



Development Permit Panel
Wednesday, May 29, 2019

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Cecilia Achiam, General Manager, Community Safety
John Irving, Acting General Manager, Engineering and Public Works

The meeting was called to order at 3:30 p.m.

Minutes

It was moved and seconded
That the minutes of the meeting of the Development Permit Panel held on May 15, 2019 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 17-776441
(REDMS No. 6148359)

APPLICANT: Bismark Consulting Ltd.
PROPERTY LOCATION: 7000/7002, 7020 Williams Road & 10060 Gilbert Road

INTENT OF PERMIT:

- 1. Permit the construction of 15 townhouse units with two secondary suites at 7000/7002, 7020 Williams Road & 10060 Gilbert Road on a site zoned "Medium Density Townhouses (RTM3)"; and
- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum exterior side yard setback to Gilbert Road from 6.0 m to 4.5 m.

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Applicant's Comments

Stanford Siu, Bismark Consulting Ltd., accompanied by Xuedong Zhao, Zhao XD Architect Ltd., and Denitsa Dimitrova, PMG Landscape Architects, and with the aid of a video presentation (attached to and forming part of these Minutes as Schedule 1) provided background information on the proposed development including the project's site context, proposed number of townhouse and secondary units, rezoning, servicing agreements, site plan and urban design, and the proposed setback variance.

Mr. Zhao reviewed the project's form and character, noting that (i) the architectural style has been changed from traditional to modern, (ii) the townhouse project complies with Official Community Plan (OCP) guidelines, (iii) the retention of an existing tree in the outdoor amenity area is an important feature of the project, (iv) rooftop decks are provided on townhouse units, (v) the proposed materials and colours have been simplified, and (vi) a variety of colours are proposed for the entry doors of townhouse units.

Ms. Dimitrova briefed the Panel on the main landscaping features of the project, noting that (i) a wood deck structure will be constructed around the retained Norway Maple tree over existing grade in the outdoor amenity area, (ii) all units along the rear will be provided with a private yard with a patio and a lawn area, (iii) the overall landscape design is consistent with the modern architectural style of the townhouse buildings, (iv) a pedestrian-oriented landscaping is proposed along street frontages, (v) the outdoor amenity area provides different play opportunities for children and includes a table, seating area, and an open space that could be used by adults, (vi) permeable pavers in different colours are proposed on the driveway entrance, ends of drive-aisles, and surface parking areas, and (vii) bicycle racks and address signage will be installed on the site.

In closing, Mr. Siu reviewed the project's proposed sustainability features.

Panel Discussion

In reply to a query from the Panel, Ms. Dimitrova reviewed the design and landscaping for the outdoor amenity area, noting that (i) the wood deck structure around the retained tree is wheelchair accessible, (ii) a playhouse equipment and natural play elements are provided in the children's play area, and (iii) landscaping in the outdoor amenity area has been enhanced in response to comments from the Advisory Design Panel.

In reply to further queries from the Panel, the design team noted that (i) irrigation is provided for the whole site, (ii) the setback variance was requested due to the required two-meter wide road dedication along Gilbert Road, (iii) the setback variance was identified at rezoning, (iv) electric vehicle charging will be provided for all residential parking stalls, and (v) the two secondary suites located within the two convertible units are also convertible.

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Staff Comments

Wayne Craig, Director, Development, noted that (i) the proposed setback variance is a function of the two-meter wide road dedication along Gilbert Road, (ii) the distance between the building face and the back of curb on Gilbert Road is 8.8 meters, and (iii) the proposed setback variance was identified at the rezoning stage and no concerns from the public were noted.

In reply to queries from the Panel, Mr. Craig acknowledged that (i) the redesign of the project's architectural style occurred after the Public Hearing, (ii) the new project design proposed by the applicant complies with City guidelines, (iii) the rooftop decks are part of the redesign of the project and are designed to minimize overlook to adjacent properties, and (iv) the height of the rooftop decks' access hatches has been minimized and complies with BC Building Code requirements.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel expressed support for the project, noting that (i) the project is attractive and well thought out, and (ii) the retention of the existing tree in the outdoor amenity area is a positive feature of the project.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

- 1. permit the construction of 15 townhouse units with two secondary suites at 7000/7002, 7020 Williams Road & 10060 Gilbert Road on a site zoned "Medium Density Townhouses (RTM3)"; and*
- 2. vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum exterior side yard setback to Gilbert Road from 6.0 m to 4.5 m.*

CARRIED

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2. DEVELOPMENT PERMIT 17-768248

(REDMS No. 6157036 v. 3)

APPLICANT: GBL Architects

PROPERTY LOCATION: 6551 No.3 Road

INTENT OF PERMIT:

1. Permit the development of a two-phase, high rise, mixed use development at 6551 No. 3 Road and the construction of the development's first phase including the removal and replacement of part of the existing CF Richmond Centre shopping mall with a combination of mall- and street-oriented commercial uses, 1,166 dwellings (including 79 affordable housing units), and new streets and public open space on a site zoned "Downtown Commercial (CDT1)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) reduce the minimum permitted front yard setbacks for Phase 1:
 - (i) for balconies adjacent to the Minoru Boulevard/Murdoch Avenue comer from 2.0 m to 1.2 mat Levels 3 to 14;
 - (ii) for towers adjacent to the proposed City street at the site's south edge from 3.0 m to 2.0 m at Level 1 and from 3.0 m to 0.5 m at Levels 2 to 14; and
 - (iii) for parking located below finished grade from 3.0 m to 0.0 m along the site's Minoru Boulevard frontage and the proposed City street at the site's south edge.
 - (b) reduce the minimum parking requirements inclusive of transportation demand management parking reductions:
 - (i) for Phase 1, for affordable housing residents from 64 spaces to 30 spaces; and
 - (ii) for Phase 2, for affordable housing residents from 0.81 spaces per unit to 0.375 spaces per unit and market rental housing residents from 0.72 spaces per unit to 0.6 spaces per unit.

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Staff Comments

In reply to a query from the Panel regarding the proposed variances for the subject development, Mr. Craig noted that (i) there is a setback variance for balconies on levels 3 through 14 at the corner of Minoru Boulevard and Murdoch Avenue that will not impact pedestrian circulation on the site, (ii) there are different setback variances proposed at Level 1 and at Levels 2 to 14 of the affordable and market housing towers adjacent to the proposed East-West City street on the south edge of the subject development, (iii) the proposed setback variances for the parking structure located below finished grade along the site's Minoru Boulevard frontage and the proposed City street are consistent with the standard approach to City Centre development where parking is provided below finished grade, and (iv) the two proposed parking variances for Phases 1 and 2 affordable housing and market rental housing residents are supported by a traffic impact assessment submitted by the applicant and are consistent with the information provided during the Official Community Plan (OCP) amendment process.

Applicant's Comments

Joey Stevens, GBL Architects, accompanied by David Chamness, Callison RTKL Inc, Kris Snider, HEWITT, and Christopher Mramor, PFS Studios, and with the aid of a video presentation (attached to and forming part of these Minutes as Schedule 2) provided background information on the proposed development and highlighted the following:

- the existing parkade, the vacant portion of the South Mall and most of the surface parking area will be demolished to allow the construction of the proposed mixed-use development which will be done in two phases;
- new streets and pedestrian linkages are proposed to provide vehicular and pedestrian connections from No. 3 Road to Minoru Boulevard;
- the subject development permit application includes the proposed development for Phase 1 and a conceptual design for Phase 2;
- Phases 1 and 2 will each have a stand-alone affordable housing building;
- parking to be provided for the project is mostly underground, except for Building 1A which provides above grade parking; and
- street frontages include the Park Road "high street", "green streets", gateways and family-friendly outdoor and indoor amenity spaces which are part of the development permit guidelines developed through the OCP amendment process.

Mr. Snider provided an overview of the streetscapes within and surrounding the subject site, noting that each streetscape is designed differently to respond to its context and use. In addition, Mr. Snider reviewed the design and landscaping for the Park Road Plaza, noting that key characteristics of a successful urban plaza, i.e. accessible, well activated and animated, able to accommodate users, provision for a variety of spaces, and well programmed spaces are incorporated into the central plaza's design.

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Mr. Chamness reviewed the function, design, services and public amenities provided in the Phase 1 Mobility Hub, noting that (i) it is centrally located adjacent to the Park Road Plaza, (ii) it serves as a point of connection for customers, residents, and visitors for various modes of transportation, including car-share and bike share facilities, ride-hail/taxi drop-off and pick-up, and waiting areas for community shuttle services, (iii) it provides public services and related public amenities including secured bicycle storage, electric vehicle charging stations, weather protection, escalators, customer lounge, seating areas, and signage, and (iv) its modern and transparent structure allows open sightlines, visibility to multi-modal connections and daylight penetration into the structure.

In addition, Mr. Chamness reviewed the Park Road “high street” frontage treatment, noting that it is well activated and pedestrian-friendly. He further noted that the “high street” frontage provides variation in building facades, incorporates public art, and allows retail spaces to spill out onto the sidewalk areas.

Mr. Stevens reviewed the “green street” architectural frontages along Minoru Road and the new East-West Road, noting that these consist predominantly of residential lobbies, townhouses, terrace gardens and amenity spaces. In addition, Mr. Stevens provided an overview of the Minoru Gate, Murdoch Avenue and North-South Road gateways, noting that residential towers sited at the gateways are generally slim, stepped and widely spaced.

Mr. Mramor reviewed the proposed outdoor amenity spaces in Phase 1 buildings, noting that (i) the outdoor amenity spaces are located on various levels and are family-oriented in character, (ii) programming of outdoor spaces provides opportunities for children’s play, exercise, socializing, relaxing, outdoor dining, and gardening, among others, (iii) the outdoor amenity spaces are well connected to each other and are located close to indoor amenity areas, and (iv) an inaccessible green roof is provided on Building 1A.

Panel Discussion

In reply to a query from the Panel regarding the features of the affordable housing units in Phase 1, the project’s design team reviewed the vehicular and pedestrian routes to access the stand-alone affordable housing building, location of dedicated parking and exclusive indoor amenity space for affordable housing residents, and access to the adjacent shared outdoor amenity space which could be used by affordable housing residents.

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In reply to further queries from the Panel, the design team noted that (i) the exclusive indoor and shared outdoor amenity spaces that affordable housing occupants could use include outdoor play spaces and provision for indoor play opportunities for children, (ii) the applicant is coordinating with the non-profit affordable housing operator regarding programming for the dedicated indoor amenity space for affordable housing residents, (iii) the shared outdoor amenity space adjacent to the exclusive indoor amenity space for affordable housing occupants is family-oriented and includes a games terrace and a children's play area, and (iv) the proposed parking variance for affordable housing units was reviewed and supported by the affordable housing operator based on their experience managing affordable housing projects in the Lower Mainland.

In reply to queries from the Panel regarding the proposed low carbon energy plants to be constructed in the proposed development, the design team advised that (i) three low carbon energy plants will be located in different rooftop locations within the proposed development, (ii) the energy plants will be transferred to the City to facilitate the development's future connection to a City District Energy Utility (DEU) facility, (iii) a solid and louvered roof and a visually permeable decorative screen are proposed to provide screening and acoustic barrier for rooftop mechanical equipment on Building 1C, and (iv) some improvements to the roof of the existing mall will be done to enhance views from surrounding towers.

In reply to further queries from the Panel, the design team acknowledged that (i) the public artworks on the north leg of Park Road which provide screening to parking uses will be subject to a separate application process, (ii) the retail spaces surrounding the Park Road plaza, the Mobility Hub, the water feature and year-round events will activate and animate the Park Road plaza, and (iii) exhaust vents for restaurants will be located away from residential units.

In reply to queries from the Panel regarding the proposed sustainability features for the project, the design team confirmed that (i) the project has been designed to achieve LEED Silver equivalency and a 50 percent window-to-wall ratio, (ii) significant landscaping is proposed for upper level outdoor amenity spaces, (iii) existing surface parking will be replaced with landscaped areas and permeable surfaces, (iv) electric vehicle charging will be provided for all residential and two percent of commercial parking stalls, and (v) the Mobility Hub provides integrated mobility services and connectivity to various modes of transportation.

In reply to a query from the Panel, Mr. Craig noted that the layby provided adjacent to the park plaza could accommodate Translink mini-bus shuttle service.

In reply to further queries from the Panel, the design team advised that solar panels are not proposed for the project and an inaccessible green roof is provided on Building 1A.

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Staff Comments

Mr. Craig advised that the extensive Servicing Agreement associated with the Phase 1 development includes (i) frontage works along Minoru Boulevard, (ii) the construction of the west half of the new East-West Road, the new north-south connector road, and the Minoru Gate and Murdoch Avenue extensions, and (iii) sidewalk improvements along the west side of No. 3 Road near the Brighthouse Canada Line Station to enhance the pedestrian connection through the mall galleria.

In addition, Mr. Craig noted that the proposed comprehensive Transportation Demand Management (TDM) measures for the subject development permit application include (i) the proposed Phase 1 Mobility Hub and its associated transportation-related public amenities, (ii) participation and funds provided by the applicant for bike-share and car-share membership for affordable housing tenants, and (iii) a comprehensive transit pass program for occupants of affordable and market housing as well as for commercial tenants.

Mr. Craig further noted that (i) 20 percent of market units and 100 percent of affordable housing units are designed to achieve Basic Universal Housing (BUH) standards, (ii) 50 percent of the units in Phase 1 have two to three bedrooms, (iii) the project has been designed to achieve the City's aircraft noise standards, and (iv) there will be no driveway access to the parkade from No. 3 Road to Minoru Boulevard on the new Park Road and Minoru Gate extensions through the site.

Gallery Comments

Rahim Janmohamed, 9924 Ashwood Drive, owner and operator of Shoppers Drug Mart at CF Richmond Centre, spoke in support of the project, noting that it will be a welcome addition to the community.

Correspondence

Ronald Pope (on behalf of Pope Estates Inc.), 6651 Minoru Boulevard ([Schedule 3](#))

Jaime Pestano, 7388 Gollner Avenue ([Schedule 4](#))

Mr. Craig noted that Mr. Pope's letter expresses concerns related to the setback variance for the below grade parking structure and the two parking relaxations for the affordable housing units and the market rental units.

In reply to a query from the Panel, Mr. Craig confirmed that the proposed parking variance was supported by a parking study submitted by the applicant and consistent with information provided during the OCP amendment process.

Mr. Craig further noted that the letter from Mr. Pestano indicates a desire to see a multi-purpose arena constructed as part of the proposed development.

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Panel Discussion

The Panel expressed support for the project, noting that (i) the applicant had worked with staff for an extensive period of time for the large and extensive project, (ii) the project is well thought out and a great addition to the community, (iii) the amendment to the OCP was well used by the applicant in coordination with City staff, (iv) and the east-west connections through the project, including pedestrian linkages from the shopping centre to the Brighthouse Canada Line Station are a significant feature of the project.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the development of a two-phase, high rise, mixed use development at 6551 No. 3 Road and the construction of the development's first phase including the removal and replacement of part of the existing CF Richmond Centre shopping mall with a combination of mall- and street-oriented commercial uses, 1,166 dwellings (including 79 affordable housing units), and new streets and public open space on a site zoned "Downtown Commercial (CDT1)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
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 - (b) *reduce the minimum parking requirements inclusive of transportation demand management parking reductions:*
 - (i) *for Phase 1, for affordable housing residents from 64 spaces to 30 spaces; and*
 - (ii) *for Phase 2, for affordable housing residents from 0.81 spaces per unit to 0.375 spaces per unit and market rental housing residents from 0.72 spaces per unit to 0.6 spaces per unit.*

CARRIED

3. **Date of Next Meeting: June 12, 2019**

Development Permit Panel
Wednesday, May 29, 2019

4. Adjournment

It was moved and seconded

That the meeting be adjourned at 5:20 p.m.

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, May 29, 2019.

Joe Erceg
Chair

Rustico Agawin
Committee Clerk

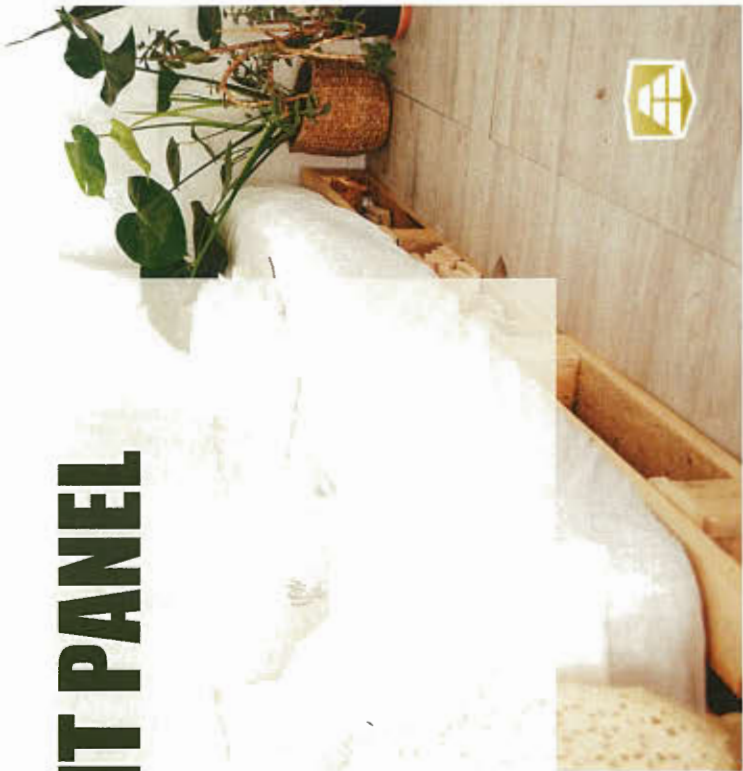
Schedule 1 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
May 29, 2019.



DEVELOPMENT PERMIT PANEL

May 29, 2019

DP- 17776441
7000 Williams Road



AGENDA



1. Project Description
2. Site Plan + Urban Design
3. Adjacency
4. Form + Character
5. Landscape
6. Sustainability

DP-17776441



PROJECT DESCRIPTION

1. 15 Townhouses + 2 Secondary Suites
2. Rezoning from Two Family Dwelling (RD1) + Single Detached (RS1/E) => Medium Density Townhouses (RTM3)



PROJECT DESCRIPTION

3. Service Agreement

A. Storm sewer upgrades along the

Williams Road Frontage

B. New concrete sidewalk – Grassed

and treed Boulevard along Williams

Road + Gilbert Road frontage

C. New concrete bus pad at the

existing eastbound bus stop on

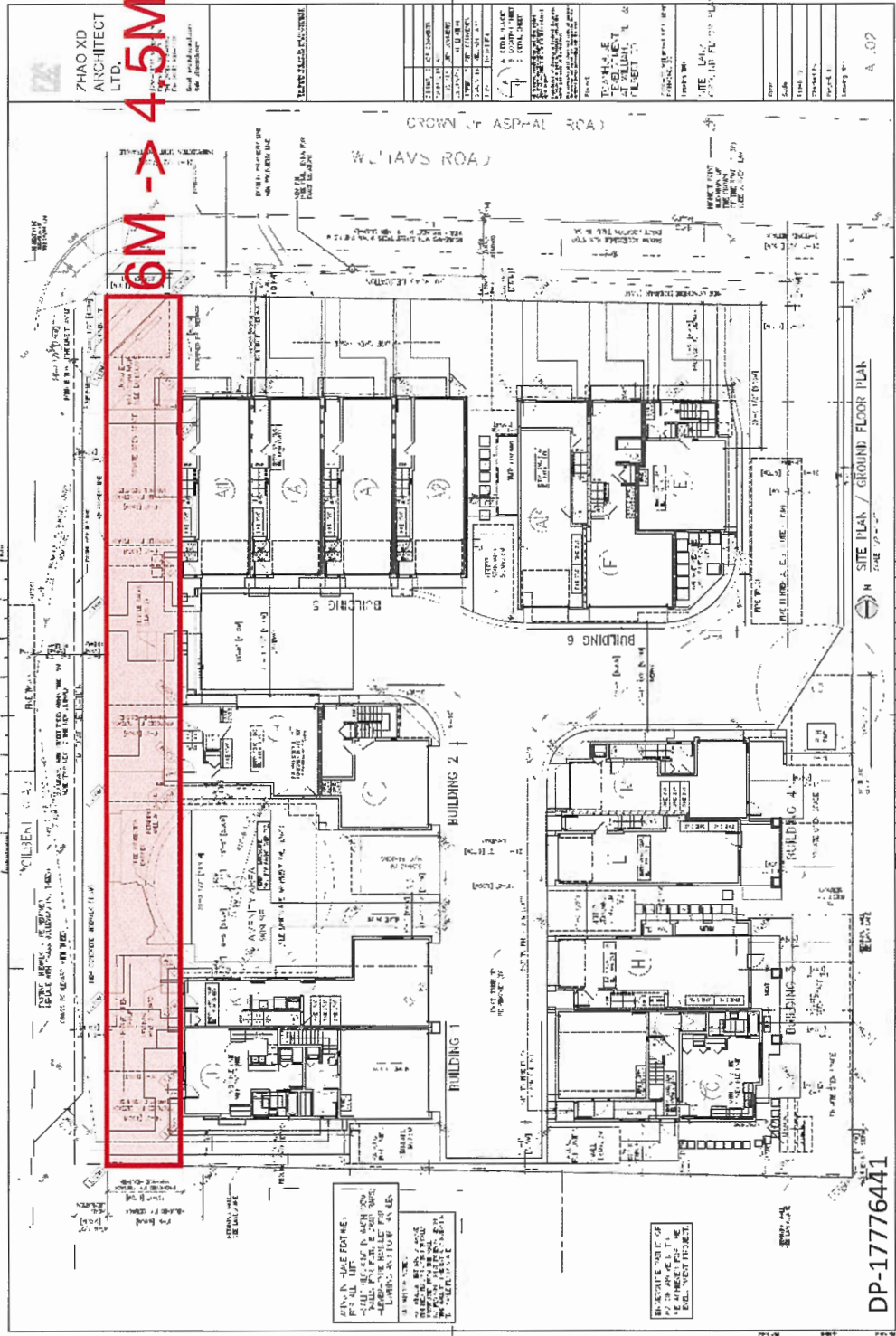
Williams Road



SITE PLAN + URBAN DESIGN



Request to reduce the minimum exterior side yard setback from Gilbert Road from 6M to 4.5M



DP-17776441



A.00

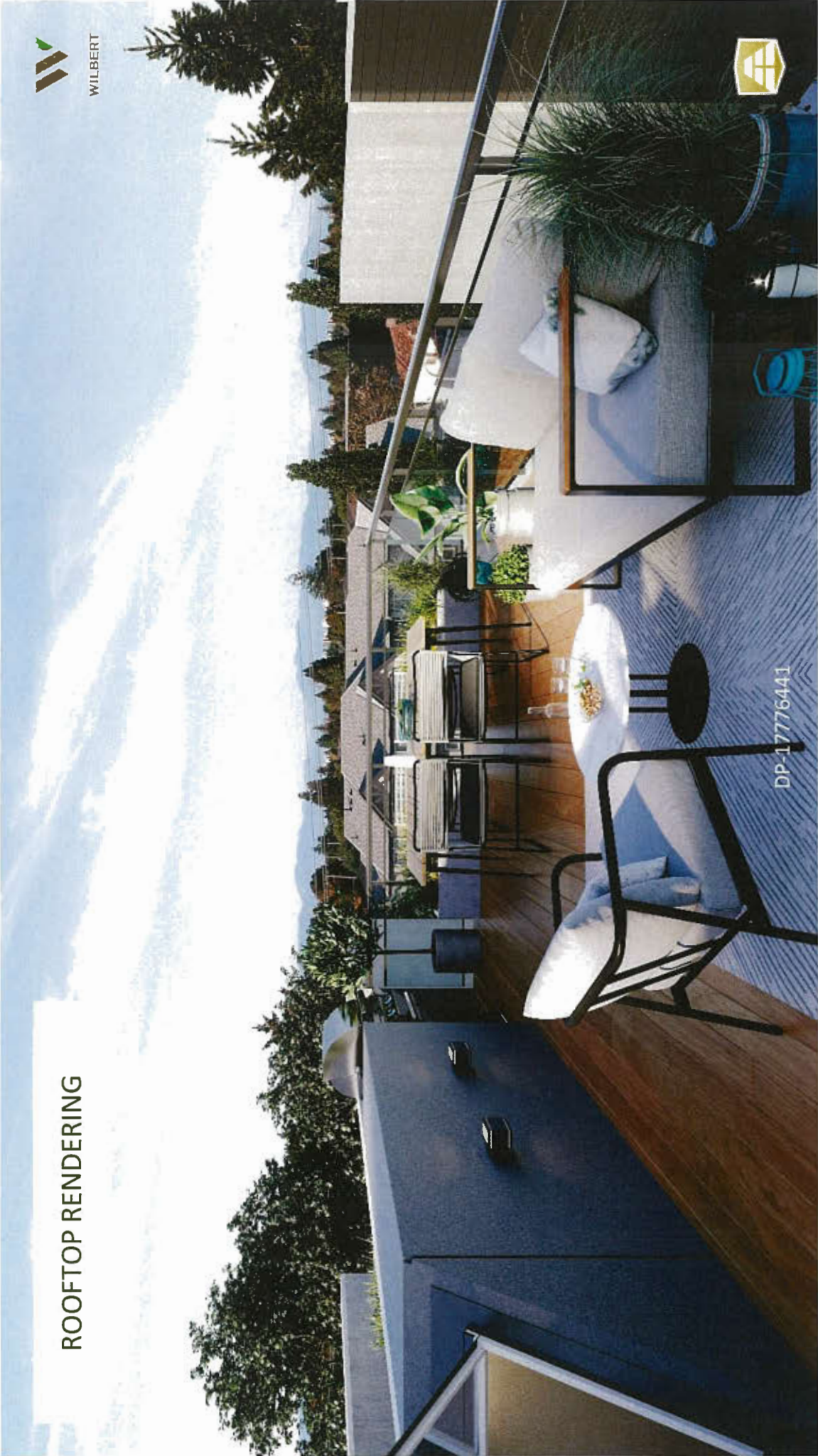
FORM + CHARACTER



1. Modern Architecture
2. Materials – Hardie Panel, Cement Board Siding (Paint + Stained) and Cultured Stone
3. Colours – grey, white and wood tones



ROOFTOP RENDERING

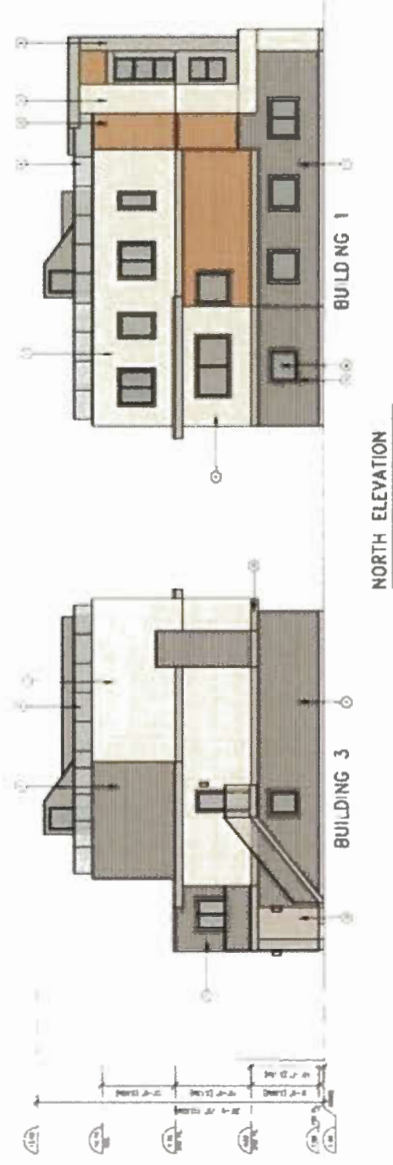


DP-17776441



ROOFTOP ACCESS

BEFORE



REDUCED VISUAL IMPACT

AFTER



DP-17776441



AMENITY AREA

Natural wood deck

Children's play area with natural elements

Sitting area with tables



SUSTAINABILITY

1. Energuide rating of 82
2. Low flow water fixtures
3. Low energy lighting
4. High insulation and energy star windows
5. High energy efficient appliances
6. Durable + Long lasting materials to reduce building maintenance
7. Permeable ground cover + planting to absorb rainwater runoff
8. Interior paint with low VOC content



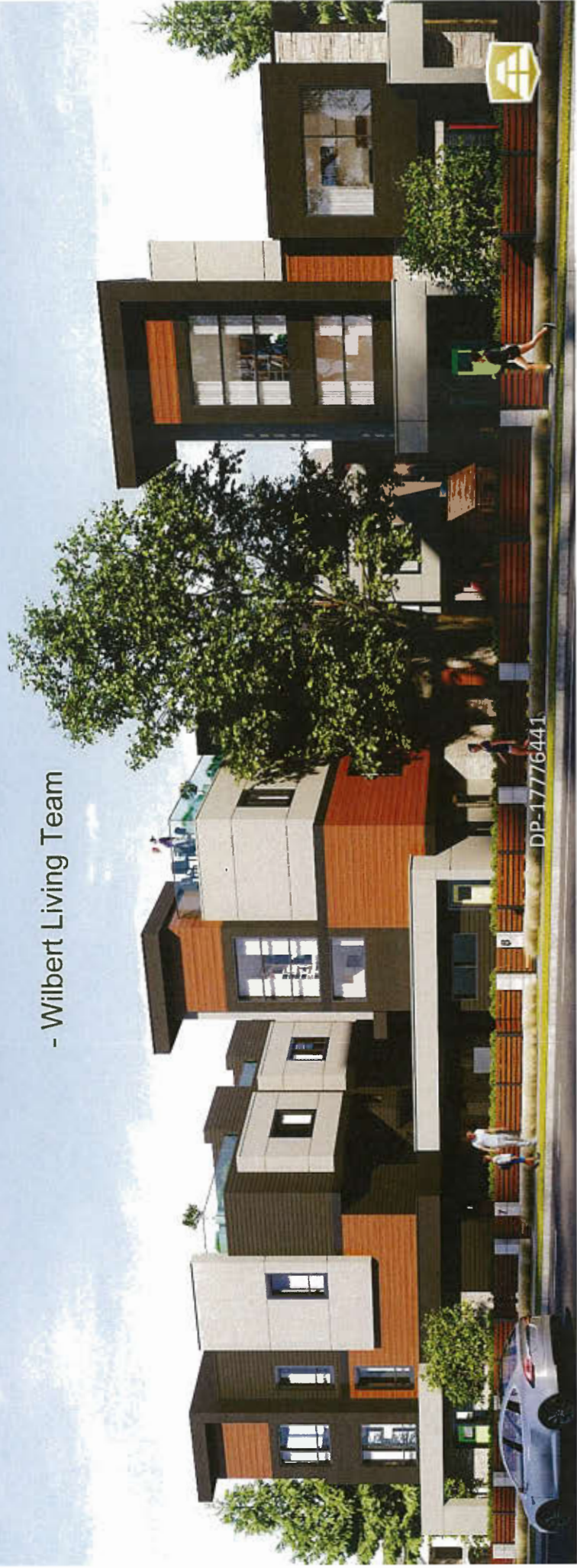
DP-17776441



THANK YOU
FOR JOINING US TODAY

For further questions, please call us at (604) 227-7475

- Wilbert Living Team

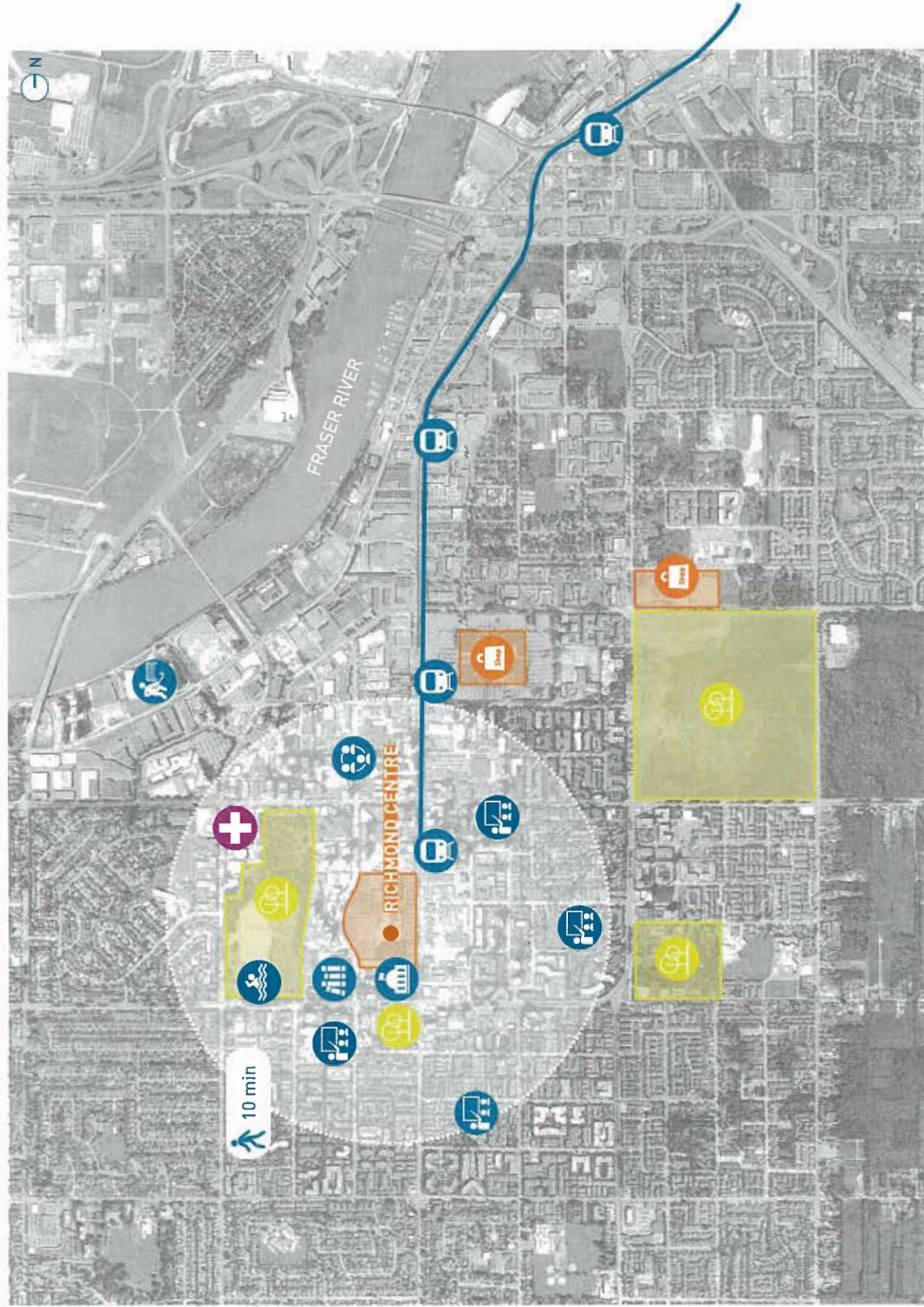


Schedule 2 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
May 29, 2019.



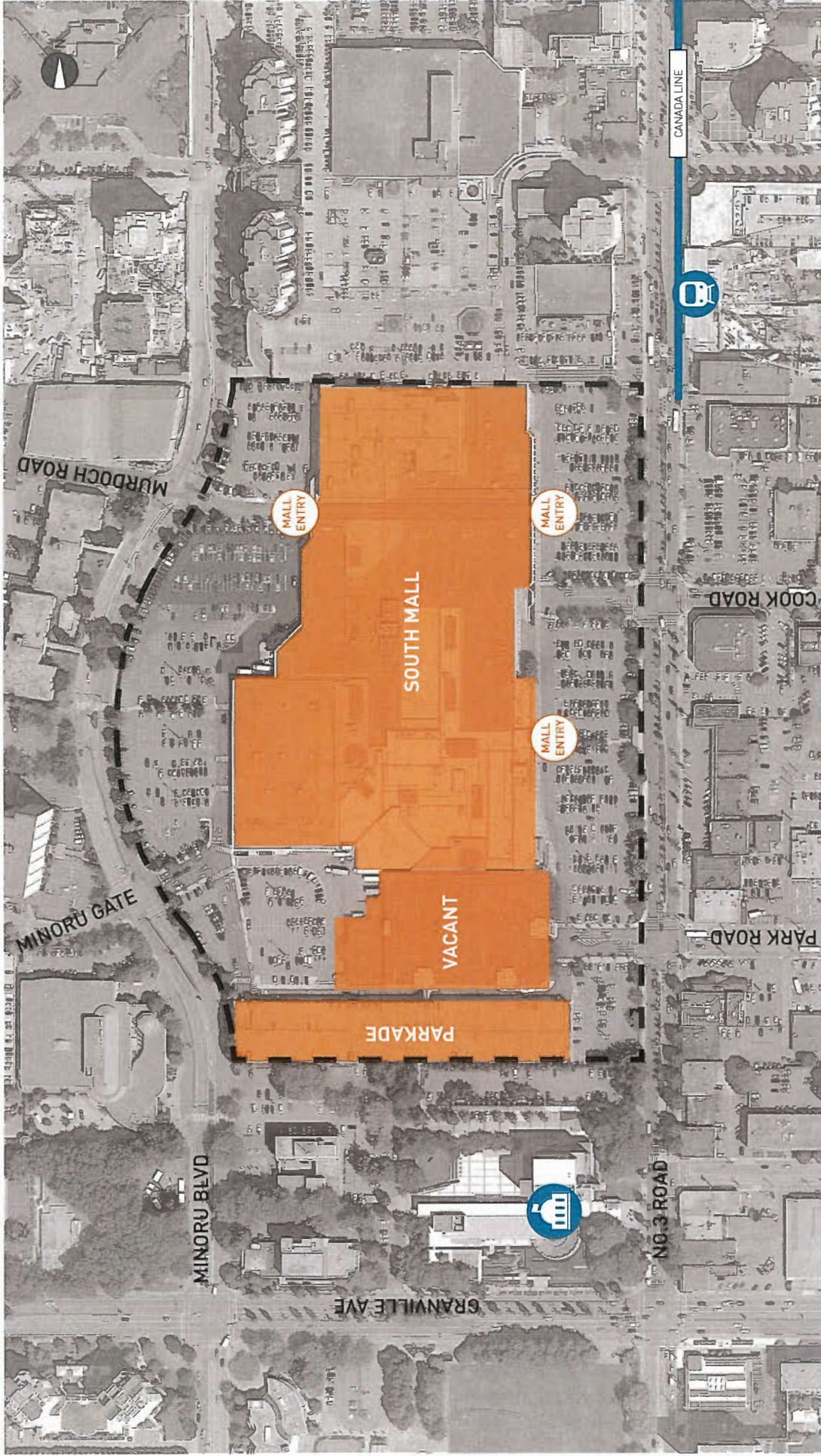
RICHMOND CENTRE PHASE 1
DEVELOPMENT PERMIT PANEL
MAY 29, 2019

SITE CONTEXT

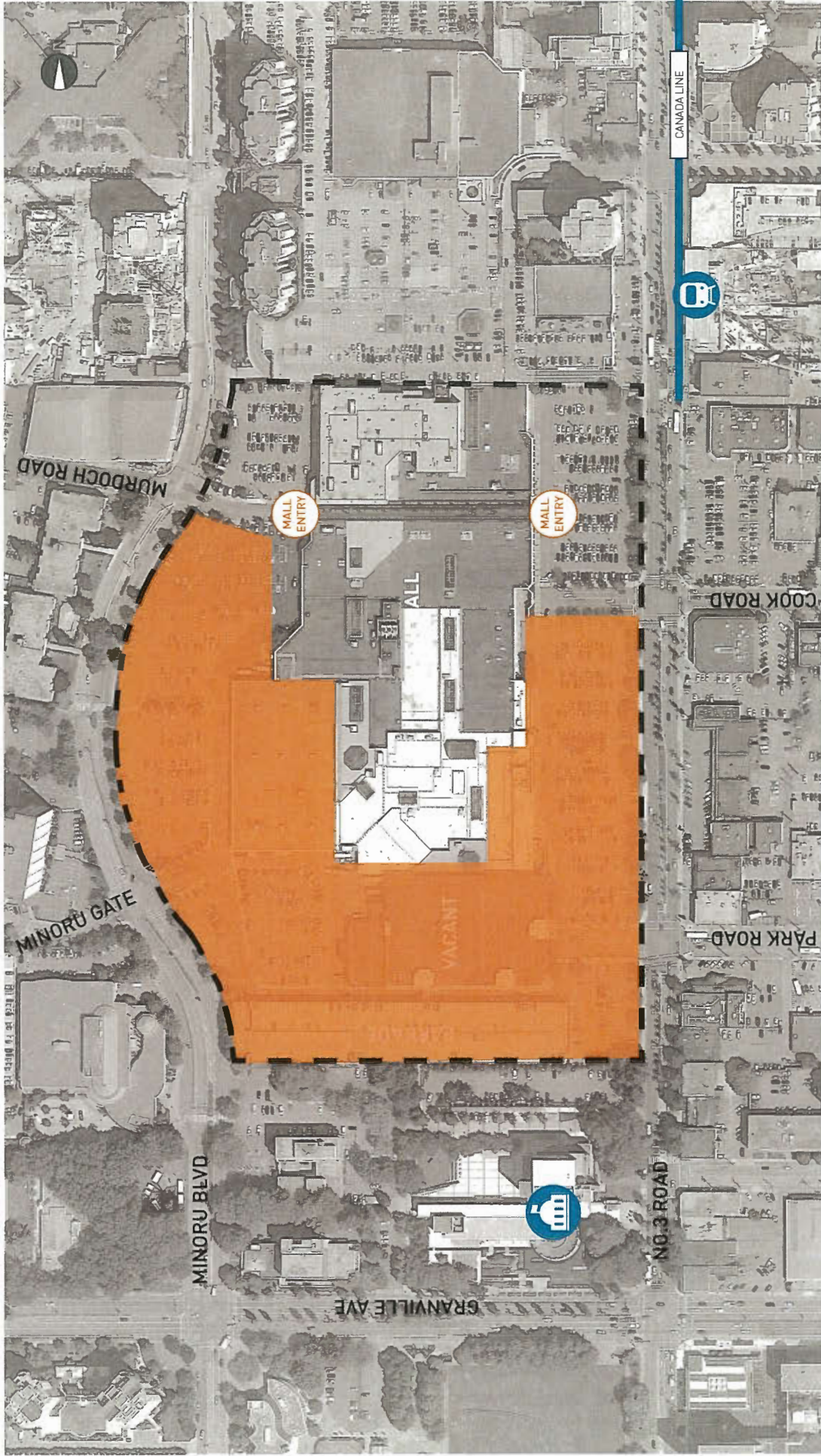


- The Oval
- Richmond Library & Cultural Centre
- Richmond City Hall
- City Centre Community Centre
- Canada Line Station
- Minoru Centre for Active Living
- School
- Shopping Centre
- Park
- Hospital

EXISTING SITE



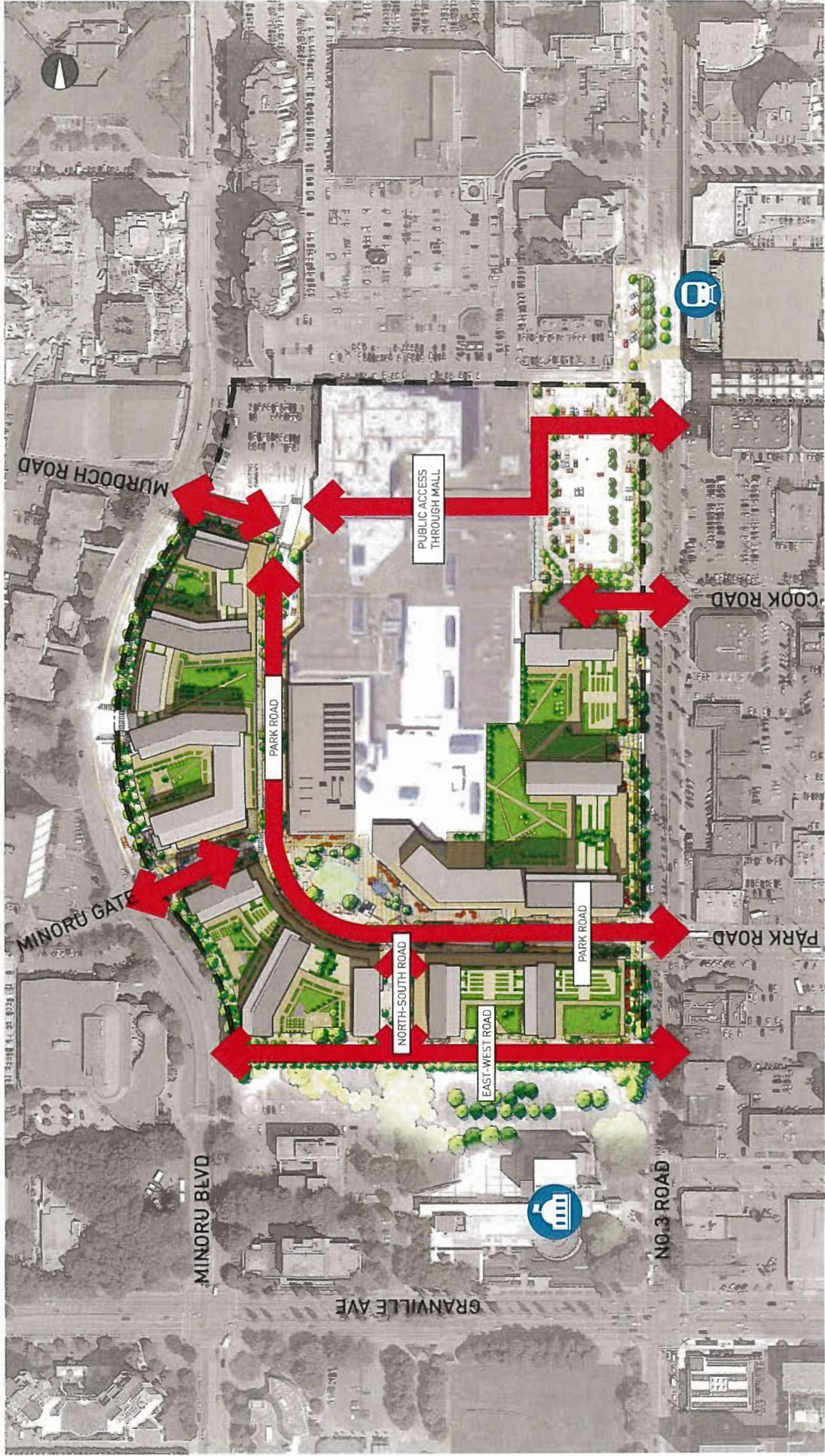
DEVELOPMENT AREA



SITE PLAN



SITE PLAN - CONNECTIONS



SITE PLAN - PHASE 1



AFFORDABLE HOUSING
5% OF PHASE 1 RESIDENTIAL FAR AREA;
DETAILED DESIGN IN THIS DP APPLICATION

PHASE 1 DEVELOPMENT

Commercial Area

160,000 sf

Residential Area

965,000 sf

FAR

1.56

Affordable Housing Units

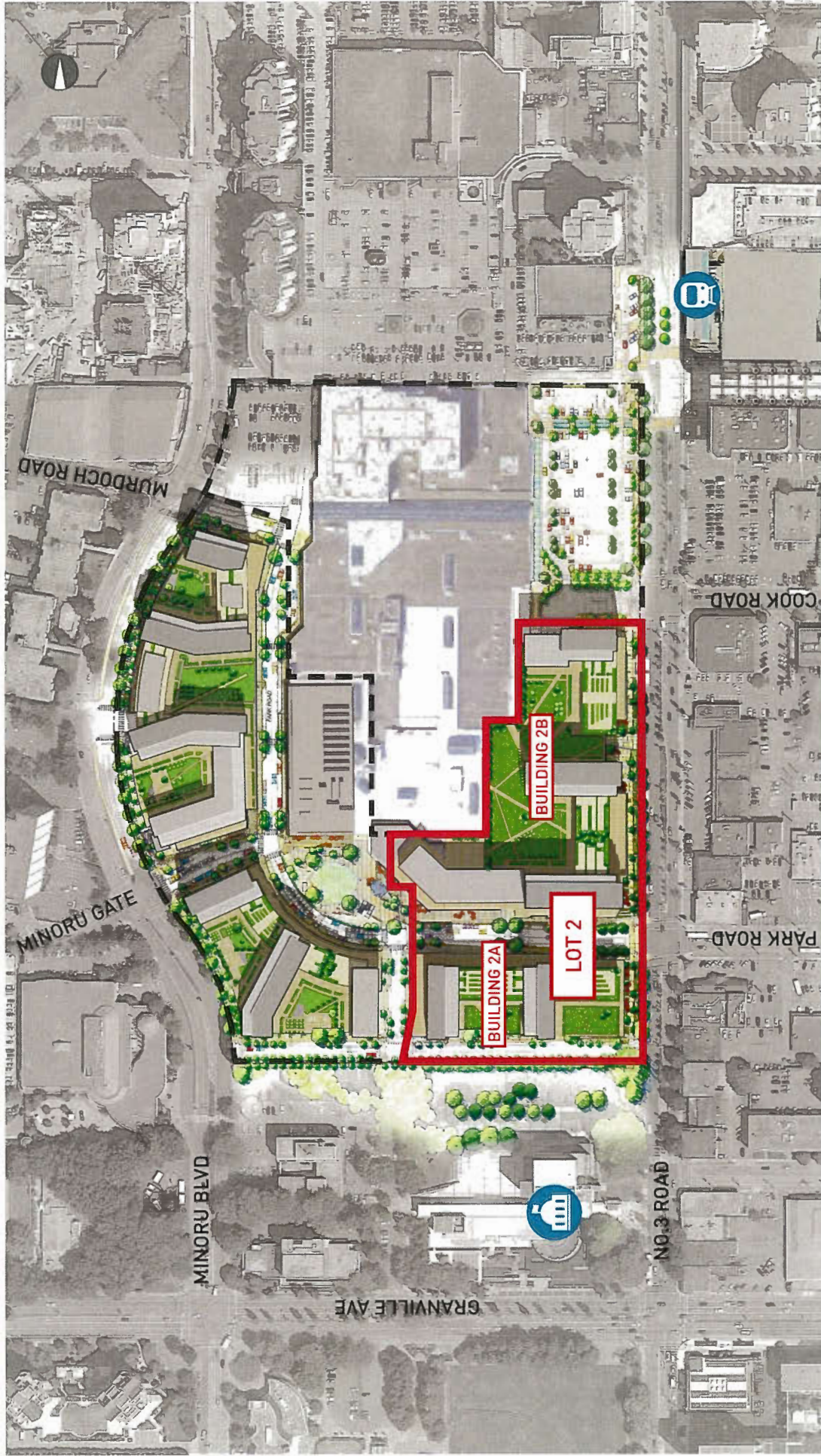
79

Market Units

1,087



SITE PLAN - PHASE 2



PHASE 2 DEVELOPMENT

Commercial Area
200,000 sf

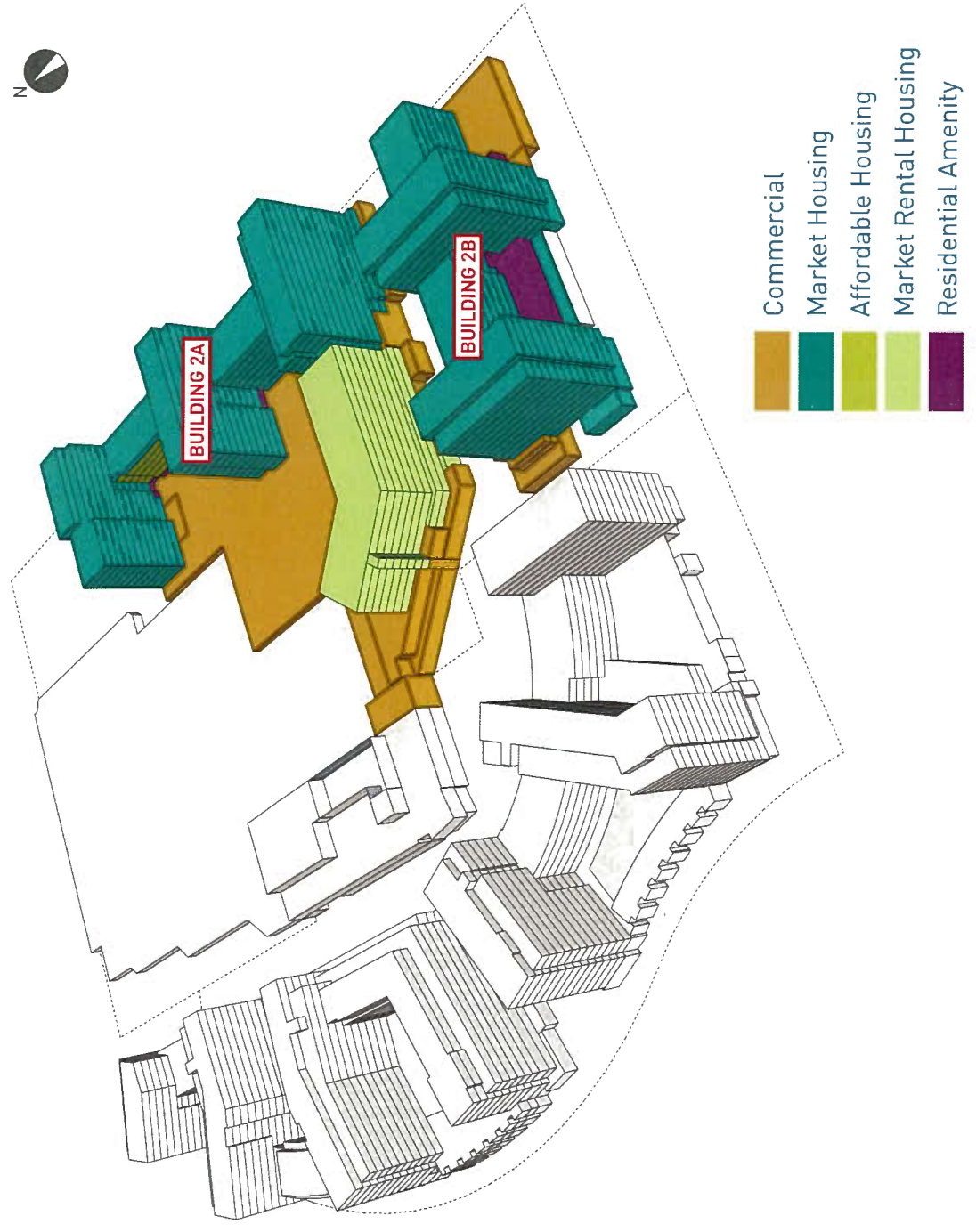
Residential Area
950,000 sf

FAR
1.59

Affordable Housing Units
62

Market Rental Units
200

Market Units
869



PARKING



1 BUILDING 1A - LEVEL 1
1/8" = 1'-0"

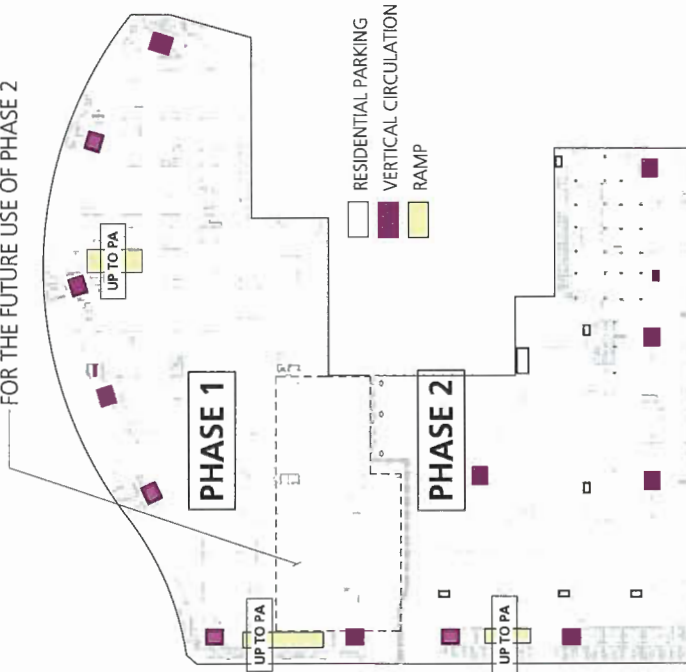


2 BUILDING 1A - LEVEL 2
1/8" = 1'-0"

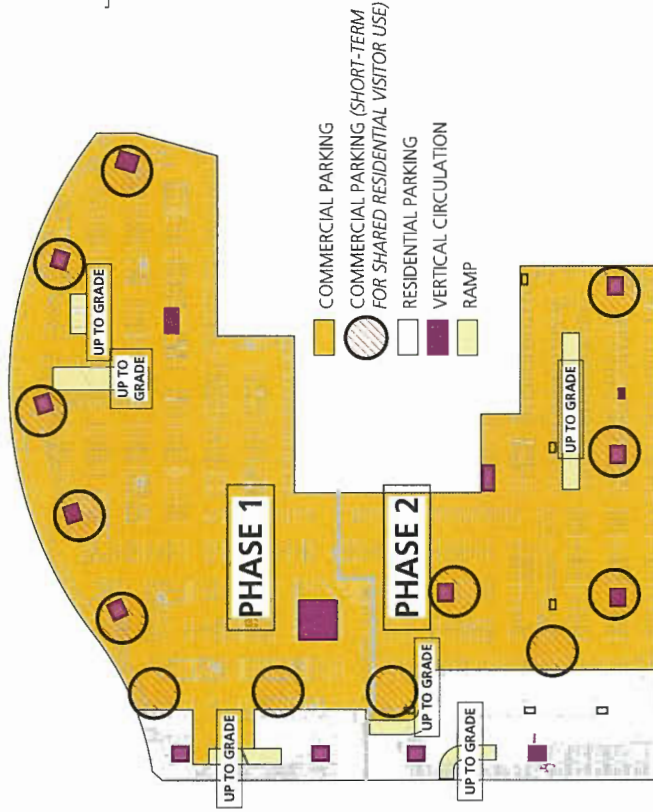


3 BUILDING 1A - LEVEL 3
1/8" = 1'-0"

PORTION OF UNDERGROUND PARKING IN PHASE 1 ON LOT 1 IS SURPLUS TO THE NEEDS OF PHASE 1 AND IS INTENDED FOR THE FUTURE USE OF PHASE 2



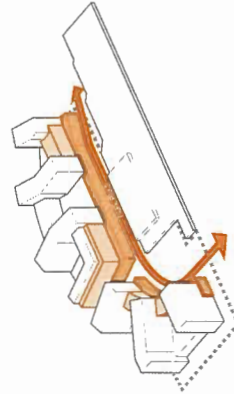
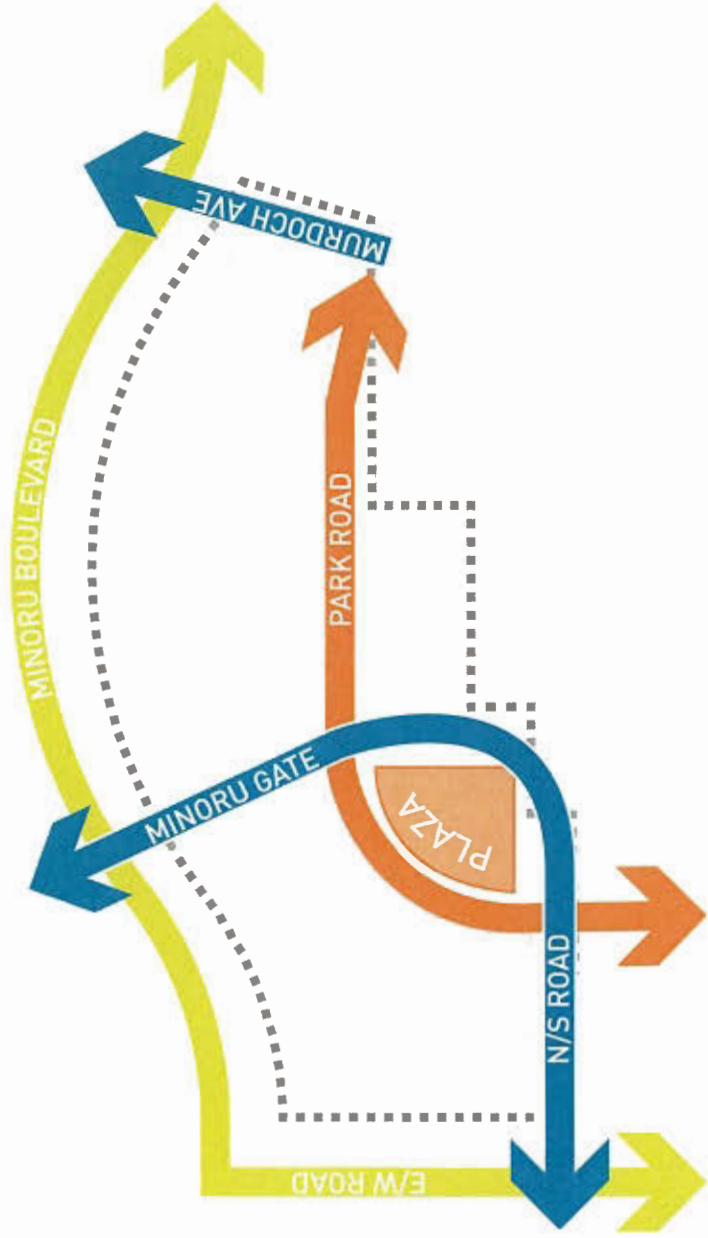
PB PB - PHASE 1 + 2 PARKING
1" = 60'-0"



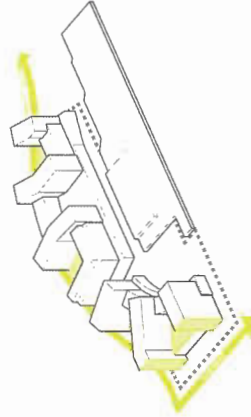
PA PA - PHASE 1 + 2 PARKING
1" = 60'-0"



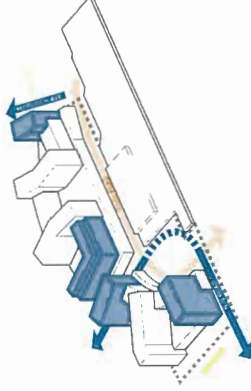
STREET FRONTAGES
DP Guidelines



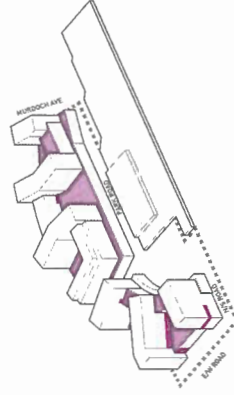
HIGH STREET
Park Road, Plaza, Mobility
Hub & Frontage



GREEN STREETS
Lobbies, Townhouses &
Streetwall



GATEWAYS
Towers

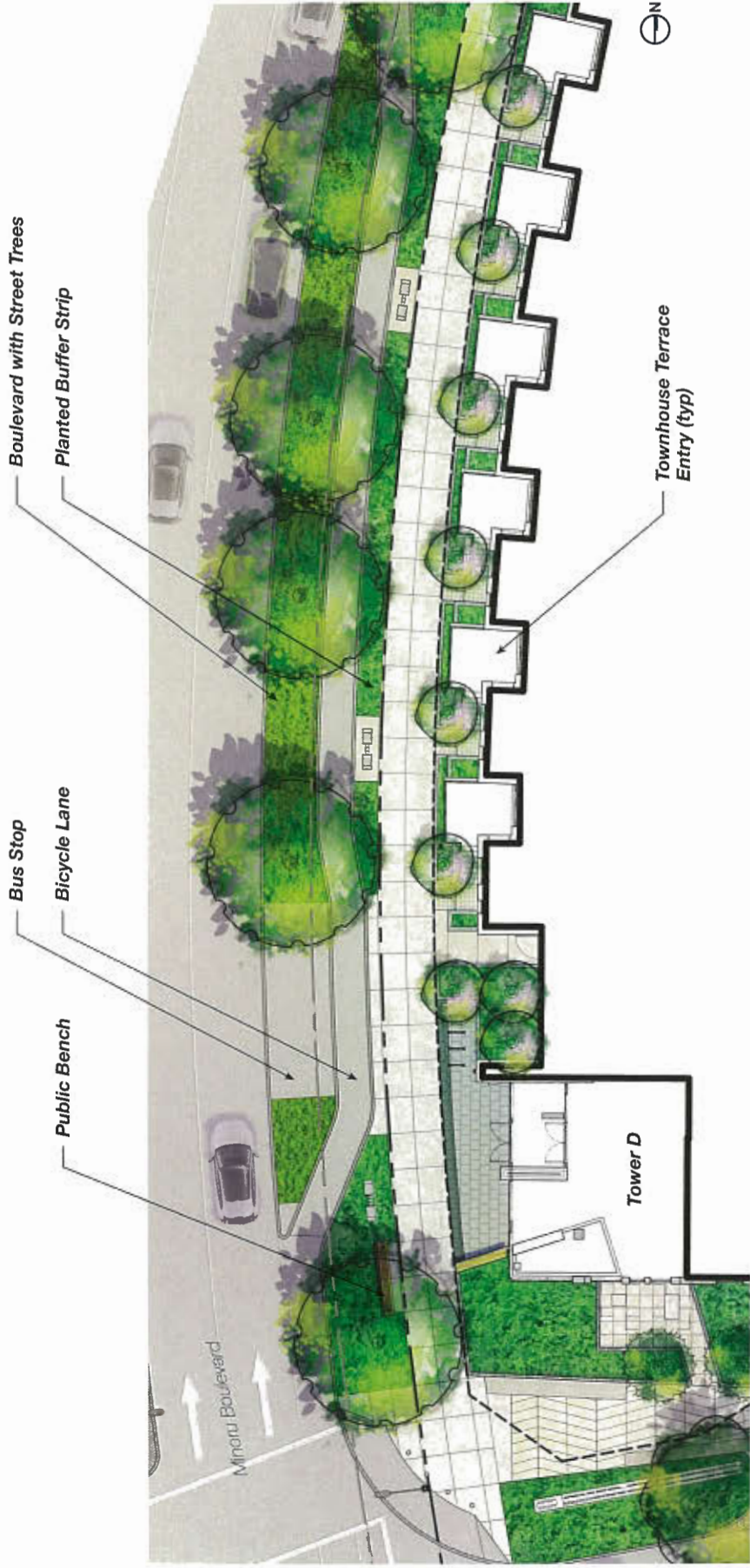


AMENITIES
Family-Friendly Indoor &
Outdoor Spaces

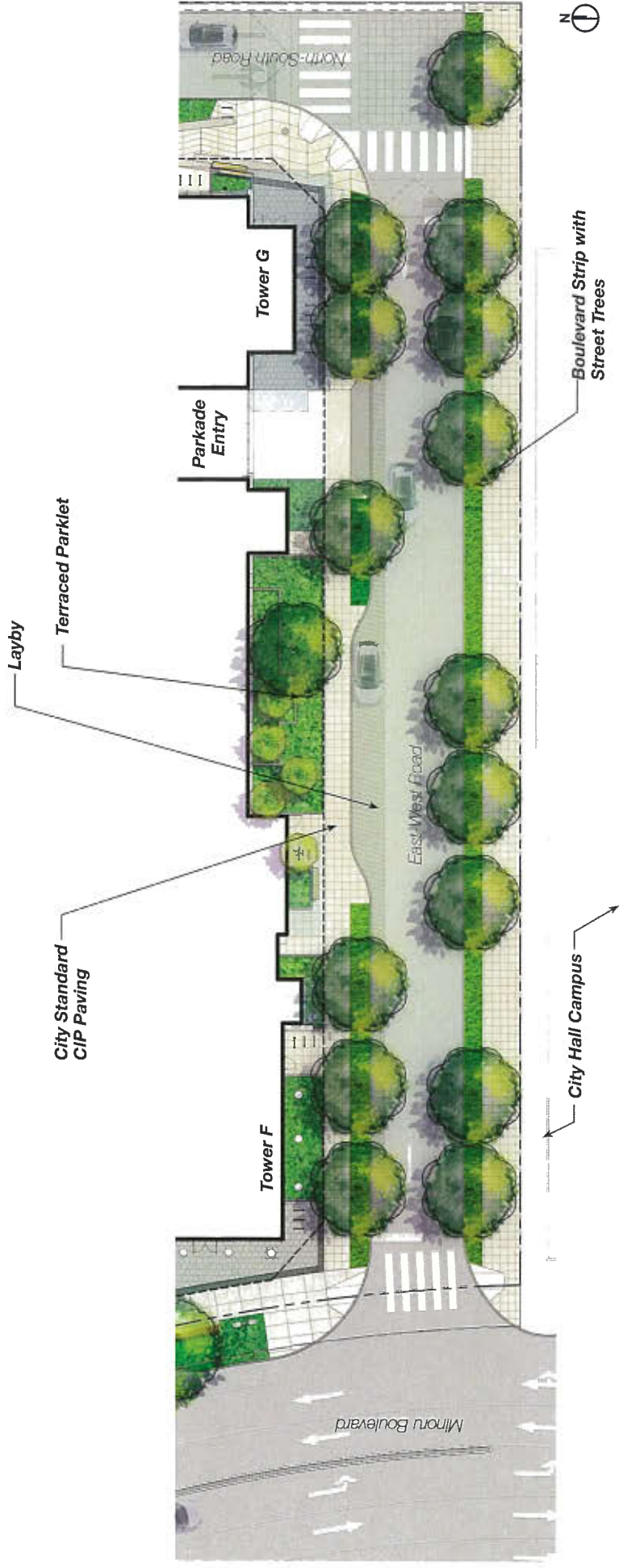
STREETSCAPE OVERVIEW



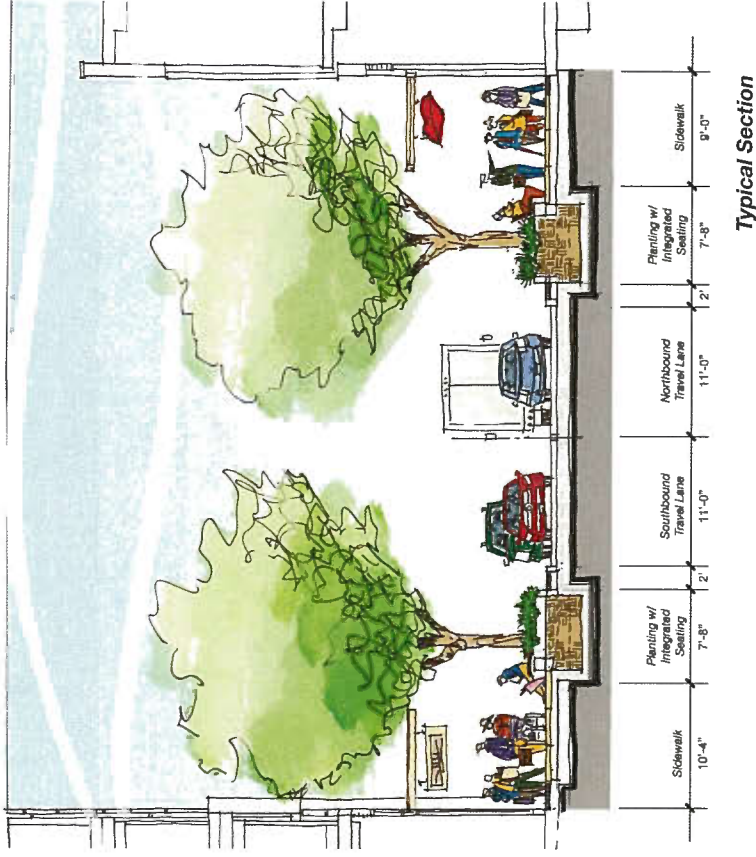
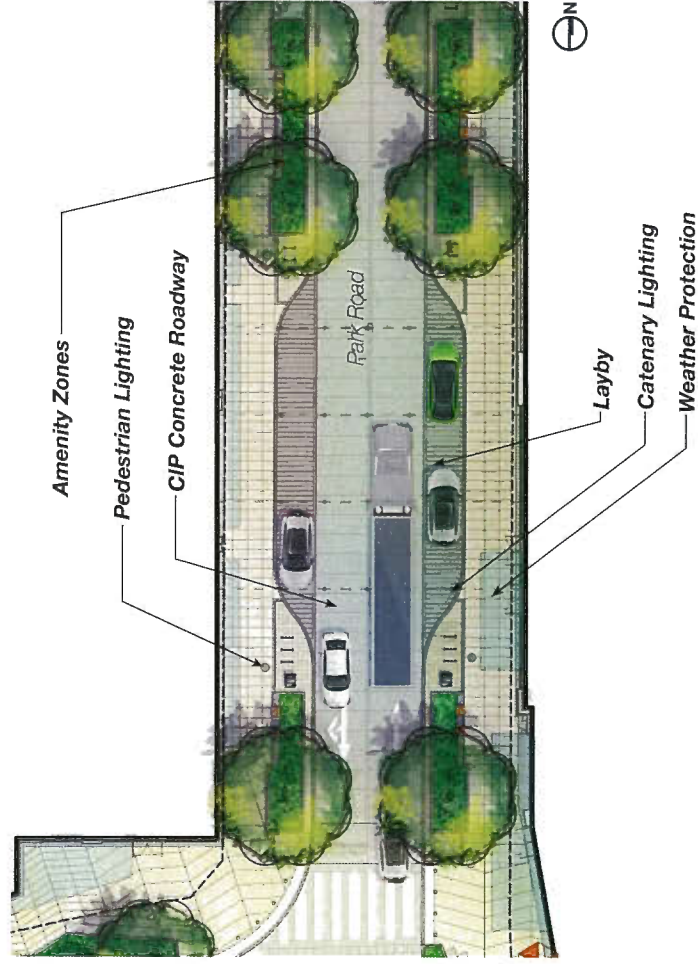
MINORU BOULEVARD



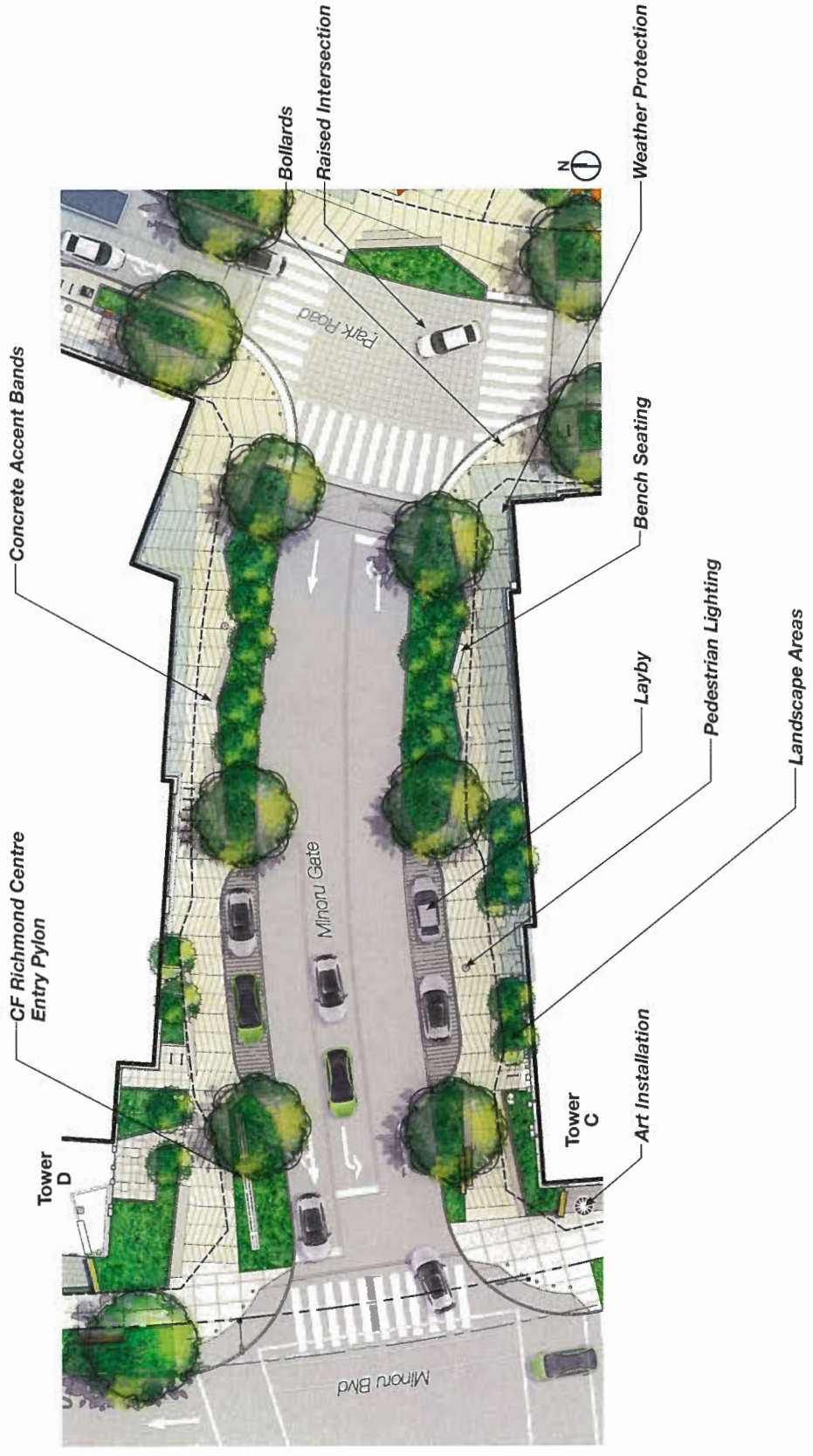
EAST-WEST ROAD



PARK ROAD



MINORU GATE



PARK PLAZA



Raised Intersection

Park Road Pedestrian Lights

Bleacher Seating

CIP Concrete Roadway

Pedestrian Sidewalk

Raised Pedestrian Crosswalk

Platform Seating

Shuttle Layby

Mobility Hub

Bike Share Station

Bench Seatings

Public Art

Raised Intersection Crosswalk

Bike Racks

Lot Line

Public Art Location

Platform Seating

Moveable Furniture

Landscape Islands

Central Green

Event Pole Lighting (TYP)

Street Furnishings

Temporary Phase 1 Exit Stair to be Removed in Phase 2

Water Feature

Future Public Access to Washrooms, Phase 2 (TBD)

Bleacher Seating

Phase 2 Construction Hoarding Line

SRW

To Be Completed With Phase 2



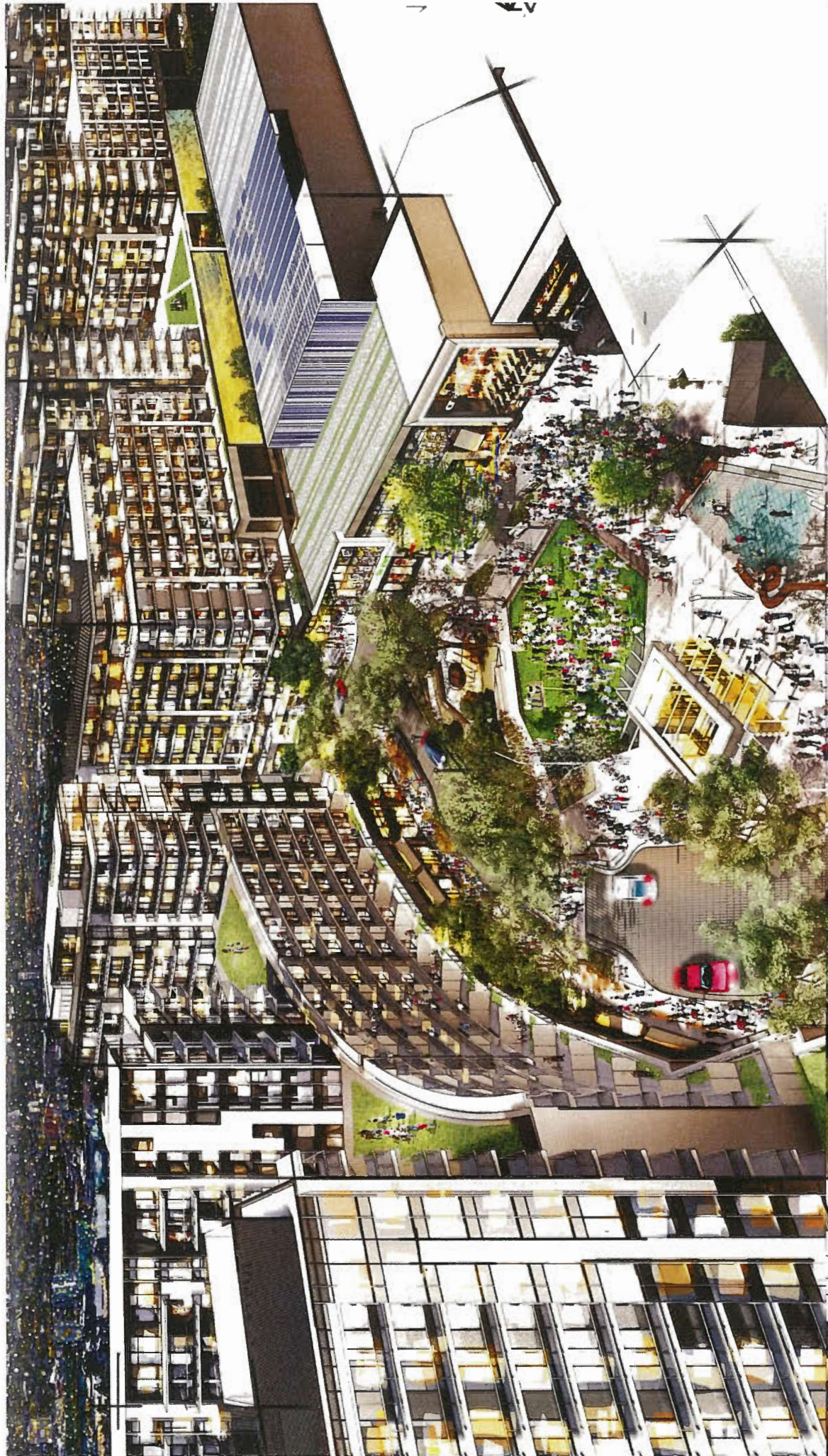
SITE FURNISHINGS



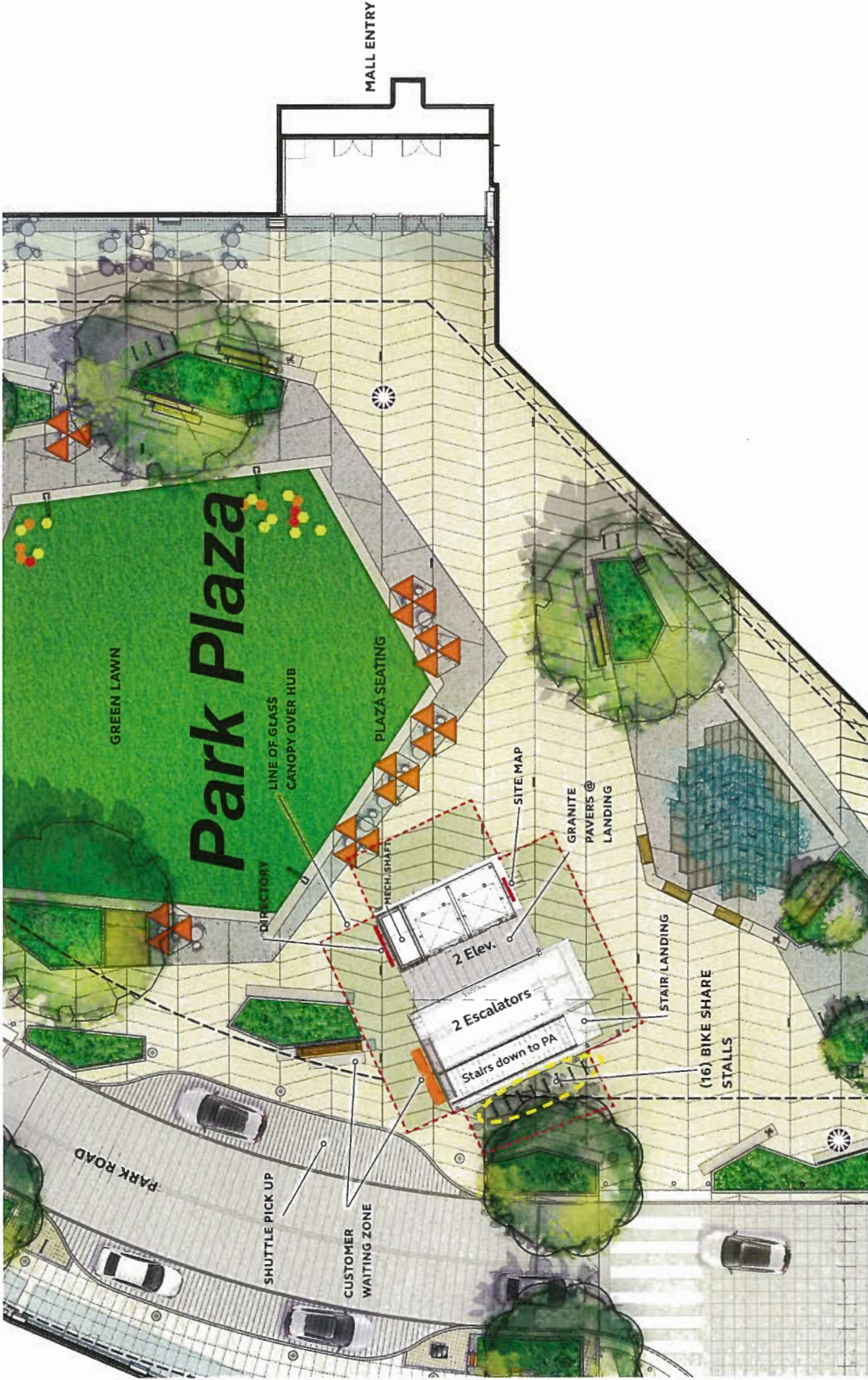
PARK PLAZA



MOBILITY HUB
Aerial view of plaza



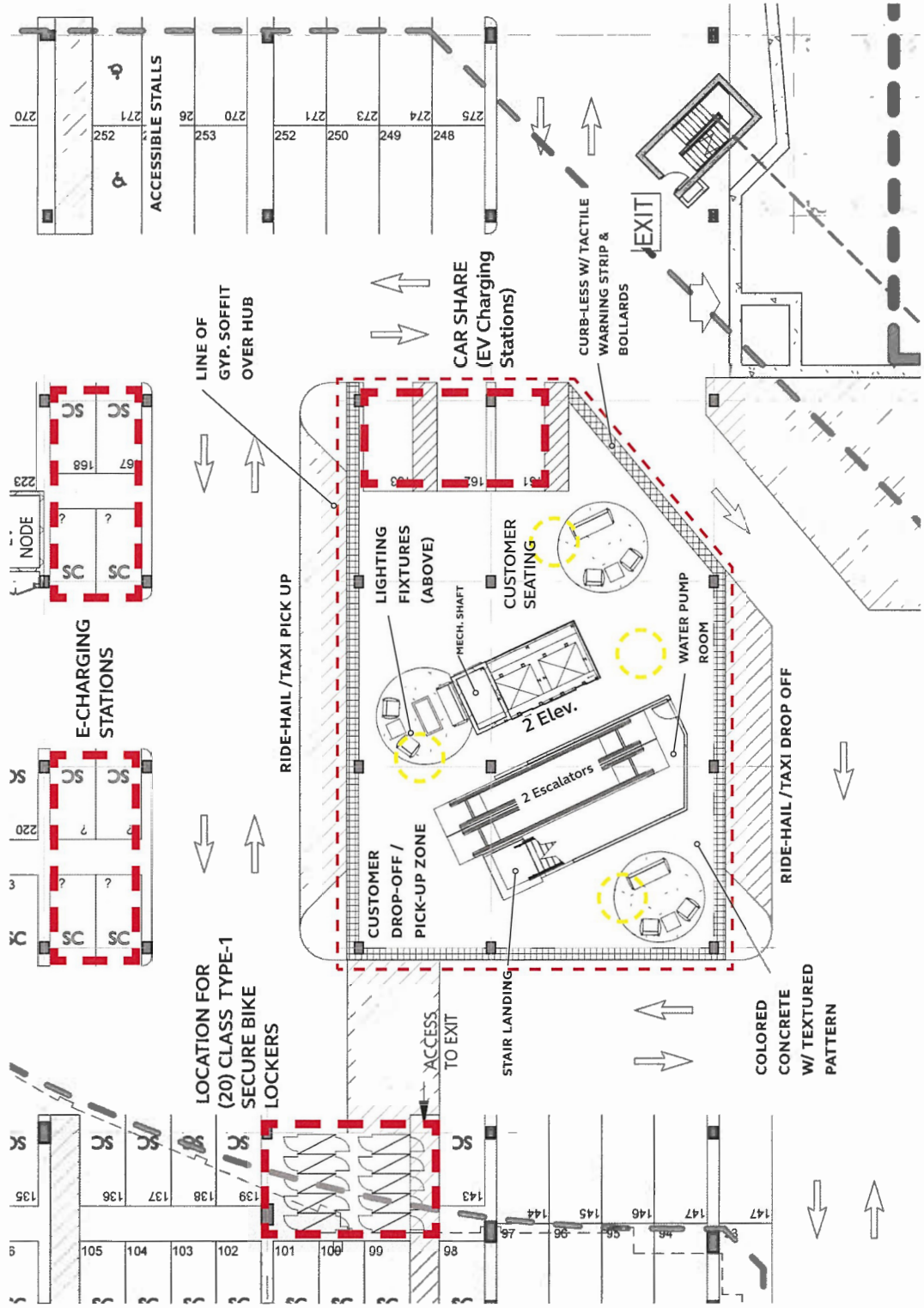
MOBILITY HUB
Plaza level plan



MOBILITY HUB
View from plaza



MOBILITY HUB PA level plan



MOBILITY HUB

View from escalator to bike lockers



MOBILITY HUB
Escalator & stair at PA level



MOBILITY HUB
Lounge at PA level



MOBILITY HUB
Lounge at PA level



HIGH STREET FRONTAGE
1B at Plaza



HIGH STREET FRONTAGE
1C Corner at Plaza



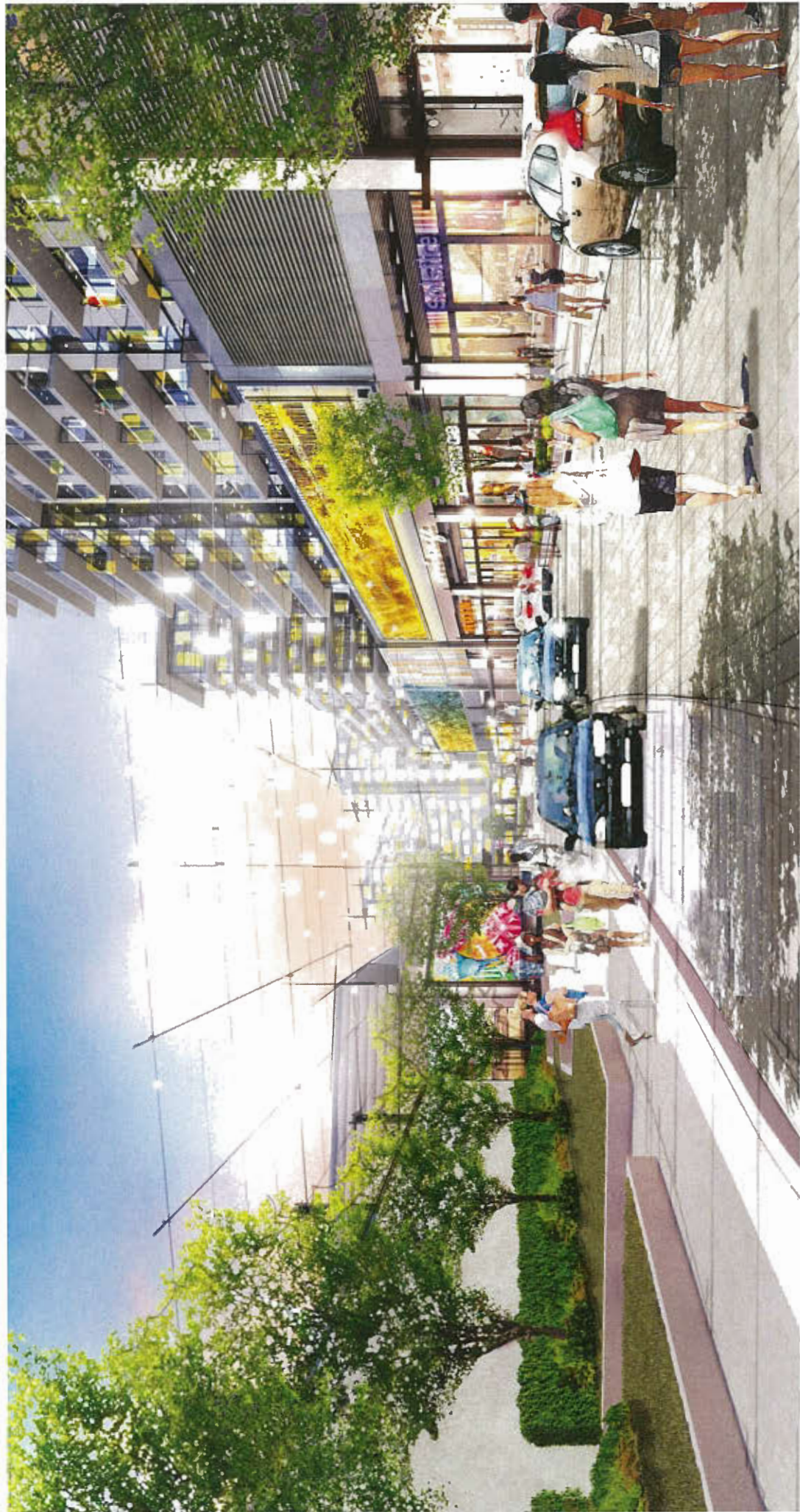
HIGH STREET FRONTAGE
North Leg of Park Road Looking North



HIGH STREET FRONTAGE
North Leg of Park Road Looking South



HIGH STREET FRONTAGE
North Leg of Park Road Looking South



MATERIALS

Brick



Brick | Light Grey Mix



Brick | Medium Grey Mix



Brick | Dark Grey Mix

Metal Panel



Metal Panel | Black



Metal Panel | White



Metal Panel | Grey

Porcelain Panel



Porcelain Panel | Nero



Porcelain Panel | Carbonio



Porcelain Panel | Grigio



Porcelain Panel | Perla



Porcelain Panel | Ossidiana



Porcelain Panel | Or

Glazed Spandrel



Spandrel | Light Grey



Spandrel | Charcoal



Concrete Panel | White



Concrete Panel | Charcoal

GREEN STREET FRONTAGE



GREEN STREET FRONTAGE

Residential Lobbies



Tower A



Tower B



Tower C



Tower D

GREEN STREET FRONTAGE
Residential Lobbies



Tower E



Tower F



Tower G

GREEN STREET FRONTAGE
Minoru Townhouses



GREEN STREET FRONTAGE
Minoru Green Streetwall



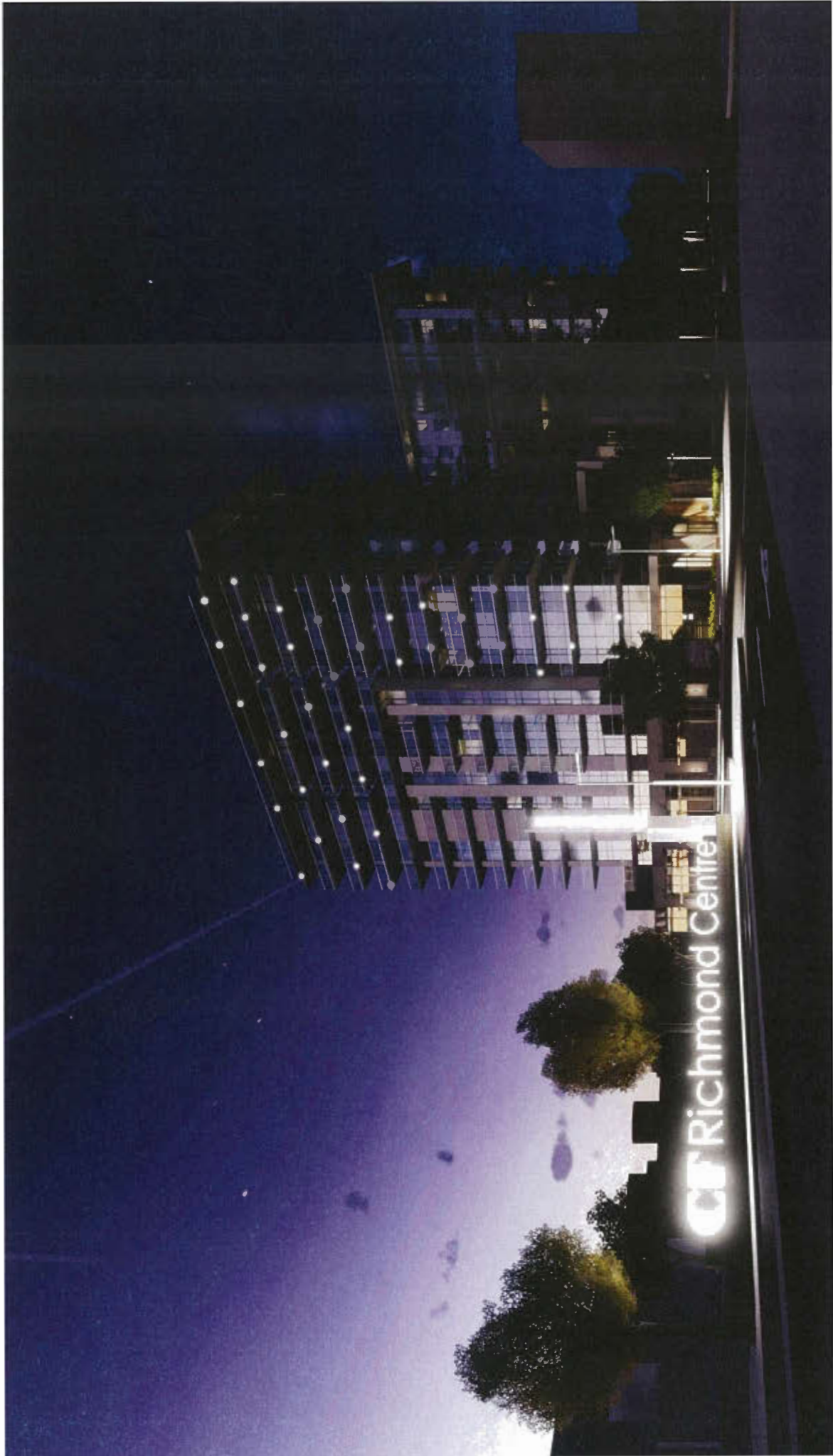
GREEN STREET FRONTAGE
Civic Promenade Streetwall



GATEWAYS



MURDOCH GATEWAY
Tower A



MINORU GATE GATEWAY
Towers D & E



MINORU GATE GATEWAY
Towers D & E




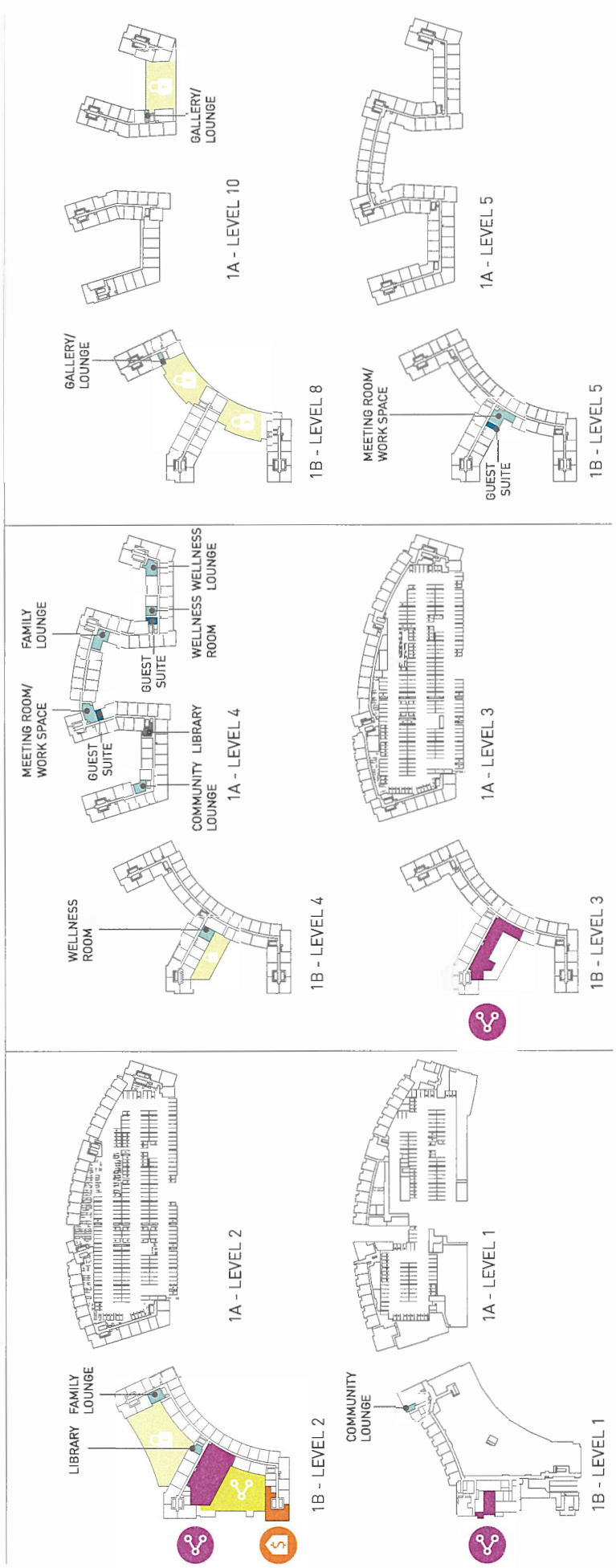
N/S ROAD GATEWAY
Tower G



AMENITY OVERVIEW



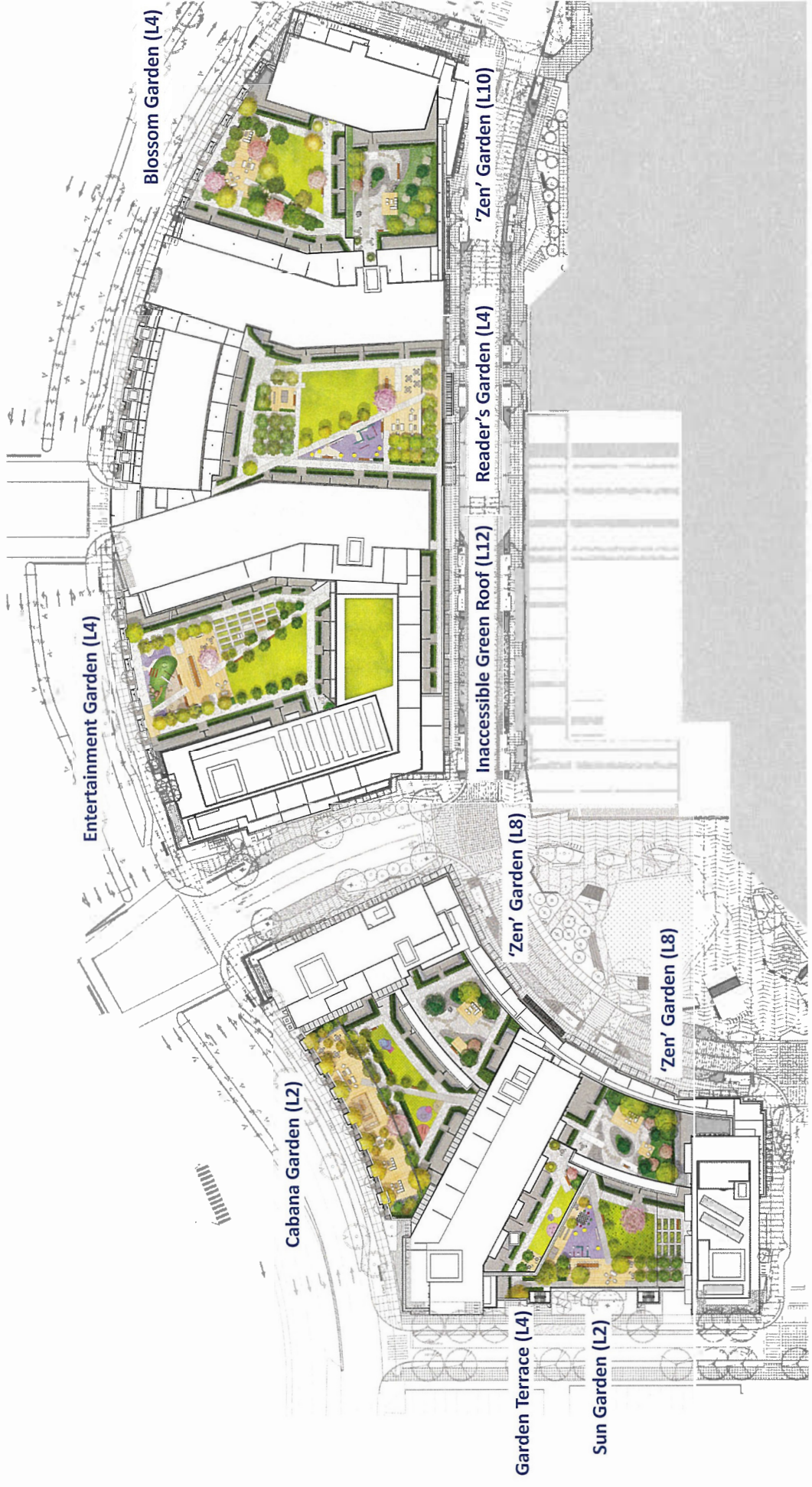
-  SHARED INDOOR AMENITY (1A-1B)
 -  PRIVATE INDOOR AMENITY
 -  AFFORDABLE HOUSING INDOOR AMENITY
 -  GUEST SUITE
-
-  SHARED OUTDOOR AMENITY (1A-1B-AH)
 -  PRIVATE OUTDOOR AMENITY



AMENITIES



OUTDOOR AMENITY OVERVIEW



1A OUTDOOR AMENITY PROGRAM

Meeting Room +
Work Space (L4)

Family Lounge (L4)

Entertainment Garden (L4)

Play Area
Harvest Terrace
Garden Plots
Lawn

Bosque
Social Games
Lawn
Play Area
Community Games
Terrace
Tai Chi

Blossom Garden (L4)

Social Terrace
Ornamental Garden
Lawn

Rock Garden
Ornamental Garden

Reader's Garden (L4)

Library (L4)

Community Lounge (L4)

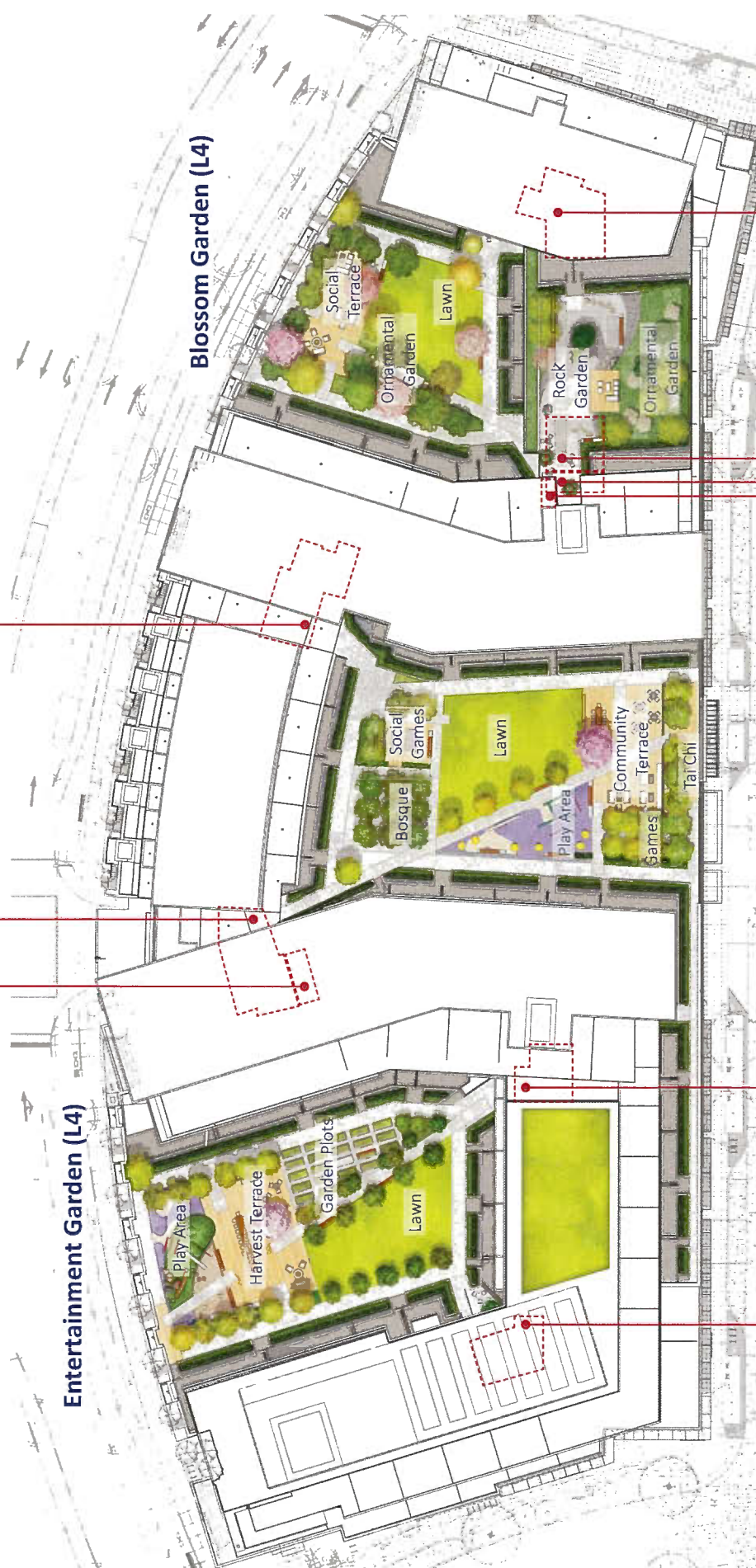
'Zen' Garden (L10)

Wellness Room (L4)

Wellness Lounge (L4)

Gallery +
Lounge (L10)

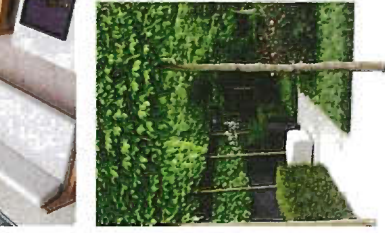
Guest Suite (L4)



1B OUTDOOR AMENITY PROGRAM



OUTDOOR AMENITY CHARACTER IMAGES



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May 24, 2019

David Weber
Director, City Clerk's Office
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

To Development Permit Panel	
Date:	<u>MAY 29, 2019</u>
Item #:	<u>2</u>
Re:	<u>DP 17-768248</u>

Gentlemen/Ladies,

Notice of Application
For a Development Permit
DP 17-768248
Property Location: 6551 No. 3 Road

We write to express our disapproval of the proposed parking variances referenced in your letter concerning the development application above noted, namely items:

- a) iii
- b) i, ii

It is our considered opinion as long established commercial realtors and real estate developers that Richmond Zoning Bylaw 8500 provides adequate density without the need for further density by relaxation of the parking requirements stated in the bylaw.

Yours truly,


 Ronald H. Pope
 President & Founder
 POPE ESTATES INC.(1962)
 604 278 9793 * 800 665 3099
 www.popemakesdeals.com



JAIME Y. PESTANO

205-7388 Gollner Ave., Richmond, BC V6Y 0H4, Tel. No. 604-241-1271, Email: jypestano181@gmail.com

May 28, 2019

Director, City Clerk's Office
6911 No. 3 Road, Richmond, BC V6Y 2C1

To Development Permit Panel
Date: <u>MAY 29, 2019</u>
Item # <u>2</u>
Re: <u>DP 17-768248</u>

Subject: Notice of Application for Development Permit DP 17-768248

In compliance with your request, may I submit my recommendation to include and construct a highly profitable multi-purpose arena for professional ice hockey, basketball, boxing, concerts, ice shows, musical shows, cultural shows, trade shows, conventions, circuses, and other sports and entertainment events like Madison Square Garden, New York, USA, and make Richmond Centre in Richmond City, BC a world class destination.

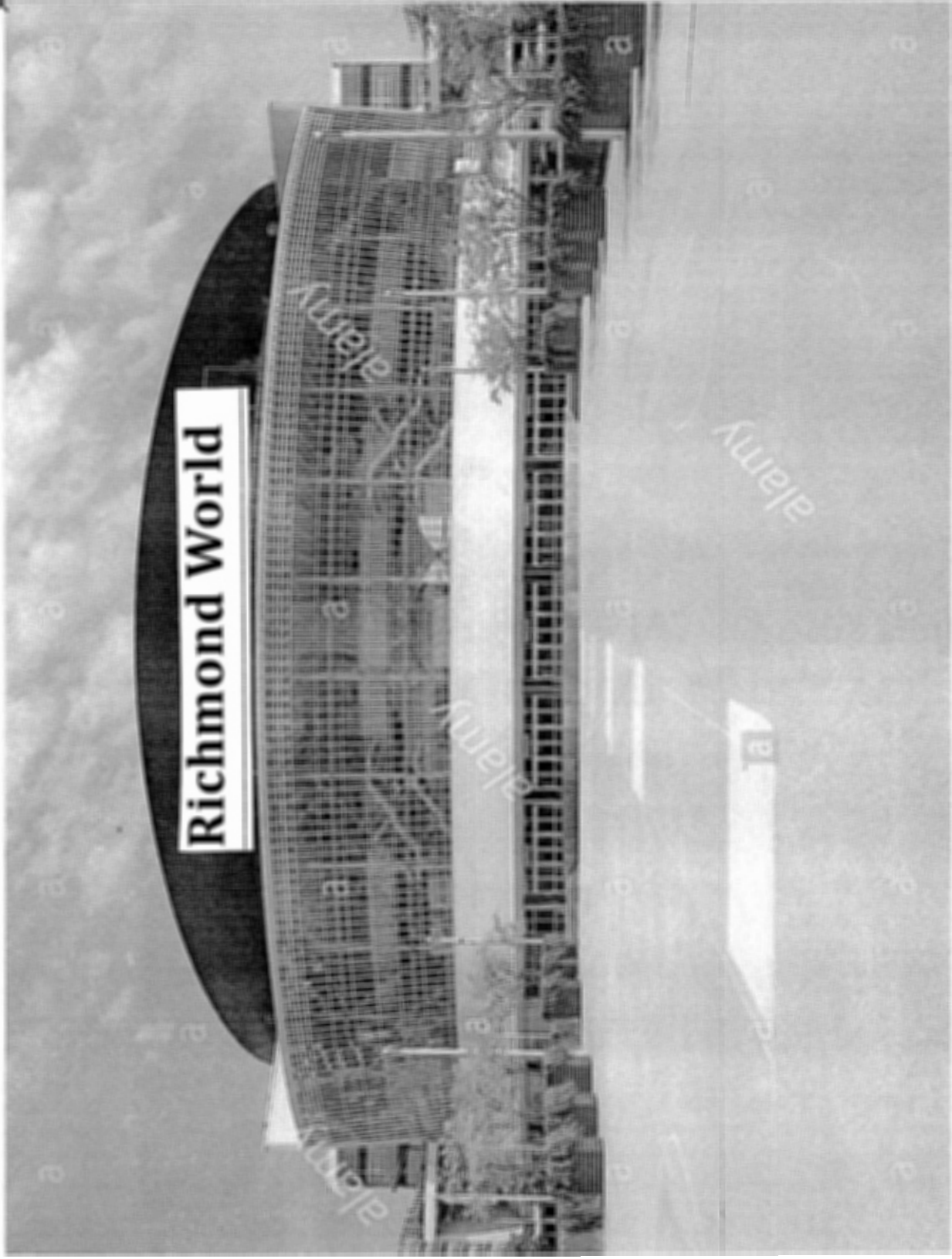
Thank you very much for this opportunity to present my thoughts and ideas that I think will greatly benefit the residents and City of Richmond as well as the whole province of British Columbia and Canada.

Your reply and comments will be greatly appreciated.

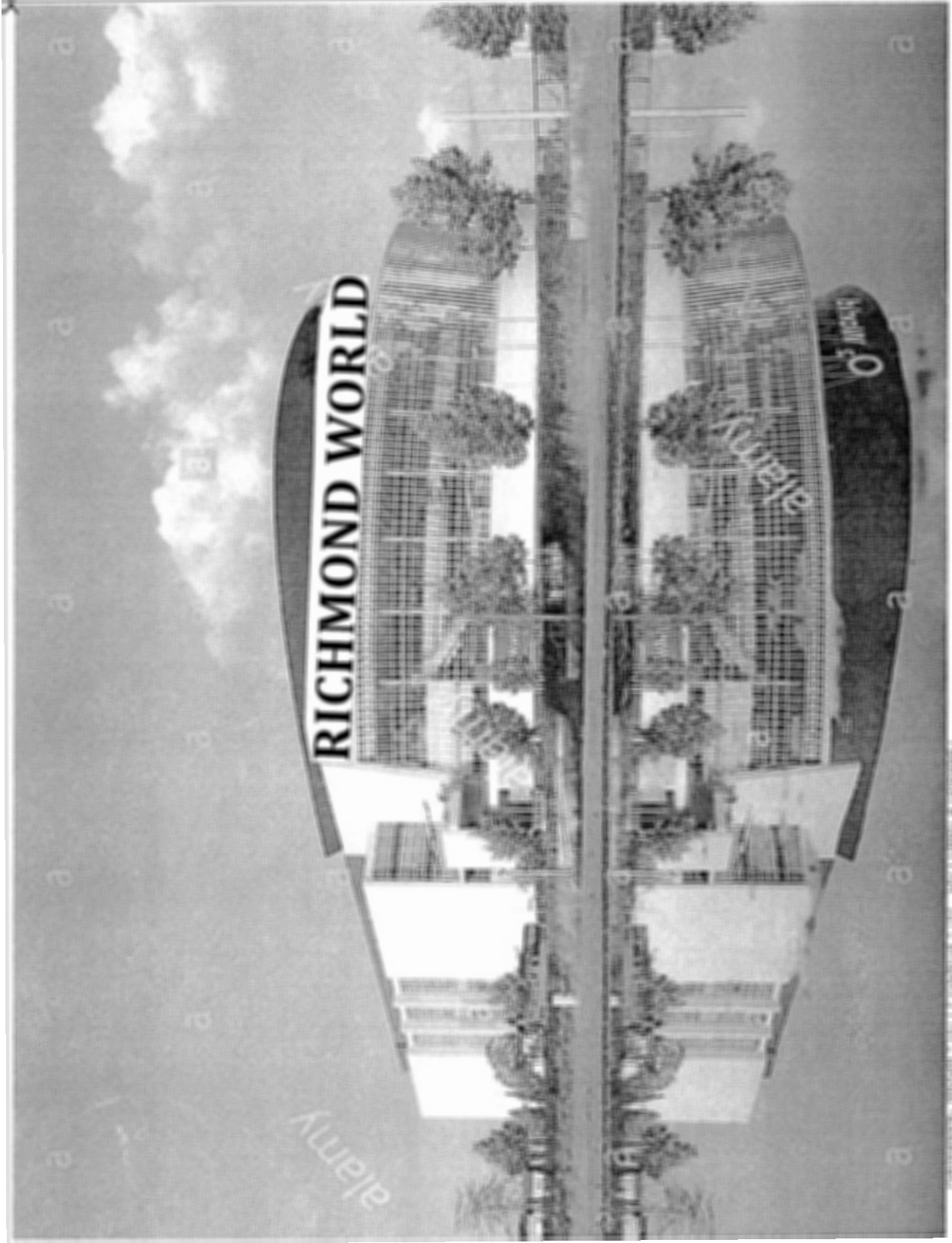
Respectfully yours,


Jaime Y. Pestano



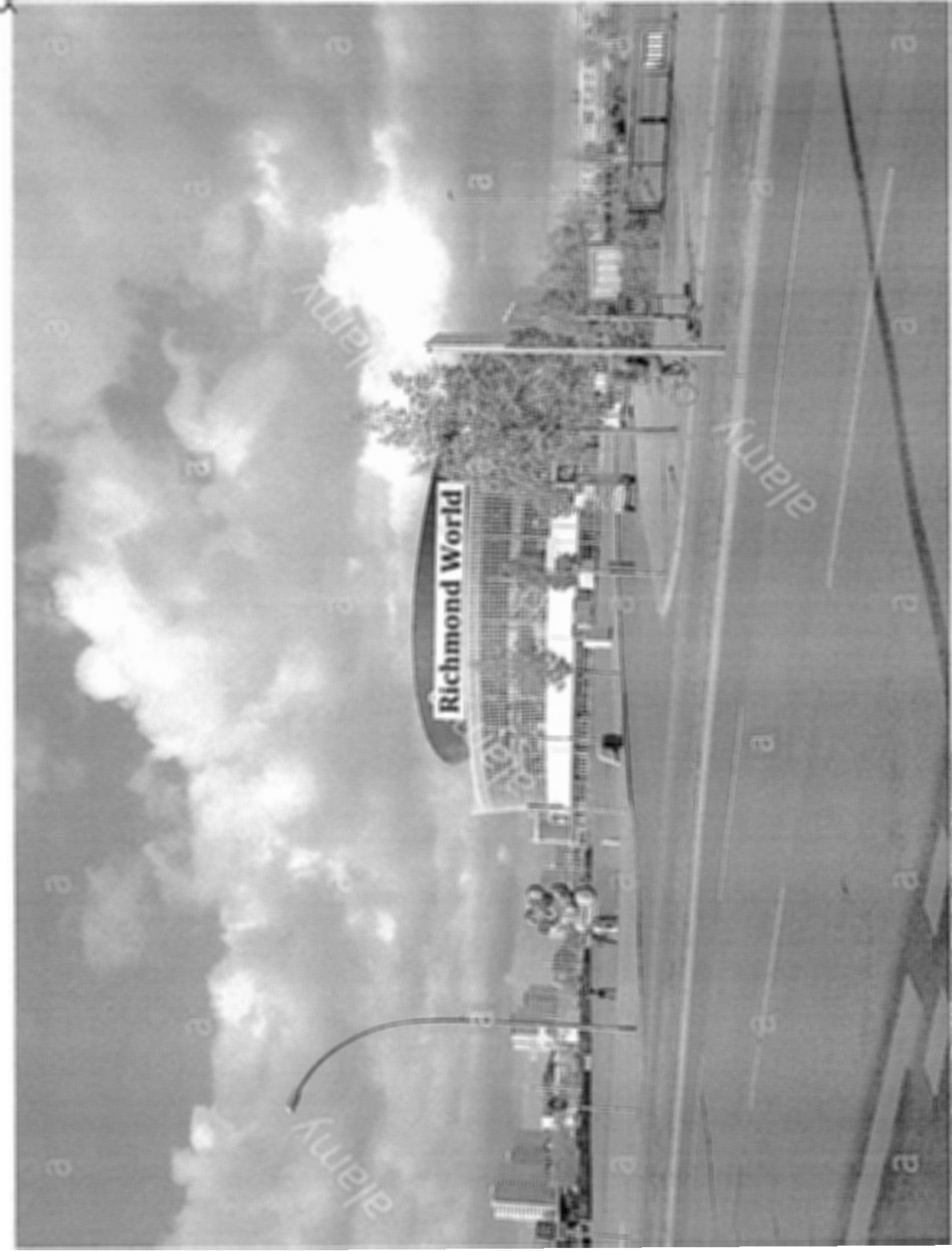


alamy



Date taken: 31 July 2014

alamy



Date taken: 20 September 2012



CANADIAN STYLE BASKETBALL



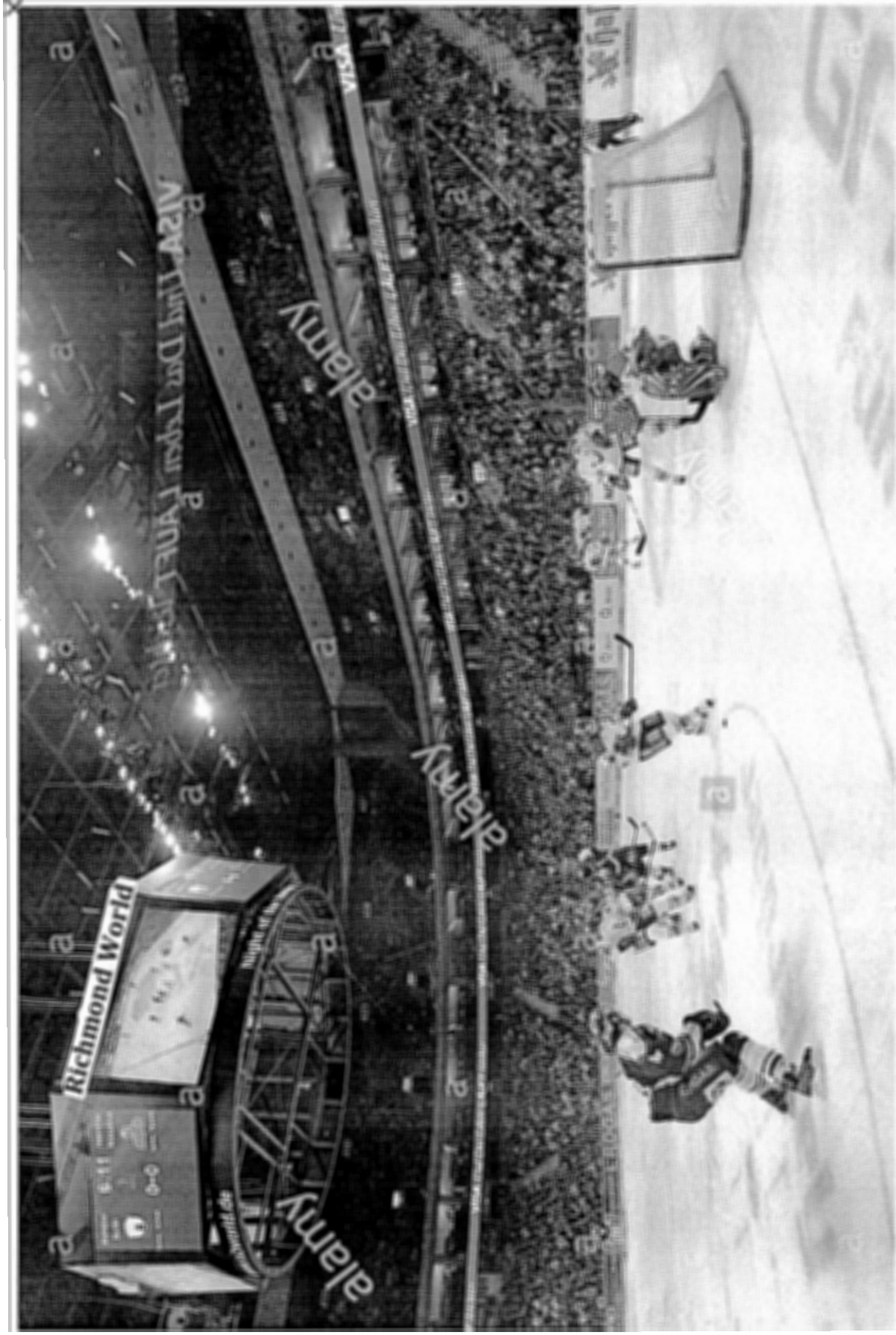
Fair & exciting field goals scoring system

- Blue - 2-point free throw penalty
- Purple - 2-point field goal
- Orange - 3-point field goal
- Green - 4-point field goal
- Red - 5-point field goal

Safer rules & regulations

- 30-second time clock to shoot
- No touch on any part of the hoop and basket
- Blocking & charging are flagrant fouls
- No backing violation
- No 8-second violation to bring the ball to the front court
- Mandatory headband wear for head protection

alamy



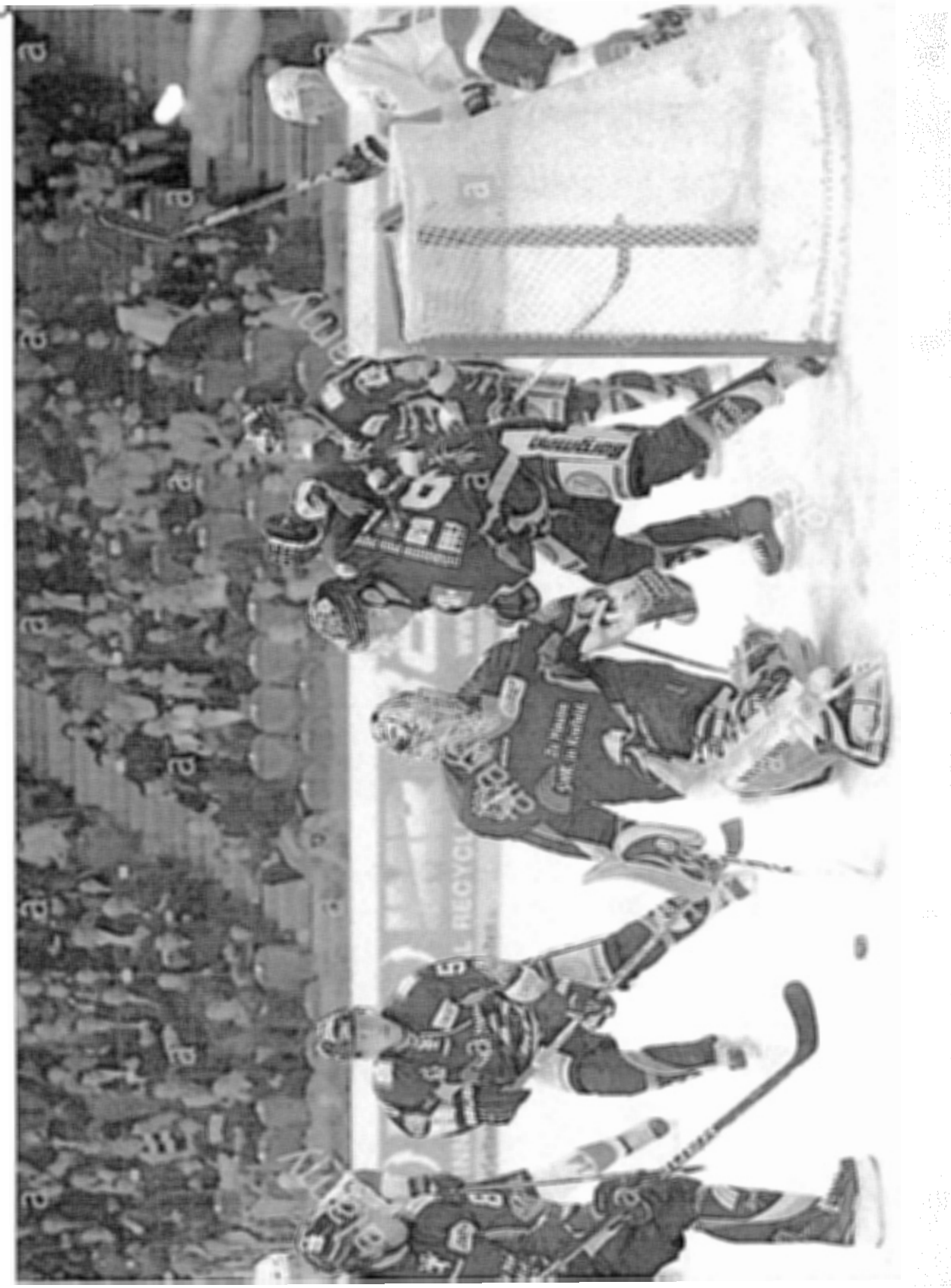
Releases: Model - no | Property - no Do I need a release?

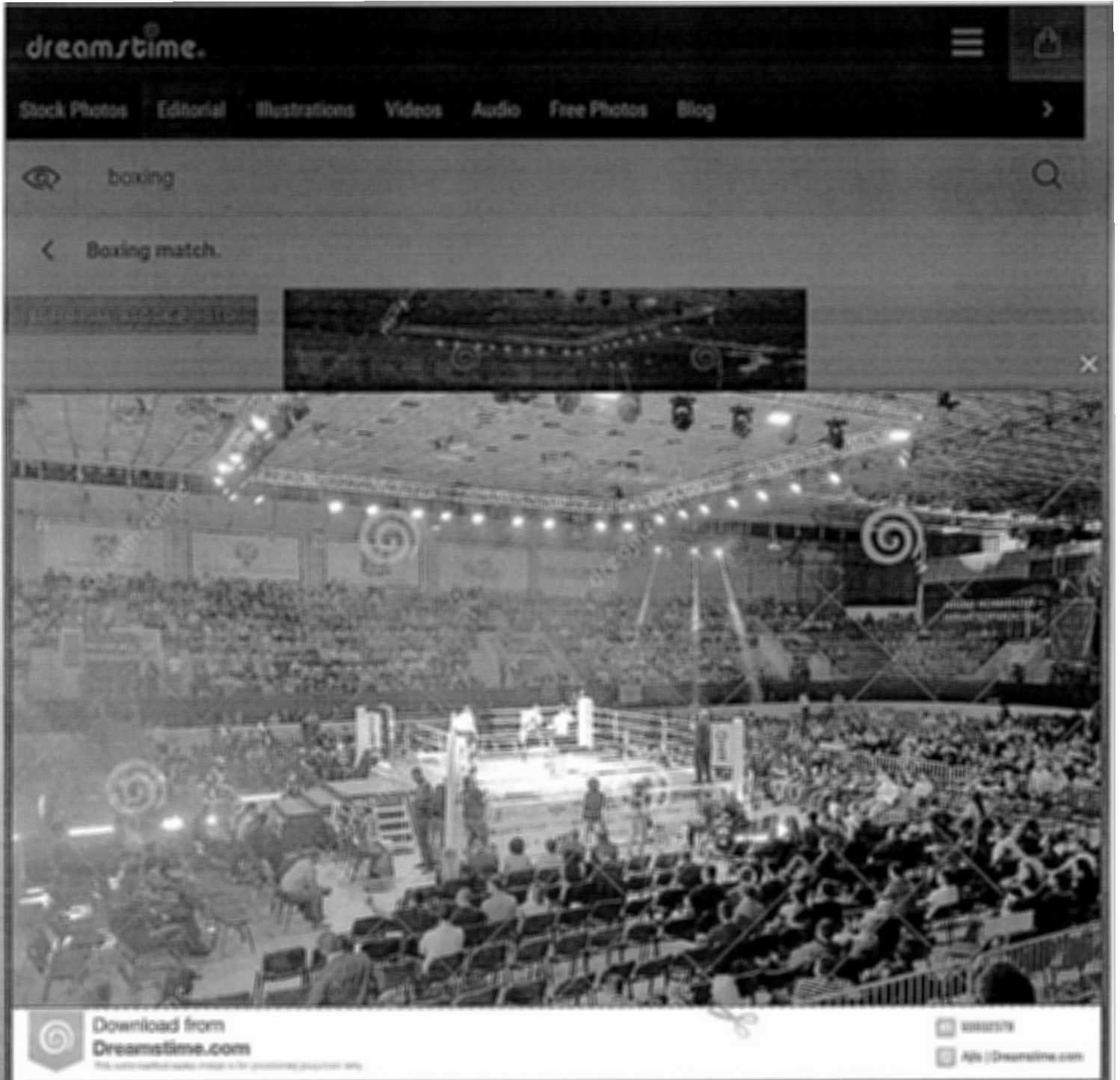
Photographer: Frank Sorge

Date taken: 10 January 2010

Location: Berlin, Berlin, Germany

Location: Krefeld, North Rhine-Westphalia, Germany







Humanities > Issues

Political Party Conventions Day-by-Day


Four Days of Speeches, Candidates and Lots of Politics

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 Romney Accepts Party Nomination at The Republican National Convention. Mark Wilson / Getty Images

by [Robert Longley](#) 

Updated December 04, 2018

The United States presidential nominating conventions are held during the spring or summer of each quadrennial presidential election year by most political parties fielding nominees in the November presidential election. Along with selecting the party's nominee for president, delegates to the conventions adopt the party's platform—the party's principals and goals for its candidate's presidential administration.

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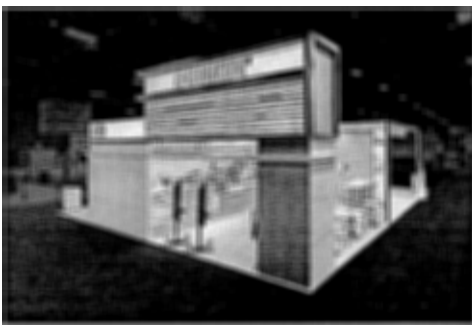


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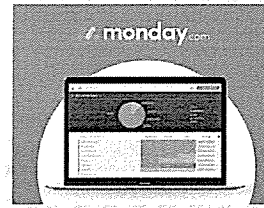


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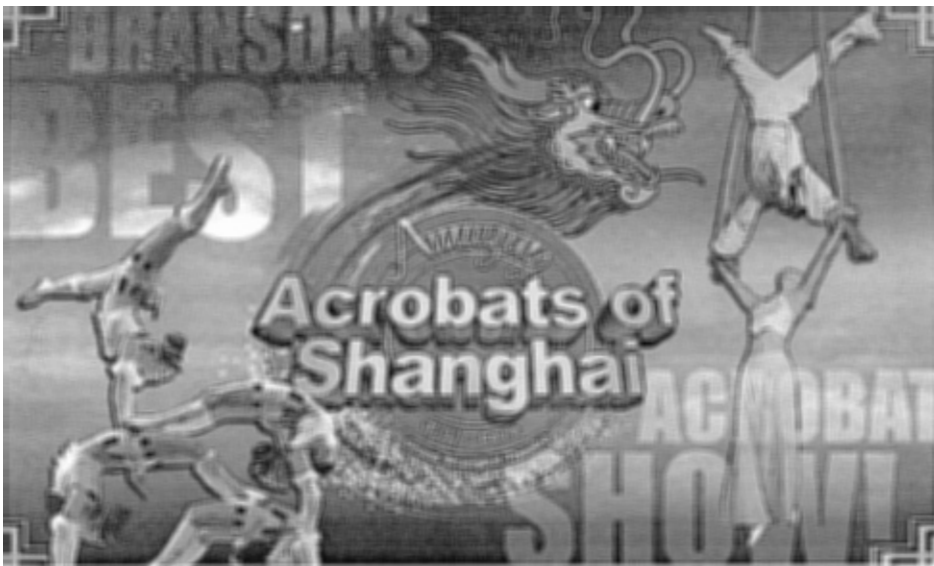
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- Wheelchair accessible
- Your tickets will be held at the theater box office for collection on the day of the performance
- This tour/activity will have a maximum of 10 travelers

Inclusions

- Live entertainment
- Local taxes
- 10% Live Entertainment Tax
- Entry/Admission - Mickey Gilley Grand Shanghai Theatre

WIKIPEDIA

Madison Square Garden

Madison Square Garden, colloquially known as **The Garden** or in initials as **MSG**, is a multi-purpose indoor arena in New York City. Located in Midtown Manhattan between 7th and 8th Avenues from 31st to 33rd Streets, it is situated atop Pennsylvania Station. It is the fourth venue to bear the name "Madison Square Garden"; the first two (1879 and 1890) were located on Madison Square, on East 26th Street and Madison Avenue, with the third Madison Square Garden (1925) further uptown at Eighth Avenue and 50th Street.

The Garden is used for professional ice hockey and basketball, as well as boxing, concerts, ice shows, circuses, professional wrestling and other forms of sports and entertainment. It is close to other midtown Manhattan landmarks, including the Empire State Building, Koreatown, and Macy's at Herald Square. It is home to the New York Rangers of the National Hockey League (NHL), the New York Knicks of the National Basketball Association (NBA), and was home to the New York Liberty (WNBA) from 1997 to 2017.

Originally called **Madison Square Garden Center**, the Garden opened on February 11, 1968, and is the oldest major sporting facility in the New York metropolitan area. It is the oldest arena in the National Hockey League and the second-oldest arena in the National Basketball Association. In 2016, MSG was the second-busiest music arena in the world in terms of ticket sales, behind The O2 Arena in London.^[6] Including two major renovations, its total construction cost is approximately \$1.1 billion, and it has been ranked as one of the 10 most expensive stadium venues ever built.^[7] It is part of the Pennsylvania Plaza office and retail complex, named for the railroad station. Several other operating entities related to the Garden share its name.

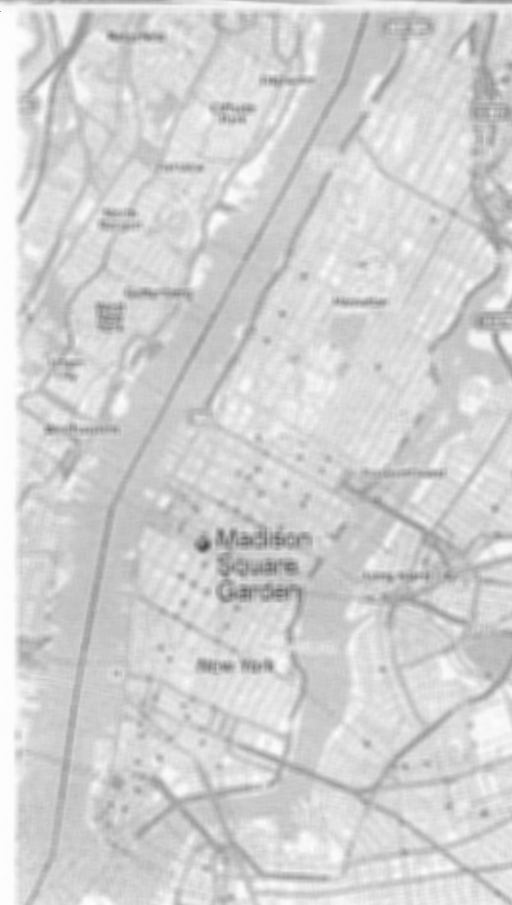
Contents

History

- Previous Gardens
- Current Garden
 - Joe Louis Plaza
- 2011–2013 renovation
 - Penn Station renovation controversy

Madison Square Garden

"MSG", "The Garden"



Location within Manhattan

- Show map of Manhattan
- Show map of New York City
- Show map of New York

Events

- Regular events
 - Sports
 - Pro wrestling
 - Concerts
 - Other events

Notable firsts and significant events

Recognition given by Madison Square Garden

- Madison Square Garden Gold Ticket Award
- Madison Square Garden Platinum Ticket Award
- Madison Square Garden Hall of Fame
- Madison Square Garden Walk of Fame

Seating

- Capacity
- Hulu Theater

Accessibility and transportation**See also****References**

- Notes
- Other sources

External links

History

Previous Gardens

Madison Square is formed by the intersection of 5th Avenue and Broadway at 23rd Street in Manhattan. It was named after James Madison, fourth President of the United States.^[8]

Two venues called Madison Square Garden were located just northeast of the square, the first from 1879 to 1890, and the second from 1890 to 1925. The first Garden, leased to P. T. Barnum,^[9] had no roof and was inconvenient to use during inclement weather, so it was demolished after 11 years. Madison Square Garden II was designed by noted architect Stanford White. The new building was built by a syndicate which included J. P. Morgan, Andrew Carnegie, P. T. Barnum,^[10] Darius Mills, James Stillman and W. W. Astor. White gave them a Beaux-Arts structure with a Moorish feel, including a minaret-like tower modeled after Giralda, the bell tower of the Cathedral of Seville^[10] – soaring 32 stories – the city's second tallest building at the time – dominating Madison Square Park. It was 200 feet (61 m) by 485 feet (148 m), and the main hall, which was the largest in the world, measured 200 feet (61 m) by 350 feet (110 m), with permanent seating for 8,000 people and floor space for thousands more. It had a 1,200-

Show map of the United States

Show all

Address	4 Pennsylvania Plaza
Location	New York City, New York
Coordinates	40°45′2″N 73°59′37″W﻿ / ﻿40.75333°N 73.99361°W﻿ / 40.75333; -73.99361
Public transit	<div> <div> Amtrak: Penn Station</div> <div> LIRR: Penn Station</div> <div> NJ Transit: Penn Station</div> <div> New York City Subway: <ul style="list-style-type: none">34th Street–Penn Station (7th Ave) 34th Street–Penn Station (8th Ave) 34th Street–Herald Square </div> <div> PATH: 33rd Street</div> <div> New York City Bus: M4, M7, M20, M34 SBS, M34A SBS, Q32 buses</div> </div>
Owner	The Madison Square Garden Company
Operator	MSG Entertainment
Capacity	Basketball: 19,812 ^[1] <p>Ice hockey: 18,006^[1]</p> <p>Pro wrestling: 18,500</p> <p>Concerts: 20,000</p> <p>Boxing: 20,789</p> <p>Hulu Theater: 5,600</p>
Field size	820,000 square feet (76,000 m ²)
	Construction
Broke ground	October 29, 1964 ^[2]
Opened	Former locations: 1879, 1890, 1925 <p>Current location: February 11, 1968</p>
Renovated	1989–1991, 2011–2013
Construction cost	\$123 million <p>(\$873 million in 2019^[3])</p>

seat theatre, a concert hall with a capacity of 1,500, the largest restaurant in the city and a roof garden cabaret.^[9] The building cost \$3 million.^[9] Madison Square Garden II was unsuccessful like the first Garden,^[11] and the New York Life Insurance Company, which held the mortgage on it, decided to tear it down in 1925 to make way for a new headquarters building, which would become the landmark Cass Gilbert-designed New York Life Building.

A third Madison Square Garden opened in a new location, on 8th Avenue between 49th and 50th Streets, from 1925 to 1968. Groundbreaking on the third Madison Square Garden took place on January 9, 1925.^[12] Designed by the noted theater architect Thomas W. Lamb, it was built at the cost of \$4.75 million in 249 days by boxing promoter Tex Rickard;^[9] the arena was dubbed "The House That Tex Built."^[13] The arena was 200 feet (61 m) by 375 feet (114 m), with seating on three levels, and a maximum capacity of 18,496 spectators for boxing.^[9]

Demolition commenced in 1968 after the opening of the current Garden,^[14] and was completed in early 1969. The site is now the location of One Worldwide Plaza.

Current Garden

In 1959, Graham-Paige purchased a controlling interest in the Madison Square Garden.^[15] In November 1960, Graham-Paige president Irving Mitchell Felt purchased from the Pennsylvania Railroad the rights to build at Penn Station.^[16] To build the new facility, the above-ground portions of the original Pennsylvania Station were torn down.

The new structure was one of the first of its kind to be built above the platforms of an active railroad station. It was an engineering feat constructed by Robert E. McKee of El Paso, Texas. Public outcry over the demolition of the Pennsylvania Station structure—an outstanding example of Beaux-Arts architecture—led to the creation of the New York City Landmarks Preservation Commission. The venue opened on February 11, 1968. Still there was criticism: Yale University art historian Vincent Scully wrote about the old Penn Station compared to the commuter underground of MSG "One entered the city like a god; now one scuttles like a rat."^[17]

In 1972, Felt proposed moving the Knicks and Rangers to a then incomplete venue in the New Jersey Meadowlands, the Meadowlands Sports Complex. The Garden was also the home arena for the NY Raiders/NY Golden Blades of the World Hockey Association. The Meadowlands would eventually host its own NBA and NHL teams, the New Jersey Nets and the New Jersey Devils, respectively. The New York Giants and Jets of the National Football League (NFL) also relocated there. In 1977, the arena was sold to Gulf and Western Industries. Felt's efforts fueled controversy between the Garden and New York City over real

Renovation:

1991: \$200 million
(\$322 million in 2019^[3])

Total cost:

\$1.07 billion in 2013

Architect

Charles Luckman Associates
Brisbin Brook Beynon Architects

Structural engineer

Severud Associates^[4]

Services engineer

Syska & Hennessy, Inc.^[5]

General contractor

Turner/Del E. Webb^[5]

Tenants

New York Rangers (NHL) (1968–present)
New York Knicks (NBA) (1968–present)
St. John's Red Storm (NCAA) (1969–present)
New York Raiders/Golden Blades (WHA) (1972–1973)
New York Apples (WTT) (1977–1978)
New York Cosmos (NASL) (1983–1984)
New York Knights (AFL) (1988)
New York CityHawks (AFL) (1997–1998)
New York Liberty (WNBA) (1997–2010, 2014–2017)
New York Titans (NLL) (2007–2009)

Website

www.thegarden.com (<http://www.thegarden.com/>)



A basketball game at Madison Square Garden circa 1968

estate taxes. The disagreement again flared in 1980 when the Garden again challenged its tax bill. The arena, since the 1980s, has since enjoyed tax-free status, under the condition that all Knicks and Rangers home games must be hosted at MSG, lest it lose this exemption. As such, when the Rangers have played neutral-site games—even those in New York City, such as the 2018 NHL Winter Classic, they have always been designated as the visiting team.^[18]

Garden owners spent \$200 million in 1991 to renovate facilities and add 89 suites in place of hundreds of upper-tier seats. The project was designed by Ellerbe Becket. In 2004–2005, Cablevision battled with the City of New York over the proposed West Side Stadium, which was cancelled. Cablevision then announced plans to raze the Garden, replace it with high-rise commercial buildings, and build a new Garden one block away at the site of the James Farley Post Office. Meanwhile, a new project to renovate and modernize the Garden completed phase one in time for the Rangers and Knicks' 2011–12 seasons,^[19] though the vice president of the Garden says he remains committed to the installation of an extension of Penn Station at the Farley Post Office site. While the Knicks and Rangers were not displaced, the New York Liberty played at the Prudential Center in Newark, New Jersey during the renovation.

Madison Square Garden is the last of the NBA and NHL arenas to not be named after a corporate sponsor.^[20]

Joe Louis Plaza

In 1984, the four streets immediately surrounding the Garden were designated as Joe Louis Plaza, in honor of boxer Joe Louis, who made eight successful title defenses in the previous Madison Square Garden.^{[21][22]}

2011–2013 renovation



Madison Square Garden's upper bowl concourse, seen in January 2014 during a Rangers game

Madison Square Garden's \$1 billion second renovation took place mainly over three offseasons. It was set to begin after the 2009–10 hockey/basketball seasons, but was delayed until after the 2010–11 seasons. Renovation was done in phases with the majority of the work done in the summer months to minimize disruptions to the NHL and NBA seasons. While the Rangers and Knicks were not displaced,^{[23][24]} the Liberty played their home games through the 2013 season at Prudential Center in Newark, New Jersey, during the renovation.^{[25][26]}



The completely transformed Madison Square Garden in January 2014 (with a new HD scoreboard), as the New York Rangers play against the St. Louis Blues.

New features include a larger entrance with interactive kiosks, retail, climate-controlled space, and broadcast studio; larger concourses; new lighting and LED video systems with HDTV; new seating; two new pedestrian walkways suspended from the ceiling to allow fans to look directly down onto the games being played below; more dining options; and improved dressing rooms, locker rooms, green rooms, upgraded roof, and production offices. The lower bowl concourse, called the Madison Concourse, remains on the 6th floor. The upper bowl concourse was relocated to the 8th floor and it is known as the Garden Concourse. The 7th

floor houses the new Madison Suites and the Madison Club. The upper bowl was built on top of these suites. The rebuilt concourses are wider than their predecessors, and include large windows that offer views of the city streets around the Garden.^[27]

Construction of the lower bowl (Phase 1) was completed for the 2011–2012 NHL season and the 2011–12 NBA lockout shortened season. An extended off-season for the Garden permitted some advanced work to begin on the new upper bowl, which was completed in time for the 2012–2013 NBA season and the 2012–13 NHL lockout-shortened NHL season. This advance work included the West Balcony on the 10th floor, taking the place of sky-boxes, and new end-ice 300 level seating. The construction of the upper bowl along with the Madison Suites and the Madison Club (Phase 2) were completed for the 2012–2013 NHL and NBA seasons. The construction of the new lobby known as Chase Square, along with the Chase Bridges and the new scoreboard (Phase 3) were completed for the 2013–2014 NHL and NBA seasons.



MSG during the 2014 Big East Tournament

Penn Station renovation controversy

Madison Square Garden is seen as an obstacle in the renovation and future expansion of Penn Station, which is already expanding through the James Farley Post Office, and some have proposed moving MSG to other sites in western Manhattan. On February 15, 2013, Manhattan Community Board 5 voted 36–0 against granting a renewal to MSG's operating permit in perpetuity and proposed a 10-year limit instead in order to build a new Penn Station where the arena is currently standing. Manhattan borough president Scott Stringer said, "Moving the arena is an important first step to improving Penn Station." The Madison Square Garden Company responded by saying that "[i]t is incongruous to think that M.S.G. would be considering moving."^[28]

In May 2013, four architecture firms – SHoP Architects, SOM, H3 Hardy Collaboration Architecture, and Diller Scofidio + Renfro – submitted proposals for a new Penn Station. SHoP Architects recommended moving Madison Square Garden to the Morgan Postal Facility a few blocks southwest, as well as removing 2 Penn Plaza and redeveloping other towers, and an extension of the High Line to Penn Station.^[29] Meanwhile, SOM proposed moving Madison Square Garden to the area just south of the James Farley Post Office, and redeveloping the area above Penn Station as a mixed-use development with commercial, residential, and recreational space.^[29] H3 Hardy Collaboration Architecture wanted to move the arena to a new pier west of Jacob K. Javits Convention Center, four blocks west of the current station and arena. Then, according to H3's plan, four skyscrapers would be built, one at each of the four corners of the new Penn Station superblock, with a roof garden on top of the station; the Farley Post Office would become an education center.^[29] Finally, Diller Scofidio + Renfro proposed a mixed-use development on the site, with spas, theaters, a cascading park, a pool, and restaurants; Madison Square Garden would be moved two blocks west, next to the post office. DS+F also proposed high-tech features in the station, such as train arrival and departure boards on the floor, and apps that would inform waiting passengers of ways to occupy their time until they board their trains.^[29] Madison Square Garden rejected the notion that it would be relocated, and called the plans "pie-in-the-sky".^[29]

In June 2013, the New York City Council Committee on Land Use voted unanimously to give the Garden a ten-year permit, at the end of which period the owners will either have to relocate, or go back through the permission process.^[30] On July 24, the City Council voted to give the Garden a 10-year operating permit by a vote of 47 to 1. "This is the first step in finding a new home for Madison Square Garden and building a new Penn Station that is as great as New York and suitable for the 21st century", said City Council speaker Christine Quinn. "This is an opportunity to reimagine and redevelop Penn Station as a world-class transportation destination."^[31]

In October 2014, the Morgan facility was selected as the ideal area for Madison Square Garden to be moved, following the 2014 MAS Summit in New York City. More plans for the station were discussed.^{[32][33]} Then, in January 2016, New York Governor Andrew Cuomo announced a redevelopment plan for Penn Station that would involve the removal of The Theater at Madison Square Garden, but would otherwise leave the arena intact.^{[34][35]}

Events

Regular events

Sports

Madison Square Garden hosts approximately 320 events a year. It is the home to the New York Rangers of the National Hockey League, and the New York Knicks of the National Basketball Association. The New York Rangers, New York Knicks, and the Madison Square Garden arena itself are all owned by the Madison Square Garden Company. The arena is also host to the Big East Men's Basketball Tournament and the finals of the National Invitation Tournament. It also hosts selected home games for the St. John's men's Red Storm (college basketball), and almost any other kind of indoor activity that draws large audiences, such as the Westminster Kennel Club Dog Show and the 2004 Republican National Convention.

The Garden was home of the NBA Draft and NIT Season Tip-Off, as well as the former New York City home of the Ringling Brothers and Barnum and Bailey Circus and Disney on Ice; all four events are now held at the Barclays Center in Brooklyn. It served the New York Cosmos for half of their home games during the 1983–84 NASL Indoor season.^[36]

Many of boxing's biggest fights were held at Madison Square Garden, including the Roberto Durán–Ken Buchanan affair, and the first Muhammad Ali – Joe Frazier bout. Before promoters such as Don King and Bob Arum moved boxing to Las Vegas, Nevada Madison Square Garden was considered the mecca of boxing. The original 18½ ft × 18½ ft (5.6 m × 5.6 m) ring, which was brought from the second and third generation of the Garden, was officially retired on September 19, 2007, and donated to the International Boxing Hall of Fame after 82 years of service. A 20 ft × 20 ft (6.1 m × 6.1 m) ring replaced it beginning on October 6 of that same year.

Pro wrestling

Madison Square Garden has been considered the mecca for professional wrestling and the home of World Wrestling Entertainment (formerly WWF and WWWF).^[37] The Garden has hosted three WrestleManias, more than any other arena, including the first edition of the annual marquee event for WWE, as well as the 10th and 20th editions. It also hosted the Royal Rumble in 2000 and 2008; SummerSlam in 1988, 1991 and 1998; as well as Survivor Series in 1996, 2002 and 2011.

New Japan Pro-Wrestling and Ring of Honor hosted their G1 Supercard supershow at the venue on April 6, 2019, which sold out in 19 minutes after the tickets went on sale.^[38]

On April 4, 2019, the Mexican promotion Lucha Libre AAA Worldwide announced that its first event in the United States titled "Invading NY" would be held in that venue that would take place on September 15, 2019.^[39]

Concerts

Madison Square Garden hosts more high-profile concert events than any other venue in New York City. It has been the venue for George Harrison's The Concert for Bangladesh, The Concert for New York City following the September 11 attacks, John Lennon's final concert appearance (during an Elton John concert on Thanksgiving Night, 1974) before his

murder in 1980, and Elvis Presley, who gave four sold out performances in 1972, his first and last ever in New York City. Parliament-Funkadelic headlined numerous sold out shows in 1977 and 1978. Kiss, who were formed in the arena's city and three of whose members were city-born, did four shows at the arena in 1977 (their first ever there on February 18 and three more returning ones on December 14-16 the same year) and another two shows for a decade-ender in 1979 (July 24–25). Billy Joel, also city-born and fellow 1970's pop star did his first Garden show in 1978 on December 14. Led Zeppelin's three night stand in July 1973 was recorded and released as both a film and album titled *The Song Remains The Same*. The Police played their final show of their reunion tour at the Garden in 2008.



The Madison Square Garden marquee, as it appeared in August 2011



Madison Square Garden in January 2009, as the New York Knicks play against the Houston Rockets

At one point, Elton John held the all-time record for greatest number of appearances at the Garden with 64 shows. In a 2009 press release, John was quoted as saying "Madison Square Garden is my favorite venue in the whole world. I chose to have my 60th birthday concert there, because of all the incredible memories I've had playing the venue."^[40] Billy Joel, who broke the record, stated



The Seventh Avenue entrance to MSG as it appeared in 2011

"Madison Square Garden is the center of the universe as far as I'm concerned.

It has the best acoustics, the best audiences, the best reputation, and the best history of great artists who have played there. It is the iconic, holy temple of rock and roll for most touring acts and, being a New Yorker, it holds a special significance to me."^[40]

Grateful Dead have performed in the venue 53 times from 1979 to 1994 with the first show being held on September 7, 1979 and the last being on October 19, 1994. Their longest run being done in September 1991.^[41]

Madonna performed at this venue a total of 31 concerts, the first two being during her 1985 Virgin Tour, on June 10 and 11, and the most recent being the two-nights stay during her Rebel Heart Tour on September 16 and 17, 2015.

Hard rock band Guns N' Roses has played Madison Square Garden multiple times through its career, including most notably, a three night sold out stand in December 1991 as part of the Use Your Illusion Tour.^[42]

Taylor Swift made history when tickets for the Madison Square Gardens stop of her Fearless Tour sold out in only one minute.^[43]

Bruce Springsteen has performed 47 concerts at this venue, many with the E Street Band, including a 10-night string of sold-out concerts out between 12 June and 1 July 2000 at the end of the E Street Reunion tour.

U2 performed at the arena 28 times: the first one was on April 1, 1985 during their Unforgettable Fire Tour, in front of a crowd of 19,000 people. The second and the third were on September 28 and 29, 1987 during their Joshua Tree Tour, in front of 39,510 people. The fourth was on March 20, 1992 during their Zoo TV Tour, in front of a crowd of 18,179 people. The fifth, sixth, seventh, eighth and ninth was on June 17 and 19 and October 24, 25 and 27, 2001 during their Elevation

Tour, in front of 91,787 people. The 10th, the 11th, the 12th, the 13th, the 14th, the 15th, the 16th and the 17th were on May 21, October 7, 8, 10, 11 and 14 and November 21 and 22, 2005 during their Vertigo Tour, in front of a total sold out crowd of 149,004 people. The band performed eight performances at the arena in 2015 on July 18, 19, 22, 23, 26, 27, 30 and 31, 2015 as part of their Innocence + Experience Tour, and three performances in 2018 on June 25, 26 and July 1 as part of their Experience + Innocence Tour.

The Who have headlined at the venue 30 times, including a four night stand in 1974, a five night stand in 1979, a six night stand in 1996, and four night stands in 2000 and 2002. They also performed at The Concert for New York City in 2001.^[44]

In the summer of 2017, Phish performed 13 consecutive concerts at the venue, which the Garden commemorated by adding a Phish themed banner to the rafters.^[45] The "Bakers' Dozen" brought the total number of Phish shows at MSG to 52. An additional 8 shows (4 for their 2017 New Year's Eve run, and 4 more for their 2018 New Year's Eve run) brings their total to 60.^[46]

On 28 and 29 June 2019, Hugh Jackman will perform during his The Man. The Music. The Show. Tour.

Other events

It has previously hosted the 1976 Democratic National Convention, 1980 Democratic National Convention, 1992 Democratic National Convention, and the 2004 Republican National Convention, and hosted the NFL Draft for many years (now held at Garden-leased Radio City Music Hall). From 1982 to 1990, the Church of God in Christ in New York under the leadership of Bishop F.D. Washington used Madison Square Garden for its Annual Holy Convocation.

The New York Police Academy, Baruch College/CUNY and Yeshiva University also hold their annual graduation ceremonies at Madison Square Garden. It hosted the Grammy Awards in 1972, 1997, 2003 and 2018 (which are normally held in Los Angeles) as well as the Latin Grammy Awards of 2006.

The group and Best in Show competitions of the Westminster Kennel Club Dog Show are held every February for two days at MSG.



Madison Square Garden, as it appeared during "Mark Messier Night" on January 12, 2006.

Notable firsts and significant events

The Garden hosted the Stanley Cup Finals and NBA Finals simultaneously on two occasions: in 1972 and 1994.

MSG has hosted the following All-Star Games:

- NHL All-Star Game: 1973, 1994
- NBA All-Star Game: 1998, 2015
- WNBA All-Star Game: 1999, 2003, 2006

UFC held its first event in New York State, UFC 205, at Madison Square Garden on November 12, 2016. This was the first event the organization held after New York State lifted the ban on mixed martial arts.

Recognition given by Madison Square Garden

Madison Square Garden Gold Ticket Award

In 1977 Madison Square Garden announced Gold Ticket Awards would be given to performers who had brought in more than 100,000 unit ticket sales to the venue. Since the arena's seating capacity is about 20,000, this would require a minimum of five sold-out shows. Performers who were eligible for the award at the time of its inauguration included Chicago, John Denver, Peter Frampton, the Rolling Stones , the Jackson 5, Elton John, Led Zeppelin, Sly Stone, Jethro Tull, The Who, and Yes.^[47] ^[48] Graeme Edge, who received his award in 1981 as a member of the Moody Blues, said he found his gold ticket to be an interesting piece of memorabilia because he could use it to attend any event at the Garden.^[49] Many other performers have received a Gold Ticket Award since 1977.

Madison Square Garden Platinum Ticket Award

Madison Square Garden also gave Platinum Ticket Awards to performers who sold over 250,000 tickets to their shows throughout the years. Winners of the Platinum Ticket Awards include: the Rolling Stones (1981),^[50] Elton John (1982),^[51] Yes (1984),^[52] Billy Joel (1984),^[53] and The Grateful Dead (1987).^[54]

Madison Square Garden Hall of Fame

The Madison Square Garden Hall of Fame honors those who have demonstrated excellence in their fields at the Garden. Most of the inductees have been sports figures, however some performers have been inducted as well. Elton John was reported to be the first non-sports figure inducted into the MSG Hall of Fame in 1977 for "record attendance of 140,000" in June of that year.^[55] For their accomplishment of "13 sell-out concerts" at the venue, the Rolling Stones were inducted into the MSG Hall of Fame in 1984, along with nine sports figures, bringing the hall's membership to 107.^[56]

Madison Square Garden Walk of Fame

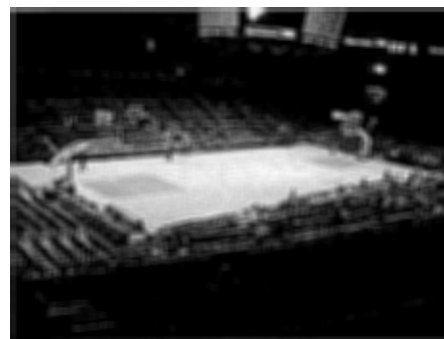
The walkway leading to the arena of Madison Square Garden was designated as the "Walk of Fame" in 1992.^[57] It was established "to recognize athletes, artists, announcers and coaches for their extraordinary achievements and memorable performances at the venue."^[58] Each inductee is commemorated with a plaque that lists the performance category in which his or her contributions have been made.^[57] Twenty-five athletes were inducted into the MSG Walk of Fame at its inaugural ceremony in 1992, a black-tie dinner to raise money to fight multiple sclerosis.^[59] Elton John was the first entertainer to be inducted into the MSG Walk of Fame in 1992.^[60]^[61] Billy Joel was inducted at a date after Elton John,^[62] and the Rolling Stones were inducted in 1998.^[63] In 2015 the Grateful Dead were inducted into the MSG Walk of Fame along with at least three sports-related figures.^[62]^[58]

Seating

Seating in Madison Square Garden was initially arranged in six ascending levels, each with its own color. The first level, which was available only for basketball games, boxing and concerts, and not for hockey games and ice shows, was known as the "Rotunda" ("ringside" for boxing and "courtside" for basketball), had beige seats, and bore section numbers of 29 and lower (the lowest number varying with the different venues, in some cases with the very lowest sections denoted by letters rather than numbers). Next above this was the "Orchestra" (red) seating, sections 31 through 97, followed by the 100-level "First Promenade" (orange) and 200-level "Second Promenade" (yellow), the 300-level (green) "First Balcony", and the 400-level (blue) "Second Balcony." The rainbow-colored seats were replaced with fuchsia and teal seats^[64] during the 1990s renovation (in part because the blue seats had acquired an unsavory reputation, especially during games in which the New York Rangers hosted their cross-town rivals, the New York Islanders) which installed the 10th floor sky-boxes around the entire arena and the 9th floor sky-boxes on the 7th avenue end of the arena, taking out 400-level seating on the 7th Avenue end in the process.

Because all of the seats, except the 400 level, were in one monolithic grandstand, horizontal distance from the arena floor was significant from the ends of the arena. Also, the rows rose much more gradually than other North American arenas, which caused impaired sight lines, especially when sitting behind tall spectators or one of the concourses. This arrangement, however, created an advantage over newer arenas in that seats had a significantly lower vertical distance from the arena floor.

As part of the 2011–2013 renovation, the club sections, 100-level and 200-level have been combined to make a new 100-level lower bowl. The 300-level and 400-level were combined and raised 17 feet closer, forming a new 200-level upper bowl. All skyboxes but those on the 7th Avenue end were removed and replaced with balcony seating (8th Avenue) and Chase Bridge Seating (31st Street and 33rd Street). The sky-boxes on the 9th floor were remodeled and are now called the Signature Suites. The sky-boxes on the 7th Avenue end of the 10th Floor are now known as the Lounges. One small section of the 400-level remains near the west end of the arena, and features blue seats. The media booths have been relocated to the 31st Street Chase Bridge.



Madison Square Garden's basketball court set for a St. John's College basketball game in 2005

Capacity

Basketball ^[65]		Hockey ^[66]	
Years	Capacity	Years	Capacity
1968–1971	19,500	1968–1972	17,250
1971–1972	19,588	1972–1990	17,500
1972–1978	19,693	1990–1991	16,792
1978–1989	19,591	1991–2012	18,200
1989–1990	18,212	2012–2013	17,200
1990–1991	19,081	2013–present	18,006 ^[1]
1991–2012	19,763		
2012–2013	19,033		
2013–present	19,812 ^[1]		

Hulu Theater

The Hulu Theater at Madison Square Garden seats between 2,000 and 5,600 for concerts and can also be used for meetings, stage shows, and graduation ceremonies. It was the home of the NFL Draft until 2005, when it moved to the Jacob K. Javits Convention Center after MSG management opposed a new stadium for the New York Jets. It also hosted the NBA Draft from 2001 to 2010. The theater also occasionally hosts boxing matches on nights when the main arena is unavailable. The fall 1999 Jeopardy! Teen Tournament as well as a Celebrity Jeopardy! competition were held at the theater. Wheel of Fortune taped at the theater twice in 1999 and 2013. In 2004, it was the venue of the Survivor: All-Stars

finale. No seat is more than 177 feet (54 m) from the 30' × 64' stage. The theatre has a relatively low 20-foot (6.1 m) ceiling at stage level^[67] and all of its seating except for boxes on the two side walls is on one level slanted back from the stage. There is an 8,000-square-foot (740 m²) lobby at the theater.

Accessibility and transportation

Madison Square Garden sits directly atop a major transportation hub in Pennsylvania Station, featuring access to commuter rail service from the Long Island Rail Road and New Jersey Transit, as well as Amtrak. The Garden is also accessible via the New York City Subway. The A, C, and E trains stop at 8th Avenue and the 1, 2, and 3 trains at 7th Avenue in Penn Station. The Garden can also be reached from nearby Herald Square with the B, D, F, M, N, Q, R, and W trains at the 34th Street – Herald Square station as well as PATH train service from the 33rd Street station.



The 7th Avenue entrance to Madison Square Garden and Penn Station, as it appeared in July 2005

See also

- Madison Square Garden Bowl, a former outdoor boxing venue in Queens operated by the Garden company
- List of NCAA Division I basketball arenas

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Madison Square Garden in January 2009, as the New

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View of Knicks game at Madison Square Garden

File: Knicks playing at Madison Square Garden.jpg

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The completely transformed Madison Square Garden in January 2014 (with a new HD scoreboard), as the New York Rangers play against the St. Louis Blues.

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Madison Square Garden Company

The **Madison Square Garden Company** is an American sports and entertainment holding company based in New York City.

The original company was established in 2010 when Cablevision spun off the New York Knicks, New York Rangers, Madison Square Garden, MSG Network and other entertainment assets as an independent, publicly traded company.

In 2015, the original company spun off the sports entertainment division into a separate company and the original company was renamed to MSG Networks, Inc.; the new company took the name "The Madison Square Garden Company".

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History

Pre-history

On May 31, 1923, Tex Rickard incorporated the New Madison Square Garden Corporation for the purpose of building and operating the third Madison Square Garden. On January 15, 1925, shortly after the Garden opened, the corporation's name was changed to the Madison Square Garden Corporation.^[3]

Following the success of the New York Americans, the Madison Square Garden Corporation established the New York Rangers, which began play in 1926.^[4] In 1946, at the behest of vice president Ned Irish, the Madison

The Madison Square Garden Company



**THE
MADISON SQUARE GARDEN
COMPANY**

Type	Public
Traded as	NYSE: MSG (https://www.nyse.com/quote/XNYS:MSG) (Class A) <p>Russell 1000 Component</p>
Industry	Sports and entertainment
Founded	2010; 2015 (spin-off Madison Square Network) ^[1]
Founder	James L. Dolan
Headquarters	New York City, New York, U.S.
Key people	James L. Dolan (Executive Chairman & CEO) <p>Andrew Lustgarten (President)</p>
Revenue	▲ \$1.120 billion (2016)
Operating income	▲ \$316.79 million (2016)
Total assets	▲ \$9.384 billion (2008)
Owner	Dolan family (71.1% voting, 21.6% economic) ^[2]
Subsidiaries	Beacon Theatre <p>Chicago Theatre</p> <p>Counter Logic Gaming</p> <p>The Forum</p> <p>Hartford Wolf Pack</p> <p>Madison Square Garden</p>

Square Garden Corporation became a charter member of the National Basketball Association with the New York Knicks.^[5]

On April 7, 1960, the Madison Square Garden Corporation merged with its majority shareholder Graham-Paige.^[6] On March 9, 1962, Graham-Paige changed its name to the Madison Square Garden Corporation to reflect their largest asset.^[7]

On August 20, 1977, Gulf and Western Industries, which owned 81% of MSG's stock, purchased complete control of the corporation and turned it into a whole owned subsidiary. At the time of G&W's acquisition, the Madison Square Garden Corporation owned the arena, Knicks, Rangers, three horse tracks (Roosevelt Raceway, Arlington Park, and Washington Park Race Track), Holiday on Ice, and real estate holdings in Long Island, Manhattan, and Chicago.^[8] Gulf and Western shed its non-media and entertainment assets, became Paramount Communications (owner of Paramount Pictures) in 1989.

In 1994, Viacom purchased majority ownership of Paramount Communications, but quickly sold MSG to Cablevision and ITT Corporation.^[9] In 1997, ITT sold its half to Cablevision for \$650 million.^[10]

Main history

In February 2010, Cablevision spun off the MSG properties, including the sports franchises, into The Madison Square Garden Company.^[11]

On September 30, 2015, the MSG Networks division (including MSG Network) and the main MSG operation were both split as two separate companies.^{[12][13]} The MSG Network division ended up being the former Madison Square Garden Company and the main MSG operation became the spin off company. The original Madison Square Garden Company was renamed to MSG Networks, Inc. and the new company took the name "The Madison Square Garden Company".^[14]

In September 2018, Madison Square Garden began work on a spherical music venue in Las Vegas, called MSG Sphere Las Vegas, planned to open in 2021.^[15] Earlier in the year, MSG announced plans to build MSG Sphere London, near the Queen Elizabeth Olympic Park in Stratford.^[16] Both venues are designed by Populous architects and are supposed to incorporate highly advanced audio and visual technologies.^[17]

Acquisitions

On August 17, 2016, MSG acquired a 12% stake in digital media, broadcasting, and events company Townsquare Media from GE Capital.^[18]

On July 31, 2017, MSG acquired a controlling stake in professional video gaming team Counter Logic Gaming.^[19]

Divisions

In addition to owning the Madison Square Garden arena in Manhattan, New York City, The Madison Square Garden Company is divided into two entities.

- MSG Sports is the division that manages the company's professional sports teams. These include the NBA New York Knicks and the NBA G League Westchester Knicks basketball teams, and the NHL New York Rangers and AHL Hartford Wolf Pack ice hockey teams.

MSG Sphere Las Vegas

MSG Sphere London

New York Knicks

New York Liberty

New York Rangers

Radio City Music Hall

Westchester Knicks

Website

Official website (<http://www.themadisonsquaregardencompany.com>)

- MSG Entertainment is the operating arm of the company. It controls live events at Madison Square Garden, both in the arena and in The Theater at Madison Square Garden. In addition to the Garden itself, MSG Entertainment owns the rights to operate two theaters in Manhattan: Radio City Music Hall and the Beacon Theatre. Outside New York City, MSG Entertainment controls the operations of the Chicago Theatre (acquired in 2008), co-booking at the Wang Theatre in Boston (since 2008), and ownership in The Forum in Inglewood, California (acquired in 2012), with the intent of transforming The Forum into a venue to compete with the Staples Center.^[20] MSG Entertainment also produces the Radio City Christmas Spectacular (starring the Rockettes), both at Radio City Music Hall and in venues around the United States.

Madison Square Garden, L.P. used to operate the Hartford Civic Center (now the XL Center), an indoor arena in Hartford, Connecticut, and Rentschler Field (now the name of the playing surface at Pratt & Whitney Stadium), a stadium in East Hartford, under contract with the state of Connecticut until the 2007 season when it was replaced by Northland/Anschutz Entertainment Group.^{[21][22]}

Anti-Competitive Controversies

On several occasion, the Madison Square Garden Company has generated controversy in regard to how they approach their competition. On two separate occasions they made attempts to block the construction of competing venues in the New York and Los Angeles markets.

West Side Stadium

Before the Madison Square Garden Company was formed, its businesses were part of Cablevision. In 2005, it was proposed that a new West Side Stadium be built for the New York Jets. The stadium would have directly competed with the then-Cablevision owned Madison Square Garden. Cablevision ran TV ads rallying against the proposed stadium which ultimately resulted in the state of New York rejecting the proposal. The rejection of the proposal meant that Madison Square Garden would not have a nearby venue competing for concert revenue. The rejection of the venue also had a negative impact on New York's bid for the 2012 Summer Olympics, which was ultimately defeated by London.^[23]

Los Angeles Clippers arena proposal

In 2018, the Madison Square Garden Company was behind a lawsuit against the city of Inglewood in an attempt to stop the construction of a new basketball arena for the Los Angeles Clippers. The new arena would compete directly with The Forum which is owned by The Madison Square Garden Company.^[24] Another lawsuit from a local community group was filed to block the construction of the venue in June 2018. Inglewood mayor James Butts suggested that the lawsuit was brought about by "business interests from out-of-state", suggesting that the Madison Square Garden Company were using this group to not have a competing arena near by.^[25] James Dolan is said to be trying to avoid being deposed in the case.^[26] In December 2018, the Los Angeles Clippers countersued the Madison Square Garden Company alleging that they are trying to prevent competition from a new arena by trying to stop its construction.^[27]

In March 2019, leaked emails revealed that Irving Azoff attempted to lure the Los Angeles Lakers back to The Forum after their lease at the Staples Center was up. Despite nothing coming of the proposal, Azoff's proposal to re-purpose The Forum was seen as a way of preventing the LA Clippers from building their own arena in Inglewood and ensuring that the Madison Square Garden Company got an unfair advantage over rival AEG, which already owns part of the Lakers.^[28]

Officers

- James L. Dolan - Executive Chairman and CEO
- Andrew Lustgarten - President
- Victoria Mink - Chief Financial Officer

- Steve Mills - President, Basketball Operations - New York Knicks
- Glen Sather - President, Hockey Operations - New York Rangers

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External links

- [Official website](https://www.themadisonsquaregardencompany.com) (<https://www.themadisonsquaregardencompany.com>)
 - [Business data for The Madison Square Garden Company: Google Finance](https://www.google.com/finance?q=MSG) (<https://www.google.com/finance?q=MSG>) · [Yahoo! Finance](https://finance.yahoo.com/q?s=MSG) (<https://finance.yahoo.com/q?s=MSG>) · [Bloomberg](https://www.bloomberg.com/quote/MSG:US) (<https://www.bloomberg.com/quote/MSG:US>) · [Reuters](https://www.reuters.com/finance/stocks/overview?symbol=MSG) (<https://www.reuters.com/finance/stocks/overview?symbol=MSG>) · [SEC filings](https://www.sec.gov/cgi-bin/browse-edgar?action=getcompany&CIK=MSG) (<https://www.sec.gov/cgi-bin/browse-edgar?action=getcompany&CIK=MSG>)
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MADISON SQUARE GARDEN

📍 7th Ave & 32nd St

☎ 212 465 6290

🐦 @msgnyc

📘 Facebook

🌐 Official Website

UPCOMING EVENTS ▾

👤 68 FOLLOWERS



THURSDAY MAY 30

ANDERSON .PAAK & THE FREE NATIONALS

📍 MADISON SQUARE GARDEN 7:30PM 📍 12

↑ 173

SATURDAY JUN 1

WORLD CHAMPIONSHIP BOXING: ANTHONY JOSHUA V JARRELL MILLER

📍 MADISON SQUARE GARDEN 5:00PM 📍 1

↑ 6

SUNDAY JUN 2

BILLY JOEL - IN CONCERT

MADISON SQUARE GARDEN 8:00PM 2

↑ 51



THURSDAY JUN 6

PENTATONIX: THE WORLD TOUR WITH SPECIAL GUEST RACHEL PLATTEN

MADISON SQUARE GARDEN 7:30PM 2

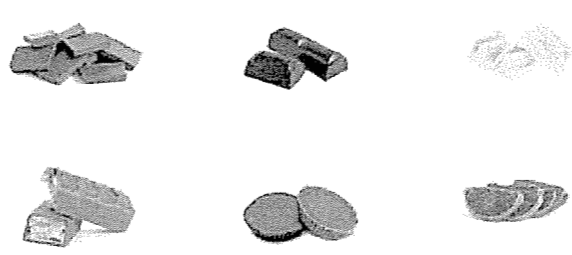
↑ 41



BRIGHT CELLARS

TAKE THE QUIZ

What's your favorite type of chocolate?



SATURDAY JUN 8

THE RETURN OF THE PEOPLE'S CHAMPION

WORLD CHAMPIONSHIP BOXING: GENNADY 'GGG' GOLOVKIN V STEVE ROLLS





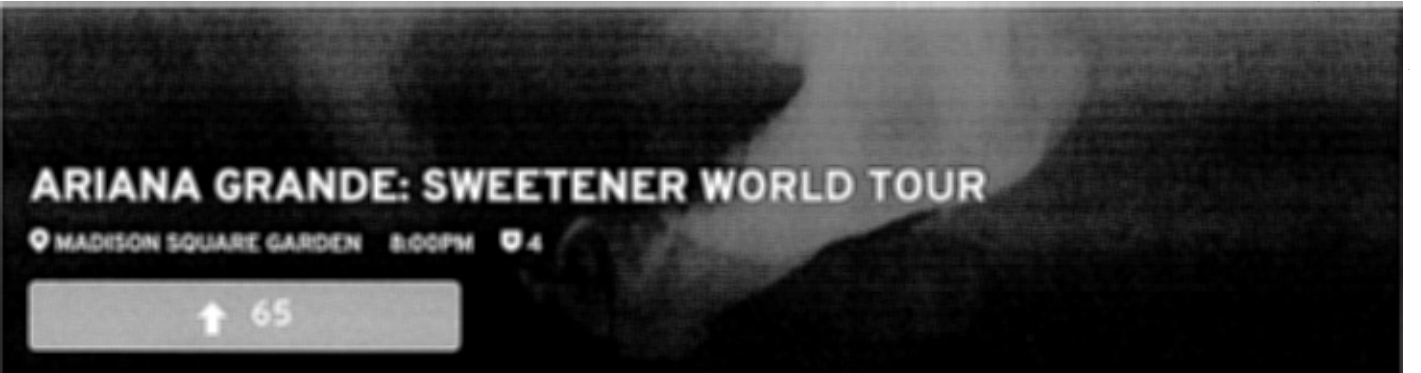
TUESDAY JUN 11



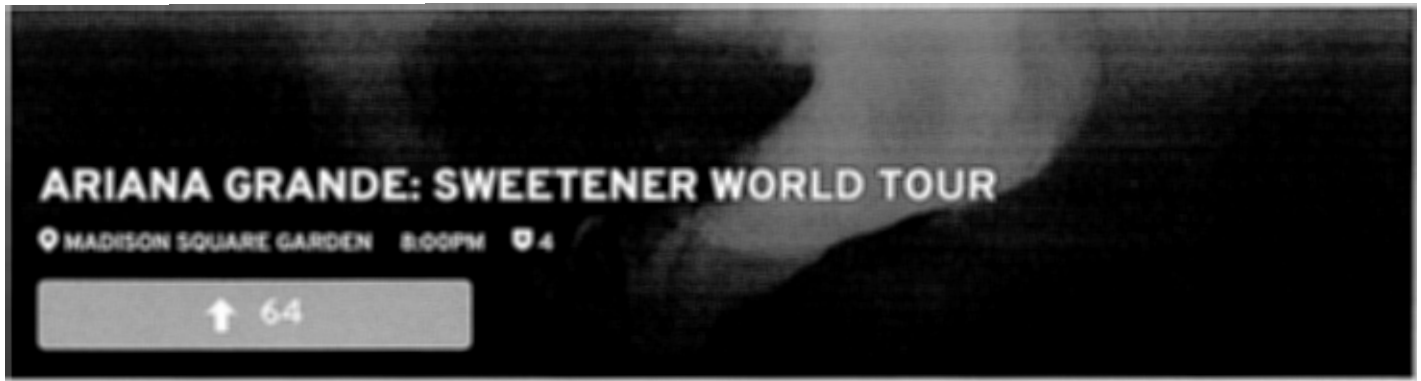
FRIDAY JUN 14



TUESDAY JUN 18

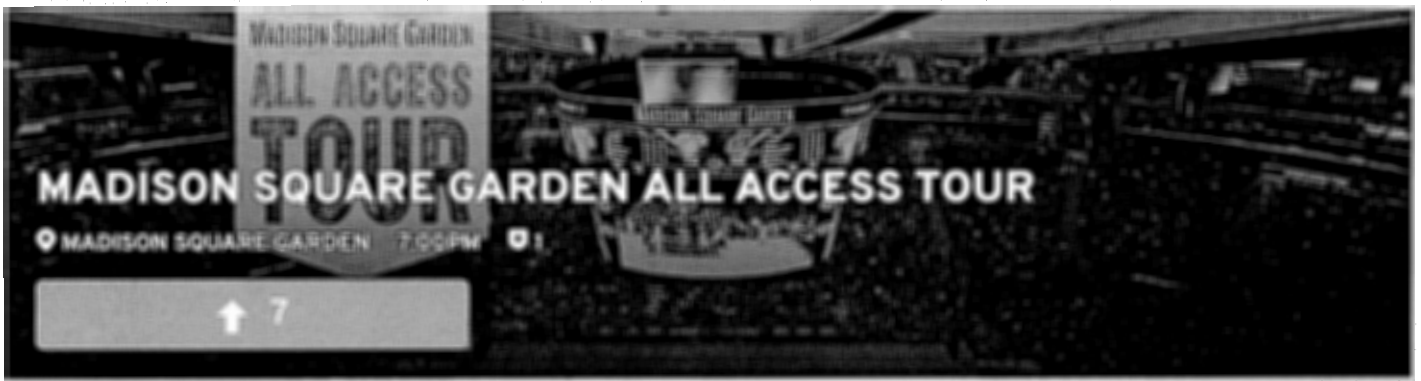


WEDNESDAY JUN 19



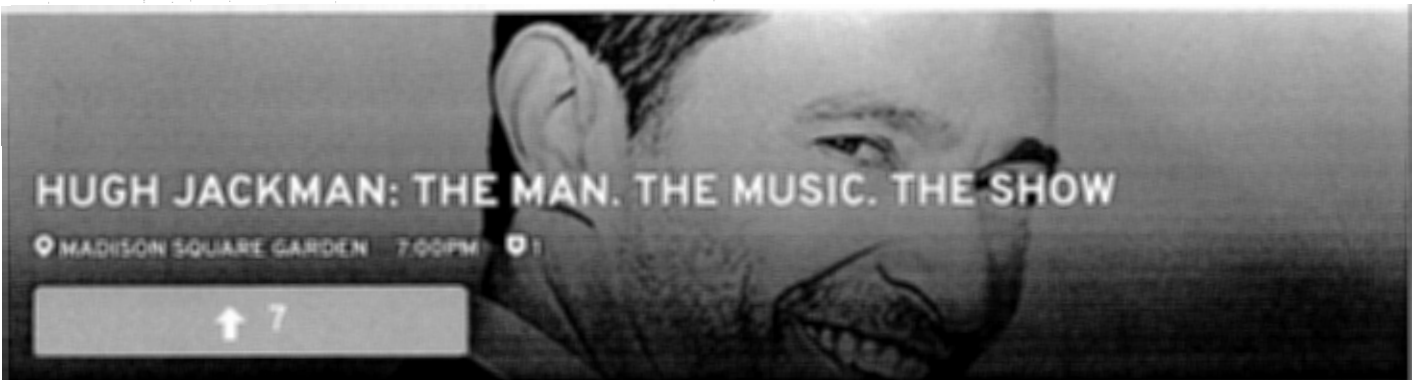
ARIANA GRANDE: SWEETENER WORLD TOUR
MADISON SQUARE GARDEN 8:00PM 4
↑ 64

SATURDAY JUN 22



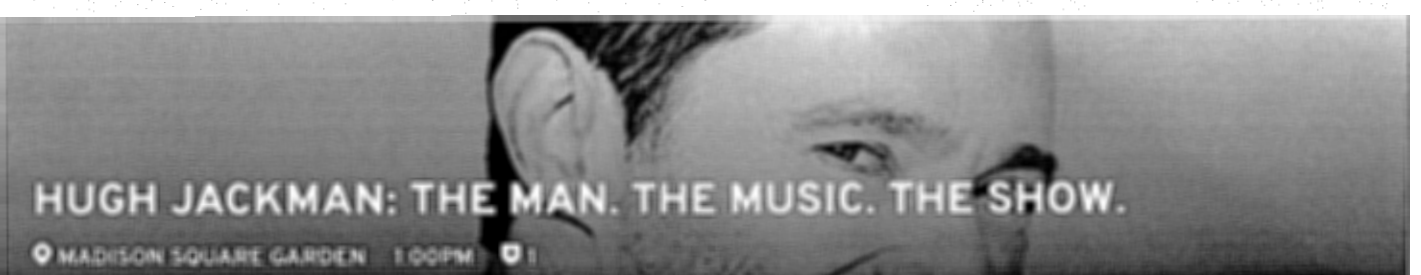
MADISON SQUARE GARDEN ALL ACCESS TOUR
MADISON SQUARE GARDEN 7:00PM 1
↑ 7

FRIDAY JUN 28



HUGH JACKMAN: THE MAN. THE MUSIC. THE SHOW
MADISON SQUARE GARDEN 7:00PM 1
↑ 7

SATURDAY JUN 29



HUGH JACKMAN: THE MAN. THE MUSIC. THE SHOW.
MADISON SQUARE GARDEN 1:00PM 1

↑ 7

TUESDAY JUL 2

HILLSONG UNITED W/SPECIAL GUESTS AMANDA COOK & MACK BROCK

MADISON SQUARE GARDEN 7:30PM 1

↑ 10

SATURDAY JUL 6

KCON 2019-NY: DAY 1

MADISON SQUARE GARDEN 8:00PM 1

↑ 32

SUNDAY JUL 7

KCON 2019-NY

MADISON SQUARE GARDEN 8:00PM 1


↑ 32

THURSDAY JUL 11



BILLY JOEL - IN CONCERT
MADISON SQUARE GARDEN 8:00PM 2
↑ 52

FRIDAY JUL 12



JENNIFER LOPEZ - IT'S MY PARTY: THE LIVE CELEBRATION TOUR
MADISON SQUARE GARDEN 8:00PM 3
↑ 56

SATURDAY JUL 13



JENNIFER LOPEZ - IT'S MY PARTY: THE LIVE CELEBRATION TOUR
MADISON SQUARE GARDEN 8:00PM 3
↑ 56

WEDNESDAY JUL 24



MICHAEL BUBLE

MADISON SQUARE GARDEN 8:00PM 4

↑ 52

THURSDAY JUL 25

JOHN MAYER

MADISON SQUARE GARDEN 7:30PM 5

↑ 53

FRIDAY JUL 26

JOHN MAYER

MADISON SQUARE GARDEN 7:30PM 5

↑ 54

WEDNESDAY JUL 31

KHALID FREE SPIRIT WORLD TOUR

MADISON SQUARE GARDEN 7:30PM 3

↑ 52

THURSDAY AUG 1



KHALID FREE SPIRIT WORLD TOUR
MADISON SQUARE GARDEN 7:30PM 3
↑ 52

TUESDAY AUG 6



QUEEN + ADAM LAMBERT: THE RHAPSODY TOUR
MADISON SQUARE GARDEN 8:00PM 3
↑ 77

WEDNESDAY AUG 7



QUEEN + ADAM LAMBERT: THE RHAPSODY TOUR
MADISON SQUARE GARDEN 8:00PM 3
↑ 268

NEXT PAGE >