



**To:** Development Permit Panel

**Date:** October 23, 2006

**From:** Jean Lamontagne  
Director of Development

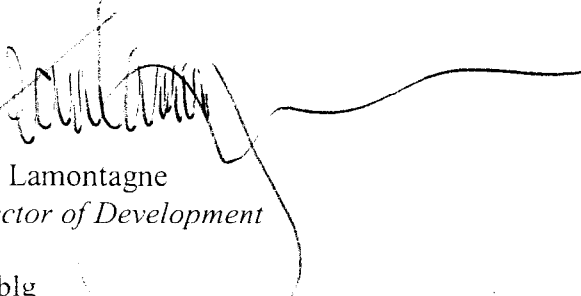
**File:** DP 05-317317

**Re: Application by Rize Alliance (Richmond I) Properties Ltd. for a Development Permit at 8080 and 8084 Granville Avenue and 7080 No. 3 Road**

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**Staff Recommendation**

That a Development Permit be issued which would permit the construction of a mixed-use commercial/residential development containing approximately 161 dwelling units and approximately 290 m<sup>2</sup> of retail fronting Granville Avenue in a 16-storey tower and mid-rise building including five (5) partial levels of parking at 7080 No. 3 Road and 8080 and 8084 Granville Avenue on a site zoned Comprehensive Development District (CD/176).



Jean Lamontagne  
*Director of Development*

CA:blg  
Att.

## Staff Report

### Origin

Rize Alliance (Richmond I) Properties Ltd. has applied to the City of Richmond for permission to develop a mixed-use commercial/residential development containing approximately 161 dwelling units and 290 m<sup>2</sup> of retail fronting Granville Avenue in a 16-storey tower and mid-rise building including five (5) partial levels of parking at 7080 No. 3 Road and 8080 and 8084 Granville Avenue. 7080 No. 3 Road is currently vacant, and there is a one-storey restaurant building on 8080 and 8084 Granville Avenue that will be demolished to allow the development of the proposed development.

The subject site is being rezoned to “Comprehensive Development District (CD/176)” based on “Downtown Commercial District (C7)” for this project under Bylaw No. 8102 (RZ 05-317472).

### Development Information

Please refer to attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements. There is no proposed variance.

### Background

Development surrounding the subject site is as follows:

To the north, Granville Avenue and existing single-storey retail uses across Granville Avenue zoned Downtown Commercial District (C7);

To the east, existing office tower with retail/commercial uses at grade fronting Granville Avenue zoned Downtown Commercial District (C7);

To the south, proposed east-west lane and existing fast food restaurant fronting No. 3 Road zoned Automobile-Oriented Commercial District (C6); and

To the west, No. 3 Road and Brighthouse Park zoned School and Public Use District (SPU) and an existing gas station at the intersection of Granville Avenue and No. 3 Road zoned Automobile –Oriented Commercial District (C6).

### Rezoning and Public Hearing Results

During the rezoning process, the Planning Committee accepted the total amount of proposed voluntary amenity contributions to the City, but directed staff to work with the developer to review the distribution of voluntary amenity contribution between affordable housing and Public Art.

*(The total amount (\$124,364) of voluntary amenity contribution remains. The distribution has been changed to a 50/50 split between affordable housing (\$62,182) and Public Art (\$62,182) as noted in a previous memorandum to Planning Committee members).*

In addition, staff identified the following design issues to be resolved at the Development Permit stage:

- Some design development to address Advisory Design Panel comments from the preliminary review of the rezoning submission on March 22, 2006, to the satisfaction of the Director of Development.

*(The design was refined as part of the Development Permit submission and was re-presented to the Advisory Design Panel on July 19, 2006. The revised submission has satisfactorily addressed all the significant design comments raised by Advisory Design Panel (Attachment 2)).*

- The applicant to address all Transportation Department comments to the satisfaction of the Director of Transportation.

*(The Development Permit submission has satisfactorily addressed the Transportation Division's comments. Details of the off-site work is being finalized as part of the Servicing Agreement process).*

- Clarification with respect to tree retention/removal for the Western Red Cedar located on the adjacent site at 8040 Granville Avenue.

*(The developer has provided tree protection barrier around the neighbour's tree to protect it from damage. In addition, the developer has agreed to provide an additional \$2,000 damage deposit separate from the Landscaping Letter of Credit, to be held for two years by the City, in case the tree retention is not successful, to cover tree replacement).*

- Design development to further improve street interface, streetscape, façade articulation, CPTED measures, common outdoor amenities including children's play structure, accessibility and consideration.

*(The developer has incorporated changes to address these issues. More details will be provided in the "Analysis" section below).*

The Public Hearing for the rezoning of this site was held on September 6, 2006. At the Public Hearing, there were no concerns expressed about rezoning the property.

### **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 rezoning process and review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the City Centre Area Plan and the Comprehensive Development Bylaw. No variance has been requested.

The developer has provided voluntary contribution towards affordable housing and Public Art as part of the rezoning process.

The following requirements noted in the rezoning report (RZ 05-317472) are to be addressed in the Development Permit submission (**Staff comments in "bold"**).

- The applicant is to address all Advisory Design Panel comments to the satisfaction of the Director of Development.  
*(The Development Permit submission was presented to the Advisory Design Panel on July 19, 2006. As the Panel did not achieve quorum, no vote took place. The Panel offered general support for the project. The Panel's comments are included in Attachment 2).*
- The applicant to address all Transportation Department comments to the satisfaction of the Director of Transportation.  
*(This development includes major road and frontage improvements as well as lane and Public Rights-of-Way work. The on-site Transportation Division requirements, such as ensuring adequate turning radius, etc., have been incorporated into the design scheme submitted for Development Permit. The off-site Transportation requirements are embedded into the Servicing Agreement).*
- In addition, the applicant is to address the following street interface:  
No. 3 Road:
  - Further design development to further animate the garden, lobby and “meeting room” at grade. The City Centre Guidelines encourages mixed-use development which encourages pedestrian traffic at grade and integration of social and cultural features such as Public Art, multipurpose spaces etc., to enliven the streetscape.  
*(A multi-purpose meeting room has been incorporated adjacent to the lobby at grade to provide some active use to animate the ground floor. The developer has provided a letter of intent on file to participate in the Public Art program and committed to contribute \$62,128 or a Public Art piece of equivalent value on site).*
  - Provide details of the proposed “ornamental” 4 ft. high gate and fence along No. 3 Road to ensure that they conform with the City Centre streetscape guidelines for openness  
*(Fence and gate detail for a 4 ft. high, horizontal has been provided).*
 Granville Avenue Streetscape:
  - Provide high quality paving treatment (material and pattern) along the 6 m north-south drive aisle/lane need to achieve a high quality public realm.  
*(The applicant has incorporated special paving in the layby and pedestrian area. The Engineering Department prefers that the north-south drive aisle read as “lane” by keeping the standard plain finishes for clarity).*
  - Coordinate the streetscape treatment with City Engineering and Parks Department instead of provide a “unique” treatment that does not match the City’s Street Tree planting. Red Oak is the street tree of choice along Granville Avenue. A double row of street trees, where practical, along Granville Avenue is encouraged.  
*(The landscape plans have illustrated the design intent along Granville Avenue. Details are to be worked out as part of the Servicing Agreement).*
  - Design development to incorporate windows/opening on the west building façade of the townhouse along Granville Avenue.  
*(The applicant has considered additional windows along the west building façade, but has decided not to incorporate them given the uncertain of the future development on the adjacent site and the current use as a gas station. Staff concur with this approach).*

## East Façade:

- Design Development to provide architectural treatment on the exposed/visible walls on the podium. The existing building at 8100 Granville Avenue will likely remain for a very long time.

*(Landscaping has been incorporated to address the street level view of the exposed portion of the east façade. A row of windows has been incorporated to break down the façade and to provide some visual interest).*

## West Façade:

- Design Development to provide architectural treatment on the exposed/visible walls on the parking podium. This wall will remain visible until the gas station site redevelops in the future. Applicant should note that any “living wall” on the west façade would likely not survive when the adjacent gas station site redevelops.  
*(The applicant has provided a green wall system with vines growing up a metal trellis system along the exposed parkade wall facing the existing gas station. When the gas station is redeveloped in the future, it is expected that a new parking podium abutting the proposed parkade will be constructed to eliminate the exposed wall).*
- Clarify what CPTED measures have been taken in the parkade to separate the residents’ and the visitors’ parking areas, ensure adequate surveillance, lighting, etc. to encourage safety and to deter crime.  
*(CPTED measures include the introduction of a security gate between visitors and residence parking, ensure appropriate view angles throughout the parkade, and painted surfaces to ensure adequate light distribution throughout the parkade have been incorporated).*
- Applicant to provide some unit types in the residential tower to accommodate wheelchair, in addition to adopting universal accessible measures such as solid blocking behind walls for railings, wider hallways, etc., in all the remaining units in response to Section 93.15 (Equitable Access) of the Development Permit General Guidelines.  
*(Three (3) units with fully accessible configuration have been introduced (2 Unit Types - 2 Skyhomes D1 & 1 Skyhome D2). In addition, provisions have been incorporated to include blocking inside the walls to facilitate future potential installation of grab bars/handrails throughout the project).*
- Applicant to provide bicycle parking in accordance to Section 8.2.5 Parking and Services of the Richmond City Centre Plan.  
*(Bicycle parking has been provided to meet the intent of the Richmond City Centre Area Plan. The bicycle parking will be accessed by the parked ramp).*
- Consider incorporating green roof for the roof of the mid-rise buildings.  
*(Soft landscaping has been maximized on the podium roof to provide water detention function of a green roof instead of creating another green roof above the mid-rise. The applicant considers the differential between the green podium roof and the crisply details townhouse roof part of the design character of the building).*
- Consider incorporation of community garden onto the podium roof.  
*(Instead of individual gardening plots, an area on the podium roof has been set aside for herbs/sedum planting for shared use by the residents. This arrangement complies with the intent of providing a community garden and respects the desire to simplify future maintenance by the future Strata Council).*
- Applicant to incorporate children’s play structure on the common outdoor amenity space on the podium roof.  
*(A children’s play area has been incorporated on the podium roof).*

- Incorporate lighting on the podium roof level for night use.  
(*Lighting will be incorporated into the Building Permit drawings*).

### **Advisory Design Panel Comments**

This project was presented to the Advisory Design Panel as a “preliminary” submission at rezoning on March 22, 20026 and again during the Development Permit process on April 22, 2006 and July 19, 2006. A copy of the relevant excerpt from the Advisory Design Panel Minutes from July 19, 2006 is attached for reference (**Attachment 2**). The Panel did not achieve quorum on the July 19, 2006 meeting so no voting took place. The Design Panel complimented the applicant on the design improvements and generally endorsed the revised scheme.

### **Analysis**

The rezoning report (RZ 05-317472) for this site had outlined the major urban design issues and the applicant’s responses. The outstanding items were listed as conditions for rezoning to be addressed in the Development Permit submission. Details of the responses were outlined above.

### ***Condition of Adjacency***

- As part of the rezoning process (RZ 05-317472), the applicant has illustrated that a tower separation of minimum 24 m to the future tower at 7000 No. 3 Road and 8040 Granville Avenue can be achieved in accordance with the City Centre Design Guidelines. As well, the applicant has provided plausible future development scenario for the surrounding sites in the block (No. 3 Road, Granville Avenue, St. Albans Road and Bennett Road) to illustrate the impact of developing this L-shaped parcel with relatively narrow frontages on both Granville Avenue and No. 3 Road on the surrounding sites.

### ***Urban Design and Site Planning:***

- The proposed development combines mid-rise and one (1) tower to minimize shadowing on the existing mixed-use commercial/office building to the east and future development to the west.
- The proposed commercial units along Granville Avenue extend the small scale at grade commercial activities westward towards No. 3 Road to compliment the established commercial activities in the existing development to the east (8100 Granville Avenue).
- It is anticipated that the McDonalds Restaurant site located immediately to the south of the development site will ultimately be redeveloped.
- It is envisioned the future development will step down from the established high-rise towers close to Granville Avenue to a mid-rise and low-rise/townhouse development to provide massing transition southward to the existing townhouse developments in the remaining of the St. Albans neighbourhood.
- The applicant proposes to establish a “residential mews” character along the east-west lane to take advantage of the ultimate 9 m width of the proposed lane. The treatment of lanes as “mews” allows for ground-oriented town homes as an alternate form of housing to the residential tower in close proximity to transit, commercial uses and services in City Centre.

### **Lane/Vehicular Access**

- There are road medians which prevent left-turn going west bound on Granville Avenue or south bound along No. 3 Road. As a consequent, movement onto this site is limited to right-in and right-out along both No. 3 Road and Granville Avenue.

- This City block bounded by No. 3 Road, Granville Avenue, St. Albans Road and Bennett Road is long. The long term goal of the City's Transportation Plan is to establish a 9 m wide lane parallel to Granville Avenue, between No. 3 Road and St. Albans Road to better serve the neighbourhood as higher density development occurs. The establishment of this lane is progressing as development occurs. Portions of this lane have already been secured either as dedication or Public Rights-of-Passage (PROP) rights-of-way (ROW) registered on title.
- The proposed developer has agreed to dedicate a 6 m portion towards the establishment of an ultimate 9 m wide lane parallel to Granville Avenue. The developer will be constructing the 6 m lane as well as upgrading and relocating underground utilities at the same time. In exchange, the City has agreed to one-way traffic along the proposed lane frontage in the interim until the full 9 m width can be achieved.
- In addition, the applicant has proposed a 6 m wide Public-Rights-of Passage (PROP) rights-of-way (ROW) connecting the proposed lane to Granville Avenue to provide better on site vehicular circulation and, more importantly, to provide vehicular access for any future development on the gas station site at 7000 No. 3 Road and 8040 Granville Avenue. This north-south driveway remains privately-owned because the upper storeys of the parkade for this development span across this driveway. The development has provided min. 5.0 m vertical clearance to accommodate trucks as required by the City Engineering Department. The Rights-of-Way (ROW) covenant will deal with the liability issues as a result of the developer granting Public Rights-of Passage (PROP) Rights-of-Way (ROW) through the site. The maintenance and liability of the 6 m driveway PROP ROW will rest with the City.
- The applicant has demonstrated a possible location of a future driveway to serve 7000 No. 3 Road and 8040 Granville Avenue is achievable.
- The proposed development meets the Parking Bylaw requirements. There are 243 parking spaces for use by residents and 32 parking spaces to be shared between the visitors and the commercial uses. A total of six (6) accessible parking spaces are provided including at least one (1) accessible commercial space.

**Architectural Form and Character:**

- The building materials are predominately concrete and articulated with a selection of muted colour glazing throughout the building and softened wood cladding along the base of the low-rise portion.
- A sun shadow diagram illustrating the effects throughout various times of the year was provided as part of the rezoning submission in compliance with the City Centre Area Design Guidelines.
- The principle entrance to the residential tower is on No. 3 Road and the townhouses along the lane/mews have individual at grade entrances. The skyhomes on the upper floors have internal access from the parkade levels.
- There are three (3) wheelchair accessible units and universal accessibility measures including lever handles and taps and backing blocks for showers and bathtubs, etc., are incorporated in this development.
- Garbage and recycling storage and are provided on Level 1 (street level) behind the residential tower lobby.

- On site loading is provided at the base of the proposed tower to serve conventional delivery and moving trucks up to SU-9 size. In addition, a 3 m layby is provided along No. 3 Road as a PROP ROW to accommodate large size loading trucks up to WB-17 size and for an alternative location for garbage and recycling pick up for the interim until a 9 m lane is achieved.
- Pedestrian sidewalk/walkway are provided along both street frontages and the lane.
- The applicant has deliberately provided a deep setback for the residential lobby from No. 3 Road to provide a transition from the noise and traffic. Staff support this approach as this site is south of Granville Avenue, which generally marks the end of the City Centre commercial activities.

**Site Vegetation:**

- A Legal Survey indicated that there are no existing trees greater than 20 cm diameter dbh located on this site.
- An arborist report by Gye and Associates Ltd. was presented to Council at rezoning. It provided detail recommendations on the seven (7) trees of varying sizes located off-site in close proximity to the proposed development. Six (6) of the off-site trees are in good health and will not be unduly affect by the proposed development so no special protection has been recommended by the arborist.
- The Chestnut tree on the Granville Avenue boulevard will require tree protection fencing during construction if it is to be saved and does not conflict with sidewalk and boulevard construction along Granville Avenue. Detail review of the viability of this tree will be addressed as part of the Servicing Agreement process.
- The Western Red Cedar located just inside the common property line of the adjacent gas station site (8040 Granville Avenue) “has the potential to become hazardous” according to the arborist. The applicant and the owner of the adjacent development have agreed to work cooperatively. The proposed strategy, as agreed between the two property owners is to first retain and protect the tree during construction. However, if the tree cannot be saved, the developer will remove it, and replace it after construction is complete. Shell Gas, owner of 7000 No. 3 Rd, has agreed to this approach. Staff will be collecting an extra \$2,000 deposit, as determined by the project Landscape Architect, as part of the Development Permit to ensure that funding has been secured to remove, replace and monitor the tree should removal be necessary. Protective fencing has been erected on the development site side of the tree in the interim to increase the chance of survival for the tree.
- The proposed landscape concept plan has incorporated a significant amount of new trees and plant material on site including 53 new trees including both deciduous and conifers trees. In addition, there are a variety of shrubs and ground covers being incorporated into the landscape design.

**Open Space and Amenities:**

- The proposed development meets the indoor and outdoor amenity requirements of the Richmond Official Community Plan (OCP) Guidelines. The roof podium is design as green roof to provide amenities and to reduce storm water surcharge.
- The podium landscaping incorporates an Asian design scheme and includes a teahouse looking onto a court yard, a children’s play structure and children’s play area, community herb garden and various active and passive areas.



- The indoor amenities provided on the podium roof include a teahouse, small gymnasium and sauna. In addition a meeting room is located off the lobby of the residential tower.
- At the street level off No. 3 Road, a bridge over a shallow pool with island planting provides landscape transition from the busy traffic noises along No. 3 Road to the tower lobby.

**Utilities and Site Servicing:**

- Engineering Dept has concurred with MPT Engineering's storm and sanitary sewer analysis that NO infrastructure upgrades are required. The full analysis calculations must be included with the Servicing Agreement design drawings.
- The developer has entered into Servicing Agreement to the satisfaction of the Engineering Department for all off-site work as part of the requirement for rezoning.
- The discharges of existing Rights-of-Ways registration of new ones have been completed as part of the rezoning requirement.

**Conclusion**

The proposed development complies with the applicable Richmond Official Community Plan (OCP) guidelines and zoning requirements and is compatible with the existing neighbourhood context. The completion of this project will further strengthen the City Centre urban character at the intersection of No. 3 Road and Granville Avenue.



Cecilia Achiam, MCIP, BCCLA  
*Senior Planner, Urban Design*

CA:blg

Attachment 1: Development Data Sheet

Attachment 2: Advisory Design Panel Minutes from July 19, 2006

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$302,800 (based on total floor area of approximately 151,400 ft<sup>2</sup>).
- Receipt of a second Letter-of-Credit in the amount of \$2,000 for the retention of the existing Red Cedar on the adjacent site at 8040 Granville Avenue or replacement of two (2) replacement trees and a two (2) years maintenance period for the replacement tree on the adjacent site.

The following conditions is required to be met prior to the issuance of a Building Permit:

- A construction parking and traffic management plan to be provided to the Transportation Department to include: location for parking for services, deliveries and workers and loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.



## City of Richmond

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

# Development Application Data Sheet

**DP 05-317317**

**Attachment 1**

Address: 8080 & 8084 Granville Avenue and 7080 No. 3 Road

Applicant: Rize Alliance (Richmond I) Properties Ltd.

Planning Area(s): 2.10 City Centre

	Existing	Proposed
<b>Owner:</b>	Rize Alliance (Richmond I) Properties Ltd.	Rize Alliance (Richmond I) Properties Ltd.
<b>Site Size (m<sup>2</sup>):</b>	5,274.4 m <sup>2</sup>	4,735.8 m <sup>2</sup>
<b>Land Uses:</b>	Vacant & Restaurant	Mixed-use (commercial/residential)
<b>OCP Designation:</b>	High Density Mixed-Use	High Density Mixed-Use
<b>Area Plan Designation:</b>	Mixed-Use High Density	Mixed-Use High Density
<b>Zoning:</b>	Downtown Commercial (C7)	Comprehensive Development (CD/176)
<b>Number of Units:</b>	0	161

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	139 upa	Complies
Floor Area Ratio:	Max. 3.5	3.5	Complies
Residential Floor Area	N/A	14 293.6 m <sup>2</sup>	Complies
Commercial Floor Area	N/A	288.4 m <sup>2</sup>	Complies
Lot Coverage – Building:	Max. 90 %	83 %	Complies
Lot Size (min. dimensions):	4,500 m <sup>2</sup>	4,735.8 m <sup>2</sup>	Complies
Street Setback (north)– Granville Ave (m):	Min. 3.0 m	Min. 3.13 m	Complies
Street Setback (west)– No. 3 Road (m):	Min. 3.0 m	Min. 3.0 m	Complies
Setback (east) – Side Yards (m):	Min. 0 m	Min. 0 m	Complies
Setback –Rear Yards (m):	Min. 0 m	Min. 0.35 m	Complies
Height (m):	45 m	45 m	Complies
Off-street Parking Spaces – Regular (R) / shared Commercial (C)/Visitor (V):	242(R) and 32 (C/V)	243 (R) and 32 (C/V)	Complies
Off-street Parking Spaces – Total:	274	275	Complies

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Tandem Parking Spaces:	permitted	0	Complies
Handicapped Stalls	6	6	Complies
Manoeuvring Aisle Width	6.7m	6.7m -7.5 m	Complies
Amenity Space – Indoor:	100 m <sup>2</sup>	288.8 m <sup>2</sup>	Complies
Amenity Space – Outdoor:	600 m <sup>2</sup>	600 m <sup>2</sup>	Complies

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

Wednesday, July 19, 2006 – 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall

2. 16 Storey, 146 Unit Residential High Rise RZ 05-31747  
*Hotson Bakker Boniface Haden Architects*  
7080 No. 3 Road and 8060, 8080 Granville Avenue  
(Formal)

Cecilia Achiam, Senior Planner noted that the project had been discussed by the Advisory Design Panel (ADP) and briefly reviewed the comments made by the Panel members at the ADP March 22, 2006 meeting. She reported that:

- since March 22, 2006 the applicant has been working with the City, particularly the City's transportation department, to establish an interim and ultimate design for the lane along the south side of the site, which will be a one way lane until the adjacent site develops, at which time it will be a two way lane with a 2 metre wide sidewalk (a standard City Centre lane sidewalk width is 1.5 metres);
- the applicant is in the preliminary stages of acquiring the site currently occupied by McDonald's;
- the architect had addressed (i) the liveability of the homes along the southern edge of the site (lane), (ii) the question of accessibility of units, and (iii) the sense of arrival at skyhomes;
- there were no variances; the application complies with all requirements of the associated CD Zone;
- the Rezoning Application had gone to the Planning Committee on July 18, 2006 where it had been supported, and that it would move forward to the September 6, 2006 Public Hearing;

Ms. Achiam introduced Mr. Bruce Haden, Architect, Hotson Bakker Boniface Haden Architects and Urbanists, who was accompanied by three team members Nadine Beaulieu, Chantal Bobyn and Rob Micacchi; Blair Guppy, Landscape Architect, and the applicant Mark Shieh of Rize Alliance.

Mr. Haden updated the Panel on the actions taken by his firm in response to issues raised at the March 22, 2006 ADP meeting:

- the prow quality of the west elevation on No. 3 Road has been enhanced; the geometry of the westernmost tower unit was changed to narrow the prow; the verticality has been enhanced; the balcony treatment along the west edge was revised to make it more distinctive; an overhang with a circular opening is now included;

- glazing was added between the corridor and the garage to create a sense of openness and visibility and to allow some borrowed light into the corridor; the entry was slightly notched to create a greater sense of vestibule on the bedroom level entry; the visual appearance of the garage level entries on the floor below were enhanced to make it clear that the entries are to be the units' main entry;
- private, outdoor deck space of the third and fourth floor sky home units on the south side have been increased to a total of approximately seven (7) square metres;
- there is now a maximization of separation of loft town homes from lane traffic which has created a mews-like condition;
- on the facades facing the gas station the green screen treatment was simplified; the treatment would consist of vertical steel cabling to support planting from the grade level from the entire height of the garage;
- to soften the tower, a pixilated pattern of colour glass spandrel panels, in blue and green, was introduced;
- access to individual sky homes was resolved;
- three units with fully accessible configuration have been introduced; provisions throughout for blocking inside the walls to facilitate future potential installation of grab bars/handrails.

Mr. Blair Guppy addressed the Panel regarding landscaping and made the following points:

- the landscaping plan has responded to engineering requirements;
- landscaping along No. 3 Road is similar to the public separation from the lobby entrance area; the area is now more transparent;
- the overhang at the building entrance establishes a relationship that creates a unique experience at the main entry;
- the wall gardens proved foreboding and so the redesign has attempted to ameliorate that by allowing for wood to create a sense of calm;
- the laneway landscaping remains the same until the site to the south evolves;
- a pedestrian landscape has been created, bearing in mind there are near flush conditions between vehicular and pedestrian traffic;
- the pedestrian viewpoint was given priority and landscaping is designed to give a sense of coming home;
- the Granville Avenue façade and streetscape has been left alone to allow the retail function to establish itself along that avenue;
- Level 6 has been redesigned to improve liveability and amenity space of the project and to take advantage of the architecture that occurs there;
- two landscaped zones have been established: the south provides opportunities for active use including a community garden and children's play area; and the north provides opportunity for passive enjoyment of the landscape area, which includes a garden with a more passive creation area, a sauna and a gym.

The comments of the Panel were as follows:

- appreciation for the changes made to the building;

- consider, when addressing the base of the building, making the separation between the wood finish and the other material less defined, more random, to create a more pleasant impression;
- the screening idea is tough to achieve, ensure that illumination of the site is not negatively impacted by the green screen;
- the dog walk idea may or may not work out;
- concern that the lighting on the site might be overbearing at night, but carefully chosen fixtures may solve this concern;
- at the south edge, which overlooks McDonald's, there might be a way to bring a bit more shading to that south façade, and to add some further articulation there;
- some thought might be given to reintroducing an element of a circular motif for the benefit of residents occupying the units that overlook the top of the garden;
- the idea of alternating glass panels would bring a lightness to the building;
- ensure that the bathrooms, particularly in the three (3) disabled-accessible units, are of a sufficient size to permit true accessibility.

Mr. Haden stated that the challenge in the three accessible units relates to scale. The addition of lever handles and level taps, along with grab bars, is one solution.

Chair Dana Westermarck asked two questions of the architect:

- had the reconfiguration of the access to the units directly accessed off the parkade create the need for a secondary means of access? ***(For code reasons, units have to have two accesses, and that part of the problem was that, almost on a daily basis, people will access those units by their vehicles; however, if guests are expected to visit those units, they will not have to walk through the parkade to gain access to the units, because of the two entries that are now included in the design.)***
- on levels 5 and 6, units which have access to the rooftop garden, do those units go down one floor and up one floor?: ***(Yes.)***

**The Panel offered general support for the application.**



**No. DP 05-317317**

To the Holder: RIZE ALLIANCE (RICHMOND I) LTD.  
Property Address: 8080 & 8084 GRANVILLE AVENUE AND 7080 NO. 3 ROAD  
Address: C/O HOTSON BAKER BONIFACE HADEN ARCHITECTS  
320 - 1085 HOMER STREET  
VANCOUVER, BC V6B 2X5

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. 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 1-30 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the following two securities:
  - o Receipt of a Letter-of-Credit for landscaping in the amount of \$302,800 (based on total floor area of approximately 151,400 ft<sup>2</sup>).
  - o Receipt of a second Letter-of-Credit in the amount of \$2,000 for the retention of the existing Red Cedar on the adjacent site at 8040 Granville Avenue or replacement of two (2) replacement trees and a two (2) years maintenance period for the replacement tree on the adjacent site.

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.

6. 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 05-317317

To the Holder: RIZE ALLIANCE (RICHMOND I) LTD.  
Property Address: 8080 & 8084 GRANVILLE AVENUE AND 7080 NO. 3 ROAD  
Address: C/O HOTSON BAKER BONIFACE HADEN ARCHITECTS  
320 - 1085 HOMER STREET  
VANCOUVER, BC V6B 2X5

---

7. 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

---

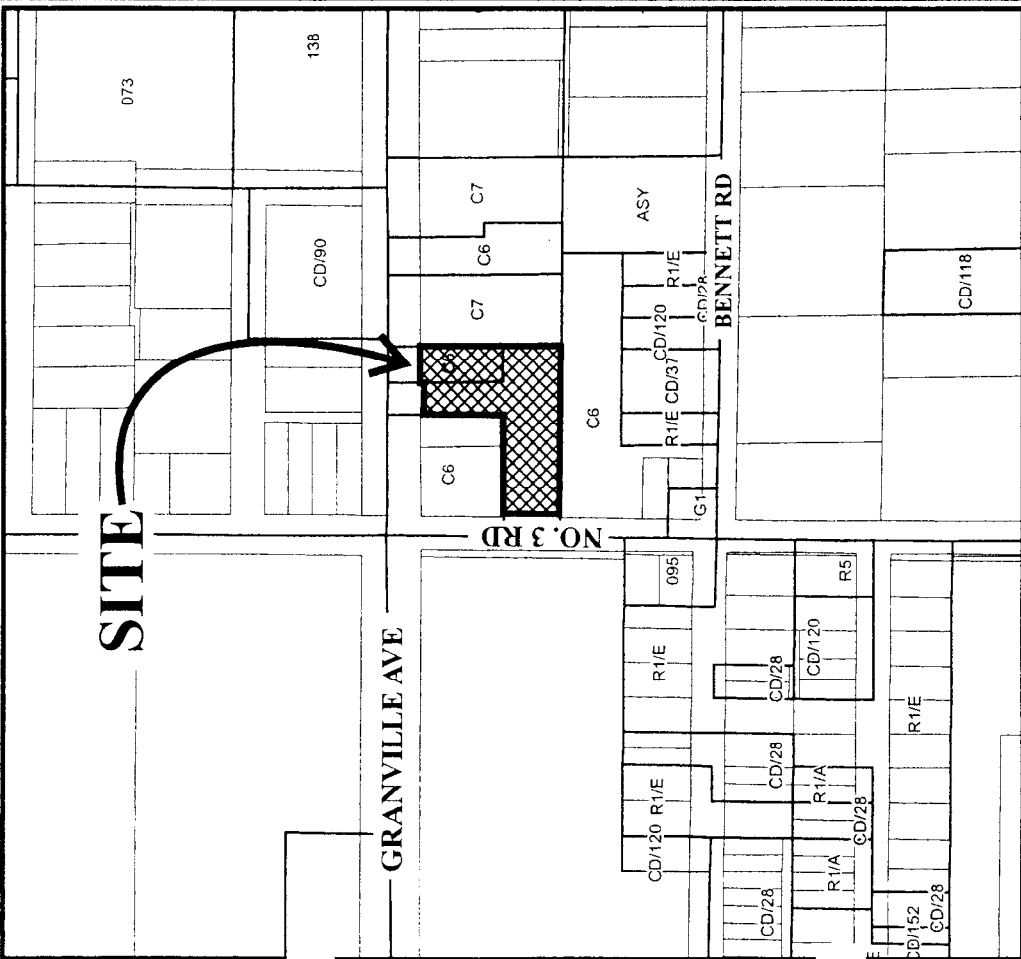
MAYOR





# City of Richmond

**SITE**



**NO. 3 RD**

**GRANVILLE AVE**

6940

6960

8111

810

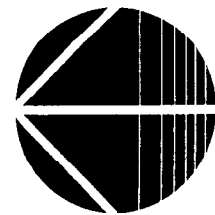
8040

7000

7120

8080

7020



# DP 05-317317 SCHEDULE "A"

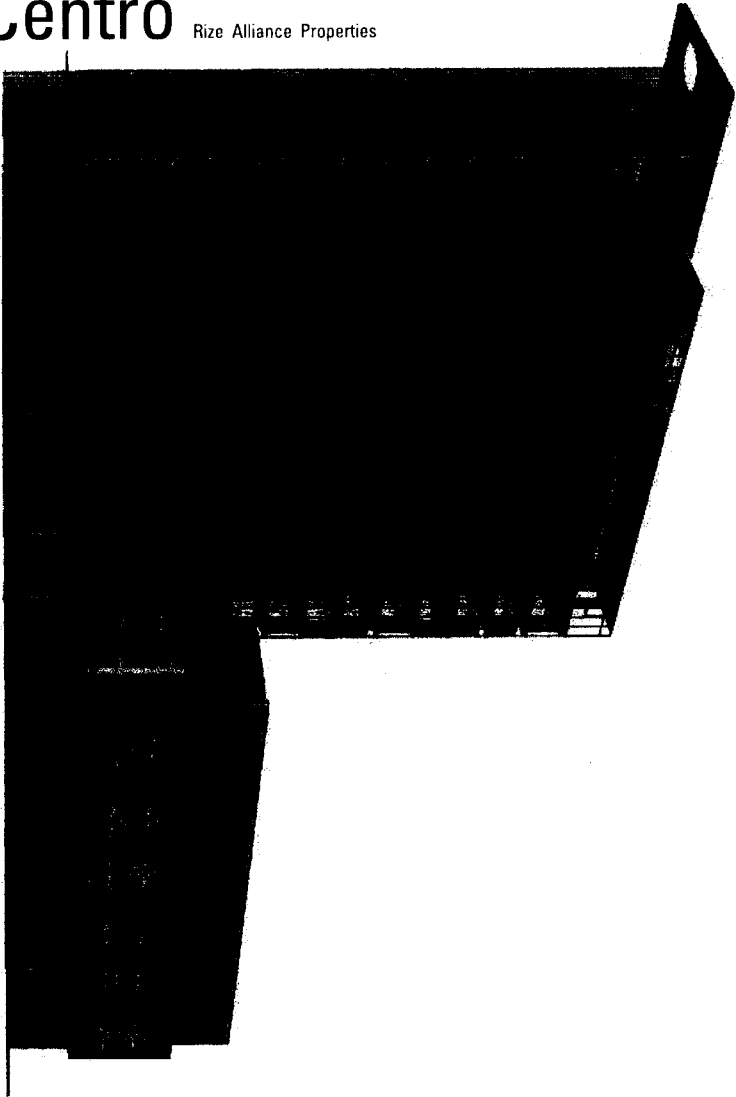
Original Date: 12/05/05

Revision Date:

Note: Dimensions are in METRES

# Centro

Rize Alliance Properties



## Consultant Team

Owner	Architect	Interior	Landscape	Structural
Rize Alliance Capital Inc 2009 West 4th Ave. Vancouver BC V6B 1A4 T 604 738 8723 F 604 681 7905	Hazen BAKER Bouchard Hedges Architects 210 - 8171 Coe Road Richmond BC V6X 1E1 T 604 263 1189 F 604 263 1790	Peter and Associates Interior Design 410 - 1200 W 79th Ave. Vancouver BC V6K 1K4 604 255 2098 tel 604 255 2079 fax	Phillip Faraway Smithenberg 4th Floor, 780 Shany Street Vancouver BC V6B 2M1 604 682 748 tel 604 882 749 fax	Gregory Simpson Consulting Engineers 202 - 3981 Hemming Drive Burnaby BC V5C 1N5 604 434 8822 tel 604 434 8824 fax
Healey and Associates 2009 West 4th Ave. Vancouver BC V6B 1A3 604 738 6562 tel 604 738 9659 fax	M.P.T. Engineering Co. Ltd. 210 - 8171 Coe Road Richmond BC V6X 1E1 604 270 5331 tel 604 270 5378 fax	GeoPacific Consultants Ltd. 410 - 1200 W 79th Ave. Vancouver BC V6K 1K4 604 439 0822 tel 604 439 5189 fax	LMDC & Assoc. Ltd. 4th Floor, 780 Shany Street Vancouver BC V6B 2M1 604 682 748 tel 604 882 749 fax	JRS Engineering 202 - 3981 Hemming Drive Burnaby BC V5C 1N5 604 430 1988 tel 604 430 1991 fax
		Burn and Associates Engineering Ltd 1812 - 1177 West Hastings St Vancouver BC V6E 2A3 604 685 6579 fax	Peter Engineering Process 423 Victoria Crescent Vancouver BC V6N 3B3 604 904 3450 tel 604 904 3467 fax	Leifer Construction Ltd 7208 - 1067 West Cordova Street Vancouver BC V6E 1G7 604 681 7282 tel 604 681 5372 fax
				Comaxions 7208 - 1067 West Cordova Street Vancouver BC V6E 1G7 604 681 7282 tel 604 681 5372 fax

## Drawing List

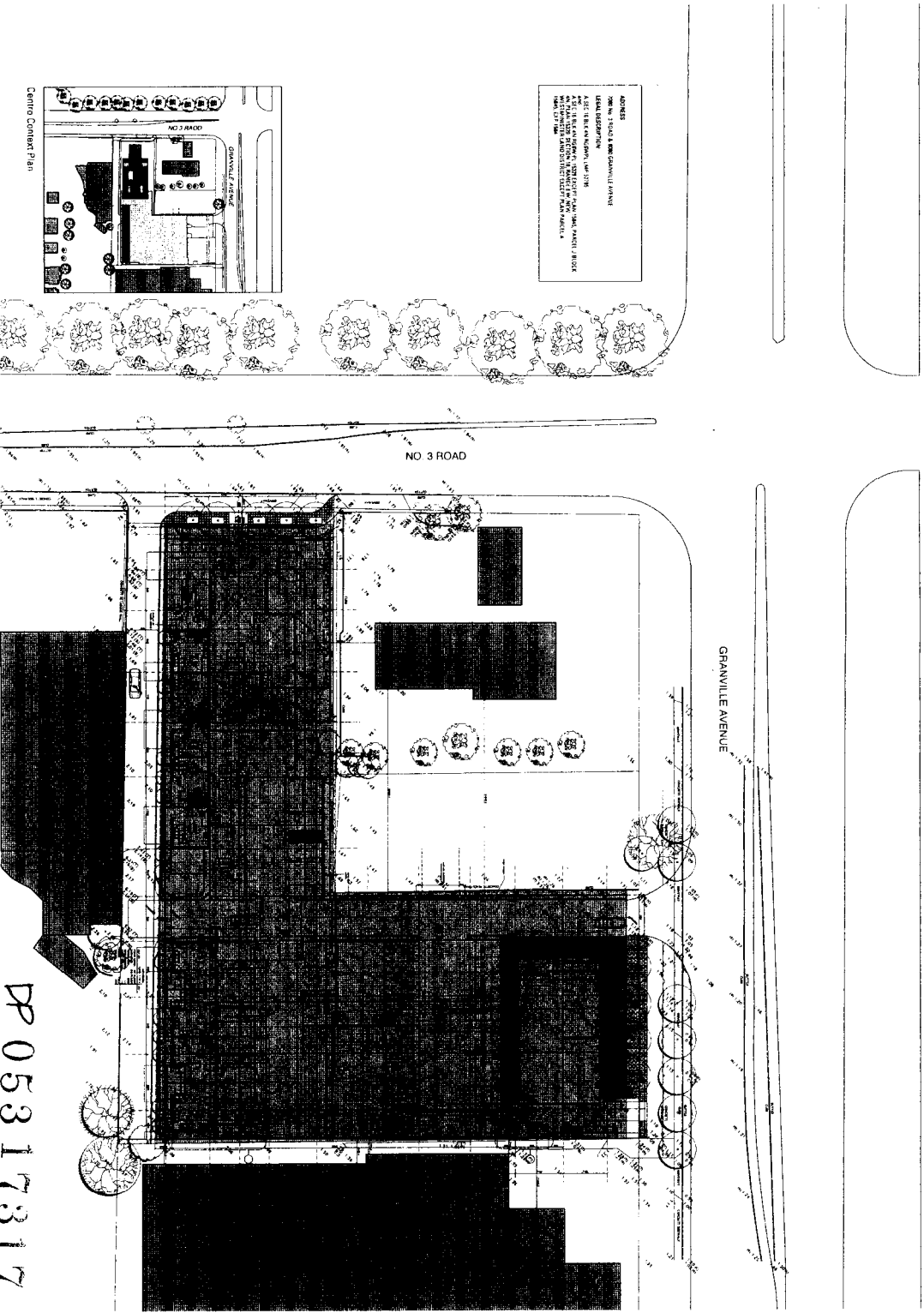
ARCHITECTURAL	Dwg No.	Sheet Title
	A000	Cover Sheet
	A001	Site Plan
	A002	Level 1 Plan
	A003	Level 2 Plan
	A004	Level 3 Plan
	A005	Level 4 Plan
	A006	Level 5 Plan
	A007	Level 6 Plan
	A008	Level 7 Plan
	A009	Level 8 Plan
	A010	Level 9 Plan
	A011	Roof Plan
	A012	Elevations
	A013	Elevations
	A014	Elevations
	A015	Elevations
	A016	Elevations
	A017	Building Sections
	A018	Building Sections
	A019	Building Sections
	A020	Building Sections
	A021	Building Sections
	A022	Building Sections
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	A200	Building Sections

Reissued for Development Permit - 23 October 2006

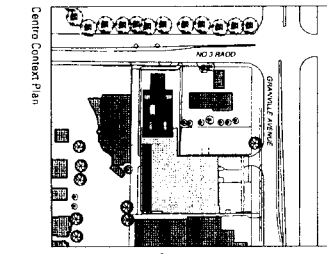
DP 05317817  
REFERENCE



P.O. 582  
 B.O. 67-118  
 P. 2116

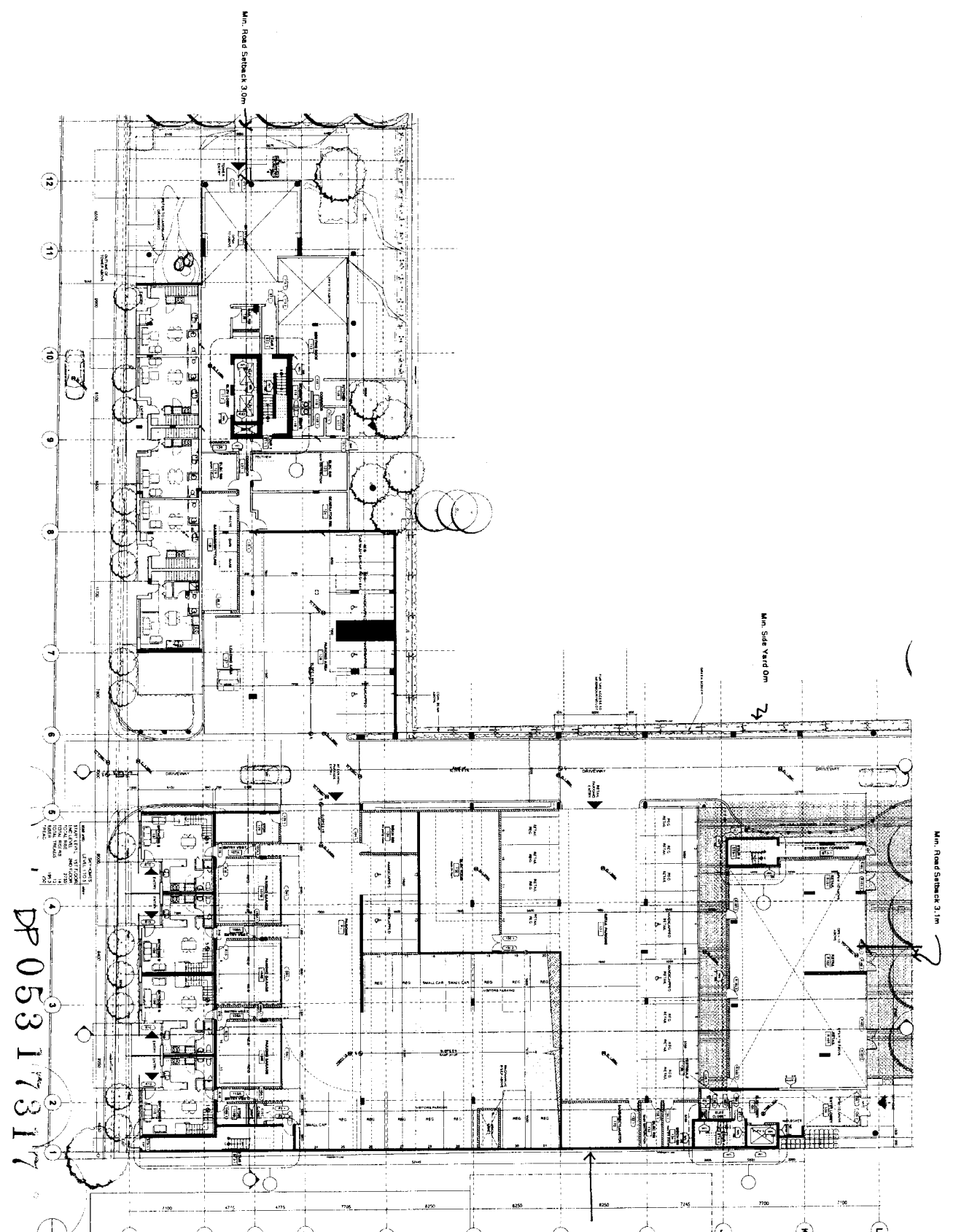


**NOTES**  
 1. SEE PLAN FOR GRANVILLE AVENUE  
 2. SEE PLAN FOR NO 3 ROAD  
 3. SEE PLAN FOR GRANVILLE AVENUE  
 4. SEE PLAN FOR GRANVILLE AVENUE  
 5. SEE PLAN FOR GRANVILLE AVENUE  
 6. SEE PLAN FOR GRANVILLE AVENUE  
 7. SEE PLAN FOR GRANVILLE AVENUE  
 8. SEE PLAN FOR GRANVILLE AVENUE  
 9. SEE PLAN FOR GRANVILLE AVENUE  
 10. SEE PLAN FOR GRANVILLE AVENUE



P 05317317  
 #1

A101



DP 05317317

#2

A301

NO.	DESCRIPTION	AREA (SQ. M)	PERCENT
1	...	...	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
6	...	...	...
7	...	...	...
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9	...	...	...
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12	...	...	...
13	...	...	...
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32	...	...	...
33	...	...	...
34	...	...	...
35	...	...	...
36	...	...	...
37	...	...	...
38	...	...	...
39	...	...	...
40	...	...	...
41	...	...	...
42	...	...	...
43	...	...	...
44	...	...	...
45	...	...	...
46	...	...	...
47	...	...	...
48	...	...	...
49	...	...	...
50	...	...	...

PLAN LEVEL 1

DATE: 2017.05.17

SCALE: 1:500

PROJECT: ...

CLIENT: ...

DESIGNER: ...

APPROVER: ...

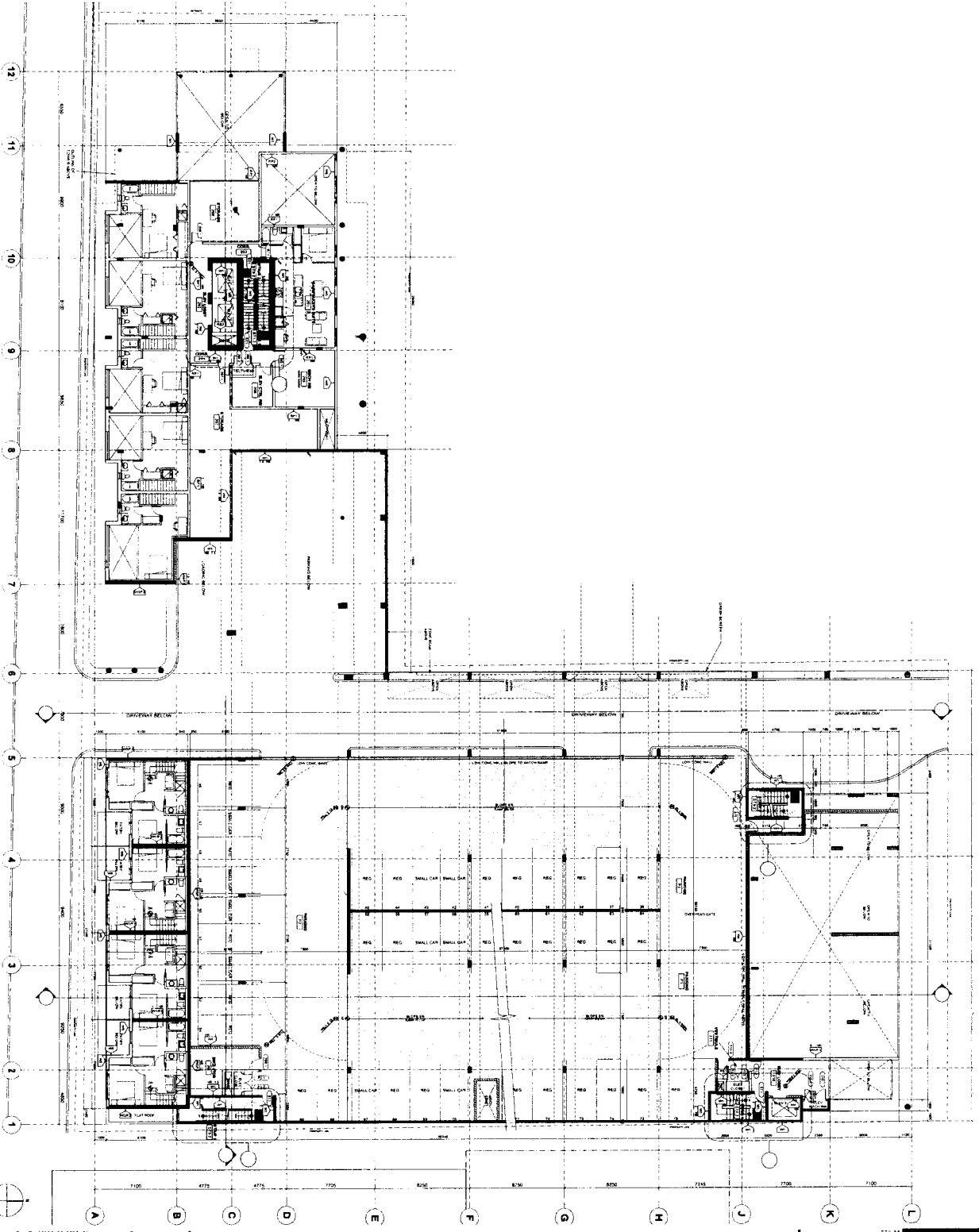


DP 05317317



#3

A302

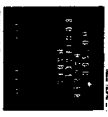


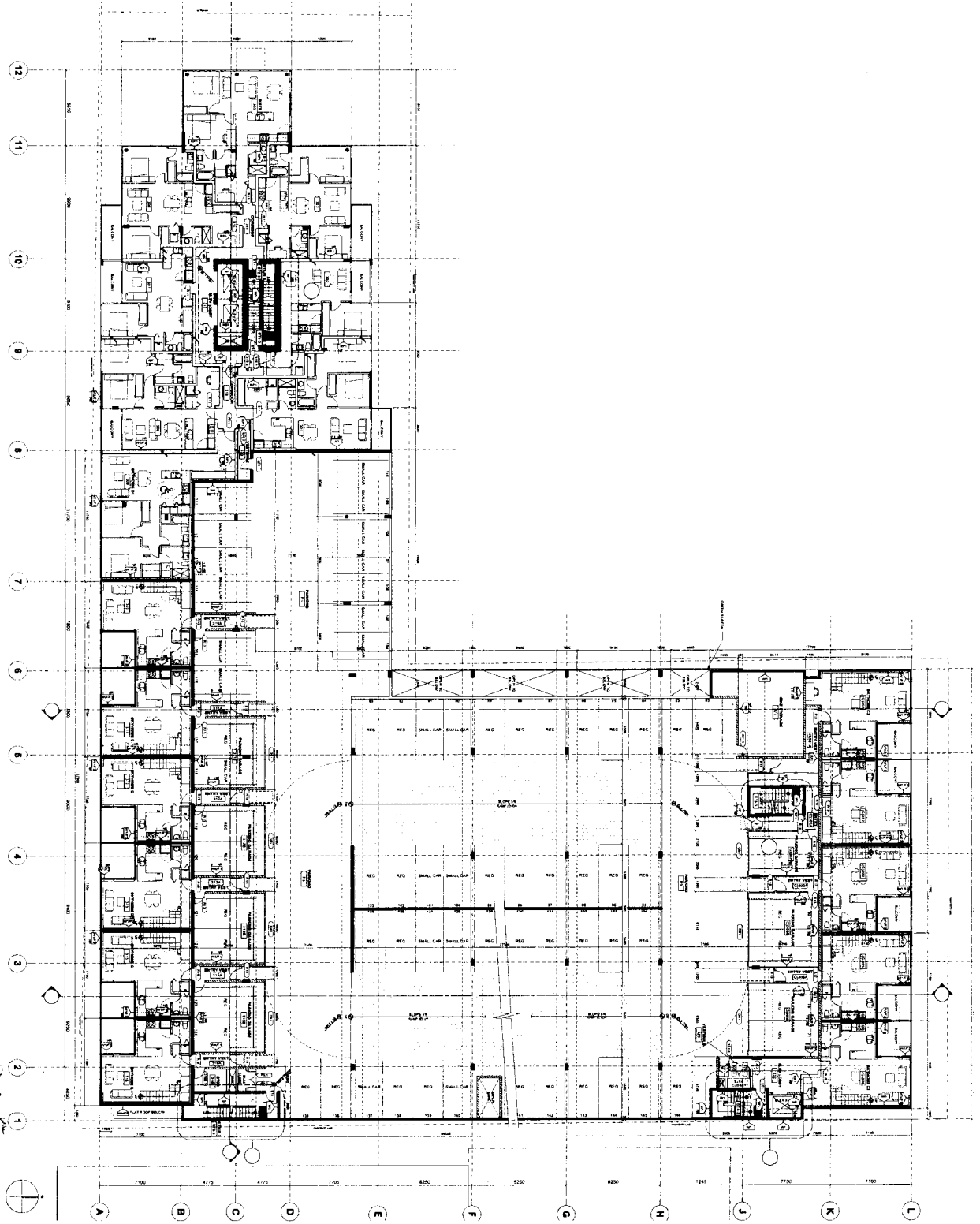
**GENERAL NOTES:**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
9. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

**LEGEND:**

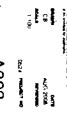
- 1. WALL
- 2. DOOR
- 3. WINDOW
- 4. STAIR
- 5. ELEVATOR
- 6. MECHANICAL ROOM
- 7. ELECTRICAL ROOM
- 8. PLUMBING ROOM
- 9. RESTROOM
- 10. OFFICE
- 11. CONFERENCE ROOM
- 12. STORAGE ROOM
- 13. CORRIDOR
- 14. RECEPTION AREA
- 15. LOBBY
- 16. BREAK ROOM
- 17. JANETRY
- 18. MECHANICAL EQUIPMENT
- 19. ELECTRICAL EQUIPMENT
- 20. PLUMBING EQUIPMENT





DP 05317317

#4  
A303



PLANT LETTERS  
 A B C D E F G H I J K L  
 1 2 3 4 5 6 7 8 9 10 11 12

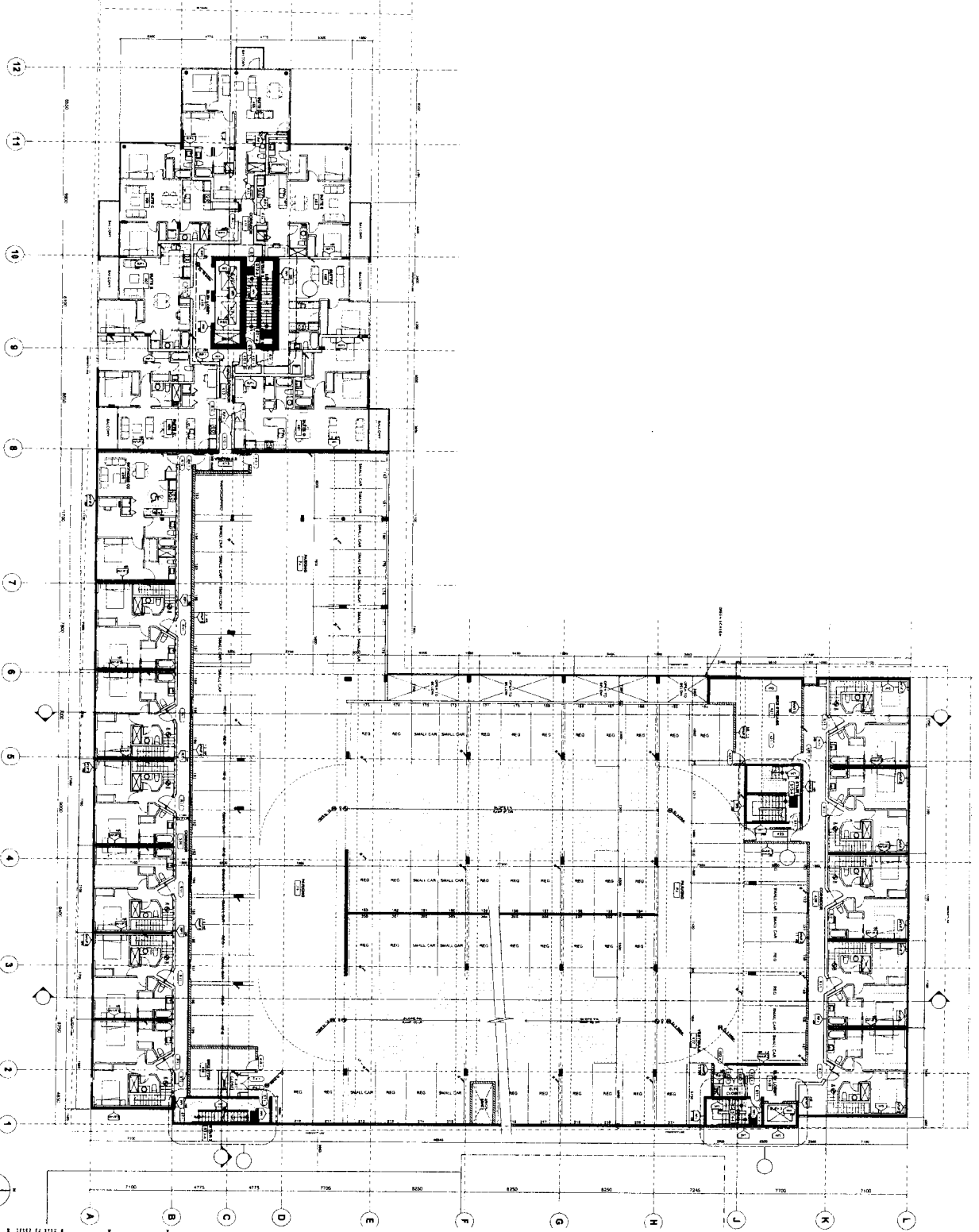
CLIMATE CONTROL  
 ROOMS  
 ROOM NO. ROOM NAME  
 ROOM NO. ROOM NAME  
 ROOM NO. ROOM NAME

05317317  
 05317317  
 05317317

DP 05317317

#5

A304



PROJECT: [illegible]  
 SHEET: [illegible]  
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 CHECKED BY: [illegible]

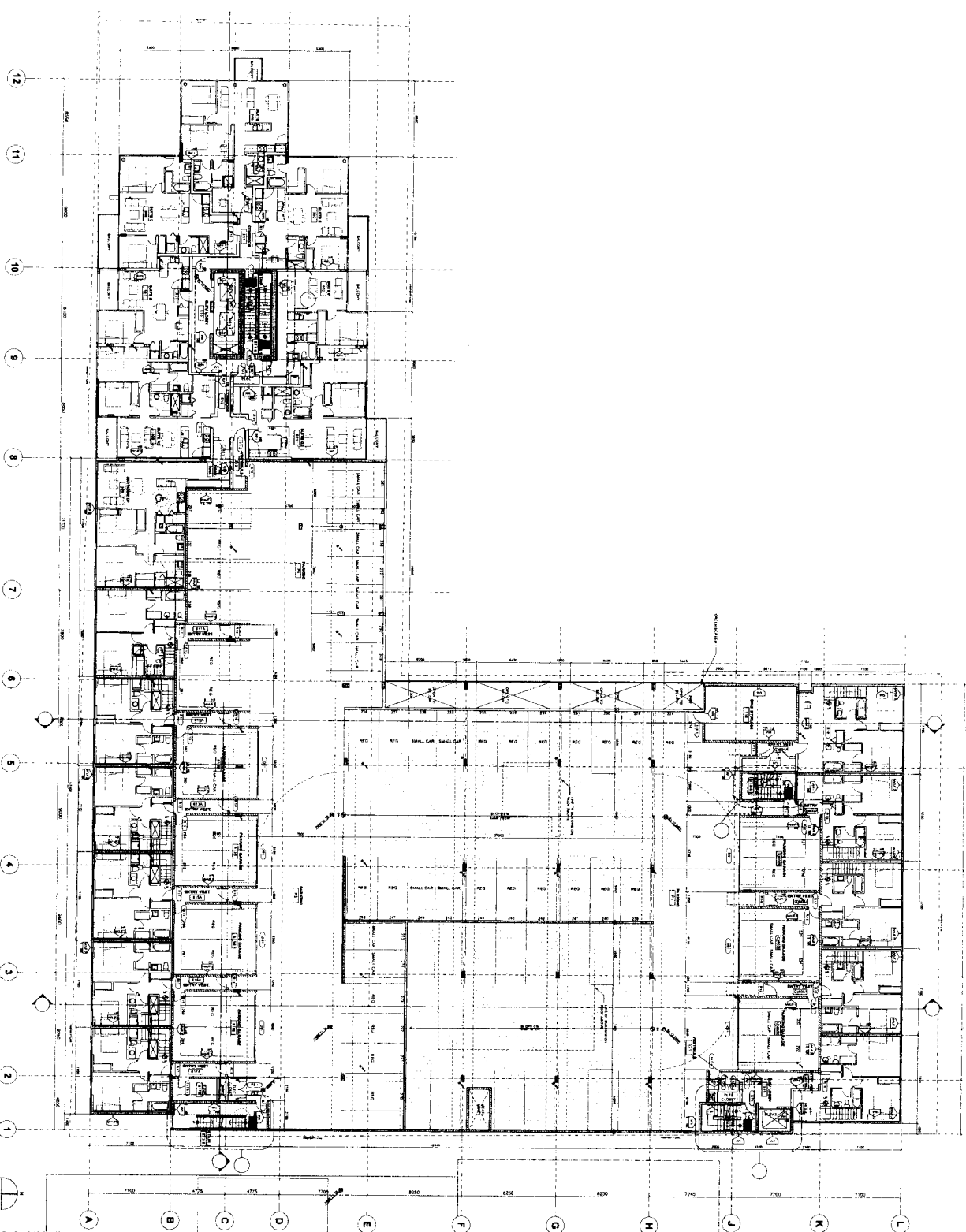
MODEL  
 FORSTER  
 ARCHITECTS



DP 05317317

#16

A305



PLAN LEVEL 1  
DATE: 05/17/17  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: 1/8" = 1'-0"

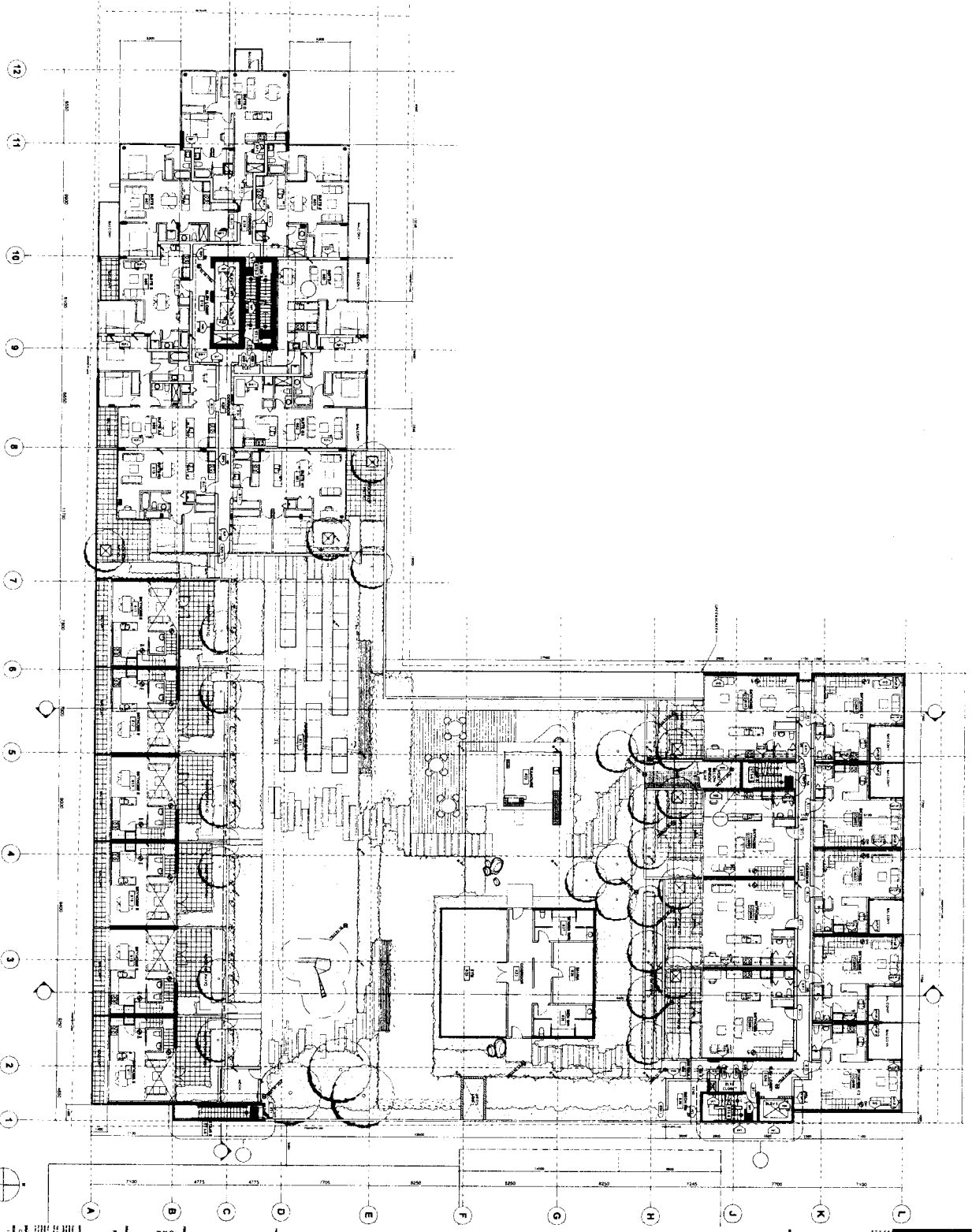
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DP 05317317

#7

A306



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 DRAWN BY: [illegible]  
 CHECKED BY: [illegible]

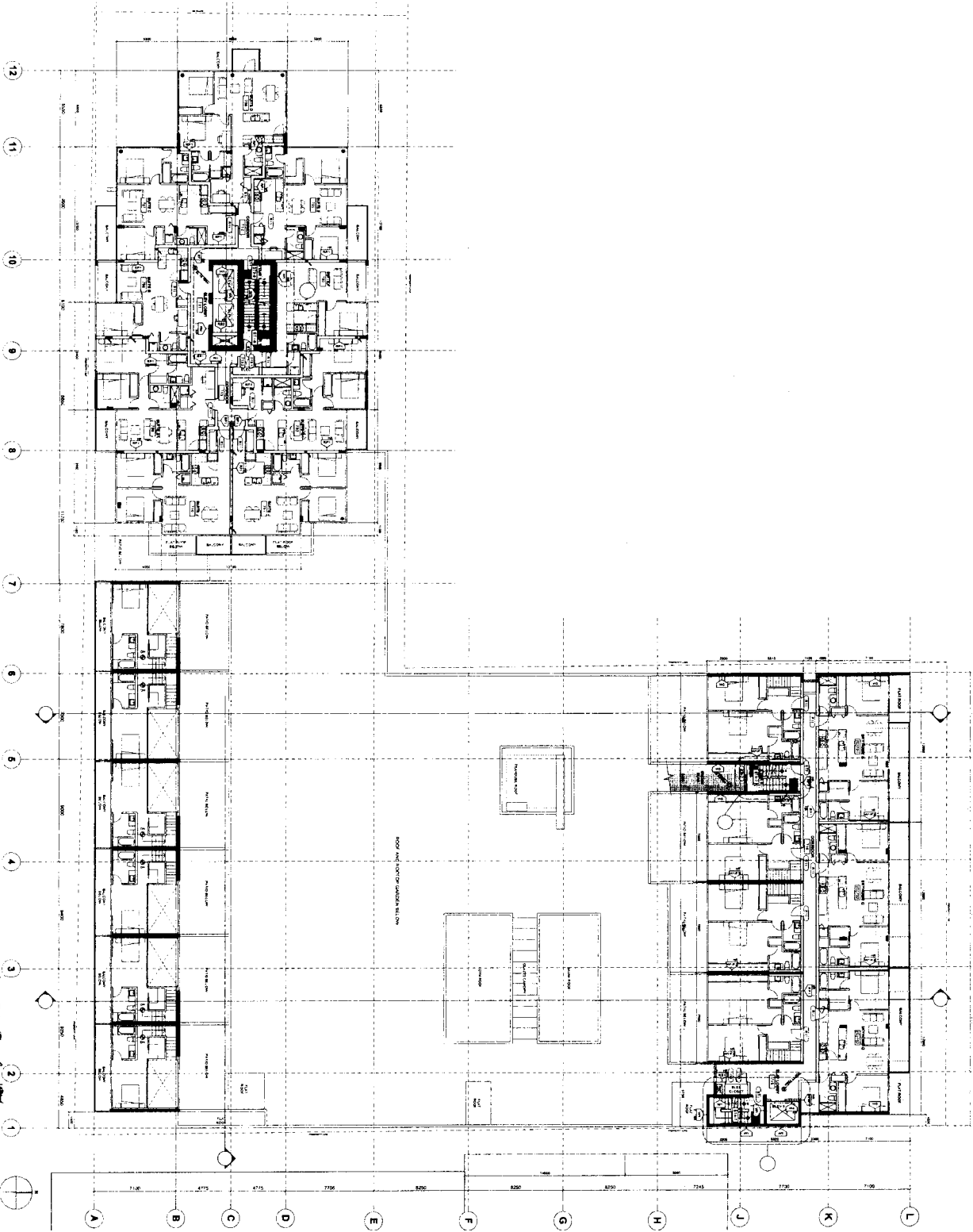
**PLAN LEVEL 1**  
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 3. [illegible]  
 4. [illegible]  
 5. [illegible]  
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 8. [illegible]  
 9. [illegible]  
 10. [illegible]  
 11. [illegible]  
 12. [illegible]

PROJECT: [illegible]  
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 CHECKED BY: [illegible]

DP 05317317

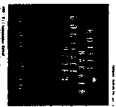
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A307



PROJECT NO. 05317317  
 SHEET NO. 8  
 DATE: 11/11/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

**PLAN - LEVEL 7**  
 ROOM NO. 701  
 ROOM NO. 702  
 ROOM NO. 703  
 ROOM NO. 704  
 ROOM NO. 705  
 ROOM NO. 706  
 ROOM NO. 707  
 ROOM NO. 708  
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 ROOM NO. 800

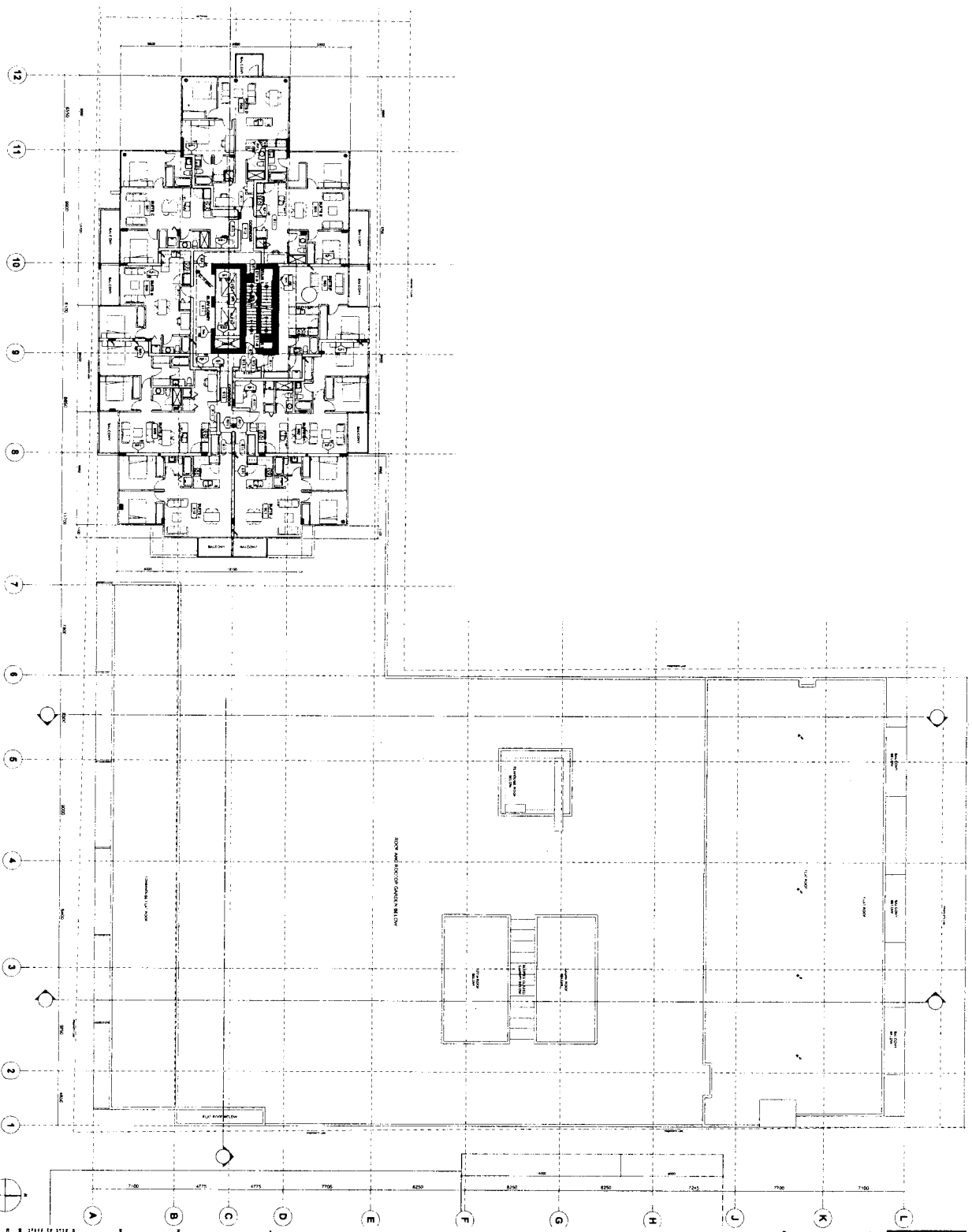




DP 05317317

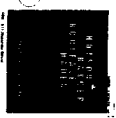


#10 A309



PROJECT: [illegible]  
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 CHECKED BY: [illegible]

**GENERAL NOTES**  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
 4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.

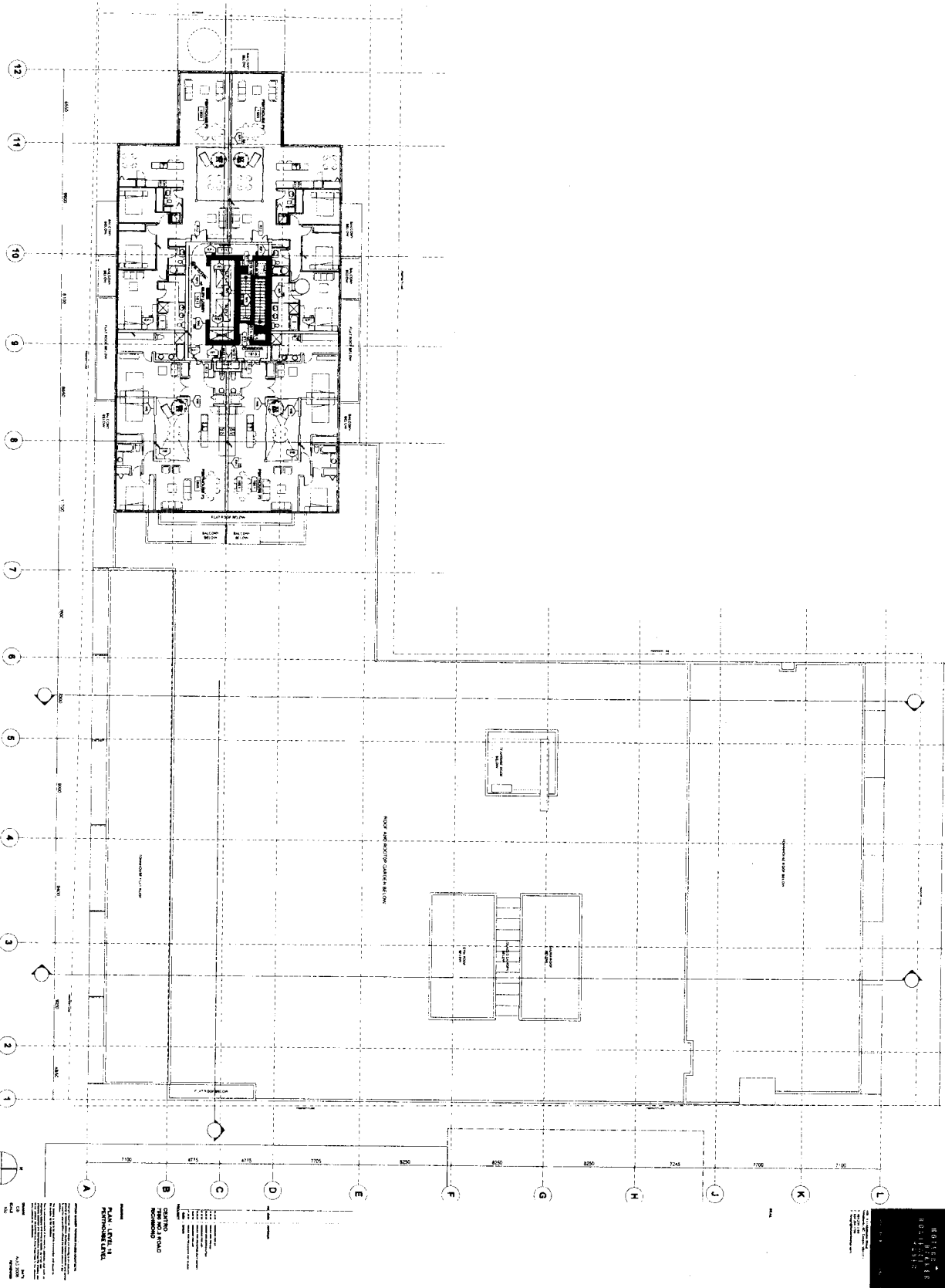


DP 05317317

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A310



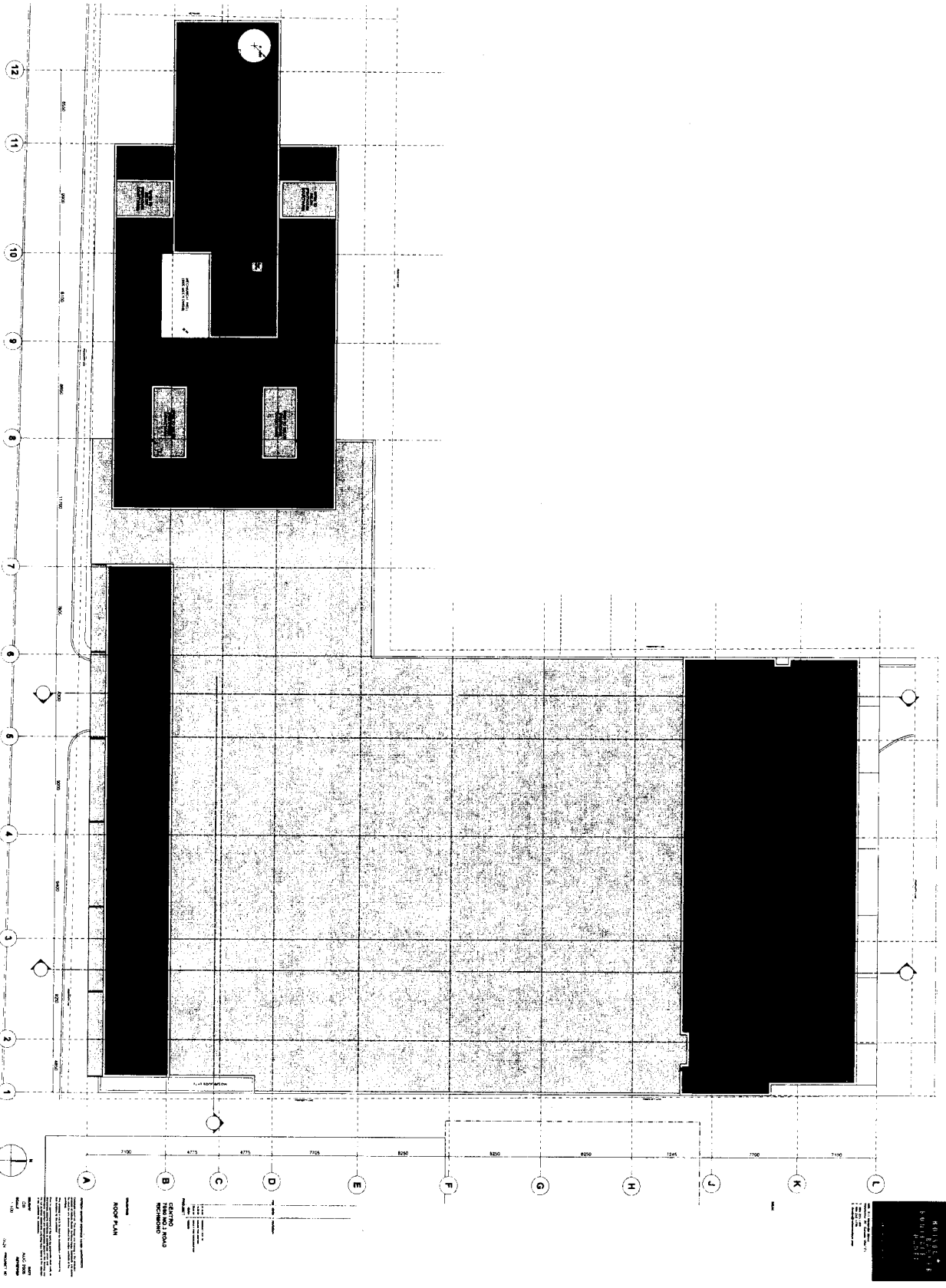
**BOITTE**  
**HOLLAND**  
 4515  
 2515

**P.L.M. L'ÉVAL U.S.**  
**PROFESIONNELS ASSOCIÉS**  
 4515  
 2515

DP 05317317

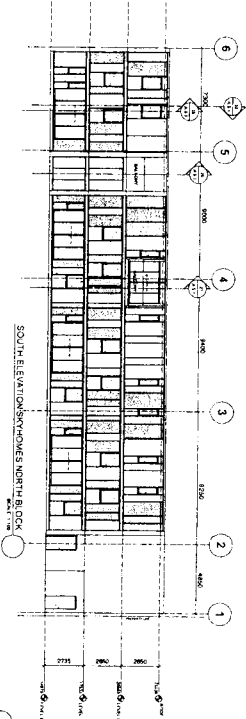
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A311



601155  
 10/11/11  
 10/11/11  
 10/11/11

NOOR PLAN  
 10/11/11  
 10/11/11  
 10/11/11



**EXTERIOR MATERIAL LEGEND**

1. CONCRETE (SEE PLAN FOR FINISHES)

2. BRICK (SEE PLAN FOR FINISHES)

3. GLASS (SEE PLAN FOR FINISHES)

4. METAL (SEE PLAN FOR FINISHES)

5. STONE (SEE PLAN FOR FINISHES)

6. TERRAZZO (SEE PLAN FOR FINISHES)

7. CERAMIC TILE (SEE PLAN FOR FINISHES)

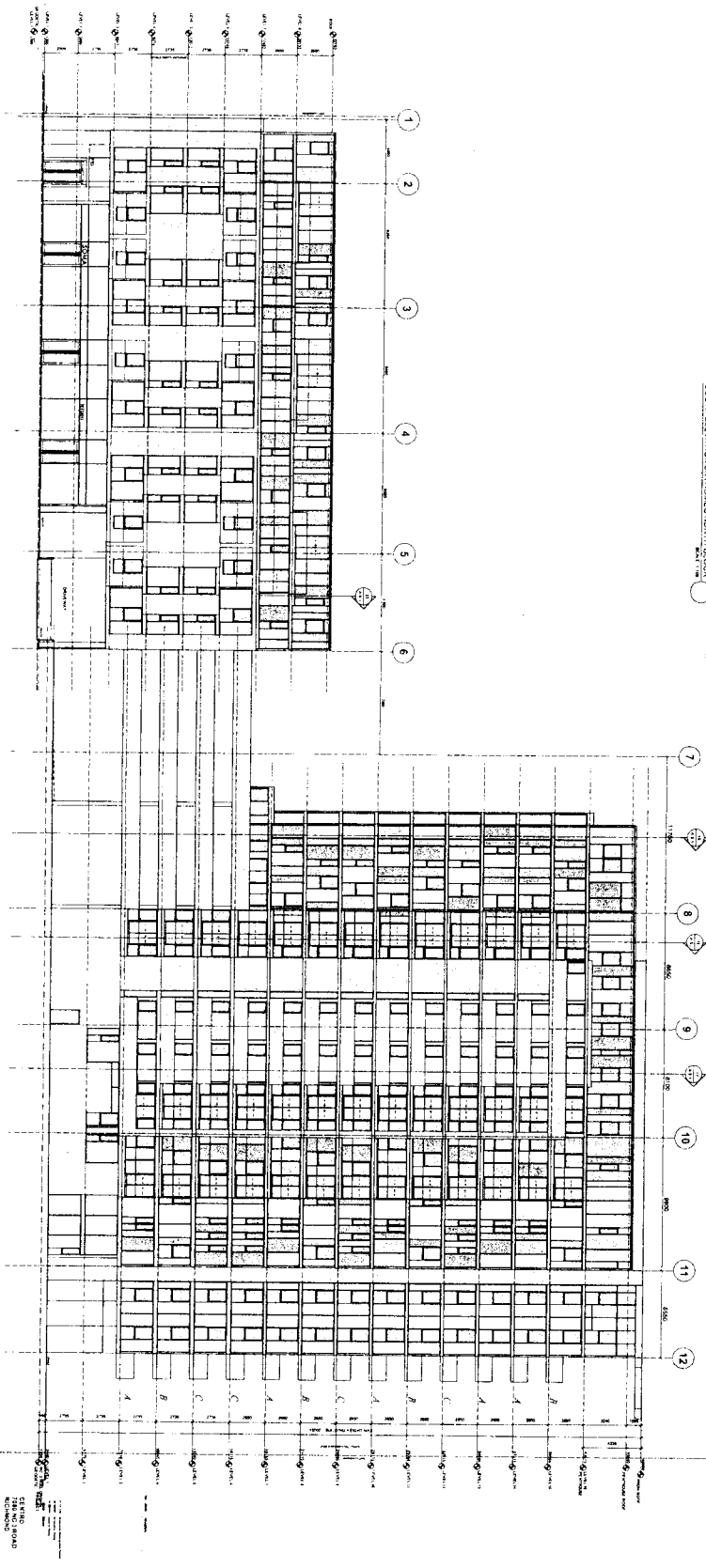
8. POLISHED CONCRETE (SEE PLAN FOR FINISHES)

9. PAINTED METAL (SEE PLAN FOR FINISHES)

10. PAINTED BRICK (SEE PLAN FOR FINISHES)

11. PAINTED CONCRETE (SEE PLAN FOR FINISHES)

12. PAINTED STONE (SEE PLAN FOR FINISHES)

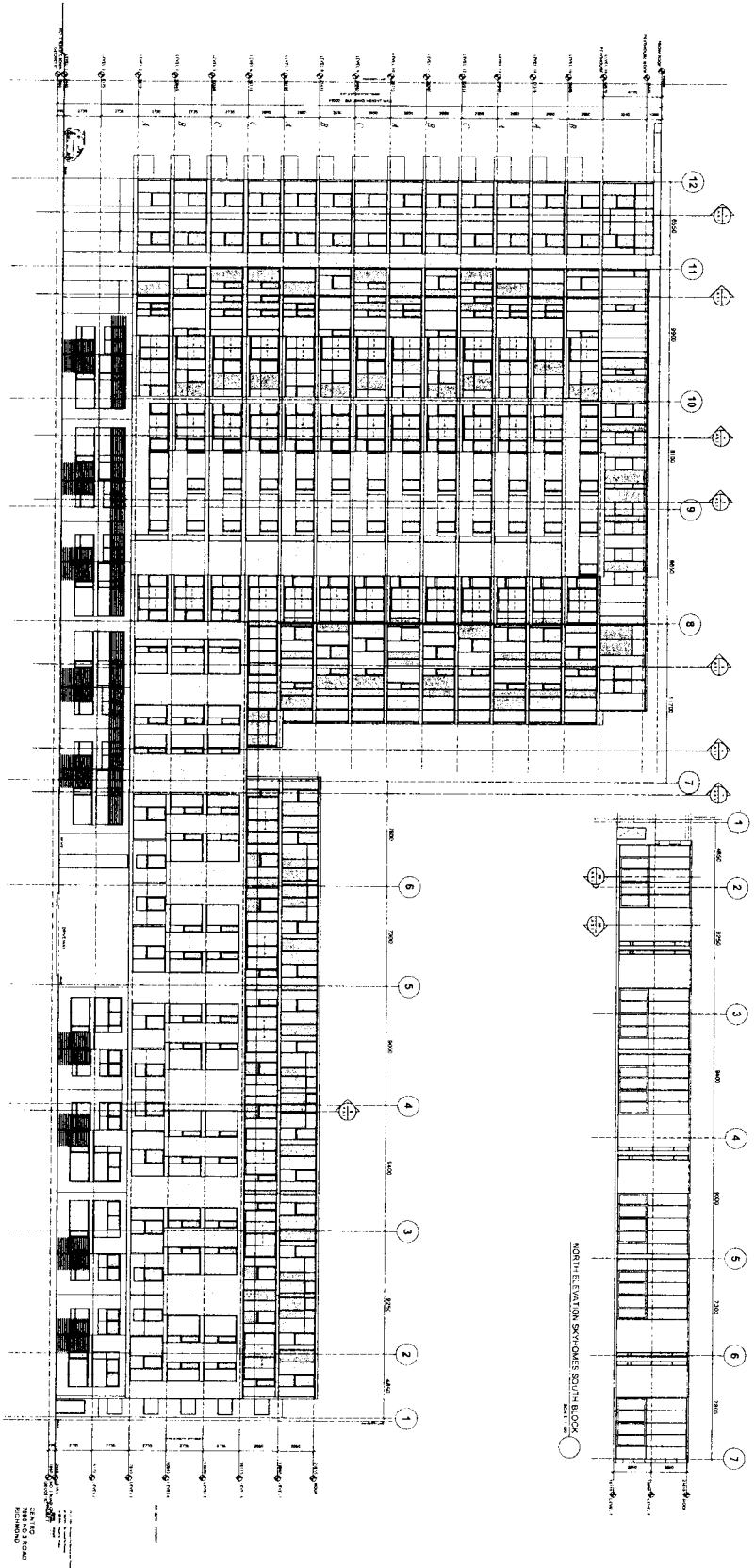


DP 05317317

#16 A601







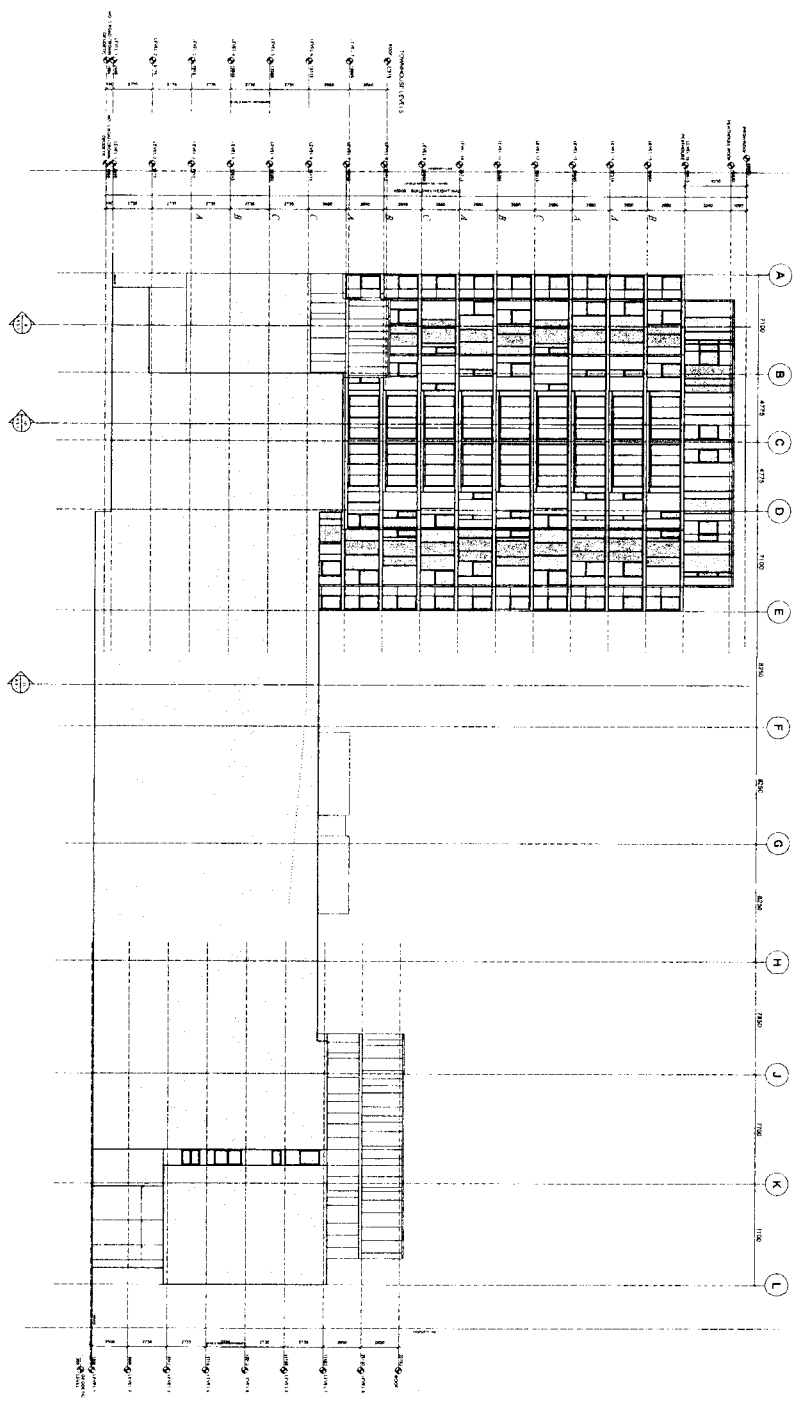
**EXTERIOR MATERIAL LEGEND**

1. CONCRETE  
 2. BRICK  
 3. GLASS  
 4. METAL  
 5. STONE  
 6. TERRAZZO  
 7. WOOD  
 8. PLASTER  
 9. PAINT  
 10. CERAMIC TILE  
 11. GRANITE  
 12. MARBLE

DP 05317317

#17 A602





**EXTERIOR MATERIAL LEGEND**

- 100 CONCRETE WITH SAND/STONE FINISH
- 200 CONCRETE WITH SAND/STONE FINISH
- 300 CONCRETE WITH SAND/STONE FINISH
- 400 CONCRETE WITH SAND/STONE FINISH
- 500 CONCRETE WITH SAND/STONE FINISH
- 600 CONCRETE WITH SAND/STONE FINISH
- 700 CONCRETE WITH SAND/STONE FINISH
- 800 CONCRETE WITH SAND/STONE FINISH
- 900 CONCRETE WITH SAND/STONE FINISH
- 1000 CONCRETE WITH SAND/STONE FINISH
- 1100 CONCRETE WITH SAND/STONE FINISH
- 1200 CONCRETE WITH SAND/STONE FINISH
- 1300 CONCRETE WITH SAND/STONE FINISH
- 1400 CONCRETE WITH SAND/STONE FINISH
- 1500 CONCRETE WITH SAND/STONE FINISH
- 1600 CONCRETE WITH SAND/STONE FINISH
- 1700 CONCRETE WITH SAND/STONE FINISH
- 1800 CONCRETE WITH SAND/STONE FINISH
- 1900 CONCRETE WITH SAND/STONE FINISH
- 2000 CONCRETE WITH SAND/STONE FINISH

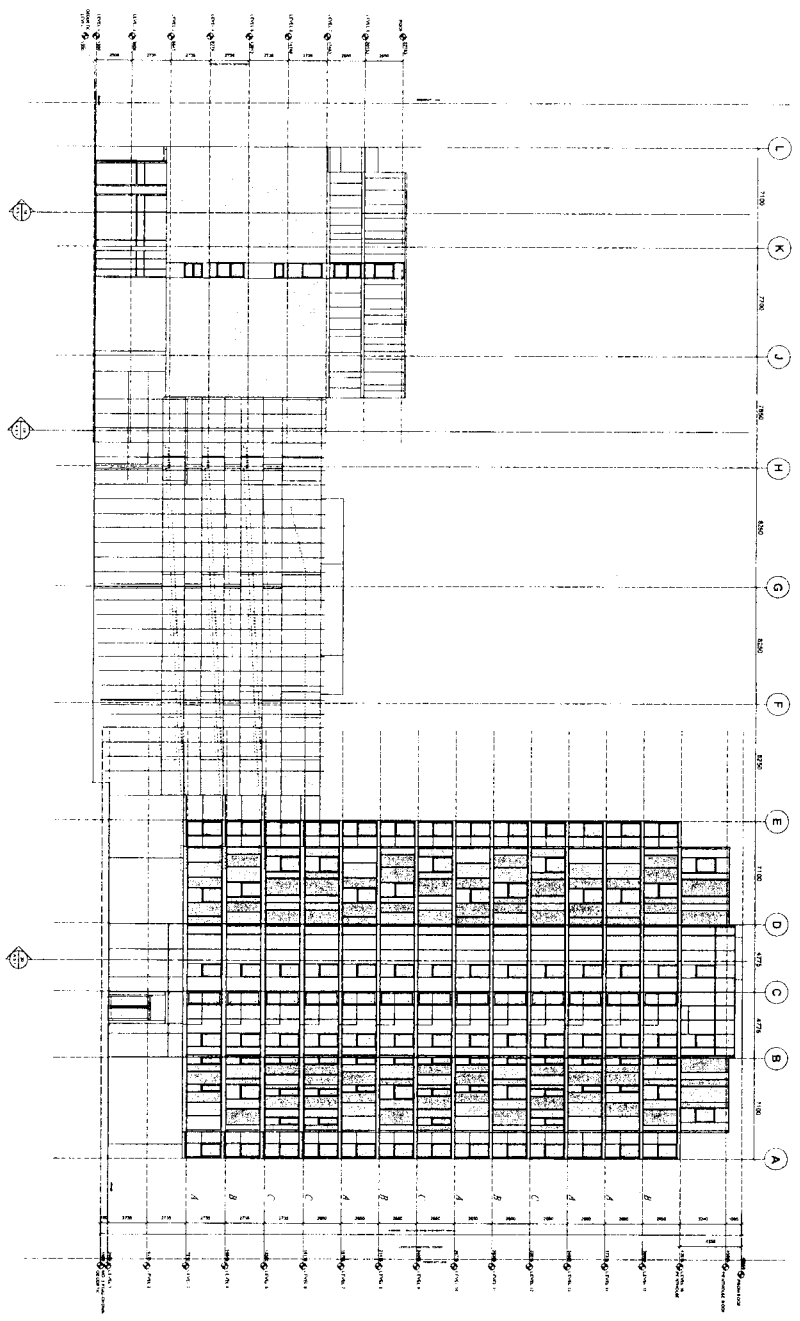
DP 05317317

#18

A603

EAST ELEVATION  
 DATE: 05/18/17  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT: [Name]  
 SHEET: [Name]





**EXTERIOR MATERIAL LEGEND**

- 100 CONCRETE BLOCK
- 101 CONCRETE BLOCK
- 102 CONCRETE BLOCK
- 103 CONCRETE BLOCK
- 104 CONCRETE BLOCK
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- 149 CONCRETE BLOCK
- 150 CONCRETE BLOCK

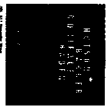
DP 05317317

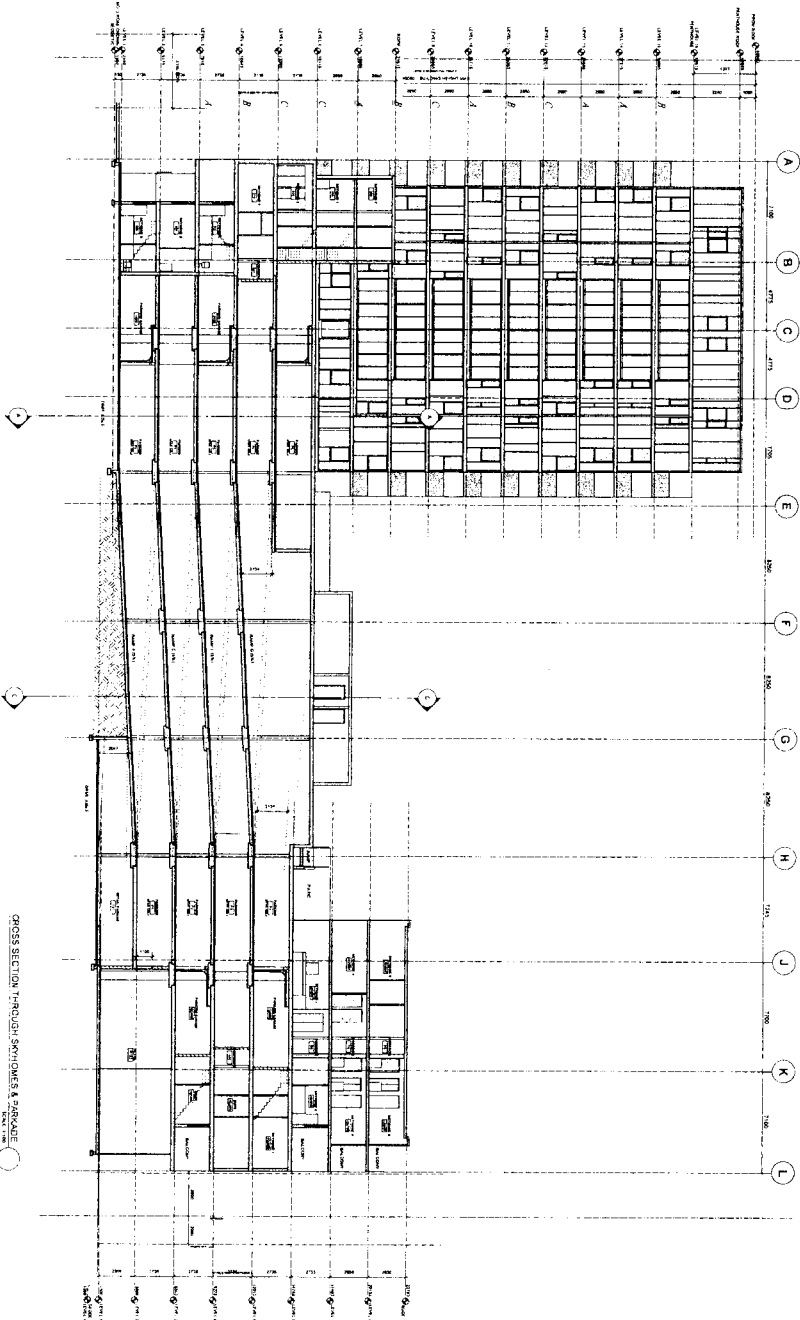
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A604

DATE: 11/11/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT: [Name]  
 SHEET: [Name]

CLUTTER  
 REINFORCED  
 CONCRETE  
 ELEVATIONS





CROSS SECTION THROUGH SKYBRIDGE & PARKING

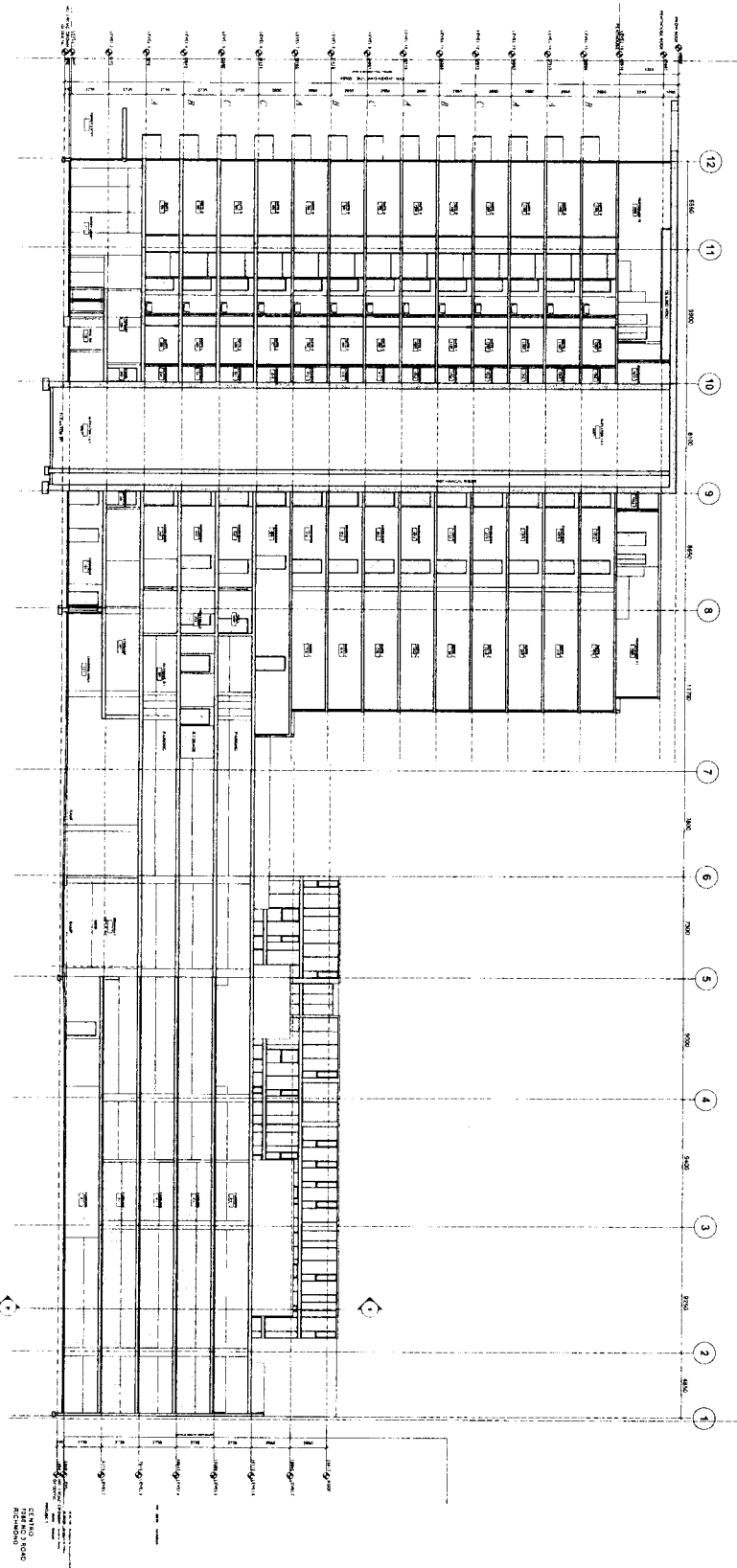
DP 05317317

#20

A605



PROJECT NO. 05317317  
 SHEET NO. 20  
 DATE 05/11/17  
 DRAWN BY [Name]  
 CHECKED BY [Name]  
 APPROVED BY [Name]



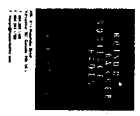
LONG SECTION THROUGH LOWER PARKADE

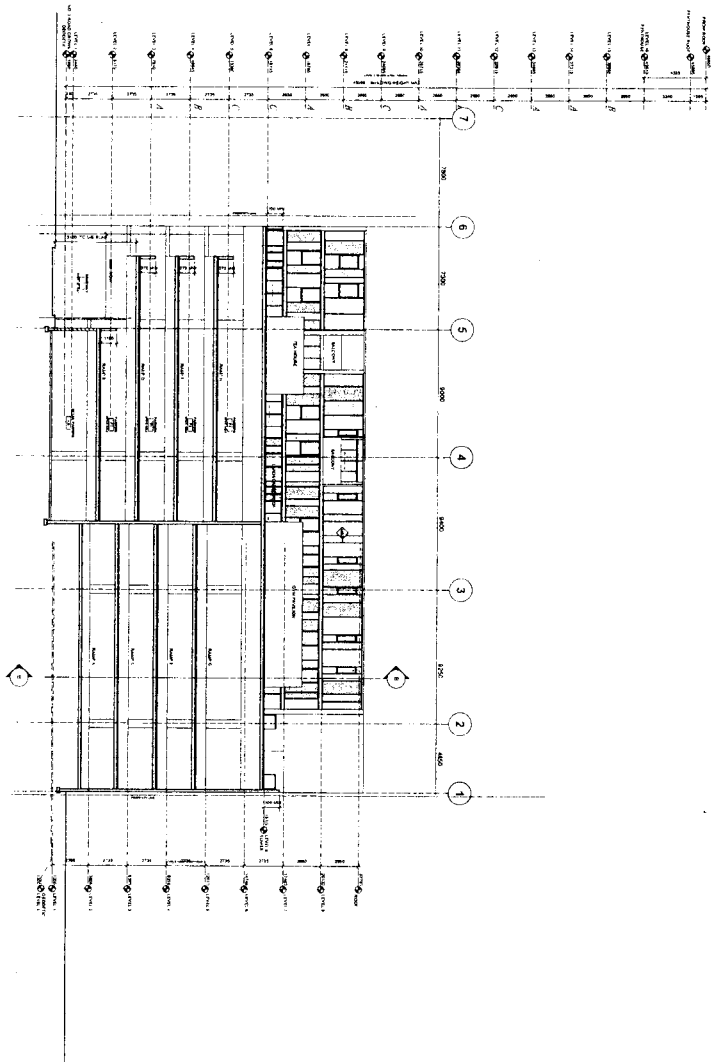
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#21

A606

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 SHEET: [illegible]  
 DATE: [illegible]  
 DRAWN BY: [illegible]  
 CHECKED BY: [illegible]



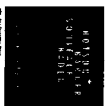


GROSS SECTION THROUGH PARKING GARAGE & DRIVEWAY ROW

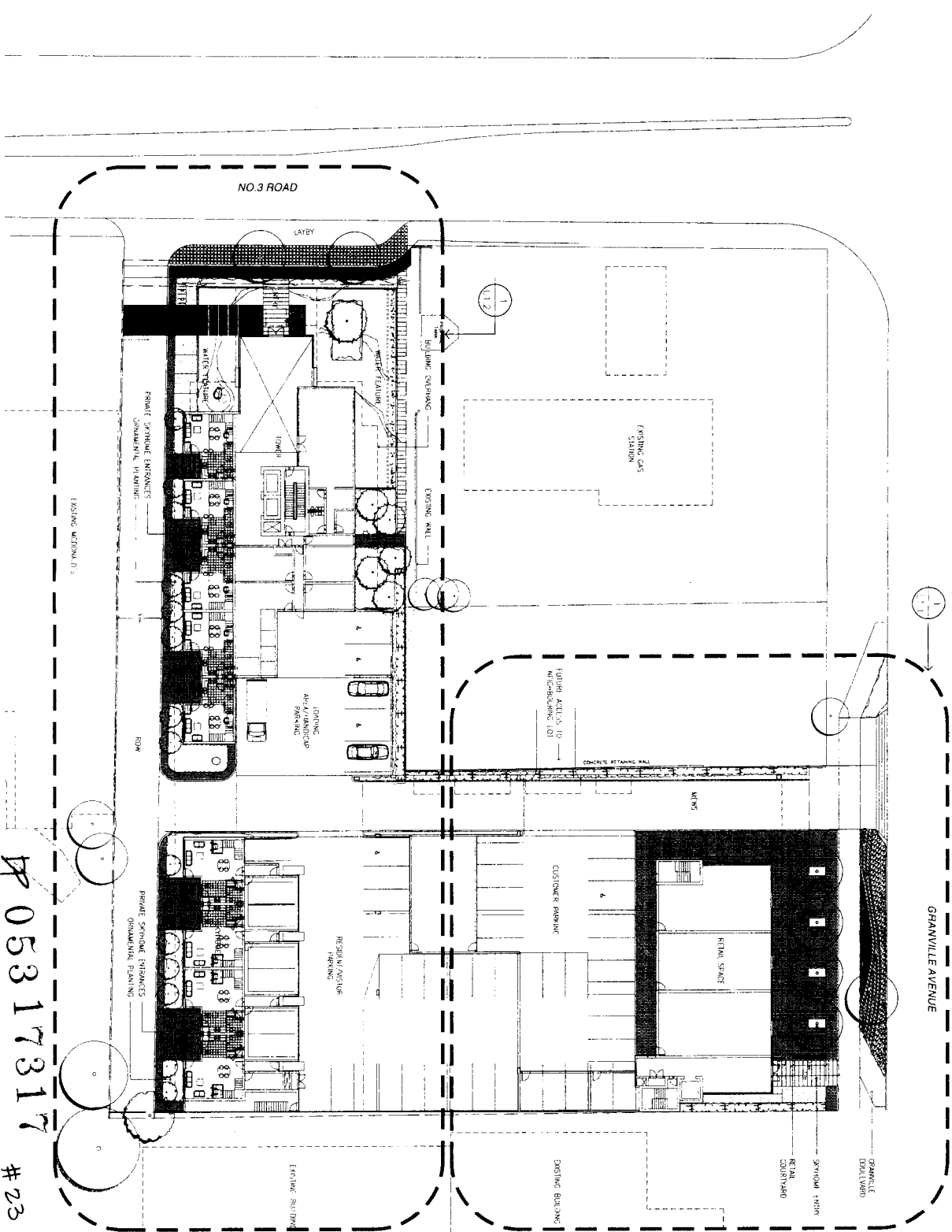
DP 05317317

#22

A607



DATE: 11/17/17  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT: [Name]  
 SHEET: [Number]



WP 053 17317

# 23

**GENERAL NOTES**

1. ALL WORK TO BE IN ACCORDANCE WITH THE CITY OF TORONTO STANDARD SPECIFICATIONS FOR CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. ALL UTILITIES SHALL BE LOCATED AND DEPTH MARKED PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER.
6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.
7. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
9. ALL TRAFFIC CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
10. ALL NEIGHBOURHOOD NOTICES SHALL BE DISTRIBUTED IN ACCORDANCE WITH CITY REQUIREMENTS.
11. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
12. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER.
13. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.
14. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
16. ALL TRAFFIC CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
17. ALL NEIGHBOURHOOD NOTICES SHALL BE DISTRIBUTED IN ACCORDANCE WITH CITY REQUIREMENTS.

**DATE:** 2023-05-17

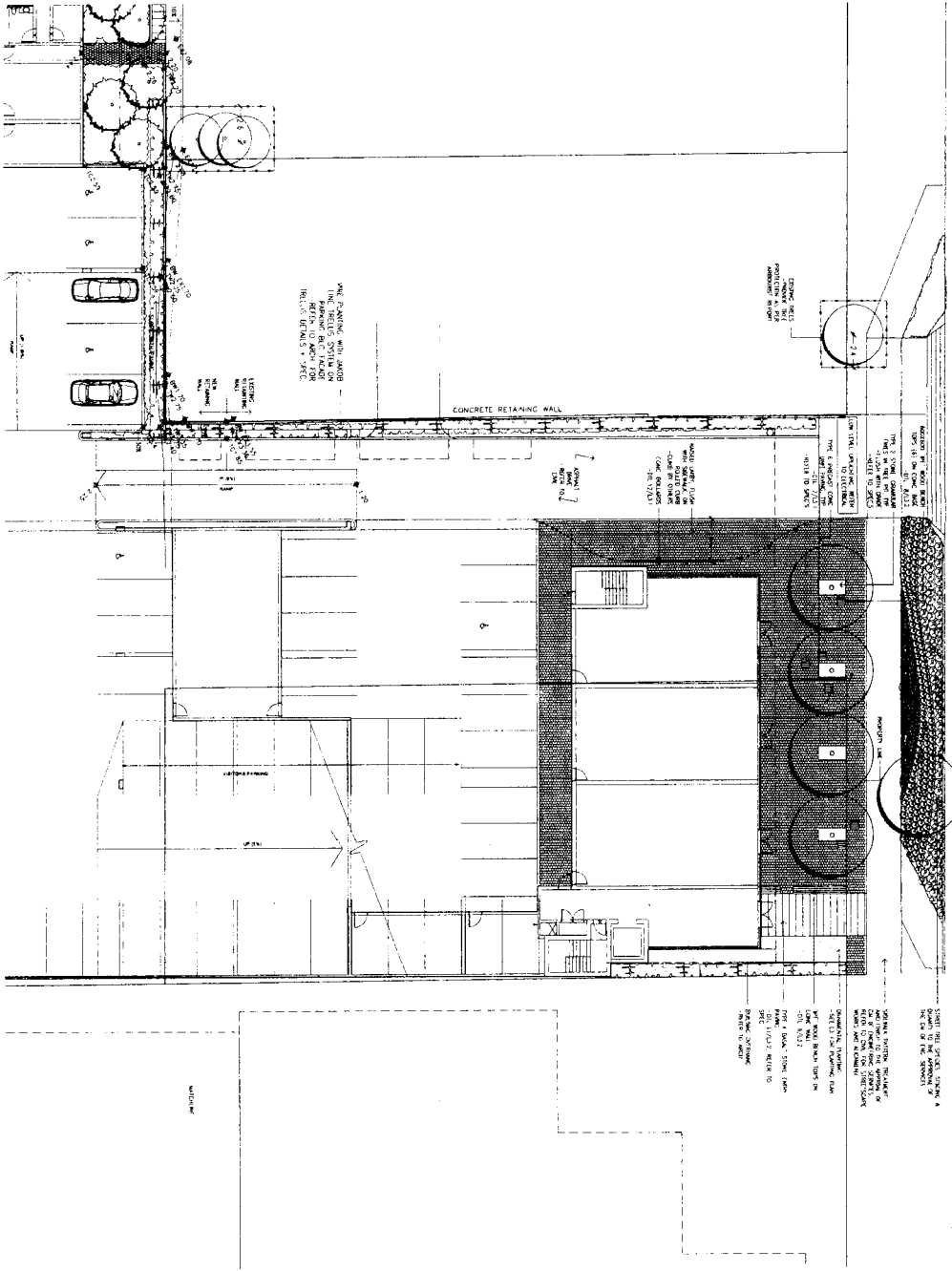
**SCALE:** 1:10

**PROJECT:** MATERIAL LAYOUT LEVEL 1 - NORTH

**CLIENT:** CENTRO COMMERCIAL

**LOCATION:** 11111

**DESIGNER:** [Redacted]



GRANVILLE AVENUE

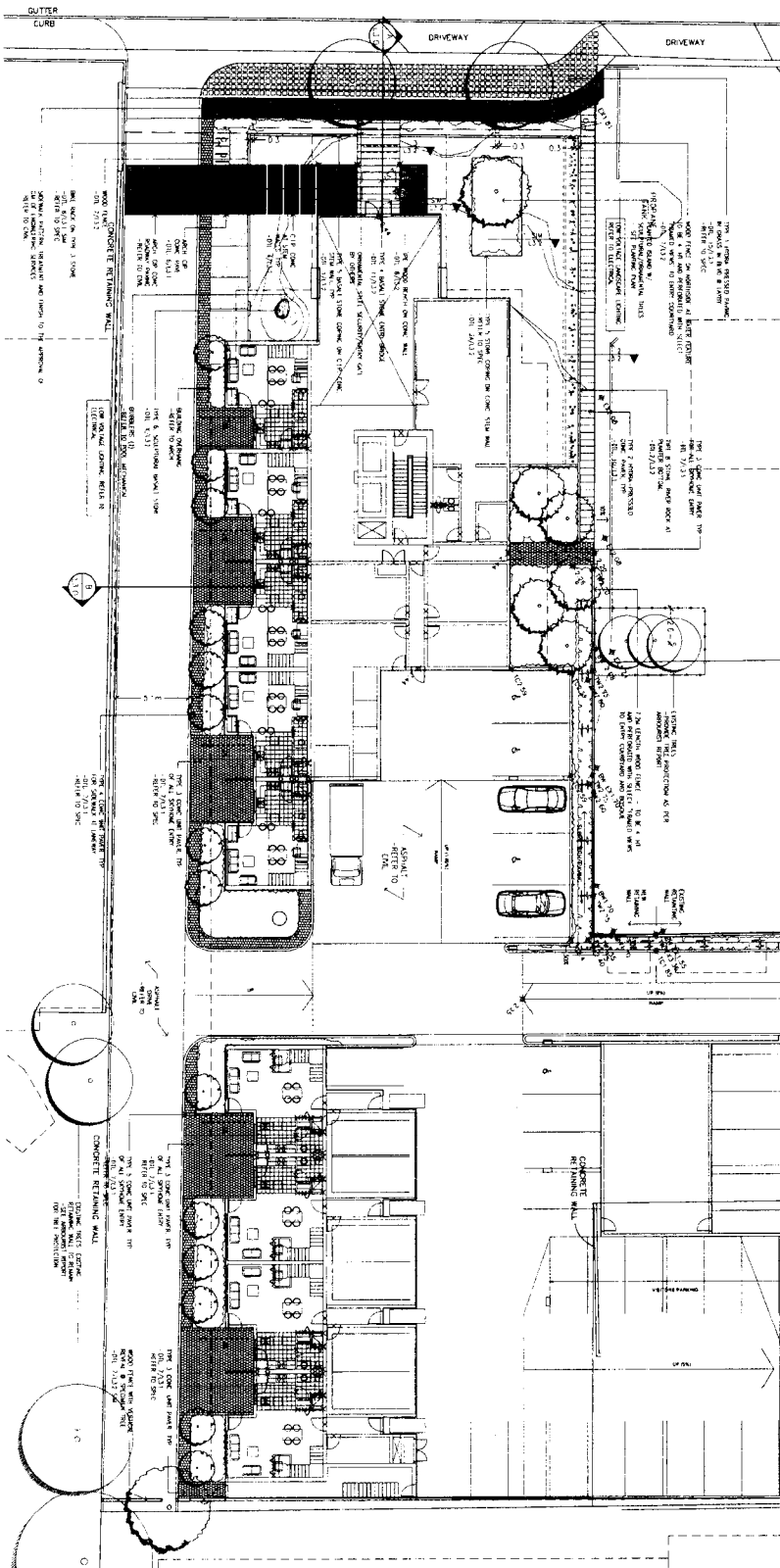
DP 053 17317

#24

GENERAL NOTES	
1.	SEE SHEET L1.1 FOR SITE PLAN AND LEGEND.
2.	CONCRETE RETAINING WALL TO BE CONSTRUCTED AS PER SPECIFICATIONS.
3.	PARKING SPACES TO BE PAVED WITH ASPHALT.
4.	PROPOSED WALKWAY TO BE CONSTRUCTED WITH CURB AND GUTTER.
5.	EXISTING WALKWAY TO BE MAINTAINED.
6.	LANDSCAPING TO BE INSTALLED AS PER PLAN.
7.	ALL UTILITIES TO BE MAINTAINED AND PROTECTED.
8.	CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
9.	DATE: 10/15/2010
10.	DRAWN BY: [Name]
11.	CHECKED BY: [Name]
12.	APPROVED BY: [Name]

L1.1



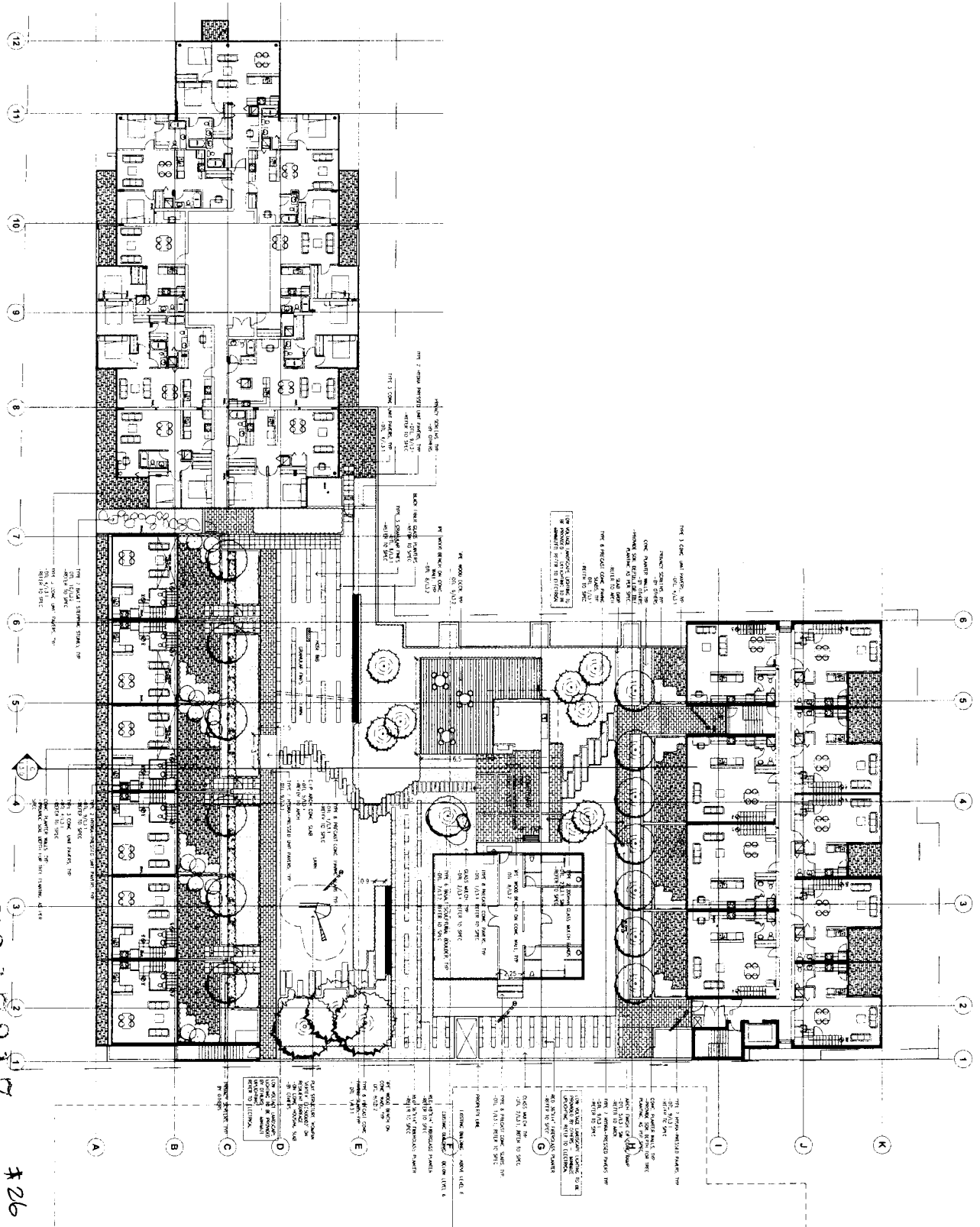


DP 053 17317

#25

L12

NO.	DESCRIPTION
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100	CONCRETE RETAINING WALL



DP05317317

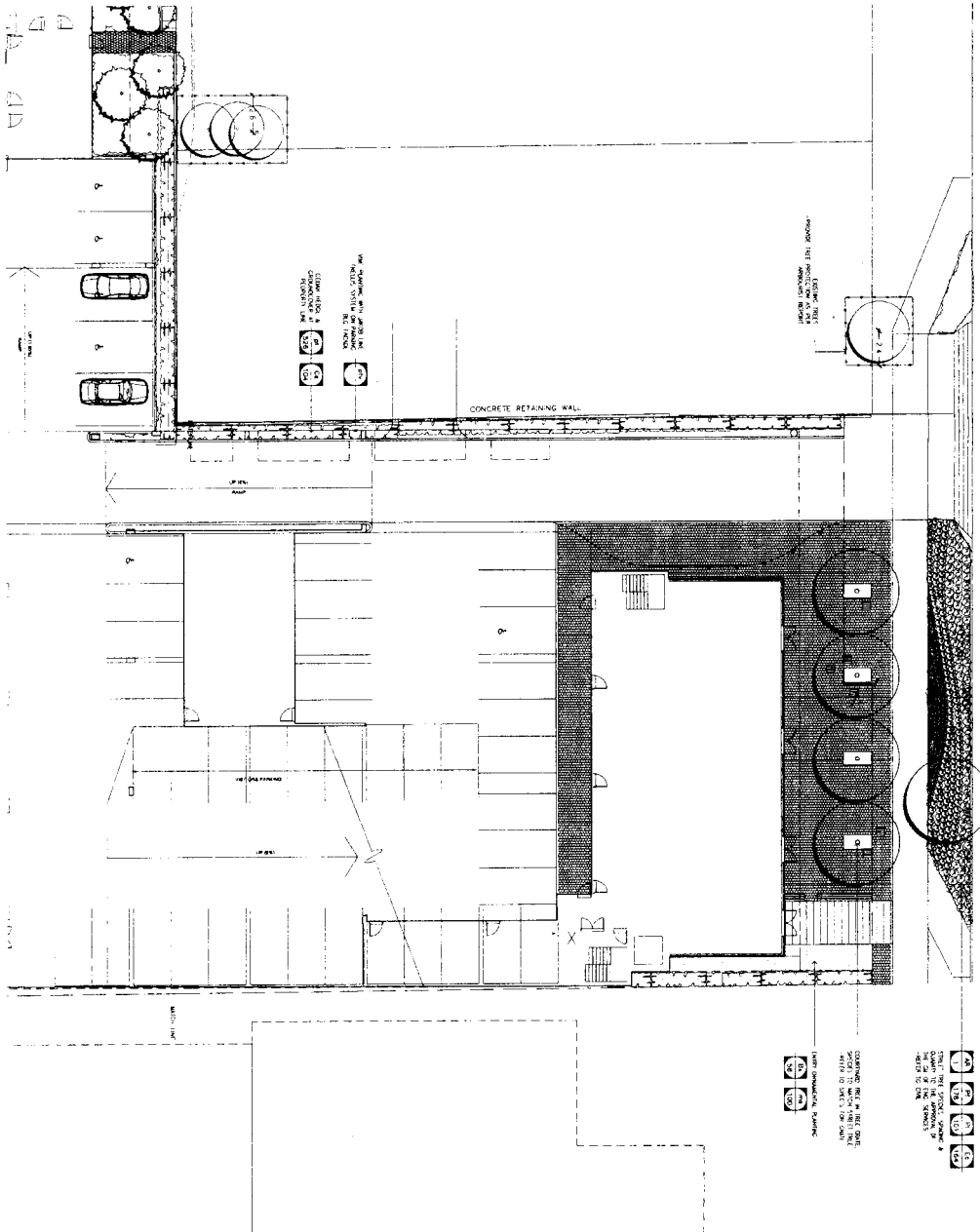
#26

L13

CENTRO ROAD	
REVISIONS	
No.	Description

MATERIALS & LAYOUT	
Level	Material



GRANVILLE AVENUE

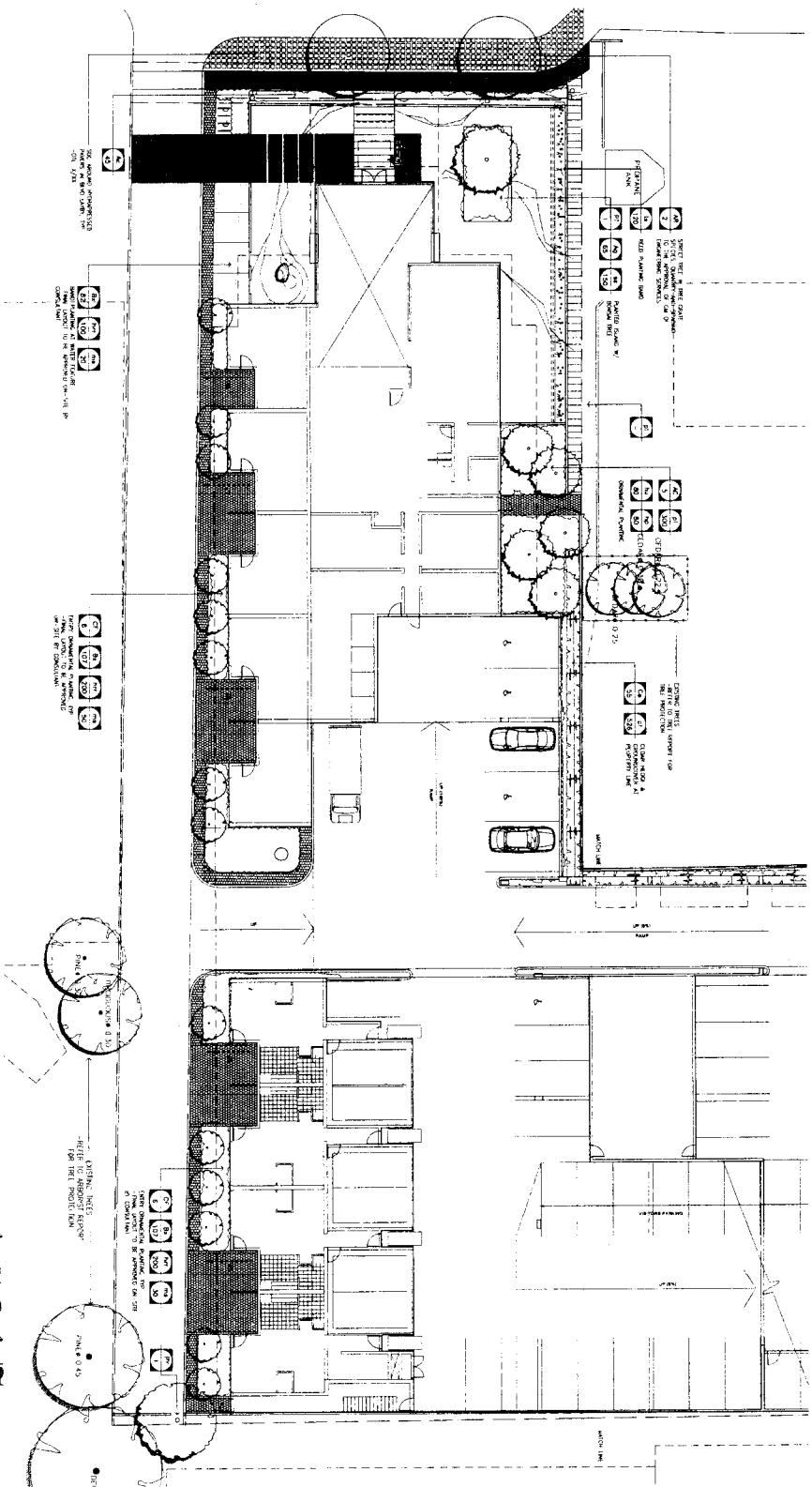
DP 05317317

#27

NO.	DESCRIPTION	DATE
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2	CHECKED BY: [Name]	[Date]
3	DESIGNED BY: [Name]	[Date]
4	APPROVED BY: [Name]	[Date]
5	DATE: [Date]	
6	PROJECT: [Project Name]	
7	SHEET NO.: [Sheet No.]	
8	TOTAL SHEETS: [Total Sheets]	
9	SCALE: [Scale]	
10	PLANTING LEVEL: [Level]	
11	DATE: [Date]	
12	PROJECT: [Project Name]	
13	SHEET NO.: [Sheet No.]	
14	TOTAL SHEETS: [Total Sheets]	
15	SCALE: [Scale]	
16	PLANTING LEVEL: [Level]	
17	DATE: [Date]	
18	PROJECT: [Project Name]	
19	SHEET NO.: [Sheet No.]	
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35	DATE: [Date]	
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DP 05317317

#28

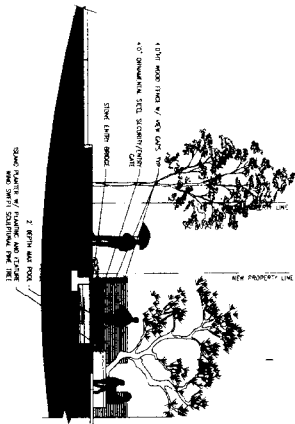


**LEGEND**

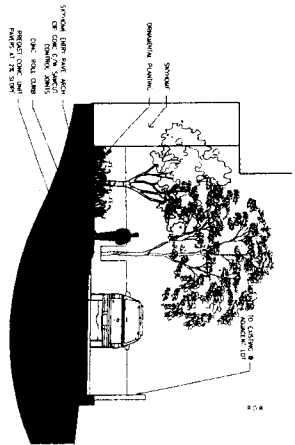
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---	EXISTING CONCRET
---	NEW CONCRET
---	EXISTING ASPHALT
---	NEW ASPHALT
---	EXISTING GRASS
---	NEW GRASS
---	EXISTING SAND
---	NEW SAND
---	EXISTING GRAVEL
---	NEW GRAVEL
---	EXISTING CURB
---	NEW CURB
---	EXISTING FENCE
---	NEW FENCE
---	EXISTING WALL
---	NEW WALL
---	EXISTING ROOF
---	NEW ROOF
---	EXISTING FLOOR
---	NEW FLOOR
---	EXISTING CEILING
---	NEW CEILING
---	EXISTING DOOR
---	NEW DOOR
---	EXISTING WINDOW
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---	EXISTING ELEVATOR
---	NEW ELEVATOR
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---	EXISTING ELECTRICAL
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---	NEW FIRE
---	EXISTING SECURITY
---	NEW SECURITY
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---	EXISTING SITEWORK
---	NEW SITEWORK

**PLANNING**  
LEVEL 1 - SECOND FLOOR

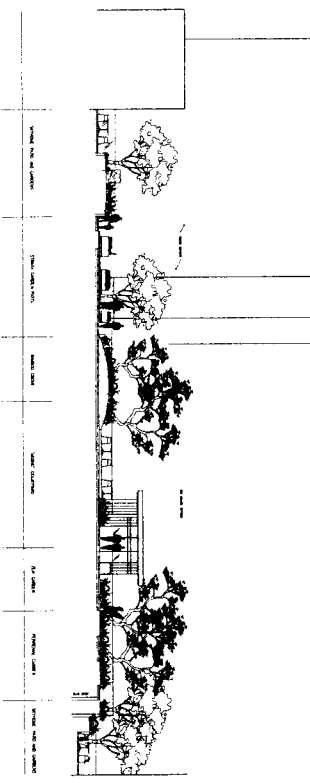




7 PRIVATE ENTRY COURTYARD  
SCALE: 1/8" = 1'-0"



8 ENTRY DRIVE AT SKYHOMES  
SCALE: 1/8" = 1'-0"



9 WEST SECTION/LEVEL 12  
SCALE: 1/8" = 1'-0"

DP 05317317  
#30