



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: April 29, 2016

From: Wayne Craig
Director of Development


File: DP 15-708397

Re: Application by Townline Gardens Inc. for a Development Permit at
10780 No. 5 Road and 12733 Steveston Highway

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of two (2) 8-storey residential buildings and one (1) 4-storey residential building at 10780 No. 5 Road and 12733 Steveston Highway on a site zoned "Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) Increase the maximum height over a parkade structure from six (6) storeys and 25.0 m, to eight (8) storeys and 26.9 m; and
 - (b) Allow the projection of unenclosed balconies to a maximum of 1.8 m into a side yard setback abutting the Agricultural Land Reserve.


Wayne Craig
Director of Development

WC:hc
Att.

Staff Report

Origin

Townline Gardens Inc. has applied to the City of Richmond for permission to develop two (2) 8-storey residential buildings (Building E1 – ‘The Dahlia’ and Building E2 – ‘The Calla’) and one (1) 4-storey residential building (Building F – ‘The Jasmine’), all above an underground parkade. The proposal is for 313 apartment units and 9 townhouse units: Building E1 would have 132 apartment units; Building E2 would have 132 apartment units; and Building F would have 49 apartment units and nine (9) townhouse units.

The current proposal is Phase 3 of ‘The Gardens’, which is a mixed-use development at the northeast corner of Steveston Highway and No. 5. Road. Council approved the rezoning (RZ 08-0450659) for the overall development on July 25, 2011. ‘The Gardens’ site was rezoned from “Service Station District (G2)”, “Botanical Garden District 1 (BG1)” and “Botanical Garden District 2 (BG2)” to “Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)” through Zoning Bylaw 8500 Amendment Bylaw 8532. The vision is a ‘Garden City’ with compact, transit-oriented development, pedestrian-friendly streetscapes and small shops and restaurants within a landscaped setting of common gardens, including opportunities for urban agriculture.

Significant requirements and contributions were secured at the time of rezoning that included:

- 12.2 acre ‘Agricultural-Park’ dedication and the park design;
- 5 % of total residential floor area as affordable housing units;
- A City-owned 37 space child care facility in an upgraded existing building;
- Agricultural Land Reserve (ALR) setback and landscape buffer;
- Enhancement of an existing Riparian Management Area (RMA);
- On-site public art;
- Construction of a north-south and an east-west internal road; and
- Upgrades to the No. 5. Road frontage and existing infrastructure.

The “Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)” Zone permits development of the overall site up to a maximum density of 1.43 FAR, provided that commercial use does not exceed 9,000 m² and that residential use does not exceed 53,511 m².

The Development Permit (DP-10-544504) for Phase 1 was issued in 2011 and Buildings A and B along Steveston Highway are built, and the Development Permit for Phase 2 (DP-13-641796) was issued in 2014 and Building D along No. 5 Road is under construction.

The current proposal for Phase 3 is the third and final Development Permit application for the overall site development.

Surrounding Development

North: A 12.2 acre dedicated ‘Agricultural Park’ zoned “Agriculture and Botanical Show Garden (ZA3) – Fantasy Gardens (Ironwood)”.

- South: Building A and Building B in Phase 1 of 'The Gardens' are immediately south of proposed Building E1, Building E2 and Building F across the traffic end point at the east end of the internal east-west shopping high street.
- East: Beyond the development site is Highway 99, separated from the development site by a tall, evergreen hedge (within the subject site) and a large drainage ditch (within the highway right-of-way). Properties to the east of Highway 99 are agricultural.
- West: Across No. 5 Road is an established, single-family neighbourhood with lots fronting No. 5 Road zoned "Single Detached (RS1/E)" and a townhouse project zoned "Low Density Townhouse (RTL4)" that fronts onto No. 5 Road.

Development Information

The subject site is comprised of two remaining (2) vacant lots on the overall development site. The proposal to develop the two (2) mid-rise (8-storey) apartment buildings, and one (1) low-rise (four-storey) apartment building, is generally consistent with the master plan that was presented to Council at the time of the rezoning (RZ 08-0450659). Vehicle access was provided to the site in Phase 1 of the overall development and includes a right-in only from Steveston Highway, and two-way access from the signalized intersection at No. 5. Road. Pedestrians enter the site from points along No. 5. Road and Steveston Highway and one (1) future walkway will eventually connect the overall site to the 'Agricultural Park'.

The attached Development Application Data Sheet (Attachment 1) provides a comparison of the proposed development data with the relevant Bylaw requirements.

Related Policies and Bylaws

Official Community Plan (OCP)

The subject site is designated as "Limited Mixed Use" in the Official Community Plan (OCP), and the proposal is consistent with the vision for the area as medium-density, mid-rise housing with limited commercial, industrial, office, institutional or community uses.

Flood Plain Designation and Protection (Bylaw 8204)

In accordance with the Flood Management Strategy, registration of a Flood Indemnity Covenant has been secured as a condition of the rezoning.

Affordable Housing Strategy

In accordance with the Affordable Housing Strategy, the applicant is required to provide 5% of total residential floor area as Affordable Housing Units (AHUs), and meet specific commitments in a Covenant for No Development (NDC) that is registered on the subject site. The applicant's proposal is generally consistent with the NDC, and would include a total of 16 AHUs as follows:

- Buildings E1 and E2 together would have one (1) studio; one (1) accessible one-bedroom; five (5) two-bedrooms; and six (6) three-bedrooms;
- Building F would have one (1) two-bedroom and two (2) three-bedrooms.

The existing NDC would be released and simultaneously replaced with a registered RC with the Housing Agreement and the Housing Agreement Bylaw.

OCP Accessibility Policy

The proposed development includes 15 AHUs that are basic universal housing units and are designed to be easily renovated to accommodate a future resident in a wheelchair. These single-storey units are required to incorporate all of the accessibility provisions listed in the Basic Universal Housing Features section of the City's Zoning Bylaw.

The proposed development includes 1 barrier free AHU that will be designed to be fully accessible at the time of construction for a resident in a wheelchair.

OCP Crime Prevention Through Environmental Design (CPTED)

The development proposal would include standard CPTED features, which are articulated by the applicant in sheet A-004 of the Development Permit plans.

Public Art Program (Policy 8703)

In accordance with the Public Art Policy, registration of a NDC for public art was required prior to zoning bylaw adoption. Artist Joel Berman has delivered two pieces for Phases 1 and 2. The remaining amount for Phase 3 is \$143,419. Prior to the issuance of the Development Permit, this outstanding amount would be secured through a Letter of Credit with a letter from the applicant that commits to the timeframe for delivery of the Phase 3 public art and its installation, and the NDC would be released.

Childcare Facility

In accordance with the rezoning conditions, registration of a NDC for the City-owned childcare facility was required prior to zoning bylaw adoption. The NDC terms require that the applicant provide plans for improvements to the existing building and outdoor areas, and a timeline and security for completion of a turnkey facility as a condition of the current Development Permit. Occupancy of the City facility must also occur prior to occupancy of any buildings in Phase 3. Facilities and Community Services staff have reviewed and approved the plans, budget and timeline. Prior to the issuance of the Development Permit, the NDC would be released and simultaneously replaced with a No Building Permit Covenant to secure a construction agreement between the City and the applicant with plans, a budget and the completion and occupancy timeline for the childcare facility as a condition of the issuance of any Building Permit for the development.

Agricultural Landscape Buffer Zone and Maintenance Plan

Registration of a NDC for an Agricultural Landscape Buffer Zone and Maintenance Plan was also required as a condition of the rezoning. The NDC terms require that the applicant provide a plan with the appropriate details for the buffer zone between the north property line of the subject site and the 'Agricultural Park'. Planning staff have reviewed and concur with the Agricultural Landscape Plan (Attachment 3), prepared by the applicant's landscape architect, as provided in the Development Permit plans. Prior to the issuance of the Development Permit, the NDC would be released and simultaneously replaced with a registered RC with the landscape plan and maintenance provisions, and a Statutory Right-of-Way to allow for the City to maintain the buffer area in the event that the strata corporation does not fulfill their legal obligations for maintenance. Costs for the landscaping plan were included in the landscaping estimate for the subject site, and form a component of the associated security.

Riparian Management Area Landscape and Maintenance Plan

Rezoning conditions included the registration of a NDC for a Riparian Management Area (RMA) Landscape and Maintenance Plan, prior to the bylaw adoption. The NDC terms require that the applicant engage a qualified environmental professional (QEP) to prepare a plan to enhance the RMA in the short-term, and protect, preserve and maintain the RMA over the long-term. The RMA is partially located along the east edge of the subject site and partially on the Ministry of Transportation and Infrastructure (MoTI) lands along the Highway 99 corridor. The applicant's QEP has prepared the RMA plan, including the MoTI portion, and the applicant has agreed to cover all costs for the works through security for the off-site improvements subject to receiving permission from MoTI. Environmental Sustainability staff concur with the QEP plan and QEP-prepared landscape estimate and have received confirmation that the applicant has submitted the MoTI application for permission to undertake improvements on their lands and that approval is pending. Prior to the issuance of the Development Permit, the NDC would be released and simultaneously replaced with a registered RC with the RMA plan and provisions for maintenance and a Statutory Right-of-Way to allow for the City to maintain the RMA in the event the strata corporation does not fulfill their legal obligations for maintenance.

Noise and CHMC Standards

Registration of a NDC for noise attenuation was required as a condition of the rezoning. Prior to the issuance of the Development Permit, the applicant must provide the mechanical and/or acoustical engineering reports to demonstrate that the proposed buildings will meet the appropriate standards.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning application was held on October 19, 2009. While no objections to the proposed development were raised, some concerns were expressed about the traffic impact in the immediate vicinity. As a result, improvements were made in Phase 1 of 'The Gardens' to the Steveston Highway and No. 5 Road intersection and a new signalized intersection was introduced along No. 5 Road at the entry to the subject site.

Zoning Compliance/Variations

The proposed scheme attached to this report has satisfactorily addressed urban design issues and responded to staff comments in the review process for this Development Permit application. The proposal is generally consistent with applicable sections of the Official Community Plan (OCP) Bylaw 9000 and Schedule 2.8A – Shellmont Area – Ironwood Sub-Area Plan in the OCP Bylaw 7100 including design guidelines. Two (2) zoning variances are required as noted below.

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- (a) Increase the maximum height over a parkade structure from six (6) storeys and 25.0 m, to eight (8) storeys and 26.9 m; and

Staff support the proposed variance for height because the request is technical in nature for mechanical penthouses only and the building wall would not exceed the maximum of 25.0 m. The increase in storeys is also technical in that a mixed-use building of six storeys with commercial at grade is approximately equivalent to an eight-storey apartment building with no commercial at grade. It is possible to accommodate the eight (8) storeys within the maximum height through the use of concrete construction which enables lower storeys than wood frame.

- (b) Allow the projection of unenclosed balconies to a maximum of 1.8 m into a side yard setback abutting the Agricultural Land Reserve.

This regulation is part of the zone to protect farm uses in the ALR. The adjacent lands are located within the ALR but are not farmed as the property is dedicated to the City as a park. Staff support the proposed variance because the projection of unenclosed balconies further into the north (side) setback would help to connect the occupants of the apartment units to the people and activities in the park, and thereby promote animation. The balcony projections into the side setback would have no adjacency or other negative impacts, given the dwelling units would be facing a park and not sensitive land uses (e.g. adjacent residential buildings).

Urban Design Response

Advisory Design Panel Comments

The Advisory Design Panel recommended support for this Development Permit application. A copy of the relevant excerpt from the Advisory Design Panel Minutes from December 17, 2015 is attached (Attachment 4). The design response from the applicant is included immediately following the specific Design Panel comments and is identified in '***bold italics***'.

Analysis

Conditions of Adjacency and Streetscape

The proposed design of Building E1, Building E2 and Building F respect adjacent properties and neighbouring land uses to ensure urban design is well-suited to the site in the following ways.

- Buildings E1, E2 and F would have no shadow impacts on the 'Agricultural-Park'.
- The proposed development would not have a negative impact on public views from the 'Agricultural Park', looking south:
 - While Buildings E1 and E2 would be 26.9 m, this height is measured to the top of proposed mechanical structures on the rooftops, whereas the highest point on the residential storeys would be 25.0 m. The penthouses would not impede views as they would be small and situated far back on the roofs near the south-west edges.
 - Though the above-grade exterior of the parking roof deck would be visible along the north edges of the subject site, the 'blank wall' appearance would be softened through plantings in the Agricultural Buffer Area and trees in front of Building F.
- The views of Building F from Highway 99 would be somewhat screened from view due to the existing tall, evergreen hedge. The fencing around the dog park between Building F and the RMA at the northeast edge of the subject site would be sited to meet the setback distance required to protect this environmentally sensitive area.
- The relationships between Buildings E1, E2 and F would effectively create streetscapes:
 - Building E1 would complete the sense of enclosure with Building D along the internal road, and the mirroring of Buildings E1 and E2 would create the edges of an enclosed plaza between the two buildings.
 - The three-storey podium of the south elevations of Buildings E1 and E2 would be complementary to the height of the commercial storeys along the north elevations of Buildings A and B. Together these four buildings would form the streetscape along an internal east-west retail street.
 - The three-storey podium of Building E2 would complement the four-storey Building F and their east/west elevations would provide a sense of enclosure around the 'pedestrian mews'.

Site and Functional Planning

- This site is located at an important southern gateway to Richmond from Highway 99 and the vision for multi-storey (above parking structure) built form was designed to provide an appropriate framing element on the north side of Steveston Highway, which will eventually become an entry 'portal' into the city.
- The overall development vision includes seven buildings all located on an internal east-west 'high street' on top of the parking roof deck with apartments above ground-level commercial. This pedestrian-scale retail street incorporates a variety of store frontages, a limited amount of surface parking, wide sidewalks, raised crosswalks, decorative paving and other special features intended to create an enjoyable pedestrian experience and to contribute to a vibrant 'urban village'.
- The proposed site plan for Buildings E1, E2 and F is broadly consistent with the overall vision to create a vibrant, mixed-use, 'urban village'.
 - The public realm between Buildings E1 and E2 and between Building E2 and Building F would consist of high-quality gardens, courtyards, plazas, and the 'pedestrian mews' connecting to the 'Agricultural Park' with trees, shrubs, plantings, outdoor seating and viewing areas that are appropriately detailed.
 - The site orientation of Building F in relation to Building E2 would create a generous 'mouth' at the south edge of the pedestrian mews and the 'funnel'

configuration that would encourage pedestrians toward the plaza at the north end of the mews and to cross over the 'grand staircase' and Agricultural Landscape Buffer into the 'Agricultural Park'.

- Interruption of the public realm at the vehicle entry point to the underground parkade, along the west elevation of Building E1, would be softened through extensive plantings along the road and the private patios.
- Pedestrian connectivity would be further achieved through the completion of the public sidewalk along the north side of the road between Buildings E1, E2 and F.

Parking and Loading

- In Phase 1, the applicant provided a parking study and proposed a suite of transportation demand management (TDM) measures that Transportation staff accepted as sufficient to support a 10% reduction in the on-site parking requirements for the overall development.
- Phase 3 complies with the 10% reduction in vehicle parking ratios for apartment, townhome and affordable housing spaces, small car stalls, accessible and visitor spaces, and loading spaces. All required commercial spaces for the overall development were provided in Phase 1, and these are spaces that are shared as unassigned residential visitor parking for Phase 1 and Phase 2. Class 1 and Class 2 bicycle parking facilities would comply with the Bylaw requirements. The table below is a statistical summary for the Phase 3 vehicle and bicycle parking and loading spaces.

Land Use	Required Parking	Parking Reduction (TDM & Overlap)	Proposed Parking Provided	
Residential Apartment	446	476 - 10% = 428	Apartment = 386	
Residential Townhome	14		Townhome = 27	
Residential Affordable Housing	16		Affordable = 15	
Visitor	10	10 - 10% = 9	Visitor = 59	
Total	476	476 - 10% = 428	Total = 428	
Small Car Stalls (50% allowed)	238	238 - 10% = 214	202 (residential only)	
Accessible Parking Stalls	10	10 - 10% = 9	9 (residential only)	
Shared Commercial & Residential Visitor	Phase 3 = 0 Overall = 351	Phase 3 = 0 Overall = 351-10% = 316	At Grade/On Street = 45 Parkade P1 Level = 383 Total = 428	Based on shared commercial / residential visitor parking
Phase 3 - Total Vehicle Parking	476	428		
Residential Class 1 Bike Parking	392	n/a	419	0% reduction
Residential Class 2 Bike Parking	83	n/a	n/a (provided in Phase 1)	
Commercial Class 1 Bike Parking	n/a	n/a	n/a	0% Reduction
Commercial Class 2 Bike Parking	n/a	n/a	n/a	
Loading Spaces	3	n/a	3	3

- All required visitor bicycle racks were provided in Phase 1;
- Phase 3 bicycle storage units would be located in the bike pavilion/parking structure;
- Phase 3 vehicle parking stalls would be provided partly in the underground parkade, and partly in the above-ground bicycle pavilion/parking structure to the east of Building F.

Architectural Form and Character

- One central principle in the design guidelines for Shellmont Area – Ironwood Sub-Area is the ‘pedestrian-first orientation’ that would be achieved through the design as follows:
 - Buildings E1 & E2:
 - These would be eight-storey L-shaped buildings in mirror image that would form the enclosed plaza and garden spaces as noted previously.
 - Some units would have individual entrances and others would have patios that would connect the private and public realms.
 - The form and massing would be stepped back at the three-to-four storey podium on all elevations with a narrow second street wall setback at the penthouse storey. The podiums would create a sense of human-scale and setbacks would further help to reduce the pedestrians’ experience of bulk, size and scale in the buildings through creating a ‘bottom, middle and top’.
 - Building F
 - This is a four-storey L-shaped building that frames the pedestrian path to the common entrance, and enfolds the above-ground parking structure.
 - Most of the ground-level units would have private entrances and patios, further strengthening the interface between the public and private realm.
 - Garage entrances along the east elevation are blended with upper storeys through the vertical continuity of materials, textures and colours, which reduce the visual dominance of the doors and create streetscape rhythm.
- Though the architectural features and expression of Buildings E1 and E2 is distinct from Building F, both are well-integrated in the overall development. Building F is similar in its volumetric form, massing, height and palette to Building D and together would frame the northerly edges of the site. The podium along the south elevation of Buildings E1 and E2 takes cues from the datum line of the commercial storey of Buildings A and B and the finishes and palettes on both sides of the retail street would be complementary.

Landscape Design and Open Space Design

- As part of the rezoning, the applicant was required to dedicate approximately 12.2 acres as an ‘Agricultural Park’ that will include trails, play areas, ponds, community gardens, horticultural and agricultural interpretive facilities in the various garden areas.
- Phase 1 and 2 provided a high quality of hard and soft landscape design, materials, detailing and furnishings. All soft landscape areas have an automatic irrigation system. Landscaping the internal road between Building D and E1 included 1.5 m wide boulevard planting strips with street trees and grass and 2.0 m wide sidewalks on both sides, which will also provide future pedestrian access to the ‘Agricultural-Park’.
- Phase 3 landscaping would include the following:
 - The courtyard between Buildings E1 and E2 would have five zones: a large amenity garden with a simple sheet of lawn and water feature; a summer flower garden; a children’s play area; a covered outdoor dining area and large semi-private patios for the units facing the common spaces.

- The pedestrian mews would have a linear path with textured concrete pavers in a charcoal colour alongside grasses and other plantings that would visually and physically connect the mews to the semi-private patios of Buildings E2 and F. Its south end would have a trellis structure with seating oriented to north, and way-finding to the grand staircase and ramps to provide universal access to the park.
- Hard surface treatments along the east side of Building F would have a variety of textures to clearly separate the pedestrian and drive aisle zones and to provide for wayfinding to the building main entry and a dog park in the east corner of the site. There would also be a short wavy path from that entrance to a water basin feature that would visually and physically connect to the bike pavilion with a treed green-roof to contribute to the garden theme and prevent anyone climbing onto the roof. The dog park would be gravel with protective fencing setback from the RMA and include covered seating and a drinking basin for the comfort of residents and pets.
- The Agricultural Landscape Buffer Area would have cedar hedging and a variety of thorny plantings that would serve as an effective barrier between the ALR buffer and the development site, while providing an attractive landscape strip when seen from the park and Buildings E1, E2 and F.

Conclusions

The proposed design is responsive to the City of Richmond's urban design objectives within the Ironwood Sub-Area of the Shellmont neighbourhood, and is generally consistent with the master plan that was presented to Council at the time of rezoning. The siting of the proposed buildings and their respective forms, massing and heights would complete the envisioned streetscapes and urban design pattern of the central spine (i.e. retail street) courtyards, gardens, a large plaza (i.e. the south end of the mews) and pedestrian connections to the 'Agricultural Park'. The proposed architectural styles, features and exterior finishes are complementary to the mixed-use buildings on Steveston Highway, and the apartment building under construction on No. 5. Road. With respect to the proposed variances, the projection of balconies into the north side yard setback would have no negative impacts on the ALR lands, and would help foster animation through connecting residents to people and activities in the park. Also the height of the small rooftop structures would not impede public views from the park or otherwise detract from the appearance of the eight-storey buildings. As the proposal would meet the applicable design guidelines, staff recommend support for this Development Permit Application.

Helen Cain

Helen Cain
Planner 2
(604-276-4193)

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Attachment 1: Data Sheet

Attachment 2: Sustainability and CPTED Provisions List (provided by applicant)

Attachment 3: Agricultural Landscape Buffer Zone Plan (provided by applicant)

Attachment 4: Advisory Design Panel Minutes & Applicant Responses (inserted in bold italics)

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

1. Discharge of the existing No Development Covenant (NDC) for affordable housing (Charge Number CA3856784) on Parcels D and E in the Land Title Office subject to the simultaneous registration of a Restrictive Covenant (RC) that secures affordable housing in a Housing Agreement as indicated below.
 - a) The form of the Housing Agreement is to be agreed to by the developer and the City, and registered on title, prior to Development Permit approval on Parcels D and E. The terms of the Housing Agreement shall indicate that they apply in perpetuity and provide for, but are not limited to, the following:
 - occupants of the affordable housing units shall, to the satisfaction of the City shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces;
 - the required minimum floor area of the affordable housing units shall be a minimum of 5% of the residential gross floor area (no exceptions) as projected in Table 1 below;
 - all affordable housing units shall be built to the City's Basic Universal Housing guidelines;
 - the number of affordable housing units, together with their types, sizes (averages in Table 1; minimums in Table 2), and unit mix shall be provided to the satisfaction of the City according to the following schedule:

Table 1

Phase	Unit Type	No. of Units	%	Average Unit Size	Total Amount (ft ²)
Phase 3 (Parcel D) Buildings E1 & E2	1 Studio	1	8%	491	491
	Accessible 1 Bedroom	1	8%	602	602
	2 Bedroom	5	38%	879	4,395
	3 Bedroom	6	46%	990	5,940
	Sub-Total	13	100%	-	11,428
Phase 4 (Parcel E) Building F	2 Bedroom	1	33%	868	868
	3 Bedroom	2	67%	982	1,964
	Sub-Total	3	100%	-	2,832

- rental rates and occupant income restrictions shall be in accordance with the City's Affordable Housing Strategy and guidelines for Low End Market Rental housing, according to the following schedule:

Table 2

Unit Type	Minimum Unit Sizes	Maximum Monthly Rent	Total Household Annual Income ^{1,2}
Bachelor	37 m2 (400 ft2)	\$850	\$34,000 or less
One bedroom	50 m2 (535 ft2)	\$950	\$38,000 or less
Two bedroom	80 m2 (860 ft2)	\$1,162	\$46,500 or less
Three bedroom	91 m2 (980 ft2)	\$1,437	\$57,500 or less

Notes:

¹ Denotes 2013 amounts adopted by Council on March 11, 2013 .

² Household income may be increased annually by the Consumer Price Index.

2. Discharge of the No Development Covenant (NDC) for the provision of a child care facility (Charge Number CA2766525) on Parcels D and E in the Land Titles Office subject to the simultaneous registration of a No Building Permit Covenant on Parcel D and E as indicated below:

- a) The form of the legal agreement is to be agreed to by the developer and the City, and registered on title, prior to Development Permit approval on Parcels D and E. The terms of the NDC shall indicate that no building permit for Parcel D and E shall be issued until both parties have entered into a construction agreement for the 37-space child care facility and provide for, but are not limited to, the following:
 - The completion, at the Owner's sole cost, of the Works on the City lands;
 - budget and letter of credit in the amount of \$2,620,050.00 to secure the completion of the works;
 - timeline to completion and occupancy and other items and conditions to the satisfaction of staff.
 - building Permit plans for improvements to the existing building, associated outdoor spaces (e.g. landscaping) and parking;
 - no occupancy permit for any building on Parcel D and E shall be issued until an occupancy permit has been issued for the conversion of the existing building to the childcare facility and any necessary legal agreements for accessory areas (e.g. parking) to the satisfaction of staff.
3. Discharge of the No Development Covenant (NDC) for the Agricultural Buffer Zone Landscaping and Maintenance Plan on Parcels D and E (Charge Number CA2088645 to CA2088647) subject to the simultaneous registration of a Restrictive Covenant (RC) that secures a Landscape Buffer Zone and Maintenance Plan as indicated below.
 - a) The form of the legal agreement is to be agreed to by the developer and the City, and registered on title, prior to Development Permit approval on Parcels D and E. The terms of the RC shall indicate that they apply in perpetuity and provide for, but are not limited to, the following:
 - the plan for the enhancement, management and maintenance of the landscape buffer area, prepared by a registered landscape architect, to the satisfaction of the City.
 - no building, structure or improvement shall be constructed or permitted to be constructed in or on the landscape buffer, unless the City provides its written consent as per an approved Development Permit or Servicing Agreement;
 - registration of a Statutory Right-of-Way along the entire Agricultural Buffer Area, which shall apply in perpetuity, to provide for access for the protection, preservation and maintenance of the Landscape Buffer Area by the City if required.
 - the owner shall not grant any easements, statutory rights of way or other grants, leases or licences over the landscape buffer area without the prior consent of the City.
4. Registration of a Public Right-of-Passage Statutory Right-of-Way, between Building E2 and Building F, which shall apply in perpetuity, to provide for public access to and along the pedestrian mews and through the Agricultural Buffer Area to the City's park lands. The maintenance and liability associated with the public walkway shall be the responsibility of the strata corporation.
5. Discharge of the No Development Covenant (NDC) for the Riparian Management Area Landscape and Maintenance Plan on Parcels D and E (Charge Number CA2088637 to CA2088639), subject to the simultaneous registration of a Restrictive Covenant (RC) for a Riparian Management Area Landscape Plan as indicated below.
 - a) The form of the legal agreement is to be agreed to by the developer and the City, and registered on title, prior to Development Permit approval on Parcels D and E. The terms of the RC shall indicate that they apply in perpetuity and provide for, but are not limited to, the following:
 - the plan for the protection, management and maintenance of the preservation area, prepared by a qualified environmental professional, to the satisfaction of the City.
 - the completion of the works, at the developer's sole cost, including the portion of the Preservation Area that is Crown lands;

- a letter of credit in the amount of \$86,569.42 for the completed works (based on the Preservation Area enhancements cost estimate prepared by a qualified environmental professional), which will be returned after the enhancements to the Preservation Area, to the satisfaction of the City.
 - registration of a Statutory Right-of-Way, which shall apply in perpetuity, to provide for access for the City for the protection, preservation, management and maintenance of the Preservation Area by the City if required.
 - the owner shall not grant any easements, statutory rights-of-way or other grants, leases or licences over the Preservation Area without the written prior consent of the City.
6. Discharge of the No Development Covenant (NDC) for public art on Parcels D and E (Charge Number CA2088662), subject to provision of a letter from the applicant with a timeline for delivery of the public art and its installation, and a Letter of Credit in the amount of \$143,419.00 (based on total floor area minus affordable housing area), which will be returned after the installation of the public art to the satisfaction of the City.
 7. Confirmation that all the underground parking on Parcels D and E is solely for the benefit of Parcels D and E or registration of appropriate easement agreements for lots and/or parcels to be provided for access to these parking stalls.
 8. Provision of a letter of credit by the owner/developer for supply and installation of landscape site improvements in the amount of \$860,667.94 (based on a landscape cost estimate prepared by a registered landscape architect).
 9. Consolidation of Parcel D and Parcel E unless an alternate legal agreement is secured with respect to the encroachment of the parking structure across the shared property line, to the satisfaction of the Director of Development.

Prior to Building Permit Issuance, the developer must complete the following requirement

1. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
2. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

- * This requires a separate application.

Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to the issuance of the Development Permit.

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.

Signed

Date



City of Richmond

Development Application Data Sheet

Development Applications Department

DP 15-708397

Attachment 1

Address: 10780 No 5 Road / 12733 Steveston Highway

Applicant: Joseph Lau, ZGF Cotter Architects

Owner: Townline Gardens Inc.

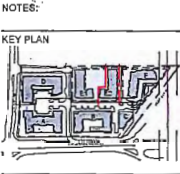
Planning Area(s): Shellmont Ironwood Sub-Area

Floor Area

Gross: 27,222 m² Floor Area Net: 26, 157 m²

	Existing	Proposed	
Site Area:	17, 088 m ²	17, 088 m ²	
Land Uses:	Vacant	Residential apartment	
OCP Designation:	Limited Mixed Use	No change	
Zoning:	“Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)”	No change	
Number of Units:	322	322	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.43	1.39	none permitted
Lot Coverage:	Max. 50%	26.3%	n/a
Setback – Front Yard (west):	Min. 6.0 m	8.40 m (Building E1)	n/a
Setback – Rear Yard (east):	Min. 6.0 m	11.60 m (Building E1)	n/a
Setback – Side Yard (north):	Min. 6.0 m No projection into setback abutting ALR	6.10 m (Building E1) Projection of 1.80 m for unenclosed balconies	Variance required
Setback – Side Yard (south):	Min. 3.0 m	7.50 m (Building E2)	n/a
Height (m):	Max. 25.0 m 6 storeys	26.9 m 8 storeys	Variance required
Lot Size:	Min. 3,000 m ²	4,496 m ²	n/a
Off-street Parking Spaces – Regular/Commercial:	428 residential No commercial	428 residential No commercial	n/a
Off-street Parking Spaces – Accessible:	9	9	n/a
Total off-street Spaces:	428	428	n/a
Tandem Parking Spaces	not permitted	none	n/a
Amenity Space – Indoor:	Min. 70 m ²	Provided in Phase 1	n/a

APR 29 2016



18	8	Sustainable Sites	Possible Points:	26
Y	?	N		
Y		Prereq 1 Construction Activity Pollution Prevention		1
1		Credit 1 Site Selection		5
5		Credit 2 Development Density and Community Connectivity		1
1		Credit 3 Brownfield Redevelopment		6
6		Credit 4.1 Alternative Transportation—Public Transportation Access		1
1		Credit 4.2 Alternative Transportation—Bicycle Storage and Changing Rooms		3
3		Credit 4.3 Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles		2
2		Credit 4.4 Alternative Transportation—Parking Capacity		1
1		Credit 5.1 Site Development—Protect or Restore Habitat		1
1		Credit 5.2 Site Development—Maximize Open Space		1
1		Credit 6.1 Stormwater Design—Quantity Control		1
1		Credit 6.2 Stormwater Design—Quality Control		1
1		Credit 7.1 Heat Island Effect—Non-roof		1
1		Credit 7.2 Heat Island Effect—Roof		1
1		Credit 8 Light Pollution Reduction		1
4	6	Water Efficiency	Possible Points:	10
Y		Prereq 1 Water Use Reduction—20% Reduction		2 to 4
2	2	Credit 1 Water Efficient Landscaping		2
2		Credit 2 Innovative Wastewater Technologies		2 to 4
2	2	Credit 3 Water Use Reduction		
9	26	Energy and Atmosphere	Possible Points:	35
Y		Prereq 1 Fundamental Commissioning of Building Energy Systems		
Y		Prereq 2 Minimum Energy Performance		
Y		Prereq 3 Fundamental Refrigerant Management		
4	15	Credit 1 Optimize Energy Performance		1 to 19
7		Credit 2 On-Site Renewable Energy		1 to 7
2		Credit 3 Enhanced Commissioning		2
2		Credit 4 Enhanced Refrigerant Management		2
3		Credit 5 Measurement and Verification		3
2		Credit 6 Green Power		2
7	2	Materials and Resources	Possible Points:	14
Y		Prereq 1 Storage and Collection of Recyclables		
	3	Credit 1.1 Building Reuse—Maintain Existing Walls, Floors, and Roof		1 to 3
	1	Credit 1.2 Building Reuse—Maintain 50% of Interior Non-Structural Elements		1
2		Credit 2 Construction Waste Management		1 to 2
1	1	Credit 3 Materials Reuse		1 to 2
Materials and Resources, Continued				
Y	?	N		
2			Credit 4 Recycled Content	1 to 2
2			Credit 5 Regional Materials	1 to 2
1			Credit 6 Rapidly Renewable Materials	1
	1		Credit 7 Certified Wood	1
9	5	Indoor Environmental Quality	Possible Points:	15
Y		Prereq 1 Minimum Indoor Air Quality Performance		
Y		Prereq 2 Environmental Tobacco Smoke (ETS) Control		
	1	Credit 1 Outdoor Air Delivery Monitoring		1
	1	Credit 2 Increased Ventilation		1
1		Credit 3.1 Construction IAQ Management Plan—During Construction		1
1		Credit 3.2 Construction IAQ Management Plan—Before Occupancy		1
1		Credit 4.1 Low-Emitting Materials—Adhesives and Sealants		1
1		Credit 4.2 Low-Emitting Materials—Paints and Coatings		1
1		Credit 4.3 Low-Emitting Materials—Flooring Systems		1
1		Credit 4.4 Low-Emitting Materials—Composite Wood and Agrifiber Products		1
	1	Credit 5 Indoor Chemical and Pollutant Source Control		1
1		Credit 6.1 Controllability of Systems—Lighting		1
1		Credit 6.2 Controllability of Systems—Thermal Comfort		1
1		Credit 7.1 Thermal Comfort—Design		1
1		Credit 7.2 Thermal Comfort—Verification		1
1		Credit 8.1 Daylight and Views—Daylight		1
	1	Credit 8.2 Daylight and Views—Views		1
5	1	Innovation and Design Process	Possible Points:	6
1		Credit 1.1 Innovation in Design: Specific Title		1
1		Credit 1.2 Innovation in Design: Specific Title		1
1		Credit 1.3 Innovation in Design: Specific Title		1
1		Credit 1.4 Innovation in Design: Specific Title		1
1		Credit 1.5 Innovation in Design: Specific Title		1
1		Credit 2 LEED Accredited Professional		1
2	2	Regional Priority Credits	Possible Points:	4
1		Credit 1.1 Regional Priority: Specific Credit		1
1		Credit 1.2 Regional Priority: Specific Credit		1
1		Credit 1.3 Regional Priority: Specific Credit		1
1		Credit 1.4 Regional Priority: Specific Credit		1
54	50	6 Total	Possible Points:	110
Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110				

Sustainability Strategies

Key Features:

- Site use
- Alternative Transportation Strategies
- Heat Island
- Water conservation and Efficiency
- Energy Conservation
- Equipment Efficiency
- System Optimization
- Construction waste management
- Recycled Materials
- Indoor Air Quality
- Green Cleaning
- Green education

The Site

Townline is committed to a development that embodies sustainability and contributes to improving the livability of the area. As the project being submitted for review is part of a larger development it will share a number of features that enhance its sustainability and livability. The approach is to look for a sustainable strategy that sees the site as a whole and adopt a common set of features that benefit all three buildings of the proposal as well as the entire site.

Some of these features being considered include extensive landscaping, not only to enhance livability of the residence, but to also to manage the site's stormwater quality and quantity. For example, the site will also use the adjacent park as a storm retention pond to further control the quantity and quality of the storm water that is to be ejected into the municipal infrastructure. Programs will be adopted to facilitate sustainable living by the residents. Equipment will be carefully chosen due to their impact on or enhancement of the environment.

Site Use

Alternative Transportation Strategies

The project is located adjacent to bus routes allowing occupant to get to and from the site without dependence on a single occupancy vehicle. To further promote a reduction in single occupancy vehicle usage, bicycle storage will be provided on the site to encourage the use of bicycles. There is also a car share program that has been implemented for the site. The Site also provides trip facilities (showers) for the retail tenants and users. With over 7000sf of onsite indoor amenity in Phase 1 for use by all phases, the site encourages healthy exercise and social interaction.

Heat Island

Most of parking for the development will be located underground. This reduces the amount of heat absorbed by the surface level hardscapes that would otherwise be found on a ground level parking lot. This also ensures a more productive use of the site and eliminates parking sprawl while increasing project density.

Water efficiency

Water Conservation

The Gardens will be designed with optimum water management in mind. All water fixtures: faucets, toilets, and showers will be selected to be water efficient. Where efficiency can be further improved, fixtures may be equipped with aerators and/or flow reducers to maximize their water efficiency while maintaining occupant usability and satisfaction.

Landscaping

Landscaping will be designed to include native and/or adaptive vegetation to increase natural resiliency throughout all climatic conditions; therefore reducing water demands and significantly limiting additional maintenance and artificial fertilization.

Energy Efficiency

Building Facade Design

Utilization of a high performance, double-gazed, thermally broken window systems will provide a high degree of thermal efficiency overall. The energy used to keep the occupant thermally comfortable will be significantly reduced. Window to wall ratios will also be specially selected to manage solar heat gains and energy losses through glazing for each building.

Equipment Efficiency

In terms of heating and cooling efficiency, the first and most effective strategy in energy savings is reducing the need for it. For the development, the exterior envelope is a key component of this reduction strategy. The ideal system for integration into the buildings is still being evaluated.

Lighting

In common areas, energy usage will be further reduced by pursuing sustainable lighting strategies:

- Compact Fluorescent Lighting
- LED Signage
- High Efficiency Ballasts
- Daylighting controls with dimmable ballasts
- Zone switched Luminaries
- Occupancy sensors

The appropriate lighting power density levels will also be specified and a high degree of measurement and control of all systems will positively impact power consumption and energy user flexibility and energy management.

System Optimization

To ensure that energy performance is achieved according to design, all major systems of the buildings are planned to be commissioned by an independent commissioning agent.

Materials and Resources

Recycling and Composting Facilities

To promote ongoing recycling activities once occupied, recycling facilities will be located in close proximity the garbage disposal where clearly labeled sorting containers help encourage users to recycle where appropriate and avoid sending recyclable waste to the landfill. An extensive composting program will also be adopted for the site.

Recycling Materials

Each building will focus on selecting materials with recycled content. By seeking out and using recycled materials the project hopes to achieve a recycled content of at least 10%, even 20% where possible. This will most likely be done through the careful selection of structural systems like concrete and steel where the impact of recycled materials can be most significant.

Indoor Air Quality

Low Emitting materials

Each building will also be finished using specified materials with lower VOC content. These materials include paint, sealants, adhesives, and flooring and will be utilized to limit the release of chemicals once the materials are installed, improving post construction air quality for the occupants. Urea formaldehyde woods and composites will not be specified to limit the release of chemical after construction.

Innovation in Design

Green Cleaning

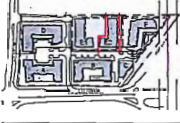
The building janitorial contractor will be expected to select environmentally sensitive and natural cleaning products while also using cleaning practices proven to reduce the impact of those cleaning agents on the environment. These practices will also help maximize indoor environmental quality by limiting the chemical release into the occupant space through janitorial practices.

Green Education

Both an active and passive education strategy are planned to help transfer knowledge to the tenants and the visitors of the Gardens development. They will be informed on the benefits of the features adopted in the building as well as for the larger site. In the adjacent park, a program will be implemented to introduce the community to urban farming and horticulture.

NOTES:

KEY PLAN



NOT FOR CONSTRUCTION

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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ZGF COTTER
300 GERRARD STREET EAST, SUITE 200
TORONTO, ONTARIO M5E 1B5
TEL: 416-593-1111 FAX: 416-593-1112
WWW.ZGFCOTTER.COM

PROJECT:

THE GARDENS
THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

CLIENT:

TOWNLINE

DESIGNED BY: TOWNLINE
CHECKED BY: A
SCALE: 1/8" = 1'-0"
DATE: 10-11
SHEET: 10-11
SUSTAINABILITY CHECKLIST

DESIGNED BY: TOWNLINE
CHECKED BY: A
SCALE: 1/8" = 1'-0"
DATE: 10-11
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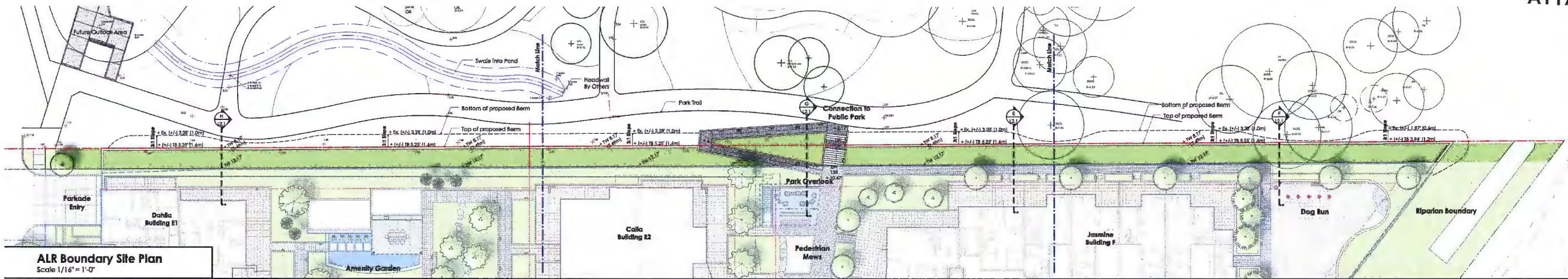
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CHECKED BY: A
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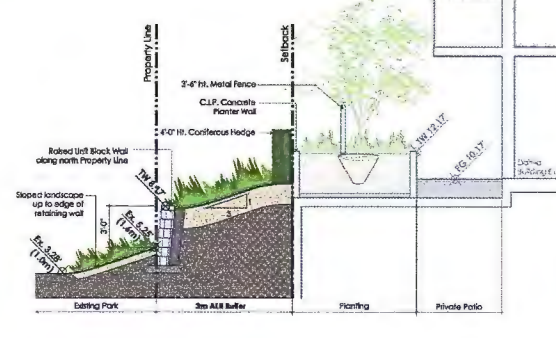
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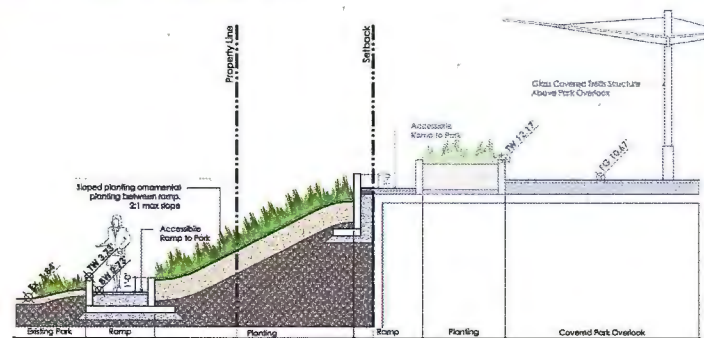
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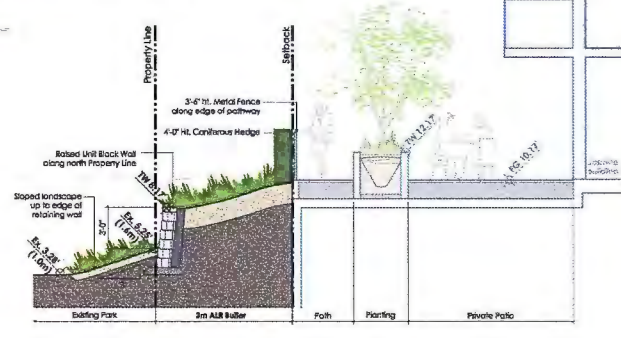
ALR Boundary Site Plan
Scale 1/16" = 1'-0"



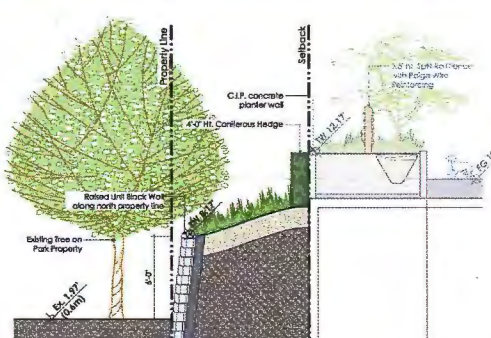
H Park Edge of Dahlia Building E - Section
Scale: 1/4" = 1'-0"



G Park Edge of Connection to Pedestrian Mews
Scale: 1/4" = 1'-0"

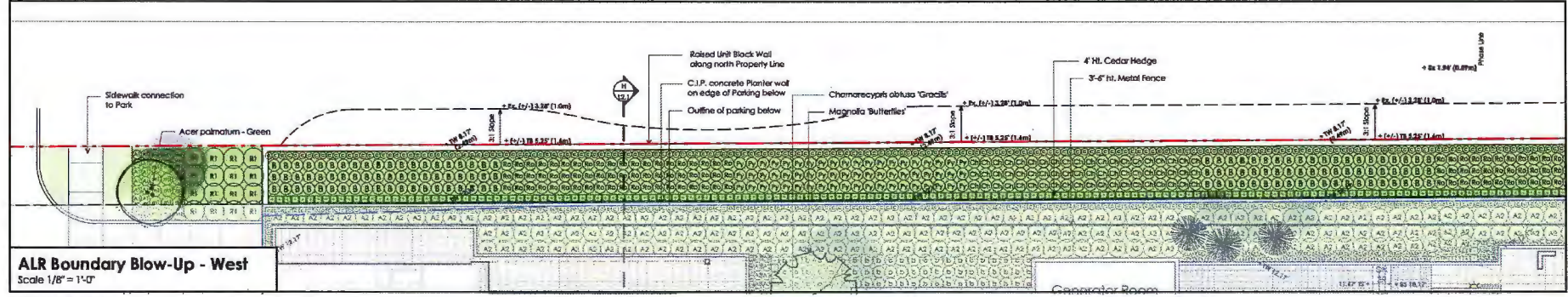


I Park Edge of Jasmine Building F - Section
Scale: 1/4" = 1'-0"

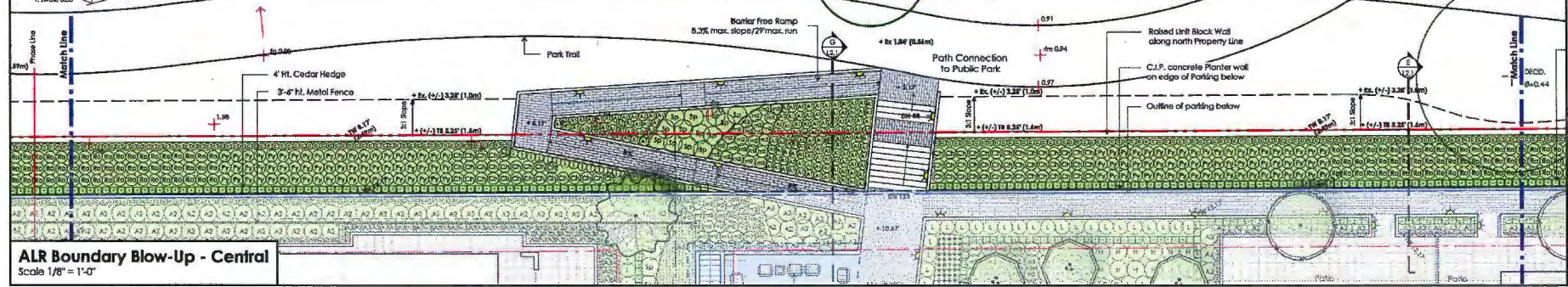


F Park Edge of Dog Run - Section
Scale: 1/4" = 1'-0"

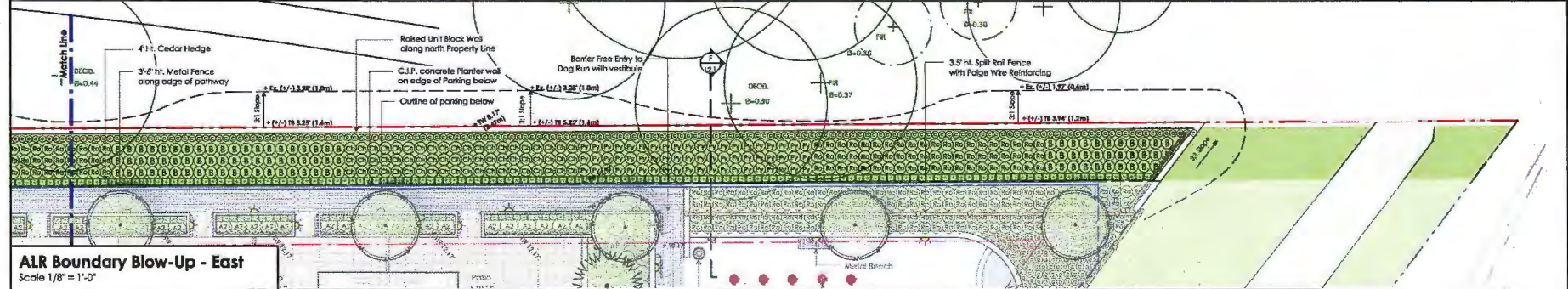
Plant List - ARL Buffer Boundary				
Sym	Qty	Botanical Name	Common Name	Size / Spacing / Comments
Trees				
1	1	Acer palmatum - Green	Japanese Maple	5cm cal. 8x8
Shrubs / Groundcovers				
A1	155	Azalea 'Nikko'	Dwarf Azalea	#3 pot
C	505	Coloreader damaski	Coloreader	#1 pot
I	20	Ilex sempervirens 'Snowflake'	Evergreen Candytuft	#2 pot
m2	25	Miscanthus 'Little Kitty'	Dwarf Maiden Grass	#3 pot
m1	15	Miscanthus 'Morning Light'	Maiden Grass	#3 pot
B1	12	Rhododendron - 4' Hl.	Rhododendron	4' Hl., partial culture with LA
Sp	15	Salix purpurea 'Mona'	Dwarf Arctic Willow	#3 pot
Coniferous Planting				
445	445	Thuja occidentalis 'Smaragd'	Cedar Hedge	4' Hl. 8x8
Shrubs / Groundcovers				
A1	155	Azalea 'Nikko'	Dwarf Azalea	#3 pot
C	505	Coloreader damaski	Coloreader	#1 pot
I	20	Ilex sempervirens 'Snowflake'	Evergreen Candytuft	#2 pot
m2	25	Miscanthus 'Little Kitty'	Dwarf Maiden Grass	#3 pot
m1	15	Miscanthus 'Morning Light'	Maiden Grass	#3 pot
B1	12	Rhododendron - 4' Hl.	Rhododendron	4' Hl., partial culture with LA
Sp	15	Salix purpurea 'Mona'	Dwarf Arctic Willow	#3 pot



ALR Boundary Blow-Up - West
Scale 1/8" = 1'-0"



ALR Boundary Blow-Up - Central
Scale 1/8" = 1'-0"



ALR Boundary Blow-Up - East
Scale 1/8" = 1'-0"

North arrow pointing up.

CS Apr 13, 14 DPP
C2 Apr 14, 14 ALR Buffer Boundary Review
C1 Apr 14, 14 ALR Buffer Boundary Review
no. 1 00000 0000
Revised:

Corona Park Ltd.
100 - 1007 West 4th Avenue
Vancouver BC V6J 1N5
Tel: 604 684 4011
Fax: 604 684 6077
www.cpl.ca

Project:
The Gardens

Drawn by: DWH
Checked by: JB
Date: Nov 04, 2015
Scale: As Shown
Drawing Title:
ALR Buffer Boundary

Project No.:
15051

Sheet No.:
L1

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

**Wednesday, December 17, 2015 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

3. DP 15-708397 – PROPOSAL FOR TWO (2) EIGHT-STOREY APARTMENT BUILDINGS WITH VARIANCES RELATED TO HEIGHT AND PROJECTION OF BALCONIES INTO SETBACKS, AND ONE (1) FOUR-STOREY APARTMENT BUILDING (THIRD AND FINAL DP FOR PHASED PROJECT)

APPLICANT: Townline

PROPERTY LOCATION: 10780 No. 5 Road and 12733 Steveston Highway

Applicant's Presentation

Steve Jedreicich, Vice-President of Development, Townline Group of Companies, Patrick Cotter, ZGF Cotter Architects Inc., Joseph Lau, ZGF Cotter Architects Inc. and Jennifer Stamp, Durante Kreuk Ltd. Landscape Architecture, presented the project on behalf of the applicant and answered queries from the Panel.

Panel Discussion

Comments from the Panel were as follows:

- appreciate the walk-in closets and pocket doors in the suites; consider introducing more pocket doors in washrooms;
Pocket doors will be used where appropriate.
- appreciate the presentation materials and packages provided by the applicant;
Noted. Thank you.
- like the design of the bigger buildings (i.e., Buildings E1 and E2); appreciate the idea of the datum line, the attention to pedestrian scale and artistic treatment of the entries;
Noted. Thank you.

- depth of the building step backs are sufficient; however, the top floor needs to be differentiated in terms of material and colour; consider using a darker colour for the top floor; also, the guardrail on the top floor should be de-emphasized, e.g., could be set back and remove the colour elements to visually reduce the height of the buildings;

Due to the use of window wall, there is not actually that much opportunity to put colour on the wall. The shadow caused by the extensive overhang over the penthouse floor will create enough of a darkening effect as to make the top volume visually recede.

Keeping colour on the handrail makes it read as part of the plane of the window wall volume below, improving the separation from the penthouse window wall surface beyond.

The wood finish of the soffit at the penthouse level will also have visual impact that will help to differentiate this most upper floor from the pedestrian level.

- appreciate the wood soffit;

Noted. Thank you.

- consider one colour for the balcony guardrail as opposed to the proposed black and white coloured aluminum rail to simplify its design;

Building F design has been revised to become simpler in terms of both colour and materials.

- appreciate the amount of attention given to the project by the applicant;

Noted. Thank you.

- appreciate the presentation of the project and the explanation regarding its design rationale;

Noted. Thank you.

- agree with comments regarding the design of the bigger buildings; appreciate the interior spaces between the buildings;

Noted. Thank you.

- the bigger buildings are too different from the rest of the buildings in the development in terms of materiality; look at opportunities to connect these buildings with the smaller buildings in the development;

The materials and colours of the buildings are taken straight from the existing palette of the site. Calla and Dahlia use brick, wood, metal panel, and coloured glass, which are all established materials of the existing buildings in the project.

- appreciate the siting, massing, scale and articulation of the bigger buildings; also appreciate the combination of townhouse and upper apartment units;

Noted. Thank you.

- generally, a well-planned and highly refined project;

Noted. Thank you.

- design of the project is well done; appreciate the proposed public art but needs to be further developed;

Noted. Thank you.

- Phase 3 appears to be a separate project from Phases 1 and 2; however, appreciate the applicant's efforts to provide the context and design rationale for the subject phase; look at opportunities to strengthen the relationship between the bigger buildings and the smaller buildings in the development;

See comment above. Lot of effort was made to match scale of adjacent projects as well. More effort has been put into improving the dialogue between Jasmine the rest of the site.

- support the proposed project;

Noted. Thank you.

- appreciate the quality of the applicant's presentation;

Noted. Thank you.

- consider more pedestrian connections from the proposed development to the park in addition to the proposed pedestrian mews; investigate opportunities to increase porosity from Steveston Highway to the park;

City of Richmond Planning Staff is to provide direction on connectivity between the development and the future park.

- the courtyard between Buildings E1 and E2 should be either completely visually open or closed off to the park, but the current proposal is neither; small conifers will potentially obstruct views to the park;

The courtyard garden has been designed as an enclosed space. The trellised dining area and water feature at the north are to provide a central focus to the garden. The tree species indicated are smaller growing species appropriate for installing over a suspended slab.

- consider more variety in plant species in the summer garden to encourage more pedestrian circulation in the area;

There are a number of species in the summer garden – both ornamental grasses, shrubs and groundcovers.

- consider increasing the width of the pedestrian mews, from 8 feet to 10-15 feet for a grander and more celebratory connection to the park;

The width of the pedestrian mews has been increased to 10' wide. The lawn area along the west side of the mew has also been increased in width. Four benches have been added along the length of the mews to provide more seating opportunities.

- consider introducing covered areas for pet owners on the dog run, e.g. tree shades and/or structures, where people could socialize;

A covered trellis has been added to the dog run area. Also added are a dog waste station (bags and waste bin) and drinking station.

- maximize planting in the riparian area to provide a stronger visual separation between the subject development and Highway 99;

The Qualified Environmental Professional report outlines planting in this area and is subject to City approval.

- the project is well refined; applicant has put a lot of effort into the project;

Noted. Thank you.

- consider incorporating something whimsical in the semi-private courtyard between Buildings E1 and E2 to loosen its linear landscaping;

The curvilinear step stone path and the summer garden are meant to reflect the fluid nature of the Fraser River and break up the linear layout (meant to reflect the agricultural history of Richmond). We feel the earthy nature of the path through the flowery plantings is whimsical.

- the proposed pedestrian mews is a subtle and nice way of connecting to the park; however, agree with comments to increase its width; also consider increasing the size of the stairs and adding a vertical element (e.g., public art) to provide visual interest and draw people from Steveston Highway to the park;

The width of the mews and stairs at the north end have been increased to 10' wide. A trellis area adjacent the stairs brings a vertical architectural form to the northern terminus of the mews.

- agree with comments that it is challenging to review two "different" projects at the same time; investigate overlook issues at the west and east sides of the buildings;

Noted. Thank you.

- appreciate the proposed dog run; however, consider further design development, e.g. introduce seating and double gates for more effective dog handling and control;

Seating and double gates at both entries to the dog run have been introduced. □

- street edges are well refined;

Noted. Thank you.

- review the long and homogeneous run of plant material along the north property line to provide a smoother flow and transition to the park;

The planting along the north property line has been further refined to provide more visual interest and variety in plant material.

- great presentation and well resolved project.

Panel Decision

It was moved and seconded

That DP 15-708397 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.

CARRIED



City of Richmond

Development Permit

No. DP 15-708397

To the Holder: JOSEPH LAU, ZGF COTTER ARCHITECTS
Property Address: 10780 NO 5 ROAD AND 12733 STEVESTON HIGHWAY
Address: 901 – 838 W. HASTINGS STREET
VANCOUVER, BC V6C 0A6

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:
 - (a) Increase the maximum height over a parkade structure from six (6) storeys and 25.0 m, to eight (8) storeys and 26.9 m; and
 - (b) Allow the projection of unenclosed balconies to a maximum of 1.8 m into a side yard setback abutting the Agricultural Land Reserve.
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 35 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 \$860,667.94 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 15-708397

To the Holder: JOSEPH LAU, ZGF COTTER ARCHITECTS
Property Address: 10780 NO 5 ROAD AND 12733 STEVESTON HIGHWAY
Address: 901 – 838 W. HASTINGS STREET
VANCOUVER, BC V6C 0A6

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 , .

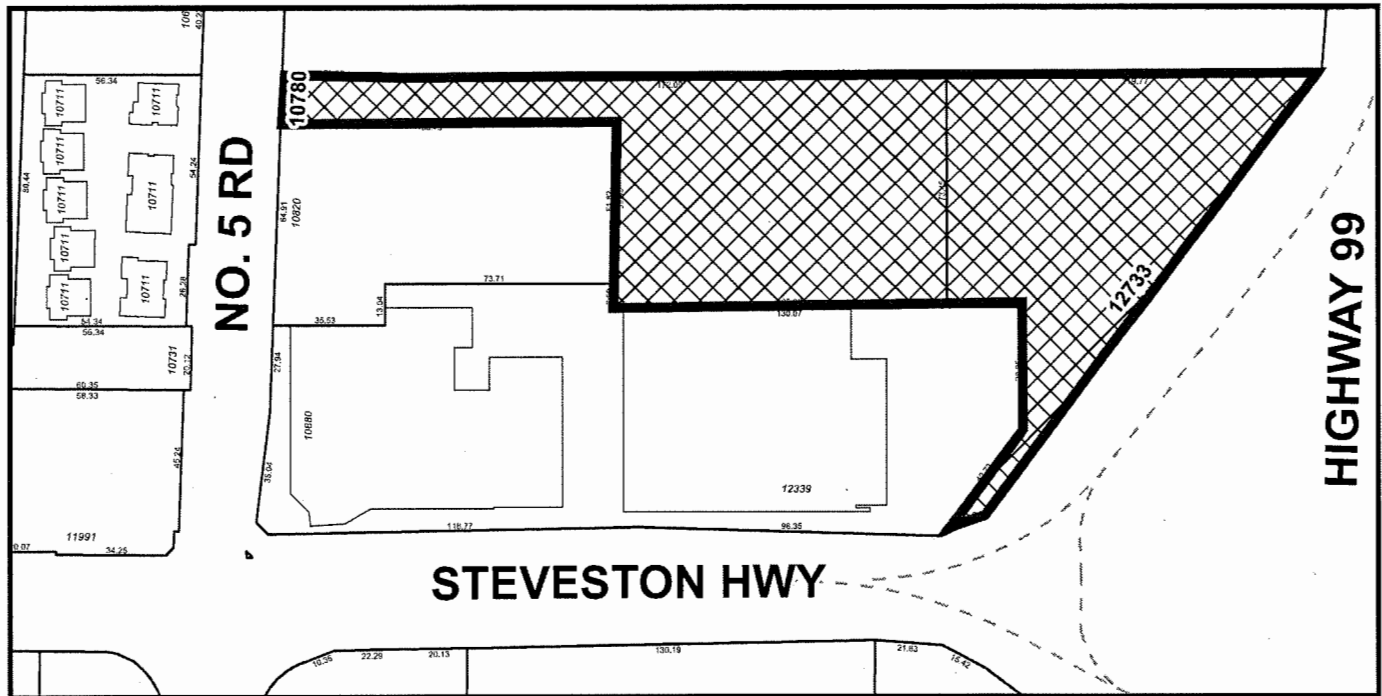
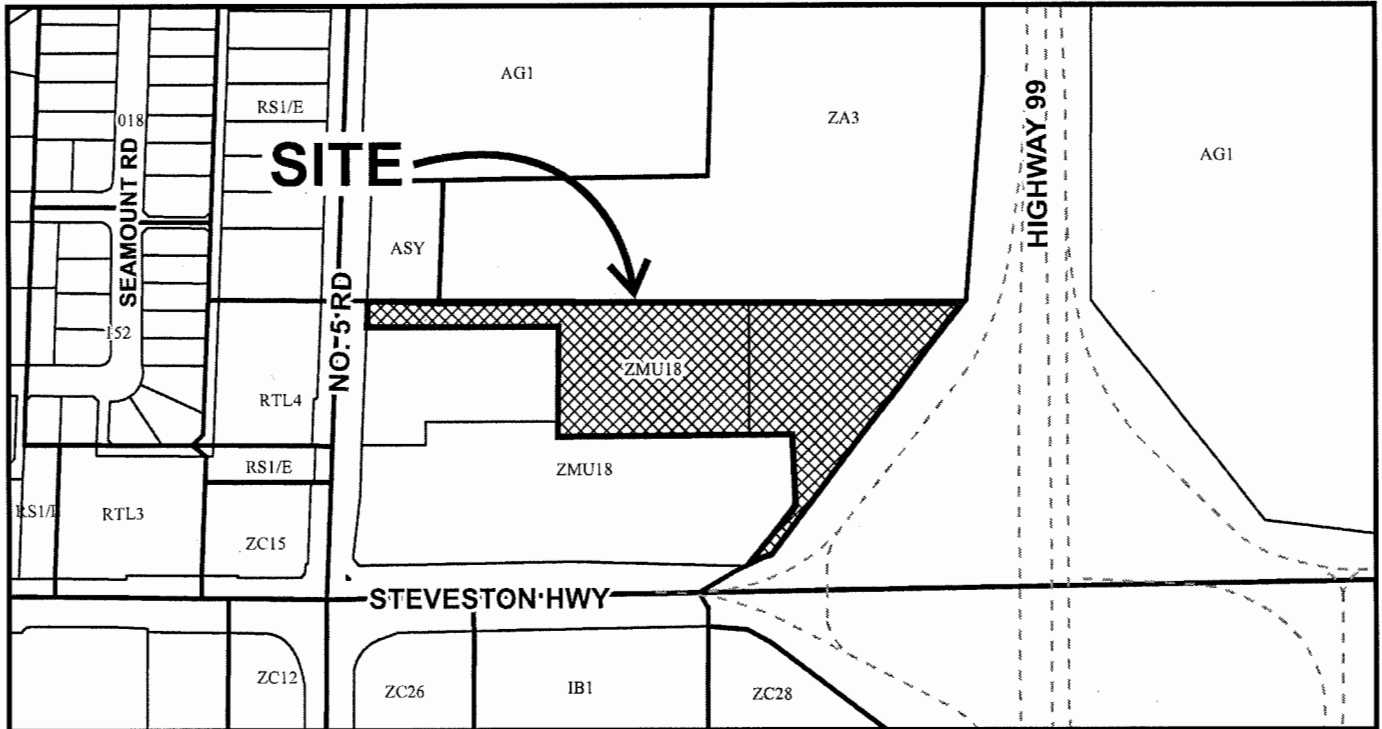
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP15-708397

Original Date: 09/17/15

Revision Date:

Note: Dimensions are in METRES

PROJECT INFORMATION

CIVIC ADDRESS
10780 - 10788 NO. 5 ROAD & 12733 STEVESTON HWY, RICHMOND, B.C.

LEGAL ADDRESS
LOT D SEC 31 BLK4N RGSW PL EPP12978 &
LOT E SEC 31 BLK4N RGSW PL EPP12978

APPLICANT
TOWNLINE GARDENS INC (0864227 BC LTD)

EXISTING ZONING
ZAS ZMU1B

PROPOSED ZONING
N/A

PROJECT TEAM

OWNERS:
TOWNLINE GARDENS INC (0864227 BC LTD)
#120 - 13575 COMMERCE PARKWAY,
RICHMOND, BC V6V 2L1
CONTACT: STEVE JEDREICH
T. (604) 276-8823 EXT. 228 F. (604) 270-0854 E. steve.jedreich@townline.ca

ARCHITECT:
ZGF COTTER ARCHITECTS INC.
SUITE 801 - 838 WEST HASTINGS STREET
VANCOUVER, BC V6C 0A8
CONTACT: JOSEPH LAU
T. (604) 599-8350 E. joseph.lau@zgf.com

LANDSCAPE ARCHITECT:
DURANTE KREUK LTD.
102 - 1637 WEST 5TH AVENUE,
VANCOUVER, BC V6J 1N5
CONTACT: JENNIFER STAMP
T. (604) 684-4611 EXT. 29 F. (604) 684-0577 E. jennifer@dkl.bc.ca

DRAWING LIST

ARCHITECTURAL

- A-001 COVER PAGE
- A-002 DEVELOPMENT SUMMARY
- A-003 DESIGN RATIONALE
- A-004 SUSTAINABILITY CHECKLIST
- A-101 CONTEXT PLAN
- A-102 SHADOW STUDIES
- A-201 PHASE 3 PARKING PLAN
- A-202 PHASE 3 SITE PLAN
- A-211 BUILDING E1: DAHLIA - LEVEL 1 TO 2 FLOOR PLANS
- A-212 BUILDING E1: DAHLIA - LEVEL 3 TO 7 FLOOR PLANS
- A-213 BUILDING E1: DAHLIA - LEVEL 8 FLOOR PLAN
- A-214 BUILDING E2: CALLA - LEVEL 1 TO 2 FLOOR PLANS
- A-215 BUILDING E2: CALLA - LEVEL 3 TO 7 FLOOR PLANS
- A-216 BUILDING E2: CALLA - LEVEL 8 FLOOR PLAN
- A-217 BUILDING F: JASMINE - LEVEL 1 FLOOR PLAN
- A-218 BUILDING F: JASMINE - LEVEL 2 FLOOR PLAN
- A-219 BUILDING F: JASMINE - LEVEL 3 FLOOR PLAN
- A-220 BUILDING F: JASMINE - LEVEL 4 FLOOR PLAN

- A-301 PERSPECTIVE RENDERINGS
- A-302 PERSPECTIVE RENDERINGS
- A-303 PERSPECTIVE RENDERINGS
- A-311 BUILDING E1: DAHLIA - WEST & EAST ELEVATIONS
- A-312 BUILDING E1: DAHLIA - NORTH & SOUTH ELEVATIONS
- A-313 BUILDING E2: CALLA - WEST & EAST ELEVATIONS
- A-314 BUILDING E2: CALLA - NORTH & SOUTH ELEVATIONS
- A-315 BUILDING F: JASMINE - ELEVATIONS
- A-401 SITE ELEVATIONS & SECTIONS
- A-402 SITE ELEVATIONS & SECTIONS

DP 15-708 367⁹ HC
APR 29 2016 PLAN #31

LOCATION MAP



ISSUED FOR: DEVELOPMENT PERMIT PANEL REVIEW

PROJECT NUMBER: 15-11
ISSUED DATE: 2016/04/15

ZGF
COTTER
ARCHITECTS
905-458-1111
100-1000-1111
100-1000-1111
100-1000-1111

THE GARDENS: PHASE 3 10780 - 10788 NO. 5 ROAD & 12733 STEVESTON HWY, RICHMOND B.C.									
EXISTING ZONING:		PROPOSED ZONING:							
SITE AREA:									
PARCEL D & E									
PARCEL D									
PARCEL E									
		NET SITE AREA							
SITE COVERAGE									
Max 0.50									
SETBACKS									
BUILDING HEIGHT									
PUBLIC OUTDOOR RECREATION SPACE									
INDOOR AMENITY SPACE									
VARIANCES									

PHASE 3 FAR SUMMARY																													
FAR PHASE 3 TOTALS																													
PHASE	BUILDING	GROSS FLOOR AREA		FAR INCLUSIONS												FAR DEDUCTIONS										FLOOR AREA CONTRIBUTING TO FAR			
				MARKET RESIDENTIAL		TOWN HOMES		AFFORDABLE HOUSING		COMMON AREAS		PUBLIC AMENITY		VERTICAL CIRCULATION		MECHANICAL / ELECTRICAL													
		imperial	metric	imperial	metric	imperial	metric	imperial	metric	imperial	metric	imperial	metric	imperial	metric	imperial	metric	imperial	metric										
3	E1: Dahlia	117,902 R ²	10,953 M ²	95,036 R ²	8,829 M ²	-	-	7,719 R ²	717 M ²	10,203 R ²	948 M ²	-	-	3,961 R ²	368 M ²	983 R ²	91 M ²	112,958 R ²	10,494 M ²	-	-	-	-	3,961 R ²	368 M ²	983 R ²	91 M ²	112,958 R ²	10,494 M ²
3	E2: Calla	119,002 R ²	11,056 M ²	100,018 R ²	9,282 M ²	-	-	4,186 R ²	389 M ²	9,920 R ²	922 M ²	-	-	3,967 R ²	369 M ²	983 R ²	91 M ²	114,124 R ²	10,602 M ²	-	-	-	-	3,967 R ²	369 M ²	983 R ²	91 M ²	114,124 R ²	10,602 M ²
3	F: Jasmine	56,106 R ²	5,212 M ²	34,169 R ²	3,174 M ²	11,971 R ²	1,112 M ²	2,892 R ²	269 M ²	5,440 R ²	505 M ²	-	-	1,192 R ²	111 M ²	442 R ²	41 M ²	54,472 R ²	5,061 M ²	-	-	-	-	1,192 R ²	111 M ²	442 R ²	41 M ²	54,472 R ²	5,061 M ²
TOTAL		293,010 R ²	27,222 M ²	229,224 R ²	21,295 M ²	11,971 R ²	1,112 M ²	14,799 R ²	1,376 M ²	25,563 R ²	2,378 M ²	-	-	9,120 R ²	847 M ²	2,338 R ²	217 M ²	281,554 R ²	26,157 M ²	-	-	-	-	9,120 R ²	847 M ²	2,338 R ²	217 M ²	281,554 R ²	26,157 M ²
PHASE 3 AFFORDABLE HOUSING																													
REQUIRED		14,078 R ²		1,308 M ²		5%		of Total Residential FAR for Phase 3		14,248 R ²		1,324 M ²		5.08%		of Total FAR for Phase 3		170 R ²		16 M ²		Difference		170 R ²		16 M ²			
AFFORDABLE HOUSING		14,078 R ²		1,308 M ²		5%		of Total Residential FAR for Phase 3		14,248 R ²		1,324 M ²		5.08%		of Total FAR for Phase 3		170 R ²		16 M ²		Difference		170 R ²		16 M ²			
								per BC Housing Measurement																					

PHASE 3 FAR BREAKDOWN																																			
FAR PARCEL D PHASE 3 BUILDING E1: DAHLIA - 8-STORY MULTI-FAMILY																																			
		GROSS FLOOR AREA		MARKET RESIDENTIAL				TOWN HOMES				AFFORDABLE HOUSING				COMMON AREAS				PUBLIC AMENITY				VERTICAL CIRCULATION (Above ground floor)				MECHANICAL / ELECTRICAL				FLOOR AREA CONTRIBUTING TO FAR			
		imperial	metric	imperial	metric	imperial	metric	imperial	metric	imperial	metric	imperial	metric	imperial	metric	imperial	metric	imperial	metric	imperial	metric	imperial	metric	imperial	metric	imperial	metric	imperial	metric	imperial	metric				
P1																																			
L1 / F1		15,936 ft²	1,461 m²	10,877 ft²	992 m²	-	-	2,077 ft²	193 m²	2,703 ft²	251 m²	-	-	1,088 ft²	-	479 ft²	45 m²	14,857 ft²	1,436 m²	-	-	-	-	1,088 ft²	101 m²	72 ft²	7 m²	14,857 ft²	1,386 m²	-	-	-			
L2 / F2		16,017 ft²	1,468 m²	10,915 ft²	1,014 m²	-	-	2,837 ft²	264 m²	1,105 ft²	103 m²	-	-	478 ft²	44 m²	72 ft²	7 m²	14,830 ft²	1,433 m²	-	-	-	-	478 ft²	44 m²	72 ft²	7 m²	14,830 ft²	1,433 m²	-	-	-			
L3 / F3		15,970 ft²	1,464 m²	12,425 ft²	1,154 m²	-	-	1,869 ft²	176 m²	1,096 ft²	102 m²	-	-	478 ft²	44 m²	72 ft²	7 m²	15,420 ft²	1,433 m²	-	-	-	-	478 ft²	44 m²	72 ft²	7 m²	15,420 ft²	1,433 m²	-	-	-			
L4 / F4		15,970 ft²	1,464 m²	13,418 ft²	1,247 m²	-	-	906 ft²	84 m²	1,096 ft²	102 m²	-	-	478 ft²	44 m²	72 ft²	7 m²	15,420 ft²	1,433 m²	-	-	-	-	478 ft²	44 m²	72 ft²	7 m²	15,420 ft²	1,433 m²	-	-	-			
L5 / F5		13,919 ft²	1,293 m²	12,314 ft²	1,144 m²	-	-	-	-	1,058 ft²	98 m²	-	-	478 ft²	44 m²	72 ft²	7 m²	13,772 ft²	1,242 m²	-	-	-	-	478 ft²	44 m²	72 ft²	7 m²	13,772 ft²	1,242 m²	-	-	-			
L6 / F6		13,919 ft²	1,293 m²	12,314 ft²	1,144 m²	-	-	-	-	1,058 ft²	98 m²	-	-	478 ft²	44 m²	72 ft²	7 m²	13,772 ft²	1,242 m²	-	-	-	-	478 ft²	44 m²	72 ft²	7 m²	13,772 ft²	1,242 m²	-	-	-			
L7 / F7		13,919 ft²	1,293 m²	12,314 ft²	1,144 m²	-	-	-	-	1,058 ft²	98 m²	-	-	478 ft²	44 m²	72 ft²	7 m²	13,772 ft²	1,242 m²	-	-	-	-	478 ft²	44 m²	72 ft²	7 m²	13,772 ft²	1,242 m²	-	-	-			
L8 / F8		12,282 ft²	1,138 m²	10,869 ft²	990 m²	-	-	-	-	1,029 ft²	96 m²	-	-	492 ft²	46 m²	72 ft²	7 m²	11,889 ft²	1,086 m²	-	-	-	-	492 ft²	46 m²	72 ft²	7 m²	11,889 ft²	1,086 m²	-	-	-			
ROOF																																			
TOTAL		117,902 ft²	10,953 m²	95,036 ft²	8,829 m²	-	-	7,719 ft²	717 m²	10,203 ft²	948 m²	-	-	3,961 ft²	368 m²	983 ft²	91 m²	112,958 ft²	10,494 m²	-	-	-	-	3,961 ft²	368 m²	983 ft²	91 m²	112,958 ft²	10,494 m²	-	-	-			
FAR PARCEL D PHASE 3 BUILDING E2: CALLA - 8-STORY MULTI-FAMILY																																			
		GROSS FLOOR AREA		MARKET RESIDENTIAL				TOWN HOMES				AFFORDABLE HOUSING				COMMON AREAS				PUBLIC AMENITY				VERTICAL CIRCULATION (Above ground floor)				MECHANICAL / ELECTRICAL				FLOOR AREA CONTRIBUTING TO FAR			
		imperial	metric	imperial	metric	imperial	metric	imperial	metric	imperial	metric	imperial	metric	imperial	metric	imperial	metric	imperial	metric	imperial	metric	imperial	metric	imperial	metric	imperial	metric	imperial	metric	imperial	metric				
P1																																			
L1 / F1		15,927 ft²	1,460 m²	11,773 ft²	1,094 m²	-	-	1,047 ft²	97 m²	2,635 ft²	245 m²	-	-	1,088 ft²	-	472 ft²	44 m²	15,455 ft²	1,436 m²	-	-	-	-	1,088 ft²	102 m²	64 ft²	6 m²	14,828 ft²	1,378 m²	-	-	-			
L2 / F2		15,990 ft²	1,466 m²	12,606 ft²	1,180 m²	-	-	1,047 ft²	97 m²	1,083 ft²	101 m²	-	-	467 ft²	45 m²	64 ft²	6 m²	15,391 ft²	1,430 m²	-	-	-	-	467 ft²	45 m²	64 ft²	6 m²	15,391 ft²	1,430 m²	-	-	-			
L3 / F3		15,942 ft²	1,461 m²	13,270 ft²	1,233 m²	-	-	1,047 ft²	97 m²	1,074 ft²	100 m²	-	-	467 ft²	45 m²	64 ft²	6 m²	15,391 ft²	1,430 m²	-	-	-	-	467 ft²	45 m²	64 ft²	6 m²	15,391 ft²	1,430 m²	-	-	-			
L4 / F4		15,942 ft²	1,461 m²	13,270 ft²	1,233 m²	-	-	1,047 ft²	97 m²	1,074 ft²	100 m²	-	-	467 ft²	45 m²	64 ft²	6 m²	15,391 ft²	1,430 m²	-	-	-	-	467 ft²	45 m²	64 ft²	6 m²	15,391 ft²	1,430 m²	-	-	-			
L5 / F5		14,291 ft²	1,326 m²	12,729 ft²	1,183 m²	-	-	-	-	1,018 ft²	95 m²	-	-	462 ft²	45 m²	62 ft²	6 m²	13,747 ft²	1,277 m²	-	-	-	-	462 ft²	45 m²	62 ft²	6 m²	13,747 ft²	1,277 m²	-	-	-			
L6 / F6		14,291 ft²	1,326 m²	12,729 ft²	1,183 m²	-	-	-	-	1,018 ft²	95 m²	-	-	462 ft²	45 m²	62 ft²	6 m²	13,747 ft²	1,277 m²	-	-	-	-	462 ft²	45 m²	62 ft²	6 m²	13,747 ft²	1,277 m²	-	-	-			
L7 / F7		14,291 ft²	1,326 m²	12,729 ft²	1,183 m²	-	-	-	-	1,018 ft²	95 m²	-	-	462 ft²	45 m²	62 ft²	6 m²	13,747 ft²	1,277 m²	-	-	-	-	462 ft²	45 m²	62 ft²	6 m²	13,747 ft²	1,277 m²	-	-	-			
L8 / F8		12,328 ft²	1,145 m²	10,816 ft²	1,005 m²	-	-	-	-	1,000 ft²	93 m²	-	-	449 ft²	42 m²	61 ft²	6 m²	11,818 ft²	1,088 m²	-	-	-	-	449 ft²	42 m²	61 ft²	6 m²	11,818 ft²	1,088 m²	-	-	-			
ROOF																																			
TOTAL		119,002 ft²	11,056 m²	100,018 ft²	9,292 m²	-	-	4,188 ft²	389 m²	9,920 ft²	922 m²	-	-	3,967 ft²	369 m²	911 ft²	85 m²	114,124 ft²	10,602 m²	-	-	-	-	3,967 ft²	369 m²	911 ft²	85 m²	114,124 ft²	10,602 m²	-	-	-			
FAR PARCEL E PHASE 3 BUILDING F: JASMINE - 4-STORY MULTI-FAMILY																																			
		GROSS FLOOR AREA		MARKET RESIDENTIAL				TOWN HOMES				AFFORDABLE HOUSING				COMMON AREAS				PUBLIC AMENITY				VERTICAL CIRCULATION (Above ground floor)				MECHANICAL / ELECTRICAL				FLOOR AREA CONTRIBUTING TO FAR			
		imperial	metric	imperial	metric	imperial	metric	imperial	metric	imperial	metric	imperial	metric	imperial	metric	imperial	metric	imperial	metric	imperial	metric	imperial	metric	imperial	metric	imperial	metric	imperial	metric	imperial	metric				
P1																																			
L1 / F1		10,483 ft²	974 m²	2,811 ft²	243 m²	6,326 ft²	588 m²	-	-	1,168 ft²	109 m²	-	-	-	-	376 ft²	35 m²	10,107 ft²	939 m²	-	-	-	-	-	-	376 ft²	35 m²	10,107 ft²	939 m²	-	-	-			
L2 / F2		16,363 ft²	1,522 m²	7,041 ft²	654 m²	5,643 ft²	524 m²	1,865 ft²	175 m²	1,397 ft²	130 m²	-	-	-	-	395 ft²	37 m²	15,968 ft²	1,483 m²	-	-	-	-	-	395 ft²	37 m²	22 ft²	2 m²	15,968 ft²	1,483 m²	-	-	-		
L3 / F3		16,363 ft²	1,522 m²	13,562 ft²	1,260 m²	-	-	1,007 ft²	94 m²	1,397 ft²	130 m²	-	-	-	-	395 ft²	37 m²	16,065 ft²	1,483 m²	-	-	-	-	-	395 ft²	37 m²	22 ft²	2 m²	16,065 ft²	1,483 m²	-	-	-		
L4 / F4		12,857 ft²	1,194 m²	10,955 ft²	1,010 m²	-	-	-	-	1,478 ft²	137 m²	-	-	-	-	402 ft²	37 m²	12,433 ft²	1,158 m²	-	-	-	-	-	402 ft²	37 m²	22 ft²	2 m²	12,433 ft²	1,158 m²	-	-	-		
ROOF																																			
TOTAL		66,106 ft²	6,212 m²	34,169 ft²	3,174 m²	11,971 ft²	1,112 m²	2,892 ft²	269 m²	8,449 ft²	805 m²	-	-	1,192 ft²	111 m²	442 ft²	41 m²	64,472 ft²	6,061 m²	-	-	-	-	-	1,192 ft²	111 m²	442 ft²	41 m²	64,472 ft²	6,061 m²	-	-	-		

DP 15-708 367#⁹

APR 29 2016

PLAN #3



VIEW FROM NO. 5 ROAD LOOKING SOUTHEAST



VIEW ALONG ROAD B LOOKING EAST



VIEW FROM THE GARDEN PARK LOOKING SOUTH

Design Rationale

Site Context

This submission is for the third phase of the master planned Gardens development. The development is on the former Fantasy Gardens site and is part of the Ironwood neighborhood. The project is bound by a future public park to the north; an internal, east-west axial road and mixed use building with a large grocery store to the south; by Highway 99 to the east; and a mixed-use building with commercial space and rental residential to the west.

Neighbourhood Vision

"The Gardens project is a vibrant mixed-use development, master planned as an urban village characterized by ground oriented commercial uses, pedestrian oriented street plazas, and multiple family residential use."

"Special attention has been paid to the provision of a pedestrian oriented gathering spaces and related connections to the adjacent park, transit locations and community paths networks."

"The overall development is based on the creation of a compact, pedestrian friendly, "village" environment that builds on the site's context and history and contributes to the sustainability of the region."

(quotes from The Gardens Phase 1 Design Rationale)

Vibrant Urban Village

This project is designed to maintain the vibrancy of the urban village feel of the site as established by the existing condition. The main east-west corridor is animated with grade related commercial units, landscape and public art. To maintain this urban village frontage, the facades of Building E1 (Dahlia), E2 (Calla) and F (Jasmine) has been broken down in scale to create a compressed cityscape. The play on this southern face of the buildings is to maintain the animation of the street as created by the ground related commercial units into the façade of a residential building. By animating the residential face is to extend an invitation toward the east end of the street where the journey would find additional ground level commercial units, the entry to the public mews to the park at the north, and Building C at the east end of the site. The volumes and datums of Buildings E1 and E2 are reflections of the existing massing of the projects already built on site. The design of the buildings have carefully taken into consideration of the commercial massing that established by Buildings A, B and D.

Adjacency to Park and Views

The view from the park, southward to the north façade of the project sees a compressed cityscape that creates interest and a more friendly scale for the park users. The breaking down of the mass creates the urban village concept instead of a large massive wall that divides the park with the public uses within the overall development. The buildings are also oriented toward the northern views of the park and the unobstructed views of the mountain afforded by the same park. The volumes of the buildings and the treatment of the gaps between the buildings further act as wayfinding devices to lead users of the site toward the views and park. A compressed space between buildings E1 and E2 hint at a semi-private courtyard, whereas the expanded space between buildings E2 and F guide users to the public mews that lead from the centre of the project to the park at the north.

Compressed Scale

The sense of the urban village is reinforced with the use of a compressed cityscape that speaks to the main east-west interior street of the development as well as the view from the park. By taking the concept of the urban village literally, we create a compressed cityscape to connect the site along the east-west axis.

Mixture of volumes to create varied experiences.

The varied volumes articulated on the buildings not only help to break down the massing of a single building, but help to further reinforce the variety one would find in an urban village and improve the fine grained, human experience of the pedestrian.

Materiality

The buildings use a number of materials and colours to convey different scales. Each speaks to a different experience for the users of the urban village. The large dark frameworks outline the larger volumes of the compressed cityscape, but at the same time its brick textured finish speaks to the individual that stands adjacent its face. Wood textured finishes is utilized from the ground floor up to the soffit of the roof line to tie the building together and give connection from the top of the buildings to the ground level.

Procession

Through the ground plane and markers on the building, key features lead visitors of the urban village through different paths on the site to interest points. The compressed cityscape façade leads the visitor to 2 punctuation points from the centre of the development. The first is the semi-private inner courtyard with the Building Es. In there, the visitor will find a further procession in the landscape that leads to the north park. The second is the public pedestrian mews, which also leads the visitor to the park to the north. The coordination of the landscape with the built form further reinforces the concept of the procession.

NOTES:

KEY PLAN



NOT FOR
CONSTRUCTION

1	REVISION
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TEL: 604-272-0077 FAX: 604-272-0475 WWW: zgf.com

**THE
GARDENS**

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

CLIENT: **TOWNLINE**

CONCEPT: 2014
DESIGN: 2014
CONSTRUCTION: 2014

OWNER: A	SEAL:
DESIGNER: A	
SCALE: 1/8" = 1'-0"	
JOB NO: 1511	
DATE: 2014-04-04	

SHEET TITLE:
DESIGN RATIONALE

DRAWING NO.:
A-003

18	8	Sustainable Sites	Possible Points:	26
Y	?	N		
Y		Prereq 1 Construction Activity Pollution Prevention		
1		Credit 1 Site Selection		1
5		Credit 2 Development Density and Community Connectivity		5
1		Credit 3 Brownfield Redevelopment		1
6		Credit 4.1 Alternative Transportation—Public Transportation Access		6
1		Credit 4.2 Alternative Transportation—Bicycle Storage and Changing Rooms		1
3		Credit 4.3 Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles		3
2		Credit 4.4 Alternative Transportation—Parking Capacity		2
1		Credit 5.1 Site Development—Protect or Restore Habitat		1
1		Credit 5.2 Site Development—Maximize Open Space		1
1		Credit 6.1 Stormwater Design—Quantity Control		1
1		Credit 6.2 Stormwater Design—Quality Control		1
1		Credit 7.1 Heat Island Effect—Non-roof		1
1		Credit 7.2 Heat Island Effect—Roof		1
1		Credit 8 Light Pollution Reduction		1

4	6	Water Efficiency	Possible Points:	10
Y		Prereq 1 Water Use Reduction—20% Reduction		
2	2	Credit 1 Water Efficient Landscaping	2 to 4	
2		Credit 2 Innovative Wastewater Technologies		2
2	2	Credit 3 Water Use Reduction	2 to 4	

9	26	Energy and Atmosphere	Possible Points:	35
Y		Prereq 1 Fundamental Commissioning of Building Energy Systems		
Y		Prereq 2 Minimum Energy Performance		
Y		Prereq 3 Fundamental Refrigerant Management		
4	15	Credit 1 Optimize Energy Performance	1 to 19	
7		Credit 2 On-Site Renewable Energy	1 to 7	
2		Credit 3 Enhanced Commissioning		2
2		Credit 4 Enhanced Refrigerant Management		2
3		Credit 5 Measurement and Verification		3
2		Credit 6 Green Power		2

7	2	5	Materials and Resources	Possible Points:	14
Y			Prereq 1 Storage and Collection of Recyclables		
		3	Credit 1.1 Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3	
		1	Credit 1.2 Building Reuse—Maintain 50% of Interior Non-Structural Elements		1
2			Credit 2 Construction Waste Management	1 to 2	
1	1		Credit 3 Materials Reuse	1 to 2	

Materials and Resources, Continued				
Y	?	N		
2			Credit 4 Recycled Content	1 to 2
2			Credit 5 Regional Materials	1 to 2
1			Credit 6 Rapidly Renewable Materials	1
		1	Credit 7 Certified Wood	1

9	5	1	Indoor Environmental Quality	Possible Points:	15
Y			Prereq 1 Minimum Indoor Air Quality Performance		
Y			Prereq 2 Environmental Tobacco Smoke (ETS) Control		
		1	Credit 1 Outdoor Air Delivery Monitoring		1
		1	Credit 2 Increased Ventilation		1
1			Credit 3.1 Construction IAQ Management Plan—During Construction		1
1			Credit 3.2 Construction IAQ Management Plan—Before Occupancy		1
1			Credit 4.1 Low-Emitting Materials—Adhesives and Sealants		1
1			Credit 4.2 Low-Emitting Materials—Paints and Coatings		1
1			Credit 4.3 Low-Emitting Materials—Flooring Systems		1
1			Credit 4.4 Low-Emitting Materials—Composite Wood and Agrifiber Products		1
		1	Credit 5 Indoor Chemical and Pollutant Source Control		1
		1	Credit 6.1 Controllability of Systems—Lighting		1
		1	Credit 6.2 Controllability of Systems—Thermal Comfort		1
1			Credit 7.1 Thermal Comfort—Design		1
		1	Credit 7.2 Thermal Comfort—Verification		1
1			Credit 8.1 Daylight and Views—Daylight		1
		1	Credit 8.2 Daylight and Views—Views		1

5	1	Innovation and Design Process	Possible Points:	6
1		Credit 1.1 Innovation in Design: Specific Title		1
1		Credit 1.2 Innovation in Design: Specific Title		1
1		Credit 1.3 Innovation in Design: Specific Title		1
1		Credit 1.4 Innovation in Design: Specific Title		1
		Credit 1.5 Innovation in Design: Specific Title		1
1		Credit 2 LEED Accredited Professional		1

2	2	Regional Priority Credits	Possible Points:	4
1		Credit 1.1 Regional Priority: Specific Credit		1
1		Credit 1.2 Regional Priority: Specific Credit		1
		Credit 1.3 Regional Priority: Specific Credit		1
		Credit 1.4 Regional Priority: Specific Credit		1

54	50	6	Total	Possible Points:	110
Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110					

Sustainability Strategies

Key Features:

- Site use
- Alternative Transportation Strategies
- Heat Island
- Water conservation and Efficiency
- Energy Conservation
- Equipment Efficiency
- System Optimization
- Construction waste management
- Recycled Materials
- Indoor Air Quality
- Green Cleaning
- Green education

The Site

Townline is committed to a development that embodies sustainability and contributes to improving the livability of the area. As the project being submitted for review is part of a larger development it will share a number of features that enhance its sustainability and livability. The approach is to look for a sustainable strategy that sees the site as a whole and adopt a common set of features that benefit all three buildings of the proposal as well as the entire site.

Some of these features being considered include extensive landscaping, not only to enhance livability of the residence, but to also to manage the site's stormwater quality and quantity. For example, the site will also use the adjacent park as a storm retention pond to further control the quantity and quality of the storm water that is to be ejected into the municipal infrastructure. Programs will be adopted to facilitate sustainable living by the residents. Equipment will be carefully chosen due to their impact on or enhancement of the environment.

Site Use

Alternative Transportation Strategies

The project is located adjacent to bus routes allowing occupant to get to and from the site without dependence on a single occupancy vehicle. To further promote a reduction in single occupancy vehicle usage, bicycle storage will be provided on the site to encourage the use of bicycles. There is also a car share program that has been implemented for the site. The Site also provides trip facilities (showers) for the retail tenants and users. With over 7000sf of onsite indoor amenity in Phase 1 for use by all phases, the site encourages healthy exercise and social interaction.

Heat Island

Most of parking for the development will be located underground. This reduces the amount of heat absorbed by the surface level hardscapes that would otherwise be found on a ground level parking lot. This also ensures a more productive use of the site and eliminates parking sprawl while increasing project density.

Water efficiency

Water Conservation

The Gardens will be designed with optimum water management in mind. All water fixtures: faucets, toilets, and showers will be selected to be water efficient. Where efficiency can be further improved, fixtures may be equipped with aerators and/or flow reducers to maximize their water efficiency while maintaining occupant usability and satisfaction.

Landscape

Landscaping will be designed to include native and/or adaptive vegetation to increase natural resiliency throughout all climatic conditions; therefore reducing water demands and significantly limiting additional maintenance and artificial fertilization.

Energy Efficiency

Building Facade Design

Utilization of a high performance, double-gazed, thermally broken window systems will provide a high degree of thermal efficiency overall. The energy used to keep the occupant thermally comfortable will be significantly reduced. Window to wall ratios will also be specially selected to manage solar heat gains and energy losses through glazing for each building.

Equipment Efficiency

In terms of heating and cooling efficiency, the first and most effective strategy in energy savings is reducing the need for it. For the development, the exterior envelope is a key component of this reduction strategy. The ideal system for integration into the buildings is still being evaluated.

Lighting

In common areas, energy usage will be further reduced by pursuing sustainable lighting strategies:

- Compact Fluorescent Lighting
- LED Signage
- High Efficiency Ballasts
- Daylighting controls with dimmable ballasts
- Zone switched Luminaries
- Occupancy sensors

The appropriate lighting power density levels will also be specified and a high degree of measurement and control of all systems will positively impact power consumption and energy user flexibility and energy management.

System Optimization

To ensure that energy performance is achieved according to design, all major systems of the buildings are planned to be commissioned by an independent commissioning agent.

Materials and Resources

Recycling and Composting Facilities

To promote ongoing recycling activities once occupied, recycling facilities will be located in close proximity the garbage disposal where clearly labeled sorting containers help encourage users to recycle where appropriate and avoid sending recyclable waste to the landfill. An extensive composting program will also be adopted for the site.

Recycling Materials

Each building will focus on selecting materials with recycled content. By seeking out and using recycled materials the project hopes to achieve a recycled content of at least 10%, even 20% where possible. This will most likely be done through the careful selection of structural systems like concrete and steel where the impact of recycled materials can be most significant.

Indoor Air Quality

Low Emitting materials

Each building will also be finished using specified materials with lower VOC content. These materials include paint, sealants, adhesives, and flooring and will be utilized to limit the release of chemicals once the materials are installed, improving post construction air quality for the occupants. Urea formaldehyde woods and composites will not be specified to limit the release of chemical after construction.

Innovation in Design

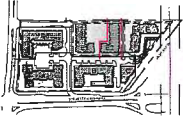
Green Cleaning
The building janitorial contractor will be expected to select environmentally sensitive and natural cleaning products while also using cleaning practices proven to reduce the impact of those cleaning agents on the environment. These practices will also help maximize indoor environmental quality by limiting the chemical release into the occupant space through janitorial practices.

Green Education

Both an active and passive education strategy are planned to help transfer knowledge to the tenants and the visitors of the Gardens development. They will be informed on the benefits of the features adopted in the building as well as for the larger site. In the adjacent park, a program will be implemented to introduce the community to urban farming and horticulture.

NOTES:

KEY PLAN



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ZGF COTTER
ARCHITECTS
901-838-3333
TEL: 604-272-0877 FAX: 604-272-0431 EMAIL: info@zgfco.com
WWW.ZGFCOTTER.COM

PROJECT: THE GARDENS PHASE THREE BUILDING E1: DAHLIA, BUILDING E2: CALLA, & BUILDING F: JASMINE

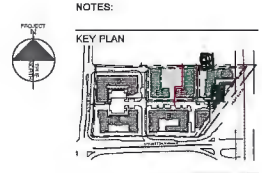
THE GARDENS

THE GARDENS PHASE THREE BUILDING E1: DAHLIA, BUILDING E2: CALLA, & BUILDING F: JASMINE

CLIENT: TOWNLINE	
CONTRACT: RESIDENTIAL	
DATE: 2016-04-29	
SCALE: 1/8" = 1'-0"	
JOB NO: 15-11	
SHEET: 2016-04-29	
SHEET TITLE: SUSTAINABILITY CHECKLIST	

DP 15-708 367 #C

APR 29 2016 #5



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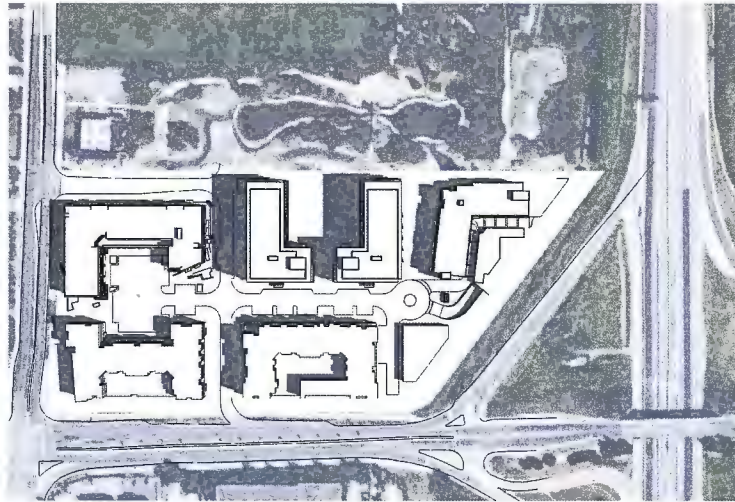
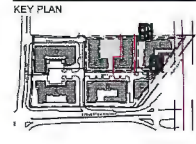
THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

TOWNLINE

CONCEPT ARCHITECTS, THE PLAN AND DESIGN ARE, AND IF ALL
SHEETS FROM THE TOWNLINE SERIES OF THE TOWNLINE
PROJECTS, THE PROJECT'S DESIGN CONCEPT.

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CONTEXT PLAN



JUNE 21 @ 9AM



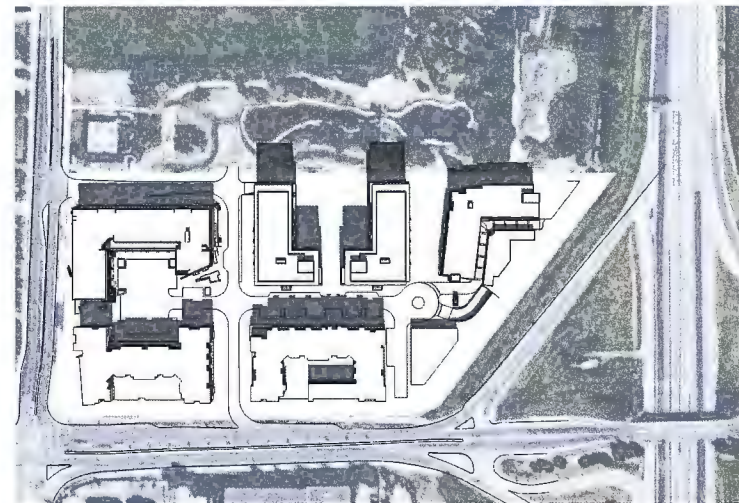
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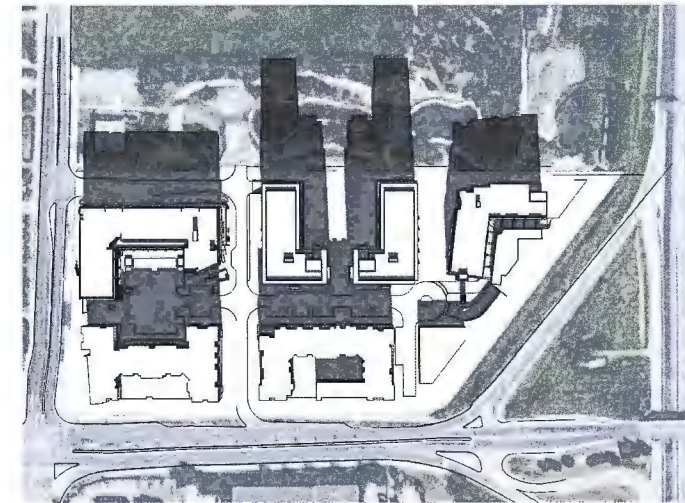
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JUNE 21 @ NOON



MARCH/SEPTEMBER 21 @ NOON



DECEMBER 21 @ NOON



JUNE 21 @ 3PM



MARCH/SEPTEMBER 21 @ 3PM



DECEMBER 21 @ 3PM

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**THE
GARDENS**
THE GARDENS PHASE THREE
BUILDING E: DAHLIA,
BUILDING G: CALLA, &
BUILDING F: JASMINE

TOWNLINE

DATE: 01/06/14

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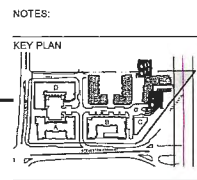
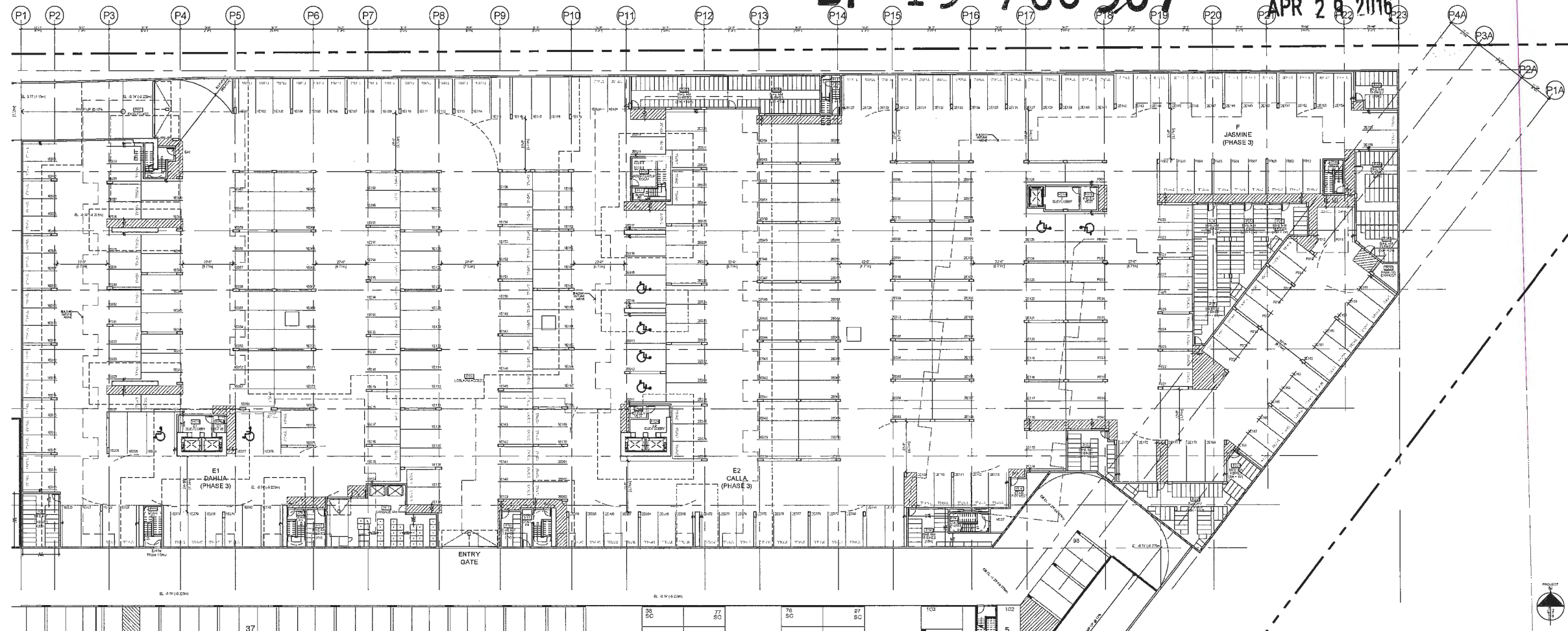
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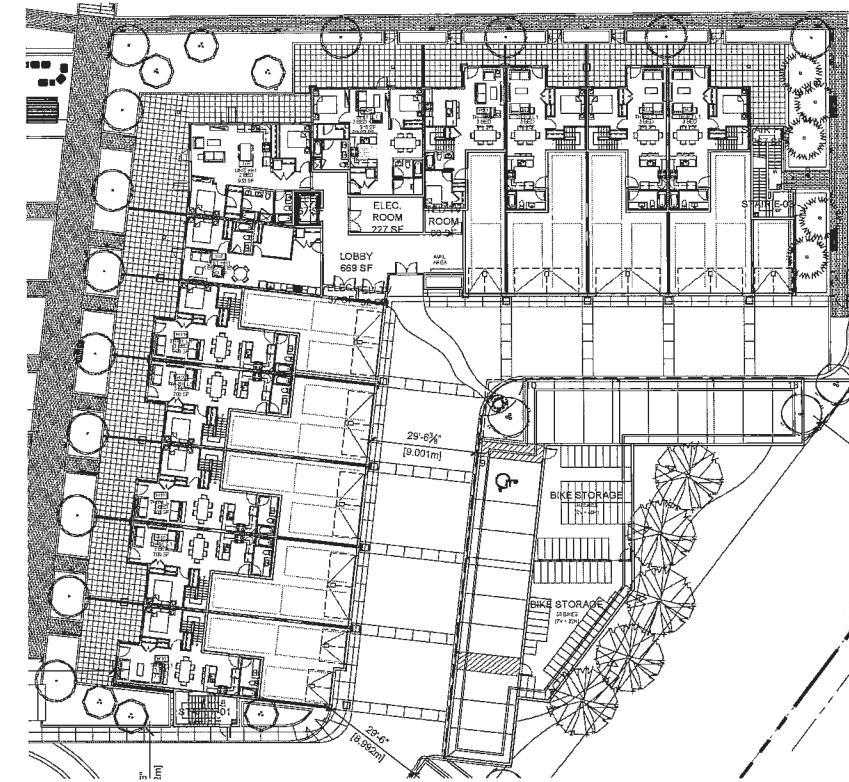
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DP 15-708367 HC

APR 28 2016



1 PHASE 3
P1 PARKING PLAN
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THE GARDENS
THE GARDENS PHASE THREE
BUILDING E1: DAHLIA, &
BUILDING E2: CALLA, &
BUILDING F: JASMINE

TOWNLINE
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NO.	DESCRIPTION	DATE
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PHASE 3
PARKING PLAN

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DRAWING NO.:
A-201

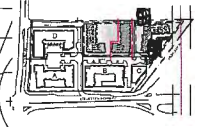
REV:

2 PHASE 3
GROUND FLOOR PARKING PLAN
A-201
1/8" = 1'-0"

PcAn 8

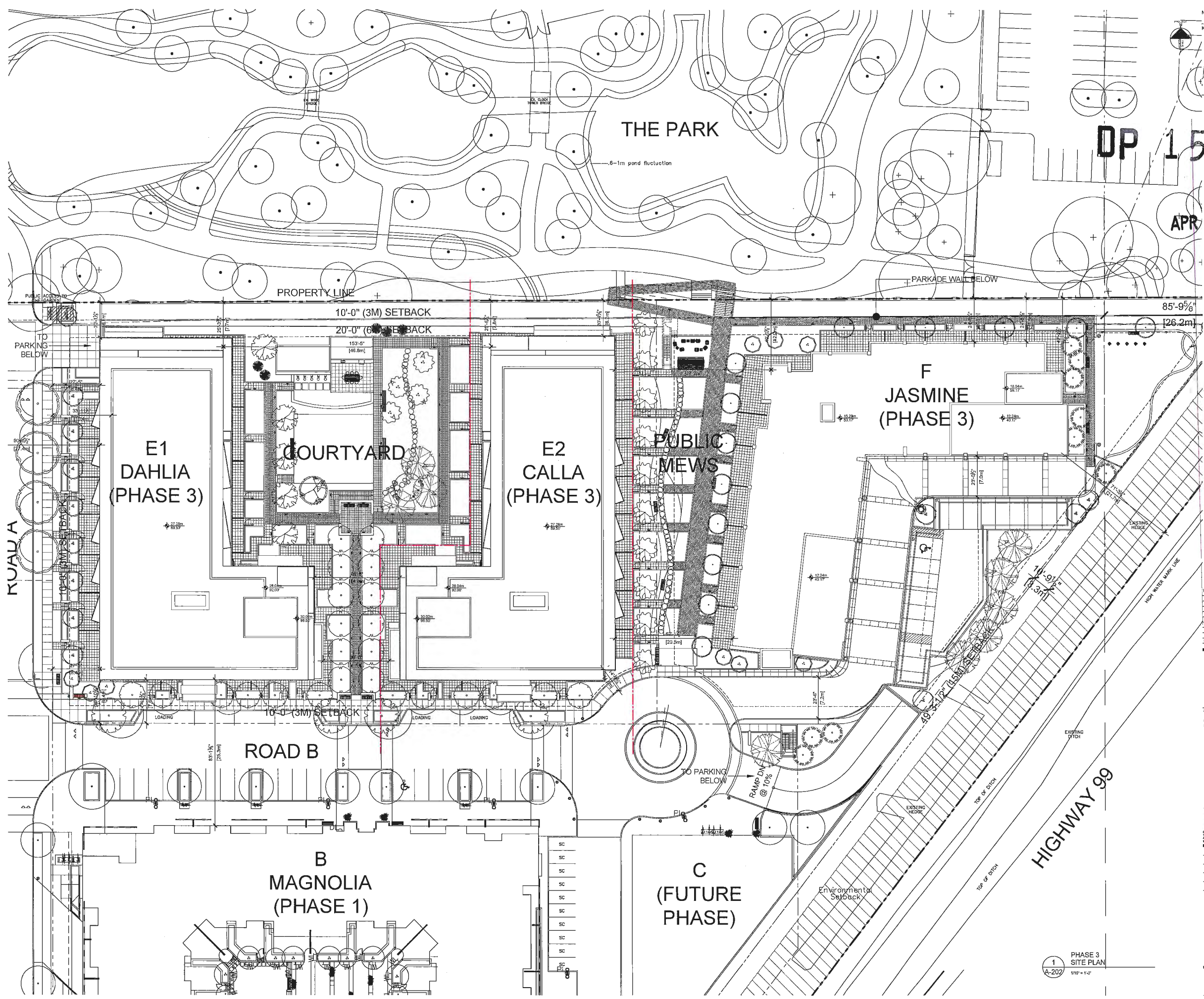
NOTES:

KEY PLAN



DP 15-708367⁹ HC

APR 29 2016



NOT FOR CONSTRUCTION

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2	ISSUED FOR DEVELOPMENT PERMITTING
3	ISSUED FOR DEVELOPMENT PERMITTING
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8	ISSUED FOR DEVELOPMENT PERMITTING
9	ISSUED FOR DEVELOPMENT PERMITTING
10	ISSUED FOR DEVELOPMENT PERMITTING

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COTTER

901-835 West Hocking Street, Columbus, OH 43206
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WEB: www.zgf.com

PROJECT:

THE GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

CLIENT:

TOWNLINE

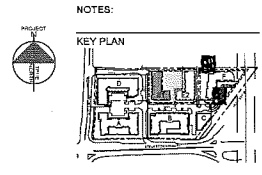
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DESIGNED BY	DATE
CHECKED BY	DATE
SCALE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE

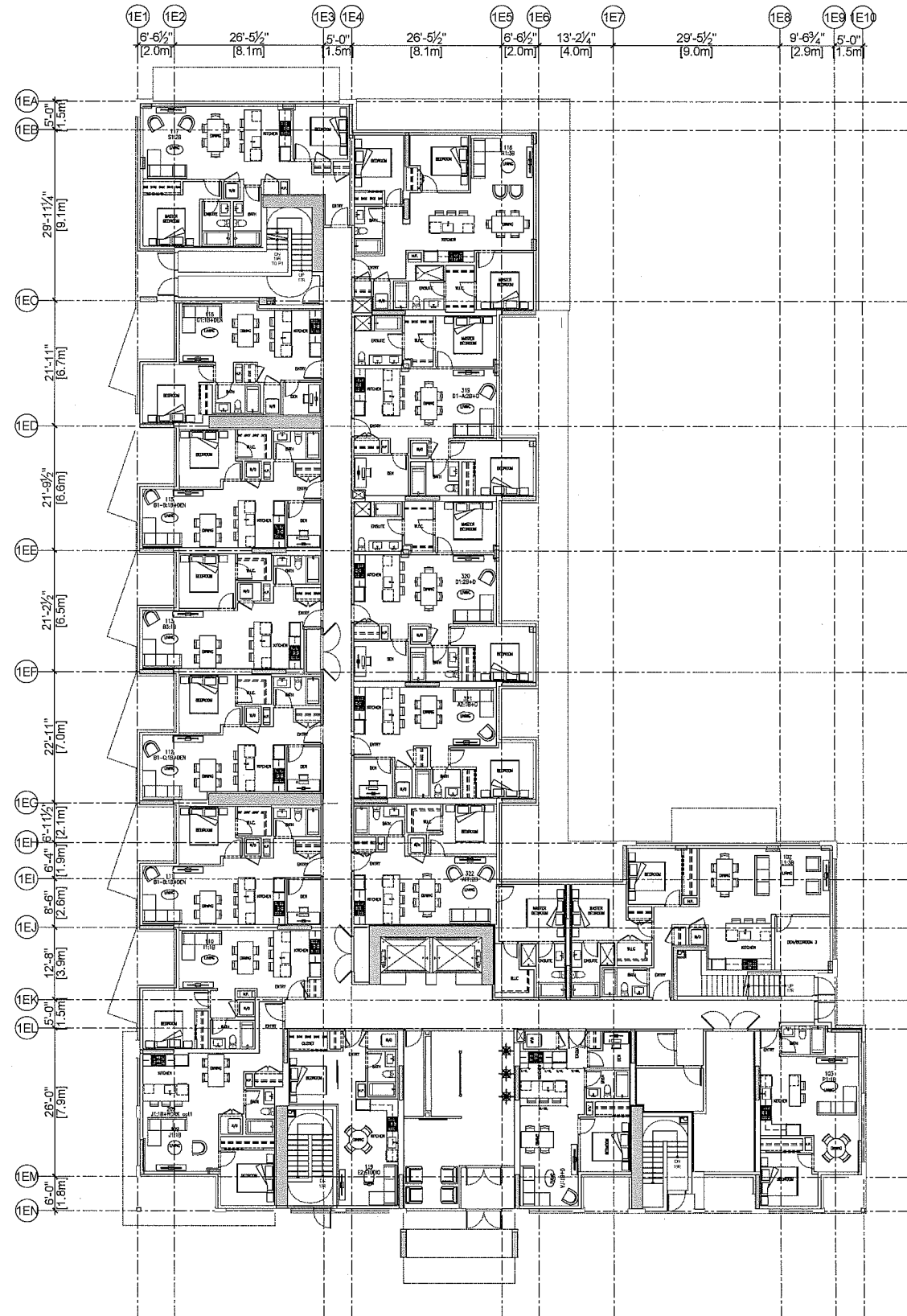
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PHASE 3
SITE ROOF PLAN

1
A-202
PHASE 3
SITE PLAN
1/16" = 1'-0"

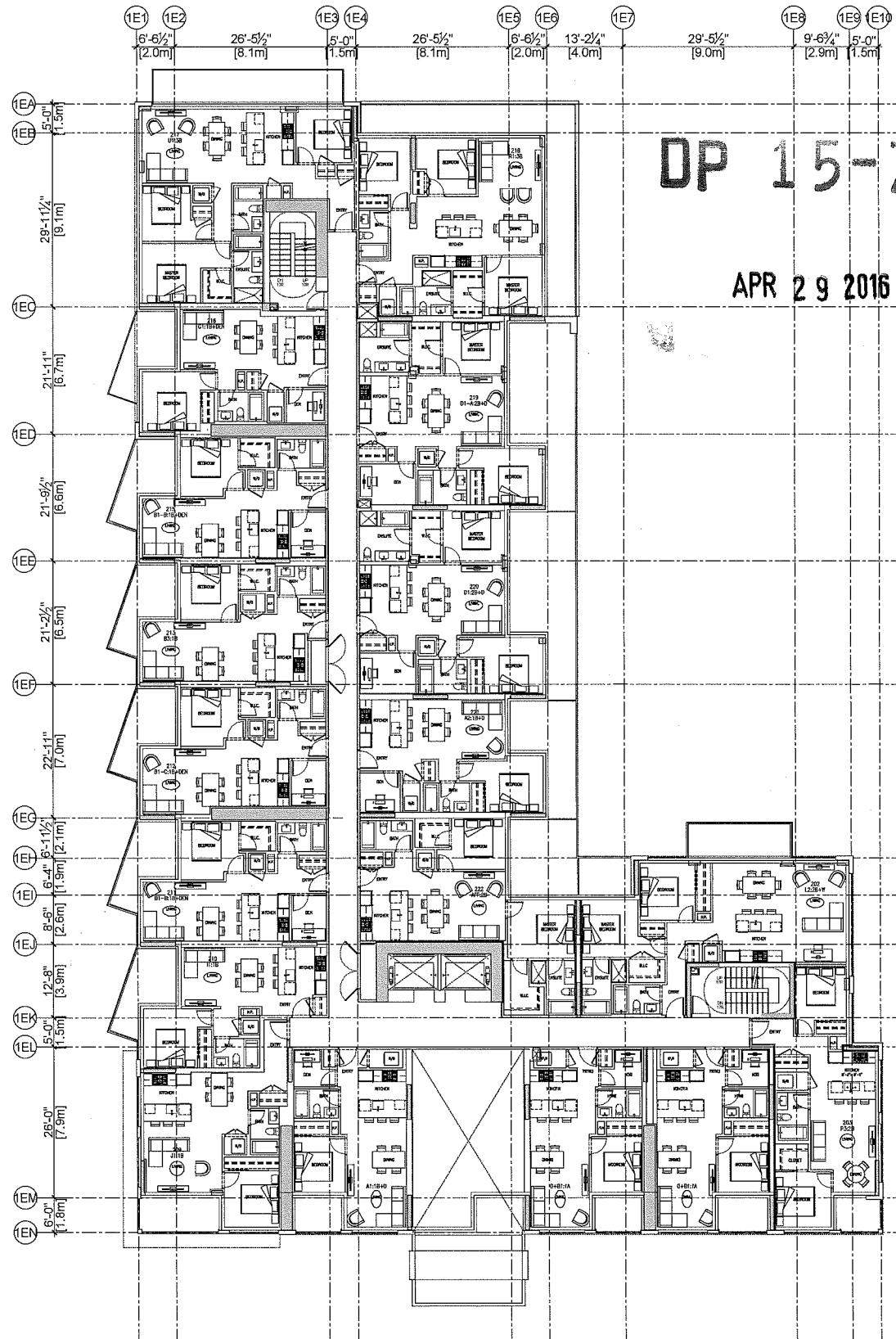
DRAWING NO.:
A-202



PLAN 9



2 BUILDING E1: DAHLIA (PHASE 3)
LEVEL 1 FLOOR PLAN
1/8" = 1'-0"



1 BUILDING E1: DAHLIA (PHASE 3)
LEVELS 2 FLOOR PLAN
1/8" = 1'-0"

DP 15-708 367^a HC

APR 29 2016

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1	ISSUED FOR PERMIT APPLICATION
2	ISSUED FOR PERMIT APPLICATION
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10	ISSUED FOR PERMIT APPLICATION

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300 4300 West Mustang Street, Henderson, NV 89046
TEL: 702-272-1477 FAX: 702-272-1478 EMAIL: info@zgf.com
WWW.ZGFCOTTER.COM

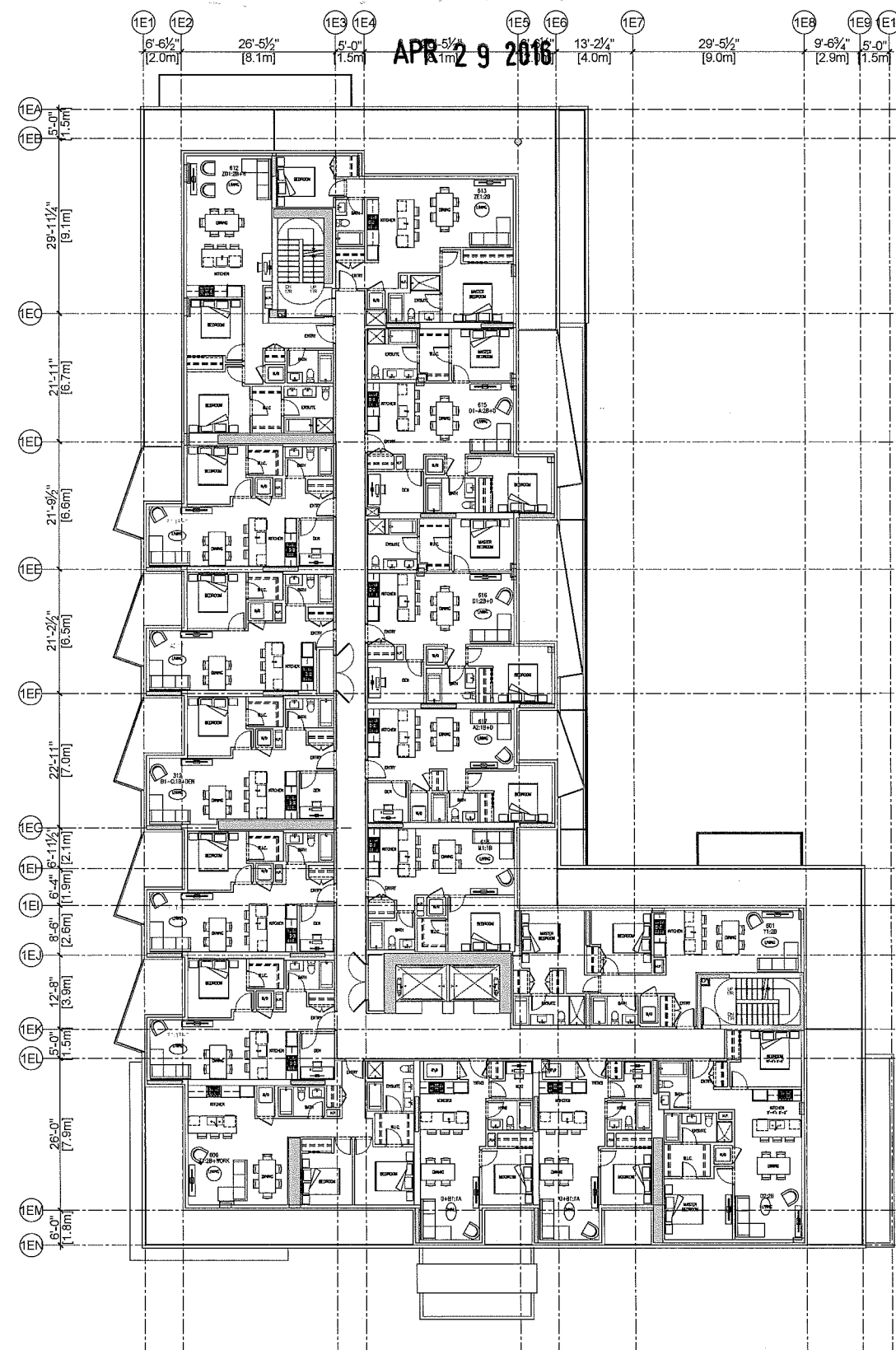
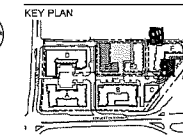
THE GARDENS
THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

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TOWNLINE
300 4300 West Mustang Street, Henderson, NV 89046
TEL: 702-272-1477 FAX: 702-272-1478 EMAIL: info@townline.com
WWW.TOWNLINE.COM

OWNER	SEAL
DESIGNER	A
SCALE	1/8" = 1'-0"
DATE	10-11
BY	DESIGNER

SHEET TITLE:
BUILDING E1: DAHLIA
(PHASE 3)
FLOOR PLAN
LEVELS 1 TO 2

PGAN 10



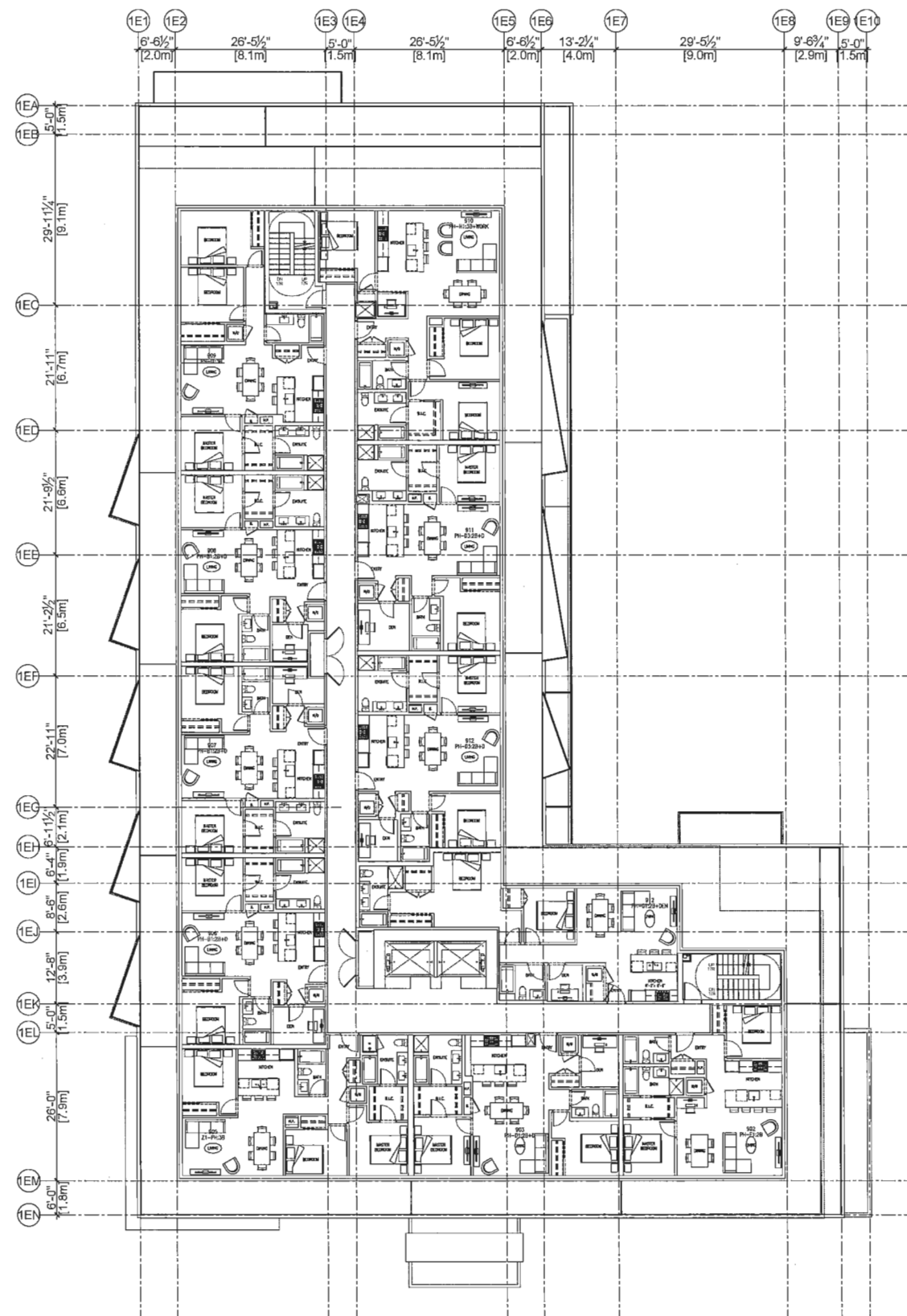
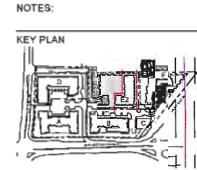
DRAWING NO.: A-212	REV.
------------------------------	------

1
A-212

DP 15-708 367

APR 29 2016

PLAN 11



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CONSTRUCTION

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WWW.ZGFCOTTER.COM

**THE
GARDENS**
THE GARDENS PHASE THREE
BUILDING E1: DAHLIA
BUILDING E2: CALLA, &
BUILDING F: JASMINE

TOWNLINE

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DESIGNED BY:	SSA/J
CHECKED BY:	A
SCALE:	1/8" = 1'-0"
JOB NO.:	15-11
DATE:	2016-04-14

SHEET TITLE:
BUILDING E1: DAHLIA
(PHASE 3)
FLOOR PLAN
LEVEL 8

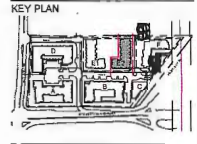
1
A-213
BUILDING E1: DAHLIA (PHASE 3)
LEVEL 8 FLOOR PLAN
1/8" = 1'-0"

DRAWING NO.:
A-213

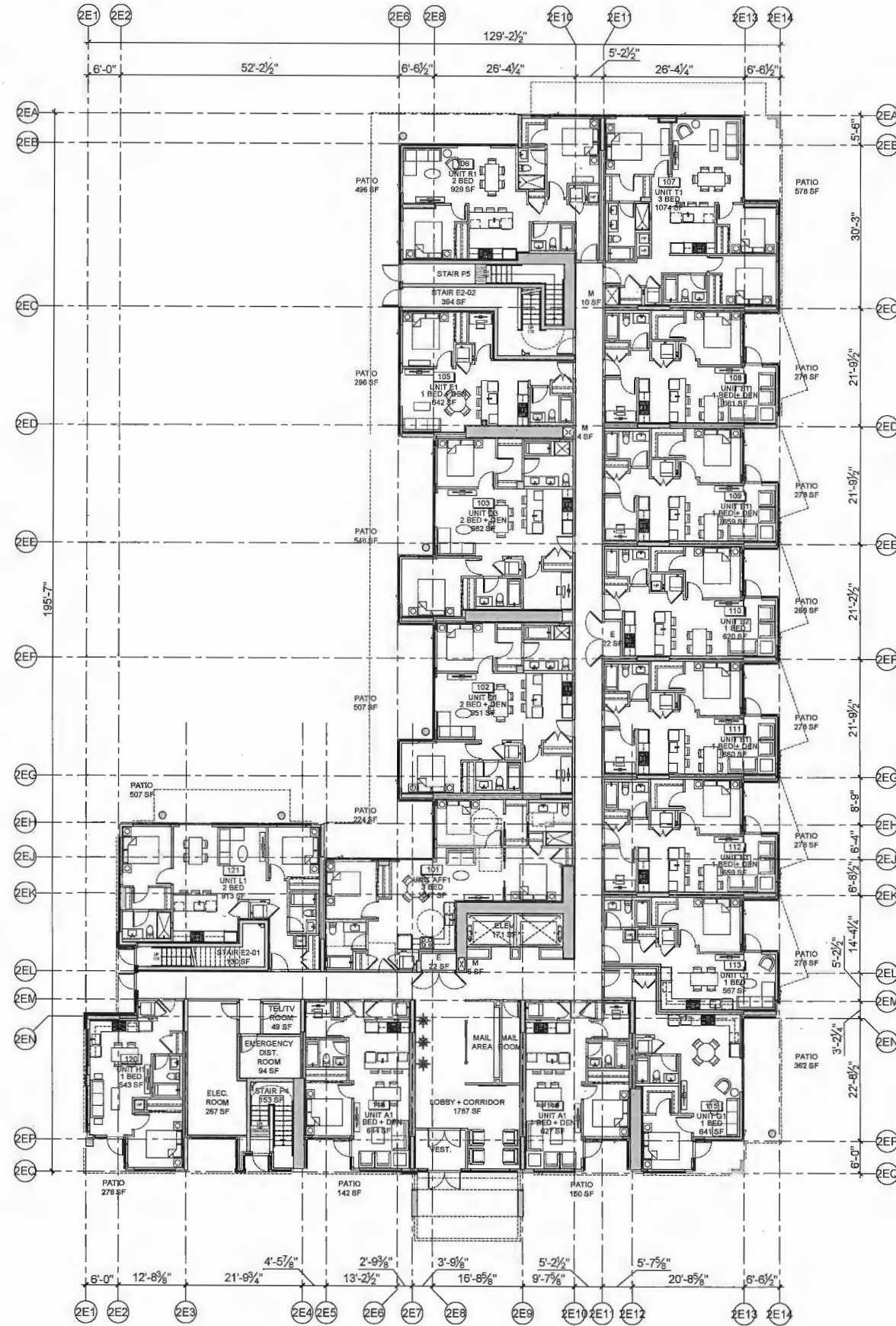
DP 15-708 367^{HC}

APR 29 2016

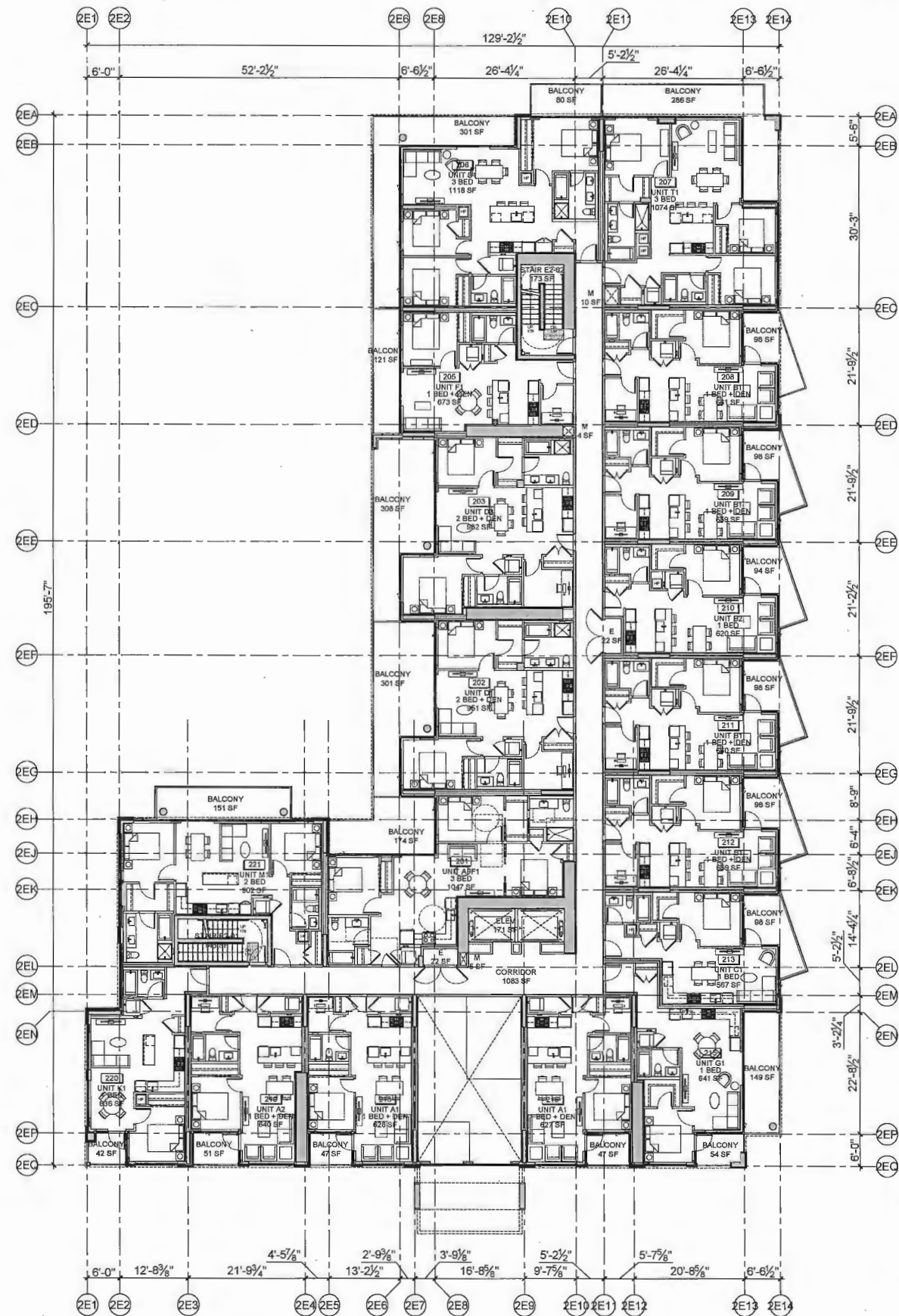
NOTES:



PLAN 12



2
A-214
BUILDING E2: CALLA (PHASE 3)
LEVEL 1 FLOOR PLAN
1/8" = 1'-0"



1
A-214
BUILDING E2: CALLA (PHASE 3)
LEVEL 2 FLOOR PLAN
1/8" = 1'-0"

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303 430 West Hastings Street, Vancouver, BC V6C 4G6
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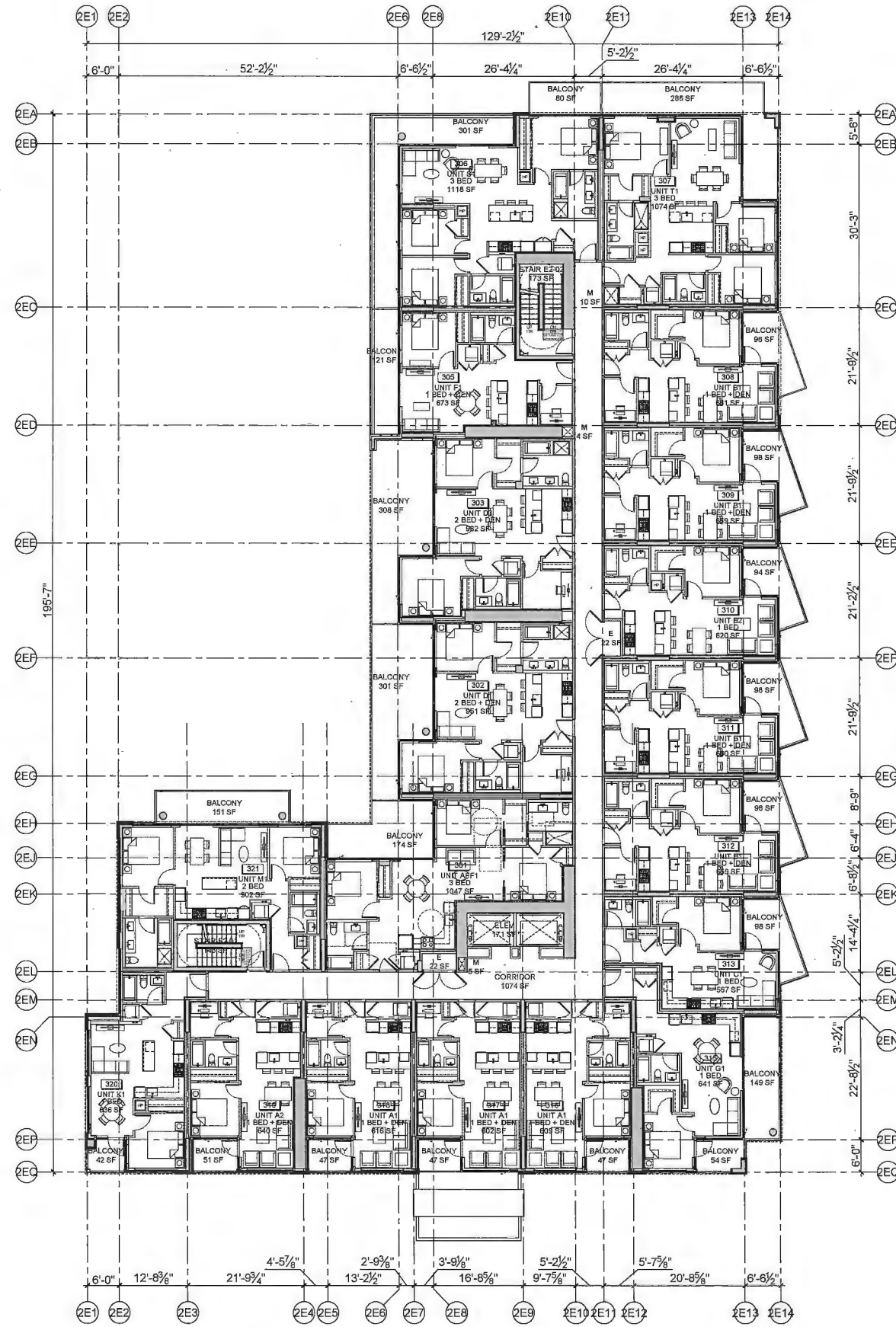
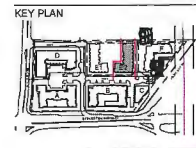
THE
GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

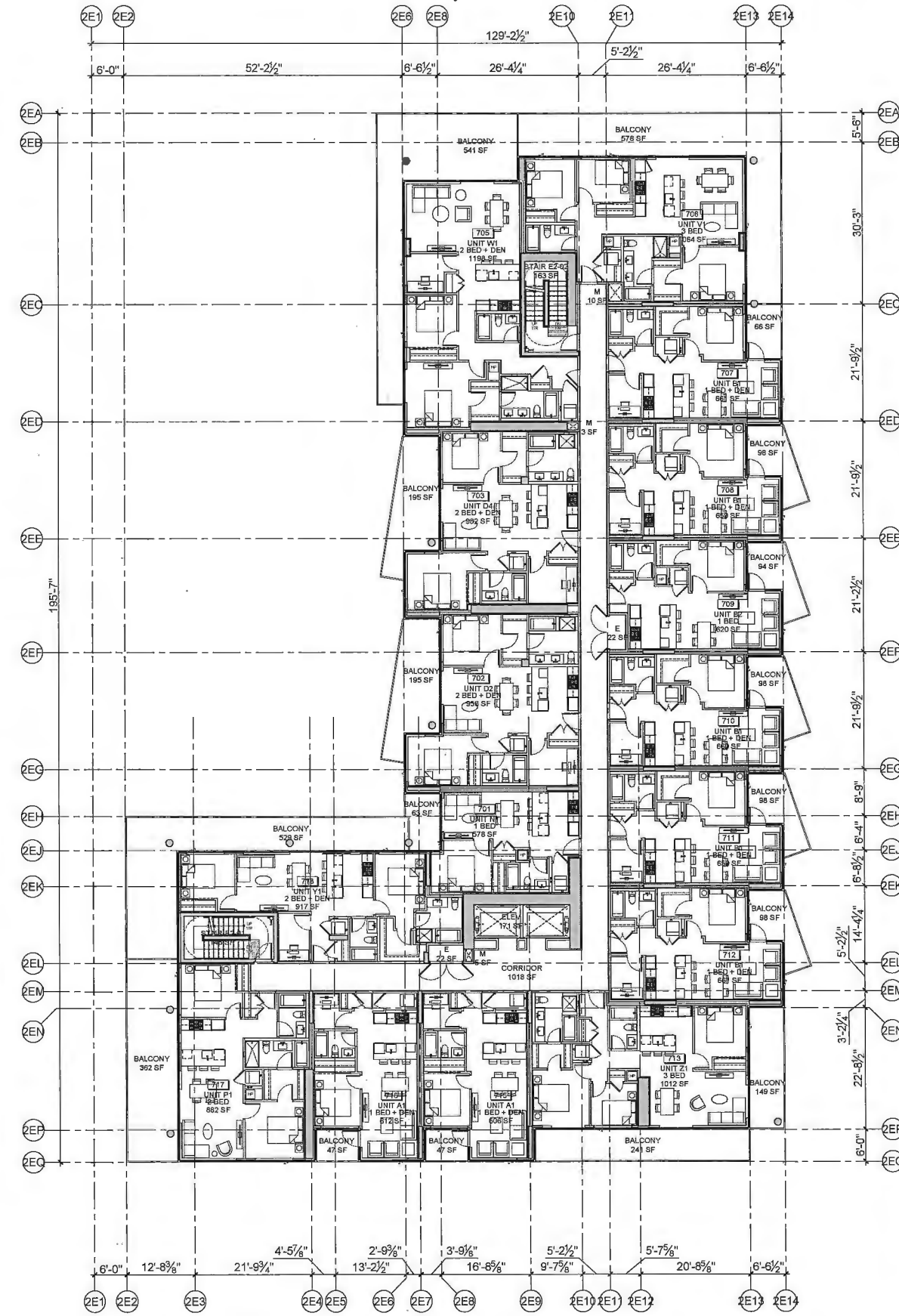
OWN:
TOWNLINE

DATE: 04/29/16
DRAWN: A
CHECKED: A
SCALE: 1/8" = 1'-0"
SHEET NO.: 1
SHEET TOTAL: 1
PROJECT: BUILDING E2: CALLA
(PHASE 3)
FLOOR PLAN
LEVEL 1 & 2

A-214



2 BUILDING E2: CALLA (PHASE 3)
A-215 LEVEL 3 TO 4 FLOOR PLAN
1/8" = 1'-0"



BUILDING E2: CALLA (PHASE 3)
LEVEL 5 TO 7 FLOOR PLAN

NOT FOR
CONSTRUCTION

E	150415	ISSUED FOR DEVELOPMENT PERMIT PANEL
D	150318	ADP RESPONSE
C	151122	ADP REVIEW
B	150914	BUILDING TEXT AMENDMENT
A	150914	DEVELOPMENT PERMIT APPLICATION
MARK	FINISHED	DESCRIPTION
ISSUE		

**ZGF
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ZGF COTTER AND ASSOCIATES, INC.

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WEB: www.spcinterior.com

100

**THE
GARDENS**

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

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OWNER: EC	SCALE:
CHECKED: JL	
SCALE: 1/8" = 1'-0"	
JOB NO.: 10-11	
DATE: 2016/04/15	

SHEET TITLE:
BUILDING E2: CALLA,
(PHASE 3)
FLOOR PLAN
LEVEL 3 TO 7

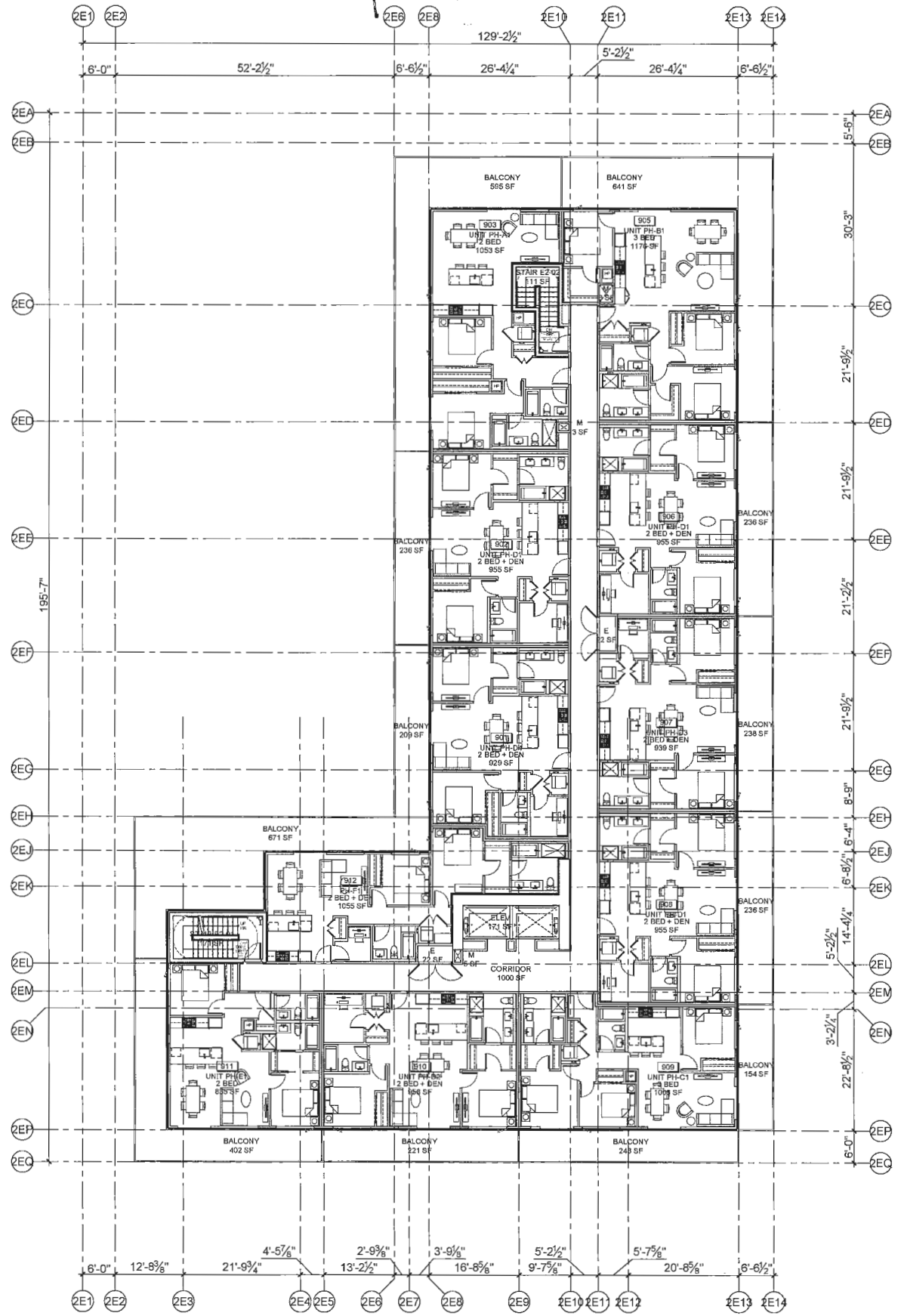
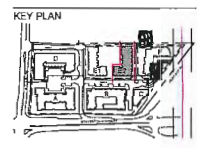
A-215

DP 15-708 367 HC

APR 29 2016

PAGE 14

NOTES:



NOT FOR CONSTRUCTION

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D	10/10/15	10/10/15	10/10/15
C	10/10/15	10/10/15	10/10/15
A	10/10/15	10/10/15	10/10/15

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www.zgfco.com

THE GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

CLIENT: **TOWNLINE**

DESIGNED BY	DATE
CHECKED BY	
SCALE	1/8" = 1'-0"
DATE	10/11/15
BY	2015/10/15

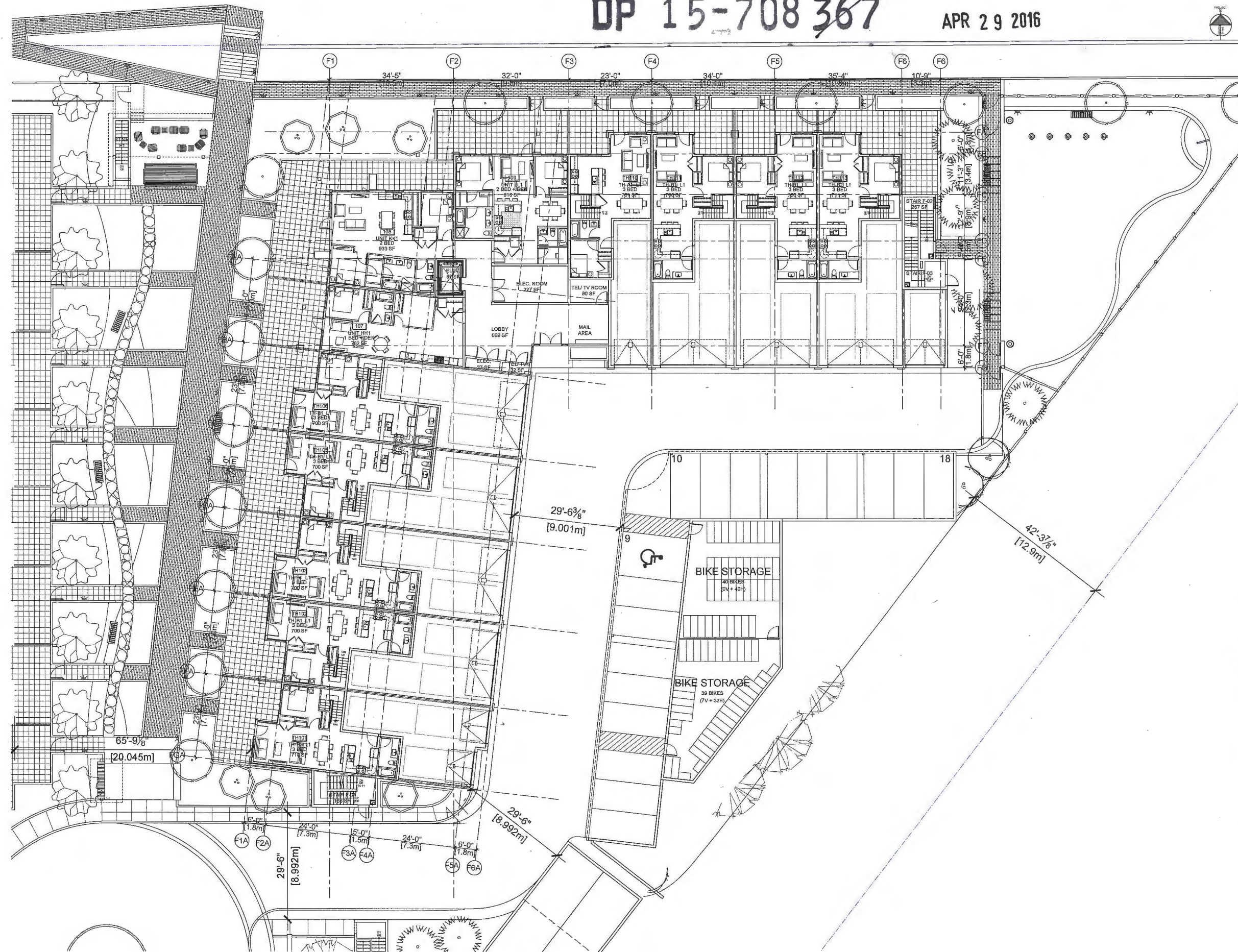
SHEET TITLE:
BUILDING E2: CALLA
(PHASE 3)
FLOOR PLAN
LEVEL 8

1
A-216
BUILDING E2: CALLA (PHASE 3)
LEVEL 8 FLOOR PLAN
1/8" = 1'-0"

APR 29 2016

NOTES:

KEY PLAN



E	160415	ISSUED FOR DEVELOPMENT PERMIT PANEL
D	150318	ADP REVIEW/REVIEWS
C	151102	ADP REVIEW
B	150814	BUILDING TEXT AMENDMENT
A	150814	DEVELOPMENT PERMIT APPLICATION
MARK	TYAN400	DESCRIPTION
ISSUE		

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Web: www.agfether.com

PROJECT:

**THE
GARDENS**

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

CLIMATE

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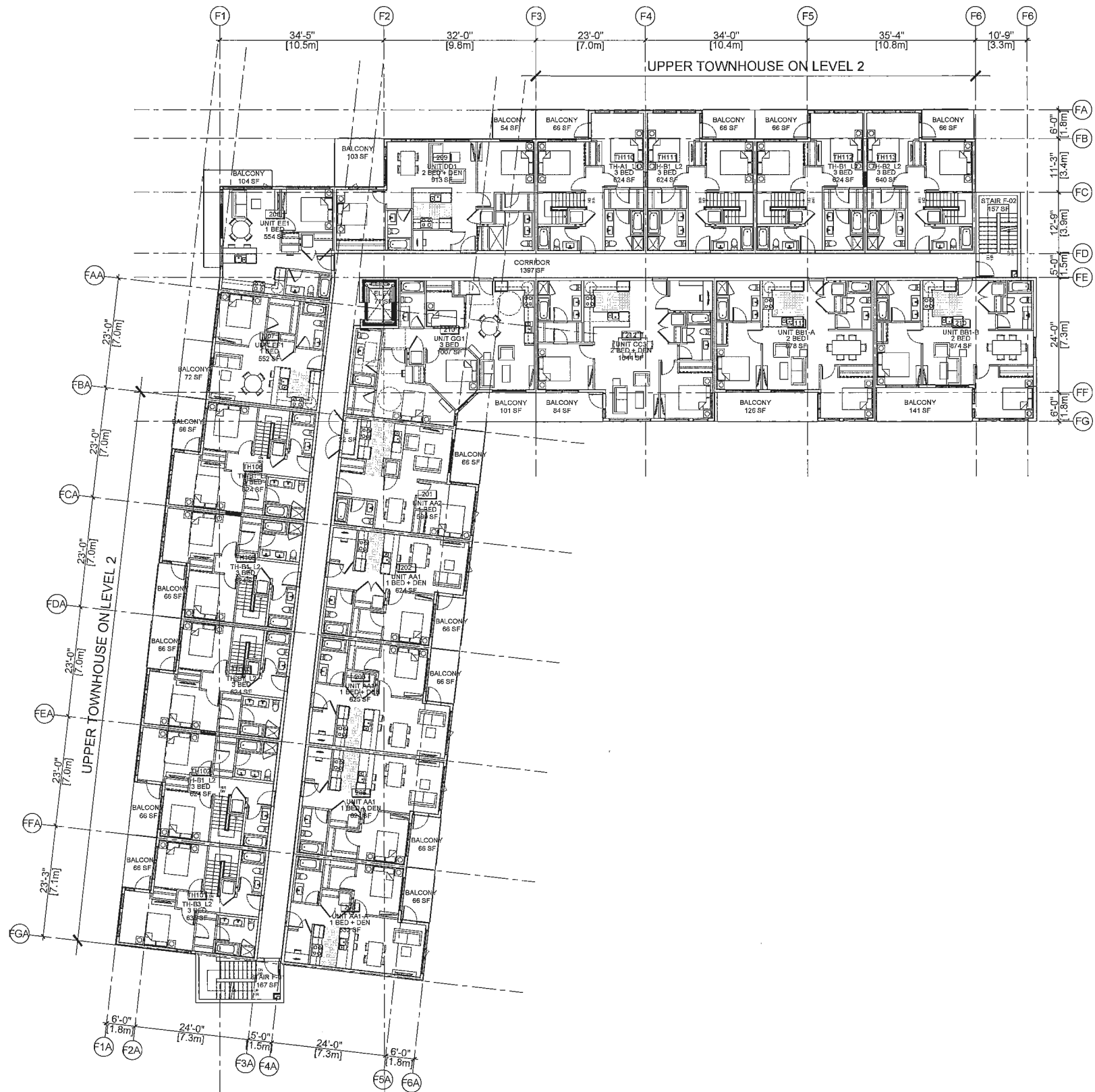
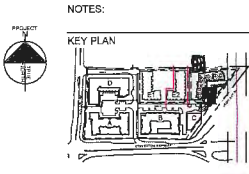
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OWNER	SE	SEAL:
CHECKED	JL	
SCALE	1/8" = 1'-0"	
JOB No.	15-11	
DATE	2016/04/15	

SHED TITLE:
BUILDING F: JASMINE
(PHASE 3)
FLOOR PLAN
LEVEL 1

DIVINO VOL.
A-217

BUILDING F: JASMINE (PHASE 3)
LEVEL 1 FLOOR PLAN



NOT FOR
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8	ISSUED FOR DEVELOPMENT PERMIT APPLICATION
9	ISSUED FOR DEVELOPMENT PERMIT APPLICATION
10	ISSUED FOR DEVELOPMENT PERMIT APPLICATION

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**THE
GARDENS**

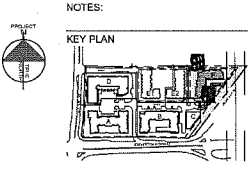
THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

TOWNLINE

DESIGNED BY TOWNLINE ARCHITECTS
CHECKED BY TOWNLINE ARCHITECTS
SCALE: 1/8" = 1'-0"
JOB NO: 15-11
DATE: 05/05/2016

SHEET TITLE:
BUILDING F: JASMINE
(PHASE 3)
FLOOR PLAN
LEVEL 2

DRAWING NO.:
A-218



NOT FOR
CONSTRUCTION

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9	ISSUED FOR DEVELOPMENT PERMIT PREL
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PROJECT:

THE
GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

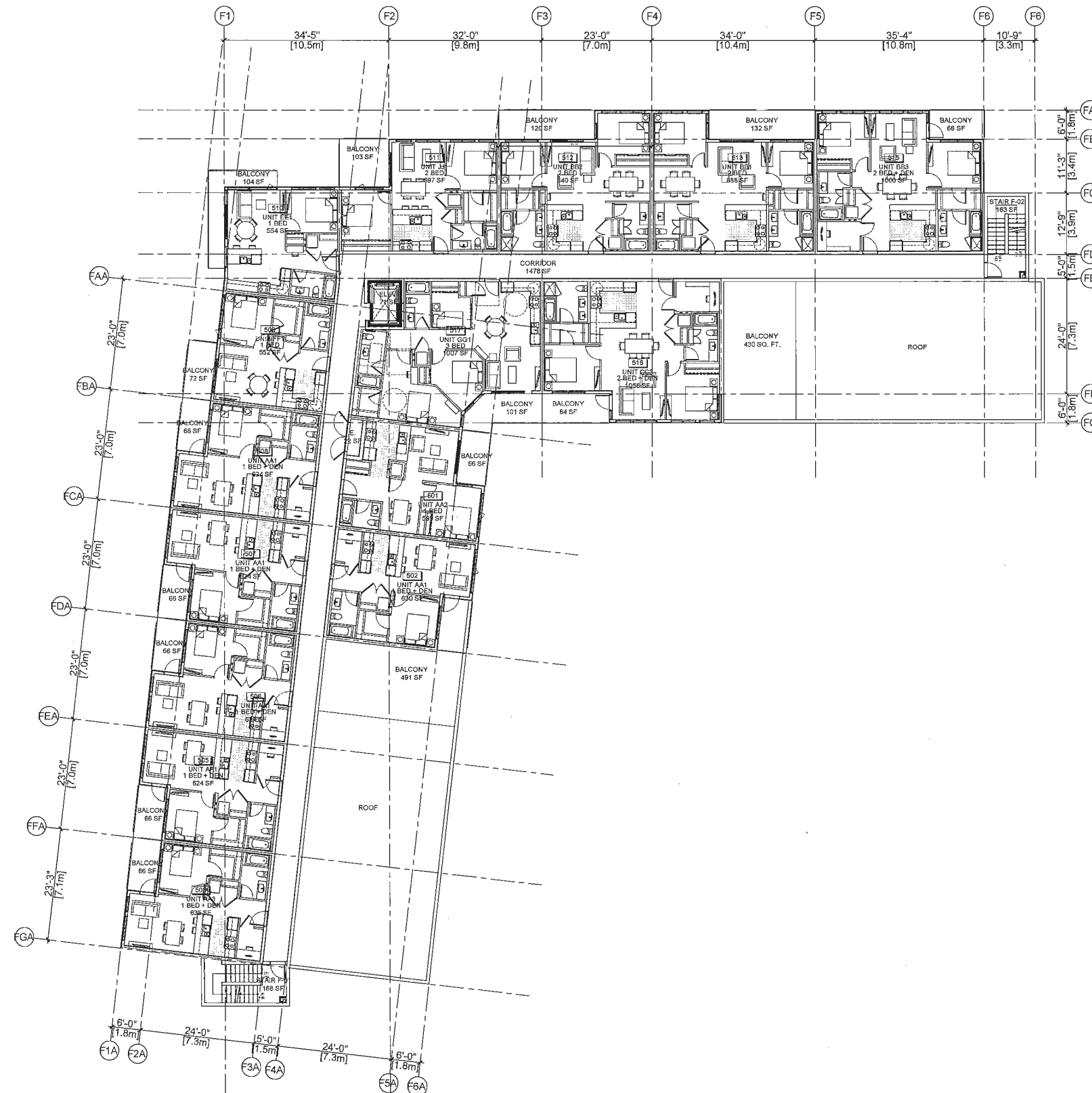
DATE:

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DESIGNER: A	SEAL:
CHECKER: A	
SCALE: 1/8" = 1'-0"	
JOB NO: 15-11	
DATE: 03/06/2015	

SHEET TITLE:
BUILDING F: JASMINE
(PHASE 3)
FLOOR PLAN
LEVEL 3



NOT FOR
CONSTRUCTION

E	100418	ISSUED FOR DEVELOPMENT PERMIT PANEL
D	150318	ACP REQUISITES
C	150120	ACP FOLDER
B	150914	BUILDING TEXT AMENDMENT
A	150014	DEVELOPMENT PERMIT APPLICATION
MARK	TYPE/ISSUED	DESCRIPTION
	ISSUE	

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WEB: www.gagkramer.com

PROJECT:



**THE
GARDENS**

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

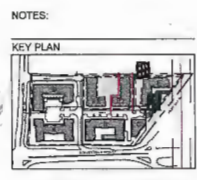
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OWNER: J.	SOLJ
CH-CHD: J.	
SCALE: 1.07 = 1.07	
JOB No: 15-17	
DATE: 2016.04.19	

SHEET TITLE:
BUILDING F: JASMINE
(PHASE 3)
FLOOR PLAN
LEVEL 4



AERIAL VIEW ALONG HWY 99 LOOKING SOUTHWEST



OBLIQUE FROM FUTURE PARK TOWARD SITE-LOOKING S.E.



VIEW FROM THE GARDEN PARK LOOKING SOUTH



STREET VIEW ALONG ROAD B LOOKING EAST



VIEW OF ENTRY ON BUILDING E1: DAHLIA



NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE
1	DAHLIA	
2	CALLA	
3	JASMINE	
4	ORCHID	
5	ROSE	
6	VIOLA	
7	HYDRANGEA	
8	GERANIUM	
9	PEONY	
10	IRIS	
11	SNOWFLAKE	
12	CHRYSANTHEMUM	
13	ASTER	
14	DELPHINIUM	
15	DIANthus	
16	GERANIUM	
17	HYDRANGEA	
18	IRIS	
19	PEONY	
20	ROSE	
21	SNOWFLAKE	
22	CHRYSANTHEMUM	
23	ASTER	
24	DELPHINIUM	
25	DIANthus	
26	GERANIUM	
27	HYDRANGEA	
28	IRIS	
29	PEONY	
30	ROSE	
31	SNOWFLAKE	
32	CHRYSANTHEMUM	
33	ASTER	
34	DELPHINIUM	
35	DIANthus	
36	GERANIUM	
37	HYDRANGEA	
38	IRIS	
39	PEONY	
40	ROSE	
41	SNOWFLAKE	
42	CHRYSANTHEMUM	
43	ASTER	
44	DELPHINIUM	
45	DIANthus	
46	GERANIUM	
47	HYDRANGEA	
48	IRIS	
49	PEONY	
50	ROSE	
51	SNOWFLAKE	
52	CHRYSANTHEMUM	
53	ASTER	
54	DELPHINIUM	
55	DIANthus	
56	GERANIUM	
57	HYDRANGEA	
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60	ROSE	
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62	CHRYSANTHEMUM	
63	ASTER	
64	DELPHINIUM	
65	DIANthus	
66	GERANIUM	
67	HYDRANGEA	
68	IRIS	
69	PEONY	
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71	SNOWFLAKE	
72	CHRYSANTHEMUM	
73	ASTER	
74	DELPHINIUM	
75	DIANthus	
76	GERANIUM	
77	HYDRANGEA	
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82	CHRYSANTHEMUM	
83	ASTER	
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93	ASTER	
94	DELPHINIUM	
95	DIANthus	
96	GERANIUM	
97	HYDRANGEA	
98	IRIS	
99	PEONY	
100	ROSE	

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351 438 West Hastings Street, Vancouver, BC V6C 0A6
Tel: 604 251 4377 Fax: 604 251 4380 Email: info@zgfco.com
Web: www.zgfco.com

THE GARDENS
THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

TOWNLINE
DESIGNED BY: TOWNLINE
DRAWN BY: TOWNLINE
CHECKED BY: TOWNLINE
DATE: 10/11

A-301

DP 15-708397

APR 29 2016

NOTES:

KEY PLAN



PEDESTRIAN VIEW INTO THE COURTYARD



VIEW OF ENTRY ON BUILDING E2: CALLA



VIEW OF ENTRY ON BUILDING E2: CALLA



VIEW INTO THE PEDESTRIAN MEWS



VIEW INTO PEDESTRIAN MEWS - LOOKING NORTH

NOT FOR
CONSTRUCTION

1	15-708397-01	CONCEPTUAL SITE PLAN
2	15-708397-02	CONCEPTUAL SITE PLAN
3	15-708397-03	CONCEPTUAL SITE PLAN
4	15-708397-04	CONCEPTUAL SITE PLAN
5	15-708397-05	CONCEPTUAL SITE PLAN
6	15-708397-06	CONCEPTUAL SITE PLAN
7	15-708397-07	CONCEPTUAL SITE PLAN
8	15-708397-08	CONCEPTUAL SITE PLAN
9	15-708397-09	CONCEPTUAL SITE PLAN
10	15-708397-10	CONCEPTUAL SITE PLAN
11	15-708397-11	CONCEPTUAL SITE PLAN
12	15-708397-12	CONCEPTUAL SITE PLAN
13	15-708397-13	CONCEPTUAL SITE PLAN
14	15-708397-14	CONCEPTUAL SITE PLAN
15	15-708397-15	CONCEPTUAL SITE PLAN
16	15-708397-16	CONCEPTUAL SITE PLAN
17	15-708397-17	CONCEPTUAL SITE PLAN
18	15-708397-18	CONCEPTUAL SITE PLAN
19	15-708397-19	CONCEPTUAL SITE PLAN
20	15-708397-20	CONCEPTUAL SITE PLAN

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3055 West Hastings Street, Vancouver, BC V6C 0A6
TEL: 604-271-1177 FAX: 604-271-1178 EMAIL: info@zgf.com
WWW.ZGFCOTTER.COM

PROJECT:

THE
GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

CLIENT:

TOWNLINE

CONCEPTUAL SITE PLAN. THIS PLAN AND ANY OTHER PLAN, AND AT ALL
TIMES, SHALL BE SUBJECT TO THE CITY OF VANCOUVER'S ZONING BYLAW AND
ANY OTHER BYLAW, AND SHALL BE SUBJECT TO THE CITY OF VANCOUVER'S
ZONING BYLAW AND ANY OTHER BYLAW, AND SHALL BE SUBJECT TO THE CITY OF VANCOUVER'S
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DESIGN	DATE
CHECKED	DATE
SCALE	DATE
DATE	DATE
DATE	DATE

SHEET TITLE:
PERSPECTIVE
RENDERING

DATE: 04/29/16
A-302



VIEW ALONG HWY 99 LOOKING NORTHWEST



VIEW FROM DRIVEWAY TOWARDS BUILDING F: JASMINE ENTRY



VIEW FROM BIKE PAVILION TOWARDS BUILDING F: JASMINE ENTRY



VIEW FROM BALCONY OVERLOOKING THE BIKE PAVILION ROOF



PEDESTRIAN VIEW ALONG NORTH EDGE PATHWAY LOOKING WEST



PEDESTRIAN VIEW FROM GARDEN LOOKING SOUTHWEST

NOT FOR
CONSTRUCTION

E	150415	ISSUED FOR DEVELOPMENT PERMIT PANEL
D	150318	ACP PROPOSALS
C	151221	ACP PREVIEW
B	150914	BUILDING TEXT AMENDMENT
A	150616	DEVELOPMENT PERMIT APPLICATION
MARK	151403D	DESCRIPTION

ZGF
COTTER

901-538 West Hastings Street, Vancouver, BC V6C 6A1
TEL: 604-272-1477 FAX: 604-272-1473 EMAIL: info@cpkassner.ca
WWW: www.cpkassner.com

PROJECT:

**THE
GARDENS**

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

 TOWNLINE

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CEMEX

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SOLD	ST.3
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JCS 1042 10-51

DATE: 2015/04/19

SHEET TITLE: _____

PERSPECTIVE RENDERING

DRAWING NO.:	REV.
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A-303

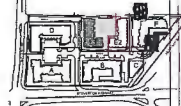
A-303

DP 15-708397

PLAN ZZ

NOTES:

KEY PLAN

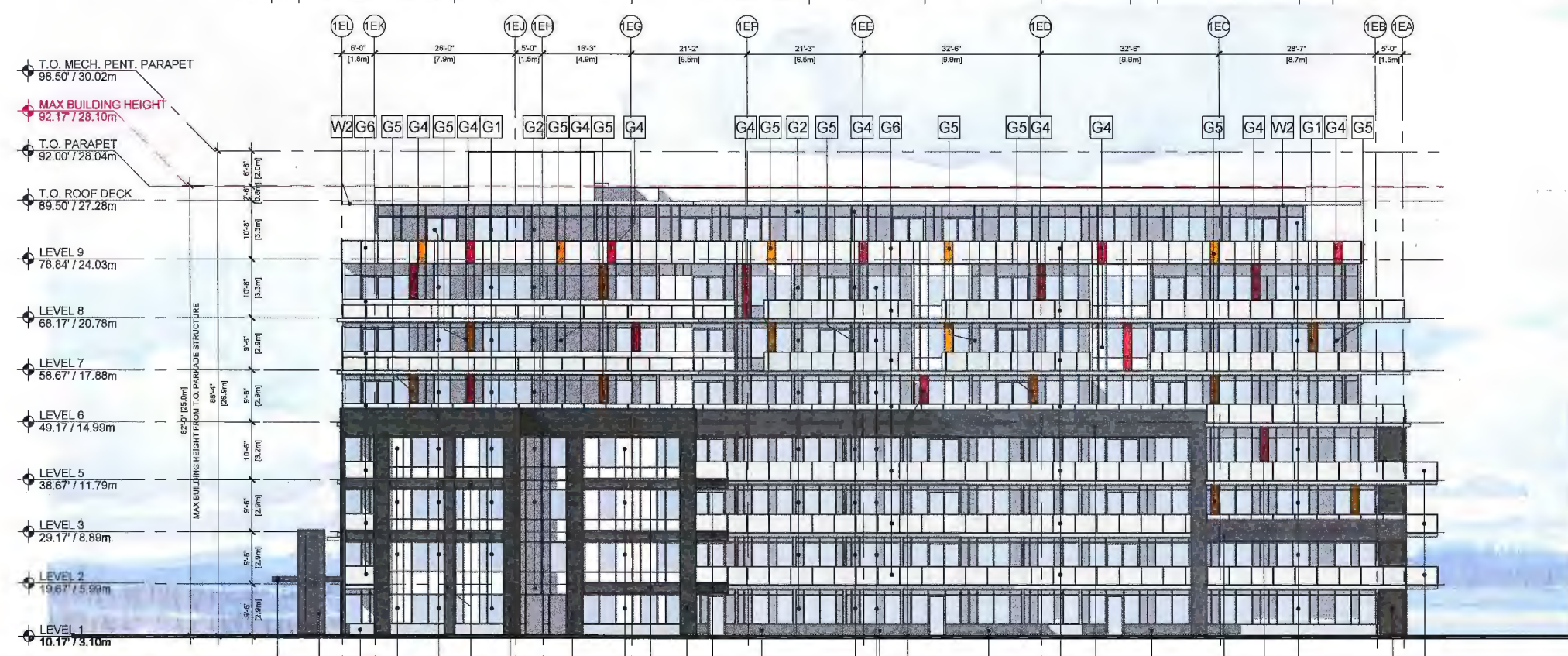


APR 29 2016



- BUILDING E1 & E2 MATERIAL LEGEND**
- B1 - BRICK TEXTURED FINISH (DARK GRAY)
- C1 - STEEL FRAMED GLASS CANOPY
- G1 - CLEAR GLAZING
G2 - SPANDREL PANEL (WHITE)
G3 - SPANDREL PANEL (LIGHT GRAY)
G4 - SPANDREL PANEL (ORANGE)
G5 - SPANDREL PANEL (YELLOW)
G6 - GLASS GUARDRAIL
G7 - SPANDREL PANEL (EGGPLANT)
G8 - SPANDREL PANEL (BURGUNDY)
- M1 - METAL PANEL (LIGHT GRAY)
M2 - METAL PANEL (GRAY)
M3 - METAL PANEL (DARK GRAY)
M4 - METAL PANEL (BEIGE)
- W2 - WOOD TEXTURED FINISHED SOFFIT (CONCRETE/FIBER BOARD)

1
A-311
BUILDING E1: DAHLIA (PHASE 3)
WEST ELEVATION
1/8" = 1'-0"



2
A-311
BUILDING E1: DAHLIA (PHASE 3)
EAST ELEVATION
1/8" = 1'-0"

NOT FOR CONSTRUCTION

E	ISSUED FOR DEVELOPMENT REVIEW PANEL
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98	ISSUED FOR DEVELOPMENT REVIEW PANEL
99	ISSUED FOR DEVELOPMENT REVIEW PANEL
100	ISSUED FOR DEVELOPMENT REVIEW PANEL

ZGF COTTER
ARCHITECTS

301.834 West Hastings Street, Vancouver, BC V6C 0A6
TEL: 604-681-2477 FAX: 604-681-2478 EMAIL: info@zgfco.com
WWW.ZGFCOTTER.COM

THE GARDENS
THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

TOWNLINE
CLIENT

DATE: 20160704
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"
JOB NO: 15-11
SHEET: 20/20

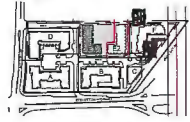
SHOWN TITLE:
BUILDING E1: DAHLIA
(PHASE 3)
WEST & EAST
ELEVATIONS

DP 15-708397

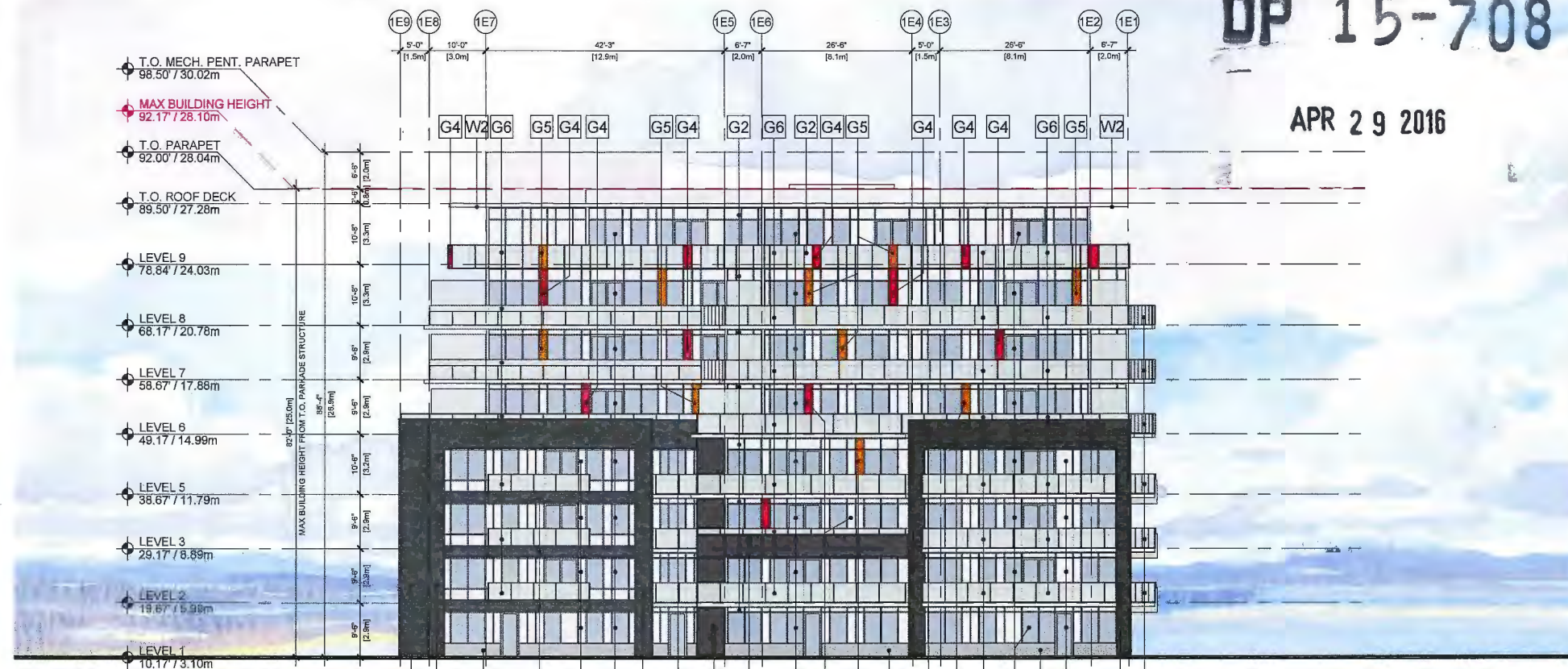
APR 29 2016

NOTES:

KEY PLAN



- BUILDING E1 & E2
MATERIAL LEGEND**
- B1 - BRICK TEXTURED FINISH (DARK GRAY)
 - C1 - STEEL FRAMED GLASS CANOPY
 - G1 - CLEAR GLAZING
 - G2 - SPANDREL PANEL (WHITE)
 - G3 - SPANDREL PANEL (LIGHT GRAY)
 - G4 - SPANDREL PANEL (ORANGE)
 - G5 - SPANDREL PANEL (YELLOW)
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 - G8 - SPANDREL PANEL (BURGUNDY)
 - M1 - METAL PANEL (LIGHT GRAY)
 - M2 - METAL PANEL (GRAY)
 - M3 - METAL PANEL (DARK GRAY)
 - M4 - METAL PANEL (BEIGE)
 - W2 - WOOD TEXTURED FINISHED SOFFIT
(CONCRETE/FIBER BOARD)



1
A-312
BUILDING E1: DAHLIA (PHASE 3)
NORTH ELEVATION
1/8" = 1'-0"



2
A-312
BUILDING E1: DAHLIA (PHASE 3)
SOUTH ELEVATION
1/8" = 1'-0"

NOT FOR
CONSTRUCTION

E	10/4/15	ISSUED FOR DEVELOPMENT PERMIT
D	10/4/15	FOR RESPONSE
C	10/1/15	FOR REVIEW
B	10/4/15	REVISIONS TO PERMIT
A	10/4/15	DEVELOPMENT PERMIT APPLICATION
10/4/15		ISSUED FOR CONSTRUCTION

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305-438 West Hastings Street, Vancouver, BC V6C 0A6
Tel: 604-251-2477 Fax: 604-272-1411 Email: info@zgfco.com
Web: www.zgfco.com

PROJECT

**THE
GARDENS**

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

CLIENT

TOWNLINE

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DESIGN	10/4/15	SCALE
CHECKED	10/4/15	
SEAL	10/4/15	
JOB NO.	10-11	
DATE	10/4/15	

SHEET TITLE:
BUILDING E1: DAHLIA
(PHASE 3)
NORTH & SOUTH
ELEVATIONS

DRAWING NO.

A-312

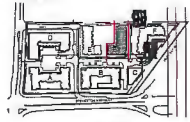
REV.

DP 15-708397

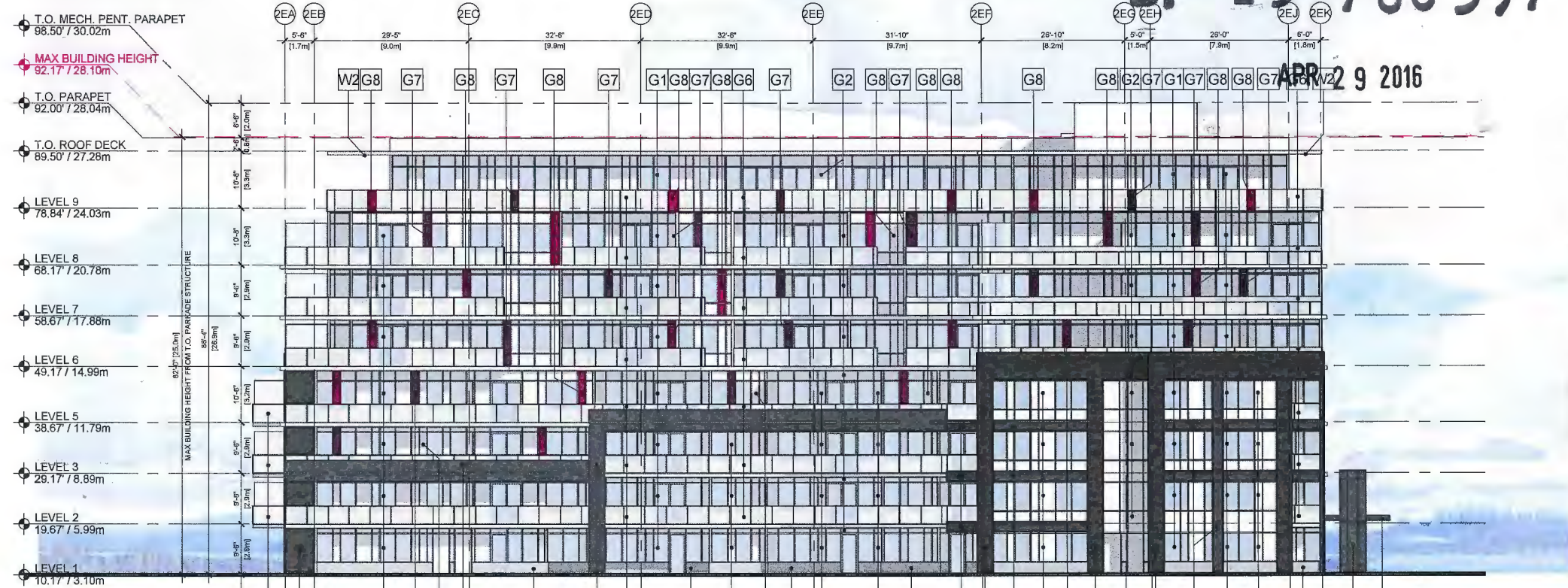
PLAN 29

NOTES:

KEY PLAN



APR 29 2016



- BUILDING E1 & E2
MATERIAL LEGEND**
- B1 - BRICK TEXTURED FINISH (DARK GRAY)
- C1 - STEEL FRAMED GLASS CANOPY
- G1 - CLEAR GLAZING
G2 - SPANDREL PANEL (WHITE)
G3 - SPANDREL PANEL (LIGHT GRAY)
G4 - SPANDREL PANEL (ORANGE)
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- M1 - METAL PANEL (LIGHT GRAY)
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M3 - METAL PANEL (DARK GRAY)
M4 - METAL PANEL (BEIGE)
- W2 - WOOD TEXTURED FINISHED SOFFIT
(CONCRETE/FIBER BOARD)



NOT FOR
CONSTRUCTION

E	ISSUED FOR CONSTRUCTION PERMIT
D	ISSUED FOR CONSTRUCTION PERMIT
C	ISSUED FOR CONSTRUCTION PERMIT
B	ISSUED FOR CONSTRUCTION PERMIT
A	ISSUED FOR CONSTRUCTION PERMIT
1	ISSUED FOR CONSTRUCTION PERMIT

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303-878 West Hastings Street, Vancouver, BC V6C 0A6
TEL: 604-222-4477 FAX: 604-222-4471 EMAIL: info@zgf.com

PROJECT

**THE
GARDENS**

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA
BUILDING E2: CALLA, &
BUILDING F: JASMINE

TOWNLINE

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DESIGNER	DATE
CHECKED	DATE
SCALE	DATE
JOB NO.	DATE
DATE	DATE

PROJECT TITLE:
BUILDING E2: CALLA
(PHASE 3)
WEST & EAST
ELEVATIONS

DRAWING NO.
A-313

PLAN 25

KEY PLAN



W2 - WOOD TEXTURED FINISHED SOFFIT
(CONCRETE/FIBER BOARD)

DRUMBO HQ.1

A-314

74126

KEY PLAY



APR 29 2016

**BUILDING F: JASMINE
MATERIAL LEGEND**

B1 - BRICK TEXTURED FINISH (BROWN-RED)

C1 - STEEL FRAMED GLASS CANOPY
w/ STEEL ROD

G1 - VINYL WINDOWS (WHITE TRIM)
G2 - GLASS GUARDRAIL

M1 - PREFINISHED METAL TRIM
M2 - METAL FLASHING (LIGHT GRAY)

M3 - GARAGE DOOR (WHITE)
C/W FROSTED WINDOWS

M4 - GARAGE DOOR (MAPLE)
CAN FROSTED WINDOWS

M5 - PREFINISHED METAL PICKET

GUARDRAIL (WHITE)

M6 - METAL FLASHING (BROWN)

H1 - CEMENT FIBRE BOARD SHIPLAP SIDING

(WHITE)
H2 - CEMENT FIBRE BOARD SHIPLAP SIDING

112 - CEMENT FIBRE BOARD SHEET
(MAPLE)

H3 - CEMENT FIBRE BOARD (WHITE)

W1 - WOOD FASCIA

W2 - WOOD COLUMNS

Architectural drawings of Building F: Jasmine (Phase 3) showing four elevations: East, North, South, and West. Each elevation includes a vertical section with levels (T.O. MECH. PENT. PARAPET, T.O. ROOF DECK, LEVEL 4/FLOOR 5, LEVEL 3/FLOOR 3, LEVEL 2/FLOOR 2, LEVEL 1/FLOOR 1) and horizontal dimensions. The drawings are annotated with grid lines (M2, H3, W1, M9, M6, M3, B2, W1, M9, M6, B2, M2, H3, G1, G2, B2, H3, M5, H3, M) and window/door symbols (H2, H1, G1, C2, M5, B2, C2, M4, G9, H2, G9, M5, C2, H2, M4, C2, G1, H2, G1, M3, C2, G1, H1, H2, H1, W2).

NOT FOR
CONSTRUCTION

E	156M15	ISSUED FOR DEVELOPMENT PERMIT REVIEW
F	156M18	ADDP REVIEW
C	151123	ADDP REVIEW
B	156M14	BUILDING TEXT AMENDMENT
A	156M14	DEVELOPMENT PERMIT APPLICATION
MARY	TYANM00	DESCRIPTION
ISSUE		

ZGF
COTTER

901-838 West Hastings Street, Vancouver, BC V6C 0A6
TEL: 604-272-3477 FAX: 604-272-3471 EMAIL: info@sq4homes.com
WWW.SQ4HOMES.COM

PROQUEST

**THE
GARDENS**

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

602

 TOWNLINE

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DATE: 01	SEAL:
CHECKED: 01	
SCALE: 1/8" = 1'-0"	
JOB No.: 15-11	

NAME: _____	DATE: _____
CLASS: _____	PERIOD: _____

SHEET TITLE:

BUILDING F: JASMINE
(PAGE 2)

(PHASE 3)
ELEVATIONS

ELEVATIONS

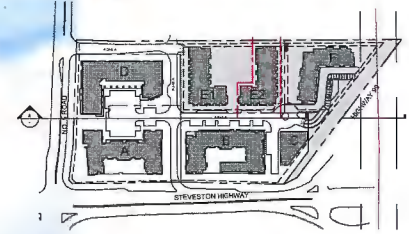
DRAWING NO.	REV.
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A-315

A-315

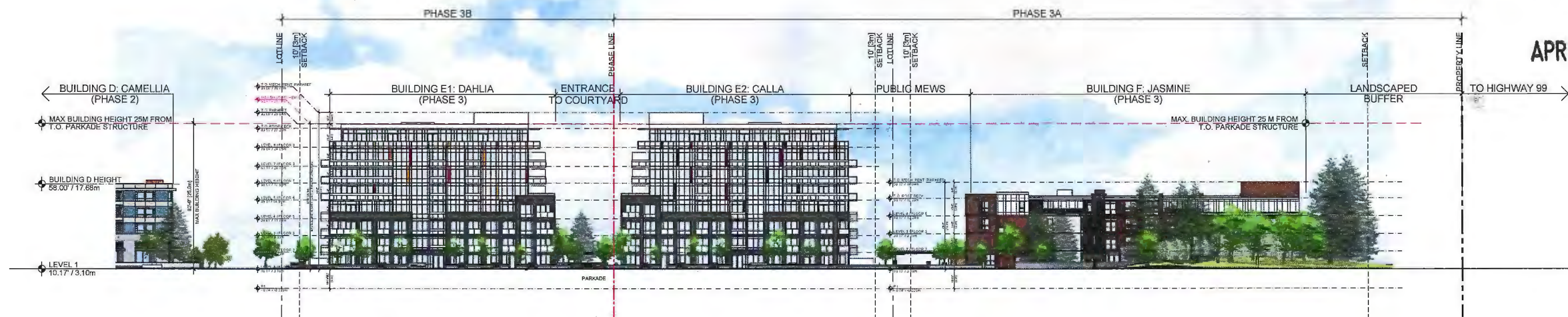
NOTES:

KEY PLAN



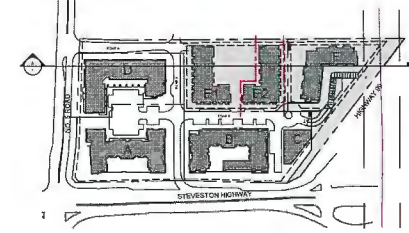
DP 15-708 397

APR 29 2016



1 SITE ELEVATION A-A
A-401 3/8" = 1'-0"

KEY PLAN



NOT FOR CONSTRUCTION

1	15-708 397	15-708 397
2	15-708 397	15-708 397
3	15-708 397	15-708 397
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10	15-708 397	15-708 397

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TEL: 604-222-1477 FAX: 604-222-1478 EMAIL: info@zgf.com
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THE
GARDENS

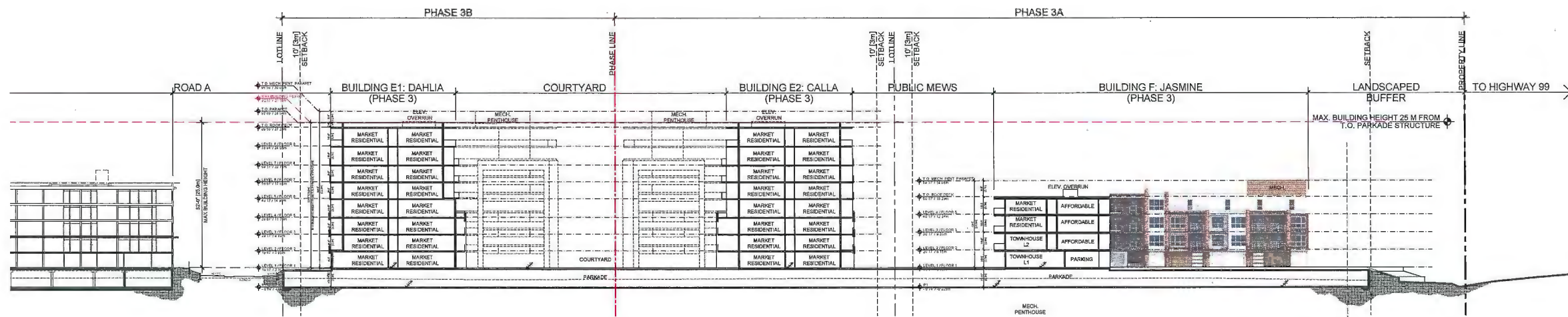
THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

OWNER: TOWNLINE

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OWNER	DATE
DESIGNED BY	
SCALE	DATE
JOB NO.	15-11
DATE	2016-04-29

SHEET TITLE:
SITE ELEVATIONS &
SECTIONS



2 SITE SECTION A-A
A-401 3/8" = 1'-0"

NOTES:

DRAWING NO. A-402	REV.
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North

05 April 16 Issued for DPP
04 Feb 16 Issued for DP
03 Nov 15 Issued for ADP
02 Nov 15 Issued for ADP
01 Nov 04, 15 Issued for DP
Rev 1: 04/16

Revisions:

DK

David K. Kwik Ltd.
102 - 103 West 5th Avenue
Vancouver BC V6Y 1N5
Tel: 604 684 4211
Fax: 604 684 0277
www.dk.ca

Landscape Rationale:

Buildings E and F are residential and provide a transition from the mixed use development to the south (The Urban Village) to the future public park to the north. The street oriented units at Building E are more urban in character as a response to the development across the street. Raised planters, metal patio gates, and address plaques embellish the entry sequence to these street oriented units.

Building E Amenity Garden
Two "L" shape buildings (Building E1 and E2) enclose a large semi-private courtyard. This amenity garden contains a water feature, a simple sheet of lawn, a summer flower garden, a kid's play area, and a dining area that affords residents the opportunity to be outside and meet their neighbours. Large semi-private patios adjacent the building perimeter also encourage outdoor living.

Pedestrian Mews
Located between Buildings E2 and F a 10/3m wide public pathway connects the Urban Village and surrounding neighbourhood to the future public park to the north. A trellis structure with seating and way finding at the south end of the Mews guides pedestrians north to a park overlook with a trellis and seating. From here a series of stairs and ramps connects the Mews to the future park to the north. Generous patios on the east side of Building E2 and the west side of Building F provide good oversight of the Pedestrian Mews.

Northern Property Line
There are several differing conditions along the north property line of buildings E and F as a means to provide some variation to the property edge. In front of building E1 the landscape steps at the edge of the parking garage, and then slopes down to the future public park. In front of building E2 the landscape again steps at the edge of the parking.

A 3m Agricultural Land Reserve has been protected and enhanced along the entire North edge of the site. Public access is discouraged using a variety of thorny, attractive and hardy trespass inhibiting plants. A retaining wall along the property line also discourages access, while a row of cotoneaster planting will cascade over the wall, softening the edge. Where possible on park property the landscape can also slope up to meet the property line and reduce the height of the wall. A 3.5' ht metal fence set behind the ALR boundary will further discourage pedestrian encroachment into this space.

Along the property line north of building F there is a 4/1.2m wide access path (to the townhouse entries) with planting either side.

Eastern Property Line Riparian Zone
Along the eastern property line there is a riparian setback. This area will be planted as per the recommendation of the environmental consultant. The existing hedge will be protected and retained, and an existing gap in the hedge will be planted with a similar species. Large native coniferous trees are also proposed to be planted in the riparian zone as a means to buffer the highway. Outside the riparian zone, at the northeast corner of the site, a fenced dog run with double gate access and a covered trellis seating area is proposed.

Building F Bike Parking
The bike parking will have a planted roof that slopes east and beams down to meet the grade at the riparian setback. Five large shade trees are proposed to be planted on the berm and be a focal point for the residential units across. A guardrail, sandwiched between shrub plantings, will prevent access to the green roof.

Sustainability
The landscape will utilize a high efficiency drip irrigation system and plants that are drought tolerant in order to reduce the use of potable water. Shade trees and planting have been maximized to reduce the amount of constructive surfaces that heat up and contribute to the heat island effect. Soil depths of 12 - 30" over the suspended slab will slow storm water runoff.

Plant Material
Plant material will vary throughout the project. Along the street perimeter evergreen shrubs and hedging, as well as small trees will buffer the sidewalk from the ground floor units. Similarly evergreen hedging and medium sized shade trees are proposed to buffer ground floor units from the pedestrian mews.

Plantings in the riparian zone will be predominantly native plants, where as plantings in the amenity courtyard and along the pedestrian mews will have colour and seasonal variation (perennials and ornamental grasses).

Project:

The Gardens

Drawn by: DWH
Checked by: JH
Date: Nov 04, 2015
Scale: N.T.S.
Drawing Title:

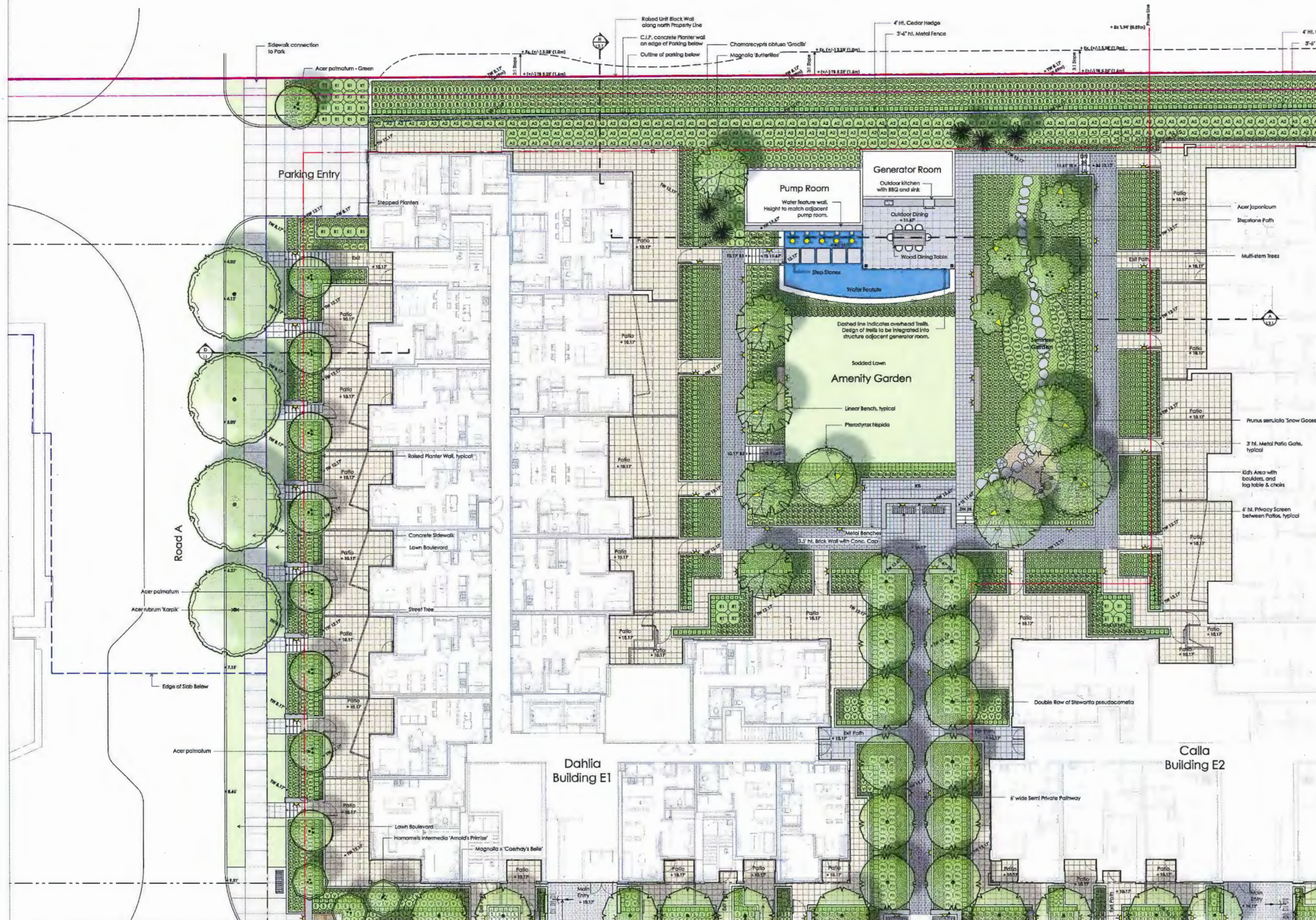
Overall Landscape Plan

Project No:
15051

Sheet No:

L1.0

APR 29 2016



North

05 Apr 13, 16 Issued for DPP
04 Feb 12, 16 Issued for DP
03 Nov 12, 15 Issued for ADP
01 Nov 08, 18 Issued for DP
01 Nov 08, 18 Issued for DP

Revisions:

dk

Durston Knott Ltd.
100 - 1027 West 26th Avenue
Vancouver BC V6L 1Y5
1 804 884 4811
1 804 884 1877
www.dk.ca

Project:

The Gardens

Drawn by: DWH

Checked by: JS

Date: Nov 04, 2015

Scale: 1" = 1/8"

Drawing Title:

Landscape Plan West

Project No:

15051

Sheet No:

L1.1

APR 29 2016



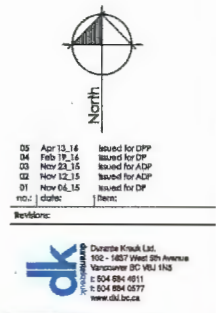
North

05 Apr 13, 16 Issued for DPP
04 Feb 19, 16 Issued for DPP
03 Nov 22, 15 Issued for ADP
02 Nov 12, 15 Issued for ADP
01 Nov 04, 15 Issued for DP
NHL: J. Miller

OK Donato Kruk Ltd.
102 - 1037 West 8th Avenue
Vancouver, BC V6H 1A6
Tel: 604 681-4811
Fax: 604 681-0877
www.okdco.com

Project:	The Gardens
Drawn by:	DPM
Checked by:	JL
Date:	Nov 04, 2015
Scale:	1/4" = 1'-0"
Drawing Title:	Landscape Plan Central
Project No.:	15051
Sheet No.:	L1.2

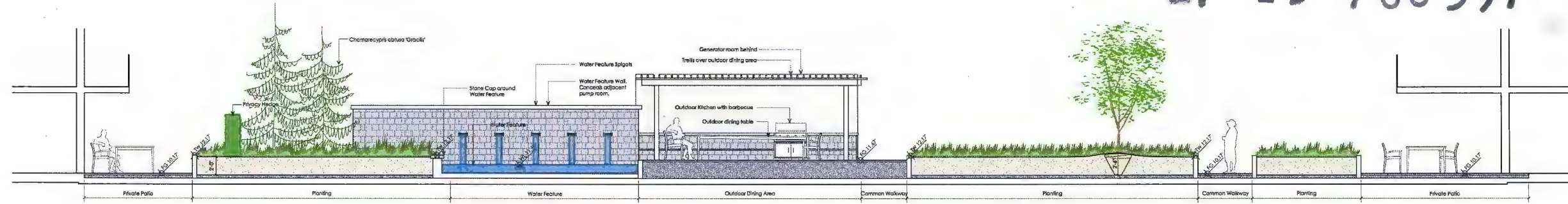
APR 29 2016



Drawn by:	DYH
Checked by:	JS
Date:	Nov 04, 2015
Scale:	1"=2' = 1/8"
Drawing Title:	

Project No.:
15051

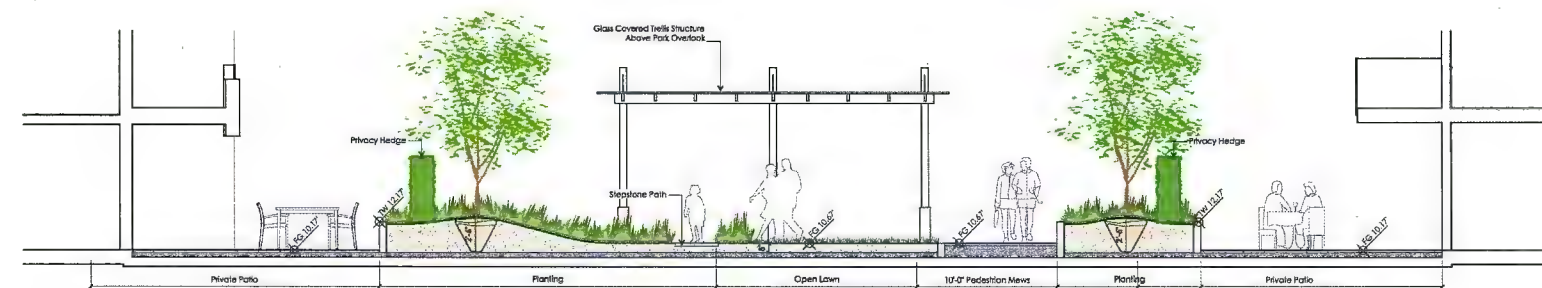
Sheet No.:



A Amenity Garden - Section
Scale: 1/4"=1'-0"



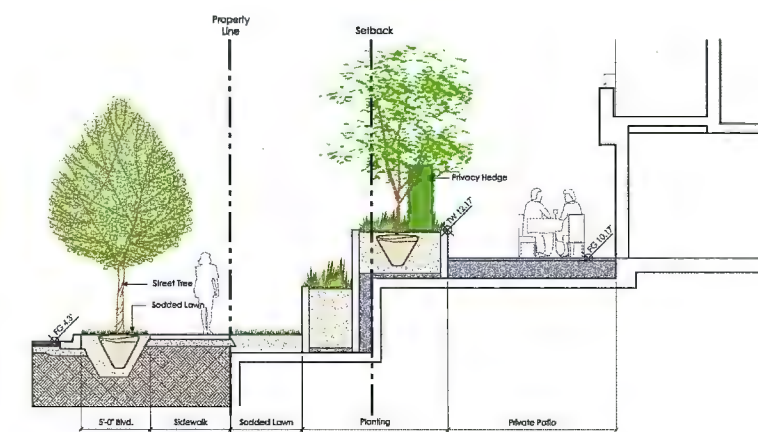
B Bike Parking Enclosure - Section
Scale: 1/4"=1'-0"



C Pedestrian Mews - Section
Scale: 1/4"=1'-0"



D Park Overlook - Section
Scale: 1/4"=1'-0"



E Road A - Section
Scale: 1/4"=1'-0"



F Park Edge of Building F - Section
Scale: 1/4"=1'-0"



G Park Edge of Dog Run - Section
Scale: 1/4"=1'-0"

05 Apr 13, 16 Issued for DPP
04 Feb 12, 16 Issued for DP
03 Nov 12, 16 Issued for ADP
02 Nov 12, 16 Issued for ADP
01 Nov 04, 15 Issued for DP
Rev. 1: 04/16
Notes:



Project:
The Gardens

Drawn by: DWH
Checked by: JS
Date: Feb 10, 2016
Scale: 1'-0" = 1/4"
Drawing Title:
Sections

Project No:
15051
Sheet No:

APP 29 2016

APR 29 2016

Plant List																					
Sym	Qty	Botanical Name	Common Name	Size/Spacing/Comments	Sym	Qty	Botanical Name	Common Name	Size/Spacing/Comments	Sym	Qty	Botanical Name	Common Name	Size/Spacing/Comments	Sym	Qty	Botanical Name	Common Name	Size/Spacing/Comments		
Trees					Shrubs					Perennials & Groundcovers											
5		Acer japonicum 'Aureum'	Golden Fullmoon Maple	5cm cal, 8.8.8	A1	308	Azalea 'Nikko'	Dwarf Azalea	#3 pot	as	22	Asarum caudatum	Wild Ginger	#1 pot							
					A3	817	Azalea Hino White	Dwarf White Azalea	#2 pot	b	46	Baptisia 'Purple Smoke'	Foale Indigo	#2 pot							
13		Acer palmatum - Green	Japanese Maple	5cm cal, 8.8.8	A2	300	Azalea japonica 'Bleu Lee'	Japanese Azalea	#2 pot	x	831	Carex oshimensis 'Evergold'	Evergold Sedge	#1 pot							
					Q	70	Buxus microphylla 'Green Beauty'	Bowwood	#2 pot	c	354	Colostephus dantherii	Colostephus	#1 pot							
4		Acer rubrum 'Karpik'	Red Maple	7cm cal, 8.8.8	C1	56	Chamaecyparis obtusa	Mock Orange	#2 pot	f	110	Festuca 'Blue Glow'	Blue Fescue	#1 pot							
					Cs	81	Comus sericea 'Kelsey'	Dwarf Red-Osier Dogwood	#2 pot	g	263	Gaultheria sharon	Solal	#2 pot							
					D	315	Daphne cneorum	Rock Daphne	#5 pot	ha	11	Hakonechloa m. 'Aureola'	Japanese Woodland Grass	#2 pot							
3		Chamaecyparis obtusa 'Gracilis'	Japanese Cypress	2.5m Ht, 8.8.8	H	19	Hydrangea quercifolia 'Snow Queen'	Cashal Hydrangea	#5 pot	h	285	Heuchera 'Obsidian'	Obsidian Coral Bells	#1 pot							
					L	320	Lonicera pileolata	Boxleaf Honeysuckle	#3 pot	ha	6	Hosta 'Sum and Substance'	Hosta	#2 pot							
15		Cornus 'Starlight'	Flowering Dogwood	5cm cal, 8.8.8	P	130	Philadelphus 'Miniature Snowflake'	Mock Orange	#5 pot	i	164	Iberis sempervirens 'Snowflake'	Evergreen Candytuft	#2 pot							
					R1	120	Rhododendron	Rhododendron	4" H., confirm colours with LA	o	92	Ornithoglossum 'Snowflake'	Star of Bethlehem	#1 pot							
					Ro	360	Rosa 'J.P. Connell'	Yellow Rose	#3 pot	la	523	Lavandula 'Hidcote Blue'	English Lavender	#2 pot							
9		Hamamelis intermedia 'Arnold's Promise'	Japanese Witch Hazel	5cm cal, 8.8.8	Sp	85	Spiraea japonica 'Nana'	Dwarf Japanese Spirea	#3 pot	l	420	Lilium 'Silver Sunroof'	Variegated Lily	#1 pot							
					Sa	12	Sarcococca h. humilis	Dwarf Himejiyan Box	#2 pot	ld	320	Liliodora diffusa 'Glossa Ward'	Liliodora	#1 pot							
6		Magnolia x 'Butterflies'	Butterflies Magnolia	7cm cal, 8.8.8	Sj	73	Spiraea 'Tor'	White Spirea	#3 pot	mw	198	Moss rose 'Alba'	Creeping Moss	#3 pot							
					V	1182	Thuja occidentalis 'Smaragd'	Cedar Hedge	4" H., 8.8.8	m2	222	Miscanthus 'Little Kitten'	Dwarf Maiden Grass	#3 pot							
					V	149	Viburnum cawii	Dwarf Viburnum	#3 pot	mi	150	Miscanthus 'Morning Light'	Maiden Grass	#3 pot							
12		Magnolia x 'Cassidy's Belle'	Cassidy's Belle Magnolia	6cm cal, 8.8.8	V1	7	Clematis x 'Carmant' 'Joe'	White Clematis	#3 pot, staked	m3	75	Miscanthus 'Silverleaf'	Silver Arrow Maiden Grass	#3 pot							
					V2	4	Clematis montana 'Rubra'	Anemone Clematis	#3 pot, staked	p	473	Pachyandra 'Green Screen'	Japanese Spurge	#2 pot							
							Parthenoclasus tricuspidata	Boston Ivy	#3 pot, staked	pe	204	Pennisetum 'Hemel'	Fountain Grass	#2 pot							
11		Magnolia x 'Elizabeth'	Elizabeth Magnolia	7cm cal, 8.8.8	40 sq. ft. Seasonal Planting at Front Entry					#1 pot											
9		Pinus flexilis 'Vanderwolf's Pyramid'	Umbra Pine	2.5m Ht, 8.8.8	325 Summer Garden Mixed Perennials + Grasses - mix 1					#2 pot, 18" O.C.											
10		Prunus serrulata 'Snow Goose'	White Flowering Cherry	6cm cal, 8.8.8	390 Summer Garden Mixed Perennials + Grasses - mix 2					#2 pot, 18" O.C.											
1		Pteris aquilina	Fragrant Spadeleaf Tree	5cm cal, 8.8.8	Native Planting Areas																
12		Stewartia pseudocamellia	Japanese Stewartia	7cm cal, 8.8.8	130 Rubus spectabilis					Salmonberry	#1 pot, 18" O.C.										
					130 Rubus parviflorus					Thimbleberry	#1 pot, 18" O.C.										
4		Shrubby japonica	Japanese Snowbell	7cm cal, 8.8.8	130 Cornus sericea					Red-Osier Dogwood	#1 pot, 18" O.C.										
					240 Gaultheria sharon					Solal	#1 pot, 18" O.C.										
					240 Cornus x Kelsey					Dwarf Red-Osier Dogwood	#1 pot, 18" O.C.										
					240 Symphoricarpos albus					Bowwood	#1 pot, 18" O.C.										
					685 Festuca idahoensis					Bluebunch Fescue	#1 pot, 12" O.C.										
					685 Sedum spathuliform					Stonecrop	#1 pot, 12" O.C.										
					685 Sedum relaxum					Stonecrop	#1 pot, 12" O.C.										
					685 Castilleja miniata					Indian Paintbrush	#1 pot, 12" O.C.										
Site Parking Roof																					
Pre-vegetated sedum mats in three colour ranges - to be coordinated with sedum mat supplier.																					
Planting Notes																					
1. All work shall meet or exceed the requirements of the current edition of the B.C. Landscape Standard. Plant sizes and related container classes are specified according to the Landscape Standard. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list calls for #3 class containers, these shall be as defined in the Landscape Standard.																					
2. All trees shall be staked in accordance with B.C. Landscape Standard Current Edition.																					
3. All 'Soft Landscape Areas' are to be irrigated with a high efficiency design build irrigation system. Design of irrigation system to be submitted to consultant and reviewed prior to installation. The irrigation system design and installation shall be in accordance with the Irrigation Industry of B.C. Standards and Guidelines.																					
3. Provide at least 48 hrs notice for all plants and trees to be reviewed by landscape consultant of nursery prior to delivery to site, as per landscape specification.																					
4. Obtain Consultant review and acceptance of growing medium samples and test results prior to delivery to site as per landscape specifications.																					
5. At ALL STREET TREES install 8" x 18" Deep Root Barrier centred on each tree between tree pit and sidewalk (side of tree adjacent to sidewalk).																					

Paving Legend	
	18" x 18" Paving Slabs at Private Patio Colour: Natural
	18" x 18" Paving Slabs at Private Patio Colour: Charcoal
	12" x 12" Paving Slabs in Common Walkway Colour: Charcoal
	8" x 4" Holland Paver Colour: Charcoal
	Flagstone Paving
	C.I.P. Concrete Paving Colour: Natural
	Resilient Wood Fiber Play Surface

Landscape Lighting Legend	
	Wall Light
	Light Bollard
	Trellis Down Lighting
	Up Lighting
	Pool Light

Precedent Images

Common Space with Water Feature

Common Space with Water Feature

Water Feature Spigots

Contemporary Trellis

Common Space Paths and Planting

Street Level Unit Entries

Common Lawn with Adjacent Paths and Planting

Private Patios Adjacent to Public Pathway

Summer Flower Garden

Public Zig-zag Accessible Ramp to Park

Natural Kids Play - Wood Logs

Outdoor Dining Area

Pavilion Trellis at Park Overlook

Fenced Dog Run

Linear Wood Bench

Rain Water Basin with Pebble Base

05	Apr 13, 14	Issued for DPP
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Rev.	Date	Notes
Revisions:		
Consultant Name Ltd. 102 - 1027 West 5th Avenue Vancouver, BC V6J 1A5 T: 604 684 4617 F: 604 684 0577 www.cnl.co.ca		

Project:
The Gardens

Drawn by:	DWH
Checked by:	JL
Date:	Nov 04, 2015
Scale:	N/A
Drawing Title:	

**Planting / Materials
Schedule &
Precedent Images**

Project No.:
15051
Sheet No.: