



To: Development Permit Panel

Date: August 1, 2012

From: Brian J. Jackson, MCIP
Director of Development

File: DP 11-587896

Application by Oval 8 Holdings Ltd.- Parcel 12 for a Development Permit at 6622 Pearson Way

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of multi-residential development consisting of two (2) high-rise towers blocks and townhouses with a total square footage of 29,772.3 m² (320,467 ft²), which includes a total of 268 dwellings and 2,531.5 m² (27,249 ft²) of street fronting commercial space at 6622 Pearson Way on a site zoned "High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Increase the maximum allowable canopy projection onto the required road setback, along the commercial frontages on Hollybridge Way, Pearson Way and River Road from 2.0 m to 2.3 m ; and
 - b) Increase the maximum allowable canopy encroachment onto the required road setback at the corner of River Road and Hollybridge Way from 2.0 m to 3.0 m

Brian J. Jackson, MCIP
Director of Development

BJJ:fm
Att.

Staff Report

Origin

Oval 8 Holdings Ltd. – Parcel 12 has applied to the City of Richmond for permission to develop 6622 Pearson Way for a multi-residential development consisting of two (2) high-rise towers and townhouses with a total square footage of approximately 29,772.3 m² (320,467 ft²), which includes a total of 268 dwelling units (including 18 -2 level street oriented townhomes) and 2,531.5 m² (27,249 ft²) of street fronting commercial space on a site zoned “High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)”. The proposal also provides parking for a total of 607 cars (including 66 parking spaces for the use of 5111 Hollybridge Way) distributed in four levels. The site is currently vacant.

“Bylaw 8686 (RZ 09-460962) was adopted in October, 2011 and required a Servicing Agreement (SA) to undertake design and construction and full upgrading across all frontages of the site, as well as storm and sanitary sewer works. Specific Servicing Agreements associated with development of 6622 Pearson Way (Parcel 12) include SA 11-564833 and SA 11-589460, for construction of the new River Road between Gilbert Road and Hollybridge Way. These SA’s have been entered by the Owners. Upgrading and beautification of the Hollybridge Way and works across Lot 12 frontage, along with construction of both frontages of Pearson Way, will be done via Servicing Agreement SA 12-599103. This SA is to be entered into by the Owners prior to issuance of the Development Permit for 6622 Pearson Way (Parcel 12).

Development Information

Please refer to attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements. This parcel is the first parcel to be developed on the east side of the Richmond Olympic Oval.

Background

The proposed development site is part of what is defined as the Richmond Oval Neighbourhood. The Richmond Oval Neighbourhood is identified as one of several “Villages” in the City Centre Area Plan, and is envisioned as a premiere riverfront neighbourhood with high level of public amenities such as parks and open space, as well as a showcase of sustainable practices.

The subject proposal is identified as Phase I in the development of the lands extending east of the Richmond Oval to the Gilbert Road/Dinsmore Bridge. The proposal includes a total of 268 dwelling units distributed in two (2) residential towers that step down from south to north and a four-storey street wall composed of two levels of two-storey townhouses along three (3) sides of the site. Commercial uses are proposed at street level along the River Road and Hollybridge Way frontages.

Development context surrounding the subject site is as follows:

- To the **north**, across Pearson Way (north), a vacant lot (6611 Pearson Way - Oval Parcel 9) intended for future residential development of a similar density, form and character than the subject proposal, on a site zoned “High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)”;

- To the **south**, across River Road, existing light industrial properties on land currently zoned Industrial Business Park (IB1) which are also designated under the City Centre Area Plan (CCAP) for future high-rise, high-density, mixed use development. Recent development activity in this area includes Onni's "Ora" project including 324 units in 3 residential towers over ground floor retail presently under construction at 6951 Elmbridge Way and a rezoning application for a high-rise, high-density, mixed use development at 5440 Hollybridge Way (RZ 09-506904);
- To the **east**, across Pearson Way (east), a vacant lot (6899 Pearson Way - Oval Parcel 13) for future residential development of a similar form and character as the subject proposal that will also include a Child Care Centre and a substantial Affordable Housing component that will address the needs of the emerging Oval Village, on site zoned "High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)";
- To the **west**, across Hollybridge Way and canal, the Richmond Oval and the ASPAC's riverfront marketing building (on 5111 Hollybridge Way – Oval Parcel 6) on lands zoned "High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)".

Rezoning and Public Hearing Results

During the rezoning process no major design issues were identified other than expected design development aspects that are normally addressed at the Development Permit stage. The Public Hearing for the rezoning of the lands involved in the "Richmond Oval Neighbourhood", which includes the subject site, was held on May 16, 2011. At the Public Hearing, no major concerns about rezoning the property were expressed by the public.

Development Permit Design Review Process

During the Development Permit review process, staff worked with the applicant to address several design issues that were critical to achieving the urban design objectives for the area. Following is a summary of these aspects of the proposal identified for resolution and the way the subject proposed development has addressed them (shown in ***bold Italics***):

- Concerns with the similar treatment of the southern portion of the two (2) high-rise towers, which are located at the same setback and presenting the same architectural expression to River Road.

The proposed iridescent metal panels forming part of the exterior wall system will contribute to differentiating the towers as these panels will change colour when observed from different view angles. Although both towers address the street with a similar strong, angled crystalline volume of curtain wall, the curtain wall is positioned at a different (opposite) angle so as to accentuate the changes in colour and give each tower its own indentifying feature.

- Scale/proportions and many elements in the Plaza provided on the River Road frontage make this a very busy open space and the proposed trees on a planter being proposed at the centre of this open space break the plaza into two (2) small spaces. This Plaza space

is impacted by a combination of pavement pattern, expression of the glass box and extent of the glass canopy on its north side, the blank large wall on the west and the strong presence of the East tower on the east side.

Canopy was reduced from 10' to 6' deep, was widened to align with glass box, and trees on a planter have been removed from the central area of the Plaza. Options for integrating a Public Art component that contributes to the animation of this public gathering space is now considered in the Plaza area.

The pavement material and pattern of the River Road sidewalk has been extended along the eastern side of the Plaza area to the commercial building frontage to identify the pedestrian access route to the visitor/commercial parking level from the public sidewalk and overall pavement pattern across the Plaza area simplified.

- On the South elevation, the east and west sides of the project fronting on River Road appeared to be disconnected. The four -storey high glass box on the north side of the mid-block Plaza on River Road creates a strong separation between the east and west portion components of the proposed development. The presence of the two (2) high-rise towers on each side of the Plaza also reinforce this separation at street level.

A wide stone parapet/band has been provided across the top of the glass box on the north side of the Plaza to provide a subtle link connecting the east and west sides of the four-storey podium.

- Concerns regarding the harsh expression and treatment of the vehicle central courtyard space. Stark and flat expression of the central courtyard pavement and blank walls that contain the central space on its east side (service rooms and entry to the parkade from the vehicle courtyard)

White stone cladding will be used to identify and indicate the significance of the main residential parking entrance. Contrasting gold stone treatment will be used on the generator room façade and courtyard pavement pattern was simplified.

- Blank walls on both sides of the entry driveway from Pearson Way (north) to the central courtyards. These walls are fully exposed to views from the street.

End walls of townhomes that frame the entry driveway to the auto courtyard have been revised to include more openings, patterning, and materials.

- Concerns regarding size and location of children play area on the Roof Garden on Level 3. It is impacted by the east tower. Consider its relocation toward the northeast corner of this outdoor amenity space where there is more exposure to sunlight

Children Play area has been increased in size and shifted to the northeast to take advantage of additional sun exposure as per light/shade studies conducted for the towers. Because a community-sized playground is to be built within walking distance along the river, adjacent to the dyke, the proposed revised children's play area on Level 3 that is oriented to toddlers and small children, is considered appropriate for the project.

- Addressing the functional aspects associated with garbage and recycling collection that requires adequate radius for service vehicle access and overhead clearance for truck loading and holding areas.

Appropriate turning radius for vehicles servicing the compactors provided, adjustments made to various garbage/recycling rooms to accommodate number of required cardboard/recycling bins and proper overhead clearance provided to access loading spaces. Adjustments were also introduced to the parking layout to facilitate these adjustments.

Staff Comments

The proposed development, which is Phase 1 of the multi-phase development of the larger ASPAC site that which extends north of the “new” River Road between Hollybridge Way and Gilbert Street/Dinsmore Bridge has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the “High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)” zone, except for the zoning variances noted below.

Zoning Compliance/Variances (staff comments in *bold*)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

1. Increase the maximum allowable canopy projection onto the required road setback, along the commercial frontages on Hollybridge Way, Pearson Way and River Road from 2.0 m to 2.3 m ; and

(Staff supports the proposed increase to the canopy projection because this is a minor variance of the allowable projection on the road setback and that the sidewalk and boulevard areas along the commercial frontages of the proposal are of an adequate width, the proposed extent of the projection of the canopy will ensure achieving the desirable weather protection for pedestrians, and the proposed encroachment will not compromise the City’s intended public use or enjoyment, design quality , or landscaping along the commercial frontages and especially along the extent of the Hollybridge Way Greenway).

2. Increase the maximum allowable canopy encroachment onto the required road setback at the corner of River Road and Hollybridge Way from 2.0 m to 3.0 m.

(Staff supports the proposed increase of the canopy encroachment because the extent of this variance results from the required corner cut provided at that corner, there is no mayor impact in the quality of the streetscape and the extent of the canopy at this corner, and it naturally follows the pattern of the canopies in front of the commercial frontages along Hollybridge Way and River Road. The canopy extension at this corner is critical to the street level residential tower anchoring this corner in front of the Richmond Oval)

Advisory Design Panel Comments

The Advisory Design Panel reviewed the proposed development at its meeting of March 21, 2012. A copy of the relevant excerpt from the Advisory Design Panel Minutes is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

Analysis

Conditions of Adjacency

- This is the first of various sites of the Oval Village neighbourhood to be developed on the east side of the Richmond Oval, therefore, analysis of its contextual relationships and potential impacts are mainly focused on its interface with the Richmond Oval and the conditions and opportunities that the proposed development will determine in regard to future developments on adjacent sites; especially on 6611 Pearson Way (Parcel 9), immediately to the north of the proposed development site.
- Location of a 15-storey high tower at the corner Hollybridge Way and the new River Road anchors the corner and establishes an architectural landmark that highlights the large urban open space area (Water Works) that serves as an open space at the Richmond Oval.
- The height, massing and overall scale of the hi-rise residential towers, and especially the terraced character of the west building along Hollybridge Way respond well to the urban scale defined by the Richmond Oval building and its surrounding open areas.
- Location of the two towers that form part of this development on the south side of the site, and the stepping characteristics of the west tower will allow for adequate separation to residential buildings to be built on 6611 Pearson Way (Parcel 9) to the north, and provide for framed long views toward the river from many of the residential units in the proposed hi-rise buildings.
- Organization of the development around a central auto courtyard and the strategic position of the driveway access that provide access to this central space, at mid block, from Pearson Way ensure easy space relationship to future development on the site to the north, and direct access from the proposed development to the public corridors that will provide direct access to the waterfront greenway/dike.

Urban Design and Site Planning

This development is the first one in the area east of the Richmond Olympic Oval. It will contribute to the revitalization of the waterfront and set the standards for residential developments in the Oval Village neighbourhood waterfront lands which extend north of the new River Road, from Hollybridge Way to Gilbert Road/Dinsmore Bridge.

The proposed development design responds well to the general Urban Design principles articulated in the Development Permit Guidelines of the "City Centre Area Plan" and the specific Urban Design objectives identified for the area of the "Richmond Oval Neighbourhood".

Main features of the proposed development include, among others:

- Location of higher buildings toward the River Road (south) frontage of the site and stepping of buildings toward the north, combined with the four-storey street wall along Pearson Way (east-west and north-south) and River Road, is consistent with the general disposition of building heights and masses suggested by the CCAP Design Guidelines for the area.
- The proposed development is organized around a semi-public central auto-courtyard that provides access to the main residential lobby, and another more private, elevated landscaped courtyard, Roof Garden courtyard, over the resident's parking Level 2 on the east side of the central arrival courtyard.
- As a result of this site organization, the street level perimeter of the site presents a continuous commercial street frontage along River Road and Hollybridge Way that is highly attractive for shoppers and visitors to the area, and a street oriented townhouse residential frontage along Pearson Way that provides a high-quality public realm.
- The lower hard surfaced central auto courtyard, which is accessed by vehicles via one narrow driveway that gradually climbs up from Pearson Way (east-west) can also act as a multiple use space in that, in special occasions, can be closed to vehicular access to allow for unique private or public outdoor events without impacting access to parking in Level 2
- The overall design and landscaping (soft and hard landscaping proposed on and around the auto-court and on the Roof Garden in Level 3) provides semi-public and private spaces that are sensitive to and offer a pedestrian scale character, and achieve a high-quality environment.
- Two (2) storey upper level townhome units line up the north and east sides of the site along the whole extent of Pearson Way, framing and containing the interior central arrival auto courtyard and the Roof Garden on Level 3. These units achieve a good physical and visual relationship to the central hard and soft landscaped areas of the internal courtyards. The units' indoor spaces extend onto semi-private outdoor patios/decks create a transition area to the residents outdoor amenity space, achieving a good interface area and scale between buildings and outdoor common areas.
- Commercial uses along River Road and Hollybridge Way frontages will serve the needs of this emerging new neighbourhood, complement the Richmond Oval demand for services and contribute to activate the street in the areas around this significant community recreation iconic building.
- The proposed development presents a strong pedestrian scale along street frontages that is successfully achieved by the continuous four-storey street wall along the four sides of the site. This pedestrian scale is defined and enhanced by a good treatment of the interface area between private deck/patios and the street of the street-fronting townhomes along the extent Pearson Way, and the clear definition of height of the street level commercial portion of the podium, that is achieved by a strong frame expression of the CRU's frontage combined with the continuous glass canopies along the development's River Road and Hollybridge Way frontages that provide weather protection to pedestrians.
- The central courtyards, amenities, proposed landscaping and edge townhomes at the perimeter of the Garden Roof on Level 3 create an intimate environment for the residents and

bring the scale of the project down to a more pedestrian scale and provide attractive views for the residents in upper levels of the residential towers.

- The proposal includes a variety of housing types and sizes that will provide a wide range of residential unit choices. The size range of the dwelling units is generally as follows:
 - 1 bedroom units: from 50.16 to 63.17 m² (540 to 680 sq.ft)
 - 1 Bedroom + Den/flex: from 56.67 to 90.11 m² (610 to 970 sq.ft)
 - 2 Bedroom units: from 81.75 to 113.33 m² (880 to 1220 sq.ft)
 - 2 Bedroom + Den/flex: from 90.11 to 126.34 m² (970 to 1360 sq.ft)
 - 3 Bedroom units: from 103.11 to 248.97 m² (1110 to 2680 sq.ft)
 - 3 Bedroom + Den/flex: from 145.85 to 184.87 m² (1570 to 1990 sq.ft)

Architectural Form and Character

The CCAP Urban Design guidelines and other City policies (e.g., green roofs, pedestrian-friendly streetscapes, varied tower roof forms) are applicable to the subject site. The proposed form of development, which includes a 4-storey high street wall and pedestrian-friendly retail at grade along “new” River Road and the southern portion of Hollybridge Way and a 4-storey residential street-wall along the whole Pearson Way frontage, is generally consistent with CCAP Urban Design objectives for the area.

Form and character aspects of the proposal that have satisfactorily addressed CCAP urban design objectives through the Development Permit process include:

- Residential 4- storey street-wall along Pearson Way and portion of River Road frontage consists of 44, two-storey townhouses (one (1) 3-bedroom unit and forty-three (43) 2-bedroom units) placed one on top of the other, with 18 units having direct access from the street and the 26 other units provided with access from the Central Auto-courtyard or the Roof Garden courtyard.
- Variation in tower height provides an interesting skyline that has been achieved by terracing the west building from south to north, with the end units having generous decks, and reinforcing the vertical mass of the East tower on River Road with less terracing the tower down to the north.
- Although the tower floor plates exceeds the maximum recommended floor plate area in the CCAP, the towers are positioned on an axis and step down toward the north, which helps to mitigate concerns regarding view blockage and provide opportunities for framed views to the river and maximizes views from most units toward the mountains and provide view corridors toward the Richmond Oval open areas and the river.
- Terraced building heights range from approximately 44.0 m or 14-storey height on the south side (River Road) to approximately 13.0 m or four-storeys on the north side on the West Tower. The East Tower heights range from approximately 44.0 m or 14-storey height on the south side (River Road) to approximately 24.0 m over the Level 3 Roof Garden courtyard amenity space on the south side.
- Building mass has been articulated horizontally and vertically to provide a human scale at street level and the courtyard areas, while also highlighting the presence of the towers at the larger urban scale.

- The pedestrian scale along River Road and Pearson Way frontages is successfully achieved by the continuous four (4) storey street wall podium. The podium itself is composed of a continuous band of retail CRUs along Hollybridge and River Road with a row of two-storey townhomes on top of the commercial frontage along River Road. The four-storey podium continues along the whole extent of Pearson Way with a row of two (2) storey townhomes with direct access from the street and additional two (2) storey townhomes on top, with access from the internal courtyards.
- Lower level townhome units along Pearson Way that have direct access from the street have decks and outdoor patios that are raised above the level of the public sidewalk; these patios/decks are separated from the public street by low planters/retaining walls that provide adequate privacy to these outdoor private spaces.
- The residential pedestrian scale of the public realm is enhanced by the good treatment of the interface area between private decks/patios and the street along Pearson Way, and the clear definition of height of the street level commercial portion of the podium that is achieved by a strong frame expression of the CRU's frontage combined with the almost continuous glass canopies along River Road and Hollybridge Way frontages.
- The four-storey podium is broken into individual clusters with landscaped breaks along the townhomes residential frontage that reduce the scale of the project. Large breaks have also been introduced at the halfway mark along River Road and Pearson Way. On River Road this gap allows the West tower to descend to the street and creates a substantial open plaza for retailers to use for café seating. Along Pearson Way (east-west) the wide gap in the street wall created by the driveway entry to the site also brings people into this quiet internal courtyard for picking up or dropping off passengers to the main lobby.
- The majority of the podium frame is clad in gold stone, projecting a bold statement at street level. Above the podium, in contrast to the glass towers, the glazing is framed by sections of white metal panels that divide mass and emphasize horizontal movement towards the river. Vertical iridescent metal (Sakura) panels will change colour as the sun rises and rain falls, and as people view the building from different angles while moving along the streets. The proposed Lucobond Spectra metal panels will provide additional colour and variety to the building's exterior. The "Sakura" colour is unique because its perception depends upon light and the location of the viewer. The colour will change with the environment and as the viewer moves around the building.
- Along Hollybridge, the West tower cascades down towards Pearson Way (east-west) with a series of large terraces, culminating in a human scale four-storey street wall while the East tower rises more vertically above River Road. The form and scale of the "stepped tower" is varied to provide for visual interest and distinguish between buildings (i.e. make each unique, not repetitive).
- The towers address River Road with a strong, angled glass façade, which because of this specific characteristic, give each tower its own identity while being similar in expression. In

addition, they include other similar architectural components that are also found in the townhouses that line up the street along Pearson Way (north-south and east-west), achieving a unifying expression for the whole development.

- The crystal-like volumes of the two (2) residential towers are also angled at their top, providing an appropriate capping to the towers that avoid the horizontal “hair cut” expression of many buildings in Richmond.
- The curtain wall of the tower at the corner of Hollybridge Way and River Road transforms itself into a unique, simple, clean, three-storey volume of glass as it reaches the ground. This transparent corner piece anchors and marks the origin of all axes -Hollybridge Way Greenway, River Road and the vertical tower above, at a pedestrian scale, and highlights the corner as a preamble to the open area that leads to the Richmond Oval entry.
- Because of the critical condition posed by the vertical intersection between the building and the street, the CRU at this corner is proposed as a transparent box
- Glass and steel canopies along the commercial frontages provide adequate weather protection, especially along the Hollybridge Way Greenway that extends from River Road to the waterfront along the west side of the proposed development. The canopies partially cover this 7.0 m wide pedestrian/bike corridor and meet the general intent of the encroachment conditions set out in the current registered Greenway PROP SRW.
- Although no other permitted encroachments are listed in the current PROP SRW, a small portion of the deck/balconies on the west side of the West Tower slightly encroach over a short portion of the Hollybridge Way Greenway, closer to the River Road. Staff considers this encroachment as minor and appropriate as it contributes to the weather protection and provides a unique architectural feature that add additional articulation of the building facade by adding an attractive detail that contrasts with the smooth surface of the West tower glass volume that comes down to street level at the corner of Hollybridge Way and River Road.

Landscaping Concept/Streetscapes and Public Realm

River Road Frontage

- The retail activity along the New River Road frontage will provide animation to the street. Double rows of street trees, a wide sidewalk, separated pedestrian and cyclist paths, and patterned paving will create a pedestrian-friendly and unique character streetscape. The paving material will be cast in place concrete with a light brown finish, score lines and a granite band. This pedestrian area paving material will be accentuated with light grey stone paving at each shop entrance.
- Pavement along the commercial frontage of the building, along River Road up to Hollybridge Way intersection and Hollybridge Way up to the Pearson Way (east-west) intersection, include a continuous colour and textured band that extends to the pedestrian crossings at the intersections mentioned above, to help with orientation and guiding of vision impaired pedestrians.
- The midblock plaza along the new River Road provides a public amenity as an outdoor retail space that takes advantage of the southwest exposure and invites to pause, sit, socialize, and observe people and street activities. This urban space has also been identified for potential

location of Public Art, as part of the implementation of Phase I of the Public Art Program for the Oval Village neighbourhood.

- Access to this urban space will be secured by a PROP Right-of-Way that ensures unrestricted access by the public, that is not fenced off, enclosed in “temporary” structures or otherwise, such that the publicly-accessible portion of the courtyard might be reduced to little more than a path to/from the parking levels of the building. Also, it is expected that the courtyard will not be “closed” to the public during non-business hours.

Hollybridge Way Greenway and Pearson Way

- The 7.0 m wide Hollybridge Way Greenway extends along the west side of the proposed development, and will accommodate a wider sidewalk, large street trees and planting on the boulevard, bike parking and seating areas.
- Landscaping treatment and sidewalk pavement pattern highlight Hollybridge Way to create a pedestrian-friendly and unique character streetscape that will identify this pedestrian corridor as the main access route to the waterfront from the south, from the City Centre area.
- Sidewalk paving will match existing paving on the west side of Hollybridge Way and consist of cast in place concrete with a light brown finish, score lines and a granite band. Grey and charcoal unit pavers arranged in a random pattern to suggest a more informal pedestrian corridor will match the existing pavement on the west side of Hollybridge Way. Entrance area to each store will be accentuated with light grey stone paving.
- The developer will construct, maintain and assume liability over the Hollybridge Way Greenway public right of passage Right-of-Way, which has been adjusted along its eastern edge to follow the alignment of the commercial frontage. Adequate legal arrangements to the satisfaction of the City Solicitor will be prepared regarding all aspects associated with this north-south public use space, including acceptable encroachments over this pedestrian corridor right of way.
- River Road includes two treed boulevards that provide a buffer from vehicular traffic; one boulevard between the road raised curb and the off-road bike lane and another between the bike lane and the sidewalk.
- Pearson Way, from New River Road to Hollybridge Way, includes a 2.0 m wide treed boulevard that provides a buffer between the vehicular traffic and the sidewalk and vehicle roadway. Planting, hedge, railing, and grade change will separate public from private patios. Low light brown finish cast in place concrete with score lines are proposed for the raised planters proposed along the interface area between the interior edge of the sidewalk and the raised patios to ensure an adequate level of privacy to these private open spaces.

Indoor and Outdoor Amenity Areas.

Courtyards and Green Roof

The proposal includes and is organized around a central open space that includes two (2) courtyards at different levels. A hard surface auto courtyard on Level 2 acts as an open vestibule to the building main lobby; this courtyard is accessed by vehicles via one narrow driveway from the lot’s north side; and a landscaped, garden-like courtyard on Level 3 (The Roof Garden). These two (2) courtyards are framed with street-wall buildings on four (4) sides.

- The auto courtyard in Level 2 integrates semi-public and private spaces with special/ unified paving. The water feature in front of the lobby facing the entry driveway to the courtyard will be a focus point for arrivals. Lush plantings including reeds help to enhance the river ecology theme.
- Level 3 Courtyard (Roof Garden) provides an outdoor amenity space for the building residents. This central space includes several amenity spaces such as wood deck, fitness terrace, a gathering space, Children play area and family space. Outdoor private patios for each adjacent residential unit will overlook the courtyard. A reflecting pool, landscape berm, strip-pattern planting, and cast in place natural-finished stepping stones will create a “Zen” garden landscape.
- The children's play area will feature a natural adventure playground area integrated to the surrounding landscaping and includes four (4) play zones (the Forest, the Prairie, the Meadow and the Island) that are linked by an adventure path. Materials include natural materials (wood, sand, fibre, and stone) to create a friendly environment while also including a slide, wood steps and seating, lumber balance beam, platforms and a footbridge, integrated to the surrounding landscaping.
- A green roof is proposed on Level 4, between the east and west towers, over portion of the pool located at this central area. The rooftop planting bed with design pattern and “Zen” garden features such as stepping stones and rocks similar to the character of the Roof Garden courtyard in Level 3, which provide visual interest to adjacent residential units which will overlook this green roof. Unit pavers will vary in size and have a natural colour and pattern.
- Overall landscaping planting includes climate-tolerant plants and a diversity of species that will reduce water consumption and discourage insect infestations. Soft landscape areas will include native trees and plants such as *Acer circinatum* (vine maple), *malus fusca* (Pacific crabapple), and *Blechnum spicant* (deer fern). The areas will be mulched to conserve moisture. Vegetated roofs will include drought-resistant sedums and grasses

The proposed development provides adequate indoor and outdoor amenity space on-site for the shared use of residents in accordance with the CCAP guidelines. Specifics of the proposed type and size of the common use (indoor and outdoor) spaces provided in the development are as follows:

Indoor Amenity Space.

Indoor amenity space for the use of residents is provided in Levels 2 and 3. The total indoor amenity space provided for the residents totals approximately 1,130 m² (12,163 ft²) and is generally distributed as follows:

Level 2

- Swimming Pool, Sauna, Steam Room and lounge over River Rd. plaza: 677 m² (7,180 ft²)
- Lounge, at the main building entrance from the auto courtyard 64.0 m² (689 ft²)

Level 3

(With direct access to the Roof Garden outdoor amenity area)

- Media Room: approx. 60.0 m² (645 ft²),
- Entertainment Room: approx. 74 m² (798 ft²)
- Gym/Fitness Centre: approx. 114 m² (1,227 ft²)
- Meeting Room: approx. 88 m² (948 ft²) and
- Associated common spaces and circulation: approximately 53.0 m² (570.5 ft²)

Outdoor Amenity Space

Outdoor amenity space for the residents is provided at various levels of the building. Total outdoor amenity area provided for the residents totals 2,615 m² (28,148 ft²).

Parking, Loading and Garbage/Recycling Collection.

- Parking provided meets the parking requirements of the Zoning bylaw and also satisfies the Rezoning Considerations requirements.
- The total number of parking spaces provided in the proposed development is 607. The general breakdown of the parking provided includes 435 residents parking spaces (322 parking spaces required) provided in Levels L1, L2 and Parking Level P1 and P2
- The required 172 commercial parking spaces will be shared between visitor and commercial uses (172 parking spaces required) and are provided in Level P1 Parking. Access to residents parking levels and to shared visitor/commercial parking is provided from separate driveway entrance points.
- Residential parking (435 spaces) include:
 - 251 standard size parking spaces
 - 40 parking spaces provided in 16 private garages (eight-2 car and eight-3 car garages)
 - 70 parking spaces provided in tandem arrangement.
 - 7 universally accessible parking spaces (meet the 2% of required parking)
 - 67 small car parking spaces (below the allowed 50% of the required parking)
- Shared visitor/commercial parking (172 spaces) include 106 parking spaces to serve the needs of the proposed development and some of the visitor parking needs of 6691 Pearson Way (Parcel 9) which is under review via a separate DP, and 66 parking spaces to serve the needs of 5111 Hollybridge Way (Parcel 6), as required by the Rezoning Considerations associated to the lands between the Richmond Oval and Gilbert Road. Location of the 66 parking spaces allocated to serve the needs of 5111 Hollybridge Way (Parcel 6) in the visitor/commercial parking level of the proposed development, meet the conditions defined in the RZ Considerations legal agreements.

Breakdown of the visitor/commercial parking provided is as follows:

- 95 standard size parking spaces
 - 4 universally accessible parking spaces (meet the 2% of required parking)
 - 73 small car parking spaces (below the allowed 50% of the required parking)
- Several legal agreements will be required in regard to parking provisions as a Development Permit Consideration to ensure the following:

- that the two (2) parking spaces provided in tandem arrangement are assigned to the same dwelling unit and
- that access and use of the 66 parking spaces provided for the use of 5111 Hollybridge Way (Parcel 6) and some of the visitor parking (23) spaces associated with future development of 6691 Pearson Way (Parcel 9) provided in Parking Level P2 of the proposed development, is secured.
- Access to the shared visitor/commercial parking on Level P1 Parking is provided from Hollybridge Way; the only access to the site from that street, as established by the Rezoning Considerations associated to the rezoning of this site. This access driveway also provides access for trucks to serve the residential recycling holding room and the commercial garbage and recycling compactor room located at the bottom of the access ramp.
- Access to the residents parking in Level 1, that includes 16 private garages associated with the townhouses at the perimeter of the site, and down to Level P2 Parking is provided via a driveway from Pearson Way (north-south) on the east side of the site, as required by the RZ Considerations.
- A single, narrow driveway from Pearson way (east-west) on the north side of the site to the Central Auto-courtyard that provides a drop-off/pick-up area for passengers in front of the main lobby of the building, and also provides access to some residents parking in Level 2.
- Completely separate access is provided to residents parking levels and to visitor/commercial parking levels. A security gate is provided at the entrance driveways to residents parking levels and an overhead door is provided at the entrance to the shared Residents Visitor/Commercial parking level; this gate will remain open during the day but it would be closed at night.
- Three (3) loading bays are provided on-site for two (2) SU9 and one (1) larger/wider (4.57 m wide) size loading space, located on Level P1 close to the entry driveway to the shared visitor/commercial parking level from Holybridge Way. The loading bays dimensions and overhead clearance (minimum of 4.7 m or 15'-5") meet the Zoning Bylaw requirements; additional overhead clearance (6.05 m or 19'-10") is provided where the recycling collection trucks will operate. The applicant has also demonstrated that adequate turning radius is being provided for trucks manoeuvring in and out of the loading spaces. Transportation Engineering has reviewed the proposal and loading area configuration and has found it acceptable.
- There are three (3) garbage/compactor and recycling rooms located on Level P2 Parking and one (1) residential recycling and a garbage holding room on Level P1 Parking; a commercial garbage /recycling room and compactor are also provided on this level. Garbage is delivered to the garbage/compactor rooms via vertical chute from each residential floor of the buildings. The developer will provide the equipments required for taking the recycling carts from P2 Parking Level to the holding area at P1 Parking Level.
- All garbage pickup will be via a private company, which has specialized trucks and equipment that will allow convenient access to the entire underground parking garage. The applicant has provided turning radius templates that demonstrate adequate maneuvering of truck that will serve the compactor rooms.

Crime Prevention Through Environmental Design

The proposed building incorporates several of the basic CPTED design principles. In general, the extensive use of glazing in the units and perimeter townhomes lining the street facilitate and the internal courtyards provide a good passive surveillance over Pearson Way, the arrival/drop-off courtyard and the third level outdoor amenity space. Specific CPTED features provided in the proposed development include:

- Secure resident parking is separated from the commercial/visitor parking, including separate entrances from the street.
- Separate driveway entrances for commercial and residential parking
- Appropriate / efficient lightings within parkade
- Separate parkade and residential tower stairs.
- Access to the parking levels will be secured by overhead gates activated electronically at the entrance points at Hollybridge Road for commercial/visitor parking, and from the central auto courtyard and the NS portion of Pearson Way (the new internal road for residents parking).
- The proposal has made provision for security cameras and parking levels provided with appropriate lighting levels.
- Extensive use of security glazing for the exit stair's vestibules located in the parking garage
- Efficient and adequate outdoor lighting will be installed to define residential entrances and public spaces (i.e. plaza area on River Road frontage).
- Gates to parking garage provided with remote control operation.
- Parkade walls painted with light colour and glass provided in all stairs/elevator vestibules at the parking garage levels.
- Good definition of public and semi-public spaces (i.e. townhouses and ramp leading to auto courtyard define the transition between these two (2) types of spaces).
- Open and fully glazed building lobby maximize visibility and observation toward the internal auto courtyard while the glazed gym and entertainment room walls on Level 3, allow for natural, casual surveillance over the Roof Garden. In addition, the building will provide Concierge service located at the main lobby overseeing the auto courtyard.
- Fully glazed secondary lobby on Hollybridge Way allows natural observation.
- Individual suite base alarm system for the townhouses
- Ramp leading up to the drive court with townhouses on each side overlook and act as a transition from public to semipublic space
- Location of Gym allows natural oversight of Level 03 Roof Garden
- Planting, hedges, railing and grade changes will be utilized to define and separate public from private patios

Affordable Housing

This proposed development is not required to incorporate affordable housing units in the building; Parcel 13 [Area "M" in the "High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)" zone of the Richmond Zoning Bylaw] has been identified for the provision of the affordable housing component of the Oval Village neighbourhood.

Public Art/Heritage Interpretation

- The developer has been in contact with the City Public Art Coordinator to initiate this process who has agreed to the proposal by the developer to an integrated public art and heritage interpretation approach to the public art component for the eastern portion of the Oval Village neighbourhood.
- A total of \$256,000 is being contributed in association with the proposed development for a implementation of Phase I of the Public Art Program (\$214,000) and Heritage Interpretation contribution (\$42,000) for the Oval Village neighbourhood. The proposal is for an integrated art and heritage interpretation of the area aiming to express the history and heritage of the place, including: Early Settlers, CP Rail and Industrial uses, Riparian Ecology, Cultural Landscape and Agriculture.
- The Public Art concept agreed in principle by the developer and the City includes two (2) pieces of public art for the larger development area: one (1) iconic piece located on the Boardwalk area at River Road and Gilbert Road that will visually mark the entry to the Oval Village neighbourhood from the east, and a second piece at the public Plaza along River Road, on the south side of the proposed development site. The Heritage interpretation aspects integrated to the Public Art concept aim to convey the identity of Gilbert Park; integrate park and interpretation signage throughout the site, and express the history and heritage of the place.

Minimum Flood Plain Elevation

- 'Flood Plain Designation and Protection – Bylaw No. 8204 establishes the flood plain elevation for this site at 2.9 m (9.51 ft.) geodetic. Level 1 townhomes are at elevation 3.74 – 3.9 m (12.28 -13.0 ft.) geodetic and comply with, and are above the lowest permitted habitable floor elevation.
- Finished grade of the various CRU's at street level of the proposed development is at 0.30 m above the crown of the road. The commercial FCL is determined by the primary pedestrian access point to the CRU (i.e. CRUs fronting different streets may have different FCL requirements); the proposed CRU's elevation, measured at the centre of each CRU entry door, complies with the Flood Construction Level requirements for these uses.
- The lower parking levels in the building, Parking Levels P1 and P2, include the bicycle storage lockers, recycling and garbage storage room and garbage compactors. These are uses permitted to be below the flood plain under the bylaw. The mechanical and electrical rooms, including the room allocated for the future District Energy Unit within the building are located above the FCL in the area.

Sustainability Aspects of the Proposal

Leadership in Energy and Environmental Design (LEED):

The CCAP requires that development project applications greater than 2,000 m² in size, demonstrate compliance with LEED Silver (equivalency) or better, paying particular attention to features significant to Richmond (e.g., green roofs, urban agriculture, district energy, storm water management and quality).

The applicant has submitted a statement indicating that the project is currently targeting between 50 and 60 points (Silver), as per the present LEED strategy report and scoreboard submitted by Stantec Consulting Ltd. for the proposal. This scoreboard (**Attachment 3**) illustrates the range of strategies and measures the project is considering at this DP stage of the design. As additional analysis and design work is required to validate the assumptions being made and determine the feasibility of certain options as the detailed design progresses. Final formal LEED scoreboard for the proposed development will be submitted by the applicant to demonstrate full LEED Silver equivalency prior to the City issuing a Development Permit.

District Energy Utility (DEU):

The CCAP encourages the coordinated planning of City infrastructure with the aim of advancing opportunities to implement environmentally responsible services in areas undergoing significant change, such as the Oval Village.

On this regard the proposed development has been designed and will be built to facilitate its connection to a DEU in the Oval Village after this utility becomes operational, as follows:

- As the DEU system in this area is expected to be “heating only” supply, with no cooling function, the building’s Heating and Domestic Hot Water systems have been designed to be able to use the “DEU” supply. As it is possible that the “DEU” system will not be in operation when the project is completed, the proposal includes boilers for the heating source match the “DEU” system’s design requirements (winter at 95° C and summer at 65° C) in order that the system can be switch over easily in the future.
- The domestic hot water system will be centrally supplied from the roof storage tanks to each of the fixture that requires hot water supply through a separate set of heat exchangers.
- The heating supply source can also be switched from the boilers to the “DEU” supply. The proposal includes a “DEU Room” for the City, a mechanical room for the transfer pumps and a pair of piping from the “DEU Room” to the roof mechanical rooms where the boilers and heat exchangers are installed. The proposed “DEU Room” has been reviewed and accepted by the City already.
- Legal agreement(s) will be required to cover all aspects associated with the commitment to connect to and service the proposed development via the Oval Village District Energy Utility (DEU).

Sustainability - Architectural.

Design aspects of the proposed development that address and respond to basic sustainability principles include:

- High efficient Low-E glazing, large overhangs, relatively deep balconies and eyebrows that contribute to minimizing heat gain.
- At least 20% of the materials will be locally sourced and at least 10% of the materials used in the building will be recycled materials.
- Low VOC emitting materials and low flow toilets, showers and lavatories will be used in the building.
- The building aims to achieve at least 23% savings in energy consumption and a 10% in energy cost savings.

- Roof Garden courtyard proposed on Level 3, above the east side parkade and roof garden on Level 4.
- Landscaping includes a high efficient irrigation system (smart irrigation controllers, moisture sensors and other devices will be considered to avoid over-watering) in all common landscaped areas
- Level 3 and Level 4 rooftops include vegetated roofs to reduce the heat island effect. In addition, proposed large trees along Hollybridge Way and double trees along New River Road will also contribute to reduce this effect
- Climate-tolerant plants and diversity of species will contribute to reduce water consumption
- Pervious paving and groundcover provided under River Road street trees for storm water infiltration.

Sustainability - Landscaping.

Landscaping aspects of the proposal that reinforce and contribute to the strong sustainability statement being made by the proposed development include:

- A high efficiency irrigation system provided in all residential common landscape areas.
- Smart irrigation controllers, moisture sensors and computer-controlled monitoring are proposed to avoid over-watering.
- Green roofs will be installed on Levels 3 and 4 rooftops to reduce heat island effect and will include drought-resistant sedums and grasses ;
- Pervious paving and groundcover will be provided under New River Road street trees for storm water infiltration;
- Proposed large trees along Hollybridge Way and double rows of trees along New River Road will provide shade to reduce heat island effect ;
- Climate-tolerant plants and diversity of species will reduce water consumption and discourage insect infestations;
- Soft landscape area will include native trees and plants such as *Acer circinatum* (vine maple), *malus fusca* (Pacific crabapple), and *Blechnum spicant* (deer fern). The soft landscaped areas will be mulched to conserve moisture.

Accessibility and Aging in Place

- All levels within the proposed development, outdoor amenity spaces and Hollybridge Way Greenway meet the universal accessibility conditions. Ramps are provided to allow wheelchair access to the central auto courtyard and to the building main lobby.
- The proposal includes a total of four (4) accessible units; one (1) 3-bedroom unit in Level 2, two (2) 1-bedroom units in Level 3 and one (1) 1-bedroom unit in Level 4.
- Layout of these units facilitate movement of a wheelchair, layout would be further adjusted if needed to respond to the requirements of the purchaser. Detailed suite floor plans will be provided at the Building Permit stage.
- For the purpose of facilitating aging-in-place, one (1) of the bathrooms in each unit in the proposed development will be provided with blocking in the walls to allow for installation of "grab bars."

Noise Related Aspects of the Proposal

- Prior to the Development Permit being issued, the subject development will provide reports by a registered professional qualified in acoustics identifying the measures needed to satisfy the “Noise Management” standards set out in the OCP, installation of any needed mechanical ventilation and central air conditioning (or approved equivalent).
- As the site is temporarily situated in a transitional industrial area and may be subject to noises not typical of other residential neighbourhoods, a covenant was registered on title during the rezoning phase, on this regard.

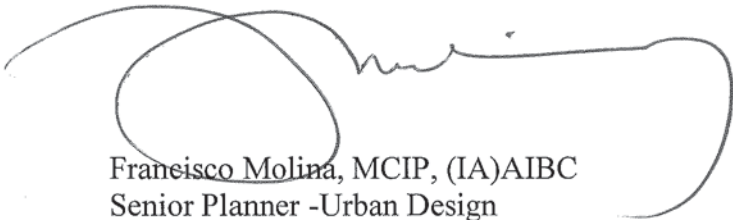
Engineering Works

The following Servicing Agreements are associated with the subject development proposal:

- Servicing Agreement (SA 11-564833), as required by Rezoning Considerations has been entered into for design and construction and full upgrading across all frontages of the site, as well as storm and sanitary sewer works. No DCC credits will apply to road construction works included in this Servicing Agreement.
- Servicing Agreement (SA 12-599103) that includes upgrading and beautification of the Hollybridge Way works across Lot 12 frontage, along with construction of both frontages of Pearson Way will need to be entered into by the Owners prior to issuance of the Development Permit.

Conclusions

The proposed development is responsive to the urban design objectives for the Richmond Oval neighbourhood, proposes distinctive building massing and has successfully addressed and resolved the on-site challenges posed by a site in proximity to the Richmond Olympic Oval, a City landmark building, and the need for an harmonious interface to future adjacent developments to the east and north. Staff recommends approval for the subject development, as the proposal will contribute to maintain the standard for high quality architectural and urban design for this riverfront neighbourhood.



Francisco Molina, MCIP, (IA)AIBC
Senior Planner -Urban Design

FM:rg

- Attachment 1: Development Data Sheet
- Attachment 2: Excerpts of the Advisory Design Panel Minutes and Applicant Responses
- Attachment 3: LEED Scoreboard

Prior to approval of the Development Permit, the developer is required to complete the following:

1. Receipt of a Letter-of-Credit for landscaping in the amount of \$1,264,307 based on the preliminary cost estimates provided by Phillips - Farevaag - Smallberg, the Landscape Architects for the proposed development. (This estimate includes hard and soft landscaping and 10% contingency)
2. Discharging the provisions of "No development" covenant (BB1991743) as it relates to Public Art, provided the City receives a Letter-of-Credit associated with the implementation of the coordinated Public Art Program (Phase I) and Heritage Interpretation Plan in the amount of \$256,000 as per Public Art Program Budget Allocation for Phase I and Heritage Interpretation contribution.
3. Discharging the provisions of "No development" covenant (BB1991743) as it relates to Site Services and Road Construction, provided the applicant enters into a Servicing Agreement* for the upgrading & beautification of Hollybridge Way and works across Lot 12 frontage, along with construction of both frontages of Pearson Way and site servicing connections.
4. Discharging the provisions of "No development" covenant (BB1991743) as it relates to Parks, provided that the City receives a cash-in-lieu contribution in the amount of \$797,678.69 (estimated value to be confirmed via Building Permit drawings) in regard to Parcel 12 (6622 Pearson Way) portion of the contribution for the phased design and construction of City-owned park along the riverfront.
5. Discharging the provisions of "No development" covenant (BB1991743) as it relates to the provision of parking stalls for 5111 Hollybridge Way (Parcel 6), provided the applicant registers a Public Right of Passage Right-of-Way and/or other legal agreements on title, ensuring unrestricted use and access to 66 parking spaces (area identified in attached Sketch "A") for the benefit of 5111 Hollybridge Way (Parcel 6) in Level P1 Parking of the proposed development.
6. Registration of a Public Right of Passage Right-of-Way and/or other legal agreement on title, ensuring unrestricted use and access to 23 parking spaces for the benefit of 6611 Pearson Way (Parcel 9) in Level P1 Parking of the proposed development.
7. Discharging the provisions of "No development" covenant (BB1991743) as it relates to the District Energy Utility, provided the applicant registers new legal agreement(s) to secure the developer's commitment to connect to the Oval Village District Energy Utility (DEU), as indicated below:
 - a. No BP will be issued unless the building is designed to facilitate future connection to the Oval Village District Energy Utility (DEU);
 - b. That upon operation of an Oval Village District Energy Utility (DEU) the development will be required to connect to the DEU including entering into appropriate Service Provision Agreement(s) and Statutory Right-of-Way (s) or alternative legal agreements as required to the satisfaction of the City.
8. That should an Oval Village District Energy Utility (DEU) be in operation prior to the City granting final BP inspection granting occupancy that no such final BP inspection granting occupancy will be issued until the developer has entered into appropriate Service Provision Agreement(s) and Statutory Right-of-Way (s) or alternative legal agreements as required to the satisfaction of the City.

9. Amending Covenant (BB1991707) re. Statutory Right-of-Way along the west property line property line of the site for the Hollybridge Way Greenway registered on title for the purpose of reflecting the final variable width (minimum of 7.0 m wide) of the Hollybridge Way Greenway along the west side of the development site, generally following the alignment of the street level commercial frontage, as identified in Sketch “B”. This Right-of- Way to provide for the following:
 - 24-hour-a-day, universally accessible, pedestrian, bicycle, and emergency and service vehicle access, together with related uses, features, utilities, and bylaw enforcement; and
 - The design, construction, and maintenance of the Right-of-Way and all associated liability to be the responsibility of the owner, to the satisfaction of the City.
10. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
11. Submission of an acoustic reports by a registered professional qualified in acoustics identifying the measures needed to satisfy the “Noise Management” standards set out below:
 - a. CMHC guidelines for interior noise levels as indicated in the chart below:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

- b. The ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard for interior living spaces.
11. Submission of final LEED strategy report and scoreboard confirming that the proposed development will achieve between 50 and 60 points (LEED Silver) or LEED Silver equivalency, to the satisfaction of the City.
12. Registration of a Public Right of Passage Right-of-Way on title ensuring unrestricted public use of the Plaza area on River Road as identified in Sketch “C”, attached. This Right-of- Way to provide for the following:
 - 24-hour-a-day, universally accessible, pedestrian, bicycle, and emergency and service vehicle access, together with related uses, and bylaw enforcement; and
 - Maintenance of the Right-of-Way and all associated liability to be the responsibility of the owner.
11. Registration of legal agreement on title ensuring that the required 106 parking spaces, to serve the proposed development, being provided in Level P1 Parking for the shared use by visitors and commercial uses are not allocated to any specific tenant except that, on an interim basis, 29 of these parking spaces may be allocated to serve the commercial uses until 6655 Pearson Way (Lot 10), 6811 Pearson Way (Lot 11) and 6899 Pearson Way (Lot 13) are developed.
12. Registration of a legal agreement(s) on title ensuring that where two (2) parking spaces are provided in a tandem arrangement both parking spaces must be assigned to the same dwelling unit.

13. Submission of a Title Summary report identifying the existing charges on title and confirming substantial registration of legal agreements associated with this Development Permit and Rezoning (RZ 09-460962)

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Development Permit process.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

(*) This requires a separate application.

- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Signed _____

Date



DP 11-587896

Attachment 1

Address: 6622 Pearson Way

Ap Oval 8 Holdings Ltd.- Parcel 12

Owner: Oval 8 Holdings Ltd.- Parcel 12

Planning Area(s): City Centre Area (Oval Village)

Floor Area Gross: 36,236.01 m² (390,054 ft²)

Floor Area Net: 32,302.81 m² (347,716 ft²)

	Existing	Proposed
Site Area:	10,902.8 m ² (117,361.07 ft ²)	10,902.8 m ² (117,361.07 ft ²)
Land Uses:	Vacant	Mixed Commercial-Residential Uses over below-grade parking
OCP Designation:	Urban Centre T5 (45m)	Urban Centre T5 (45m)
Zoning:	"High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)"	"High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)"
Number of Units:	N/A	268 residential units and 2,531.4 m ² (27,249 ft ²) of Commercial uses

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	3.00	2.96	none permitted
Lot Coverage:	Max 90%	72%	N/A
Setback – River Road:	Min. 3.0 m	3.0 m	N/A
Setback – Hollybridge Way:	Min. 3.0 m	3.0 m	N/A
Setback – Pearson Way (east):	Min. 3.0 m	3.0 m	N/A
Setback – Pearson Way (north):	Min. 3.0 m	3.0 m	N/A
Projections onto setbacks:	Max. 2.0m	2.3 and 3.0	Variance required
Height (m):	Max. 47.0 m	47.0 m	N/A
Lot Size:	10,000 m ² minimum	10,902.8 m ²	N/A
Off-street Parking Spaces – Residential	322	435	N/A
Off-street Parking Spaces – Shared Visitor/Commercial:	106	106	N/A

Off-street Parking Spaces – Shared Visitor/Commercial. (Parcel 6)	66	66	N/A
Off-street Parking Spaces – Accessible:	10	11	N/A
Total off-street Spaces:	494	607	N/A
Tandem Parking Spaces	247	72	N/A
Amenity Space – Indoor:	Min. 100 m ²	1,130 m ²	N/A
Amenity Space – Outdoor:	Min. 1,608 m ² (6 m ² /units)	2,615 m ²	N/A
Loading Spaces	3 (2 medium size)	3	N/A
Bicycle Parking (Class 1)	343	397	N/A
Bicycle Parking (Class 2)	65	65	N/A

**Excerpt from the Minutes from
The Design Panel Meeting
Wednesday, March 21, 2012 – 4:00 p.m.
Richmond City Hall**

Time: 4:00 p.m.

Place: Rm. M.1.003
City of Richmond

Present: Kush Panatch, Chair
Simon Ho, Vice-Chair
Joseph Fry (*arrived at 4:11 p.m.*)
Cst. Greg Reimer
Steve Jedreicich
Harold Owens

Also Present: Sara Badyal, Planner
Suzanne Carter-Huffman, Planner
Rustico Agawin, Committee Clerk

Absent: Tom Parker
Thomas Leung
Sherri Han
Matthew Thomson

The meeting was called to order at 4:00 p.m.

2. DP 11-587896 – MIXED-USE HIGH RISE DEVELOPMENT WITH 2 TOWERS, 274 UNITS & 31,000 SQ. M. COMMERCIAL

APPLICANT: Oval 8 Holdings Ltd.

PROPERTY LOCATION: 5200 Hollybridge Way (Parcel 12)

Applicant's Presentation

Martin Bruckner, IBI/HB Architects, and Chris Phillips, Phillips Farevagg Smallemberg, presented the project on behalf of the applicant.

Panel Discussion

Comments from the Panel were as follows:

- overall, support the project; very interesting and high quality project; reminiscent of better projects in Coal Harbour;

Noted.

- townhouses are well done; townhouse cluster in the east side of the development is an elegant mid-rise; the cluster is different yet appears similar to the rest of the other townhouse clusters in a U-shaped configuration; need to reinforce its difference, recommend raising the parapet a bit to counter its flatness; overall, nice-looking building;

Parapet of townhomes on the east side has been raised to reinforce their difference

- colours are good but due to the size of the project, recommend using additional colours to highlight certain elements; adding colours to a strip somewhere will help accentuate the design of the project;

Alucobond Spectra metal panels will be featured on the exterior. The colour of the panels will change dependent on the environment and the location at which the building is viewed, highlighting different elements of the building.

- very strong base in the podium level at the southeast corner; consider using a different colour of glazing or opaque glazing at the podium level edge guardrails to accentuate the base so it will be grounded nicely;

Podium level is grounded by using stone, a strong material both in texture and colour.

- echo previous comment that project is very sophisticated and a welcome addition to the applicant's projects in the Oval precinct; streetscape is remarkable; every edge along the street has a pedestrian sense to it; nice to see;

Noted.

- pocket park feels proportionally great; it is deep enough to provide off-street feel and wide enough to allow different range of uses; consider private access or mezzanine level exiting to upper corridor (e.g. a breeze way or a bridge) that allows one to look down on the space; would engage the courtyard at several levels and bring down its scale;

Second and third level bridges adjacent to lounge areas allow visual access to the park from above.

- interesting opportunity to improve threshold condition at recessed CRUs; consider roll up doors to give an appearance of greater depth when people are actually in that space;

Sliding doors or accordion doors will be considered dependant on CRU tenant type.

- courtyard is large and there is need for turning radius; consider recessing garage face or pushing it back into the facade in a slightly different angle; garage entrance needs to improve its threshold condition as it is a primary entrance for majority of residents;

Facade will be clad in white stone and gates will be recessed to frame the primary entrance.

- it is unfortunate that there is water on the upper level yet there is no opportunity to spill it down into the lower level; could have exploited this opportunity to create some kind of intimacy and activity on that space;

Although the water features are positioned too far apart to establish a viable connection between the two levels without significant mechanical complications, the reflecting pool at Level 3 remains a serene "zen" garden.

- very handsome project;

Noted.

- good connections to the dyke trail stands out in the project;

Noted.

- missed the traffic impact study previously presented by the applicant; hope any traffic issues will be resolved in the DP stage;

Noted.

- there seems to be an incremental approval process for various parcels in the River Green Village project; adjacent development has raised the bar for subject development; applicant has responded well; looking for a truly signature building of this type (not just recreate Coal Harbour) for Richmond but not quite there yet; however, congratulate the applicant for an incrementally better building than what have been seen in Richmond so far; look forward to seeing what the whole project looks like with all of the parcels built out;

Noted.

- retail edge is interesting; however, not sure what is happening on the other side of the street (i.e., in Parcel 9); corner of Hollybridge Way and New River Road is well resolved; using a lot of glass is an elegant and straightforward way of turning the corner;

Noted.

- not clear on the applicant's response to an earlier comment by the Panel to try to connect the interior courtyards and water feature to the river; would be a welcome feature in any courtyard setting that is enclosed by buildings;

The significant distance between the interior courtyards and the river make it difficult to achieve a physical built connection between the two. However, the conceptual connection is expressed through the integrated river ecology theme which has inspired the water feature design, planting palette and material choice found throughout the site.

- appreciate the high caliber of presentation and level of detail;

Noted.

- buildings are well resolved; appreciate integration of different elements;

Noted.

- appreciate attention paid to the corner of Hollybridge Way and New River Road; excellent response by the applicant to the previous comments of the Panel;

Noted.

- corner of Hollybridge Way and Pearson Way is scaled down to the street considerably; and

Noted.

- townhouses are well done; townhouse cluster in the east side of the development is an elegant mid-rise; the cluster is different yet appears similar to the rest of the other townhouse clusters in a U-shaped configuration; need to reinforce its difference, recommend raising the parapet a bit to counter its flatness; overall, nice-looking building;

Parapet of townhomes on the east side has been raised to reinforce their difference

- colours are good but due to the size of the project, recommend using additional colours to highlight certain elements; adding colours to a strip somewhere will help accentuate the design of the project;

Alucobond Spectra metal panels will be featured on the exterior. The colour of the panels will change dependent on the environment and the location at which the building is viewed, highlighting different elements of the building.

- very strong base in the podium level at the southeast corner; consider using a different colour of glazing or opaque glazing at the podium level edge guardrails to accentuate the base so it will be grounded nicely;

Podium level is grounded by using stone, a strong material both in texture and colour.

- echo previous comment that project is very sophisticated and a welcome addition to the applicant's projects in the Oval precinct; streetscape is remarkable; every edge along the street has a pedestrian sense to it; nice to see;

Noted.

- pocket park feels proportionally great; it is deep enough to provide off-street feel and wide enough to allow different range of uses; consider private access or mezzanine level exiting to upper corridor (e.g. a breeze way or a bridge) that allows one to look down on the space; would engage the courtyard at several levels and bring down its scale;

Second and third level bridges adjacent to lounge areas allow visual access to the park from above.

- interesting opportunity to improve threshold condition at recessed CRUs; consider roll up doors to give an appearance of greater depth when people are actually in that space;

Sliding doors or accordion doors will be considered dependant on CRU tenant type.

- courtyard is large and there is need for turning radius; consider recessing garage face or pushing it back into the facade in a slightly different angle; garage entrance needs to improve its threshold condition as it is a primary entrance for majority of residents;

Facade will be clad in white stone and gates will be recessed to frame the primary entrance.

- it is unfortunate that there is water on the upper level yet there is no opportunity to spill it down into the lower level; could have exploited this opportunity to create some kind of intimacy and activity on that space;

Although the water features are positioned too far apart to establish a viable connection between the two levels without significant mechanical complications, the reflecting pool at Level 3 remains a serene "zen" garden.

- look at the location of the gate over the entrance to the parkade off Hollybridge Way; if the gate is too far from the entrance; unutilized space may pose a CPTED concern.

This parking gate is in a public parking area, therefore it will be open most of the time. Location of the gate should not pose a CPTED concern

Panel Decision

It was moved and seconded

That 11-587896 move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.

CARRIED

RiverGreen Parcel 12 - Development Permit Scorecard

55 8 47 Total Project Score Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 or more points July 30th 2012 Possible Points 110

16 1 1 9 Sustainable Sites Possible Points 26

Y	?	N	6	1	7	Materials & Resources	Possible Points
1						Construction Activity Pollution Prevention	1
1						Site Selection	3, 5
5						Development Density and Community Connectivity	1
1						Brownfield Redevelopment	3, 6
3						Alternative Transportation, Public Transportation Access	1
1						Alternative Transportation, Bicycle Storage & Changing Rooms	3
3						Alternative Transportation, Low-Emitting & Fuel-Efficient Vehicles	2
						Alternative Transportation, Parking Capacity	1
						Site Development, Protect and Restore Habitat	1
						Site Development, Maximize Open Space	1
						Stormwater Design, Quantity Control	1
						Stormwater Management, Quality Control	1
1						Heat Island Effect, Non-Roof	1
1						Heat Island Effect, Roof	1
						Light Pollution Reduction	1

4 4 6 Water Efficiency Possible Points 10

Y	?	N	4	4	6	Water Efficiency	Possible Points
						Water Use Reduction	2, 4
2						Water Efficient Landscaping, Reduce by 50%	2
						Innovative Wastewater Technologies	2-4
2						Water Use Reduction	2-4

7 3 25 Energy & Atmosphere Possible Points 35

Y	?	N	7	3	25	Energy & Atmosphere	Possible Points
						Fundamental Commissioning of Bldg Energy Systems	1-19
						Minimum Energy Performance	1-7
						Fundamental Refrigerant Management	2
5						Optimize Energy Performance, 25% to 55% Energy Cost Saving	1-19
						On-Site Renewable Energy, 1% to 13%	1-7
						Enhanced Commissioning	2
2						Enhanced Refrigerant Management	2
						Measurement & Verification	3
						Green Power	2

1 3 Regional Priority Possible Points 4

Y	?	N	1 <th>3 <th>Regional Priority</th> <th>Possible Points</th> </th>	3 <th>Regional Priority</th> <th>Possible Points</th>	Regional Priority	Possible Points	
						Durable Building	1
1						Regional Priority Credit: SS7.1 Non-Roof Heat Island Effect	1
						Regional Priority Credit	1
						Regional Priority Credit	1

6 1 7 Materials & Resources Possible Points 14

Y	?	N	6 <th>1 <th>7 <th>Materials & Resources</th> <th>Possible Points</th> </th></th>	1 <th>7 <th>Materials & Resources</th> <th>Possible Points</th> </th>	7 <th>Materials & Resources</th> <th>Possible Points</th>	Materials & Resources	Possible Points
						Storage & Collection of Recyclables	1-3
						Building Reuse, Maintain Existing Walls, Floors & Roof	1
						Building Reuse, Maintain Interior Non-Structural Elements	1
2						Construction Waste Management, Divert 50% or 75%	1-2
						Materials Reuse, Specify 5% or 10%	1-2
2						Recycled Content, Specify 10% or 20%	1-2
2						Regional Materials, 20% or 30% Extraced & Manufactured Regionally	1-2
						Rapidly Renewable Materials	1
						Certified Wood	1

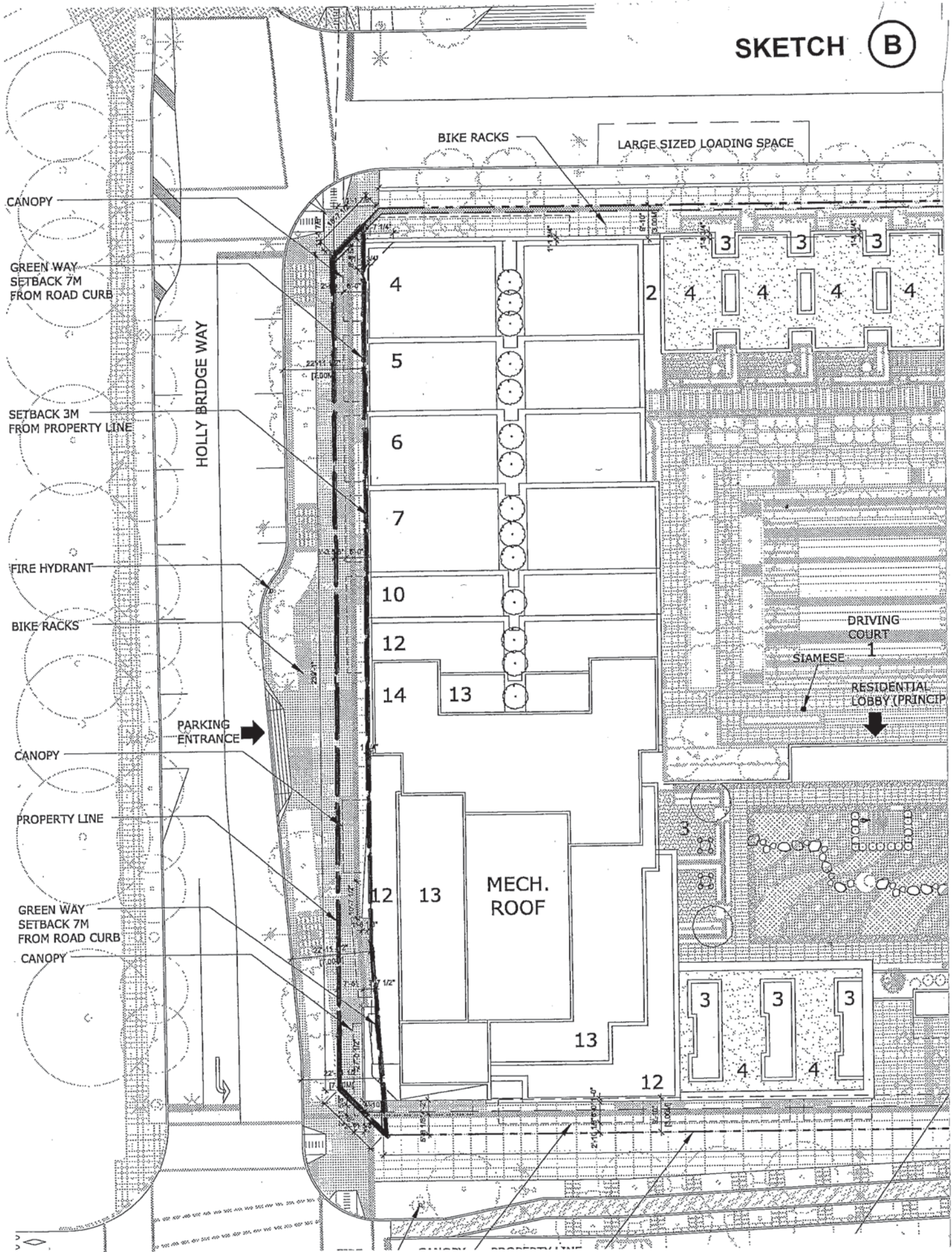
15 Indoor Environmental Quality Possible Points 15

Y	?	N	15 <th>Indoor Environmental Quality</th> <th>Possible Points</th>	Indoor Environmental Quality	Possible Points		
						Minimum IAQ Performance	1
						Environmental Tobacco Smoke (ETS) Control	1
						Outdoor Air Delivery Monitoring	1
1						Increased Ventilation	1
1						Construction IAQ Management Plan, During Construction	1
1						Construction IAQ Management Plan, Before Occupancy	1
1						Low-Emitting Materials, Adhesives & Sealants	1
1						Low-Emitting Materials, Paints and Coatings	1
1						Low-Emitting Materials, Flooring Systems	1
1						Low-Emitting Materials, Composite Wood and Agrifibre Products	1
1						Indoor Chemical & Pollutant Source Control	1
1						Controllability of System: Lighting	1
1						Controllability of Systems: Thermal Comfort	1
1						Thermal Comfort, Design	1
1						Thermal Comfort, Verification	1
1						Daylight & Views, Daylight 75% of Spaces	1
1						Daylight & Views, Views for 90% of Spaces	1

6 Innovation & Design Process Possible Points 6

Y	?	N	6 <th>Innovation & Design Process</th> <th>Possible Points</th>	Innovation & Design Process	Possible Points		
						Innovation in Design: Exemplary Performance SS7.1 NonRoof Heat	1
						Innovation in Design: Educational Program	1
						Innovation in Design: Energy Efficient Appliances	1
						Innovation in Design: Exemplary Performance MRC4	1
						Innovation in Design: Exemplary Performance MRC5	1
						LEED™ Accredited Professional	1

SKETCH (B)



CANOPY

GREEN WAY
SETBACK 7M
FROM ROAD CURB

SETBACK 3M
FROM PROPERTY LINE

FIRE HYDRANT

BIKE RACKS

CANOPY

PROPERTY LINE

GREEN WAY
SETBACK 7M
FROM ROAD CURB
CANOPY

BIKE RACKS

LARGE SIZED LOADING SPACE

HOLLY BRIDGE WAY

PARKING
ENTRANCE

4

5

6

7

10

12

14

13

12

13

MECH.
ROOF

13

12

3

3

3

2

4

4

4

4

DRIVING
COURT

SIAMESE

RESIDENTIAL
LOBBY (PRINCIPAL)

3

3

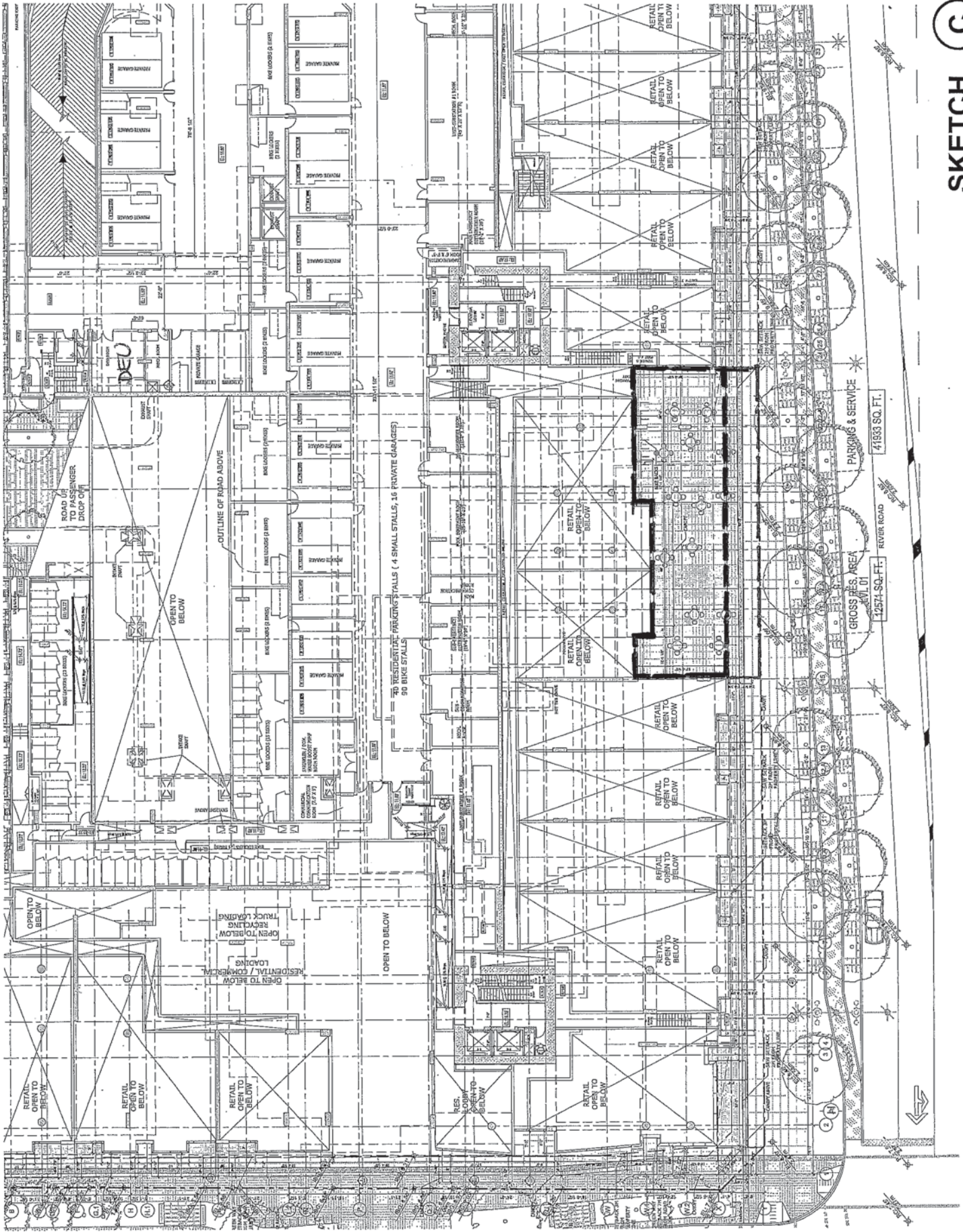
3

3

4

4

4





No. DP 11-587896

To the Holder: OVAL 8 HOLDINGS LTD. – PARCEL 12
Property Address: 6622 PEARSON WAY
Address: C/O JOHN RYAN
UNIT 101 – 6500 RIVER ROAD
RICHMOND, BC V6X-4G5

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) Increase the maximum allowable canopy projection onto the required road setback, along the commercial frontages on Hollybridge Way, Pearson Way and River Road from 2.0 m to 2.3 m ; and
 - b) Increase the maximum allowable canopy encroachment onto the required road setback at the corner of River Road and Hollybridge Way from 2.0 m to 3.0 m
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #49 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$1,264,307 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.

Development Permit

No. DP 11-587896

To the Holder: OVAL 8 HOLDINGS LTD. – PARCEL 12

Property Address: 6622 PEARSON WAY

Address: C/O JOHN RYAN
UNIT 101 – 6500 RIVER ROAD
RICHMOND, BC V6X-4G5

7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.
8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

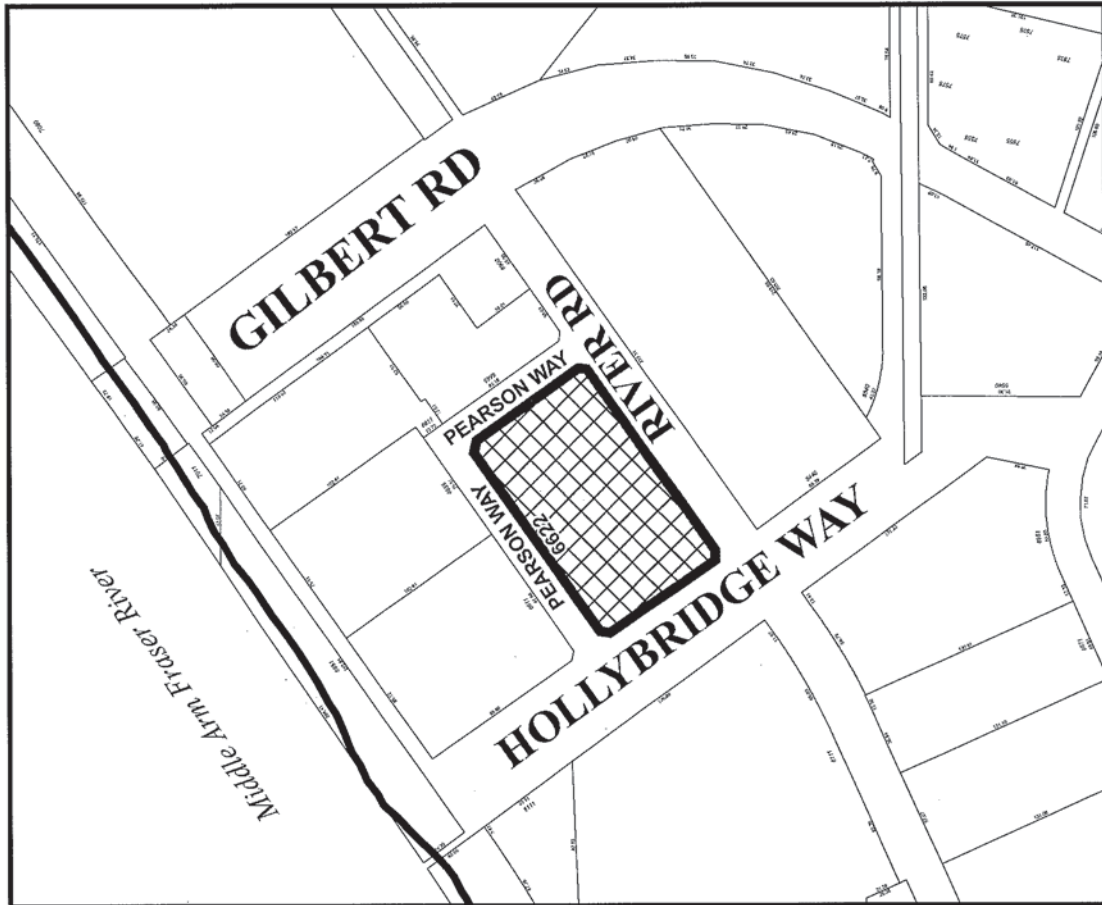
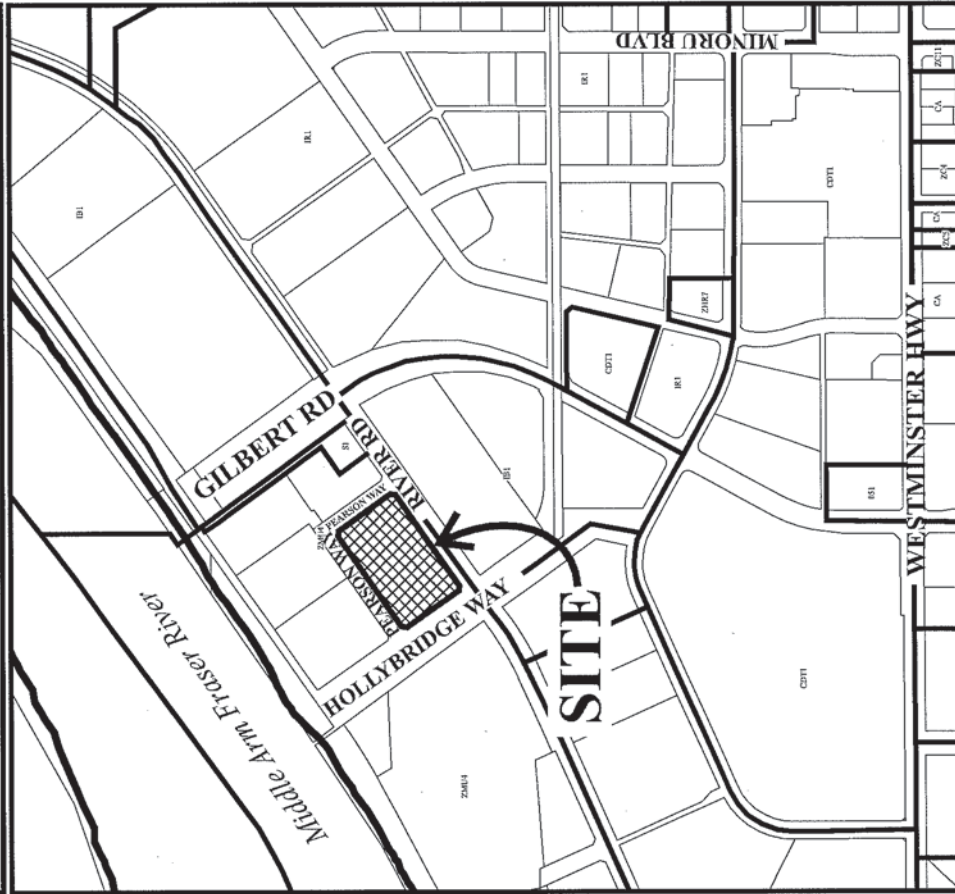
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 11-587896
 SCHEDULE "A"

Original Date: 09/15/11

Revision Date: 08/02/12

Note: Dimensions are in METRES

Parcel 12 Area Summary

Site Area 117,361.07

	Permitted	Achieved	Difference
FAR	3.00	2.96	0.04
Residential FAR	324,834.20	320,467	4,367.20
Commercial FAR	27,249.00	27,249	-
Total Site FAR	352,083.20	347,716	4,367.20

Total Project FSR Table

Level	Height		Gross Area				Unit	Exclusions							FAR RES	FAR Com	FAR TOTAL		
	FLR TO FLR	Elevation	Residential	Commercial	Parking & Service	Total		Number	Mechanical	Heat Pumps	Parking & Service	Open to Below	Stairs	Elevators				Amenity	Sub total
TOP		152.57																	
14	9'-8"	142.90	10,285	-	-	10,285	-	2,176	48	-	2,696	396	268	-	5,584	4,701	-	4,701	
13	10'-8 1/2"	132.65	16,769	-	-	16,769	8	104	200	-	-	396	268	-	968	15,801	-	15,801	
12	9'-8"	122.40	20,038	-	-	20,038	14	104	168	-	-	396	268	-	936	19,102	-	19,102	
11	9'-8"	112.74	20,036	-	-	20,036	14	104	168	-	-	396	268	-	936	19,100	-	19,100	
10	10'-0 1/2"	102.74	21,785	-	-	21,785	18	104	216	-	-	396	268	-	984	20,801	-	20,801	
9	9'-8"	93.07	21,779	-	-	21,779	18	104	216	-	-	396	268	-	984	20,795	-	20,795	
8	9'-8"	83.40	21,770	-	-	21,770	18	104	216	-	-	396	268	-	984	20,786	-	20,786	
7	9'-8"	74.03	23,425	-	-	23,425	20	104	236	-	-	514	268	-	1,122	22,303	-	22,303	
6	9'-8"	64.07	24,693	-	-	24,693	22	122	253	-	-	514	268	-	1,157	23,536	-	23,536	
5	9'-8"	54.40	26,047	-	-	26,047	24	122	266	-	-	632	268	-	1,288	24,759	-	24,759	
4	9'-8"	44.73	40,483	-	-	40,483	23	122	517	-	1,799	632	268	-	3,338	37,145	-	37,145	
3	9'-8"	35.07	53,009	-	-	53,009	46	118	429	-	8,642	632	268	4,904	14,993	38,016	-	38,016	
2	9'-8"	25.40	48,576	-	27,276	75,852	25	138	464	27,276	583	117	-	7,293	35,871	39,981	-	39,981	
1	12'-9 3/4"	11.60	12,571	-	41,933	54,504	18	-	146	41,933	-	-	-	-	42,079	12,425	-	12,425	
P1	9'-0"	2.60	1,539	27,249	74,026	102,814	-	-	-	74,026	-	189	134	-	74,349	1,216	27,249	28,465	
P2	9'-0"	-6.40	-	-	112,276	112,276	-	-	-	112,276	-	-	-	-	112,276	-	-	-	
TOTAL		152.57	362,805	27,249	255,511	645,565	268	3,526	3,543	255,511	13,720	6,002	3,350	12,197	297,849	320,467	27,249	347,716	

Parking Required by Bylaw

Minimum number of Parking Spaces required per dwelling unit for both "Apartment Housing" and "Mixed Commercial / Residential Uses" : 1.2 per dwelling unit + .2 for Visitors = 1.4

Minimum number of Parking Spaces required for "General Retail" & "Restaurant use" : 4.2 spaces per 100 m2 gross leasable floor area on the first floor of a building.

# of Units	268	
	imperial	metric
Commercial Area	Parcel 12 27,249.00	2,531.51
	Parcel 6	x
Minimum Residential Stalls Required	322	
Minimum Visitor Stalls Required	Parcel 12	54
Minimum Visitor Stalls Required	Parcel 9	23
	Sub Total	77 <i>Note: Visitor Parking will be shared with Commercial Requirement</i>
Minimum Commercial Stalls Required	Parcel 12	106
	Parcel 6	66
	Sub Total	172
Total Parking Required	494	

Total Parking Provided

	Res.	Com. Vis.	HC.	Sub Total	Small	Tandem
L2	51	0	1	52	14	0
L1	40	0	0	40	4	0
P1 (Commercial / Visitor)	0	168	4	172	73	0
P2	302	0	6	308	49	35
Total (Not Including Tandem)	393	168	11	572	140	35
Total (Including Tandem)	607				24%	

Bicycle Parking

BIKE PARKING * Bylaw: 7.14.9 - ZONE 2 (MAP 7.9.1A)

Residential Bike stalls required: Class 1 Bike Stalls - 1.25 per dwelling unit Class 2 Bike stalls 0.2 per dwelling unit.

Commercial Bike stalls required: Class 1 : 0.27 per 100m2 Class 2 Bike stalls 0.4 per 100m2

Required Bike Parking

	Class 1 Bikes		Class 2 Bikes	
	Residential	Commercial	Residential	Commercial
Total Required	335	8	54	11
Provided Bike Parking				
L2	147	-	-	-
L1	90	-	18	-
P1	44	18	36	11
P2	98	-	-	-
Total Provided	379	18	54	11

ASPAC

CLIENT

COPYRIGHT © 2018 ASPAC GROUP

1 2018-03-23 2018-03-23

NO. DATE DESCRIPTION

ISSUES





PROJECT TITLE

River Green Village - Parcel 12

6600 River Road

PROJECT NO. 20079

DRAWN BY: User

CHECKED BY: User

SCALE: NTS

DATE: July 28, 2012

SHEET TITLE

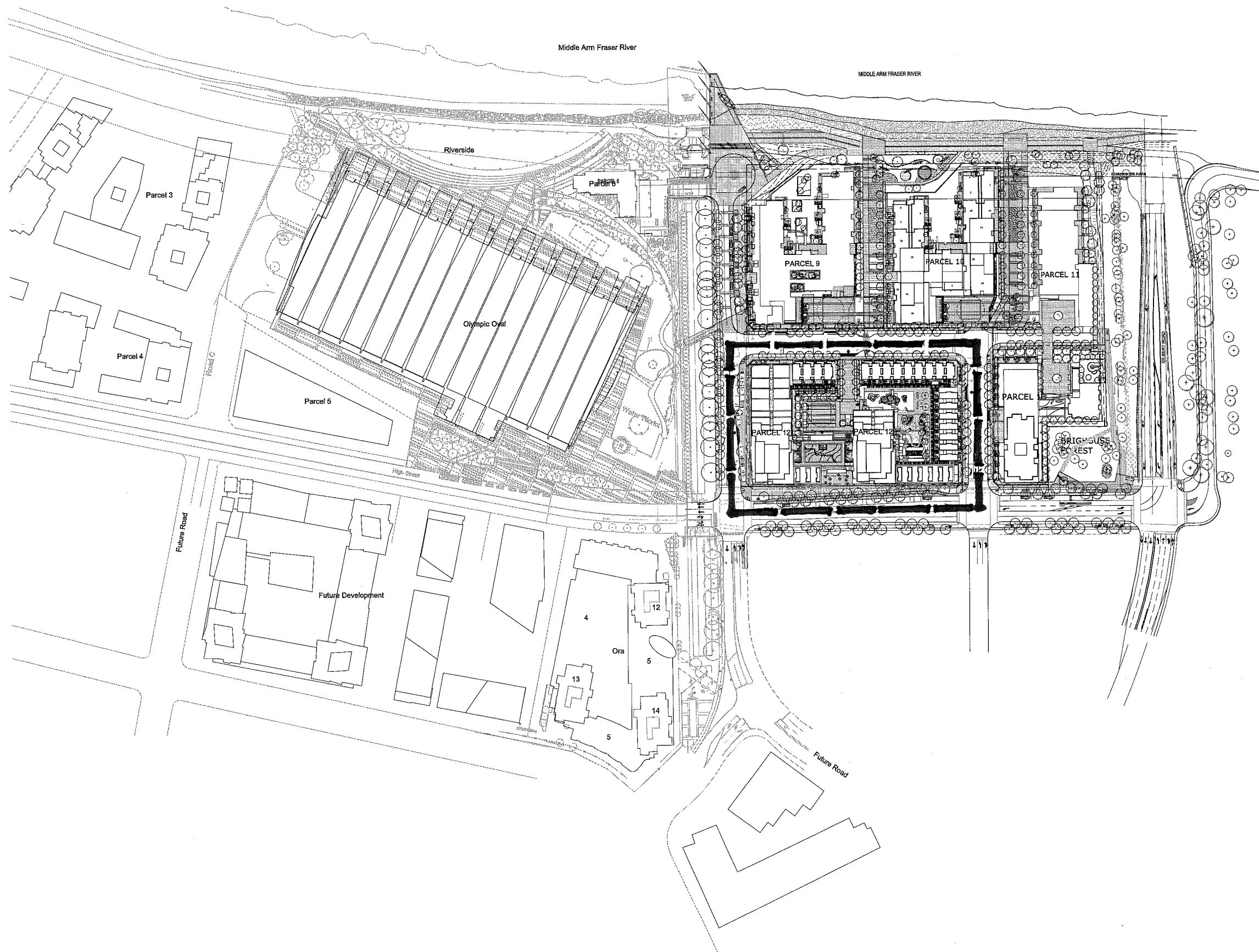
Project Data

SHEET NUMBER

A1.02

DP-11587896






ASPAC

COPYRIGHT: © 2012 ASPAC
 ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF ASPAC AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ASPAC.

NO.	DATE	DESCRIPTION
1	2012-07-17	ISSUED FOR I/P

river green

PROJECT NUMBER: 

SCALE: ---

WWW.COMPLEXTANT

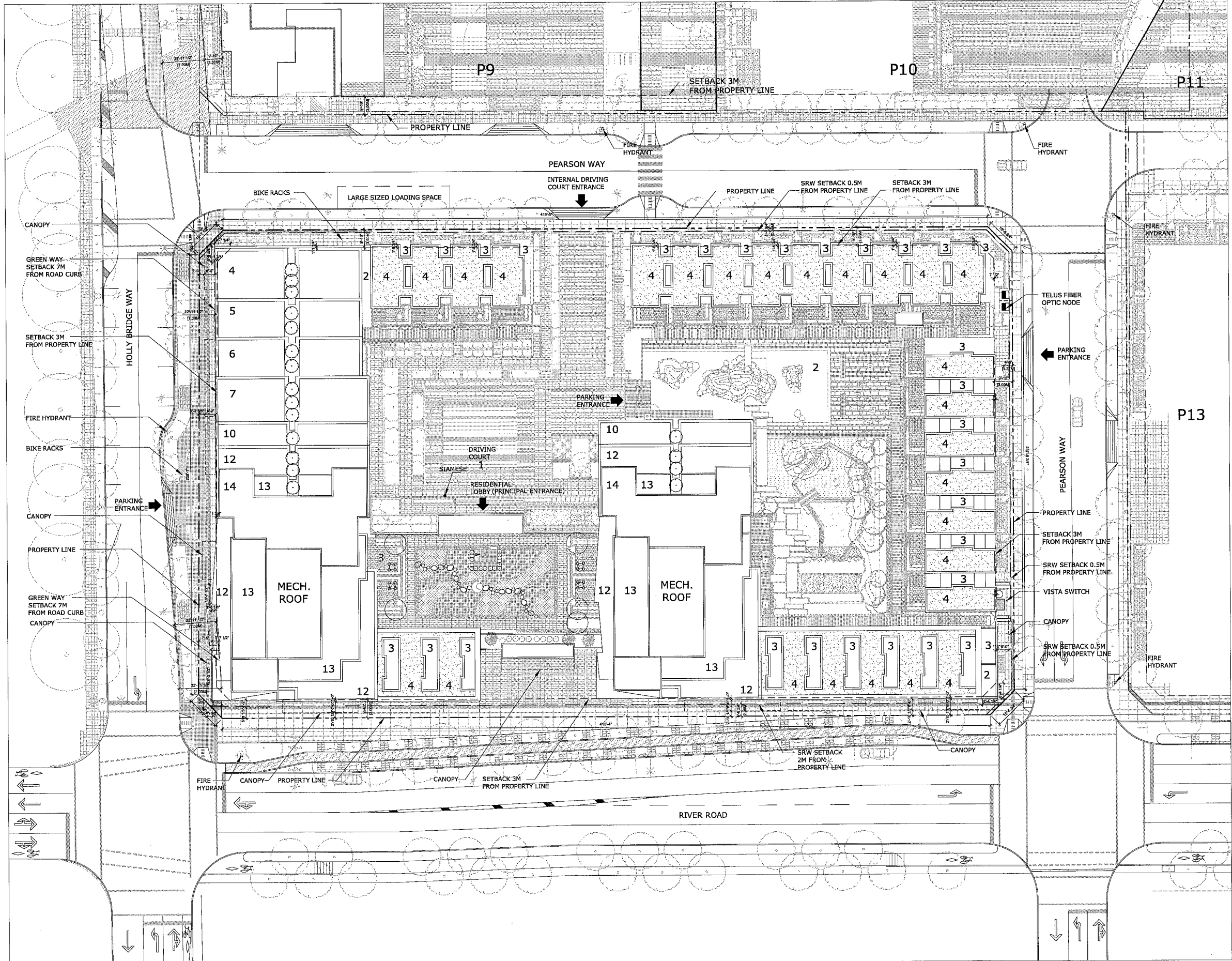
IBI GROUP

PROJECT TITLE: River Green Village - Parcel 12
6800 River Road

PROJECT NO.: 28372
 DRAWN BY: User
 CHECKED BY: User
 SCALE: 1/8" = 1'
 DATE: 2012-07-17

Context Plan

SHEET NUMBER: A1.03



ASPAC

COPYRIGHT
All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of ASPAC.

REV.	DATE	REVISION
1	2012-07-17	ISSUED FOR PERMIT

ISSUES



SCALE

DATE



PROJECT TITLE
River Green Village - Parcel 12
8620 River Road

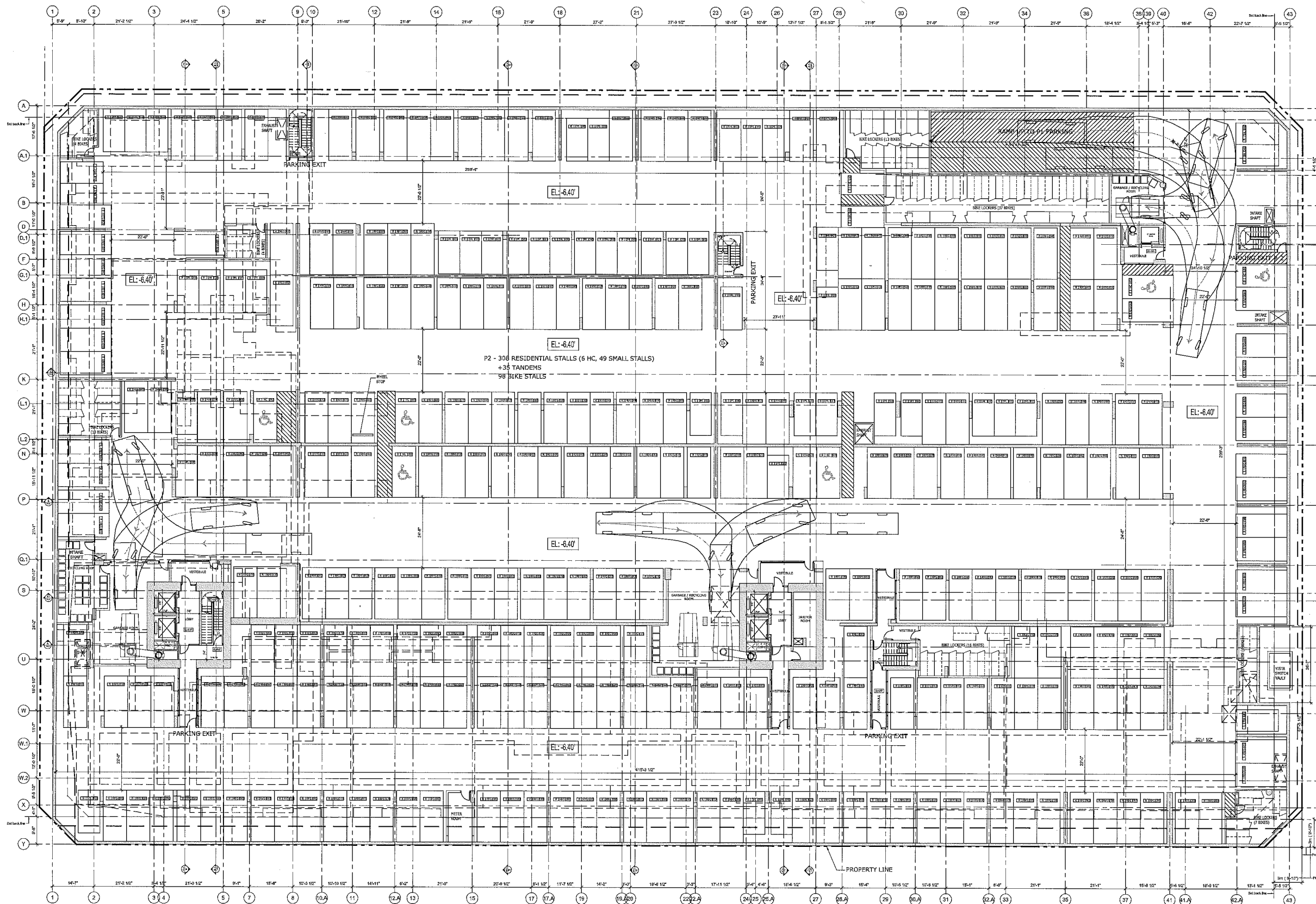
PROJECT NO.: 22779
DRAWN BY: User
CHECKED BY: User
SCALE: 1/8" = 1'-0"
DATE: July 17, 2012

SHEET TITLE
Site Plan

SHEET NUMBER
A1.05

DP-11587896

3



ASPAC

CLIENT: ASPAC

DATE: 08/07/2012

PROJECT: RIVER GREEN VILLAGE - PARCEL 12

SHEET TITLE: LEVEL P2 PARKING

SHEET NUMBER: A2.01

PROJECT NUMBER: 20279

DRAWN BY: User

CHECKED BY: User

SCALE: 3/32" = 1'-0"

DATE: July 26, 2012

IBI GROUP

PROJECT TITLE: River Green Village - Parcel 12

PROJECT NO: 20279

DRAWN BY: User

CHECKED BY: User

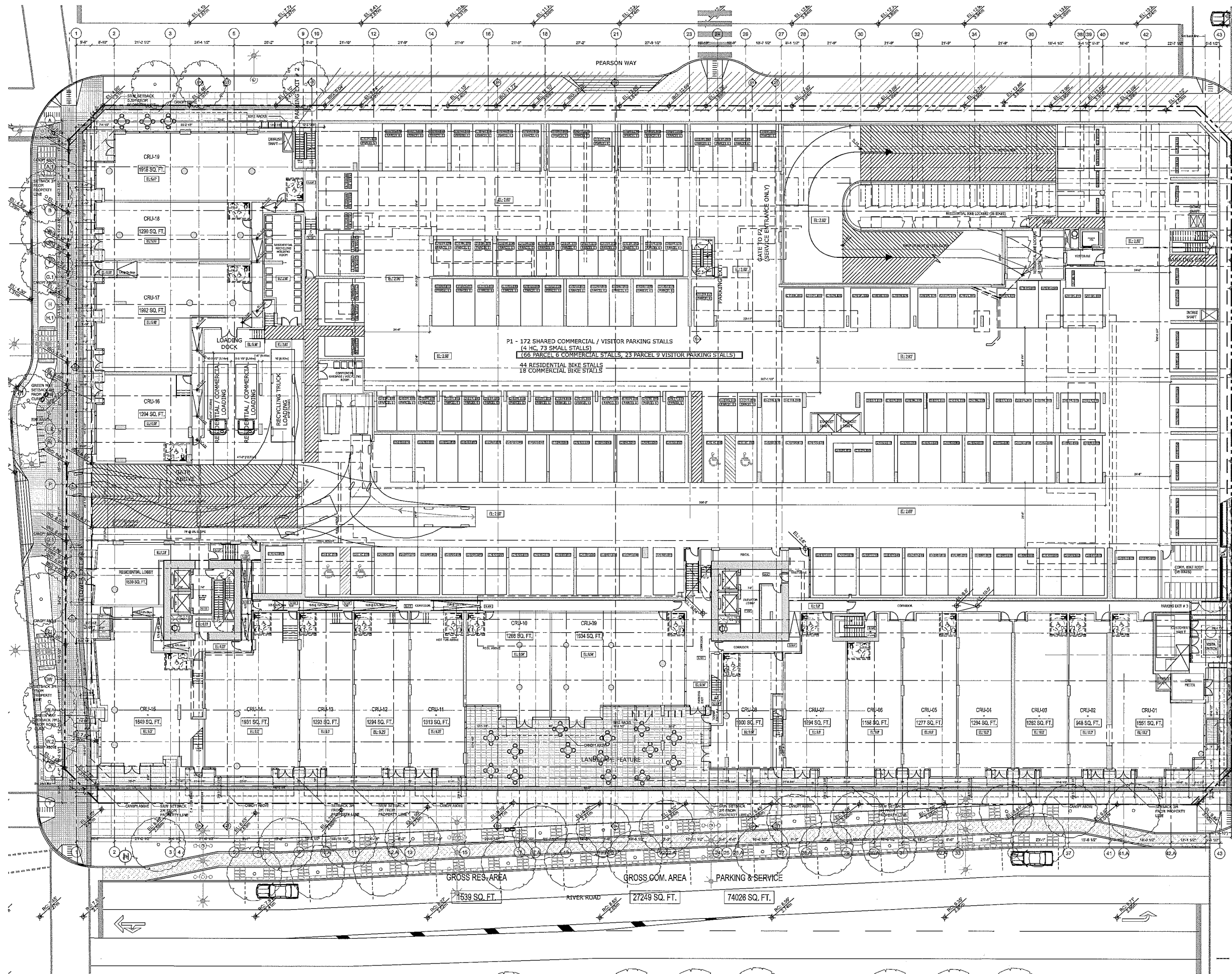
SCALE: 3/32" = 1'-0"

DATE: July 26, 2012

SHEET TITLE: LEVEL P2 Parking

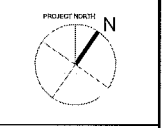
SHEET NUMBER: A2.01

DP-11587896



ASPAC	
<small>COPYRIGHT © 2012 ASPAC ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ASPAC. DATE: 07/25/12</small>	
DATE	DESCRIPTION

P1 - 172 SHARED COMMERCIAL / VISITOR PARKING STALLS (4 INCL. 73 SMALL STALLS) (66 PARCEL 6 COMMERCIAL STALLS, 23 PARCEL 9 VISITOR PARKING STALLS) 44 RESIDENTIAL BIKE STALLS 18 COMMERCIAL BIKE STALLS	
---	--



PROJECT TITLE	River Green Village - Parcel 12
PROJECT NO.	29279
DRAWN BY	USER
CHECKED BY	USER
SCALE	AS SHOWN
DATE	JULY 25, 2012

PROFESSIONAL SEAL	IBI GROUP 8800 Ardmore 7700 East River Road Houston, TX 77054 TEL: 281.416.1000 FAX: 281.416.1001 WWW: IBI.COM
PROJECT TITLE	River Green Village - Parcel 12
PROJECT NO.	29279
DRAWN BY	USER
CHECKED BY	USER
SCALE	AS SHOWN
DATE	JULY 25, 2012
SHEET TITLE	LEVEL P1 Parking and River Road Retail
SHEET NUMBER	A2.02

5

DP-11587896

ASPAC

COPYRIGHT: All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of ASPAC.

1. REVISED FOR DP

DATE: 07/17/2012

DESCRIPTION: LEVEL 1 PARKING & INTERNAL ROAD

ISSUES:



PROJECT NUMBER



PROJECT TITLE

River Green Village - Parcel 12

6600 River Road

PROJECT NO. 2379

DRAWN BY: User

CHKD BY: User

SCALE: 3/32" = 1'-0"

DATE: July 17, 2012

SHEET TITLE

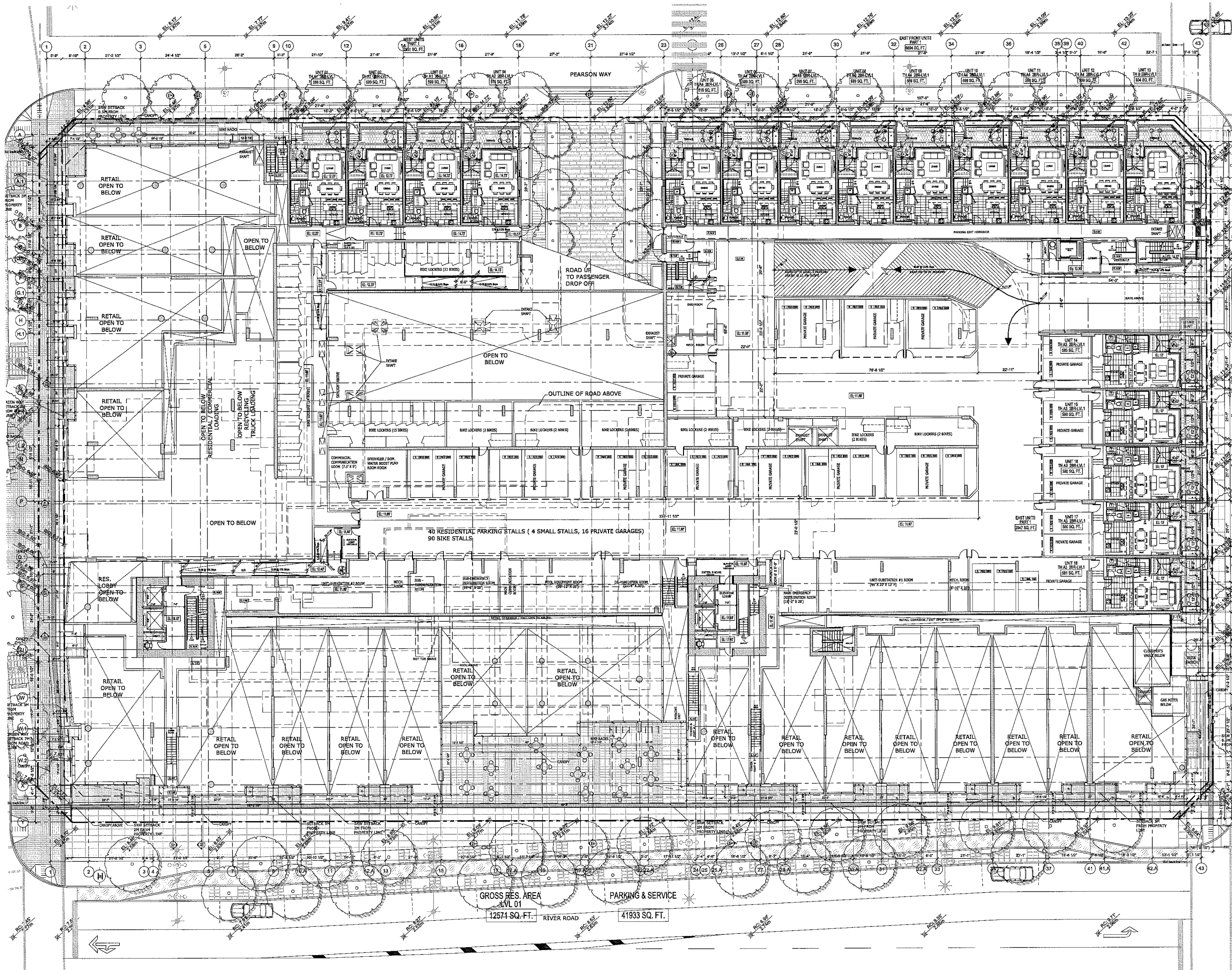
LEVEL 1 Parking & Internal Road Townhomes (lvl 1)

WEST NUMBER

A2.03

6

DP 11587896

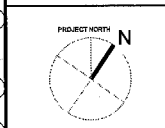


GROSS RES. AREA
LVL 01
12571 SQ. FT.

PARKING & SERVICE
41933 SQ. FT.

COPYRIGHT:
All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of ASPAC.

NO.	DATE	DESCRIPTION
1	2011-08-28	ISSUED FOR IFC



PROJECT TITLE
River Green Village - Parcel 12
6620 River Road

PROJECT NO.: 25238

DRAWN BY: User

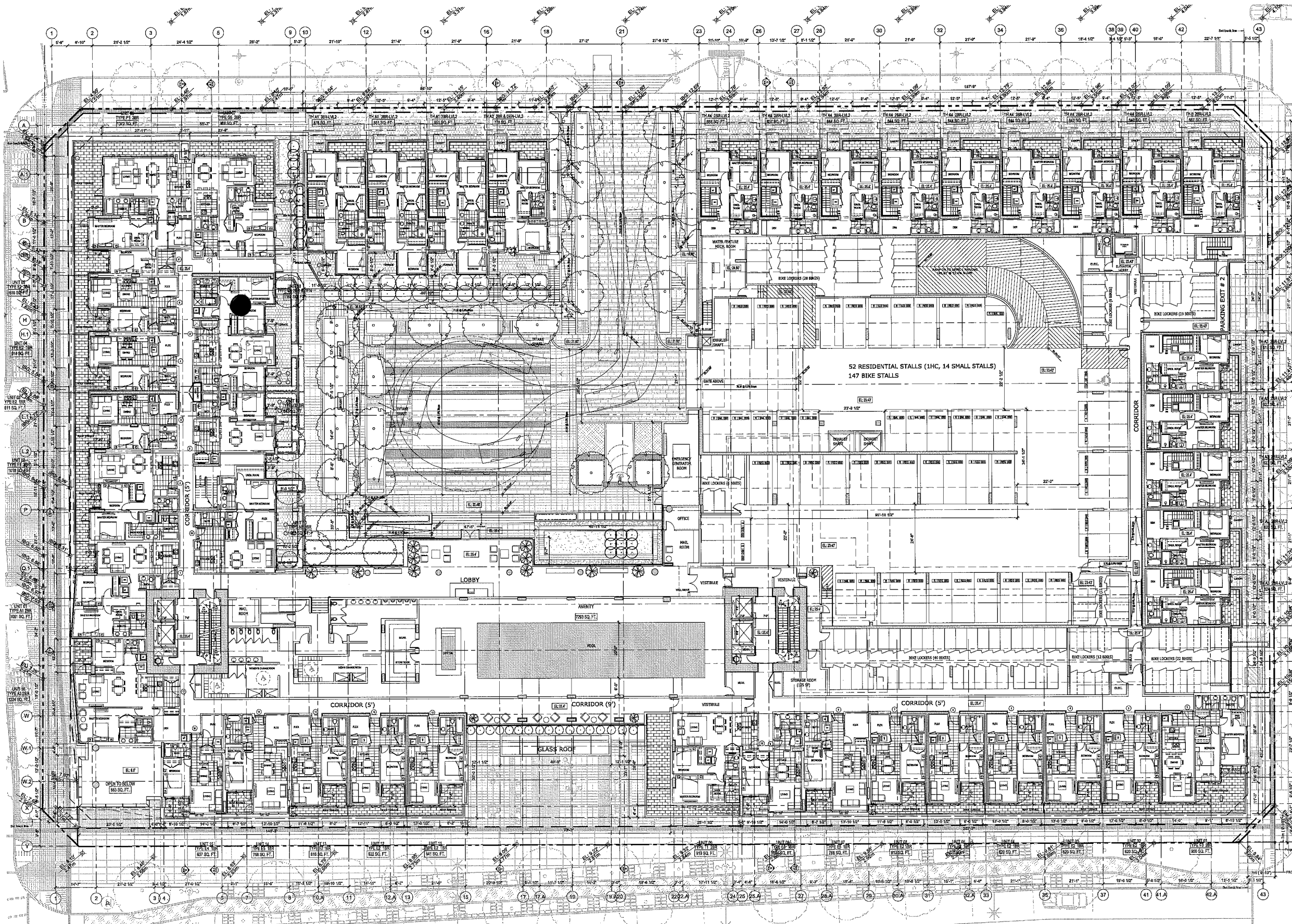
CHECKED BY: User

SCALE: 3/32" = 1'-0"

DATE: 2013-07-17

SHEET TITLE
LEVEL 2 Parking & Lobby & Internal Road Townhomes (vl 2)

PROJECT NUMBER: A2.04



GROSS RES. AREA LEVEL 02
48576 SQ. FT.

PARKING & SERVICE
27276 SQ. FT.

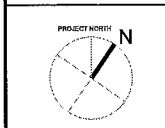
AMENITIES
7293 SQ. FT.

● ACCESSIBLE UNIT

7

DP 11587896

CONTRACT NO. 2011-04-03
 NO. DATE DESCRIPTION
 ISSUES

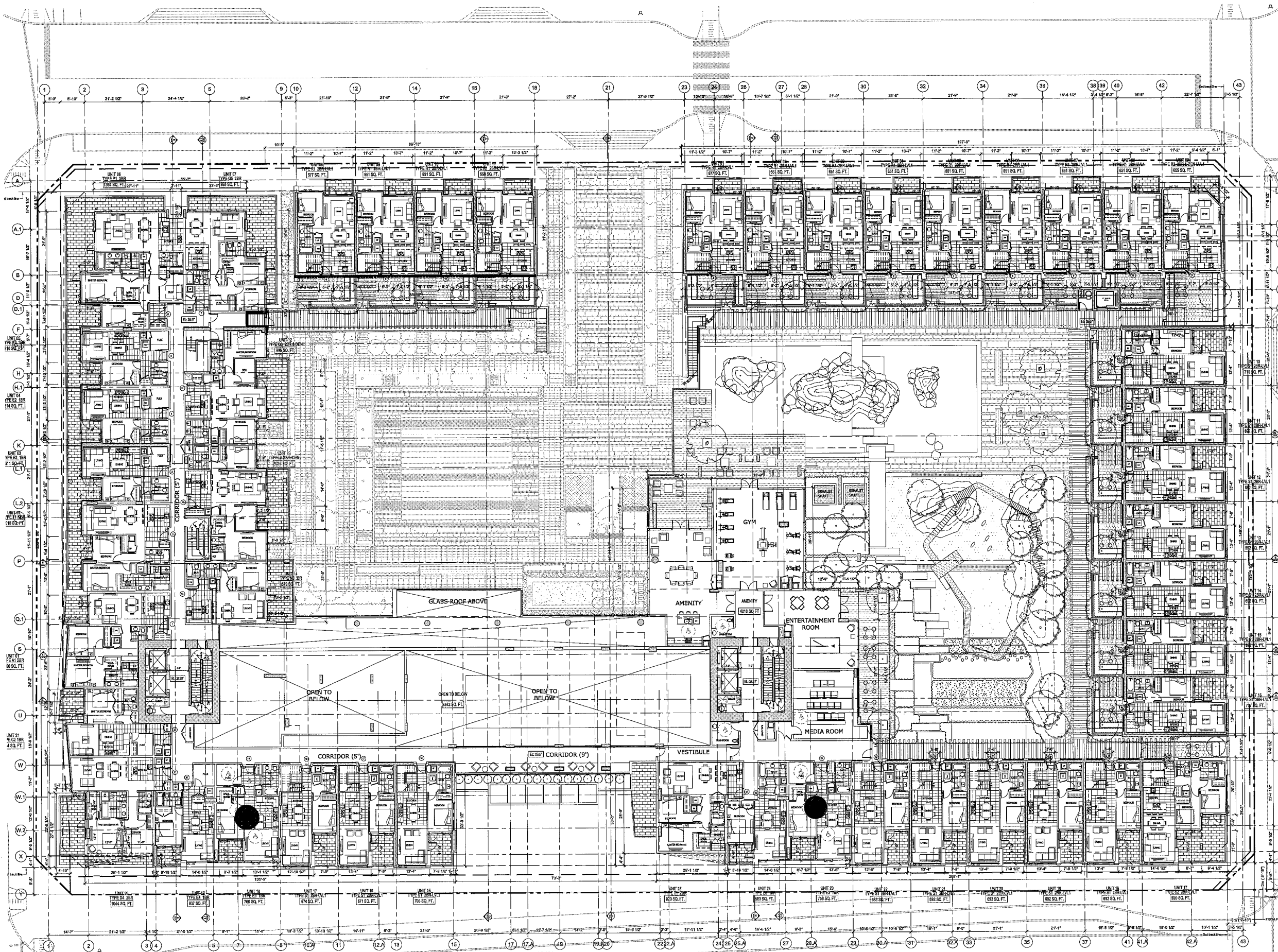


PROJECT TITLE
River Green Village - Parcel 12
 6620 River Road

PROJECT NO. 20376
 DRAWN BY: User
 CHECK BY: User
 SCALE: 3/32" = 1'-0"
 DATE: 2012.07.17

SHEET TITLE
LEVEL 3 Midrise

SHEET NUMBER
A2.05

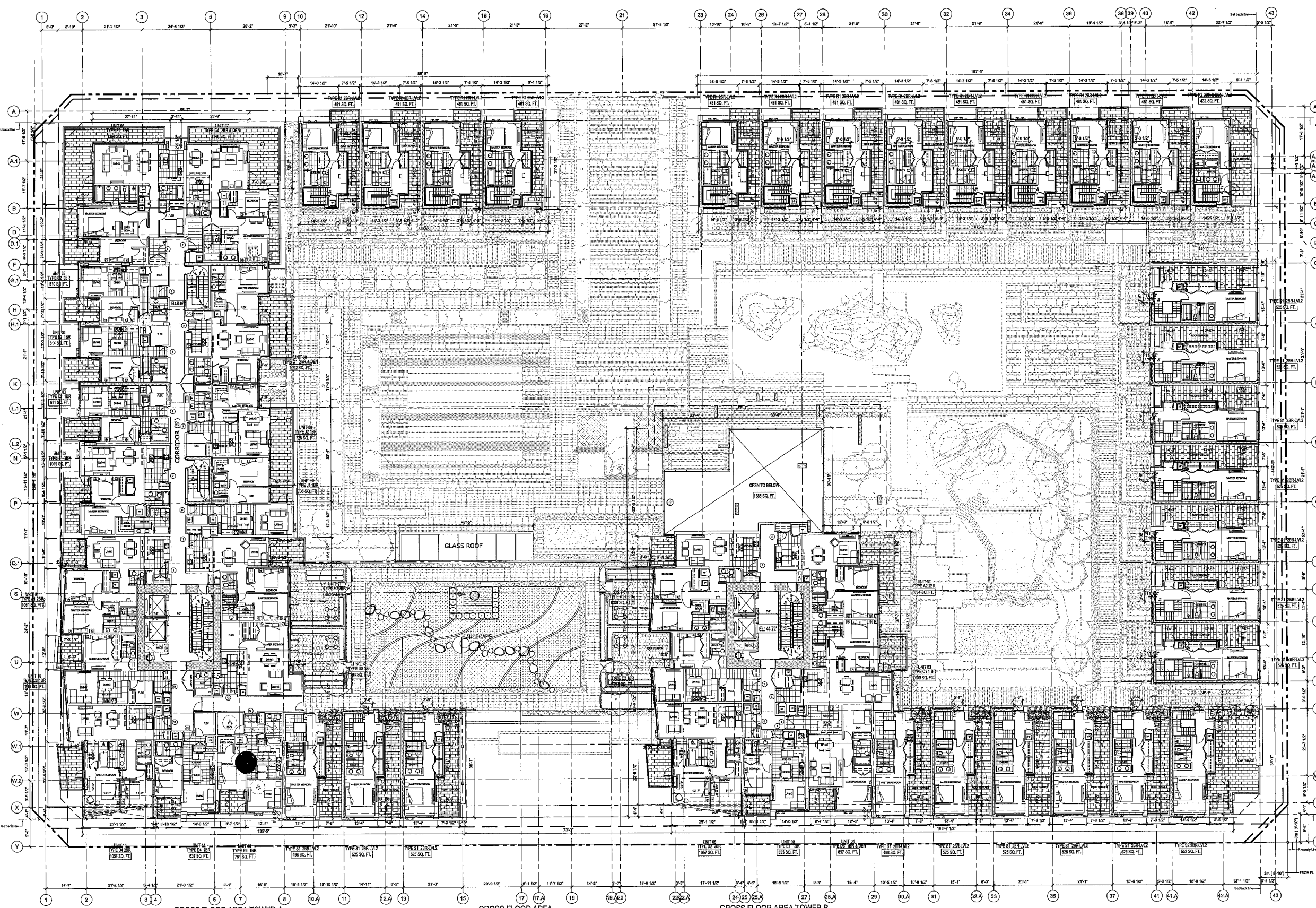


GROSS FLOOR AREA
 LVL 03
 53009 SQ. FT. 4904 SQ. FT.

● ACCESSIBLE UNIT

8

DP 11587896



GROSS FLOOR AREA TOWER A
19830 SQ. FT.

GROSS FLOOR AREA
LVL 04
40483 SQ. FT.

GROSS FLOOR AREA TOWER B
20652 SQ. FT.

● ACCESSIBLE UNIT

ASPAC

CLIENT

COPYRIGHT © 2012 ASPAC ARCHITECTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM ASPAC ARCHITECTS, INC.

NO.	DATE	DESCRIPTION
1	2012-07-17	ISSUED FOR DP

ISSUES

PROJECT NORTH

river green

IBI GROUP

PROJECT TITLE
River Green Village - Parcel 12
6600 River Road

PROJECT NO.: 28778

DRAWN BY: User

CHKD BY: User

SCALE: 3/32" = 1'-0"

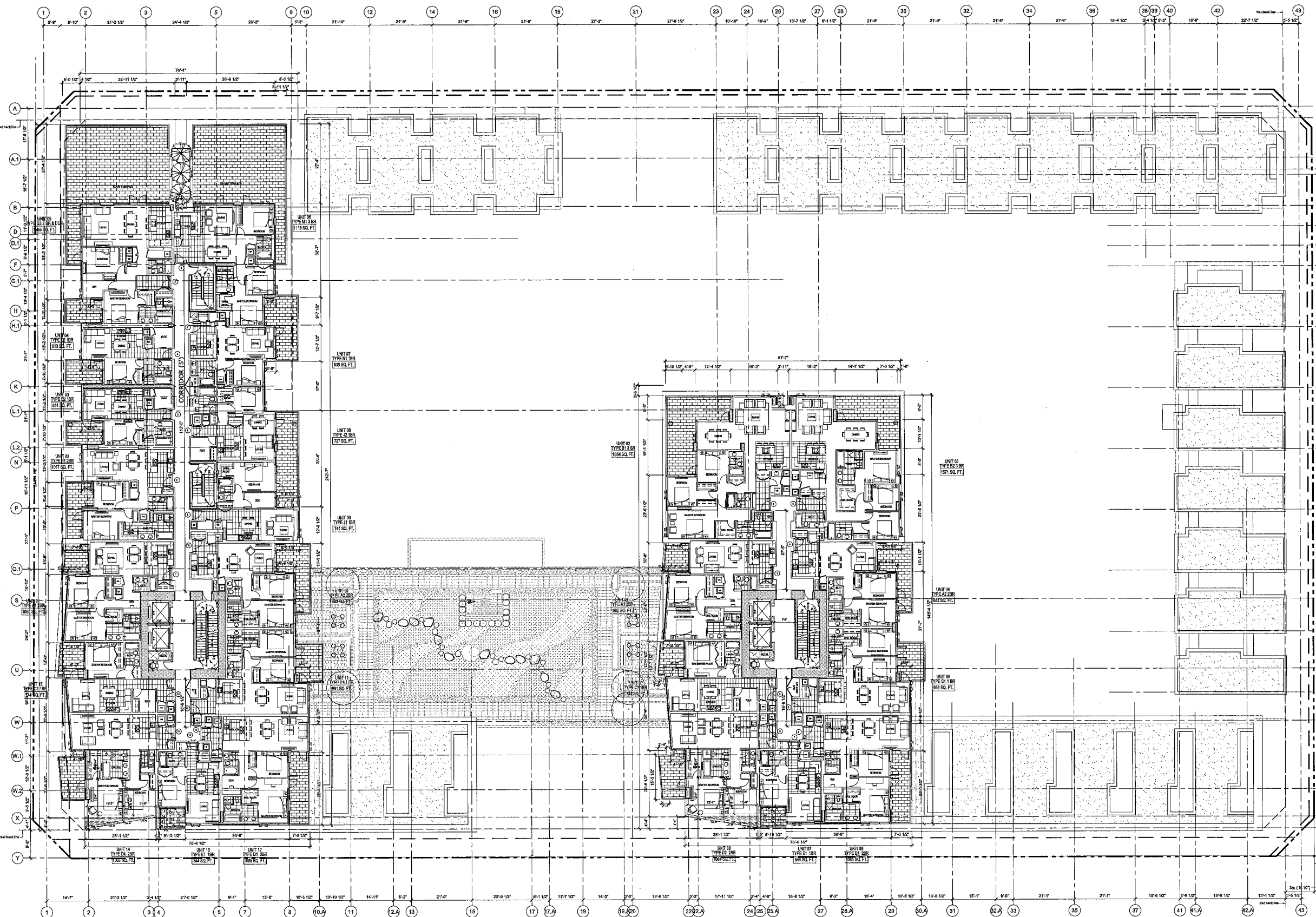
DATE: 2012-07-17

SHEET TITLE
LEVEL 4 Midrise

A2.06

9

DP 11587896



GROSS FLOOR AREA TOWER A
15185 SQ. FT.

GROSS FLOOR AREA
LVL 05
26047 SQ. FT.

GROSS FLOOR AREA - TOWER B
10862 SQ. FT.

ASPAC

COPYRIGHT:
This document is the property of ASPAC and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of ASPAC. All rights reserved.

NO.	DATE	DESCRIPTION
1	2012-07-17	ISSUES

river green

PROJECT NORTH

SCALE

SUB-CONSULTANT

PROJECT CONSULTANT

IBI GROUP

PROJECT TITLE
River Green Village - Parcel 12
5600 River Road

PROJECT NO.
2379

DRAWN BY:
User

CHECK BY:
User

SCALE:
3/32" = 1'-0"

DATE:
2012-07-17

SHEET TITLE
LEVEL 5 Midrise Roof
& Typical Tower

SHEET NUMBER
A2.07

10

DP 11587896

ASPAC

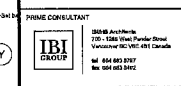
COPYRIGHT:
The Architect or Architectural Firm shall retain all rights in the design and construction documents prepared by it or its employees, partners, affiliates, consultants and subcontractors. All rights in the design and construction documents shall be reserved to the Architect or Architectural Firm. No part of the design and construction documents shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of the Architect or Architectural Firm.

NO.	DATE	DESCRIPTION
1	2012-04-23	ISSUED FOR PERMIT

ISSUES



ARCHITECT



PROJECT TITLE

River Green Village - Parcel 12
6600 River Road

PROJECT NO: 20279

DRAWN BY: User

CHKD BY: User

SCALE: 3/32" = 1'-0"

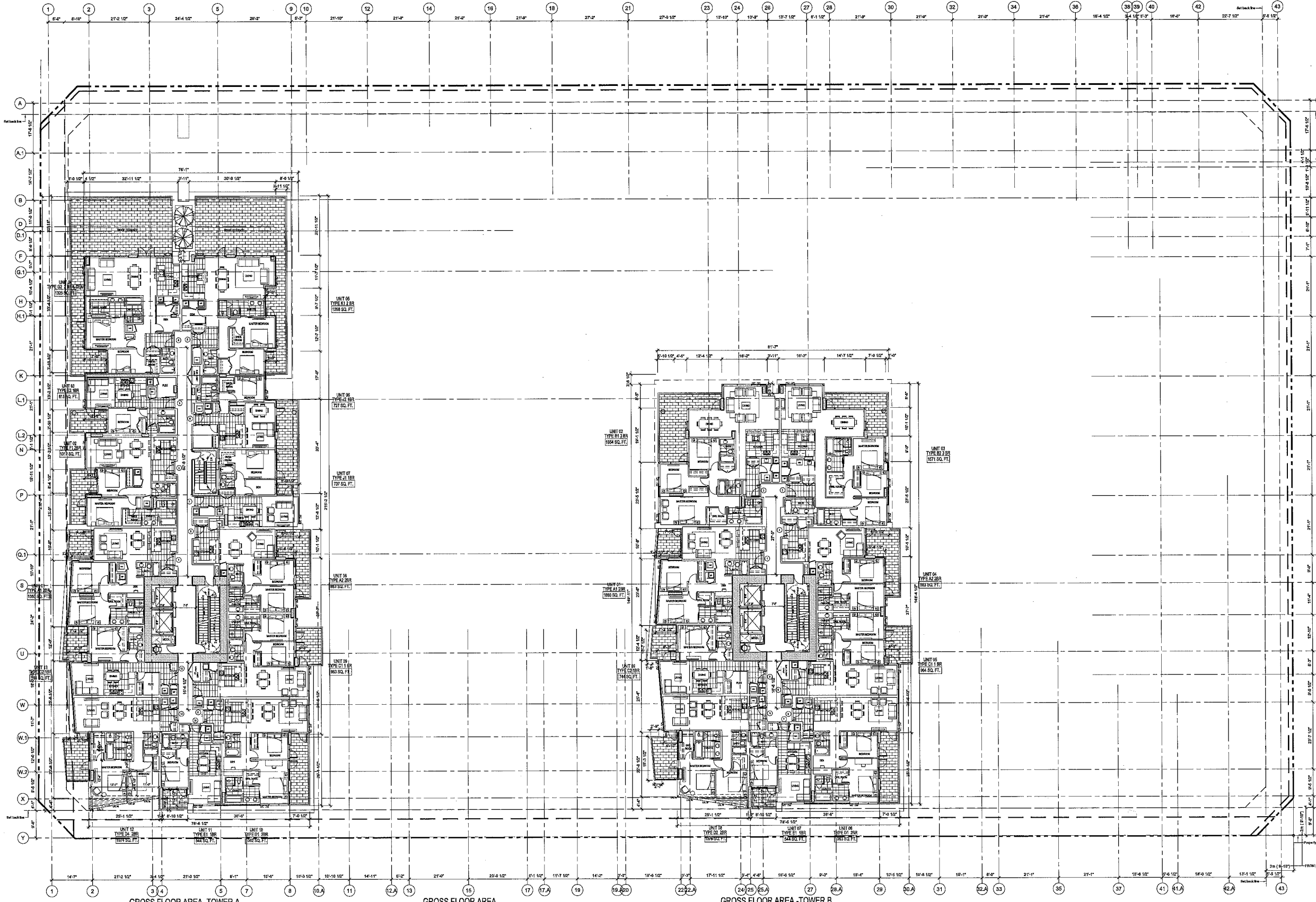
DATE: 2012-07-17

SHEET TITLE

LEVEL 6 (NON-VIEW FLOOR)

SHEET NUMBER

A2.08



GROSS FLOOR AREA - TOWER A
13820 SQ. FT.

GROSS FLOOR AREA - TOWER B
24693 SQ. FT.

GROSS FLOOR AREA - TOWER B
10873 SQ. FT.



DP 11587896

COPYRIGHT:
This document is the property of ASPAC and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of ASPAC. All rights reserved.

1	2011-04-01	ISSUED FOR PERMIT
NO.	DATE	DESCRIPTION
ISSUES		



SCALE

SCALE



PROJECT TITLE

River Green Village - Parcel 12

5600 River Road

PROJECT NO. 23278

DRAWN BY: User

CHECK BY: User

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

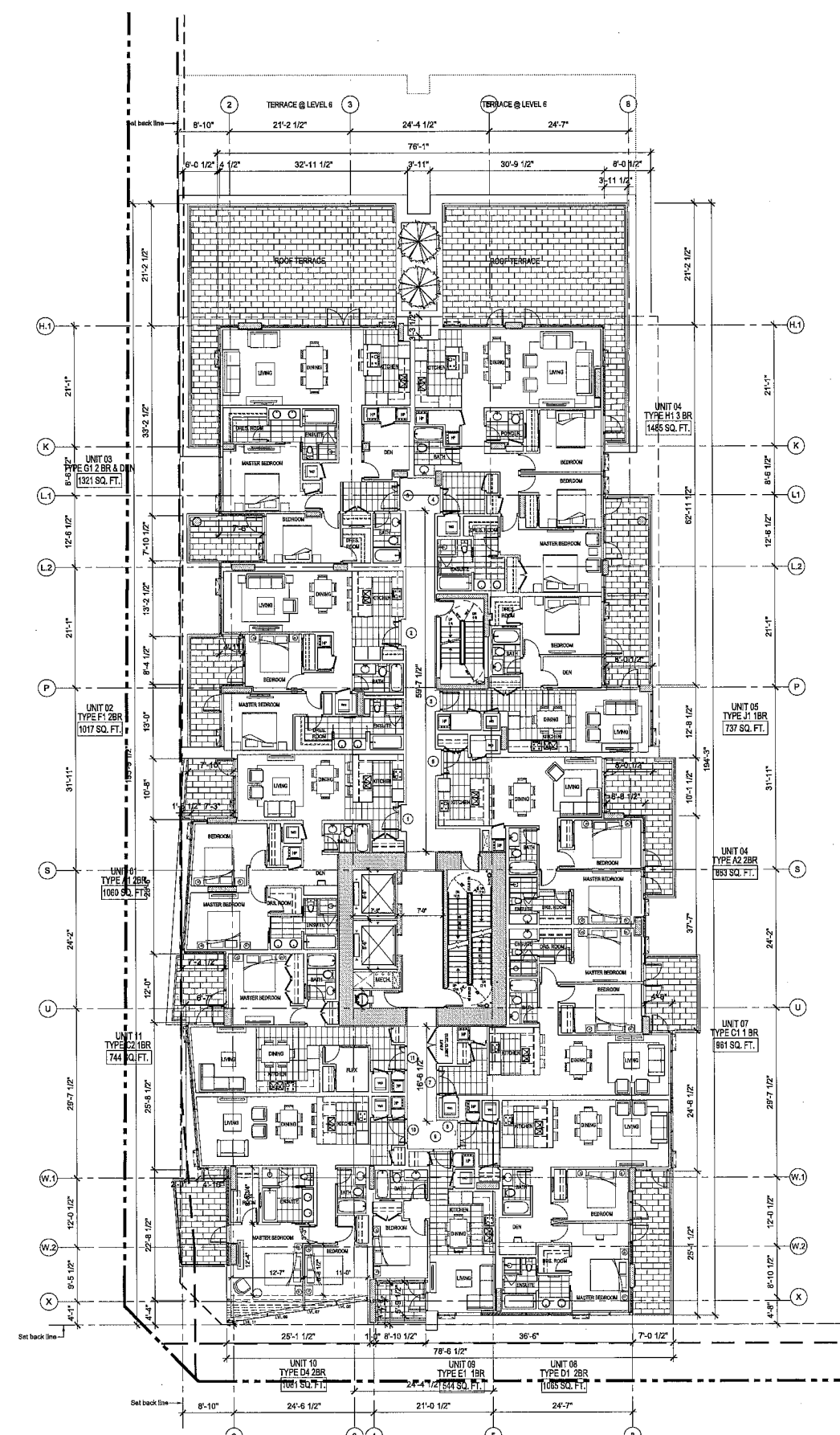
DATE: 2012-07-17

SHEET TITLE

LEVEL 7 (NON-VIEW FLOOR)

PREPARED BY: User

A2.09



GROSS FLOOR AREA - TOWER A

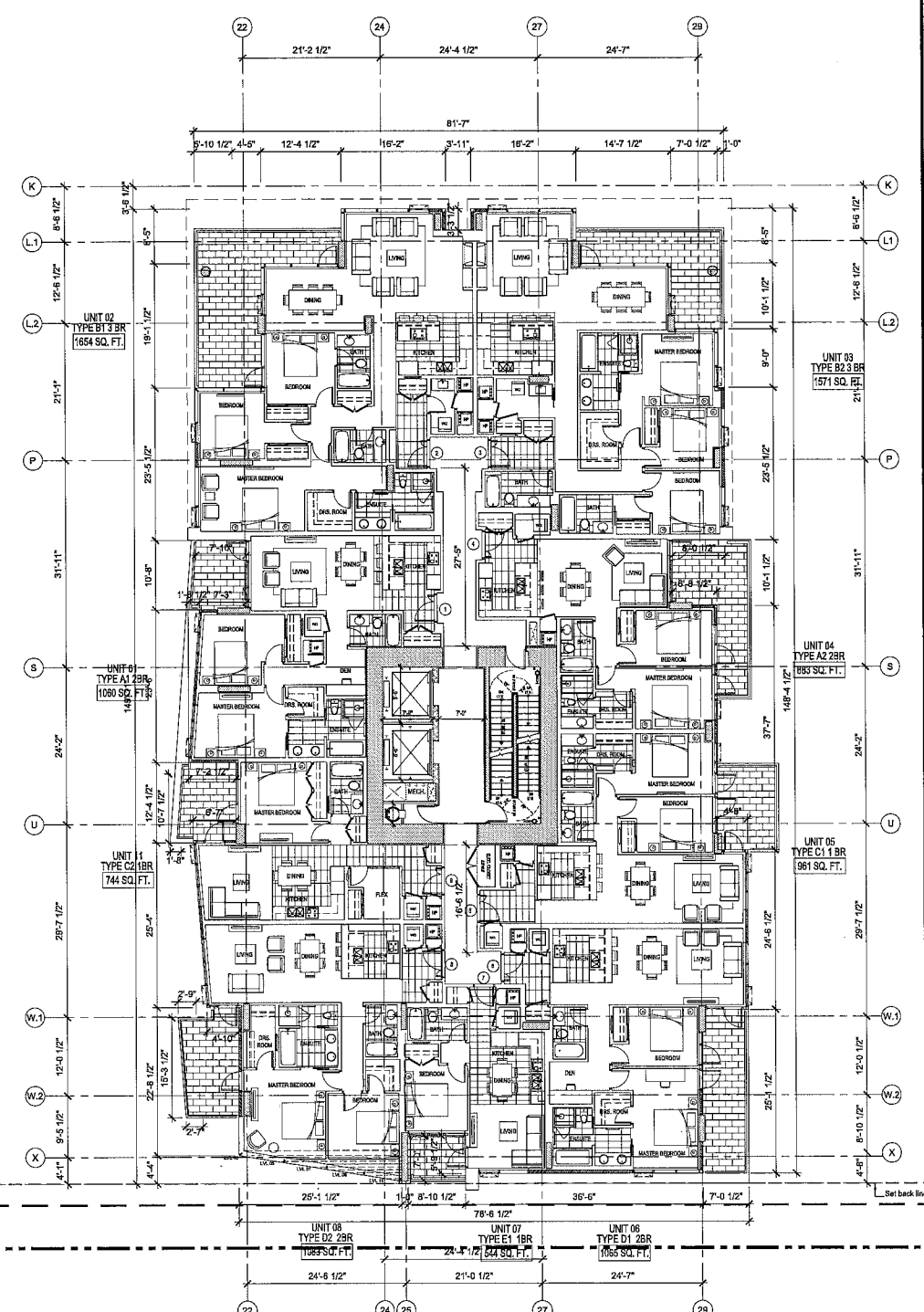
12545 SQ. FT.

01 TOWER A - LEVEL 7

1/8"=1'-0"

GROSS FLOOR AREA LVL 07

23425 SQ. FT.



GROSS FLOOR AREA - TOWER B

10880 SQ. FT.

02 TOWER B - LEVEL 7

1/8"=1'-0"

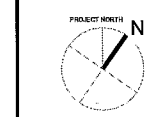
DP 11587896

ASPAC

COPYRIGHT: The reproduction of drawings for any purpose other than that authorized by the original author is prohibited without the express written permission of the original author. All dimensions and notes are to be taken from the drawings unless otherwise indicated. The contractor shall be responsible for all field measurements and for any discrepancies between the drawings and the actual field conditions. The contractor shall be responsible for all field measurements and for any discrepancies between the drawings and the actual field conditions. The contractor shall be responsible for all field measurements and for any discrepancies between the drawings and the actual field conditions.

NO.	DATE	DESCRIPTION
1	2012-07-17	ISSUED FOR PERMIT

ISSUES



SCALE

DATE



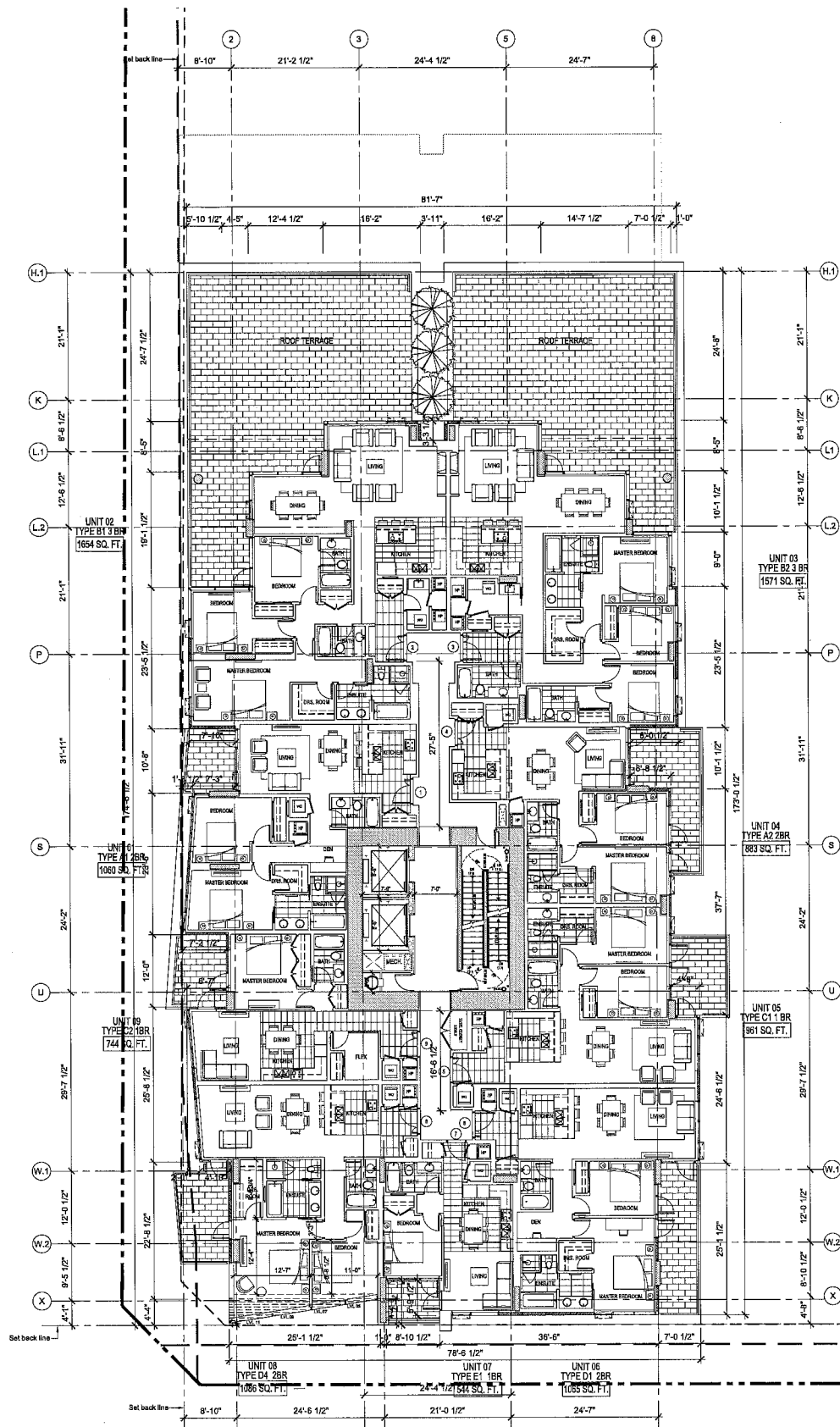
PROJECT TITLE
River Green Village - Parcel 12
6600 River Road

PROJECT NO. 2379
DRAWN BY: User
CHECK BY: User
SCALE: 1/8" = 1'-0"
DATE: 2012-07-17

SHEET TITLE
LEVEL 8 (NON-VIEW FLOOR)

SHEET NUMBER

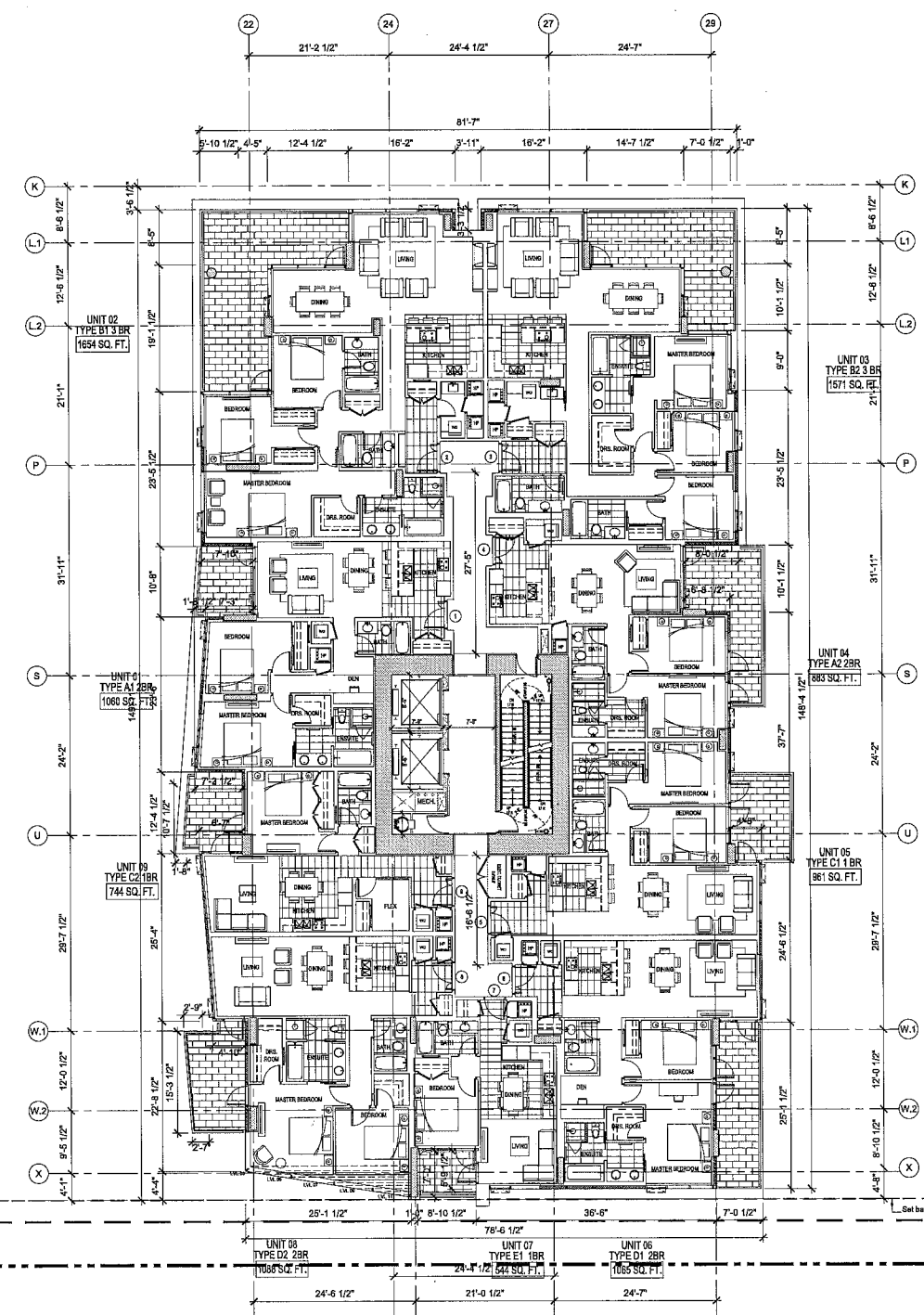
NO.



GROSS FLOOR AREA - TOWER A

10884 SQ. FT.

01 TOWER A - LEVEL 8
1/8"=1'-0"



GROSS FLOOR AREA - TOWER B

10886 SQ. FT.

02 TOWER B - LEVEL 8
1/8"=1'-0"

GROSS FLOOR AREA
LVL 08

21770 SQ. FT.

13

DP 11587896

A2.10

COPYRIGHT:
 Any reproduction or distribution of this drawing for any purpose, other than that authorized by the client, is prohibited. ASPAC shall not be held responsible for any errors or omissions in this drawing and shall not be held responsible for any consequences arising from the use of this drawing. ASPAC shall not be held responsible for any consequences arising from the use of this drawing. ASPAC shall not be held responsible for any consequences arising from the use of this drawing.

NO.	DATE	DESCRIPTION
1	2012-07-17	ISSUED FOR PERMIT



PROJECT TITLE
 River Green Village - Parcel 12
 5600 River Road

PROJECT NO. 29379

DRAWN BY: User

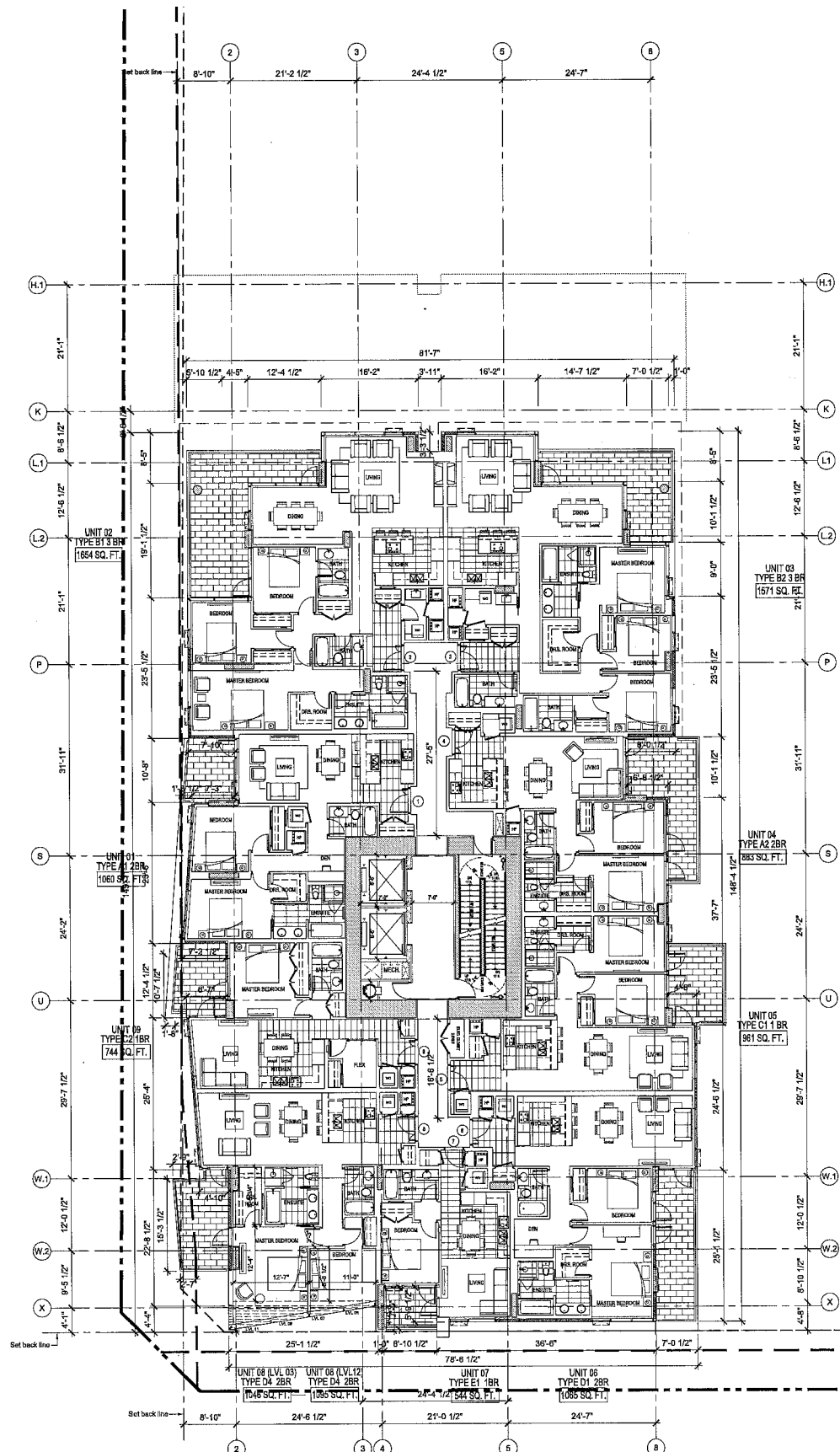
CHKD BY: User

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

DATE: 2012-07-17

SHEET TITLE
 LEVEL 9-10
 (NON-VIEW FLOORS)

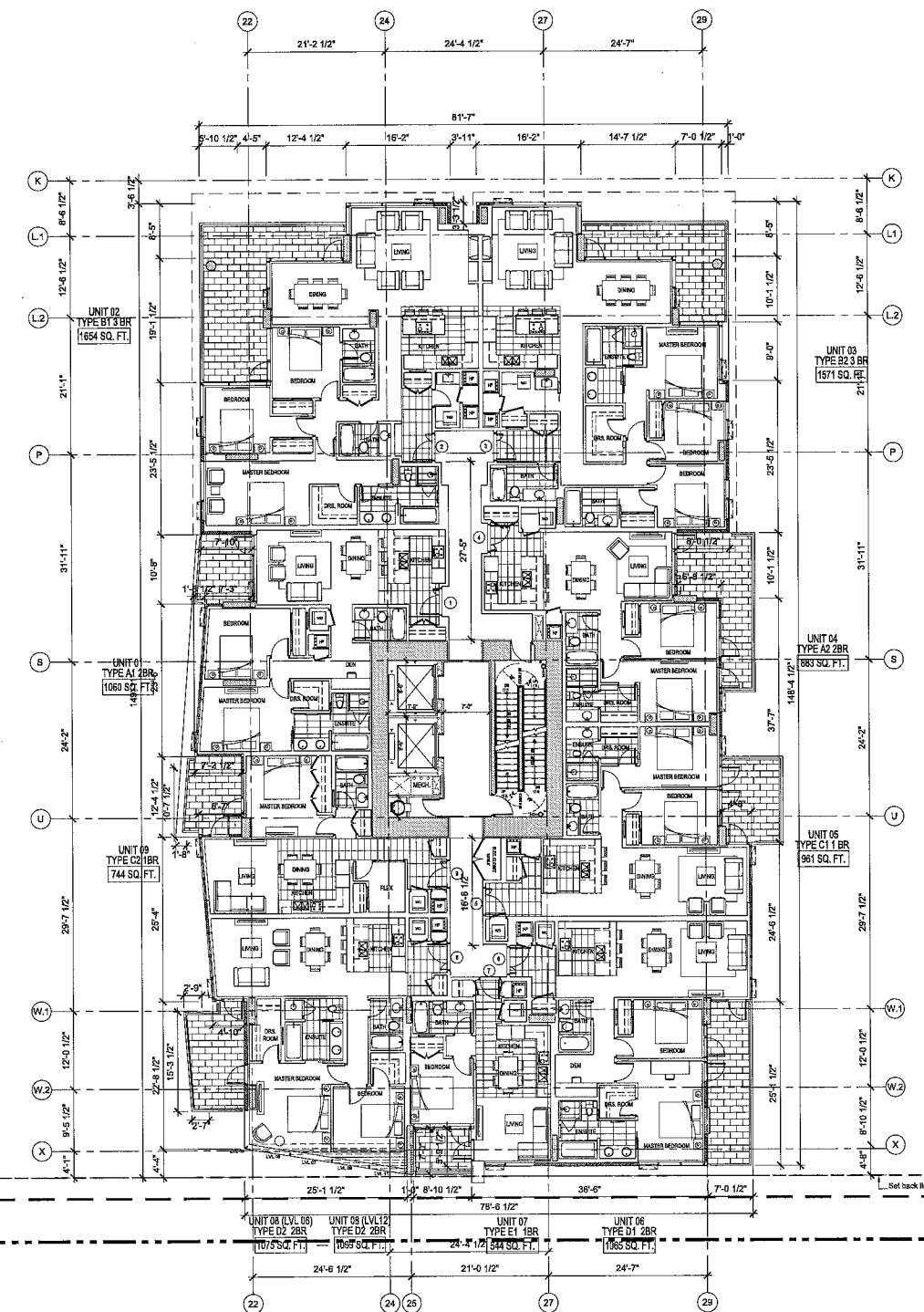
SHEET NUMBER A2.11



GROSS FLOOR AREA - TOWER A
 10888 SQ. FT. — 10891 SQ. FT.

01 TOWER A - LEVEL 9-10
 1/8"=1'-0"

GROSS FLOOR AREA LVL 09
 21779 SQ. FT. — 21786 SQ. FT.

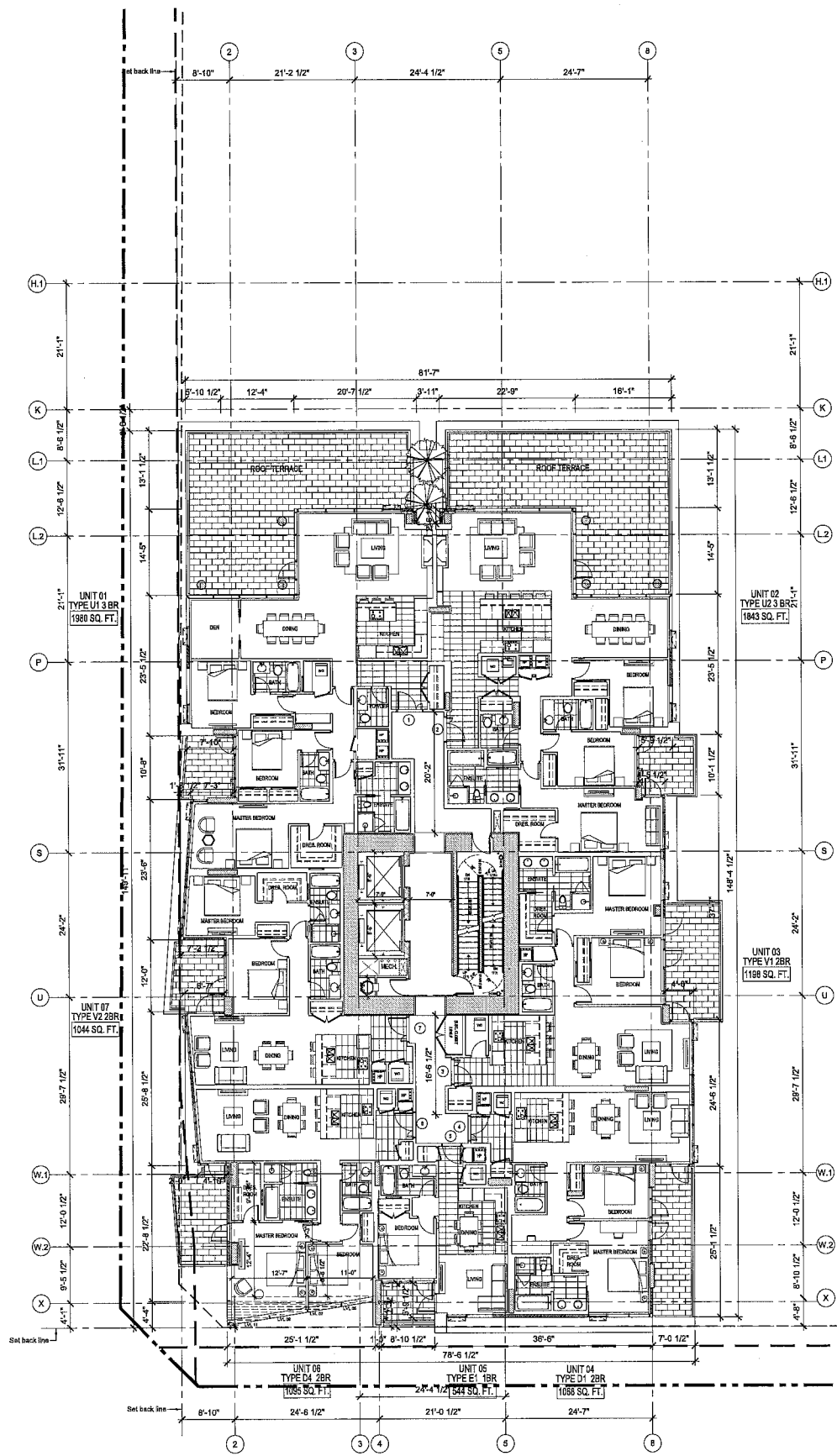


GROSS FLOOR AREA - TOWER A
 10891 SQ. FT. — 10894 SQ. FT.

02 TOWER B - LEVEL 9-10
 1/8"=1'-0"

14

DP 11587896



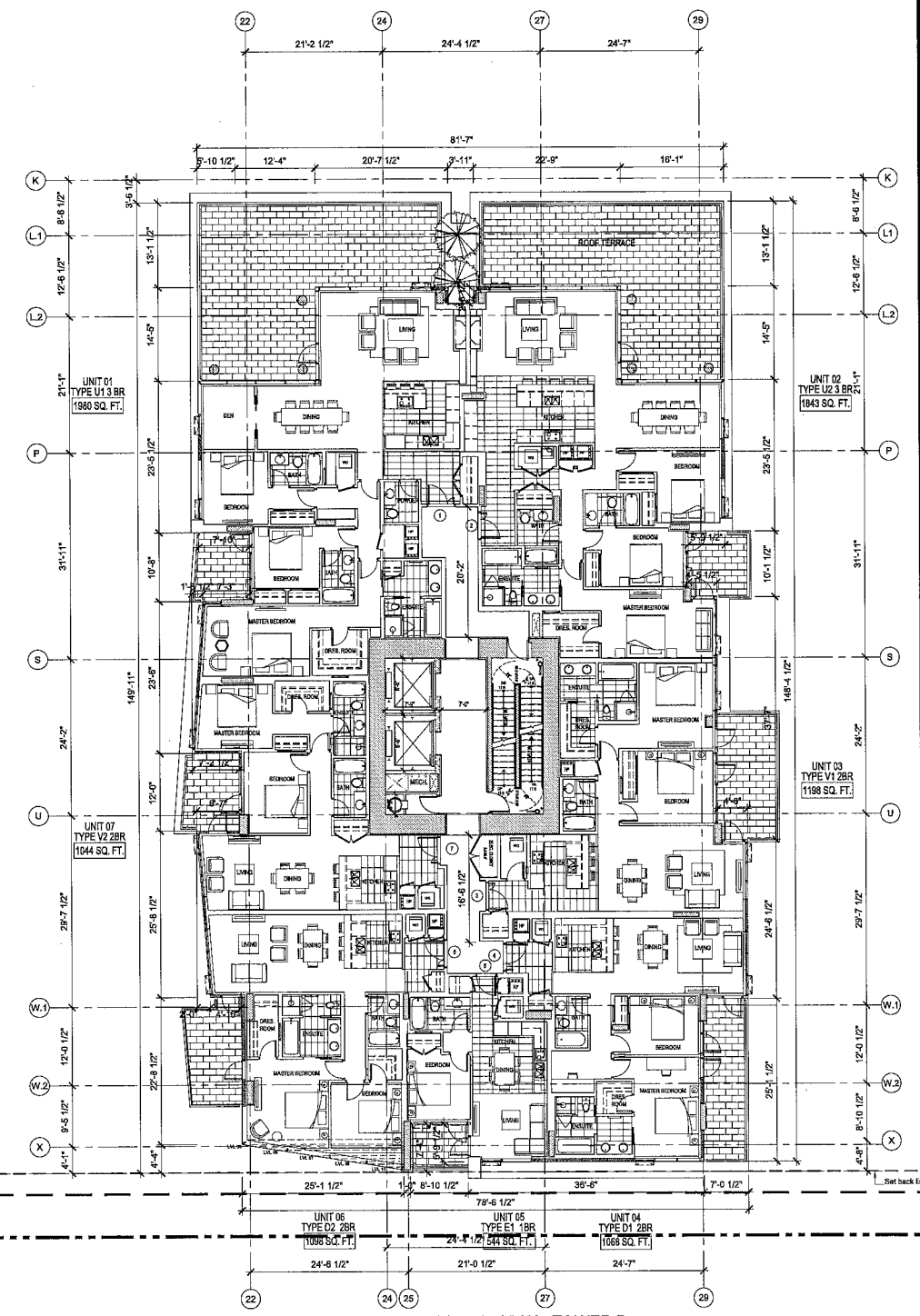
GROSS FLOOR AREA - TOWER A

10016 SQ. FT.

01 TOWER A - LEVEL 11
1/8"=1'-0"

GROSS FLOOR AREA

20036 SQ. FT.



GROSS FLOOR AREA - TOWER B

10020 SQ. FT.

02 TOWER B - LEVEL 11
1/8"=1'-0"

ASPAC

COPYRIGHT: Any reproduction, in whole or in part, without the written consent of ASPAC is prohibited. This drawing is the property of ASPAC and is not to be used for any other project without the written consent of ASPAC. All dimensions are in feet and inches. All dimensions are to the center of the wall unless otherwise noted. All dimensions are to the center of the wall unless otherwise noted. All dimensions are to the center of the wall unless otherwise noted.

NO.	DATE	DESCRIPTION
1	2012-07-17	ISSUED FOR PERMITS

river green

PROJECT NORTH

IBI GROUP

PROJECT: River Green Village - Parcel 12
6600 River Road

PROJECT NO: 25379

DRAWN BY: User

CHECKED BY: User

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

DATE: 2012-07-17

LEVEL 11 (VIEW FLOOR)

W.12

15

DP 11587896

ASPAC

COPYRIGHT: Any reproduction of this plan for any purpose other than that authorized by ASPAC is prohibited. ASPAC shall not be held responsible for any errors or omissions in this plan. The user of this plan shall be deemed to have accepted the responsibility for any errors or omissions in this plan. ASPAC shall not be held responsible for any errors or omissions in this plan.

NO.	DATE	DESCRIPTION
1	2012-07-17	ISSUED FOR PERMIT



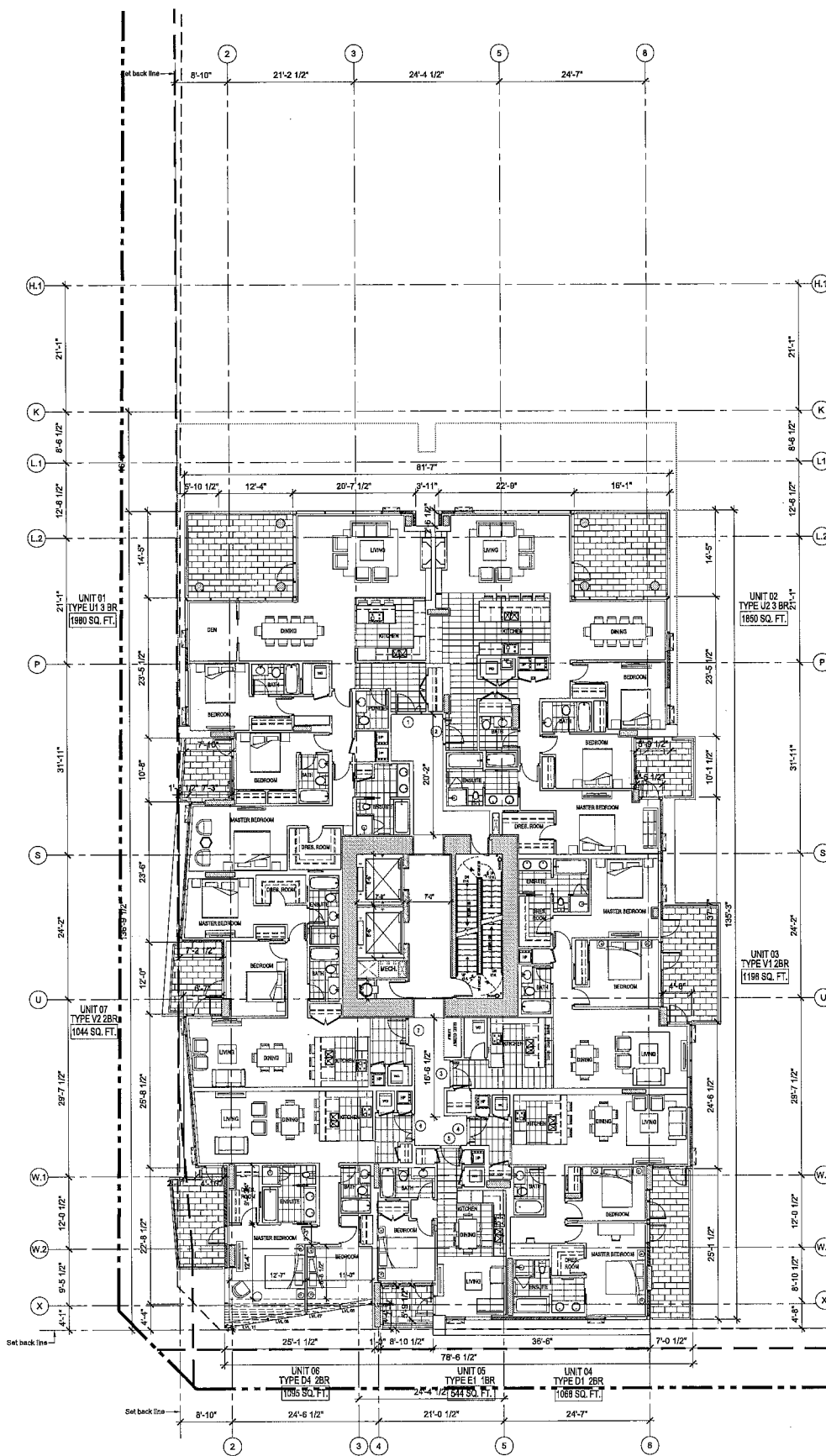
PROJECT CONSULTANT

IBI GROUP

PROJECT TITLE
River Green Village - Parcel 12
8600 River Road

PROJECT NO.: 29379
DRAWN BY: UAW
CHECK BY: UAW
SCALE: 1/8" = 1'-0"
DATE: 2012-07-17

SHEET TITLE
LEVEL 12
(VIEW FLOORS)



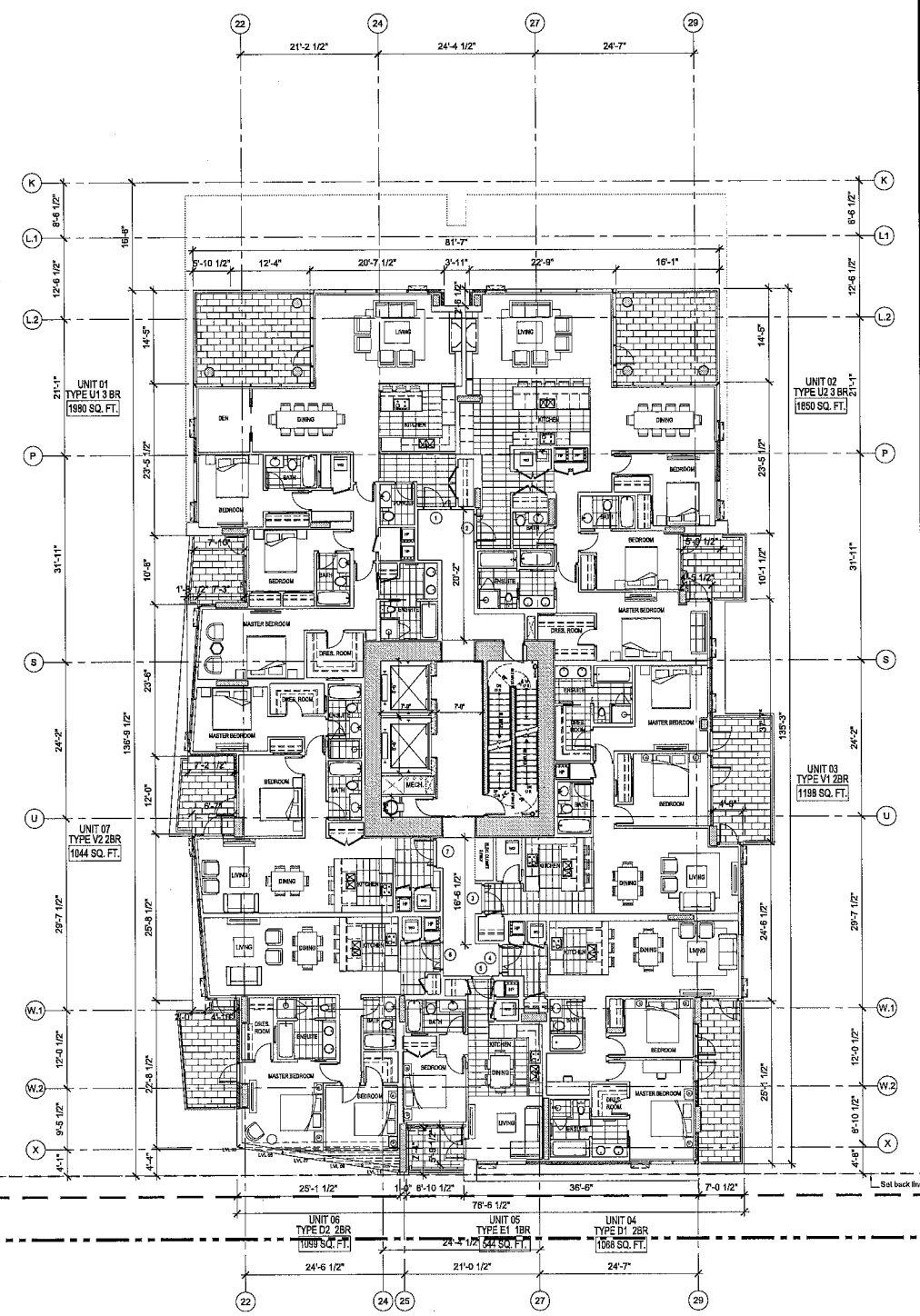
GROSS FLOOR AREA - TOWER A

10017 SQ. FT.

01 TOWER A - LEVEL 12
1"=1/8"

GROSS FLOOR AREA

20037 SQ. FT.



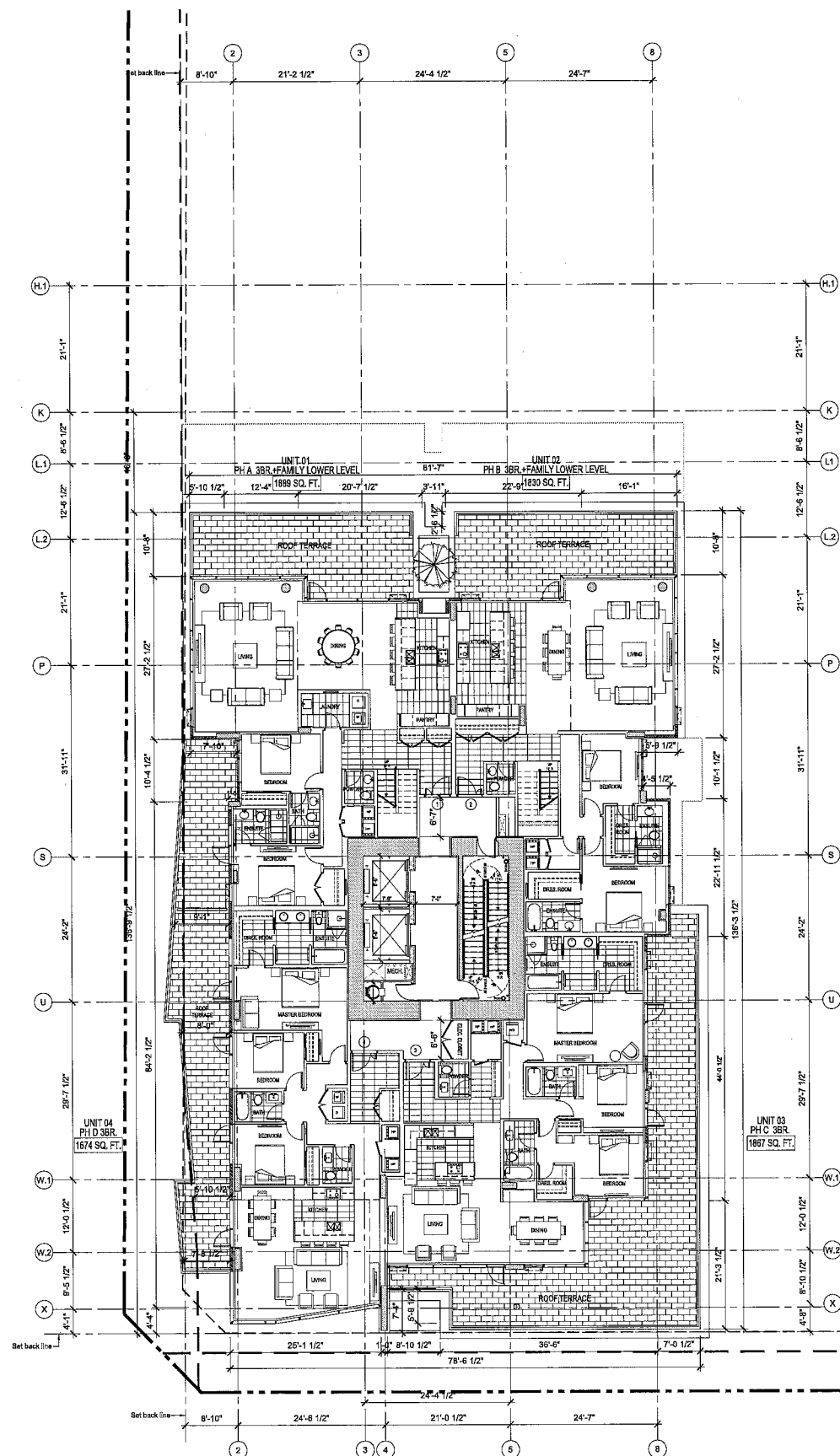
GROSS FLOOR AREA - TOWER B

10021 SQ. FT.

02 TOWER B - LEVEL 12
1"=1/8"

16

DP 11587896



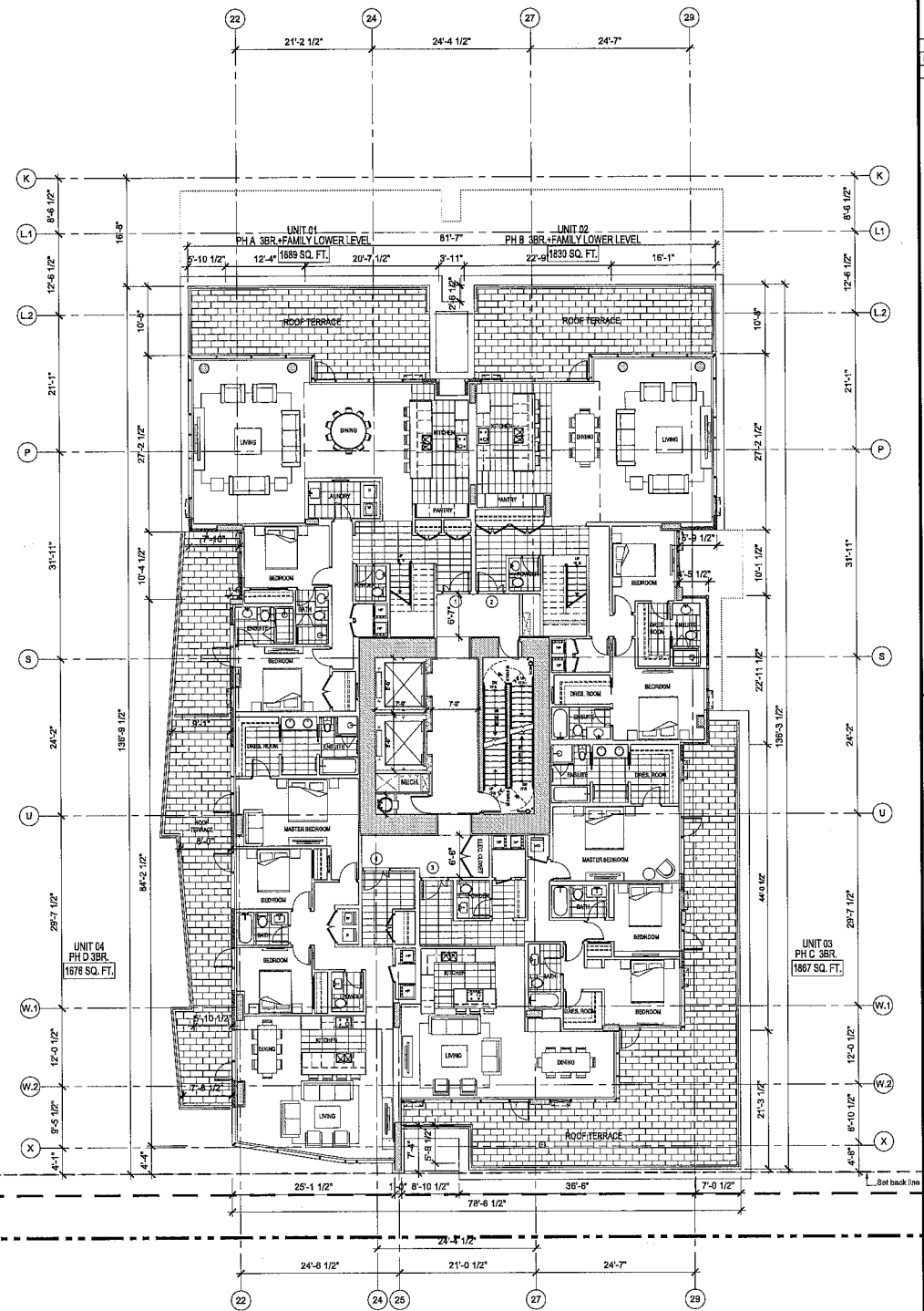
GROSS FLOOR AREA - TOWER - A

8383 SQ. FT.

01 TOWER A - LEVEL 13
1/8"=1'-0"

GROSS FLOOR AREA

16769 SQ. FT.



GROSS FLOOR AREA - TOWER - B

8386 SQ. FT.

02 TOWER B - LEVEL 13
1/8"=1'-0"

ASPAC

river green

PROJECT NO. 25379

River Green Village - Parcel 12
6800 River Road

PROJECT NO. 25379
DRAWN BY: User
CHECKED BY: User
SCALE: 1/8" = 1'-0"
DATE: 2012-07-17
SHEET TITLE: LEVEL 13 PH. LVL 1

IBI GROUP

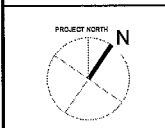
IBI GROUP
1000 North Main Street
Vancouver BC V6C 4R5 Canada
Tel: 604 683 8847
Fax: 604 683 8822

17

DP 11 587896

CONTRACTOR:
 The contractor shall be responsible for any errors or omissions in this drawing. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws and regulations. The contractor shall be responsible for the accuracy of the information provided in this drawing. The contractor shall be responsible for the accuracy of the information provided in this drawing.

NO.	DATE	DESCRIPTION
1	07/11/2017	ISSUED FOR BIDDING



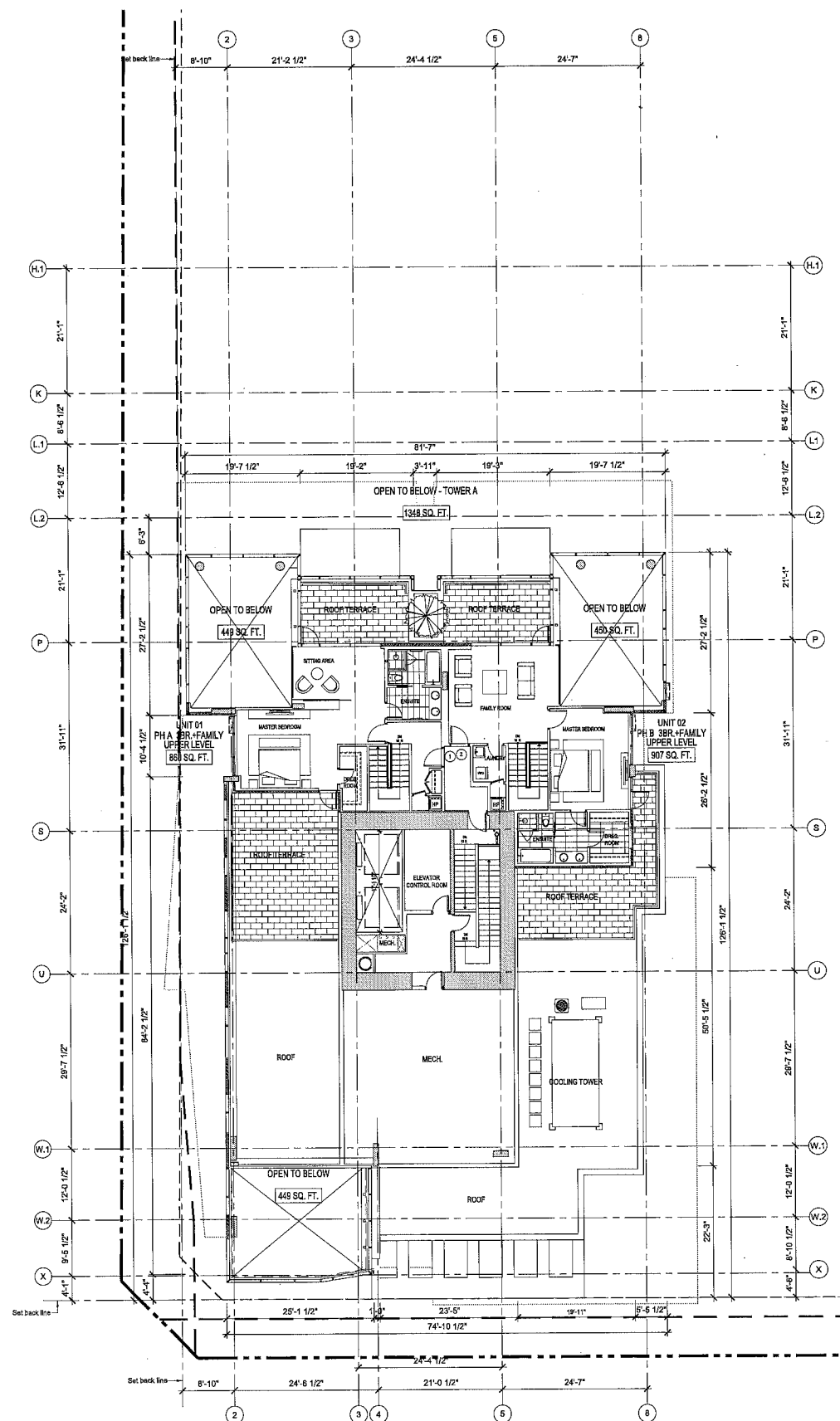
CLIENT
 RIVER GREEN VILLAGE



PROJECT NO: 29376
 DRAWN BY: User
 CHECK BY: User
 SCALE: 1/8" = 1'-0"
 DATE: 08/12/2017

PROJECT: River Green Village - Parcel 12
 6600 River Road
 LEVEL 14 PH. LVL 2

SHEET NUMBER



GROSS FLOOR AREA - TOWER A

5142 SQ. FT.

GROSS FLOOR AREA

10285 SQ. FT.

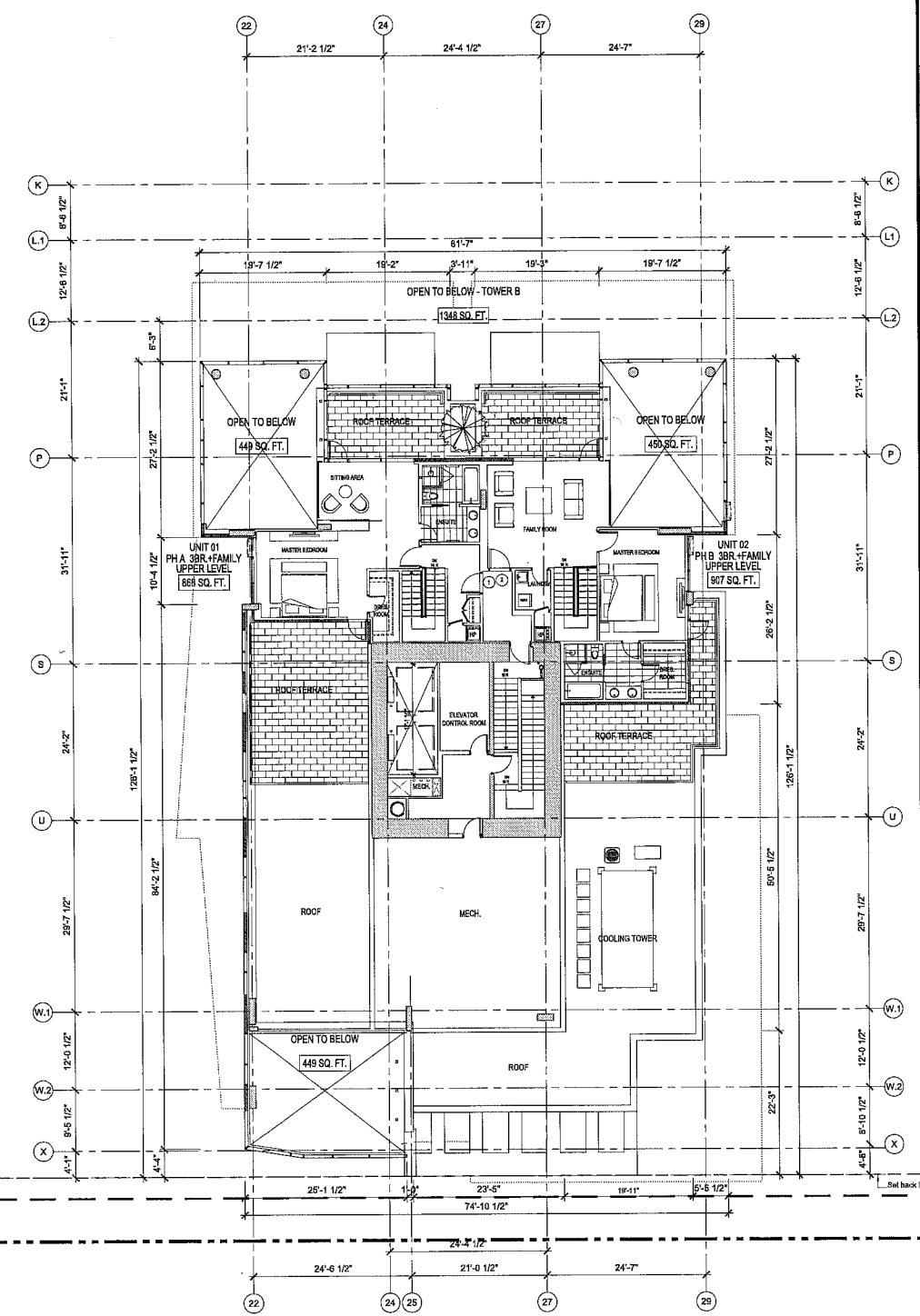
MEC. & SERVICES

2176 SQ. FT.

OPEN TO BELOW

2696 SQ. FT.

01 TOWER A - LEVEL 14
 1/8"=1'-0"



GROSS FLOOR AREA - TOWER B

5143 SQ. FT.

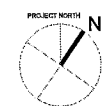
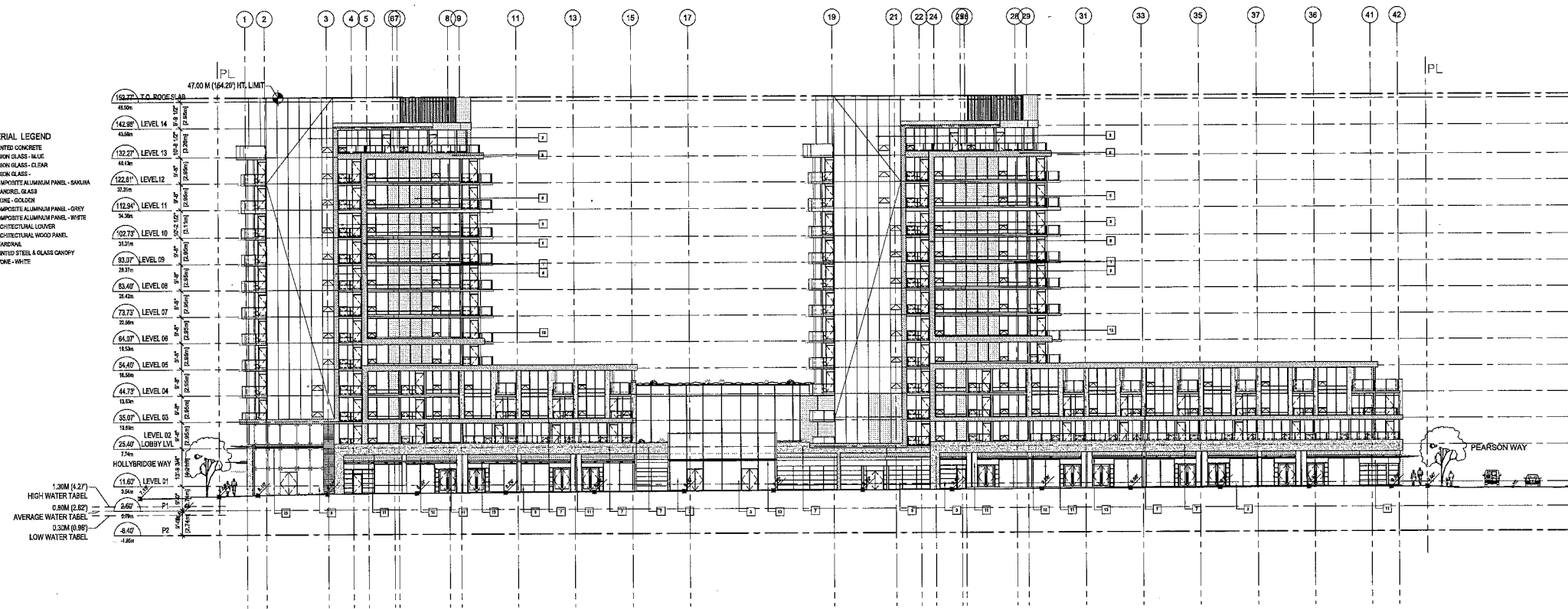
02 TOWER B - LEVEL 14
 1/8"=1'-0"

DP 11587896

COPYRIGHT:
 The reproduction or distribution of this document for any purpose other than that authorized by the client is prohibited. The client is responsible for the accuracy of the information provided and for the consequences of any errors or omissions. The client is also responsible for the consequences of any use of the information provided in this document for any purpose other than that authorized by the client. All rights reserved.

NO.	DATE	ISSUED FOR	DESCRIPTION
1	2014-06-20	ISSUED FOR I/P	

- MATERIAL LEGEND**
- ① PAINTED CONCRETE
 - ② VISION GLASS - BLUE
 - ③ VISION GLASS - CLEAR
 - ④ VISION GLASS -
 - ⑤ COMPOSITE ALUMINUM PANEL - SANDRA
 - ⑥ SPANDREL GLASS
 - ⑦ STORE - GULCH
 - ⑧ COMPOSITE ALUMINUM PANEL - GREY
 - ⑨ COMPOSITE ALUMINUM PANEL - WHITE
 - ⑩ ARCHITECTURAL LOUVER
 - ⑪ ARCHITECTURAL WOOD PANEL
 - ⑫ GUARDRAIL
 - ⑬ PAINTED STEEL & GLASS CANOPY
 - ⑭ STONE - WHITE



SUB-CONSULTANT



PROJECT TITLE
 River Green Village - Parcel 12
 5600 River Road

PROJECT NO.: 29379
DRAWN BY: User
CHKD BY: User
SCALE: 1/8"=1'-0"
DATE: 1/6/2022

SHEET TITLE
 South Elevation Tower A & B (River Road)

SHEET NUMBER

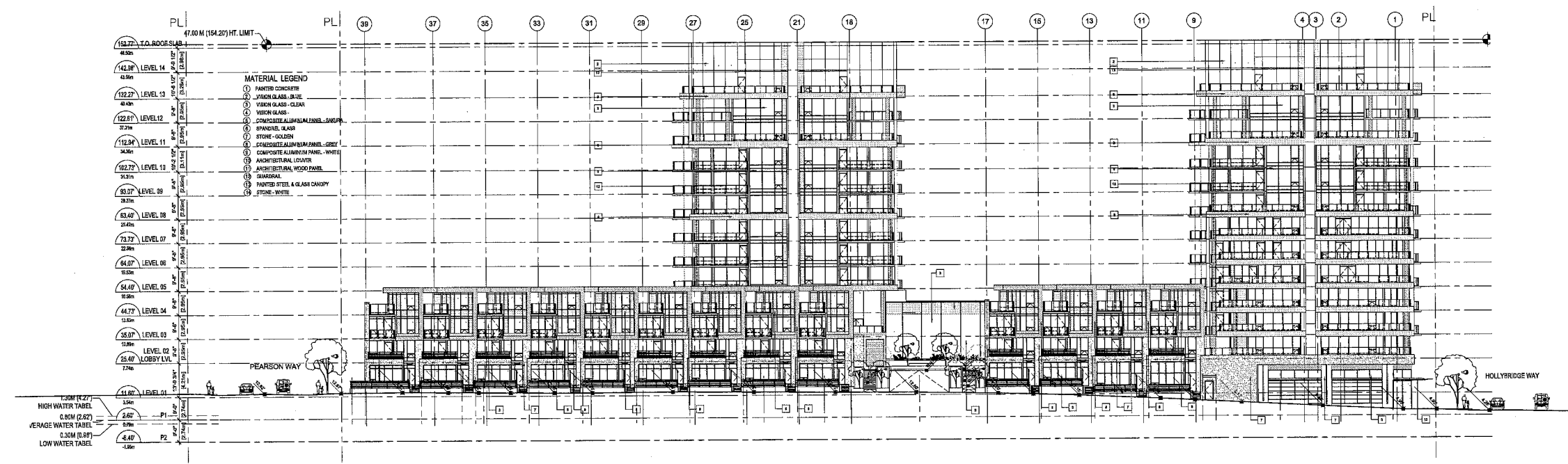
19

DP 11587896

ASPAC

COPYRIGHT: All rights reserved. This drawing is the property of ASPAC and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of ASPAC. The user of this drawing shall be deemed to have accepted the responsibility for the accuracy and completeness of the information contained herein. ASPAC shall not be held liable for any errors or omissions in this drawing or for any consequences arising therefrom. ASPAC shall not be held liable for any damages, including consequential damages, arising out of the use of this drawing. ASPAC shall not be held liable for any claims, damages, or expenses, including reasonable attorneys' fees, arising out of the use of this drawing. ASPAC shall not be held liable for any claims, damages, or expenses, including reasonable attorneys' fees, arising out of the use of this drawing.

NO.	DATE	DESCRIPTION
1	2011-04-23	ISSUED FOR IFC



SCALE

SCALE

IBI GROUP
100 - 104 West Parker Street
Vancouver BC V6B 4E1 Canada
Tel: 604 683 8787
Fax: 604 683 8943

PROJECT TITLE
River Green Village -
Parcel 12
8600 River Road

PROJECT NO.: 22378
DRAWN BY: User
CHECK BY: User
SCALE: 1/16"=1'
DATE: 11/03/22

SHEET TITLE
North Elevation
(Pearson Way)

SHEET NUMBER
A4.02

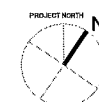
20

DP 11587896

COPYRIGHT:
This document is the property of ASPAC and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of ASPAC. The user of this document is advised that it is not to be used for any purpose other than that for which it was prepared and that the user assumes all liability for any use of this document for any purpose other than that for which it was prepared.

NO.	DATE	DESCRIPTION
1	2011-04-22	ISSUED FOR I/P

ISSUES



SCALE

SUB-CONSULTANT



PROJECT TITLE
River Green Village -
Parcel 12
6600 River Road

PROJECT NO.: 29379
DRAWN BY: User
CHKD BY: User
SCALE: 1/16"=1'
DATE: 11/09/12

SHEET TITLE
East Elevation
(Pearson Way)

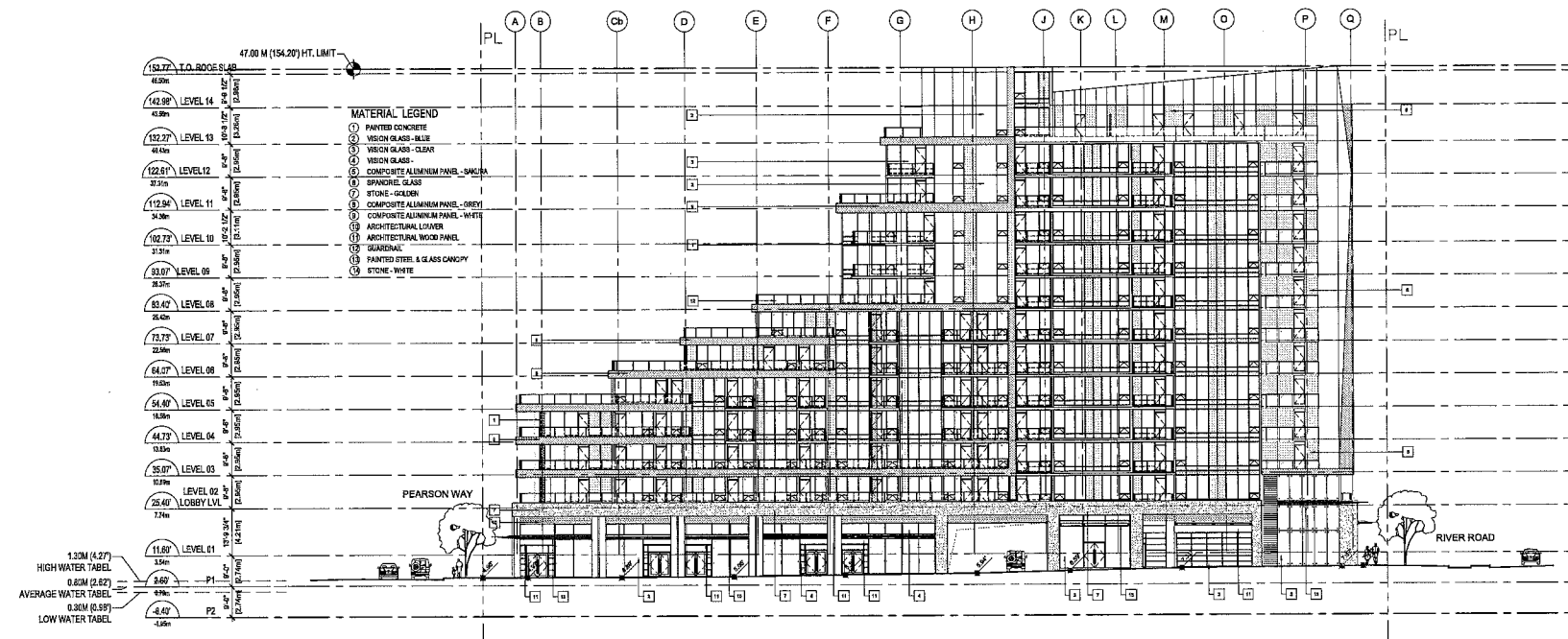
SHEET NUMBER

21

DP 11587896

COPYRIGHT
This drawing is the property of ASPAC and is not to be reproduced or used in any way without the written consent of ASPAC. The user of this drawing is responsible for obtaining all necessary permits and approvals from the appropriate authorities. ASPAC is not responsible for any errors or omissions in this drawing. The user of this drawing is responsible for obtaining all necessary permits and approvals from the appropriate authorities. ASPAC is not responsible for any errors or omissions in this drawing.

NO.	DATE	DESCRIPTION
1	2011-09-03	ISSUED FOR DR



REAL

SCALE



PROJECT TITLE
River Green Village - Parcel 12
6600 River Road

PROJECT NO. 2979

DATE: 1/18/2012

SHEET TITLE
West Elevation (Hollybridge)

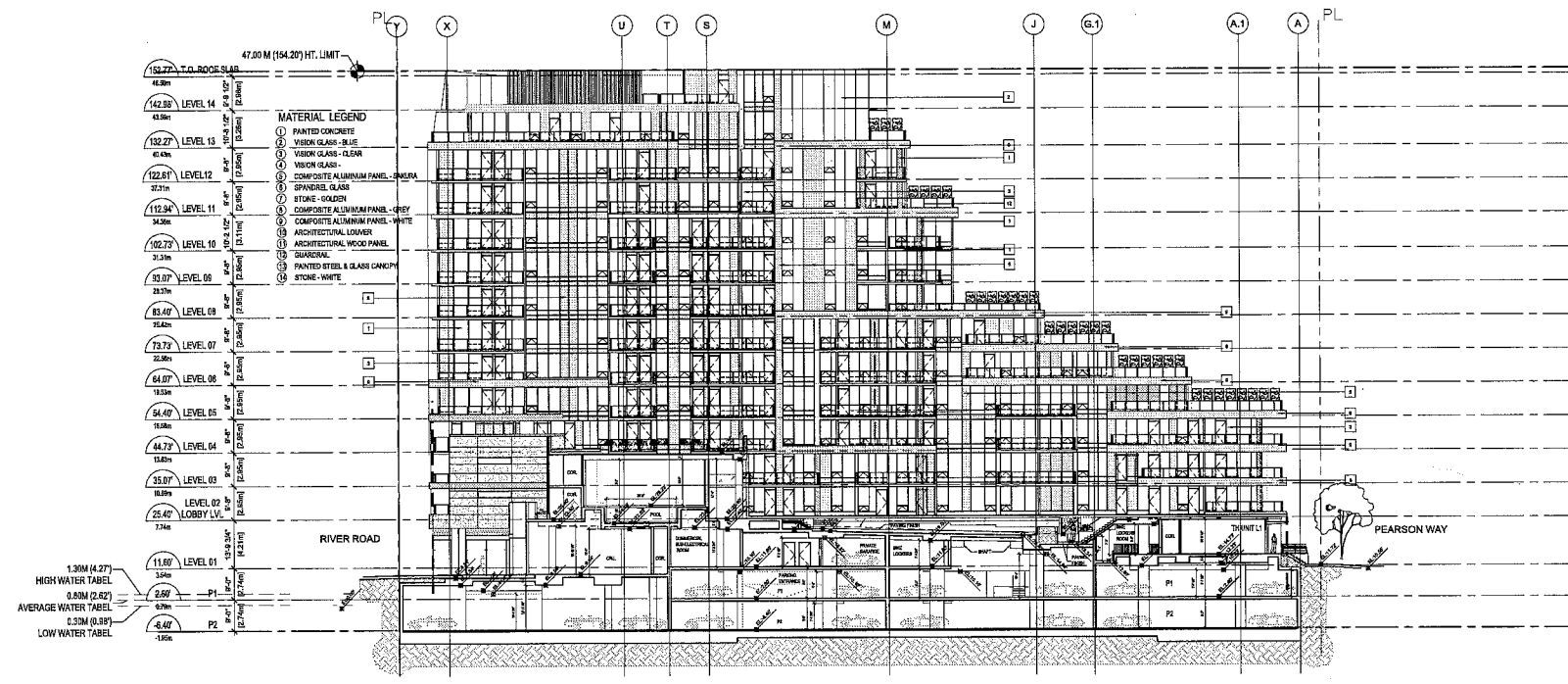
22

DP 11587896

CLIENT
ASPAC

COPYRIGHT
This drawing is the property of ASPAC and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of ASPAC. All rights reserved.
COPYRIGHT © 2012 ASPAC

NO.	DATE	REVISION	DESCRIPTION
1	2012-03-12	REVISED	ISSUES



SCALE

DATE



PROJECT TITLE
River Green Village - Parcel 12
5600 River Road

PROJECT NO. 20279

DRAWN BY: User

CHECK BY: User

SCALE: ---

DATE: 2012-03-12

SHEET TITLE
East Elevation Tower A

SHEET NUMBER
A4.05

23

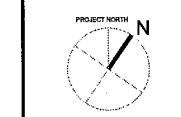
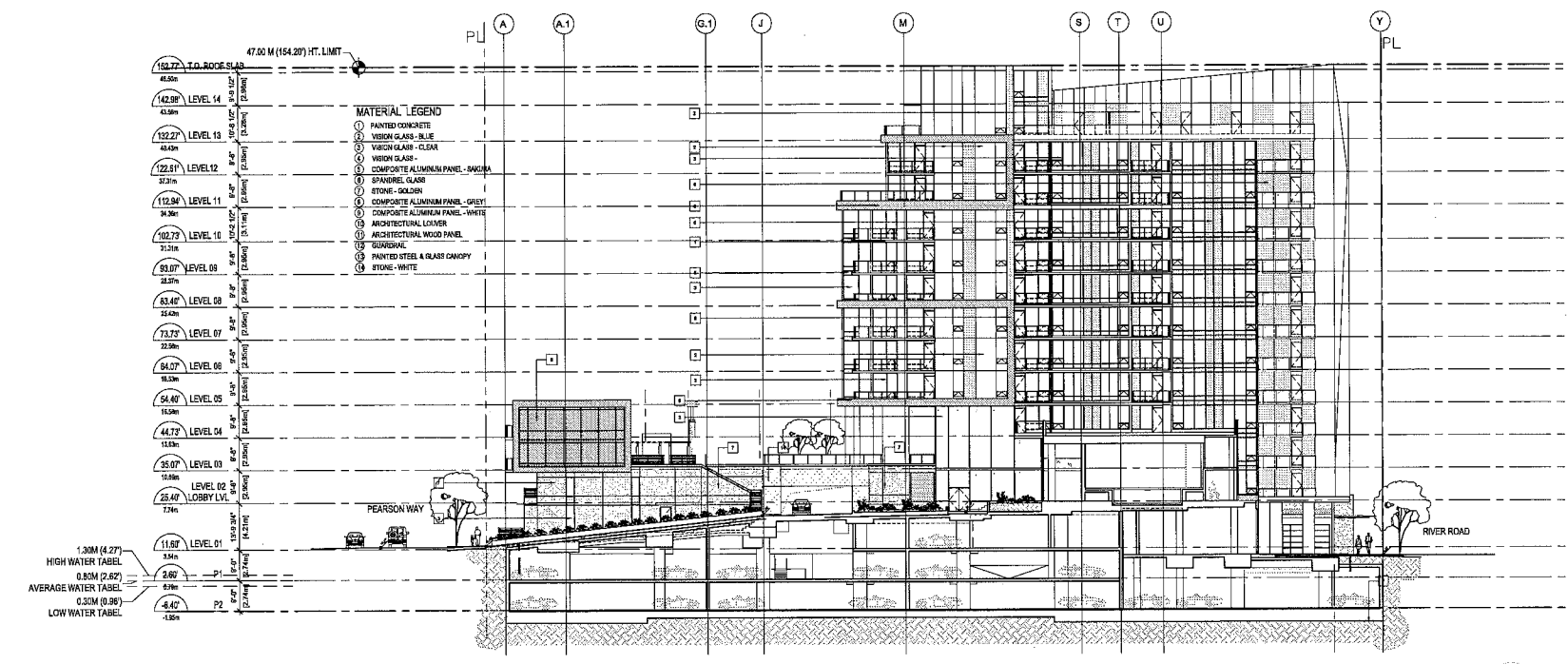
DP 11587896

ASPAC

DISCLAIMER:
Any reliance on this document for any purpose other than that intended by the Architect, Engineer, Planner and other professionals is the responsibility of the user. The Architect, Engineer, Planner and other professionals do not warrant, represent or guarantee the accuracy or completeness of the information and drawings on this plan and the design and construction of the project. The Architect, Engineer, Planner and other professionals shall not be held responsible for any errors or omissions on this plan or the design and construction of the project.

NO.	DATE	DESCRIPTION
1	2012-03-12	ISSUED FOR RFP

ISSUES



SCALE

SUB-CONSULTANT



PROJECT TITLE
River Green Village - Parcel 12
 6500 River Road

PROJECT NO.: 20378
 DRAWN BY: User
 CHECKED BY: User
 SCALE: ---
 DATE: 2012-03-12

SHEET TITLE
West Elevation Tower B

PROJECT NUMBER: A1.06

24

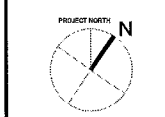
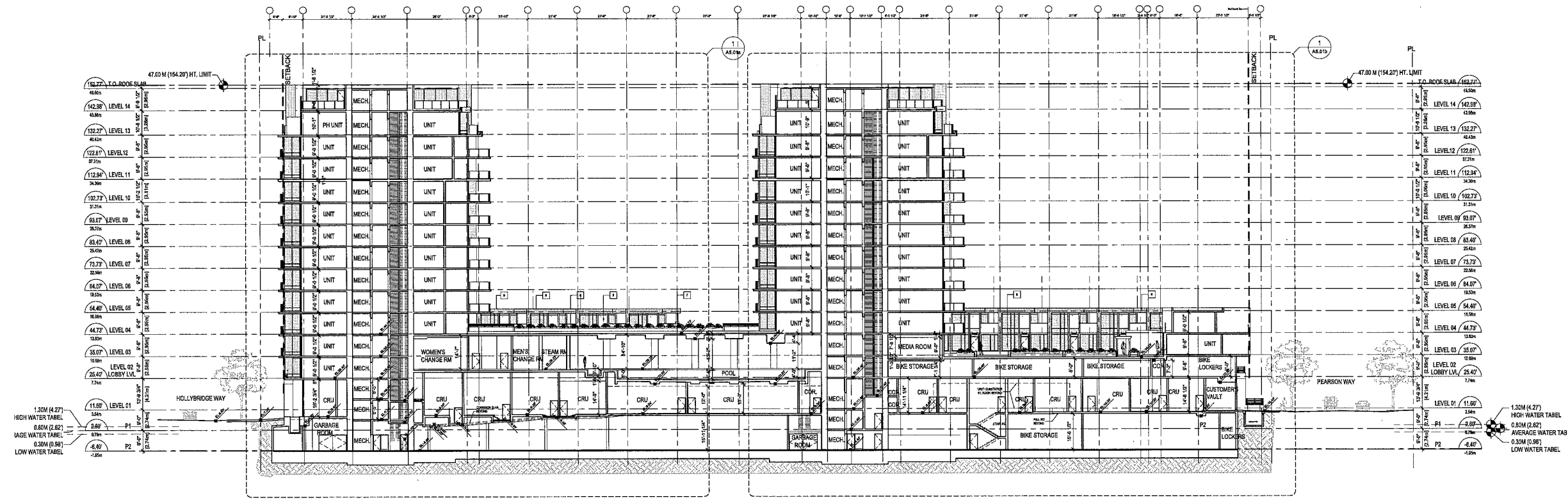
DP 11587896

ASPAC

DISCLAIMER
This document is the property of ASPAC and is not to be used for any other project without the written consent of ASPAC. It is to be used only for the project and site described herein. It is not to be used for any other project or site. It is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.

NO.	DATE	DESCRIPTION
1	2011-04-28	ISSUED FOR ICP

ISSUES



SCALE

DESIGN CONSULTANT



PROJECT TITLE

River Green Village - Parcel 12
650 River Road

PROJECT NO. 20079

DRAWN BY: User

CHECK BY: User

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

DATE: 2012-07-04

SHEET TITLE

Section A

SHEET NUMBER

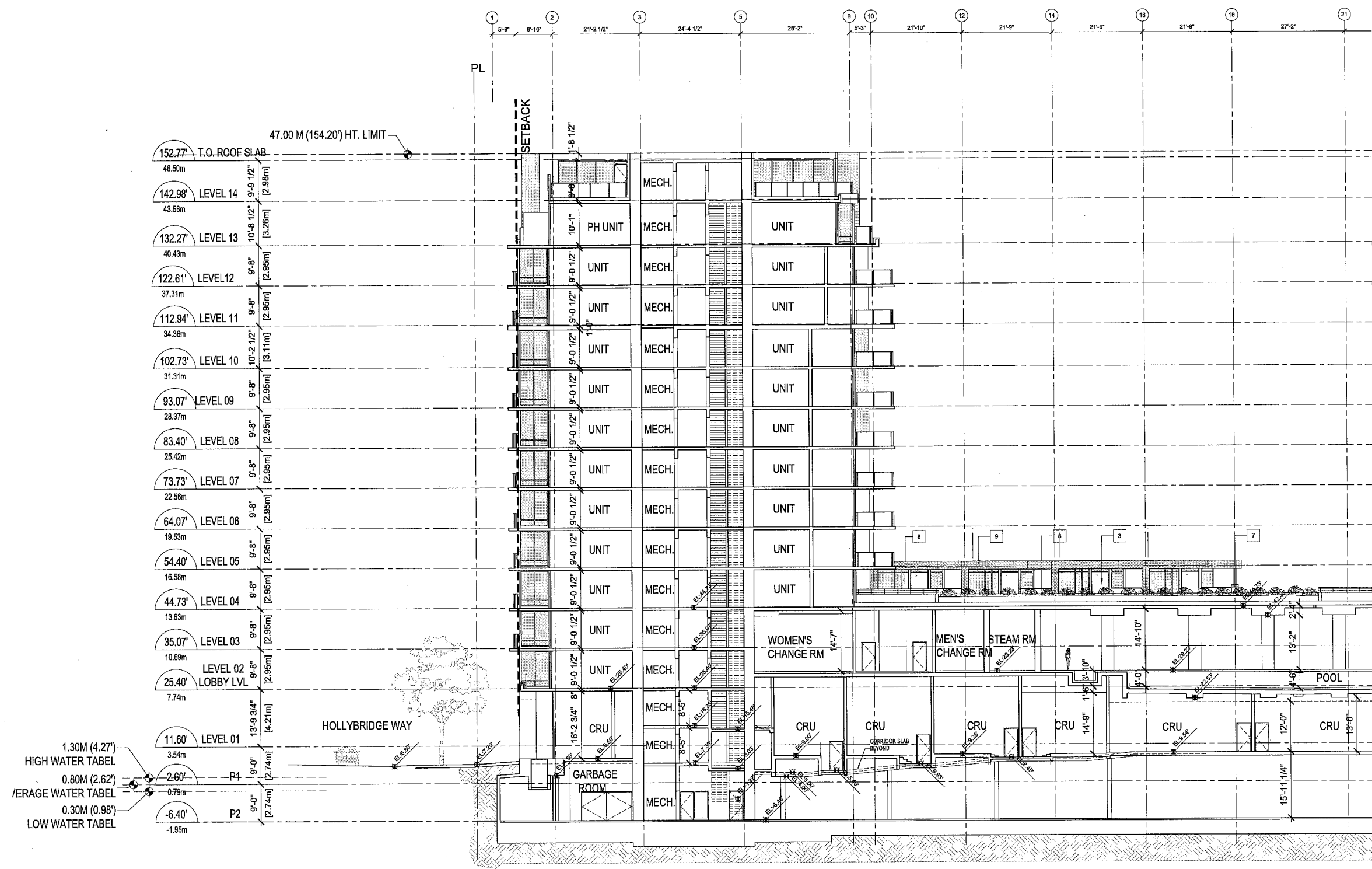
1 A501

25

DP 11587896

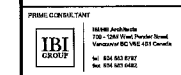
COPYRIGHT: This drawing is the property of ASPAC and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of ASPAC. All rights reserved. ASPAC shall not be liable for any damages or losses of any kind, including but not limited to, direct, indirect, or consequential damages, arising out of the use of this drawing. ASPAC shall not be responsible for any errors or omissions in this drawing. ASPAC shall not be responsible for any delays or interruptions in the construction of the project. ASPAC shall not be responsible for any changes or modifications to this drawing. ASPAC shall not be responsible for any conditions or circumstances that may arise during the construction of the project. ASPAC shall not be responsible for any conditions or circumstances that may arise during the construction of the project.

NO.	DATE	DESCRIPTION
1	2011-08-10	ISSUED FOR O.P.



SCALE

SCALE



PROJECT TITLE
 River Green Village - Parcel 12
 6600 River Road

PROJECT NO.: 29276

DRAWN BY: User

CHECK BY: User

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

DATE: 2011-08-10

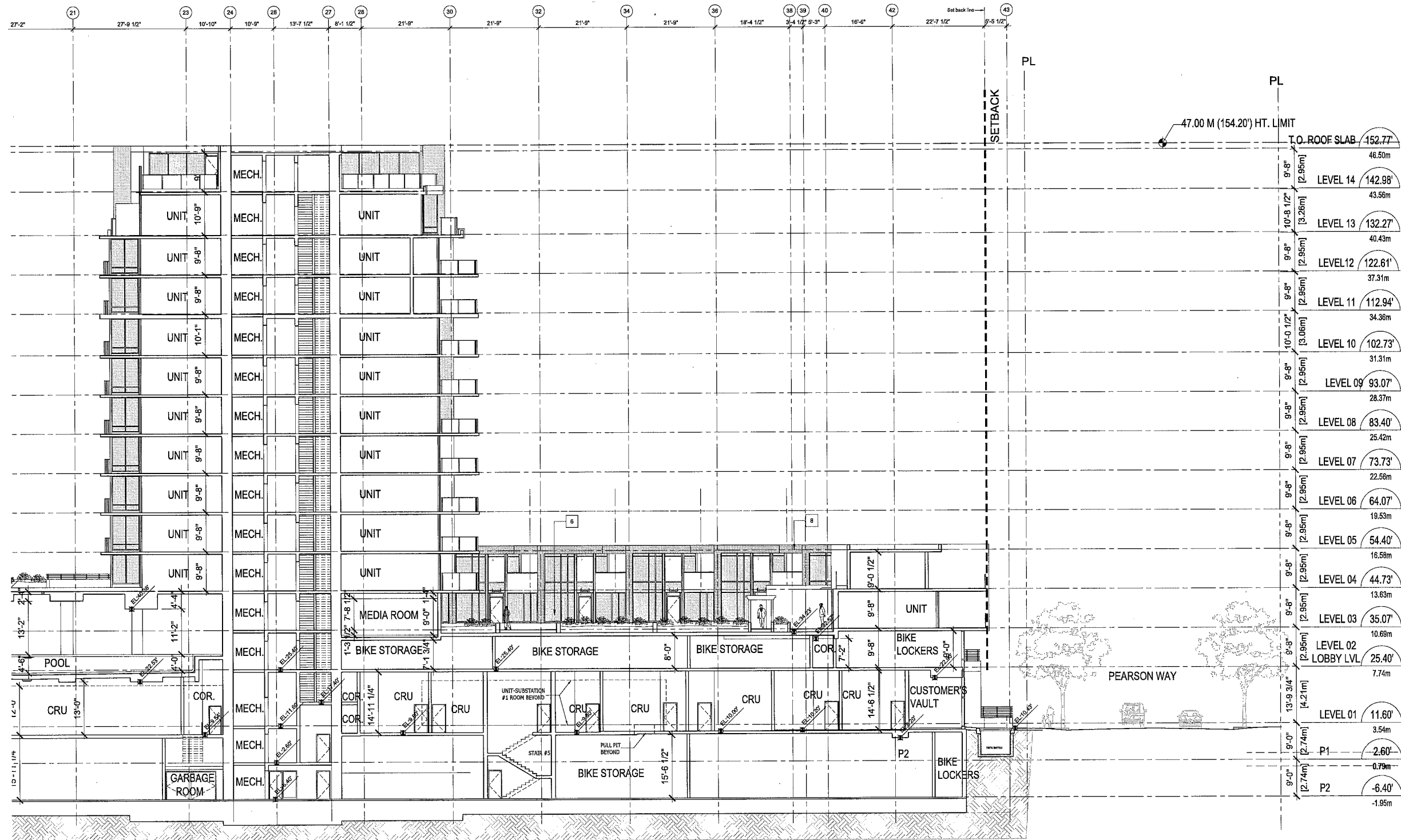
SHEET TITLE
 Section A-Tower A

26

DP 11587896

COPYRIGHT: All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of ASPAC. This document is the property of ASPAC and is loaned to the client for their use only. It is not to be distributed to other parties without the prior written permission of ASPAC. ASPAC is not responsible for any errors or omissions in this document.

NO.	DATE	ISSUE/DESCRIPTION
1	2/11/2019	ISSUED FOR BIDDING



LEVEL	ELEVATION (FT)	ELEVATION (M)
T.O. ROOF SLAB	152.77'	46.50m
LEVEL 14	142.98'	43.56m
LEVEL 13	132.27'	40.43m
LEVEL 12	122.61'	37.31m
LEVEL 11	112.94'	34.36m
LEVEL 10	102.73'	31.31m
LEVEL 09	93.07'	28.37m
LEVEL 08	83.40'	25.42m
LEVEL 07	73.73'	22.56m
LEVEL 06	64.07'	19.53m
LEVEL 05	54.40'	16.58m
LEVEL 04	44.73'	13.63m
LEVEL 03	35.07'	10.68m
LEVEL 02 LOBBY LVL	25.40'	7.74m
LEVEL 01	11.60'	3.54m
P1	-2.60'	-0.79m
P2	-6.40'	-1.95m



SCALE	AS SHOWN
DATE	2/11/2019
PROJECT NO.	20079
PROJECT TITLE	River Green Village - Parcel 12
PROJECT ADDRESS	5600 River Road
PROJECT NO.	20079
DRAWN BY:	User
CHKD BY:	User
SCALE:	1/8"=1'-0"
DATE:	2/11/2019
SHEET TITLE	Section A - Tower B
ISSUE NO.	1
REV.	



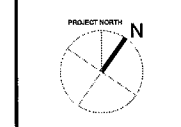
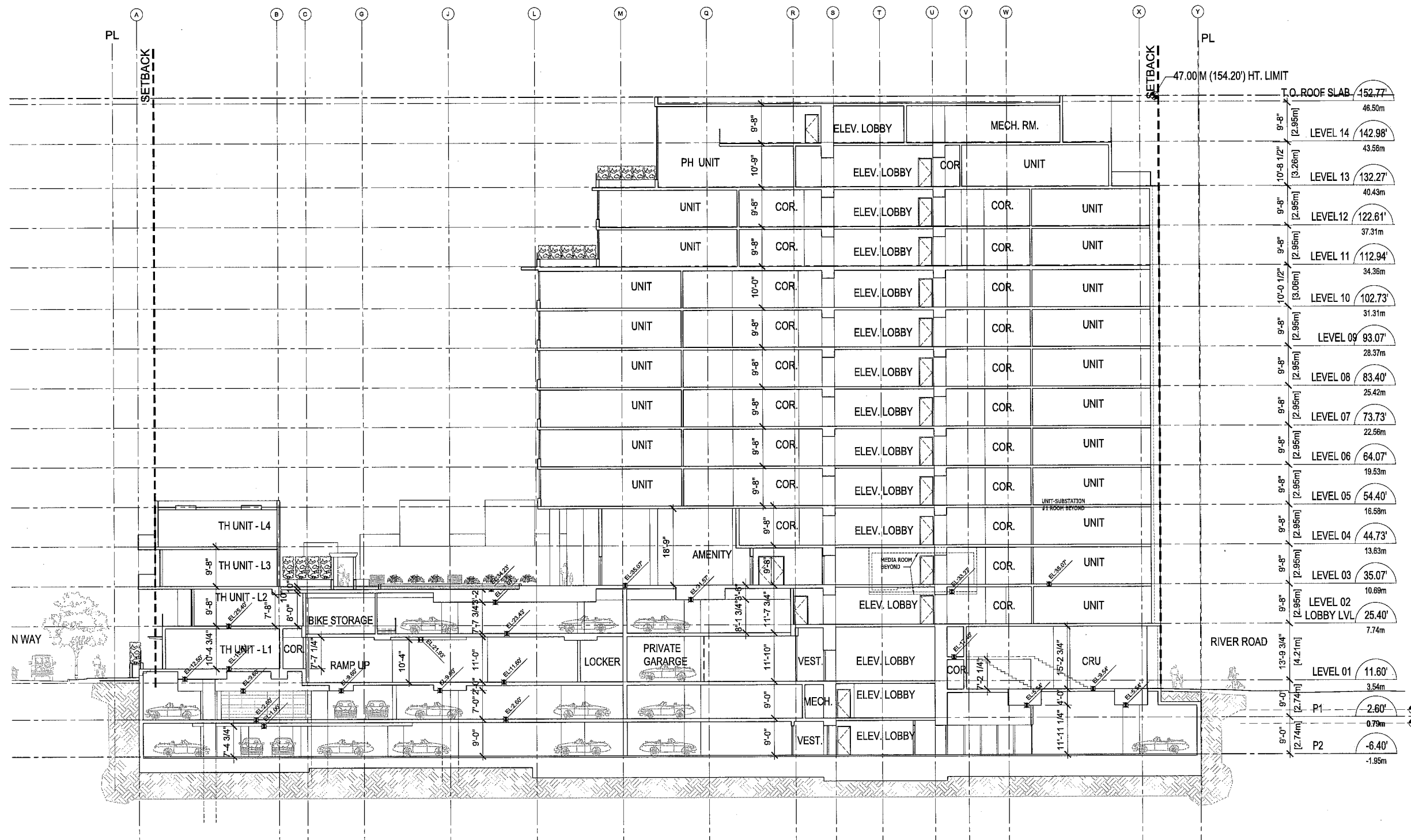
PROJECT TITLE	River Green Village - Parcel 12
PROJECT ADDRESS	5600 River Road
PROJECT NO.	20079
DRAWN BY:	User
CHKD BY:	User
SCALE:	1/8"=1'-0"
DATE:	2/11/2019
SHEET TITLE	Section A - Tower B
ISSUE NO.	1
REV.	

27

DP 11587896

CONTRACTOR'S RESPONSIBILITY: The contractor shall be responsible for the construction of the project in accordance with the approved plans and specifications. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws and regulations. The contractor shall be responsible for the safety of the construction site and for the protection of the environment. The contractor shall be responsible for the quality of the construction and for the completion of the project on time and within budget.

REV.	DATE	DESCRIPTION



SCALE	
SUB-CONSULTANT	
PROJECT CONSULTANT	

PROJECT TITLE	River Green Village - Parcel 12
PROJECT NO.	20379
DRAWN BY	Umar
CHECKED BY	Umar
SCALE	1/8"=1'-0"
DATE	2012-07-04

PROJECT TITLE	Section C
SHEET NUMBER	A5.03

28

DP 11587896

ASPAC

COPYRIGHT: Any reproduction or distribution of this drawing without the written consent of the Architect, Engineer or other professional person named on the title block is prohibited. The Architect, Engineer or other professional person named on the title block shall not be held responsible for any errors or omissions in this drawing, and shall not be held responsible for any consequences arising therefrom, whether or not such errors or omissions are caused in whole or in part by the negligence of the Architect, Engineer or other professional person named on the title block.

NO.	DATE	DESCRIPTION
1	2015-09-15	ISSUED FOR IFC

ISSUES:



SEAL

PEARSON

SCALE

IBI GROUP

1000 Bloor Street West, Suite 200
 Toronto, Ontario M5S 1A5
 Tel: 416 593-8822
 Fax: 416 593-8825

PROJECT TITLE
River Green Village - Parcel 12
 8600 River Road

PROJECT NO.: 20279

DRAWN BY: User

CHECKED BY: User

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

DATE: 2015-09-15

SHEET TITLE
Section D

PROJECT NUMBER

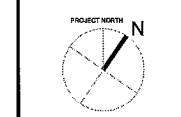
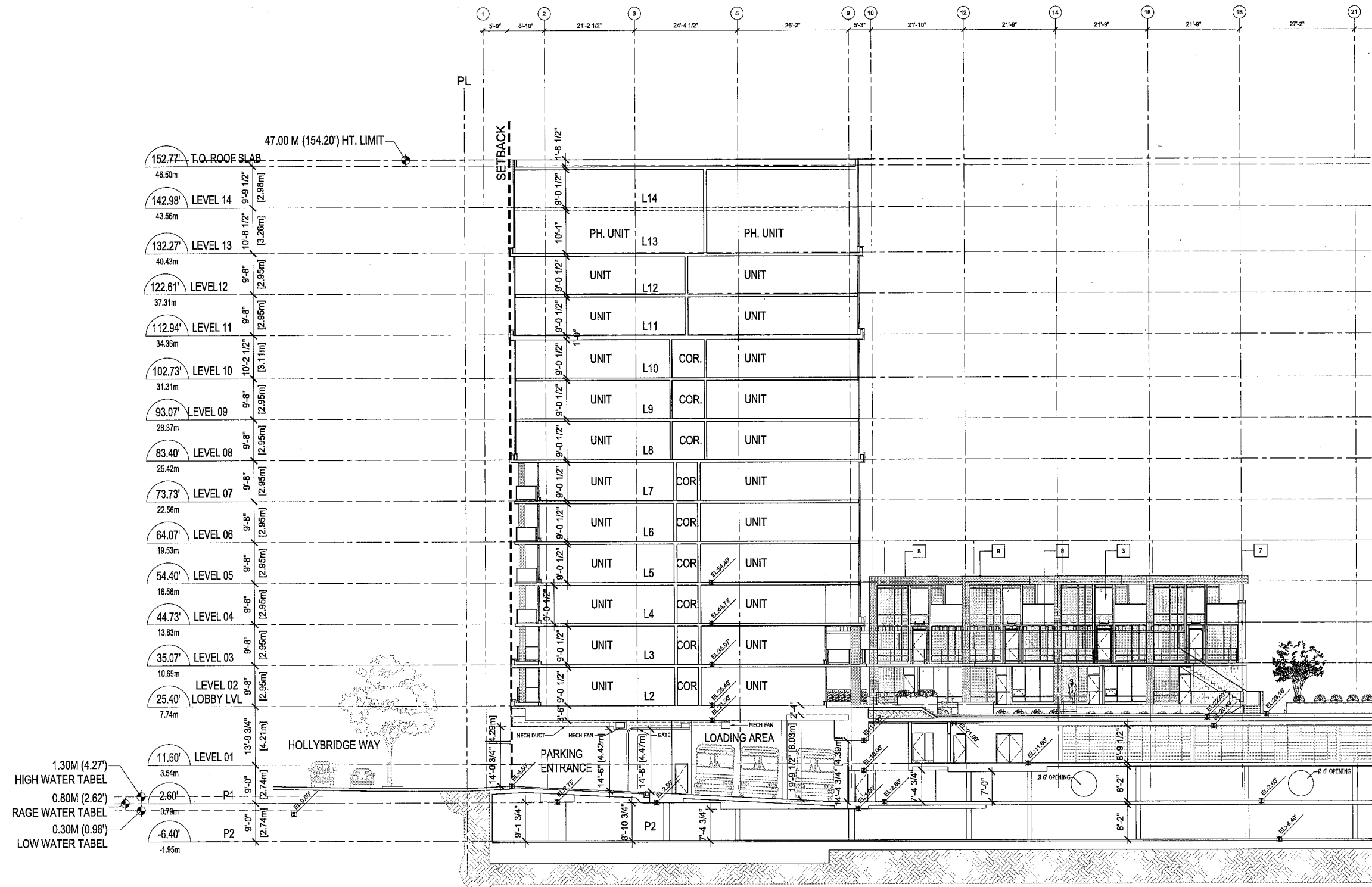


DP 11 A504 11587896

29

COPYRIGHT:
This document is the property of ASPAC. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of ASPAC. The user of this document is advised that the user is responsible for the accuracy of the information contained herein and that the user is not to be held liable for any damages or losses resulting from the use of this document.

NO.	DATE	DESCRIPTION
1	2011-09-19	ISSUED FOR PERMIT



PROJECT NORTH
N



PROJECT TITLE
River Green Village - Parcel 12
8600 River Road

PROJECT NO. 20279

DRAWN BY: User

CHECK BY: User

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

DATE: 2011-09-19

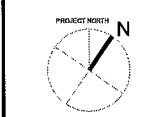
SHEET TITLE
Section E-Tower A

30

DP 11587896

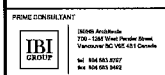
COPYRIGHT: Any reproduction or distribution of this drawing for any purpose, other than that authorized by ASPAC, is prohibited. ASPAC shall not be held responsible for any errors or omissions. The information contained herein is for informational purposes only and does not constitute an offer of any financial product or service. The information is provided for your information only and is not intended to be used as a basis for any investment decision. The information is provided as of the date of this drawing and is subject to change without notice. ASPAC is not a broker.

NO.	DATE	DESCRIPTION
1	2012-04-20	ISSUED FOR PERMITS



SCALE:

SUB-CONSULTANT:



PROJECT TITLE
 River Green Village - Parcel 12
 6600 River Road

PROJECT NO.: 26079

DRAWN BY: User

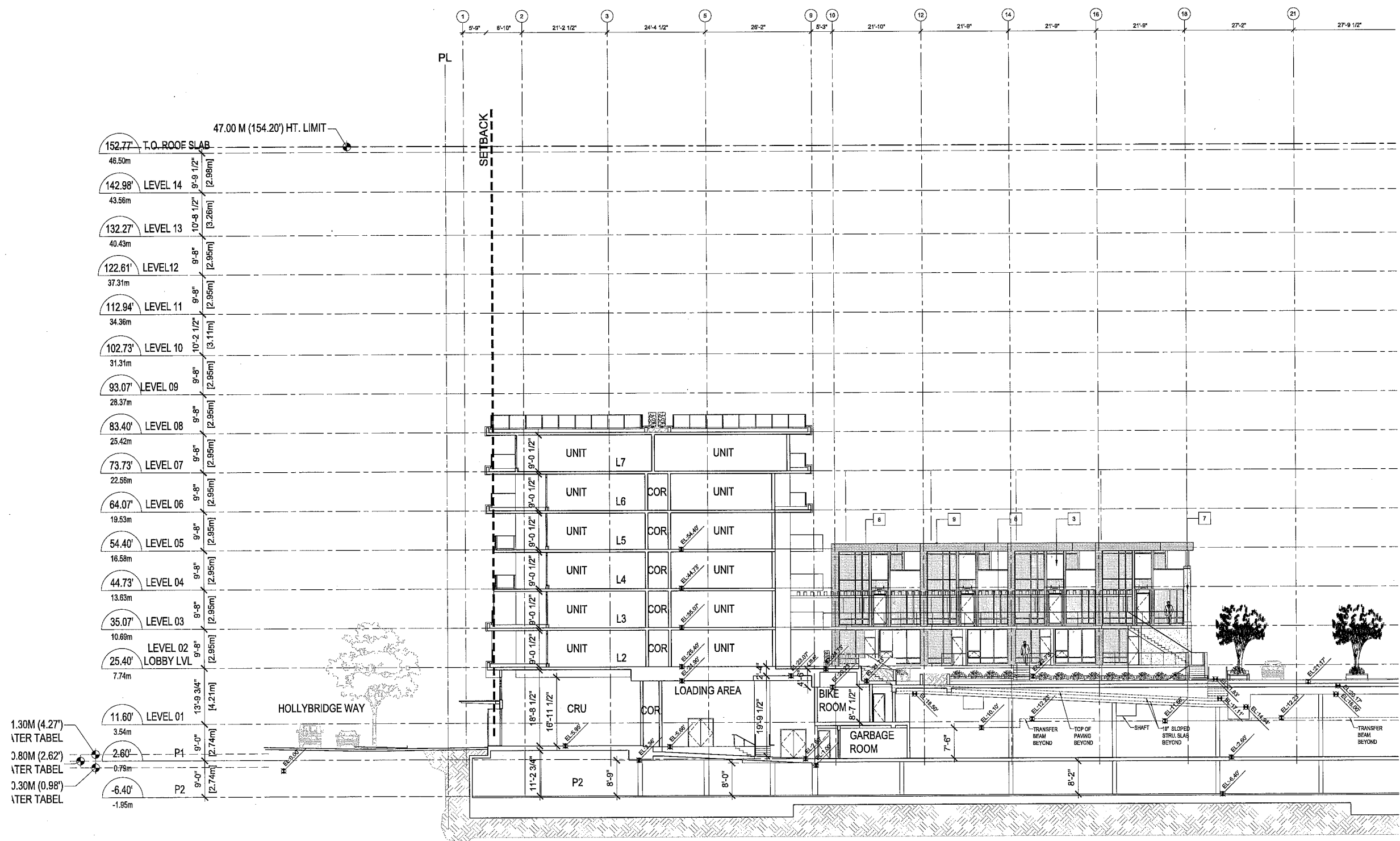
CHECKED BY: User

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

DATE: 2012-04-20

SHEET TITLE
 Section E2-Tower A

SHEET NUMBER: A5.07a



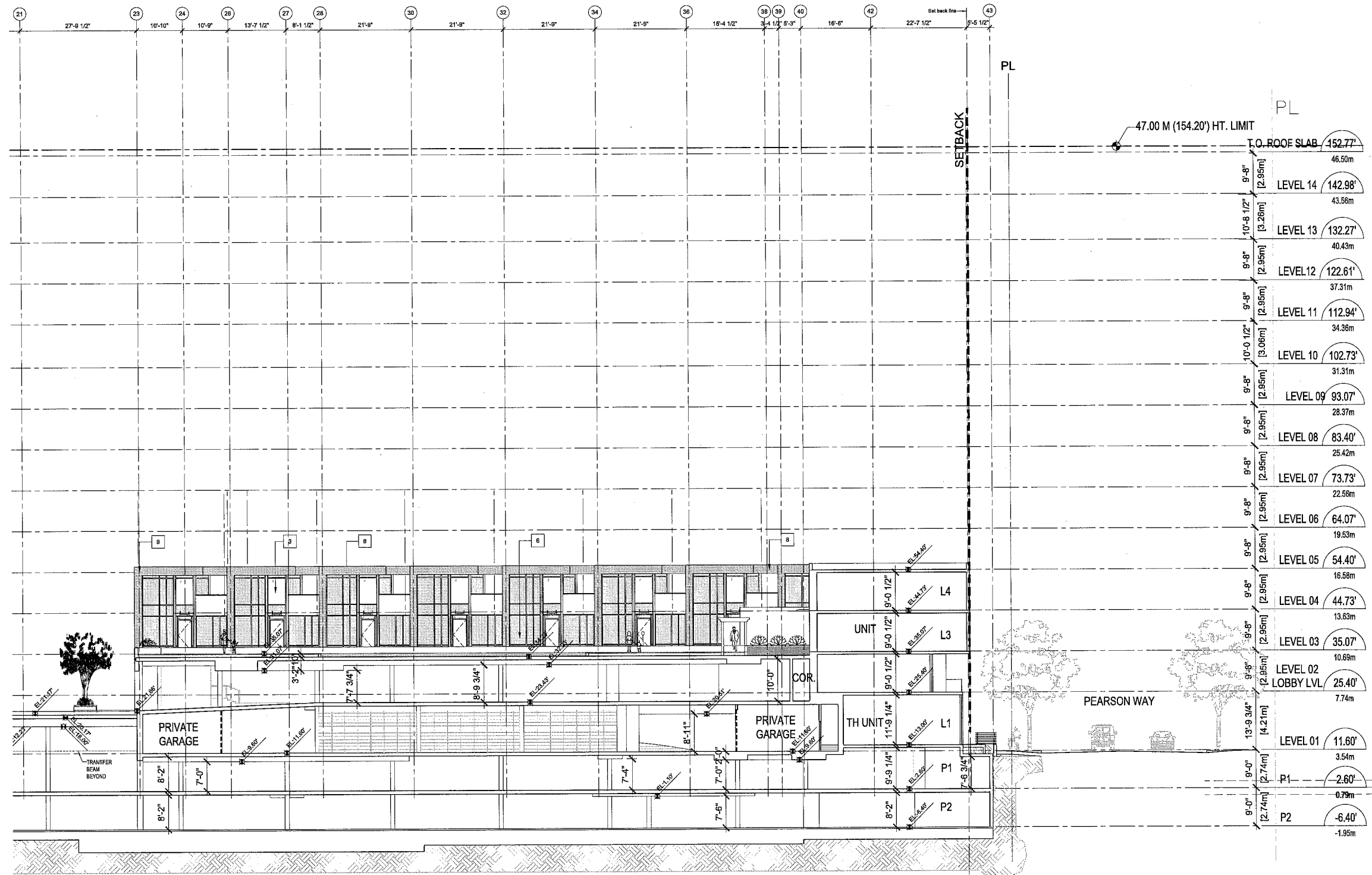
1.30M (4.27')
 INTER TABEL

0.80M (2.62')
 INTER TABEL

0.30M (0.98')
 INTER TABEL

31

DP 11587896



CLIENT
ASPAC

CONTRACTOR: Any reproduction or distribution of this drawing for any purpose other than that authorized by the client is prohibited. Without limiting the generality of the foregoing, the contractor shall be responsible for obtaining all necessary permits and approvals for the project and shall be responsible for ensuring that the project is completed in accordance with the applicable laws and regulations. The contractor shall be responsible for ensuring that the project is completed in accordance with the applicable laws and regulations. The contractor shall be responsible for ensuring that the project is completed in accordance with the applicable laws and regulations.

NO.	DATE	DESCRIPTION
1	2012-04-23	ISSUED FOR PERMIT
2	2012-04-23	ISSUES

river green

PROJECT NORTH

PEARSON WAY

1.30 HIGH
 0.80 AVE
 0.30 LOW
 -1.95m

IBI GROUP

PROJECT TITLE
River Green Village - Parcel 12
 6500 River Road

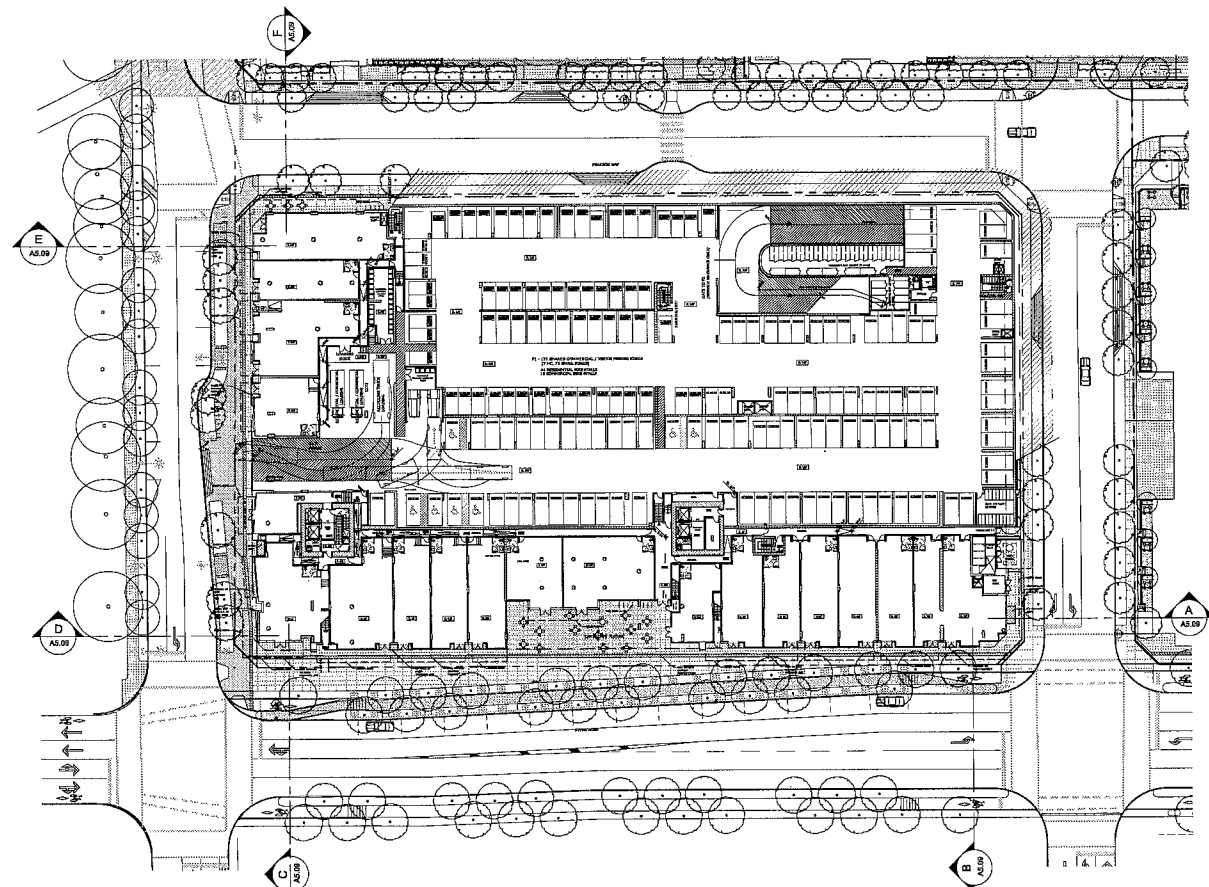
PROJECT NO: 26279
 DRAWN BY: LNW
 CHECK BY: LNW
 SCALE: 1/8"=1'-0"
 DATE: 2012-04-23

SHEET TITLE
Section E2-Tower B

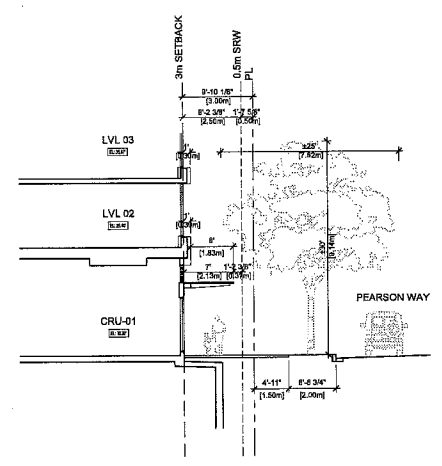
SHEET NUMBER
A5-07b

32

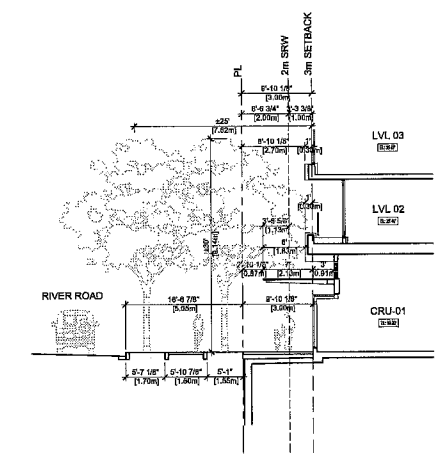
DP 11587896



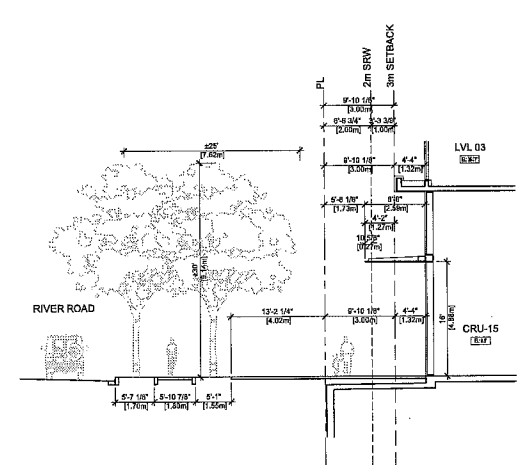
01 PLAN- LEVEL P1
1/32"=1'-0"



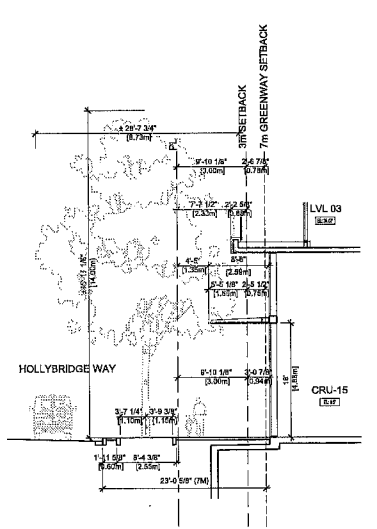
02 SECTION A
1/8"=1'-0"



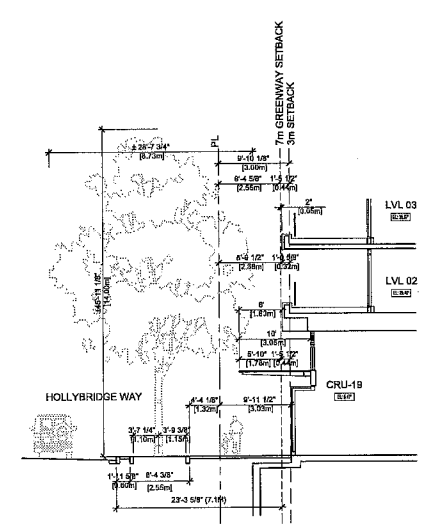
03 SECTION B
1/8"=1'-0"



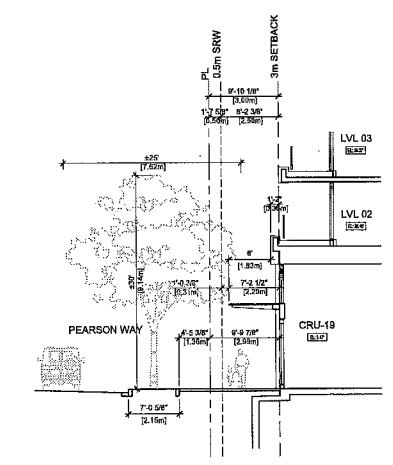
04 SECTION C
1/8"=1'-0"



05 SECTION D
1/8"=1'-0"



06 SECTION E
1/8"=1'-0"



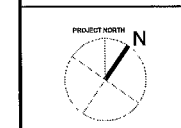
07 SECTION F
1/8"=1'-0"

ASPAC

DISCLAIMER:
The responsibility of the architect is to provide professional services in accordance with the contract documents. The architect is not responsible for the design of the building structure, mechanical, electrical, plumbing, or other building systems. The architect shall not be held liable for any errors or omissions in the design or construction of the building or any other building system. The architect shall not be held liable for any damages or injuries to persons or property resulting from the use of the building or any other building system. The architect shall not be held liable for any claims or damages resulting from the use of the building or any other building system. The architect shall not be held liable for any claims or damages resulting from the use of the building or any other building system.

NO.	DATE	DESCRIPTION
1	2012-04-12	ISSUED FOR RFP

ISSUES



SCALE

DATE



PROJECT TITLE
River Green Village - Parcel 12
6620 River Road

PROJECT NO.: 25275
DRAWN BY: User
CHECK BY: User
SCALE: ---
DATE: 2012-03-12

SHEET TITLE
Sections - CRU

PROJECT NUMBER

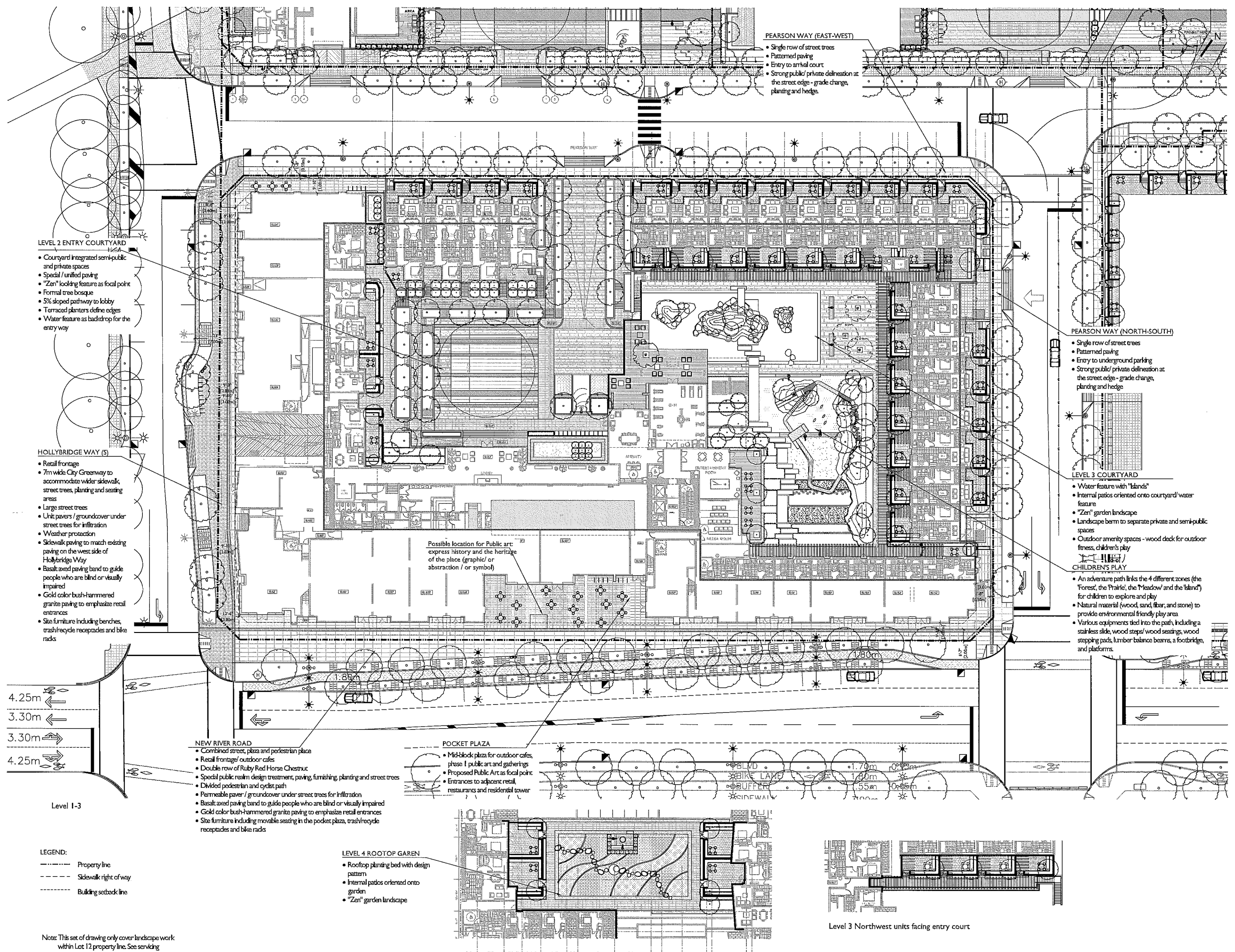
33

DP 11587896

ASPAC

COMPASSION
We believe that the best way to create a successful built environment is by integrating the natural world into the built environment. Our approach is to create a built environment that is not only functional and beautiful, but also sustainable and healthy.

NO.	DATE	DESCRIPTION
01	2015-07-13	Initial Schematic
02	2015-07-20	Second Set of Schematic
03	2015-08-14	Third Set of Schematic
04	2015-08-14	Fourth Set of Schematic
05	2015-08-14	Fifth Set of Schematic
06	2015-08-14	Sixth Set of Schematic
07	2015-08-14	Seventh Set of Schematic
08	2015-08-14	Eighth Set of Schematic
09	2015-08-14	Ninth Set of Schematic
10	2015-08-14	Tenth Set of Schematic



- LEVEL 2 ENTRY COURTYARD**
- Courtyard integrated semi-public and private spaces
 - Special / unified paving
 - "Zen" looking feature as focal point
 - Formal tree bosque
 - 5% sloped pathway to lobby
 - Terraced planters define edges
 - Water feature as backdrop for the entry way

- HOLLYBRIDGE WAY (S)**
- Retail frontage
 - 7m wide City Greenway to accommodate wider sidewalk, street trees, planting and seating areas
 - Large street trees
 - Unit pavers / groundcover under street trees for infiltration
 - Weather protection
 - Sidewalk paving to match existing paving on the west side of Hollybridge WWay
 - Basic axed paving band to guide people who are blind or visually impaired
 - Gold color bush-hammered granite paving to emphasize retail entrances
 - Site furniture including benches, trash/recycle receptacles and bike racks

- NEW RIVER ROAD**
- Combined street, plaza and pedestrian place
 - Retail frontage / outdoor cafes
 - Special public realm design treatment, paving, furnishing, planting and street trees
 - Divided pedestrian and cyclist path
 - Permeable paver / groundcover under street trees for infiltration
 - Basic axed paving band to guide people who are blind or visually impaired
 - Gold color bush-hammered granite paving to emphasize retail entrances
 - Site furniture including movable seating in the pocket plaza, trash/recycle receptacles and bike racks

- POCKET PLAZA**
- Mid-block plaza for outdoor cafes, phase I public art and gatherings
 - Proposed Public Art as focal point
 - Entrances to adjacent retail, restaurants and residential tower

- LEVEL 4 ROOFTOP GARDEN**
- Rooftop planting bed with design pattern
 - Internal patios oriented onto garden
 - "Zen" garden landscape

- LEGEND:**
- Property line
 - Sidewalk right of way
 - Building setback line

Note: This set of drawing only cover landscape work within Lot 12 property line. See servicing agreement drawings for the landscape work between curb and Lot 12 property line.

PHILLIP HAREVAAG PHILLENBERG
LANDSCAPE ARCHITECTURE

PHASE CONSULTANT

IBI GROUP
IBI GROUP
200 West Beaver Creek
Toronto, Ontario M2B 3G9
Tel: 416-762-8880
Fax: 416-762-8881

PROJECT NAME: River Green Village - Parcel 12

PROJECT NO: 1102

DRAWN BY: Luan
CHECK BY: Luan
SCALE: 1/8" = 1'-0"
DATE: 26/10/2014

SHEET TITLE: Landscape Site Plan and Design Scope

REVISIONS:

DP L10 587896

34

Level 4 Rooftop Garden above entry lobby

Level 3 Northwest units facing entry court

COPYRIGHT: 2015 ASPAC. All rights reserved. This drawing is the property of ASPAC and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of ASPAC.

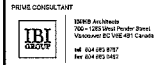
04	2015-01-14	Revised for DP
05	2015-01-14	Revised for EP
06	2015-05-14	Revised for SWS (SDP)
07	2015-05-14	Revised for SWS (SDP)
08	2015-05-27	Revised for T&E
09	2015-05-27	Revised for Preliminary DP
NO.	DATE	DESCRIPTION



SCALE

DATE

PHILIPPS-FAHYAAG-SHALLENBERG
Landscape Architecture - CONSULTANTS



PROJECT TITLE
River Green Village - Parcel 12

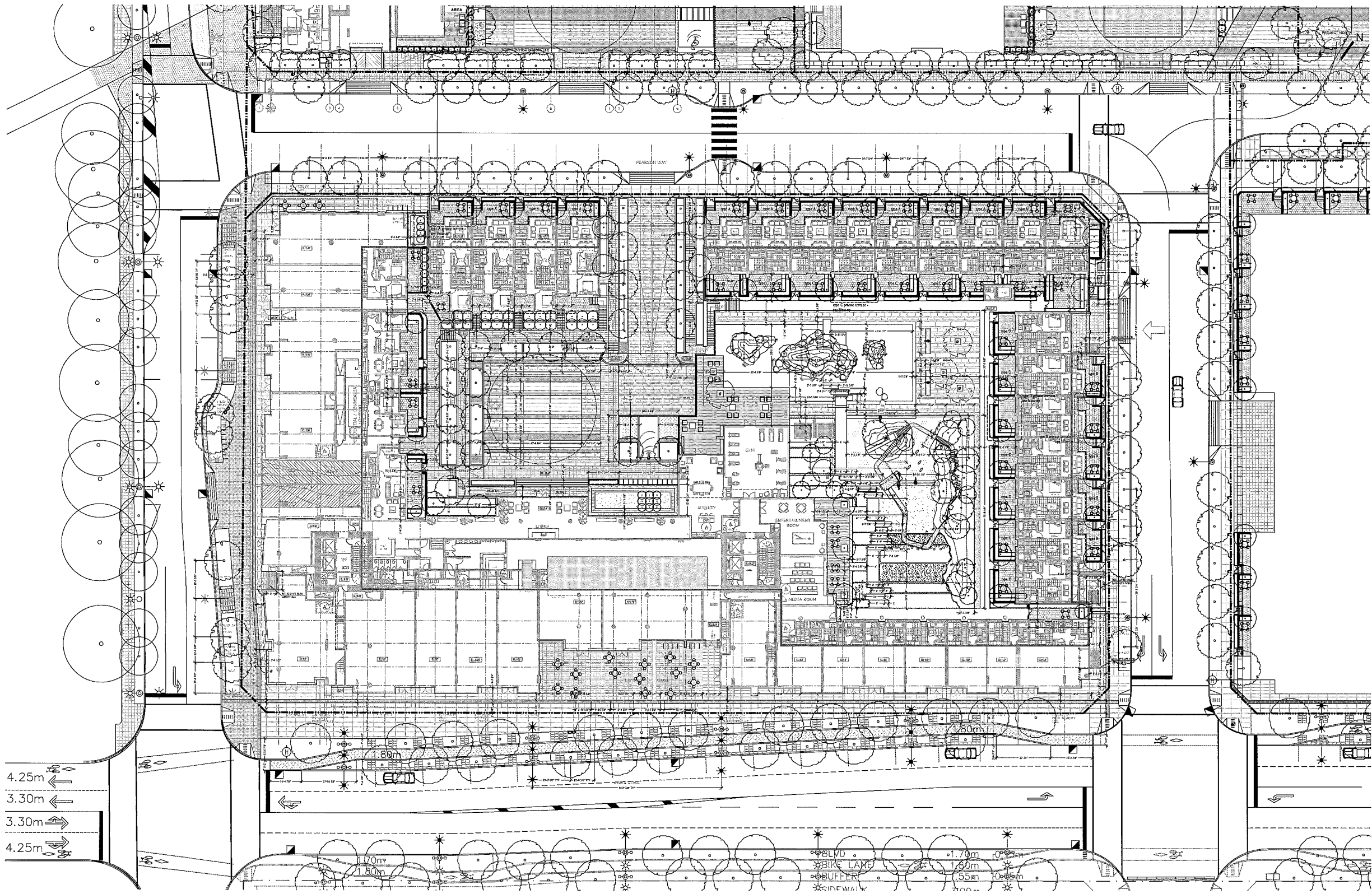
PROJECT NO: 15022
DRAWN BY: User
CHECKED BY: User
SCALE: 1/8" = 1'-0"
DATE: 2015/06/14

SHEET TITLE
Landscape Materials

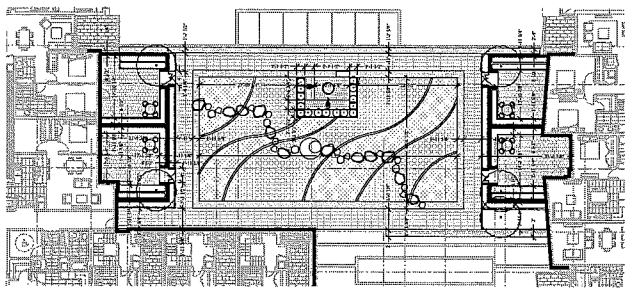
L3.0

36

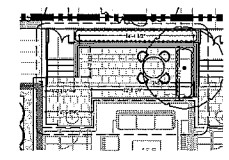
DP 11587896



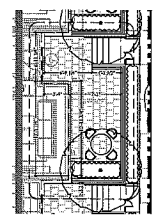
Level I-3



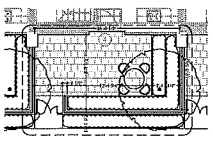
Level 4 Rooftop Garden above entry lobby



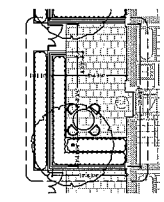
Type A private terrace scale: 1/8"=1'-0"



Type B private terrace scale: 1/8"=1'-0"



Type C private terrace scale: 1/8"=1'-0"



Type D private terrace scale: 1/8"=1'-0"

DATE: 2015-05-12
 02 2015-05-12 Issued for DP
 03 2015-05-12 Issued for DP
 04 2015-05-12 Issued for DP
 05 2015-05-12 Issued for DP
 06 2015-05-12 Issued for DP
 07 2015-05-12 Issued for DP
 08 2015-05-12 Issued for DP
 09 2015-05-12 Issued for DP
 10 2015-05-12 Issued for DP
 11 2015-05-12 Issued for DP
 12 2015-05-12 Issued for DP
 13 2015-05-12 Issued for DP
 14 2015-05-12 Issued for DP
 15 2015-05-12 Issued for DP
 16 2015-05-12 Issued for DP
 17 2015-05-12 Issued for DP
 18 2015-05-12 Issued for DP
 19 2015-05-12 Issued for DP
 20 2015-05-12 Issued for DP
 21 2015-05-12 Issued for DP
 22 2015-05-12 Issued for DP
 23 2015-05-12 Issued for DP
 24 2015-05-12 Issued for DP
 25 2015-05-12 Issued for DP
 26 2015-05-12 Issued for DP
 27 2015-05-12 Issued for DP
 28 2015-05-12 Issued for DP
 29 2015-05-12 Issued for DP
 30 2015-05-12 Issued for DP
 31 2015-05-12 Issued for DP
 32 2015-05-12 Issued for DP
 33 2015-05-12 Issued for DP
 34 2015-05-12 Issued for DP
 35 2015-05-12 Issued for DP
 36 2015-05-12 Issued for DP
 37 2015-05-12 Issued for DP
 38 2015-05-12 Issued for DP
 39 2015-05-12 Issued for DP
 40 2015-05-12 Issued for DP
 41 2015-05-12 Issued for DP
 42 2015-05-12 Issued for DP
 43 2015-05-12 Issued for DP
 44 2015-05-12 Issued for DP
 45 2015-05-12 Issued for DP
 46 2015-05-12 Issued for DP
 47 2015-05-12 Issued for DP
 48 2015-05-12 Issued for DP
 49 2015-05-12 Issued for DP
 50 2015-05-12 Issued for DP



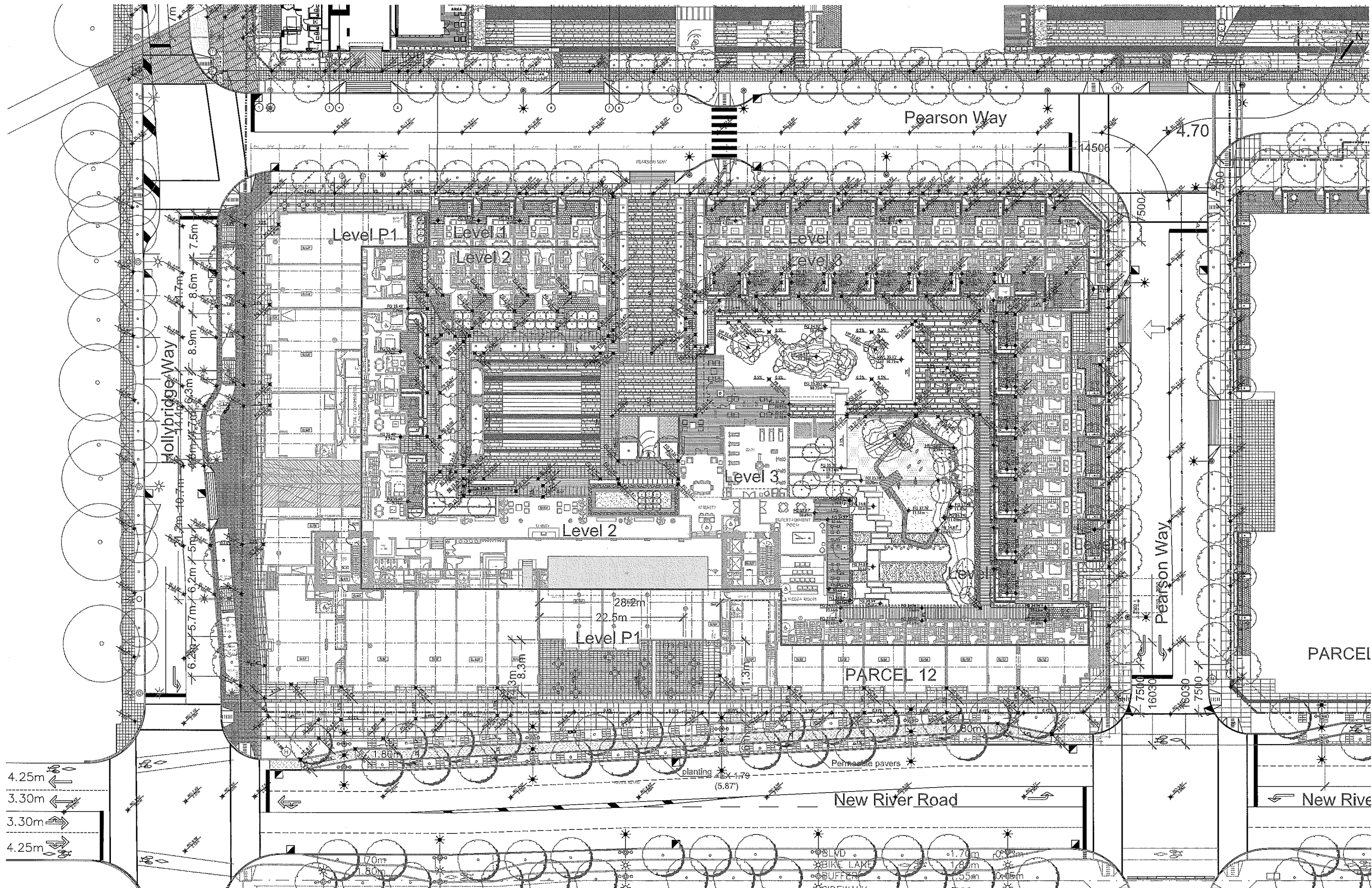
PHILIPS-TAEVAAG-SCHLEENBERG
 ARCHITECTS AND LANDSCAPE ARCHITECTS
 1000 10th Avenue, New York, NY 10018
 Tel: 212 692 1000
 Fax: 212 692 1001
 www.phillips-taevaag-schleenberg.com



PROJECT TITLE
River Green Village - Parcel 12

PROJECT NO: 11002
 DRAWN BY: User
 CHECK BY: User
 SCALE: 1/8" = 1'
 DATE: 2015/06/14
 SHEET TITLE
Landscape Grading

SHEET NUMBER
REV

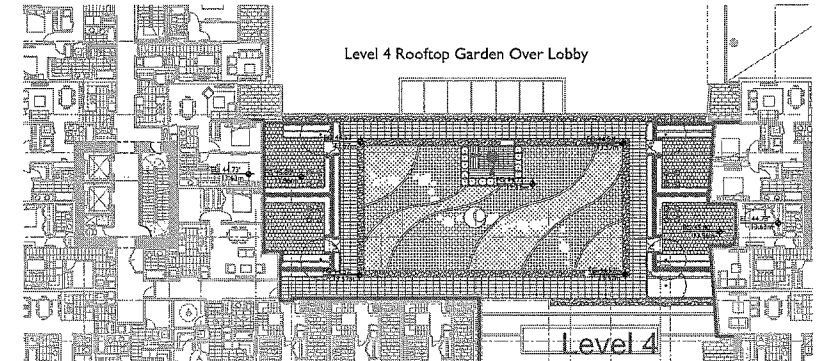
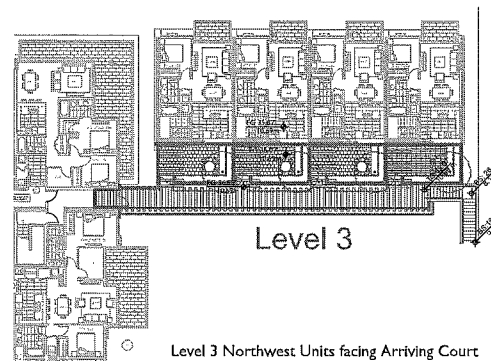


LEGEND

CP	CAST-IN-PLACE
FR	FOOTING
WL	WATER LEVEL
TS	TOP OF STAIR
BS	BOTTOM OF STAIR
TW	TOP OF WALL
BW	BOTTOM OF WALL
TC	TOP OF CURB
BC	BOTTOM OF CURB
TK	TOP OF KAMP
BA	BOTTOM OF KAMP
TB	TOP OF BENCH
BH	DRAIN - RH ELEVATION
LB	LAWN BASIN
TD	TRENCH DRAIN
AD	AREA DRAIN
FG	FINISH GRADE
EL	GROUND FLOOR ELEVATION
HF	HIGH POINT
RC	ROAD CROWN
SP	PROPOSED SPOT ELEVATION
EX	EXISTING SPOT ELEVATION

GRADING: GENERAL NOTES

1. COVER ALL EXISTING GRADES FROM TO CONSTRUCTION AND REPORT ANY ENCROACHMENTS TO THE CONSULTANT TEAM FOR REVIEW AND RESPONSE.
2. LABEL CHANGES NOTED FROM THE PLAN OR PRINTED AREA ARE TO BE CONCRETE WITH INSULATION CHAMBER AND CLEANOUT.
3. REPORT CHANGES THROUGHOUT - AWAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES UNDER OBTHERE. NOTES PROVIDE A MINIMUM SLOPE OF 2% ON ALL HARD AND SOFT LANDSCAPE SURFACES.
4. LABEL CHANGES NOTED FROM THE PLAN OR PRINTED AREA AT ALL SOFT LANDSCAPE AREAS REPORT ANY ENCROACHMENTS TO THE CONSULTANT TEAM FOR REVIEW AND RESPONSE.
5. ALL GRADING INFORMATION TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS TO ENSURE ADEQUATE SOIL DEPTH AND FUTURE DRAINAGE.



CONTENTS
 01 2015-07-12 Issued for DP
 02 2015-07-02 Issued for DP
 04 2015-05-14 Issued for DP, CD, DP
 03 2015-03-12 Issued for DP, ASP
 02 2011-08-27 Issued for DP, ASP
 01 2011-08-25 Issued for Planning DP
 00 DATE REVISION TRACK

NO.	DATE	REVISION TRACK
01	2011-08-25	Issued for Planning DP
02	2011-08-27	Issued for DP, ASP
03	2015-03-12	Issued for DP, ASP
04	2015-05-14	Issued for DP, CD, DP
02	2015-07-02	Issued for DP
01	2015-07-12	Issued for DP

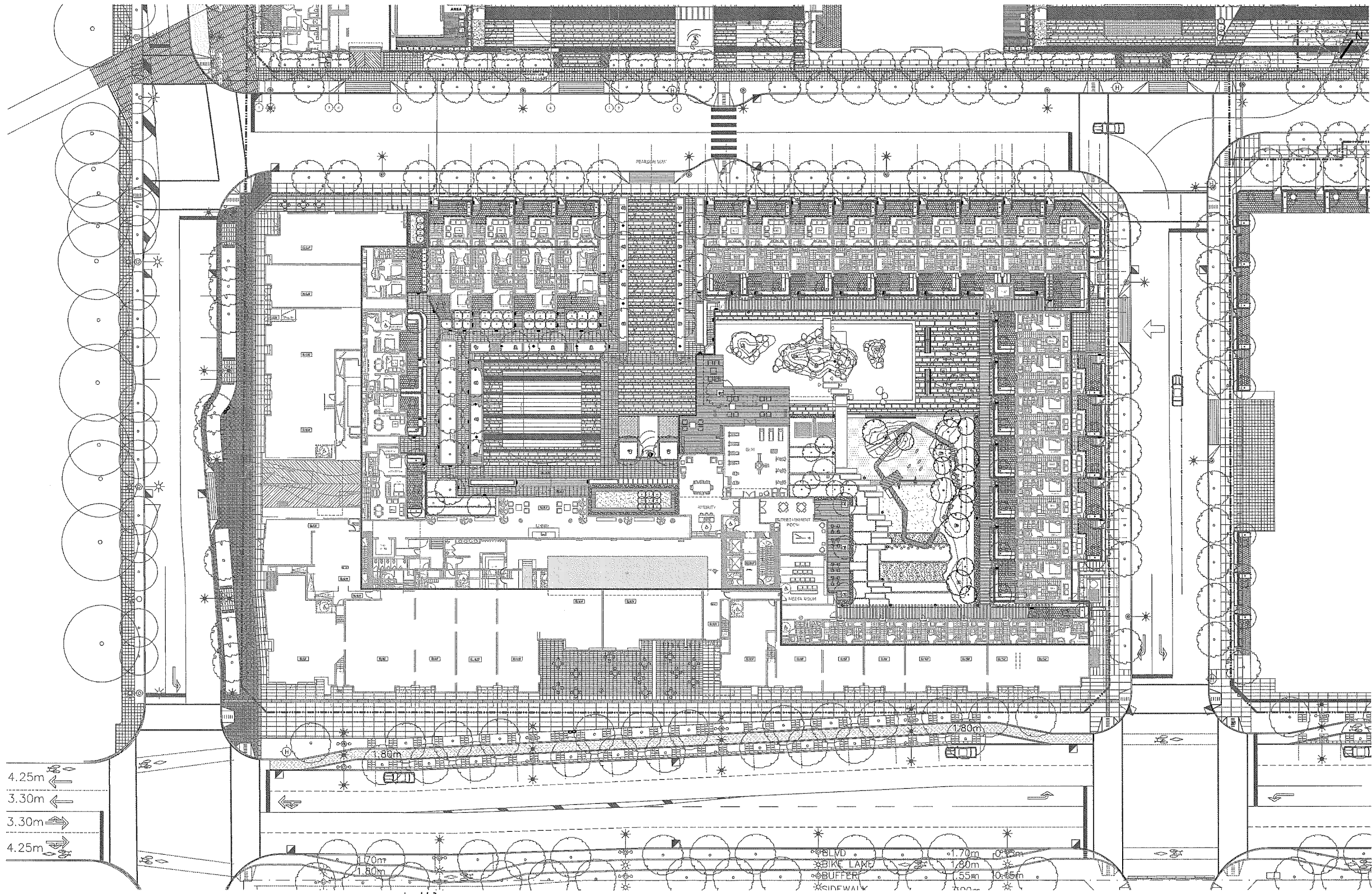


PHILIPPO FARVAGIO-SPALLENBERG
 ARCHITECTS
 1000 WEST 10TH AVENUE
 VANCOUVER, BC V6H 2G6
 TEL: 604-681-8800
 WWW.PHILIPPOFARVAGIO.COM

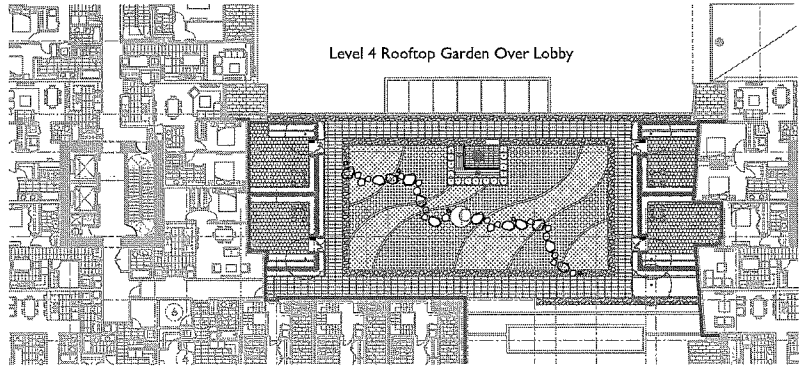
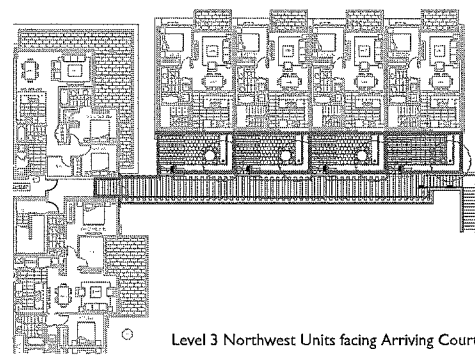


PROJECT TITLE
River Green Village - Parcel 12

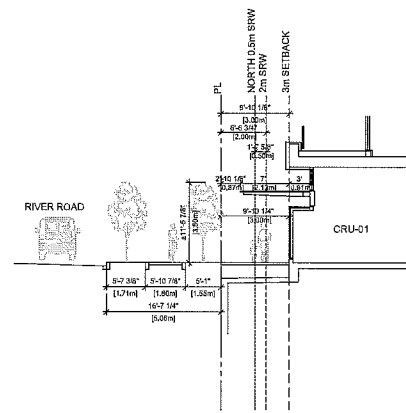
PROJECT NO: 11002
 DRAWN BY: JMS
 CHECKED BY: JMS
 SCALE: 1/8" = 1'
 DATE: 20150614
 SHEET TITLE
Landscape Lighting Plan



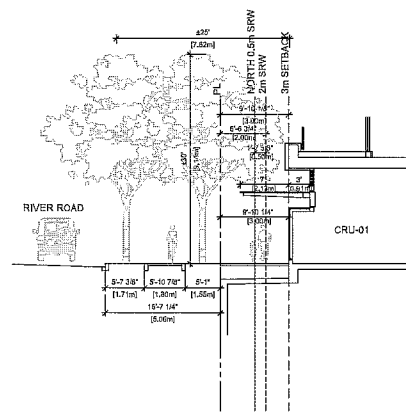
- LEGEND
- NEW LIGHTING
- RECESSED WALL LIGHT - Type 'B'
 - DOWNLIGHT - Type 'C'
 - ◇ BRIDGE LIGHT - UNDER WATER LIGHT (PEDESTAL MOUNT) - Type 'N'
 - ▽ RECESSED WALL MOUNTED WATER EDGE LIGHT - AT WATERFALL - Type 'EE'
 - ART UPLIGHTING - Type 'D'
 - BOLLARD LIGHT, LOW-LEVEL PATH - Type 'H'
 - BOLLARD LIGHT, CONCRETE - Type 'H2'
 - BENCH STRING LIGHT - Type 'N1'
 - RAILING STRIP LIGHTING - Type 'N2'
 - PLANTING STRIP LIGHTING - Type 'N3'



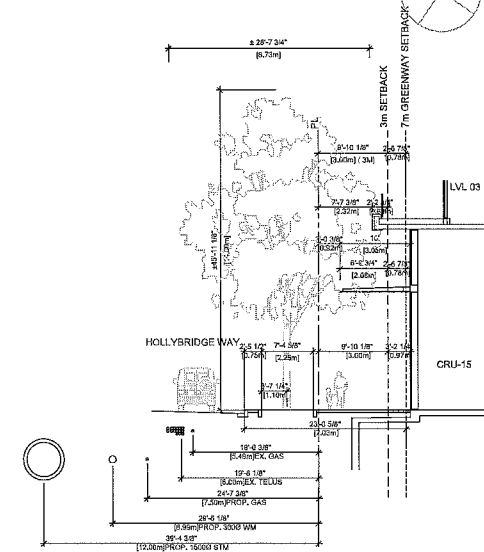
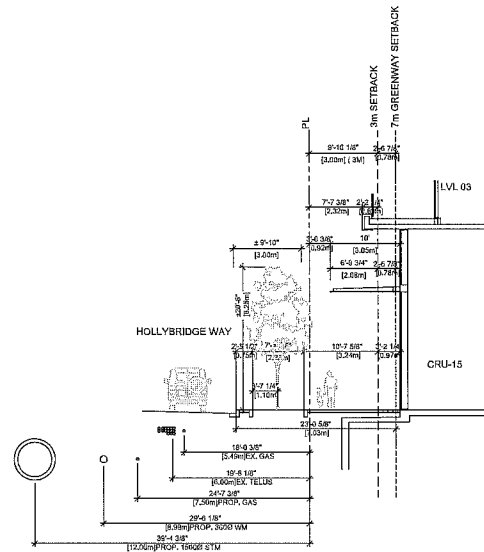
DP 11587896
 40



1 Section A - River Road, Typical (initial and mature tree sizes)
SCALE: 1/8"=1'



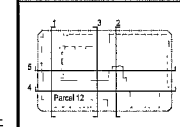
2 Section B - Hollybridge Way, Typical (initial and mature tree sizes)
SCALE: 1/8"=1'



ASPAC

REVISED:

04	2014-04-12	Revised for DP
03	2014-04-02	Revised for DP
02	2014-04-14	Revised for 3rd CD-EP
01	2014-03-13	Revised for 2nd ADP
00	2014-04-27	Revised for 1st ADP
01	2014-04-23	Revised for Preliminary DP
NS	DATE	DESCRIPTION



Copyright © 2014 ASPAC

NO.	DATE	DESCRIPTION
01	2014-04-12	Revised for DP
02	2014-04-02	Revised for DP
03	2014-04-14	Revised for 3rd CD-EP
04	2014-03-13	Revised for 2nd ADP
05	2014-04-27	Revised for 1st ADP
06	2014-04-23	Revised for Preliminary DP



NO.	DATE	DESCRIPTION
01	2014-04-12	Revised for DP
02	2014-04-02	Revised for DP
03	2014-04-14	Revised for 3rd CD-EP
04	2014-03-13	Revised for 2nd ADP
05	2014-04-27	Revised for 1st ADP
06	2014-04-23	Revised for Preliminary DP

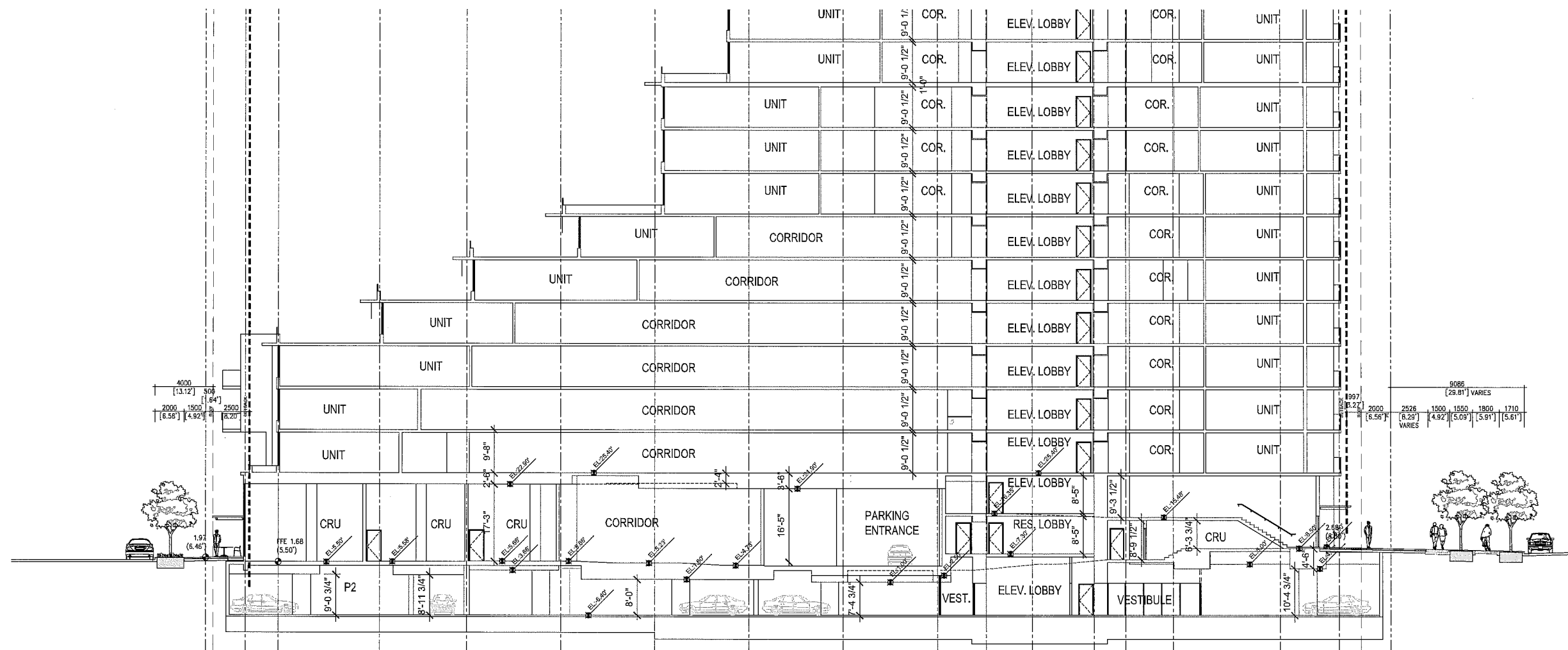
PHILLIPS-FARVAG-GHALLENBERG
Landscape Architecture & Planning
1000 West 10th Street
Vancouver BC V6Z 4Y1 Canada
Tel: 604-681-8887
Fax: 604-681-8888

PROJECT TITLE
River Green Village - Parcel 12

PROJECT NO.: 11002
DRAWN BY: User
CHECKED BY: User
SCALE: 1/8"=1'
DATE: 2012.06.14

SHEET TITLE
Landscape Sections

18.0



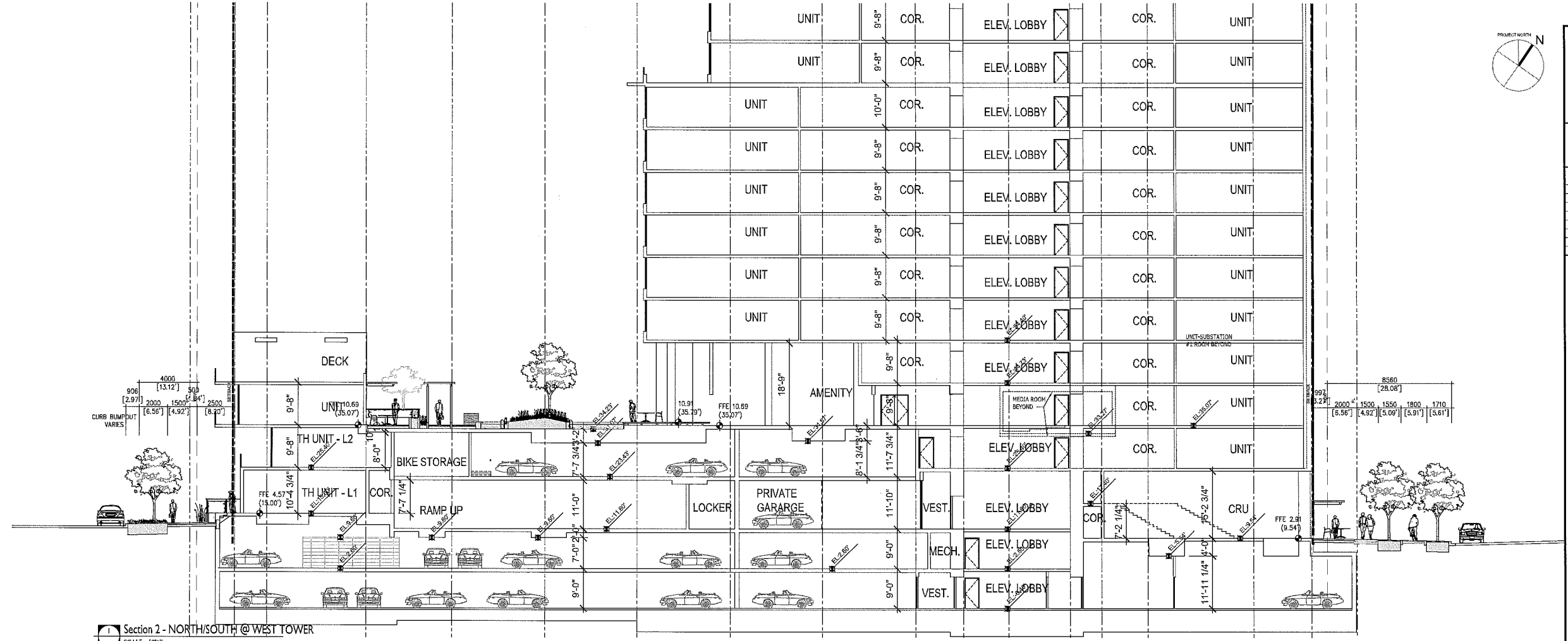
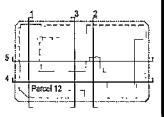
3 Section I - NORTH/SOUTH (WEST TOWER)
SCALE: 1/8"=1'

41

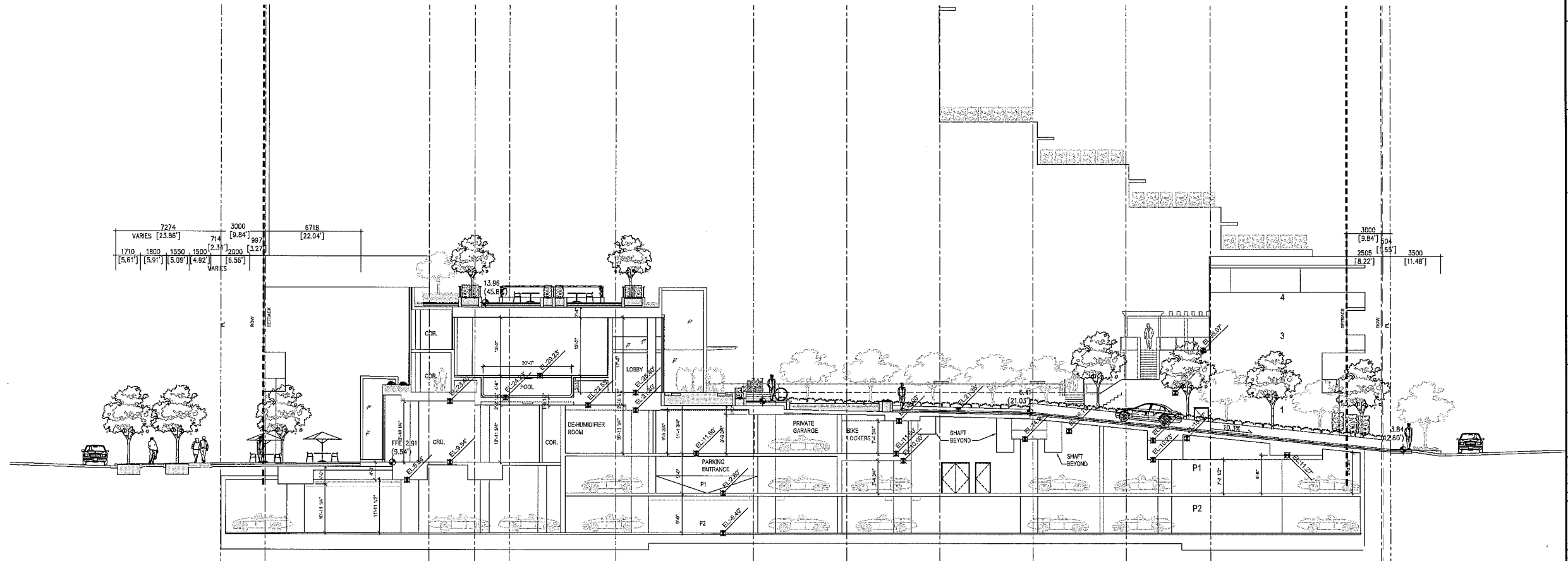
DP 11587896



CLIENT	
ASPAC	
CCP#P10241	
10/12/10	
11/12/10	
12/12/10	
01/13/11	
02/13/11	
03/13/11	
04/13/11	
05/13/11	
06/13/11	
07/13/11	
08/13/11	
09/13/11	
10/13/11	
11/13/11	
12/13/11	
01/14/12	
02/14/12	
03/14/12	
04/14/12	
05/14/12	
06/14/12	
07/14/12	
08/14/12	
09/14/12	
10/14/12	
11/14/12	
12/14/12	
01/15/13	
02/15/13	
03/15/13	
04/15/13	
05/15/13	
06/15/13	
07/15/13	
08/15/13	
09/15/13	
10/15/13	
11/15/13	
12/15/13	
01/16/14	
02/16/14	
03/16/14	
04/16/14	
05/16/14	
06/16/14	
07/16/14	
08/16/14	
09/16/14	
10/16/14	
11/16/14	
12/16/14	
01/17/15	
02/17/15	
03/17/15	
04/17/15	
05/17/15	
06/17/15	
07/17/15	
08/17/15	
09/17/15	
10/17/15	
11/17/15	
12/17/15	
01/18/16	
02/18/16	
03/18/16	
04/18/16	
05/18/16	
06/18/16	
07/18/16	
08/18/16	
09/18/16	
10/18/16	
11/18/16	
12/18/16	
01/19/17	
02/19/17	
03/19/17	
04/19/17	
05/19/17	
06/19/17	
07/19/17	
08/19/17	
09/19/17	
10/19/17	
11/19/17	
12/19/17	
01/20/18	
02/20/18	
03/20/18	
04/20/18	
05/20/18	
06/20/18	
07/20/18	
08/20/18	
09/20/18	
10/20/18	
11/20/18	
12/20/18	
01/21/19	
02/21/19	
03/21/19	
04/21/19	
05/21/19	
06/21/19	
07/21/19	
08/21/19	
09/21/19	
10/21/19	
11/21/19	
12/21/19	
01/22/20	
02/22/20	
03/22/20	
04/22/20	
05/22/20	
06/22/20	
07/22/20	
08/22/20	
09/22/20	
10/22/20	
11/22/20	
12/22/20	
01/23/21	
02/23/21	
03/23/21	
04/23/21	
05/23/21	
06/23/21	
07/23/21	
08/23/21	
09/23/21	
10/23/21	
11/23/21	
12/23/21	
01/24/22	
02/24/22	
03/24/22	
04/24/22	
05/24/22	
06/24/22	
07/24/22	
08/24/22	
09/24/22	
10/24/22	
11/24/22	
12/24/22	
01/25/23	
02/25/23	
03/25/23	
04/25/23	
05/25/23	
06/25/23	
07/25/23	
08/25/23	
09/25/23	
10/25/23	
11/25/23	
12/25/23	
01/26/24	
02/26/24	
03/26/24	
04/26/24	
05/26/24	
06/26/24	
07/26/24	
08/26/24	
09/26/24	
10/26/24	
11/26/24	
12/26/24	
01/27/25	
02/27/25	
03/27/25	
04/27/25	
05/27/25	
06/27/25	
07/27/25	
08/27/25	
09/27/25	
10/27/25	
11/27/25	
12/27/25	



Section 2 - NORTH/SOUTH @ WEST TOWER
SCALE: 1/8" = 1'-0"



Section 3 - NORTH/SOUTH @ ENTRY COURT
SCALE: 1/8" = 1'-0"



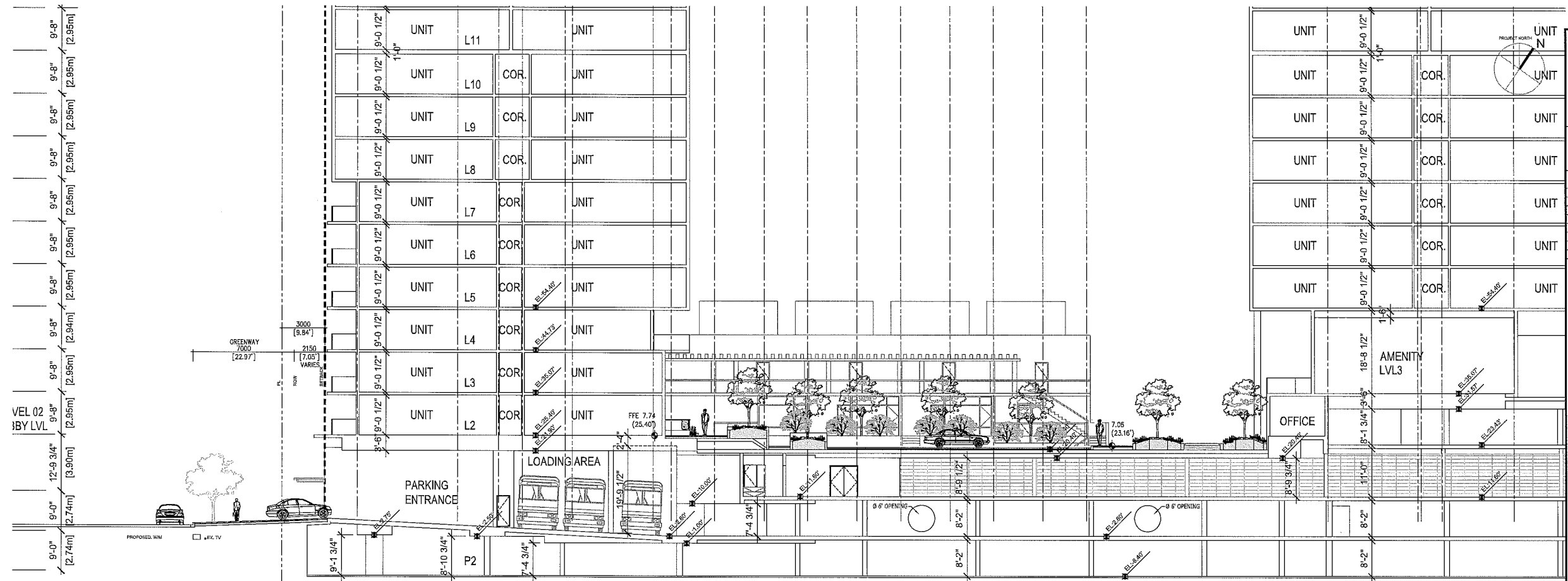
River Green Village - Parcel 12

PROJECT NO: 11022
DRAWN BY: User
CHECKED BY: User
SCALE: 1/8" = 1'-0"
DATE: 2023/08/14
SHEET TITLE: Landscape Sections

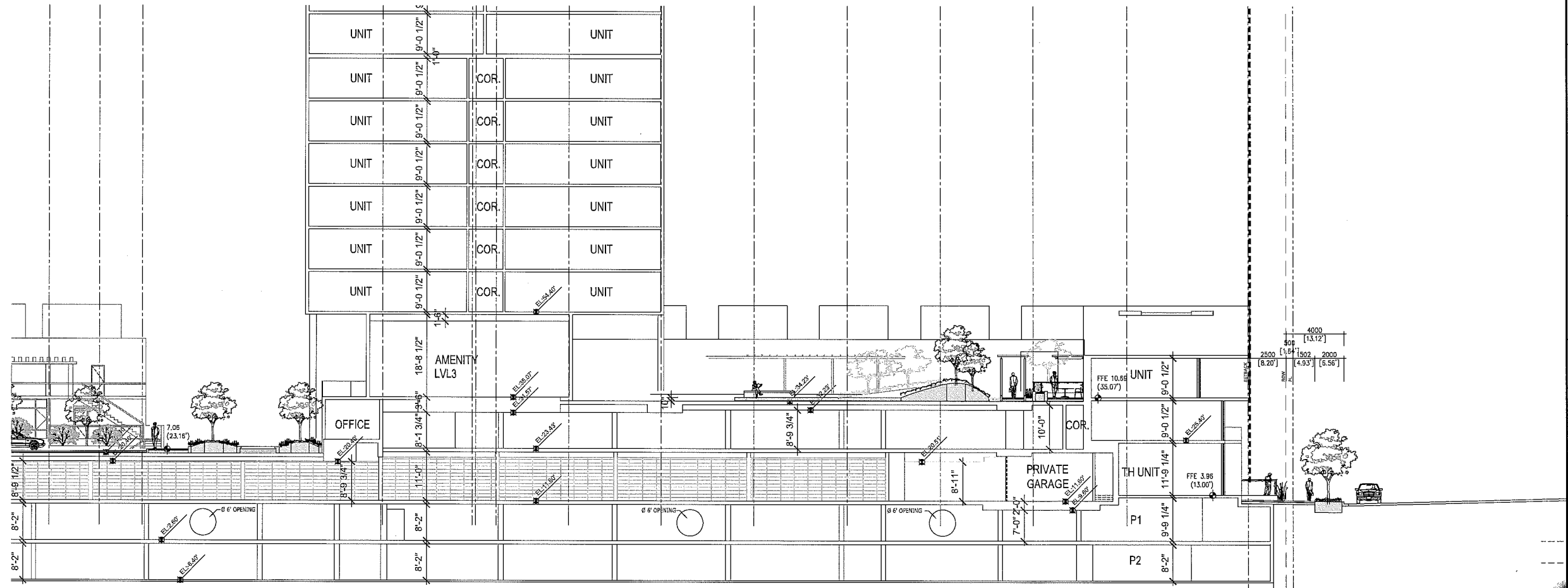
11587896

42

DP



Section 5 - EAST/ WEST @ DRIVE COURT, WEST TOWER
SCALE: 1/8" = 1'

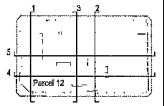


Section 5 - EAST/ WEST @ DRIVE COURT, EAST TOWER
SCALE: 1/8" = 1'

ASAPAC

DATE: 03/03/2014

01	2013-07-13	Revised for DP
02	2013-07-13	Revised for DP
03	2013-07-14	Revised for 2013 CSD DP
04	2013-07-15	Revised for 2nd ASP
05	2013-08-27	Revised for 1st ASP
06	2013-08-27	Revised for 2nd ASP
07	2013-08-27	Revised for 3rd ASP
08	2013-08-27	Revised for 4th ASP
09	2013-08-27	Revised for 5th ASP
10	2013-08-27	Revised for 6th ASP
11	2013-08-27	Revised for 7th ASP
12	2013-08-27	Revised for 8th ASP
13	2013-08-27	Revised for 9th ASP
14	2013-08-27	Revised for 10th ASP
15	2013-08-27	Revised for 11th ASP
16	2013-08-27	Revised for 12th ASP
17	2013-08-27	Revised for 13th ASP
18	2013-08-27	Revised for 14th ASP
19	2013-08-27	Revised for 15th ASP
20	2013-08-27	Revised for 16th ASP
21	2013-08-27	Revised for 17th ASP
22	2013-08-27	Revised for 18th ASP
23	2013-08-27	Revised for 19th ASP
24	2013-08-27	Revised for 20th ASP
25	2013-08-27	Revised for 21st ASP
26	2013-08-27	Revised for 22nd ASP
27	2013-08-27	Revised for 23rd ASP
28	2013-08-27	Revised for 24th ASP
29	2013-08-27	Revised for 25th ASP
30	2013-08-27	Revised for 26th ASP
31	2013-08-27	Revised for 27th ASP
32	2013-08-27	Revised for 28th ASP
33	2013-08-27	Revised for 29th ASP
34	2013-08-27	Revised for 30th ASP
35	2013-08-27	Revised for 31st ASP
36	2013-08-27	Revised for 32nd ASP
37	2013-08-27	Revised for 33rd ASP
38	2013-08-27	Revised for 34th ASP
39	2013-08-27	Revised for 35th ASP
40	2013-08-27	Revised for 36th ASP
41	2013-08-27	Revised for 37th ASP
42	2013-08-27	Revised for 38th ASP
43	2013-08-27	Revised for 39th ASP
44	2013-08-27	Revised for 40th ASP
45	2013-08-27	Revised for 41st ASP
46	2013-08-27	Revised for 42nd ASP
47	2013-08-27	Revised for 43rd ASP
48	2013-08-27	Revised for 44th ASP
49	2013-08-27	Revised for 45th ASP
50	2013-08-27	Revised for 46th ASP
51	2013-08-27	Revised for 47th ASP
52	2013-08-27	Revised for 48th ASP
53	2013-08-27	Revised for 49th ASP
54	2013-08-27	Revised for 50th ASP
55	2013-08-27	Revised for 51st ASP
56	2013-08-27	Revised for 52nd ASP
57	2013-08-27	Revised for 53rd ASP
58	2013-08-27	Revised for 54th ASP
59	2013-08-27	Revised for 55th ASP
60	2013-08-27	Revised for 56th ASP
61	2013-08-27	Revised for 57th ASP
62	2013-08-27	Revised for 58th ASP
63	2013-08-27	Revised for 59th ASP
64	2013-08-27	Revised for 60th ASP
65	2013-08-27	Revised for 61st ASP
66	2013-08-27	Revised for 62nd ASP
67	2013-08-27	Revised for 63rd ASP
68	2013-08-27	Revised for 64th ASP
69	2013-08-27	Revised for 65th ASP
70	2013-08-27	Revised for 66th ASP
71	2013-08-27	Revised for 67th ASP
72	2013-08-27	Revised for 68th ASP
73	2013-08-27	Revised for 69th ASP
74	2013-08-27	Revised for 70th ASP
75	2013-08-27	Revised for 71st ASP
76	2013-08-27	Revised for 72nd ASP
77	2013-08-27	Revised for 73rd ASP
78	2013-08-27	Revised for 74th ASP
79	2013-08-27	Revised for 75th ASP
80	2013-08-27	Revised for 76th ASP
81	2013-08-27	Revised for 77th ASP
82	2013-08-27	Revised for 78th ASP
83	2013-08-27	Revised for 79th ASP
84	2013-08-27	Revised for 80th ASP
85	2013-08-27	Revised for 81st ASP
86	2013-08-27	Revised for 82nd ASP
87	2013-08-27	Revised for 83rd ASP
88	2013-08-27	Revised for 84th ASP
89	2013-08-27	Revised for 85th ASP
90	2013-08-27	Revised for 86th ASP
91	2013-08-27	Revised for 87th ASP
92	2013-08-27	Revised for 88th ASP
93	2013-08-27	Revised for 89th ASP
94	2013-08-27	Revised for 90th ASP
95	2013-08-27	Revised for 91st ASP
96	2013-08-27	Revised for 92nd ASP
97	2013-08-27	Revised for 93rd ASP
98	2013-08-27	Revised for 94th ASP
99	2013-08-27	Revised for 95th ASP
100	2013-08-27	Revised for 96th ASP
101	2013-08-27	Revised for 97th ASP
102	2013-08-27	Revised for 98th ASP
103	2013-08-27	Revised for 99th ASP
104	2013-08-27	Revised for 100th ASP



PHILIPS-FAREVAAG-SHALLENBERG
LANDSCAPE ARCHITECTS



PROJECT TITLE
River Green Village - Parcel 12

PROJECT NO: 11002

DRAWN BY: Ugar

CHECKED BY: Ugar

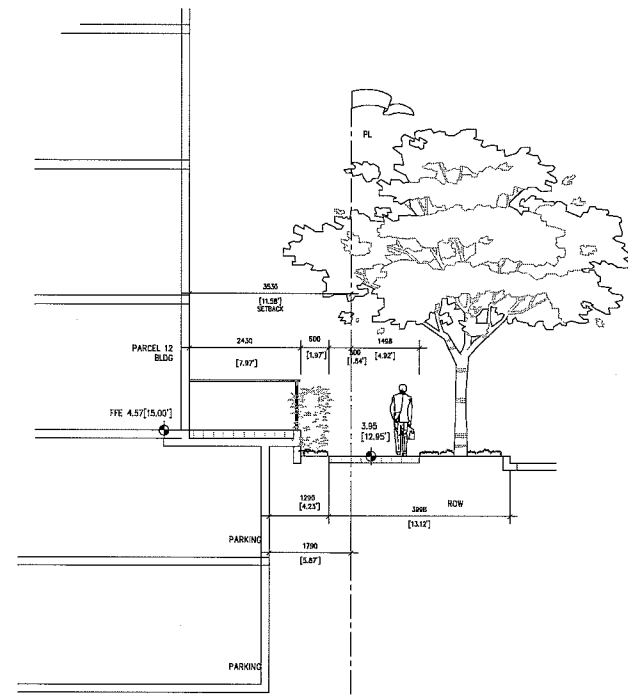
SCALE: 1/8" = 1'

DATE: 20130614

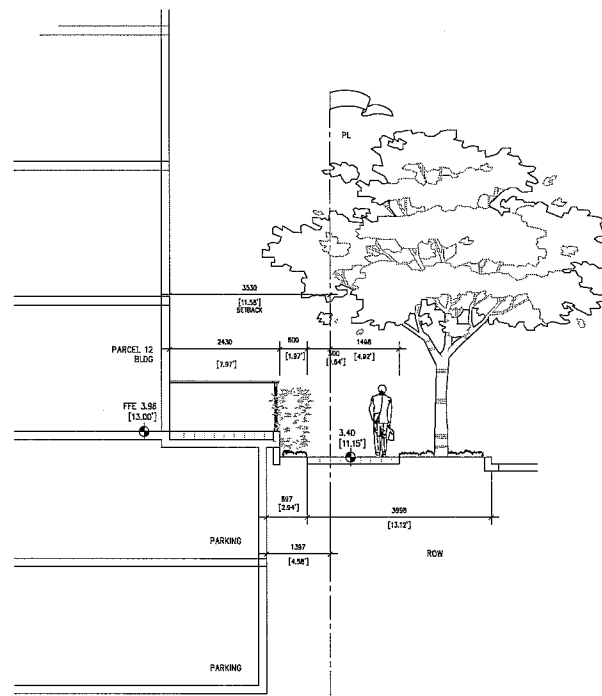
SHEET TITLE
Landscape Sections

43

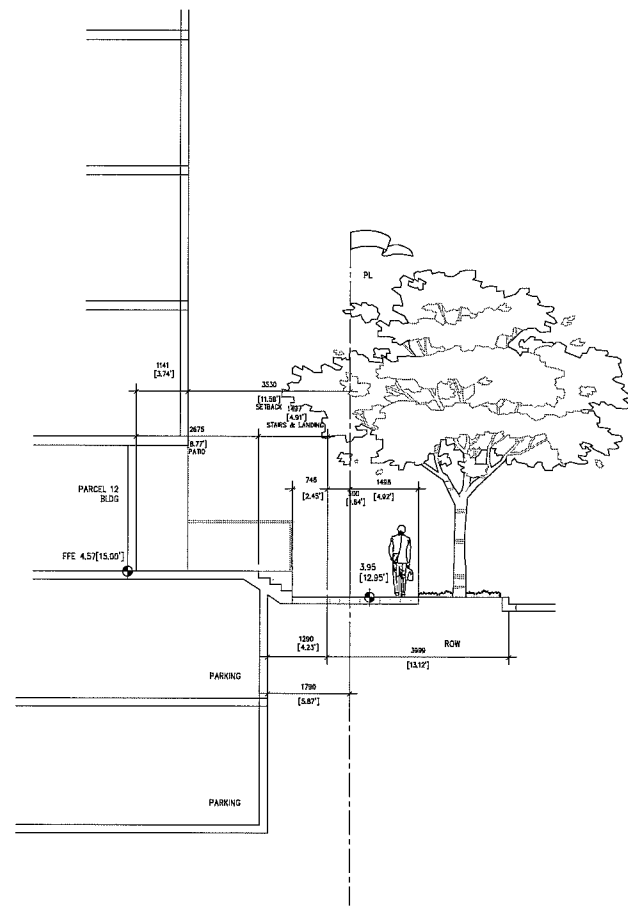
DP 11587896



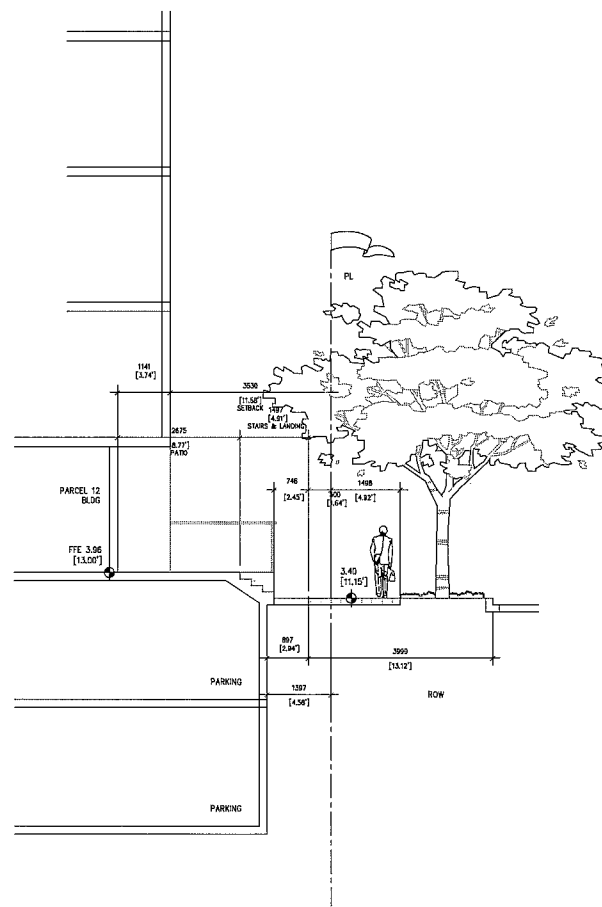
1 Section C - Pearson Way East-west, Typical townhouse
SCALE: 1/4"=1'



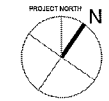
3 Section E - Pearson Way North-south, Typical townhouse
SCALE: 1/4"=1'



2 Section D - Pearson Way East-west, Typical townhouse
SCALE: 1/4"=1'



4 Section F - Pearson Way North-south, Typical townhouse
SCALE: 1/4"=1'

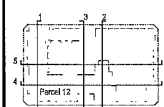


CLIENT
ASPAC

COPYRIGHT:
This document is the property of the firm and is to be used only for the project and site for which it was prepared. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the firm.

NO.	DATE	DESCRIPTION
06	2015-01-15	Released for DP
08	2015-05-05	Revised for DP
09	2015-05-14	Revised for 30% CIP/DP
03	2015-03-12	Revised for 2nd ADP
02	2014-09-21	Revised for 1st ADP
01	2014-08-23	Revised for Preliminary DP

ISSUANCE



SCALE

SENIOR CONSULTANT
PHILLIPS-PAREVAAG-SHALLENBERG
Landscape Architecture & Planning Inc.

PRINCIPAL CONSULTANT
IBI GROUP
IBI Group Inc.
100 - 15th Street, Suite 200
Vancouver, BC V6P 4K1 Canada
Tel: 604 681 8800
Fax: 604 681 5000

PROJECT TITLE
River Green Village - Parcel 12

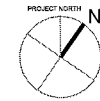
PROJECT NO: 11602
DRAWN BY: User
CHECKED BY: User
SCALE: 1/8" = 1'
DATE: 2017-06-14

SHEET TITLE
Landscape Sections

SHEET NO: 18.05

44

DP 11587896

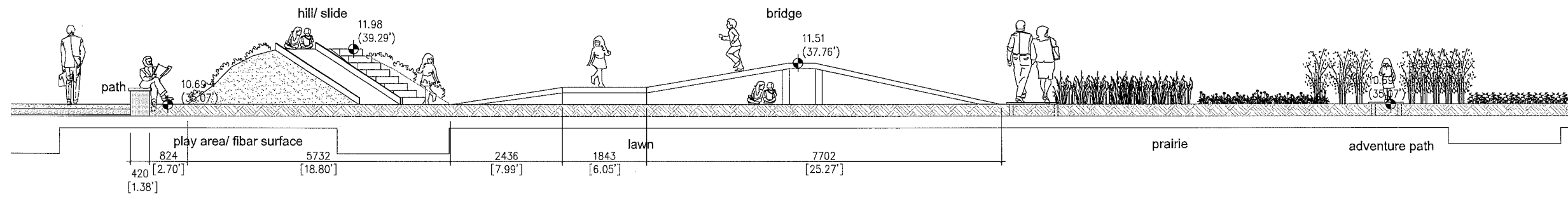
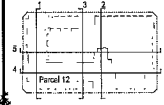


ASPAC

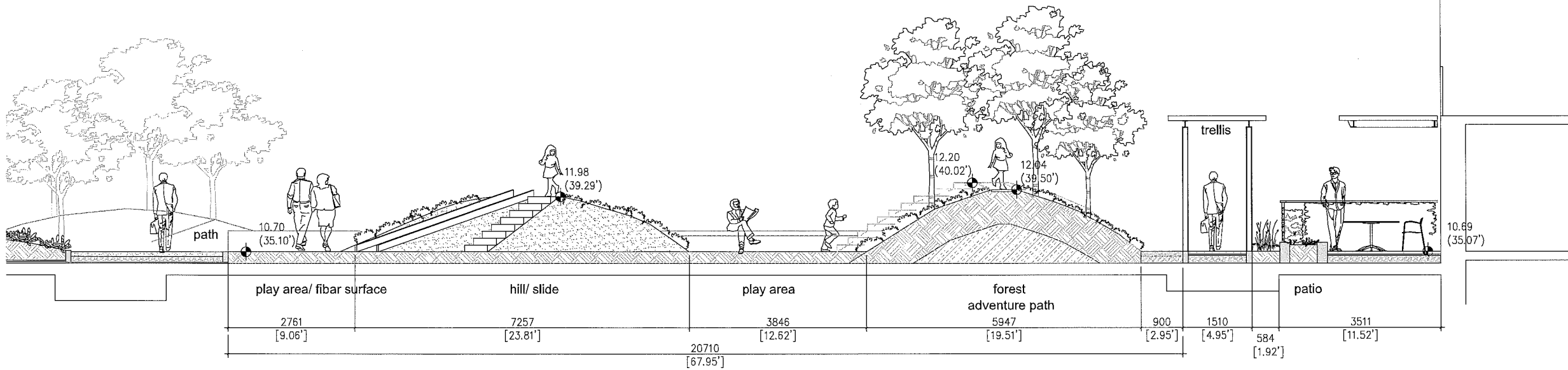
COPYRIGHT:
The information shown on this drawing is the property of ASPAC and is to be used only for the project and site for which it was prepared. It is not to be used for any other project or site without the written consent of ASPAC. ASPAC shall not be held responsible for any errors or omissions on this drawing.

NO.	DATE	DESCRIPTION
01	2010-07-12	Prepared for DP
02	2010-08-02	Revised for DP
03	2010-08-14	Issued for DP/CEP/DP
04	2010-08-12	Issued for DP/ADP
05	2011-09-27	Issued for 1st ADP
06	2011-08-23	Issued for Preliminary DP

ISSUES



Section G - Level 3 children's play
SCALE: 1/4" = 1'



Section H - Level 3 children's play
SCALE: 1/4" = 1'



IBI GROUP
200 - 1250 West Beaver Creek
Vancouver, BC V8P 1K1 Canada
Tel: 604 431-4400
Fax: 604 431-4401

IBI GROUP
200 - 1250 West Beaver Creek
Vancouver, BC V8P 1K1 Canada
Tel: 604 431-4400
Fax: 604 431-4401

IBI GROUP
200 - 1250 West Beaver Creek
Vancouver, BC V8P 1K1 Canada
Tel: 604 431-4400
Fax: 604 431-4401

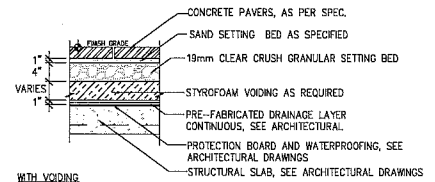
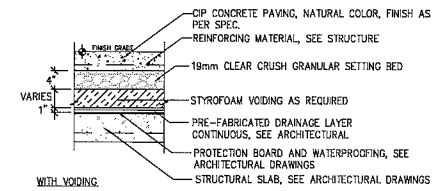
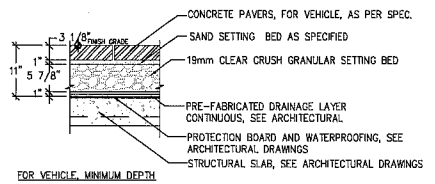
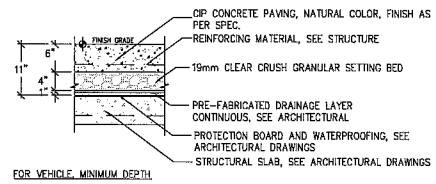
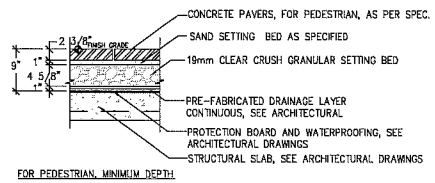
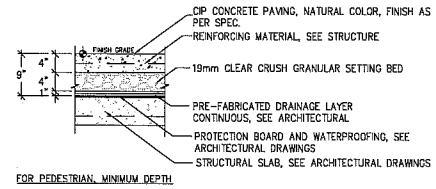
PROJECT TITLE
River Green Village - Parcel 12

PROJECT NO: 1103R
DRAWN BY: Uner
CHECKED BY: Uner
SCALE: 1/4" = 1'
DATE: 2012/08/14

DESIGN TITLE
Landscape Sections

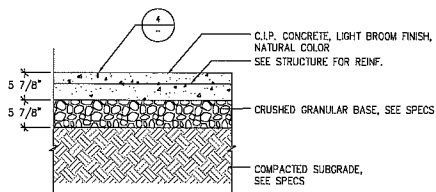
45

DP 11587896

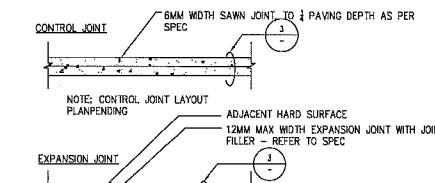


1 CIP CONCRETE ON SLAB
SCALE: 1"=1'

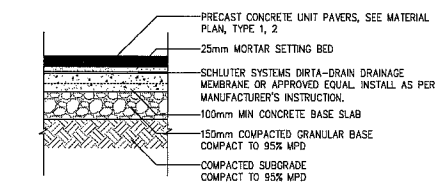
2 PRECAST CONC. PAVERS ON SLAB
SCALE: 1"=1'



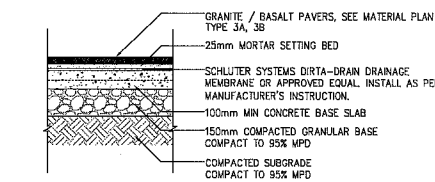
3 TYPE 4 CIP CONCRETE @ SIDEWALK
SCALE: 1"=1'



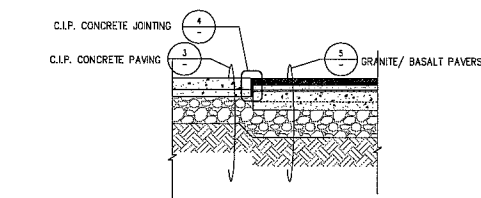
4 CIP CONCRETE JOINING TYPE
SCALE: 1"=1'



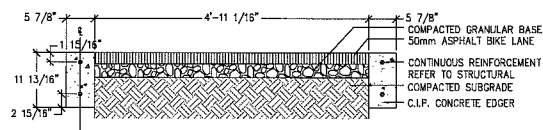
5 PRECAST CONC. UNIT PAVERS @ SIDEWALK
SCALE: 1"=1'



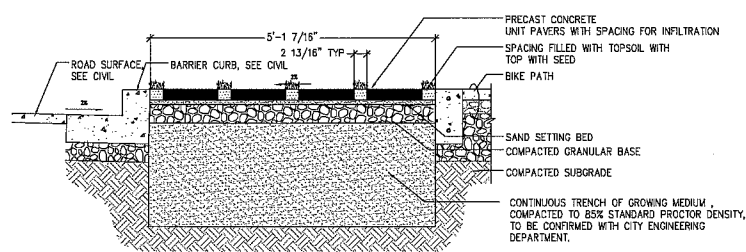
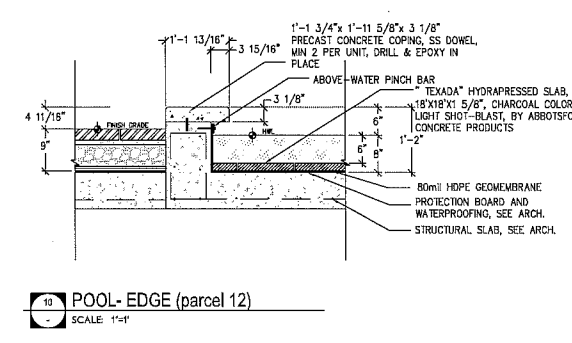
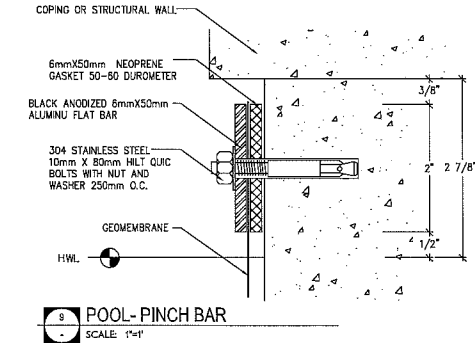
6 GRANITE / BASALT PAVERS @ SIDEWALK
SCALE: 1"=1'



7 SIDEWALK PAVING
SCALE: 1"=1'

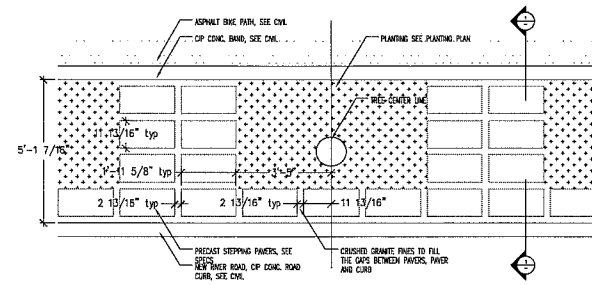


8 ASPHALT BIKE PATH
SCALE: 1"=1'

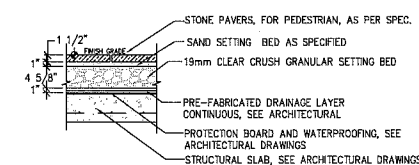


NOTES:
REFER TO MATERIAL PLAN, PROVIDE UNIT PAVERS FROM MUTUAL MATERIALS
REFER TO MMCD SECTION 02515

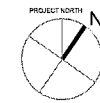
11 PRECAST UNIT PAVERS ON BOULEVARD
SCALE: 1"=1'



12 STONE PAVING ON SLAB
SCALE: 1"=1'



12 STONE PAVING ON SLAB
SCALE: 1"=1'



ASAP	
<p>CONTRACTOR'S RESPONSIBILITY: The contractor shall be responsible for the construction of the project in accordance with the approved plans and specifications. The contractor shall be responsible for obtaining all necessary permits and for the safety of the project. The contractor shall be responsible for the quality of the work and for the completion of the project within the specified time frame.</p>	
NO.	DATE
01	2013-03-15
02	2013-03-15
03	2013-03-15
04	2013-03-15
05	2013-03-15
06	2013-03-15
07	2013-03-15
08	2013-03-15
09	2013-03-15
10	2013-03-15
11	2013-03-15
12	2013-03-15
13	2013-03-15
14	2013-03-15
15	2013-03-15
16	2013-03-15
17	2013-03-15
18	2013-03-15
19	2013-03-15
20	2013-03-15
21	2013-03-15
22	2013-03-15
23	2013-03-15
24	2013-03-15
25	2013-03-15
26	2013-03-15
27	2013-03-15
28	2013-03-15
29	2013-03-15
30	2013-03-15
31	2013-03-15
32	2013-03-15
33	2013-03-15
34	2013-03-15
35	2013-03-15
36	2013-03-15
37	2013-03-15
38	2013-03-15
39	2013-03-15
40	2013-03-15
41	2013-03-15
42	2013-03-15
43	2013-03-15
44	2013-03-15
45	2013-03-15
46	2013-03-15
47	2013-03-15
48	2013-03-15
49	2013-03-15
50	2013-03-15



PHILIP FAERVAAG-SHALLENBERG
LANDSCAPE ARCHITECTURE

PHILIP FAERVAAG-SHALLENBERG
LANDSCAPE ARCHITECTURE
700-100 River Road
Vancouver BC V6E 4E1 Canada
Tel: 604 681 8707
Fax: 604 681 8800

PROJECT TITLE
River Green Village - Parcel 12

PROJECT NO: 11332

DRAWN BY: User

CHECKED BY: User

SCALE: AS SHOWN

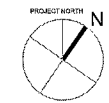
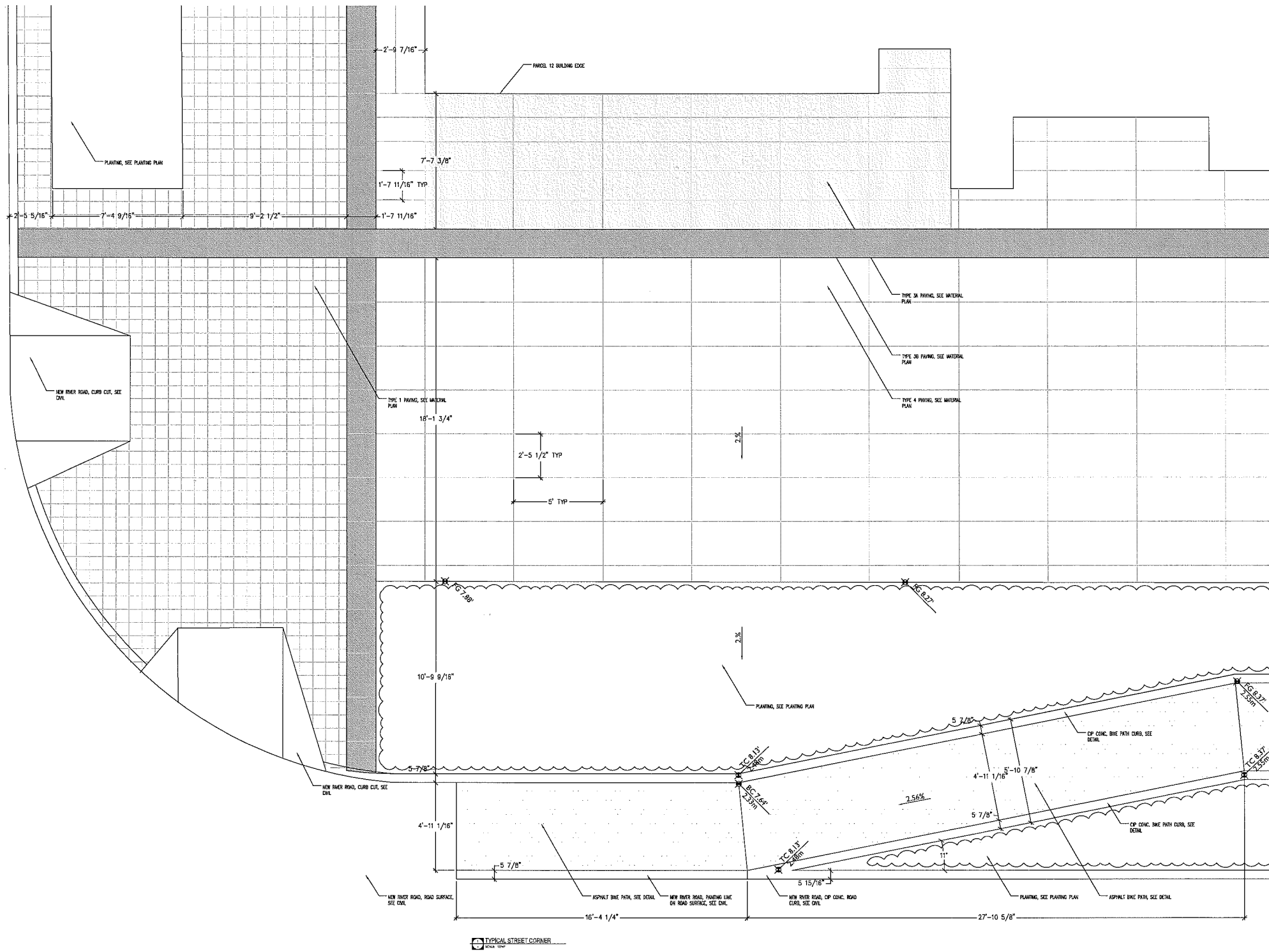
DATE: 20150614

SHEET TITLE
Landscape Details
Paving & Pool

SHEET NUMBER
L9.01

46

DP 11587896



CLIENT
ASPAC

COPYRIGHT: This drawing is the property of ASPAC and shall remain the property of ASPAC. It is to be used only for the project and site for which it was prepared. No part of this drawing may be reproduced or transmitted in any form or by any means electronic, mechanical, photocopying, recording, or by any information storage and retrieval system without the prior written permission of ASPAC.

01	2013-05-13	Issued for CP
02	2013-07-02	Revised for DP
03	2013-08-14	Revised for 20% CEI DP
04	2013-09-12	Revised for 50% ADP
05	2013-09-27	Revised for 100% ADP
06	2013-09-28	Revised for Preliminary CP
NO.	DATE	DESCRIPTION

ISSUES



SEAL

SUB-CONSULTANT

PHILIP VANVAAG-CHALLENGER
Landscape Architect

PRINCIPAL CONSULTANT
IBI GROUP
IBI Group Inc.
720 - 1200 Street Street
Vancouver BC V6E 4E7 Canada
Tel: 604 411 1577
Fax: 604 411 1578

PROJECT TITLE
River Green Village - Parcel 12

PROJECT NO: 11082
DRAWN BY: User
CHECKED BY: User
SCALE: AS SHOWN
DATE: 2013/06/14

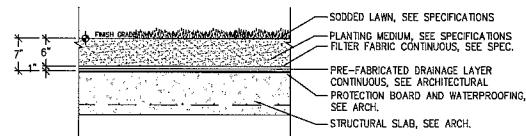
SHEET TITLE
Landscape Details Paving

SHEET NUMBER
L9-02

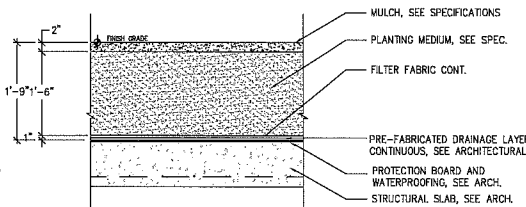
REV: 1

47

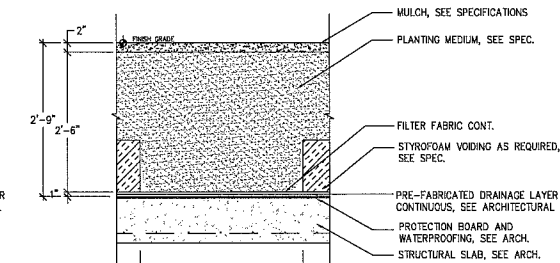
DP 11587896



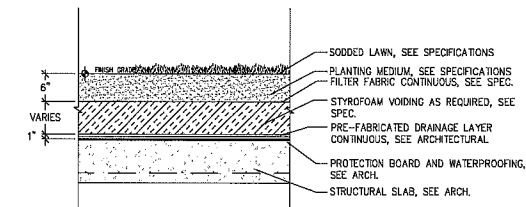
LAWN PLANTING ON SLAB, MINIMUM DEPTH



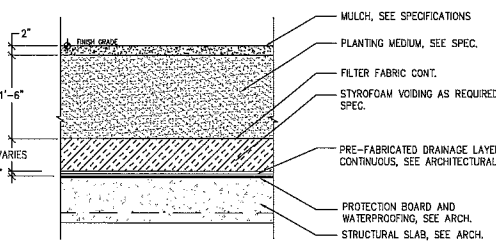
SHRUB PLANTING ON SLAB, MINIMUM DEPTH



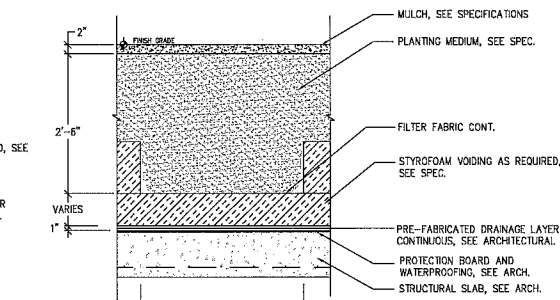
TREE PLANTING ON SLAB, MINIMUM DEPTH



LAWN PLANTING ON SLAB, WITH VOIDING



SHRUB PLANTING ON SLAB, WITH VOIDING

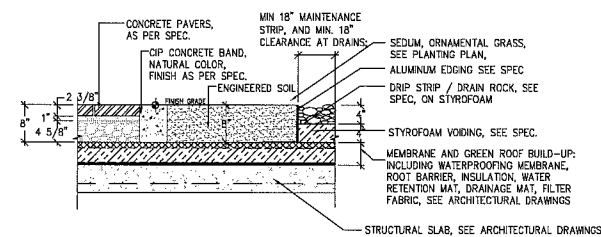


TREE PLANTING ON SLAB, WITH VOIDING

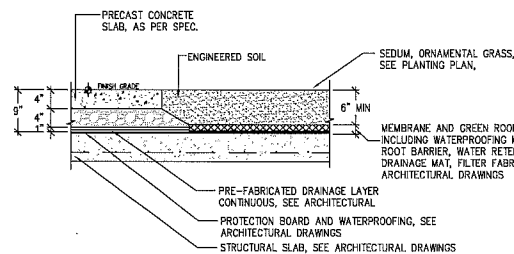
1 LAWN ON SLAB
SCALE: 1"=1'

2 SHRUB ON SLAB
SCALE: 1"=1'

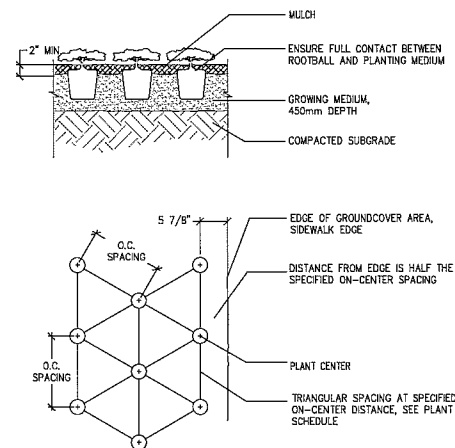
3 TREE ON SLAB
SCALE: 1"=1'



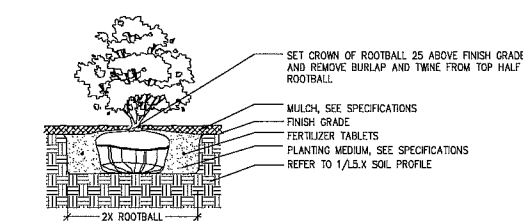
4 GREEN ROOF WITH INSULATION
SCALE: 1"=1'



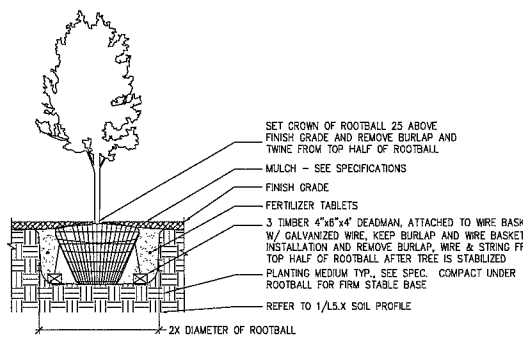
5 GREEN ROOF, NO INSULATION
SCALE: 1"=1'



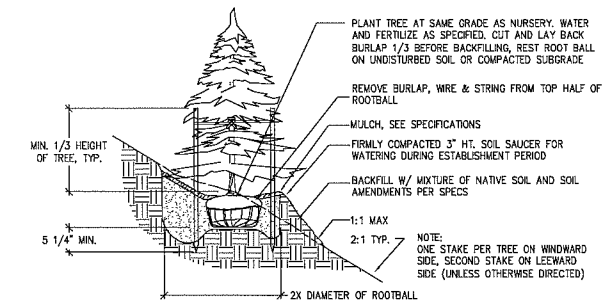
6 GROUND COVER PLANTING
SCALE: NTS



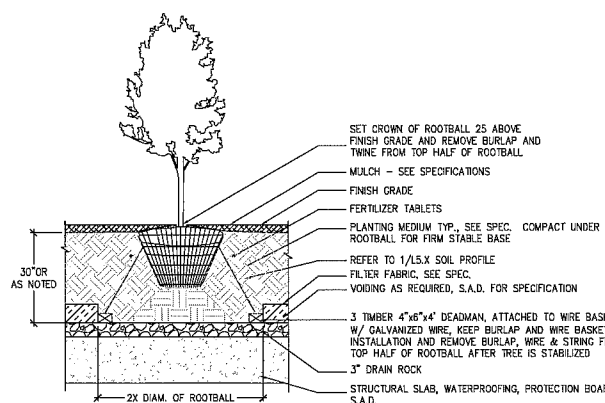
7 SHRUB COVER PLANTING
SCALE: NTS



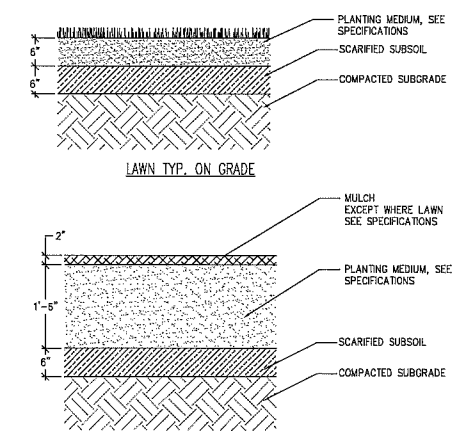
8 TREE PLANTING
SCALE: NTS



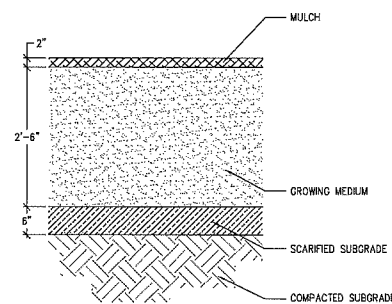
9 TREE PLANTING ON SLOPE
SCALE: NTS



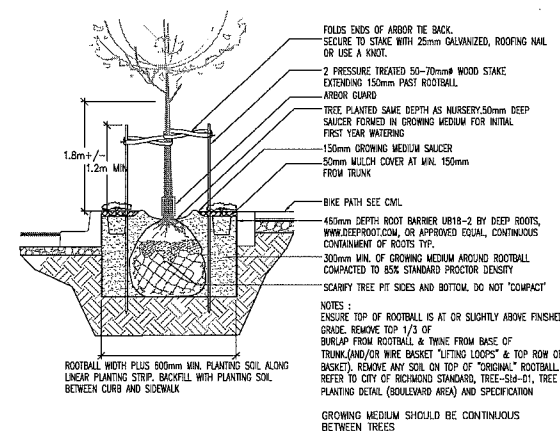
10 TREE PLANTING ON STRUCTURE
SCALE: NTS



SHRUB PLANTING ON GRADE

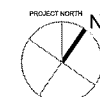


TREE PLANTING ON GRADE



11 STREET TREE PLANTING
SCALE: NTS

8 SOIL PROFILES
SCALE: 1"=1'



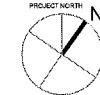
<small>COMPONENTS</small> <small>1. ASPAC is a registered trademark of ASPAC Inc. All rights reserved. ASPAC Inc. is not responsible for any errors or omissions in this document. ASPAC Inc. is not responsible for any damage or loss resulting from the use of this document. ASPAC Inc. is not responsible for any damage or loss resulting from the use of this document.</small>	
<small>NO.</small> 2010-01-13	<small>REVISION</small> Revised for DP
<small>NO.</small> 2010-01-09	<small>REVISION</small> Revised for DP
<small>NO.</small> 2010-06-14	<small>REVISION</small> Revised for 20% CDV DP
<small>NO.</small> 2010-03-02	<small>REVISION</small> Revised for 2nd ACP
<small>NO.</small> 2010-09-27	<small>REVISION</small> Revised for 1st ACP
<small>NO.</small> 2011-04-23	<small>REVISION</small> Revised for Preliminary DP
<small>NO.</small> 04/11	<small>DESIGNER</small> DSC/SP/104
<small>ISSUES</small>	



<small>PHILIPPS-FAREVAAG-SHALLENBERG</small> <small>LANDSCAPE ARCHITECTS</small>	
<small>PHASE CONSULTANT</small>	
<small>IBI GROUP</small>	
<small>PROJECT TITLE</small> River Green Village - Parcel 12	
<small>PROJECT NO.</small> 1102	<small>DRAWN BY</small> User
<small>CHECK BY</small> User	<small>SCALE</small> AS SHOWN
<small>DATE</small> 2010/06/14	<small>SHEET TITLE</small> Landscape Details Planting
<small>SHEET NUMBER</small> 19.09	<small>REV</small>

48

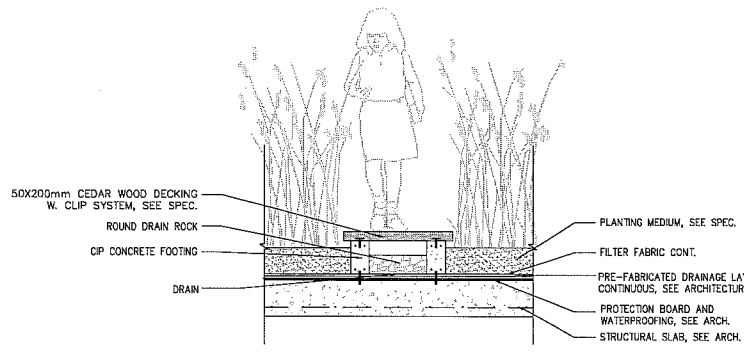
DP 11587896



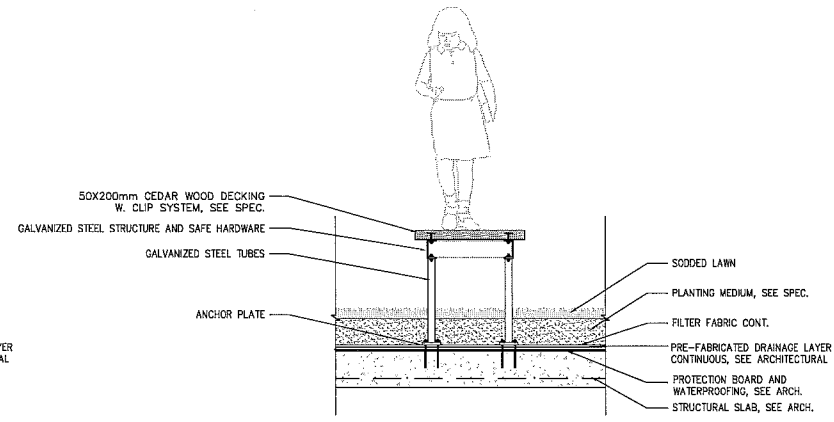
ASPAC

COPYRIGHT: This document is the property of ASPAC. It is not to be used, copied, or distributed without the written permission of ASPAC. If you are a client of ASPAC, this document is intended for your use only. For more information, please contact ASPAC at 416-491-5500 or www.aspac.com. All rights reserved. © 2014 ASPAC.

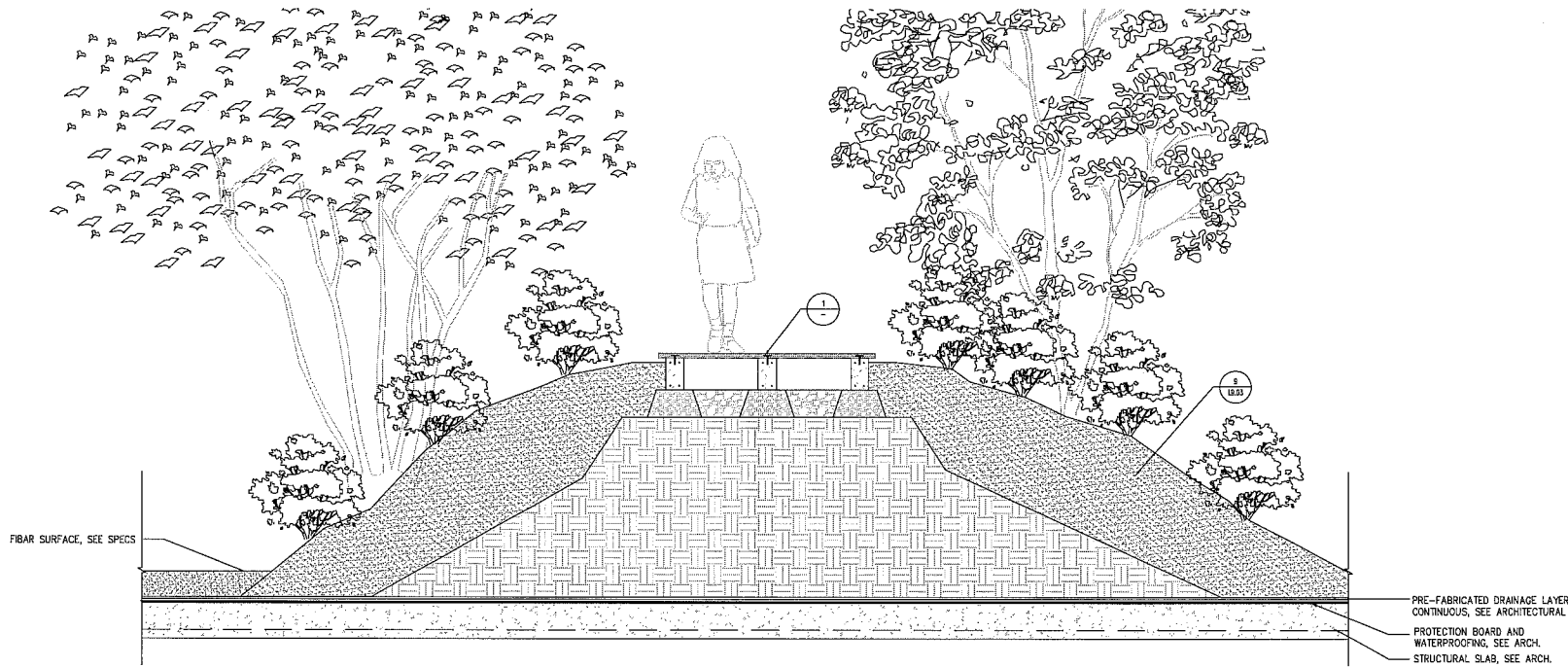
NO.	DATE	DESCRIPTION
01	2010-07-03	Revised for CD
02	2012-07-03	Revised for CD
03	2014-05-14	Revised for 30% CD
04	2014-05-14	Revised for 30% CD
05	2014-05-14	Revised for 30% CD
06	2011-09-27	Revised for 1st ACP
07	2011-09-27	Revised for 1st ACP
08	2011-09-27	Revised for 1st ACP
09	2011-09-27	Revised for 1st ACP
10	2011-09-27	Revised for 1st ACP
11	2011-09-27	Revised for 1st ACP
12	2011-09-27	Revised for 1st ACP
13	2011-09-27	Revised for 1st ACP
14	2011-09-27	Revised for 1st ACP
15	2011-09-27	Revised for 1st ACP
16	2011-09-27	Revised for 1st ACP
17	2011-09-27	Revised for 1st ACP
18	2011-09-27	Revised for 1st ACP
19	2011-09-27	Revised for 1st ACP
20	2011-09-27	Revised for 1st ACP



1 TYPICAL WOODEN PATH ON SLAB SCALE: 1/4"=1'



2 WOODEN FOOTBRIDGE ON SLAB SCALE: 1/4"=1'



3 STEPPING PADS ON BERM SCALE: 1/4"=1'



SEAL

SUB-CONSULTANT PHILIPPS HANSEN & CHALLENGER

PRINCIPAL CONSULTANT IBI GROUP

PROJECT TITLE River Green Village - Parcel 12

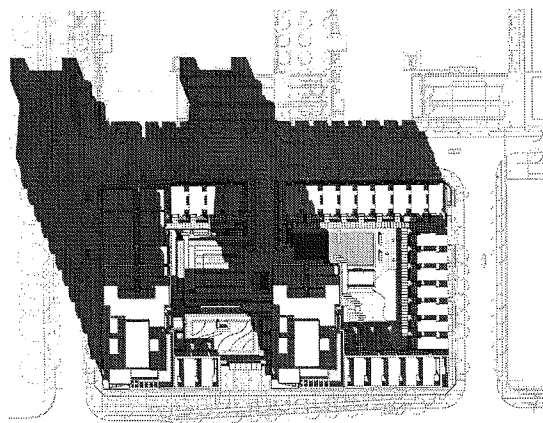
PROJECT NO: 11802
DRAWN BY: User
CHECKED BY: User
SCALE: AS SHOWN
DATE: 2012/06/14

SHEET TITLE Landscape Details Play area

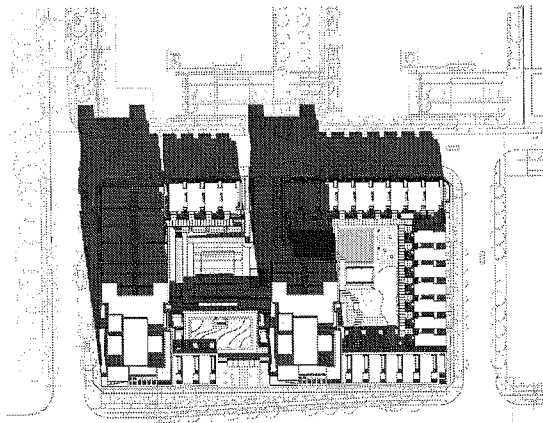
SHEET NUMBER L9.04

49

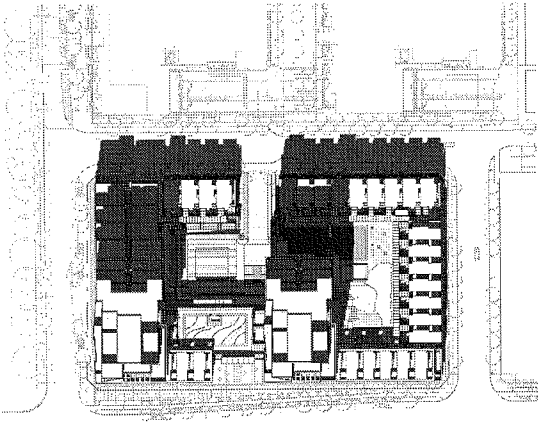
DP 11587896



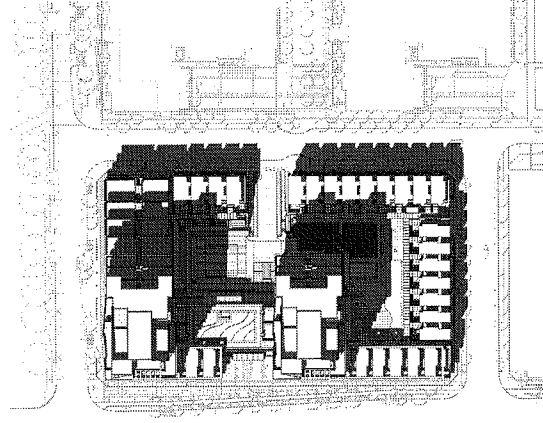
1 March 21 - 10am
1" = 70'-0"



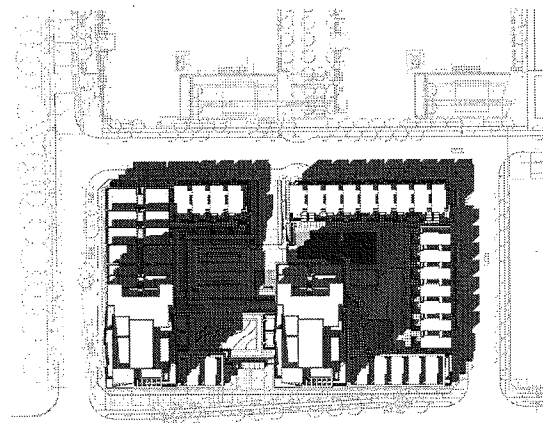
2 March 21 - 11am
1" = 70'-0"



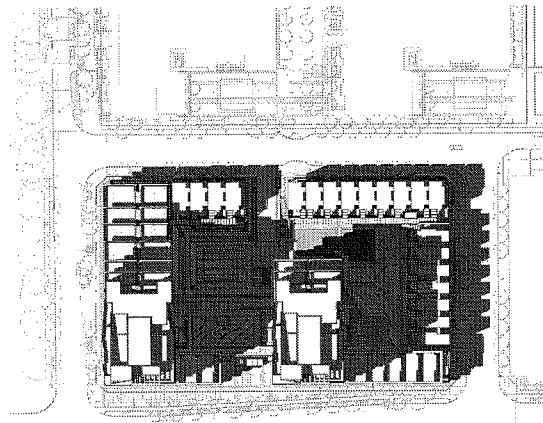
3 March 21 - 12pm
1" = 70'-0"



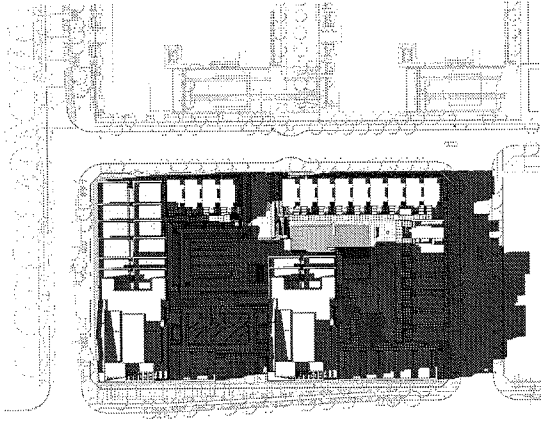
4 March 21 - 13pm
1" = 70'-0"



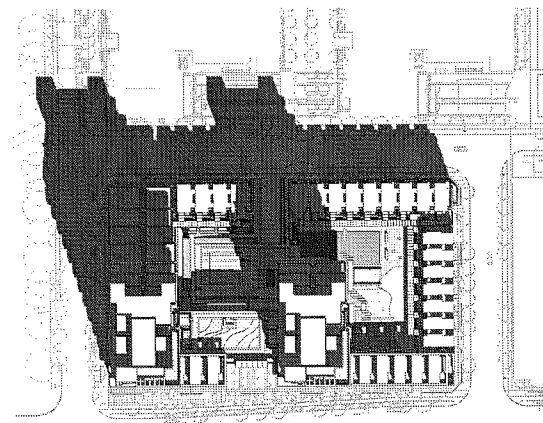
5 March 21 - 14pm
1" = 70'-0"



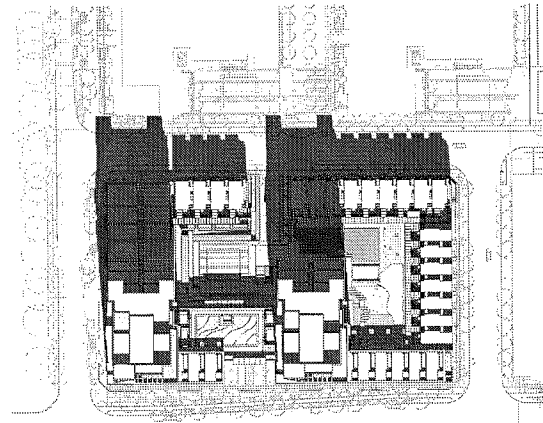
6 March 21 - 15pm
1" = 70'-0"



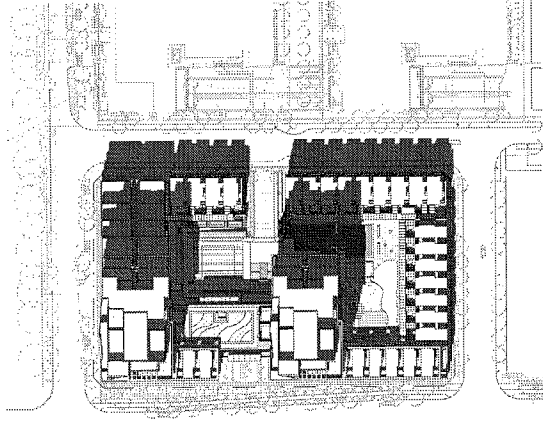
7 March 21 - 16pm
1" = 70'-0"



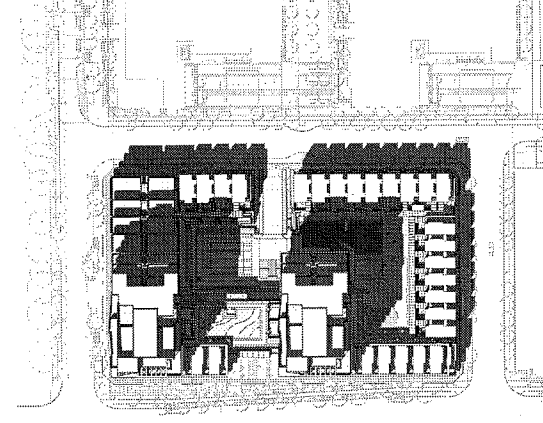
8 September 21 - 10am
1" = 70'-0"



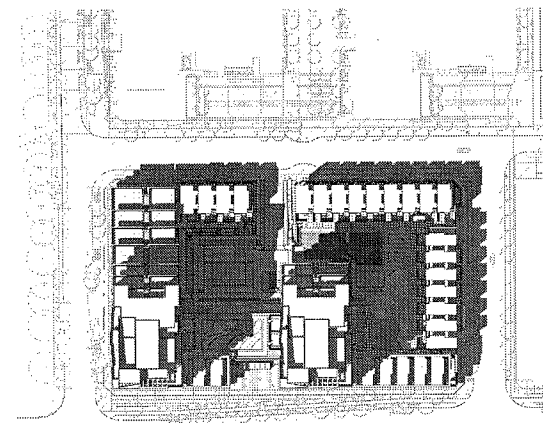
9 September 21 - 11am
1" = 70'-0"



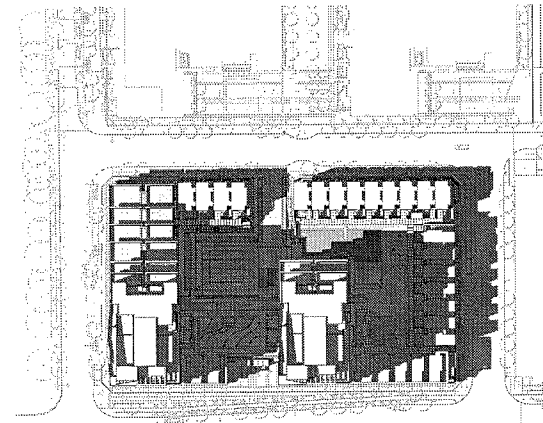
10 September 21 - 12pm
1" = 70'-0"



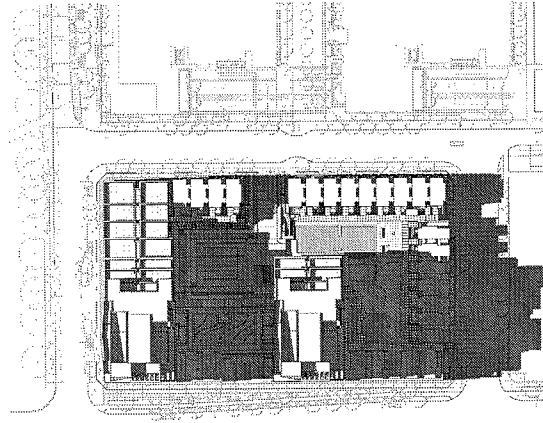
11 September 21 - 13pm
1" = 70'-0"



12 September 21 - 14pm
1" = 70'-0"



13 September 21 - 15pm
1" = 70'-0"



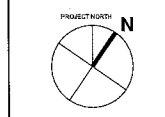
14 September 21 - 16pm
1" = 70'-0"

ASPAC

COPYRIGHT
All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the copyright owner.

NO. DATE DESCRIPTION

ISSUES



SEAL

SUB-CONSULTANT



PROJECT FILE
RIVERGREEN
PARCEL 12
Richmond, BC

PROJECT NO. 23273
DRAWN BY: Author
CHECKED BY: Check
SCALE: 1" = 70'-0"
DATE: 06/10/12

SHEET TITLE
SHADOW STUDY

SHEET NUMBER

(REFERENCE)

DP 11587896