



City of Richmond
Planning and Development Department

**Report to
Development Permit Panel**

To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: April 18, 2011
File: DP 11-564210
Re: **Application by Phileo Development Corp. for a Development Permit for
Phase II of the Proposed Quintet Development at 5900 Minoru Boulevard**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of approximately 418 units distributed in three (3) residential towers (two (2) 16-storey and one (1) 14-storey tower), approximately 3,239 m² (34,873 ft²) of Community Centre space and approximately 1,944 m² (20,930 ft²) of space for a Post-Secondary Institution on a site zoned "Downtown Commercial and Community Centre/University (ZMU15) – Lansdowne Village (City Centre)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the minimum required setback from Firbridge Way from 3.0 m to 1.5 m for the portion of the development consisting of the Community Centre/Post Secondary Institution;
 - b) Reduce the total number of required short-term bicycle parking to 60 stalls;
 - c) Increase the permitted lot coverage to 90%; and
 - d) Reduce the resident and visitor parking requirement by 13.3%.

Brian J. Jackson, MCIP
Director of Development

DN:blg
Att.

Staff Report

Origin

W. T. Leung Architects, on behalf of Phileo Development Corp., has applied to the City of Richmond for permission to develop two (2) 16-storey high-rise buildings and one (1) 14-storey building consisting of approximately 418 residential units, including four (4) live/work units located along the Ackroyd Road frontage, over a common parking structure for approximately 580 cars, including 2 stalls secured for use by co-op cars. On-site development also includes 3,239.25 m² (34,873 ft²) of community centre space and 1,944.55 m² (20,930.99 ft²) of space allocated for use by a post-secondary education institution.

The subject site located at 5900 Minoru Boulevard, is Phase II of a comprehensive Mixed-Use Residential, Institutional and Community Use development, known as the Quintet development, which includes the eastern adjacent property, 5911 No. 3 Road. The complete Quintet development site is bounded by No. 3 Road, Firbridge Way, Ackroyd Road and Minoru Boulevard. The site has been rezoned from "Limited Industrial Retail District (I4)" and "Automobile-Oriented Commercial District (C6)" to "Downtown Commercial and Community Centre/University (ZMU15) – Lansdowne Village (City Centre)", formerly "Comprehensive Development District (CD/198)".

Bylaw 8428 (RZ 06-341234) was adopted in September, 2010 and required a Servicing Agreement (SA 09-473756) for full upgrades across all frontages of the Quintet development site, as well as storm and sanitary sewer upgrades.

Development Information

Please refer to the attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant bylaw requirements.

Background

Development surrounding the subject site is as follows:

To the north across the extension of Ackroyd Road, an existing car dealership fronting Minoru Boulevard on a parcel zoned "Downtown Commercial (CDT1)";

To the east, a north-south lane separating the two (2) phases of the Quintet development, Phase I consisting of two (2) 16-storey residential buildings with ground floor commercial retail space and townhouses on a site zoned "Downtown Commercial and Community Centre/University (ZMU15) – Lansdowne Village (City Centre)";

To the south across Firbridge Way, a single-storey commercial building that wraps around from Firbridge Way to Minoru Boulevard, and the Capri building, a 15-storey residential tower development that fronts Westminster Highway, both zoned "Downtown Commercial (CDT1)"; and

To the west across Minoru Boulevard, the 16-storey Hilton Hotel with a commercial podium on a parcel zoned "Downtown Commercial (CDT1)".

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage:

Design development to the frontage along the lane to retain the richness and interest of the rest of the street fronting façades.

The development being proposed has added texture to the lane elevation. Horizontal metal perforated screen bands will be installed over the mechanical louvers. The slight wave or fold in the screen bands will introduce a subtle depth to the elevation while maintaining ventilation into the parkade. In addition, the ground floor openings will be framed using the same material used for the Skybridge above. In addition, a residential-like treatment has been extended around the southeast corner of the parkade mass along a portion of the lane façade to add detail and texture.

The proposed development includes more details than were used to treat the north-south lane elevation in Phase I. To address the discrepancy between the phases, metal perforated screens and Cor-ten material treatment will be introduced into Phase I through the Building Permit approval.

Further development of green roofs.

The sloped-plane roof of the Community Centre/Post Secondary Institution building is a green roof with multi-colored planting that will be visible both to the courtyard and from above. However, the space will not be accessible.

The outdoor amenity space above the podium is designed to provide a series of experiences and includes a walking trail through and around the 1.43 acre outdoor amenity space shared between the two phases (Phase II: 3,561.23 m² (38,322 ft²), Phase I 2,225.77 m² (23,957 ft²).

There are two (2) main character areas proposed at the podium level. The first includes the ornamental grass slopes created through the integration of the planted green roof of the Community Centre/Post Secondary Institution and the adjacent podium landscaping. The second is the formal garden terrace on the remainder of the podium. Both contribute to the outdoor experience and minimizing overlook concerns.

Integration of Public Art into the architecture of the City Centre Community Centre/Post Secondary Institution building at the corner of Minoru Boulevard and Firbridge Way is desired.

In association with rezoning of this site, the applicant committed a voluntary contribution toward the inclusion of Public Art within the Quintet development. The preference is for Public Art to be located in association with the Community Centre/Post Secondary Institution plaza. The details related to installation will be coordinated with the City Public Art Planner.

The Public Hearing for the rezoning of this site was held on October 20, 2008. At the Public Hearing, the following concerns about rezoning the property were expressed:

- Some residents of the Aqua building, which is located on the north side of Ackroyd Road parallel to Phase I, raised concerns regarding the affect of Phase I on views, as well as noise and traffic during construction of the Quintet development.
- Strata BCS 251 representatives from the Capri Building, which is a 15-storey residential building located south of the subject site at 7831 Westminster Highway, expressed the following concerns:
 - obstruction of northern views;
 - traffic congestion on Firbridge Way; and

- increased use of the right-of-way (ROW) through the Capri Building parkade by vehicles trying to bypass the No.3 Road and Westminster Highway intersection.

Following the Public Hearing, on October 20, 2008, staff facilitated a meeting that included the architect for the development proposal and individuals representing the residents of the Aqua and Capri buildings to discuss the concerns expressed during the Public Hearing. Staff discussed the goals and objectives of the City Centre Area Plan (CCAP) for this specific downtown area and how the development proposal responds to the associated objectives and the design guidelines generally. Mr. W.T. Leung, the architect for the subject proposal, presented revised plans that included adjustments to tower locations and massing adjustments in response to the residents' concerns. The residents considered the changes to be minimal and expressed disappointment with the outcome.

Through the review process, staff has worked with the architect to implement additional design adjustments to address the Capri building residents' concerns through adjustments to the site plan and tower massing as follows:

View Corridors/Massing

The location of Tower C, which is located on the south side of the subject site, was shifted westward and the east-west width of the tower floorplate reduced to minimize the extent Tower C directly fronts the Capri building (**Attachment 2**). Through the Development Permit review process, the tower floorplate was further adjusted to pull back the northeast corner of the building. Tower C is located a minimum of 26 m (85 ft.) from the Capri building, which is greater than the standard separation required between towers.

The effect of proposed Tower C on the existing Capri building is not considered to impact the privacy and views of Capri building residents more than what is normally expected in the context of high-density residential areas within the City Centre.

Traffic

Capri resident representatives were sent a copy of the Traffic Impact Analysis (TIA) undertaken by the Transportation engineering consultant engaged by the architect for this development proposal. The TIA was reviewed by Transportation Engineering staff and its findings and recommendations were supported by staff.

The study assesses street capacity and recommended improvements to the street network that are being implemented in association with the Quintet development. Information provided included reference to the dedication of approximately 1.7 m along the Firbridge Way frontage to widen the street public right-of-way to 16 m, and on-street parking being restricted to the north side of Firbridge Way east of the parking access.

The ROW through the Capri Building parkade was established to facilitate movement between Westminster Highway and Firbridge Way for the benefit of the commercial uses associated with the Capri Building. Use of the ROW is limited to business hours (8:00 am to 7:00 pm) in perpetuity. The issue and process associated with discharging the ROW was discussed at a meeting between staff and Capri building resident representatives. It was concluded that based on the requirement that discharging the ROW would require full concurrence from all owners of the Capri Building, including the commercial premises owners, discharge would not be feasible

as the commercial owners/tenants would not be amenable to discharge of the ROW from title due to the impact on the feasibility of the commercial uses, which depend on the access granted by the existing ROW.

Construction Impacts

Capri resident representatives were provided with information regarding regulations and limitations related to permitted construction hours and general information associated with noise during construction.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and the City Centre Area Plan (CCAP). In addition, it is generally in compliance with the "Downtown Commercial and Community Centre/University (ZMU15) – Lansdowne Village (City Centre)" zone, except for the zoning variances noted below.

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

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

- 1) Reduce the minimum required setback from Firbridge Way from 3.0 m to 1.5 m for the portion of the development consisting of the Community Centre/Post Secondary Institution;

(Staff support the proposed variance as the variance is limited to the Community Centre/Post Secondary Institution setback, which is less than half of the site's southern frontage. The treatment of the building façade and the materials used ensures that the space remains animated and visually transparent. Locating the Community Centre/Post Secondary Institution building closer to the street, combined with the building's proposed architectural treatment identifies this functional component as unique within the development and contributes to establishing an architectural feature at the corner of Minoru Boulevard and Firbridge Way. The variance will not compromise the public pedestrian experience.

- 2) Reduce the total number of required short-term bicycle parking to 60 stalls;

(Staff support the proposed variance based on the applicant's demonstration that a supportable number of short-term bicycle parking spaces can be accommodated in visually prominent, convenient locations along the perimeter of the site. Long-term secure bicycle parking exceeds the minimum bylaw requirement and is expected to be preferred by those who regularly cycle to the site.)

- 3) Increase the permitted lot coverage to 90%; and

(Staff support the proposed increase in lot coverage based on the site's mixed use, high-density designation. Further, the design guidelines for this Village Centre area support a maximum permitted lot coverage of 90%.)

- 4) Reduce the resident and visitor parking requirement by 13.3 %.

(The proposed development is located within a Village Centre area within immediate proximity of the Brighthouse Canada Line Station and the City Centre system of designated bike lanes. The site is ideally situated for its residents to maximize use of alternative forms of

transportation. Based on this opportunity, staff support a reduction of the resident and visitor parking requirement by 13.3%.

Transportation Engineering has assessed the number of stalls available for the 418 units proposed and the associated visitor requirement as 1.04 stalls per dwelling unit, which is supported based on the site specific application. A total of 463 residential stalls are provided, 76 of which are tandem stalls. 51 stalls are available for use by residential visitors.)

Advisory Design Panel Comments

The development proposal was considered by the Advisory Design Panel (ADP) on August 20, 2008 (preliminary) and again on April 6, 2011 (formal). The Panel commended the architect on a well-designed project that had addressed on-site massing and site planning challenges. A copy of the relevant excerpt from the Advisory Design Panel Minutes from April 6, 2011 is attached for reference (**Attachment 3**). The design response from the applicant has been included immediately following the Design Panel comments and is identified in '*italics*'.

Analysis

Conditions of Adjacency

The at grade uses, including residential, live/work, community centre, residential lobbies, and indoor amenity space combine to introduce an active pedestrian street character on a site with challenging edge conditions that include a local arterial road, auto-oriented commercial use, a commercial lane and secondary residential and commercial functions such as loading and holding areas. The development will contribute toward the establishment of an active pedestrian-oriented retail precinct within the City Centre.

Minoru Boulevard

- The uses fronting the Minoru Boulevard frontage strategically engage with the public realm. The outdoor plaza located adjacent to the Community Centre/Post Secondary Institution building extends the indoor public uses to the outdoor plaza adjacent to the building. The use of window walls and large sliding doors both visually and physically connect indoor and outdoor spaces. The main entry to the Community Centre/Post Secondary Institution features a double height entry. The Tower D lobby, which is highlighted by colored spandrel glass panels, is located at the northwest corner of the site and visually balances the presence of the Community Centre/Post Secondary Institution on the southwest corner. The transition between the Community Centre/Post Secondary Institution and Tower D is marked by a glass privacy wall, a ground level water feature that incorporates edge bench seating, and a three-storey green wall intended to draw attention upward to indicate the landscaped courtyard above.

Ackroyd Road

- The Ackroyd Road frontage includes the Tower D lobby and associated ground level amenity space, four (4) live/work units, and the Tower E lobby and associated ground level amenity space. The uses wrap around the building corner effectively screening the parking podium at ground level. Due to limitations related to minimum floor elevations and required headroom within the parking elevations, a grade separation between the interior living and working spaces of the live/work units could not be accommodated. Strategic use of landscaping and patio grade separation from the sidewalk has been used to establish a distinction between the live and work uses within the live/work units.

Firbridge Way

- The Firbridge Way frontage has been designed to continue the active ground level uses being introduced in association with Phase I and to improve the overall character of the street, which is currently used as a commercial lane and presents an atmosphere that is dominated by loading facilities and blank parking exteriors on the south side of the street. This frontage of the proposed development features the Community Centre/Post Secondary Institution at the southwest corner of the site and residential units with individual ground level access on the eastern portion of the property. The frontage also includes the Tower C lobby, and access to Community Centre/Post Secondary Institution and visitor parking.

North-south lane

- The building frontage along the north-south lane is the only elevation with an exposed portion of the parking podium. Opportunities to change the treatment of the wall are limited by seismic structural requirements; however, the façade is proposed to be treated with perforated metal screens over parkade fenestrations to introduce texture to the elevation.

Urban Design and Site Planning

- The proposed development meets the intent of the CCAP, Lansdowne Village with respect to land uses, density, site planning and building height, as well as being generally responsive to the building and design features outlined in the Mixed Use High-Rise Commercial and Mixed-Use Sub-Area guidelines affiliated with the area.
- Buildings comprising the development are sited to minimize impacts on adjacent uses and to maximize the outdoor amenity space located above the parking podium. More specifically, the development includes the following:

Tower D

- Tower D is a 16-storey tower located in the northwest corner of the site and is distinguished by its “L” shaped configuration that wraps around the corner and steps down in height at the eastern end of the 14th and 11th storeys.
- Tower D exceeds the maximum tower floorplate size guidelines; however, the tower successfully anchors the northwest corner of the site with its “L” shaped configuration and its rectangular massing, which is unique in Richmond where uniform tower heights and floorplates are the dominant building form. Tower D has been sited and designed with consideration of adjacent uses which minimizes the effect of the structure’s mass.

Tower E

- Tower E is a 16-storey tower located at the northeast corner of the site. With a smaller floorplate and a minimum separation from adjacent towers of 24 m (78 ft.) the tower’s location adjacent to the north-south lane anchors the eastern corner of the site.
- Phase I of the Quintet development includes a 16-storey tower at the northeast and southwest corners of the site with a mid-rise five-storey building located at the northwest corner of the site. The siting of Tower E achieves the objective of balancing the massing on the overall Quintet development.

Tower C

- Tower C's location and height was determined with consideration of the existing Capri residential tower, as well as its relationship to the Community Centre/Post Secondary Institution and a tower proposed at the southwest corner of the Quintet Phase I development.
- As mentioned in the Rezoning and Public Hearing Results section of this report, the siting of Tower C is a concern for residents of the Capri building. In response to the concerns expressed by residents of the Capri building, Tower C was shifted westward and the east-west width of the tower floorplate was reduced (**Attachment 2**). Further, the northeast corner of the building was redesigned to pull back the building in order to maximize the view corridor angles for Capri building residents.
- Based on consideration of the adjustments undertaken to Tower C's massing and siting, the 26 m (85 ft.) separation from the Capri building and the site's location within a high-density residential area within the City Centre, the effect of proposed Tower C on the existing Capri building is considered typical to what is expected in a high density City Centre development area.
- A seven-storey residential component extends from Tower C to the north-south lane and includes units with private entrances from Firbridge Way. Located a maximum 1.2 m (4 ft.) above the sidewalk elevation, these units contribute to the animation of Firbridge Way and provide opportunities for passive surveillance of the street.

Community Centre/Post Secondary Institution

- A Community Centre/Post Secondary Institution is prominently located at the southwest corner of the site. Although the building design relates to the rest of the development, it establishes its own character and individual identity. The building consists of four (4) full storeys and a partial fifth storey. The roof will be landscaped to address overlook concerns. The building is pulled back from the street to maximize the area and emphasize the civic space character of the public plaza that extends to the property edge of the site.

Design Guidelines Compliance

The CCAP Design Guidelines include reference to urban design and site planning. The proposal is supported based on context specific considerations and the development's responsiveness to the intentions of the guidelines.

- The CCAP identifies minimum separation between towers to address privacy concerns, minimize shadow effects, and maximize view corridors. The subject development proposes a minimum tower separation of 24 m (79 ft.) between on-site and off-site towers, which is the recommended separation between towers in this area of the City Centre. A shadow analysis was undertaken and no critical off-site impacts were identified (**Attachment 4**). The minimum separation between Tower C and the Capri building is 26 m (85 ft.), which is greater than the standard minimum requirement.
- Based on consideration of the location of existing towers, the size of the site, the density proposed on-site, the unique massing of the towers and the measures undertaken to minimize the affects of the building massing, the proposed tower separation is considered acceptable.
- The CCAP encourages a maximum tower floorplate size of approximate 650 m² (6,996 ft²). The floorplate sizes proposed are greater. However, floorplate configuration and massing articulation minimize the potential impact on the surrounding existing and future urban environment.

- Reducing the floorplate sizes would result in a reduced overall development floor area, which is contrary to the CCAP objectives for high-density, mixed-use development within a Village Centre area. Further, efforts to spread the density on-site would result in buildings with an increased mass, a less varied building form, and a higher, continuous streetwall. The floorplate sizes proposed are supported based on consideration of the site specific challenges associated with the project and the adequate resolution of issues associated with building massing.

Parking, Loading and Unloading

- The site's location within the City Centre and close proximity to the Brighthouse Canada Line Station increases the transportation options available to future residents, as well as users of the Community Centre/Post Secondary Institution.
- The total number of parking spaces provided within six (6) levels of parking is 580, including 2 stalls that will be secured for use by co-op cars. The parking stalls are allocated as follows:
 - Residential and Visitor: 1.04 stalls per unit (463 residential stalls and 51 stalls available for use by visitors)
 - Community Centre and Post Secondary Institution: In accordance with the Terms of Reference associated with the Community Centre/Post Secondary Institution, 64 stalls are secured for exclusive use by community centre users, students and associated staff. An additional 51 stalls are available for use by Community Centre/Post Secondary Institution users and residential visitors
 - Co-op parking stalls: 2
 - Among the conditions associated with rezoning of the subject site (RZ 06-341234), a subsidy of \$15,500 to the Co-op network for the purchase of one co-op car was referenced. Due to changes to the TDM strategy that was proposed at the rezoning stage, a second subsidy, for an equivalent value, will be provided for the purchase of a second co-op car.
- Community Centre and student parking is located within a partially submerged parking level accessed via Firbridge Way.
- Access to residential parking is solely via the north-south lane; thereby limiting the impact of the 418 proposed units on traffic flow within the area.
- Provisions for loading and drop-off for the Community Centre/Post Secondary Institution is secured via signage that will be introduced adjacent to the parking lane and provided on the north side of Firbridge Way in front of the facility. Required loading spaces for the residential uses is provided from the north-south lane.
- The approximately 14.5 m (47 ft.) wide Skybridge, which spans the north-south lane and connects the proposed Phase I and Phase II outdoor amenity spaces will have a minimum vertical clearance of 9 m. The applicant is required to secure the use of the north-south lane for the Skybridge from the City by way of an Encroachment Agreement with a license agreement that runs for the life of the Quintet development.
- The Transportation Demand Management (TDM) provisions associated with this development include:
 - Provision of 2-Zone transit passes for approximately 12 City Centre South Community Centre Staff for a one year duration;
 - Allocation of parking spaces for 5 HOV vehicles;
 - One per gender (total of 2) end of trip cycling facilities, including showers, toilets, grooming station, and clothing lockers for use by the Community Center and Post Secondary Institution. The number of facilities that will be provided within the lower

parkade level, which are located adjacent to the main entry linking the parkade and Community Centre/Post Secondary Institution building, acknowledges the provision of shower facilities within the building that will be available to users.

- Two (2) co-op car parking spaces that are accessible at all times. After hours access will require a FOB/security pass that will be available to co-op car members. The main parkade overhead gate will remain open during regular Community Centre/Post Secondary Institution operating hours.
- Secure bike storage in excess of the bylaw requirement is provided and short-term bicycle parking is located in visible, easily accessible locations along the building's perimeter.
- Garbage and recycling facilities are enclosed. Facilities for Tower C are located adjacent to the parking drive aisle on Firbridge Way and are enclosed to minimize the impact of these facilities. Similarly, a holding area for Community Centre/Post Secondary Institution garbage and recycling is enclosed and located on the west side of the same Firbridge Way parking drive aisle. Two (2) designated garbage and recycling collection areas will service Tower D and E. An overhead door on the lane frontage provides easy access to the garbage compactor and minimizes the impact of collection on adjacent uses.

Architectural Form and Character

The site is within the Mixed-Use, High-Rise Commercial and Mixed-Use Sub Area and is responsive to the design guidelines associated with the area.

Materials and Color

- The residential tower component of the development is characterized by architectural concrete painted in a neutral beige hue with large glass window openings. Portions of the buildings consisting of punched out windows (Tower D north, west and south elevation, Tower E north and east elevation) will be painted a darker hue. Colored glass panels (in shades of gray, blue, grape green and forest green) provide further interest to the façade of the buildings. These building materials establish the common vocabulary between the buildings; however, it is the variety in the placement and application of these materials, combined with the individualized massing of the towers that introduces variety to the development.
- The three (3) two-storey L-shaped concrete frames at the base of Towers D and E and the space between will be clad in black basalt, which is used to draw attention to and provide a subtle visual linkage to the Community Centre and the retail and amenity space in Phase I. Materials and design character also reference and establish a connection Phase I of the Quintet development.
- A three-storey glass privacy wall adjacent to the Community Centre/Post Secondary Institution atrium, combined with a grade level water feature, green wall, and an exposed concrete wall that is intended to reflect sunlight back into the atrium and staircase, introduce a sensitive separation between community and residential uses.
- The Community Centre/Post Secondary Institution building exterior incorporates window walls, colored glass panels and horseshoe shaped building frames but is set apart from the rest of the development by the use of black basalt to highlight the building's edges. The building also features unique sloped-plane roof lines and a significant recess of the building façade at the third storey.

- The Skybridge linking the outdoor space at the podium level between Phase I and proposed Phase II is clad in Cor-ten, an unique material choice. Cor-ten is a “weathering steel”^{*} popularly used in outdoor sculptures for its rustic antique appearance. In addition, the resident parking opening on the north-south lane elevation is treated with a slim Cor-ten frame referencing the material used for the Skybridge above. The Community Centre/ Post Secondary Institution rooftop mechanical equipment is screened and also includes the use of Cor-ten.

Building Articulation

- The eastern elevation, which interfaces with the north-south lane, shows an exposed parking façade. To minimize the impact of the parking podium and humanize the space, the glass and colored panel treatment used on the southern façade of the seven-storey building frontage on Firbridge Way wraps around the building’s southeast corner. The parking podium wall is a major structural wall; therefore, opportunity to randomize the openings for additional interest is limited. The installation of horizontal metal perforated screen bands over the parkade fenestrations will introduce a slight wave or fold in the façade; thereby achieving additional interest by adding a subtle depth to the east side wall of the parking podium.
- The Ackroyd Road building elevation, including the north elevation of Tower D and E spans the length of the property. To break up the façade, the underside of selected balconies will be painted green to complement the spandrel window colors. These balcony surfaces will be visible from the street below and will emphasize the depth of the façade. Further, specific balconies project slightly outwards to add texture to the north façade of the proposed development.
- The horseshoe shaped frames used throughout the site vary in size, orientation, and scale. They effectively punch out portions of the building façade to break up the mass of the buildings, highlight vertical and horizontal elements, and stress distinctions in building components.
- Each of the towers proposed on-site recess the top floors of the building and screen the rooftop mechanical equipment. Pulling back the top stories of the buildings introduces some variety to the skyline.
- The final storey of the seven-storey building attached to Tower C is significantly setback from Firbridge Way so that the mass of the building doesn’t overwhelm the generally pedestrian oriented scale achieved along most of Firbridge Way. Further, the building height and design establishes a two-storey interface with the internal landscaped outdoor amenity space.

Streetscape

- The building setbacks and building street wall are responsive to the strong urban character associated with the site’s location within a Village Centre.

• * “Weather steel” refers the material’s chemical composition, which is associated with increased resistance to corrosion when exposed to weather. Essentially, the steel is permitted to rust in order to form a naturally occurring protective coating, which is associated with its unique visual appearance.

- In accordance with CCAP design guidelines for Mixed Use, High-Rise development, the proposed development presents a coordinated continuous streetwall along the Firbridge Way, Minoru Boulevard, and Ackroyd Road frontages.
 - Where possible, garbage and recycling collection and holding areas are recessed from the building edges and are enclosed and treated with appropriate architectural building features when in close proximity to the street.
 - Individual unit entries for the mid-rise building fronting Firbridge Way are no more than 1.2 m (4ft.) above the elevation of the road. The raised semi-private patios maintain a close relationship with the public realm and facilitate casual surveillance.
 - The base of Tower E includes live/work units on the Ackroyd Road frontage between the Tower D and E lobbies. Similar to the other active uses at grade, the live/work units animate and active the pedestrian environment.
 - Individual building lobbies and entry to the Community Centre/Post Secondary Institution include weather protection and are universally accessible.
 - Indoor amenity space associated with Tower D and E is located at grade fronting Ackroyd Road. Locating amenity space at ground floor level facing the street provides opportunities for casual surveillance over the street and contributes toward an active street character quality.
 - Landscaping and accessible short-term bicycle parking is provided along the street edges of the development.
 - Wall mounted illumination fixtures are incorporated into the design of the residential units with access to Firbridge Way and the live/work units fronting Ackroyd Road.

Indoor and Outdoor Amenity Space

- An outdoor amenity space for the residential component of the development is located at the fifth level above the parking podium. The 3,561.23 m² (38,332 ft²) landscaped podium space extends to the eastern edge of the development and connects to 2,225.77 m² (23,957 ft²) of landscaped and active play area associated with Phase I of the Quintet development via a pedestrian bridge. The total outdoor amenity space available for use by residents of the Quintet development is 1.43 acres.
- The 14.5 m (47 ft.) wide pedestrian Skybridge, which will be constructed in association with the proposed development, extends over the north-south lane facilitating direct access between the two phases of development. The Skybridge accommodates the slight change in elevation between the podium spaces resulting from development specific building conditions.
- A combination of lighting fixtures are proposed to sensitively illuminate the outdoor amenity area and includes submersible lights, post mounted and wall mounted lights, and tree accent illumination.
- Each of the residential buildings is provided with an indoor amenity space equipped with kitchen and washroom facilities. The indoor amenity space affiliated with Tower C, which will also be used by residents of the seven-storey extension of the Tower C building, is located at the fifth level and has direct access to the outdoor amenity space. Indoor amenity space for Tower D and E residents is located at ground level and oriented to animate the street frontage. A second indoor amenity space for residents of Tower D is located at the fifth level overlooking the Community Centre/Post Secondary Institution building.

- In addition, a common amenity space for residents of both phases of development was secured in association with the Phase I (DP 07-359083). This common indoor amenity space, consisting of 699.49 m² (7,529.5 ft²), includes a swimming pool and fitness centre. The facility is located on the Firbridge Way frontage.
- A private outdoor patio was incorporated into the design of the Community Centre/Post Secondary Institution building at the fifth level. The post secondary institution building users do not have access to the proposed landscaped podium.

Landscape Design and Open Space Design

- The ground level street fronting perimeter of the site is treated with a variety of features including trees, a water feature, feature paving with seating walls and/or benches, street level planting and short term bicycle parking. Landscaping is used strategically along the Ackroyd Road frontage to establish a distinction between the live and the work components of the live/work units and to address privacy concerns associated with the ground level living spaces. The individual unit entries along Firbridge Way have individual patios that offer an opportunity to introduce a raised planter along the building's edge. Stonewall seating, planting, and feature paving mark entrances to building lobbies.
- The Community Centre/Post Secondary Institution building and plaza is located at the southwest corner of the site to maximize sun exposure. The space, which facilitates the outdoor expansion of the Community Centre activities, is accented by a water feature, feature paving, and stonewall seating.
- The podium level is characterized by its ornamental grass slopes and its formal garden terrace with extensive use of water as a strong feature. The space is designed to accommodate a series of "outdoor rooms". Among the spaces created is a children's adventure playground consisting of an earth mound with secret stone path and interactive water play jets. This space is planned as a complement to the formal children's play space and structures within Phase I. Approximately 65 m² (700 ft²) of structured children's play area is located within the Phase I outdoor amenity space and includes children's play equipment on a rubber safety surface, associated active play features such as play logs and landscaped mounds, and an area treated with lawn.
- The outdoor space available to residents is maximized by linking the Phase I and proposed Phase II amenity spaces. In total, approximately 1.43 acres of outdoor amenity area, with walking loops designed to maximize accessibility to the spaces, is available to the residents of the proposed Quintet development.
- The Community Centre/Post Secondary Institution building roof will be landscaped with ornamental grasses and seasonal flowering perennials. Ornamental steel bands will further articulate the landscaping treatment of this roof that is exposed to views from above.

Accessibility/Barrier-free Access

- The proposed development provides barrier-free access from the street to the lobby of the residential towers and from the street to the Community Centre/Post Secondary Institution, as well as barrier-free access to the various indoor and outdoor amenity spaces.
- Ten units within Tower D, which are equally divided between one (1) and two (2) bedroom units, are identified as universally accessible and include clearance and wheelchair turning radii at the bathroom sink and in the kitchen. The unit entry doorway width and common corridor width similarly facilitate accessibility. Some millwork modifications would be required to renovate the units to be fully universally accessible. Unfortunately, because of

structural factors, the opening access to the elevator core can not be widened to fully meet the accessibility standards.

- Building Permit plans will note the incorporation of aging in place provisions that include backing for grab bars in one (1) bathroom, lever style door handles, tactile numbering of suites, etc.

Affordable Housing

- The CCAP Implementation Strategy includes provisions, that in certain circumstances, permit a density bonus for the provision of community amenities, rather than affordable housing.
- The proposed development has been exempted from complying with the provisions of the Affordable Housing Strategy based on its inclusion of a City Community Centre/Post Secondary Institution building.

Engineering/Servicing

- All Engineering issues were addressed via the Servicing Agreement associated with the rezoning application (SA 09-473756). Works included, but were not limited to the following:
 - Completion of Ackroyd Road, including sidewalk, boulevard and street trees, and City Centre street lights, curb and gutter and paving of the proposed travel/parking lane;
 - Construction of the City Centre standard north-south lane;
 - Completion of the No. 3 Road Canada Line road edge frontage;
 - Upgrades to the north edge of Firbridge Way, including replacement of curb and gutter, and planting of street trees;
 - Creation of a grass and treed boulevard, including street light improvements, behind the curb along Minoru Boulevard;
 - Traffic signal improvements at both the Elmbridge Way and Minoru Boulevard and the Ackroyd and No. 3 Road intersections;
 - Storm sewer upgrades along the No. 3 Road and Firbridge Way frontages, and along the Minoru Boulevard frontage south to Westminster Highway. In addition, off-site sewer upgrades will also extend from Alderbridge Way to Gilbert Road; and
 - Sanitary sewer upgrades along the Firbridge Way frontage and the north-south lane through the development site north to Lansdowne Road. Off-site upgrades include Lansdowne Road, from the lane, west to Cedarbridge Way and Cedarbridge Way, from Lansdowne Road, to the Minoru Pump Station.

Crime Prevention Through Environmental Design

The proposed development incorporates a range of CPTED design principles that include but are not limited to the following:

- Residential and community use/visitor parking are separated. Security at the entrance to the resident parking via the lane is secured by an overhead gate. Access to the visitor/Community Centre/Post Secondary Institution parking is similarly secured by an overhead gate, which will remain open during Community Centre and University operating hours. Two (2) additional secondary security gates separate the Community Centre/Post Secondary Institution parking and general parking from the main drive aisle.

- The parkade walls are to be painted white, glazing is to be incorporated into elevator lobbies, and doors are to include vision panels to maximize light penetration and visibility.
- Fenestrations on exterior walls of the parkade improve air circulation and facilitate the penetration of natural light into the parkade.
- Pedestrian routes within the parkade are to be defined by wayfinding provisions in a contrasting paint color.
- The development's site planning and design incorporates opportunities for passive surveillance of both the street frontages and the internal semi-private space.
- Residential lobbies are located with consideration of clear sightlines from the fronting streets, weather protection, and are accessible from the street. Pedestrian entry into the buildings will be secured and individual mailboxes are located within the building lobbies.

Public Art

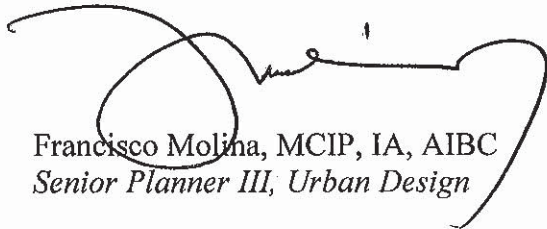
- In association with rezoning of this site (RZ 06-341234), the applicant committed a voluntary contribution of approximately \$396,756.23 towards the inclusion of public art within the Quintet development.
- It has been noted that the preferred location for Public Art is in association with the Community Centre/Post Secondary Institution public plaza at the corner of Firbridge Way and Minoru Boulevard and at the public plaza area associated with Phase I along No. 3 Road in proximity to the Akroyd Road intersection. The details associated with the inclusion of on-site Public Art will be reviewed and coordinated with the City Public Art Coordinator.

Sustainability

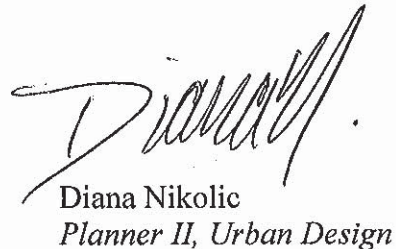
- Attached to this report is a synopsis, provided by the applicant, highlighting the energy conservation and design measures proposed, which would be in accordance with a Silver LEED rating for the project (**Attachment 5**). Although the project will not be LEED certified it will include a number of sustainable features associated with the LEED rating system including the following features:
 - Maximizing the benefits associated with the site's prominent City Centre location including proximity to services, transit, and recreation;
 - Water efficiency features including a water harvesting irrigation system to reuse rain water to irrigate the green roof and landscaped areas; and
 - Energy and Atmosphere harm reduction measures associated with the materials, fixtures and appliances that will be within the development, as well as active waste management procedures to segregate and divert recycling waste materials from disposal.
- The Terms of Reference associated with the Community Centre/Post Secondary Institution building include provisions for building efficiency. Included in the conditions is the requirement that the base building shell contribute towards achieving a LEED Silver standard based on requirements for the building core and shell.

Conclusions

The subject development is responsive to the City of Richmond's design objectives within the Lansdowne Village of the City Centre. The proposal's distinctive building massing, mix of high density uses, design details, and inclusion of a significant community space actively contribute to the developing mixed-use, high density neighbourhood evolving within the Village Centre. Based on the proposal's design response to its context and location within the City Centre area, and significant public benefit associated with the project, staff support the proposed development proposal.



Francisco Molina, MCIP, IA, AIBC
Senior Planner III, Urban Design



Diana Nikolic
Planner II, Urban Design

DN:blg

Attachment 1: Development Data Sheet

Attachment 2: Tower C Massing and Location Adjustments

Attachment 3: ADP Minutes and Applicant Responses (in italics at the end of the document)

Attachment 4: Shadow Analysis

Attachment 5: Sustainability Response (provided by applicant)

Provision of the following Transportation Demand Measure as per Zoning Bylaw and Transportation consultant report:

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$351,879.00 for ground level landscaping and \$933,152.00 for podium level landscaping;
- Provision of the following Transportation Demand Management requirements:
 - provision of a subsidy of \$31,000 (\$15,500 per co-op car) to the Co-op network for the purchase of two co-op cars, to the satisfaction of the Director of Transportation; and
 - registration of a Right of Way to secure the two co-op car parking spaces;
- Contribution of \$17,424 into the Leisure Facilities Reserve (\$15,840 + 10% for future rate increases) for 2-Zone transit passes for 12 City Centre South Community Centre staff;
- Registration of a tandem parking assignment indicating the tandem stalls must be assigned to the same dwelling unit;
- Registration of an agreement to ensure the main overhead gate to the parking accessed via Firbridge Way remains open during Community Centre/Post Secondary Institution hours of operation;
- Registration of a legal agreement on title to ensure the use of the outdoor amenity space for all residents of both Phase I and Phase II;
- Registration of Right of Way to secure public access to the total area of the plaza associated with the Community Centre/Post Secondary Institution at the southwest corner of the site. The area is to encompass:

- the area between the property line and the edge of the Community Centre/Post Secondary Institution building along the Minoru Boulevard frontage; and
- the area between the property line and the edge of the Community Centre/Post Secondary Institution building along the Firbridge Way frontage;
- The developer is required to apply to the City for an Encroachment Agreement for the Skybridge over the north-south lane that links 5900 Minoru (proposed development) and 5911 No. 3 Road (Phase I) to the satisfaction of the Director of Engineering, the Director of Development, and Manager Real Estate Services. The developer is to agree to pay for all associated costs including:
 - preparation of the agreement;
 - preparation of volumetric survey of the space being occupied;
 - market value of the encroachment area (to be determined by appraisal); and
 - legal costs.

The duration of the license agreement will be for the life of the Quintet development (or sooner termination) and is to include terms between the developments for maintenance of the Skybridge, and rights-of-way over each Phase to facilitate access for repair, maintenance and/or removal.

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

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).
- Incorporation of accessibility measures for aging in place in Building Permit drawings for all units including lever handles for doors and faucets and blocking in all washroom walls to facilitate future potential installation of grab bars/handrails.



City of Richmond

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

Development Application Data Sheet Development Applications Division

DP 11-564210

Attachment 1

Address: 5900 Minoru Boulevard

Applicant: W. T. Leung Architects Inc.

Owner: Canada Sunrise Development Corp.

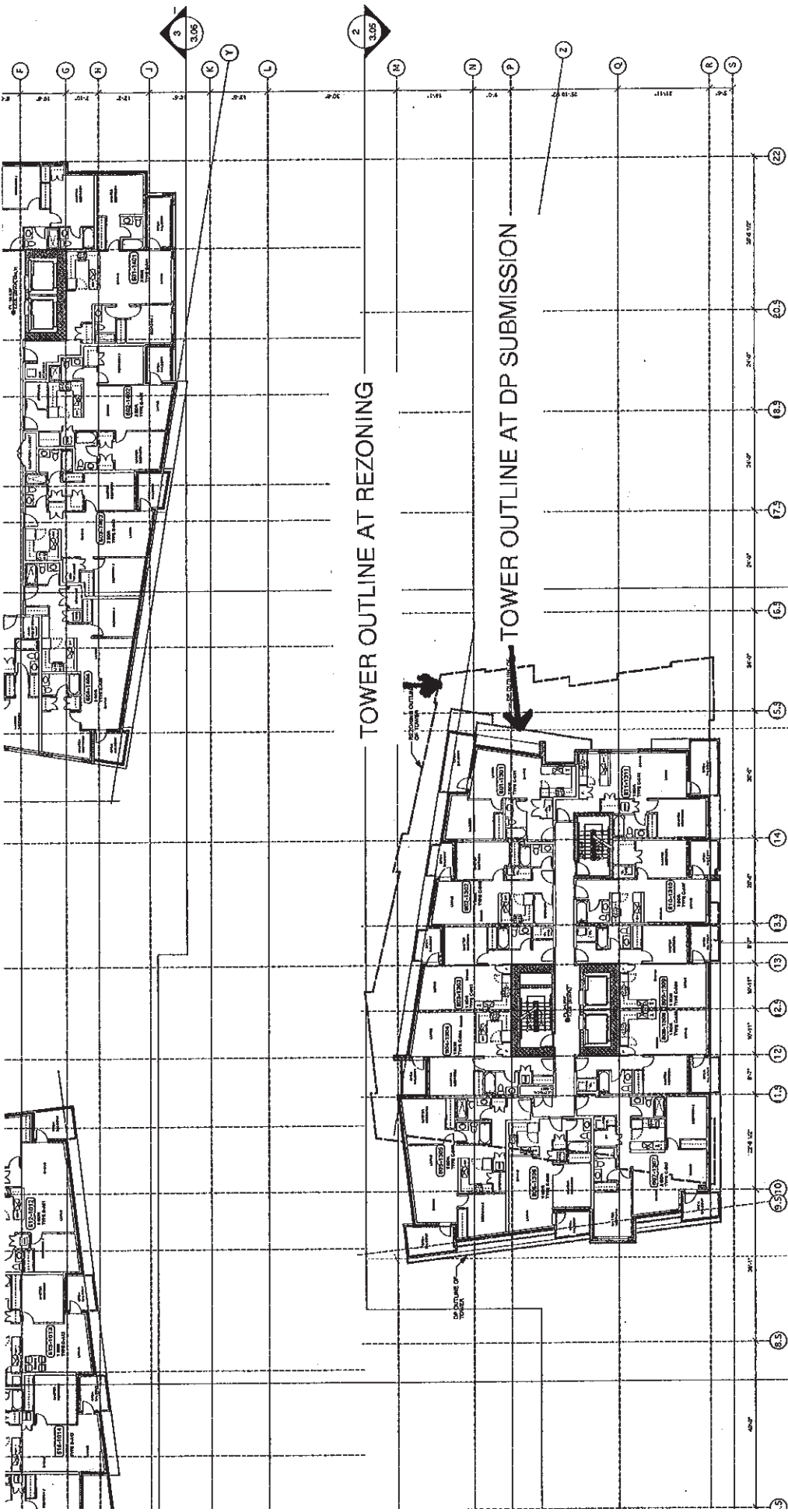
Planning Area(s): City Centre Area Plan

Floor Area Gross: 42,792.64 m² (460,616 ft²) Floor Area Net: 39,308.61 m² (423,114.35 ft²)

	Existing	Proposed
Site Area:	8,931.3 m ²	8,931.3 m ²
Land Uses:	Sales centre for Phase I	Residential, Community Centre, Post Secondary Institution
OCP Designation:	High-Density Mixed Use	High-Density Mixed Use
Zoning:	Downtown Commercial and Community Centre/University (ZMU15)	Downtown Commercial and Community Centre/University (ZMU15)
Number of Units:	1 sales centre	418

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	maximum combined FAR (for Phase I and II) is 4.3 FAR	4.29	none permitted
Lot Coverage:	Max. 80%	86.2%	Variance to increase to 90%
Setback – from public road:	Min. 3 m	3 m Minoru Boulevard, Ackroyd Road, north-south lane 1.5 m Firbridge Way for the Community Centre/Post Secondary Institution	Firbridge Way variance
Height (m):	Max. 45 m	44.95 m	
Lot Size:	n/a	9,113.754 m ²	

Off-street Parking Spaces – Regular/Commercial:	Resident and Visitor: 1.2 stalls per unit Community Centre/Post Secondary Institution: 64 stalls secured solely for use by users of the building.	Residential and Visitor: 1.04 stalls per unit (463 residential stalls and 51 stalls available for use by visitors Community Centre and Post Secondary Institution: 64 stalls secured for exclusive use by the Community Centre and Post Secondary Institution. An additional 51 stalls are available for use by Community Centre/Post Secondary Institution users. Co-op car stalls: 2	Variance to reduce residential/visitor parking to 1.04/unit
Off-street Parking Spaces – Accessible:	12	12	
Tandem Parking Spaces	permitted	76 pairs/152 spaces	
Amenity Space – Indoor:	Min. 100 m ²	Tower C : 93.5 m ² (1,007.08 ft ²) Tower D: 311.67 m ² (3,354.78 ft ²) Tower E: 147.78 m ² (1,590.77 ft ²) TOTAL: 552.95 m ² (5,951.90 ft ²)	
Amenity Space – Outdoor:	Min. 2,520 m ² (27,125 ft ²)	3,561.23 m ² (38,332 ft ²)	



**Excerpt from the Minutes from
The Design Panel Meeting**

**Wednesday, April 6, 2011 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

2. DP 11-564210 – APPROXIMATELY 418 UNITS (3 TOWERS [2 AT 16 STOREYS, 1 AT 14 STOREYS], COMMUNITY CENTRE SPACE, POST SECONDARY INSTITUTION SPACE, AND CONNECTED TO PHASE 1 BY A PEDESTRIAN BRIDGE AT THE 5TH STOREY

ARCHITECT: W.T. Leung Architects

PROPERTY LOCATION: 5900 Minoru Blvd.

Panel Discussion

Comments from the Panel were as follows:

- overall form and development is well done; Phase 2 of the project relates well to Phase 1; 24-meter separation between towers is not a problem as it is an industry standard;
- appreciate the changes in texture, height and elevation of the podium; however, there is a lack of spaces for residents to pause and rest; an architectural structure such as a gazebo can be added as focal point in the courtyard; consider covered areas; define the path of journey from Phase 1 to Phase 2 and vice-versa;
- like the modern quality of the three buildings; however, they lack colour; consider colour or texture changes in the building horseshoe/frames to offset the building mass;
- massing of community centre building needs further architectural treatment (e.g. cantilevered overhangs or rain cover) to enhance the corner; opportunity for massing features to be introduced to play up the corner;
- alley facade needs further development; consider green grid or random grilles to soften up the facade;
- facades of buildings facing Ackroyd Road (Towers D and E) look flat; need more articulation; consider stepping out the balconies;
- well-crafted project; has some commendable landscape components;
- concern about the laneway which looks bleak; make it safer and more inviting; needs softening for pedestrian use and safety;
- overall, the direction of the streetscape is good; students spilling out into the corner of Minoru Blvd. and Firbridge Way in the future will make it lively;

- roof deck geometry is appreciated but there is an absence of useful spaces on the roof deck; introduce spaces to respond to different needs of various groups of people, e.g. elderly, young families, students, etc.;
- concern on scale of the use of water; consider cost and proportion; consider punctuating the roof deck with useful open spaces which are either passive or active;
- concern on scale of hard spaces and scale of pedestrian environment; need to soften up some spaces and bring down the scale of hard surfaces to a more appropriate level; pedestrian environment currently reads as a promenade;
- appreciate the green roof and use of vertical green walls to bring down the landscape to a three-dimensional character and meet the street;
- consider softening up the detailing, e.g. edges, steps, and seating for families, to enhance residential character;
- overall, a high-quality project;
- project is large but well-designed;
- treatment of parking facade is handled well; edges are well-articulated;
- laneway wall needs further treatment; small punched box-like windows need more articulation to make them more visually interesting;
- site planning has been optimized in the project and has created a community of buildings;
- tower articulation is well-handled; consider hierarchy of boldness of “frames”;
- University/Community Centre articulation is well-handled; like the bold materials used;
- Tower C’s evolving footprint is well-positioned in relation to the other buildings;
- Tower D is positioned well; having complete Tower C views is difficult to achieve;
- separation between Towers D and E is well-handled; no detrimental effect of the removal of two-storey townhouses between the two towers at the courtyard level;
- larger tower floor plates result in creatively-shaped series of building forms; breaks down the repetitive tower forms;
- outward extension of balconies could be done selectively; balconies could be pulled where necessary;
- frame on Building D needs design development to break up the large flat facade; the most challenging elevation in the project; consider pulling out the balconies within the frame;
- consider more articulation of massing/definitive “top” of the towers to pull them together; need to have some kind of relationship;
- project is a welcome addition to the urban realm in Richmond;
- massing is appropriate for the urban core;

- agree that Tower C is appropriately located; creates a great street environment on Firbridge Way; provides good precedent for future developments in the area; addition of townhouses along Firbridge Way enhances the street;
- hierarchy of spaces needed at the podium level; give more breadth to the trellis at the north edge; covered spaces are needed;
- interesting choice of corten steel material for the land bridge which has a distinct character compared to the other materials used in the building; encourage use of this material in gaps between building masses to bring the landscape to the ground, particularly at the north edge of the community centre; emphasize the relationship of the landscape to the buildings;
- emphasize visual connection between the water featured at the northern edge of the Community Center and its connection to the podium level;
- 1.2-meter grade change on the elevation of patio decks in relationship to the sidewalk is appropriate in combination with well-detailed railings;
- handling of grade transitions on the podium level between Phases 1 and 2 is not a concern; water is used nicely as a unifying device; provides rich landscape environment;
- nicely-rendered scheme;
- an exciting massive development in Richmond; a lot of work done on massing and site lay-out;
- consider introducing public art in the streetscape, public spaces and on the podium level;
- consider more interesting transitions between buildings; identify the distinction between buildings with more spontaneous or more organic features, which could include public art;
- consider more 3-D treatment or introduce more colour on building facades along Ackroyd Road;
- site planning is skilful; there is a sense of rhythm in the placement of towers; creation of a garden on the rooftop is a good idea; provides visual interest to an otherwise bare rooftop;
- community centre design brings a focal point to the project; creates contrast to the residential towers;
- consider introducing more materials to mitigate the large mass of the buildings; consider using new materials for frames in Building D to provide contrast;
- agree that further treatment is needed on the elevation of buildings along Ackroyd Road to break down the big facades;
- there is a good opportunity to introduce public art in the project; consider introducing public art in the community centre which is a focal point in the project; public art can be tied up with the water feature;
- consider softening the corner of Ackroyd Road and Minoru Blvd. where the lobby of Building B is located; the corner is too sharp as an entry point to the building;

- overall, the project is well-designed; and
- there is opportunity to add more colour to the buildings; colour treatment of Community Centre building is appreciated; however, the corner at Minoru Boulevard and Firbridge Way needs further enhancement as it is expected to become a major corner.

Panel Decision

It was moved and seconded

That DP 11-564210 move forward to the Development Permit Panel subject to the applicant addressing the items discussed by the Panel, including the key items highlighted below:

1. *design development to the roof deck landscaped area and consider i) using the distinct sky bridge material elsewhere and establishing a visual linkage between podium level and streetscape, ii) reconsider the amount of hard/soft materials within the landscaped podium, and iii) creating passive or active open spaces to serve as stopping or rest areas;*
2. *design development to Buildings D and E façade considering further articulation through the use of i) colour, ii) texture/material, and iii) more 3-D treatment of elements such as frames, balconies, etc.;*
3. *design development to the community centre considering i) introducing public art, and ii) adding more dramatic architectural elements to enhance the corner; and*
4. *design development to the laneway wall to soften it and provide more visual interest.*

CARRIED

The applicant was required to address the items addressed by the Panel, which includes but is not limited to the key items highlighted in the Panel Decision synopsis. Responses from the applicant include:

- *On the Ackroyd façade, the 3 two storey high L-shaped concrete frames at the base of Towers D and E and in between will be clad in the black basalt similar to that being used on the Community Centre and the retail and amenity facades in Phase 1. Logic is that the spaces contained within these frames are also amenity spaces or Live/Work spaces, still being different from the residential suites in the rest of the project.*
- *The full tower height concrete 'punched opening' walls, one on the west side of Tower D and one on the north side of Tower E as well as two similar walls facing the podium courtyard on Tower E (west and south sides) will be painted in the darker shade than the multi-storey 'horseshoe frames' on the towers. As well on the north side of both Towers D and E, the underside of selected balconies will be painted a green colour to complement the window spandrel colours. These balcony surfaces would be visible from the street below and would animate the surface of the façade and emphasize the depth of the façade. Select balconies have been adjusted to project slightly outwards from the north façade.*
- *On the lane façade, the building structurally requires a certain wall length of concrete for developing seismic shear restraint. We will be treating the wall with installation of several*

approx. 5' wide horizontal metal perforated screen bands that will span across most of the length of the concrete wall. The screen will allow ventilation to the Parkade, yet cover the mechanical louvers (which will still be slightly visible through the screen.) The installation of the bands will include a slight 3 dimensional depth achieved with a slight wave or fold in the band. In addition, the 4 ground floor openings for the Parkade Entry, Garbage Room door, exit stair and gas meter niche, will have a slim Cor-Ten frame around the collective group of openings with the head of this frame protruding about 6" to accent this opening. It recalls the material on the land bridge above, but does not compete with that architectural feature.

- *The complementary wall on Phase 1 across the Lane did not have this metal perforated screen and Cor-Ten treatment. We will however add a similar treatment so that the walls complement each other.*
- *For the Minoru façade of the community Centre/University, we are comfortable with the amount of architectural drama on the building with its massing, roof line, curtain wall, folding planes, colours and glazed entry atrium element as well as the associated water feature.*
- *Between the buildings where there is sometimes a transition slot between structures, we will be using the steel lattice screen material (shown on the materials board). We do not want to use the Cor-ten in these locations, preferring to use that material in more 'special' application. We may try to use some Cor-ten in the area around the water feature, north of the Community Centre atrium, but have not decided how or where yet.*
- *In the Community Centre/University/residential visitor parking Parkade, we have juggled some things around and gained 4 parking spaces while keeping the two car co-op stalls in the original location. There will be an entrance overhead security gate at the top of the driveway that would be closed after hours which takes care of the CPTED concerns raised by staff. There are also the gates at the bottom of the driveway beyond the car co-op stalls which secures the Parkade after hours. Access to the car co-op after hours would be through the use of the key fob which all co-op members have to which the entrance overhead gate would be programmed.*
- *Public art will be incorporated into this project once we have initiated discussion with Eric Fiss, Public Art Planner.*
- *Regarding the amount of hard/soft materials within the landscape podium, the Allee promenade has been reduced and the adjacent lawn area increased. The Ipe walkway at the Lower podium to the west has been reduced to 6' wide and a 2' wide lawn band has been added with stone seat walls. The kids' adventure playground has been extended further west and the planting south of the pathway has been extended. The Ipe deck at the Upper podium has been reduced and a lawn area has been added with curved seat walls.*
- *Regarding the creation of passive/active open spaces to serve as stopping or rest areas, the definition of the outdoor rooms and their components is highlighted with the bubble diagram (see L04.a)*
 - *A shade tea garden has been created at the lower podium with wood tables and chairs.*

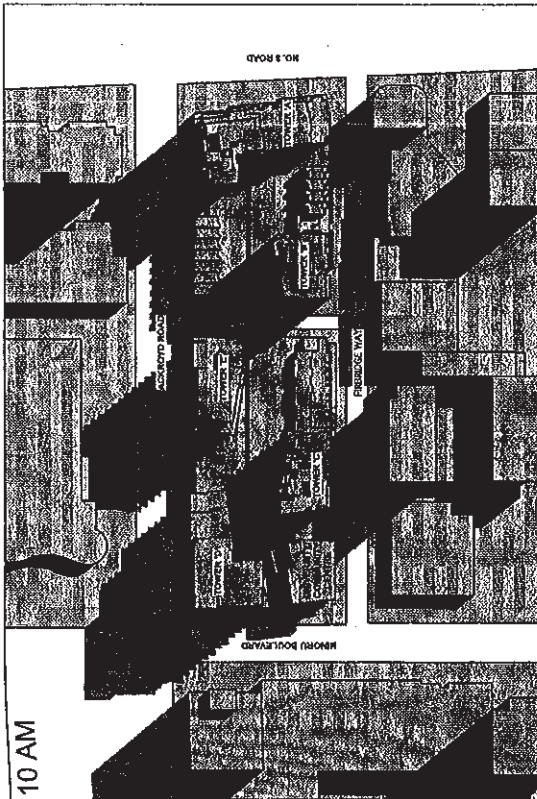
- *A reflective walk has been provided at the lower podium with stone seat walls as rest areas to enjoy the sound and view of the waterfall.*
- *A trellis has been added as a gateway and focal point at the Upper podium.*
- *Large wood platforms with a chessboard pattern have been provided to serve as lounge areas or large outdoor chessboards to play on.*
- *Curved seat walls have been installed close together in the lawn area to encourage social interaction.*

2416 300 - 873 West Broadway,
Vancouver, British Columbia, Canada V6C 1N3
Telephone: (604) 734-0771



SEPTEMBER 21 & MARCH 21

12 NOON

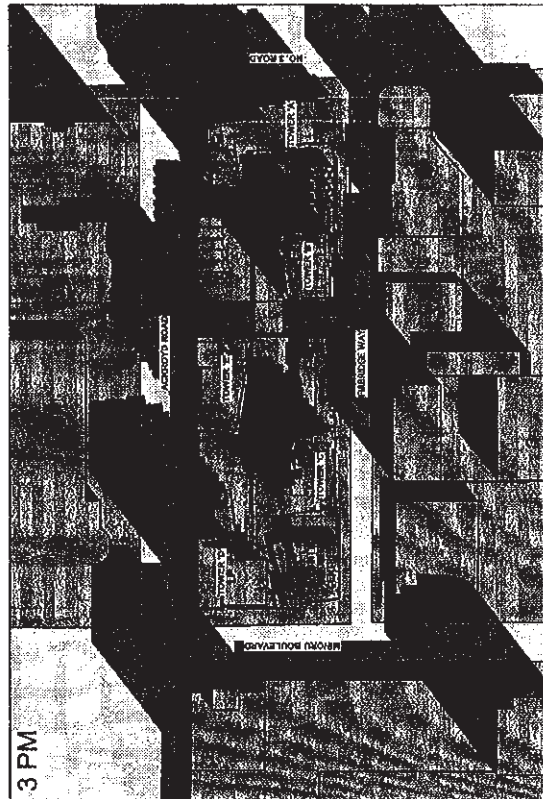


SEPTEMBER 21 & MARCH 21

10 AM

SEPTEMBER 21 & MARCH 21

3 PM



3	15/04/11	RECEIVED FOR DP	
2	30/03/11	RECEIVED FOR DP	
1	30/03/11	RECEIVED FOR DP	
	Sig.	Date	Inspector's Name

**QUINTET
PHASE 1**

6000 MICHIGAN BLVD.
55401-5837 MO 3 ROAD
RICHMOND

1

SHADOW DIAGRAM

JOB NO. 10-15
 DRAWN BY LL
 DATE APRIL 15, 2011
 PROJECT MTS
 CUSTOMER WTL

*FOR EACH DRAWING, THE PROJECT NUMBER AND DATE MUST REMAIN ON THE BOTTOM OF EACH DRAWING. THE ONLY ALLOWED CHANGES TO THE DRAWING NUMBER ARE:

DP-1.07

W. T. LEUNG ARCHITECTS INC.

Suite 300 - 973 West Broadway, Vancouver, British Columbia, Canada V5Z 1K3 Tel 604 736-9711 Fax 604 736-7991

April 19, 2011

Sustainability Design and Features

Quintet Phase 2 – *Canada Sunrise Development Corp.*

7733 Firbridge Way, 5900 Minoru Blvd. & 7788 - 7888 Ackroyd Rd., Richmond, B. C.

The Quintet Phase 2 project will include numerous design and material applications that include sustainable measures intended to target a Silver LEED rating, although the project will not be registered for LEED certification.

Sustainable Sites:

- by virtue of the site location in close proximity to services, transit, recreation and necessities of daily life will reduce automobile use as well as promote general personal well being.
- treatment of dewatering ground water for quantity and quality during excavation and construction will be enhanced to the most recent and more stringent environmental code requirements so that ground water re-entering the storm system will be both cleaner and less chemically toxic.
- heat island effect of the completed project will be reduced as a result of the extensive landscaped courtyard, green roof and selected roof treatment materials.

Water Efficiency:

- Quintet will be designed and constructed in compliance with the 2006 edition of Part 10 of the British Columbia Building Code for Energy and Water Efficiency and with ANSI/ASHRAE/IESNA 90.1, Energy Standard for Buildings.
- green roof and landscaped areas will incorporate a water harvesting irrigation system to reuse rain water.
- water use reduction will be achieved using low flow and low consumption domestic plumbing fixtures.

Energy & Atmosphere:

- the Community Centre and University shell building will be designed to target Silver LEED rating for building shell structures for energy performance and refrigerant management.
- domestic kitchen appliances will include Energy Star rated appliances.
- interior lighting will include the use of CFL and low-voltage halogen lamp light fixtures.
- residential split system A/C interlocked with suite electrical heating to minimize energy consumption.
- low-e glazing throughout to temper summer heat gain and winter heat loss.

Materials and Resources:

- construction activities on site will involve waste management procedures to segregate and divert recyclable waste materials from disposal.
- FSC certified wood products have been specified for floor finishes.
- while some finish materials are yet to be specified, where feasible, regional sourcing of these materials will be selected.
- the raft slab foundation and core will include the use of recycled fly ash in the concrete mixture reduces cement content requirements yet enhances the performance of the concrete structure.

Indoor Environmental Quality:

- low emitting finishes to be specified throughout residential suites and common areas.
- daylight access to suites is maximized with full or near full height windows as well as Community Centre and University.
- Community Centre and University will include daylight management strategies including light shelves to bring daylight deeper into interior spaces and control brightness and glare closer to window walls.

W. T. LEUNG ARCHITECTS INC.



City of Richmond
Planning and Development Department

Development Permit

No. DP 11-564210

To the Holder: PHILEO DEVELOPMENT CORP.
Property Address: 5900 MINORU BOULEVARD
Address: C/O W. T. LEUNG ARCHITECTS INC.
SUITE 300 – 973 WEST BROADWAY
VANCOUVER, BC V5Z 1K3

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) Reduce the minimum required setback from Firbridge Way from 3.0 m to 1.5 m for the portion of the development consisting of the Community Centre/Post Secondary Institution;
 - b) Reduce the total number of required short-term bicycle parking to 60 stalls;
 - c) Increase the permitted lot coverage to 90%; and
 - d) Reduce the resident and visitor parking requirement by 13.3%.
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 #23 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 \$351,879.00 for ground level landscaping and \$933,152.00 for podium level landscaping to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 11-564210

To the Holder: PHILEO DEVELOPMENT CORP.

Property Address: 5900 MINORU BOULEVARD

Address: C/O W. T. LEUNG ARCHITECTS INC.
SUITE 300 – 973 WEST BROADWAY
VANCOUVER, BC V5Z 1K3

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 , .

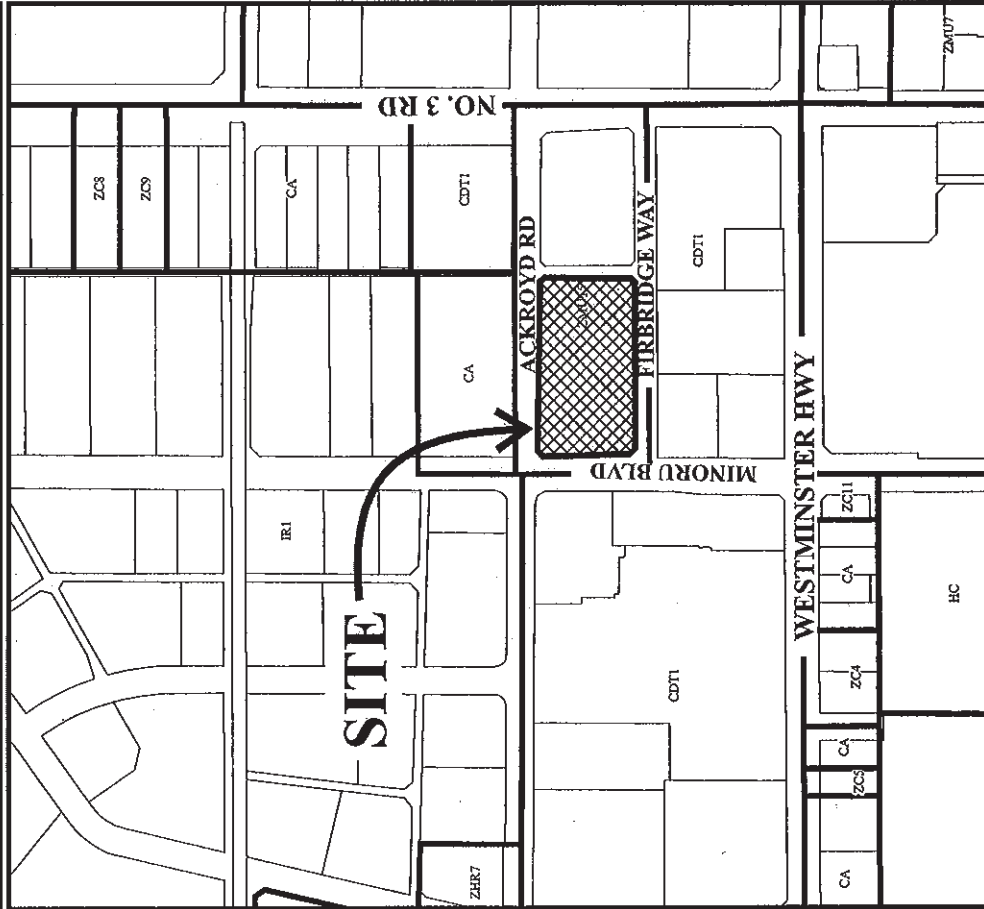
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



MINORU BLVD

ACKROYD RD

FIRBRIDGE WAY

WESTMINSTER HWY

NO. 3 RD

ACKROYD RD

FIRBRIDGE WAY

MINORU BLVD

CA

CA

ZC3

CA

ZC4

CA

ZC11

HC

CDTI

CDTI

CA

ZC3

ZC9

ZC3

CDTI

CDTI

CA

IR1

ZHR7

IR1

CA

CDTI

CDTI

CA

CDTI

CDTI

CA

CDTI

CA

CDTI

CA

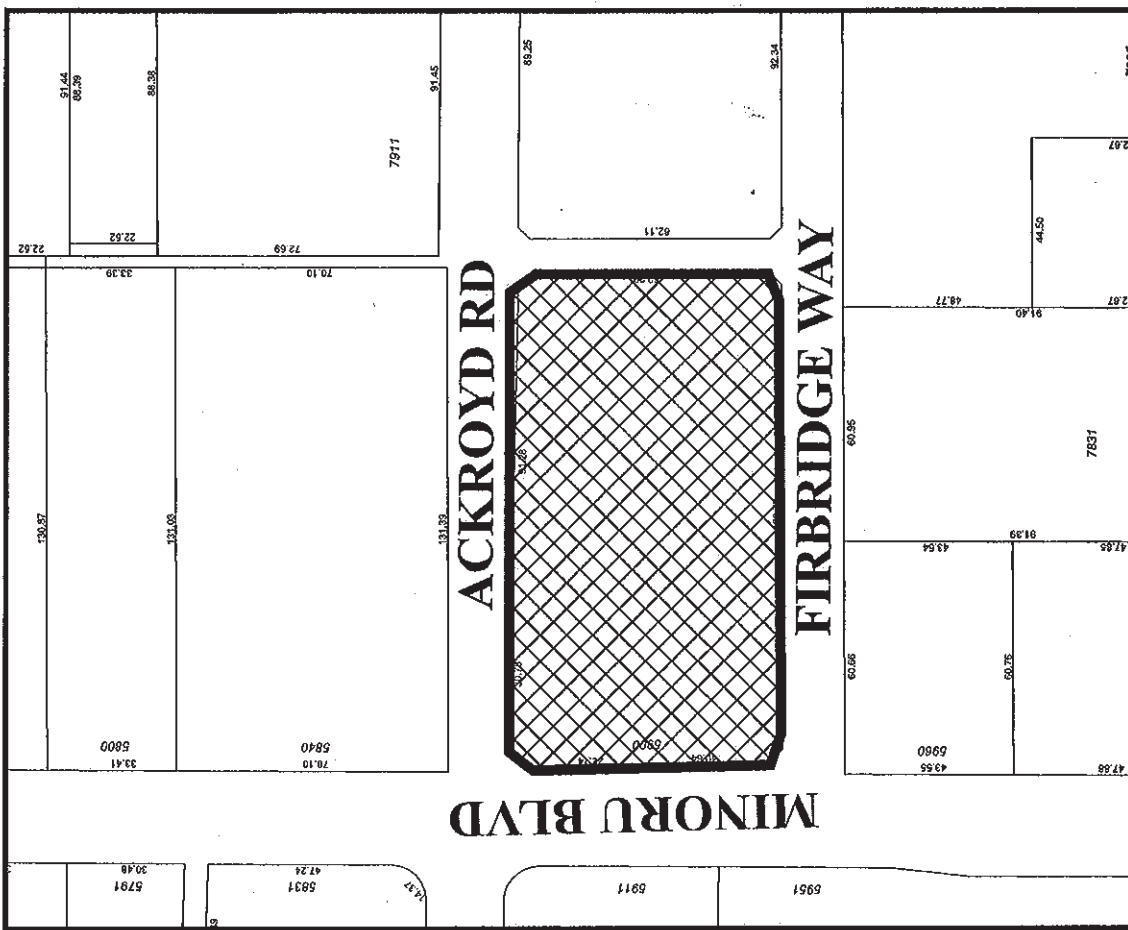
CDTI

CA

CDTI

CA

IR1



DP 11-564210 SCHEDULE "A"

Original Date: 02/25/11

Revision Date:

Note: Dimensions are in METRES



NO.	DATE	DESCRIPTION
1	04/11/11	REVISION FOR DP
2	04/11/11	REVISION FOR DP
3	04/11/11	REVISION FOR DP
4	04/11/11	REVISION FOR DP

QUINTET
PHASE 2

5000 MINORU BLVD
RICHMOND, VA

SITE PLAN
PHASE 2

APR 21 2011

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

DATE: APRIL 18, 2011

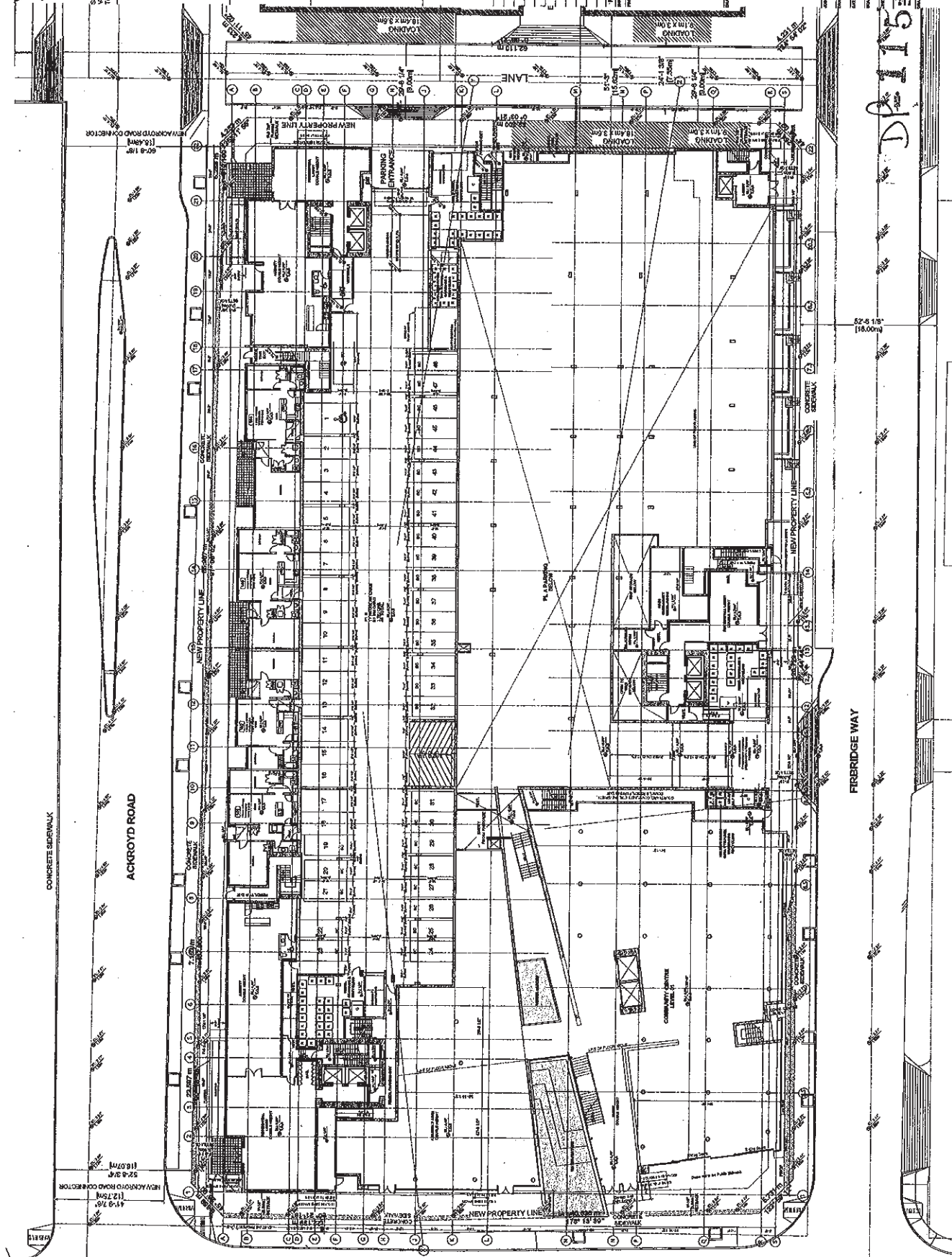
BY: [Signature]

PROJECT: [Signature]

DR-1.04

#1

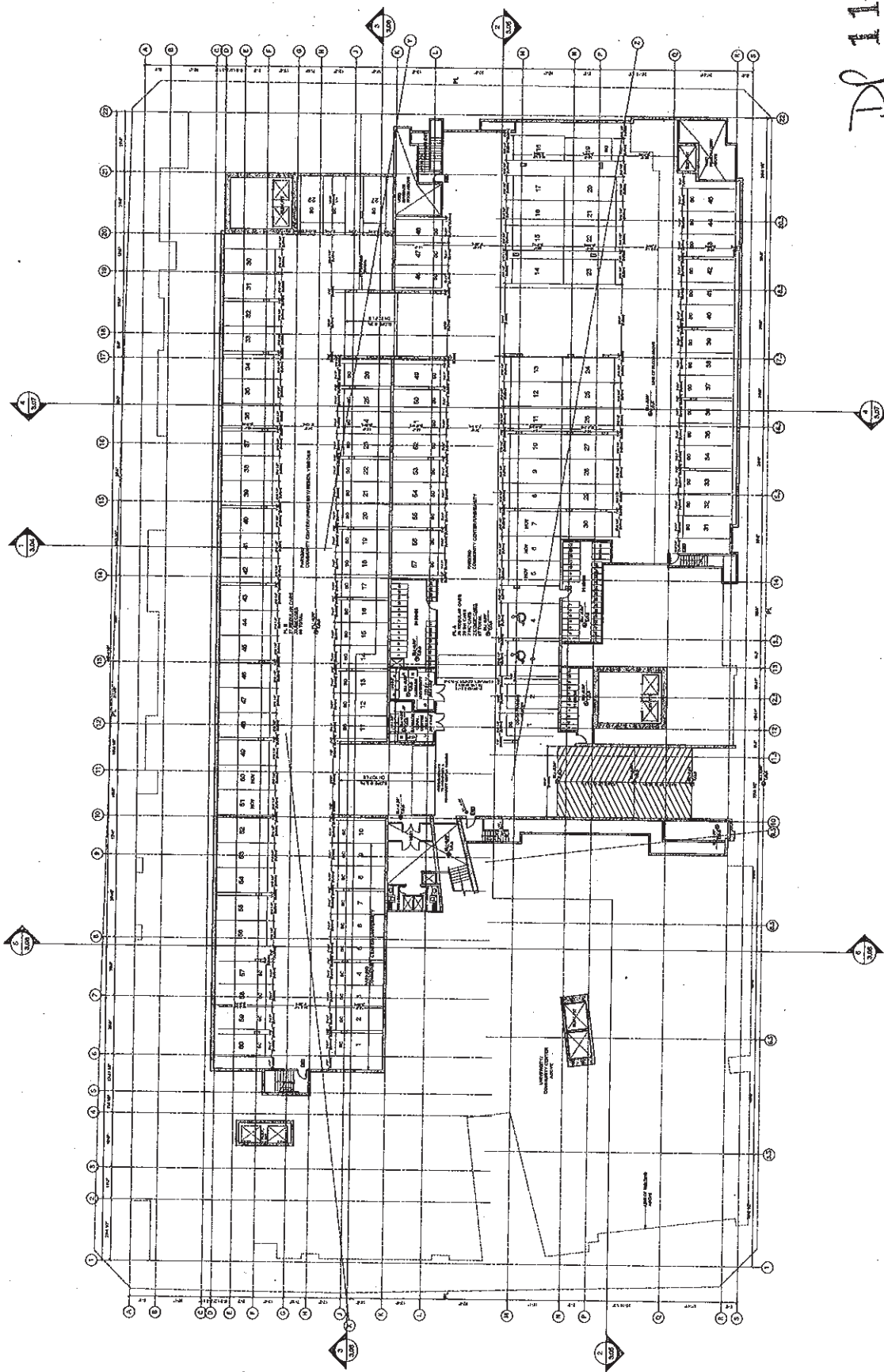
DP-1.04



DR-1.04

FRIDGE WAY

MINORU BLVD



NO.	DATE	DESCRIPTION
1	04/01/11	REVISION FOR DP
2	04/01/11	REVISION FOR DP
3	04/01/11	REVISION FOR DP
4	04/01/11	REVISION FOR DP
5	04/01/11	REVISION FOR DP
6	04/01/11	REVISION FOR DP
7	04/01/11	REVISION FOR DP
8	04/01/11	REVISION FOR DP
9	04/01/11	REVISION FOR DP
10	04/01/11	REVISION FOR DP
11	04/01/11	REVISION FOR DP
12	04/01/11	REVISION FOR DP
13	04/01/11	REVISION FOR DP
14	04/01/11	REVISION FOR DP
15	04/01/11	REVISION FOR DP
16	04/01/11	REVISION FOR DP
17	04/01/11	REVISION FOR DP
18	04/01/11	REVISION FOR DP
19	04/01/11	REVISION FOR DP
20	04/01/11	REVISION FOR DP
21	04/01/11	REVISION FOR DP
22	04/01/11	REVISION FOR DP
23	04/01/11	REVISION FOR DP
24	04/01/11	REVISION FOR DP
25	04/01/11	REVISION FOR DP
26	04/01/11	REVISION FOR DP
27	04/01/11	REVISION FOR DP
28	04/01/11	REVISION FOR DP
29	04/01/11	REVISION FOR DP
30	04/01/11	REVISION FOR DP

QUINTET
PHASE 2

DESIGNED BY
W. T. LEUNG ARCHITECTS INC.

PL PARKING
FLOOR PLAN
APR 21 2011

DATE	10-05
BY	LL HW
CHECKED	LL HW
APPROVED	LL HW

DP 1156410

#2
DP-2.00



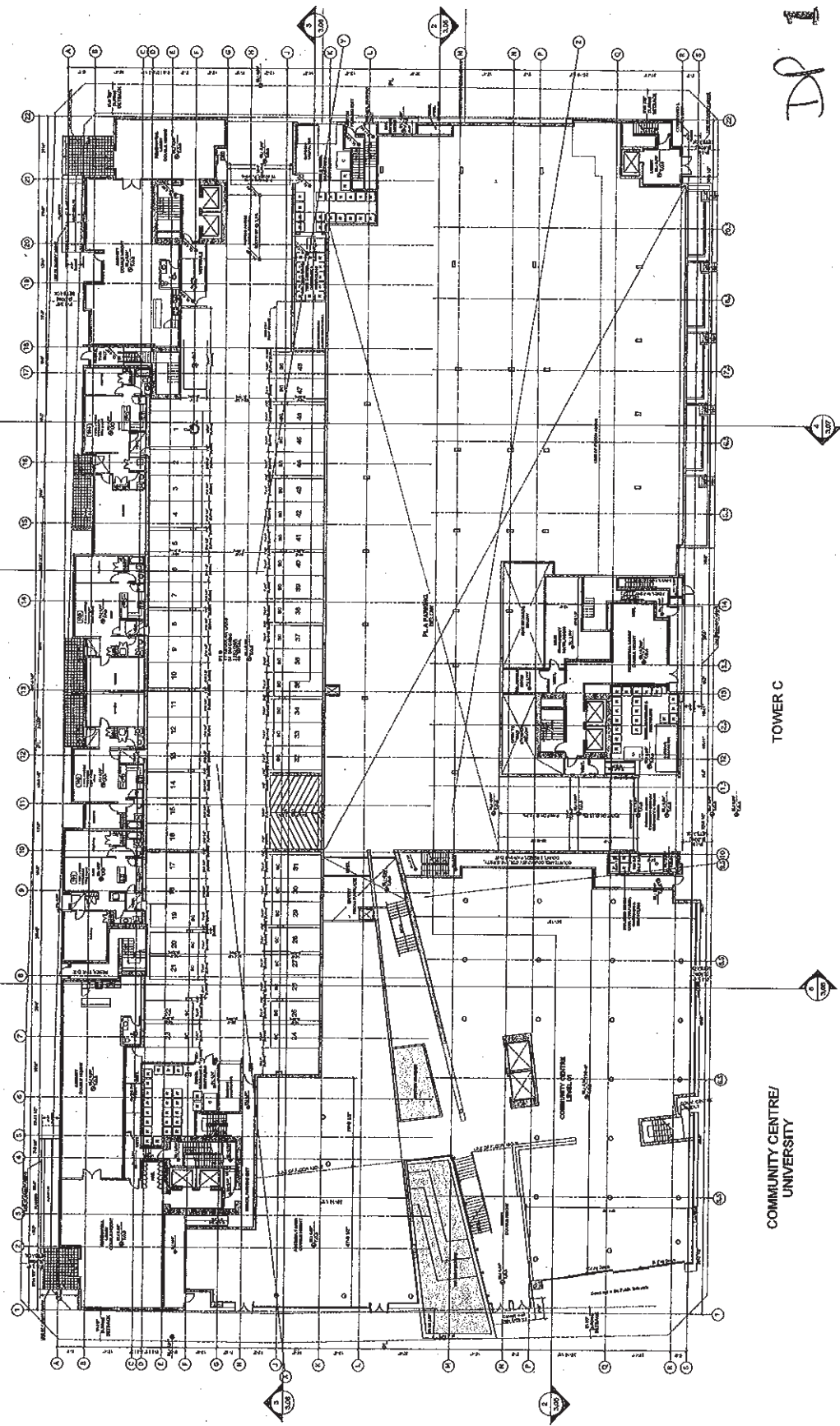
TOWER E

LIVE/WORK

TOWER D

COMMUNITY CENTRE/
UNIVERSITY

TOWER C



QUINTET
PHASE 2

500 UNIVERSITY BLVD
RICHMOND, BC

GROUND FLOOR PLAN
APR 21 2011

DATE: 04/21/2011
DRAWN: LL, RV
CHECKED: LL, RV

DP 11564310

#3

DP-2.01

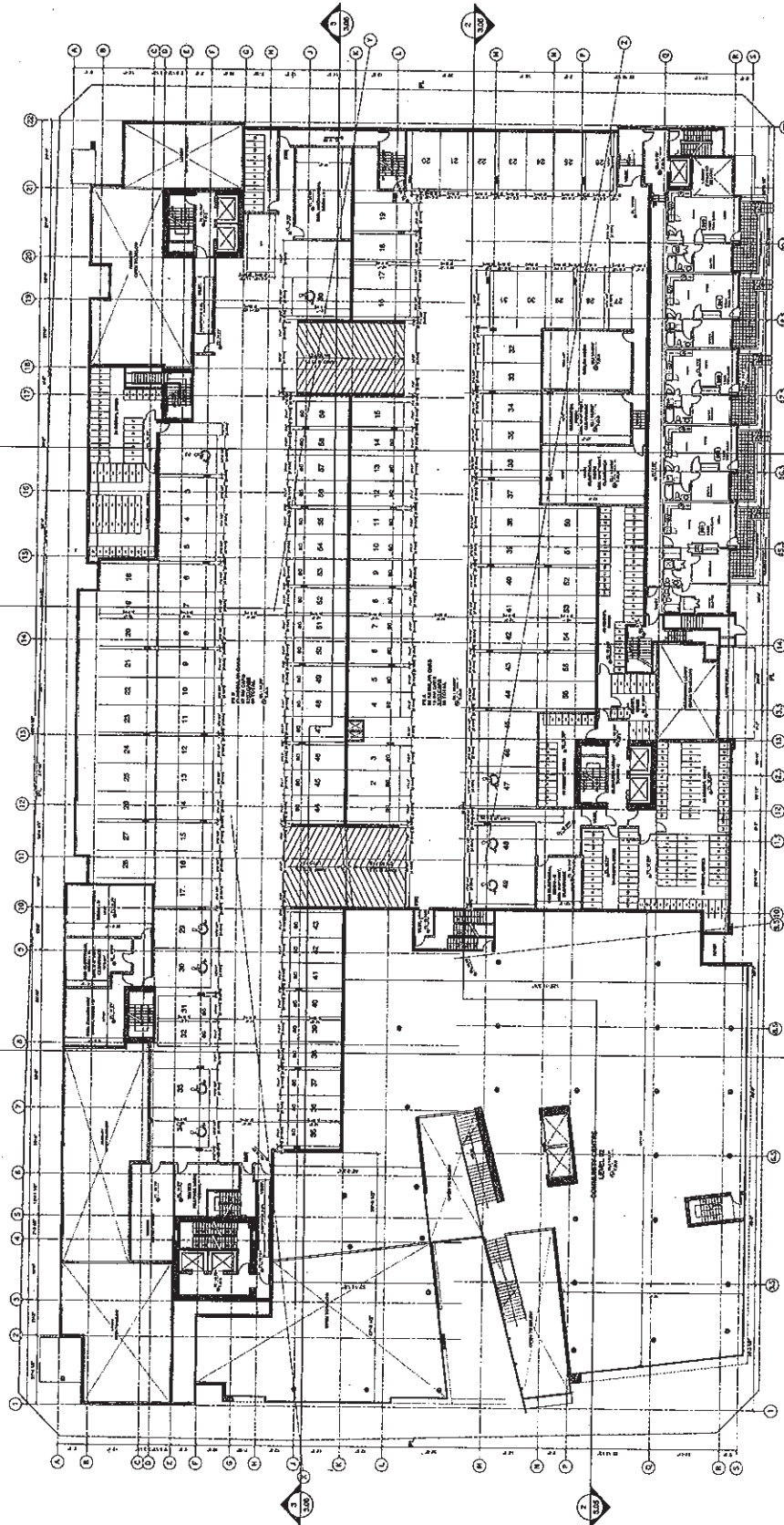


TOWER D

TOWER E

COMMUNITY CENTRE/
UNIVERSITY

TOWER C



QUINTET
PHASE 2

5555 MARSHALL BLVD
VANCOUVER, BC

2ND FLOOR
PLAN
P2A-P2B
APR 27 2011

11564210
APR 19 2011
UNIVERSITY
W. T. LEUNG

#4
DP-2.02

DR

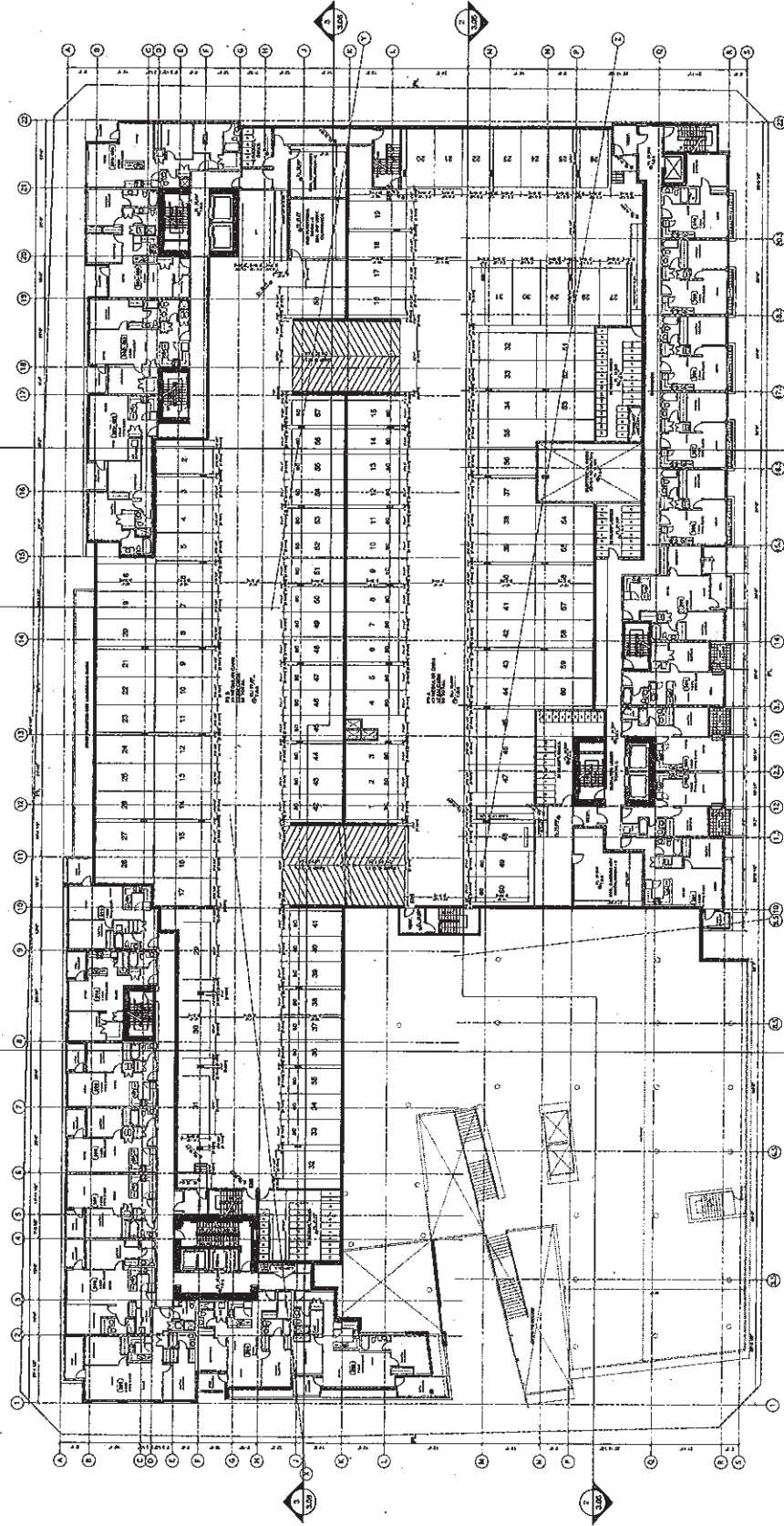


TOWER E

TOWER D

TOWER C

COMMUNITY CENTRE/
UNIVERSITY



No.	Date	Revised
1	10/15/01	10/15/01
2	10/15/01	10/15/01
3	10/15/01	10/15/01
4	10/15/01	10/15/01
5	10/15/01	10/15/01
6	10/15/01	10/15/01
7	10/15/01	10/15/01
8	10/15/01	10/15/01
9	10/15/01	10/15/01
10	10/15/01	10/15/01
11	10/15/01	10/15/01
12	10/15/01	10/15/01
13	10/15/01	10/15/01
14	10/15/01	10/15/01
15	10/15/01	10/15/01
16	10/15/01	10/15/01
17	10/15/01	10/15/01
18	10/15/01	10/15/01
19	10/15/01	10/15/01
20	10/15/01	10/15/01
21	10/15/01	10/15/01
22	10/15/01	10/15/01
23	10/15/01	10/15/01
24	10/15/01	10/15/01
25	10/15/01	10/15/01
26	10/15/01	10/15/01
27	10/15/01	10/15/01
28	10/15/01	10/15/01
29	10/15/01	10/15/01
30	10/15/01	10/15/01

QUINTET
PHASE 2

5900 MARINO BLVD
RICHMOND, BC

3RD FLOOR
PLAN
P3A-P3B
APR 2 2011

DATE: 10-15-01
DRAWN: LLW
CHECKED: LLW
APPROVED: LLW
DATE: 10-15-01

DP: 1 P3A-P3B

#5

DP-2.03

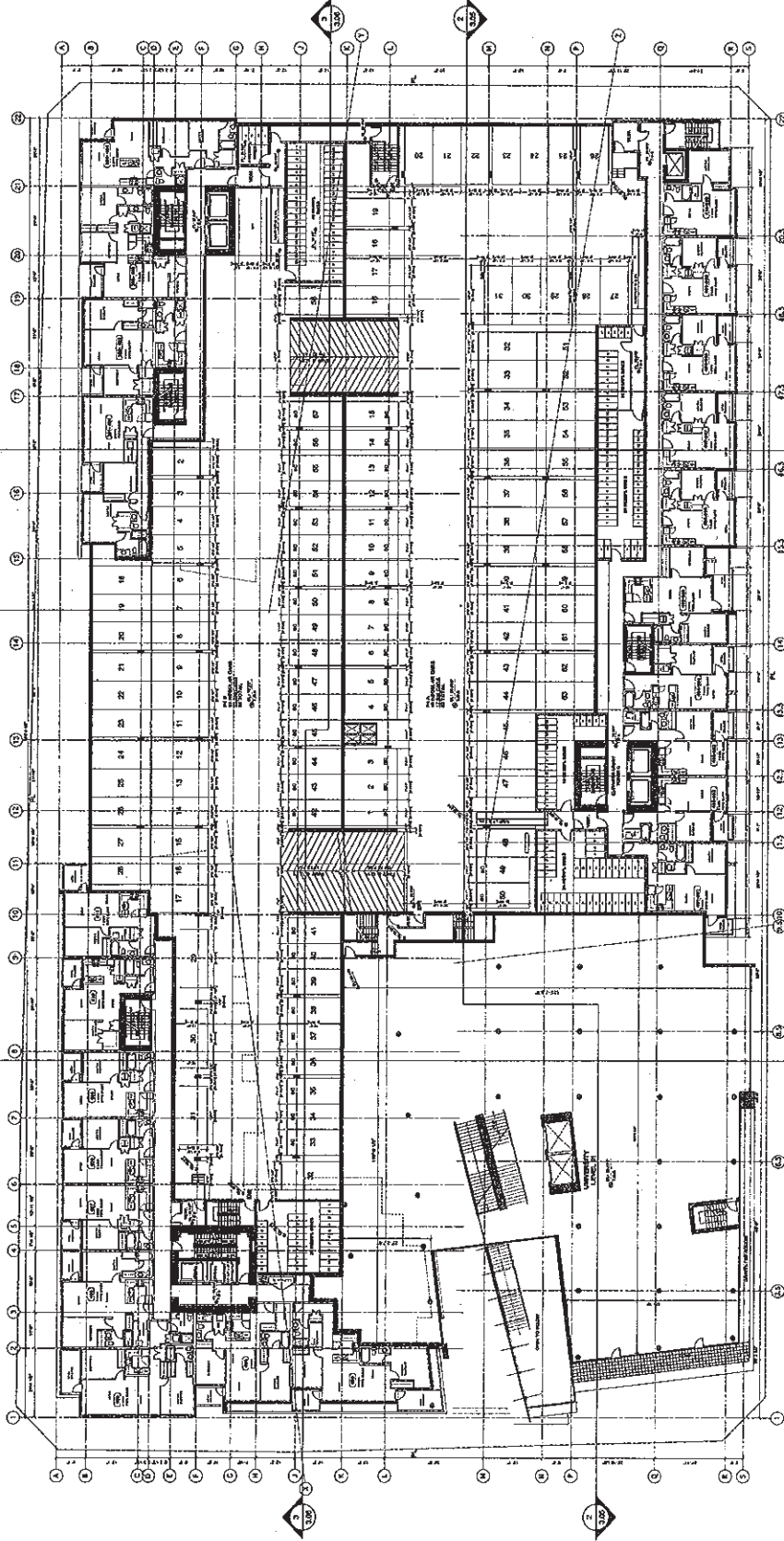


TOWER E

TOWER D

TOWER C

COMMUNITY CENTRE/
UNIVERSITY



1	REVISION	DATE
2	REVISION	DATE
3	REVISION	DATE
4	REVISION	DATE
5	REVISION	DATE
6	REVISION	DATE
7	REVISION	DATE
8	REVISION	DATE
9	REVISION	DATE
10	REVISION	DATE
11	REVISION	DATE
12	REVISION	DATE
13	REVISION	DATE
14	REVISION	DATE
15	REVISION	DATE
16	REVISION	DATE
17	REVISION	DATE
18	REVISION	DATE
19	REVISION	DATE
20	REVISION	DATE
21	REVISION	DATE
22	REVISION	DATE
23	REVISION	DATE
24	REVISION	DATE
25	REVISION	DATE
26	REVISION	DATE
27	REVISION	DATE
28	REVISION	DATE
29	REVISION	DATE
30	REVISION	DATE

QUINTET
PHASE 2

5000 MINOR BLVD
RICHMOND, BC

4TH FLOOR
PLAN
P4A-P4B
APR 21 2011

DATE: 04-21-11
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]
SCALE: 1/8" = 1'-0"
SHEET: 11 OF 11
PROJECT: [Project Name]
DRAWING: [Drawing Name]
REVISION: [Revision Number]

DP 11 557210

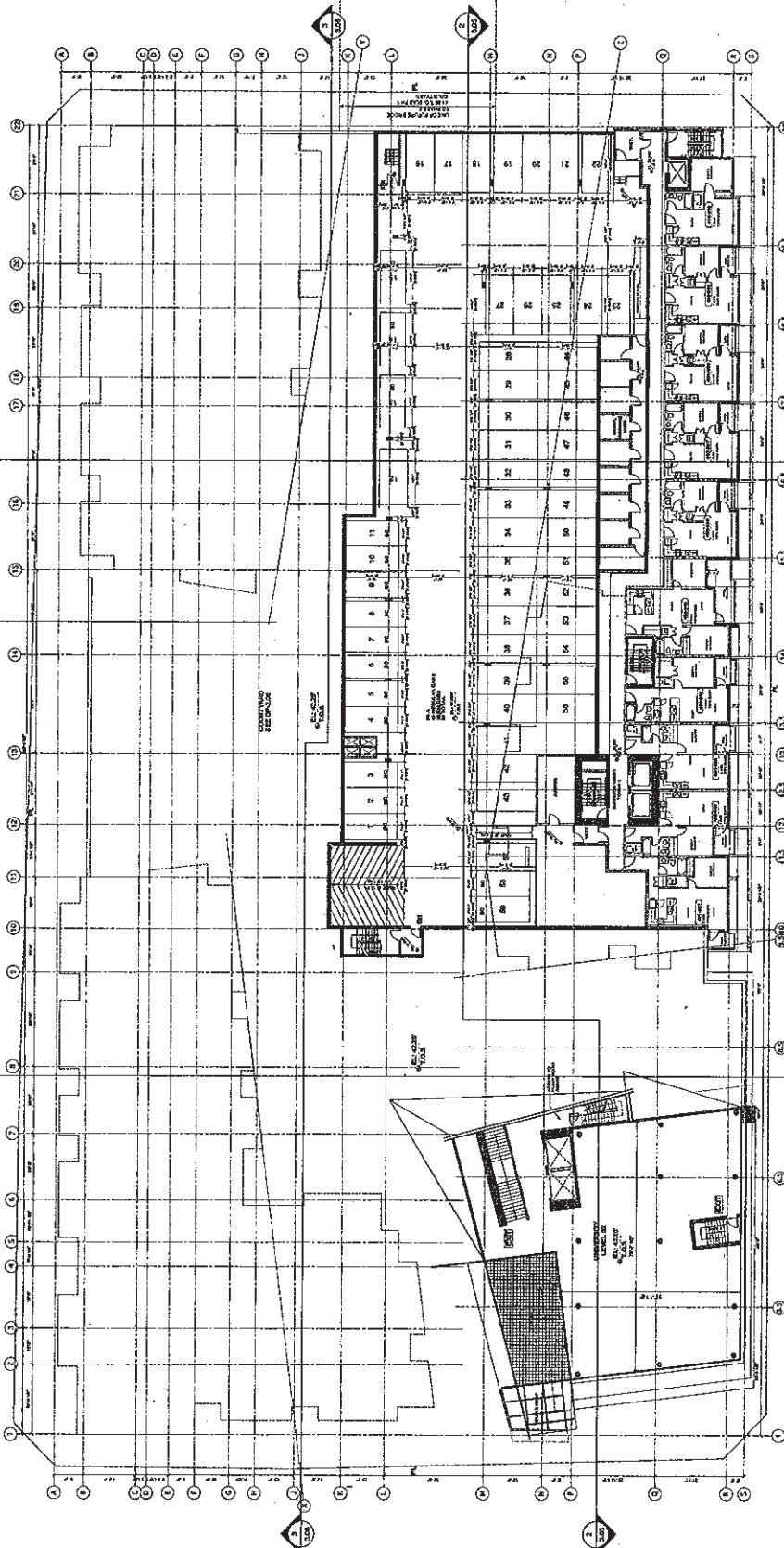
#6

DP-2.04



TOWER E

TOWER D



TOWER C

COMMUNITY CENTRE/
UNIVERSITY

QUINTET
PHASE 2

5500 MINORU BLVD
RICHMOND, BC

5TH FLOOR
PLAN
TWR C & P5A
APR 21 2011

DATE: 10-15
DRAWN: JY/L
CHECKED: JY/L
APPROVED: JY/L
DATE: APRIL 19, 2011
SCALE: 1/8" = 1'-0"

DL 11 004210

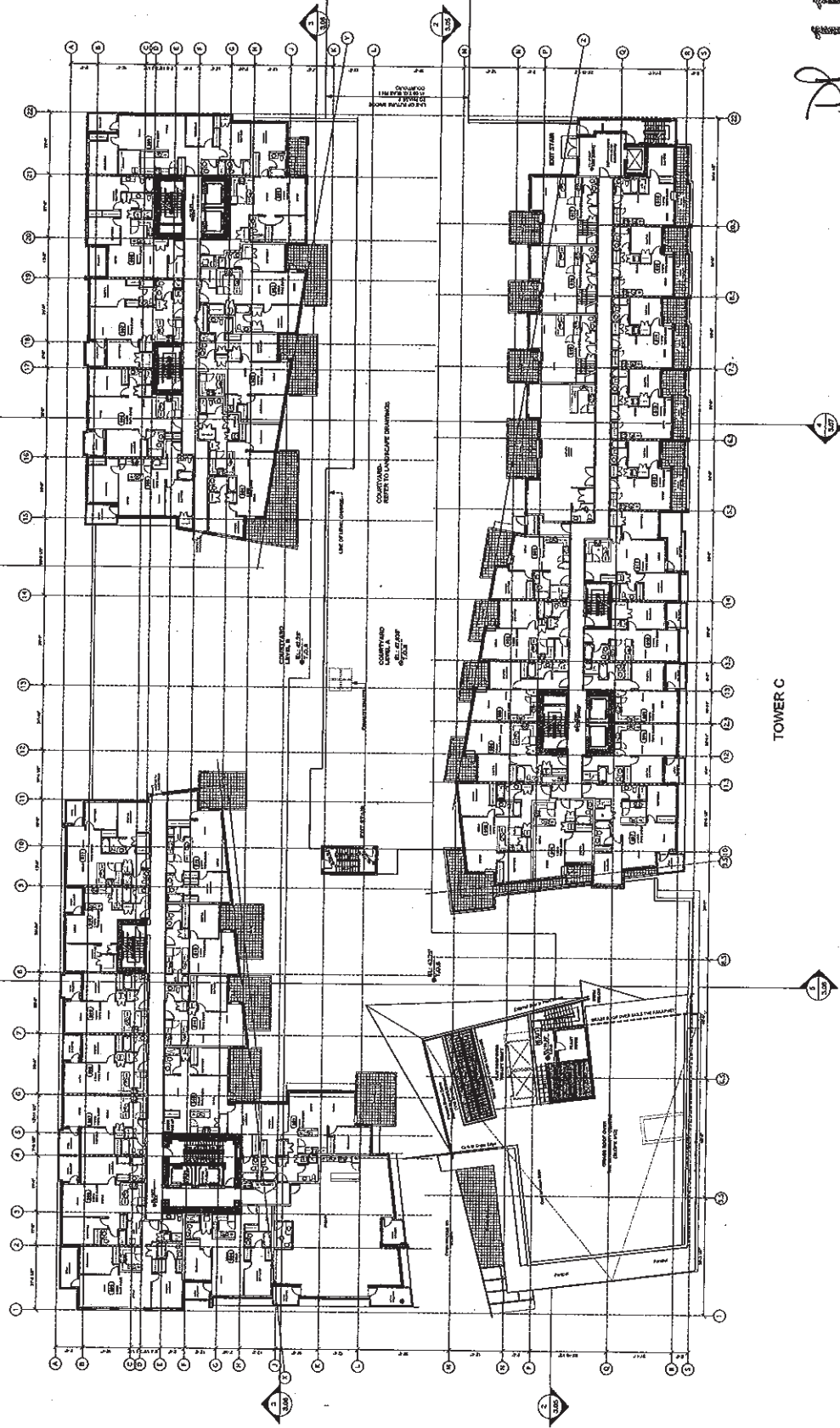
#7
DP-2.05



TOWER E

TOWER D

TOWER C



No.	Date	Revised
1	2003/11	2003/11
2	2003/11	2003/11
3	2003/11	2003/11
4	2003/11	2003/11
5	2003/11	2003/11
6	2003/11	2003/11
7	2003/11	2003/11
8	2003/11	2003/11
9	2003/11	2003/11
10	2003/11	2003/11
11	2003/11	2003/11
12	2003/11	2003/11
13	2003/11	2003/11
14	2003/11	2003/11
15	2003/11	2003/11
16	2003/11	2003/11
17	2003/11	2003/11
18	2003/11	2003/11
19	2003/11	2003/11
20	2003/11	2003/11
21	2003/11	2003/11
22	2003/11	2003/11
23	2003/11	2003/11
24	2003/11	2003/11
25	2003/11	2003/11
26	2003/11	2003/11
27	2003/11	2003/11
28	2003/11	2003/11
29	2003/11	2003/11
30	2003/11	2003/11
31	2003/11	2003/11
32	2003/11	2003/11
33	2003/11	2003/11
34	2003/11	2003/11
35	2003/11	2003/11
36	2003/11	2003/11
37	2003/11	2003/11
38	2003/11	2003/11
39	2003/11	2003/11
40	2003/11	2003/11
41	2003/11	2003/11
42	2003/11	2003/11
43	2003/11	2003/11
44	2003/11	2003/11
45	2003/11	2003/11
46	2003/11	2003/11
47	2003/11	2003/11
48	2003/11	2003/11
49	2003/11	2003/11
50	2003/11	2003/11
51	2003/11	2003/11
52	2003/11	2003/11
53	2003/11	2003/11
54	2003/11	2003/11
55	2003/11	2003/11
56	2003/11	2003/11
57	2003/11	2003/11
58	2003/11	2003/11
59	2003/11	2003/11
60	2003/11	2003/11
61	2003/11	2003/11
62	2003/11	2003/11
63	2003/11	2003/11
64	2003/11	2003/11
65	2003/11	2003/11
66	2003/11	2003/11
67	2003/11	2003/11
68	2003/11	2003/11
69	2003/11	2003/11
70	2003/11	2003/11
71	2003/11	2003/11
72	2003/11	2003/11
73	2003/11	2003/11
74	2003/11	2003/11
75	2003/11	2003/11
76	2003/11	2003/11
77	2003/11	2003/11
78	2003/11	2003/11
79	2003/11	2003/11
80	2003/11	2003/11
81	2003/11	2003/11
82	2003/11	2003/11
83	2003/11	2003/11
84	2003/11	2003/11
85	2003/11	2003/11
86	2003/11	2003/11
87	2003/11	2003/11
88	2003/11	2003/11
89	2003/11	2003/11
90	2003/11	2003/11
91	2003/11	2003/11
92	2003/11	2003/11
93	2003/11	2003/11
94	2003/11	2003/11
95	2003/11	2003/11
96	2003/11	2003/11
97	2003/11	2003/11
98	2003/11	2003/11
99	2003/11	2003/11
100	2003/11	2003/11

QUINTET
PHASE 2

5000 MEMORIAL BLVD
VICTORIA, BC

COURTYARD
PLAN
5TH & 6TH FL
APR 21 2011

DATE: 04/19/2011
DRAWN: C.S. L.V.
CHECKED: C.S. L.V.
SCALE: 1/8" = 1'-0"

11504210

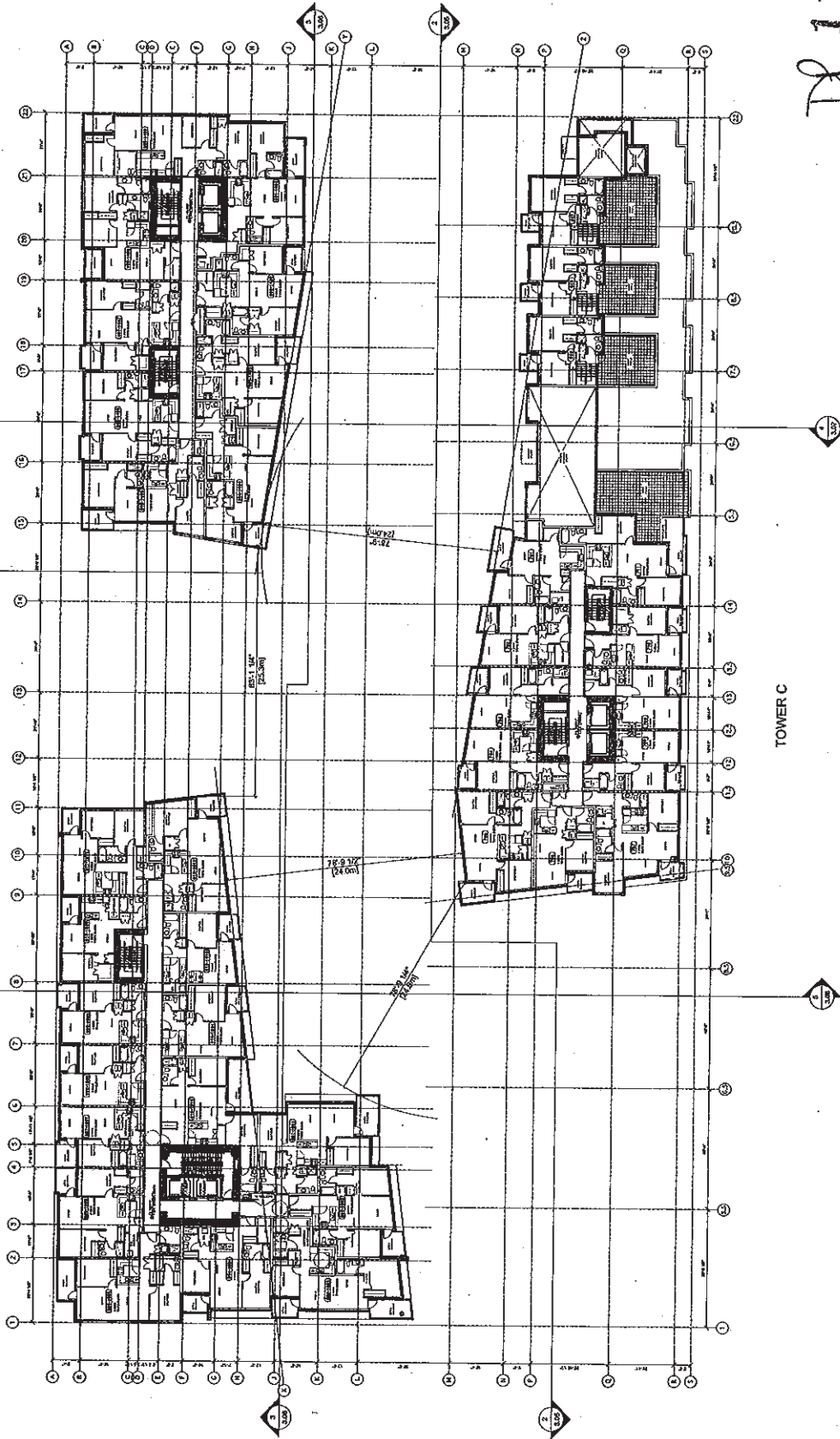
#8
DP-2.06



TOWER E

TOWER D

TOWER C



QUINTET
PHASE 2

300 WEST BROADWAY
NEW YORK, NY 10014

7TH FL
PLAN

APR 21 2011

DATE: 10-15

BY: C. L. W.

DATE: APR 16 2011

BY: T. W. S.

DATE: APR 16 2011

BY: T. W. S.

DATE: APR 16 2011

BY: T. W. S.

DATE: APR 16 2011

BY: T. W. S.

DATE: APR 16 2011

BY: T. W. S.

DATE: APR 16 2011

BY: T. W. S.

DATE: APR 16 2011

BY: T. W. S.

DATE: APR 16 2011

BY: T. W. S.

DC 11

557210

#9
DP-2.07



TOWER E

TOWER D

TOWER C

QUINTET
PHASE 2

5000 JEFFERSON BLVD
RICHMOND, VA 23220

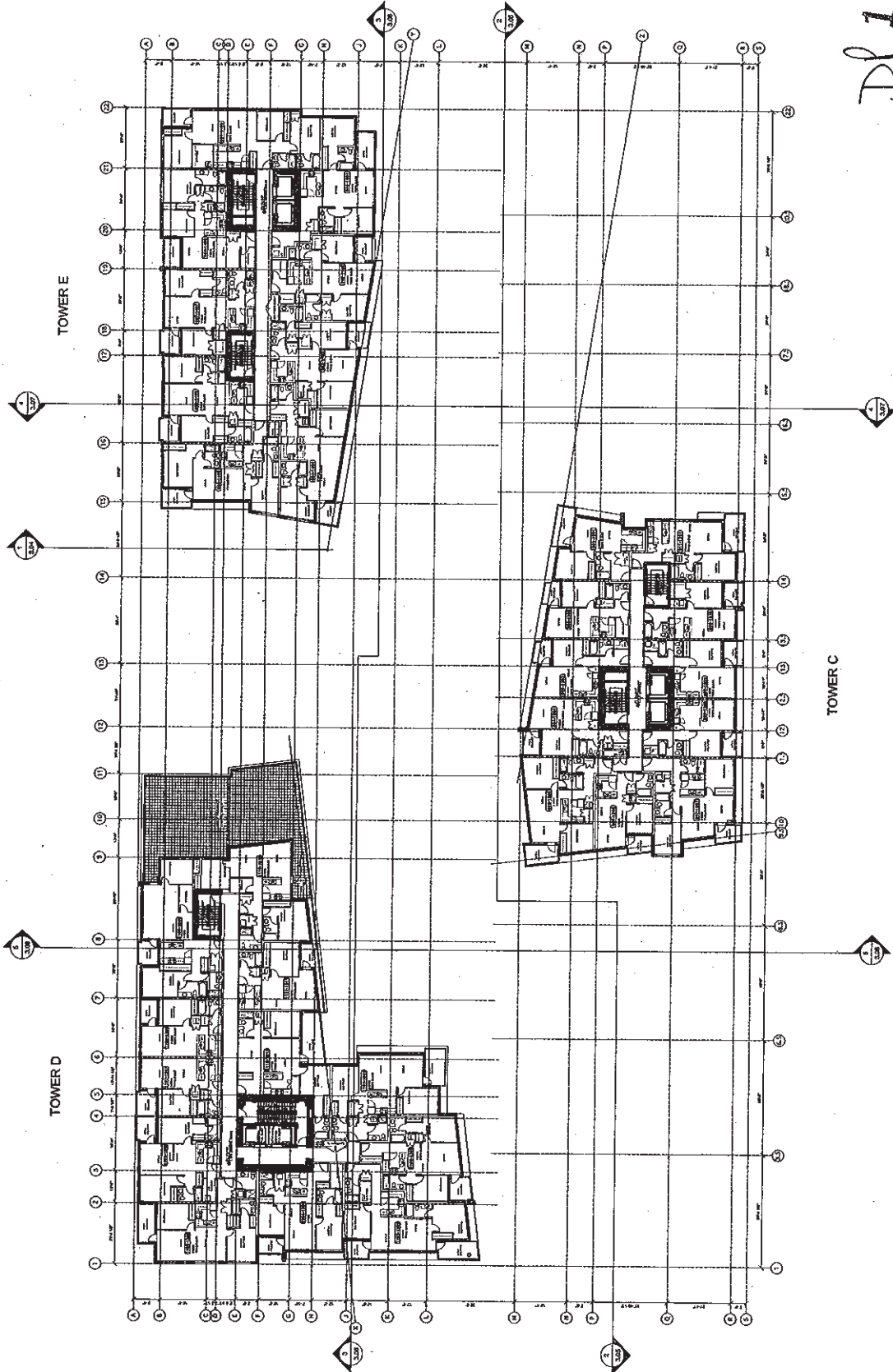
11TH -13TH FL
PLAN

APR 21 2011

DATE: 10-15
PROJECT: COLLEGE
SHEET: 11
SCALE: 1/8"=1'-0"
DRAWN BY: JPL
CHECKED BY: JPL
APPROVED BY: JPL

DP-2.09 #11

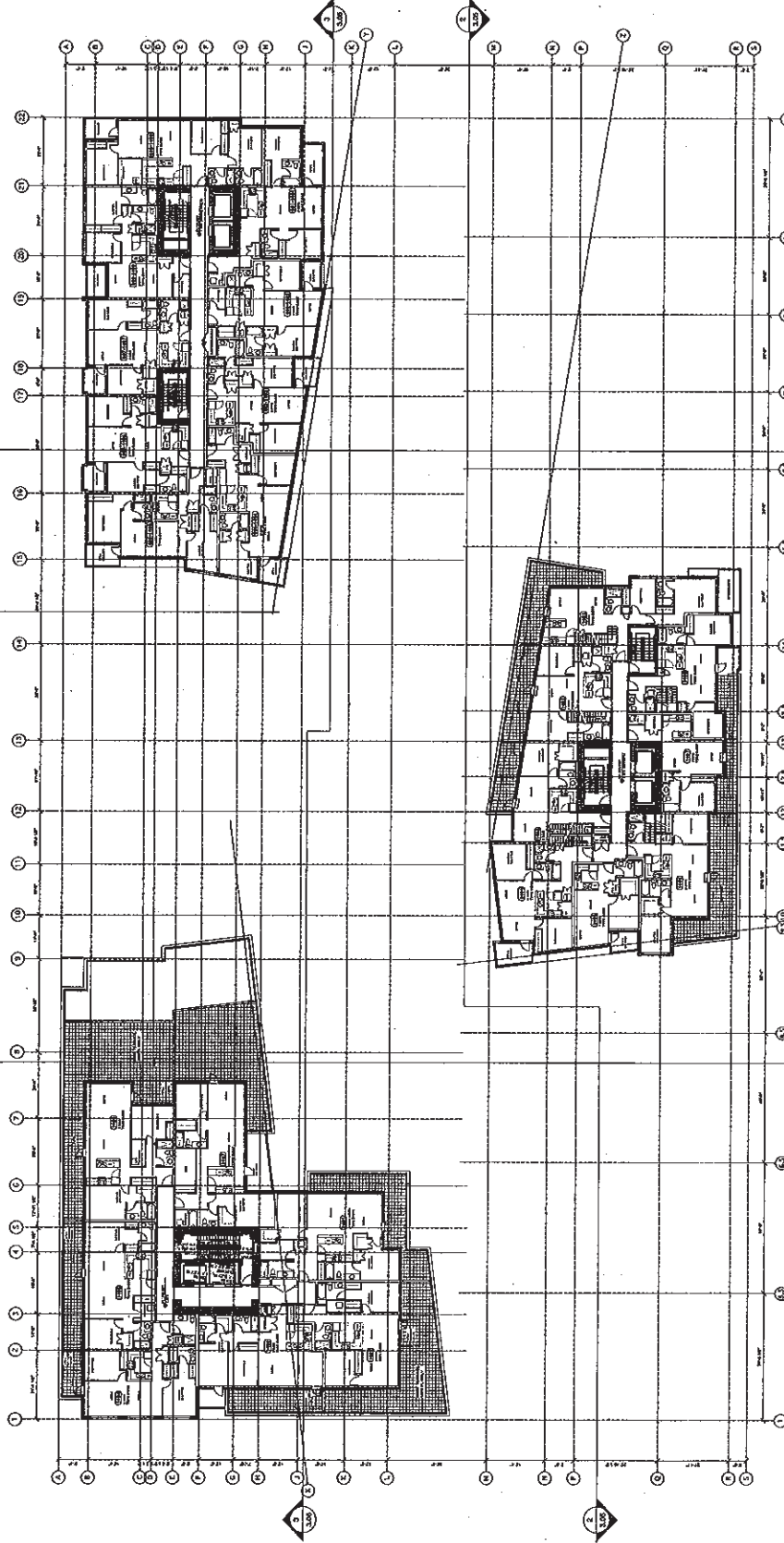
DL 11
504210





TOWER E

TOWER D



QUINTET
PHASE 2

6080 MINORU BLVD
RICHMOND, BC

14TH FL
PLAN

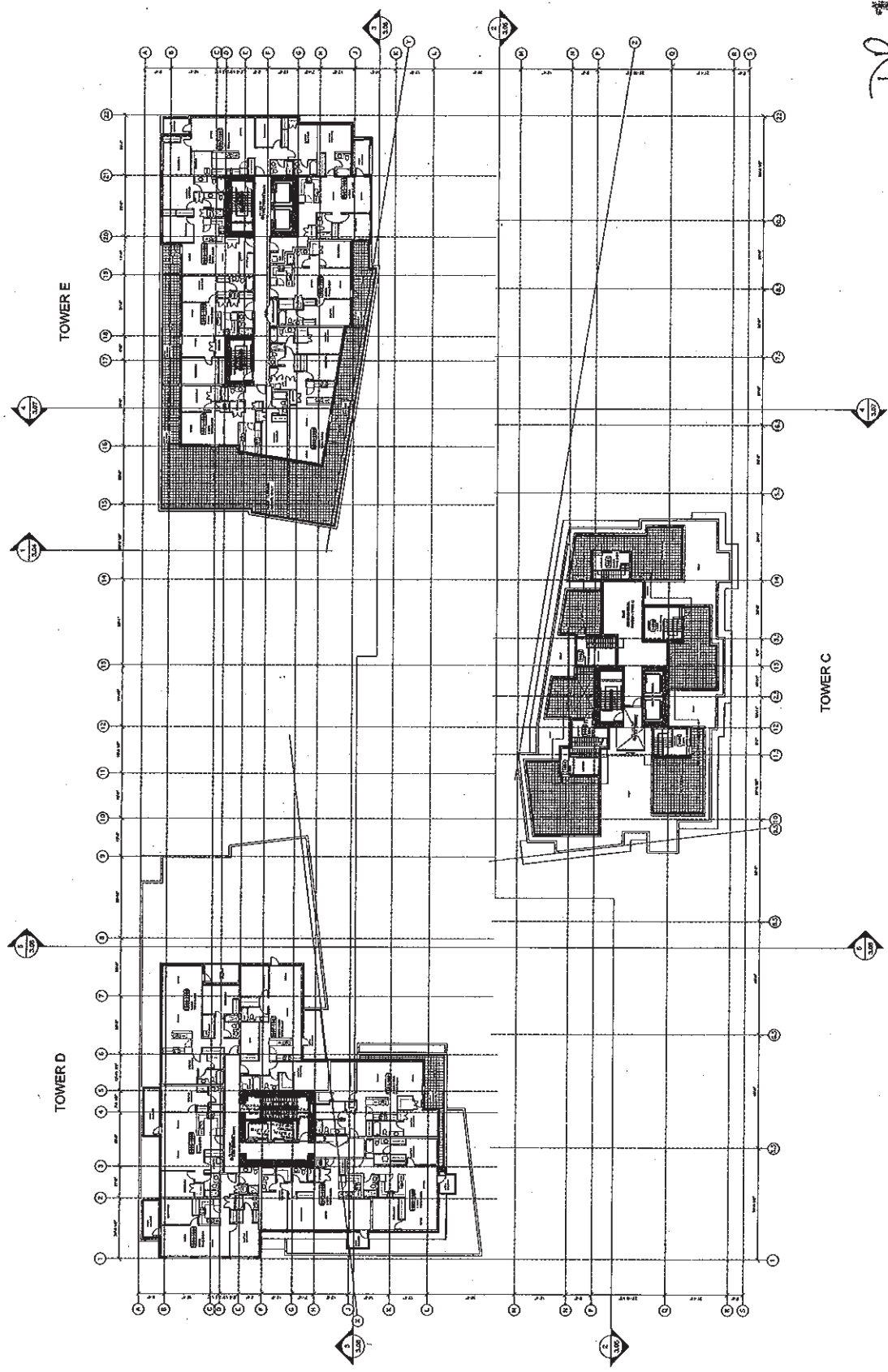
APR 21 2011

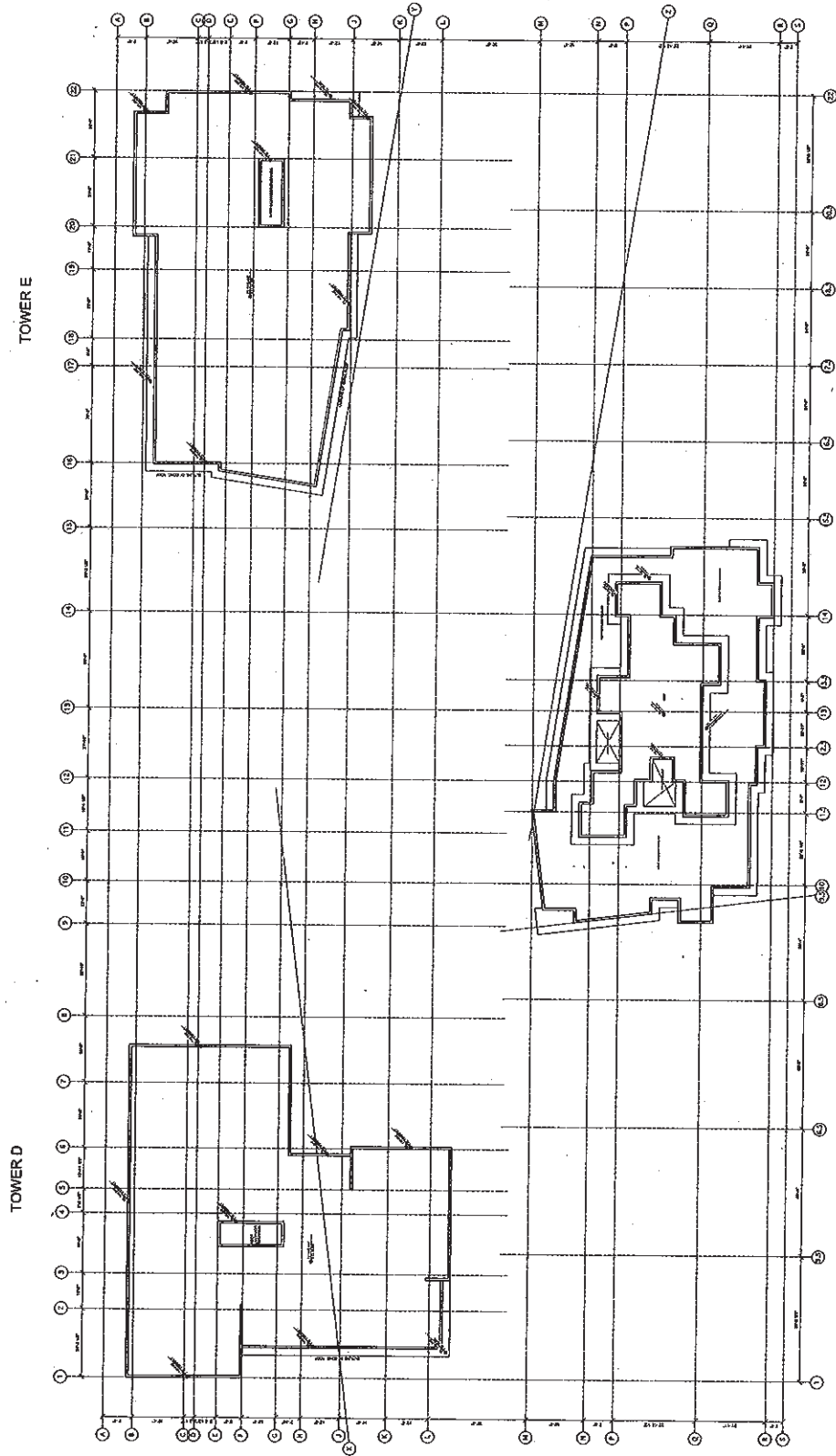
DATE: 10-10
DRAWN: CC, LL, VK
CHECKED: APRIL 19, 2011
PROJECT: 504210

TOWER C

DP 11

DP-2.10#12





NO.	DATE	DESCRIPTION
1.	10/04/11	REVISED FOR DP
2.	10/04/11	REVISED FOR DP
3.	10/04/11	REVISED FOR DP
4.	10/04/11	REVISED FOR DP
5.	10/04/11	REVISED FOR DP
6.	10/04/11	REVISED FOR DP
7.	10/04/11	REVISED FOR DP
8.	10/04/11	REVISED FOR DP
9.	10/04/11	REVISED FOR DP
10.	10/04/11	REVISED FOR DP
11.	10/04/11	REVISED FOR DP
12.	10/04/11	REVISED FOR DP
13.	10/04/11	REVISED FOR DP
14.	10/04/11	REVISED FOR DP
15.	10/04/11	REVISED FOR DP
16.	10/04/11	REVISED FOR DP
17.	10/04/11	REVISED FOR DP
18.	10/04/11	REVISED FOR DP
19.	10/04/11	REVISED FOR DP
20.	10/04/11	REVISED FOR DP
21.	10/04/11	REVISED FOR DP
22.	10/04/11	REVISED FOR DP
23.	10/04/11	REVISED FOR DP
24.	10/04/11	REVISED FOR DP
25.	10/04/11	REVISED FOR DP

QUINTET
PHASE 2

8500 MARSHALL BLVD
RICHMOND, BC

ROOF
PLAN
APR 21 2011

DATE: 10/15
BY: C. L. V.
CHECKED: C. L. V.
APPROVED: C. L. V.
SCALE: 1/8" = 1'-0"

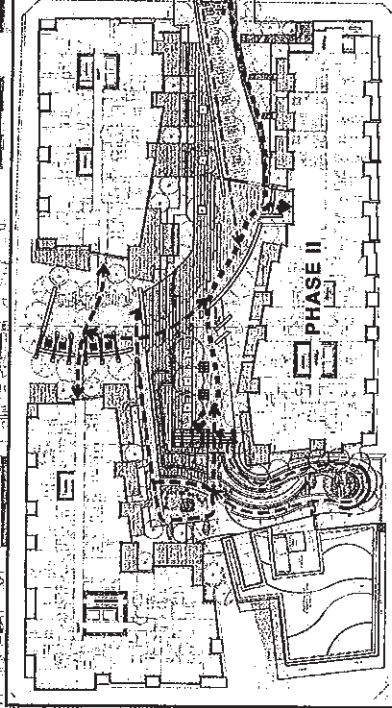
DP-2.12 #14

D1110



- 1 **VISUAL CURBEN:**
- VISUAL INTEREST PROVIDED: SERIES OF TERRACED WALLS WITH ORNAMENTAL PLANTING
- 2 **ALLEE PROMENADE:**
- WALKWAY BORDERED BY MEDIUM SIZED SHADE TREES
- WALKWAY TERMINATES AT THE EDGE OF WATER
- FEATURE AS RESTING PLACE
- 3 **EVENT PLAZA:**
- OPEN SPACE TO HOST VARIOUS EVENTS, SUCH AS OUTDOOR YOGA, SOCIAL GATHERING....
- 4 **MAGNOLIA COURTYARD:**
- CURVED SEAT WALLS IN LAWN
- CURVED SEAT WALLS WITH MAGNOLIA TREES BOARD PATTERN
- TRIVETS PROVIDED TO SEAT, LOUNGE OR PLAY
- TRIVELS PROVIDED AS GATEWAY AND FOCAL POINT
- 5 **LOOP WALK:**
- CURVED PATHWAY TO ENCOURAGE MEDITATIVE USE
- 6 **RED CORNER BENCH:**
- FEATURE TREE AS FOCAL POINT OF LOOP WALK
- CURVED SEAT WALLS WITH MAGNOLIA TREES
- CURVED RED BENCH AREA PROVIDED WITH FEATURE
- 7 **KIDS' ADVENTURE PLAYGROUND:**
- STEP STONES ON WATER SHEET AS GATEWAY TO PLAYGROUND
- PLAYGROUND WITH SECRET STONE PATH AROUND FEATURE TREE
- INTERACTIVE WATER PLAY JETS
- PLAY AREA WITH LOG BENCH
- PLAY SAND AREA DEFINED BY ROUND BOLLERS
- 8 **REFLECTIVE WALK:**
- VISUAL AND SOUND INTEREST PROVIDED BY PROXIMITY OF WATERWALL AND OPAKATIVE PROVIDED BY ARNATOMIC PLANTS
- PLAY AREA DEFINED BY STONE SEAT WALL TO OFFER RESTING AREAS
- 9 **WATER TERRACE:**
- SENSORY EXPERIENCE: VISUAL AND SOUND INTEREST PROVIDED BY WATERWALL
- STONE SEAT WALL AS RESTING POINT
- 10 **SHOULDER TEA GREEN:**
- SENSORY LAWN TO ENCOURAGE SELF APPROPRIATION OF THE SPACE
- CURVED STONE SEAT WALL, WALLS AND CHAIRS AS USER'S FOCAL POINT
- ARBOR AS FOCAL POINT AND SHELTER FOR TEA GARDEN

- PRIMARY PATHWAY
LINK TO AMENITY ROOMS AND PARKADE
- SECONDARY PATHWAY
LINK TO TOWNHOMES AND BUILDING ENTRANCES/EXIT
- TERTIARY PATHWAY
DESTINATION POINT/PLEASURE WALK



CIRCULATION DIAGRAM PHASE I & PHASE II

W. T. LEUNG
ARCHITECTS
INC.
SUITE 300, 970 West Broadway,
Vancouver, British Columbia, Canada, V5Z 1K3

QUINTET Phase II		Project:	
Approved for ADP 06 APR 21 11 Approved for ADP 03 APR 18 11 Approved for OP 05 MAR 25 11 Approved for OP 02 JAN 10 11 Date:		Drawing Title: Phase II Bubble Diagram	
Project No.: 10114		Sheet No.: L04.a	
Design By: Drawn By: Checked By: AD Date: December, 2010 Scale: 1" = 10'		Revision:	

Handwritten numbers 1 through 10 on lined paper.

201



Firbridge Way

durantelcruk
pk
DURANTE MINILUM LTD., LANCINGHAME ARCHITECTS
202-1537 West 104th Ave. Vancouver, B.C. V6L 3G5
P 604-264-4011 F 604-264-6277 E www.dpk.ca

W. T. LEUNG
ARCHITECTS
i n c .
Suite 300, 973 West Broadway,
Vancouver, British Columbia, Canada, V5Z 1K3
Telephone 664-756-9711

Project: **QUINTET**
Phase II

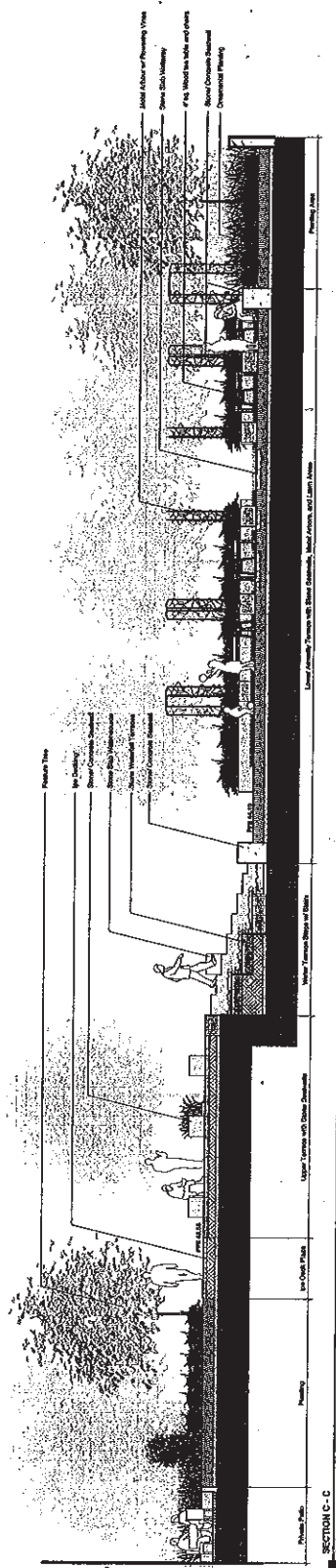
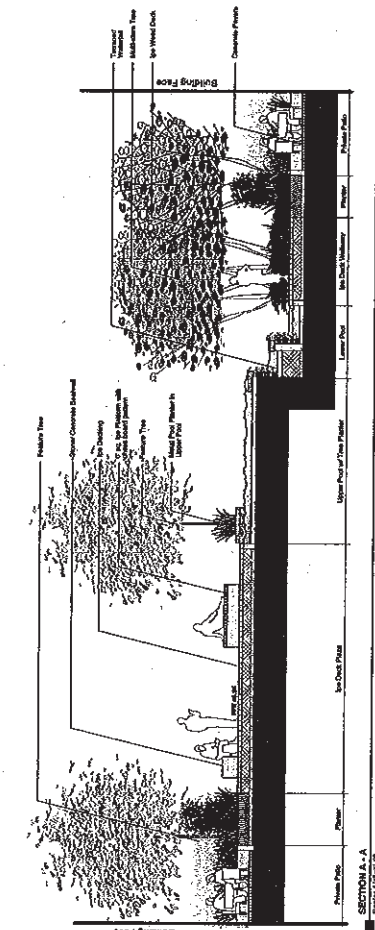
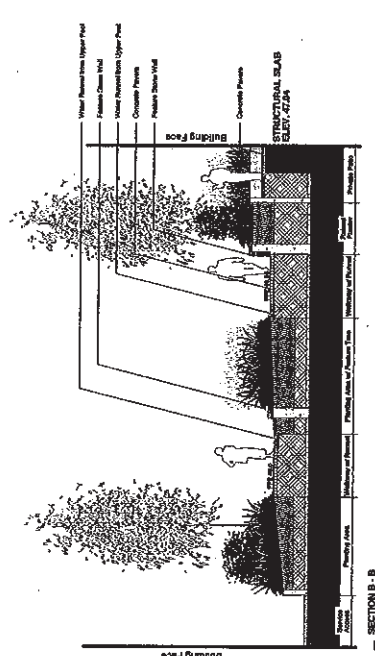
Year	Age	Sex	Weight	Height	Measure
1958	10	M	100	140	100
1959	11	M	110	150	110
1960	12	M	120	160	120
1961	13	M	130	170	130
1962	14	M	140	180	140
1963	15	M	150	190	150
1964	16	M	160	200	160
1965	17	M	170	210	170
1966	18	M	180	220	180
1967	19	M	190	230	190
1968	20	M	200	240	200
1969	21	M	210	250	210
1970	22	M	220	260	220
1971	23	M	230	270	230
1972	24	M	240	280	240
1973	25	M	250	290	250
1974	26	M	260	300	260
1975	27	M	270	310	270
1976	28	M	280	320	280
1977	29	M	290	330	290
1978	30	M	300	340	300
1979	31	M	310	350	310
1980	32	M	320	360	320
1981	33	M	330	370	330
1982	34	M	340	380	340
1983	35	M	350	390	350
1984	36	M	360	400	360
1985	37	M	370	410	370
1986	38	M	380	420	380
1987	39	M	390	430	390
1988	40	M	400	440	400
1989	41	M	410	450	410
1990	42	M	420	460	420
1991	43	M	430	470	430
1992	44	M	440	480	440
1993	45	M	450	490	450
1994	46	M	460	500	460
1995	47	M	470	510	470
1996	48	M	480	520	480
1997	49	M	490	530	490
1998	50	M	500	540	500
1999	51	M	510	550	510
2000	52	M	520	560	520
2001	53	M	530	570	530
2002	54	M	540	580	540
2003	55	M	550	590	550
2004	56	M	560	600	560
2005	57	M	570	610	570
2006	58	M	580	620	580
2007	59	M	590	630	590
2008	60	M	600	640	600
2009	61	M	610	650	610
2010	62	M	620	660	620
2011	63	M	630	670	630
2012	64	M	640	680	640
2013	65	M	650	690	650
2014	66	M	660	700	660
2015	67	M	670	710	670
2016	68	M	680	720	680
2017	69	M	690	730	690
2018	70	M	700	740	700
2019	71	M	710	750	710
2020	72	M	720	760	720
2021	73	M	730	770	730
2022	74	M	740	780	740
2023	75	M	750	790	750
2024	76	M	760	800	760
2025	77	M	770	810	770
2026	78	M	780	820	780
2027	79	M			

Stamp:

Project No.:	10114
Sheet No.:	1

Drawing Title:	Phase II: Planting Plan
Drawn by:	BB
Checked by:	JD
Date:	December, 2010
Scale:	1" = 10'

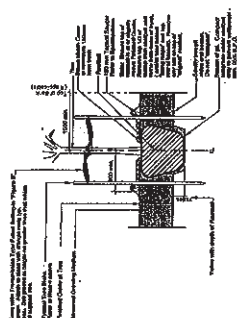
L05



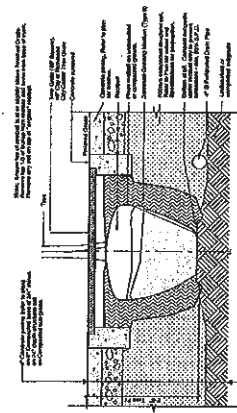
W.T. LEUNG ARCHITECTS
 1000 20th St., Suite 200
 San Francisco, CA 94103
 Telephone: 415.774.7711
 Fax: 415.774.7712

QUINTET Phase II
 Project: Podium Sections
 Drawing No.: 10114
 Design By: JG
 Checked By: JG
 Date: December, 2010
 Scale: As Shown

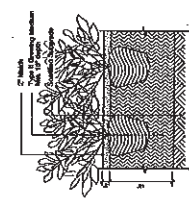
DP 115642.10
 APR 21 2011
 L07
 #15h



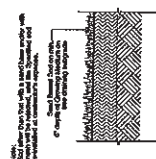
1001: Tropical tree-planting detail!



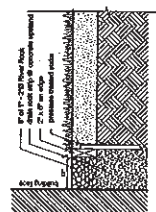
— 100% streetcarfare from NY with city gov. and rail



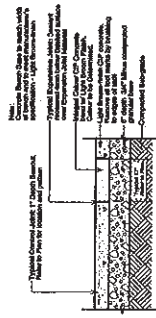
... 2009: information on the number of



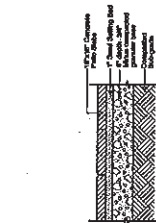
—



1405: Typical River Rock Drip strip at building base



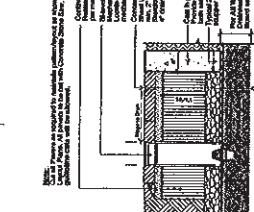
— 1506: typical clip concrete on grade



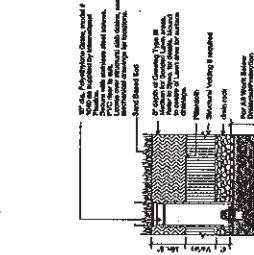
1667: broken | nation status on grade



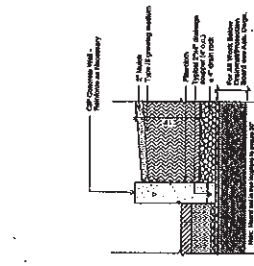
1000: 4 m 0.10 0.05 0.02 0.01 0.005 0.002 0.001 0.0005 0.0002 0.0001



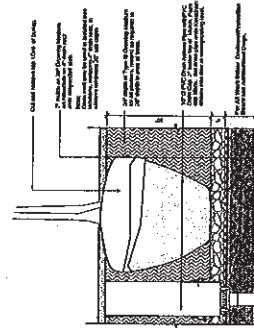
let 10' precast concrete pavers on slab



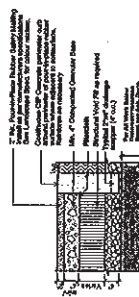
1511 Fodded lawn on slab deep profile.



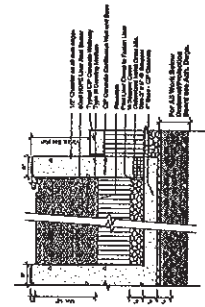
Id12: typical planter on slab



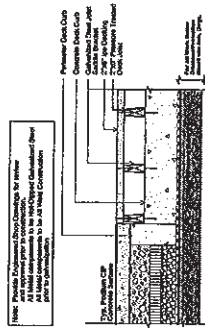
1. ☐ **Yes**
 2. ☐ **No**
 3. ☐ **Don't know**



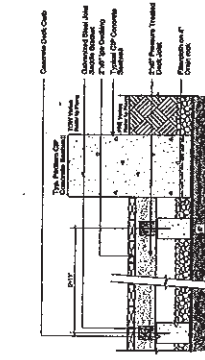
十



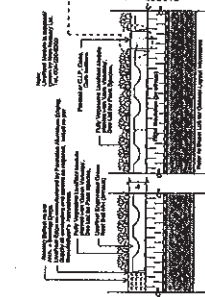
Is15: Typical Soaking Rust/Bamboo Containment Pile



Id 17: podium timber deck - junction 28



left: good; m: mbar deck; section b



Left On date, returned on date, and the

01276T10
R179, CR-VEGETATION ROW 504, POT14, PUMPER ON 5/13, (00 FIELD INSPECTION)
EOWS 1" = 1"

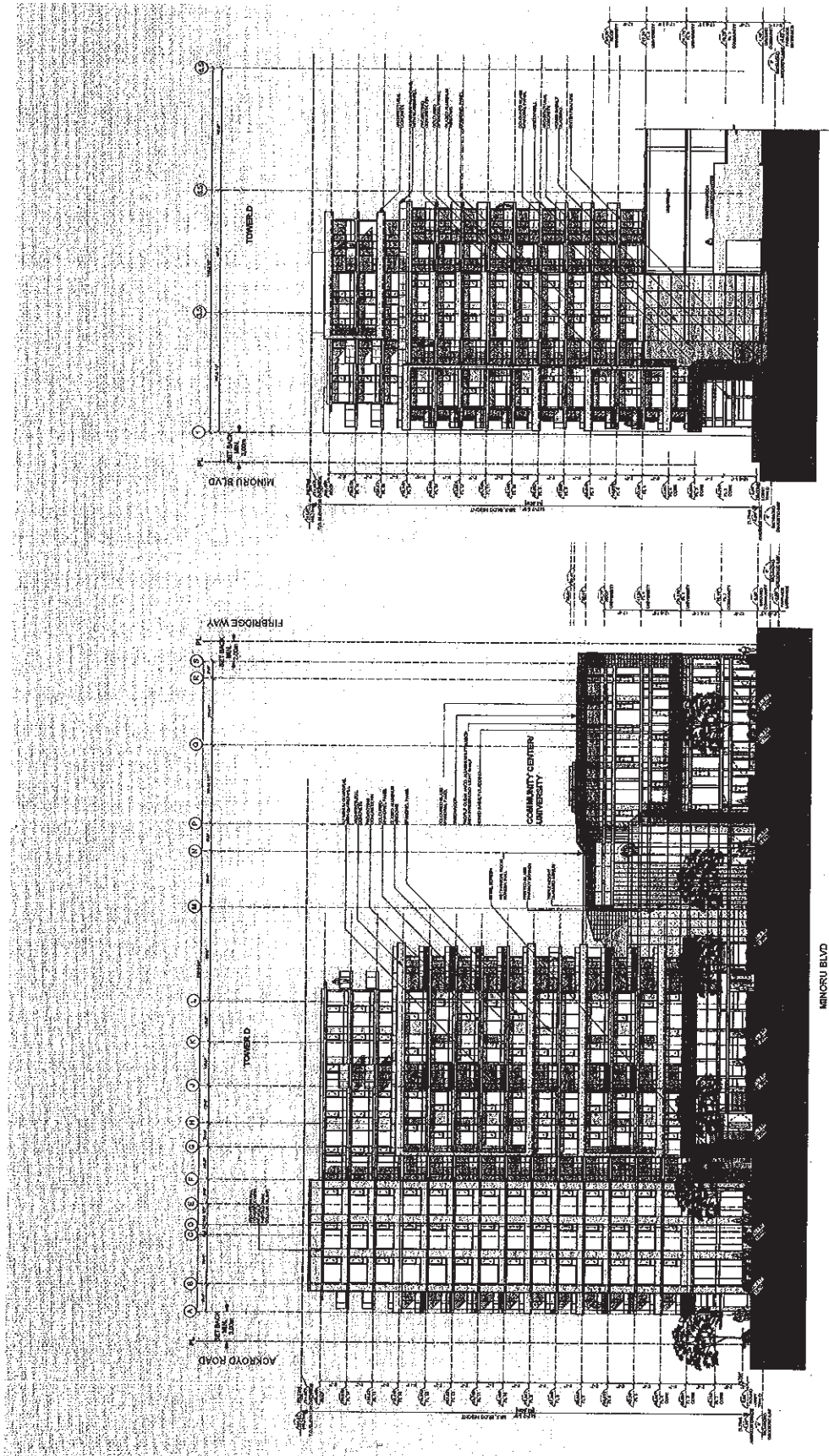
W. T. LEUNG
ARCHITECTS
INC.
Suite 300, 975 West Broadway,
Vancouver, British Columbia, V2Z 3K1
Telephone: 684-7267

Age Group	Total	Female	Male	Unknown
18-24	100	85	15	0
25-34	100	75	25	0
35-44	100	85	15	0
45-54	100	75	25	0
55-64	100	85	15	0
65+	100	75	25	0

2000

Project QUINTET Phase II	Drawing Title: Landscape Details		Project No.: 10114
	Quantity: 100 Drawn by: DB Check by: DB Date: December 2003		

#151



TOWER D / COMMUNITY CENTER WEST ELEVATION

TOWER D SOUTH ELEVATION
SECTION COMMUNITY CENTER

DP 11

4	USMANI, REYES FOR DP	
5	USMANI, REYES FOR DP	
6	USMANI, REYES FOR DP	
7	USMANI, REYES FOR DP	
8	USMANI, REYES FOR DP	
9	USMANI, REYES FOR DP	
10	USMANI, REYES FOR DP	
11	USMANI, REYES FOR DP	
12	USMANI, REYES FOR DP	
13	USMANI, REYES FOR DP	
14	USMANI, REYES FOR DP	
15	USMANI, REYES FOR DP	
16	USMANI, REYES FOR DP	
17	USMANI, REYES FOR DP	
18	USMANI, REYES FOR DP	
19	USMANI, REYES FOR DP	
20	USMANI, REYES FOR DP	
21	USMANI, REYES FOR DP	
22	USMANI, REYES FOR DP	
23	USMANI, REYES FOR DP	
24	USMANI, REYES FOR DP	
25	USMANI, REYES FOR DP	
26	USMANI, REYES FOR DP	
27	USMANI, REYES FOR DP	
28	USMANI, REYES FOR DP	
29	USMANI, REYES FOR DP	
30	USMANI, REYES FOR DP	
31	USMANI, REYES FOR DP	
32	USMANI, REYES FOR DP	
33	USMANI, REYES FOR DP	
34	USMANI, REYES FOR DP	
35	USMANI, REYES FOR DP	
36	USMANI, REYES FOR DP	
37	USMANI, REYES FOR DP	
38	USMANI, REYES FOR DP	
39	USMANI, REYES FOR DP	
40	USMANI, REYES FOR DP	
41	USMANI, REYES FOR DP	
42	USMANI, REYES FOR DP	
43	USMANI, REYES FOR DP	
44	USMANI, REYES FOR DP	
45	USMANI, REYES FOR DP	
46	USMANI, REYES FOR DP	
47	USMANI, REYES FOR DP	
48	USMANI, REYES FOR DP	
49	USMANI, REYES FOR DP	
50	USMANI, REYES FOR DP	
51	USMANI, REYES FOR DP	
52	USMANI, REYES FOR DP	
53	USMANI, REYES FOR DP	
54	USMANI, REYES FOR DP	
55	USMANI, REYES FOR DP	
56	USMANI, REYES FOR DP	
57	USMANI, REYES FOR DP	
58	USMANI, REYES FOR DP	
59	USMANI, REYES FOR DP	
60	USMANI, REYES FOR DP	
61	USMANI, REYES FOR DP	
62	USMANI, REYES FOR DP	
63	USMANI, REYES FOR DP	
64	USMANI, REYES FOR DP	
65	USMANI, REYES FOR DP	
66	USMANI, REYES FOR DP	
67	USMANI, REYES FOR DP	
68	USMANI, REYES FOR DP	
69	USMANI, REYES FOR DP	
70	USMANI, REYES FOR DP	
71	USMANI, REYES FOR DP	
72	USMANI, REYES FOR DP	
73	USMANI, REYES FOR DP	
74	USMANI, REYES FOR DP	
75	USMANI, REYES FOR DP	
76	USMANI, REYES FOR DP	
77	USMANI, REYES FOR DP	
78	USMANI, REYES FOR DP	
79	USMANI, REYES FOR DP	
80	USMANI, REYES FOR DP	
81	USMANI, REYES FOR DP	
82	USMANI, REYES FOR DP	
83	USMANI, REYES FOR DP	
84	USMANI, REYES FOR DP	
85	USMANI, REYES FOR DP	
86	USMANI, REYES FOR DP	
87	USMANI, REYES FOR DP	
88	USMANI, REYES FOR DP	
89	USMANI, REYES FOR DP	
90	USMANI, REYES FOR DP	
91	USMANI, REYES FOR DP	
92	USMANI, REYES FOR DP	
93	USMANI, REYES FOR DP	
94	USMANI, REYES FOR DP	
95	USMANI, REYES FOR DP	
96	USMANI, REYES FOR DP	
97	USMANI, REYES FOR DP	
98	USMANI, REYES FOR DP	
99	USMANI, REYES FOR DP	
100	USMANI, REYES FOR DP	

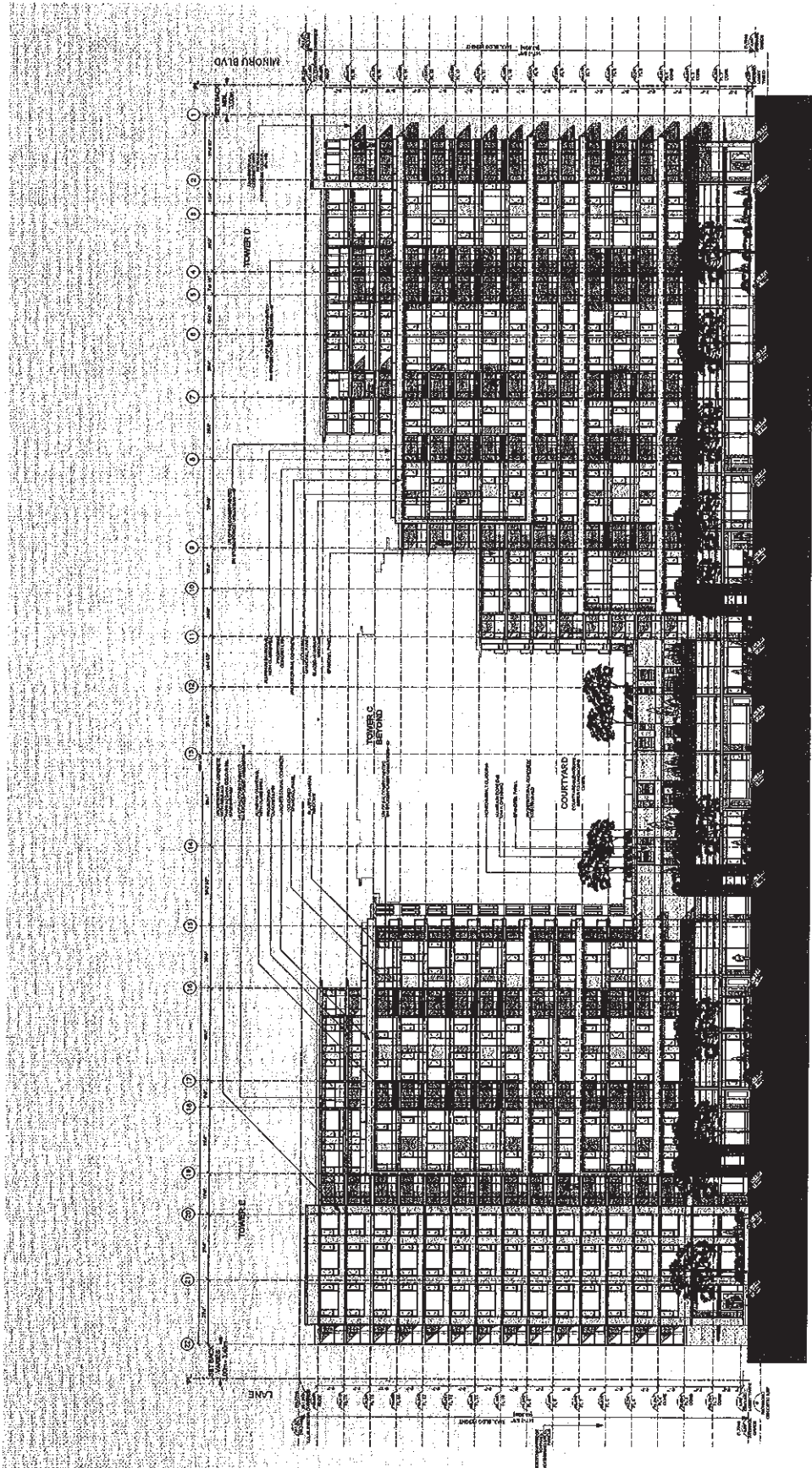
QUINTET
PHASE 2

6000 MINORU BLVD
RICHMOND, BC

TOWER D
WEST & SOUTH
ELEVATION
APR 7 1 2011

DATE	10-15
PROJECT	COL L&B
DATE	APRIL 19, 2011
PROJECT	5047211

DP-3.01 #16



NO.	DATE	DESCRIPTION
1	10/01/11	REVISION FOR DP
2	10/01/11	REVISION FOR DP
3	10/01/11	REVISION FOR DP
4	10/01/11	REVISION FOR DP
5	10/01/11	REVISION FOR DP
6	10/01/11	REVISION FOR DP
7	10/01/11	REVISION FOR DP
8	10/01/11	REVISION FOR DP
9	10/01/11	REVISION FOR DP
10	10/01/11	REVISION FOR DP
11	10/01/11	REVISION FOR DP
12	10/01/11	REVISION FOR DP
13	10/01/11	REVISION FOR DP
14	10/01/11	REVISION FOR DP
15	10/01/11	REVISION FOR DP
16	10/01/11	REVISION FOR DP
17	10/01/11	REVISION FOR DP
18	10/01/11	REVISION FOR DP
19	10/01/11	REVISION FOR DP
20	10/01/11	REVISION FOR DP
21	10/01/11	REVISION FOR DP
22	10/01/11	REVISION FOR DP
23	10/01/11	REVISION FOR DP
24	10/01/11	REVISION FOR DP
25	10/01/11	REVISION FOR DP
26	10/01/11	REVISION FOR DP
27	10/01/11	REVISION FOR DP
28	10/01/11	REVISION FOR DP
29	10/01/11	REVISION FOR DP
30	10/01/11	REVISION FOR DP
31	10/01/11	REVISION FOR DP
32	10/01/11	REVISION FOR DP
33	10/01/11	REVISION FOR DP
34	10/01/11	REVISION FOR DP
35	10/01/11	REVISION FOR DP
36	10/01/11	REVISION FOR DP
37	10/01/11	REVISION FOR DP
38	10/01/11	REVISION FOR DP
39	10/01/11	REVISION FOR DP
40	10/01/11	REVISION FOR DP
41	10/01/11	REVISION FOR DP
42	10/01/11	REVISION FOR DP
43	10/01/11	REVISION FOR DP
44	10/01/11	REVISION FOR DP
45	10/01/11	REVISION FOR DP
46	10/01/11	REVISION FOR DP
47	10/01/11	REVISION FOR DP
48	10/01/11	REVISION FOR DP
49	10/01/11	REVISION FOR DP
50	10/01/11	REVISION FOR DP
51	10/01/11	REVISION FOR DP
52	10/01/11	REVISION FOR DP
53	10/01/11	REVISION FOR DP
54	10/01/11	REVISION FOR DP
55	10/01/11	REVISION FOR DP
56	10/01/11	REVISION FOR DP
57	10/01/11	REVISION FOR DP
58	10/01/11	REVISION FOR DP
59	10/01/11	REVISION FOR DP
60	10/01/11	REVISION FOR DP
61	10/01/11	REVISION FOR DP
62	10/01/11	REVISION FOR DP
63	10/01/11	REVISION FOR DP
64	10/01/11	REVISION FOR DP
65	10/01/11	REVISION FOR DP
66	10/01/11	REVISION FOR DP
67	10/01/11	REVISION FOR DP
68	10/01/11	REVISION FOR DP
69	10/01/11	REVISION FOR DP
70	10/01/11	REVISION FOR DP
71	10/01/11	REVISION FOR DP
72	10/01/11	REVISION FOR DP
73	10/01/11	REVISION FOR DP
74	10/01/11	REVISION FOR DP
75	10/01/11	REVISION FOR DP
76	10/01/11	REVISION FOR DP
77	10/01/11	REVISION FOR DP
78	10/01/11	REVISION FOR DP
79	10/01/11	REVISION FOR DP
80	10/01/11	REVISION FOR DP
81	10/01/11	REVISION FOR DP
82	10/01/11	REVISION FOR DP
83	10/01/11	REVISION FOR DP
84	10/01/11	REVISION FOR DP
85	10/01/11	REVISION FOR DP
86	10/01/11	REVISION FOR DP
87	10/01/11	REVISION FOR DP
88	10/01/11	REVISION FOR DP
89	10/01/11	REVISION FOR DP
90	10/01/11	REVISION FOR DP
91	10/01/11	REVISION FOR DP
92	10/01/11	REVISION FOR DP
93	10/01/11	REVISION FOR DP
94	10/01/11	REVISION FOR DP
95	10/01/11	REVISION FOR DP
96	10/01/11	REVISION FOR DP
97	10/01/11	REVISION FOR DP
98	10/01/11	REVISION FOR DP
99	10/01/11	REVISION FOR DP
100	10/01/11	REVISION FOR DP

QUINTET
PHASE 2

3000 MINGOLI BLVD
RICHMOND, BC

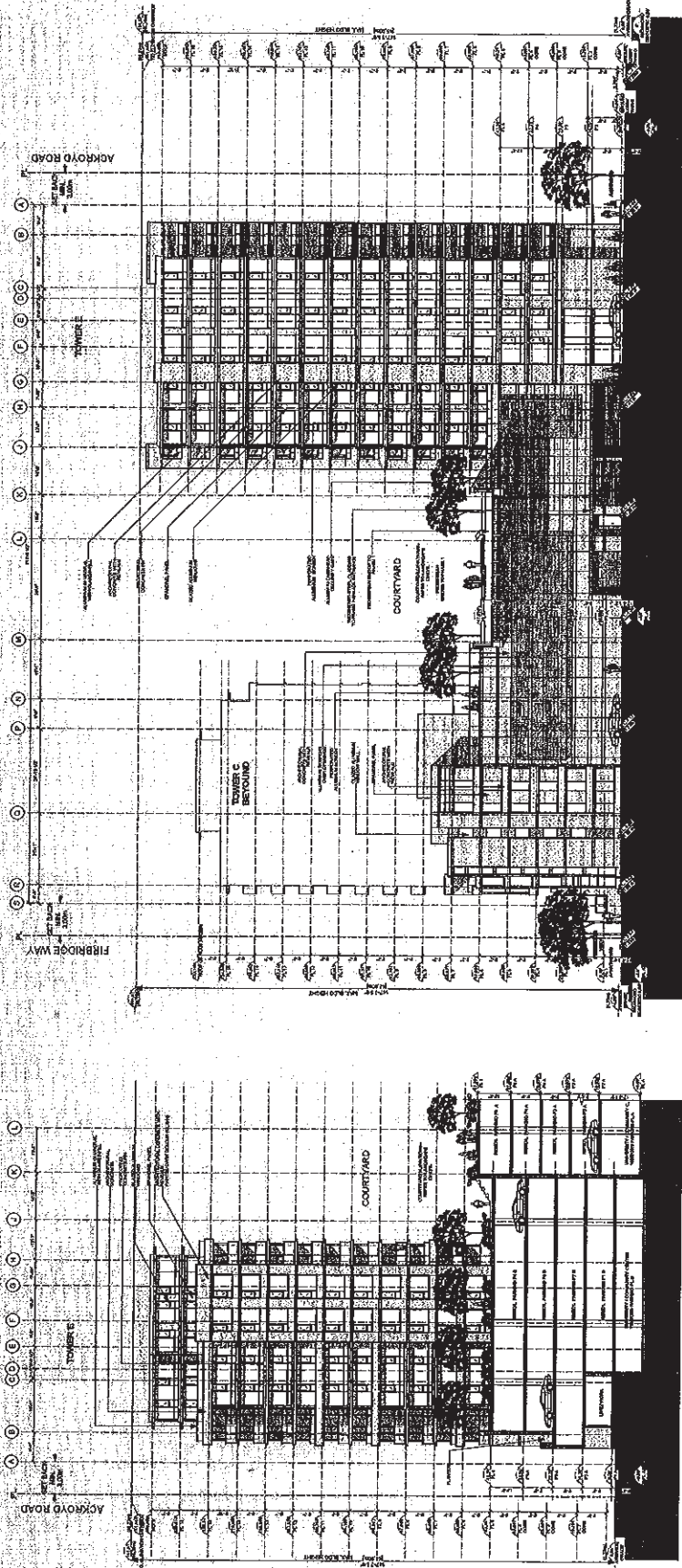
TOWER D & E
NORTH
ELEVATION
APR 21 2011

DATE: 10-16
PROJECT: CC, WK
DRAWN: APRIL 18, 2011
SCALE: 1/8" = 1'-0"

TOWERS D & E NORTH / ACKROYD ROAD ELEVATION

DP 11 564210

DP-3.03#18



TOWER E WEST ELEVATION
SECTION 1

TOWER E EAST / LANE ELEVATION

QUINTET
PHASE 2

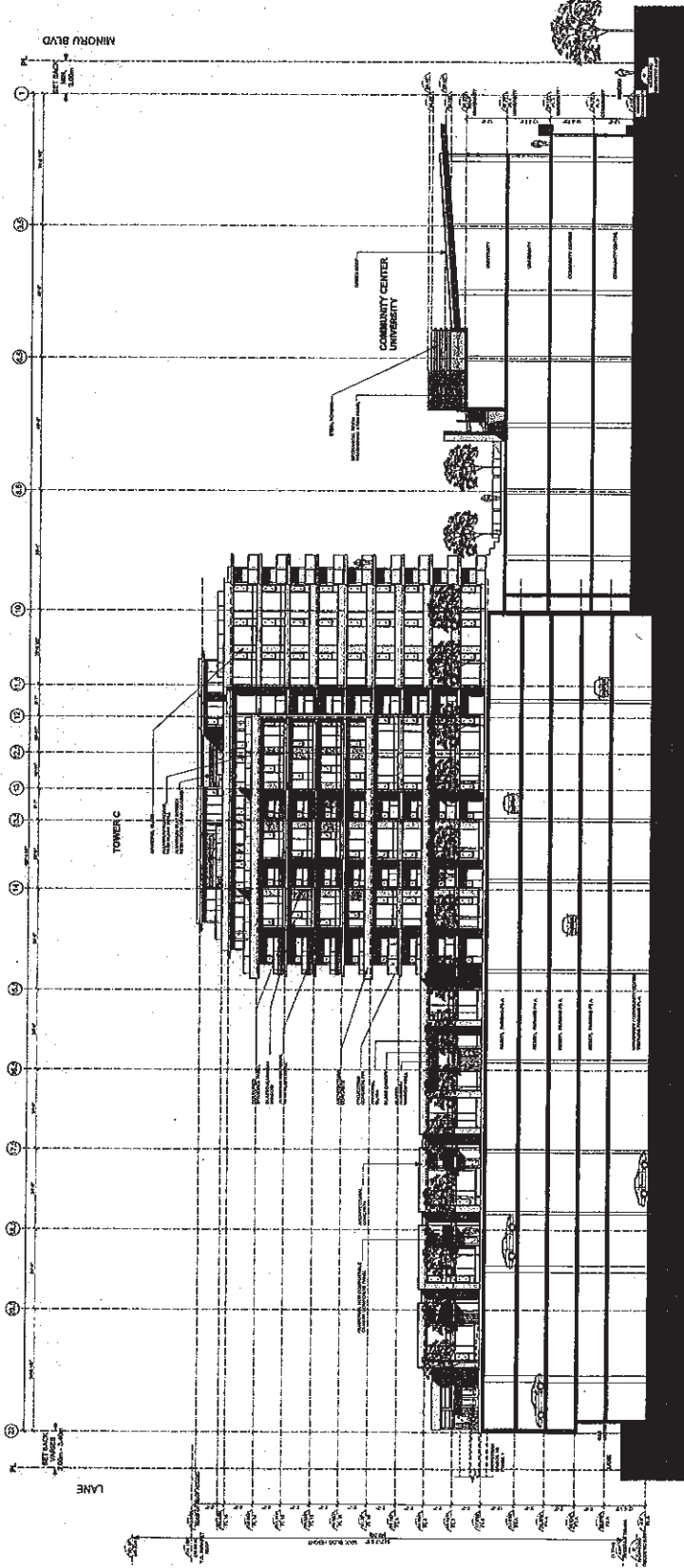
6000 BURNETT BLVD
RICHMOND, BC

TOWER E
WEST & EAST
ELEVATION
APR 21 2011

DATE: APR 19, 2011
DRAWN BY: [blank]
CHECKED BY: [blank]
SCALE: 1/8" = 1'-0"

DP 11584210

DP-3.04#



TOWER C NORTH / COURTYARD ELEVATION
SECTION 2

DP 11
504210

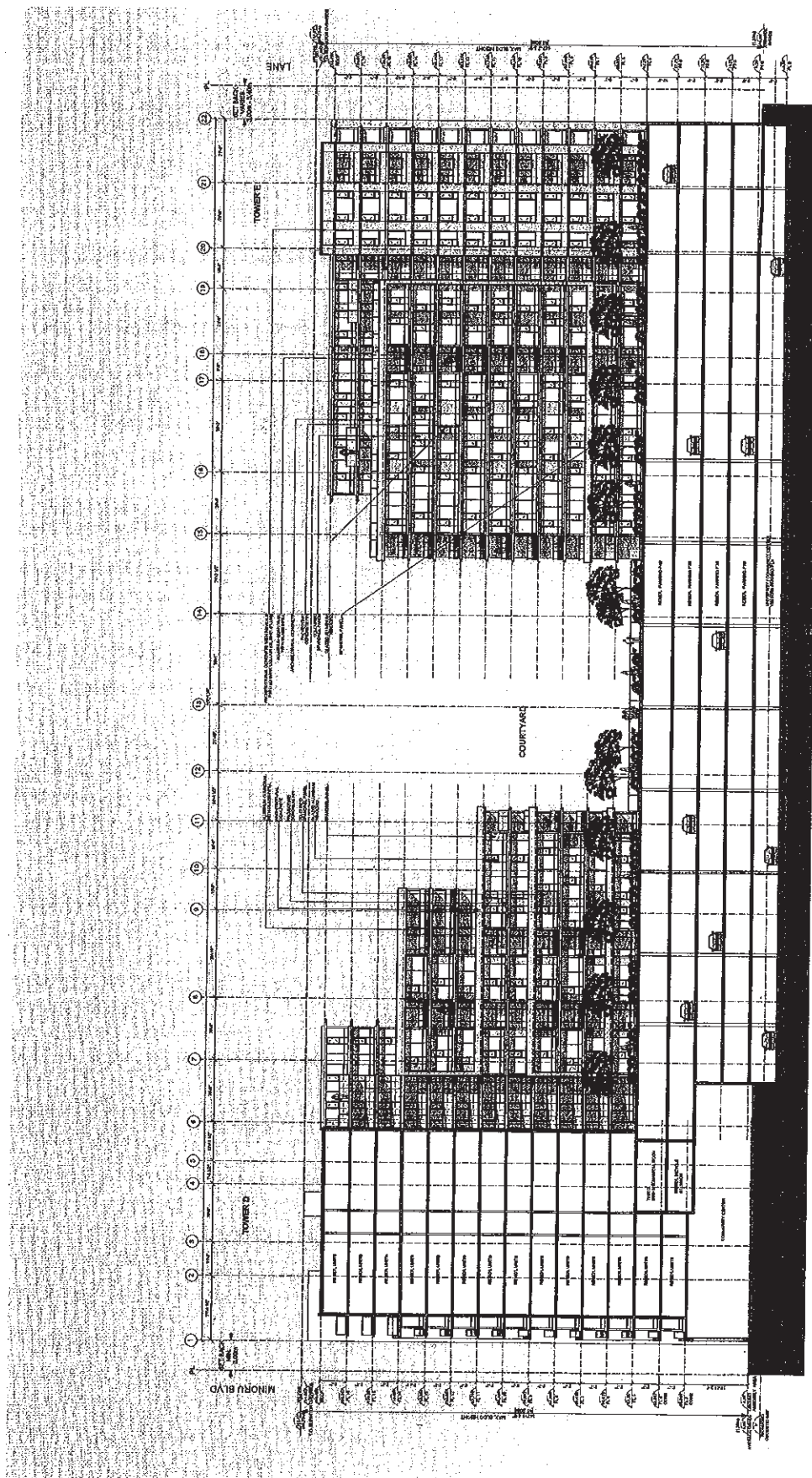
QUINTET
PHASE 2

500 MINORU BLVD
RICHMOND, BC

TOWER C
NORTH
ELEVATION
APR 21 2011

DATE	10-15
DESIGNER	J.L.
DATE	APRIL 19, 2011
SCALE	1/8" = 1'-0"
PROJECT	504210

DP-3.05 #20



TOWERS D & E SOUTH / COURTYARD ELEVATION
SECTION 3

QUINTET
PHASE 2

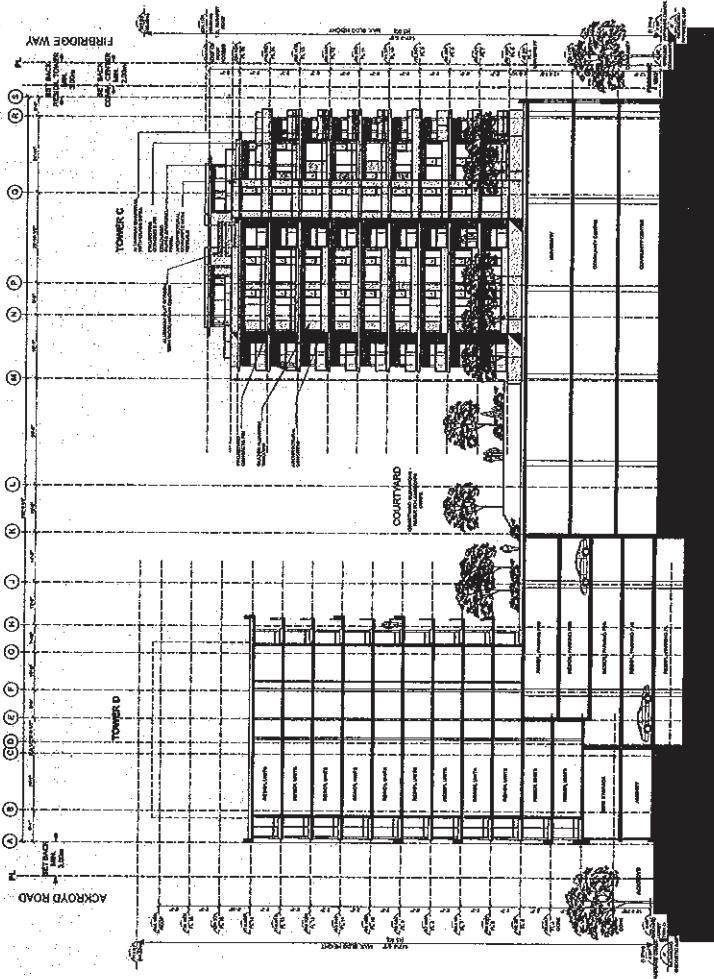
6040 MINORU BLVD
RICHMOND, BC

TOWER D & E
SOUTH
ELEVATION
APR 21 2011

DATE: 10-15
DRAWN: CC, VK
CHECKED: APRIL 18, 2011
SCALE: 3/8"=1'-0"

DP 11 13012

DP-3.06 #2



TOWER C WEST ELEVATION / TOWER D SECTION
SECTION 5

QUINTET
PHASE 2

5000 MARLBOROUGH BLVD
RICHMOND, BC

DATE: 11/11/2011

TOWER C
WEST
ELEVATION

DATE: 11/11/2011

DATE: 11/11/2011

DATE: 11/11/2011

DATE: 11/11/2011

DATE: 11/11/2011

DATE: 11/11/2011

DATE: 11/11/2011

DATE: 11/11/2011

DATE: 11/11/2011

DP 11550210

DP-3.08 #23

[illegible]

**QUINTET
PHASE 2**

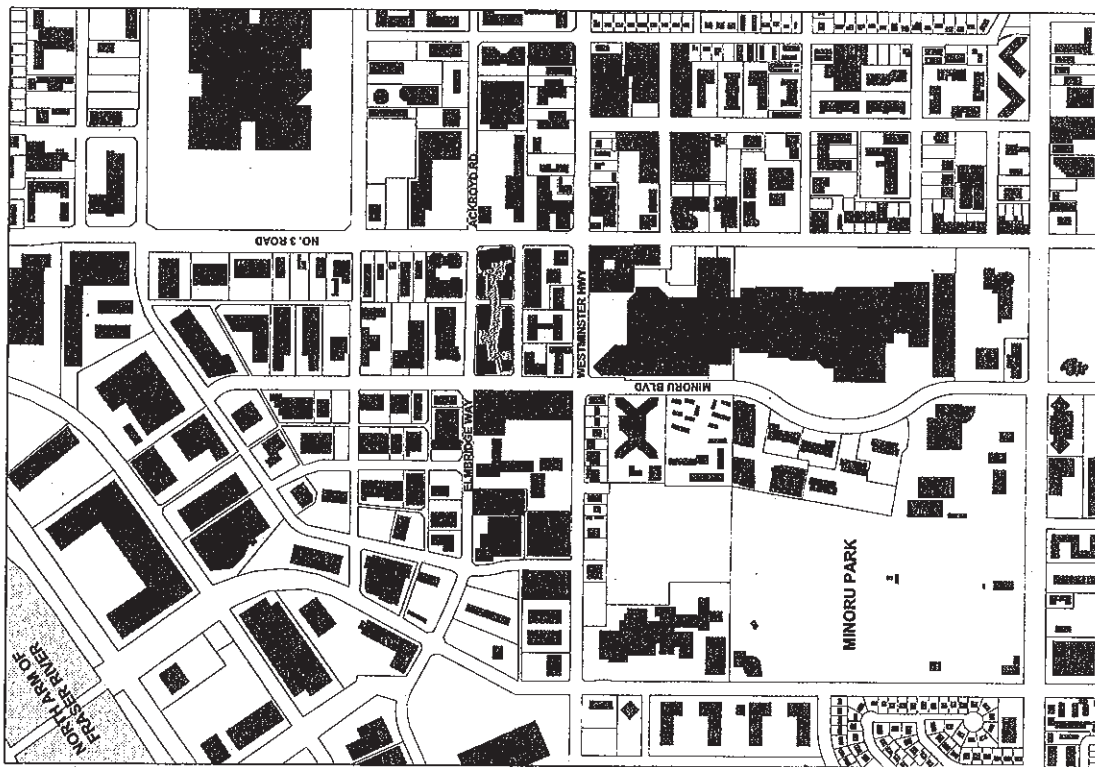
800 MINORU BLVD
RICHMOND, BC

VICINITY & CONTEXT
APR 21, 2011

FILED: 10-15
 APR 19 2011
 AS NOTED
 BY: [Signature]
 [Stamp: APR 19 2011]

DP-1.01

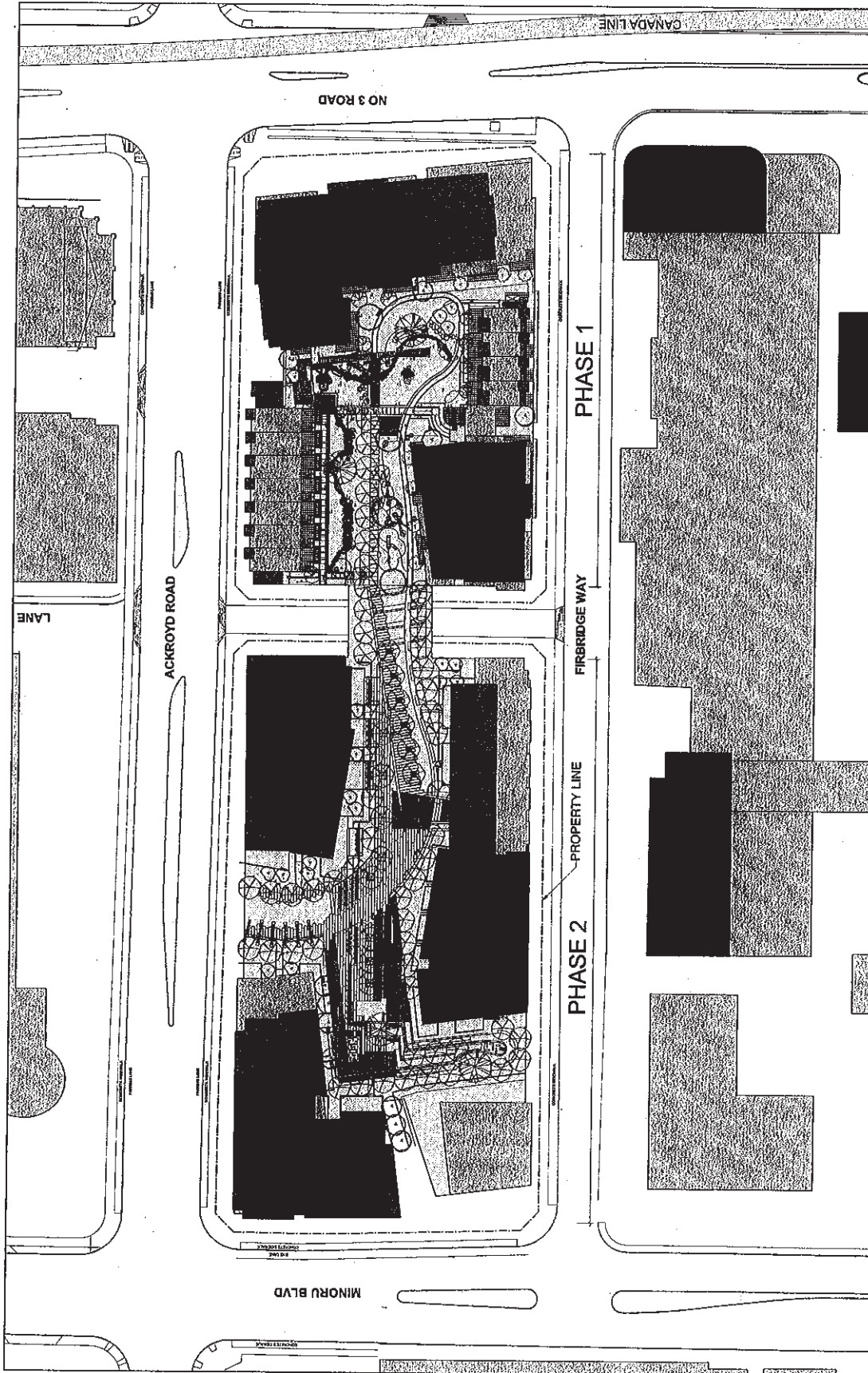
reference



1 VICINITY PLAN
SCALE 1:5000



2 CONTEXT PLAN



No.	Date	Revised Notes
1	04/19/2011	Revised Notes
2	04/19/2011	Revised Notes
3	04/19/2011	Revised Notes
4	04/19/2011	Revised Notes
5	04/19/2011	Revised Notes
6	04/19/2011	Revised Notes
7	04/19/2011	Revised Notes
8	04/19/2011	Revised Notes
9	04/19/2011	Revised Notes
10	04/19/2011	Revised Notes

QUINTET
PHASE 2

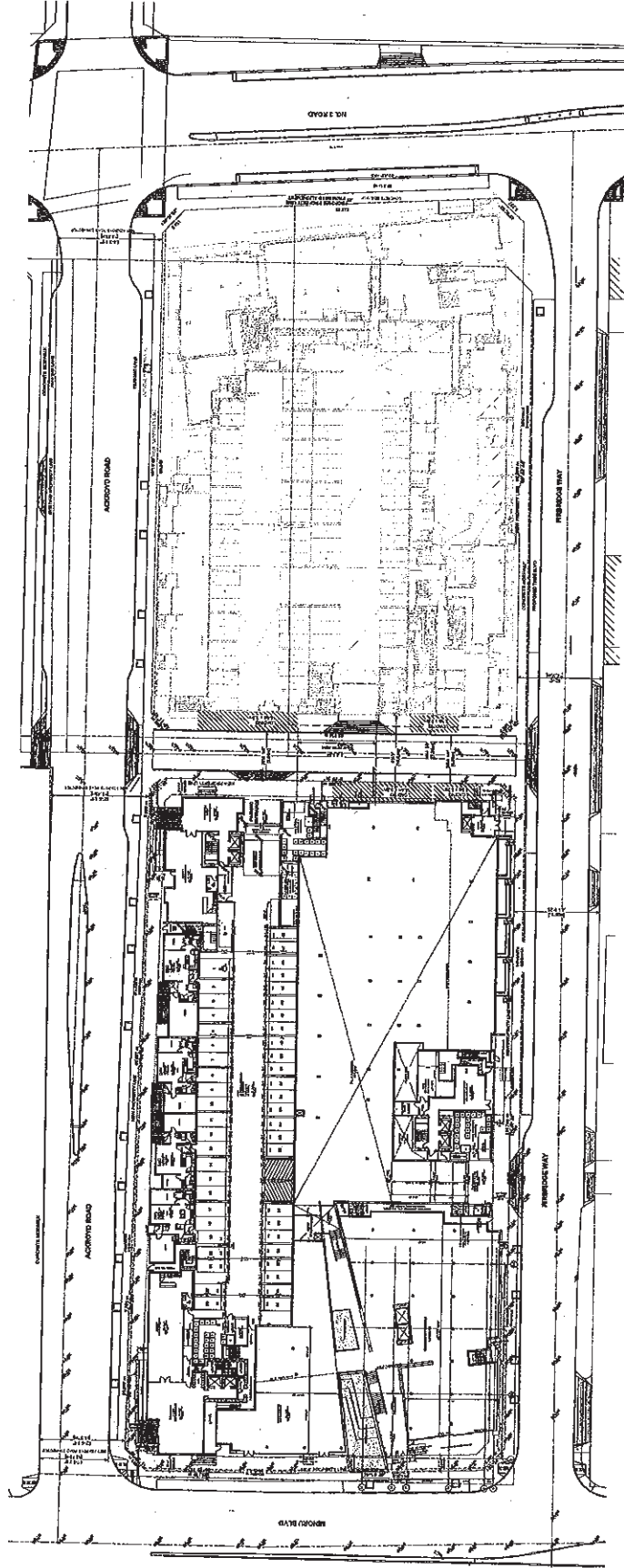
5500 MINORU BLVD
RICHMOND, BC

ROOF &
COURTYARD
PLAN
APR 21 2011

DATE	04-15
BY	PM
CHECKED	APR 19, 2011
PROJECT	1732 1/2 ST
SCALE	1/8" = 1'-0"

DP 11 564210

reference
DP-1.02



**SITE PLAN
PHASE 1 & 2**

APR 21 2011
10:30

LL CC

APR 19 2011

1/2" = 1'-0"

DATE

BY

PROJECT

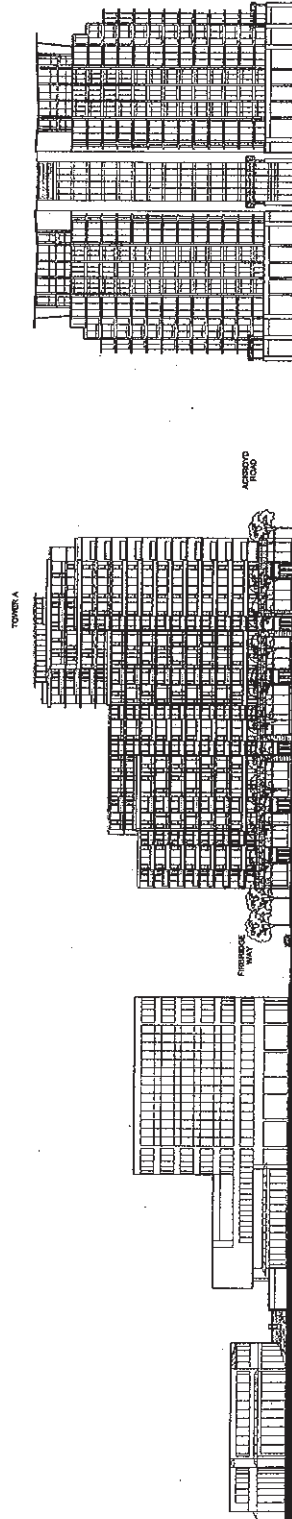
QUINTET

PHASE 2

6000 WEST BROADWAY
RICHMOND, BC

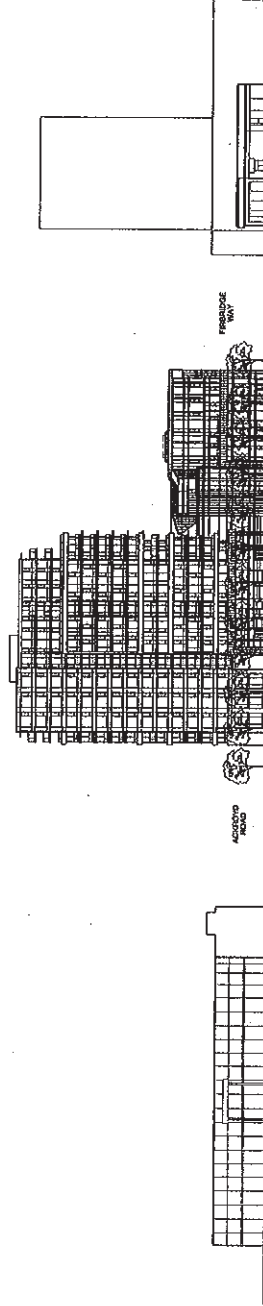
DP 11584910

reference DP-1.03



STREETSCAPE EAST/ NO. 3 ROAD

TOWER D



STREETSCAPE WEST/ MINORU BOULEVARD

1	10/01/11	REVISED DUE TO
2	10/01/11	REVISED DUE TO
3	10/01/11	REVISED DUE TO
4	10/01/11	REVISED DUE TO
5	10/01/11	REVISED DUE TO
6	10/01/11	REVISED DUE TO
7	10/01/11	REVISED DUE TO
8	10/01/11	REVISED DUE TO
9	10/01/11	REVISED DUE TO
10	10/01/11	REVISED DUE TO
11	10/01/11	REVISED DUE TO
12	10/01/11	REVISED DUE TO
13	10/01/11	REVISED DUE TO
14	10/01/11	REVISED DUE TO
15	10/01/11	REVISED DUE TO
16	10/01/11	REVISED DUE TO
17	10/01/11	REVISED DUE TO
18	10/01/11	REVISED DUE TO
19	10/01/11	REVISED DUE TO
20	10/01/11	REVISED DUE TO
21	10/01/11	REVISED DUE TO
22	10/01/11	REVISED DUE TO
23	10/01/11	REVISED DUE TO
24	10/01/11	REVISED DUE TO
25	10/01/11	REVISED DUE TO
26	10/01/11	REVISED DUE TO
27	10/01/11	REVISED DUE TO
28	10/01/11	REVISED DUE TO
29	10/01/11	REVISED DUE TO
30	10/01/11	REVISED DUE TO
31	10/01/11	REVISED DUE TO
32	10/01/11	REVISED DUE TO
33	10/01/11	REVISED DUE TO
34	10/01/11	REVISED DUE TO
35	10/01/11	REVISED DUE TO
36	10/01/11	REVISED DUE TO
37	10/01/11	REVISED DUE TO
38	10/01/11	REVISED DUE TO
39	10/01/11	REVISED DUE TO
40	10/01/11	REVISED DUE TO
41	10/01/11	REVISED DUE TO
42	10/01/11	REVISED DUE TO
43	10/01/11	REVISED DUE TO
44	10/01/11	REVISED DUE TO
45	10/01/11	REVISED DUE TO
46	10/01/11	REVISED DUE TO
47	10/01/11	REVISED DUE TO
48	10/01/11	REVISED DUE TO
49	10/01/11	REVISED DUE TO
50	10/01/11	REVISED DUE TO
51	10/01/11	REVISED DUE TO
52	10/01/11	REVISED DUE TO
53	10/01/11	REVISED DUE TO
54	10/01/11	REVISED DUE TO
55	10/01/11	REVISED DUE TO
56	10/01/11	REVISED DUE TO
57	10/01/11	REVISED DUE TO
58	10/01/11	REVISED DUE TO
59	10/01/11	REVISED DUE TO
60	10/01/11	REVISED DUE TO
61	10/01/11	REVISED DUE TO
62	10/01/11	REVISED DUE TO
63	10/01/11	REVISED DUE TO
64	10/01/11	REVISED DUE TO
65	10/01/11	REVISED DUE TO
66	10/01/11	REVISED DUE TO
67	10/01/11	REVISED DUE TO
68	10/01/11	REVISED DUE TO
69	10/01/11	REVISED DUE TO
70	10/01/11	REVISED DUE TO
71	10/01/11	REVISED DUE TO
72	10/01/11	REVISED DUE TO
73	10/01/11	REVISED DUE TO
74	10/01/11	REVISED DUE TO
75	10/01/11	REVISED DUE TO
76	10/01/11	REVISED DUE TO
77	10/01/11	REVISED DUE TO
78	10/01/11	REVISED DUE TO
79	10/01/11	REVISED DUE TO
80	10/01/11	REVISED DUE TO
81	10/01/11	REVISED DUE TO
82	10/01/11	REVISED DUE TO
83	10/01/11	REVISED DUE TO
84	10/01/11	REVISED DUE TO
85	10/01/11	REVISED DUE TO
86	10/01/11	REVISED DUE TO
87	10/01/11	REVISED DUE TO
88	10/01/11	REVISED DUE TO
89	10/01/11	REVISED DUE TO
90	10/01/11	REVISED DUE TO
91	10/01/11	REVISED DUE TO
92	10/01/11	REVISED DUE TO
93	10/01/11	REVISED DUE TO
94	10/01/11	REVISED DUE TO
95	10/01/11	REVISED DUE TO
96	10/01/11	REVISED DUE TO
97	10/01/11	REVISED DUE TO
98	10/01/11	REVISED DUE TO
99	10/01/11	REVISED DUE TO
100	10/01/11	REVISED DUE TO

QUINTET
PHASE 2

5800 MINORU BLVD
RICHMOND, BC

STREETSCAPE
PHASE 1 & 2

DATE: 10-15
BY: EM
DATE: APRIL 19, 2011
SCALE: 1/2" = 1'-0"

DP 11 584210

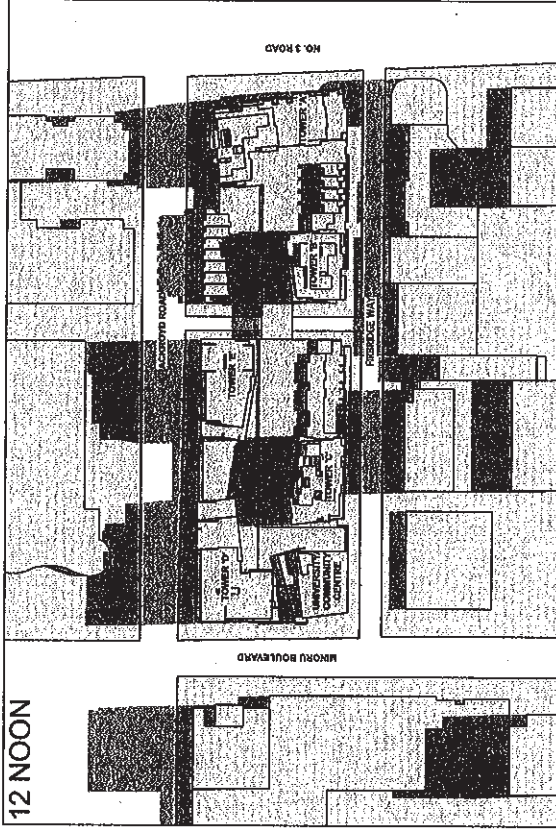
DP-1.05

reference



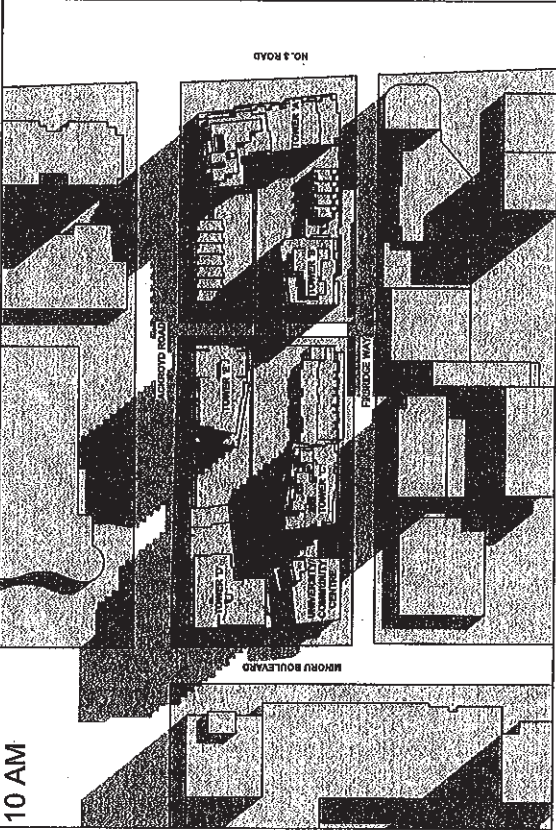
SEPTEMBER 21 & MARCH 21

12 NOON



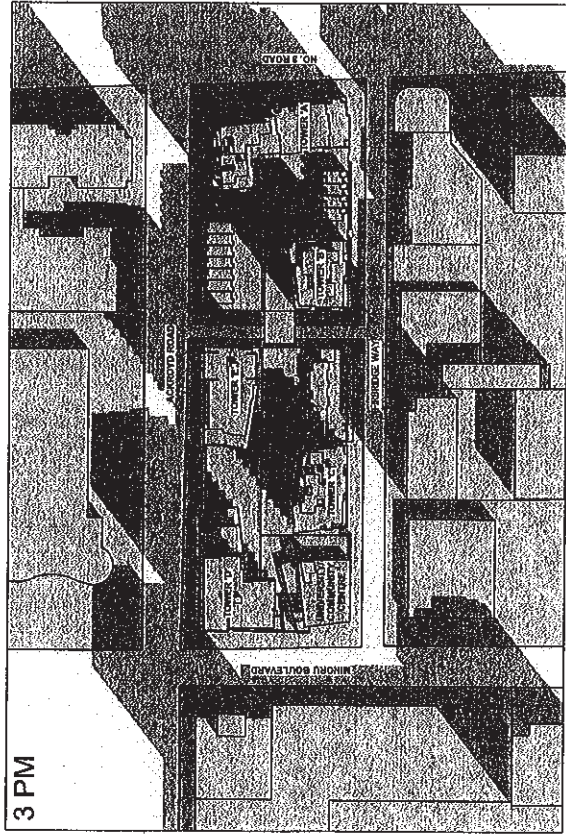
SEPTEMBER 21 & MARCH 21

10 AM



SEPTEMBER 21 & MARCH 21

3 PM



1	SHAWN	PLACES FOR DP
2	SHAWN	PLACES FOR DP
3	SHAWN	PLACES FOR DP
4	SHAWN	PLACES FOR DP
5	SHAWN	PLACES FOR DP
6	SHAWN	PLACES FOR DP
7	SHAWN	PLACES FOR DP
8	SHAWN	PLACES FOR DP
9	SHAWN	PLACES FOR DP
10	SHAWN	PLACES FOR DP
11	SHAWN	PLACES FOR DP
12	SHAWN	PLACES FOR DP
13	SHAWN	PLACES FOR DP
14	SHAWN	PLACES FOR DP
15	SHAWN	PLACES FOR DP
16	SHAWN	PLACES FOR DP
17	SHAWN	PLACES FOR DP
18	SHAWN	PLACES FOR DP
19	SHAWN	PLACES FOR DP
20	SHAWN	PLACES FOR DP
21	SHAWN	PLACES FOR DP
22	SHAWN	PLACES FOR DP
23	SHAWN	PLACES FOR DP
24	SHAWN	PLACES FOR DP
25	SHAWN	PLACES FOR DP
26	SHAWN	PLACES FOR DP
27	SHAWN	PLACES FOR DP
28	SHAWN	PLACES FOR DP
29	SHAWN	PLACES FOR DP
30	SHAWN	PLACES FOR DP
31	SHAWN	PLACES FOR DP
32	SHAWN	PLACES FOR DP
33	SHAWN	PLACES FOR DP
34	SHAWN	PLACES FOR DP
35	SHAWN	PLACES FOR DP
36	SHAWN	PLACES FOR DP
37	SHAWN	PLACES FOR DP
38	SHAWN	PLACES FOR DP
39	SHAWN	PLACES FOR DP
40	SHAWN	PLACES FOR DP
41	SHAWN	PLACES FOR DP
42	SHAWN	PLACES FOR DP
43	SHAWN	PLACES FOR DP
44	SHAWN	PLACES FOR DP
45	SHAWN	PLACES FOR DP
46	SHAWN	PLACES FOR DP
47	SHAWN	PLACES FOR DP
48	SHAWN	PLACES FOR DP
49	SHAWN	PLACES FOR DP
50	SHAWN	PLACES FOR DP
51	SHAWN	PLACES FOR DP
52	SHAWN	PLACES FOR DP
53	SHAWN	PLACES FOR DP
54	SHAWN	PLACES FOR DP
55	SHAWN	PLACES FOR DP
56	SHAWN	PLACES FOR DP
57	SHAWN	PLACES FOR DP
58	SHAWN	PLACES FOR DP
59	SHAWN	PLACES FOR DP
60	SHAWN	PLACES FOR DP
61	SHAWN	PLACES FOR DP
62	SHAWN	PLACES FOR DP
63	SHAWN	PLACES FOR DP
64	SHAWN	PLACES FOR DP
65	SHAWN	PLACES FOR DP
66	SHAWN	PLACES FOR DP
67	SHAWN	PLACES FOR DP
68	SHAWN	PLACES FOR DP
69	SHAWN	PLACES FOR DP
70	SHAWN	PLACES FOR DP
71	SHAWN	PLACES FOR DP
72	SHAWN	PLACES FOR DP
73	SHAWN	PLACES FOR DP
74	SHAWN	PLACES FOR DP
75	SHAWN	PLACES FOR DP
76	SHAWN	PLACES FOR DP
77	SHAWN	PLACES FOR DP
78	SHAWN	PLACES FOR DP
79	SHAWN	PLACES FOR DP
80	SHAWN	PLACES FOR DP
81	SHAWN	PLACES FOR DP
82	SHAWN	PLACES FOR DP
83	SHAWN	PLACES FOR DP
84	SHAWN	PLACES FOR DP
85	SHAWN	PLACES FOR DP
86	SHAWN	PLACES FOR DP
87	SHAWN	PLACES FOR DP
88	SHAWN	PLACES FOR DP
89	SHAWN	PLACES FOR DP
90	SHAWN	PLACES FOR DP
91	SHAWN	PLACES FOR DP
92	SHAWN	PLACES FOR DP
93	SHAWN	PLACES FOR DP
94	SHAWN	PLACES FOR DP
95	SHAWN	PLACES FOR DP
96	SHAWN	PLACES FOR DP
97	SHAWN	PLACES FOR DP
98	SHAWN	PLACES FOR DP
99	SHAWN	PLACES FOR DP
100	SHAWN	PLACES FOR DP

QUINTET
PHASE 1

5050 MINORU BLVD.
BURNABY BC V5A 1H6
TEL: 604-291-1111

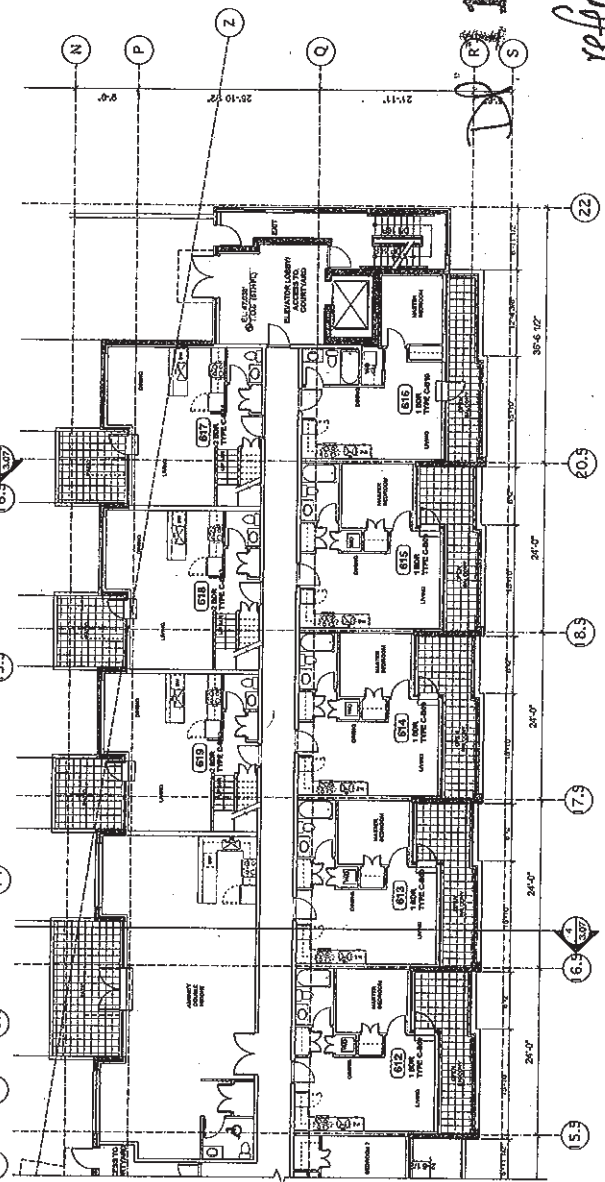
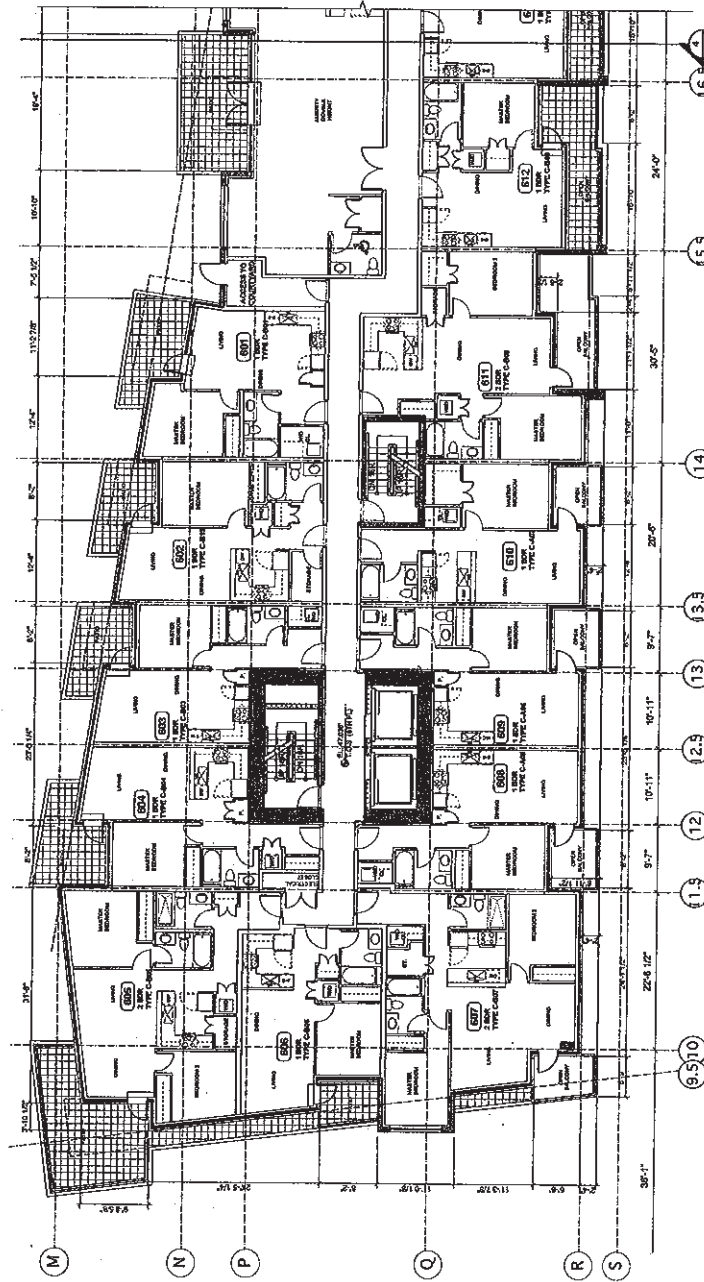
SHADOW
DIAGRAM

APR 21 2011

DATE	10-15
DATE	11
DATE	12
DATE	13
DATE	14
DATE	15
DATE	16
DATE	17
DATE	18
DATE	19
DATE	20
DATE	21
DATE	22
DATE	23
DATE	24
DATE	25
DATE	26
DATE	27
DATE	28
DATE	29
DATE	30
DATE	31
DATE	32
DATE	33
DATE	34
DATE	35
DATE	36
DATE	37
DATE	38
DATE	39
DATE	40
DATE	41
DATE	42
DATE	43
DATE	44
DATE	45
DATE	46
DATE	47
DATE	48
DATE	49
DATE	50
DATE	51
DATE	52
DATE	53
DATE	54
DATE	55
DATE	56
DATE	57
DATE	58
DATE	59
DATE	60
DATE	61
DATE	62
DATE	63
DATE	64
DATE	65
DATE	66
DATE	67
DATE	68
DATE	69
DATE	70
DATE	71
DATE	72
DATE	73
DATE	74
DATE	75
DATE	76
DATE	77
DATE	78
DATE	79
DATE	80
DATE	81
DATE	82
DATE	83
DATE	84
DATE	85
DATE	86
DATE	87
DATE	88
DATE	89
DATE	90
DATE	91
DATE	92
DATE	93
DATE	94
DATE	95
DATE	96
DATE	97
DATE	98
DATE	99
DATE	100

DP 11557210

reference
DP-1.07



NO.	DESCRIPTION	DATE	BY	CHECKED
1	REVISION	10-15	LL	
2	REVISION	10-15	LL	
3	REVISION	10-15	LL	
4	REVISION	10-15	LL	
5	REVISION	10-15	LL	
6	REVISION	10-15	LL	
7	REVISION	10-15	LL	
8	REVISION	10-15	LL	
9	REVISION	10-15	LL	
10	REVISION	10-15	LL	
11	REVISION	10-15	LL	
12	REVISION	10-15	LL	
13	REVISION	10-15	LL	
14	REVISION	10-15	LL	
15	REVISION	10-15	LL	
16	REVISION	10-15	LL	
17	REVISION	10-15	LL	
18	REVISION	10-15	LL	
19	REVISION	10-15	LL	
20	REVISION	10-15	LL	
21	REVISION	10-15	LL	
22	REVISION	10-15	LL	
23	REVISION	10-15	LL	
24	REVISION	10-15	LL	
25	REVISION	10-15	LL	
26	REVISION	10-15	LL	
27	REVISION	10-15	LL	
28	REVISION	10-15	LL	
29	REVISION	10-15	LL	
30	REVISION	10-15	LL	
31	REVISION	10-15	LL	
32	REVISION	10-15	LL	
33	REVISION	10-15	LL	
34	REVISION	10-15	LL	
35	REVISION	10-15	LL	
36	REVISION	10-15	LL	
37	REVISION	10-15	LL	
38	REVISION	10-15	LL	
39	REVISION	10-15	LL	
40	REVISION	10-15	LL	
41	REVISION	10-15	LL	
42	REVISION	10-15	LL	
43	REVISION	10-15	LL	
44	REVISION	10-15	LL	
45	REVISION	10-15	LL	
46	REVISION	10-15	LL	
47	REVISION	10-15	LL	
48	REVISION	10-15	LL	
49	REVISION	10-15	LL	
50	REVISION	10-15	LL	
51	REVISION	10-15	LL	
52	REVISION	10-15	LL	
53	REVISION	10-15	LL	
54	REVISION	10-15	LL	
55	REVISION	10-15	LL	
56	REVISION	10-15	LL	
57	REVISION	10-15	LL	
58	REVISION	10-15	LL	
59	REVISION	10-15	LL	
60	REVISION	10-15	LL	
61	REVISION	10-15	LL	
62	REVISION	10-15	LL	
63	REVISION	10-15	LL	
64	REVISION	10-15	LL	
65	REVISION	10-15	LL	
66	REVISION	10-15	LL	
67	REVISION	10-15	LL	
68	REVISION	10-15	LL	
69	REVISION	10-15	LL	
70	REVISION	10-15	LL	
71	REVISION	10-15	LL	
72	REVISION	10-15	LL	
73	REVISION	10-15	LL	
74	REVISION	10-15	LL	
75	REVISION	10-15	LL	
76	REVISION	10-15	LL	
77	REVISION	10-15	LL	
78	REVISION	10-15	LL	
79	REVISION	10-15	LL	
80	REVISION	10-15	LL	
81	REVISION	10-15	LL	
82	REVISION	10-15	LL	
83	REVISION	10-15	LL	
84	REVISION	10-15	LL	
85	REVISION	10-15	LL	
86	REVISION	10-15	LL	
87	REVISION	10-15	LL	
88	REVISION	10-15	LL	
89	REVISION	10-15	LL	
90	REVISION	10-15	LL	
91	REVISION	10-15	LL	
92	REVISION	10-15	LL	
93	REVISION	10-15	LL	
94	REVISION	10-15	LL	
95	REVISION	10-15	LL	
96	REVISION	10-15	LL	
97	REVISION	10-15	LL	
98	REVISION	10-15	LL	
99	REVISION	10-15	LL	
100	REVISION	10-15	LL	

QUINTET
PHASE 2

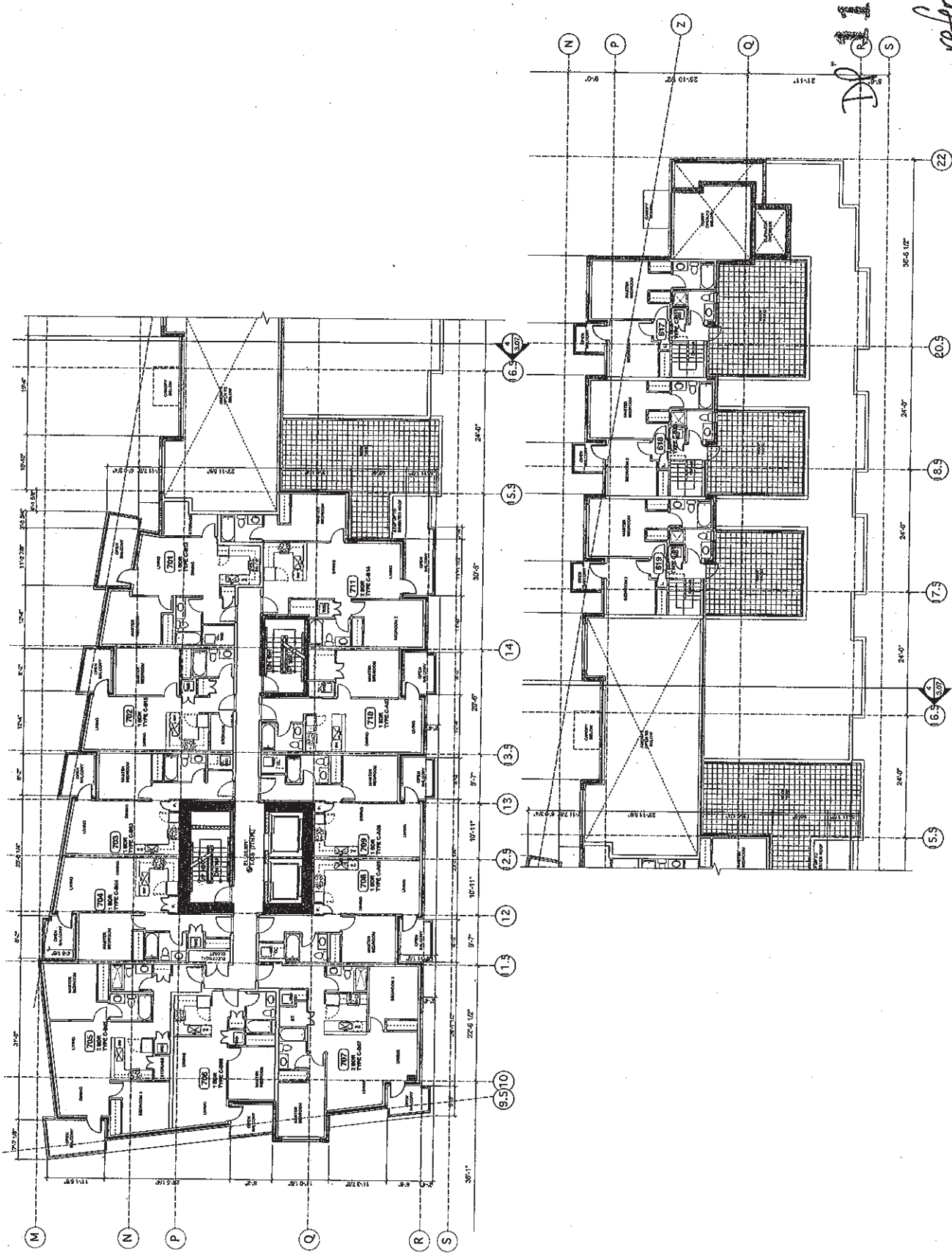
5950 MINOR BLVD
RICHMOND

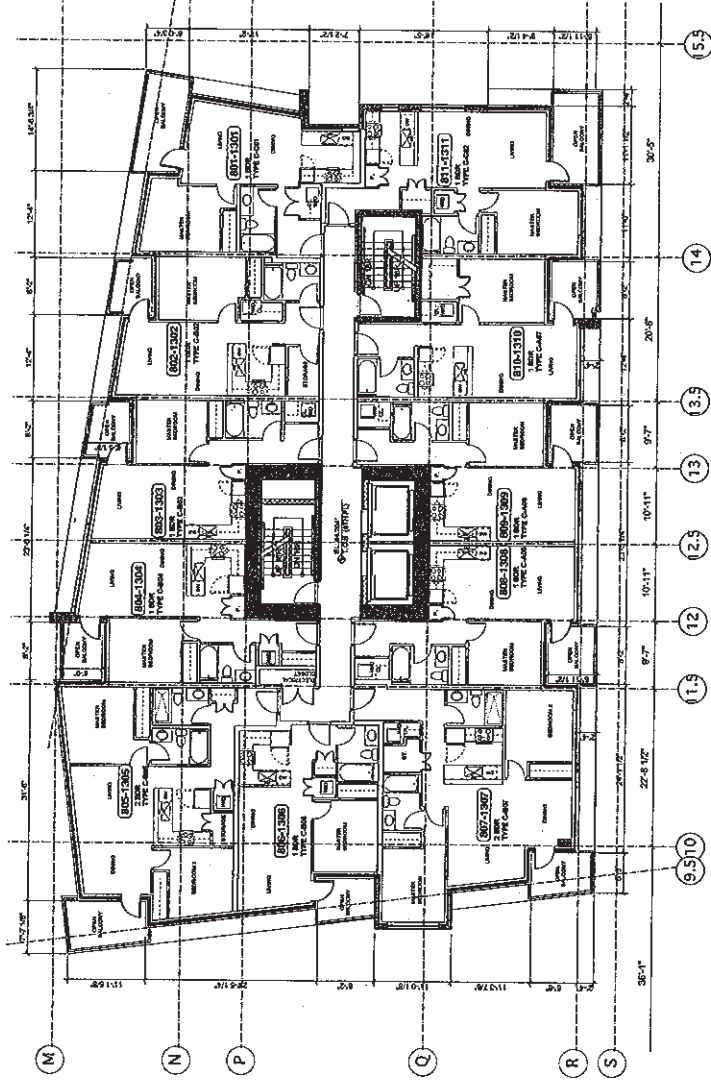
TOWER C
6TH FL
PLAN

APR 21 2011

DATE: 10-15
BY: LL
CHECKED: LL
DATE: APRIL 19, 2011

101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
6





QUINTET
PHASE 2

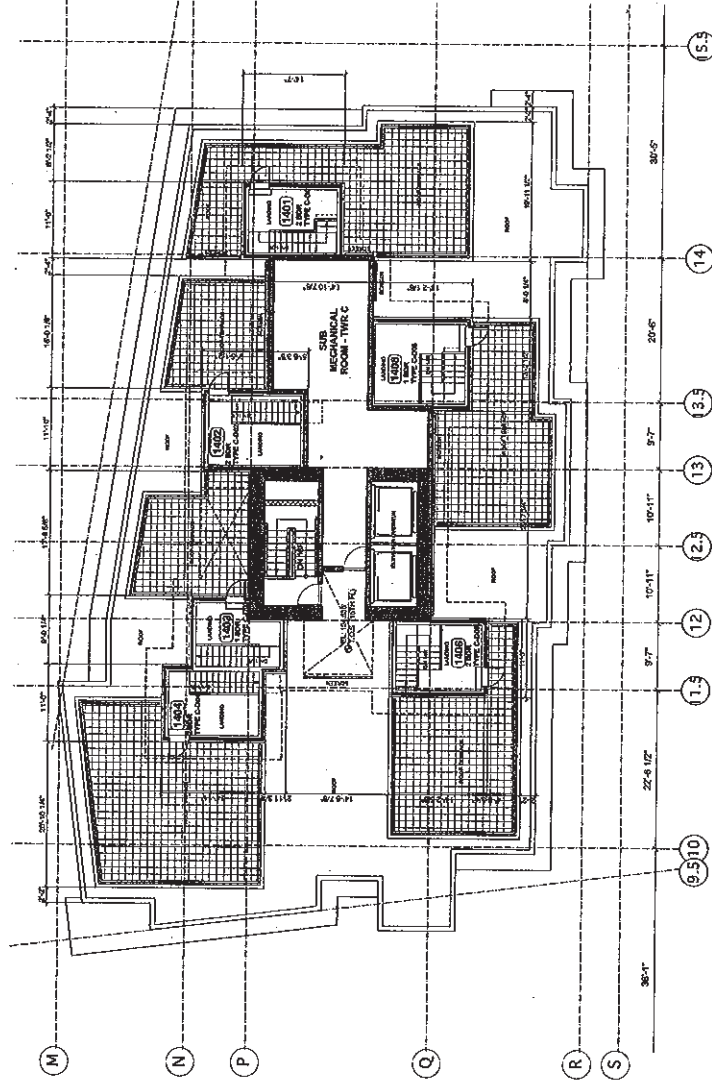
5900 MIDCOUR BLVD
RICHMOND

TOWER C
8TH-13TH FL
PLAN
APR 21 2011

DATE: 10-15
BY: WTL
CHECKED: WTL
DATE: 10-15
BY: WTL
DATE: 10-15
BY: WTL

DP 11554210

DP-2.53
reference



NO.	REVISION	DATE
1.	ISSUED FOR PERMIT	APRIL 19, 2011
2.	ISSUED FOR PERMIT	APRIL 19, 2011
3.	ISSUED FOR PERMIT	APRIL 19, 2011
4.	ISSUED FOR PERMIT	APRIL 19, 2011
5.	ISSUED FOR PERMIT	APRIL 19, 2011
6.	ISSUED FOR PERMIT	APRIL 19, 2011
7.	ISSUED FOR PERMIT	APRIL 19, 2011
8.	ISSUED FOR PERMIT	APRIL 19, 2011
9.	ISSUED FOR PERMIT	APRIL 19, 2011
10.	ISSUED FOR PERMIT	APRIL 19, 2011

QUINTET
PHASE 2

5900 SANDHILL BLVD
RICHMOND

TOWER C
15TH FL
PLAN

APR 21 2011

NO.	REVISION	DATE
1.	ISSUED FOR PERMIT	APRIL 19, 2011
2.	ISSUED FOR PERMIT	APRIL 19, 2011
3.	ISSUED FOR PERMIT	APRIL 19, 2011
4.	ISSUED FOR PERMIT	APRIL 19, 2011
5.	ISSUED FOR PERMIT	APRIL 19, 2011
6.	ISSUED FOR PERMIT	APRIL 19, 2011
7.	ISSUED FOR PERMIT	APRIL 19, 2011
8.	ISSUED FOR PERMIT	APRIL 19, 2011
9.	ISSUED FOR PERMIT	APRIL 19, 2011
10.	ISSUED FOR PERMIT	APRIL 19, 2011

DP 11554210

DP-2.55
reference



Line	Code	Debit	Credit	Interest	Balance
4	15004011		RELEASE FOR DP		
5	15004011		RELEASE FOR DP		
2	2000011		REJECT FOR DP		
1	20002011		ISSUED FOR DP		

900 MINORU BLVD
RICHMOND, BC

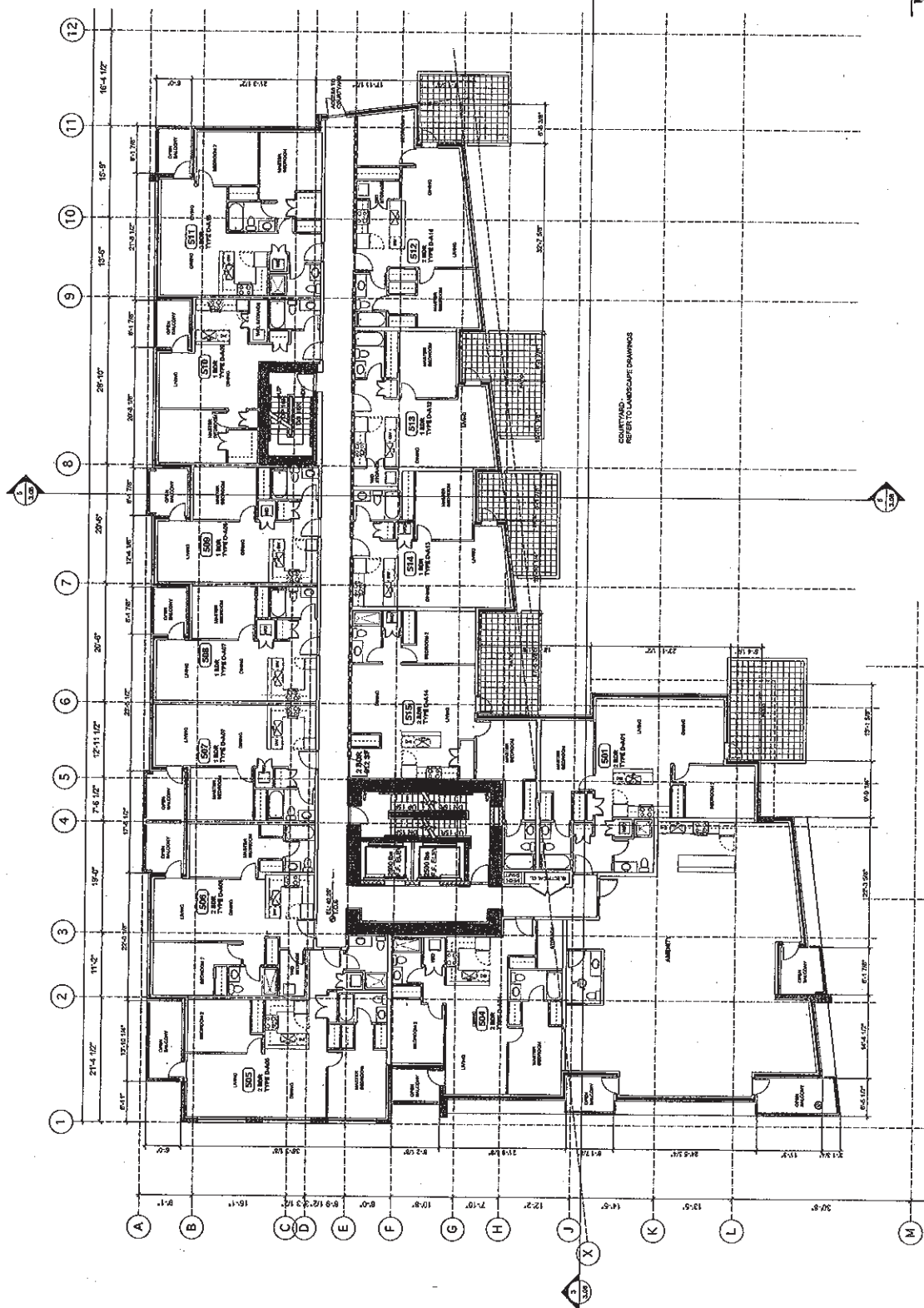
**TOWER D
5TH FL
PLAN
APR 21 2011**

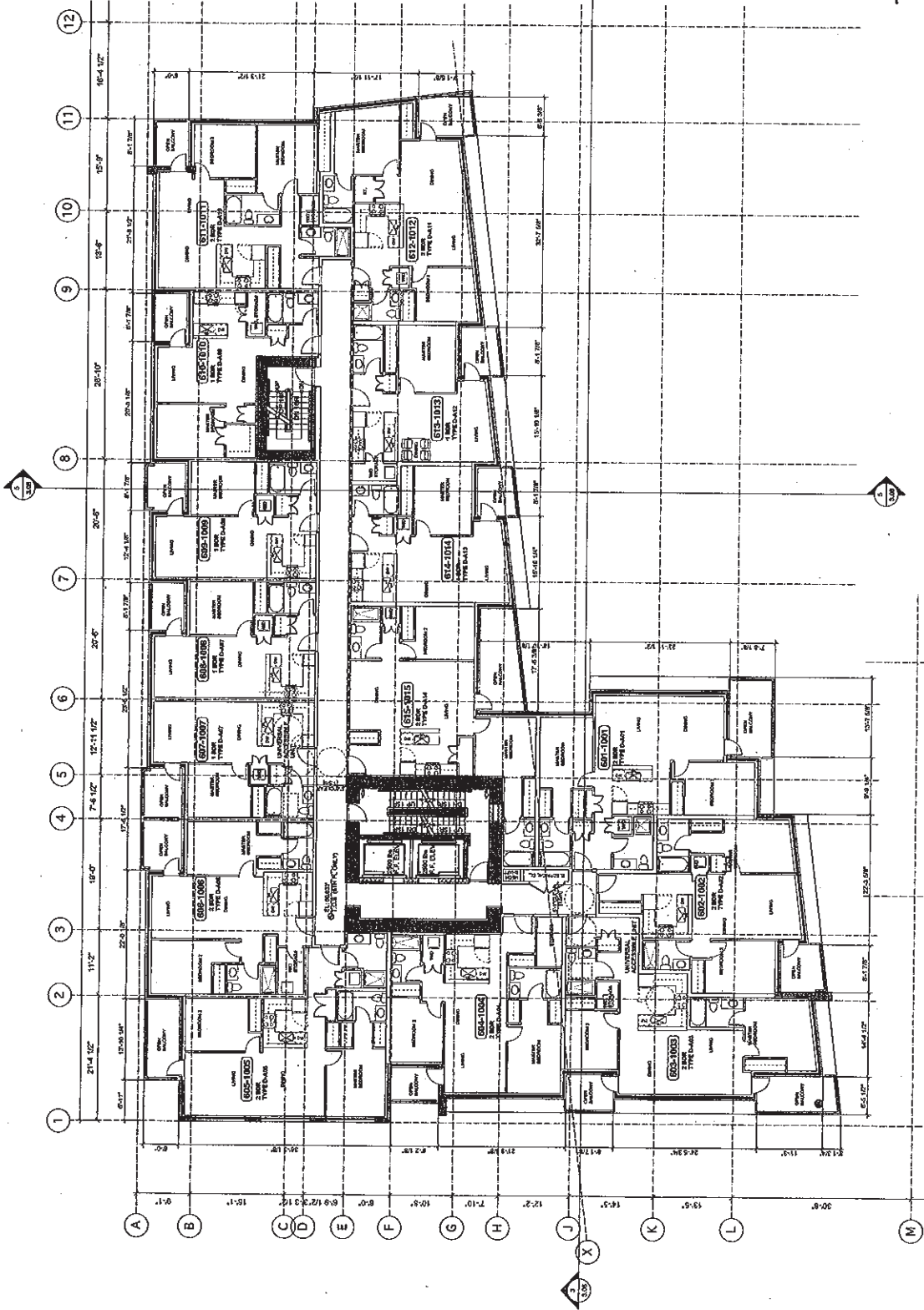
ADP No. 10-15
COUNT: 1
DATE: 10-15-2011
TIME: 10:15

WTL

Copyright Clearance Center, Inc. 222 Rosewood Drive, Danvers, MA 01923. 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 permission in writing from the Copyright Clearance Center, Inc.

DP-2.61 α





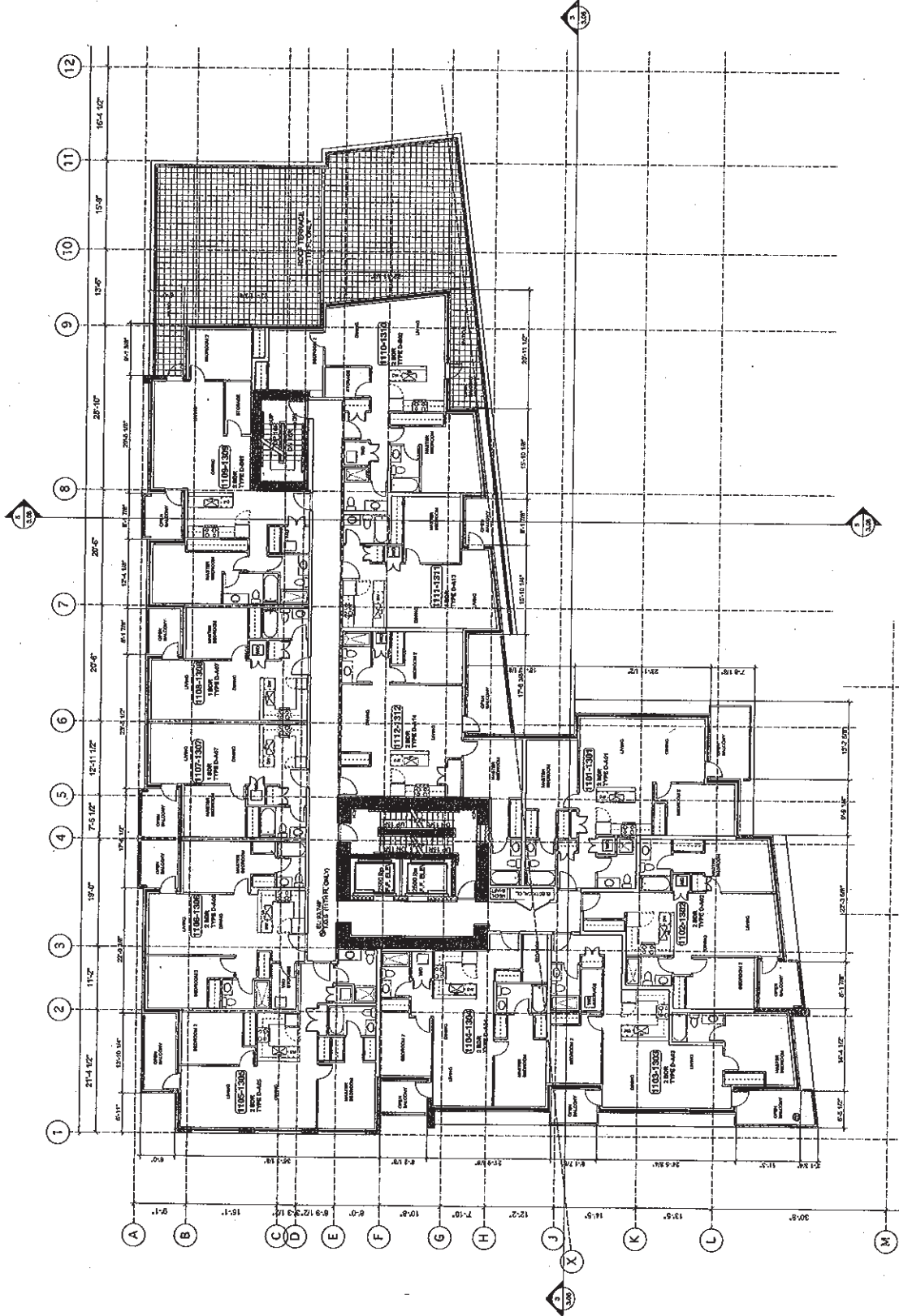
QUINTET
PHASE 2

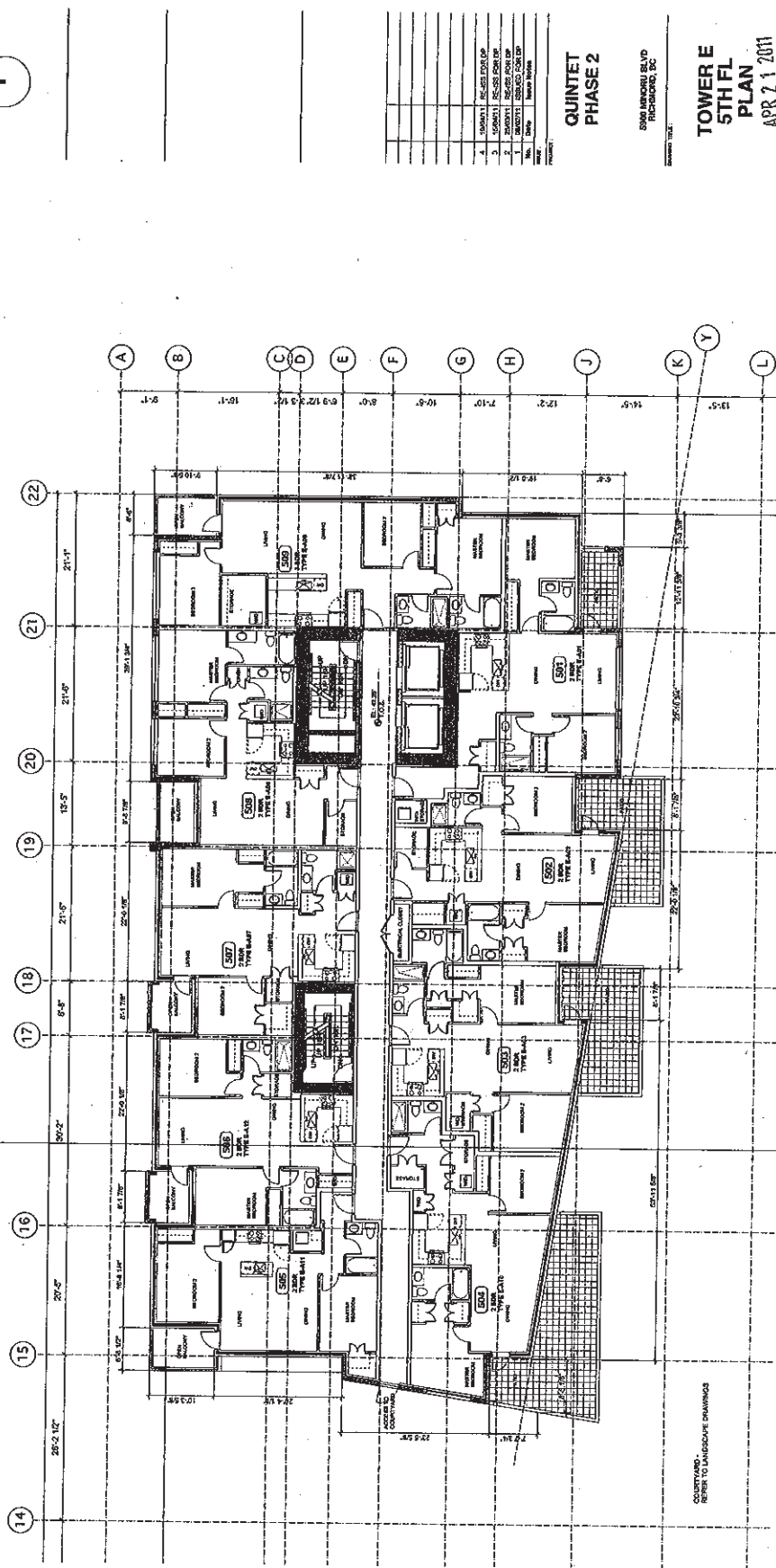
5000 UNIVERSITY BLVD
WASHINGTON, DC

TOWER D
6TH-10TH FL
APP PLAN 011

DP: 11

reference DP-2.62





QUINTET
PHASE 2

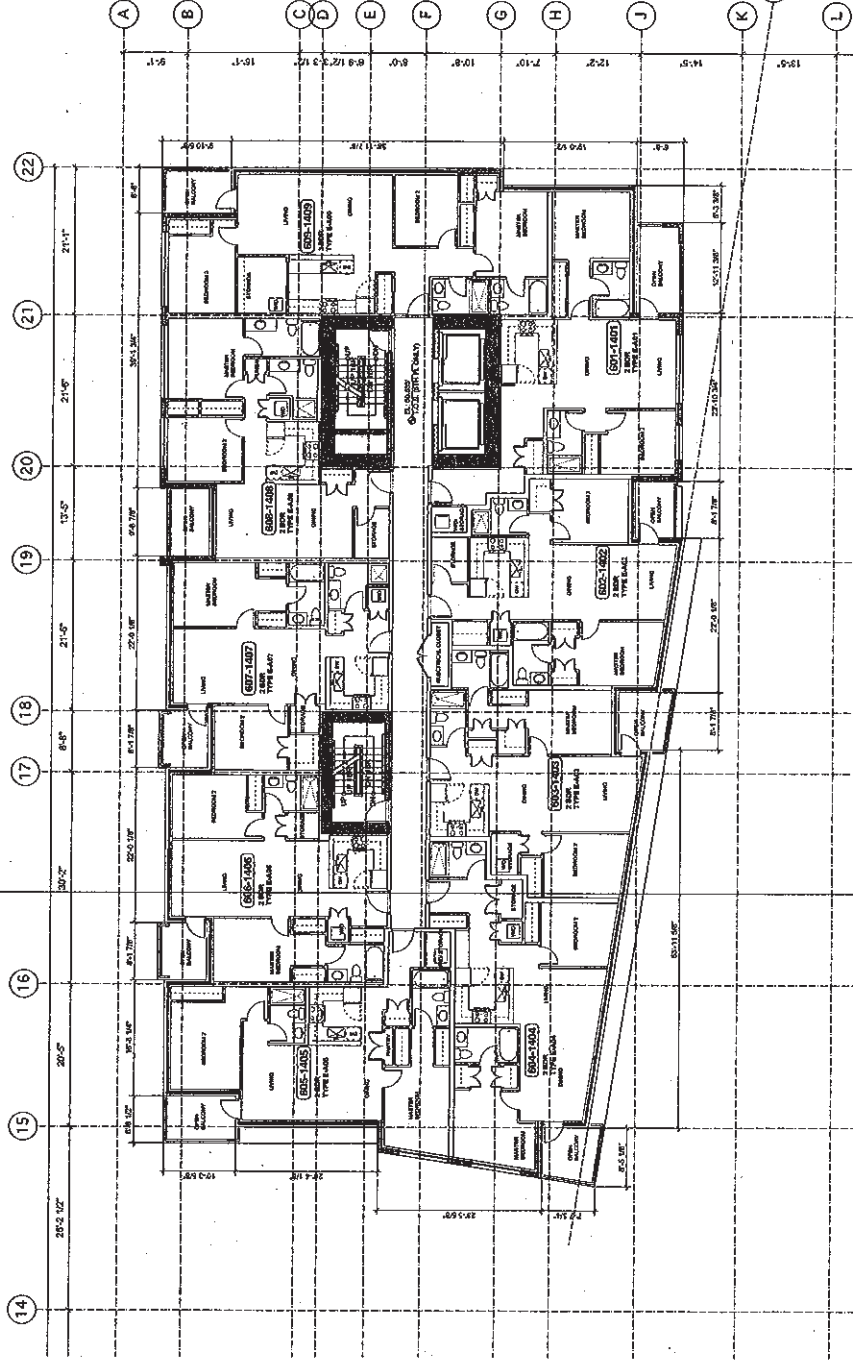
300 MANHATTAN BLVD
NEW YORK, NY 10017

TOWER E
5TH FL
PLAN
APR 21 2011

DATE	10-15
BY	CC, LL, VC
CHKD	APRIL 18, 2011
APP'D	WFL

DP 11584210

DP-2.71
reference



QUINTET
PHASE 2

5000 MARSHALL BLVD
PORTLAND, OR

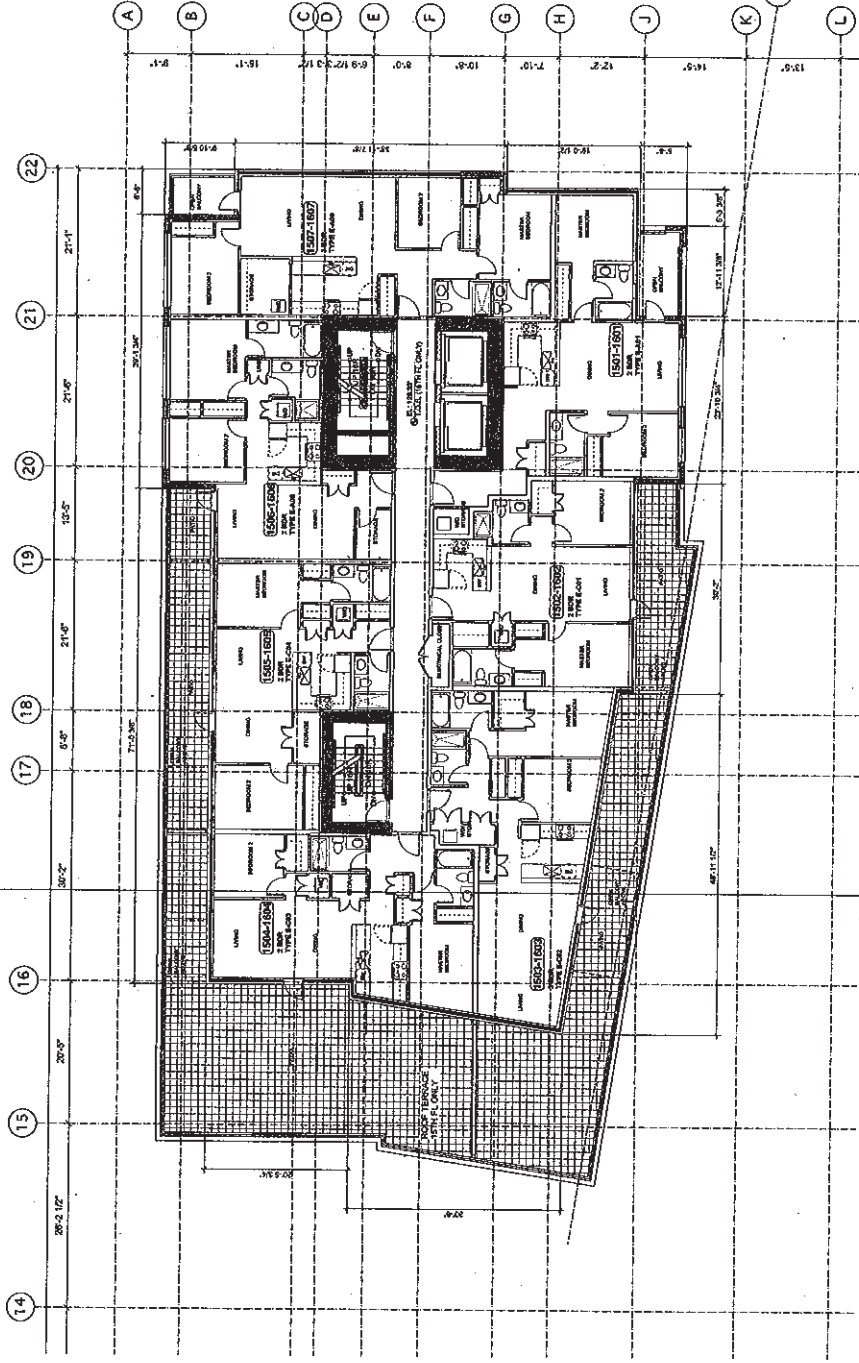
TOWER E
6TH-14TH FL
PLAN
APR 21 2011

DATE	10-05
DESIGN	CE, LA, VC
CHECK	APRIL 19, 2011
SCALE	1/8" = 1'-0"

DP 11 334210

reference

DP-2.72



1	REVISION	DATE	BY
2	REVISION	DATE	BY
3	REVISION	DATE	BY
4	REVISION	DATE	BY
5	REVISION	DATE	BY
6	REVISION	DATE	BY
7	REVISION	DATE	BY
8	REVISION	DATE	BY
9	REVISION	DATE	BY
10	REVISION	DATE	BY
11	REVISION	DATE	BY
12	REVISION	DATE	BY
13	REVISION	DATE	BY
14	REVISION	DATE	BY
15	REVISION	DATE	BY
16	REVISION	DATE	BY
17	REVISION	DATE	BY
18	REVISION	DATE	BY
19	REVISION	DATE	BY
20	REVISION	DATE	BY
21	REVISION	DATE	BY
22	REVISION	DATE	BY

QUINTET
PHASE 2

500 MADISON BLVD
RICHMOND, NY

TOWER E
15TH-16TH FL
PLAN

APR 7 1 2011

DATE: APR 13, 2011

BY: C. L. L. W.

PROJECT: 11-00421

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

DATE: APR 13, 2011

BY: C. L. L. W.

PROJECT: 11-00421

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

DATE: APR 13, 2011

BY: C. L. L. W.

PROJECT: 11-00421

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

DATE: APR 13, 2011

BY: C. L. L. W.

PROJECT: 11-00421

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

DATE: APR 13, 2011

BY: C. L. L. W.

DP 11-00421

reference
BP-2.73