



# City of Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** June 9, 2016

**From:** Wayne Craig  
Director of Development

**File:** DP 15-716274

**Re:** Application by Oris Developments (Hamilton) Corp. for a Development Permit on Parts of 23241 and 23281 Gilley Road, and Part of 23060, 23066, 23080, and part of 23100 Westminster Highway

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### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a 130-unit seniors housing building on parts of 23241 and 23281 Gilley Road, and part of 23060, 23066, 23080, and part of 23100 Westminster Highway on a site zoned "Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) Increase the maximum permitted height from 17.0 m (55.77 ft.) to 17.6 m (57.77 ft.) for an architectural feature on the north elevation of the building;
  - b) Increase the maximum permitted projection into the north setback from 0.60 m (2.0 ft.) to 1.07 m (3.5 ft.) for an architectural feature on the north elevation of the building; and
  - c) Reduce the south interior side yard setback for a garden shed from 3.0 m (9.8 ft.) to 0.30 m (1.0 ft.).

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 130-unit seniors housing building occupying parts of 23241 and 23281 Gilley Road, and part of 23060, 23066, 23080 and part of 23100 Westminster Highway on a site zoned "Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)". The subject site, Oris' Parcel 2, and their adjacent Parcel 3 project site, will be consolidated and subdivided as a condition of rezoning (See Parcels 2 and 3 on the attached Development Permit Plan DP15-716274 - #2).

The subject site, Oris' Parcel 3 project, is being rezoned from "Single Detached (RS1/F)" to "Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)" under Bylaw 9261 (RZ 14-660662). The Parcel 3 project provides a continuum of accommodation and care with: 82 congregate housing units, 18 memory care and transition units, and 30 independent living strata units.

Immediately to the south, Oris' Parcel 2 project is being processed concurrently with a rezoning under Bylaw 9262 (RZ 14-660663) and a Development Permit application (DP 15-716268). Parcel 2 includes a mixed-use, four-storey building located at the corner of Gilley Road and Westminster Highway with 69 apartment units and 932 m<sup>2</sup> (10,030 ft<sup>2</sup>) of ground-level retail.

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 Parcel 3.

Together, the Parcel 2 and 3 projects include 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 rezoning, the applicant is also entering into a Servicing Agreement (SA15-617692) for significant improvements to Westminster Highway and Gilley Road as discussed below, Riparian Management Area (RMA) habitat compensation works, and constructing a sewer main extension to the Gilley Road sanitary pump station discussed further in the Parcel 2 Development Permit report (DP15-716268).

### 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 up to four-storey apartment buildings.

- To the south, single-family dwellings zoned “Single Detached (RS1/F)”. This area will be redeveloped with a four-storey, mixed-use building on Oris Developments (Hamilton) Corp.’s proposed Parcel 2 (DP15-716268).
- To the east, single-family dwellings zoned “Single Detached (RS1/F)”. This area will be redeveloped with further four-storey, mixed-use buildings.
- To the west, a vacant, former fire hall site fronting onto Westminster Highway zoned “School and Institutional (SI)”. This area will be 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 parts of the 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 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 addition of a landscaped terrace and additional plantings. These changes provide for a more comfortable transition to the adjacent sidewalk while screening the parkade.
- The elevated walkway and parkade wall adjacent to a portion of the building’s Gilley Road frontage have been well addressed with the addition of stone cladding, benches and planters.
- Additional building design elements and articulation have been included to create a focal point at the northwest corner of the building at Westminster Highway and New Road.

### **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 and is generally in compliance with the “Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)” zone except for the zoning variances noted below.

*Development Access and Streets:*

The proposed seniors congregate care / apartment building on Parcel 3 and the adjacent mixed-used building on the Parcel 2 to the south will have 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 development.

This Staff Report references the name “New Road” as 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 which will 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 1.5 m. (5.0 ft.) landscaped boulevard on the east side of Westminster Highway to the north of the proposed publicly accessible, privately maintained New Road.
- A bus lay-by and a shelter occupying an expanded 5.0 m (16.5 ft.) wide section of sidewalk are located near the Gilley Road intersection.
- A southbound left-turn lane into the development’s proposed New Road.

*Parking:*

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

- Parcel 3 includes 102 parking spaces required for the apartments and seniors congregate housing units, 24 resident parking spaces for Parcel 2, and 19 excess parking spaces. The excess parking may be allocated via easement to future adjacent development phases by the applicant if desired.
- Parcels 2 and 3 will have easements registered on Title to provide for shared access and parking.

*Tree Retention and Replacement:*

No trees are planned to be retained on the site given that the building parkade will occupy the entirety of the site to provide the necessary parking. The applicant has submitted a landscape plan as part of the Development Permit that identifies 33 trees on Parcel 3. This exceeds the replacement tree ratio of at least 2:1 to compensate for the 11 removed trees.

*Common Indoor Amenity Space:*

There is approximately 1,094 m<sup>2</sup> (11,776 ft<sup>2</sup>) of common amenity space for use of Parcel 3. Part of this large amenity space will be for residents of the building on Parcel 3, and part for shared use by residents on Parcel 2. The amenity areas on Parcel 3 include the following:

- For the use apartment/ seniors congregate housing on Parcel 3: 704 m<sup>2</sup> (7,587 ft<sup>2</sup>) of amenity space; comprised of two (2) lounges, dining room, theatre, kitchen, country kitchen, library, beauty salon and barber shop.
- Shared between Parcel 3 and adjacent Parcel 2: 321 m<sup>2</sup> (3,458 ft<sup>2</sup>) of shared indoor amenity space, which includes a pool and exercise room.
- Amenity Room for Parcel 2: A 69 m<sup>2</sup> (741 ft<sup>2</sup>) amenity room for use of residents of only the adjacent 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 rights of access and use for the above amenity areas.

*Common Outdoor Amenity Space:*

The outdoor amenity on Parcel 3 includes 1,180 m<sup>2</sup> (12,702 ft<sup>2</sup>) within a large courtyard within this “U” shaped building which includes raised garden plots, a walking pathway and seating described further below.

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

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

- 1) Increase the maximum permitted height from 17.0 m (55.77 ft.) to 17.6 m (57.77 ft.) for an architectural feature on the north elevation of the building.
- 2) Increase the maximum permitted projection into the north setback from 0.60 m (2.0 ft.) to 1.07 m (3.5 ft.) for an architectural feature on the north elevation of the building.

*(Staff supports the above proposed minor variations as they both pertain to a large stone clad architectural fin feature that improves the transition in the building design between its north and west elevations while allowing for a pop-up corner roof. The fin feature and pop-up corner roof accentuate this corner of the building to create a gateway focal point at the corner of Westminster Highway and the New Road providing access to the development.)*

- 3) Reduce the south interior side yard setback for a garden shed from 3.0 m (9.8 ft.) to 0.30 m (1.0 ft.).

*(Staff supports the above proposed variance as it will allow for a 3.6 m (11.8 ft.) by 8.35 m (27.4 ft.) communal garden shed for use of the residents, while not reducing the useable common amenity space within the courtyard that would be created with the shed being set back 3.0 m (9.8 ft.) from the property line. As this is an interior side lot line shared with Parcel 2, the proposed shed is not visible from the adjacent streets. The landscape plans for Parcels 2 and 3 have been developed together and take into account the proposed shed location.)*

**Advisory Design Panel Comments**

The Advisory Design Panel meeting 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*

- Westminster Highway and the building's parkade slab remain at the current geodetic elevation of approximately 1.0 m, well below the 3.5 m main floor elevation of the building. With this elevation difference, the height of the parkade creates a substantial "building base".
- Wide and heavily landscaped terraces above Westminster Highway provide an attractive grade transition to the adjacent streetscape.
- The interim grade transitions to the existing single-family dwellings on the north and east sides of building (designated for future four-storey redevelopment in the Hamilton Area Plan) are addressed with temporary landscape berms sloping down at 3:1 angle and extending 5.0 m (16.5 ft.) away from the building.
- The building's south courtyard opens out onto a walkway shared with the adjacent mixed-use building on Parcel 2.
- The north-south greenway; which leads from Parcel 2 and the *High Street Plaza* to the south, is located on the east side of the building podium, will be widened to the east and extended to north by future developments. In the interim, grade transitions to the existing single-family lots on the north and east side of the building (planned 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 3 as a condition of issuance of the Development Permit.
- The New Road rises from Westminster Highway up to the 3.5 m elevation of the building's main floor.
- The sidewalk adjacent to the New Road and north-south greenway provide for pedestrian circulation for the proposed and future developments as provided by *Shared Street* and *Strollway* networks in the Hamilton Area Plan.

### *Urban Design and Site Planning*

- The building has a wide "U" shape with a courtyard facing to the south towards the mixed-use building proposed for Parcel 2.
- On the north elevation facing New Road, a large port cochere provides the focal point for the building and creates a covered area for vehicle drop-off/pick-up of residents.
- The parkade entrance for the subject Parcel 3 and the adjacent Parcel 2 building is accessed from the New Road on the north elevation.

### *Architectural Form and Character*

- The building's facades are articulated with stepped massing components, balconies, material and colour and varied roof projections.
- Key building corners are expressed with higher roofs.
- The building elevations include a soft green and grey vinyl siding and cementitious (Hardie) siding applied to accentuate building articulation.
- The balconies are enclosed with glass railings accented by horizontal metal banding.
- Numerous balcony columns and sections of the soffit above the balconies are clad with reddish-brown stained wood to further accentuate the articulation of the building's facades.

- There are cultured grey ledge stone architectural fin features and columns supporting the porte cochere, parkade entrance, and on the prominent vertical architectural elements at the northeast and northwest corners of the building. Sections of the ground floor include stone elements which break-up the walls and support the balconies on the three (3) floors above.
- The memory ward on the ground floor of the southwest wing of the building has smaller windows and a shared, private patio instead of individual unit patios.

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

- The building's podium at 2.5m (8.2 ft.) above Westminster Highway to the west has been addressed with two (2) heavily landscaped planter terraces. There are two (2) types of treatment of the 5.25 m (17.2 ft.) to 5.5 m (18.0 ft.) area between the building and public sidewalk on Westminster Highway that are shown on the landscape plans in the Development Permit. The upper terrace also includes a fully accessible pathway leading from the south courtyard to New Road.
- On the north side of the site, New Road includes a 2.5 m (8.2 ft.) sidewalk, port cochere pedestrian pick-up/drop-off area and an outdoor dining patio, all paved with scored concrete.
- The on-site, publicly accessible north-south greenway includes a 2.5 m (8.2 ft.) sidewalk with scored concrete and a treed planting strip to provide a buffer to private common patios on the east side of the building. This greenway will be widened by the future adjacent development to the east and extended to the north by other developments.
- The large south courtyard provides the main amenity space for the project which includes the following outdoor living elements:
  - An outdoor siting and dining patio.
  - Community garden plots and garden shed.
  - Shuffle board.
  - Seating areas set amongst raised landscape mounds with trees.
  - A separate, enclosed, private patio area for the memory care ward.

### ***Crime Prevention Through Environmental Design***

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

- The four-storey buildings have a substantial number of balconies and windows facing adjacent roadways and public greenway, while having sufficient landscaping for privacy for units on the ground level.
- The large amenity areas facing onto the internal courtyard, public greenway and the New Road have front elevations with windows and major entry doors that provide for more "eyes on the street".
- The internal courtyard and pedestrian mews between the subject building and the adjacent Parcel 2 building include landscaping that provides a balance between privacy for residents and visibility onto the common pathways.

- The courtyard and pedestrian pathway are separated from Westminster Highway and the north-south greenway by gates and railings that prevent entry of strangers, but still provide for visibility.
- The project includes a lighting plan; with lighting of private and public areas on the greenway and New Road.

### ***Accessible Housing***

- 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.
- The applicant has stated that every reasonable effort will be made to provide accessibility features in every unit and most, if not all, will meet the “basic universal housing” provisions under Zoning Bylaw 8500 at Building Permit plans stage.

### ***Energy and Sustainability***

The applicant is proposing that the development be LEED Silver equivalent with a rating of 51. The LEED Silver equivalency is based 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 seniors building on Parcel 3, along with the adjacent Parcel 2 mixed-use development, 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 (Residential 4 Storey 1.50 FAR)* designation and Development Permit Area guidelines.



The subject developments provide the basis for creating the envisioned pedestrian-oriented, mixed-use *Village Centre*. The proposed development also establishes the first legs of the planned east-west *Shared Street* with New Road and the north-south greenway for *Strollway* network provided for under the Area Plan. These improvements are at the core of creating a pedestrian-oriented *Village Centre* for Hamilton.

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 \$735,056.
- Registration on title an easement extending for a depth of 5.0 m (16.5 ft.) onto the lots immediately north and east of Parcel 3 in favour of the owners of Parcel 3 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 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/tp/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.*
- Completion of a Waste Management Plan to confirm the allocation of recycling and garbage containers within the refuse rooms for the different uses within the Parcel 3 seniors building.



# City of Richmond

## Development Application Data Sheet

Development Applications Department

**DP 15-716274**

**Attachment 1**

Address: 23241 and 23281 Gilley Road, and 23060, 23066, 23080 and part of 23100 Westminster Highway

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

Planning Area(s): Hamilton

Floor Area Gross: 10,035 m<sup>2</sup> Floor Area Net: 8,660 m<sup>2</sup>

	Existing	Proposed
<b>Site Area:</b>	5,783 m <sup>2</sup>	5,783 m <sup>2</sup>
<b>Land Uses:</b>	Single-Family	Seniors Residential
<b>OCP Designation:</b>	Neighbourhood Village Centre (Residential 4 Storey 1.50 FAR)	Neighbourhood Village Centre (Residential 4 Storey 1.50 FAR)
<b>Zoning:</b>	"Single Detached (RS1/F)"	"Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)"
<b>Number of Units:</b>	N/A	130

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.50 plus 0.19 for amenity space	1.50 plus 0.19 for amenity space	none permitted
Lot Coverage:	Max. 60%	54%	none
Setback – Front Yard: (West; Westminster Hwy)	Min. 6.0 m	6.0 m	none
Setback – Side Yard: (North)	Min. Bldg. 10.0 m, Canopy 5.0 m	Bldg. 10.0 m, Canopy 5.0 m; variance requested to increase the permitted 0.60 m projection	Variance of 0.47m required for an architectural feature from 0.60 m to 1.07 m
Setback – Interior Side Yard: (South)	Min. 3.0 m	3.0 m	none
Setback – Rear Yard: (East)	Min. 6.0 m	6.0 m	Variance of 2.7m required for a garden shed from 3.0 m to 0.3 m
Height (m):	Max. 17.0 m	17.6 m	Variance of 0.6m required for an architectural feature from 17.0 m to 17.6 m
Lot Size:	5,000 m <sup>2</sup>	5,783 m <sup>2</sup>	none

Off-street Parking Spaces – Regular/Commercial:	102	102 plus 19 excess parking spaces for potential use in future adjacent parcels	none
Off-street Parking Spaces – Accessible:	2	4	none
Total off-street Spaces:	102	102 plus 19 excess parking spaces for potential use in future adjacent parcels	none
Tandem Parking Spaces	0	0	none
Amenity Space – Indoor:	Min. 100 m <sup>2</sup>	636 m <sup>2</sup>	none
Amenity Space – Outdoor:	Min. 780 m <sup>2</sup>	1,432 m <sup>2</sup>	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 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 - P3

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

### 8 2 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			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 Conn	1
1			Credit 1.3	Regional Priority: BC urban only: WEc3 - Water Use Reduction (>= 35% 1	1
			Credit 1.4	Regional Priority:	1

### 52 8 45 Total Possible Points: 110

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



# City of Richmond

## Development Permit

**No. DP 15-716274**

To the Holder: ORIS DEVELOPMENTS (HAMILTON) CORP.

Property Address: PARTS OF 23241 AND 23281 GILLEY ROAD, AND 23060,  
23066, 23080 AND PART OF 23100 WESTMINSTER HIGHWAY

Address: C/O DANA WESTERMARK  
12235 No. 1 ROAD  
RICHMOND, BC V7E 1T6

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
  - a) Increase the maximum permitted height from 17.0 m (55.77 ft. ) to 17.6 m (57.77 ft.) for an architectural feature on the north elevation of the building;
  - b) Increase the maximum permitted projection into the north setback from 0.60 m (2.0 ft.) to 1.07 m (3.5 ft.) for an architectural feature on the north elevation of the building; and
  - c) Reduce the south interior side yard setback for a garden shed from 3.0 m (9.8 ft.) to 0.30 m (1.0 ft.).
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #28 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$735,056 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.

# Development Permit

No. DP 15-716274

To the Holder: ORIS DEVELOPMENTS (HAMILTON) CORP.

Property Address: PARTS OF 23241 AND 23281 GILLEY ROAD, AND 23060,  
23066, 23080, AND PART OF 23100 WESTMINSTER HIGHWAY

Address: C/O DANA WESTERMARK  
12235 NO. 1 ROAD  
RICHMOND, BC V7E 1T6

---

7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.
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

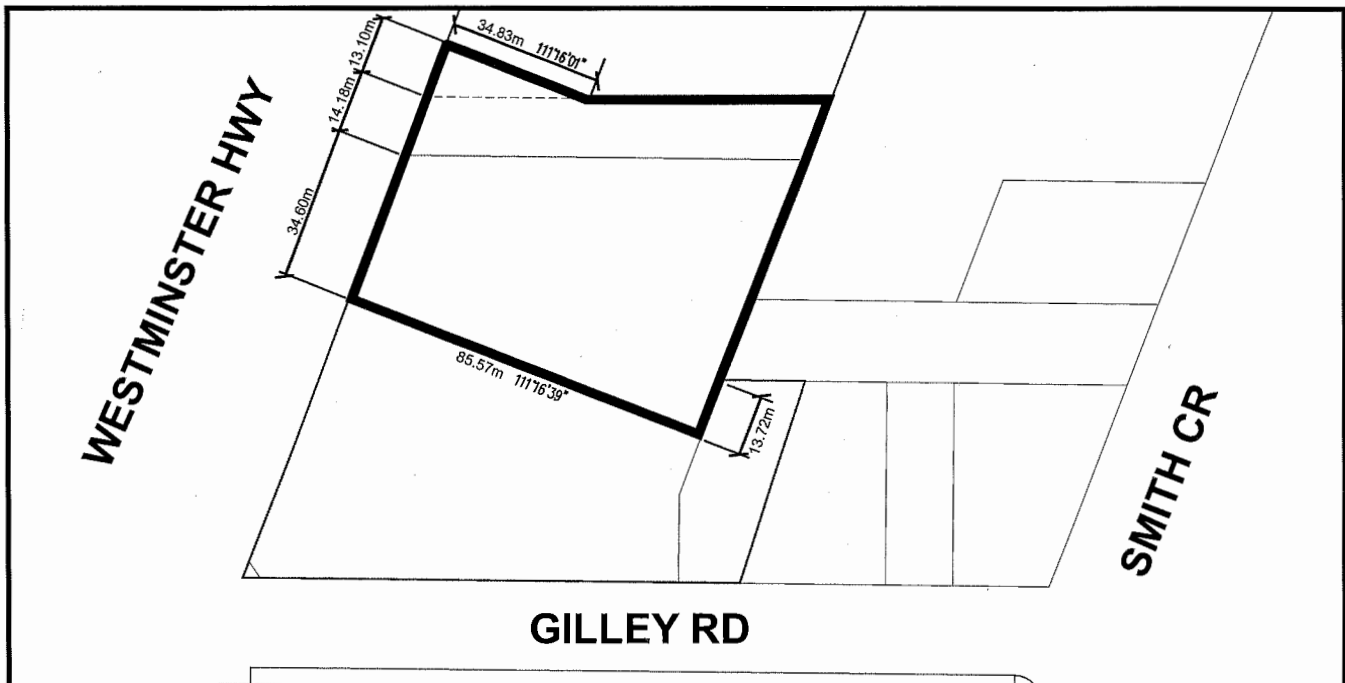
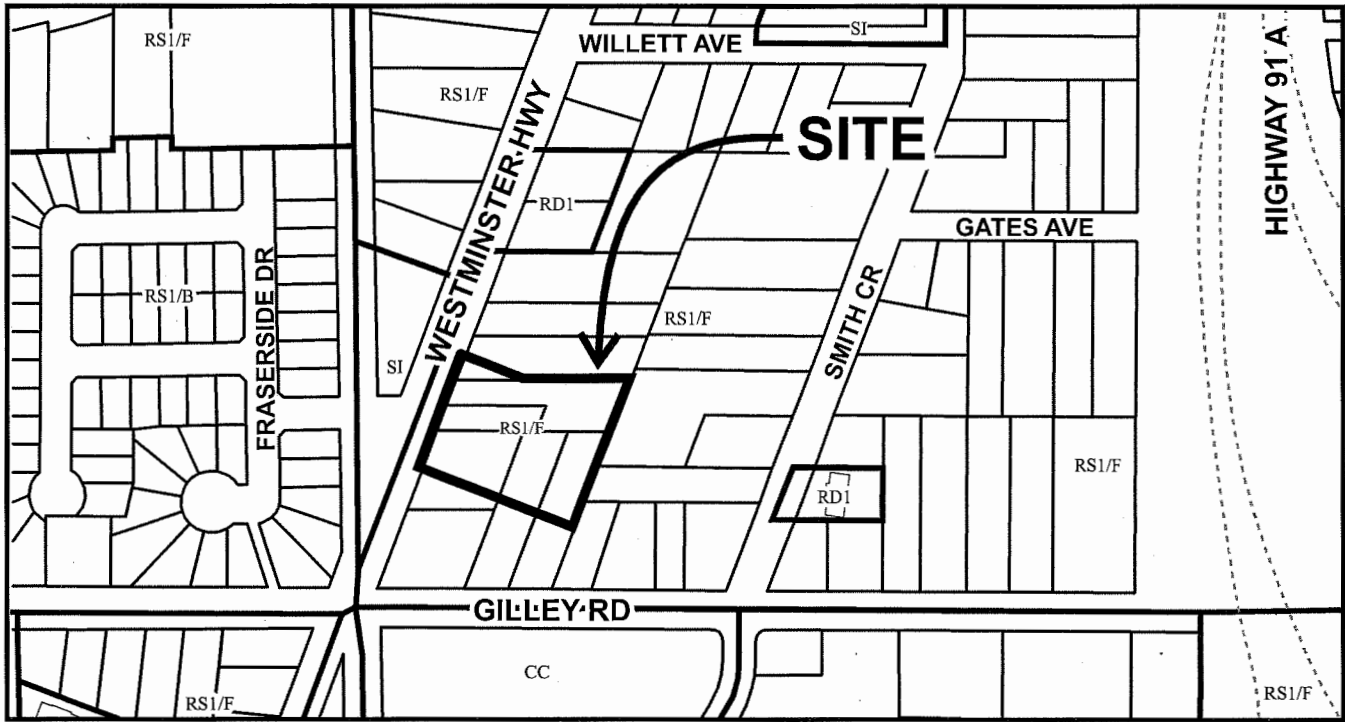
DELIVERED THIS DAY OF , .

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MAYOR



# City of Richmond



DP 15-716274  
SCHEDULE "A"

Original Date: 02/02/16

Revision Date:

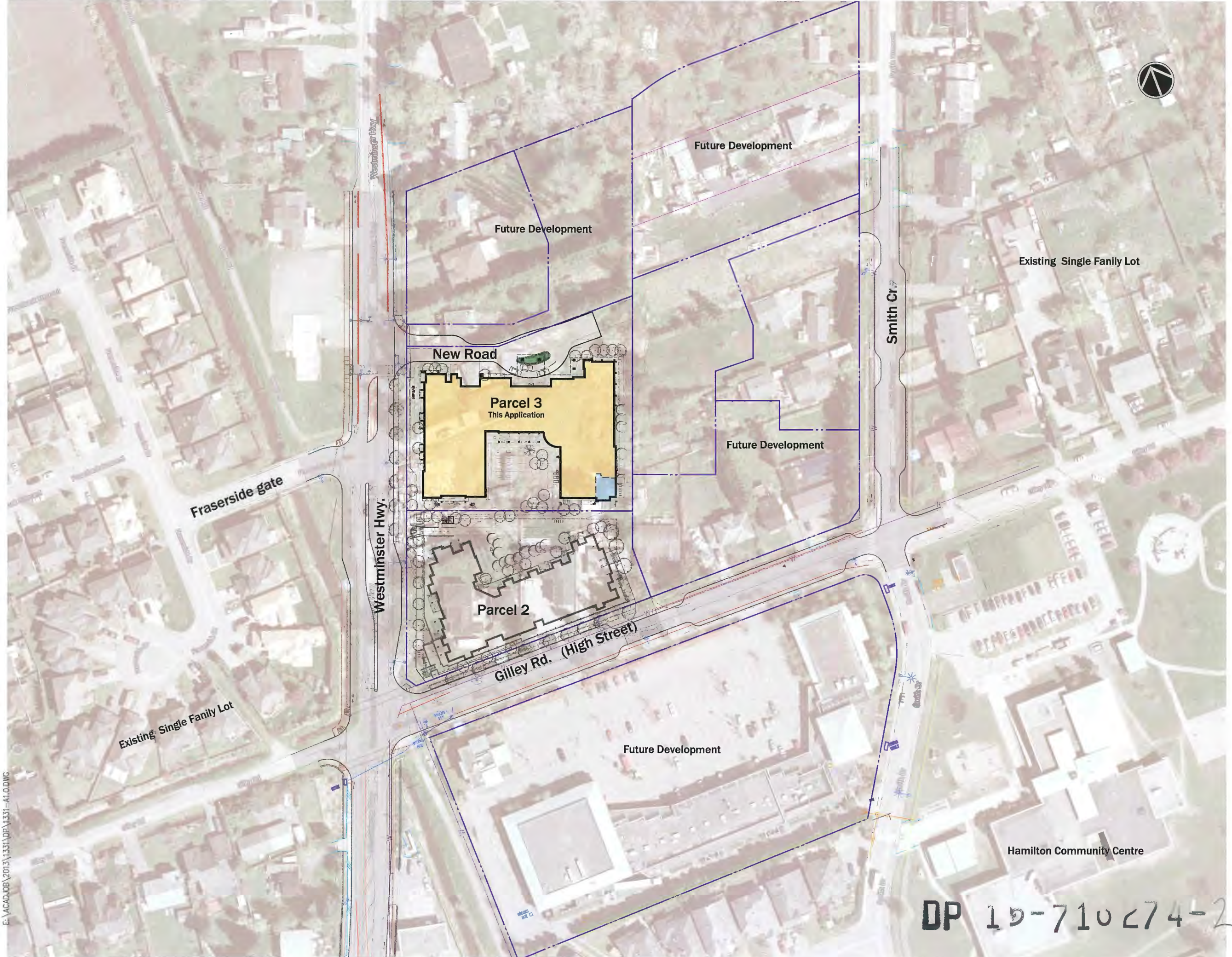
Note: Dimensions are in METRES







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Vancouver, BC Canada  
V6A 1G1

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ISSUED:	DATE:
1. D.P. APPLICATION	20 NOV. 2015
2. DP RESPONSE	29 MARCH 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:  
 **New Coast Lifestyles**  
7600 Alderbridge Way  
Richmond, B.C. V6X 2A2

PROJECT:  
**Hamilton Lands**  
Parcel 3, Seniors Building  
Westminster Hwy, Richmond BC

DRAWING TITLE:  
**SITEPLAN - OVERALL**

DATABASE: 1330-A1.0.dwg  
SCALE: 1"=50'-0"  
PLOTDATE: 02 JUN 2016  
DRAWN: LB  
CHECKED: KSH

PROJECT NO. **1331**

DWG. NO. **A1.0**

DP No: DP 15-716274  
BP No:

DP 15-716274-2





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**Advisory Design Panel  
Response**  
03 JUNE 2016

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7600 Alderbridge Way  
Richmond, B.C. V6X 2A2

PROJECT:  
**Hamilton Lands**  
Parcel 3, Seniors Building  
Westminster Hwy, Richmond BC

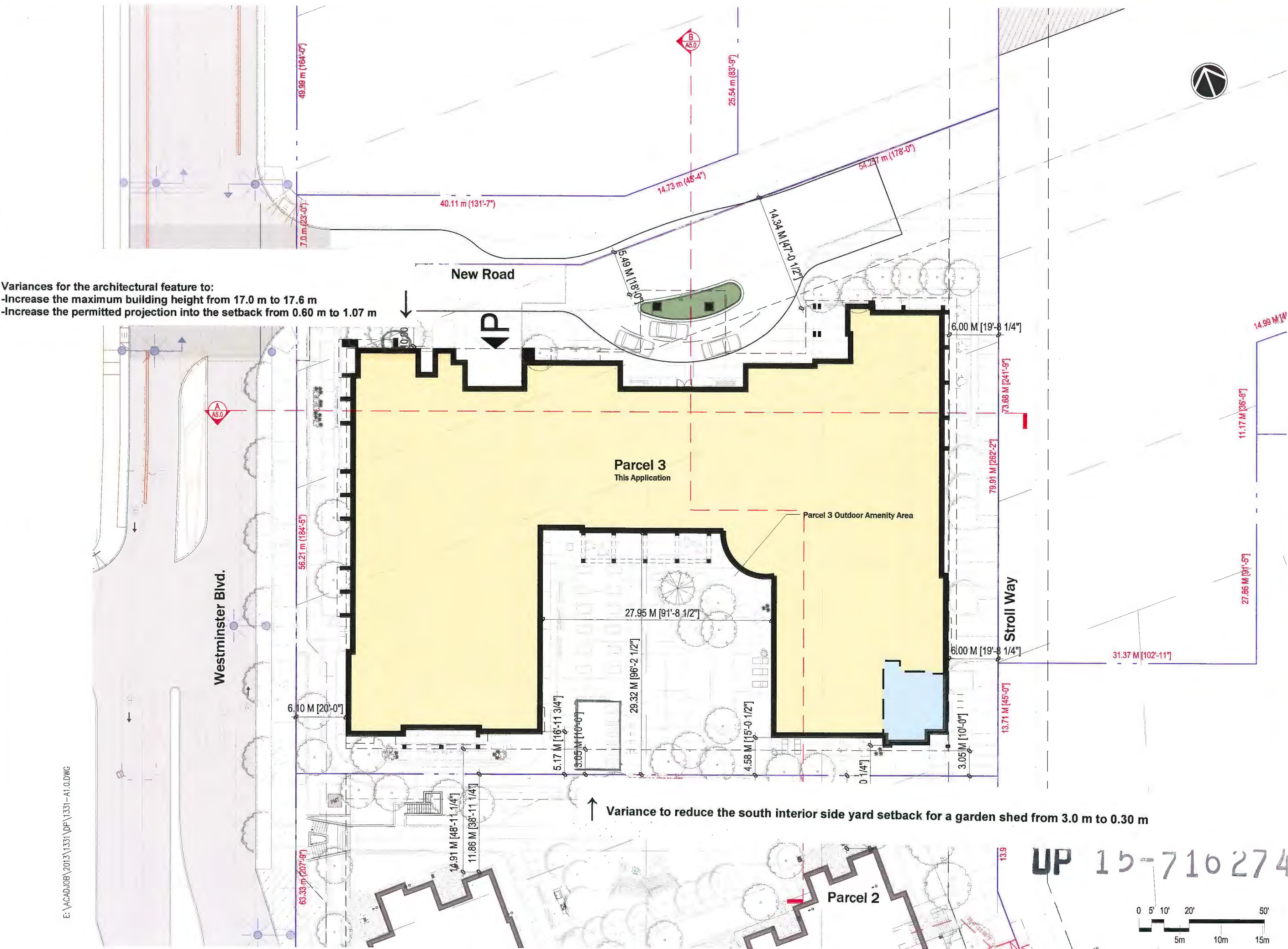
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**SITEPLAN - PARCEL 3**

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PLOTDATE: 02 JUN 2016  
DRAWN: LB  
CHECKED: KSH  
PROJECT NO: 1331

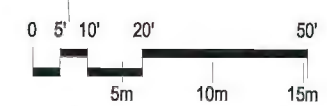
DWG. NO.  
**A1.1**

DP No: DP 15-716274  
BP No:

Variances for the architectural feature to:  
-Increase the maximum building height from 17.0 m to 17.6 m  
-Increase the permitted projection into the setback from 0.60 m to 1.07 m

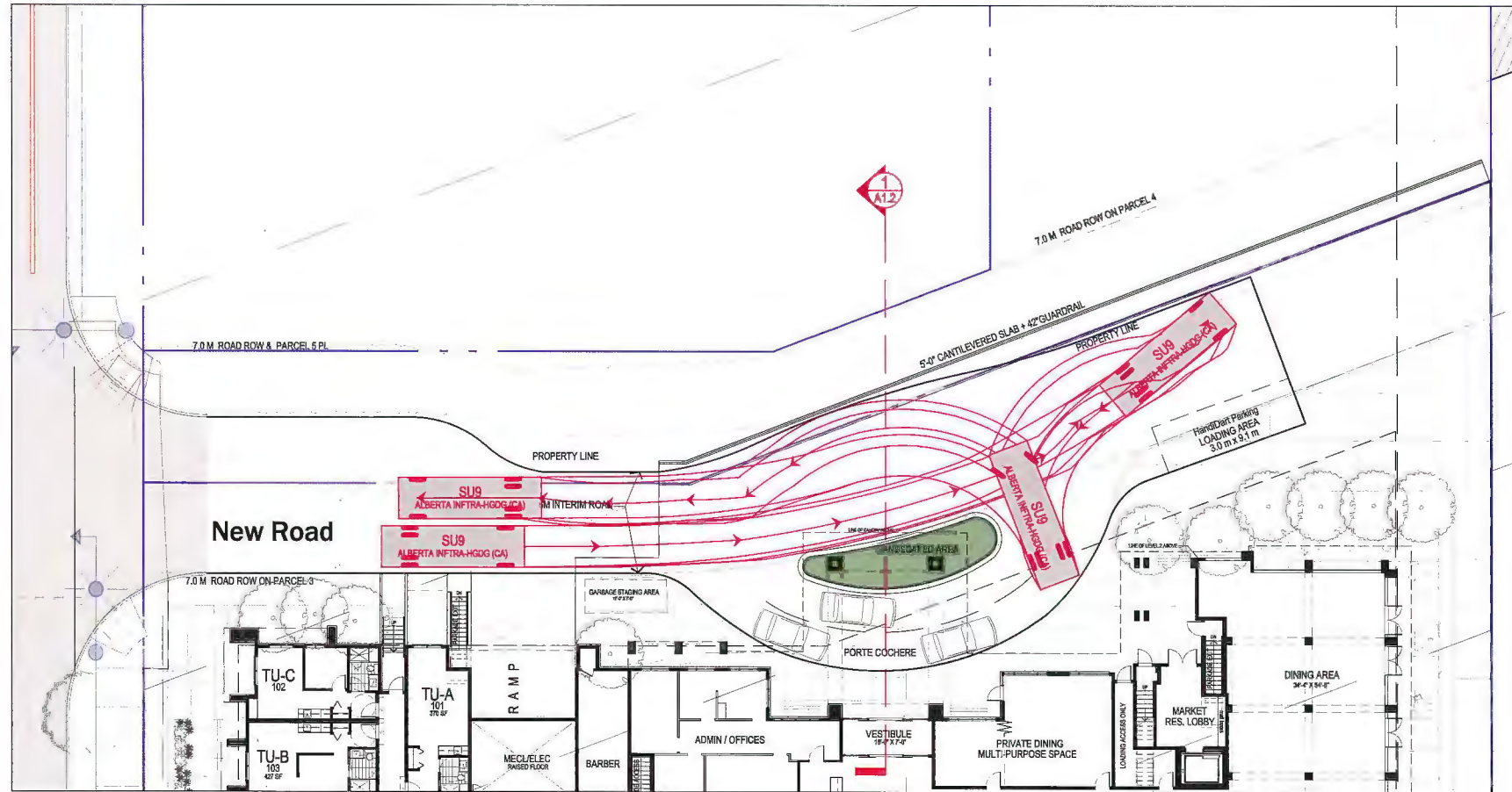


Variance to reduce the south interior side yard setback for a garden shed from 3.0 m to 0.30 m

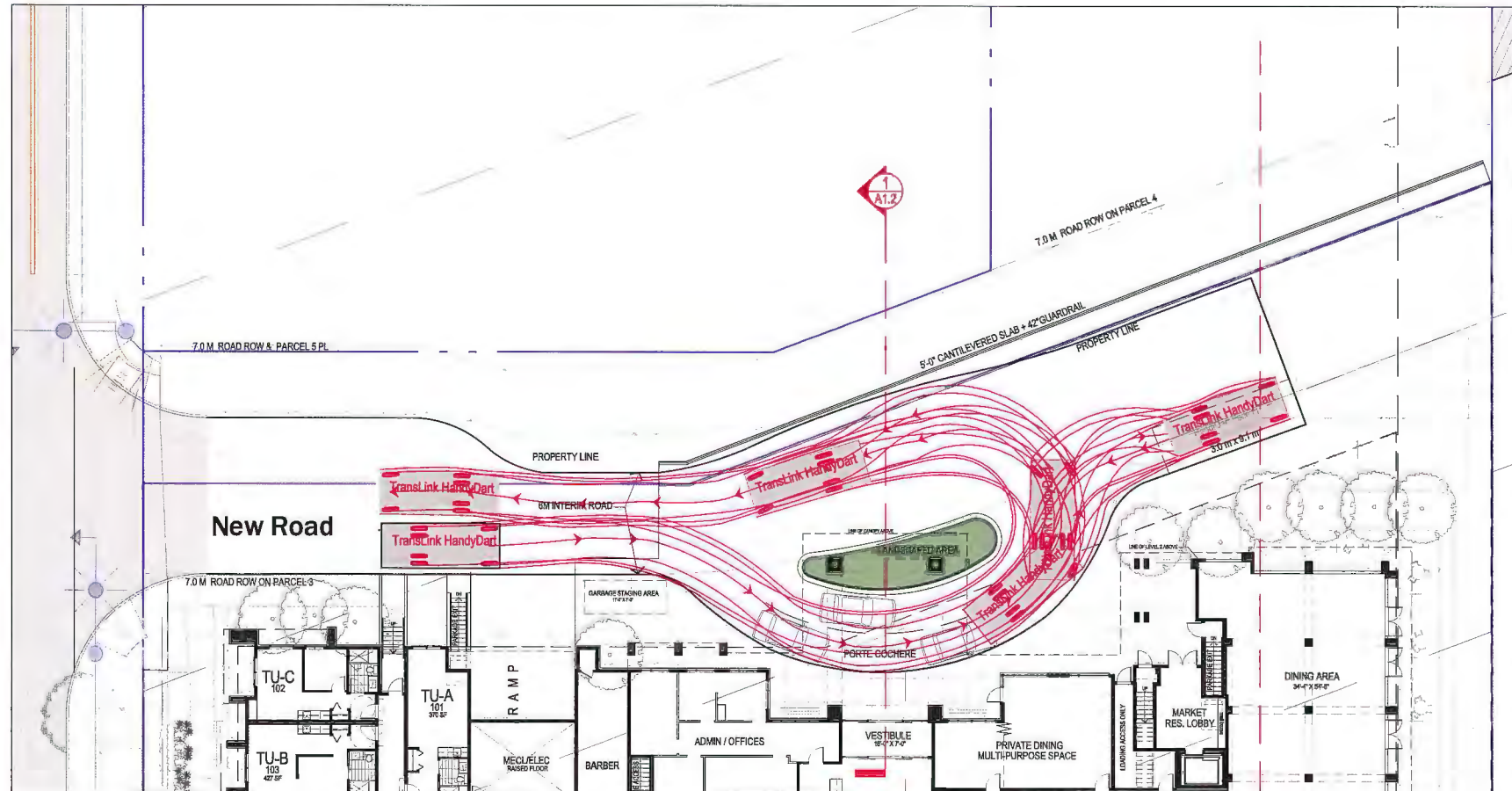




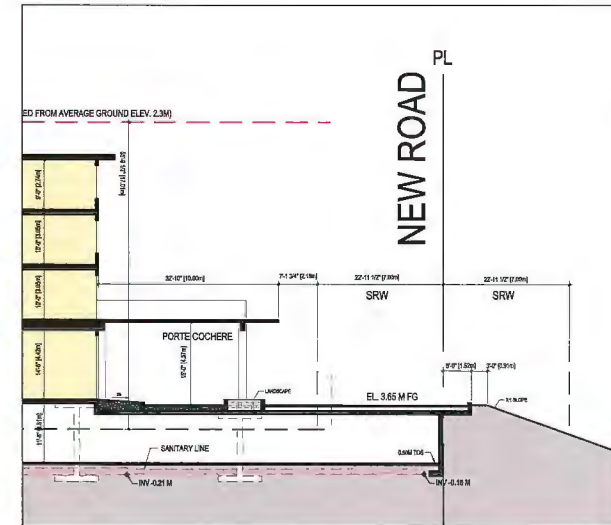
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GARBAGE/SANITATION / MOVING TRUCK AND TURNING MOVEMENT  
REFER TO TRAFFIC ENGINEER'S REPORT



HANDYDART TURNING MOVEMENT



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



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

ISSUED FOR  
Advisory Design Panel  
Response  
03 JUNE 2016

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CLIENT:  
NCL New Coast Lifestyles  
7600 Alderbridge Way  
Richmond, B.C. V6X 2A2

PROJECT:  
Hamilton Lands  
Parcel 3, Seniors Building  
Westminster Hwy, Richmond BC

DRAWING TITLE:  
SU-9 TRUCK / HANDYDART  
TURNING MOVEMENT

DATABASE: 1330-A1.0.dwg  
SCALE: 1/16"=1'-0"  
PLOTDATE: 02 JUN 2016  
DRAWN: LB  
CHECKED: KSH

PROJECT NO. 1331

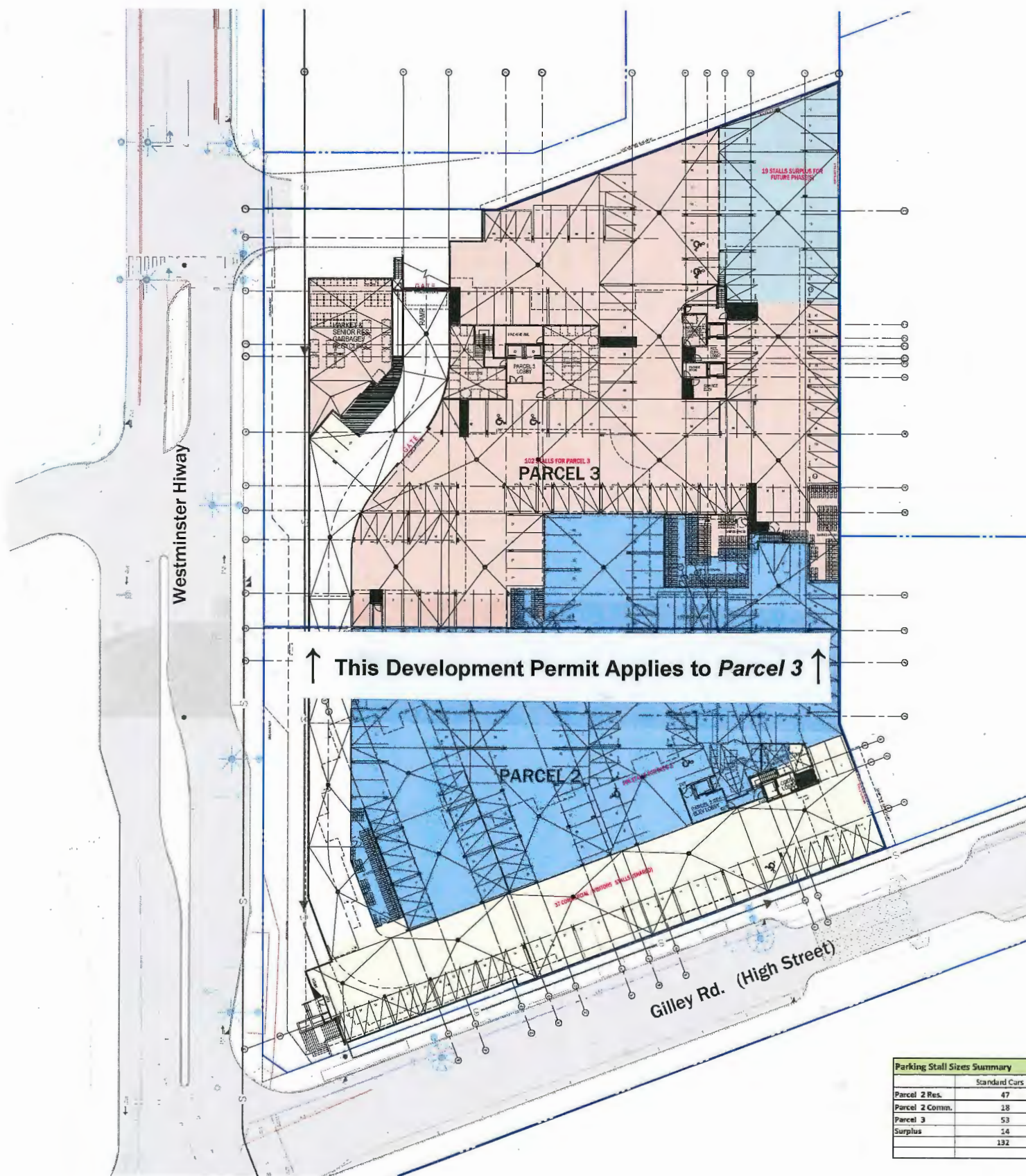
DWG. NO. A1.2

DP No: DP 15-716274  
BP No:

DP 15-716274-4



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Parking Stall Sizes Summary						
	Standard Cars	Small Cars	HC	Tandem (realize)	Total	Shared
Parcel 2 Res.	47	53	2	4	106	
Parcel 2 Comm.	18	18	1		37	24
Parcel 3	53	45	4		102	
Surplus	14	5			19	
	132	121	7	4	264	
		46N				



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NCL New Coast Lifestyles  
7600 Alderbridge Way  
Richmond, B.C. V6X 2A2

PROJECT:  
Hamilton Lands  
Parcel 3, Seniors Building  
Westminster Hwy, Richmond BC

DRAWING TITLE:  
OVERALL PARKING PLAN

DATABASE: 1330-A2.0.dwg  
SCALE: 1"=25'-0"  
PLOTDATE: 06 JUN 2016  
DRAWN: LB  
CHECKED: KSH

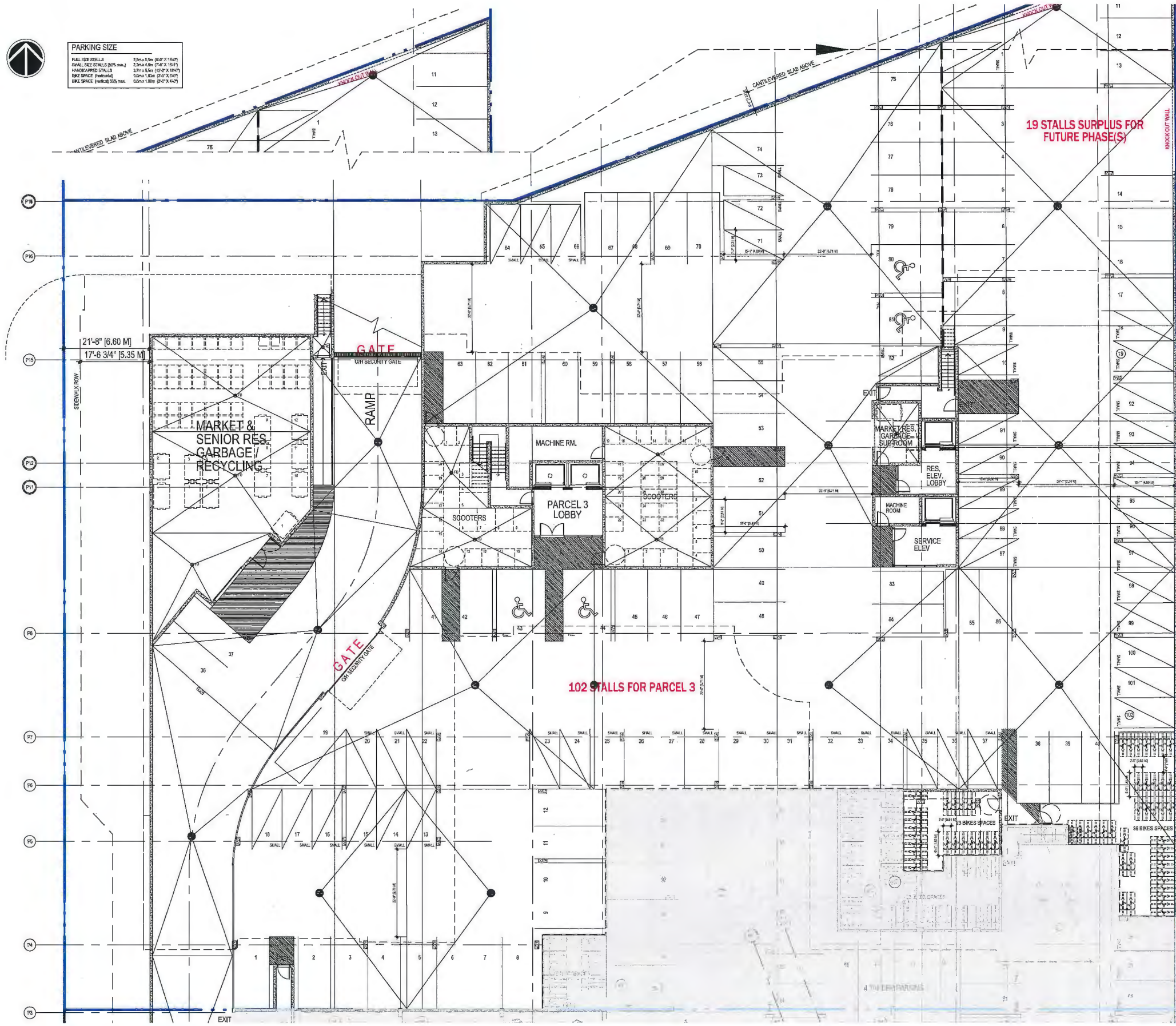
PROJECT NO. 1331

DWG. NO.  
A2.0

DP No: DP 15-718274  
BP No:

DP 15-710274-5





**PARKING SIZE**

FULL SIZE STALLS	2.5m x 5.5m (8'2" x 18'0")
SMALL SIZE STALLS (20% max.)	2.3m x 4.0m (7'6" x 13'1")
HAZARDOUS STALLS	3.0m x 5.5m (10'0" x 18'0")
BIKE SPACE (motorcycle)	0.5m x 1.8m (1'7" x 5'9")
BIKE SPACE (motorcycle 20% max.)	0.5m x 1.8m (1'7" x 5'9")



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**Advisory Design Panel  
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03 JUNE 2016

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ARCHITECTURAL SEAL:

CLIENT:  
 New Coast Lifestyles  
7600 Alderbridge Way  
Richmond, B.C. V6X 2A2

PROJECT:  
**Hamilton Lands**  
Parcel 3, Seniors Building  
Westminster Hwy, Richmond BC

DRAWING TITLE:  
**U/G PARKING - PARCEL 2**

DATABASE: 1330-A2.1.dwg  
SCALE: 3/32"=1'-0"  
PLOTDATE: 06 JUN 2016  
DRAWN: LB  
CHECKED: KSH  
PROJECT NO. 1331

DWG. NO.  
**A2.1**

DP No: DP 15-716274  
BP No:

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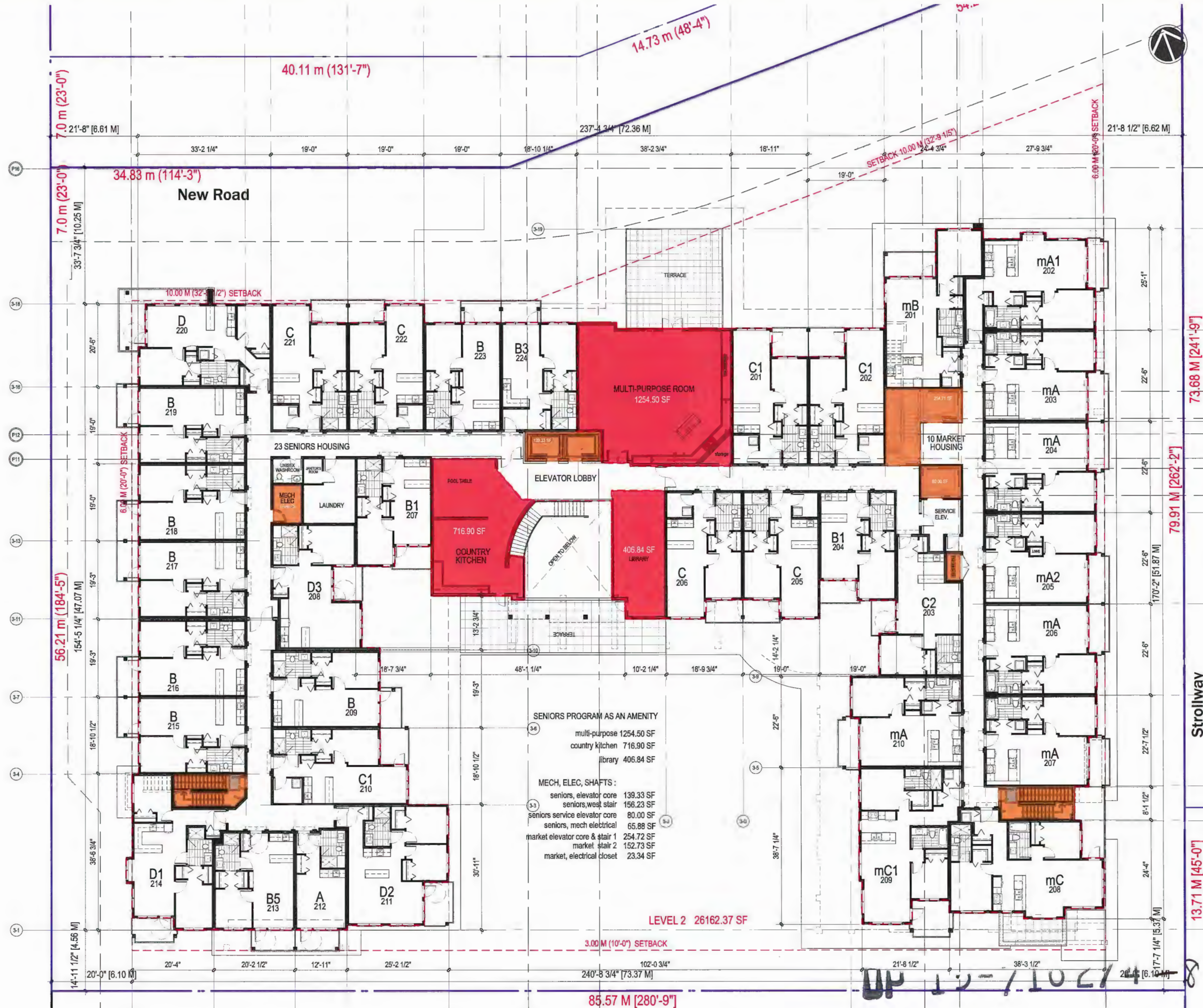
DP 15-710274-6







Westminster Highway



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Advisory Design Panel  
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03 JUNE 2016

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ARCHITECTURAL SEAL:

CLIENT:  
New Coast Lifestyles  
7600 Alderbridge Way  
Richmond, B.C. V6X 2A2

PROJECT:  
Hamilton Lands  
Parcel 3, Seniors Building  
Westminster Hwy, Richmond BC

DRAWING TITLE:  
2ND FLOOR PLAN

DATABASE: 1331-A3.0.dwg  
SCALE: 3/32"=1'-0"  
PLOTDATE: 02 JUN 2016  
DRAWN: LB  
CHECKED: KSH

PROJECT NO.  
1331

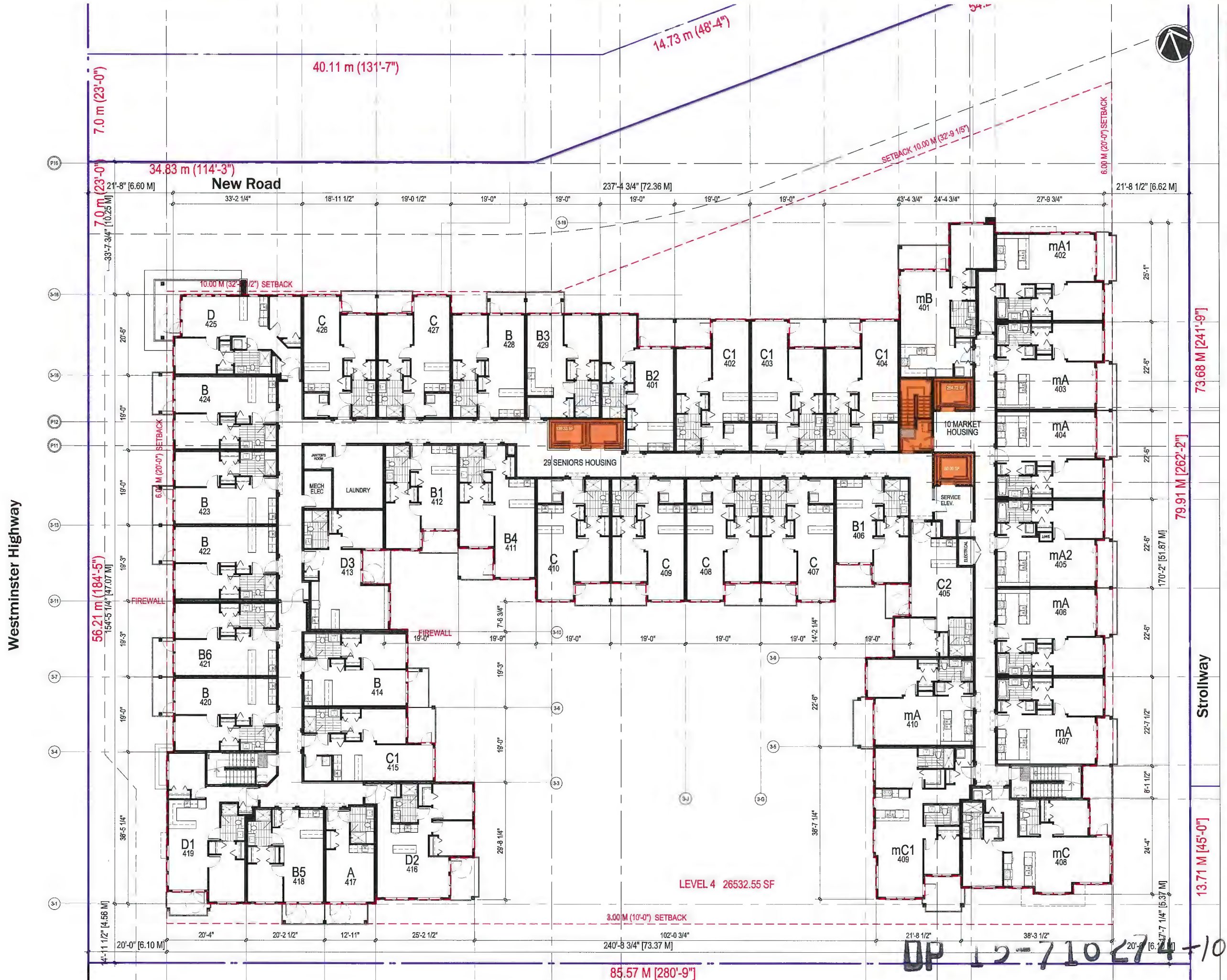
DWG. NO.  
A3.1

DP No: DP 15-716274  
BP No:





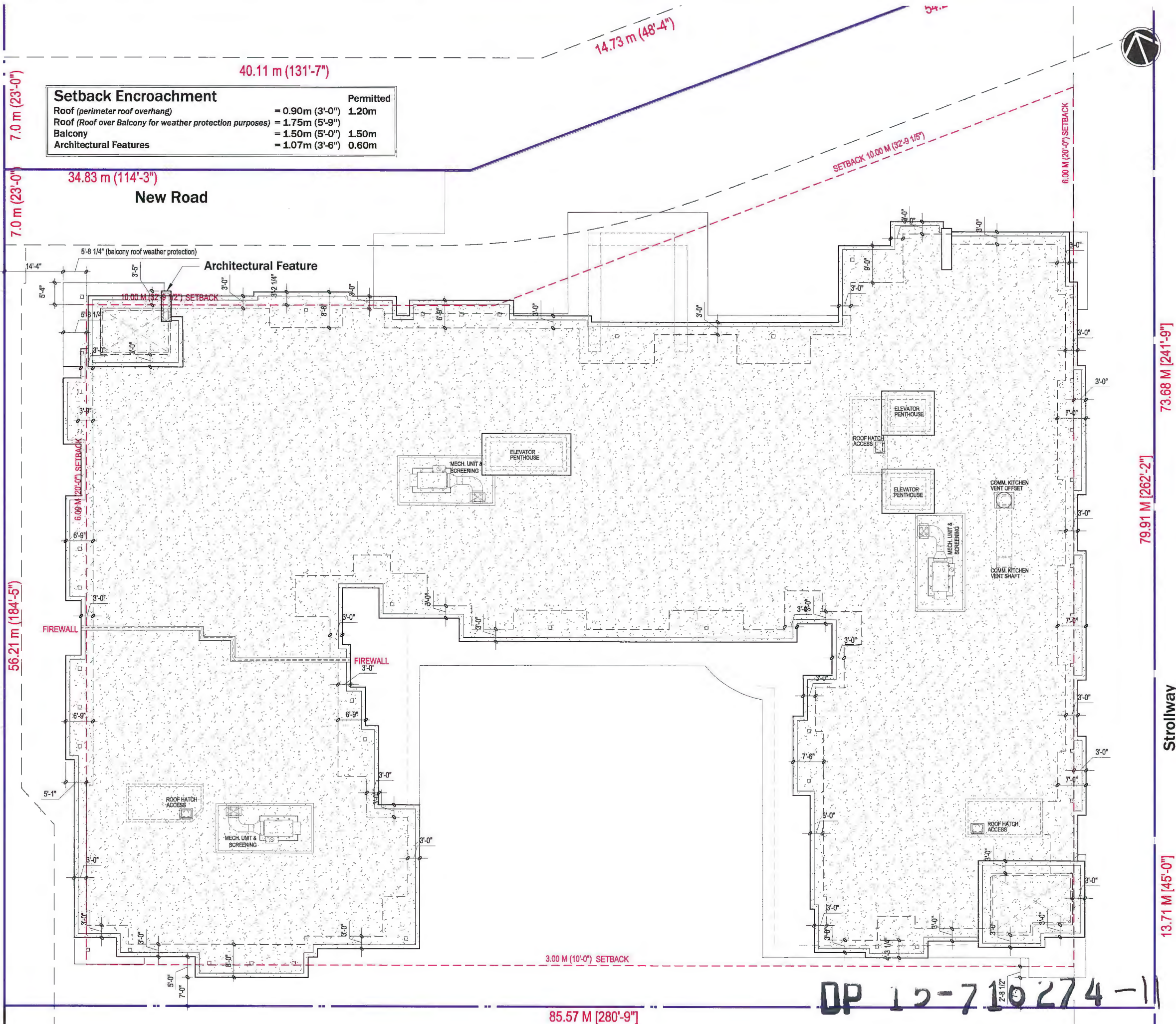






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Westminster Highway



Rositch Hemphill Architects

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Vancouver, BC Canada  
V6A 1G1

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Advisory Design Panel  
Response  
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ARCHITECTURAL SEAL:

CLIENT:  
NCL New Coast Lifestyles  
7600 Alderbridge Way  
Richmond, B.C. V6X 2A2

PROJECT:  
Hamilton Lands  
Parcel 3, Seniors Building  
Westminster Hwy, Richmond BC

DRAWING TITLE:  
ROOF PLAN

DATABASE: 1331-A3.0.dwg  
SCALE: 3/32"=1'-0"  
PLOTDATE: 02 JUN 2016  
DRAWN: LB  
CHECKED: KSH

PROJECT NO.  
1331

DWG. NO.  
A3.4

DP No: DP-15-716274  
BP No:

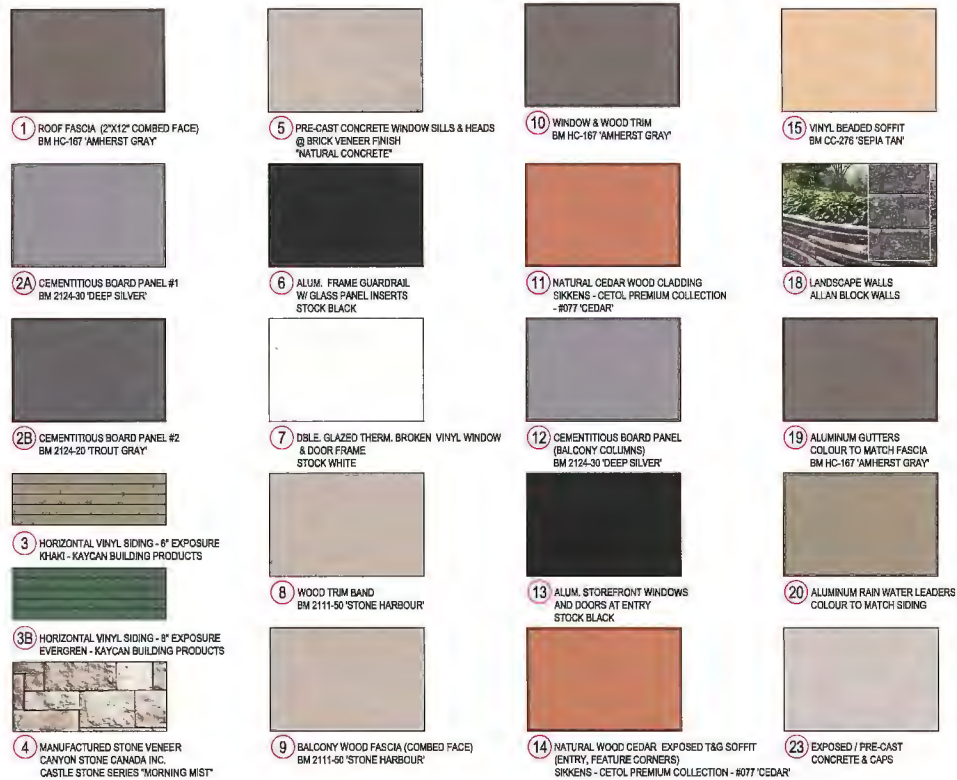
DP 12-710274-11



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FINISH SCHEDULE		
MATERIALS		COLOUR
1 ROOF FASCIA (2'X12" COMBED FACE)	- PAINTED	BM HC-167 'AMHERST GRAY'
2 CEMENTITIOUS BOARD (PANELS)	2A - PAINTED	BM 2124-30 'DEEP SILVER'
CEMENTITIOUS BOARD (PANELS)	2B - PAINTED	BM 2124-20 'TROUT GRAY'
3 HORIZONTAL VINYL SIDING - 6" EXPOSURE	- PREFINISHED	KHAKI - KAYCAN BUILDING PRODUCTS
3B HORIZONTAL VINYL SIDING - 8" EXPOSURE	- PREFINISHED	EVERGREEN - KAYCAN BUILDING PRODUCTS
4 MANUFACTURED STONE VENEER	- PREFINISHED	CANYON STONE CANADA INC. CASTLE STONE SERIES 'MORNING MIST'
5 PRE-CAST CONCRETE WINDOW SILLS & HEADS @ MANUFACTURED STONE VENEER	- 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 - #077 'CEDAR'
12 CEMENTITIOUS BOARD PANEL (BALCONY COLUMNS)	- PAINTED	BM 2124-30 'DEEP SILVER'
13 ALUM. STOREFRONT WINDOWS AND DOORS AT ENTRY	- PREFINISHED	STOCK BLACK
14 NATURAL WOOD CEDAR EXPOSED T&G SOFFIT (ENTRY, FEATURE CORNERS)	- STAINED	SIKKENS - CETOL PREMIUM COLLECTION - #077 '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	- PREFINISHED	ALLAN BLOCK WALLS
19 ALUMINUM GUTTERS	- PREFINISHED	COLOUR TO MATCH FASCIA
20 ALUMINUM RAIN WATER LEADERS	- PREFINISHED	COLOUR TO MATCH SIDING
21 METAL CLAD EXT. 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 ARCHITECTURAL ALUMINUM HORIZONTAL VISORS	- PAINTED	T.B.C.
25 ALUM. FRAME PRIVACY SCREEN W/ FROSTED GLASS INSERTS	- PREFINISHED	T.B.C.
26 ROOF TOP MECHANICAL EQUIPMENT SCREENING - ALUMINUM	- PREFINISHED	BM HC-167 'AMHERST GRAY'

NOTE: CORNER TRIMS TO MATCH ADJACENT EXTERIOR COLOR.



Rositch Hemphill Architects

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ISSUED:	DATE:
1. D.P. APPLICATION	20 NOV. 2015
2. DP RESPONSE	29 MARCH 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:  
 **New Coast Lifestyles**  
7600 Alderbridge Way  
Richmond, B.C. V6X 2A2

PROJECT:  
**Hamilton Lands**  
Parcel 3, Seniors Building  
Westminster Hwy, 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. **1331**

DWG. NO. **A4.0**

DP No: DP 15-716274  
BP No:

DP 15-710274-12

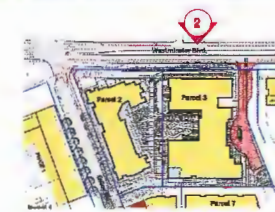




2 WEST ELEVATION ( WESTMINSTER HWY)  
SCALE: 3/32" = 1'-0"



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



Keyplan



Rositch Hemphill Architect

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Vancouver, BC Canada  
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ISSUED: DATE:  
1. D.P. APPLICATION 20 NOV. 2015  
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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:  
NCL New Coast Lifestyles  
7600 Alderbridge Way  
Richmond, B.C. V6X 2A2

PROJECT:  
Hamilton Lands  
Parcel 3, Seniors Building  
Westminster Hwy, Richmond BC

DRAWING TITLE:  
ELEVATIONS

DATABASE: 1331-A4.0.dwg  
SCALE: 3/32" = 1'-0"  
PLOTDATE: 06 JUN 2016  
DRAWN: LB  
CHECKED: KSH

PROJECT NO. 1331

DWG. NO.  
A4.1

DP No: DP 15-718274  
BP No:

DP 15-710214-13





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ISSUED FOR  
Advisory Design Panel  
Response  
03 JUNE 2016

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ARCHITECTURAL SEAL:

CLIENT:  
New Coast Lifestyles  
7600 Alderbridge Way  
Richmond, B.C. V6X 2A2

PROJECT:  
Hamilton Lands  
Parcel 3, Seniors Building  
Westminster Hwy, Richmond BC

DRAWING TITLE:  
ELEVATIONS

DATABASE: 1331-A4.0.dwg  
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PLOTDATE: 02 JUN 2016  
DRAWN: LB  
CHECKED: KSH

PROJECT NO. 1331

DWG. NO. A4.2

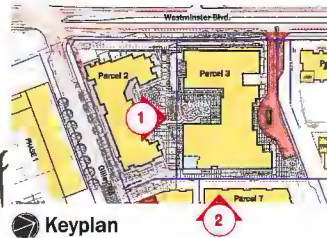
DP No: DP 15-716274  
BP No:



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



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



DP 15-710274-14

E:\ACAD\JOB\2013\1331\DP\1331-A4.0.dwg



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

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Response**  
03 JUNE 2016

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ARCHITECTURAL SEAL:

**CLIENT:**

 **New Coast Lifestyles**  
7600 Alderbridge Way  
Richmond, B.C. V6X 2A2

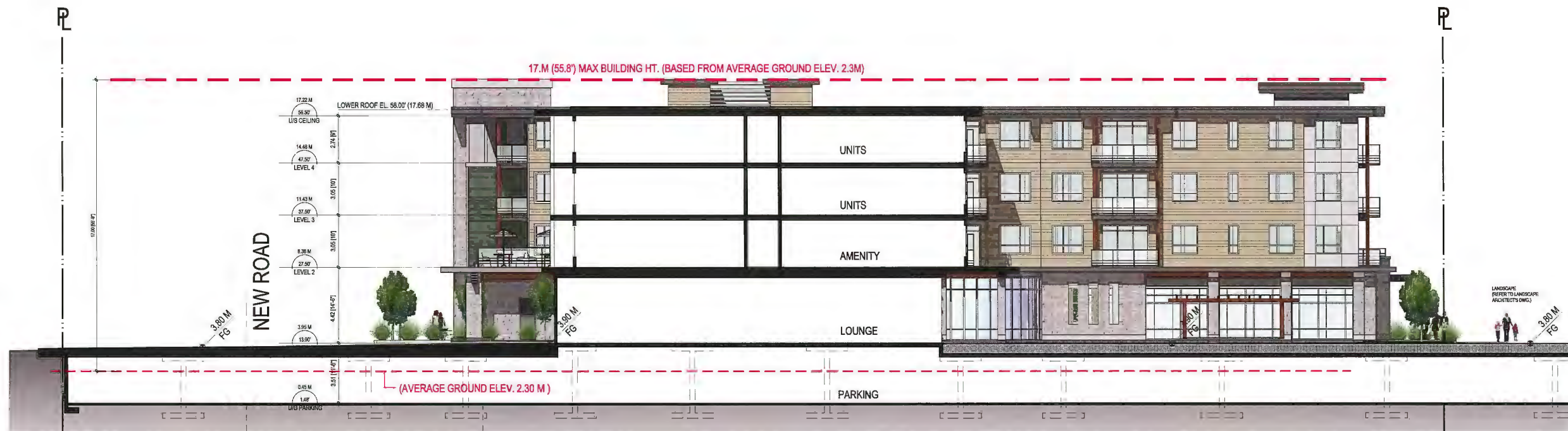
**PROJECT:**  
**Hamilton Lands**  
Parcel 3, Seniors Building  
Westminster Hwy, Richmond BC

DRAWING TITLE:  
**COURTYARD ELEVATIONS**

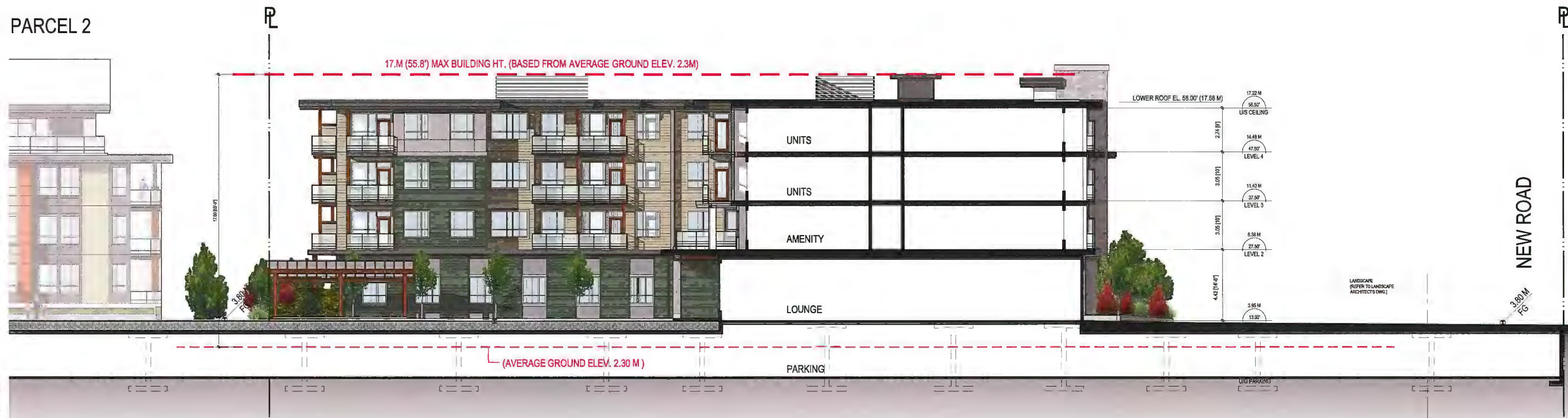
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PLOTDATE : 02 JUN 2016  
DRAWN : LB  
CHECKED : KSH  
PROJECT NO. 1331

 DWG. NO. **A4.3**

DP No: DP 15-716274  
BP No:



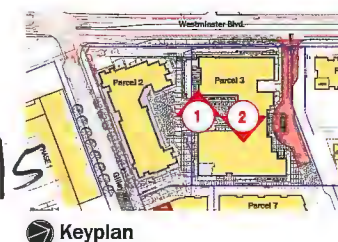
2 EAST COURTYARD ELEVATION  
SCALE: 3/32" = 1'-0"



1 WEST COURTYARD ELEVATION  
SCALE: 3/32" = 1'-0"

E:\ACADJOB\2013\1331\DP\1331-A4.0.DWG

DP 15-710274-15







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ISSUED:  
1. D.P. APPLICATION  
2. DP RESPONSE  
3. REVISED DP RESPONSE  
4. A.D.P. RESPONSE

DATE:  
20 NOV. 2015  
29 MARCH 2016  
09 MAY 2016  
03 JUNE 2016

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Response  
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ARCHITECTURAL SEAL:

CLIENT:  
NCL New Coast Lifestyles  
7600 Alderbridge Way  
Richmond, B.C. V6X 2A2

PROJECT:  
Hamilton Lands  
Parcel 3, Seniors Building  
Westminster Hwy, Richmond BC

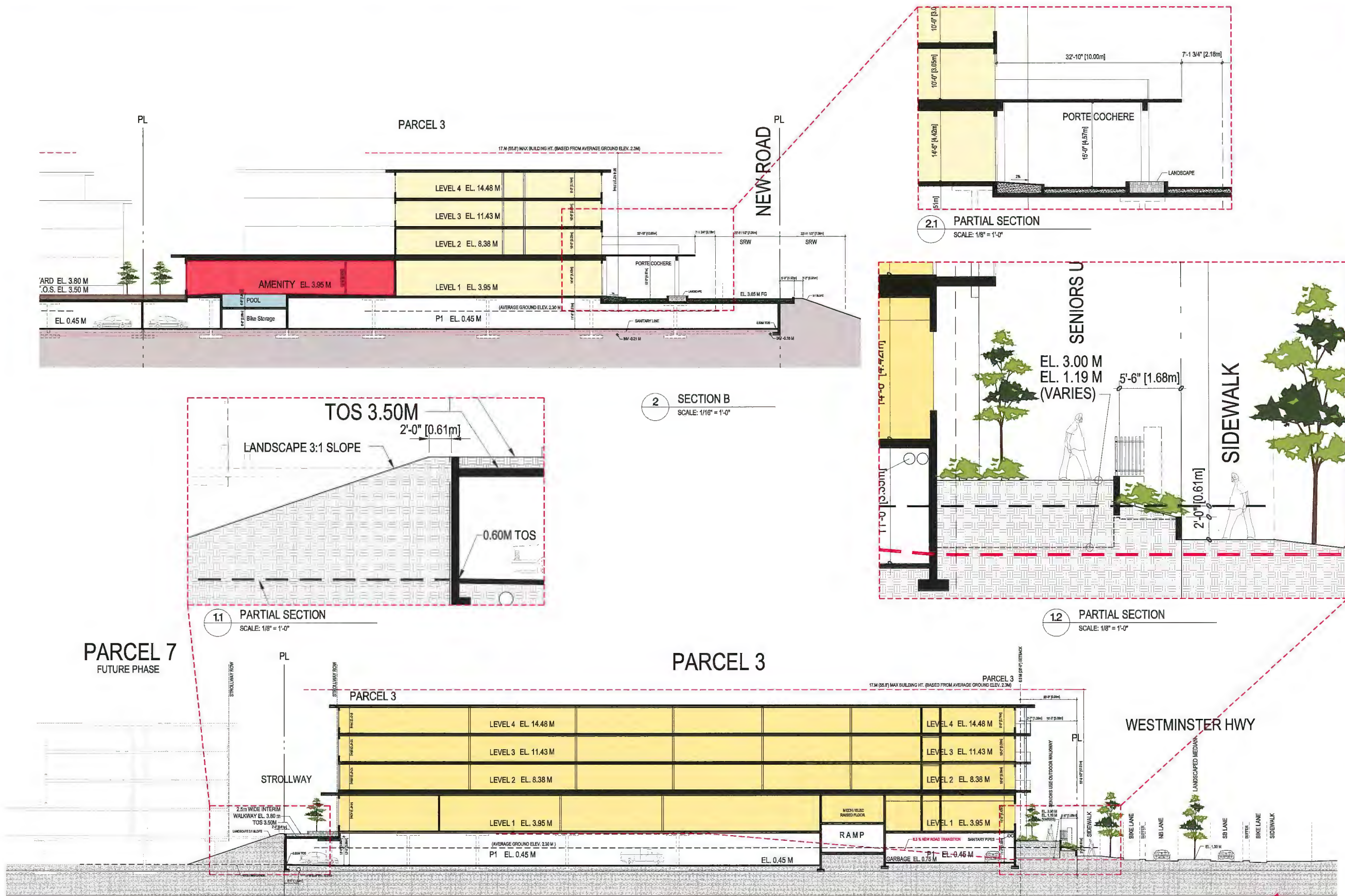
DRAWING TITLE:  
BUILDING SECTIONS

DATABASE: 1331-A5.0.dwg  
SCALE: 1/16"=1'-0"  
PLOTDATE: 02 JUN 2016  
DRAWN: LB  
CHECKED: KSH

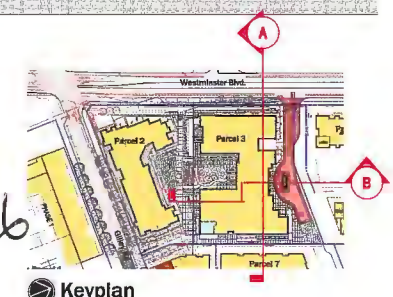
PROJECT NO.  
1331

DWG. NO.  
A5.0

DP No: DP 15-716274  
BP No:



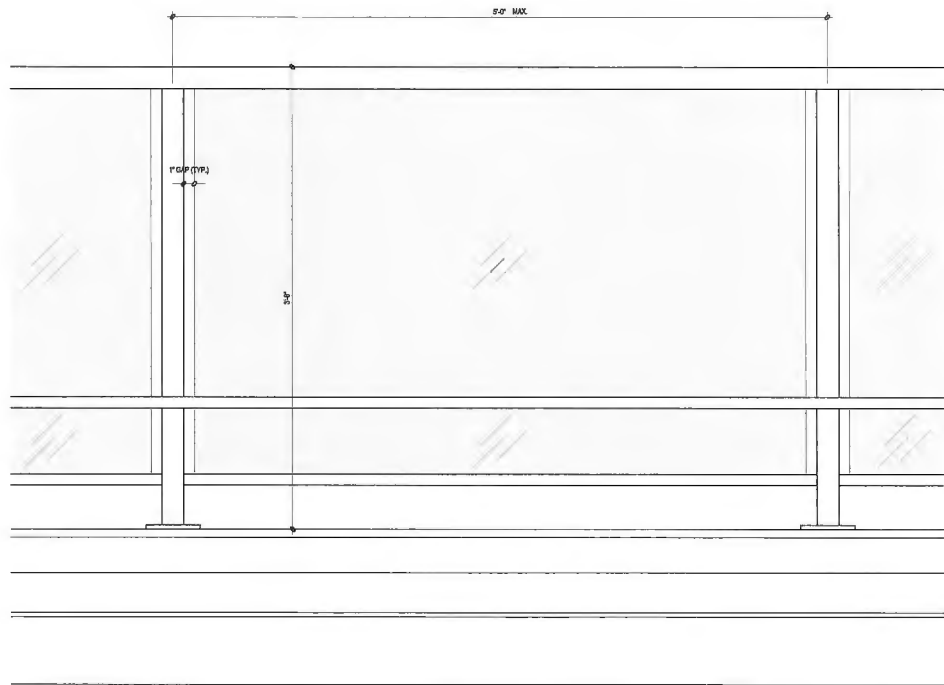
DP 15-716274-16



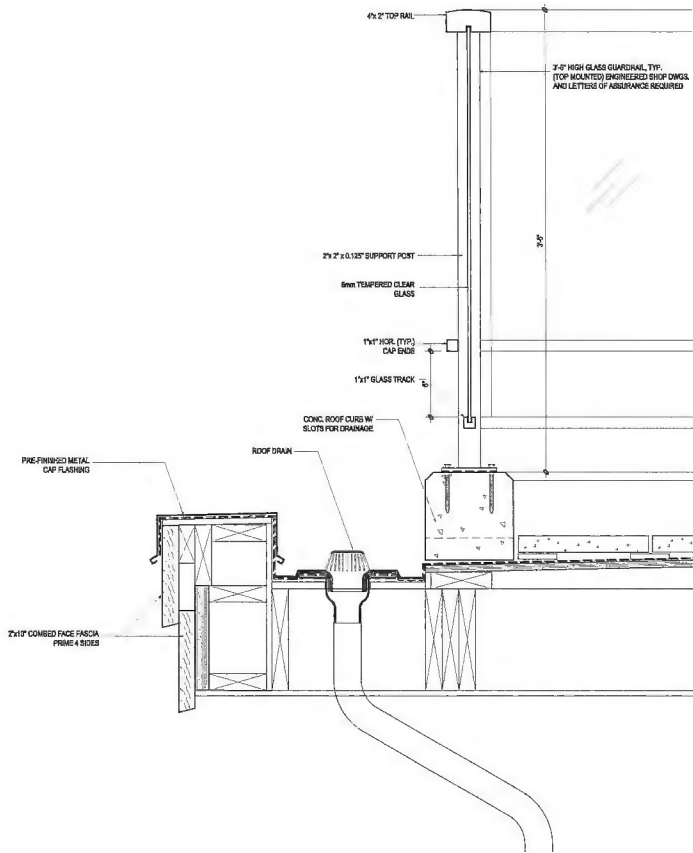
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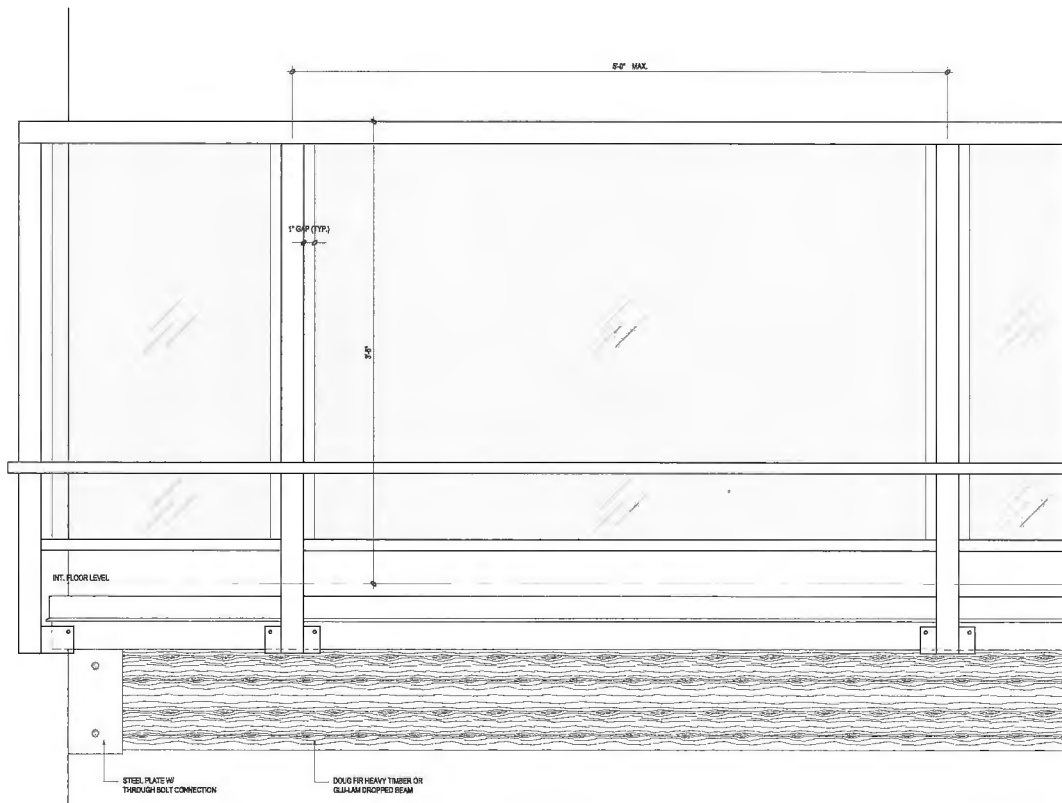
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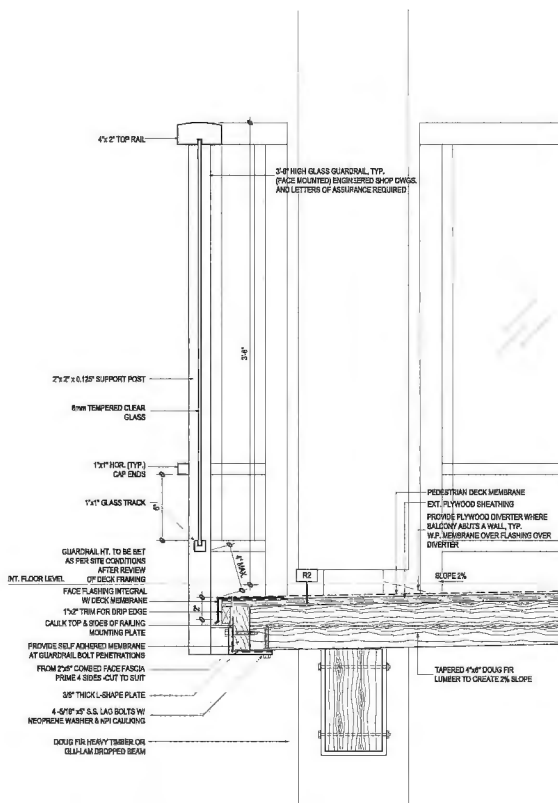
2a TYP. TOP MOUNTED TERRACE RAILING ELEVATION  
SCALE: 1-1/2" = 1'-0"



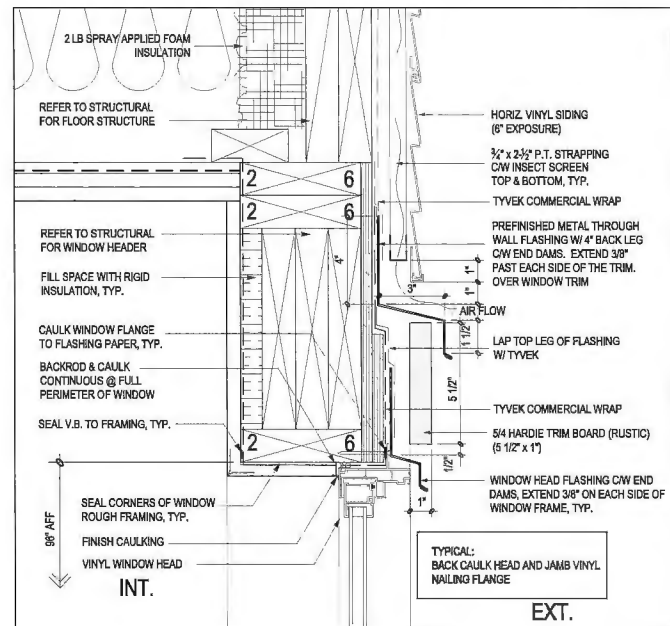
2 TYP. TOP MOUNTED TERRACE RAILING DETAIL  
SCALE: 1-1/2" = 1'-0"



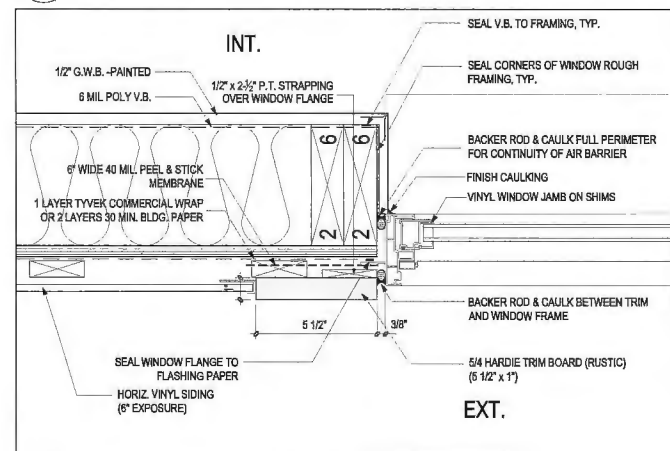
1a TYP. FACE MOUNTED BALCONY RAILING ELEVATION  
SCALE: 1-1/2" = 1'-0"



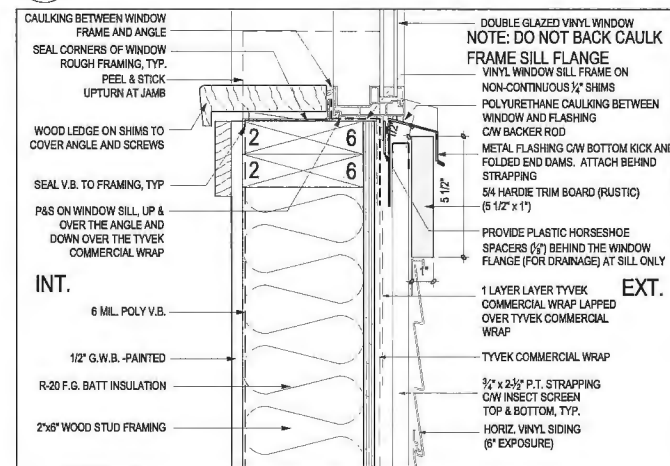
1 TYP. FACE MOUNTED BALCONY RAILING DETAIL  
SCALE: 1-1/2" = 1'-0"



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"



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2. DP RESPONSE 29 MARCH 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: New Coast Lifestyles  
7600 Alderbridge Way  
Richmond, B.C. V6X 2A2

PROJECT: Hamilton Lands  
Parcel 3, Seniors Building  
Westminster Hwy, Richmond BC

DRAWING TITLE: TYP. DETAILS

DATABASE: 1330-A7.0.dwg  
SCALE: 1-1/2"=1'-0"  
PLOTDATE: 02 JUN 2016  
DRAWN: RN  
CHECKED: KSH

PROJECT NO. 1331

DWG. NO. A7.0

DP No: DP 15-716274  
BP No:

DP 15-716274-17



# Landscape Rationale

## Area Revitalization

As part of the revitalization of the Hamilton Lands the development of the seniors' housing facility on Parcel 3 and neighbouring Parcel 2 mixed use development 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 3 the following landscape types are proposed: boulevards, street trees and adjacent soft landscape on Westminster Highway; a south facing, well programmed secure courtyard space; and secure perimeter walking route.

## Pedestrian Connectivity

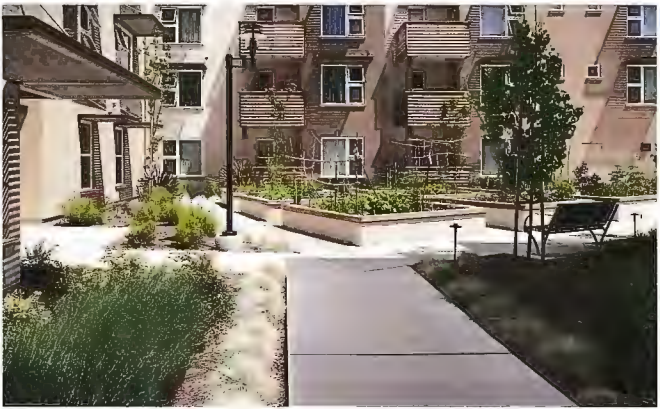
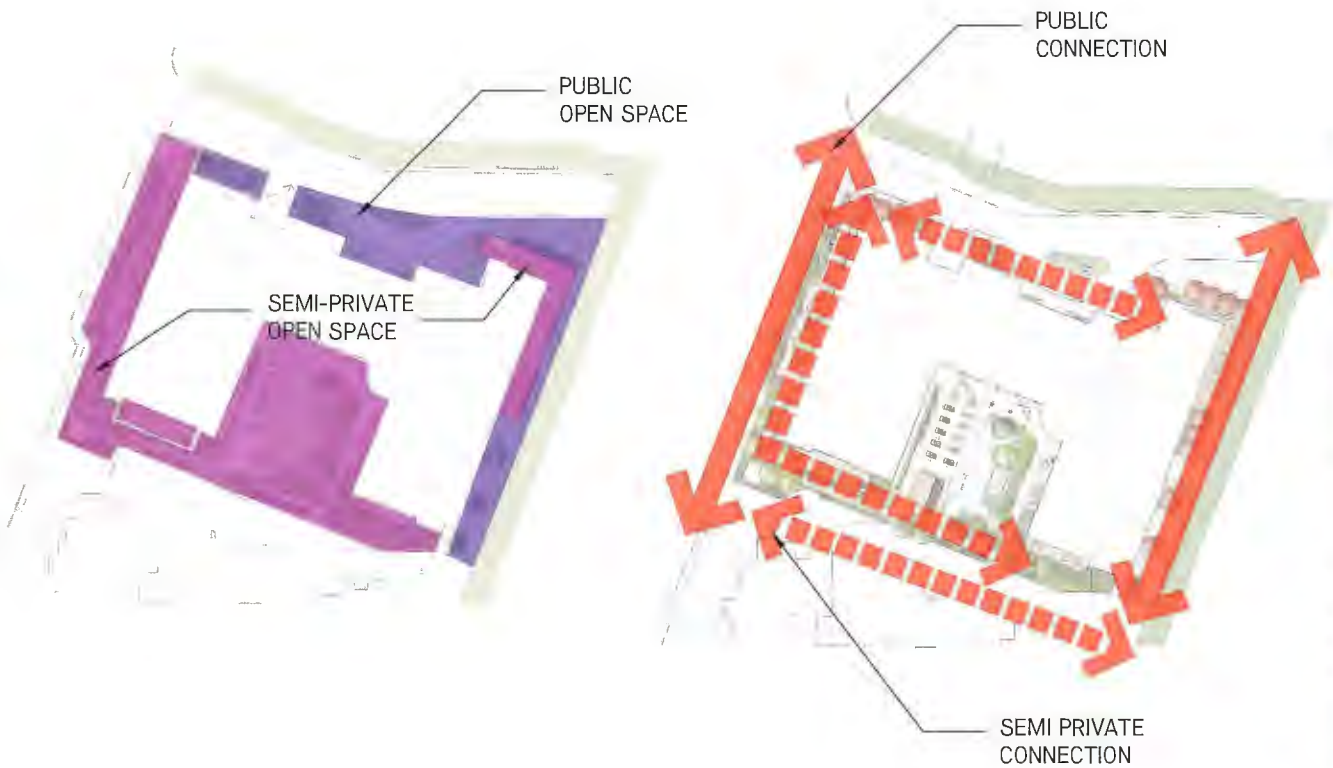
The north-south strollway on the east side of the site will improve pedestrian connectivity within the greater development as it is built out. The east-west pathway between the two parcels provides further connectivity for those living in the Parcel 2 & 3 buildings. A secure walkway on the west side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

## Defining the Edge between Public and Private

Layered plantings screen walls and fences that define the edges between public space and private space on Westminster Highway. Gates located at the north, east, west and south access points delineate the shift from public space to the internal courtyard. To the south planted berms and fencing mark the transition between the Parcel 3 courtyard and walkway to the adjacent parcel. The internal courtyard and west strollway are secure, as is the memory garden, which is separate from all the other spaces.

## Programming and Opportunities for Recreation

The well programmed secured courtyard space provides recreation, socialization and activity space for Parcel 3 residents. Urban agriculture planters and a potting shed provide residents with the facilities for gardening activities for Parcel 3 residents. The shuffle board and gazebo provide opportunities for recreation and socialization within the courtyard. The landscaped walking route extends from the courtyard and following the south and west perimeter of the building providing residents with access to recreation.



**HAPA**

Landscape Architecture  
Urban Design

403 - 375 West Fifth Avenue  
Vancouver BC, V6Y 1J8

604 908 4150  
hapacobo.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
-----	-------------	------

**NCL** NCL MANAGEMENT LTD.  
Suite 436-5880 Dover Crescent  
Richmond, B.C. V7C 5P5

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Hamilton

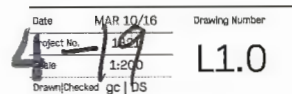
Parcel 3  
Richmond BC

Landscape Concept Plan  
& Rationale

DP 15-710 274-18

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







DETAIL SECTION		CJ	CONTROL JOINT		LIGHTING ON STRUCTURE
DETAIL NUMBER		-EJ-	EXPANSION JOINT		BOLLARD LIGHTING
SHEET ON WHICH DETAIL IS SHOWN		EQ	EQUIDISTANT		WALL LIGHTING
PRIMARY SECTION		PA	PLANTING AREA		
EXTERIOR ELEVATION		TYP	TYPICAL		
REVISION			OUTDOOR AMENITY SPACE AS PER O.C.P.		
			1433 m2		

[illegible]

20

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	TOP 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



NOT FOR CONSTRUCTION

D4	RE-ISSUED FOR DP	JUNE 3/16
D3	RE-ISSUED FOR DP	MAY 10/16
D2	RE-ISSUED FOR DP	MAR.17/16
D1	ISSUED FOR DP	NOV.20/15

No.	Description	Date
-----	-------------	------

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Hamilton

Parcel 3  
Richmond BC

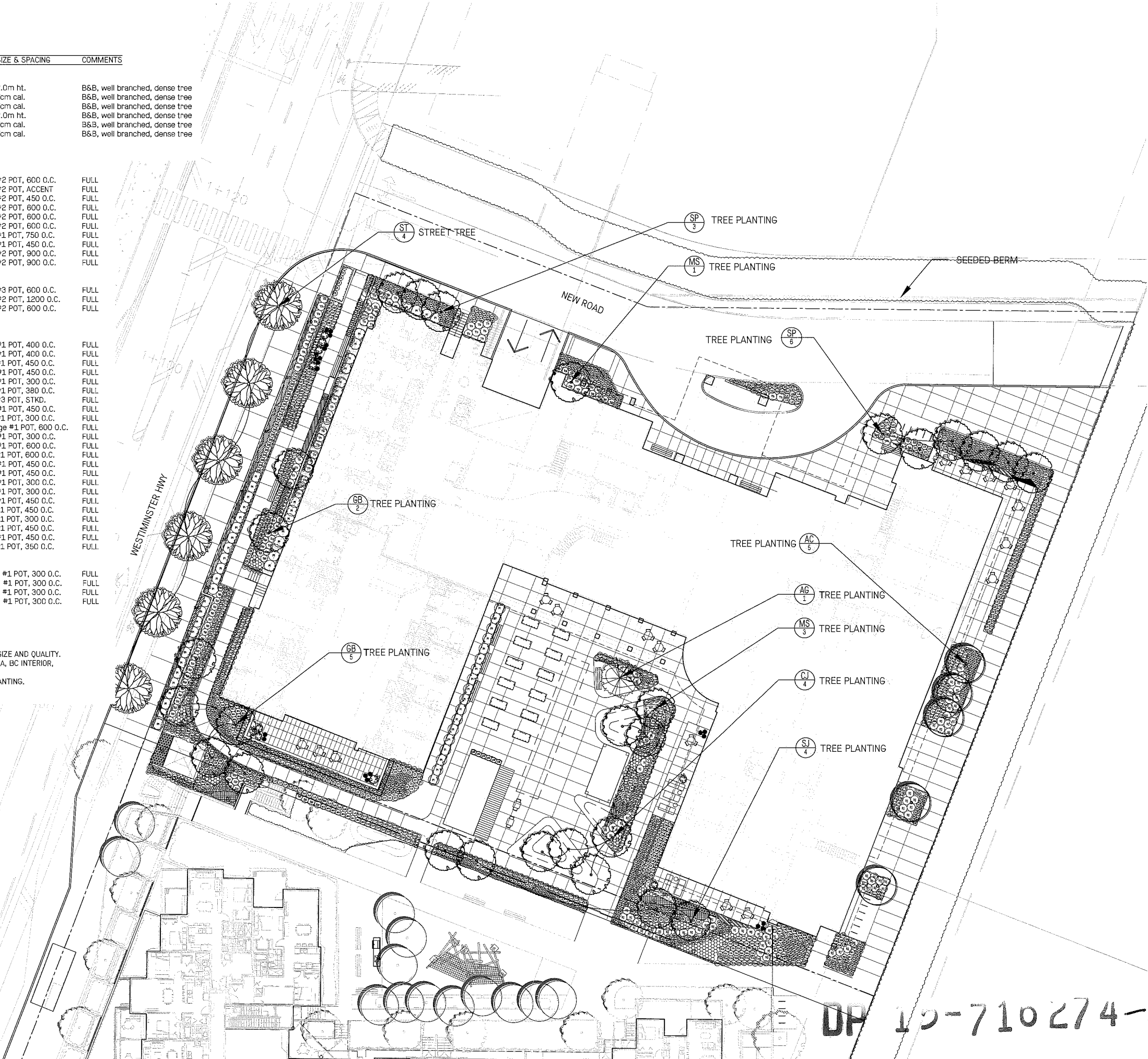
Grading  
Plan

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	4	Acer palmatum	Japanese Maple	2.0m ht.	B&B, well branched, dense tree
CJ	5	Cercidiphyllum japonicum	Katsura	7cm cal.	B&B, well branched, dense tree
GB	4	Ginkgo biloba	Maidenhair Tree	7cm cal.	B&B, well branched, dense tree
MS	4	Magnolia sieboldii	Oyama Magnolia	2.0m ht.	B&B, well branched, dense tree
SP	6	Stewartia pseudocamellia	Japanese Stewartia	7cm cal.	B&B, well branched, dense tree
SJ	4	Styrax japonicus	Japanese Snowbell	7cm cal.	B&B, well branched, dense tree
ST	4	Street Tree (City of Richmond Standard)			
SHRUBS					
Ct	254	Choisya ternata	Mexican Mock Orange	#2 POT, 600 O.C.	FULL
Fg	43	Fothergilla major	Witch Alder	#2 POT, ACCENT	FULL
Gs	55	Gaultheria shallon	Salal	#2 POT, 450 O.C.	FULL
Lo	104	Lonicera pileata	Privet Honeysuckle	#2 POT, 600 O.C.	FULL
Os	27	Osmanthus delavayi	Sweet Olive	#2 POT, 600 O.C.	FULL
Ro	110	Rosmarinus officinalis 'Salem'	Rosemary	#2 POT, 600 O.C.	FULL
Sp	95	Salix purpurea 'Nana'	Dwarf Purple Osier	#1 POT, 750 O.C.	FULL
Sh	196	Sarcococca hookeriana var. humilis	Sweet Box	#1 POT, 450 O.C.	FULL
SJ	93	Spiraea japonica 'goldmound'	Japanese Spirea	#2 POT, 900 O.C.	FULL
Tb	97	Taxus baccata 'Repandens'	Spreading English Yew	#2 POT, 900 O.C.	FULL
HEDGES					
Ce	55	Ceanothus 'Blue Sapphire'	California Lilac	#3 POT, 600 O.C.	FULL
Pl	40	Prunus laurocerasus 'Zabeliana'	Zabel Laurel	#2 POT, 1200 O.C.	FULL
Tm	156	Taxus x media 'Hicksii'	Hick's Yew	#2 POT, 600 O.C.	FULL
GRASSES, FERNS, VINES, AND PERENNIALS					
ac	50	Achillea 'Moonshine'	Yarrow	#1 POT, 400 O.C.	FULL
ag	120	Allium giganteum	Giant Flowering Onion	#1 POT, 400 O.C.	FULL
ar	115	Artemisia 'Sea Foam'	Curlicue Sage	#1 POT, 450 O.C.	FULL
as	80	Asplenium scolopendrium	Hart's Tongue Fern	#1 POT, 450 O.C.	FULL
at	20	Astilbe japonicum	False Spirea	#1 POT, 300 O.C.	FULL
bs	100	Blechnum spicant	Deer Fern	#1 POT, 380 O.C.	FULL
ca	5	Clematis armandii	Evergreen Clematis	#3 POT, STKD.	FULL
ec	44	Echinacea purpurea	Purple Cone Flower	#1 POT, 450 O.C.	FULL
ep	95	Epimedium x youngianum	Bishop's Hat	#1 POT, 300 O.C.	FULL
eu	52	Euphorbia characias ssp. wulfenii	Large Mediterranean Spurge	#1 POT, 600 O.C.	FULL
fg	275	Festuca glauca	Elijah Blue	#1 POT, 300 O.C.	FULL
hk	13	Hakonechloa macra	Japanese Forest Grass	#1 POT, 600 O.C.	FULL
hb	59	Hosta 'Blue Angel'	Blue Angel Hosta	#1 POT, 600 O.C.	FULL
lv	210	Lavandula angustolia 'Munstead'	Lavender	#1 POT, 450 O.C.	FULL
lm	00	Liriope muscari 'Big Blue'	Blue Lily Turf	#1 POT, 450 O.C.	FULL
mo	11	Melissa officinalis	Lemon Balm	#1 POT, 300 O.C.	FULL
oj	148	Ophiopogon japonicus	Mondo grass	#1 POT, 300 O.C.	FULL
pa	20	Perovskia atriplicifolia 'Little Spire'	Compact Russian Sage	#1 POT, 450 O.C.	FULL
ph	140	Pennisetum alopecuroides 'Hameln'	Fountain grass	#1 POT, 450 O.C.	FULL
rf	273	Rudbeckia fulgida	Black-eyed Susan	#1 POT, 300 O.C.	FULL
sn	36	Salvia nemorosa 'Caradonna'	Purple wood sage	#1 POT, 450 O.C.	FULL
sm	68	Smilacina racemosa	False Solomon's Seal	#1 POT, 450 O.C.	FULL
sb	40	Stachys byzantina	Lamb's Ear	#1 POT, 350 O.C.	FULL
GROUND COVER					
ar	88	Arctostaphylos uva ursi	Kinnikinnick	#1 POT, 300 O.C.	FULL
ac	00	Asarum caudatum	Wild Ginger	#1 POT, 300 O.C.	FULL
pa	140	Pachysandra terminalis	Japanese Spurge	#1 POT, 300 O.C.	FULL
tp	48	Thymus praecox	Creeping Thyme	#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.



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Urban Design  
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Vancouver BC, V5Y 1J6

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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 3  
Richmond BC

Planting  
Plan

Project No.	1321	Scale	1:200	Drawn/Checked	gc   DS
MAR 10/16	1321	1:200	gc   DS	L1.3	





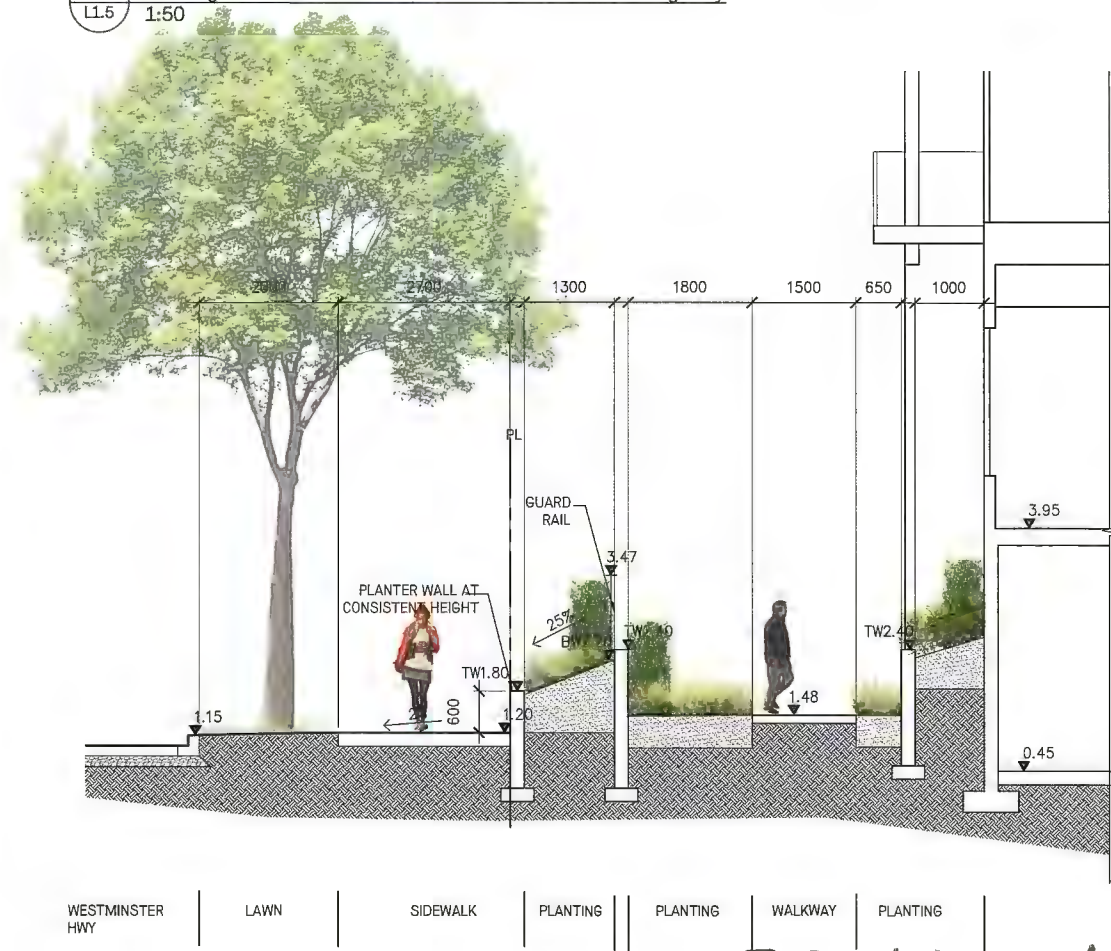
1  
L1.5  
Seniors' Housing Frontage at Westminster Highway  
1:50



2  
L1.5  
Planting at Stairs Between Parcel 2 & 3 at Westminster Highway  
1:50



1A  
L1.5  
Seniors' Housing Frontage at Westminster Highway - South  
1:50



1B  
L1.5  
Seniors' Housing Frontage at Westminster Highway - North  
1:50

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02	RE-ISSUED FOR DP	MAR.17/16
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Hamilton

Parcel 3  
Richmond BC

Landscape Sections

DP 15-716274-23

Date	MAR 10/16	Drawing Number
Project No.	1321	L1.5
Scale	as shown	
Drawn/Checked	gc/DS	





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

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

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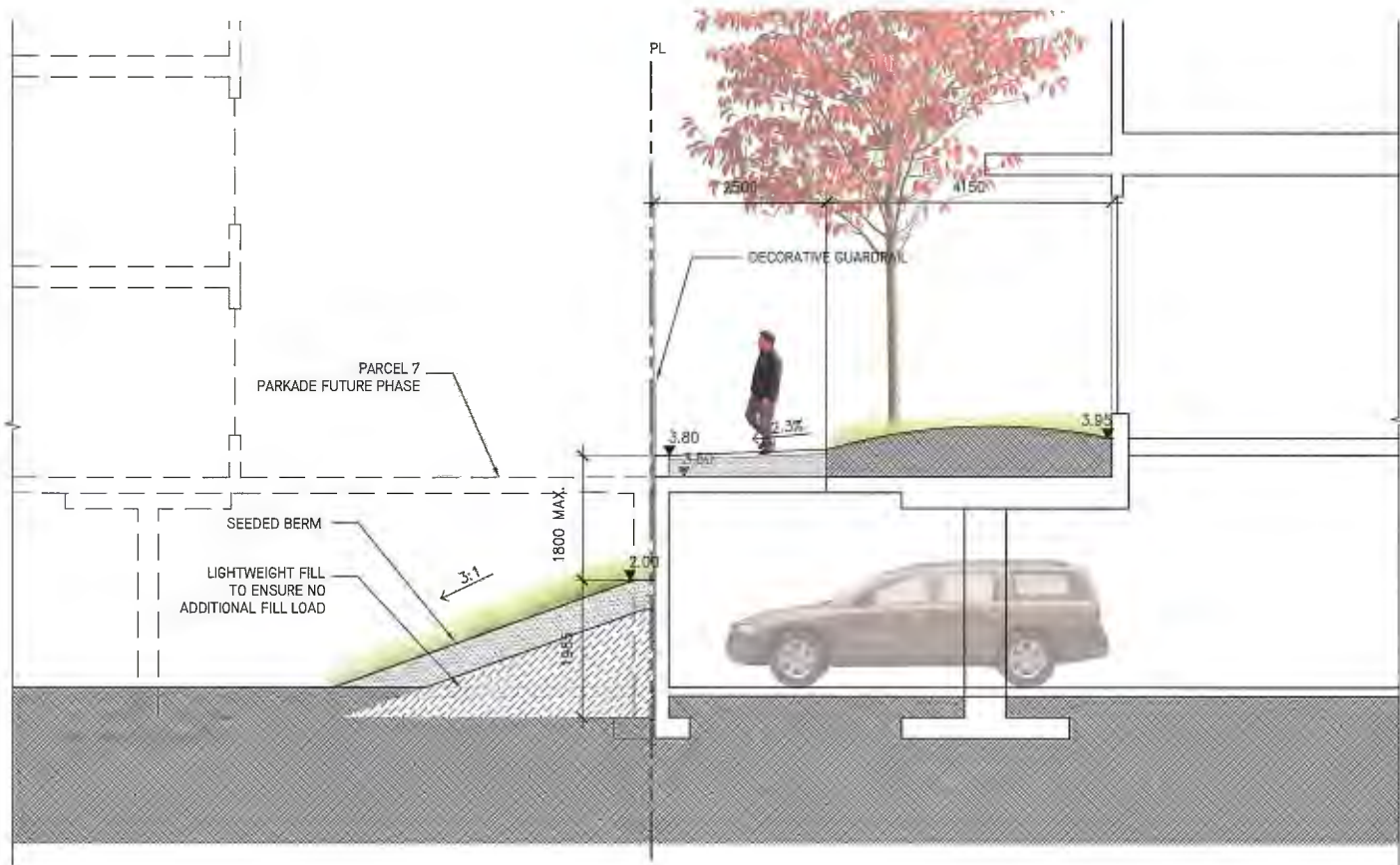
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Parcel 3  
 Richmond BC

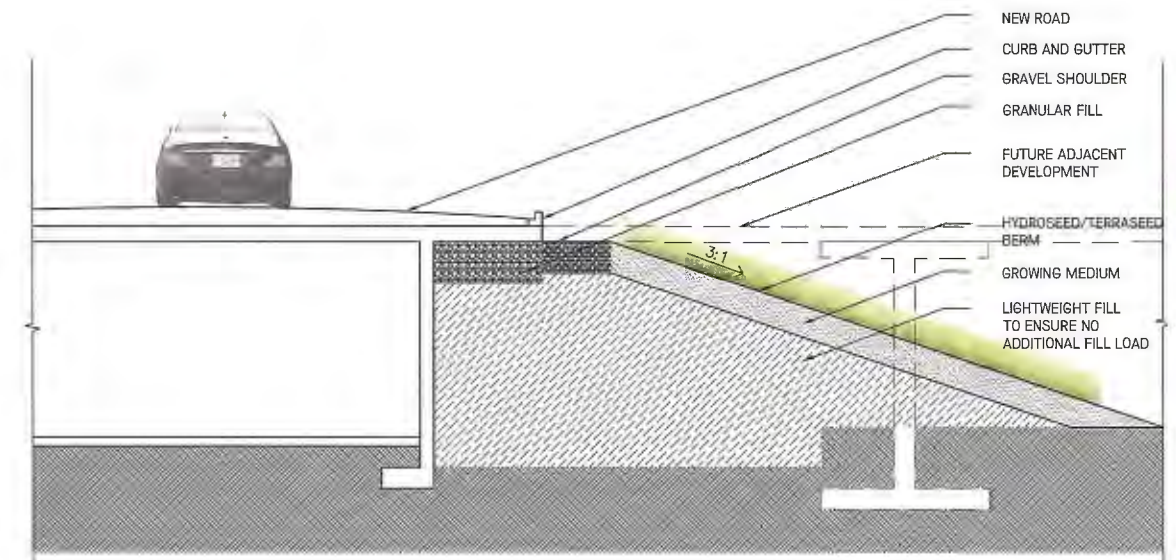
Landscape Sections

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



PARCEL 7 FUTURE DEVELOPMENT INTERIM WALKWAY PLANTING PARCEL 3 BUILDING

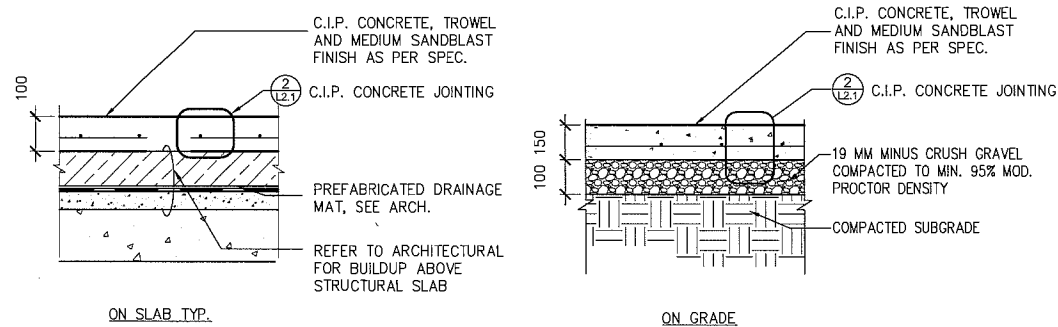
2 Parcel 3 Interim Walkway at Future Development  
 L1.6 1:50



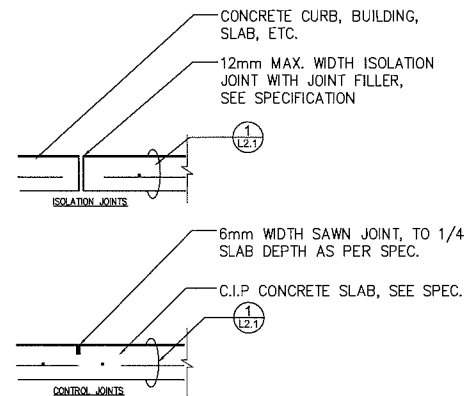
NEW ROAD AT PARCEL 3 PARCEL 7 FUTURE DEVELOPMENT

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

DP 12-710214-24

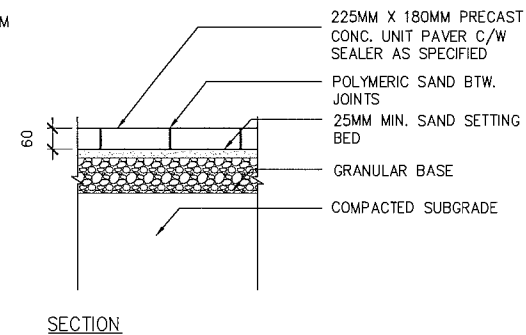


1 PAVING TYPE A - CIP CONCRETE PAVING  
L2.1 1:10

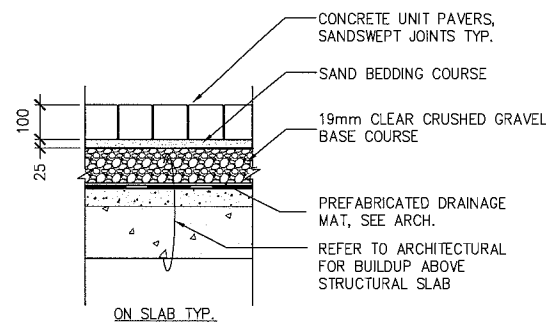


2 CIP CONCRETE JOINTING TYP.  
L2.1 1:10

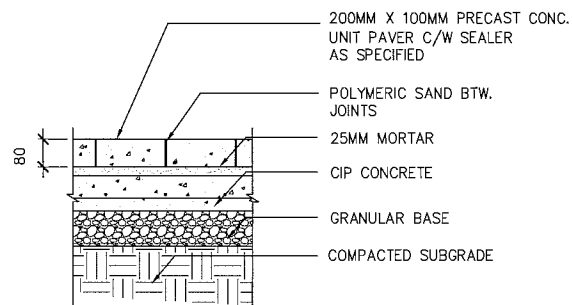
NOTE:  
CONSTRUCT ALL CONTROL JOINTS  
AT CONSISTENT WIDTH  
CUT JOINTS BEFORE RANDOM  
CRACKING OCCURS



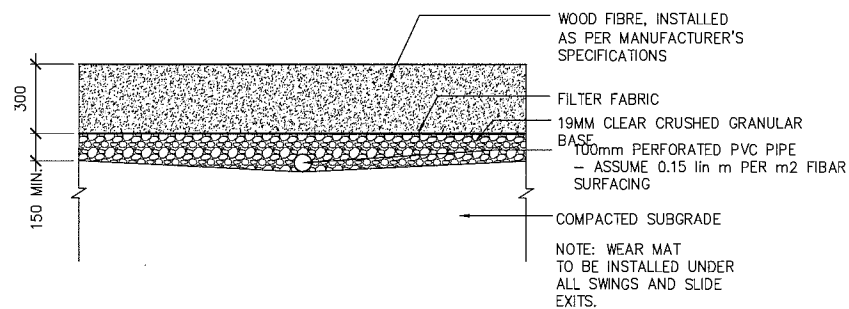
3 PAVING TYPE B - PEDESTRIAN UNIT PAVING  
L2.1 1:10



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



X PAVING TYPE - VEHICULAR UNIT PAVING  
L2.1 1:10



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

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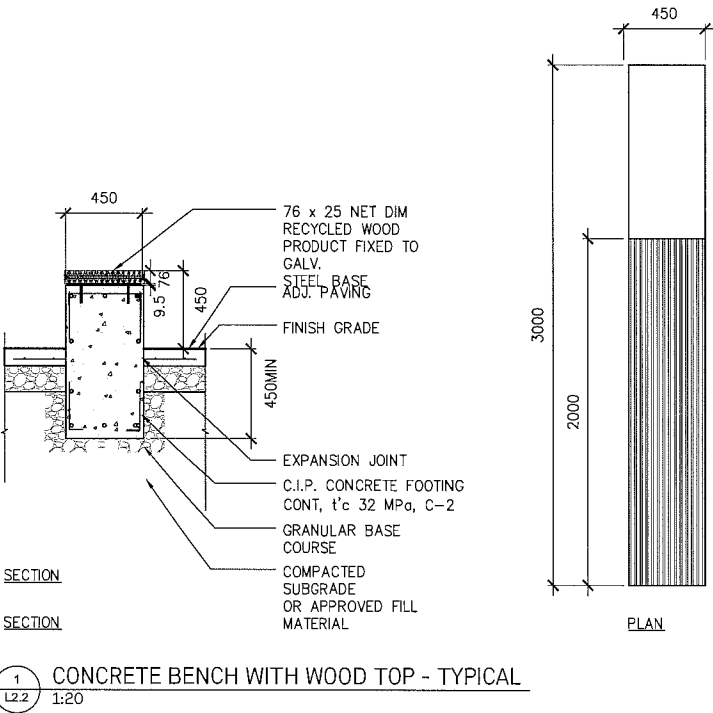
Hamilton

Parcel 3  
Richmond BC

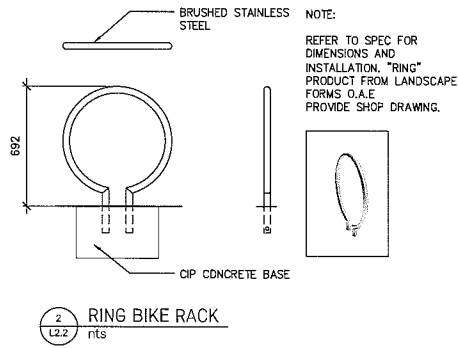
Paving Details

DP 15-710274-25

Date	MAR 10/16	Drawing Number
Project No.	1321	L2.1
Scale	as shown	
Drawn/Checked	gc/DS	



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



2 RING BIKE RACK  
L2.2 nts



3 GATE PRECEDENT  
L2.2 nts

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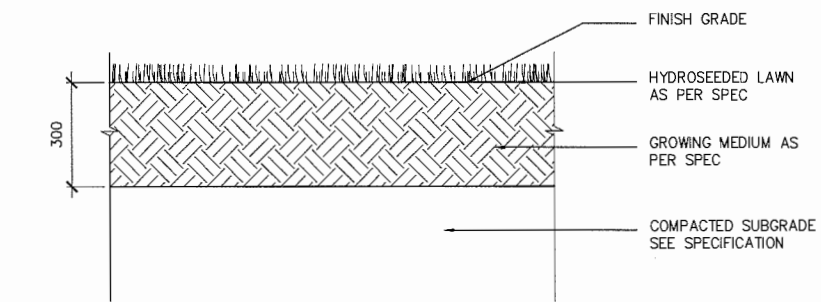
Parcel 3  
Richmond BC

Site Furnishings  
Details

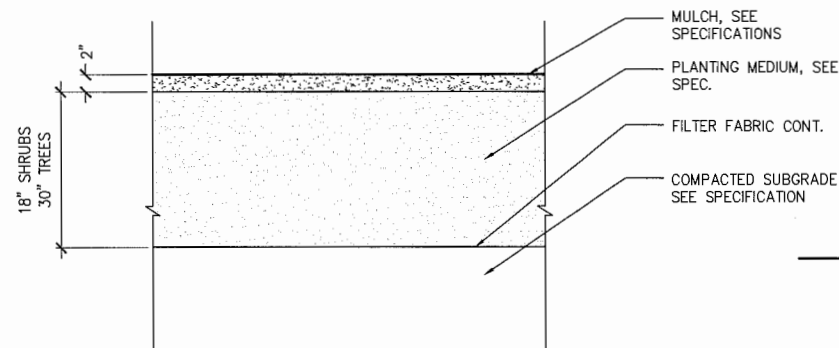
DP 12-110214-26

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



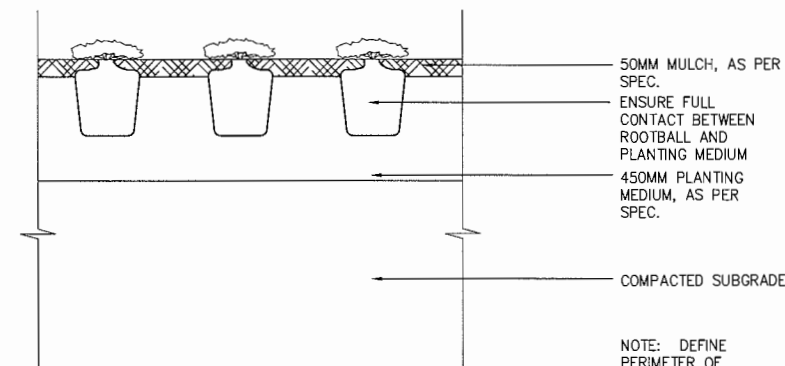
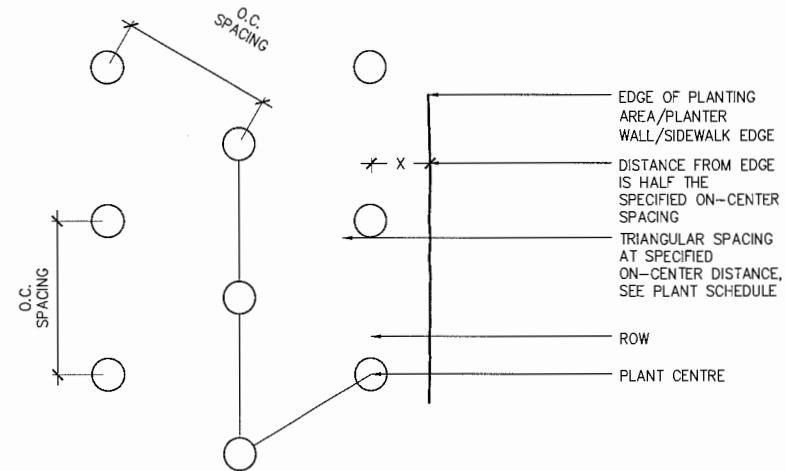


LAWN PLANTING ON GRADE



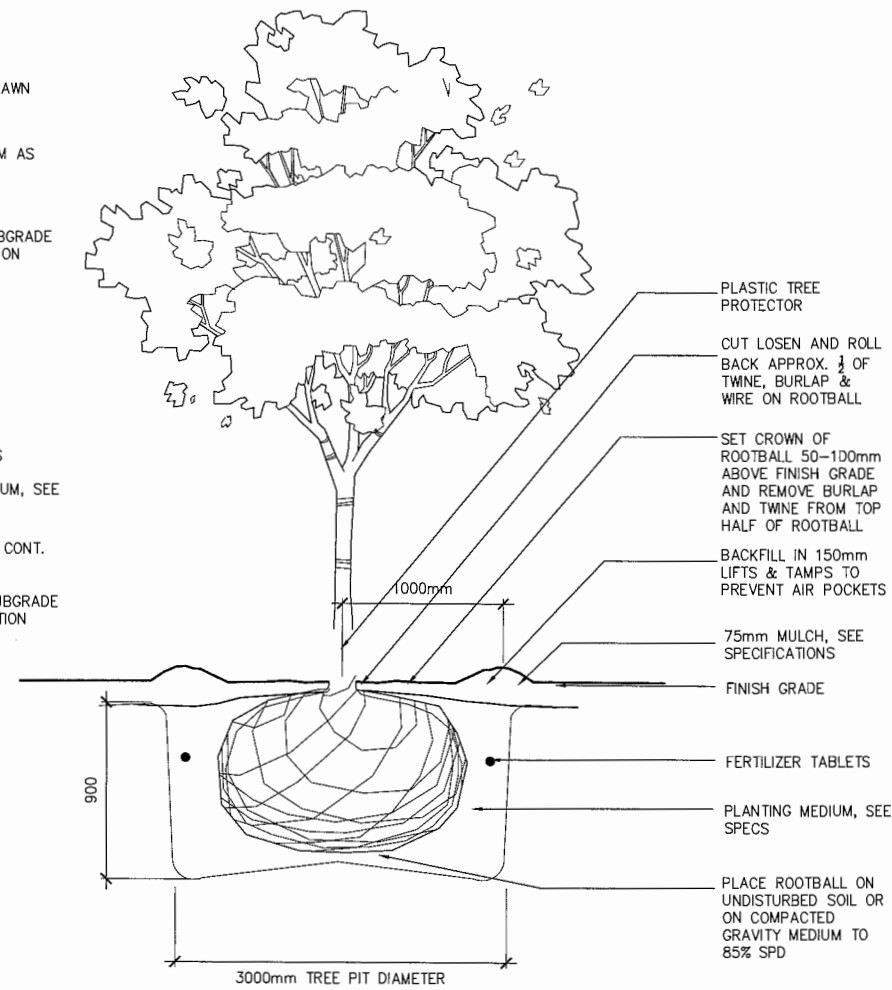
SHRUB/TREE PLANTING ON GRADE

x L4.1 NTS



x L4.1 NTS

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



x L4.1 NTS

TREE PLANTING ON GRADE

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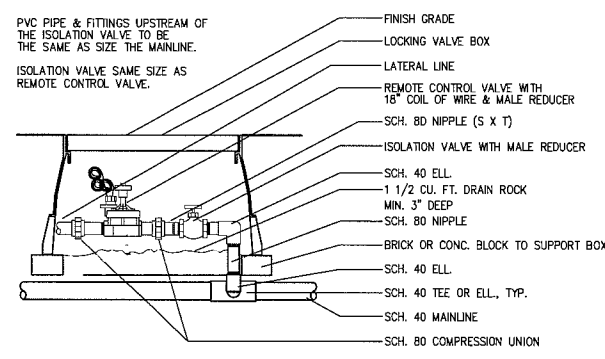
Hamilton

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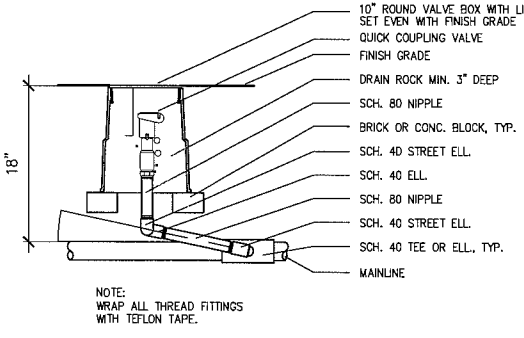
Planting  
Details

DP 15-710274-27

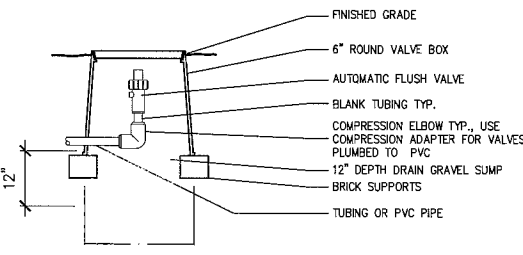
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Project No.	1321	L2.3
Scale	as shown	
Drawn/Checked	gc   DS	



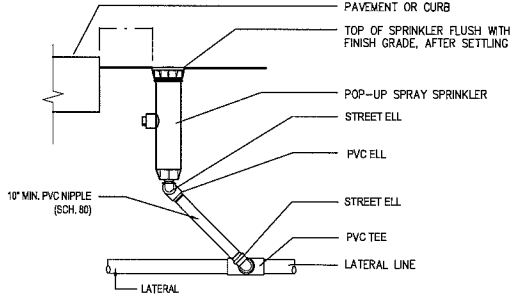
1  
L4.70 1:10  
REMOTE CONTROL VALVE



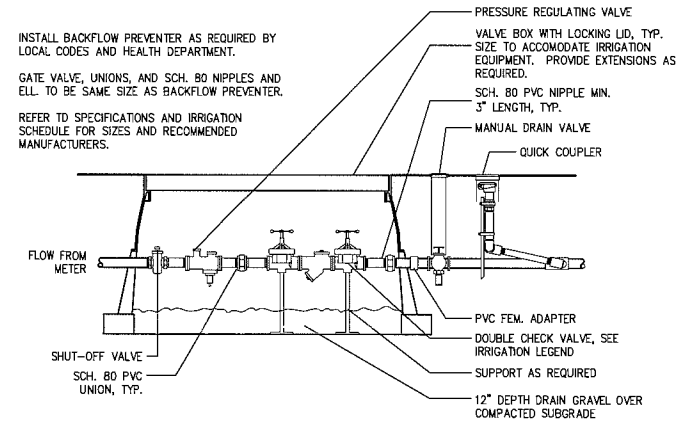
4  
L4.70 1:10  
QUICK COUPLER



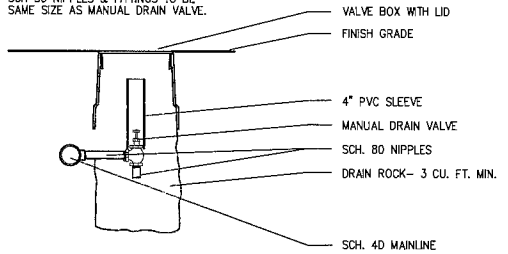
7  
L4.70 1:10  
AUTOMATIC FLUSH VALVE



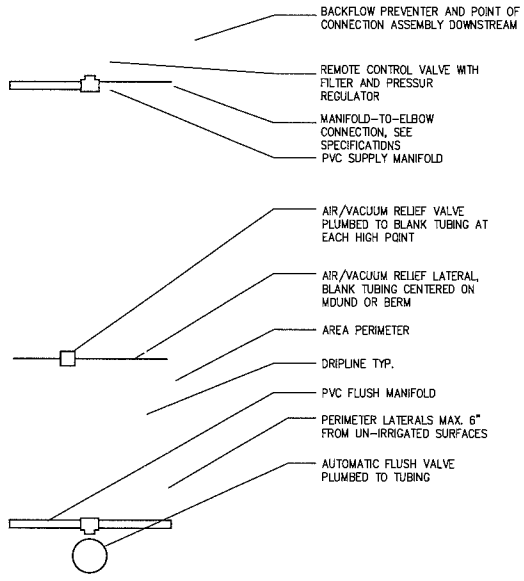
10  
L4.70 1:10  
SPRAY POP-UP SPRINKLER



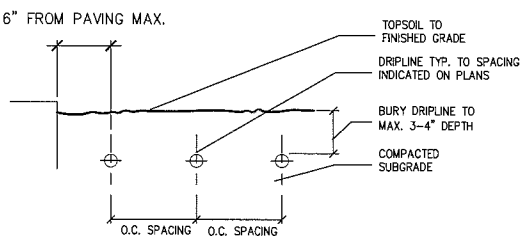
2  
L4.70 1:10  
REMOTE CONTROL VALVE



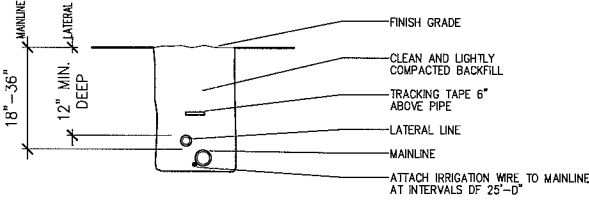
5  
L4.70 1:10  
MANUAL DRAIN VALVE



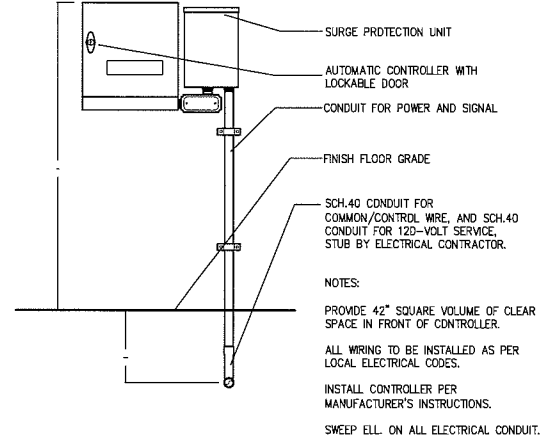
8  
L4.70 1:10  
DRIP LAYOUT TYP.



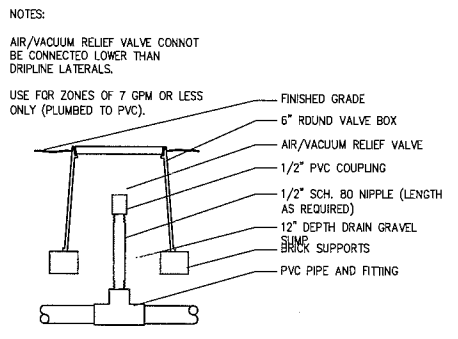
11  
L4.70 1:10  
DRIP LAYOUT PROFILE



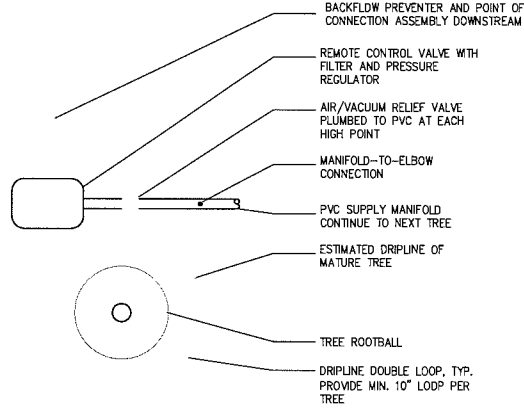
12  
L4.70 1:10  
IRRIGATION TRENCH PROFILE TYP.



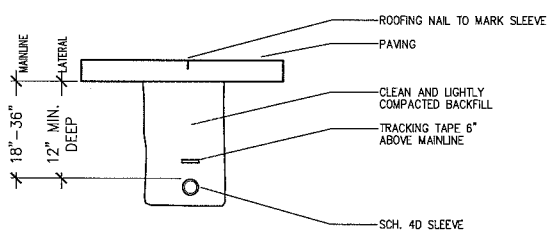
3  
L4.70 1:10  
IRRIGATION CONTROLLER



6  
L4.70 1:10  
AIR VACUUM RELIEF VALVE



9  
L4.70 1:10  
TREE DRIP LAYOUT TYP.



13  
L4.70 1:10  
IRRIGATION SLEEVING TYP.

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Hamilton  
Parcel 3  
Richmond BC

Irrigation  
Details

DP 15-710214-28





View at Westminster Hwy & New Road (Mid-Aerial View)



View at Westminster Hwy & New Road

E:\ACAD\03\2013\1331\DP\1331-A0.1.DWG



Rositch Hemphill Architect

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

t 604.669.6002  
f 604.669.1091

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ISSUED:	DATE:
1. D P APPLICATION	20 NOV. 2015
2. DP RESPONSE	29 MARCH 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

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ARCHITECTURAL SEAL:

CLIENT:  
**New Coast Lifestyles**  
NCL  
7600 Alderbridge Way  
Richmond, B.C. V6X 2A2

PROJECT:  
**Hamilton Lands**  
Parcel 3, Seniors Building  
Westminster Hwy, Richmond BC

DRAWING TITLE:  
**CHARACTER SKETCH**

DATABASE: 1331-A0.1.dwg  
SCALE: NTS  
PLOTDATE: 06 JUN 2016  
DRAWN: LB  
CHECKED: KSH  
PROJECT NO. 1331

DWG. NO.  
**A0.1**

DP No: DP 15-716274  
BP No:

DP 15-716274  
Reference



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Strollway and New Road - View Looking Southwest

DP 15-710274  
Reference



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03 JUNE 2016

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7600 Alderbridge Way  
Richmond, B.C. V6X 2A2

PROJECT:  
Hamilton Lands  
Parcel 3, Seniors Building  
Westminster Hwy, Richmond BC

DRAWING TITLE:  
CHARACTER SKETCH

DATABASE: 1331-A0.1.dwg  
SCALE: NTS  
PLOTDATE: 02 JUN 2016  
DRAWN: LB  
CHECKED: KSH

PROJECT NO. 1331

DWG. NO. A0.2

DP No: DP 15-716274  
BP No:



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DP 15-716274  
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CLIENT:  
 New Coast Lifestyles  
7600 Alderbridge Way  
Richmond, B.C. V6X 2A2

PROJECT:  
**Hamilton Lands**  
Parcel 3, Seniors Building  
Westminster Hwy, Richmond BC

DRAWING TITLE:  
**3D IMAGES**

DATABASE: 1331-A0.1.dwg  
SCALE: NTS  
PLOTDATE: 02 JUN 2016  
DRAWN: LB  
CHECKED: KSH

PROJECT NO.  
**1331**

DWG. NO.  
 **A0.3**

DP No: DP 15-716274  
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



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03 JUNE 2016

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 **New Coast Lifestyles**  
7600 Alderbridge Way  
Richmond, B.C. V6X 2A2

PROJECT:  
**Hamilton Lands**  
Parcel 3, Seniors Building  
Westminister Hwy, Richmond BC

DRAWING TITLE:  
**AERIAL PERSPECTIVE VIEWS**

DATABASE: 1331-A0.1.dwg  
SCALE: NTS  
PLOTDATE: 02 JUN 2016  
DRAWN: LB  
CHECKED: KSH

PROJECT NO. **1331**

DWG. NO. **A0.4**

DP No: DP 15-716274  
BP No:

**DP** 15-716274  
Reference



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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 15-710274  
Reference



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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:  
 **New Coast Lifestyles**  
7600 Alderbridge Way  
Richmond, B.C. V6X 2A2

PROJECT:  
**Hamilton Lands**  
Parcel 3, Seniors Building  
Westminster Hwy, Richmond BC

DRAWING TITLE:  
**SHADOW DIAGRAM**

DATABASE: 1331-A0.4.dwg  
SCALE: NTS  
PLOTDATE: 02 JUN 2016  
DRAWN: LB  
CHECKED: KSH

PROJECT NO. **1331**

DWG. NO. **A0.5**

DP No: DP 15-716274  
BP No:



