



City of  
Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** July 31, 2024

**From:** Joshua Reis  
Director, Development

**File:** DP 24-037979

**Re:** **Application by Zeidler Architecture for a Development Permit at  
6551 No. 3 Road**

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### Staff Recommendation

That a Development Permit be issued which would permit exterior upgrades to the main East and West mall entrance of the existing building at 6551 No. 3 Road on a site zoned "Downtown Commercial (CDT1)".

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

JR:ac  
Att.2

## Staff Report

### Origin

Zeidler Architecture has applied on behalf of the owners, RC (South) Inc. (Directors: Lois A. Miles, Sal Iacono, Brian Salpeter) and 7904185 Canada Inc (Directors: Ian Woychuk, Bilal Choksi, Stephen Kinsey), to the City of Richmond for permission to undertake exterior upgrades to CF Richmond Centre's main mall entrances at either end of the existing east-west galleria concourse facing No. 3 Road and Minoru Boulevard. The existing shopping mall building at CF Richmond Centre is located at 6551 No. 3 Road on a site zoned "Downtown Commercial (CDT1)". A location map is provided in Attachment 1.

### Background

The subject site currently contains a commercial shopping centre. The south portion of the subject is the subject of a separate Development Permit application (DP 24-014255) for Phase Two of the overall redevelopment of CF Richmond Centre, and which includes a mixed-use development and expanded mall. The proposed exterior upgrades as part of this application are strictly limited to the two main mall galleria entrances.

As part of the OCP Amendment application (CP 16-752923) associated with the overall redevelopment of the mall, staff secured a SRW/PROP to ensure, upon occupancy of the first building in Phase Two, future public access through the galleria during transit operating hours. This will allow the public to pass through the mall and across the outdoor spaces surrounding the existing retail building (e.g., surface parking lots and walkways) via a generally weather protected route, as determined to the satisfaction of the City.

There is no rezoning application associated with this Development Permit application and no associated Servicing Agreement.

### Development Information

6551 No. 3 Road is a roughly 11 ha (28 ac) lot located in the middle of the City Centre's Brighthouse Village area. It is currently occupied by the south part of CF Richmond Centre, a low-rise, low-density, automobile-oriented shopping centre and associated parking.

Existing development surrounding 6551 No. 3 Road includes the following:

To the north: North portion of CF Richmond Centre Mall including the "Horizons" residential towers on a site zoned "Downtown Commercial (CDT1)".

To the south: Phase One of Richmond Centre redevelopment currently under construction involving an approved Development Permit to enable expansion of the mall and construction of high-density mixed-use development (DP 17-768248), and Phase Two of Richmond Centre redevelopment involving a Development Permit, currently under staff review, to permit commercial and high-density strata and rental residential uses (DP 24-014255). Further south, the existing Richmond City Hall and City Hall Annex Building on a site zoned Downtown Commercial (CDT1).

To the west: Further west, across Minoru Boulevard are low- and high-rise residential buildings, on lots zoned “High Rise Apartment (ZHR4) – Brighthouse Village (City Centre)” and “High Rise Apartment (ZHR11) – Brighthouse Village (City Centre)”, the Richmond Cultural Centre and Minoru Park.

To the east: No. 3 Road, beyond which are older, low-rise, auto-oriented commercial buildings zoned “Auto Commercial (CA)”, existing site specific zoned mixed-use and residential towers, the Canada Line's terminus station (Richmond-Brighthouse).

### **Staff Comments**

The existing development and proposed design change complies with the intent of the applicable sections of the Official Community Plan (OCP) and "Downtown Commercial (CDT1)" zone. The existing site is zoned “Downtown Commercial (CDT1)”, with a small area, outside of the scope of this development permit, zoned "Gas & Service Stations (CG 1)" in the northwest corner of the property, which contains surface parking.

The limited scope of the proposed exterior alterations to the main mall entrances will neither significantly impact the overall existing form of the shopping centre, nor result in an increase in floor area.

### **Analysis**

#### ***Conditions of Adjacency***

- The subject site is located in the City Centre's Brighthouse Village area and the mall has a long-standing presence in the City Centre.
- The applicant is proposing a modern glass design upgrade to the existing entrances that will fit well with recent modern design aesthetics of neighbouring developments in the City Centre.
- There are no anticipated impacts to adjacent properties relating to the proposed upgrade as the galleria entrance will occupy the same areas as the previous entrances did.

#### ***Urban Design and Site Planning***

- CF Richmond Centre Mall extends between No. 3 Road and Minoru Boulevard in the east-west directions and between Westminster Highway and Richmond City Hall in the north-south directions.
- The galleria is a primary east-to-west thoroughfare through CF Richmond Centre.
- In the future, the galleria is to serve as public weather protected connection through the site and a convenient connection between Minoru Boulevard and No. 3 Road and the Brighthouse Canada Line station. This connection was secured as part of the OCP Amendment application (CP 16-752923) associated with the overall redevelopment of the mall.
- At either end of the concourse is a grand entrance into the mall. These primary east and west entrances are the sole focus of this development application. Vestibules are incorporated as part of the upgrade for the primary egress doors in the new entrances for energy efficient purposes. The proposed upgrade of the galleria entrances will result in no other changes to the site layout.

***Architectural Form and Character***

- The proposed upgrade aims to renew and cosmetically upgrade CF Richmond Centre's main points of entry into the galleria concourse.
- Eliminating the central arch expression of the existing entrances and introducing a squared entryway will bring a new modern form to the site. The resulting appearance clearly defines the contemporary design of CF Richmond Centre, while aligning with the modern standards of future Richmond Centre residential redevelopments.
- The proposed façade entrances are comprised of three planes built out from the original façades which will step back gradually to be in line with the existing plane.
- The primary cladding being applied to the façades will be a high-performance curtain glazing system. The proposed frit patterning to be applied will be solid vertical bands that assist in conveying the verticality of the façade at the entrances. Clear glazing and solid etched glazing will be used at open areas or spandrel areas, respectively.
- The solid metal panel cladding will be used as an insulated opaque cladding between and around the glazing elements. The metal panel will be a neutral tone that is light in colour to achieve the lightness the design concept desires.
- Please note that any signage shown on the proposed plans is subject to a separate sign permit, review process and approval by the City.

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

- All existing exit pathways and building exits will remain unchanged.
- There are no proposed changes to the existing site layout and landscaping.
- The upgrade to the galleria incorporates suspended canopies over the main entrances providing weather protection to pedestrians.
- The underside of the entrance canopies will include decorative downward focused lighting on the underside of the canopy.
- On-site landscaping upgrades for the entire site have been secured as part of the approved Phase One Development Permit (DP 17-768248) and will be further reviewed as part of the review and consideration of the proposed Phase Two (DP 24-01255) Development Permit application associated with CF Richmond Centre's redevelopment.

***Crime Prevention Through Environmental Design***

- The proposal does not raise any CPTED concerns.
- The existing bollards in front of each entrance are proposed to remain in place providing protection between vehicles and pedestrians.
- The function of the glazed entrance will remain unchanged, with high visibility during the day and the doors securely locked after hours.
- There are no new features proposed which would add concern from a CPTED perspective.

**Conclusions**

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.



Alex Costin  
Planning Technician  
(604-276-4200)

AC:he

Att. 1: Location Map  
2: Development Application Data Sheet

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

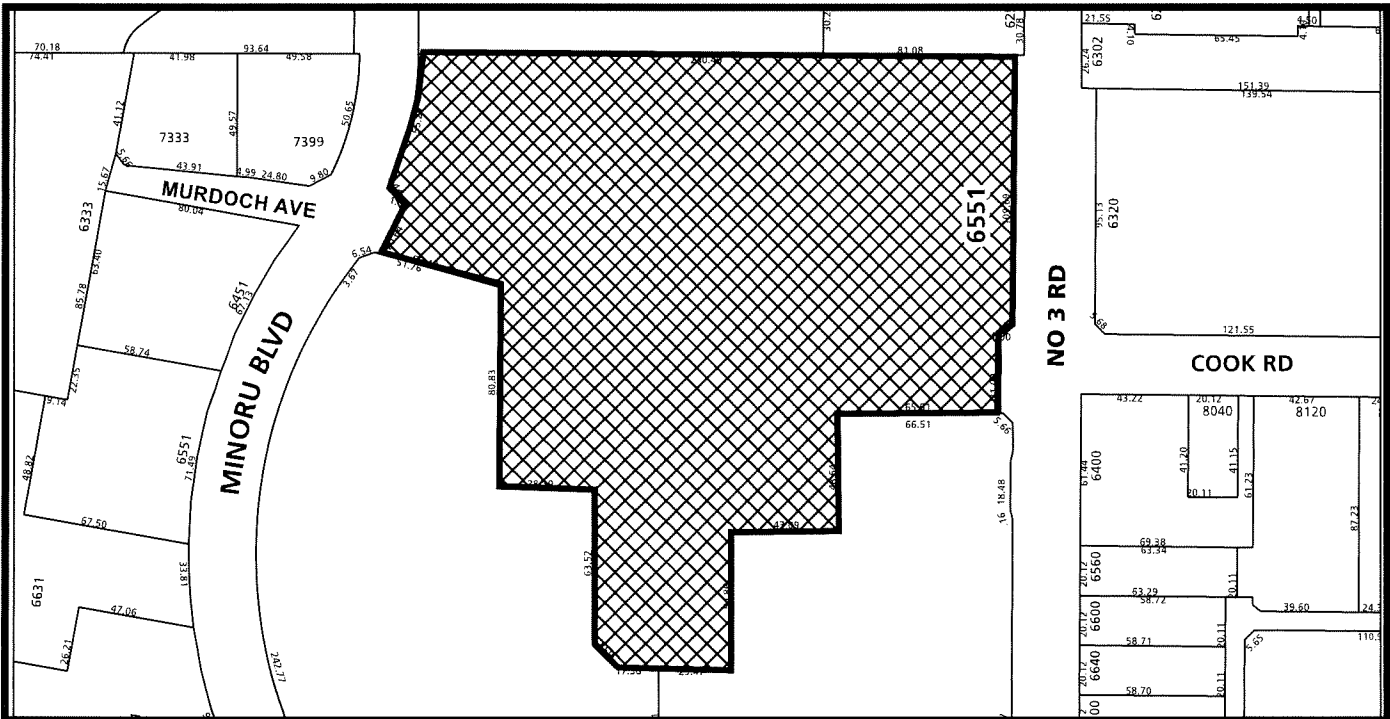
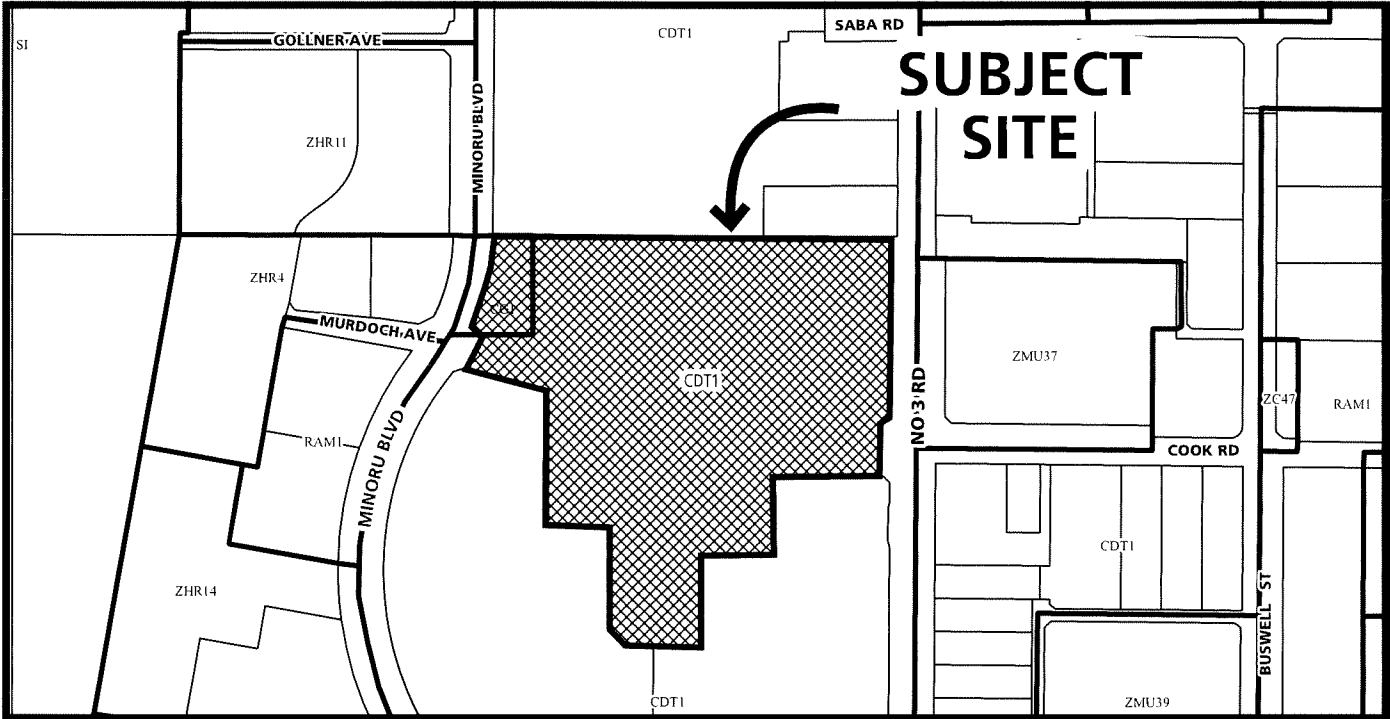
- Payment of all fees in full for cost associated with Public Notices.

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

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>), if applicable.



# City of Richmond



## DP 24-037979

Original date: 07/03/24  
 Revision Date:  
 Note: Dimensions are in METRES



**DP 24-037979**

**Attachment 2**

Address: 6551 No. 3 Road

Applicant: Zeidler Architecture Owner: RC (South) Inc. and  
7904185 Canada Inc.

Planning Area(s): Brighthouse Village (City Centre)

Floor Area Gross: 49,124 m<sup>2</sup> Floor Area Net: 44,940 m<sup>2</sup>

	<b>Existing</b>	<b>Proposed</b>
<b>Site Area</b>	112,304 m <sup>2</sup>	No Change
<b>Land Uses</b>	Commercial	No Change
<b>OCP Designation</b>	Downtown Mixed Use	No Change
<b>Area Plan Designation</b>	Urban Core T6 (45m)	No Change
<b>Zoning</b>	Downtown Commercial (CDT1) & Gas & Service Stations (CG1)	No Change



No. DP 24-037979

To the Holder: ZEIDLER ARCHITECTURE

Property Address: 6551 No. 3 Road

Address: 1981 Main Street, Vancouver, BC V5T 3C1

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1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #12 attached hereto.
4. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.



**Development Permit**  
**No. DP 24-037979**

To the Holder: ZEIDLER ARCHITECTURE

Property Address: 6551 No. 3 Road

Address: 1981 Main Street, Vancouver, BC V5T 3C1

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5. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

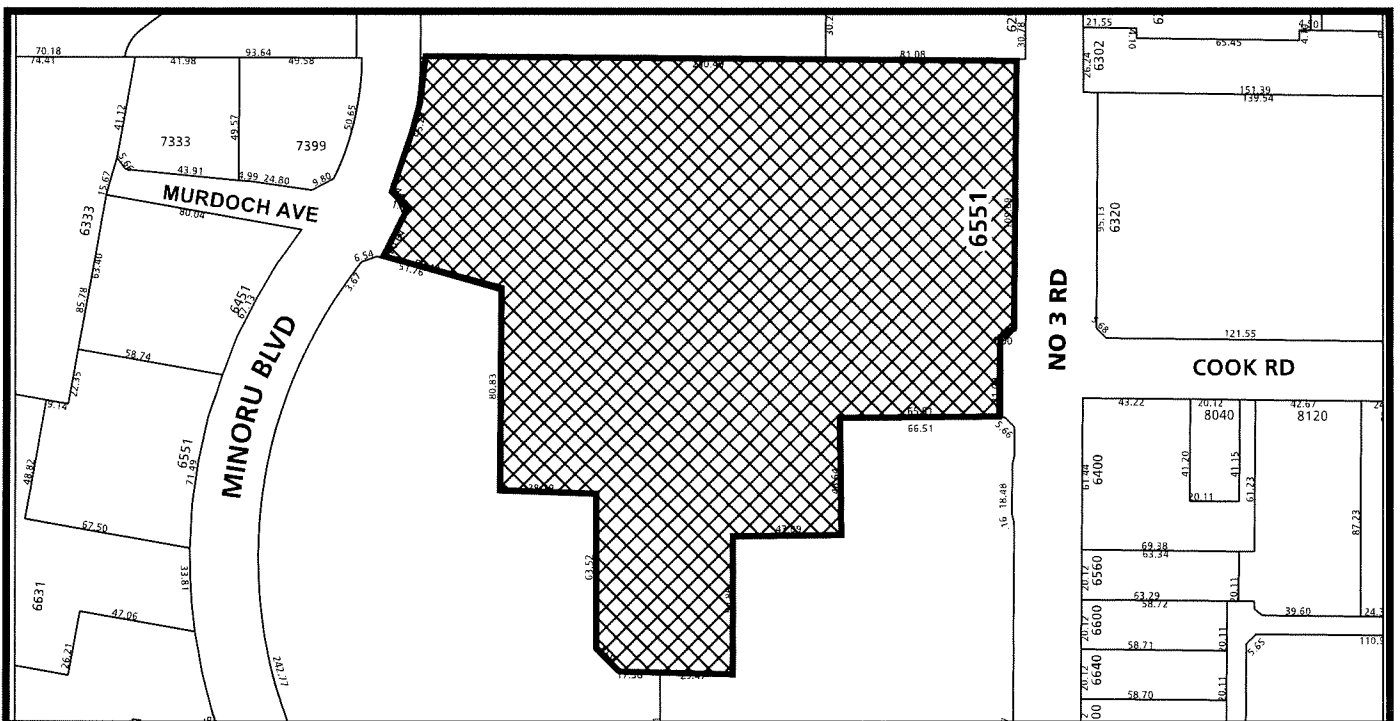
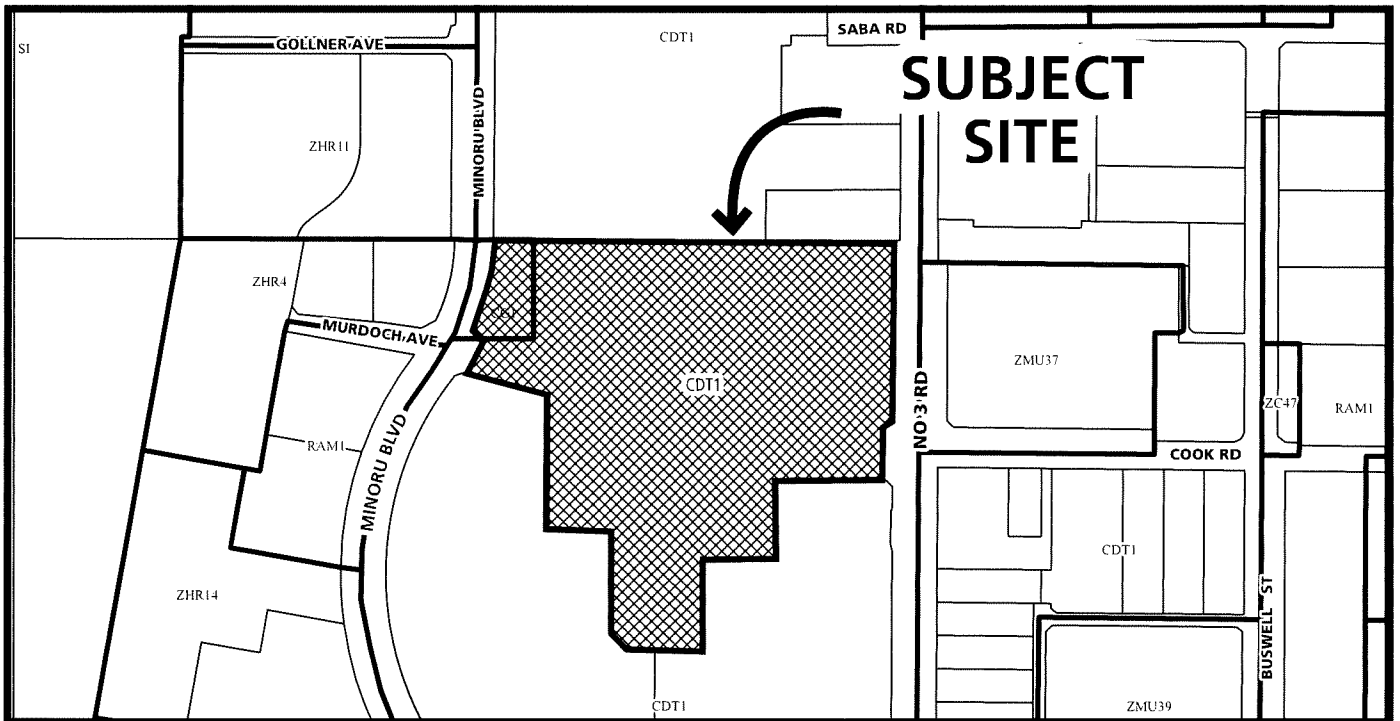
DELIVERED THIS DAY OF , .


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MAYOR



City of Richmond



	<p align="center">DP 24-037979 SCHEDULE "A"</p>	<p>Original date: 07/03/24 Revision Date: 07/29/24 Note: Dimensions are in METRES</p>
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**Zeidler Architecture**

1981 Main Street  
Vancouver, British Columbia V5T 3C1  
T 604 423 3183 | zeidler.com

CLIENT



#910 - 609 GRANVILLE ST.  
VANCOUVER, B.C. V7Y 1G5      DAVID LEE  
604-688-7236

ARCHITECTURAL



1981 MAIN STREET  
VANCOUVER, B.C. V5T 3C1      SEAN CRAWFORD  
403-699-7794

STRUCTURAL



#300 - 1285 W BROADWAY  
VANCOUVER, B.C. V6H 3X8      DAMIEN STONEHAM  
604-739-0048

MECHANICAL



#300 - 6400 ROBERTS STREET  
BURNABY, B.C. V5G 4C9      IAN GRANNARY  
778-313-0470

ELECTRICAL



#300 - 6400 ROBERTS STREET  
BURNABY, B.C. V5G 4C9      IAN GRANNARY  
778-313-0470

COMMERCIAL DESIGN



#200 - 1420 FIFTH AVE.  
SEATTLE, WA. 98101-2343      DAVID R. CHAMNESS  
206-623-4646

# REVISED FOR DEVELOPMENT PERMIT

2024-05-31

## CF RICHMOND CENTRE - GALLERIA UPGRADES

6551 NO. 3 ROAD  
RICHMOND, BRITISH COLUMBIA V6Y 2B6

ARCHITECTURAL

- DP0.00 COVER SHEET
- DP0.01 GENERAL INFORMATION
- DP0.02 LEGENDS & SCHEDULES
- DP1.00 SITE INFORMATION & ZONING
- DP1.01 SITE CONTEXT PLAN
- DP1.02 SITE PLAN
- DP1.03 SITE PLAN - GALLERIA ENTRANCES
- DP2.01 TYPICAL ENTRANCE - DEMO & NEW
- DP2.02 NEW FLOOR PLAN / RCP - ENTRANCE VESTIBULES
- DP3.01 EXTERIOR ELEVATION - TYPICAL NEW ENTRANCE

NO.	ISSUE/ REVISION	DATE
2	REVISED FOR DEVELOPMENT PERMIT	2024-05-31
1	ISSUE FOR DEVELOPMENT PERMIT	2024-03-22

PROJECT NO.	DRAWN	CHECKED
222-125	CP	EA

DRAWING NO.	REVISION NO.
DP0.00	2

Address: Docs/CF Richmond Center - Mall Upgrades/222-125\_2023-05-05-Richmond Centre Mall Upgrades\_F23\_DD\_Central.rvt

2024-05-31 11:40:13 AM



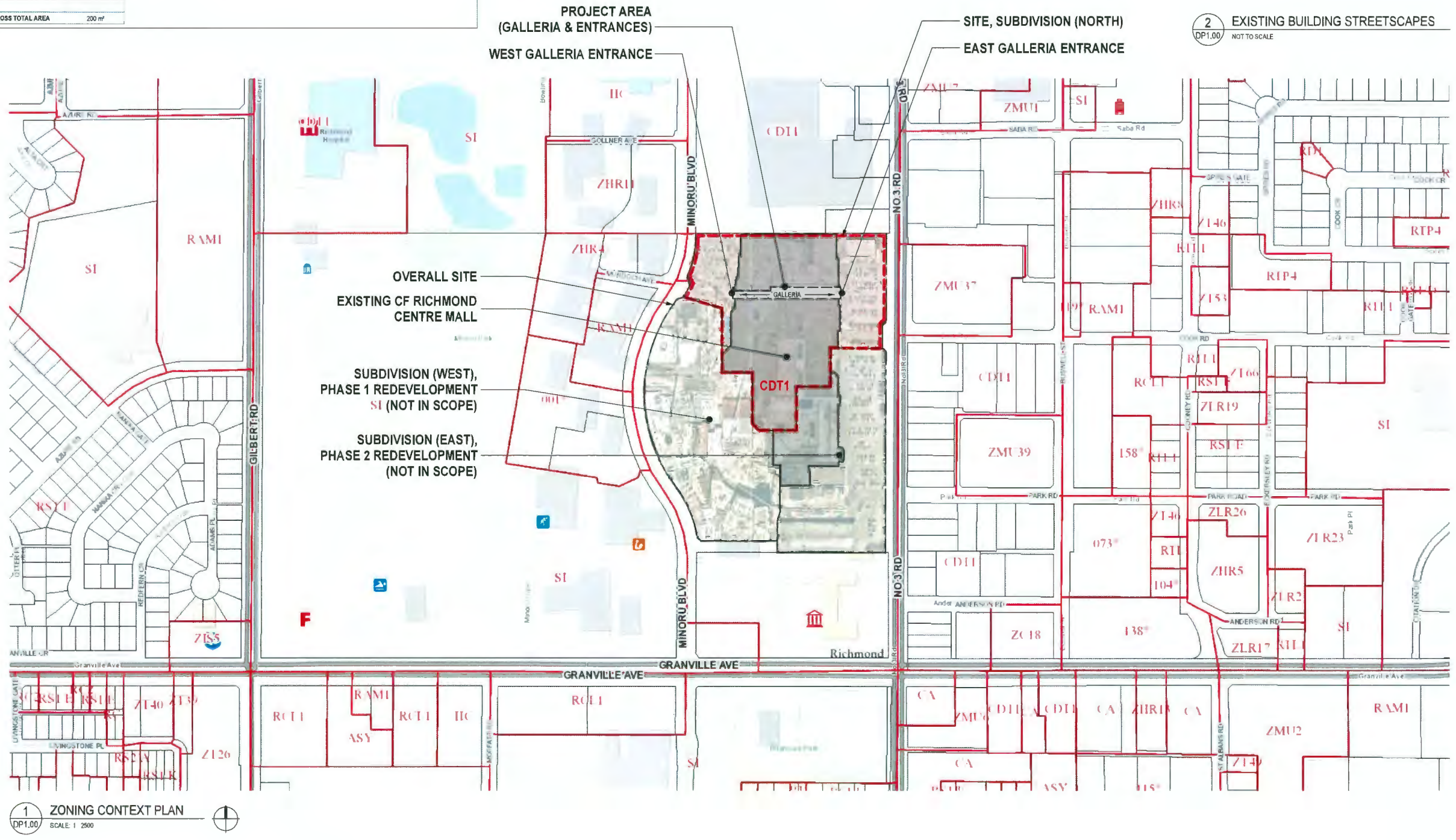
PROJECT & PROPERTY INFORMATION			
LEGAL DESCRIPTION	CIVIC ADDRESS	PROJECT CONTACT	PROPERTY CONTACT
LOT A SEC 8 BLK 4N RG 6W PL NWP31877 LOT A BLOCK 4N, PLAN NWP31877 SECTION 8 RANGE 04W NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN EPP877 74, (BF285836)	CF RICHMOND CENTRE 6551 NO. 3 ROAD RICHMOND B.C. V6Y 2B6	DP APPLICANT: ERIC ASLAN PROJECT MANAGER ZEIDLER ARCHITECTURE 604-423-3183	KELLY GORDON CLIENT / PROJECT MANAGER CADILAC FAIRVIEW 604-318-6928
DEVELOPMENT PERMIT - PROJECT STATISTICS			
<b>ZONING</b> CDT1 DISTRICT (TO REMAIN UNCHANGED)	<b>PROJECT SCOPE</b> THIS ANALYSIS DESCRIBES INTERIOR & EXTERIOR RENOVATION OF THE SPECIFIED GALLERIA CONCOURSE & ENTRANCES OF THE EXISTING NORTH SUBDIVISION OF CF RICHMOND CENTRE.		
<b>PRINCIPAL USES</b> COMMERCIAL RETAIL, (TO REMAIN UNCHANGED)	EXISTING BUILDING, USE, AND OCCUPANT LOAD IS TO REMAIN UNCHANGED EXCEPT WHERE NOTED OTHERWISE WITHIN DEVELOPMENT EXTENTS.		
<b>SITE PROPERTY AREA</b> TOTAL SITE AREA = 107,884 m <sup>2</sup>			
<b>SUBDIVISION (NORTH) AREA</b> TOTAL SITE AREA = 42,304 m <sup>2</sup>			
<b>PROJECT AREA</b> TOTAL PROJECT SCOPE AREA = APPROX. 200 m <sup>2</sup>			
<b>SCOPE LOCATION</b>	<b>AREA</b>		
EAST ENTRY	100 m <sup>2</sup>		
WEST ENTRY	100 m <sup>2</sup>		
GALLERIA CONCOURSE	NA		
<b>GENERAL NOTES</b> THE DEVELOPMENT PROCEDURES OUTLINED IN THESE DOCUMENTS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE BRITISH COLUMBIA BUILDING CODE 2018 AND ITS SUPPLEMENTS.			
<b>GROSS TOTAL AREA</b>	200 m <sup>2</sup>		



NOTE

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July 30, 2024  
DP 24-037979  
Plan # 4

NO.	ISSUE/ REVISION	DATE
1	ISSUE FOR DEVELOPMENT PERMIT	2024-03-22

NOT FOR CONSTRUCTION

**PROJECT**  
CF RICHMOND CENTRE - GALLERIA UPGRADES

**PROJECT ADDRESS**  
6551 NO. 3 ROAD  
RICHMOND, BRITISH COLUMBIA V6Y 2B6

**TITLE**  
SITE INFORMATION & ZONING

PROJECT NO.	DRAWN	CHECKED
222-125	CP	EA

**DRAWING NO.** DP1.00 **REVISION NO.** 1

Autodesk Docs / CF Richmond Center - Mail Upgrades/222-125\_2023-05-25-Richmond Centre Mail Upgrades\_R23\_DD\_Central.rvt  
2024-03-22 9:45:36 AM



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July 30, 2024  
DP 24-037979  
Plan # 5

NO.	ISSUE / REVISION	DATE
1	ISSUE FOR DEVELOPMENT PERMIT	2024-03-22

NOT FOR CONSTRUCTION

PROJECT  
**CF RICHMOND  
CENTRE - GALLERIA  
UPGRADES**

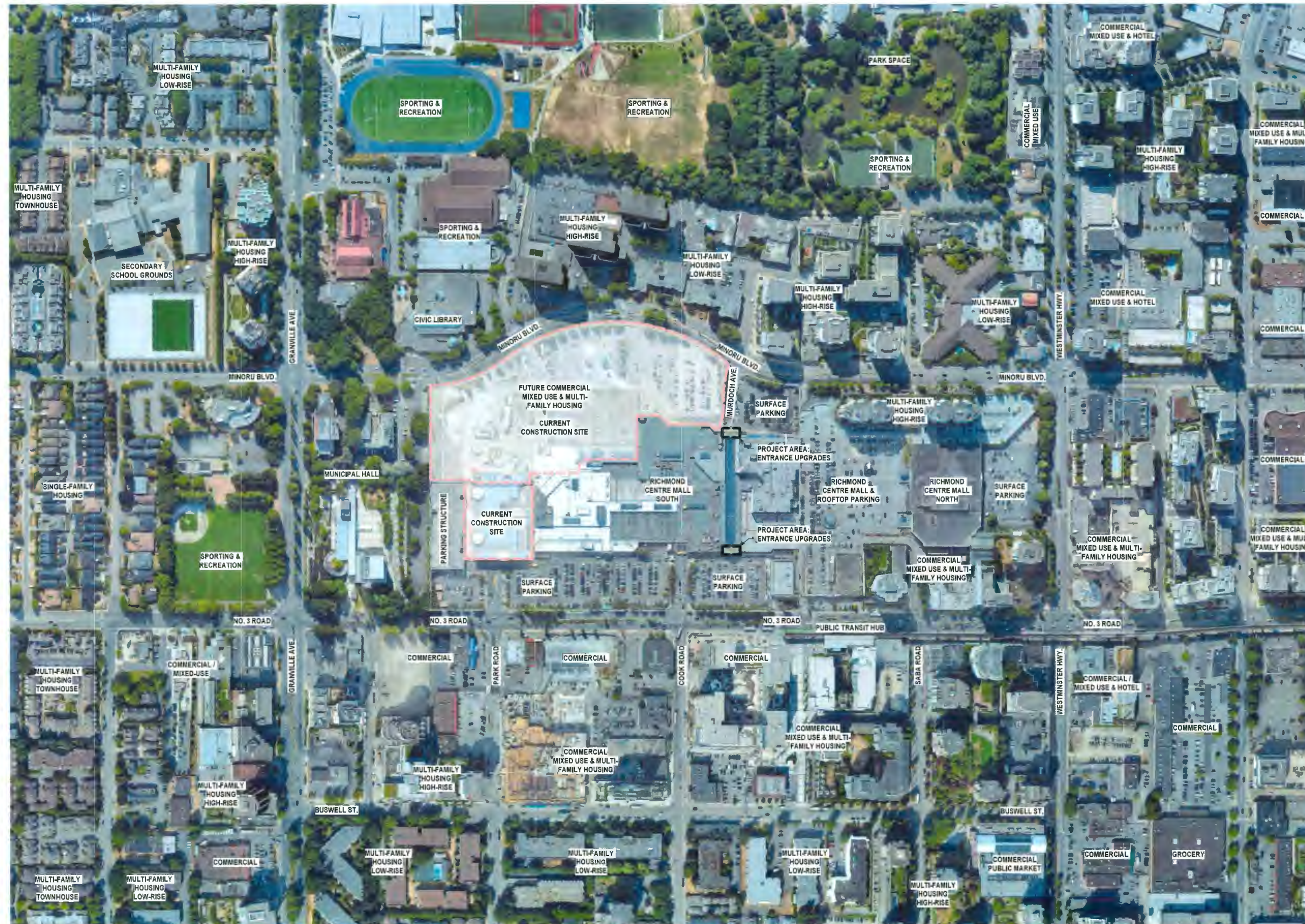
PROJECT ADDRESS  
6551 NO. 3 ROAD  
RICHMOND, BRITISH COLUMBIA V6Y 2B8

TITLE  
**SITE CONTEXT PLAN**

PROJECT NO.	DRAWN	CHECKED
222-125	CP	EA

DRAWING NO.	REVISION NO.
DP1.01	1







**DP1.01**



**1 URBAN CONTEXT PLAN**  
DP1.01 SCALE: 1" = 160'-0"

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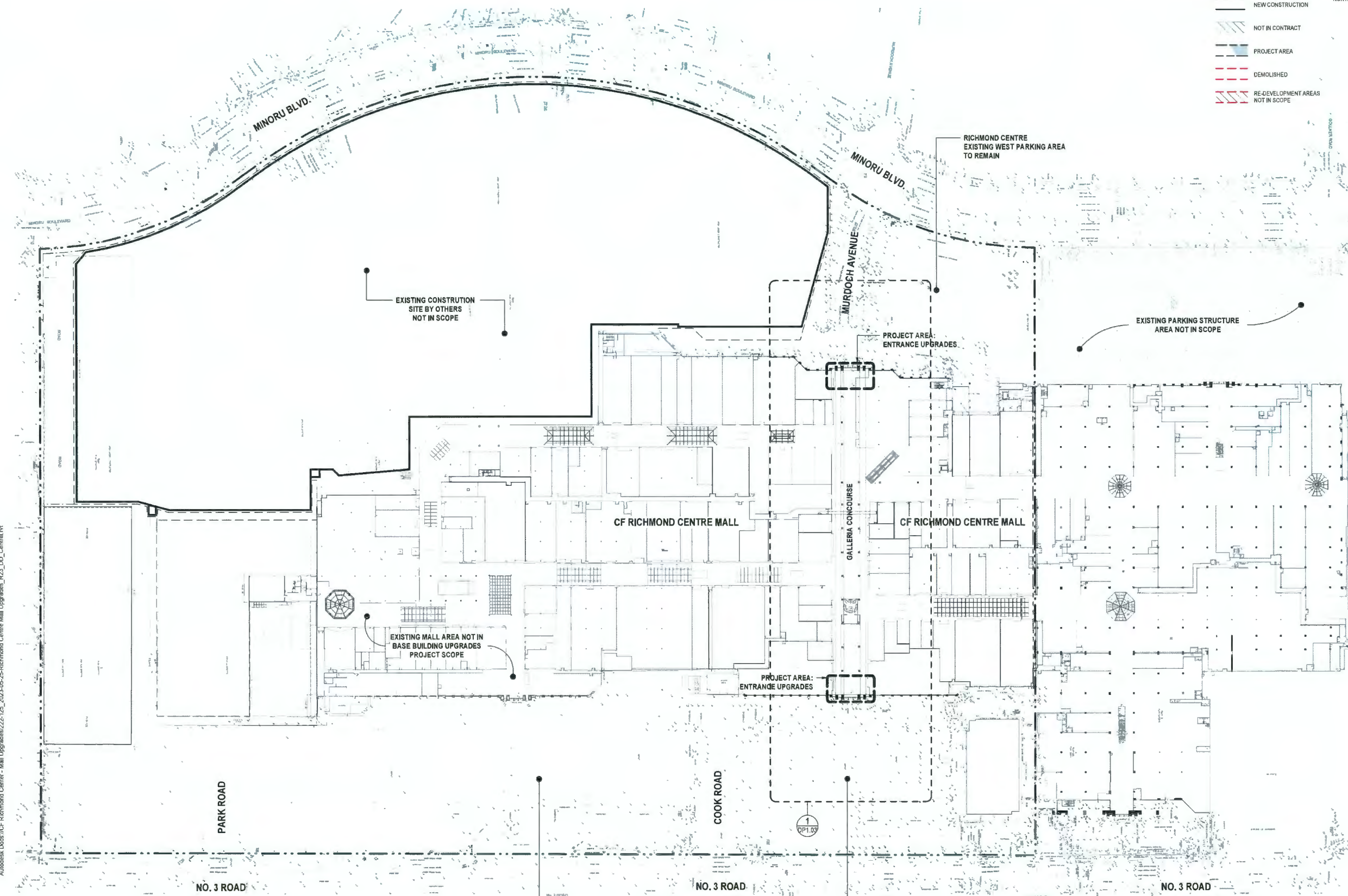
DRAFTING GRAPHIC LEGEND

-  EXISTING CONSTRUCTION
-  NEW CONSTRUCTION
-  NOT IN CONTRACT
-  PROJECT AREA
-  DEMOLISHED
-  RE-DEVELOPMENT AREAS NOT IN SCOPE



NOTE

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July 30, 2024  
DP 24-037979  
Plan # 6

NO.	ISSUE/REVISION	DATE
1	ISSUE FOR DEVELOPMENT PERMIT	2024-03-22
	ISSUE FOR COSTING	2023-08-14

NOT FOR CONSTRUCTION

PROJECT  
**CF RICHMOND CENTRE - GALLERIA UPGRADES**

PROJECT ADDRESS  
6551 NO. 3 ROAD  
RICHMOND, BRITISH COLUMBIA V6Y 2B6

TITLE  
**SITE PLAN**

PROJECT NO.	DRAWN	CHECKED
222-125	CP	EA

DRAWING NO.	REVISION NO.
<b>DP1.02</b>	<b>2</b>

**GENERAL NOTES - PROJECT SCOPE:**

- PROJECT AREA IN SCOPE IS INDICATED BY FILLED REGION
- EXISTING AREAS NOT IN SCOPE ARE INDICATED BY HATCHED AREAS
- REFER TO NOTES ON SITE PLAN FOR CLARITY
- DEVELOPMENT PERMIT SCOPE OF WORK IS LIMITED TO THE CF RICHMOND CENTRE GALLERIA CONCOURSE

**1** SITE PLAN  
SCALE: 1" = 60'-0"

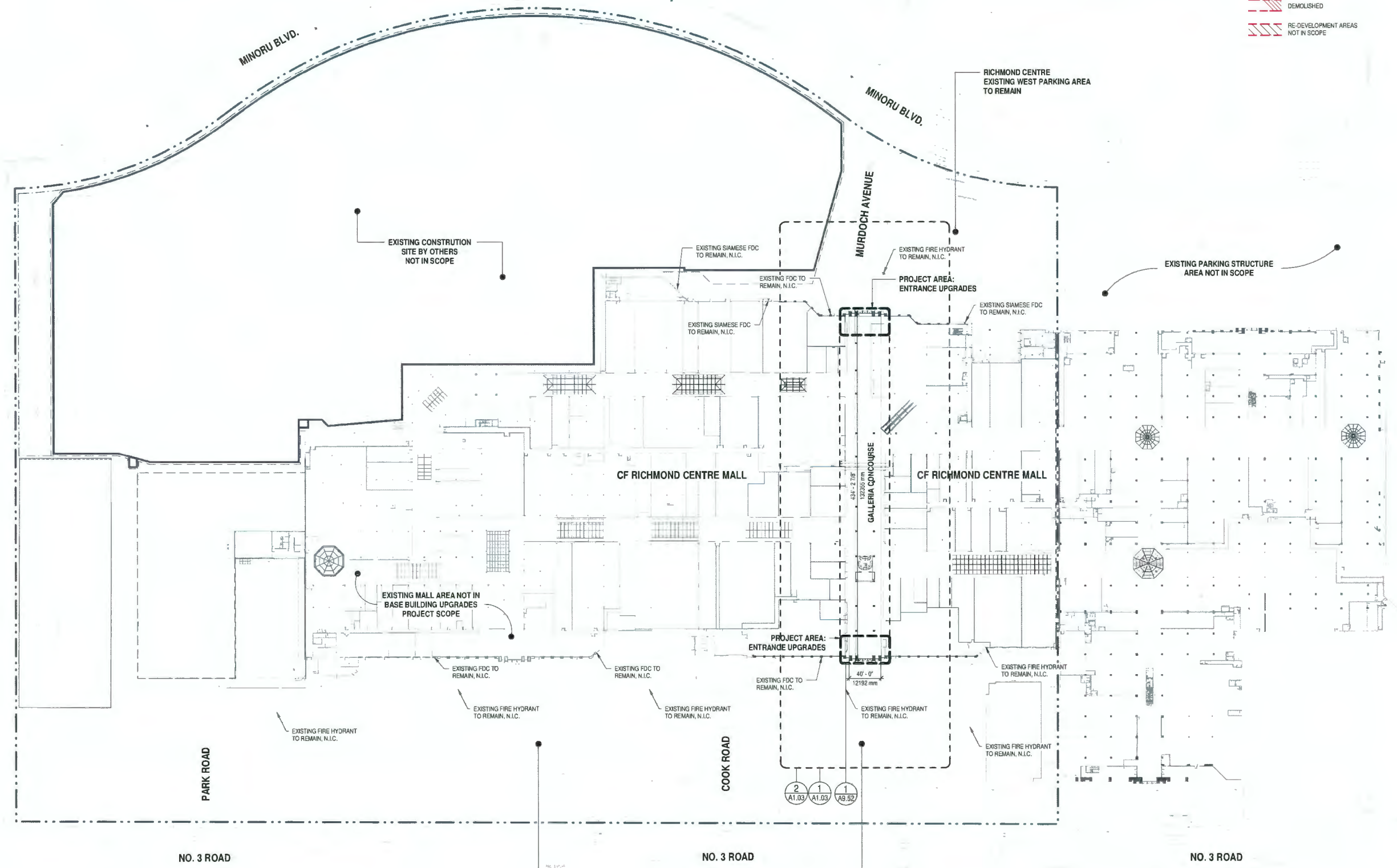
Note all existing on-site fire hydrants and Fire Department connection points will not be impacted and will remain in place.

DRAFTING GRAPHIC LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- NOT IN CONTRACT
- PROJECT AREA
- DEMOLISHED
- RE-DEVELOPMENT AREAS NOT IN SCOPE



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July 30, 2024  
DP 24-037979  
Plan # 7

5	PROGRESS DRAWINGS	2024-06-25
4	REVISED FOR DEVELOPMENT PERMIT	2024-05-31
3	ISSUE FOR DEVELOPMENT PERMIT	2024-03-22
2	ISSUE FOR COSTING	2023-08-14
1	ISSUE FOR PRELIMINARY COSTING	2023-01-16

NO.	ISSUE/REVISION	DATE
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NOT FOR CONSTRUCTION

PROJECT  
**CF RICHMOND CENTRE - GALLERIA UPGRADES**

PROJECT ADDRESS  
6551 NO. 3 ROAD  
RICHMOND, BRITISH COLUMBIA V6Y 2B6

TITLE  
**SITE PLAN**

PROJECT NO.	DRAWN	CHECKED
222-125	CP	EA

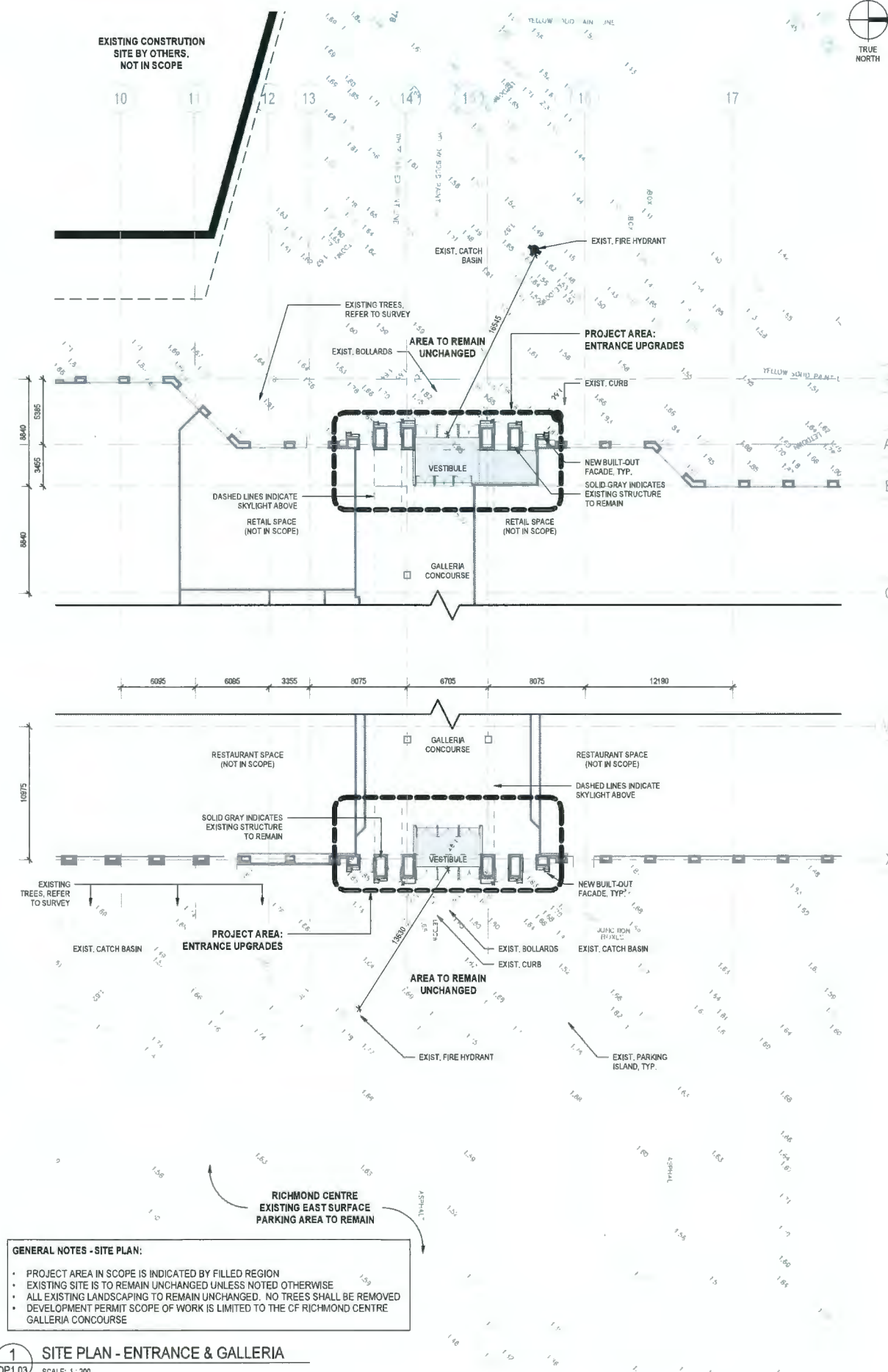
DRAWING NO.	REVISION NO.
A1.02	5

**GENERAL NOTES - PROJECT SCOPE:**

- PROJECT AREA IN SCOPE IS INDICATED BY FILLED REGION
- EXISTING AREAS NOT IN SCOPE ARE INDICATED BY HATCHED AREAS
- REFER TO NOTES ON SITE PLAN FOR CLARITY
- DEVELOPMENT PERMIT SCOPE OF WORK IS LIMITED TO THE CF RICHMOND CENTRE GALLERIA CONCOURSE



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July 30, 2024  
DP 24-037979  
Plan # 8

NO.	ISSUE/ REVISION	DATE
1	ISSUE FOR DEVELOPMENT PERMIT	2024-03-22

NOT FOR CONSTRUCTION

PROJECT  
**CF RICHMOND CENTRE - GALLERIA UPGRADES**

PROJECT ADDRESS  
6551 NO. 3 ROAD  
RICHMOND, BRITISH COLUMBIA V6Y 2B6

TITLE  
**SITE PLAN - GALLERIA ENTRANCES**

PROJECT NO.	DRAWN	CHECKED
222-125	CP	EA

DRAWING NO.	REVISION NO.
DP1.03	1

- GENERAL NOTES - SITE PLAN:**
- PROJECT AREA IN SCOPE IS INDICATED BY FILLED REGION
  - EXISTING SITE IS TO REMAIN UNCHANGED UNLESS NOTED OTHERWISE
  - ALL EXISTING LANDSCAPING TO REMAIN UNCHANGED. NO TREES SHALL BE REMOVED
  - DEVELOPMENT PERMIT SCOPE OF WORK IS LIMITED TO THE CF RICHMOND CENTRE GALLERIA CONCOURSE

**1** SITE PLAN - ENTRANCE & GALLERIA  
SCALE: 1" = 200'

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July 30, 2024  
DP 24-037979  
Plan # 9

NO.	ISSUE / REVISION	DATE
1	ISSUE FOR DEVELOPMENT PERMIT	2024-03-22

NOT FOR CONSTRUCTION

PROJECT  
**CF RICHMOND CENTRE - GALLERIA UPGRADES**

PROJECT ADDRESS  
6551 NO. 3 ROAD  
RICHMOND, BRITISH COLUMBIA V6Y 2B6

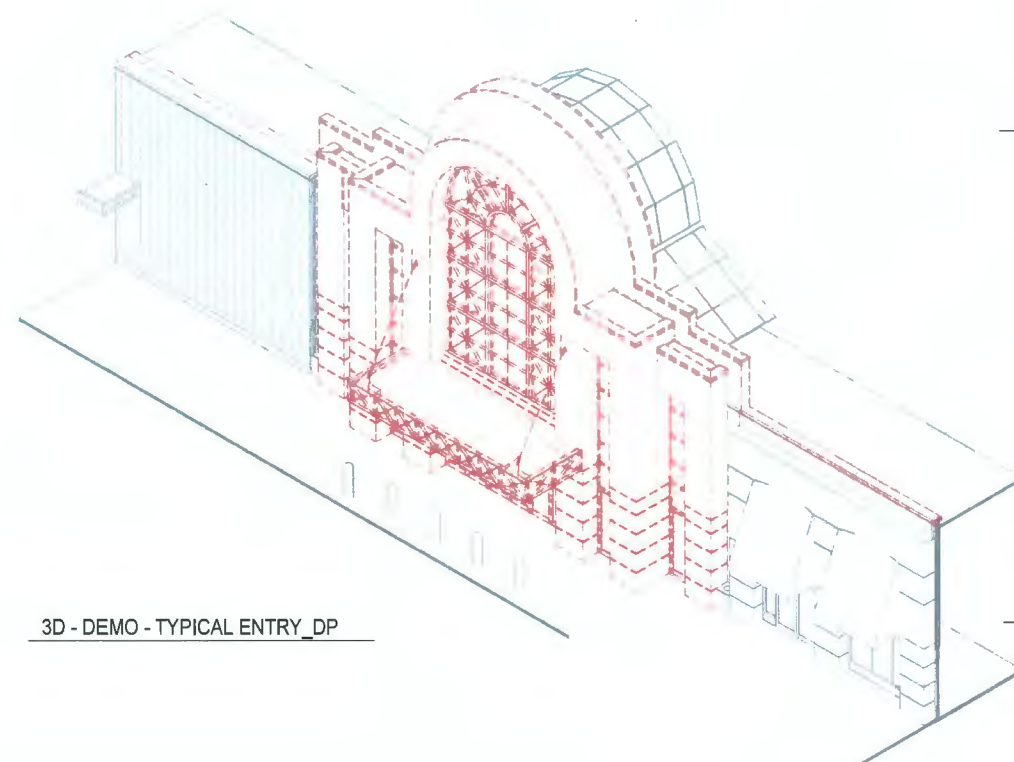
TITLE  
**TYPICAL ENTRANCE - DEMO & NEW**

PROJECT NO.	DRAWN	CHECKED
222-125	CP	EA

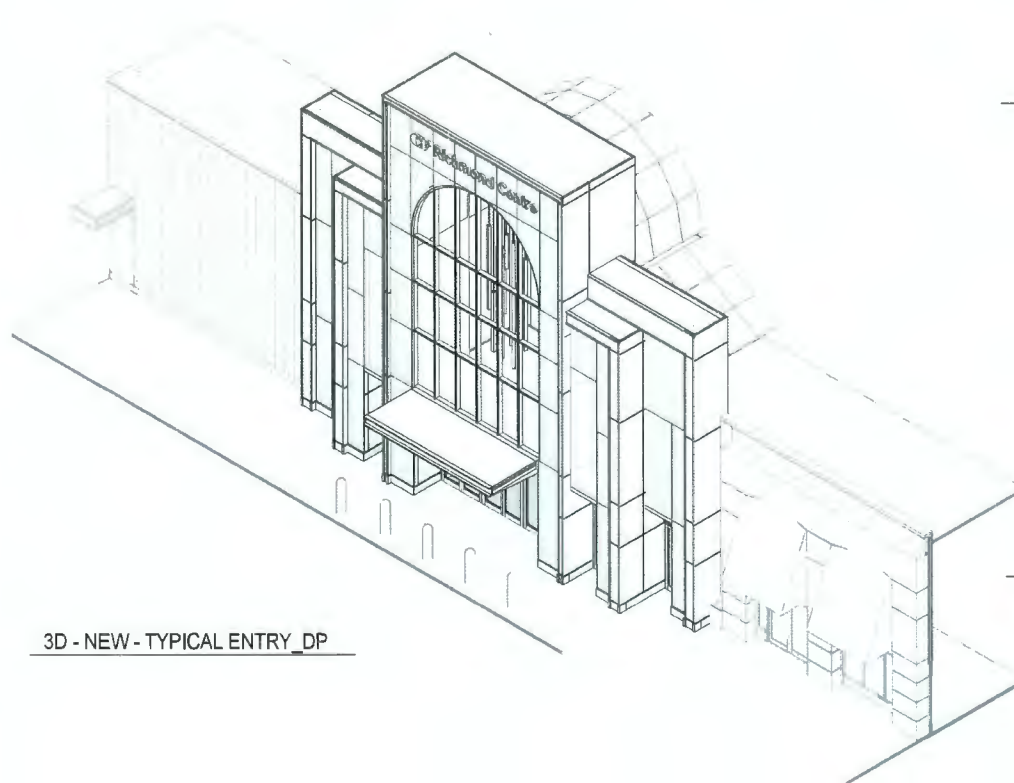
DRAWING NO.	REVISION NO.
DP2.01	1

**DP2.01**

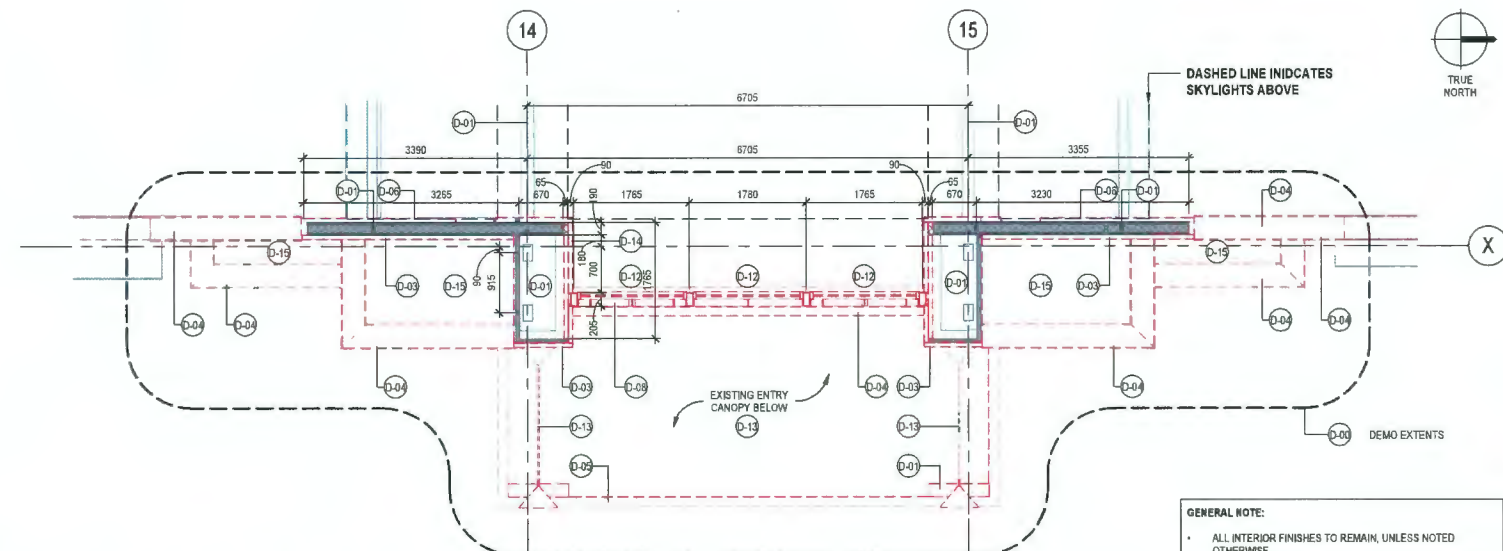
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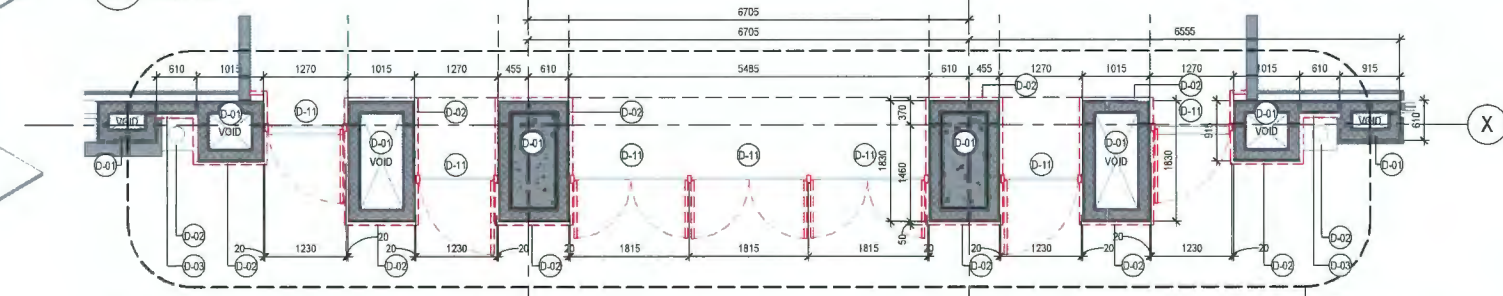
3D - DEMO - TYPICAL ENTRY\_DP



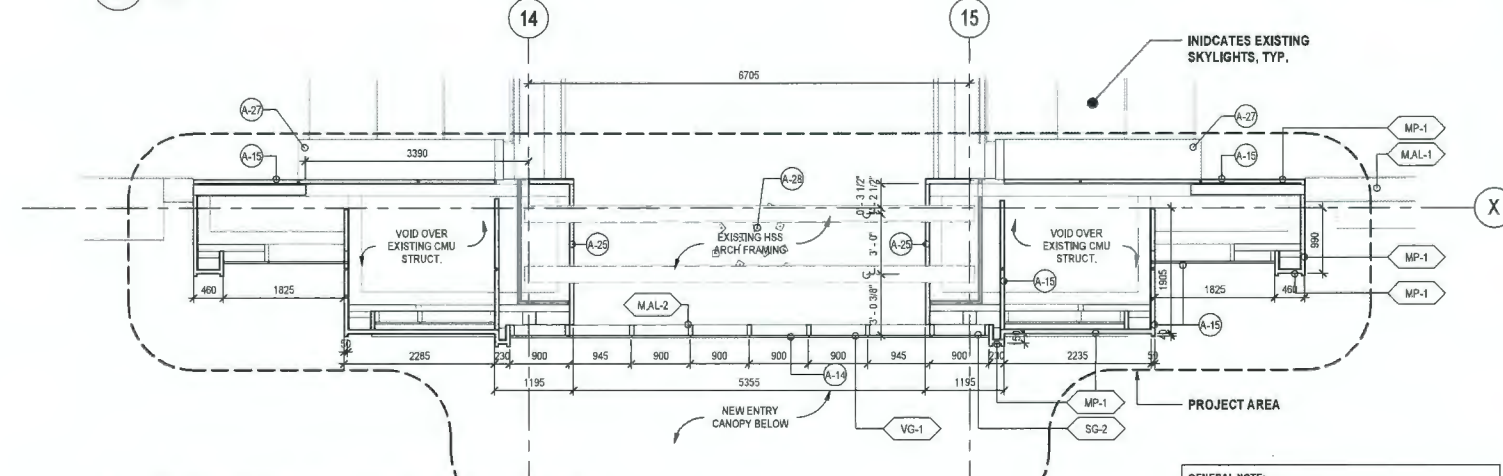
3D - NEW - TYPICAL ENTRY\_DP



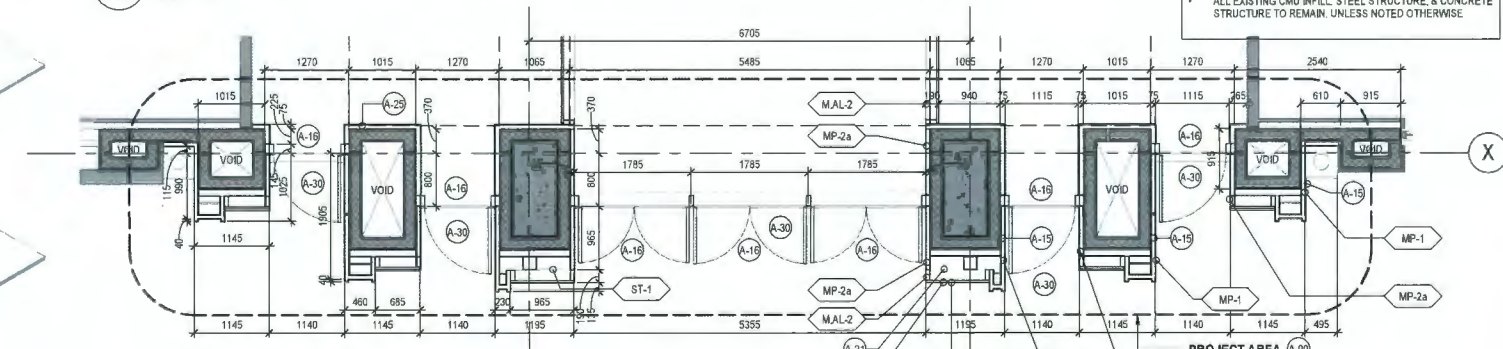
4 DEMO FLOOR PLAN - TYPICAL ENTRY (AT 31'-0")  
DP2.01 SCALE 1/50



3 DEMO FLOOR PLAN - TYPICAL ENTRY (AT 4'-0")  
DP2.01 SCALE 1/50



2 NEW FLOOR PLAN - TYPICAL ENTRY (AT 34'-0")  
DP2.01 SCALE 1/50



1 NEW FLOOR PLAN - TYPICAL ENTRY (AT 4'-0")  
DP2.01 SCALE 1/50

NOTE  
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**July 30, 2024**  
**DP 24-037979**  
**Plan # 10**

3	REVISED FOR DEVELOPMENT PERMIT	2024-05-31
2	ISSUE FOR DEVELOPMENT PERMIT	2024-03-22
1	ISSUE FOR COSTING	2023-08-14

NO.	ISSUE/ REVISION	DATE
-----	-----------------	------

NOT FOR CONSTRUCTION

PROJECT  
**CF RICHMOND CENTRE - GALLERIA UPGRADES**

PROJECT ADDRESS  
6551 NO. 3 ROAD  
RICHMOND, BRITISH COLUMBIA V6Y 2B6

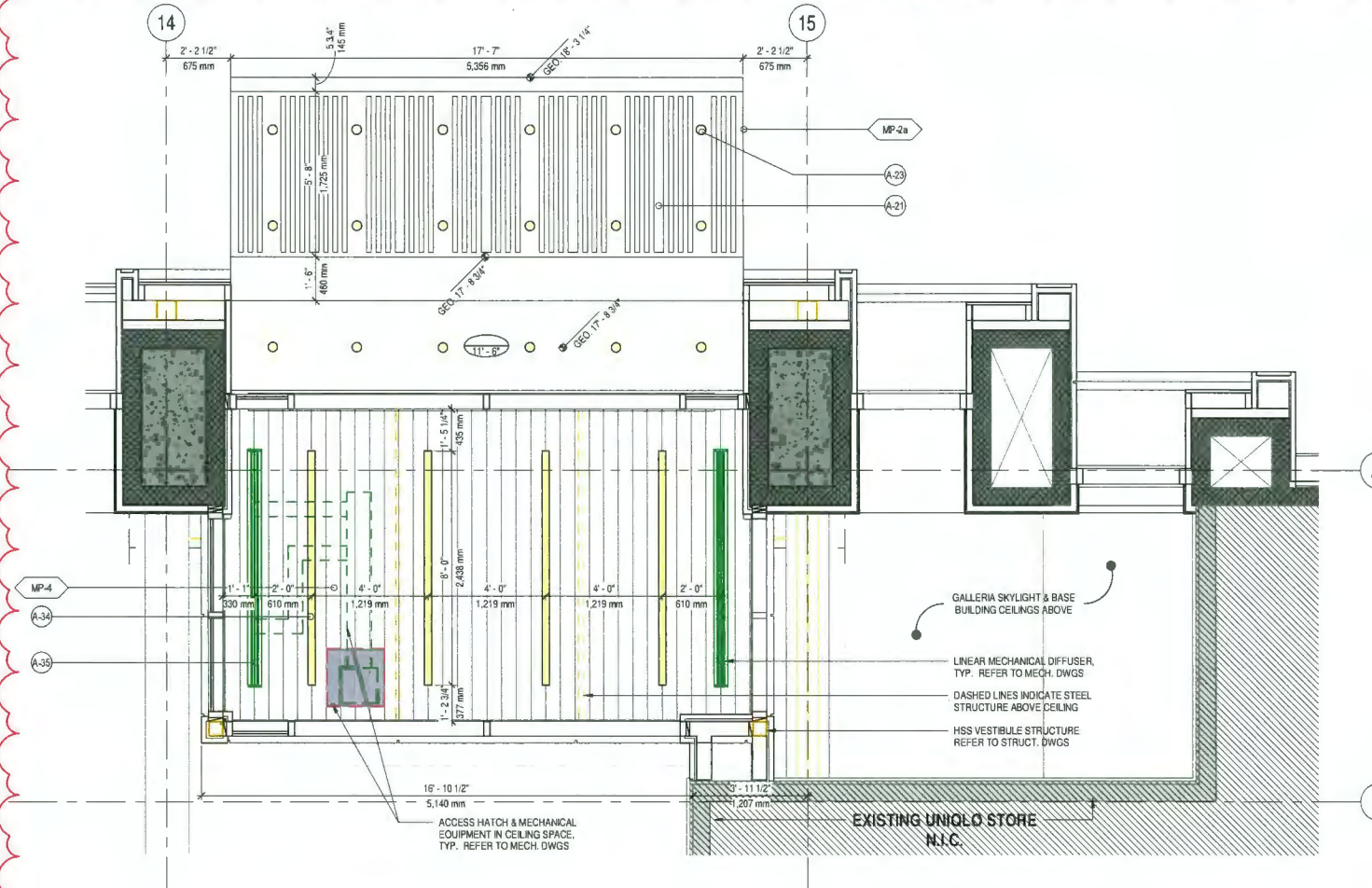
TITLE  
**NEW FLOOR PLAN / RCP - ENTRANCE VESTIBULES**

PROJECT NO.	DRAWN	CHECKED
222-125	CP, JK	EA

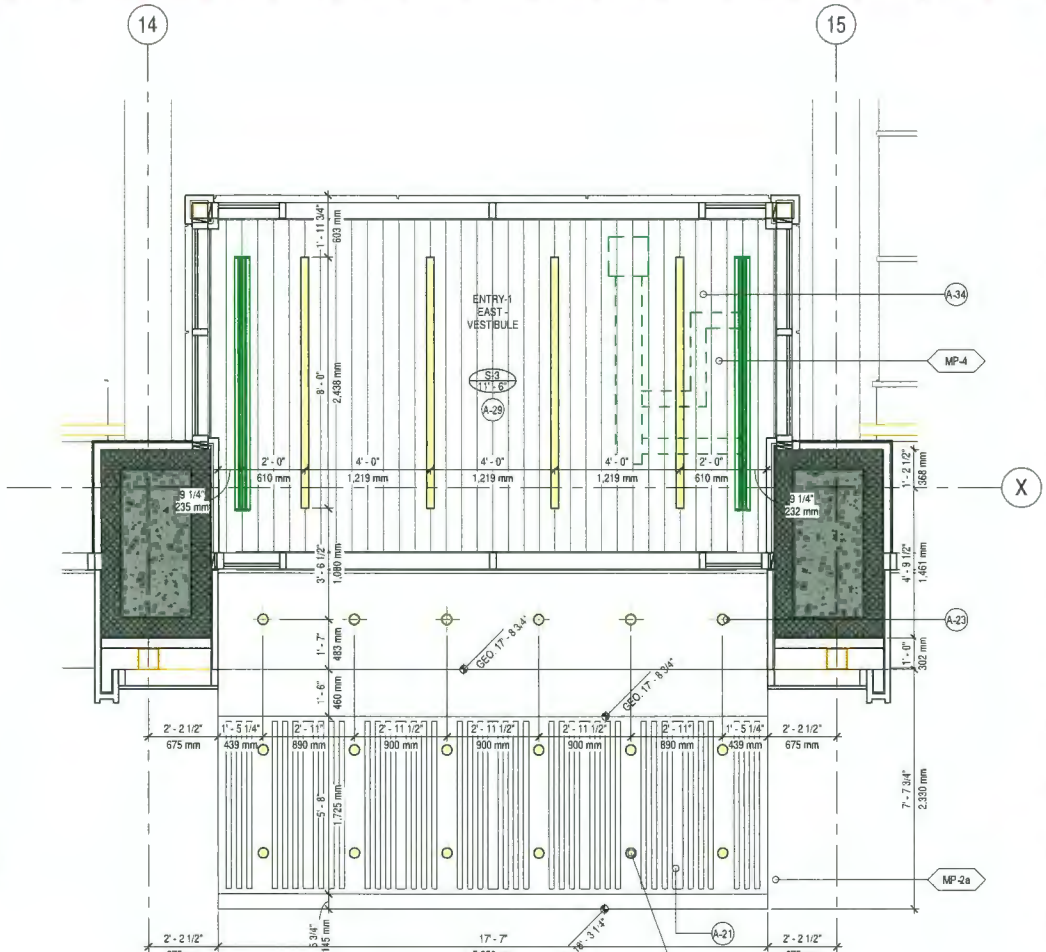
DRAWING NO.	REVISION NO.
DP2.02	3

**DP2.02**

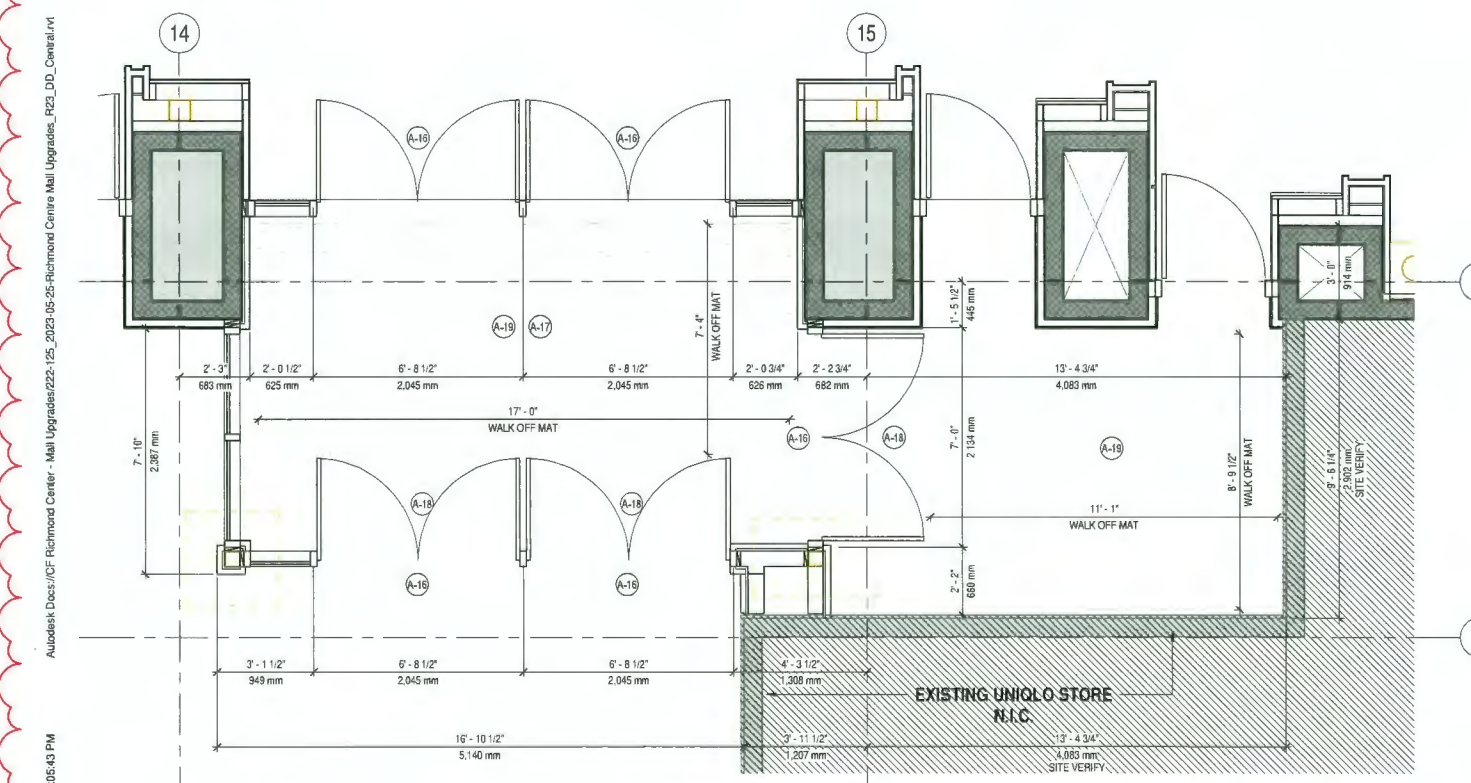
**3**



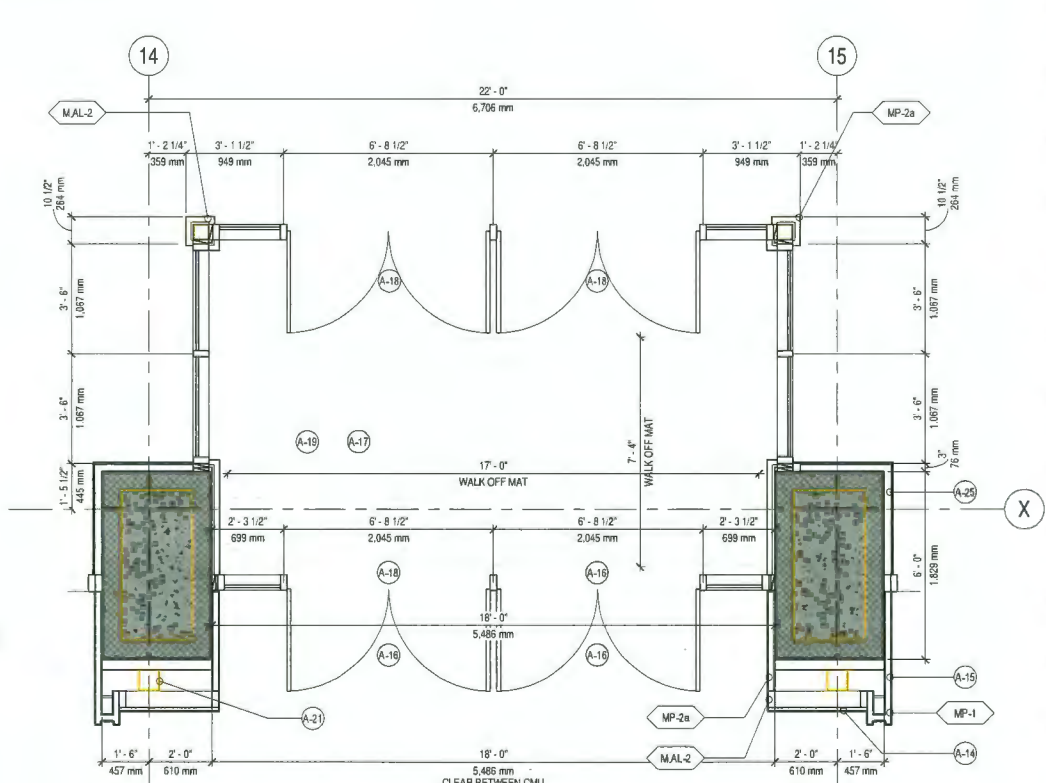
**4 NEW RCP - ENTRY-2 VESTIBULE - WEST**  
DP2.02 SCALE: 3/8" = 1'-0"



**2 NEW RCP - ENTRY-1 VESTIBULE - EAST**  
DP2.02 SCALE: 3/8" = 1'-0"



**3 FLOOR PLAN - ENTRY-2 VESTIBULE - WEST**  
DP2.02 SCALE: 3/8" = 1'-0"



**1 NEW FLOOR PLAN - TYPICAL ENTRY VESTIBULE**  
DP2.02 SCALE: 3/8" = 1'-0"

2024-05-31 12:05:43 PM Autodesk Docs/CF Richmond Center - Mail Upgrades/222-125\_2023-05-25-Richmond Centre Mail Upgrades\_R23\_DD\_Central.rvt

MATERIAL SAMPLES - TYPICAL ENTRY



TYPICAL ENTRY PERSPECTIVE  
MATERIALITY RENDERING



VG-1  
GLAZING - CLEAR (LOW IRON)



VG-2  
GLAZING - CLEAR (LOW IRON) BACK  
+ VERTICAL FRIT FACE



SG-2  
GLAZING - SOLID ETCH BACK  
+ VERTICAL FRIT FACE



MP-1  
METAL PANEL - WHITE METALLIC



MP-2a  
METAL PANEL - PEWTER MICA METALLIC

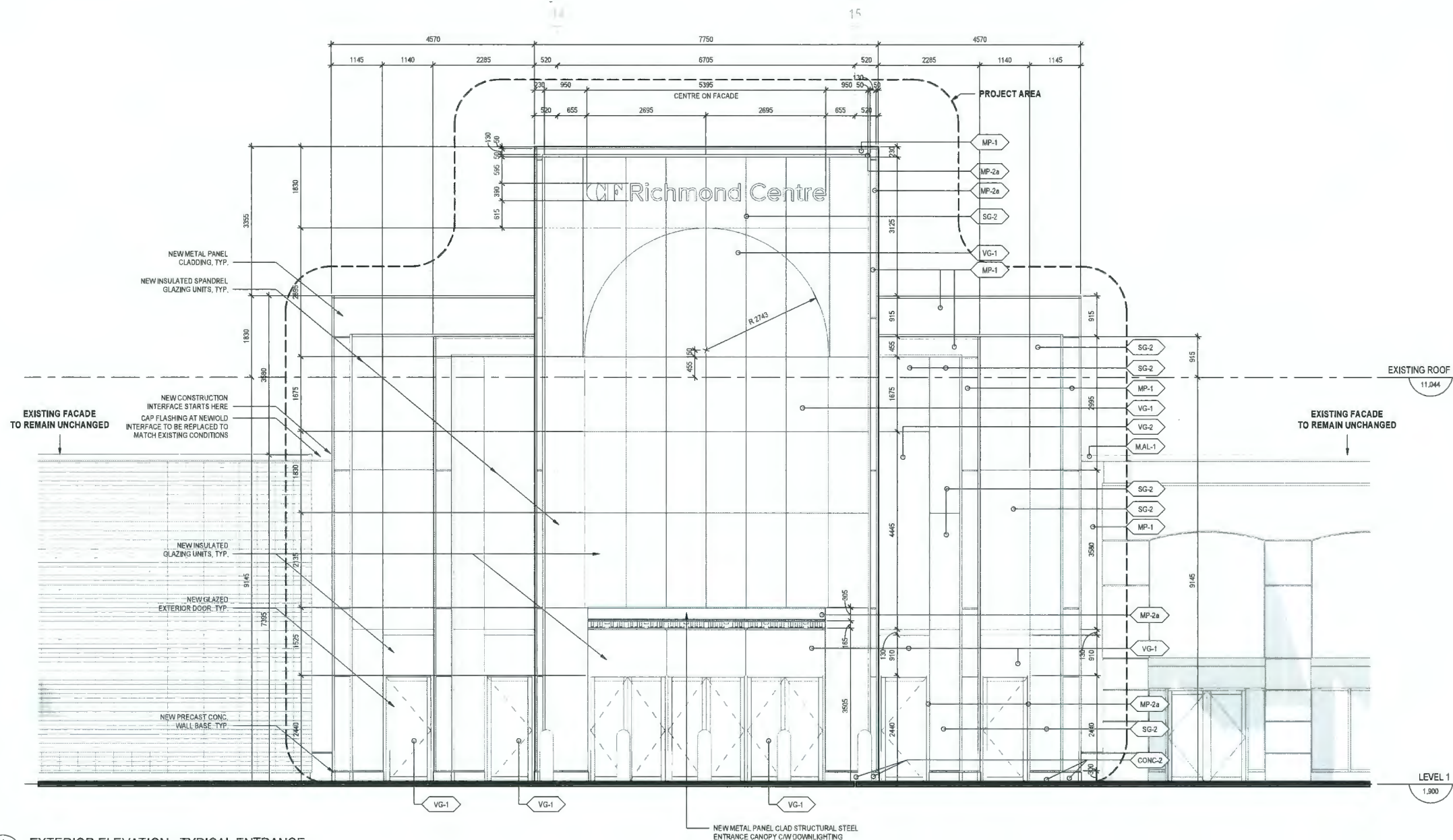


MP-4  
METAL PANEL SOFFIT - LIGHT CHERRY  
(VESTIBULE ONLY)



CONC-2  
CONCRETE - PRECAST BASE

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1 EXTERIOR ELEVATION - TYPICAL ENTRANCE  
DP3.01 SCALE: 1:50

July 30, 2024  
DP 24-037979  
Plan # 11

NO.	ISSUE/ REVISION	DATE
1	ISSUE FOR DEVELOPMENT PERMIT	2024-03-22

NOT FOR CONSTRUCTION

PROJECT  
**CF RICHMOND CENTRE - GALLERIA UPGRADES**

PROJECT ADDRESS  
6561 NO. 3 ROAD  
RICHMOND, BRITISH COLUMBIA V6Y 2B6

TITLE  
**EXTERIOR ELEVATION - TYPICAL NEW ENTRANCE**

PROJECT NO.	DRAWN	CHECKED
222-125	CP	EA

DRAWING NO.	REVISION NO.
DP3.01	1

Autodesk Docs://CF Richmond Centre - Mail Upgrades/222-125\_2023-05-25-Richmond Centre Mail Upgrades\_R123\_DD\_Central.rvt 2024-03-22 9:46:52 AM

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July 30, 2024  
DP 24-037979  
Plan # 12

NO.	ISSUE/ REVISION	DATE
NOT FOR CONSTRUCTION		

NOT FOR CONSTRUCTION

PROJECT  
**CF RICHMOND CENTRE - GALLERIA UPGRADES**

PROJECT ADDRESS  
6551 NO. 3 ROAD  
RICHMOND, BRITISH COLUMBIA V6Y 2B6

TITLE  
**COLOUR EXTERIOR ELEVATIONS**

PROJECT NO.	DRAWN	CHECKED
222-125	JK	EA

DRAWING NO.	REVISION NO.
<b>A3.13</b>	

**A3.13**



**PROJECT MATERIAL BOARD**



**VG-1**  
GLAZING - CLEAR (LOW IRON)



**VG-2**  
GLAZING - CLEAR (LOW IRON) BACK + VERTICAL FRIT FACE

**SG-2**  
GLAZING - SOLID ETCH BACK + VERTICAL FRIT FACE

**MP-1**  
METAL PANEL - WHITE METALLIC



**MP-2a**  
METAL PANEL - PEWTER MICA METALLIC



**CONC-2**  
CONCRETE - PRECAST BASE



**2** EXTERIOR ELEVATION (COLOUR) - WEST  
A3.13 SCALE: 3/16" = 1'-0"



**1** EXTERIOR ELEVATION (COLOUR) - EAST  
A3.13 SCALE: 3/16" = 1'-0"