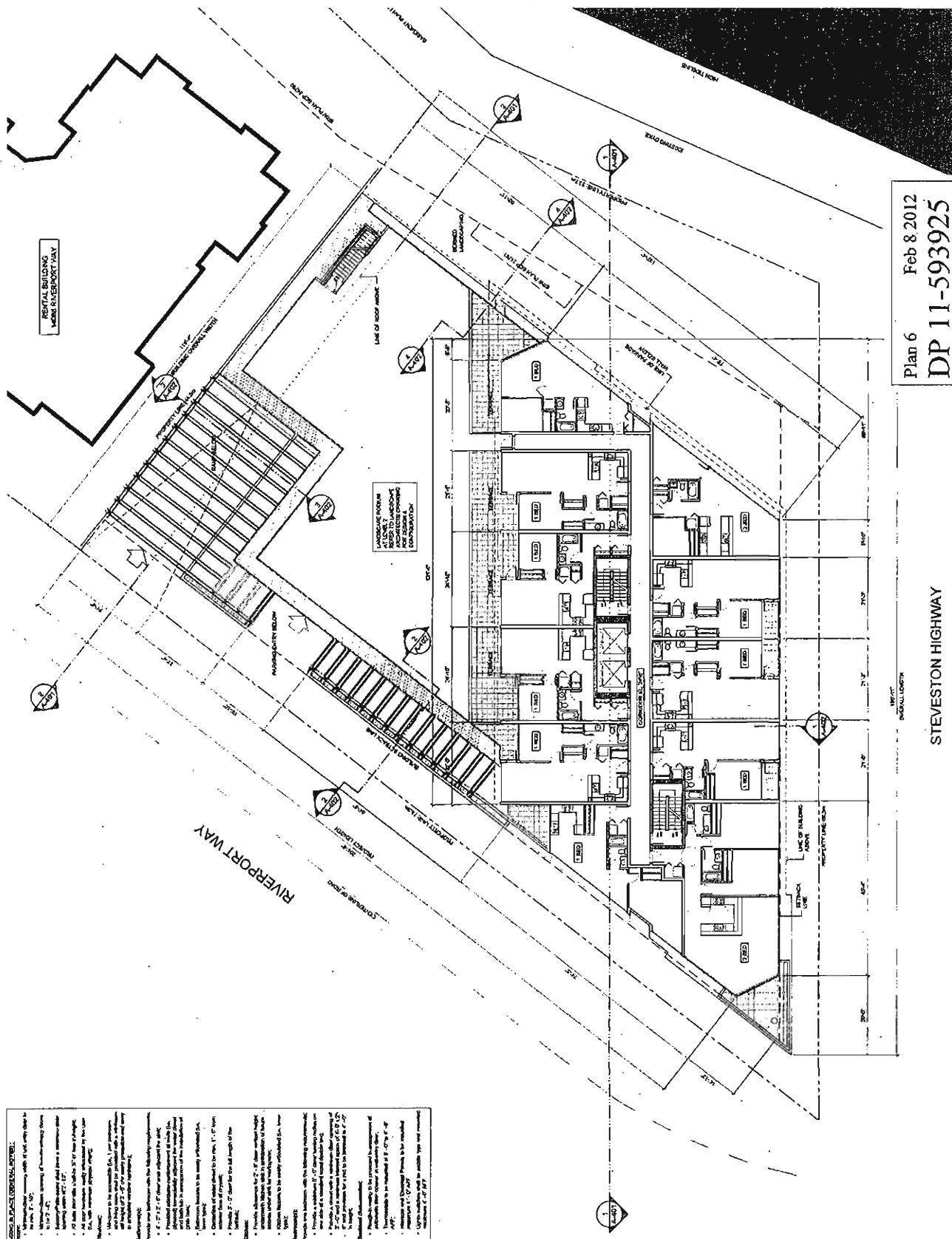
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A-202	-
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Plan 4 Mar 6 2012
DP 11-593925

Plan 4 Mar 6 2012
DP 11-593925



Plan 6 Feb 8 2012
DP 11-593925

STEVESTON HIGHWAY

A-203

ACCEPTED PRINCIPLES

- Manufacturers** of the 20 or so different types of valves, which are used in a wide range of applications, are looking for a way to make their products more competitive in the global market. They are also looking for a way to make their products more reliable and more durable. They are also looking for a way to make their products more environmentally friendly.

cotter
ARCHITECTS

1-800-368-6868

2011-2012

4000 RIVERPORT WAY
RICHMOND, BC

LEGACY PARK LANDS LTD

the 1990s, 2000s, and 2010s, the industry has been able to maintain a relatively stable market share, despite the challenges posed by the global financial crisis and the rise of digital media.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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5	7	8
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770A EDC	
Account No.	Year

RESIDENTIAL LEVEL
L2 FLOOR PLAN

[illegible]

A-203

Architectural floor plan of a rental building at 1400 Riverport Way. The plan shows a large, irregularly shaped building with multiple rooms, corridors, and a central staircase. The building is situated on a lot bounded by Riverport Way to the north and east, and a property line to the south. The plan includes dimensions for various sections and setbacks. A north arrow is located in the upper right corner. The building is labeled "RENTAL BUILDING 1400 RIVERPORT WAY".

- light coloured painted lines to walls, columns
- avoid hidden corners and install corner mirrors as needed.
- provide vision points in door, leading to quickly accessible areas.
- provide glazing to window locations.
- ensure adequate lighting, throughout underground parking area.
- install hard wired vibration surveillance equipment to parking areas.
- provide rough surface finish to ramps to aid wheelchair users.

[illegible]

#235 • 11300 NO. 3 ROAD, RICHMOND, BC V7A 3
TEL 604.273.1277 FAX 604.273.5071 Email info@autismathere.com
Web www.autismathere.com

RIVERPORT 120
WATERFRONT RENTAL HOMES
14000 RIVERPORT WAY
RICHMOND, BC

LEGACY PARK LANDS LTD

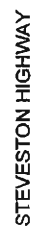
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AND THE USER OF THE WORK IS TO BE RESPONSIBLE FOR THE
QUALITY OF THE WORK.

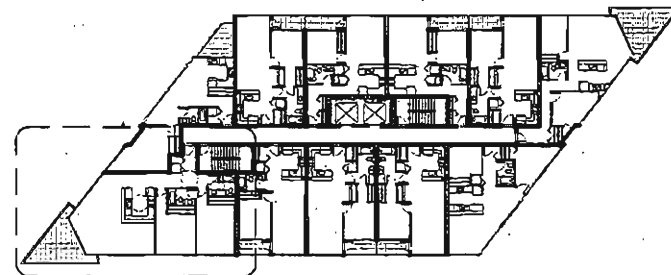
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RESIDENTIAL LEVEL
L3-L8 FLOOR PLAN

Plan 7 Feb 8 2012
DP 11-593925

A-204

[illegible]



Floor plan of a three-unit residential building. The plan shows three separate units, each with a kitchen, bathroom, and living area. The overall dimensions are 50'-10" wide by 33'-6" deep. The units are arranged in a row, with the middle unit being slightly larger than the two end units. The plan includes dimensions for each room and the overall building footprint.

Overall dimensions: 50'-10" (width) x 33'-6" (depth).

Unit dimensions (from left to right):

- Unit 1: 10'-7" (width) x 8'-8" (depth)
- Unit 2: 20'-0" (width) x 24'-10" (depth)
- Unit 3: 11'-11" (width) x 24'-10" (depth)

Room dimensions (from left to right):

- Unit 1: 5'-6" (width) x 20'-8" (depth)
- Unit 2: 12'-2" (width) x 20'-8" (depth)
- Unit 3: 12'-6" (width) x 20'-8" (depth)

Room details include kitchen, bathroom, and living area. The plan also shows a central hallway and a common area.

Plan 9 Feb 8 2012
DP 11-593925

- ### ACCEPTED PRINCIPLES
- light colored, painted brick to make columns
 - avoid telecommunication and metal camera masts as needed
 - provide more trees in areas leading to publicly accessible areas
 - provide planting to eliminate tobacco
 - ensure adequate lighting, throughout unprogrammed parking areas
 - install high speed video surveillance equipment as parking areas
 - provide rough surface brown to attempt to color match concrete

1. <u>செயல்பாடு</u>	1. <u>செயல்பாடு</u>
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10. <u>செயல்பாடு</u>	10. <u>செயல்பாடு</u>

cotter
ARCHITECTS
400 - 3500 HWY 5 ROAD, RICHMOND, BC V7X 1A7
TEL: 604-271-1111 FAX: 604-271-1111 WWW.COTTERARCHITECTS.COM

RIVERPORTflats
WATERFRONT APARTMENT HOMES
14000 RIVERPORT WAY
RICHMOND, BO

LEGACY PARK LANDS LTD

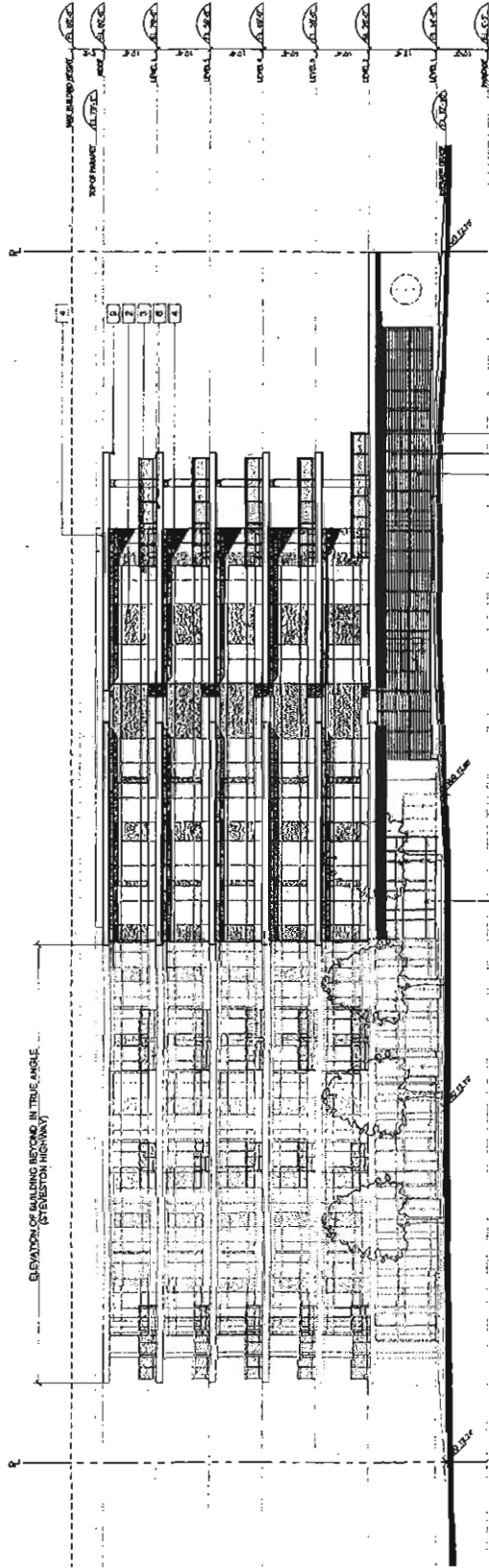
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ADDRESS	IN	
DATE	MM-DD-YY	
AGE	YY	
DOB	MM-DD-YY	

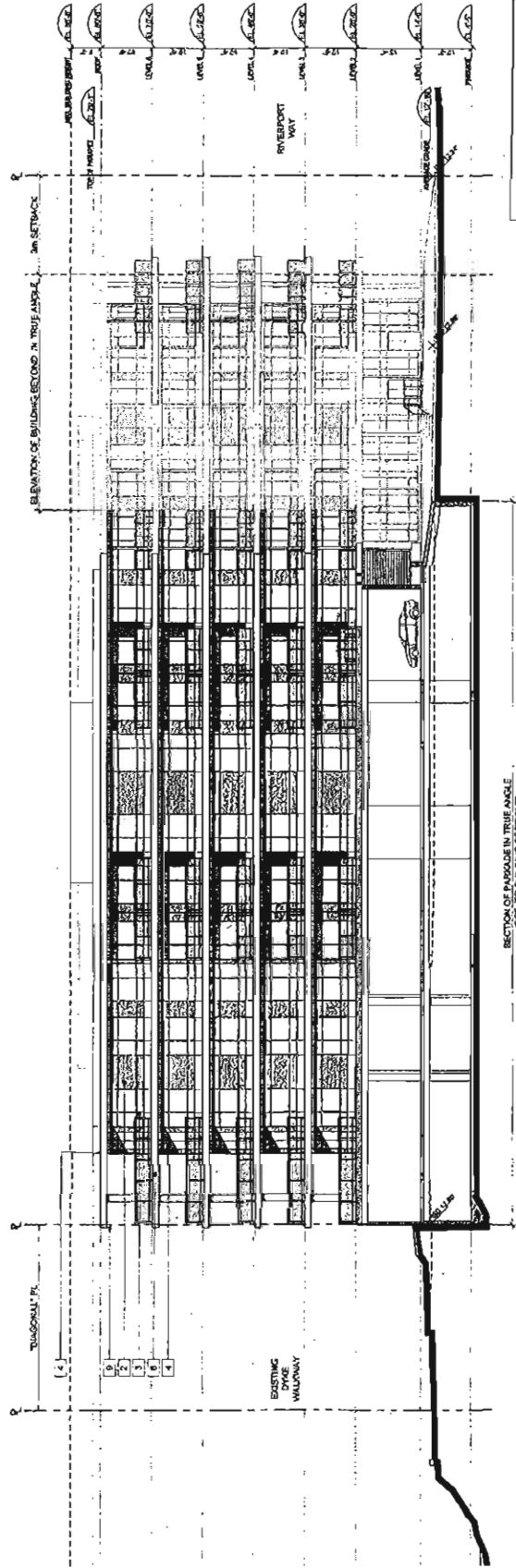
Adaptable Unit Plan

Document No.	REV.
A-206	1

MATERIALS LEGEND	
1	PREFINISHED FLOOR/ROOF VIBROCAST
2	PREFINISHED CLAYED SPANGL
3	METAL CLAD VINYL RAINCOAT SYSTEM
4	MASONRY CLAD PANELING
5	SAVED FLAUGHT CONCRETE
6	PREFINISHED ALUMINUM CLAD CLADDING/PANTRY COVER
7	METAL TRELLIS
8	PREFINISHED WOOD SCREENING
9	PREFINISHED METAL TYPING CLADDING



① EAST ELEVATION - DIKE WALKWAY



② NORTH ELEVATION
SEE ALSO A-303

1	14000 RIVERPORT WAY
2	14000 RIVERPORT WAY
3	14000 RIVERPORT WAY
4	14000 RIVERPORT WAY
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cotter
ARCHITECTS
14000 RIVERPORT WAY
RICHMOND, BO

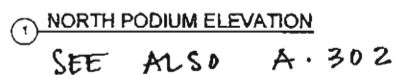
riverport inc
14000 RIVERPORT WAY
RICHMOND, BO

LEGACY PARK LUNDS LTD
14000 RIVERPORT WAY
RICHMOND, BO

BUILDING ELEVATIONS

Plan 11 Feb 8 2012
DP 11-593925

A-302



PORTION OF
PARKADE WALL
SETBACK FROM PROPERTY LINE
BEHIND PARKING
RAMP

MATERIALS LEGEND

1	PREFINISHED STOVEFRONT WINDOW WALL
2	PREFINISHED GLAZED SPANDREL
3	METAL-CLAD VINYL WINDOW SYSTEM
4	HARDYBOARD PANELING
5	SAND-BLASTED CONCRETE
6	PREFINISHED ALUMINUM GLAZED QUADRANT-PRIVACY DIVIDER
7	METAL TRELLIS
8	HORIZONTAL WOOD BOARDS
9	PREFINISHED METAL FLASHING CLADDING

[illegible]

cotter
ARCHITECTS

8235 • 11,300 NO. 5 ROAD, BUCHENHORN, DC 27615
TEL: 800.274.6277 FAX: 800.277.4474 EMAIL: info@buckhorn.com
14000 www.buckhorn.com

RIVERPORT
WATERFRONT RENAISSANCE
1-800-RIVERPORT WAY
RICHMOND, BC

LEBACY PARK LANDS LTD

COMMONWEALTH. THIS PLAN AND OTHERS ARE NOT TO BE
USED AGAIN THE EXISTING AGREEMENT ON OUR PLAN AND
THE AND CANNOT BE USED IN REPLYING TO OTHERS IN
THEIR OWN WORDS.

BRANCH	AD	SAL
CHIEF	BA	
SAL	EMP - V M	
JOB	NO	
DATE	10/10/81	

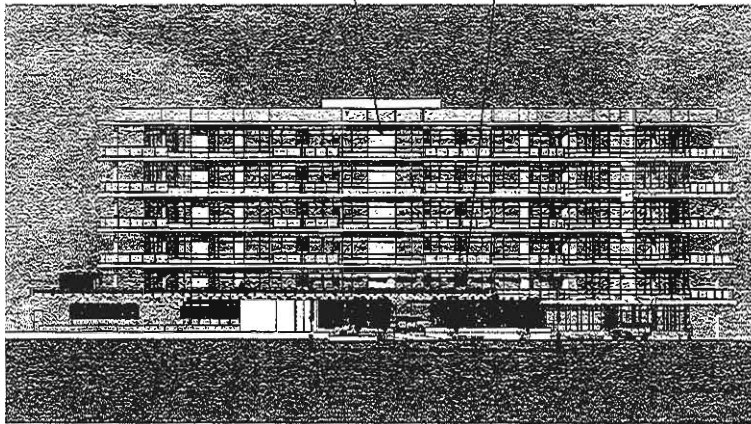
BUILDING ELEVATIONS

Plan 12 Feb 8 2012
DP 11-593925

A-303

ALUMINUM REVEAL, TRIMS, AND
FITMENTS: CLEAR ANODISED

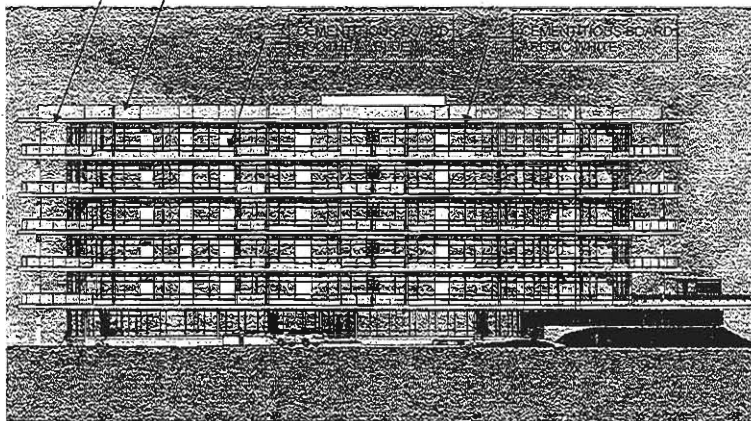
STEEL TRELLIS: RED PAINT SAND



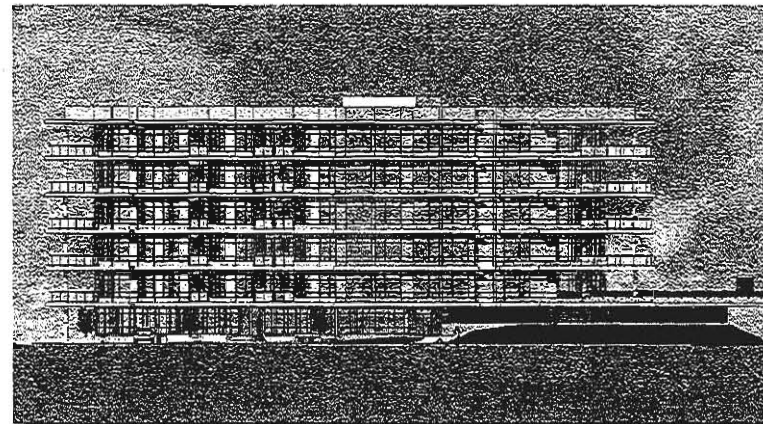
1 NORTH ELEVATION

PREFINISHED FLASHING: KAYCAN
ALUMINUM: MIST BLUE

CEMENTITIOUS BOARD: ARCTIC WHITE



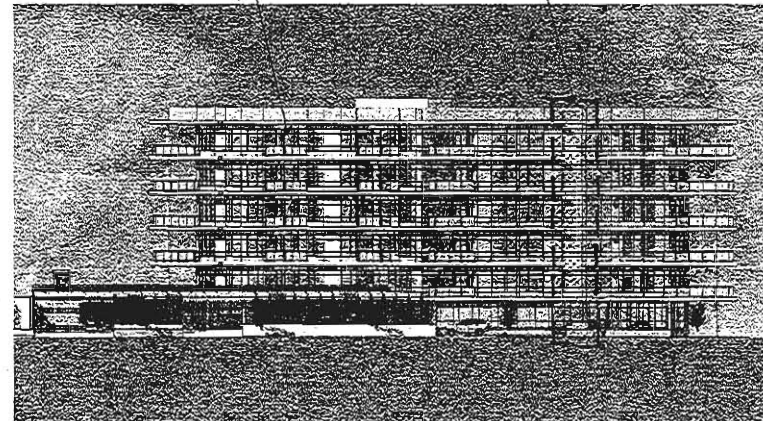
3 SOUTH ELEVATION



2 EAST ELEVATION

PRIVACY SCREEN: ANODISED ALUMINIUM
W/ FROSTED GLASS SCREENING

PROPOSED AREA FOR
MULTI-COLOURED GLAZING /
PUBLIC ARTWORK



4 WEST ELEVATION

MATERIALS LEGEND	
1	PREFINISHED STAINLESS STEEL WINDOW WALL
2	PREFINISHED GLAZED SPANDREL
3	METAL CLADDING SYSTEM WINDOW SYSTEM
4	METAL BOARD PANELING
5	ANODISED ALUMINIUM GLAZED CURTAIN WALL SYSTEM
6	PREFINISHED ALUMINIUM GLAZED CURTAIN WALL SYSTEM
7	METAL TRELLIS
8	HORIZONTAL WOOD SPOKES
9	PREFINISHED METAL FLASHING GLAZING

1	ALUMINUM REVEAL, TRIMS, AND FITMENTS: CLEAR ANODISED
2	STEEL TRELLIS: RED PAINT SAND
3	PREFINISHED FLASHING: KAYCAN ALUMINUM: MIST BLUE
4	CEMENTITIOUS BOARD: ARCTIC WHITE
5	PRIVACY SCREEN: ANODISED ALUMINIUM W/ FROSTED GLASS SCREENING
6	PROPOSED AREA FOR MULTI-COLOURED GLAZING / PUBLIC ARTWORK

cotter
ARCHITECTS

425 - 5300 HILLS ROAD, RICHMOND, BC V6X 4V7
RICHMOND, BC V6X 4V7

RIVERPORT flats
14000 RIVERPORT WAY
RICHMOND, BC

LEGACY PARK LANDS LTD

COLOURED ELEVATIONS

Plan 13 Feb 8 2012
DP 11-593925

DESIGNED BY:	REV:
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	



cotter
ARCHITECTS
#225 - 11300 RD. 5 ROAD, BIRMINGHAM, NC #7A S
TEL: 866-277-0437 FAX: 866-379-1071 www.cotterarchitects.com

PROJECT
RIVERPORT flats
WATERFRONT RENTAL HOMES
14000 RIVERPORT WAY
RICHMOND, SC

LEGACY PARK LANDS LTD

CHANGES BETWEEN THE PLAN AND BETWEEN ME AND A
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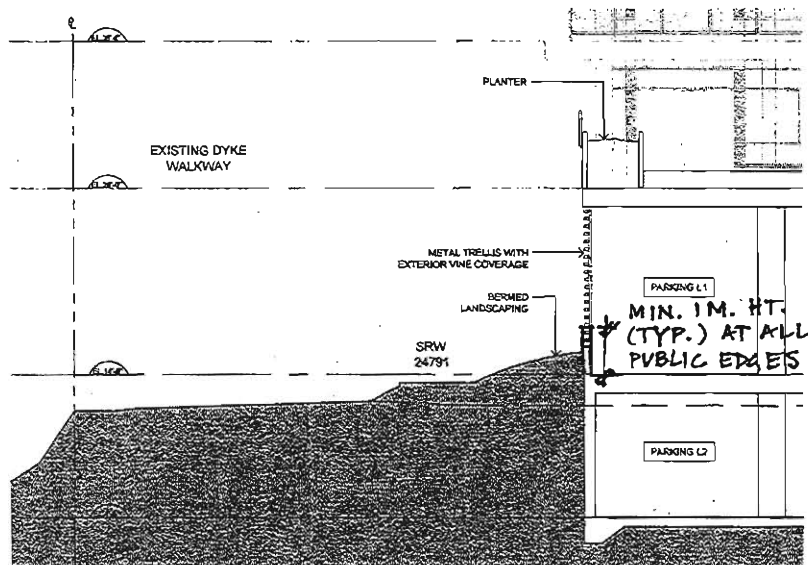
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BY	10/18/00	

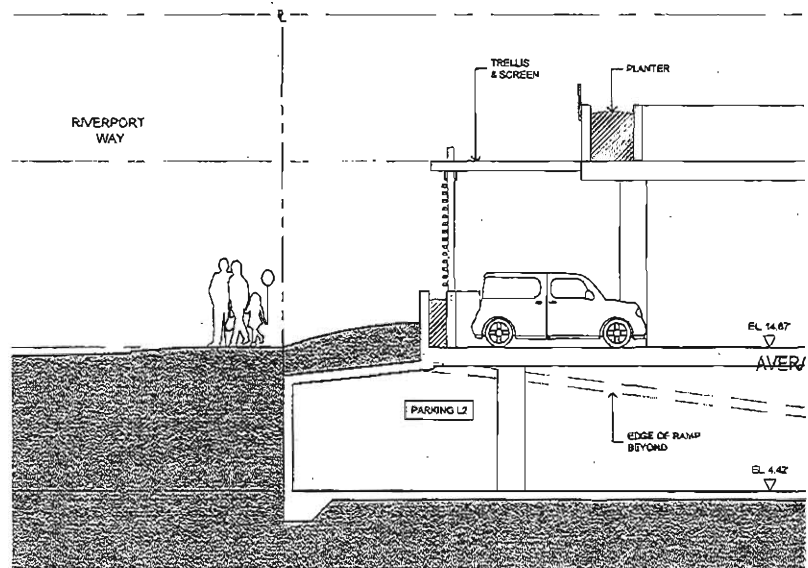
BUILDING SECTIONS

Plan 14 Feb 8 2012
DP 11-593925

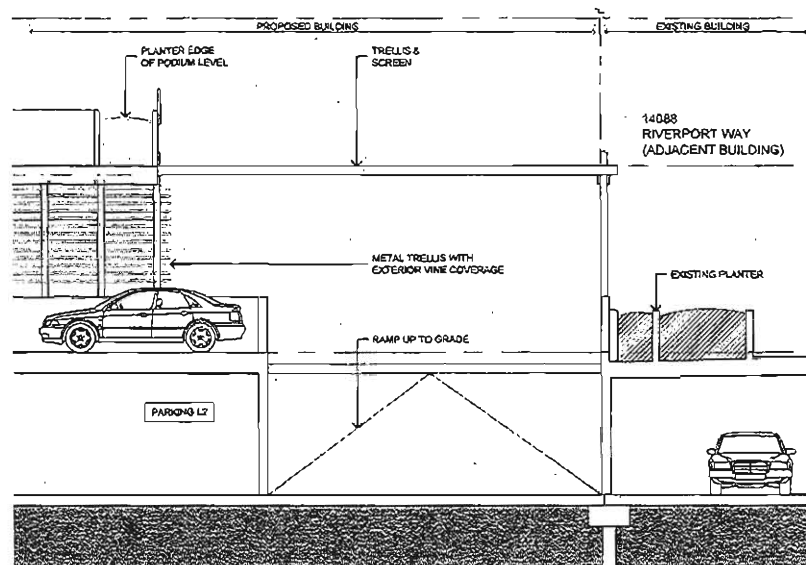
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A-401	-



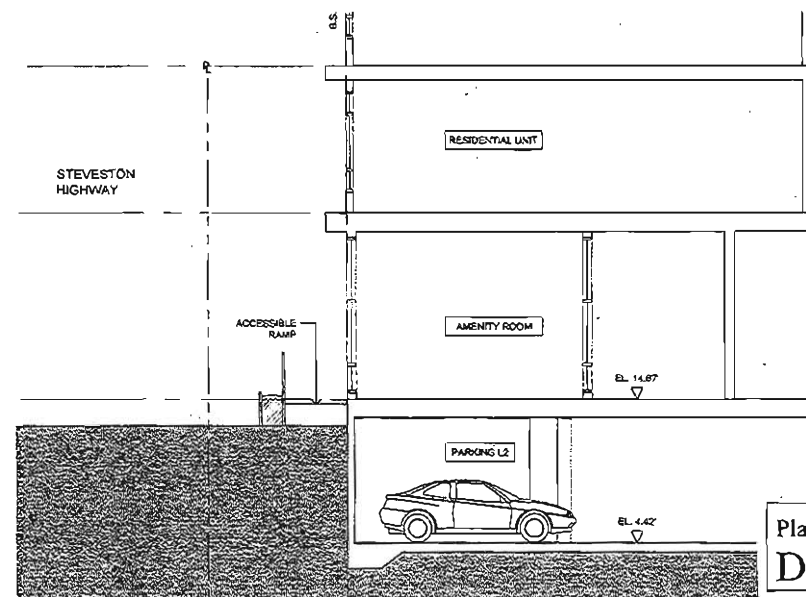
4 CROSS-SECTION THRU DYKE WALKWAY INTERFACE



2 CROSS-SECTION AT RIVERPORT WAY INTERFACE



4 CROSS-SECTION THRU PROPOSED AND EXISTING BUILDING



1 CROSS-SECTION AT STEVESTON HIGHWAY INTERFACE

MATERIALS LEGEND	
1	PREFINISHED STAINLESS-STEEL VERTICAL
2	PREFINISHED GLAZED SPANDREL
3	METAL-CLAD VINYL WINDOW SYSTEM
4	HARDWARE-CLAD PANELING
5	SAVED BLASTED CONCRETE
6	PREFINISHED ALUMINUM GLAZED GLAZING/PRIVACY DIVIDER
7	METAL TRELLIS
8	HORIZONTAL WOOD SCREENING
9	PREFINISHED METAL FLASHING/CLADDING

REVISION	1	REVISION	2	REVISION	3	REVISION	4	REVISION	5
DATE	1/11/12	DATE	1/11/12	DATE	1/11/12	DATE	1/11/12	DATE	1/11/12
BY	1	BY	2	BY	3	BY	4	BY	5
CHKD	1	CHKD	2	CHKD	3	CHKD	4	CHKD	5
DATE	1/11/12	DATE	1/11/12	DATE	1/11/12	DATE	1/11/12	DATE	1/11/12

cotter
ARCHITECTS

1001 - 10700 RD. 1, BLDG. 100, RICHMOND, VA 23230
RICHMOND, VA 23230

RIVERPORT flats

14000 RIVERPORT WAY
RICHMOND, VA

LEGACY PARK LANDS LTD

DATE: 1/11/12

PROJECT: 11-593925

DESIGNED BY: 11-593925

DATE: 1/11/12

DATE: 1/11/12

DATE: 1/11/12

DATE: 1/11/12

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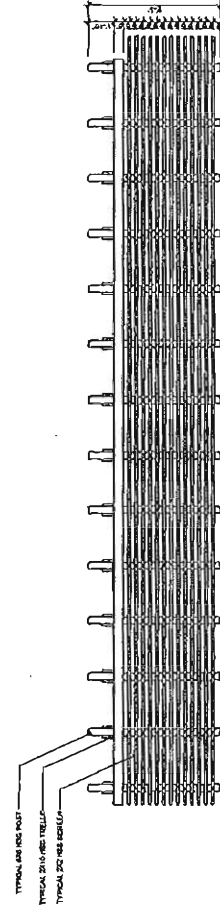
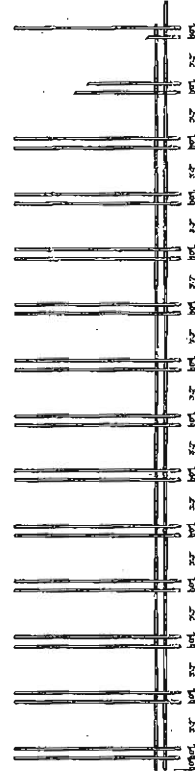
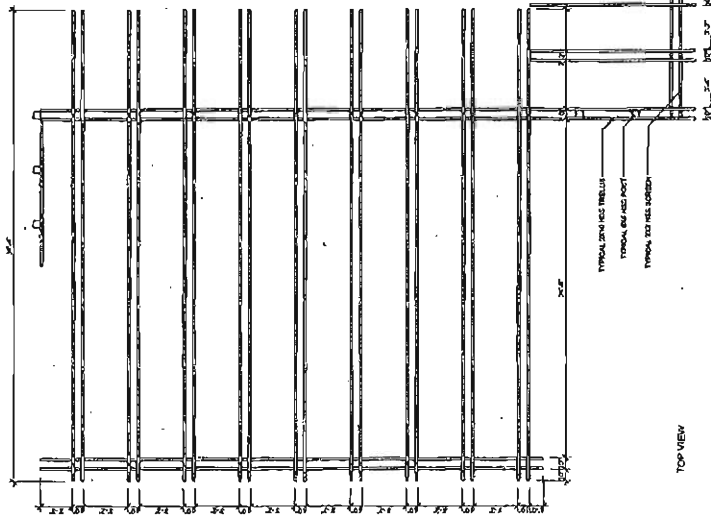
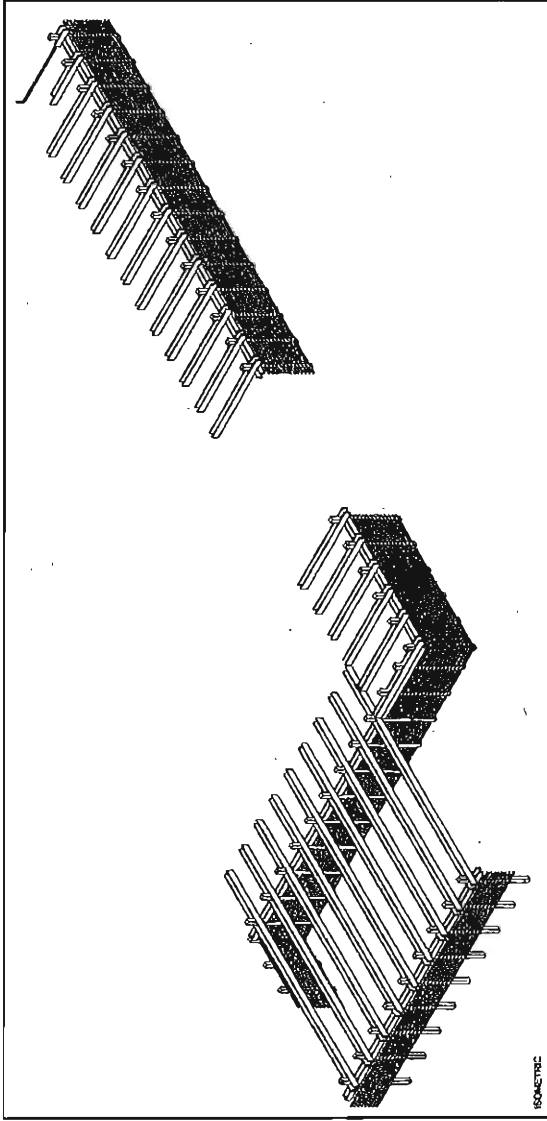
DATE: 1/11/12

DATE: 1/11/12

DATE: 1/11/12

Plan 15 Feb 8 2012
DP 11-593925

A-402



FRONT VIEW

1 TRELLIS DETAILS

Plan 16 Feb 8 2012
DP 11-593925

1	PROJECT: RIVERPORT FLATS
2	CLIENT: RIVERPORT FLATS
3	ARCHITECT: cotter architects
4	DATE: 02/08/2012
5	SCALE: 1/8" = 1'-0"
6	BY: [Signature]
7	CHECKED BY: [Signature]
8	DATE: 02/08/2012

cotter
ARCHITECTS

1400 RIVERPORT WAY
RICHMOND, BC

RIVERPORT FLATS
WATERPORT RENTAL HOUSE
1400 RIVERPORT WAY
RICHMOND, BC

LEGACY PARK LANDS LTD

LEGACY PARK LANDS LTD
1400 RIVERPORT WAY
RICHMOND, BC

1	PROJECT: RIVERPORT FLATS
2	CLIENT: RIVERPORT FLATS
3	ARCHITECT: cotter architects
4	DATE: 02/08/2012
5	SCALE: 1/8" = 1'-0"
6	BY: [Signature]
7	CHECKED BY: [Signature]
8	DATE: 02/08/2012

TRELLIS DETAILS

A-501

14000 RIVERPORT - RICHMOND

Project:
14000 RIVERPORT - RICHMOND
Client/Owner: Legacy Park Lands Ltd.
Architect: Cotter Architects

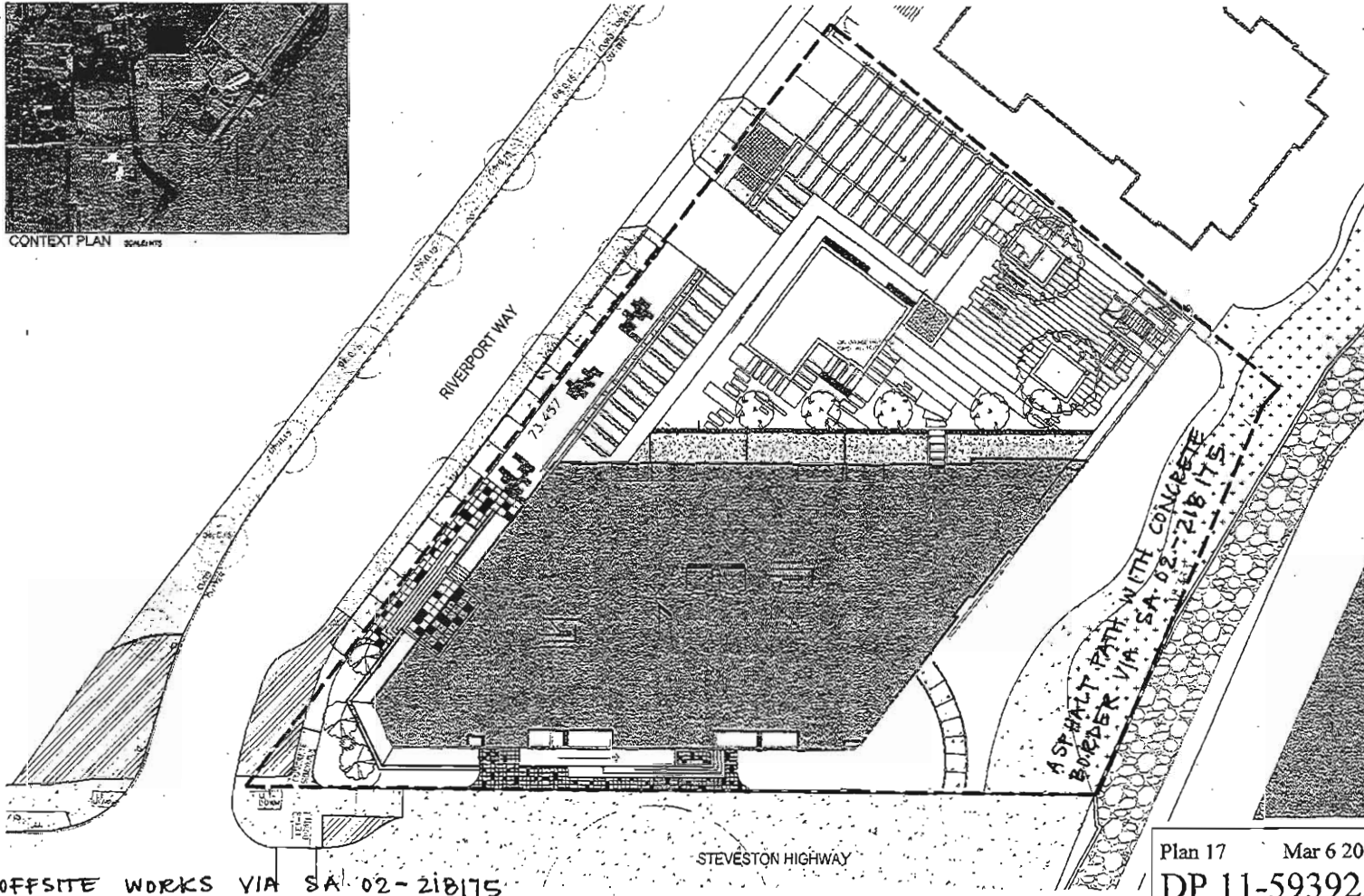
Client/Owner:
Legacy Park Lands Ltd.
Architect:
Cotter Architects

Architect:
Cotter Architects
1000 - 17th Ave. S. Suite 100
Richmond, BC V6V 1A1
Tel: 604.273.1111
Fax: 604.273.1112
Email: info@cotterarchitects.com

Sheet List Table	
Sheet Number	Sheet Title
L-01	COVER SHEET
L-02	LANDSCAPE MASTER PLAN
L-03	LOWER LEVEL LANDSCAPE PLAN
L-04	UPPER LEVEL LANDSCAPE PLAN
L-05	CROSS SECTIONS
LD-01	DETAILS



CONTEXT PLAN SCALE 1:1000



Client:
Legacy Park Lands Ltd.
14000 Riverport, Richmond, BC V6V 1A1
Tel: 604.273.1111

LANDSCAPE ARCHITECT
Van der Zalm & Associates Inc.
1000 - 17th Ave. S. Suite 100
Richmond, BC V6V 1A1
Tel: 604.273.1111
Fax: 604.273.1112
Email: info@cotterarchitects.com

ARCHITECT
cotter
ARCHITECTS
1000 - 17th Ave. S. Suite 100
Richmond, BC V6V 1A1
Tel: 604.273.1111
Fax: 604.273.1112
Email: info@cotterarchitects.com

1	For DP Submission	Nov 1, 2011
2	For DP Submission	Feb 15, 2012
3	For DP Submission	Feb 15, 2012
4	For DP Submission	Feb 15, 2012
5	For DP Submission	Nov 1, 2011
6	For DP Submission	Nov 1, 2011
7	For DP Submission	Nov 1, 2011
8	For DP Submission	Nov 1, 2011
9	For DP Submission	Nov 1, 2011
10	For DP Submission	Nov 1, 2011

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE VEHICLE AND EQUIPMENT AND DISSEMINATE TO THE CLIENTS AND OTHER STAKEHOLDERS. ALL DIMENSIONS AND ANY OF THE DIMENSIONS OF THE VEHICLE AND EQUIPMENT SHALL BE CHECKED AT THE CONSTRUCTION OF THE VEHICLE.

PROJECT:
14000 RIVERPORT
Richmond
DEVELOPMENT PERMIT
LOCATION:
14000 Riverport
RICHMOND - BC

DESIGN	MS	JG
DRAWING	MS	
APPROVED	MS	DATE
DATE	1/160	NOV 2011

COVER SHEET

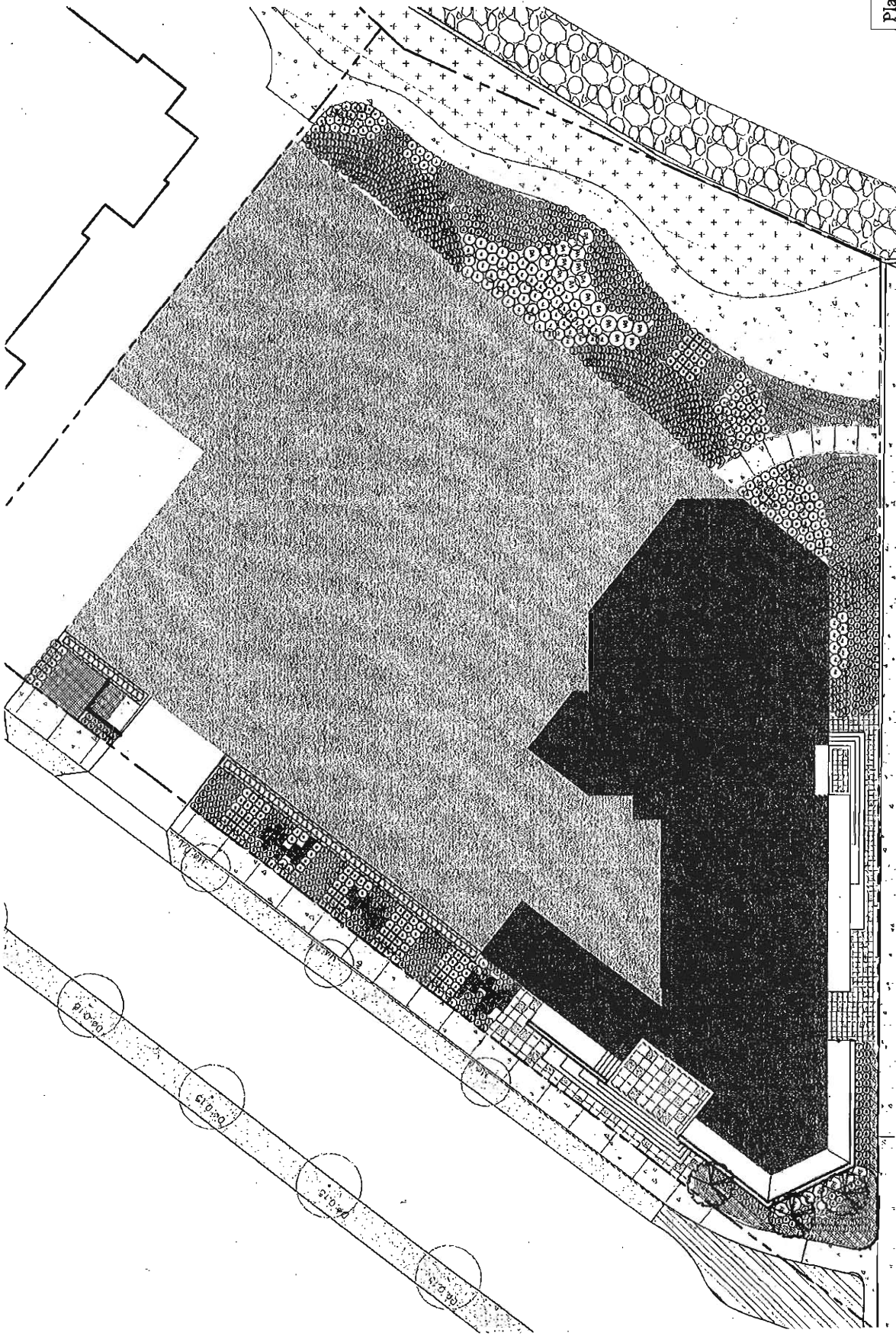
PROJECT NO.
DP2011-08

DRAWING NO.
L-1

Plan 17 Mar 6 2012
DP 11-593925

EXISTING STREET
PLANTING TO BE

DRAWING NO. 1-03



Van der Zalm Associates Inc.
 Landscape Architects • Urban Design • Planning • Horticulture
 1001 - 2017 St. James
 P.O. Box 1000
 Richmond, BC V6X 1A9

cotter
 ARCHITECTS
 625 - 1030 W. 3rd Ave., Richmond, BC V6V 3V7
 Tel: 604-278-8888

LOWER LEVEL BLOW UP

PROJECT NO. DP2011-08

DATE: Mar 11, 2012

PROJECT: 14000 RIVERPORT
 Richmond
 DEVELOPMENT PERMIT

LOCATION: 14000 Riverport
 RICHMOND - BC

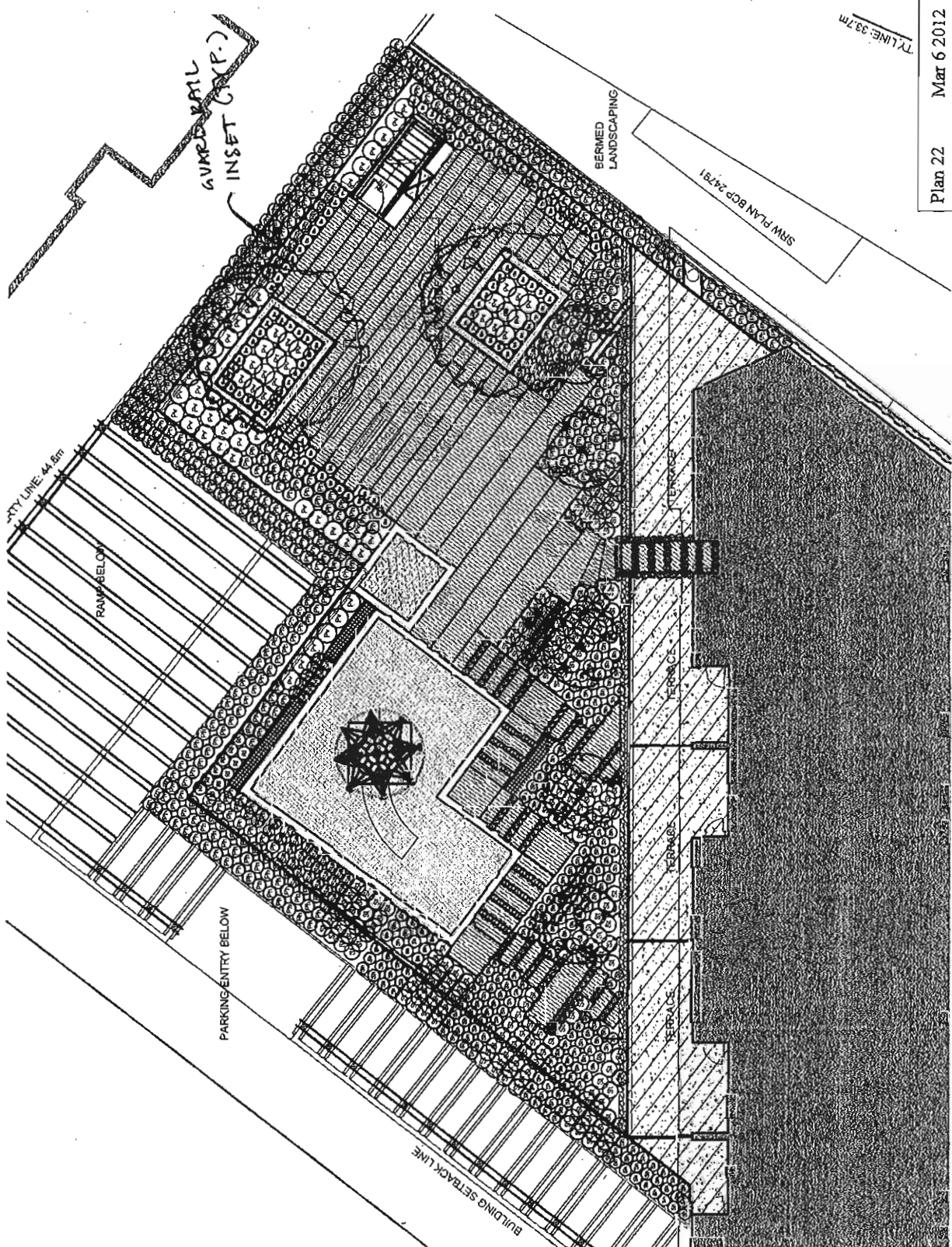
PLAN 20

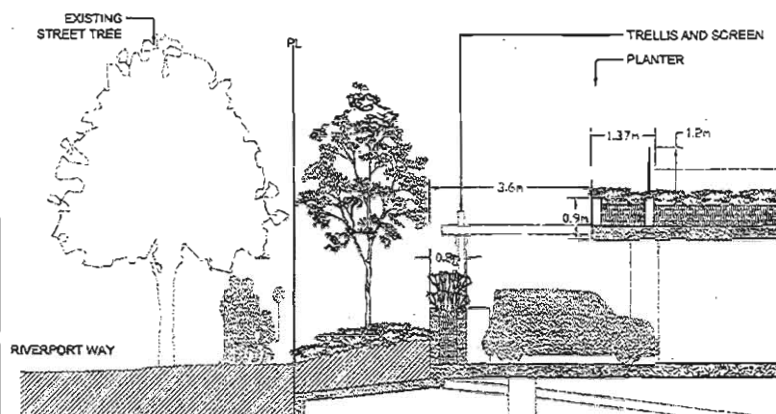
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 DP 11-593925

L-04

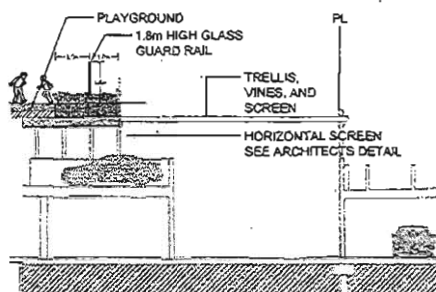
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Plan 22 Mar 6 2012
DP 11-593925

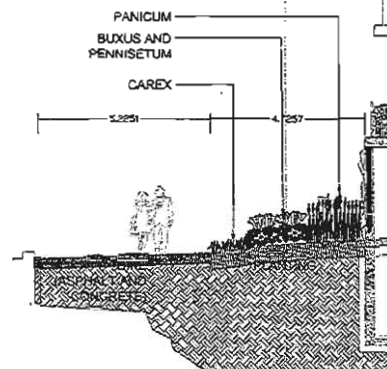




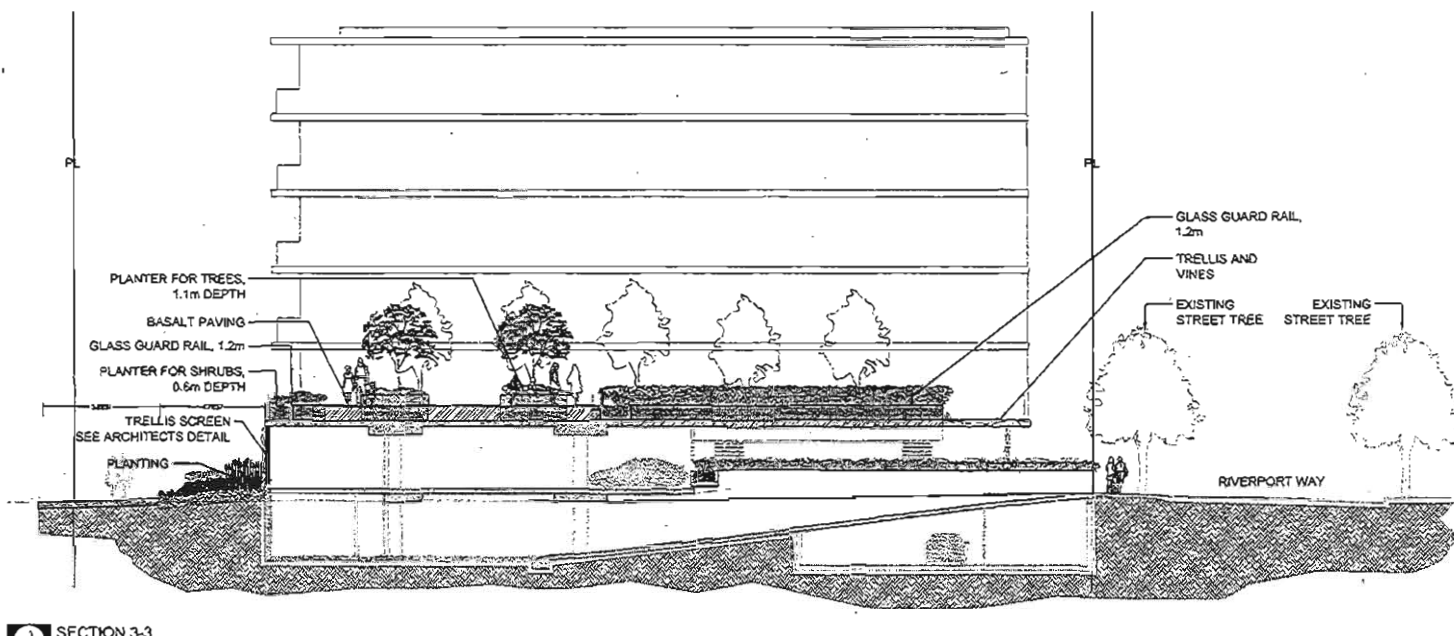
SECTION 1-1
SCALE 1:50



SECTION 2-2
SCALE 1:100



SECTION 4-4
SCALE 1:75



SECTION 3-3
SCALE 1:100

CLIENT:
Legacy Park Lands Ltd
14011 Riverport Way, Richmond, BC, V6V 1K2
Tel: (604) 271-1811

LANDSCAPE ARCHITECTS

van der Zalm + Associates Inc.
100-11000 Riverport Way, Richmond, BC, V6V 1K2
Tel: (604) 271-1811
Fax: (604) 271-1812
Web: www.vdzalmandesign.com

ARCHITECT:
cotter
ARCHITECTS
100-11000 Riverport Way, Richmond, BC, V6V 1K2
Tel: (604) 271-1811
Fax: (604) 271-1812
Web: www.cotterarchitects.com

CONTRACTOR SHALL CHECK ALL INFORMATION FOR THE RECORD BEFORE PROCEEDING TO THE CONSTRUCTION OF THE PROJECT AND SHALL BE RESPONSIBLE FOR THE COMPLETION OF THE WORK.

NO.	DATE	DESCRIPTION
1	02.13.2012	For CP Submission
2	Feb. 16, 2012	For CP Submission
3	Feb. 16, 2012	For CP Submission
4	Feb. 16, 2012	For CP Submission
5	Feb. 16, 2012	For CP Submission
6	Feb. 16, 2012	For CP Submission
7	Feb. 16, 2012	For CP Submission
8	Feb. 16, 2012	For CP Submission
9	Feb. 16, 2012	For CP Submission
10	Feb. 16, 2012	For CP Submission

CONTRACTOR SHALL CHECK ALL INFORMATION FOR THE RECORD BEFORE PROCEEDING TO THE CONSTRUCTION OF THE PROJECT AND SHALL BE RESPONSIBLE FOR THE COMPLETION OF THE WORK.

PROJECT:
14000 RIVERPORT
Richmond
DEVELOPMENT PERMIT
LOCATION:
14000 Riverport
RICHMOND - BC

DATE	BY	FOR
TDMS		
CHECKS	MS/MV	
APPROVED	MV	CADFILE
DATE	1:100	DATE
		NOV 2011

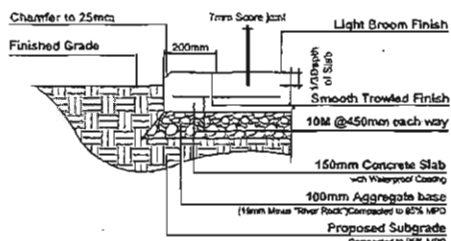
Plan 23 Mar 6 2012
DP 11-593925

SECTION

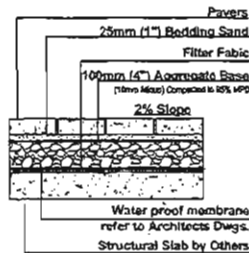
SECTION TITLE

DP2011-08

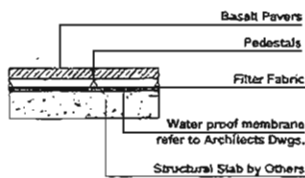
L-05



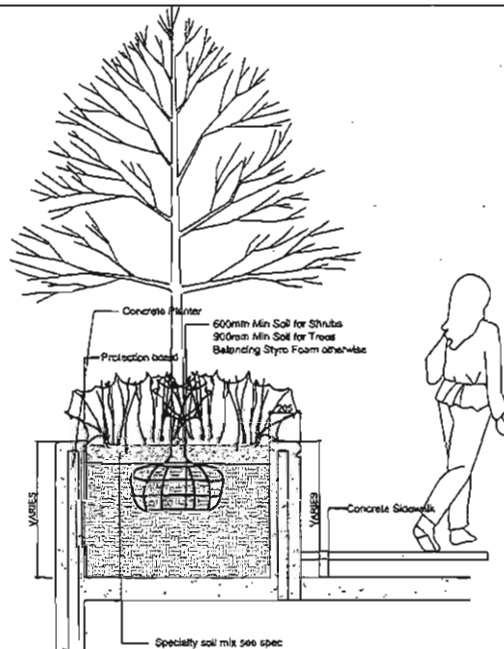
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SCALE:



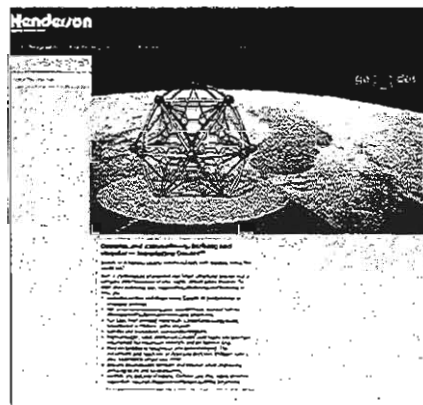
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SCALE:



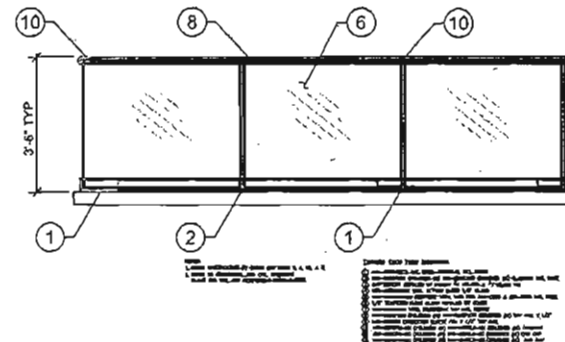
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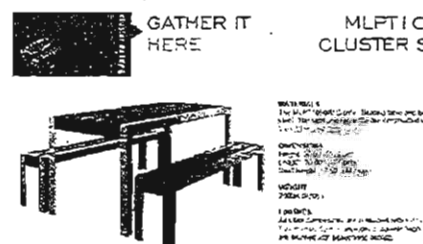
4 PLANTER DETAILS
SCALE:



5 PLAYGROUND
SCALE:

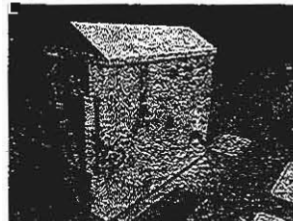


6 GLASS GUARDRAIL
SCALE:



MANUFACTURER: Maglin Benches

7 TABLE AND BENCH
SCALE:



8 VINYL WRAPPED KIOSK
SCALE:

Example of vinyl wrapped kiosk.
PMT to be vinyl wrapped displaying an image of the artwork used on the building.

CLIENT:
Legacy Park Lands Ltd
14000 Riverport, Richmond, BC, V6X 1C1
Tel: 604.271.1111

LANDSCAPE ARCHITECT:
Van der Zalm + Associates Inc.
1000 10th Avenue, Suite 100, Richmond, BC V6X 1C1
Tel: 604.271.1111

ARCHITECT:
cotter architects
1000 10th Avenue, Suite 100, Richmond, BC V6X 1C1
Tel: 604.271.1111

NO.	DESCRIPTION	DATE
1	For DP Submission	Mar. 6, 2012
2	For DP Submission	Apr. 26, 2012
3	For DP Submission	Apr. 26, 2012
4	For DP Submission	Apr. 26, 2012
5	For DP Submission	Apr. 26, 2012
6	For DP Submission	Apr. 26, 2012
7	For DP Submission	Apr. 26, 2012
8	For DP Submission	Apr. 26, 2012
9	For DP Submission	Apr. 26, 2012
10	For DP Submission	Apr. 26, 2012

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE DRAWING AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE CONSULTANT AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK.

PROJECT:
14000 RIVERPORT
Richmond
DEVELOPMENT PERMIT
LOCATION:
14000 Riverport
RICHMOND - BC

DRAWN:
MS
CHECKED:
LW

Plan 24 Mar 6 2012
DP 11-593925

DETAILS

DRAWING TITLE

PROJECT NO.
DP2011-08

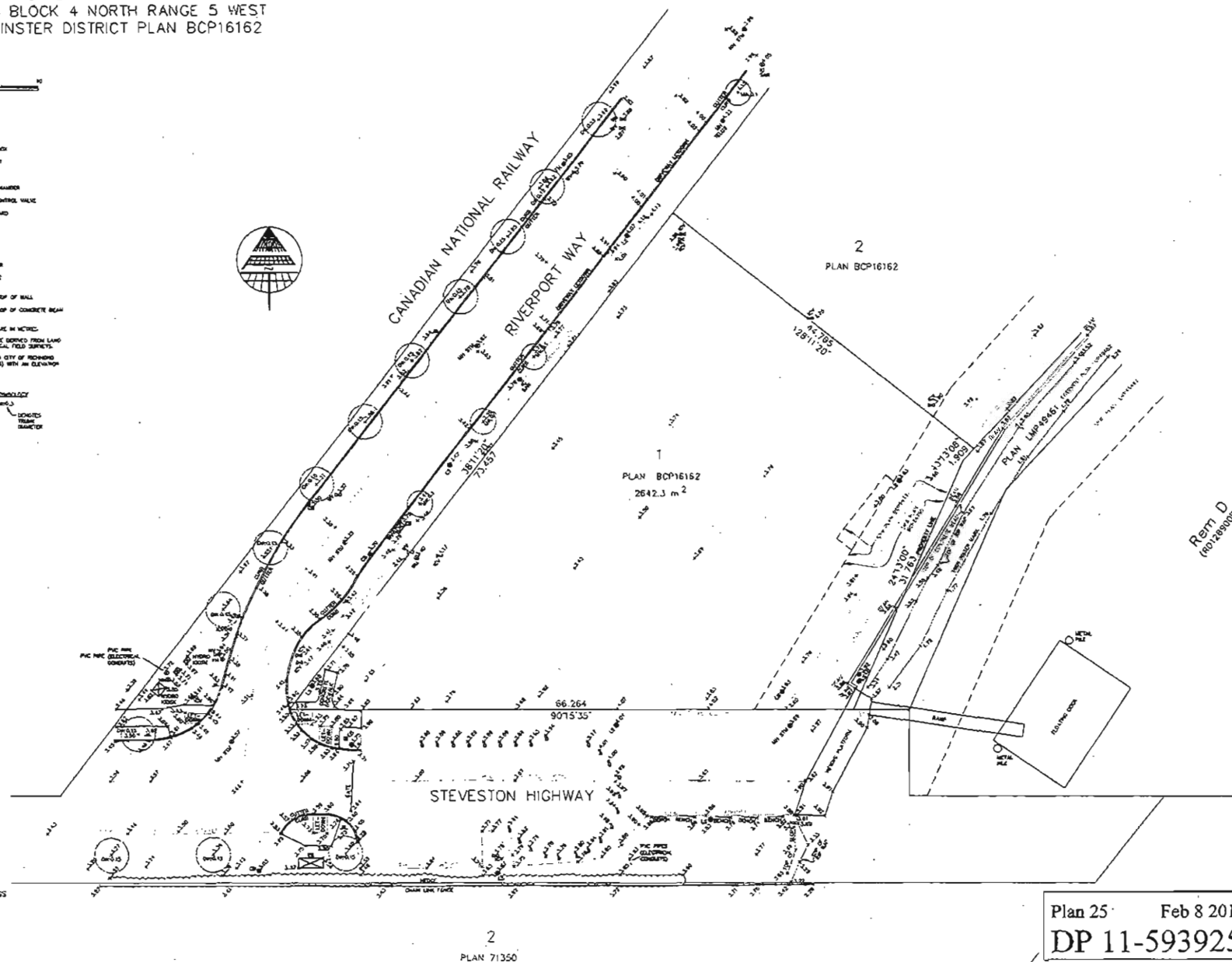
DRAWING NO.
LD-01

LEGEND:
SCALE 1:200

- | | | |
|-----|--------|------------------------|
| # B | BOARDS | BOLLARD |
| # B | BOARDS | CATCH BASIN |
| # B | BOARDS | ELECTRICAL BOX |
| # P | BOARDS | FIRE WIREMANT |
| # V | BOARDS | GIS VALUE |
| # C | BOARDS | INSPECTION CHAMBER |
| # A | BOARDS | MANHOLE COVERING VALUE |
| # L | BOARDS | LAIR + CHIMNEY |
| # M | BOARDS | MANHOLE |
| # P | BOARDS | POMER FOLD |
| # | BOARDS | PIPE |
| # M | BOARDS | WATER METER |
| # M | BOARDS | WATER VALVE |

(iv) concrete elevation top of wall
beam concrete elevation top of concrete beam

DIMENSIONS AND ELEVATIONS ARE IN METERS.
PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND
TITLE OFFICE RECORDS AND MEAL FIELD SURVEYS.
ELEVATIONS ARE DERIVED FROM CITY OF RICHMOND
WPM MONUMENT #111 (TOWNHALL) WITH AN ELEVATION
OF 1.684 METERS.

[illegible]Rem D
1801289005

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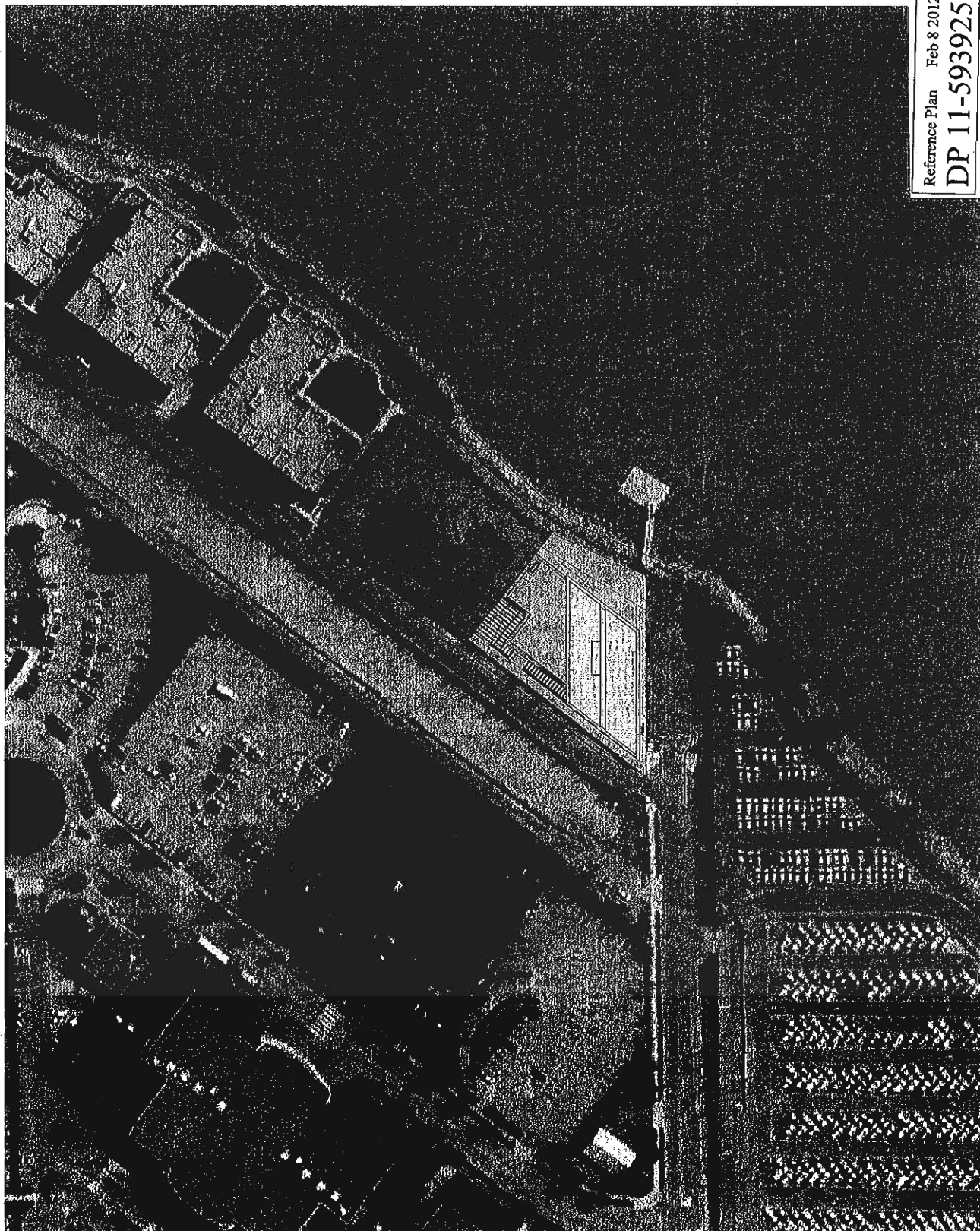
GRAND	SALV
CHURCH	
WILL	
JOHN W. L. 1900	
JOHN W. L. 1900	

SURVEY

DATES OF SURVEY:
 FEBRUARY 18-21, 2011
 (extended to: MARCH 15, 2011)

Plan 25 Feb 8 2012
DP 11-593925

A-101



DP 11-593925

A-102

1998 Congress passed both the water, offshore, and Middle East energy and mineral conservation acts. The new laws will help to ensure that the United States has the energy resources it needs to meet its growing demand for energy.

NOTES

This Development Permit Application is in made in anticipation of the approval for a 6 story residential retail building known as "Riverport Plaza 2". The project will consist of 5 stories of multi-unit construction on one level of oceanfront construction. This project will be the largest oceanfront waterfront development of retail accommodation within the City of Richmond, BC providing 55 units. The project is governed under The City of Richmond by-law 8231 [7-1-2005/07].

NOTIFICATION

The site is located at the eastern-most tip of the Somerset peninsula of Somerset, England, where it borders the Somerset Community. The project is designed as an integrated development with the adjacent residential and community projects and the surrounding 'Soft City' environment and recreational opportunities. One of the main aims of the site is the neighbourhood over time, national, international, and local, including the site. The site is designed to be one of the most vibrant communities in the City of London. Additionally, the design of the site is intended to be a vibrant and successful development to take advantage of the various and unique points to sell as providing pedestrian access to the waterfront, the London Dock and Somerset Village waterfront, and the Somerset Community.

IMPACT ROOM OF DEVELOPMENT

to the office building in the neighbourhood and from the 'gateway' location of the project, the overall form of development for the design team was to be 'translucent' in order to take advantage of the views across the Fraser River. The design team of 'Van Transparency' as a design narrative about the building was seen as a 'transit', but further emphasising the 'gateway' concept. The resulting building is that of simple development, given its complexity and celebrates the peace of the site. The transparency of the building also provides access 'inlet' from the surrounding context which is highly valued and more 'transparent' viewpoint in overall form.

vegetation for the project is provided through mulch applications and building 'windrows' (plant windrows). The podium of the project includes on-grade parking which will be screened by landscaped perimeter walls. The podium of the project includes on-grade parking which will be screened by landscaped perimeter walls. The podium of the project includes on-grade parking which will be screened by landscaped perimeter walls.

Sl. No.	Particulars	Amount
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2	Gratuity	500
3	Provident Fund	200
4	Medical Insurance	100
5	Other Benefits	100
6	Depreciation	100
7	Amortisation	100
8	Interest on Loans	100
9	Interest on Debts	100
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99	Interest on Investments in Debts from Financial Institutions	100
100	Interest on Investments in Debts from Other Sources	100

cotter
ARCHITECTS

ATTENTION: This is a preliminary report. It is not to be used for legal purposes. It is to be used for informational purposes only. It is not to be used for legal purposes. It is to be used for informational purposes only.

RIVERPORT
ENTERTAINMENT SPECIAL MODELS
4000 RIVERPORT WAY
FARMINGDALE, NY

LEGACY PARK LANDS LTD

Year	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	

DESIGN RATIONALE

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