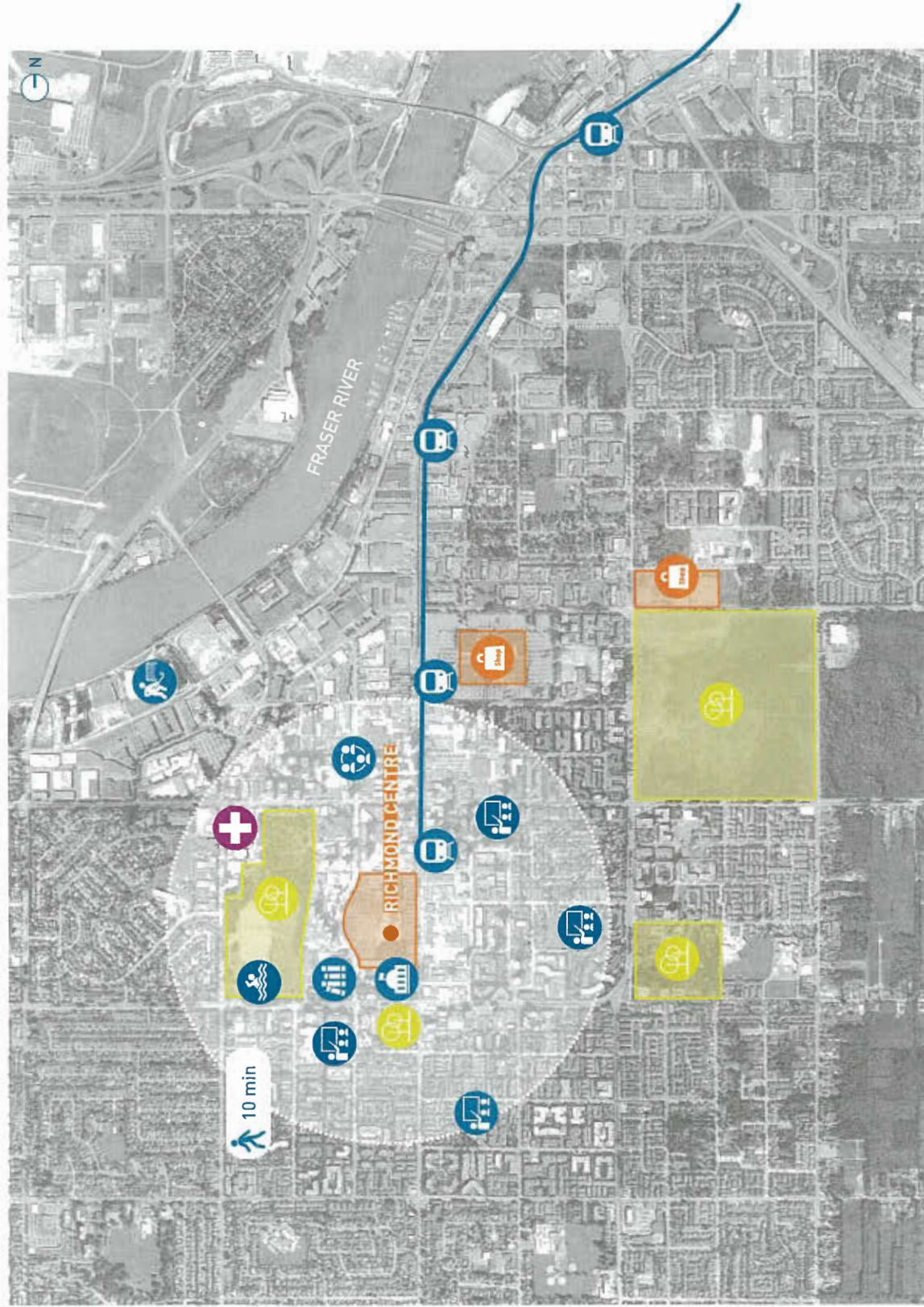


Schedule 2 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
May 29, 2019.



RICHMOND CENTRE PHASE 1
DEVELOPMENT PERMIT PANEL
MAY 29, 2019

SITE CONTEXT

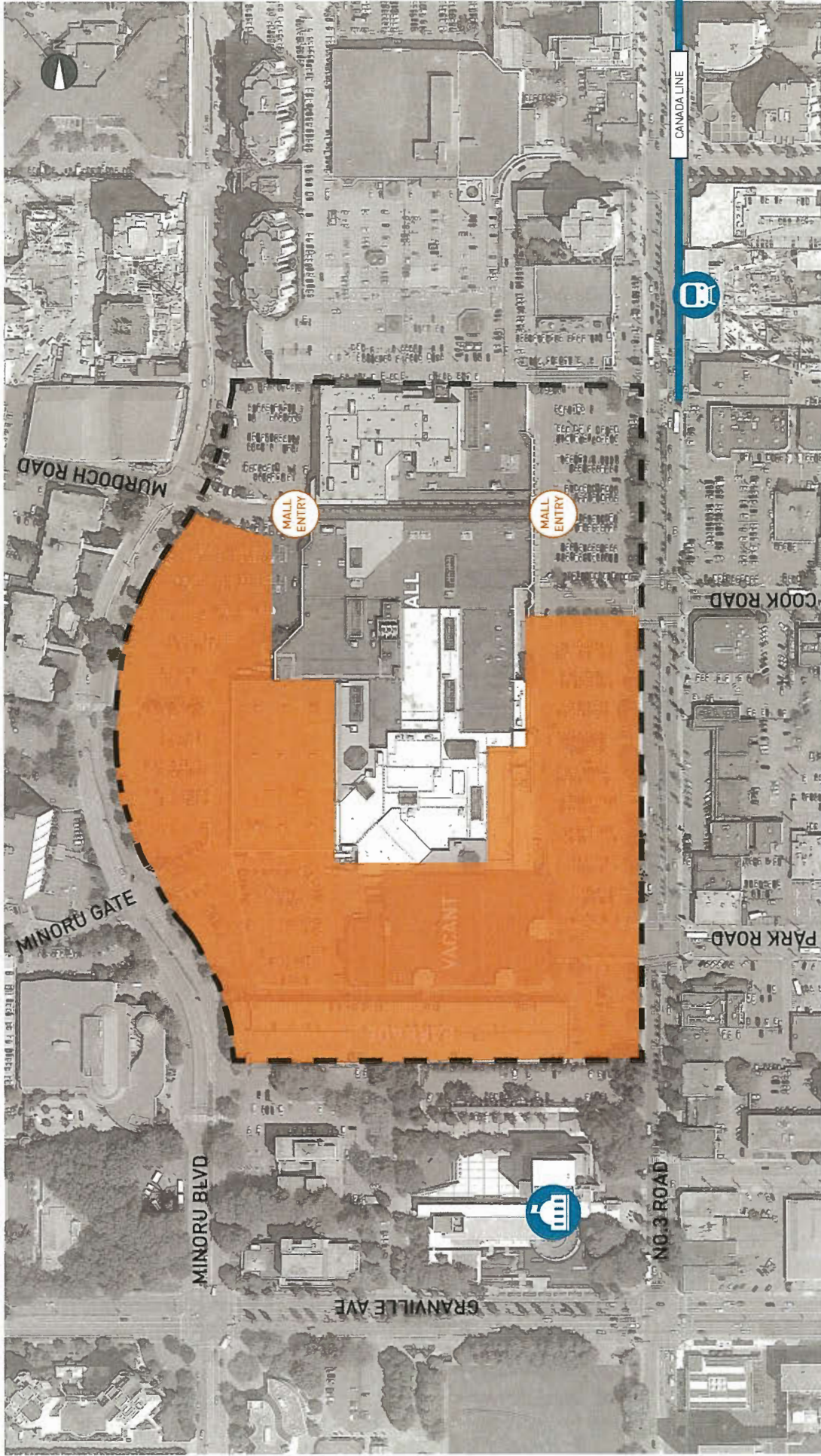


-  The Oval
-  Richmond Library & Cultural Centre
-  Richmond City Hall
-  City Centre Community Centre
-  Canada Line Station
-  Minoru Centre for Active Living
-  School
-  Shopping Centre
-  Park
-  Hospital

EXISTING SITE



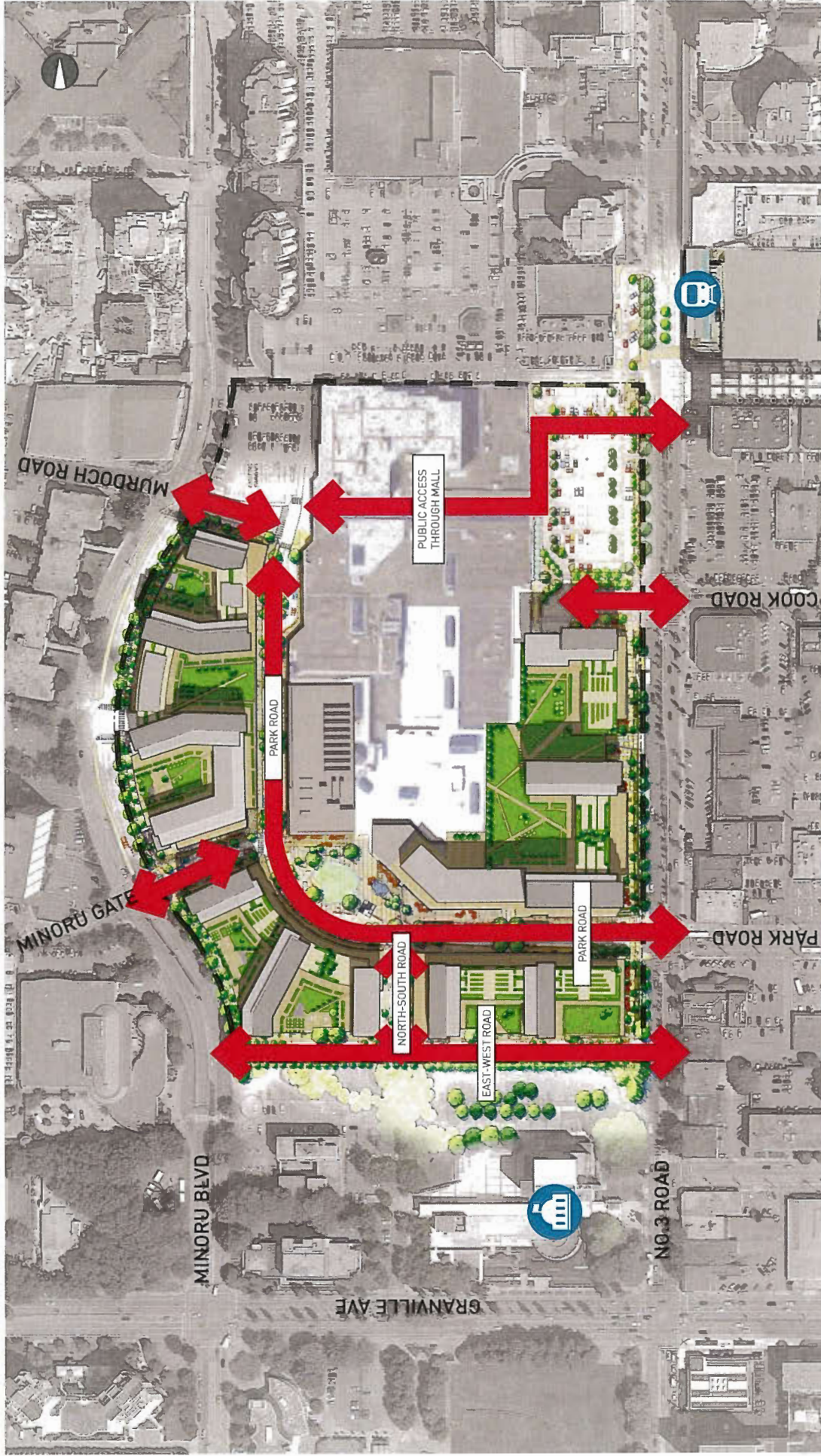
DEVELOPMENT AREA



SITE PLAN



SITE PLAN - CONNECTIONS



SITE PLAN - PHASE 1



AFFORDABLE HOUSING
5% OF PHASE 1 RESIDENTIAL FAR AREA;
DETAILED DESIGN IN THIS DP APPLICATION

PHASE 1 DEVELOPMENT

Commercial Area
160,000 sf

Residential Area
965,000 sf

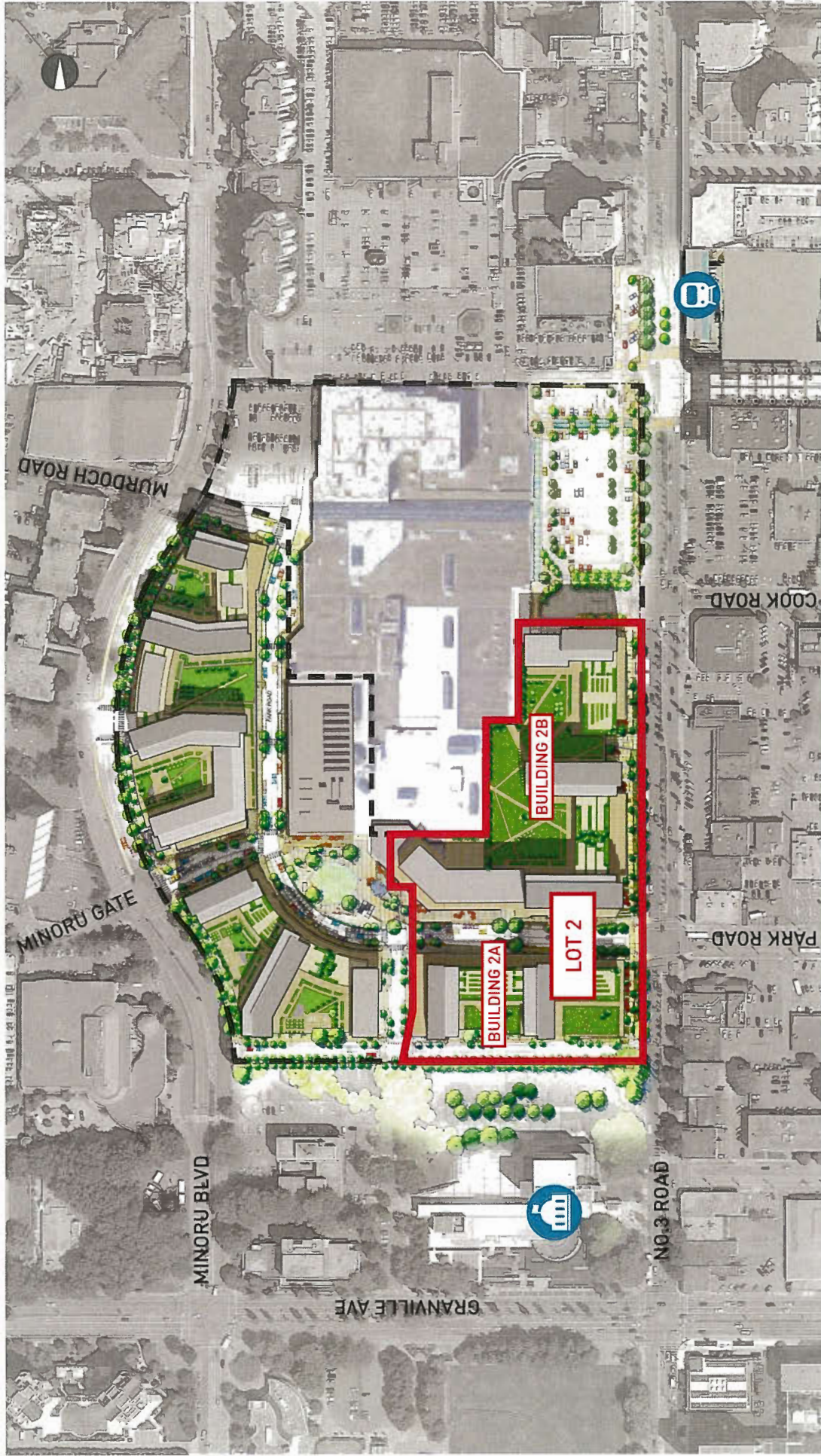
FAR
1.56

Affordable Housing Units
79

Market Units
1,087



SITE PLAN - PHASE 2



PHASE 2 DEVELOPMENT

Commercial Area
200,000 sf

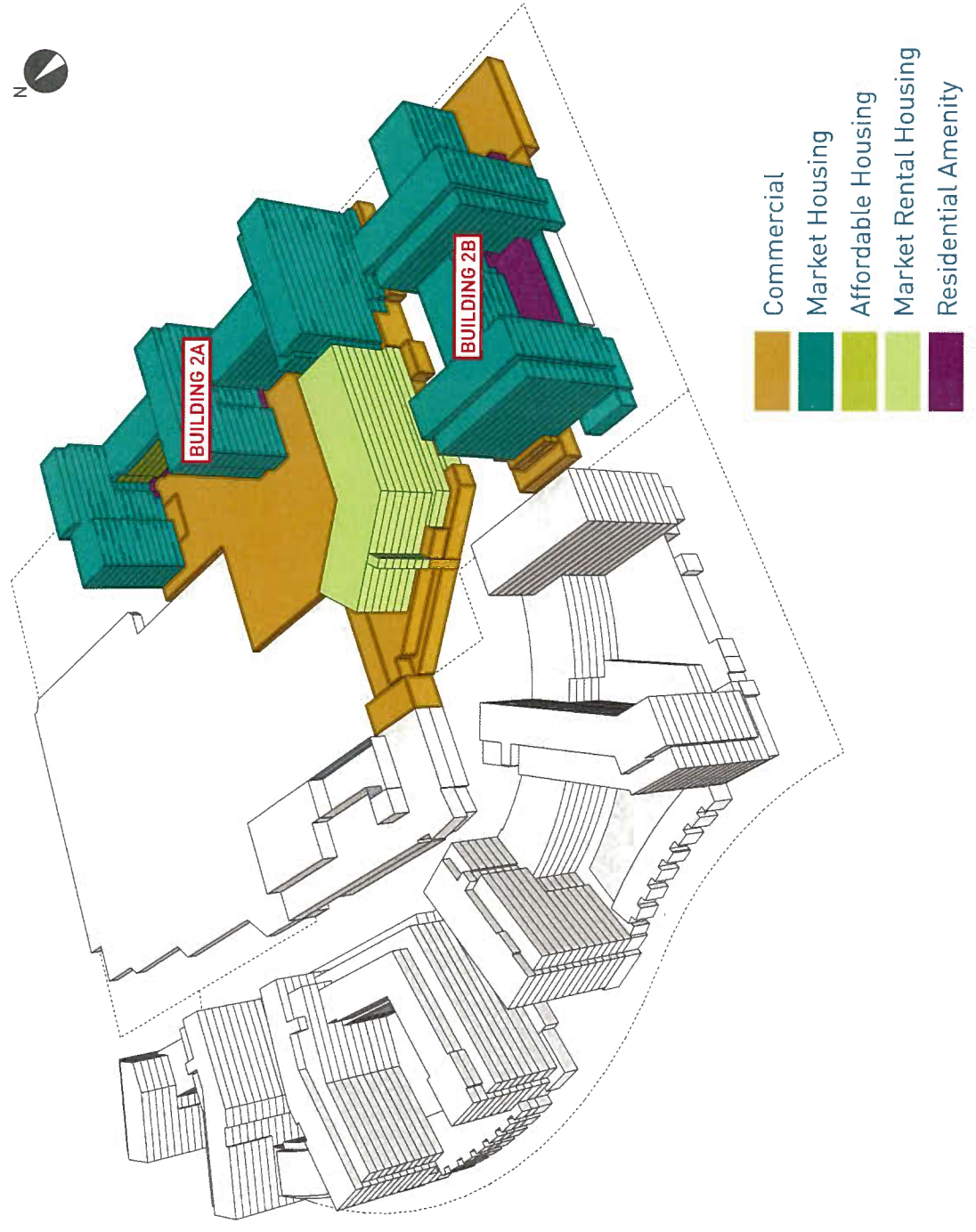
Residential Area
950,000 sf

FAR
1.59

Affordable Housing Units
62

Market Rental Units
200

Market Units
869



PARKING



1 BUILDING 1A - LEVEL 1
1/8" = 1'-0"

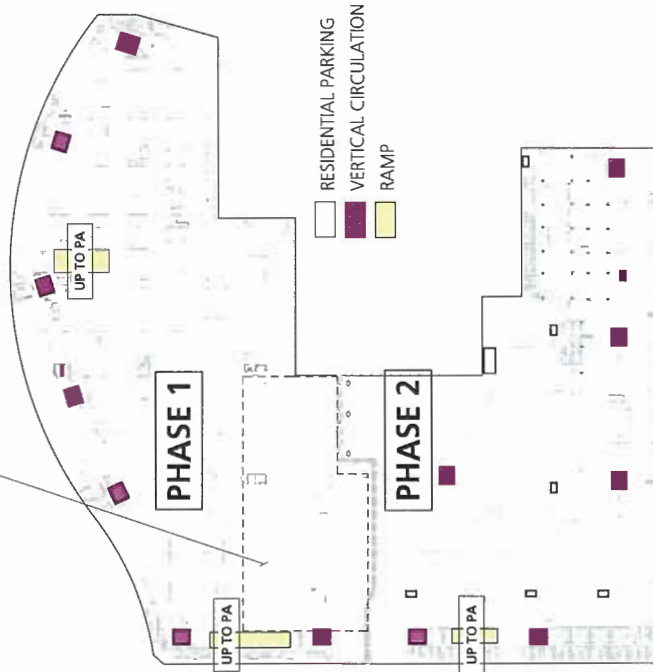


2 BUILDING 1A - LEVEL 2
1/8" = 1'-0"

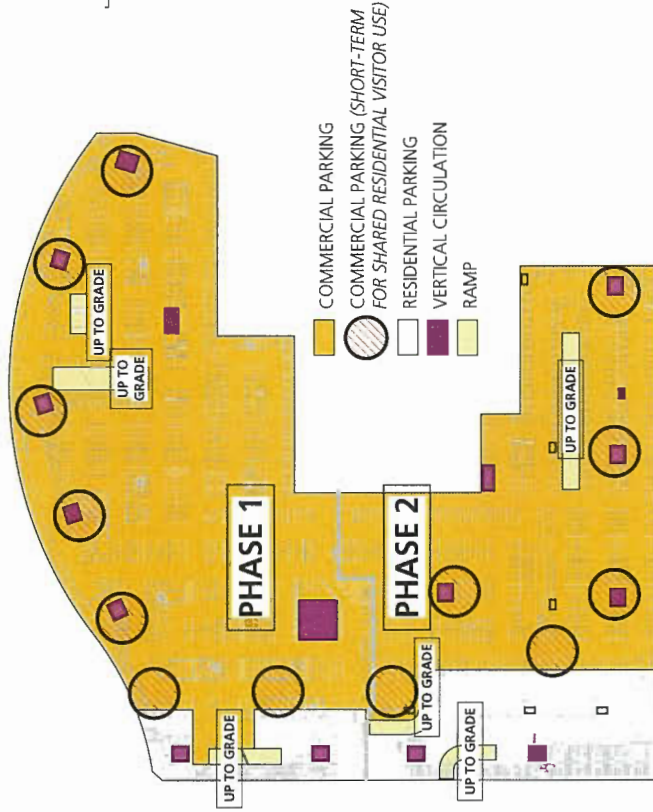


3 BUILDING 1A - LEVEL 3
1/8" = 1'-0"

PORTION OF UNDERGROUND PARKING IN PHASE 1 ON LOT 1 IS SURPLUS TO THE NEEDS OF PHASE 1 AND IS INTENDED FOR THE FUTURE USE OF PHASE 2



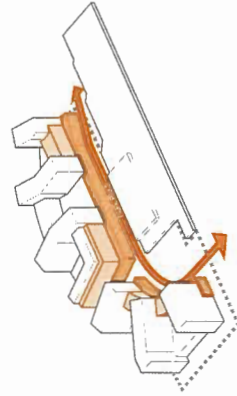
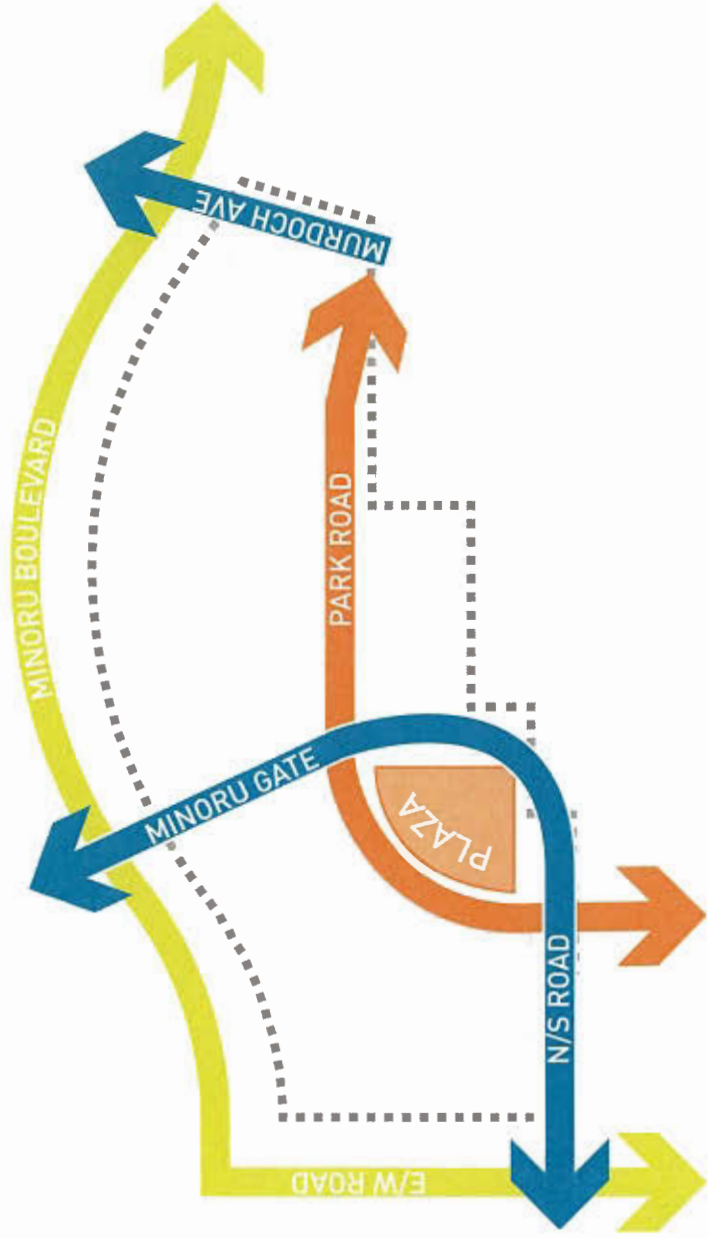
PA PA - PHASE 1 + 2 PARKING
1" = 60'-0"



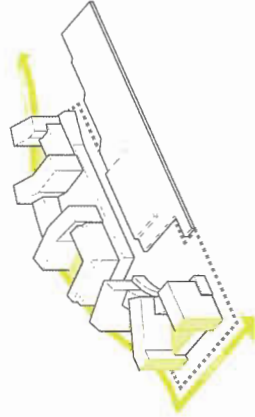
PA PA - PHASE 1 + 2 PARKING
1" = 60'-0"



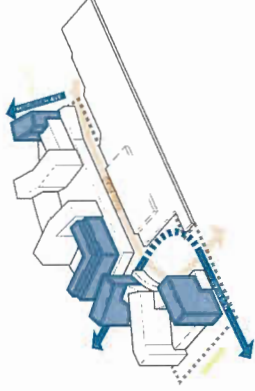
STREET FRONTAGES
DP Guidelines



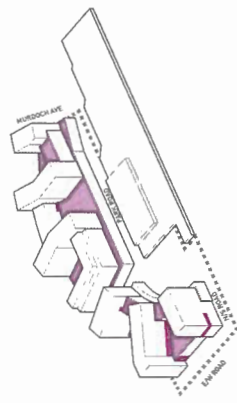
HIGH STREET
Park Road, Plaza, Mobility
Hub & Frontage



GREEN STREETS
Lobbies, Townhouses &
Streetwall



GATEWAYS
Towers

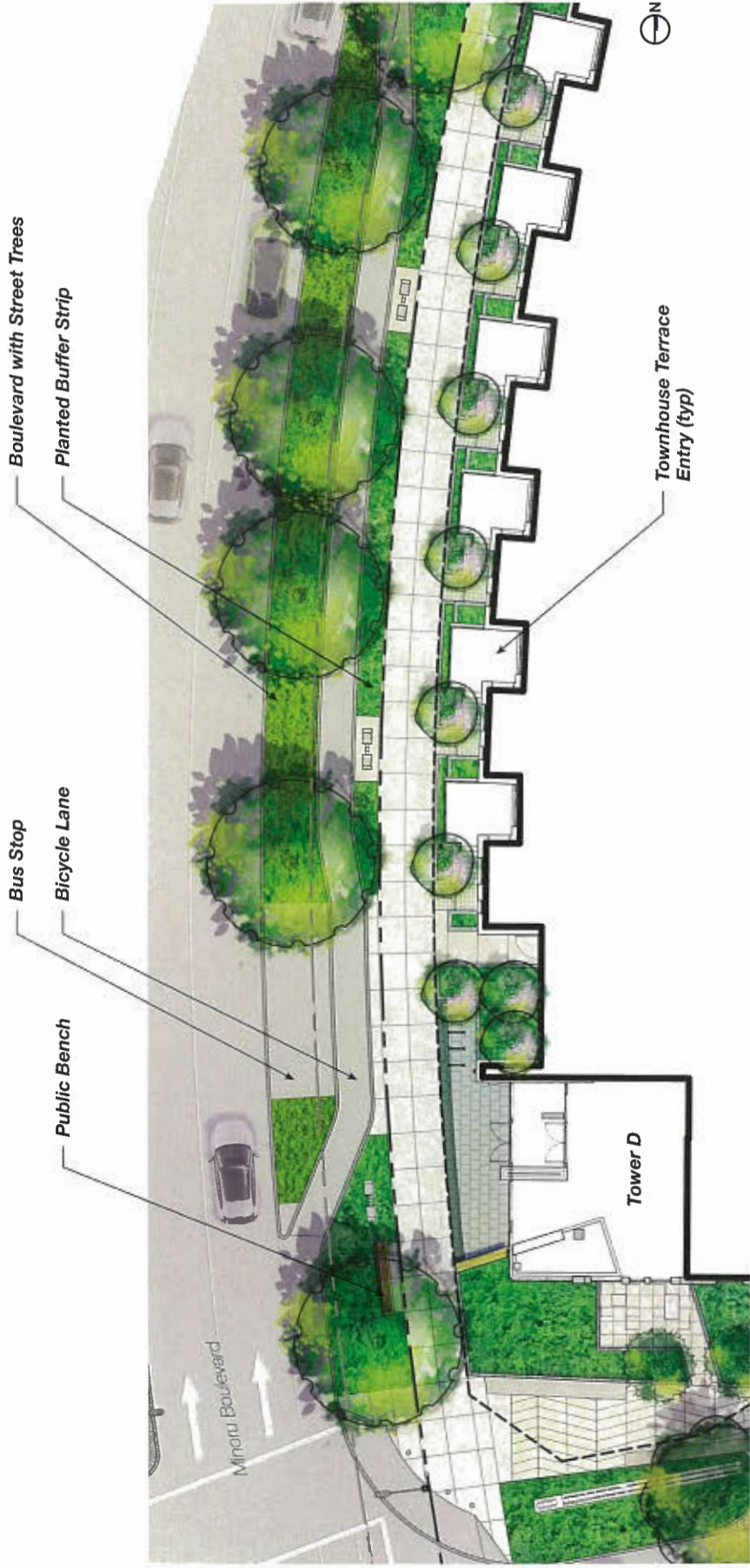


AMENITIES
Family-Friendly Indoor &
Outdoor Spaces

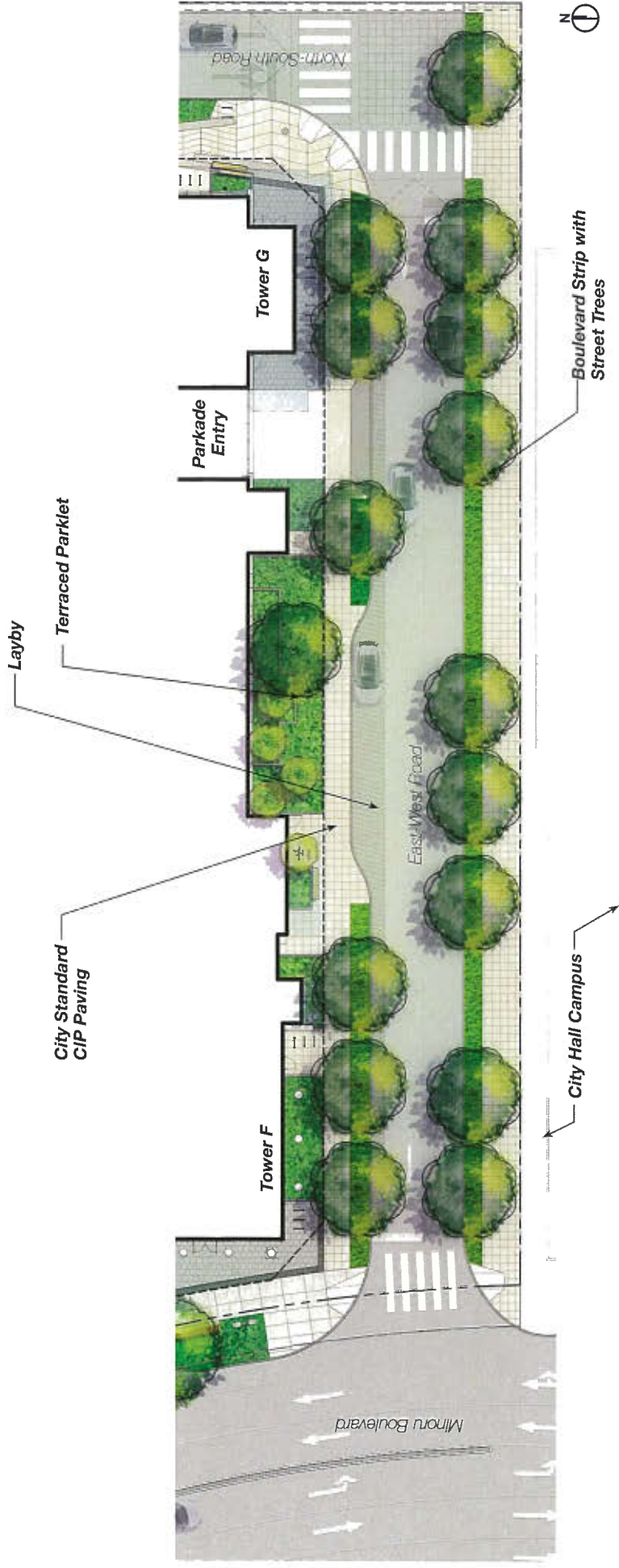
STREETSCAPE OVERVIEW



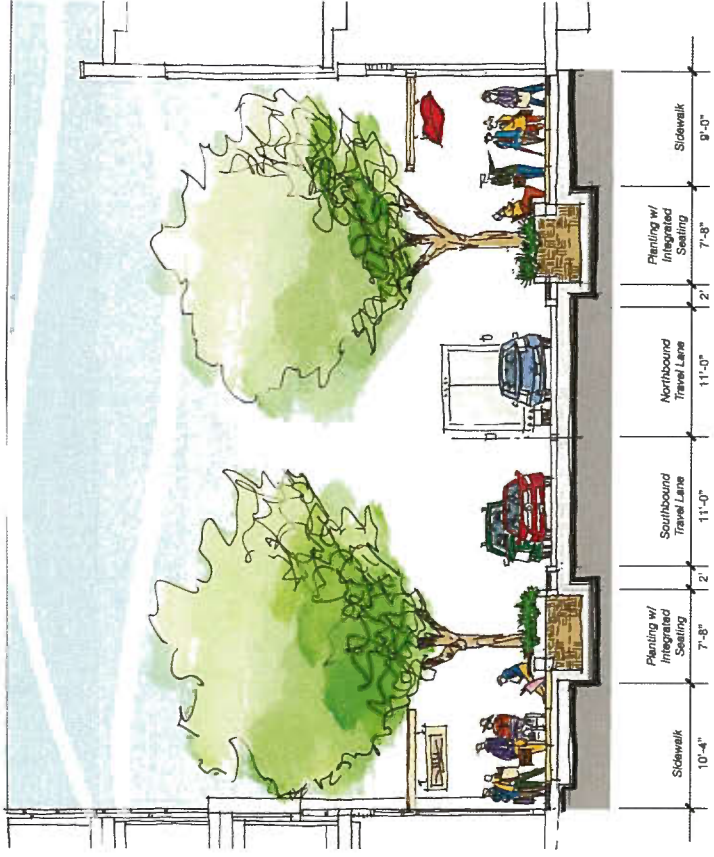
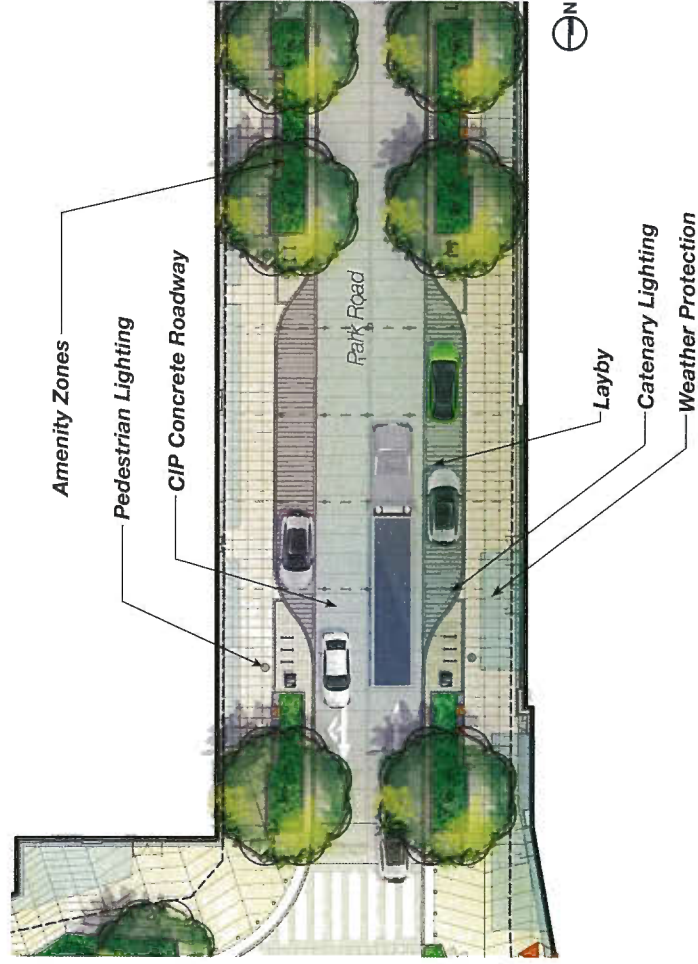
MINORU BOULEVARD



EAST-WEST ROAD

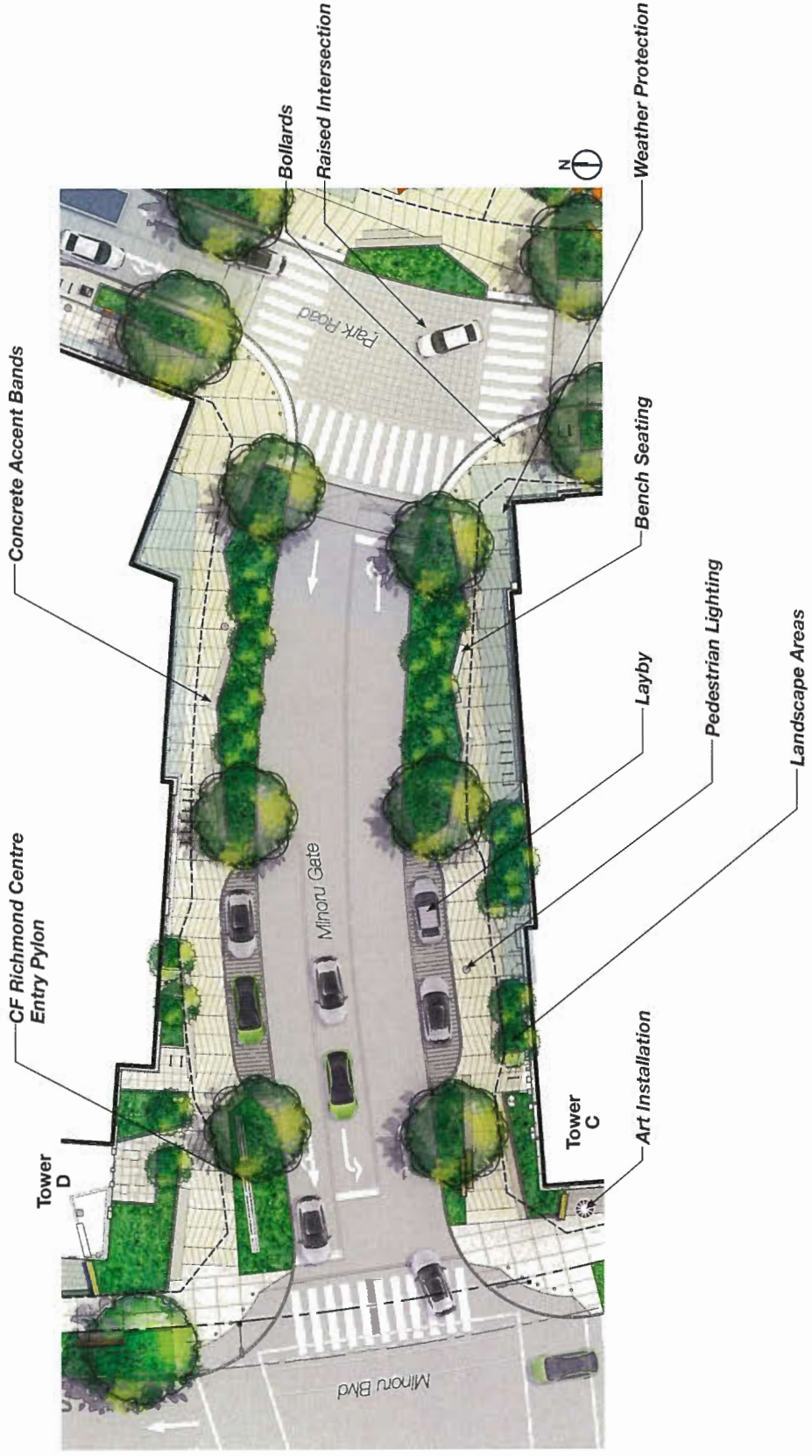


PARK ROAD



Typical Section

MINORU GATE



PARK PLAZA



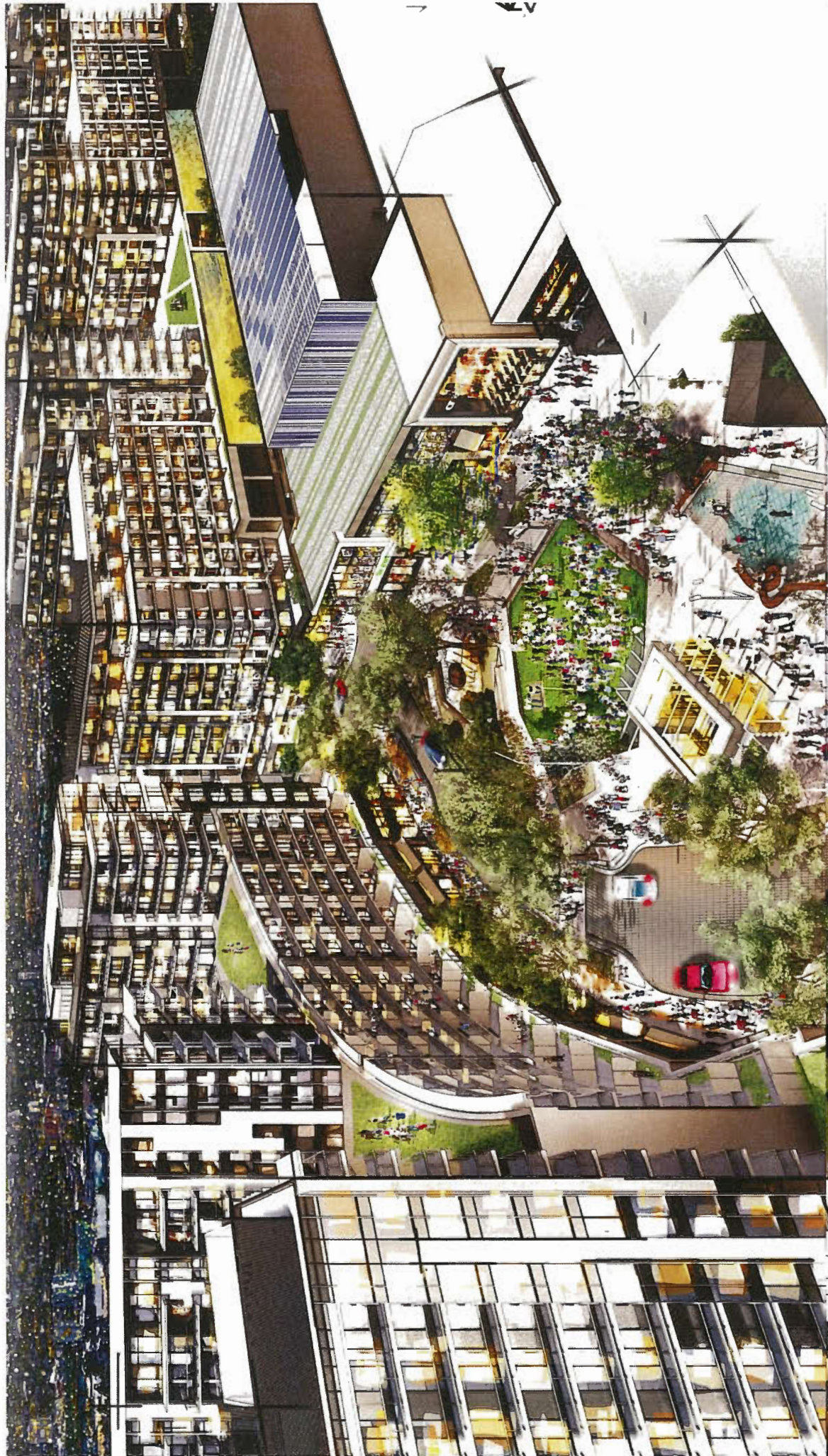
SITE FURNISHINGS



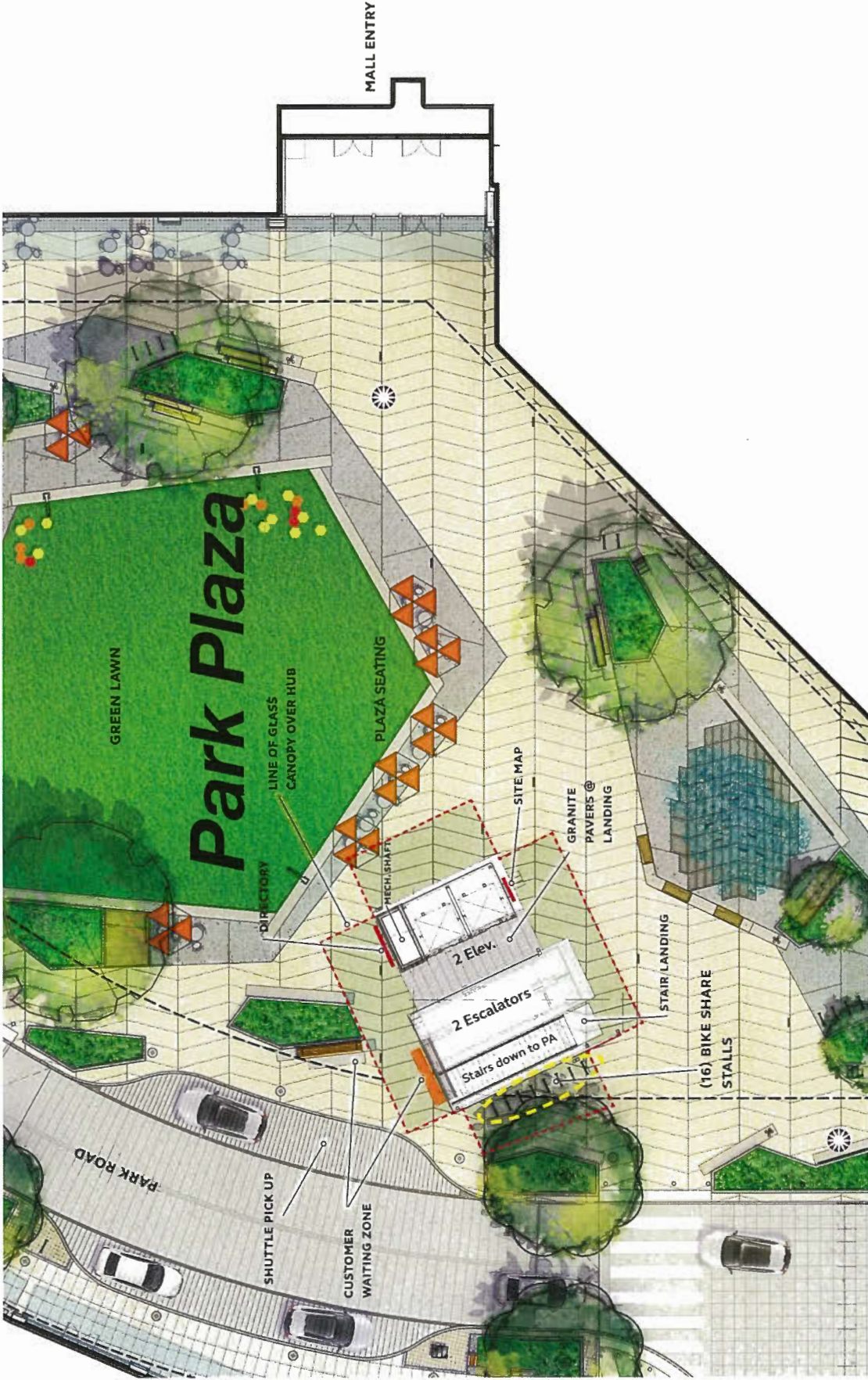
PARK PLAZA



MOBILITY HUB
Aerial view of plaza



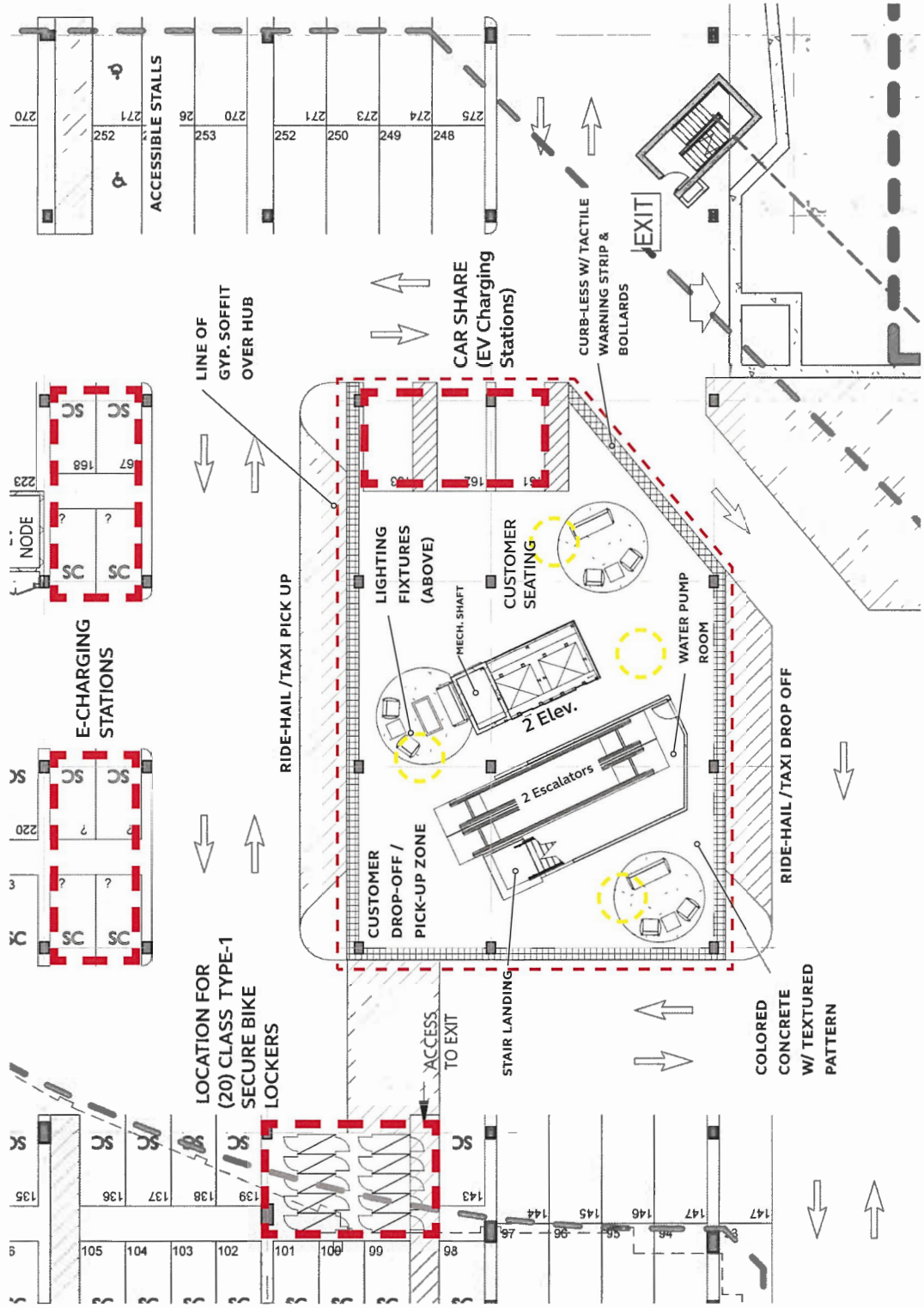
MOBILITY HUB
Plaza level plan



MOBILITY HUB
View from plaza



MOBILITY HUB PA level plan



MOBILITY HUB

View from escalator to bike lockers



MOBILITY HUB
Escalator & stair at PA level



MOBILITY HUB
Lounge at PA level



MOBILITY HUB
Lounge at PA level



HIGH STREET FRONTAGE
1B at Plaza



HIGH STREET FRONTAGE
1C Corner at Plaza



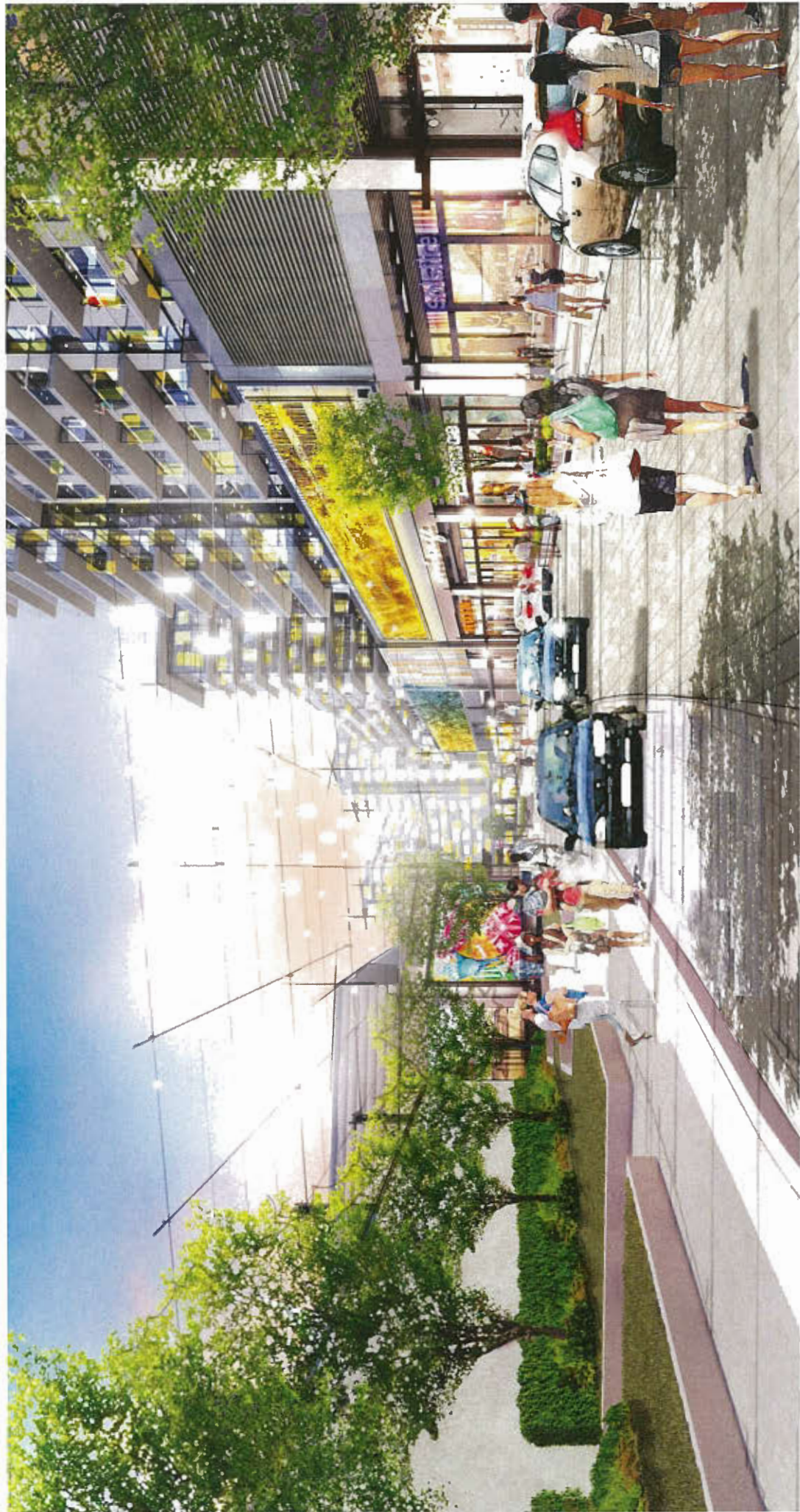
HIGH STREET FRONTAGE
North Leg of Park Road Looking North



HIGH STREET FRONTAGE
North Leg of Park Road Looking South



HIGH STREET FRONTAGE
North Leg of Park Road Looking South



MATERIALS

Brick



Brick | Light Grey Mix



Brick | Medium Grey Mix



Brick | Dark Grey Mix

Metal Panel



Metal Panel | Black



Metal Panel | White



Metal Panel | Grey

Porcelain Panel



Porcelain Panel | Nero



Porcelain Panel | Carbonio



Porcelain Panel | Grigio



Porcelain Panel | Perla



Porcelain Panel | Ossidiana



Porcelain Panel | Or

Glazed Spandrel



Spandrel | Light Grey



Spandrel | Charcoal



Concrete Panel | White



Concrete Panel | Charcoal

GREEN STREET FRONTAGE



GREEN STREET FRONTAGE

Residential Lobbies



Tower A



Tower B



Tower C



Tower D

GREEN STREET FRONTAGE
Residential Lobbies



Tower E



Tower F



Tower G

GREEN STREET FRONTAGE
Minoru Townhouses



GREEN STREET FRONTAGE
Minoru Green Streetwall



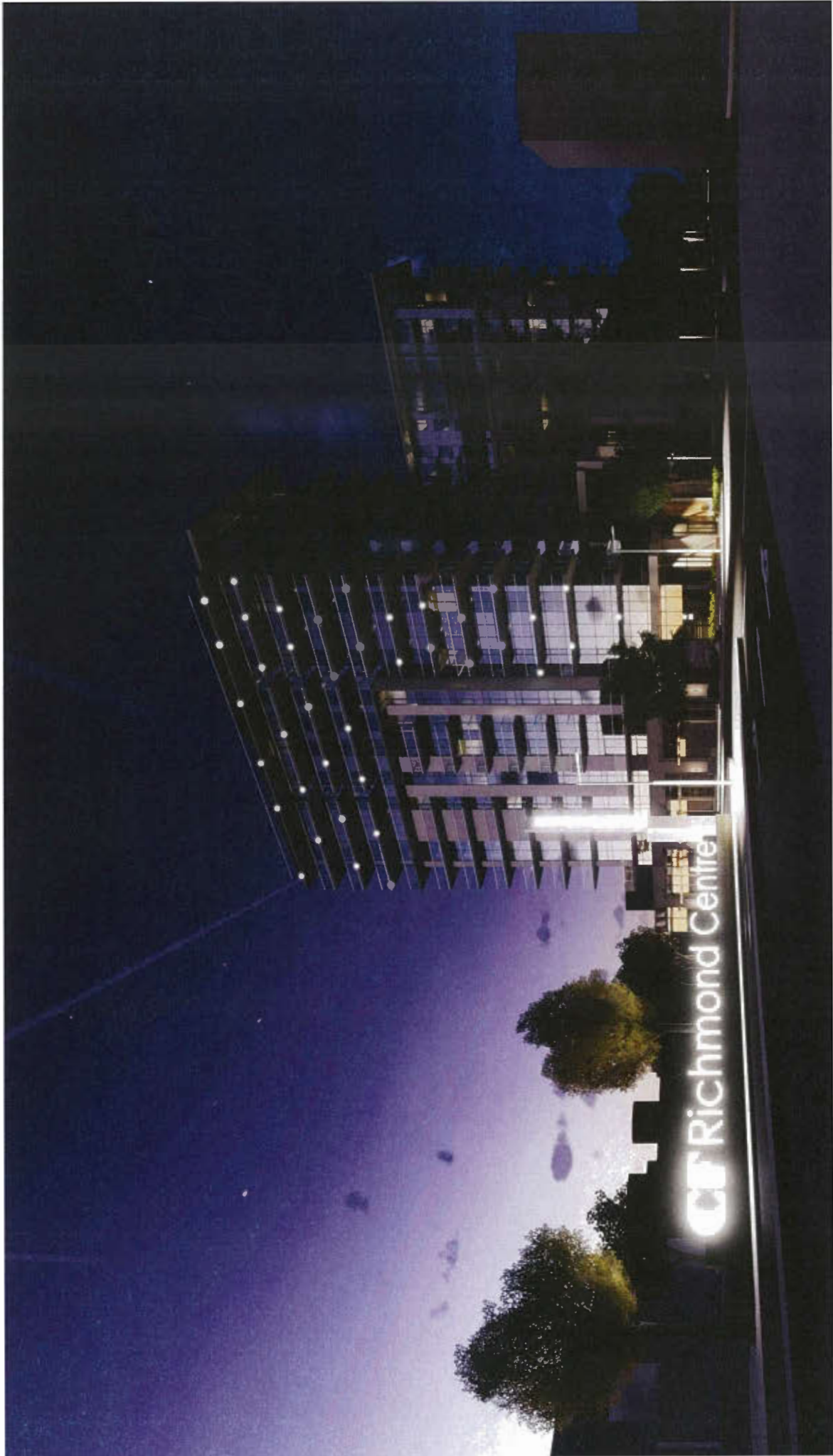
GREEN STREET FRONTAGE
Civic Promenade Streetwall



GATEWAYS



MURDOCH GATEWAY
Tower A



MINORU GATE GATEWAY
Towers D & E



MINORU GATE GATEWAY
Towers D & E



N/S ROAD GATEWAY
Tower G

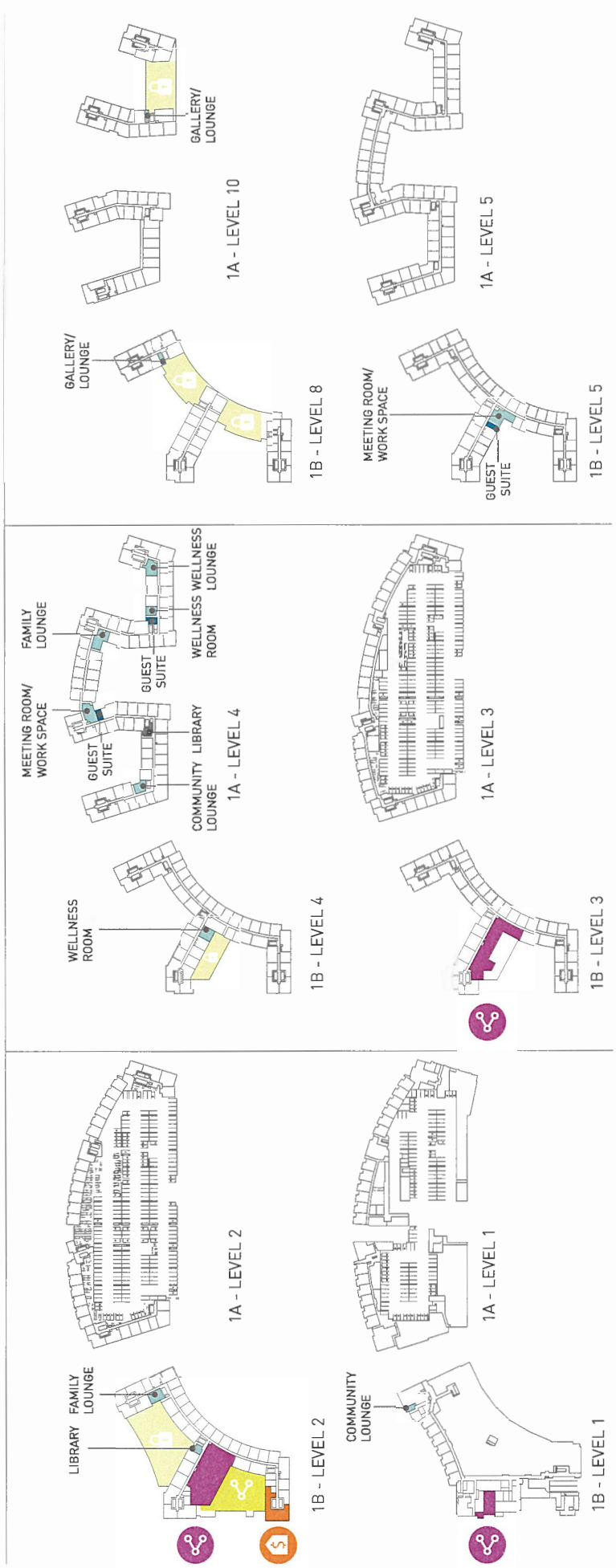


AMENITY OVERVIEW



-  SHARED INDOOR AMENITY (1A-1B)
-  PRIVATE INDOOR AMENITY
-  AFFORDABLE HOUSING INDOOR AMENITY
-  GUEST SUITE

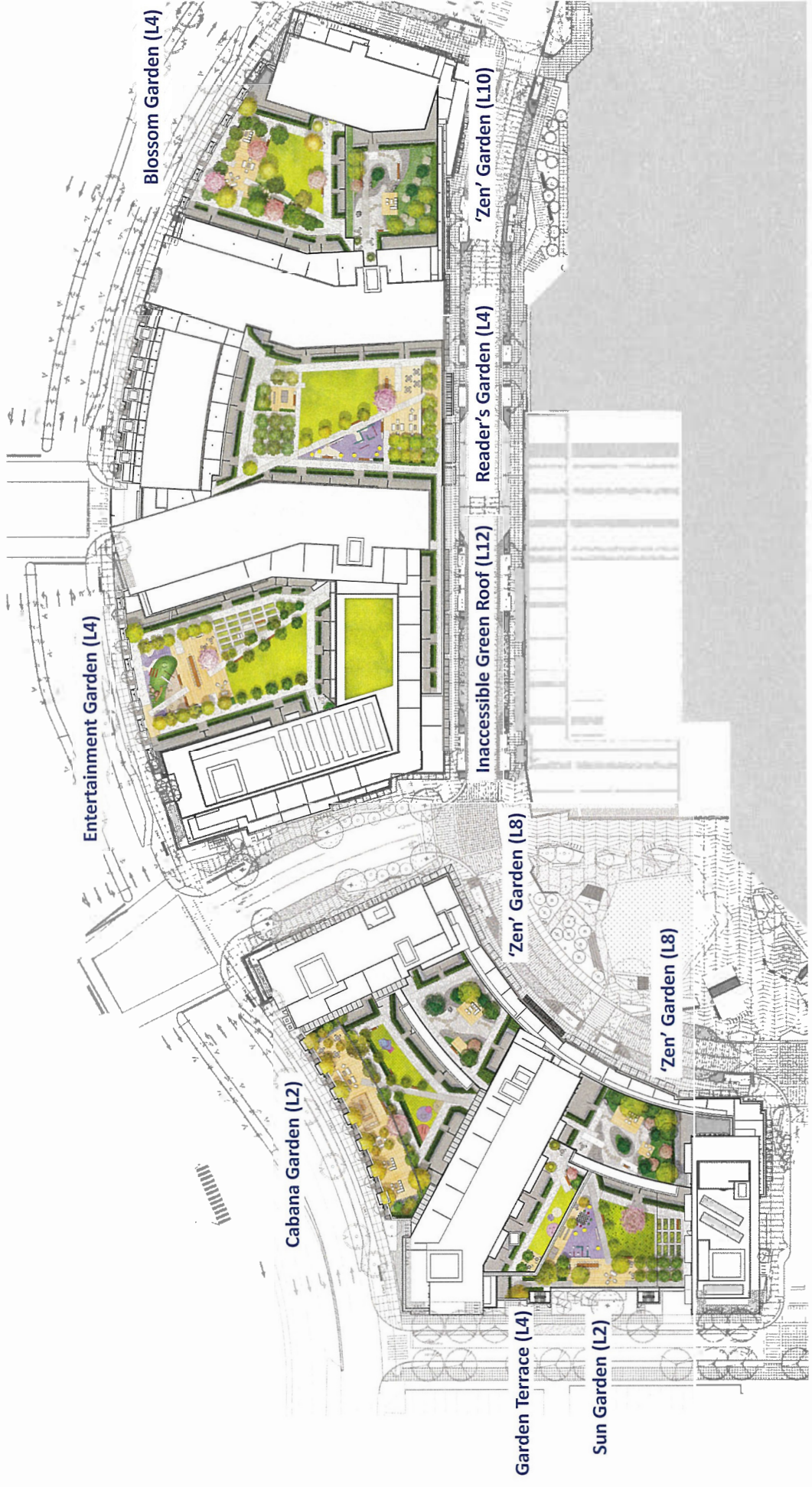
-  SHARED OUTDOOR AMENITY (1A-1B-AH)
-  PRIVATE OUTDOOR AMENITY



AMENITIES



OUTDOOR AMENITY OVERVIEW



1A OUTDOOR AMENITY PROGRAM

Meeting Room +
Work Space (L4)

Family Lounge (L4)

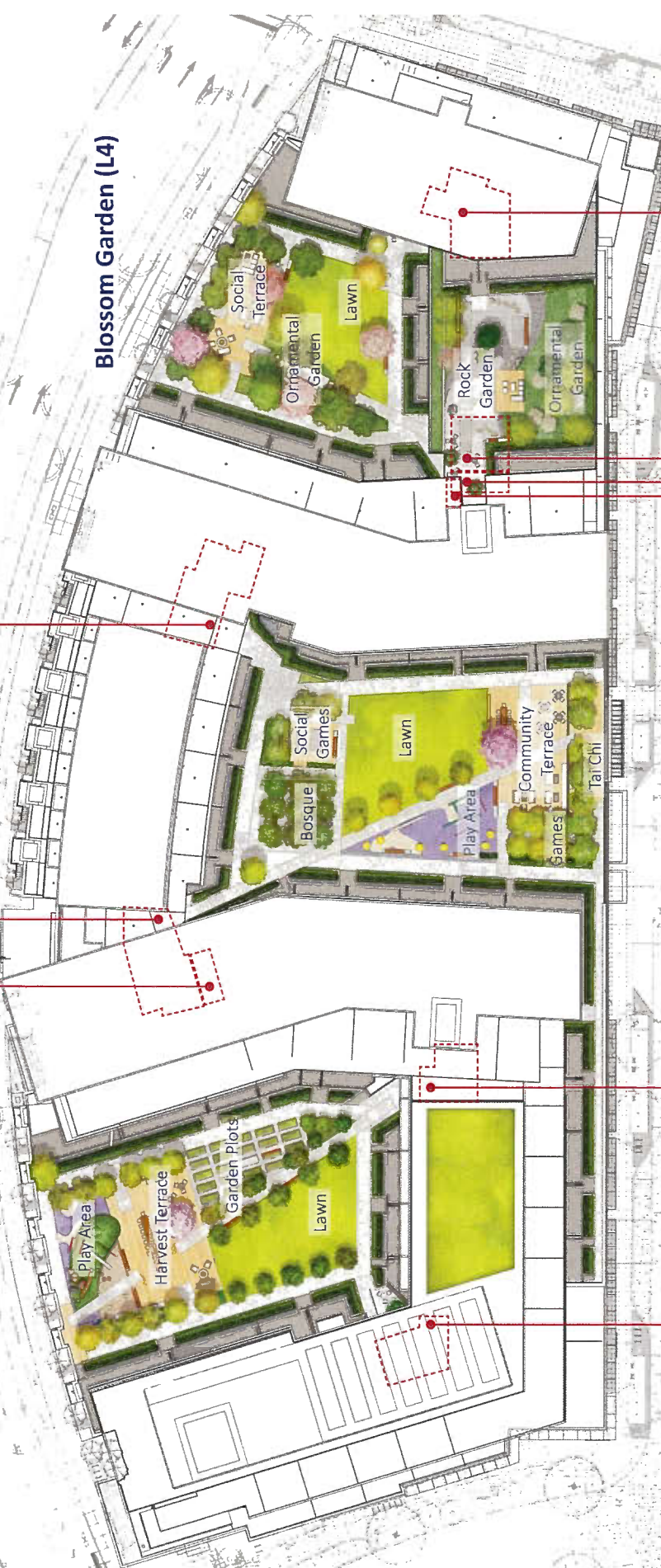
Wellness Room (L4)

Wellness Lounge (L4)

Entertainment Garden (L4)

Reader's Garden (L4)

Blossom Garden (L4)



Reader's Garden (L4)

'Zen' Garden (L10)

Gallery +
Lounge (L10)

Library (L4)

Wellness Room (L4)

Wellness Lounge (L4)

Guest Suite (L4)

Community Lounge (L4)

1B OUTDOOR AMENITY PROGRAM



OUTDOOR AMENITY CHARACTER IMAGES

