



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: November 14, 2016

From: Wayne Craig
Director of Development

File: DP 16-741981

Re: **Application by Townline Gardens Inc. for a Development Permit at
10780 No. 5 Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of one (1) 10-storey residential building and three (3) 3-storey residential buildings at 10780 No. 5 Road on a site zoned "Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) For the most westerly building (Building E1), increase the maximum height over a parkade structure from six (6) storeys and 25.0 m, to ten (10) storeys and 33.6 m; and
 - (b) For the most westerly building (Building E1), increase the allowable projection of unenclosed balconies into a side yard setback abutting the Agricultural Land Reserve, from a maximum of 0.9 m to 1.8 m.


Wayne Craig
Director of Development

WC:hc
Att.

Staff Report

Origin

Townline Gardens Inc. has applied to the City of Richmond for permission to develop one (1) 10-storey residential building (Building E1 – ‘The Dahlia’) and three (3) 3-storey residential buildings (Building F1/F2/F3 – ‘The Jasmine’) all above an underground parkade. The development would have 180 housing units in total: Building E1 would have 157 apartment units; and Buildings F1/F2/F3 would have 23 townhouse units.

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

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

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

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

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

In June 2016, Council approved a Development Permit (DP 15-708397) for Phase 3 for two (2) eight-storey residential buildings (Building E1 – ‘The Dahlia’ and Building E2 – ‘The Calla’) and one (1) four-storey residential building (Building F – ‘The Jasmine’). This Development Permit includes two variances: one for building height and the other for projection of balconies into a side yard setback abutting an agricultural landscape buffer. Construction of Building E2 (‘The Calla’) will occur under DP 15-708397 and the issuance of a Building Permit is pending.

The applicant has applied for a new Development Permit (DP 16-741981) for the remainder of the site development (Building E1 – ‘Dahlia’ and Building F – ‘Jasmine’) through a revised

scheme that minimizes the number of housing units adjacent to the future Highway 99 road interchange. This would be achieved through replacing one (1) four-storey apartment building (Building F – ‘Jasmine’) with a cluster of three (3) three-storey townhouse buildings (Buildings F1/F2/F3 – ‘Jasmine’). Additionally, the surplus floor area would be redistributed to Building E1 (‘Dahlia’) through an increase in height from eight storeys and 26.9 m to ten storeys and 33.53 m. A new variance is required to permit the proposed increased height, which exceeds the maximum six-storey (25 m) in the “Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)” Zone. A second variance is required for the projection of balconies into the agricultural landscape buffer, which is identical to the previously approved variance for Building E2 (‘Calla’) (DP 15-708397).

This proposal for Phase 3 is the fourth Development Permit for the overall development project.

Surrounding Development

- North: A 12.2 acre dedicated ‘Agricultural Park’ zoned “Agriculture and Botanical Show Garden (ZA3) – Fantasy Gardens (Ironwood)”.
- South: Building A and Building B in Phase 1 of ‘The Gardens’ are immediately south of proposed Building E1, Building E2 and Building F across the traffic end point at the east end of the internal east-west shopping high street.
- East: Beyond the development site is Highway 99, separated from the development site by a tall, evergreen hedge (within the subject site) and a large drainage ditch (within the highway right-of-way). Properties to the east of Highway 99 are agricultural.
- West: Across No. 5 Road is an established, single-family neighbourhood with lots fronting No. 5 Road zoned “Single Detached (RS1/E)” and a townhouse project zoned “Low Density Townhouse (RTL4)” that fronts onto No. 5 Road.

Development Information

The proposal to develop one (1) mid-rise (10-storey) apartment building and three (3) low-rise (three-storey) townhouse buildings, is generally consistent with ‘The Gardens’ master plan that was presented to Council at the time of the rezoning (RZ 08-0450659). Vehicle access was provided to the site in Phase 1 of the overall development and includes a right-in only access from Steveston Highway, and a two-way access from the signalized intersection at No. 5 Road. Pedestrians enter the site from points along No. 5 Road and Steveston Highway and two (2) public paths which will eventually connect the overall subject site to the ‘Agricultural Park’.

The attached Development Application Data Sheet (Attachment 2) provides a comparison of the proposed development data with the relevant Bylaw requirements.

Related Policies and Bylaws

Official Community Plan (OCP)

The subject site is designated as “Limited Mixed Use” in the Official Community Plan (OCP), and the proposal is consistent with the vision for the area as medium-density, mid-rise housing with limited commercial, industrial, office, institutional or community uses. This application also complies with Shellmont Area Plan “Ironwood Sub-Area” policies and design guidelines.

Flood Plain Designation and Protection (Bylaw 8204)

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

Affordable Housing Strategy

In accordance with the Affordable Housing Strategy, the applicant is required to provide 5% of total residential floor area as affordable housing units which for Phase 3 are 16 units in total. In the previously approved Development Permit application (DP 15-708397) for Phase 3, the applicant’s proposal had the distribution of 16 units as follows:

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

The current proposal is to redistribute the affordable housing units previously located in Building F as follows:

- Building E1 will have have one (1) accessible one-bedroom; six (6) two-bedrooms; and five (5) three-bedrooms;
- Building E2 would have four (4) three-bedrooms (approved in DP 15-708397);
- Building F would have no affordable housing units.

The following is a chart that compares the current Housing Covenant and the proposed changes.

	Previous DP 15-708397	Current DP 16-741981
Studio	1	0
Accessible 1-Bedroom	1	1 (Building E1)
1-Bedroom	0	0
2-Bedroom	6	6 (Building E1 = 6)
3 Bedroom	8	9 (Building E2 = 4, Building E1 = 5),
Total area of units (ft²)	14,260 ft ²	14,716 ft ²

The affordable housing units in Building E2 ('Calla') are unaffected by this proposal and the affordable housing units in Building E1 ('Dahlia') are identified in the interior plans for the current proposal (DP 16-741981). The existing Housing Covenant must be amended to redistribute the 16 units and this amendment is included in the Development Permit conditions. As the Housing Agreement would remain the same, it is not necessary to amend the Housing Agreement Bylaw.

OCP Accessibility Policy

The proposal includes 15 out of 16 affordable housing units that would meet basic universal access design requirements to be easily adaptable to accommodate a resident in a wheelchair. These single-storey units are required to incorporate all accessibility provisions in the Basic Universal Housing Features section of Richmond Zoning Bylaw 8500.

The proposed development includes one (1) barrier-free unit in Building E1 to be designed to be fully accessible at the time of construction for a resident in a wheelchair.

OCP Crime Prevention Through Environmental Design (CPTED)

The development proposal will include standard CPTED features as articulated by the applicant in the Development Permit plans. For example, the size of the apartment buildings will ensure there are many sets of 'eyes on the street', and access to the underground parkade is restricted.

Public Art Program (Policy 8703)

Rezoning conditions for The Gardens included the provision of public art for all phases. Artist Joel Berman delivered two pieces for Phases 1 and 2. The remaining amount for Phase 3 was \$143,419, which was secured prior to the issuance of the previous Development Permit (DP 15-708397) through a Letter of Credit with a letter from the applicant that commits to the timeframe for the production and installation of public art.

Childcare Facility

In accordance with the rezoning conditions, registration of a legal agreement for the City-owned childcare facility was required prior to zoning bylaw adoption. The conditions of the earlier Phase 3 Development Permit (DP 15-708397) included the release and replacement of this agreement with a Restrictive Covenant (RC) to secure a construction agreement. The construction agreement has since been registered on title and includes plans, a budget and the completion and occupancy of the childcare facility, which must occur prior to occupancy of any Phase 3 building (DP 15-708397/ DP 16-741981).

Agricultural Landscape Buffer Zone and Maintenance Plan

The applicant is proposes no changes to the agricultural landscape buffer from the earlier Phase 3 application (DP 15-708397). Registration of a legal agreement for an Agricultural Landscape Buffer Zone and Maintenance Plan was also required as a condition of the rezoning. The legal

agreement terms required that the applicant provide a plan with the appropriate details for the buffer zone between the north property line of the subject site and the 'Agricultural Park'. Prior to the issuance of the previous Development Permit (DP 15-708397), the agreement was released and simultaneously replaced with a RC with the landscape plan and maintenance provisions and a Statutory Right-of-Way to allow for the City to maintain the buffer area in the event that the strata corporation does not fulfill legal obligations for maintenance. Costs for the landscaping plan were included in the landscaping estimate for the subject site and were a component of the landscaping security.

Riparian Management Area Landscape and Maintenance Plan

The current proposal does not include any changes to the Riparian Management Area (RMA) along the east edge of the subject site. At the time of rezoning, the conditions included the registration of a legal agreement for a RMA Landscape and Maintenance Plan, prior to the bylaw adoption. This required that the applicant engage a qualified environmental professional (QEP) to prepare a plan to enhance the RMA in the short-term and preserve and maintain the RMA over the long-term. The RMA is partially located along the east edge of the subject site and partially on the Ministry of Transportation and Infrastructure (MoTI) lands along the Highway 99 corridor. The applicant's QEP prepared the RMA plan, including the MoTI portion, and the applicant agreed to cover all costs for the works through security for the off-site improvements. Prior to the issuance of the previous Development Permit (DP 15-708397), the agreement was released and replaced with a registered RC with the RMA plan and a Statutory Right-of-Way to allow for the City to maintain the RMA should the strata corporation not fulfill the legal obligations for long-term maintenance.

Noise and CHMC Standards

Registration of a legal agreement for noise attenuation was required as a condition of the rezoning. As per its requirements, the applicant has provided an acoustical engineering report which assesses that the proposed apartment and townhouse designs for Phase 3 (DP 15-708397/ DP 16-741981) will meet all of the applicable CMHC standards for mitigation of traffic-related noise. It should be noted that this report was based on the most recent available data for future conditions for Highway 99 as part of the George Massey Tunnel Replacement (GMTR) project.

Rezoning and Public Hearing Results

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

Public Consultation

As The Gardens master plan vision at the time of rezoning was mid-rise buildings between four and six storeys, the applicant held an Open House on September 13, 2016, to gather feedback on the proposal primarily with respect to the height variance for the ten-storey apartment building.

The applicant has provided a report that summarizes the steps taken in the public consultation (Attachment 3) and the feedback results. As stated in this report, a Public Notice was sent to households within an identified mail-out area, and a survey was available at the event. There were 43 public participants at the Open House and six (6) individuals completed the survey: four (4) respondents indicated support and two (2) had concerns related to traffic circulation at the intersections of Highway 99 and Steveston Highway and Steveston Highway and No. 5 Road. Verbal comments included similar concerns about traffic conditions and noise impacts. Other feedback focused on the ten-storey apartment and ranged from support for creation of a dense urban environment to the visual prominence of the building as seen from the neighbourhood to the north and west, and the future park to the north.

Zoning Compliance/Variances

The proposed scheme attached to this report has satisfactorily addressed urban design issues and responded to staff comments in the review process for this Development Permit application. The proposal is generally consistent with applicable sections of the Official Community Plan (OCP) Bylaw 9000 and Schedule 2.8A – Shellmont Area – Ironwood Sub-Area Plan in the OCP Bylaw 7100 including site-specific design guidelines. Two (1) zoning variances are required as below.

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

- (a) For the most westerly building (Building E1), increase the maximum height over a parkade structure from six (6) storeys and 25.0 m, to ten (10) storeys and 33.6 m.

Staff support the variance for building height because the relocation of residential floor area away from the future Highway 99 road interchange would significantly improve liveability for the more residents than the previous proposal. Additionally, the form and massing of Building E1 ('Dahlia') has been designed to minimize the visual impact of the increased height as seen from the internal high-street, the future park to the north, and the neighbourhood to northwest.

- (b) For the most westerly building (Building E1), increase the allowable projection of unenclosed balconies into a side yard setback abutting the Agricultural Land Reserve, from a maximum of 0.9 m to 1.8 m.

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

Urban Design Response

Advisory Design Panel Comments

The Advisory Design Panel recommended support for this Development Permit application. A copy of the relevant excerpt from the Advisory Design Panel Minutes from October 19, 2016 is attached (Attachment 3). The design response from the applicant is included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

Analysis

Conditions of Adjacency and Streetscape

The proposed design of Building E1 and Buildings F1/F2/F3 respect adjacent properties and neighbouring land uses to ensure urban design is well-suited to the site in the following ways.

- Buildings E1 would have some shadow impacts on the 'Agricultural-Park' and nearby neighbourhood to the northwest but these are limited to the winter months.
- The proposed development would not have a negative impact on public views from the 'Agricultural Park', looking south:
 - The increased height for Building E1 would not change the appearance of the building at eye level as seen from the future park. Also the larger step backs in building form of the north elevation and the choice of white for exterior finishes would serve to lighten the building's appearance.
 - Though the above-grade exterior of the parking roof deck would be visible along the north edges of the subject site, the 'blank wall' appearance would be softened through plantings in the Agricultural Buffer and trees in the front of Building F1.
- The views of Buildings F1/F2/F3 from Highway 99 would be somewhat screened from view due to the existing tall, evergreen hedge.
- The relationships between Buildings E1, E2 and F2/F3 would form a north streetscape:
 - Building E1 would complete the sense of enclosure with Building D along the internal road and the L-shaped mirroring of Buildings E1 and E2 would create the edges of an enclosed plaza between the two buildings.
 - The creation of three-storey brick veneer 'frame' along the south elevations of Buildings E1 and E2 would be complementary to the height of the commercial storeys along the north elevations of Buildings A and B. Together these four buildings would form the streetscape along an internal east-west retail street.
 - The three-storey height of Buildings F2 would complement the three-storey podium of Building E2 and their respective east/west elevations would add a sense of enclosure around the 'pedestrian mews'.

Site and Functional Planning

- This site is located at an important southern gateway to Richmond from Highway 99 where the vision for multi-storey (above a parkade structure) mixed-use commercial and

residential built forms spread throughout the site was intended to provide the genesis for a new neighbourhood along the north side of Steveston Highway.

- The original development vision included seven buildings all located on an internal east-west 'high street' on top of the parking roof deck with apartments above ground-level commercial spaces. This pedestrian-scale retail street incorporates a variety of store frontages, a limited amount of surface parking, wide sidewalks, raised crosswalks, decorative paving and other special features intended to create an enjoyable pedestrian experience and to contribute to a vibrant 'urban village'.
- The proposed site plan for Buildings E1, E2 and F1/F2/F3 is generally consistent with the overall vision to create a vibrant, mixed-use, 'urban village'.
 - The public realm between Buildings E1 and E2 and between Building E2 and Building F2 would consist of high-quality gardens, courtyards, plazas, and the 'pedestrian mews' connecting to the 'Agricultural Park' with trees, shrubs, plantings, outdoor seating and viewing areas that are appropriately detailed.
 - The site orientation of Building F2 in relation to Building E2 would create a generous 'mouth' at the south edge of the pedestrian mews and the 'funnel' effect would encourage pedestrians to move toward the plaza at the north end of the mews and to cross over the 'grand staircase' and Agricultural Landscape Buffer and into the 'Agricultural Park'.
 - Interruption of the public realm at the vehicle entry point to the underground parkade, along the west elevation of Building E1, would be softened through extensive plantings along the road and the private patios.
 - Pedestrian connectivity would be further achieved through the completion of the sidewalk along the north side of the road between Buildings E1, E2 and F2/F3.

Parking and Loading

- In Phase 1, the applicant provided a parking study and proposed a suite of transportation demand management (TDM) measures that Transportation staff accepted as sufficient to support a 10% reduction in the on-site parking requirements for the overall development.
- All required commercial spaces for the overall development were provided in Phase 1, and these stalls are shared as unassigned residential visitor parking for Phases 1 and 2.
- Vehicle parking stalls for Phase 3 (DP 15-708397/DP 16-741981) are based on the 10% reduction in ratios for apartment, townhome and affordable housing spaces, small car stalls, accessible and visitor spaces and loading spaces.
 - It should be noted that ten (10) surface parking stalls to the north of Building F3 will be dedicated for the exclusive use of townhouse residents. Registration of a legal agreement on title for this purpose is required prior to Development Permit issuance.
- Class 1 and Class 2 bicycle parking facilities also comply with the Bylaw requirements:
 - All required visitor bicycle racks were provided in Phase 1;
 - Phase 3 bicycle storage units would be located in the bike pavilion/parking structure that will be reserved for the use of residents in Building E2 ('Calla') and Building E1 ('Dahlia'). A legal agreement to secure the proposed cross-access is required, prior to the subdivision of the subject site ('Lot 2') into separate parcels.

- Phase 3 vehicle parking stalls would be provided partly in the underground parkade, and partly in the above-ground bicycle pavilion/parking structure to the east of Building F3.

Architectural Form and Character

- One central principle in the design guidelines for Shellmont Area – Ironwood Sub-Area is the ‘pedestrian-first orientation’ that would be achieved through the design as follows:
 - Buildings E1:
 - This ten-storey building would mirror the L-shaped Building E2, which together would form an enclosed plaza and gardens as described above.
 - Some units would have individual entrances and others would have patios that would connect the private and public realms.
 - The form and massing would be stepped back at the sixth storey on all elevations where the building would terrace back at the 7th-10th storeys. The six-storey base would create a sense of human-scale and progressively stepping back would further help to reduce the pedestrians’ experience of the bulk, size and scale through the creation of a ‘bottom, middle and top’.
 - Buildings F1/F2/F3:
 - Building F2 is sited at an angle to frame the ‘pedestrian mews’ and each unit has an angled façade which would connect the residents to the ‘street’ and complements the angled balconies along the east side of Building E2.
 - Garage entrances are blended with upper storeys through the continuity of materials, texture and colours.
- Although the architectural features and expression of Buildings E1 and E2 are distinct from Buildings F1/F2/F3, they are well-integrated with the overall development. The podium along the south elevation of Buildings E1 and E2 takes cues from the datum line of the commercial storey of Buildings A and B and the finishes and palettes on both sides of the retail street would be complementary.

Landscape Design and Open Space Design

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

garden; a children's play area; a covered outdoor dining area and large semi-private patios for the units facing the common spaces.

- The pedestrian mews would have a linear path with textured concrete pavers in a charcoal colour alongside grasses and other plantings that would visually and physically connect the mews to the semi-private patios of Buildings E2 and F1/F2. Its south end would have a trellis structure with seating oriented to north, and way-finding to the staircase and ramp to provide universal access to the park.
- The bike pavilion has a green roof that would be accessible to townhouse residents as a common garden area.
- The Agricultural Landscape Buffer Area would have cedar hedging and a variety of thorny plantings that would serve as an effective barrier between the ALR buffer and the development site, while providing an attractive landscape strip when seen from the park and Buildings E1, E2 and F1/F2/F3.

It should be noted that the landscape architecture remains the same from the earlier Phase 3 application (DP 15-708397) except for the removal of the dog park in the northeast section of the site plan. This was removed to anticipate the future land expropriation tied to the GMTR project. However, the proposal remains consistent with the site-specific design guidelines to provide a 'garden setting' with extensive outdoor amenity spaces.

Conclusions

The proposed design is responsive to the City of Richmond's urban design objectives within the Ironwood Sub-Area of the Shellmont neighbourhood, and is generally consistent with the master plan that was presented to Council at the time of rezoning. The siting of the proposed buildings and their respective forms, massing and heights would complete the envisioned streetscapes and urban design pattern of the central spine (i.e. retail street) courtyards, gardens, a large plaza (i.e. the south end of the mews) and pedestrian connections to the 'Agricultural Park'. The proposed architectural styles, features and exterior finishes are also complementary to the mixed-use buildings on Steveston Highway, and the apartment building which faces No. 5 Road.

As the proposal would meet the design guidelines, staff recommend that the Development Permit be endorsed and issuance by Council is recommended.

Helen Cain

Helen Cain
Planner 2
(604-276-4193)

HC:cas

Attachment 1: Context Plan for Phases of The Gardens Development

Attachment 2: Data Sheet

Attachment 3: Report for Public Open House on Phase 3 Development Permit with Variances, September 13, 2016, prepared by Townline Gardens Inc.

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

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

1. Amendment of the existing CA5244228 and CA5244229 on Lot 2 in the Land Title Office, to provide the number of affordable housing units, together with their types, sizes (averages in Table 1; minimums in Table 2), and unit mix, to the satisfaction of the City according to the following schedule:

Table 1

Phase	Unit Type	No. of Units	%	Average Unit Size	Total Amount (ft ²)
Phase 3 (Lot 2) Buildings E1	Studio	0	0%	n/a	n/a
	1 Bedroom	0	0%	n/a	n/a
	Accessible 1 Bedroom	1	8%	600	600
	2 Bedroom	6	50%	871	5,226
	3 Bedroom	5	42%	982	4,910
	Sub-Total	12	100%	-	10,736
Phase 3 (Lot 2) Building E2	Studio	0	0%	n/a	n/a
	1 Bedroom	0	0%	n/a	n/a
	Accessible 1 Bedroom	0	0%	n/a	n/a
	2 Bedroom	0	0%	n/a	n/a
	3 Bedroom	4	100%	995	3,980
	Sub-Total	4	100%	-	3,980

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

Table 2

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

Notes:

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

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

2. Registration of a legal agreement on Lot 2 to secure the dedication of ten (10) surface parking stalls to the north of Building F3 for exclusive use of townhouse residents in perpetuity, to the satisfaction of the City.

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

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

***Prior to Subdivision, the developer must complete the following requirement**

1. Registration of a legal agreement on Lot 2 to secure the access to the 'bike pavilion' for the exclusive use of residents of Building E1 and Building E2 in perpetuity, to the satisfaction of the City.

Note:

- * This requires a separate application.

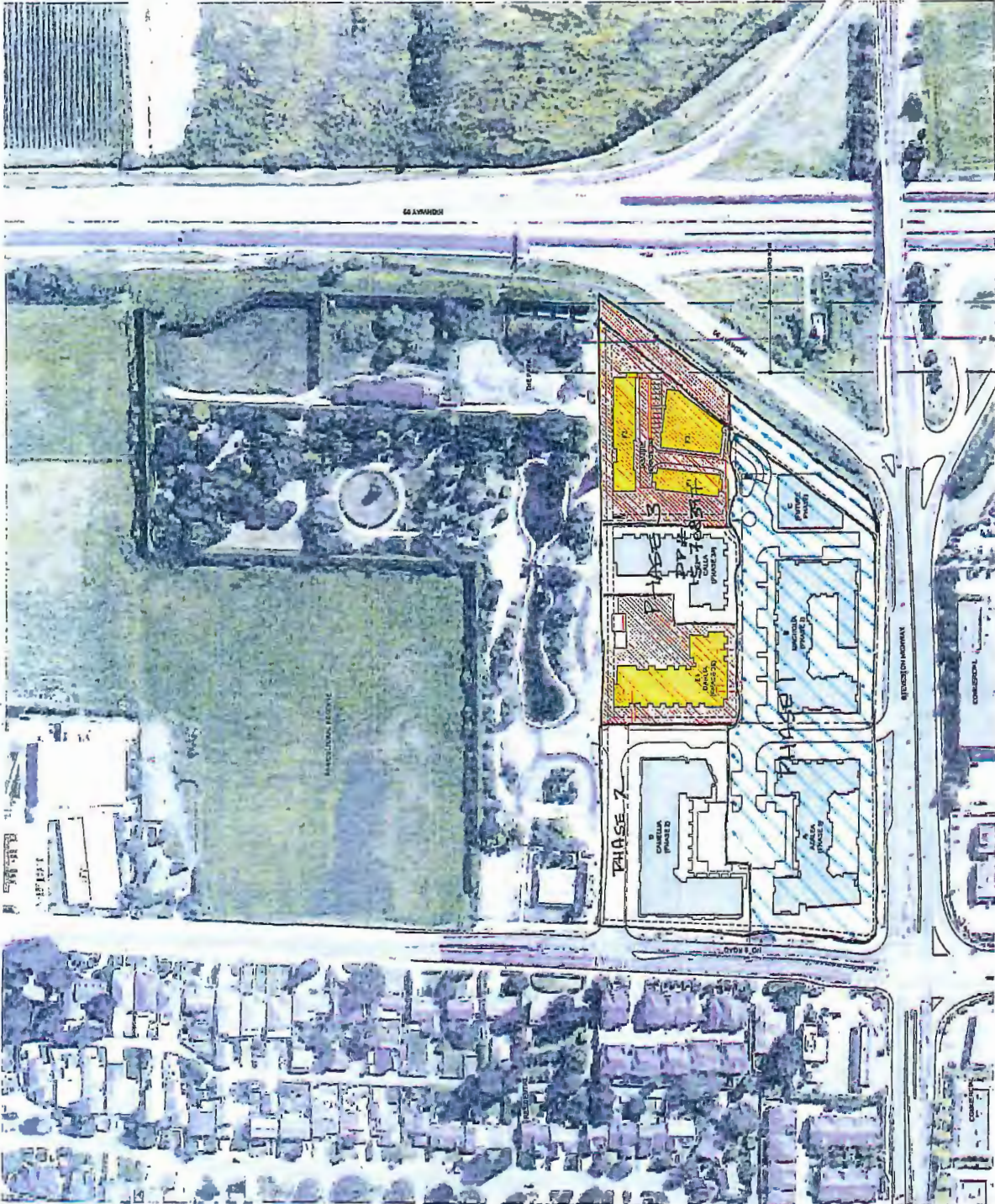
Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

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

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

Signed

Date



AREA OF PERMIT

NOT FOR CONSTRUCTION

1	DATE	10/10/2011
2	BY	ARCHITECT
3	PROJECT	THE GARDENS
4	LOCATION	10000 SUNSHINE
5	SCALE	AS SHOWN
6	DATE	10/10/2011
7	BY	ARCHITECT
8	PROJECT	THE GARDENS
9	LOCATION	10000 SUNSHINE
10	SCALE	AS SHOWN
11	DATE	10/10/2011
12	BY	ARCHITECT
13	PROJECT	THE GARDENS
14	LOCATION	10000 SUNSHINE
15	SCALE	AS SHOWN
16	DATE	10/10/2011
17	BY	ARCHITECT
18	PROJECT	THE GARDENS
19	LOCATION	10000 SUNSHINE
20	SCALE	AS SHOWN

ZGF
COTTER

10000 SUNSHINE, SUITE 100, DALLAS, TEXAS 75243
PHONE: 214.424.4400
WWW.ZGFCOTTER.COM

THE GARDENS
PHASE THREE

THE GARDENS PHASE THREE
BUILDING 201 CALLA &
BUILDING 202 CALLA &
BUILDING 203 JASMINE.

TOWNLINE

10000 SUNSHINE, SUITE 100, DALLAS, TEXAS 75243
PHONE: 214.424.4400
WWW.TOWNLINE.COM

1	DATE	10/10/2011
2	BY	ARCHITECT
3	PROJECT	THE GARDENS
4	LOCATION	10000 SUNSHINE
5	SCALE	AS SHOWN
6	DATE	10/10/2011
7	BY	ARCHITECT
8	PROJECT	THE GARDENS
9	LOCATION	10000 SUNSHINE
10	SCALE	AS SHOWN
11	DATE	10/10/2011
12	BY	ARCHITECT
13	PROJECT	THE GARDENS
14	LOCATION	10000 SUNSHINE
15	SCALE	AS SHOWN
16	DATE	10/10/2011
17	BY	ARCHITECT
18	PROJECT	THE GARDENS
19	LOCATION	10000 SUNSHINE
20	SCALE	AS SHOWN

CONTEXT PLAN



DP 15-708397

Attachment 2

Address: 10780 and 10788 No 5 Road and 12733 Steveston Highway

Applicant: Townline Gardens Inc.

Owner: Townline Gardens Inc.

Planning Area(s): Shellmont Ironwood Sub-Area

Floor Area

Gross: 18,010 m²

Floor Area Net: 15,345 m²

	Existing	Proposed	
Site Area:	17, 088 m ²	17, 088 m ²	
Land Uses:	Vacant	Residential apartment	
OCP Designation:	Limited Mixed Use	No change	
Zoning:	"Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)"	No change	
Number of Units:	180	180	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.43	1.41	none permitted
Lot Coverage:	Max. 50%	25.0%	n/a
Setback – Front Yard (west):	Min. 6.0 m	8.40 m (Building E1)	n/a
Setback – Rear Yard (east):	Min. 6.0 m	11.60 m (Building E1)	n/a
Setback – Side Yard (north):	Min. 6.0 m No projection into setback abutting ALR	6.10 m (Building E1) Projection of 1.80 m for unenclosed balconies	Variance required
Setback – Side Yard (south):	Min. 3.0 m	7.60 m (Building E1)	n/a
Height (m):	Max. 25.0 m 6 storeys	33.53 m 10storeys	Variance required
Lot Size:	Min. 3,000 m ²	17, 088 m ²	n/a
Off-street Parking Spaces – Regular/Commercial:	424 residential No commercial	431 residential No commercial	n/a
Off-street Parking Spaces – Accessible:	8	8	n/a
Total off-street Spaces:	424	431	n/a
Tandem Parking Spaces	50% for townhouses	48% for townhouses	n/a
Amenity Space – Indoor:	Min. 70 m ²	Provided in Phase 1	n/a


T O W N L I N E

 120-13575 Commerce Parkway
 Richmond, BC, Canada V6V 2L1

 Main 604 276 8823
 Fax 604 270 0054

www.townline.ca

November 14, 2016

Dear Helen,

RE: Public Information Consultation Report

Due to the potential impact of the proposed Massey Bridge and Highway 99 improvements, Townline Gardens Inc. submitted a new Development Permit Application (DP-741981) to the City of Richmond, which further improves the overall design in line with the vision of 'The Gardens' Master Planned Community. In order to address any concerns the public may have, Townline held a public information session on September 13th, 2016. The purpose of this report is to provide a summary of this session and the data obtained. Basic information on the session:

- South Arm Community Centre – 6:00 to 8:00 pm
- 600 invitations sent out
 - see appendix A for map of notice area, appendix B for copy of letter
- 2 half page advertisements were put in the Richmond News on Wednesday, September 7 and Friday, September 9 (see appendix C)
- 43 attendees
- 7 feedback forms handed in during the session (see appendix D)
- 1 feedback form emailed to Townline directly after the session (see appendix D)

Public feedback received both verbally during the information session and on the feedback forms was generally positive and supportive. A copy of these feedback forms are provided at the end of this report (see appendix D). Verbal comments were received on:

- Appreciation of design of Phase 3
- Appreciation for removing density away from the highway towards the centre of the Gardens Master Planned Community
- Appreciation for the Townhome Design
- One attendee, currently residing at phase 1 of the Gardens, shared a concern regarding the existing and future traffic congestion on Steveston Hwy and No. 5 Road
- General support for the proposed new development including the ten-storey building and the townhouses.
- No shadow concerns considering the very minor additional impact of shadowing on the park
- Numerous concerns regarding the George Massey Tunnel Replacement project were voiced
- Councillor Day indicated the very positive public consultation process which was undertaken by Townline for the original rezoning of the Gardens Master Planned Community. Councillor Day expressed concerns regarding the proposed building height of one of the buildings and how it might impact the views from the single family community to the West of the Gardens. Councillor Day expressed severe concerns regarding the George Massey Tunnel Replacement Project and indicated that it was very unfortunate for Townline that the Ministry of Transportation was needing to expropriate a portion of the Phase 3 development

- Several comments were received from attendees who would like more information on purchasing one of the phase 3 homes.

Summary of responses to the questions in the feedback forms:

Question #1 – The Open House boards illustrate the views of the proposed development from five different points within the future park. Do you have any concerns about how the proposed additional height of one of the buildings would look and feel from inside the park?

- Response summary: No concerns were indicated by 7 respondents. One respondent commented: "The original plans were exciting this is not"

Question #2 – The proposed revisions will create increased shadowing on parks lands in winter time between the hours of 12 noon and 3 pm as identified in blue on the Shadow Studies Board. Do you have any concerns regarding the increased shadowing within the future park?

- Response summary: No concerns were indicated by 7 respondents. Some of the comments were "not a big difference" – "minor additional impact". One respondent indicated a concern

Question #3 – One of the proposed buildings will be higher than currently allowed in the zone for The Gardens. Based on the public views of the building from different locations in nearby areas, as shown in the Open House boards, do you have any concerns about this increase in building height?

- Response summary: No concerns were indicated by 7 respondents. Some of the comments were "No it's minor" – "No problem with increase" - "Increasing building height and density will be trend in Richmond" . One respondent indicated a concern.

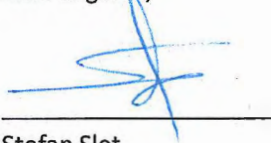
Question #4 – As shown in the Open House Boards, the proposed townhouses would have tandem (front and back) parking for 21 of 23 units. Do you have any comments about parking arrangements?

- Response summary: No concerns were indicated by 6 respondents. Some of the comments were "Parking space enough should be ok" – "Parking should be fine" - "No I think it's reasonable I live in one like that myself! Design is nice" . Two respondents left the question blank.

Question #5 – Do you support the proposed new development including the ten-storey building and the townhouses?

- Response summary: Support was indicated by 6 respondents. Some of the comments were "Townline has done a great job on the project so far I am sure it will finish off nicely" – "One respondent does not support the new development considering they live in existing Gardens Phase 1" One respondent supports the townhomes but commented the 10 storey building is high.

Kind Regards,



Stefan Slot

Development Manager - Townline

604-276-8823, ext 205

Appendix B: Copy of notice letter



120-13575 Commerce Parkway
Richmond, BC, Canada V6V 2L1

Main 604 276 8823
Fax 604 270 0854

www.townline.ca

August 29, 2016

Dear Neighbor,

RE: Public Information Session – Final Phase of ‘The Gardens’ Master Planned Community 10780, 10788 No. 5 Road and 12733 Steveston Highway

Earlier this year, Council approved the Townline Gardens Inc. Development Permit Application (DP-15-708397) for the final phase of ‘The Gardens’ Master Planned Community – former ‘Fantasy Gardens’, located on the corner of No. 5 Road and Steveston Highway.

Due to the potential impact of the proposed Massey Bridge and Highway 99 improvements, Townline Gardens Inc. has submitted a new Development Permit Application (DP-741981) to the City of Richmond, which further improves the overall design in line with the vision of ‘The Gardens’ Master Planned Community.

‘The Gardens’ Master Planned Community is located on the corner of Steveston Hwy and No. 5 Road.



Townline is cordially inviting you to a public information session to present the proposed design and seeks your feedback.

Where: South Arm Community Centre
8880 Williams Rd, Richmond

When: September 13, 2016

Time: 6:00 – 8:00 pm

South Arm Community Centre
September 13, 2016
6:00-8:00pm
Williams Rd

Garden City Rd

William



Please note that this is not a City of Richmond event however there will be a city planner present at the information session to answer general zoning and city process related questions.

For questions in advance of the public information session, please contact:

Stefan Slot

Development Manager - Townline

604-276-8823, ext 205

Appendix C: Copy of advertisement

A20 WEDNESDAY, SEPTEMBER 7, 2016

RICHMOND-NEWS.COM

ARTS in the City

Prepared by the Richmond Arts Coalition

■ Sept. 8 - 10

Gateway Theatre (6600 Gibton Road) presents **Boeing Boeing** Sept. 8-10 in Cantonese with English and Traditional Chinese subtitles.

■ Sept. 9

China's newest composing prodigy and winner of the first season of 'Sing My Song,' **Henry Huo** will be at the River Rock Show Theatre (8811 River Road) on Sept. 9. Known for his crystal-clear hoarse voice and vocal

technique, Huo inherited his musical talent from both parents who are also famous singers. Tickets available at Ticketmaster.

■ Sept. 10

Many know **Amy Wu** as a famous Hong Kong film and stage artist, but she is also a famous opera singer who will be performing Sept. 10 at the River Rock Show Theatre. Wu received the "Women of Distinction Award" issued by The Hong Kong Women Development Association Limited. Since 1990, her CD and audio visual products in

Hong Kong has accumulated sales over 10 platinum. For tickets, call 604-617-8759.

■ Sept. 11

The Charm of Poetry on Sept. 11 at the River Rock Casino Resort is Vancouver's first performing arts show in which Chinese poetry is the main theme. The show features many classic and modern poetry related to Mid-Autumn and the moon. Through the use of music, dance and other forms of art, the show strives to portray the poem's theme as well as bringing astounding visuals to

the audience. Tickets on sale at Ticketmaster.

■ A Very Frozen Musical is

a tribute show at Gateway Theatre featuring a three-character cast of the Ice Queen, the Ice Princess, and their lovable friend. Join them in the retelling of this classic story as you sing-along with them in all your favourite songs. Kids will get a chance to interact with the princesses during the show. After the show, every child VIP ticket will meet with the princess for a photo opportunity and meet and greet. This show is based on the classic fairy tale. The

Snow Queen written by Hans Christian Andersen and has no affiliation with Disney.

■ Sept. 12

At the **Stars and Full Moons and Lantern Making** event at the City Centre Community Centre (5900 Minoru Boulevard) create a wick woven star or moon or a unique lantern made from local green waste, salvaged and recycled materials to be used in the procession on the night of the Harvest Full Moon Celebration. This free, drop-in event runs from 5:30 - 8:30 p.m. and is open to all ages.

■ Sept. 13

With six million downloads in 2004 for the first single, **Once Love Rises**, the **Yang Chen Gang** brings its musical stylings to the River Rock Show Theatre on Sept. 13. The song was not only translated and sung in more than 10 different languages, it has also been covered by popular artists, most notably HK Pop duo Twins in 2012. Tickets available at Ticketmaster.

■ Sept. 15

If world-famous Indian ghazal singer **Jagjit Singh** were to share a bhoj with Neil Young, the result would be Indo-Folk Music. That's what to expect when **Ranj Singh** performs Sept. 15 at the Chinese Bunkhouses at Britannia Heritage Shipyard (5180 Westwater Drive). A presentation of the Steveston Folk Guild, the event starts at 7:30 p.m. For more, visit online stevestonfolk.ca.



Gateway Theatre takes you on a culinary journey in *A Taste of Empire*. Photo submitted.

■ Sept. 15-17

Gateway Theatre presents **A Taste of Empire** in Cantonese with English and Simplified Chinese subtitles. Written and directed by Giovanni So. Translated and performed by Derek Chan it poses the question "We are what we eat. But where does it come from? How does it get here?" It's a wacky and fun culinary exploration of global food domination and the conquest for our appetites. Everything we eat tells a story. This show is not suitable for children under 12. Tickets: 25\$, at tickets@gatewaytheatre.com

■ Sept. 16

Celebrate the **Mid-Moon Festival** at Brighthouse Library (7700 Minoru Gate) from 5 - 6:30 p.m. in the Kwok-Chu Lee Living Room and 7 - 8:30 p.m. in the Performance Hall. The event, presented in Mandarin, features poetry, music and dance event in celebration of the Mid-Moon Festival.

Public Information Session Townline is cordially inviting you and seeks your feedback.

Earlier this year, Council approved the Townline Gardens Inc. Development Permit Application (DP-15-708397) for the final phase of 'The Gardens' Master Planned Community - former 'Fantasy Gardens', located on the corner of No. 5 Road and Steveston Highway.

Due to the potential impact of the proposed Massey Bridge and Highway 99 improvements, Townline Gardens Inc. has submitted a new Development Permit Application (DP-741981) to the City of Richmond, which further improves the overall design in line with the vision of 'The Gardens' Master Planned Community.

'The Gardens' Master Planned Community is located on the corner of Steveston Hwy and No. 5 Road.

Townline is cordially inviting you to a public information session to present the proposed design and seeks your feedback.

Where: South Arm Community Centre
8880 Williams Rd,
Richmond

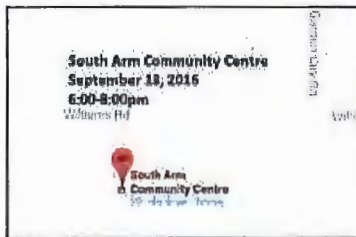
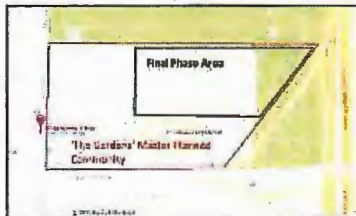
When: September 13, 2016

Time: 6:00 - 8:00 pm

Please note that this is not a City of Richmond event however there will be a city planner present at the information session to answer general zoning and city process related questions.

For questions in advance of public information session, please contact:

Stefan Slot
Development Manager - Townline
604-276-8823, ext 205



STEVESTON GIRL SURVIVES 65 YEARS OF MARRIAGE!



Having somehow survived not just her childhood years in Hecla, Manitoba, but her teen years in Steveston, BC, Elin (nee Sigurgeirson) Ross is proud to announce the 65th Anniversary (Sept 7) of her marriage to Raymond Ross, originally of Revelstoke, BC. Currently living in Nanaimo, BC, they are, as ever, still madly in love.



CONGRATULATIONS
mom and dad: well done!

Love, your family: Eric & Mandy & Lauren & Kinney & Hannah & Trevor and Ian & Anne-Lise.

VOICES on Vocabulary

The great nut divide

How the words hazelnut, walnut grew

SABINEEICHE
In other words

As I watch politics get a strange hold on civilization and flip the world topsy-turvy, I like to imagine life much simpler to the present — the new — was for someone living in the first millennium.

A thousand years ago, when not obsessing about daily dangers, an Anglo-Saxon with a horticultural bent might have thought about Britain as the hazelnut north.

He might also have been aware that somewhere far to the south was the land of the foreign nut.

The idea of associating ourselves with what grows around us is appealing and seems more respectful of the planet Earth than identifying with a political party or ideologies.

Latin and the Germanic languages had words for nut that ultimately go back to the same Proto-Indo-European root, "nux."

"Nux" was what the ancient Romans called it. The Germanic tribes, such as the Anglo-Saxons, knew it as "hnutu."

The hazelnut is the fruit of the hazel tree, and the Old English word for it was "hasselhnutu."

When the ancient Romans spoke of "nux" ("nux" in modern Italian) they were referring to the walnut, which then grew primarily in southern Europe and Asia.

They dismissed the hazelnut as the little nut, "nucula" ("nucula" in modern Italian).

Although the Romans, who established canals in northern Europe, are likely to have brought walnuts with them, the walnut tree is not recorded as growing in Britain before the 16th century.

A thousand or so years

ago, an Anglo-Saxon who saw a nut imported from the south identified it as a "walhnut" — foreign nut — by prefixing the Old English "wala," foreign, to "hnutu."

The walnut stayed the foreign nut in many other northern European languages: "Walnuss" in German, "walnoot" in Dutch, "walnøtt" in Norwegian, and so forth.

At the time the Germanic Anglo-Saxons invaded Britain in the 5th century, the island was already inhabited by people known as the Celts.

Nonetheless, to the conquering Anglo-Saxons the Celt was deemed a "Walh," a foreigner, and "walhnut" is the word at the basis of the place names Wales and Cornwall.

It's also the origin of Wallace (the people of southern Belgium and their dialect) and the family names Wallace and Walsh.

Eventually, the English used the adjective Welsh to convey the sense of inferior or substitute: a Welsh pearl was a fake pearl, Welsh rabbit, or farce has nothing to do with rabbit — it refers to a dish of toasted bread covered with a melted cheese sauce; a Welsh cricketer was a lousy and a Welshman's hug was an itch.

Also the word nut slid down into the derogatory.

In the 19th century, nut became equated with heart, leading to such phrases as to be off your nut.

By the early 20th century, nut was used to describe someone who was eccentric, a screwball.

In 2016, nut found a prime candidate for its derisive meaning in a

certain political person making headlines just over the border.

I fervently hope this particular nut will fall on fertile ground and not end up defining half a continent.

Sabine Eiche is a writer and an historian (Members.shaw.ca/SEiche)

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Diana Dickey - CELL 604.618.7050

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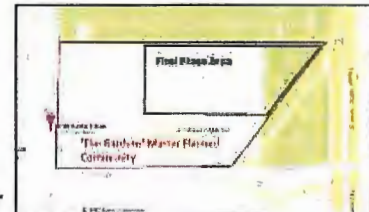
Sutton
Sutton Realty

Public Information Session Townline is cordially inviting you and seeks your feedback.

Earlier this year, Council approved the Townline Gardens Inc. Development Permit Application (DP-15-708397) for the final phase of 'The Gardens' Master Planned Community – former 'Fantasy Gardens', located on the corner of No. 5 Road and Steveston Highway.

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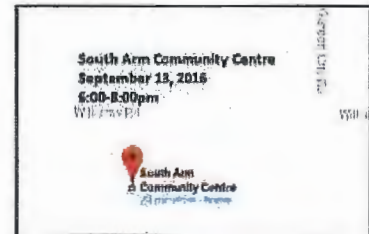


Townline is cordially inviting you to a public information session to present the proposed design and seeks your feedback.

Where: South Arm Community Centre
8880 Williams Rd,
Richmond

When: September 13, 2016

Time: 6:00 – 8:00 pm



Please note that this is not a City of Richmond event however there will be a city planner present at the information session to answer general zoning and city process related questions.

For questions in advance of public information session, please contact:
Stefan Slot
Development Manager - Townline
604-276-8823, ext 205

0% On Select Models

Interest Limited Offer

Signature
mazda

13500 Smallwood Place,
Richmond Auto Mall
604.278.3185



The Gardens Phase 3: Public Open House, September 13, 2016

Feedback Form

Townline thanks you for coming. Please review our presentation materials before you complete this form. You are welcome to approach our staff with any questions. All comments are anonymous and will be shared with the City of Richmond.

Question #1 – The Open House boards illustrate the views of the proposed development from five different points within the future park. Do you have any concerns about how the proposed additional height of one of the buildings would look and feel from inside the park?

I think s/b OK, it doesn't affect any inconvenience.

Question #2 – The proposed revisions will create increased shadowing on parks lands in winter time between the hours of 12 noon and 3 pm as identified in blue on the Shadow Studies Board. Do you have any concerns regarding the increased shadowing within the future park?

Not the big difference in winter because it always ~~has~~ rains.

Question #3 – One of the proposed buildings will be higher than currently allowed in the zone for The Gardens. Based on the public views of the building from different locations in nearby areas, as shown in the Open House boards, do you have any concerns about this increase in building height?

No concern, s/b OK.

Question #4 – As shown in the Open House Boards, the proposed townhouses would have tandem (front and back) parking for 21 of 23 units. Do you have any comments about parking arrangements?

parking space enough s/pk OK

Question #5 – Do you support the proposed new development including the ten-storey building and the townhouses?

Yes

Please provide other comments that you would like to share.

I like to see more higher apartment.



The Gardens Phase 3: Public Open House, September 13, 2016

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Question #1 – The Open House boards illustrate the views of the proposed development from five different points within the future park. Do you have any concerns about how the proposed additional height of one of the buildings would look and feel from inside the park?

NO CONCERNS LOOKS FINE

Question #2 – The proposed revisions will create increased shadowing on parks lands in winter time between the hours of 12 noon and 3 pm as identified in blue on the Shadow Studies Board. Do you have any concerns regarding the increased shadowing within the future park?

NO CONCERNS AS WINTER TIME NOT OUTSIDE MUCH, WILL MORE LIGHTS BE PUT IN?

Question #3 – One of the proposed buildings will be higher than currently allowed in the zone for The Gardens. Based on the public views of the building from different locations in nearby areas, as shown in the Open House boards, do you have any concerns about this increase in building height?

NO CONCERNS

Question #4 – As shown in the Open House Boards, the proposed townhouses would have tandem (front and back) parking for 21 of 23 units. Do you have any comments about parking arrangements?

NO PARKING SHOULD BE FIRST

Question #5 – Do you support the proposed new development including the ten-storey building and the townhouses?

YES

Please provide other comments that you would like to share.

NONE



The Gardens Phase 3: Public Open House, September 13, 2016

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Question #1 – The Open House boards illustrate the views of the proposed development from five different points within the future park. Do you have any concerns about how the proposed additional height of one of the buildings would look and feel from inside the park?

NO. I THINK IT LOOKS GOOD, AND WON'T BE VERY NOTICEABLE FOR MOST PEOPLE.

Question #2 – The proposed revisions will create increased shadowing on parks lands in winter time between the hours of 12 noon and 3 pm as identified in blue on the Shadow Studies Board. Do you have any concerns regarding the increased shadowing within the future park?

NO. I THINK IT IS A MINOR ADDIT'L IMPACT

Question #3 – One of the proposed buildings will be higher than currently allowed in the zone for The Gardens. Based on the public views of the building from different locations in nearby areas, as shown in the Open House boards, do you have any concerns about this increase in building height?

NO. IT IS MINOR

Question #4 – As shown in the Open House Boards, the proposed townhouses would have tandem (front and back) parking for 21 of 23 units. Do you have any comments about parking arrangements?

NO. I THINK IT IS REASONABLE. I LIVE W ONE
LIKE THAT MYSELF! DESIGN IS NICE

Question #5 – Do you support the proposed new development including the ten-storey building and the townhouses?

YES. TOWNLINE HAS DONE A GREAT JOB ON
THE PROJECT SO FAR I AM SURE IT WILL FINISH
OFF ~~NICELY~~ NICELY.

Please provide other comments that you would like to share.

ALL LOOKS GOOD. GOOD COMMUNITY MEETINGS!
LET'S GET ON WITH IT.



The Gardens Phase 3: Public Open House, September 13, 2016

Feedback Form

Townline thanks you for coming. Please review our presentation materials before you complete this form. You are welcome to approach our staff with any questions. All comments are anonymous and will be shared with the City of Richmond.

Question #1 – The Open House boards illustrate the views of the proposed development from five different points within the future park. Do you have any concerns about how the proposed additional height of one of the buildings would look and feel from inside the park?

No, as ~~the~~ more stories would not make a difference.

Question #2 – The proposed revisions will create increased shadowing on parks lands in winter time between the hours of 12 noon and 3 pm as identified in blue on the Shadow Studies Board. Do you have any concerns regarding the increased shadowing within the future park?

No, as people don't use parks much during winter.

Question #3 – One of the proposed buildings will be higher than currently allowed in the zone for The Gardens. Based on the public views of the building from different locations in nearby areas, as shown in the Open House boards, do you have any concerns about this increase in building height?

Shadowing of Azalea & Magnolia buildings.

Question #4 – As shown in the Open House Boards, the proposed townhouses would have tandem (front and back) parking for 21 of 23 units. Do you have any comments about parking arrangements?

~~The~~ Maybe, depends on the price.

Question #5 – Do you support the proposed new development including the ten-storey building and the townhouses?

No, as we are covered by those buildings anyway

Please provide other comments that you would like to share.

We are very concerned about the traffic pattern change, as the current Massey tunnel is insufficient for proper traffic.



The Gardens Phase 3: Public Open House, September 13, 2016

Feedback Form

Townline thanks you for coming. Please review our presentation materials before you complete this form. You are welcome to approach our staff with any questions. All comments are anonymous and will be shared with the City of Richmond.

Question #1 – The Open House boards illustrate the views of the proposed development from five different points within the future park. Do you have any concerns about how the proposed additional height of one of the buildings would look and feel from inside the park?

NO. It makes sense as the additional units will have a great view of the park.

Question #2 – The proposed revisions will create increased shadowing on parks lands in winter time between the hours of 12 noon and 3 pm as identified in blue on the Shadow Studies Board. Do you have any concerns regarding the increased shadowing within the future park?

NO.

Question #3 – One of the proposed buildings will be higher than currently allowed in the zone for The Gardens. Based on the public views of the building from different locations in nearby areas, as shown in the Open House boards, do you have any concerns about this increase in building height?

no. Building townhouses closer to the highway estate sense as it will be less affected by it.

Question #4 – As shown in the Open House Boards, the proposed townhouses would have tandem (front and back) parking for 21 of 23 units. Do you have any comments about parking arrangements?

No Tandem parking is quite common.

Question #5 – Do you support the proposed new development including the ten-storey building and the townhouses?

Yes

Please provide other comments that you would like to share.

- The development shall have an exit into Stevenston Hwy. to alleviate traffic



The Gardens Phase 3: Public Open House, September 13, 2016

Feedback Form

Townline thanks you for coming. Please review our presentation materials before you complete this form. You are welcome to approach our staff with any questions. All comments are anonymous and will be shared with the City of Richmond.

Question #1 – The Open House boards illustrate the views of the proposed development from five different points within the future park. Do you have any concerns about how the proposed additional height of one of the buildings would look and feel from inside the park?

No!

Question #2 – The proposed revisions will create increased shadowing on parks lands in winter time between the hours of 12 noon and 3 pm as identified in blue on the Shadow Studies Board. Do you have any concerns regarding the increased shadowing within the future park?

No

Question #3 – One of the proposed buildings will be higher than currently allowed in the zone for The Gardens. Based on the public views of the building from different locations in nearby areas, as shown in the Open House boards, do you have any concerns about this increase in building height?

No problem with increase by 23 units.

Question #4 – As shown in the Open House Boards, the proposed townhouses would have tandem (front and back) parking for 21 of 23 units. Do you have any comments about parking arrangements?

No

Question #5 – Do you support the proposed new development including the ten-storey building and the townhouses?

yes

Please provide other comments that you would like to share.

The Gardens Phase 3: Public Open House, September 13, 2016

Feedback Form

Townline thanks you for coming. Please review our presentation materials before you complete this form. You are welcome to approach our staff with any questions. All comments are anonymous and will be shared with the City of Richmond.

Question #1 – The Open House boards illustrate the views of the proposed development from five different points within the future park. Do you have any concerns about how the proposed additional height of one of the buildings would look and feel from inside the park?

The original plans were exciting, this is not!

Question #2 – The proposed revisions will create increased shadowing on parks lands in winter time between the hours of 12 noon and 3 pm as identified in blue on the Shadow Studies Board. Do you have any concerns regarding the increased shadowing within the future park?

Again gardens are not what we had discussed. A plan to walk, stroll in the evening or day for tenants & community. Mini-city park!

Question #3 – One of the proposed buildings will be higher than currently allowed in the zone for The Gardens. Based on the public views of the building from different locations in nearby areas, as shown in the Open House boards, do you have any concerns about this increase in building height?

Townline had an "input" meeting years ago when asked city for original permit. The neighbors found it perfectly nice as we wanted only 4 floors, but slotted for 6. Now you request more. NO! Same reason. Does not fit with neighborhood, too bad we have ineffective or non-existent by-laws!

Question #4 – As shown in the Open House Boards, the proposed townhouses would have tandem (front and back) parking for 21 of 23 units. Do you have any comments about parking arrangements?

Question #5 – Do you support the proposed new development including the ten-storey building and the townhouses?

Townhouses fine.

10 story building too high

Soaking view for homeowners on Seaburn!

Please provide other comments that you would like to share.



The Gardens Phase 3: Public Open House, September 13, 2016

Feedback Form

Townline thanks you for coming. Please review our presentation materials before you complete this form. You are welcome to approach our staff with any questions. All comments are anonymous and will be shared with the City of Richmond.

Question #1 – The Open House boards illustrate the views of the proposed development from five different points within the future park. Do you have any concerns about how the proposed additional height of one of the buildings would look and feel from inside the park?

NO.

Question #2 – The proposed revisions will create increased shadowing on parks lands in winter time between the hours of 12 noon and 3 pm as identified in blue on the Shadow Studies Board. Do you have any concerns regarding the increased shadowing within the future park?

NO, IT'S IMMATERIAL.

Question #3 – One of the proposed buildings will be higher than currently allowed in the zone for The Gardens. Based on the public views of the building from different locations in nearby areas, as shown in the Open House boards, do you have any concerns about this increase in building height?

INCREASING BUILDING HEIGHT AND DENSITY WILL BE TREND IN RICHMOND.

Question #4 – As shown in the Open House Boards, the proposed townhouses would have tandem (front and back) parking for 21 of 23 units. Do you have any comments about parking arrangements?

No.

Question #5 – Do you support the proposed new development including the ten-storey building and the townhouses?

Yes.

Please provide other comments that you would like to share.

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

**Wednesday, October 19, 2016 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

3. DP 16-741981 – SECOND APPLICATION FOR THIRD PHASE MIXED USE DEVELOPMENT COMPRISED OF 10-STOREY AND 3-STOREY RESIDENTIAL BUILDINGS (168 MARKET UNITS & 12 LOW END MARKET RENTAL UNITS)

APPLICANT: Townline Gardens Inc.

PROPERTY LOCATION: 10780 and 10788 No. 5 Road and 12733 Steveston Highway

Applicant's Presentation

Stephen Slot, Development Manager, Townline, Architect Joseph Lau, ZGF Cotter Architects, and Landscape Architect Jennifer Stamp, Durante Kreuk Ltd., presented the project and answered queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from the Panel were as follows:

- the north façade of the project is not as successful at reading like a miniature cityscape as viewed from the park; buildings look disjointed and some building elements appear pasted on;
As noted at panel, the model was damaged during transportation. Due to the "frame" not being on the model when it was presented, we believe that this de-emphasized the miniature cityscape concept of our design. The panel did note that the concept was clear on the renderings and other presentation material. Also in response to panel comments, we have lifted the northwest frame up one level to create a clearer read on the north volume and eliminated the 'tacked-on' feel of the expression.
- lower portions of the proposed ten-storey building appear tall; many floors look the same; the building massing appears more prominent when viewed from the park;
We have taken steps to break up the façade on the courtyard side on Building E1. We have set up a more gradual/progressive shift in form and texture on this façade that we believe has broken up the mass and improved the

proportions of the building. By adding the ‘zig-zag’ balconies from level 8 to levels 6 and 7, there is a cleaner read in the shift of the massing as it runs up the building. Both the “base” of the building and the transition to the upper, recessed tier is also more clearly read.

- consider a more continuous design for the lower portions of the ten-storey building; carefully designed townhouse buildings work but the design of the ten-storey building is not as successful;

As noted, we have made changes to the façade to improve on the continuity and clarity of our design.

- consider a larger setback at the 4th or 5th level of the ten-storey building; the low datum line and multiple storeys above it makes the ten-storey building appear heavy;

As noted, the introduction of the level 8 expression onto level 6 and 7 has made the read of the lower base levels read more clearly. The brick frame of the will be lifted on the north and west corners to visually bring up the datum.

- appreciate the overall scheme for the proposed development; “neighbourly” moves, e.g. creating interesting corners, introducing setbacks to the buildings behind the guardrails, and introducing bandings reduce the massing of the ten-storey building;
- the cluster of three 3-storey townhouse buildings are an improvement over the original proposal for a 4-storey apartment building;
- concerned about thermal bridging; thermal breaks for projections are difficult and expensive; concrete projections and fins act like “radiators”;
- increasing the height of the building from eight to ten-storeys is not a concern; however, diminishing the height and massing of the additional upper floors is challenging; the applicant’s approach to lighten the two uppermost floors appears more successful in the renderings than in the model; consider alternate ways to lighten the two uppermost floors, e.g. changing the proposed window specifications and wall systems; also consider design development and change materials for the wood soffit to visually reduce the apparent height of the ten-storey building;

The wood soffit of the roof overhang has been deleted to eliminate the cornice/cap effect as noted by panel. The transition up to the uppermost tier is more gradual as noted above.

- appreciate the proposed roof terraces in townhouse building “F2”; consider introducing skylights or glazing at the stairs to introduce natural lighting inside the townhouse units;

Glazing into the stair well has been added to the stair pop up to introduce natural light into the stairwell.

- nice project; provides beautiful views of the park to the north;

- the project is on the right track from a sustainability perspective;
- proposed window design of buildings create an opportunity for good views to the park; however, it is also a thermal comfort concern; applicant needs to address this issue;
- extensive use of spandrel glass is also a concern from a thermal performance sustainability perspective;

All spandrel panel is backed by an insulated drywall, back-up wall. While the exterior of the building reads as large field of window wall, from the interior, the wall reads more like punched openings. An energy model was already performed for Building E2. Due to the insulated, drywall backup wall being implemented on the window wall system, we are actually surpassing the required performance values. The same exercise will be performed for Building E1.

- the project's target of four energy points with residential heat pumps may not be achievable;
This is a target only. The LEED certification is not being pursued.

- use of LED lighting and low-flow fixtures will enable the project to gain more energy points;

All common area lights will be LED and all fixtures will be low-flow.

- appreciate the applicant doing enhanced commissioning for energy credits; applicant needs to engage the commissioning agent as soon as possible; also appreciate the applicant doing measurement and verification to gain energy credits; not normally done in projects due to the additional costs involved;

The panelist was reading from an older DP submission. We are not pursuing points for either enhanced commissioning or verified measurements for this application as we currently have enough to satisfy the requirements.

- proposed use of compact fluorescent lighting is outdated and not currently considered a sustainable energy strategy; consider instead using LED lighting which is a more recent approach;

All common area lighting will be LED

- appreciate the affordable units will include universal design features; applicant needs to include detailed unit lay-outs in future presentations of the project;
Boards with larger scale unit layouts were available at panel but were not viewed.

- consider replacing swing doors in bathrooms of apartment and townhouse units with sliding doors (i.e., barn door type or pocket doors) to enhance accessibility and provide more floor space;

Where possible, sliding doors will be implemented.

- agree with the comment that the proposed townhouse buildings are an improvement over the previous proposal;

- consider design development to the two uppermost floors of the ten-storey building as they currently appear “placed on”;
As noted above.
- appreciate the height of buildings stepping down towards the highway;
- reconsider the reveal at the corner of building “E2” and consider a continuous treatment to read more as a façade that wraps instead of having a notch at the corner;

The break in the roof is to follow the inside corner condition below. The cut corner of the roof will be maintained to mimic the massing below it. This also helps to break up the massiveness of the roof plane as viewed from the street level.
- townhouse residents should have access to the green roof to get views to the park;
The space above the bike pavilion has been made accessible to the Building F3 townhome units, providing residents with additional outdoor space. The green roof material has been replaced with artificial turf to enhance its usability for residents and raised planters provide a space for gardening for the residents.
- the proposed development is an improvement over the previous proposal;
- proposed increase in the height of building “E1” is not a concern; views of buildings from the park works well and gives the park a feeling of enclosure;
- appreciate the proposed cluster of townhouse buildings; hope that the future development of the park will achieve its fullest potential and commensurate with the quality of development facing the park;□
- appreciate the wider walkway in the pedestrian mews;
- consider design development to the north end of the pedestrian mews to enhance the sense of openness from and to the park; look at the proposed structures and planting at the north end of the mews;
The feature trellis at the north end of the mews will be designed as a tall, open cantilevered structure as demonstrated in Section G on sheet L-2.1. This structure will mark the plaza as the focal point of the mews and establish a strong visual connection with the public park to the north and the urban village to the south. The cantilevered design minimizes the number of posts at the ground plane allowing for various site furnishing opportunities, while the angled roof structure opens to the north and south further enhancing visual connectivity and openness through the structure.
- consider introducing interesting paving materials for the internal roads in the cluster of townhouse buildings; look at precedence in the Olympic Village;

Concrete banding has been introduced in the internal roads in the cluster of townhome buildings to break up the asphalt.

- planting plan symbols in the plans provided by the applicant are hard to read;
Planting Plans on sheets L1.1 – 1.3 are at 1/8” scale. Tree fills have been turned off to improve the readability of the plant symbols.
- support the project and look forward to the City developing the park to match the quality of the proposed development;
- in relation to a previous comment, consider shifting up the brick frame on the south corner in building “E1” so the setback will be above it; will raise up the outlines of the ten-storey buildings when viewed from the park; and
- agree with the comment that residents of the proposed cluster of townhouse buildings should have access to the extensive green roof over the bicycle pavilion to access views to the park.

Townhouse F3 will have access to the roof above the bike pavilion in lieu of having access to the park views to the north. The extensive green roof will be replaced with artificial turf to enhance usability. Raised planters will be placed to allow for gardening opportunities for residents.

Panel Decision

It was moved and seconded

That DP 16-741981 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED



No. DP 16-741981

To the Holder: TOWNLIN GARDENS INC.

Property Address: 10780 NO. 5 ROAD, 10788 NO. 5 ROAD AND
12733 STEVESTON HIGHWAY

Address: C/O JOSEPH LAU, ZGF COTTER ARCHITECTS
901 – 838 WEST HASTINGS STREET
VANCOUVER, BC V6C 0A6

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - (a) For the most westerly building (Building E1), increase the maximum height over a parkade structure from six (6) storeys and 25.0 m, to ten (10) storeys and 33.6 m; and
 - (b) For the most westerly building (Building E1), increase the allowable projection of unenclosed balconies into a side yard setback abutting the Agricultural Land Reserve, from a maximum of 0.9 m to 1.8 m.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans 1 to 28 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.
7. 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.

Development Permit
No. DP 16-741981

To the Holder: TOWNLINE GARDENS INC.
Property Address: 10780 NO. 5 ROAD, 10788 NO. 5 ROAD AND
12733 STEVESTON HIGHWAY
Address: C/O JOSEPH LAU, ZGF COTTER ARCHITECTS
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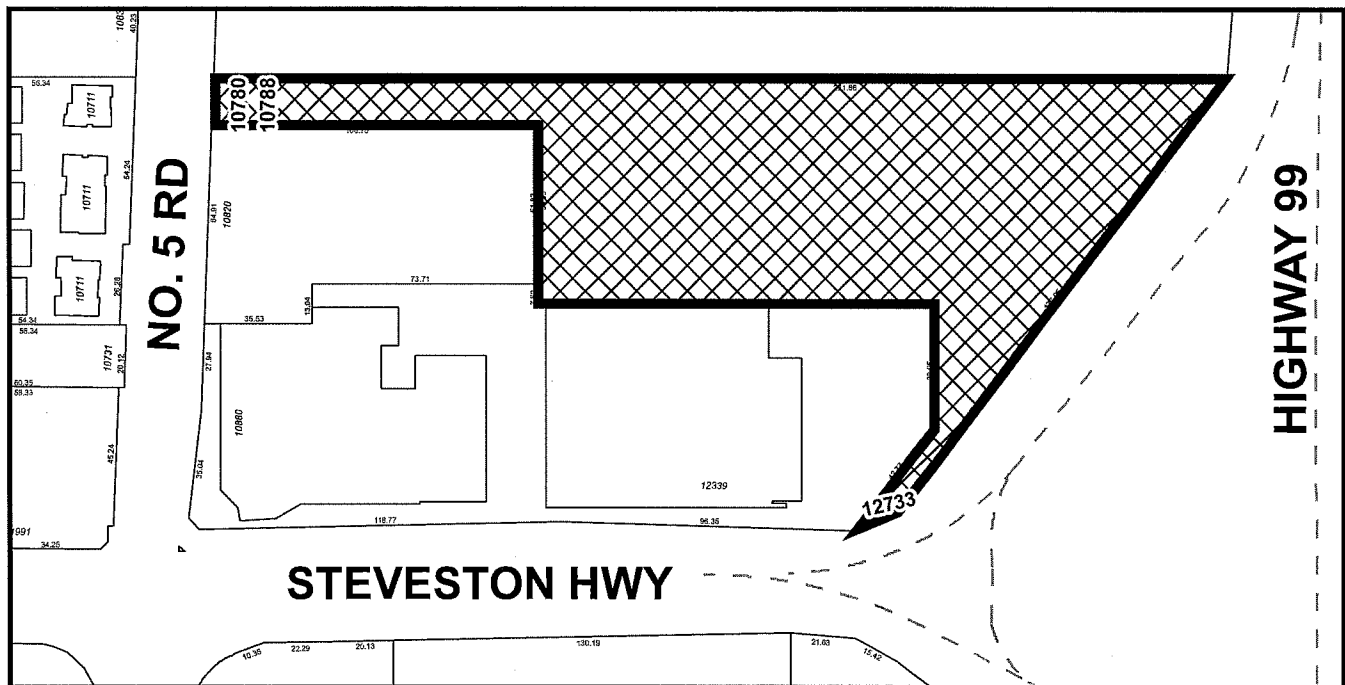
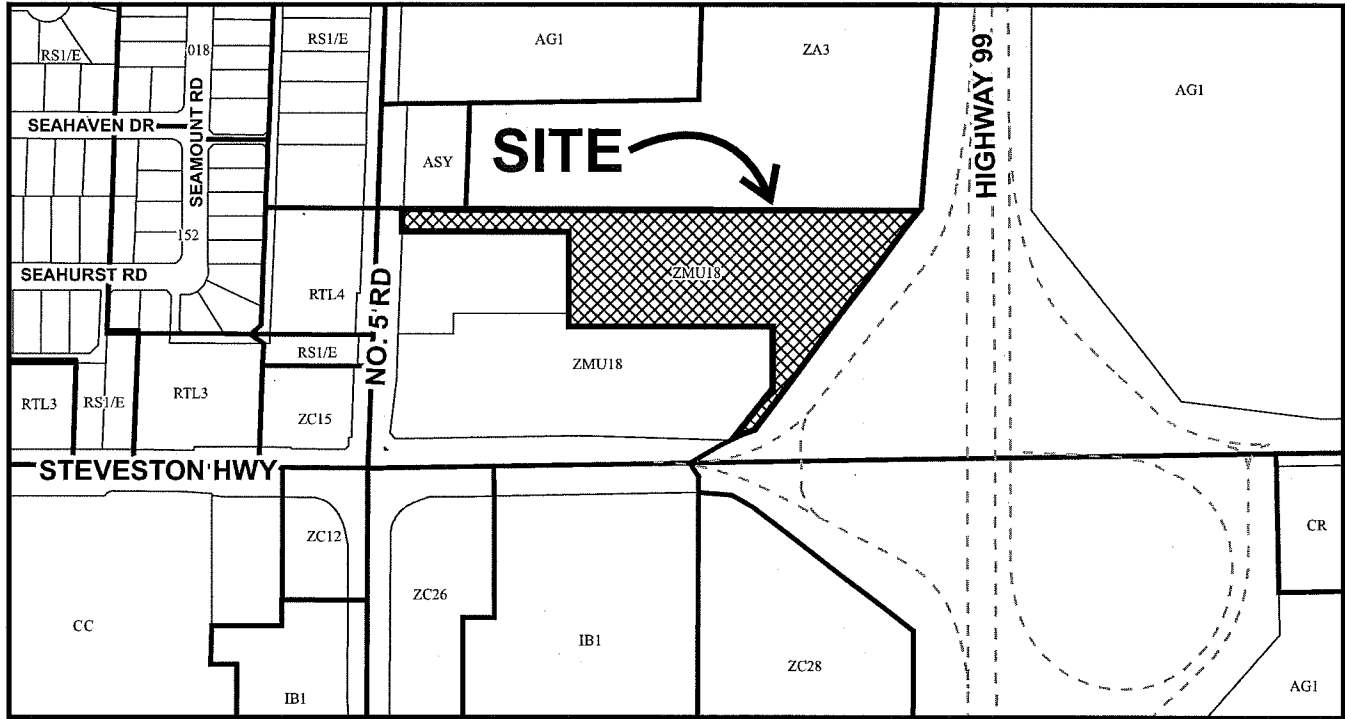
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DP 16-741981 SCHEDULE "A"

Original Date: 09/19/16

Revision Date:

Note: Dimensions are in METRES

PLAN EPP61209

REFERENCE PLAN OF LOTS D AND E BOTH OF SECTION 31, BLOCK 4 NORTH RANGE 5 WEST NEW WESTMINSTER DISTRICT PLAN EPP12978 PURSUANT TO SECTION 100(1)(16) OF THE LAND TITLE ACT. BCOS 926.015

SCALE 1 : 500 DISTANCES ARE IN METRES
 THE INTENDED SCALE OF THIS PLAN IS 1:500 WHEN PRINTED AT A SIZE OF 1100mm

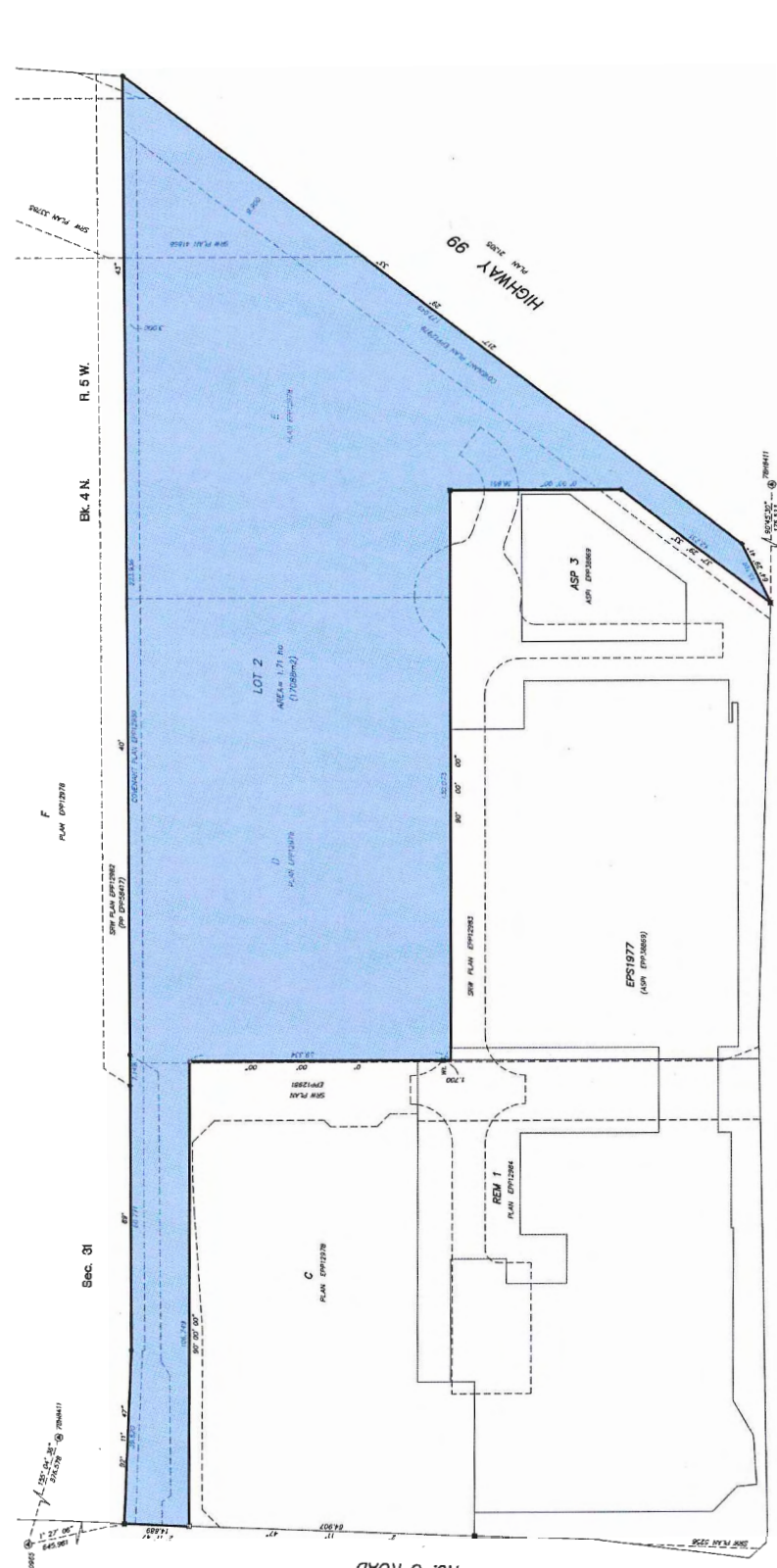
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THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT



NOT FOR CONSTRUCTION

1	PLAN	THE GARDENS
2	DATE	2016-07-15
3	SCALE	1:500
4	PROJECT	THE GARDENS PHASE THREE
5	CLIENT	THE GARDENS PHASE THREE
6	DESIGNER	THE GARDENS PHASE THREE
7	APPROVED	THE GARDENS PHASE THREE
8	DATE	2016-07-15
9	SCALE	1:500
10	PROJECT	THE GARDENS PHASE THREE
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13	APPROVED	THE GARDENS PHASE THREE
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97	APPROVED	THE GARDENS PHASE THREE
98	DATE	2016-07-15
99	SCALE	1:500
100	PROJECT	THE GARDENS PHASE THREE

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

TOWNLINE

DATE	2016-07-15
SCALE	1:500
PROJECT	THE GARDENS PHASE THREE
CLIENT	THE GARDENS PHASE THREE
DESIGNER	THE GARDENS PHASE THREE
APPROVED	THE GARDENS PHASE THREE
DATE	2016-07-15
SCALE	1:500
PROJECT	THE GARDENS PHASE THREE
CLIENT	THE GARDENS PHASE THREE
DESIGNER	THE GARDENS PHASE THREE
APPROVED	THE GARDENS PHASE THREE

PROFESSIONAL LAND SURVEYORS
 BUNN & BUNN
 100-1100 W. 10th Ave. Suite 200
 Vancouver, BC V6H 2T1
 Tel: 604-271-1111
 Fax: 604-271-1111

PLAN #1

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

A-101

DP 16

NOTES:
KEY PLAN
741981
PLAN # Z



AREA OF PERMIT

NOT FOR CONSTRUCTION

1	CONSTRUCTION
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ZGF
COTTER
ARCHITECTURAL

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

TOWNSHIP

DATE	10/1/2014
BY	10/1/2014
SCALE	1"=100'
SHEET NO.	102
TOTAL SHEETS	102
PROJECT NO.	102
CLIENT	102
LOCATION	102
DESCRIPTION	102

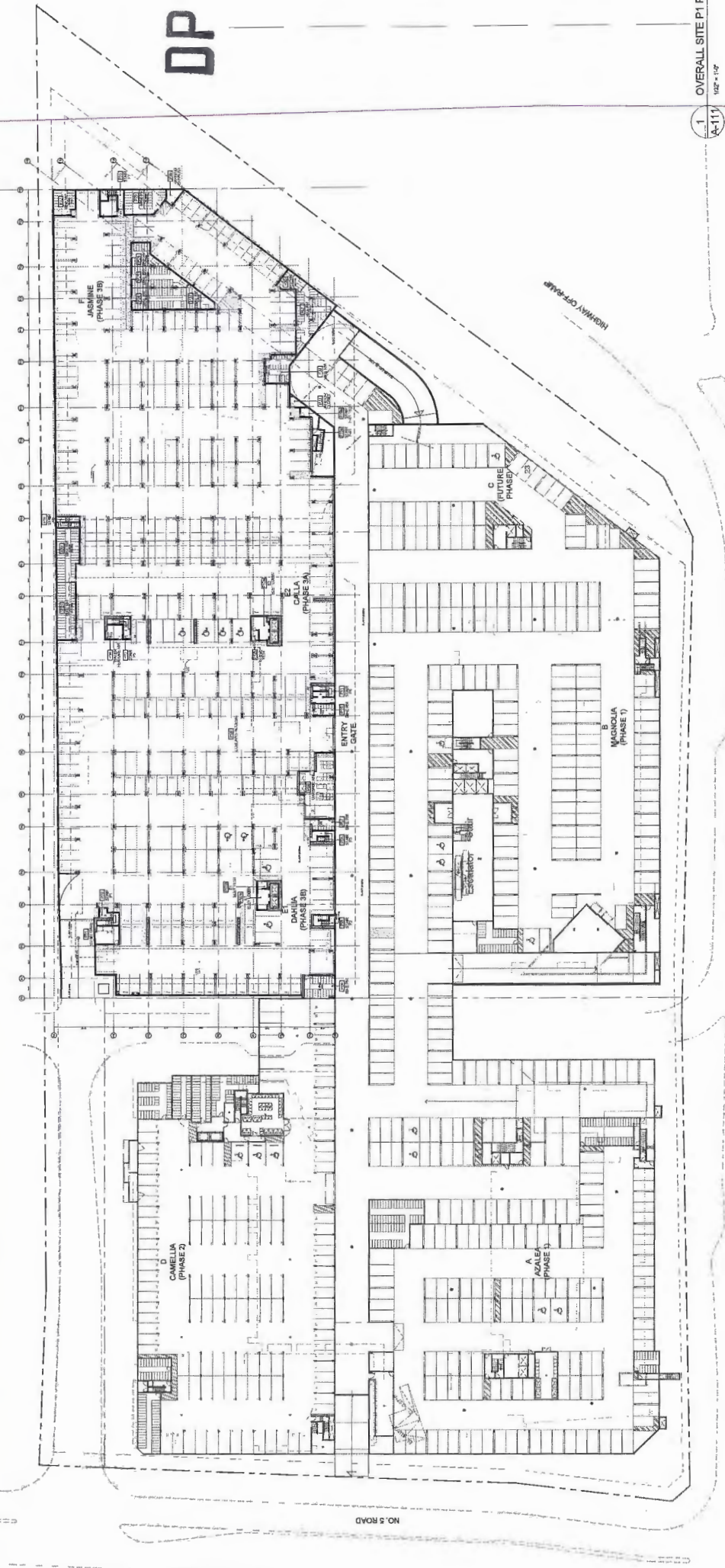
CONTEXT PLAN

NOTES:

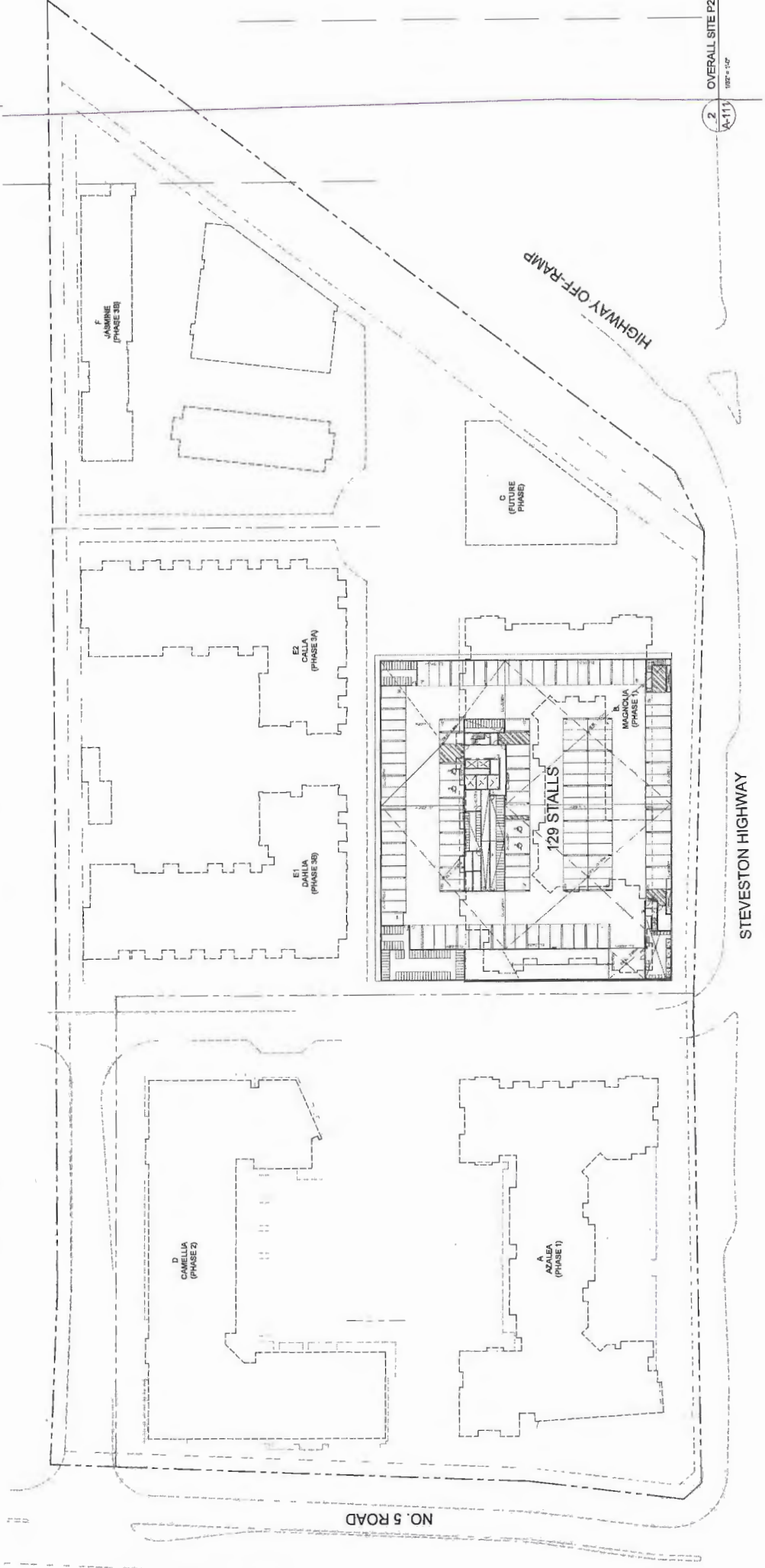
KEY PLAN



DP 16-741981
PLAN #3



1 OVERALL SITE P1 PARKING PLAN
1/8" = 1' = 0"



2 OVERALL SITE P2 PARKING PLAN
1/8" = 1' = 0"

NOT FOR
CONSTRUCTION

ZGF
COTTER
AN ATYRE ARCHITECTURAL

100-505 FIRST HURON STREET, VANCOUVER, B.C. V6C 2M6
TEL: 604-681-1111 FAX: 604-681-1112
WWW.ZGFCOTTER.COM

THE GARDENS

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

TOWNLINE

PROJECT NO. 16-741981-03
DATE: 05/27/16
JOB NO. 152333
SHEET NO. 1001
SCALE: 1/8" = 1' = 0"

OVERALL SITE
PARKING PLAN

A-111

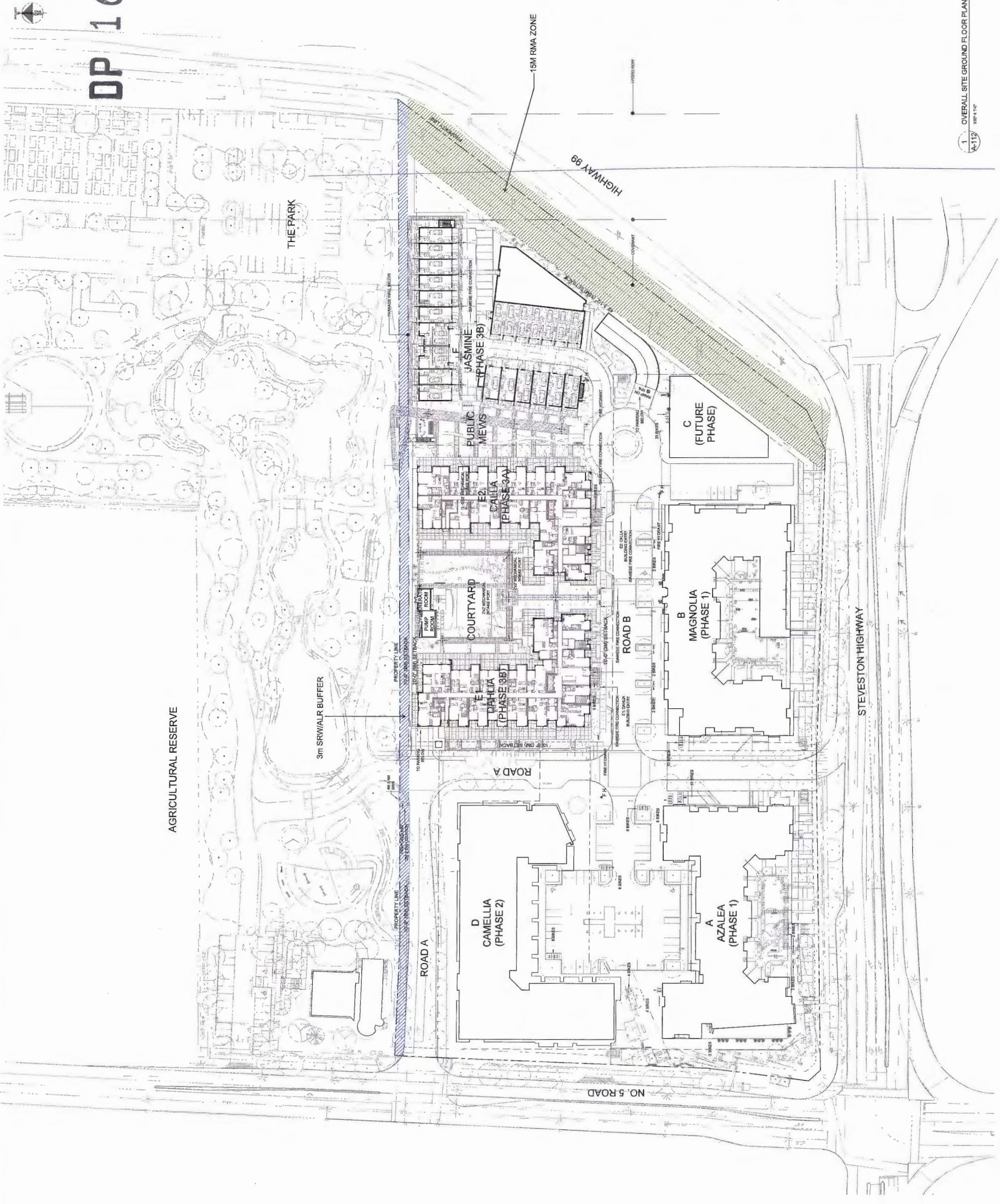
NOTES:

KEY PLAN



DP 16-741981

PLAN #4



NOT FOR CONSTRUCTION

ZGF
COTTER

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

TOWNLINE

Table with columns for building phases and their descriptions.

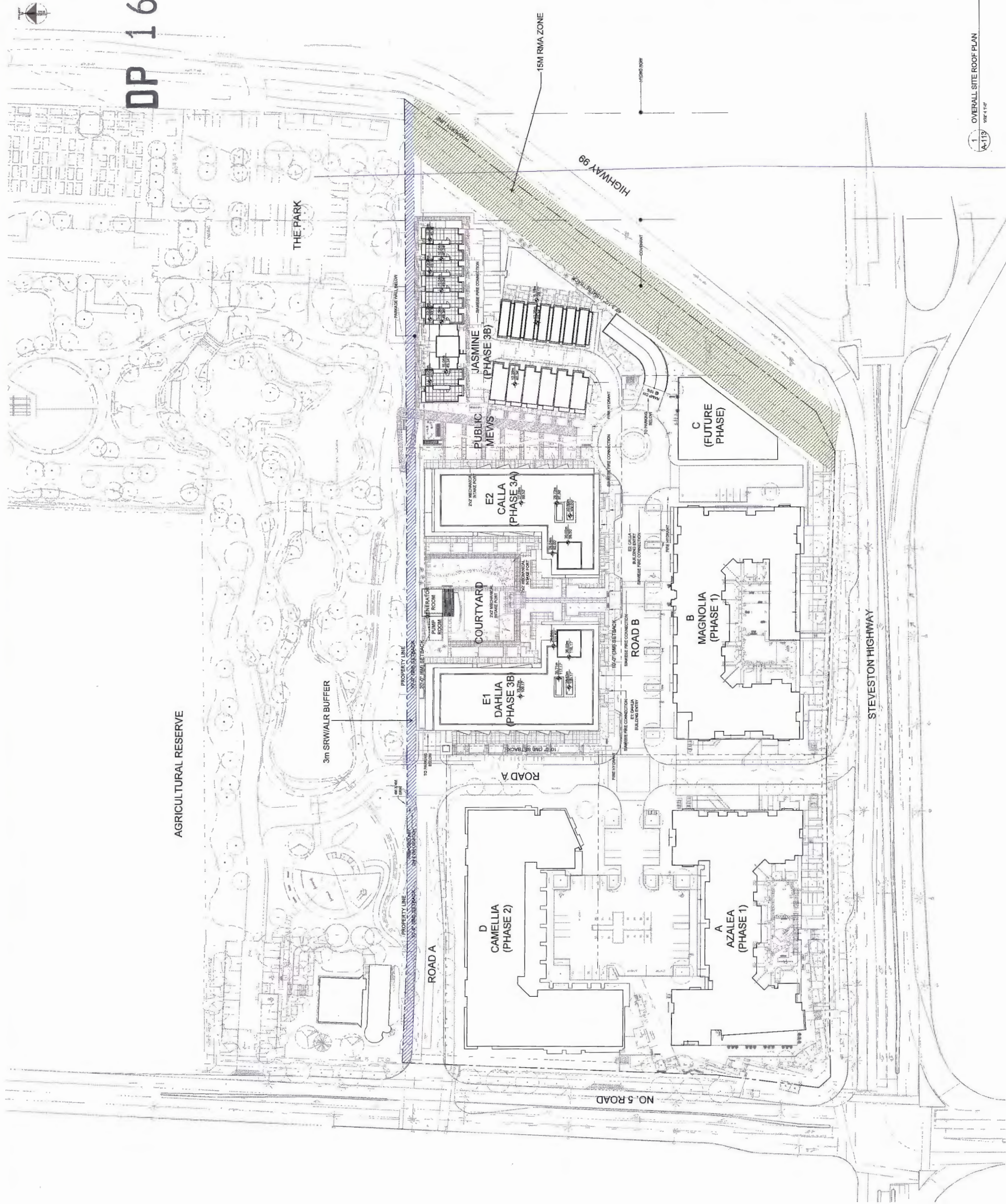
OVERALL SITE GROUND FLOOR PLAN

NOTES:

KEY PLAN



DP 16-741981
PLAN #5



NOT FOR CONSTRUCTION

ZGF
COTTER

THE GARDENS
THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA &
BUILDING E3: JASMINE &
BUILDING F: JASMINE

TOWNLINE

OVERALL SITE ROOF PLAN

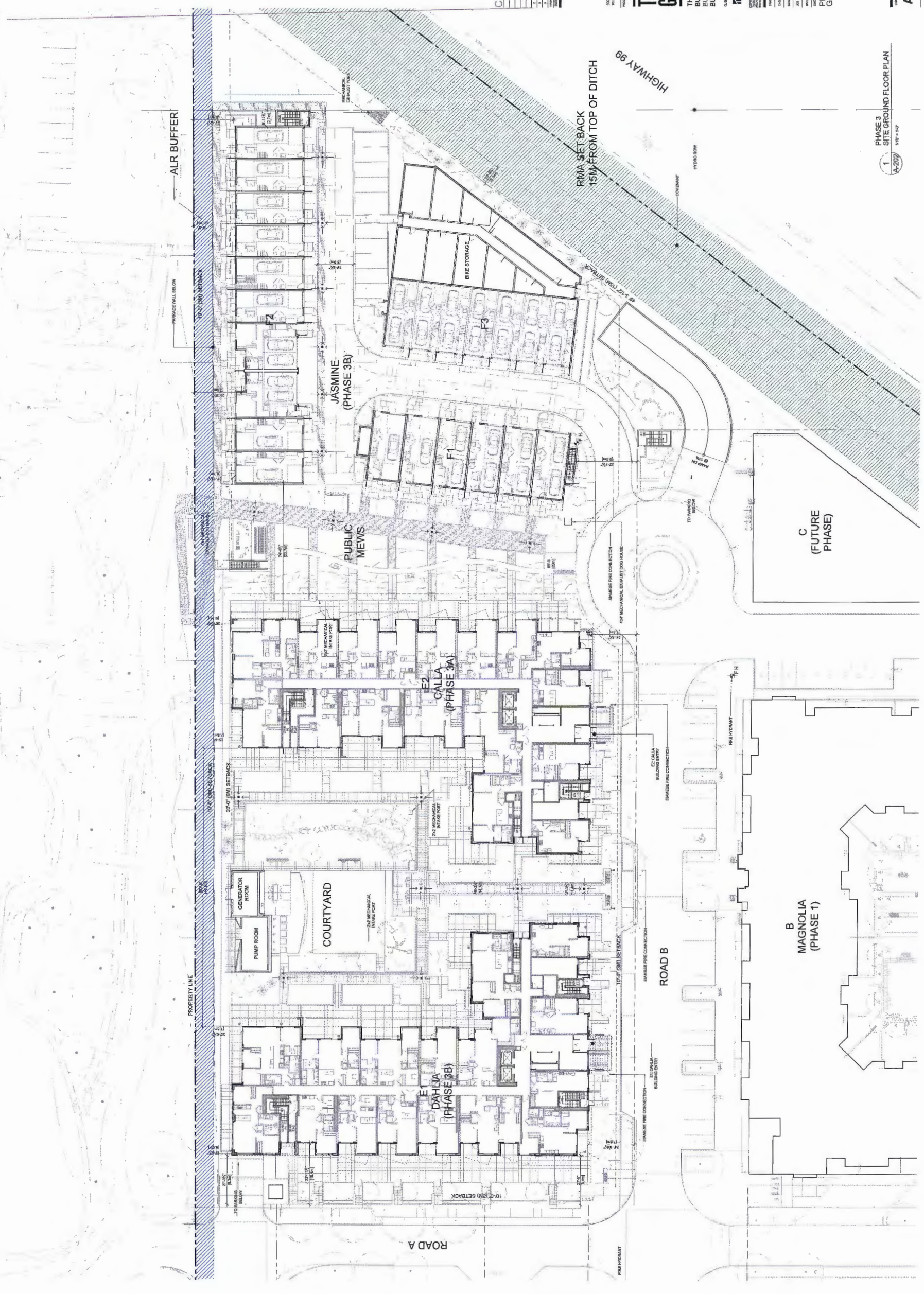
1 OVERALL SITE ROOF PLAN
A-113
SCALE: 1/8" = 1'-0"

A-113

DP

NOTES:
16 OF PLAN
741981
PLAN

THE PARK



NOT FOR
CONSTRUCTION

ZGF
COTTER

THE
GARDENS

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

TOWNLINE

PHASE 3 SITE
GROUND FLOOR PLAN

PHASE 3
1 SITE GROUND FLOOR PLAN
A-209

A-202

DP 741981
 741981
 PLAN #8
 THE PARK

NOTES:

NOT FOR CONSTRUCTION

ZGF
 COTTER

THE GARDENS

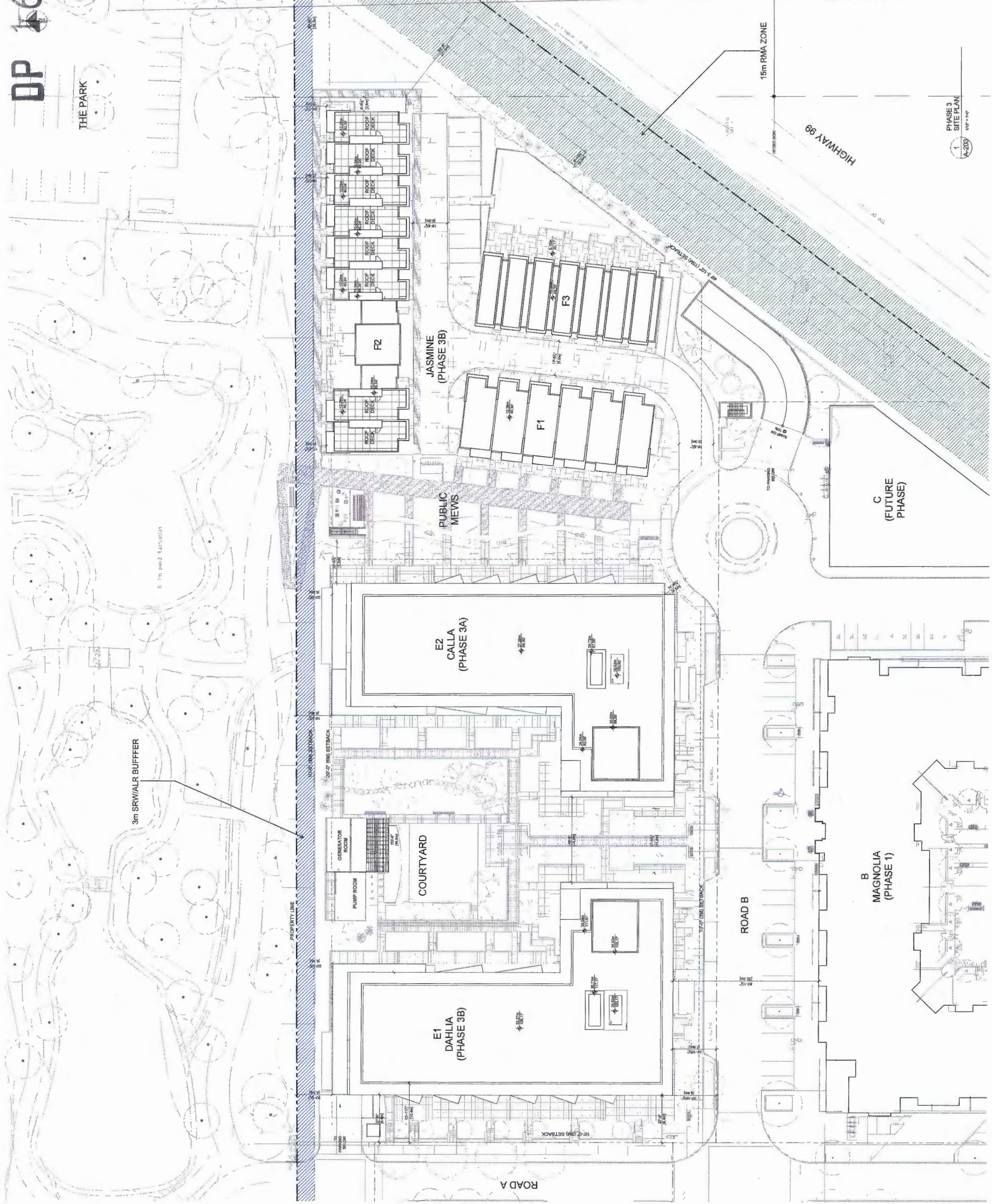
THE GARDENS PHASE THREE
 BUILDING E1: DAHLIA,
 BUILDING E2: CALLA, &
 BUILDING F: JASMINE

TOWNLINE

PHASE 3 SITE PLAN
 ROOF PLAN

PHASE 3
 SITE PLAN
 1
 A-203
 1/2" = 1'-0"

A-203



* AFFORDABLE UNITS
DESIGNED AS
UNIVERSAL HOUSING
UNITS.

** 1 BEDROOM
AFFORDABLE UNIT
DESIGNED AS FULLY
ACCESSIBLE UNIT.

NOT FOR
CONSTRUCTION

ZGF
COTTER

THE
GARDENS

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

TOWNLINE

DATE: 10/20/2014
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
SCALE: 1/8" = 1'-0"
SHEET NO.: 1001
PROJECT NO.: 16-741981-09

BUILDING E1: DAHLIA
PHASE PLAN
LEVELS 1 TO 2
/ FLOORS 1 TO 2



1 BUILDING E1: DAHLIA (PHASE 3)
LEVEL 1 / FLOOR 1 - PLAN

2 BUILDING E1: DAHLIA (PHASE 3)
LEVEL 2 / FLOOR 2 - PLAN



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 COTTER
 PARTNERS

THE GARDENS

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

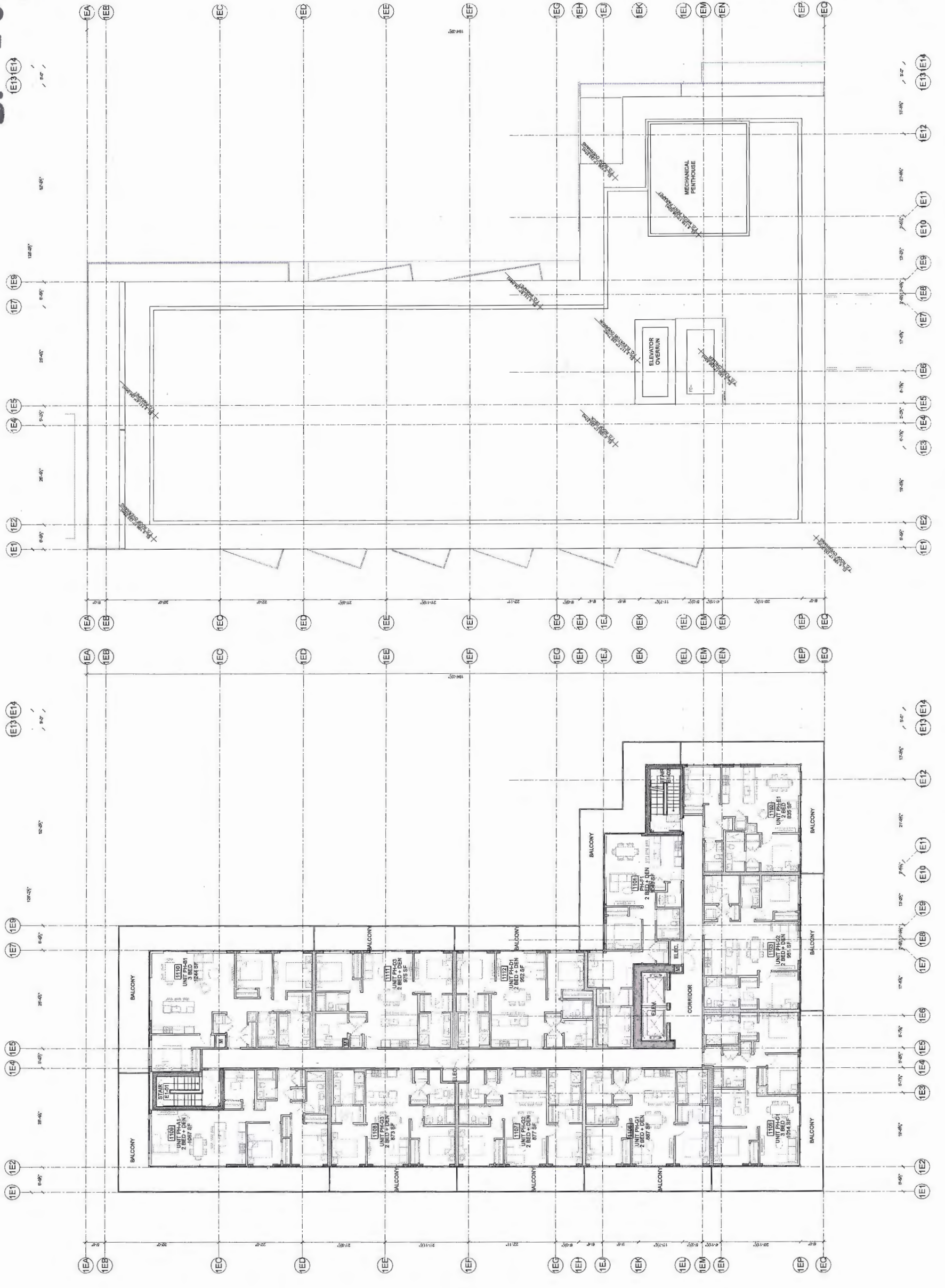
TOWNLINE

BUILDING E1: DAHLIA
 (PHASE 3)
 FLOOR PLAN
 LEVELS 8 TO 10

1 BUILDING E1: DAHLIA (PHASE 3)
 LEVELS 7 TO 8 / FLOORS 8 TO 9 - PLAN

2 BUILDING E1: DAHLIA (PHASE 3)
 LEVEL 9 / FLOOR 10 - PLAN

NOTES:
 SET PLAN
DP 16
 7/4/19 81
 PLAN #12



NOT FOR CONSTRUCTION

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THE GARDENS

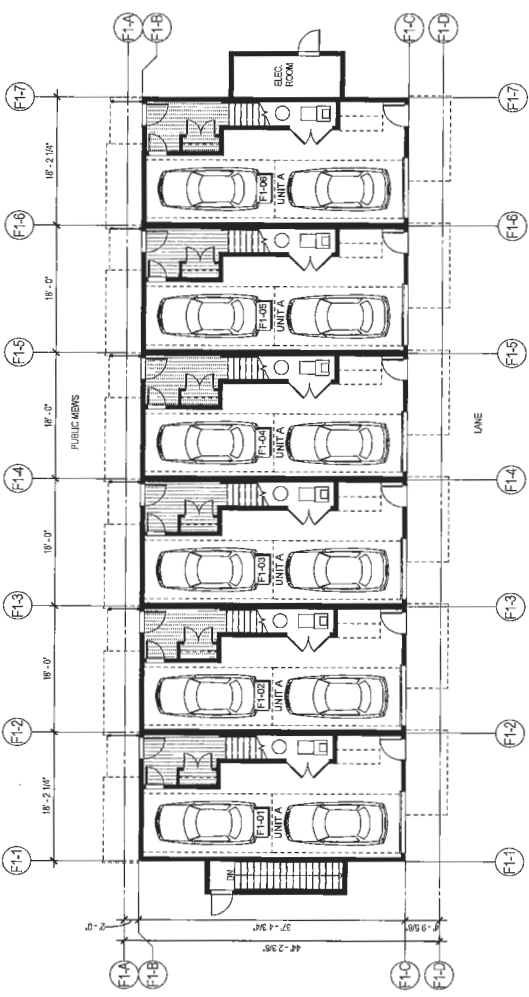
THE GARDENS PHASE THREE
 BUILDING E1, DAHLIA,
 BUILDING E2, JASMINE &
 BUILDING F, JASMINE

TOWNLINE

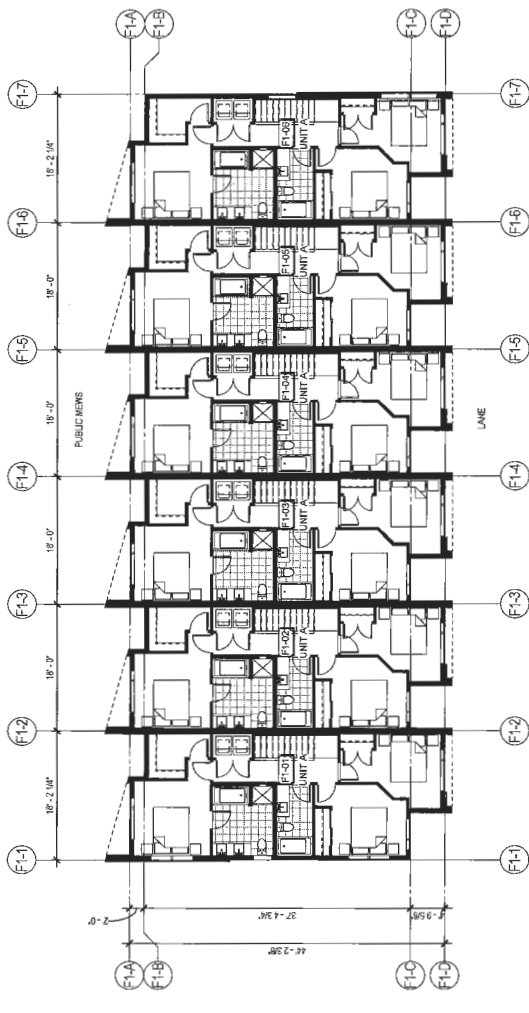
BUILDING E1: DAHLIA
 (PHASE 3)
 FLOOR PLAN
 LEVEL 10 / FLOOR 11
 AND ROOF PLAN

2. BUILDING E1, DAHLIA (PHASE 3)
 ROOF PLAN
 A-214 1/8" = 1'-0"

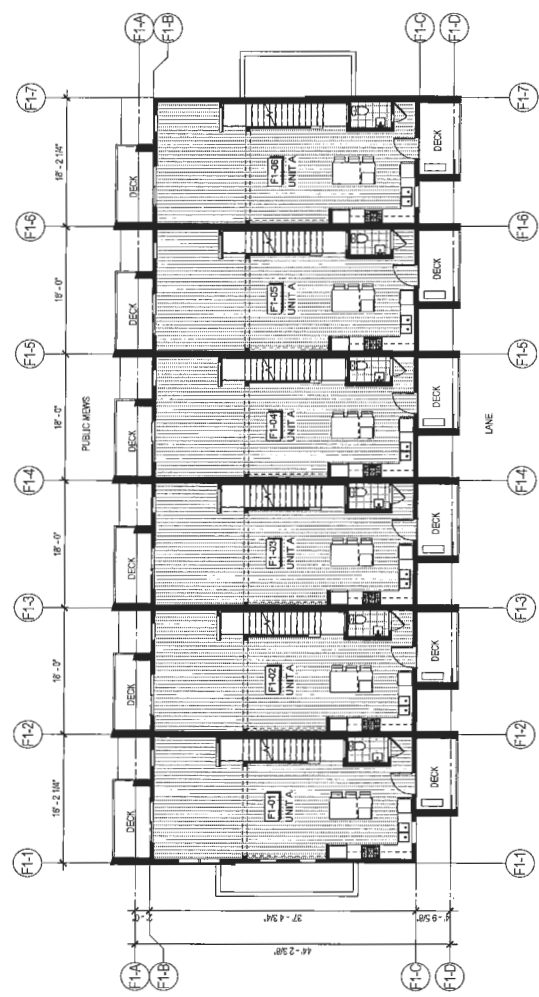
1. BUILDING E1, DAHLIA (PHASE 3)
 LEVEL 10 / FLOOR 11 - PLAN
 A-214 1/8" = 1'-0"



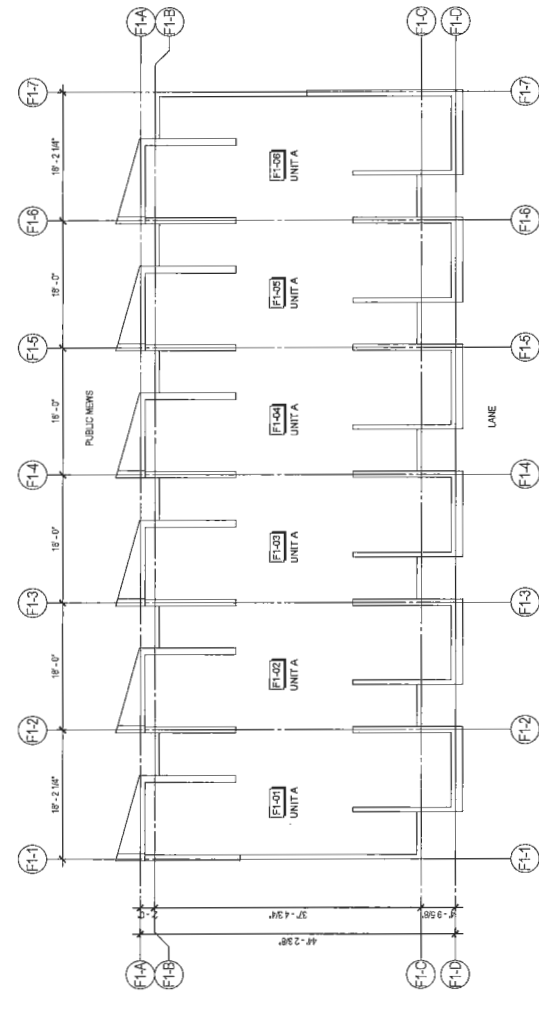
1. BUILDING F1 JASMINE (PHASE 3) LEVEL 1 (GARAGE) PLAN
 1/8\"/>



3. BUILDING F1 JASMINE (PHASE 3) LEVEL 3 (FLOOR 3) PLAN
 1/8\"/>



2. BUILDING F1 JASMINE (PHASE 3) LEVEL 2 (FLOOR 2) PLAN
 1/8\"/>



4. BUILDING F1 JASMINE (PHASE 3) LEVEL 4 (FLOOR 4) PLAN
 1/8\"/>

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	10/15/2014
2	ISSUED FOR CONSTRUCTION	10/15/2014
3	ISSUED FOR CONSTRUCTION	10/15/2014
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9	ISSUED FOR CONSTRUCTION	10/15/2014
10	ISSUED FOR CONSTRUCTION	10/15/2014

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COTTER

THE GARDENS

THE GARDENS PHASE THREE
 BUILDING F1 DAHLIA,
 BUILDING F2 CALLA, &
 BUILDING F3 JASMINE

TOWNLINE

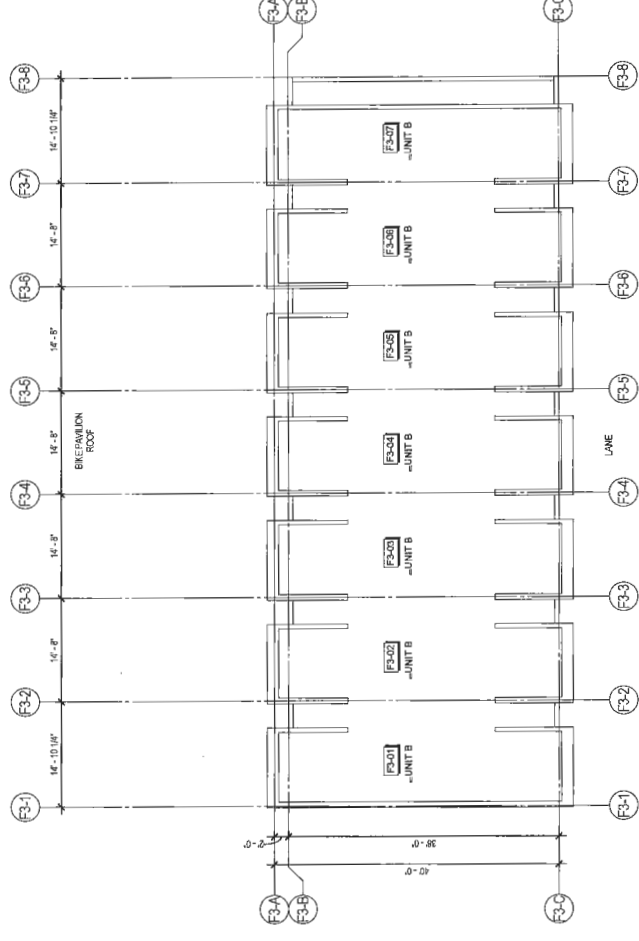
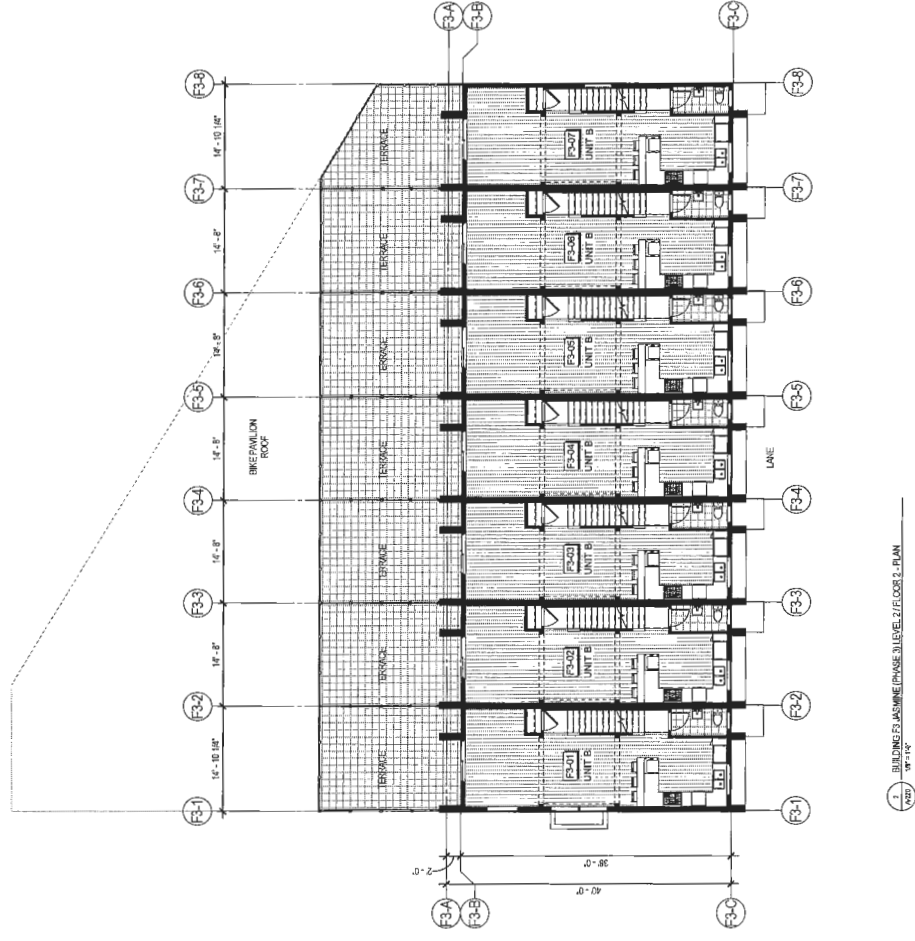
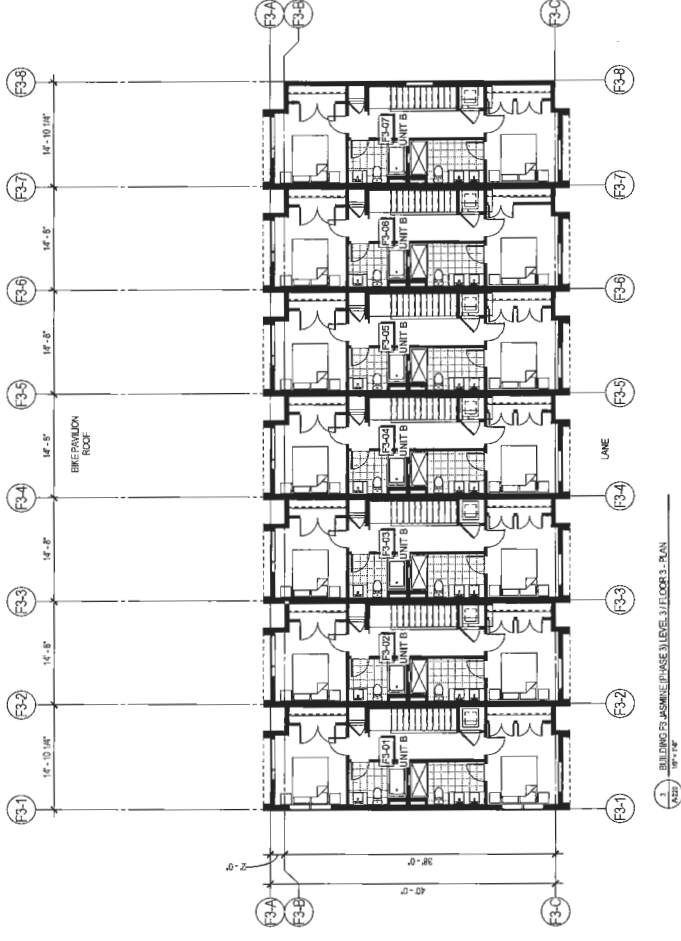
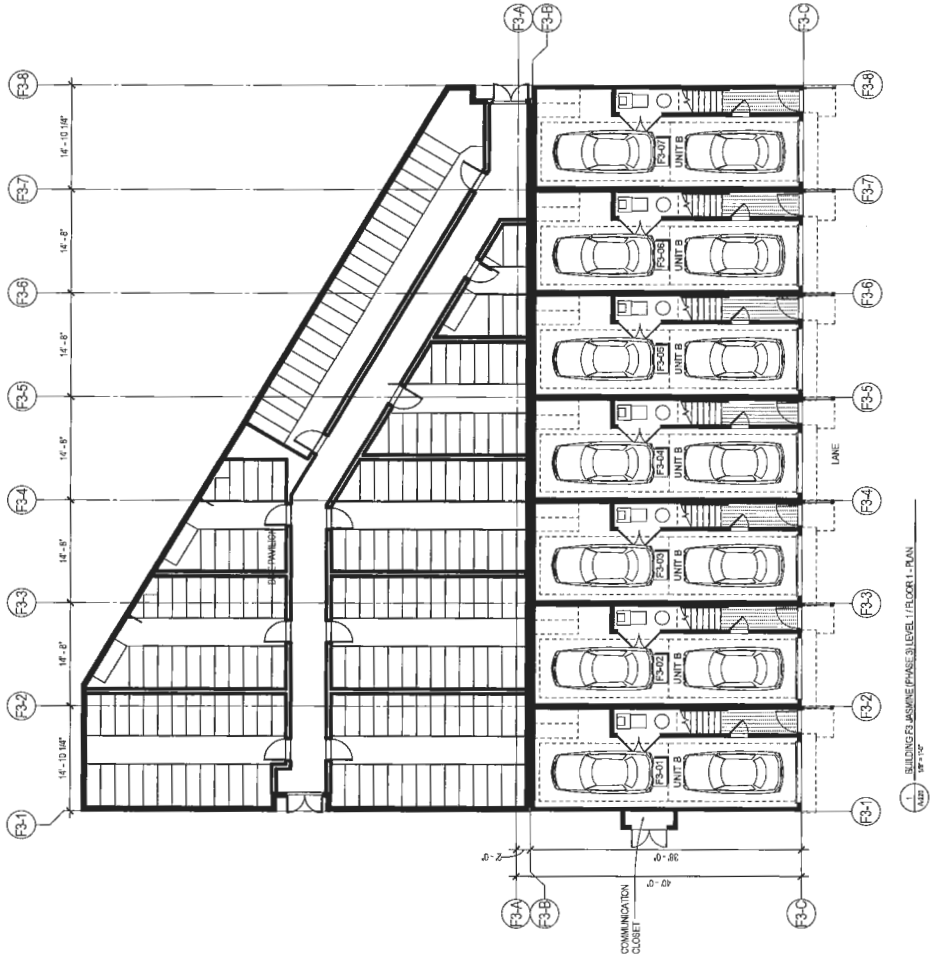
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9	ISSUED FOR CONSTRUCTION	10/15/2014
10	ISSUED FOR CONSTRUCTION	10/15/2014

BUILDING F1 JASMINE
 (PHASE 3)
 FLOOR PLANS

DP 16

NOTES:
 1. THIS PLAN IS NOT FOR CONSTRUCTION

741981
 PLAN #15



NOT FOR CONSTRUCTION

DATE	DESCRIPTION
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10/10/2014	ISSUED FOR CONSTRUCTION
10/10/2014	ISSUED FOR CONSTRUCTION
10/10/2014	ISSUED FOR CONSTRUCTION

ZGF
 COTTER

1000 PINE STREET, SUITE 1000
 DENVER, CO 80202
 TEL: 303.733.4400
 WWW.ZGF.COM

THE GARDENS
 PHASE THREE
 BUILDING E3, D4H, &
 BUILDING E3, CALLA, &
 BUILDING F3 - JASMINE

OWNER
 TOWNLINE

ARCHITECT
 TOWNLINE

DATE	DESCRIPTION
10/10/2014	ISSUED FOR PERMIT
10/10/2014	ISSUED FOR CONSTRUCTION
10/10/2014	ISSUED FOR CONSTRUCTION
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10/10/2014	ISSUED FOR CONSTRUCTION
10/10/2014	ISSUED FOR CONSTRUCTION

BUILDING F3 JASMINE
 (PHASE 3)
 FLOOR PLANS

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2 BUILDING F3 JASMINE PHASE 3 LEVEL 2 FLOOR 2 PLAN

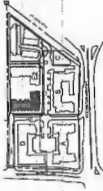
3 BUILDING F3 JASMINE PHASE 3 LEVEL 3 FLOOR 3 PLAN



A-220

NOTES:

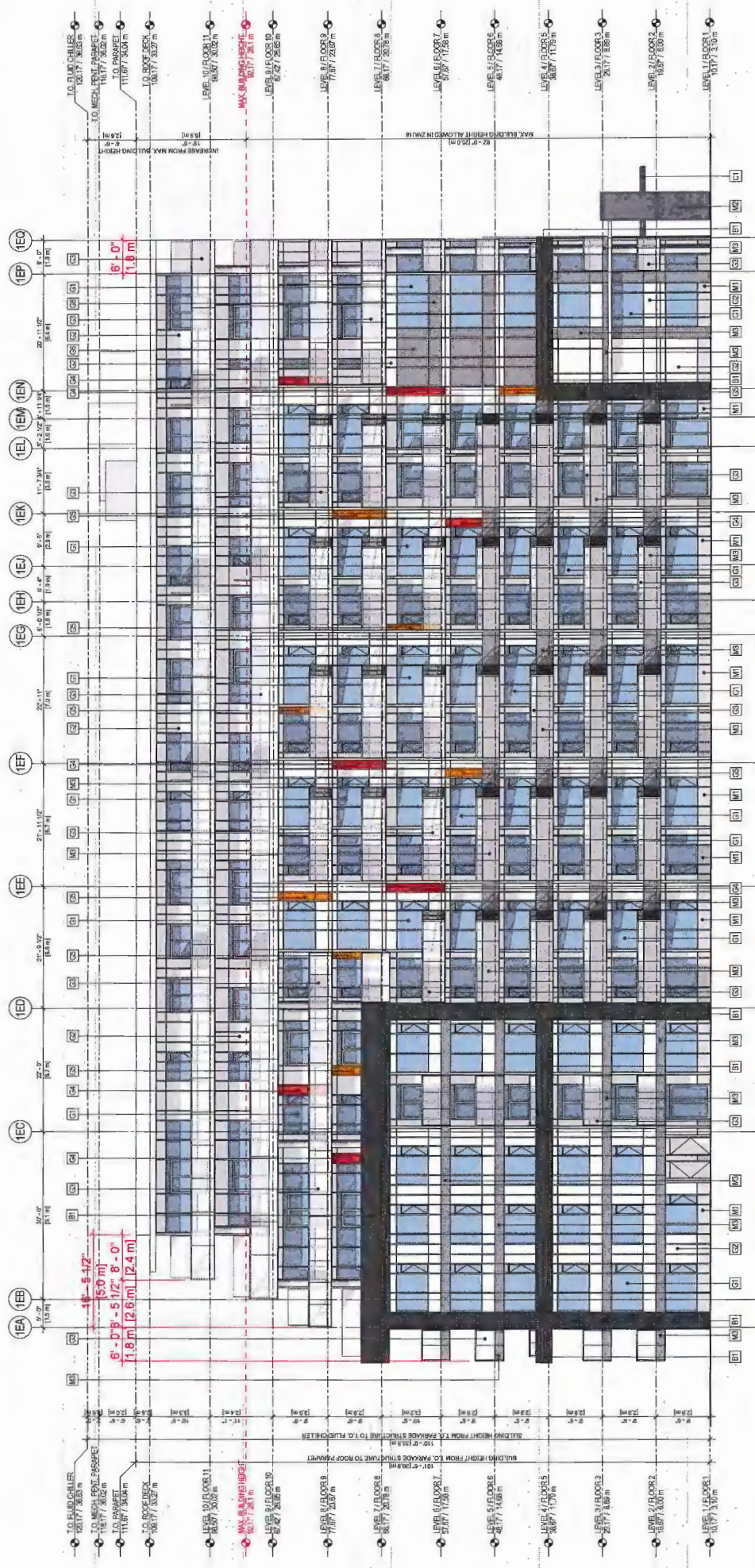
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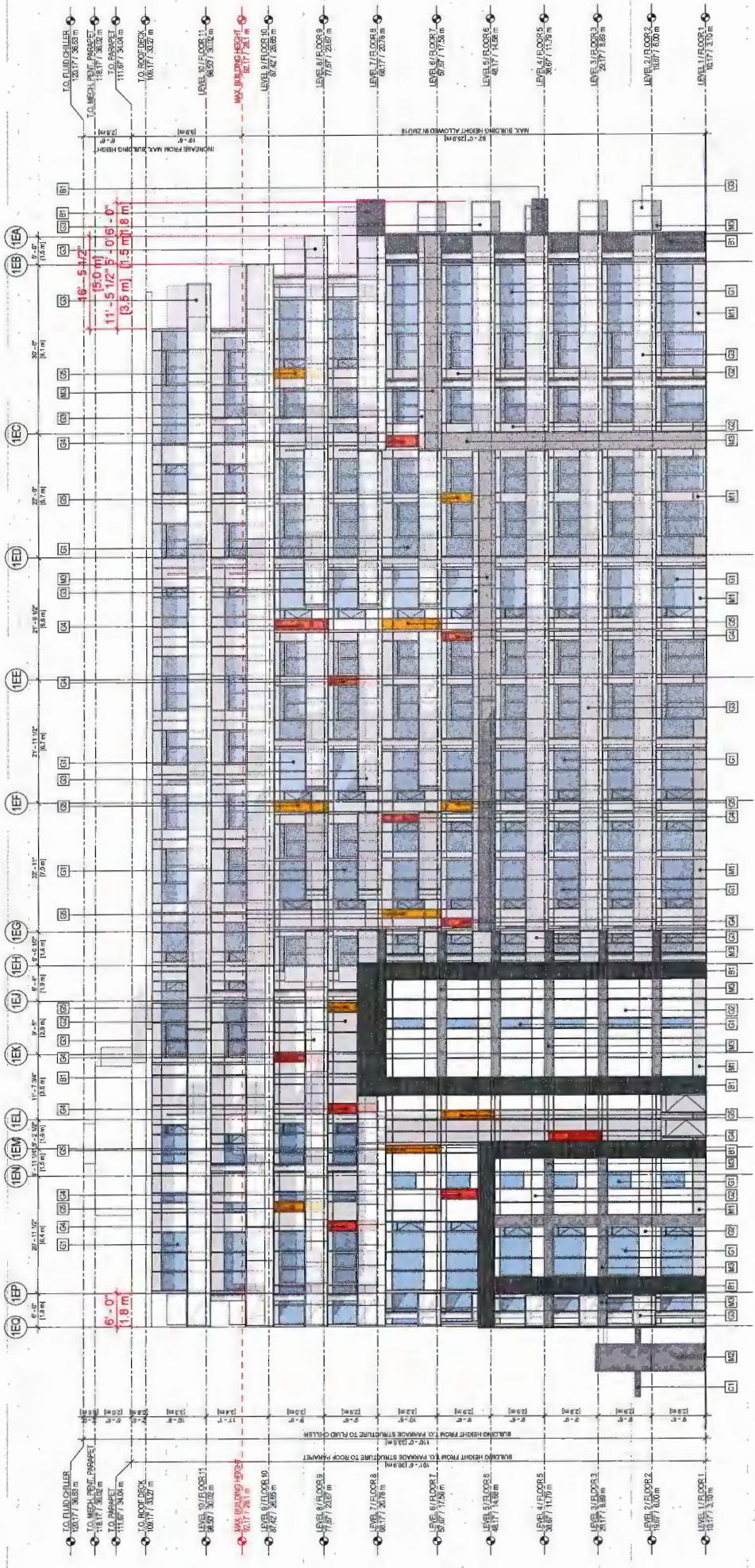
BUILDING E1 DAHLIA MATERIAL LEGEND

- B1 - BRICK TEXTURED FINISH (DARK GRAY)
- C1 - STEEL FRAMED GLASS CANOPY
- G1 - CLEAR GLAZING
- G2 - SPANDREL PANEL (WHITE)
- G3 - GLASS QUADRANT (ORANGE)
- G4 - SPANDREL PANEL (YELLOW)
- G5 - SPANDREL PANEL (GREY)
- M1 - STEEL PANEL (DARK GRAY)
- M2 - STEEL PANEL (MEDIUM GRAY)
- M3 - STEEL PANEL (LIGHT GRAY)

DP 16-7419 81
PLAN #16



1. BUILDING E1 DAHLIA (PHASE 3) WEST ELEVATION
 1/20



2. BUILDING E1 DAHLIA (PHASE 3) EAST ELEVATION
 1/20

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 CONSTRUCTION



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 COTTER



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

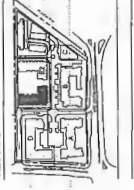
TOWNLINE

OWNER	TCI
ARCHITECT	ZGF COTTER
DATE	2/18/2014

BUILDING E1 DAHLIA
 (PHASE 3)
 WEST AND EAST
 ELEVATIONS

NOTES:

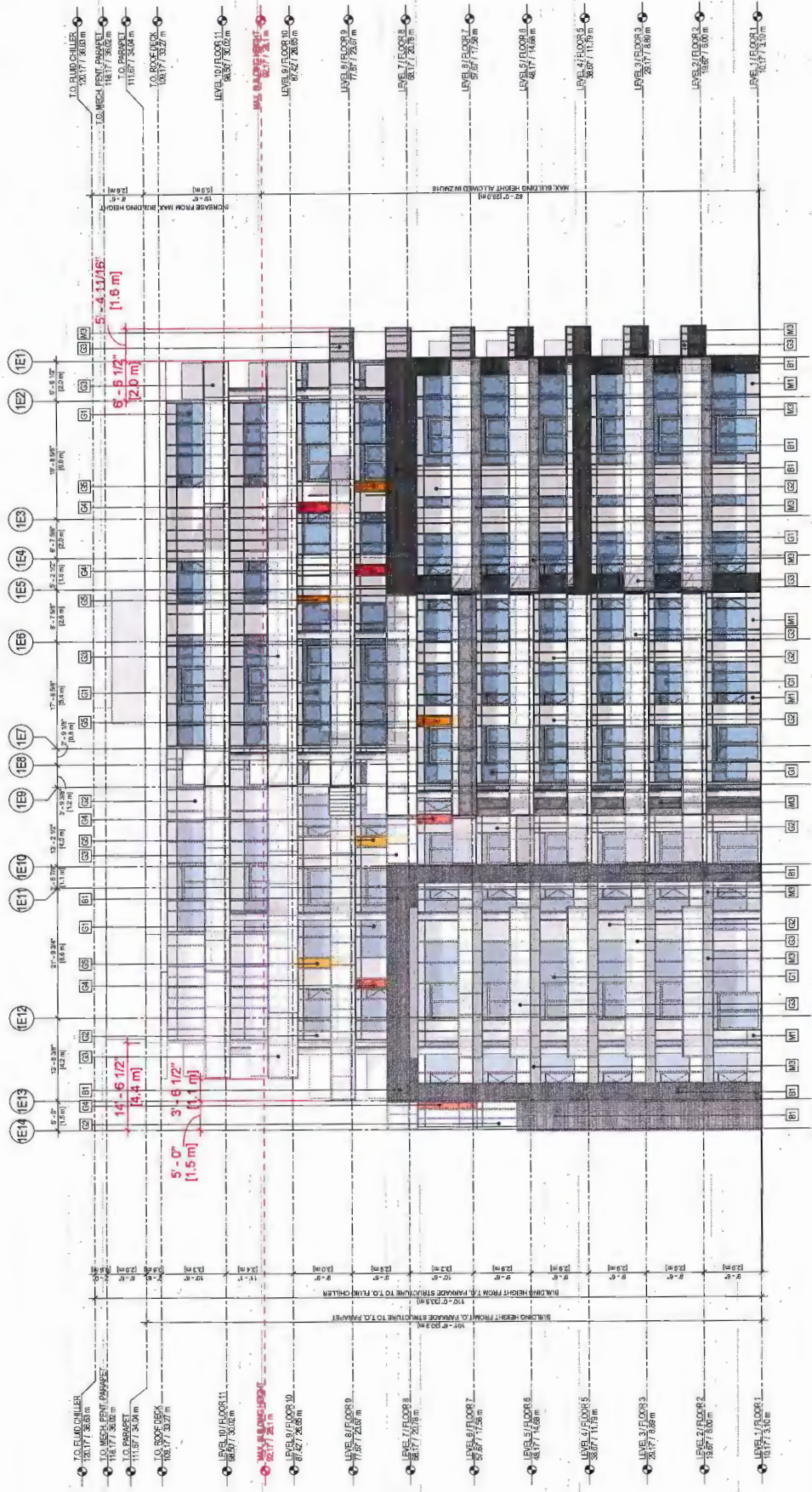
KEY PLAN



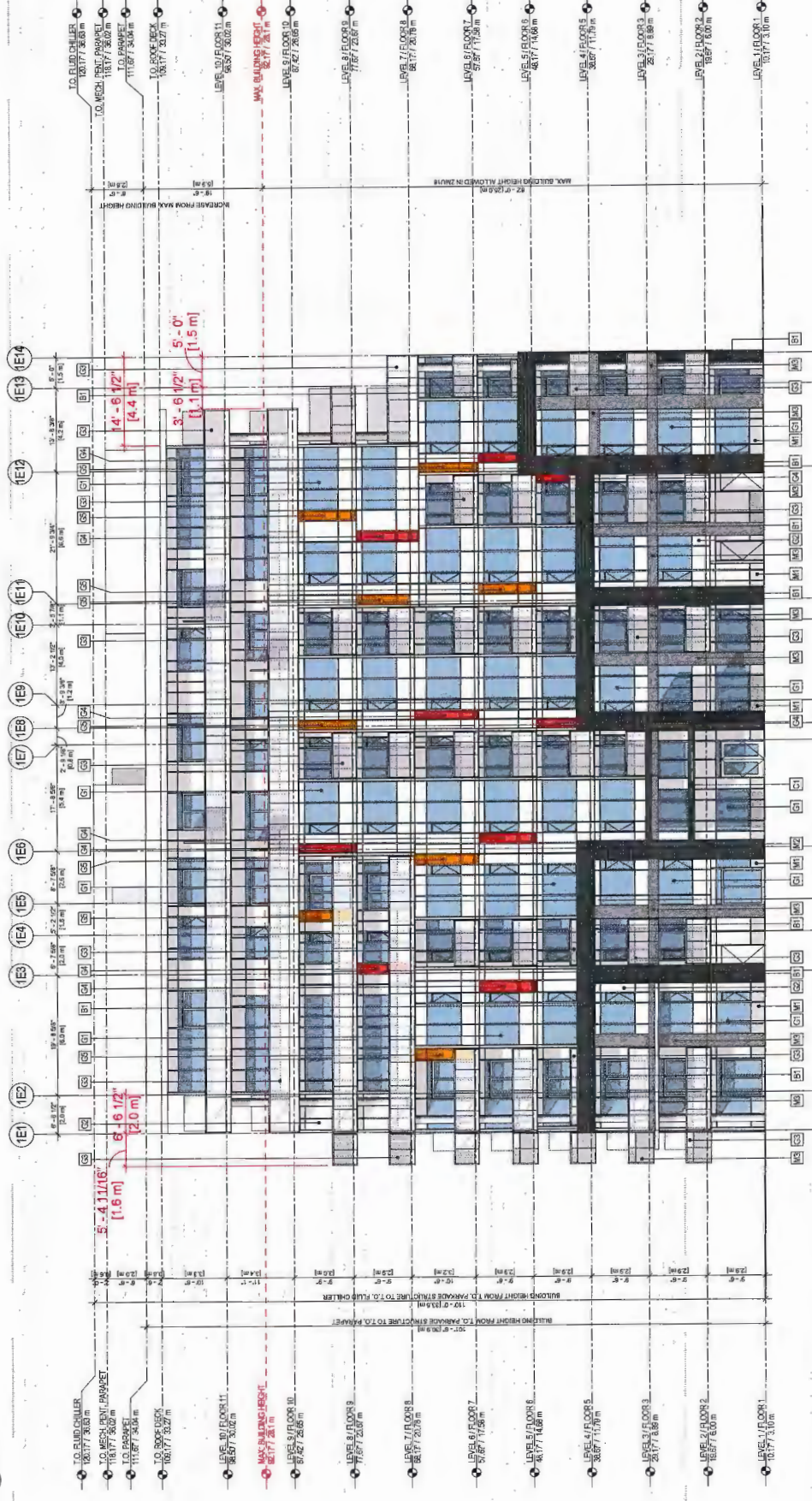
BUILDING E1 DAHLIA MATERIAL LEGEND

- B1 - BRICK TEXTURED FINISH (DARK GRAY)
- C1 - STEEL FRAMED GLASS CANOPY
- G1 - CLEAR GLAZING
- G2 - SPANDREL PANEL (WHITE)
- G3 - SPANDREL PANEL (ORANGE)
- G4 - SPANDREL PANEL (YELLOW)
- G5 - SPANDREL PANEL (GREY)
- G6 - SPANDREL PANEL (GREEN)
- M1 - METAL PANEL (LIGHT GRAY)
- M2 - METAL PANEL (DARK GRAY)
- M3 - METAL PANEL (ORANGE)

DP 16-7419 81
PLAN #17



BUILDING E1 DAHLIA (PHASE 3) NORTH ELEVATION



BUILDING E1 DAHLIA (PHASE 3) SOUTH ELEVATION

NOT FOR CONSTRUCTION



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ARCHITECTS

1000 BROADWAY, SUITE 2000
HOUSTON, TEXAS 77002
TEL: 713.261.2000
WWW.ZGFCOTTER.COM



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

TOWNLINE

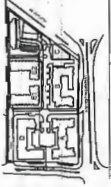


NO.	DATE	BY	CHK.
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002	10/11/17	JL	MS
003	10/11/17	JL	MS
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005	10/11/17	JL	MS

BUILDING E1 DAHLIA
(PHASE 3)
NORTH AND SOUTH
ELEVATIONS

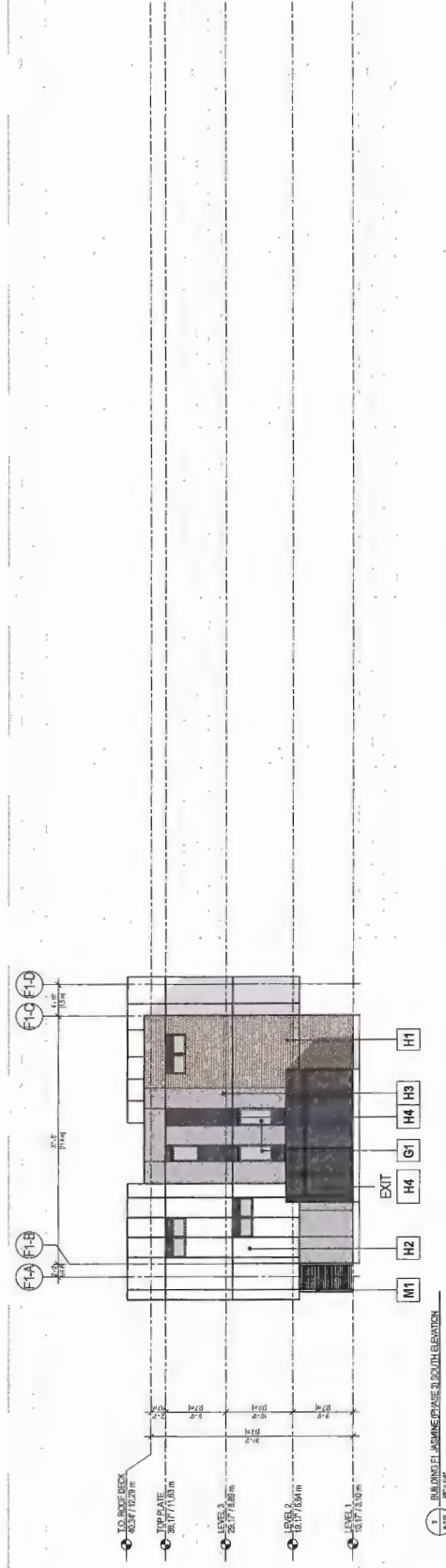
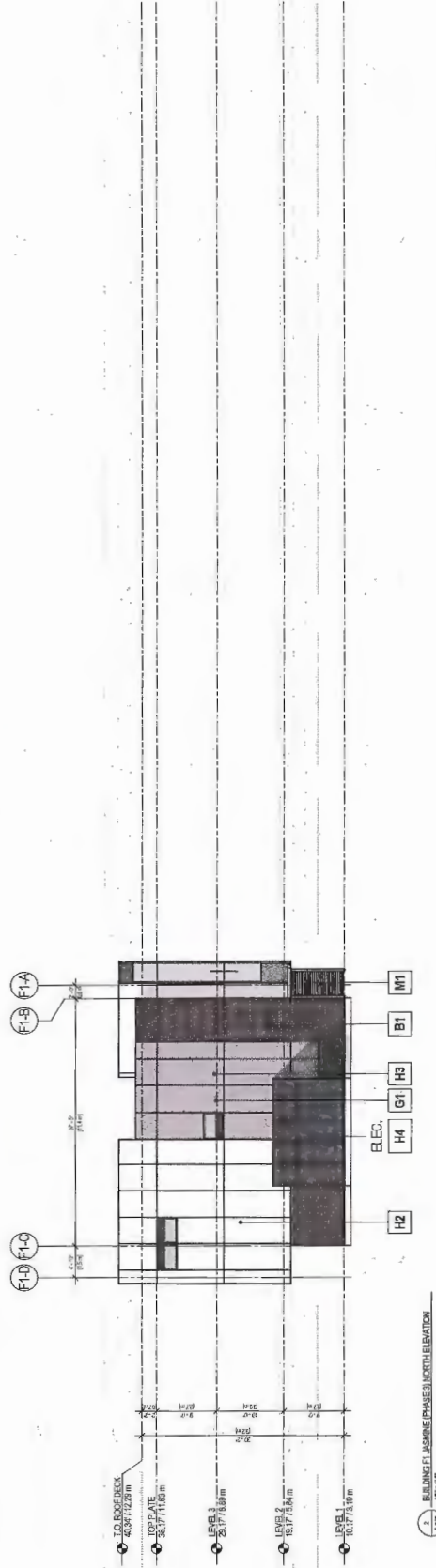
NOTES:

KEY PLAN



- BUILDING F1 - JASMINE**
MATERIAL LEGEND
- B1 - BRICK TEXTURED FINISH (REDONDO GREY)
 - G1 - VINYL WINDOWS (WHITE TRIM)
 - M1 - METAL SCREENING/DETAILING
 - M2 - GARAGE DOOR
 - H1 - CEMENT FIBRE BOARD SHIP-LAP SIDING (LINEN)
 - H2 - CEMENT FIBRE BOARD (WHITE)
 - H3 - CEMENT FIBRE BOARD LIGHT GREY
 - H4 - CEMENT FIBRE BOARD (DARK GREY)

Up to -741981
P CAN #18



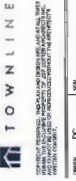
NOT FOR CONSTRUCTION



ZGF
COTTER



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

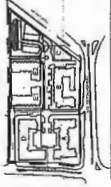


NO.	DATE	DESCRIPTION
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2	11/15/2023	ISSUED FOR CONSTRUCTION
3	01/10/2024	ISSUED FOR CONSTRUCTION

BUILDING F1 - JASMINE
(PHASE 3)
ELEVATIONS

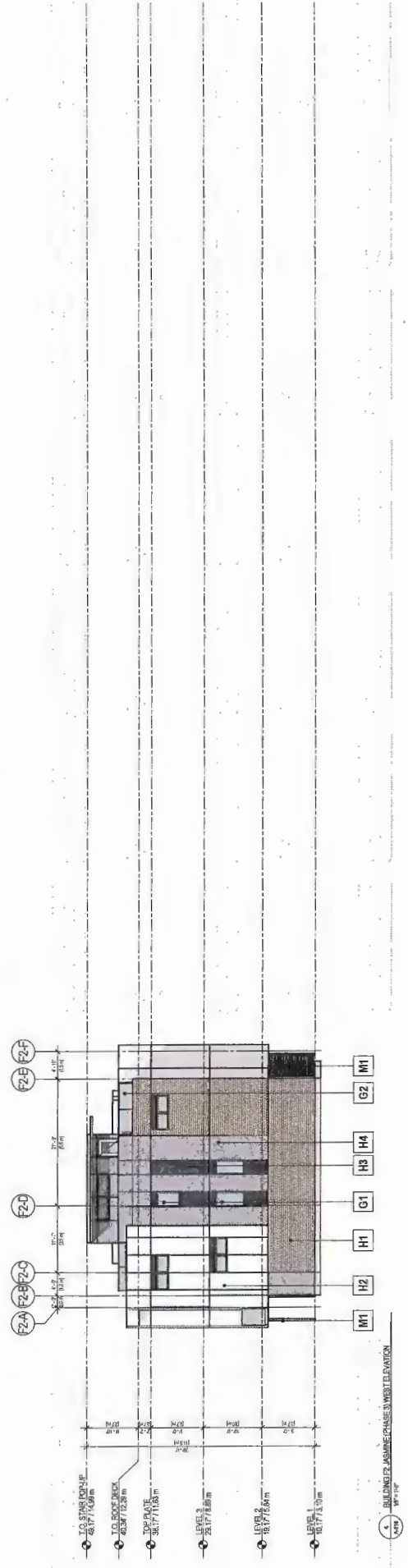
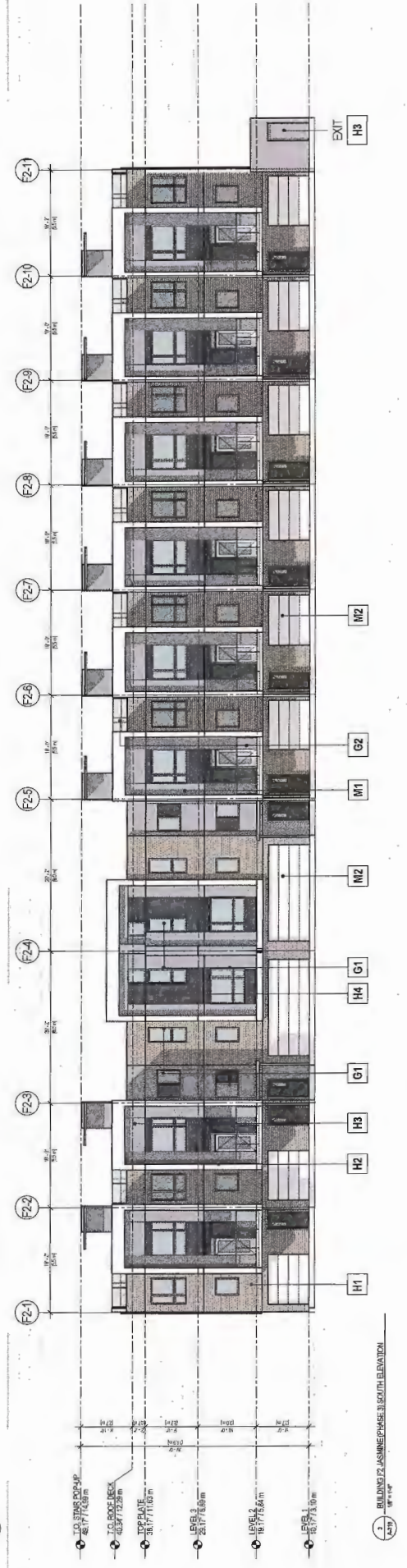
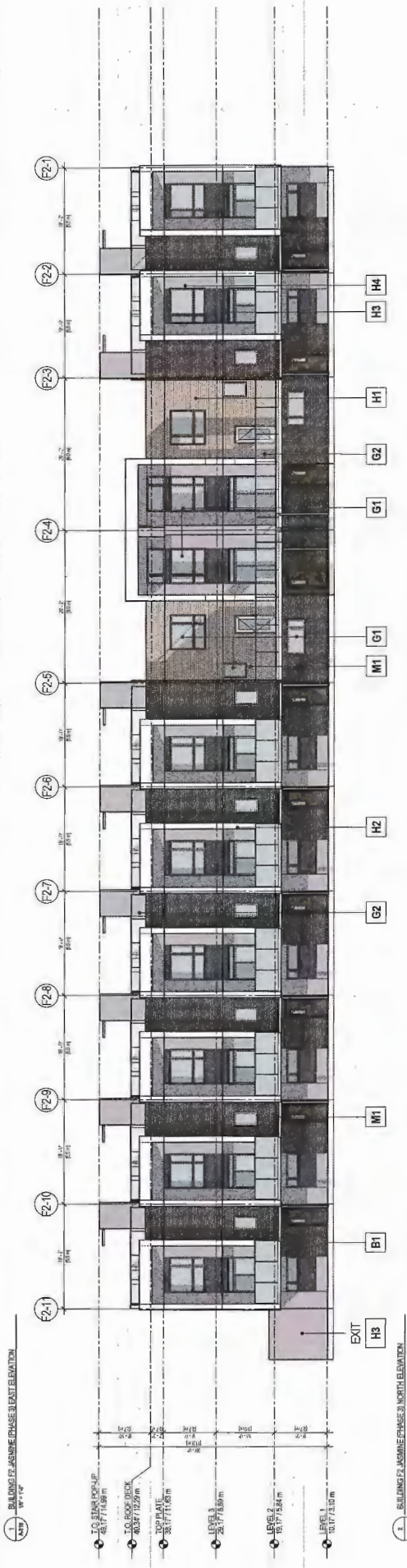
NOTES:

KEY PLAN



- BUILDING F2 - JASMINE MATERIAL LEGEND**
- B1 - BRICK TEXTURED FINISH (REDONDO GREY)
 - G1 - VINYL WINDOWS (WHITE TRIM)
 - M1 - METAL SCREENING/DETAILING
 - M2 - GARAGE DOOR
 - H1 - CEMENT FIBRE BOARD SHIPLAP SIDING (LINEN)
 - H2 - CEILING FIBRE BOARD (WHITE)
 - H3 - CEILING FIBRE BOARD (LIGHT GREY)
 - H4 - CEILING FIBRE BOARD (DARK GREY)

741981
PLAN #19



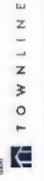
NOT FOR CONSTRUCTION



ZGF COTTER
ARCHITECTS



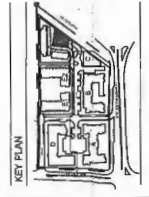
THE GARDENS
THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE



TOWNLINE
PROJECT MANAGER: JAMES W. TOWNLINE
ARCHITECTS

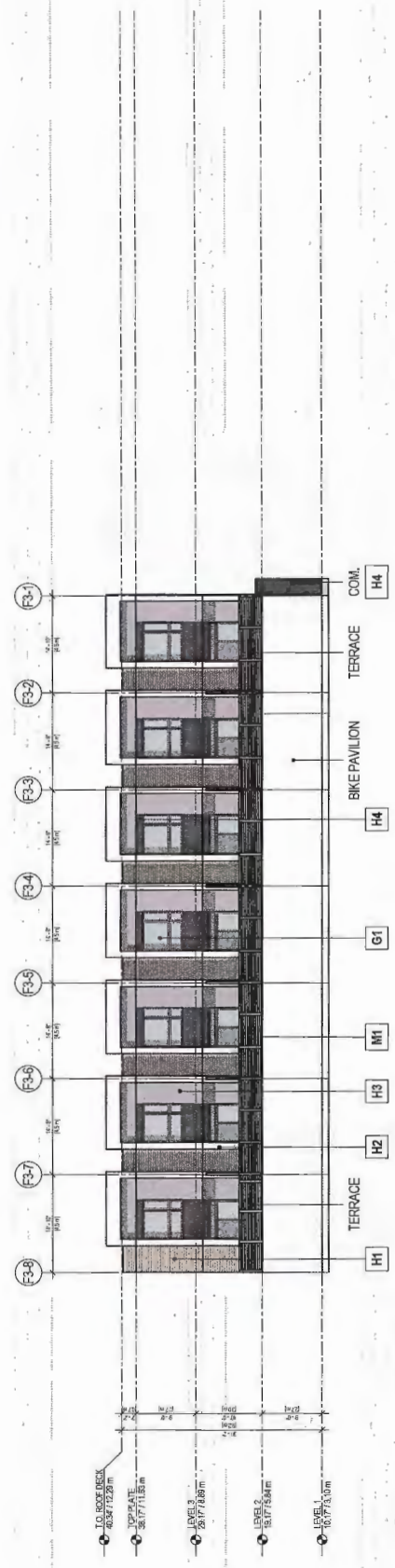
BUILDING F2 - JASMINE (PHASE 3) ELEVATIONS

NOTES:

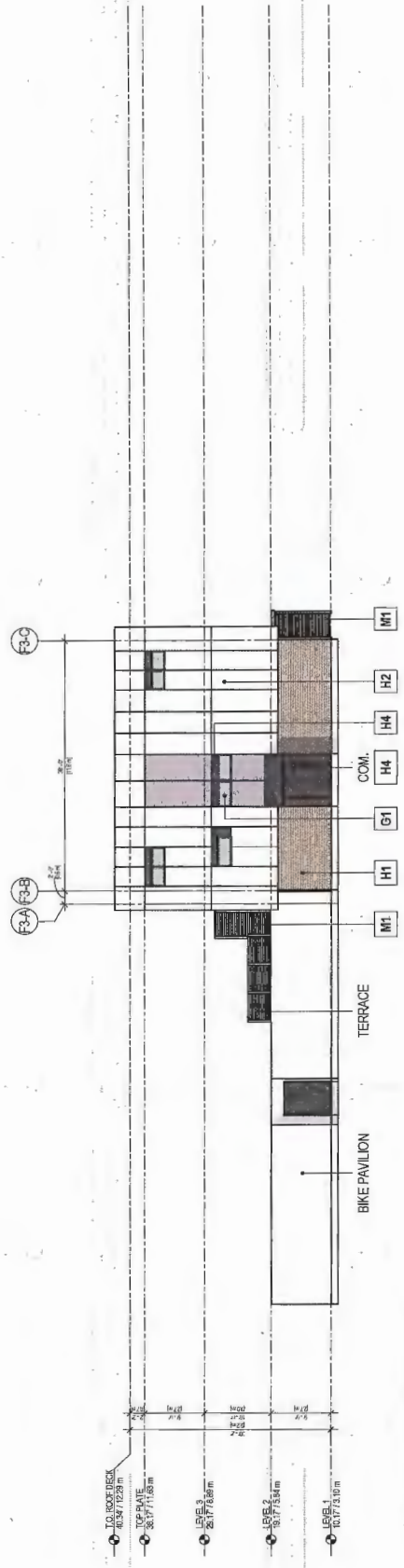


- BUILDING F - JASMINE MATERIAL LEGEND**
- B1 - BRICK TEXTURED FINISH (REDONDO GREY)
 - G1 - VINYL WINDOWS (WHITE TRIM)
 - M2 - GLASS GUARDRAIL
 - M1 - METAL SCREENING/DETAILING
 - M2 - GARAGE DOOR
 - H1 - CEMENT FIBRE BOARD SHIPLAP SIDING (LINE)
 - H2 - CEMENT FIBRE BOARD (WHITE)
 - H3 - CEMENT FIBRE BOARD (LIGHT GREY)
 - H4 - CEMENT FIBRE BOARD (DARK GREY)

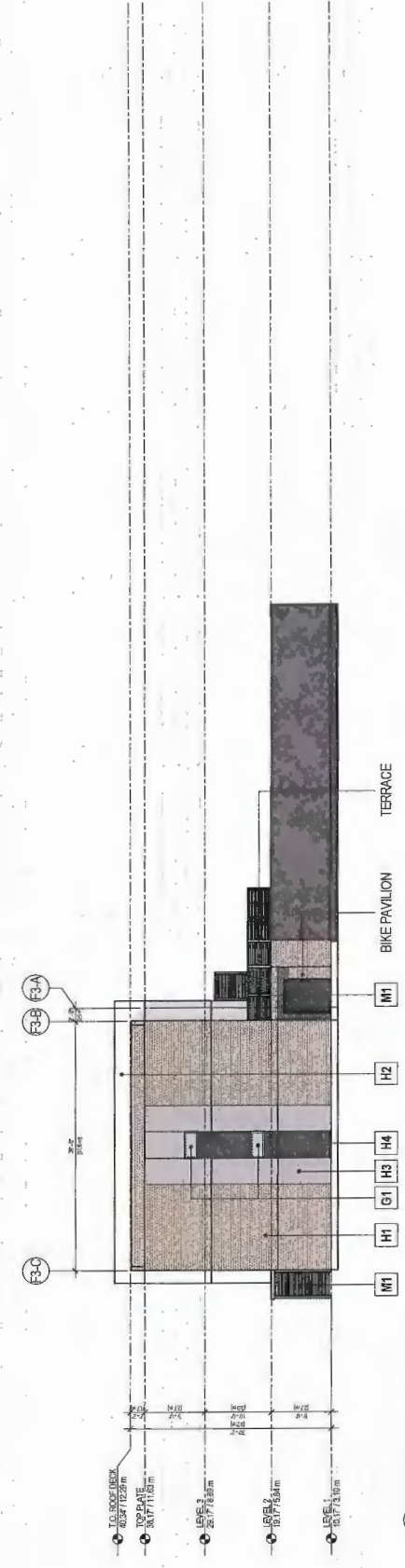
7419 81 PLAN #20



1. BUILDING F JASMINE PHASE 3 EAST ELEVATION



2. BUILDING F JASMINE PHASE 3 NORTH ELEVATION



3. BUILDING F JASMINE PHASE 3 SOUTH ELEVATION



4. BUILDING F JASMINE PHASE 3 WEST ELEVATION

NOT FOR CONSTRUCTION

DATE	2023/08/15
BY	ZGF
CHECKED	COTTER
SCALE	1:100
PROJECT	THE GARDENS
PHASE	PHASE 3
DRAWING	ELEVATIONS

ZGF COTTER

THE GARDENS

THE GARDENS PHASE THREE BUILDING F3 JASMINE BUILDING F3 CALLA & BUILDING F3 JASMINE

TOWNLINE

DATE	2023/08/15
BY	ZGF
CHECKED	COTTER
SCALE	1:100
PROJECT	THE GARDENS
PHASE	PHASE 3
DRAWING	ELEVATIONS

BUILDING F3 JASMINE (PHASE 3) ELEVATIONS

A-317

NOTES:

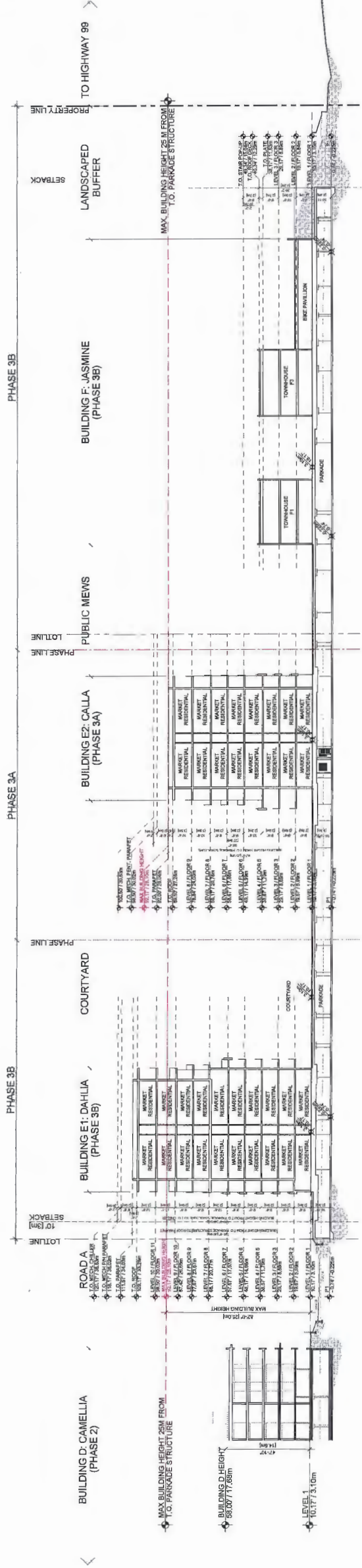
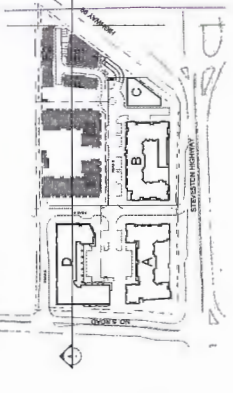
KEY PLAN

09176-741981
PLAN #21



1 SITE ELEVATION A-A
A-401 300' x 150'

KEY PLAN



2 SITE SECTION A-A
A-401 300' x 150'

NOT FOR CONSTRUCTION

1	DATE	10/15/2024
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3	BY	ARCHITECT
4	DATE	10/15/2024
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99	BY	ARCHITECT
100	DATE	10/15/2024

ZGF
COTTER

THE GARDENS

THE GARDENS PHASE THREE
BUILDING E: CALLA &
BUILDING F: JASMINE

TOWNLINE

SHEET TITLE
SITE ELEVATIONS AND SECTIONS

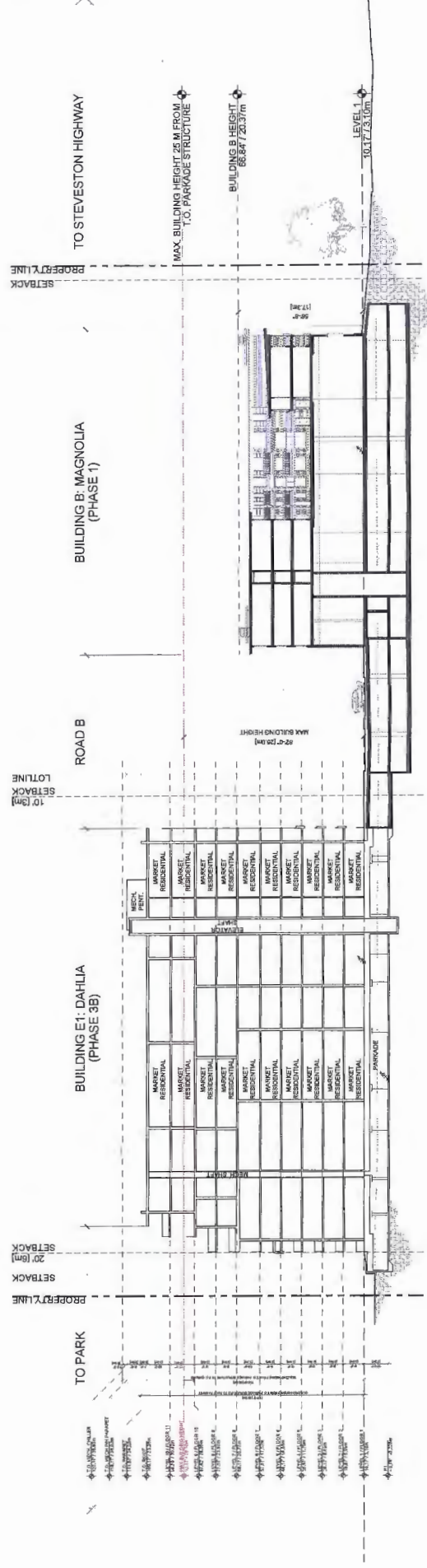
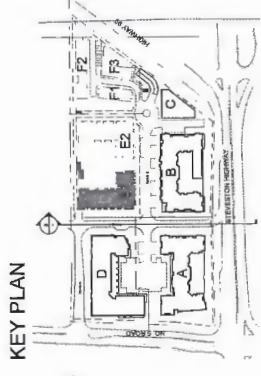
A-401

NOTES:

DP 16-741981
PLAN 22



1 SITE ELEVATION B-B
A-401 1/32" = 1'-0"



2 SITE SECTION B-B
A-401 1/32" = 1'-0"



NOT FOR CONSTRUCTION

NO.	DESCRIPTION
1.	REVISION
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3.	REVISION
4.	REVISION
5.	REVISION
6.	REVISION
7.	REVISION
8.	REVISION
9.	REVISION
10.	REVISION

ZGF
COTTER

THE GARDENS
THE GARDENS PHASE THREE
BUILDING E1, CALLA &
BUILDING F1, JASMINE
BUILDING F2, JASMINE

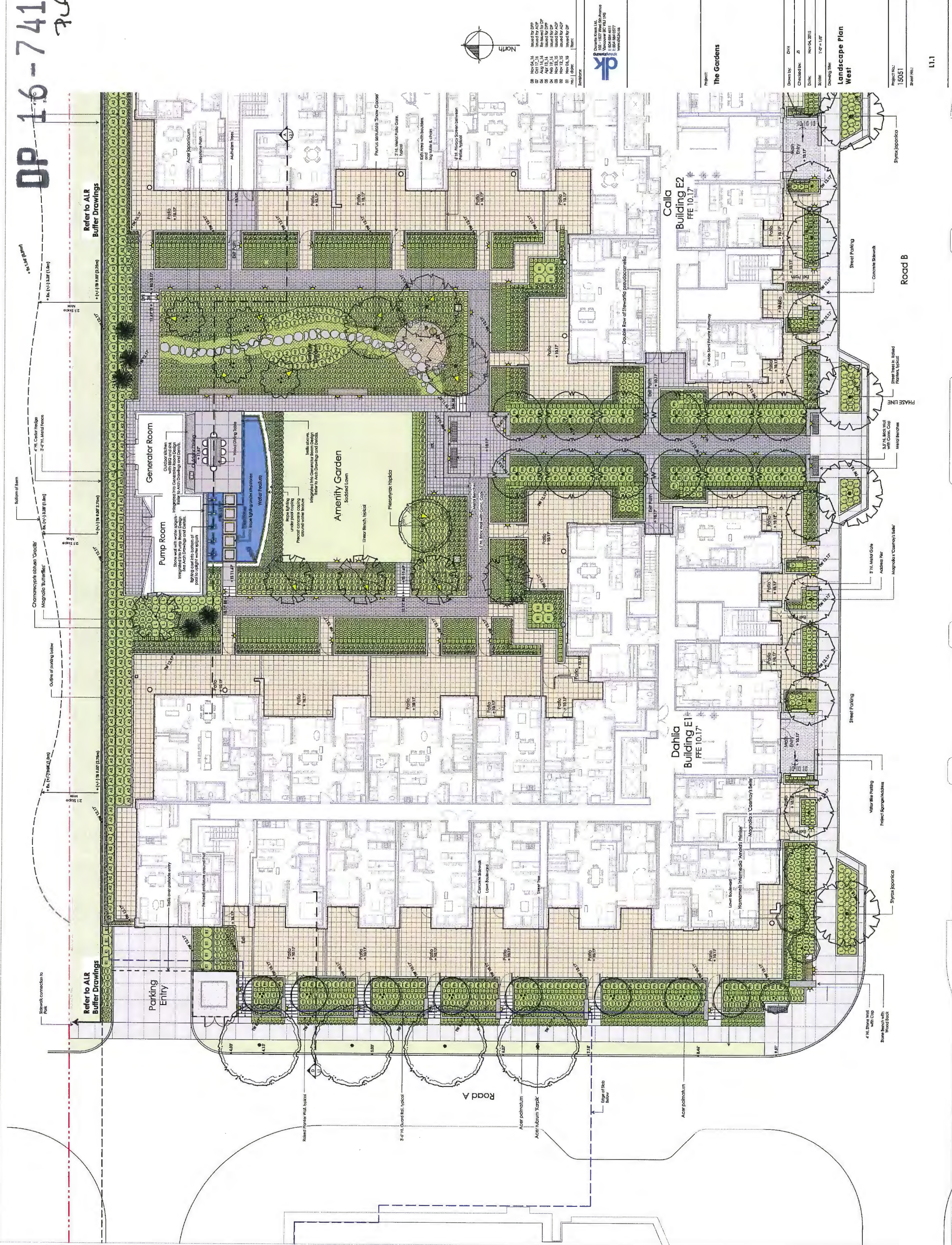
TOWNLINE

SHEET TITLE
DATE
DRAWN BY
CHECKED BY
DATE
SCALE

SITE ELEVATIONS AND SECTIONS

A-401

DP 16-7419 81
PLAN #24



DP 16-7419 81
 PLAN #26



01 2017/1/14
 02 2017/1/14
 03 2017/1/14
 04 2017/1/14
 05 2017/1/14
 06 2017/1/14
 07 2017/1/14
 08 2017/1/14
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dk
 Design & Construction
 100 - 102 West 20 Avenue
 Vancouver, BC V6V 1W1
 604.681.4811
 604.681.4812

Project: The Gardens
 Drawing No: Landscape Plan East
 Scale: 1/2" = 1'-0"

Drawn by: DPH
 Checked by: E
 Date: 09/04/2015
 Scale: 1/2" = 1'-0"

Project No: 15051
 Sheet No: 11.3

NOT TO SCALE
KEY PLAN

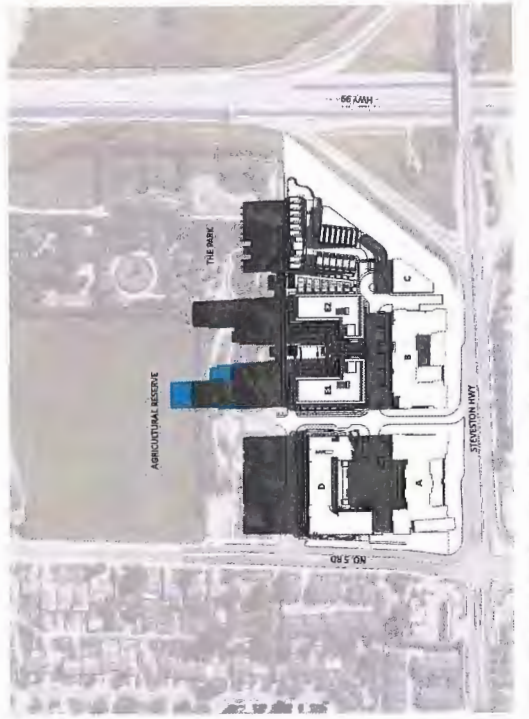


ADDED SHADOWS CAST BY THE PROPOSED 10-STORY ET: DAHLIA

SHADOWS CAST BY THE ORIGINAL 8-STORY ET: DAHLIA



DECEMBER 21 @ 9AM



DECEMBER 21 @ NOON



DECEMBER 21 @ 3PM



MARCH/SEPTEMBER 21 @ 9AM



MARCH/SEPTEMBER 21 @ NOON



MARCH/SEPTEMBER 21 @ 3PM



JUNE 21 @ 9AM



JUNE 21 @ NOON



JUNE 21 @ 3PM

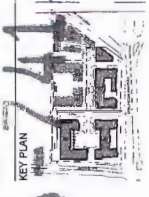
NOT FOR CONSTRUCTION

ZGF
COTTER

THE GARDENS
THE GARDENS PHASE THREE
BUILDING E: DAHLIA &
BUILDING F: JASMINE

TOWNLINE
SHADOW STUDIES

NOTES:



REFERENCE PLAN #3



NOT FOR CONSTRUCTION

DATE	DESCRIPTION

ZGF
COTTER
ARCHITECTS

THE GARDENS

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

TOWNLINE

DATE	DESCRIPTION

HEIGHT IMPACT STUDY

NOTES:

KEY PLAN

DP 1 1981

REFERENCE PLAN



1 X-RAY VIEW FROM ACROSS STEVESTON HWY

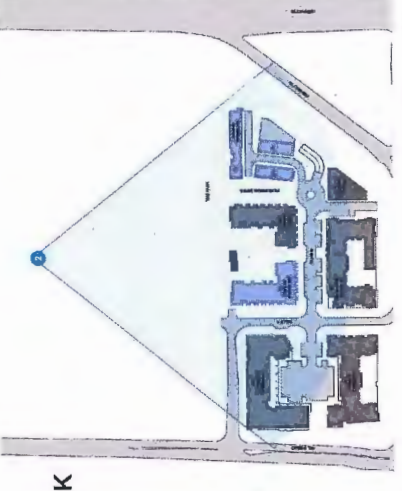
KEY PLAN



HEIGHT INCREASE

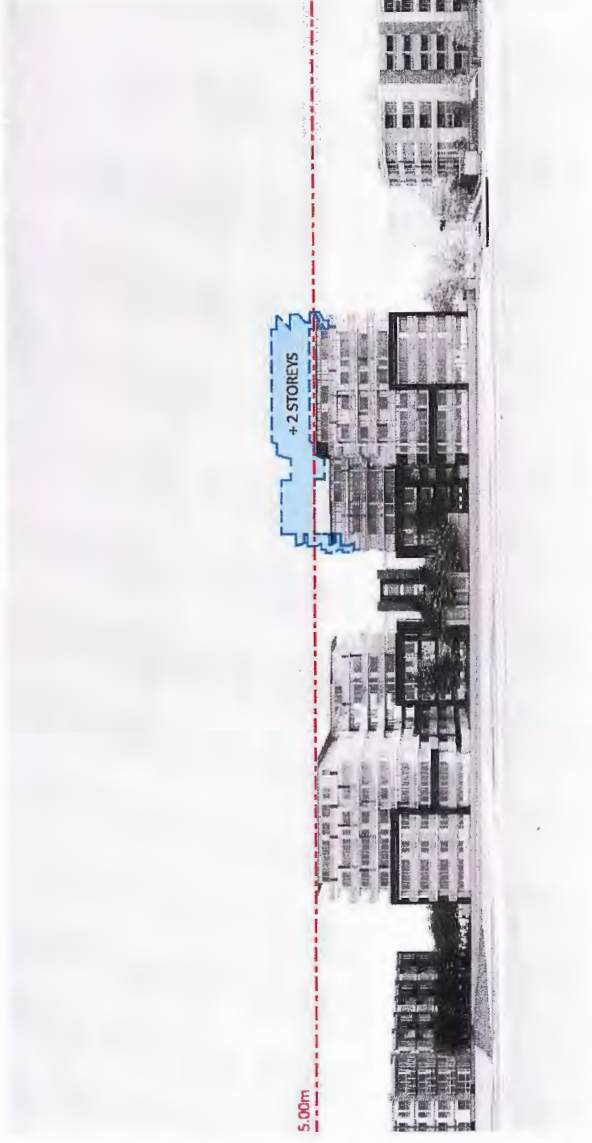


PROPOSAL



2 VIEW SOUTH FROM GARDEN PARK

KEY PLAN



HEIGHT INCREASE



PROPOSAL

NOT FOR CONSTRUCTION

NO.	DESCRIPTION
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2	REVISION
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49	REVISION
50	REVISION

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COTTER

3600 West Hastings Street, Vancouver, BC, V6C 4M6
Tel: 604.273.1111
www.zgf.com

THE GARDENS

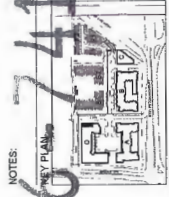
THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

TOWNLINE

1000 West Hastings Street, Vancouver, BC, V6C 4M6
Tel: 604.273.1111
www.townline.com

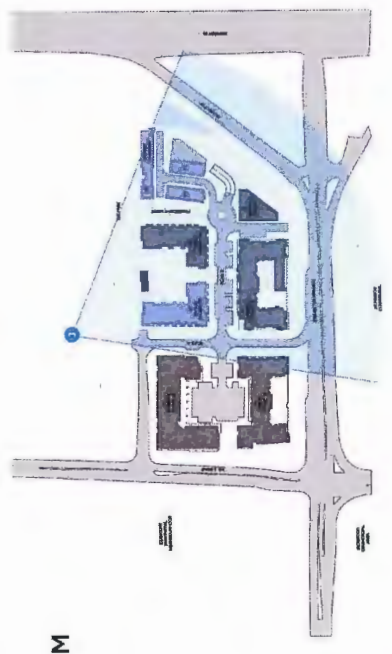
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BUILDING E
RESPECTIVE
RENDERINGS



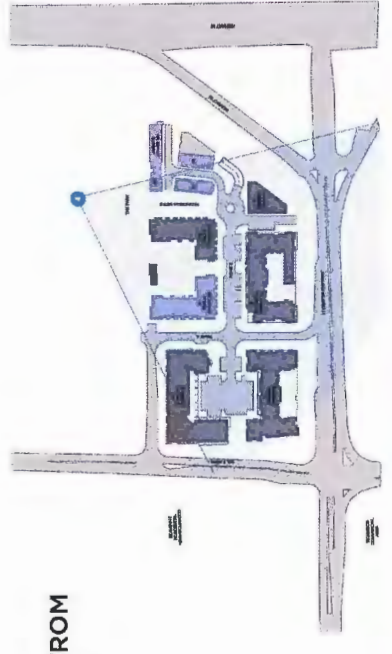
REFERENCE PLAN #S

3 VIEW SOUTHEAST FROM GARDEN PARK



KEY PLAN

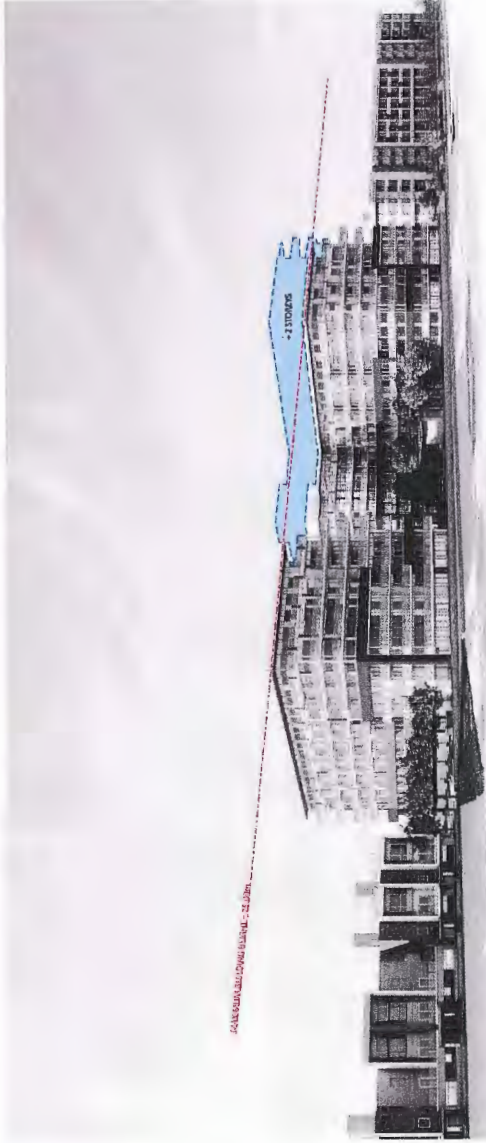
4 VIEW SOUTHWEST FROM GARDEN PARK



KEY PLAN



HEIGHT INCREASE



HEIGHT INCREASE



PROPOSAL



PROPOSAL

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301 East Broad Street, Winston-Salem, NC 27101
 703.752.2000
 www.zgf.com



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

TOWNLINE

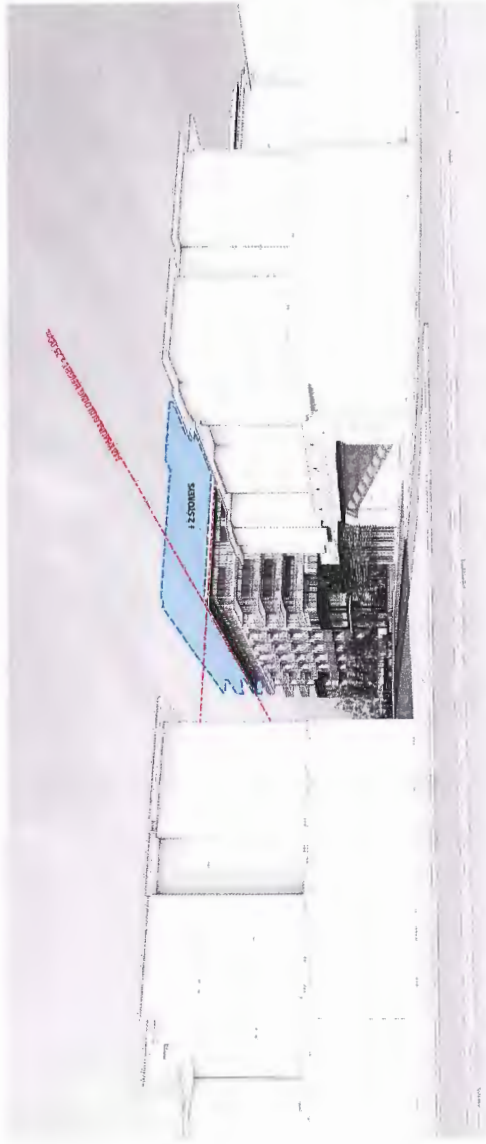
PROJECT: THE GARDENS PHASE THREE, BUILDING E1, DAHLIA, BUILDING E2, CALLA, & BUILDING F, JASMINE
 SHEET NO.: 16-741981-01
 DATE: 11/11/2016
 SCALE: 1/4" = 1'-0"
 DRAWN BY: J. WOOD
 CHECKED BY: J. WOOD
 TOTAL

BUILDING E
 PERSPECTIVE
 RENDERINGS

5 VIEW FROM STEVESTON HWY



KEY PLAN

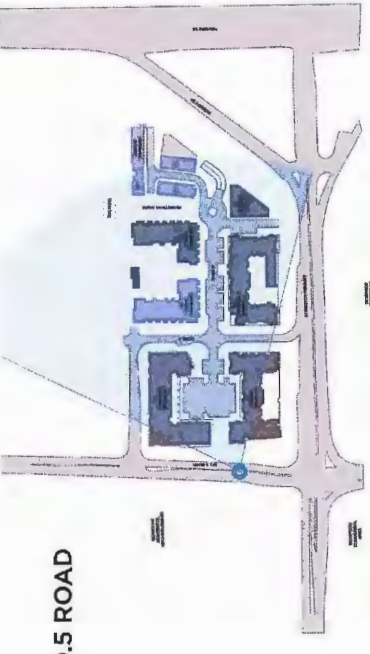


HEIGHT INCREASE

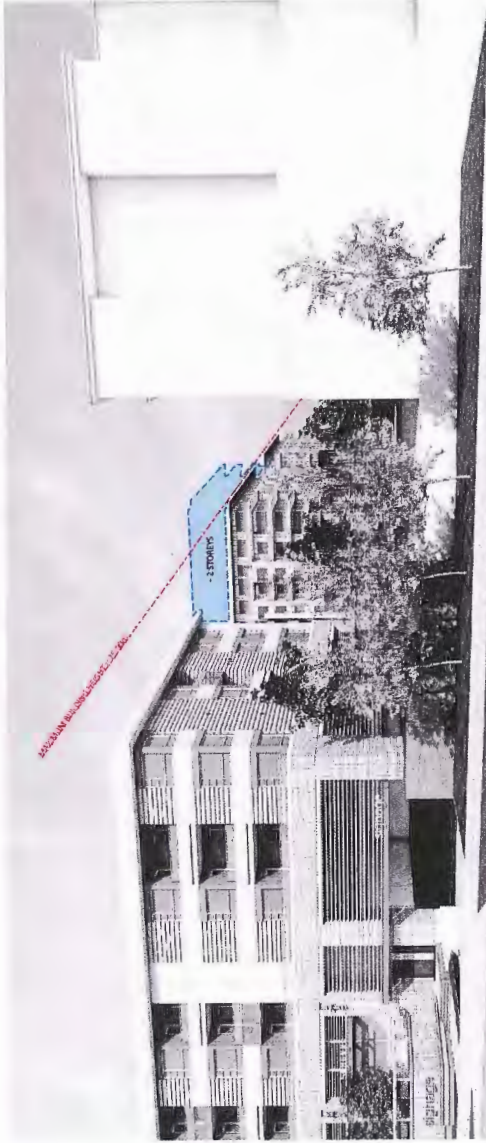


PROPOSAL

6 VIEW ACROSS NO.5 ROAD



KEY PLAN



HEIGHT INCREASE



PROPOSAL

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AN ARCHITECTURE FIRM

300 East Beaver Creek, Vancouver, BC, V6C 0B6
Tel: 604.273.4343 Fax: 604.273.4344
www.zgfcotter.com

THE GARDENS

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

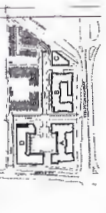
DATE: 2019-04-16

PROJECT: TOWNLINE

PROJECT ADDRESS: 1000 WEST BEAVER CREEK RD. UNIT #101, VANCOUVER, BC V6C 0B6
PROJECT NO: 16-0170-0000
PROJECT NAME: TOWNLINE

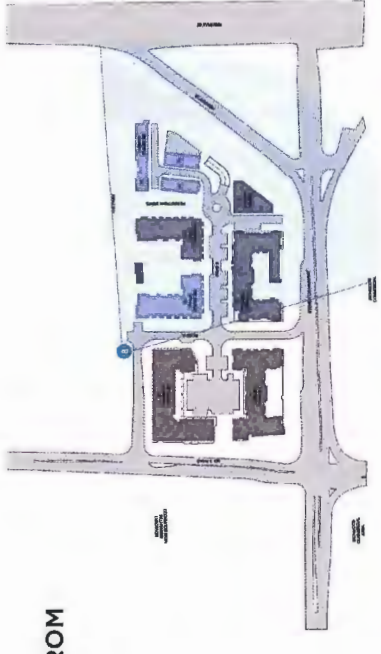
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PROJECT:	TOWNLINE
PROJECT ADDRESS:	1000 WEST BEAVER CREEK RD. UNIT #101, VANCOUVER, BC V6C 0B6
PROJECT NO:	16-0170-0000
PROJECT NAME:	TOWNLINE

BUILDING LE
PERSPECTIVE
RENDERINGS

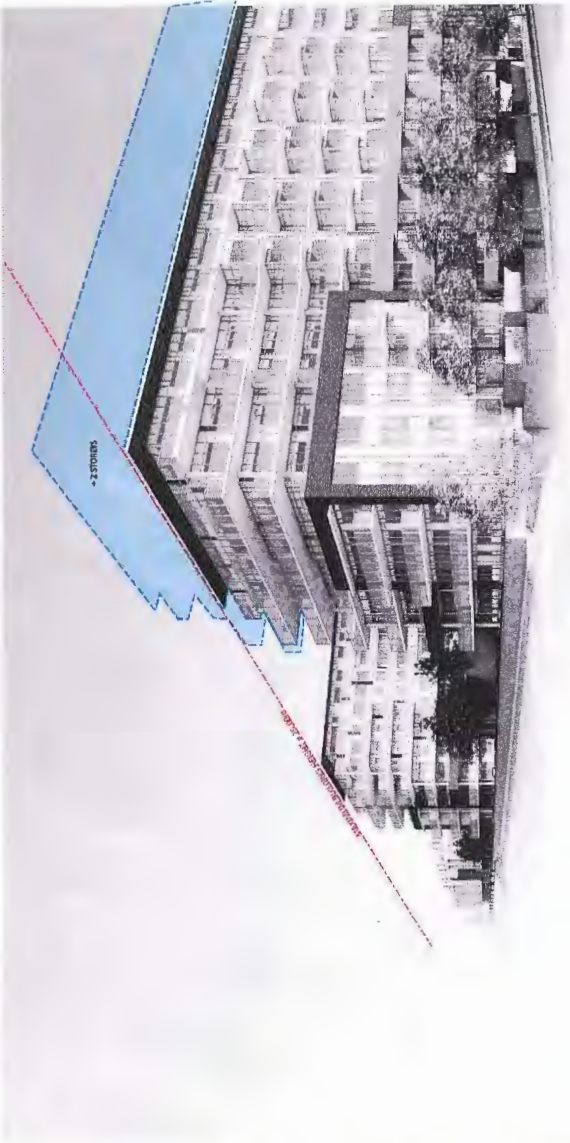


REFERENCE PLAN #7

8 VIEW SOUTHEAST FROM END OF ROAD A



KEY PLAN

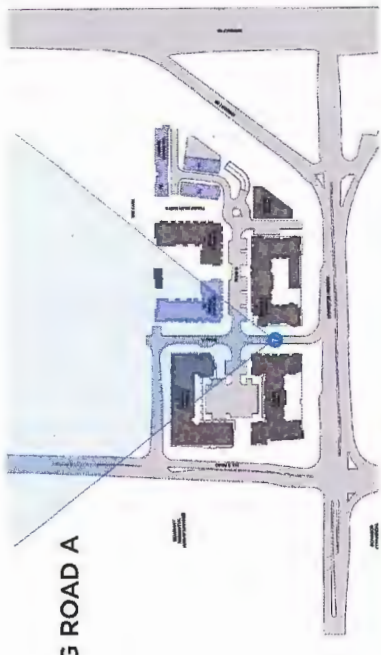


HEIGHT INCREASE

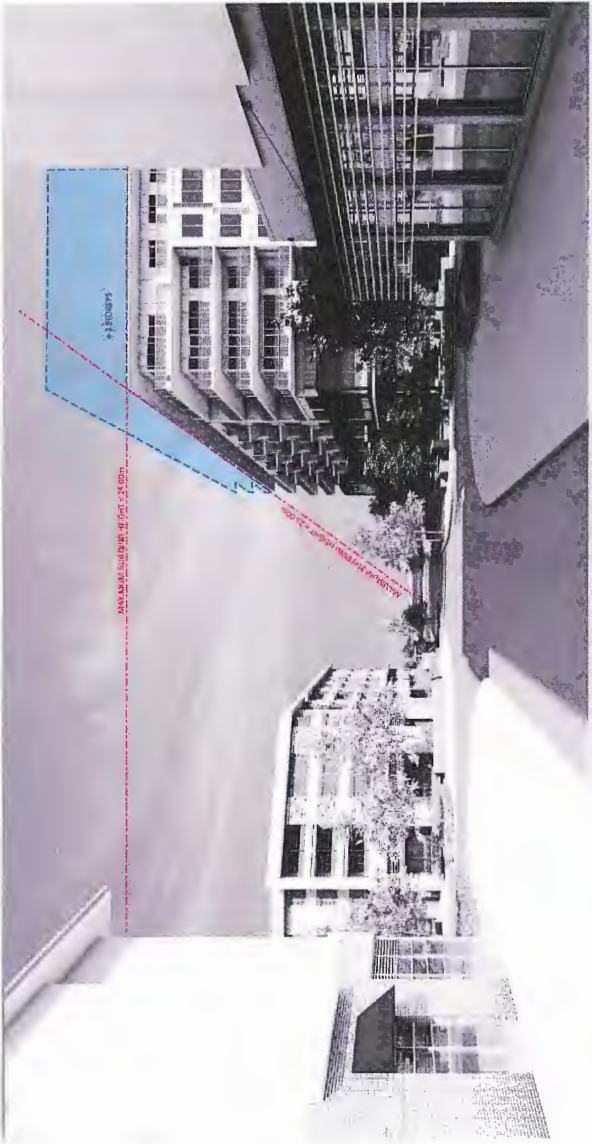


PROPOSAL

7 VIEW NORTH ALONG ROAD A



KEY PLAN



HEIGHT INCREASE



PROPOSAL

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100 WEST PLYMOUTH STREET, WASHINGTON, DC 20004
 TEL: 202.462.1000
 WWW.ZGFCOTTER.COM



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

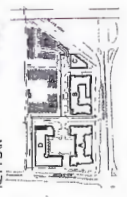
OWNER: TOWNLINE

DATE: 10/2023
 SCALE: 1/8"=1'-0"
 DRAWN BY: J. SMITH
 CHECKED BY: M. JONES
 PROJECT NO.: 23-001

DATE: 10/2023
 SCALE: 1/8"=1'-0"
 DRAWN BY: J. SMITH
 CHECKED BY: M. JONES
 PROJECT NO.: 23-001

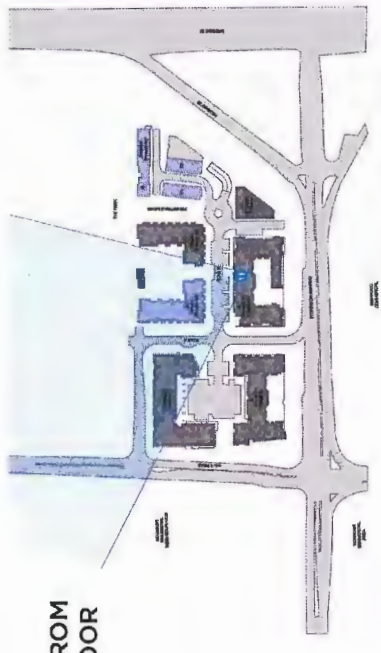
DATE: 10/2023
 SCALE: 1/8"=1'-0"
 DRAWN BY: J. SMITH
 CHECKED BY: M. JONES
 PROJECT NO.: 23-001

DATE: 10/2023
 SCALE: 1/8"=1'-0"
 DRAWN BY: J. SMITH
 CHECKED BY: M. JONES
 PROJECT NO.: 23-001



REFERENCE PLAN #9

11 VIEW NORTHWEST FROM MAGNOLIA - 4TH FLOOR



KEY PLAN

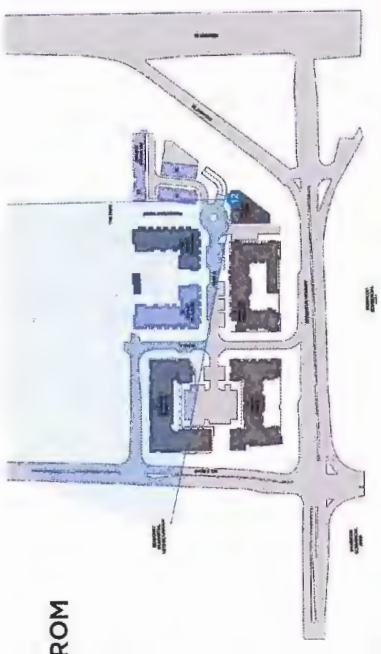


HEIGHT INCREASE

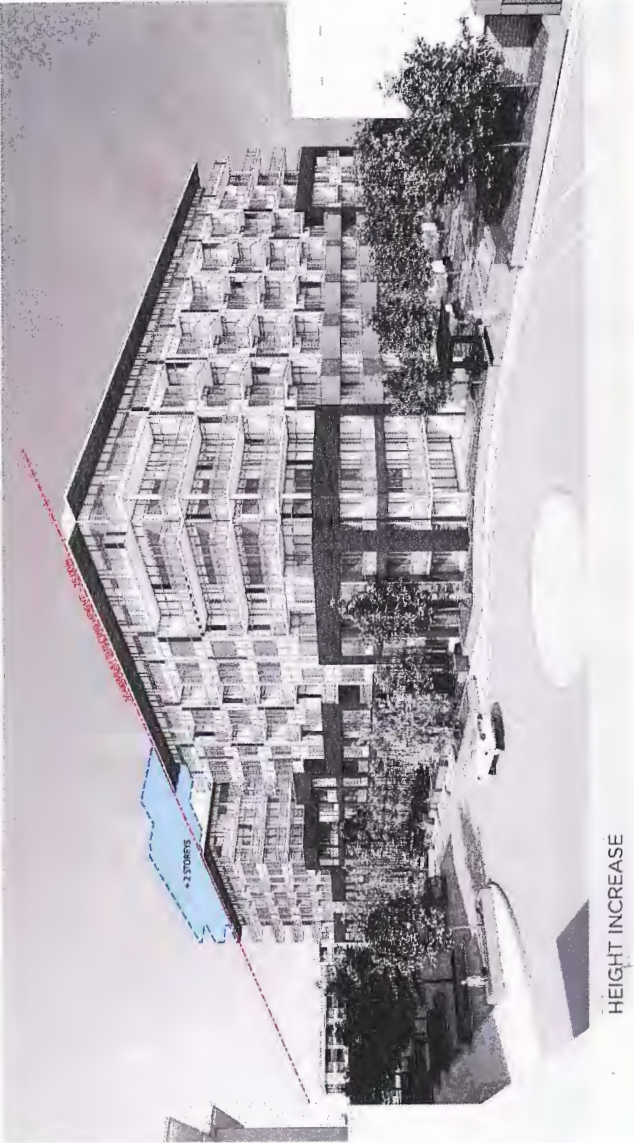


PROPOSAL

12 VIEW NORTHWEST FROM ROUNDABOUT



KEY PLAN



HEIGHT INCREASE



PROPOSAL

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COTTER
ARCHITECTS

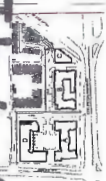
THE GARDENS

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

TOWNLINE

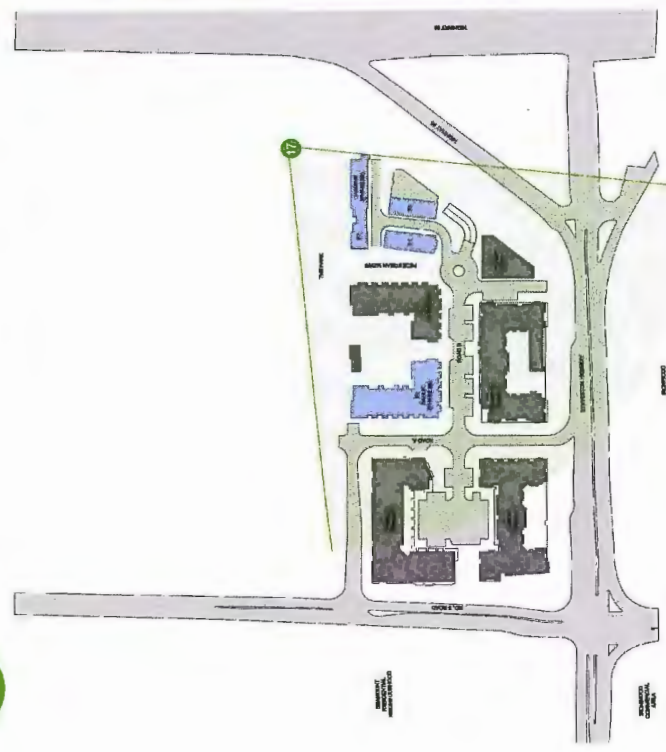
DATE: 10/15/2024
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"

NOTES:



REFERENCE PLAN "R"

17 VIEW SOUTHWEST FROM GARDEN PARK



KEY PLAN



PROPOSAL

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ZGF
COTTER
AN ARCHITECTURE FIRM

302,330 West Hastings Street, Vancouver, BC, V6C 6A6
Tel: 604.277.7800 Fax: 604.277.7801
www.zgf.com

THE GARDENS

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

CLIENT: TOWNLINE

DATE:	12/11/2014
PROJECT:	THE GARDENS PHASE THREE
CLIENT:	TOWNLINE
LOCATION:	302,330 WEST HASTINGS STREET, VANCOUVER, BC, V6C 6A6
SCALE:	AS SHOWN
DATE:	12/11/2014
PROJECT:	THE GARDENS PHASE THREE
CLIENT:	TOWNLINE
LOCATION:	302,330 WEST HASTINGS STREET, VANCOUVER, BC, V6C 6A6
SCALE:	AS SHOWN

BUILDING E
PERSPECTIVE
RENDERINGS