



**City of Richmond**  
Planning and Development Department

## Report to Development Permit Panel

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**To:** Development Permit Panel  
**From:** Brian J. Jackson, MCIP  
Director of Development  
**Date:** June 14, 2010  
**File:** DP 07-402062  
**Re:** **Application by MingLian Holdings Ltd. for a Development Permit at 7500  
Alderbridge Way**

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### Staff Recommendation

That a Development Permit be issued which would permit the construction of a twelve-storey mixed use development consisting of 92 units (82 market apartment housing units, six (6) affordable housing units, and four (4) Live/Work units), associated amenity space, and three and a half levels of partially submerged parking on a site zoned "High Rise Apartment (ZHR7) – Lansdowne Village (City Centre)" (formerly "Comprehensive Development District (CD/208)").

Brian J. Jackson, MCIP  
Director of Development

BJJ:sb  
Att.

## Staff Report

### Origin

MingLian Holdings Ltd. has applied to the City of Richmond for permission to develop a twelve-storey mixed use development, consisting of 92 units (82 market apartment housing units, six (6) affordable housing units, and 4 Live/Work units), associated amenity space, and three and a half levels of partially submerged parking on a site zoned "High Rise Apartment (ZHR7) – Lansdowne Village (City Centre)".

The site is being rezoned from "Industrial Retail (IR1)" to "High Rise Apartment (ZHR7) – Lansdowne Village (City Centre)" for this project under Bylaw 8517 (RZ 07-402059).

The zoning district names have changed as the rezoning application was submitted under the former Zoning & Development Bylaw No. 5300 to rezone the site from "Limited Industrial Retail District (I4)" to "Comprehensive Development District (CD/208)".

A Servicing Agreement (SA 09- 499351) was secured through the rezoning for beautification, frontage improvements, public lane widening, road widening, and engineering infrastructure upgrades.

### 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

The context surrounding the City Centre Lansdowne Village development site is as follows:

- To the North: A lane and existing single storey development, with industrial retail zoning and designated "Urban Centre T5 (25 m)" in the CCAP;
- To the East: an existing two-storey development, with industrial retail zoning and designated "Urban Centre T5 (35 m)" in the CCAP;
- To the South: Elmbridge Way and the existing Flo residential high-rise development, with high-density mixed use zoning and designated "Urban Core T6 (45 m)" in the CCAP; and
- To the West: Alderbridge Way, and an existing newer single storey vacant Rona building, with industrial retail zoning and designated "Urban Centre T5 (35 m)" in the CCAP.

### Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage (design response comments added in *'bold italics'*)

- colour scheme – *Provided.*
- building design development – *Incorporated. The building design has been further refined through the Development Permit process.*
- parking provision – *Resolved, variance no longer needed with lower number of units.*
- provide floor level separation between living and working spaces in Live/Work units – *Incorporated. Each work space is at street level and connected by stairs to a 1 m higher living space.*

- flood construction levels for all ground floor spaces – ***Resolved. In conformance with City requirements: parking, entries and commercial areas are at grade; residential and amenity areas are at higher levels.***
- provision of accessible units – ***To address accessibility, the development will include six (6) convertible units, and all units will incorporate aging in place features (see Universal Accessibility section below).***

The Public Hearing for the rezoning of this site was held on September 09, 2009. At the Public Hearing, concerns were expressed about rezoning the property, regarding land use, density and the resulting impact of new buildings on existing views. Concern was also expressed regarding the parking variance that was proposed at the time of rezoning. The land use, density and building height for the proposal comply with the associated City Centre Area Plan amendment and rezoning. The level of development envisioned for the City Centre and incremental construction will have some impact to views from existing buildings. However, the tower spacing considerations and road grid for this site and for the City Centre generally will provide desirable view corridors. The design has since been revised with a lower number of units, and no longer requires a parking variance. The parking requirement is now accommodated onsite.

### **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 “High Rise Apartment (ZHR7) – Lansdowne Village (City Centre)”.

### **Advisory Design Panel Comments**

The Advisory Design Panel reviewed the project both as part of the rezoning and Development Permit processes. The Panel was supportive of the project and asked the applicant to consider making identified site planning and landscaping design improvements. An annotated excerpt from the Advisory Design Panel Minutes from October 21, 2009 is attached for reference (**Attachment 2**). The design response has been included immediately following the specific Design Panel comments and is identified in ***‘bold italics’***.

### **Analysis**

#### ***Background***

- The original site development concept presented at rezoning has been revised to include a lower number of market apartment housing units and the design has been further refined. As a result, required parking is provided onsite and the parking variance identified in the rezoning staff report is no longer needed.
- The proposed development includes on-site provision of both indoor and outdoor amenity spaces (which will be shared by all residents), provisions to improve accessibility, compliance with the Richmond Affordable Housing Strategy and a mixture of unit types.
- The development contributes towards the City Centre Area Plan (CCAP) vision with:
  - street-oriented Live/Work units with street level access and raised private open spaces
  - shared landscaped courtyard outdoor amenity space
  - four-storey podium street wall and lighter glass window wall upper floors
  - variations in setbacks with tree planting, plaza and seating areas
  - green landscaped flat roofs, roof decks and balconies

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

- The siting of the buildings has been undertaken with consideration of the adjacencies, the context, and the CCAP.
- The twelve-storey tower 37.5 m building height provides transition between the taller Urban Core T6 (45 m) development envisioned south of Elmbridge Way and the lower Urban Centre T5 (25 m) development envisioned to the north.
- The impact of the proposal on future development within the area has been considered. The mid-rise twelve-storey tower has been sited at the southwest corner of the site, which provides the maximum tower separation for flexibility in site planning for future developments to the north, west and east.
- An animated street frontage is provided through: Live/Work units with street access at grade to the Work area; the creation of a variety of public realm spaces, lowering the parking level elevation; providing second and third floor residential units, and pushing the three and a half levels of parking back behind the active uses to avoid views of parking from the street. The streetscape is also animated by the residential tower lobby and an indoor amenity space exercise room, expanded public sidewalk, both covered and uncovered and a corner plaza which has been identified by the applicant as the preferred Public Art location.
- The building setbacks proposed comply with “High Rise Apartment (ZHR7) – Lansdowne Village (City Centre)”. The building setbacks vary, creating a variety of both covered and uncovered public realm spaces.
- The lane elevation,
- The three and a half level parking structure elevation along the lane includes accesses to the parking structure, loading bay and garbage/recycling room. The façade is treated architecturally with a combination of concrete banding, metal louvers and smooth face charcoal masonry for visual interest. Animation is provided at the corner of Alderbridge with a glazed stairwell.
- The stepped three to four-storey (approximately 9 m to 13 m) painted concrete party wall along the interior east property line is anticipated to be covered with future development of the neighbouring property to the east. An architectural scored pattern and colour treatment is provided to mitigate interim exposure of this party wall.

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

- The project presents a dynamic design, consisting of three (3) elements and their inter-relationships: a twelve-storey mid-rise tower, and four-storey low-rise podium aligned with Elmbridge Way, and a taller open twelve-storey concrete frame structure aligned with diagonal Alderbridge Way. The tower façade treatment extends down to grade at the corner of Alderbridge Way and Elmbridge Way, and behind the frame structure. The four-storey podium is expressed along Elmbridge Way, close to the lane along Alderbridge Way, and along the lane. A taller and lighter open concrete frame structure is attached to the west tower façade but pulled forward to align with the diagonal Alderbridge Way, creating a variety of deck spaces, covered public realm spaces and framing the corner plaza space. The frame structure allows an interesting play of shadows and lightens up the building mass.
- The mid-rise building typology proposed complies with the building massing designated for the area by the CCAP, and the built form incorporates characteristics such as variation of building setbacks, architectural and physical distinction between the building podium and tower, semi-submerged parking, and context appropriate frontage treatment that contributes to the character of the area in transition with Live/Work units. The Live/Work units animate

the Alderbridge Way and Elmbridge Way streetscapes with lowered Work areas with pedestrian access at grade to accommodate wheelchair manoeuvring.

- The typical tower floor plate is 668 m<sup>2</sup>. The slightly larger floor plate allows the building to achieve CCAP density in a more compact building (12 floors), contributing toward more varied massing and rooflines in the City Centre.
- Vehicle access to the site is provided via the rear lane at the north edge of the site, connecting to Alderbridge Way. Two (2) vehicle accesses are provided from the lane: one (1) SU-9 truck loading bay; and the entry to the parking structure. Both accesses are secured and screened with overhead doors. A garbage and recycling room is located in and accessed from the parking structure and is serviced from the adjacent lane through double doors.
- As noted in the rezoning staff report, a larger WB-17 truck loading bay is designated within the lane, to the satisfaction of Transportation Engineering.
- Visitor parking spaces are located immediately inside the parking structure entry. A speaker phone entry system has been incorporated into the security system to permit entry. A second layer of security gates secures the parking areas for residents and Live/Work unit employees.
- The provision of off-street parking and bicycle storage complies with the Zoning Bylaw. The site is located within City Centre Parking Zone 2, which is characterized as generally between 400 m and 800 m from the Canada Line stations and No. 3 Road corridor.
- A total of 131 off-street parking spaces are provided on-site in a three and a half level parking structure. This total includes 18 visitor parking spaces located immediately inside the entry to the parking structure and secured with an overhead gate. Three (3) accessible parking spaces are provided, one (1) for visitors, and two (2) for residents/employees.
- Tandem parking is provided for nine (9) apartment housing units (18 tandem spaces). A legal agreement is required as a condition of the Development Permit to ensure tandem parking spaces are assigned to a single dwelling unit.
- A total of 115 bicycle storage lockers are provided on-site, with secure areas on each level in the parking structure.
- The tower lobby and work areas of the Live/Work units have direct pedestrian access at grade to accommodate wheelchair manoeuvring. This is achieved through lowering the internal spaces and sloping the area behind the sidewalk between the property line and the building.
- The living areas of the Live/Work units have direct pedestrian access to the living area from the second parking level. They also benefit from secure bicycle storage areas in close proximity in the parking structure.
- The indoor and outdoor amenity areas, located on the main floor, podium roof level are accessible by wheelchair. In areas with level changes, stairs and ramps are provided. Access is provided by elevator through the residential tower lobby. Stairwell access is also provided.

### ***Architectural Form and Character***

- A modern urban building design is proposed. The design incorporates distinct treatments for the three (3) main elements: twelve-storey residential tower, four-storey heavier podium, and taller twelve-storey open concrete frame structure. The open frame structure, containing only open decks extends up above the tower's main roof, to provide a unique contribution to the City's skyline. The tower is primarily glazed with horizontal concrete banding at floor lines and inset balconies. The lower podium includes a more solid appearance with areas of strong vertical and horizontal concrete banding, inset masonry and painted steel louver treatment.

- The podium's solid east concrete party wall is inscribed with panels and floor lines, and painted with a panel pattern to provide visual relief for the interim exposure until the neighbouring site develops and covers the party wall.
- Painted aluminium mullion window wall treatment is used throughout the development, as is powder coated aluminium guardrail with glass infill panels.
- The pavilion in the outdoor amenity space is a simple one-storey trellis structure.
- The modern colour palette includes neutral grey for the tower and open frame structure; concrete, window mullions and guardrails. Colour is introduced with terracotta coloured elastomeric paint for the podium concrete surfaces and blue guardrail glass panels in the open frame structure. As noted above, the party wall is painted with a pattern of terracotta and grey panels matching the podium and tower colours for visual interest.
- Live/Work units comply with CCAP including pedestrian-oriented retail-style entries and large display windows adjacent to public walkway and more residential character deck areas for upper residential areas. The Live/Work units animate the streetscape with commercial character entries, canopies and sign bands incorporated into the window wall façade.
- Areas of weather protection are provided for pedestrians at the tower lobby with a glass and painted steel entry canopy and in the colonnade under the open frame structure.
- A simple form enclosed rooftop mechanical room accommodates the elevator penthouse and all rooftop mechanical equipment. No rooftop equipment will be left exposed to views.

#### ***Universal Accessibility***

- The building is designed to accommodate wheelchair manoeuvring from the street into streetscape commercial areas, to every unit entry, and throughout the outdoor amenity area.
- Aging in place features listed on Development Permit Drawing **Plan #1** will be incorporated into all units. A number of features are provided, including: lever handles, flush thresholds, entry design, and blocking inside the walls of all washrooms to facilitate future grab bar installation. This is required to be included in the future Building Permit.
- Six (6) convertible units are provided. This is required to be included in the future Building Permit. One convertible unit is shown on floors 5 to 10. They are designed with conversion for universal accessibility in mind and with kitchen and bathroom layouts that are appropriate for wheelchair manoeuvring. Conversion would require alterations to suit the resident's needs (ex. cabinetry heights, fixtures, and controls).

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

- As noted in the rezoning staff report, there are no existing bylaw trees on the subject former industrial site.
- The landscape design includes 47 new trees; eight (8) at street level and 39 in the outdoor amenity space on the podium roof. In addition, approximately nine (9) street trees will be planted in the City boulevard through the associated Servicing Agreement. The proposed trees are predominantly deciduous. Three (3) Scotch Pine trees are proposed at the podium roof edge facing Alderbridge Way and the rear lane, providing visual interest throughout the year.
- The outdoor amenity space on the podium roof includes a variety of passive and active outdoor spaces for use by residents. Programmed spaces include: active play area with children's play equipment (climbing structure with slide); gardening plots; trellis pavilion with adjacent patio area; and patio area adjacent to indoor amenity space. The podium roof is separated into two (2) different levels, with access provided through stairs and ramps.

- The podium roof intensive landscape treatment includes a variety of plant species ranging in height from ground covers to trees. The design also includes a water feature with water plants, and communal gardening plots for residents.
- Apartment units facing onto the outdoor amenity area have semi-private decks on the podium roof. These semi-private decks are separated from the shared outdoor amenity area with soft landscaping in raised beds and a gate that connects to the outdoor amenity main walkway.
- Extensive green roof treatment with sedum groundcovers and decorative paving is proposed for portions of the main podium roof at the rear lane edge, and upper podium roof at the Elmbridge Way edge. General access is not permitted in these areas, allowing for a view from street level of a strong podium roof edge without guardrails. The green roof treatment contributes towards delayed storm water release, heat island effect reduction, some acoustic insulation for the residential units underneath, and softens the views from above.
- Alderbridge Way and Elmbridge Way include a variety of landscape treatments responding to the commercial and residential aspects of the Live/Work units as well as the lobby entry to the residential tower. The streetscape landscape treatment includes street tree planting in the City boulevard, nine (9) trees on-site, soft landscaping at grade and in raised beds, two (2) different paving pattern treatments, a water feature, benches, bike racks, and decorative urns.
- The tower lobby and adjacent exercise amenity room address the corner with a water feature and hard plaza with paver pattern. A second ground paver pattern is used at the commercial entries to the Live/Work units. The Live/Work units front onto paved commercial entry areas at grade, and raised treatment at the residential areas. Soft landscaping beds, planted primarily with shrubs, buffer the raised residential areas from the streetscape. Along Alderbridge Way, semi-private residential decks are also provided.
- 131 m<sup>2</sup> (1,411 ft<sup>2</sup>) of indoor amenity space is proposed in two (2) locations, one (1) located adjacent to the lobby at street level, and the second located at the courtyard level with direct access to the outdoor amenity space.
- 906 m<sup>2</sup> (9,750 ft<sup>2</sup>) of outdoor amenity space is provided on-site, which exceeds the 552 m<sup>2</sup> (5,942 ft<sup>2</sup>) required in accordance with the OCP.

#### ***Crime Prevention Through Environmental Design***

- The building design incorporates opportunities for passive surveillance of both the street frontages and the internal semi-private space courtyard.
- Pedestrian entry into the building will be secured and individual mailboxes are located within the residential lobby.
- Low level illumination, consisting of wall mounted fixtures and up-lighting under tree canopies, is located adjacent to the courtyard pathways and within patios of individual units.
- Overhead gates are located in the parking structure to separate the visitor and residential/employee parking areas. Lobby access from the parking levels incorporate glass panels to provide visual access.
- The parking structure will include appropriate lighting and interior walls will be painted white for visual surveillance opportunities.

#### ***Sustainability***

The following proposed sustainable strategies are outlined on Development Permit Drawing **Plan #1**. The five (5) categories are according to the LEED scorecard and the applicant advises that the mentioned strategies are similar to those of LEED silver accredited projects:

- Sustainable Sites – design includes open space Alderbridge Way, Elmbridge Way, and a corner urban plaza. Bicycle parking is provided. Green roofs and planting areas are

provided over approximately 44% of site area, contributing to storm water management and urban heat island effect reduction.

- Water Efficiency – Fresh water consumption will be reduced with: low flow fixtures, faucets and shower heads; water efficient appliances; dual-flush toilets; and drought resistant green roof planting to reduce irrigation needs.
- Energy and Atmosphere – Electric power use will be reduced with: motion sensors and timers in public areas; energy efficient lighting fixtures, fans and heating equipment; occupant control over heating zones within units. An ‘all off’ switch is also being considered for each unit. Solar heat gain is reduced with low-E glazing and cantilevered balcony slabs.
- Material and Resources – Demolition/construction waste management will be implemented to divert waste from landfill. Products made with recycled content will be used where applicable. Concrete with fly ash content will be specified where possible. Locally/regionally harvested and manufactured products will be preferred.
- Indoor Environmental Quality – Where applicable, low emitting materials will be used for sealants, adhesives, paints, carpets and composite wood. Well placed operable windows will contribute to the quality of the indoor environment. Positive pressurization of all lobbies and hallways will keep common areas smoke and odour free, treating each unit as a contained smoking room.

### ***Floodplain Management***

- The proposal complies with Flood Plain Designation and Protection Bylaw No. 8204. The Bylaw requires minimum flood construction level of 2.9 m (geodetic) and includes an exemption that allows the subject ‘Area A’ site to be developed with habitable area at 0.3 m above the highest crown of road and commercial area at the highest crown of road level.
- Registration of a flood indemnity covenant was secured through the rezoning.

### ***Road Network Transportation Infrastructure***

- Road dedications were secured through the rezoning at the corners of the property and to widen Elmbridge Way, Alderbridge Way, and the rear lane.
- A Servicing Agreement was secured through the rezoning for design and construction of frontage improvements along Elmbridge Way, Alderbridge Way, the rear lane and signal modification at the intersection of Elmbridge Way and Alderbridge Way.

### ***Servicing Infrastructure***

As noted in the rezoning staff report, a Servicing Agreement was secured through the rezoning, including engineering infrastructure improvements:

- Sanitary Sewer: upgrading system in lane from north-south lane eastwards to Cedarbridge Way. Contribution of \$2,275 was also secured towards upgrading the last remaining segment to the sanitary pump station.
- Storm Sewer: upgrading system across Alderbridge and Elmbridge frontages

### ***Community Benefits***

As outlined in the rezoning staff report, the proposal includes the following community benefits which were secured through the rezoning:

- The provision of six (6) affordable housing units (consisting of three (3) one-bedroom units and three (3) two-bedroom units), secured through a Housing Agreement.
- Road dedication to widen the existing rear lane.
- Road dedication along the Alderbridge Way and Elmbridge Way frontages, with corner cuts.



- The provision of \$0.60 per buildable ft<sup>2</sup> (e.g., \$49,719) towards onsite Public Art.
- The provision of \$0.25 per buildable ft<sup>2</sup> (e.g., \$21,053) towards Community Planning.
- Payment of \$2,275 cash-in-lieu for future sanitary sewer mains to Minoru sanitary pump station.

### Conclusions

The applicant has satisfactorily addressed staff and the Advisory Design Panel's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design during the Development Permit review process. The design has improved through the process, and staff are supportive of this mixed use mid rise development in the City Centre Lansdowne Village neighbourhood. Staff recommend support of this Development Permit application.

*Sara Badyal*

Sara Badyal, M. Arch, MCIP  
Planner 2 (Urban Design)

SB:rg

### Attachments:

Attachment 1: Development Data Sheet

Attachment 2: Annotated Excerpt from Advisory Design Panel meeting on October 21, 2009

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

- Registration of a tandem parking covenant ensuring parking spaces in tandem arrangement are assigned to a single residential unit;
- Registration of a legal agreement: to identify that the 4 Live/Work units fronting onto Alderbridge Way and Elmbridge Way are required to include commercial use in the lower work portion of the units, to identify that residential use is limited to the higher flood construction level of the raised living portion of the units, and to prohibit the strata from enacting bylaws preventing the units from being used as such; and
- Receipt of a Letter-of-Credit for landscaping in the amount of \$357,752.

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

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).
- If dewatering is needed during construction, developer is required to first obtain Metro Vancouver (<http://tiny.cc/DischargeApplication>) and City Approval before discharging into City sewer systems. Developer will be required to provide capacity analysis, insurance, and to enter into a legal agreement. *For further information, please contact Engineering Planning staff Julie Hannan, at 604-276-4350.*



# City of Richmond

6911 No. 3 Road  
 Richmond, BC V6Y 2C1  
 www.richmond.ca  
 604-276-4000

## Development Application Data Sheet Development Applications Division

**DP 07-402062** **Attachment 1**

Address: 7500 Alderbridge Way

Applicant: MingLian Holdings Ltd. Owner: 0800705 BC Ltd.

Planning Area(s): City Centre

	Existing	Proposed
<b>Site Area:</b>	Formerly 2,786.4 m <sup>2</sup>	Road dedication 179.0 m <sup>2</sup> Development lot 2607.4 m <sup>2</sup> Total 2786.4 m <sup>2</sup>
<b>Land Uses:</b>	Limited Industrial Retail	Live/Work and Residential
<b>OCP Designation:</b>	High-Density Mixed Use	High-Density Mixed Use
<b>Zoning:</b>	Formerly Industrial Retail (IR1)	High Rise Apartment (ZHR7) – Lansdowne Village (City Centre)
<b>Number of Units:</b>	1	92 (including 6 affordable housing units and 4 live/work units)

	Bylaw Requirement	Proposed	Variance
<b>Floor Area Ratio:</b>	Max. 3.0 (Min. 0.15 affordable housing)	2.9 (0.15 affordable housing)	None permitted
<b>Lot Coverage:</b>	Max. 80%	75.2%	None
<b>Setback: Alderbridge Way</b>	Min. 2.5 m	2.5 m	None
<b>Elmbridge Way</b>	Min. 3 m	3 m	
<b>Lane</b>	Min. 8 m, except parking	8 m	
<b>Height (m):</b>	Max. 38 m	37.5 m	None
<b>Off-street Parking Spaces:</b>			None
Live/Work	6.8	7	
Resident	105.6	106	
Visitor	18.4	18	
Accessible	(3)	(3)	
<b>Total off-street Spaces:</b>	130.8	131	None
<b>Small Car Parking Spaces:</b>	Max. 50%	21% (28 spaces)	None
<b>Tandem Parking Spaces:</b>	Permitted	18 spaces for 9 units	None
<b>Amenity Space – Indoor:</b>	Min. 100 m <sup>2</sup>	131 m <sup>2</sup>	None
<b>Amenity Space – Outdoor:</b>	Min. 552 m <sup>2</sup>	905.8 m <sup>2</sup>	None

**Annotated Excerpt from the Minutes from the  
Advisory Design Panel Meeting  
Wednesday, October 21, 2009**

[Excerpt edited and design response comments added in '*bold italics*']

APPLICATION: DP 07- 402062  
ARCHITECT: W. T. Leung Architects  
PROPERTY: 7500 Alderbridge Way

**Panel Discussion**

*Comments from the Panel were as follows:*

- like the project in general; encouraged to pursue the extensive green roof as a sustainable feature; will enhance the visual appeal for the development and neighbours; screen elements are more effective on south elevations; on west elevations verticals provide more shading than horizontals in the evening sun; lighting study needed for the really deep decks on the upper floors; like the material palette; notice some inconsistencies – kitchens and bathrooms in three locations on the exterior face of the building are not reflected on the elevations; applicant needs to make necessary revisions; generator room has large louvers close to operable windows of adjacent office space; consider relocating generator room;
- pleased that public art is being considered on the site; consider the City Centre Area Public Art Plan; consider also looking at public art themes in adjacent buildings (e.g., Sky River One, Still Water and Ocean Walk); like the prominent location with heavy pedestrian traffic;
- appreciate the very strong design elements of the buildings in the project which provide relief to the usual design that you see in Richmond; colours are crisp and vibrant and provide a sharp contrast to the surrounding buildings; pre-design the signage band and incorporate its mandatory use in the disclosure statements of buyers of live-work units;
- there is a lot of paving at the corner of Alderbridge and Elmbridge Way; suggest that the two planted strips along the curb be extended further to the intersection depending on the location of the pedestrian crossing; get trees out of grates and move into a contiguous planting area; suggest the addition of a few more planters along Alderbridge Way frontage; encourage the applicant to pursue the green roof; however, in the absence, consider replacing plants with organic materials such as stone or glass to maintain the design and visual appeal;
- generally, a high quality of development; further development needed to main entry - lacks articulation, detail and shelter from natural elements; private ground level living spaces need separation from the public street; could be done through planters or landscaping; appreciate the boldness and modernity of design of the podium level building but it looks like a commercial building; consider further articulation of the balconies as an opportunity to express the residential use; there is lack of day lighting in the inset 11th floor units due to the depth of the balconies in the west screen; screen is related to the site geometry and not just a sun screening device but it is relentless and could pose problems; re-examine the use and detailing of privacy screens between balconies to ensure parti is not compromised; notice lack of details on hard landscaping on the architectural drawings provided; living spaces in two live-work units are too small; consider increasing their size;
- appreciate the high level of architectural sophistication of the buildings; nice departure from the typical mid-rise buildings in Richmond; shade structure may pose some technical challenges but it creates an architectural expression and makes the building distinct; podium

level landscape is well-articulated; concern on the relationship of garden plots to the water feature; presents an odd adjacency; screening or hedging could be considered;

- main concern is on the Alderbridge Way streetscape; idea of live-work units is the right approach given the changing dynamics in the City Centre; however, the soffit condition and the planting outside of it create an area which has safety and CPTED concerns; suggest a balcony at the four-foot elevation which is a continuation of the balcony expression down to the first floor level to provide buffer and separation; will remove ambiguity of private and public realms as well as provide livable space for relatively small units; appreciate the study of light on the concrete wall through the screen structure; consider this in pursuing public art;
- generally, the project is well done; nice to see a development with good pure forms; architecture and character is good; very interesting elements; nice addition to the City; colour palette is good with good choice in colour usage; vibrant colours may be helpful to the tower;
- concern on pedestrian feel along Alderbridge Way streetscape; meeting of the screen frame with the ground plane creates areas and leftover space which give rise to safety and CPTED concerns; size and width of the frame columns need to be revisited; one particular column coming down on the north end creates an awkward space on the ground;
- consider opening up the parkade facades to enliven lane elevation and provide daylighting into parkade; could screen with green vine on wires;
- enclosed balcony at the northwest corner needs more glazing particularly on the west elevation; agree with livability concerns expressed by other Panel members on 11th floor units; too much setback prevents day light penetration; needs further design development; consider relocation of generator room and exhaust;
- bicycle storage on parking level (-1) is located in the farthest unit of the building; location is secluded and remote; may invite theft and discourage cycling; lacks access to the main elevator and stairs; consider relocation of accessible/handicapped parking stalls on parking level P1; difficult to access the main elevator core from the parking stalls as a gate and stall number 19 provide obstacles; consider a small car loading bay (small stall) close to the elevator core; will assist residents in moving in and out of the building units; and
- like the project; bold colour scheme is good; like the effect of sunlight through the screen structure; form of building is nice; green roof and courtyard nicely put together; ensure that front entrance canopy has glazing and not solid as shown on the model; concur with suggestion of other Panel members to highlight the entrance to the building.

### **Panel Decision**

*It was moved, seconded and carried*

That DP 07-402062 move forward to the Development Permit Panel taking into consideration the following comments of the Advisory Design Panel:

1. consider pursuing the green roof on the fourth floor podium as a sustainable and aesthetic feature of the project; if not possible, consider using organic materials such as stone or glass to maintain the design and visual appeal – ***Green roof will be pursued***
2. ensure coordination of floor plans and elevations (e.g. kitchens and bathrooms) – ***Corrected***
3. design development to relocate generator room away from operable windows of adjacent units – ***Relocated***
4. consider public art themes in the soon to be finalized City Centre Area Public Art Plan and Public Art installations at adjacent developments – ***Public Art will be pursued***
5. consider pre-designing signage band and mandatory use to ensure clean architectural elevation – ***Incorporated***

6. consider reducing number of parking spaces to ease vehicle maneuvering in parking area – ***Parking layout revised***
7. consider reducing wide expanse of paving at the corner of Alderbridge and Elmbridge Way by extending boulevards and moving street trees out of tree grates into contiguous planting areas – ***Paving reduced in revised landscape design***
8. consider adding randomly placed planters along frontage of buildings along Elmbridge Way to enhance screening – ***Revised landscape design provides separation for residents***
9. design development to main entry to the development to provide more emphasis, articulation, detail, and shelter from the rain – ***Incorporated***
10. design development to screen frame structure to ensure provision of daylighting to the 11th floor units – ***Floor plate revised***
11. consider use and detailing of privacy screens between balconies to ensure integrity of parti – ***translucent glass panels in the same colour as the guardrails will separate the patios***
12. design development to podium building to avoid a commercial look; consider balcony articulation – ***The simple frame structure of the podium is in keeping with the overall design language for this project. In the context of the tower, the podium appears to be somewhat contrasting but yet a part of a residential project***
13. consider providing more details on hard landscaping in architectural plans – ***Incorporated***
14. consider increasing the size of residential portion of live-work units – ***Considered. The area for the live/work units has been maximized***
15. design development of ground plane to address CPTED issues of adjacency of residential private space with public realm along both frontages, and CPTED issues of sight lines and ambiguous spaces created by frame structure columns along Alderbridge Way – ***Revised***
16. consider opening up parkade to enliven lane elevation and provide daylighting into parkade; consider screening with green vine on wires – ***Openings have been added where possible screened with louvers which will allow ventilation and some natural light***
17. consider adding more glazing to enclosed balconies at the northwest corner, particularly in the west elevation – ***Glazing increased***
18. consider relocation of bicycle storage on parking level to provide ease of access and address CPTED concerns – ***Bicycle parking revised***
19. consider relocation of handicapped parking stall numbers 12 and 13 to improve accessibility to main elevator core – ***Walkway to elevator widened to improve access***
20. consider a second small loading bay for cars close to the elevator core – ***Considered, but not possible***
21. consider separation of garden plots from water feature through buffer, screening or hedging – ***Landscape design revised and separation provided***
22. ensure front entrance of canopy is glazed and not solid – ***Incorporated***



**No. DP 07-402062**

To the Holder:                   MINGLIAN HOLDINGS LTD.  
Property Address:               7500 ALDERBRIDGE WAY  
Address:                         C/O W. T. LEUNG  
                                      W.T. LEUNG ARCHITECTS INC.  
                                      #300 – 973 WEST BROADWAY  
                                      VANCOUVER, BC V5Z 1K3

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 #16 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 \$162,782. 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 07-402062

To the Holder: MINGLIAN HOLDINGS LTD.  
Property Address: 7500 ALDERBRIDGE WAY  
Address: C/O W. T. LEUNG  
W.T. LEUNG ARCHITECTS INC.  
#300 – 973 WEST BROADWAY  
VANCOUVER, BC V5Z 1K3

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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



**No. DP 07-402062**

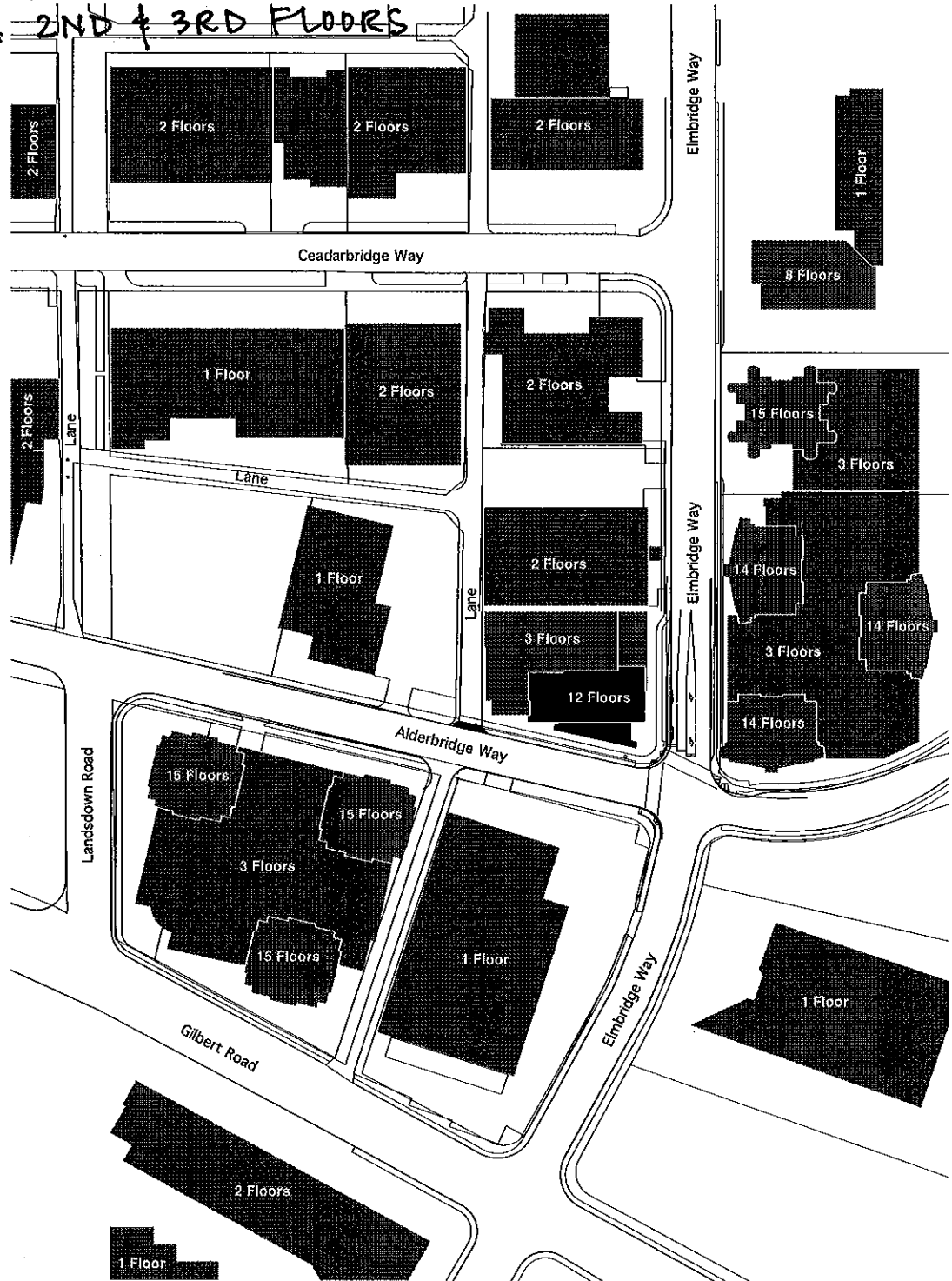
To the Holder: MINGLIAN HOLDINGS LTD.  
Property Address: 7500 ALDERBRIDGE WAY  
Address: C/O W. T. LEUNG  
W.T. LEUNG ARCHITECTS INC.  
#300 – 973 WEST BROADWAY  
VANCOUVER, BC V5Z 1K3

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 #13 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 \$357,752. 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.

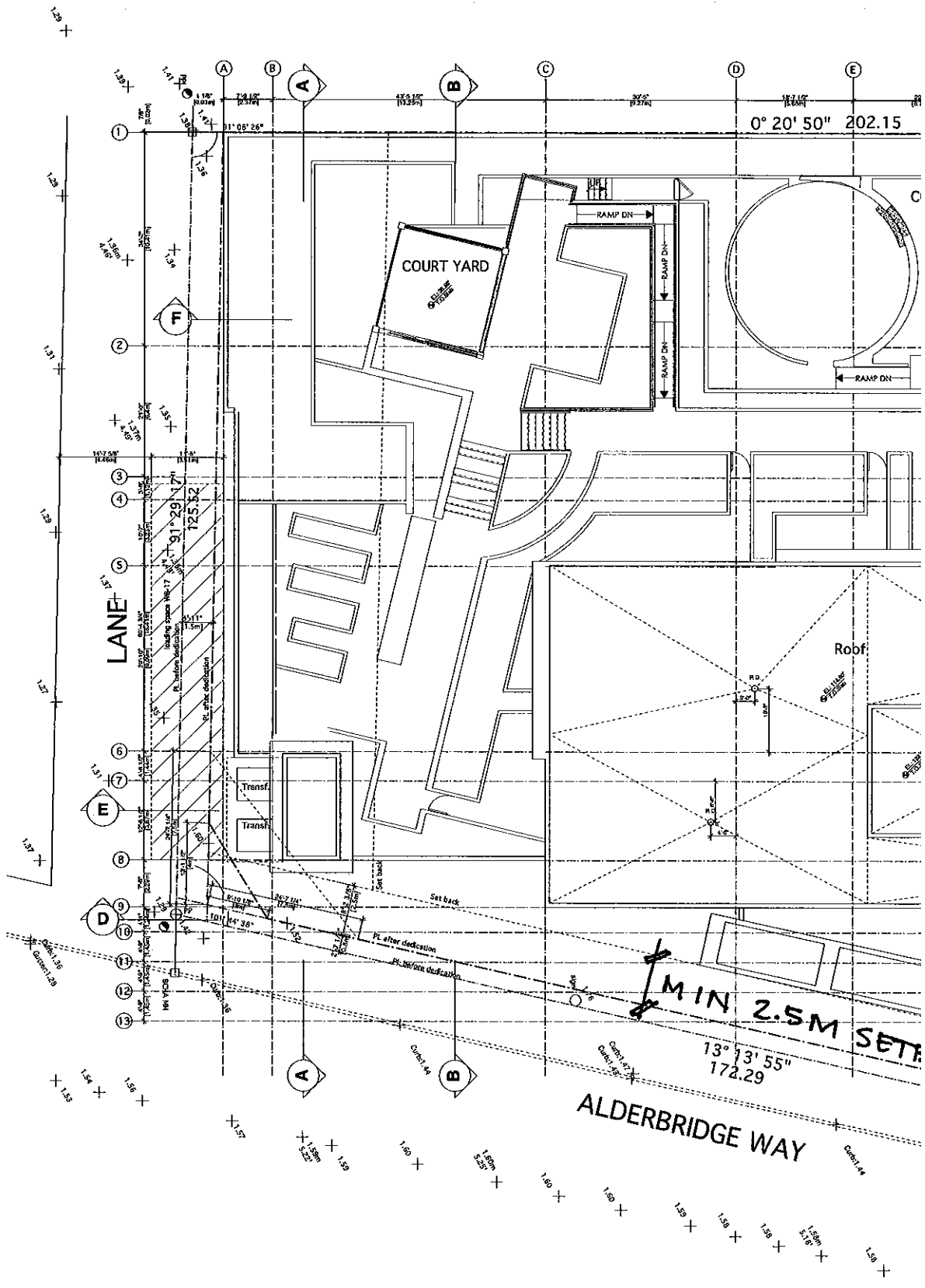




- ▷ OFFSITE WORKS DESIGNED + CONSTRUCTED VIA SEPARATE REQUIRED SERVICING AGREEMENT
- ▷ SIX (6) CONVERTIBLE UNITS ARE PROVIDED ON 5TH TO 10TH FLOORS
- ▷ SIX (6) AFFORDABLE HOUSING UNITS ARE PROVIDED ON 2ND + 3RD FLOORS



**Context Plan**  
scale 1: 1000



0° 20' 50" 202.15

LANE

COURT YARD

Roof

MIN 2.5M SETBACK

ALDERBRIDGE WAY

13° 13' 55" 172.29

1.29 +

1.29 +

1.31 +

1.29 +

1.27 +

1.27 +

1.54 +

1.56 +

1.57 +

1.59m

1.59

1.60 +

1.60m

1.60 +

1.60 +

1.60 +

1.58 +

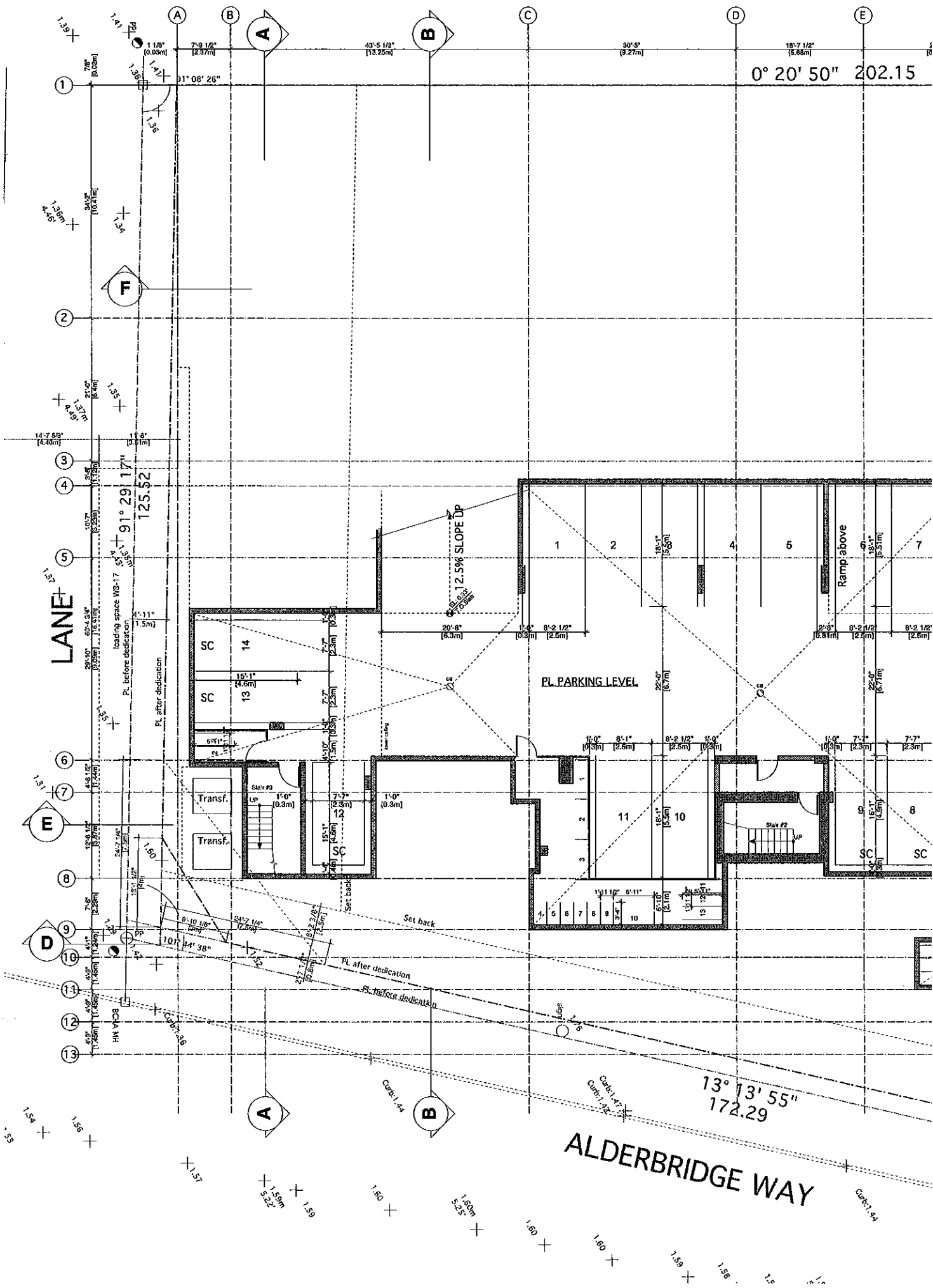
1.58 +

1.58m

1.58 +

1.58 +

1.58



0° 20' 50" 202.15

LANE 157

PL PARKING LEVEL

ALDERBRIDGE WAY

13° 13' 55" 172.29

91° 29' 17" 125.52

43° 5' 12" 133.25m

30° 5' 8.27m

10° 7' 12" 5.88m

1.39

1.36m

1.35

1.35

1.37

1.37

1.37

1.37

1.37

1.37

1.37

1.37

1.37

1.37

1.37

A

B

A

C

D

E

1

2

3

4

5

6

7

8

9

10

11

12

13

A

B

1.59m

5.22

1.59

1.60

1.60m

5.25

1.60

1.60

1.59

1.59

1.5

1.5

Curve 1.44

Curve 1.47

Curve 1.52

Curve 1.44

1.54

1.56

1.57

1.59m

5.22

1.59

1.60

1.60m

5.25

1.60

1.60

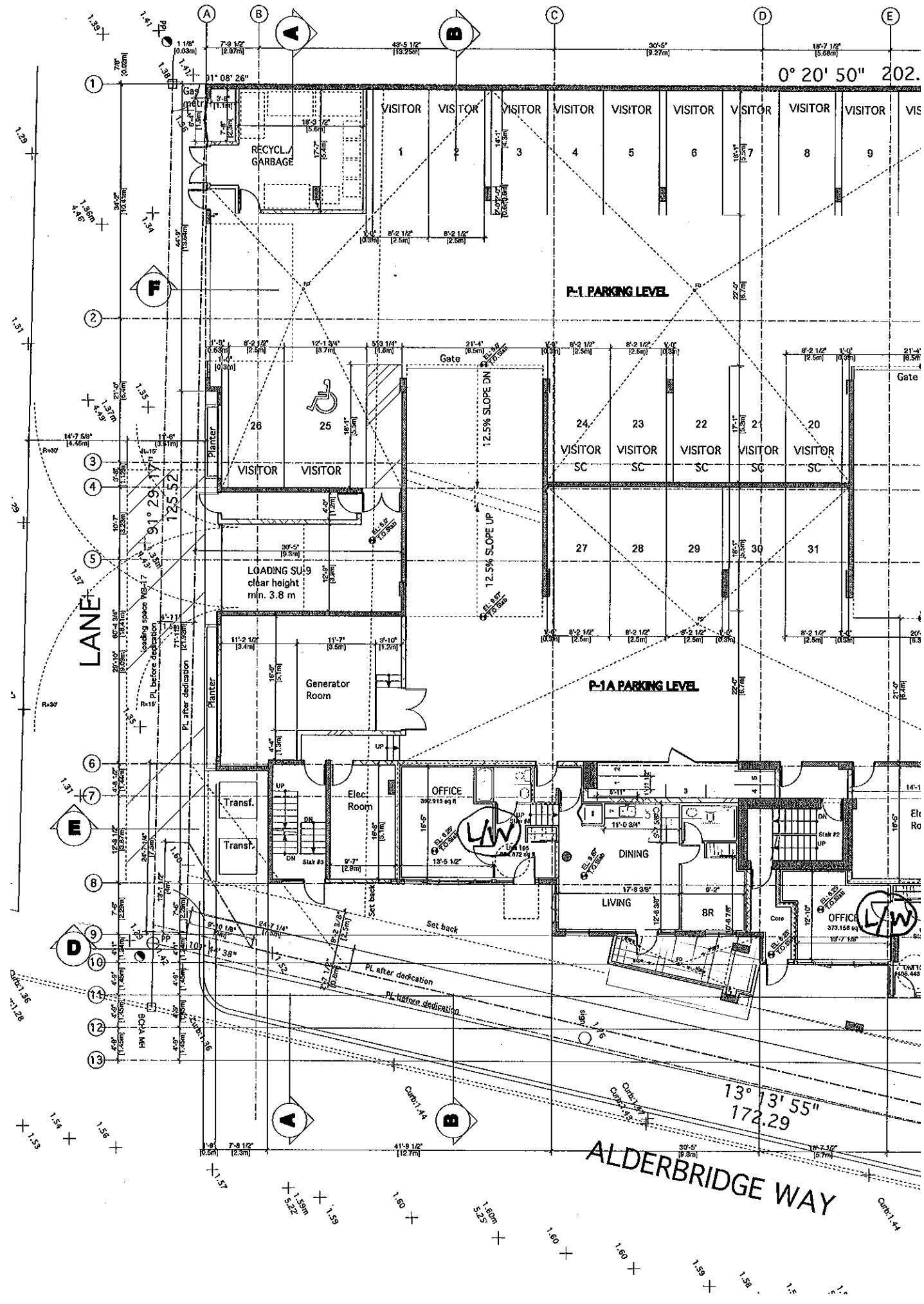
1.59

1.59

1.5

1.5

Curve 1.44



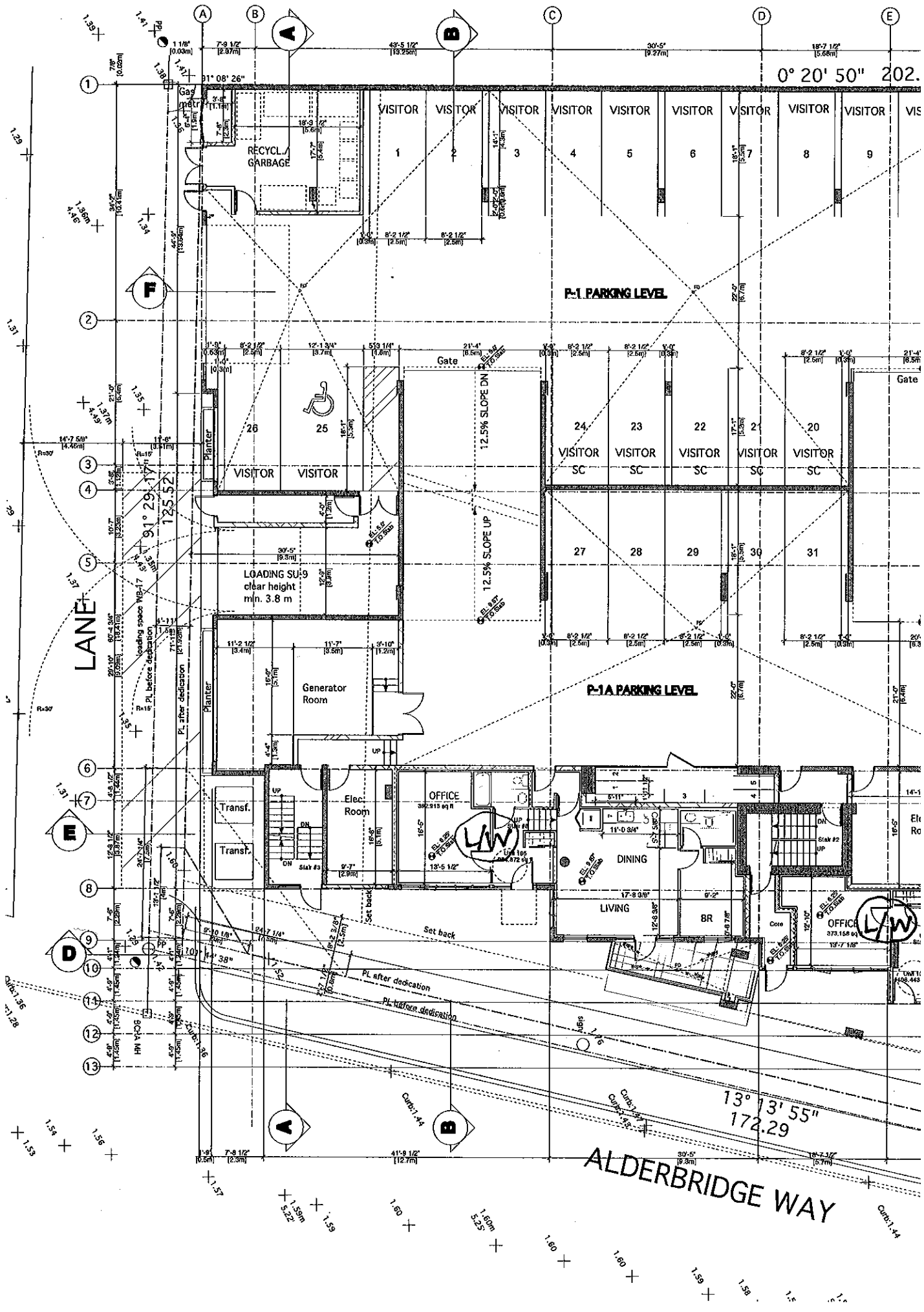
0° 20' 50" 202.

LANE

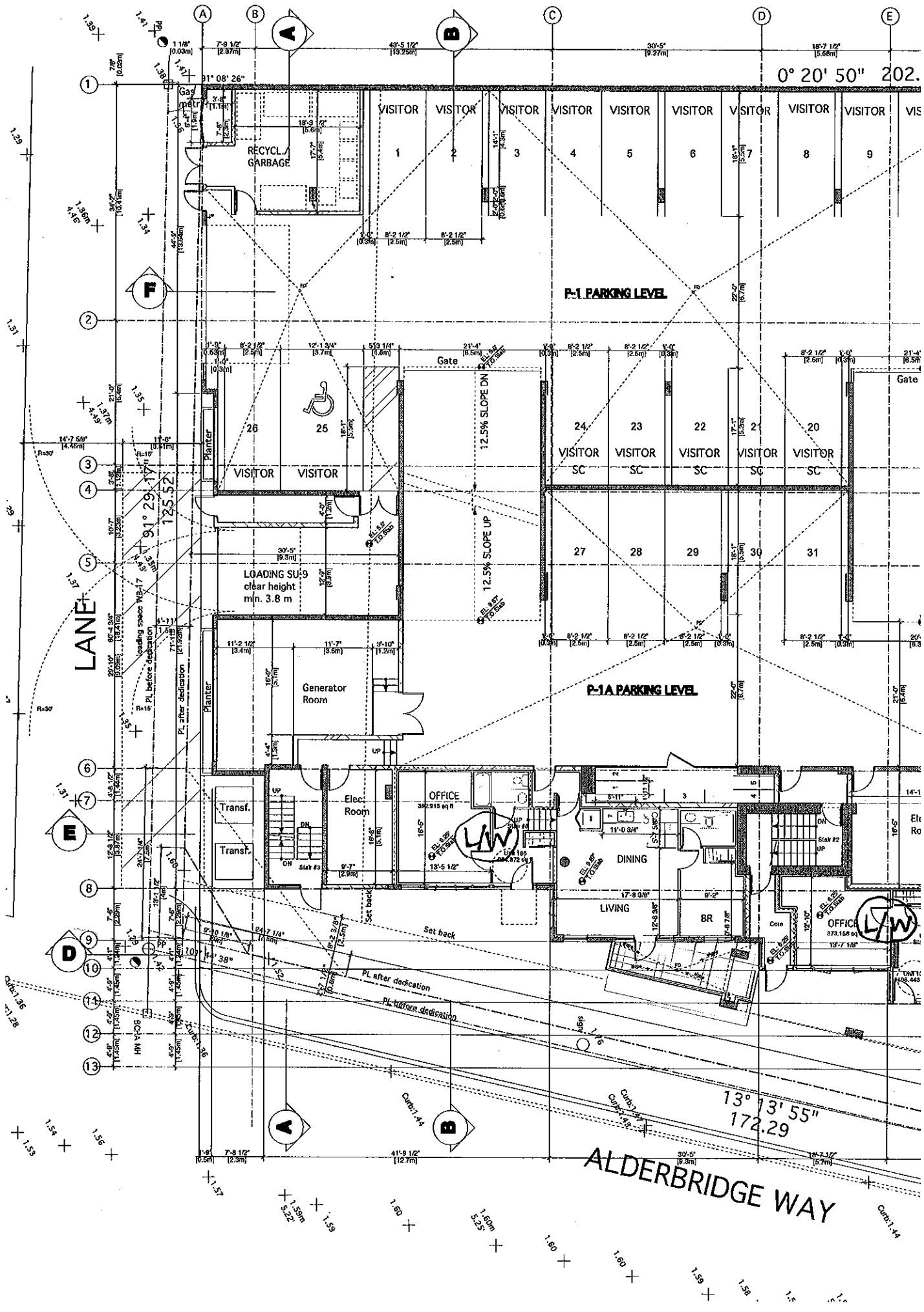
P-1 PARKING LEVEL

P-1A PARKING LEVEL

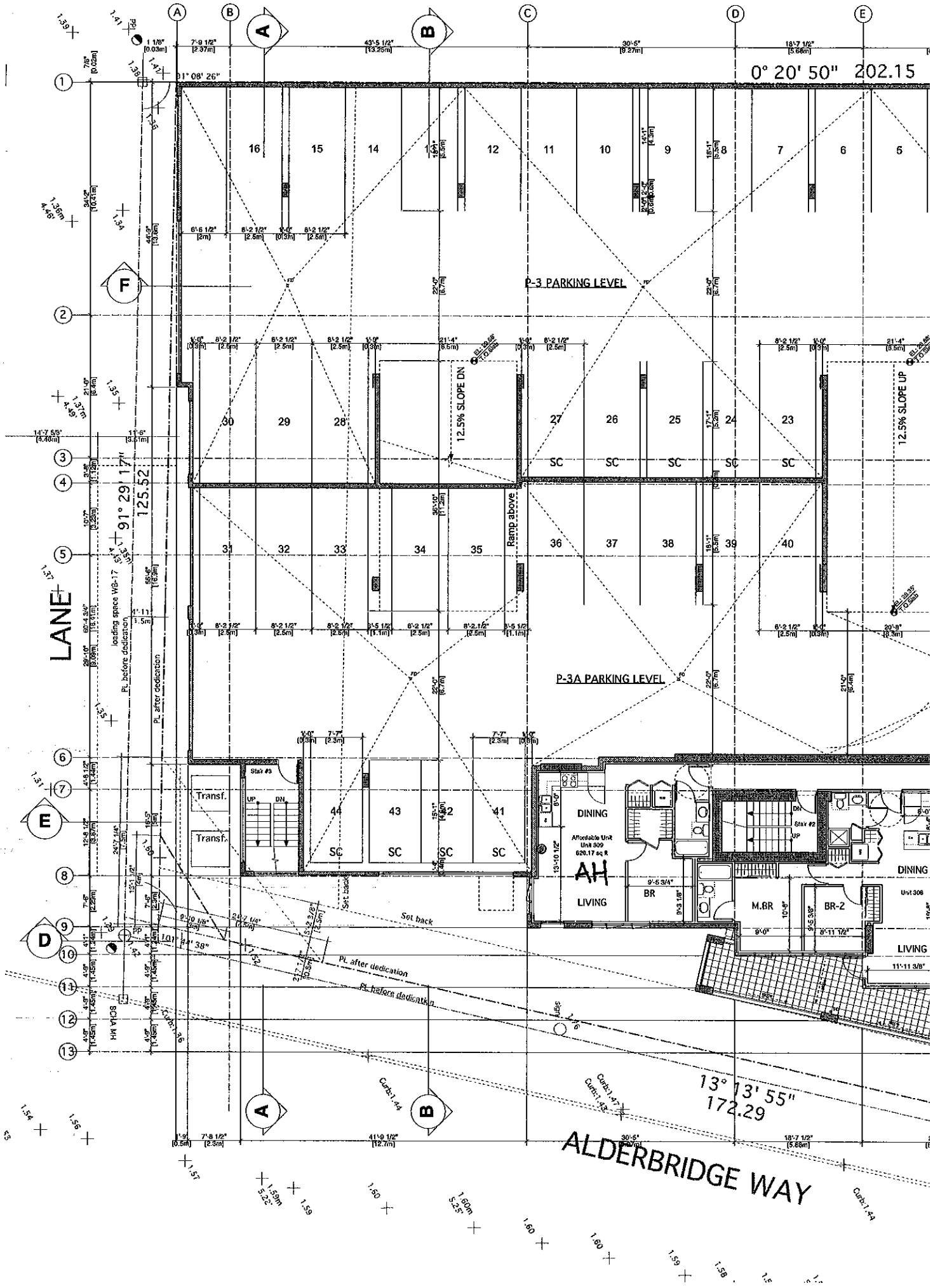
ALDERBRIDGE WAY



13° 13' 55" 172.29







0° 20' 50" 202.15

LANE

ALDERBRIDGE WAY

13° 13' 55" 172.29

P-3 PARKING LEVEL

P-3A PARKING LEVEL

Affordable Unit  
Unit 300  
620.17 sq ft

AH

LIVING

BR

M.BR

BR-2

DINING

LIVING

Unit 308

DINING

loading space W8-17  
91° 29' 17"  
125.52

PL before dedication

PL after dedication

PL before dedication

PL after dedication

Set back

Set back

Ramp above

12.5% SLOPE DN

12.5% SLOPE UP

Stair #3

Stair #2

Stair #1

Transf.

Transf.

Set back

Set back

Set back

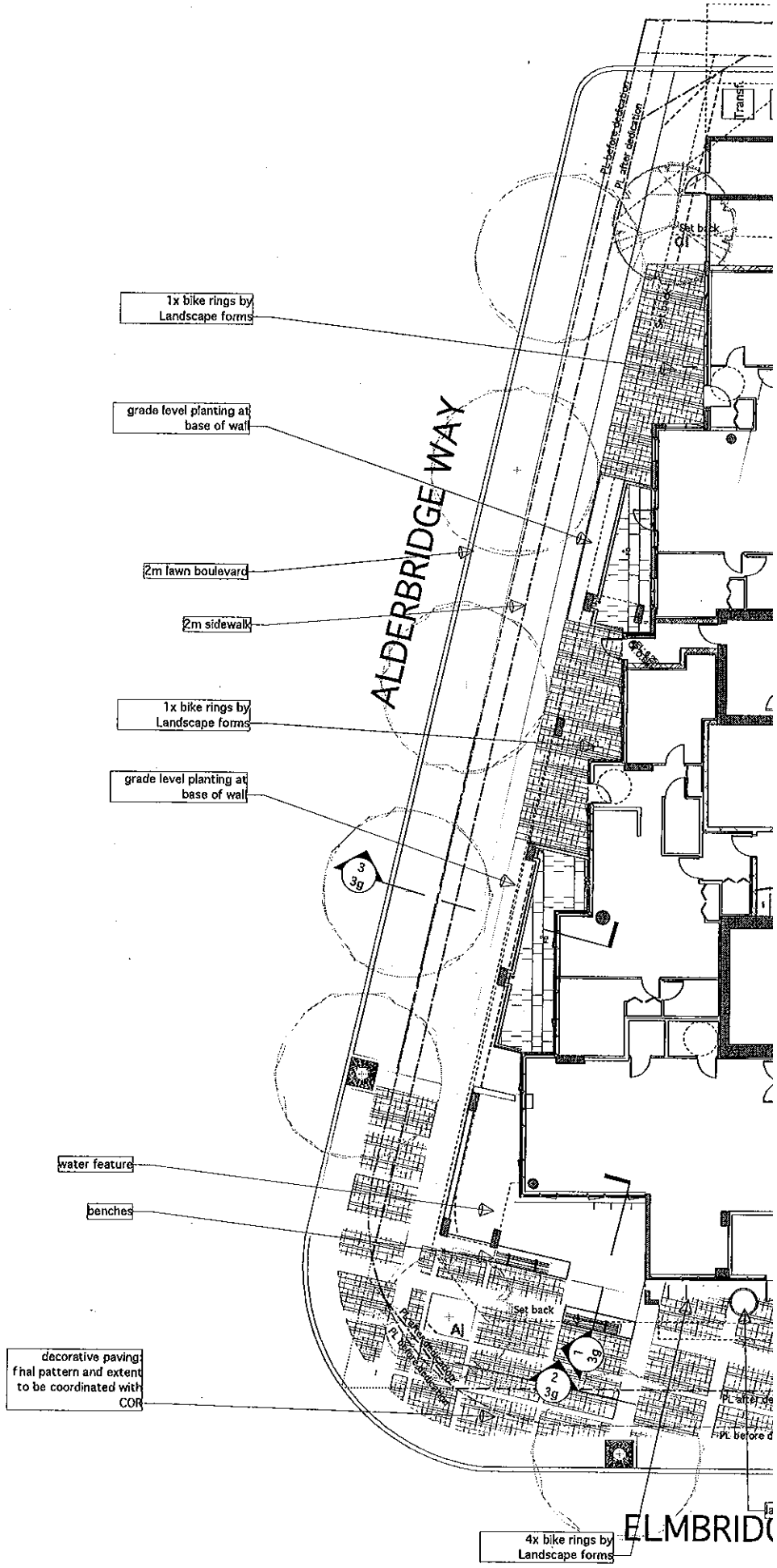
Set back

Set back

Set back

Set back

Set back



1x bike rings by Landscape forms

grade level planting at base of wall

2m lawn boulevard

2m sidewalk

1x bike rings by Landscape forms

grade level planting at base of wall

water feature

benches

decorative paving, final pattern and extent to be coordinated with COR

4x bike rings by Landscape forms

ALDERBRIDGE WAY

ELMBRIDGE

3  
3g

2  
3g

3  
3g

PL after deconstruction  
PL before d

Set back

PL after deconstruction

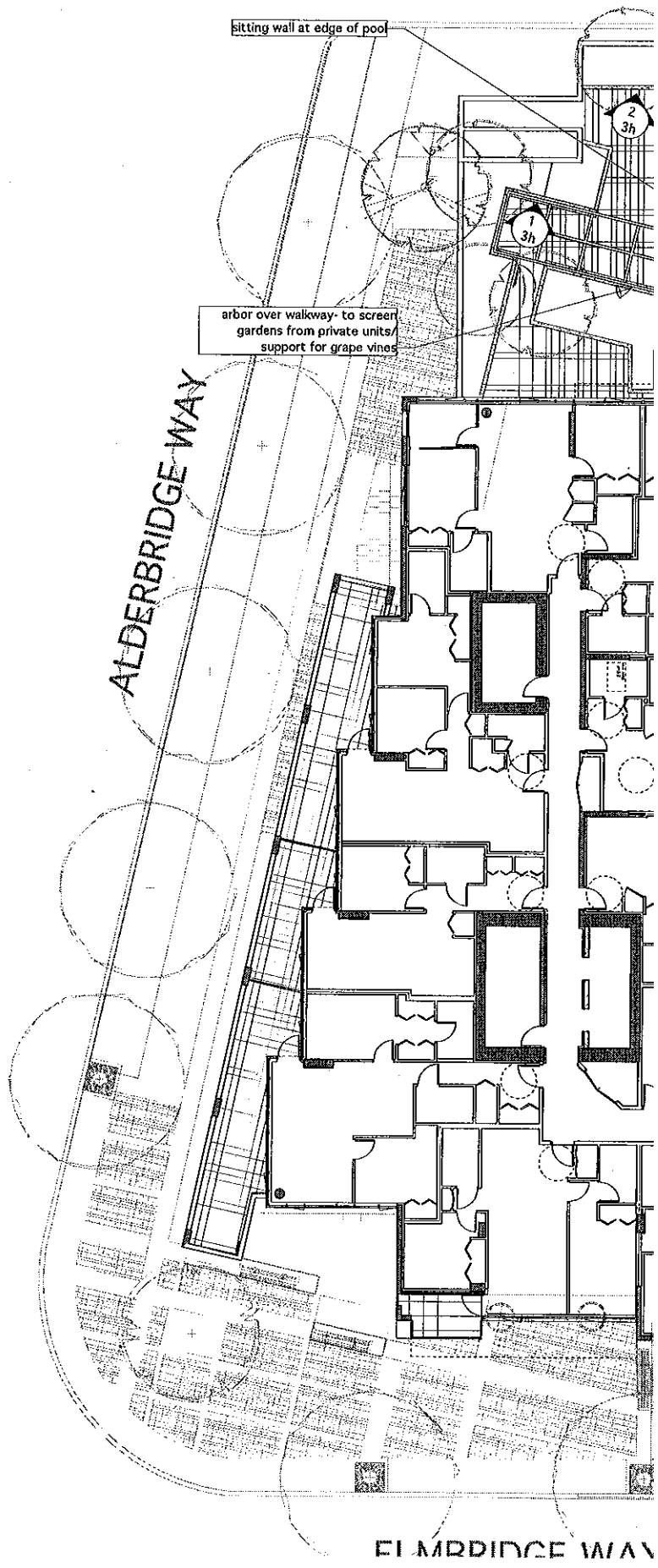
Transit

Set back

PL after deconstruction

PL before d







Plant List - Grade 1					
ID	Qty	Botanical Name	Common Name	Scheduled Siz	Remarks
<b>Trees &amp; Shrubs</b>					
	0				
Aj	1	Albizia julibrissin	Silk Tree	5cm cal	staked plants
Ar	9	Acer rubrum	Red Maple	7cm cal	2 m standard/ B&B Final species selection/ location by CoR
Cl	3	Cladrastis lutea	Yellow Wood	7cm cal/ B&B	matched crowns/ 2m standard
Hamamelis	11	Hamamelis x intermedia jalena	Hamamelis x intermedia Jalena	2m ht/ B&B	full/ bushy plants
Hq	36	Hydrangea quercifolia snow queen	Oakleaf Hydrangea	#2 cont	full/ bushy plants
lcc	176	Ilex crenata compacta	Japanese Holly	#2 cont	full/ bushy plants
Sh	6	Schizopragma hydrangeoides	Japanese Hydrangea Vine	#2 cont	staked
Sp	4	Stewartia pseudocamellia	Tall Stewartia	3m B&B	multistemmed/ 2m clear to canopy
Tmed	6	Taxus media hicksii	Anglojap Yew	1.25m B&B	full/ bushy plants
<b>Groundcovers</b>					
	475	Ophiopogon japonicus	Mondo Grass	SP#4	full/ bushy plants
<b>Lawn</b>					

ALL PLANTS TO BE NURSERY GROWN  
ALL PLANT MATERIALS AND LABOUR TO CONFORM TO BC SLA/BCNTA STANDARDS (2001 ed).

All plant material to be inspected prior to delivery on site. Contractor to arrange for inspection and material to be assembled in one location for review.

IMPORTED SOIL SHALL BE A SANDY LOAM OR LOAMY SAND TEXTURE (NO LESS THAN 50% SAND BY WEIGHT) CONTAINING 4 AND 15% ORGANIC MATTER (DRY WEIGHT BASIS). SOIL SHALL VIRTUALLY FREE FROM SUBSOIL, WOOD, INCLUDING WOODY PLANT PARTS, WEEDS, TOXIC MATERIALS, STONES OVER 30MM, AND FOREIGN OBJECTS. SOIL SHALL BE FREE FROM COUCHGRASS, EQUISETUM, CON-VULVULUS AND OTHER NOXIOUS WEEDS OR SEEDS OR PARTS THEREOF.

IMPORTED TOPSOIL SHALL CONFORM TO AND BE TREATED AS PER SECTION 6.2.3 TO 6.2.7 INCLUSIVE OF THE 1997 BCNTA STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 2 LOW TRAFFIC LAWN AREAS, TREES AND LARGE SHRUBS (2L IN TABLE 6-3 OF THE 1997 BCNTA STANDARDS). IT SHALL POSSESS THE FOLLOWING QUALITIES:

TEXTURE:  
\*COARSE GRAVEL (LARGER THAN 25MM): 0-1%  
\*ALL GRAVEL (LARGER THAN 2MM): 0-5%  
\*SAND (LARGER THAN .05MM AND SMALLER THAN 2MM): 50-80%  
\*SILT (LARGER THAN .002MM AND SMALLER THAN .05MM): 10-25%  
\*CLAY (SMALLER THAN .002MM): 0-25%  
\*CLAY AND SILT COMBINED: MAXIMUM 30%

ORGANIC CONTENT: 5-10%

ACIDITY: 6.0-7.0

DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60 MINUTES AFTER AT LEAST 10 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER

TABLE 6-5 OF THE  
1997 BCNTA STANDARDS:  
TREES 24" (2m<sup>3</sup> per tree)  
SHRUBS 18"  
GROUNDCOVERS 6"

Soil depths will be checked at time of substantial completion review

Beds to have 2" mulch layer consisting of 1" minus hemlock/douglas fir chips and fines applied.

Planted areas to have permanent irrigation

Contractor to provide maintenance for period of 45 days following substantial completion.

Contractor to provide written 1 year warranty on plant material

Contractor to provide copy of soil test to Landscape Consultant prior to delivery on-site. Test to be performed by an independent lab and is to include recommendations for both lawn and planting beds.

Consultant to approve soil before installation. This does not preclude the consultant from performing an independent soil analysis at time of substantial completion. Contractor will be responsible for removal and replacement of soil that does not meet specifications at no extra cost to client.

Contractor to provide written 1 year warranty on soil specifications.

An independent soil test to be provided 1 week prior to end of 1 year warranty period  
Contractor to provide soil amendments to bring soil up to quality recommended in soil report.

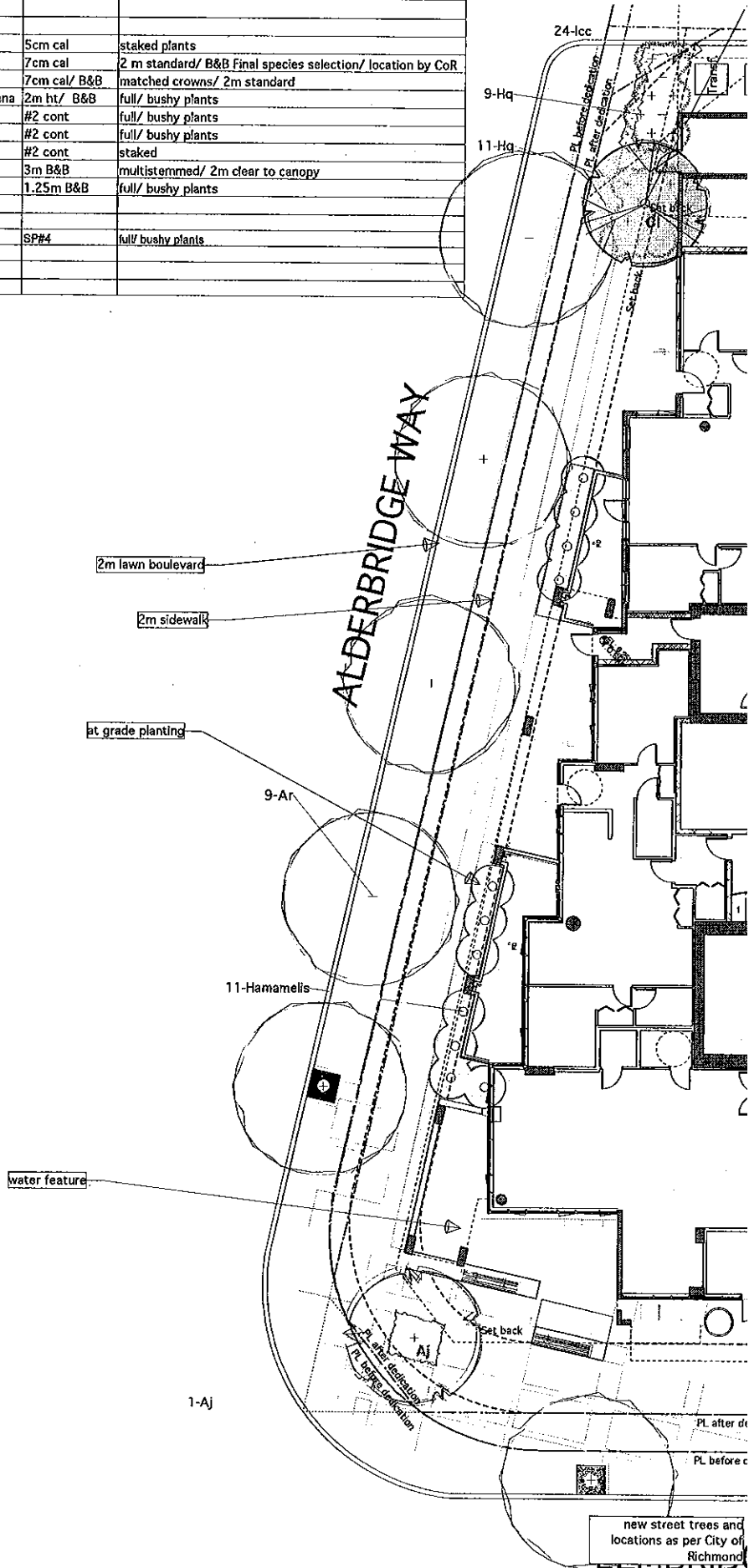
**SITE INSPECTION**  
Examine existing subgrade conditions and signify acceptance in writing to the Consultant.

Ascertain the size and location of all existing services and subgrades prior to the work.

Immediately repair damage resulting from failure to exercise such precautions at no cost to the Owner.

All pruning to be in accordance with the BCNTA/BCSLA Standards 2001 Edition.

**PLANT COUNTS**  
In the case of any discrepancy between plant counts on plant list and plant symbols on drawing, the drawings takes precedent. The contractor is to verify all plant counts.



Plant List - Courtyard					
ID	Qty	Botanical Name	Common Name	Scheduled Siz	Remarks
Trees, Shrubs & Vines					
	0				
Anemone	28	Anemone x hybrida honorine jobert	Windflower	#1 cont	full/ bushy plants
Ap	3	Acer palmatum	Green Japanese Maple	3m h/ B&B	specimen quality
Bj	7	Betula utilis jacquemontii	Himalayan White Birch	4m h/ multistem	low branching/ B&B
Cj	11	Cladrasia lutea	Yellow Wood	7cm cal/ B&B	matched crown/ 2m standard
Dryo	14	Dryopteris erythrosora	Aulumn Fern	#1 cont	full/ bushy plants
Foth	281	Fothergilla gardenii	Dwarf fothergilla	#2 cont	full/ bushy plants
Hamamelis	13	Hamamelis x intermedia jalena	Hamamelis x intermedia Jalena	2m h/ B&B	full/ bushy plants
Hq	99	Hydrangea quercifolia snow queen	Oakleaf Hydrangea	#2 cont	full/ bushy plants
Icc	189	Ilex crenata compacta	Japanese Holly	#2 cont	full/ bushy plants
Lotus	6	Nelumbo cv.	Lotus	#1 cont	full/ bushy plants
Nc	22	Nymphaea caerulea	Water lily	#2 cont	
Ps	3	Pinus sylvestris waterii	Scotch Pine	2.5m h/ B&B	specimen quality
Sp	15	Stewartia pseudocamellia	Tall Stewartia	3m B&B	multistemmed/ 2m clear to canopy
Vitis	8	Vitis vinifera atropurpurea	Vitis vinifera atropurpurea	#2 cont/ staked	full/ bushy plants
Lawn					

ALL PLANTS TO BE NURSERY GROWN  
ALL PLANT MATERIALS AND LABOUR TO CONFORM TO BC SLA/BCNTA STANDARDS (2001 ed).

All plant material to be inspected prior to delivery on site. Contractor to arrange for inspection and material to be assembled in one location for review.

IMPORTED SOIL SHALL BE A SANDY LOAM OR LOAMY SAND TEXTURE (NO LESS THAN 50% SAND BY WEIGHT) CONTAINING 4 AND 15% ORGANIC MATTER (DRY WEIGHT BASIS). SOIL SHALL VIRTUALLY FREE FROM SUBSOIL, WOOD, INCLUDING WOODY PLANT PARTS, WEEDS, TOXIC MATERIALS, STONES OVER 30MM, AND FOREIGN OBJECTS. SOIL SHALL BE FREE FROM COUCHGRASS, EQUISETUM, CON. VULVULUS AND OTHER NOXIOUS WEEDS OR SEEDS OR PARTS THEREOF.

IMPORTED TOPSOIL SHALL CONFORM TO AND BE TREATED AS PER SECTION 6.2.3 TO 6.2.7 INCLUSIVE OF THE 1997 BCNTA STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 2 LOW TRAFFIC LAWN AREAS, TREES AND LARGE SHRUBS (SL IN TABLE 6-3 OF THE 1997 BCNTA STANDARDS). IT SHALL POSSESS THE FOLLOWING QUALITIES:

TEXTURE:  
\*COARSE GRAVEL (LARGER THAN 25MM): 0-1%  
\*MID GRAVEL (LARGER THAN 2MM): 0-5%  
\*SAND (LARGER THAN .05MM AND SMALLER THAN 2MM): 50-80%  
\*SILT (LARGER THAN .002MM AND SMALLER THAN .05MM): 10-25%  
\*CLAY (SMALLER THAN .002MM): 0-25%  
\*CLAY AND SILT COMBINED: MAXIMUM 30%

ORGANIC CONTENT: 5-10%

ACIDITY: 6.0-7.0

DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60 MINUTES AFTER AT LEAST 10 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER TABLE 4-6 OF THE 1997 BCNTA STANDARDS:  
TREES 24"(2m3 per tree)  
SHRUBS 18"  
GROUNDCOVERS 6"

Soil depths will be checked at time of substantial completion review

Beds to have 2" mulch layer consisting of 1" minus hemlock/douglas fir chips and fines applied.

Planted areas to have permanent irrigation

Contractor to provide maintenance for period of 45 days following substantial completion.

Contractor to provide written 1 year warranty on plant material

Contractor to provide copy of soil test to Landscape Consultant prior to delivery on-site. Test to be performed by an independent lab and is to include recommendations for both lawn and planting beds. Consultant to approve soil before installation. This does not preclude the consultant from performing an independent soil analysis at time of substantial completion. Contractor will be responsible for removal and replacement of soil that does not meet specifications at no extra cost to client.

Contractor to provide written 1 year warranty on soil spill off balconies. An independent soil test to be provided 1 week prior to end of 1 year warranty period. Contractor to provide soil amendments to bring soil up to quality recommended in soils report.

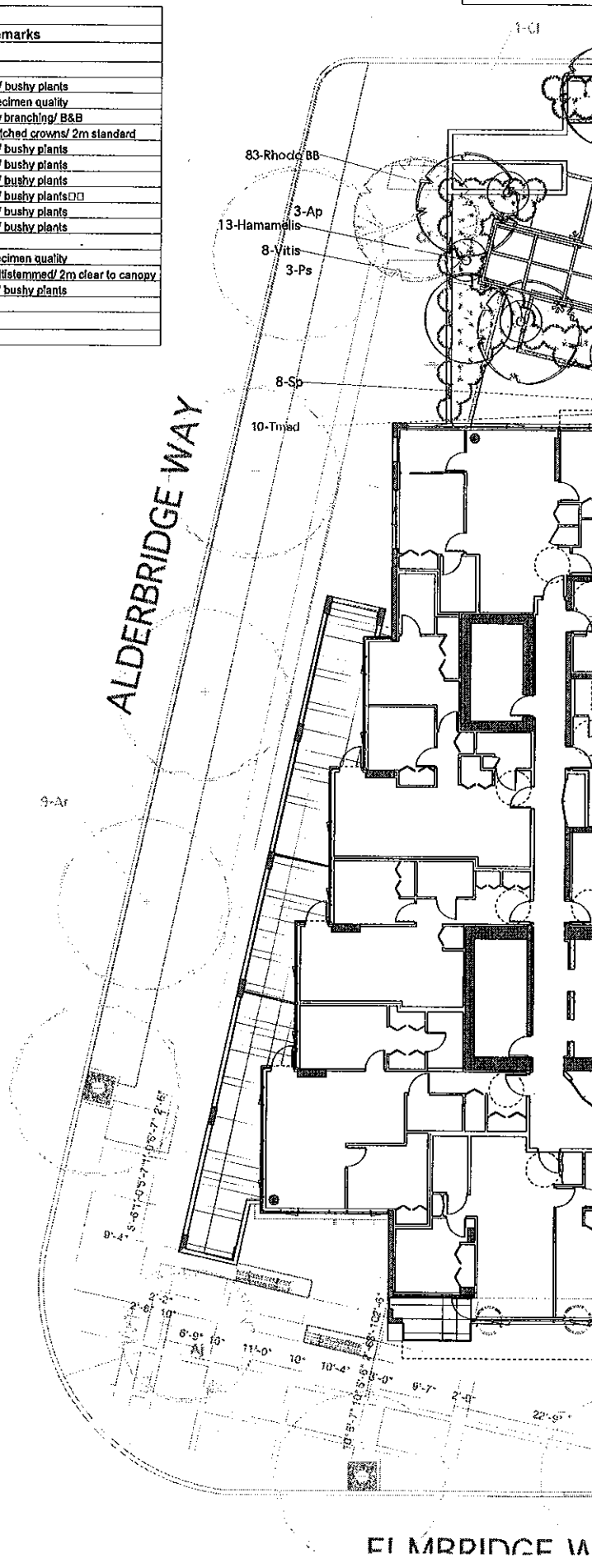
**SITE INSPECTION**  
Examine existing subgrade conditions and signify acceptance in writing to the Consultant.

Ascertain the size and location of all existing services and subgrades prior to the work.

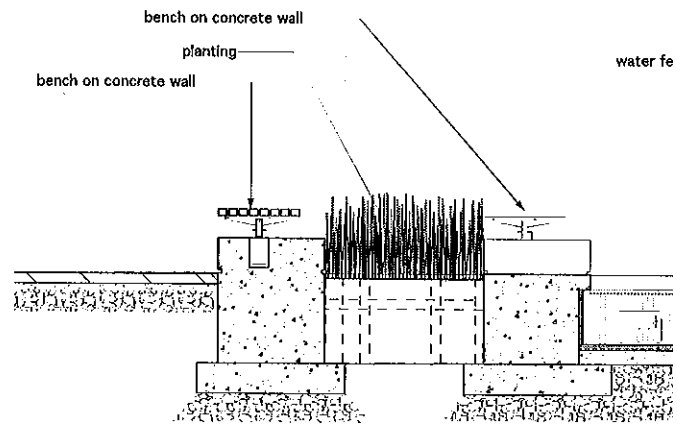
Immediately repair damage resulting from failure to exercise such precautions at no cost to the Owner.

All pruning to be in accordance with the BCNTA/BCSLA Standards 2001 Edition.

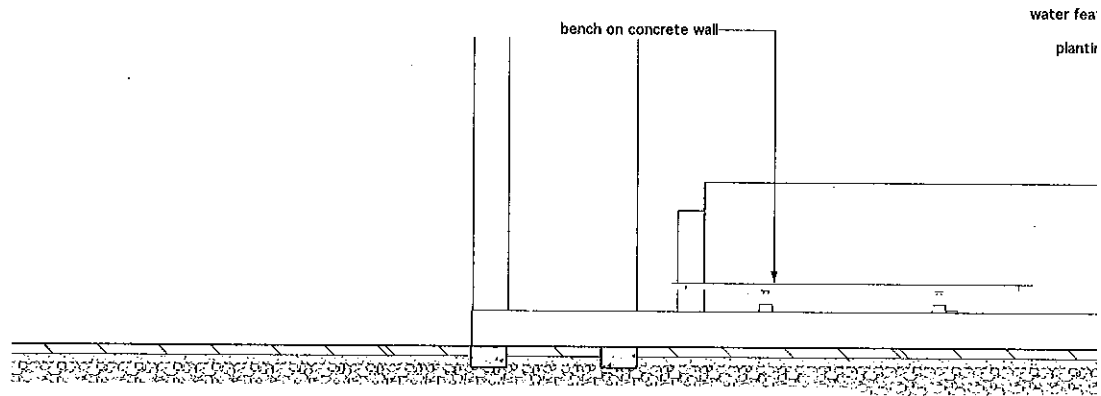
**PLANT COUNTS**  
In the case of any discrepancy between plant counts on plant list and plant symbols on drawing, the drawings takes precedent. The contractor is to verify all plant counts.



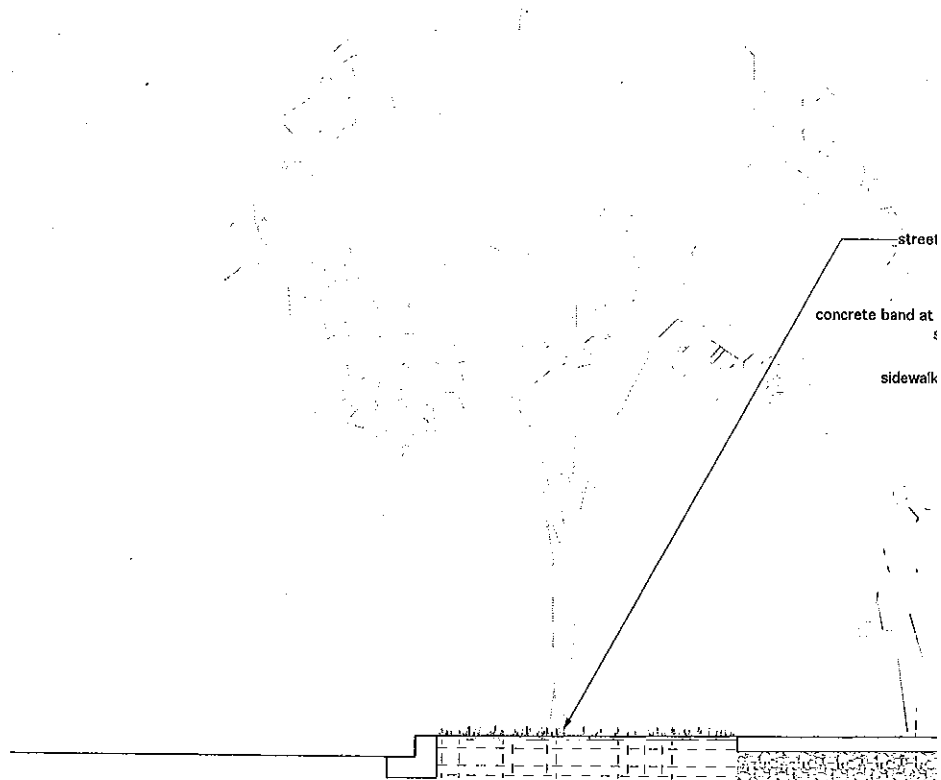
ELM BRIDGE WAY



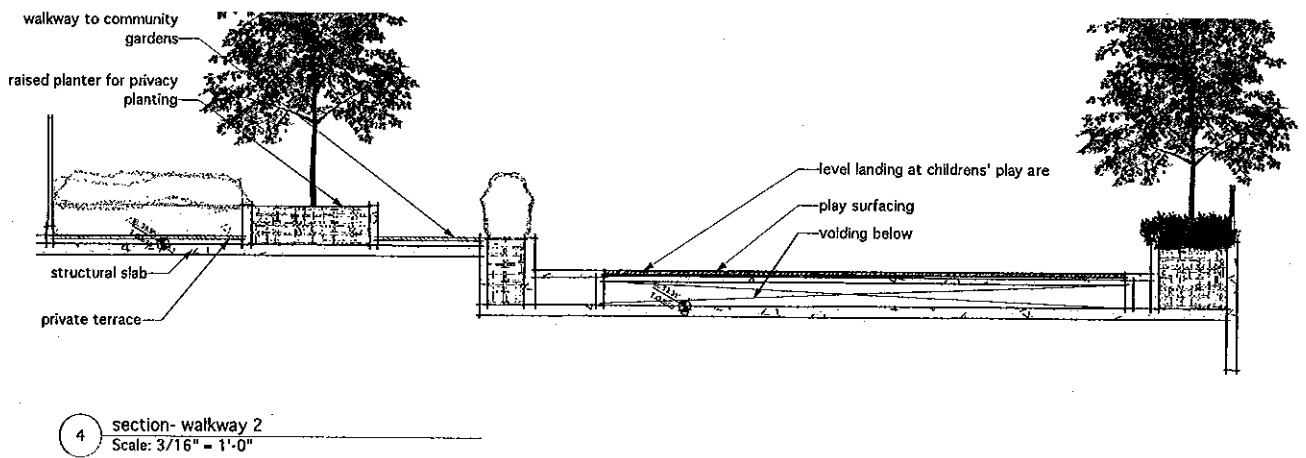
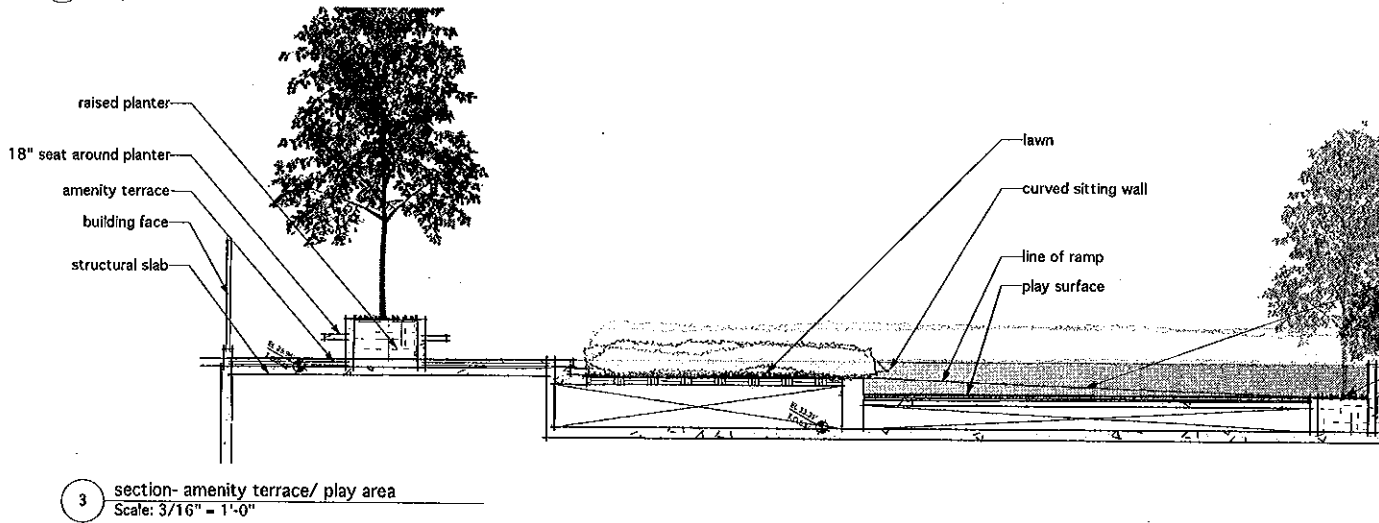
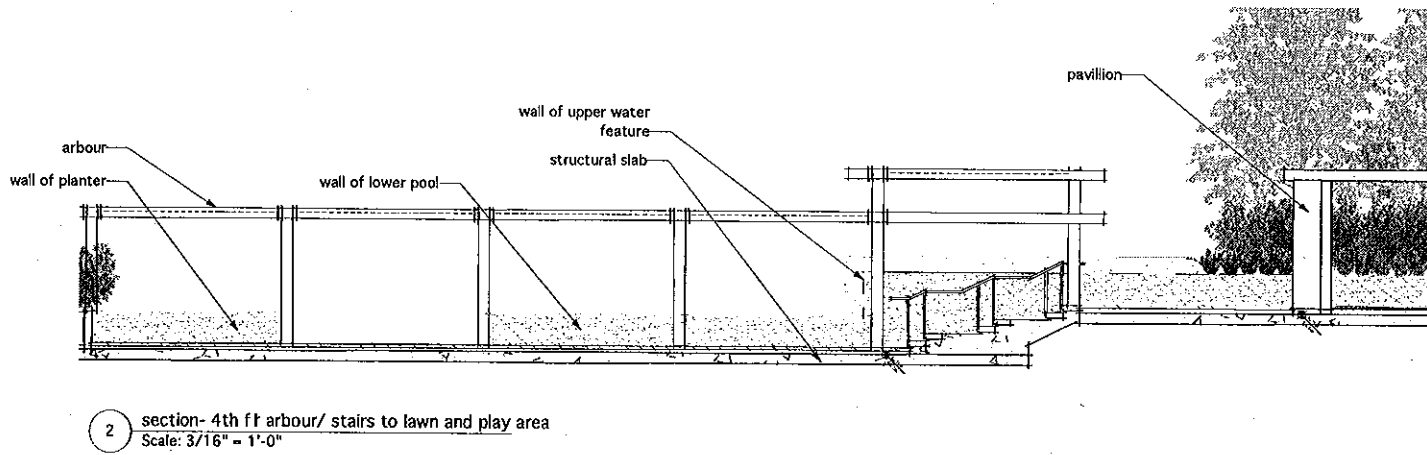
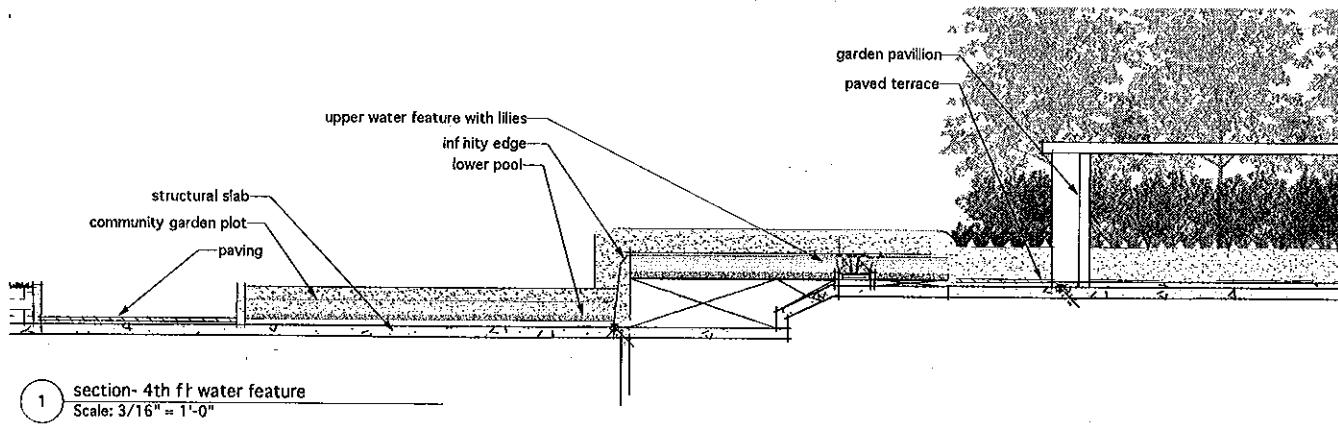
1 section: water feature  
Scale: 1/2" = 1'-0"

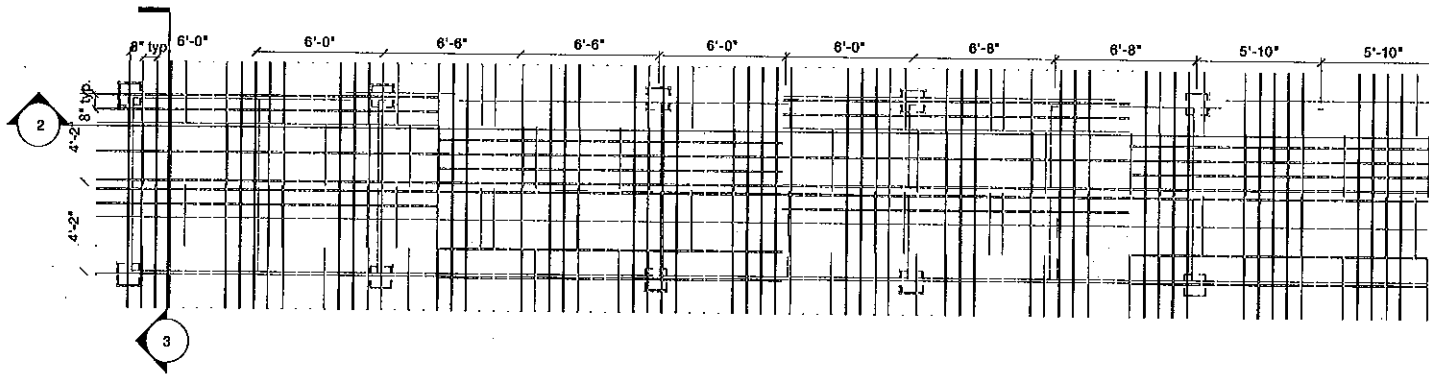


2 section/elevation: water feature  
Scale: 1/2" = 1'-0"

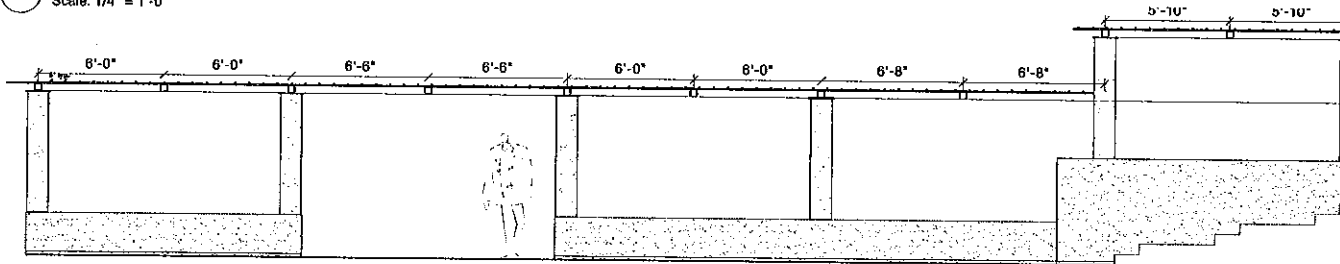


3 section: sidewalk level planting and upper patio  
Scale: 1/2" = 1'-0"

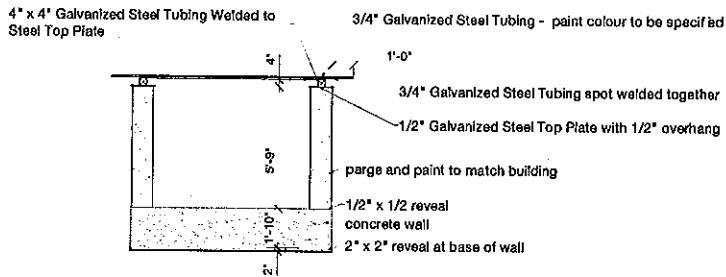




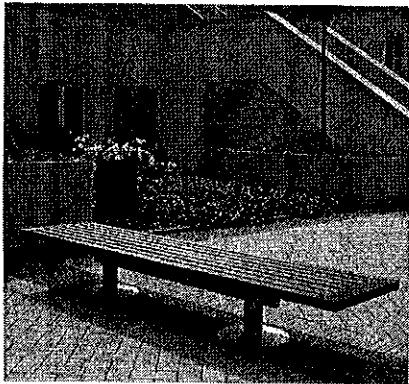
1 Plan: 5th Floor Amenity Arbor  
Scale: 1/4" = 1'-0"



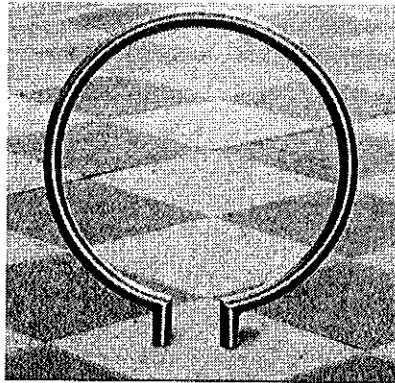
2 Sectional Elevation: 5th Floor Amenity Arbor  
Scale: 1/4" = 1'-0"



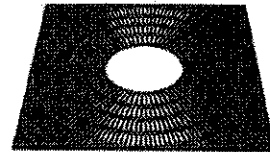
3 Detail Elevation: 5th Floor Amenity Arbor  
Scale: 1/4" = 1'-0"



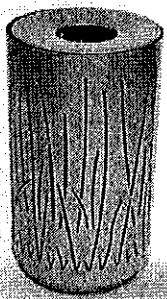
Nu bench by Landscape Forms



Ring bike rack by Landscape Forms



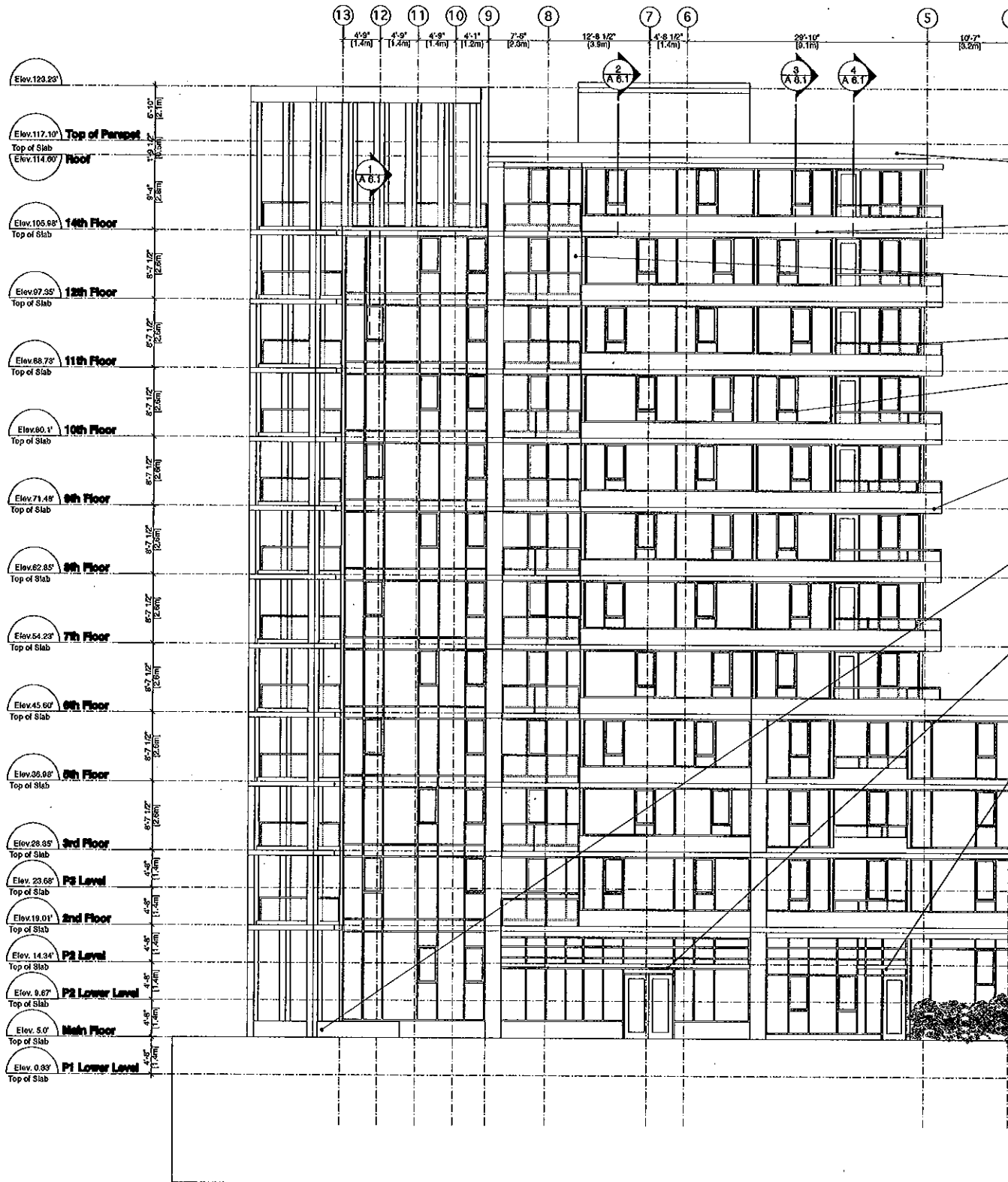
Fan tree grate by Urban Accessories

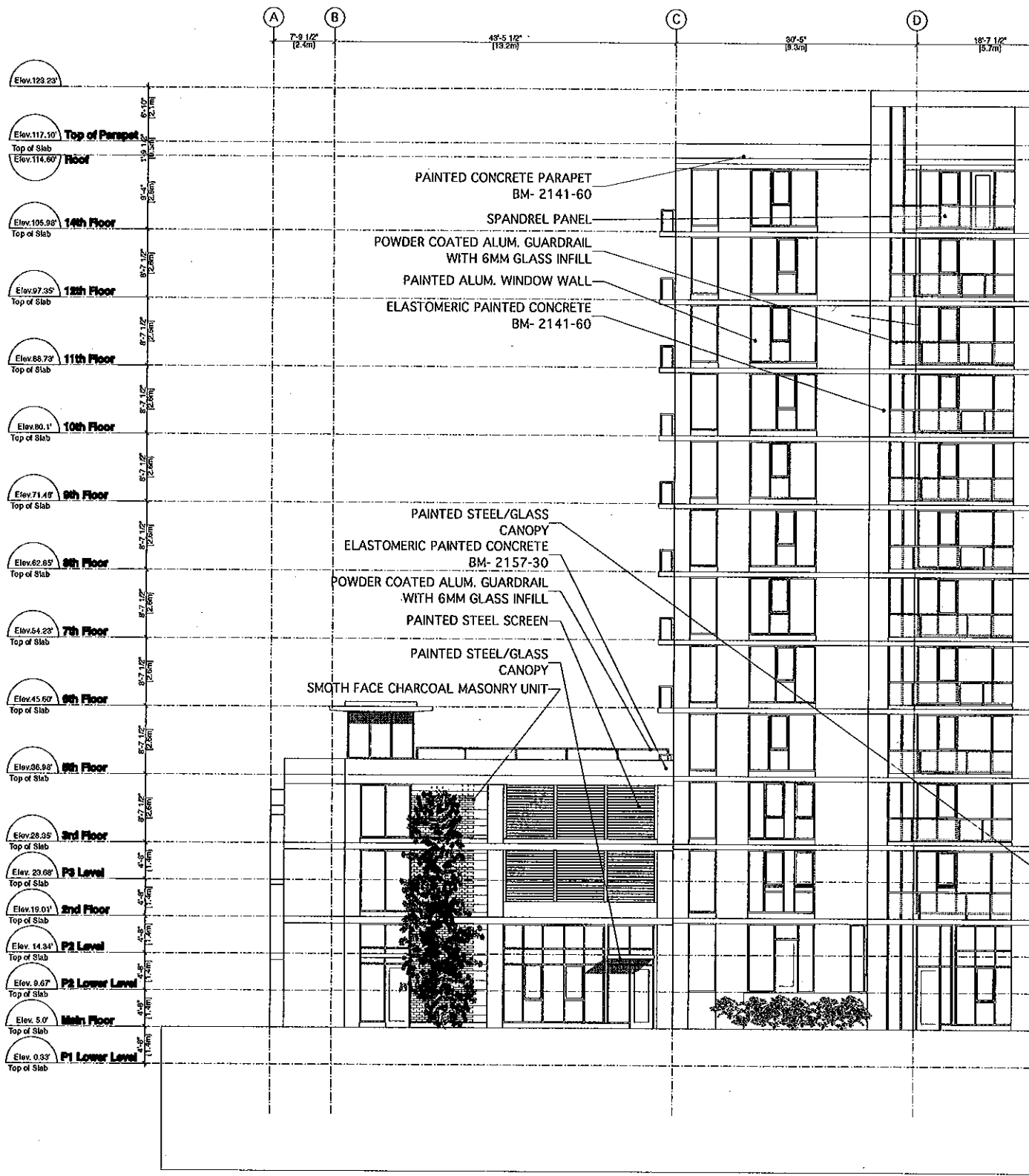


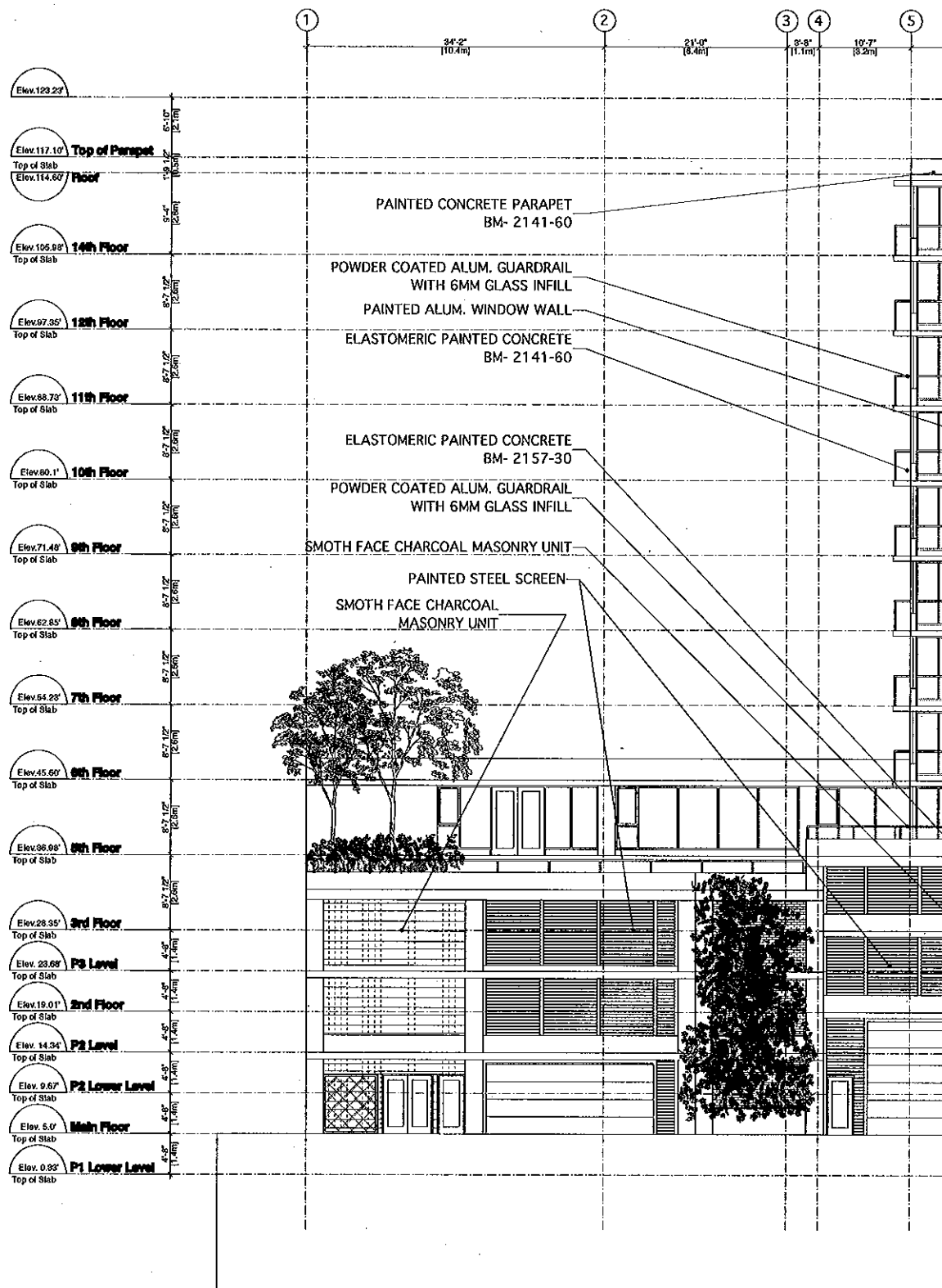
Lakeside litter receptacle by Landsc

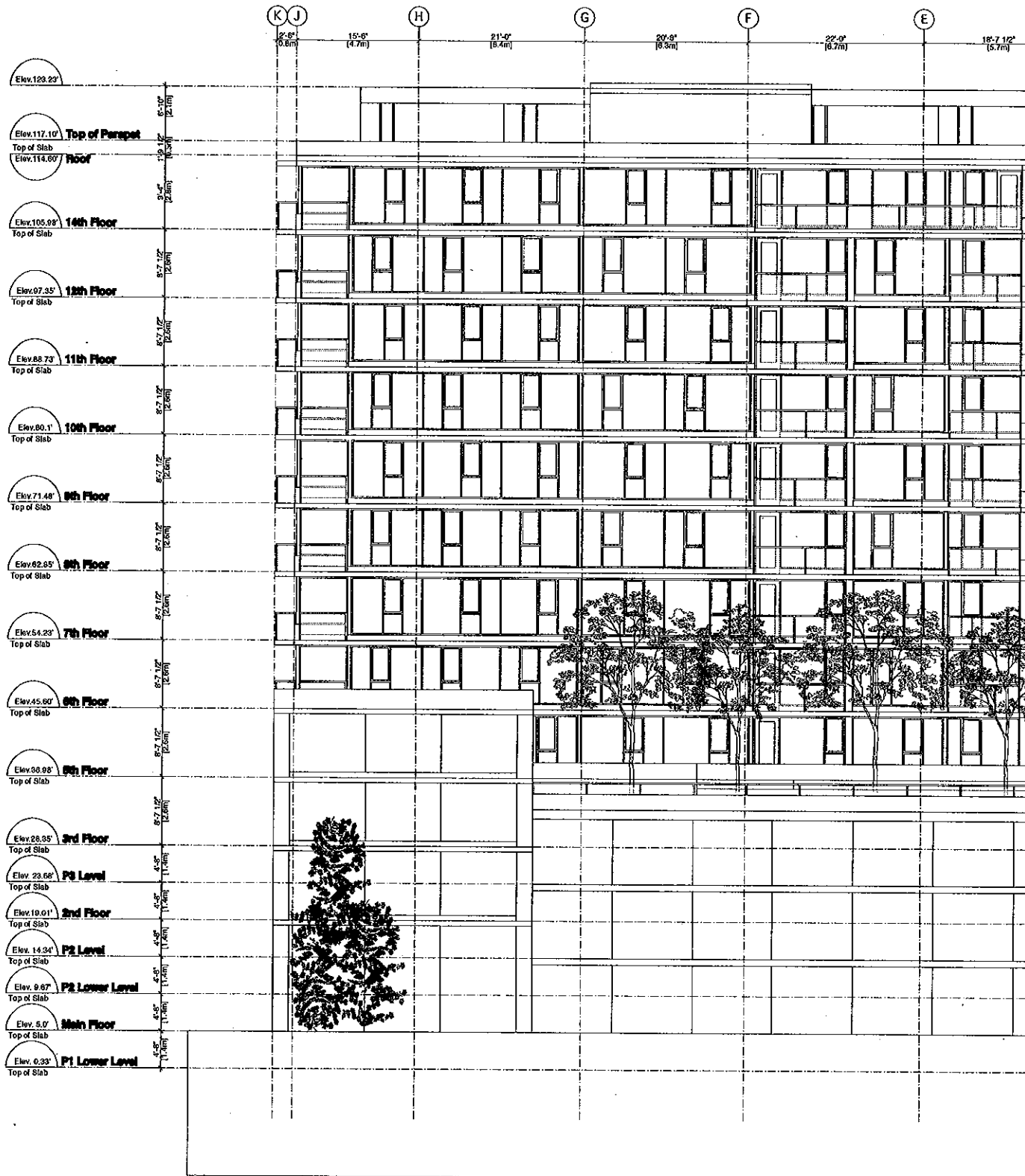


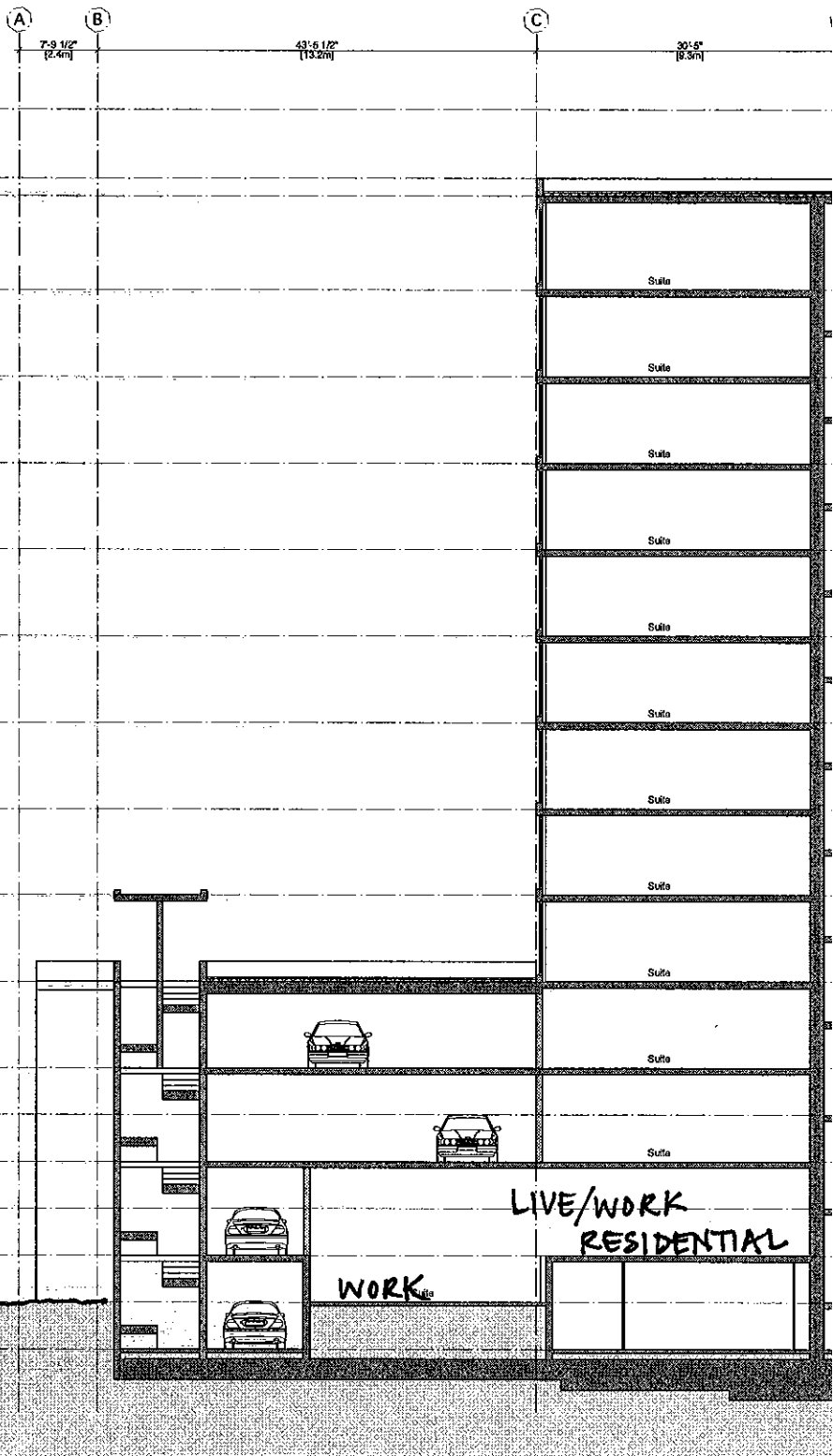


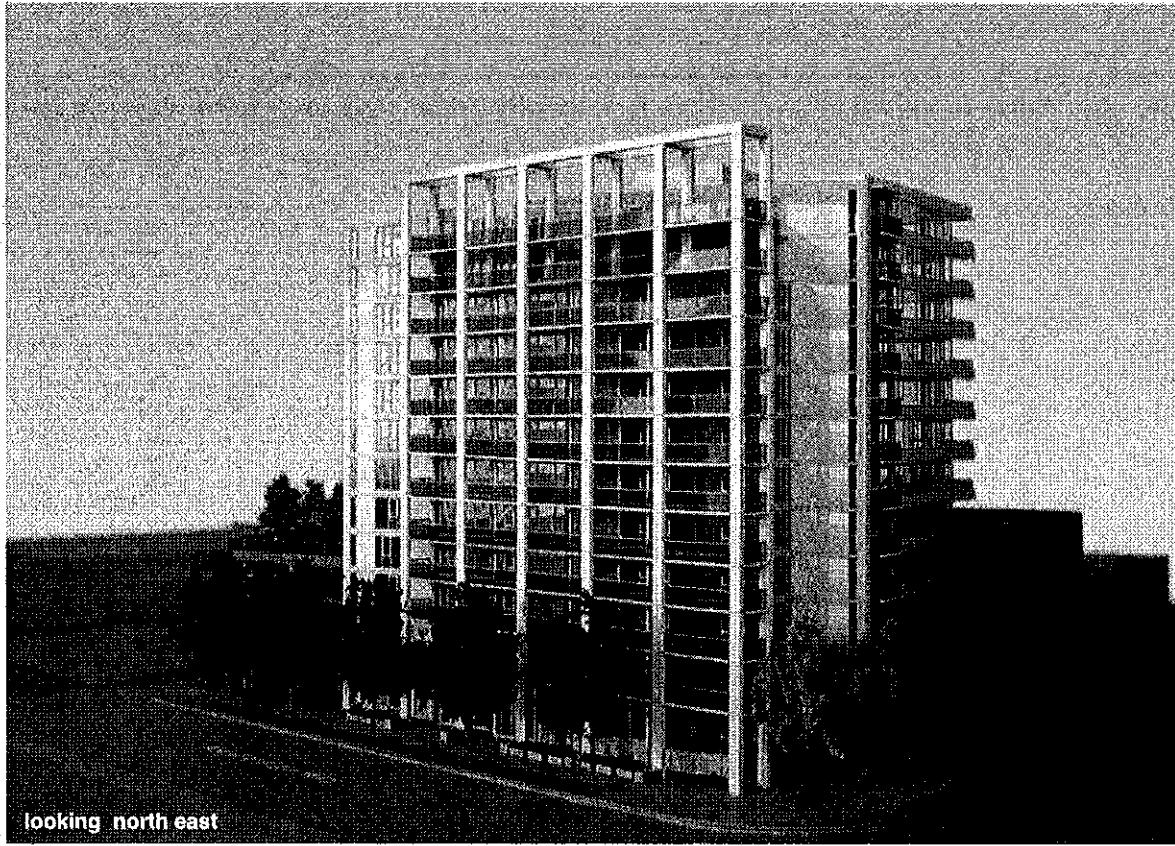




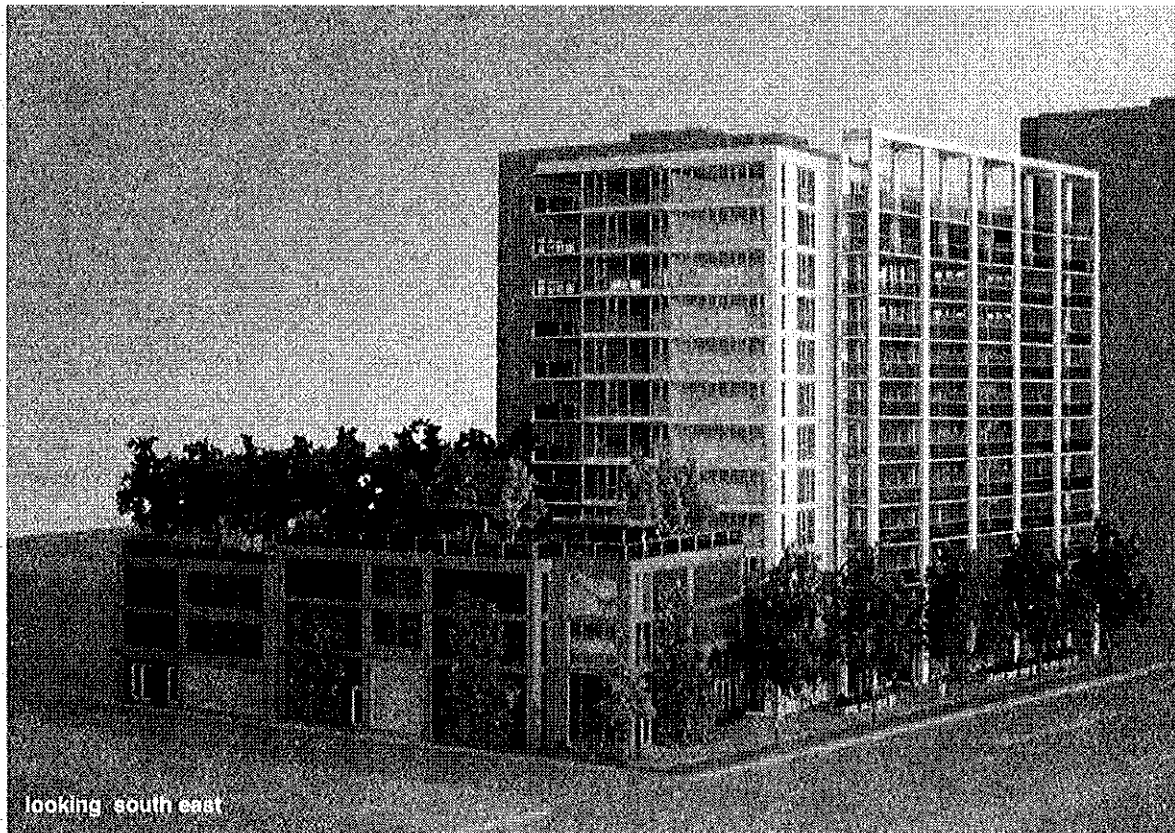




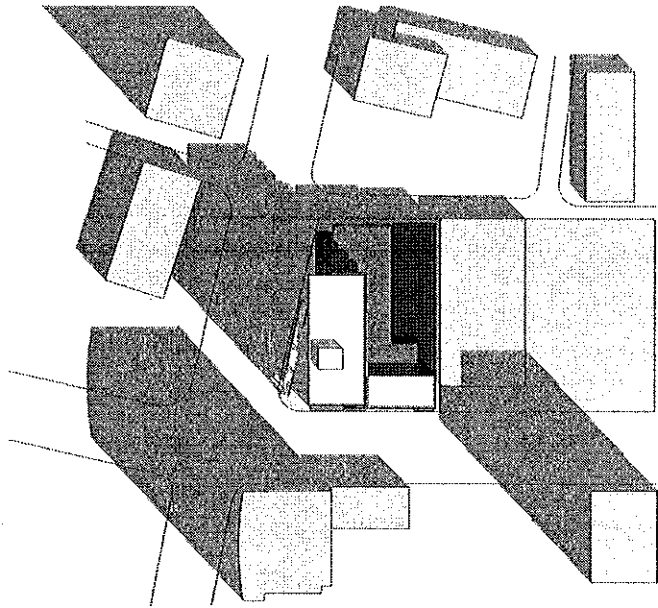




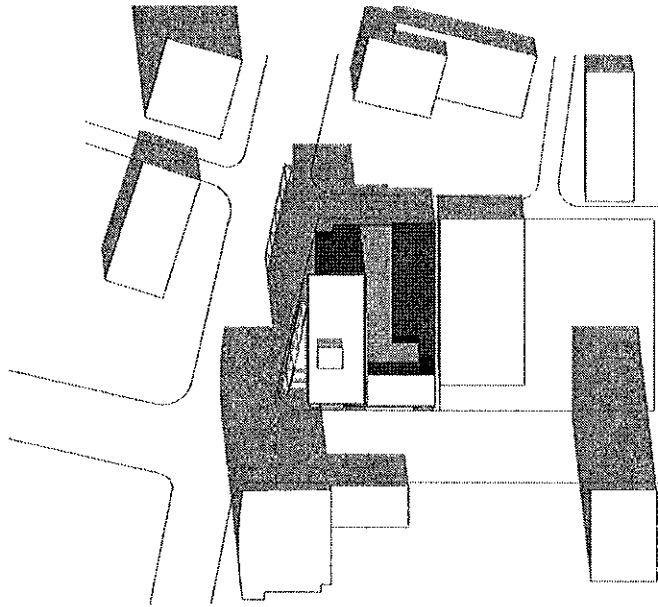
looking north east



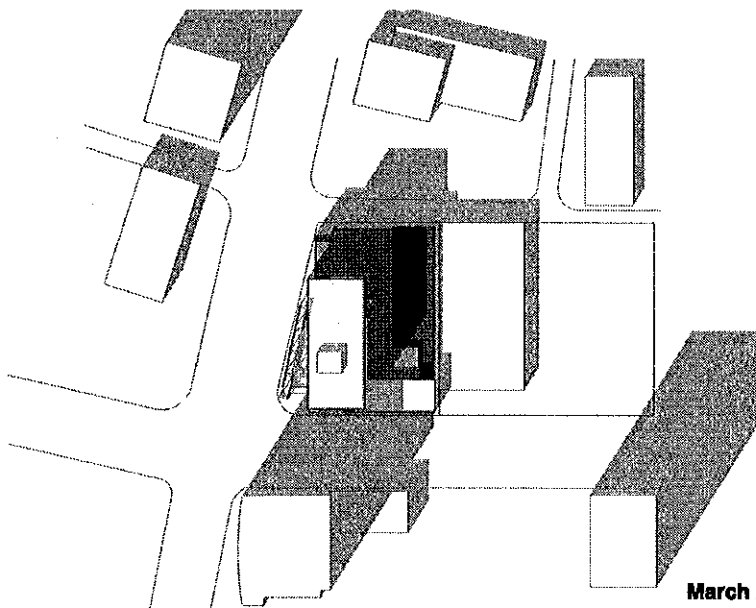
looking south east



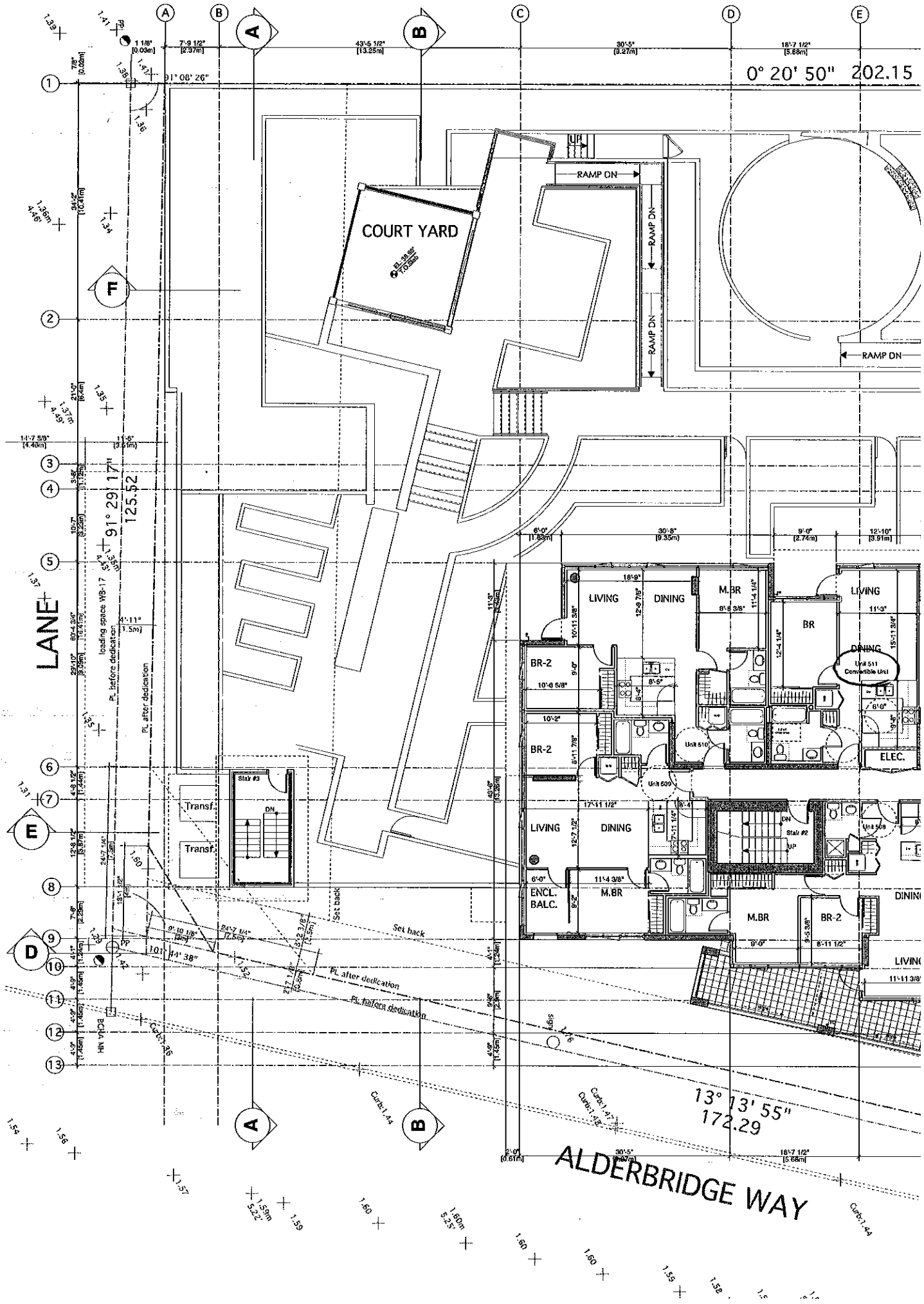
**March 21 / September 21 10.00 am**



**March 21 / September 21 12.00 pm**



**March 21 / September 21 2.00 pm**



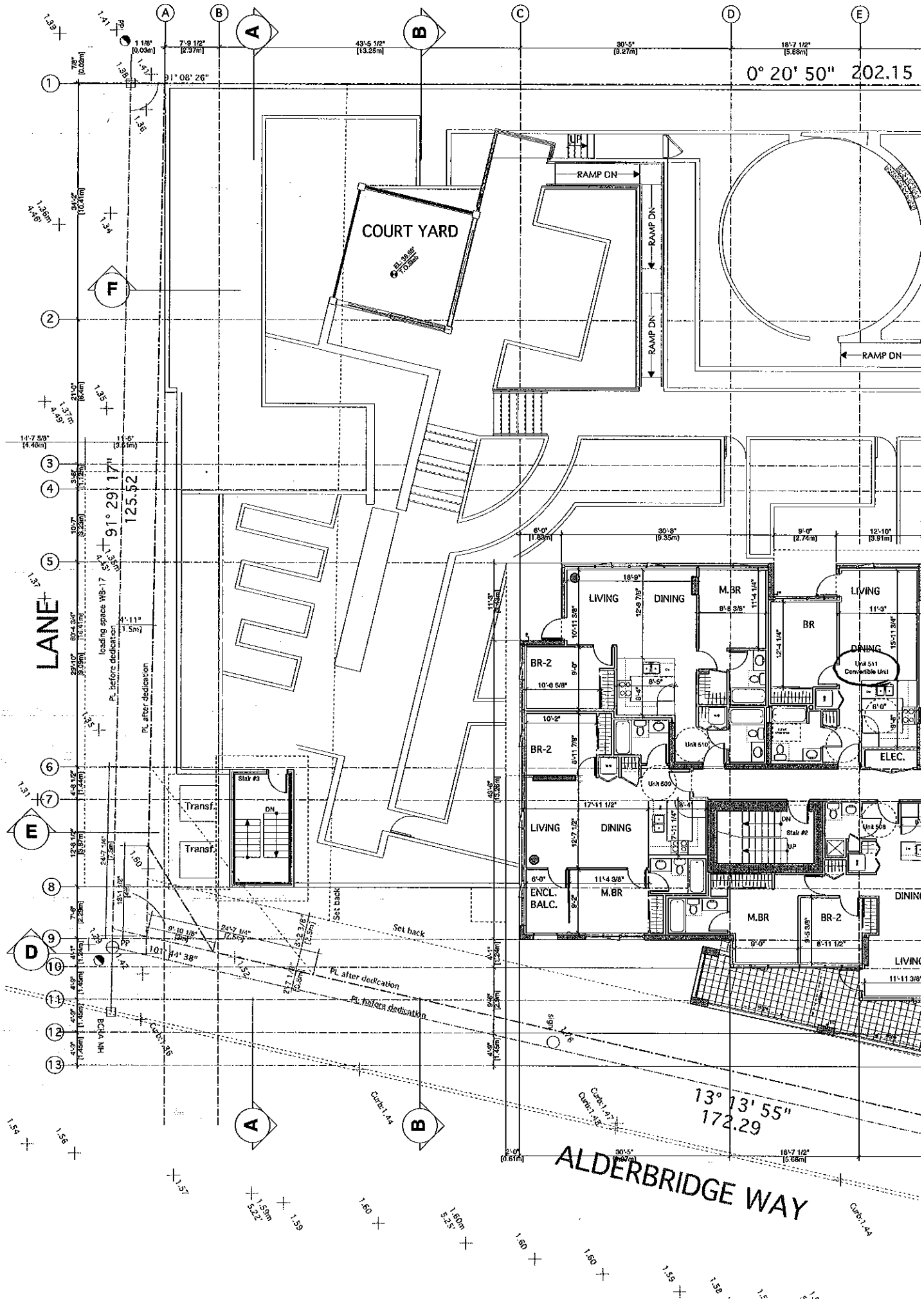
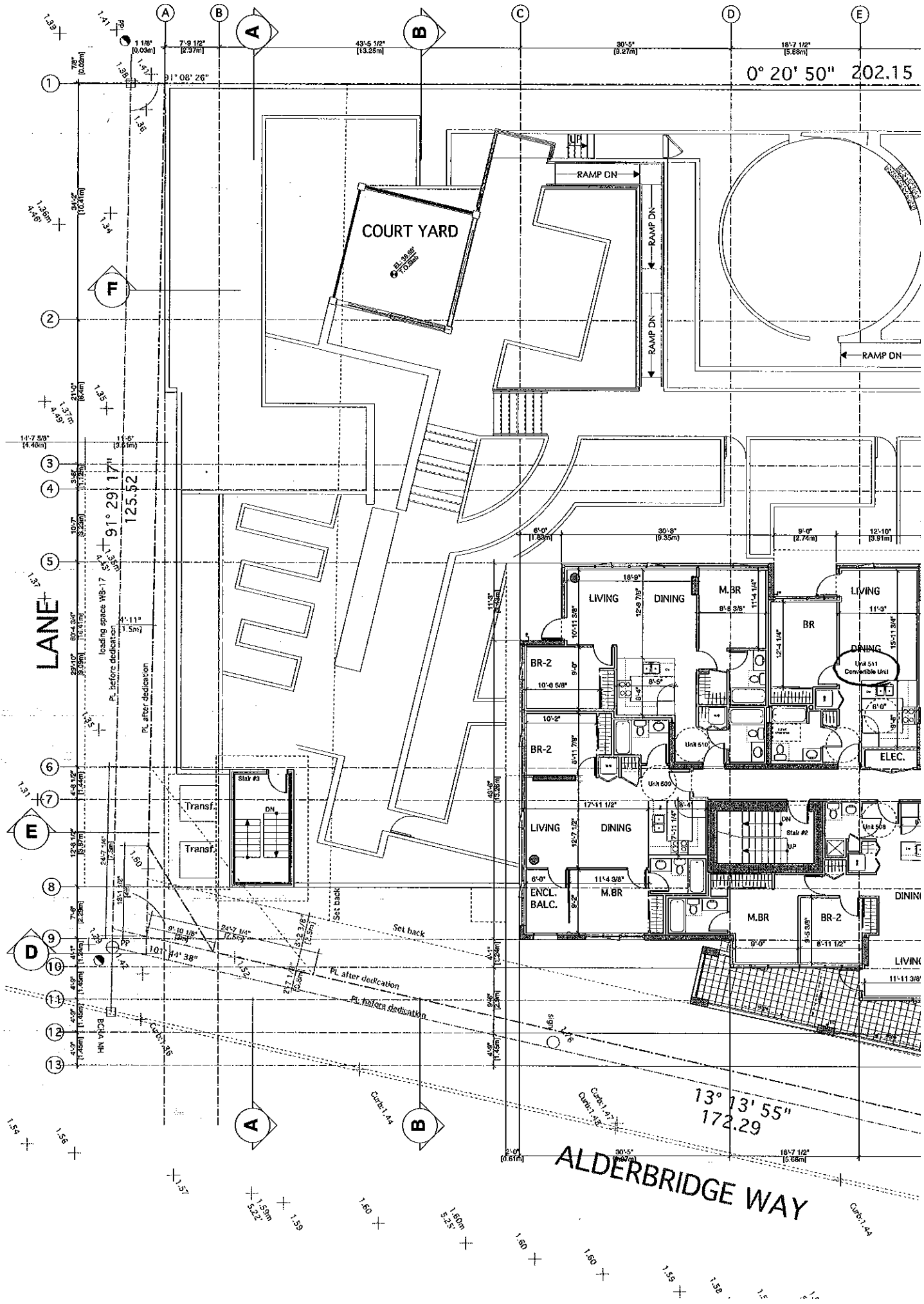
0° 20' 50" 202.15

LANE

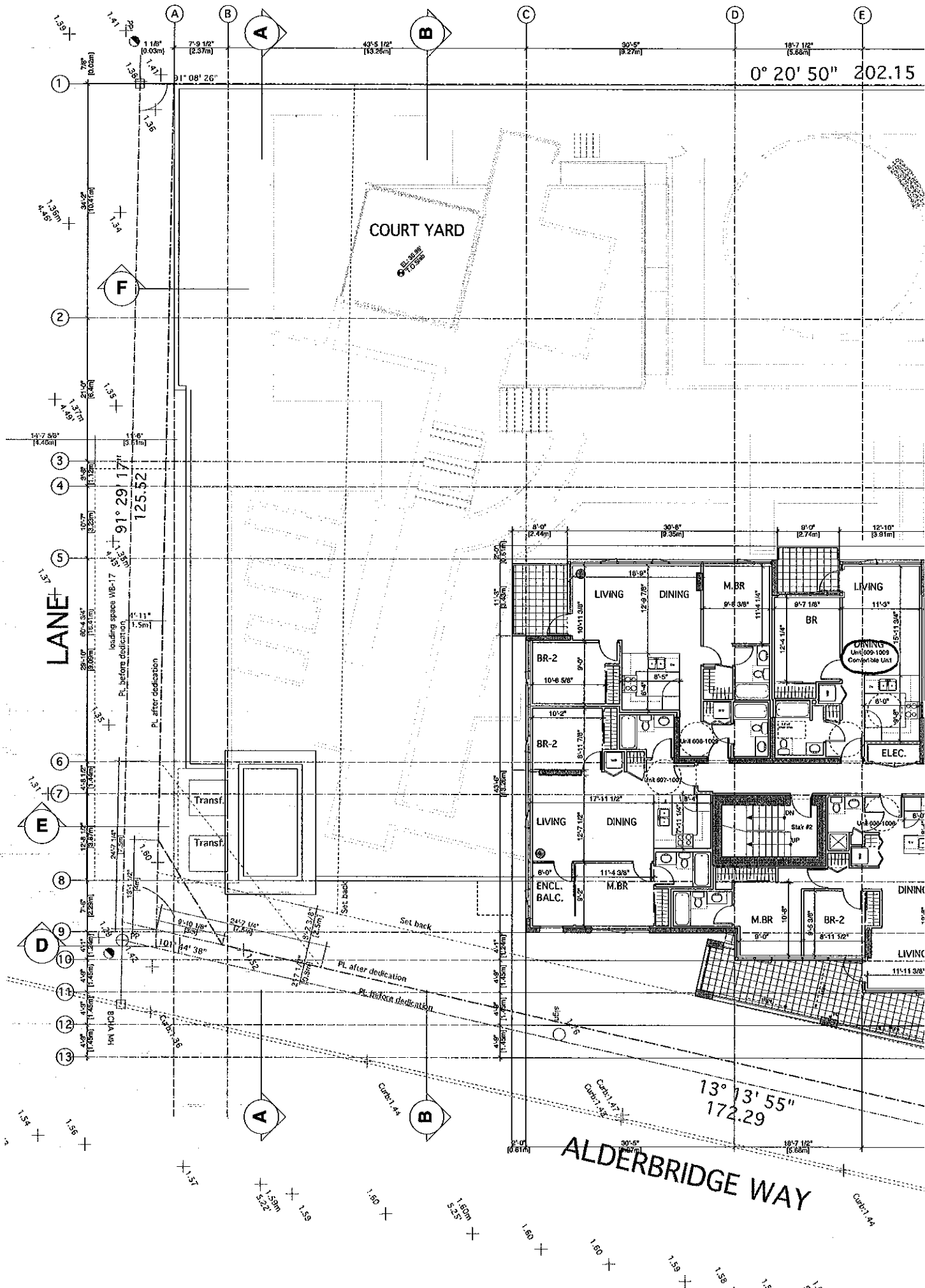
COURT YARD

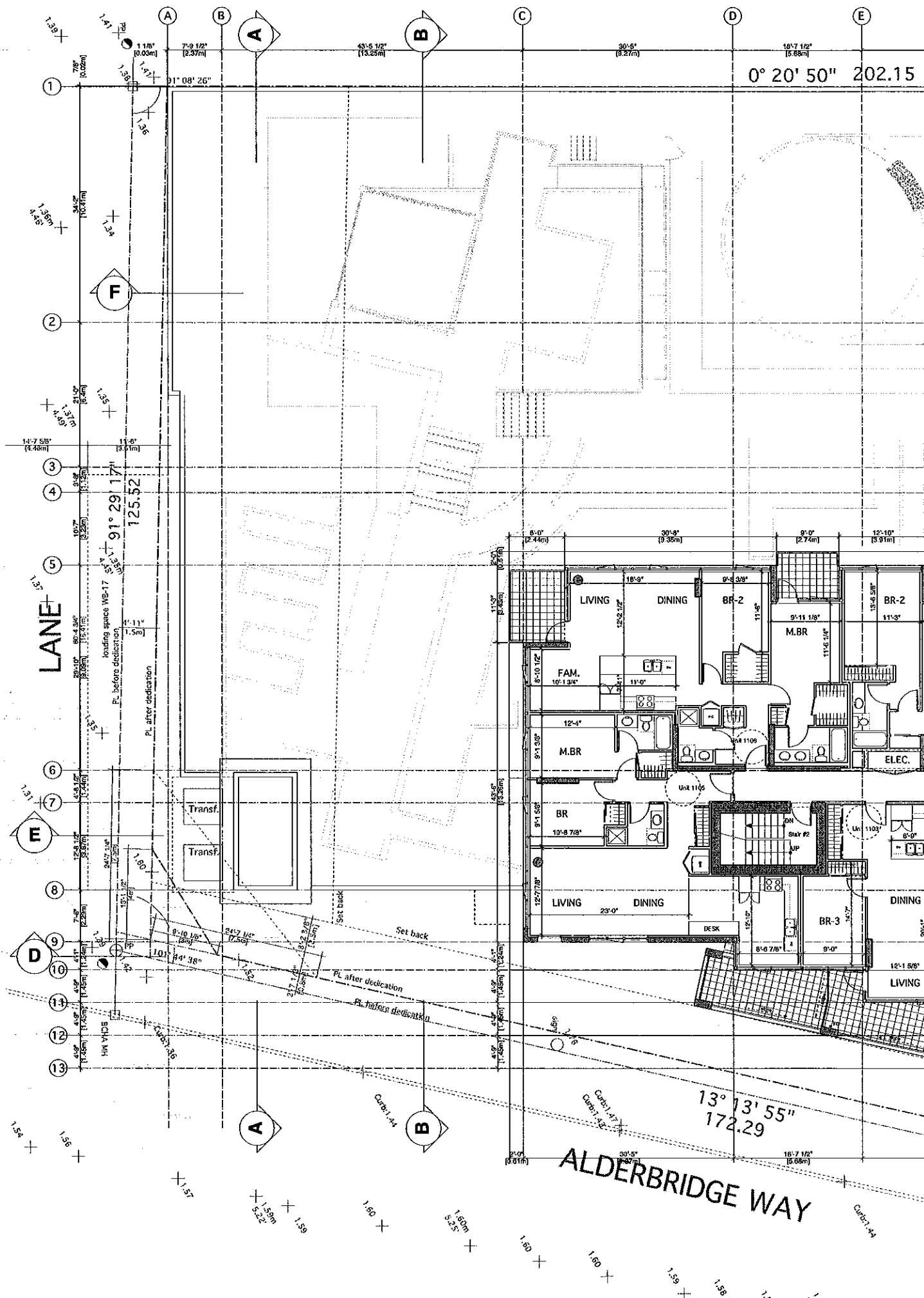
ALDERBRIDGE WAY

13° 13' 55" 172.29









0° 20' 50" 202.15

LANE

ALDERBRIDGE WAY

13° 13' 55" 172.29

1.33+  
 1.34+  
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 1.98+  
 1.99+  
 2.00+

A B C D E

1 2 3 4 5 6 7 8 9 10 11 12 13

loading space WB-17  
 F. before dedication  
 PL after dedication

Transf.  
 Transf.

Set back

Set back

PL after dedication

PL before dedication

Curb 1.44

Curb 1.47

Curb 1.44

1.54+

1.56+

1.58+

1.59+

1.60+

1.61+

1.62+

1.63+

1.64+

1.65+

1.66+

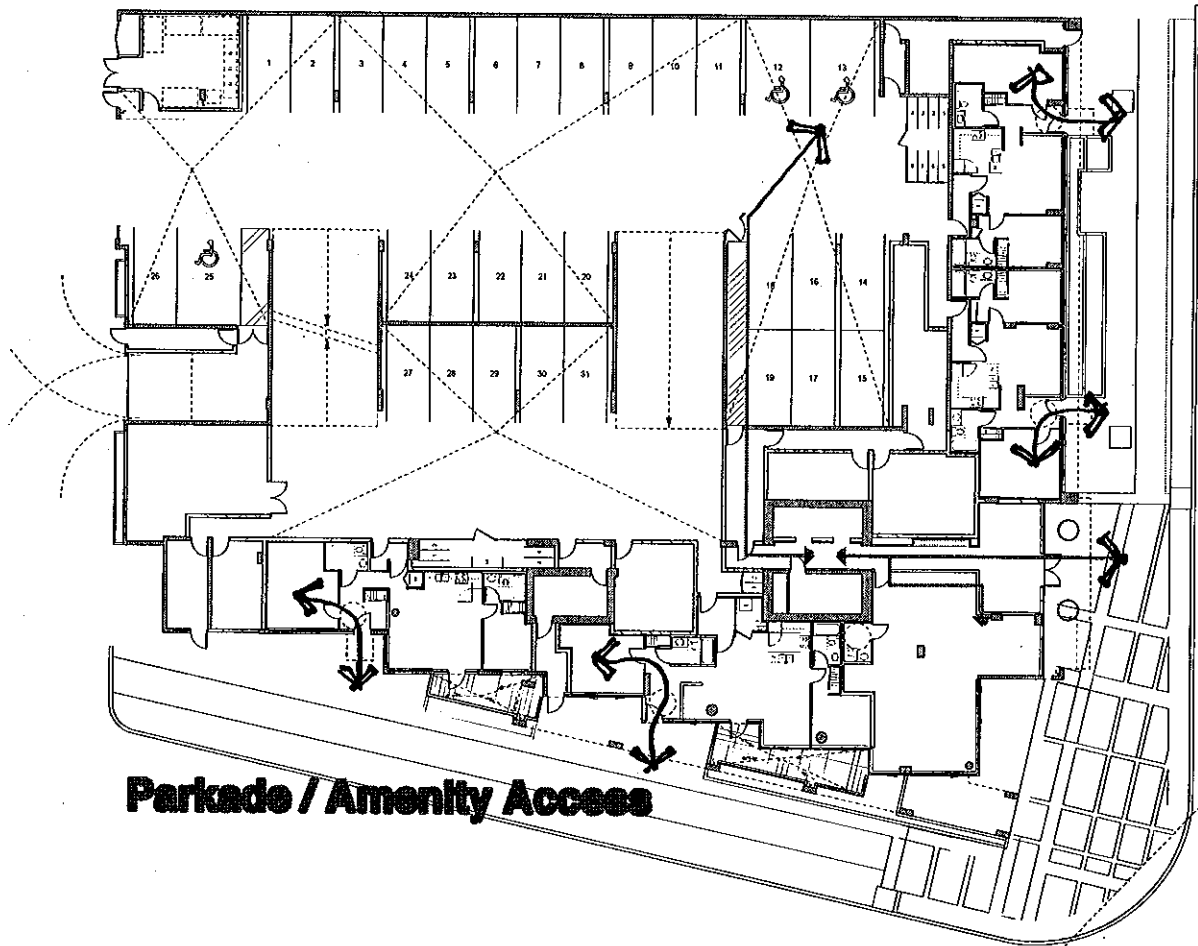
1.67+

1.68+

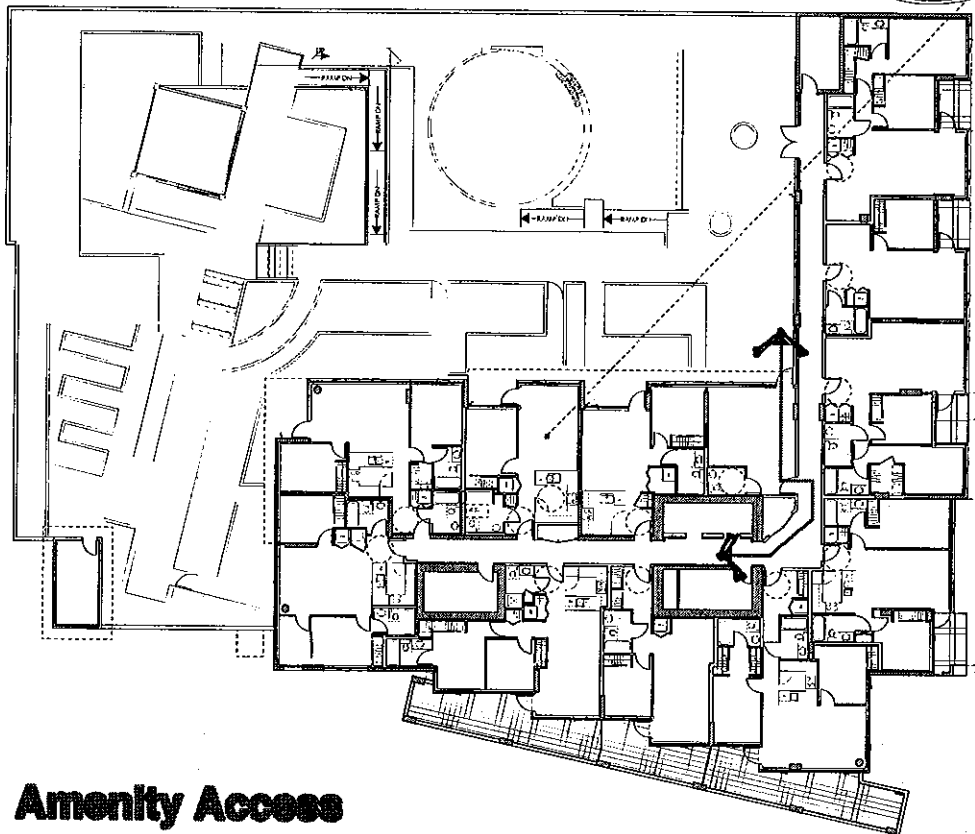
1.69+

1.70+





**Parkade / Amenity Access**



**Amenity Access**