

Schedule 1 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
October 30, 2019.



6017 NO. 4 ROAD / WESTGATE



SPECTRA DESIGN

ISSUED FOR:

PERMITTED TO BE USED FOR THE PROJECT DESCRIBED HEREIN ONLY. ANY OTHER USE IS PROHIBITED.

- 6. MARCH 18 2019 ISSUED FOR PERMITS
- 7. OCTOBER 15 2018 ISSUED FOR PERMITS
- 8. MARCH 18 2018 ISSUED FOR PERMITS
- 9. MARCH 18 2018 ISSUED FOR PERMITS
- 10. NOVEMBER 15 2017 ISSUED FOR PERMITS
- 11. NOVEMBER 15 2017 ISSUED FOR PERMITS
- 12. JANUARY 23 2017 ISSUED FOR PERMITS
- 13. JANUARY 23 2017 ISSUED FOR PERMITS
- 14. JANUARY 23 2017 ISSUED FOR PERMITS

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SCALE:

WESTGATE

6017 NO.4 ROAD

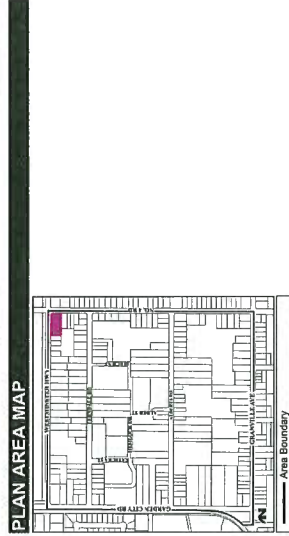
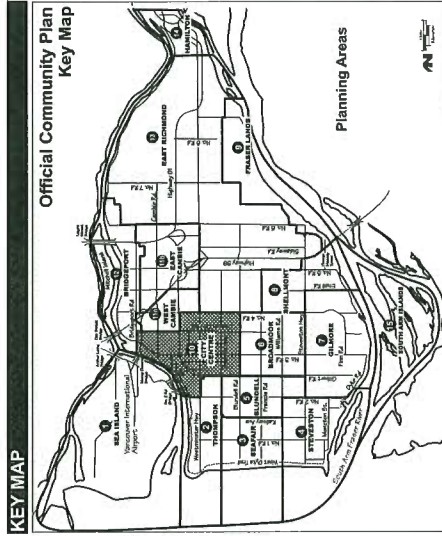
CONTEXT PLAN

DATE: 02/16/2016

CHECKED:

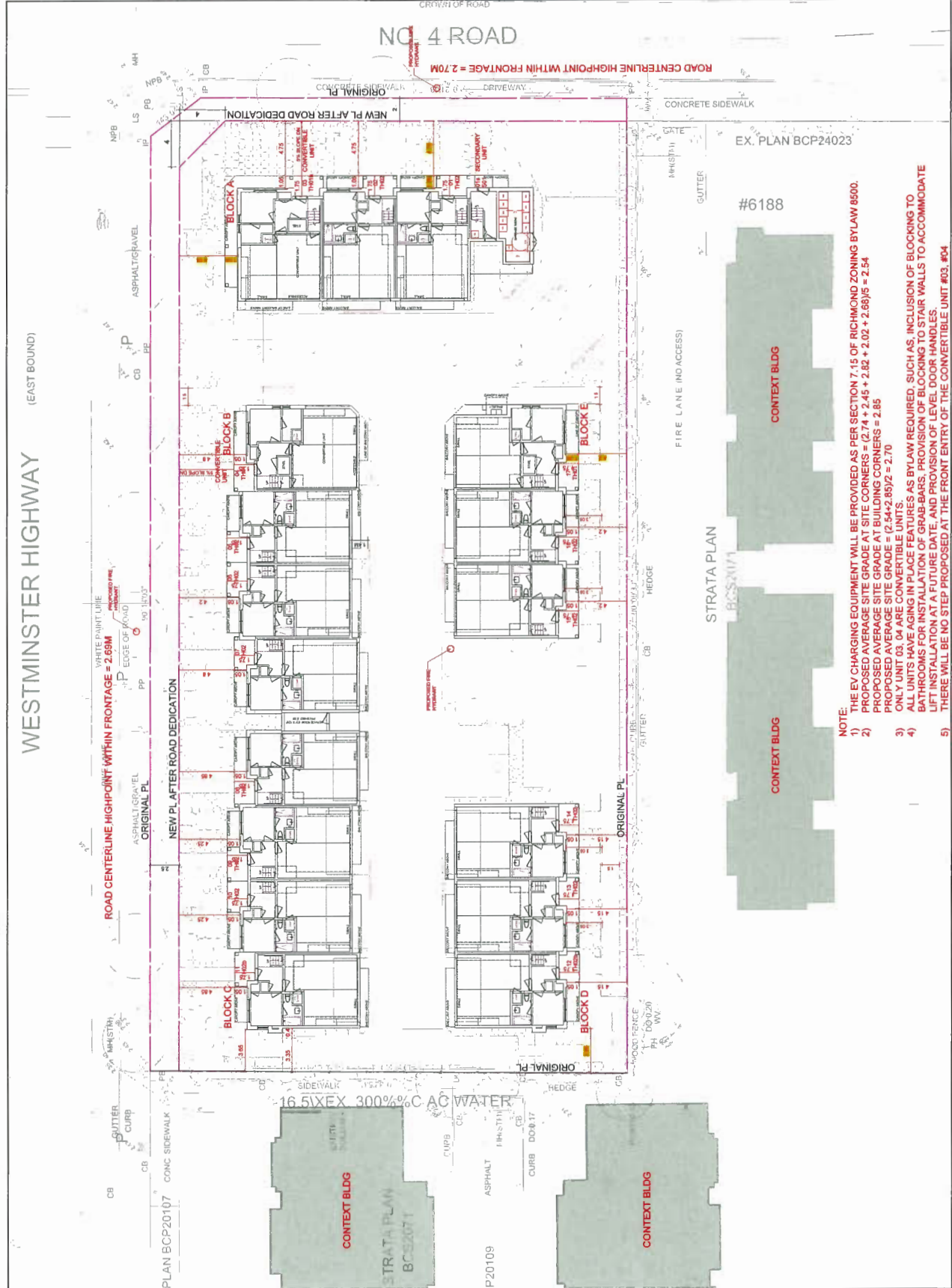
A0.01

15.05



McLennan North Sub-Area Plan
Original Adoption: July 15, 1996 / Plan Adoption: February 16, 2004

WESTMINSTER HIGHWAY (EAST BOUND)



REVISIONS:

- 1. OCTOBER 2016
- 2. JULY 2017
- 3. MARCH 2018
- 4. MARCH 2019
- 5. OCTOBER 2019
- 6. MARCH 2020
- 7. OCTOBER 2020
- 8. MARCH 2021
- 9. NOVEMBER 2021
- 10. JULY 2022

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DATE: 15/05/2022
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CHECKED BY: [Name]

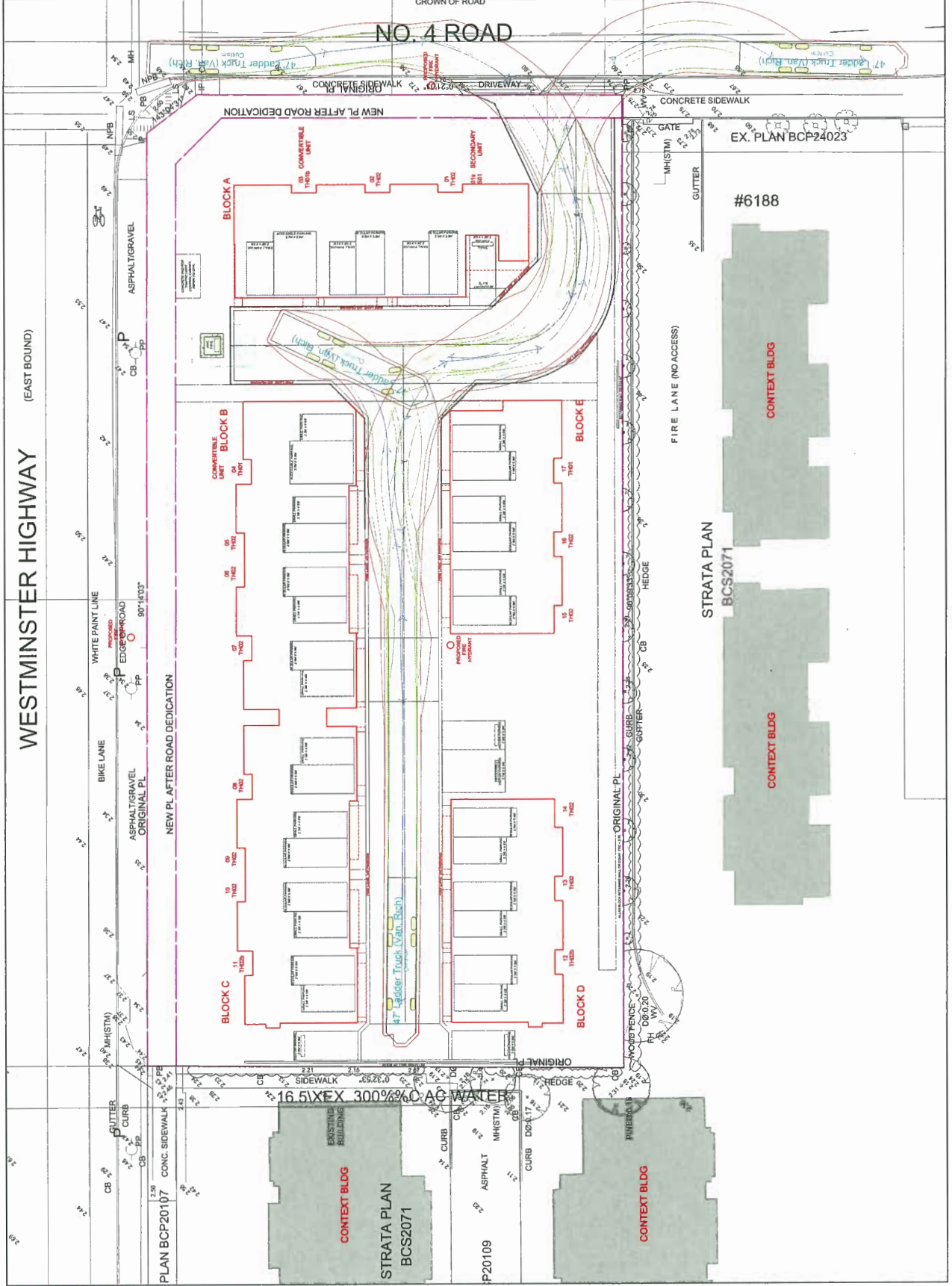
WESTGATE
6017 NO.4 ROAD
MASTER SITE PLAN

A1.01
DP PLAN #1

- NOTE:
- 1) THE EV CHARGING EQUIPMENT WILL BE PROVIDED AS PER SECTION 7.15 OF RICHMOND ZONING BYLAW 8500.
 - 2) PROPOSED AVERAGE SITE GRADE AT SITE CORNERS = $(2.74 + 2.45 + 2.82 + 2.02 + 2.68)/5 = 2.54$
 - 3) PROPOSED AVERAGE SITE GRADE AT BUILDING CORNERS = 2.85
 - 4) ONLY UNIT 03, 04 ARE CONVERTIBLE UNITS.
 - 5) ALL UNITS HAVE AGING IN PLACE FEATURES AS BYLAW REQUIRED, SUCH AS, INCLUSION OF BLOCKING TO BATHROOMS FOR INSTALLATION OF GRAB-BARS, PROVISION OF BLOCKING TO STAIR WALLS TO ACCOMMODATE LIFT INSTALLATION AT A FUTURE DATE, AND PROVISION OF LEVEL DOOR HANDLES.
 - 6) THERE WILL BE NO STEP PROPOSED AT THE FRONT ENTRY OF THE CONVERTIBLE UNIT #03, #04

12. OCTOBER 03 2019 REBID FOR PERMITS AND PERMITS
 11. JULY 23 2019 REBID FOR PERMITS AND PERMITS
 10. MARCH 08 2019 REBID FOR PERMITS AND PERMITS
 9. OCTOBER 19 2018 REBID FOR PERMITS AND PERMITS
 8. MARCH 12 2018 REBID FOR PERMITS AND PERMITS
 7. OCTOBER 19 2017 REBID FOR PERMITS AND PERMITS
 6. MARCH 12 2017 REBID FOR PERMITS AND PERMITS
 5. OCTOBER 19 2016 REBID FOR PERMITS AND PERMITS
 4. MARCH 12 2016 REBID FOR PERMITS AND PERMITS
 3. OCTOBER 19 2015 REBID FOR PERMITS AND PERMITS
 2. MARCH 12 2015 REBID FOR PERMITS AND PERMITS
 1. OCTOBER 19 2014 REBID FOR PERMITS AND PERMITS

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WESTGATE
 6017 NO.4 ROAD
 MASTER SITE PLAN
 FIRE TRUCK ACCESS

DRIVING
 15.05
 A1.03a

REVISIONS FOR:

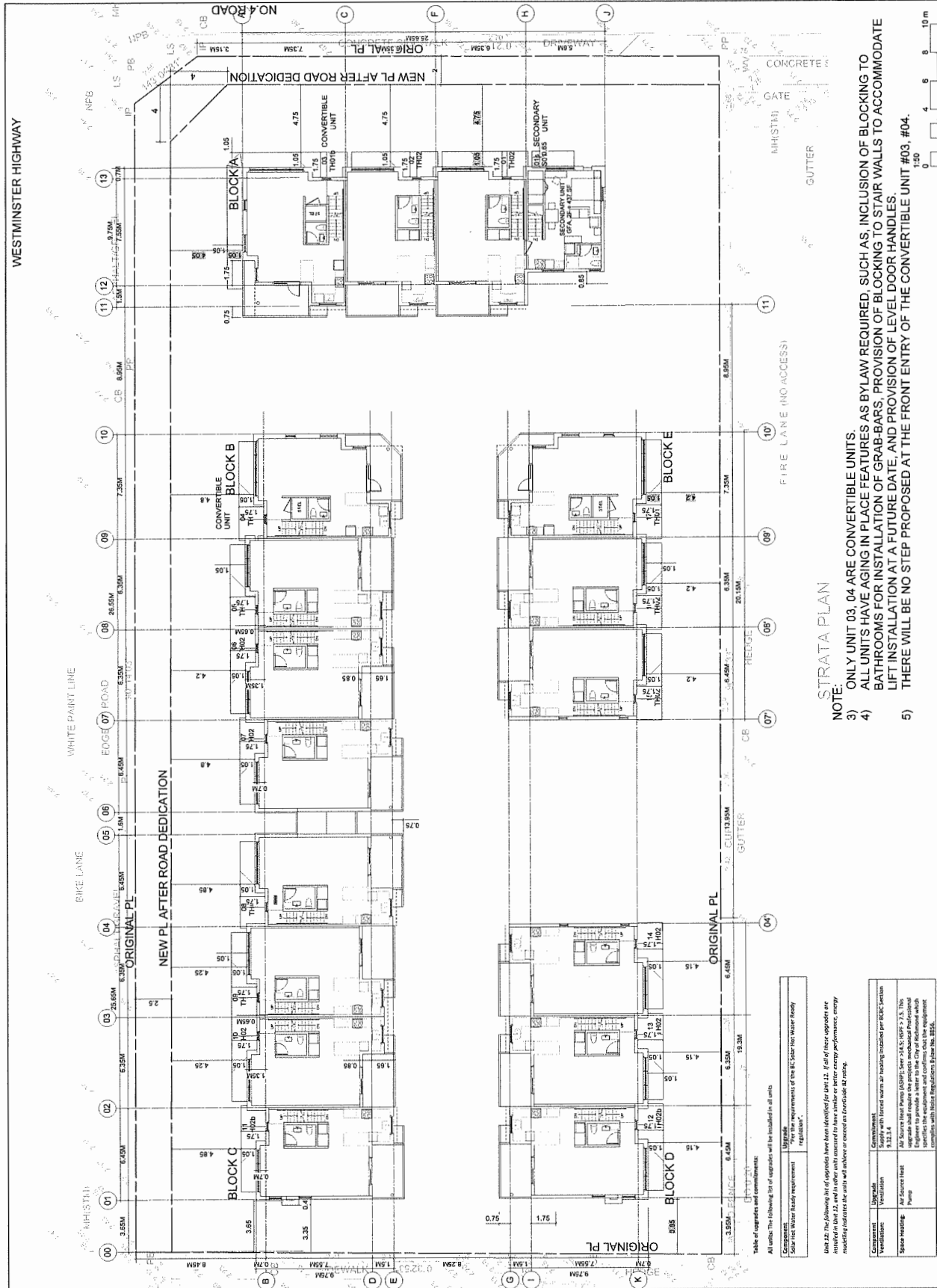
12	12 OCTOBER 2019	REDESIGN FOR RECUMENSION 4TH
11	12 JULY 2019	REDESIGN FOR RECUMENSION 4TH
10	12 JULY 2019	REDESIGN FOR RECUMENSION 4TH
9	12 JULY 2019	REDESIGN FOR RECUMENSION 4TH
8	12 JULY 2019	REDESIGN FOR RECUMENSION 4TH
7	12 JULY 2019	REDESIGN FOR RECUMENSION 4TH
6	12 JULY 2019	REDESIGN FOR RECUMENSION 4TH
5	12 JULY 2019	REDESIGN FOR RECUMENSION 4TH
4	12 JULY 2019	REDESIGN FOR RECUMENSION 4TH
3	12 JULY 2019	REDESIGN FOR RECUMENSION 4TH
2	12 JULY 2019	REDESIGN FOR RECUMENSION 4TH
1	12 JULY 2019	REDESIGN FOR RECUMENSION 4TH

DATE: 12/07/2019

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WESTAGTAGE
6017 NO.4 ROAD
2ND FLOOR PLAN

A2.02
15.05



STRATA PLAN

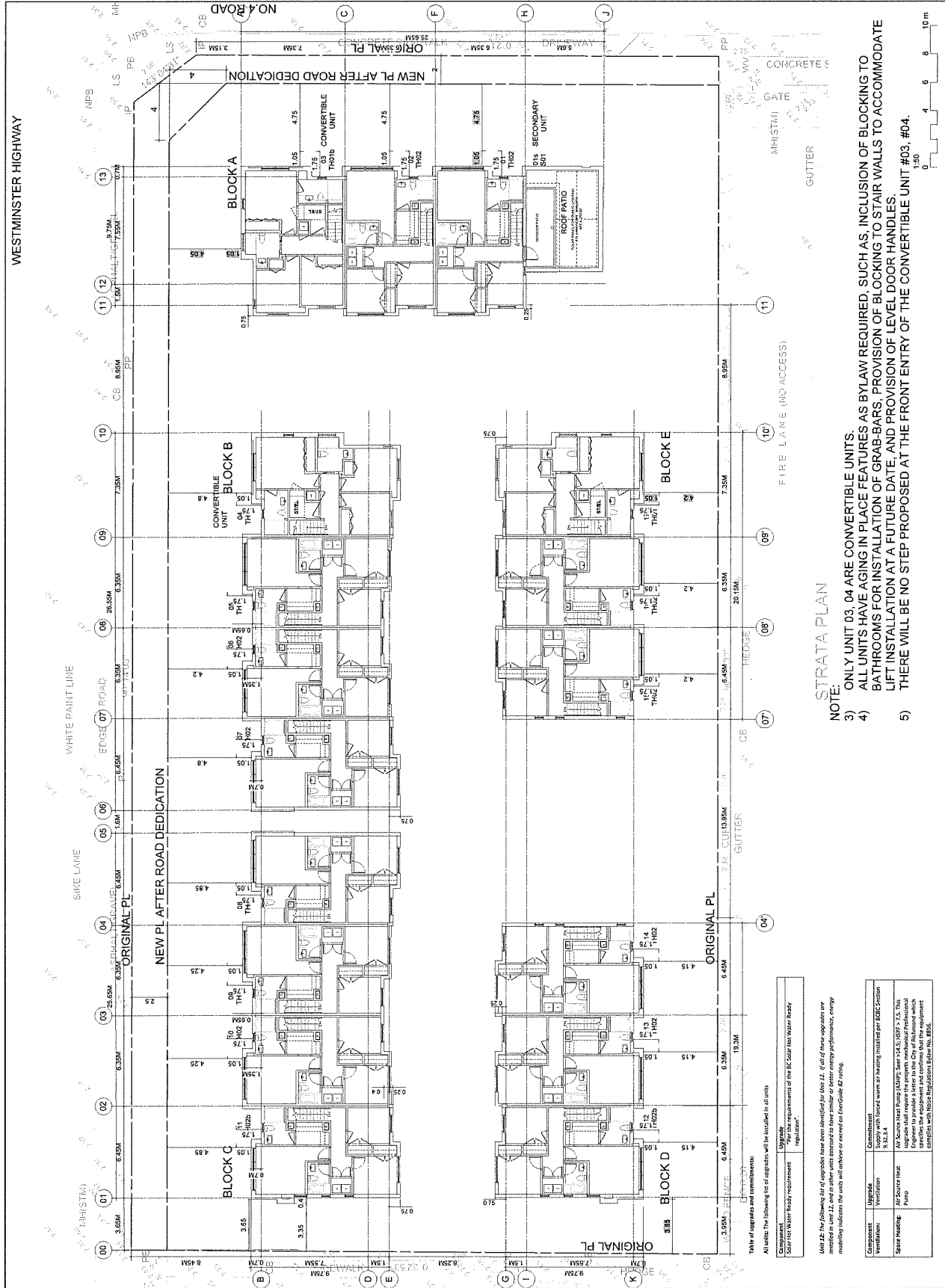
- NOTE:
- ONLY UNIT 03, 04 ARE CONVERTIBLE UNITS.
 - ALL UNITS HAVE AGING IN PLACE FEATURES AS BYLAW REQUIRED, SUCH AS, INCLUSION OF BLOCKING TO BATHROOMS FOR INSTALLATION OF GRAB-BARS, PROVISION OF BLOCKING TO STAIR WALLS TO ACCOMMODATE LIFT INSTALLATION AT A FUTURE DATE, AND PROVISION OF LEVEL DOOR HANDLES.
 - THERE WILL BE NO STEP PROPOSED AT THE FRONT ENTRY OF THE CONVERTIBLE UNIT #03, #04.

Table of aggregates and commitments:

Commitment	Uplift/ventilation	Uplift/ventilation
Uplift/ventilation	Uplift/ventilation	Uplift/ventilation
Uplift/ventilation	Uplift/ventilation	Uplift/ventilation

Unit 02: The following list of upgrades have been identified for Unit 12. If all of these upgrades are installed in Unit 12, and in other units intended to have similar or better energy performance, energy modeling indicates the units will achieve or exceed the threshold of 70 mg.

Commitment	Uplift/ventilation	Uplift/ventilation
Uplift/ventilation	Uplift/ventilation	Uplift/ventilation
Uplift/ventilation	Uplift/ventilation	Uplift/ventilation



WESTMINSTER HIGHWAY

BIKE LANE

WHITE PAINT LINE

NO. 4 ROAD

WESTGATE

6017 NO. 4 ROAD
3RD FLOOR PLAN

DATE: _____
DRAWN BY: _____
CHECKED: _____

A2.03

15-05

STRATA PLAN

- NOTE:
- 3) ONLY UNIT 03, 04 ARE CONVERTIBLE UNITS.
 - 4) ALL UNITS HAVE AGING IN PLACE FEATURES AS BYLAW REQUIRED, SUCH AS, INCLUSION OF BLOCKING TO BATHROOMS FOR INSTALLATION OF GRAB-BARS, PROVISION OF BLOCKING TO STAIR WALLS TO ACCOMMODATE LIFT INSTALLATION AT A FUTURE DATE, AND PROVISION OF LEVEL DOOR HANDLES.
 - 5) THERE WILL BE NO STEP PROPOSED AT THE FRONT ENTRY OF THE CONVERTIBLE UNIT #03, #04.

Table of upgrades and comments:
All units: The following list of upgrades will be installed in all units

Component	Upgrade	Comment
Scour Test Water Ready requirement	Upgrade	For the requirements of the BC Clear Test Water Ready requirement.

Unit 03: The following list of upgrades have been identified for Unit 03. If any of these upgrades are installed in Unit 02, and in other units located on the same floor, the City of Richmond will consider the units will achieve or exceed an EnergyGuide G rating.

Component	Upgrade	Comment
Ventilation	Upgrade	Supply with forced warm air heating installed per BCBC Section 9.33.3.4
Space Heating	Air Source Heat Pump	Air Source Heat Pump (ASHP) per 9.45.5; ASHP > 7.5. This Engineer to provide a letter to the City of Richmond which specifies the equipment and confirms that the equipment complies with BCBC Regulation Section 9.33.3.4

ISSUED FOR:

APPROVED FOR:

- 1. OCTOBER 19 2019 ISSUED FOR REVISION 11M
- 2. OCTOBER 19 2019 ISSUED FOR REVISION 11M
- 3. OCTOBER 19 2019 ISSUED FOR REVISION 11M
- 4. MARCH 18 2019 ISSUED FOR REVISION 11M
- 5. MARCH 18 2019 ISSUED FOR REVISION 11M
- 6. MARCH 18 2019 ISSUED FOR REVISION 11M
- 7. MARCH 18 2019 ISSUED FOR REVISION 11M
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- 15. MARCH 18 2019 ISSUED FOR REVISION 11M
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- 19. MARCH 18 2019 ISSUED FOR REVISION 11M
- 20. MARCH 18 2019 ISSUED FOR REVISION 11M

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REPORT ANY DISCREPANCIES OR OMISSIONS TO THE CONSULTANT IMMEDIATELY BY TELEPHONE OR IN WRITING.

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SCALE

WESTGATE

6017 NO.4 ROAD

ROOF PLAN

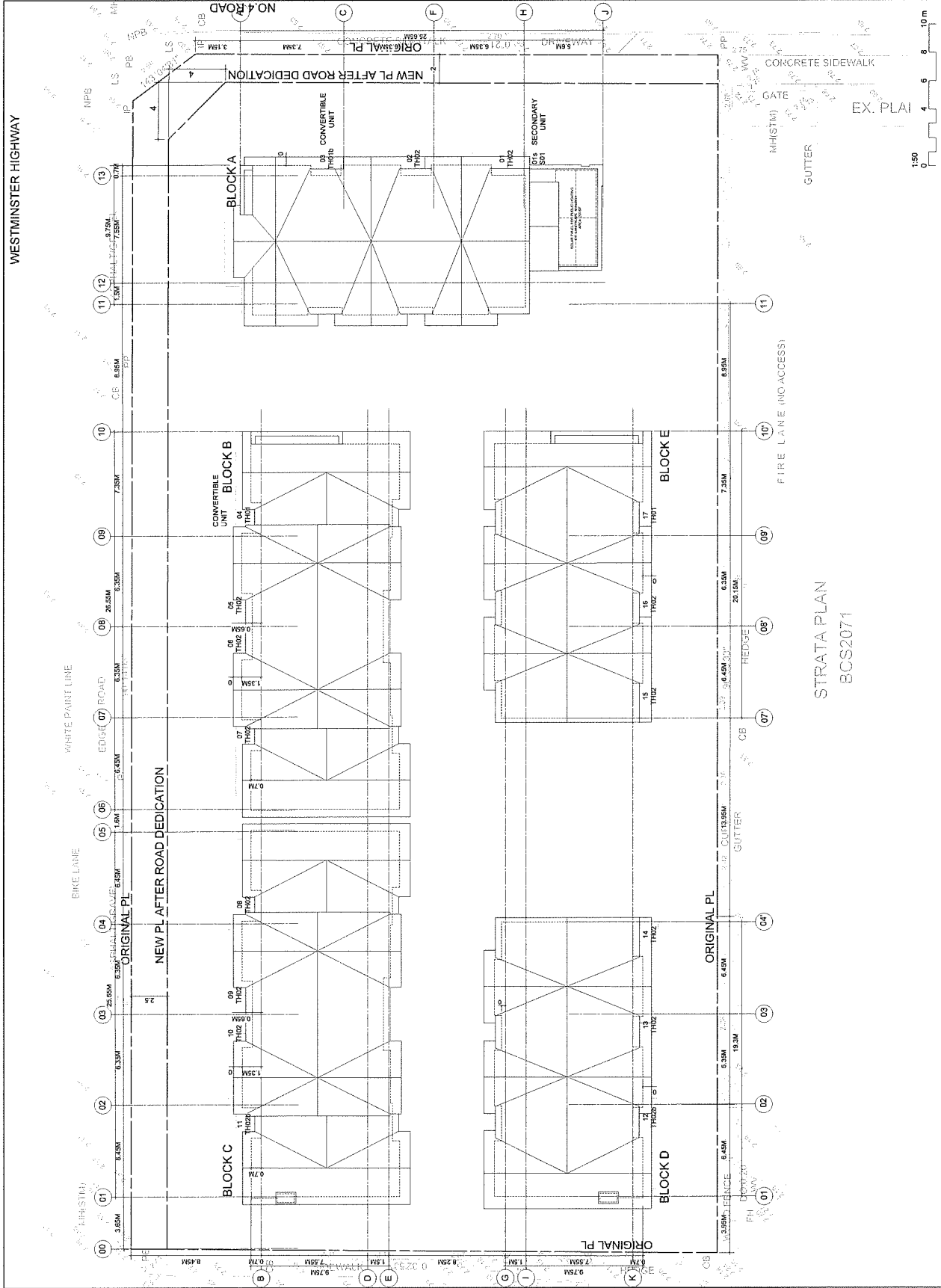
DATE

PROJECT NO.

CHECKED

A2.04

15-20





MATERIAL LEGEND

- 01A. CEMENTITIOUS PANEL, W/ COLOR-MATCH TRIM, WHITE
- 01B. CEMENTITIOUS PANEL, W/ COLOR-MATCH TRIM, GREY
- 02. BRICK VENEER
- 04. PAINTED WOOD TRIM, WHITE
- 05. PAINTED WOOD TRIM, GREY
- 06. CONCRETE UPSTAIR
- 07. POWDER-COATED DOWNPIPE, GREY
- 08. POWDER-COATED DOWNPIPE, GREY
- 09. POWDER-COATED DOWNPIPE, GREY
- 10. POWDER-COATED METAL PLANTER, BLACK
- 11. POWDER-COATED METAL PLANTER, BLACK
- 12. HOLLOW METAL, WOOD, DARK BROWN
- 13. HOLLOW METAL, GREY
- 14. HOLLOW METAL, GREY
- 15. HOLLOW METAL, GREY
- 16. PAINTED SHUTTERS LIKE WOOD PANEL, WHITE

PAINTED WOOD SHUTTER
PROJECT IN COLOR LAM
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PROJECT IN COLOR LAM

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PROJECT IN COLOR LAM
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PROJECT IN COLOR LAM



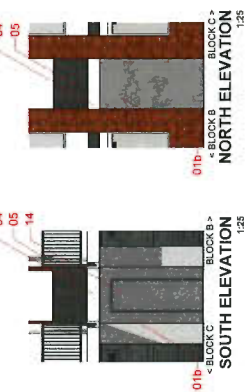
NORTH ELEVATION, WESTMINSTER HIGHWAY ELEVATION
1:50

WEST ELEVATION
1:50

EAST ELEVATION, NO. 4 ROAD ELEVATION
1:50

SOUTH ELEVATION
1:50

ELECTRICAL ROOM BETWEEN BLOCK B & C



SOUTH ELEVATION
1:25

NORTH ELEVATION
1:25

REVISED FOR:

1. APRIL 2019
2. JUNE 2019
3. JULY 2019
4. AUGUST 2019
5. SEPTEMBER 2019
6. OCTOBER 2019
7. NOVEMBER 2019
8. DECEMBER 2019
9. JANUARY 2020
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28. AUGUST 2021
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30. OCTOBER 2021
31. NOVEMBER 2021
32. DECEMBER 2021
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35. MARCH 2022
36. APRIL 2022
37. MAY 2022
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40. AUGUST 2022
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42. OCTOBER 2022
43. NOVEMBER 2022
44. DECEMBER 2022
45. JANUARY 2023
46. FEBRUARY 2023
47. MARCH 2023
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89. SEPTEMBER 2026
90. OCTOBER 2026
91. NOVEMBER 2026
92. DECEMBER 2026

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DATE: _____

SCALE: _____

WESTGATE

6017 NO. 4 ROAD

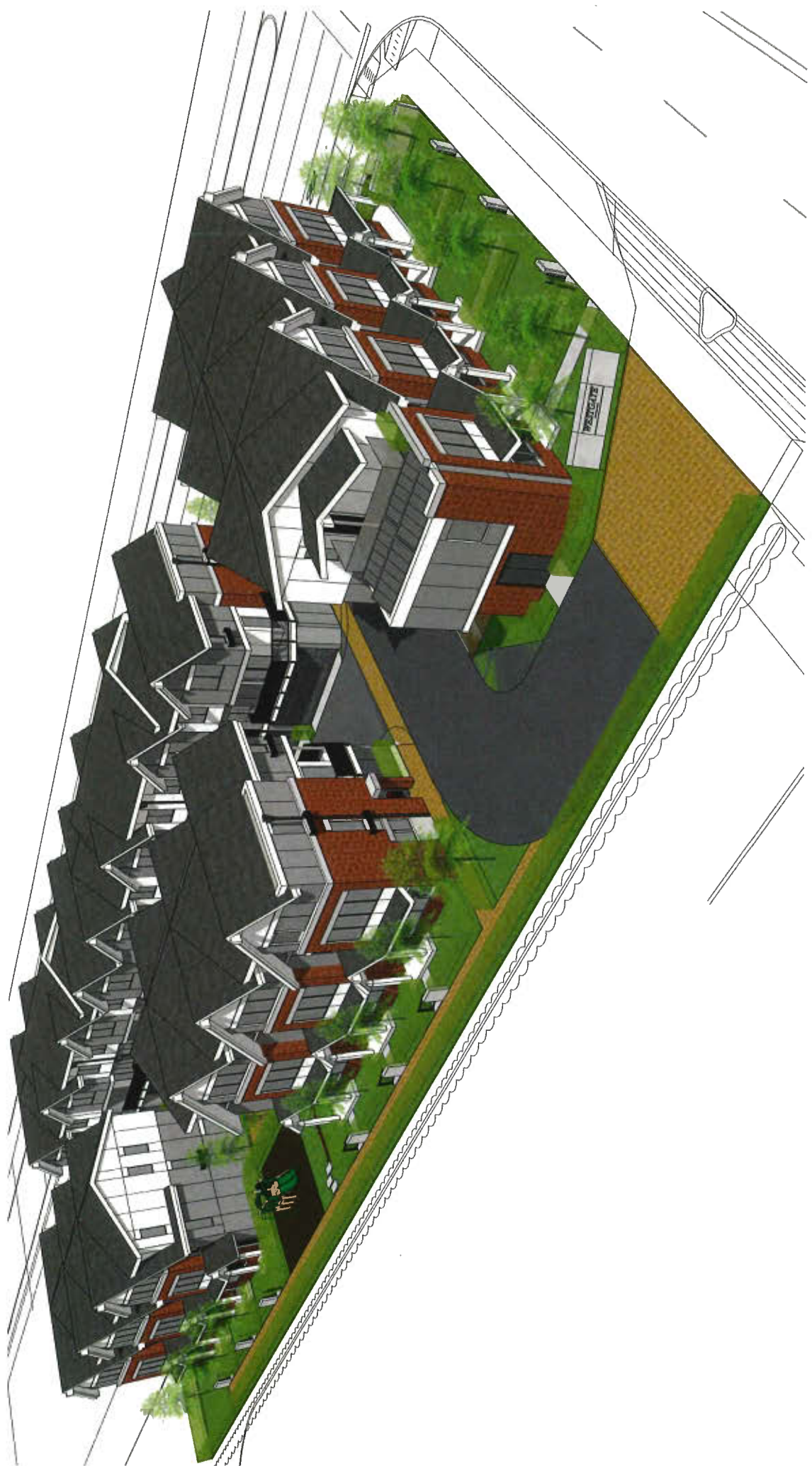
SITE ELEVATIONS

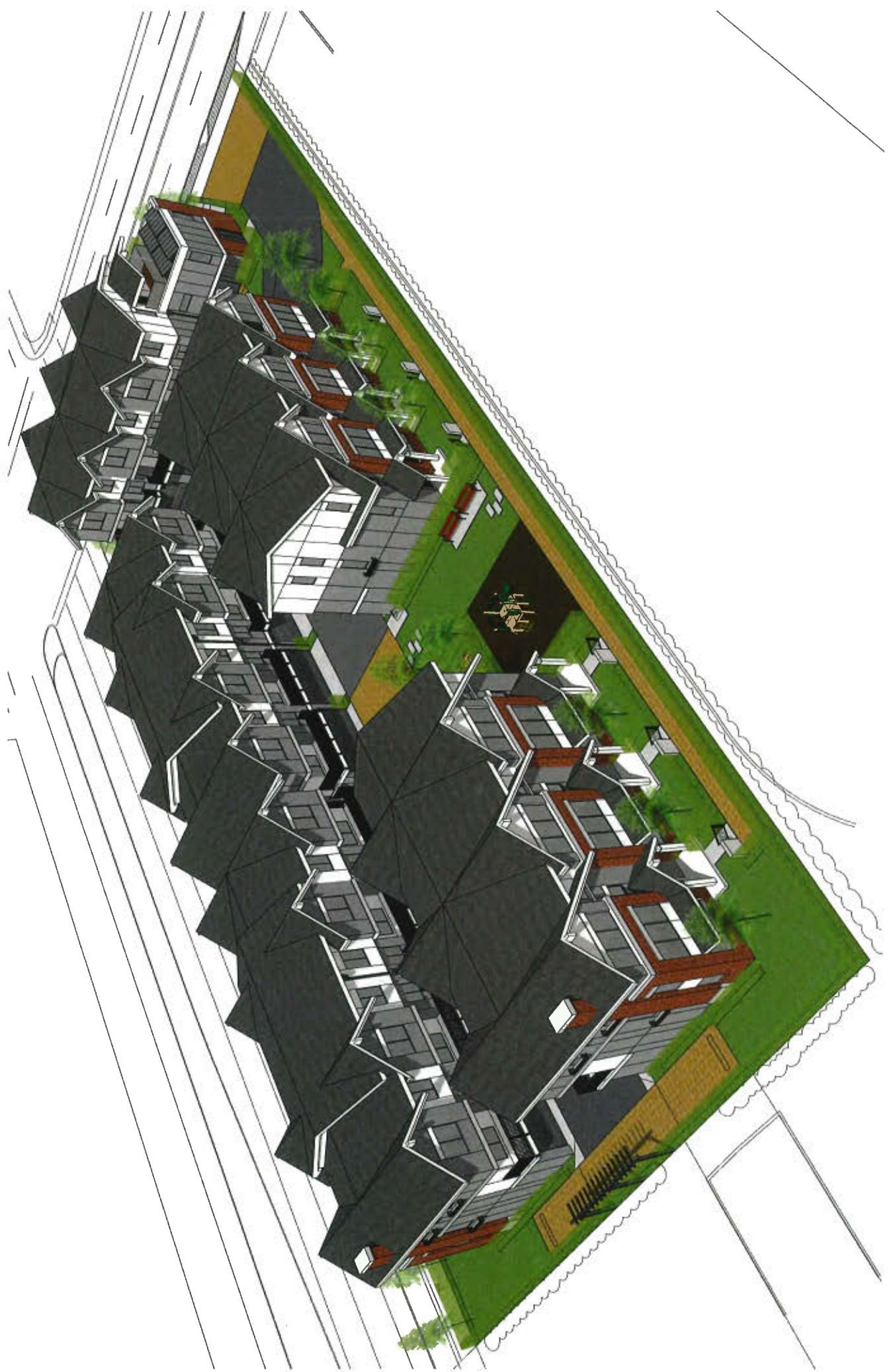
REVISION
DATE: _____

CHECKED: _____











REVISIONS

NO. DATE BY
1. 07/11/2017
2. 07/11/2017
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15. 07/11/2017
16. 07/11/2017

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SCALE

WESTGATE

6017 NO.4 ROAD
BUILDING ELEVATIONS
BLOCK A

DATE

CHECKED

A3.02

DP PLAN #4a

15/06

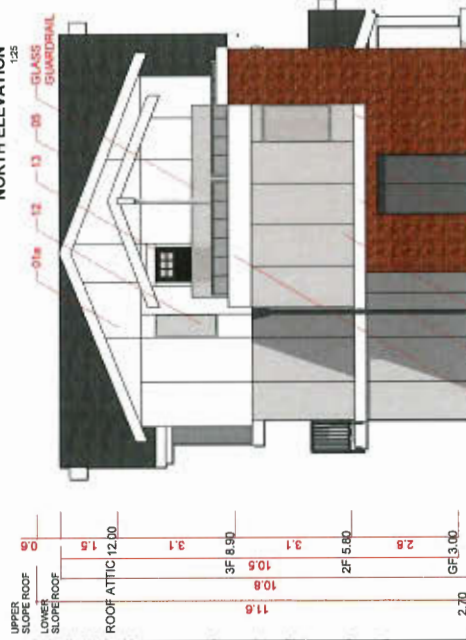
MATERIAL LEGEND

- 01b. CEMENTITIOUS PANEL W/ COLOR-MATCH TRIM, WHITE
- 02. BRICK VANGERS
- 04. PAINTED WOOD TRIM, WHITE
- 05. ASPHALT SHINGLE, GREY
- 06. CONCRETE UPSTAND
- 07. POWDER-COATED GUARDRAIL, GREY
- 08. POWDER-COATED DOWNPIPE, GREY
- 09. POWDER-COATED METAL GATE, GREY
- 10. POWDER-COATED METAL PLANTER, BLACK
- 11. HOLLOW METAL DOOR, DARK BROWN
- 12. HOLLOW METAL DOOR, GREY
- 13. GARAGE METAL SECTIONAL DOOR, GREY
- 14. PAINTED SHUTTER-LIKE WOOD PANEL, WHITE

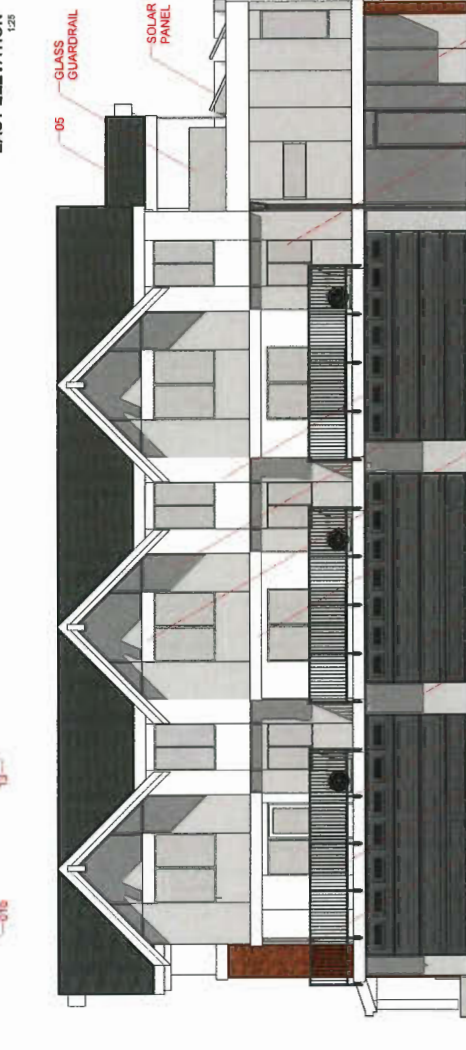


NORTH ELEVATION 1:25

EAST ELEVATION 1:25



SOUTH ELEVATION 1:25



WEST ELEVATION 1:25

REVISIONS:

NO. DATE BY
1. 07/15/2019
2. 07/15/2019
3. 07/15/2019

12. OCTOBER 03 2019
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FOR INFORMATION FROM THE CONTRACT DOCUMENTS WITHOUT THE WORK. FOR INFORMATION FROM THE CONTRACT DOCUMENTS WITHOUT THE WORK. FOR INFORMATION FROM THE CONTRACT DOCUMENTS WITHOUT THE WORK.

SCALE

WESTGATE

6017 NO.4 ROAD
BUILDING ELEVATIONS
BLOCK B

DRAWN BY DATE

CHECKED

A3.03

DP PLAN #4b

15-05

MATERIAL LEGEND

- 01b. CEMENTITIOUS PANEL W/ COLOR-MATCH TRIM, WHITE
02. BRICK VENEER
03. PAINTED WOOD TRIM, WHITE
04. ASPHALT SHINGLE, GREY
05. CONCRETE UPSTAND
06. POWDER-COATED GUARDRAIL, GREY
07. POWDER-COATED DOWNPIPE, GREY
08. POWDER-COATED METAL GATE, GREY
09. POWDER-COATED METAL PLANTER, BLACK
10. HOLLOW METAL DOOR, DARK BROWN
11. HOLLOW METAL DOOR, GREY
12. GARAGE METAL SECTIONAL DOOR, GREY
13. PAINTED SHUTTER-LIKE WOOD PANEL, WHITE



REVISIONS:

12.	OCTOBER 10 2014	ISSUED FOR PERMITS - 4TH
11.	JULY 29 2014	ISSUED FOR PERMITS - 4TH
10.	MAY 14 2014	ISSUED FOR PERMITS - 4TH
9.	MARCH 26 2014	ISSUED FOR PERMITS - 4TH
8.	MARCH 18 2014	ISSUED FOR PERMITS - 4TH
7.	OCTOBER 16 2013	ISSUED FOR PERMITS - 4TH
6.	MARCH 13 2013	ISSUED FOR PERMITS - 4TH
5.	MARCH 13 2013	ISSUED FOR PERMITS - 4TH
4.	NOVEMBER 8 2011	ISSUED FOR PERMITS - 4TH
3.	AUGUST 2 2011	ISSUED FOR PERMITS - 4TH
2.	JULY 11 2011	ISSUED FOR PERMITS - 4TH
1.	JULY 11 2011	ISSUED FOR PERMITS - 4TH

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CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE BEFORE COMMENCING WORK.

ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH THE LOCAL, STATE AND FEDERAL REQUIREMENTS AND CODES.

ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH THE LOCAL, STATE AND FEDERAL REQUIREMENTS AND CODES.

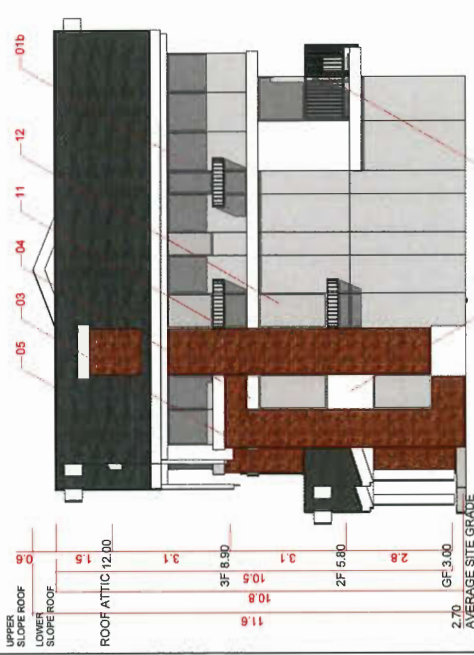
MATERIAL LEGEND

- 01a. CEMENTITIOUS PANEL W/ COLOR-MATCH TRIM, WHITE
- 01b. CEMENTITIOUS PANEL W/ COLOR-MATCH TRIM, GREY
- 03. BRICK VENEER
- 04. PAINTED WOOD TRIM, WHITE
- 05. ASPHALT SHINGLE, GREY
- 06. CONCRETE
- 07. CONCRETE
- 08. POWDER-COATED GUARDRAIL, GREY
- 09. POWDER-COATED DOWNPIPE, GREY
- 10. POWDER-COATED METAL GATE, GREY
- 11. WOOD-COATED METAL PLANTER, BLACK
- 12. VINYL WINDOW, WHITE
- 13. HOLLOW METAL DOOR, DARK BROWN
- 14. HOLLOW METAL SECTIONAL DOOR, GREY
- 15. GARAGE METAL SECTIONAL DOOR, GREY
- 16. PAINTED SHUTTER-LIKE WOOD PANEL, WHITE

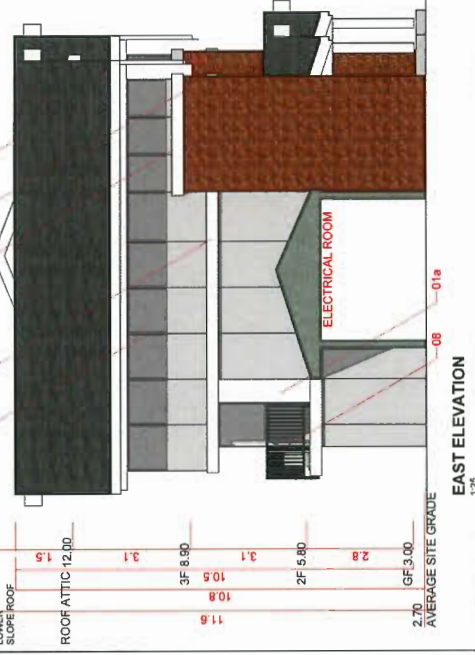


NORTH ELEVATION
1:25

SOUTH ELEVATION
1:25



WEST ELEVATION
1:25



EAST ELEVATION
1:25

WESTGATE

6017 NO.4 ROAD
BUILDING ELEVATIONS
BLOCK C

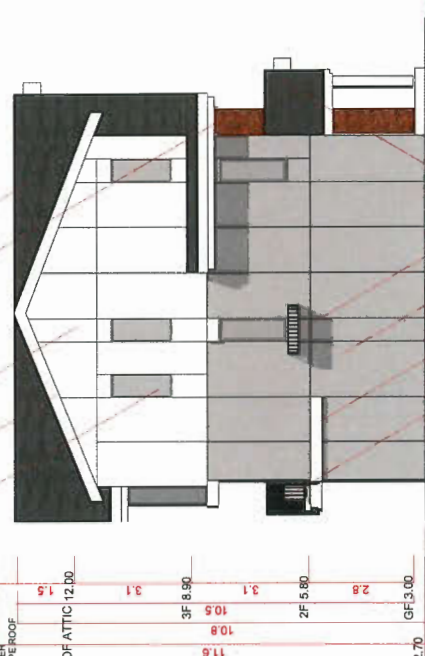
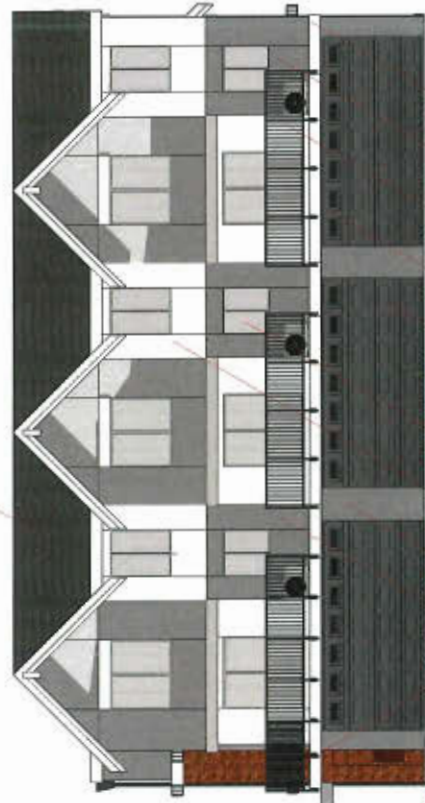
DESIGNED BY: SPECTRA DESIGN
CHECKED:

A3.04
DP PLAN #4C
15-05

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 2. JULY 25 2019 ISSUED FOR PERMITS
 3. JUNE 20 2019 ISSUED FOR PERMITS
 4. OCTOBER 10 2018 ISSUED FOR PERMITS
 5. JANUARY 10 2019 ISSUED FOR PERMITS
 6. DECEMBER 10 2018 ISSUED FOR PERMITS
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 5. ALL DIMENSIONS FROM THE CONTRACT DOCUMENTS ARE SUBJECT TO VARIATION DUE TO THE CONTRACT DOCUMENTS.

- MATERIAL LEGEND**
- 01a. CEMENTITIOUS PANEL W/ COLOR-MATCH TRIM, WHITE
 - 01b. CEMENTITIOUS PANEL W/ COLOR-MATCH TRIM, GREY
 - 03. BRICK VENEER
 - 04. PAINTED WOOD TRIM, WHITE
 - 05. PAINTED WOOD TRIM, GREY
 - 06. CONCRETE UPSTAND
 - 07. CONCRETE CAB
 - 08. POWDER-COATED GUARDRAIL, GREY
 - 09. POWDER-COATED DOWNPIPE, GREY
 - 10. POWDER-COATED DOWNPIPE, GREY
 - 11. POWDER-COATED METAL PLANTER, BLACK
 - 12. VINYL WINDOW, WHITE
 - 13. VINYL WINDOW, WHITE
 - 14. HOLLOW METAL DOOR, DARK BROWN
 - 15. METAL SECTIONAL DOOR, GREY
 - 16. PAINTED SHUTTER-LIKE WOOD PANEL, WHITE



UPPER SLOPE ROOF 0.6
LOWER SLOPE ROOF 1.5
ROOF ATTIC 12.00
3F 8.90
10.5
11.6
2F 5.80
2.8
2.70 GF 3.00
AVERAGE SITE GRADE

UPPER SLOPE ROOF 0.6
LOWER SLOPE ROOF 1.5
ROOF ATTIC 12.00
3F 8.90
10.5
10.8
11.6
2F 5.80
2.8
2.70 GF 3.00
AVERAGE SITE GRADE

WESTGATE

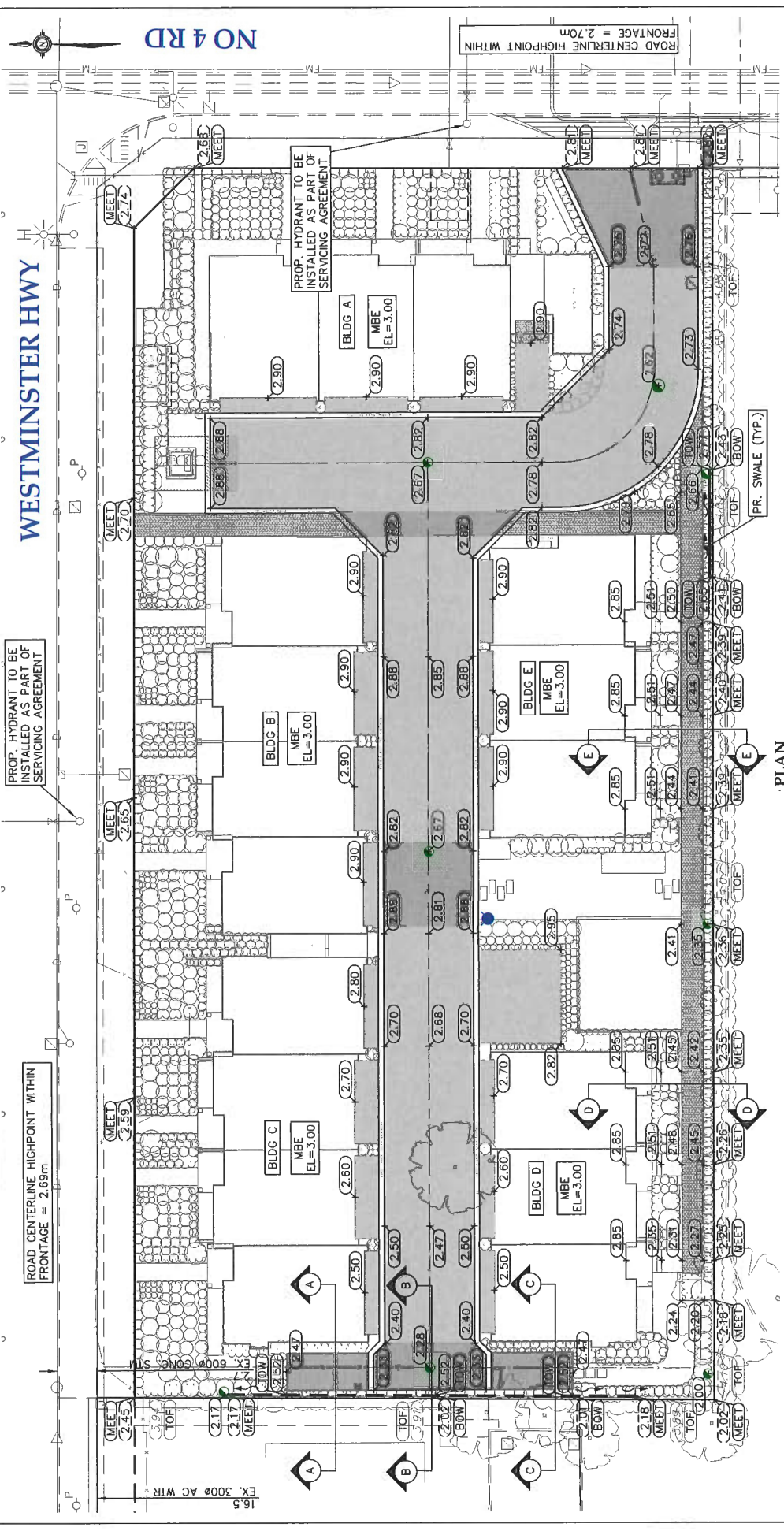
6017 NO. 4 ROAD

BUILDING ELEVATIONS
BLOCK E

DRAWN: [Name]
DATE: [Date]
CHECKED: [Name]

A3.06
DP PLAN #4e

15/25



TITLE: **LOT GRADING PLAN**
6017 NO. 4 ROAD

DESIGN:	RT	DWG. No.:	
DRAWN:	BCD	SCALE:	1 : 250
CHECKED:	RF	DATE:	JAN 2018
ENGINEER:	RF	SEC. No.:	10-4-6
		SHT No.:	1 OF 1

01 OCT 2019

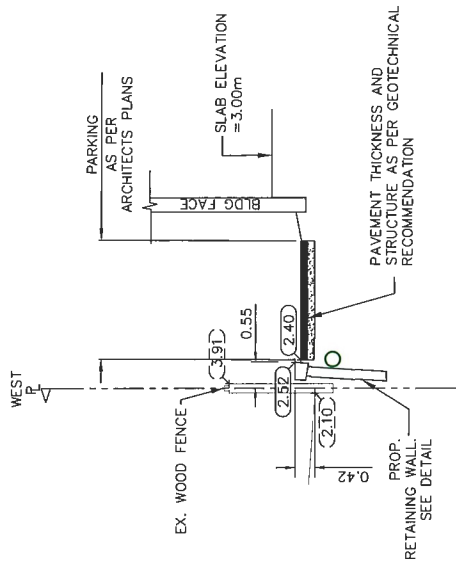
PLAN
SCALE: 1:250

REV'N	DATE	BY	CH.	DESCRIPTION
0.	14 OCT 2019	GP	RF	ISSUED FOR COORDINATION

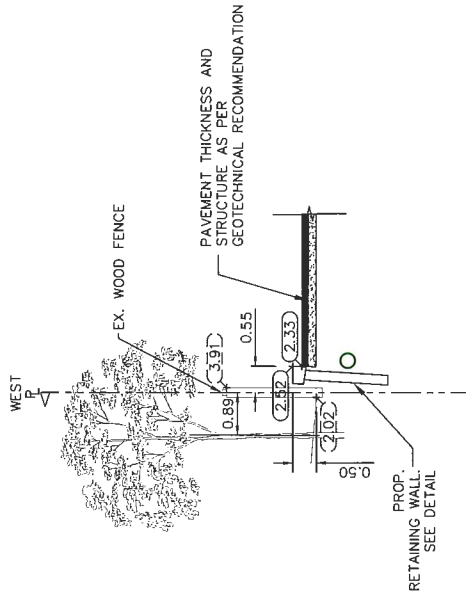
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CoreConcept
 CONSULTING LTD.
 #220-2639 Viking Way, Richmond, BC, V6V 3B7
 www.coreconceptconsulting.com

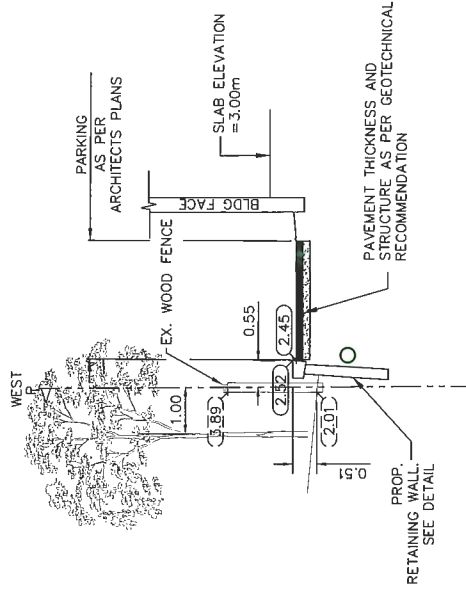
WYDANCO DEVELOPMENTS
 Core Concept Consulting Project No. 16107
 DWG. 1 OF 4



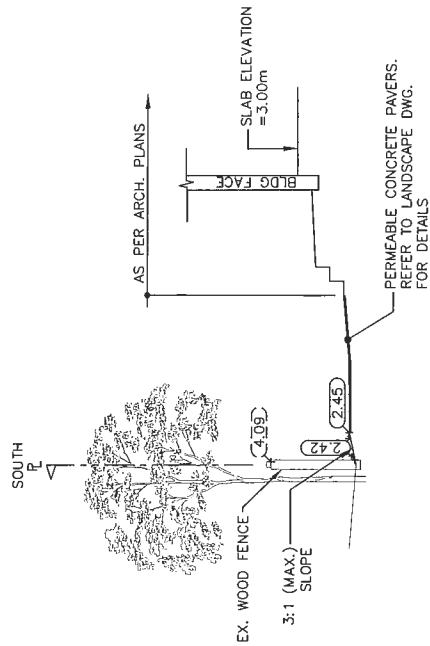
TYPICAL RET. WALL (SECTION THRU A-A)
SCALE = 1:100 HOR., 1:50 VERT.



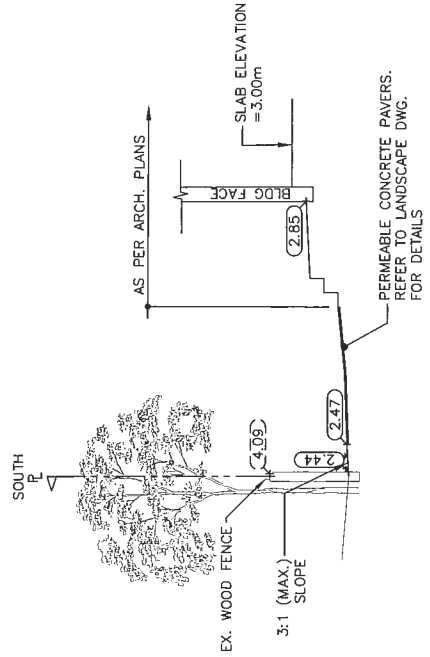
TYPICAL RET. WALL (SECTION THRU B-B)
SCALE = 1:100 HOR., 1:50 VERT.



TYPICAL RET. WALL (SECTION THRU C-C)
SCALE = 1:100 HOR., 1:50 VERT.



TYPICAL SECTION (THRU D-D)
SCALE = 1:100 HOR., 1:50 VERT.



TYPICAL SECTION (THRU E-E)
SCALE = 1:100 HOR., 1:50 VERT.

REFER TO DWG. 2 OF 4 FOR LOT GRADING DETAILS.
REFER TO DWG. 4 OF 4 FOR RETAINING WALL DETAILS

TITLE: LOT GRADING SECTIONS
6017 NO. 4 ROAD

DESIGN: RT	DWG. No.:
DRAWN: RT	DATE: JAN 2018
CHECKED: BCD	SCALE: 1 : 250
ENGINEER: RF	SEC. No.: 10-4-6
	SHT No.: 1 OF 1

REV'N	DATE	BY	CH.	DESCRIPTION
0.	01 OCT 2019	GP	RF	ISSUED FOR COORDINATION

01 OCT 2019

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DWG. 3 OF 4