



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel
From: Wayne Craig
Director of Development
Date: June 10, 2016
File: DP 15-716268
Re: **Application by Oris Developments (Hamilton) Corp. for a Development Permit on 23241, 23281 and Part of 23301 Gilley Road, and Part of 23060 and 23000 Westminster Highway**

Staff Recommendation

That a Development Permit be issued which would permit:

1. The construction of a 69-unit mixed use building on 23241, 23281 and part of 23301 Gilley Road, and part of 23060 and 23000 Westminster Highway on a site zoned "Residential/Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to relax the requirement for one (1) on-site, medium size loading space.


Wayne Craig
Director of Development

MM:blg
Att. 3

Staff Report

Origin

Oris Developments (Hamilton) Corp. has applied to the City of Richmond for permission to develop a 69-unit mixed building occupying 23241, 23281 and part of 23301 Gilley Road, and part of 23060 and 23000 Westminster Highway on a site zoned "Residential/Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)". The existing dwellings will be demolished and the lots will be consolidated into one lot as a condition of rezoning (See Parcels 2 and 3 on the attached Development Permit Plan DP15-716268 - #2).

The subject site, Oris' Parcel 2 project, is being rezoned from "Single Detached (RS1/F)" to "Residential/Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)" under Bylaw 9262 (RZ 14-660663). The Parcel 2 site will include a mixed-use, four-storey building located at the corner of Gilley Road and Westminster Highway, with 932 m² (10,030 ft²) of ground-level retail and 69 residential apartment units.

Immediately to the north, Oris' Parcel 3 project is being processed concurrently with a rezoning under Bylaw 9261 (RZ 14-660662) and a Development Permit application (DP 15-716274). Parcel 3 includes a four-storey building that provides a continuum of senior's accommodation and care with a total of 130 units.

The two (2) buildings on Parcels 2 and 3 are connected in that they share a common driveway, and have connected parkades with shared parking. The buildings also have shared indoor amenity space on the adjacent Parcel 3.

Together, the Parcel 2 and 3 projects are the first new developments within the Hamilton Area Plan's *Village Centre*. The above zoning amendment bylaws for these projects received third reading at a Public Hearing on September 8, 2015.

As a condition of both rezonings, the applicant is also entering into a Servicing Agreement (SA15-617692) for significant improvements to Westminster Highway and Gilley Road, Riparian Management Area (RMA) habitat compensation works, and building a sewer main extension to the existing Gilley Road sanitary pump station.

The applicant is also completing a habitat compensation plan for the removal of the ditch and riparian vegetation within the RMA that extends 5.0 m (16.5 ft.) from either side of the ditch on the north side of Gilley Road. The compensation plan includes replanting and removal of invasive species from the Queen Canal. The Servicing Agreement provides for a rainwater infiltration system located within the treed boulevard on Gilley Road which will direct overflow to the Queen Canal. The City will also be coordinating its replacement of the Queen Canal drainage culvert under the Westminster Highway and Gilley Road intersection with the applicant's servicing works.

Development Information

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

Background

Development surrounding the subject site is as follows:

- To the north, single-family dwellings zoned “Single Detached (RS1/F)”. This area will be redeveloped with a four (4) storey, mixed-use building on Oris Developments (Hamilton) Corp.’s proposed Parcel 3 (DP15-716274).
- To the south, a shopping mall fronting onto Gilley Road zoned “Community Commercial (CC)” and has been designated as “Neighbourhood Village Centre (Retail and Office with Residential Above 4 Storey 1.50 FAR)” by the Hamilton Area Plan. This area will be ultimately redeveloped with up to four (4) storey, mixed-use buildings.
- To the east, single-family dwellings zoned “Single Detached (RS1/F)” and has been designated as “Neighbourhood Village Centre (Retail and Office with Residential Above 4 Storey 1.50 FAR)” by the Area Plan. This area will be ultimately redeveloped with further four (4) storey, mixed-use buildings.
- To the west, a vacant, former fire hall site fronting onto Westminster Highway zoned “School and Institutional (SI)” and has been designated as “Neighbourhood Residential (Townhouse 0.75 FAR)” in the Area Plan.. This area will be ultimately redeveloped with townhouses.

Rezoning and Public Hearing Results

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

- Improve the grade difference between the public sidewalk and the main level of the building along Westminster Highway to address the objective of achieving a comfortable height transition.
- Provide adequate landscape screening of the projecting parkade.
- Provide adequate animation of the streetscape and application of CPTED principles.

The Public Hearing for the rezoning of this site was held on September 8, 2015. No concerns about rezoning the property were expressed at the Public Hearing.

Staff worked with the applicant to address the above-noted urban design issues in the following ways:

- The large expanse of the lower section of the building’s west elevation facing Westminster Highway was broken down in scale with varied architectural and landscape treatments to provide for an improved pedestrian environment and screening of the parkade.
- The terraces, stairs and landscaping at the northwest corner of the building at Westminster Highway and Gilley Road were revised to provide for a better connection between the retail storefronts and the sidewalk and improve the exterior pedestrian parkade entrance.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is in general compliance with the “Residential/Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)” zone with the exception of the variance discussed below.

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

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

- 1) Relax the requirement for one (1) on-site, medium size loading space.

(Staff supports the above proposed variance as it will also avoid an on-site loading space which would interrupt the pedestrian-oriented streetscape and adjacent storefronts envisioned for the Gilley Road High Street. To facilitate the relaxation of the on-site loading space requirement, staff have designated a section of the parking lane on Gilley Road as a loading zone which is identified on the Servicing Agreement plans. This zone will be in close proximity to the street-oriented storefronts and residential building lobby. It should also be noted that the garbage and recycling vehicles will not utilize the on-street loading space; the short-term garbage / recycling holding area is adjacent to the New Road on the adjacent Parcel 3.

Other Staff Comments

Development Access and Streets:

The proposed mixed-use building on Parcel 2 and adjacent seniors building on Parcel 3 to the north will be accessed via a common, private vehicle driveway entering from Westminster Highway that will be extended through to Smith Crescent as future parcels develop to the east. This common driveway is designated within the Hamilton Area Plan as a *Shared Street* with a statutory right-of-way (ROW) to ensure local public vehicle and pedestrian access with maintenance by the future owners of the Parcel 3 development.

This Staff Report references the publicly accessible, privately maintained “New Road” as is included within the Development Permit plans and Rezoning Considerations, which then will be officially named through the City’s road naming policy prior to issuance of the Building Permit.

Westminster Highway: The applicant will complete a number of improvements to Westminster Highway through the Servicing Agreement. It should be noted that Westminster Highway is to remain at its current 1.0 m (3.3 ft.) elevation. The major transportation improvements include, but are not limited to:

- A 1.8 m (6.0 ft.) wide on-street bike lane, new minimum 2.5 m (8.0 ft.) wide off-road multi-use pathway/sidewalk with a landscaped boulevard in sections, on the east side of Westminster Highway.
- A bus lay-by and pedestrian shelter that occupies an expanded 5.0 m (16.5 ft.) wide section of the sidewalk near the Gilley Road intersection.

Gilley Road High Street: The applicant will reconstruct Gilley Road to create the *High Street* as envisioned under the Hamilton Area Plan. The road will rise up at a 4 (four) percent grade from the current 1.0 m (3.3 ft.) elevation at Westminster Highway to 3.5 m (12.0 ft.). This raised elevation allows for much of the Parcel 2 parkade to be constructed below finished grade and provides for retail store fronts to be at or easily access from street grade.

The Gilley Road *High Street* design will include:

- A 3.35 m (11.0 ft.) sidewalk on the north side of the street with street trees and hard landscaped boulevard strip that allows for rainwater infiltration designed to be compatible with the proposed urban, commercial *High Street*.
- Resurfacing the entire block from just west of Westminster Highway to the ultimate 3.5 m (12.0 ft.) grade at the middle of the block, with an interim grading and resurfacing back down to the current grade at Smith Crescent.
- Intersection improvements with a westbound left-turn lane onto Westminster Highway southbound.

The proposed *High Street Plaza* and a north-south greenway on the east side of the project site are secured with a statutory right of way (SRW) for public pedestrian access. There will be a crosswalk built at the *High Street Plaza* which will cross Gilley Road, leading to a similar planned plaza on the south of the road.

Parking:

The partially below-grade parkades for Parcels 2 and 3 will be connected, with vehicle access being provided on Parcel 3 and the New Road as discussed above. The proposed parking meets the requirements in Zoning Bylaw 8500 as follows:

- Parcel 2 is provided with 106 parking spaces for the apartments in excess of the 104 required spaces.
- Eighty-two (82) of parking spaces are located on Parcel 2 and 24 of spaces are located on Parcel 3 within its connected parkade area. This includes four (4) tandem parking spaces to be secured with a covenant, as a condition of Development Permit issuance, that ensures that each pair of tandem spaces is assigned to the same unit.
- Parcel 2 also includes 37 shared commercial / residential visitor spaces in excess of the 30 required spaces.
- Parcels 2 and 3 will have easements registered on Title to provide for shared access and parking.
- The project's one (1) medium-size (SU9) loading space is proposed to be located on Gilley Road instead of being provided on-site as provided by the variance as discussed above.

Tree Retention and Replacement:

Twenty-two (22) trees are proposed to be removed from the site as the proposed building parkade will occupy the entirety of the site to provide the necessary parking. The applicant has submitted a landscape plan for the Development Permit that identifies 45 trees to be planted on Parcel 2. This meets the replacement tree ratio of at least 2:1 to compensate for the 22 removed trees.

Common Amenity Space:

The adjacent proposed seniors building on Parcel 3 accommodates the subject Parcel 2 mixed-use building's indoor amenity space as follows:

- Space Shared between Parcel 3 and adjacent Parcel 2: 321 m² (3,458 ft²) of shared indoor amenity space, which includes a pool and exercise room.
- Amenity Room for the use of Parcel 2: A 69 m² (741 ft²) amenity room for use of residents of only Parcel 2.

There will be a requirement for registration of an easement on Parcel 3 to ensure that residents of Parcel 2 are provided with shared rights of access and use for the above amenity spaces as provided under the Rezoning Considerations.

Common Outdoor Amenity Space:

The proposed outdoor amenity space on Parcel 2 occupies 682 m² (7,340 ft²) on the north side of the building and which includes a treed common, large play area and common patio space.

Affordable Housing:

As condition of rezoning, the applicant has agreed to provide affordable housing units in lieu of the affordable housing cash contribution for both Parcels 2 and 3.

The three (3) affordable housing units will be secured by a housing agreement and covenant to ensure they will comply with the minimum unit sizes, tenant eligibility and rental rates specified in the Affordable Housing Strategy. The proposed affordable units, identified on the Development Permit plans, include two (2) one-bedroom units and one (1) one-bedroom and den unit. The units have a total combined floor area of 163 m² (17,545 ft²), in excess of the 159 m² (1708 ft²) minimum provided as a rezoning condition.

Advisory Design Panel Comments

The Advisory Design Panel was held on May 18, 2016. A copy of the relevant excerpt from the Advisory Design Panel Minutes is attached for reference (Attachment 2). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

Analysis*Conditions of Adjacency*

The proposed development has four adjacency conditions: Westminster Highway, the Gilley Road *High Street* under the Hamilton Area Plan, the proposed north-south greenway and the Parcel 3 seniors building to the north. Specifically, these adjacencies include:

- The Westminster Highway frontage has a significant elevation difference between street level, which is at 1.0 m (1.3 ft.), and the building's first floor, which is at 3.5 m (11.5 ft.). The grade difference is addressed with landscaped terraces which screen the building's parkade.
- The Gilley Road *High Street* building frontage has a diminishing grade difference ranging from 2.5 m (8.2 ft.) at Westminster Highway to 1.0 m (3.3 ft.) at the *High Street Plaza*. This results in a situation where the retail frontage is at street level at the *High Street Plaza* and above street level at Westminster Highway. This grade change has been managed with a terraced planter and wide, staircase at the Westminster Highway / Gilley Road corner.
- The north-south greenway and the *High Street Plaza* are on the east side of the building at the podium level. The podium is 2.5 m (6.6 ft.) above the adjacent lots which are planned to be redeveloped with a similar form of development in future project phases. In the interim, grade transitions to the existing single-family lots on the east side of the building (designated by the Area Plan for future four-storey redevelopment) are addressed with a sloping landscape berm. This berm will be included within an easement registered on title of the adjacent lots in favour of Parcel 2 as a condition of issuance of the Development Permit.
- The building's north side courtyard, which is at the podium level, opens out onto the adjacent Parcel 3 seniors building courtyard. Together, they create a large, sunny open space between the buildings.

Urban Design and Site Planning

- The building is primarily residential with ground level retail spaces that face the Gilley Road *High Street*. The store fronts wrap around to face the *High Street Plaza* to the east and Westminster Highway to the west.
- At the retail level, the building is set back 1.5 m (5.0 ft.) from the property line and public sidewalk to allow for additional semi-public pedestrian space and smaller outdoor display and seating areas. Access to those retail spaces elevated above Gilley Road is provided by a level walkway that runs along the storefronts and ends at an outdoor patio terrace and the staircase down to Westminster Highway.
- The proposed *High Street Plaza* and north-south greenway on the east side of the development podium provides pedestrian circulation for the proposed and future developments to the east and north. It also provides access to the residential lobby and an elevator to the parkade below.
- Common outdoor amenity space is provided for the residents on the north side of the building in a private courtyard. This courtyard and the adjacent Parcel 3 courtyard include a shared pathway leading to both the north-south greenway and Westminster Highway.
- The parkade vehicle entrance for the development is accessed through the adjacent seniors building parkade and the New Road on the adjacent Parcel 3. The parkade includes the garbage and recycling spaces.

Architectural Form and Character

- The building's facades are articulated with a variety of massing components, projecting and inset balconies, and material and colour changes.

- The building elevations include beige vinyl siding with reddish-brown and dark gray cementitious (Hardie) panels to accentuate horizontal and vertical elements of the building façades.
- The commercial retail space facing the Gilley Road *High Street* wraps around to face the *High Street Plaza* at the southeast building corner and Westminster Highway at the building's southwest corner to provide more animation and pedestrian activity in the prominent locations.
- The ground floor commercial retail units have large glass store-front windows set into walls clad in black ebony brick protected by large glass and metal canopies.
- The second, residential floor is set back further at between 2.0 m (6.5 ft.) and 5.0 m (16.5 ft.) to provide for a large terrace and a stepping back of the building.
- Numerous balcony columns and sections of the soffit above the balconies are clad with brown stained wood to further accentuate the building's façades.
- The residential balconies are enclosed with glass railings accented by horizontal metal banding.
- The roof line is articulated to provide visual interest with a variety of projections and raised areas that are intended to emphasize the southwest and southeast corners of building facing the Gilley Road *High Street*.

Landscape Design and Open Space Design

- The building's elevated podium at 2.5m (8.2 ft.) above the existing grade on Westminster Highway to the west has been addressed with two general types of interface treatment of the area between the building and public sidewalk. These two (2) treatments alternate between two (2) and three (3) terraces, and provide for an alternating pattern which breaks up the massing of the terraces along Westminster Highway.
- The southwest corner of the site at the Gilley Road/Westminster Highway intersection includes adjacent broad stairs respectively leading down to the parkade and up to the retail patio terrace. The grade difference between the walkway and streetscape has been well addressed by a ledge stone clad planter with inset wood seats topped off with a glass railing above.
- The publicly accessible *High Street Plaza* connects Gilley Road *High Street* to the north-south greenway. The plaza is designed to provide for a pedestrian node on the Gilley Road *High Street* with a public meeting area, and a semi-public outdoor dining area adjacent to the building's adjacent retail space. The plaza is planned to be doubled in size with the future adjacent mixed-use development to east. At such time, public art and street furniture would be provided for the enlarged plaza. The 2.5 m (8.2 ft.) wide north-south greenway concrete path will be widened by the future adjacent developments to the east.
- The large north "L" shaped courtyard provides the main amenity space for the project which includes the following outdoor living elements:
 - Outdoor kitchen.
 - Seating areas.
 - A large, custom design-build play structure made of natural tree bows.

Crime Prevention Through Environmental Design

The proposed development includes the following design elements that support CPTED principles:

- The building elevations facing the north-south public greenway, *High Street Plaza* and adjacent streetscapes have a substantial number of patios and balconies that provide for visual surveillance.
- The internal courtyard and pedestrian mews between the subject building and the adjacent Parcel 3 building include landscaping that provides a balance between privacy for residents and visibility onto the common pathways.
- The courtyard and the north-south greenway are separated by a gate and landscaping that prevents entry of strangers, but still provides for visibility.
- The project includes a lighting plan with lighting of private and public areas on the north-south greenway.

Accessible Housing

- The proposed development includes 41 basic universal housing units that are designed to be easily renovated to accommodate a future resident in a wheelchair. These units are required to incorporate all of the accessibility provisions listed in the Basic Universal Housing Features section of the City's Zoning Bylaw, and are permitted a density exclusion of 1.86 m² (20 ft²) per unit which the developer is utilizing for the project.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
 - Stairwell hand rails.
 - Lever-type handles for plumbing fixtures and door handles.
 - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Energy and Sustainability

The applicant is proposing that the development be LEED Silver equivalent with a rating of 52. The LEED Silver equivalency is based on the following identified sustainability measures as included on the initial LEED Project Checklist (Attachment 3):

- Providing on-site geothermal heating
- Water efficient landscaping.
- Dual flush toilets and low flow faucets.
- Low-E glazing on all windows.
- Energy Star appliances.
- Recycled and regional materials.

The applicant is proposing the above elements which are intended to be included in the detailed architectural and engineering plans at time of building permit application. The applicant has constructed a number of projects with geothermal heating in Richmond. The provision of an on-site geothermal heating system, however, is not secured through registration of a restrictive covenant on title or other means.

Conclusions

The proposed mixed-use building on Parcel 2, along with the adjacent Parcel 3 seniors building, constitute the first two (2) Development Permit applications to be considered under the Hamilton Area Plan.

The proposed four-storey building is consistent with the intent of the Area Plan's *Neighbourhood Village Centre (Retail and Office with Residential Above 4 Storey 1.50 FAR)* designation and Development Permit Area guidelines.

The subject developments provide the basis for creating the Area Plan's envisioned pedestrian-oriented, mixed-use *Village Centre*. The proposed development also establishes part of the *High Street Plaza* and the north-south greenway as part of the *Strollway* network provided for under Area Plan. These improvements are at the core of creating a pedestrian-oriented *Village Centre*.

Given the above, staff recommends that the Development Permit for the proposed project be issued.



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

MM:blg

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$547,733.
- Registration on title of an easement extending for a depth of 5.0 m (16.5 ft.) on the lot (Rem. Lot 125, Plan 45199) immediately east of Parcel 2 in favour of the owners of Parcel 2 to allow them to install, maintain and remove a landscape berm which includes soil, landscaping, irrigation and drainage as may be needed on these adjacent lots.
- Registration of a legal agreement on Title ensuring that where two (2) parking spaces are provided in a tandem arrangement both parking spaces must be assigned to the same dwelling unit.
- Registration of a restrictive covenant on title that requires prior to issuance of a Building Permit, that the owner would submit a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>), and which addresses:
 - For the 9 weeks in the summer to coincide with the school closure, a minimum of one lane alternating traffic and a pedestrian walkway, on or immediately adjacent, to Gilley Road to the satisfaction of the City with diligence in not backing up eastbound traffic from Gilley Road onto Westminster Highway and provide a continuous walkway for pedestrians
 - Consultation with the school administration must occur for the works scheduled to be done in September, 2017, so notification can be given to parents on how to get their children to school during that time period.
 - Consultation must take place with the Hamilton Community Center as to how the partial closure will affect patrons using the center and possible alternate routes of access.
 - Consultation with Coast Mountain Bus on potential impact to their routes in the area.

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

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*



DP 15-716268

Attachment 1

Address: 23241, 23281 and part of 23301 Gilley Road, and part of 23060 and 23000 Westminster Highway

Applicant: Oris Developments (Hamilton) Corp. Owner: Oris Developments (Hamilton) Corp.

Planning Area(s): Hamilton

Floor Area Gross: 6,978 m² Floor Area Net: 6,683 m²

	Existing	Proposed
Site Area:	4,447 m ²	4,447 m ²
Land Uses:	Single-Family	Mixed Use
OCP Designation:	Neighbourhood Village Centre (Retail and Office with Residential Above 4 Storey 1.50 FAR)	Neighbourhood Village Centre (Retail and Office with Residential Above 4 Storey 1.50 FAR)
Zoning:	"Single Detached (RS1/F)"	"Residential/Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)"
Number of Units:	N/A	69

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.50	1.50	none permitted
Lot Coverage:	Max. 55%	50%	none
Setback – Front Yard: (West; Westminster Hwy)	Min. 6.0 m	6.0 m	none
Setback – Exterior Side (North; Gilley Road)	Min. 1.5 m	1.5 m	none
Setback – Interior Side Yard: (North)	Min. 3.0 m	3.0 m	none
Setback – Rear Yard: (East)	Min. 6.0 m	6.0 m	none
Height (m):	Max. 17.0 m	17.0 m	none
Lot Size:	Min. 4,000 m ²	4,447 m ²	none
Off-street Parking Spaces – Regular/Commercial:	Min. 131	140	none
Off-street Parking Spaces – Accessible:	Min. 3	3	none
Total off-street Parking Spaces:	Min. 134	143	none
Tandem Parking Spaces	Max. Allowed: 69	4	none

Total off-street Loading Spaces:	Min. 1	0	Variance required to relax the requirement for 1 loading space to 0
Amenity Space – Indoor:	Min. 100 m ²	69 m ² solely for Parcel 2 plus 321 m ² shared with Parcel 3 (Provided on Parcel 3 under DP15-716274)	none
Amenity Space – Outdoor:	Min. 207 m ²	682 m ²	none

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

**Wednesday, May 18, 2016 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

2. **DP 15-716268 – 69-UNIT MIXED USE FOUR-STOREY BUILDING; AND**
3. **DP 15-716274 – 130-UNIT SENIORS RESIDENTIAL AND CONTINUUM OF CARE FOUR-STOREY BUILDING**

ARCHITECT: Rositch Hemphill Architect

PROPERTY LOCATION: Westminster Highway and Gilley Road

Applicant's Presentation

Dana Westermarck, Oris Consulting Ltd., Keith Hemphill, Rositch Hemphill Architect, and Doug Shearer, Hapa Collaborative, provided background information on the proposed developments (Parcels 2 and 3) and answered queries from the Panel.

Panel Discussion

Comments from the Panel for Items 2 and 3 were as follows:

- appreciate the proposed architectural design and proper use of shape and form; building overhangs and setbacks provide solar shading; *Noted.*
- the project is in the right direction in terms of sustainability; the applicant is aiming for LEED Silver equivalency for the project; however, LEED scorecards need to be provided to show how the targeted energy credits are to be achieved;
We have included the LEED Scorecard and response from our LEED consultant confirming that LEED silver equivalent will be achieved.
- appreciate the proposed geo-exchange system; investigate opportunities for sharing of heating system for residential and retail units;
Oris will be providing a geoexchange system and will continue to explore options to share energy between uses.
- provide details on parking ventilation; consider introducing shafts and/or openings in the north, west and south exposures;
Parking ventilation is achieved through grills at vertical wall facing Westminster Hwy. and have been integrated into the landscape design.
- provide a mechanical room for the swimming pool;
This was already included on sheet A3.0 for Parcel 3.

- review the distance between the kitchen exhaust and make-up air unit to ensure compliance with requirements;

Done, see roof plan.

- consider further design development to the High Street Plaza in Parcel 2 to make it more engaging and inviting as a community gathering place as envisioned by the project; should also be able to accommodate community events for residents and non-residents of the proposed development;

The High Street Plaza occupies the same space as the Fire Lane and Staging Area which cannot contain any permanent structures or trees. However, once the adjacent parcel is developed and the plaza space is more defined the fire lane can shift east between both parcels to allow for the street trees to continue from the north. In the interim, moveable furniture, moveable planters, and overhangs have been included to provide comfort to invite residents and visitors to use this community space. Refer to L1.1 Landscape Materials & Layout Plan for Parcel 2.

- the walking loop around the two parcels should be more distinct; also consider introducing safety measures to enable pedestrians, especially seniors, to cross the ramp safely;

All pedestrian routes in both parcels are meant to have visual prominence. The walking loop/assisted living walking route is meant to be a feature unique to Parcel 3. There, safety measures such as signage and contrast paving have been proposed to ensure pedestrians (especially seniors) are able to cross the ramp safely. Refer to L1.1 Landscape Materials & Layout Plan for Parcel 3.

- consider more architectural variations between the two buildings;

The two buildings are differentiated through the use of material changes and colour. Parcel 2 is accented with brick and panels of strong 'rust' colour while parcel 3 is accented with stone and strong panels of sage green. See sheet A0.2 for Parcel 2.

- appreciate the master plan for the proposed developments (Parcels 2 and 3); appreciate the massing and density; *Noted.*

- the prominent corner at Gilley Road and Westminster Highway appears compressed; needs design development to improve architectural expression; Consider making it clearer through (i) widening the upper stairs leading to the retail units, *Done* (ii) shifting the parkade stairs away from Gilley Road and farther north along Westminster Highway to provide better separation from the corner stairs, *Done*; *a new area of landscape planting has been added to better separate and differentiate the stairs*; and (iii) removing the tree near the corner; *The tree has been removed and a planter has been added to further separate the two staircases. Refer to L1.1 Landscape Materials & Layout Plan for Parcel 2.*

- differentiate the main entrance to residential units from the retail units' entry at the High Street Plaza along Gilley Road; develop a hierarchy of entrances; the main entry to the residential units should be visually distinct and separate from the retail entrance;

What was interpreted by the panel as a 'retail entrance' was simply the accessible access to the commercial parking provided with an elevator. The design intent is to play down the entry to a more subtle character consistent with the commercial frontage which is very different than the residential. The residential entry has been made larger and enhanced with additional timber detail to increase the differentiation.

- reconsider use of vinyl in some portions of the proposed buildings; consider replacing with more durable materials such as hardie panel to maintain the robust character of the proposed developments;

As part of both increasing the use of the more robust 'hardie' material and to increase the differentiation of the two buildings, strategically chosen panels of wall have been changed to 'hardie' panel with a strong contrasting colour. Parcel 2 is enhanced with panels of 'rust' colour, and brick, while Parcel 3 is enhanced with 'sage green' and stone. See sheet A0.2 for Parcels 2 and 3.

- consider simplifying the jagged roofline by eliminating some indents;

Consideration has been given to the suggestion. However, the roof line typically follows the massing and is an important element in identifying and separating the balcony stacks which contribute to the building articulation.

- planting of street trees along Gilley Road need to have a rhythm to provide individual character to each retail space; apply the proposed landscaping along the Westminster Highway elevation to the Gilley Road elevation;

The rhythm of the street tree planting on Gilley has been adjusted to contribute to the character of each retail space. Refer to sheet L1.1 for Parcel 2.

- consider eliminating the landscape berm in the Parcel 3 courtyard to better integrate the two courtyards and encourage more inter-generational use;

The landscape berm between Parcel 2 and 3 has been minimized, to provide more visual permeability between the two courtyards and encourage more inter-generational use. Refer to sheet L1.1 for Parcel 2.

- applicant needs to provide lighting details for the proposed developments; consider pedestrian safety and security in the lighting plan along the edges of the two parcels and inside the courtyards;

Lighting that considers pedestrian safety and security on both parcels will be included in the next submission. Refer to sheet L1.1 for Parcels 2 and 3.

- appreciate the sustainability features of the proposed development; applicant is encouraged to exceed the targeted LEED Silver equivalency; investigate opportunities for enhancing sustainability in the building envelope, e.g. by introducing triple-glazed window materials along the south side of Parcel 2 to mitigate direct sun exposure;

Oris is committed to sustainability as demonstrated in leading in this area by including geo-exchange in many of its projects. Oris will continue to look at other features and at this time will commit to LEED silver equivalency.

- appreciate the accessibility of pedestrian pathways around the site; ***Noted.***
- appreciate the design of washrooms in majority of residential units in Parcel 3; however, unit-types A and D2 have inward-opening doors; consider replacing with outward-opening doors which are more accessible and child-friendly; outward-opening doors could also be introduced in residential units in Parcel 2;

Consideration of this point will be given to the functionality of the doors at the building permit stage.

- consider design development to the hard landscaping along Gilley Road, e.g. by incorporating a patterned concrete/paver band to provide more visual interest to pedestrians;

Paving bands and a more distinct paving pattern has been introduced to the hard landscape along Gilley Road to contribute to visual interest for pedestrians. Refer to sheet L1.1 for Parcel 2.

- appreciate the landscape approach to address the proposed grade changes from Westminster Highway and Gilley Road; ***Noted.***
- support the choice of planting materials for the project; ***Noted.***
- support the use of mounted planters which appear more friendly; however, ensure adequate soil volume;

Slab depth to allow for adequate soil volume as set by the BC Landscape Standard will be coordinated. Soil will be mounded where necessary to achieve adequate soil volume.

- consider introducing landscaping elements to link/tie-in the big courtyard together, e.g. introduce a band to encourage shared use by residents of the two parcels;

Paving pattern and site furnishings such as benches, bike racks, and planting straddling both parcels invite residents of the two parcels to utilize the courtyard. The reduction of the landscape berm and permeability of the fence material between the parcels can link the two together and invite shared use.

- ensure visual connection of the grand stair along Westminster Highway with the gate/access control on the stair landing above to improve pedestrian experience; applicant needs to provide details;

The gate location has been moved west to the top of the stairs along Westminster Highway so it is visible from the bottom of the stairs.

- consider design development to the gate in the courtyard to create a more friendly character and enhance the pedestrian experience;

The courtyard gate design will be further developed in the working drawing phase to appear more “friendly” in character and enhance the pedestrian experience. Refer to sheet L2.2 for Site Furnishing Parcel 2.

- review the proposed landscaping on seniors’ housing frontage at Westminster Highway to ensure visual permeability from the internal walkway ramp to the street;

A gate controls access from the walking route to the street. Low planting in planters on the Westminster Highway allow for visual permeability to the street beyond.

- agree with the proposal for early integration of shafts for parking ventilation as it will impact the landscaping of the project; and *See previous note.*

- review the long roof line; consider introducing height variation with parapet or architectural elements.

Roof lines have been adjusted with the principal corner roof pop-ups on Parcel 2 being enlarged. Similar treatments with roof pop-ups have been added to the northeast and northwest corners of the Parcel 3 building.

Panel Decision

It was moved and seconded

That DP 15-716268 and DP 15-716274 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.



LEED 2009 for New Construction and Major Renovations

Project Checklist

Hamilton - P2

May 30/16

21 5 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 2 4 Water Efficiency Possible Points: 10

Y	?	N			
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

7 25 Energy and Atmosphere Possible Points: 35

Y	?	N			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
5		11	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

3 4 6 Materials and Resources Possible Points: 14

Y	?	N			
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
1	1		Credit 2	Construction Waste Management	1 to 2
		1	Credit 3	Materials Reuse	1 to 2

Materials and Resources, Continued

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

7 3 5 Indoor Environmental Quality Possible Points: 15

Y	?	N			
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	1		Credit 8.2	Daylight and Views—Views	1

6 Innovation and Design Process Possible Points: 6

Y	?	N			
1			Credit 1.1	Innovation in Design: Geo-piles	1
1			Credit 1.2	Innovation in Design: Green Education	1
1			Credit 1.3	Innovation in Design: Integrative Process	1
1			Credit 1.4	Innovation in Design: Community Outreach and Involvement	1
1			Credit 1.5	Innovation in Design: Site Assessment	1
1			Credit 2	LEED Accredited Professional	1

3 Regional Priority Credits Possible Points: 4

Y	?	N			
1			Credit 1.1	Regional Priority: optimize energy performance	1
1			Credit 1.2	Regional Priority: BC Urban only: SSc2 - Development Density and Con	1
1			Credit 1.3	Regional Priority: BC urban only: WEc3 - Water Use Reduction (>= 35% 1	1
			Credit 1.4	Regional Priority:	1

51 9 45 Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

Development Permit
No. DP 15-716274

To the Holder: ORIS DEVELOPMENTS (HAMILTON) CORP.
Property Address: 23241, 23281 AND PART OF 23301 GILLEY ROAD, AND PART OF 23060 AND 23000 WESTMINSTER HIGHWAY
Address: 12235 NO. 1 ROAD
RICHMOND, BC V7E 1T6

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

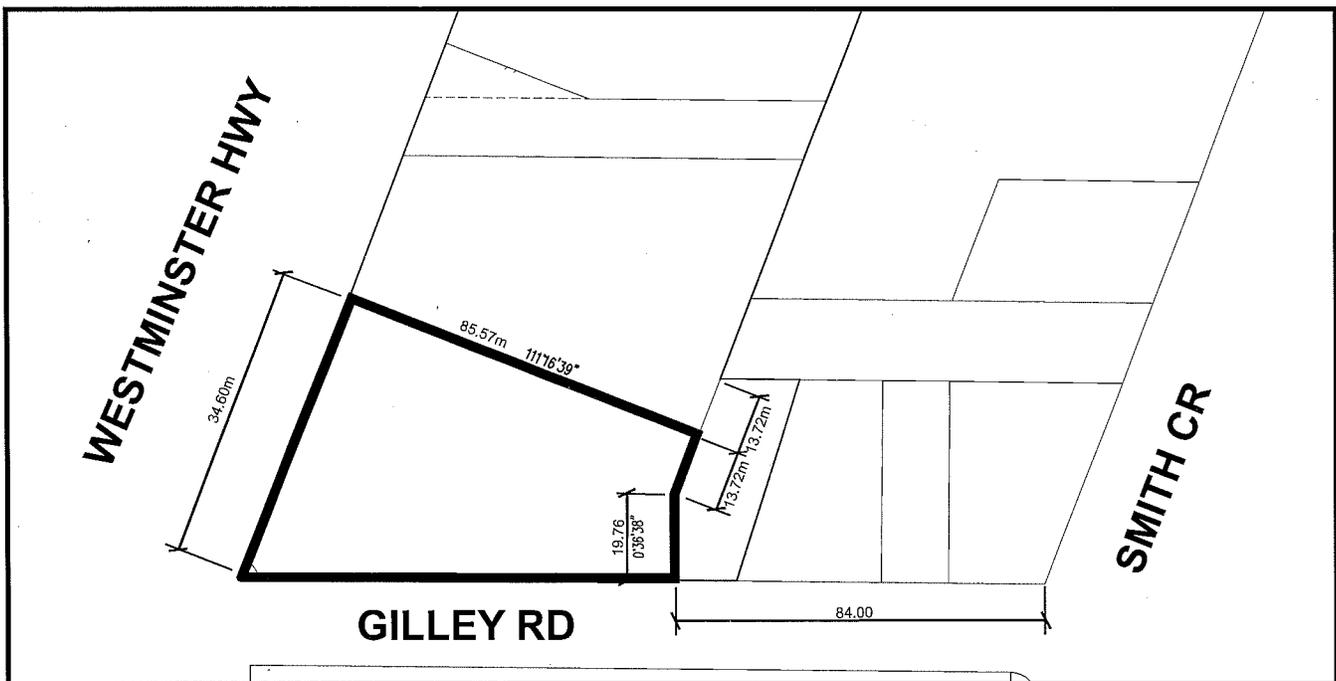
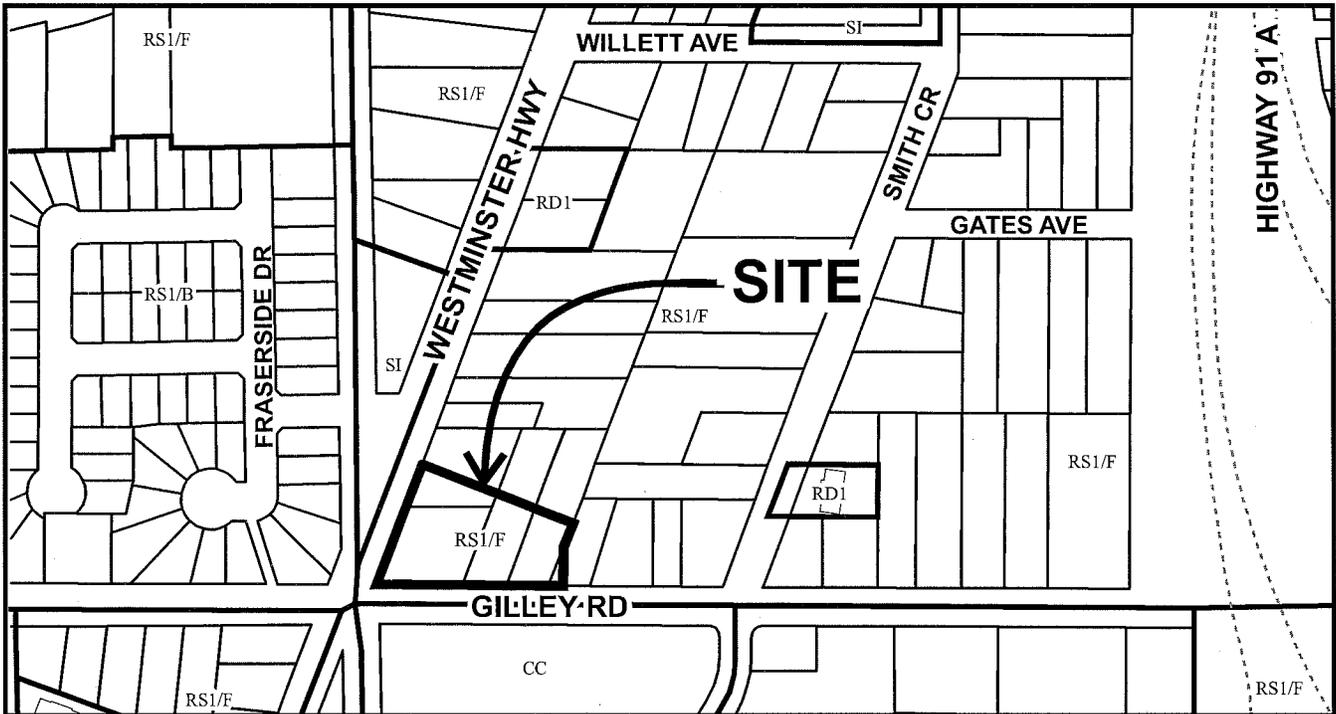
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DP 15-716268

Original Date: 01/11/16

Revision Date: 02/02/16

Note: Dimensions are in METRES

HAMILTON LANDS - PARCEL 2

Gilley Road, Richmond, BC

PROJECTS STATISTICS

PROJECT DESCRIPTION:

1 STOREY WOOD FRAMED MIXED-USE BUILDING ALL OVER LEVEL UNDERGROUND PARKING

MUNICIPAL ADDRESS:

11111 GILLEY ROAD, RICHMOND, BC

LEGAL DESCRIPTION:

LOT 2 BLOCK 5 NORTH RANGE 4 WEST NEW WESTMINSTER DISTRICT PLAN EPP39225

ZONE:

ZM29

DENSITY / UNIT STATISTICS:

DENSITY

GROSS SITE AREA

NUMBER OF UNITS

NET FLOOR AREA

FAR

FAR EXEMPTION - Basic Universal units 1.86m² / 20sf per units (42 units)

LOT COVERAGE PERMITTED IN ZM29 Zone

LOT COVERAGE PROVIDED:

PARKING REQUIRED:

PARKING PROVIDED:

AMENITY REQUIREMENTS:

Indoor Min. Required Private Amenity: As per Reasoning consideration #15

Indoor Provided: As per Reasoning consideration #15

Outdoor Required Play Area: 3 m² (32.29 sf) per unit, Max. 600m² (6,459 sf)

Outdoor Provided Play Area: Refer to Landscape Architect's drawing

BIKE SPACES REQUIRED: Residential Class 1, 1.22 per dwelling unit; Class 2, 0.2/unit

BIKE SPACES PROVIDED:

BUILDING HEIGHT - PERMITTED

BUILDING HEIGHT - PROPOSED

PROPOSED MIN. SETBACKS

LOT AREA:

PARCEL 2 0.445 HA (1,099 AC) (0.445 M²) (47,863 FT²) AS PROVIDED BY GLENN AND ASSOCIATES LAND SURVEYOR ON SEPT. 2015

BUILDING HEIGHT

ALLOWED 17.0 M (55.8 FT) ABOVE FINISHED GRADE (WESTMINSTER HWY), 4 STOREYS PROVIDED 4 STOREYS REFER TO ELEVATION SHEETS A1 TO A42

FIRE PROTECTION:

SPRINKLERED BUILDING, COMBUSTIBLE CONSTRUCTION

PARKING SIZE

FULL SIZE STALLS 22m x 5.5m (9'4" x 18'0") SMALL SIZE STALLS (9M x 4M) 23m x 4.4m (9'4" x 14'5") HANDICAPPED STALLS 21m x 5.5m (6'9" x 18'0")

Ha.	Sq.Ft.	Acre	Sq.M.	F.A.R.	UPA
0.445	47,863	1.099	4,447	1.50	62.80

Net Floor Area	Sq. Ft.	M ²
69	71,832	6,683

FAR	Sq. Ft.
820	56,281

Lot Coverage Permitted	%
53%	

Lot Coverage Provided	%
50%	

Parking Required	Count
134	

Parking Provided	Count
143	

Indoor Min. Required Private Amenity: As per Reasoning consideration #15

Indoor Provided	Sq. Ft.	M ²
741	69	

Outdoor Required Play Area	Sq. Ft.	M ²
2,228	207	

Outdoor Provided Play Area	Sq. Ft.	M ²
2,377	221	

Bike Spaces Required	Count
85	

Bike Spaces Provided	Count
100	

Building Height - Permitted	Height
4 Storeys	17.0 M (55.8 FT) Max Building Ht.

Building Height - Proposed	Height
4 Storeys	17.0 M (55.8 FT) Max Building Ht.

Proposed Min. Setbacks	Commercial	Residential	South P.L.	East P.L.	North P.L.	West P.L.
	1.50 M	2.00 M	6.00 M	3.00 M	3.00 M	6.00 M

Proposed Min. Setbacks	Commercial	Residential	South P.L.	East P.L.	North P.L.	West P.L.
	5.00 FT	6.60 FT	19.68 FT	9.84 FT	9.84 FT	19.68 FT

Proposed Min. Setbacks	Commercial	Residential	South P.L.	East P.L.	North P.L.	West P.L.
	15.75 FT	20.00 FT	19.68 FT	9.84 FT	9.84 FT	19.68 FT

Proposed Min. Setbacks	Commercial	Residential	South P.L.	East P.L.	North P.L.	West P.L.
	15.75 FT	20.00 FT	19.68 FT	9.84 FT	9.84 FT	19.68 FT

Proposed Min. Setbacks	Commercial	Residential	South P.L.	East P.L.	North P.L.	West P.L.
	15.75 FT	20.00 FT	19.68 FT	9.84 FT	9.84 FT	19.68 FT

Unit	Unit Type / Description	Unit Size (sq ft)	No. of Units	Net Floor Area (sq ft)	Required Parking	Required Parking	Balcony (sq ft)	Balcony (sq ft)
Unit A	1 Bedroom	556	4	2,224	1	1	97	7'0" x 22'0"
Unit A1	1 Bedroom	550	1	550	1	1	105	7'0" x 22'0"
Unit A2	1 Bedroom	550	3	1,650	3	3	105	7'0" x 22'0"
Unit B	1 Bedroom + Den	646	12	7,752	12	12	124	9'0" x 22'0"
Unit B1	1 Bedroom + Den (inside closet)	778	6	4,668	6	6	124	9'0" x 22'0"
Unit C	2 Bedrooms	818	3	2,454	3	3	95	9'0" x 20'0"
Unit C1	2 Bedrooms + Den	818	4	3,272	4	4	95	9'0" x 20'0"
Unit D	2 Bedrooms + Den	850	16	15,300	16	16	124	9'0" x 22'0"
Unit E	2 Bedrooms + Den + corner	996	3	2,988	3	3	136	7'0" x 22'0"
Unit E1	2 Bedrooms + Den + corner	988	3	2,964	3	3	99	8'0" x 22'0"
Unit E2	2 Bedrooms + Den + corner	575	4	2,300	4	4	74	8'0" x 22'0"
Unit E3	2 Bedrooms + Den + corner	1,041	4	4,164	4	4	130	11'0" x 22'0"
Unit E4	2 Bedrooms + Den + corner	1,034	3	3,102	3	3	99	8'0" x 22'0"
Unit F	3 Bedrooms + Penthouse	1,121	1	3,121	1	1	133	9'0" x 24'0"
Total			69	56,281	104.0	104.0		

Unit	Unit Type / Description	Unit Size (sq ft)	No. of Units	Net Floor Area (sq ft)	Required Parking	Required Parking	Balcony (sq ft)	Balcony (sq ft)
Unit A	1 Bedroom	556	4	2,224	1	1	97	7'0" x 22'0"
Unit A1	1 Bedroom	550	1	550	1	1	105	7'0" x 22'0"
Unit A2	1 Bedroom	550	3	1,650	3	3	105	7'0" x 22'0"
Unit B	1 Bedroom + Den	646	12	7,752	12	12	124	9'0" x 22'0"
Unit B1	1 Bedroom + Den (inside closet)	778	6	4,668	6	6	124	9'0" x 22'0"
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Unit D	2 Bedrooms + Den	850	16	15,300	16	16	124	9'0" x 22'0"
Unit E	2 Bedrooms + Den + corner	996	3	2,988	3	3	136	7'0" x 22'0"
Unit E1	2 Bedrooms + Den + corner	988	3	2,964	3	3	99	8'0" x 22'0"
Unit E2	2 Bedrooms + Den + corner	575	4	2,300	4	4	74	8'0" x 22'0"
Unit E3	2 Bedrooms + Den + corner	1,041	4	4,164	4	4	130	11'0" x 22'0"
Unit E4	2 Bedrooms + Den + corner	1,034	3	3,102	3	3	99	8'0" x 22'0"
Unit F	3 Bedrooms + Penthouse	1,121	1	3,121	1	1	133	9'0" x 24'0"
Total			69	56,281	104.0	104.0		

PARCEL 2	Commercial		Residential		42 Basic Universal Housing FAR Exemption (sq ft)	Total FAR (SF)	Total Buildable (SF)
	Gross Area (SF)	*FAR exemption (Electrical Room)	Gross Area (SF)	*FAR exemptions (Rev. & Staircases, Mechanical & Electrical)			
Ground Floor	10,030	175	11,183	903		19,924	21,212
2nd Floor			18,141	394		17,513	18,141
3rd Floor			18,141	400		17,507	18,141
4th Floor			17,622	400		16,988	17,622
Total	10,030	175	65,086	1,194	820	71,932	75,116

Parcel 2 & 3 Parking Stats					
Type	No. of Units	By Law Rate	Stall Required	Stall Provided	Total Stalls In Parcel
Residential	69	1.5	104	106	283 Lot Boundary
Res. Visitors	69	0.2	14	-16 (shared w/ commercial)	
Commercial	832 sq.m.	3/100 sq.m. - 350 sq.m. then 4/100 sq.m.	30	37	
Parcel 2 Total			134	143	

Parcel 3					
Type	No. of Units	By Law Rate	Stall Required	Stall Provided	Total Stalls In Parcel
Market	30	1.5	45	45	264
Res. Visitors	30	0.2	3	3	
Memory Ward / Assisted Living	100	0.3	30	30	
Staff (estimated 24 staff)	24	24	24	24	
Parcel 3 Total			102	102	

Parcel 2 & 3 Total	236	245	264	19
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Unit A2	1 Bedroom	550	3	1,650	3	3	105	7'0" x 22'0"
Unit B	1 Bedroom + Den	646	12	7,752	12	12	124	9'0" x 22'0"
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Unit C	2 Bedrooms	818	3	2,454	3	3	95	9'0" x 20'0"
Unit C1	2 Bedrooms + Den	818	4	3,272	4	4	95	9'0" x 20'0"
Unit D	2 Bedrooms + Den	850	16	15,300	16	16	124	9'0" x 22'0"
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Unit E4	2 Bedrooms + Den + corner	1,034	3	3,102	3	3	99	8'0" x 22'0"
Unit F	3 Bedrooms + Penthouse	1,121	1	3,121	1	1	133	9'0" x 24'0"
Total			69	56,281	104.0	104.0		

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Unit A2	1 Bedroom	550	3	1,650	3	3	105	7'0" x 22'0"
Unit B	1 Bedroom + Den	646	12	7,752	12	12	124	9'0" x 22'0"
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Unit F	3 Bedrooms + Penthouse	1,121	1	3,121	1	1	133	9'0" x 24'0"
Total			69	56,281	104.0	104.0		

Unit	Unit Type / Description	Unit Size (sq ft)	No. of Units	Net Floor Area (sq ft)	Required Parking	Required Parking	Balcony (sq ft)	Balcony (sq ft)
Unit A	1 Bedroom	556	4	2,224	1	1	97	7'0" x 22'0"
Unit A1	1 Bedroom	550	1	550	1	1	105</	



Rositch Hemphill Architect

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

t 604.669.6002
f 604.669.1091

www.rharchitects.ca

ISSUED:	DATE:
1. DP APPLICATION	20 NOV 2015
2. DP RESPONSE	29 MAR 2016
3. REVISED DP RESPONSE	09 MAY 2016
4. A.D.P. RESPONSE	03 JUNE 2016

ISSUED FOR
**Advisory Design Panel
 Response**
 03 JUNE 2016

NO. REVISION: DATE:

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ARCHITECTURAL SEAL:

CLIENT:

ORIS 100 - 12238 No. 1 Road
 Richmond, BC V7E 1T6

PROJECT:

Hamilton Lands
 Parcel 2, Mixed-Use Building
 --- Gilley Road, Richmond BC

DRAWING TITLE:

SITEPLAN - OVERALL

DATABASE: 1330-A1.0.dwg

SCALE: 1"=50'-0"

PLOTDATE: 02 JUN 2016

DRAWN: LB

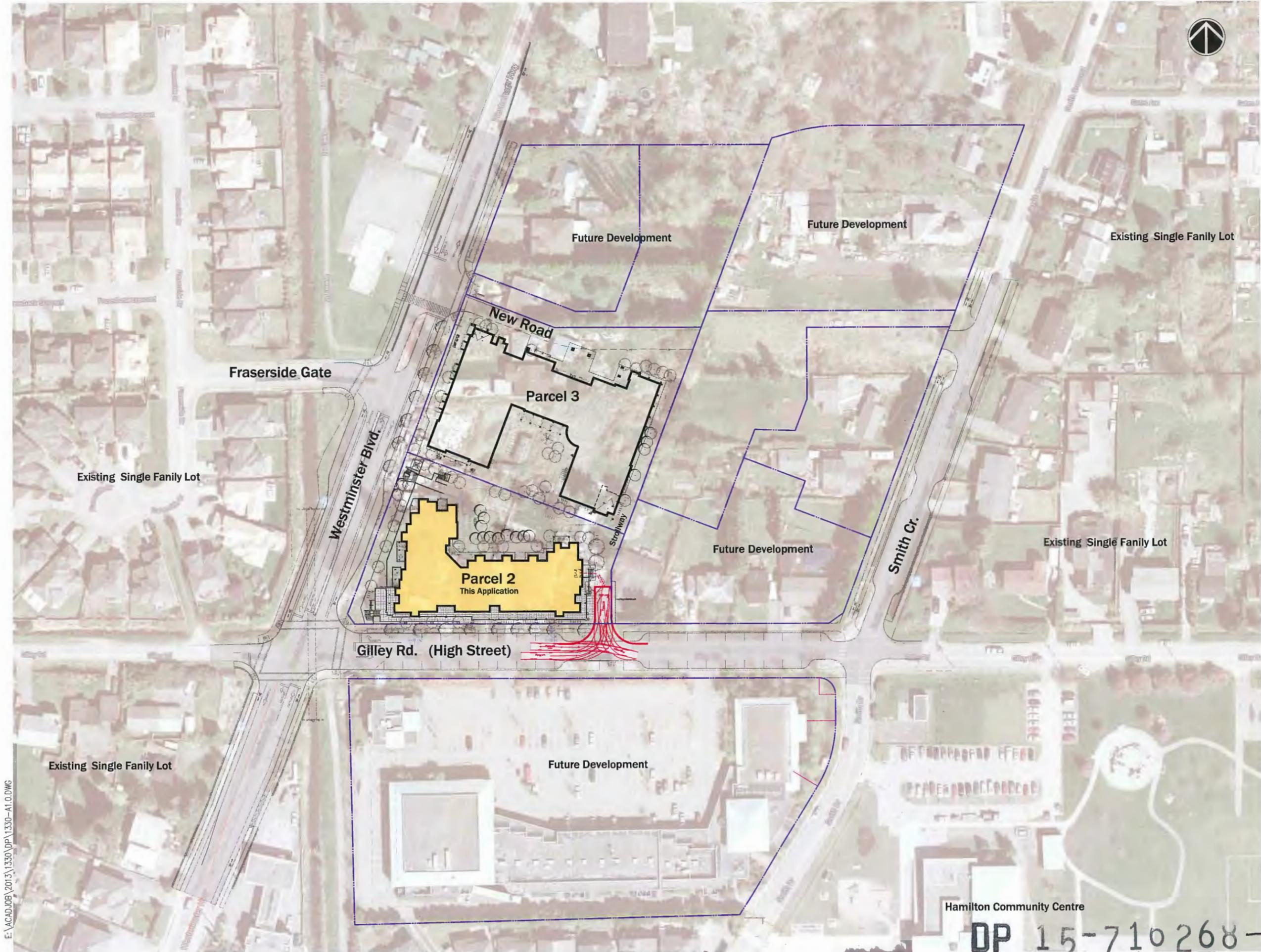
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PROJECT NO. 1330

DWG. NO.
 **A1.0**

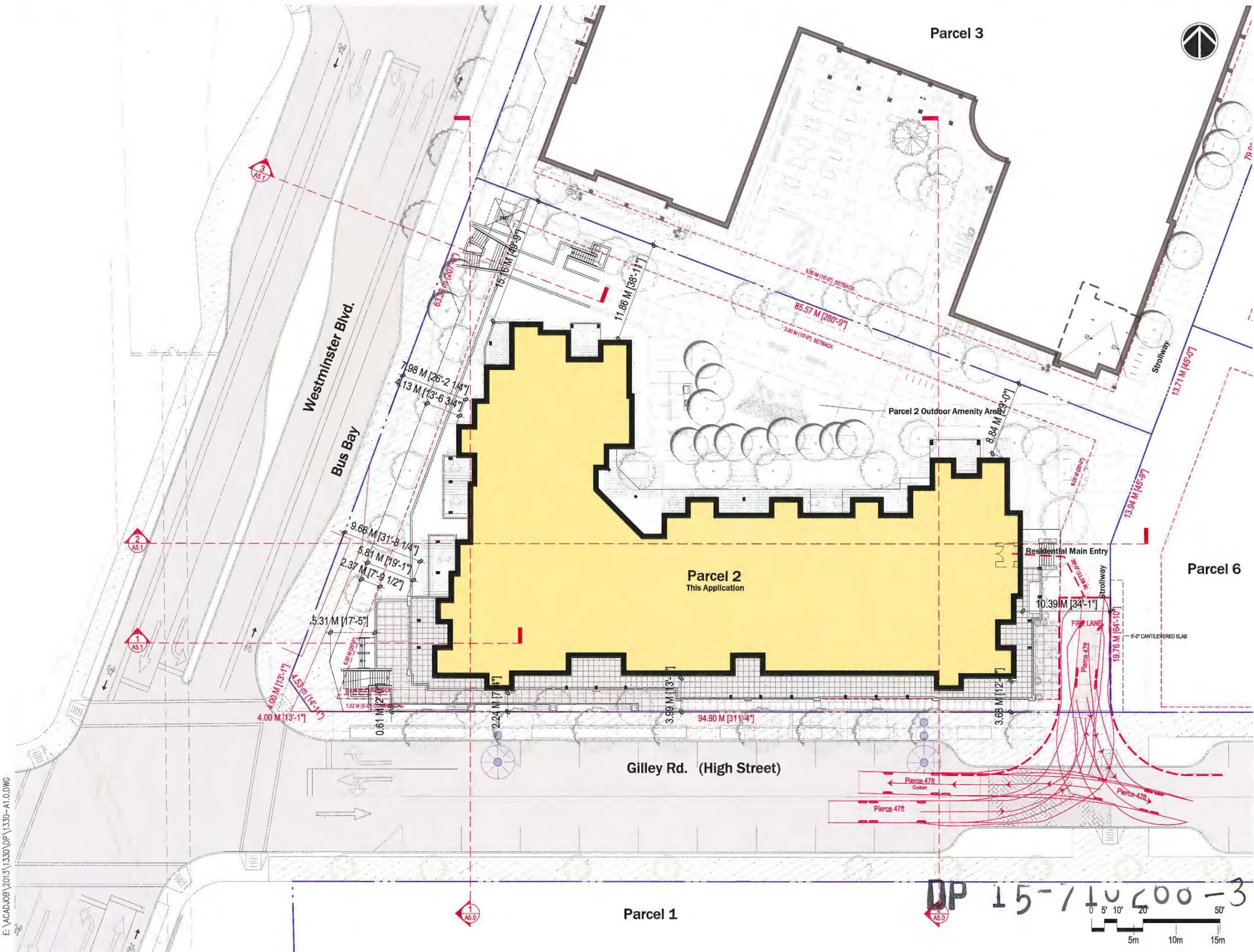
DP No: DP 15-716268

BP No:



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DP 15-710268-2



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ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 42235 No. 1 Road
Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 2, Mixed-Use Building
Gilley Road, Richmond BC

DRAWING TITLE:
SITEPLAN - PARCEL 2

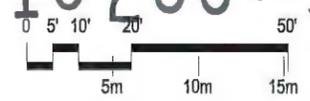
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SCALE: 1/16"=1'-0"
PLOTDATE: 02 JUN 2016
DRAWN: LB
CHECKED: KSH

PROJECT NO. **1330**

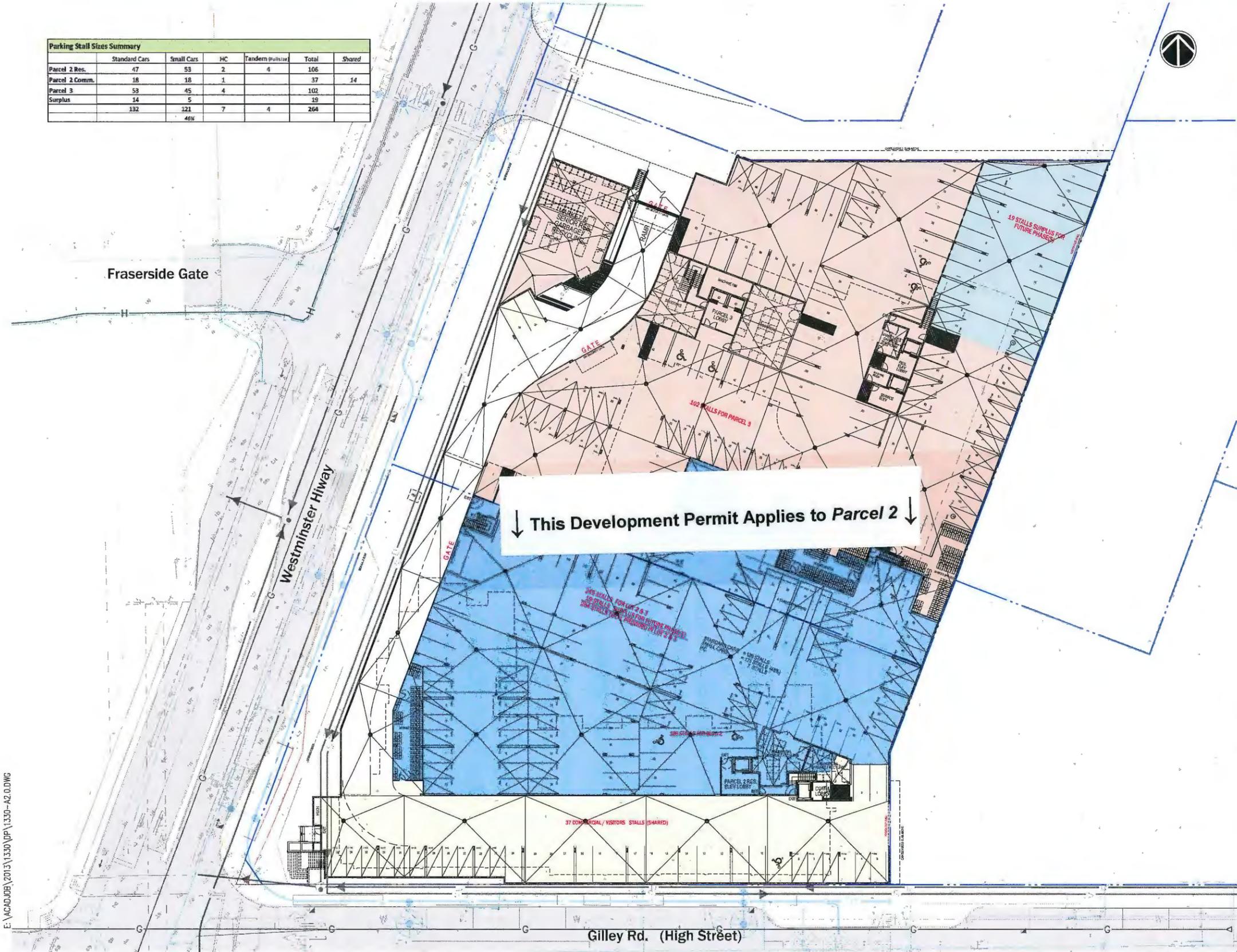
DWG. NO.
A1.1

DP No: DP 15-710200-3
BP No:

DP 15-710200-3



Parking Stall Sizes Summary						
	Standard Cars	Small Cars	HC	Tandem (Push-in)	Total	Shared
Parcel 2 Res.	47	53	2	4	106	
Parcel 2 Comm.	18	18	1		37	14
Parcel 3	53	45	4		102	
Surplus	14	5			19	
	132	121	7	4	264	
		46%				



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ISSUED:	DATE:
1. DP APPLICATION	20 NOV 2015
2. DP RESPONSE	29 MAR 2016
3. REVISED DP RESPONSE	09 MAY 2016
4. A.D.P. RESPONSE	03 JUNE 2016

ISSUED FOR
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Response**
03 JUNE 2016

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ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 12235 No. 1 Road
Richmond, BC V7E 1V6

PROJECT:
Hamilton Lands
Parcel 2, Mixed-Use Building
--- Gilley Road, Richmond BC

DRAWING TITLE:
PARKADE - PARCEL 2 & 3

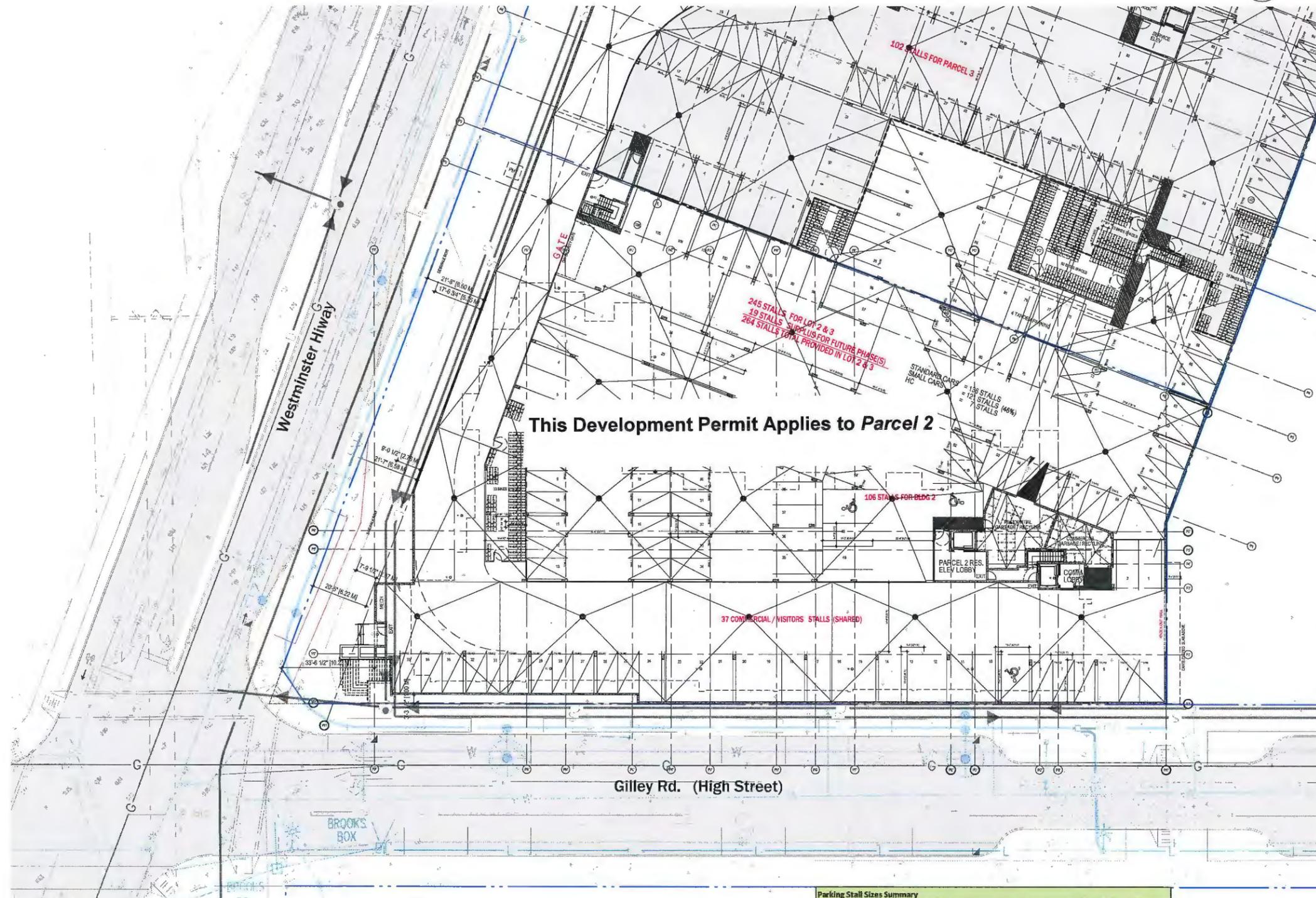
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PLOTDATE: 06 JUN 2016
DRAWN: LB
CHECKED: KSH

PROJECT NO. **1330**

DWG. NO.
A2.0

DP No: DP 15-710200-4
BP No:

DP 15-710200-4



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Parking Stall Sizes Summary						
	Standard Cars	Small Cars	HC	Tandem (Fullsize)	Total	Shared
Parcel 2 Res.	47	53	2	4	106	
Parcel 2 Comm.	18	18	1		37	14
Parcel 3	53	45	4		102	
Surplus	14	5			19	
	132	121	7	4	264	
			46%			

PARKING SIZE	
FULL SIZE STALLS	25m x 11m (82'3" x 36'0")
SMALL SIZE STALLS (RES. MAX)	23m x 6.5m (75'6" x 21'4")
SMALLER STALLS	23m x 5.5m (75'6" x 18'0")
BIKE SPACE (Standard)	2.0m x 1.50m (6'6" x 4'9")
BIKE SPACE (Narrow)	2.0m x 1.25m (6'6" x 4'1")



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ARCHITECTURAL SEAL:

CLIENT:
ORIS 100-15235 No. 1 Road
Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 2, Mixed-Use Building
Gilley Road, Richmond BC

DRAWING TITLE:
PARKADE - PARCEL 2

DATABASE: 1330-A2.0.dwg
SCALE: 1/16"=1'-0"
PLOTDATE: 06 JUN 2016
DRAWN: LB
CHECKED: KSH

PROJECT NO. **1330**

DWG. NO.
A2.1

DP No: DP 15-716268
SP No:

DP 15-716268-5



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ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 12235 No. 1 Road
Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 2, Mixed-Use Building
Gilley Road, Richmond BC

DRAWING TITLE:
GROUND FLOOR PLAN

DATABASE: 1330-A3.0.dwg
SCALE: 3/32"=1'-0"
PLOTDATE: 02 JUN 2016
DRAWN: LB
CHECKED: KSH
PROJECT NO. **1330**

DWG. NO. **A3.0**

DP No: DP 15-716268
BP No:



Gilley Rd. (High Street)

DP 15-710268

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ARCHITECTURAL SEAL:

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Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 2, Mixed-Use Building
Gilley Road, Richmond BC

DRAWING TITLE:
2ND FLOOR PLAN

DATABASE: 1330-A3.0.dwg
SCALE: 3/32"=1'-0"
PLOTDATE: 02 JUN 2016
DRAWN: LB
CHECKED: KSH

PROJECT NO. **1330**

DWG. NO.
A3.1

DP No: DP 15-716268
BP No:



Gilley Rd. (High Street)

DP 15-716268

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ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 12235 No. 2 Road
Richmond, BC V7E 2T6

PROJECT:
Hamilton Lands
Parcel 2, Mixed-Use Building
Gilley Road, Richmond BC

DRAWING TITLE:
3RD FLOOR PLAN

DATABASE: 1330-A3.0.dwg
SCALE: 3/32"=1'-0"
PLOTDATE: 02 JUN 2016
DRAWN: LB
CHECKED: KSH

PROJECT NO. **1330**

DWG. NO. **A3.2**

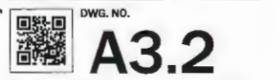
DP No: DP 15-716268
RP No:



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ARCHITECTURAL SEAL:

CLIENT:
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PROJECT:
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--- Gilley Road, Richmond BC

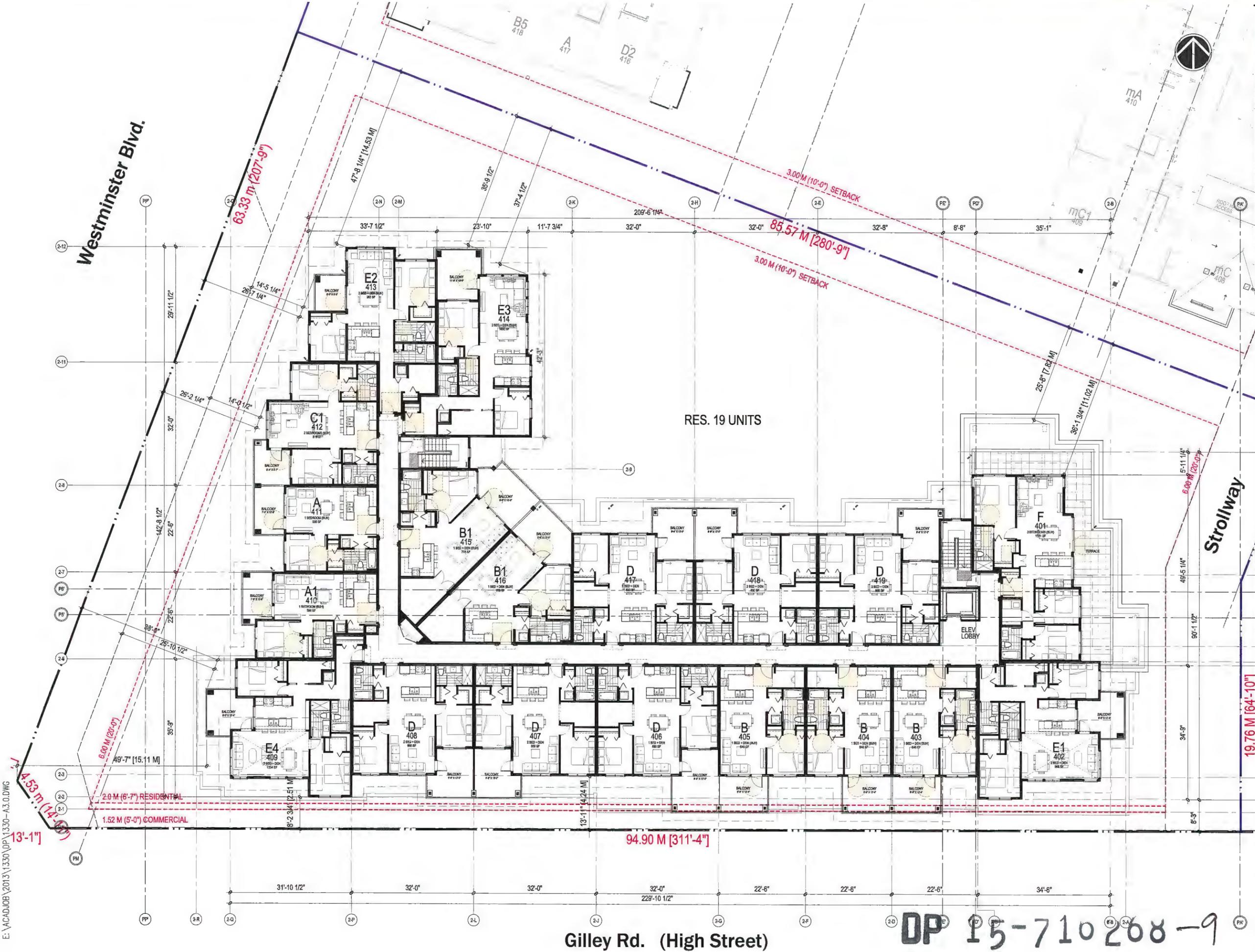
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4TH FLOOR PLAN

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SCALE: 3/32"=1'-0"
PLOTDATE: 02 JUN 2016
DRAWN: LB
CHECKED: KSH

PROJECT NO.
1330

DWG. NO.
A3.3

DP No: DP 15-710268
BP No:



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PROJECT:
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Gilley Road, Richmond BC

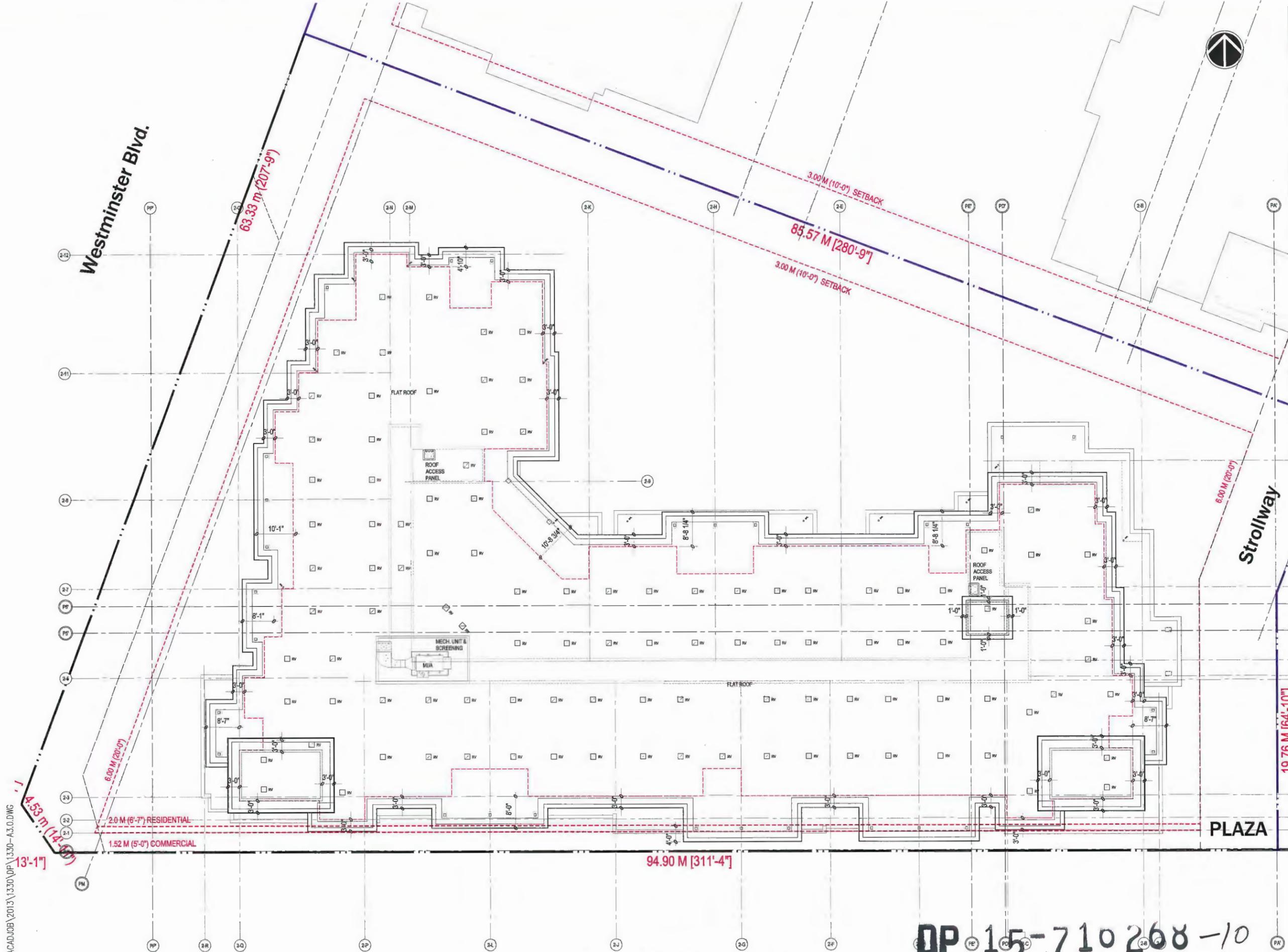
DRAWING TITLE:
ROOF PLAN

DATABASE: 1330-A3.0.dwg
SCALE: 3/32"=1'-0"
PLOTDATE: 02 JUN 2016
DRAWN: LB
CHECKED: KSH

PROJECT NO. **1330**

DWG. NO. **A3.4**

DP No: OP 15-716268
BP No:



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Gilley Rd. (High Street)

OP 15-710268-10

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FINISH SCHEDULE		
MATERIALS		COLOUR
1 ROOF FASCIA (2'X12' COMBED FACE)	-PAINTED	BM HC-167 'AMHERST GRAY'
2 CEMENTITIOUS BOARD #1 (PANELS)	2A -PAINTED	BM HC-169 'COVENTRY GRAY'
CEMENTITIOUS BOARD #2 (PANELS)	2B -PAINTED	BM HC-167 'AMHERST GRAY'
CEMENTITIOUS BOARD #3 (PANELS)	2C -PAINTED	BM HC-2175-10 'AZTEC BRICK'
3 HORIZONTAL VINYL SIDING - 4" EXPOSURE		KAYKAN 'SANDALWOOD'
4 BRICK VENEER	-PREFINISHED	BELDEN BRICK EBONY BLACK SMOOTH SIZE: 16"x4"
5 PRE-CAST CONCRETE WINDOW SILLS & HEADS @ BRICK VENEER FINISH	-PREFINISHED	NATURAL CONCRETE
6 ALUM. FRAME GUARDRAIL W/ GLASS PANEL INSERTS	-PREFINISHED	STOCK BLACK
7 DBLE. GLAZED THERM. BROKEN VINYL WINDOW & DOOR FRAME	-PREFINISHED	STOCK WHITE
8 WOOD TRIM BAND (COMBED FACE)	-PAINTED	BM 2111-50 'STONE HARBOUR'
9 BALCONY WOOD FASCIA (COMBED FACE)	-PAINTED	BM 2111-50 'STONE HARBOUR'
10 WINDOW & DOOR TRIM (WOOD OR CEMENTITIOUS BOARD)	-PAINTED	BM HC-167 'AMHERST GRAY'
11 NATURAL CEDAR WOOD CLADDING	-STAINED	SIKKENS - CETOL PREMIUM COLLECTION - #877 'CEDAR'
12 CEMENTITIOUS BOARD PANEL (BALCONY COLUMNS)	-PAINTED	BM HC-169 'COVENTRY GRAY'
13 ALUM. STOREFRONT WINDOWS AND DOORS AT ENTRY	-PREFINISHED	STOCK BLACK
14 NATURAL WOOD CEDAR EXPOSED TAG SOFFIT (ENTRY, FEATURE CORNERS)	-STAINED	SIKKENS - CETOL PREMIUM COLLECTION - #877 'CEDAR'
15 VINYL BEADED SOFFIT	-PREFINISHED	BM CC-276 'SEPIA TAN'
16 EXPOSED ARCHITECTURAL CONCRETE	-PREFINISHED	60 mil TRAFFIC COATING ON HORIZONTAL SURFACES, 40 mil ELASTOMERIC COATING ON VERTICAL SURFACES
17 LIGHT FIXTURES	-PREFINISHED	STOCK BLACK
18 LANDSCAPE WALLS		ALLAN BLOCK WALLS
19 ALUMINUM GUTTERS	-PREFINISHED	COLOUR TO MATCH FASCIA BM HC-167 'AMHERST GRAY'
20 ALUMINUM RAIN WATER LEADERS	-PREFINISHED	COLOUR TO MATCH SIDING
21 METAL CLAD EXIT DOORS	-PAINTED	BM CC-544 'OVERCOAT'
22 STEEL FRAME CANOPY W/ GLASS PANELS	-PREFINISHED	STOCK BLACK
23 EXPOSED / PRE-CAST CONCRETE & CAPS	-PAINTED	BM HC-169 'COVENTRY GRAY'
24 CRU SIGNAGE - BACKLIT METAL FRAME & PANEL	-PAINTED	STOCK BLACK
25 ROOF TOP MECHANICAL EQUIPMENT SCREENING - ALUMINUM	-PREFINISHED	BM HC-169 'COVENTRY GRAY'

NOTE: CORNER TRIMS TO MATCH ADJACENT EXTERIOR COLOR.



DP 15-710200-11



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3. REVISED DP RESPONSE	09 MAY 2016
4. A.D.P. RESPONSE	03 JUNE 2016

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**Advisory Design Panel
Response**
03 JUNE 2016

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ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 12235 No. 1 Road
Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 2, Mixed-Use Building
Gilley Road, Richmond BC

DRAWING TITLE:
MATERIAL LEGEND

DATABASE: 1330-A4.0.dwg
SCALE: 1/4"=1'-0"
PLOTDATE: 02 JUN 2016
DRAWN: LB
CHECKED: KSH

PROJECT NO. **1330**

DWG. NO.
A4.0

DP No: DP 15-716268
BP No:



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03 JUNE 2016



2 WEST ELEVATION (WESTMINSTER HWY)
SCALE: 3/32" = 1'-0"



1 SOUTH ELEVATION (GILLEY ROAD)
SCALE: 3/32" = 1'-0"

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ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 12235 No. 1 Road
Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
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--- Gilley Road, Richmond BC

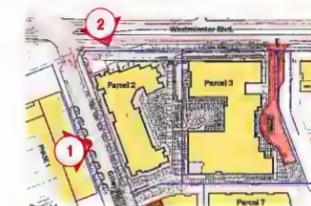
DRAWING TITLE:
ELEVATIONS

DATABASE: 1330-A4.0.dwg
SCALE: 3/32" = 1'-0"
PLOTDATE: 02 JUN 2016
DRAWN: LB
CHECKED: KSH

PROJECT NO.
1330

DWG. NO.
A4.1

DP No: DP 15-716268
BP No:



Keyplan

DP 15-710268-12



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ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 42238 No. 1 Road
Richmond, BC V7E 1T5

PROJECT:
Hamilton Lands
Parcel 2, Mixed-Use Building
--- Gilley Road, Richmond BC

DRAWING TITLE:
ELEVATIONS

DATABASE: 1330-A4.0.dwg
SCALE: 1/4"=1'-0"
PLOTDATE: 02 JUN 2016
DRAWN: LB
CHECKED: KSH
PROJECT NO. **1330**

DWG. NO.
A4.2

DP No: DP 15-716268
BP No:

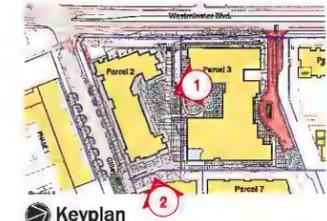


2 EAST ELEVATION (STROLLWAY)
SCALE: 3/32" = 1'-0"



1 NORTH ELEVATION (COURTYARD)
SCALE: 3/32" = 1'-0"

DP 15-710268-13



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ARCHITECTURAL SEAL:

CLIENT:
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PROJECT:
Hamilton Lands
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--- Gilley Road, Richmond BC

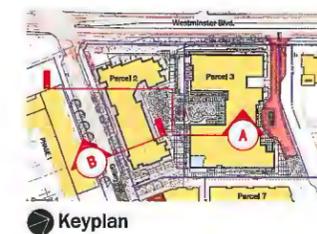
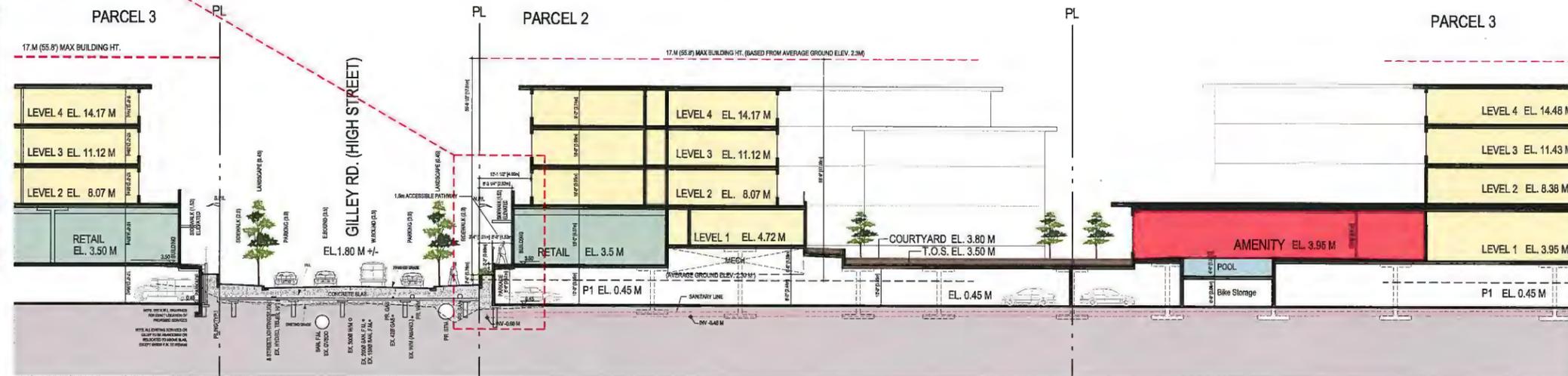
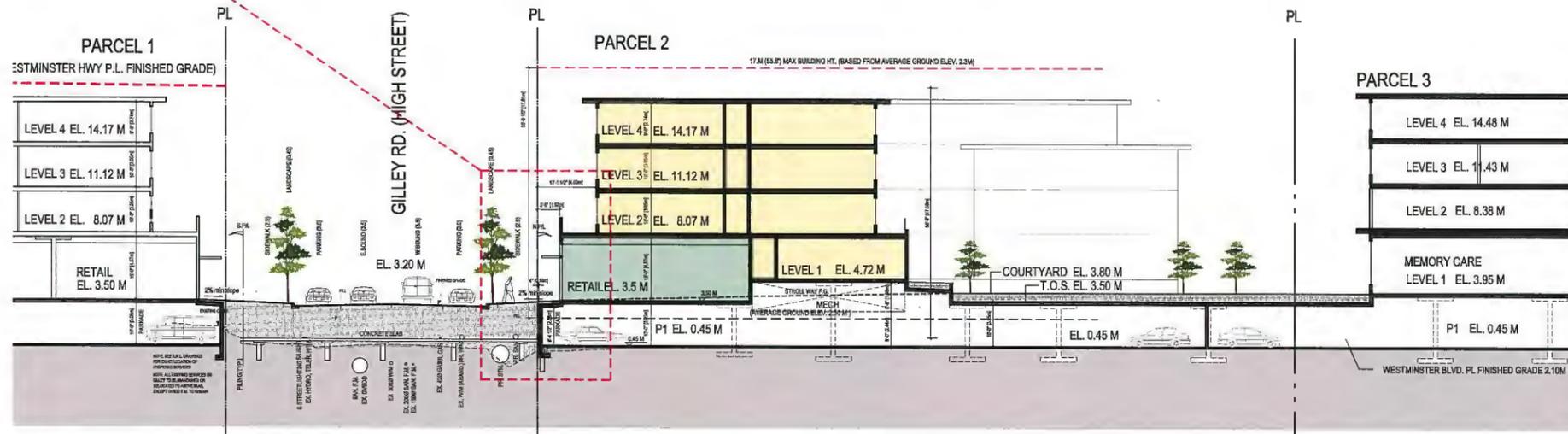
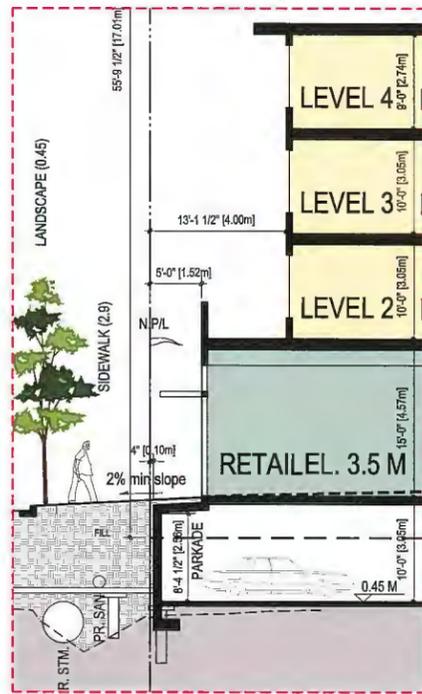
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PLOTDATE: 02 JUN 2016
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CHECKED: KSH

PROJECT NO.
1330

DWG. NO.
A5.0

DP No: DP 15-716268
BP No:



DP 15-716268-14

ISSUED:	DATE:
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CLIENT:
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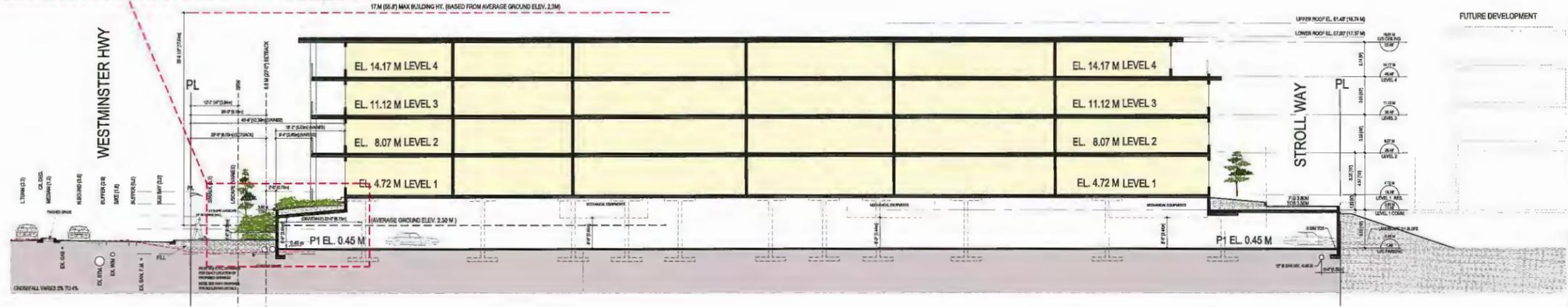
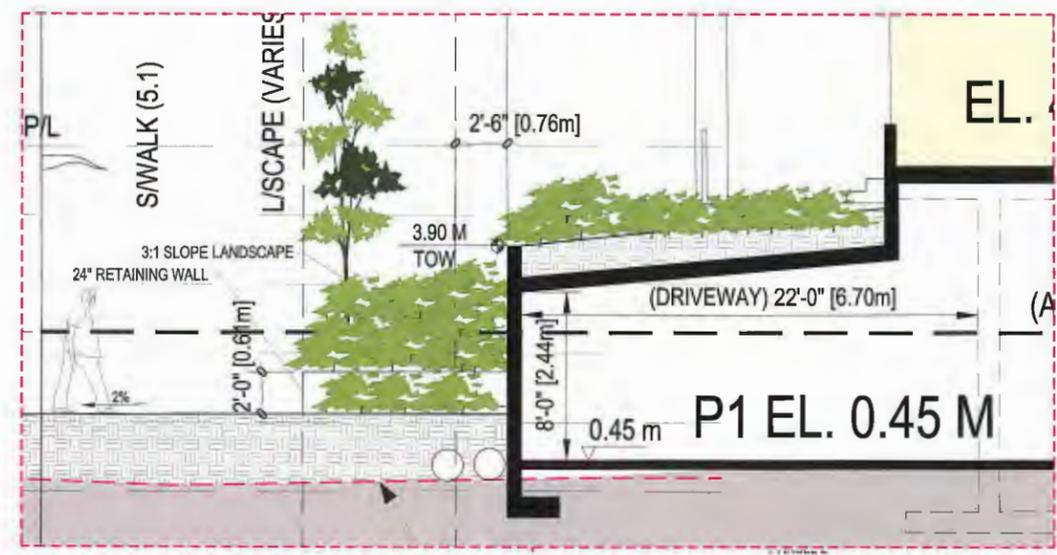
PROJECT:
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Gilley Road, Richmond BC

DRAWING TITLE:
SECTIONS

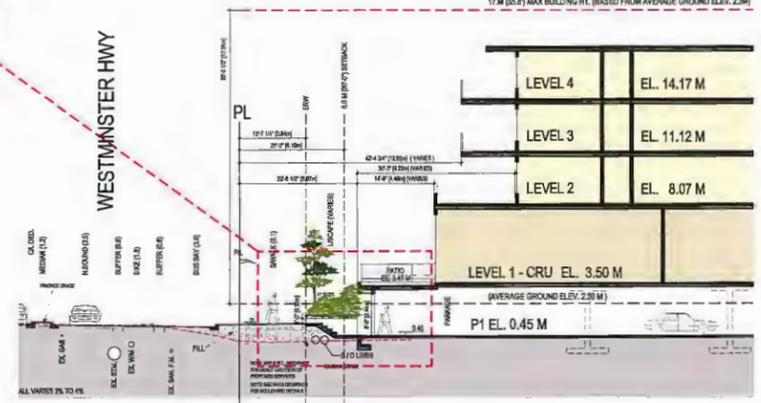
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PROJECT NO. 1330

DWG. NO.
A5.1

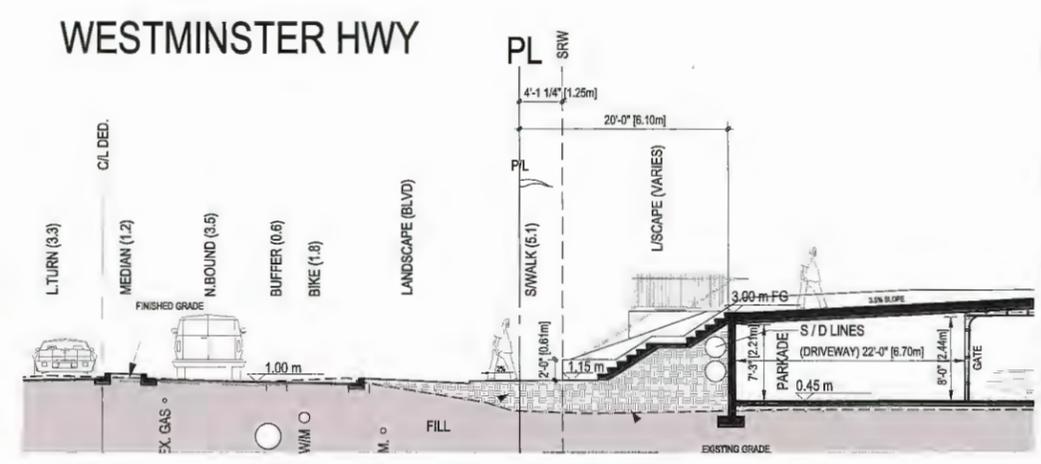
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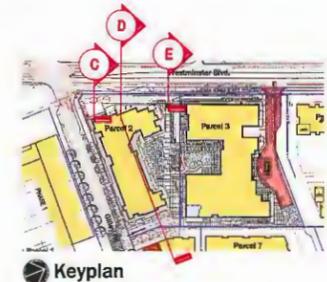
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1 SECTION C
SCALE: 1/16" = 1'-0"



3 SECTION E
SCALE: 1/8" = 1'-0"



DP 15-716268-15



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www.rharchitects.ca

ISSUED:	DATE:
1. DP APPLICATION	20 NOV 2015
2. DP RESPONSE	29 MAR 2016
3. REVISED DP RESPONSE	09 MAY 2016
4. A.D.P. RESPONSE	03 JUNE 2016

ISSUED FOR
**Advisory Design Panel
Response**
03 JUNE 2016

NO. REVISION: DATE:
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ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 12236 No. 1 Road
Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 2, Mixed-Use Building
--- Gilley Road, Richmond BC

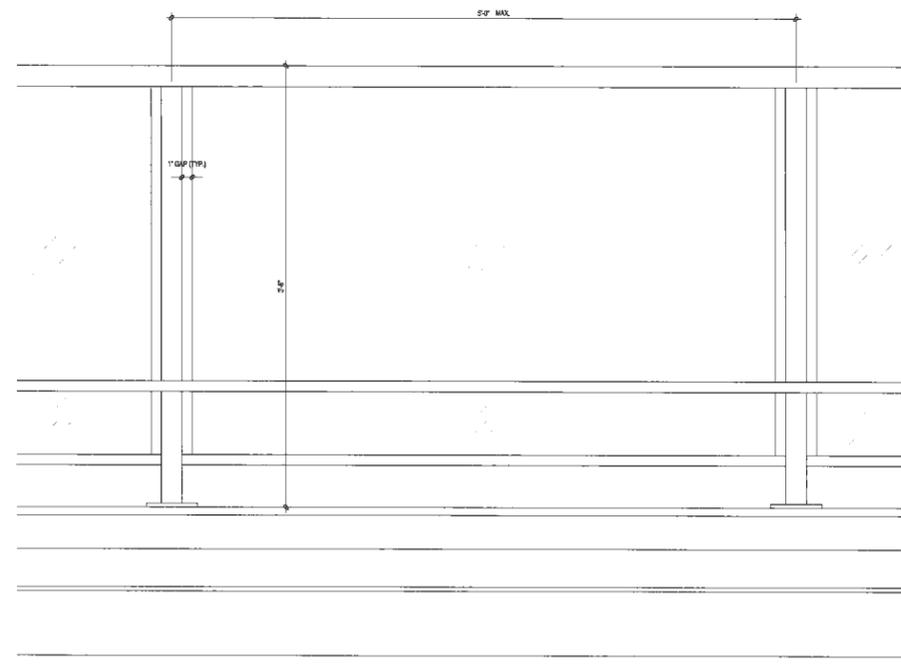
DRAWING TITLE:
TYP. DETAILS

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SCALE: 1-1/2"=1'-0"
PLOTDATE: 02 JUN 2016
DRAWN: RN
CHECKED: KSH

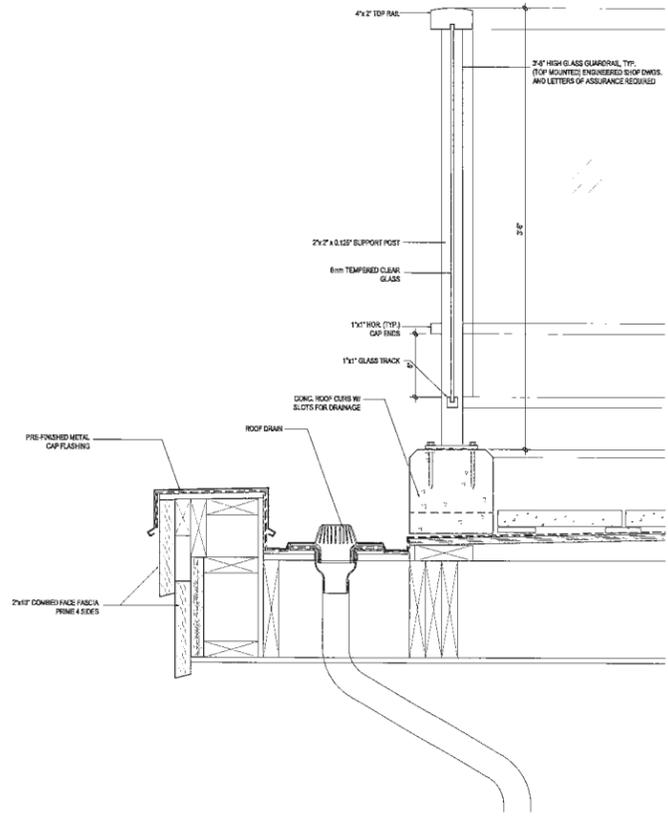
PROJECT NO. 1330

DWG. NO.
A7.0

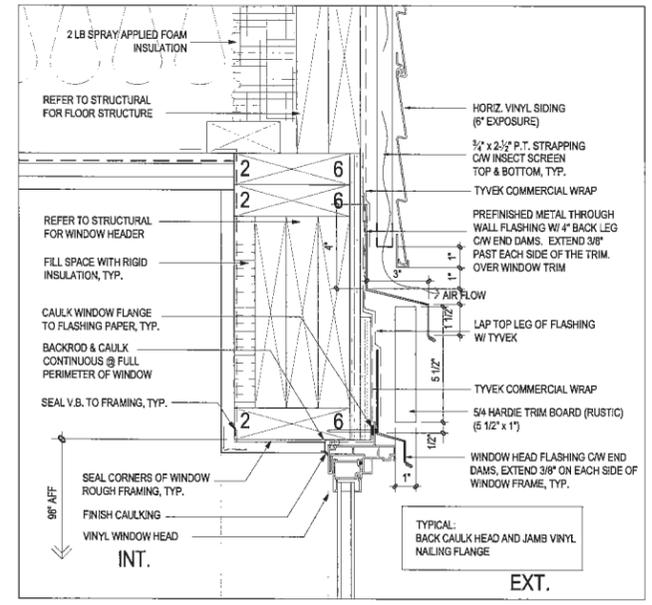
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BP No:



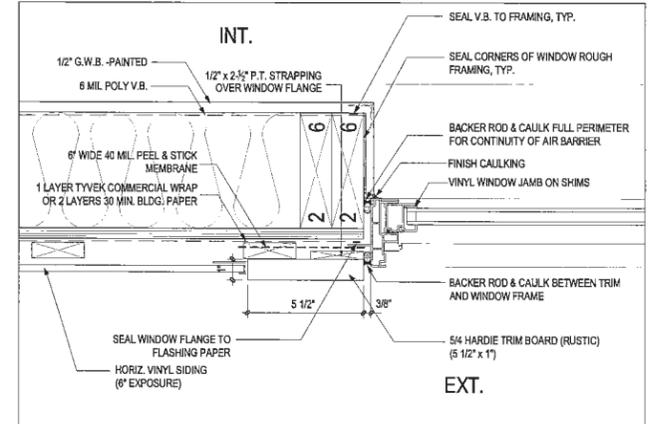
2a TYP. TOP MOUNTED TERRACE RAILING ELEVATION
SCALE: 1-1/2" = 1'-0"



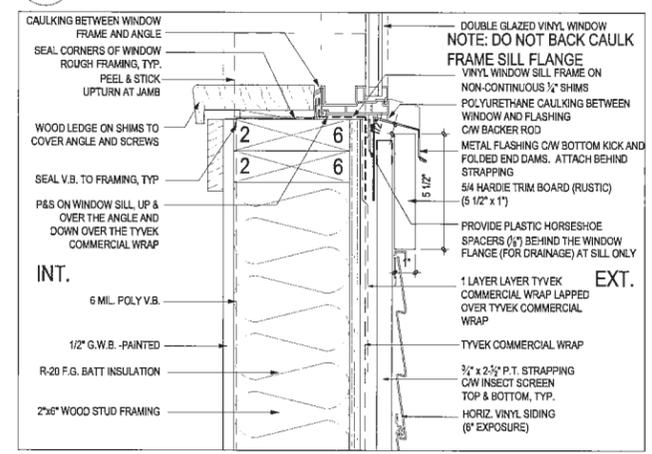
2 TYP. TOP MOUNTED TERRACE RAILING DETAIL
SCALE: 1-1/2" = 1'-0"



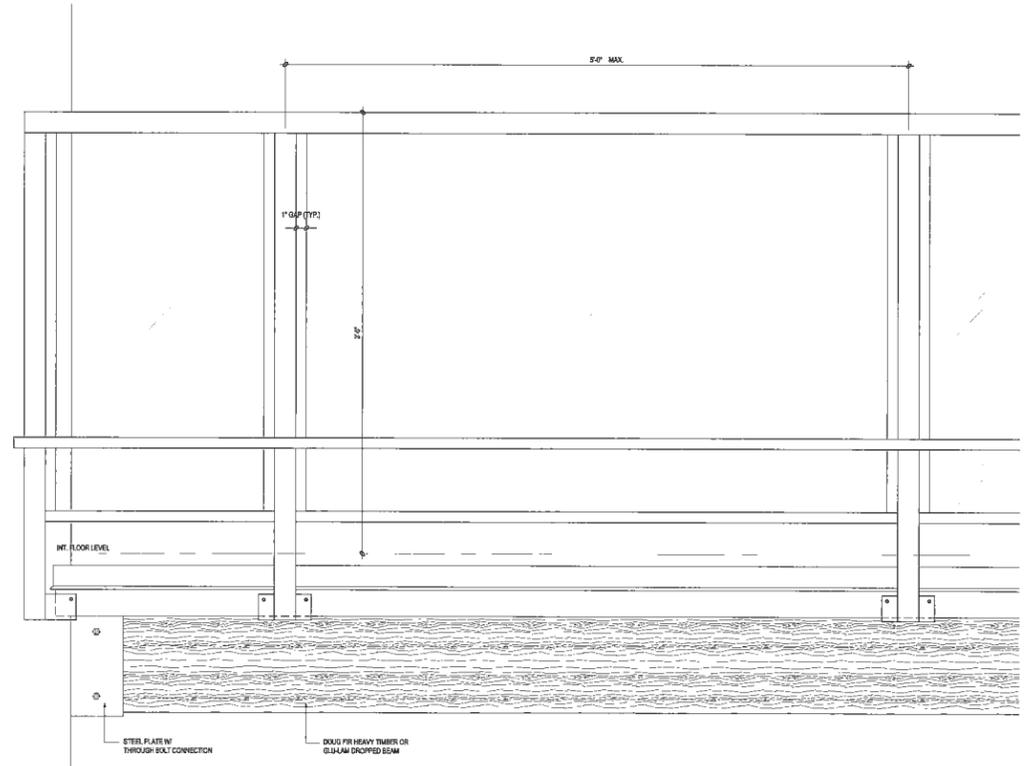
5 TYP. WINDOW HEAD DETAIL
SCALE: 3" = 1'-0"



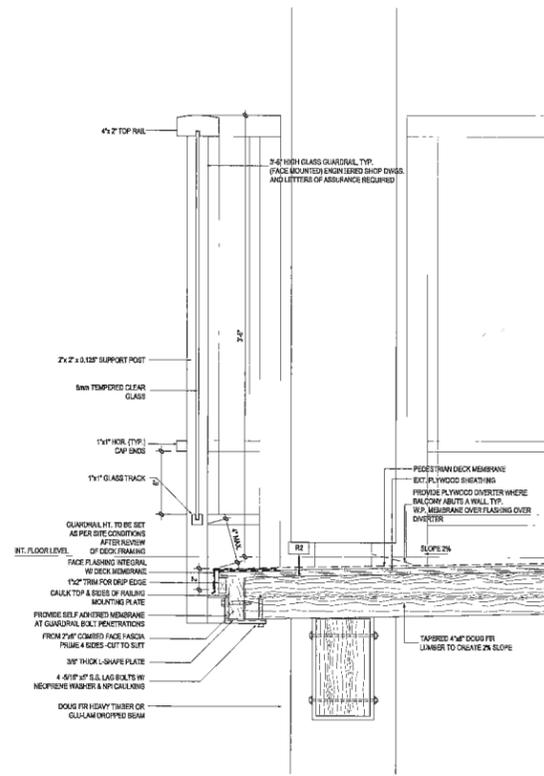
4 TYP. WINDOW JAMB DETAIL
SCALE: 3" = 1'-0"



3 TYP. WINDOW SILL DETAIL
SCALE: 3" = 1'-0"



1a TYP. FACE MOUNTED BALCONY RAILING ELEVATION
SCALE: 1-1/2" = 1'-0"



1 TYP. FACE MOUNTED BALCONY RAILING DETAIL
SCALE: 1-1/2" = 1'-0"

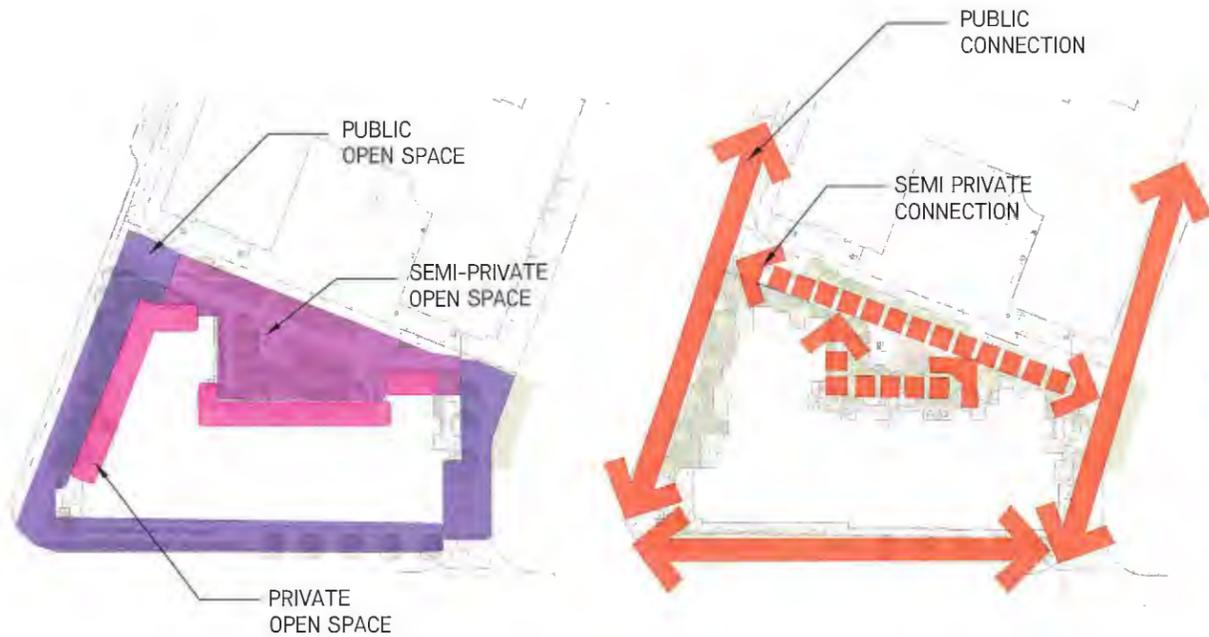
E:\ACAD\JOB\2013\1330\DP\1330-A7.0.DWG

DP 15-716268-16

Landscape Rationale

Area Revitalization

As part of the revitalization of the Hamilton Lands the mixed use development on Parcel 2 and neighbouring Parcel 3 seniors' housing facility provide improvements to pedestrian connections, high quality streetscapes and enhancements to the open space network. A hierarchy of open spaces has been introduced for both parcels that provides a rich environment of private and public landscape types. For Parcel 2 the following landscape types are proposed: boulevards, street trees and adjacent soft landscape on Westminster Highway; Gilley as a high street with ample pedestrian realm; soft landscape and connections to ground floor commercial spaces; a pocket plaza at the south end of the north-south stroll way; and a green space with a play area connecting to the east-west walkway between Parcel 2 and 3.



Pedestrian Connectivity

The north-south strollway on the east side of the site will improve pedestrian connectivity within the greater development as it is built out. The east-west pathway between the two parcels provides further connectivity for those living in the Parcel 2 & 3 buildings.

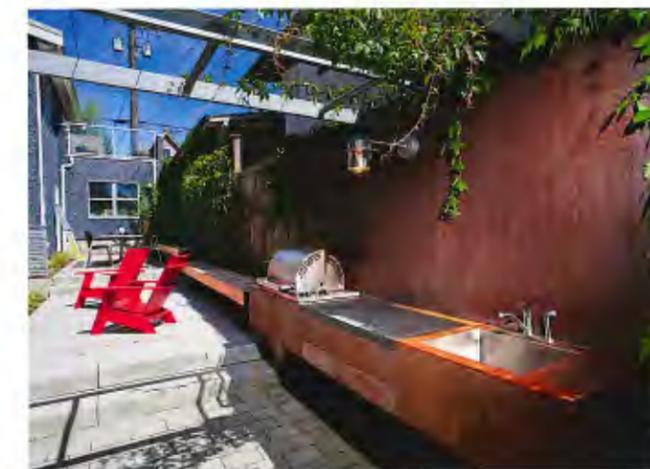
Defining the Edge between Public and Private

Layers of groundcovers, perennials, grasses, shrubs and evergreen climbing plants softly screen walls and fences that define the edges between public space and private patios on Westminster Highway. Gates located at the east and west access points delineate the transition from public space to the semi-private common outdoor amenity area. Landscape plantings further buffer residential patios facing on to the outdoor amenity area with gates marking the transition from semi-private to private patio space.



Programming, Amenities and Opportunities for Play

A cluster of Raywood Ash trees on grassed berms form an "outdoor room" in the common amenity area adjacent to the east-west walkway bordering the neighbouring parcel. The outdoor room features a barbecue, gathering area and a children's play area, which provide opportunities for socialization and play. Public art is proposed at key locations on Parcel 2. Bike parking has also been accommodated for residents, visitors, and commercial users.



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02	RE-ISSUED FOR DP	MAR.17/16
01	ISSUED FOR DP	NOV.20/15

No.	Description	Date
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Hamilton

Parcel 2
Richmond BC

Landscape Concept Plan
& Rationale

DP 15-716 268-17

Date	MAR. 10/16	Drawing Number
Project No.	1321	L0.1
Scale	NTS	
Drawn/Checked	gc DS	

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Hamilton

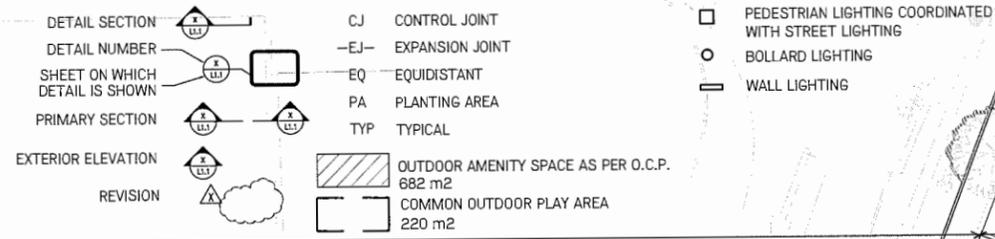
Parcel 2
Richmond BC

Concept Plan

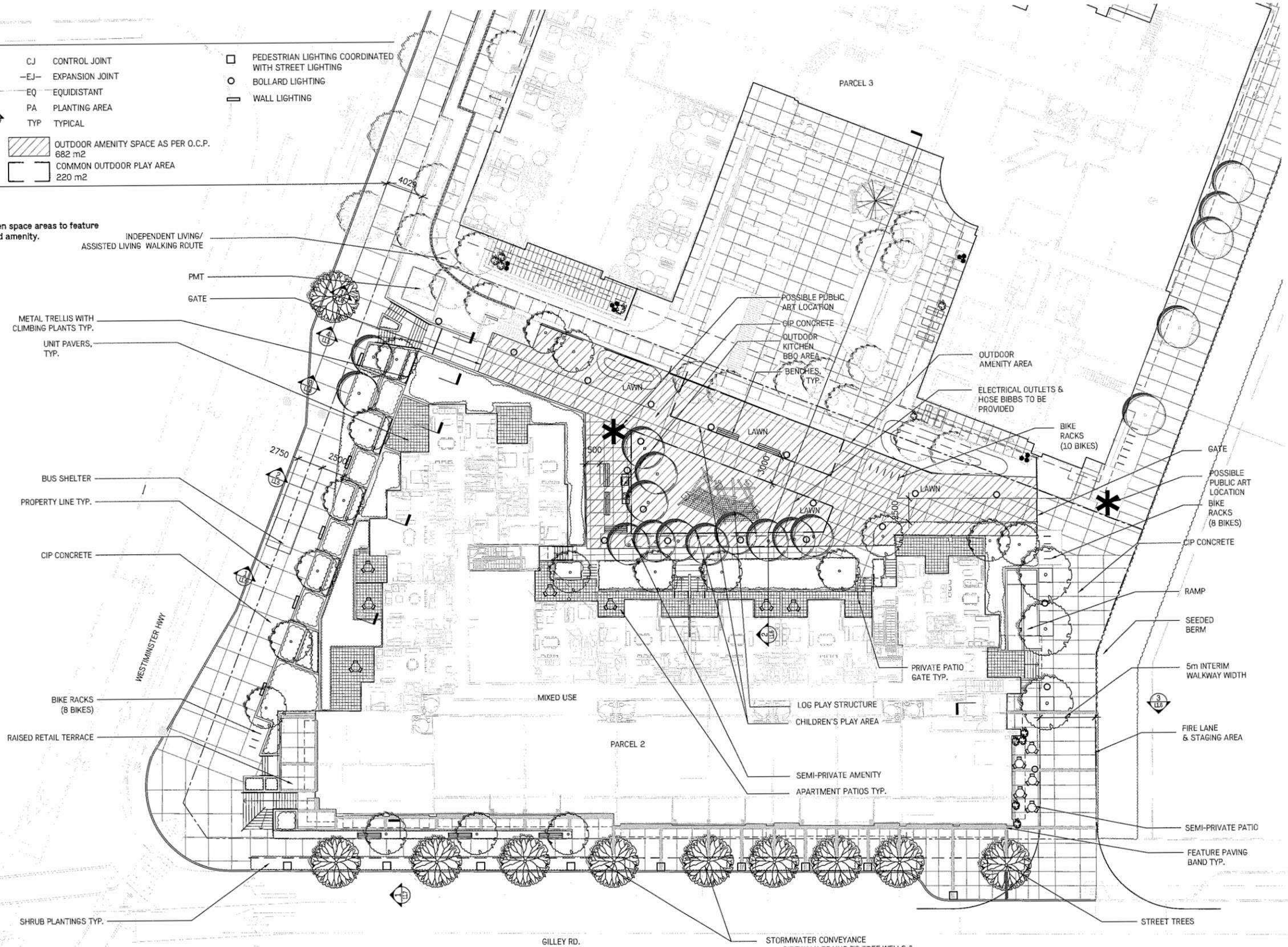
DP 15-710268-18

Date	MAR. 10/16	Drawing Number
Project No.	1321	L1.0
Scale	1:200	
Drawn/Checked	gc DS	

LEGEND



NOTES:
 1. All pedestrian walkways and open space areas to feature landscape lighting for safety and amenity.



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01	ISSUED FOR DP	NOV.20/15

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Hamilton
 Parcel 2
 Richmond BC

Materials & Layout
 Plan

DP 15-710208-19

Date	MAR. 10/16	Drawing Number
Project No.	1321	L1.1
Scale	1:200	
Drawn/Checked	gc DS	

LEGEND

+00.00	PROPOSED ELEVATION
+TW	TOP OF WALL
+BW	BOTTOM OF WALL
+FFE	FINISHED FLOOR ELEVATION
+MFE	MAIN FLOOR ELEVATION
+HP	HIGH POINT
+LP	LOW POINT
+TE	TOP OF EDGER
+TB	TOP OF BENCH
+LD	LAWN DRAIN
+TD	TRENCH DRAIN
+TS	TDP OF STAIRS
+BS	BOTTOM OF STAIRS
+TC	TOP OF CURB
+BC	BOTTOM OF CURB
-(00.00)	EXISTING SPOT ELEVATION AS PER SURVEY
-(INT)	INTERPOLATED
0.0 %	DIRECTION OF SLOPE

NOTES

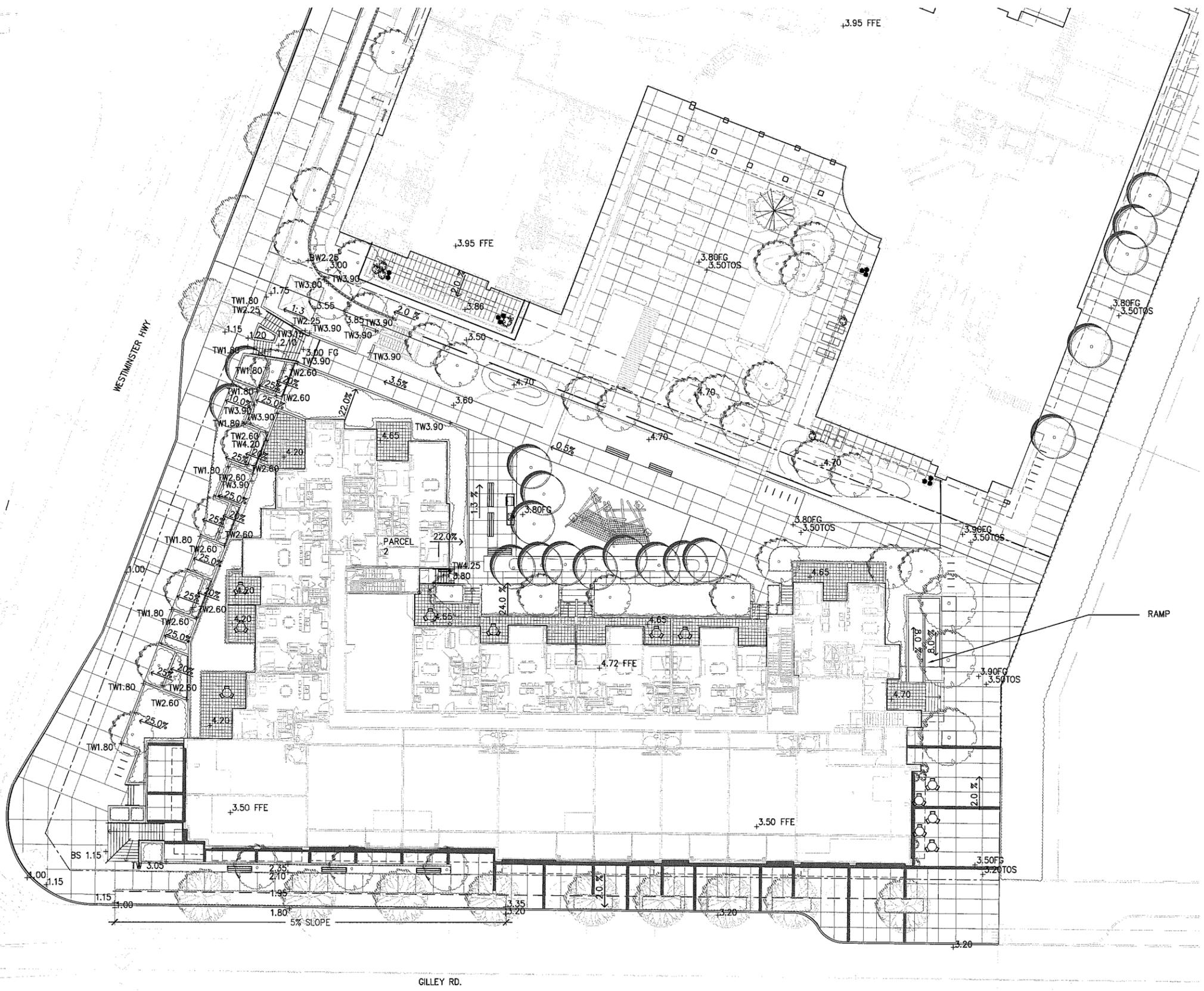
REFER TO SPECIFICATIONS FOR MATERIALS AND INSTALLATION REQUIREMENTS. REFER TO SOIL DEPTH DETAILS FOR SOIL DEPTH AND VOIDING.

ALL ELEVATIONS ARE NOMINAL AND ARE BASED ON ARCHITECTURAL GRID AND ELEVATIONS PROVIDED BY ARCHITECT. CONTRACTOR TO VERIFY ALL MEASUREMENTS.

ALL PROPOSED ELEVATIONS ARE TO TOP OF FINISHED GRADE UNLESS NOTED OTHERWISE.

REFER TO LAYOUT AND MATERIALS PLANS.

ALL UTILITY COVERS INSIDE LANDSCAPE AREA TO BE ADJUSTED TO FINAL GRADE



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Hamilton
Parcel 2
Richmond BC

Grading
Plan

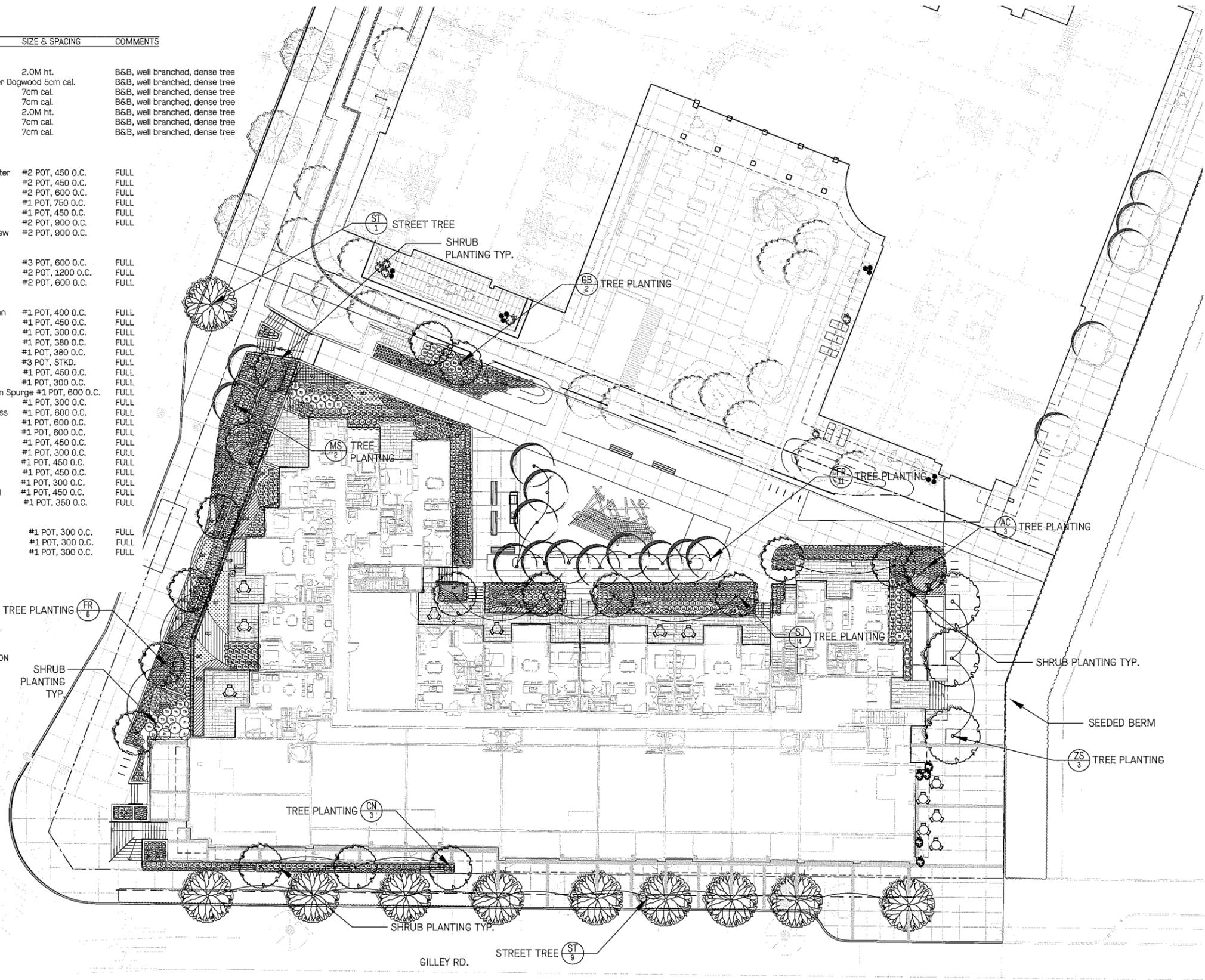
OP 15-716268-20

Date	MAR. 10/16	Drawing Number
Project No.	1321	L1.2
Scale	1:200	
Drawn/Checked	gc DS	

PRELIMINARY PLANT LIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE & SPACING	COMMENTS
TREES					
AC	3	Acer palmatum	Japanese Maple	2.0M ht.	B&B, well branched, dense tree
CN	3	Cornus nuttallii 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	5cm cal.	B&B, well branched, dense tree
FR	17	Fraxinus oxycarpa 'Raywood'	Raywood Ash	7cm cal.	B&B, well branched, dense tree
GB	2	Ginkgo biloba	Maidenhair Tree	7cm cal.	B&B, well branched, dense tree
MS	3	Magnolia sieboldii	Oyama Magnolia	2.0M ht.	B&B, well branched, dense tree
SJ	4	Styrax japonicus	Japanese Snowbell	7cm cal.	B&B, well branched, dense tree
ZS	3	Zelkova serrata	Japanese Zelkova	7cm cal.	B&B, well branched, dense tree
ST	10	Street Tree (City of Richmond Standard)			
SHRUBS					
Ch	83	Cotoneaster horizontalis	Rockspray Cotoneaster	#2 POT, 450 O.C.	FULL
Gs	56	Gaultheria shallon	Salal	#2 POT, 450 O.C.	FULL
Lo	163	Lonicera pileata	Privet Honeysuckle	#2 POT, 600 O.C.	FULL
Sp	34	Salix purpurea 'Nana'	Dwarf Purple Osier	#1 POT, 750 O.C.	FULL
Sh	182	Sarcococca hookeriana var. humilis	Sweet Box	#1 POT, 450 O.C.	FULL
Sj	25	Spiraea japonica 'goldmound'	Japanese Spiraea	#2 POT, 900 O.C.	FULL
Tb	12	Taxus baccata 'Repandens'	Spreading English Yew	#2 POT, 900 O.C.	FULL
HEDGES					
Ce	57	Ceanothus 'Blue Sapphire'	California Lilac	#3 POT, 600 O.C.	FULL
Pl	5	Prunus laurocerasus 'Zabelliana'	Zabel Laurel	#2 POT, 1200 O.C.	FULL
Tm	71	Taxus x media 'Hicksii'	Hick's Yew	#2 POT, 600 O.C.	FULL
GRASSES, FERNS AND PERENNIALS					
ag	36	Allium giganteum	Giant Flowering Onion	#1 POT, 400 O.C.	FULL
as	69	Asplenium scolopendrium	Hart's Tongue Fern	#1 POT, 450 O.C.	FULL
at	00	Astilbe japonicum	False Spirea	#1 POT, 300 O.C.	FULL
bg	84	Bouteloua gracilis	Mosquito Grass	#1 POT, 380 O.C.	FULL
bs	109	Blechnum spicant	Deer Fern	#1 POT, 380 O.C.	FULL
ca	40	Clematis armandii	Evergreen Clematis	#3 POT, STKD.	FULL
ec	76	Echinacea purpurea	Purple Cone Flower	#1 POT, 450 O.C.	FULL
ep	301	Epimedium x youngianum	Bishop's Hat	#1 POT, 300 O.C.	FULL
eu	17	Euphorbia characias ssp. wulfenii	Large Mediterranean Spurge	#1 POT, 600 O.C.	FULL
fg	188	Festuca glauca	Elijah Blue	#1 POT, 300 O.C.	FULL
hk	23	Hakonechloa macra	Japanese Forest Grass	#1 POT, 600 O.C.	FULL
hb	61	Hosta 'Blue Angel'	Blue Angel Hosta	#1 POT, 600 O.C.	FULL
hs	59	Hosta Francee	Francee Hosta	#1 POT, 600 O.C.	FULL
lm	297	Liriope muscari 'Big Blue'	Blue Lily Turf	#1 POT, 450 O.C.	FULL
of	75	Ophiopogon japonicus	Mondo grass	#1 POT, 300 O.C.	FULL
ph	25	Pennisetum alopecuroides 'Hameln'	Fountain grass	#1 POT, 450 O.C.	FULL
pm	76	Polystichum munitum	Sword Fern	#1 POT, 450 O.C.	FULL
rf	273	Rudbeckia fulgida	Black-eyed Susan	#1 POT, 300 O.C.	FULL
sm	00	Smilacina racemosa	False Solomon's Seal	#1 POT, 450 O.C.	FULL
sb	32	Stachys byzantina	Lamb's Ear	#1 POT, 350 O.C.	FULL
GROUND COVER					
ar	350	Arctostaphylos uva ursi	Kinnikinnick	#1 POT, 300 O.C.	FULL
ac	160	Asarum caudatum	Wild Ginger	#1 POT, 300 O.C.	FULL
pa	190	Pachysandra terminalis	Japanese Spurge	#1 POT, 300 O.C.	FULL

- NOTES**
- ALL PLANTS TO MEET MUNICIPAL AND PROVINCIAL STANDARDS FOR PLANT SIZE AND QUALITY.
 - AREA OF SEARCH: WESTERN CANADA INCLUDING ALBERTA, SASK., MANITOBA, BC INTERIOR, AND THE US INCLUDING MONTANA, IDAHO AND NORTH DAKOTA.
 - ALL SHRUBS ARE MIN. HEIGHT AND SPREAD OF 600MM AT THE TIME OF PLANTING.
 - ALL PLANTED AREAS TO HAVE HIGH EFFICIENCY AUTOMATIC IRRIGATION



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Hamilton
 Parcel 2
 Richmond BC

Planting Plan

DP 15-716268-21

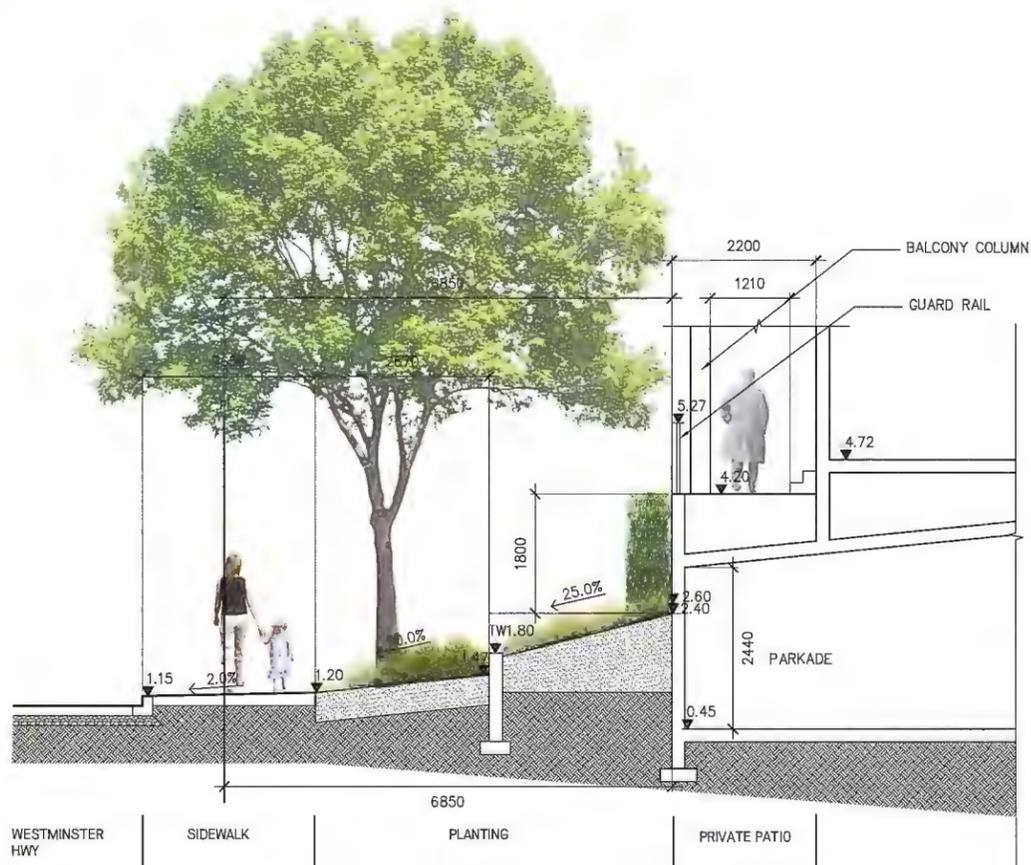
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Project No.	1321	L1.3
Scale	1:200	
Drawn/Checked	gc DS	



1 Residential Frontage at Westminster Highway Condition 1
L1.5 1:50



2 Residential Frontage at Westminster Highway Condition 2
L1.5 1:50



3 Residential Frontage at Westminster Highway Condition 3
L1.5 1:50



4 Residential Frontage at Westminster Highway Condition 4
L1.5 1:50

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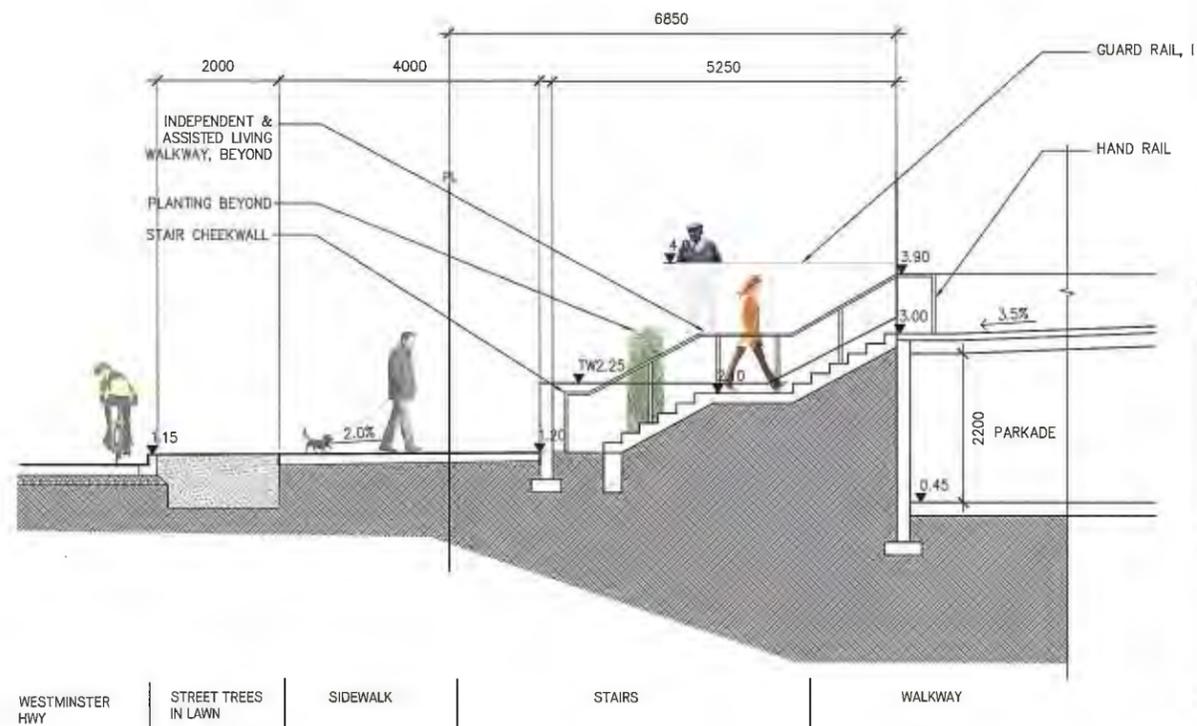
Hamilton

Parcel 2
Richmond BC

Landscape Sections

DP 15-716 268-22

Date	MAR. 10/18	Drawing Number	
Project No.	1321		
Scale	as shown		L1.5
Drawn/Checked	gc / DS		



WESTMINSTER HWY | STREET TREES IN LAWN | SIDEWALK | STAIRS | WALKWAY

1 Stairs Between Parcel 2 & 3 at Westminster Highway
L1.6 1:50



PARCEL 7 FUTURE DEVELOPMENT | INTERIM WALKWAY | PLANTING | PARCEL 2 BUILDING

3 Parcel 2 Interim Walkway at Future Development
L1.6 1:50



PARCEL 2 PRIVATE PATIO | PLANTING | WALKWAY | PLANTING | CHILDREN'S PLAY AREA | WALKWAY | PLANTING | PARCEL 3 COURTYARD

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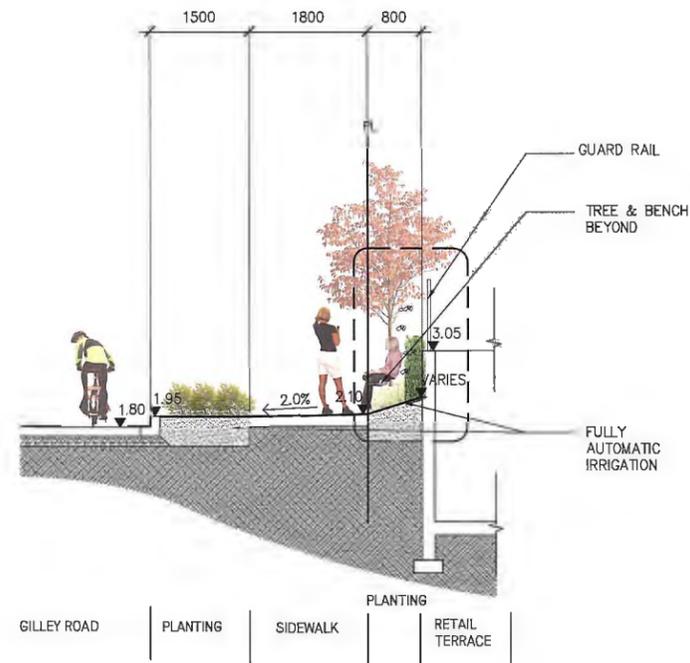
Hamilton
Parcel 2
Richmond BC

Landscape Sections

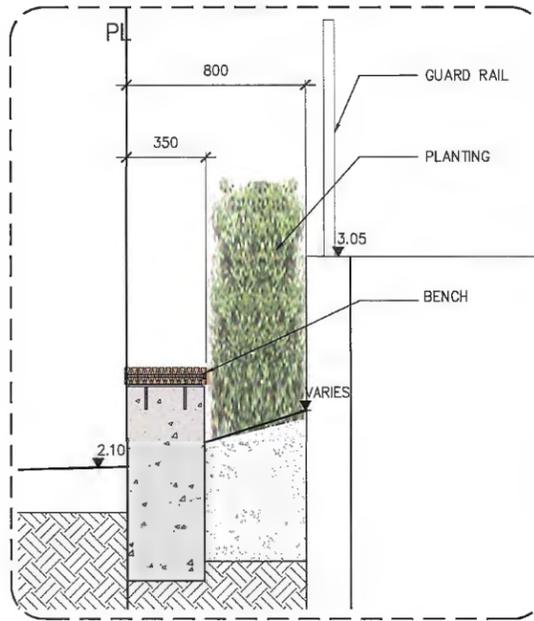
2 Parcel 2 & 3 Courtyard Looking West
L1.6 1:75

DP. 15-716268-23

Date	MAR. 10/16	Drawing Number	
Project No.	1321	Scale	L1.6
Scale	as shown	Drawn/Checked	gc DS



1
L1.7 Planting on Gilley Road at Westminster Highway
1:50



BENCH AND PLANTING DETAIL

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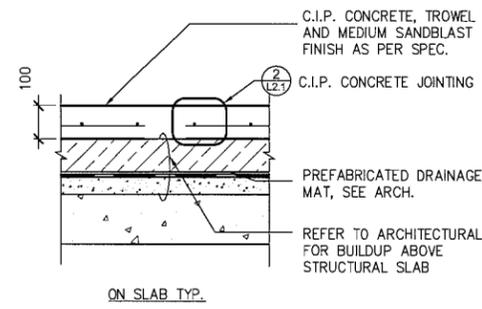
Hamilton

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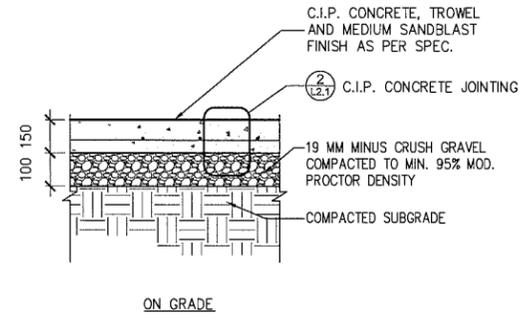
Landscape Sections

DP 15-716268-24

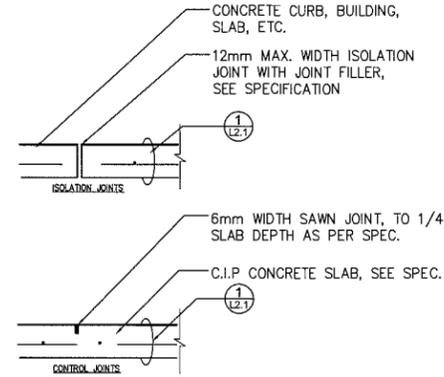
Date	MAR. 10/16	Drawing Number
Project No.	1321	
Scale	as shown	L1.7
Drawn/checked	gc DS	



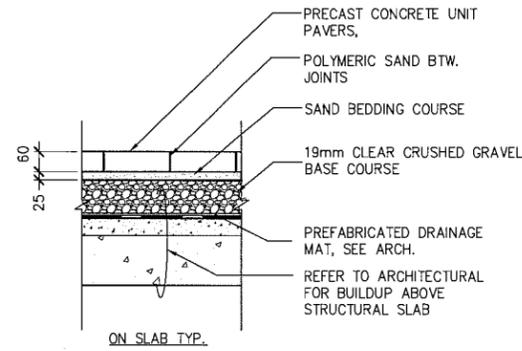
1 PAVING TYPE A - CIP CONCRETE PAVING
L2.1 1:10



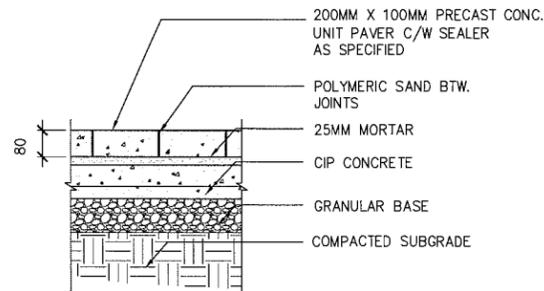
2 CIP CONCRETE JOINTING TYP.
L2.1 1:10



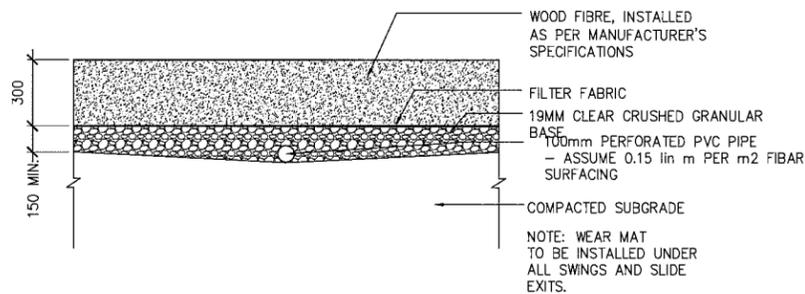
NOTE:
CONSTRUCT ALL CONTROL JOINTS AT CONSISTENT WIDTH
CUT JOINTS BEFORE RANDOM CRACKING OCCURS



4 PAVING TYPE B - PRECAST CONCRETE UNIT PAVERS
L2.1 1:10



x PAVING TYPE C - VEHICULAR UNIT PAVING
L2.1 1:10



5 PAVING TYPE E - WOOD FIBRE SURFACING
L2.1 NTS

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Hamilton

Parcel 2
Richmond BC

Paving Details

DP 15-716268-25

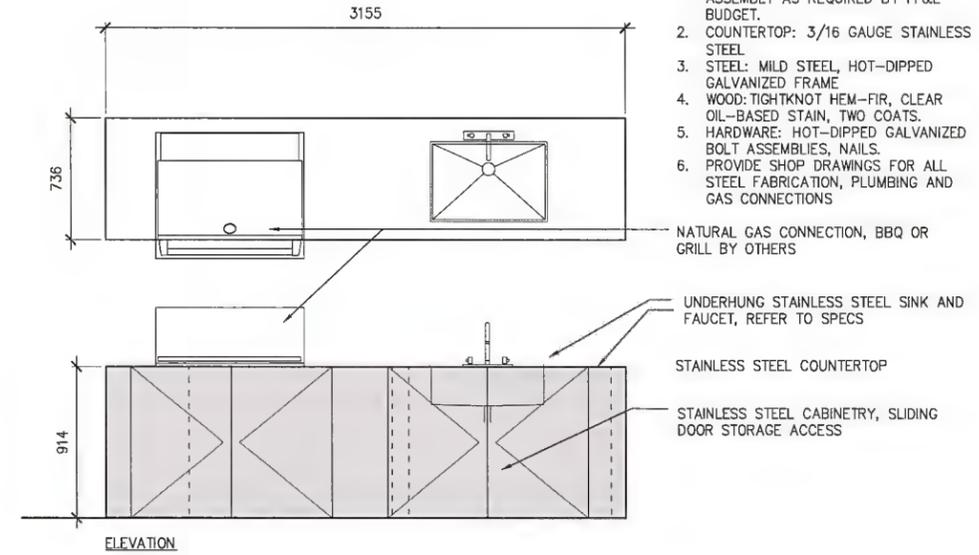


1 METAL TRELLIS PRECEDENT
2.1 NTS

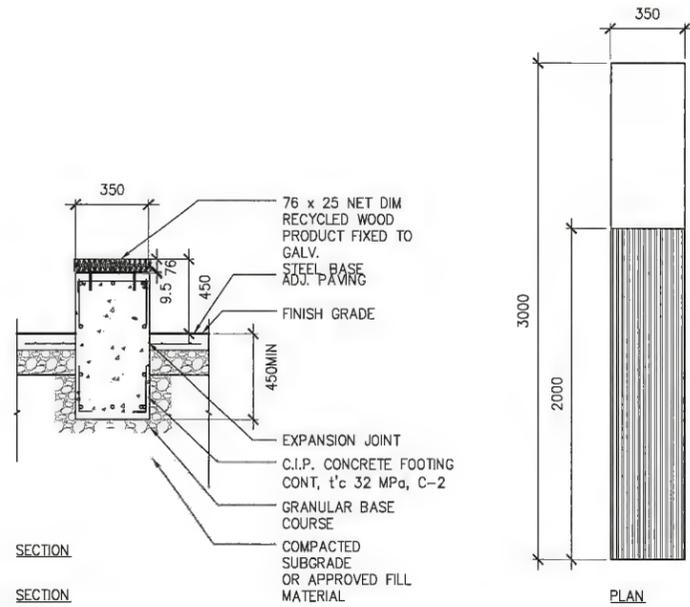


2 LOG PLAY STRUCTURE PRECEDENT
2.1 NTS

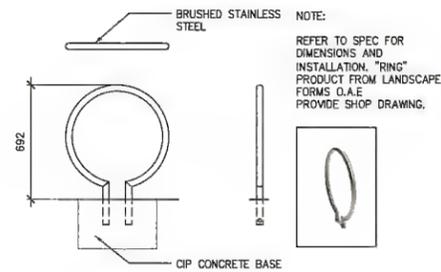
KOMPAN ROBINIA
NATURAL WOOD CLIMBING
STRUCTURE
APPROX. 6M X 6M = 36 SQ M



3 OUTDOOR KITCHEN
L2.2 1:20



4 CONCRETE BENCH WITH WOOD TOP - TYPICAL
L2.2 1:20



5 RING BIKE RACK
nts



6 GATE PRECEDENT
nts

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Hamilton
Parcel 2
Richmond BC

Site Furnishings
Details

DP 15-716 268-26

Date	MAR. 10/16	Drawing Number
Project No.	1321	L2.2
Scale	as shown	
Drawn/Checked	go DS	

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No.	Description	Date
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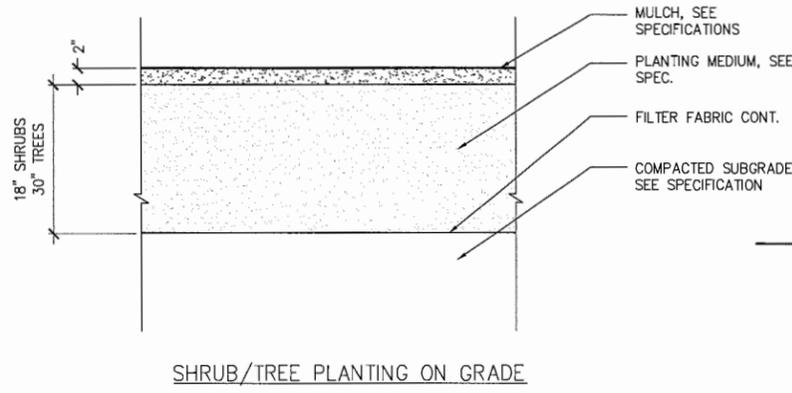
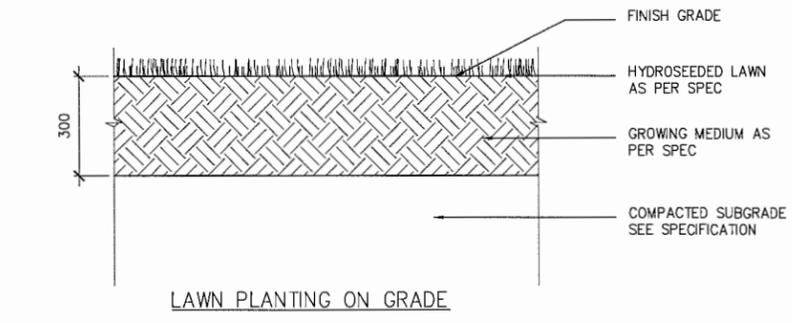
Hamilton

Parcel 2
Richmond BC

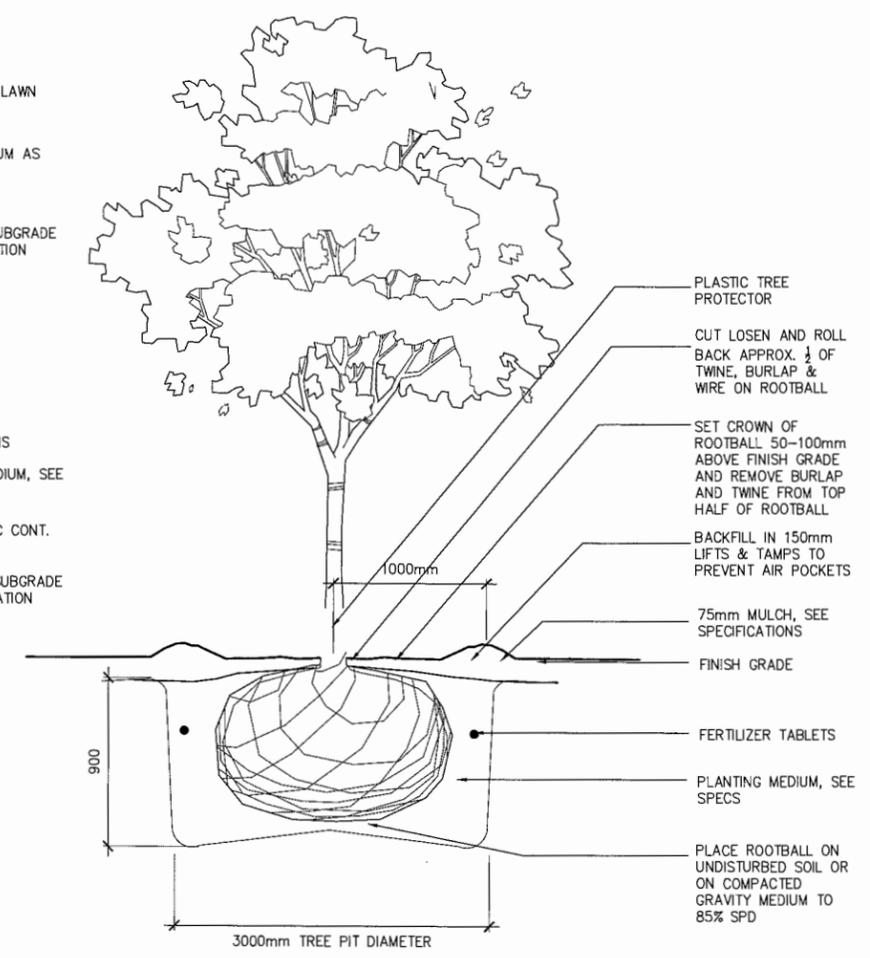
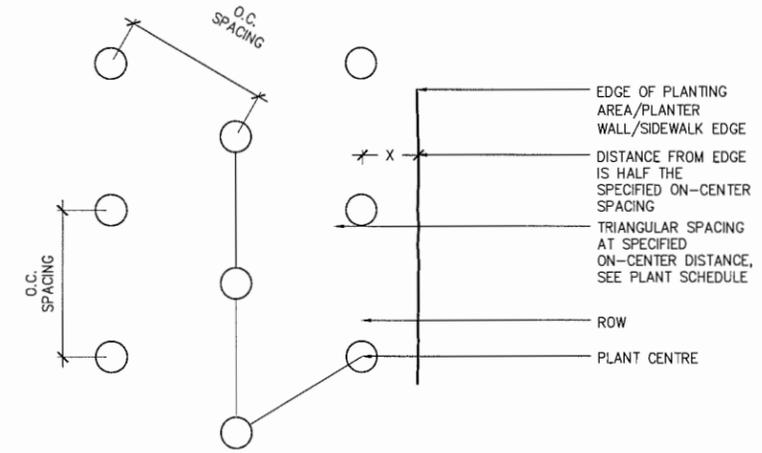
Planting
Details

DP 15-716268-27

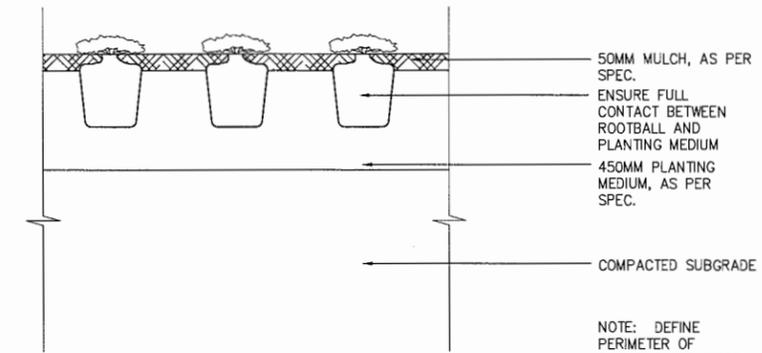
Date	MAR. 10/16	Drawing Number
Project No.	1321	L2.3
Scale	as shown	
Drawn/Checked	gc DS	



x L4.1 NTS
SOIL PLANTING

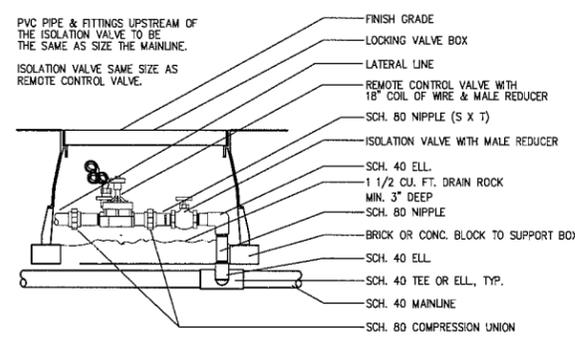


x L4.1 NTS
TREE PLANTING ON GRADE

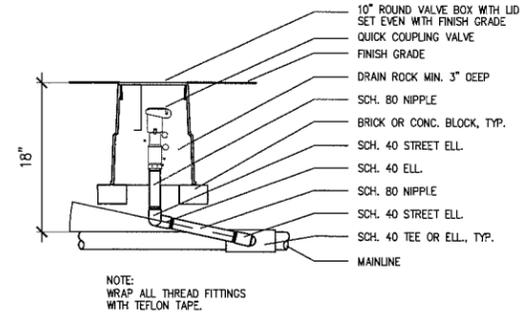


x L4.1 NTS
SHRUB PLANTING

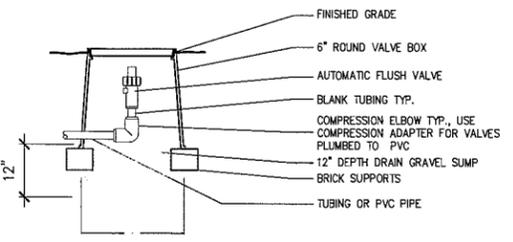
NOTE: DEFINE PERIMETER OF PLANTING BED FIRST W/ SPECIFIED PLANTS, THEN INFILL AS SHOWN.



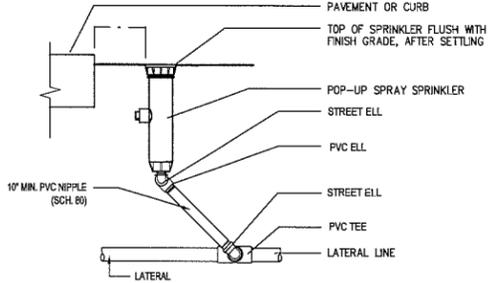
1 REMOTE CONTROL VALVE
L4.70 1:10



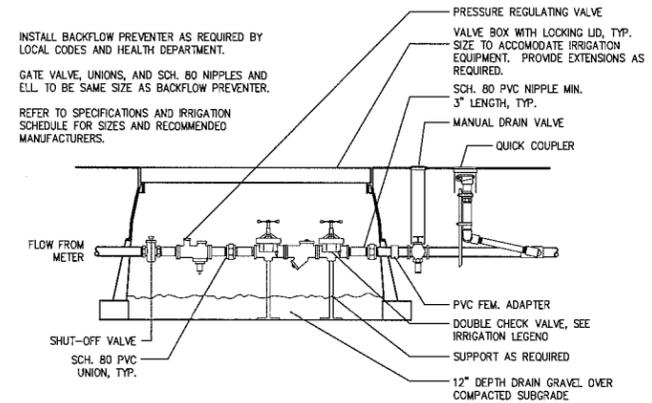
4 QUICK COUPLER
L4.70 1:10



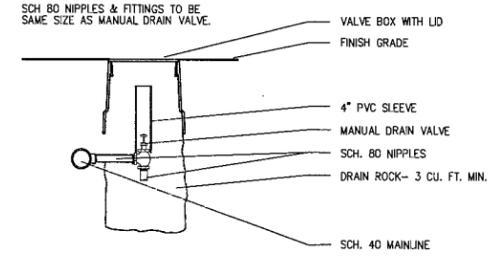
7 AUTOMATIC FLUSH VALVE
L4.70 1:10



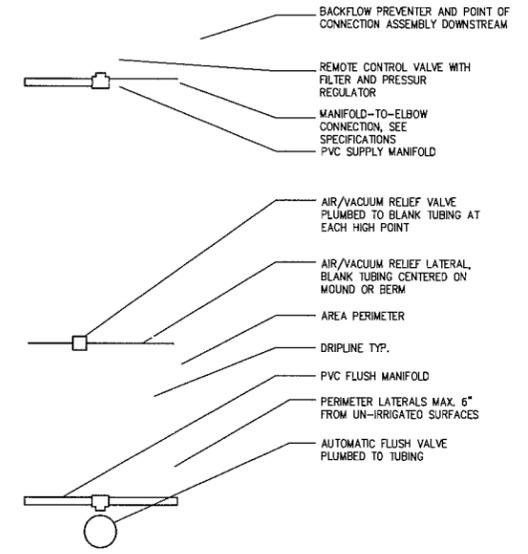
10 SPRAY POP-UP SPRINKLER
L4.70 1:10



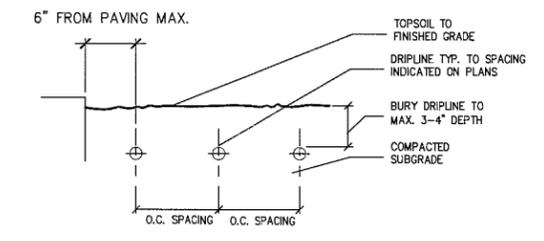
2 REMOTE CONTROL VALVE
L4.70 1:10



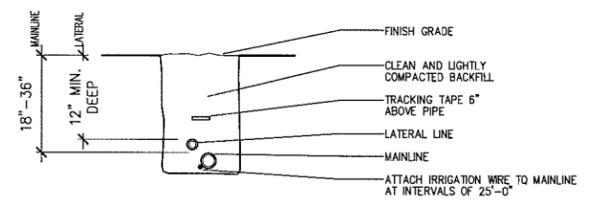
5 MANUAL DRAIN VALVE
L4.70 1:10



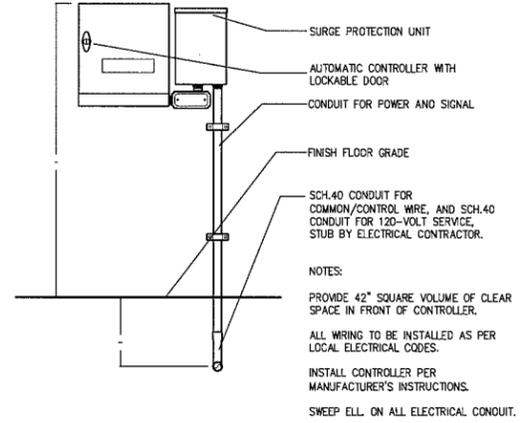
8 DRIPLINE TYP.
L4.70 1:10



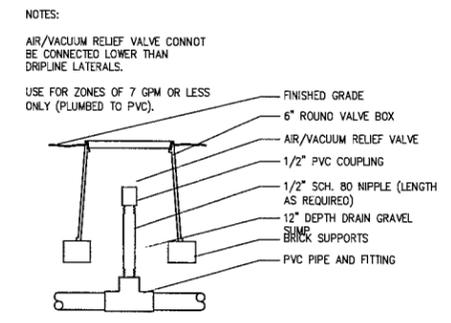
11 DRIPLINE PROFILE
L4.70 1:10



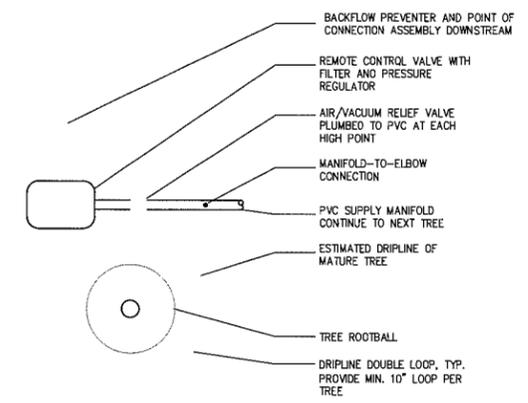
12 IRRIGATION TRENCH PROFILE TYP.
L4.70 1:10



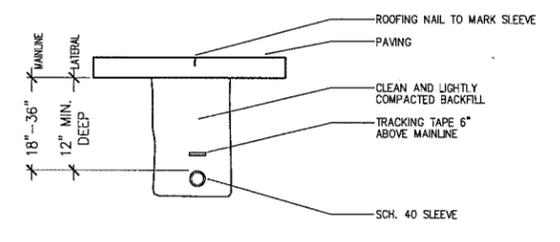
3 IRRIGATION CONTROLLER
L4.70 1:10



6 AIR VACUUM RELIEF VALVE
L4.70 1:10



9 TREE DRIPLINE TYP.
L4.70 1:10



13 IRRIGATION SLEEVING TYP.
L4.70 1:10

HAPA
Landscape Architecture
Urban Design
403 - 375 West Fifth Avenue
Vancouver BC, V5Y 1J6
604 909 4150
hapaabc.com

NOT FOR CONSTRUCTION

04	RE-ISSUED FOR DP	JUNE 3/16
03	RE-ISSUED FOR DP	MAY 10/16
02	RE-ISSUED FOR DP	MAR.17/16
01	ISSUED FOR DP	NOV.20/15

No.	Description	Date
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ORIS 100 - 12235 No. 1 Road
Richmond, BC V7E 1T6

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Hamilton

Parcel 2
Richmond BC

Irrigation
Details

Date	MAR. 10/16	Drawing Number
Project No.	1321	L2.4
Scale	as shown	
Drawn/Checked	gc DS	

DP 15-710208-28



Rositch Hemphill Architect

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Vancouver, BC Canada
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ISSUED:	DATE:
1. DP APPLICATION	20 NOV 2015
2. DP RESPONSE	29 MAR 2016
3. REVISED DP RESPONSE	09 MAY 2016
4. A.D.P. RESPONSE	03 JUNE 2016

ISSUED FOR
**Advisory Design Panel
 Response**
 03 JUNE 2016

NO. REVISION:	DATE:

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ARCHITECTURAL SEAL:

CLIENT:



Hamilton Lands
 Parcel 2, Mixed-Use Building
 --- Gilley Road, Richmond BC

DRAWING TITLE:
3D IMAGE

DATABASE: 1330-A0.1.dwg
 SCALE: NTS
 PLOTDATE: 02 JUN 2016
 DRAWN: LB
 CHECKED: KSH

PROJECT NO.
1330



DP No: DP 15-716268
 BP No:



View at Westminster Hwy & Gilley Road (Highstreet)

DP 15-710208
 Reference Plan



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ISSUED:	DATE:
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4. A.D.P. RESPONSE	03 JUNE 2016

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**Advisory Design Panel
 Response**
 03 JUNE 2016

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ARCHITECTURAL SEAL:

CLIENT:
ORIS 100-12235 No. 1 Road
 Richmond, BC V7E 1T8

PROJECT:
Hamilton Lands
 Parcel 2, Mixed-Use Building
 Gilley Road, Richmond BC

DRAWING TITLE:
3D IMAGE

DATABASE: 1330-A0.1.dwg
 SCALE: NTS
 PLOTDATE: 02 JUN 2016
 DRAWN: LB
 CHECKED: KSH

PROJECT NO.
1330

DWG. NO.
 **A0.2**

DP No: DP 15-716268
 BP No:



Residential Main Entry / Stroll Way

DP 15-716268
Reference Plan



Northwest Corner



Courtyard View



Westminister & Gilley Road

DP 15-710208
Reference Plan

E:\ACAD\08\2013\1330\DP\1330-A0.1.DWG



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ISSUED:	DATE:
1. DP APPLICATION	20 NOV 2015
2. DP RESPONSE	29 MAR 2016
3. REVISED DP RESPONSE	09 MAY 2016
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Response
03 JUNE 2016

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ARCHITECTURAL SEAL:

CLIENT:
ORIS 100 - 12235 No. 1 Road
Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 2, Mixed-Use Building
--- Gilley Road, Richmond BC

DRAWING TITLE:
3D IMAGES

DATABASE: 1330-A0.1.dwg
SCALE: NTS
PLOTDATE: 06 JUN 2016
DRAWN: LB
CHECKED: KSH

PROJECT NO. 1330

DWG. NO.
A0.3

DP No: DP-15-710208
BP No:



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ISSUED:	DATE:
1. DP APPLICATION	20 NOV 2015
2. DP RESPONSE	29 MAR 2016
3. REVISED DP RESPONSE	09 MAY 2016
4. A.D.P. RESPONSE	03 JUNE 2016

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**Advisory Design Panel
 Response**
 03 JUNE 2016

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ARCHITECTURAL SEAL:

CLIENT:
 100 - 12235 No. 1 Road
 Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
 Parcel 2, Mixed-Use Building
 --- Gilley Road, Richmond BC

DRAWING TITLE:
AERIAL PERSPECTIVE VIEWS

DATABASE: 1330-A0.1.dwg
 SCALE: NTS
 PLOTDATE: 02 JUN 2016
 DRAWN: LB
 CHECKED: KSH

PROJECT NO. **1330**

DWG. NO.
 **A0.4**

DP No: DP 15-716268
BP No:



Aerial Perspective View - Southwest corner



Aerial Perspective View - Northeast corner



Aerial Perspective View - Looking North



Aerial Perspective View - Northwest corner



Aerial Perspective View - Southeast corner



Aerial Perspective View - Looking East

DP 15-716268

Reference Plan



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ISSUED:	DATE:
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2. DP RESPONSE	23 MAR 2016
3. REVISED DP RESPONSE	09 MAY 2016
4. A.D.P. RESPONSE	03 JUNE 2016

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03 JUNE 2016

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CLIENT:
ORIS 100-12235 No. 1 Road
Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 2, Mixed-Use Building
--- Gilley Road, Richmond BC

DRAWING TITLE:
SHADOW DIAGRAM

DATABASE: 1330-A0.4.dwg
SCALE: NTS
PLOTDATE: 02 JUN 2016
DRAWN: LB
CHECKED: KSH

PROJECT NO.
1330

DWG. NO.
A0.5

DP No: DP-15-716268
BP No:



21 Dec 9 am



21 Dec 12 noon



21 Dec 3 pm



21 March 9 am



21 March 12 noon



21 March 3 pm



21 June 9 am



21 June 12 noon



21 June 3 pm

DP 15-716268
Reference Plan



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Vancouver, BC Canada
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ISSUED:	DATE:
1. DP APPLICATION	20 NOV 2015
2. DP RESPONSE	29 MAR 2016
3. REVISED DP RESPONSE	09 MAY 2016
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**Advisory Design Panel
Response**
03 JUNE 2016

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ARCHITECTURAL SEAL: _____

CLIENT:
ORIS 100 - 12225 No. 1 Road
Richmond, BC V7E 1T6

PROJECT:
Hamilton Lands
Parcel 2, Mixed-Use Building
--- Gilley Road, Richmond BC

DRAWING TITLE:
**CONTEXT MAP
SITE PHOTOS**

DATABASE: 1330-A0.5.dwg
SCALE: NTS
PLOTDATE: 02 JUN 2016
DRAWN: LB
CHECKED: KSH

PROJECT NO. **1330**

DWG. NO. **A0.6**

DP No: DP 15-716268
BP No:



DP 15-710208
Reference Plan