



To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: May 1, 2008
File: DP 07-389190
Re: **Application by Oval 6 Limited Partnership for a Development Permit at
5111 Hollybridge Way**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the development of an approximately (1,502 m²) 16,158 sq. ft. two-storey commercial building over one level of parking at 5111 Hollybridge Way on a site zoned Comprehensive Development District (CD 157); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) increase the height from 18 m (59 ft.) geodetic to 20.6 m for a portion of the curved roof and 23.6 m for the elevator tower of the proposed building, and 31.0 m (101.7 ft.) to the top of the proposed public art piece; and
 - b) permit the building to encroach 2.1 m (6.8 ft.) into the north side yard setback.

Brian J. Jackson, MCIP
Director of Development

CA:blg

Att.

Staff Report

Origin

James K.M. Cheng Architects has applied to the City of Richmond for permission to develop an approximately (1,502 m²) 16,158 sq. ft. two-storey commercial building over one level of parking at 5111 Hollybridge Way on a site zoned Comprehensive Development District (CD 157). The site is currently vacant.

A Servicing Agreement will cover works including but not limited to the resurfacing of the entry bridge to the site from Hollybridge Way, improvement to the pedestrian access, and required infrastructure upgrades. Legal agreements associated with the required Engineering work must be entered into prior to issuance of the Development Permit.

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

Future land uses, densities and forms of development of the areas to the east and south of the Oval Land are included in the City Centre Area Plan Study currently under way. Current development surrounding the subject site is as follows:

To the north, public open space and the dyke adjacent to the Middle Arm of the Fraser River;

To the east, Hollybridge Canal, Hollybridge Way, and existing office buildings zoned Business Park Industrial District (I3);

To the south, Richmond Speed Skating Oval currently under construction zoned Comprehensive Development District (CD 157); and

To the west, public plaza and open space for the Richmond Speed Skating Oval currently under construction zoned Comprehensive Development District (CD 157).

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 (OCP) and is generally in compliance with the City Centre Area Plan and the Oval Site Richmond: Urban Design Framework and Oval Site West: Public Open Space Concept which formed part of the document titled "Request for Proposals for the Acquisition and Development of Riverfront Residential and Commercial Lands in Richmond, BC." It is generally in compliance with the Zoning Bylaw with the exception of the zoning variances noted below.

Zoning Compliance/Variances (staff comments in bold)

The applicant requests to vary the provisions of the Zoning and Development Bylaw No. 5300 to:

- 1) vary the height from 18 m (59 ft.) geodetic to 20.6 m (67.6 ft.) for a portion of the curved roof, 23.6 m (77.4 ft.) for the elevator tower of the proposed building and 31.0 m (101.7 ft.) to the top of the proposed public art piece; and

(Staff supports the proposed variance as the increase in roof height is to accommodate design features that contribute to harmonize the roof curve on the proposed building with the Richmond Oval so the two buildings appear as a “family” of buildings. The purpose for the increased height for the elevator tower and the public art piece is to create a strong vertical element to balance the building and to provide a visual landmark to identify this small but prominently located building adjacent to the Richmond Oval. The applicant is working in consultation with the City’s Public Art Planner to select a suitable art piece.)

- 2) permit the building to encroach 2.1 m (6.8 ft.) into the north side yard setback.

(The northern adjacency is the dyke, which minimizes the impact of shifting the building toward the northern property line. The setback from the high water mark respects the setback requirements established through the Canadian Environmental Assessment review process during the Oval Master Plan process and bidding process. Further, the proximity of the building to the dyke provides opportunity for passive surveillance of the public dyke, and the low rise building typology proposed minimizes shadowing impacts on the public space.)

Advisory Design Panel Comments

The Advisory Design Panel was on November 7, 2007. A copy of the relevant excerpt from the Advisory Design Panel Minutes 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 [square parenthesis].

This project was redesigned subsequent to the Advisory Design Panel review to reduce the size of the building without negatively affecting the quality of the building design to better accommodate construction schedule and costs. The developer is commended for choosing to reduce the (leasable) floor area rather than compromise the design integrity or quality of the proposed building in recognition of its relationship to the Richmond Oval Building and prominent waterfront location.

Analysis***Conditions of Adjacency***

- The proposed development will be highly visible from all directions. In response, the building is designed to articulate a distinct architecture vocabulary that is in harmony with the iconic Richmond Speed Skating Oval. Thoughtful public realm treatment and extensive use of glass on the building façade have been incorporated to ensure good interface with the public open space surrounding the proposed building.

Urban Design and Site Planning

- The proposed building provides an additional attraction to draw visitors to this riverfront node anchored by the Richmond Oval and plaza along the Middle Arm.
- The proposed building will be used as a sales centre for the residential development following the 2010 Winter Olympic Games. It is intended that the building will be converted to separate restaurant uses (take out/informal dining along the dyke level and a destination restaurant on the second story) in the future.
- When the restaurant conversion occurs, it is anticipated that some of the outdoor area immediately north of the site will be used for patio seating associated with the restaurant use. City staff support this concept in principle as the activities generated by having an outdoor patio for the restaurant would provide further animation along the open space and take advantage of the riverfront views. The developer is aware that separate lease and legal arrangements will be required to be made, to the satisfaction of the City Solicitor, Director of Engineering and Director of Development for the outdoor patio use.
- Vehicular access is limited for this site. The “arrival court” functions as a parking/drop off area for valet parking and deliveries only. All the required off-street parking are provided in the Richmond Oval parking lot, which have been secured through a separate lease agreement. A pedestrian walkway links the Oval parking to a public plaza west of the proposed building. Alternatively, pedestrians can stroll along Hollybridge Way or the dyke walk to the proposed building.
- The applicant will be upgrading the paving treatment of the bridge connecting Hollybridge Way to the site to the satisfaction of the Director of Transportation and Director of Major Projects to enhance the entry experience to the site. The pedestrian connection from the arrival court to the dyke (future patio) level has been redesigned from stairs to a ramp to improve universal accessibility and will be lit at night for visibility.
- The garbage/recycling storage and pick up is proposed on the sunken level out of sight of the public realm adjacent to the proposed valet parking spaces on the vehicular arrival/parking court. A garbage storage room/area will be located in the Service Room south of the Entrance Lobby, and accessible from the Arrival Court. The compactor is south of the valet parking area and will be enclosed. Details of the screening is included in the Landscape drawings.
- Some of the mechanical units will be housed at the entry court level to minimize visual impact. Any mechanical unit that requires a rooftop location will be kept to the lower roof adjacent to the west stair court. Screening and acoustical treatment will be designed for the unit as part of the Building Permit submission.

Architectural Form and Character

- The design concept is that of a highly transparent L-shape glass box set on the Richmond Oval plaza. The proposed building incorporates a curved roof as homage to the iconic Richmond Oval roof inspired by the shape of a heron’s wings, and the proposed façades are animated by visual transparency through extensive use of glazing. It will be a highly visible building especially when lit at night.
- A small portion of the proposed roof and the water feature will project beyond the north property line onto the plaza area. A separate legal agreement will be required to the satisfaction of the City Solicitor, Director of Engineering and Director of Major Projects for these encroachment prior to the issuance of the Building Permit.

- A water feature in the form of a series of cascading waterfalls into a reflecting pond will be incorporated along the northeast corner of the building to mask the exposed structural wall and to pick up on the extensive water features designed into the Oval site.
- Environmentally sustainable features are incorporated into the proposed building including green roof, Low-E (low emissivity) glazing, horizontal exterior louvers to control daylight and temperature, use of overhangs, operable windows, and stack venting in the high ceiling areas
- The building material palette is deliberately understated to complement the Richmond Oval. The principal building materials are glass, steel and concrete. The exterior finishes include standard seam metal roof with exterior and interior wood soffits for the easterly portion of the L-shaped building and a green roof and landscape roof terrace along the westerly portion of the building.
- The exterior walls are composed of glass curtain wall with horizontal accents of anodized aluminium panel. The internal supporting columns will be highly visible when the building is lit at night and will be composed of steel struts supported by concrete columns at the base of the structure.

Landscape Design and Open Space Design

- The landscaping for this site is designed by the same design team as for the Richmond Oval and Middle Arm Open Space Master Plan endorsed by Council. The integration of the open space surrounding the proposed building will be seamless.
- The proposed planting, water features, paving and other landscape components are designed to integrate with the Oval site public open space.
- The developer has agreed to construct a portion of the open space envisioned in the Oval Open Space Master Plan on behalf of the City at the City's cost to accommodate the construction schedule of the Oval and the proposed development. Agreement has been reached between the developer and Major Projects for the scope and construction coordination separate from the Development Permit process. These arrangements are secured by legal agreements to the satisfaction of the City Solicitor.
- Sustainable features include directing storm water from the property into the Oval stormwater filtration pond to the south and incorporation of native species in the green roof and planting plans.
- When in use, the proposed restaurant seating area north of the proposed building will create active uses along the dyke frontage and further animate the riverfront public open space.
- The developer will provide a Letter-of-Credit for landscaping in the amount of \$240,000 (based on cost estimate prepared by the Landscape Architect) prior to the issuance of the Development Permit.

Crime Prevention Through Environmental Design

- The proposed building incorporates good CPTED design principles. It is the design intention to create a seamless, integrated landscape between the Oval and the proposed building. The extensive use of glazing allows for good passive surveillance. Walkways and entrances have been logically located to maintain continuous sight lines between public and private properties to ensure high visibility to provide a sense of safety and security for pedestrians.
- The site will have an exterior security system (cameras). There will also be architecturally integrated gates at the Arrival Court east property line, at the junction of the north-south

walkway, and the curved path which will be closed after hours for security reasons. Public access to the dyke along public walkways will be maintained at all time.

Environmentally Sensitive Area (ESA)

- An ESA designation was originally applied to this site as part of the larger context of an area in close proximity to the Fraser River, Hollybridge Canal and for the presence of habitat features in the area. The majority of the subject site lies outside the 30 m (98 ft.) ESA foreshore buffer.
- An initial vegetation inventory was undertaken for the subject site as part of the larger Richmond Oval project which was used to provide a basis for appropriate compensation and enhancement planting for the impacts to this site and to achieve a seamless landscaping treatment between the subject site, the Richmond Oval landscaping features, and the waterfront. Eighteen (18) trees among an assortment of shrubs and low vegetation were identified as part of the inventory.
- The compensation planting includes the installation of 96 trees and an assortment of 5 types of shrubs and ground covers divided into four main planting areas. Two of the planting areas are intended to be primarily birch groves with associated understory shrub and ground cover vegetation while the two remaining planting areas will be a mix of maple, trembling aspen, shore pines and birch trees, with associated ground covers and shrubs.
- The plans include a narrow vegetated buffer strip adjacent to the Hollybridge Canal, which is both an ESA and a Riparian Management Area. The species selections for all these areas conform to the City's recommended plantings for natural areas.
- Overall, the project's compensation and enhancement plans for this site have appropriately addressed the ESA concerns for this site.

Engineering Works

- All off-site engineering works have been secured by the appropriate Servicing Agreements to the satisfaction of the Director of Engineering, Director of Major Projects and the City Solicitor.
- A Servicing Agreement will cover works including but not limited to the resurfacing of the entry bridge to the site from Hollybridge Way, improvement to the pedestrian access, and required infrastructure upgrades. Legal agreements associated with the required Engineering work must be entered into prior to issuance of the Development Permit.

Public Art

- Even though there is an explicit exemption from any requirement to provide public art stipulated by the Agreement of Purchase and Sale for the Oval Lands, the developer is voluntarily working with the City's Public Art Planner to incorporate public art above the elevator tower to enhance the Oval Public Art strategy.
- To accommodate a public art piece above the elevator tower, a height variance up to a maximum of 13 m (42 ft.) beyond the 18 m (59 ft.) maximum height permitted is included in this Development Permit to allow flexibility in the design and introduction of public art.

Conclusions

Staff recommend approval for the proposed development. Along with the iconic Richmond Oval, the proposed building will set a standard for high quality design for this riverfront neighbourhood.



Cecilia Achiam, MCIP, BCSLA
Senior Coordinator, Major Projects & Development Applications

CA:ca

Attachment 1: Development Application Data Sheet

Attachment 2: Advisory Design Panel Minutes from November 7, 2007

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$240,000 (based on cost estimate prepared by the Landscape Architect);
- Standard Servicing Agreement for paving and side walk on the entry bridge from Hollybridge Way to be completed to the satisfaction of the City Solicitor and Director of Engineering;
- Agreements for the landscaping work on Parcel 6 and Lot 2 on behalf of the City at the City's cost to the satisfaction of the City Solicitor, Director of Major Projects and Director of Development; and
- Agreements to accommodate the anchor for the art work, air intake and storm water discharge to the satisfaction of the City Solicitor, Director of Engineering and Director of Major Projects.

Prior to the issuance of the Building Permit:

- If required, mechanical units will be located on the lower roof adjacent to the west stair court and screening and acoustical treatment will be designed for the mechanical unit and included as part of the Building Permit submission if required.
- Applicant to obtain separate agreement to the satisfaction of the City Solicitor, Director of Engineering and Director of Major Projects for the roof overhang and water feature encroachment on the north side of the building.



City of Richmond

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 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

**Development Application
 Data Sheet**
 Development Applications Division

DP 07-389190 **Attachment 1**

Address: 5111 Hollybridge Way

Applicant: Oval 6 Limited Partnership Owner: ASPAC

Planning Area(s): City Centre

Floor Area Gross: 2,159.5 m² (23,245 ft²) Floor Area Net: 1,501 m² (16,158 ft²)

	Existing	Proposed
Site Area:	2957.2 m ²	2957.2 m ²
Land Uses:	Vacant	Commercial
OCP Designation:	Olympic River Front	Olympic River Front
Zoning:	Comprehensive Development (CD/157)	Comprehensive Development (CD/157)
Number of Units:	0	0

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.8	0.51	none permitted
Lot Coverage:	Max. 30%	18.7%	Complies
Setback – Hollybridge Way:	Min. 3 m	3 m	
Setback – other property lines			Variance to permit a 2 m encroachment
North:	Min. 3 m	1 m	
South:	Min. 3 m	3 m	complies
West:	Min. 3 m	3 m	complies
Height (m):	Max. 18 m (geodetic)	20.57 m geodetic (roof); 23.06 m geodetic (elevator shaft); 31 m geodetic (public art)	Variance Supported
Lot Size:	Min. 2,900 m ²	2957.2 m ²	Complies
Total Off-street Parking Spaces:	200 (secured through an existing separate lease agreement)	200 Under Oval + 7 on site for valet parking	Complies

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, November 7, 2007 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

1. **Development Permit 07-389190 – 2 Storey Commercial Building on Parcel 6, Oval Lands**

APPLICANT: James Cheng Architect

PROPERTY LOCATION: 5111 Hollybridge Way

Staff Comments

Cecilia Achiam, Planner, reviewed the site context and surrounding area, noting that the project is a commercial building located on Parcel 6 of the Oval lands, adjacent to the Oval building. The upper floor will be used as a sales centre for the neighbourhood's residential developments, however, it will eventually be converted to a fine dining restaurant with casual food services at the ground level. Ms. Achiam also spoke about the constrained building envelop, "swooping" accessible walkway, which is part of the Oval public open space plan; floating art work; and means of arrival to the site, including valet parking.

She concluded by advising the Panel about two requests for variances: (i) height for the elevator tower (supported by staff); and (ii) the dome roof structure, which exceeds the height requirements (applicant advised to comply with the height requirement).

Applicant's Comments

James Cheng provided history associated with the evolution of the development proposal, and spoke about the reference to movement established by the curved amphitheatre seating, the architectural features of the Oval building, the river; the accessible ramp; and the inclusion of public art on-site to demonstrate that the building is not a single orientation building. With the aid of various artists renderings and a material sample board, Mr. Cheng provided a detailed review about the site composition and building design. He noted that the simple and delicate building design compliments the oval building; the building is oriented to receive pedestrian traffic directly from the pedestrian bridge and vehicle traffic from both Hollybridge Way and River Road; the arrival level will include a valet drop off; and the building is anchored by a tall glass cube element. Grading has been carefully considered and the building has been designed to be higher than the dyke but align with the accessible ramp, and the main (informal food services) level aligns with the plaza.

Joseph Fry spoke about the building siting and orientation, and highlighted the following points about the details of the landscape scheme:

- it captures the views to the west and the afternoon sun, and also activates the riverside space;
- the riverside space has the capacity to accommodate up to 8000 visitors;
- a destination is provided on the dyke trail;
- a native planting scheme including birch, short pine, native primordial landscaping is proposed;
- the plan includes a number of green roofs;
- storm water for the entire site will be captured and contained;
- permeable pavers are proposed;
- the step down to the dyke is tiered from 5m to 3.5 m;
- a roof terrace will be accessible to the public;
- the roofline shown in the plans creates the appearance of a pinch point in the pedestrian pathway; the building does not restrict the pathway as there is actually ample height clearance under the deck (16' +) as illustrated in the cross section and the building model.

Mr. Cheng provided information about the architectural materials which include concrete; glass; stone; metal; and wood. The wood will be used mainly in the interior of the building, the exterior will be simple and complimentary to the oval without mimicking the Oval structure's design. The interior of the building will have a quiet; subdued; and natural feel. Mr Cheng concluded by advising the Panel that an illuminated glass floor surrounded by water on both sides will welcome guests, and that consideration is being given to placing a metal sculpture of a tree at the very top of the glass cube, which will be illuminated at night and be visible to both those at the lower levels within the building and those outside of the building.

Panel Discussion

In answer to several questions, the applicant provided the following advice:

- If the requested height variance is granted, the impact of shadows would be limited to approximately half an hour during select times of the year as demonstrated by the shadow diagrams presented by the applicant. If it is not granted, the building will make less of a visual statement in context of the strong lines of the Oval building.
- The elevation plans indicate that the top of the vertical glass element is below the curve of the Oval roof.
- Landscaping will screen the transformer pad, pump, and garbage/recycling facilities.
- The cantilevered element above the pedestrian walkway is approximately 16 feet in height. It is designed not to be oppressive and will incorporate wood soffits.

- Approximately 200 parking spaces have been designated in the Oval Structure for the proposed development. There will also be several parking spots located directly outside of the building, and valet parking.
- The project will be gated off, restricting vehicle access after hours of operation. The area will be well lit, and foot traffic will be able to get through.
- The roof top mechanical components will be hidden by a high parapet or within the basement.

Comments from the Panel were as follows:

- The applicant was commended on the project for its design; integration of landscaping with the surrounding site; ramp; arrivals / entry area; and tower. However, the speed skating Oval structure is very strong, and the applicant was encouraged to consider treating the tower with a subtle skin treatment to make it a stronger counterpoint element.
- The applicant was commended for the project's attractive design; and proposed art project of the metal sculpture of a tree. Concerns were expressed about the delicate form of the building; and the curve element of the rooftop component. Consider (i) giving the building more robust treatment, especially around the base; and (ii) adding more depth to the curve of the roof facia.
- Comments were made that the building is attractive; a welcome icon to the site; and very delicate in comparison to the Oval. Appreciation was expressed over the strong but elegant tower element and public art proposal. However, the heavy and robust "Y" shaped support columns may detract from the delicate nature of the building and need further consideration, and a fuller curve should be added to the roof.
- The dyke elevations and Oval structure make this a difficult site to work with. Complimented the approach of the building, tower and curved roof. Expressed concern regarding the circulation of traffic; and the proportion of the tower. It was noted that the pedestrian levels run the risk of being the "backsides" of the building, and the applicant was advised to give consideration to (i) a generous and easy circulation around the building for foot traffic; and (ii) making the tower "skinnier".
- The applicant was highly praised on the integration of ramps for accessibility throughout the site, the project's curving features; and symmetry between the landscape and water feature.
- The building responds well to the Oval structure; public art will need to be a large piece that makes a statement, consider form, size, colour and surrounding area. The applicant was advised that the Oval Art Plan has been updated, and to contact Jane Fernyhough, Manager of Heritage and Cultural Services, for further information.

- Appreciation was expressed over the response to the site; and the elegance of the tier levels, on the dyke, above the dyke, and perched building. Felt that the building did not need to be more robust, and that the applicant has responded the best way possible to the “backside” of the building. Comments were made in support of the roof elevation variance.

- Expressed support for the height variance, stating that the roof arc could be amplified. The applicant was asked to ensure that (i) the tower remains a strong architectural feature and stands in contrast to the Oval; and (ii) the portion of the building facing the Oval is not a safety concern for pedestrians and consider the cantilevered element over the path to ensure a friendly pedestrian space.

The applicant expressed his appreciation to the Panel for their comments, and advised that the comments would be taken into consideration.

Panel Decision

It was moved and seconded

That Development Permit 07-389190 move forward to the Development Permit Panel, taking into consideration the following comments provided by the Advisory Design Panel: [Applicant’s response]

1. ***Consider adding “strength” to the glass tower;***
 [The Glass Tower in the original DP submission has undergone refinement and modifications. As originally proposed it will showcase the public art, but will be more integrated into the curvilinear features of the building. This refinement will strengthen the overall form and character of the building.]

2. ***Consider adding more robust element to the architectural elements at grade and consider the “Y” columns to reduce the “robustness” (It was noted that contradictory comments were expressed by the Panel);***
 [The concrete expression of the structure was located at the lower level to accentuate the idea of a base/foundation upon which is built a lighter structure. The double height drive court further dramatizes the structural expression and lightness of form above.]

3. ***Consider extending the curvilinear features into the interior of the building;***
 [The curved roof has been reconfigured to just the eastern portion of the building, which gives it more ‘drama’. The features of the roof extend into the interior ceiling of the space. With the transparent skin of the building, the interior will read from the outside.]

4. ***Detail the screening of the rooftop units to address overlook concerns;***
 [Two locations/options are being studied- One will locate the mechanical unit in the service space on L1; the other will locate the unit on the roof adjacent to the west stair core. Screening and acoustical treatment will be designed for the unit.]

5. ***Consider deeper fascia details to the roof edge;***
 [Consideration will be given to detailing a deeper fascia at the roof edge.]

6. *Consider further design development to the tower element to ensure it is strong enough to function as a counterpoint to the Oval building;*

[See Item 1 above.]

7. *Consider amplifying the curve of the roof (the Panel supports the requested height variance);*

[The curved roof has been studied and revised.]

8. *Consider the pedestrian experience at all faces of the building, particularly at the back; and*

[The pedestrian experience at all faces will be developed with landscaping and materials. The south face of the Revised Scheme has strengthened the pedestrian experience from the Original Scheme, by opening up the façade with full height glazing, and by pulling back the building from the curved walkway.]

9. *Incorporate the most recent public art guidelines for the Oval.*

[The most recent public art guidelines for the Oval will be incorporated.]

CARRIED



No. DP 07-389190

To the Holder: OVAL 6 LIMITED PARTNERSHIP

Property Address: 5111 HOLLYBRIDGE WAY

Address: C/O JAMES K.M. CHENG ARCHITECTS
 SUITE #700 – 77 WEST EIGHTH AVENUE
 VANCOUVER, BC V5Y 1M8

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. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied to:
 - a) increase the height from 18 m (59 ft.) geodetic to 20.6 m for a portion of the curved roof and 23.6 m for the elevator tower of the proposed building, and 31.0 m (101.7 ft.) to the top of the proposed public art piece; and
 - b) permit the building to encroach 2.1 m (6.8 ft.) into the north side yard setback.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #12 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$240,000. 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.
7. 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 07-389190

To the Holder: OVAL 6 LIMITED PARTNERSHIP
Property Address: 5111 HOLLYBRIDGE WAY
Address: C/O JAMES K.M. CHENG ARCHITECTS
SUITE #700 – 77 WEST EIGHTH AVENUE
VANCOUVER, BC V5Y 1M8

8. 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 , .

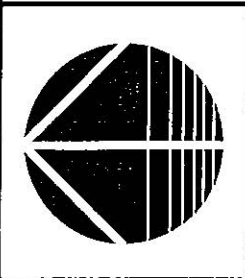
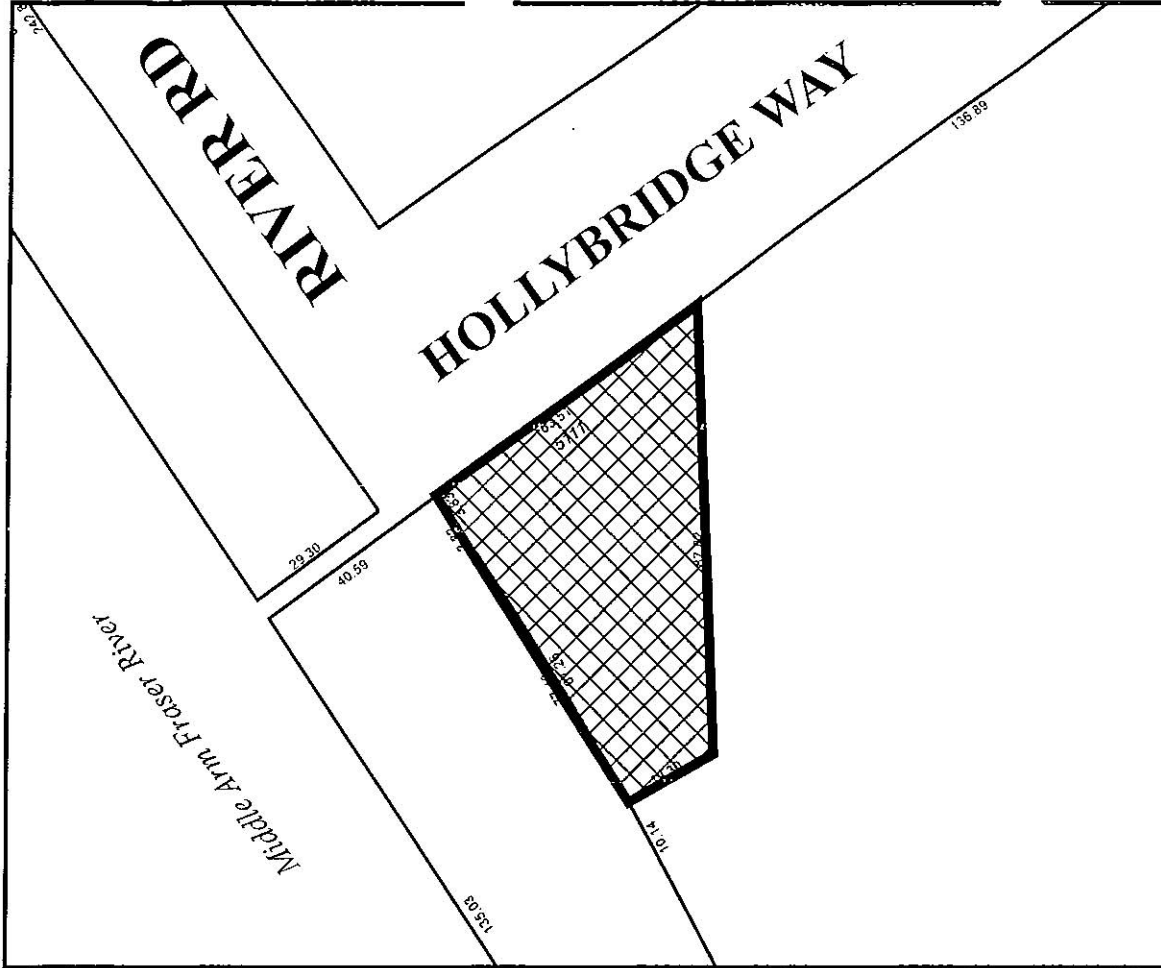
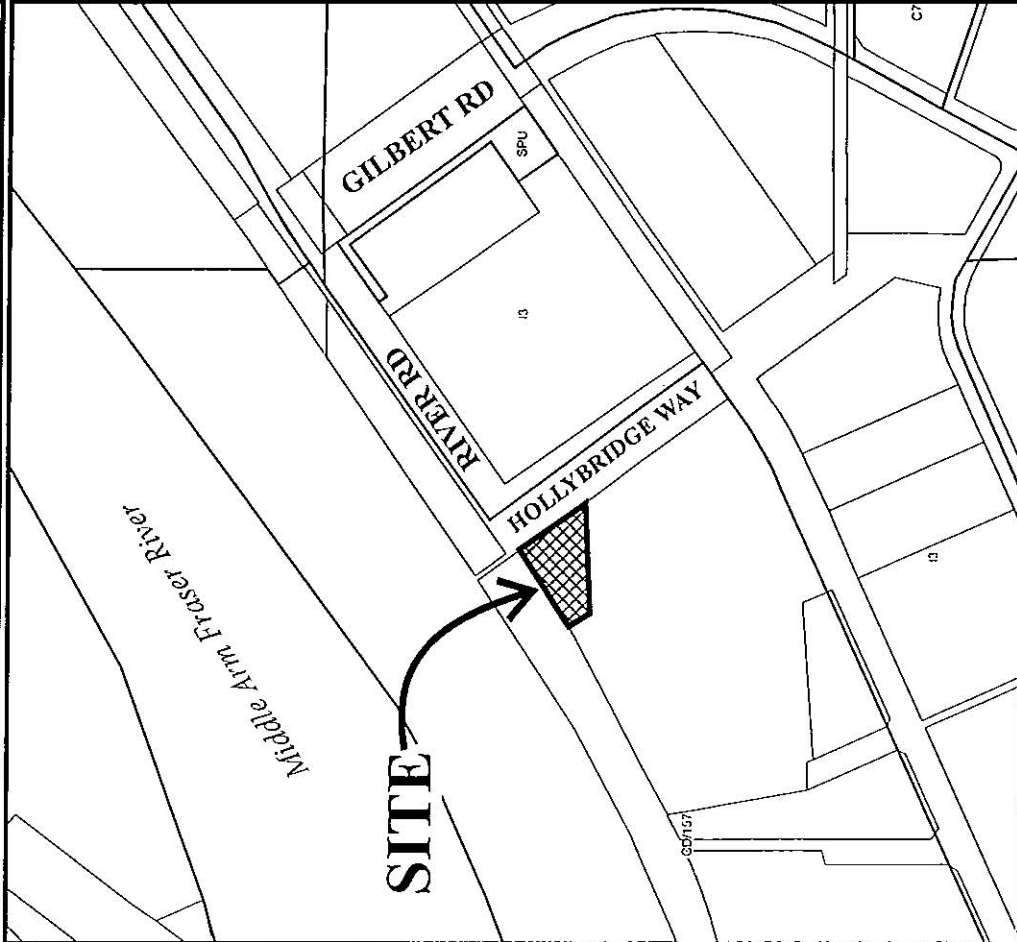
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 07-389190 SCHEDULE "A"

Original Date: 09/27/07

Revision Date:

Note: Dimensions are in METRES

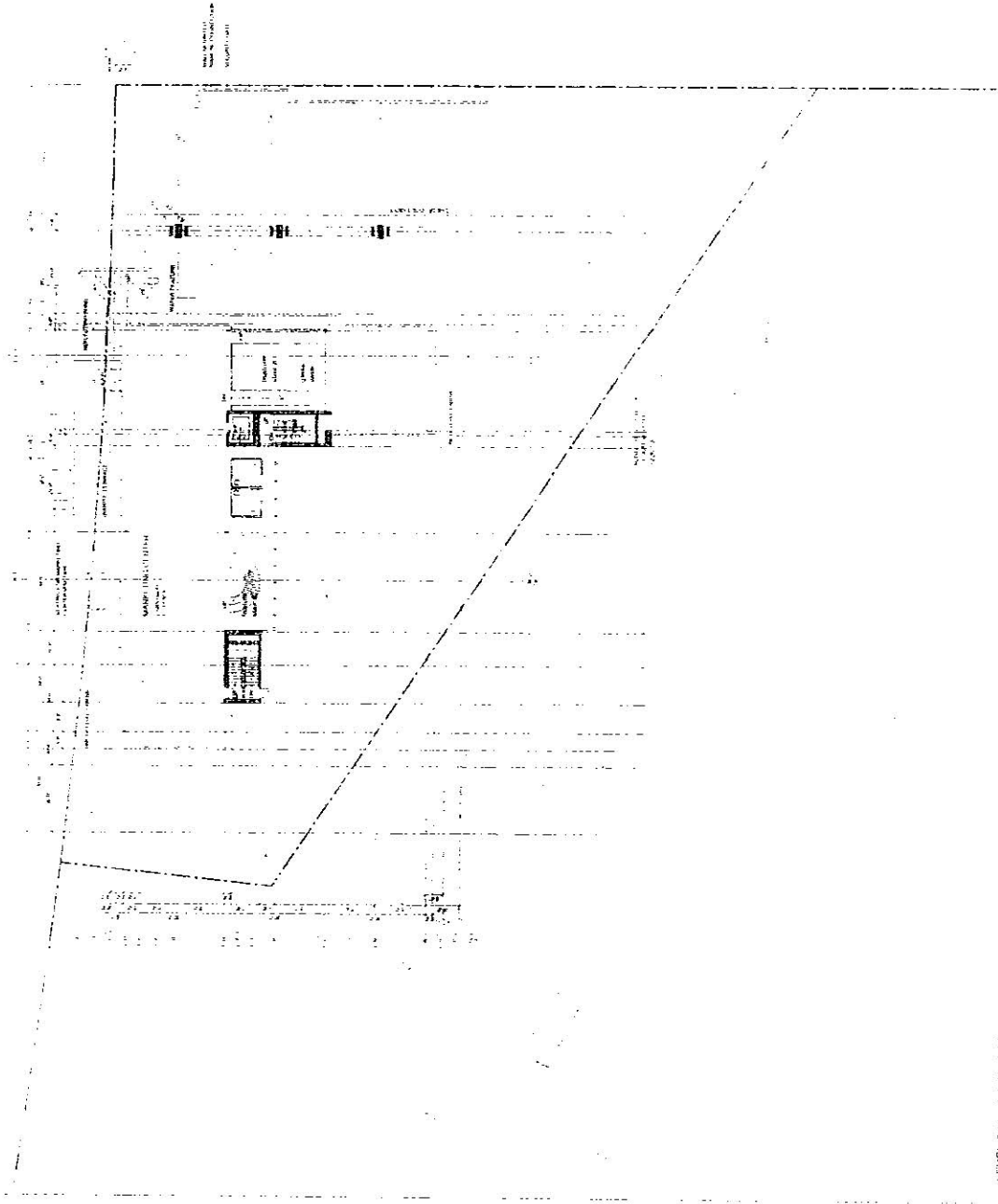
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MAY 07 2008

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DRAWN BY: [illegible]
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SCALE: 1/8" = 1'-0"

DP 07 133
#12



LEVEL 2 PLAN 650141 110-11110-10700123002

PROJECT NO. 02-330-100
DATE: MAY 07 2008
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CHECKED BY: [Name]

SCALE: 1/8" = 1'-0"

MAY 07 2008

PROJECT NO. 02-330-100

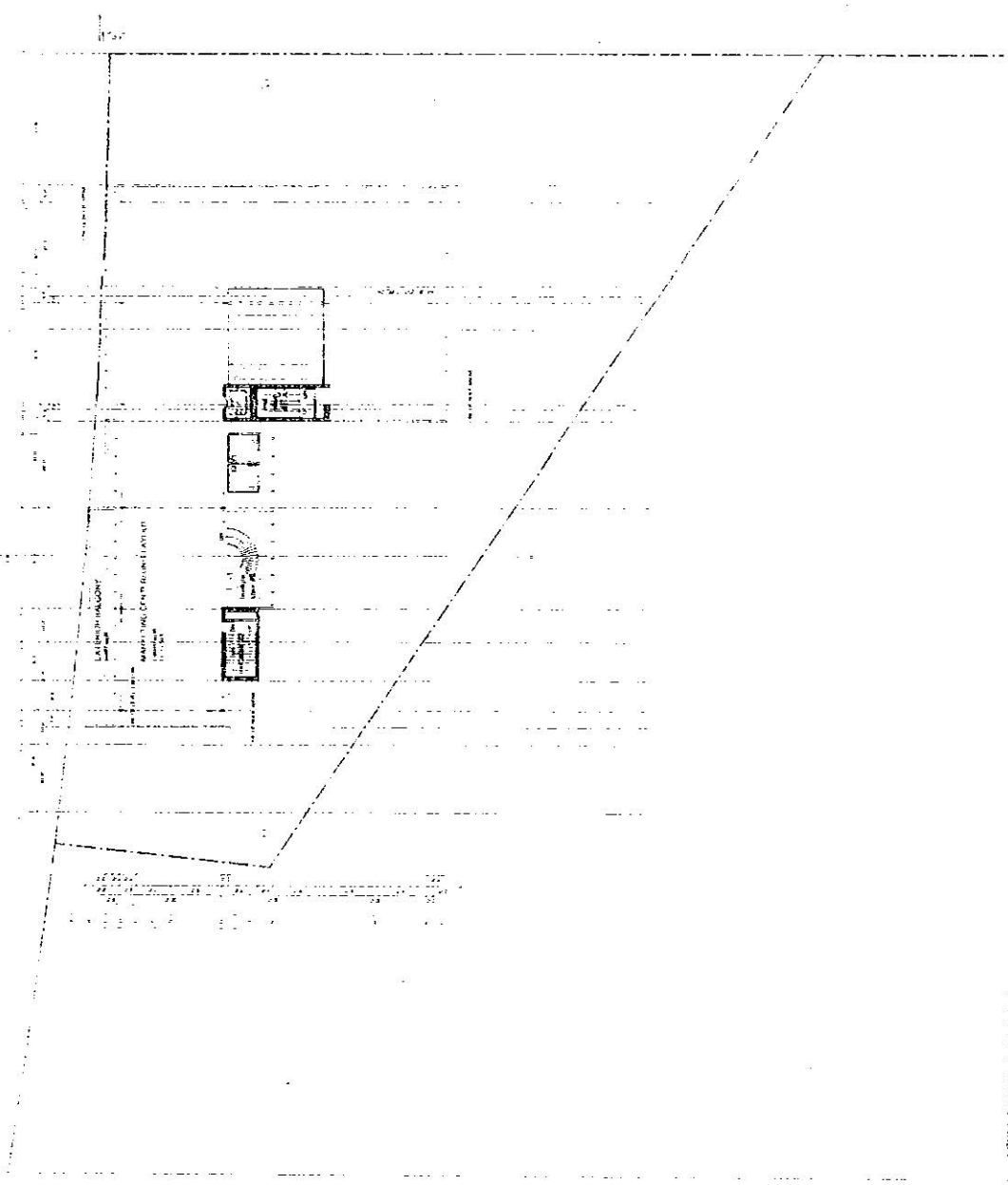
DATE: MAY 07 2008

DRAWN BY: [Name]

CHECKED BY: [Name]

A2.3

1/8" = 1'-0"



PF 02-330-100
#0

LEVEL PLAN - FIRST FLOOR

1. Name of the Project
2. Location
3. Date of Issue

1. Name of the Project
2. Location
3. Date of Issue

MAY 07 2008

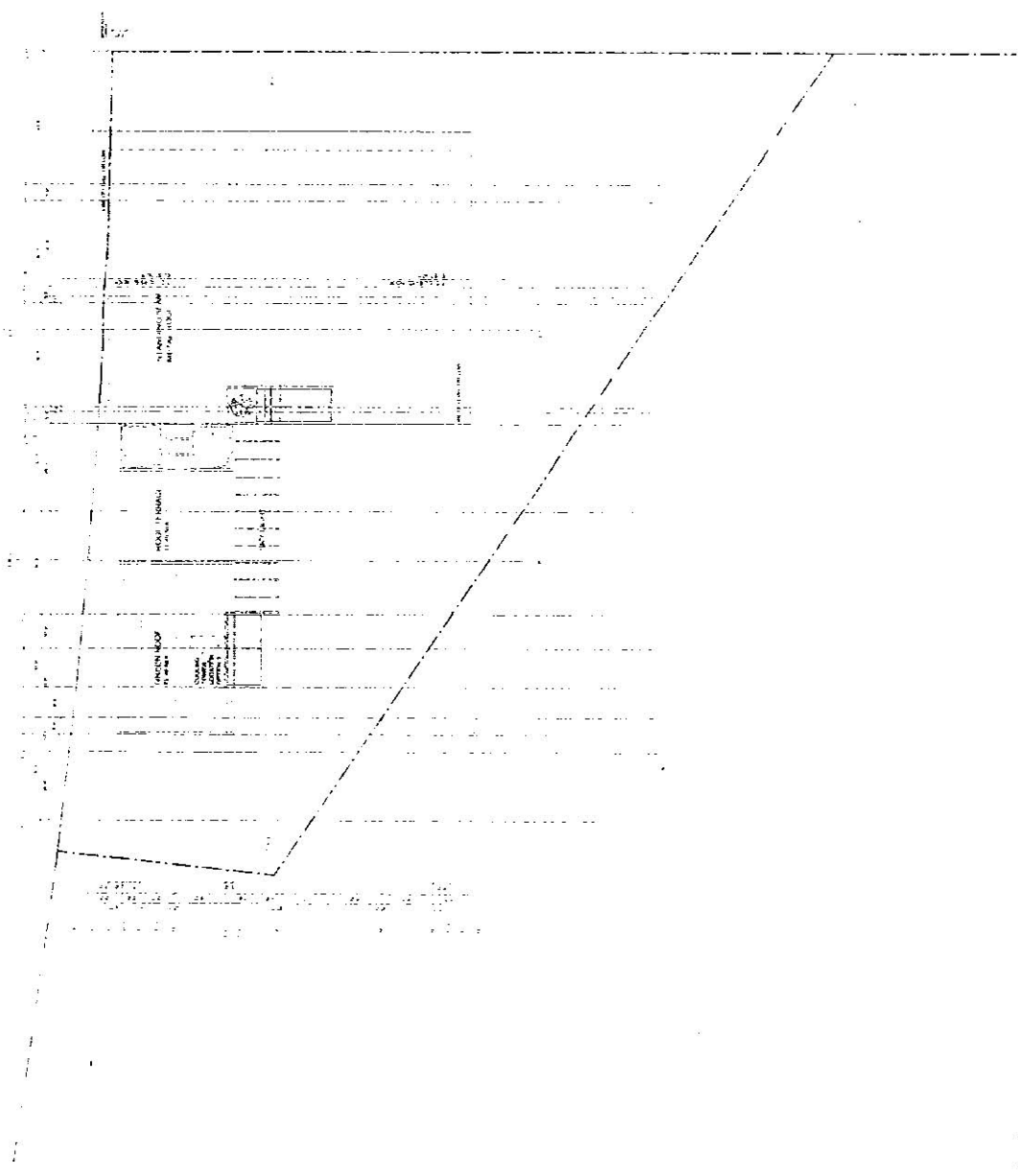
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2. Location
3. Date of Issue

1. Name of the Project
2. Location
3. Date of Issue

1. Name of the Project
2. Location
3. Date of Issue

1. Name of the Project
2. Location
3. Date of Issue

1. Name of the Project
2. Location
3. Date of Issue



DP 07/08/08 110

115

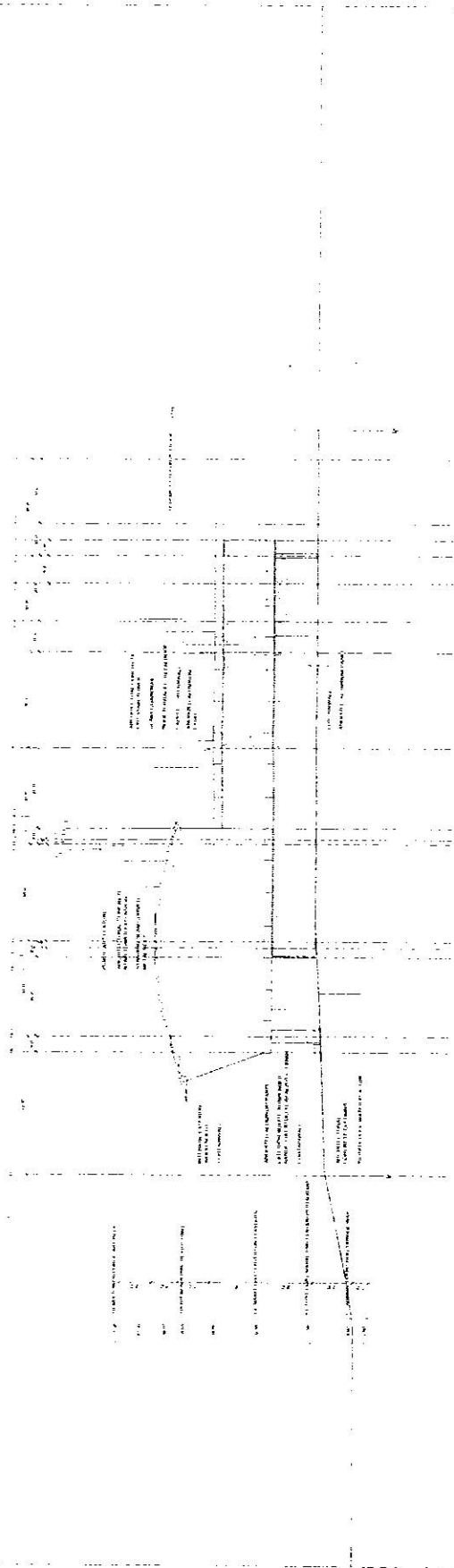


FIGURE 3 NORTH ELEVATION

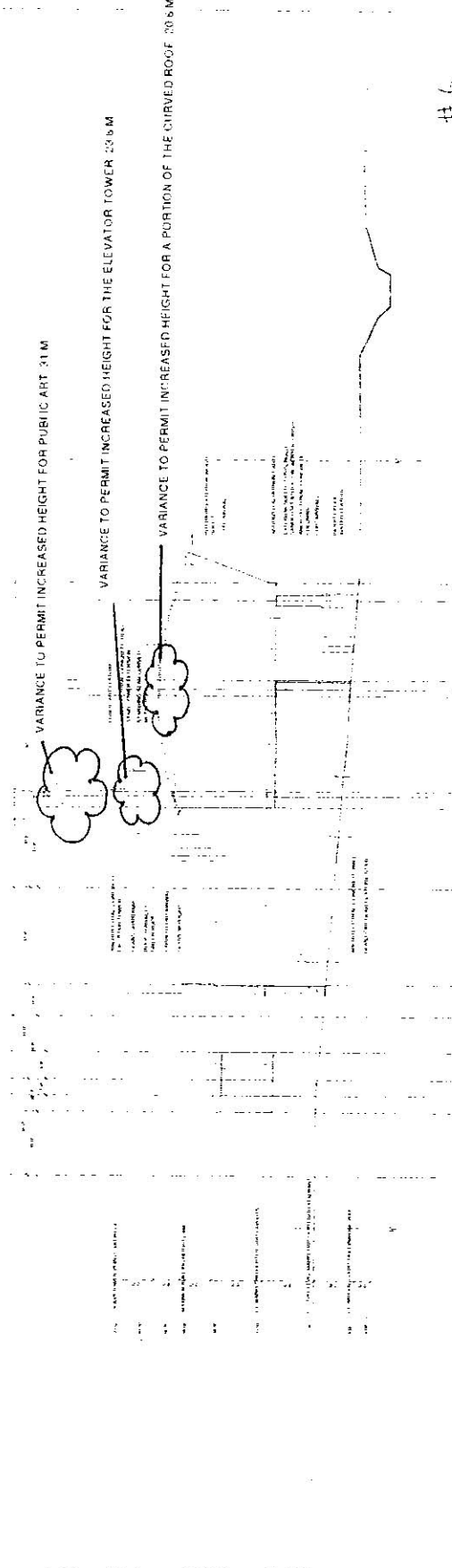


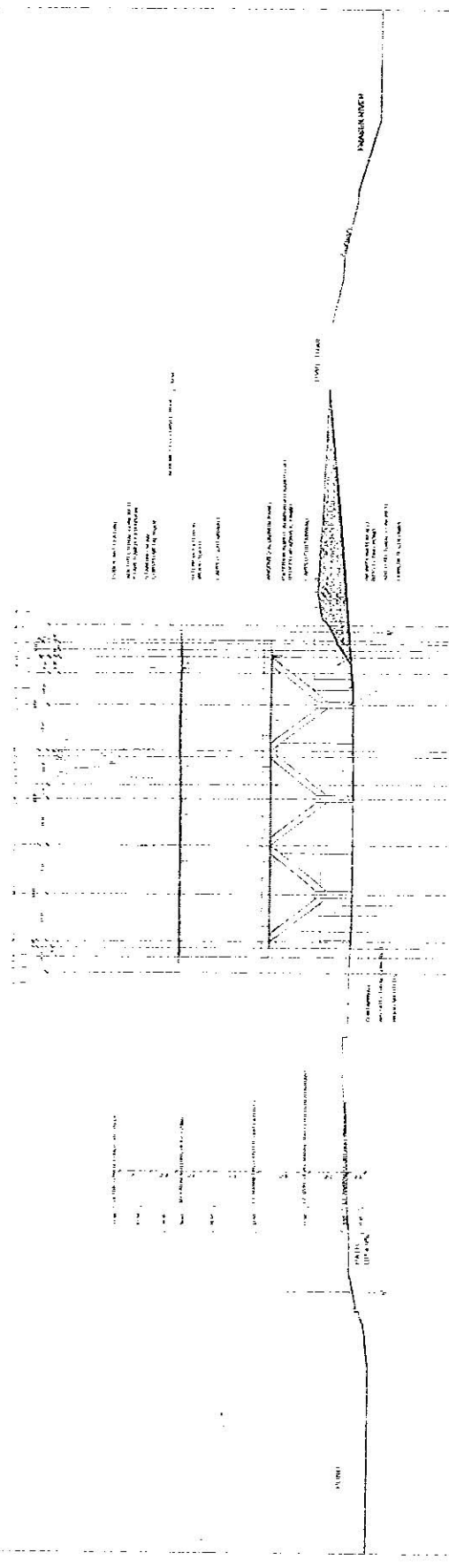
FIGURE 4 SOUTH ELEVATION

MAY 07 2008

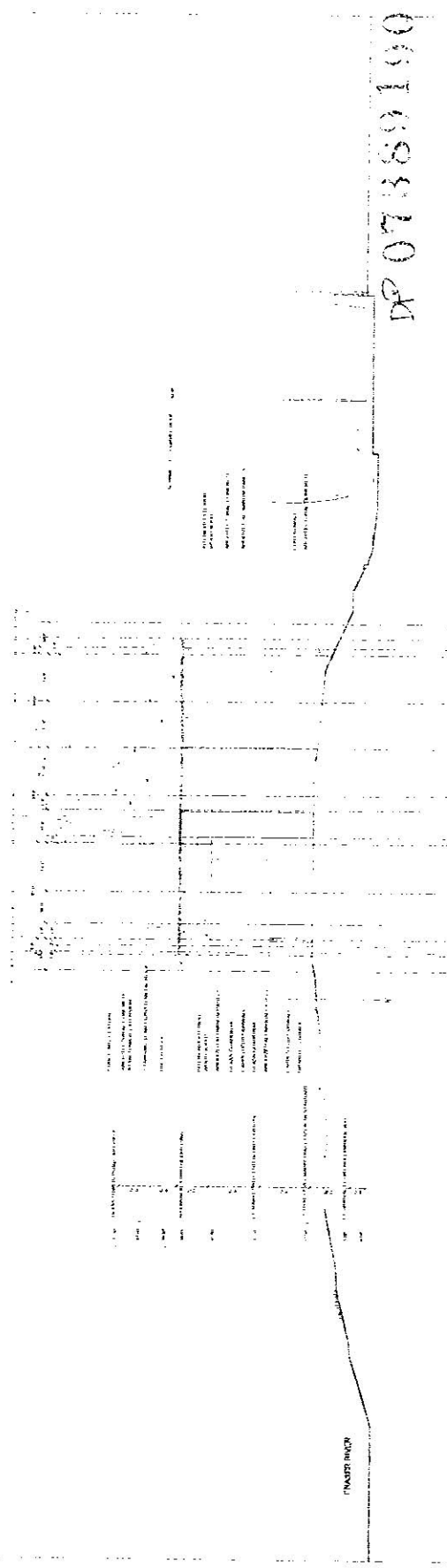
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 SHEET: [illegible]

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 DP 073507100

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SCHEME 3 EAST ELEVATION



SCHEME 3 WEST ELEVATION

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 CHECKED BY: [Name]

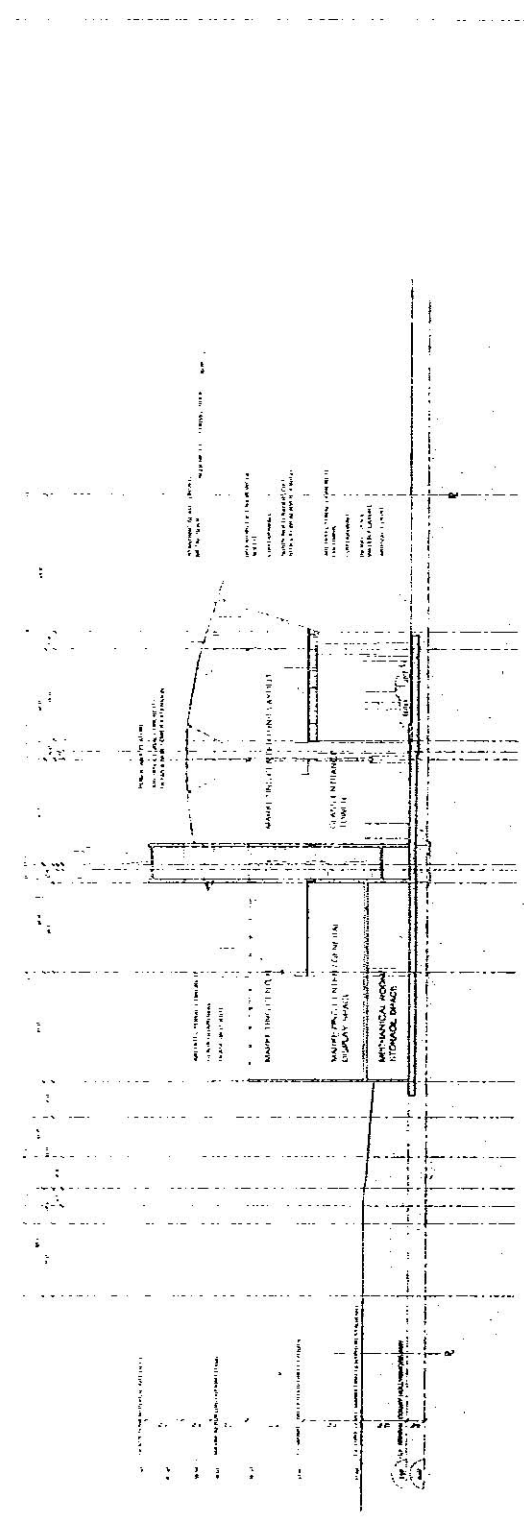
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 LOCATION: [Name]
 SCALE: [Name]

MAY 07 2006

PROJ: [Name]
 SHEET: [Name]
 DATE: [Name]
 SCALE: [Name]

07389190

#7



SECTION A

MAY 07 2006

ENGINEERING CONSULTANTS
 PARKER RESTAURANT
 MARKETING CENTER
 WASHINGTON

DR 07-389100

#2

PROJECT NO. 100
SHEET NO. 100
DATE 10/10/00

INSTRUMENTAL
NO. 100
DATE 10/10/00

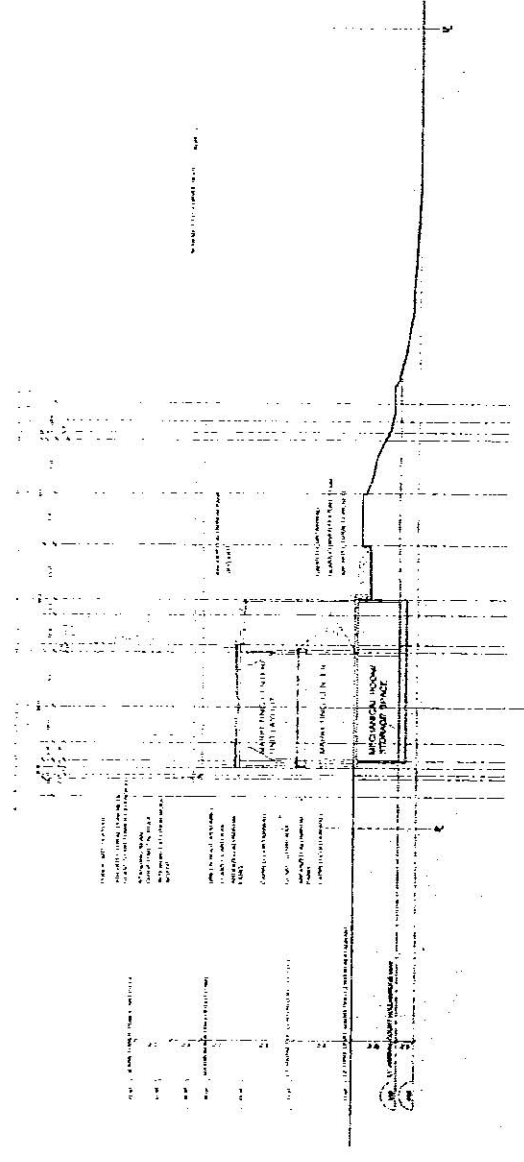
MAY 07 2008

MARKETING ENGINEERING
DEPARTMENT
RELEVANCE

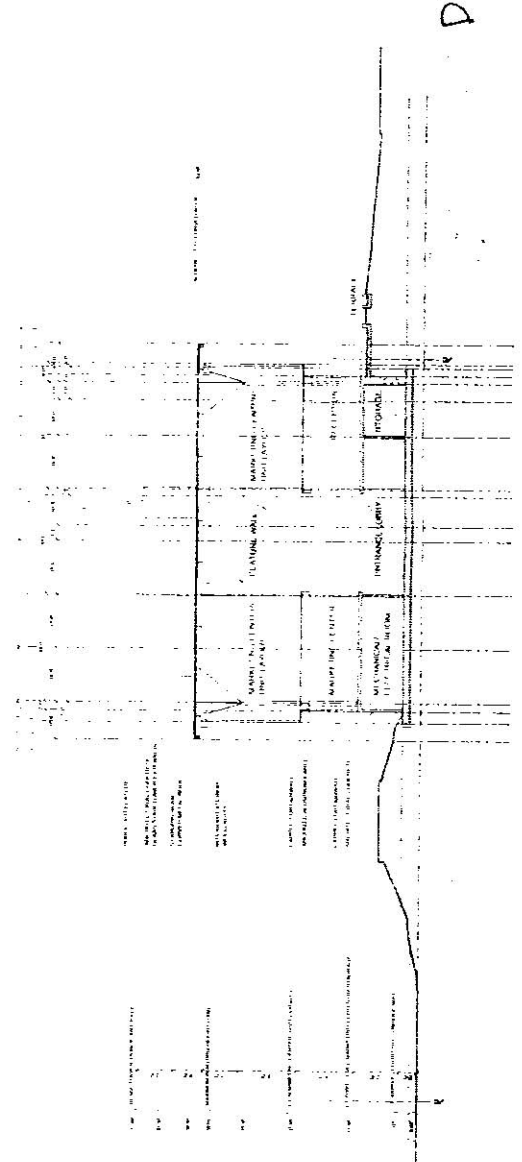
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DP07380000

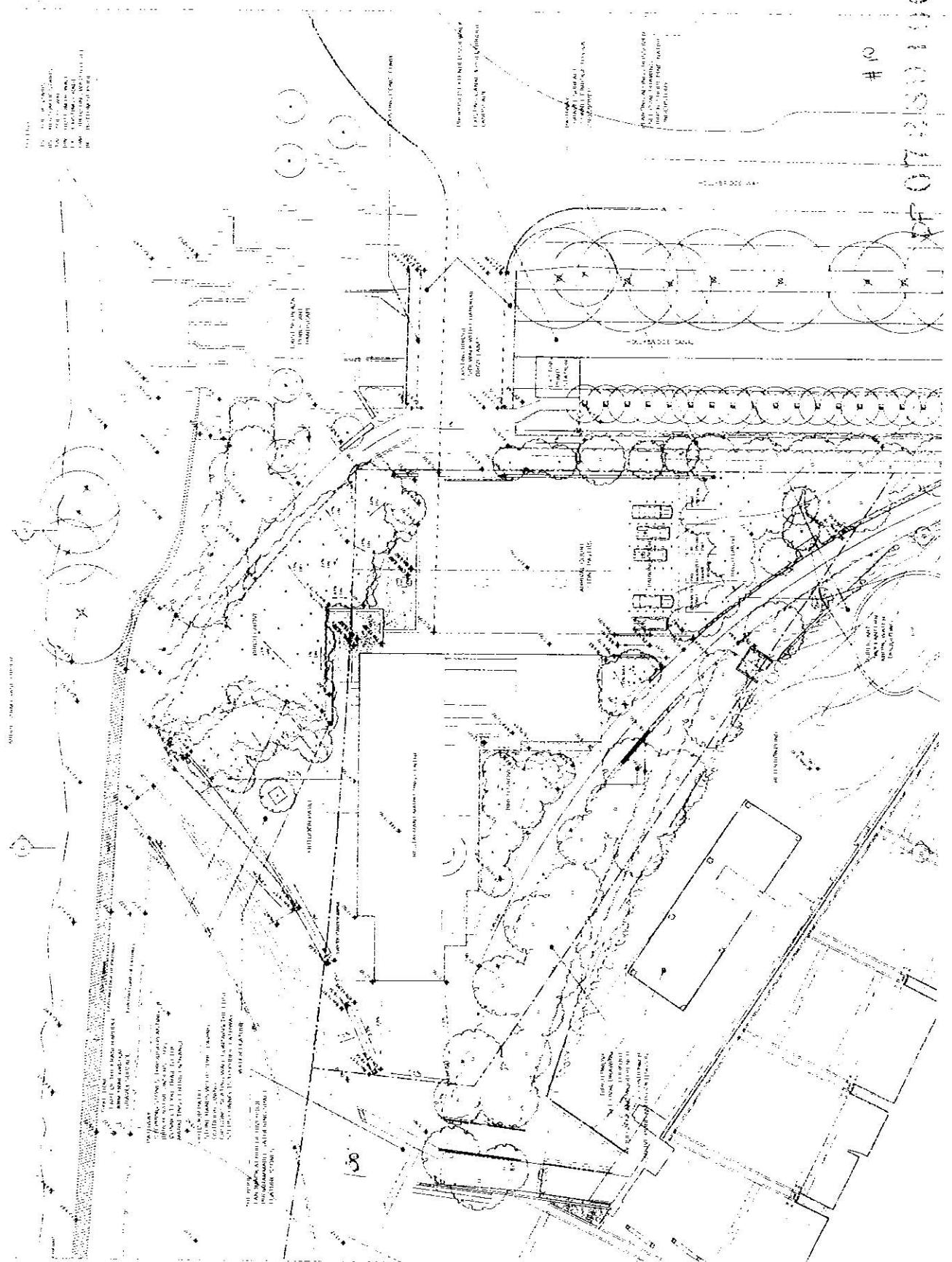
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SECTION B-D



SECTION B-D



1. ALL PLANTINGS TO BE INSTALLED BY THE CONTRACTOR.
 2. ALL PLANTINGS TO BE INSTALLED BY THE CONTRACTOR.
 3. ALL PLANTINGS TO BE INSTALLED BY THE CONTRACTOR.
 4. ALL PLANTINGS TO BE INSTALLED BY THE CONTRACTOR.
 5. ALL PLANTINGS TO BE INSTALLED BY THE CONTRACTOR.

1. ALL PLANTINGS TO BE INSTALLED BY THE CONTRACTOR.
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 3. ALL PLANTINGS TO BE INSTALLED BY THE CONTRACTOR.
 4. ALL PLANTINGS TO BE INSTALLED BY THE CONTRACTOR.
 5. ALL PLANTINGS TO BE INSTALLED BY THE CONTRACTOR.

PHILLIPS LANDSCAPE ARCHITECTURE
 1000 STATE STREET
 BOSTON, MASSACHUSETTS 02118
 TEL: 617-552-1100
 FAX: 617-552-1101
 WWW.PHILLIPS-LA.COM

MAY 07 2008
 PHILLIPS LANDSCAPE ARCHITECTURE
 1000 STATE STREET
 BOSTON, MASSACHUSETTS 02118

SITE PLAN

#10

07-280-1000
 111

PROJEKTANT: ARCHIT. BIURA

WYKONAWCA: ...

LEGENDA

SYMBOLY ...

WZNESENIKI

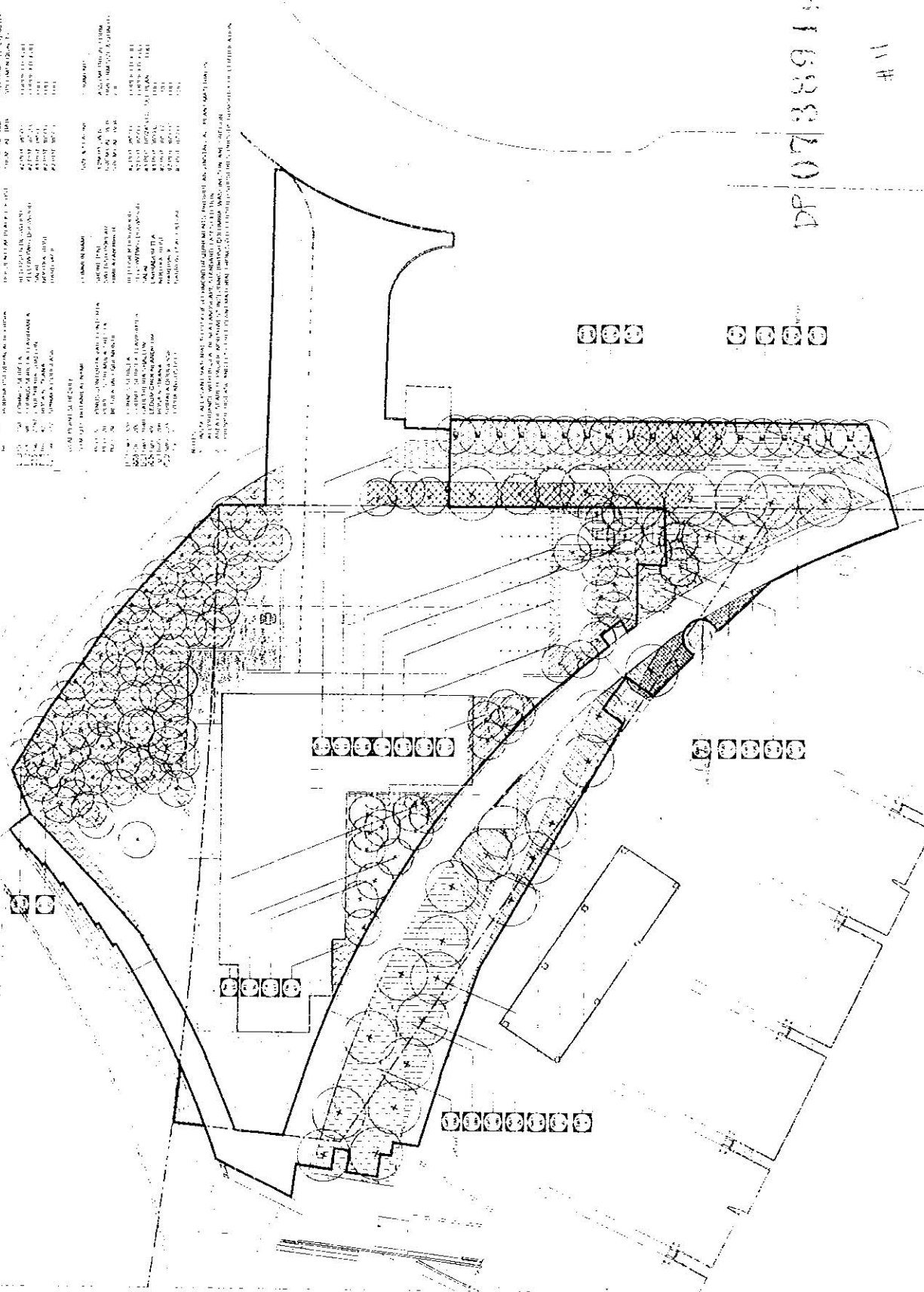
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WZNESENIKI

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DP-07389190

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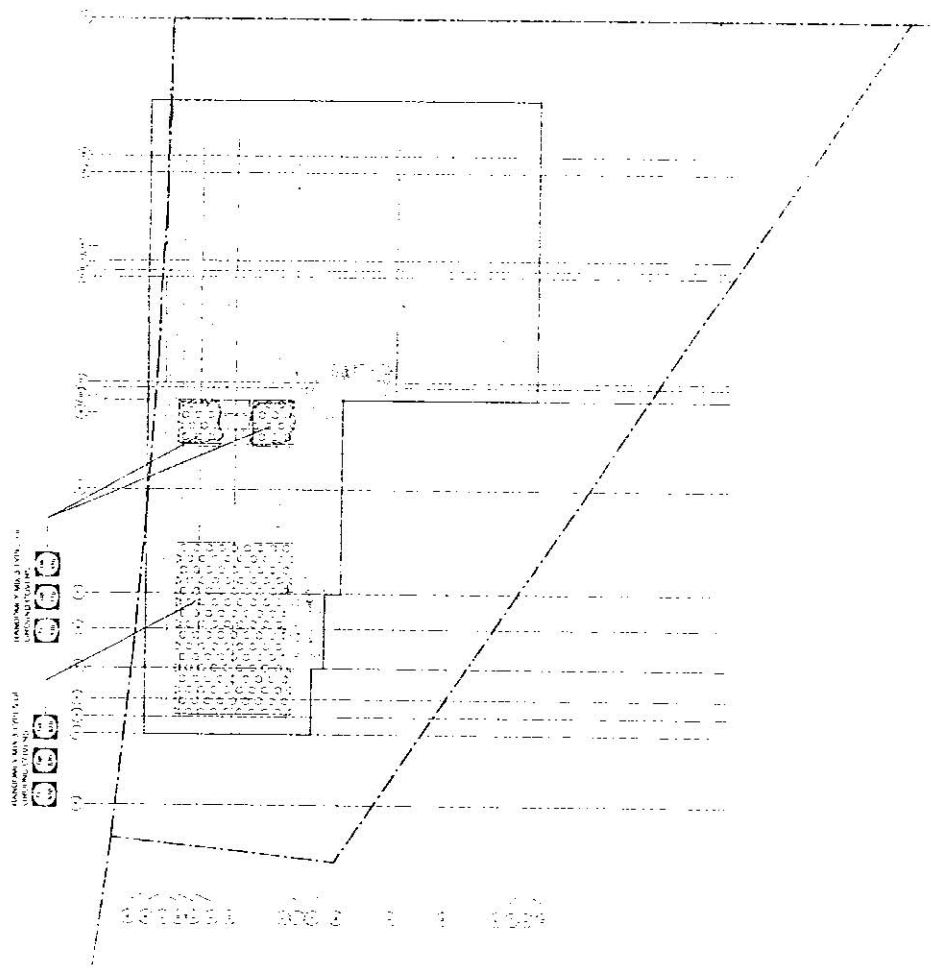
MAY 97

PLANNING PLAN

L15

1. GENERAL: ALL DIMENSIONS SHOWN ARE TO FACE UNLESS OTHERWISE NOTED.
 2. FINISHES: ALL INTERIORS TO BE FINISHED WITH 1/2" GYP BOARD AND FINISHED WITH 1/8" PLASTER OR EQUIVALENT.
 3. CEILING: ALL CEILING TO BE FINISHED WITH 1/2" GYP BOARD AND FINISHED WITH 1/8" PLASTER OR EQUIVALENT.
 4. FLOORING: ALL FLOORING TO BE FINISHED WITH 1/2" GYP BOARD AND FINISHED WITH 1/8" PLASTER OR EQUIVALENT.
 5. WALLS: ALL WALLS TO BE FINISHED WITH 1/2" GYP BOARD AND FINISHED WITH 1/8" PLASTER OR EQUIVALENT.
 6. ROOFING: ALL ROOFING TO BE FINISHED WITH 1/2" GYP BOARD AND FINISHED WITH 1/8" PLASTER OR EQUIVALENT.
 7. MECHANICAL: ALL MECHANICAL TO BE FINISHED WITH 1/2" GYP BOARD AND FINISHED WITH 1/8" PLASTER OR EQUIVALENT.
 8. ELECTRICAL: ALL ELECTRICAL TO BE FINISHED WITH 1/2" GYP BOARD AND FINISHED WITH 1/8" PLASTER OR EQUIVALENT.
 9. PLUMBING: ALL PLUMBING TO BE FINISHED WITH 1/2" GYP BOARD AND FINISHED WITH 1/8" PLASTER OR EQUIVALENT.
 10. PAINTING: ALL PAINTING TO BE FINISHED WITH 1/2" GYP BOARD AND FINISHED WITH 1/8" PLASTER OR EQUIVALENT.

1. GENERAL: ALL DIMENSIONS SHOWN ARE TO FACE UNLESS OTHERWISE NOTED.
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1000 1000 1000 1000 1000 1000 1000 1000 1000 1000

MAY 07 2008

PROJECT: [illegible]
 DRAWING: [illegible]
 SHEET: [illegible]

DP 07380100

#12

L16

CONSULTANTS:

ARCHITECTURE

JAMES M. FLEMING ARCHITECTURE
 2001 EAST 10TH AVENUE
 DENVER, CO 80202
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STRUCTURE

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 CHICAGO, IL 60611
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MECHANICAL

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 CHICAGO, IL 60611
 TEL: 312.344.4000
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ELECTRICAL

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LANDSCAPE

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IRRIGATION

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PAVING

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 CHICAGO, IL 60611
 TEL: 312.344.4000
 FAX: 312.344.4000

ELECTRICAL

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 605 NORTH MICHIGAN
 CHICAGO, IL 60611
 TEL: 312.344.4000
 FAX: 312.344.4000

MECHANICAL

PERKINS+WILL
 605 NORTH MICHIGAN
 CHICAGO, IL 60611
 TEL: 312.344.4000
 FAX: 312.344.4000

STRUCTURE

PERKINS+WILL
 605 NORTH MICHIGAN
 CHICAGO, IL 60611
 TEL: 312.344.4000
 FAX: 312.344.4000

ARCHITECTURAL

LIST OF DIMENSIONS

NO.	DESCRIPTION	LENGTH
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AREA CALCULATIONS

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20	FOUNDATION	100.00

SITE PLAN

RICHMOND RIVERFRONT PARKLET 6

1000 ALBANY ST, DENVER, CO 80202
 PREPARED BY:
 JAMES M. FLEMING ARCHITECTURE
 2001 EAST 10TH AVENUE
 DENVER, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112

REFERENCE PLAN

MAY 07 2005

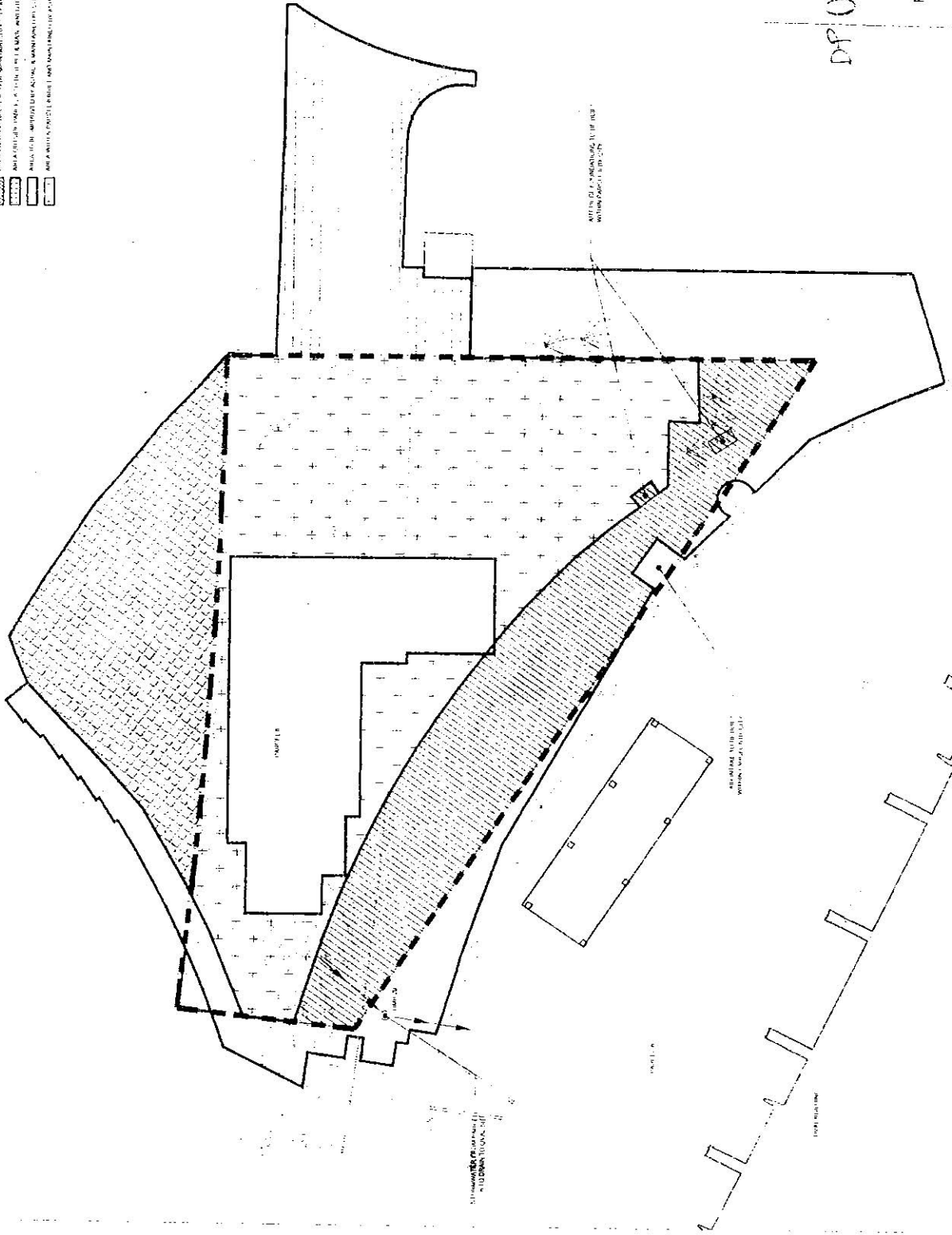
DP 073001100

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 PROJECT LOCATION: 1000 ALBANY ST, DENVER, CO 80202
 PROJECT DATE: MAY 07 2005
 PROJECT SCALE: AS SHOWN
 PROJECT DRAWN BY: JMF
 PROJECT CHECKED BY: JMF
 PROJECT APPROVED BY: JMF

PROJECT NO. 073001100
 PROJECT NAME: RICHMOND RIVERFRONT PARKLET 6
 PROJECT LOCATION: 1000 ALBANY ST, DENVER, CO 80202
 PROJECT DATE: MAY 07 2005
 PROJECT SCALE: AS SHOWN
 PROJECT DRAWN BY: JMF
 PROJECT CHECKED BY: JMF
 PROJECT APPROVED BY: JMF

LEGEND

- EXISTING FINISHES
- AREA TO BE DEMOLISHED
- AREA TO BE REFINISHED
- AREA TO BE RECONSTRUCTED
- AREA TO BE REPAIRED
- AREA TO BE REFINISHED AND REPAIRED
- AREA TO BE RECONSTRUCTED AND REPAIRED
- AREA TO BE REFINISHED AND RECONSTRUCTED
- AREA TO BE RECONSTRUCTED AND REFINISHED
- AREA TO BE REFINISHED, RECONSTRUCTED AND REPAIRED



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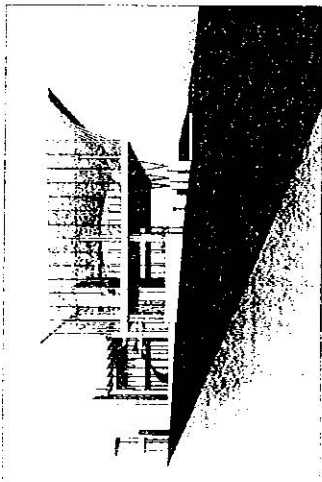
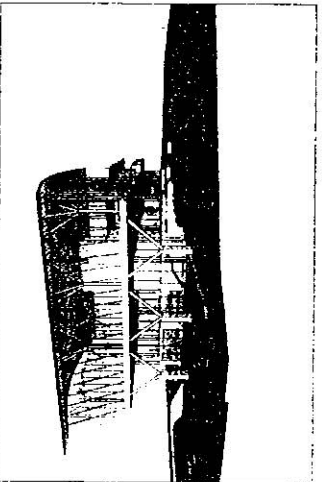
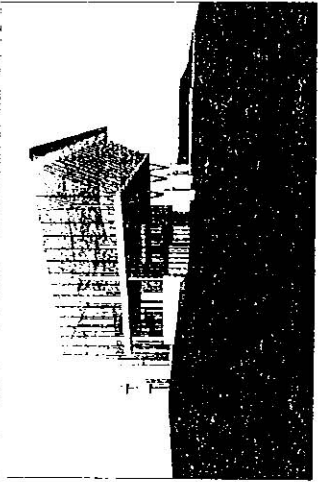
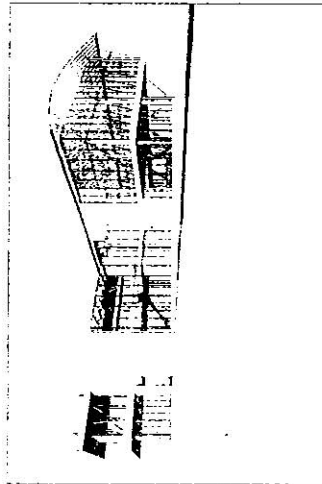
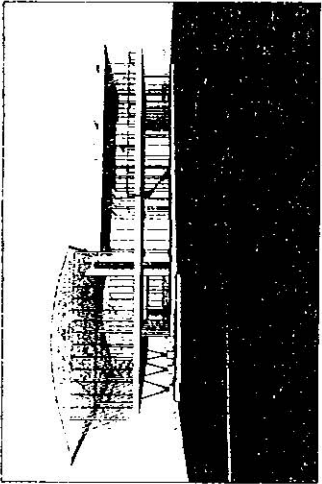
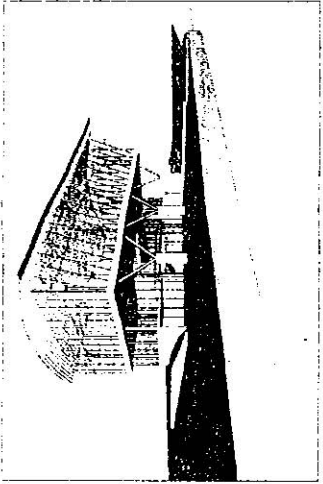
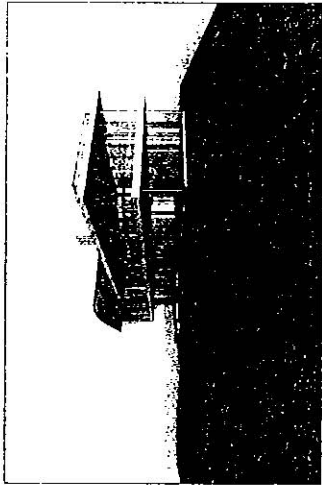
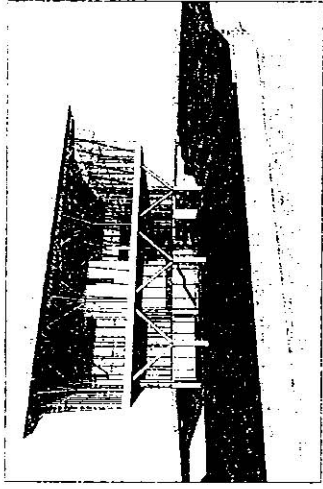
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DP 073811

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MAY 07 2008

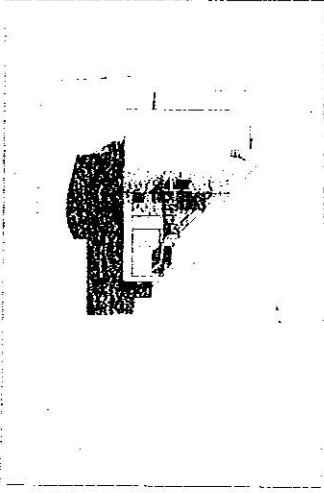
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REARWARD INVESTMENT LANE
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MARSH LINC. CENTER
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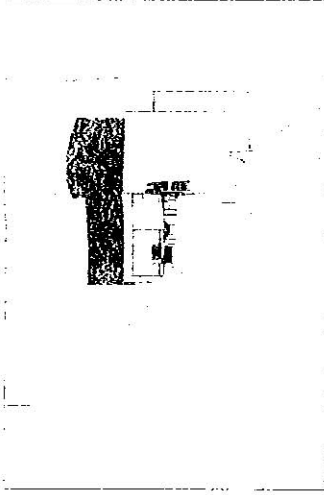
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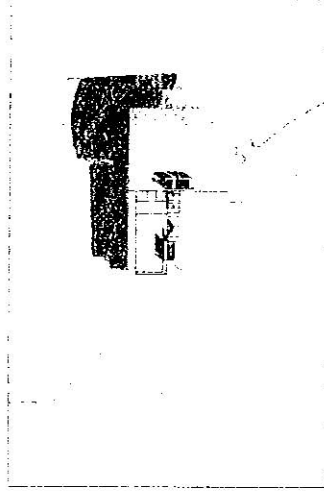
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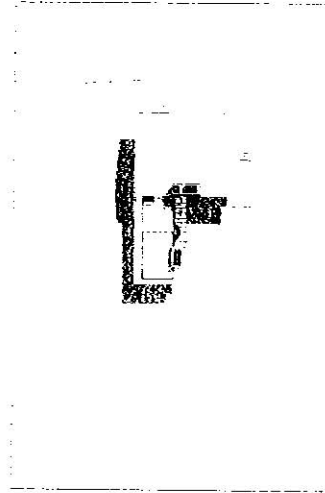
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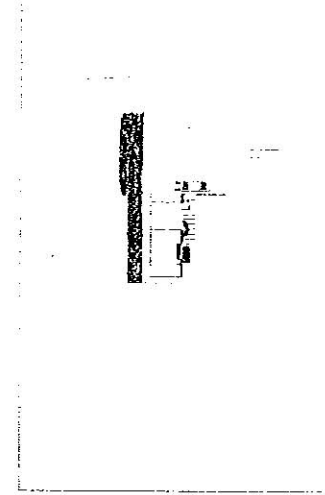
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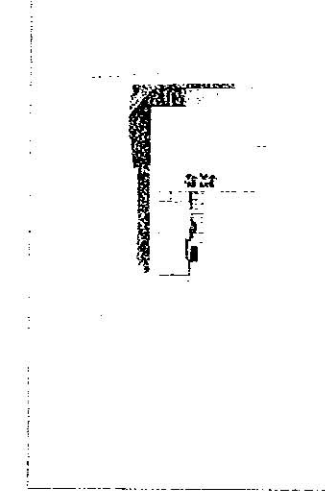
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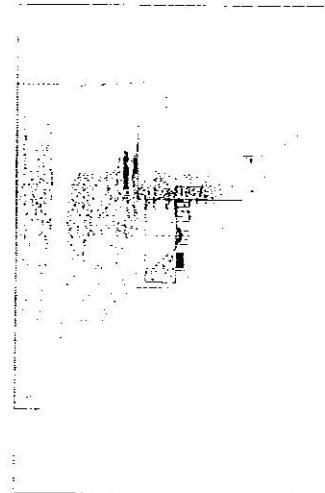
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JUNE 21 @ 12PM



JUNE 21 @ 2PM



DECEMBER 21 @ 10AM



DECEMBER 21 @ 12PM



DECEMBER 21 @ 2PM

DP 0733591100

MAY 8 / 2008

PARCEL # RESTAURANT
MARIO FERRER
SUDAS STUDIOS

A.03

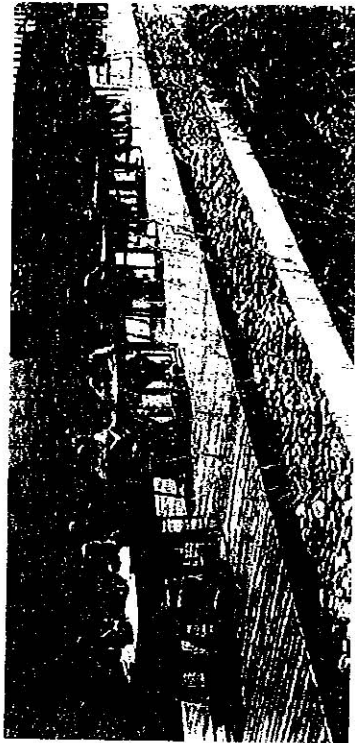
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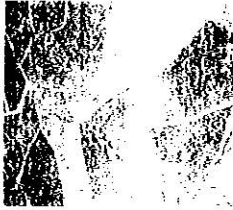
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PATHWAY - STEPPING STONES GREEN ROOF



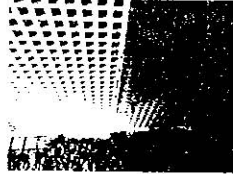
OUTDOOR DINING AREA



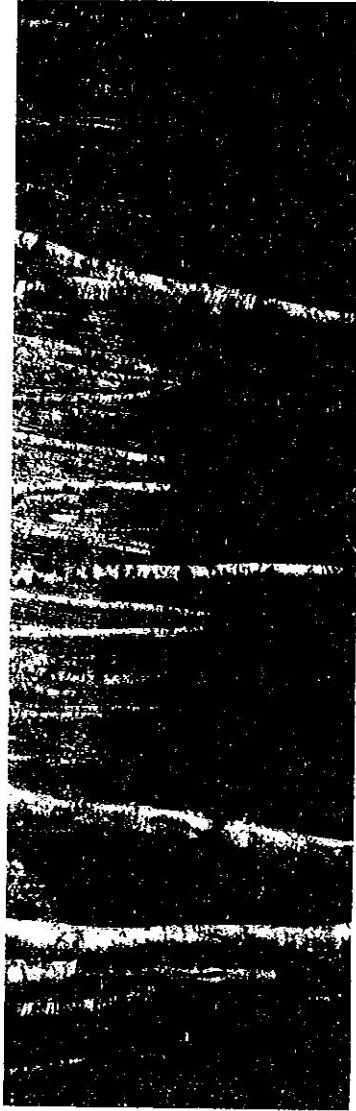
ENTRY PLAZA - FLAG STONE



WATERFALL



WATER FEATURE



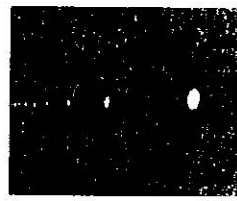
BIRCH GROVE

MAY 07 2008

PHILIP J. LARSEN ARCHITECTS
RICHMOND BURNHEIM LANE 205
TAVELT - 4 - RESTAURANT
MARKETING CENTRE
PHOTOGRAPHY IMAGES

07389190

ARRIVAL COURT - STONE PAVERS



SPOT LIGHTING

REFERENCE PLAN

L13

DATE: 07.08.08