

Report to Development Permit Panel

To:

Development Permit Panel

Date:

July 31, 2024

From:

Joshua Reis

File:

DP 24-037979

1011

Director, Development

Re:

Application by Zeidler Architecture for a Development Permit at

6551 No. 3 Road

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

John Her

(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 though 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 Brighouse 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) – Brighouse Village (City Centre)" and "High Rise Apartment (ZHR11) – Brighouse 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-Brighouse).

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 Brighouse 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 eastwest directions and between Westminster Highway and Richmond City Hall in the northsouth 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 Brighouse 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

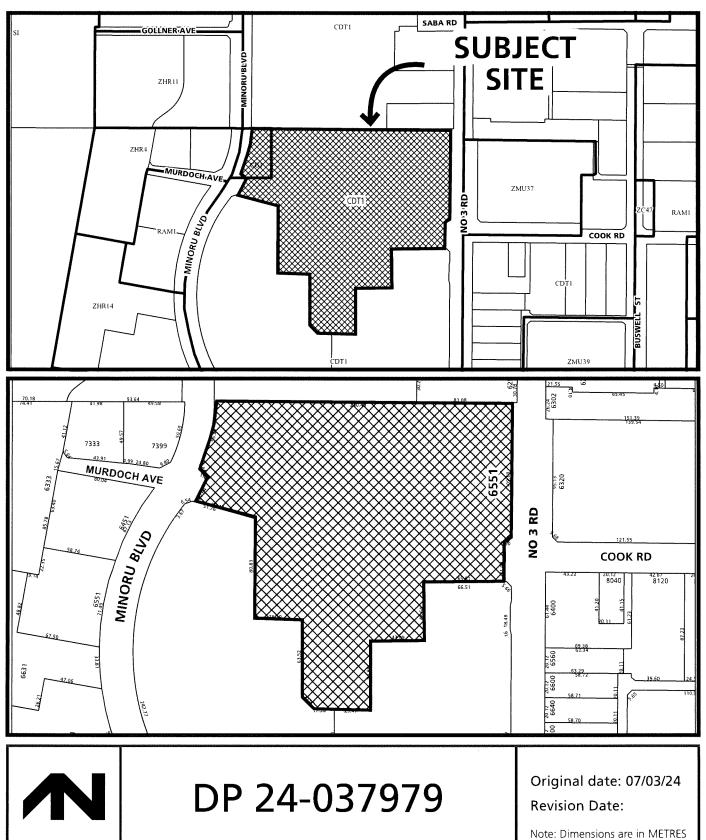
The following are to be met prior to forwarding this application to Council for approval:

• 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.







Development Application Data Sheet

Development Applications Department

DP 24-037979 Attachment 2

Address: 6551 No. 3 Road

RC (South) Inc. and

Applicant: Zeidler Architecture

Owner: 7904185 Canada Inc.

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

Floor Area Gross: 49,124 m² Floor Area Net: 44,940 m²

	Existing	Proposed
Site Area	112,304 m²	No Change
Land Uses	Commercial	No Change
OCP Designation	Downtown Mixed Use	No Change
Area Plan Designation	Urban Core T6 (45m)	No Change
Zoning	Downtown Commercial (CDT1) & Gas & Service Stations (CG1)	No Change



Development Permit

No. DP 24-037979

To the Holder:

ZEIDLER ARCHITECTURE

Property Address:

6551 No. 3 Road

Address:

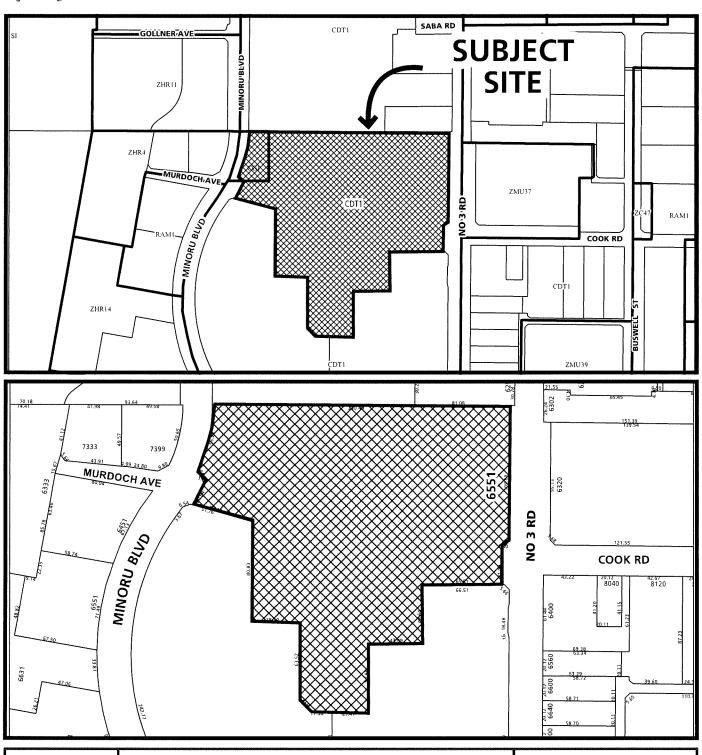
1981 Main Street, Vancouver, BC V5T 3C1

- 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			
	shall be developed generally in accordance with the terms and of this Permit and any plans and specifications attached to this part hereof.			
This Permit is not a Build	ing Permit.			
AUTHORIZING RESOLUT DAY OF ,	ION NO. ISSUED BY THE COUNCIL THE			
DELIVERED THIS D	AY OF , .			
MAYOR				







DP 24-037979 SCHEDULE "A"

Original date: 07/03/24 Revision Date: 07/29/24

Note: Dimensions are in METRES





REVISED FOR DEVELOPMENT PERMIT

2024-05-31

CF RICHMOND CENTRE - GALLERIA UPGRADES

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

ARCHITECTURAL

DP0.00 POVCOVER SHEET
DP0.01 PPAGENERAL INFORMATION
DP0.02 FELEGENDS & SCHEDULES
DP1.00 PP1.01 PPAGENERAL STEEN FORMATION & 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 / ROP - ENTRANCE VESTIBULES
DP3.01 EXTERIOR ELEVATION - TYPICAL NEW ENTRANCE

zeidler ARCHITECTURE

Zeidler Architecture

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













July 30, 2024 DP 24-037979 Plan #1

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

DRAWING NO.		REVISION NO
222-125	CP	ÉA
PROJECT NO.	DRAWN	CHECKED

DP0.00



THESE DRAWINGS SHALL BE READ IN CONJUNCTION AND COORDINATED WITH ALL CONTRACT DOCUMENTS ISSUED FOR THIS PROJECT.

CONTRACTOR TO CONSTRUCT IN ACCORDANCE WITH THE 2018 BRITISH COLUMBIA BUILDING CODE, AND ALL OTHER MUNICIPAL AND/OR BASE BUILDING LANDLORD REGULATIONS AND STANDARDS

ANNOTATION SYMBOLS INDICATES DETAIL NUMBER PLAN DETAIL REFERENCE INDICATES DRAWING NUMBER WHERE DETAIL IS LOCATED - INDICATES REFERENCE SIM / TYP / REV INDICATES SECTION NUMBER BUILDING SECTION REFERENCE INDICATES REFERENCE SIM / TYP / REV WALL / DETAIL SECTION REFERENCE INDICATES DRAWING NUMBER WHERE SECTION IS LOCATED INDICATES ELEVATION NUMBER INDICATES REFERENCE SIM / TYP / REV BUILDING ELEVATION REFERENCE INTERIOR ROOM ELEVATION REFERENCE (0) GRID TAG - INDICATES LEVEL NAME 100 000 INDICATES LEVEL ELEVATION HEIGHT ELEVATION TAG SPOT ELEVATION TAG ROOM TAG INDICATES ROOM NUMBER (D000) DOOR NUMBER TAG $\langle v_0 \rangle$ WINDOW TAG REVISION TAG \bigoplus NORTH INDICATOR ASSEMBLY SYMBOLS FO FLOOR ASSEMBLY TAG WALL / PARTITON ASSEMBLY TAG INDICATES CEILING ASSEMBLY CEILING ASSEMBLY TAG INDICATES CEILING HEIGHT A F.F. R0 ROOF ASSEMBLY TAG FINISHES SYMBOLS (?) MATERIAL TAG SO SPECIALITY EQUIPMENT TAG KEYNOTE TAG GLX GLAZING TYPE TAG CPTX FLOOR FINISH TAG

7

0-00

WALL FINISH TAG

DEMO TAG

GENERAL NOTES

- 1. A SITE CHECK MUST BE CONDUCTED BY THE CONTRACTOR PRIOR TO COMMENCING WORK, CONTRACTOR TO NOTEY ARCHITECT IN WRITING OF ANY CONCERNS OR UNEXPECTED CONDITIONS PRIOR TO STARTING WORK, ANY SITE CONDITIONS FOUND TO BE OFFERENT THAN THOSE SHOWN SHALL BE REPORTED TO THE ARCHITECT IN WRITING
- ALL WORK TO COMPLY WITH THE APPLICABLE VERSION OF THE BUILDING CODE STANDATA, AND LOCAL BYLAWS REGULATIONS & ORDINANCES.
- ALL DIMENSIONS AND INSTALLATIONS ARE TO BE VERIFIED ON SITE BY THE CONTRACTOR DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO STARTING WORK.
- 5. PROVIDE SOLID BLOCKING IN WALLS AS REQUIRED FOR RAILINGS MILLWORK, WASHROOM ACCESSORIES ETC. AND AT ALL DOOR JAMBS WHERE LOCKING HARDWARE IS SPECIFIED FOR THE DOOR, PROVIDE SOLID BLOCKING
- 6. CAULK OR SEAL ALL OPENINGS INTO OR THROUGH NON-RATED WALLS. FLOORS, CEILING AND VOID SPACES TO PROVIDE A SMOKE SEAL & ACOUSTIC CONTINUITY
- PROVIDE SOLID BLOCKING FIRESTOPS IN WALLS AT 3,0m INTERVALS
- 8. EXTERIOR DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF CMU AND FACE OF SHEATHING UNO. SHEATHING LINE TO ALIGN WITH FACE OF CONCRETE BELOW UNO.
- 9. INTERIOR DIMENSIONS INDICATED ON FLOOR PLANS ARE TO GRID LINE CENTERLINE AND/OR FACE OF CONCRETE, OR STUD FACE OF WALLS, SEE FLOOR PLANS FOR ADDITIONAL DIMENSION NOTES.
- 10. CONTRACTOR TO BE RESPONSIBLE FOR ALL CONSTRUCTION AND SITE SAFETY FOR THE DURATION OF THE PROJECT.
- 11. CONTRACTOR TO MAINTAIN ONE FULL SIZE SET OF APPROVED BUILDING PERMIT AND ISSUED FOR CONSTRUCTION DOCUMENTS ON-SITE AND MAKE AVAILABLE FOR CHECKING AT ALL TIMES DURING CONSTRUCTION.
- 12. ANY PROPOSED CHANGES ARE TO BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO THE WORK BEING CARRIED OUT.
- REFER TO THE ARCHITECT FOR ALL CODE INQUIRIES, DETAILS AND CODE RELATED INFORMATION.
- 14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BRING ALL OMISSIONS DISCREPANCIES, INCLUDING DIMENSIONS, TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCING OF ANY WORK,
- 15. ANY PATCHING, REPAIR, REFINISHING RECONSTRUCTION AND REPAIRTHING WORK REQUIRED AS A RESULT OF PERFORMANCE OF WORK OF THIS CONTRACTS SHALL INCORPORATE AND BE PERFORMED WITH MATERIALS TO MATCH SAME AND SHALL MAINTAIN REQUIRED FIRE RATINGS AT CONTRACTORS EXPENSE.
- 16. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT WHEREVER A FIRE SEPARATION IS REQUIRED AS INDICATED BY THE CONSTRUCTION TYPE ON THE DRAWNINGS. ALL COMPONENTS OF THE ASSEMBLY ARE TO BE APPROVED MATERIALS WITH INSTALLATION-RABILICATION PROCEDURES PER DRECCTIONS OF THE U.C. A MOOR REQUIREMENTS OF THE APPLICABLE VERSION OF THE BUILDING CODE. ALL FIRE SEPARATIONS MUST BE CONTINUOUS AND ALL JOINTS OF DEFINITION.
- MOISTURE RESISTANT GYPSUM WALLBOARD OR CEMENT BOARD TO BE USED INSTEAD OF GYPSUM WALLBOARD IN SHOWERS, AROUND TUBS, AND BEHIND ALL WET AREAS.
- 20. PROVIDE 3/4" FIRE RESISTANT TREATED PLYWOOD BACKING TO SIZE AND LOCATION NOTED FOR TELEPHONE AND SURFACE MOUNTED ELECTRICAL PANELS, LOCATIONS OF PANELS AS INDICATED ON ELECTRICAL DRAWINGS PAINT BACKING TO MATCH ADJACENT FINISH.
- MINDOW AND DOOR FLASHINGS SHALL BE CONTINUOUS (NO JOINTS) FOR EACH LOCATION, THROUGH WALL AND CAP FLASHINGS TO INCORPORATE S-LOCK JOINTS, ALL FLASHINGS TO HAVE FOLDED DRIP EDGES.
- 22. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE HIS OWN FORCES AND HIS SUB TRADES TO ENSURE THAT HOLES CUT FOR PENETRATIONS THROUGH THE EXTERIOR WALL SYSTEMS ARE NOT OVERSIZED. AFTER INSTALLATION OF ANY PENETRATIONS THE VOIDS SETWEEN THE PENETRATION SHALL SHALL BE COMPLETELY SKALLED TO ENSURE THE INTEGRITY OF THE ARRYADOUR BARRIER.
- WHERE ARCHITECTURAL STRUCTURAL MECHANICAL OR ELECTRICAL
- 24. THESE ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE GEOTECHNICIAL REPORT SURVEY, STRUCTURAL MECHANICAL ELECTRICAL, CIVIL L'ANDSCAPING, INTERIOR DESIGN. AND ANY OTHER CONSULTANT DRAWINGS.
- 25. WHERE NEW SITE GRADING IS CALLED FOR ON THESE DRAWINGS SLOPE NEW ELEVATIONS UP ON TO MEET EXISTING GRADE ELEVATIONS (TO REMAIN), 17 A MAXIMUM SLOPE OF 13 SA AND BLEND NEW TO EXISTING, PROVIDE LANDSCAPING AS INDICATED ON THE DRAWINGS, MAKE GOOD TO EXISTING SITE FINISHES, LANDSCAPING AND ELEVATIONS WHERE AFFECTED BY SITE FINISHES, LANDSCAPING AND ELEVATIONS WHERE AFFECTED BY
- 27. WHERE WALLS BULKHEADS ETC. ARE CALLED FOR TO EXTEND UP TO THE US OF THE STRUCTURE OR DECK ABOVE IT IS THE INTENTION OF THESE DRAWINGS THAT THE ASSEMBLES IN QUESTION ARE TO EXTEND UP TO THE US OF THE DECK SUBSTRATE BOARDING OR BEAM DIRECTLY ABOVE THE ASSAID ASSEMBLY UNLESS INDICATED OTHERWISE ON THE STRUCTURAL
- 28. PROVIDE DEFLECTION DETAIL AT TOP OF ALL NON-LOAD BEARING WALLS WHERE WALL ABUTS STRUCTURE ABOVE.
- 29. WHERE FITMENTS OR INSTALLATIONS ARE SECUREDIMOUNTED TO FRAMED WALL ASSEMBLIES PROVIDE HORIZONTAL SHEET METAL STRAPPING OR SOLID WOOD BLOCKING FOR ANCHORING PURPOSES.
- 30. IN EXTERIOR WALLS WHERE DISSIMILAR MATERIALS MEET ON THE CAVITY FACE OF THE INNER WALL LAP THE JOIN OF THE DISSIMLAR MATERIALS WITH AIRMOISTURE BARRIER (AMBAYS) MEMBRANET ON MINIMING "EACH SIDE OF THE JOINT. TYPICAL AT ALL HORZONTAL AND VERTICAL JOINTS. REFER ALSO TO SECTION AND PLAN DETAILS. TYPICAL.
- 31. CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING MEETING MINUTES FOR ALL SITE! CONSTRUCTION MEETINGS WITH THE CONSULTANT AND COMMERCINE TEAM MEETING MINUTES TO BE DISTIBILITED WHITHIN 72HRS OF MEETING DATE AND SHALL INCLUDE A SAFETY REPORT, CURRENT SCHEDULE, AND UPDATED REFL SUBMITTAL LOSS.

- WHERE FIRE SEPARATIONS OCCUR EXTEND PARTITIONS TO UNDERSIDE OF SLAB OR ROOF DECK OR UPPER FLOOR DECK. SEAL ANY OFENINGS BETWEEN STRUCTURE ASONE AND PARTITIONS WITH UIC APPROVED FIRE STOPPING MATERIALS AND SYSTEMS. SEAL PENETRATIONS THROUGH FIRE SEPARATIONS WITH UIL CAPPROVED FIRE STOPPING MATERIALS AND SYSTEMS.

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- AND ALL RELATED STANDATA
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 ASSEMBLIES UNLESS ALL OTHER PRACTICAL METHODS ARE EXHAUSTED
 AND HAVE BEEN REVIEWED WITH THE ARCHITECT, ALL D.W.Y., VACUUM
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- ONLY TESTED AND APPROVED FIRESTOP SYSTEMS CONFORMING TO THE
- ONLY TESTED AND APPROVED FIRESTOP SYSTEMS CONFORMING TO THE REQUIREMENTS OF A PPLICABLE VERSION OF THE BUILDING CODE AND THE AUTHORITY HAVIND JURISTIC TION WILL BE USED. TRADE RESPONSIBLE SHALL SUBMIT SHOP OPPORAVINGS OF ALL ASSEMBLIES FOR REVIEW BY THE ARCHITECT PRIOR TO INSTALLATION. ALL REQUIRED FIRESTOPPING IS TO BE INSTALLATION. THOSE THAT FORE STOPPING IS TO BE INSTALLATION METHODS. AND THOSE THAT FOLLOW GOOD BUILDING FRACTICE. ALL FIRES TOPPING IS TO BE INSPECTED BY THE MY JAMOR REVIEWO OF FURTHER OF A PRIOR OF THE STOPPING IS TO BE INSPECTED BY THE MY JAMOR PROVIDED OF THE MY JAMOR STOPPING IS TO BE INSPECTED BY THE MY JAMOR PROVIDED OF STOPPING AND WISH WISH WILL OTHER WISH OBSERVED OF THE MY JAMOR STOPPING AND WISH WISH WILL OTHER WISH OBSERVED OF THE MY JAMOR STOPPING AND INSULATION BY THE ARCHITECT A MINIMUM 72 HOURS PRIOR TO COVERING.

NOTE NOT ALL ABBREVIATIONS AND SYMBOLS ARE USED ON DRAWINGS CONTAINED IN THIS SET, ABBREVIATIONS AND SYMBOLS ON THIS SHEET APPLY ONLY TO ARCHITECTURAL DRAWING

	-ANCHOR BOLT	ELAS	- ELASTOMERIC	MEDC	- MEDICINE CABINET	TEMP	- TEMPERATURE
:R	- ACOUSTICAL - ACRYLIC	ELEC	- ELECTRIC(AL) - ELEVATOR	MFR MH	- MANUFACTURE(ER) - MANHOLE	THK THR	- THICK(NESS) - THRESHOLD
T	-ACCUSTICAL TILE	ENC	- ENCLOSE(URE)	MIN	- MINIMUM	THRU	- THROUGH
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)	- AREA DRAIN	EP	- ELECTRICAL	MISC	- MISCELLANEOUS	TOB	- TOP OF
D	-ADDENDUM		PANELBOARD	MMB	- MEMBRANE	TOC	- TOP OF CURB BEAT - TOP OF INSULATIO
iH Li	- ADHESIVE - ADJACENT	EQP	- EQUAL - EQUIPMENT	MC MR	- MASONRY OPENING - MOISTURE RESISTANT	TOI TOP	- TOP OF PARAPET
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F	- ABOVE FINISHED FLOOR	Cont	ROOFING	MTL	- METAL	TOSTL	- TOP OF STEFL
IU	- AIR HANDLING UNIT	EWC	- ELECTRIC WATER			TOW	- TOP OF WALL
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T	- ALTERNATE - ANCHOR, ANCHORAGE	EXH EXIST	- EXHAUST - EXISTING	NO NOM	- NUMBER - NOMINAL	TPTN	DISPENSER - TOILET PARTITION
ICD ICD	-ANODIZED	EXP	- EXPOSED	NRC	- NOISE REDUCTION	TRANSL	- TRANSLUCENT
	-ACCESS PANEL	EXPN	- EXPANSION	14110	COEFFICIENT	TS	- TUBE STEEL
LD	- APPLIED	EXS	- EXTRA STRONG	NTS	- NOT TO SCALE	TV	- TELEVISION
PROX	- APPROXIMATE (LY)	EXT	- EXTERIOR			TWB	- TREATED WOOD
CH PH	- ARCHITECT(URAL) - ASPHALT			OA OBS	- OVERALL - OBSCURE	TX	BLOCKING - TRANSFORMER
ITO	-AUTOMATIC	FBO	- FURNISHED BY OWNER	00	- ON CENTER(S)	TYP	- TYPICAL
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T	- BETWEEN		CABINET	QPG	- QPENING	UC	- UNDERGUT
VS.	- BATT INSULATION - BITUMINOUS	FEX	- FIRE EXTINGUISHER - FINISHED FLOOR	QPH OPP	- OPPOSITE HAND - OPPOSITE	ULC	- UNDERWRITERS LABORATORY CANA
DG	-BUILDING	FFE	ELEVATION	ORD	-OVERFLOW ROOF	UNFIN	- UNFINISHED
K(G)	-BLOCK(ING)	FHS	- FIRE HOSE STATION	OILD	DRAIN	UON	- UNLESS OTHERWIS
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	-80TH SIDES	FLR(G)	- FLOOR(ING)	PLBG	- PLUMBING	VCT	- VINYL COMPOSITIO
MT	-BASEMENT	FND	- FOUNDATION	PTD	- PAINT(ED)		TILE
IR	- BUILT UP ROOFING	FOS	- FACE OF STUD	PTD/R	- PAPER TOWEL	VERT	- VERTICAL
V	-BOTH WAYS	FR	- FIRE RESISTIVE	B. LO	RECEPTOR	VEST VIF	- VESTIBULE
в	- CABINET	FRR FS	- FIRE RESISTANT RATING - FIRE SEPERATION	PVC PVMT	- POLYVINYL CHLORIDE - PAVEMENT	VIF	- VERIFY IN FIELD
lD l	- CATCH BASIN	FTG	-FOOTING	PWD	- PLYWOOD	W	- WIDE OR WIDTH
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)	- COILING DOOR			YTD	- QUANTITY	W/O	- WITHOUT
3	- COILING GRILLE	GA	- GAUGE, GAGE	_		WC	- WATER CLOSET
3	- CORNER GUARD - CAST IRON	GALV GB	- GALVANIZED - GRAB BAR	R RSI	- RISER - RESISTANCE, THERMAL	WD	- WOOD - WALL HYDRANT
PC	- CAST-IN-PLACE CONC.	GC	- GENERAL	RAD	- RADIUS	WOW	- WOMEN
	- CONTROL JOINT	-	CONTRACT(OR)	RCP	- REFLECTED CEILING	WP(G)	- WATERPROOF(ING
T	- CRICKET	GI	- GALVANIZED IRON		PLAN	WPT	- WORK POINT
.G	- CEILING	GL	- GLASS, GLAZING	RD	- ROOF ORAIN	WR	- WATER RESISTANT
.0	- CLOSET	G,W,B.	- GYPSUM WALLBOARD - GALVANIZED STEEL	RE REINF	-REFERENCE REFER TO -REINFORCING	WWF	- WELDED WIRE FAB
.R	- CLEAR (ANCE) - CENTIMETER	GS\$	SHEET	REM	- REINFURGING		
MP.	- COR, METAL PIPE	GST	- GLAZED STRUCTURAL	REQ	-REQUIRE		
#U	- CONC. MASONRY UNIT	TILE		RINS	- RIGID INSULATION		
₹TR	- CENTER	GBLK	- GLASS BLOCK UNIT	RM	- ROOM		
DL.	- CLEANOUT	нВ	LIGHT BIR	RO	- ROUGH OPENING		
OMP	- COLUMN - COMPRESS(ED JON,	HC HC	- HOSE BIB - HOLLOW CORE	ROW	- RIGHT OF WAY - RADIANT PANEL		
ZMII	BLE, OR;	HCAP	- HANDICAPPED	RWL	- RAIN WATER LEADER		
ONC	- CONCRETE	HDW	- HARDWARE				
DNST	- CONSTRUCTION	HK	- HOOK(S)	SBLK	- SPLASH BLOCK		
TAC	- CONTINUOUS	HM	- HOLLOW METAL	SC	- SOLID CORE		
ONTR OORD	- CONTRACT - COORDINATE	HOR HPT	- HORIZONTAL - HIGH POINT	SCH SD	- SCHEDULE - SOAP DISPENSER		
ORR	- CORRIDOR	HR	-HOUR	SD	- STORM DRAIN		
OR	- CORRUGATED	HT	- HEIGHT	SEC	- SECTION		
T	- CARPET (ED)	HTR	- HEATER	SH	- SHELF, SHELVING		
	- CERAMIC TILE	HVAC	- HEATING/VENTILATION	SHT	- SHEET		
'R 'RSK	- COUNTER - COUNTERSINK/	HW	AIR CONDITIONING - HOT WATER (HEATER)	SHTH SIM	- SHEATHING - SIMILAR		
KJK	COUNTERSUNK	1144	- HOT WATER (HEXTER)	SND	- SANITARY NAPKIN		
V	- COLD WATER	ID	- INSIDE DIAMETER		DISPENSER		
VK .	- CASEWORK	INCAN	- INCANDESCENT	SNR	- SANITARY NAPKIN		
	- CONNECTION	INCL	- INCLUDE (D) (ING)		RECEPTOR		
SL.	- DOUBLE	INFO INSUL	- INFORMATION	SNT	- SEALANT - SLAB ON GRADE		
M.	- DEMOLISH, DEMOLITION	INT	- INSULATE(D) (ION) - INTERIOR	SPC	- SEAB ON GRADE - SPACER: SHIM		
	- DRINKING FOUNTAIN	INV	- INVERT	SPEC	- SPECIFICATION(S)		
a,	- DIAMETER	IPS	- IRON PIPE SIZE	SPL	-SPECIAL		
м	- DIMENSION			SQ	- SQUARE		
SP	- DISPOSAL	JT	- JOINT	SSK	- SERVICE SINK		
	- DEAD LOAD - DOWN	LAB	- LABORATORY	SST	- STAINLESS STEEL - SOUND TRANSMISSION		
P()	- DITTO	LAM	- LAMINATE(D)	5.0	CLASS		
	- DAMPPROOFING	LAV	- LAVATORY	STD	- STANDARD		
PR	- DISPENSER	LIB	- LIBRARY	STL	-STEEL		
ľ	- DETAIL	LIN	- LINEAL	STOR	-STORAGE		
VG	- DRAWING	LKR	- LOCKER - LIVE LOAD	STRUCT SUS	- STRUCTURAL - SUSPENDEDSYM		
	- EACH	LT	- LIVE LOAD - LIGHT	303	SYMMETRICAL		
i	- EXPANSION BOLT				o mare report		
:	- ELEC, CONTRACTOR	MAINT	- MAINTAIN(ENANCE)	T	- TREAD		
T	- EXPANSION JOINT	MAS	- MASONRY	T&B	- TOP AND BOTTOM		
TC	- EXPANSION JOINT COVER	MATL	- MATERIAL - MAXIMUM	T&G TB	- TONGUE AND GROOVE - TEST BORING/TOWEL		
TF	- EXPANSION JOINT	MAX MC	- MAXIMUM - MECHANICAL	IB	BAR		
	FILLER		CONTRACTOR				

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July 30, 2024 DP 24-037979 Plan # 2



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PROJECT ADDRESS

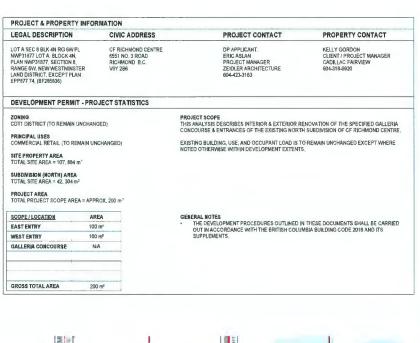
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GENERAL INFORMATION

DRAWING NO.		REVISION
222-125	CP	1
PROJECT NO.	DRAWN	CHECK

DP0.01





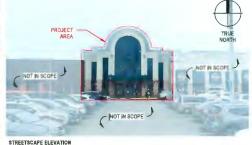
20NING CONTEXT PLAN
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AERIAL VIEW





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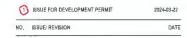
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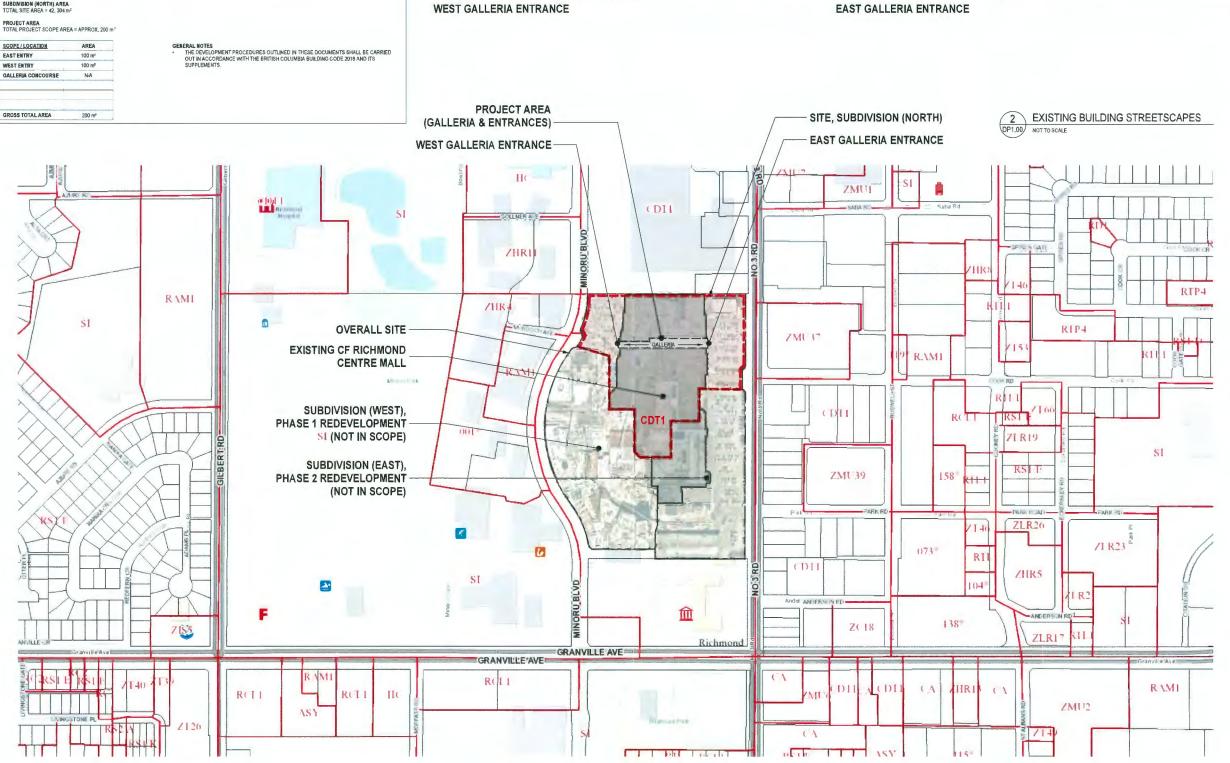
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July 30, 2024 DP 24-037979 Plan #5

0	ISSUE FOR DEVELOPMENT PERMIT	2024-03-2
NO.	ISSUE/ REVISION	DA

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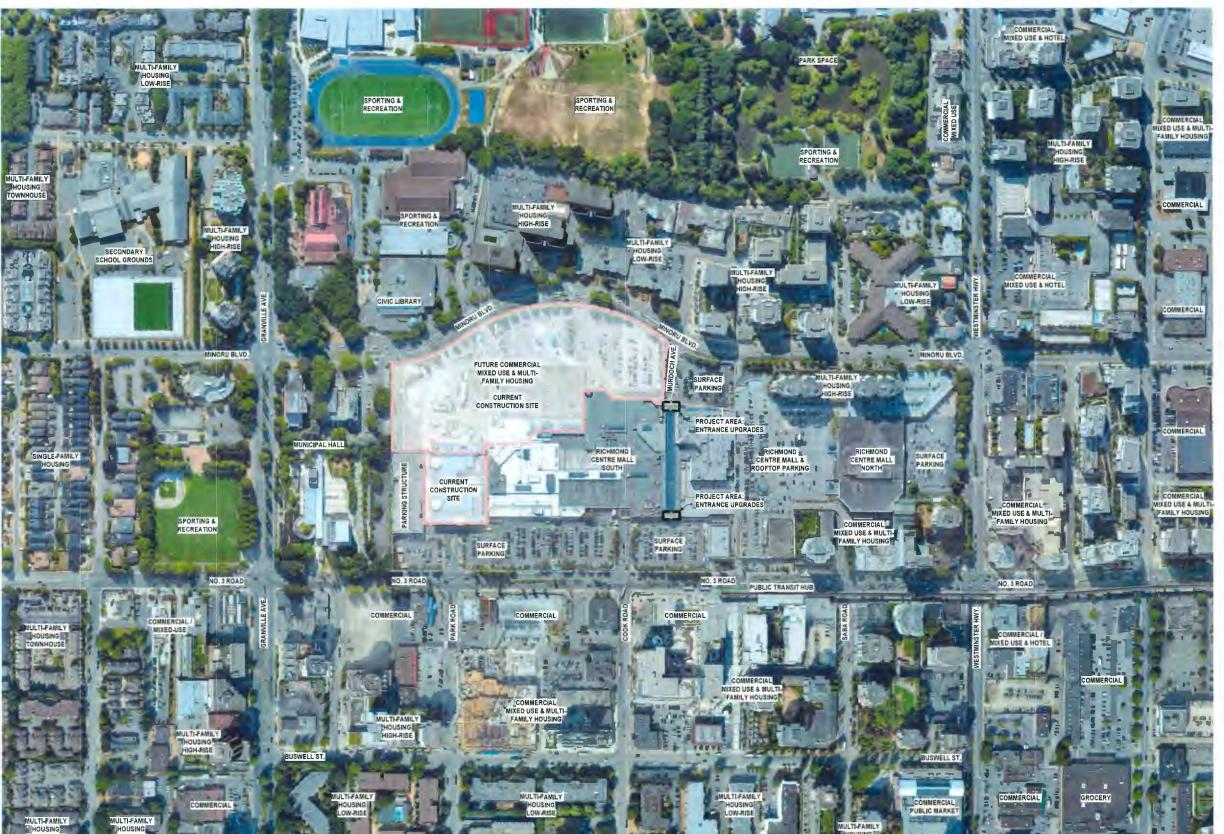
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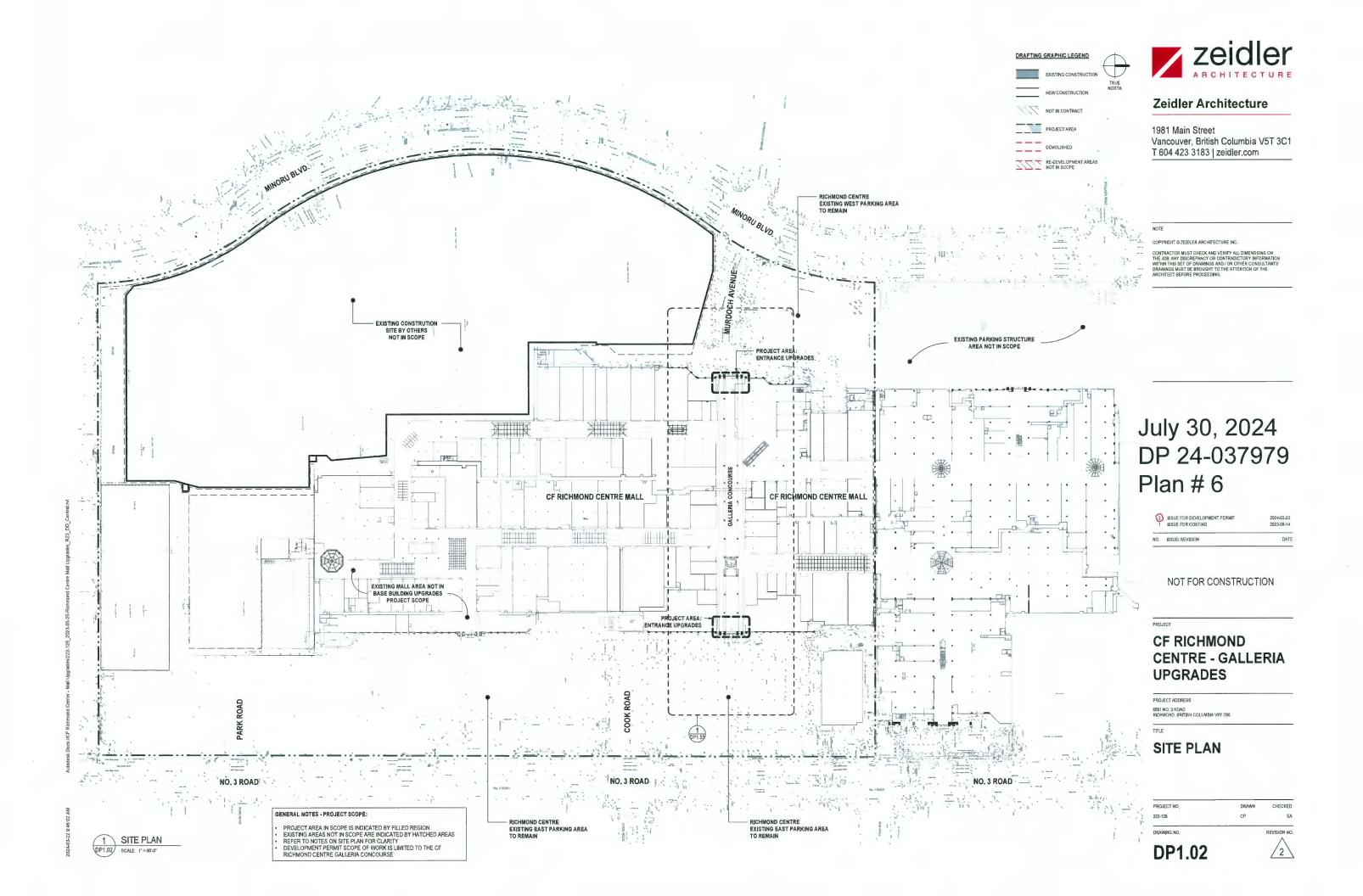
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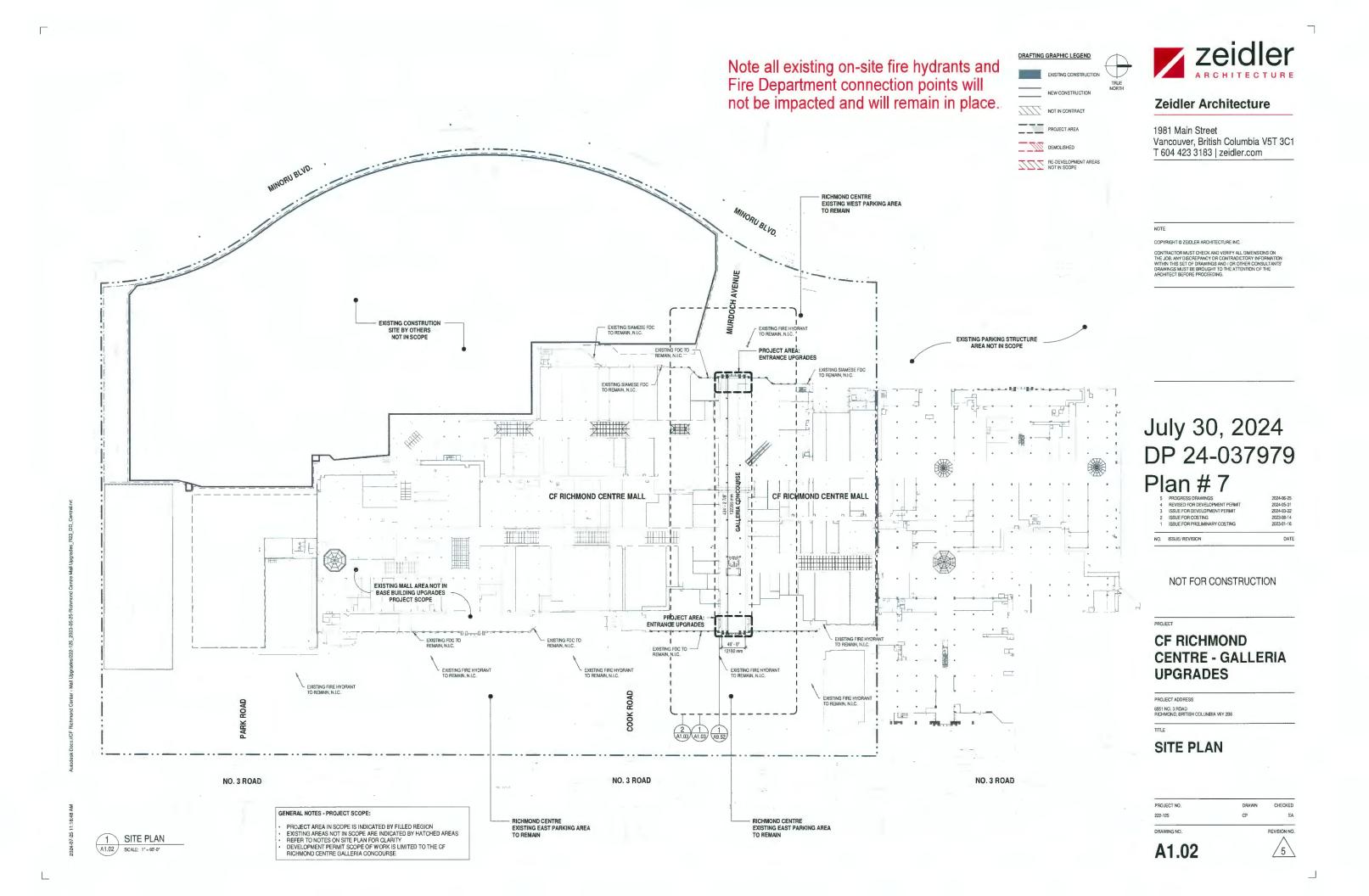
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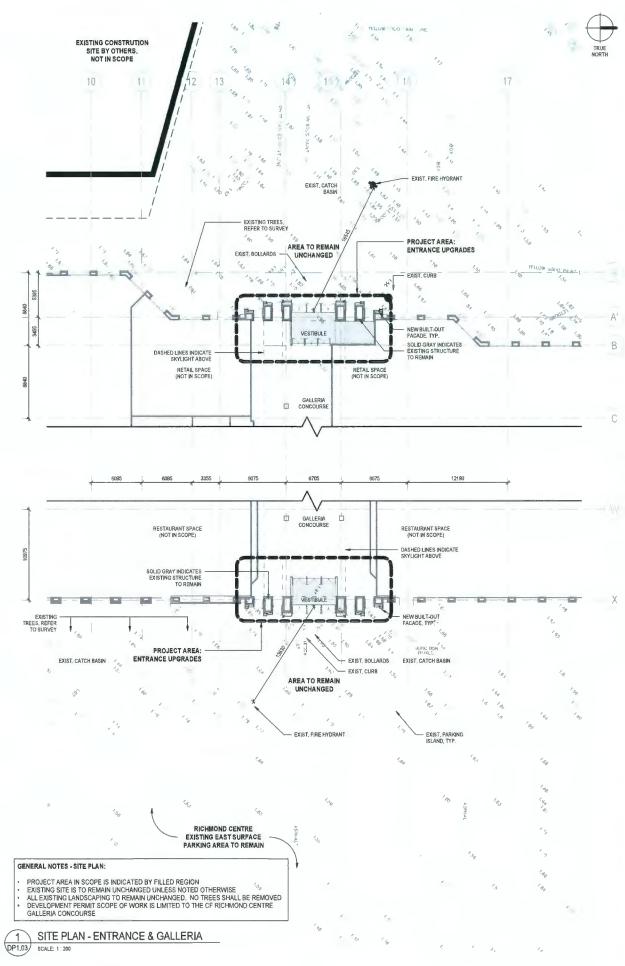








Autodesk Doos/I/CF Richmond Center - Mall Upgrades/222-125_2023-05-25-Richmond Centre Mall Upgrades_R23_DD_Central.nd





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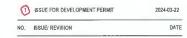
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July 30, 2024 DP 24-037979 Plan # 8



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PROJECT

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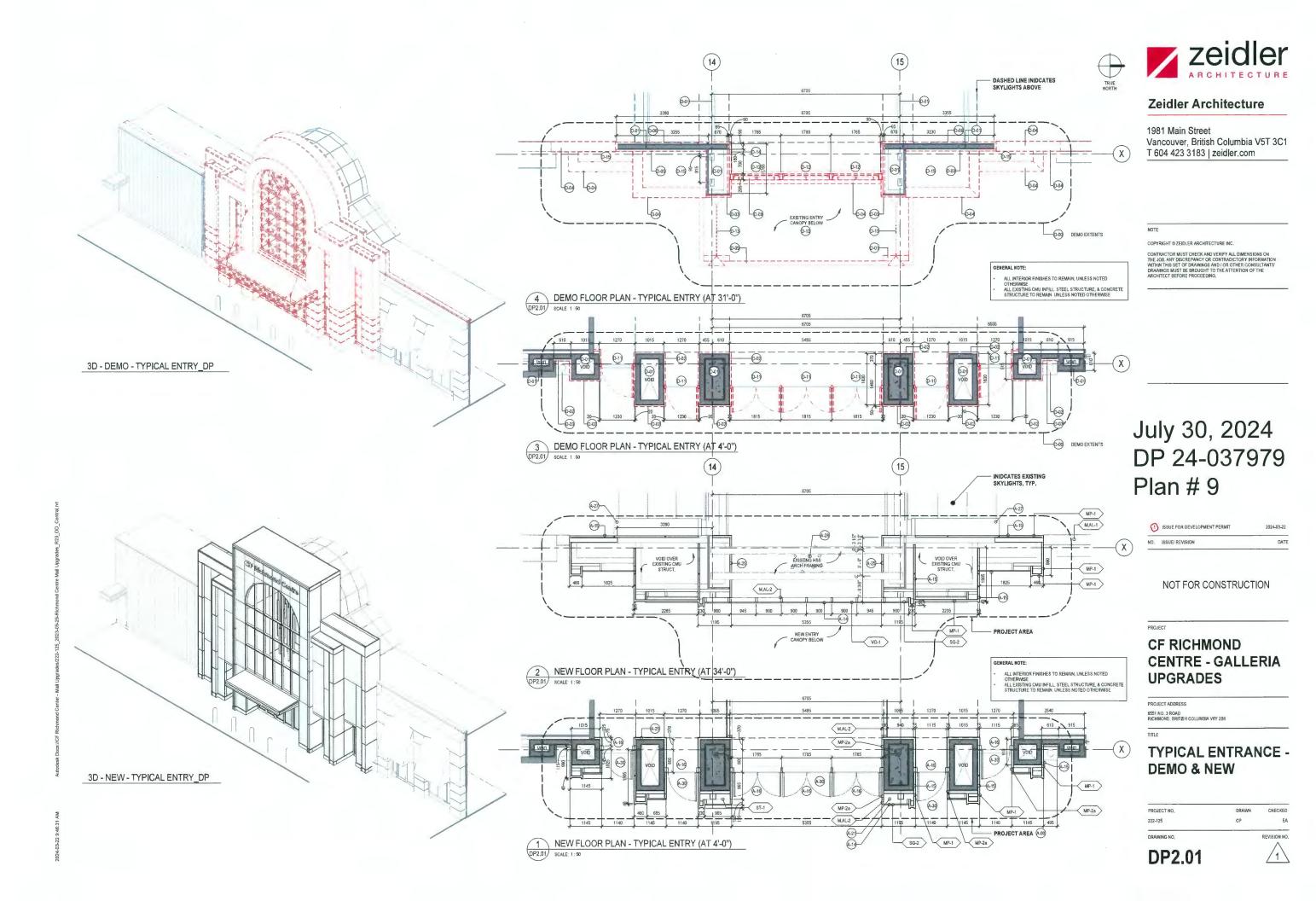
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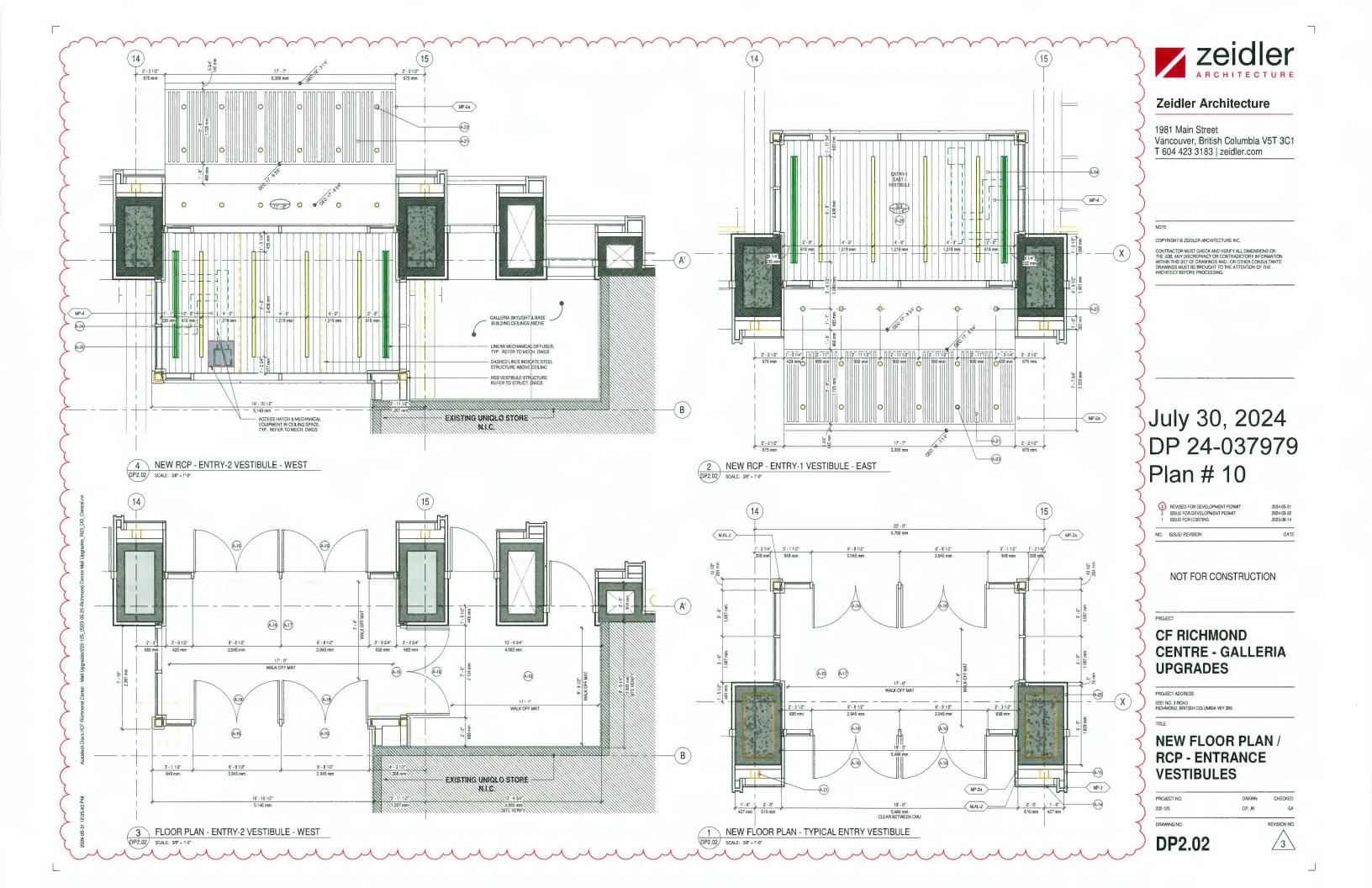
SITE PLAN -GALLERIA ENTRANCES

PROJECT NO.	DRAWN	CHECKED
222-125	CP	EA
DO NIÁRNIO NO		DD WEIGH NO

DP1.03







TYPICAL ENTRY PERSPECTIVE MATERIALITY RENDERING



GLAZING - CLEAR (LOW IRON)



VG-2 GLAZING - CLEAR (LOW IRON) BACK



GLAZING - SOLID ETCH BACK + VERTICAL FRIT FACE



MP-2a METAL PANEL - PEWTER MICA METALLIC



MP-4 METAL PANEL SOFFIT - LIGHT CHERRY

VG-2 MAL-1



CONC-2 CONCRETE - PRECAST BASE

EXISTING ROOF

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July 30, 2024 DP 24-037979 Plan # 11



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PROJECT ADDRESS

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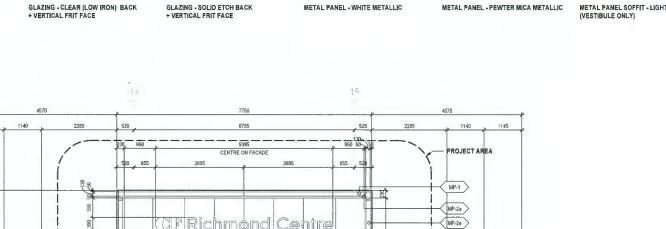
EXTERIOR ELEVATION - TYPICAL NEW ENTRANCE

PROJECT NO.	DRAWN	CHECKED
222-125	CP	EΑ
DRAWING NO.		REVISION NO.
		\wedge



1 EXTER DP3,01 SCALE: 1:50

EXTERIOR ELEVATION - TYPICAL ENTRANCE



SG-2 MP-1 NEW CONSTRUCTION INTERFACE STARTS HERE CAP FLASHING AT NEWOLD INTERFACE TO BE REPLACED TO MATCH EXISTING CONDITIONS VG-1 EXISTING FACADE EXISTING FACADE

> SG-2 SG-2 MP-1

VG-1

VG-1

NEW METAL PANEL CLAD STRUCTURAL STEEL ENTRANCE CANOPY CAN DOWNLIGHTING

DP3.01



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-2a
METAL PANEL - PEWTER MICA METALLIC



CONC-2 CONCRETE - PRECAST BASE



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





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July 30, 2024 DP 24-037979 Plan # 12

NO. ISSUE/ REVISION DATE

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CF RICHMOND CENTRE - GALLERIA UPGRADES

PROJECT ADDRESS

IICHMOND, BRITISH COLUMBIA V6

TITLE

COLOUR EXTERIOR ELEVATIONS

PROJECT NO. DRAWN CHECKED

222-125 JK EA

DRAWING NO. REVISION NO.

A3.13

