



**Development Permit Panel  
Wednesday, September 10, 2025**

Time: 3:30 p.m.  
Place: Remote (Zoom) Meeting  
Present: Wayne Craig, General Manager, Planning and Development, Chair  
Marie Fenwick, Director, Arts, Culture and Heritage  
Milton Chan, Director, Engineering

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 August 27, 2025 be adopted.*

**CARRIED**

**1. DEVELOPMENT PERMIT 24-012258**  
(REDMS No. 8078092)

APPLICANT: Jim Ralph

PROPERTY LOCATION: 3200 No. 3 Road

INTENT OF DEVELOPMENT PERMIT:

Permit the construction of a hotel and residential development at 3200 No. 3 Road on a site zoned "Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) – Capstan Village (City Centre)".

## Development Permit Panel

### Wednesday, September 10, 2025

---

#### Applicant's Comments

Jim Ralph, of Pinnacle International, introduced the project, and Doug Nelson, of Bingham + Hill Architects, and Dylan Chernoff, of Durante Kreuk Ltd., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the application, highlighting the following:

- in 2022, a Development Permit (DP 18-821292) was issued by Council for Phase 4 (the subject phase, which includes Building K and Building L), the final phase of the multi-phase Pinnacle Centre at Capstan Village and a Building Permit was subsequently issued later that year;
- in 2024, a Development Permit (DP 24-012258) application proposing changes to the previously approved DP (DP 18-821292) was considered and endorsed by the Development Permit Panel which includes, among others, changing the use and form of Building L from residential to hotel use;
- the subject proposal is proposing further changes affecting both Building K and Building L as part of the previously endorsed DP 24-012258;
- proposed architectural changes include, among others, revisions to the façades of Building K and Building L, modifications to the east elevation of the development adjacent to the auto court, revisions to the residential and hotel floor plans, and changing the arrangement of indoor amenity spaces;
- proposed change of material for the exterior wall at the northeast corner of Building L from metal to glass spandrel to deter graffiti and address Panel concerns at the previous consideration of the subject Development Permit application;
- proposed landscape changes include, among others, relocating the swimming pool and outdoor deck from the podium level to the rooftop of Building L and associated changes to the landscaping on the podium, increasing the number of private outdoor residential terraces on the rooftop of Building K, landscape changes at the entrance to and in the auto court, and installing a planter at the base of the wall at the northeast corner of Building L to restrict access to the wall to avoid graffiti; and
- there will be no changes to the proposed use, building height, number of storeys, gross floor area, and materials and colours of Building K and Building L.

## **Development Permit Panel**

### **Wednesday, September 10, 2025**

---

#### **Staff Comments**

Joshua Reis, Director, Development, noted that (i) the construction of Buildings K and L is currently underway, (ii) there is a Servicing Agreement associated with the proposed development including utility works, frontage improvements including the future road improvement between No. 3 Road and Carscallen Road, and construction of adjacent parks, (iii) the proposed hotel use, height and densities are consistent with the zoning of the subject site, (iv) the applicant is required to register a legal agreement to ensure that the rooftop area is used in a manner that is consistent with the Aeronautical Zoning Regulations applicable to the site with respect to height, (v) the applicant has agreed to register a legal agreement regarding the use of the hotel suites and units to ensure that those units will not be stratified, and (vi) the applicant's consultants have confirmed that the relocation of the pool to the upper level of Building L is structurally feasible.

#### **Panel Discussion**

In reply to queries from the Panel, the applicant noted that (i) a number of residential studio units have been combined to create one-bedroom units, thereby reducing the number of residential units while maintaining their gross floor area, (ii) the relocation of the swimming pool from the podium to the rooftop of Building L is proposed to provide for a bigger pool due to the large number of hotel units proposed, avoid the noise from the Skytrain, and allow more sunlight exposure into the pool and deck area, (iii) the planter along the wall at the northeast corner of Building L is proposed to be installed to limit access to the blank wall to deter graffiti, (iv) the terraces on the rooftop of Building K are private outdoor spaces and are not intended for shared use, and (v) the applicant is applying for air space parcel subdivision to separate the residential units.

#### **Correspondence**

None.

#### **Gallery Comments**

None.

#### **Panel Discussion**

The Panel expressed support for the proposal, noting the applicant's attention to detail. Additionally, the Panel encouraged the applicant to work with staff regarding their application for air space parcel subdivision.

## Development Permit Panel

### Wednesday, September 10, 2025

---

#### Panel Decision

It was moved and seconded

*That a Development Permit (DP) be issued which would permit the construction of a hotel and residential development at 3200 No. 3 Road on a site zoned "Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) – Capstan Village (City Centre)".*

**CARRIED**

#### 2. **DEVELOPMENT VARIANCE PERMIT 25-019257** (REDMS No. 8132067)

APPLICANT: Site Path Consulting Ltd.

PROPERTY LOCATION: 4611 Viking Way

INTENT OF DEVELOPMENT PERMIT:

1. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum permitted height for an accessory structure from 20.0 m to 27.0 m, to facilitate construction of a telecommunication monopole tower on a site zoned "Industrial Business Park (IB1)"; and
2. Grant of concurrence by Richmond City Council to the proposed telecommunication monopole tower at 4611 Viking Way.

#### **Applicant's Comments**

Brian Gregg, of Site Path Consulting, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 2), provided background information on the application including the necessity for installing the proposed telecommunication tower, coverage objectives, rationale for selecting the proposed site, and tower design and site plan, highlighting the following:

- there is increasing demand for network connection driven by the rising number of data-intensive devices such as smartphones, tablets and laptops;
- the proposed monopole tower would infill existing coverage gaps in the light industrial and commercial areas including the business parks surrounding the proposed location of the tower;
- the proposed site was selected as the installation of the proposed tower is consistent with the zoning of the site and complies with the requirements of Council Policy 5045 - Telecommunications Antenna Consultation and Siting Protocol;
- the applicant has tried to look for opportunities for co-location on existing towers in nearby areas but was unsuccessful as those towers did not have sufficient space available at the required elevation needed for their infrastructure;

## **Development Permit Panel**

### **Wednesday, September 10, 2025**

---

- a flush-mounted monopole tower is proposed which provides more visual interest than other tower designs;
- cedar fencing and hedge planting are proposed to provide screening to the tower from the street and enhancements to existing on-site landscaping are also proposed; and
- the proposed tower has been approved by Transport Canada and NAV Canada and had no concerns with regard to its proposed height.

#### **Staff Comments**

Mr. Reis noted that (i) cedar fencing and additional landscaping are proposed to further screen the proposed tower at ground level, particularly from Highway 99, (ii) the existing on-site landscaping will be retained and additional planting is proposed, (iii) the proposed tower structure will occupy approximately three parking stalls on the subject site which continues to be compliant with its zoning and required parking under the City 's Zoning Bylaw after the installation of the facility, and (iv) the applicant has confirmed that the proposed tower can support and accommodate future co-location of future antennas.

#### **Panel Discussion**

In reply to queries from the Panel, the applicant noted (i) the proposed tower does not require approval from the Canadian Radio-Television and Telecommunications Commission (CRTC), and (ii) should another network provider make a co-location request for the subject tower in the future, they will need to submit a co-location request to the Telus co-location department in accordance with well established procedures, and as per federal tower sharing requirements, Telus would be obligated to respond to a request for co-location and offer a position on the tower.

#### **Correspondence**

None.

#### **Gallery Comments**

None.

**Development Permit Panel**  
**Wednesday, September 10, 2025**

---

**Panel Decision**

It was moved and seconded

1. *That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum permitted height for an accessory structure from 20.0 m to 27.0 m, to facilitate construction of a telecommunication monopole tower on a site zoned "Industrial Business Park (IB1)"; and*
2. *That Richmond City Council grant concurrence to the proposed telecommunication monopole tower at 4611 Viking Way.*

**CARRIED**

**3. New Business**

It was moved and seconded

*That the Development Permit Panel meeting tentatively scheduled on Wednesday, September 24, 2025, be cancelled.*

**4. Date of Next Meeting: October 16, 2025**

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:14 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, September 10, 2025.

---

Wayne Craig  
Chair

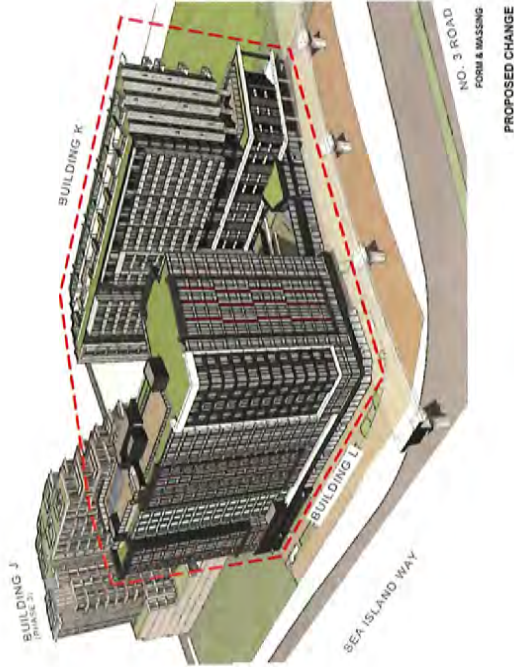
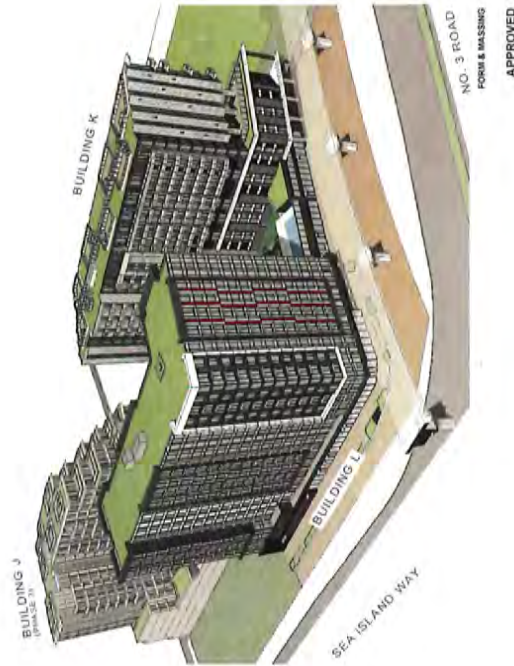
---

Rustico Agawin  
Committee Clerk

Schedule 1 to the Minutes of  
the Development Permit Panel  
meeting held on Wednesday,  
September 10, 2025

**PINNACLE CENTRE  
@ CAPSTAN VILLAGE: PHASE 4  
PROPOSED MINOR AMENDMENTS**  
3200 No. 3 Rd. Richmond BC

**DP 18-821292 & 24-012258**  
**DP Panel Presentation: Sep. 10, 2025**



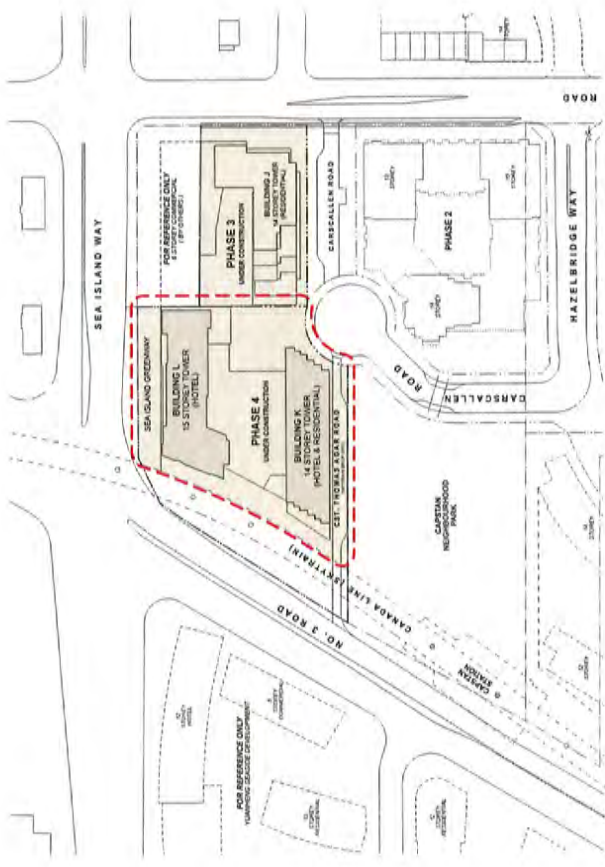
**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
**Proposed Minor Amendments**  
3200 No. 3 Road, Richmond BC  
for: Pinnacle Living (Capstan Village) Lands Inc.

**DP 18-821292 & 24-012258**  
DP Panel Presentation: Sep 10, 2025





LOCATION MAP



CONTEXT PLAN

LOCATION PLAN

**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
**Proposed Minor Amendments**  
 3200 No. 3 Road, Richmond BC  
 for: Pinnacle Living (Capstan Village) Lands Inc.

DP 18-821292 & 24-012258  
 DP Panel Presentation: Sep 10, 2025



**bingham hill**  
**architects**  
 100-1000 BURNHAMTHORPE AVE. #100  
 VANCOUVER, BC V6C 1A4  
 TEL: 604.275.1111  
 WWW.BINGHAMHILLARCHITECTS.COM





VIEW FROM SEXSMITH & SEA ISLAND WAY



VIEW FROM NO. 3 ROAD & SEA ISLAND WAY



VIEW FROM NO. 3 ROAD LOOKING NORTH



VIEW FROM NO. 3 ROAD LOOKING SOUTH



VIEW FROM NO. 3 ROAD LOOKING NORTH



VIEW FROM NO. 3 ROAD LOOKING SOUTH

## CONTEXT / STREETVIEW

**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
**Proposed Minor Amendments**  
 3200 No. 3 Road, Richmond BC  
 for: Pinnacle Living (Capstan Village) Lands Inc.

DP 18-821292 & 24-012258  
 DP Panel Presentation: Sep 10, 2025





PHASE 4: BUILDING K  
September 5, 2025



PHASE 4: BUILDING L  
September 5, 2025



PHASE 3  
July 15, 2025



PHASE 3  
July 15, 2025

## CURRENT SITE CONDITION

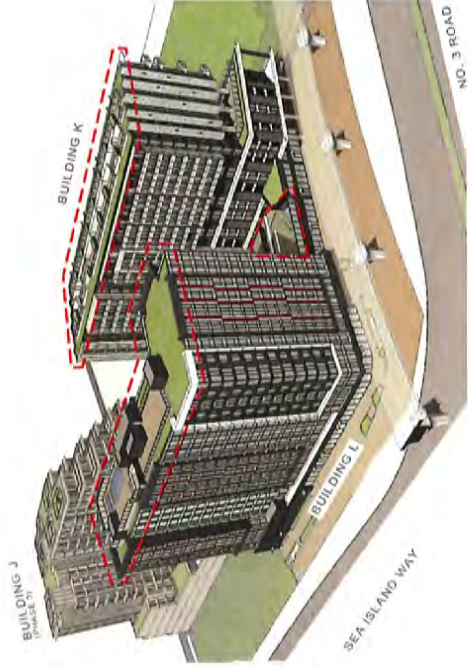
**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
**Proposed Minor Amendments**  
 3200 No. 3 Road, Richmond BC  
 for: Pinnacle Living (Capstan Village) Lands Inc.

**DP 18-821292 & 24-012258**  
 DP Panel Presentation: Sep 10, 2025

**bingham hill**  
**ARCHITECTS**  
 200-1000 15th Avenue  
 Suite 1000  
 Vancouver, BC V6M 2Z4  
 Tel: 604.681.8215  
 Fax: 604.681.8216



APPROVED DP



PROPOSED REVISIONS

	BUILDING K	BUILDING L
ZONING BYLAW:	ZMU25	ZMU25
APPROVED USES:	• RESIDENTIAL • HOTEL	• HOTEL
GROSS FLOOR AREA:	47.0m	26,878.9 m <sup>2</sup>
BUILDING HEIGHT:	14	47.0m
NO. STOREYS:	115	15
NO. RESIDENTIAL UNITS	41.7% (48)	N/A
FAMILY UNITS	132	N/A
NO. HOTEL SUITES		315

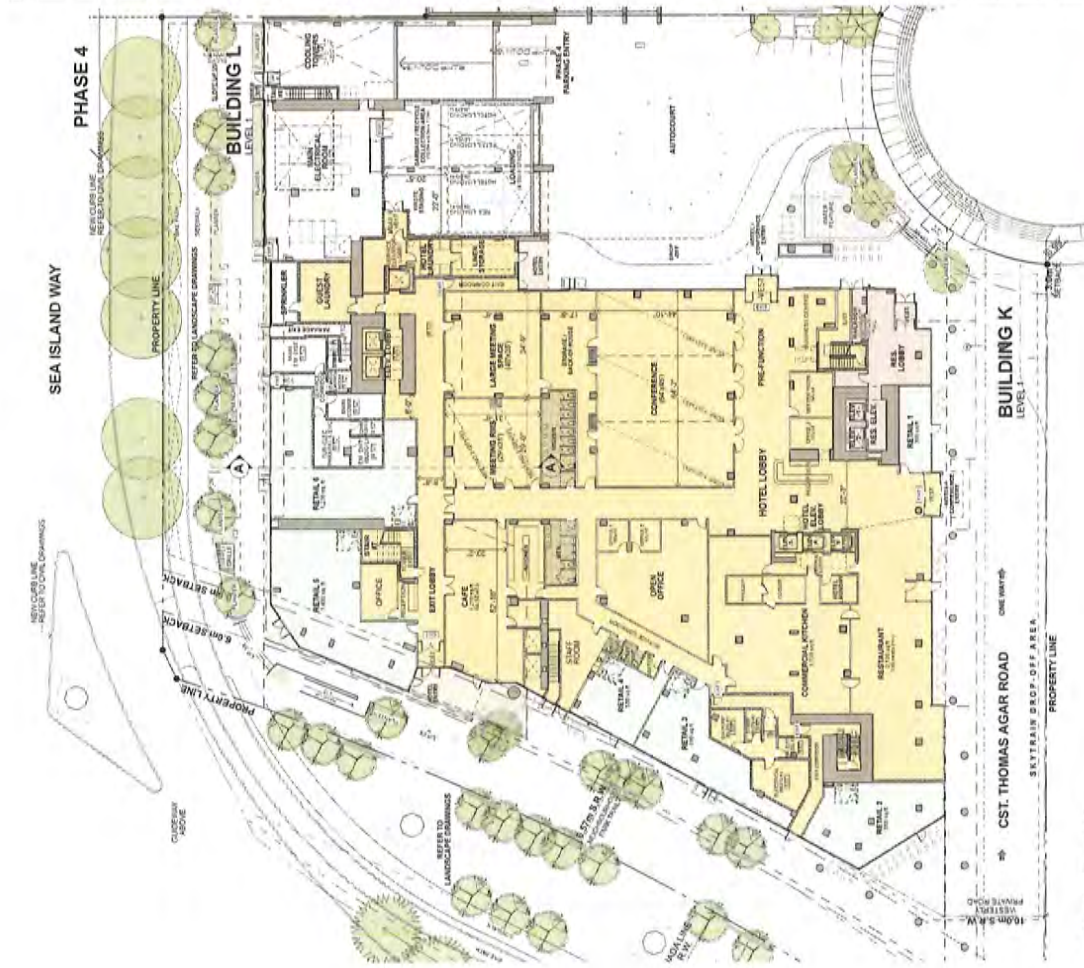
	BUILDING K	BUILDING L
ZONING BYLAW:	ZMU25	ZMU25
PROPOSED USES:	UNCHANGED	UNCHANGED
GROSS FLOOR AREA:	UNCHANGED	UNCHANGED
BUILDING HEIGHT:	UNCHANGED	UNCHANGED
NO. STOREYS:	UNCHANGED	UNCHANGED
NO. RESIDENTIAL UNITS	97	N/A
FAMILY UNITS	70.1% (68)	N/A
NO. HOTEL SUITES:	143	351

# SUMMARY STATISTICS

**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
**Proposed Minor Amendments**  
 3200 No. 3 Road, Richmond BC  
 for: Pinnacle Living (Capstan Village) Lands Inc.

DP 18-821292 & 24-012258  
 DP Panel Presentation: Sep 10, 2025





#### FLOOR AREA DESIGNATION

- RESIDENTIAL - MARKET
- RESIDENTIAL - AFFORDABLE HOUSING
- RESIDENTIAL - MARKET B.U.H.
- RESIDENTIAL - INDOOR AMENITY
- NON-RESIDENTIAL OFFICE/RETAIL
- NON-RESIDENTIAL INDOOR AMENITY
- NON-RESIDENTIAL HOTEL
- NON-RESIDENTIAL INDOOR AMENITY

LEVEL 1



#### FLOOR AREA DESIGNATION

- RESIDENTIAL - MARKET
- RESIDENTIAL - AFFORDABLE HOUSING
- RESIDENTIAL - MARKET B.U.H.
- RESIDENTIAL - INDOOR AMENITY
- NON-RESIDENTIAL OFFICE/RETAIL
- NON-RESIDENTIAL INDOOR AMENITY
- NON-RESIDENTIAL HOTEL
- NON-RESIDENTIAL INDOOR AMENITY

INDICATES EXTENT OF PROPOSED REVISIONS

LEVEL 1 PROPOSED REVISION

## PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4

Proposed Minor Amendments  
3200 No. 3 Road, Richmond BC

for: Pinnacle Living (Capstan Village) Lands Inc.

DP 18-821292 & 24-012258  
DP Panel Presentation: Sep 10, 2025

bingham hill  
architects

6

1000 West 10th Avenue  
Vancouver, BC V6H 2G7  
Tel: 604.681.1111  
Fax: 604.681.1112





- FLOOR AREA DESIGNATION**
- RESIDENTIAL - MARKET
  - RESIDENTIAL - AFFORDABLE HOUSING
  - RESIDENTIAL - MARKET & UH
  - RESIDENTIAL - INCOOR AMENITY
  - NON-RESIDENTIAL OFFICE/RETAIL
  - NON-RESIDENTIAL INCOOR AMENITY
  - NON-RESIDENTIAL HOTEL
  - NON-RESIDENTIAL INCOOR AMENITY

**LEVEL 2**  
APPROVED DP

**INDICATES EXTENT OF  
PROPOSED REVISIONS**

**LEVEL 2**  
PROPOSED REVISION

**LEVEL 2**

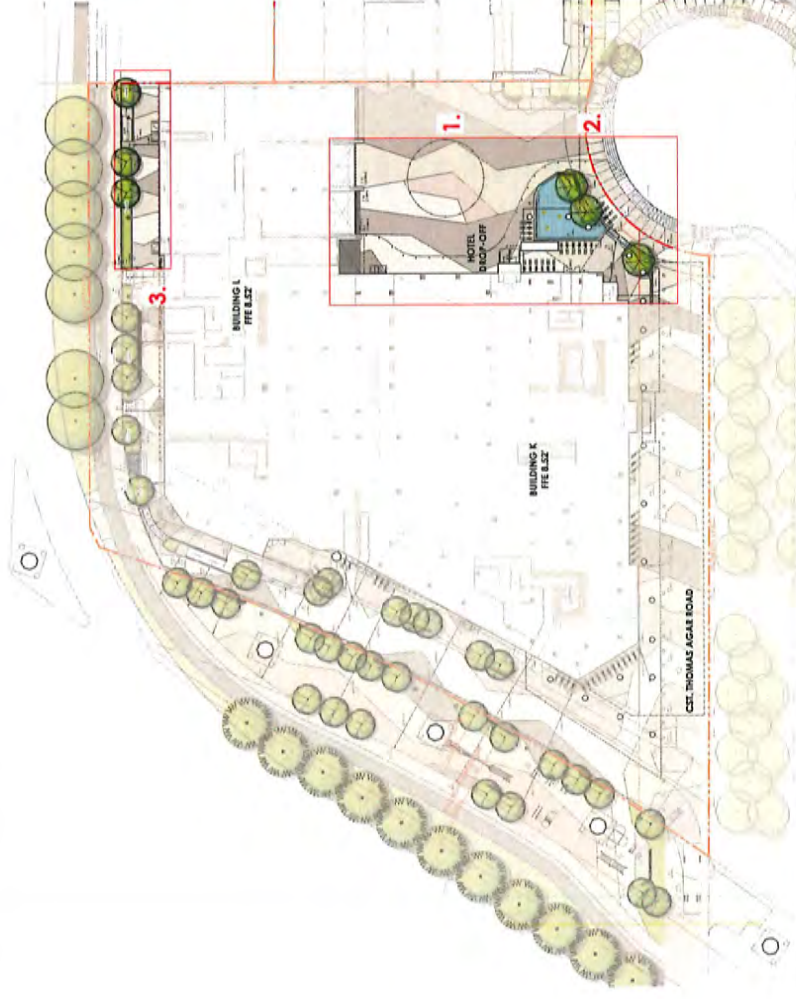
**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
Proposed Minor Amendments  
3200 No. 3 Road, Richmond BC  
for: Pinnacle Living (Capstan Village) Lands Inc.

DP 18-821292 & 24-012258  
DP Panel Presentation: Sep 10, 2025

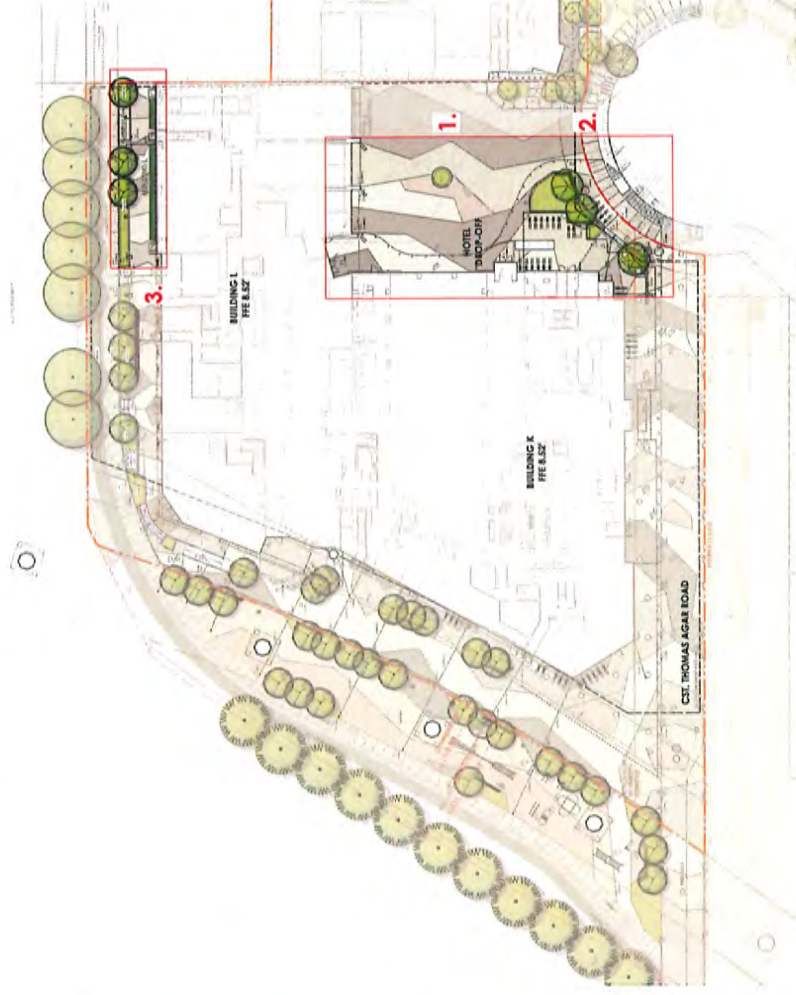


# CAPSTAN VILLAGE PHASE 4 - GROUND LEVEL

APPROVED  
DP APPLICATION 2024



NEW  
DP APPLICATION 2025



## PROPOSED REVISIONS:

1. A PLANTER HAS BEEN ADDED TO THE AUTO-COURT.
2. WATER FEATURE CHANGED TO PLANTER WITH SEASONAL PLANTING.
3. A PLANTER HAS BEEN ADDED TO LIMIT ACCESS TO THE BLANK WALL.

## SOFTSCAPE LEGEND

- LAYERED SHRUB PLANTING
- OFFSITE LAWN BOULEVARDS
- WATER FEATURE



# CAPSTAN VILLAGE PHASE 4 - LEVEL 2



APPROVED  
DP APPLICATION 2024



NEW  
DP APPLICATION 2025



## PROPOSED REVISIONS:

1. EXPANDED AMENITY RE-PROGRAMMED TO ALLOW FOR FLEXIBLE USE.
2. SWIMMING POOL FOR THE NON-RESIDENTIAL AMENITY (HOTEL) RELOCATED TO THE ROOFTOP. OUTDOOR FITNESS EXTENDING FROM THE INDOOR FITNESS ADDED ALONG WITH A PUTTING GREEN.

SEPARATE AMENITY SPACES FOR HOTEL GUESTS AND RESIDENTS

SOFTSCAPE LEGEND

SHRUB PLANTING
HEDGE PLANTING
ARTIFICIAL TURF
OPEN LAWN
SAND



#### FLOOR AREA DESIGNATION

- RESIDENTIAL - MARKET
- RESIDENTIAL - AFFORDABLE HOUSING
- RESIDENTIAL - MARKET & UH
- RESIDENTIAL - INDOOR AMENITY
- NON-RESIDENTIAL OFFICE/RETAIL
- NON-RESIDENTIAL INDOOR AMENITY
- NON-RESIDENTIAL HOTEL
- NON-RESIDENTIAL INDOOR AMENITY

**LEVEL 6**  
APPROVED DP

INDICATES EXTENT OF  
PROPOSED REVISIONS

**LEVEL 6**  
PROPOSED REVISION

#### LEVEL 6

**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
Proposed Minor Amendments  
3200 No. 3 Road, Richmond BC  
for: Pinnacle Living (Capstan Village) Lands Inc.

DP 18-821292 & 24-012258  
DP Panel Presentation: Sep 10, 2025



**bingham hill**  
**architects**  
3200 No. 3 Road, Richmond BC  
Canada V6V 1Y7  
Tel: (604) 273-8811  
www.binghamhill.ca





**FLOOR AREA DESIGNATION**

- RESIDENTIAL - MARKET
- RESIDENTIAL - AFFORDABLE HOUSING
- RESIDENTIAL - MARKET S.U.H.
- RESIDENTIAL - INDOOR AMENITY
- NON-RESIDENTIAL OFFICE/RETAIL
- NON-RESIDENTIAL INDOOR AMENITY
- NON-RESIDENTIAL HOTEL
- NON-RESIDENTIAL INDOOR AMENITY

**LEVEL 9 & 10**  
APPROVED DP

**INDICATES EXTENT OF**  
**PROPOSED REVISIONS**

**LEVEL 9 & 10**  
PROPOSED REVISION

**LEVEL 9 / 10**

**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
**Proposed Minor Amendments**  
3200 No. 3 Road, Richmond BC  
for: Pinnacle Living (Capstan Village) Lands Inc.

**DP 18-821292 & 24-012258**  
**DP Panel Presentation: Sep 10, 2025**



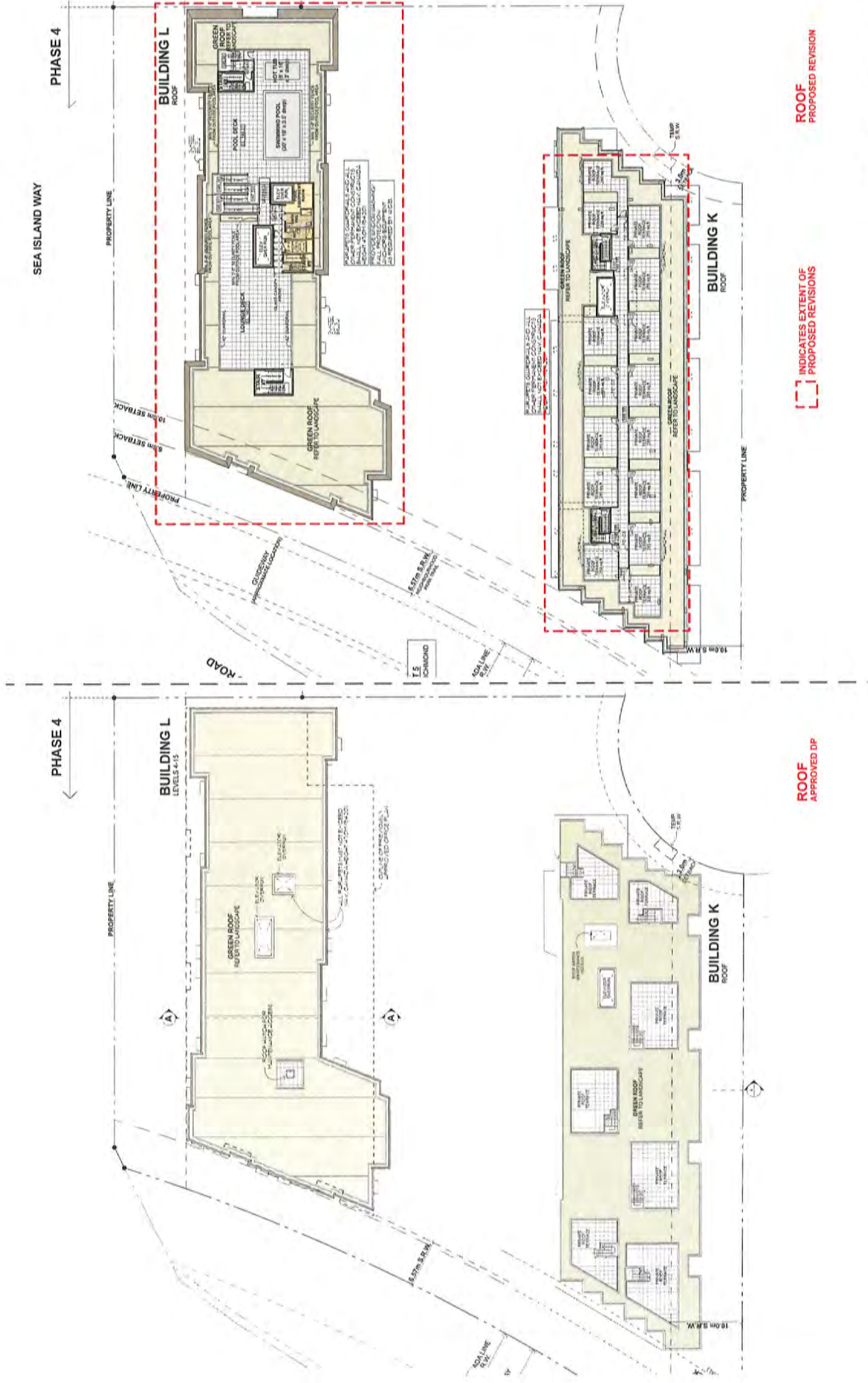
**bingham+hill**  
**architects**  
100-11444 160th Avenue, Suite 100  
Richmond, BC V6V 1K6  
Tel: 604.271.4444  
Fax: 604.271.4445

ROOF

**ROOF**  
**APPROVED DP**

**INDICATES EXTENT OF  
PROPOSED REVISIONS**

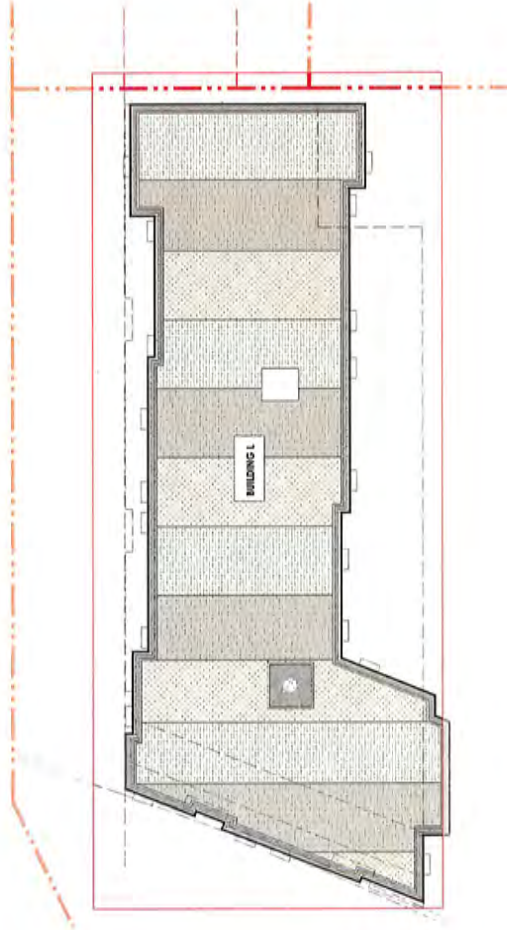
**ROOF**  
**PROPOSED REVISION**



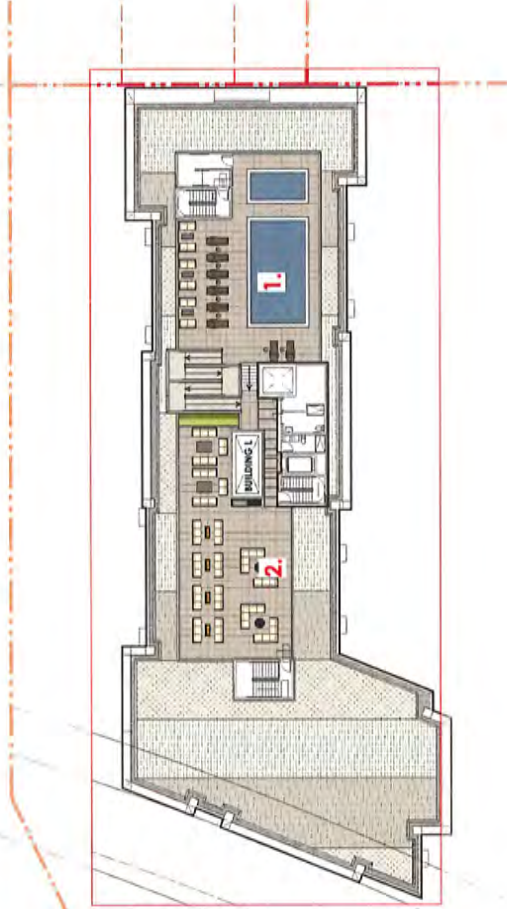


# CAPSTAN VILLAGE PHASE 4 - BUILDING L ROOF

APPROVED  
DP APPLICATION 2024



NEW  
DP APPLICATION 2025



## PROPOSED REVISIONS:

1. SWIMMING POOL FOR THE NON-RESIDENTIAL AMENITY (HOTEL) RELOCATED TO THE ROOFTOP.
2. LOUNGING SPACE ADDED TO THE LOWER AMENITY DECK.

SOFTSCAPE LEGEND

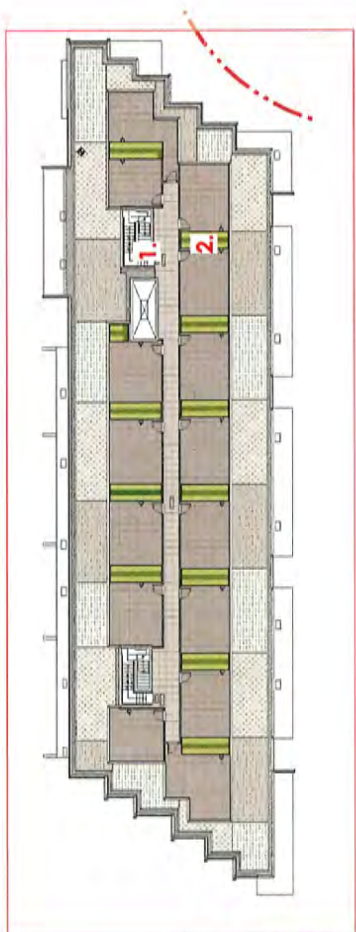
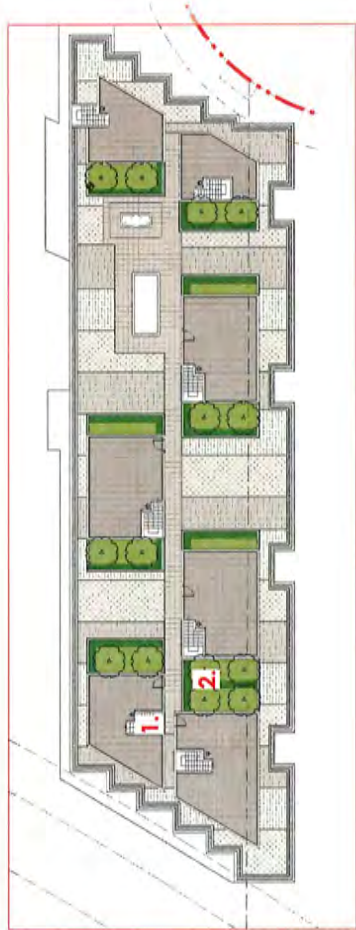
SHRUB PLANTING
HEDGE PLANTING
SWIMMING POOL
EXTENSIVE GREEN ROOF

CAPSTAN VILLAGE  
PHASE 4 - BUILDING K ROOF



APPROVED  
DP APPLICATION 2024

NEW  
DP APPLICATION 2025



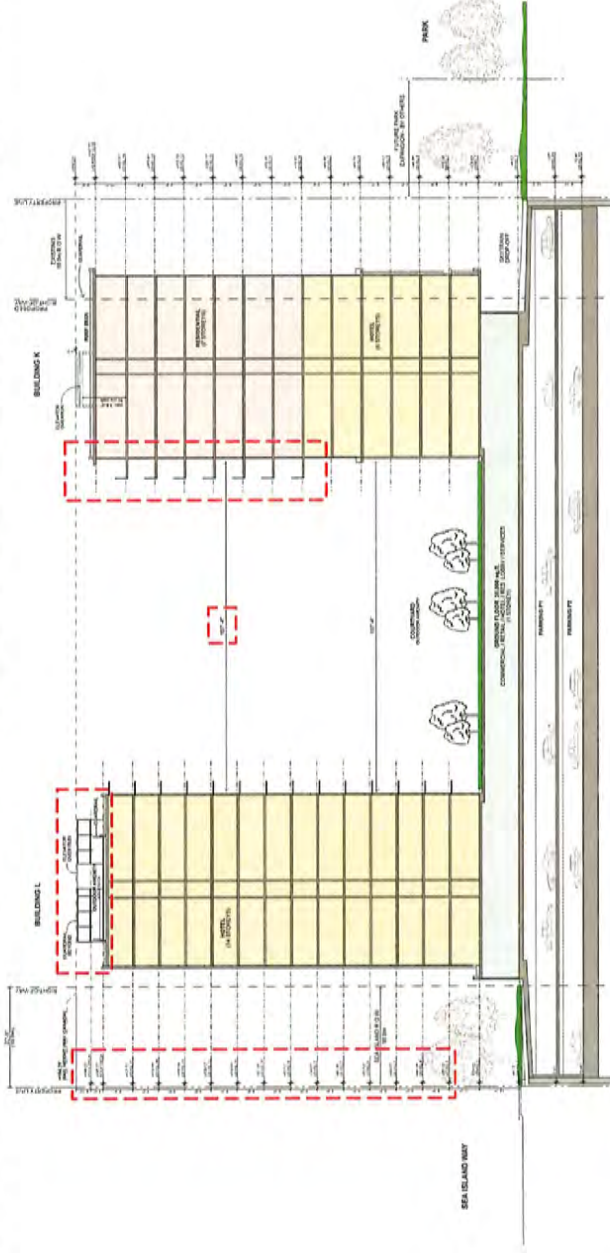
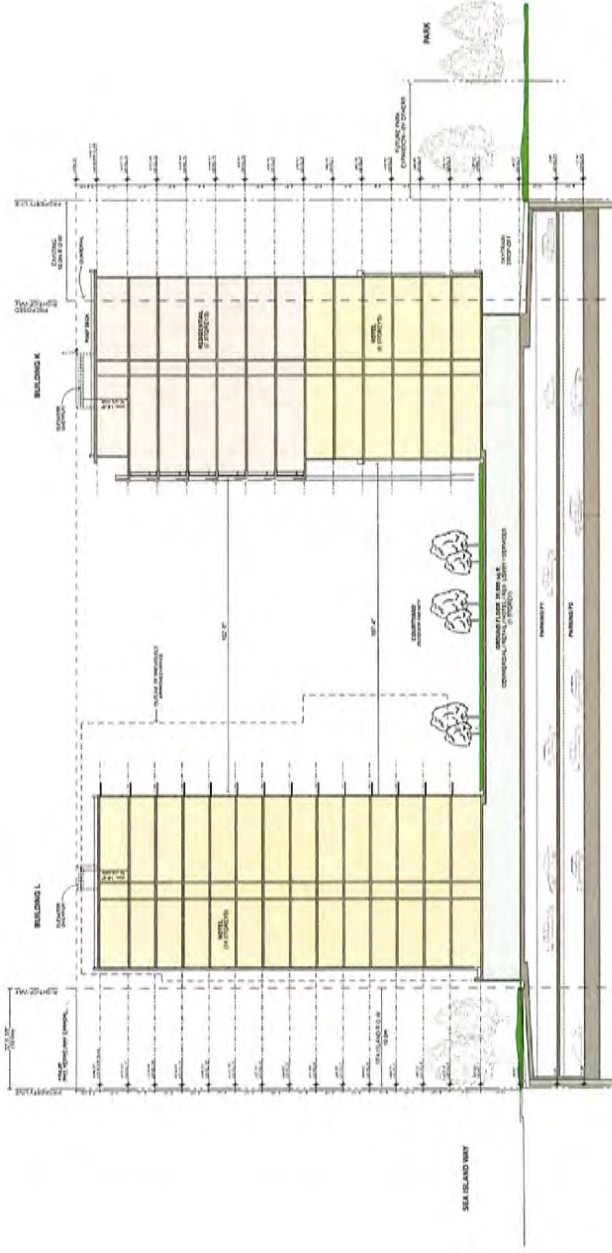
PROPOSED REVISIONS:

1. PATIOS UPDATED TO REFLECT UPDATED COMMON ARCHITECTURAL STAIRCASES.
2. TREES REMOVED FROM THE ROOFTOP AS PER NAVCAN RESTRICTION.

SOFTSCAPE LEGEND

SHRUB PLANTING
HEDGE PLANTING
EXTENSIVE GREEN ROOF





SECTION A

**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
**Proposed Minor Amendments**  
 3200 No. 3 Road, Richmond BC  
 for: Pinnacle Living (Capstan Village) Lands Inc.

DP 18-821292 & 24-012258  
 DP Panel Presentation: Sep 10, 2025

# LIST OF MATERIALS

1. ALUMINUM FRAMES (DOOR & WINDOW)
  - 1a - dark grey frame match BM 2133 "Black Jack"
  - 1b - medium grey frame match BM 2133.05 "Pigeon Grey"
  - 1c - clear finished
  - 1d - white frame
2. GLASS SPANDREL
  - 2a - clear
  - 2b - tinted
3. METAL SPANDREL
  - 3a - dark grey frame match BM 2133 "Black Jack"
  - 3b - dark grey frame match BM 2133.05 "Pigeon Grey"
  - 3c - medium grey frame match BM 2133.05 "Pigeon Grey"
  - 3d - white frame match BM 2004-15 "Deep River"
4. PRINTED CONCRETE
  - 4a - white
5. ALUMINUM & GLASS CURTAINS
  - 5a - dark grey frame match BM 2133 "Black Jack"
  - 5b - medium grey frame match BM 2133.05 "Pigeon Grey"
  - 5c - white frame match BM 2004-15 "Deep River"
  - 5d - white frame match BM 2004-15 "Deep River"
6. METAL LAMINATE
  - 6a - dark grey frame match BM 2133 "Black Jack"
  - 6b - medium grey frame match BM 2133.05 "Pigeon Grey"
  - 6c - clear finished
  - 6d - white frame
7. METAL & GLASS CANOPY
  - 7a - dark grey frame match BM 2133 "Black Jack"
  - 7b - dark grey frame match BM 2133.05 "Pigeon Grey"
  - 7c - white frame match BM 2004-15 "Deep River"
8. METAL PANEL
  - 8a - dark grey frame match BM 2133 "Black Jack"
  - 8b - medium grey frame match BM 2133.05 "Pigeon Grey"
  - 8c - white frame match BM 2004-15 "Deep River"
  - 8d - white frame
9. SOLAR SCREEN
  - 9a - dark grey frame match BM 2133 "Black Jack"

NORTH ELEVATION  
APPROVED DP

# LIST OF MATERIALS

1. ALUMINUM FRAMES (DOOR & WINDOW)
  - 1a - dark grey frame match BM 2133 "Black Jack"
  - 1b - medium grey frame match BM 2133.05 "Pigeon Grey"
  - 1c - clear finished
  - 1d - white frame
2. GLASS SPANDREL
  - 2a - clear
  - 2b - tinted
3. METAL SPANDREL
  - 3a - dark grey frame match BM 2133 "Black Jack"
  - 3b - dark grey frame match BM 2133.05 "Pigeon Grey"
  - 3c - medium grey frame match BM 2133.05 "Pigeon Grey"
  - 3d - white frame match BM 2004-15 "Deep River"
4. PRINTED CONCRETE
  - 4a - white
5. ALUMINUM & GLASS CURTAINS
  - 5a - dark grey frame match BM 2133 "Black Jack"
  - 5b - medium grey frame match BM 2133.05 "Pigeon Grey"
  - 5c - white frame match BM 2004-15 "Deep River"
  - 5d - white frame match BM 2004-15 "Deep River"
6. METAL LAMINATE
  - 6a - dark grey frame match BM 2133 "Black Jack"
  - 6b - medium grey frame match BM 2133.05 "Pigeon Grey"
  - 6c - clear finished
  - 6d - white frame
7. STEEL & GLASS CANOPY
  - 7a - dark grey frame match BM 2133 "Black Jack"
  - 7b - dark grey frame match BM 2133.05 "Pigeon Grey"
  - 7c - white frame match BM 2004-15 "Deep River"
8. METAL PANEL
  - 8a - dark grey frame match BM 2133 "Black Jack"
  - 8b - medium grey frame match BM 2133.05 "Pigeon Grey"
  - 8c - white frame match BM 2004-15 "Deep River"
  - 8d - white frame
9. SOLAR SCREEN
  - 9a - dark grey frame match BM 2133 "Black Jack"

INDICATES EXTENT OF  
PROPOSED REVISIONS

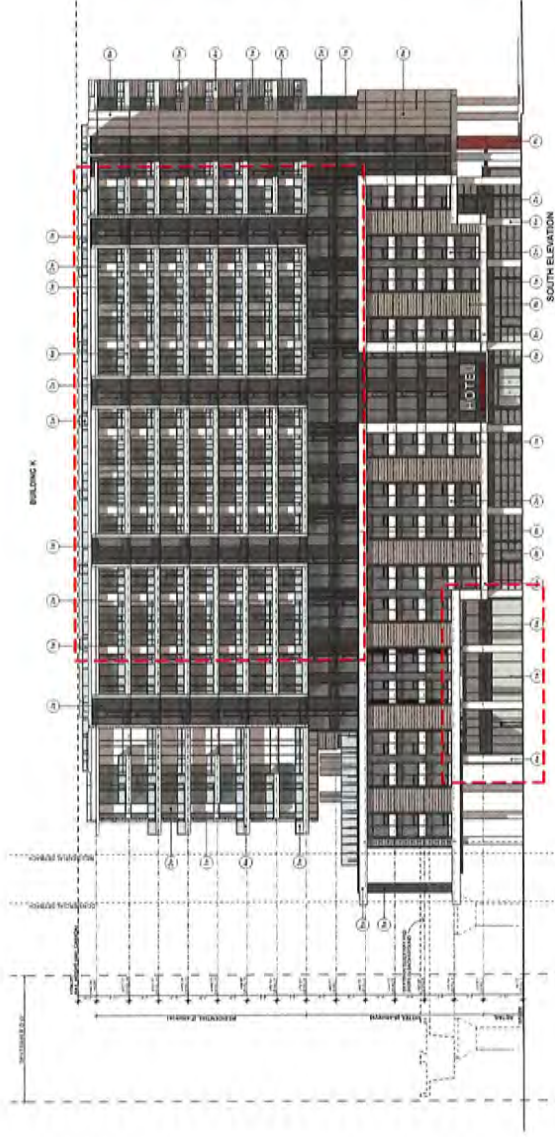
NORTH ELEVATION  
PROPOSED REVISION

# NORTH ELEVATION (BLDG K)

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4  
Proposed Minor Amendments  
3200 No. 3 Road, Richmond BC  
for: Pinnacle Living (Capstan Village) Lands Inc.

DP 18-821292 & 24-012258  
DP Panel Presentation: Sep 10, 2025



[illegible][illegible]

**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
**Proposed Minor Amendments**  
 3200 No. 3 Road, Richmond BC  
 for: Pinnacle Living (Capstan Village) Lands Inc.

**bingham+hill**  
ARCHITECTS

200 KENNEDY AVENUE, SUITE 100  
EVANSTON, ILLINOIS 60201  
CHICAGO 312.464.6274

TEL: 312.464.6274 FAX: 312.464.6274

- 1 **ALUMINUM FRAMES** comes in a wide variety of colors and finishes. The most popular is anodized aluminum. The most common colors are black, white, and bronze. The most common finishes are matte, satin, and gloss. The most common sizes are 1/2", 3/4", and 1". The most common shapes are rectangular, square, and round. The most common materials are aluminum, steel, and stainless steel. The most common brands are Anodized Aluminum, Steel, and Stainless Steel.
- 2 **GLASS PANELS** are made of clear, tempered glass. The most common sizes are 1/2", 3/4", and 1". The most common shapes are rectangular, square, and round. The most common materials are glass, steel, and stainless steel. The most common brands are Anodized Aluminum, Steel, and Stainless Steel.
- 3 **METAL SPANDERS** are made of steel or stainless steel. The most common sizes are 1/2", 3/4", and 1". The most common shapes are rectangular, square, and round. The most common materials are steel, stainless steel, and aluminum. The most common brands are Anodized Aluminum, Steel, and Stainless Steel.
- 4 **PAINTED CONCRETE** is made of concrete. The most common sizes are 1/2", 3/4", and 1". The most common shapes are rectangular, square, and round. The most common materials are concrete, steel, and stainless steel. The most common brands are Anodized Aluminum, Steel, and Stainless Steel.
- 5 **METAL SPANDERS** are made of steel or stainless steel. The most common sizes are 1/2", 3/4", and 1". The most common shapes are rectangular, square, and round. The most common materials are steel, stainless steel, and aluminum. The most common brands are Anodized Aluminum, Steel, and Stainless Steel.
- 6 **PAINTED CONCRETE** is made of concrete. The most common sizes are 1/2", 3/4", and 1". The most common shapes are rectangular, square, and round. The most common materials are concrete, steel, and stainless steel. The most common brands are Anodized Aluminum, Steel, and Stainless Steel.
- 7 **STEEL & GLASS CANNOPY** is made of steel and glass. The most common sizes are 1/2", 3/4", and 1". The most common shapes are rectangular, square, and round. The most common materials are steel, glass, and stainless steel. The most common brands are Anodized Aluminum, Steel, and Stainless Steel.
- 8 **STEEL & GLASS CANNOPY** is made of steel and glass. The most common sizes are 1/2", 3/4", and 1". The most common shapes are rectangular, square, and round. The most common materials are steel, glass, and stainless steel. The most common brands are Anodized Aluminum, Steel, and Stainless Steel.
- 9 **SOLAR SCREEN** is made of solar screen. The most common sizes are 1/2", 3/4", and 1". The most common shapes are rectangular, square, and round. The most common materials are solar screen, steel, and stainless steel. The most common brands are Anodized Aluminum, Steel, and Stainless Steel.

[illegible]



# LIST OF MATERIALS

1. ALUMINUM FRAMES (DOORS & WINDOWS)
  - 1a - color: grey primer, match BM 2133 "Black Jack"
  - 1b - finish: powder coated, match BM 2133-05 "Pigment Gray"
  - 1c - clear: anodized
  - 1d - white: white
2. GLASS SPANDREL
  - 2a - color: grey primer, match BM 2133 "Black Jack"
  - 2b - finish: powder coated, match BM 2133-05 "Pigment Gray"
  - 2c - clear: anodized
  - 2d - white: white
3. METAL SPANDREL
  - 3a - color: grey primer, match BM 2133-05 "Pigment Gray"
  - 3b - finish: powder coated, match BM 2133-05 "Pigment Gray"
  - 3c - clear: anodized
  - 3d - white: white
4. PAINTED CONCRETE
  - 4a - color: white
5. ALUMINUM & GLASS CLOTHES
  - 5a - color: grey primer, match BM 2133-05 "Pigment Gray"
  - 5b - finish: powder coated, match BM 2133-05 "Pigment Gray"
  - 5c - clear: anodized
  - 5d - white: white
6. METAL LOUVER
  - 6a - color: grey primer, match BM 2133-05 "Pigment Gray"
  - 6b - finish: powder coated, match BM 2133-05 "Pigment Gray"
  - 6c - clear: anodized
  - 6d - white: white
7. STEEL & GLASS CANOPY
  - 7a - color: grey primer, match BM 2133-05 "Pigment Gray"
  - 7b - finish: powder coated, match BM 2133-05 "Pigment Gray"
  - 7c - clear: anodized
  - 7d - white: white
8. METAL PANEL
  - 8a - color: grey primer, match BM 2133-05 "Pigment Gray"
  - 8b - finish: powder coated, match BM 2133-05 "Pigment Gray"
  - 8c - clear: anodized
  - 8d - white: white
9. SOLAR SCREEN
  - 9a - color: grey primer, match BM 2133 "Black Jack"

WEST ELEVATION  
APPROVED DP

# LIST OF MATERIALS

1. ALUMINUM FRAMES (DOORS & WINDOWS)
  - 1a - color: grey primer, match BM 2133 "Black Jack"
  - 1b - finish: powder coated, match BM 2133-05 "Pigment Gray"
  - 1c - clear: anodized
  - 1d - white: white
2. GLASS SPANDREL
  - 2a - color: grey primer, match BM 2133 "Black Jack"
  - 2b - finish: powder coated, match BM 2133-05 "Pigment Gray"
  - 2c - clear: anodized
  - 2d - white: white
3. METAL SPANDREL
  - 3a - color: grey primer, match BM 2133-05 "Pigment Gray"
  - 3b - finish: powder coated, match BM 2133-05 "Pigment Gray"
  - 3c - clear: anodized
  - 3d - white: white
4. PAINTED CONCRETE
  - 4a - color: white
5. ALUMINUM & GLASS CLOTHES
  - 5a - color: grey primer, match BM 2133-05 "Pigment Gray"
  - 5b - finish: powder coated, match BM 2133-05 "Pigment Gray"
  - 5c - clear: anodized
  - 5d - white: white
6. METAL LOUVER
  - 6a - color: grey primer, match BM 2133-05 "Pigment Gray"
  - 6b - finish: powder coated, match BM 2133-05 "Pigment Gray"
  - 6c - clear: anodized
  - 6d - white: white
7. STEEL & GLASS CANOPY
  - 7a - color: grey primer, match BM 2133-05 "Pigment Gray"
  - 7b - finish: powder coated, match BM 2133-05 "Pigment Gray"
  - 7c - clear: anodized
  - 7d - white: white
8. METAL PANEL
  - 8a - color: grey primer, match BM 2133-05 "Pigment Gray"
  - 8b - finish: powder coated, match BM 2133-05 "Pigment Gray"
  - 8c - clear: anodized
  - 8d - white: white
9. SOLAR SCREEN
  - 9a - color: grey primer, match BM 2133 "Black Jack"

INDICATES EXTENT OF  
PROPOSED REVISIONS

WEST ELEVATION  
PROPOSED REVISION

WEST ELEVATION

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4  
Proposed Minor Amendments  
3200 No. 3 Road, Richmond BC  
for: Pinnacle Living (Capstan Village) Lands Inc.

DP 18-821292 & 24-012258  
DP Panel Presentation: Sep 10, 2025

# LIST OF MATERIALS

1. ALUMINUM FRAMES (DOORS & WINDOWS)
  - 1a - dark grey frame match BM 2133-05 "Black Jack"
  - 1b - medium grey match BM 2133-05 "Pigeon Grey"
  - 1c - clear anodized
  - 1d - white frame
2. GLASS SPANDREL
  - 2a - dark grey frame match BM 2133-05 "Black Jack"
  - 2b - white
3. METAL SPANDREL
  - 3a - dark grey frame match BM 2133-05 "Black Jack"
  - 3b - medium grey match BM 2133-05 "Pigeon Grey"
  - 3c - white frame match BM 2133-05 "Pigeon Grey"
  - 3d - white frame match BM 2133-05 "Pigeon Grey"
  - 3e - white frame match BM 2133-05 "Pigeon Grey"
4. PAINTED CONCRETE
  - 4a - white
5. ALUMINUM & GLASS GUARDRAILS
  - 5a - dark grey frame match BM 2133-05 "Black Jack"
  - 5b - medium grey match BM 2133-05 "Pigeon Grey"
  - 5c - white frame match BM 2133-05 "Pigeon Grey"
  - 5d - white frame match BM 2133-05 "Pigeon Grey"
  - 5e - white frame match BM 2133-05 "Pigeon Grey"
  - 5f - white frame match BM 2133-05 "Pigeon Grey"
  - 5g - white frame match BM 2133-05 "Pigeon Grey"
  - 5h - white frame match BM 2133-05 "Pigeon Grey"
  - 5i - white frame match BM 2133-05 "Pigeon Grey"
  - 5j - white frame match BM 2133-05 "Pigeon Grey"
  - 5k - white frame match BM 2133-05 "Pigeon Grey"
  - 5l - white frame match BM 2133-05 "Pigeon Grey"
  - 5m - white frame match BM 2133-05 "Pigeon Grey"
  - 5n - white frame match BM 2133-05 "Pigeon Grey"
  - 5o - white frame match BM 2133-05 "Pigeon Grey"
  - 5p - white frame match BM 2133-05 "Pigeon Grey"
  - 5q - white frame match BM 2133-05 "Pigeon Grey"
  - 5r - white frame match BM 2133-05 "Pigeon Grey"
  - 5s - white frame match BM 2133-05 "Pigeon Grey"
  - 5t - white frame match BM 2133-05 "Pigeon Grey"
  - 5u - white frame match BM 2133-05 "Pigeon Grey"
  - 5v - white frame match BM 2133-05 "Pigeon Grey"
  - 5w - white frame match BM 2133-05 "Pigeon Grey"
  - 5x - white frame match BM 2133-05 "Pigeon Grey"
  - 5y - white frame match BM 2133-05 "Pigeon Grey"
  - 5z - white frame match BM 2133-05 "Pigeon Grey"
6. METAL LOWER
  - 6a - dark grey frame match BM 2133-05 "Black Jack"
  - 6b - medium grey match BM 2133-05 "Pigeon Grey"
  - 6c - white frame match BM 2133-05 "Pigeon Grey"
  - 6d - white frame match BM 2133-05 "Pigeon Grey"
  - 6e - white frame match BM 2133-05 "Pigeon Grey"
  - 6f - white frame match BM 2133-05 "Pigeon Grey"
  - 6g - white frame match BM 2133-05 "Pigeon Grey"
  - 6h - white frame match BM 2133-05 "Pigeon Grey"
  - 6i - white frame match BM 2133-05 "Pigeon Grey"
  - 6j - white frame match BM 2133-05 "Pigeon Grey"
  - 6k - white frame match BM 2133-05 "Pigeon Grey"
  - 6l - white frame match BM 2133-05 "Pigeon Grey"
  - 6m - white frame match BM 2133-05 "Pigeon Grey"
  - 6n - white frame match BM 2133-05 "Pigeon Grey"
  - 6o - white frame match BM 2133-05 "Pigeon Grey"
  - 6p - white frame match BM 2133-05 "Pigeon Grey"
  - 6q - white frame match BM 2133-05 "Pigeon Grey"
  - 6r - white frame match BM 2133-05 "Pigeon Grey"
  - 6s - white frame match BM 2133-05 "Pigeon Grey"
  - 6t - white frame match BM 2133-05 "Pigeon Grey"
  - 6u - white frame match BM 2133-05 "Pigeon Grey"
  - 6v - white frame match BM 2133-05 "Pigeon Grey"
  - 6w - white frame match BM 2133-05 "Pigeon Grey"
  - 6x - white frame match BM 2133-05 "Pigeon Grey"
  - 6y - white frame match BM 2133-05 "Pigeon Grey"
  - 6z - white frame match BM 2133-05 "Pigeon Grey"
7. STEEL & GLASS CANOPY
  - 7a - dark grey frame match BM 2133-05 "Black Jack"
  - 7b - medium grey match BM 2133-05 "Pigeon Grey"
  - 7c - white frame match BM 2133-05 "Pigeon Grey"
  - 7d - white frame match BM 2133-05 "Pigeon Grey"
  - 7e - white frame match BM 2133-05 "Pigeon Grey"
  - 7f - white frame match BM 2133-05 "Pigeon Grey"
  - 7g - white frame match BM 2133-05 "Pigeon Grey"
  - 7h - white frame match BM 2133-05 "Pigeon Grey"
  - 7i - white frame match BM 2133-05 "Pigeon Grey"
  - 7j - white frame match BM 2133-05 "Pigeon Grey"
  - 7k - white frame match BM 2133-05 "Pigeon Grey"
  - 7l - white frame match BM 2133-05 "Pigeon Grey"
  - 7m - white frame match BM 2133-05 "Pigeon Grey"
  - 7n - white frame match BM 2133-05 "Pigeon Grey"
  - 7o - white frame match BM 2133-05 "Pigeon Grey"
  - 7p - white frame match BM 2133-05 "Pigeon Grey"
  - 7q - white frame match BM 2133-05 "Pigeon Grey"
  - 7r - white frame match BM 2133-05 "Pigeon Grey"
  - 7s - white frame match BM 2133-05 "Pigeon Grey"
  - 7t - white frame match BM 2133-05 "Pigeon Grey"
  - 7u - white frame match BM 2133-05 "Pigeon Grey"
  - 7v - white frame match BM 2133-05 "Pigeon Grey"
  - 7w - white frame match BM 2133-05 "Pigeon Grey"
  - 7x - white frame match BM 2133-05 "Pigeon Grey"
  - 7y - white frame match BM 2133-05 "Pigeon Grey"
  - 7z - white frame match BM 2133-05 "Pigeon Grey"
8. METAL PANEL
  - 8a - dark grey frame match BM 2133-05 "Black Jack"
  - 8b - medium grey match BM 2133-05 "Pigeon Grey"
  - 8c - white frame match BM 2133-05 "Pigeon Grey"
  - 8d - white frame match BM 2133-05 "Pigeon Grey"
  - 8e - white frame match BM 2133-05 "Pigeon Grey"
  - 8f - white frame match BM 2133-05 "Pigeon Grey"
  - 8g - white frame match BM 2133-05 "Pigeon Grey"
  - 8h - white frame match BM 2133-05 "Pigeon Grey"
  - 8i - white frame match BM 2133-05 "Pigeon Grey"
  - 8j - white frame match BM 2133-05 "Pigeon Grey"
  - 8k - white frame match BM 2133-05 "Pigeon Grey"
  - 8l - white frame match BM 2133-05 "Pigeon Grey"
  - 8m - white frame match BM 2133-05 "Pigeon Grey"
  - 8n - white frame match BM 2133-05 "Pigeon Grey"
  - 8o - white frame match BM 2133-05 "Pigeon Grey"
  - 8p - white frame match BM 2133-05 "Pigeon Grey"
  - 8q - white frame match BM 2133-05 "Pigeon Grey"
  - 8r - white frame match BM 2133-05 "Pigeon Grey"
  - 8s - white frame match BM 2133-05 "Pigeon Grey"
  - 8t - white frame match BM 2133-05 "Pigeon Grey"
  - 8u - white frame match BM 2133-05 "Pigeon Grey"
  - 8v - white frame match BM 2133-05 "Pigeon Grey"
  - 8w - white frame match BM 2133-05 "Pigeon Grey"
  - 8x - white frame match BM 2133-05 "Pigeon Grey"
  - 8y - white frame match BM 2133-05 "Pigeon Grey"
  - 8z - white frame match BM 2133-05 "Pigeon Grey"
9. SOLAR SCREEN
  - 9a - dark grey frame match BM 2133-05 "Black Jack"
  - 9b - medium grey match BM 2133-05 "Pigeon Grey"
  - 9c - white frame match BM 2133-05 "Pigeon Grey"
  - 9d - white frame match BM 2133-05 "Pigeon Grey"
  - 9e - white frame match BM 2133-05 "Pigeon Grey"
  - 9f - white frame match BM 2133-05 "Pigeon Grey"
  - 9g - white frame match BM 2133-05 "Pigeon Grey"
  - 9h - white frame match BM 2133-05 "Pigeon Grey"
  - 9i - white frame match BM 2133-05 "Pigeon Grey"
  - 9j - white frame match BM 2133-05 "Pigeon Grey"
  - 9k - white frame match BM 2133-05 "Pigeon Grey"
  - 9l - white frame match BM 2133-05 "Pigeon Grey"
  - 9m - white frame match BM 2133-05 "Pigeon Grey"
  - 9n - white frame match BM 2133-05 "Pigeon Grey"
  - 9o - white frame match BM 2133-05 "Pigeon Grey"
  - 9p - white frame match BM 2133-05 "Pigeon Grey"
  - 9q - white frame match BM 2133-05 "Pigeon Grey"
  - 9r - white frame match BM 2133-05 "Pigeon Grey"
  - 9s - white frame match BM 2133-05 "Pigeon Grey"
  - 9t - white frame match BM 2133-05 "Pigeon Grey"
  - 9u - white frame match BM 2133-05 "Pigeon Grey"
  - 9v - white frame match BM 2133-05 "Pigeon Grey"
  - 9w - white frame match BM 2133-05 "Pigeon Grey"
  - 9x - white frame match BM 2133-05 "Pigeon Grey"
  - 9y - white frame match BM 2133-05 "Pigeon Grey"
  - 9z - white frame match BM 2133-05 "Pigeon Grey"

NORTH ELEVATION  
APPROVED DP

INDICATES EXTENT OF  
PROPOSED REVISIONS

NORTH ELEVATION  
PROPOSED REVISION

## NORTH ELEVATION (BLDG L)

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4  
Proposed Minor Amendments  
3200 No. 3 Road, Richmond BC  
for: Pinnacle Living (Capstan Village) Lands Inc.

DP 18-821292 & 24-012258  
DP Panel Presentation: Sep 10, 2025



[illegible]

1. **ALUMINUM FRANCHISE CORNER**  
8'-wide x 9'-high mesh 81123 "Black Jody"  
10'-wide x 9'-high mesh 81123 "Black Jody"  
10'-wide x 9'-high mesh 81123 "Black Jody"  
10'-wide x 9'-high mesh 81123 "Black Jody"  
10'-wide x 9'-high mesh 81123 "Black Jody"  
10'-wide x 9'-high mesh 81123 "Black Jody"
2. **GLASS SPANDREL**  
8'-wide x 9'-high mesh 81123 "Black Jody"  
10'-wide x 9'-high mesh 81123 "Black Jody"  
10'-wide x 9'-high mesh 81123 "Black Jody"  
10'-wide x 9'-high mesh 81123 "Black Jody"  
10'-wide x 9'-high mesh 81123 "Black Jody"
3. **METAL SPANDREL**  
8'-wide x 9'-high mesh 81123 "Black Jody"  
10'-wide x 9'-high mesh 81123 "Black Jody"  
10'-wide x 9'-high mesh 81123 "Black Jody"  
10'-wide x 9'-high mesh 81123 "Black Jody"  
10'-wide x 9'-high mesh 81123 "Black Jody"
4. **PAINTED CONCRETE**  
8'-wide x 9'-high mesh 81123 "Black Jody"  
10'-wide x 9'-high mesh 81123 "Black Jody"  
10'-wide x 9'-high mesh 81123 "Black Jody"  
10'-wide x 9'-high mesh 81123 "Black Jody"  
10'-wide x 9'-high mesh 81123 "Black Jody"
5. **ALUMINUM & GLASS SPANDREL**  
8'-wide x 9'-high mesh 81123 "Black Jody"  
10'-wide x 9'-high mesh 81123 "Black Jody"  
10'-wide x 9'-high mesh 81123 "Black Jody"  
10'-wide x 9'-high mesh 81123 "Black Jody"  
10'-wide x 9'-high mesh 81123 "Black Jody"
6. **METAL COVER**  
8'-wide x 9'-high mesh 81123 "Black Jody"  
10'-wide x 9'-high mesh 81123 "Black Jody"  
10'-wide x 9'-high mesh 81123 "Black Jody"  
10'-wide x 9'-high mesh 81123 "Black Jody"  
10'-wide x 9'-high mesh 81123 "Black Jody"
7. **STEEL & GLASS CANOPY**  
8'-wide x 9'-high mesh 81123 "Black Jody"  
10'-wide x 9'-high mesh 81123 "Black Jody"  
10'-wide x 9'-high mesh 81123 "Black Jody"  
10'-wide x 9'-high mesh 81123 "Black Jody"  
10'-wide x 9'-high mesh 81123 "Black Jody"
8. **METAL PANEL**  
8'-wide x 9'-high mesh 81123 "Black Jody"  
10'-wide x 9'-high mesh 81123 "Black Jody"  
10'-wide x 9'-high mesh 81123 "Black Jody"  
10'-wide x 9'-high mesh 81123 "Black Jody"  
10'-wide x 9'-high mesh 81123 "Black Jody"
9. **ISOLATE SCREEN**  
8'-wide x 9'-high mesh 81123 "Black Jody"  
10'-wide x 9'-high mesh 81123 "Black Jody"  
10'-wide x 9'-high mesh 81123 "Black Jody"  
10'-wide x 9'-high mesh 81123 "Black Jody"  
10'-wide x 9'-high mesh 81123 "Black Jody"

**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
**Proposed Minor Amendments**  
 3200 No. 3 Road, Richmond BC  
 for: Pinnacle Living (Capstan Village) Lands Inc.

**bingham+hill**  
architects

10000 Sunset Blvd.  
Suite 1000 West Century  
Century City, CA 90067

TEL: 310.274.2424  
FAX: 310.274.2424

METAL

(Including: door, window & guardrail frames, spandrel panels, metal panels and louvers)

1a, 3a, 5a, 6a, 7a, 8a  
"Black Jack"

1b, 3b, 5b, 6b, 8b  
"Pigeon Grey"

3c  
"Deep Rose"

1c, 6c  
"Clear Anodized"

GLASS

(spandrel panels)

2a  
"White"

4a  
"White"

MATERIALS & COLOURS ARE UNCHANGED

LIST OF MATERIALS

- 1 ALUMINUM FRAMES (DOORS & WINDOWS)  
1a - dark grey finish match BM 2133-05 "Black Jack"  
1b - medium grey finish match BM 2133-05 "Pigeon Grey"  
1c - clear anodized  
1d - white finish  
1e - white finish
- 2 GLASS SPANDREL  
2a - clear glass  
2b - dark grey frame match BM 2133 "Black Jack"
- 3 METAL PANELS  
3a - dark grey finish match BM 2133-05 "Black Jack"  
3b - medium grey finish match BM 2133-05 "Pigeon Grey"  
3c - red finish match BM 2004-15 "Deep Rose"
- 4 PAINTED CONCRETE  
4a - white
- 5 ALUMINUM & GLASS GUARDRAILS  
5a - dark grey finish match BM 2133-05 "Black Jack"  
5b - medium grey finish match BM 2133-05 "Pigeon Grey"  
5c - polished aluminum finish match BM 2133-05 "Pigeon Grey"  
5d - the interior side of the railing door  
5e - white finish
- 6 METAL LOUVER  
6a - dark grey finish match BM 2133-05 "Black Jack"  
6b - medium grey finish match BM 2133-05 "Pigeon Grey"  
6c - white finish
- 7 STEEL & GLASS CANOPY  
7a - dark grey frame match BM 2133-05 "Black Jack"
- 8 METAL PANEL  
8a - dark grey finish match BM 2133 "Black Jack"  
8b - medium grey finish match BM 2133-05 "Pigeon Grey"  
8c - red finish match BM 2004-15 "Deep Rose"  
8d - white finish
- 9 SOLAR SCREEN  
9a - dark grey frame match BM 2133 "Black Jack"



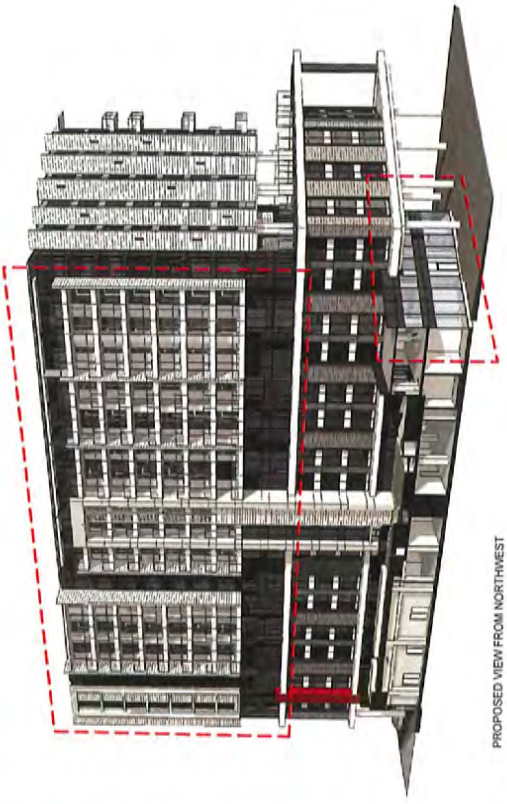
PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4

Proposed Minor Amendments  
3200 No. 3 Road, Richmond BC

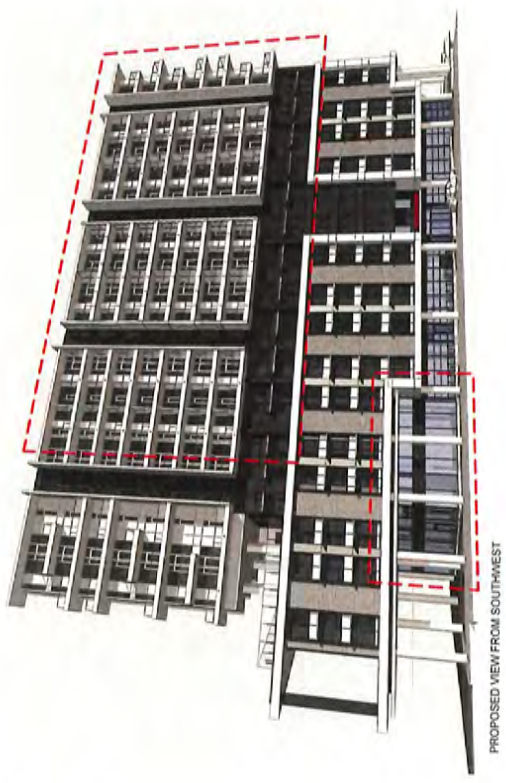
for: Pinnacle Living (Capstan Village) Lands Inc.

bingham+hill  
architects

100-1000 Kingsway Street  
Suite 1000  
Vancouver, BC V6A 1K1  
Tel: 604.681.6111  
Email: info@bingham+hill.ca



PROPOSED VIEW FROM NORTHWEST



PROPOSED VIEW FROM SOUTHWEST

BUILDING K  
APPROVED DP

BUILDING K  
PROPOSED REVISION

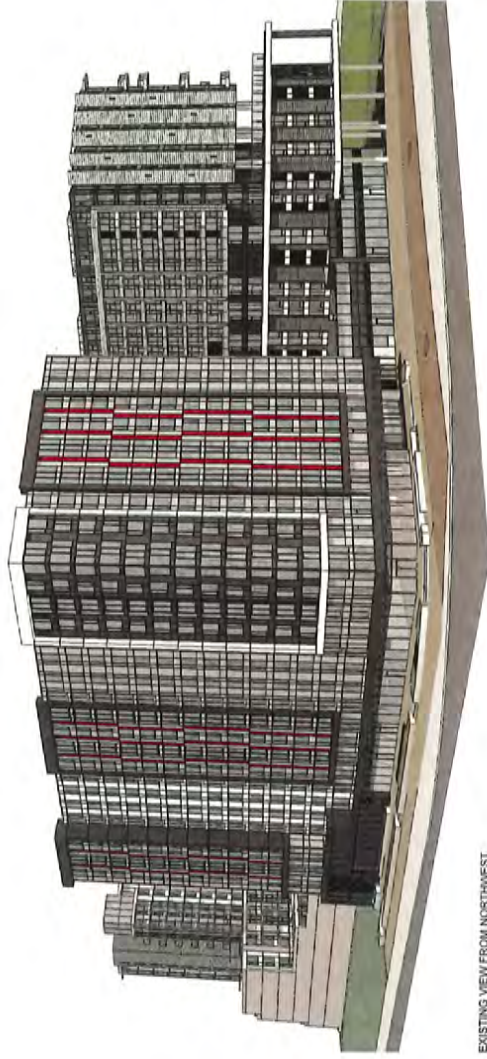
INDICATES EXTENT OF  
PROPOSED REVISIONS



EXISTING VIEW FROM NORTHWEST

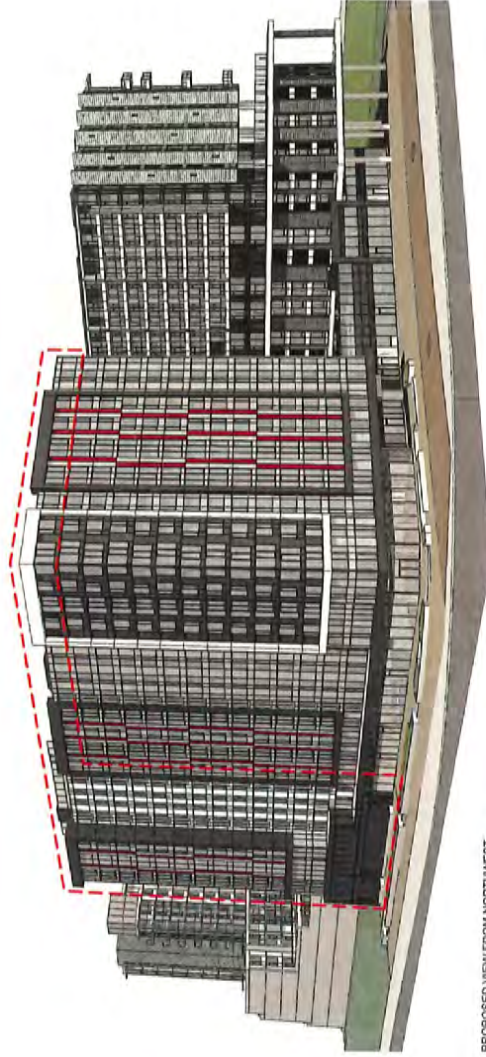


EXISTING VIEW FROM SOUTHWEST



EXISTING VIEW FROM NORTHWEST

**BUILDING L**  
APPROVED DP



PROPOSED VIEW FROM NORTHWEST

**INDICATES EXTENT OF  
PROPOSED REVISIONS**

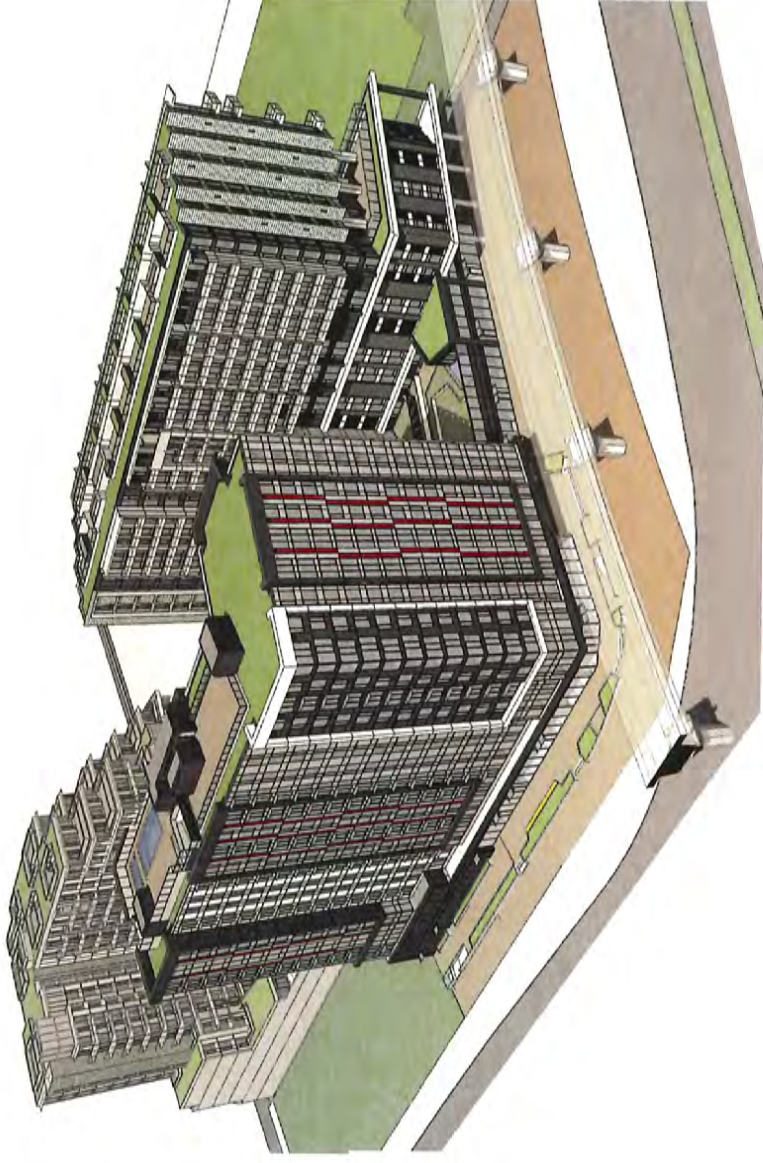
**BUILDING L**  
PROPOSED REVISION

3D VIEW (BLDG L)

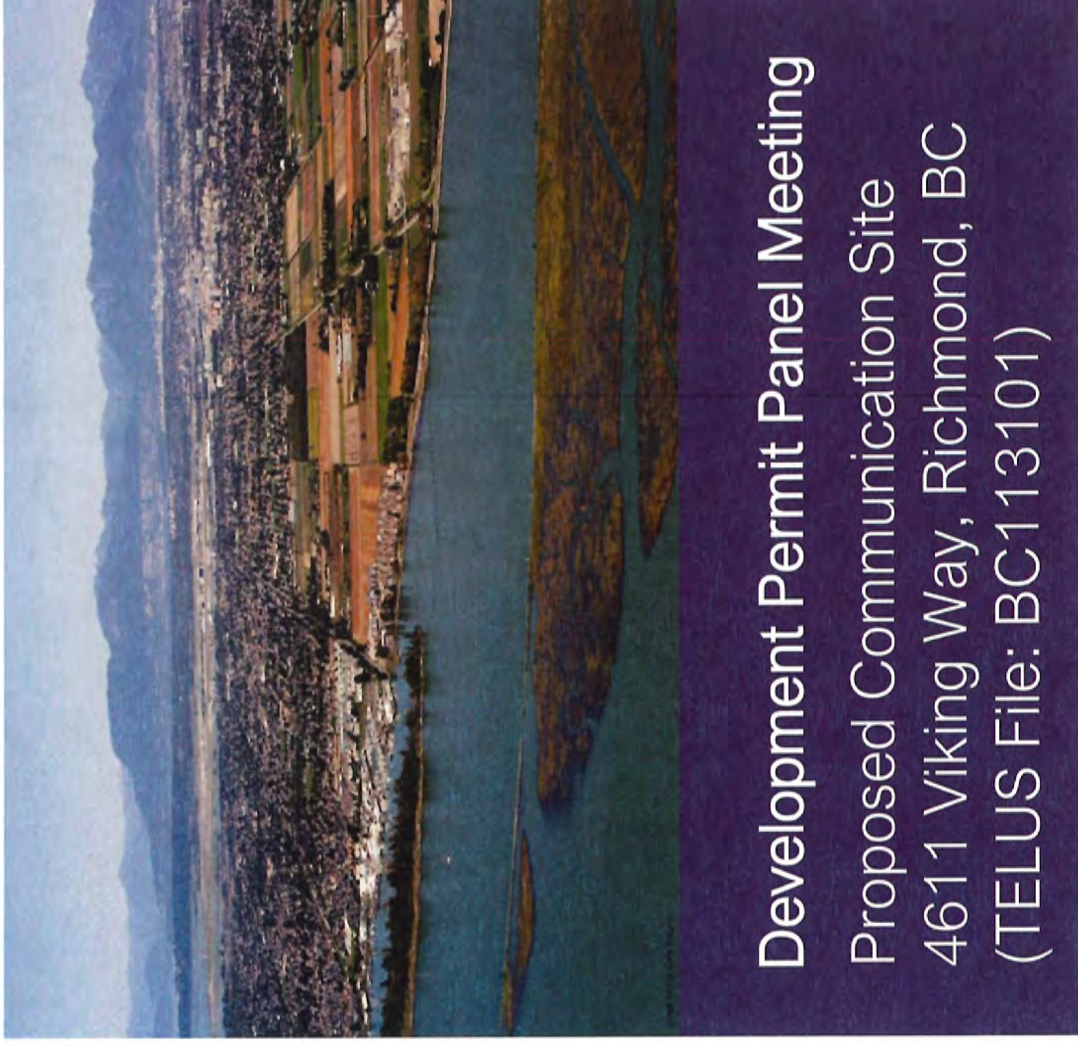
**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
**Proposed Minor Amendments**  
3200 No. 3 Road, Richmond BC  
for: Pinnacle Living (Capstan Village) Lands Inc.

DP 18-821292 & 24-012258  
DP Panel Presentation: Sep 10, 2025





Thank you!



## Development Permit Panel Meeting

### Proposed Communication Site

4611 Viking Way, Richmond, BC  
(TELUS File: BC113101)

TELUS Communications Inc.

C/O Brian Gregg, RPP, MCIP  
SitePath Consulting Ltd.

September 10<sup>th</sup>, 2025



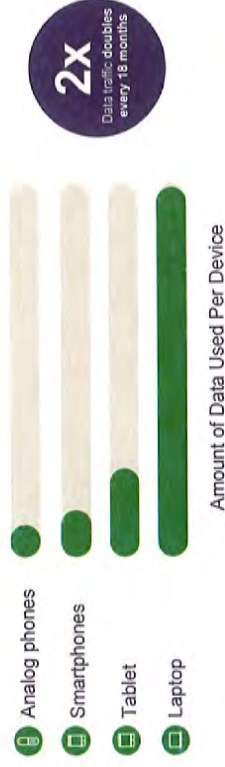


# Why is another tower necessary?

The rapidly increasing capabilities of smartphones has changed the way Canadians interact with one another (Statistics Canada).

## Mobile data traffic continues to grow

This is driven both by the **rising number of smartphones** and **increasing average data volume** per subscription, fueled primarily by more viewing of video content at higher resolutions.

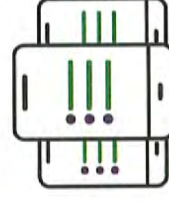


## Mobile Phone Subscriptions



As the demand for bandwidth continues to grow, more towers are required to deliver high-quality service.

## Mobile Phone Usage



The rapidly increasing capabilities of smartphones has changed the way Canadians interact with one another.

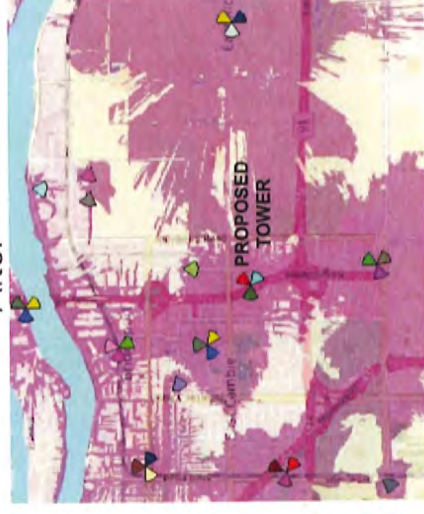
# Coverage Objectives

TELUS' primary coverage objective via this proposal is to infill existing coverage gaps in the commercial and light industrial areas on the east and west side of Knight Street to the north of Hwy 91 and south of Bridgeport Rd.

Before



After



**Legend**  
Purple = Good  
Service

*Note: The above coverage maps are for discussion purposes only. Actual coverage results may vary.*

# Site Selection Rationale

- The subject property is zoned IB1 – Industrial Business Park.
- The Richmond Zoning Bylaw indicates that "utility, minor" is a permitted use in the IB1 zone and includes unattended equipment needed for the operation of telephone exchange services amongst other utility type services.
- The City of Richmond's *Telecommunication Antenna Consultation and Siting Protocol, Policy No. 5045*, encourages the siting of towers in industrial areas and exempts consultation for towers in industrial zones that are setback greater than 150 meters from residential zoned areas if the towers are less than 30 m tall.
- The tower is proposed to be setback approximately 350 meters from the closest residential uses as depicted in the image below.
- Land Use Context: Knight Street directly to the west and additional light industrial properties to the north, south and east. The subject lot is located within a large light industrial business park.

Zoning Map with Measurement to Closest Residential-Zoned Lots





# Existing Site Locations

- Prior to proposing any new tower structure, TELUS always prioritizes opportunities for co-location or sharing of existing antenna structures.
- The closest existing tower is a Rogers tower at 3600 No. 6 Road as depicted below in red. The other nearby antenna installations are small cells, omni antennas or other small scale rooftop installations that are not suitable for co-location and that provide minimal coverage in targeted areas only.
- TELUS explored co-locating on the Rogers tower, however TELUS was limited to just 9.0-meters of height on the tower which would be the same level as a hydro pole. This would make Safety Code 6 compliance challenging and would severely limit coverage for TELUS.

Existing Antenna Site Locations







# Survey Plan



# Photo Simulations

View Northeast



View Southeast







Questions?