



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel
From: Josh Reis
Program Manager, Development

Date: April 24, 2024

File: DP 23-034544

Re: **Application by Maskeen (Hamilton) Properties Corp. for a Development Permit at 4651, 4671, 4691 Smith Crescent and 23301, 23321, 23361, 23381 Gilley Road**

Staff Recommendation

That a Development Permit be issued which would permit the construction of a mixed-use mid-rise development comprising commercial space, City-owned community amenity space and 186 residential units, including 19 low-end-of-market (LEMR) units at 4651, 4671, 4691 Smith Crescent and 23301, 23321, 23361, 23381 Gilley Road on a site zoned "Residential/Limited Commercial (ZMU53) - Neighbourhood Village Centre (Hamilton)".

Josh Reis, MCIP, RPP, AICP
Program Manager, Development

JR:sb

Att. 2

Staff Report

Origin

Maskeen (Hamilton) Properties Corp. (Directors: Jatinderpal Gill and Jagdip Sivia) has applied to the City of Richmond for permission to develop a mixed-use mid-rise development at 4651, 4671, 4691 Smith Crescent and 23301, 23321, 23361, 23381 Gilley Road on a site zoned "Residential/Limited Commercial (ZMU53) - Neighbourhood Village Centre (Hamilton)".

The site is being rezoned from the "Single Detached (RS1/F)" zone to the "Residential/Limited Commercial (ZMU53) - Neighbourhood Village Centre (Hamilton)" zone for this project under Richmond Zoning Bylaw 8500, Amendment Bylaw 10453 (RZ 21-942276). The site is also subject to associated amendments to the Hamilton Area Plan and City's Official Community Plan (OCP) City of Richmond 2041 OCP Land Use Map under Official Community Plan Bylaw 9000, Amendment Bylaw 10452. The rezoning bylaw and OCP amendment bylaws were given third reading at the Public Hearing held on June 19, 2023.

Highlights of the proposed development include:

- 186 dwelling units, including 167 strata units and 19 low-end-of-market (LEMR) units.
- The design and construction of a Community Policing Office in a grade-level unit fronting Gilley Road, which will be transferred to the City and was secured through the rezoning.
- Commercial spaces at grade level and fronting Gilley Road.
- One four-storey apartment building, one five-storey mixed-use building and a two-storey amenity building over a one-level shared parking structure.
- A total floor area of approximately 15,570.6 m² (167,600 ft²) comprised of:
 - Approximately 132.7 m² (1,429 ft²) of Community Policing Office space.
 - Approximately 604 m² (6,501 ft²) of Commercial space.
 - Approximately 13,105.8 m² (141,070 ft²) of market strata housing units and common circulation space provided over both buildings.
 - Approximately 1,490 m² (16,040 ft²) of LEMR housing units distributed over all floors of both buildings.
 - Approximately 237.8 m² (2,560 ft²) of indoor amenity spaces for residents.
- The developer is intending to phase construction of the development. The first phase would consist of the southern building fronting Gilley Road and Smith Crescent, including the City facility, the residential amenity space and the parking structure. The second phase would consist of the northern building as shown in the DP plans. Each phase complies with the City's affordable housing requirements.

A Servicing Agreement is required as a condition of rezoning adoption and includes, but is not limited to, extending Garrapie Avenue, Smith Crescent widening, frontage improvements to Gilley Road and Smith Crescent, utility connections and public plaza and walkway widening along the western edge of the site.

Development Information

Please refer to attached Development Application Data Sheet (Attachment 1) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

Development surrounding the subject site is as follows:

- To the North: Across the future Garripie Avenue extension, are single-detached homes on lots zoned “Single Detached (RS1/F)”, which the Hamilton Area Plan designates for stacked townhouse development.
- To the South: Across Gilley Road, a mixed-use village centre development is under construction (DP 18-829286) on a lot zoned “Residential/Limited Commercial (ZMU35) – Neighbourhood Village Centre (Hamilton)”.
- To the East: Across Smith Crescent, are single-detached homes and a duplex on lots zoned “Single Detached (RS1/F)” and “Two-Unit Dwellings (RD1)”, which the Hamilton Area Plan designates for stacked townhouse development.
- To the West: Across a public walkway connection from Gilley Road to Garripie Avenue, are a mixed-use low-rise development and a low-rise senior housing and care facility on lots zoned “Residential/Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)” and “Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)”.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on June 19, 2023. At the Public Hearing, no concerns about rezoning the property were expressed by the public.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the "Residential/Limited Commercial (ZMU53) - Neighbourhood Village Centre (Hamilton)".

Advisory Design Panel Comments

The Advisory Design Panel was supportive of the application. An annotated copy of the relevant excerpt from the Advisory Design Panel Minutes from March 6, 2024 is attached for reference (Attachment 2). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

Analysis

Housing

- The following table indicates the proposed unit mix of LEMR and Market Strata units, with the overall number of units remaining the same as noted at rezoning.

The LEMR unit mix includes one additional two-bedroom unit and one fewer three-bedroom unit. The Market Strata unit mix includes one additional studio unit, two fewer one-bedroom units and one additional two-bedroom unit.

Unit Type	LEMR	Market Strata	Total
Studio	-	9.0% (15 units)	8.1% (15 units)
1-bedroom	10.5% (2 units)	43.7% (73 units)	40.3% (75 units)
2-bedroom	57.9% (11 units)	46.7% (78 units)	47.8% (89 units)
3-bedroom	31.6% (6 units)	0.6% (1 unit)	3.8% (7 units)
Total	19 Units	167 Units	186 Units

- The proposed development includes 22 basic universal housing units that are designed to be easily renovated to accommodate a future resident in a wheelchair. These include all 19 LEMR units and three Market Strata units. These single-storey units are required to incorporate all of the accessibility provisions listed in the Basic Universal Housing Features section of the City’s Zoning Bylaw, and are permitted a density exclusion of 1.86 m² (20 ft²) per unit.
- All of the proposed units incorporate aging-in-place features to accommodate mobility constraints associated with aging. These features include:
 - stairwell handrails;
 - lever-type handles for plumbing fixtures and door handles; and solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.
- The building lobbies are accessed from the grade-level central courtyard as well as from the fronting sidewalks.

Conditions of Adjacency

- Commercial space and a Community Policing Office are proposed with shared connections to the sidewalk along Gilley Road along the south edge of the site, providing a pedestrian-friendly streetscape and commercial character compatible with the neighbouring development to the west.
- Courtyard level units are proposed with raised semi-private balconies and grade change screening with landscape buffer facing the Smith Crescent and Garripie Avenue fronting roads.
- Long frontages are visually broken up with articulation provided with vertically stacked balconies and colour changes for visual interest and a more pedestrian-compatible scale and form.

- The massing of the development is broken down into two main buildings arranged surrounding a central open space and smaller central amenity building, providing porosity through the site and open space pedestrian connections to Gilley Road, Garripie Avenue, a podium stair connection to Smith Crescent and the public walkway along the west edge of the site.
- There is a public high street plaza fronting onto Gilley Road and a public walkway providing a connection between Gilley Road and Garripie Avenue located within Statutory-Rights-of-Way (SRW) on the adjacent development to the west. This development will enlarge the public plaza from the interim approximately 7.5 m width and 238.6 m² (2,568 ft²) area to an ultimate approximately 17.8 m width and 535.7 m² (5,766 ft²) area. The public walkway will be widened from the interim 3 m width in a 3 m wide SRW to an ultimate 6 m wide in a 6 m wide SRW. The owner constructed and owner maintained public plaza and walkway was secured through the rezoning with registration of PROP/SRWs together with the design and construction through a Servicing Agreement.

Urban Design and Site Planning

- The proposed building height is five-storeys along the southern portion of the site and fronting onto Gilley Road high street, and steps down in height to four-storeys toward Garripie Avenue and the stacked townhouse development designated area to the north, and steps down to a two-storey amenity building toward the public walkway along the west edge of the site. All of the buildings are located on top of a shared enclosed one-level parking structure.
- The podium level central courtyard accommodates grade-level pedestrian access to all buildings, parking reserved for the Community Policing Office, shared parking for visitors and non-residential uses and two loading spaces.
- A five-storey building anchors the intersection of Gilley Road and Smith Crescent.
- A lower four-storey building anchors the intersection of Smith Crescent and Garripie Avenue and provides a transition to future potential stacked townhouse development to the north.
- A lower two-storey building provides a transition to neighbouring development to the west.
- The southern mixed-use building has an entry lobby facing the public sidewalk on Smith Crescent, a second entry lobby facing the central courtyard, and the commercial units and Community Policing Office along the sloping Gilley Road are accessed from an onsite walkway connecting at grade to the City sidewalk at the west end of the building and stairs and elevator access to Smith Crescent at the east end of the building. The north apartment building has an entry lobby facing the central courtyard. Both buildings and the western amenity building have access at grade from the central courtyard with an accessible pathway connection to the Gilley Road and Garripie Avenue sidewalks and public walkway along the west edge of the subject site.
- Indoor amenity space proposed in this development complies with Official Community Plan (OCP) requirements. Approximately 237.8 m² (2,560 ft²) of indoor amenity space is provided in the two-storey amenity building for the shared use of all residents in the development.

- Outdoor amenity space proposed in this development complies with Official Community Plan (OCP) requirements. Approximately 1,226 m² (13,197 ft²) of outdoor amenity space is provided in the central courtyard for the shared use of all residents in the development. Further details are provided in the Landscape Design and Open Space Design section of this report.
- Vehicle access to the one-level underground parking structure will be provided from Garripie Avenue. Vehicle access to the central courtyard surface parking area and residential and non-residential loading spaces will also be provided from Garripie Avenue. Garbage/recycling storage is located inside the parking structure and collection will be accommodated in a lay-by along Smith Crescent.
- The proposed development meets the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood plain indemnity covenant on Title was secured through the rezoning.

Architectural Form and Character

- The project proposes a contemporary architectural style featuring articulations provided through vertical balcony stacks separating different materials and colours, and a projecting framing element at the high street intersection. The scale of the building design elements on the low-rise and mid-rise buildings is pedestrian-friendly and provides visual interest.
- The exterior cladding is a combination of fibre cement panel, metal panel, metal horizontal plank, architectural concrete and accent stone cladding materials.
- Entry lobbies are identified with columns and covered areas framing entries with clear-glazing and generous interiors.
- The colour palette of white and light grey with accents of medium grey and wood-tone provides visual interest.

Transportation

- Two vehicle accesses will be provided off Garripie Avenue, one providing access to the parking structure, and the second providing access to the two reserved Community Policing Office parking spaces, 32 shared parking spaces for visitors and non-residential uses and two loading spaces for residential and non-residential uses in the surface central courtyard area. Garbage/recycling collection is accommodated along Smith Crescent.
- Fire fighting access was further addressed by the project Architect and a code consultant.
- The proposed number of parking spaces is consistent with the Richmond Zoning Bylaw parking requirements, subject to the provision of the Transportation Demand Management measures (TDMs) secured through the rezoning, including:
 - Transit Pass Program with monthly bus pass (two-zone) offered to 16 per cent of the strata units (27 units) for a period of one year.
 - Additional Class 1 Bicycle Parking – provision of Class 1 bicycle spaces at the rate of 1.5 spaces for each strata residential dwelling (instead of 1.25 spaces per dwelling). Bike storage rooms will have outlets for bicycle charging.
 - E-bike and e-scooter storage area.

- Bicycle Maintenance Facility - provision of a bicycle maintenance room for shared use by all residents, including a bike stand, repair tools and bike washing area.
- The proposed number of bicycle storage spaces is consistent with Richmond Zoning Bylaw requirements.
 - There is a total of 285 Class 1 bicycle storage spaces provided within secure rooms or lockers in the amenity building and the parking structure.
 - There is a total of 50 Class 2 bicycle storage spaces provided in the central courtyard, public plaza and outside the Smith Crescent building entry lobby.

Tree Management

- Tree management was addressed at rezoning. There are 59 existing trees being removed from the development site. One off-site City tree and two hedges are being removed from the City boulevard. Three off-site neighbouring trees are required to be protected.
- Consistent with the rezoning staff report, in compensation for the on-site tree removal, 118 replacement trees are required either to be planted on-site or the provision of a voluntary contribution in the amount of \$768.00 for each replacement tree that is not able to be accommodated on-site. At the time of rezoning, preliminary plans identified 60 replacement trees. The applicant in working with staff has found additional on-site planting opportunities resulting in 84 replacement trees being provided for on-site. A voluntary contribution in the amount of \$26,112.00 to the City's City Compensation Fund for tree planting elsewhere in the City is required prior to Development Permit issuance.
- In compensation for off-site City tree and hedge removal, the provision of a contribution in the amount of \$4,500.00 to the City's City Compensation Fund for tree planting elsewhere in the City was secured through the rezoning.
- To ensure the protection of the existing trees on the adjacent property to the north, the provision of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones was secured through the rezoning.

Landscape Design and Open Space Design

- Along Gilley Road, grade and stair connections are provided to street-fronting commercial space and the Community Policing Office.
- Along Garripie Avenue, raised semi-private patios are buffered with planting at grade.
- Along Smith Crescent, raised semi-private patios are buffered with tiered planters, including planting at grade.
- Along the west edge of the subject site, a public walkway is provided in Statutory-Right-of-Way, as secured through the rezoning, providing a pedestrian connection between Gilley Road and Garripie Avenue. Along the public walkway frontage, planting provides screening to the central courtyard surface parking area, with breaks for pedestrian connection.
- Class 2 bicycle racks are located throughout the central courtyard in close proximity to building entry lobbies and outside the building entry lobby fronting Smith Crescent.

- Outdoor amenity space is provided in the central courtyard for the shared use of all residents in the development. A variety of seating areas, including one with a fire pit are provided. Shrub and tree planting is provided throughout the central courtyard and provides screening along the edges of the courtyard to surrounding semi-private patios.
- Children's play is accommodated in the central courtyard with four play structures, three climbing poles, open play turf and lawn areas as well as a ground checkers/chess board. The children's play structures include climbing, sliding and social and imaginative play activities.
- The plant palette selection includes native and non-native, deciduous and coniferous species with a variety of textures and colours, providing all-season interest. The landscape design includes planting of 84 trees of ten species, including coniferous species of spruce and fir, and deciduous species of maple, hornbeam, beech, ginkgo biloba, locust, pear and oak.
- A lighting plan is included in the DP plans. Downward focussed bollard lighting will be provided throughout the courtyard.
- On-site irrigation will be provided for all planted areas.
- To ensure the provision of landscaping, a legal agreement and associated landscape security in the amount of \$573,699.34 is required prior to Development Permit issuance.

Public Art

- The developer is providing a cash contribution towards the City's Public Art Fund. This contribution was secured through the rezoning.

Crime Prevention Through Environmental Design

- Crime Prevention Through Environmental Design (CPTED) principles have been considered throughout the proposed development.
- Public areas, pedestrian pathways and resident private/semi-private areas are designed to be well-defined by soft landscaping to clearly delineate boundaries of uses.
- The entry lobbies are designed to be visually open from the central courtyard and the south building also has an entry lobby that is visually open from the Smith Crescent sidewalk.
- The parkade entry (overhead gate) is designed with clear sight lines.
- Views from interior spaces provide passive surveillance opportunities to outdoor amenity areas and patios. Views from upper units provide passive surveillance opportunities of grade-level public pathways.

Sustainability and Renewable Energy

- The developer has committed to design the subject development to meet the City's application Step Code requirement of Step 3 with a privately owned low-carbon energy system.
- The project includes the installation of an extensive green roof on the amenity building roof and planting on the parking podium, reducing urban heat island effect and improving air quality.

Servicing

- The developer is providing a cash contribution in the amount of \$ 13,540.57 as a cash-in-lieu of construction contribution towards the Hamilton Area Sanitary Pump Station as 4651, 4671, 4691 Smith Crescent belong to the Hamilton Area Sanitary Pump Station catchment. This contribution is in keeping with the Subdivision and Development Bylaw No. 8751 and is required.

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.

Sara Badyal

Sara Badyal
Planner 3
(604-276-4282)

SB: js

- Att. 1: Development Application Data Sheet
2: Advisory Design Panel Minutes (Annotated Excerpt from March 6, 2024)

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

1. (DP Panel Notification Fee) Payment of all fees in full for the cost associated with the Development Permit Panel Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.
2. (Tree Compensation) The City's acceptance of the developer's voluntary contribution in the amount of \$26,112.00 towards the City's tree compensation fund for tree planting elsewhere in the City in compensation for 34 replacement trees not accommodated on-site.
3. (Hamilton Sanitary Pump Station Contribution) At Developer's cost, the Developer is required to:
 - i) Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$ 13,540.57 cash-in-lieu of construction contribution towards the Hamilton Area Sanitary Pump Station as 4651, 4671, 4691 Smith Cr belong to the Hamilton Area Sanitary Pump Station catchment.
4. (Landscape Security) Entering into a legal agreement and submission of a Landscaping security in the amount of \$573,699.34.

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

- Compliance with legal agreements secured via the Rezoning and/or Development Permit processes.
- Entering into a construction agreement for the Community Policing Office.
- Incorporation of accessibility measures in Building Permit as determined via the Rezoning and/or Development Permit processes.
- 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 (<https://www.richmond.ca/services/transportation/special.htm#TrafficPlan>).
- If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.



DP 23-034544

Attachment 1

Address:	4651, 4671, 4691 Smith Crescent, 23301, 23321, 23361, and 23381 Gilley Road
Applicant:	Maskeen (Hamilton) Properties Corp.
Owner	Maskeen (Hamilton) Properties Corp., 1164822 BC Ltd., and Davinder Mander
Planning Area(s)	Hamilton Area

	Existing	Proposed
Site Area	10,300 m ²	10,300 m ²
Land Uses	Vacant and Single-family residential	Mixed use
OCP Designation	Mixed Use	Complies
Area Plan Designation	Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)	Complies
Zoning	Residential/Limited Commercial (ZMU53) – Neighbourhood Village Centre (Hamilton)	Complies
Number of Units	2 single-detached houses	19 LEMR units 167 strata units 604 m ² (6,501 ft ²) CRU 132.7 m ² (1,429 ft ²) Community facility

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 1.5 FAR (including affordable housing), and Max 0.1 FAR community amenity space, and Max 0.1 FAR amenity space	1.48 FAR (including affordable housing), and 0.01 FAR community amenity space, and 0.02 FAR amenity space	None permitted
Buildable Floor Area	Approx. Max. 15,450 m ² including strata residential, LEMR and commercial, and Min. 130 m ² community facility, and Min. 100 m ² amenity space	13,105.8 m ² strata residential 1,490.1 m ² LEMR 604 m ² commercial 132.7 m ² community facility 237.8 m ² amenity space	None permitted
Lot Coverage	Max. 55 %	41 %	None
Setbacks	Gilley Rd: Min 1.5 m Smith Cr: Min. 3 m North property line: Min. 3 m West Side Yard: Min. 6 m	Gilley Rd: Min. 2.8 m Smith Cr: Min. 3 m North property line: Min. 12.3 m West Side Yard: Min. 7.7 m	None
Building Height	Max. 17 m & 4-storey, 20 m & 5-storey fronting Gilley	17 m & 4-storey, 20 m & 5-storey fronting Gilley	None
Lot Dimensions	Width: Min. 40 m Depth: Min. 40 m Area: Min. 4,000 m ²	Width: 91 m Depth: 117.5 m Area: 10,300 m ²	None
Parking Spaces	Total: 293 with TDMs: LEMUR: 19 Market Strata: 234 Community facility: 2 Shared visitor/non-residential:38	Total: 293 with TDMs: LEMUR: 19 Market Strata: 234 Community facility: 2 Shared visitor/non-residential:32 Visitor: 6	None
Accessible Parking Spaces	Min. 2%	2.4%	None

	Bylaw Requirement	Proposed	Variance
Small Car Parking Spaces	Max. 50%	2.4%	None
Tandem Parking Spaces	Permitted	8.9%	None
Loading Spaces	2 medium spaces	2 medium spaces	None
Bicycle Storage	Class 1: 275 residential 2 non-residential Class 2: 38 visitor and 3 non-residential	Class 1: 283 residential 2 non-residential Class 2: 8 visitor and 42 shared visitor/non-residential	None
Amenity Space – Indoor	Min. 100 m ²	237.8 m ²	None
Amenity Space – Outdoor	Min. 1,116 m ²	1,226 m ²	None

Annotated Excerpt from the Minutes from Advisory Design Panel Meeting

Wednesday, March 6, 2024 – 4:00 p.m.

Remote (Webex) Meeting

Panel Discussion

Comments from Panel members were as follows:

- Consider providing a soil depth plan in the next stage of the project to ensure adequate soil volume is provided for planting in the outdoor amenity area – ***Considered. Appropriate soils volumes will be provided.***
- Consider adding structural soil under the sidewalk along Gilley Road to ensure the survivability of the street trees – ***Off-site design reviewed through required Servicing Agreement.***
- Consider showing the slopes on the plans to ensure that accessibility has been achieved in the outdoor amenity area – ***Considered. All amenity areas are accessible with minimal slopes.***
- Consider providing stair access to the green roof on the amenity building – ***Incorporated for maintenance purposes only.***
- Consider providing a landscape lighting plan due to the mixed uses of the courtyard and in order to address potential CPTED concerns – ***Provided in DP plans.***
- A few landscape details including fencing are missing – ***Provided in DP plans.***
- Consider redesigning the children’s play area on the northeast between Building A and Building B, taking into consideration that it will be in shade most of the time – ***Design improved, secondary children’s play area relocated close to central children’s play area, play equipment revised and improved, and nearby seating improved.***
- The trees on the north of Building A between the building and the parking area will also be in full shade; ensure that appropriate tree species will be installed in this area – ***Considered. Appropriate tree species selected.***
- Consider enhancing the planting along Garripie Avenue to screen the exposed blank walls – ***Design improved, shrubs provided.***
- Reconsider the use of Allan Block for the retaining wall and consider using concrete retaining wall to reduce costs and long-term maintenance – ***Considered. Textured Allan Block provides visual interest to the planter retaining wall along Smith Crescent. With proper installation there should be no long-term maintenance issues.***
- Consider consolidating the children’s play area on the north side between Building A and Building B with the children’s play area adjacent to the amenity building; consider installing a bigger or additional play equipment to the consolidated play area; consider a passive outdoor amenity space between Building A and Building B – ***Addressed above.***

- Consider relocating commercial garbage room close to the CRUs; on garbage collection days, the contractor can move the commercial garbage to the collection area; also consider removing the elevator that provides access from the parkade to the CRUs to reduce costs – ***Considered. Elevator retained and adjacent garbage/recycling rooms and loading area retained.***
- Review functionality of parcel delivery areas in the building lobbies to ensure they are designed to meet the needs of residents; consider engaging the services of a company that provides parcel delivery boxes and also help design the parcel delivery area – ***Considered. Sufficient room provided.***
- Consider redesigning the exterior design of the lobbies of the two buildings to make them more welcoming and prominent, e.g. redesign the columns and windows; also ensure that the bench near the Building A lobby entrance is of proper depth and width to comfortably seat people – ***Design improved. All lobbies feature covered area and glazing.***
- Overall, the project is well designed and integrated with the neighbouring buildings; however, consider redesigning the amenity building to make it the heart/focal point of the project; consider not to mimic the design of the two buildings in order to create something iconic that is separate and distinct from the two buildings; also consider enlarging the amenity building to integrate the staircase from the parkade to come up into amenity building; the redesign may result in additional parking spaces – ***Design improved in a manner that provides design continuity with overall development, stair access added to roof level for maintenance purposes, interior elevator added for accessibility, second floor deck added, skylight added over bicycle storage room and additional accent stone cladding provided. Design change to integrate exit stair access to parkade level was considered, but was not able to be accommodated without losing required parking spaces.***
- Reconsider the installation of green roof on the amenity building rooftop due to long-term maintenance concerns; in lieu of the green roof, consider installing a usable amenity space on the amenity building rooftop, install a staircase to access the rooftop; irrigation and electric outlets would be needed for green roof maintenance – ***Addressed above. Green roof provided and appropriate irrigation and electrical outlets will be provided.***
- Appreciate the clean and functional design of the mixed-use and apartment buildings considering their scale and size; consider installing rooftop decks on the two buildings to take advantage of the views surrounding the two buildings; also consider creating some units with rooftop access – ***Considered. Roof top decks not incorporated due to costs and long-term management and maintenance concerns were not implemented.***
- Appreciate that the affordable housing units are distributed throughout the two buildings and not segregated in one area – ***Noted.***
- Consider providing more accessible parking stalls in the residential rental parking to match the number of accessible parking stalls provided in the residential owner parking to accommodate low-income people with disabilities – ***Considered. Parking provision meets zoning bylaw requirements.***
- Consider improving the accessibility of the two-storey amenity building by installing an elevator and making the office space on the ground floor accessible; also consider making the entire amenity building accessible – ***Incorporated.***
- The project is interesting and well considered – ***Noted.***
- Allan Block retaining walls are cheaper to build than concrete, but long-term maintenance could be a concern – ***Addressed above.***

- Support the installation of a green roof on the amenity building, but should be done properly; consider a deeper soil volume to accommodate a wider range of plant species; ensure long-term survivability and maintenance of planting – **Considered. Additional construction details will be provided through the required Building Permit application.**
- Architectural renderings should incorporate and reflect the landscape design to enable the Panel to better appreciate the overall design of the project, especially in areas where there are large exposed concrete walls, areas near the PMT and the corner areas – **Renderings updated.**
- Support the location of the children’s play areas in different locations as it would allow separation of play areas for different age groups and mitigate noise that would result from one larger play area; however, address the shading concern and consider more seating opportunities for parents and visitors – **Addressed above.**
- Agree with the Panel comment that the amenity building should be treated as the heart of the project and redesigned to provide a more welcoming experience – **Addressed above.**
- The lobbies for the residential and commercial spaces at the southeast corner on Gilley Road and Smith Crescent appears secondary and uninviting; the landscaped area adjacent to the residential plaza could be integrated into one plaza space, e.g. increase the tree grates and install more landscape elements to make the corner more welcoming and useful to CRU users and the public and mitigate the hardscape in the adjacent residential plaza – **Design Improved. Entry lobby expression improved, requested exterior stair connection added, and seating added at raised planter similar to what has been proposed along the public walkway along the west edge of the site.**
- Understand the intent for flexible use of the large paved plaza on the west side of the site along Gilley Road; however, consider enhancing its landscape, e.g. by incorporating green spaces and a water feature to provide more visual interest and improve user experience; the enhanced landscape of the two plazas on both ends of Gilley Road could provide more identity to the project – **Considered. Public plaza expands existing interim plaza provided on neighbouring property to the west and is designed as a hard paved plaza for continuity with added checkers/chess board paving. The design meets the Hamilton Area Plan objective of a hard paved plaza intended for pedestrian movement large group gathering.**
- Consider softening the expression around the PMT area along Smith Crescent; consider changing the paving material, minimizing its “throat” and changing the visual sightlines but ensuring adequate access for maintenance – **PMTs surrounded on three sides with raised planters and clearances kept to minimum required by BC Hydro.**
- Portions of the concrete walls along the Gilley Road and Garripie Avenue elevations adjacent to the sidewalks are exposed; consider installing plantings with appropriate height in terraced/stepped planters and provide more articulation to the concrete walls, e.g. adding texture to mitigate the blank wall effect; also consider adjusting the structure above the parking garage to provide better transition – **Landscape screening provided Yew hedge and ornamental grass provided along Gilley Road. Bamboo, broadleaf evergreen hedging, ferns, ornamental grass and trees provided along Garripie Avenue.**
- Look at ways to ensure that pedestrian circulation is not impeded along the upper walkway when the outward swinging doors of adjacent CRUs are opened – **Design improved with partially recessing most doors. The walkway is wide enough to accommodate out-swinging doors without impeding pedestrian circulation.**

- Investigate opportunities to provide more access points to the upper walkway adjacent to CRUs from the sidewalk along Gilley Road – ***Design improved with additional stair access immediately east of the community amenity Community Policing Office. Continuous access provided west of the community amenity Community Policing Office and both elevator and stair access provided at east end of commercial units.***
- Consider reorienting the stairs to the CRUs at the corner to land at the street level residential plaza and more adjacent to the elevator – ***Incorporated.***
- Does not support the Panel comment of removing CRU lobby elevator providing access to CRUs – ***Noted.***
- Investigate opportunities to better identify the residential and commercial lobbies at the street level corner plaza as it would also improve wayfinding – ***Addressed above.***
- Agree with Panel comments that the amenity building should be the heart of the project; ensure accessibility to the second floor for all users – ***Incorporated.***
- The garage exit stairwells are awkwardly located in the courtyard and could be better related and integrated with adjacent building masses; consider relocating the garage exit adjacent to the amenity building to create more usable spaces; also consider relocating the garage exit on the northeast between Building A and Building B as it blocks the space between the two buildings – ***Considered. Parking exit stairs provided adjacent to walkways and located to meet building code requirements.***
- Ensure that wheelchair turning provides accommodated in the BUH unit plans – ***Incorporated.***
- Garbage collection across the bicycle lanes are challenging; consider installing signage to warn cyclists of potential collisions along the bicycle lanes – ***Signage is reviewed through the required Servicing Agreement process.***
- Overall, appreciate the applicant for a well handled project and presentation – ***Noted.***
- Support the Panel comment to provide an elevator in the amenity building to enhance its accessibility; consider providing access to the amenity building from the parkade underneath the building through the elevator – ***Addressed above.***
- Consider increasing the height of the bicycle room on the ground floor of the amenity building to provide a usable deck for the second floor of the amenity building – ***Incorporated.***
- Consider removing the elevator access from the underground parkade to the CRUs for security reasons; consider locating commercial visitor parking spaces in the courtyard surface parking area; consider providing some visitor parking spaces in the parkade outside a separately gated area for residents to enhance security for the residents – ***Considered. Elevator access retained for accessibility. Resident and limited visitor parking spaces as well as class 1 bicycle storage and garbage/recycling for all uses are provided in the parking structure. Community Policing Office and shared visitor/commercial/ Community Policing Office parking spaces are provided in the central courtyard.***
- Does not support the Panel comment to remove the elevator access from the underground parkade and CRU lobby to the CRUs as the elevator would be useful to provide accessibility to people in wheelchairs – ***Noted.***

Panel Decision

It was moved and seconded

That DP 23-034544 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED



No. DP 23-034544

To the Holder: Maskeen (Hamilton) Properties Corp.
308-6321 King George Boulevard
Surrey, BC V3X 1G1

Property Address: 4651, 4671, 4691 Smith Crescent and 23301, 23321, 23361,
23381 Gilley Road

Address: Ajit Thaliwal and Grant Copland
Maskeen (Hamilton) Properties Corp.
308-6321 King George Boulevard
Surrey, BC V3X 1G1

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 #31 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$573,699.34 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 23-034544

To the Holder: Maskeen (Hamilton) Properties Corp.
308-6321 King George Boulevard
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Property Address: 4651, 4671, 4691 Smith Crescent and 23301, 23321, 23361,
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Address: Ajit Thaliwal and Grant Copland
Maskeen (Hamilton) Properties Corp.
308-6321 King George Boulevard
Surrey, BC V3X 1G1

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

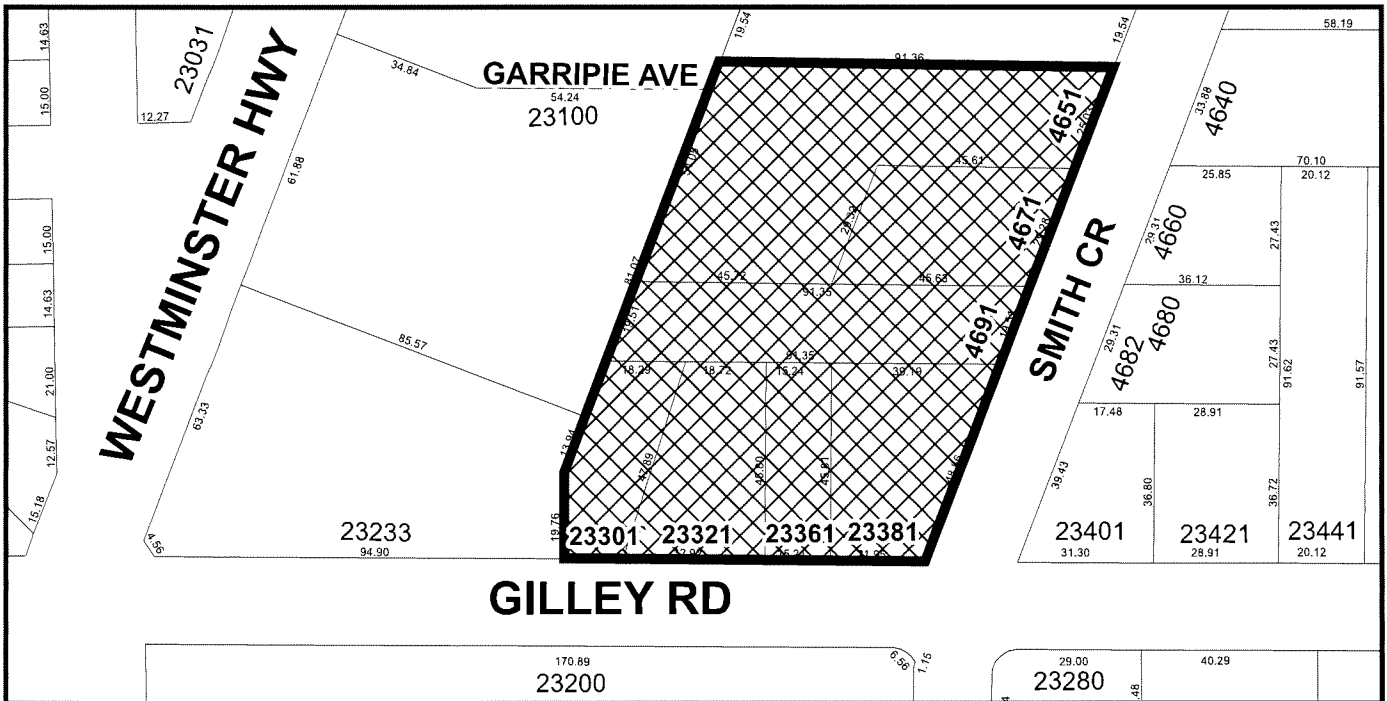
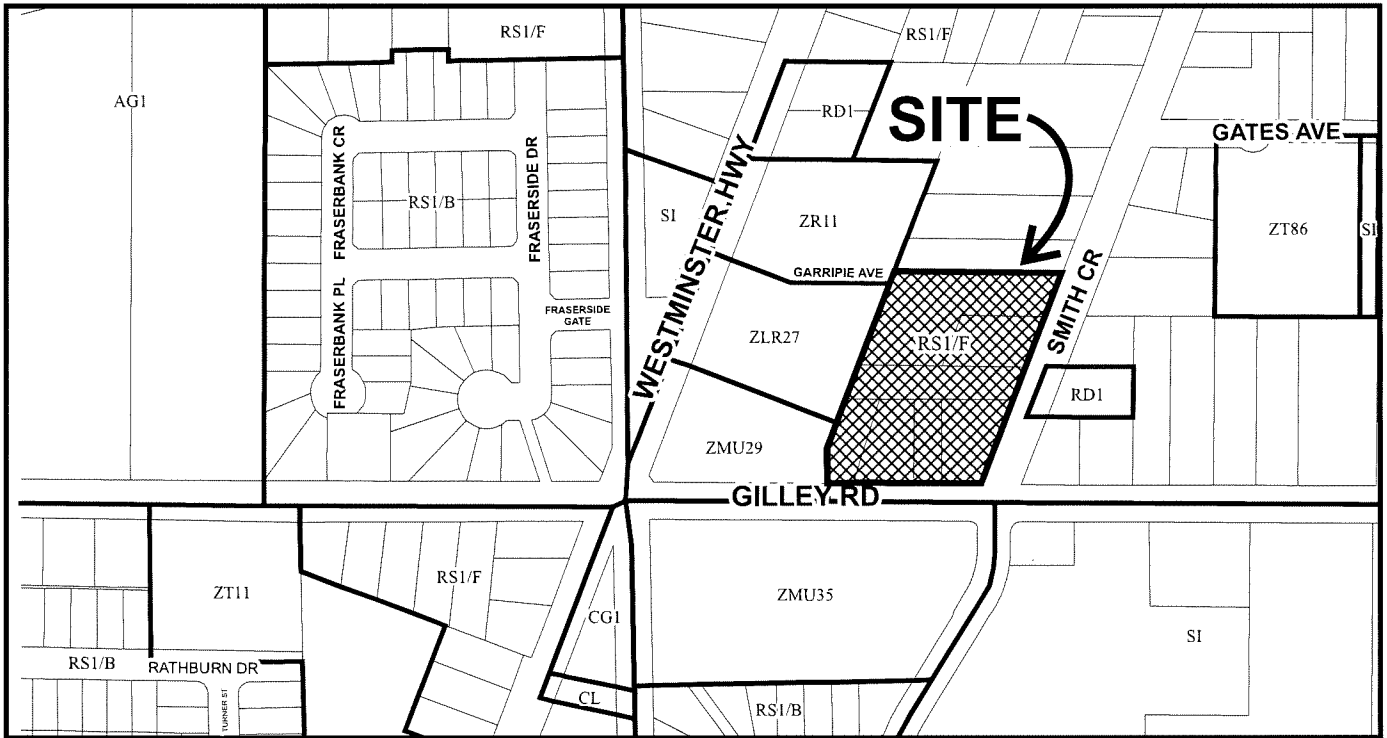
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR

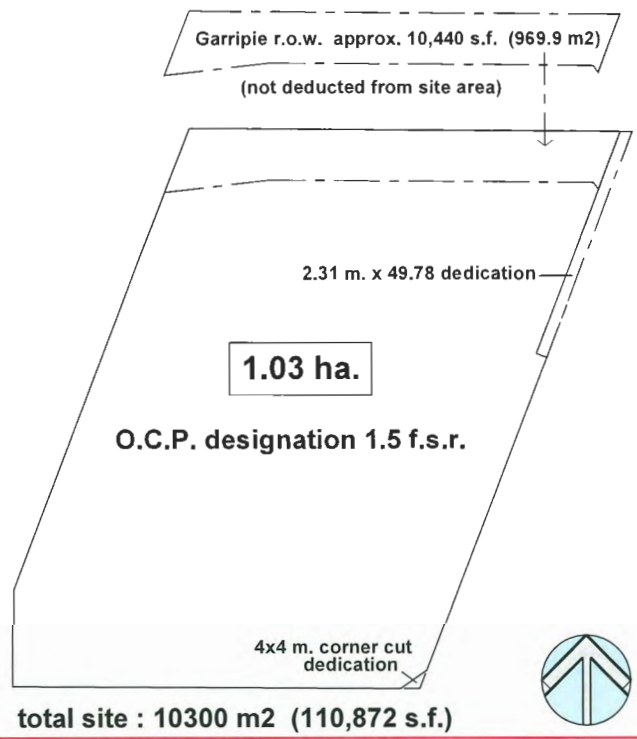


City of Richmond



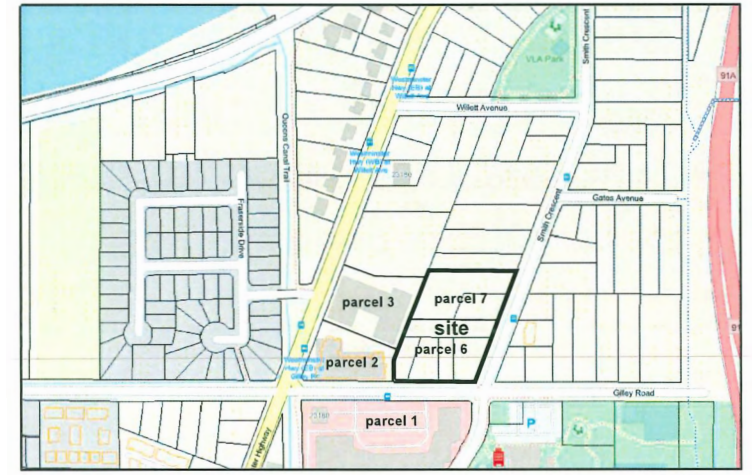
DP 23-034544
SCHEDULE "A"

Original Date: 12/15/23
 Revision Date:
 Note: Dimensions are in METRES



total site : 10300 m2 (110,872 s.f.)

max floor area: 10,300 m2 x 1.5 FAR = 15,450 m2
 (excluding community amenity and indoor amenity space)



location plan detail



location plan

- Notes:
- Bicycle maintenance facility, charging outlets for min. 10% of class 1 bicycle storage spaces, and other TDMs as per legal agreements.
 - Community amenity City facility in south building, 2 dedicated parking spaces in courtyard.
 - 19 LEMR units
 - 22 BUH units required to comply with section 4.16 of Richmond Zoning Bylaw 8500.
 - Aging in place features to be provided in all units including stairwell handrails, lever-type handles for doors and plumbing fixtures, and solid wall blocking in washrooms at all toilets, bathtubs and showers to facilitate future grab bar installation.
 - Automatic irrigation system for all planted areas.
 - Public access road PROP SRW along north edge of site, public walkway and public plaza PROP SRW along west edge of site.
 - Off-site works, public access road SRW works, public walkway and plaza SRW works via Servicing Agreement
 - Phases include first parkade, south building and amenity building, then north building.

affordable housing data :

minimum unit areas per AH Strategy :		
studio unit	400 s.f.	37 m2
1-bedroom unit	535 s.f.	50 m2
2-bedroom unit	741 s.f.	69 m2
3-bedroom unit	980 s.f.	91 m2
affordable units provided :		
studio units	none	
1-bedroom B5	2 x 552 = 1104 s.f.	
2-bedroom C3	1 x 974 = 974 s.f.	
2-bedroom C4	9 x 748 = 6732 s.f.	
2-bedroom C6	1 x 954 = 954 s.f.	
3-bedroom D1	3 x 1072 = 3216 s.f.	
3-bedroom D2	3 x 1020 = 3060 s.f.	
19 units total - 16,040 s.f.		
(min. required area : 15,695 s.f. - see 10e)		
affordable unit percentages :		
2/19 = 10.5%	1-bedroom units	
11/19 = 57.9%	2-bedroom units	
6/19 = 31.6%	3-bedroom units	
100%		

project data :

proposed zoning : ZMU53 Neighbourhood Village Centre (1 hamilton)

site area : 110,872 s.f. (10300 m2 = 1.03ha)

(after road dedications)

building areas :

bldg. A -	
ground floor -	24,696 s.f.
2nd floor -	22,374 s.f.
3rd floor -	22,374 s.f.
4th floor -	22,374 s.f.
5th floor -	22,374 s.f.
total -	114,192 s.f. (10,608.4 m2)

bldg. B -	
ground floor -	12,802 s.f.
2nd floor -	12,682 s.f.
3rd floor -	12,682 s.f.
4th floor -	12,682 s.f.
total -	50,848 s.f. (4723.8 m2)

total buildings A & B - 165,040 s.f. (15,332.2 m2)
 (above areas exclude elevators, stairs, mech./elec. rooms as permitted by zoning bylaw - refer to dwg. 10e)

F.A.R. : 114,401 + 50,476 = 164,877 / 110,872 = 1.487

site coverage : 4223 m2 41%

unit types :

type :	bldg. A :	bldg. B :	total :	
studio -	15	-	15	7.5%
1-bedroom -	53	23	76	41.4%
2-bedroom -	59	28	87	46.8%
3-bedroom -	4	4	8	4.3%
	131	55	186	100%

parking provision :

required per bylaw :
 standard apt. - 167 x 1.4* = 234 (*TDM rate)
 affordable apt. - 19 x 1 = 19
 + visitor - 186 x .2 = 38
 CPO - (132.8 m2) - 2 notes : CPO requires 2 on-site spaces, per RCMP program, plus 2 dedicated street spaces
 commercial - (743 m2) - -- per bylaw commercial parking is shared with residential visitor parking
 total req'd - 293 spaces

provided - 34 surface spaces
 259 parkade spaces
 *293 spaces
 (*TDMs to support 1.4 residential parking ratio - refer to CTS report)

bicycle parking required :

residential spaces required : 186 x 1.5 = 279 spaces
 186 x .2 37 spaces
 total - 316 spaces
 provided : parkade - 279 spaces
 surface - 40 spaces
 total - 319 spaces
 commercial spaces required : 5 spaces total
 provided : 2 class 1. bike lockers in parkade
 3 class 2. surface spaces next to plaza
 (2 spaces within CPO not counted)

indoor amenity :

required : 1,076 s.f. (100 m2)
 provided : 2,560 s.f. (238 m2)

outdoor amenity :

required : 186 x 6 = 1116 m2 (12,013 s.f.)
 provided : approx. 13,200 s.f. = 1226 m2

building height :

max. allowed per bylaw : 4-storey & 17.0 m. (55.77 ft.)
 5- storey & 20.0 m. (65.61 ft.) fronting Gilley
 proposed height : 4-storey & 16.95 m. (55.61 ft.) bldg. B
 5-storey & 19.95 m. (65.45 ft.) bldg. A

project data

parcels 6 & 7 - proposed residential - commercial development
 Hamilton Lands Richmond B.C.

ADP submission
 Feb. 26, 2024
 revised to April 12, 2024



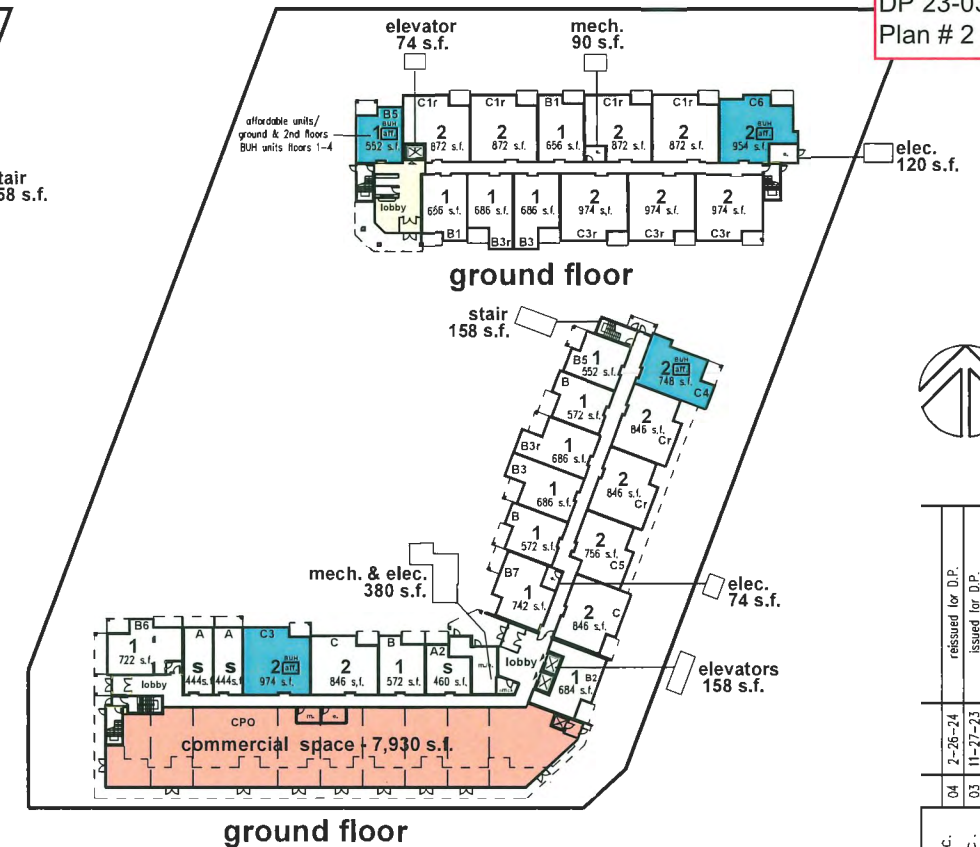
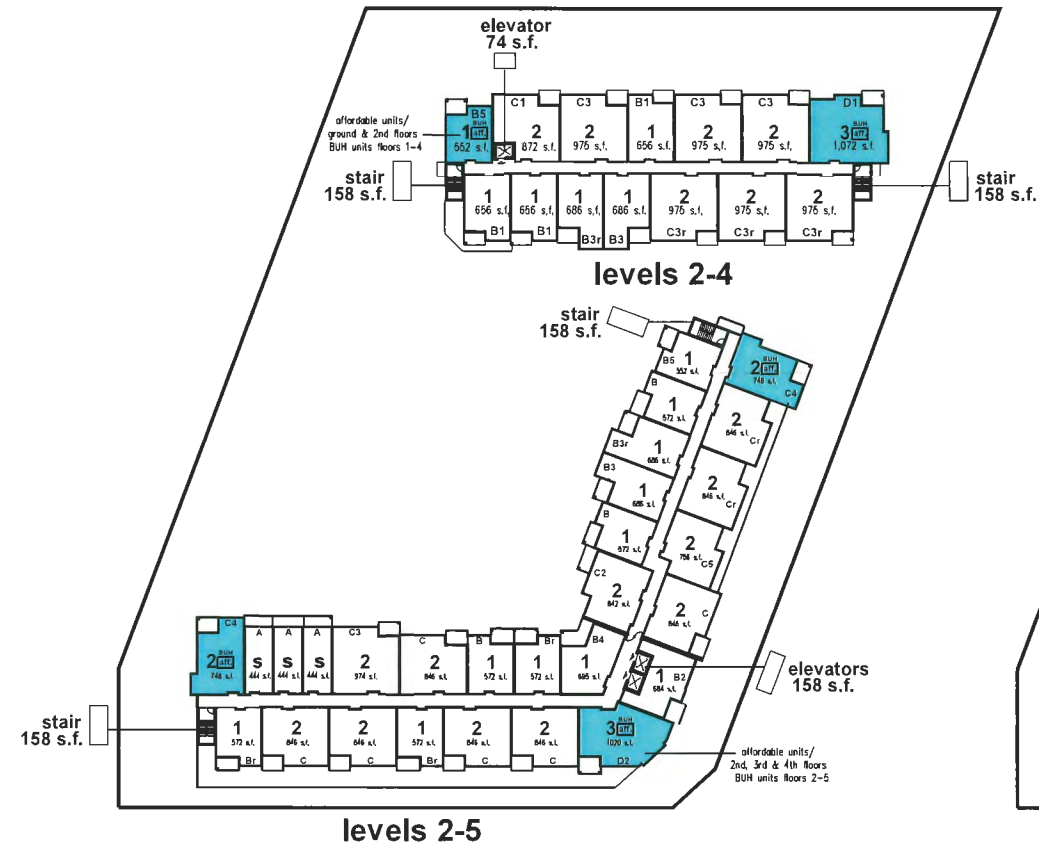
Scale	as noted	Sheet	of	Drawing Title	Revision	Date	Description
05	February 2022	A-1	1	site areas & project data	05	4-02-24	revised/re-issued for DP.
					04	10-27-23	issued for DP.
					03	7-17-23	revised for DP. application
					02	4-12-23	re-issued for rezoning
					01	10-08-21	issued for rezoning

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- A** studio unit
 - B** one-bedroom unit
 - C** two-bedroom unit
 - D** three-bedroom unit
- (refer to dwg. A-11a for locations)

saleable/rentable floor areas :

commercial area :			
7,930 s.f. including CPO (includes mech. & elec. spaces)			
saleable residential area :			
unit type	area	no. units	total area -
A	444 s.f.	14	6,216 s.f.
A1	460 s.f.	1	460 s.f.
B	572 s.f.	26	14,872 s.f.
B1	656 s.f.	7	4,592 s.f.
B2	695 s.f.	5	3,475 s.f.
B3	686 s.f.	18	12,348 s.f.
B4	695 s.f.	4	2,780 s.f.
B5	539 s.f.	11	5,929 s.f.
B6	827 s.f.	1	827 s.f.
B7	742 s.f.	1	742 s.f.
C	846 s.f.	36	30,456 s.f.
C1	872 s.f.	6	5,232 s.f.
C2	846 s.f.	4	3,384 s.f.
C3	975 s.f.	27	26,325 s.f.
C5	754 s.f.	5	3,770 s.f.
D2	1,020 s.f.	1	1,020 s.f.
totals -		167 units	122,571 s.f. (11387 m2)
rentable residential area :			
uniy type	area	no. units	total area -
B5	552 s.f.	2	1,104 s.f.
C3	974 s.f.	1	974 s.f.
C4	748 s.f.	9	6,732 s.f.
C6	954 s.f.	1	954 s.f.
D1	1,072 s.f.	3	3,216 s.f.
D2	1,020 s.f.	3	3,060 s.f.
totals -		19 units	16,040 s.f. (1490.1 m2)
residential summary :			
total units - 167 + 19 = 186 units			
total unit area- 122,571 + 16,158 = 138,729 s.f. (12,887.9 m2)			



bylaw floor area calculation (net area for density calculation) :

building A :						
floor -	actual gross area -	deductions per zoning bylaw -			bylaw net floor area -	notes -
		elevators	stairs	mech. / elec.		
ground	25,150 s.f. 2336.4 m2	---	---	454 s.f. ---	24,696 s.f. 2294.3 m2	- mech. and elec. spaces may be deducted on any floor - stairs and elevators deducted above ground floor only
second	22,848 s.f. 2122.6 m2	158 s.f. ---	316 s.f. ---	---	22,374 s.f. 2078.5 m2	
third	22,848 s.f. "	158 s.f. ---	316 s.f. ---	---	22,374 s.f. "	
fourth	22,848 s.f. "	158 s.f. ---	316 s.f. ---	---	22,374 s.f. "	
fifth	22,848 s.f. "	158 s.f. ---	316 s.f. ---	---	22,374 s.f. "	
totals -	116,542 s.f. 10826.8 m2	632 s.f.	58.7 m2	1,264 s.f. 117.4 m2	454 s.f. 42.2 m2	114,192 s.f. 10608.4 m2
building B :						
floor -	actual gross area -	deductions per zoning bylaw -			bylaw net floor area -	notes -
		elevators	stairs	mech. / elec.		
ground	13,012 s.f. 1208.8 m2	---	---	210 s.f. ---	12,802 s.f. 1189.3 m2	- mech. and elec. spaces may be deducted on any floor - stairs and elevators deducted above ground floor only
second	13,072 s.f. 1214.4 m2	74 s.f. ---	316 s.f. ---	---	12,682 s.f. 1178.2 m2	
third	13,072 s.f. "	74 s.f. ---	316 s.f. ---	---	12,682 s.f. "	
fourth	13,072 s.f. "	74 s.f. ---	316 s.f. ---	---	12,682 s.f. "	
totals -	52,228 s.f. 4852 m2	222 s.f.	20.6m2	948 s.f. 88.1 m2	210 s.f. 19.5 m2	50,848 s.f. 4723.8 m2

total bylaw floor area for site density calculation : 114,192 + 50,848 = 165,040 - (22 x 20*) = 164,620 s.f. (*20 s.f./unit deduction for units with BUH features)

bylaw residential area for affordable housing provision requirement :

bylaw total area : 114,192 + 50,848 = 165,040 s.f. bylaw residential area : 165,040 - 7,930 = 157,110 s.f. x 10% = 15,711 s.f. required area provided : 16,158 s.f.



Rev.	Date	Description
04	2-26-24	revised for D.P.
03	11-27-23	issued for D.P.
02	8-22-23	revised for rezoning
01	4-12-23	issued for rezoning

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Drawing Title: floor area calculation for FAR
Project Title: proposed development parcels 6 & 7 - Hamilton Lands Richmond B.C.

Sheet: A10e
Date: November 2023
Revision: 04
Scale: n.l.s.

parcels 6 & 7 - proposed residential - commercial development

Hamilton Lands

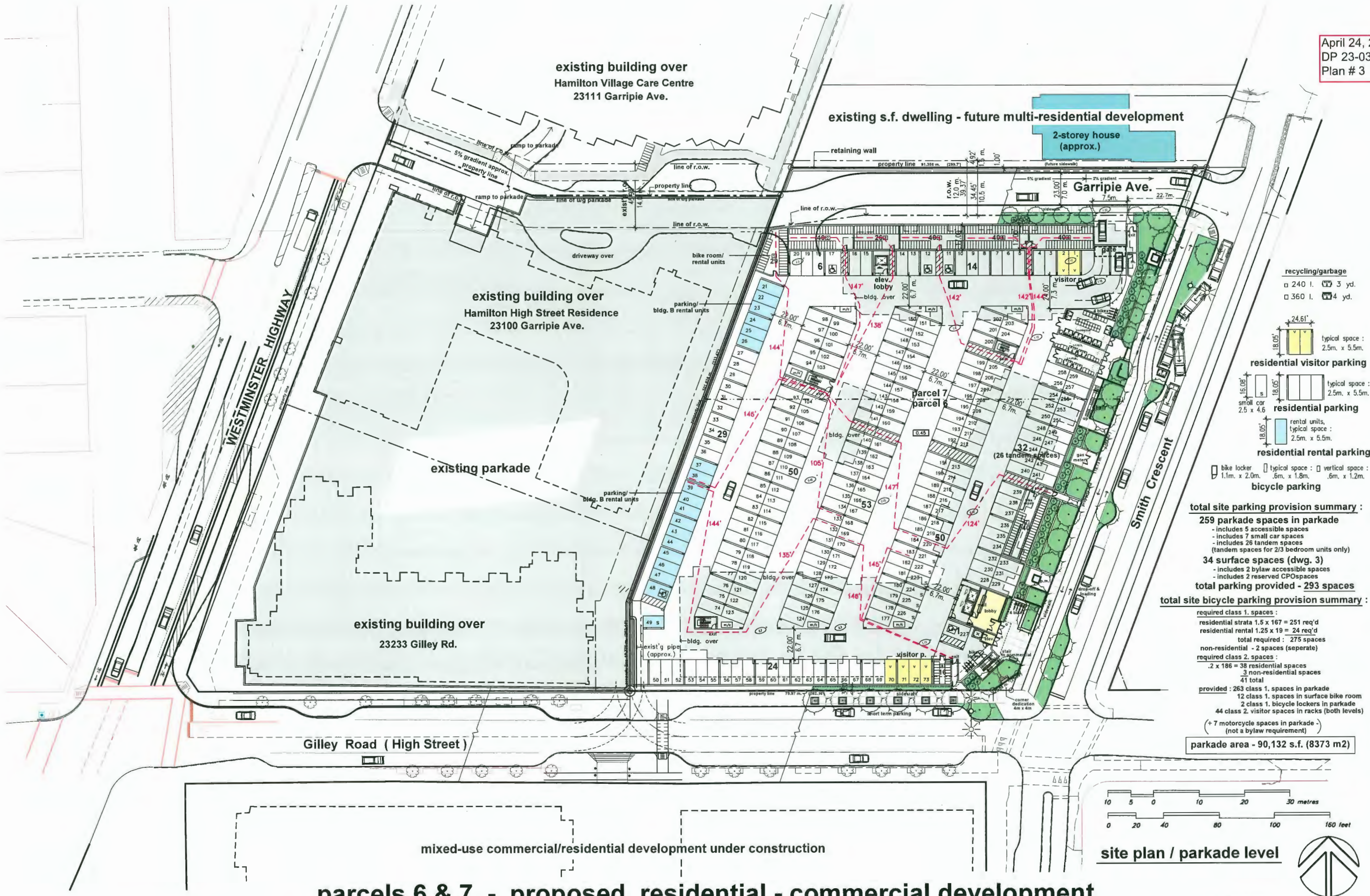
Richmond B.C.

floor area calculations

ADP submission
Feb. 26, 2024
revised to April 12 2024

10e

issued for D.P.

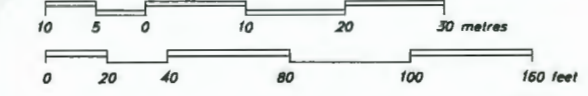


- recycling/garbage**
 - 240 l. 3 yd.
 - 360 l. 4 yd.
- typical space :** 2.5m x 5.5m.
- residential visitor parking**
- residential parking**
 - rental units, typical space : 2.5m x 5.5m.
 - small cor 2.5 x 4.6
- residential rental parking**
 - bike locker □ typical space : 1.1m x 2.0m, vertical space : .6m x 1.8m, .6m x 1.2m.
- bicycle parking**

total site parking provision summary :
 259 parkade spaces in parkade
 - includes 5 accessible spaces
 - includes 7 small car spaces
 - includes 26 tandem spaces (tandem spaces for 2/3 bedroom units only)
 34 surface spaces (dwg. 3)
 - includes 2 bylaw accessible spaces
 - includes 2 reserved CP0spaces
total parking provided - 293 spaces

total site bicycle parking provision summary :
 required class 1. spaces :
 residential strata 1.5 x 167 = 251 req'd
 residential rental 1.25 x 19 = 24 req'd
 total required : 275 spaces
 non-residential - 2 spaces (separate)
 required class 2. spaces :
 .2 x 186 = 38 residential spaces
 3 non-residential spaces
 41 total
provided : 263 class 1. spaces in parkade
 12 class 1. spaces in surface bike room
 2 class 1. bicycle lockers in parkade
 44 class 2. visitor spaces in racks (both levels)
 (+ 7 motorcycle spaces in parkade - (not a bylaw requirement))

parkade area - 90,132 s.f. (8373 m²)



site plan / parkade level

Rev.	Date	Description
05	10-08-21	original rezoning submission
02	4-12-23	revised for rezoning
03	7-17-23	revised for D.P. submission
04	11-27-23	issued for DP
05	2-22-24	revised for DP

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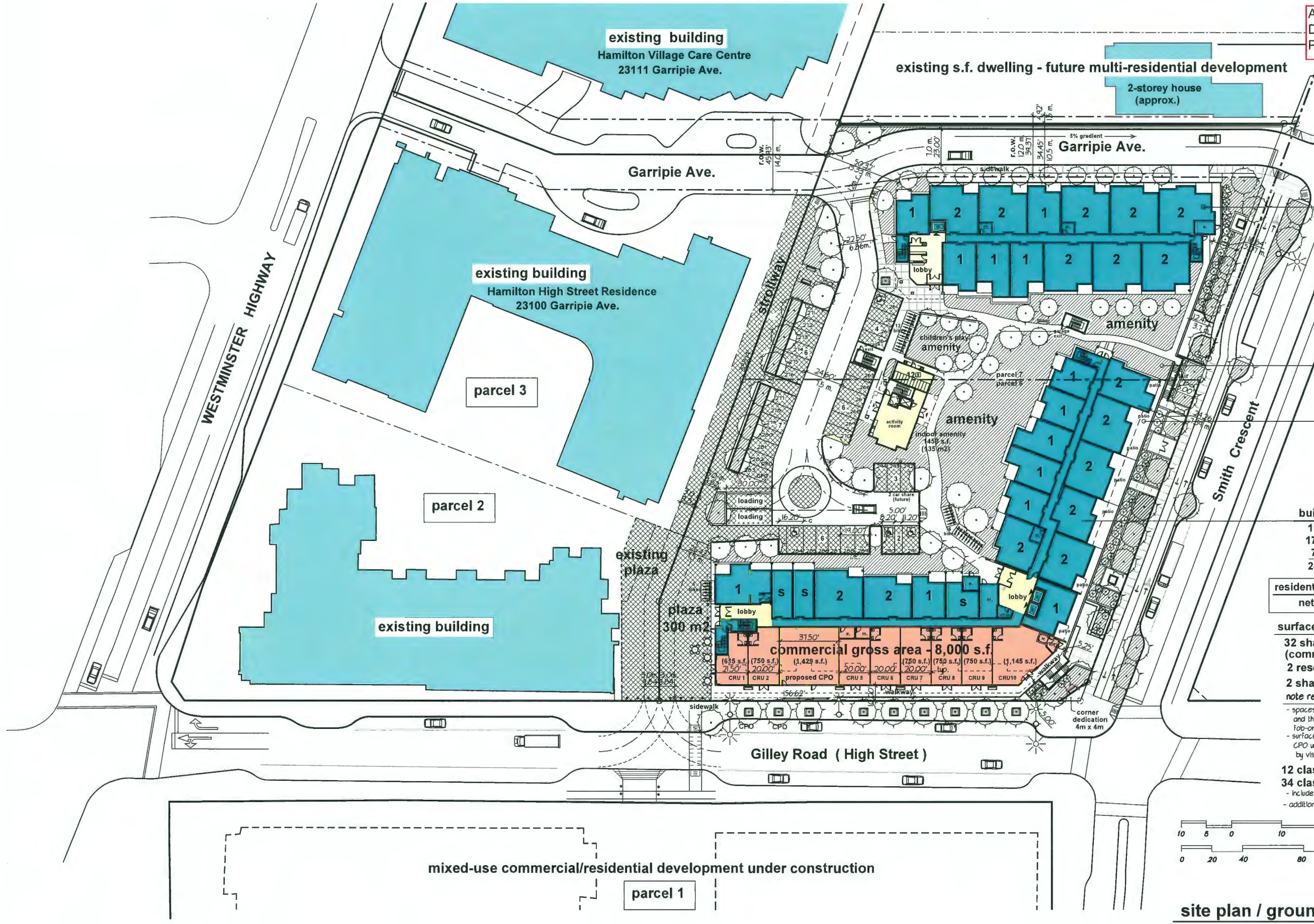
Drawing Title: site plan - parkade level
 Project Title: proposed development parcels 6 & 7 - Hamilton Lands Richmond B.C.

Scale: as noted
 Date: July 2023
 Revision Project No. 21-2138
 05

April 24, 2024
 DP 23-034544
 Plan # 4

key to unit types :

- S** studio unit
- 1** one-bedroom unit
- 2** two-bedroom unit
- 3** three-bedroom unit



building B ground floor :
 13 apartment units
 12,988 s.f.
 (1,207 m²)

***g.f.a. per bylaw :**
 12,482 s.f.
 (1,160 m²)

note re. gross floor area calculation :
 *g.f.a. per bylaw excludes stairs & elevator
 at upper floors and mechanical and
 electrical rooms on all floors
 (refer to dwg. 10e for calculations)

parcel 7
 48,896 s.f.
 4542.5 m²

parcel 6
 62,007 s.f.
 5760.5 m²

110,907 s.f. total site
 2.546 ac. (1.030 ha)

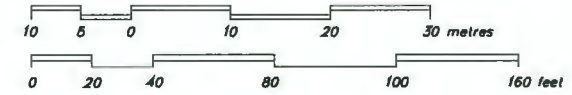
building A ground floor :
 19 apartment units
 17,000 s.f. residential
 7,900 s.f. commercial (net)
 24,900 s.f. (2323 m²)

residential g.f.a. per bylaw calculation:
 net area - 16,200 s.f. (1,505 m²)

surface parking provision :
 32 shared visitor spaces
 (commercial & residential)
 2 reserved CPO spaces
 2 shared loading spaces

note re. courtyard parking :
 - spaces in secure parkade are intended for residents
 and their visitors, and is thus a secure area with
 job-only access.
 - surface spaces in courtyard comprise 2 spaces for the
 CPO unit and 32 spaces for short-term shared use
 by visitors, the commercial units and the CPO unit.

12 class 1. resident bicycle spaces
34 class 2. visitor bicycle spaces
 - includes 3 commercial class 2. spaces next to plaza
 - additional class 2 visitor bicycle spaces in parkade



site plan / ground floor



Rev.	Date	Description
06	2-22-24	issued for DP
04	11-27-23	issued for DP
03	7-17-23	revised for DP submission
02	4-12-23	revised rezoning submission
01	10-08-21	original rezoning submission

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Drawing Title: site plan - ground floor plan
 Project Title: proposed development
 parcels 6 & 7 - Hamilton Lands
 Richmond B.C.

Sheet	of
A-3	3

Scale:	as noted
Date:	February 2022
Revision:	Project No. 21-2138
	05

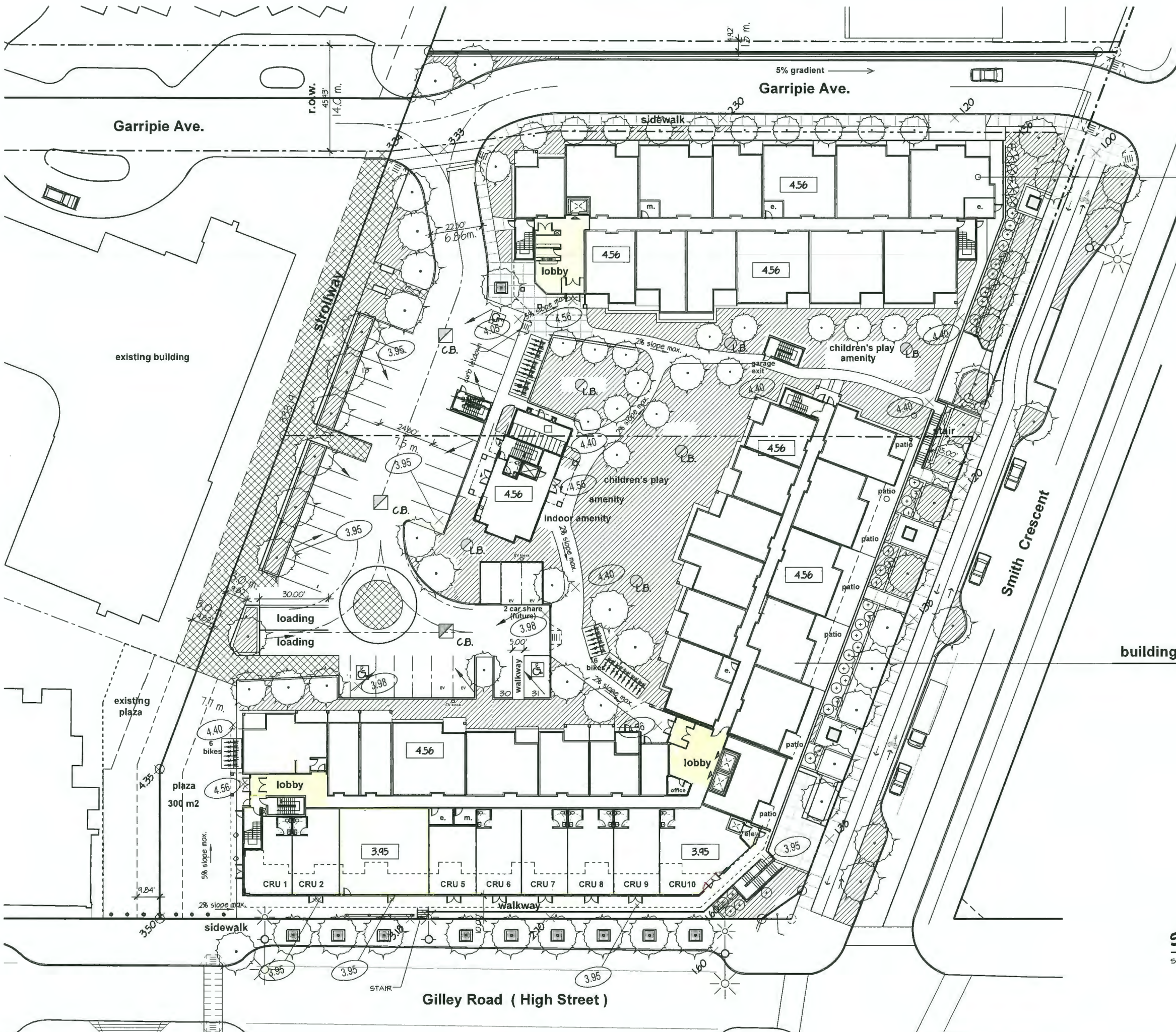
parcels 6 & 7 - proposed residential - commercial development

issued for D.P.

Hamilton Lands

Richmond B.C.

ADP submission
 Feb. 26 2024
 revised to April 17 2024



building B ground floor :

building A ground floor :

GRADING KEY :

(ELEVATIONS IN METRES)

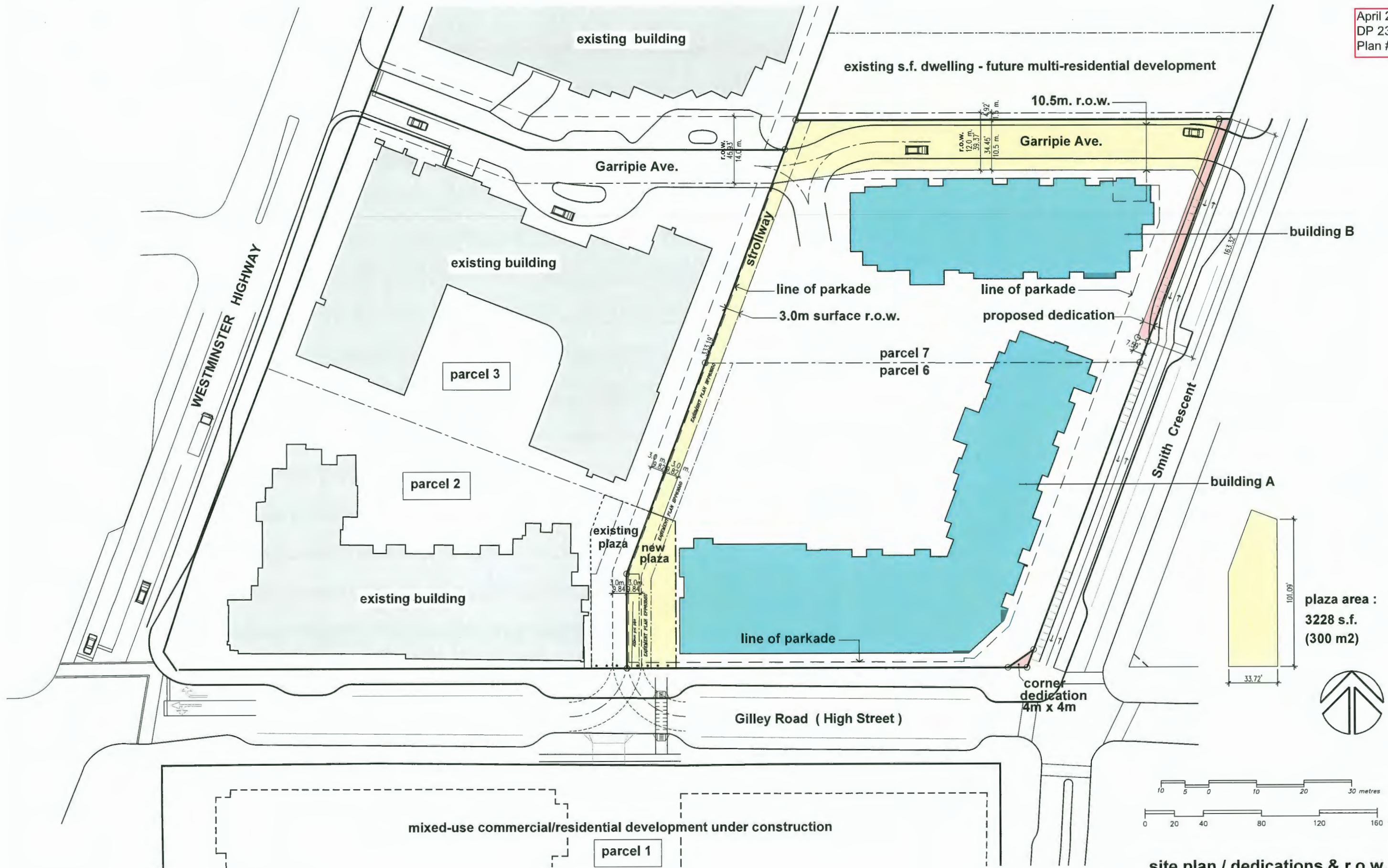
- × 1/8 (55.50) EXISTING GRADE
- × 3.95 EX. GRADE (Interpolated)
- × 3.95 PROPOSED GRADE
- 4.56 FINISH FLOOR ELEVATION
- ↘ SURFACE DRAINAGE
- ⊗ L.B. LAWN BASIN
- ⊠ C.B. CATCH BASIN
- SD 3" SLAB DRAIN BELOW ROAD FINISHED
- PD PLANTER DRAIN

REFER TO CIVIL ENG. DRAWINGS FOR FINAL GRADING

SITE GRADING - ACCESSIBILITY STRATEGY

Scale 1"=20'

Drawing Title: SITE GRADING		Issued: 10/20/24	
Project Title: proposed development parcels 6 & 7 - Hamilton Lands Richmond B.C.		Date: 01	
Sheet: as noted	of: February 2022	Revision: Project No. 21-2138	Rev. Date
Scale: 1"=20'		Description	



Rev.	Date	Description
04	4-02-24	resubmit for D.P.
03	2-28-24	submitted for D.P./ADP
03	10-27-23	issued for D.P.
01	7-31-23	issued for coordination

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Drawing Title: site plan - dedications & r.o.w.'s
 Project Title: proposed development
 parcels 6 & 7 - Hamilton Lands
 Richmond B.C.

Scale:	as noted
Date:	July 2023
Revision:	04
Project No.:	21-2138
Sheet:	S-3

site plan / dedications & r.o.w.'s

parcels 6 & 7 - proposed residential - commercial development
 Hamilton Lands
 Richmond B.C.

April 24, 2024
 DP 23-034544
 Plan # 7

- key to unit types :
- S studio unit
 - 1 one-bedroom unit
 - 2 two-bedroom unit
 - 3 three-bedroom unit

building B floors 2,3,4 :
 14 units per floor
 13,072 s.f./floor
 (1,215 m²)

***g.f.a. per bylaw :**
 12,712 s.f./floor
 (1,181 m²)

note re. gross floor area :
 *g.f.a. per bylaw excludes stairs, elevators and mechanical and electrical rooms on all floors
 - mech. & elec. rooms only on ground floor
 - refer to dwg. 10e for calculations

building A floors 2,3,4,5 :
 28 units per floor
 22,080 s.f.
 (2,051 m²)

***g.f.a. per bylaw :**
 19,474 s.f./floor
 (1,809 m²)

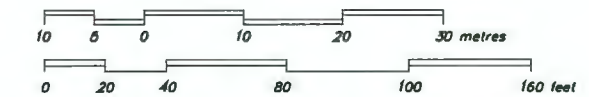
note re. gross floor area :
 *g.f.a. per bylaw excludes stairs, elevators and mechanical and electrical rooms on all floors
 - mech. & elec. rooms only on ground floor
 - refer to dwg. 10e for calculations

Rev.	Date	Description
05	2-22-24	issued for DP
04	11-27-23	issued for DP
03	7-17-23	revised for DP submission
02	4-12-23	revised for rezoning
01	10-08-21	original rezoning submission

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 office@ionic-architecture.com

Drawing Title: floor plans - levels 2 through 5
 Project Title: proposed development parcels 6 & 7 - Hamilton Lands Richmond B.C.

Sheet of A-4
 as noted July 2023
 Revision Project No. 21-2138
 Date July 2023
 Revision Project No. 05



levels 2, 3, 4 & 5



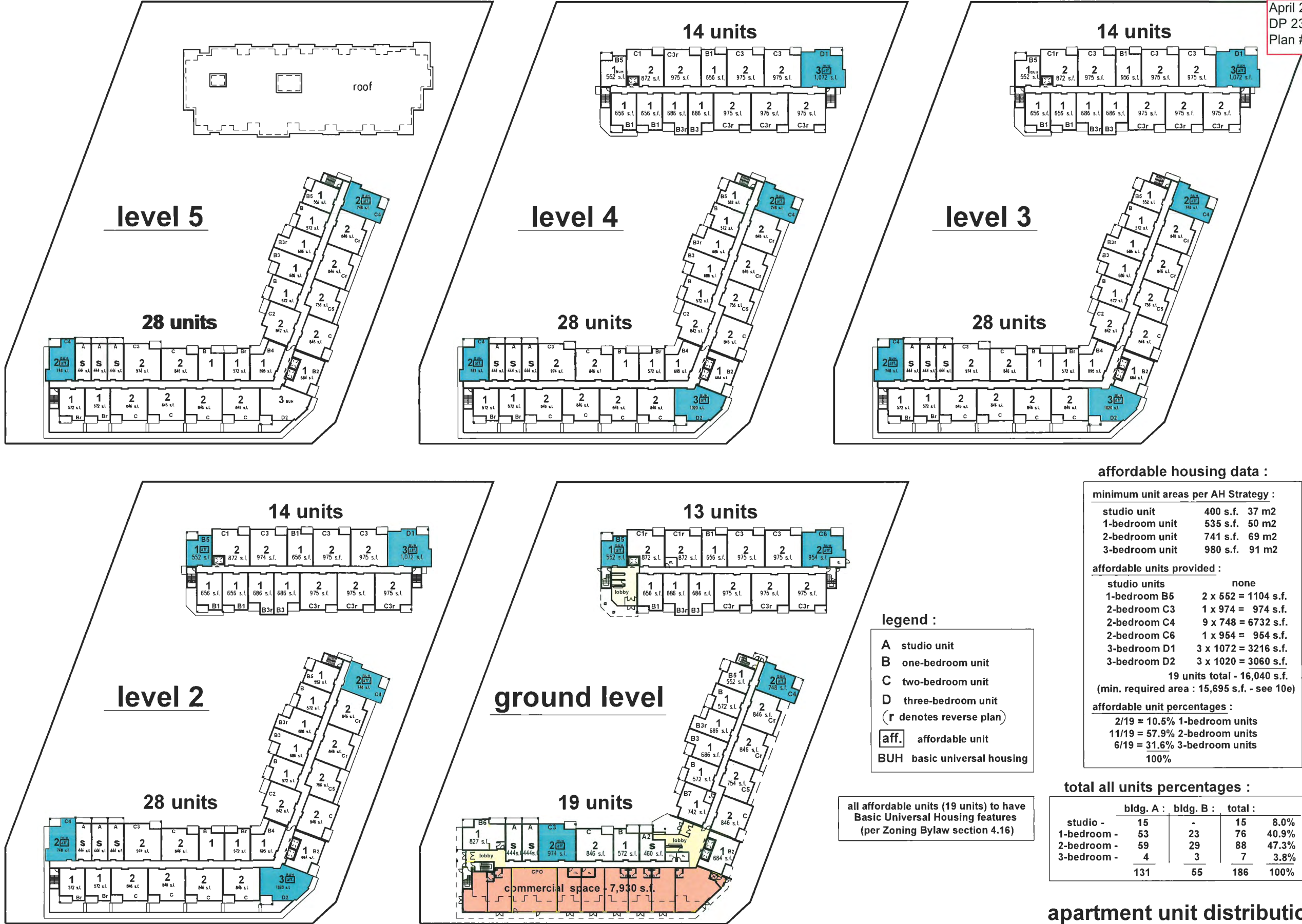
parcels 6 & 7 - proposed residential - commercial development

issued for D.P.

Hamilton Lands

Richmond B.C.

ADP submission
 Feb. 26 2024
 revised to April 12 2024



parcels 6 & 7 - proposed residential - commercial development
 Hamilton Lands
 Richmond B.C.

ADP submission
 Feb. 26, 2024
 revised to April 12 2024

10d

issued for D.P.



Rev.	Date	Description
04	2-22-24	re-issued for D.P.
03	11-27-23	issued for D.P.
02	8-22-23	revised for review
01	4-12-23	issued for rezoning

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Working Title: apartment unit distribution
 Project Title: proposed development parcels 6 & 7 - Hamilton Lands Richmond B.C.

Sheet	n.l.s.	Date	Revision	Project No.
		April 2023		21-2138
			04	A10d

affordable housing data :

minimum unit areas per AH Strategy :

studio unit	400 s.f.	37 m2
1-bedroom unit	535 s.f.	50 m2
2-bedroom unit	741 s.f.	69 m2
3-bedroom unit	980 s.f.	91 m2

affordable units provided :

studio units	none
1-bedroom B5	2 x 552 = 1104 s.f.
2-bedroom C3	1 x 974 = 974 s.f.
2-bedroom C4	9 x 748 = 6732 s.f.
2-bedroom C6	1 x 954 = 954 s.f.
3-bedroom D1	3 x 1072 = 3216 s.f.
3-bedroom D2	3 x 1020 = 3060 s.f.
19 units total - 16,040 s.f.	

(min. required area : 15,695 s.f. - see 10e)

affordable unit percentages :

2/19 = 10.5%	1-bedroom units
11/19 = 57.9%	2-bedroom units
6/19 = 31.6%	3-bedroom units
100%	

legend :

- A studio unit
- B one-bedroom unit
- C two-bedroom unit
- D three-bedroom unit
- (r denotes reverse plan)
- aff. affordable unit
- BUH basic universal housing

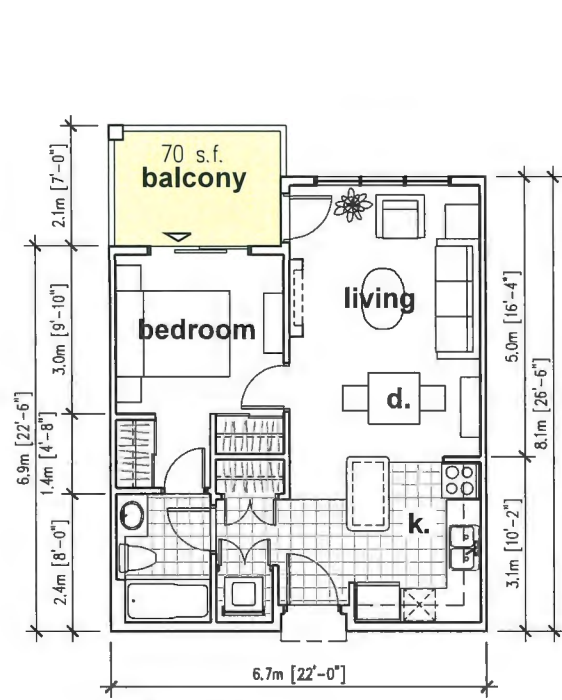
all affordable units (19 units) to have Basic Universal Housing features (per Zoning Bylaw section 4.16)

total all units percentages :

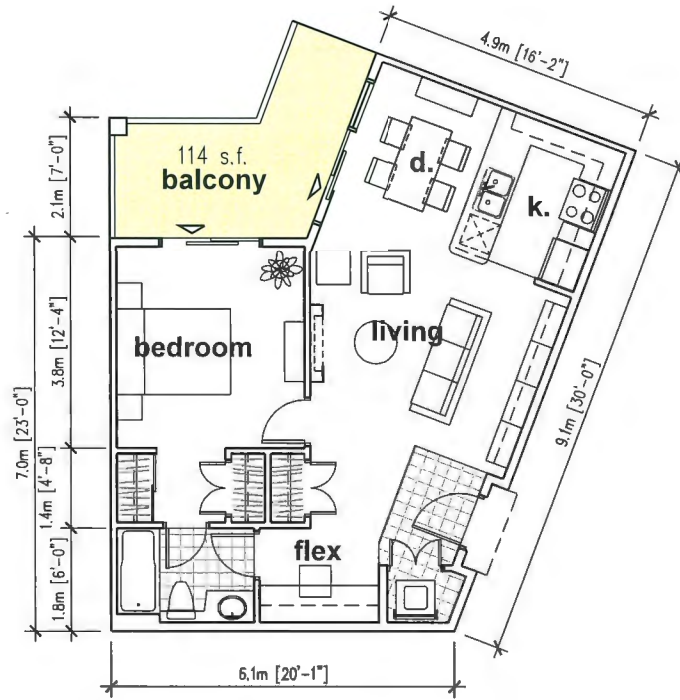
	bldg. A :	bldg. B :	total :	
studio -	15	-	15	8.0%
1-bedroom -	53	23	76	40.9%
2-bedroom -	59	29	88	47.3%
3-bedroom -	4	3	7	3.8%
	131	55	186	100%

apartment unit distribution

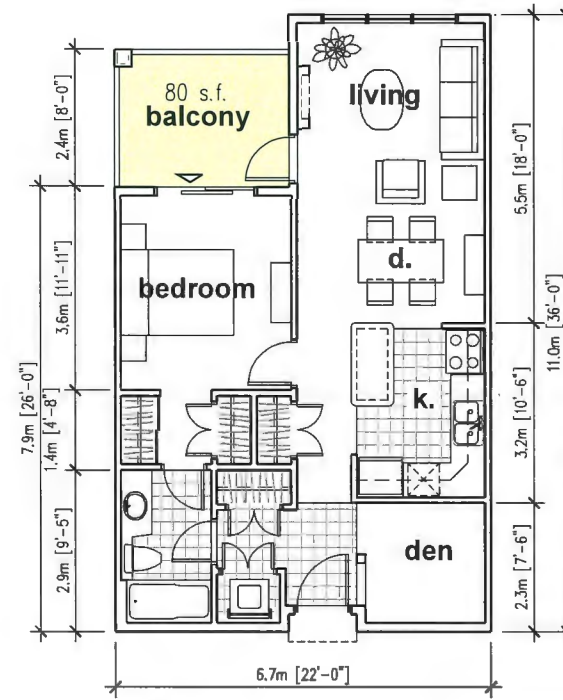
April 24, 2024
 DP 23-034544
 Plan # 9



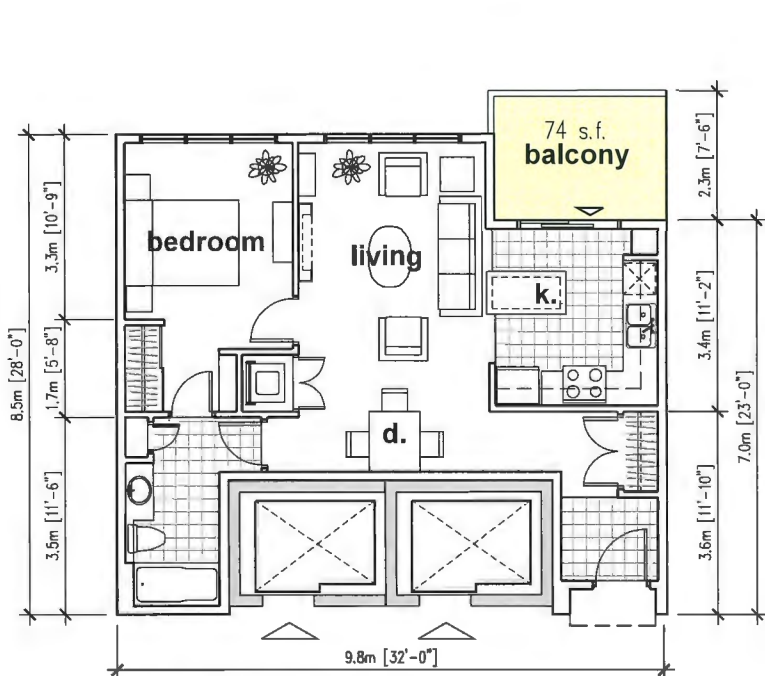
B5 1-bedroom 11 units
 539 s.f.
 50.1m²



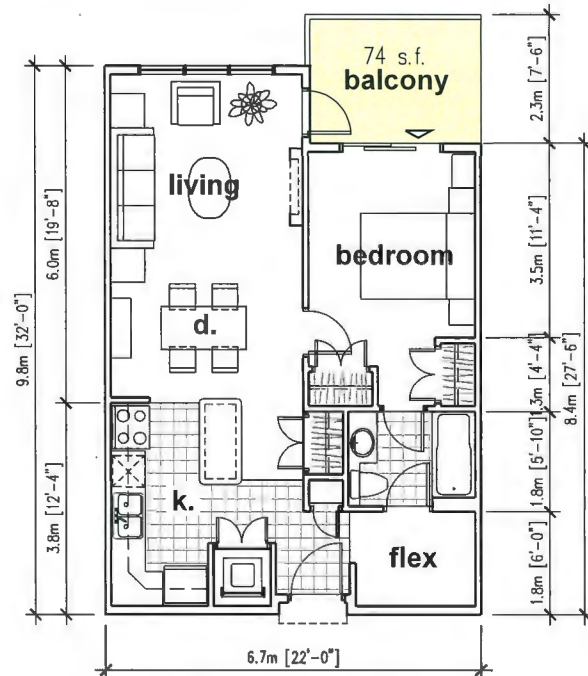
B4 1-bedroom 4 units
 695 s.f.
 64.5m²



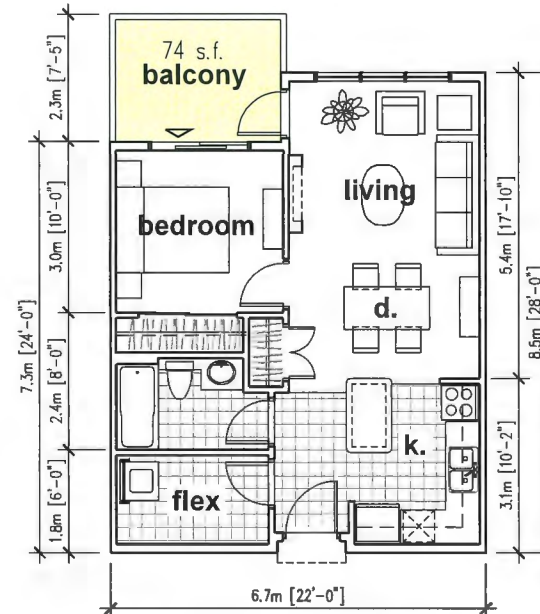
B3 1-bedroom + den 18 units
 686 s.f.
 63.7m²



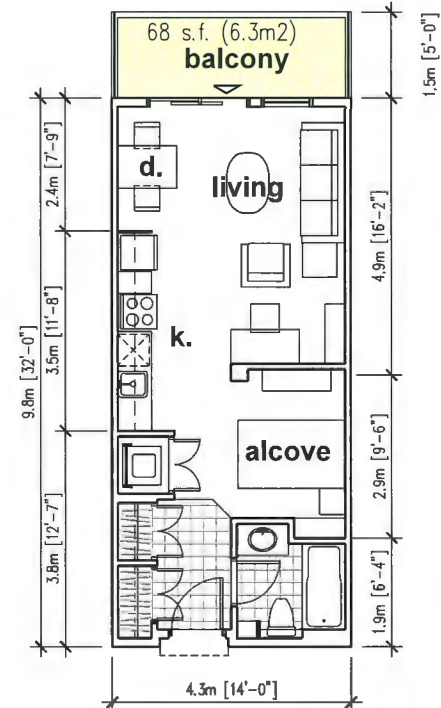
B2 1-bedroom 5 units
 695 s.f.
 64.6m²



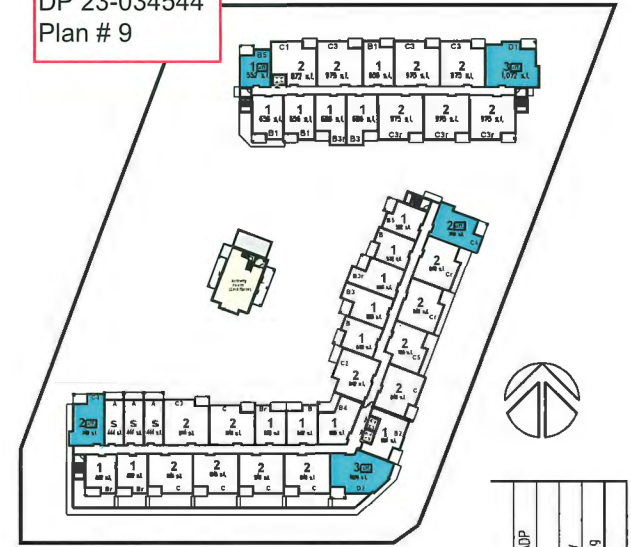
B1 1-bedroom + flex 7 units
 656 s.f.
 60.0m²



B 1-bedroom + flex 27 units
 572 s.f.
 53.1m²



A studio + flex 14 units
 444 s.f.
 41.2m²
 (see dwg. 11a for A2 unit)



key plan

- A** studio unit
 - B** one-bedroom unit
 - C** two-bedroom unit
 - D** three-bedroom unit
- (refer to dwg. A-11a for locations)

Rev.	Date	Description
04	2-26-24	re-issued for DP/ADP
03	11-27-23	issued for D.P.
02	8-22-23	revised for review
01	4-12-23	issued for rezoning

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 office@ionic-architecture.com

Drawing Title: unit plans - market condo units
 Project Title: proposed development
 parcels 6 & 7 - Hamilton Lands
 Richmond B.C.

Scale:	as noted
Sheet:	of
Date:	April 2023
Revision:	Project No. A10a
	21-2138
	04



parcels 6 & 7 - proposed residential - commercial development

Hamilton Lands

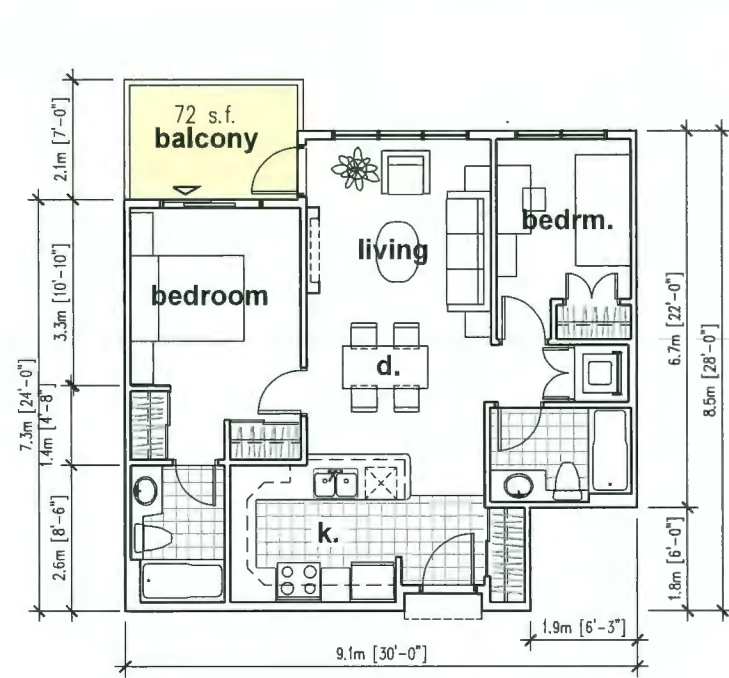
Richmond B.C.

ADP submission
 Feb. 26, 2024
 revised to April 12, 2024

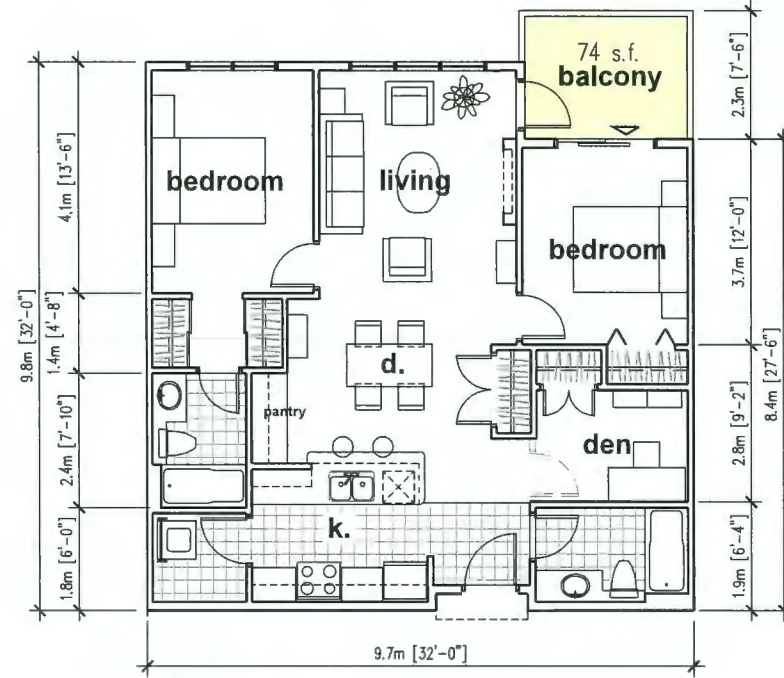
10a

issued for D.P.

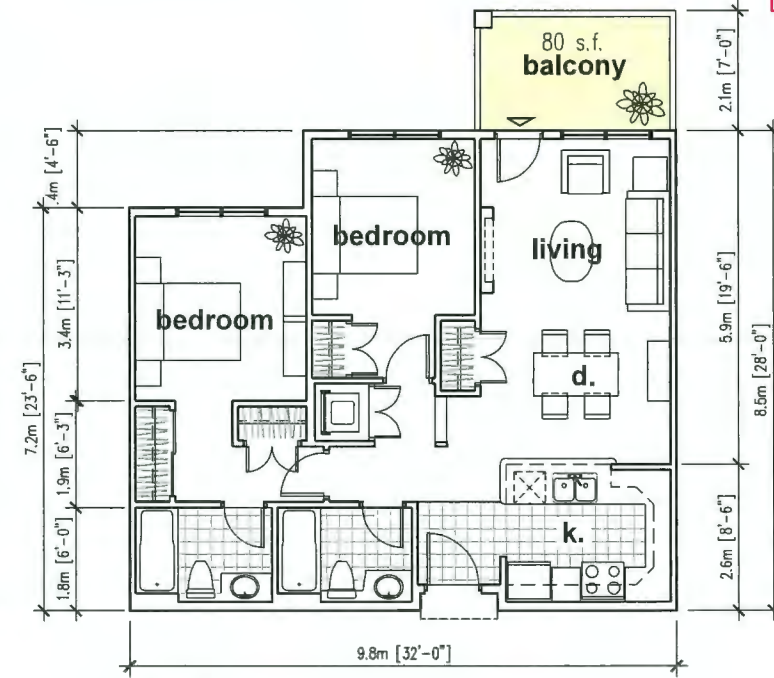
April 24, 2024
 DP 23-034544
 Plan # 10



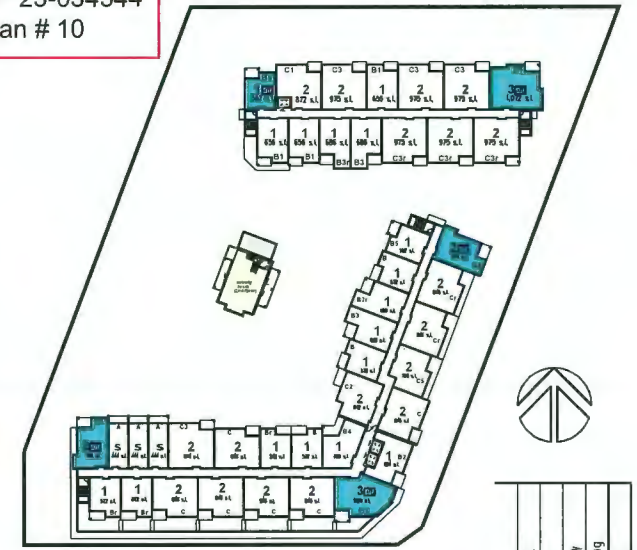
C5 2-bedroom 5 units
 754 s.f.
 70.0 m2



C3 2-bedroom + den 27 units
 975 s.f.
 90.5 m2

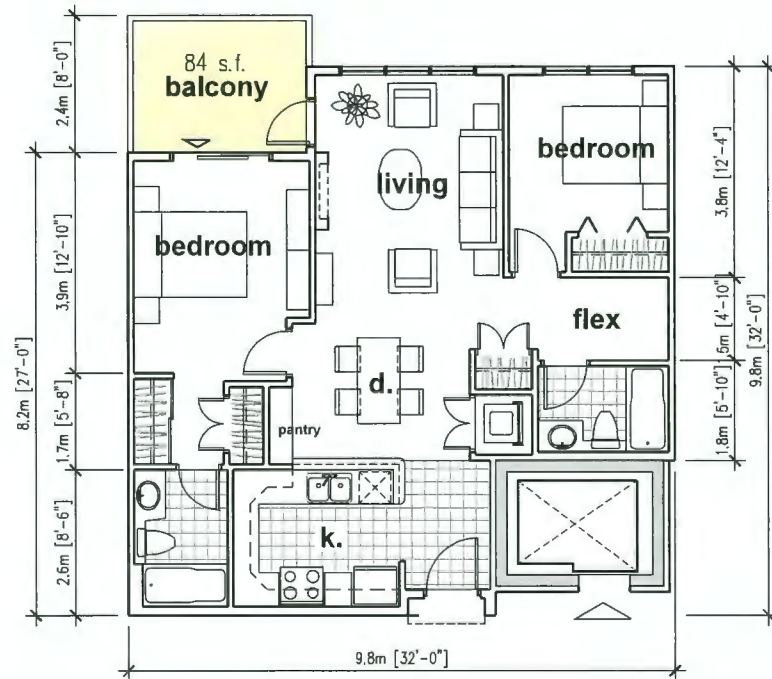


C2 2-bedroom 4 units
 846 s.f.
 78.6m2

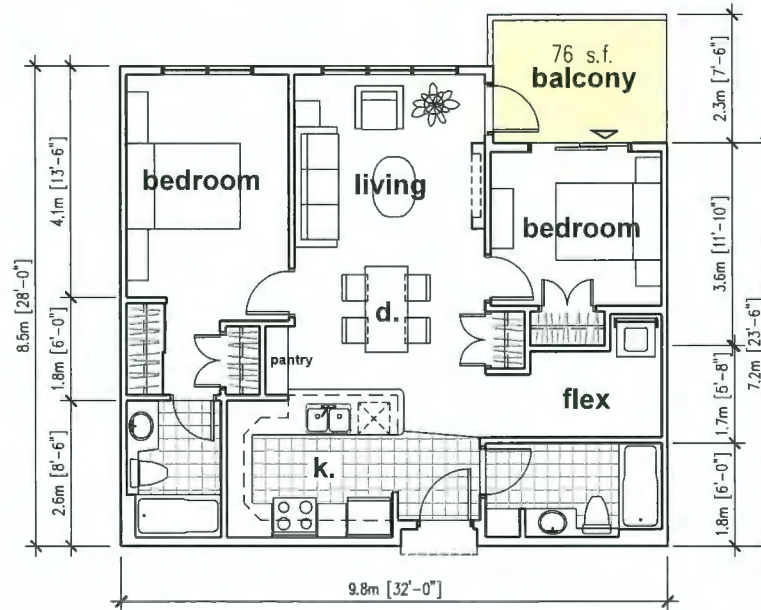


key plan

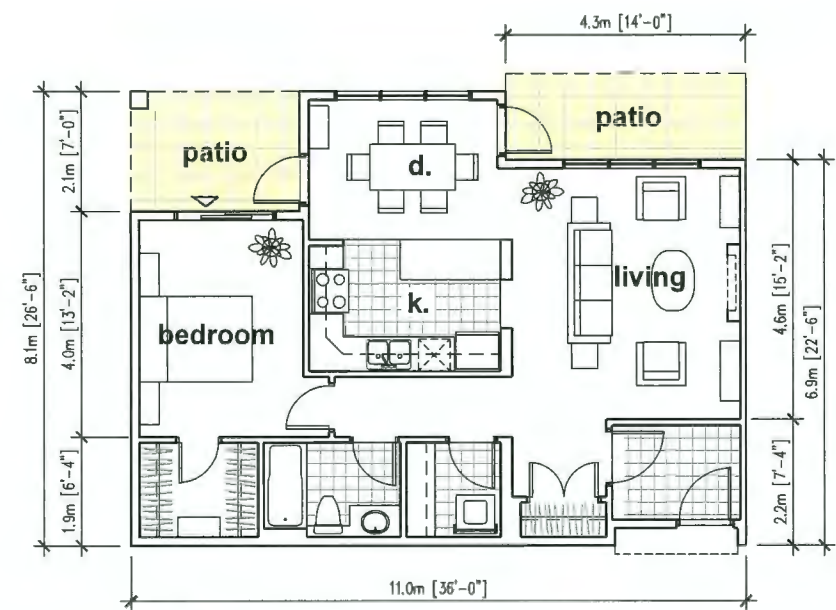
- A studio unit
 - B one-bedroom unit
 - C two-bedroom unit
 - D three-bedroom unit
- (refer to dwg. A-11a for locations)



C1 2-bedroom + flex 6 units
 872 s.f.
 81.0m2



C 2-bedroom + flex 36 units
 846 s.f.
 78.6m2



B6 1-bedroom 1 unit (see dwg. 11a for B7 unit)
 827 s.f.
 76.8m2



parcels 6 & 7 - proposed residential - commercial development

Hamilton Lands

Richmond B.C.

unit floor plans

+ 1 D2 unit - see dwg. 10c

ADP submission
 Feb. 26, 2024
 revised to April 12, 2024

10b

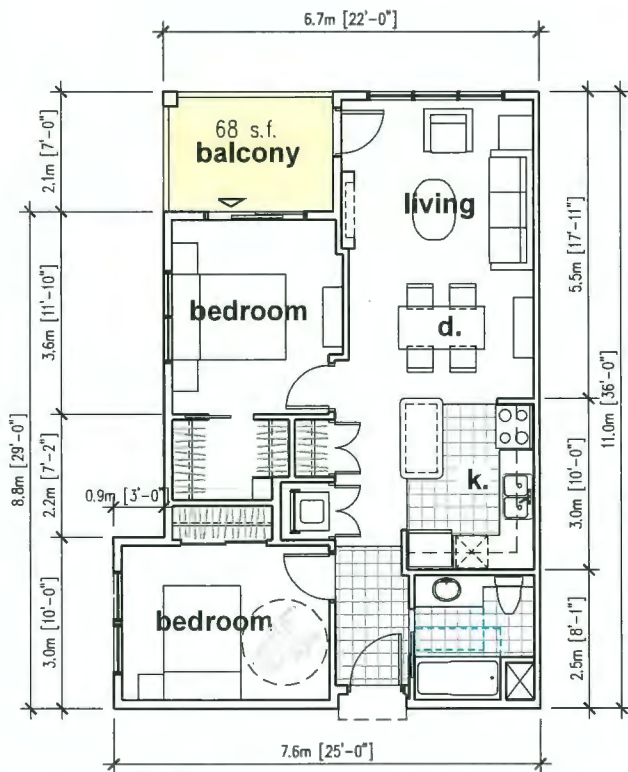
Rev.	Date	Description
04	2-26-24	reissued for D.P.
03	11-27-23	issued for D.P.
02	8-22-23	revised for review
01	4-12-23	issued for rezoning

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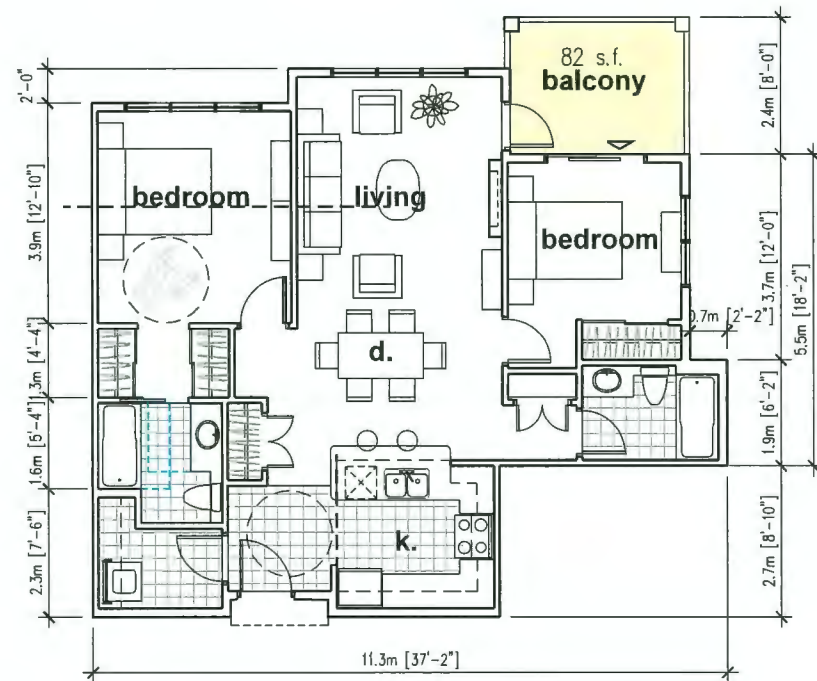
Sheet	of	unit plans - market condo units
Project Title	proposed development parcels 6 & 7 - Hamilton Lands Richmond B.C.	
Sheet No.	A10b	
Revision	Project No.	21-2138
Scale:	as noted	
Date:	April 2023	
Revision	Date	04

issued for D.P.

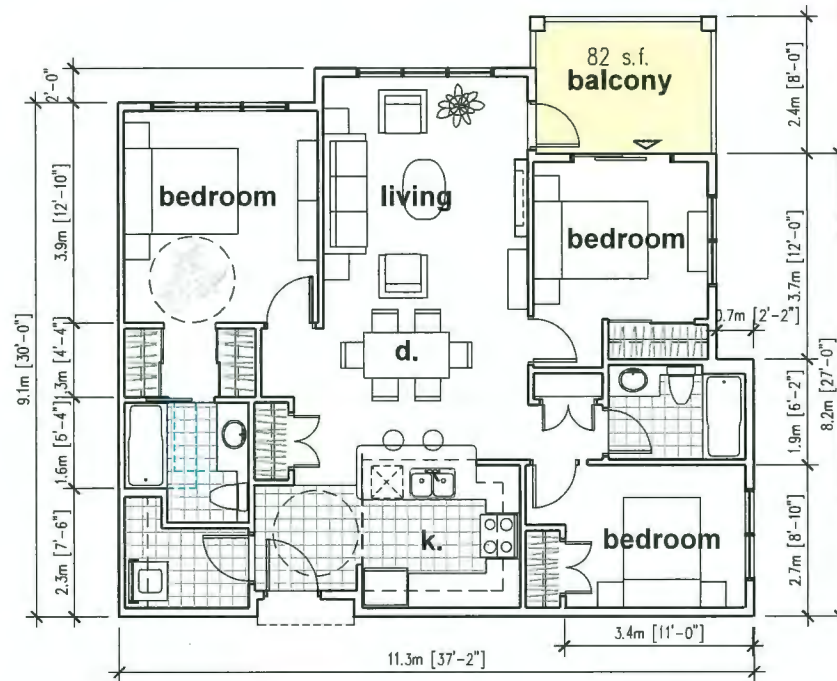
April 24, 2024
 DP 23-034544
 Plan # 11



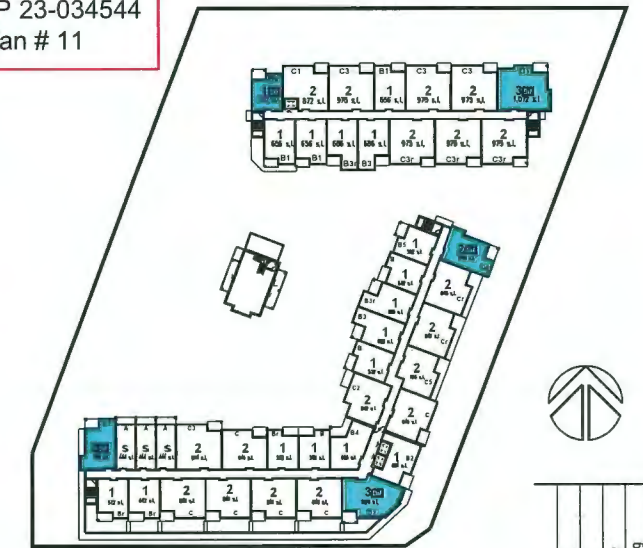
C4 2-bedroom aff. 9 units
 748 s.f.
 69.5m²



C6 2-bedroom aff. 1 unit
 954 s.f.
 88.6 m²



D1 3-bedroom aff. 3 units
 1,072 s.f.
 99.8 m²



key plan

- A** studio unit
 - B** one-bedroom unit
 - C** two-bedroom unit
 - D** three-bedroom unit
- (refer to dwg. 10d for all locations)



Rev.	Date	Description
04	2-26-24	reissued for D.P.
03	11-27-23	issued for D.P.
02	8-22-23	revised for review
01	4-12-23	issued for rezoning

affordable housing data :

minimum unit areas per AH Strategy :

studio unit	400 s.f.	37 m ²
1-bedroom unit	535 s.f.	50 m ²
2-bedroom unit	741 s.f.	69 m ²
3-bedroom unit	980 s.f.	91 m ²

affordable units provided :

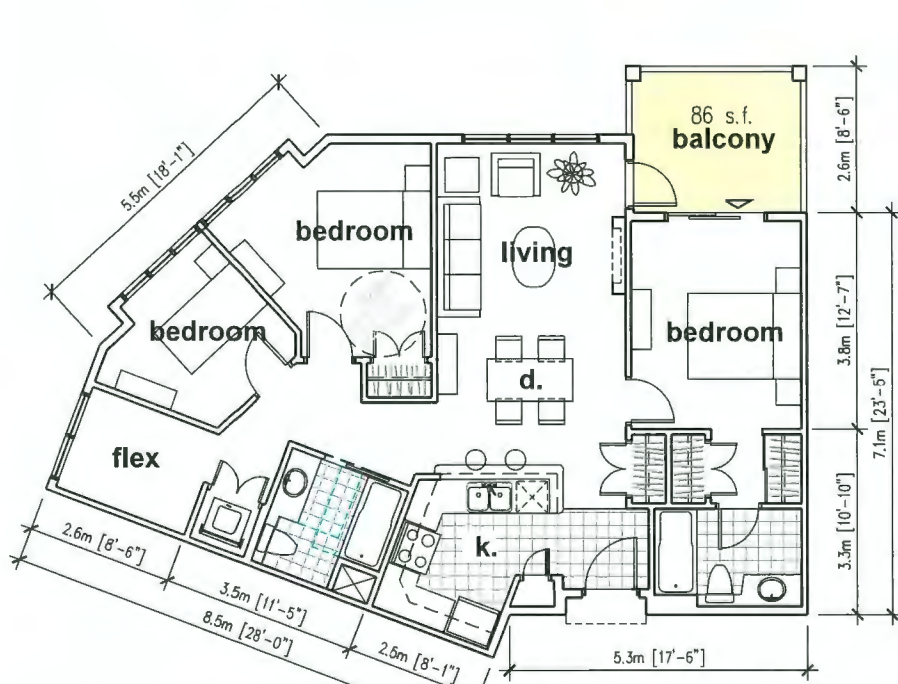
studio units	none
1-bedroom B5	2 x 552 = 1104 s.f.
2-bedroom C3	1 x 974 = 974 s.f.
2-bedroom C4	9 x 748 = 6732 s.f.
2-bedroom C6	1 x 954 = 954 s.f.
3-bedroom D1	3 x 1072 = 3216 s.f.
3-bedroom D2	3 x 1020 = 3060 s.f.
19 units total	16,040 s.f.

(min. required area : 15,695 s.f. - see 10e)

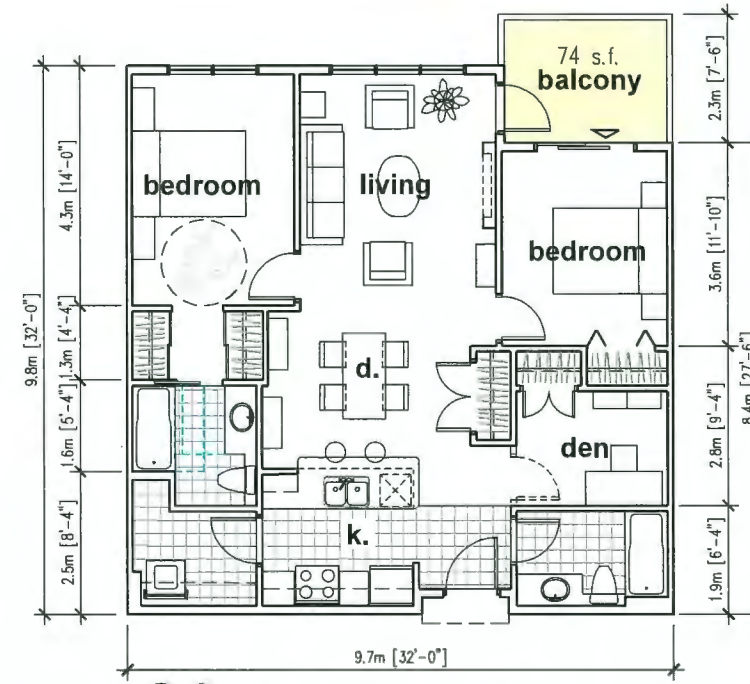
affordable unit percentages :

2/19 = 10.5%	1-bedroom units
11/19 = 57.9%	2-bedroom units
6/19 = 31.6%	3-bedroom units
100%	

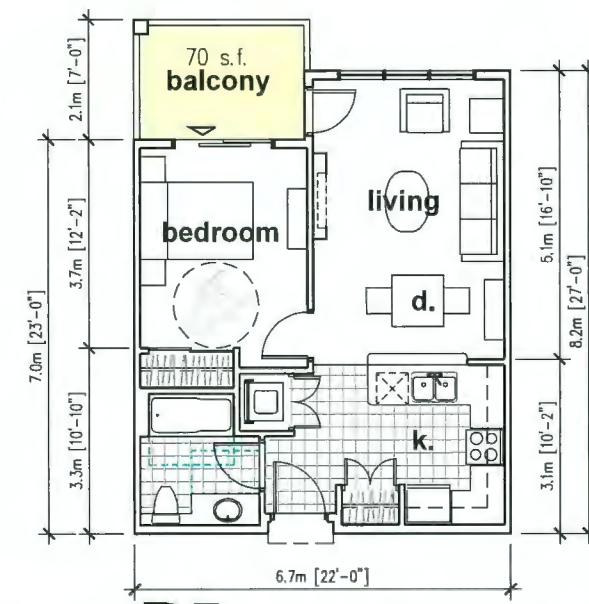
all affordable units (19 units) to have
 Basic Universal Housing features
 per Zoning Bylaw section 4.16



D2 3-bedroom + flex aff. 3 units
 1,022 s.f.
 94.8 m²



C3 2-bedroom + den aff. 1 unit
 974 s.f.
 90.5 m²



B5 1-bedroom aff. 2 units
 552 s.f.
 51.3m²



parcels 6 & 7 - proposed residential - commercial development

affordable units

issued for D.P.

Hamilton Lands

Richmond B.C.

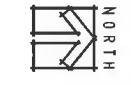
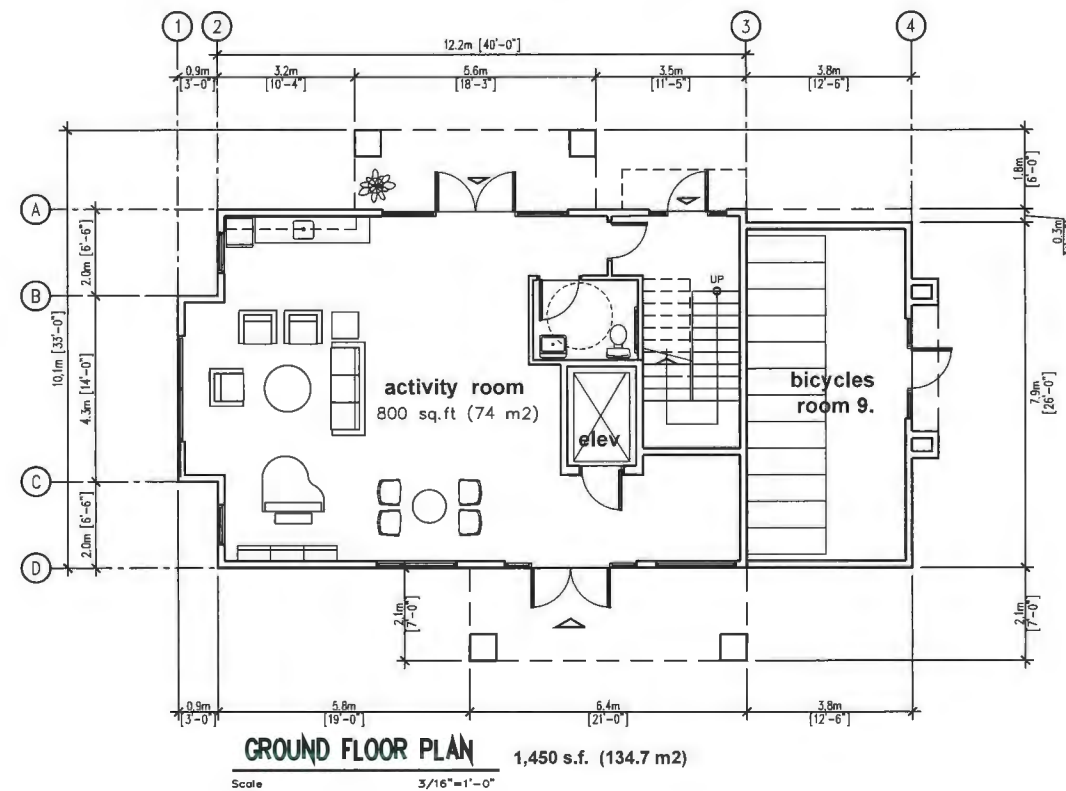
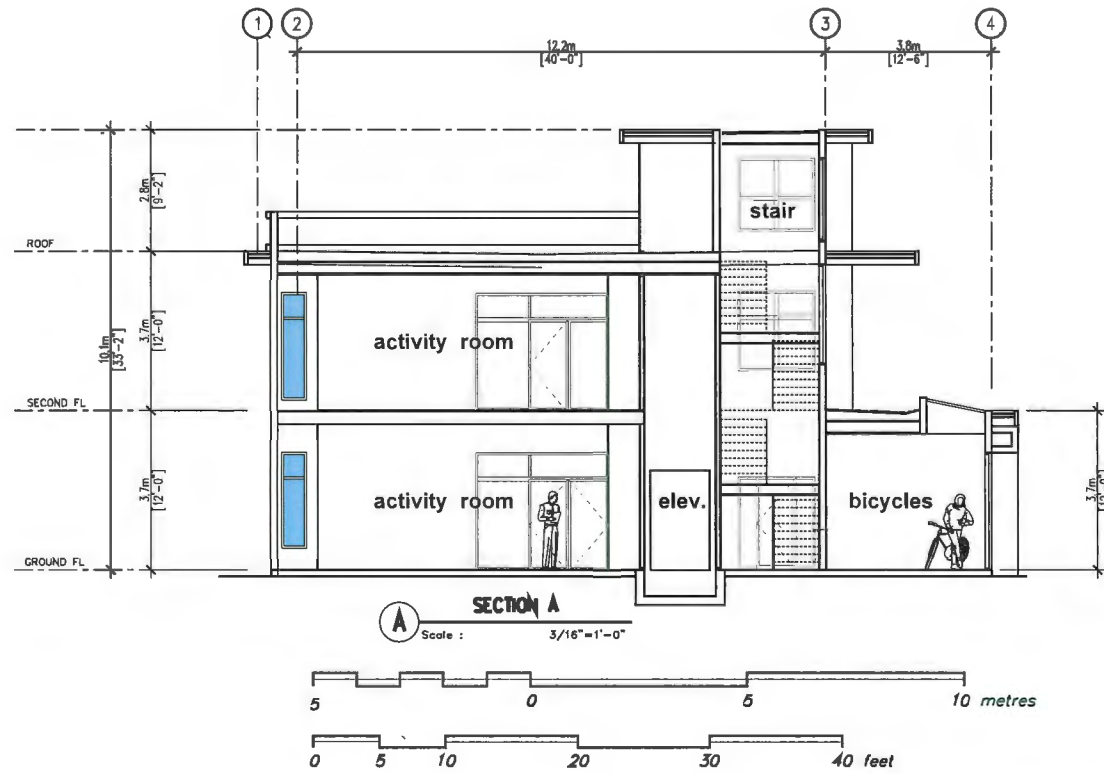
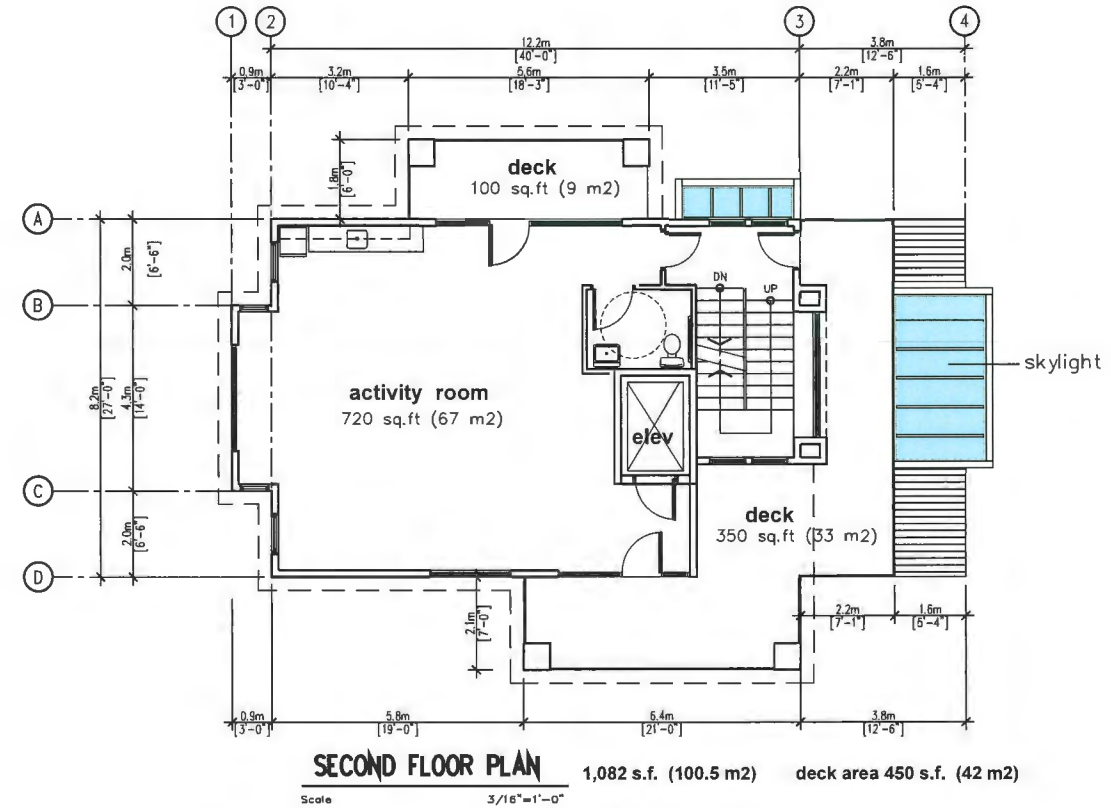
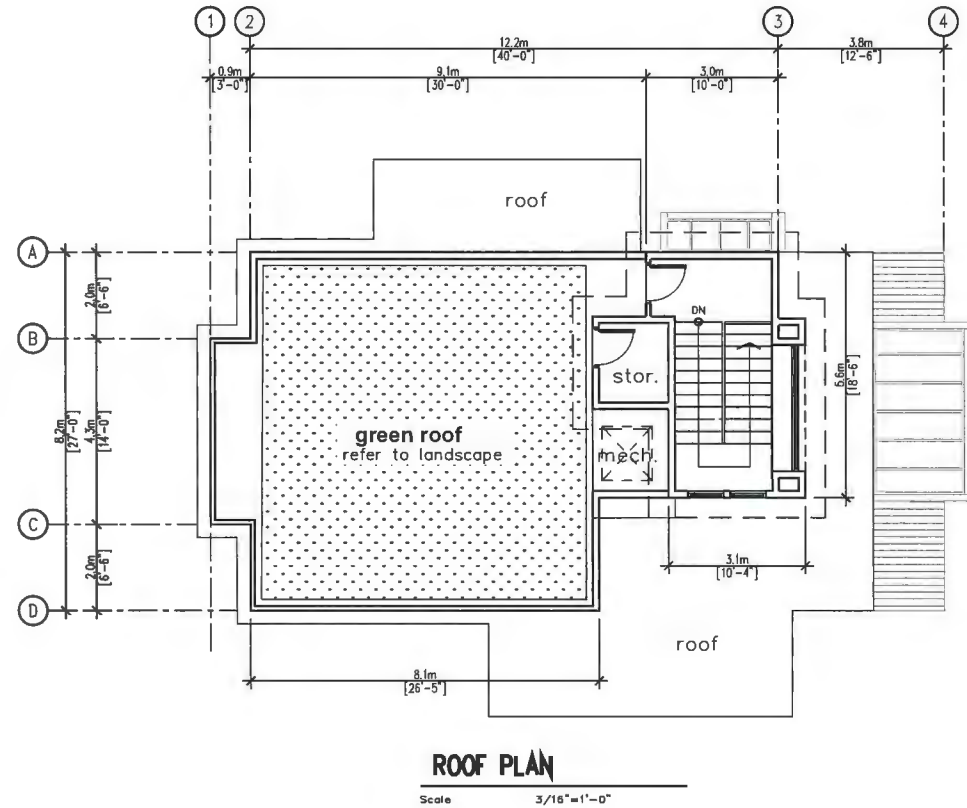
ADP submission
 Feb. 26, 2024
 revised to April 12, 2024

10c

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Drawing Title: Unit plans - affordable rental units
 Project Title: proposed development parcels 6 & 7 - Hamilton Lands Richmond B.C.

Sheet: as noted of
 Date: April 2023
 Revision: Project No. 21-2138
 03



Rev.	Date	Description
06	4-12-24	RE-ISSUED FOR DP
05	10-27-23	issued for DP
04	4-06-23	issued for rezoning
03	2-22-23	general revisions/update
02	3-28-22	revised for review
01	2-28-22	issued for review

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Drawing Title:	amenity building - plans & section
Project Title:	proposed development parcels 6 & 7 - Hamilton Lands Richmond B.C.
Sheet	A11a
as noted	of
Date:	February 2022
Revision	06 21-2138

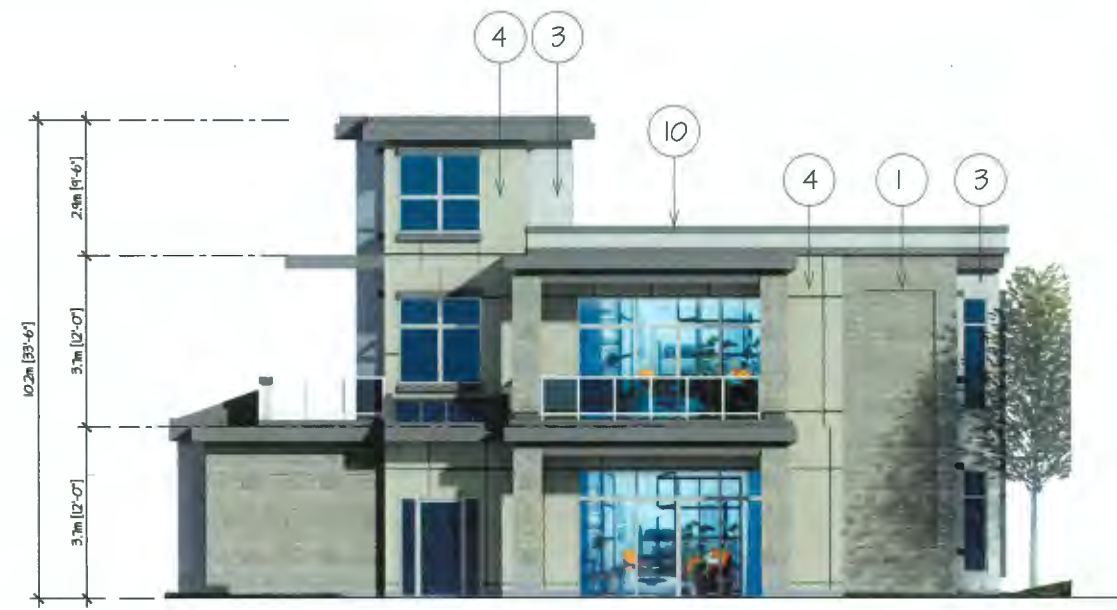
parcels 6 & 7 - proposed residential - commercial development
 Hamilton Lands
 Richmond B.C.

ADP submission
 Feb. 26 2024
 revised to April 12 2024

11a

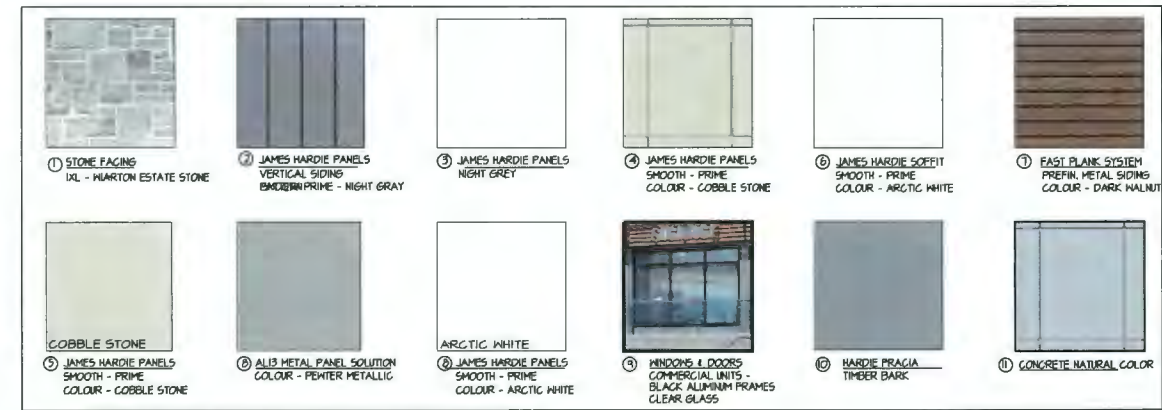


north elevation



west elevation to strollway

EXTERIOR MATERIALS & FINISHES :			
MATERIAL / FINISH	COLOUR	MATERIAL / FINISH	COLOUR
① STONE	IXL - NIARTON ESTATE STONE	④ WINDOWS & DOORS : COMMERCIAL UNITS -	BLACK ALUMINUM FRAMES CLEAR GLASS
② JAMES HARDIE PANELS VERTICAL SIDING STYLE	SMOOTH - PRIME - NIGHT GRAY	RESIDENTIAL UNITS -	BLACK VINYL & CLEAR GLASS
③ JAMES HARDIE PANELS	SMOOTH - PRIME - NIGHT GRAY	④A AMENITY BUILDING	WHITE ENAMEL FRAMES & CLEAR GLASS
④ JAMES HARDIE PANELS	SMOOTH - PRIME - COBBLE STONE	⑩ HARDIE FASCIA	TIMBER BARK
⑤ JAMES HARDIE PANELS	SMOOTH - PRIME - ARCTIC WHITE	⑪ CONCRETE	NATURAL CONCRETE
⑥ JAMES HARDIE SOFFIT	SMOOTH - PRIME - ARCTIC WHITE	⑫ ALUM. AND GLASS RAILING	BLACK ENAMEL ALUM. & CLEAR GLASS
⑦ FAST PLANK SYSTEM	DARK WALNUT	⑬ GLASS CANOPY	CLEAR GLASS
⑧ ALI3 METAL PANEL SOLUTION	PEWTER METALLIC	⑭ COMMERCIAL SIGNAGE / SIGN BACKING SUPPORT	B. COMPOSITE WOOD PLASTIC DARK WALNUT (1 1/2 IN+ 4IN)



materials & colours - all buildings



south elevation



east elevation entrance



Scale:	as noted	Sheet:	of	Drawing Title:	amenity building - elevations
Date:	February 2022	Project No.:	A11b	Project Title:	proposed development
Revision:	06	21-2138			parcels 6 & 7 - Hamilton Lands Richmond B.C.
RE-ISSUED FOR DP: 05 10-27-23 issued for D.P. 04 4-06-23 issued for rezoning 03 2-22-23 general revisions/updates 02 3-28-22 revised for review 01 2-28-22 issued for review					
Ionic Architecture Inc. architects a.i.b.c. 201-5500 152nd Street Surrey B.C. V3S 6J9 Tel: (778) 571-0618 Fax: (778) 671-0619 office@ionic-architecture.com					

parcels 6 & 7 - proposed residential - commercial development

Hamilton Lands

Richmond B.C.

ADP submission
 Feb. 26 2024
 revised to April 12 2024

11b



A2 east elevation - to Smith Crescent



EXTERIOR MATERIALS & FINISHES :			
MATERIAL / FINISH	COLOUR	MATERIAL / FINISH	COLOUR
① STONE	IXL - WIARTON ESTATE STONE	⑨ WINDOWS & DOORS :	
② JAMES HARDIE PANELS VERTICAL SIDING STYLE	SMOOTH - PRIME - NIGHT GRAY	COMMERCIAL UNITS -	BLACK ALUMINUM FRAMES CLEAR GLASS
③ JAMES HARDIE PANELS	SMOOTH - PRIME - NIGHT GRAY	RESIDENTIAL UNITS -	BLACK VINYL & CLEAR GLASS
④ JAMES HARDIE PANELS	SMOOTH - PRIME - COBBLE STONE	⑭ AMENITY BUILDING	WHITE ENAMEL FRAMES & CLEAR GLASS
⑤ JAMES HARDIE PANELS	SMOOTH - PRIME - ARCTIC WHITE	⑩ HARDIE FASCIA	TIMBER BARK
⑥ JAMES HARDIE SOFFIT	SMOOTH - PRIME - ARCTIC WHITE	⑪ CONCRETE	NATURAL CONCRETE
⑦ FAST PLANK SYSTEM	DARK WALNUT	⑫ ALUM. AND GLASS RAILING	BLACK ENAMEL ALUM. & CLEAR GLASS
⑧ ALI3 METAL PANEL SOLUTION	PEWTER METALLIC	⑬ GLASS CANOPY	CLEAR GLASS
		⑭ COMMERCIAL SIGNAGE / SIGN BACKING SUPPORT	B. COMPOSITE WOOD PLASTIC DARK WALNUT (1 1/2 IN+ 4IN)



key plan



A1 south elevation - to Gilley Road 'High Street'



parcels 6 & 7 - proposed residential - commercial development

Hamilton Lands

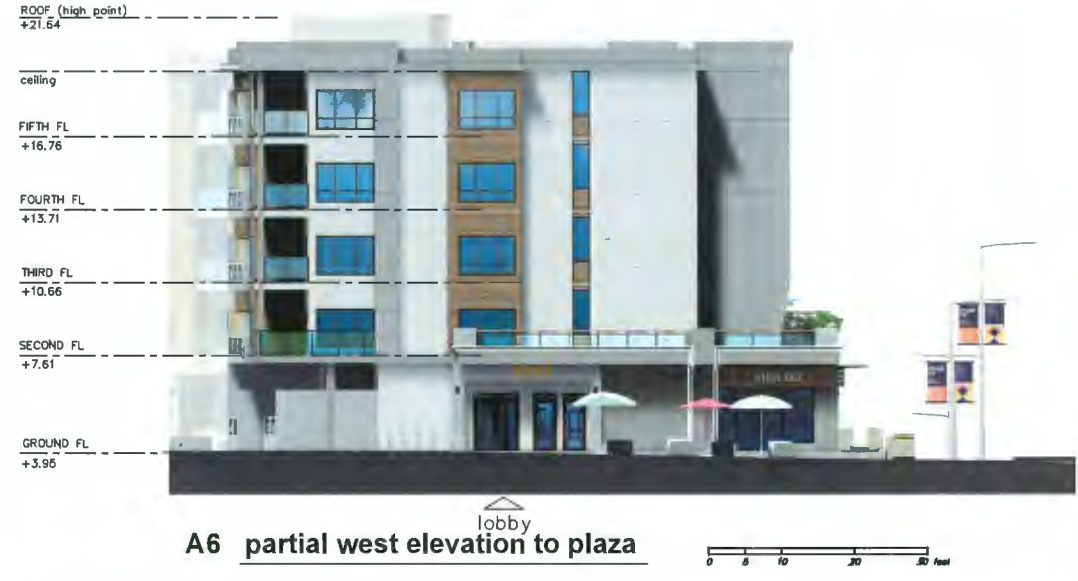
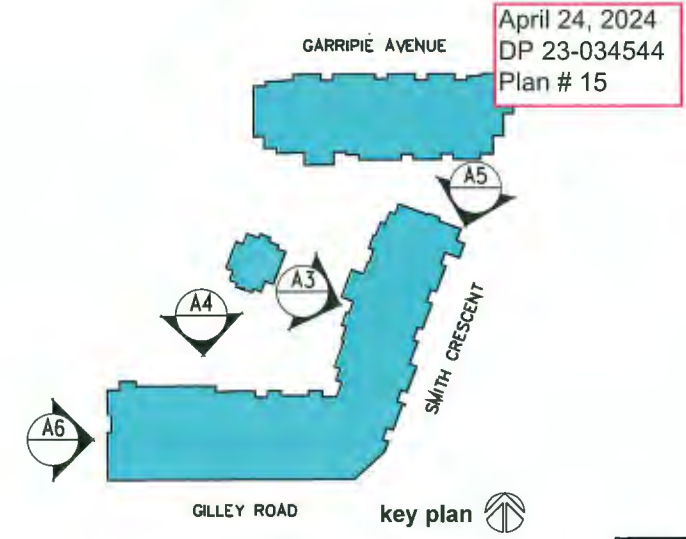
Richmond B.C.

ADP submission
 Feb. 26 2024
 revised to April 17 2024

5a

Scale:	As Noted	Sheet	of	A5a
Date:	AUGUST 2023	Drawing Title:	building A_south & east elevations	
Revision	Project No.	Project Title:	PROPOSED DEVELOPMENT	
04	21-2138		parcels 6 & 7 - Hamilton Lands	
			Richmond B.C.	
Rev.	Date	Description		
04	4-02-24	revised per ADP comments		
03	2-20-24	issued for D.P.		
02	11-27-23	issued for D.P.		
01	8-30-23	issued for review		

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 office@ionic-architecture.com



EXTERIOR MATERIALS & FINISHES :	
MATERIAL / FINISH	COLOUR
① STONE	IXL - WARTON ESTATE STONE
② JAMES HARDIE PANELS VERTICAL SIDING STYLE	SMOOTH - PRIME - NIGHT GRAY
③ JAMES HARDIE PANELS	SMOOTH - PRIME - NIGHT GRAY
④ JAMES HARDIE PANELS	SMOOTH - PRIME - ARCTIC WHITE
⑤ JAMES HARDIE PANELS	SMOOTH - PRIME - COBBLE STONE
⑥ JAMES HARDIE SOFFIT	SMOOTH - PRIME - ARCTIC WHITE
⑦ FAST PLANK SYSTEM	DARK WALNUT
⑧ AL13 METAL PANEL SOLUTION	PEWTER METALLIC
⑨ WINDOWS & DOORS - COMMERCIAL UNITS	BLACK ALUMINUM FRAMES CLEAR GLASS
RESIDENTIAL UNITS	BLACK VINYL & CLEAR GLASS
⑩ JAMES HARDIE FASCIA	PRIME COLOR - PEWTER METALLIC
⑪ CONCRETE	NATURAL CONCRETE
⑫ METAL AND GLASS RAILING	BLACK / NATURAL ANOD. ALUM.
⑬ METAL & GLASS CANOPY	PATTERNED GLASS
⑭ COMMERCIAL SIGNAGE	(VARIES, 3D ILLUMINATED)
⑮ SIGN BACKING SUPPORT	B. COMPOSITE WOOD PLASTIC DARK WALNUT (1/2" X 4")

parcels 6 & 7 - proposed residential - commercial development
Hamilton Lands Richmond B.C.

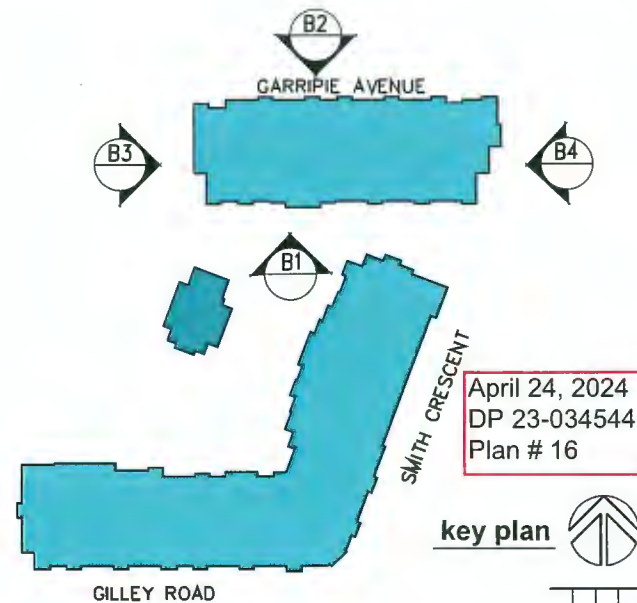
ADP submission
Feb. 26 2024
revised to April 2 2024

5b

Drawing Title: building A_north & west elevations Project Title: PROPOSED DEVELOPMENT parcels 6 & 7 - Hamilton Lands Richmond B.C.	
Scale: As Noted	Sheet: A5a
Date: AUGUST 2023	or
Revision: 04	Project No: 21-2138
04 4-02-24 revised per ADP comments 03 2-20-24 reissued for DP. 02 11-27-23 issued for DP 01 8-30-23 issued for review	Rev. Date Description
Ionic Architecture Inc. architects a.i.b.c. 201-5500 152nd Street Surrey B.C. V3S 2J8 Tel: (778) 571-0818 Fax: (778) 571-0819 office@ionic-architecture.com	



B1 - south elevation to courtyard



April 24, 2024
 DP 23-034544
 Plan # 16

key plan



B3 - west elevation exit

EXTERIOR MATERIALS & FINISHES :	
MATERIAL / FINISH	COLOUR
① STONE	IXL - WARTON ESTATE STONE
② JAMES HARDIE PANELS VERTICAL SIDING STYLE	SMOOTH - PRIME - NIGHT GRAY
③ JAMES HARDIE PANELS	SMOOTH - PRIME - NIGHT GRAY
④ JAMES HARDIE PANELS	SMOOTH - PRIME - ARCTIC WHITE
⑤ JAMES HARDIE PANELS	SMOOTH - PRIME - COBBLE STONE
⑥ JAMES HARDIE SOFFIT	SMOOTH - PRIME - ARCTIC WHITE
⑦ FAST PLANK SYSTEM	DARK WALNUT
⑧ ALI3 METAL PANEL SOLUTION	PEWTER METALLIC
⑨ WINDOWS & DOORS - COMMERCIAL UNITS	BLACK ALUMINUM FRAMES CLEAR GLASS
RESIDENTIAL UNITS	BLACK VINYL & CLEAR GLASS
⑩ JAMES HARDIE FASCIA	PRIME COLOR - PEWTER METALLIC
⑪ CONCRETE	NATURAL CONCRETE
⑫ METAL AND GLASS RAILING	BLACK / NATURAL ANOD. ALUM.
⑬ METAL & GLASS CANOPY	PATTERNED GLASS (VARIES, 3D ILLUMINATED)
⑭ COMMERCIAL SIGNAGE	B. COMPOSITE WOOD PLASTIC
⑮ SIGN BACKING SUPPORT	DARK WALNUT (1/2" x 4")



B4 - east elevation



B2 - north elevation to Garripie Avenue

parcels 6 & 7 - proposed residential - commercial development

Hamilton Lands

Richmond B.C.

Rev.	Date	Description
03	2-20-24	reissued for D.P.
02	11-27-23	issued for D.P.
01	9-04-23	issued for review

Scale:	As Noted	Sheet	of	A5C	
	Date:				AUGUST 2023
Revision	03	Project No.	21-2138	Drawing Title:	building B elevations
		Project Title:	PROPOSED DEVELOPMENT		
			parcels 6 & 7 - Hamilton Lands		
			Richmond B.C.		

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 Fax: (778) 571-0619
 office@ionic-architecture.com

building B elevations

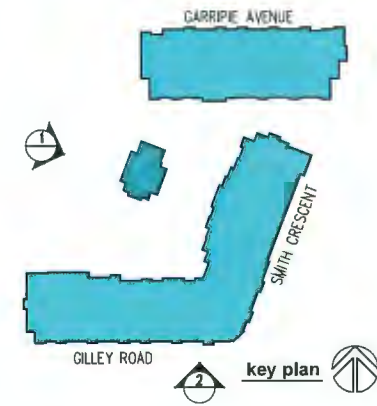
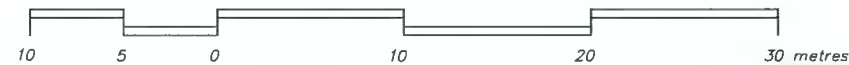
ADP submission
 Feb. 26, 2024

5c

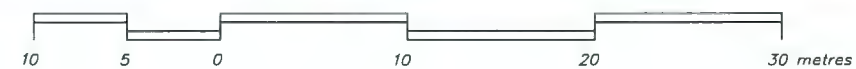


Garrpie Ave. building B strollway amenity building strollway building A plaza Gilley Road

streetscape to 'strollway'



streetscape to Gilley Road 'High Street'



Smith Crescent

streetscapes

parcels 6 & 7 - proposed residential - commercial development

Hamilton Lands

Richmond B.C.

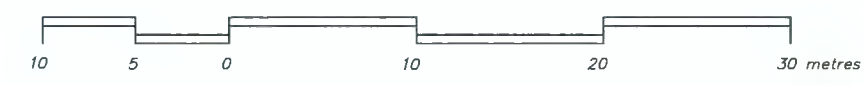
ADP submission
 Feb. 26 2024
 revised to April 2 2024

6a

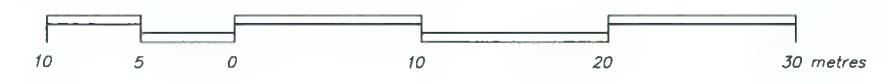
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Date:	March 2022	of	
Revision:	Project No. 21-2138	Drawing Title: streetscapes - Gilley Road & strollway	
05	05	Project Title: proposed development parcels 6 & 7 - Hamilton Lands Richmond B.C.	
Ionic Architecture Inc. architects a.i.b.c. 201-5500 150th Street Surrey B.C. V3S 5J9 Tel: (778) 571-0618 Fax: (778) 571-0619 office@ionic-architecture.com			
Rev.	Date	Description	
05	2-26-24	issued for DP	
04	11-27-23	issued for DP	
03	4-10-23	issued for rezoning	
02	3-18-22	revised for review	
01	2-28-22	issued for review	



streetscape to Garripie Avenue



streetscape to Smith Crescent



streetscapes

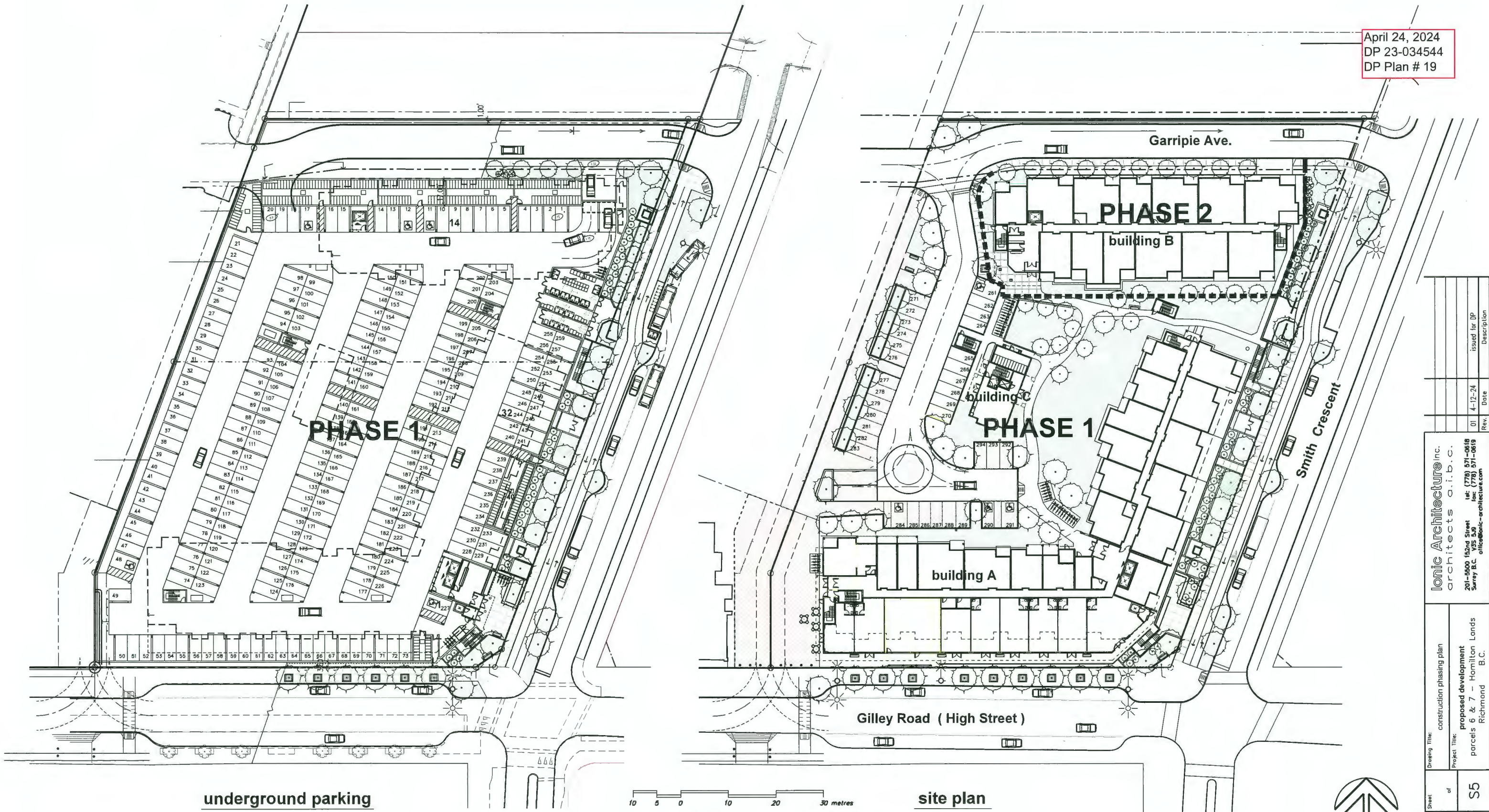
parcels 6 & 7 - proposed residential - commercial development
 Hamilton Lands Richmond B.C.

ADP submission
 Feb. 26 2024
 revised to April 2 2024

6b

Drawing Title: streetscapes - Smith Cres. & Garripie Ave.		Sheet of 6b	
Scale: As Noted	Date: March 2022	Revision Project No. 03	
Project Title: proposed development parcels 6 & 7 - Hamilton Lands		Richmond B.C.	
Ionic Architecture Inc. architects a.i.b.c. 201-6600 152nd Street Surrey B.C. Tel: (778) 571-0616 Fax: (778) 571-0619 office@ionic-architects.com		Rev. Date Description 03 11-27-23 issued for DP 02 11-22-23 revised for review 01 04-10-23 issued for reconing	

April 24, 2024
 DP 23-034544
 DP Plan # 19



underground parking

site plan

construction phasing plan

parcels 6 & 7 - proposed residential - commercial development

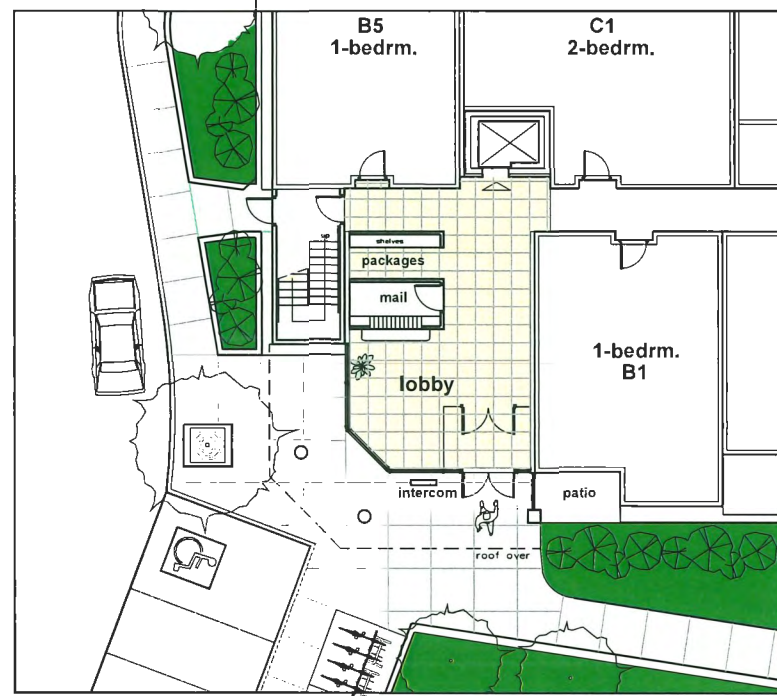
Hamilton Lands

Richmond B.C.

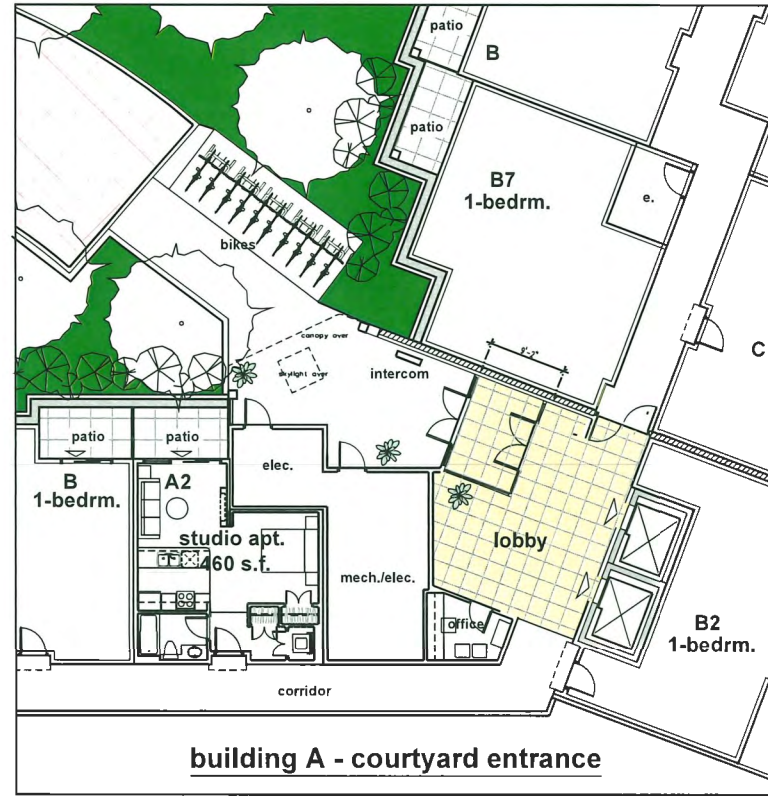
S5

Scale:	as noted	Sheet:	of	S5
Date:	February 2022	Drawing Title:	construction phasing plan	
Revision:	Project No. 21-2138	Project Title:	proposed development parcels 6 & 7 - Hamilton Lands Richmond B.C.	
		Rev.	Date	Description
		01	4-12-24	issued for DP

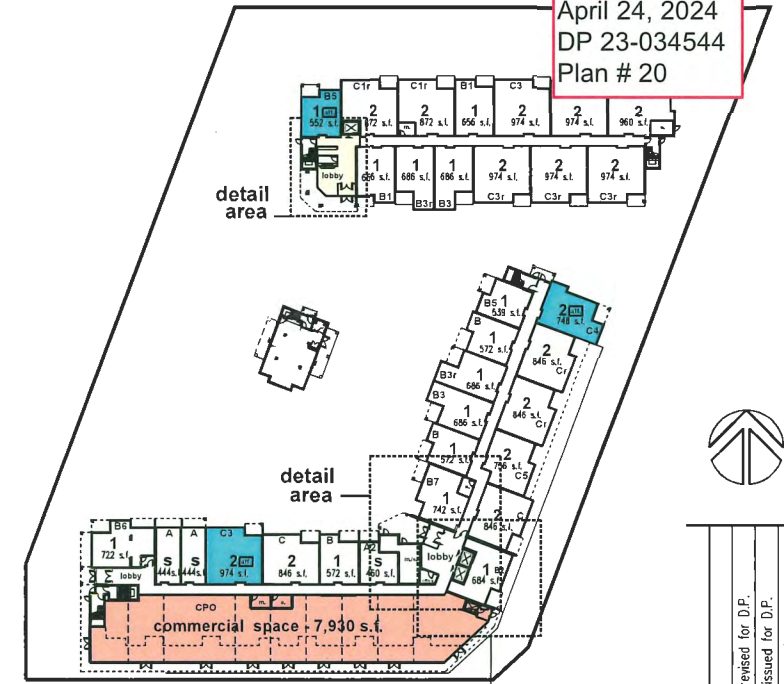
Ionic Architecture Inc.
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 Fax: (778) 571-0619
 office@ionic-architecture.com



building B - lobby



building A - courtyard entrance



detail area (level below)



building A - main lobby

apartment lobbies

Rev.	Date	Description
03	3-28-24	revised for D.P.
02	2-19-24	issued for D.P.
01	2-08-24	issued for review

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 201-5500 152nd Street
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 Fax: (778) 571-0619
 ionic@ionic-architecture.com

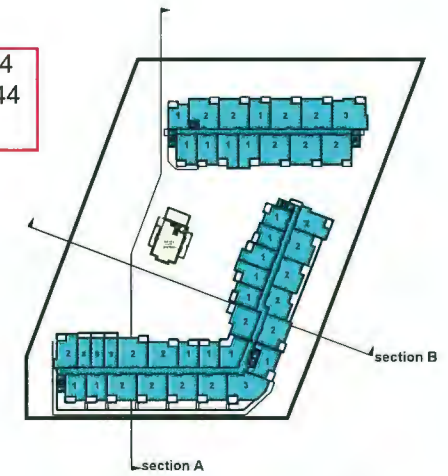
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Date:	Feb. 2024
Revision:	03
Sheet:	A10f
Drawing Title:	detail floor plans - apartment lobbies
Project Title:	proposed development parcels 6 & 7 - Hamilton Lands Richmond B.C.

parcels 6 & 7 - proposed residential - commercial development

Richmond B.C.

ADP submission
 Feb. 26, 2024
 revised to 4/02/2024

April 24, 2024
 DP 23-034544
 Plan # 21



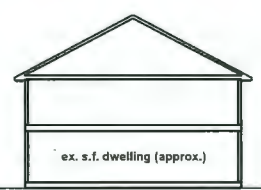
key plan



section B



section A



ex. s.f. dwelling (approx.)

site sections

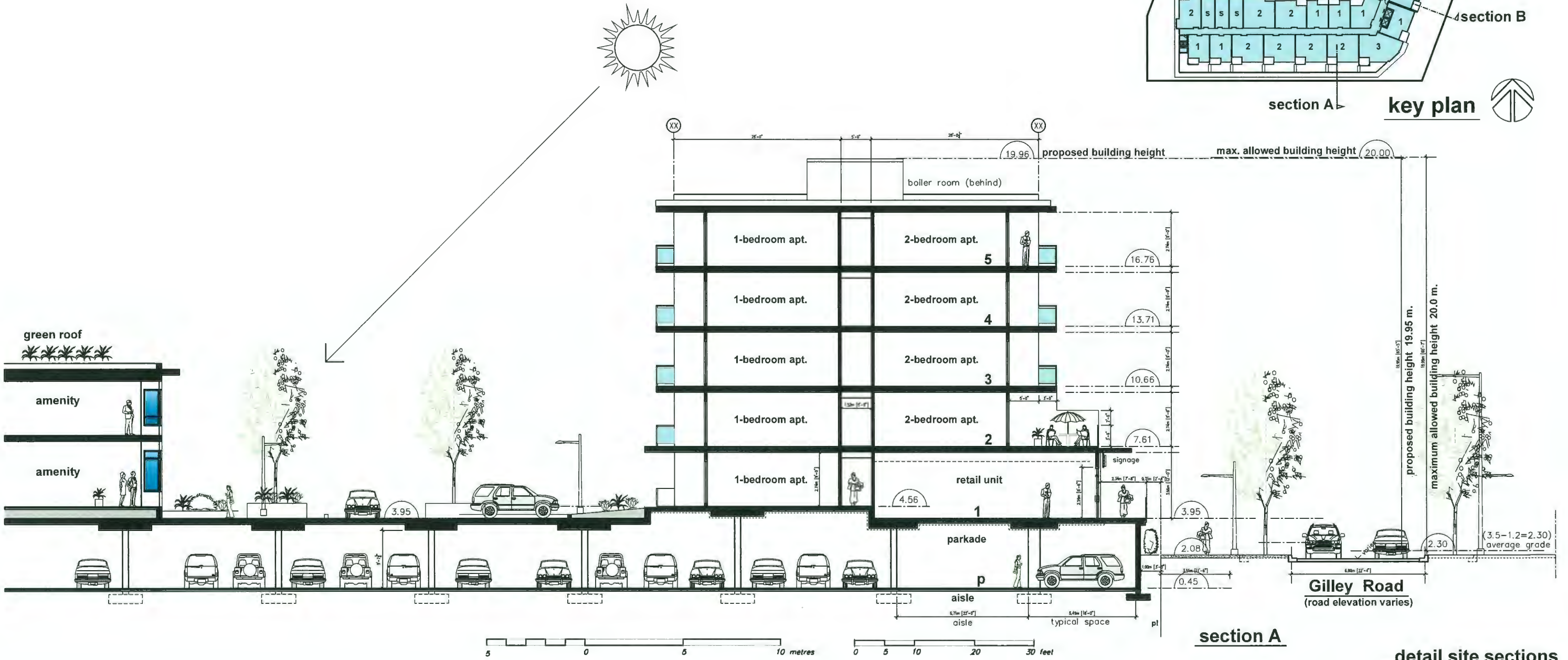
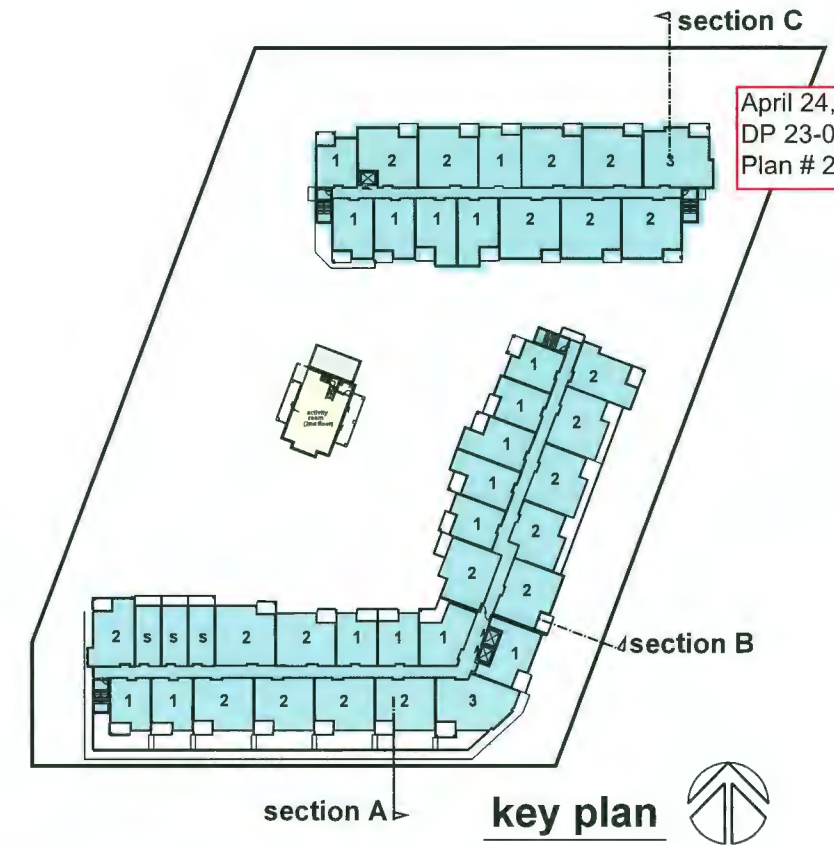
Rev.	Date	Description
04	2-26-24	issued for ADP
03	11-27-23	issued for DP
02	6-14-23	revised for DP
01	4-12-23	issued for rezoning

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 office@ionic-architecture.com

Drawing Title:	site sections
Project Title:	proposed development parcels 6 & 7 - Hamilton Lands Richmond B.C.
Sheet:	of
Scale:	as noted
Date:	August 2023
Revision:	Project No. 21-2138
	04
	A70

parcels 6 & 7 - proposed residential - commercial development
 Hamilton Lands
 Richmond B.C.

April 24, 2024
 DP 23-034544
 Plan # 22



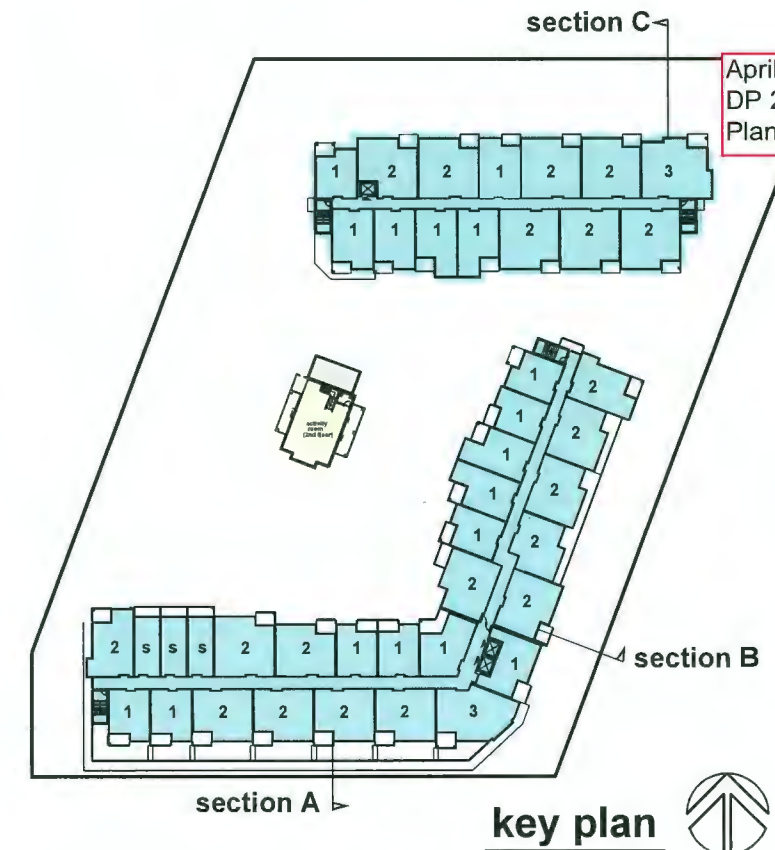
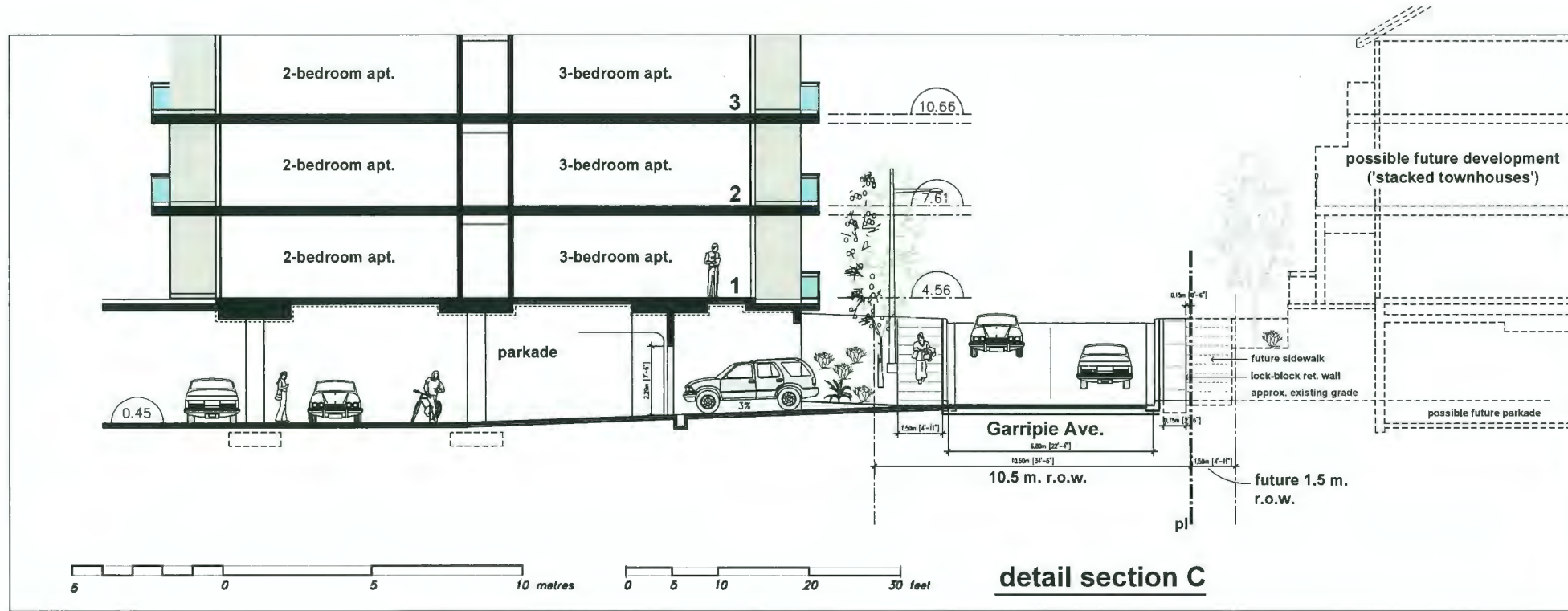
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parcels 6 & 7 - proposed residential - commercial development
 Hamilton Lands Richmond B.C.

ADP submission
 Feb. 26, 2024
 revised to April 12, 2024

8a

Scale:	As Noted	Sheet:	A-8a
Date:	March 2022	Project Title:	proposed development parcels 6 & 7 - Hamilton Lands
Revision:	03	Project No.:	21-2138
		Drawing Title:	detail site sections
		Architect:	Ionic Architecture Inc. architects a.i.b.c.
		Address:	201-5500 152nd Street, Surrey B.C.
		Contact:	tel: (778) 571-0818, fax: (778) 571-0819, office@ionic-architecture.com
Rev.	Date	Description	
01	4-12-23	issued for rezoning	
02	6-14-23	revised for D.P.	
03	10-27-23	issued for D.P.	
04	4-02-24	re-issued for D.P.	

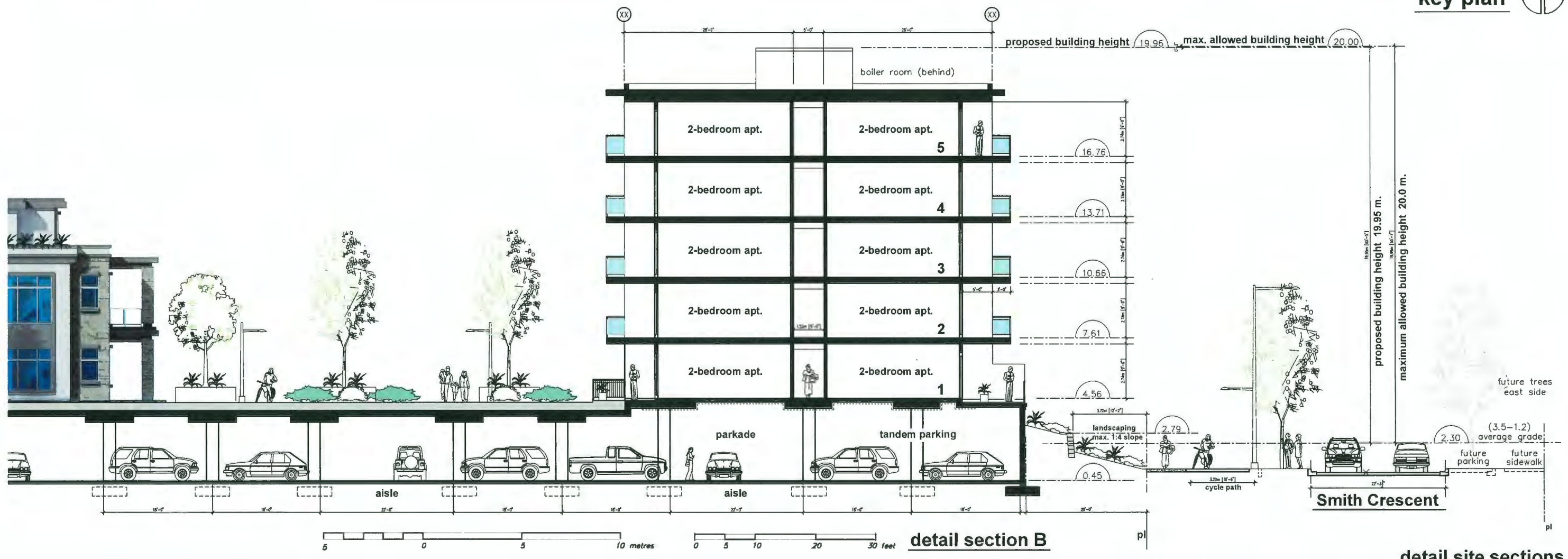


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03	10-27-23	issued for D.P.
02	6-14-23	revised for D.P.
01	4-12-23	issued for rezoning

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201-5500 152nd Street
Surrey B.C. V4N 1R5
tel: (778) 571-0619
office@ionic-architecture.com

Drawing Title: detail site sections
Project Title: proposed development parcels 6 & 7 - Hamilton Lands Richmond B.C.

Scale:	Sheet:	of
As Noted	March 2022	Project No. 21-2138
Revision	04	A-8b

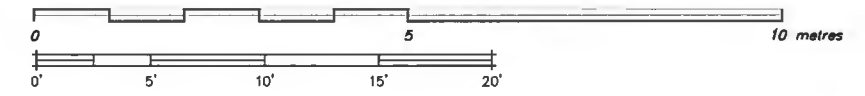
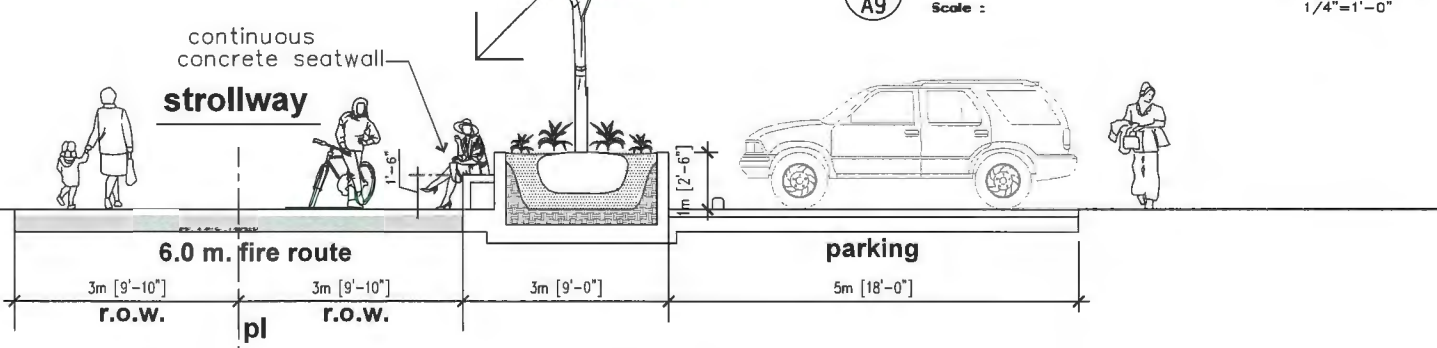
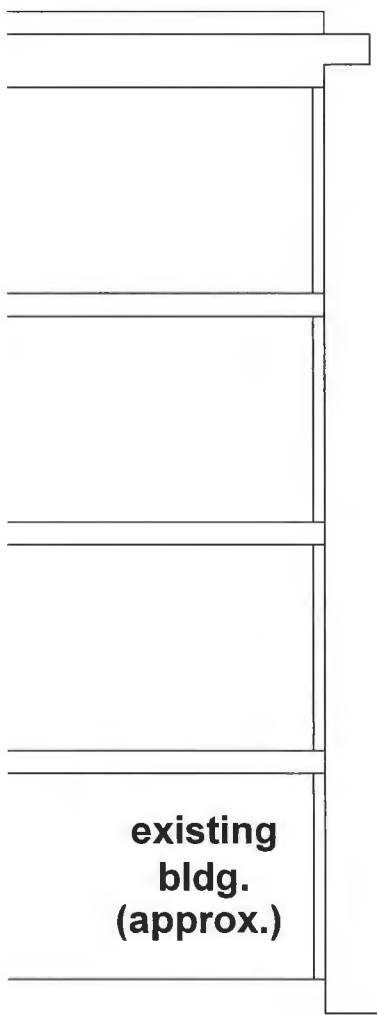
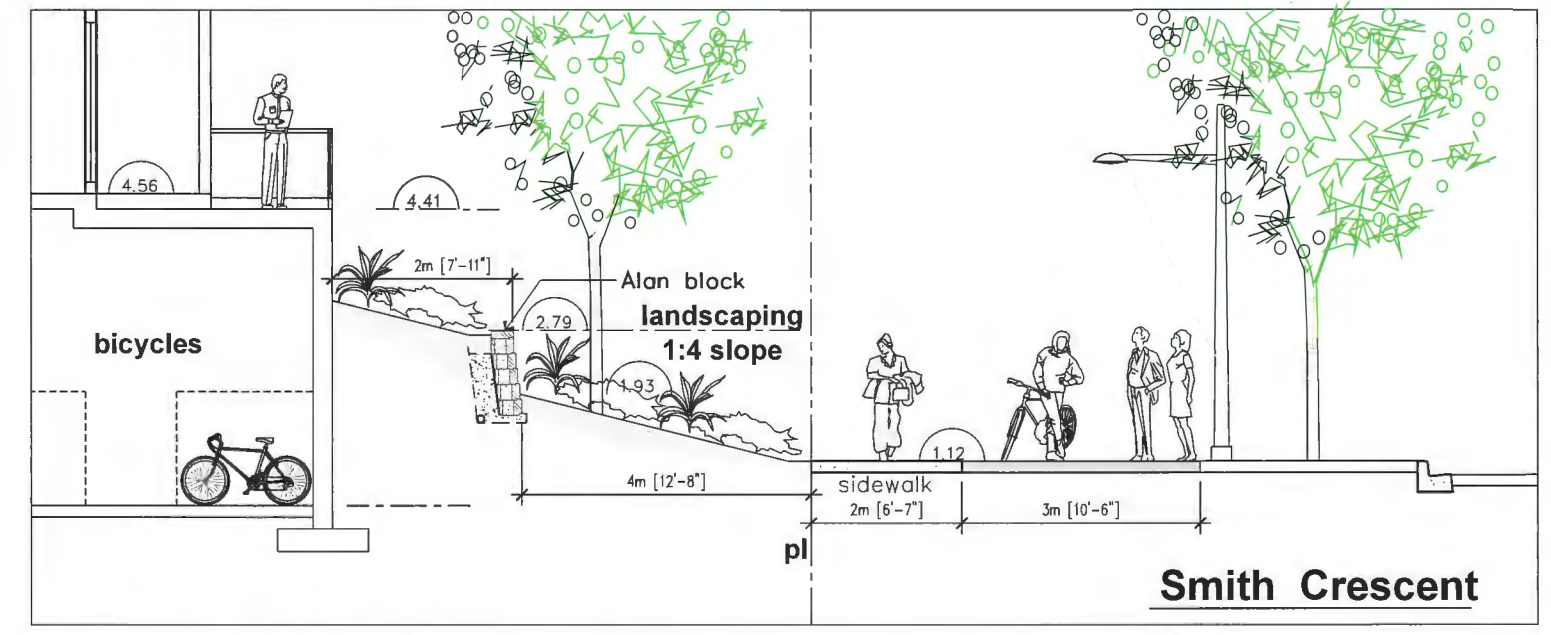
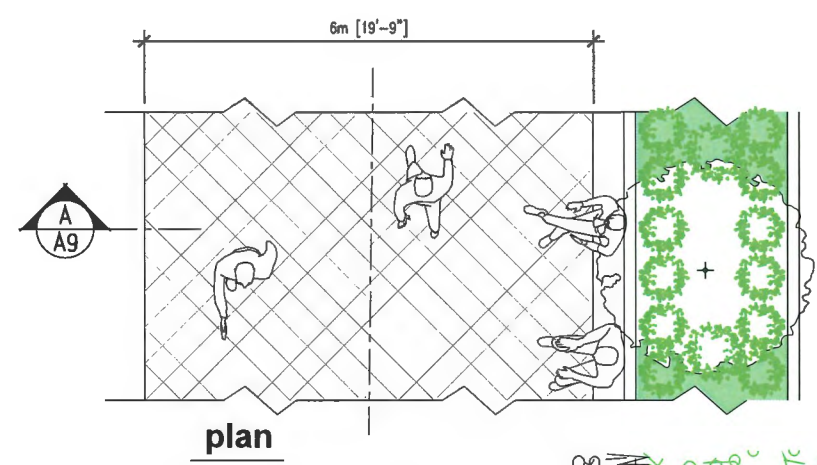
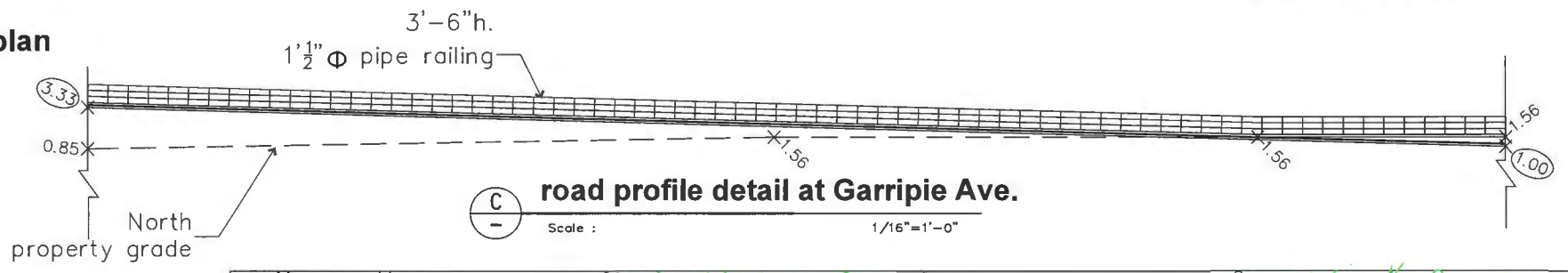
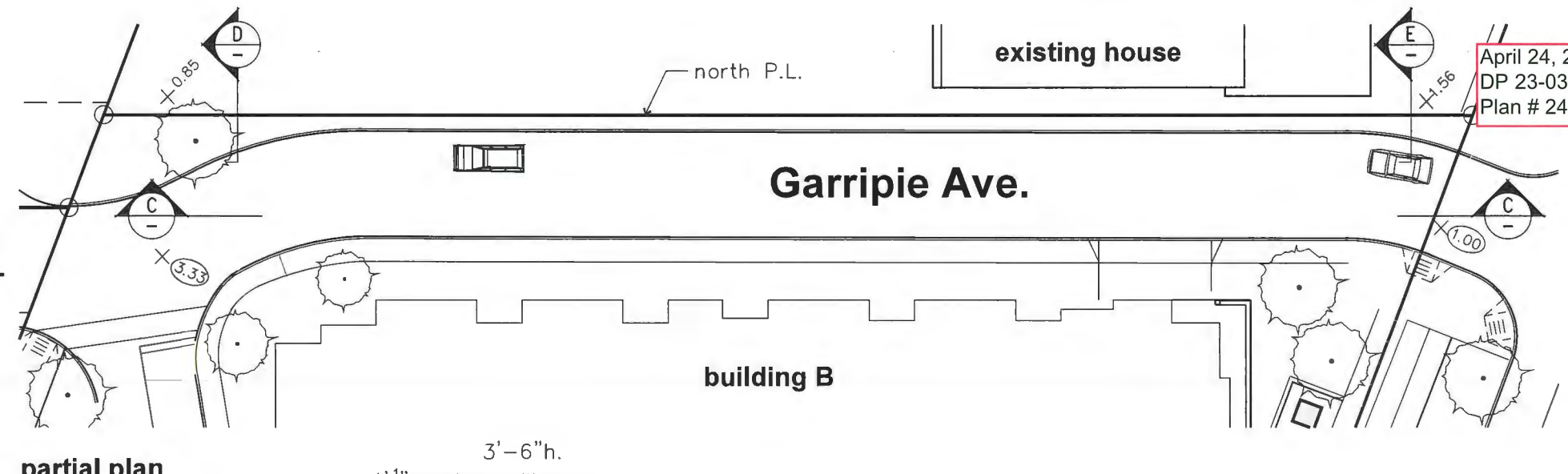
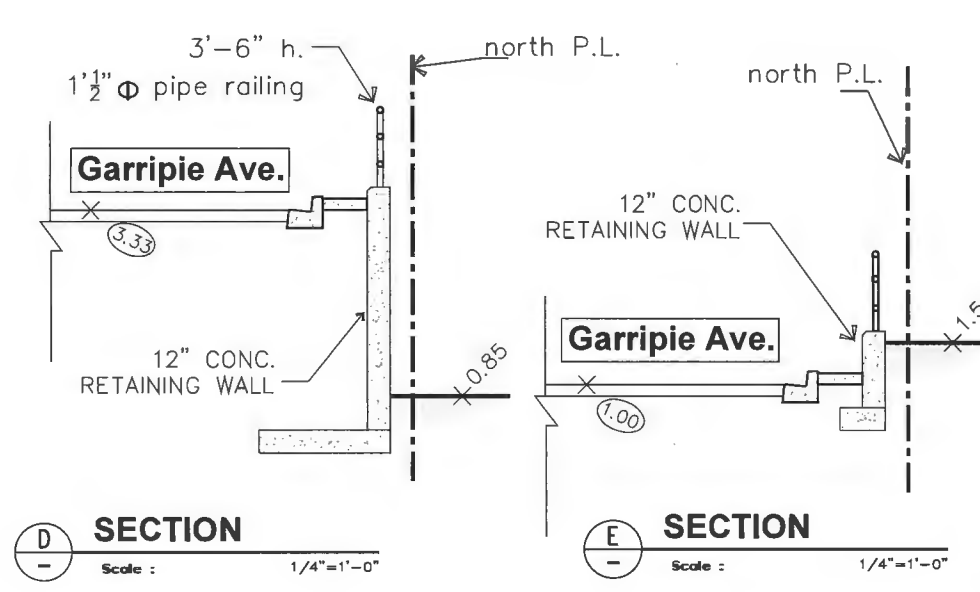


parcels 6 & 7 - proposed residential - commercial development
Hamilton Lands **Richmond B.C.**

ADP submission
Feb. 26, 2024
revised to April 12, 2024

8b

April 24, 2024
 DP 23-034544
 Plan # 24



site details

parcels 6 & 7 - proposed residential - commercial development
 Hamilton Lands
 Richmond B.C.

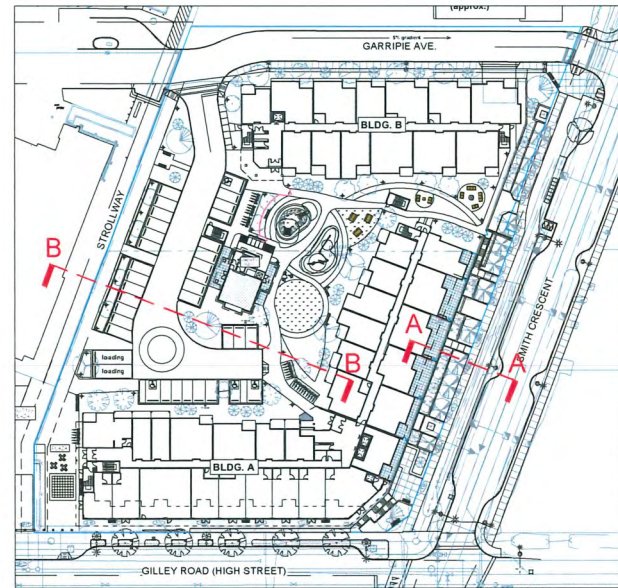
ADP submission
 Feb. 26, 2024
 revised to April 12, 2024

04	2-26-24	re-issued for D.P.
03	11-27-23	issued for D.P.
02	4-06-23	issued for rezoning
01	3-28-22	issued for review
Rev.	Date	Description

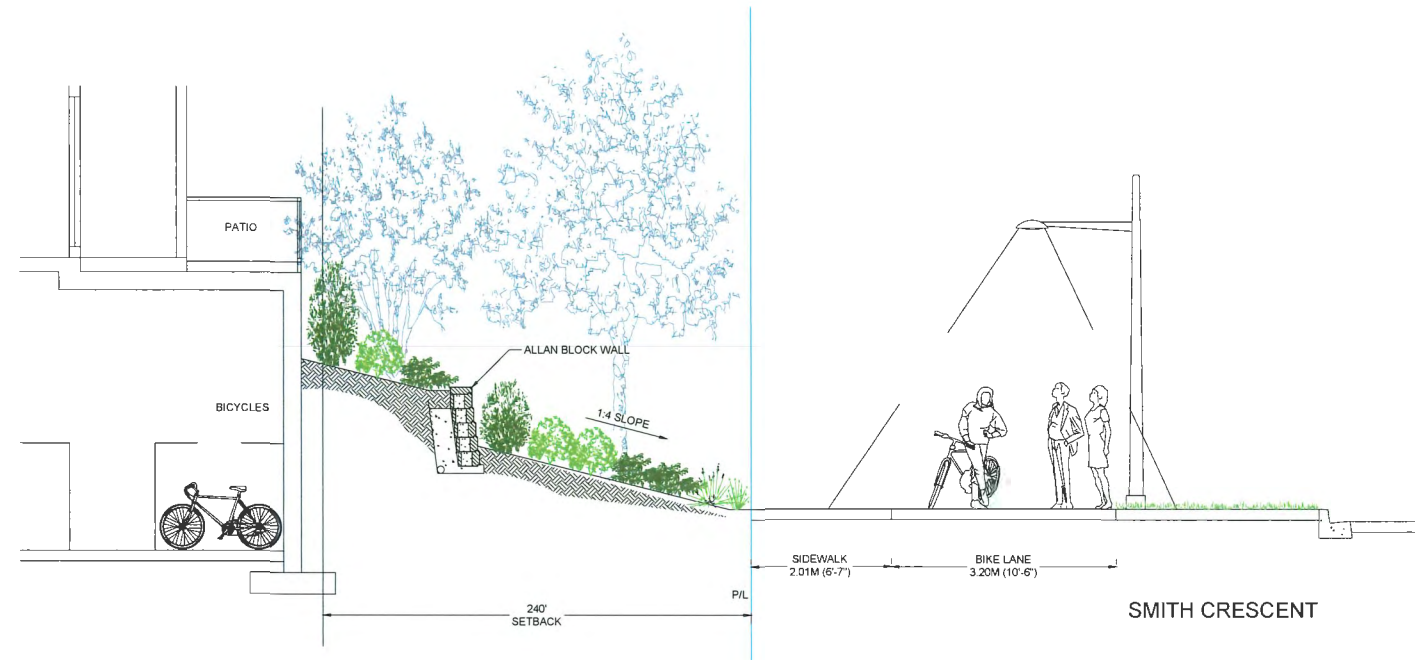
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Sheet: A-9	of: 9
Scale: As Noted	Date: March 2022
Project No: 21-2138	Revision: 03
Project Title: proposed development parcels 6 & 7 - Hamilton Lands Richmond B.C.	
Ionic Architecture Inc. architects a.i.b.c. 201-6500 152nd Street Surrey B.C. V3V 2G7 Tel: (778) 571-0616 office@ionic-architecture.com	

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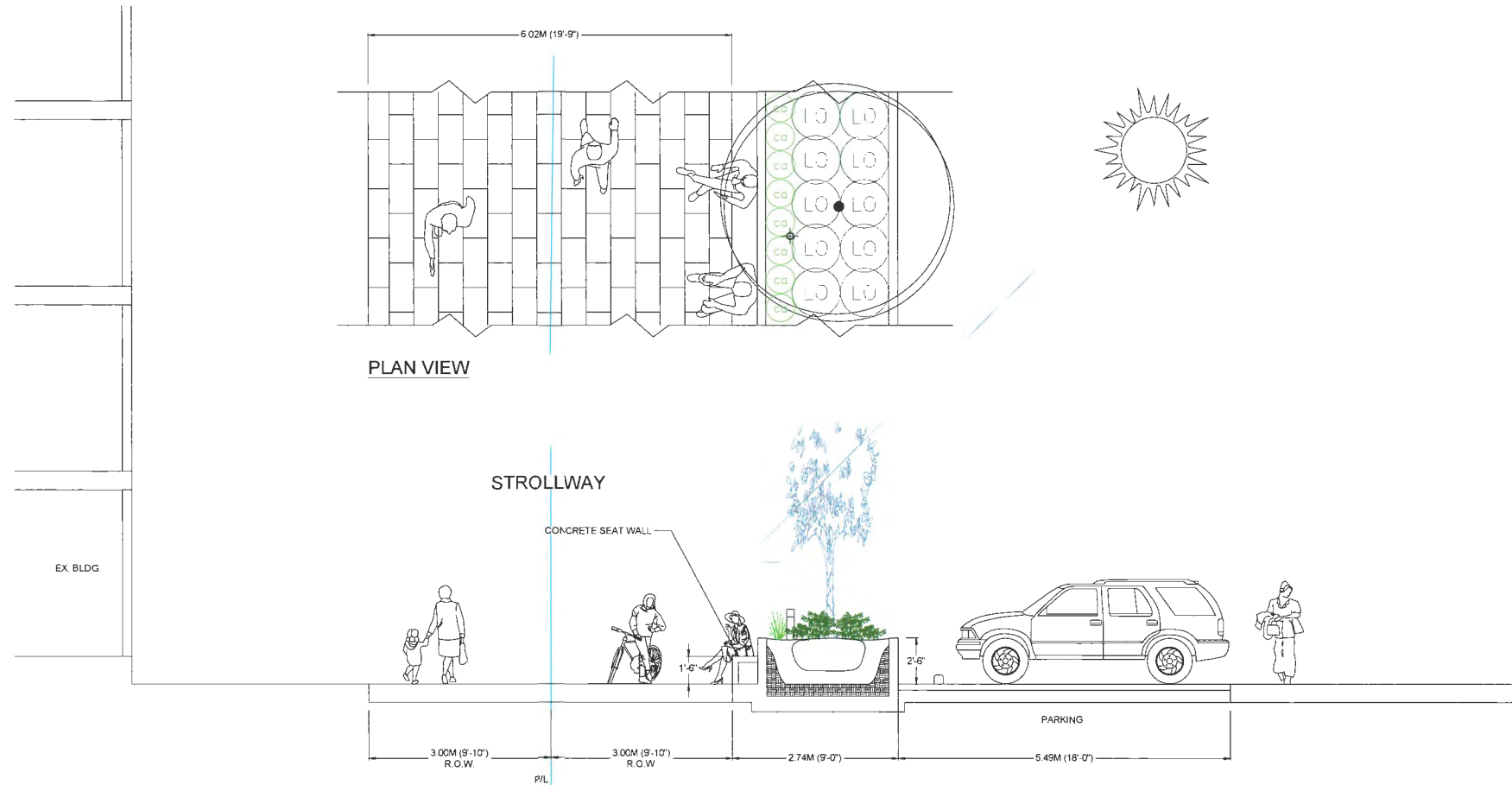
April 24, 2024
DP 23-034544
DP Plan # 25



KEY PLAN



SECTION A - A (NOTE: REFER TO ARCHITECTURAL DRAWINGS FOR SIDEWALK AND PATIO ELEVATIONS)
SCALE = 1/4"=1'-0"



PLAN VIEW

STROLLWAY

SECTION B - B
SCALE = 1/4"=1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
5	24 APR. 14	COMMENTS	JR
4	24 APR. 15	COMMENTS	JR
3	24 APR. 03	NEW SITE PLAN / COMMENTS	JR
2	24 FEB. 29	ISSUED FOR BP	JR
1	23 APR. 13	NEW SITE PLAN / COMMENTS	JR

CLIENT:

PROJECT:

CORNERSTONE

23301, 23321, 23361, 23381
GILLEY RD & 4691, 4671 AND 4651
SMITH CRESCENT, RICHMOND, BC

DRAWING TITLE

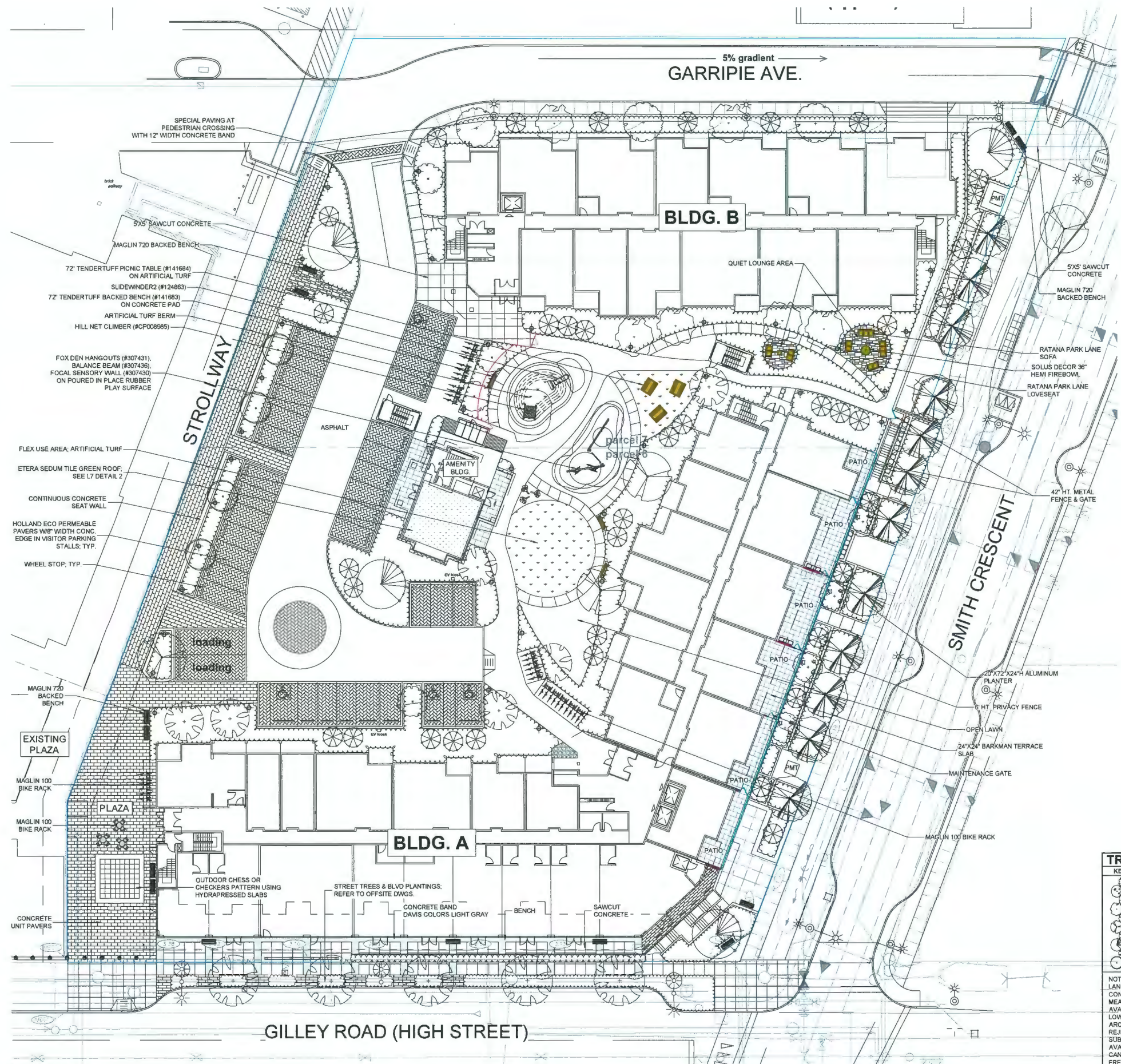
LANDSCAPE SECTIONS

DATE: 23.MAR.28 DRAWING NUMBER:
SCALE: AS NOTED
DRAWN: JR
DESIGN: JR
CHK'D: BA

L6

OF 7

SEAL: **April 24, 2024**
DP 23-034544
DP Plan # 26



TREE SCHEDULE				PMG PROJECT NUMBER: 23-053
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
4	4	ACER CIRCINATUM	VINE MAPLE	2.5M HT; B&B; 3 STEM CLUMP
4	4	ACER GRISEUM	PAPERBARK MAPLE	8CM CAL; 1.8M STD; B&B
3	3	CARPINUS BETULUS 'FRANS FONTAINE'	COLUMNAR HORNBEAM	8CM CAL; B&B
6	6	FAGUS SYLVATICA 'DAWYCK GOLD'	DAWYCK GOLD BEECH	8CM CAL; B&B
12	12	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD M. TREE	8CM CAL; 2M STD; B&B
3	3	GLEDITSIA T. 'INERMIS IMPERIAL'	IMPERIAL HONEY LOCUST	8CM CAL; 1.8M STD; B&B
38	38	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	3M HT; B&B
4	4	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	3M HT; B&B
6	6	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	8CM CAL; 1.5M STD; B&B
4	4	QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN OAK	8CM CAL; 1.8M STD; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

DECIDUOUS TREES: 42
CONIFEROUS TREES: 42

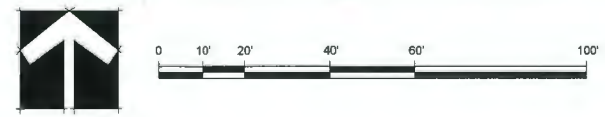
NO.	DATE	REVISION DESCRIPTION	DR.
5	24.APR.18	COMMENTS	JR
4	24.APR.15	COMMENTS	JR
3	24.APR.03	NEW SITE PLAN / COMMENTS	JR
2	24.FEB.29	ISSUED FOR BP	JR
1	23.APR.13	NEW SITE PLAN / COMMENTS	JR

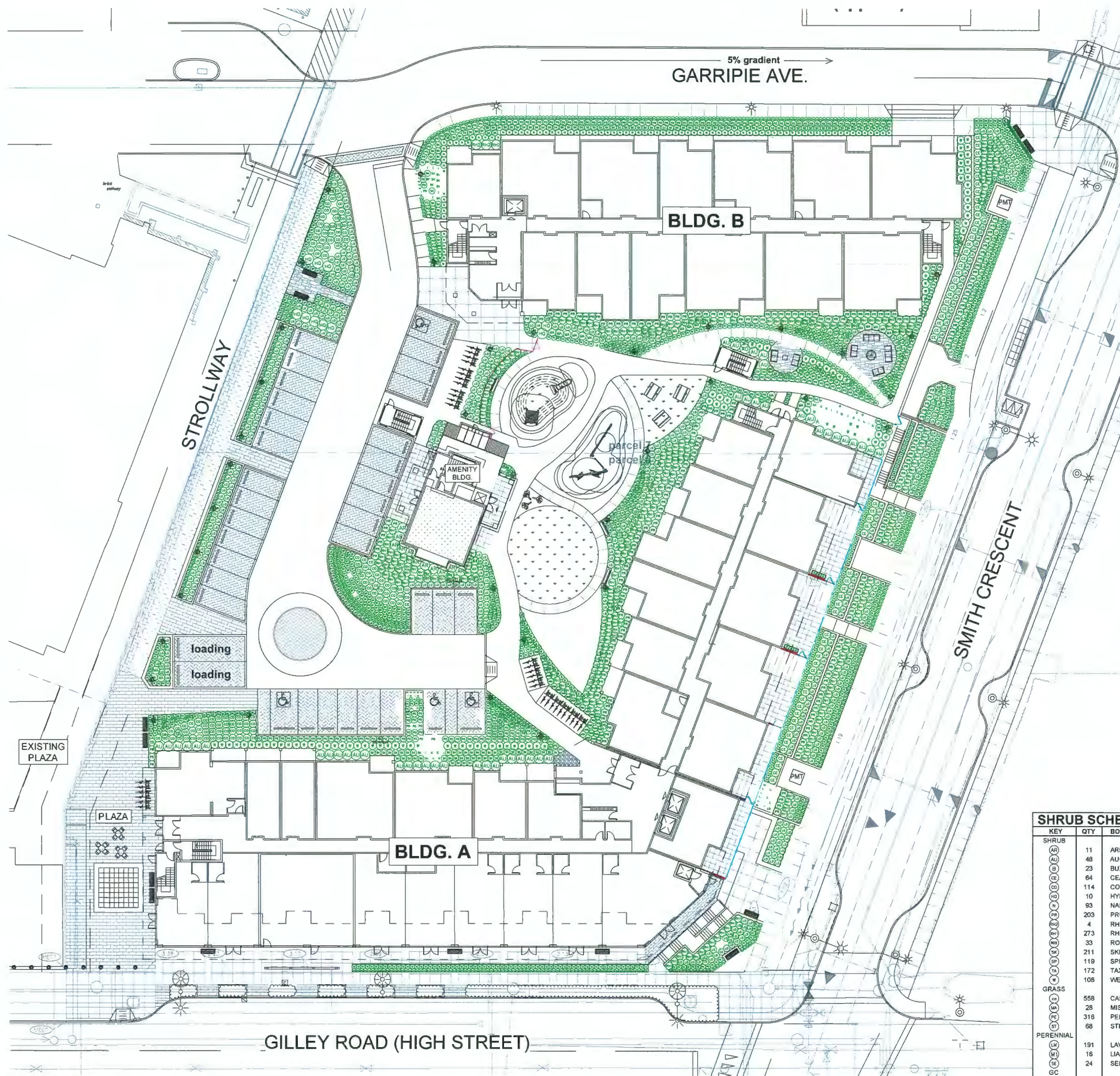
CLIENT:

PROJECT:
CORNERSTONE
23301, 23321, 23361, 23381
GILLEY RD & 4691, 4671 AND 4651
SMITH CRESCENT, RICHMOND, BC

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 23.MAR.28 DRAWING NUMBER:
SCALE: 1"=20'-0"
DRAWN: JR **L1**
DESIGN: JR
CHK'D: BA **OF 7**





SHRUB SCHEDULE				PMG PROJECT NUMBER: 21-140
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
(S)	11	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY BUSH	#3 POT, 80CM
(S)	48	AUCUBA JAPONICA 'SERRATIFOLIA'	SAWTOOTHED JAPANESE AUCUBA	#3 POT, 50CM
(S)	23	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT, 40CM
(S)	64	CEANOTHUS THYRSIFLORUS 'VICTORIA'	CALIFORNIA LILAC	#3 POT, 50CM
(S)	114	CORNUS SERICEA	REDTWIG DOGWOOD	#3 POT, 80CM
(S)	10	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	#3 POT, 80CM
(S)	93	NANDINA DOMESTICA 'MOONBAY'	DWARF HEAVENLY BAMBOO	#3 POT, 50CM
(S)	203	PRUNUS LAURICERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#3 POT, 50CM
(S)	4	RHODODENDRON 'ANAH KRUSCHKE'	RHODODENDRON, BLUE	#3 POT, 50CM 1M B&B
(S)	273	RHODODENDRON 'P.J.M.'	RHODODENDRON, LIGHT PURPLE, E. MAY	#3 POT, 50CM
(S)	33	ROSA MEIDLAND 'RED'	MEIDLAND ROSE, RED	#2 POT, 40CM
(S)	211	SKIMMIA JAPONICA (90% MALE)	JAPANESE SKIMMIA	#2 POT, 30CM
(S)	118	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA, PINK	#2 POT, 40CM
(S)	172	TAXUS X MEDIA 'HILLII'	HILLII YEW	1.5M B&B
(S)	108	WEIGELA FLORIDA 'PURPUREA'	PURPLE WEIGELA	#3 POT, 80CM
(G)	558	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
(G)	28	MISCANTHUS SINENSIS 'YAKU JIMA'	MAIDEN GRASS	#2 POT
(G)	316	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
(G)	68	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
(P)	191	LAVENDULA ANGSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER, COMPACT, VIOLET-BLUE	#1 POT
(P)	16	LIATRIS SPICATA 'FLORISTAN VIOLET'	BLAZING STAR, PURPLE	15CM POT
(P)	24	SEDUM 'AUTUMN JOY'	STONECROP	#1 POT
(L)	600	LONICERA PILEATA	PRIVET HONEYSUCKLE	#2 POT, 40CM
(L)	276	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT, 25CM

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Burnaby, British Columbia, V5C 6G9
p. 604 294-0011 ; f. 604 294-0022

SEAL: April 24, 2024
DP 23-034544
DP Plan # 27

NO.	DATE	REVISION DESCRIPTION	DR.
5	24.APR.18	COMMENTS	JR
4	24.APR.15	COMMENTS	JR
3	24.APR.03	NEW SITE PLAN / COMMENTS	JR
2	24.FEB.29	ISSUED FOR BP	JR
1	23.APR.13	NEW SITE PLAN / COMMENTS	JR

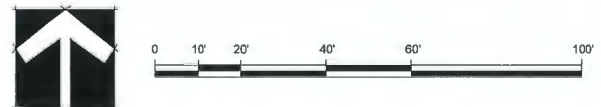
CLIENT:

PROJECT:
CORNERSTONE
23301, 23321, 23361, 23381
GILLEY RD & 4691, 4671 AND 4651
SMITH CRESCENT, RICHMOND, BC

DRAWING TITLE:
SHRUB PLAN

DATE: 23.MAR.28 DRAWING NUMBER:
SCALE: 1"=20'-0"
DRAWN: JR
DESIGN: JR
CHK'D: BA

L2
OF 7



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pmg
 LANDSCAPE ARCHITECTS
 Suite C100 - 4185 Still Creek Drive
 Burnaby, British Columbia, V5C 6G9
 p. 604 294-0011 ; f. 604 294-0022

SEAL:

April 24, 2024
 DP 23-034544
 DP Plan # 28

SITE FURNISHINGS LEGEND

- 3'-0" HT. METAL PICKET FENCE (PLAY AREA)
- 3'-6" HT. METAL PICKET FENCE & GATE
- 6'-0" HT. PRIVACY FENCE
- MAGLIN 720 BACKED BENCH
- GREEN THEORY CUSTOM ALUMINUM PLANTER 20"X17"X24"
- LANDSCAPE STRUCTURES TENDERTRUFF PICNIC TABLE (#141684)
- MAGLIN 100 BIKE RACK
- GREEN THEORY CUSTOM ALUMINUM PLANTER 20"X17"X24"
- RATANA PARK LANE END TABLE, SOFA & LOVESEAT
- SOLUS DECOR 36" HEMI FIREBOWL
- LANDSCAPE STRUCTURES FLOWER ACCENT TOPPER (#212256)
- LANDSCAPE STRUCTURES FOX DEN HANGOUTS (#307431), BALANCE BEAM (#307436), FOCAL SENSORY WALL (#307430)
- LANDSCAPE STRUCTURES SLIDEWINDER2 (#124863)
- LANDSCAPE STRUCTURES HILL NET CLIMBER (#CP008985)

MATERIAL LEGEND

- BARKMAN HOLLAND ECO PERMEABLE HERRINGBONE PATTERN, 210X105X80MM COLOUR: NATURAL
- BARKMAN BROADWAY 65MM RUNNING BOND PATTERN, 300X150X65MM COLOUR: NATURAL
- BARKMAN BROADWAY 65MM PATTERN 7, 600X300X65MM, 300X150X65MM, 300X300X65MM COLOUR: SANDSTONE
- BARKMAN TERRACE SLAB 610X610X51MM, COLOUR: NATURAL
- DAVIS COLORS LIGHT GRAY CONCRETE BAND WITH SAWCUT CONCRETE
- MARATHON SURFACES LANDSAFE Poured in place rubber COLOUR: RED, BEIGE, EGGSHELL, BROWN (50% BLACK 50% COLOUR)
- ETERA COLOR MAX STANDARD SEDUM TILE MIX, SEDUM VARIETIES: sedum acre 'aurea', sedum album 'coral carpet', sedum kamt. 'variegatum', sedum kamt. 'weihenstephaner gold', sedum reflexum 'blue spurge', sedum rupestre 'angelina', sedum spurium 'john covech', sedum spurium 'red carpet'
- SOD LAWN
- SYNLAWN ARTIFICIAL TURF

NO.	DATE	REVISION DESCRIPTION	DR.
5	24.APR.18	COMMENTS	JR
4	24.APR.15	COMMENTS	JR
3	24.APR.03	NEW SITE PLAN / COMMENTS	JR
2	24.FEB.29	ISSUED FOR BP	JR
1	23.APR.13	NEW SITE PLAN / COMMENTS	JR

CLIENT:

PROJECT:

CORNERSTONE

23301, 23321, 23361, 23381
 GILLEY RD & 4691, 4671 AND 4651
 SMITH CRESCENT, RICHMOND, BC

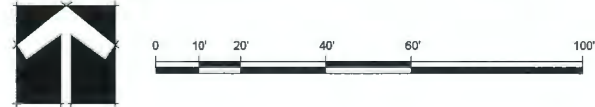
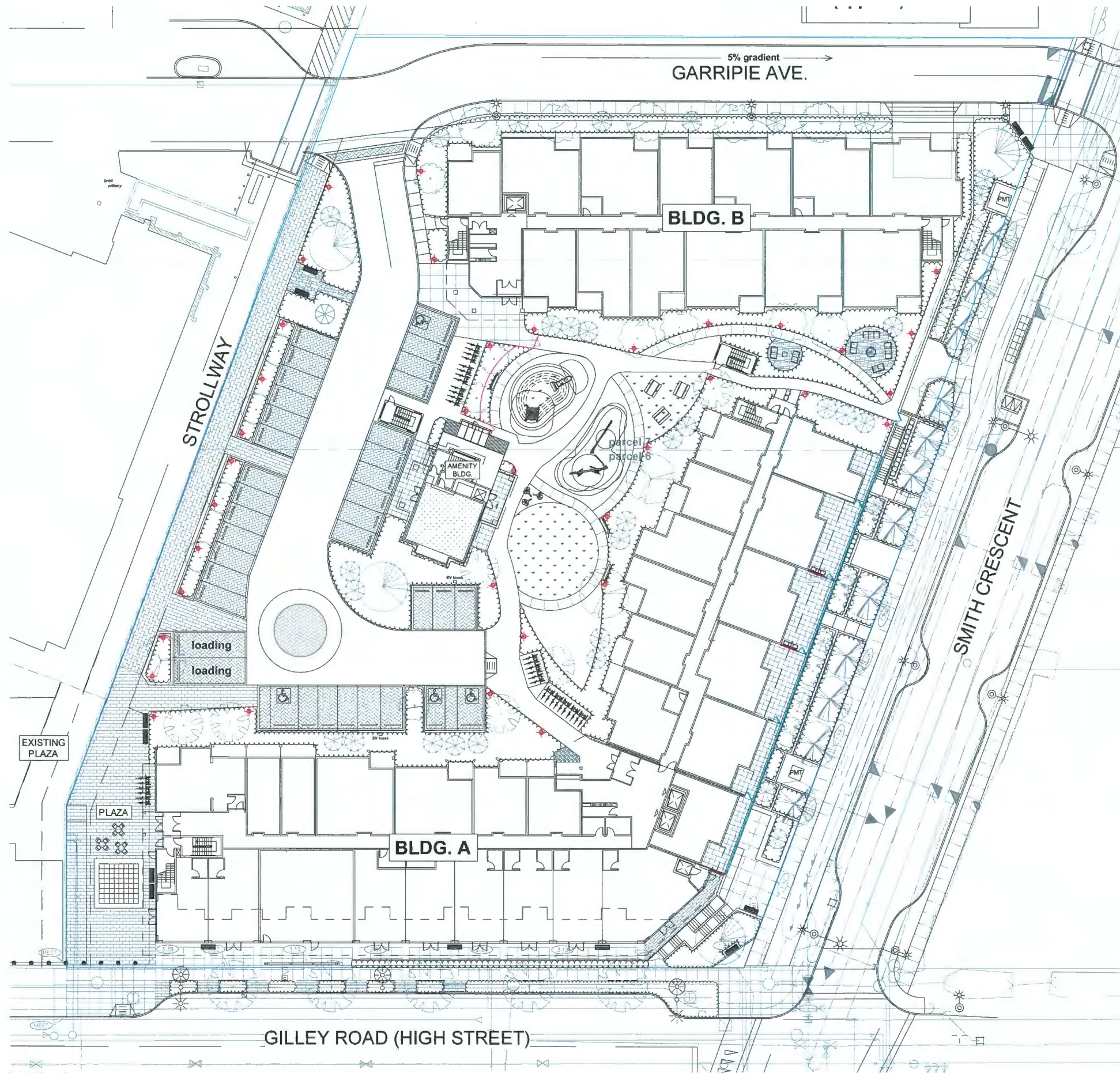
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MATERIALS PLAN

DATE: 23.MAR.28 DRAWING NUMBER:
 SCALE: 1"=20'-0"
 DRAWN: JR
 DESIGN: JR
 CHK'D: BA

L3

OF 7



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DP 23-034544
DP Plan # 29



NO.	DATE	REVISION DESCRIPTION	DR.
5	24.APR.24	COMMENTS	JR
4	24.APR.15	COMMENTS	JR
3	24.APR.03	NEW SITE PLAN / COMMENTS	JR
2	24.FEB.29	ISSUED FOR MP	JR
1	23.APR.13	NEW SITE PLAN / COMMENTS	JR

CLIENT:

PROJECT:
CORNERSTONE
 23301, 23321, 23361, 23381
 GILLEY RD & 4691, 4671 AND 4651
 SMITH CRESCENT, RICHMOND, BC

DRAWING TITLE:
LIGHTING PLAN

DATE: 23.MAR.28 DRAWING NUMBER:
 SCALE: 1"=20'-0"
 DRAWN: JR **L4**
 DESIGN: JR
 CHK'D: BA OF 7

SEAL:

April 24, 2024
DP 23-034544
DP Plan # 30



RATANA PARK LANE SOFA, LOVESEAT & END TABLE



TENDERTUFF PICNIC TABLE (#141684) & BACKED BENCH (#141683)

SOLUS 36" HEMI FIREBOWL

SYNLAWN ARTIFICIAL TURF



LANDSCAPE STRUCTURES PLAY EQUIPMENTS: FOX DEN HANGOUTS (#307431), BALANCE BEAM (#307436), FOCAL SENSORY WALL (#307430), SLIDEWINDER2 (#124863), HILL NET CLIMBER (#CP008985), FLOWER ACCENT TOPPER (#212256)



NO.	DATE	REVISION DESCRIPTION	DR.
5	24.APR.18	COMMENTS	JR
4	24.APR.15	COMMENTS	JR
3	24.APR.03	NEW SITE PLAN / COMMENTS	JR
2	24.FEB.29	ISSUED FOR BP	JR
1	23.APR.13	NEW SITE PLAN / COMMENTS	JR

CLIENT:

PROJECT:

CORNERSTONE

23301, 23321, 23361, 23381
GILLEY RD & 4691, 4671 AND 4651
SMITH CRESCENT, RICHMOND, BC

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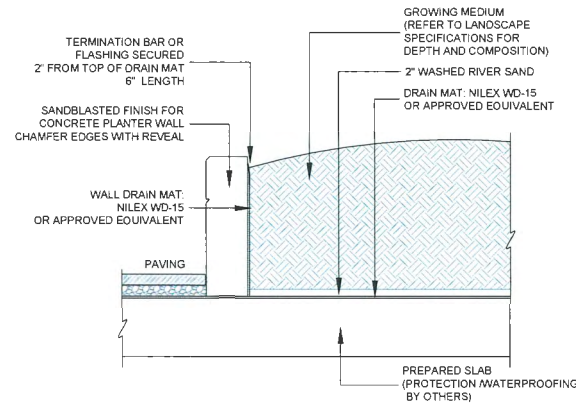
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DATE: 23.MAR.28 DRAWING NUMBER:
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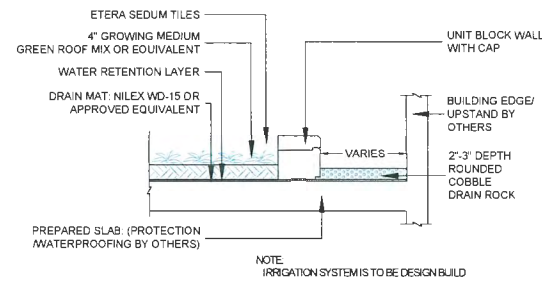
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OF 7

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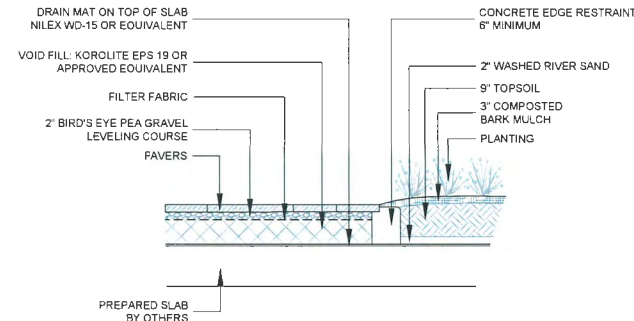
April 24, 2024
DP 23-034544
DP Plan # 31



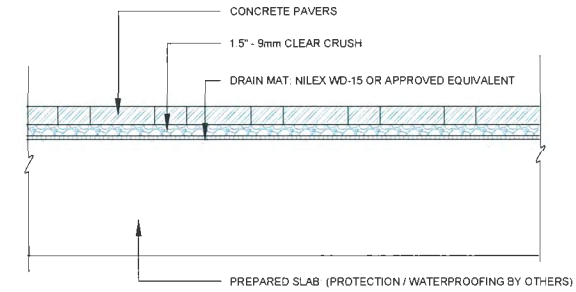
1 PLANTER WALL
1/2" = 1'-0"



2 GREEN ROOF EDGE
1/2" = 1'-0"

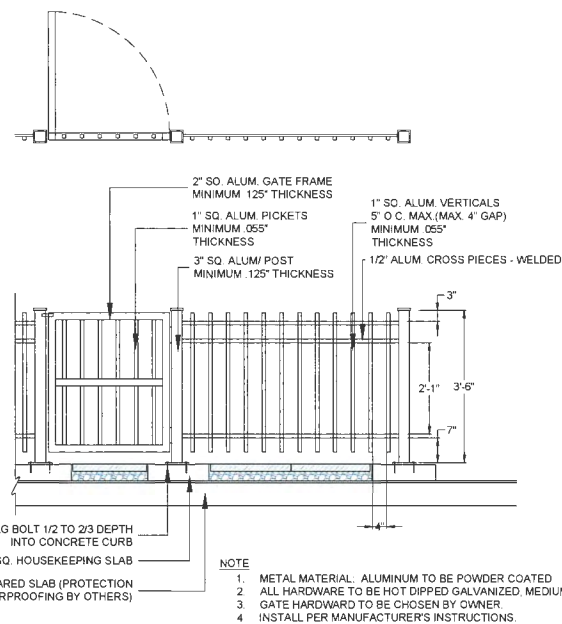


3 PAVER EDGING
SCALE: 1/2" = 1'-0"

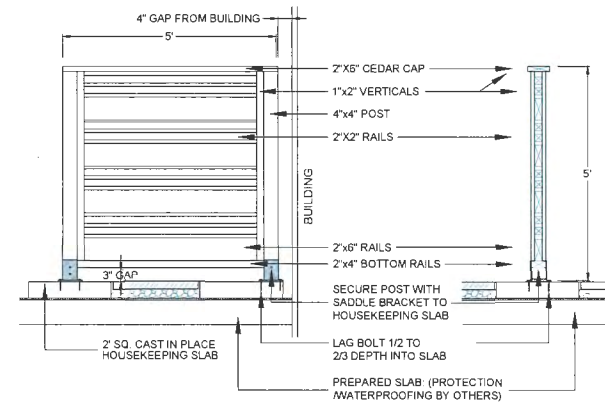


NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
PAVERS NOT TO BE CUT MORE THAN HALF SIZE
ALL PAVERS TO BE DIAMOND CUT
MAX PAVES LIPPAGE 1/8" BETWEEN SURFACES
FLATNESS TOLERANCE: 3/8" OVER 10 FT
ONLY PAVERS OFF SLAB ARE TO BE FILLED WITH POLYMERIC SAND
ONLY PAVERS OFF SLAB ARE TO HAVE BEDDING SAND LEVELING COURSE

4 PAVERS
1" = 1'-0"

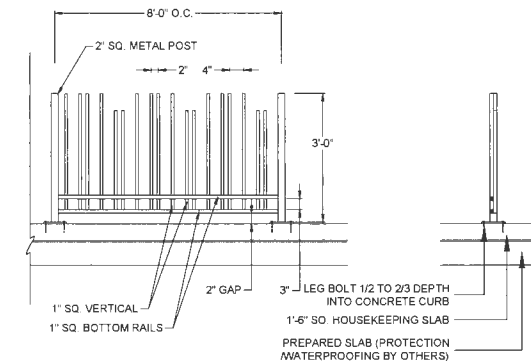


5 ALUMINUM PICKET FENCE
1/2" = 1'-0"



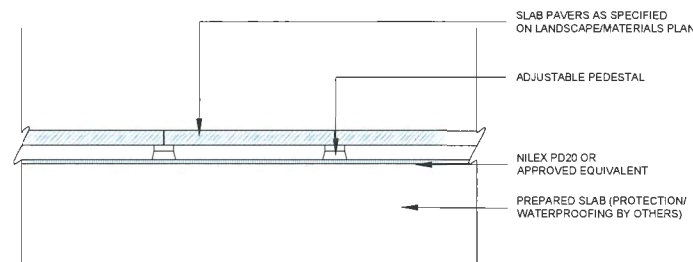
- 1 ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE
- 2 ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM
- 3 ALL HARDWARE HOT DIPPED GALVANIZED
- 4 APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
- 5 ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6"

6 PATIO SCREEN
1/2" = 1'-0"

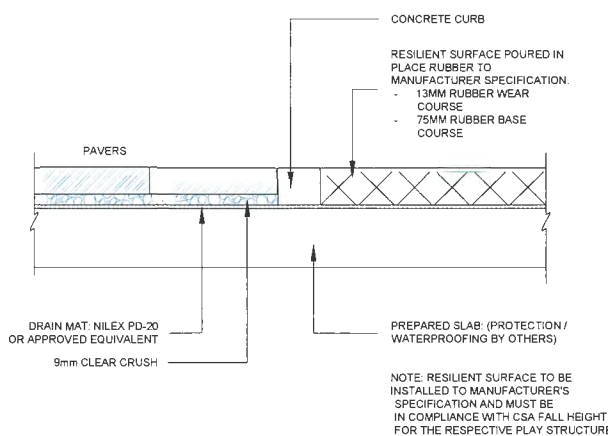


- NOTE
- 1 METAL MATERIAL ALUMINUM TO BE POWDER COATED
 - 2 ALL HARDWARE TO BE HOT DIPPED GALVANIZED, MEDIUM GAUGE
 - 3 INSTALL PER MANUFACTURERS INSTRUCTIONS

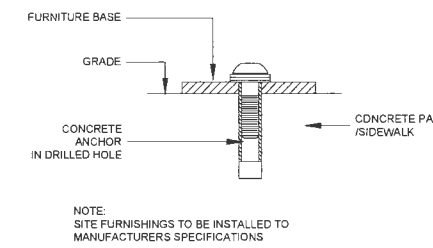
7 ALUMINUM PICKET FENCE AT PLAY AREA
1/2" = 1'-0"



8 HYDRAPRESSED SLABS OVER PEDESTALS
1" = 1'-0"



9 POURED IN PLACE RUBBER PLAY SURFACE EDGE
1" = 1'-0"



NOTE:
SITE FURNISHINGS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

10 SITE FURNITURE MOUNTING
N.T.S

NO	DATE	REVISION DESCRIPTION	DR.
5	24 APR.14	COMMENTS	JR
4	24 APR.15	COMMENTS	JR
3	24 APR.03	NEW SITEPLAN / COMMENTS	JR
2	24 FEB.29	ISSUED FOR BP	JR
1	23 APR.13	NEW SITEPLAN / COMMENTS	JR

CLIENT:

PROJECT:

CORNERSTONE

23301, 23321, 23361, 23381
GILLEY RD & 4691, 4671 AND 4651
SMITH CRESCENT, RICHMOND, BC

DRAWING TITLE:

LANDSCAPE DETAILS

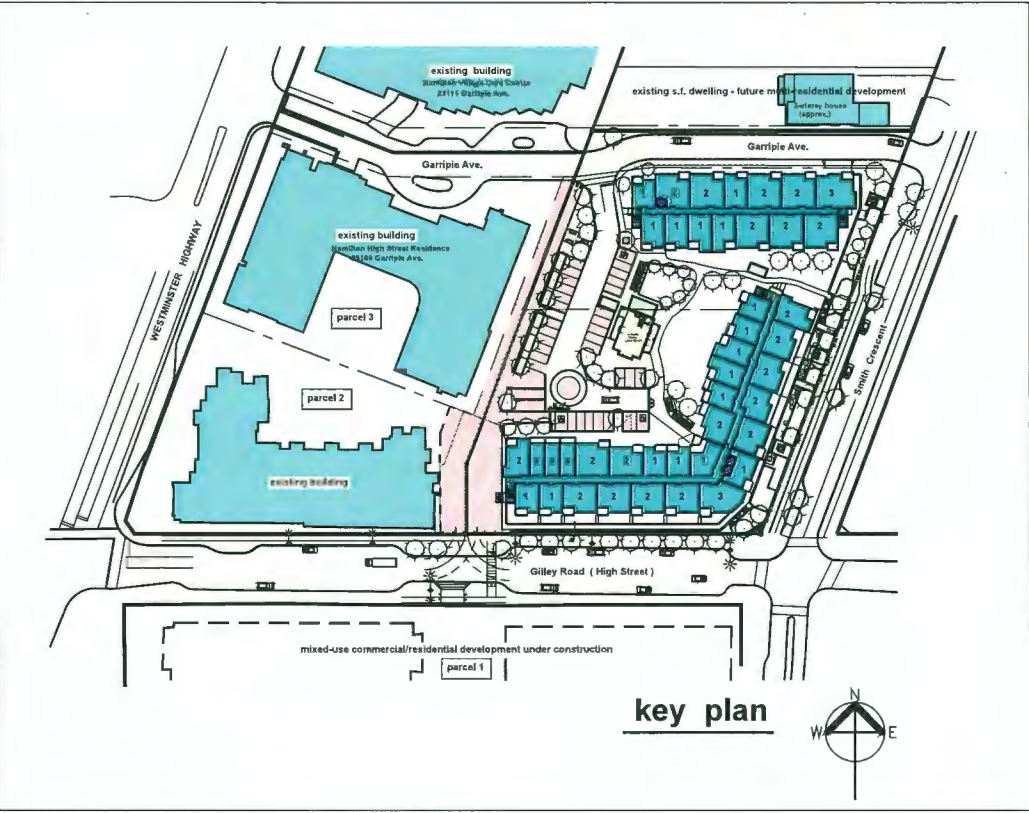
DATE: 23.MAR.28 DRAWING NUMBER:
SCALE: AS NOTED
DRAWN: JR
DESIGN: JR
CHK'D: BA

L7

OF 7

consultants :

OWNER :	MASKEEN (HAMILTON) PROPERTIES CORP. TEL: (604) 502-9096 fax: (604) 502-9035 email info@maskeen.ca
SURVEYOR :	ONDERWATER LAND SURVEYING LTD. TEL: (604) 574-7311 fax: (604) 574-3018 email matt@onderwater.ca
CIVIL ENGINEER :	H.Y. ENGINEERING/SURVEYING TEL: (604) 583-1616 fax: (604) 583-1737 email hyengineering.com
TRAFFIC ENGINEER :	CTS TRAFFIC ENGINEERING TEL: (604) 936-6190 fax: (604) xxx-xxxx email gvlieg@cts-bc.com
ARBORIST :	ARBORTECH CONSULTING TEL: (604) 275-3484 fax: (604) 275-9554 email norm@arbortechbc.ca
LANDSCAPE ARCH. :	PMG LANDSCAPE ARCHITECTS TEL: (604) 294-0011 fax: (604) 294-0022 email Ben@pmglandscape.com
CODE CONSULTANT :	PONTEM GROUP TEL: (604) 363-7329 email echen@pontemgrp.com



drawing list :

- A-0 cover sheet
- A-1 project data
- A-2 parkade plan
- A-3 site plan/ground floor plan
- A-4 plans - levels 2 through 5
- A-5a-A5b building A elevations
- A-5c building B elevations
- A-6a streetscapes
- A-6b streetscapes
- A-7 site sections
- A-8a-8b detail site sections
- A-9 site details
- A-10a-10b apartment unit plans
- A-10c affordable apt. unit plans
- A-10d apt. unit distribution
- A-10e bylaw floor area calculation
- A-10f detail floor plans - lobbies
- A-11a amenity building plans
- A-11b amenity building elevations
- A-12 community police office
- A-13 shadow casts
- A-14a model views
- A-14b model views
- A-14c model views
- A-14d model views
- A-15 site study - adjacent site
- S-1 topographic survey
- S-2 site grading plan
- S-3 dedications & R.O.W.s
- S-4 fire department access plan
- S-5 construction phasing plan

April 24, 2024
DP 23-034544
Reference Plan



view from north-west



view from south-east

Rev.	Date	Description
05	4-02-24	re-issued for D.P.
04	2-26-24	re-issued for DP/ADP
03	10-27-23	issued for DP
02	4-12-23	re-issued for rezoning
01	10-08-21	issued for rezoning

Ionic Architecture Inc.
architects o.i.b.c.
201-5000 152nd Street
Surrey B.C. V3S 5J9
tel: (778) 571-0618
fax: (778) 571-0619
office@ionic-architecture.com

Drawing Title: cover sheet
Project Title: proposed development parcels 6 & 7 - Hamilton Lands Richmond B.C.

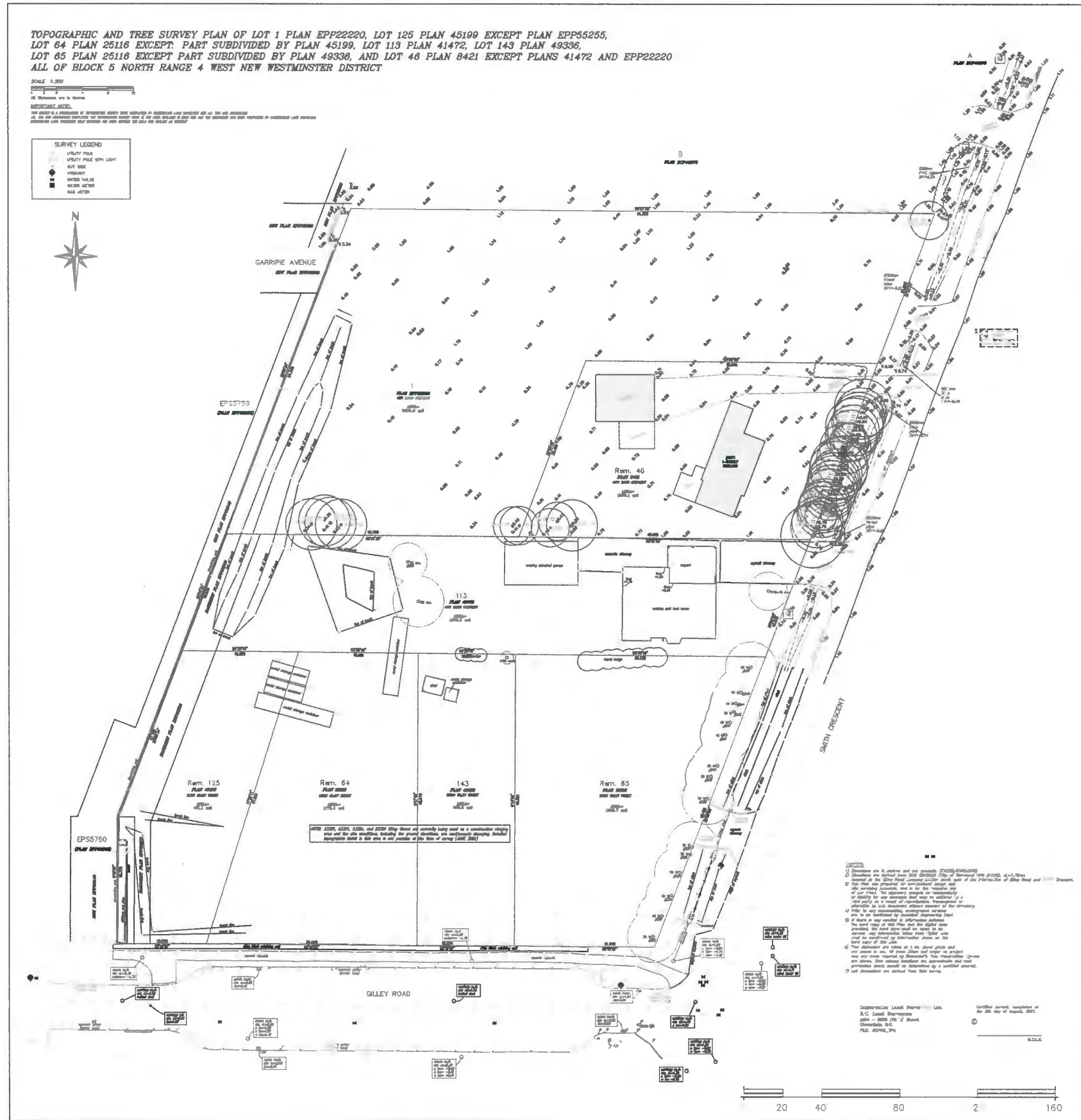
Scale:	as noted
Date:	February 2022
Revision:	Project No. 21-2138
	04
Sheet:	A-0
	of

cover sheet

parcels 6 & 7 - proposed residential - commercial development
Hamilton Lands
Richmond B.C.

ADP submission
Feb. 26, 2024
revised to April 12, 2024

A0

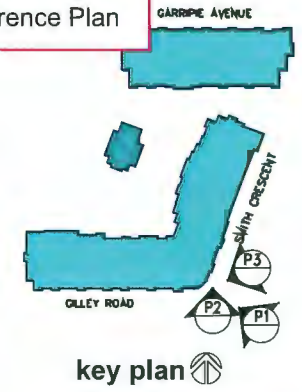


parcels 6 & 7 - proposed residential - commercial development
 Hamilton Lands
 Richmond B.C.

topographic plan
 Scale 1"=30'

Sheet	as noted	Drawing Title	site plan - topographic
Date	August 2021	Project Title	proposed development parcels 6 & 7 - Hamilton Lands Richmond B.C.
Revision	01	Project No.	21-2138
		Sheet	S-1
Rev.	01	Date	8-05-21
		Issued for review	Description

April 24, 2024
 DP 23-034544
 Reference Plan



building A - Smith Crescent entrance



parcels 6 & 7 - proposed residential - commercial development

Hamilton Lands

Richmond B.C.

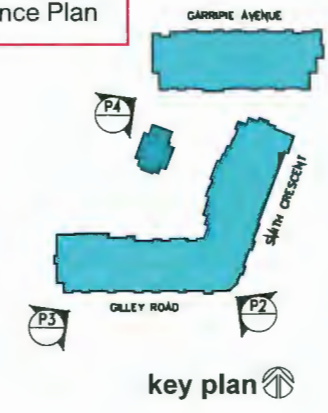
Rev.	Date	Description
04	4-02-24	revised per ADP comments
03	2-20-24	reissued for DP
02	11-27-23	issued for DP
01	8-30-23	issued for review

ionic Architecture Inc. architects a.i.b.c. 201-5500 152nd Street Surrey B.C. V3V 2T7 Tel: (778) 571-0616 office@ionic-architecture.com	
Drawing Title:	perspective views - building A
Project Title:	PROPOSED DEVELOPMENT parcels 6 & 7 - Hamilton Lands RICHMOND BC
Sheet	14a
Scale:	As Noted
Date:	AUGUST 2023
Revision	04
Project No.	21-2138

ADP submission
 Feb. 26, 2024
 revised to April 2, 2024

14a

April 24, 2024
 DP 23-034544
 Reference Plan



P3
 CPO detail view



P4
 building B - entrance



P2
 building A - south-east corner view

parcels 6 & 7 - proposed residential - commercial development

Hamilton Lands

Richmond B.C.

Scale	As Noted	Sheet	Drawing Title	Date	Revision	Rev.	Date	Description
	AUGUST 2023	14b	perspective views		04	04	4-02-24	revised per ADP comments
					03	03	2-20-24	reissued for DP
					02	02	11-27-23	issued for DP
					01	01	8-30-23	issued for review

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 201-5000 162nd Street
 Surrey B.C. V3S 2S9
 Tel: (778) 571-0818
 Fax: (778) 571-0819
 office@ionic-architecture.com

Project Title: **PROPOSED DEVELOPMENT**
 parcels 6 & 7 - Hamilton Lands
 RICHMOND BC

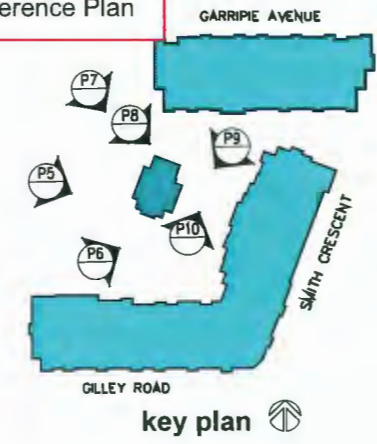
April 24, 2024
 DP 23-034544
 Reference Plan



courtyard view



P6



P7



amenity building & bldg. A



amenity building & outdoor amenity



courtyard view from building B entry

04	4-02-24	revised per ADP comments
03	2-20-24	reissued for DP
02	11-27-23	issued for DP
01	8-30-23	issued for review
Rev.	Date	Description

Ionic Architecture Inc. architects a.i.b.c. 201-5600 152nd Street Surrey B.C. V3S 2J9 tel: (778) 571-0618 fax: (778) 571-0619 office@ionic-architecture.com	
Drawing Title:	perspective views
Project Title:	PROPOSED DEVELOPMENT parcels 6 & 7 - Hamilton Lands RICHMOND BC
Sheet	14C
Scale:	As Noted
Date:	AUGUST 2023
Revision	Project No. 04 21-2138

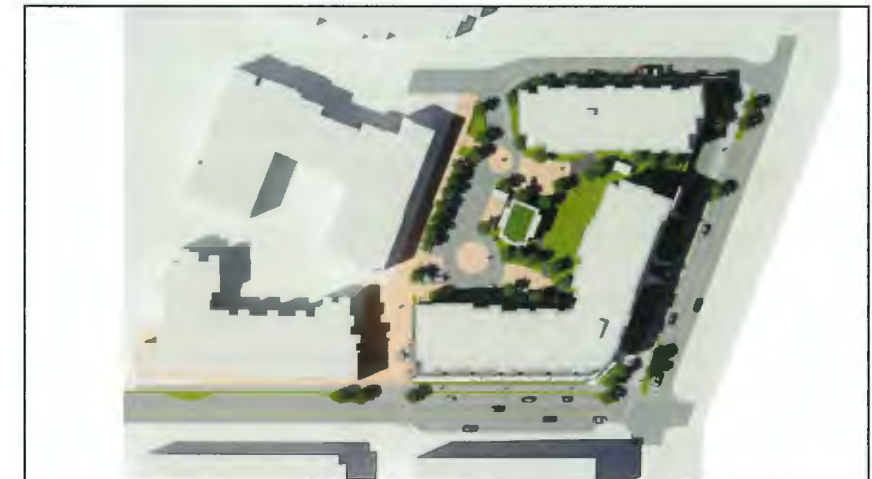
parcels 6 & 7 - proposed residential - commercial development
 Hamilton Lands
 Richmond B.C.



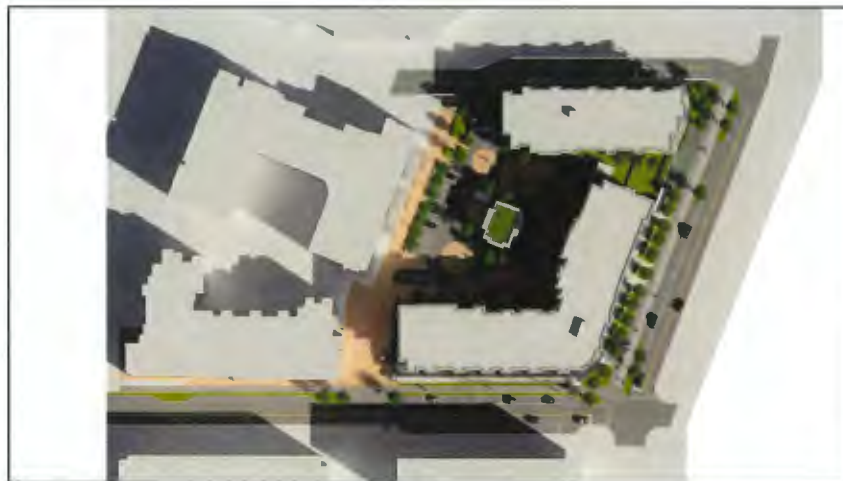
21 JUN 0900



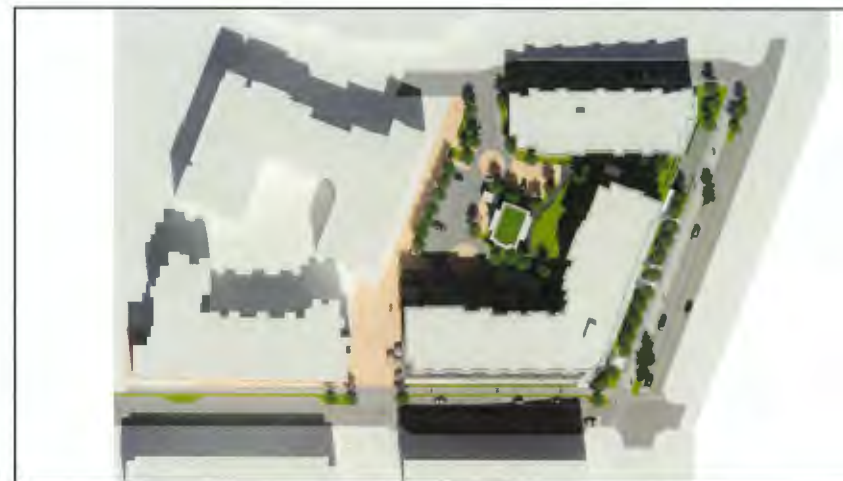
21 JUN 1200



21 JUN 1500



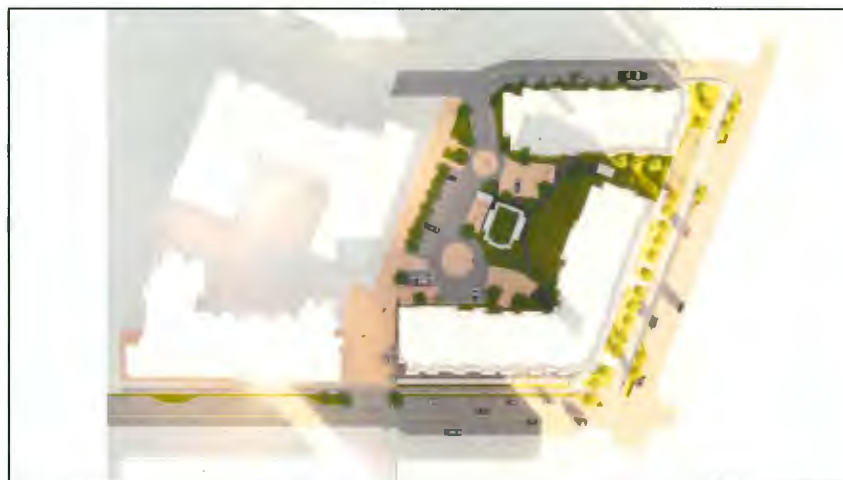
21 MAR 0900



21 MAR 1200



21 MAR 1500



21 DEC 0900



21 DEC 1200



21 DEC 1500

shadow casts

parcels 6 & 7 - proposed residential - commercial development
 Hamilton Lands
 Richmond B.C.

Scale:	As Noted	Sheet	of	Project Title:	shadow casts
Date:	March 2023	Revision	Project No.	proposed development	
Revision	04	21-2138	A13	parcels 6 & 7 - Hamilton Lands	
				Richmond B.C.	
				Issued for ADP	04 2-26-24
				Issued for DP	03 11-27-23
				Issued for rezoning	02 4-12-23
				Issued for review	01 4-05-23
				Rev.	Date
Ionic Architecture Inc. architects a.i.b.c. 201-5500 152nd Street Surrey B.C. V3S 5J9 Tel: (778) 571-0618 Fax: (778) 571-0619 office@ionic-architecture.com					