



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: September 6, 2024

From: Joshua Reis
Director, Development

File: DP 17-768248

Re: **Application by GBL Architects for a General Compliance Ruling at
6551 No. 3 Road**

Staff Recommendation

That the attached plans involve changes to the design of the first phase of the CF Richmond Centre mixed-use development at 6551 No. 3 Road, incorporating voluntary artworks to screen above-grade parking and equipment, introduce Retail Tenant Storefronts Design Guidelines for tenant improvements and adjust surplus parking, are considered to be in General Compliance with Development Permit (DP 17-768248).

A handwritten signature in black ink, appearing to read "Joshua Reis".

Joshua Reis, MCIP, RPP, AICP
Director, Development
(604-247-4625)

JR:ac

Att. 4

Staff Report

Origin

GBL Architects (on behalf of the Cadillac Fairview Corporation Ltd. and Shape Properties) has requested a General Compliance ruling regarding changes to Development Permit (DP 17-768248), which permits a two-phase, high-rise, mixed-use development at 6551 No. 3 Road. The applicant’s proposed changes are limited to the development’s first phase, which includes ground-oriented retail uses fronting a public plaza and an on-site extension of Park Road (secured with Statutory Rights-of-Ways (SRW)), together with 1,166 dwellings (including 79 affordable housing units), on a site zoned “Downtown Commercial (CDT1)” (Attachment 1). The original Development Permit was endorsed by the Development Permit Panel on May 29, 2019, and was issued following the adoption of the Official Community Plan amendment bylaw for the project (CP 16-752923) at the July 13, 2020 meeting of Council.

This staff report summarizes the proposed modifications to Phase One of the Development Permit, including:

- 1. Additional voluntary artworks screening above-grade parking and mechanical equipment along the north leg of Park Road, which was identified in the staff report for DP 17-768248 and secured with a legal agreement and letter of credit (\$400,000) prior to permit issuance;
- 2. Storefront design guidelines to inform tenant improvements in Commercial Retail Units (CRUs) under construction along the extension of Park Road; and
- 3. A reduction in surplus parking spaces.

Attached to this report are the Site Plan (Attachment 2), previously approved drawings showing the scope of the proposed changes (Attachment 3) and the proposed replacement Development Permit plans (Attachment 4).

Background

The subject first phase of development is currently under construction. It comprises the southwest portion of the Cadillac Fairview (CF) Richmond Centre development site. Existing development surrounding the first phase site includes the following:

- To the north: The main portion of CF Richmond Centre’s existing shopping mall, zoned “Downtown Commercial (CDT1)”, which is not subject to redevelopment.
- To the south: Richmond City Hall and Annex and associated parking lots zoned “Downtown Commercial (CDT1)”.
- To the west: Minoru Boulevard, beyond which are low-rise residential apartment buildings zoned RAM1 and high-rise residential buildings with a site-specific zone ZHR14, the Richmond Cultural Centre and Minoru Park.
- To the east: The second phase of the CF Richmond Centre development, the detailed design of which is subject to DP 24-014255 (in circulation) and comprises ground-oriented retail and 1,171 dwellings.

Staff Comments

The proposal attached to this report is in general compliance with the original Development Permit as endorsed by the panel in 2019 and as issued by Council in 2020. In addition, the proposed changes meet the intent of the applicable sections of the Official Community Plan (OCP) and City Centre Area Plan (CCAP) and are in compliance with the “Downtown Commercial (CDT1)” zone.

Analysis

The subject General Compliance application for the first phase of the CF Richmond Centre development proposes three design changes to the approved Development Permit including additional onsite artworks, retail storefront design guidelines and a reduction to reduce surplus parking.

A. Artworks screening above-grade parking and equipment

On-site public art was secured in the original Development Permit (DP 17-768248) for Phase One including a series of carved basalt stones at entry points to the site and three illuminated sculptures in the new Park Road Plaza. During the consideration the DP, the applicant voluntarily agreed to install additional voluntary artworks on building facades along the north leg of Park Road to screen above-grade parking and mechanical equipment (see Plan #11 e 2-3). Prior to permit issuance, a legal agreement and letter of credit in the amount of \$400,000.00 was secured as the developer’s commitment to providing the elective artworks, subject to a future General Compliance application (this application) and approval by the Development Permit Panel and Council.

The subject additional artworks are proposed for installation on buildings fronting Park Road, north of Minoru Gate and include along the:

1. West side of Park Road: A three-dimensional mural by Rebecca Bayer screening parking at the second and third storeys of a mixed-use, high-rise building. This mural is called Overview. This is a large-scale sculptural artwork that represents the winding path of both the North Arm and South Arm of the Fraser River. As the viewer navigates the streetscape their perspective on the inverted topography of the river's landscape changes, revealing an arrayed vista above. The artwork engages the viewer by offering multiple perspectives.
2. East side of Park Road: A painted mural by Kelly Cannell screening mechanical equipment (i.e. gas meter) at the ground floor of the existing shopping mall. This Indigenous mural features stylized eyes and fish against a geometric background. The central panels showcase large, detailed eyes surrounded by smaller fish motifs in shades of blue and gray. The surrounding panels have abstract triangular shapes in warm colours like yellow, orange and red. The vibrant colour palette and contrasting elements make this public art visually captivating.

The Richmond Public Art Advisory Committee (RPAAC) endorsed the CF Richmond Centre detailed public art plan for Phase One, including the subject elective public art contribution (i.e., parking and mechanical equipment screening), on September 28, 2018. The developer subsequently presented the proposed artworks by Rebecca Bayer and Kelly Cannell to RPAAC (for information only) on November 15, 2022.

It should be noted that minor changes are being proposed to the approved building façades to accommodate the proposed artworks, including louvers added and glazing removed from parkade openings to conceal mechanical equipment and better relate to public art mural louvers across Park Road. A portion of the building, at the break between the new Park Plaza entrance and the mall retail units along Park Road, glazing has been reduced in an effort to emphasize building separation.

The developer has submitted a report, prepared by a lighting professional, which details the proposed lighting system for the subject artworks. The report confirms that the lighting will be downcast and focussed on the artworks and there will be no impacts on residential units associated with lighting for the public artworks.

Prior to Council's consideration of the General Compliance ruling, the developer is required to modify or replace the existing legal agreement registered on title to incorporate survey plans depicting the location(s) of the additional voluntary public artworks and to clarify maintenance responsibilities amongst owner(s) of the subdivided lots.

Staff support the developer's proposal on the basis that:

- the artworks will provide effective screening while contributing to a visually engaging and distinct streetscape;
- associated changes to the building façade are minor and needed to accommodate the proposed artworks; and
- the existing maintenance plan for the original public art for Phase One will be modified to include these additional voluntary public art elements to ensure ongoing maintenance is secured.

B. Retail storefront design guidelines for tenant improvements

As identified in the original Development Permit report, this General Compliance was anticipated to introduce Retail Tenant Storefronts Design Guidelines for tenant improvements in the commercial retail units that will line Park Street (Plan #9c 01-11). The introduction of these design guidelines is important for the streamlining of design approval for designated retail storefronts. As tenants look to personalize their retail spaces, they would otherwise trigger individual Development Permits for each minor retail façade improvements.

A set of Base Building Conditions is outlined in the guideline document and includes all materials, fixtures, and pertinent details outside of the designated retail storefront area. The Base Building Conditions are not permitted to be altered in any way. A kit-of-parts approach is proposed for the retail storefront design guidelines, providing for a diversity of complementary facade expressions. The proposed guidelines inform on common elements reviewed during the Development Permit processes such as glazing, canopies, door/entry design, exterior lighting, and signage among other elements.

Interim Construction Hoarding Design Guidelines are also included in the proposed package (Plan # Plan #9c 10-11). Prior to a tenant taking possession of a space or any lease confirmation, the interim condition of the storefront is required to be covered by hoarding.

The hoarding will be a canvas for an artist's mural, printed and applied to the vertical surface of the hoarding. CF Richmond Centre will engage a local artist, recommended by the Public Art Consultant, Ballard Fine Art, when hoarding is required.

Projects that do not comply with the Retail Tenant Storefronts Design Guidelines or propose to alter the Base Building Conditions shall be subject to all standard City of Richmond Development Permit application review and approval processes.

The developer will be required to register a restrictive covenant securing retail storefront improvements associated with Commercial Retail Units in Phase One are in keeping with the Retail Tenant Storefront Design Guidelines prior to Council granting of the General Compliance ruling.

Staff support the developer's proposal on the basis that:

- The proposed guidelines provide consistent design guidance for future tenant improvements and will facilitate an efficient process of allowing retailers to achieve their desired storefronts without the need to take out a Development Permit.
- The interim hoarding guidelines provide a novel way to address an interim condition as a commercial unit awaits a new tenant with temporary art. This also provides an opportunity for exposure and experience for artists who are selected by the Public Art Consultant.

C. Reduced surplus parking spaces

Phase One of CF Richmond Centre, through DP 17-768248 as approved, includes the construction of 2,265 parking spaces, secured by a legal agreement registered on Title. This includes parking spaces that are surplus to the bylaw requirements for Phase One, including 176 surplus parking spaces for Phase One's residential market strata units (i.e. 979 required bylaw spaces versus 1,155 approved).

Minor changes required during the construction of Phase One have resulted in an overall reduction of 62 parking spaces on the Phase One site. The developer is proposing to address the change in parking by reducing the number of parking spaces provided for Phase One market strata by 30 spaces. Further, an allocation of spaces that had previously been designated as Phase One surplus parking, for Phase Two residential and commercial uses has been reduced by 32 spaces. The developer has proposed to increase the total number of stalls to be constructed in Phase 2 by 32 stalls to offset the reduction in parking on Phase 1. The Phase 2 development permit is subject to a future report and consideration by the Development Permit Panel.

The developer will be required to modify or replace the existing legal agreement registered on Title to reduce the minimum number of market strata and surplus parking spaces on Lot 1 prior to Council's consideration of the General Compliance ruling.

Staff support the developer's proposal on the basis that:

- The Phase One parking surplus was voluntary and exceeds Phase One's bylaw requirements.
- As secured through legal agreement at the time of the original development permit, the developer is required to provide an extensive transportation demand management (TDM) package, including the Phase 1 mobility hub prior to granting occupancy for Phase 1. These measures support a multi-modal transit-oriented development that reduces dependency on personal automobile use.
- Since the original development permit was issued, the subject site has been designated as a Transit Oriented Area (TOA) in accordance with the Province's Bill 47. Bill 47 prohibits municipalities from requiring residential parking for sites designated as a TOA. The proposed reduction in parking is in keeping with the intent of the Provincial legislation and encourages alternative forms of transportation.
- The proposed reduction has also been reviewed and approved by the City's transportation department.

Conclusion

GBL Architects (on behalf of the Cadillac Fairview Corporation Ltd. and Shape Properties) has requested a General Compliance ruling regarding changes to Development Permit (DP 17-768248), with respect to the development's first phase, including decorative façade screening, retail storefront design guidelines and reduced surplus parking. As the applicant's proposal meets applicable policies and guidelines, staff recommend support of this General Compliance request for changes to the approved Development Permit (DP 17-768248).



Alex Costin
Planning Technician – Design
(604-276-4200)

AC:js

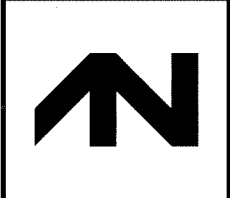
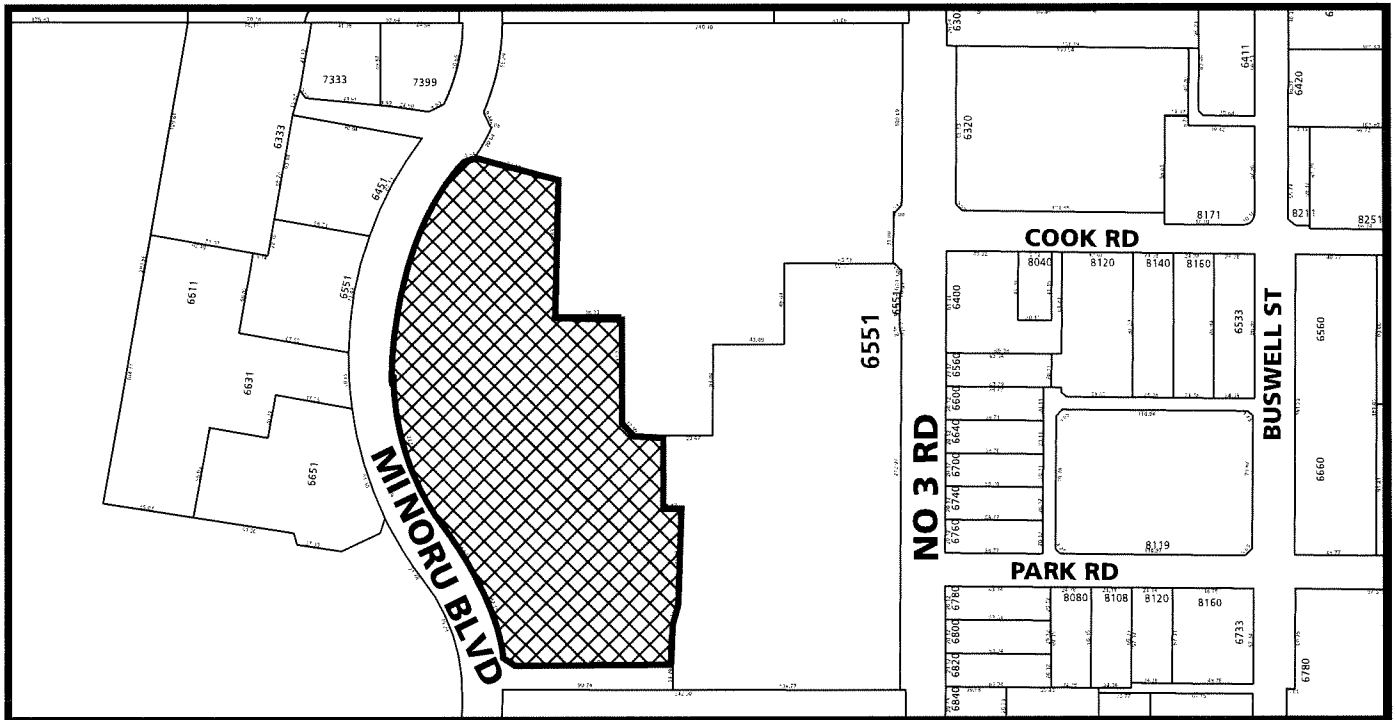
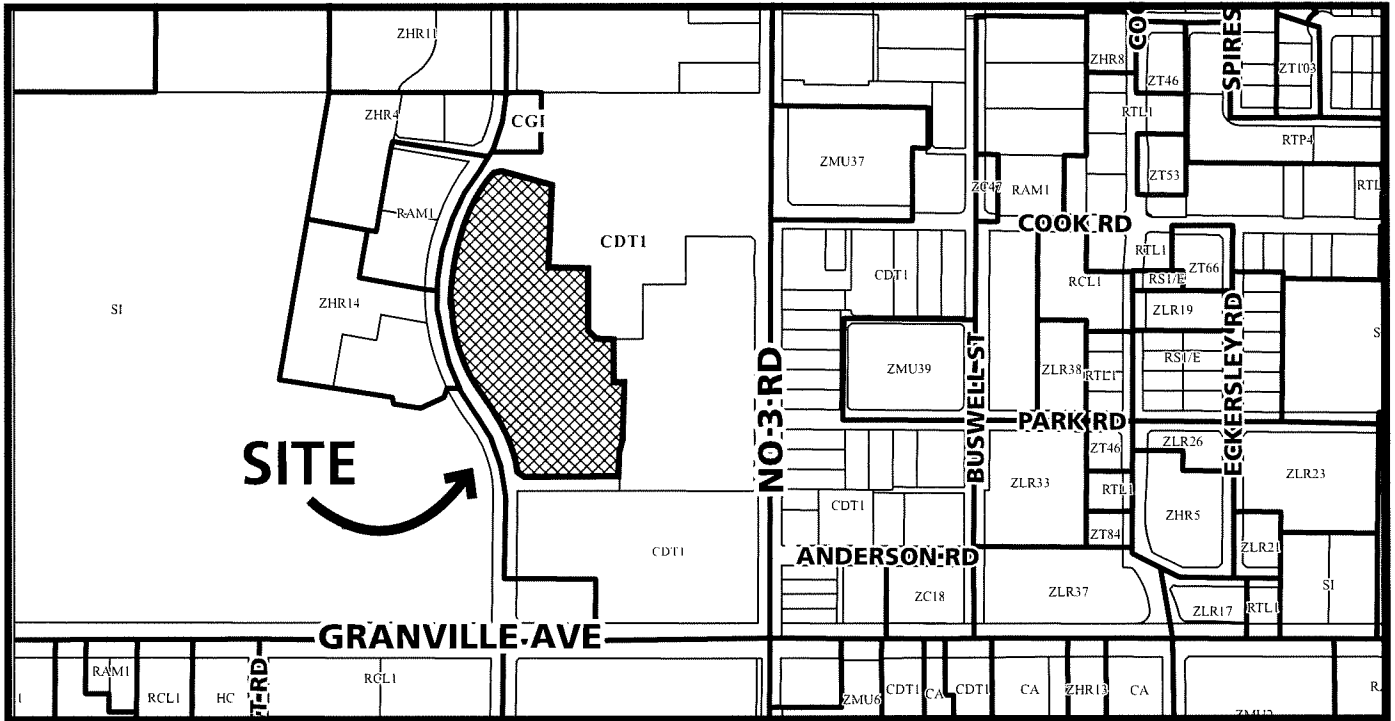
- Att. 1: Context Map
2: Site Plan
3: Drawings showing the scope of the proposed changes
4: Proposed replacement Development Permit plans

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

- 1) Retail Tenant Storefronts Design Guidelines - Tenant Improvement Agreement: Registration of a restrictive covenant(s) and/or alternative legal agreement(s) on Title to Lot 1 (West), to the satisfaction of the City, securing that:
 - All retail storefront improvements associated with Commercial Retail Units in Phase One are in keeping with the Retail Tenant Storefront Design Guidelines.
- 2) Phase One Parking Covenant: Modification or replacement of the existing legal agreement registered on Title (CA8284572 to CA8284579), as determined to the satisfaction of the City, to reduce the minimum number of surplus parking spaces on Lot 1 by 62 spaces, to the satisfaction of the Director, Transportation, including:

- reducing the Phase One market strata parking by 30 spaces (i.e. from 1,155 approved to 1,125);
- reducing the future Phase Two residential parking by 17 spaces (i.e. from 192 approved to 175); and
- reducing future Phase Two commercial parking by 15 spaces (i.e. from 31 approved to 16).

3) Revised Public Art Covenant: Modification or replacement of the existing legal agreement registered on Title (CA8284580 to CA8284591), as determined to the satisfaction of the City, to incorporate survey plans depicting the location(s) of the additional voluntary public artworks and to clarify maintenance responsibilities amongst owner(s) of the subdivided lots



DP 17-768248

Original Date: 05/09/17
 Revision Date: 09/05/24
 Note: Dimensions are in METRES



City of Richmond



DP 17-768248

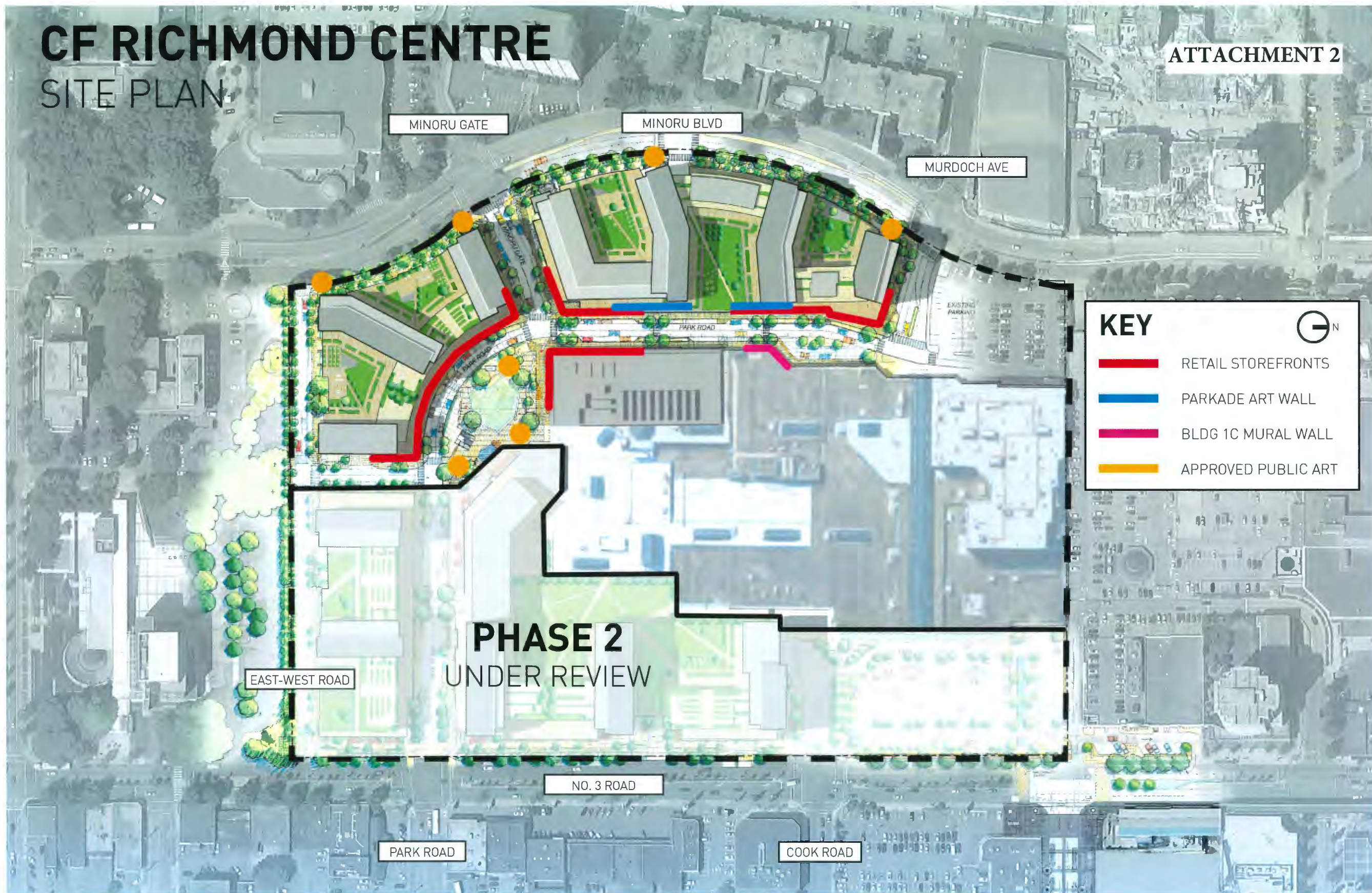
Original Date: 08/27/24

Revision Date: 09/05/24

Note: Dimensions are in METRES

CF RICHMOND CENTRE SITE PLAN

ATTACHMENT 2



MINORU GATE

MINORU BLVD

MURDOCH AVE

KEY 

-  RETAIL STOREFRONTS
-  PARKADE ART WALL
-  BLDG 1C MURAL WALL
-  APPROVED PUBLIC ART

PHASE 2
UNDER REVIEW

EAST-WEST ROAD

NO. 3 ROAD

PARK ROAD

COOK ROAD



G.B.L. ARCHITECTS INC.
 1701 WESTERN AVENUE
 VANCOUVER, BC CANADA V6V 1B6 TEL: 604 731 1734
 FAX: 604 731 0779

CF Richmond Centre @ 6551 No. 3 Road

PARKING SUMMARY – Phase 1

Parking Requirements by Use	Units or Area	Vehicle Parking			Class 1 Bikes		Class 2 Bikes	
		Bylaw Min. Rate (w/ variance)	Min. #	Proposed	Bylaw Min. Rate	Min # & Proposed	Bylaw Min. Rate	Min # & Proposed
RESIDENTIAL								
▪ Affordable Hsg	79	0.375/unit	30	30	2.0/unit	158	0.2/unit	16
▪ Market Owner	1,087	0.9/unit	979	1,155	1.25/unit	1,359	0.2/unit	218
▪ Visitors	1,164	0 (shared)	shared	0 (shared)	-	-	-	-
OTHER								
▪ Commercial	125,728 ft ² GLA	3.375/100 m ²	395	395	0.27/100 m ²	32 ³	0.27/100 m ²	32
Ph 1 surplus	-	-	-	192 ¹	-	-	-	-
▪ Residential	-	-	-	490 ²	-	-	-	-
▪ Commercial	-	-	-	-	-	-	-	-
▪ Car-Share	-	-	3	3	-	-	-	-
TOTAL	-	-	1,407	2,265	-	1,549	-	266

¹ 192 surplus residential spaces for use of Phase 2
² 490 surplus commercial spaces including 31 for Phase 2 & 459 for the Remainder Mall
³ Commercial Class 1 bike spaces = 20 public spaces + 12 tenant spaces

PARKING SUMMARY – Phase 2

Parking Requirements by Use	Units or Area	Vehicle Parking			Class 1 Bikes		Class 2 Bikes	
		Bylaw Min. Rate (w/ variance)	Min. #	Proposed	Bylaw Min. Rate	Min # & Proposed	Bylaw Min. Rate	Min # & Proposed
RESIDENTIAL								
▪ Market Rental	200	0.6/unit	120	120	2.0/unit	400	0.2/unit	40
▪ Affordable Hsg	64	0.375/unit	24	24	2.0/unit	128	0.2/unit	13
▪ Market Owner	867	0.9/unit	781	672 ¹	1.25/unit	1,084	0.2/unit	174
▪ Visitors	1,131	0 (shared)	shared	0 (shared)	-	-	-	-
OTHER								
▪ Commercial	175,022 ft ² GLA	3.375/100 m ²	552	521 ²	0.27/100 m ²	45	0.27/100 m ²	45
▪ Car-Share	-	-	3	3	-	-	-	-
TOTAL	-	-	1,480	1,340	-	1,657	-	272

¹ Total Market Owner = 672 sp + 192 sp surplus Phase 1 = 864 spaces
² Total Commercial = 521 sp + 31 sp surplus to Phase 1 = 552 spaces

PARKING SUMMARY – Remainder Mall

Parking Requirements by Use	Units or Area	Vehicle Parking			Class 1 Bikes		Class 2 Bikes	
		Bylaw Min. Rate	Min. #	Proposed	Bylaw Min. Rate	Min # & Proposed	Bylaw Min. Rate	Min # & Proposed
OTHER								
▪ Commercial	226,448 ft ² GLA	3.375/100 m ²	710	251 ¹	0.27/100 m ²	57	0.27/100 m ²	57
▪ Car-Share	-	-	-	-	-	-	-	-
TOTAL	226,448 ft²	3.375/100 m²	710	251	0.27/100 m²	57	0.27/100 m²	57

¹ Total Commercial = 251 sp + 459 sp surplus to Phase 1 = 710 sp

PARKING SUMMARY – Phase 1 + 2 + Remainder Mall Combined

Parking Requirements by Use	Units or Area	Vehicle Parking			Class 1 Bikes		Class 2 Bikes	
		Bylaw Min. Rate (w/ variance)	Min. #	Proposed	Bylaw Min. Rate	Min # & Proposed	Bylaw Min. Rate	Min # & Proposed
RESIDENTIAL								
▪ Market Rental	200	0.6/unit	120	120	2.0/unit	400	0.2/unit	40
▪ Affordable Hsg	143	0.375/unit	54	54	2.0/unit	286	0.2/unit	29
▪ Market Owner	1,954	0.9/unit	1,759	2,019	1.25/unit	2,443	0.2/unit	392
▪ Visitors	2,297	0 (shared)	shared	0 (shared)	-	-	-	-
OTHER								
▪ Commercial	528,199 ft ²	3.375/100 m ²	1,657	1,657	0.27/100 m ²	134	0.27/100 m ²	134
▪ Car-Share	-	-	6	6	-	-	-	-
TOTAL	-	-	3,596	3,856	-	3,263	-	595

ELECTRIC VEHICLE (EV) CHARGING EQUIPMENT REQUIREMENTS – Phase 1

Use	Vehicle Parking			Class 1 Bike Storage (Min)		
	# Spaces	Rate	Energized Equipment (1)	# Bikes	Rate	Energized Equipment (2)
▪ Residential	1,185	100%	1,185 stalls	1,517	10%	152 stalls
▪ Commercial	395	2%	8 stalls	12 ³	10%	2 stalls
▪ Car-Share	3	100%	3 stalls	-	-	-
Ph 1 Surplus	-	-	-	-	-	-
▪ Residential	192 ¹	100%	192 stalls	-	-	-
▪ Commercial	490 ²	2%	10 stalls	-	-	-
TOTAL	2,265	-	1,398 stalls	1,529	-	154 stalls

ELECTRIC VEHICLE (EV) CHARGING EQUIPMENT REQUIREMENTS – Phase 2

Use	Vehicle Parking			Class 1 Bike Storage (Min)		
	# Spaces	Rate	Energized Equipment (1)	# Bikes	Rate	Energized Equipment (2)
▪ Residential	816	100%	816 stalls	1,612	10%	162 stalls
▪ Commercial	521	2%	11 stalls	45	10%	5 stalls
▪ Car-Share	3	100%	3 stalls	-	-	-
TOTAL	1,340	-	830 stalls	1,657	-	167 stalls

ELECTRIC VEHICLE (EV) CHARGING EQUIPMENT REQUIREMENTS – Phase 1 + 2 Combined

Use	Vehicle Parking			Class 1 Bike Storage (Min)		
	# Spaces	Rate	Energized Equipment (1)	# Bikes	Rate	Energized Equipment (2)
▪ Residential	2,193	100%	2,193 stalls	3,129	10%	313 stalls
▪ Commercial	1,406	2%	29 stalls	77	10%	8 stalls
▪ Car-Share	6	100%	6 stalls	-	-	-
TOTAL	3,605	-	2,228 stalls	3,206	-	321

- (1) Vehicle Parking "Energized Equipment" means operational 240 V / 40 A circuit and all related infrastructure required for the charging of an electric vehicle, including all electrical equipment (including metering), cabling and associated raceways, and connections AND:
 • For Market Rental, Affordable Housing & Market Ownership, EXCLUDES electric vehicle supply equipment (EVSE)
 • For Car-Share: INCLUDES electric vehicle supply equipment (EVSE)
- (2) Class 1 Bike Storage "Energized Equipment" means operational 120V duplex outlet for the charging of an electric bicycle and all the wiring, electrical equipment, and related features necessary to supply the required electricity for the operation of such an outlet. Must be located to facilitate shared use by multiple bikes

LOADING SUMMARY – Phase 1, Phase 2 & Remainder Mall (See PLAN #11)

DP 17-768248
 MAY 29, 2019
 PLAN # 1c

I HEREBY CERTIFY this to be a true and correct copy of P 3 to 273 of DP 17-768248 approved by Richmond City Council on July 3, 2020

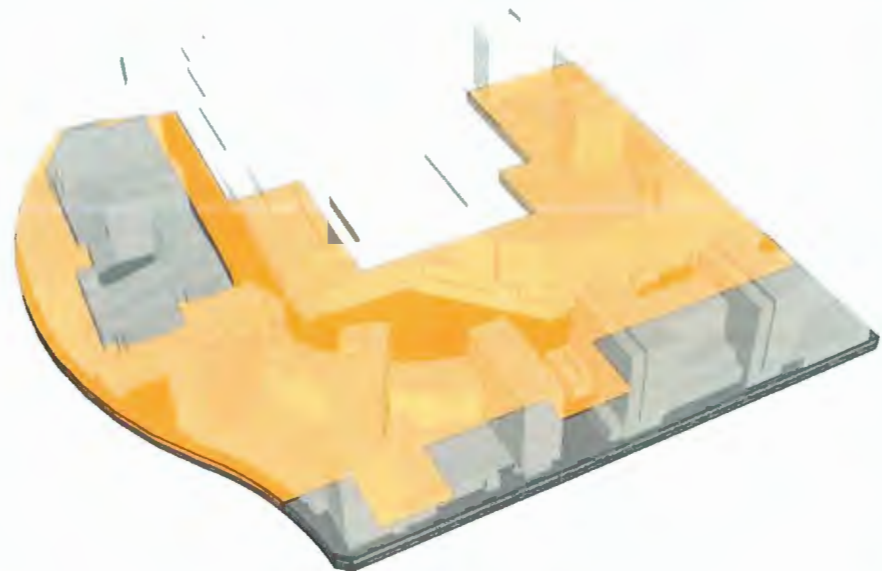


REVISIONS	No	Date	Description
1	2017-03-31		Development Permit Application
2	2017-08-08		35% Design Set DP Application Rev. 1
3	2018-03-25		Program for Pricing
4	2018-04-06		DP Application Rev. 1
5	2018-08-01		DP Application Rev. 2
6	2019-03-20		DP Application Rev. 3
7	2019-04-26		Program for City Review DP Application Rev. 3
8	2019-05-03		DP Panel Submission

RICHMOND CENTRE
 PHASE 1

PH 1 + 2 COMBINED
 STATS SUMMARY

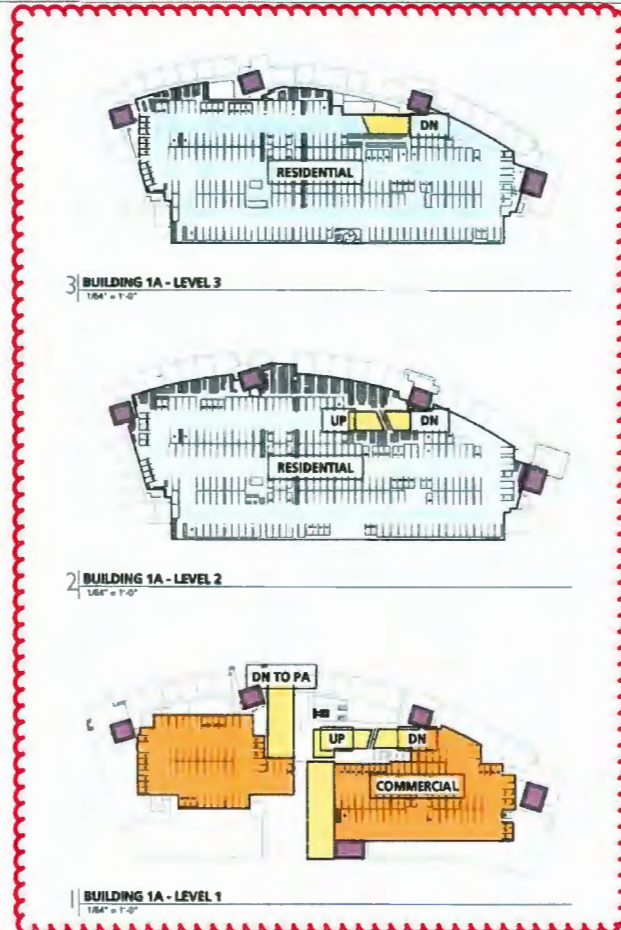
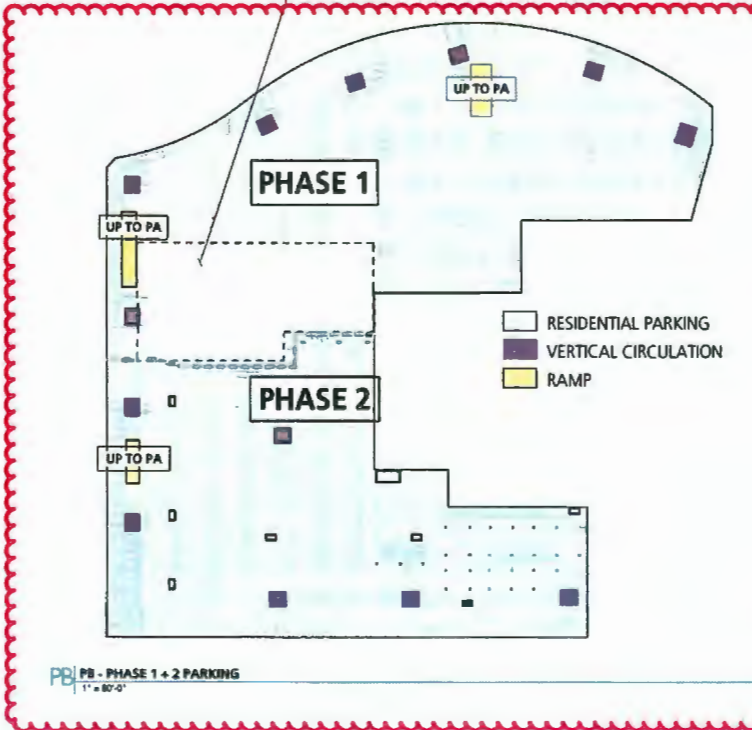
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PARKING DISTRIBUTION DIAGRAM

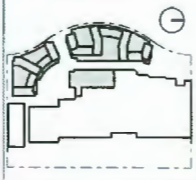
- COMMERCIAL PARKING
- RESIDENTIAL PARKING

PORTION OF UNDERGROUND PARKING IN PHASE 1 ON LOT 1 IS SURPLUS TO THE NEEDS OF PHASE 1 AND IS INTENDED FOR THE FUTURE USE OF PHASE 2



PARKING COUNT - PHASE 1 + 2

Phase 1	
Affordable Housing	
Accessible (Van) Affordable Housing	14
Regular Affordable Housing	15
Small Car Affordable Housing	30
Car Share	
Regular Car Share	3
	3
Commercial	
Accessible (Van) Commercial	12
Accessible Commercial	3
Regular Commercial	599
Small Car Commercial	271
	885
Residential	
Accessible (Van) Residential	20
Accessible Residential	7
Regular Residential	992
Small Car Residential	328
	1347
	2265
Phase 2	
Commercial	
Accessible Commercial	7
Regular Commercial	368
Small Car Commercial	146
	521
Residential	
Accessible Residential	20
Regular Residential	664
Small Car Residential	132
	816
	1337
TOTAL STALLS	3602
TOTAL STALLS	
PHASE 1 + 2	3,602
REMAINDER SURFACE	254
TOTAL STALLS	3,856



DP 17-768248
MAY 29, 2019
PLAN # 1h

I HEREBY CERTIFY this to be a true and correct copy of P 8 to 273 of DP17-768248 approved by Richmond City Council on July 13, 2020



REVISIONS

No.	Date	Description
1	2017-03-31	Development Permit Application
2	2017-08-08	30% Design Set
3	2018-03-29	DP Application Rev 1
4	2018-04-05	Progress for Pricing
5	2018-05-02	DP Application Rev 2
6	2018-03-30	DP Application Rev 3
7	2018-04-16	DP Application Rev 3
8	2019-05-03	Progress for City Review DP Permit Submission

RICHMOND CENTRE PHASE 1

**PHASE 1 + PHASE 2
PH 1 + 2 COMBINED PARKING**

DATE: 05/29/2019 8:41:07 AM
DRAWN BY: Auto
CHECKED BY: Chris
SCALE: As Shown
JOB NUMBER: 1686-87

A-1.08

PHASE 1 DATA SUMMARY

ZONING DATA

LEGAL DESCRIPTION:
LOT A (BF285836) SECTION 8 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 31877

CIVIC ADDRESS:
6551 NO.3 ROAD, RICHMOND, BC, V6Y 2B6

ZONING:
CDT1

HEIGHT:
Permitted: 47m geodetic Proposed: 47m geodetic

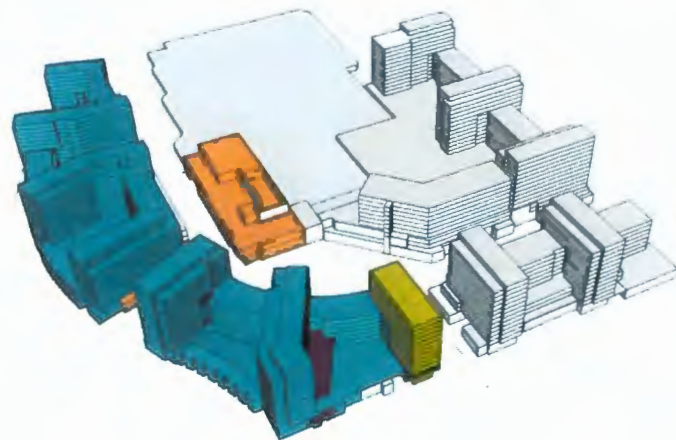
SETBACKS:
3.0m min. from property line with requested variances noted

MINIMUM HABITABLE FLOOR ELEVATION:
2.9 m geodetic

SITE AREA (Lot 1 + Lot 2):
721,556.4 ft² 67,034.8 m²

FLOOR AREA RATIO (Phase 1 development):
Permitted: 3.15 Proposed: 1.56

LOT COVERAGE (Phase 1 development):
Permitted: 90% Proposed: 60%



GROSS BUILDING AREA

GROSS BUILDING AREA	
BUILDING	AREA
PHASE 1A	660,215 SF
PHASE 1B	495,799 SF
PHASE 1C	84,792 SF
TOTAL	1,230,806 SF

FAR EXCLUSIONS

FAR EXCLUSIONS - CORE	
BUILDING	EXCLUDED AREA
PHASE 1A	18,657 SF
PHASE 1B	15,574 SF
PHASE 1C	722 SF
TOTAL	34,953 SF

FAR EXCLUSIONS - AMENITY	
BUILDING	EXCLUDED AREA
PHASE 1A	5,143 SF
PHASE 1B	20,825 SF
TOTAL	25,968 SF

FAR EXCLUSIONS - SERVICE - BY BUILDING	
BUILDING	EXCLUDED AREA
PHASE 1A	20,931 SF
PHASE 1B	4,819 SF
PHASE 1C	2,056 SF
TOTAL	27,905 SF

FAR EXCLUSIONS - DEU DWELLING UNIT		
BUILDING	DWELLINGS	EXCLUDED AREA
PHASE 1A	699	7,524 SF
PHASE 1B	467	5,027 SF
TOTAL	1166	12,551 SF

FAR EXCLUSIONS - BUH DWELLING UNIT		
BUILDING	BUH COUNT	EXCLUDED AREA
PHASE 1A	108	2,160 SF
PHASE 1B	191	3,840 SF
TOTAL	299	5,980 SF

FAR AREA

FAR AREA BY BUILDING		
USE	FAR AREA	FAR
PHASE 1A		
COMMERCIAL AREA	28,428 SF	0.04
RESIDENTIAL	577,365 SF	0.80
PHASE 1A	605,793 SF	0.84
PHASE 1B		
COMMERCIAL AREA	49,283 SF	0.07
RESIDENTIAL	385,845 SF	0.83
PHASE 1B	435,637 SF	0.80
PHASE 1C		
COMMERCIAL AREA	81,236 SF	0.11
RESIDENTIAL	777 SF	0.00
PHASE 1C	82,014 SF	0.11
TOTAL	1,123,443 SF	1.56

FAR AREA BY USE		
USE	FAR AREA	FAR
COMMERCIAL AREA	159,457 SF	0.22
RESIDENTIAL	963,987 SF	1.34
TOTAL	1,123,443 SF	1.56

AFFORDABLE HOUSING

AFFORDABLE HOUSING - REQUIRED			
BUILDING	RESIDENTIAL FAR	5% OF FAR AREA	
PHASE 1A	577,365 SF	28,868 SF	
PHASE 1B	385,845 SF	19,292 SF	
PHASE 1C	777 SF	39 SF	
TOTAL	963,987 SF	48,199 SF	

AFFORDABLE HOUSING - PROVIDED	
BUILDING	AH UNIT AREA
PHASE 1B	49,431 SF

UNIT MIX & COUNT

AFFORDABLE HOUSING UNIT MIX	
STUDIO	12
1 BEDROOM	37
2 BEDROOM	22
3 BEDROOM	8
AH TOTAL	79

MARKET UNIT MIX	
STUDIO	43
1 BEDROOM	490
2 BEDROOM	457
3 BEDROOM	97
MARKET TOTAL	1,087

TOTAL DWELLINGS 1,166

PHASE 1 PARKING & BIKES REQUIRED

PARKING REQUIRED - MARKET RESIDENTIAL	
COUNT	0.9 PER UNIT (10% TDM RED.)
1087	978.3

PARKING REQUIRED - AFFORDABLE HOUSING	
COUNT	0.375 PER UNIT (25% TDM RED.)
79	29.6

PARKING REQUIRED - PHASE 1 RETAIL	
GLA	3.375 per 100 SM (1,076.39 SF)
125,728 SF	394.2

CAR SHARE REQUIRED 3

TOTAL PARKING REQUIRED 1,407

ALL VISITOR PARKING REQUIRED WILL BE SHARED WITH COMMERCIAL PARKING PROVIDED

BIKES REQUIRED - MARKET RESIDENTIAL	
COUNT	1.25 PER UNIT
1087	1,358.8

BIKES REQUIRED - AFFORDABLE HOUSING	
COUNT	2.0 PER UNIT
79	158.0

BIKES REQUIRED - PHASE 1 RETAIL	
GLA	0.27 per 100 SM (1,076.39 SF)
125,728 SF	31.5

TOTAL BIKES REQUIRED 1,549

PHASE 1 PARKING PROVIDED

PARKING COUNT - NEW PHASE 1 BY TYPE	
PARKING STALL TYPE	COUNT
Affordable Housing	
Accessible (Van) Affordable Housing	1
Regular Affordable Housing	14
Small Car Affordable Housing	15
TOTAL	30

Car Share

Regular Car Share	3
Commercial	
Accessible (Van) Commercial	12
Accessible Commercial	3
Regular Commercial	599
Small Car Commercial	271
TOTAL	885

Residential	
Accessible (Van) Residential	20
Accessible Residential	7
Regular Residential	992
Small Car Residential	328
TOTAL	1347

TOTAL 2265

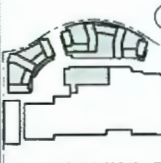
PHASE 1 BIKES (CLASS 1) PROVIDED

BIKE COUNT - TOTAL	
LEVEL	COUNT
Commercial	
L1	12
PA	20
Residential	
L2	549
L3	233
PA	227
PB	508
TOTAL	1517

FOR INFORMATION ON CLASS 2 BIKES REFER TO PLAN #111



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100 EAST 5TH AVENUE
VANCOUVER, BC CANADA V6C 1K1 TEL: 604 278 1134
WWW.GBLARCHITECTS.COM



DP 17-768248
MAY 29, 2019
PLAN # 2a

I HEREBY CERTIFY this to be a true and correct copy of P 15 to 213 of DP 17-768248 approved by Richmond City Council on July 13, 2020

[Signature]
MAYOR

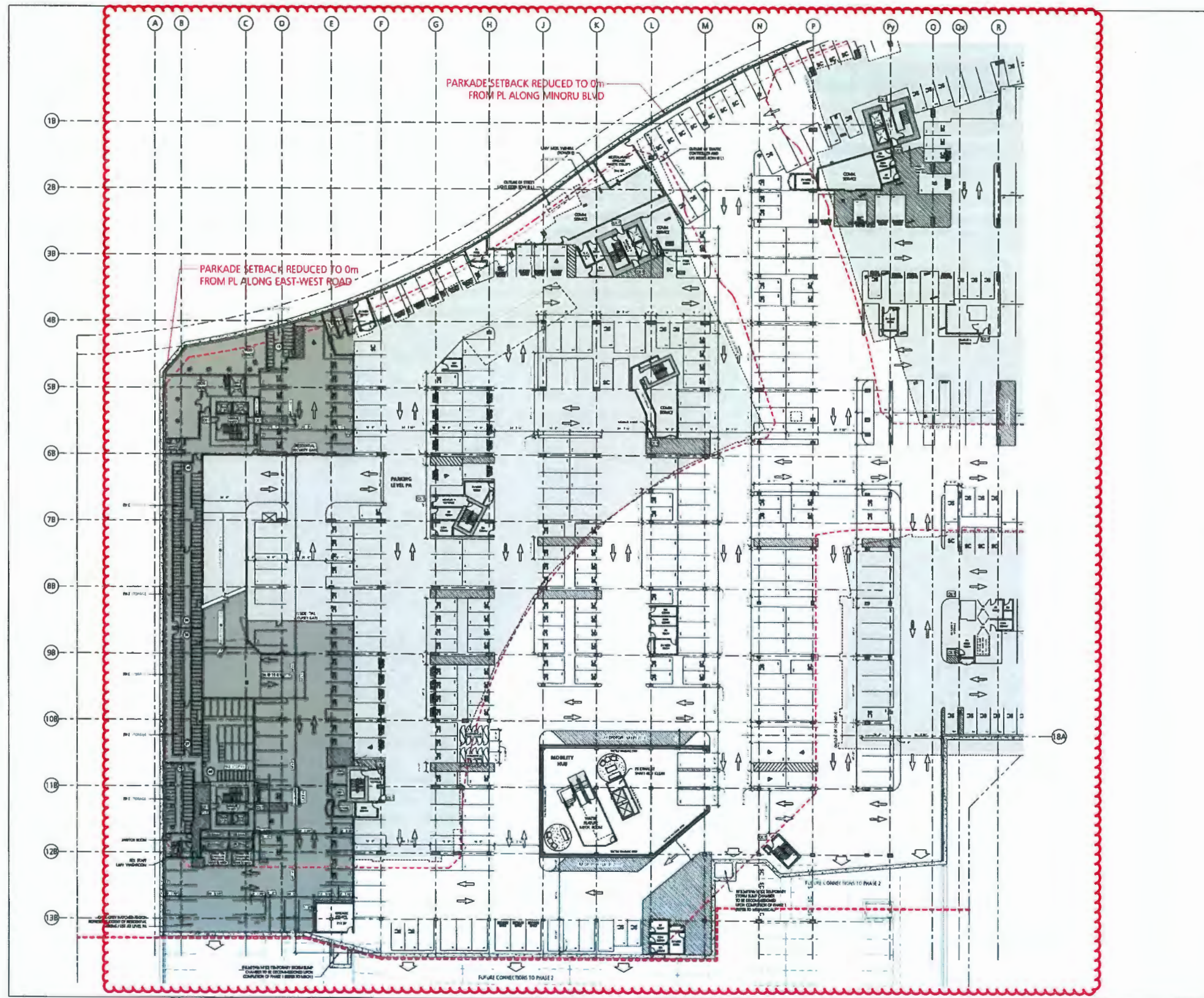


REVISIONS		
No	Date	Description
1	2017-03-31	Development Permit Application
2	2017-08-08	30% Design Set
3	2018-03-29	DP Application Rev. 1 Progress for Pre-eng
4	2018-04-06	DP Application Rev. 1
5	2018-08-02	DP Application Rev. 2
6	2018-03-20	DP Application Rev. 3 Progress for City Review
7	2019-04-28	DP Application Rev. 3 Progress for City Review
8	2019-05-03	DP Permit Submission

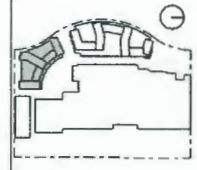
RICHMOND CENTRE PHASE 1
PHASE 1
PHASE 1 - STATISTICS SUMMARY

DATE: 19/05/2019 4:11:22 PM
DRAWN BY: A
CHECKED BY: J
SCALE: 1" = 10'-0"
JOB NUMBER: 1686-87

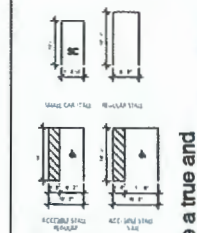
A-2.01



gbl
 GBL ARCHITECTS INC.
 175 EAST 22ND AVENUE, SUITE 200
 DENVER, CO 80202-3175
 TEL: 303.733.1888
 FAX: 303.733.1877
 WWW.GBLARCHITECTS.COM



DP 17-768248
 MAY 29, 2019
PLAN # 4c-2



PARKING STALLS - TYPICAL DIMENSIONS
 1/8" = 1'-0"

I HEREBY CERTIFY this to be a true and correct copy of P 40 to 273 of DP 17-768248 approved by Richmond City Council on July 13, 2020

Matthew O'Halloran
 MATTHEW O'HALLORAN, Acting Corporate Officer

REVISIONS

No.	Date	Description
1	2017-03-31	Development Phase Application
2	2017-08-08	30% Design Set
3	2018-03-29	DP Application Rev. 1 Program for Parking
4	2018-04-05	DP Application Rev. 1
5	2018-05-03	DP Application Rev. 2
6	2018-03-20	DP Application Rev. 3
7	2019-04-28	Program for City Review DP Application Rev. 3
8	2019-05-03	Program for City Review DP Final Submission

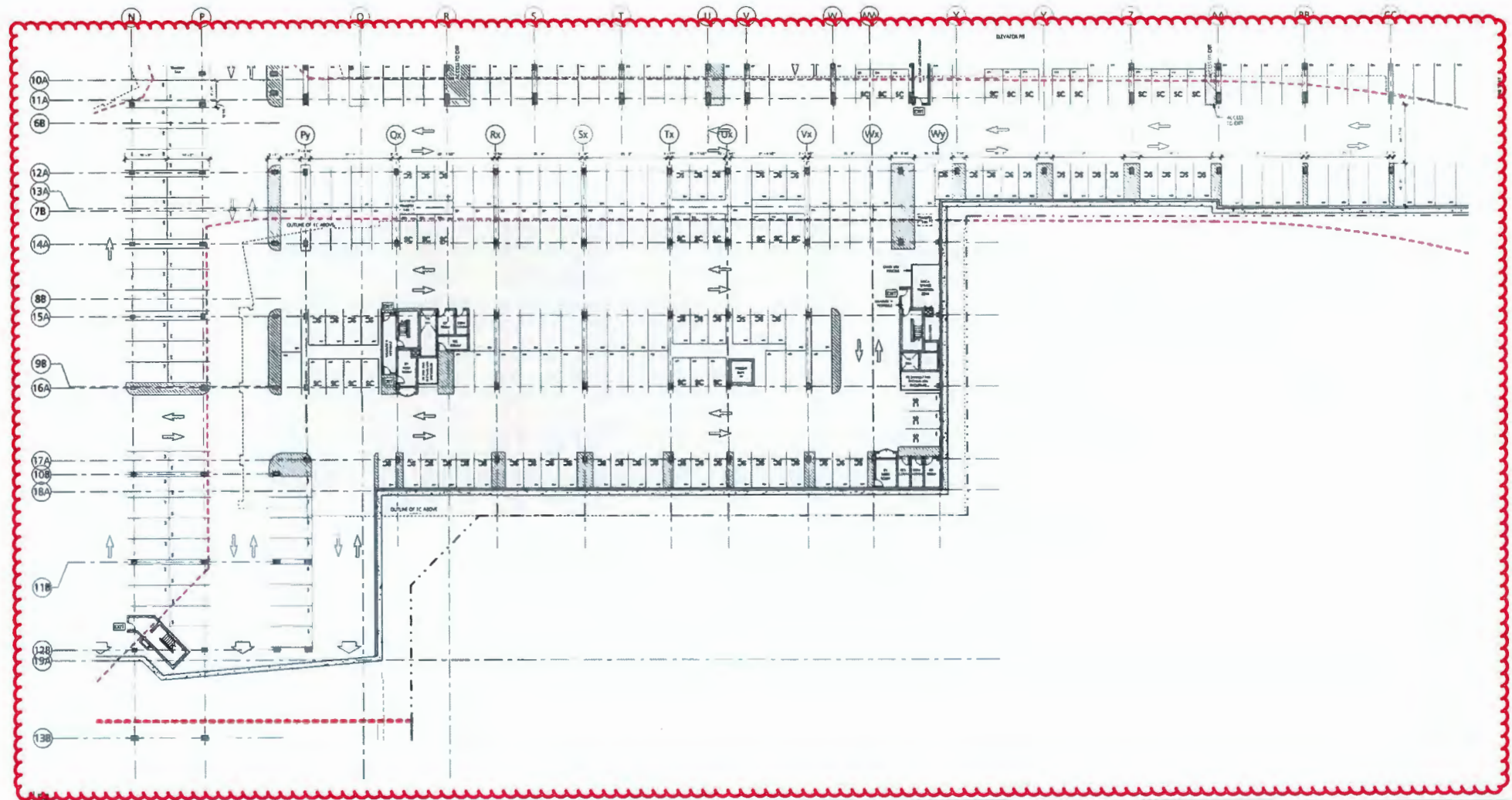
RICHMOND CENTRE PHASE 1

PHASE 1

1B - LEVEL PA

DATE: 5/29/2019 11:42:39 AM
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 CHECKED BY: [unintelligible]
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 1686-87

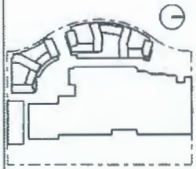
A-B.4.02



1/16" = 1'-0"



gbl ARCHITECTS, INC.
 130 EAST 57th AVENUE, SUITE 1100
 NEW YORK, NY 10022-3808
 TEL: 212 318 1118
 FAX: 212 318 1119
 www.gblarch.com



DP 17-768248
 MAY 29, 2019
 PLAN # 4d-1

I HEREBY CERTIFY this to be a true and correct copy of P 52 to 273 of DP 17-768248 approved by Richmond City Council on July 13, 2020



NO.	DATE	DESCRIPTION
1	2017-03-31	Development Permit Application
2	2017-06-08	30% Design Set
3	2018-03-29	DP Application Rev. 1 Progress for Pricing
4	2018-04-06	DP Application Rev. 1
5	2018-08-03	DP Application Rev. 2
6	2019-03-29	DP Application Rev. 3
7	2019-04-24	Progress for City Review DP Application Rev. 3
8	2019-05-03	Progress for City Review DP Permit Submission

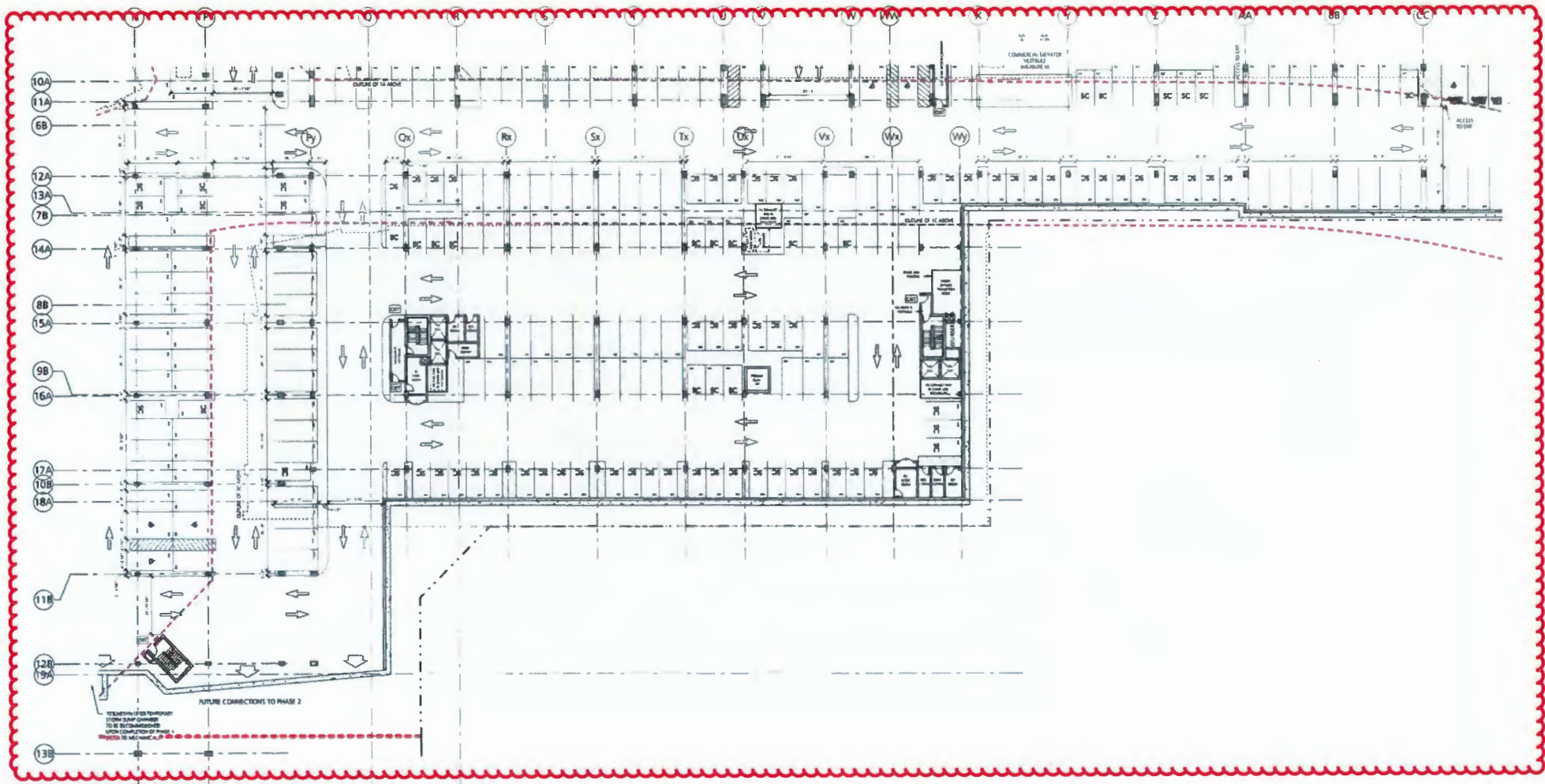
RICHMOND CENTRE
 PHASE 1

PHASE 1

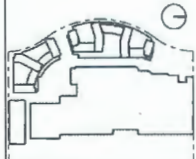
1C - LEVEL PB

DATE: 05/29/2019 10:27 AM
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 CHECKED BY: MS
 SCALE: 1/16" = 1'-0"
 JOB NUMBER: 1686

A-C.4.01



gbl
 GBL ARCHITECTS INC.
 137 EAST 27th AVENUE, SUITE 400, RICHMOND, BC V6X 2E6
 TEL: 604.273.1212 FAX: 604.273.1213
 WWW.GBLARCHITECTS.COM



DP 17-768248
 MAY 29, 2019
PLAN # 4d-2

I HEREBY CERTIFY this to be a true and correct copy of P 63 to 273 of DP 17-768248 approved by Richmond City Council on July 13, 2019



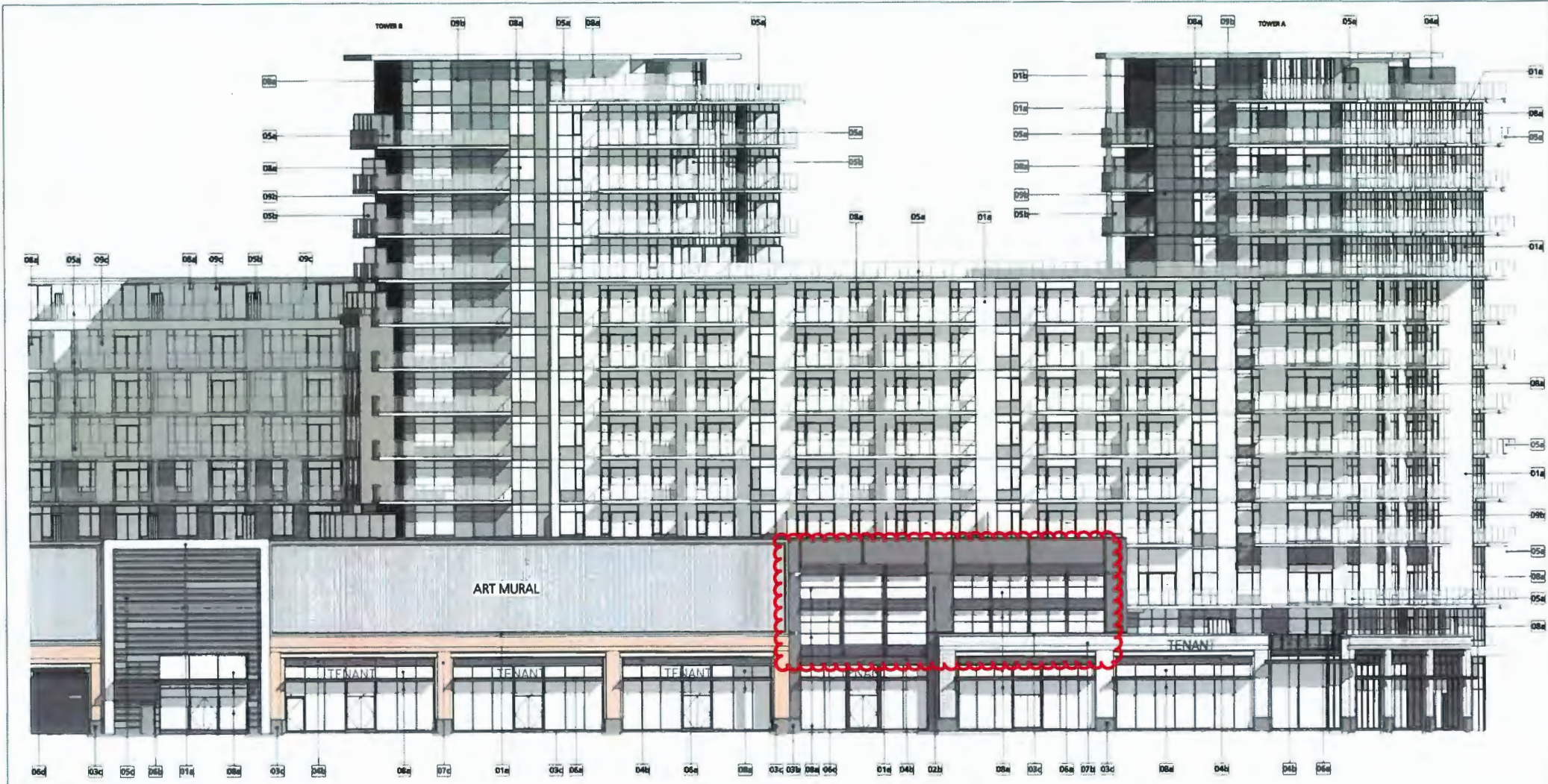
REVISIONS	No.	Date	Description
	1	2017-03-31	Development Permit Application
	2	2017-08-08	30% Design Set
	3	2018-07-29	DP Application Rev. 1 Progress for Pricing
	4	2018-04-05	DP Application Rev. 1
	5	2018-09-03	DP Application Rev. 2
	6	2019-03-20	DP Application Rev. 3
	7	2019-04-28	Progress for City Review DP Application Rev. 3
	8	2019-05-01	Progress for City Review DP Panel Submission

RICHMOND CENTRE
PHASE 1

PHASE 1
1C - LEVEL PA

DATE: 2019-07-29
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 1686

A-C.4.02



PARK ROAD - EAST (NORTH SIDE)
1/8" = 1'-0"

#	DESCRIPTION	COLOR
01a	Metal Panel	White
01b	Metal Panel	Charcoal
01c	Metal Panel	Pewter
01d	Metal Panel	Black
01e	Metal Panel	Med. Grey
02a	Porcelain Panel	Tredi-Carbonia
02b	Porcelain Panel	Oxide Grigio
02c	Porcelain Panel	Oxide Perla
02d	Porcelain Panel	Naturali Ossidiana Vena Grigia
02e	Porcelain Panel	Oxide Nero
03a	Precast Panel	White
03b	Precast Panel	Charcoal
03c	Precast Panel	Grey
03d	Painted Concrete	Grey
03e	Painted Concrete	White
03f	Painted Concrete	Charcoal
04a	Custom Metal Screening	Metal
04b	Metal Louver	Grey
04c	Extruded Aluminum Fins	White
04d	Perforated Metal Awning	Grey
05a	Glazed Guardrail	Clear
05b	Glazed Privacy Screen	Frosted
05c	Trespa HPL	Tropical IPE

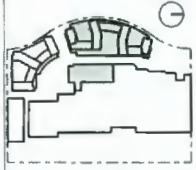
#	DESCRIPTION	COLOR
06a	Glass/Metal Canopy	Clear
06b	Phenolic/Metal Canopy	Clear
06c	Metal Canopy	Clear
06d	Parkade Metal Canopy	Varies
06e	Fabric Awning	Varies
07a	Brick	Light Grey
07b	Brick	Med Grey
07c	Brick	Dark Grey
08a	Clear Glazing (Anodized Alum. Frame)	Clear
08b	Clear Glazing (Charcoal Alum. Frame)	Clear
08c	Clear Glazing (White Alum. Frame)	Clear
08d	Clear Glazing (Pewter Alum. Frame)	Clear
09a	Spandrel Glazing (Anodized Alum. Frame)	Light Grey
09b	Spandrel Glazing (Charcoal Alum. Frame)	Charcoal
09c	Spandrel Glazing (White Alum. Frame)	White
09d	Spandrel Glazing (Pewter Alum. Frame)	Pewter



PLAN LEGEND
1/8" = 1'-0"



gbl ARCHITECTS INC.
120 EAST 17TH AVENUE
VANCOUVER, BC CANADA V5T 1B6 TEL: 604 734 1188
FAX: 604 734 1279



DP 17-768248
MAY 29, 2019
PLAN # 7b

I HEREBY CERTIFY this to be a true and correct copy of P 118 to 213 of DP 17-768248 approved by Richmond City Council on July 13, 2020

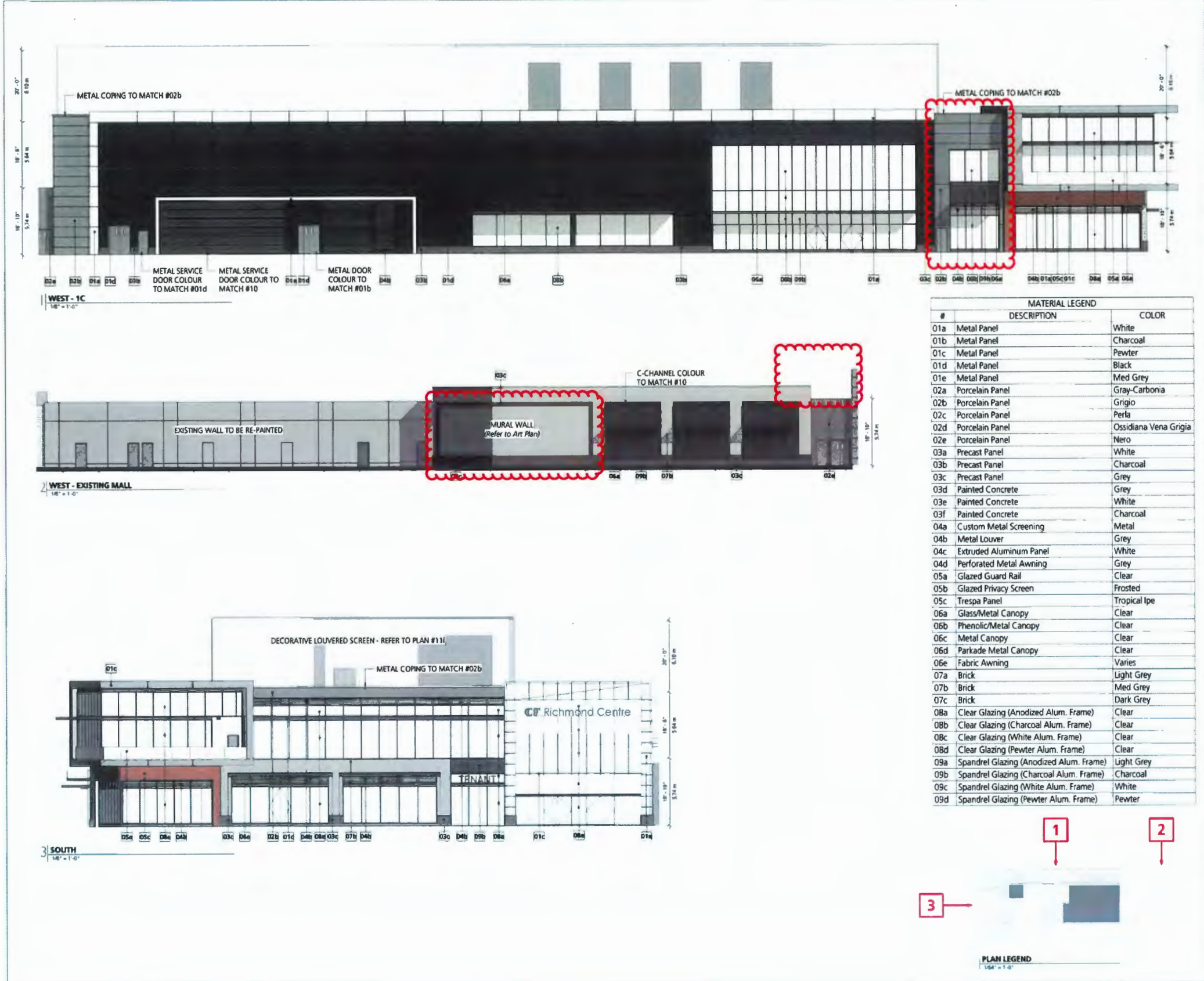
Matthew O'Halloran
MATTHEW O'HALLORAN, Acting Corporate Officer



NO.	DATE	DESCRIPTION
1	2017-03-31	Development Permit Application
2	2017-08-08	30% Design Set
3	2018-03-29	DP Application Rev. 1 Progress for Pre-req
4	2018-04-08	DP Application Rev. 1
5	2018-08-03	DP Application Rev. 2
6	2019-03-20	DP Application Rev. 3 Progress for Key Review
7	2019-04-24	DP Application Rev. 3 Progress for Key Review
8	2019-05-03	DP Panel Submission

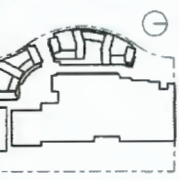
RICHMOND CENTRE
PHASE 1
PHASE 1
1A - ELEVATIONS - EAST
DATE: 2019.05.03
DRAWN BY: A
CHECKED BY: M
SCALE: As shown
JOB NUMBER: 1686

A-A.7.05



gbl

GBL ARCHITECTS INC.
130 EAST 5TH AVENUE
VANCOUVER, BC CANADA V5Y 1B8
TEL: 604 278 1279
FAX: 604 278 1279



DP 17-768248
MAY 29, 2019
PLAN # 7d

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REVISIONS

No.	Date	Description
1	2017-03-31	Development Permit Application
2	2017-08-08	30% Design Set
3	2018-03-29	DP Application Rev 1
4	2018-04-06	DP Application Rev 1
5	2018-08-02	DP Application Rev 2
6	2019-03-20	DP Application Rev 3
7	2019-04-24	Progress for City Review DP Application Rev 3
8	2019-05-03	Progress for City Review DP Panel Submission

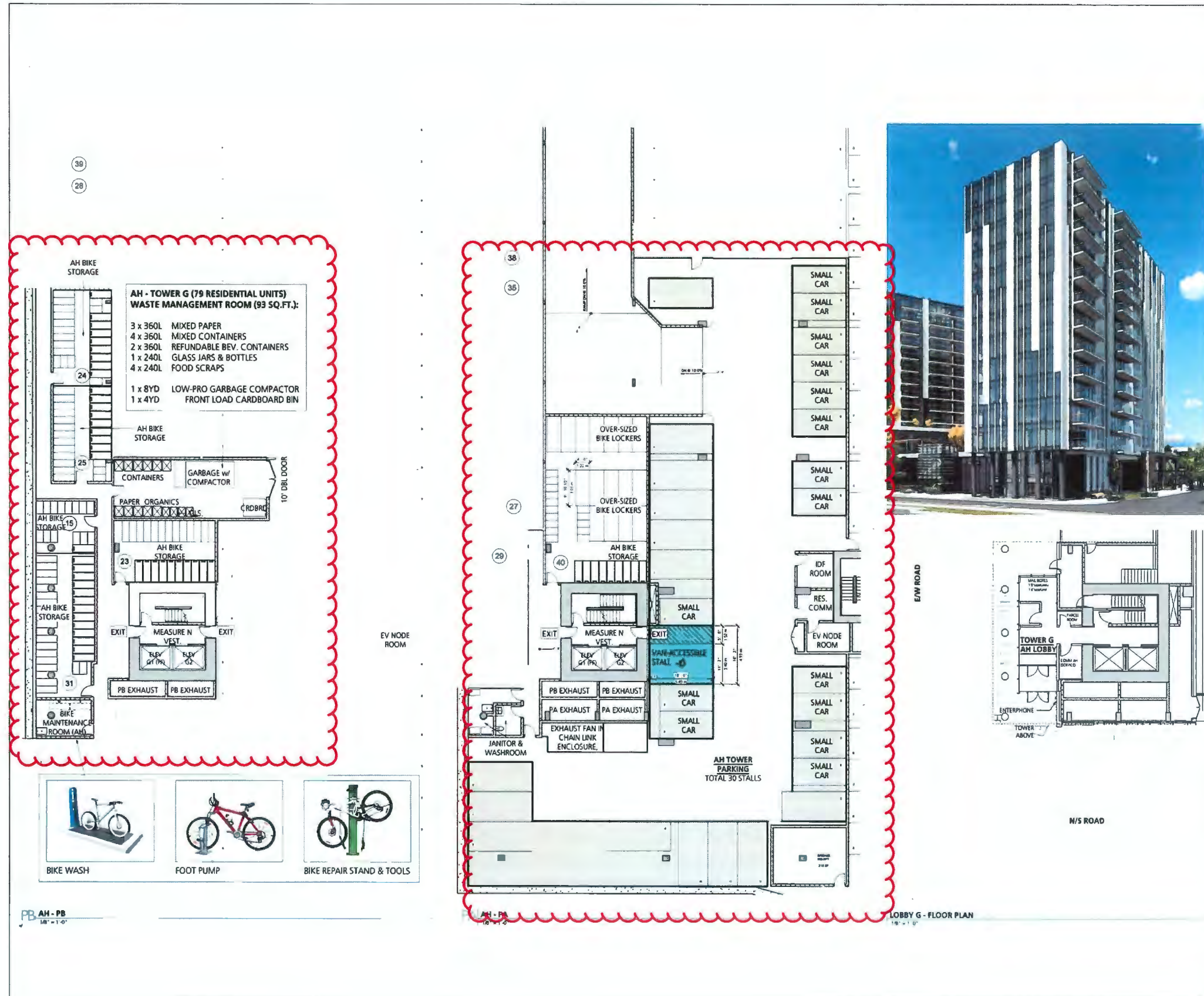
RICHMOND CENTRE PHASE 1

PHASE 1

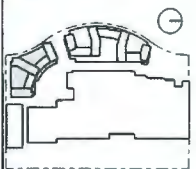
1C - ELEVATIONS

DATE: MAY 29, 2019 PM
DRAWN BY: CHEN
CHECKED BY: CHEN
SCALE: AS SHOWN
JOB NUMBER: 1686

A-C.7.01



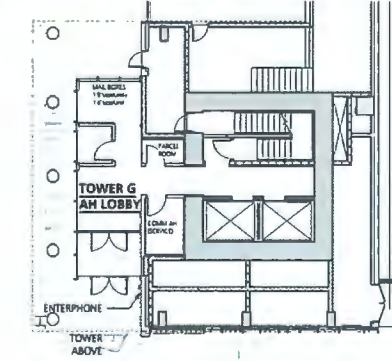
gbl
 GBL ARCHITECTS INC.
 100 EAST BRIDGE STREET
 VANCOUVER, BC CANADA V6C 1K8
 TEL: 604 278 1188
 FAX: 604 278 1179



DP 17-768248
 MAY 29, 2019
PLAN # 11a-2

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[Signature]



RICHMOND CENTRE PHASE 1

AH TOWER PLANS

A-11A.02

PHASE 1 PUBLIC ART: PART 2- REQUIRED DEVELOPMENT SCREENING

Site #1: Screening of Park Road Parkade / Building 1A

Opportunity:

- Public art screening above-grade parking along the east facade of Building 1A
- Artistic enhancement of the parkade facade in diverse range of approach and media including 2D or 3D texture material

Details:

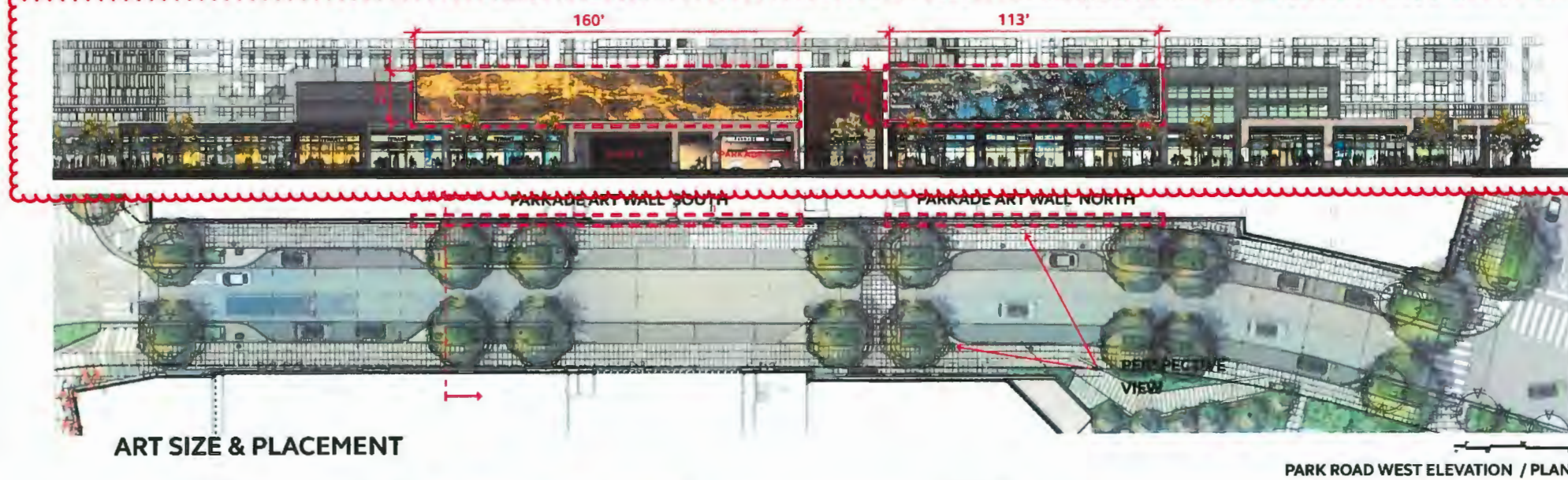
- Block 1A South measures approximately 160' x 20'
- Block 1A North measures approximately 113' x 20'

Rationale:

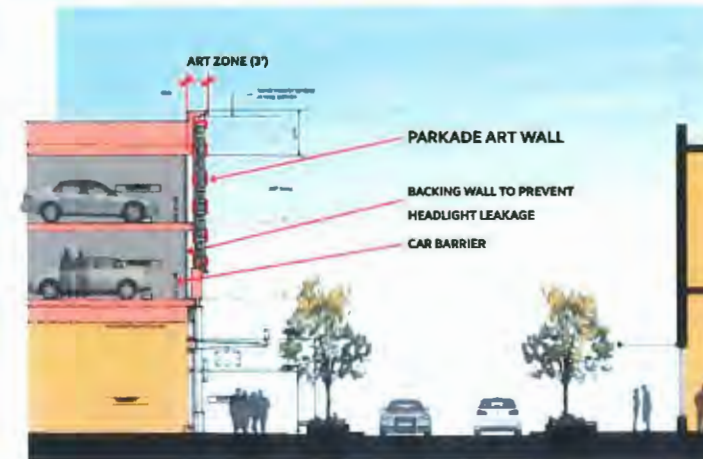
- Create a compelling, dynamic facade along important pedestrian-oriented retail high street.
- Park Road envisioned as active streetscape drawing people to the Central Plaza, "the community living room" with cafe/restaurants, small boutiques, green nook and public art.
- Contribute to wayfinding by drawing viewers and supporting energetic flow of movement along Park Road towards Central Plaza and Mobility Hub.
- Encourages connection throughout site, permeability, sight lines and movement for pedestrian friendly retail environment.
- High visibility and accessibility for diverse audiences.



BUILDING 1A PARKADE ART ON PARK ROAD



PRECEDENT IMAGES

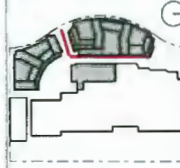


PARK ROAD SECTION A-A

gbl

G. B. ARCHITECTS INC.
130 LAKEVIEW AVENUE
VANCOUVER, BC CANADA V6J 1V8 TEL: 604-731-1188
FAX: 604-731-5275

NOTES



DP 17-768248
MAY 29, 2019
PLAN # 11e-2

CALLISORTKL

Callisort Kl
1450 Ave. ...
Vancouver, BC V6J 1V8
Tel: 604-681-2143
Fax: 604-681-2143



I HEREBY CERTIFY this to be a true and correct copy of P 239 to 273 of DP 17-768248 approved by Richmond City Council on July 13, 2020

[Handwritten signature]

NO.	DATE	DESCRIPTION
1	2017-03-31	Development Permit Application
2	2017-08-08	25% Design Set
3	2018-03-29	DP Application Rev 1 Progress for Pricing
4	2018-04-06	DP Application Rev 1
5	2018-08-02	DP Application Rev 2 Progress for City Review
6	2019-03-29	DP Application Rev 3 Progress for City Review

REVISED
17/10/2010

RICHMOND
CENTRE PHASE 1

ART PLAN - BUILDING 1A
SCREENING

DATE
DRAWN BY
CHECKED BY
SCALE

JOB NUMBER

A-11E.02

PHASE 1 PUBLIC ART: PART 2- REQUIRED DEVELOPMENT SCREENING

Site #2: Screening of Park Road Service Uses / Building 1C

Opportunity:

- A mural screening private utilities along the frontage of the existing mall.
- Permanent Mural - 2D artwork.

Details:

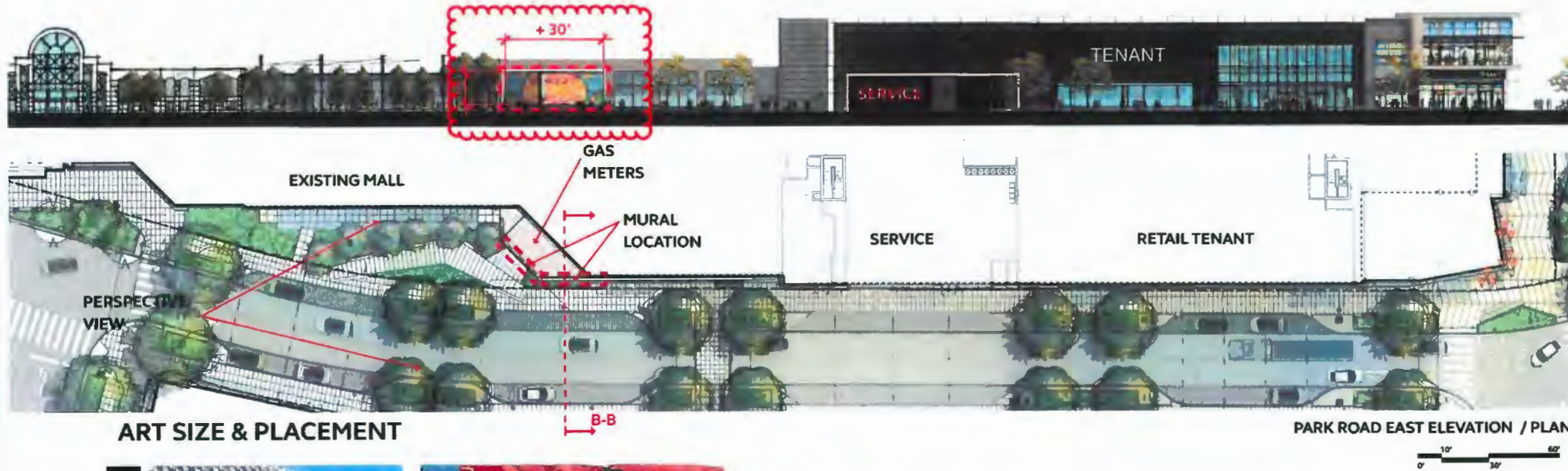
- Wall measures approximately 15' height x 30' length.
- Wrap around the mechanical enclosure structure.

Rationale:

- High visibility and accessibility for diverse audiences
- Animate and enliven important arterial Park Road.
- Possess wayfinding and placemaking qualities.
- Contribute and foster a dynamic and active public realm.
- Enhance the pedestrian experience.
- Support flow and movement throughout the development.
- Leads viewers to heart of development.



BUILDING 1C MURAL ART ON PARK ROAD

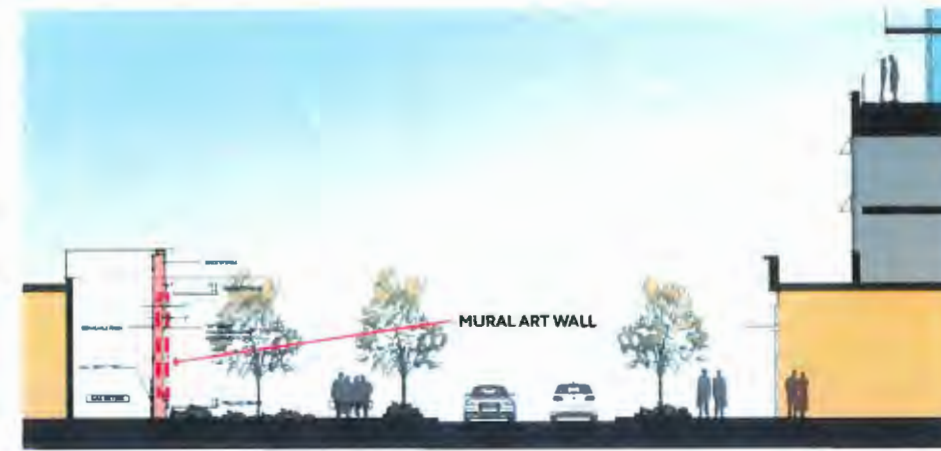


ART SIZE & PLACEMENT

PARK ROAD EAST ELEVATION / PLAN



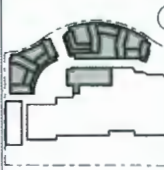
PRECEDENT IMAGES



PARK ROAD SECTION B-B



gbl ARCHITECTS INC.
100 EAST PARKWAY
VANCOUVER, BC V6A 0A4 V1B1 TEL: 604 278 1100
TEL: 604 278 1100 FAX: 604 278 1079



DP 17-768248
MAY 29, 2019
PLAN #11e-3

CALLISORTKL
Callisort Kl
1000 10th Avenue
Suite 200
Burlington, BC V6R 1P1
Tel: 604 683 0888
Fax: 604 683 0888
Project No: 100-1170-03



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NO.	DATE	DESCRIPTION
1	2017-03-31	Development Permit Application
2	2017-08-08	30% Design Set
3	2018-03-29	DP Application Rev. 1
4	2018-04-06	Progress for Pricing
5	2018-08-02	DP Application Rev. 2
6	2019-03-29	DP Application Rev. 3

REVISED
17/10/2010
RICHMOND
CENTRE PHASE 1

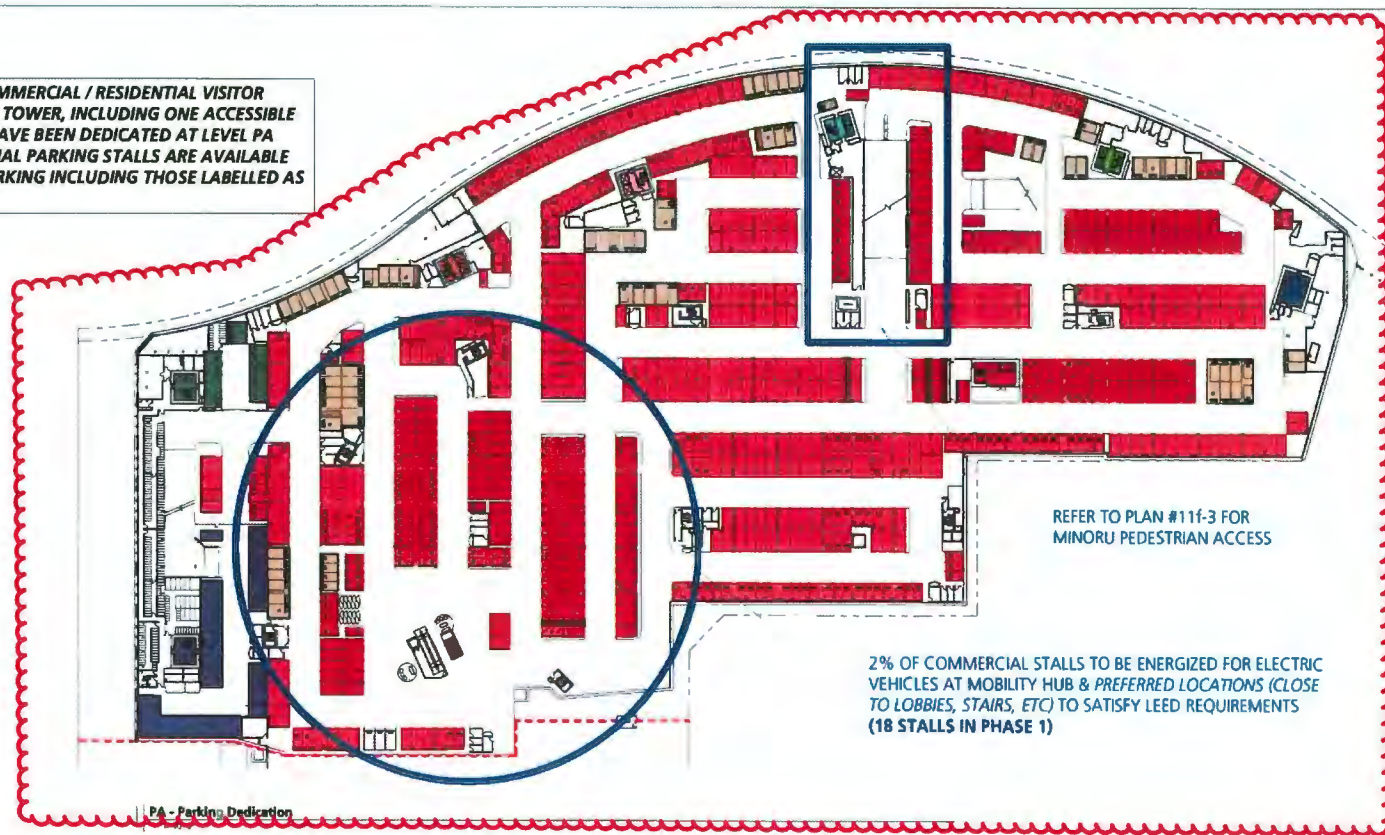
ART PLAN - BUILDING 1C
SCREENING

DATE
DRAWN BY
CHECKED BY
SCALE
JOB NUMBER

A-11E.03

PB-PA PARKING DISTRIBUTION		
DEDICATION	LEVEL	COUNT
CAR SHARE	PA	3
COMMERCIAL	PA	689
SHORT TERM	PA	68
TOWER A	PB	98
TOWER B	PB	144
TOWER C	PB	28
TOWER D	PB	27
TOWER E	PB	178
TOWER F	PB	225
TOWER F	PA	12
TOWER G	PA	30
UNASSIGNED	PB	192
TOTAL PARKING		1694

*10 SHORT TERM COMMERCIAL / RESIDENTIAL VISITOR PARKING STALLS PER TOWER, INCLUDING ONE ACCESSIBLE STALL PER TOWER, HAVE BEEN DEDICATED AT LEVEL PA (100% OF COMMERCIAL PARKING STALLS ARE AVAILABLE FOR RESIDENTIAL PARKING INCLUDING THOSE LABELLED AS 'SHORT TERM').



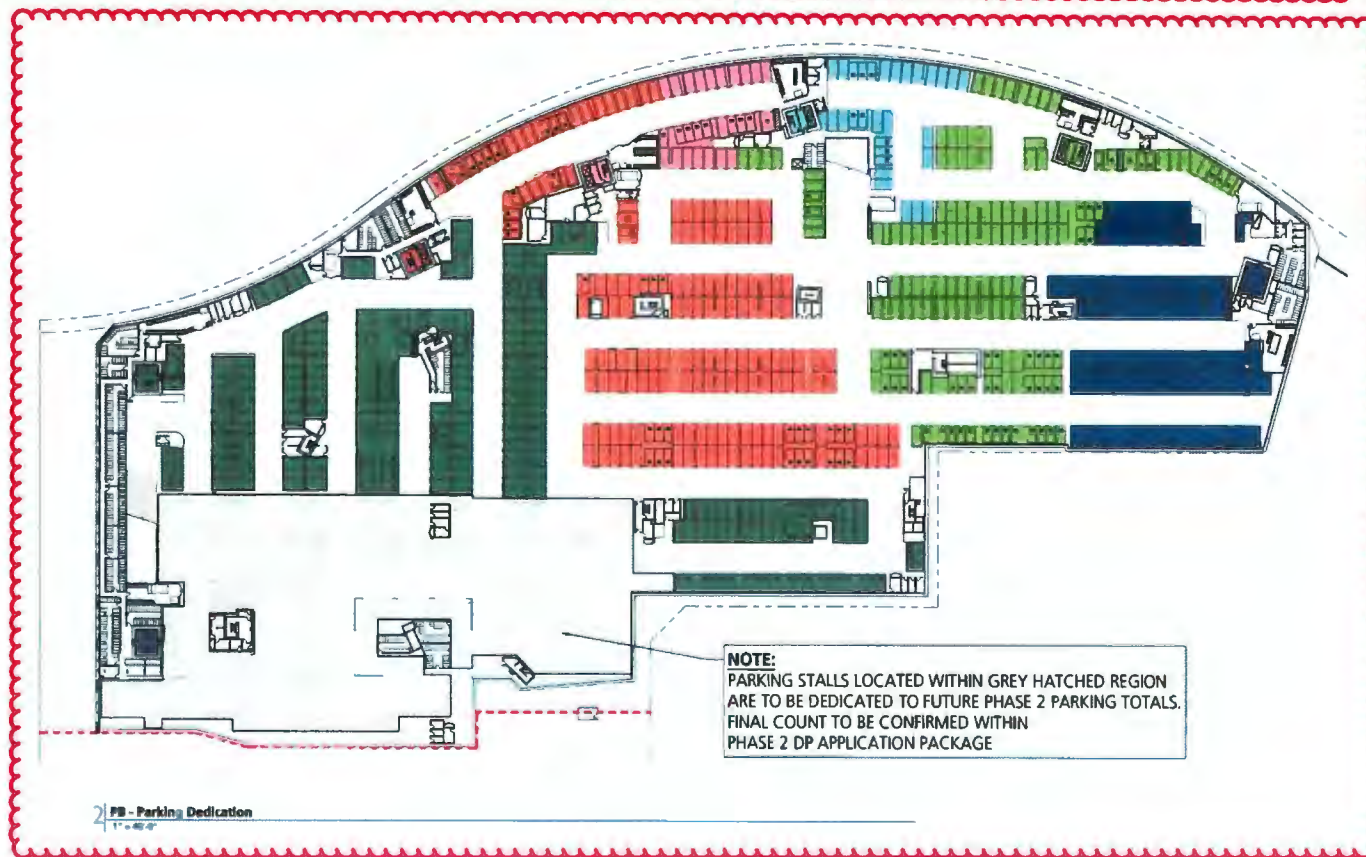
PB-PA PARKING DEDICATION LEGEND:

- CAR SHARE
- COMMERCIAL STALL
- TOWER A
- TOWER B
- TOWER C
- TOWER D
- TOWER E
- TOWER F
- TOWER G
- SHORT TERM SHARED PARKING: RESIDENTIAL VISITOR / COMMERCIAL

PARKING COUNT - NEW PHASE 1 BY LEVEL

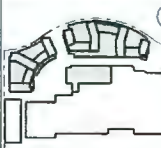
LEVEL	COUNT
Affordable Housing	
PA	30
	30
Car Share	
PA	3

Commercial	
L1	128
PA	757
	885
Residential	
L2	223
L3	220
PA	12
PB	892
	1347
TOTAL	2265



gbl

100 EAST BAY AVENUE
VICTORIA, BC CANADA V8T 1B8 TEL: 250.588.1271 FAX: 250.588.1272



DP 17-768248
MAY 29, 2019
PLAN # 11f-1

HEREBY CERTIFY this to be a true and correct copy of P 241 to 273 of DP 17-768248 approved by Richmond City Council on July 13, 2020



REV	DATE	DESCRIPTION
1	2017-03-31	Development Permit Application
2	2017-08-08	J&S Design Set
3	2018-03-29	DP Application Rev 1
4	2018-04-05	Progress for Pricing
5	2018-08-01	DP Application Rev 2
6	2019-03-20	DP Application Rev 3
7	2019-04-26	Progress for City Review
8	2019-05-03	DP Application Rev 3 Progress for City Review DP Permit Submission

RICHMOND CENTRE PHASE 1

PHASE 1 PB-PA PARKING STALL DISTRIBUTIONS

DATE: 9/20/18 1:28:28 PM
DRAWN BY: JLS
CHECKED BY: JLS
SCALE: AS SHOWN
JOB NUMBER: 1686-87

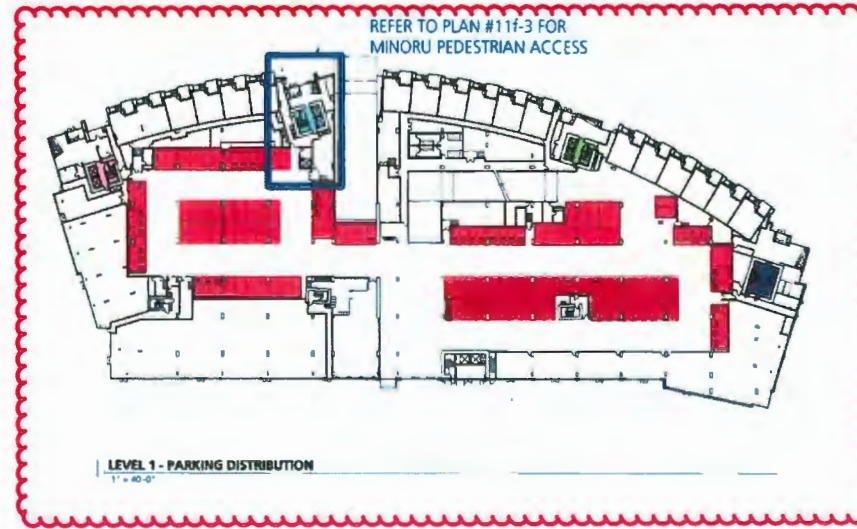
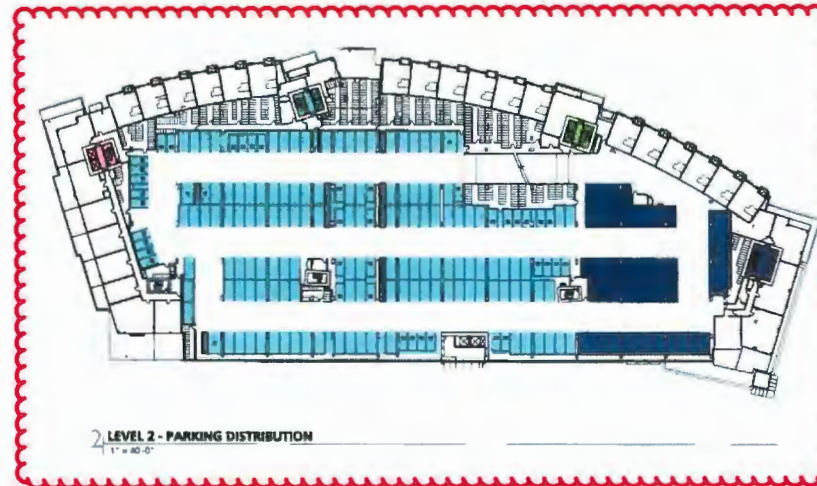
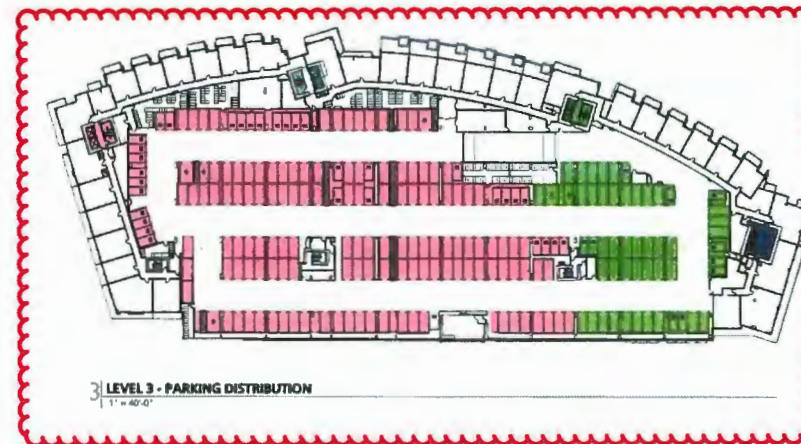
A-11F.01

PARKING DISTRIBUTION			
DEDICATION	LEVEL	COUNT	MIN. REQUIRED
CAR SHARE	PA	3	-
		3	
COMMERCIAL	L1	128	COMMERCIAL: 11,681m ² GLA / 100 x 3.375
COMMERCIAL	PA	689	= 394.2 STALLS REQUIRED
		817	885 PROVIDED COMPRISING 68 STALLS FOR SHORT-TERM COMMERCIAL VISITOR; 327 PHASE 1 STALLS & A SURPLUS OF 490 STALLS TO BE USED IN PHASE 2
SHORT TERM	PA	68	
		68	
TOWER A	L2	48	
TOWER A	PB	98	TOWER A: 139 UNITS x 0.9 STALLS / UNIT
		146	= 125.1 STALLS REQUIRED
TOWER B	L3	53	
TOWER B	PB	144	TOWER B: 183 UNITS x 0.9 STALLS / UNIT
		197	= 164.7 STALLS REQUIRED
TOWER C	L2	175	
TOWER C	PB	28	TOWER C: 190 UNITS x 0.9 STALLS / UNIT
		203	= 171.0 STALLS REQUIRED
TOWER D	L3	167	
TOWER D	PB	27	TOWER D: 187 UNITS x 0.9 STALLS / UNIT
		194	= 168.3 STALLS REQUIRED
TOWER E	PB	178	TOWER E: 167 UNITS x 0.9 STALLS / UNIT
		178	= 150.3 STALLS REQUIRED
TOWER F	PA	12	
TOWER F	PB	225	TOWER F: 221 UNITS x 0.9 STALLS / UNIT
		237	= 198.9 STALLS REQUIRED
TOWER G	PA	30	TOWER G: 79 UNITS x 0.375 STALLS / UNIT
		30	= 29.6 STALLS REQUIRED
UNASSIGNED	PB	192	TO BE USED FOR PHASE 2 RESIDENTIAL
TOTAL PARKING		2265	

TO SHORT TERM COMMERCIAL / RESIDENTIAL VISITOR PARKING STALLS PER TOWER, INCLUDING ONE ACCESSIBLE STALL PER TOWER, HAVE BEEN DEDICATED AT LEVEL PA (100% OF COMMERCIAL PARKING STALLS ARE AVAILABLE FOR RESIDENTIAL PARKING INCLUDING THOSE LABELLED AS 'SHORT TERM').

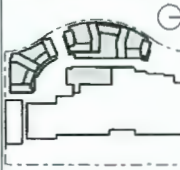
L1-L3 PARKING DEDICATION LEGEND:

	CAR SHARE
	COMMERCIAL STALL
	TOWER A
	TOWER B
	TOWER C
	TOWER D
	TOWER E
	TOWER F
	TOWER G
	RESIDENTIAL LOADING



gbl

GBI ARCHITECTS INC.
1180 WEST 4TH AVENUE
VANCOUVER, BC CANADA V6H 1T6
TEL: 604 271 1188
FAX: 604 271 1179



DP 17-768248
MAY 29, 2019
PLAN # 11f-2



HEREBY CERTIFY this to be a true and correct copy of P 24A to 273 of DP 17-768248 approved by Richmond City Council on July 13, 2020

[Handwritten signature]

REVISIONS

No.	Date	Description
1	2017-03-31	Development Permit Application
2	2017-06-08	30% Design Set
3	2018-03-29	DP Application Rev 1
4	2018-04-05	Program for Pricing DP Application Rev 1
5	2018-08-02	DP Application Rev 2
6	2019-03-10	DP Application Rev 3
7	2019-04-26	Program for City Review DP Application Rev 3
8	2019-05-03	Program for City Review DP Panel Submission

RICHMOND CENTRE
PHASE 1
PHASE 1
L1-L3 PARKING STALL DISTRIBUTIONS

DATE: 05/29/19
DRAWN BY: JJ
CHECKED BY: JJ
SCALE: AS SHOWN
JOB NUMBER: 1686

A-11F.02

CF Richmond Centre @ 6551 No. 3 Road



PARKING SUMMARY – Phase 1

Parking Requirements by Use	Units or Area	Vehicle Parking			Class 1 Bikes		Class 2 Bikes	
		Bylaw Min. Rate (w/ variance)	Min. #	Proposed	Bylaw Min. Rate	Min # & Proposed	Bylaw Min Rate	Min # & Proposed
RESIDENTIAL								
▪ Affordable Hsg	79	0.375/unit	30	30	2.0/unit	158	0.2/unit	16
▪ Market Owner.	1,087	0.9/unit	979	1,125	1.25/unit	1,359	0.2/unit	218
▪ Visitors	1,164	0 (shared)	shared	0 (shared)	-	-	-	-
OTHER								
▪ Commercial	125,728 ft ² GLA	3.375/100 m ²	395	395	0.27/100 m ²	32 ³	0.27/100 m ²	32
Ph 1 surplus	-	-	-	175 ¹	-	-	-	-
▪ Residential	-	-	-	475 ²	-	-	-	-
▪ Commercial	-	-	-	-	-	-	-	-
▪ Car-Share	-	-	3	3	-	-	-	-
TOTAL	-	-	1,407	2,203	-	1,549	-	266

175 surplus residential spaces for use of Phase 2
 475 surplus commercial spaces including 16 for Phase 2 & 459 for the Remainder Mall
 Commercial Class 1 bike spaces = 20 public spaces + 12 tenant spaces

PARKING SUMMARY – Phase 2

Parking Requirements by Use	Units or Area	Vehicle Parking			Class 1 Bikes		Class 2 Bikes	
		Bylaw Min. Rate (w/ variance)	Min. #	Proposed	Bylaw Min. Rate	Min # & Proposed	Bylaw Min Rate	Min # & Proposed
RESIDENTIAL								
▪ Market Rental	200	0.6/unit	120	120	2.0/unit	400	0.2/unit	40
▪ Affordable Hsg	64	0.375/unit	24	24	2.0/unit	128	0.2/unit	13
▪ Market Owner.	867	0.9/unit	781	689 ¹	1.25/unit	1,084	0.2/unit	174
▪ Visitors	1,131	0 (shared)	shared	0 (shared)	-	-	-	-
OTHER								
▪ Commercial	176,022 ft ² GLA	3.375/100 m ²	552	536 ²	0.27/100 m ²	45	0.27/100 m ²	45
▪ Car-Share	-	-	3	3	-	-	-	-
TOTAL	-	-	1,480	1,372	-	1,657	-	272

¹ Total Market Owner = 689 sp + 175 sp surplus Phase 1 = 864 spaces
² Total Commercial = 536 sp + 16 sp surplus to Phase 1 = 552 spaces

PARKING SUMMARY – Remainder Mall

Parking Requirements by Use	Units or Area	Vehicle Parking			Class 1 Bikes		Class 2 Bikes	
		Bylaw Min. Rate	Min. #	Proposed	Bylaw Min. Rate	Min # & Proposed	Bylaw Min Rate	Min # & Proposed
OTHER								
▪ Commercial	226,448 ft ² GLA	3.375/100 m ²	710	251 ¹	0.27/100 m ²	57	0.27/100 m ²	57
▪ Car-Share	-	-	-	-	-	-	-	-
TOTAL	226,448 ft ²	3.375/100 m ²	710	251	0.27/100 m ²	57	0.27/100 m ²	57

¹ Total Commercial = 251 sp + 459 sp surplus to Phase 1 = 710 sp

6140067

PARKING SUMMARY – Phase 1 + 2 + Remainder Mall Combined

Parking Requirements by Use	Units or Area	Vehicle Parking			Class 1 Bikes		Class 2 Bikes	
		Bylaw Min. Rate (w/ variance)	Min. #	Proposed	Bylaw Min. Rate	Min # & Proposed	Bylaw Min Rate	Min # & Proposed
RESIDENTIAL								
▪ Market Rental	200	0.6/unit	120	120	2.0/unit	400	0.2/unit	40
▪ Affordable Hsg	143	0.375/unit	54	54	2.0/unit	286	0.2/unit	29
▪ Market Owner.	1,954	0.9/unit	1,759	1,989	1.25/unit	2,443	0.2/unit	392
▪ Visitors	2,297	0 (shared)	shared	0 (shared)	-	-	-	-
OTHER								
▪ Commercial	528,199 ft ²	3.375/100 m ²	1,657	1,657	0.27/100 m ²	134	0.27/100 m ²	134
▪ Car-Share	-	-	6	6	-	-	-	-
TOTAL	-	-	3,596	3,826	-	3,263	-	595

ELECTRIC VEHICLE (EV) CHARGING EQUIPMENT REQUIREMENTS – Phase 1

Use	Vehicle Parking			Class 1 Bike Storage (Min)		
	# Spaces	Rate	Energized Equipment (1)	# Bikes	Rate	Energized Equipment (2)
▪ Residential	1,155	100%	1,155 stalls	1,517	10%	152 stalls
▪ Commercial	395	2%	8 stalls	12 ³	10%	2 stalls
▪ Car-Share	3	100%	3 stalls	-	-	-
Ph 1 Surplus	-	-	-	-	-	-
▪ Residential	175 ¹	100%	175 stalls	-	-	-
▪ Commercial	475 ²	2%	10 stalls	-	-	-
TOTAL	2,203	-	1,351 stalls	1,529	-	154 stalls

ELECTRIC VEHICLE (EV) CHARGING EQUIPMENT REQUIREMENTS – Phase 2

Use	Vehicle Parking			Class 1 Bike Storage (Min)		
	# Spaces	Rate	Energized Equipment (1)	# Bikes	Rate	Energized Equipment (2)
▪ Residential	833	100%	833 stalls	1,612	10%	162 stalls
▪ Commercial	536	2%	11 stalls	45	10%	5 stalls
▪ Car-Share	3	100%	3 stalls	-	-	-
TOTAL	1,372	-	847 stalls	1,657	-	167 stalls

ELECTRIC VEHICLE (EV) CHARGING EQUIPMENT REQUIREMENTS – Phase 1 + 2 Combined

Use	Vehicle Parking			Class 1 Bike Storage (Min)		
	# Spaces	Rate	Energized Equipment (1)	# Bikes	Rate	Energized Equipment (2)
▪ Residential	2,163	100%	2,163 stalls	3,129	10%	313 stalls
▪ Commercial	1,406	2%	29 stalls	77	10%	8 stalls
▪ Car-Share	6	100%	6 stalls	-	-	-
TOTAL	3,575	-	2,198 stalls	3,206	-	321

(1) Vehicle Parking "Energized Equipment" means operational 240 V / 40 A circuit and all related infrastructure required for the charging of an electric vehicle, including all electrical equipment (including metering), cabling and associated raceways, and connections AND:

- For Market Rental, Affordable Housing & Market Ownership, EXCLUDES electric vehicle supply equipment (EVSE)
- For Car-Share: INCLUDES electric vehicle supply equipment (EVSE)

(2) Class 1 Bike Storage "Energized Equipment" means operational 120V duplex outlet for the charging of an electric bicycle and all the wiring, electrical equipment, and related features necessary to supply the required electricity for the operation of such an outlet. Must be located to facilitate shared use by multiple bikes

LOADING SUMMARY – Phase 1, Phase 2 & Remainder Mall (See PLAN #11j)

NOTES:

DP 17-768248
 AUG 26, 2024
 PLAN # 1c



REV. NO.	DATE	DESCRIPTION
1	2017-03-31	Development Permit Application
2	2017-06-08	25% Design Set
3	2018-03-29	DP Application Rev. 1, Progress for Filorg
4	2018-04-08	DP Application Rev. 1
5	2018-06-02	DP Application Rev. 2
6	2018-03-20	DP Application Rev. 2
7	2019-04-26	DP Application Rev. 2
8	2019-05-03	Progress for City Review
9	2024-08-28	DP Amendment General Compliance

RICHMOND CENTRE
 PHASE 1

PH 1 + 2 COMBINED
 STATS SUMMARY

D-TITLE
 DRAWN BY
 CHECKED BY
 SCALE
 A/E I/J/ABEP 1686-87

PHASE 1 DATA SUMMARY

ZONING DATA

LEGAL DESCRIPTION:

LOT A (BF285836) SECTION 8 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 31877

CIVIC ADDRESS:

6551 NO.3 ROAD, RICHMOND, BC, V6Y 2B6

ZONING:

CDT1

HEIGHT:

Permitted: 47m geodetic Proposed: 47m geodetic

SETBACKS:

3.0m min. from property line with requested variances noted

MINIMUM HABITABLE FLOOR ELEVATION:

2.9 m geodetic

SITE AREA (Lot 1 + Lot 2):

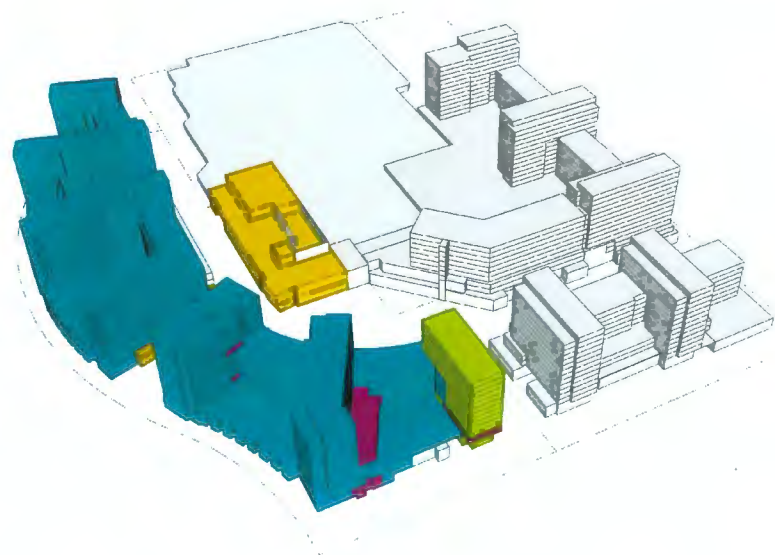
721,556.4 ft² 67,034.8 m²

FLOOR AREA RATIO (Phase 1 development):

Permitted: 3.15 Proposed: 1.56

LOT COVERAGE (Phase 1 development):

Permitted: 90% Proposed: 60%



GROSS BUILDING AREA

GROSS BUILDING AREA	
BUILDING	AREA
PHASE 1A	660,215 SF
PHASE 1B	485,799 SF
PHASE 1C	84,792 SF
TOTAL	1,230,806 SF

FAR EXCLUSIONS

FAR EXCLUSIONS - CORE	
BUILDING	EXCLUDED AREA
PHASE 1A	18,667 SF
PHASE 1B	15,570 SF
PHASE 1C	722 SF
TOTAL	34,963 SF

FAR EXCLUSIONS - AMENITY	
BUILDING	EXCLUDED AREA
PHASE 1A	5,143 SF
PHASE 1B	20,825 SF
TOTAL	25,968 SF

FAR EXCLUSIONS - SERVICE - BY BUILDING	
BUILDING	EXCLUDED AREA
PHASE 1A	20,931 SF
PHASE 1B	4,970 SF
PHASE 1C	2,056 SF
TOTAL	27,957 SF

FAR EXCLUSIONS - DEU DWELLING UNIT		
BUILDING	DWELLINGS	EXCLUDED AREA
PHASE 1A	699	7,524 SF
PHASE 1B	467	5,027 SF
TOTAL	1166	12,551 SF

FAR EXCLUSIONS - BUH DWELLING UNIT		
BUILDING	BUH COUNT	EXCLUDED AREA
PHASE 1A	108	2,160 SF
PHASE 1B	191	3,820 SF
TOTAL	299	5,980 SF

FAR AREA

FAR AREA BY BUILDING		
USE	FAR AREA	FAR
PHASE 1A		
COMMERCIAL AREA	28,428 SF	0.04
RESIDENTIAL	577,365 SF	0.80
PHASE 1A	605,793 SF	0.84
PHASE 1B		
COMMERCIAL AREA	81,236 SF	0.11
RESIDENTIAL	777 SF	0.00
PHASE 1C	82,014 SF	0.11
TOTAL	1,123,443 SF	1.56

FAR AREA BY USE		
USE	FAR AREA	FAR
COMMERCIAL AREA	159,457 SF	0.22
RESIDENTIAL	963,987 SF	1.34
TOTAL	1,123,443 SF	1.56

AFFORDABLE HOUSING

AFFORDABLE HOUSING - REQUIRED		
BUILDING	RESIDENTIAL FAR	5% OF FAR AREA
PHASE 1A	577,365 SF	28,868 SF
PHASE 1B	385,845 SF	19,292 SF
PHASE 1C	777 SF	39 SF
TOTAL	963,987 SF	48,199 SF

AFFORDABLE HOUSING - PROVIDED	
BUILDING	AH UNIT AREA
PHASE 1B	49,431 SF

UNIT MIX & COUNT

AFFORDABLE HOUSING UNIT MIX	
STUDIO	12
1 BEDROOM	37
2 BEDROOM	22
3 BEDROOM	8
AH TOTAL	79

MARKET UNIT MIX	
STUDIO	43
1 BEDROOM	490
2 BEDROOM	457
3 BEDROOM	97
MARKET TOTAL	1,087

TOTAL DWELLINGS 1,166

PHASE 1 PARKING & BIKES REQUIRED

PARKING REQUIRED - MARKET RESIDENTIAL	
COUNT	0.9 PER UNIT (10% TDM RED.)
1087	978.3

PARKING REQUIRED - AFFORDABLE HOUSING	
COUNT	0.375 PER UNIT (25% TDM RED.)
79	29.6

PARKING REQUIRED - PHASE 1 RETAIL	
GLA	3.375 per 100 SM (1,076.39 SF)
125,728 SF	394.2

CAR SHARE REQUIRED 3

TOTAL PARKING REQUIRED 1,407

ALL VISITOR PARKING REQUIRED WILL BE SHARED WITH COMMERCIAL PARKING PROVIDED

BIKES REQUIRED - MARKET RESIDENTIAL	
COUNT	1.25 PER UNIT
1087	1,358.8

BIKES REQUIRED - AFFORDABLE HOUSING	
COUNT	2.0 PER UNIT
79	158.0

BIKES REQUIRED - PHASE 1 RETAIL	
GLA	0.27 per 100 SM (1,076.39 SF)
125,728 SF	31.5

TOTAL BIKES REQUIRED 1,549

PHASE 1 PARKING PROVIDED

PARKING COUNT - NEW PHASE 1 BY TYPE	
PARKING STALL TYPE	COUNT

Affordable Housing	
Accessible (Van) Affordable Housing	1
Regular Affordable Housing	15
Small Car Affordable Housing	14
	30

Car Share	
Regular Car Share	3
	3

Commercial	
Accessible (Van) Commercial	13
Accessible Commercial	2
Regular Commercial	586
Small Car Commercial	269
	870

Residential	
Accessible (Van) Residential	20
Accessible Residential	7
Regular Residential	959
Small Car Residential	314
	1300

TOTAL	2203
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PHASE 1 BIKES (CLASS 1) PROVIDED

BIKE COUNT - TOTAL	
LEVEL	COUNT

Commercial	
L1	12
PA	20
	32

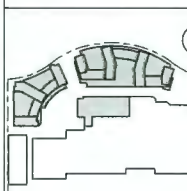
Residential	
L2	549
L3	233
PA	227
PB	508
	1517

TOTAL 1549

FOR INFORMATION ON CLASS 2 BIKES REFER TO PLAN #111



REG. ARCHITECTS INC.
1100 10th Ave S
Vancouver, BC V6Z 1Y1
TEL: 604.751.1144
FAX: 604.751.5279
www.gbl.ca



DP 17-768248
AUG 26, 2024
PLAN # 2a



REVISIONS		
No.	Date	Description
1	2017-03-31	Development Permit 1
2	2017-08-08	30% Design Set
3	2018-03-29	DP Application Rev. 1
4	2018-04-26	DP Application Rev. 1
5	2018-08-02	DP Application Rev. 2
6	2019-03-20	DP Application Rev. 3
7	2019-04-26	DP Application Rev. 2
8	2019-05-03	DP Application Rev. 2
9	2024-08-28	DP Amendment General Compliance

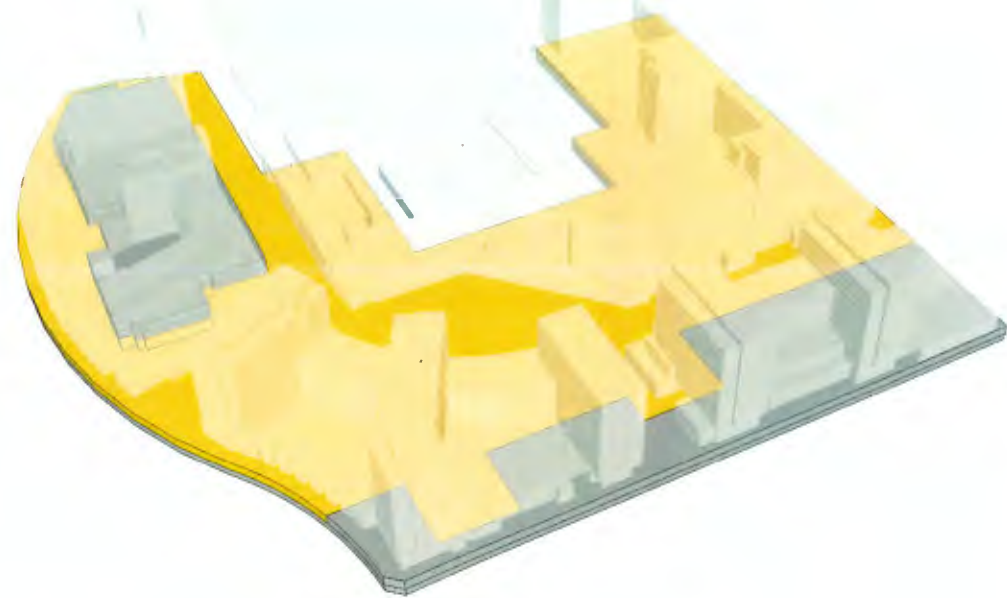
RICHMOND CENTRE
PHASE 1

PHASE 1
PHASE 1 - STATISTICS
SUMMARY

DATE
DRAWN BY
CHECKED BY
SCALE
JOB NUMBER

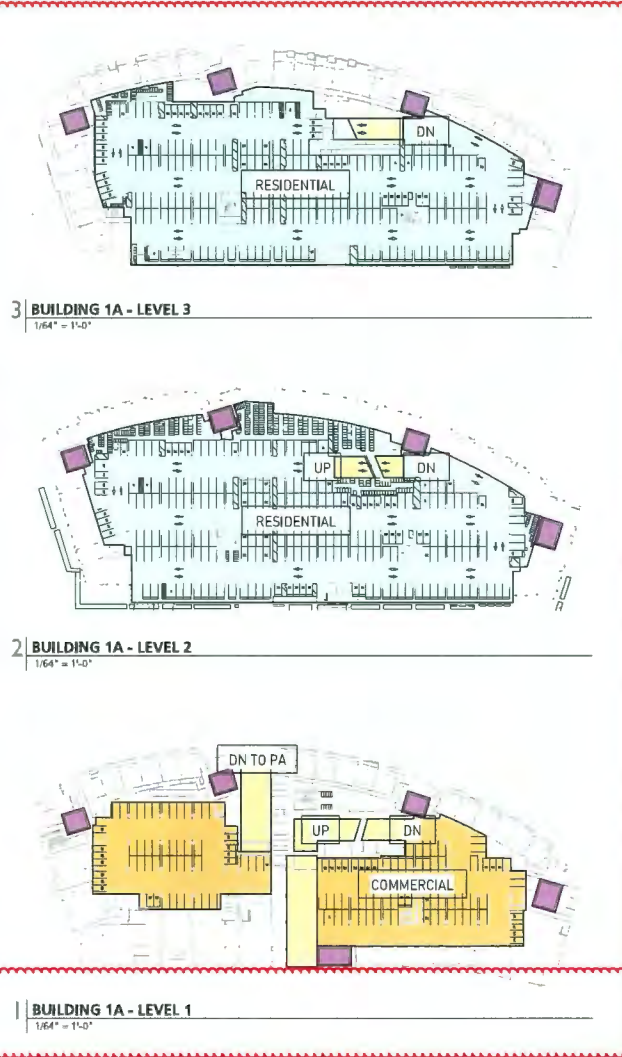
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1686-87

A-2.01

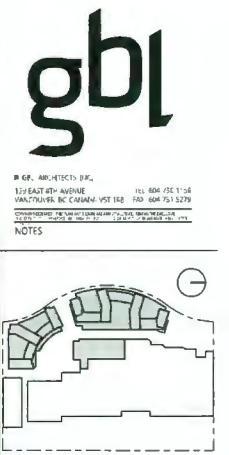


PARKING DISTRIBUTION DIAGRAM

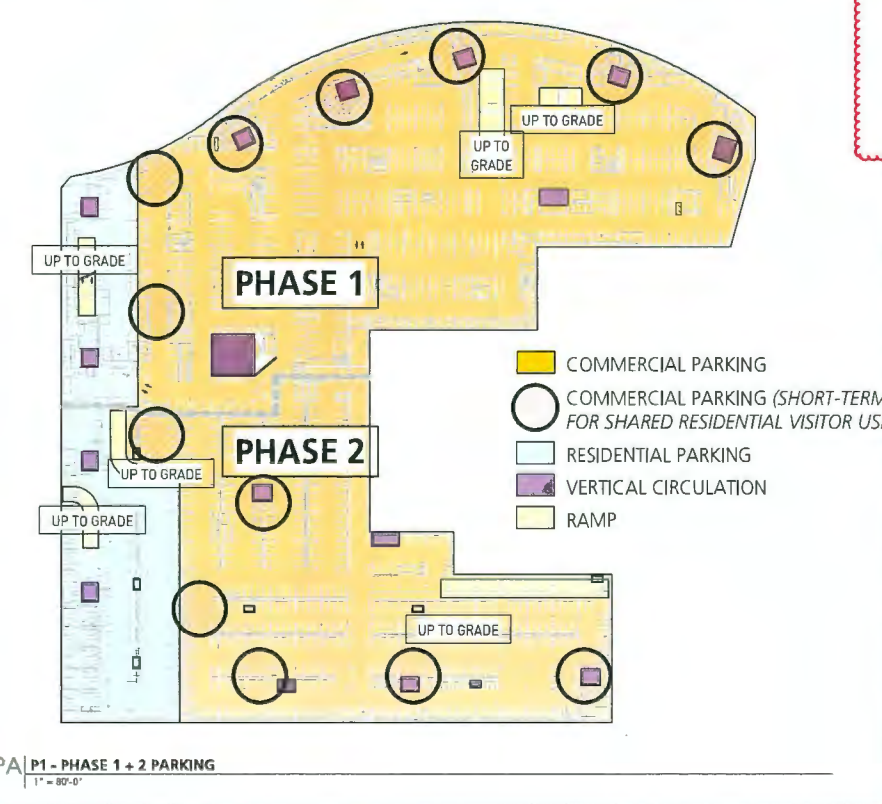
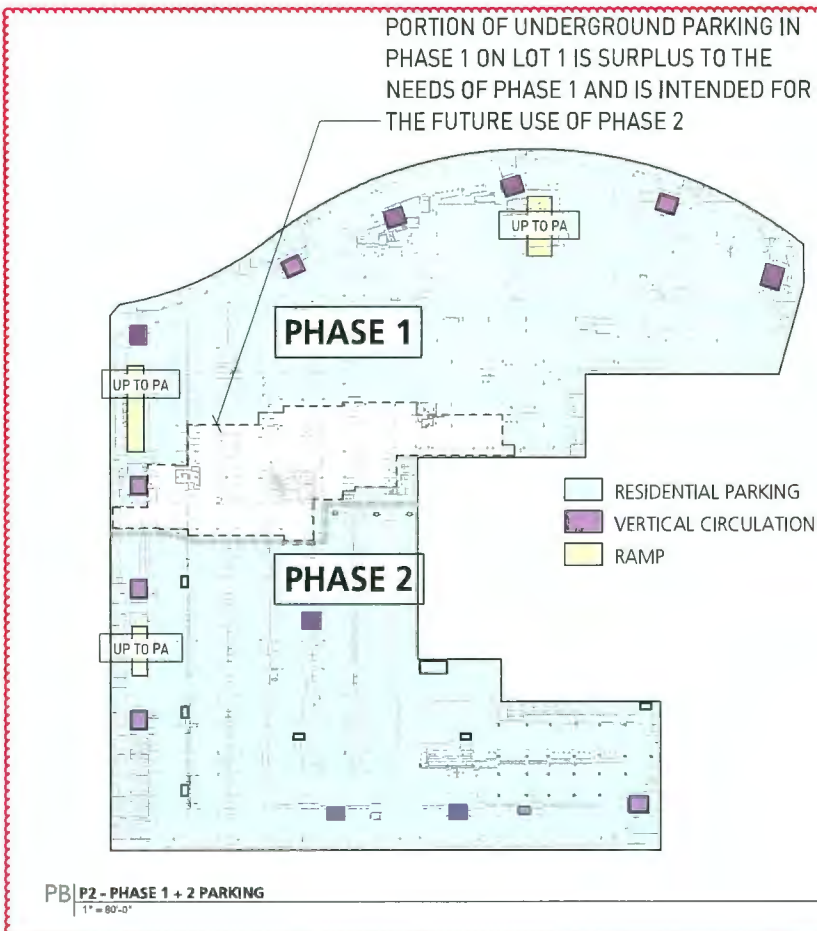
- COMMERCIAL PARKING
- RESIDENTIAL PARKING



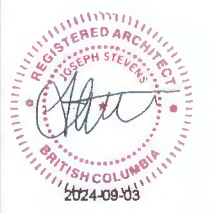
PARKING COUNT - PHASE 1 + 2	
Phase 1	
Affordable Housing:	
Accessible (Wn)/Affordable Housing	1
Regular Affordable Housing	15
Small Car Affordable Housing	14
Car Share	30
Regular Car Share	3
Total	63
Commercial:	
Accessible (Wn) Commercial	1
Accessible (Wn) Commercial (Shared)	1
Accessible Commercial (Shared)	7
Regular Commercial	567
Regular Commercial, no numbers	7
Small Car Commercial	33
Small Car Commercial (Shared)	123
Small Car Mixed-Commercial (Shared)	101
Total	870
Residential:	
Accessible (Wn) Residential	20
Accessible Residential	1
Regular Residential	960
Small Car Residential	371
Total	1352
Phase 2	
Commercial:	
Accessible Commercial (Shared)	5
Regular Commercial	478
Small Car Mixed-Commercial (Shared)	53
Total	536
Residential:	
Accessible Residential	20
Regular Residential	464
Small Car Residential	167
Total	651
TOTAL STALLS	3573



DP 17-768248
AUG 26, 2024
PLAN # 1h



TOTAL STALLS	
PHASE 1 + 2	3,572
REMAINDER SURFACE	254
TOTAL STALLS	3,826



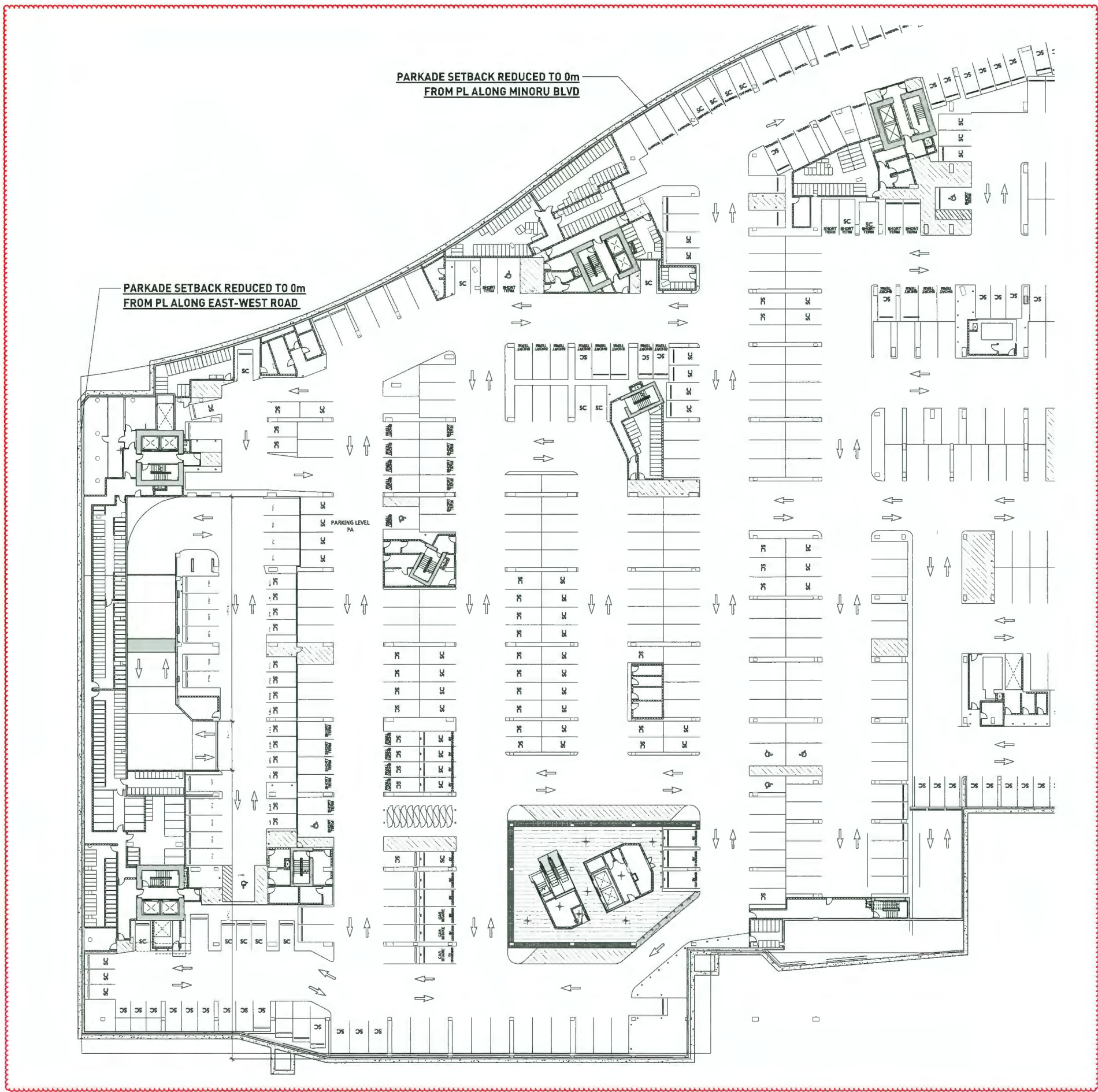
REVISIONS		
No.	Date	Description
1	2017-03-31	Development Permit Application
2	2017-08-08	30% Design Set
3	2018-03-29	DP Application Rev. 1 Progress for Pricing
4	2018-04-08	DP Application Rev. 1
5	2018-08-02	DP Application Rev. 2
6	2018-09-20	DP Application Rev. 3
7	2019-04-26	Progress for City Review
8	2019-04-26	DP Application Rev. 3
9	2019-05-03	DP Panel Submission
10	2024-08-28	DP Amendment General Compliance

RICHMOND CENTRE PHASE 1

PHASE 1 + PHASE 2

PH 1 + 2 COMBINED PARKING

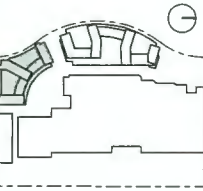
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CHECKED BY: _____
SCALE: _____
JOB NUMBER: 1686-87



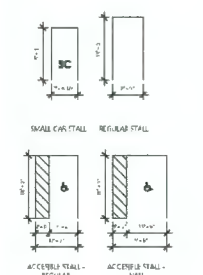
gbl

ARCHITECTS INC.
 1381 EAST 5TH AVENUE
 VANCOUVER, B.C. CANADA V5L 1S8 FAX: 604-271-1229
 www.gblarchitects.com

NOTES



DP 17-768248
AUG 26, 2024
PLAN # 4c-2



PARKING STALLS - TYPICAL DIMENSIONS
 1/8" = 1'-0"



REVISIONS

No.	Date	Description
1	2017-05-31	Development Permit Application
2	2017-06-08	30% Design Set
3	2018-02-29	DP Application Rev. 1
4	2018-04-06	Progress for Public Review
5	2018-06-02	DP Application Rev. 2
6	2019-03-26	DP Application Rev. 3
7	2019-04-26	Progress for City Review
8	2019-05-03	DP Final Submission
9	2024-08-26	DP Amendment General Compliance

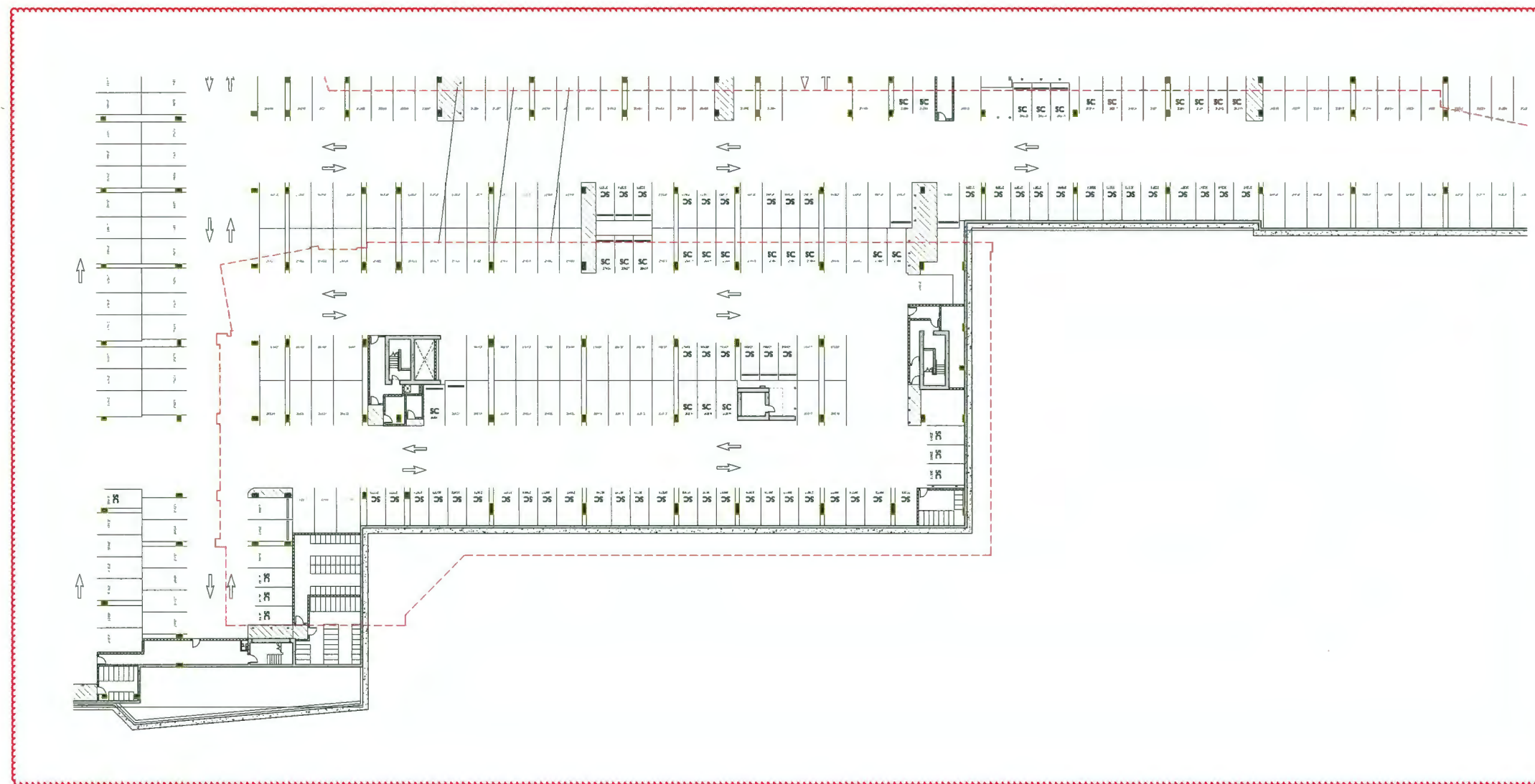
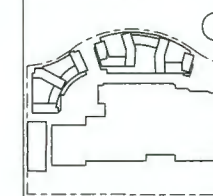
RICHMOND CENTRE
PHASE 1

PHASE 1

1B - LEVEL PA

DATE: 8/16/2024 1:42:39 PM
 DRAWN BY: JH
 CHECKED BY: JH
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 1686-87

A-B.4.02



DP 17-768248
 AUG 26, 2024
PLAN # 4d-1



REVISIONS		
No.	Date	Description
1	2017-03-31	Development Permit Application
2	2017-08-08	30% Design Set
3	2018-03-29	DP Application Rev. 1 Progress for Review
4	2018-04-06	DP Application Rev. 1
5	2018-05-02	DP Application Rev. 2
6	2019-03-20	DP Application Rev. 3 Progress for City Review
7	2019-04-26	DP Application Rev. 3 Progress for City Review
8	2019-05-03	DP Panel Submission
9	2024-08-26	DP Amendment General Compliance

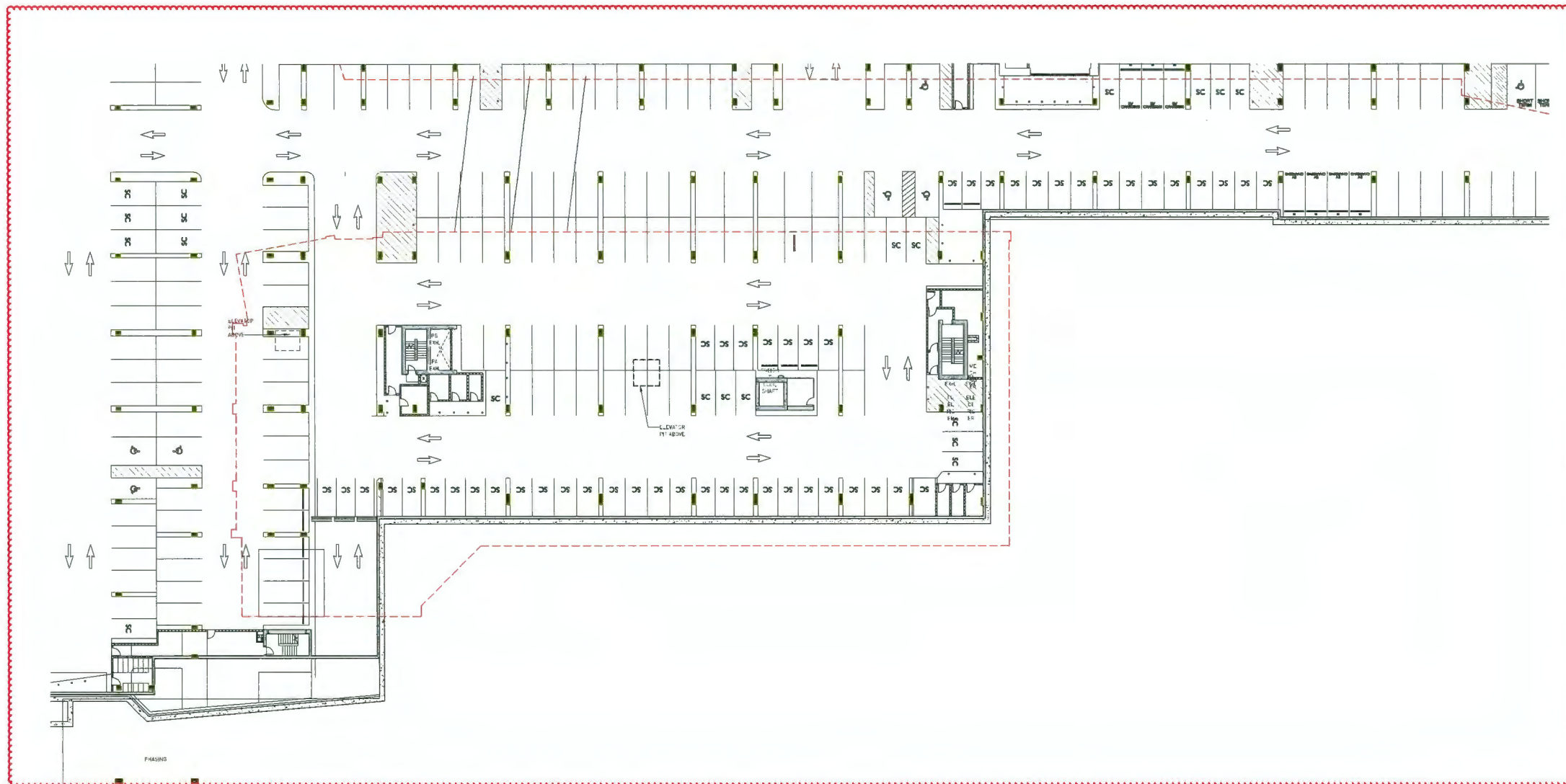
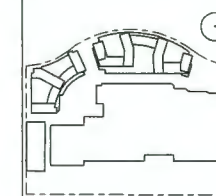
RICHMOND CENTRE
 PHASE 1

PHASE 1

1C - LEVEL PB

DATE
 DRAWN BY
 CHECKED BY
 SCALE
 JOB NUMBER 1686

A-C.4.01



DP 17-768248
 AUG 26, 2024
PLAN # 4d-2



No.	Date	Description
1	2017-05-31	Development Permit Application
2	2017-06-08	30% Design Set
3	2018-02-29	DP Application Rev. 1 Progress for FICIR 9
4	2018-04-06	DP Application Rev. 1
5	2018-06-02	DP Application Rev. 2
6	2019-05-20	DP Application Rev. 3 Progress for City Review
7	2019-04-26	DP Application Rev. 3
8	2019-05-03	Progress for City Review DP Panel Submission
9	2024-08-26	DP Amendment General Compliance

RICHMOND CENTRE
 PHASE 1

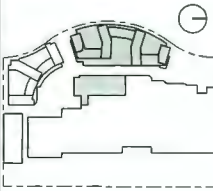
PHASE 1

1C - LEVEL PA

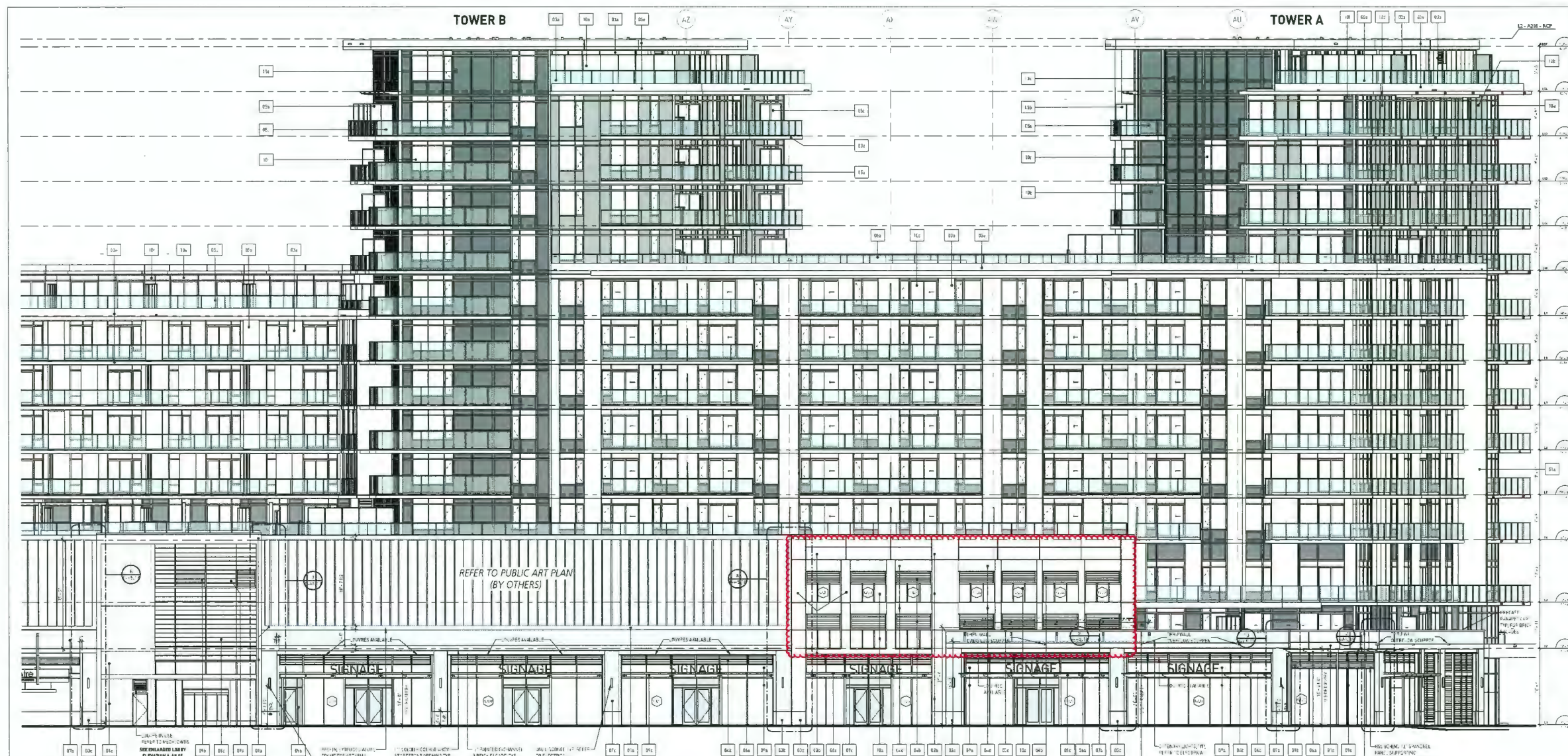
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 CHECKED BY: [Signature]
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 1686

A-C.4.02

NOTES



DP 17-768248
AUG 26, 2024
PLAN # 7b-5



EAST ELEVATION - TOWER A & B
1/8" = 1'-0"

#	DESCRIPTION	COLOUR / FINISH	MANUFACTURER / COMPLIANCE
01a	Exterior Metal Panel	White, Matte	-
01b	Exterior Metal Panel	Charcoal, Matte	-
01c	Exterior Metal Panel	Charcoal, Matte	-
01d	Exterior Metal Panel	White, Gloss	-
01e	Exterior Metal Panel	White, Gloss	-
01f	Exterior Metal Panel	White, Gloss	-
01g	Exterior Metal Panel	White, Gloss	-
01h	Exterior Metal Panel	White, Gloss	-
01i	Exterior Metal Panel	White, Gloss	-
01j	Exterior Metal Panel	White, Gloss	-
01k	Exterior Metal Panel	White, Gloss	-
01l	Exterior Metal Panel	White, Gloss	-
01m	Exterior Metal Panel	White, Gloss	-
01n	Exterior Metal Panel	White, Gloss	-
01o	Exterior Metal Panel	White, Gloss	-
01p	Exterior Metal Panel	White, Gloss	-
01q	Exterior Metal Panel	White, Gloss	-
01r	Exterior Metal Panel	White, Gloss	-
01s	Exterior Metal Panel	White, Gloss	-
01t	Exterior Metal Panel	White, Gloss	-
01u	Exterior Metal Panel	White, Gloss	-
01v	Exterior Metal Panel	White, Gloss	-
01w	Exterior Metal Panel	White, Gloss	-
01x	Exterior Metal Panel	White, Gloss	-
01y	Exterior Metal Panel	White, Gloss	-
01z	Exterior Metal Panel	White, Gloss	-
02a	Exterior Metal Panel	White, Gloss	-
02b	Exterior Metal Panel	White, Gloss	-
02c	Exterior Metal Panel	White, Gloss	-
02d	Exterior Metal Panel	White, Gloss	-
02e	Exterior Metal Panel	White, Gloss	-
02f	Exterior Metal Panel	White, Gloss	-
02g	Exterior Metal Panel	White, Gloss	-
02h	Exterior Metal Panel	White, Gloss	-
02i	Exterior Metal Panel	White, Gloss	-
02j	Exterior Metal Panel	White, Gloss	-
02k	Exterior Metal Panel	White, Gloss	-
02l	Exterior Metal Panel	White, Gloss	-
02m	Exterior Metal Panel	White, Gloss	-
02n	Exterior Metal Panel	White, Gloss	-
02o	Exterior Metal Panel	White, Gloss	-
02p	Exterior Metal Panel	White, Gloss	-
02q	Exterior Metal Panel	White, Gloss	-
02r	Exterior Metal Panel	White, Gloss	-
02s	Exterior Metal Panel	White, Gloss	-
02t	Exterior Metal Panel	White, Gloss	-
02u	Exterior Metal Panel	White, Gloss	-
02v	Exterior Metal Panel	White, Gloss	-
02w	Exterior Metal Panel	White, Gloss	-
02x	Exterior Metal Panel	White, Gloss	-
02y	Exterior Metal Panel	White, Gloss	-
02z	Exterior Metal Panel	White, Gloss	-
03a	Exterior Metal Panel	White, Gloss	-
03b	Exterior Metal Panel	White, Gloss	-
03c	Exterior Metal Panel	White, Gloss	-
03d	Exterior Metal Panel	White, Gloss	-
03e	Exterior Metal Panel	White, Gloss	-
03f	Exterior Metal Panel	White, Gloss	-
03g	Exterior Metal Panel	White, Gloss	-
03h	Exterior Metal Panel	White, Gloss	-
03i	Exterior Metal Panel	White, Gloss	-
03j	Exterior Metal Panel	White, Gloss	-
03k	Exterior Metal Panel	White, Gloss	-
03l	Exterior Metal Panel	White, Gloss	-
03m	Exterior Metal Panel	White, Gloss	-
03n	Exterior Metal Panel	White, Gloss	-
03o	Exterior Metal Panel	White, Gloss	-
03p	Exterior Metal Panel	White, Gloss	-
03q	Exterior Metal Panel	White, Gloss	-
03r	Exterior Metal Panel	White, Gloss	-
03s	Exterior Metal Panel	White, Gloss	-
03t	Exterior Metal Panel	White, Gloss	-
03u	Exterior Metal Panel	White, Gloss	-
03v	Exterior Metal Panel	White, Gloss	-
03w	Exterior Metal Panel	White, Gloss	-
03x	Exterior Metal Panel	White, Gloss	-
03y	Exterior Metal Panel	White, Gloss	-
03z	Exterior Metal Panel	White, Gloss	-



RENDERING REFERENCE

NO.	DATE	DESCRIPTION
1	2017-05-31	Development Permit Application
2	2017-06-08	30% Design Set
3	2018-02-29	DP Application Rev. 1 Progress for Pre-9
4	2018-04-06	DP Application Rev. 1 Progress for City Review
5	2018-05-02	DP Application Rev. 2 Progress for City Review
6	2018-05-02	DP Application Rev. 2 Progress for City Review
7	2019-04-26	DP Application Rev. 3 Progress for City Review
8	2019-05-03	DP Panel Submission
9	2024-08-28	DP Amendment General Compliance

RICHMOND CENTRE
PHASE 1

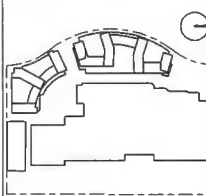
PHASE 1
1A - ELEVATIONS - EAST

DATE: 2024-08-28
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1/8" = 1'-0"
JOB NUMBER: 1686

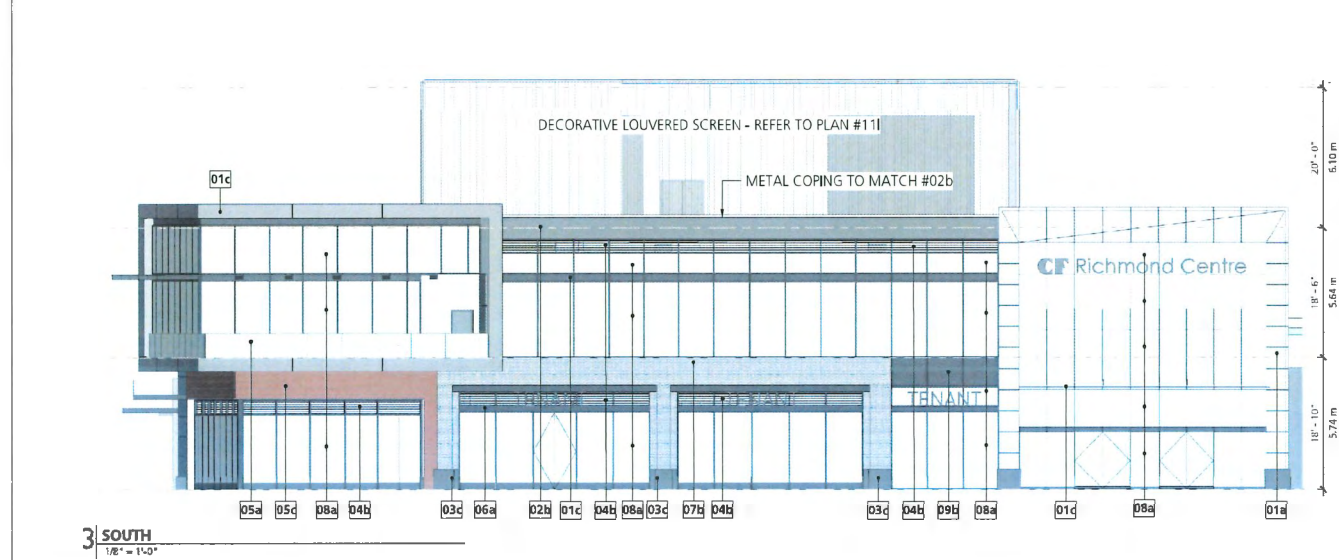
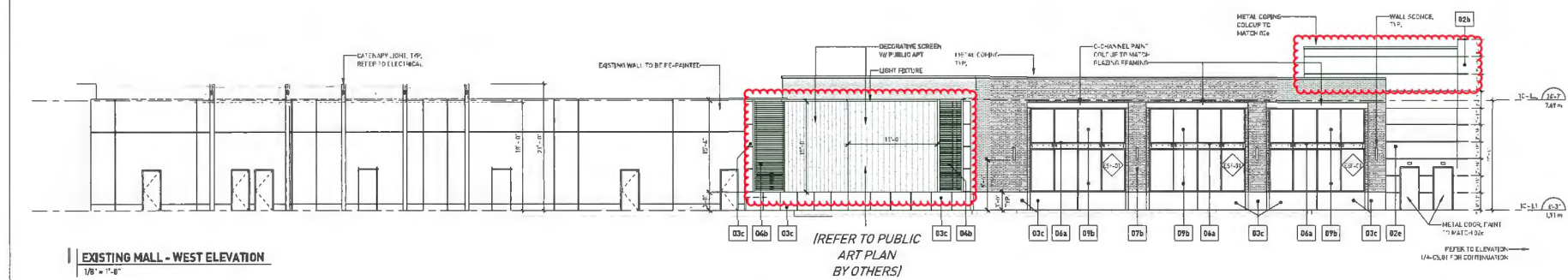
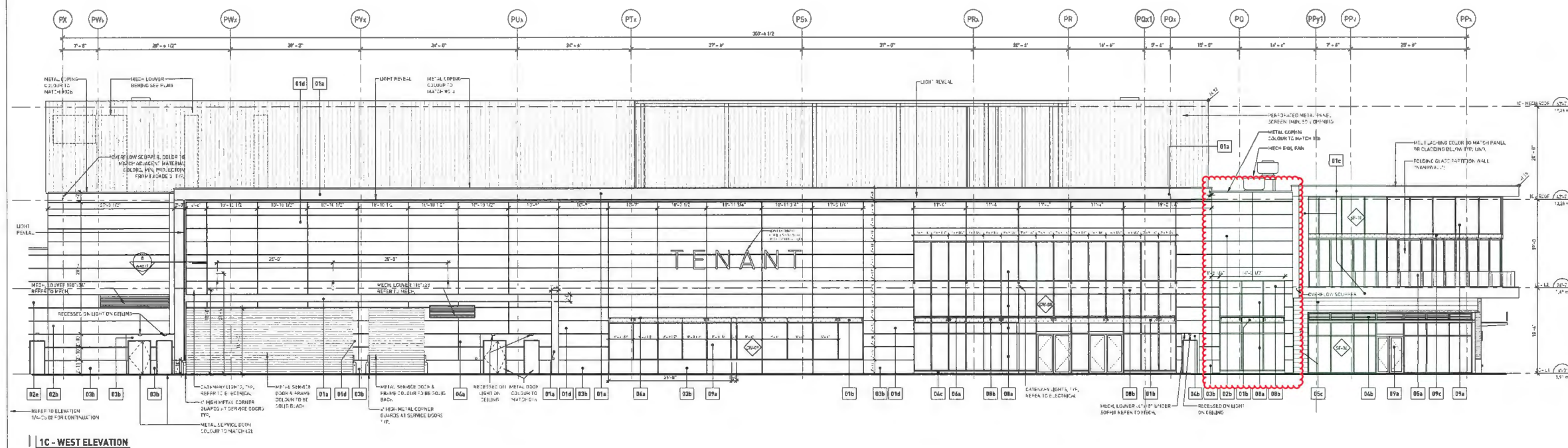
A-A.7.05

MANUFACTURER DETERMINATION: ALL WINDOWS WITHIN 24" OF A BALCONY WITH A CLIMB NET BETWEEN ABOVE TO A HEIGHT OF 24" SHALL BE SET FROM THE HIGHEST POINT FROM 2'-4" BY 5/8" DAMPS OR FROM THE SET BY CLEARER THAN 1'-4".

NOTES



DP 17-768248
 AUG 26, 2024
PLAN # 7d



PLAN LEGEND
 1/64" = 1'-0"

NO.	DESCRIPTION	COLOUR
01a	Composite Metal Panels	White
01b	Composite Metal Panels	Charcoal
01c	Composite Metal Panels	Black
01d	Composite Metal Panels	Mid Grey
01e	Horizontal Panels	Charcoal
01f	Horizontal Panels	Black
01g	Horizontal Panels	Mid Grey
01h	Horizontal Panels	White
01i	Horizontal Panels	Charcoal
01j	Horizontal Panels	Black
01k	Horizontal Panels	Mid Grey
01l	Horizontal Panels	White
01m	Horizontal Panels	Charcoal
01n	Horizontal Panels	Black
01o	Horizontal Panels	Mid Grey
01p	Horizontal Panels	White
01q	Horizontal Panels	Charcoal
01r	Horizontal Panels	Black
01s	Horizontal Panels	Mid Grey
01t	Horizontal Panels	White
01u	Horizontal Panels	Charcoal
01v	Horizontal Panels	Black
01w	Horizontal Panels	Mid Grey
01x	Horizontal Panels	White
01y	Horizontal Panels	Charcoal
01z	Horizontal Panels	Black



REVISIONS

No.	Date	Description
1	2017-03-31	Development Permit Application
2	2017-08-06	30% Design Set
3	2018-02-25	DP Application Rev. 1 Progress for Pricing
4	2018-04-06	DP Application Rev. 1
5	2018-08-02	DP Application Rev. 2
6	2019-09-20	DP Application Rev. 3 Progress for City Review
7	2019-04-26	DP Application Rev. 3
8	2019-05-03	Progress for City Review DP Final Submission
9	2024-08-26	DP Amendment General Compliance

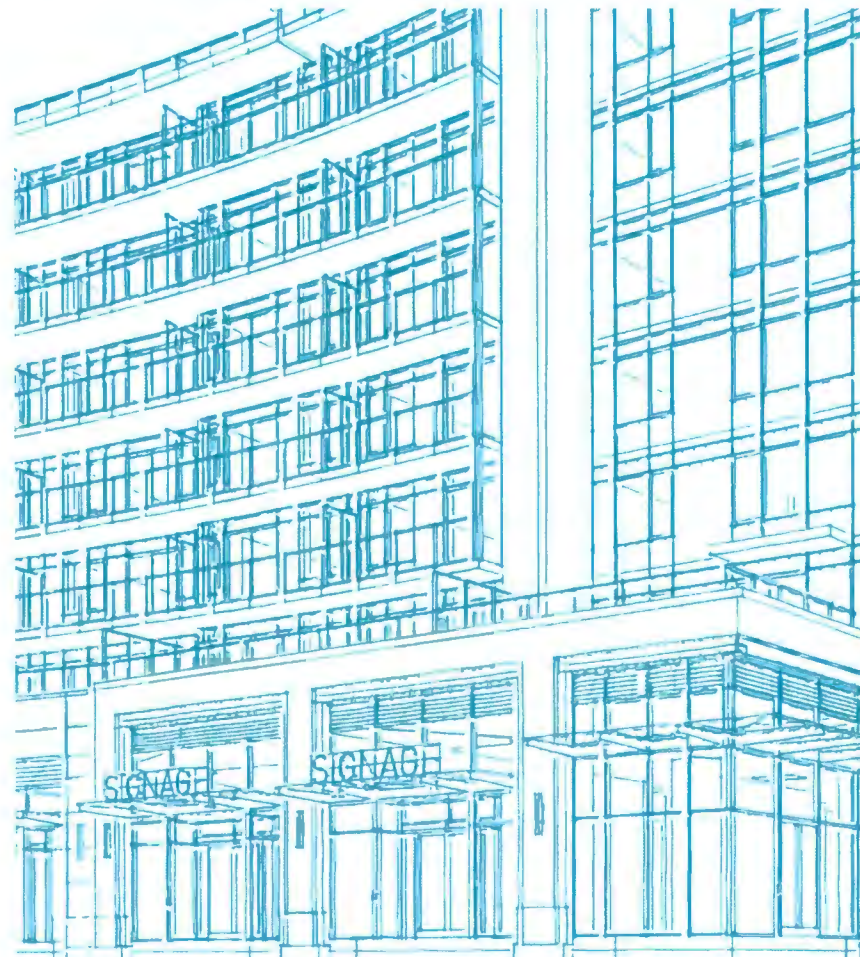
RICHMOND CENTRE PHASE 1

PHASE 1

1C - ELEVATIONS

DATE: 2024-08-26
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 1686

A-C.7.01



CF Richmond Centre

Retail Tenant Storefronts Design Guidelines

Note:
At any point where a design guideline may
conflict with BC Building Code, BC Building Code
will take precedent.

February 2024

gbl

ARCHITECT
111 EAST 6TH AVENUE
VANCOUVER, BC, CANADA V5Y 1Y8 TEL: 604 731 1176
FAX: 604 731 3279
NOTES

DP 17-768248
AUG 26, 2024
PLAN # 9c-01



CF Richmond Centre

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A: Base Building Condition

Permanent Storefront Facade Treatments - Design Guidelines

- B: Mullion System
- C: Glazing System
- D: Solid Panel System
- E: Door/Entry Design
- F: Nano System/Operable Windows
- G: Canopy
- H: Exterior Lighting
- I: Client Signage
- J: Large Storefronts
- K: Examples
- L: Adjacency Criteria

M: Interim Construction Hoarding - Design Guidelines

Architectural & Planning: 100% plus development permit and final construction permit compliance
Construction Management: 100% plus development permit and final construction permit compliance
Construction Management: 100% plus development permit and final construction permit compliance



REVISIONS		
No.	Date	Description
1	2017-03-31	Development Permit Application
2	2017-08-08	30% Design Set
3	2018-03-29	DP Application Rev. 1 Progress for Pricing
4	2018-04-05	DP Application Rev. 1 Progress for L. by Review
5	2018-08-01	DP Application Rev. 2
6	2019-03-20	DP Application Rev. 3 Progress for L. by Review
7	2019-04-26	DP Application Rev. 3 Progress for L. by Review
8	2019-05-03	DP Final Submission
9	2024-08-26	DP Amendment General Compliance

RICHMOND CENTRE
PHASE 1

STOREFRONT
GUIDELINES

DATE
DRAWN BY
CHECKED BY
SCALE
JOB NUMBER 1686-87

A-9C.01

Overview

The purpose of this document is to provide design guidelines for the designated retail storefront areas of the buildings at the Richmond Centre.

- To provide a design approach to design and construct a high quality and visually appealing facade design as approved through City of Richmond Development Permit Nos. DP 17-768248, DP 22-023787.
- To guide the design of decorative structure and signage to be constructed to the front of the buildings in accordance with the City of Richmond Staging Agreement entered into between the City of Richmond and the developer.

Designated Retail Storefront Area



Park Road: Building 1B (RFS)



Minoru Gate: Building 1A (RFS)

Minoru Gate: Building 1B (RFS)



N-S Road: Building 1B (RFS)

Murdoch Road: Building 1A (RFS)



Park Road: Building 1A (RFS)



Key Plan (RFS)

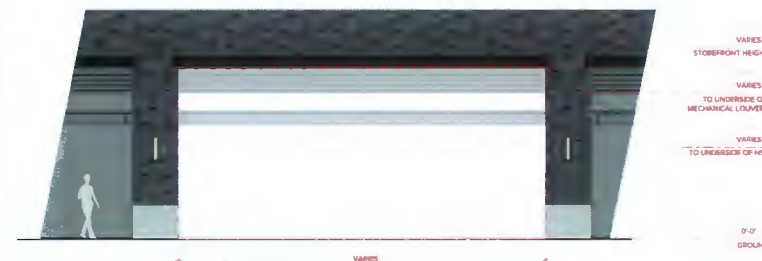
General Notes

- The Base Building Condition includes all materials, fixtures, and pertinent details outside of the designated retail storefront area. **The Base Building Condition cannot be altered.**
- Permanent Storefront Facade Treatment - Design Guidelines apply to the designated retail storefront areas only and are to be used as a kit of parts to guide future tenants in providing a variety of diverse and complementary facade expressions that have been pre-approved by the City of Richmond.
- Interim Construction Hoarding - Design Guidelines apply to the designated retail storefront areas only and are to be used to guide decorative construction hoarding to screen unoccupied storefronts on an interim basis. Removal of all hoarding is required as outlined in the Occupancy Staging Agreement.
- Projects that do not comply with the Permanent Storefront Facade Treatment - Design Guidelines or propose to alter the Base Building Conditions shall be subject to all standard City of Richmond Development Permit application review and approval processes.
- Note that compliance with these guidelines does not exempt the improvement from any applicable City of Richmond Sign Bylaw requirements which may include but may not be limited to, City approval of a Sign Permit application.

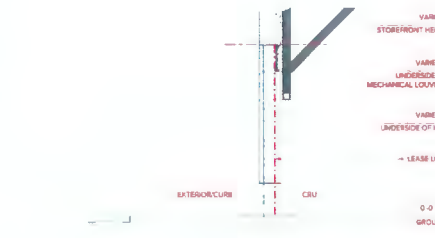
CF Richmond Centre

A: Base Building Condition

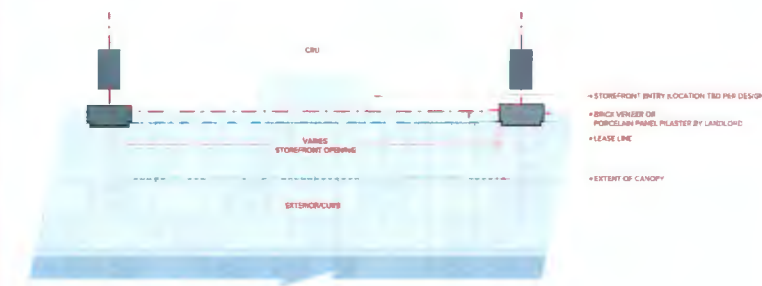
The Base Building Condition includes all materials, fixtures, and pertinent details outside of the designated retail storefront area. The Base Building Condition cannot be altered.



Storefront Elevation (RFS)



Typical Storefront Section (RFS)



Storefront Plan (RFS)

General Notes

- Client to site verify all Base Building Conditions and all dimensions of storefront opening and heights. **Base Building Conditions cannot be altered.**
- Entire area of the storefront must maintain a minimum of 40% glazing (to be confirmed).
- Client to review B.C. Building Code to determine if single or double entry is required to ensure egress and exit requirements are met (ie. single vs. double door entry).
- Storefront design (finishes, materials) cannot exceed the Lease Line unless stated otherwise. Client to refer to LOD for reference.
- Underside of canopy cannot be lower than 10'-4". Canopy must have a minimum 6" projection from Lease Line. Canopy support will tie into the existing HSS structural members as needed and approved by base building structural engineer. Refer to canopy design options available.
- At any point during the design and build out of the storefront, it is the client's responsibility to ensure the storefront meets all accessibility requirements and local building codes.

CF Richmond Centre



DP 17-768248
AUG 26, 2024
PLAN # 9c-02



REVISIONS		
No.	Date	Description
1	2017-03-31	Development Permit Application
2	2017-08-08	30% Design Set
3	2018-03-29	DP Application Rev. 1 Progress for Pricing
4	2018-04-06	DP Application Rev. 1
5	2018-08-02	DP Application Rev. 2
6	2019-03-20	DP Application Rev. 3 Progress for City Review
7	2019-04-26	DP Application Rev. 3 Progress for City Review
8	2019-05-03	DP Panel Submission
9	2024-08-26	DP Amendment General Compliance

RICHMOND CENTRE
PHASE 1

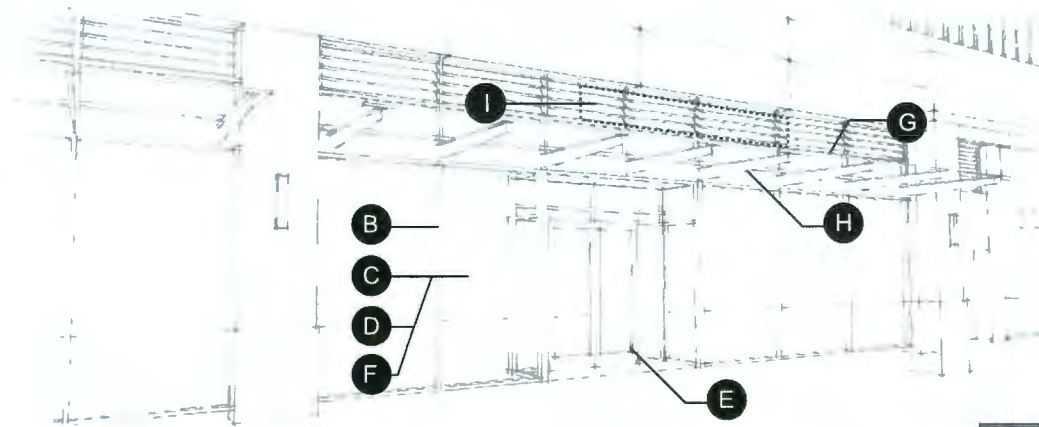
STOREFRONT
GUIDELINES

DATE
DRAWN BY
CHECKED BY
SCALE
JOB NUMBER 1686-87

A-9C.02

Permanent Storefront Facade Treatments - Design Guidelines

Design Guidelines for permanent storefront treatments are provided in this section. The guidelines are intended to ensure that the storefront design is consistent with the overall design of the building and meets the requirements of the City of Richmond. The guidelines are intended to be used in conjunction with the other design guidelines in this section. The guidelines are intended to be used in conjunction with the other design guidelines in this section. The guidelines are intended to be used in conjunction with the other design guidelines in this section.



The level below identifies the various storefront features that are required to be included in the design.

- B: Mullion System
- C: Glazing System
- D: Solid Panel System
- E: Entry Door
- F: Nano Wall / Operable Windows
- G: Canopy
- H: Exterior Lighting
- I: Client Signage

Retail Tenant Storefront Features	B	C	D	E	F	G	H	I
Must include one or more of the following:	●			●		●		
Must include one or more of the following:		●	●				●	●
Optional					●			

Note that not all options will be included in the design. Just one level of the storefront is shown in this drawing. The City of Richmond requires that the storefront design include, but not be limited to, the following features:

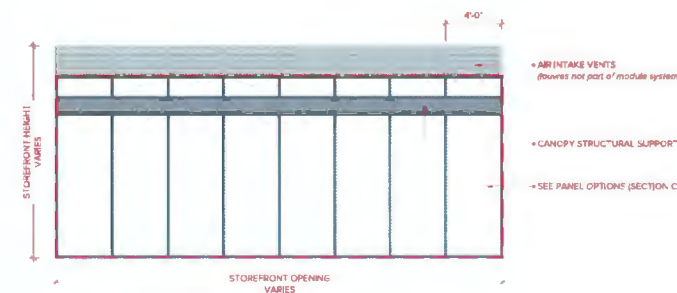
CF Richmond Centre

B: Mullion System

The design team will work with the Client Design team to determine the mullion system and manufacturer. The design team will work with the Client Design team to determine the mullion system and manufacturer. The design team will work with the Client Design team to determine the mullion system and manufacturer.

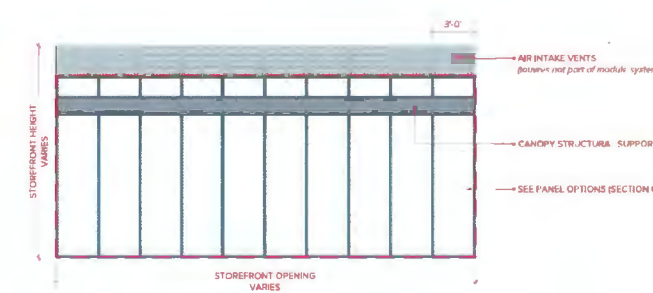
Two mullion modules are offered for storefront design. See B.1 and B.2 for variations offered and which one may be suitable for the storefront design. See panel options in section C for design solutions available for the mullion systems (ie. color, finish, etc).

B.1 Curtain Wall Frame with 4 Foot Wide Panels
See section C for design finishes available



Typical Elevation (for reference only)

B.2 Curtain Wall Frame with 3 Foot Wide Panels
See section C for design finishes available



Typical Elevation (for reference only)

DP 17-768248
AUG 26, 2024
PLAN # 9c-03



No.	Date	Description
1	2017-01-03	Dissemination Form 1 Approval
2	2017-06-06	Initial Design Set
3	2018-03-29	DF Approval Set 1 - Progress for Pre-Design
4	2018-01-26	DF Approval Set 2 - Progress for City Review
5	2018-06-22	DF Approval Set 3 - Progress for City Review
6	2019-03-20	DF Approval Set 4 - Progress for City Review
7	2019-01-26	DF Approval Set 5 - Progress for City Review
8	2019-05-23	DF Approval Set 6 - Progress for City Review
9	2024-08-28	DP Amendment General Compliance

RICHMOND CENTRE
PHASE 1

STOREFRONT
GUIDELINES

DATE: 2024-08-28
DRAWN BY: JMS
CHECKED BY: JMS
SCALE: 1/8" = 1'-0"

A-9C.03



C: Glazing System

Client has the opportunity to incorporate any of the following types of glazing units into the modular glazing systems offered.

C.1 Vision Glass
 Vision glass is offered as one of the finishes available within the module systems. Client can choose to incorporate a desired pattern on the vision glass:
 a) Frit Pattern
 b) Muntins/Dividers (see examples below)



C.2 Spandrel Glass
 Spandrel is offered as part of the design for the modular glazing system. Client to work with manufacturer to determine color.



Note: Examples of spandrel colors. Client to refer to manufacturer color guide to select color.

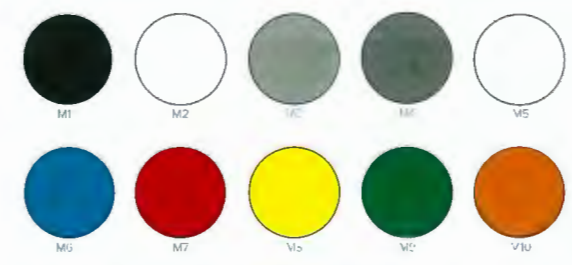
CF Richmond Centre



D: Solid Panel System

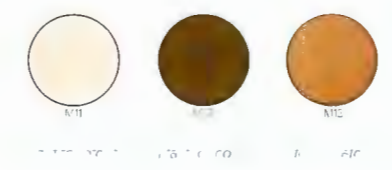
Client has the opportunity to incorporate architectural panels identified below. Refer to manufacturer's color chart on updated list.

D.1 Metal Panel
 The following colors are available for ACM panels. Panels are powder coated. Available finishes are fine texture, matte, gloss, and metallic.

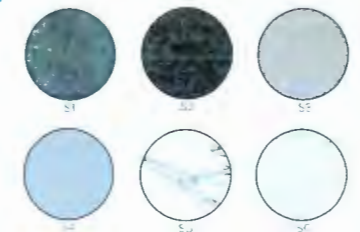


Client to refer to manufacturer color guide for updated colors.

D.2 Architectural Wood Panel



D.3 Stone/Precast



Refer to manufacturer for the latest stone/precaster offerings.

D.4 Brick Veneer



Examples of Brick finishes to refer to.

D.5 Porcelain Tile



Examples show architectural consistency. Refer to manufacturer catalog for the latest product offerings.

CF Richmond Centre



1000-1000-1000
 1000-1000-1000
 1000-1000-1000
 1000-1000-1000

DP 17-768248
 AUG 26, 2024
 PLAN # 9c-04



No.	Date	Description
1	2017-05-21	Displacement Form 1
2	2017-08-08	Application
3	2018-03-29	10% Design Review
4	2018-05-20	Design Review
5	2018-05-20	Design Review
6	2018-05-20	Design Review
7	2018-05-20	Design Review
8	2018-05-20	Design Review
9	2024-08-28	General Compliance

RICHMOND CENTRE
 PHASE 1

STOREFRONT
 GUIDELINES

DATE: 2024-08-28
 CHECKED BY: J.S.
 SCALE: 1/8" = 1'-0"

A-9C.04

E: Door/Entry Design

Client will work with CF Client Design to develop the details for the GC manufacturer for door entry design. This document is for construction and is subject to terms and conditions.

Client has the opportunity to install either a single or double door entry. Both single and double door entry must comply with exit code capacity upon client's review of B.C. building code.

The following conditions must be met for both types of door entry:

- Entry door(s) can be located within any of the openings of the module mullion system. Entry door(s) must be set back allowing the opening of doors to meet code requirements and door openings cannot exceed the storefront lease line. Client to work with manufacturer for detail shop drawings.
- Each door shall have a minimum dimension of 3'-0" wide by 8'-0" tall. Client can select one of the four different styles offered for their single or double door entry that make up the design of their storefront and can use the desired finishes available.

E.1

Double Doors

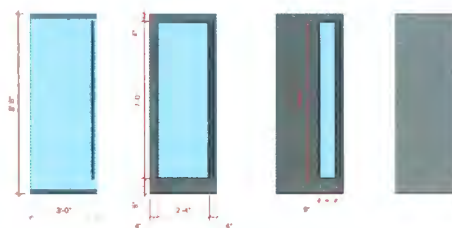
Client to work with manufacturer to develop detail shop drawings encompassing the design of the door. See single door (E.2) for design examples.



E.2

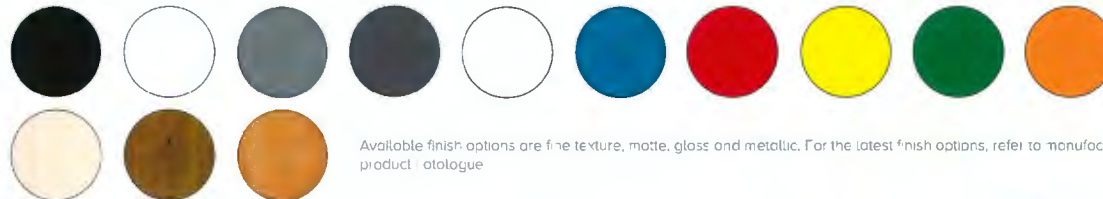
Single Door

Examples of single door design. Client to work with manufacturer to develop detail shop drawings encompassing the design of the door.



Client is able to have either a 3-dimensional decal or graphic applied element inside the glazing. Subject to LL approval.

Examples of finishes for solid portion of single or double door:



Available finish options are fine texture, matte, glass and metallic. For the latest finish options, refer to manufacturer's product catalogue.

CF Richmond Centre



F: Nano System/Operable Windows (at client's cost)

Client will work with CF Client Design to develop the details for the GC manufacturer for detail shop drawings. This document is for construction and is subject to terms and conditions.

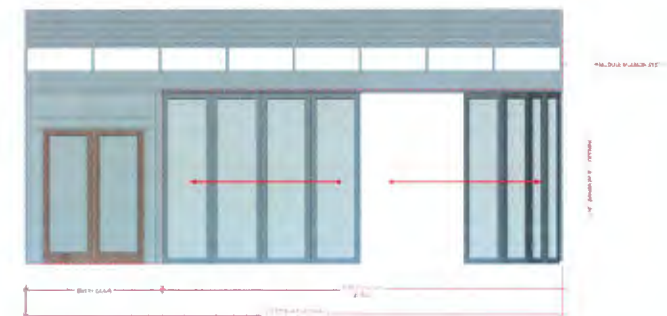
In select locations and depending on interior fit-out, client has the opportunity to install a nano system (at client's cost) instead of using all or a portion of the module mullion system.

NOTE:
Client must still have either a single or double door entry as per B.C. building code exit requirements.

F.1

Nano Wall System

If desired, client can opt for a portion of their storefront to include a nano wall system, provided the terms outlined in Section A.4 are met. Client to work with manufacturer to develop detail shop drawings. Design of the nano panels should adhere to section C when determining finishes.



Typical Elevation (for reference only) (1/16)

F.2

Operable Windows

If desired, client can opt for a portion of their storefront to include operable windows, provided it meets section A.4.



Typical Elevation (for reference only) (1/16)

CF Richmond Centre



REGISTERED ARCHITECT
BRITISH COLUMBIA
2024-06-29

DP 17-768248
AUG 26, 2024
PLAN # 9c-05



No.	Date	Description
1	2017-02-27	Displacement Firm 1
2	2017-06-08	Architectural Design Firm
3	2018-05-25	DF Approval Set 1
4	2018-05-25	Progress for P. 01/02
5	2018-05-25	DF Approval Set 2
6	2018-05-25	DF Approval Set 3
7	2018-05-25	Progress for City Review
8	2018-05-25	DF Approval Set 4
9	2018-05-25	Progress for City Review
10	2018-05-25	DF Approval Set 5
11	2018-05-25	DF Approval Set 6
12	2018-05-25	DF Approval Set 7
13	2018-05-25	DF Approval Set 8
14	2018-05-25	DF Approval Set 9
15	2018-05-25	DF Approval Set 10
16	2018-05-25	DF Approval Set 11
17	2018-05-25	DF Approval Set 12
18	2018-05-25	DF Approval Set 13
19	2018-05-25	DF Approval Set 14
20	2018-05-25	DF Approval Set 15
21	2018-05-25	DF Approval Set 16
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23	2018-05-25	DF Approval Set 18
24	2018-05-25	DF Approval Set 19
25	2018-05-25	DF Approval Set 20
26	2018-05-25	DF Approval Set 21
27	2018-05-25	DF Approval Set 22
28	2018-05-25	DF Approval Set 23
29	2018-05-25	DF Approval Set 24
30	2018-05-25	DF Approval Set 25
31	2018-05-25	DF Approval Set 26
32	2018-05-25	DF Approval Set 27
33	2018-05-25	DF Approval Set 28
34	2018-05-25	DF Approval Set 29
35	2018-05-25	DF Approval Set 30
36	2018-05-25	DF Approval Set 31
37	2018-05-25	DF Approval Set 32
38	2018-05-25	DF Approval Set 33
39	2018-05-25	DF Approval Set 34
40	2018-05-25	DF Approval Set 35
41	2018-05-25	DF Approval Set 36
42	2018-05-25	DF Approval Set 37
43	2018-05-25	DF Approval Set 38
44	2018-05-25	DF Approval Set 39
45	2018-05-25	DF Approval Set 40
46	2018-05-25	DF Approval Set 41
47	2018-05-25	DF Approval Set 42
48	2018-05-25	DF Approval Set 43
49	2018-05-25	DF Approval Set 44
50	2018-05-25	DF Approval Set 45
51	2018-05-25	DF Approval Set 46
52	2018-05-25	DF Approval Set 47
53	2018-05-25	DF Approval Set 48
54	2018-05-25	DF Approval Set 49
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57	2018-05-25	DF Approval Set 52
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59	2018-05-25	DF Approval Set 54
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61	2018-05-25	DF Approval Set 56
62	2018-05-25	DF Approval Set 57
63	2018-05-25	DF Approval Set 58
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65	2018-05-25	DF Approval Set 60
66	2018-05-25	DF Approval Set 61
67	2018-05-25	DF Approval Set 62
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69	2018-05-25	DF Approval Set 64
70	2018-05-25	DF Approval Set 65
71	2018-05-25	DF Approval Set 66
72	2018-05-25	DF Approval Set 67
73	2018-05-25	DF Approval Set 68
74	2018-05-25	DF Approval Set 69
75	2018-05-25	DF Approval Set 70
76	2018-05-25	DF Approval Set 71
77	2018-05-25	DF Approval Set 72
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79	2018-05-25	DF Approval Set 74
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82	2018-05-25	DF Approval Set 77
83	2018-05-25	DF Approval Set 78
84	2018-05-25	DF Approval Set 79
85	2018-05-25	DF Approval Set 80
86	2018-05-25	DF Approval Set 81
87	2018-05-25	DF Approval Set 82
88	2018-05-25	DF Approval Set 83
89	2018-05-25	DF Approval Set 84
90	2018-05-25	DF Approval Set 85
91	2018-05-25	DF Approval Set 86
92	2018-05-25	DF Approval Set 87
93	2018-05-25	DF Approval Set 88
94	2018-05-25	DF Approval Set 89
95	2018-05-25	DF Approval Set 90
96	2018-05-25	DF Approval Set 91
97	2018-05-25	DF Approval Set 92
98	2018-05-25	DF Approval Set 93
99	2018-05-25	DF Approval Set 94
100	2018-05-25	DF Approval Set 95

RICHMOND CENTRE
PHASE 1

STOREFRONT
GUIDELINES

DATE
DRAWN BY
CHECKED BY
SCALE
JOB NUMBER 1686-87

A-9C.05

G: Canopy

Client will work with GC and manufacturer to determine final details and materials for canopy and lighting fixtures. This document is for conceptual design and coordination purposes only.

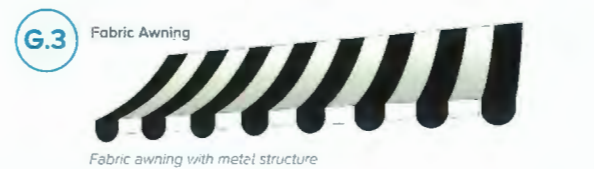
Dimensions:

- Canopies and awnings cannot exceed the width of the storefront opening and must extend a minimum of 6 feet past the storefront lease line. The underside must maintain a minimum height of 10'-4" from AFF.



Typical Elevation (for reference only)

Refer to manufacturer's product guide for the latest finishes. Finishes below are standard finishes offered. Custom colors may be available at an upcharge.



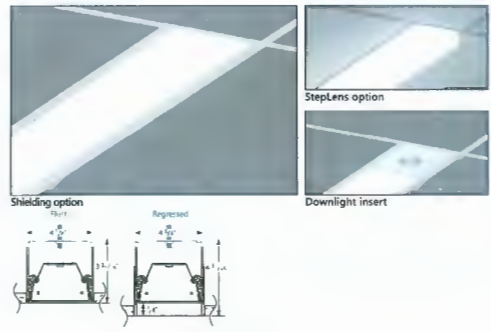
H: Exterior Lighting

Client will work with GC and manufacturer to determine final details and materials for lighting fixtures. This document is for conceptual design and coordination purposes only.

Client is able to use the pre-selected lighting fixtures within the canopy or storefront facade (if permitted). Client must coordinate electrical with architectural and shop drawings. Refer to manufacturer cut sheets for product details and safety.

H.1

Integrated Linear Lighting
This fixture to be used on solid surfaces and flush mounted to canopy. Client to work with canopy manufacturer for detail shop drawings and locations. Refer to manufacturer cut sheets.



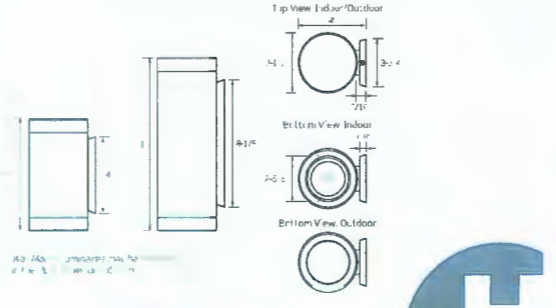
PRODUCT ID	NOM. LUMENS/FT	CR	CRI	COLOR TEMP. (choose one)	SHIELDING	LENGTH	
BBRLED Recessed LED	400 / 1000 / 1200	400 lm/ft - Minimum / 1000 lm/ft - max for GZ, NW, WW, ASD*	80 / 90	27 2700 K / 30 3000 K / 35 3500 K / 40 4000 K / 830 3000 K - BIOS* / 835 3500 K - BIOS* / 840 4000 K - BIOS*	TW2750 2700-5000 K - Tunable White / TW2765 2700-6500 K - Tunable White / BTW3527 3500-2700 K - Tunable BIOS / BTW4027 4000-2700 K - Tunable BIOS	FL flush / RG regressed / 0.25" Globe lens / 0.5" Globe lens / 1.5" StepLens, lum. end cap* / 1.5" StepLens, opaque end cap* / UB Ultra Ultra lens** / ASD asymmetric, flush only / BW batwing, flush only / NW narrow, flush only / GZ graze, flush only / WW wallwash, flush only	2' 2" / 3' 3" / 4' 4" / 5' 5" / 6' 6" / 8' 8" / 12' 12" / SL system run

H.2

Integrated Can Fixture Lighting
Can fixture can be mounted to the canopy or on storefront facade (if permitted). See cut sheet for mounting details and electrical. Client to work with GC and manufacturer for placement and coordination of electrical.



	CY351/CY3T1	CY352/CY3T2	CY353/CY3T3
WATTAGE	10W	14W	20W
LUMEN OUTPUT	~1000lm	1400lm	1800lm
COLOR TEMPERATURE	2700K / 3000K / 3500K / 4000K		
CRI	83 (80min) / 90+		
BEAM	12" Spot / 28" Medium / 39" Flood / 65" Wide Flood / Wall Wash		
LUMINAIRE HEIGHT	6.1-2 inches (Street) / 11 inches (Tall)		
FINISHES	Matte Black / Satin Bronze / Matte White / Matte Silver / Custom Colors Available		
DRIVER INPUT WATTAGE	10W	14W	20W
DRIVER INPUT VOLTAGE	120V - 277V Dimming, 50/60Hz		



REVISIONS

No.	Date	Description
1	2017-03-09	Discipline Form Application
2	2017-08-08	10% Design Review
3	2018-03-29	DF Application Review Progress for P. 04g
4	2018-04-26	DF Application Review Progress for P. 04g
5	2018-08-02	DF Application Review Progress for P. 04g
6	2018-03-20	DF Application Review Progress for P. 04g
7	2018-04-26	DF Application Review Progress for P. 04g
8	2018-05-09	DF Application Review Progress for P. 04g
9	2024-08-28	DF Amendment General Compliance

I: Client Signage

Client will work with CF Client Design and Delivery team in collaboration with GC and manufacturer for detailed drawings. This document is not for construction and is subject to terms and conditions.

G1 and G2 are approved locations for client's main signage location. Client has the opportunity to install a blade sign - see G3 for specifications. No part of the signage can exceed the client's overall storefront width. Maximum height of signage is limited to the underside of the air intake metal louvres (no signage zone).

Compliance with the guidelines does not exempt the improvement from any applicable City of Richmond Sign Bylaw requirements which may include, but may not be limited to, City approval of a Sign Permit application.

1.1

Above Canopy (on face of panels)

Client to provide location to manufacturer to ensure adequate blocking and electrical for signage.



1.2

Above Canopy (away from panels)

Sitting atop canopy with required support as needed. Client to provide location to ensure electrical requirement is available at time of install.



1.3

Blade Sign

A blade sign is allowed to be suspended from canopy. Client to provide location to ensure electrical requirement is available at time of install. A minimum height clearance of 8' 6" must be maintained from underside of blade sign to ground level.



Illustrations shown are for reference only.

CF Richmond Centre



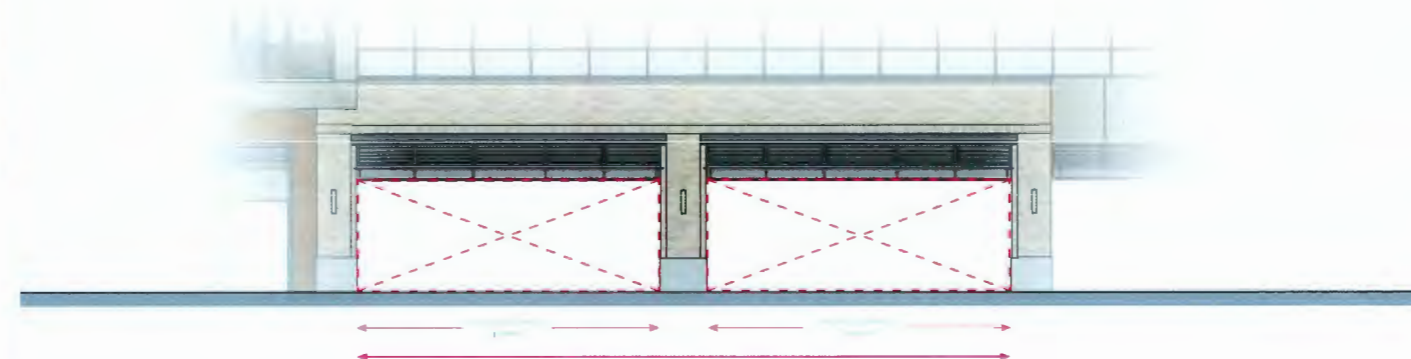
J: Large Storefront

Client will work with CF Client Design and Delivery team in collaboration with GC and manufacturer for detailed drawings. This document is not for construction and is subject to terms and conditions.

Units that occupy two or more storefront openings or that is 65' 0" or more are considered large storefronts. The composition of large storefronts is varied, but per storefront opening will incorporate at least two complementary, coordinated design expressions to contribute to the visual interest and streetscape animation.

Storefront frontages greater than 100' 0" are encouraged to have more than one entrance or an alternative (eg. seasonal) access.

For an extensive storefront that exceeds 150 linear feet, more than 1 point of entry or operable glazing will be required to create a design intent with an animated facade. Tenants with an extensive storefront will be required by BC Building Code to have more than 1 means of egress.



Illustrations shown are for reference only.

CF Richmond Centre



gbl ARCHITECT INC
133 EAST 8TH AVENUE
VANCOUVER, BC, CANADA V5T 1A2 TEL: 604.271.1134
FAX: 604.271.3479
www.gblarchitect.com

NOTES:

DP 17-768248
AUG 26, 2024
PLAN # 9c-07



REVISIONS	No.	Date	Description
	1	2017-03-31	Development Permit Application
	2	2017-08-08	30% Design Set
	3	2018-03-29	DP Application Rev. 1
	4	2018-04-06	Progress for Pricing
	5	2018-08-02	DP Application Rev. 2
	6	2019-03-20	DP Application Rev. 3
	7	2019-04-26	Progress for City Review
	8	2019-05-03	DP Panel Submission
	9	2024-08-26	DP Amendment: General Compliance

RICHMOND CENTRE
PHASE 1

STOREFRONT
GUIDELINES

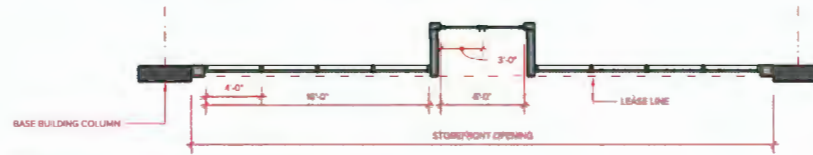
DATE
DRAWN BY
CHECKED BY
SCALE

JOB NUMBER 1686-87

A-9C.07

K: Example 1

The below example illustrates a design concept for one of the various storefronts that utilizes the design criteria. Client will work with the manufacturer for detail shop drawings to achieve the final design details for their storefront.



Typical Storefront Plan (for reference only)

The below list identifies various storefront systems used according to each design criteria section for the storefront design.

- Section B: Mullion System**
 - B1 Curtain Wall with 4 Foot Wide Panels
- Section C: Glazing System**
 - C1 Vision Glass with muntins/dividers
 - C2 Spandrel (above the canopy)
- Section D: Solid Panel System**
 - D2 Architectural Wood Panels (Mtl)
- Section E: Entry Door**
 - E1 Double Door Entry
- Section G: Canopy**
 - G2 Solid Metal Canopy
- Section H: Exterior Lighting**
 - H2 Integrated Can Fixture
- Section I: Client Signage**
 - J2 Signage above canopy (on canopy)

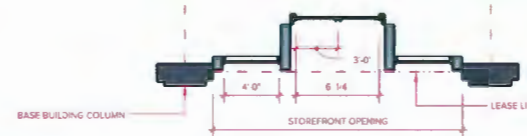
Note that the design team will work with the guidelines does not exempt the improvement from any applicable City of Richmond Sign Bylaw requirements but may be limited to Client approval of Sign Permit application.

Richmond Centre



K: Example 2

The below example illustrates a design concept for one of the various storefronts that utilizes the design criteria. Client will work with the manufacturer for detail shop drawings to achieve the final design details for their storefront.



Typical Storefront Plan (for reference only)

The below list identifies various storefront systems used according to each design criteria section for the storefront design.

- Section B: Mullion System**
 - B1 Curtain Wall with 4 Foot Wide Panels
- Section C: Glazing System**
 - C1 Vision Glass with muntins/dividers
 - C2 Spandrel (above the canopy)
- Section D: Solid Panel System**
 - D1 Metal Panel
- Section E: Entry Door**
 - E1 Double Door Entry
- Section G: Canopy**
 - G2 Solid Metal Canopy with tint glass
- Section H: Exterior Lighting**
 - H2 Integrated Can Fixture mounted on facade
- Section I: Client Signage**
 - J1 Signage on metal panel

Note that the design team will work with the guidelines does not exempt the improvement from any applicable City of Richmond Sign Bylaw requirements but may be limited to Client approval of Sign Permit application.

Richmond Centre



DP 17-768248
AUG 26, 2024
PLAN # 9c-08



No.	Date	Description
1	2017-03-31	Development Permit Application
2	2017-08-08	30% Design Set
3	2018-03-29	DP Application Rev. 1
4	2018-04-06	Progress for Pricing
5	2018-08-02	DP Application Rev. 2
6	2019-03-20	DP Application Rev. 3
7	2019-04-26	Progress for L. by Review
8	2019-05-03	DP Permit Submission
9	2024-08-26	DP Amendment General Compliance

RICHMOND CENTRE
PHASE 1

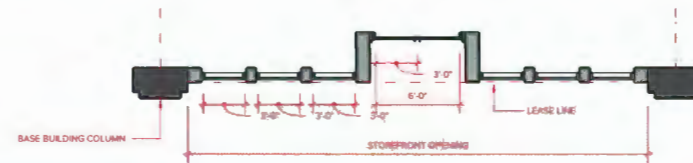
STOREFRONT
GUIDELINES

DATE
DRAWN BY
CHECKED BY
SCALE
JOB NUMBER 1686-87

A-9C.08

K: Example 3

The below example illustrates a design concept for one of the various storefronts that utilizes the design criteria. Client will work with the manufacturer for detail shop drawings to achieve the final design details for their storefront.



Typical Storefront Plan (for reference only)

The below list identifies various design criteria (according to each design criteria section) for the storefront design.

- Section B: Mullion System**
 - B.2 Curtain Wall with 3 Foot Wide Panels
- Section C: Glazing System**
 - C.1 Vision Glass
- Section D: Solid Panel System**
 - D.1 Metal Panel
 - D.4 Brick Veneer (to match base building)
- Section E: Entry Door**
 - E.1 Double Door Entry
- Section G: Canopy**
 - G.2 Solid Metal Canopy
- Section H: Exterior Lighting**
 - H.2 Integrated Can Fixture
- Section I: Client Signage**
 - I.2 Signage above canopy (on canopy)

Note that compliance with the design criteria does not exempt the applicant from any applicable City of Richmond Sign Bylaw requirements but may include but may not be limited to, City approval of Sign Permit application.

Richmond Centre



K: Example 4 (Large Storefronts)

The below example illustrates a design concept for one of the various storefronts that utilizes the design criteria. Client will work with the manufacturer for detail shop drawings to achieve the final design details for their storefront.



Typical Storefront Plan (for reference only)

The below list identifies various design criteria (according to each design criteria section) for the storefront design.

- Section B: Mullion System**
 - B.2 Curtain Wall with 4 Foot Wide Panels
- Section C: Glazing System**
 - C.1 Vision Glass
- Section D: Solid Panel System**
 - D.1 Metal Panels
- Section E: Entry Door**
 - E.1 Double Door Entry
- Section G: Canopy**
 - G.2 Solid Metal Canopy
- Section H: Exterior Lighting**
 - H.2 Integrated Can Fixture
- Section I: Client Signage**
 - I.2 Signage above canopy (on canopy)

Note that compliance with the design criteria does not exempt the applicant from any applicable City of Richmond Sign Bylaw requirements but may include but may not be limited to, City approval of Sign Permit application.

Richmond Centre



gbl ARCHITECT INC
 151 EAST 4TH AVENUE TEL: 604 681 1194
 VANCOUVER BC CANADA V6C 1A6 FAX: 604 681 3479
 WWW.GBLARCHITECT.COM

DP 17-768248
 AUG 26, 2024
 PLAN # 9c-09



REVISIONS		
No.	Date	Description
1	2017-03-31	Development Permit Application
2	2017-08-08	30% Design Set
3	2018-03-29	DP Application Rev. 1
4	2018-04-05	Progress for Pricing
5	2018-08-02	DP Application Rev. 1
6	2015-03-20	DP Application Rev. 2
7	2019-04-26	DP Application Rev. 3
8	2019-05-02	DP Panel Submission
9	2024-08-26	DP Amendment General Compliance

RICHMOND CENTRE
 PHASE 1

STOREFRONT
 GUIDELINES

DATE
 DRAWN BY
 CHECKED BY
 SCALE
 JOB NUMBER 1686-87

A-9C.09

L: Adjacency Criteria

The below example illustrates design concept for multiple storefronts utilizing the design criteria along Park Road. Client will work with the manufacturer for detailed shop drawings to achieve the final design details for their storefront.



Park Road: Building 1B South (int)

- BRICK VENEER
- PRECAST CONCRETE
- PERFORATED GLASS CANOPY
- PERFORATED ALUMINUM LOUVER
- PRECAST CONCRETE
- PERFORATED ALUMINUM CHANNEL
- SPECIALTY CANOPY
- BRICK VENEER
- BRASS STOREFRONT SYSTEM
- PORCELAIN PANEL

Adjacency Recommendations

The Design Guidelines seek to create a wide variety of combination for retail storefront facade options. This varied kit-of-parts approach allows for a high level of flexibility in terms of size while ensuring the regardless of the type and size of tenant, a diverse range of facade options will be available.

Landlord will review with client and its adjacency to ensure each tenant has its own unique presentation that speaks to its brand. In any case, if two adjacent storefronts are identified, landlord will work with the Client to adjust accordingly regarding signage.



Park Road: Building 1B North (int)

- PORCELAIN PANEL
- SPECIALTY PERFORATED CANOPY
- PORCELAIN PANEL
- COPING CAP
- PRECAST CONCRETE
- PERFORATED GLASS CANOPY
- PERFORATED ALUMINUM LOUVER
- BRICK VENEER
- PORCELAIN PANEL

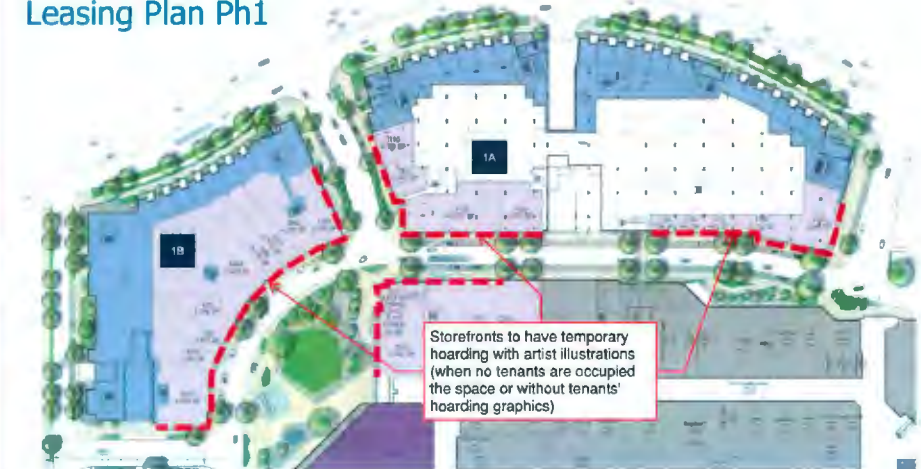
CF Richmond Centre



M: Interim Construction Hoarding - Design Guidelines

Owner will be responsible for all interim construction hoarding with permanent storefronts to be similar to the permanent Storefront Facade Treatment. Design Guidelines provide guidelines to be followed for the installation of Phase 1.

Leasing Plan Ph1



Interim Construction Hoarding

Prior to tenant taking possession of the space or any lease confirmation the interim condition of the storefront will be covered by hoarding. The hoarding will be a canvas for an artist's mural, printed and applied to the vertical surface of the hoarding.

CF Richmond Centre will continue to engage a local artist recommended by the Public Art Consultant, Ballard Fine Art when hoarding is being used.

CF Richmond Centre



1000 WEST 10TH AVENUE
VANCOUVER, BC V6H 2V6
TEL: 604.275.1234
WWW.GBLARCHITECTURE.COM

DP 17-768248
AUG 26, 2024
PLAN # 9c-10



REVISIONS

No.	Date	Description
1	2017-02-01	Development Permit Application
2	2017-08-08	Site Design
3	2018-05-29	DP Application No. 1 - Progress for Planning
4	2018-06-26	DP Application No. 1
5	2018-06-26	DP Application No. 2
6	2018-05-20	DP Application No. 3 - Progress for City Review
7	2019-01-26	DP Application No. 4 - Progress for City Review
8	2019-05-29	DP Final Submission
9	2024-08-26	DP Amendment - General Compliance

RICHMOND CENTRE
PHASE 1

STOREFRONT GUIDELINES

DATE:
DRAWN BY:
CHECKED BY:
SCALE:
JOB NUMBER: 1686-87

A-9C.10

M: Interim Construction Hoarding - Hoarding Mural Artist Options

CF Richmond Centre will engage a local artist to create a mural on the hoarding at the 17th Park Avenue Building. The mural will be created by the artist under contract and will be shown during the construction phase.

sandeepjohal.com

JOHAL, SANDEEP (Vancouver, BC)



Untitled, 2022, Surrey, BC



Full Circle, 2019, Kelowna, BC



Untitled, 2018, Surrey, BC



What Hope Shall We Gather, What Dreams Shall We Sow?, 2021-2022, Vancouver Art Gallery, Vancouver, BC



Untitled, 2021, Vancouver, BC

CF Richmond Centre



M: Interim Construction Hoarding - Design Guidelines

CF Richmond Centre will engage a local artist to create a mural on the hoarding at the 17th Park Avenue Building. The mural will be created by the artist under contract and will be shown during the construction phase.



Park Road: Building 1B South (17th)



Park Road: Building 1B North (17th)

NOTES

- 1. When hoarding occupies an unleased unit, no advertisement, except for leasing contact will be displayed. Artist and CF to collaborate on the appropriate location, signage.
- 2. Hoarding graphics can include the artist's name with a brief description of the design. Location and signage to be determined by artist and CF.
- 3. CF logo to be displayed at least once on either top left or top right corner of the graphic design and shall be no smaller than 1/4 of the height of the hoarding. Artist to advise CF logo location with final approval by landlord.
- 4. If a unit is leased, tenant shall be allowed to advertise their branding on their leased unit during tenant fit-out. Tenant shall follow landlord's general signage criteria.

CF Richmond Centre



1000 WEST 10TH AVENUE, SUITE 1000, VANCOUVER, BC V6H 1T6
 TEL: 604.681.1111
 WWW.GBLARCHITECTS.COM

NOTES

DP 17-768248
AUG 26, 2024
PLAN # 9c-11



REVISIONS

No.	Date	Description
1	2017-03-31	DC Assignment Firm 1 Application
2	2017-06-06	Site Design Sign
3	2018-05-29	DC Application Rev. 1 Progress for Pre-Design
4	2018-06-26	DC Application Rev. 2 Progress for City Review
5	2018-05-31	DC Application Rev. 2 Progress for City Review
6	2019-03-20	DC Application Rev. 3 Progress for City Review
7	2019-01-26	DC Application Rev. 3 Progress for City Review
8	2019-05-29	DC Final Submission
9	2024-08-26	DP Amendment General Compliance

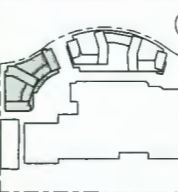
RICHMOND CENTRE
 PHASE 1

STOREFRONT
 GUIDELINES

DATE
 DRAWN BY
 CHECKED BY
 SCALE

JOS NUM/DR 1686-87

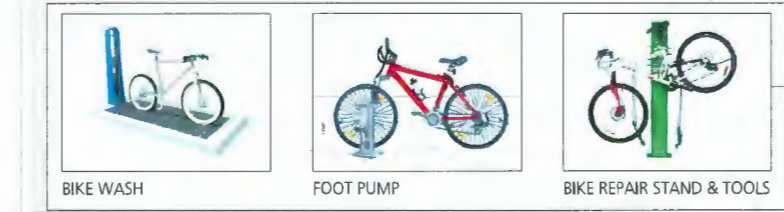
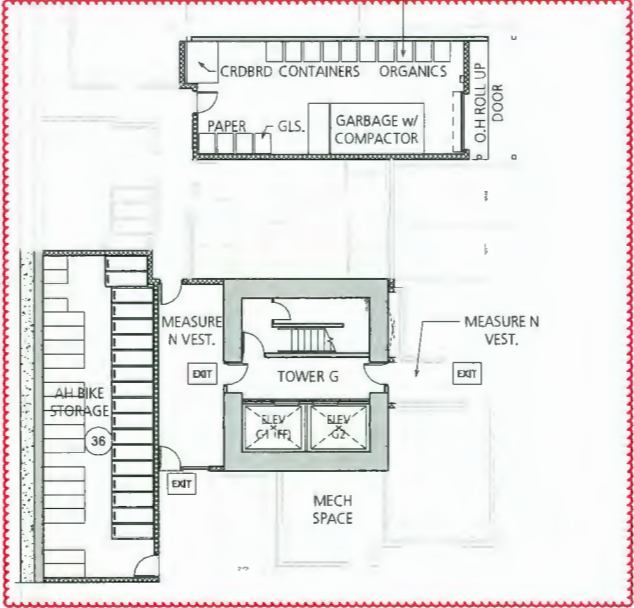
A-9C.11



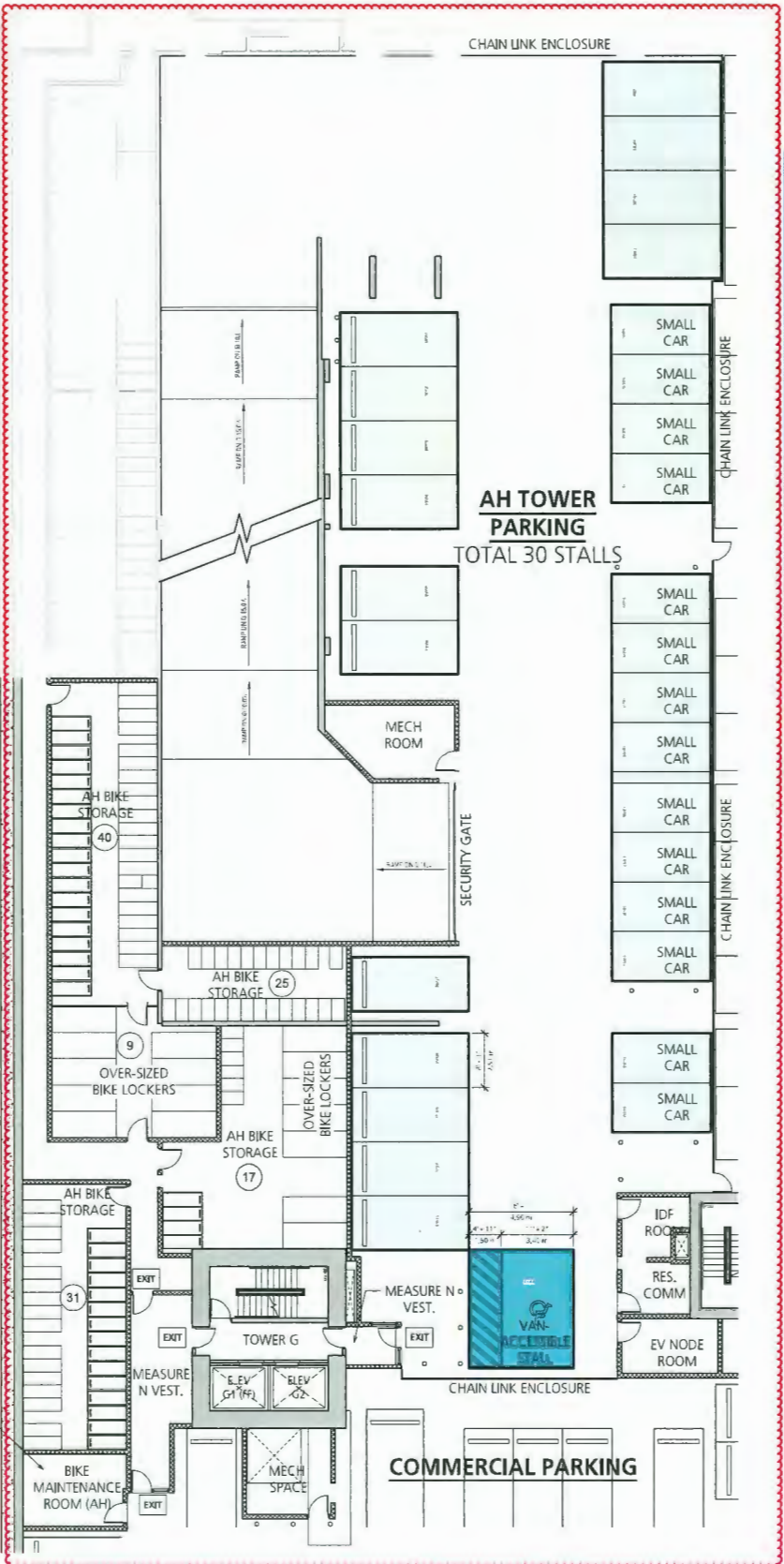
DP 17-768248
 AUG 26, 2024
PLAN # 11a-2

**AH - TOWER G (79 RESIDENTIAL UNITS)
 WASTE MANAGEMENT ROOM (93 SQ.FT.):**

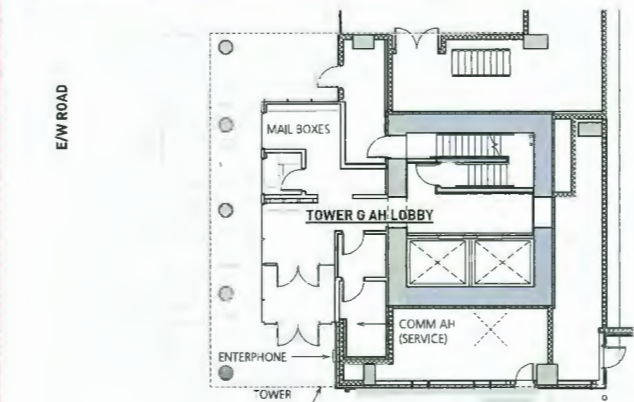
- 3 x 360L MIXED PAPER
- 4 x 360L MIXED CONTAINERS
- 2 x 360L REFUNDABLE BEV. CONTAINERS
- 1 x 240L GLASS JARS & BOTTLES
- 4 x 240L FOOD SCRAPS
- 1 x 8YD LOW-PRO GARBAGE COMPACTOR
- 1 x 4YD FRONT LOAD CARDBOARD BIN



PB | AH - PB
 1/8" = 1'-0"



PA | AH - PA
 1/8" = 1'-0"



LOBBY G - FLOOR PLAN
 1/8" = 1'-0"



REVISIONS	No.	Date	Description
	1	2017-05-31	Development Permit Application
	2	2017-06-08	30% Design Set
	3	2018-05-29	DP Application Rev. 1 Progress for Review
	4	2018-06-06	DP Application Rev. 1
	5	2018-06-02	DP Application Rev. 2
	6	2018-05-26	DP Application Rev. 3 Progress for City Review
	7	2019-04-26	DP Application Rev. 3
	8	2019-05-03	DP Application Rev. 3 Progress for City Review
	9	2024-08-26	DP Amendment General Compliance

RICHMOND CENTRE
 PHASE 1

PHASE 1

AH TOWER PLANS

DATE	5/10/2019 12:29:59 PM
DRAWN BY	JK
CHECKED BY	JK
SCALE	As indicated
JOB NUMBER	1686-87

A-11A.02

PHASE 1 PUBLIC ART: PART 2- REQUIRED DEVELOPMENT SCREENING

Site #1: Screening of Park Road Parkade / Building 1A

Opportunity:

- Public art screening above-grade parking along the east facade of Building 1A
- Artistic enhancement of the parkade facade in diverse range of approach and media including 2D or 3D texture material

Details:

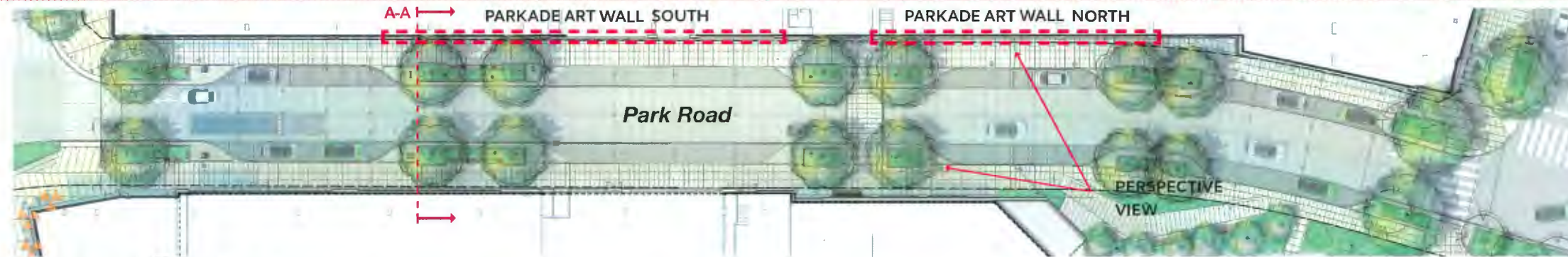
- Block 1A South measures approximately 160' x 20'
- Block 1A North measures approximately 113' x 20'

Rationale:

- Create a compelling, dynamic facade along important pedestrian-oriented retail high street.
- Park Road envisioned as active streetscape drawing people to the Central Plaza, "the community living room" with cafe/restaurants, small boutiques, green nook and public art.
- Contribute to wayfinding by drawing viewers and supporting energetic flow of movement along Park Road towards Central Plaza and Mobility Hub.
- Encourages connection throughout site, permeability, sight lines and movement for pedestrian friendly retail environment.
- High visibility and accessibility for diverse audiences.

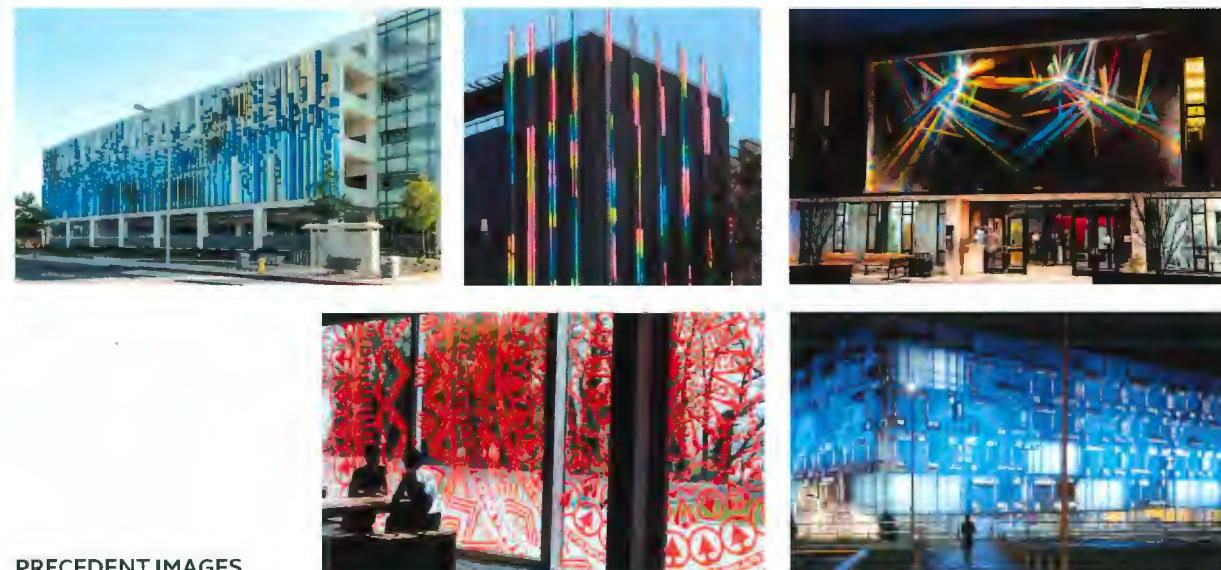


BUILDING 1A PARKADE ART ON PARK ROAD

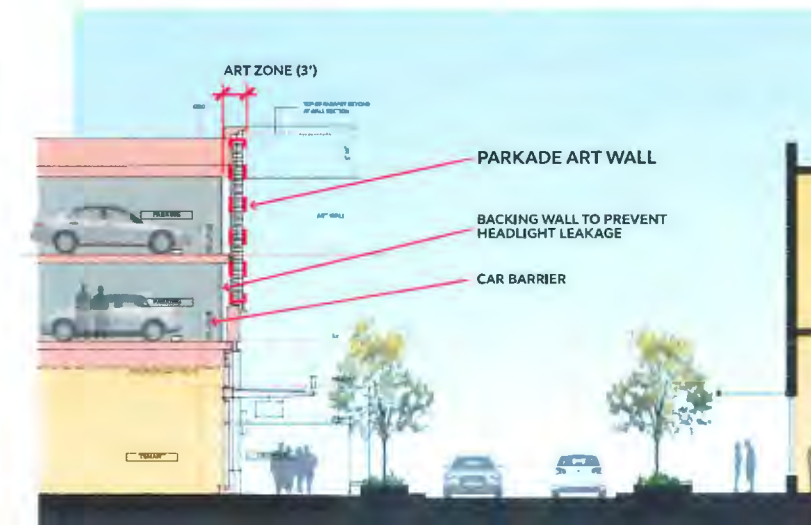


ART SIZE & PLACEMENT

PARK ROAD WEST ELEVATION / PLAN



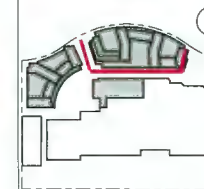
PRECEDENT IMAGES



PARK ROAD SECTION A-A

gbl

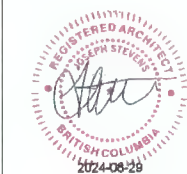
1000 WEST 10TH AVENUE
VANCOUVER, BC CANADA V6H 3G9
TEL: 604.276.1144
FAX: 604.276.1145
WWW.GBLARCHITECTS.COM
100-155



DP 17-768248
AUG 26, 2024
PLAN #11e-2
Updated August 22, 2022

CALLISOR|RTKL

Callisortkl Inc.
1000 West 10th Avenue
Suite 2100
Vancouver, BC V6H 3G9
Tel: 604.682.4646
Fax: 604.682.4645
Project No: 006-10754-00



No.	Date	Description
1	2017-03-31	Development Permit Application
2	2017-06-08	30% Design Set
3	2018-03-29	3rd Application Rev. 1 Progress for PRC
4	2018-04-06	3rd Application Rev. 1
5	2018-08-07	3rd Application Rev. 2
6	2019-03-20	3rd Application Rev. 3 Progress for City Review
9	2024-08-26	DP Amendment General Compliance

RICHMOND CENTRE PHASE 1

ART PLAN - BUILDING 1A SCREENING

DATE DRAWN BY: CISCLED BY: SCALE: JOB NUMBER:

A-11E.02

PHASE 1 PUBLIC ART: PART 2- REQUIRED DEVELOPMENT SCREENING

Site #2: Screening of Park Road Service Uses / Building 1C

Opportunity:

- A mural screening private utilities along the frontage of the existing mall.
- Permanent Mural - 2D artwork.

Details:

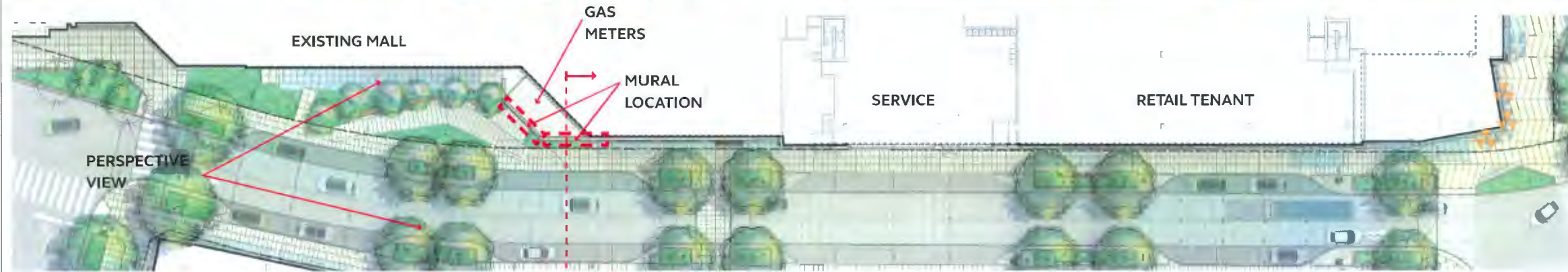
- Wall measures approximately 15' height x 30' length.
- Wrap around the mechanical enclosure structure.

Rationale:

- High visibility and accessibility for diverse audiences
- Animate and enliven important arterial Park Road.
- Possess wayfinding and placemaking qualities.
- Contribute and foster a dynamic and active public realm.
- Enhance the pedestrian experience.
- Support flow and movement throughout the development.
- Leads viewers to heart of development.



BUILDING 1C MURAL ART ON PARK ROAD

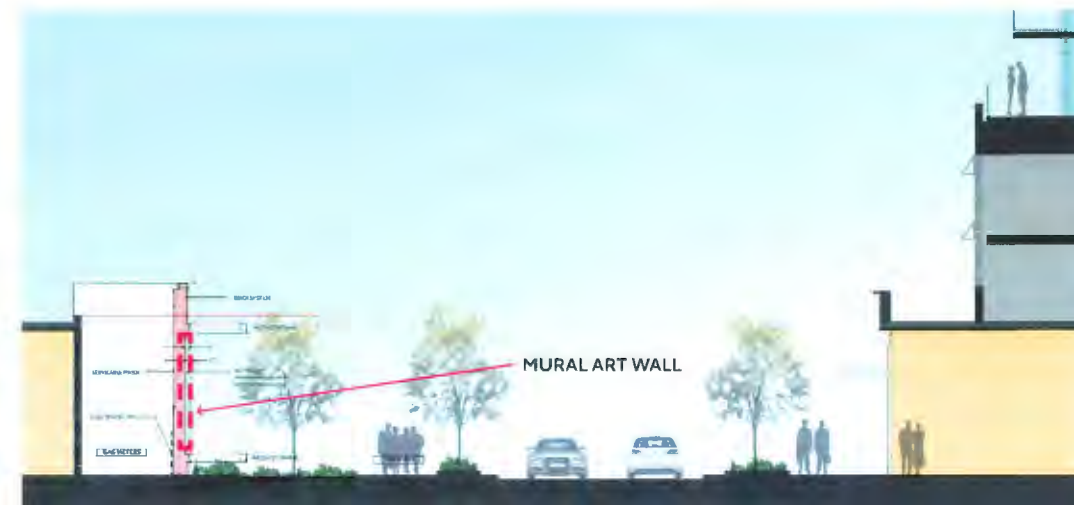


ART SIZE & PLACEMENT

PARK ROAD EAST ELEVATION / PLAN



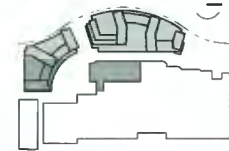
PRECEDENT IMAGES



PARK ROAD SECTION B-B

gbl

GBI ARCHITECTS INC.
11511 170 AVENUE
VANCOUVER, CANADA V6V 1S7
TEL: 604.275.1146
FAX: 604.275.1529
NO. 15



DP 17-768248
AUG 26, 2024
PLAN #11e-3
Updated August 22, 2022

CALLISON|RTKL

CallisonRTKL Inc.
1425 Fifth Avenue
Suite 2400
Seattle, WA 98101-3343
Tel: 206.423.4646
Fax: 206.423.4655
Project No: 086-161704 03



REVISIONS

No.	Date	Description
1	2017-03-31	Development Permit Appl. action
2	2017-08-08	30% Design Set
3	2018-03-29	20% Appl. on Rev. 1 Progress for P1C 10
4	2018-04-06	20% Appl. on Rev. 1
5	2018-06-02	20% Appl. on Rev. 2
6	2019-03-20	20% Appl. on Rev. 3 Progress for City Review
9	2024-08-26	DP Amendment General Compliance

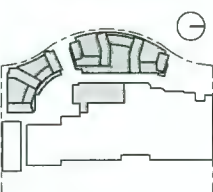
RICHMOND CENTRE PHASE 1

ART PLAN - BUILDING 1C SCREENING

DATE
DRAWN BY
CHECKED BY
SCALE

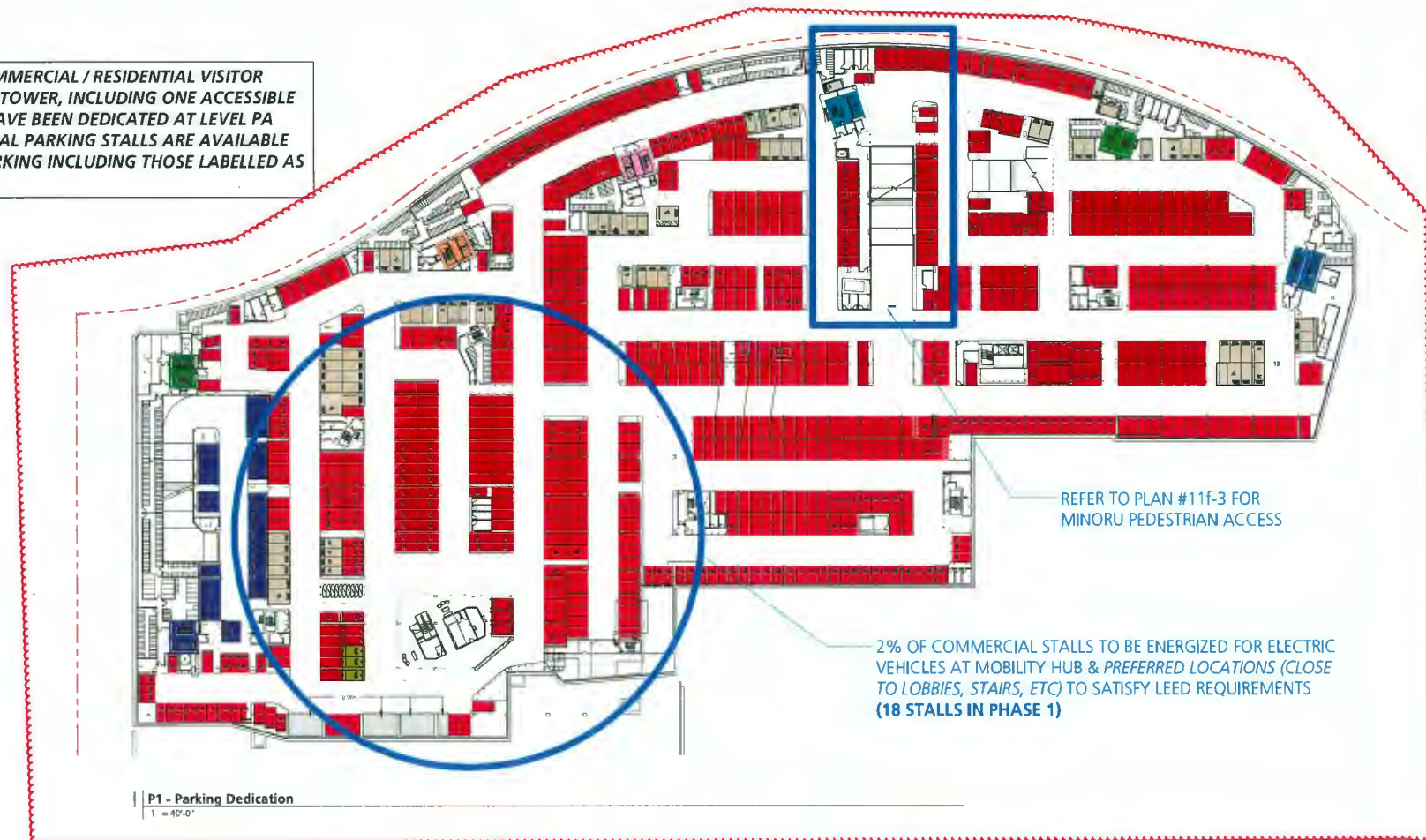
JOS TRUNBER

A-11E.03



P2-PA PARKING DISTRIBUTION		
DEDICATION	LEVEL	COUNT
CAR SHARE	P1	3
COMMERCIAL	P1	677
SHORT TERM	P1	70
TOWER A	P2	83
TOWER B	P2	118
TOWER C	P2	50
TOWER D	P2	36
TOWER E	P2	171
TOWER F	P2	234
TOWER G	P1	30
UNASSIGNED	P2	175
TOTAL PARKING		1647

***10 SHORT TERM COMMERCIAL / RESIDENTIAL VISITOR PARKING STALLS PER TOWER, INCLUDING ONE ACCESSIBLE STALL PER TOWER, HAVE BEEN DEDICATED AT LEVEL PA (100% OF COMMERCIAL PARKING STALLS ARE AVAILABLE FOR RESIDENTIAL PARKING INCLUDING THOSE LABELLED AS 'SHORT TERM').**

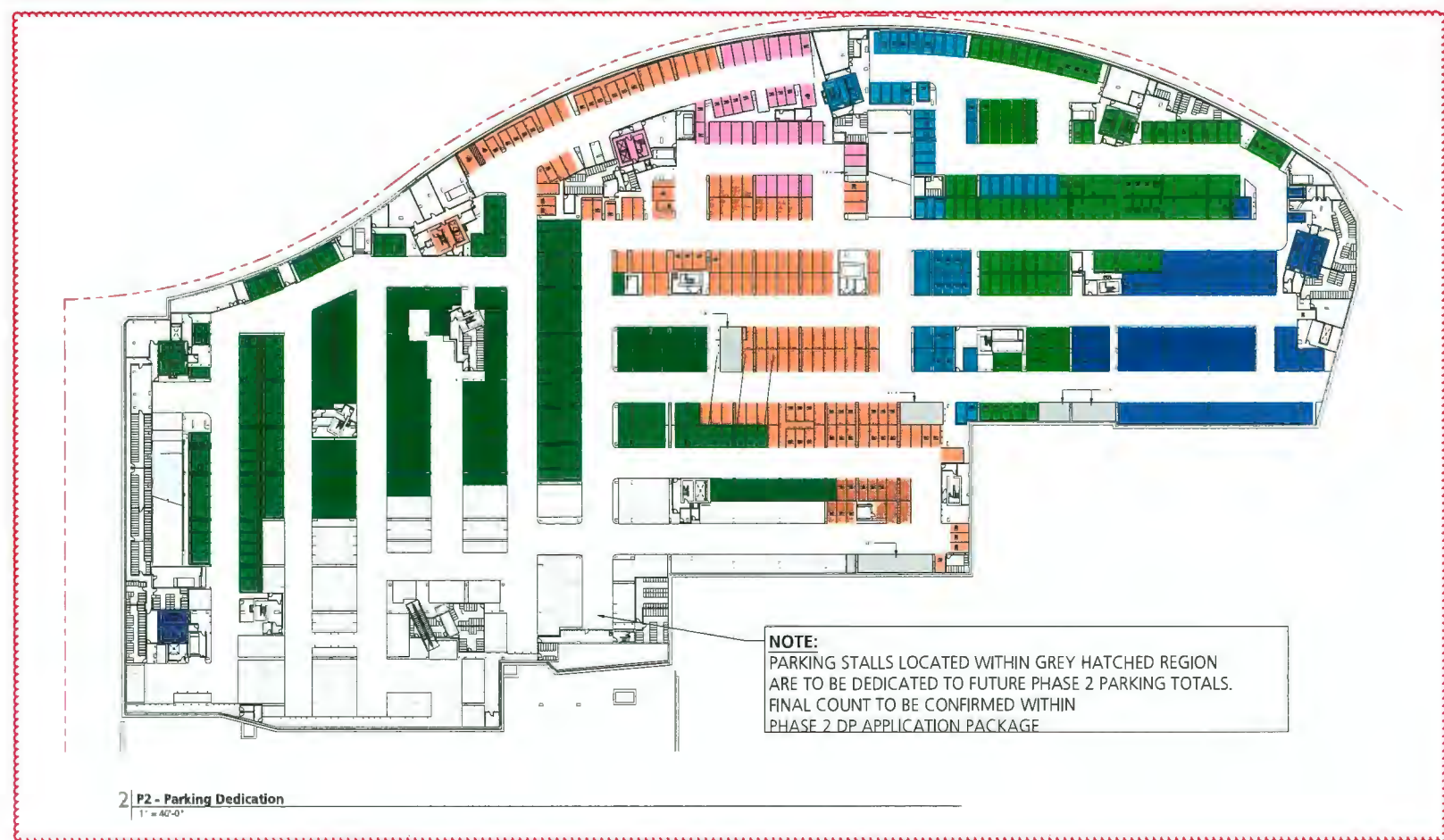


PB-PA PARKING DEDICATION LEGEND:

- CAR SHARE
- COMMERCIAL STALL
- TOWER A
- TOWER B
- TOWER C
- TOWER D
- TOWER E
- TOWER F
- TOWER G
- SHORT TERM SHARED PARKING: RESIDENTIAL VISITOR / COMMERCIAL

PARKING COUNT - NEW PHASE 1 BY LEVEL	
LEVEL	COUNT
Affordable Housing	
P1	30
Car Share	30
P1	3

Commercial	
L1	123
P1	747
	870
Residential	
L2	218
L3	215
P2	867
	1300
TOTAL	2203



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PLAN # 11f-1



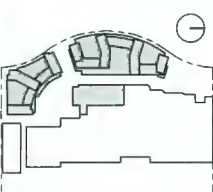
REVISIONS		
No.	Date	Description
1	2017-03-31	Development Permit Application
2	2017-08-08	30% Design Set
3	2018-03-29	DP Application Rev. 1 Progress for Pricing
4	2018-04-25	DP Application Rev. 2 Progress for Pricing
5	2018-08-02	DP Application Rev. 3 Progress for Pricing
6	2019-03-20	DP Application Rev. 4 Progress for Pricing
7	2019-04-25	DP Application Rev. 5 Progress for Pricing
8	2019-05-03	DP Panel Submission
9	2024-08-28	DP Amendment General Compliance

RICHMOND CENTRE PHASE 1

PHASE 1
PB-PA PARKING STALL DISTRIBUTIONS

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 SCALE: _____
 JOB NUMBER: 1686-87

A-11F.01

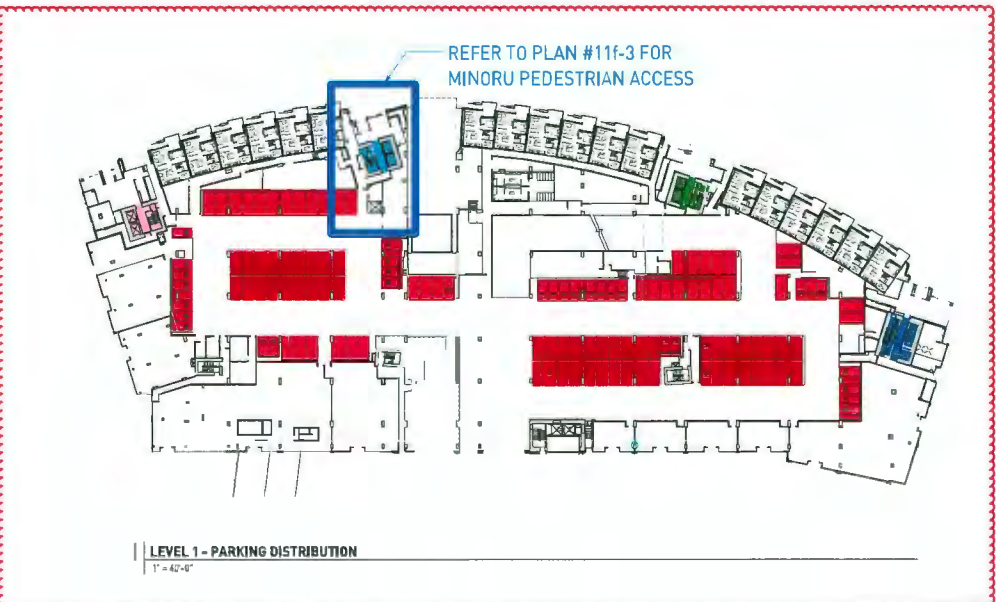
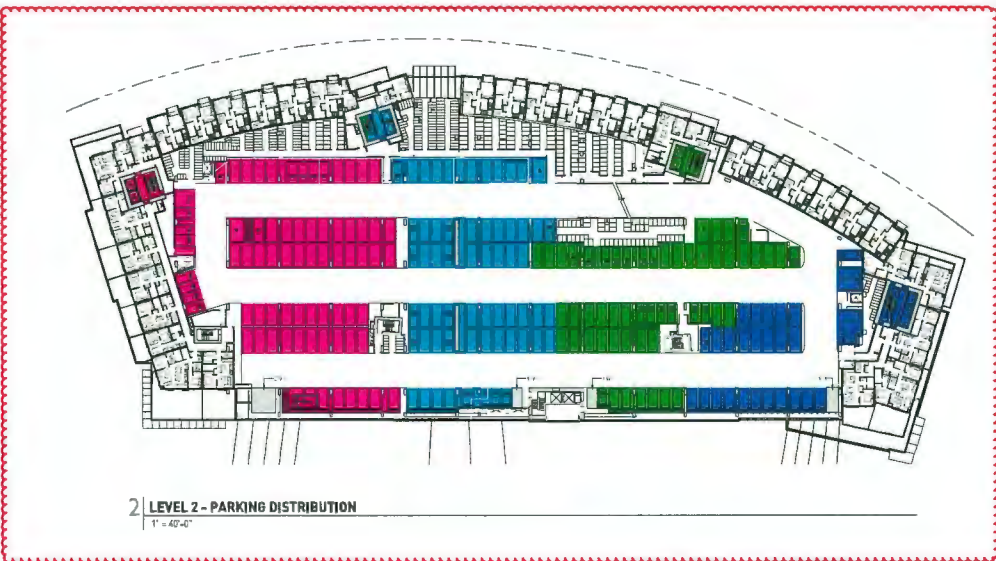
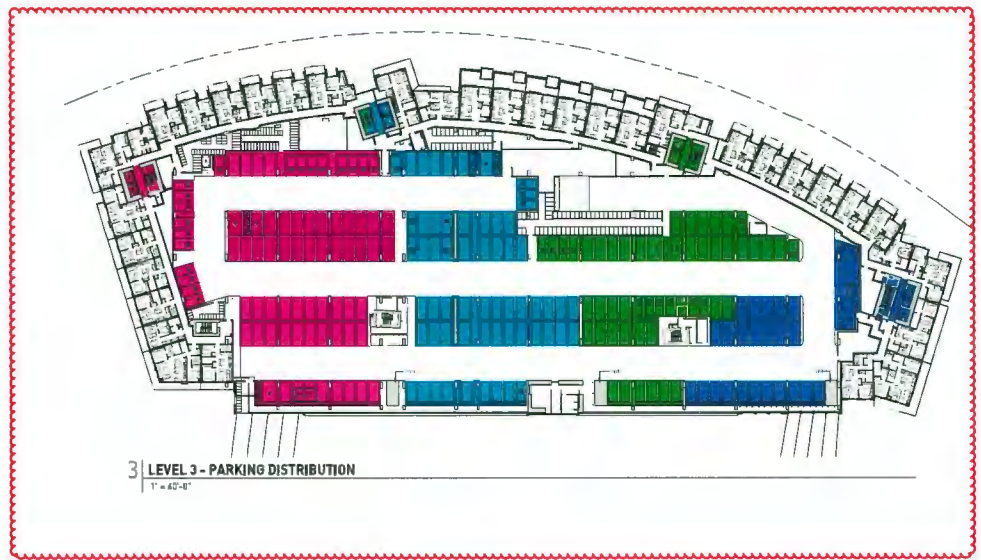


PARKING DISTRIBUTION			
DEDICATION	LEVEL	COUNT	MIN. REQUIRED
CAR SHARE	P1	3	-
COMMERCIAL	L1	123	COMMERCIAL: 11,603m² GLA / 100 x 3.375 = 392 STALLS REQUIRED 870 PROVIDED COMPRISING 70 STALLS FOR SHORT-TERM COMMERCIAL/VISITOR; 325 PHASE 1 STALLS & A SURPLUS OF 475 STALLS TO BE USED IN PHASE 2
COMMERCIAL	P1	677	
		800	
SHORT TERM	P1	70	
		70	
TOWER A	L2	30	TOWER A: 130 UNITS x 0.95 STALLS / UNIT = 124 STALLS REQUIRED
TOWER A	L3	28	
TOWER A	P2	83	
		141	
TOWER B	L2	53	TOWER B: 214 UNITS x 0.95 STALLS / UNIT = 204 STALLS REQUIRED
TOWER B	L3	50	
TOWER B	P2	118	
		221	
TOWER C	L2	61	TOWER C: 168 UNITS x 0.95 STALLS / UNIT = 160 STALLS REQUIRED
TOWER C	L3	60	
TOWER C	P2	50	
		171	
TOWER D	L2	74	TOWER D: 187 UNITS x 0.95 STALLS / UNIT = 178 STALLS REQUIRED
TOWER D	L3	77	
TOWER D	P2	36	
		187	
TOWER E	P2	171	TOWER E: 162 UNITS x 0.95 STALLS / UNIT = 154 STALLS REQUIRED
		171	
TOWER F	P2	234	TOWER F: 226 UNITS x 0.95 STALLS / UNIT = 215 STALLS REQUIRED
		234	
TOWER G	P1	30	TOWER G: 79 UNITS x 0.375 STALLS / UNIT = 29.6 STALLS REQUIRED
		30	
UNASSIGNED	P2	175	TO BE USED FOR PHASE 2 RESIDENTIAL
		175	
TOTAL PARKING		2203	

*10 SHORT TERM COMMERCIAL / RESIDENTIAL VISITOR PARKING STALLS PER TOWER, INCLUDING ONE ACCESSIBLE STALL PER TOWER, HAVE BEEN DEDICATED AT LEVEL PA
 (100% OF COMMERCIAL PARKING STALLS ARE AVAILABLE FOR RESIDENTIAL PARKING INCLUDING THOSE LABELLED AS 'SHORT TERM'.)

L1-L3 PARKING DEDICATION LEGEND:

- CAR SHARE
- COMMERCIAL STALL
- TOWER A
- TOWER B
- TOWER C
- TOWER D
- TOWER E
- TOWER F
- TOWER G
- RESIDENTIAL LOADING



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AUG 26, 2024
PLAN # 11F-2



REVISIONS

No.	Date	Description
1	2017-05-31	Development Permit Application
2	2017-05-08	30% Design Set
3	2018-05-29	DP Application Rev. 1 Progress for Review
4	2018-04-06	DP Application Rev. 1
5	2018-05-02	DP Application Rev. 2
6	2018-05-20	DP Application Rev. 2 Progress for City Review
7	2018-04-26	DP Application Rev. 3
8	2018-05-03	DP Final Submission
9	2024-08-26	DP Amendment General Compliance

RICHMOND CENTRE PHASE 1

PHASE 1
L1-L3 PARKING STALL DISTRIBUTIONS

DATE	5/9/2019 3:28:15 PM
DRAWN BY	JK
CHECKED BY	LL
SCALE	As Shown
JOB NUMBER	1686

A-11F.02