



To: Development Permit Panel

Date: March 14, 2016

From: Wayne Craig
Director of Development

File: DP 15-697654

Re: **Application by Canada Haotian Investment Ltd. for a Development Permit at
8191 Alexandra Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a two-storey commercial building at 8191 Alexandra Road on a site zoned "Auto-Oriented Commercial (CA)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum west interior side yard setback from 3.0 m to 0.46 m.


Wayne Craig
Director of Development

EL:blg
Att.

Staff Report

Origin

Canada Haotian Investment Ltd. has applied to the City of Richmond for permission to develop a two-storey commercial building with restaurant uses at 8191 Alexandra Road on a site zoned “Auto-Oriented Commercial (CA)”. The site is currently vacant.

The applicant proposes to develop the site in accordance with the site’s existing zoning. A Servicing Agreement for frontage improvements is required prior to issuance of a Building Permit (see Attachment 1 for details).

Development Information

Please refer to the attached Development Application Data Sheet (Attachment 2) for a comparison of the proposed development data with the relevant bylaw requirements.

Background

Development surrounding the subject site is as follows:

- To the north, existing single-family lots on Leslie Road zoned “Single Detached (RS1/E)” and designated General Urban T4 (25 m) in the City Centre Area Plan (CCAP Aberdeen Village Specific Land Use Map);
- To the south, across Alexandra Road, three (3) vacant lots zoned “Auto-Oriented Commercial (CA)”, as well as restaurants, a hotel, and commercial complex on lots zoned “Auto-Oriented Commercial (CA)”, “Pub & Sales (CP1)”, and on Land Use Contract (LUC079); all designated Urban Centre T5 (35 m) in the CCAP (Aberdeen Village Specific Land Use Map).
- To the east and west, a restaurant and retail commercial complexes fronting Alexandra Road; all zoned “Auto-Oriented Commercial (CA)” and designated General Urban T4 (25 m) in the CCAP (Aberdeen Village Specific Land Use Map);

Related Policies & Studies

Official Community Plan (OCP)

The subject property is designated “Mixed Employment” in the Official Community Plan (OCP). This land use designation allows industrial and stand-alone office development with a limited range of support services, including commercial and restaurant uses in certain areas. This proposal is considered consistent with the OCP.

City Centre Area Plan (CCAP)

The site is designated “Urban Centre T4 (25 m)” in the CCAP as shown on the Aberdeen Village Specific Land Use Map, and is located within a designated “Industrial Reserve – Limited Commercial” area (Sub-Area A.2). This sub-area is intended for urban business park purposes; including light industrial uses contained within a building, together with office and, along designated frontages, retail, hotel, and related uses, provided that the floor area of non-industrial

uses on a development site does not exceed that of industrial uses supported. The maximum density floor area ratio (FAR) is 1.2, provided that non- industrial uses does not exceed 50% of total floor area (excluding parking) and retail uses are limited to the street frontage.

The development proposes an interim commercial use of the site, which complies with the site's existing CA zoning. The proposed density of 0.5 floor area ratio (FAR) is significantly less than the 1.2 FAR supported on the site by the CCAP. The applicant proposes to develop a two-storey commercial building and associated surface parking, which does respond to the objective of the CCAP to encourage pedestrian activity along Alexandra Road, which is also designated as a secondary retail street and linkage as part of the pedestrian-oriented retail precincts in the City Center Area Plan.

Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant is required prior to Development Permit issuance.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is designated as "Area 1A - New Aircraft Noise Sensitive Land Use Prohibited". In Area 1A, aircraft noise sensitive land uses such as residential (including residential security/operator unit), school, daycare and hospital are not permitted. The proposed development does not include any of the prohibited uses. Registration of a Restrictive Covenant on Title, including information to address aircraft noise mitigation and public awareness, is required prior to Development Permit issuance.

Staff Comments

Tree Preservation

A Tree Survey and a Certified Arborist's Report were submitted in support of the application. The City's Tree Preservation Coordinator has reviewed the Arborist Report and has provided the following comments:

- Two (2) Cherry trees (tag# 001 & 002) located on the development site are in very poor condition and are not good candidates for retention. In addition, these trees are in conflict with the proposed parking layout.
- One (1) tree (tag# A) located on City property to be retained (no impact from construction).
- Four (4) trees on neighbouring property (tag# D, E, F and G) are to be retained and protected as per Arborist Report recommendations.

The applicant is proposing to remove two (2) trees located on neighbouring property to the west (tag# B & C) due to the conflict with the proposed development. The applicant has obtained written permission from the adjacent property owner and a Tree Permit (2016-724362) to remove the two (2) trees. One (1) replacement tree will be required to be planted on the adjacent site to the west (8171 Alexandra Road) as a condition to the Tree Permit.

Tree Replacement

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), four (4) replacement trees are required. The applicant is proposing to plant eight (8) deciduous trees on-site within the surface parking area.

Tree Protection

Tree protection fencing is required to be installed as per the Arborist Report recommendations and the Tree Preservation Plan, prior to any construction activities occurring on-site. In addition, proof that the owner has entered into a contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone will be required prior to Development Permit issuance.

Site Servicing and Frontage Improvements

Prior to Building Permit issuance, the developer is required to enter into a standard Servicing Agreement for the design and construction of frontage improvements; including, but not limited to a 0.15 m wide road curb, a minimum 1.5 m wide landscaped and treed boulevard, and a 2.0 m wide sidewalk, as well as service connections. All works are at the developer's sole cost (i.e., no credits apply).

Development Proposal

The development proposal consists of a two-storey commercial building with surface parking at the back and a vehicle access from Alexandra Road. The design scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified during the review of the subject Development Permit application. In addition, it responds to the intention of applicable sections of the Official Community Plan (OCP) and City Centre Area Plan (CCAP) and is generally in compliance with the “Auto-Oriented Commercial (CA)” zone except for the zoning variances noted below.

Zoning Compliance/Variiances (staff comments in bold)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to vary the minimum west interior side yard setback from 3.0 m to 0.46 m.

(Staff support the reduced interior side yard setback in keeping with the CCAP Development Permit Guidelines for “Sub-Area A.2 – Industrial Reserve – Limited Commercial”, where no interior side setback is required to the side property line. The requested variance allows for retail continuity along Alexandra Road, which is encouraged along this secondary retail street within the pedestrian-oriented retail precincts of the CCAP.)

Advisory Design Panel Comments

The Advisory Design Panel supported the design of the project and the Design Panel’s suggested design changes have been incorporated into the proposal. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday, November 4, 2015 is attached for reference (Attachment 3). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in ‘*bold italics*’.

Analysis

Conditions of Adjacency

- The massing of the proposed commercial building responds to the future urban context and fits into a transitional area between future “Industrial Reserve – Limited Commercial” use to the north and “Commercial Reserve – Mid-Rise” use to the south.
- Although the proposed development does not maximize the development potential of the site as supported by its Urban Centre T4 (25 m) designation in the Aberdeen Village, it will introduce an updated commercial character to this portion of the block.
- The existing commercial developments on Alexandra Road are primarily auto-oriented; with an inward orientation and surface parking adjacent to the road. The proposed development will provide new street oriented commercials to the block.
- The proposed building will be located adjacent to Alexandra Road and present a coordinated, urban image characterized by a largely continuous street wall along the street frontages and achieved the visions for “Pedestrian-Oriented Retail Precincts – Secondary Retail Streets & Linkages” in the CCAP. The proposed development will contribute toward the process of incremental change that is underway within the immediate neighbourhood.
- A 1.8 m tall wood fence, 5 ft. wide Evergreen hedge and trees are proposed along the north property line to protect the privacy of the neighbouring single-family homes.
- Light from the anti-glare lighting fixtures in the surface parking lot will be directed away from the adjacent properties. The luminosity on the property line will not exceed 3 foot candles.
- The garbage and recycling storage facility is proposed to be attached to the building and will be located approximately 48 m from the northern lot line which abuts residential use.

Urban Design and Site Planning

- The subject application proposes to introduce a more urban character to this block. The proposed building design will introduce a level of street animation and pedestrian interest along the public edge that is desirable.
- The entry driveway is located on the eastern edge of the site; surface parking is located internally on the lot and is screened from the street by the building.
- A covered sidewalk along the entry driveway will be provided between the parking area and the main entry of the building.
- The location and distribution of regular and small car parking stalls have been considered in order to maximize opportunities to introduce planting islands within the surface parking lot.
- Private utility kiosks are to be located within proposed internal planting area to minimize the impact of private utility structures on the street frontage.
- The development proposal provides 45 vehicle parking spaces; including one (1) accessible parking space, four (4) Class 1 and five (5) Class-2 bicycle parking spaces and

one (1) medium sized loading space are to be provided on-site, all in accordance with the Zoning Bylaw.

- Garbage, recycling and organic waste storage facilities are enclosed and located on the back (north side) of the building.

Architectural Form and Character

- The proposed two-storey commercial building is of appropriate scale and massing in relationship to the surrounding buildings.
- A pedestrian scale is achieved along the Alexandra Road; with the inclusion of building projections, recesses, entry canopy, varying material combinations, and landscape features. Architectural elements; such as wrap-around windows along the street and at the building entry area, as well as a cantilever roof at the top of the northeast corner of the building are incorporated into the design to reflect the site's urban setting and distinguish the building from others commercial developments in the area. Canopies are provided at the restaurant fronts to offer weather protection.
- The proposed building materials (metal wall cladding, curtain wall, wood veneer panel, and stucco) are generally consistent with the Official Community Plan (OCP) Guidelines and are compatible with the existing character of the neighbourhood.
- The palette of colors; including light grey metal panels, earth tone colour stucco finishes, wood slat, and dark colour window mullion, enhances the building appearance.
- The location of the kitchen exhaust and mechanical equipment will be screened by the 5 foot parapet wall on the roof.

Landscape Design and Open Space Design

- The landscape design responds to the site conditions and architectural design and supports sustainability principles.
- Permeable pavers are proposed on the entry driveway and a portion of the surface parking lot.
- The soft landscaping proposed will feature a variety of tree and shrub plantings; which will provide a softening of the buildings, allow for easy maintenance and maintain the privacy of the adjacent developments.
- Low- to mid-height shrubs and groundcovers are planted at the street front to expose the most building character. The texture and seasonal effects of the plants would increase the attractiveness of the streetscape. The openness of the landscaping scheme also provides better indoor-outdoor visual connection.
- Along the east side of the entry driveway, fence and trellis with clematis vine will be planted to break the blank wall of the adjacent building to the east and to provide an attractive feature with seasonal effects within a limited space.
- At the northwestern corner of parking lot, a Pacific Dogwood tree and a Western Red Cedar tree will be planted to provide visual interest in the parking lot.

- Inside the parking lot, a row of Bowhall Red Maple will be planted. Their columnar habit will not interfere with the vehicular operation and will maintain unobstructed view within the parking lot.
- In order to ensure the landscaping works are undertaken, the applicant is required to provide a landscape security of \$114,555.10 with the Development Permit.

Crime Prevention Through Environmental Design

- The site plan minimizes potential entrapment areas and the landscape plan maintains visual permeability.
- Public entrances to the building are visible from the street. Large glazing area along the street front offers opportunities for passive surveillance. Glazing at the north and east elevations provides unobstructed views over the parking lot and entry driveway.
- Parking lighting will provide adequate illumination without spilling onto adjacent properties in the parking area.
- The proposed landscaping and fencing will provide a good separation from the public and adjacent properties.

Accessibility

- An accessible parking space will be provided at a location closest to the building.
- A barrier free circulation path, with a clear width of 1.5 m from the parking area, as well as from the City side walk to the main entrance of the building, will be provided.
- Wheelchair access to the second level restaurant will be provided by an elevator.
- The buildings will comply with all Building Code accessibility conditions.

Sustainability

- Use of permeable paving for the entry driveway and portion of the parking area to improve the permeability of the site and reduce volume of storm water discharge to the utility services.
- Use of high Solar Reflectance Index (SRI) material roof (light colour) to reduce heat island effect in order to decrease the amount of heat transferred into the building.
- Use of daylight sensors that respond to weather to control exterior lighting fixtures in order to achieve best energy efficiency.
- Use of low-consumption flush fixtures and low-flow rate faucets to reduce potable water consumption.
- Drought-tolerant species are proposed throughout the site.
- Use of high performance glazing to minimize heat gain or loss.

Conclusions

Staff support the proposed development scheme. Although the development proposal does not maximize the site's development potential at this time, the long-term, interim use that is proposed does support the changing character of the area and the City Centre Area Plan (CCAP) by introducing a more urban commercial development that is characterized by a building design intended to encourage pedestrian activity along Alexandra Road.

Based on the proposal's design response to the objectives of the CCAP, general compliance with the site's existing "Auto-Oriented Commercial (CA)" zone and recognition of the long-term, interim use of the site, staff support the proposed development.



Edwin Lee
Planner 1
(604-276-4121)

EL:blg



Development Permit Considerations

Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 8191 Alexandra Road

File No.: DP 15-697654

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

1. Receipt of a Letter of Credit for landscaping in the amount of \$114,555.10 (based on the costs estimate provided by a CSLA registered landscape Architect including 10% contingency).
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Registration of an aircraft noise indemnity covenant on title.
4. Registration of a flood indemnity covenant on title.

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

1. Enter into a Servicing Agreement* for the design and construction of frontage improvements along entire frontage on Alexandra Road as well as the design and construction of Water, Storm, and Sanitary service connections. Works include, but may not be limited to:
 - a) Alexandra Road Frontage Improvements (from existing road pavement): 0.15m wide road curb, minimum 1.5 m wide landscaped and treed boulevard and 2.0 m wide sidewalk. A functional plan is required to confirm whether road dedication is required to facilitate the prescribed frontage improvements.
 - b) The Developer is required to coordinate with BC Hydro, Telus and other private communication service providers:
 - i. To underground Hydro service lines when relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - ii. To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc). All above ground structures are to be located within the development site.
 - c) Water Works:
 - i. Using the OCP Model, there is 212.0 L/s of water available at a 20 psi residual at the Alexandra Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 200 L/s.
 - ii. The Developer is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs. If adequate flow is not available, the Developer shall be required to upgrade the existing water system that may extend beyond the development site frontage.
 - iii. At the Developers cost, the City is to install a new water service connection complete with meter and meter box along Alexander Road frontage.
 - d) Storm Sewer Works:
 - i. The Developer is required to retain the existing storm service connection and IC along Alexandra Road.
 - ii. At the Developers cost, the City is to:
 - Cut and cap the existing storm service connection at the southwest corner of the development site along the Alexandra Road frontage.

Initial: _____

- Cut and cap the existing storm service connection and remove the existing IC at the southeast corner of the development site.
 - Upgrade the existing storm service connection and IC as required to City standards.
- e) Sanitary Sewer Works: The Developer is required to utilize the existing sanitary service connection.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
 3. Incorporation of accessibility, CPTED, and sustainability measures in Building Permit (BP) plans as determined via the Development Permit process.
 4. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
 5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.
All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



DP 15-697654

Attachment 2

Address: 8191 Alexandra Road

Applicant: Canada Haotian Investment Ltd. Owner: Canada Haotian Investment Ltd.

Planning Area(s): City Center - Aberdeen Village

Floor Area Gross: 1,438 m² Leasable Area Gross: 1,200 m²

| | Existing | Proposed |
|------------------|-------------------------------|-----------------------------|
| Site Area: | 2,885 m ² | No Change |
| Land Uses: | Vacant | One (1) commercial building |
| OCP Designation: | Mixed Employment | No Change |
| Zoning: | Auto Oriented Commercial (CA) | No Change |
| Number of Units: | 0 | 2 units |

| | Bylaw Requirement | Proposed | Variance |
|---|--|--------------------------------|---------------------------|
| Floor Area Ratio: | 0.5 | 0.5 | none permitted |
| Lot Coverage: | Max. 50% | 30.7% | none |
| Setback – Front Yard: | Min. 3.0 m | 3.19 m | none |
| Setback – Side Yard (East): | Min. 3.0 m | 8.08 m | none |
| Setback – Side Yard (west): | Min. 3.0 m | 0.46 m | Variance Requested |
| Setback – Rear Yard: | Min. 3.0 m | 48.23 m | none |
| Setback to Residential Zone: | Min. 7.5 m for a 2 storey building | 48.23 m | none |
| Height (m): | Max. 12.0 m | 12.0 m | none |
| Off-street Parking Spaces: | 3.75 spaces per 100 m ² of gross leasable floor area on the first 2 floors of a building (1,200 m ²) = 45 | 45 | none |
| Off-street Parking Spaces – Accessible: | Min. 2% when 3 or more visitor parking spaces are required (45 x Min. 2% = 1) | 1 | none |
| Small Car Parking Spaces | Max. 50% when 31 or more spaces are provided on site (45 x Max. 50% = 22) | 21 | none |
| Loading: | 1 medium size designated space | 1 medium size designated space | none |
| Bicycle Parking – Class 1: | 0.27 spaces per 100 m ² of gross leasable floor area on the first 2 floors of a building (1,200 m ²) = 4 | 4 | none |

| | | | |
|----------------------------|--|---|------|
| Bicycle Parking – Class 2: | 0.4 spaces per 100 m ² of gross leasable floor area on the first 2 floors of a building (1,200 m ²) = 5 | 5 | none |
|----------------------------|--|---|------|

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, November 4, 2015 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

Panel Discussion

Comments from the Panel were as follows:

- project is well-designed;
Acknowledged.
- cantilevered piece at the top of the northeast corner of the building is attractive and distinguishes the building in the area;
Acknowledged.
- landscape plan looks good; however, there are too many trees planted in the northwest corner; consider retaining only either grand fir or western red cedar trees;
Acknowledged, the grand fir has been removed and the western red cedar and pacific dogwood to be retained.
- consider replacing the western sword fern in the planter at the front of the building with another species more appropriate for full southern sun exposure;
Acknowledged, the western sword fern has been replaced by Choisya Ternata, which is appropriate for full southern sun exposure. See landscape plan.
- concerned on the health of red maples in the median at the outdoor parking area; consider introducing wheel stops to protect the trees from vehicles; also ensure adequate soil volume for the red maples;
Acknowledged, the wheel stops will be introduced to protect the trees from vehicles. The adequate soil volume will be ensured in construction drawing phase to comply min. 6 cubic soil per tree. See landscape plan.
- applicant has adequately addressed the pedestrian scale on the main street; appreciate the front of the building and the overhang; however, the back of the building appears neglected in terms of material treatment;
The metal panels have been extend to the north and west elevations to give additional articulation and interest. Additional wood slats are proposed at back elevations to give a warmer presence to contrast the proposed glass and stucco of the building. The north half of the elevation has been given additional articulation and interest by these material treatments. See architectural elevation drawings.

- appreciate the overhang at the top of the building which provides weather protection for restaurant customers; consider a different material for the lower portion that extends all the way around the building; consider further treatment to the eaves, e.g. by introducing a metal lattice, to enhance visual interest;
Acknowledged. Metal canopy and horizontal window mullions at lower floor will add articulation all the way around the front part building. For the eaves, additional treatments will be added to enhance visual interest in detail design phase.
- big eaves element above the garbage area appears heavy and does not tie-in with the modern design of the restaurant; consider de-emphasizing the storage area;
The eaves have been removed and the storage area has been de-emphasized.
- noted the sustainability features of the project; overhang at the east side will have minimum impact from a sustainability perspective; would reduce solar heat gain if located in the south side of the building; there is a potential thermal comfort issue due to the large expanse of glass at the south side of the building;
The high-performance glazing (low-e coating) will be utilized at east and south façade to allow the sunlight for interior lighting and also to minimize unwanted heat gain or loss. The roof overhang has been expanded to 5 feet on the south elevation to minimize unwanted heat gain. Together, the thermal comfort will be improved.
- review the location of the kitchen exhaust to avoid adversely affecting the operations of the adjacent property;
The location of the kitchen exhaust has been reviewed to avoid adversely affecting the operation of the adjacent property. See preliminary layout in roof plan.
- great potential to use heat recovery in the kitchen;
Heat recovery in kitchen has been included into in the list of proposed sustainability features and will be considered in the next design phase.
- interesting addition to the area; appreciate the provision of accessible parking; ensure accessibility for pedestrians from the parking area to the main entrance slab via the pedestrian walkway along the east side of the restaurant building;
Acknowledged. The accessibility for pedestrians has been ensured by providing 5 feet wide pedestrian walkway along the east side of the restaurant building.
- appreciate the design of the building; soffit materials are effective; like the general massing;
Acknowledged.
- noticed the lack of programming in seating relative to the kitchen; difficult to determine whether the proposed location of the elevator and stairs are appropriate; the elevator could be relocated to the back of the building to enliven the parking area;
The actual programming in seating relative to the kitchen will be based on future restaurant operators' practical requirements. The current location of elevator and stairs are based on some previous seating layout studies. Because a lot of customers will come by public transit, there will be more convenient for them if the elevator is located in the front.

- the restaurant building could be pushed back to create a patio/outdoor dining area adjacent to the sidewalk and a south-facing outdoor dining deck at the second floor to enliven the street and mitigate solar heat gain from the south side;
There are not too many restaurants along Alexandra Road with outdoor dining deck. To respect the context, and also based on the owner's business mode, second floor patio hasn't been adopted. However, the ground floor windows could be easily modified to patio doors. The patio doors could be opened during the summer time to create semi-outdoor dining experience and also to enliven the street.
- support the previous comments from the Panel regarding the project's plant material; also, the applicant should expect that a street tree will be required for the project as per the City's regulations;
Acknowledged.
- ensure adequate soil volume for the red maple trees in the parking area; spacing between trees appears too close; applicant needs to demonstrate compliance with applicable regulations; structural soil might be required; curb stops would be necessary to keep vehicles off the tree trunks;
Acknowledged, the wheel stops will be introduced to protect the trees from vehicles. The adequate soil volume will be ensured in construction drawing phase to comply min. 6 cubic soils per tree. See landscape plan. The typical spacing between trees is 18'-8" (5.6m).
- proposed vine planting at the east side of the subject site could grow vigorously and present a potential issue with the adjacent development; consider a free standing trellis/green screen product and an appropriate type of vines;
The free standing trellis has been added along the east side of the entrance driveway. The proposed vine planting has been changed to Clematis the president, which is better flowering looking less aggressive. See landscape plan.
- consider introducing some patterning to the large permeable unit paver paving at the entrance driveway; and
Acknowledged. The stripe pattern has been added on entrance driveway. see landscape plan.
- noticed the hose bibs in the parking islands; not sure if the applicant is introducing irrigation.
Yes, hose bibs for irrigation systems.



No. DP 15-697654

To the Holder: CANADA HAOTIAN INVESTMENT LTD.
Property Address: 8191 ALEXANDRA ROAD
Address: C/O PATRICK XU YANG
PACIFIC WEST ARCHITECTURE INC.
1120 - 1200 WEST 73RD AVENUE
VANCOUVER, BC V6P 6G5

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to reduce the minimum west interior side yard setback from 3.0 m to 0.46 m.
4. 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 #4 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$114,555.10 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.
7. 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 15-697654

To the Holder: CANADA HAOTIAN INVESTMENT LTD.
Property Address: 8191 ALEXANDRA ROAD
Address: C/O PATRICK XU YANG
PACIFIC WEST ARCHITECTURE INC.
1120 - 1200 WEST 73RD AVENUE
VANCOUVER, BC V6P 6G5

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

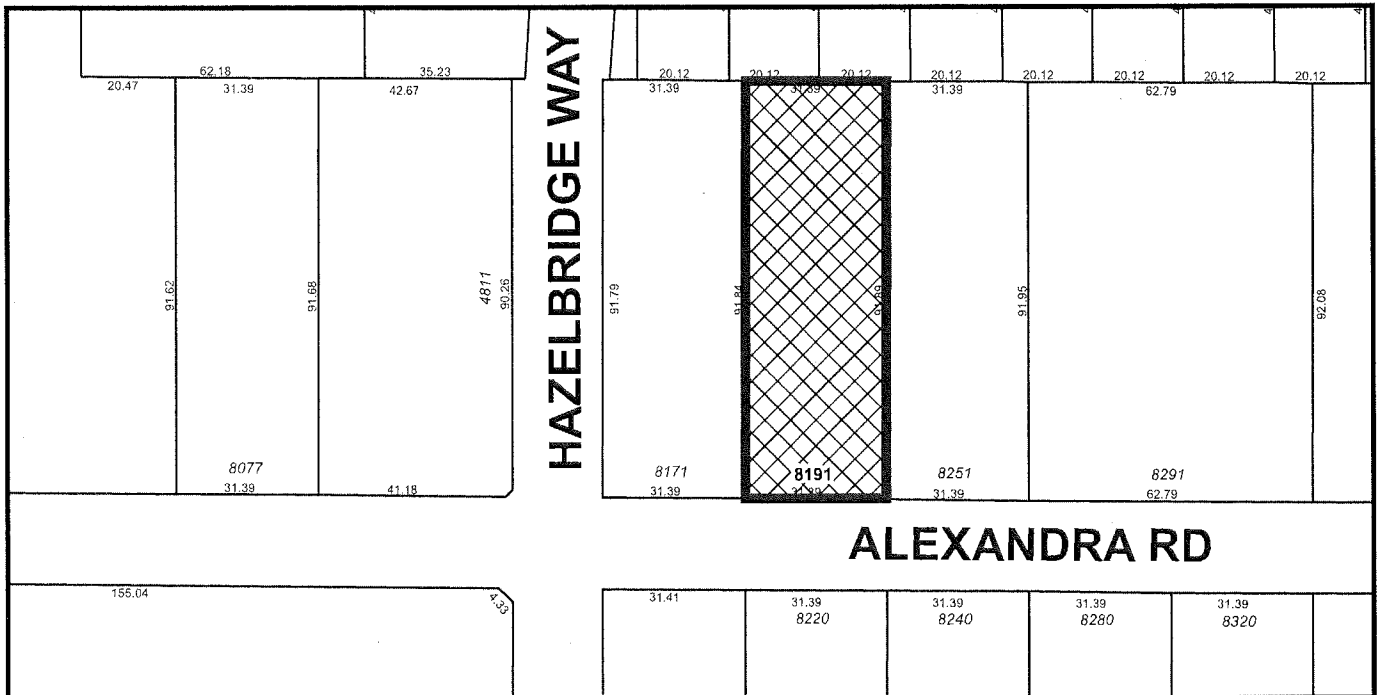
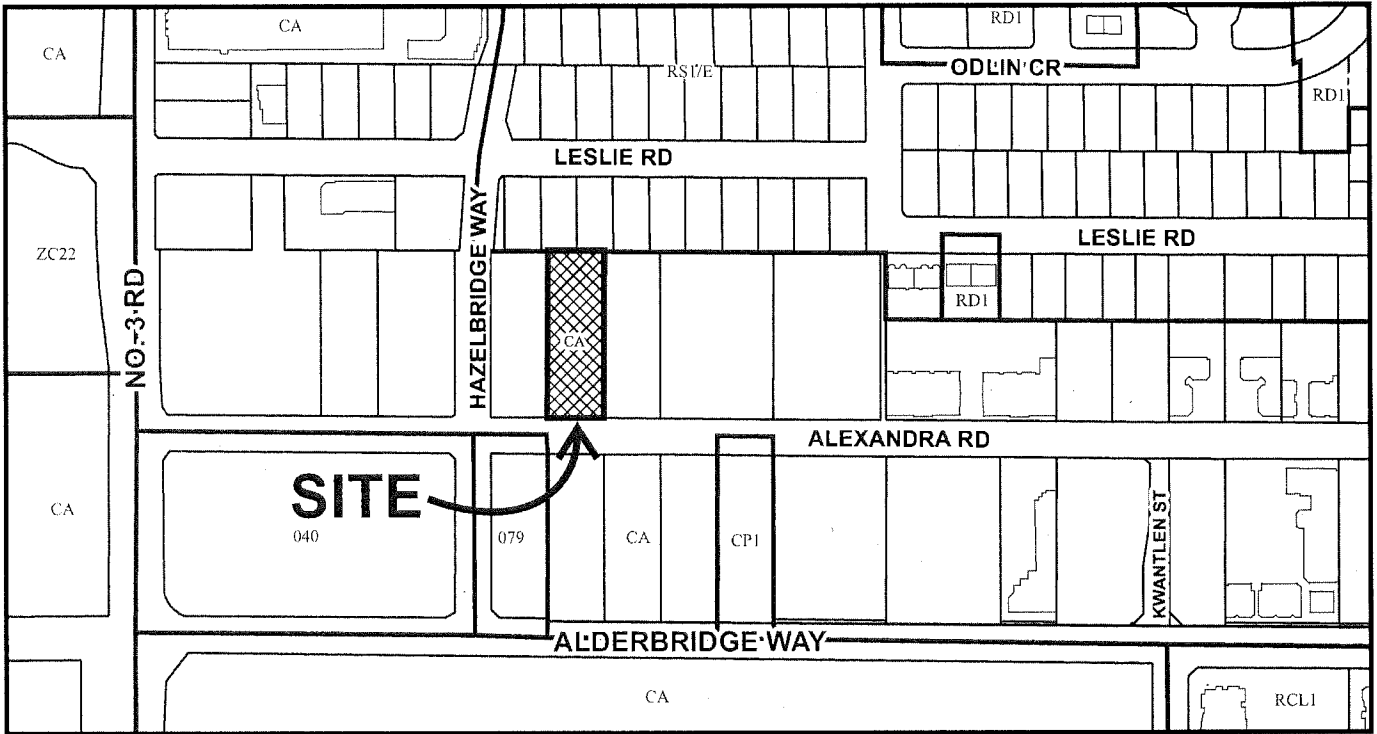
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



| | | |
|--|--|--|
| | <h2>DP 15-697654 SCHEDULE "A"</h2> | <p>Original Date: 06/29/15</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p> |
|--|--|--|

GENERAL NOTE:
 BOUNDARIES SHOWN HEREON ARE DERIVED FROM EXISTING RECORDS AND MUST BE CONFIRMED BY SURVEY PRIOR TO THE DETERMINATION OF DIMENSIONS OR AREAS FOR DEVELOPMENT PURPOSES.

SITE INFORMATION
 LEGAL ADDRESS: LOT 11 SECTIONS 33 AND 34 BLOCK 5 NORTH RANGE 9 WEST NEW WESTMINSTER DISTRICT PLAN 6979
 CIVIC ADDRESS: 8191 ALEXANDRA ROAD, RICHMOND, BC
 ZONE: CA
 OVERALL SITE AREA: 2,885m² (31,056 SQ.FT.)
 LOT COVERAGE: 30.71%
 FSR: 0.5
 BUILDING AREA: 1,438 M² (15,479 SQ.FT.)

GROSS FLOOR AREAS
 1ST FLOOR RESTAURANT #1 LEASEABLE AREA: 530 m² (5,705 SQ.FT.)
 2ND FLOOR RESTAURANT #2 LEASEABLE AREA: 870 m² (9,312 SQ.FT.)
 PUBLIC CIRCULATION AND SERVICE: 238 m² (2,562 SQ. FT.)
 TOTAL GROSS FLOOR AREAS: 1,438 m² (15,479 SQ.FT.)
 GROSS LEASEABLE FLOOR AREA: 1,200 m² (12,917 SQ.FT.)

PERMITTED USES IN CA (T5) ZONE:
 OFFICE
 HOTEL
 RETAIL TRADE & SERVICES
 RESTAURANT
 ENTERTAINMENT
 EDUCATION
 NEIGHBORHOOD PUB
 INSTITUTIONAL USE
 RECREATION
 STUDIO
 COMMUNITY USE
 ACCESSORY USE

PARKING REQUIREMENTS:
 7.9.4 RESTAURANT: 3.75 SPACES PER 100.0M² OF GROSS LEASABLE FLOOR AREA ON THE FIRST 2 FLOORS OF A BUILDING
 GROSS LEASEABLE FLOOR AREA: 1,200 m²
 PARKING SPACES REQUIRED: 45
 PARKING SPACES PROVIDED: 45
 INCLUDING:
 STANDARD SPACE: 23
 SMALL SPACE: 21
 DESIGNATED SPACE: 1

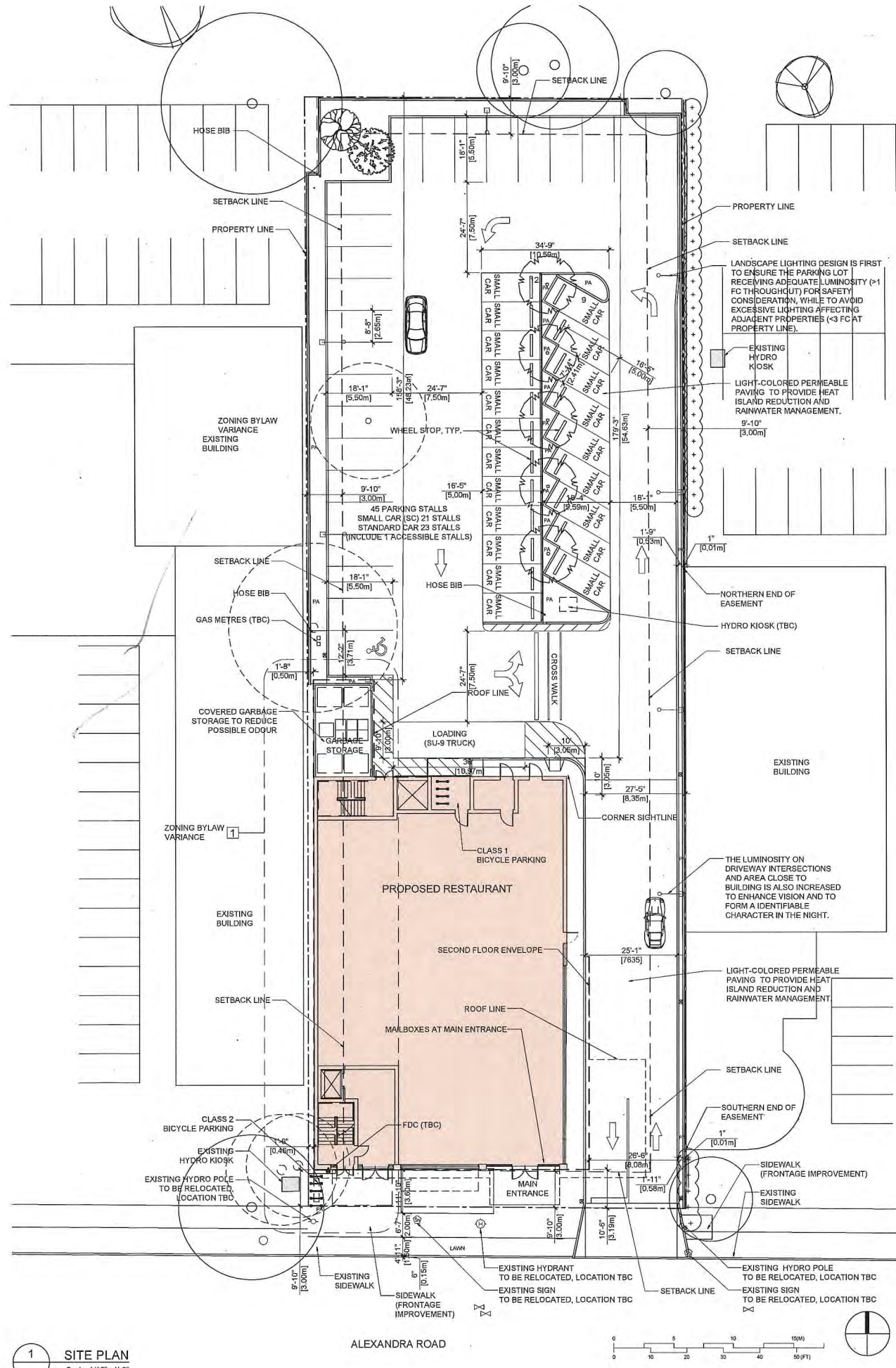
LOADING REQUIREMENTS:
 ON-SITE LOADING SPACE REQUIRED: 1 MEDIUM SIZE LOADING SPACE
 ON-SITE LOADING SPACE PROVIDED: 1 MEDIUM SIZE LOADING SPACE

BICYCLE PARKING REQUIREMENTS:
 ON-SITE BICYCLE PARKING SPACES REQUIRED:
 CLASS 1: 4
 CLASS 2: 5
 ON-SITE BICYCLE PARKING SPACES PROVIDED:
 CLASS 1: 4
 CLASS 2: 5

PARKING SIZES:
 REGULAR CAR STALL: 8'-8" (2.65m) x 16'-0" (5.5m)
 SMALL CAR STALL: 7'-11" (2.4m) x 16'-5" (5.0m)
 HANDICAP CAR STALL: 12'-2" (3.70m) x 19'-0" (5.8m)
 MANEUVERING AISLE WIDTH(80"): 24'-7" (7.5m)
 MANEUVERING AISLE WIDTH(45"): 14'-0" (5.5m)
 MANEUVERING AISLE WIDTH(45"): 13'-11" (4.0m)
 LOADING SPACE (MEDIUM SIZE): 9'-10" (3.00m) X 29'-10" (9.1m)
 LOADING SPACE (LARGE SIZE): 11'-6" (3.50m) X 60'-4" (18.4m)
 BICYCLE PARKING (CLASS 1): 5'-11" (1.8 M) X 2'-0" (0.6M)

ZONING BYLAW VARIANCE

| NO. | BYLAW | DESC | REQUIRED | PROPOSED |
|-----|----------|----------------|----------|-------------|
| 1 | 10.3.6.2 | MIN. SIDE YARD | 3.0M | 0.5M @ WEST |



REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|---|-------------|
| 1 | ISSUED FOR DPP | 2016-MAR-18 |
| 2 | ISSUED FOR ADVISORY DESIGN PANEL COMMENTS | 2015-DEC-15 |
| 3 | ISSUED FOR ADVISORY DESIGN PANEL COMMENTS | 2015-OCT-13 |
| 4 | DEVELOPMENT PERMIT REVISIONS | 2015-SEP-29 |

ISSUES

| NO. | DESCRIPTION | DATE |
|-----|---|-------------|
| 1 | ISSUED FOR ADVISORY DESIGN PANEL COMMENTS | 2015-DEC-15 |
| 2 | ISSUED FOR ADVISORY DESIGN PANEL COMMENTS | 2015-OCT-13 |
| 3 | ISSUED FOR ADVISORY DESIGN PANEL COMMENTS | 2015-SEP-29 |

PROJECT NUMBER: A015
DRAWN BY: SL
CHECKED BY: PY
DATE CHECKED:
CONSULTANT:

PROJECT
8191 ALEXANDRA ROAD
 RICHMOND, BC
DRAWING TITLE
SITE PLAN
DRAWING NO.
PLAN #1A
 DP 15-697654

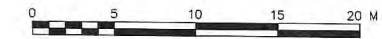
MAR 14 2016
 PLAN #1A
 DP 15-697654

1 SITE PLAN
 Scale: 1/16" = 1'-0"



INF PLANNING AND DESIGN CORPORATION
602-7888 SABA RD
RICHMOND, BC V6Y 0A2
778 788 5899

SCALE 1 : 200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

NOTES:

BENCHMARK ELEVATIONS ARE BASED ON:
CITY OF RICHMOND SECONDARY BENCH MARK #1659
ELEVATION = 1.702 METER
GEODETIC DATUM = CVD28GVRD

LEGEND:

- GROUND ELEVATION
- TREE WITH DRILINE (RED AT POINT OF ENTRY INTO THE GROUND)
- MANHOLE
- HYDRO POLE
- WATER VALVE
- SIGNAGE
- RETAINING WALL
- FIRE HYDRANT
- LAMP STANDARD - POST
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- FINISHED GRADE ELEVATION
- EXISTING GROUND ELEVATION
- CUT AREA

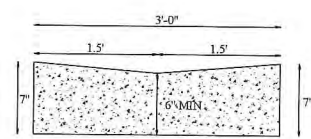
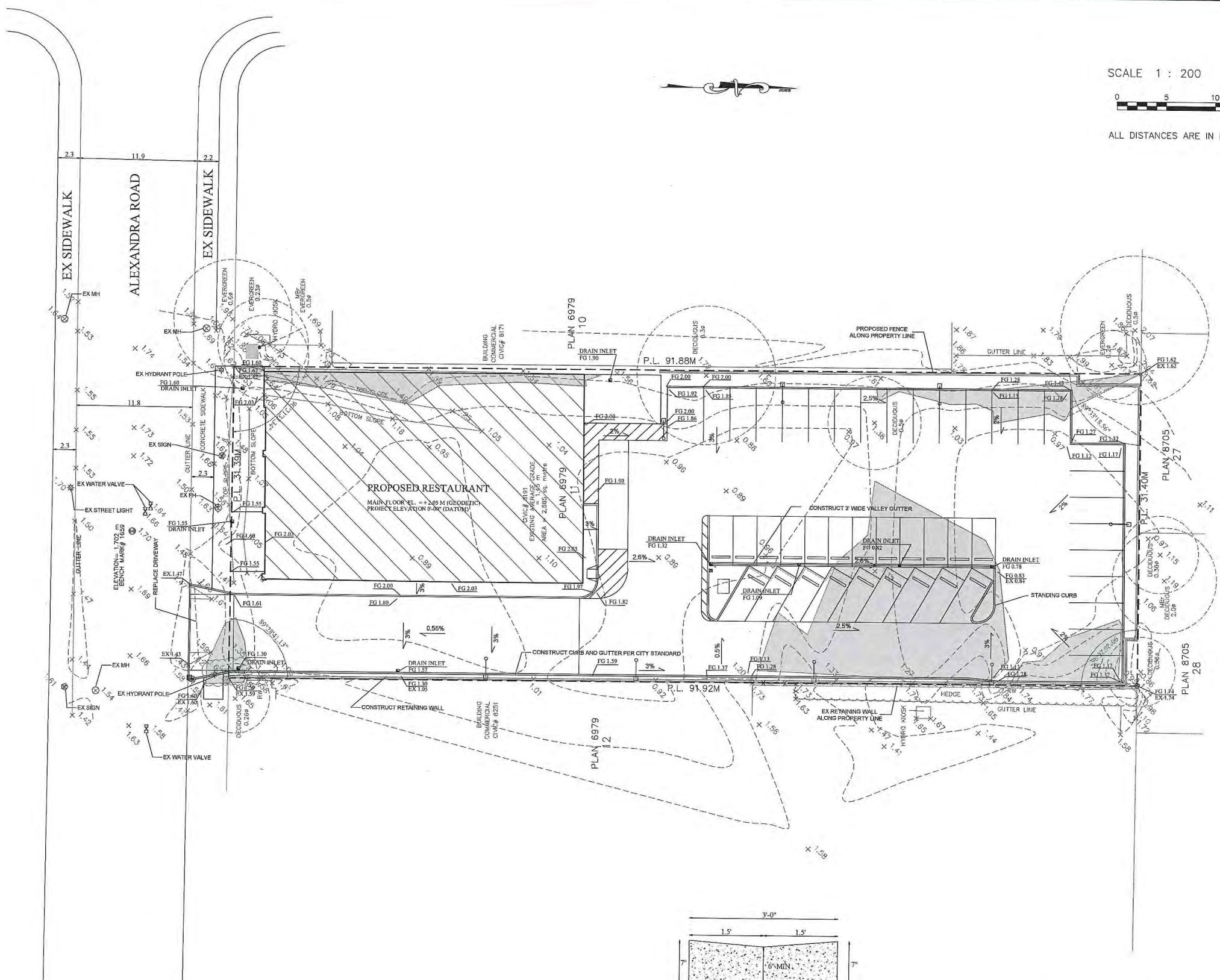
REVIEWS:

PROJECT:

8191 ALEXANDRA ROAD
RICHMOND, BC

DRAWING TITLE:

SITE GRADING PLAN



VALLEY GUTTER DETAIL

ESTIMATED CUT VOLUME = 70 CUBIC METERS
ESTIMATED FILL VOLUME = 964 CUBIC METERS

MAR 14 2016

PLAN 118

DP 15-697654

PARKING REQUIREMENTS:

7.84 RESTAURANT: 3.75 SPACES PER 100.0M2 OF GROSS LEASABLE FLOOR AREA ON THE FIRST 2 FLOORS OF A BUILDING

GROSS LEASABLE FLOOR AREA: 1,200 m²

PARKING SPACES REQUIRED: 45

PARKING SPACES PROVIDED: 45

INCLUDING:

STANDARD SPACE: 23

SMALL SPACE: 21

DESIGNATED SPACE: 1

LOADING REQUIREMENTS:

ON-SITE LOADING SPACE REQUIRED: 1 MEDIUM SIZE LOADING SPACE

ON-SITE LOADING SPACE PROVIDED: 1 MEDIUM SIZE LOADING SPACE

BICYCLE PARKING REQUIREMENTS:

ON-SITE BICYCLE PARKING SPACES REQUIRED:

CLASS 1: 4

CLASS 2: 5

ON-SITE BICYCLE PARKING SPACES PROVIDED:

CLASS 1: 4

CLASS 2: 5

PARKING SIZES:

REGULAR CAR STALL: 9'-8" (2.95m) x 18'-0" (5.5m)

SMALL CAR STALL: 7'-1" (2.4m) x 18'-0" (5.5m)

HANDICAP CAR STALL: 12'-2" (3.70m) x 18'-0" (5.5m)

MANEUVERING AISLE WIDTH(90°): 24'-7" (7.5m)

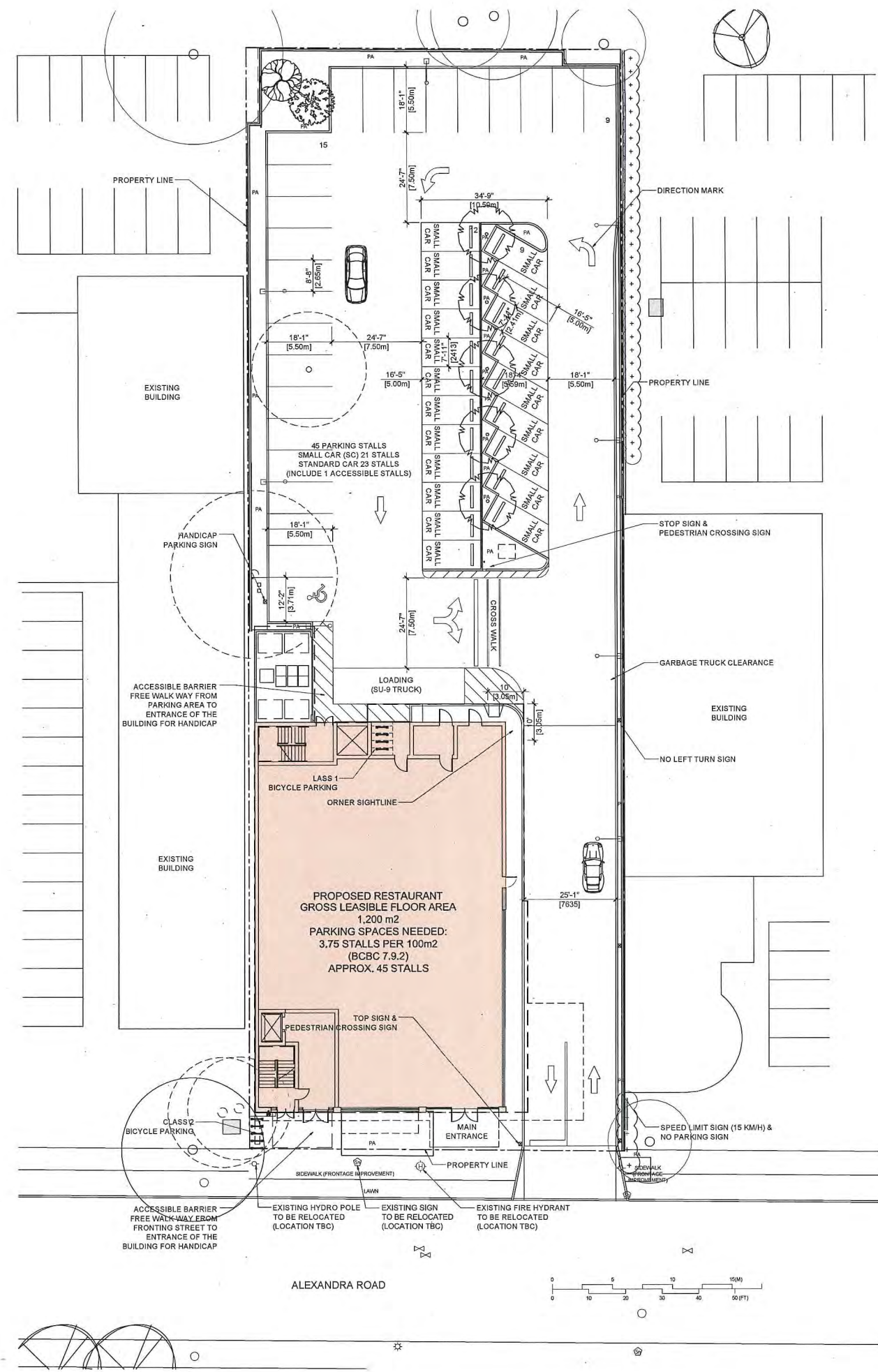
MANEUVERING AISLE WIDTH(60°): 14'-0" (5.5m)

MANEUVERING AISLE WIDTH(45°): 13'-1" (4.0m)

LOADING SPACE (MEDIUM SIZE): 9'-10"(3.00m) X 29'-10" (9.1m)

LOADING SPACE (LARGE SIZE): 11'-0"(3.50m) X 60'-4" (18.4m)

BICYCLE PARKING (CLASS 1): 5'-1"(1.5 m) X 2'-0" (0.6m)



1 PARKING PLAN
Scale: 1/16" = 1'-0"

PWA

pacific west architecture

1200 West 73rd Ave (Airport Square)
Suite 1120
Vancouver B.C. V6P 6G5

Office: 604.267.7072
Fax: 604.267.7056
Email: info@pwaarchitecture.com
www.pwaarchitecture.com

| ISSUES | DATE |
|--------|---|
| 8 | |
| 7 | |
| 6 | |
| 5 | |
| 4 | ISSUED FOR DPP 2016-MAR-18 |
| 3 | ISSUED FOR ADVISORY DESIGN PANEL COMMENTS 2015-DEC-15 |
| 2 | ISSUED FOR ADVISORY DESIGN PANEL 2015-OCT-13 |
| 1 | DEVELOPMENT PERMIT REVISIONS 2015-SEP-29 |

| | |
|----------------|------|
| PROJECT NUMBER | A015 |
| DRAWN BY | SL |
| CHECKED BY | PY |
| DATE CHECKED | |
| CONSULTANT | |

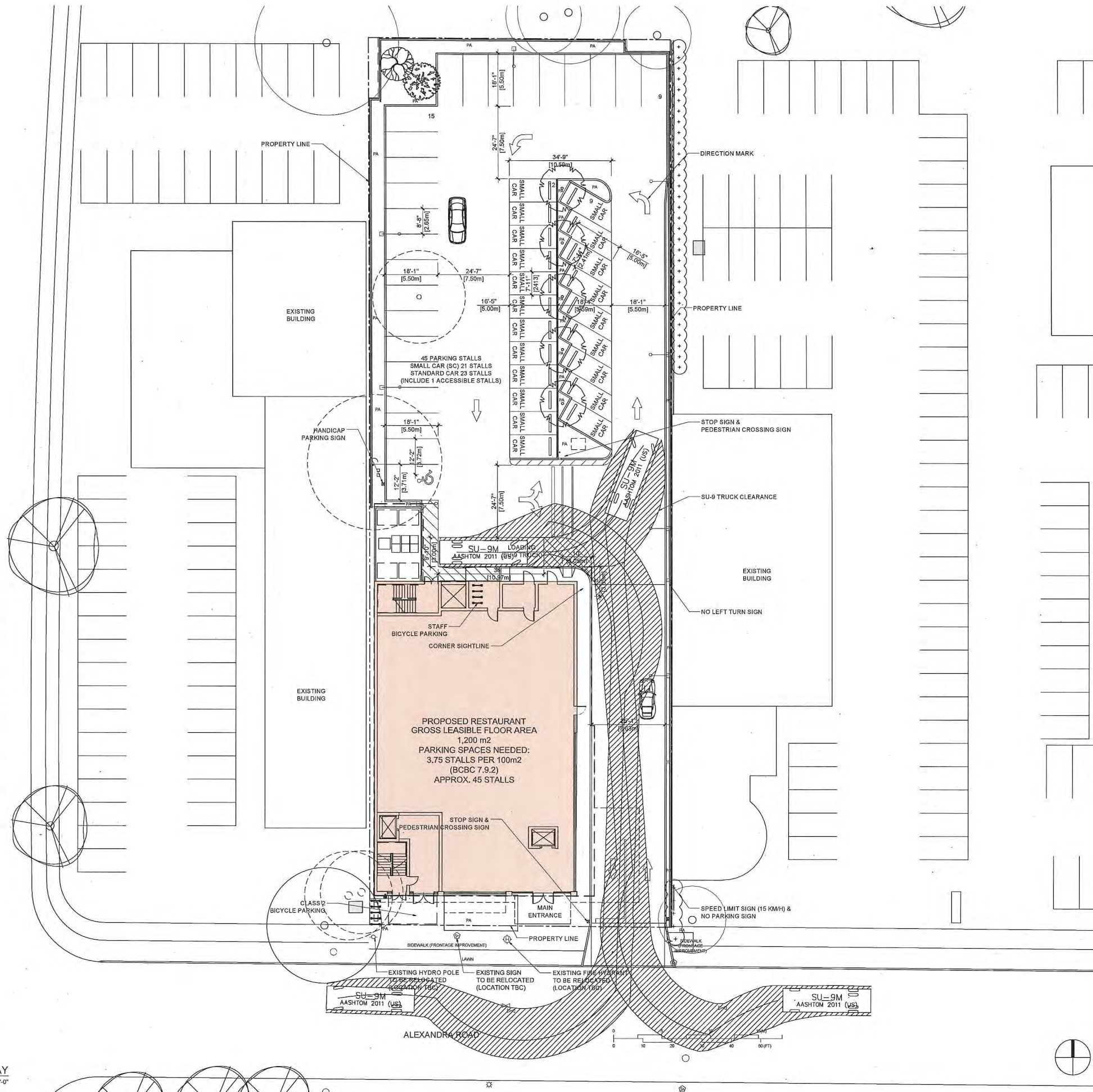
PROJECT
8191 ALEXANDRA ROAD
RICHMOND, BC

DRAWING TITLE
PARKING PLAN

DRAWING No.
PLAN #2a
DP 15-697654

MAR 14 2016 PLAN # 2A DP 15-697654

HAZELBRIDGE WAY



1 SU-9 TRUCK PATH OVERLAY
Scale: 1/16" = 1'-0"



pacific west architecture

1200 West 73rd Ave (Airport Square)
Suite 1120
Vancouver B.C. V6P 6G5

Office: 604 267 7072
Fax: 604 267 7056
Email: info@pwaarchitecture.com
www.pwaarchitecture.com

| REVISIONS | DATE |
|-----------|------|
| 1 | |

| ISSUES | DATE |
|--------|---|
| 8 | |
| 7 | |
| 6 | |
| 5 | |
| 4 | ISSUED FOR DPP 2016-MAR-16 |
| 3 | ISSUED FOR ADVISORY DESIGN PANEL COMMENTS 2015-DEC-15 |
| 2 | ISSUED FOR ADVISORY DESIGN PANEL 2015-OCT-13 |
| 1 | DEVELOPMENT PERMIT REVISIONS 2015-SEP-29 |

| | |
|----------------|------|
| PROJECT NUMBER | A015 |
| DRAWN BY | SL |
| CHECKED BY | PY |
| DATE CHECKED | |
| CONSULTANT | |

PROJECT
8191 ALEXANDRA ROAD

RICHMOND, BC

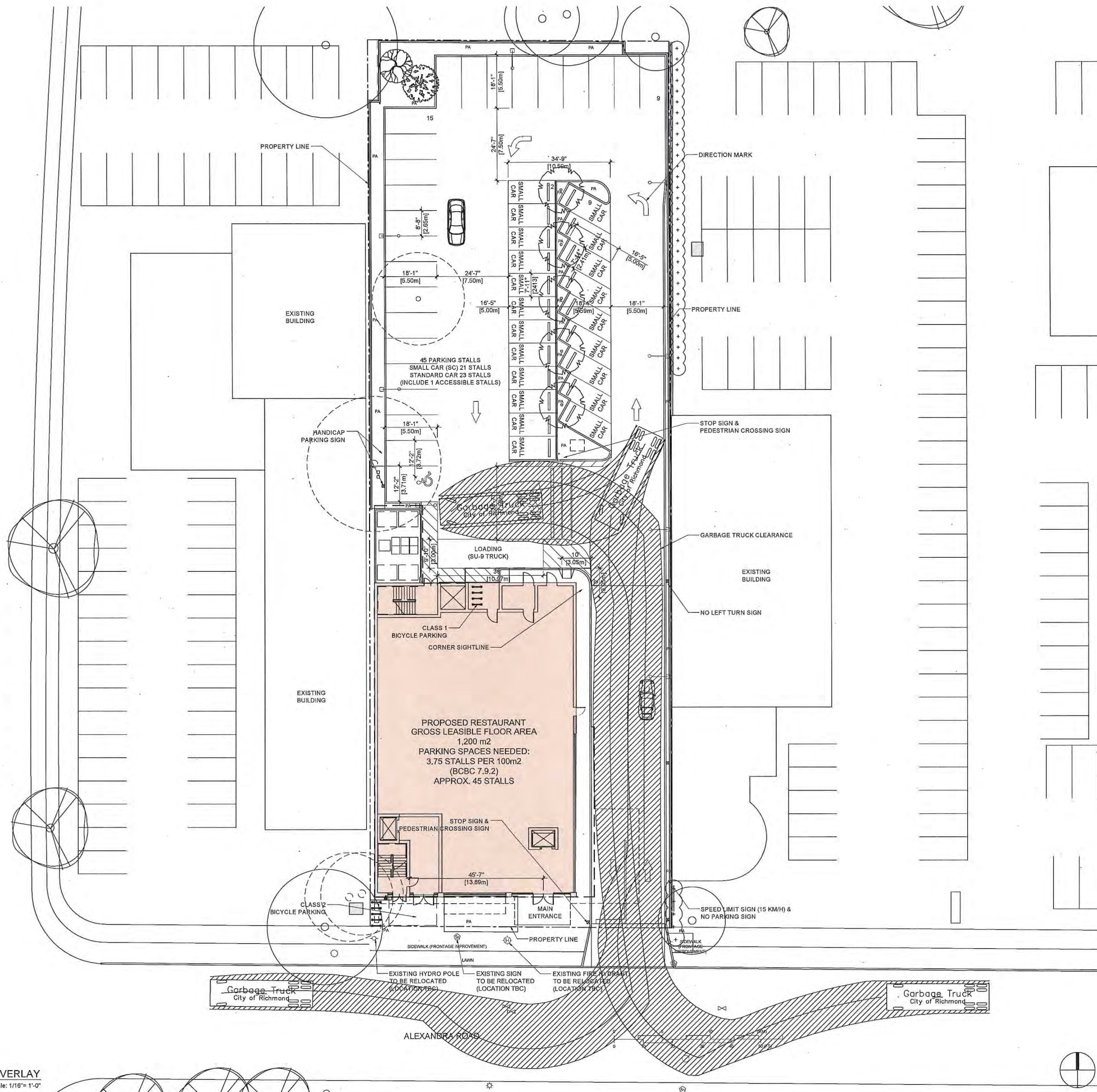
DRAWING TITLE
SU-9 TRUCK PATH OVERLAY

DRAWING No.

PLAN #2b
DP 15-697654

DP 15-697654 PLAN #2B MAR 14 2016

HAZELBRIDGE WAY



1 GARBAGE TRUCK PATH OVERLAY
Scale: 1/16" = 1'-0"



pacific west architecture

1200 West 73rd Ave (Airport Square)
Suite 1120
Vancouver B.C. V6P 6G5

Office: 604 267 7072
Fax: 604 267 7056
Email: info@pwaarchitecture.com
www.pwaarchitecture.com

REVISIONS

| ISSUES | DATE |
|---|-------------|
| 8 | |
| 7 | |
| 6 | |
| 5 | |
| 4 ISSUED FOR DPP | 2016-MAR-18 |
| 3 ISSUED FOR ADVISORY DESIGN PANEL COMMENTS | 2015-DEC-15 |
| 2 ISSUED FOR ADVISORY DESIGN PANEL | 2015-OCT-13 |
| 1 DEVELOPMENT PERMIT REVISIONS | 2015-SEP-29 |

| | |
|----------------|------|
| PROJECT NUMBER | A615 |
| DRAWN BY | SL |
| CHECKED BY | PY |
| DATE CHECKED | |
| CONSULTANT | |

PROJECT
8191 ALEXANDRA ROAD

RICHMOND, BC

DRAWING TITLE
GARBAGE TRUCK PATH OVERLAY

DRAWING No.

PLAN #2c
DP 15-697654

MAR 14 2016
 PLAN #2C
 DP 15-697654

MATERIAL KEY

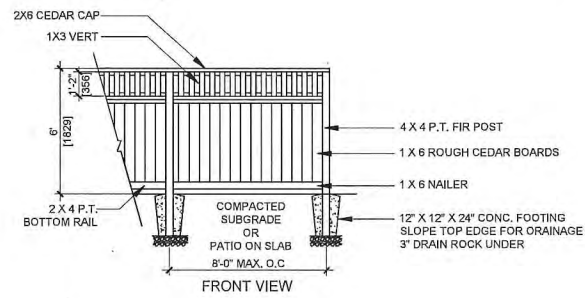
| SYM | NAME | REMARK |
|-----|------------------|--|
| | Blacktop Asphalt | |
| | Concrete | |
| | Unit Paver | Permeable Paving: Abbotsford Concrete Products, Aqua Paver, Desert Sand |



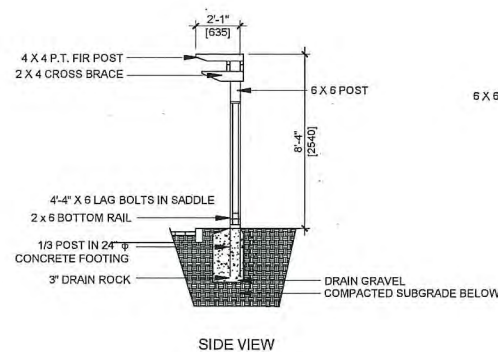
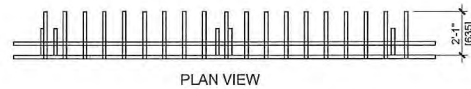
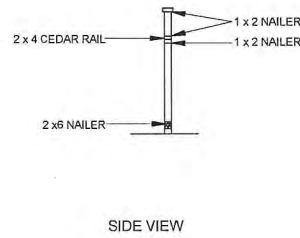
Bike Rack



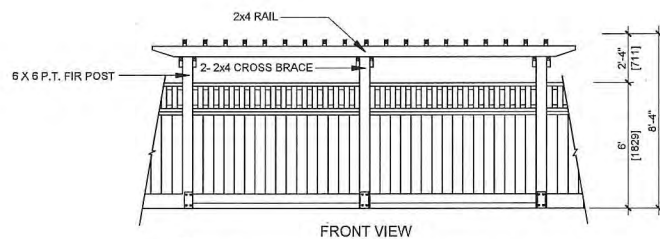
Unit Paver



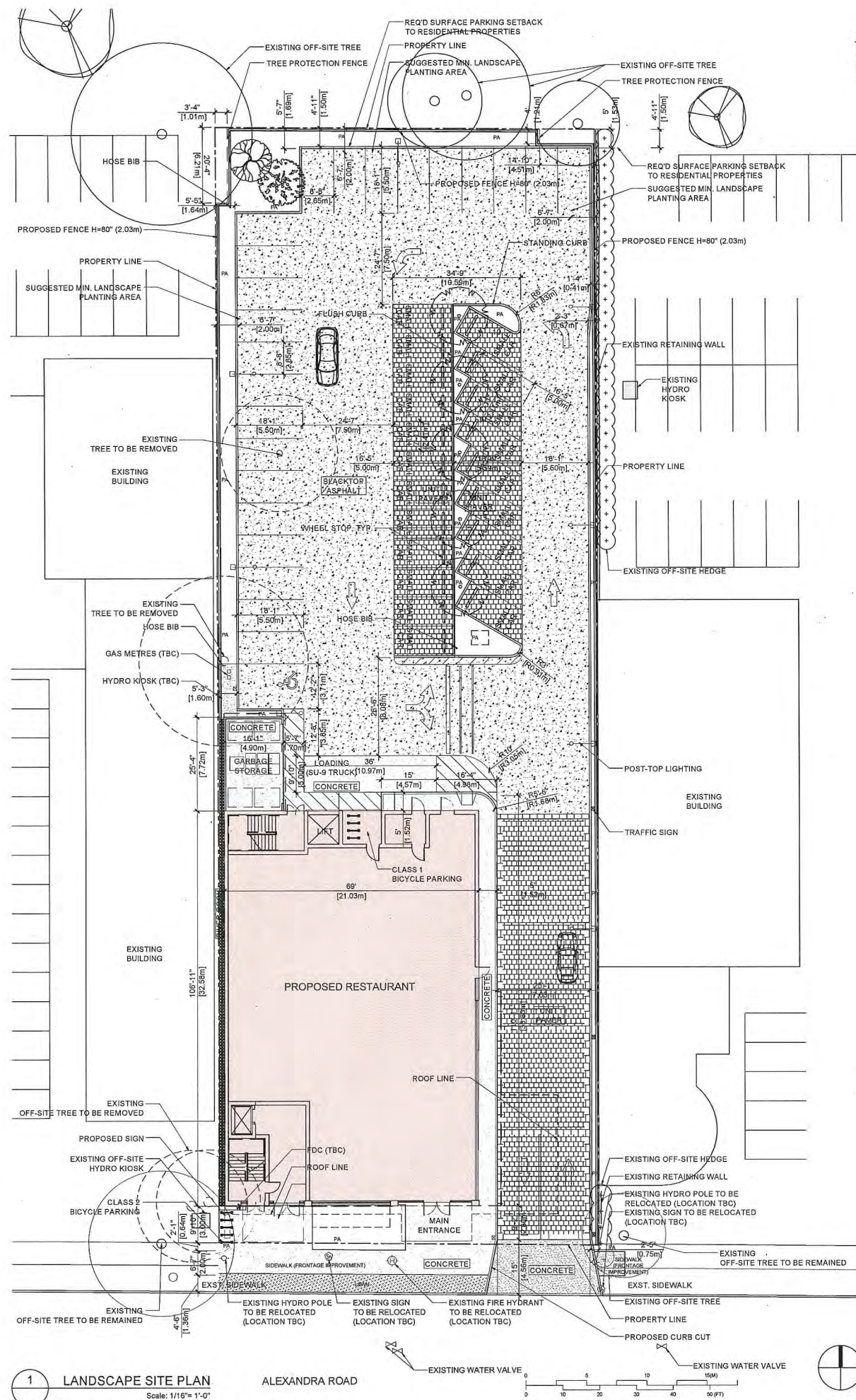
NOTE:
 1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND CUTS TREATED WITH PRESERVATIVE.
 2. ALL OTHER MEMBERS TO BE CEDAR, #2(CONSTRUCTION) GRADE MINIMUM.
 3. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION.
 MATCH TRIM COLOR PER ARCH SPEC. CONFIRM WITH ARCHITECT
 5. ALL FENCES TO BE LEVEL CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.)
 GAPS TO GRADE TO FOLLOW FINISH GRADE. CAP TO BE 3-6".



2 FENCE DETAIL
Scale: 1/4" = 1'-0"



NOTE:
 1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND CUTS TREATED WITH PRESERVATIVE.
 2. ALL OTHER MEMBERS TO BE CEDAR, #2(CONSTRUCTION) GRADE MINIMUM.
 3. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION.
 MATCH TRIM COLOR PER ARCH SPEC. CONFIRM WITH ARCHITECT
 5. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE



1 LANDSCAPE SITE PLAN
Scale: 1/16" = 1'-0"



pacific west architecture

1200 West 73rd Ave (Airport Square)
 Suite 1120
 Vancouver B.C. V6P 6G5

Office: 604 267 7072
 Fax: 604 267 7056
 Email: info@pwaarchitecture.com
 www.pwaarchitecture.com



12 6888 RUMBLE ST. BURBANK, BC V5E 1A8, CANADA
 LUXUSTUDIO.COM PH: 604.339.5035

| REVISIONS | DATE |
|-----------|------|
| 1 | |

| ISSUES | DATE |
|--------|-------------|
| 8 | |
| 7 | |
| 6 | |
| 5 | |
| 4 | 2016-MAR-18 |
| 3 | 2015-DEC-15 |
| 2 | 2015-OCT-13 |
| 1 | 2015-SEP-29 |

| | |
|----------------|------|
| PROJECT NUMBER | A015 |
| DRAWN BY | SL |
| CHECKED BY | LX |
| DATE CHECKED | |
| CONSULTANT | |

PROJECT
 8191 ALEXANDRA ROAD

RICHMOND, BC

LANDSCAPE SITE PLAN

DRAWING No.

PLAN #3a

DP 15-697654

MAR 14 2016
 PLAN # 3A
 DP 15-697654



pacific west architecture

1200 West 73rd Ave (Airport Square)
Suite 1120
Vancouver B.C. V6P 6G5

Office: 604 267 7072
Fax: 604 267 7056
Email: info@pwaarchitecture.com
www.pwaarchitecture.com

LUXU STUDIO
LANDSCAPE ARCHITECTURE

12450 FRANKIE ST. BURNABY, BC V5E 1A6, CANADA
LUXUSTUDIO@123.COM PH: 604.336.5035

REVISIONS

1

ISSUES

| | | |
|---|---|-------------|
| 8 | | |
| 7 | | |
| 6 | | |
| 5 | | |
| 4 | ISSUED FOR DPP | 2016-MAR-18 |
| 3 | ISSUED FOR ADVISORY DESIGN PANEL COMMENTS | 2015-DEC-15 |
| 2 | ISSUED FOR ADVISORY DESIGN PANEL | 2015-OCT-13 |
| 1 | DEVELOPMENT PERMIT REVISIONS | 2015-SEP-29 |

PROJECT

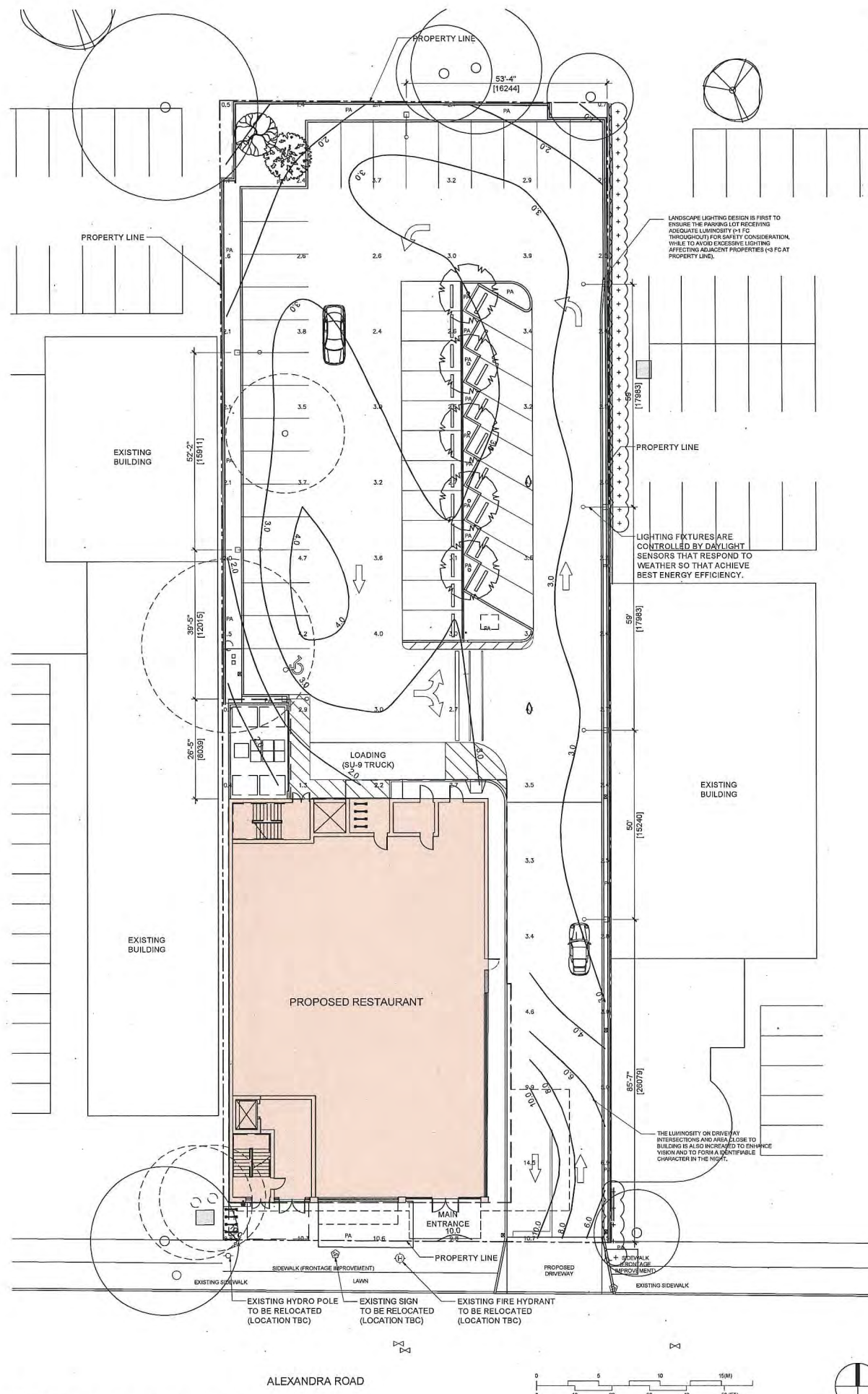
8191 ALEXANDRA ROAD
RICHMOND, BC

DRAWING TITLE

LANDSCAPE LIGHTING PLAN

DRAWING No.

PLAN #3b
DP 15-697654



LANDSCAPE LIGHTING DESIGN RATIONALE

LANDSCAPE LIGHTING DESIGN IS FIRST TO ENSURE THE PARKING LOT RECEIVING ADEQUATE LUMINOSITY (>1 FC THROUGHOUT) FOR SAFETY CONSIDERATION, WHILE TO AVOID EXCESSIVE LIGHTING AFFECTING ADJACENT PROPERTIES (<3 FC AT PROPERTY LINE). SECONDLY, THE LUMINOSITY ON DRIVEWAY INTERSECTIONS AND AREA CLOSE TO BUILDING IS ALSO INCREASED TO ENHANCE VISION AND TO FORM A IDENTIFIABLE CHARACTER IN THE NIGHT.

LANDSCAPE LIGHTING LEGEND

- 3.1 LUMINOSITY VALUE (FOOT-CANDLE)
- 1.0 LUMINOSITY CONTOUR (FOOT-CANDLE)

LIGHTING FIXTURE SCHEDULE

| SYMBOL | DESCRIPTION | QNTY |
|--------|----------------|------|
| □ | POST-TOP LIGHT | 10 |

REMARK

THE PHOTOMETRIC ANALYSIS IS CALCULATED USING SOFTWARE "DESIGN MASTER PHOTOMETRICS", BASED ON FOLLOWING LIGHTING FIXTURES:

TYPE: POST-TOP LIGHT W/ ANTI-GLARE SHIELD.
MODEL: PHILIPS AVALUME AVA-1-3-150MH-120
LAMP HEIGHT 30 FT,
TILT 30 DEGREE (TOWARD PARKING LOT),
ARM LENGTH 6 FT,
LOSS FACTOR = 1

TYPE: CEILING MOUNT RECESSED POT LIGHT
MODEL: PHILIPS GARDCO DESIGNER CANOPY
220P-150-MH
LAMP HEIGHT 30-33 FT,
LOSS FACTOR = 1

CHANGES IN LIGHTING FIXTURES REQUIRE RE-CALCULATION



1 LANDSCAPE LIGHTING PLAN
Scale: 1/16"= 1'-0"

MAR 14 2016

PLAN # 3B

DP 15-697654



Acer rubrum 'Bowhall'



Cornus nuttallii



Thuja plicata



Arbutus unedo



Sarcococca hookeriana var. humilis



Buxus sempervirens



Choisya Ternata



Carex caryophylla 'The Beatles'



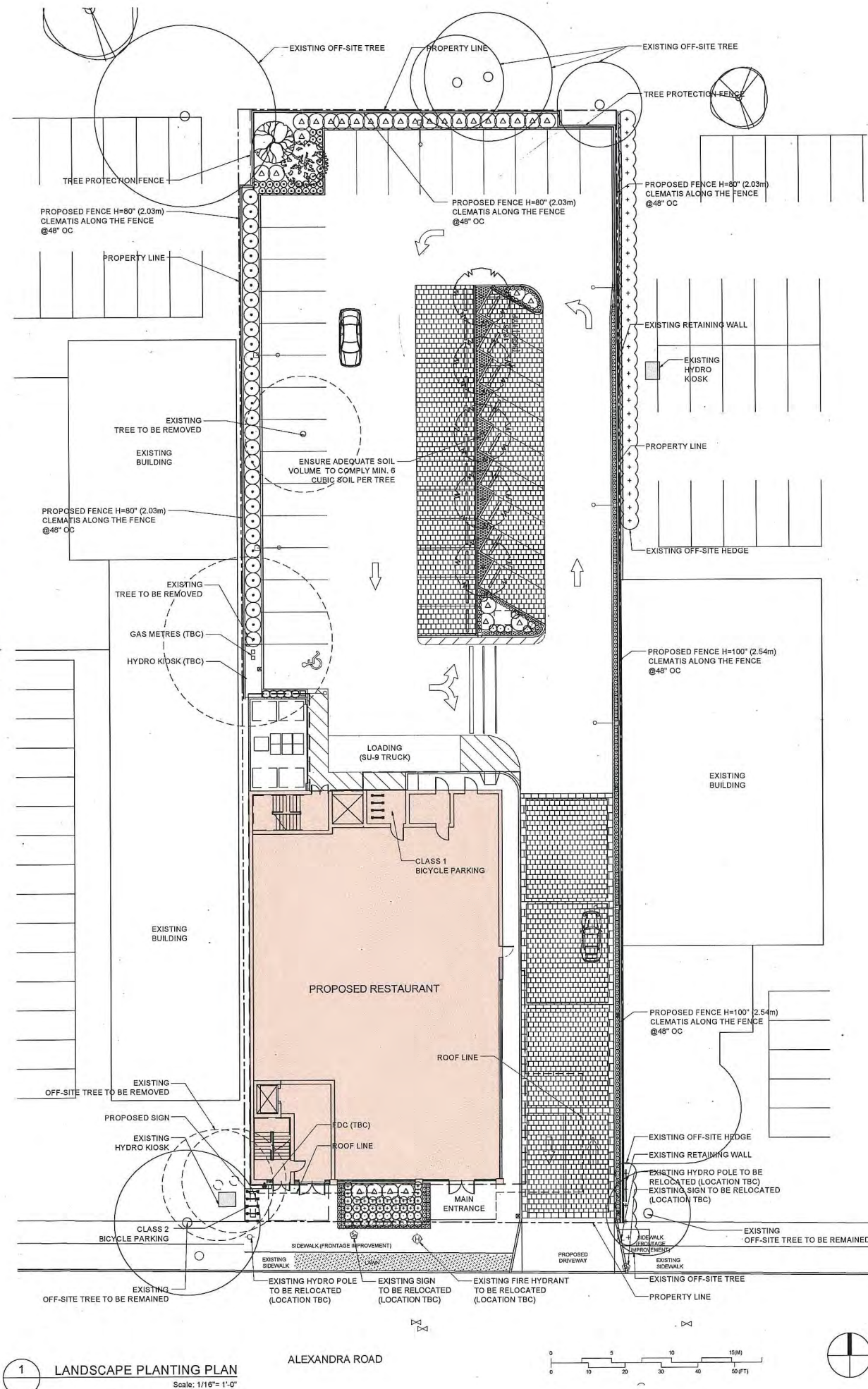
Clematis 'The President'



Arctostaphylos uva-ursi

PLANT LIST

| SYM | QTY | BOTANICAL NAME | COMMON NAME | SPACING | SIZE | COMMENTS |
|--------------------------------------|-----|------------------------------------|-------------------|----------|----------------------|--------------------|
| TREES | | | | | | |
| (Symbol) | 1 | Cornus Nuttallii | Pacific Dogwood | AS SHOWN | 8 cm cal. | |
| (Symbol) | 5 | Acer Rubrum 'Bowhall' | Bowhall Red Maple | AS SHOWN | 6 cm cal. | |
| (Symbol) | | Thuja plicata | Western Red Cedar | AS SHOWN | 8 cm cal. | |
| SHRUBS | | | | | | |
| (Symbol) | 30 | Arbutus unedo | Strawberry Tree | AS SHOWN | #3 POT | FULL, BUSHY PLANTS |
| (Symbol) | 31 | Sarcococca hookeriana var. humilis | Sweet Box | AS SHOWN | #2 POT | FULL, BUSHY PLANTS |
| (Symbol) | 38 | Buxus sempervirens | Boxwood | AS SHOWN | #2 POT | FULL, BUSHY PLANTS |
| (Symbol) | 30 | Choisya Ternata | Mock Orange | AS SHOWN | #2 POT | FULL, BUSHY PLANTS |
| GROUNDCOVERS / VINE / GRASSES | | | | | | |
| (Symbol) | 427 | Carex caryophylla 'The Beatles' | Beetles Sedge | AS SHOWN | #1 POT | |
| (Symbol) | 118 | Clematis 'The President' | Clematis | 48" OC | #2 POT, 60CM, STAKED | |
| (Symbol) | | Arctostaphylos uva-ursi | Kinnikinnick | 18" OC | | |
| (Symbol) | | | Sod | | | |



1 LANDSCAPE PLANTING PLAN
Scale: 1/16" = 1'-0"

pacific west architecture

1200 West 73rd Ave (Airport Square)
Suite 1120
Vancouver B.C. V6P 6G5

Office: 604 267 7072
Fax: 604 267 7056
Email: info@pwaarchitecture.com
www.pwaarchitecture.com

LUXU STUDIO
LANDSCAPE ARCHITECTURE

12 6988 RIVIERE ST. BURBANK, BC V6R 1A8, CANADA
LUXUSTUDIO3212@GMAIL.COM PH: 604.338.5635

| REVISIONS | ISSUES | DATE |
|-----------|---|-------------|
| 1 | | |
| 2 | DEVELOPMENT PERMIT REVISIONS | 2015-SEP-29 |
| 3 | ISSUED FOR ADVISORY DESIGN PANEL COMMENTS | 2015-DEC-15 |
| 4 | ISSUED FOR DPP | 2016-MAR-18 |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |

PROJECT NUMBER: A015
DRAWN BY: SL
CHECKED BY: LX
DATE CHECKED:
CONSULTANT:

PROJECT: **8191 ALEXANDRA ROAD**
RICHMOND, BC

DRAWING TITLE: **LANDSCAPE PLANTING PLAN**

DRAWING No.: **PLAN #3c**
DP 15-697654

MAR 14 2016
PLAN #3c
DP 15-697654



**pacific
west
architecture**

1200 West 73rd Ave (Airport Square)
Suite 1120
Vancouver B.C. V6P 6G5

Office: 604 267 7072
Fax: 604 267 7056
Email: info@pwaarchitecture.com
www.pwaarchitecture.com

LUXU STUDIO
LANDSCAPE ARCHITECTURE

12 8886 RUMBLE ST BURBANK, BC V5E 1A6, CANADA
LUXUSTUDIO@12888.COM PH: 604.338.5035

REVISIONS

| ISSUES | DATE |
|---|-------------|
| 8 | |
| 7 | |
| 6 | |
| 5 | |
| 4 ISSUED FOR DPP | 2016-MAR-18 |
| 3 ISSUED FOR ADVISORY DESIGN PANEL COMMENTS | 2015-DEC-15 |
| 2 ISSUED FOR ADVISORY DESIGN PANEL | 2015-OCT-13 |
| 1 DEVELOPMENT PERMIT REVISIONS | 2015-SEP-29 |

PROJECT NUMBER A015

DRAWN BY SL

CHECKED BY LX

DATE CHECKED

CONSULTANT

PROJECT

8191 ALEXANDRA ROAD

RICHMOND, BC

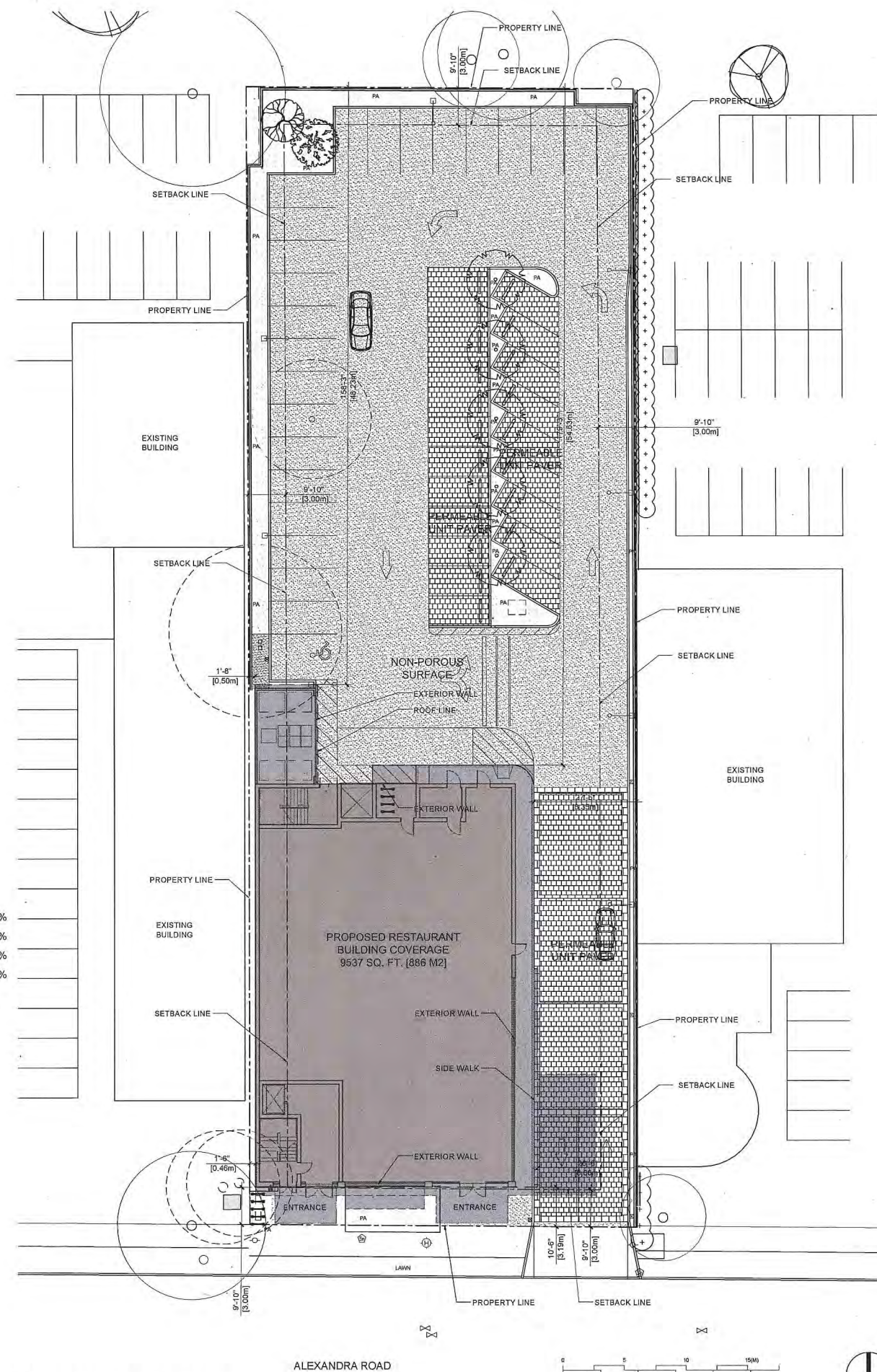
DRAWING TITLE

**LOT COVERAGE
OVERLAY**

DRAWING No.

PLAN #3d

DP 15-697654



LOT COVERAGE DATA

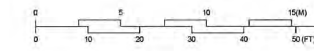
| | | |
|---------------------|---------------------------|----------|
| LOT AREA: | 2,885 M2 (31,054 SQ. FT.) | |
| BUILDING COVERAGE: | 886 M2 (9,537 SQ. FT.) | - 30.71% |
| NON-POROUS SURFACE: | 1,263 M2 (13,594 SQ. FT.) | - 44.58% |
| PERMEABLE PAVING: | 477 M2 (5,135 SQ. FT.) | - 16.53% |
| LANDSCAPING AREA: | 259 M2 (2,788 SQ. FT.) | - 8.18% |

LOT COVERAGE
PLAN KEY

| | |
|--|--------------------|
| | BUILDING COVERAGE |
| | NON-POROUS SURFACE |
| | PERMEABLE PAVING |
| | LANDSCAPING AREA |

1 LOT COVERAGE OVERLAY
Scale: 1/16" = 1'-0"

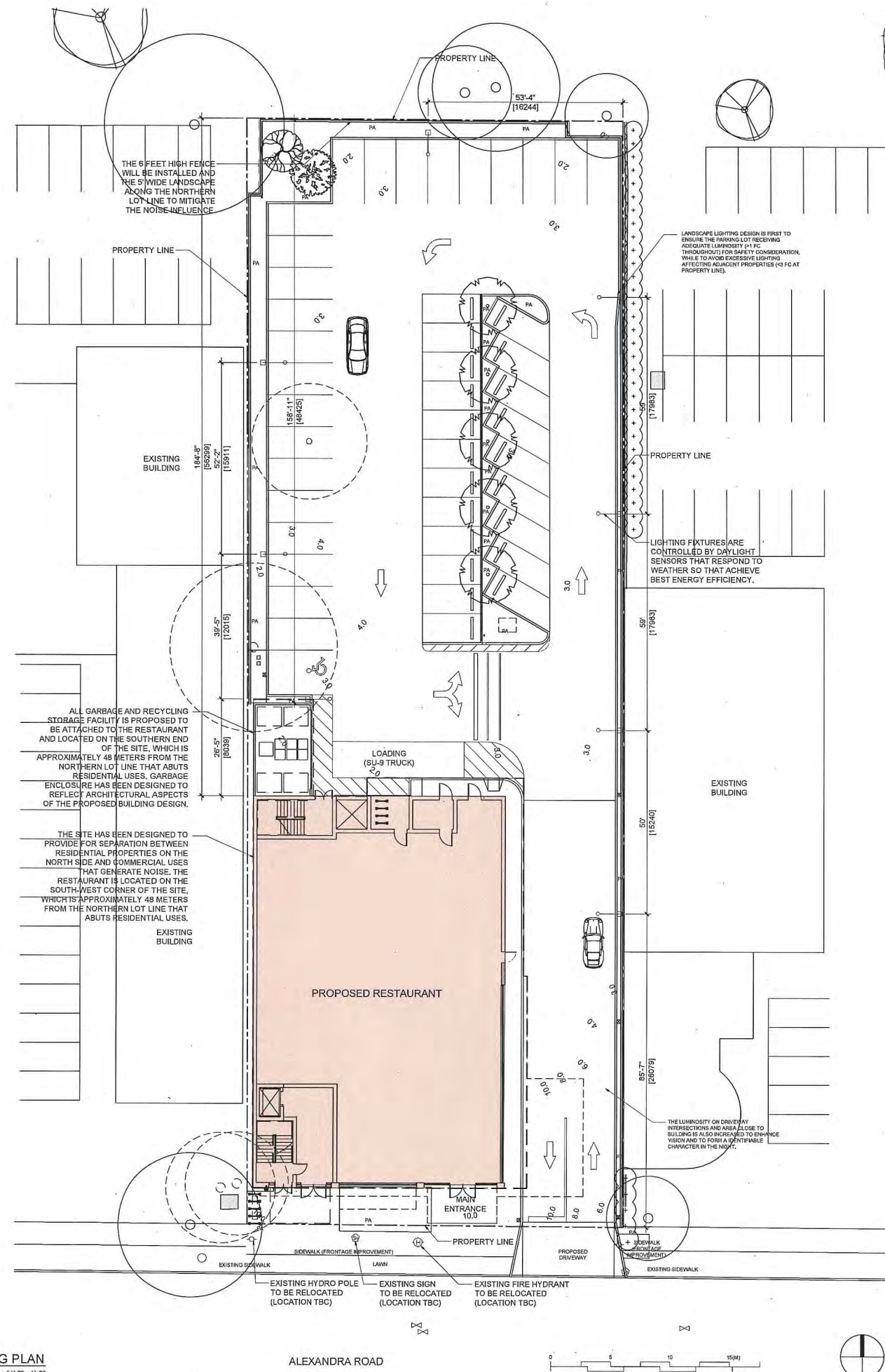
ALEXANDRA ROAD



MAR 14 2016

PLAN #3d

DP 15-697654



**pacific
west
architecture**

1200 West 73rd Ave (Airport Square)
Suite 1120
Vancouver B.C. V6P 6G5

Office: 604 267 7072
Fax: 604 267 7056
Email: info@pwwaarchitecture.com
www.pwwaarchitecture.com

LUXU STUDIO
LANDSCAPE ARCHITECTURE

12 8880 RUMBLE ST. GURNANBY, BC V5E 1A8, CANADA
LUXUSTUDIO@GMAIL.COM PH: 604.338.5035

| REVISIONS | ISSUES | DATE |
|-----------|---|-------------|
| 1 | | |
| 2 | 1 DEVELOPMENT PERMIT REVISIONS | 2015-SEP-29 |
| 3 | 2 ISSUED FOR ADVISORY DESIGN PANEL COMMENTS | 2015-OCT-13 |
| 4 | 3 ISSUED FOR ADVISORY DESIGN PANEL COMMENTS | 2015-DEC-15 |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |

| | |
|---|------|
| PROJECT NUMBER | A015 |
| DRAWN BY | SL |
| CHECKED BY | LX |
| DATE CHECKED | |
| CONSULTANT | |
| PROJECT | |
| 8191 ALEXANDRA ROAD | |
| RICHMOND, BC | |
| DRAWING TITLE | |
| NOISE, ODOUR & ILLUMINATION PLAN | |
| DRAWING No. | |
| PLAN #3e | |
| DP 15-697654 | |

MAR 14 2016

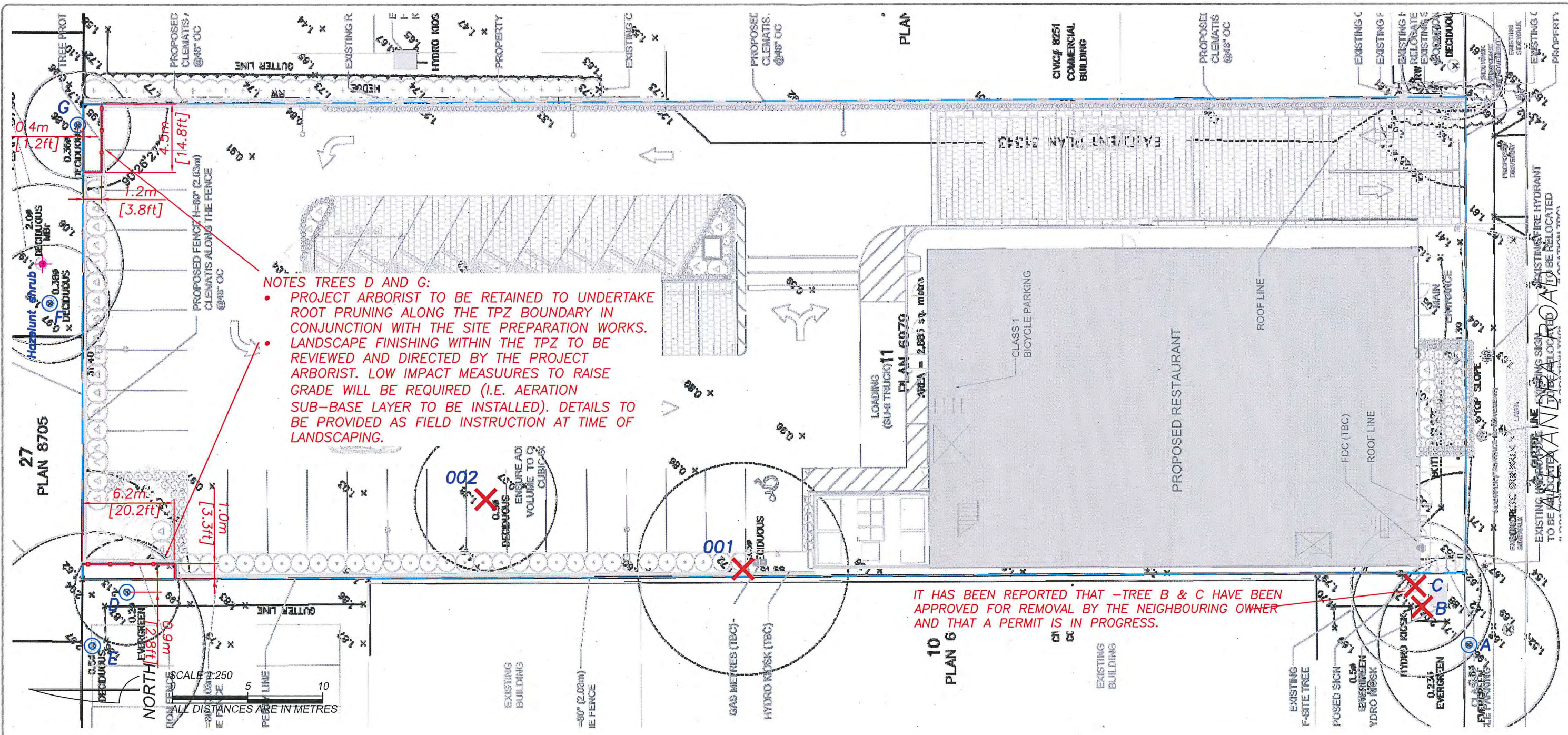
PLAN #3E

DP 15-697654

1 NOISE, ODOUR & ILLUMINATION MITIGATING PLAN
Scale: 1/16" = 1'-0"

ALEXANDRA ROAD





NOTES TREES D AND G:

- PROJECT ARBORIST TO BE RETAINED TO UNDERTAKE ROOT PRUNING ALONG THE TPZ BOUNDARY IN CONJUNCTION WITH THE SITE PREPARATION WORKS. LANDSCAPE FINISHING WITHIN THE TPZ TO BE REVIEWED AND DIRECTED BY THE PROJECT ARBORIST. LOW IMPACT MEASURES TO RAISE GRADE WILL BE REQUIRED (I.E. AERATION SUB-BASE LAYER TO BE INSTALLED). DETAILS TO BE PROVIDED AS FIELD INSTRUCTION AT TIME OF LANDSCAPING.

IT HAS BEEN REPORTED THAT -TREE B & C HAVE BEEN APPROVED FOR REMOVAL BY THE NEIGHBOURING OWNER AND THAT A PERMIT IS IN PROGRESS.

LEGEND:

- denotes TAG NUMBER or ID REFERENCE.
- denotes ALDER or COTTONWOOD TREE (untagged bylaw sized).
- denotes DRIPLINE (spread of the branches and foliage) of the tree.
- denotes RETENTION tree (proposed).
- denotes REMOVAL tree (proposed).
- denotes HIGH RISK REMOVAL tree (proposed).
- denotes OFF-SITE tree (to be protected and/or owner contacted as noted).
- denotes NON-BY-LAW undersize tree (as measured by project arborist).
- denotes SITE or STUDY AREA BOUNDARY.
- denotes TREE PROTECTION ZONE (TPZ) setback alignment as specified by project arborist.
- denotes REPLACEMENT TREE proposed (conceptual location - see plant list for details).

PLAN NOTES:
 This plan is based on drawings supplied by the project Surveyor (BCLS), Engineer (P ENG) and/or Design Professionals and is provided for context only as it relates to the planning and implementing the management of existing trees. This plan does not warrant or certify the accuracy of locations of features or dimensions thereof. Refer to the original drawings from those professionals for those purposes.

SEE SHEET 1 FOR TREE DATA AND SPECIFICATIONS

acigroup.ca

ARBORTECH
 CONSULTING

SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 p 604 275 3484

| | | |
|-------|--------------|--------------------|
| 3 | MAR 18, 2016 | UPDATED SITE PLAN |
| 0 | JUN 25, 2015 | INITIAL SUBMISSION |
| REV # | DATE | COMMENTS |

| TREE MANAGEMENT DRAWING | |
|-------------------------|------------------------------------|
| PROJECT: | PROPOSED NEW RESTAURANT |
| ADDRESS: | 8191 ALEXANDRA RD RICHMOND BC |
| CLIENT: | PACIFIC WEST ARCH - HAOTIAN INVEST |
| ACL FILE: | 15192 |
| | SHEET: 2 OF 2 |

MAR 14 2016

PLAN 13F

DP 15-697654

TREE INVENTORY AND ASSESSMENT LIST:

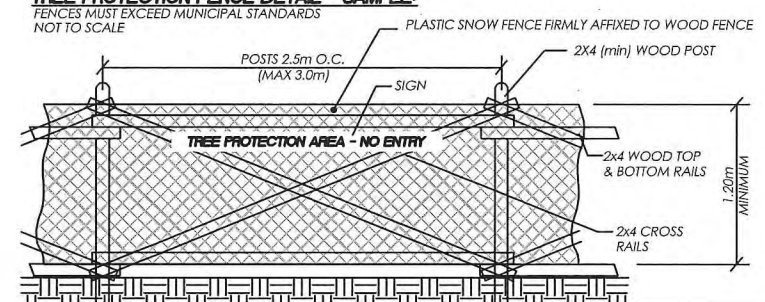
- **Tag #** denotes the tag affixed to the tree for reference in report and on drawings.
- **Dbh** denotes the diameter of the trunk measured at 1.4 m above grade or as per arboricultural standards (i.e. For multi stem trees).
- **Cond** denotes health and structural rating using Visual Tree Assessment (VTA) procedures.
- **U** denotes **Unsuitable** = a tree in very poor condition that is deemed not viable for retention in active land use areas due to pre-existing advanced health decline or significant structural defects.
- **M** denotes **Marginal** = a tree in poor to fair condition that has a pre-existing moderate rated defect that may affect its viability considering the proposed land use but is considered for retention conditional to certain special measures.
- **S** denotes **Suitable** = a tree in good or excellent condition with no overt or identifiable significant defects, and is well suited for consideration of retention if the project design can accommodate it.
- **Action** denotes the proposed treatment of the tree within the current development design. See report and drawing for more details.

| Tag # | Dbh (cm) | Tree Type | Cond | Observations | Action |
|-------|-----------|-----------------|------|---|---------|
| 1 | 40 | Cherry | U | <ul style="list-style-type: none"> • Growing directly adjacent to the existing building on the adjacent neighbouring property. • Narrowly bifurcated at 2.0m above grade with a long bark inclusion and forming ribs. The union is extremely weak and risk of failure is high, however there is no target in the current land use. • Severe sweep from base corrected at 2.5m above grade and heavily asymmetrical crown biased to the east due to proximity of adjacent building, compounding the risk of failure. • The proposed construction is in direct conflict with the tree, but it is in such poor condition that it does not warrant that the design is altered to accommodate its protection setbacks. | Remove |
| 2 | 60 | Cherry | U | <ul style="list-style-type: none"> • Necrotic and missing bark on the stem at base, consisting of 70% circumference. • Narrowly bifurcated at 2.0m above grade with a long bark inclusion. • A large decaying subordinate scaffold limb is weakly attached at the base of the tree with included bark in the union. • Epicormic growth from root crown. • Dieback in the upper crown (40%). • The proposed construction is in direct conflict with the tree, but it is in such poor condition that it does not warrant that the design is altered to accommodate its protection setbacks. | Remove |
| A | 64 | Austrian pine | U | <ul style="list-style-type: none"> • Historically topped at 4.0m above grade and pruned via heading cuts for BC Hydro safety setback, resulting in an asymmetrical crown and a poor structure. • Not within influencing distance of the project. | None |
| B | 23 | Western hemlock | M | <ul style="list-style-type: none"> • This off-site tree grows in close proximity from the adjacent curb and its roots are restricted by limited growing space. • Outside of influencing distance from the subject site. • Asymmetrical crown biased to the west due to the proximity of adjacent tree. • This tree may be impacted by the removal of the adjacent tree and is desired by the neighbouring owner for retention. At the time that tree treatments are underway, the condition and viability should be reviewed in context to risk assessment. | Remove |
| C | 61 | Western hemlock | M | <ul style="list-style-type: none"> • Two co-dominant stems weakly attach at the base with a bark inclusion; One of which has been historically topped at 8.0 above grade. Replacement leaders attach at the historic topping site and have developed a weak structural form prone to failure. • The proposed construction is within 0.9m from the trunk which could result in excessive root loss. • It has been reported that this tree has been approved by the neighbouring owner for removal and a permit is in progress. | Remove |
| D | 20 | Western hemlock | M | <ul style="list-style-type: none"> • Embedded in the crown of adjacent trees, resulting in an asymmetrical crown and suppressed form dependant on the adjacent trees for stability. • The roots are expected to extend into the subject site, therefore protection measures are recommended within the site for the duration of construction. | Protect |
| E | 55 | Norway maple | S | <ul style="list-style-type: none"> • This off-site tree is in good condition. • Root zone is not in influencing distance of the project. • Protection measures within the site are recommended to protect the crown. | Protect |
| F | 30 (est.) | Horsechestnut | S | <ul style="list-style-type: none"> • This off-site tree is in good condition. Not in influencing distance of the project. | None |
| G | 35 | Crabapple | U | <ul style="list-style-type: none"> • Multiple co-dominant stems weakly attach at 2.0m above grade with a bark inclusion. • While it is in poor condition, it can be protected. Since the roots are expected to extend into the subject site, protection measures within the project are recommended. | Protect |

TREE PROTECTION GUIDELINES:

- TREE PROTECTION ZONE SETBACKS:**
The **Tree Protection Zone (TPZ)** alignments are established as directed by this office to provide a suitable setback to ensure adequate root protection to maintain tree health and tree stability. These alignments are based on site and tree conditions as determined by the project arborist, and they supersede any other tree protection setbacks provided by others (including setbacks derived from municipal guidelines), and may be conditional to certain mitigation measures being undertaken (i.e. root pruning, compensatory treatment to remaining root zone). The tree protection guidelines also apply to the overhead portions of the tree (trunk, branches and foliage), even if those tree parts extend outside of the TPZ setback.
- TREE PROTECTION FENCES (BARRIERS):**
Barriers must be erected at the specified alignments and setbacks, maintained in good condition until the project reaches substantial completion, and the restrictions and guidelines implemented as detailed herein through to the completion of the landscaping phase. The materials and installation of the fence must meet or exceed the municipal standards. Signs stating "TREE PROTECTION ZONE - NO ENTRY" must be placed on the tree protection fence at a suitable frequency at the direction of the project arborist. Arbortech will install signs in cases that we are retained to provide field services for compliance during construction. The owner, contractors, sub-contractors and trades should be made aware of the restrictions therein, and consult with this office for any access. If required, tree protection fencing must be inspected and approved by the municipality and/or the project arborist prior to commencement of any demolition, site preparation or construction work.
- SURVEY OF FENCES:**
If any tree protection fences are aligned with or within close proximity to a restrictive covenant, a property line, and/or an environmentally sensitive or protected area, the contractor must undertake a survey of the location of those property lines such that the tree protection fence can be installed and inspected accurately.
- TREE PROTECTION AND LAND CLEARING OPERATIONS:**
If large scale land clearing areas contain a TPZ and/or there is windfirming treatments required in new forest edge interfaces along the perimeters of the land clearing areas, and/or when certain trees within a TPZ are specified for removal, it is strongly recommended that the land clearing contractor should coordinate with the project arborist in advance to review their work plan and to identify retained trees and the protection measures for them, as well as during the clearing process to improve compliance and to assess new forest edges and provide tree failure risk mitigation prescriptions.
For tendering purposes, the proponents should be required to provide unit costs for the following treatments (including disposal of waste) in the forest interface zones.
 - Removal of defective trees in size categories of small (dbh up to 20 cm dbh), medium (dbh 21 cm to 45 cm), large (dbh 46 to 75 cm) and very large (76 cm dbh and greater), and
 - Pruning services (hourly).
 Note that approvals for leaving chips or large woody debris created by the waste of these operations on the site will be investigated with affected property owners upon request.
In certain cases, and subject to municipal approval, interim tree protection measures instead of standard tree protection fence installation may be acceptable, such as but not limited to:
 - Retaining the services of the project arborist to attend and direct the compliance to protection measures during the clearing scope that is in proximity to the TPZ, or
 - Installing alternative demarcation of the TPZ such as survey stakes, painting lines on the ground, and/or placing rope and flagging.
- TREE PROTECTION GUIDELINES:**
Any construction related work or activities within or directly adjacent to a TPZ requires advance approval and the on-site direction of the project arborist. The trunks, branches, foliage and roots of retained trees, as well as the soil within the tree protection zones, must not be damaged by construction activities. Except as approved and directed by the project arborist, activities within and access to the TPZ are restricted during the site preparation, construction and landscape installation phases of the project as follows:
 - Restricted low impact methods for the removal of trees and stumps within or adjacent to TPZ.
 - No soil disturbance, including trenching for underground services or utilities, stripping of organic soil for hard landscape installation, excavation for building foundations, fill placement, or trenching for irrigation or conduit installation.
 - No storage or transport of soil, spoil, construction materials, waste materials, etc.
 - No waste or washing of concrete, stucco, drywall, paint, or other materials that may adversely impact the soil or roots.
 - No passage or operation of vehicles or equipment.
 - No placement of temporary structures or services.
 - No affixing lights, signs, cables or any other device to retained trees.
 - No unauthorized pruning or cutting of retained trees. Any pruning or other treatment of a retained tree must be completed by a qualified arborist or tree service firm employing ISA Certified Arborists and in conformance with ANSI A300 Standards, and/or under the direction of the Project Arborist from this office, and.
 - Any excavations adjacent to the TPZ will require the attendance of the project arborist and root pruning to be undertaken as necessary.
 - The use of aerial lifts, cranes or other overhead equipment is restricted in proximity to retained trees and should be planned with the size and height of the crown of the tree accordingly.
 It is recognized that certain unpredictable construction conflicts with a TPZ may arise that could interfere with the protection of the selected trees, however any encroachment into a TPZ and/or changes to the tree retention scheme are subject to approval in advance by the project arborist and the municipality. Certain TPZ restrictions or guidelines noted herein may be waived if they are considered by the project arborist to be tolerable impacts, and/or if the impacts to the trees can be successfully mitigated by implementing special measures, protection systems, compensatory treatments, and/or follow-up works, as specified and directed by this office.
- LANDSCAPING:**
The landscaping phase is when retained trees can be severely damaged. The operation of equipment, the placement of growing medium, grading and sub-base preparation for hard landscape features, (i.e. sidewalks and patios), site preparation for retaining walls and footings, excavation for fences, signs and other landscape features, digging of planting holes for new plants and trees, the digging of trenches for irrigation, drainage and lighting, and the placement of turf and other finishing works, all have a very high potential for tree and root damage. It is vital that the landscape works respect the limitations on activities within the TPZ therefore the landscape installation staff should be advised. On-site direction by the project arborist is strongly recommended.

TREE PROTECTION FENCE DETAIL - SAMPLE:



| | | |
|-------|--------------|--------------------|
| 3 | MAR 18, 2016 | UPDATED SITE PLAN |
| 0 | JUN 25, 2015 | INITIAL SUBMISSION |
| REV # | DATE | COMMENTS |

SEE SHEET 2 FOR DRAWING DETAILS

aclgroup.ca

ARBORTECH CONSULTING

SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 p 604 275 3484

TREE MANAGEMENT DRAWING

| | |
|-----------|------------------------------------|
| PROJECT: | PROPOSED NEW RESTAURANT |
| ADDRESS: | 8191 ALEXANDRA RD RICHMOND BC |
| CLIENT: | PACIFIC WEST ARCH - HAOTIAN INVEST |
| ACL FILE: | 15192 SHEET: 1 OF 2 |

MAR 14 2016

PLAN # 34

DP 15-697654



**pacific
west
architecture**

1200 West 73rd Ave (Airport Square)
Suite 1120
Vancouver B.C. V6P 6G5

Office: 604 267 7072
Fax: 604 267 7056
Email: info@pwaarchitecture.com
www.pwaarchitecture.com

REVISIONS

| | |
|---|--|
| 1 | |
|---|--|

ISSUES

| ISSUES | DATE |
|--------|---|
| 8 | |
| 7 | |
| 6 | |
| 5 | |
| 4 | ISSUED FOR DPP 2016-MAR-18 |
| 3 | ISSUED FOR ADVISORY DESIGN PANEL COMMENTS 2015-DEC-15 |
| 2 | ISSUED FOR ADVISORY DESIGN PANEL 2015-OCT-13 |
| 1 | DEVELOPMENT PERMIT REVISIONS 2015-SEP-29 |

PROJECT NUMBER A015

DRAWN BY SL

CHECKED BY PY

DATE CHECKED

CONSULTANT

PROJECT

8191 ALEXANDRA ROAD

RICHMOND, BC

DRAWING TITLE

PERSPECTIVE
VIEW

DRAWING No.

PLAN :
DP 15-697654

MAR 14 2016

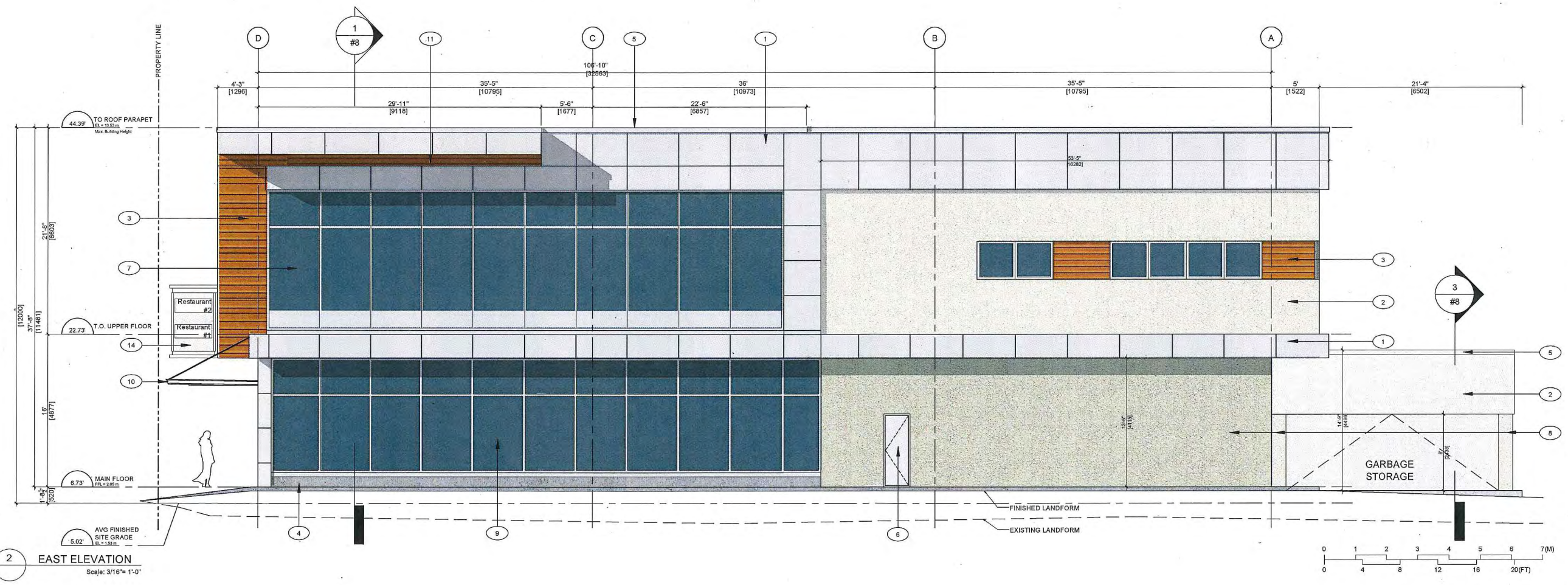
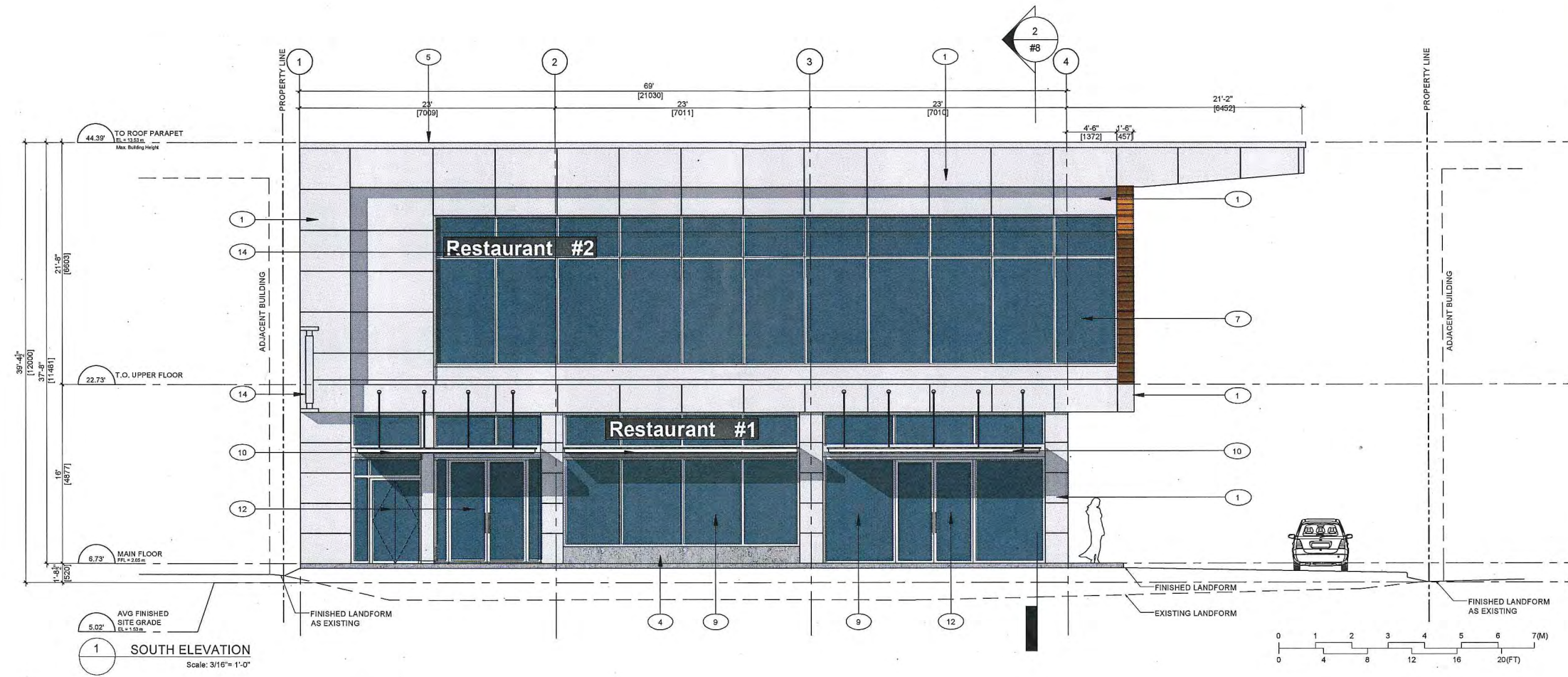
PLAN # 4A

DP 15-697654

MATERIAL KEY

- 1 METAL WALL CLADDING, LIGHT SILVER METALLIC COLOR
- 2 EIFS, STUCCO FINISH, SANDCOAT, COLOR: MISTY COVE MS-48
- 3 WOOD VENEER PANEL WALL CLADDING, WOOD COLOR
- 4 EXPOSED CONCRETE, PAINTED, NATURAL COLOR
- 5 METAL FLASHING, LIGHT SILVER METALLIC COLOR
- 6 PAINTED HOLLOW METAL DOOR, SILVER GREY COLOR,
- 7 CLEAR ANODIZED HIGH-PERFORMANCE GLAZING WITH PRE FINISHED MEDIUM CHARCOAL COLOR ALUMINUM FRAME
- 8 EIFS, STUCCO FINISH, SANDCOAT, COLOR: AUTUMN TAN MS-44
- 9 CLEAR ANODIZED HIGH-PERFORMANCE GLAZING WITH PRE FINISHED LIGHT SILVER METALLIC COLOR ALUMINUM FRAME
- 10 METAL & TINTED GLASS CANOPY, LIGHT SILVER METALLIC COLOR
- 11 WOOD VENEER PANEL SOFFIT, WOOD COLOR
- 12 METAL STOREFRONT DOOR, LIGHT SILVER METALLIC COLOR TO MATCH CURTAIN WALL
- 13 PREFINISHED OVERHEAD METAL DOOR, LIGHT SILVER METALLIC COLOR
- 14 SIGNAGE
- 15 SPLIT-FACE CONC. BLOCK, LIGHT COLOR
- 16 GLASS RAILING, CLEAR GLAZING

NOTE:
ALL SIGNAGE IS SUBJECT TO THE CITY'S SIGN BYLAW



REVISIONS

| | |
|---|--|
| 1 | |
|---|--|

ISSUES

| ISSUES | DATE |
|--------|---|
| 8 | |
| 7 | |
| 6 | |
| 5 | |
| 4 | ISSUED FOR DPP 2016-MAR-18 |
| 3 | ISSUED FOR ADVISORY DESIGN PANEL COMMENTS 2015-DEC-15 |
| 2 | ISSUED FOR ADVISORY DESIGN PANEL 2015-OCT-13 |
| 1 | DEVELOPMENT PERMIT REVISIONS 2015-SEP-29 |

PROJECT INFORMATION

| | |
|----------------|------|
| PROJECT NUMBER | A015 |
| DRAWN BY | SL |
| CHECKED BY | PY |
| DATE CHECKED | |
| CONSULTANT | |

PROJECT
8191 ALEXANDRA ROAD
RICHMOND, BC

DRAWING TITLE
ELEVATION 1

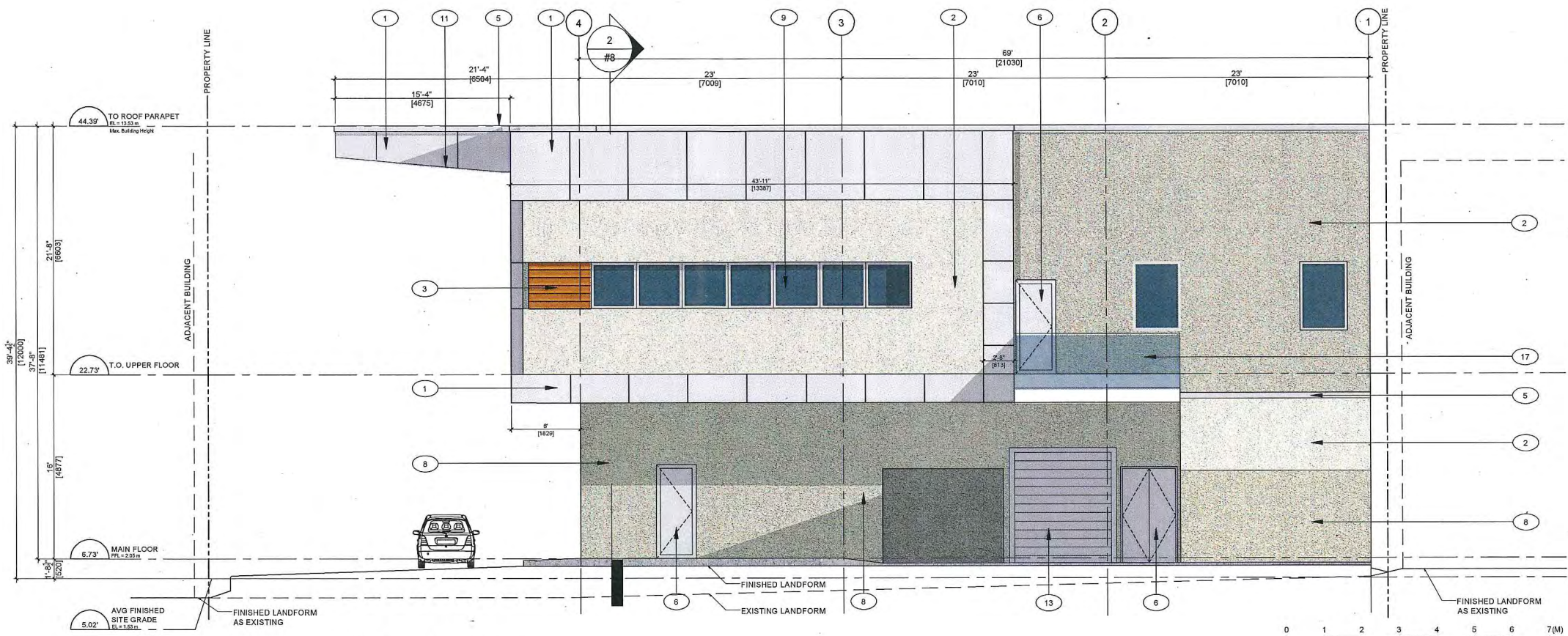
DRAWING No.
PLAN #4B

DP 15-697654 PLAN #4B MAR 14 2016

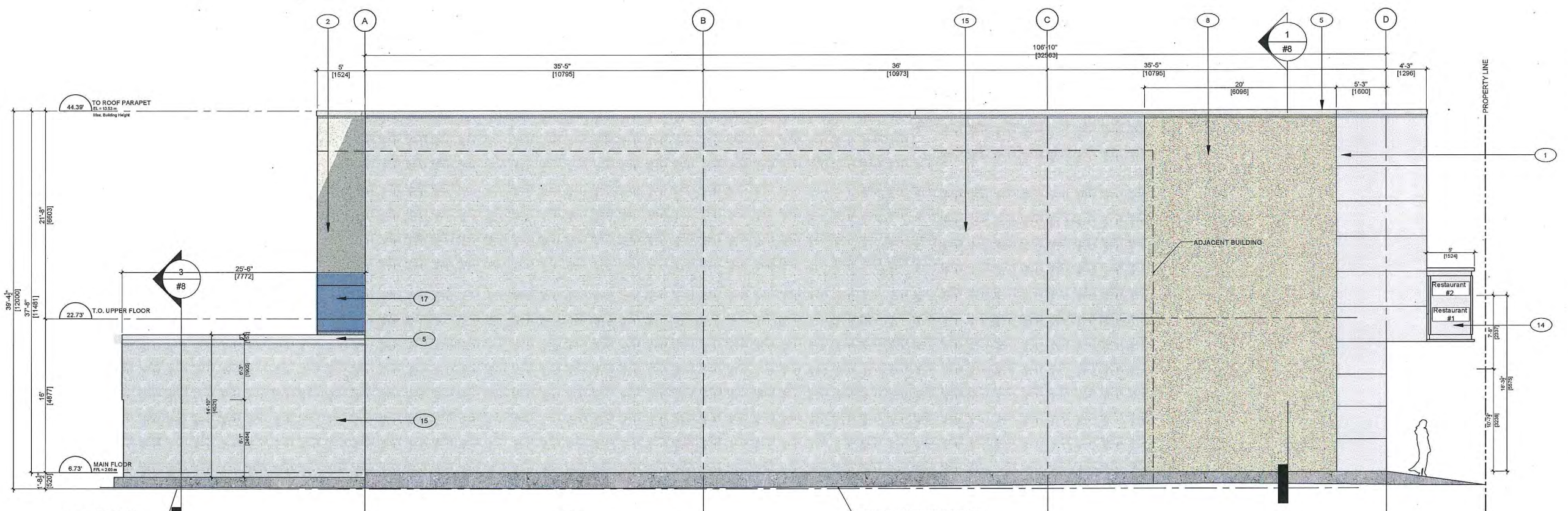
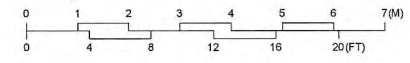
MATERIAL KEY

- 1 METAL WALL CLADDING, LIGHT SILVER METALLIC COLOR
- 2 EIFS, STUCCO FINISH, SANDCOAT, COLOR: MISTY COVE MS-48
- 3 WOOD VENEER PANEL WALL CLADDING, WOOD COLOR
- 4 EXPOSED CONCRETE, PAINTED, NATURAL COLOR
- 5 METAL FLASHING, LIGHT SILVER METALLIC COLOR
- 6 PAINTED HOLLOW METAL DOOR, SILVER GREY COLOR,
- 7 CLEAR ANODIZED HIGH-PERFORMANCE GLAZING WITH PRE FINISHED MEDIUM CHARCOAL COLOR ALUMINUM FRAME
- 8 EIFS, STUCCO FINISH, SANDCOAT, COLOR: AUTUMN TAN MS-44
- 9 CLEAR ANODIZED HIGH-PERFORMANCE GLAZING WITH PRE FINISHED LIGHT SILVER METALLIC COLOR ALUMINUM FRAME
- 10 METAL & TINTED GLASS CANOPY, LIGHT SILVER METALLIC COLOR
- 11 WOOD VENEER PANEL SOFFIT, WOOD COLOR
- 12 METAL STOREFRONT DOOR, LIGHT SILVER METALLIC COLOR TO MATCH CURTAIN WALL
- 13 PREFINISHED OVERHEAD METAL DOOR, LIGHT SILVER METALLIC COLOR
- 14 SIGNAGE
- 15 SPLIT-FACE CONC. BLOCK, LIGHT COLOR
- 16 GLASS RAILING, CLEAR GLAZING

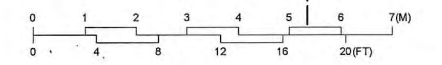
NOTE:
ALL SIGNAGE IS SUBJECT TO THE CITY'S SIGN BYLAW



1 NORTH ELEVATION
Scale: 3/16" = 1'-0"



2 WEST ELEVATION
Scale: 3/16" = 1'-0"



pacific west architecture

1200 West 73rd Ave (Airport Square)
Suite 1120
Vancouver B.C. V6P 6G5
Office: 604 267 7072
Fax: 604 267 7056
Email: info@pwaarchitecture.com
www.pwaarchitecture.com

REVISIONS

| REVISIONS | DATE |
|-----------|---|
| 1 | |
| 8 | |
| 7 | |
| 6 | |
| 5 | |
| 4 | ISSUED FOR DPP 2016-MAR-18 |
| 3 | ISSUED FOR ADVISORY DESIGN PANEL COMMENTS 2015-DEC-15 |
| 2 | ISSUED FOR ADVISORY DESIGN PANEL 2015-OCT-13 |
| 1 | DEVELOPMENT PERMIT REVISIONS 2015-SEP-29 |

| | |
|----------------|------|
| PROJECT NUMBER | AD15 |
| DRAWN BY | SL |
| CHECKED BY | PY |
| DATE CHECKED | |
| CONSULTANT | |

PROJECT
8191 ALEXANDRA ROAD

RICHMOND, BC

DRAWING TITLE
ELEVATION 2

DRAWING No.

PLAN #

MAR 14 2016

PLAN # 4C

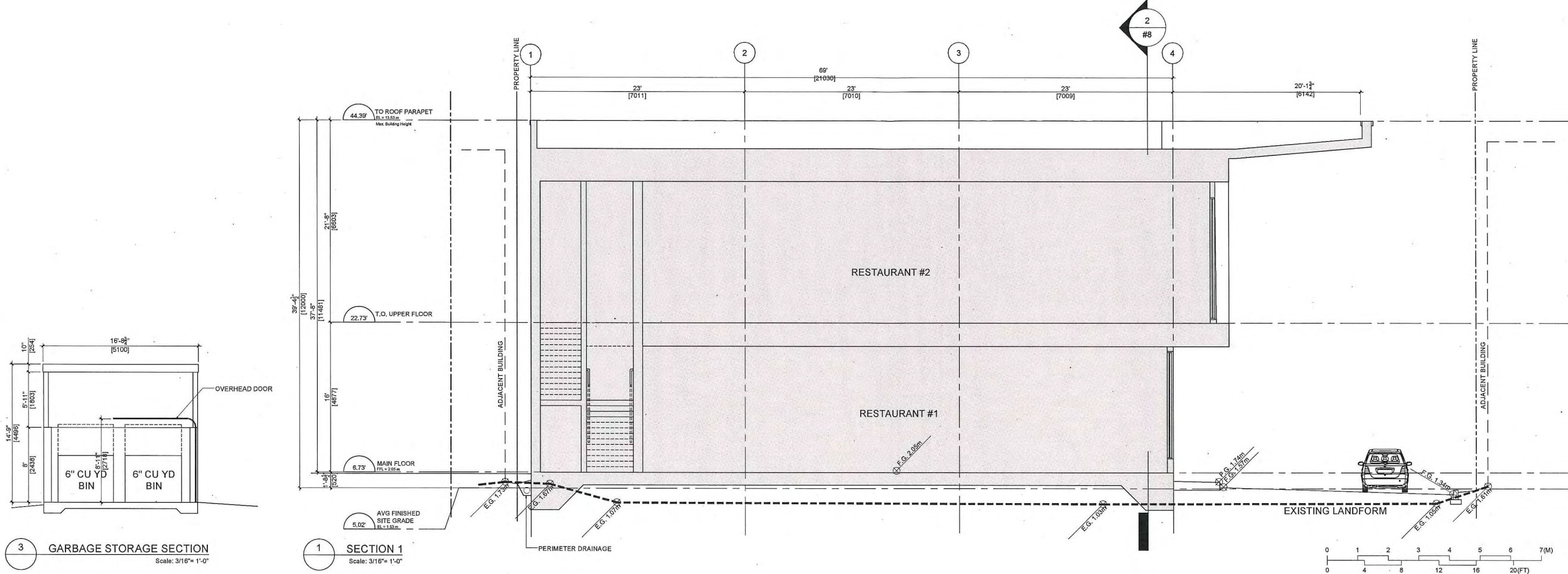
DP 15-697654



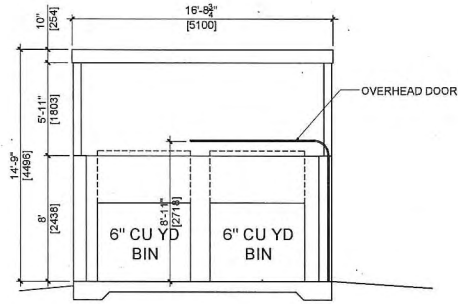
pacific west architecture

1200 West 73rd Ave (Airport Square)
Suite 1120
Vancouver B.C. V6P 6G5

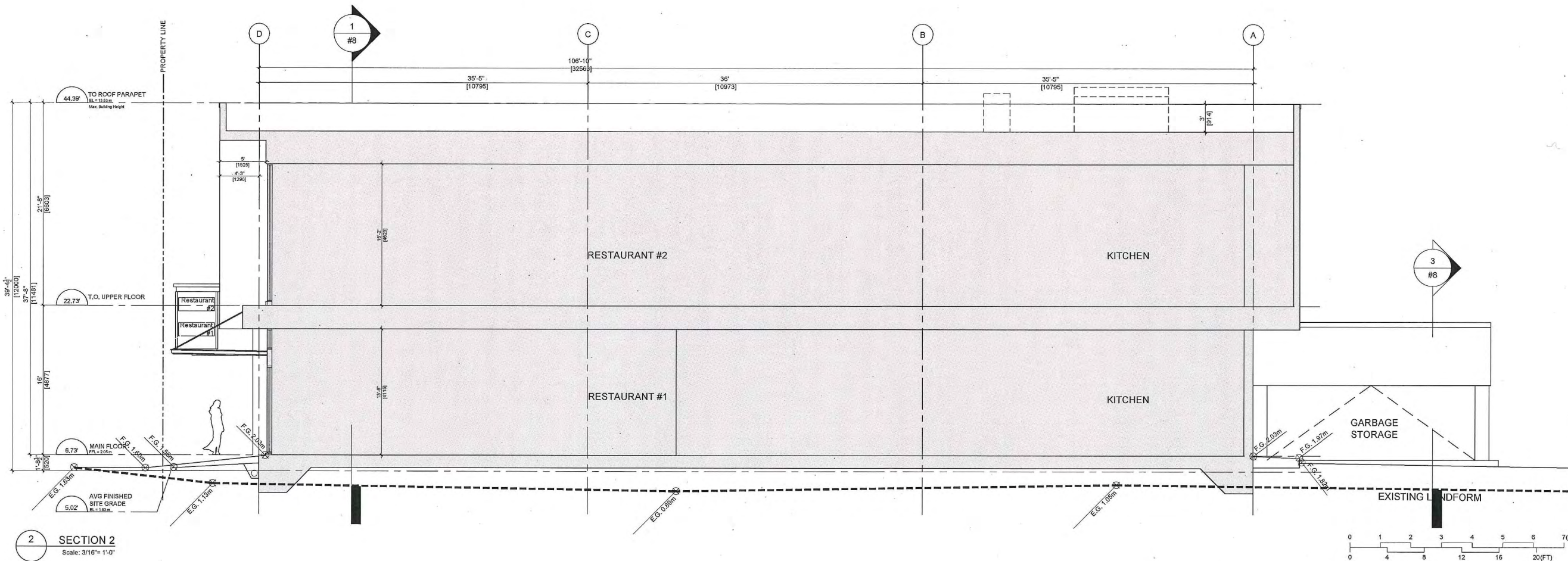
Office: 604 267 7072
Fax: 604 267 7056
Email: info@pwaarchitecture.com
www.pwaarchitecture.com



1 SECTION 1
Scale: 3/16"= 1'-0"



3 GARBAGE STORAGE SECTION
Scale: 3/16"= 1'-0"



2 SECTION 2
Scale: 3/16"= 1'-0"

| REVISIONS | DATE |
|-----------|------|
| 1 | |

| ISSUES | DATE |
|--------|---|
| 8 | |
| 7 | |
| 6 | |
| 5 | |
| 4 | ISSUED FOR DPP 2016-MAR-18 |
| 3 | ISSUED FOR ADVISORY DESIGN PANEL COMMENTS 2015-DEC-15 |
| 2 | ISSUED FOR ADVISORY DESIGN PANEL 2015-OCT-13 |
| 1 | DEVELOPMENT PERMIT REVISIONS 2015-SEP-29 |

| | |
|----------------|------|
| PROJECT NUMBER | AD15 |
| DRAWN BY | SL |
| CHECKED BY | PY |
| DATE CHECKED | |
| CONSULTANT | |

PROJECT
8191 ALEXANDRA ROAD

RICHMOND, BC

DRAWING TITLE
SECTION

DRAWING No.
PLAN #9

MAR 14 2016

PLAN #4 D

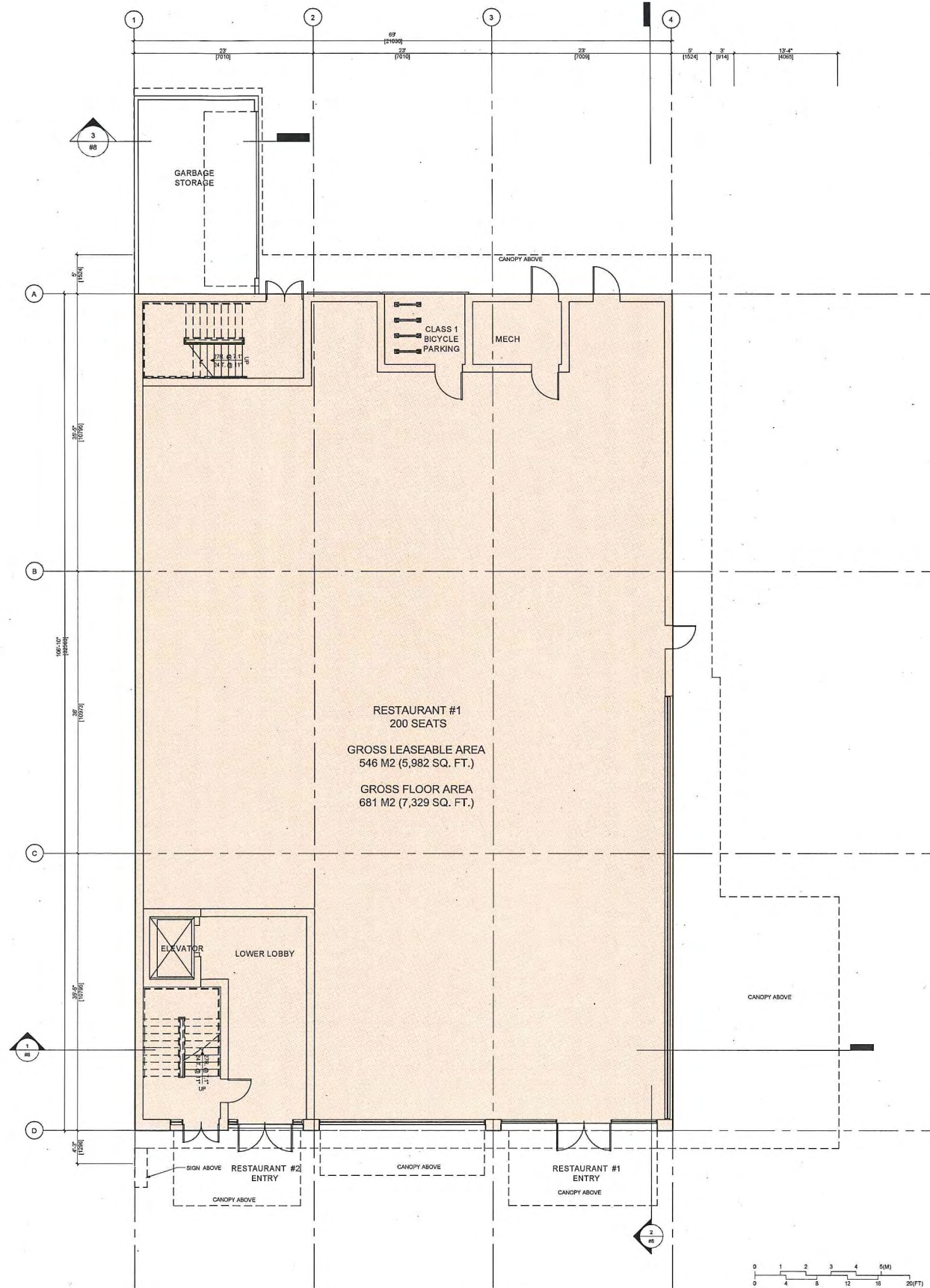
DP 15-697654



pacific west architecture

1200 West 73rd Ave (Airport Square)
Suite 1120
Vancouver B.C. V6P 6G5

Office: 604 267 7072
Fax: 604 267 7056
Email: info@pwaarchitecture.com
www.pwaarchitecture.com



1 MAIN FLOOR
Scale: 1/8" = 1'-0"

| REVISIONS |
|-----------|
| 1 |

| ISSUES | DATE |
|--------|---|
| 8 | |
| 7 | |
| 6 | |
| 5 | |
| 4 | ISSUED FOR DPP 2016-MAR-18 |
| 3 | ISSUED FOR ADVISORY DESIGN PANEL COMMENTS 2015-DEC-15 |
| 2 | ISSUED FOR ADVISORY DESIGN PANEL 2015-OCT-13 |
| 1 | DEVELOPMENT PERMIT REVISIONS 2015-SEP-29 |

| | |
|----------------|------|
| PROJECT NUMBER | A015 |
| DRAWN BY | SL |
| CHECKED BY | PY |
| DATE CHECKED | |
| CONSULTANT | |

PROJECT
8191 ALEXANDRA ROAD
RICHMOND, BC

DRAWING TITLE
MAIN FLOOR PLAN

DRAWING No.
PLAN #10
DP 15-697654

MAR 14 2016

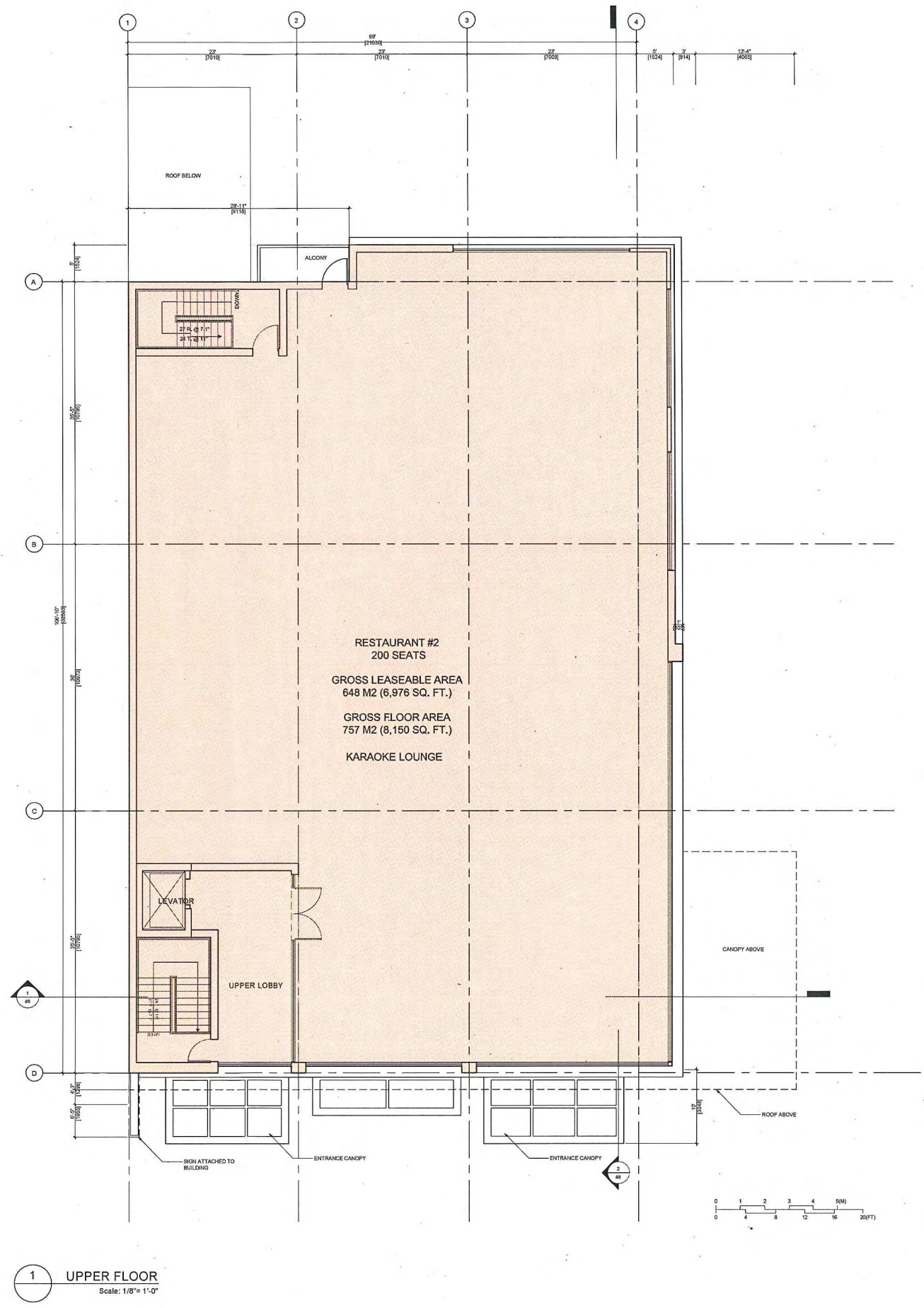
REFERENCE PLAN

DP 15-697654



**pacific
west
architecture**

1200 West 73rd Ave (Airport Square)
Suite 1120
Vancouver B.C. V6P 6G5
Office: 604 267 7072
Fax: 604 267 7056
Email: info@pwaarchitecture.com
www.pwaarchitecture.com



| ISSUES | DATE |
|--------|---|
| 8 | |
| 7 | |
| 6 | |
| 5 | |
| 4 | ISSUED FOR DPP 2015-MAR-18 |
| 3 | ISSUED FOR ADVISORY DESIGN PANEL COMMENTS 2015-DEC-15 |
| 2 | ISSUED FOR ADVISORY DESIGN PANEL 2015-OCT-13 |
| 1 | DEVELOPMENT PERMIT REVISIONS 2015-SEP-29 |

| | |
|----------------|------|
| PROJECT NUMBER | AD15 |
| DRAWN BY | SL |
| CHECKED BY | PY |
| DATE CHECKED | |
| CONSULTANT | |

| | |
|---------|---------------------|
| PROJECT | 8191 ALEXANDRA ROAD |
| | RICHMOND, BC |

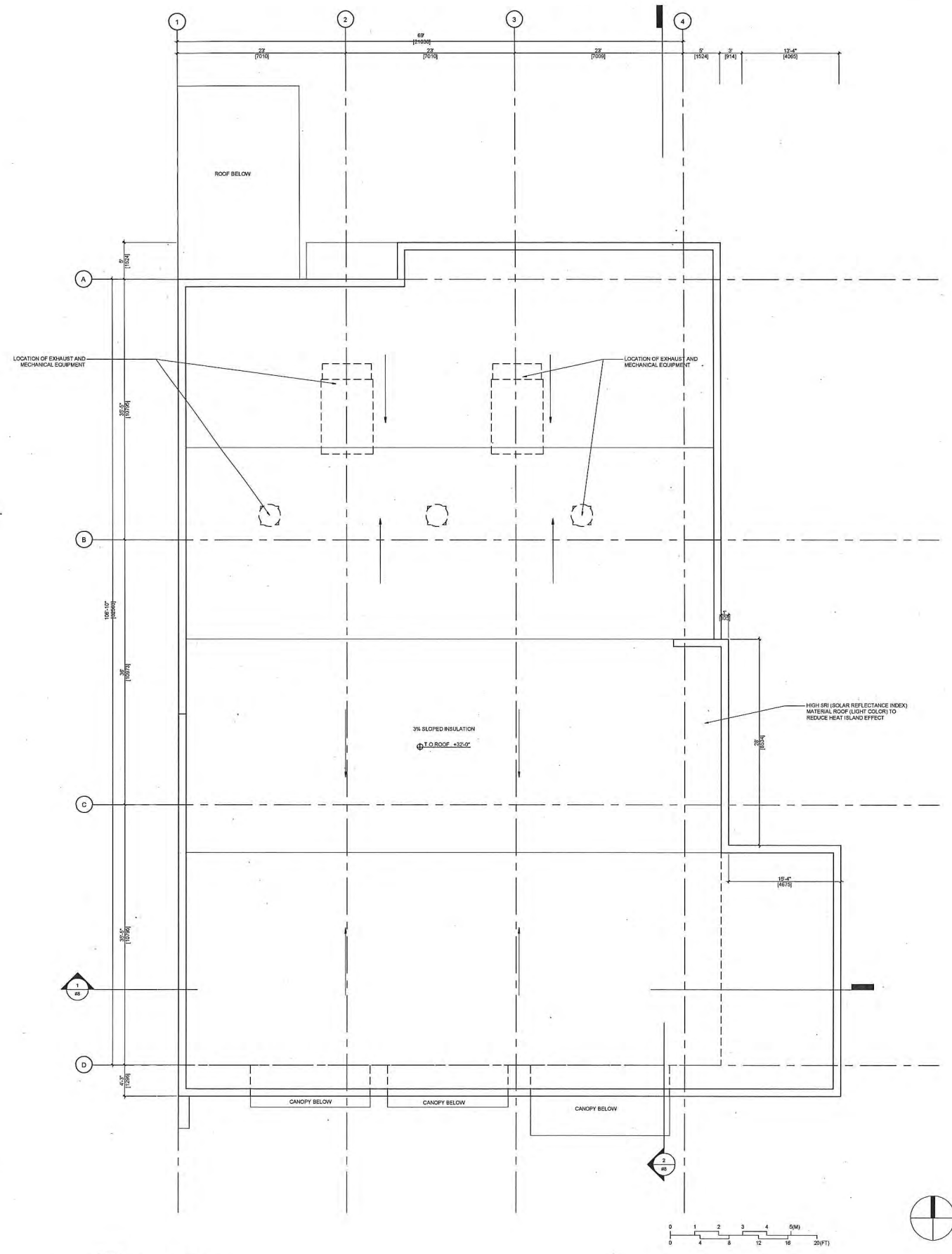
| | |
|---------------|------------------|
| DRAWING TITLE | UPPER FLOOR PLAN |
|---------------|------------------|

| | |
|-------------|--------------|
| DRAWING No. | PLAN #11 |
| | DP 15-697654 |

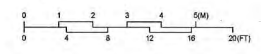
MAR 14 2016

REFERENCE PLAN

DP 15-697654



1 ROOF PLAN
Scale: 1/8" = 1'-0"



**pacific
west
architecture**

1200 West 73rd Ave (Airport Square)
Suite 1120
Vancouver B.C. V6P 6G5
Office: 604 267 7072
Fax: 604 267 7056
Email: info@pwaarchitecture.com
www.pwaarchitecture.com

| REVISIONS | DATE |
|-----------|------|
| 1 | |

| ISSUES | DATE |
|--------|---|
| 8 | |
| 7 | |
| 6 | |
| 5 | |
| 4 | ISSUED FOR DPP 2016-MAR-18 |
| 3 | ISSUED FOR ADVISORY DESIGN PANEL COMMENTS 2015-DEC-15 |
| 2 | ISSUED FOR ADVISORY DESIGN PANEL 2015-OCT-13 |
| 1 | DEVELOPMENT PERMIT REVISIONS 2015-SEP-29 |

| | |
|----------------|------|
| PROJECT NUMBER | A015 |
| DRAWN BY | SL |
| CHECKED BY | PY |
| DATE CHECKED | |
| CONSULTANT | |

PROJECT
8191 ALEXANDRA ROAD
RICHMOND, BC

DRAWING TITLE
ROOF PLAN

DRAWING No.
PLAN #12
DP 15-697654

DP 15-697654 REFERENCE PLAN **MAR 14 2016**