



**Development Permit Panel
Wednesday, August 23, 2023**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Joe Erceg, General Manager, Planning and Development, Chair
Cecilia Achiam, General Manager, Community Safety
John Irving, General Manager, Engineering and Public Works

The meeting was called to order at 3:30 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on August 9, 2023, be adopted.

CARRIED

**1. DEVELOPMENT PERMIT 22-017484
(REDMS No. 7276188)**

APPLICANT: Polygon Talisman Park Ltd.

PROPERTY LOCATION: 3588 Ketcheson Road

INTENT OF PERMIT:

Permit the construction of 178 residential units in a 14-storey high-rise multi-family apartment building at 3588 Ketcheson Road on a site zoned "Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)".

Applicant's Comments

With the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), Robin Glover, Polygon Homes, introduced the project and Gwyn Vose, Arcadis (Architect), provided background information on the proposed development, including its site context, site layout, design rationale, architectural design, building

1.

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elevations, accessibility features and exterior cladding materials and colours, highlighting the following:

- Talisman D is the central site in the mixed use community, with Talisman A to the south, future phases to the north and a new road system being built around the site;
- the proposed 14-storey building will include 161 strata residential units and 17 market rental units, all the rental units will meet the City's Basic Universal Housing (BUH) requirements;
- the majority of building height is on the west side at 14-storeys, with the east side being 13-storeys;
- the large two-storey indoor amenity space, is provided for the residents of the building and will be shared with residents of the future phases to the north. In addition to these private amenities, the site will also provide a publicly accessible outdoor space along the north edge of the site;
- decorative fencing will be used on the south side of the building for the ground oriented units as a privacy screen/rail (at guardrail height) between the units and the walking path, and there are opportunities for some planting and benching as well;
- in addition to a very lush green experience of conifers and other plants at grade, screens present on the building will provide an artful expression, and a soft lighting scenario will enhance the feature corner throughout the day and night; and
- a glazed box at the far corner of the building offers the ability to view some of the engineering within the DEU facility from the outside.

Stephen Stelliga, Hapa Collaborative (Landscape Architect), with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project noting that (i) a historical slough provided the landscape inspiration to use a rain garden as a divider between the public and private outdoor amenity space, (ii) separation between the site and the street is reinforced with lush planting along the edges, (iii) there will be several large benches that can be used for informal staging or open seating, and also an open lawn area that slopes down to the concrete driveway, (iv) a wooden bridge connected to the rain garden leads to the private amenity area, which includes an outdoor spa area (hot tub, cold plunge and barrel sauna), a fire pit, bocce court and BBQ area that connects to the indoor dining experience, (iv) the rooftop outdoor amenity space is a grid like form inspired by the bento box, provides a large corridor framed by fragrant and colourful flowering apple trees, with urban agriculture, children play and informal outdoor dining and relaxation areas.

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Panel Discussion

In reply to queries from the Panel, the applicant confirmed (i) the amenity space on the 13th level is for private use for that building only, and that all other amenity spaces are shared with the future buildings to the north, (ii) lighting at grade and walkways will be well lit and facing downwards, (iii) the lighting feature on the building is on the west and partially on the north (the leading corner) consisting of light fixtures located between panels within a screen and a C channel on the back sides to ensure the light is not shining directly back inside the home itself, (iv) the exterior building lighting will have the ability to adjust the time of day and control the intensity of the lighting levels, (v) one of the Development Permit considerations is to enter into an agreement and provide bonding for the external building light fixtures to ensure external lighting is operating within the acceptable parameters, and (vi) the applicant has entered into an underpinning and crane swing agreement with the church to the south of the and is committed to working with them to ensure the interface between the sites is designed appropriately.

Staff Comments

Wayne Craig, Director, Development, noted that (i) the urban agriculture requirements secured through the rezoning was fulfilled on the affordable housing building in Phase 1 of the development, (ii) the indoor and outdoor amenity space on this site is shared with the future Phases 3 and 4, (iii) the rental site in Phase 1 provides all its own indoor and outdoor amenity space, (iv) with respect to the development itself, there is a comprehensive Transportation Demand Management (TDM) package, which includes a number of special features being afforded to the market rental units, including bike and car share memberships and two-zone transit passes for the tenants, (v) the overall TDM package includes the provision of two car share vehicles and two car share parking spaces within the parking structure, those spaces will be available to all of members of the public that are part of those car share providers membership, and (vi) there is a comprehensive servicing agreement for the road and service connections that are required to service this site.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the proposal, noting that the project is sensitively designed and provides a good opportunity for exposure to district energy infrastructure.

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Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of 178 residential units in a 14-storey high-rise multi-family apartment building at 3588 Ketcheson Road on a site zoned “Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)”.

CARRIED

2. DEVELOPMENT PERMIT 22-027199

(REDMS No. 7290124)

APPLICANT: Farrell Estates Ltd.

PROPERTY LOCATION: 20455 Dyke Road, 7500 No. 9 Road and a portion of PID 031-553-231

INTENT OF PERMIT:

Permit the construction of a light industrial building at 20455 Dyke Road, 7500 No. 9 Road and a portion of PID 031-553-231 on a site zoned “Industrial Business Park and Marina (ZI20) – Graybar Road (East Richmond)”, abutting the edge of the Agricultural Land Reserve (ALR).

Applicant’s Comments

With the aid of a visual presentation (attached to and forming part of these minutes as Schedule 2), Ross McPhail, Farrell Estates Ltd., introduced the project and Ruchir Dhall, Architecture Panel Inc., (Architect), provided background information on the proposed development, including its site context, site layout, architectural design and accessibility features, highlighting the following:

- the subject light industrial zoned property, situated on a former CN right-of-way, was purchased in 2021 by the applicant, and the Shelter Island Marina & Boatyard site, located to the south of the CN right-of-way, has also been owned by the applicant for over 50 years, and has been operating the marina since 1975;
- the proposed development is Phase 2 of a multi-phase project of an overall vision for future development consisting of approximately five phases fronting the river with pedestrian connections to the existing Dyke Road and path;
- Unlike Phase 1, Phase 2 abuts the ALR lands to the north, specifically Maybog Farms, which requires that a Development Permit application be submitted to address the urban rural interface with adequate setbacks, screening and landscaping;
- changes to the landscape buffer were the result of extensive consultation with the neighbouring agricultural landowner based on their requests, and the ALR DP application was subsequently presented for review and supported by the Food Security and Agricultural Advisory Committee at its meeting of June 29, 2023;

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- the Phase 2 site is very linear with access from the cul-de-sac off McMillan Way as well as a right-of-way, creating some intricacies in working with the constraints of an existing boat storage to the south;
- an important part of the design is having the primary vehicle access from McMillan Way in order to provide for future pedestrian access from McMillan Way to Dyke Road;
- the building is designed as a multi-tenant light industrial building for undetermined yet small users, with 22 units, 68,000 sq. ft., along the linear site sandwiched between ALR land to the north and the Hydro right-of-way to the south;
- garbage areas are in conformance with the requirements of the City, as well as 3 amenity areas disbursed throughout the site;
- there will be 22 class 1 bicycle and 29 class 2 bicycle parking, as well as 12 EV parking spaces;
- The building is designed with large windows, covered entrances, and keeping with CPTED requirements, the lighting has been designed to cut off around the building so there is minimal light spill out in to the adjacent properties; and
- development of the future phases is not considered at this time as the marina business is very viable and it is felt that the first two phases will provide a great support to the existing marina and boatyard by accommodating various existing businesses that operate within the boatyard as well as new businesses which will help drive growth for the existing onsite businesses and also provide much needed warehouse space in Richmond.

Al Tanzer, BCLA, (Landscape Architect), with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project noting that (i) there is a 5m wide landscape buffer provided along the back of the site with an integrated access path and some stairs, (ii) the critical components involved both the ALR buffer and the BC Hydro transmission lines coming through the site, (iii) trees are provided outside of the right-of-way, meeting City requirements, (iv) as a result of consultation with the adjacent farm owner, no deciduous trees are used in the ALR buffer as they would interfere with the pond, (v) drawings were revised to have all conifer trees along the north side of the building while maintaining the same spacing of the trees as the original guideline, and there will be a 6 ft. fence along the property line which should prevent any interference to the farm operations from outside the development, (vi) grading was reviewed noting there will be no drainage from the development site to the agricultural land, (vii) the required pathway along the back of the building for exits from the units is permeable with gravel instead of concrete which also benefits the trees and other plantings, (viii) within several years the conifers will benefit as a tree hedge by screen the building entirely, (ix) there is a mix of tree types, including native trees and native ground cover, and (x) the amenity benches, tables, bike racks, fence components and plant list all meet City requirements.

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Panel Discussion

In reply to queries from the Panel, the applicant advised (i) with respect to the grading along the ALR zone, a swale before the fence line is provided so there will not be any water that could spill over the property line, (ii) there will a high efficiency irrigation system installed in the landscape area, and (iii) with respect to CPTED provisions, the site will be fenced and glazing provided at the entrances, and there will be roughing in for security cameras for the individual tenants to provide that.

Staff Comments

Wayne Craig, Director, Development, noted that (i) there is a servicing agreement associated with this project for frontage works along Graybar Road and McMillan Way, (ii) the pedestrian connection referenced earlier between McMillan Way and Dyke Road is a requirement of the rezoning, (iii) as the continued operation of the boatyard prevents the opportunity to provide the direct connection at this time, there will be an interim connection provided through the Phase 1 site to allow the pedestrian connection between McMillan Way and Graybar Road so that employees of the area will be able to access the waterfront through this site via Graybar Road, (iv) there is a comprehensive sustainability package secured through the rezoning application related to the buildings that includes rooftop Solar PVs for exterior lighting and service areas, and predicting for additional solar PVs should that be determined by future tenants, and (v) in terms of the ALR buffer itself, it has been designed in keeping with the Agricultural Land Commission guidelines and was reviewed and supported by the City's FSAAC on June 29, 2023.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the proposal, noting that the project, a linear site that was an old railway corridor, is sensitively designed, and that in the same way the City is trying to preserve and better use agriculture, it is also trying to do the same with industrial land. It was further noted that between the two development phases there is quite a bit of buildable floor space for industrial uses.

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Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a light industrial building at 20455 Dyke Road, 7500 No. 9 Road and a portion of PID 031-553-231 on a site zoned "Industrial Business Park and Marina (ZI20) – Graybar Road (East Richmond)", abutting the edge of the Agricultural Land Reserve (ALR).

CARRIED

3. New Business

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled on Thursday, September 14, 2023, be cancelled.

CARRIED

4. Date of Next Meeting: September 27, 2023

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:14 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, August 23, 2023.

Joe Erceg
Chair

Lorraine Anderson
Legislative Services Coordinator

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, August 23, 2023



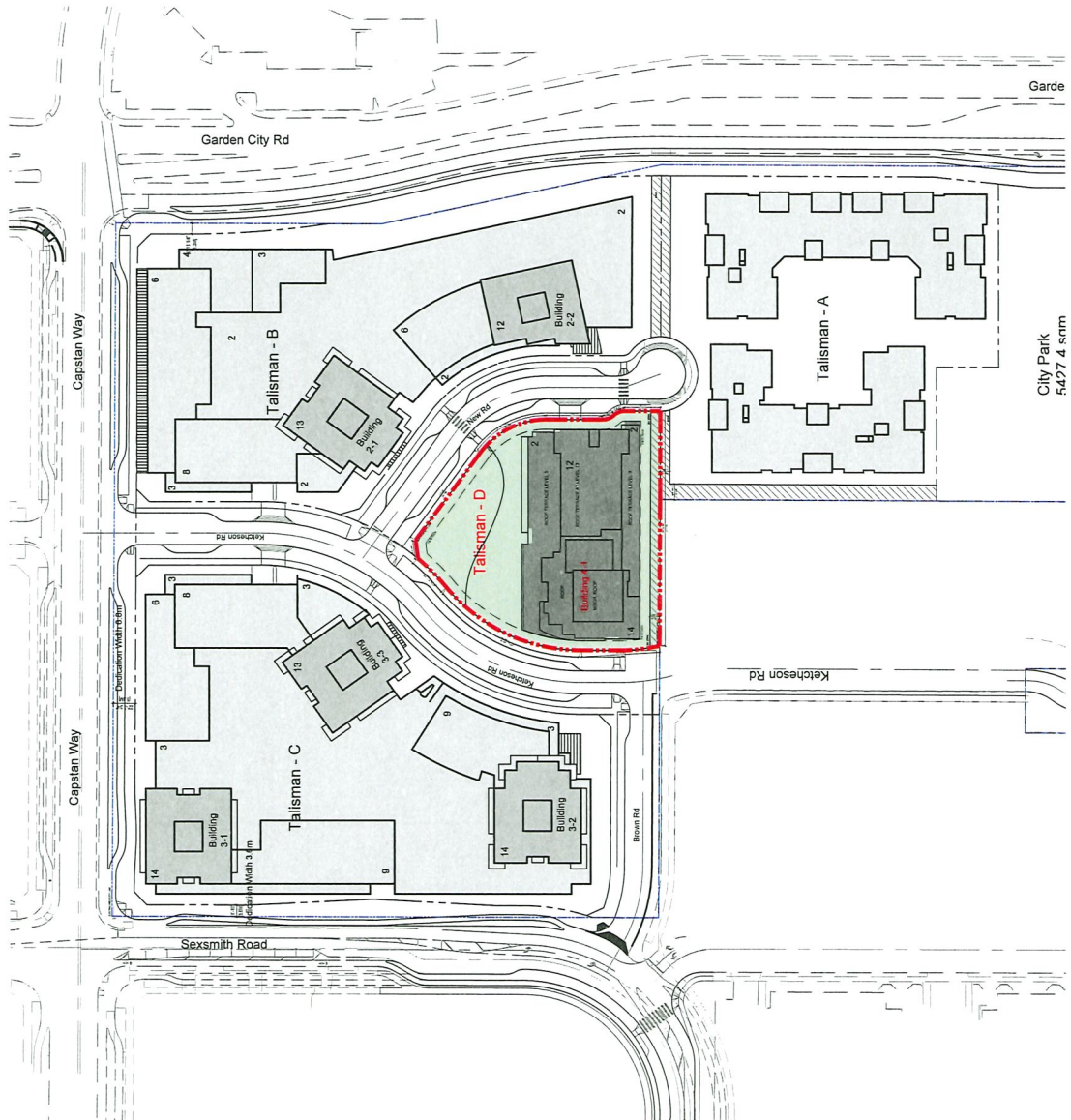
CNCL - 231

Talisman D

Development Permit Presentation

3558 KETCHESON ROAD,
RICHMOND, BC

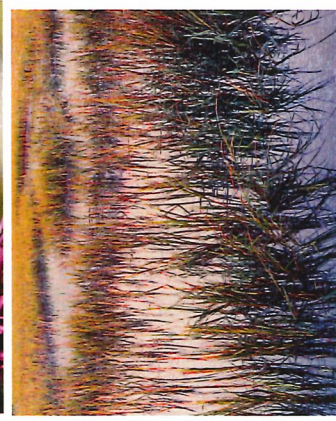
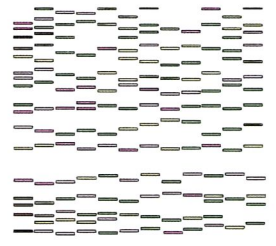
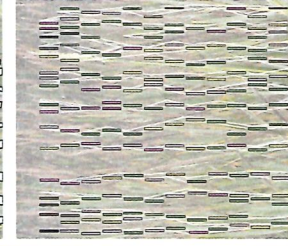
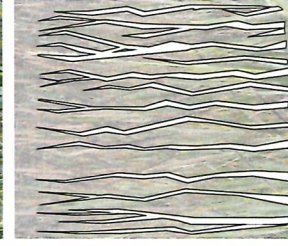




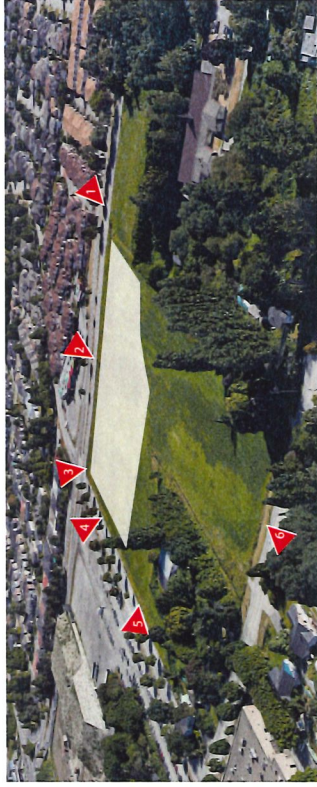


CNCL - 233

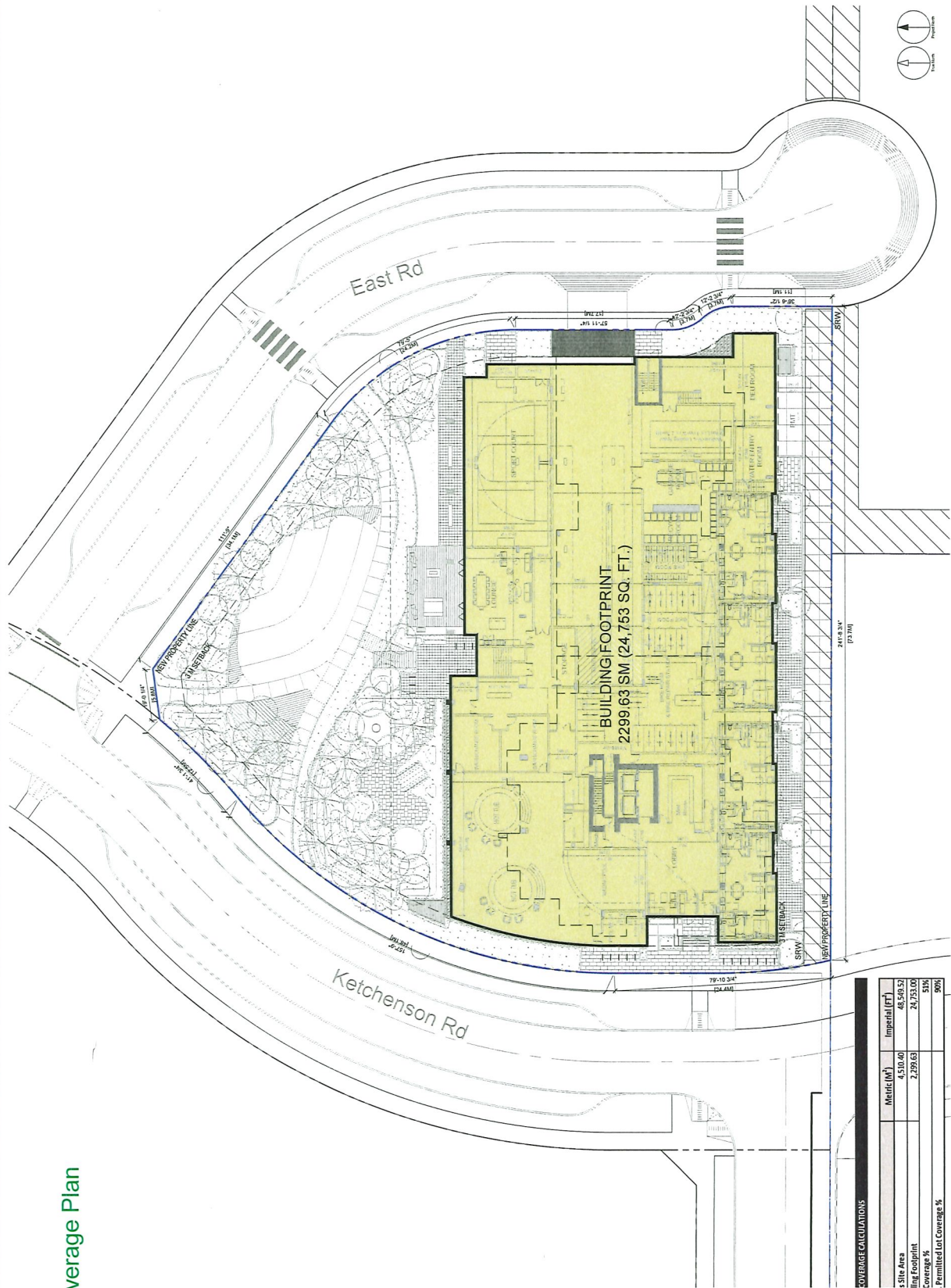
- 14 floors**
- 3.24 FAR**
- 161 market for-sale units**
- 17 market for-rent units (all BUH)**
- 194 below grade parking stalls (all EV)**



Site Context Photos

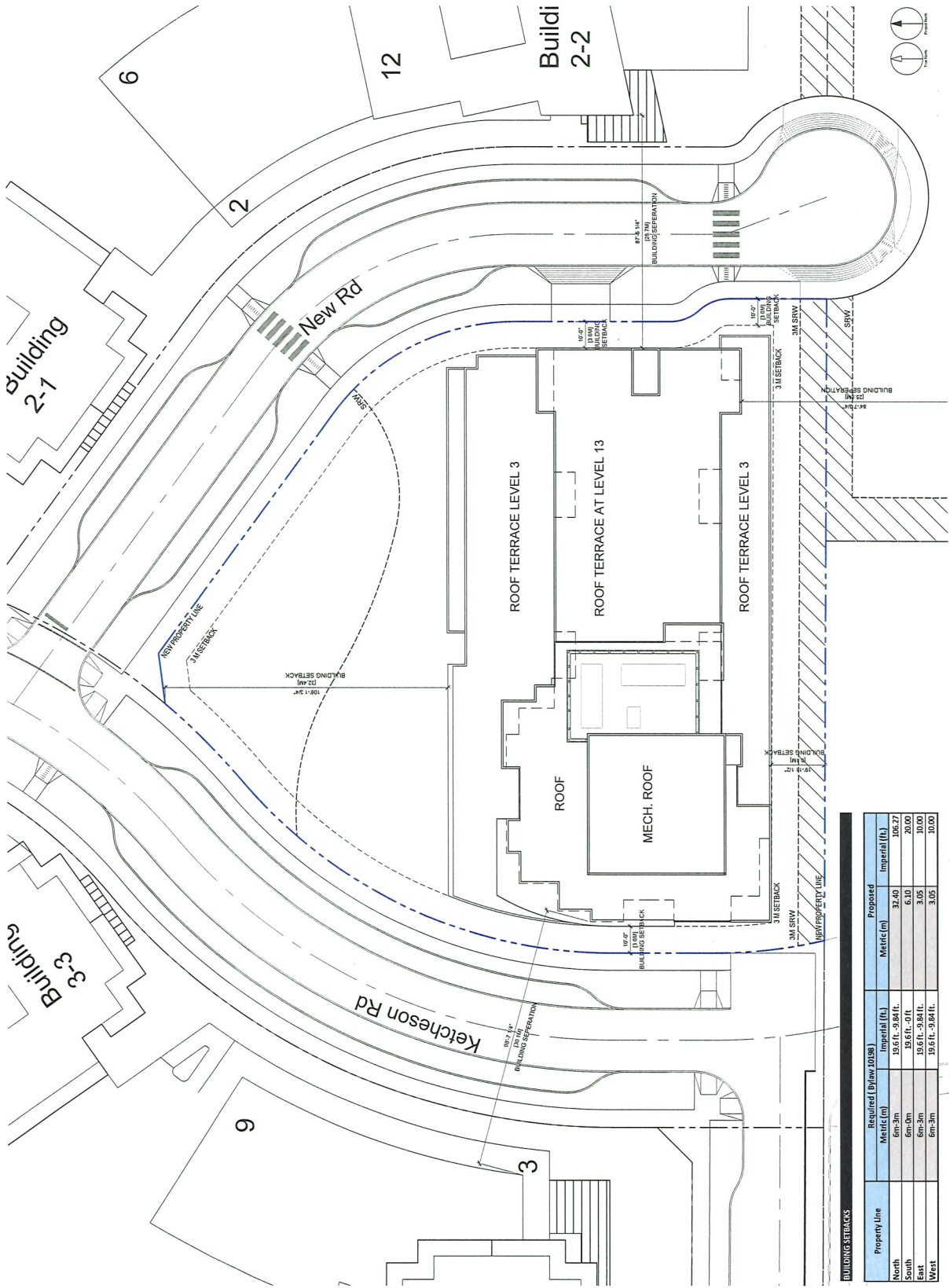


Lot Coverage Plan

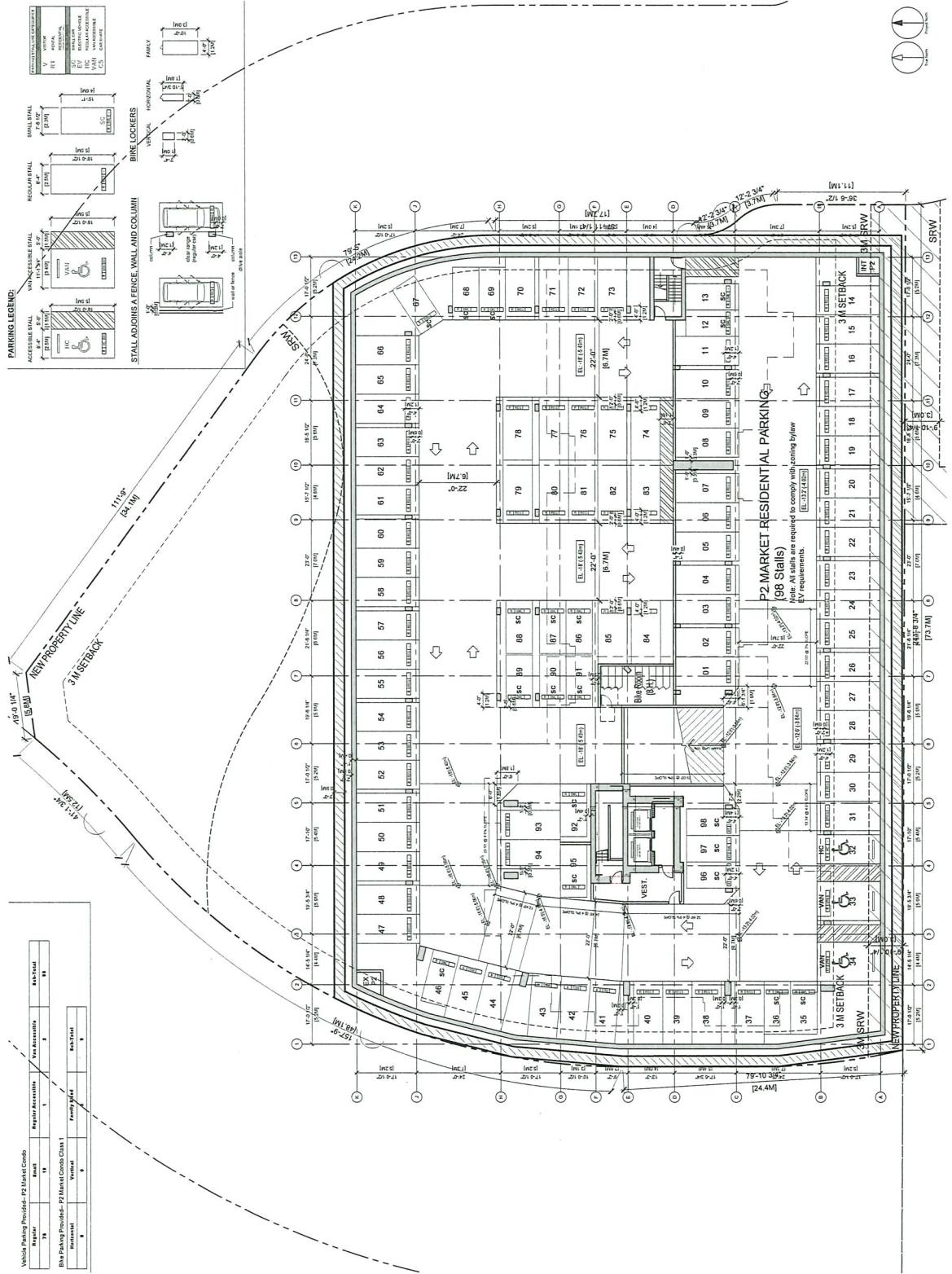


CNCL - 235

Setback Plan



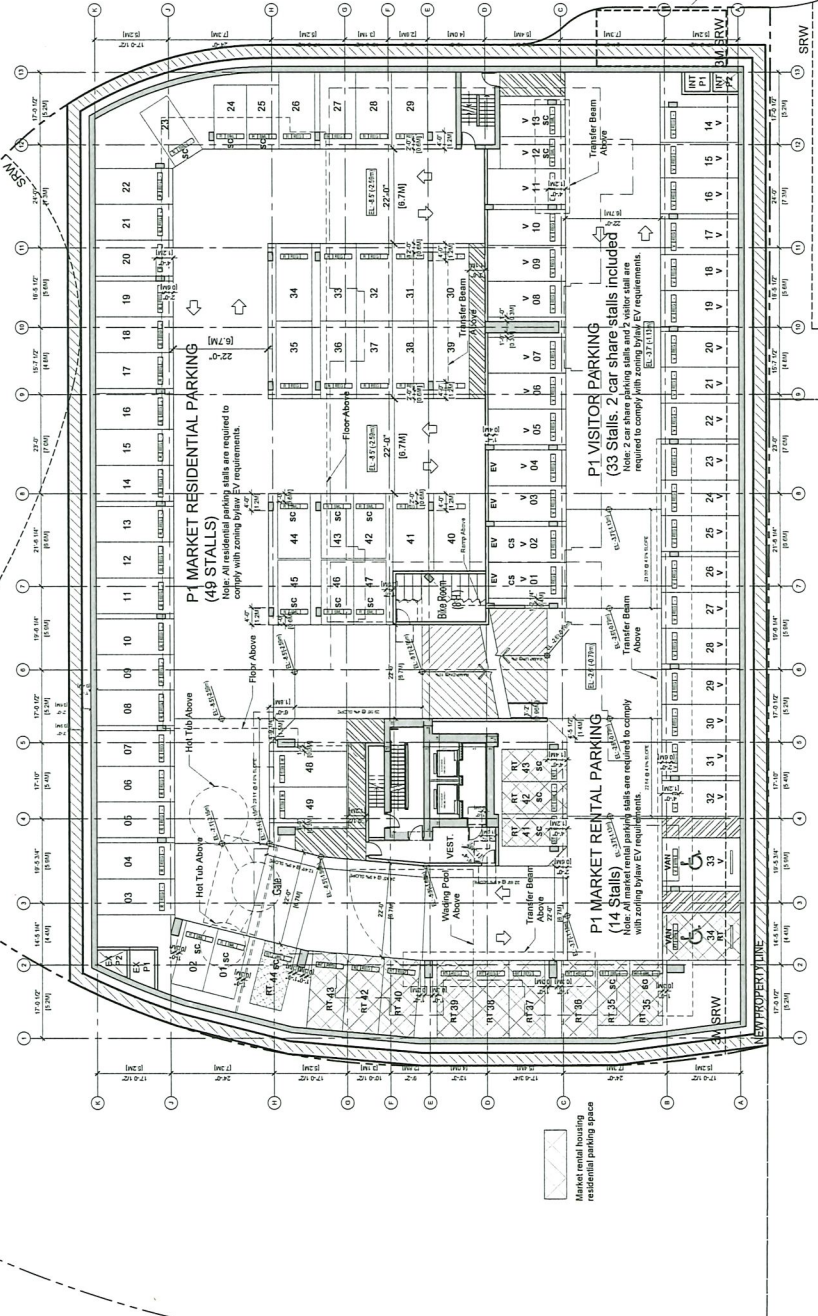
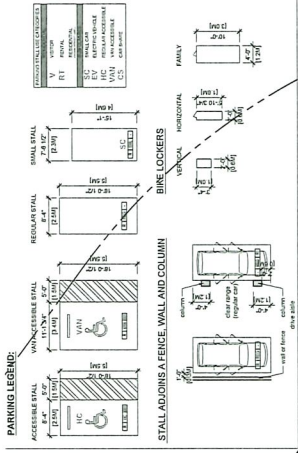
Property Line	Required (Bylaw 2018)		Proposed	
	Metre (m)	Imperial (ft.)	Metre (m)	Imperial (ft.)
North	32.40	106.27	32.40	106.27
South	15.00	49.21	15.00	49.21
East	3.05	10.00	3.05	10.00
West	3.05	10.00	3.05	10.00



Vehicle Parking Provision	P2 Market Goods
Handicap	1
Van Accessible	1
Regular Accessible	1
Small	1
Family	1
Handicap	1
Van Accessible	1
Regular Accessible	1
Small	1
Family	1

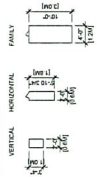
P1 PLAN

Vehicle Parking Provided - P1 Lower Market Center			
Vehicle	Count	Van Accessible	ADA Total
Small	48	0	48
Medium	0	0	0
Large	0	0	0
EV	0	0	0
Vehicle Parking Provided - P1 Lower Market Retail			
Vehicle	Count	Van Accessible	ADA Total
Small	14	0	14
Medium	0	0	0
Large	0	0	0
EV	0	0	0
Vehicle Parking Provided - P1 Lower Visitor (Car Share/Bike/Rental)			
Vehicle	Count	Van Accessible	ADA Total
Small	14	0	14
Medium	0	0	0
Large	0	0	0
EV	0	0	0
Bike Parking - P1 Market Center City			
Vehicle	Count	Van Accessible	ADA Total
Small	0	0	0
Medium	0	0	0
Large	0	0	0
EV	0	0	0

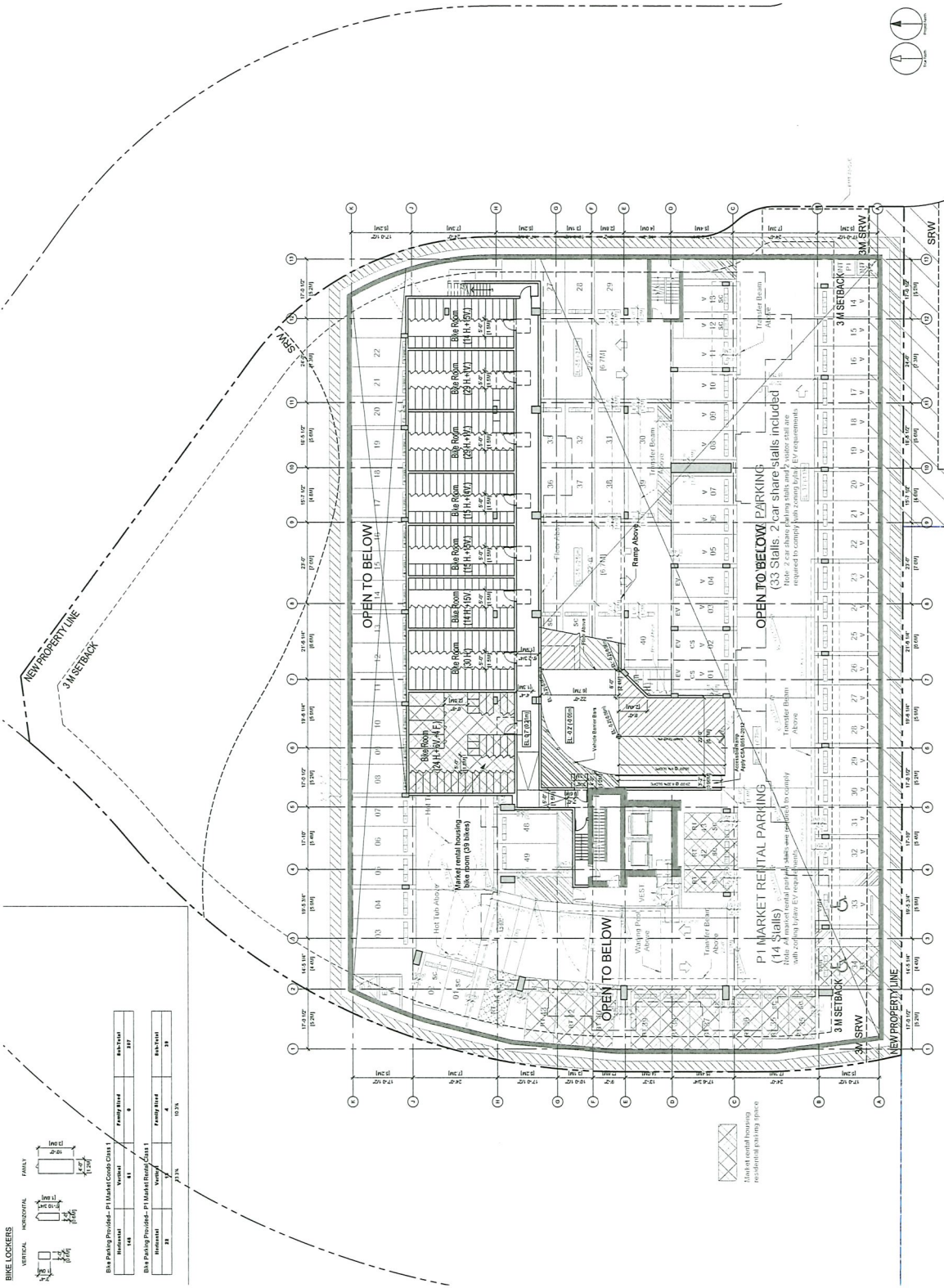


P1 UPPER PLAN

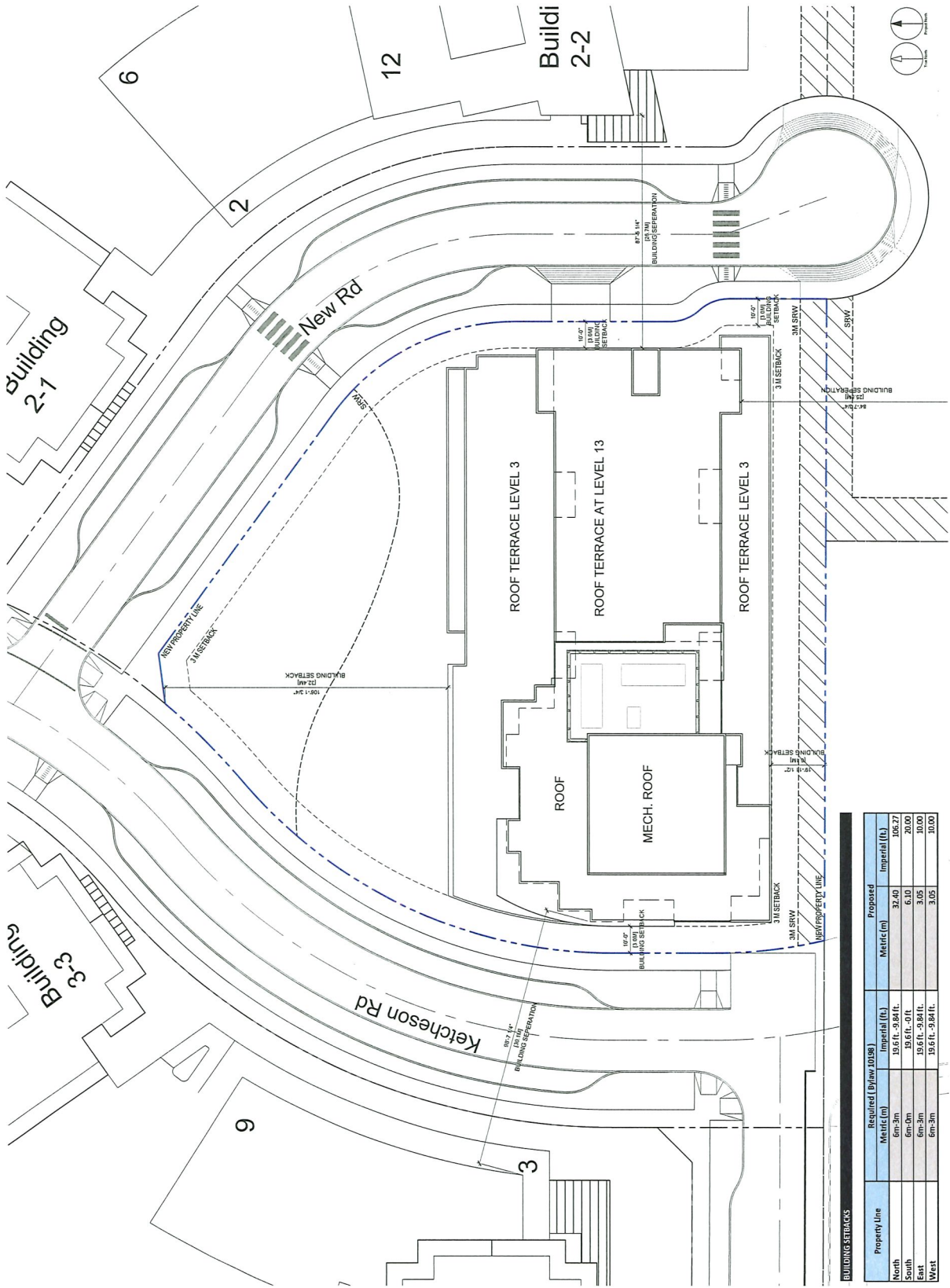
BIKE LOCKERS



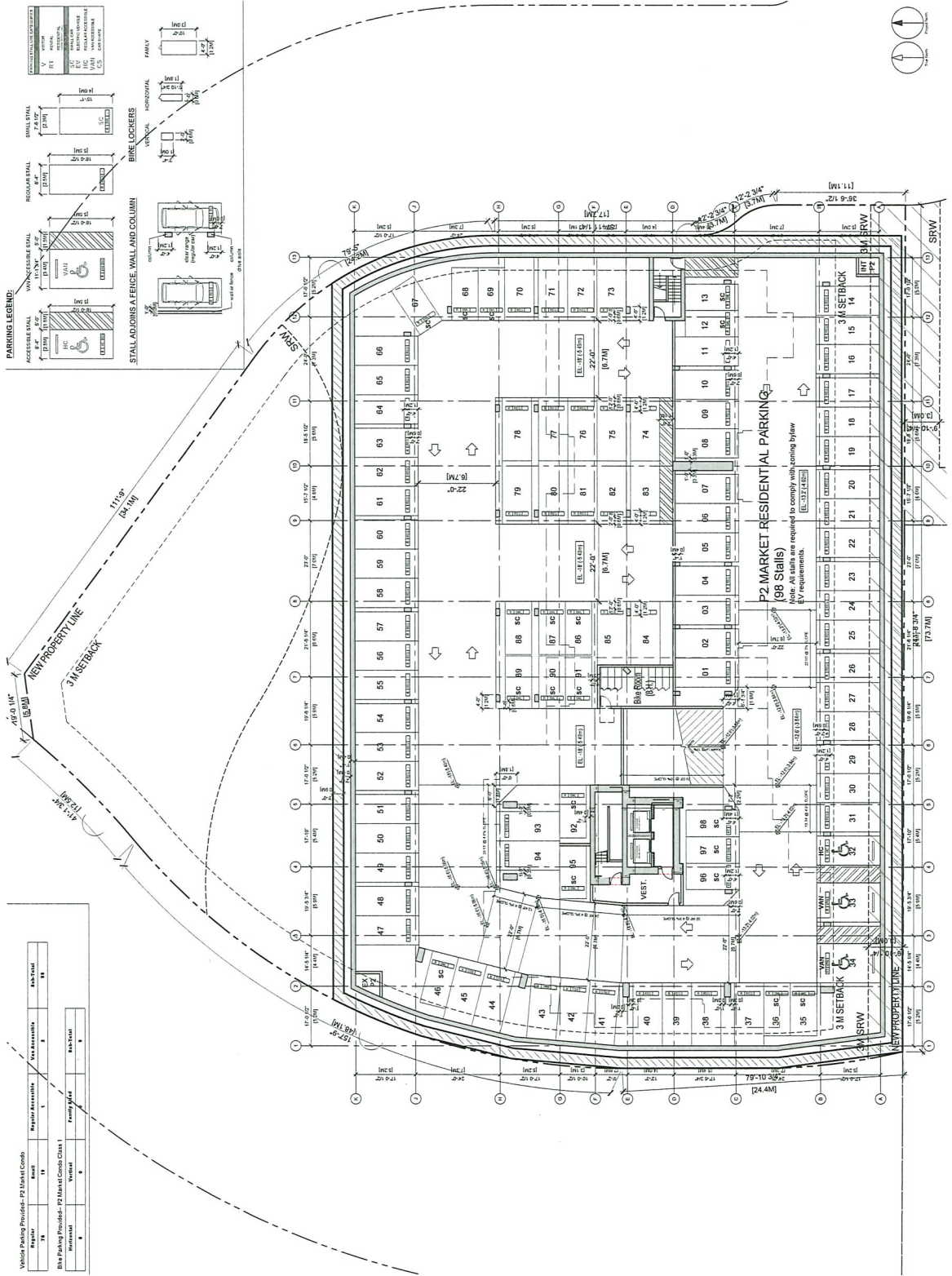
BIKE PARKING PROVIDER - P1 Market Condo CH1 1	VERTICAL	HORIZONTAL	BIKE TYPE	BIKE TYPE
108	61	8	EV	EV
BIKE PARKING PROVIDER - P1 Market Rental CH1 1	VERTICAL	HORIZONTAL	BIKE TYPE	BIKE TYPE
38	4	4	EV	EV



Setback Plan



Property Line	Required (Bylaw 2018)		Proposed	
	Metre (m)	Imperial (ft.)	Metre (m)	Imperial (ft.)
North	32.40	106.61 ft.	32.40	106.27
South	15.00	49.21 ft.	15.00	49.21
East	3.05	10.00 ft.	3.05	10.00
West	3.05	10.00 ft.	3.05	10.00



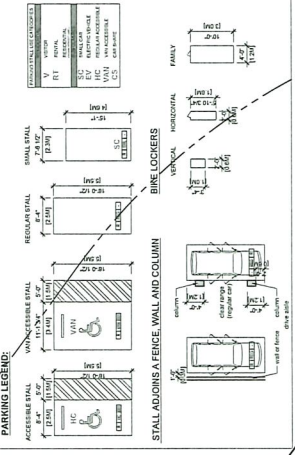
Vehicle Parking Provided: P2 Market Goods

Stall	Regular Accessible	Van Accessible	Small Stall	Family
34	1	1	1	1

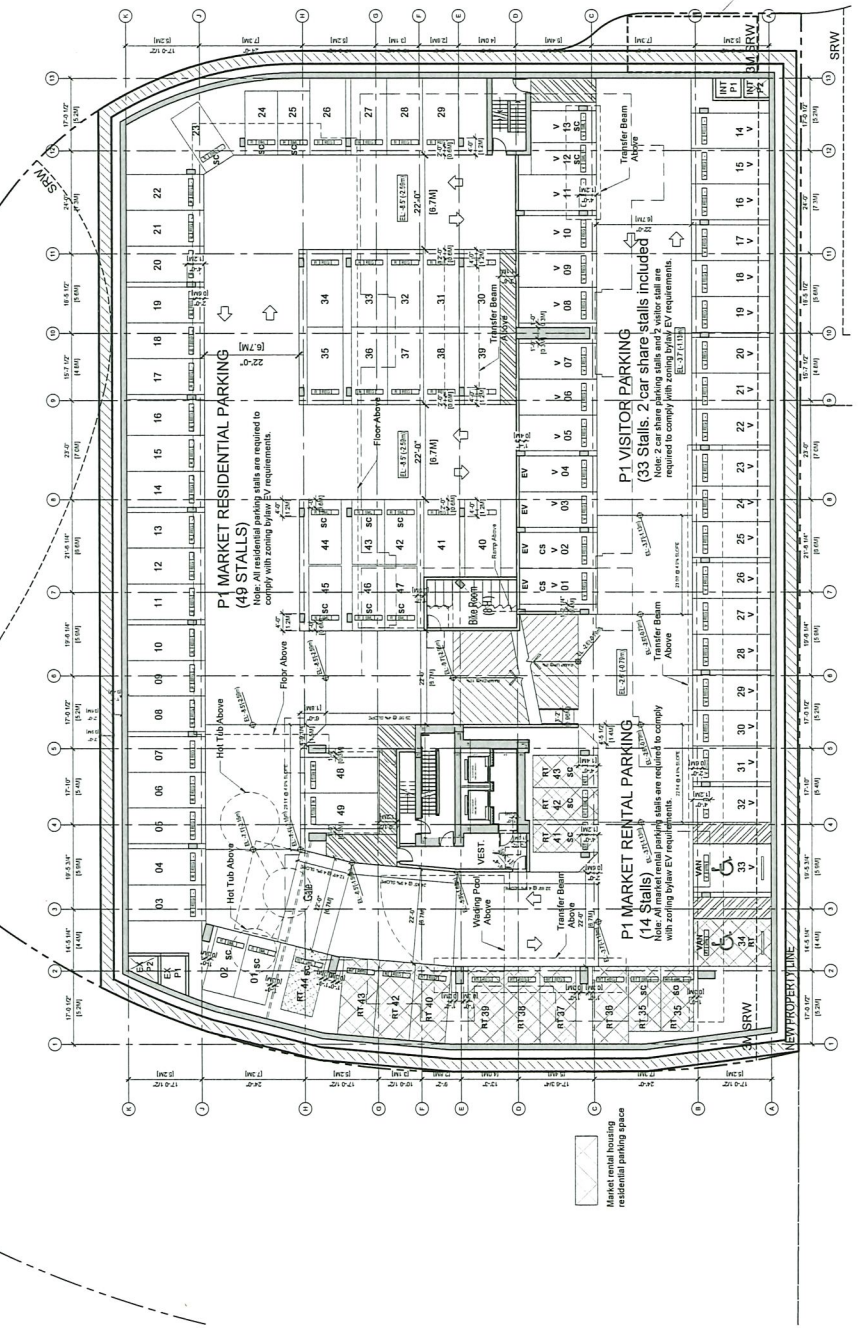
Bike Parking Provided: P2 Market Goods CHS 1

Stall	Regular	Van Accessible	Small Stall	Family
34	1	1	1	1

TALISMAN B ADP APPLICATION
P1 PLAN

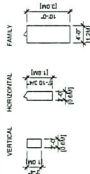


Vehicle Parking Provided	P1 Lower Market Core	Van Accessible	Regular Accessible	Van Accessible	Regular Accessible	Small	Van Accessible	Regular Accessible	Van Accessible	Regular Accessible
Market Rental Housing	14	0	0	0	0	0	0	0	0	0
Market Rental Parking Space	14	0	0	0	0	0	0	0	0	0
Residential Parking Space	0	0	0	0	0	0	0	0	0	0
TOTAL	28	0	0	0	0	0	0	0	0	0

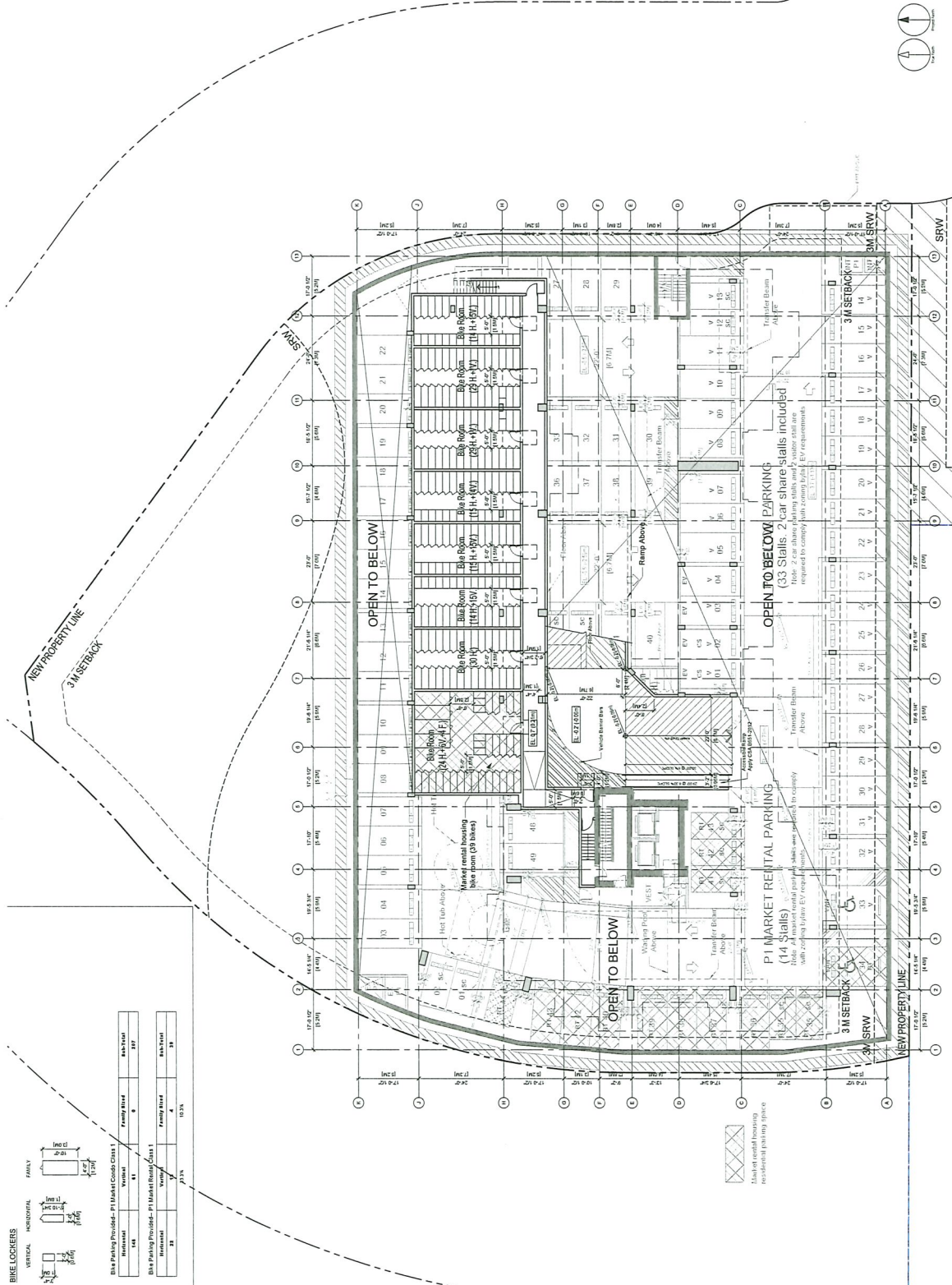


P1 UPPER PLAN

BIKE LOCKERS

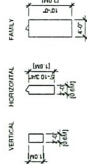


BIKE PARKING PROVIDER - P1 Market Condo CHS1	VERTICAL	HORIZONTAL	SRW	SRW
MARKET	01	01	01	01
MARKET	02	02	02	02

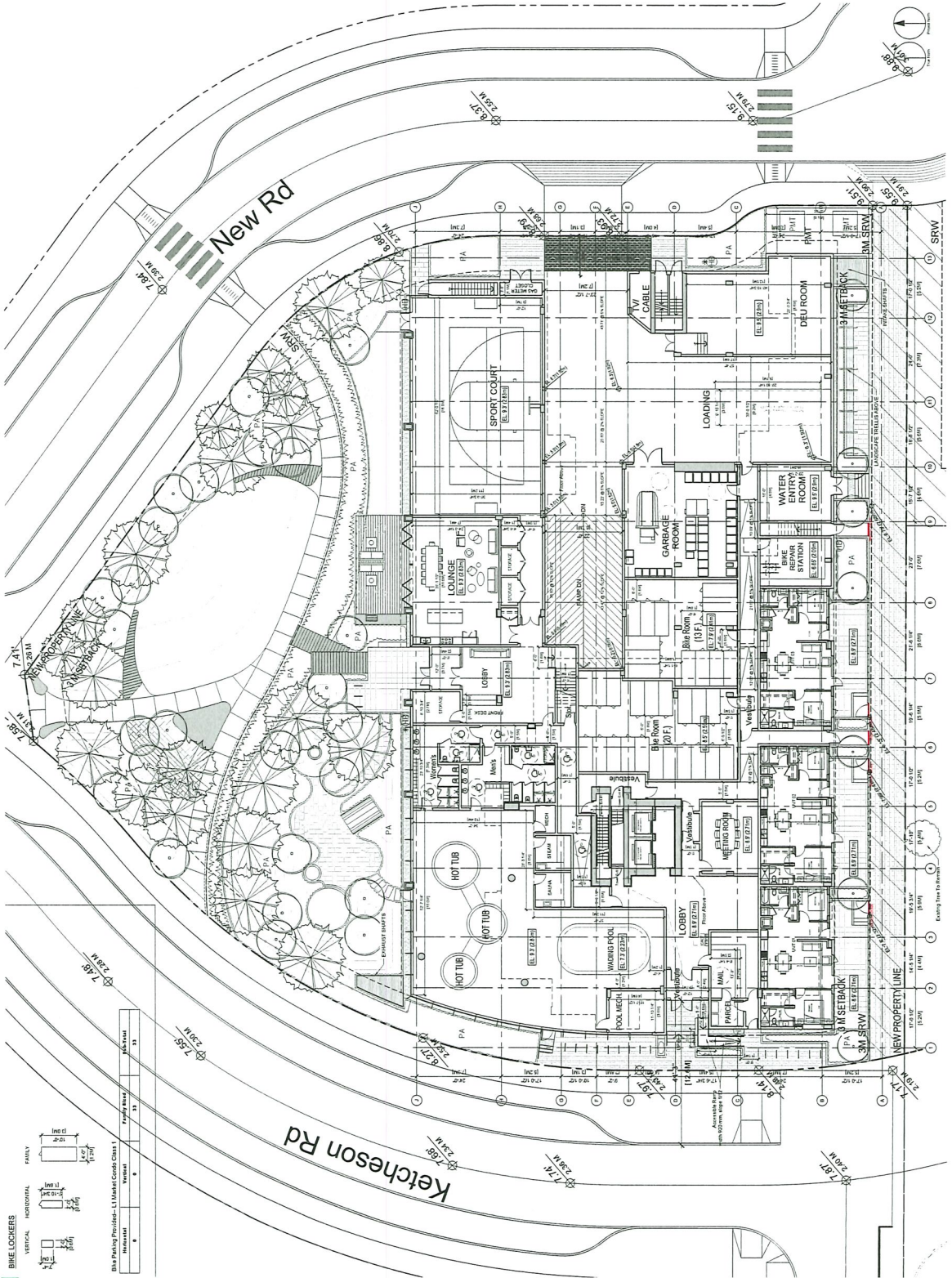


OVERALL FLOOR PLAN LEVEL 01

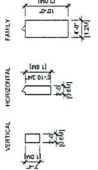
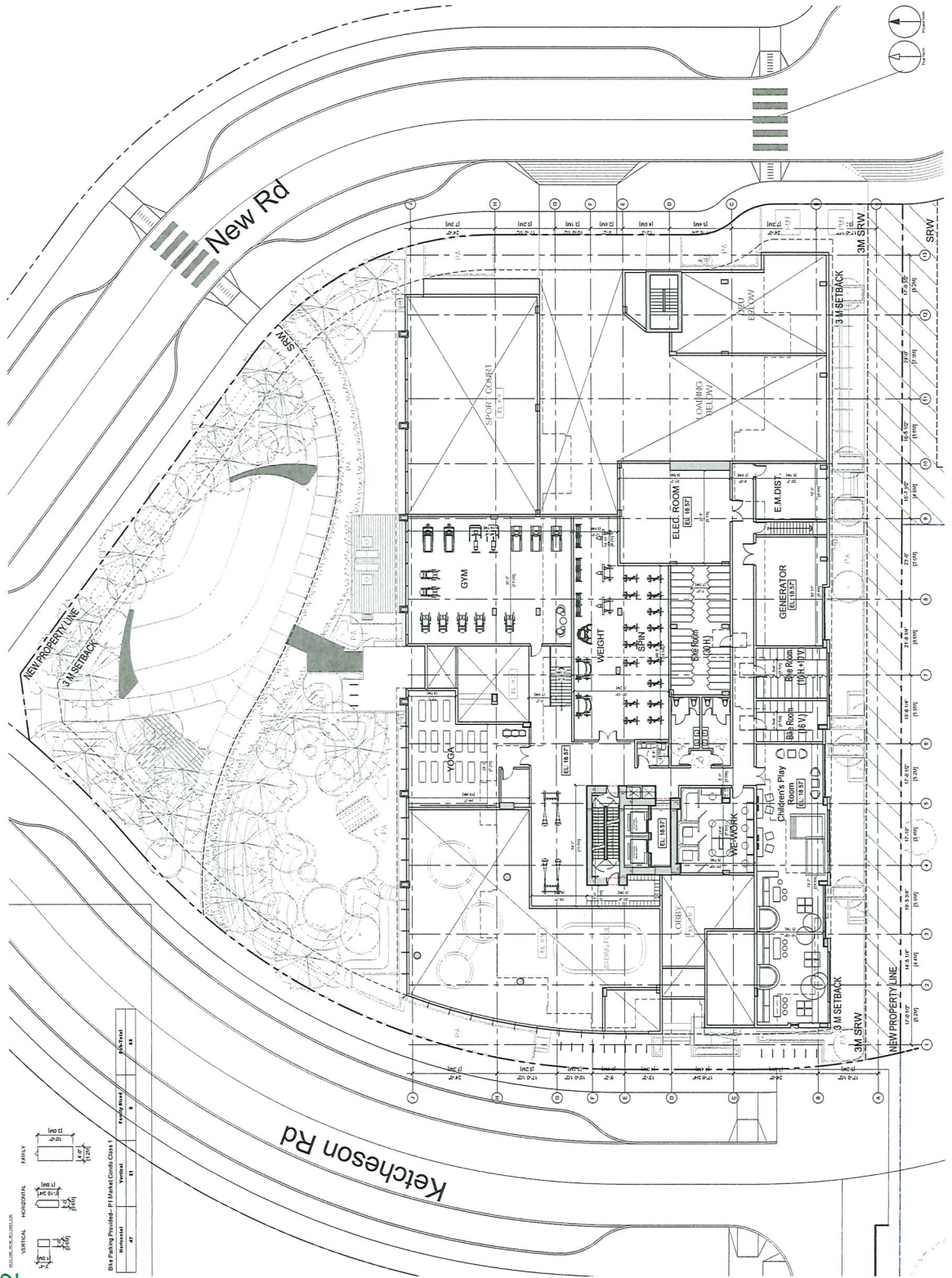
BIKE LOCKERS



BIKE PARKING PROVIDED - 1 (Market Goods Check 1)	MARKET GOODS CHECK 1	MARKET GOODS CHECK 2
1	1	1



OVERALL FLOOR PLAN LEVEL 02

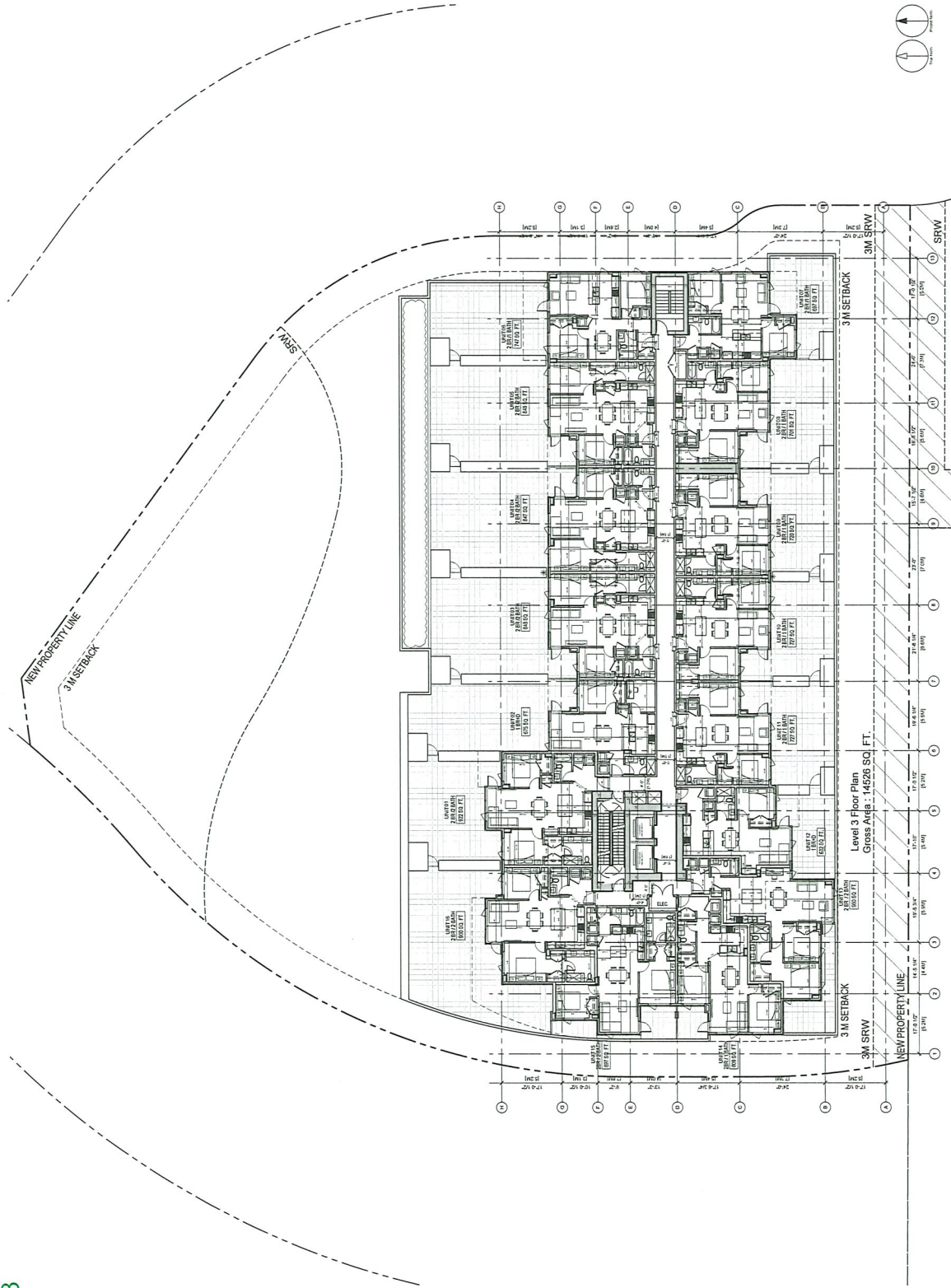


Symbol	Family	Quantity
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	HORIZONTAL	9
	FAMILY	10

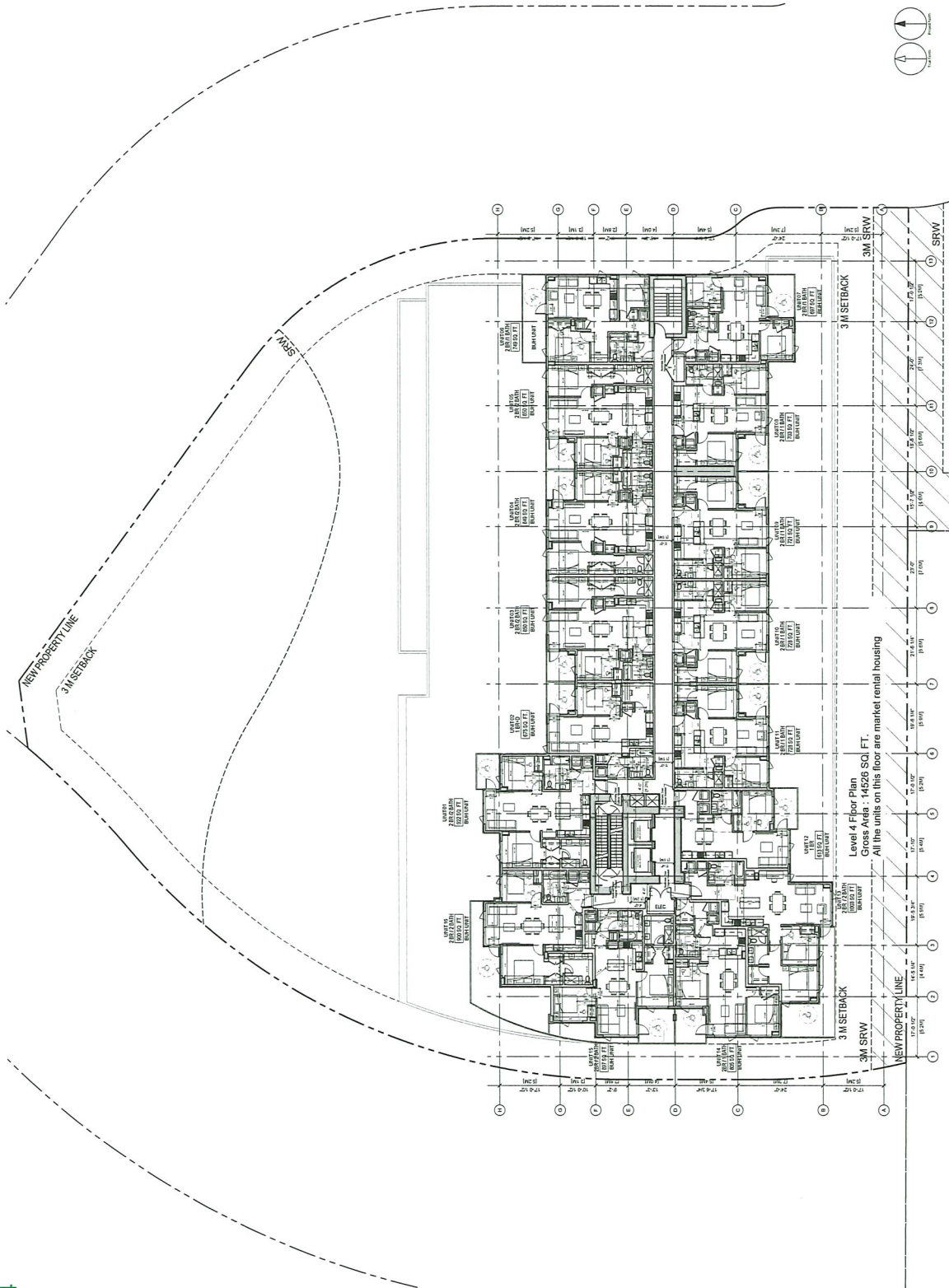
TALISMAN B ADP APPLICATION

OVERALL FLOOR PLAN LEVEL 03

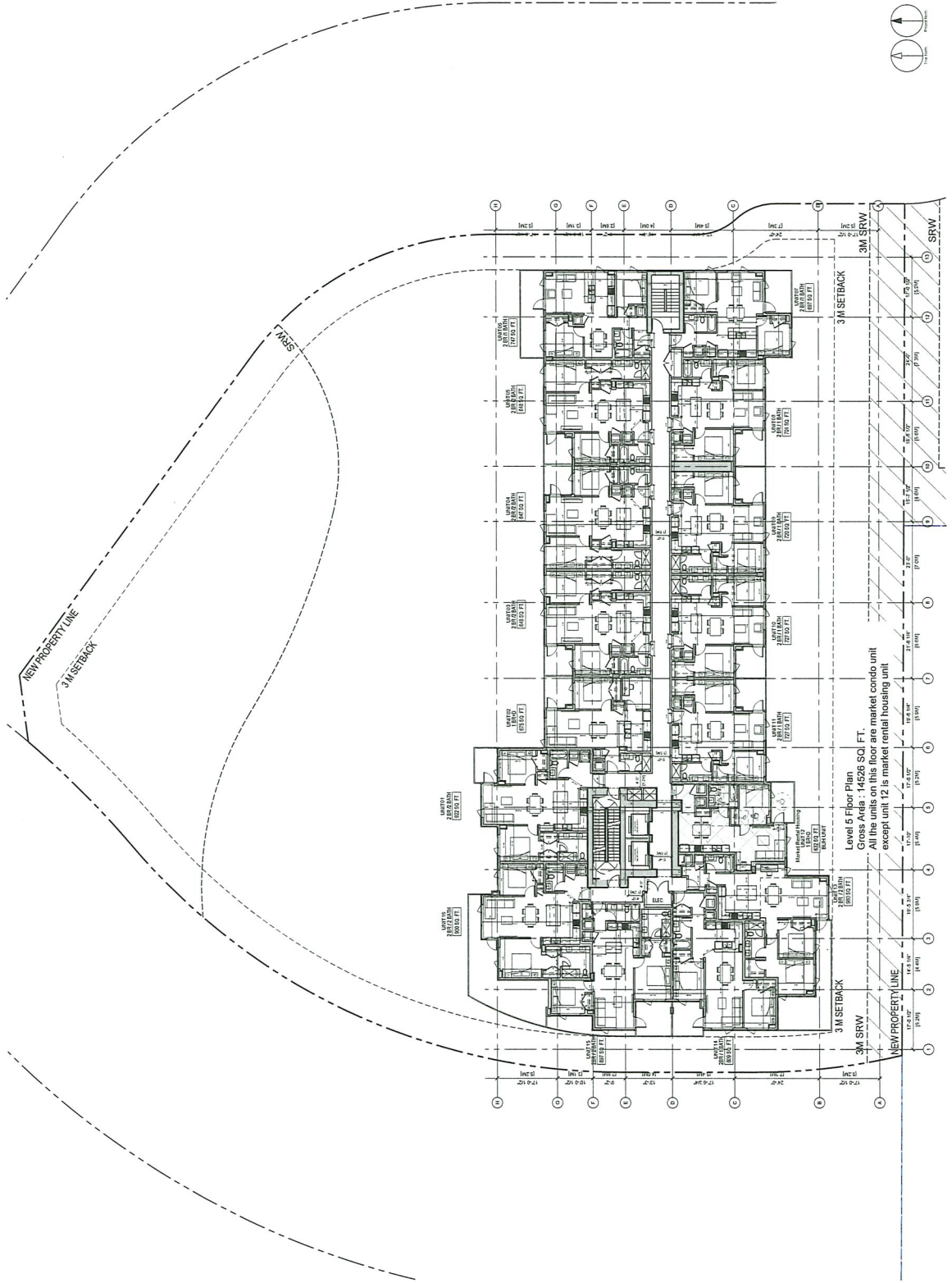
CNCL - 246



OVERALL FLOOR PLAN LEVEL 04

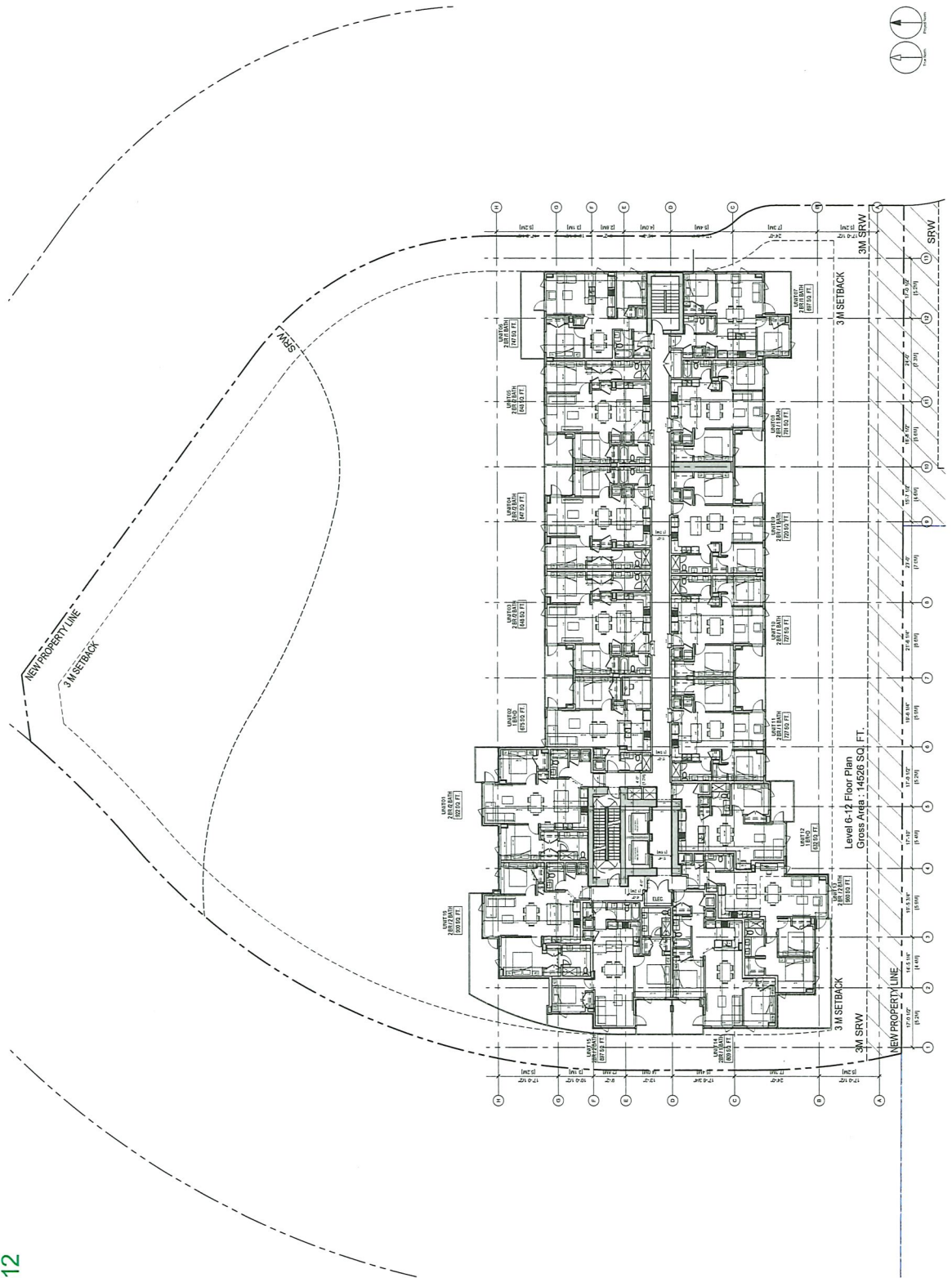


OVERALL FLOOR PLAN LEVEL 5

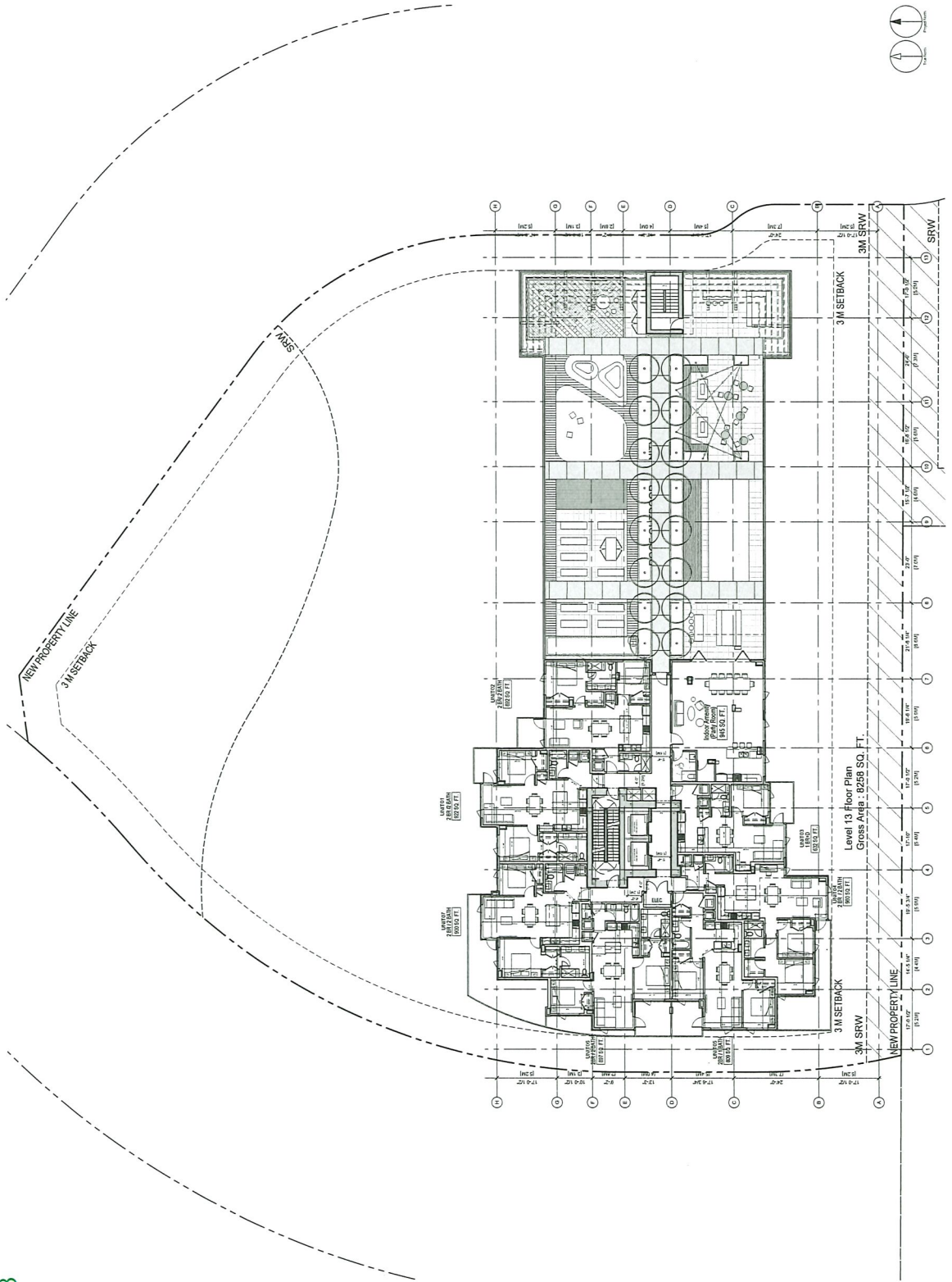


Level 5 Floor Plan
Gross Area - 14526 SQ. FT.
All the units on this floor are market condo unit
except unit 12 is market rental housing unit

OVERALL FLOOR PLAN LEVEL 6-12

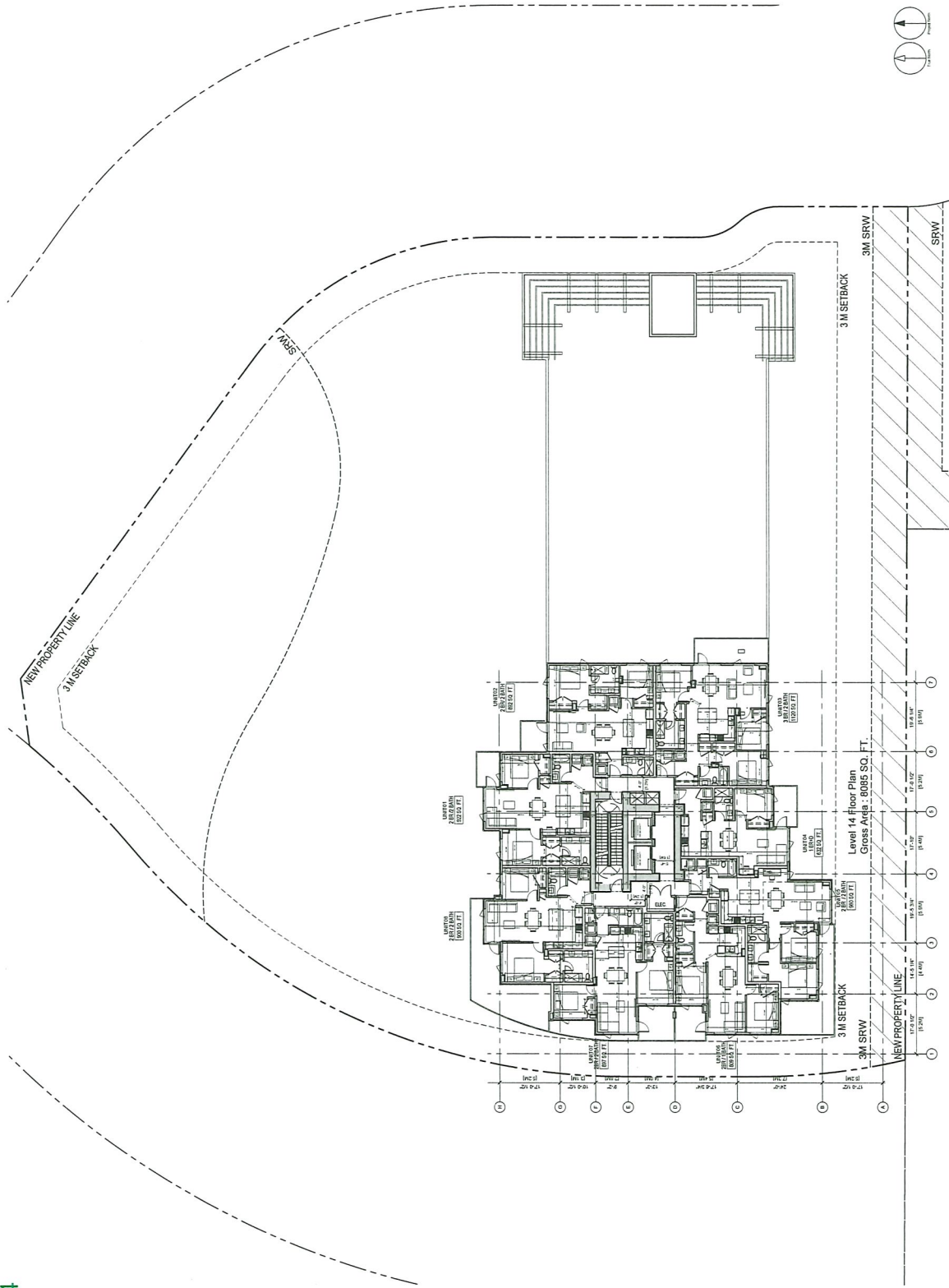


OVERALL FLOOR PLAN LEVEL 13

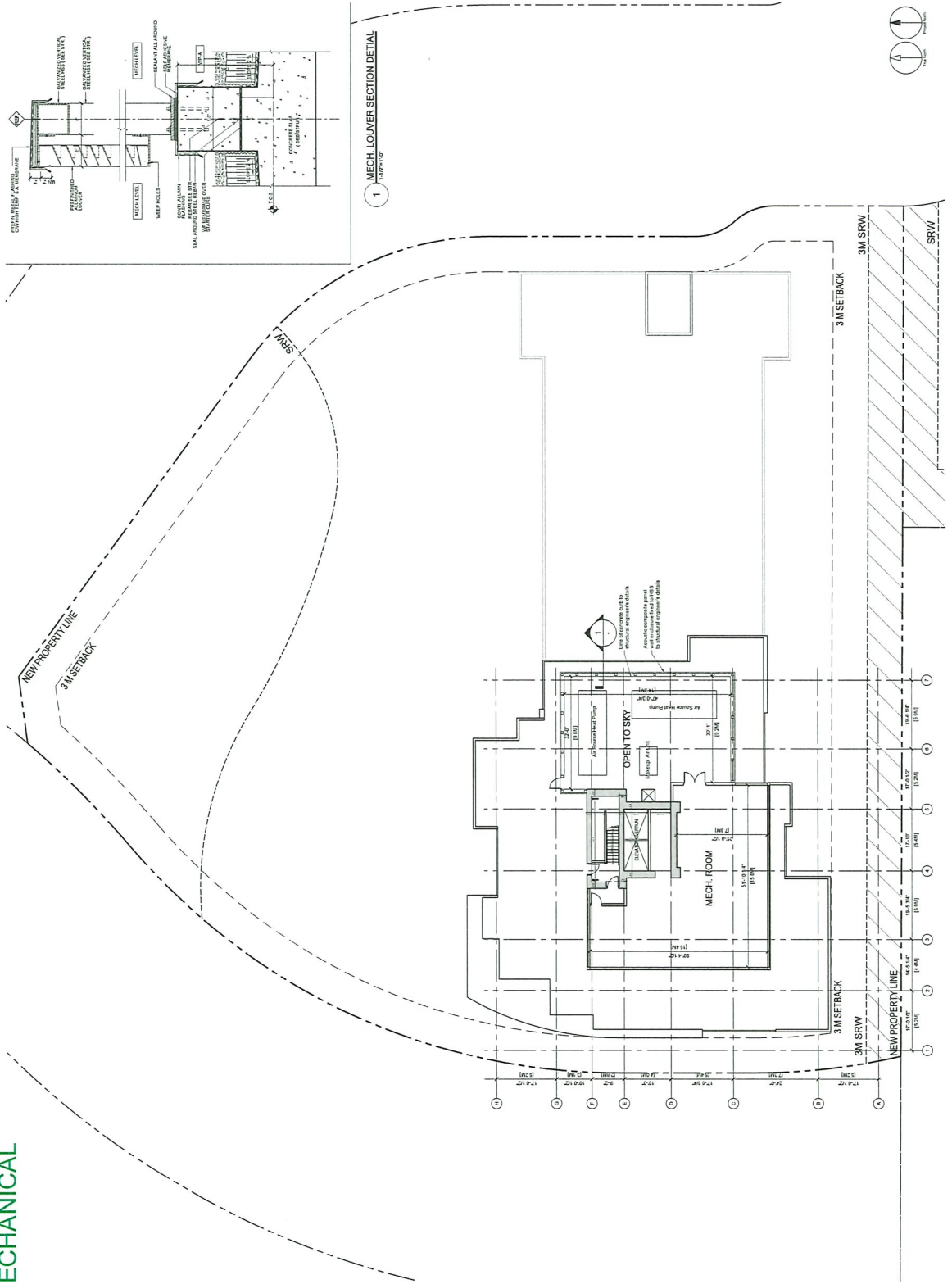


OVERALL FLOOR PLAN LEVEL 14

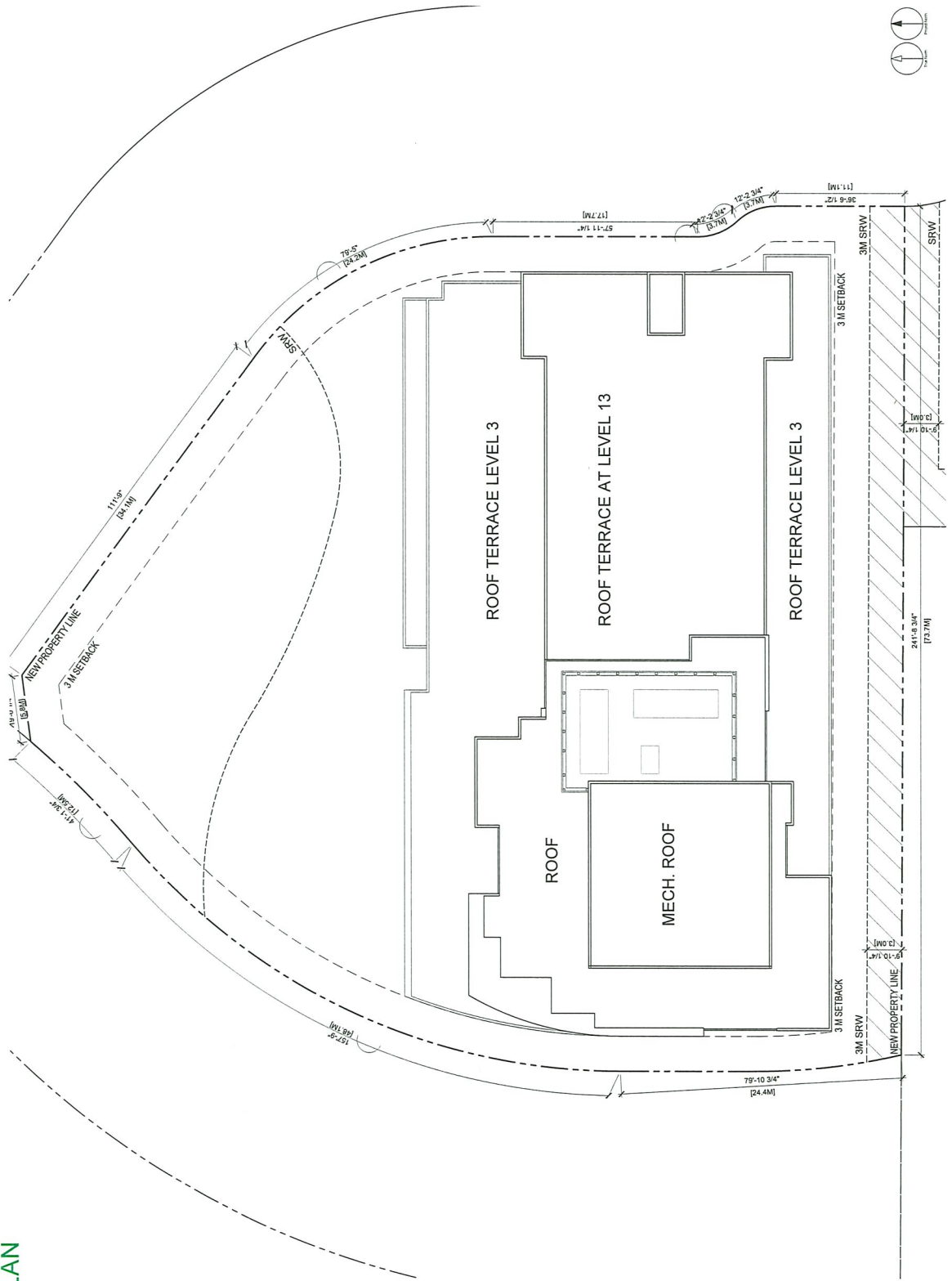
CNCL - 251



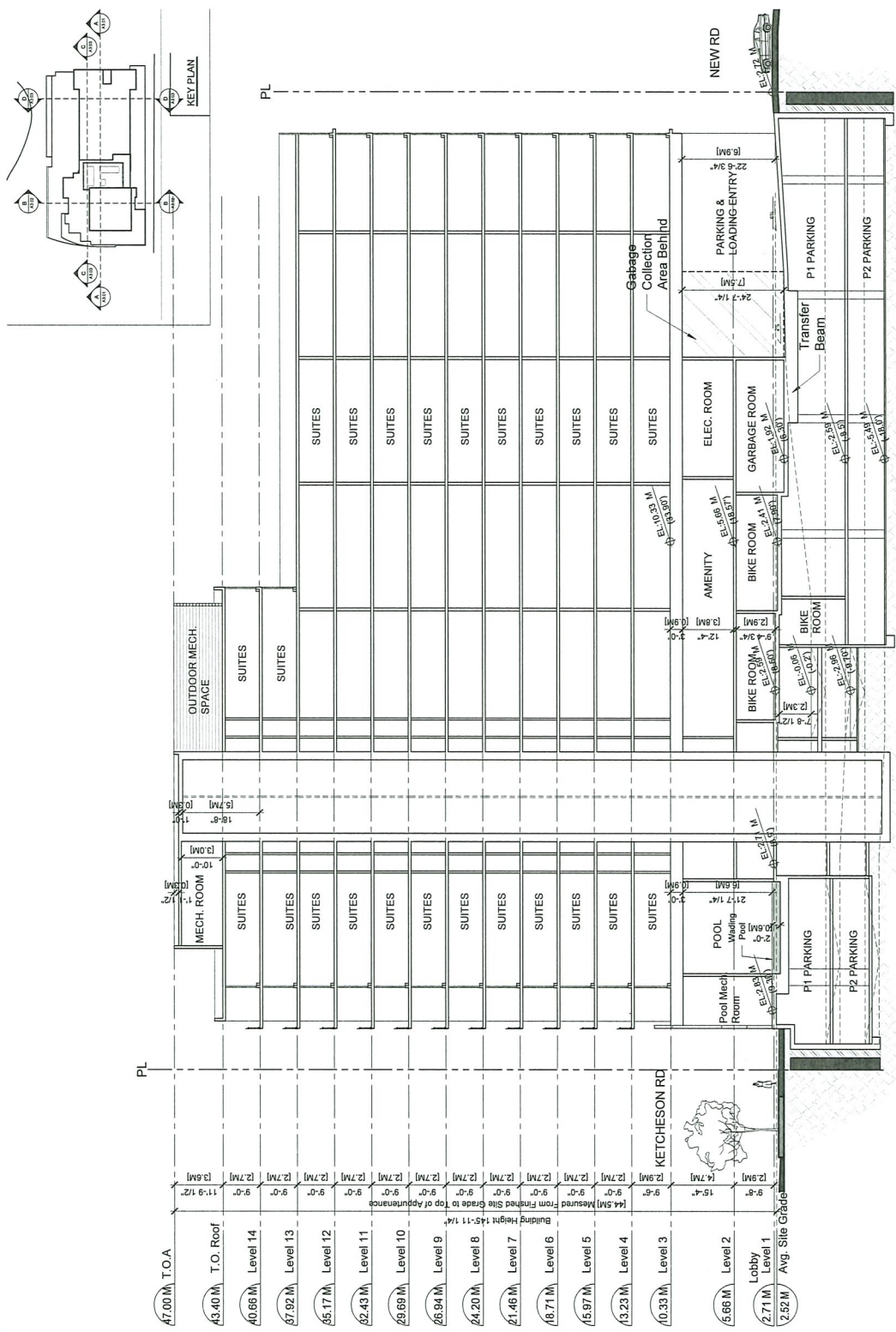
OVERALL FLOOR PLAN LEVEL MECHANICAL



OVERALL FLOOR PLAN ROOF PLAN

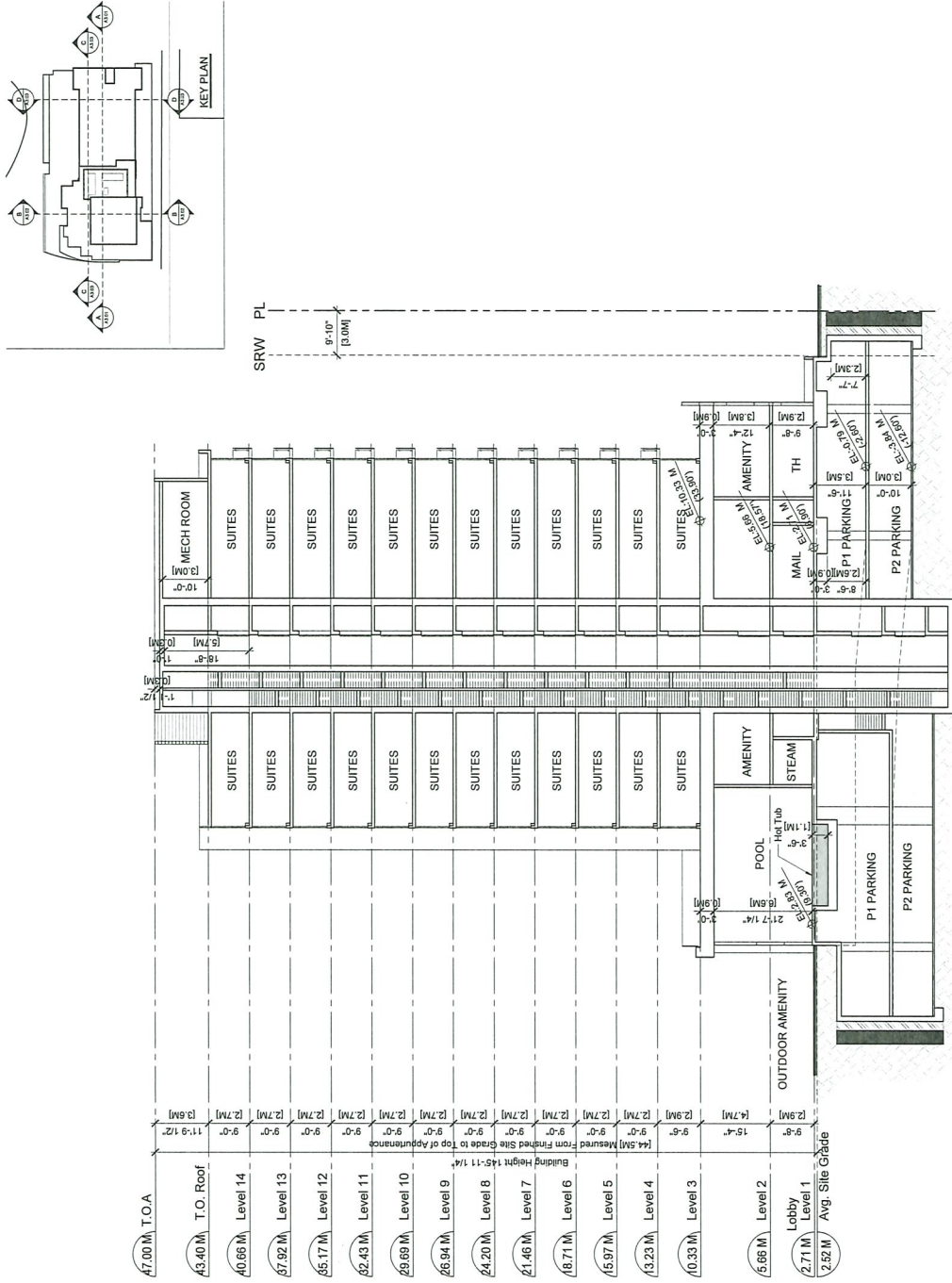


**SECTION
EAST-WEST**



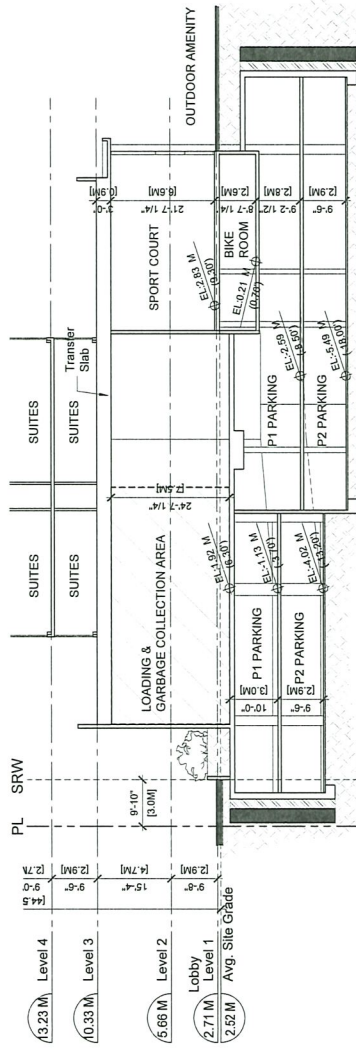
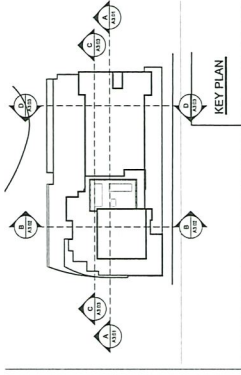
1 SECTION A
3/20/16

SECTION
NORTH-SOUTH

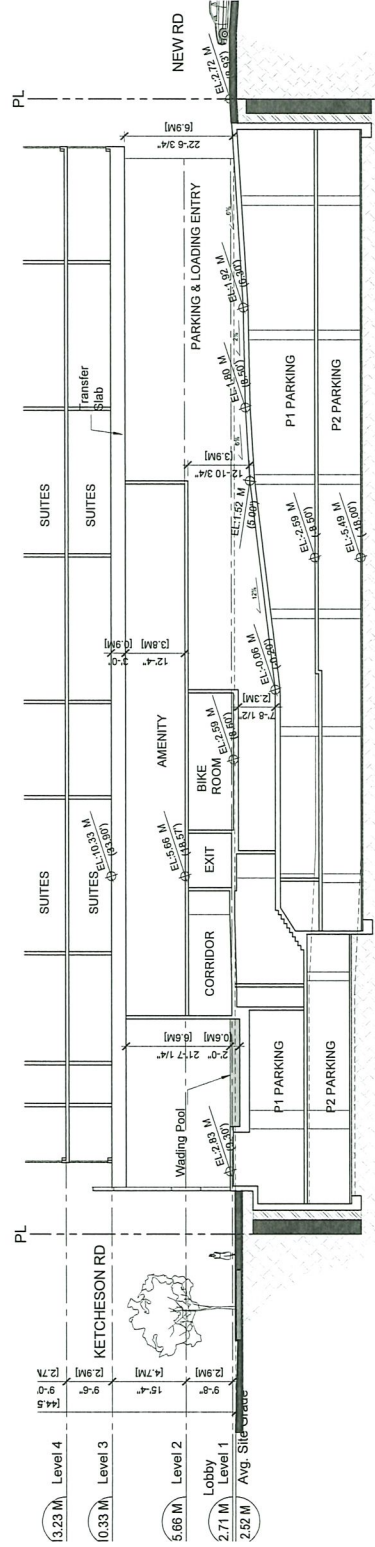


1 SECTION B
2021.02

SECTION PODIUM



2 SECTION D



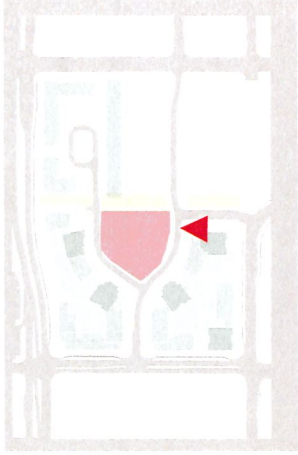
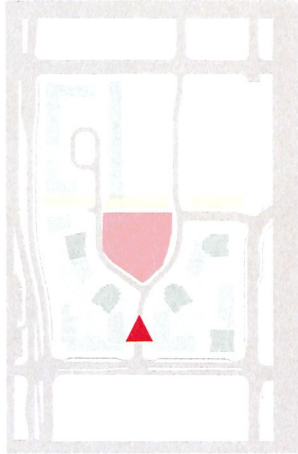
1 SECTION C

TALISMAN B ADP APPLICATION

NORTH & WEST ELEVATION

MATERIAL LEGEND

- 1 Aluminum Metal Panel: Light Scotch Color
- 2 Painted Concrete (Dark Gray)
- 3 White Brick
- 4 Gray Aluminum Window Wall (With Clear Glass & Gray Spandrel)
- 5 Clear Glass in Aluminum Guard Rail
- 6 4 SSG Curtain Wall
- 7 Aluminum Trellis (Dark Gray)
- 8 Acoustic Composite Panel Wall
- 9 Aluminum Louvre: Light Scotch Color
- 10 Aluminum Metal Panel with LED Strip



CNCL-257

NORTH ELEVATION

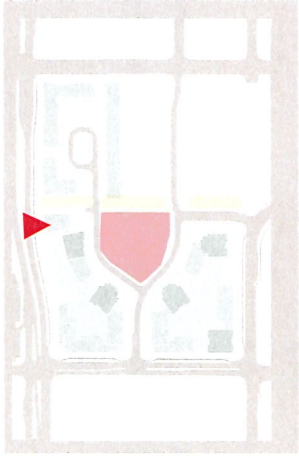
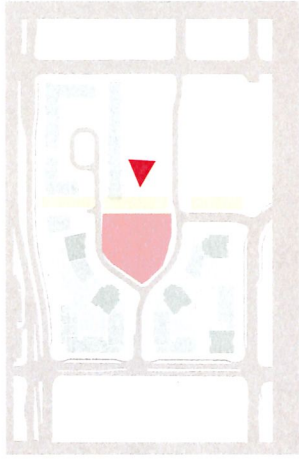


WEST ELEVATION

TALISMAN B ADP APPLICATION
SOUTH & EAST ELEVATION

MATERIAL LEGEND

- 1 Aluminum Metal Panel: Light Scotch Color
- 2 Painted Concrete (Dark Gray)
- 3 White Brick
- 4 Gray Aluminum Window Wall (With Clear Glass & Gray Spandrel)
- 5 Clear Glass in Aluminum Guard Rail
- 6 4 SSG Curtain Wall
- 7 Aluminum Trellis (Dark Gray)
- 8 Acoustic Composite Panel Wall
- 9 Aluminum Louvre: Light Scotch Color
- 10 Aluminum Metal Panel with LED Strip



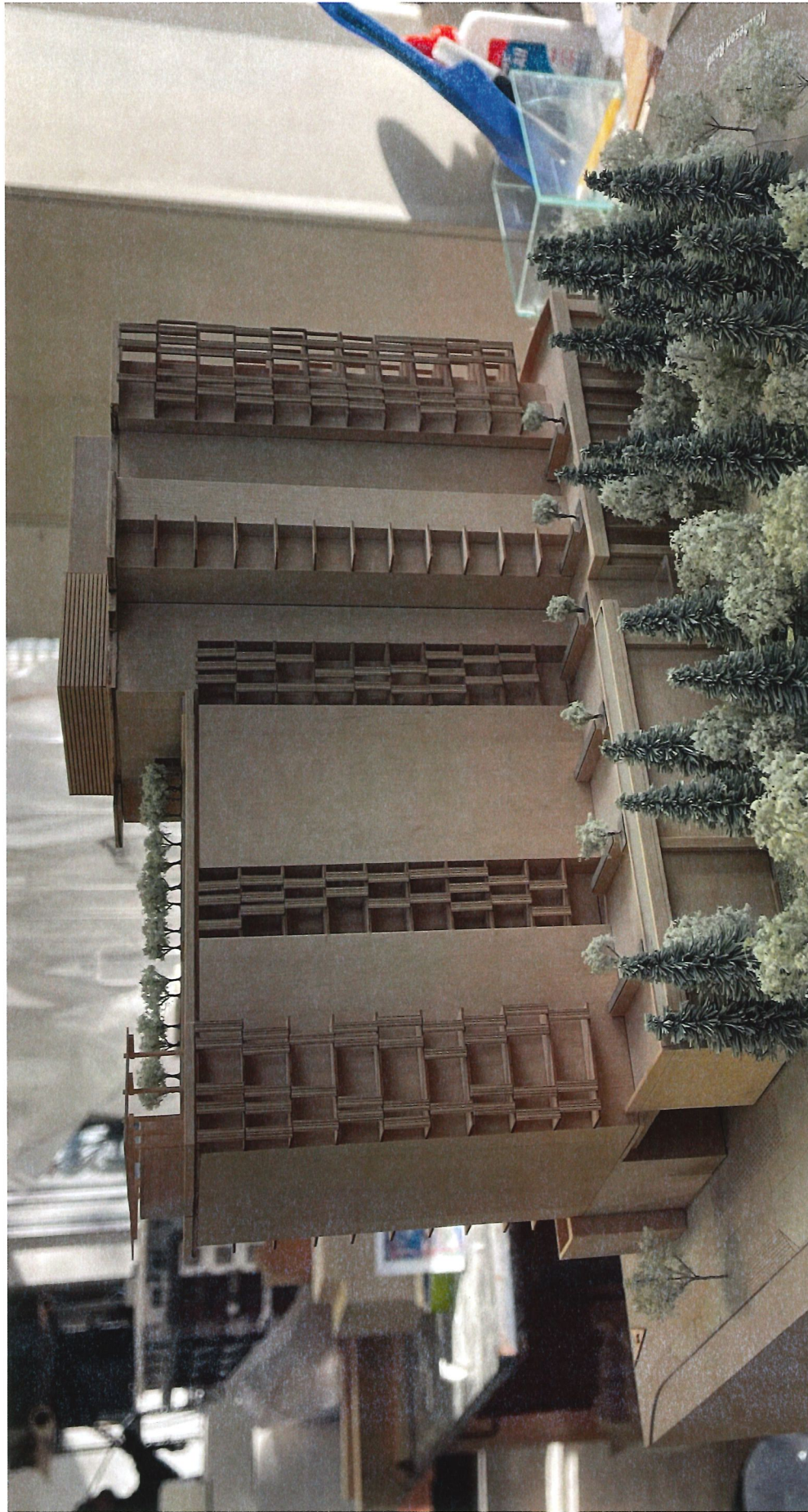
SOUTH ELEVATION



EAST ELEVATION

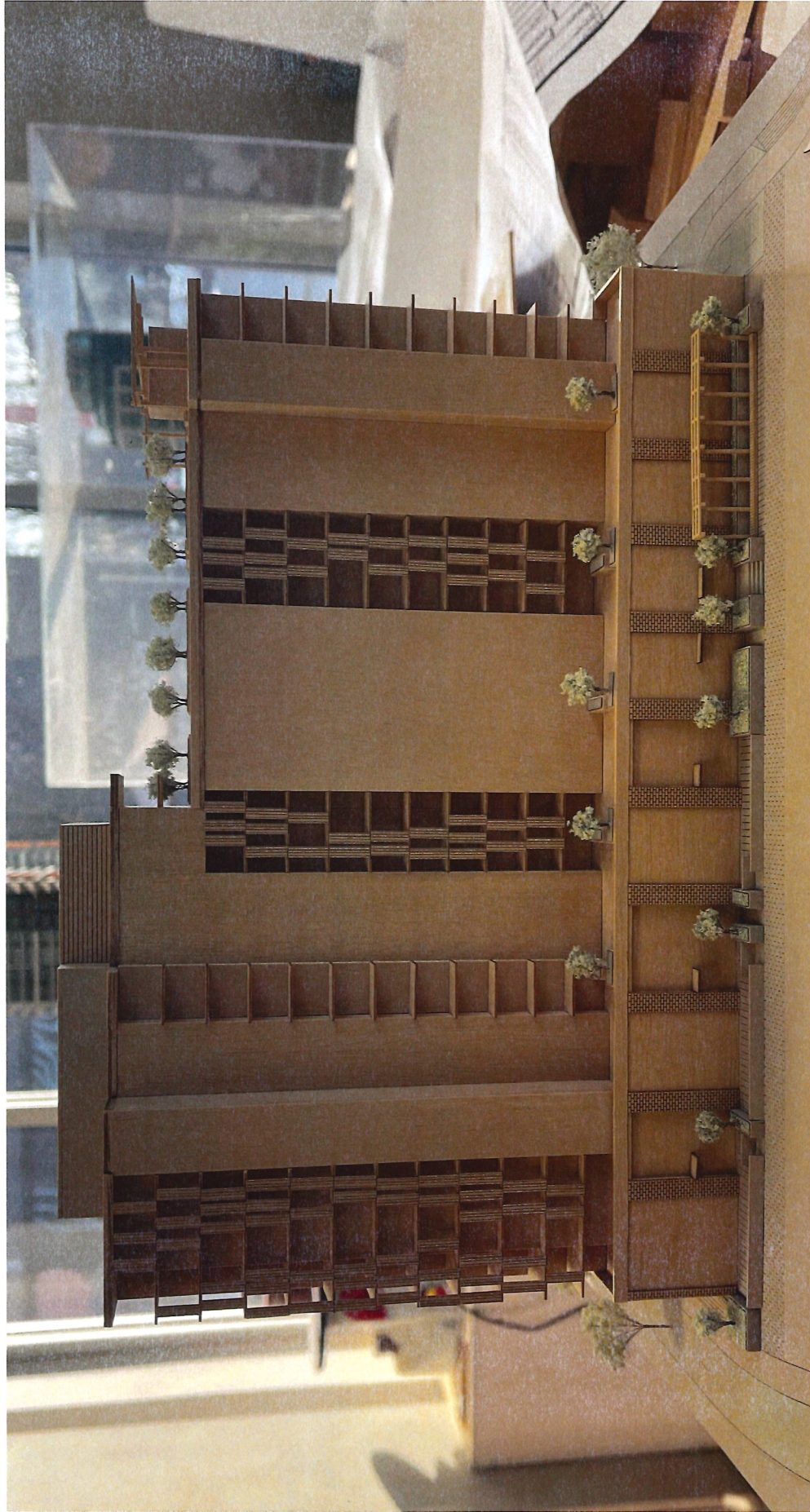
CNCL -258

View From North-East



CNCL - 259

View From South



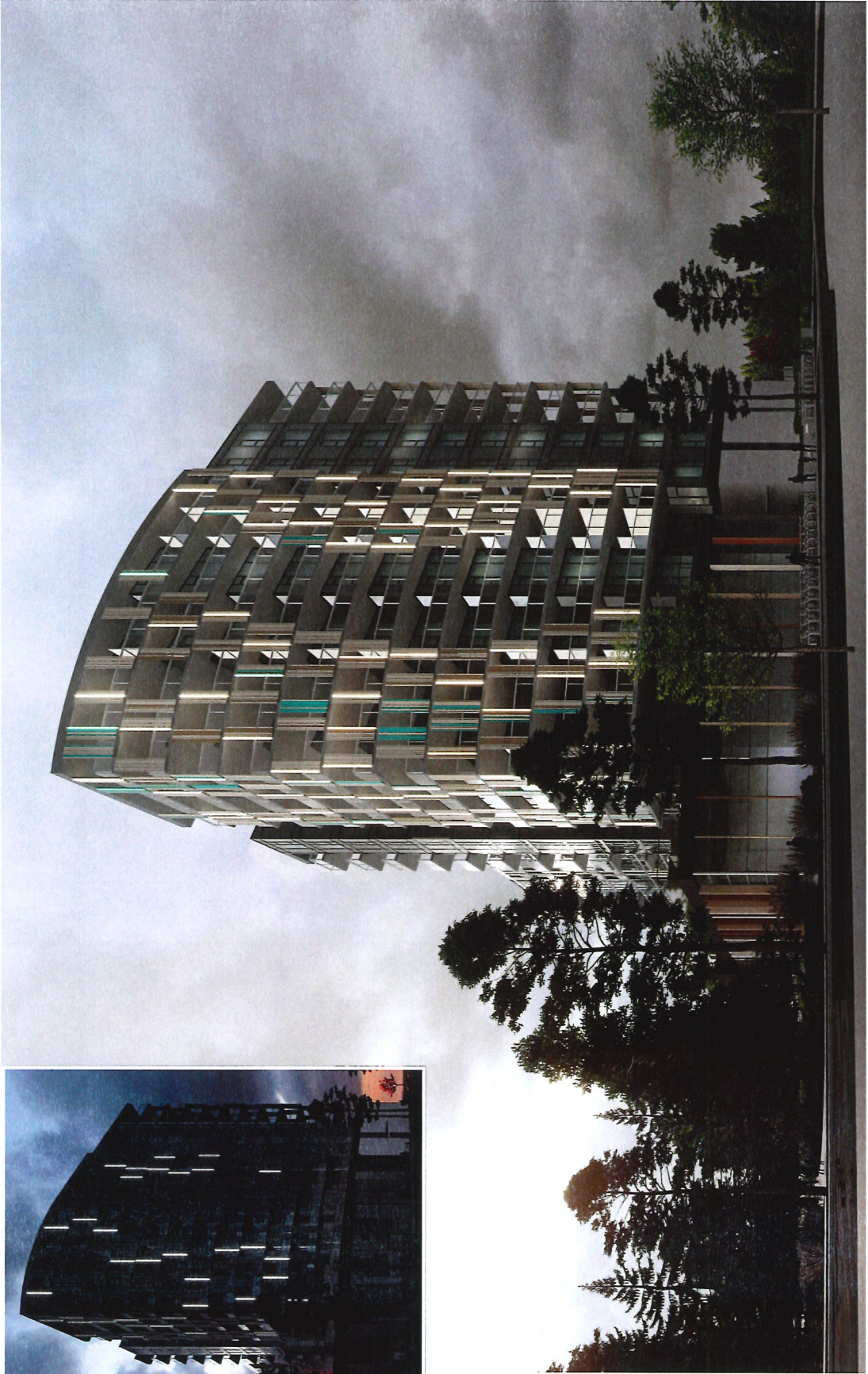
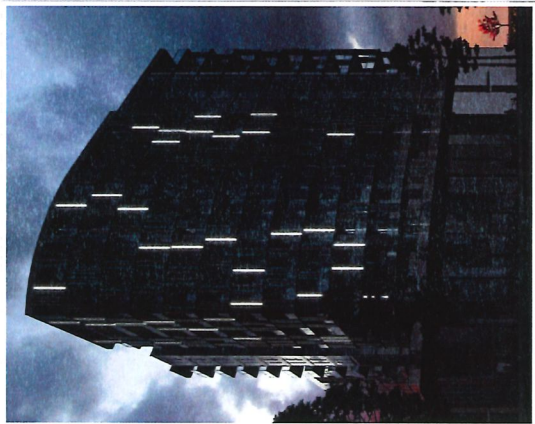
CNCL - 260

View From South-East



CNCL - 261

View from Brown Road



CNCL - 262

View from Ketcheson Road



CNCL - 263

View from the South Pedestrian Path

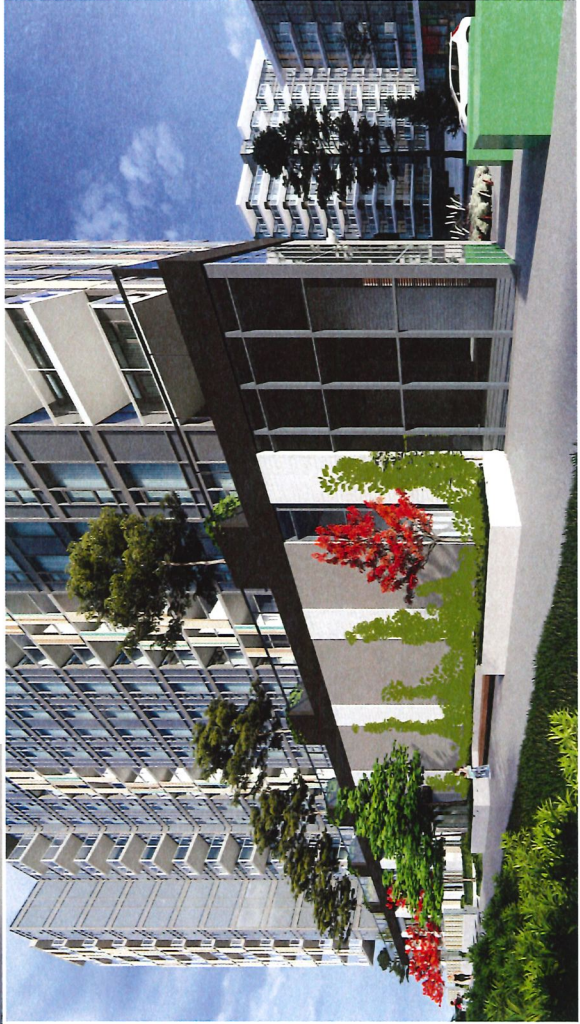


CNCL - 264

View from Cul De Sac on East Road



View of Cul De Sac in East Road



View of Amenity Trellis near East Road

View of Entrances

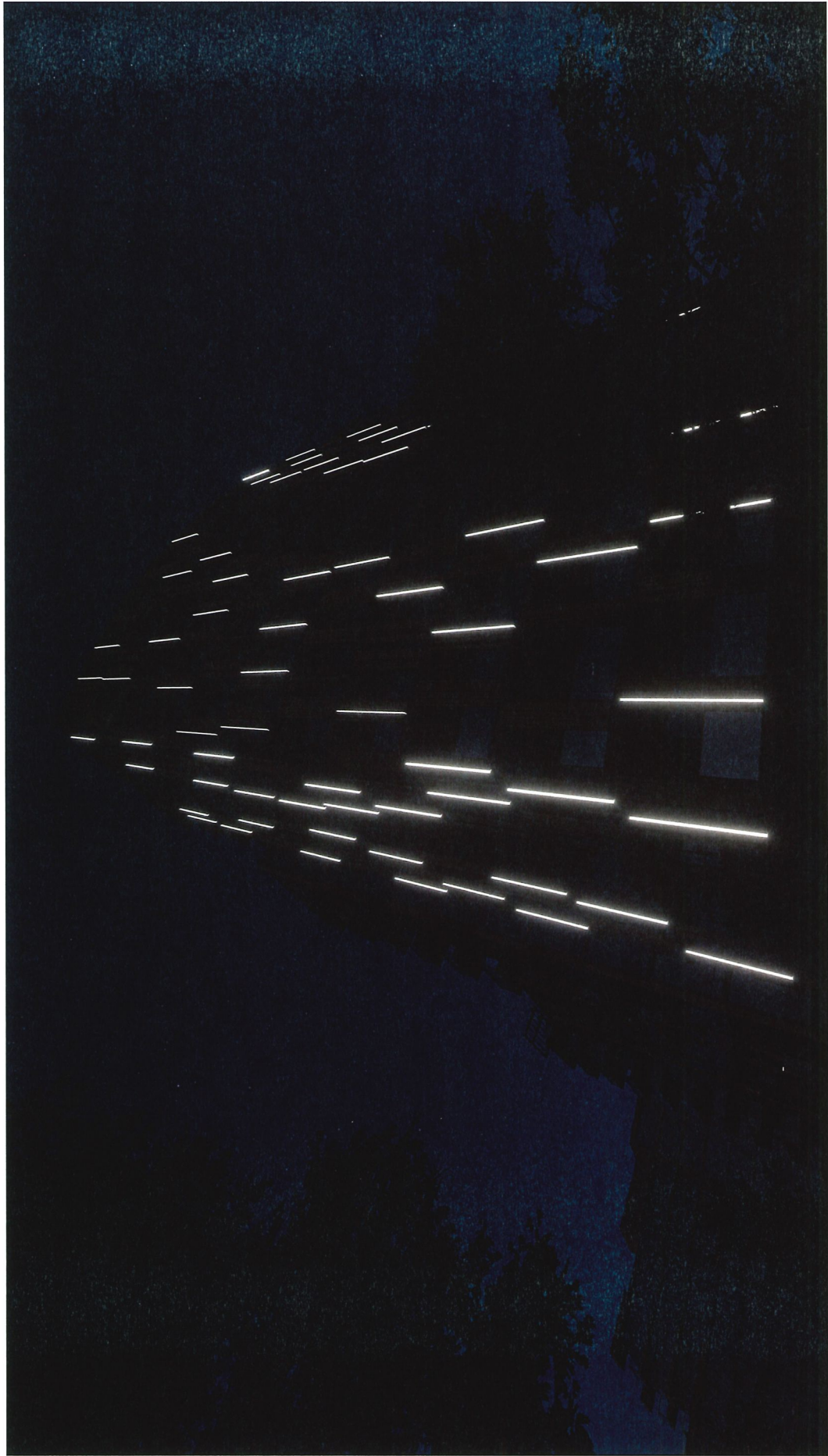


View of Condo Lobby Entranceway



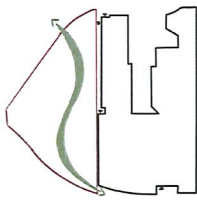
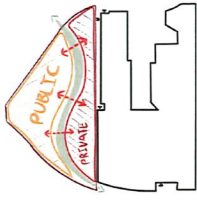
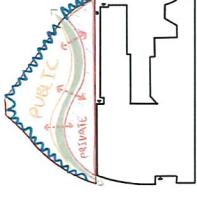
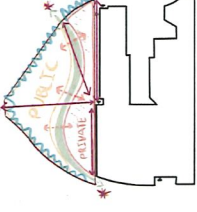
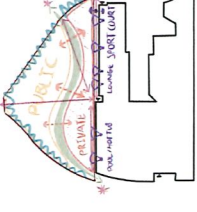





View of Townhouse Entranceway

Night View of Light Feature



CNCL - 267

LANDSCAPE RATIONALE -- GROUND LEVEL

				
<p>References to Historic Slough The old sloughs of Richmond used to bisect the site. Provides an opportunity for a "natural" divide between public and private space.</p>	<p>Define Public vs. Private Develop a clear language between public and private spaces by using planting and materiality to distinguish public vs. private space.</p>	<p>Reinforce the Edge Create a strong edge that allows for both an immersive experience by screening the surrounding roads and parking and an enticing landscape that draws people into and the through the space.</p>	<p>Connection to Surrounding Community Provide gateways that draw people in to the space and enhance circulation by acknowledging desire lines.</p>	<p>Indoor/Outdoor Connection Blur the line between indoor and outdoor spaces (eg. outdoor amenity & indoor amenities) to enhance the indoor experience via programming, materiality, and view framing.</p>
				

LANDSCAPE RATIONALE -- ROOFTOP LEVEL 13

			
<p>Urban Agriculture Provide a variety of raised planters and required accessories that allow for food production and community interaction.</p>	<p>Contemplative Spaces Create smaller, more intimate spaces that allow for contemplation and small gatherings.</p>	<p>Flexibility + Comfort Create spaces of various sizes that allow for residents to gather, relax and connect with their community. Allow people to spontaneously use the rooftop for what they have in mind.</p>	<p>Views Enhance views of the mountains to the north and the City of Richmond to the South and East.</p>

No.	Description	Date
1	Revised for DP	MAR 08/2023
1	Issued for DP	JULY 08/2022

CAPSTAN VILLAGE PHASE 1 LOT D
 8791 CAMBIE ROAD
 RICHMOND, BC

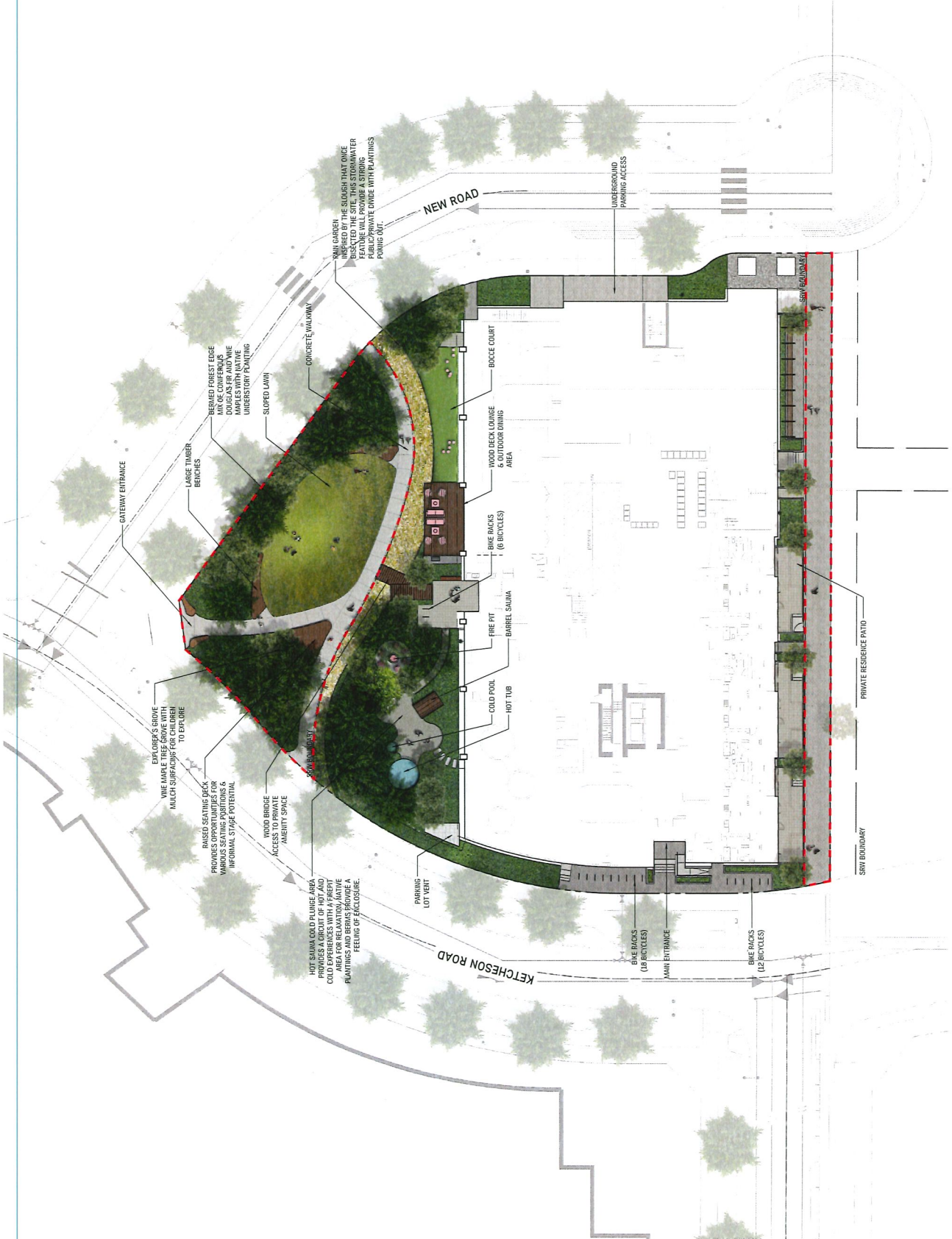
Landscape Rationale

Date: 04/2023 Project No: 2210 Scale: 1:500 Drawn/Checked: SSI/DM	LO.01
----------------------------------------------------------------------------	--------------

HAPA COLLABORATIVE

403 - 275 WEST 6TH AVENUE
VANCOUVER, BC, V6A 1L8
URBAN DESIGN

CNCL - 269



No.	Description	Date
1	Revised for IP	JAN 08/2023
1	Issued for IP	JULY 08/2022

Design & Planning: This drawing is not intended to be used for construction. It is for illustrative purposes only. The client is responsible for ensuring that the design meets all applicable codes and regulations. The design is subject to change without notice.

CAPSTAN VILLAGE
PHASE 1 LOT D
8791 CAMBIE ROAD
RICHMOND, BC

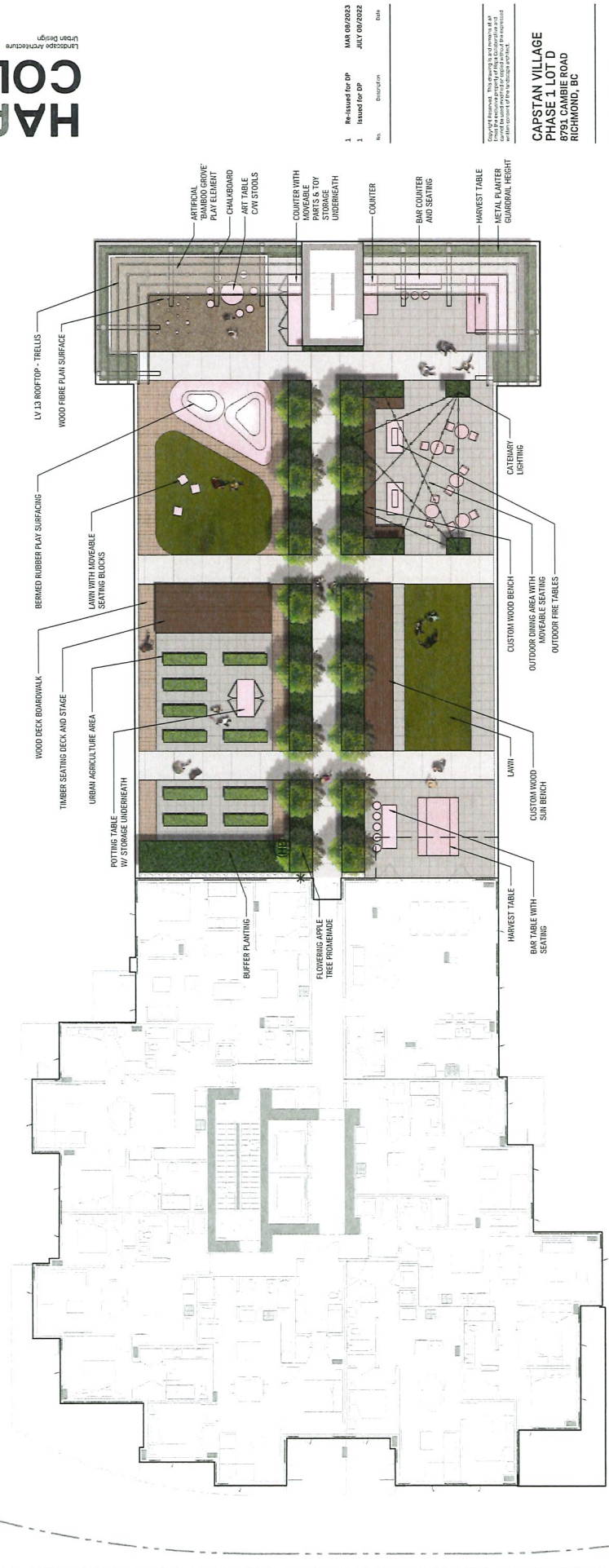
Illustrative Plan
Ground Level

Date:	04/2022	Drawn by:	MM
Project No.:	2210	Scale:	1/8" = 1'-0"
Sheet:	1/1	Drawn/checked:	SSJ/CM



HAPA COLLABORATIVE

Urban Design
 403 - 378 WEST FIRST AVENUE
 VANCOUVER, BC, V5Y 1J5
 604.689.4130
 hapa@hapa.com



- ARTIFICIAL TURF PLAY AREA
- WOOD FIBRE PLAN SURFACE
- BERMED RUBBER PLAY SURFACING
- LAWN WITH MOVEABLE SEATING BLOCKS
- WOOD DECK BOARDWALK
- TIMBER SEATING DECK AND STAGE
- URBANI AGRICULTURE AREA
- ROTTING TABLE FOR STORAGE UNDERNEATH
- WOOD FIBRE PLAY SURFACE
- ARTIFICIAL TURF PLAY AREA
- CHALKBOARD ART TABLE AND STOOLS
- COUNTER WITH MOVEABLE PARTS & TOY STORAGE UNDERNEATH
- COUNTER
- BAR COUNTER AND SEATING
- HARVEST TABLE
- METAL PLANTER GUARDRAIL HEIGHT
- CATEGORY LIGHTING
- CUSTOM WOOD BENCH
- OUTDOOR DINING AREA WITH MOVEABLE TABLES
- OUTDOOR FIRE TABLES
- LAWN
- CUSTOM WOOD SUN BENCH
- HARVEST TABLE
- BAR TABLE WITH SEATING

No.	Description	Date
1	Revised for CP	1/16/20
1	Issued for CP	1/16/20

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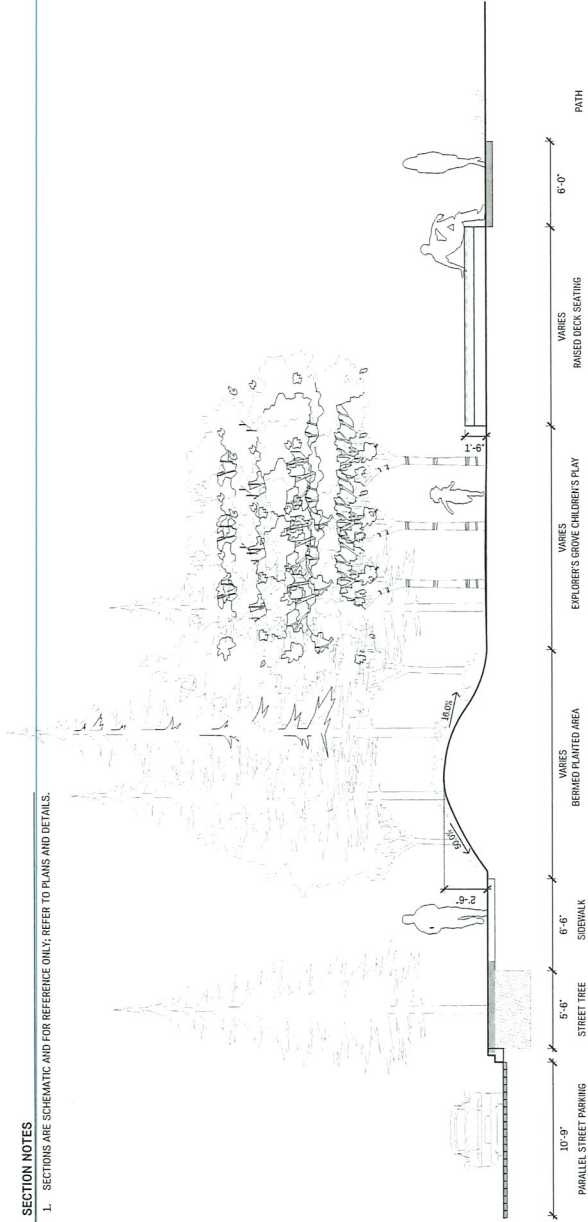
1/16/20
 1/16/20
 1/16/20

HAPA COLLABORATIVE

Landscape Architecture
 100 - 275 WEST 8TH AVENUE
 VANCOUVER, BC, V6T 1J8
 604 699 1430
 landscape.com

SECTION NOTES

1. SECTIONS ARE SCHEMATIC AND FOR REFERENCE ONLY; REFER TO PLANS AND DETAILS.



1 SECTION THROUGH BERM AT KETCHISON ROAD
 1/4" = 1'-0"

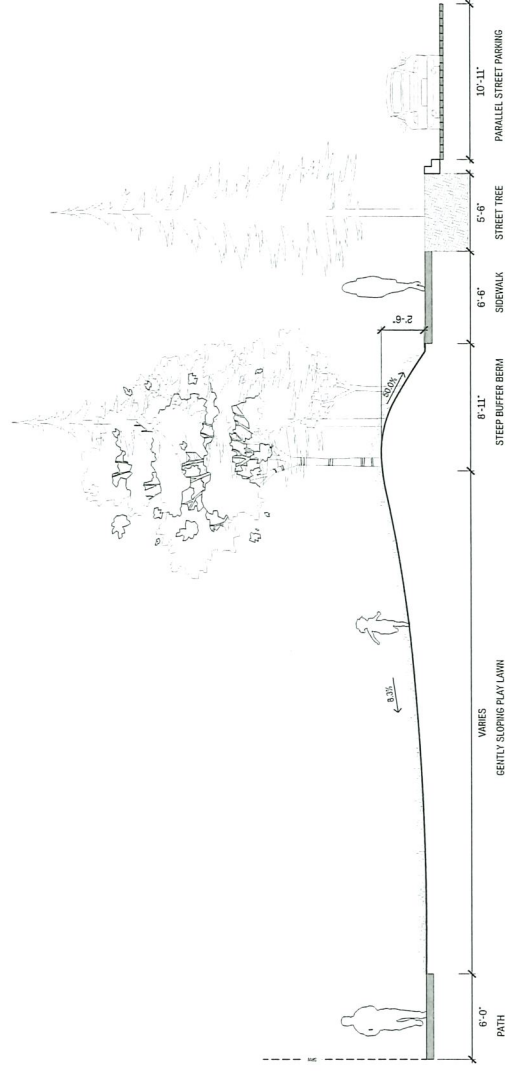
No.	Description	Date
1	Re-issued for DP	MAR 08/2023
1	Issued for CP	JULY 08/2022

Approved for Construction: This drawing is for construction only. It is not to be used for any other purpose without the consent of the landscape architect.

CAPSTAN VILLAGE
PHASE 1 LOT D
 8791 CAMBIE ROAD
 RICHMOND, BC

Landscape Sections
Ground Level
 North SRW

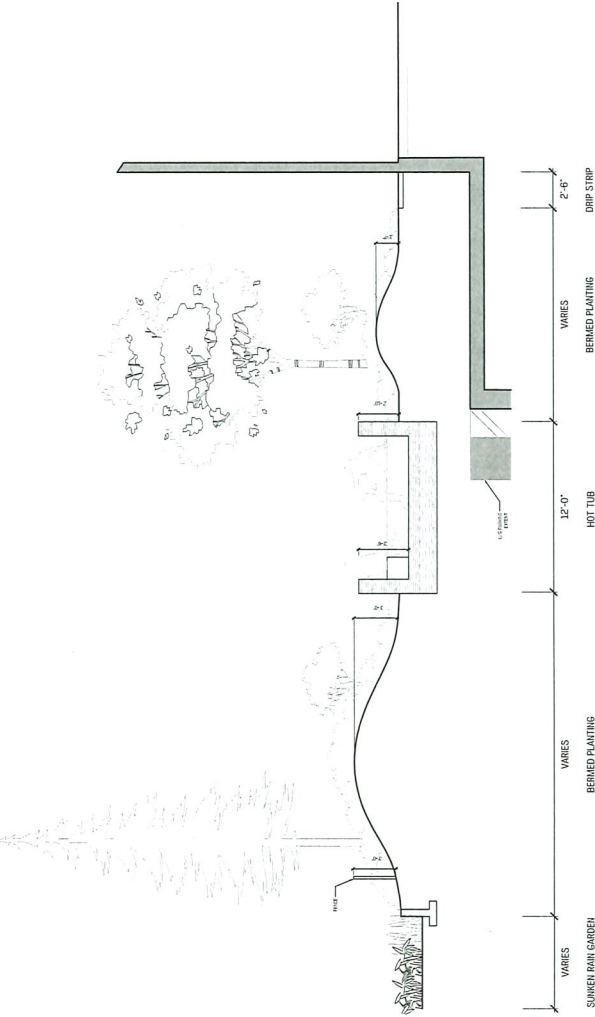
Date	04/2022	Drawn by	DM
Project No.	2210	Scale	1/4" = 1'-0"
		Sheet/Drawings	85 / 124
		12.11	



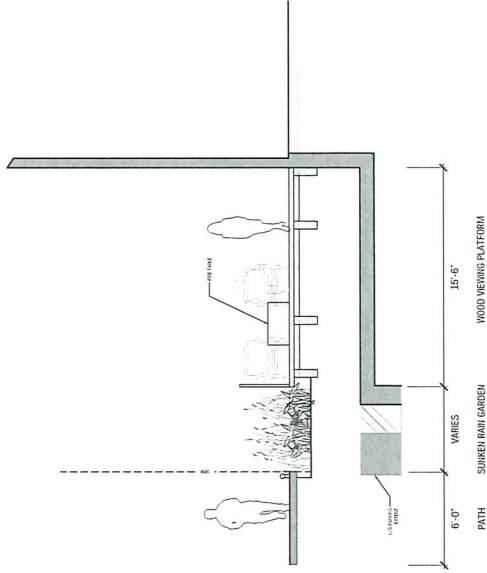
3 SECTION THROUGH LAWN AND BERM AT EAST ROAD
 1/4" = 1'-0"

SECTION NOTES

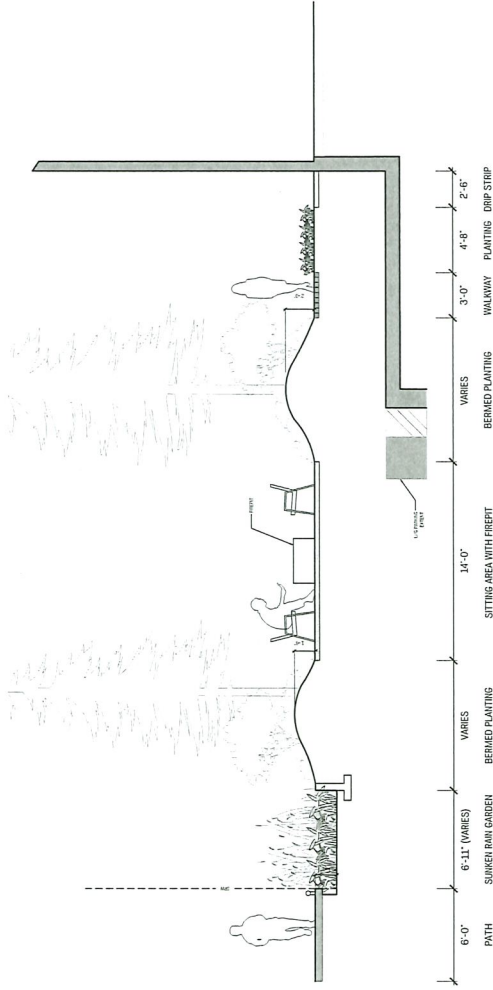
1. SECTIONS ARE SCHEMATIC AND FOR REFERENCE ONLY; REFER TO PLANS AND DETAILS.



1 SECTION THROUGH NATIVE PLANTINGS AND HOT TUB
 1/4" = 1'-0"



2 SECTION THROUGH RAINGARDEN AND LOUNGE AREA
 1/4" = 1'-0"



3 SECTION THROUGH RAINGARDEN AND LOUNGE AREA
 1/4" = 1'-0"

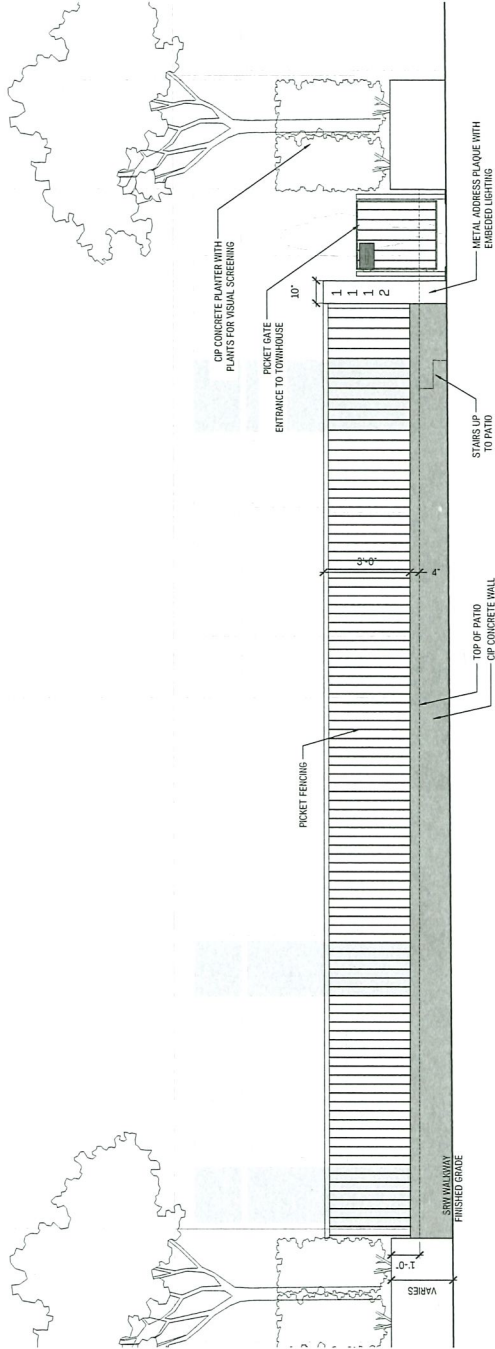
1	Re-issued for DP	MMK 004/2023
1	Issued for GP	JULY 08/2022
No.	Revisions	Date

Project Name: HAPA Village Phase 1 Lot D
 Project No.: 2310
 Scale: 1/4" = 1'-0"
 Sheet Number: 55 | LM

CAPSTAN VILLAGE
 PHASE 1 LOT D
 8791 CAMBIE ROAD
 RICHMOND, BC

Landscape Sections
 Ground Level
 Private Amenity

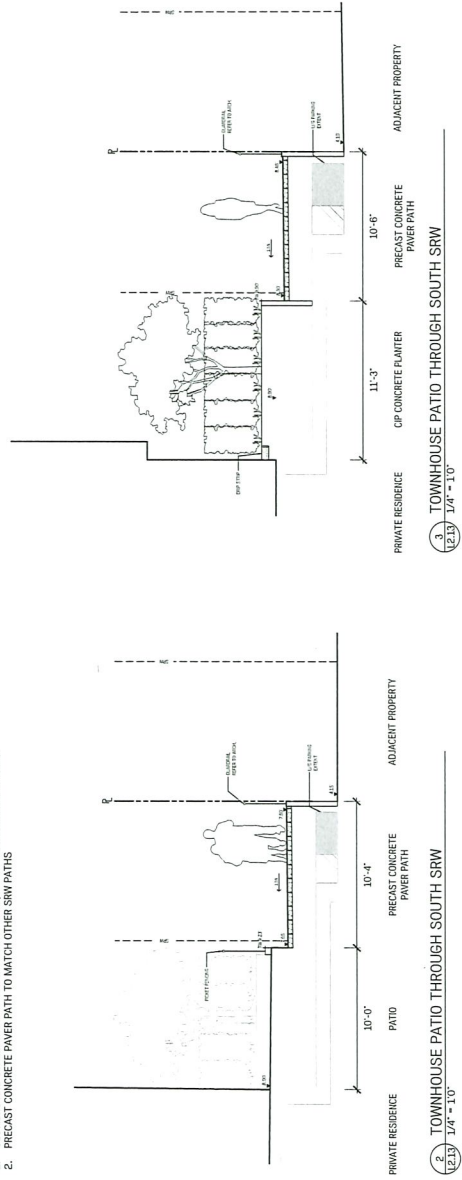
Client: CAPSTAN
 Project No.: 2310
 Scale: 1/4" = 1'-0"
 Sheet Number: 55 | LM



1. TOWNHOUSE PATIO ELEVATION
 (2.13) 1/2" = 1'-0"

SECTION NOTES

1. SECTIONS ARE SCHEMATIC AND FOR REFERENCE ONLY; REFER TO PLANS AND DETAILS.
2. PRECAST CONCRETE PAVEMENT PATH TO MATCH OTHER SRW PATHS



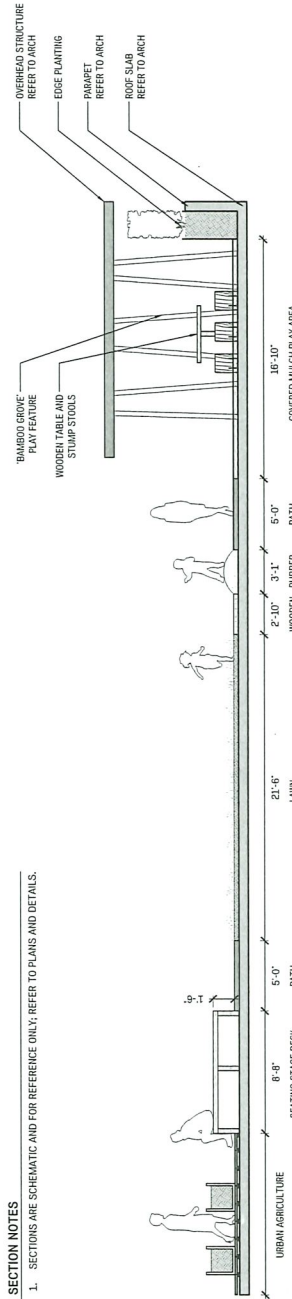
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1	Issued for DP	JULY 08/2022
No.	Description	Date

CAPSTAN VILLAGE
PHASE 1 LOT D
 8791 CAMBIE ROAD
 RICHMOND, BC

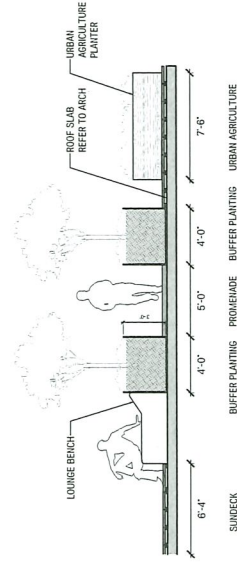
Landscape Sections
 Ground Level - South SRW
 Private Amenity - South SRW

Date	04/26/23	Drawn/Checked
Project No.	2310	
Scale	1/4" = 1'-0"	L2.13
Sheet Count: 88/104		

SECTION NOTES
 1. SECTIONS ARE SCHEMATIC AND FOR REFERENCE ONLY, REFER TO PLANS AND DETAILS.



SECTION THROUGH ROOFTOP - WEST TO EAST
 1/4" = 1'-0"



SECTION THROUGH ROOFTOP - NORTH TO SOUTH
 1/4" = 1'-0"

1. Revised for DP	MM 06/2023
1. Issued for DP	JULY 06/2022
No.	Revisions
	Date

CAPSTAN VILLAGE
 PHASE 1 LOT D
 8751 CAMBIE ROAD
 RICHMOND, BC

Landscape Sections
 Level 13
 Private Amenity

Date	04/2022	Drawn/Checked	
Project No.	2910		
Scale	1/8" = 1'-0"		L2.14
Drawn/Checked	SSJ/DM		

NOTES:
ACTIVITIES: CREATIVE PLAY, SOCIAL PLAY, RUNNING, JUMPING, CLIMBING
AGE-RANGE: 2-12
NUMBER OF CHILDREN ACCOMMODATED: UP TO 15 KIDS



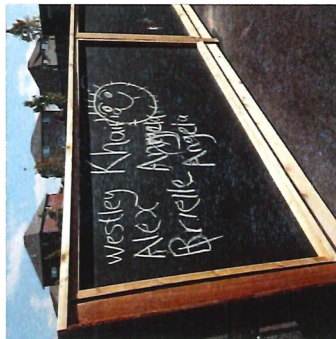
1 RUBBER MOUNDS
13.3M HTS



NOTES:
ACTIVITIES: CREATIVE PLAY, SOCIAL PLAY, RUNNING, EXPLORING
AGE-RANGE: 2-12
NUMBER OF CHILDREN ACCOMMODATED: UP TO 15 KIDS

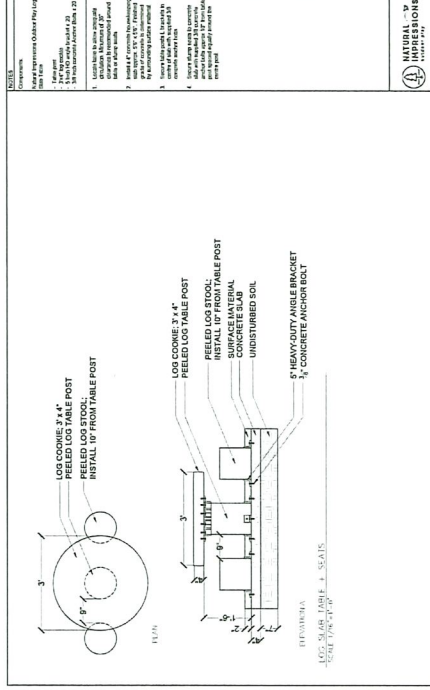
2 BAMBOO GROVE
13.3M HTS

NOTES:
ACTIVITIES: CREATIVE PLAY, SOCIAL PLAY
AGE-RANGE: 2-12
NUMBER OF CHILDREN ACCOMMODATED: 2-6 KIDS



3 CHALKBOARD
13.3M HTS

NOTES:
ACTIVITIES: CREATIVE PLAY, SOCIAL PLAY
AGE-RANGE: 2-12
NUMBER OF CHILDREN ACCOMMODATED: UP TO 7 KIDS



4 LOG TABLE
13.3M HTS

1. Re-issued for IP
2. Issued for IP

JAN 08/2023
JUL 08/2022

No. _____ Date _____
Description _____

CAPSTAN VILLAGE
PHASE 1 LOT D
 8791 CAMBIE ROAD
 RICHMOND, BC

Details
 Children's Play

Date: 04/2022
 Project: 2310
 Scale: AS NOTED
 Drawing: L3.34
 Drawn/Checked: SSI/OM

PROPOSED INDUSTRIAL BUILDING FOR:

SHELTER ISLAND

INDUSTRIAL CENTRE 2

20455 DYKE ROAD & 7500 No. 9 ROAD, RICHMOND, B.C.

LOT 24, REGISTRY FIDELITY PARCEL 547, INTERMEDIATE PLAN (SIP) SECTION 16, BLOCK 4, NORTH RANGE 4, NORTH ROAD PLAN 502371, LOT A, SECTIONS 1, 16, IT AND 20, BLOCK 4, NORTH RANGE 4, WEST FISH NEIGHBOURHOOD DISTRICT PLAN 81919985

Schedule 2 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
August 23, 2023

P.F. FORCE
ARCHITECTURE PANEL INC. CONSULTANTS
114 ASSOCIATION WAY #101
VANCOUVER, BC V6E 2G9
TEL: 604-273-8888
WWW.P.F.FORCE.COM



NO.	DATE	DESCRIPTION	BY
1	2023.08.23	ISSUED FOR I.P.	
2	2023.08.23	REVISED FOR I.P.	
3	2023.08.23	REVISED FOR I.P.	
4	2023.08.23	REVISED FOR I.P.	
5	2023.08.23	REVISED FOR I.P.	
6	2023.08.23	REVISED FOR I.P.	
7	2023.08.23	REVISED FOR I.P.	
8	2023.08.23	REVISED FOR I.P.	
9	2023.08.23	REVISED FOR I.P.	
10	2023.08.23	REVISED FOR I.P.	
11	2023.08.23	REVISED FOR I.P.	
12	2023.08.23	REVISED FOR I.P.	
13	2023.08.23	REVISED FOR I.P.	
14	2023.08.23	REVISED FOR I.P.	
15	2023.08.23	REVISED FOR I.P.	
16	2023.08.23	REVISED FOR I.P.	
17	2023.08.23	REVISED FOR I.P.	
18	2023.08.23	REVISED FOR I.P.	
19	2023.08.23	REVISED FOR I.P.	
20	2023.08.23	REVISED FOR I.P.	
21	2023.08.23	REVISED FOR I.P.	
22	2023.08.23	REVISED FOR I.P.	
23	2023.08.23	REVISED FOR I.P.	
24	2023.08.23	REVISED FOR I.P.	

Fairrell Estates Ltd.
 20455 DYKE ROAD, RICHMOND, BC V6V 1W3
 PH: 604-273-8888
 PROJECT: SHELTER ISLAND INDUSTRIAL CENTRE 2
 ADDRESS: 8811 GRAYBAR ROAD, RICHMOND BC
 DRAWING: COVER SHEET

DATE	DESCRIPTION	BY
ISSUED		
REVISION		
CHECKED		
DATE		

PROJECT DRAWING NUMBER: A-0.0
 REV: 3





D.FORCE ARCHITECTURE
 ARCHITECTURE PANEL
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 WWW.DFORCEARCHITECTURE.COM

D.FORCE ENGINEERING
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 WWW.DFORCEENGINEERING.COM

IN ASSOCIATION WITH
 HOK

FOR MORE INFORMATION
 CONTACT: 303.733.1111

DATE: 10/20/2023

PROJECT: SHELTER ISLAND INDUSTRIAL CENTRE 2

NO. DATE DESCRIPTION

1 10/20/23 REVISIONS

2 10/20/23 REVISIONS

3 10/20/23 REVISIONS

4 10/20/23 REVISIONS

5 10/20/23 REVISIONS

6 10/20/23 REVISIONS

7 10/20/23 REVISIONS

8 10/20/23 REVISIONS

9 10/20/23 REVISIONS

10 10/20/23 REVISIONS

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32 10/20/23 REVISIONS

33 10/20/23 REVISIONS

34 10/20/23 REVISIONS

35 10/20/23 REVISIONS



PROPOSED BUILDING 2

EXISTING BOAT STORAGE

TO PHASE 1

NEIGHBOURING ALR ZONING

LANDSCAPE BUFFER

1 ARTIST'S RENDERING - VIEW FROM ENTRANCE OF MCMILLAN WAY
 SCALE: 1/8" = 1'-0"



2 ARTIST'S RENDERING - VIEW TO THE NORTHWEST
 SCALE: 1/8" = 1'-0"



3 ARTIST'S RENDERING - VIEW TO THE NORTHEAST
 SCALE: 1/8" = 1'-0"



4 KEY PLAN
 SCALE: 1/8" = 1'-0"



HARCCELL ESTATES LTD.
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 WWW.HARCCELLSTATES.COM

SHELTER ISLAND INDUSTRIAL CENTRE 2
 ADDRESS: 4851 GRAVIER ROAD, RICHMOND BC

DRAWING

RENDERINGS

NO.	DATE	BY	CHKD BY
1	10/20/23		
2	10/20/23		
3	10/20/23		
4	10/20/23		
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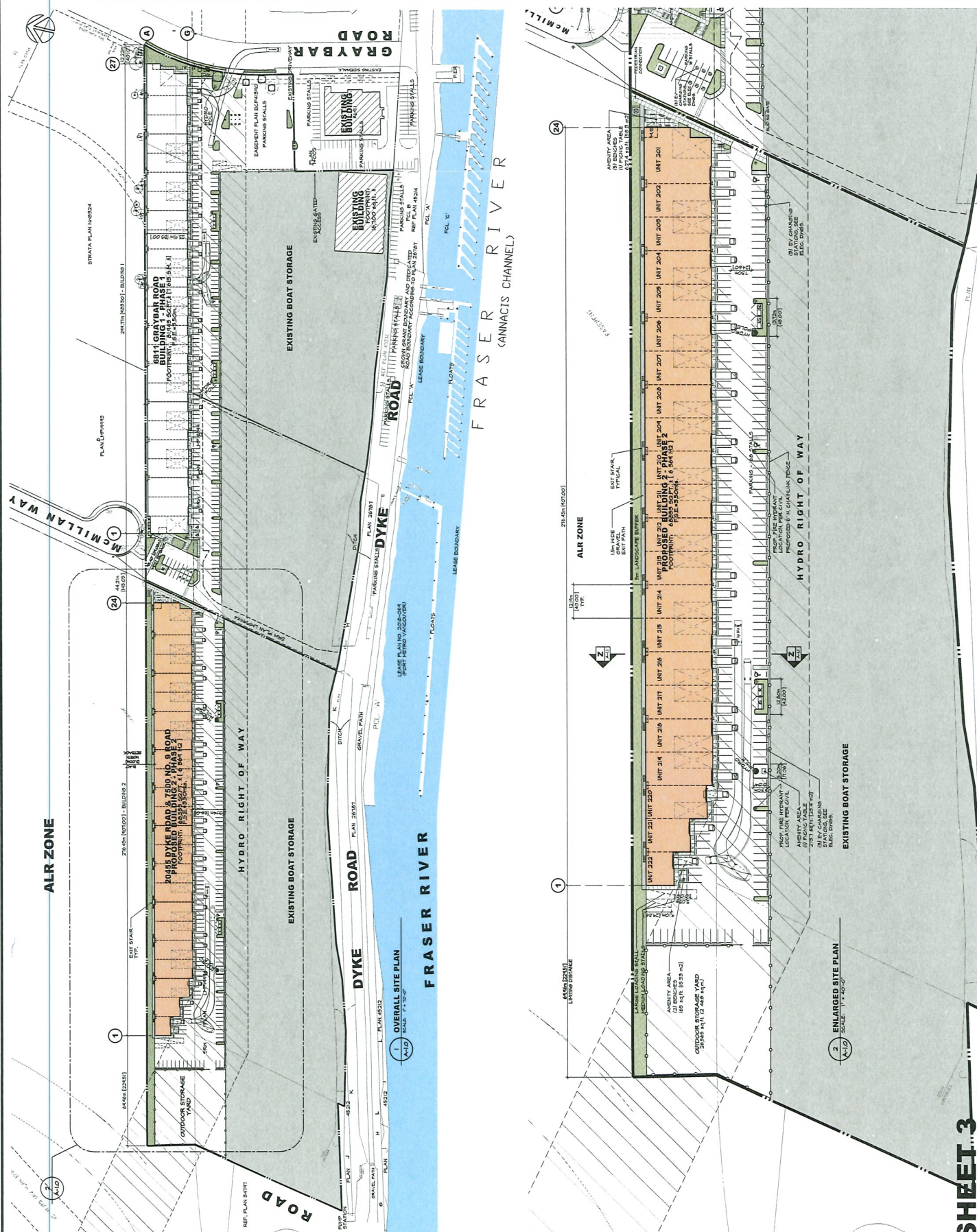
IN ASSOCIATION WITH
FAIRFELL ESTATES LTD.
 1140 EASTERN AVENUE, SUITE 100, VANCOUVER, BC V6L 4R7
 TEL: 604.681.1111 FAX: 604.681.1112
 WWW.FAIRFELLESTATES.COM

NO.	DATE	DESCRIPTION
1	2023.01.10	ISSUED FOR PERMITTING
2	2023.01.10	ISSUED FOR PERMITTING
3	2023.01.10	ISSUED FOR PERMITTING
4	2023.01.10	ISSUED FOR PERMITTING
5	2023.01.10	ISSUED FOR PERMITTING
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25	2023.01.10	ISSUED FOR PERMITTING
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27	2023.01.10	ISSUED FOR PERMITTING

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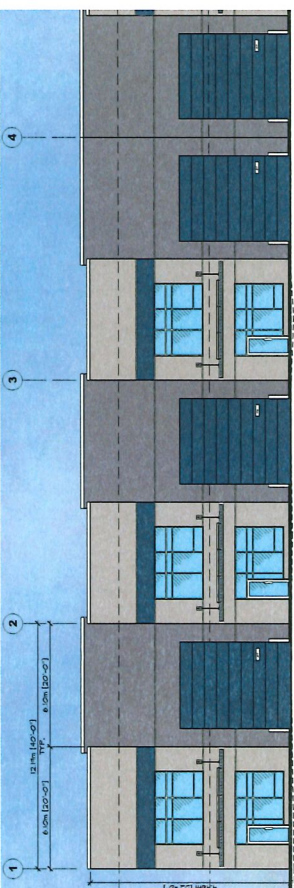
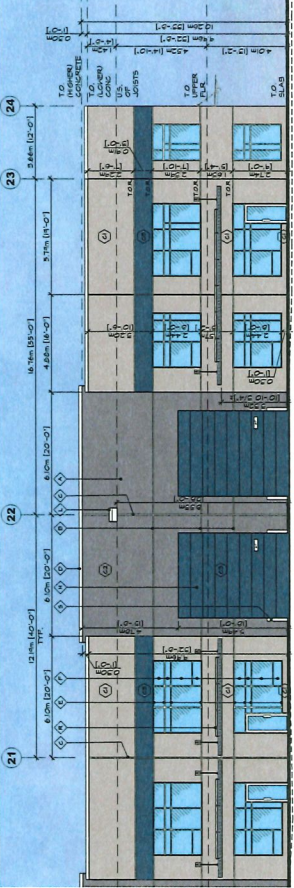
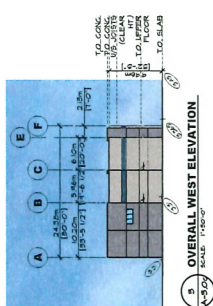
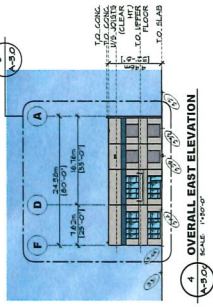
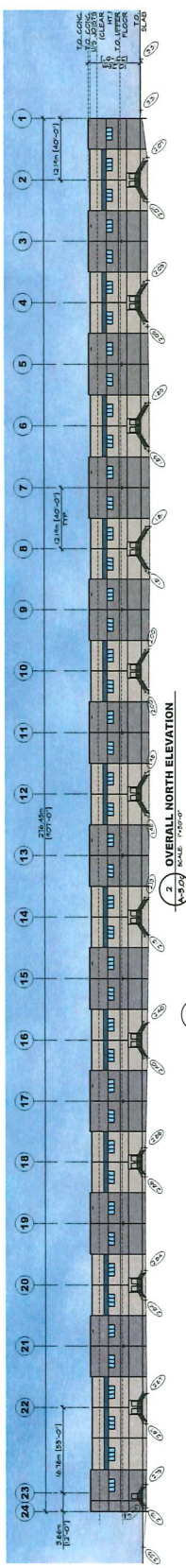
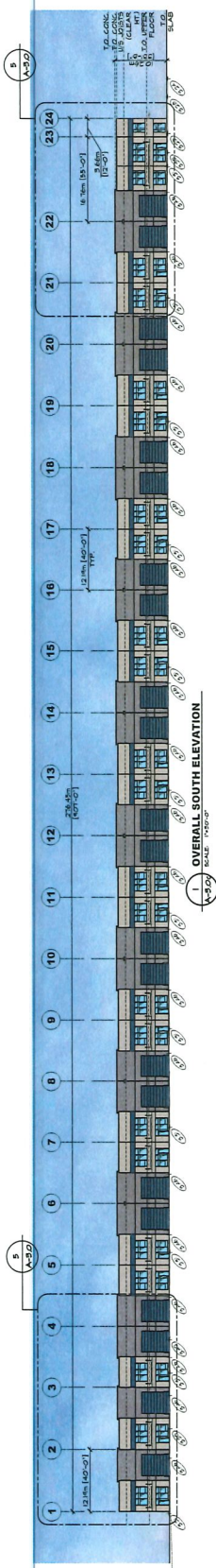
SHELTER ISLAND INDUSTRIAL CENTRE 2
 ADDRESS: 831 DAVENPORT ROAD, RICHMOND BC
 DRAWING NO: A-1.0

OVERALL AND ENLARGED SITE PLAN	
SCALE	AS SHOWN
DATE	2023.01.10
DESIGNED BY	D.F.
CHECKED BY	D.F.
PROJECT NO.	2023.01.10
PROJECT NAME	A-1.0
SHEET NO.	7





P.FORCE ARCHITECTURE
 14 APPRECIATION WY
 SUITE 100
 WILLOW PARK, ONTARIO L2Y 1L6
 CANADA
 TEL: (416) 491-1111
 WWW.PFORCEARCHITECTURE.COM



PROJECT COLOURS

- ALL COLOURED SURFACES TO BE SHERWIN-WILLIAMS
- ① MAIN FIELD COLOUR 1
- ② FIELD AGENT COLOUR 1
- ③ FIELD AGENT COLOUR 2
- ④ EXTERIOR GROUNDRAILS
- ⑤ ALUMINUM STOREFRONT FALLINGS
- ⑥ TYPICAL METAL CAP FLASHING
- ⑦ TYPICAL METAL CAP FLASHING
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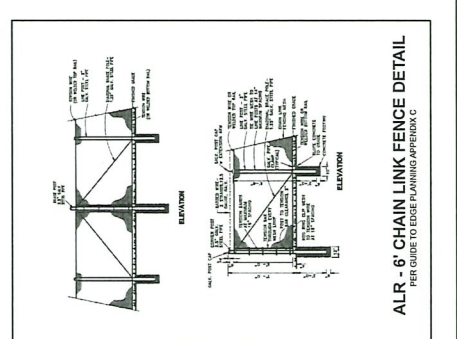
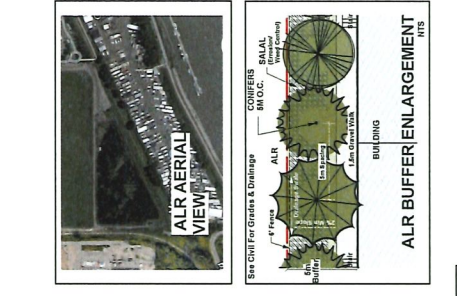
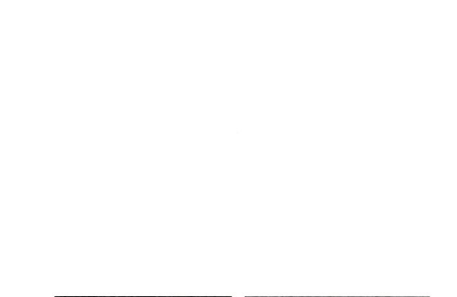
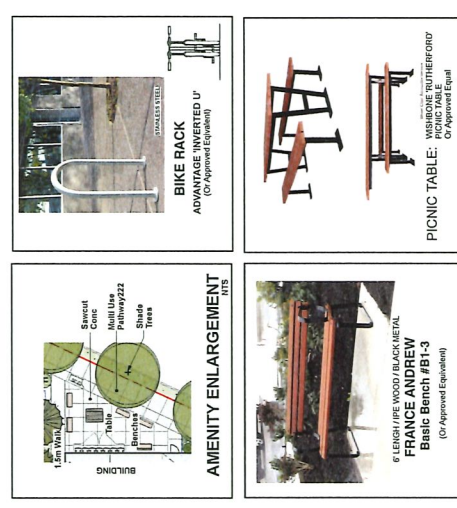
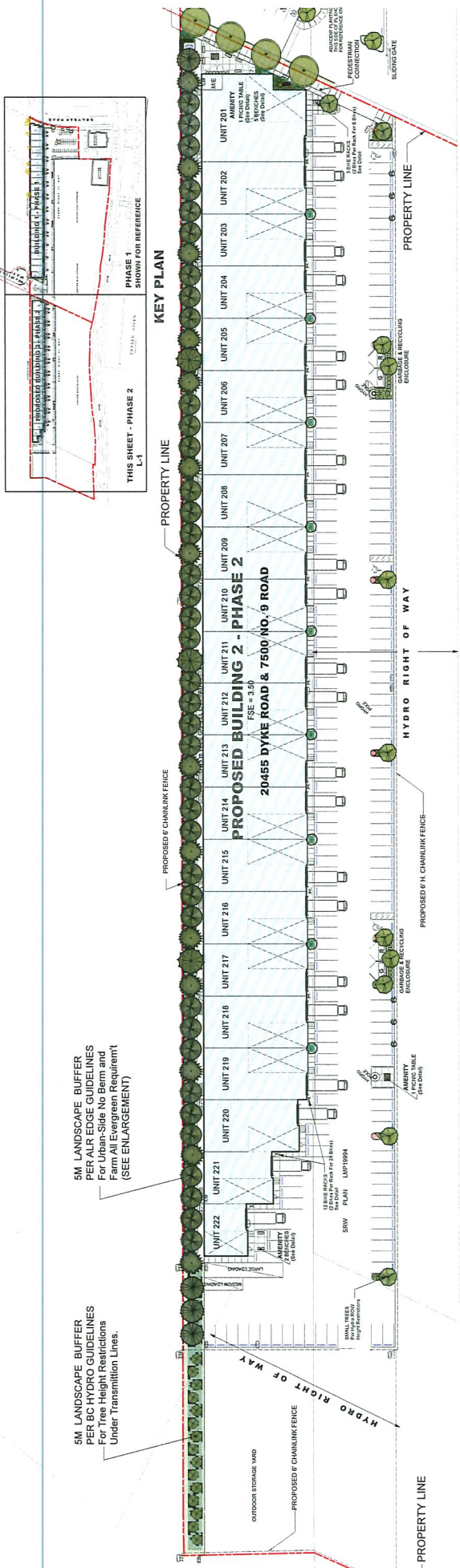
MATERIAL LEGEND

- CONCRETE SANDWICH TIL-UP PANEL, TYP. - PAINTED
- RECAL IN CONCRETE - PAINTED
- PANEL JOINT
- PREFINISHED METAL CAP FLASHING
- STOREFRONT OR GIRTAIN HALL FRAMES - CLEAR ANODIZED ALUMINUM
- CLEAR ANODIZED ALUMINUM
- STEEL HANDICAPS - PAINTED
- STEEL SECTIONAL OVERHEAD DOORS - PAINTED
- STEEL GROUNDRAILS - PAINTED
- CONCRETE RETAINING WALLS - NATURAL, FINISH UNPAINTED TYP.
- LIGHT FIXTURE - SEE ELECTRICAL DDP'S
- CONCRETE STAIR W/ STEEL PIPE GROUNDRAIL
- 3/4" RECESS IN CONCRETE
- SPANDREL GLAZING (OSSAGE, LIGHT GREY)
- SCOPPER
- GLASS CANOPY ON STEEL FRAMING
- STEEL BOLLARD - PAINTED
- PAINT STRIPE
- METAL SCREEN

NOTE:
 - NOT ALL MATERIALS ARE APPLICABLE
 - SPANDREL GLAZING
 - 3/4" RECESS

SHELTER ISLAND INDUSTRIAL CENTRE 2
 ADDRESS: 861 GRANBY ROAD, SCARBOROUGH, ONTARIO
 DRAWING: BUILDING 2 INDUSTRIAL ELEVATIONS

DATE: _____
 REVISION: _____
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT NO: A-3-0c
 SHEET NO: 3



PLANT LIST - ALR 5M BUFFER

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
(Symbol)	3	Platanus occidentalis	Douglas Fir	4m Ht (Replacement Trees)
(Symbol)	4	Chamaecyparis nootkanensis	Nootka Cypress	4m Ht (Replacement Trees)
(Symbol)	14	Thuja plicata	Western Red Cedar	3m Ht
(Symbol)	30	Thuja sargentii	Western Hemlock	4m Ht (Replacement Trees)
(Symbol)	15	Chamaecyparis nobilis	Compact Nootka Cypress	2.5m Ht
(Symbol)	500	Cornus alternifolia	Common Spicebush	#1 pot
(Symbol)	1000	Chamaecyparis nootkanensis	Nootka Cypress	#1 pot
(Symbol)	1000	Chamaecyparis nootkanensis	Nootka Cypress	#1 pot

1. All trees to be 100% BCI (Biomass Certified Incentive) and 100% BCI (Biomass Certified Incentive).
 2. All replacement trees to be planted with irrigation system.
 3. All replacement trees to be planted with irrigation system.
 4. All trees to be 100% BCI (Biomass Certified Incentive) and 100% BCI (Biomass Certified Incentive).

PLANT LIST - ON SITE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
(Symbol)	11	Platanus occidentalis	Douglas Fir	4m Ht (Replacement Trees)
(Symbol)	4	Chamaecyparis nootkanensis	Nootka Cypress	4m Ht (Replacement Trees)
(Symbol)	9	Thuja plicata	Western Red Cedar	3m Ht
(Symbol)	30	Thuja sargentii	Western Hemlock	4m Ht (Replacement Trees)
(Symbol)	6	Arctostaphylos uva-ursi	Western Redberry	4m Ht (Replacement Trees)
(Symbol)	50	Chamaecyparis nootkanensis	Nootka Cypress	2.5m Ht

City File #R2-21-008933

DATE: 12/11/21
 DRAWN BY: J. B. BURTON
 CHECKED BY: J. B. BURTON
 PROJECT: LANDSCAPE PLAN - BUILDING 2
 ON SITE AND ALR BUFFER DESIGN
 PREPARED BY: SHELTER ISLAND INDUSTRIAL CENTRE 2
 881 GRANBANK STREET, NEWNOLD B.C.

Farrell Estates LTD

LANDSCAPE ARCHITECT
 2222 BRIDGEWAY
 VANCOUVER, B.C. V6V 1K5
 TEL: 604-276-1111
 FAX: 604-276-1112
 WWW.FARRELESTATES.COM

PROJECT: LANDSCAPE PLAN - BUILDING 2
 ON SITE AND ALR BUFFER DESIGN
 PREPARED BY: SHELTER ISLAND INDUSTRIAL CENTRE 2
 881 GRANBANK STREET, NEWNOLD B.C.