

Schedule 1 to the Minutes of the  
Development Permit Panel  
meeting held on Wednesday,  
August 29, 2018.

**DEVELOPMENT PERMIT PANEL  
PRESENTATION**

**DP 17-787403**

**8555 CAPSTAN WAY and 3400 No. 3 Road**

**GBL ARCHITECTS  
PWL LANDSCAPE ARCHITECTS  
AUGUST 29, 2017**

---

## CONTEXT

- 1 **CAPSTAN CANADA LINE STATION**  
Targeted for completion 2021
- 2 **NEIGHBOURHOOD PARK**  
Under construction
- 3 **EARLY CHILDHOOD DEVELOPMENT HUB**  
Under construction
- 4 **MID-BLOCK TRAIL**  
Existing landscaped, secured with statutory right of ways
- 5 **EXISTING DEVELOPMENTS**  
High-rise, high density, multi-family
- 6 **FUTURE DEVELOPMENTS**  
Multi-phase, high-rise, high density, mixed use development
- 7 **NO 3 ROAD**  
Multi-phase, high-rise, high density, mixed use development, under construction, including City community centre targeted for 2021 completion



## SITE PLAN

High-rise, high density, mixed use development

520,418 ft2 total floor area  
530 dwellings

(including 29 affordable housing units)

48,760 ft2 commercial uses

**1 Lot 1 (East Lot):**  
**Multi-family, residential**  
169 Residential Units

**2 Lot 2 (West Lot):**  
**Mixed-use**  
361 Residential Units  
35,910 ft2 Retail and Office  
12,850 ft2 not-for-profit Art's facility

**3 133 BUH UNITS**  
104 Market (21%)  
29 Affordable (100%)



## OVERALL FORM AND CHARACTER

### 1 STEPPING FIN TOWER COMPOSITION

Visual interest through variation in scale, terracing rooftops

### 2 LANDSCAPED COURTYARDS

The elevated courtyards include landscaping and amenities for residents



**1 LOW MASSING AT PUBLIC OPEN  
SPACE INTERFACES**

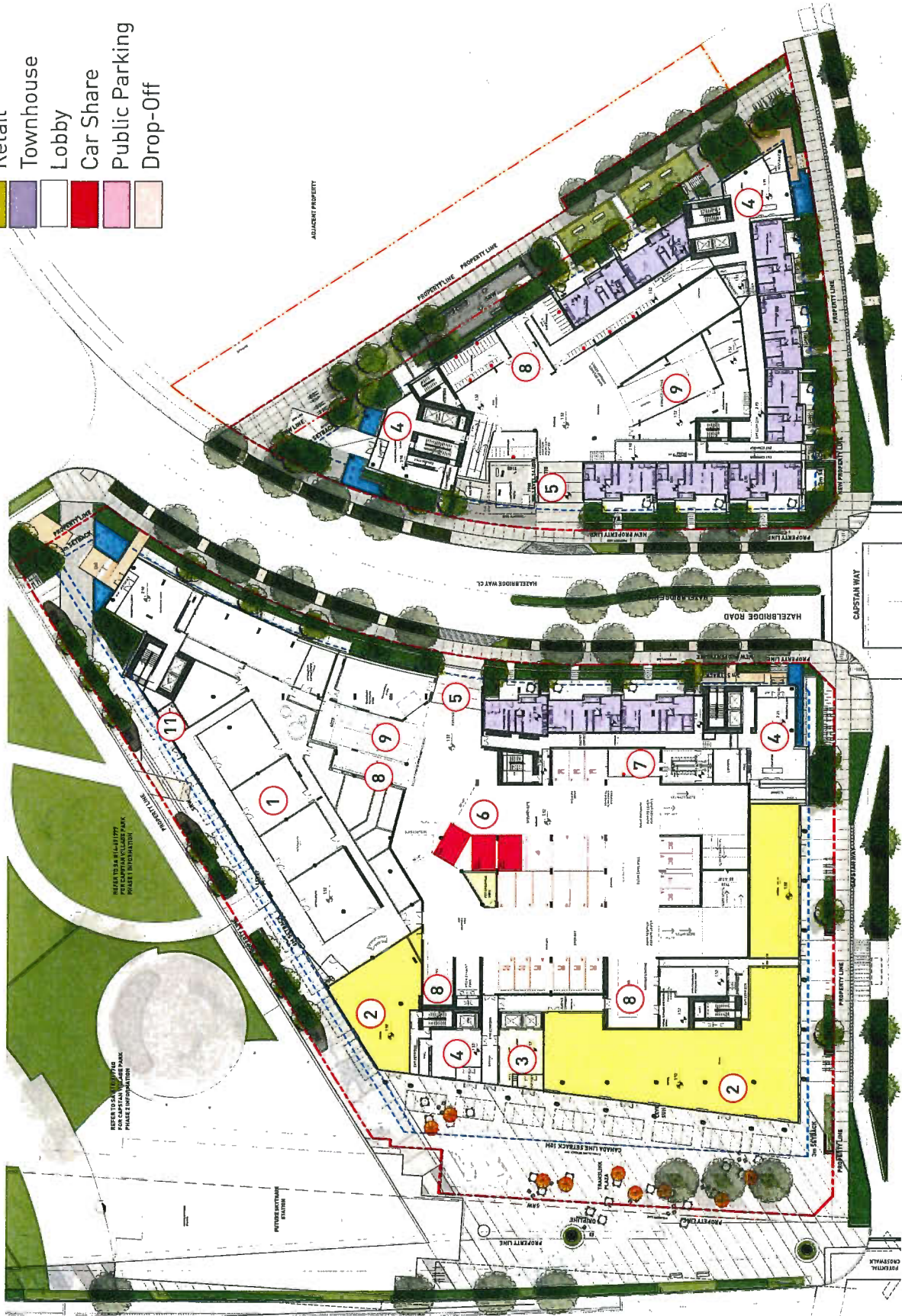
Centre of North and East Building opened up to reduce overlook and provide sunlight and views along the park and mid-block trail



**LEVEL 1**

- ① ARTS FACILITY
- ② RETAIL
- ③ OFFICE LOBBY
- ④ RESIDENTIAL LOBBY
- ⑤ VEHICULAR ACCESS
- ⑥ CAR SHARE
- ⑦ END OF TRIP FACILITY
- ⑧ LOADING
- ⑨ WASTE COLLECTION
- ⑪ PUBLIC WASHROOMS

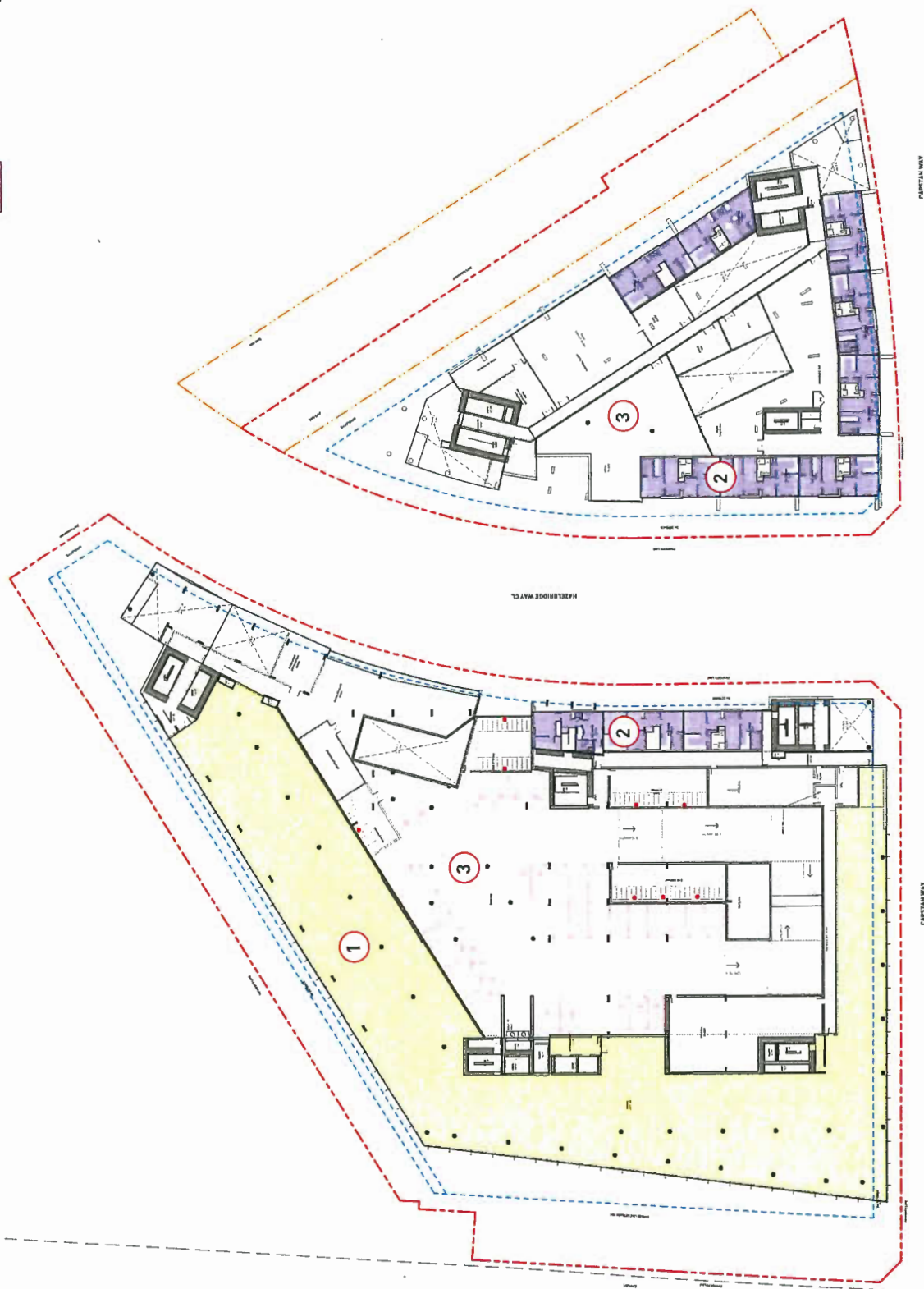
- Arts Facility
- Office
- Retail
- Townhouse
- Lobby
- Car Share
- Public Parking
- Drop-Off



LEVEL 2

- ① OFFICES
- ② TOWNHOUSES
- ③ SCREENED PARKING AND SERVICES

- Office
- Townhouse
- Public Parking











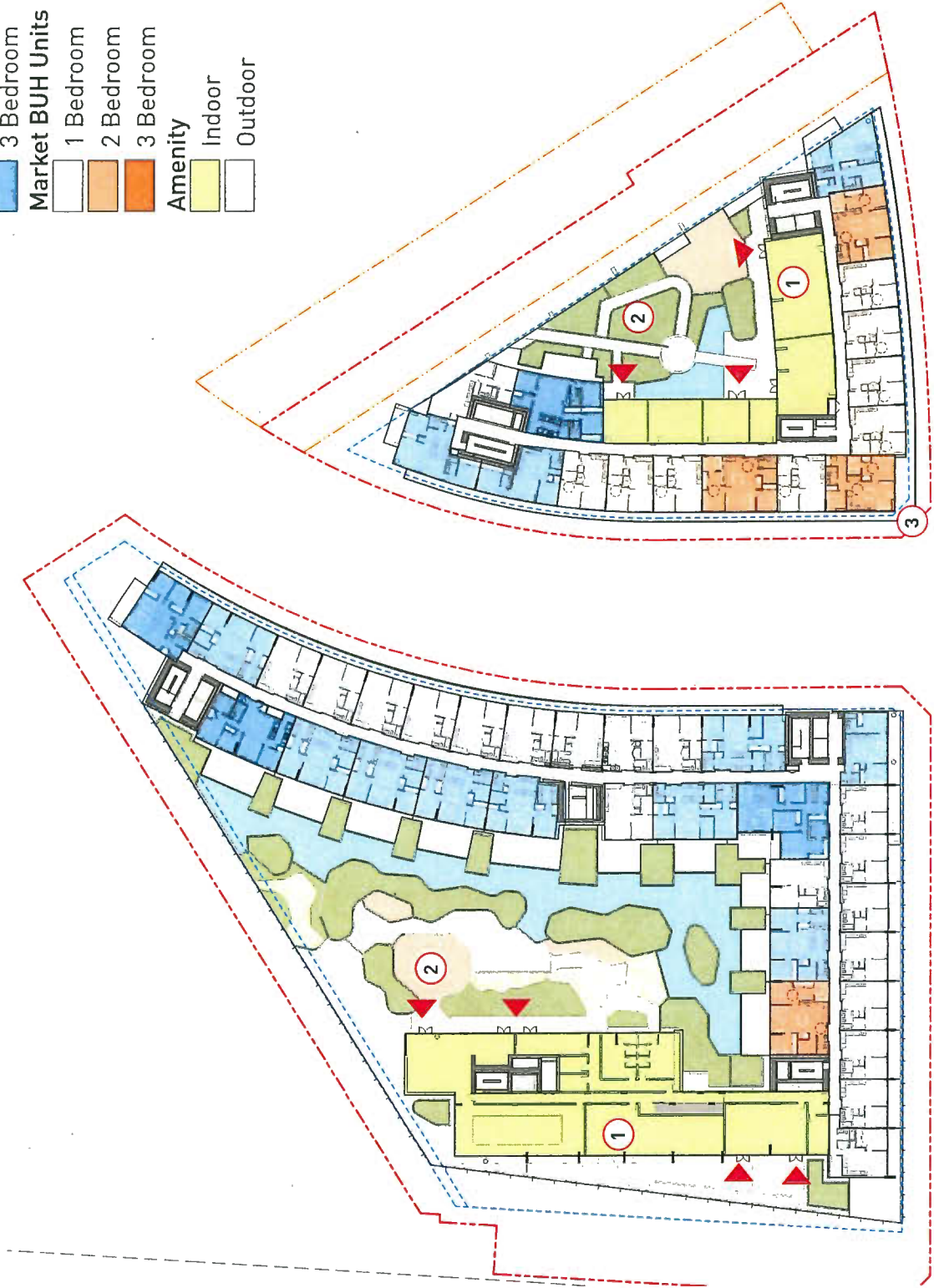
**LEVEL 4**

**1 RESIDENTIAL AMENITY**

**2 OUTDOOR AMENITY**

**3 VARIANCE:**  
 VARY THE PROVISIONS OF RICHMOND ZONING BYLAW 8500 TO ALLOW UNENCLOSED BALCONIES ON LEVEL 3 TO 12 OF THE BUILDING AT THE SW CORNER OF 8555 CAPSTAN WAY TO PROJECT INTO THE REQUIRED FRONT YARD BY UP TO 3.0M

<b>Market Units</b>	1 Bedroom	2 Bedroom	3 Bedroom
			
<b>Market BUH Units</b>	1 Bedroom	2 Bedroom	3 Bedroom
			
<b>Amenity</b>	Indoor	Outdoor	
			





LEVEL 8-12

① DAY-LIT CORRIDORS

② DAY-LIT CORES

Market Units  
1 Bedroom  
2 Bedroom  
3 Bedroom

Market BUH Units  
1 Bedroom  
2 Bedroom  
3 Bedroom



## PARKING PLAN

### 1 WEST LOT PARKING STALLS

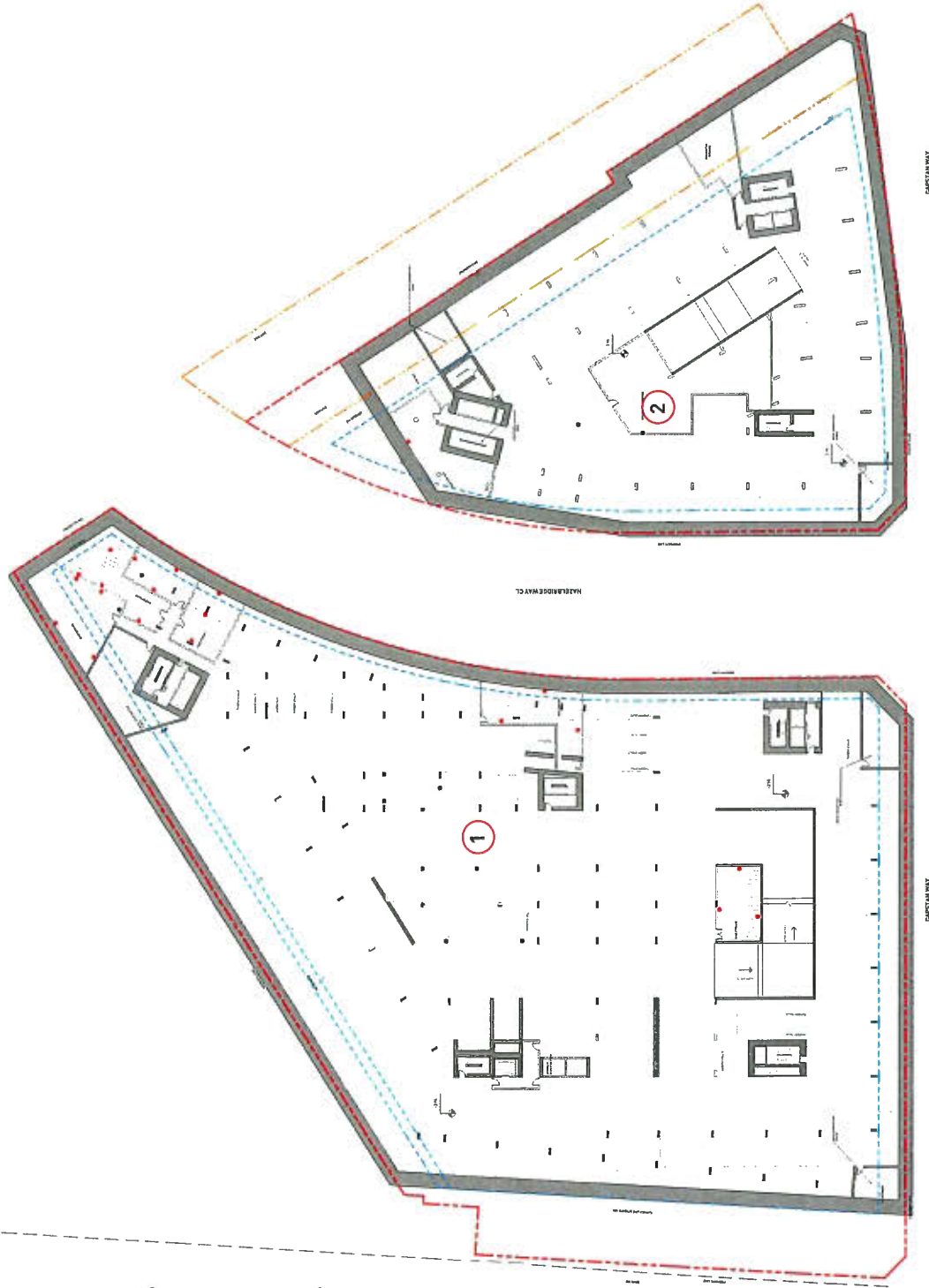
- 470 MARKET HOUSING
- 14 AFFORDABLE HOUSING
- 107 RETAIL & OFFICE
- 41 ARTS SPACE
- 3 CAR SHARE

### 2 EAST LOT PARKING STALLS

- 143 MARKET HOUSING
- 10 AFFORDABLE HOUSING
- 16 VISITORS

### ELECTRIC VEHICLES

- 100% RESIDENTIAL PARKING AREA
- EQUIPPED WITH ENERGIZED
- EV CHARGING EQUIPMENT

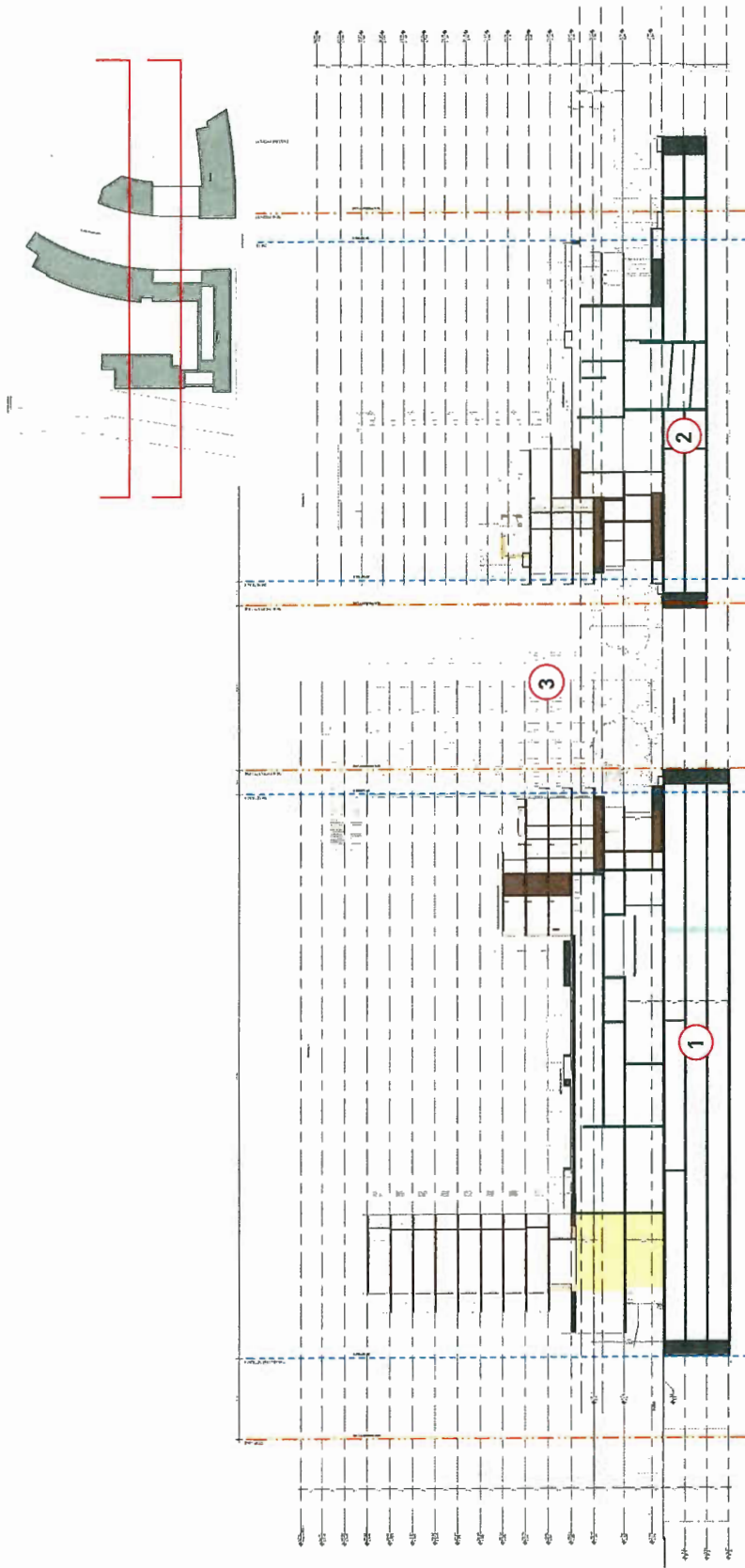


# SECTIONS

1 WEST LOT:  
6 LEVELS OF PARKING  
(INCLUDING 3 LEVELS  
BELOW GRADE)

2 EAST LOT:  
2 LEVELS OF BELOW GRADE  
PARKING

3 VARIED SCALE  
HAZELBRIDGE WAY

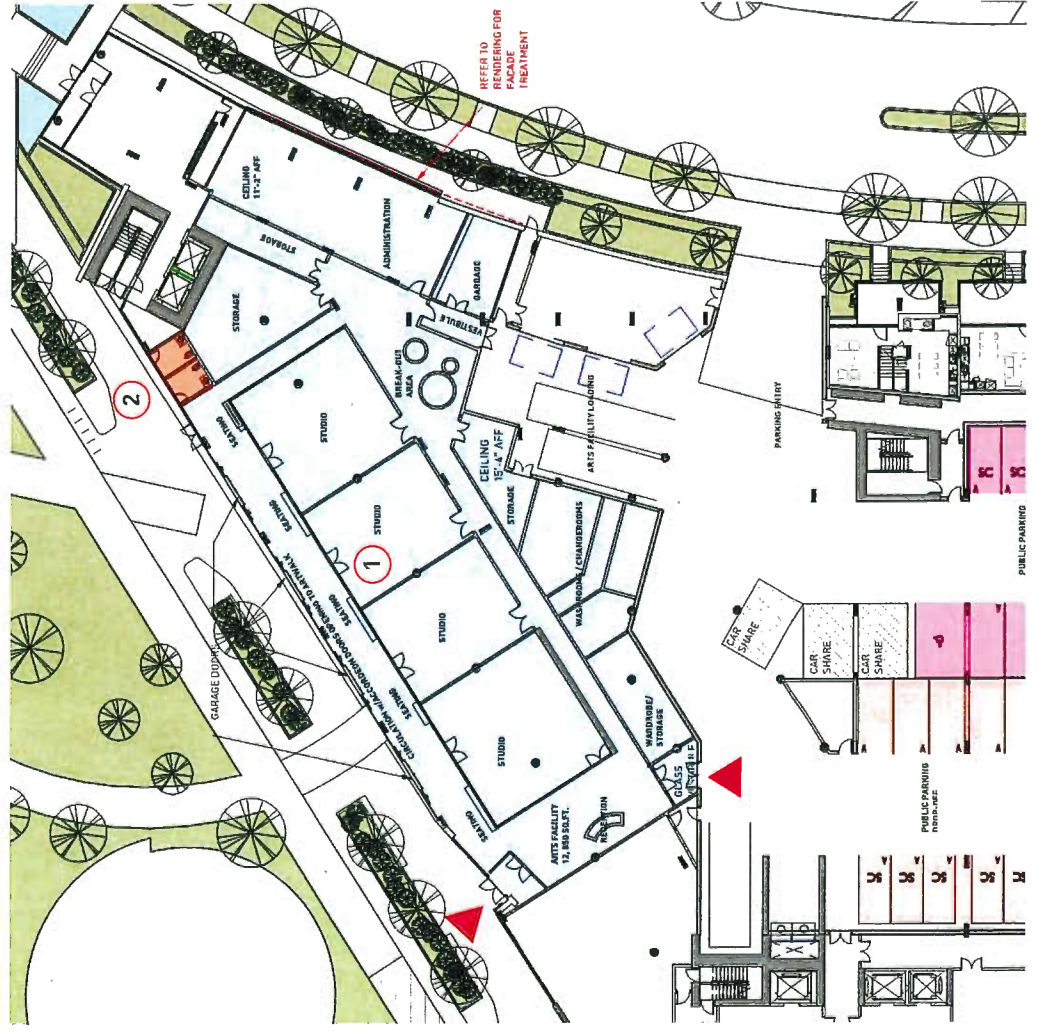


**1 ARTS FACILITY**

An Arts Facility for children will activate the park's edge and public walkway featuring generous accordion doors and opportunities for outdoor performances.

**2 PUBLIC WASHROOMS**

Two universally accessible Washrooms including change tables



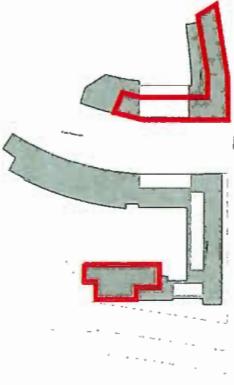
**AFFORDABLE HOUSING**

**1 WEST LOT**

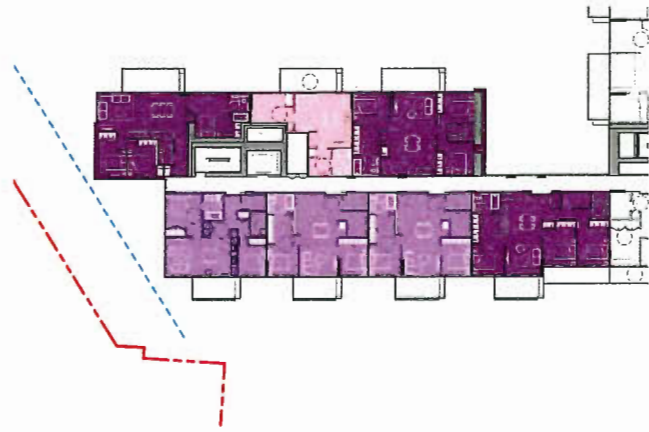
- 17 UNITS ON LEVEL 5,6,7
- 3 X 1-BED BUH
- 7 X 2 BED BUH
- 7 X 3 BED BUH
- TOTAL 1491.5 M2

**2 EAST LOT**

- 12 UNITS ON LEVEL 3
- 8 X 1-BED BUH
- 4 X 2 BED BUH
- TOTAL 699.4M2



**EAST LOT  
LEVEL 3**



**WEST LOT  
LEVEL 7**



**WEST LOT  
LEVEL 6**



**WEST LOT  
LEVEL 5**

## AMENITIES

### ① LEVEL 4

7905 SF INDOOR (West)  
23680 SF OUTDOOR, (West)  
3902 SF INDOOR (East)  
6349 SF OUTDOOR (East)

### ② LEVEL 6

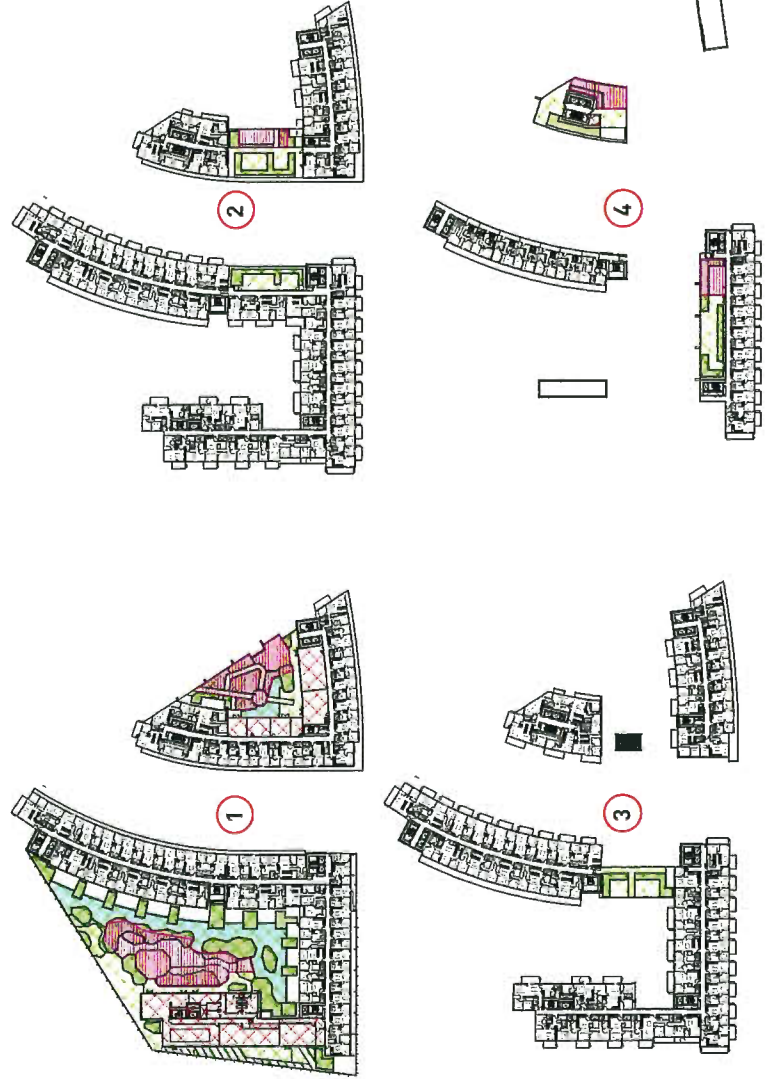
2013 SF OUTDOOR (West)  
3562 SF OUTDOOR (East)

### ③ LEVEL 7

2183 SF OUTDOOR (West)

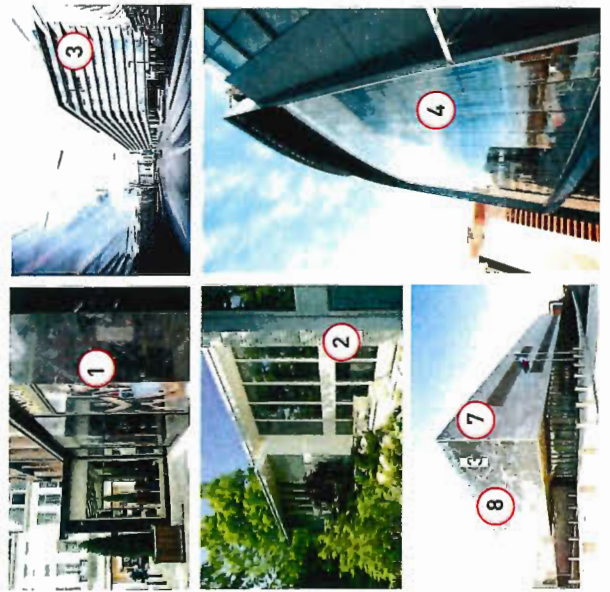
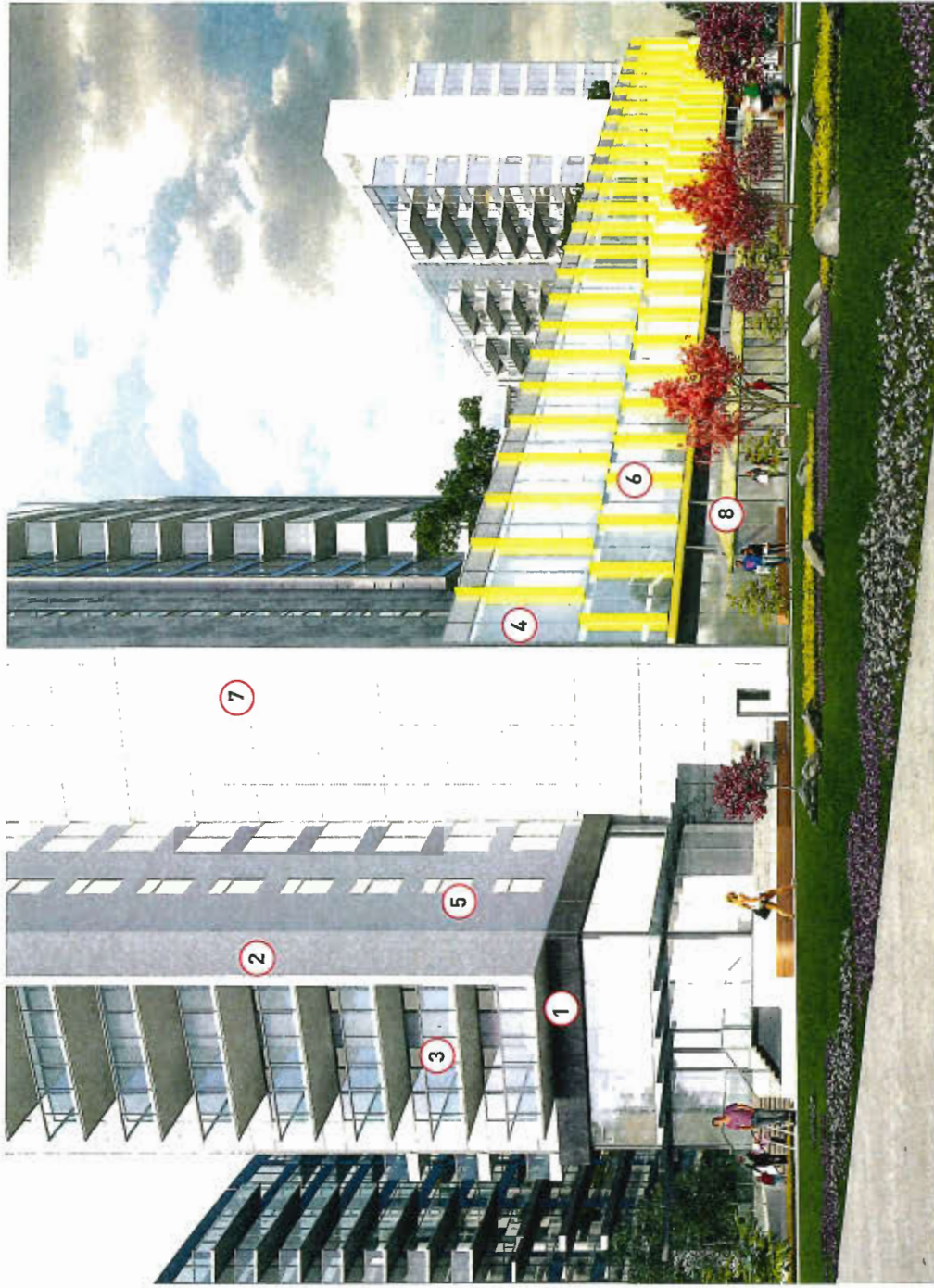
### ④ LEVEL 14

3440 SF OUTDOOR (West)  
137 SF INDOOR (East)  
2003 SF OUTDOOR (East)



## NOBLE MATERIALS

- 1 Black Marble
- 2 White Brick, stack bond
- 3 Glazed Guardrail
- 4 Clear Glazing (Anodized Aluminum Frame)
- 5 Spandrel Glazing (Anodized Aluminum Frame)
- 6 Accent Mullion (Anodized Aluminum)
- 7 Graphic Architectural Concrete graphic on all vertical circulation elements (Stairs, Elevators)
- 8 Graphic Frit Pattern in glass canopies



## SUSTAINABILITY KEY FEATURES

Silver equivalent

Targeting 33% energy cost improvement on the Model National Energy Code for Buildings

Hydronic 4-pipe fan-coil system will provide heating and cooling for the occupied building areas

Solar Hot Water Array serving Art's facilities showers washrooms and kitchen

100% electric vehicle charging stations (residents, visitors, commercial)

Day-lit corridors and stairs to promote active circulation

Dense, pedestrian and T.O.D. with close access to variety of amenities

Choice of public transportation options including bus stops within close walking distance to the development and future planned Capstan station adjacent to the site) frequency greater than 200 stops per day)

Project is contributing to finance the Capstan station

End-of-trip facilities for employees promoting active transportation

Shading through use of Vertical privacy walls, horizontal overhangs and vertical accent fins

Reduction of urban heat island effect through 100% screened parking and landscaped outdoor amenity spaces and green roofs

Targeting 75% minimum diversion of construction waste

Preference given to building materials with recycled / regional content  
Daylighting and views will be maximized for all residential units and office spaces

The utilization of a hydronic system will facilitate any future connection to the City's district energy utility when it becomes available





**TRANSLINK ADJACENT INTEGRATED DESIGN (AID)**

**1 SETBACK**

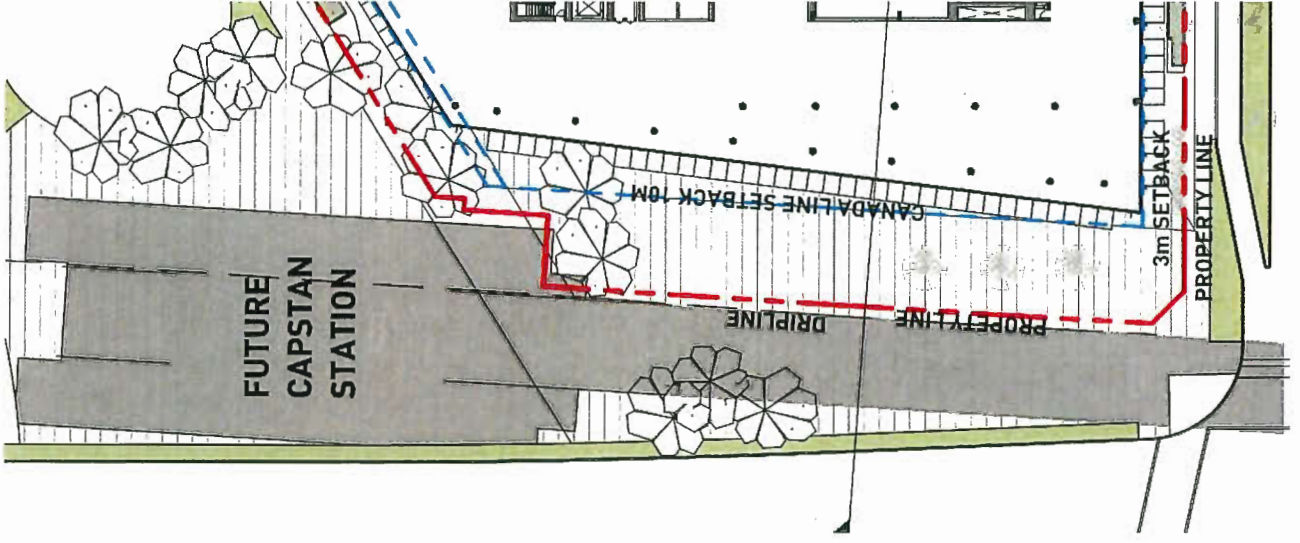
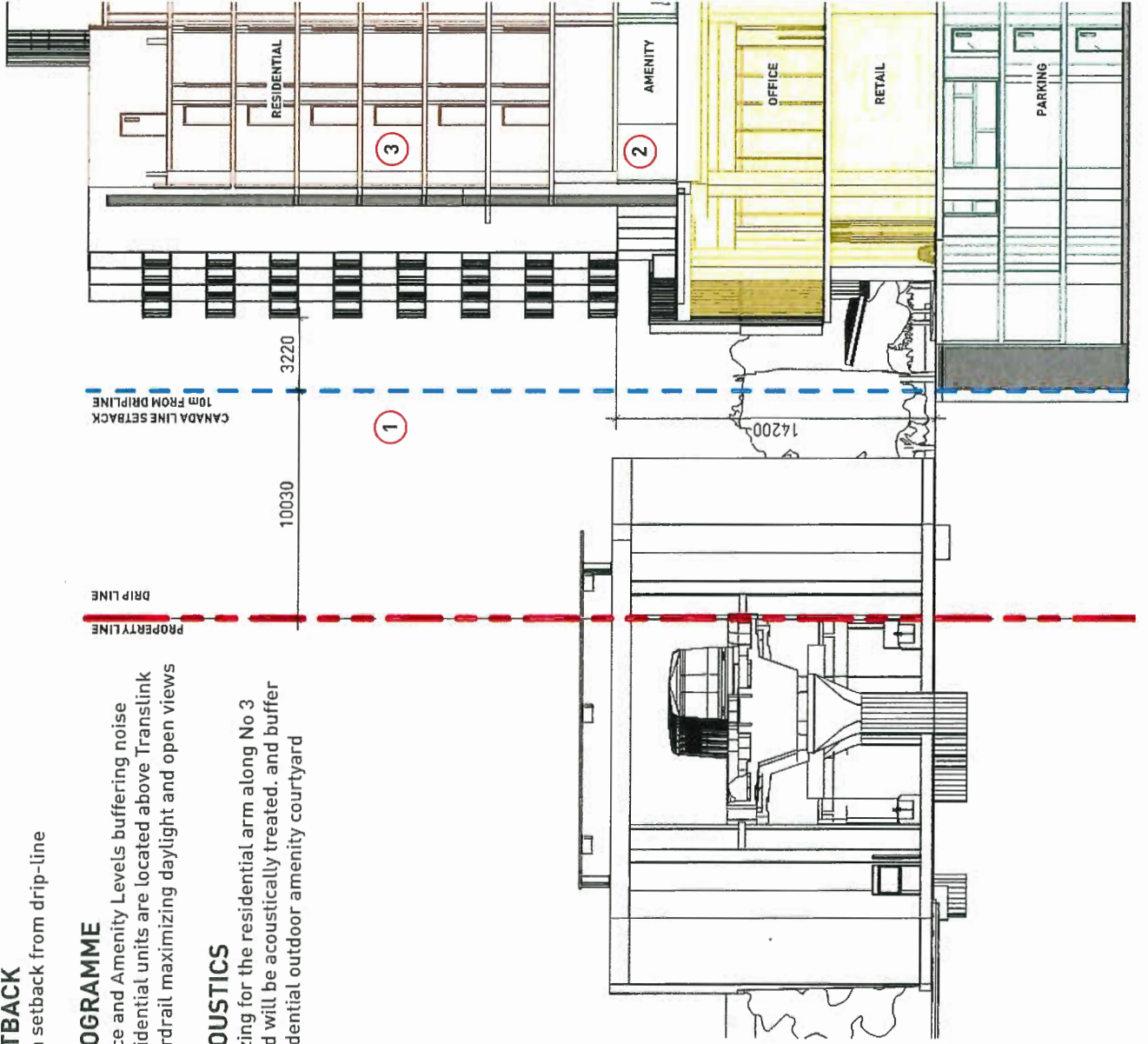
10m setback from drip-line

**2 PROGRAMME**

Office and Amenity Levels buffering noise  
Residential units are located above Translink guardrail maximizing daylight and open views

**3 ACOUSTICS**

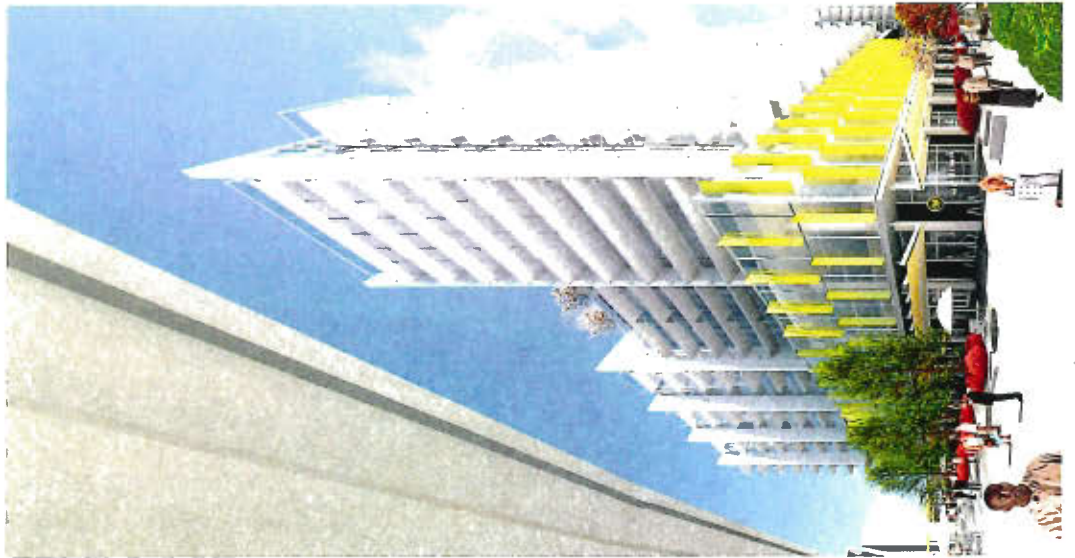
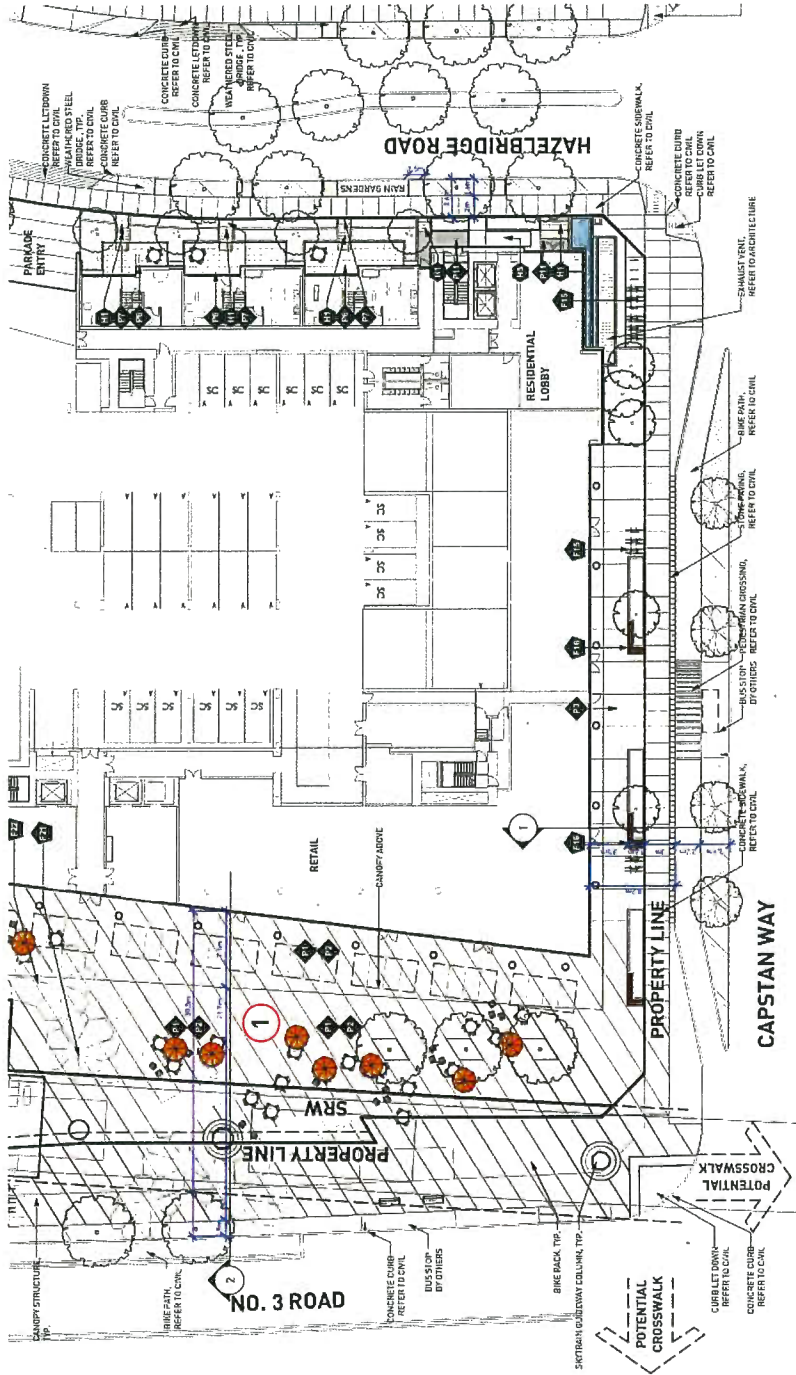
Glazing for the residential arm along No 3 Road will be acoustically treated, and buffer residential outdoor amenity courtyard



## CAPSTAN STATION INTEGRATION

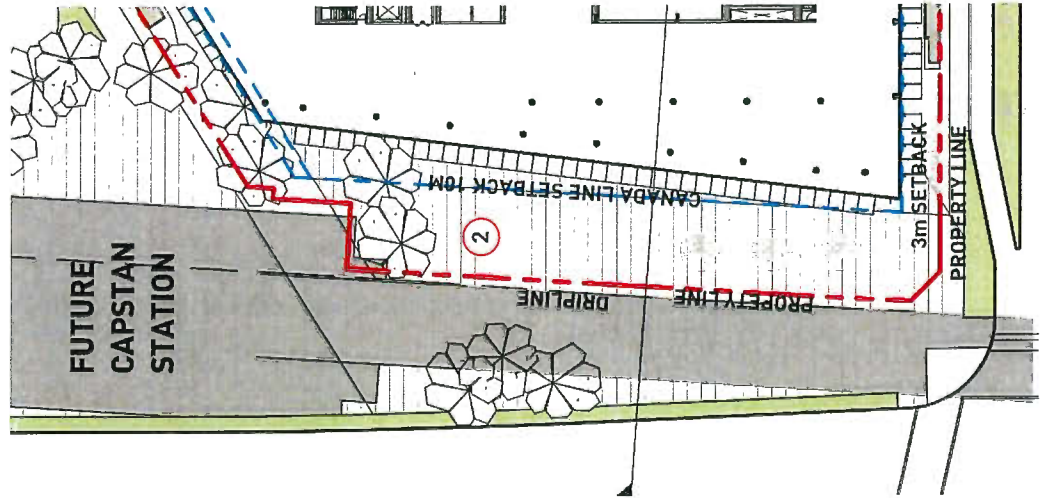
### 1 TRANSIT PLAZA

A transit plaza at the Canada Line station will allow for a variety of vibrant uses including food truck festivals and outdoor performances

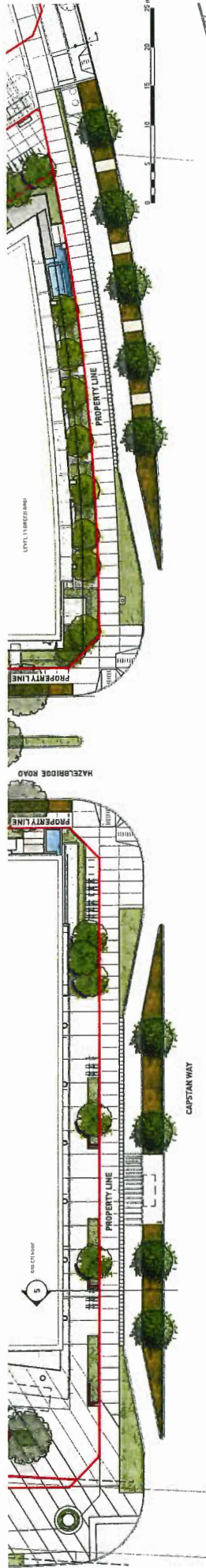
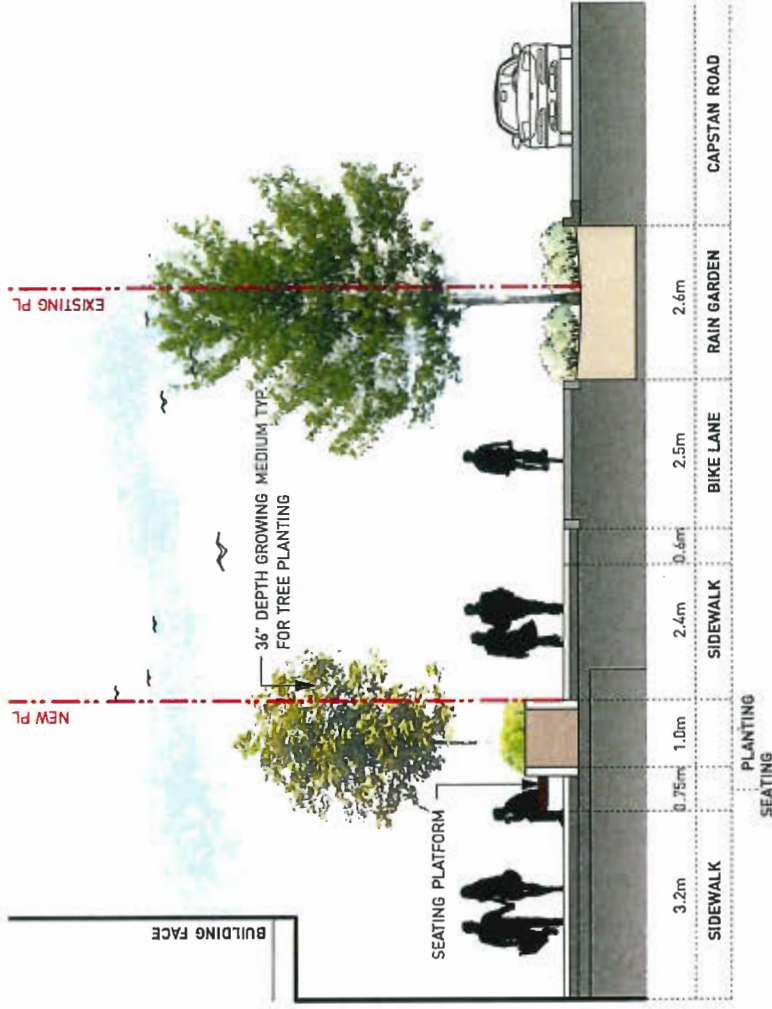


- 1 ARTFUL CANOPY DESIGN**  
Tree-like canopy structures provide riders with a weather-protected path to retail commercial and art's facility spaces. The Frit pattern resembles foliage and reference the project's location at the park

- 2 PUBLIC ART**  
Public art is envisioned at the most active edge at close proximity to the Canada Line Station



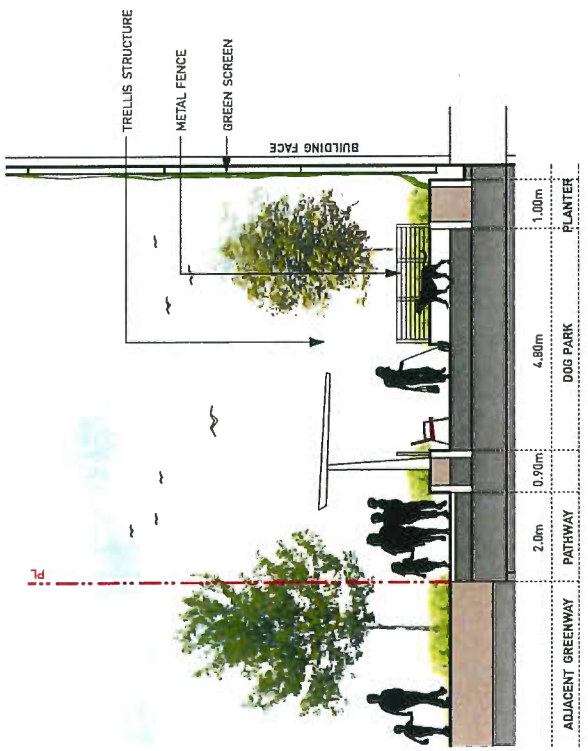
# CAPSTAN GREENWAY



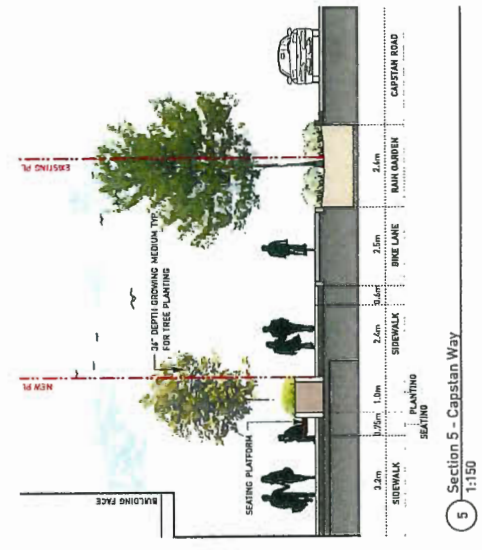
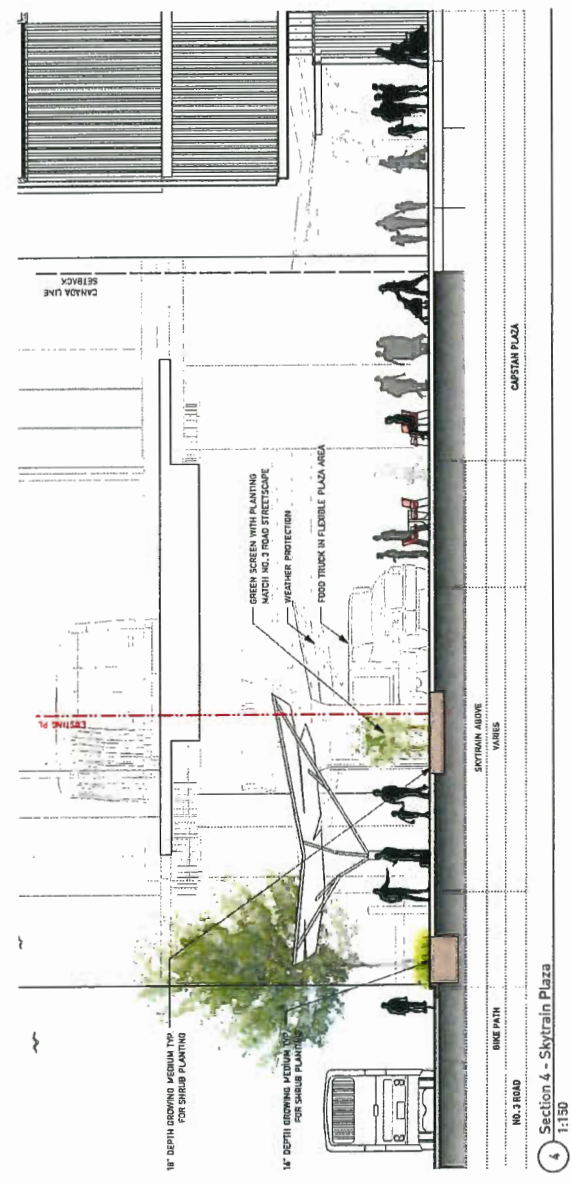
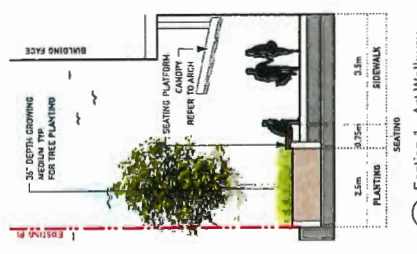
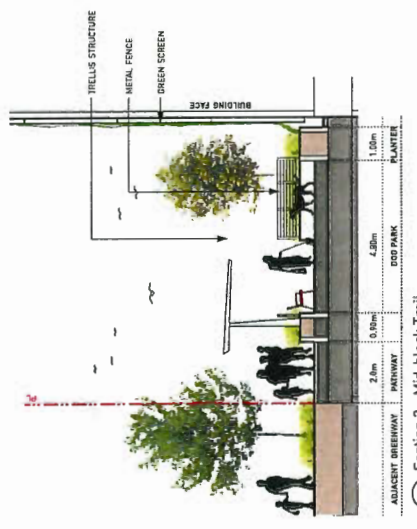
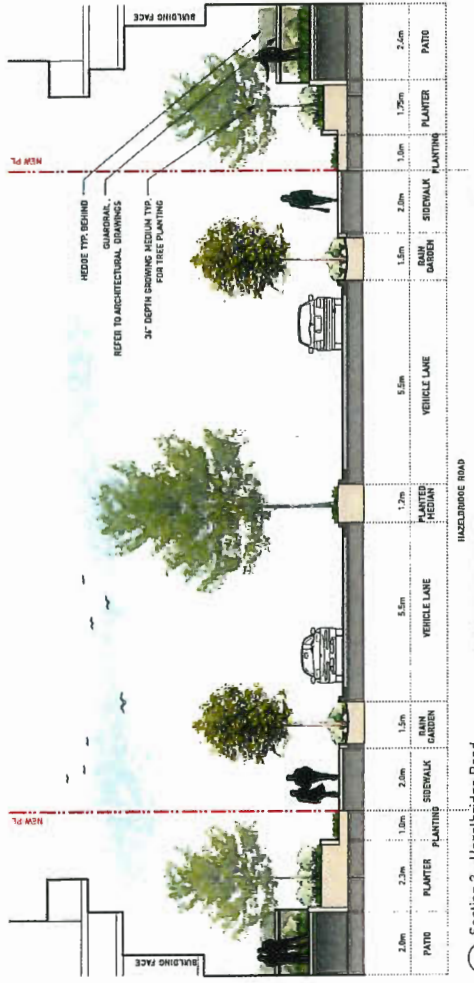
# MID-BLOCK TRAIL



VIEW FROM CAPSTAN WAY LOOKING NORTH AT MID-BLOCK TRAIL

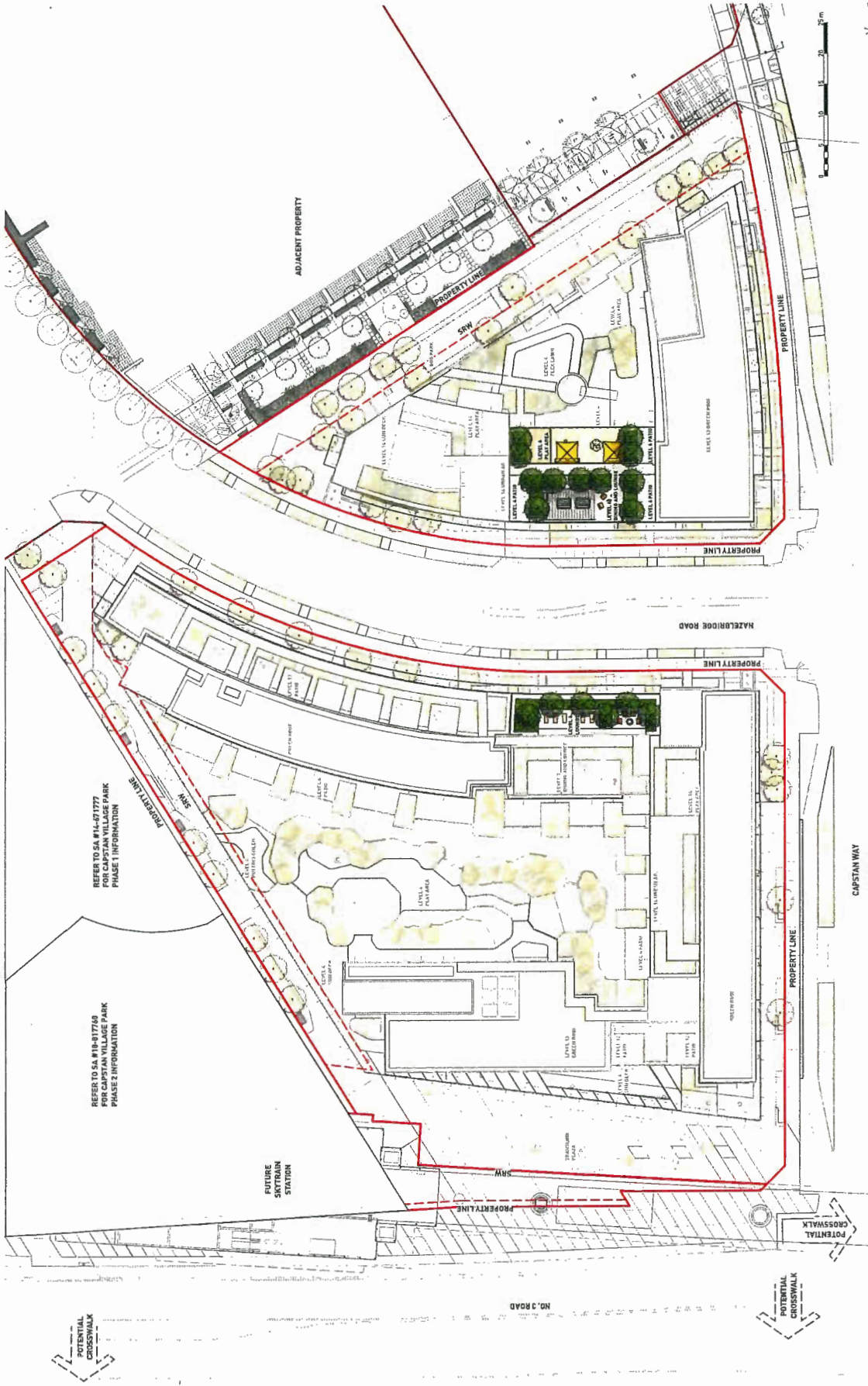






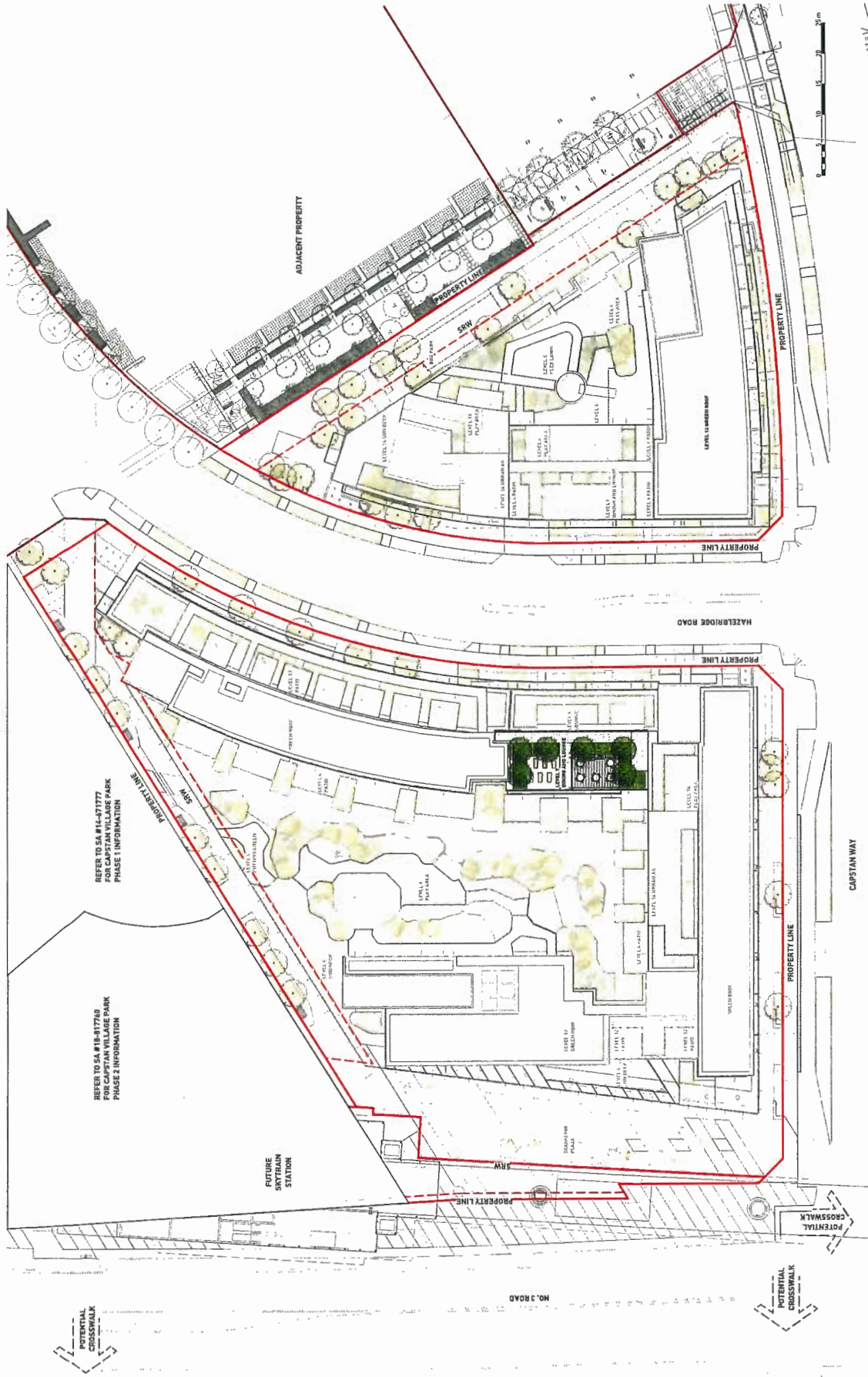






REFER TO SA #18-017760 FOR CAPTAIN VILLAGE PARK PHASE 2 INFORMATION

REFER TO SA #14-071777 FOR CAPTAIN VILLAGE PARK PHASE 1 INFORMATION



REFER TO SA #14-071777  
FOR CAPSTAN VILLAGE PARK  
PHASE 1 INFORMATION

REFER TO SA #18-017740  
FOR CAPSTAN VILLAGE PARK  
PHASE 2 INFORMATION

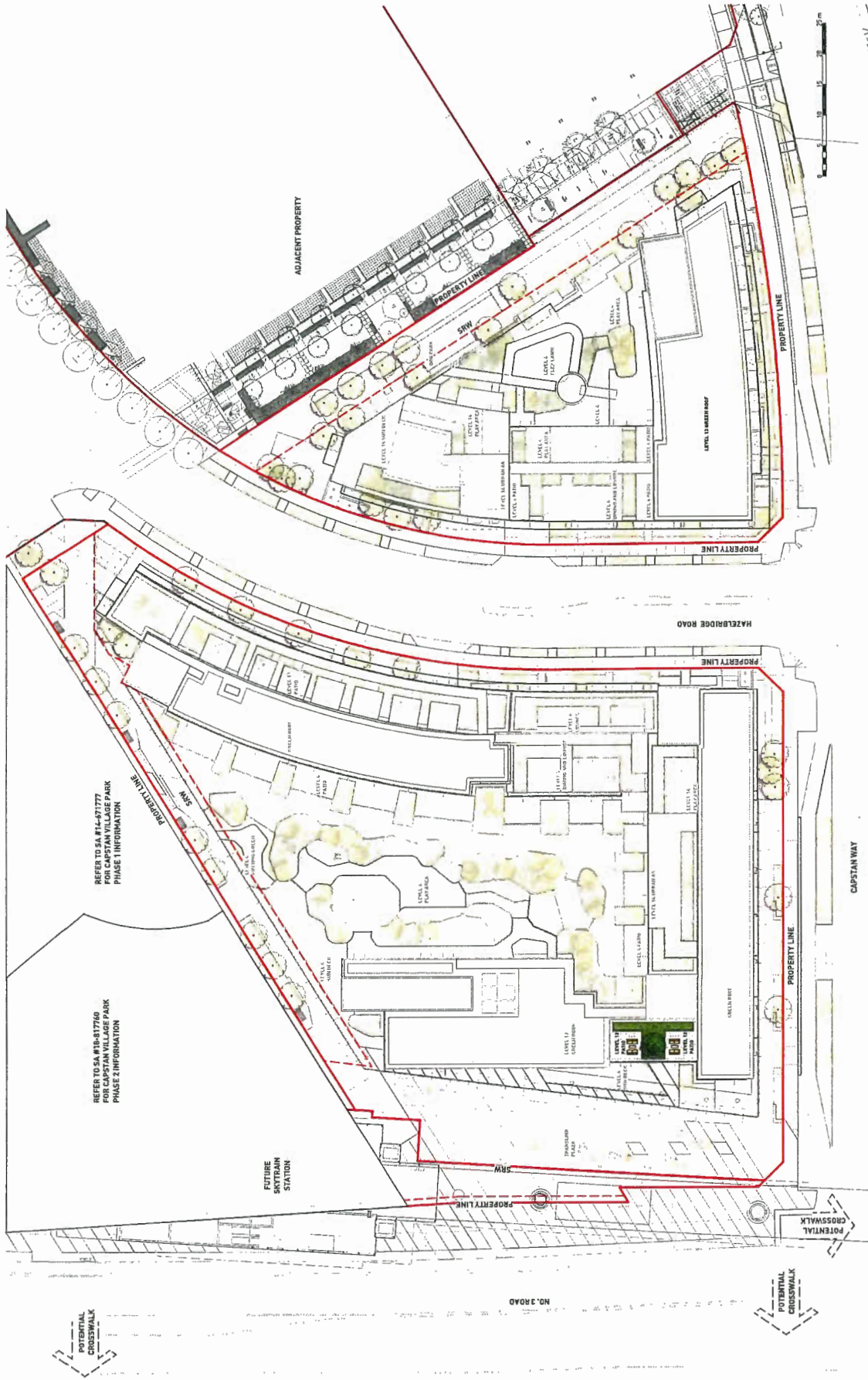
FUTURE  
SKYTRAIN  
STATION

NO. 3 ROAD

HAZELBROOK ROAD

CAPSTAN WAY





REFER TO SA #14-67177  
FOR SKYTRAIN STATION PARK  
PHASE 1 INFORMATION

REFER TO SA #16-817760  
FOR SKYTRAIN STATION PARK  
PHASE 2 INFORMATION



REFER TO SA #14-91777  
FOR INFORMATION ON PHASE 1 INFORMATION

REFER TO SA #16-91776  
FOR INFORMATION ON PHASE 2 INFORMATION







Concord Capstan Station  
Richmond, BC

Roof Precedent Images  
August 2018

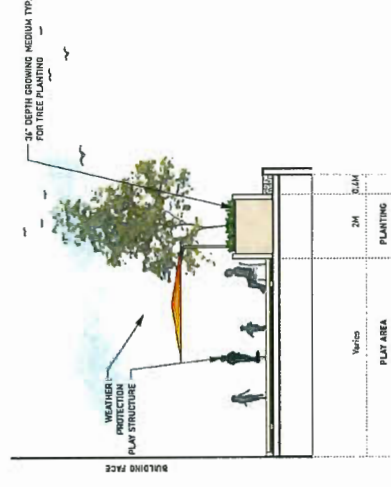


gbl EMERGENT ARCHITECTURE

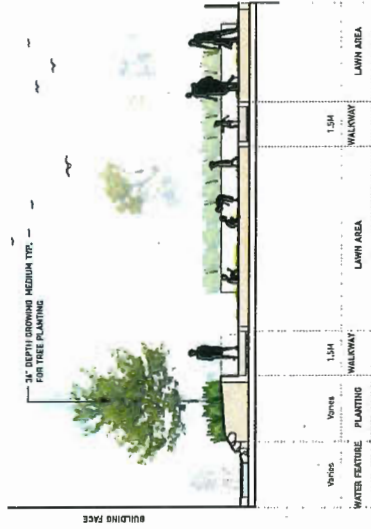




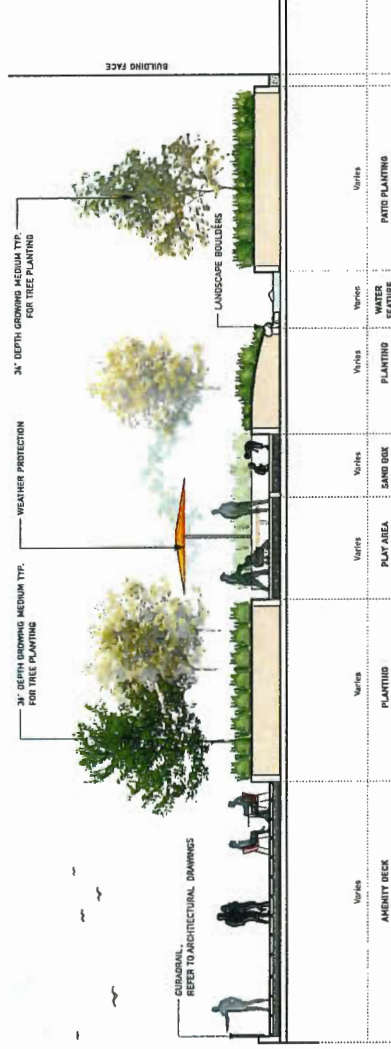
2 Section 7 - Level 14 Outdoor Dining  
1:150



4 Section 9 - Level 14 Urban Agriculture  
1:150



1 Section 6 - Level 4 East Lot  
1:150



3 Section 8 - Level 4 West Lot  
1:150



