

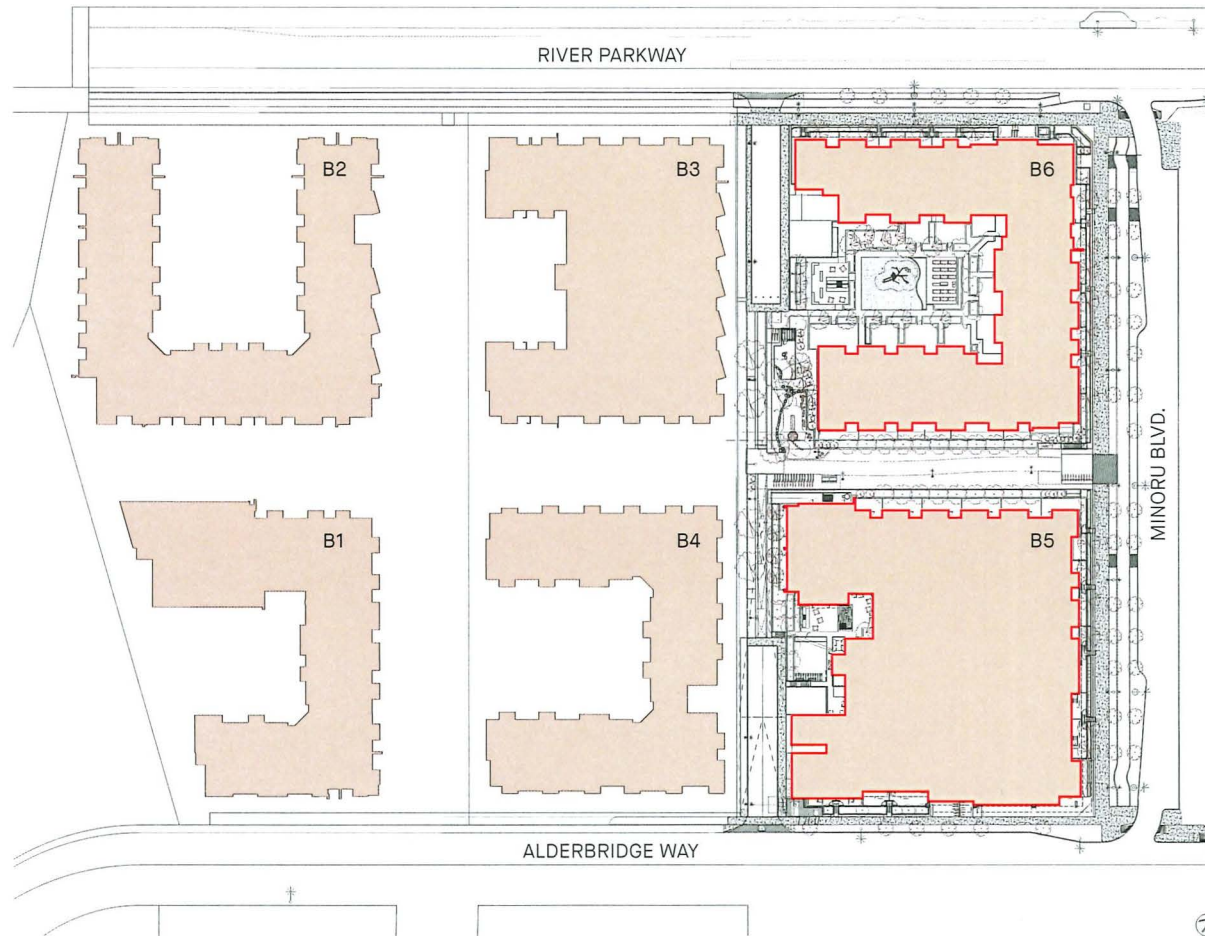
DEVELOPMENT PERMIT PANEL:
RIVA 5 & 6

JULY 15, 2026

YAMAMOTO ARCHITECTURE

INTRODUCTION

CONTEXT



INTRODUCTION

RIVA 1-4



RIVA 1



RIVA 2



RIVA 3



RIVA 4

LESSONS LEARNED



- Simple roof lines are effective
- A simpler base helps emphasize different volumes
- Light coloured cladding does not weather well
- Parapets in front of balconies complicate waterproofing and reduce light for units

OVERARCHING PRINCIPLES

- Consider all 6 Rivas as precinct unified by ordered lower-level massing
- Maintain previously approved massing and elevation composition
- Maximize light into units by removing fin-walls and parapets
- Apply lessons learned with respect to constructibility

OVERALL CONTEXT

STREETSCAPE ALONG MINORU ROAD



ORIGINAL DP SUBMISSION



PROPOSED

YAMAMOTO ARCHITECTURE

OVERALL CONTEXT

STREETSCAPE ALONG NORTH TO SOUTH LANE



ORIGINAL DP SUBMISSION



PROPOSED

RIVA 5

CHANGES & REVISIONS

OVERALL COMPARISON SOUTH ELEVATION



ORIGINAL DP SUBMISSION



PROPOSED

OVERALL COMPARISON

EAST ELEVATION



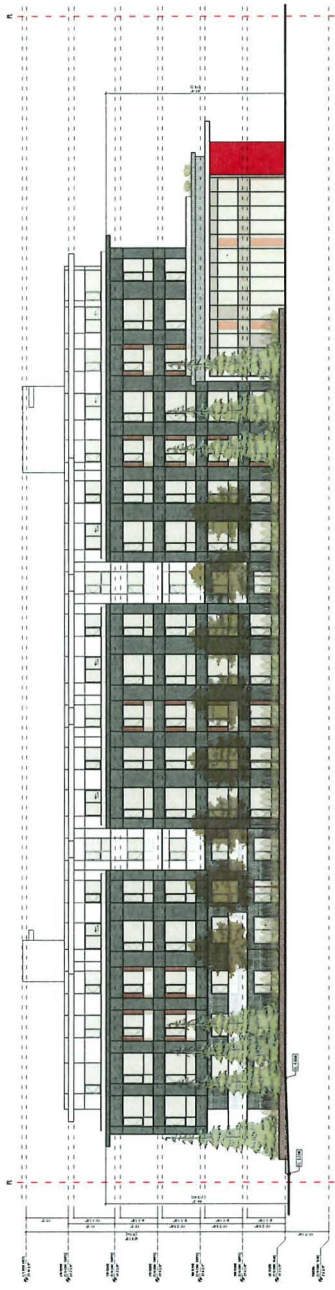
ORIGINAL DP SUBMISSION



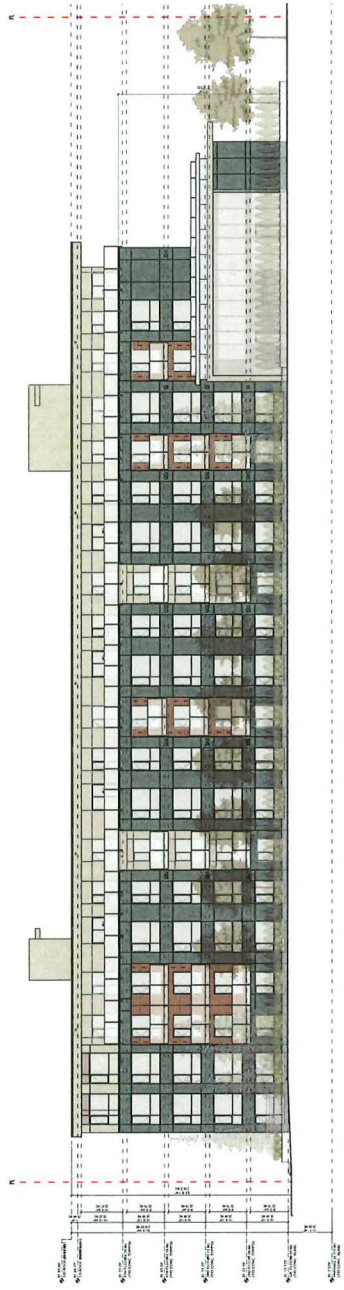
PROPOSED

OVERALL COMPARISON

NORTH ELEVATION

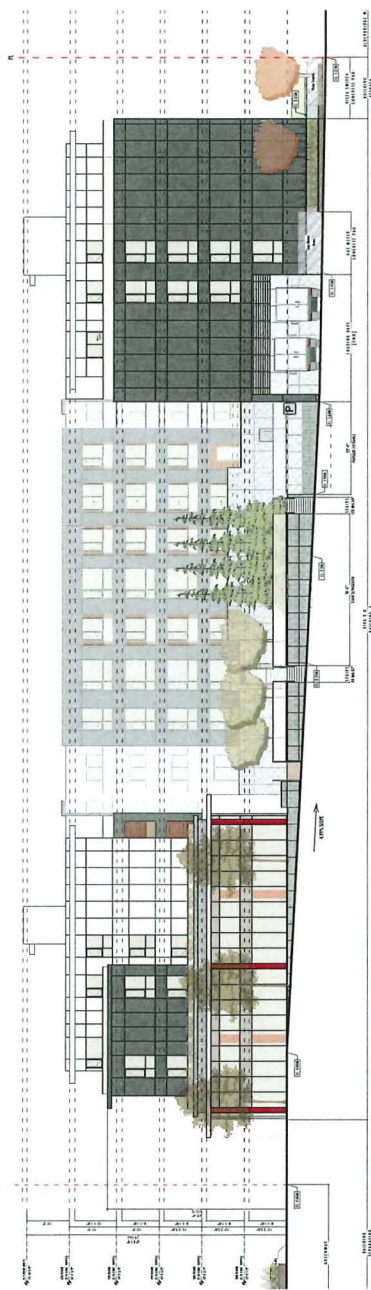


ORIGINAL DP SUBMISSION



PROPOSED

OVERALL COMPARISON
WEST ELEVATION

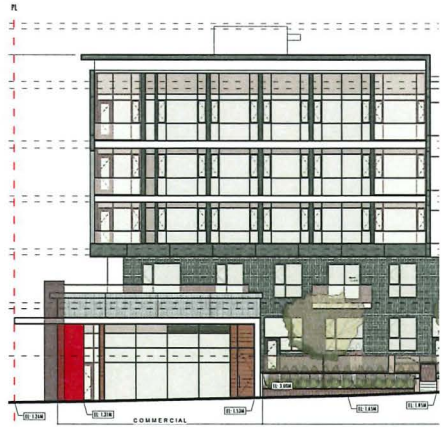


ORIGINAL DP SUBMISSION



PROPOSED

REVISED CORNER TREATMENT



ORIGINAL DP SUBMISSION



PROPOSED

WINDOW SYSTEM CHANGES

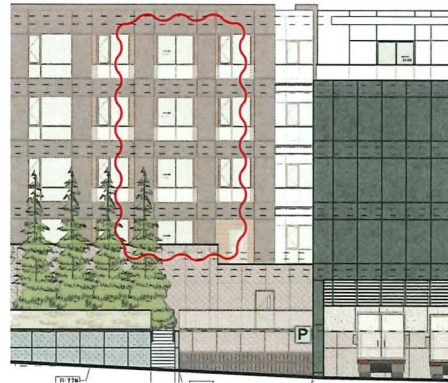
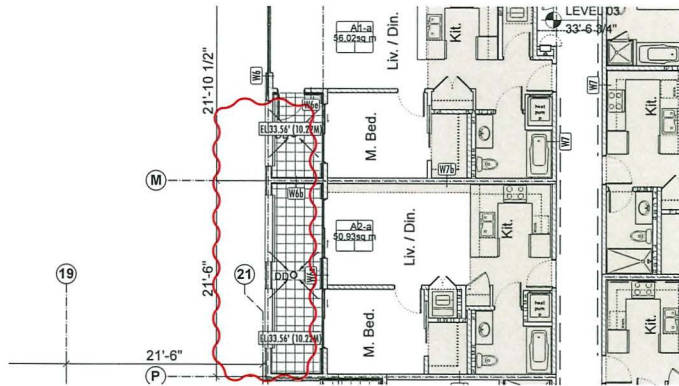


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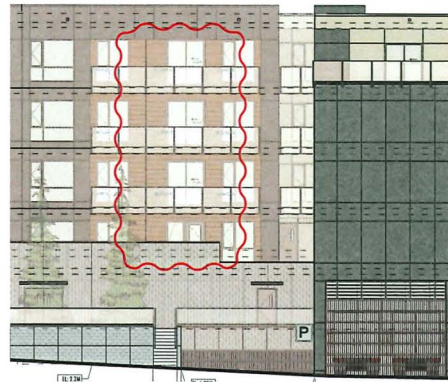
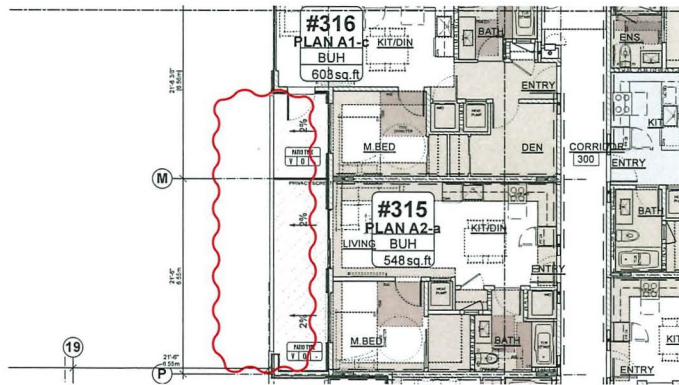


PROPOSED

WING WALLS HAVE BEEN REDUCED

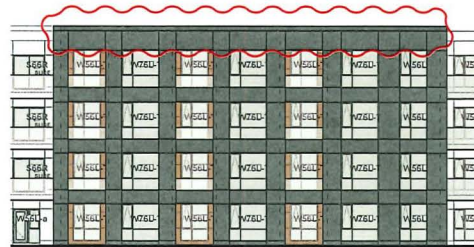
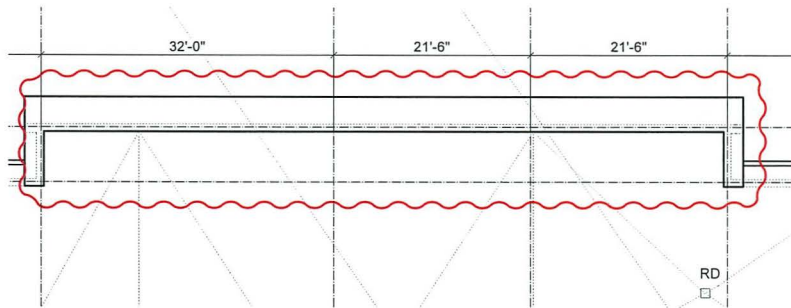


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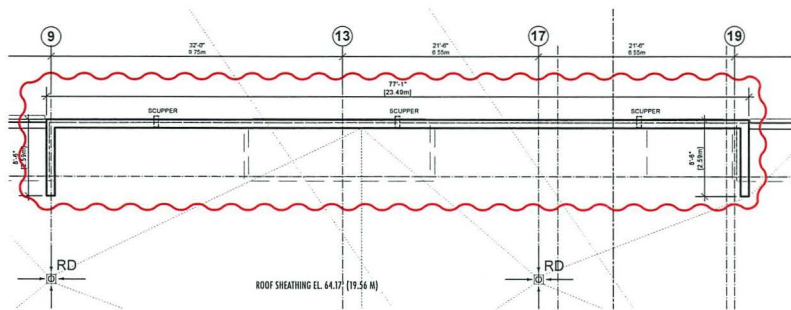


PROPOSED

ROOFLINE PARAPET REVISIONS

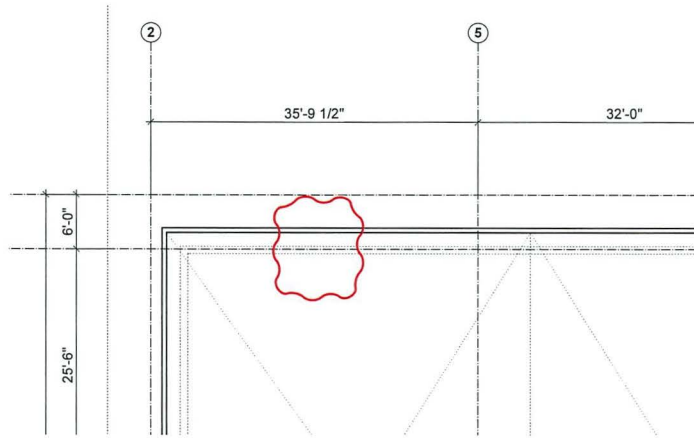


ORIGINAL DP SUBMISSION

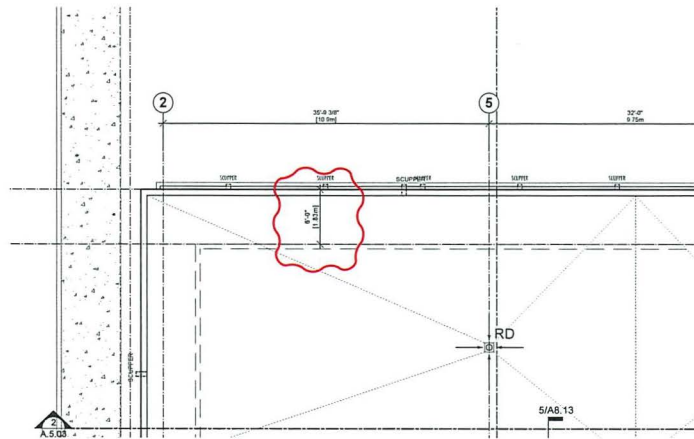


PROPOSED

MAIN ROOF OVERHANG REVISION FROM 4'0" TO 6'0"



ORIGINAL DP SUBMISSION



PROPOSED

COMMERCIAL STOREFRONT & PODIUM MATERIAL REVISION

CRU & STOREFRONT REVISION



ORIGINAL DP SUBMISSION



PROPOSED

COMMERCIAL STOREFRONT & PODIUM MATERIAL REVISION

BRICK/HARDIE MATERIAL ADJUSTMENTS



ORIGINAL DP SUBMISSION



PROPOSED

REVISED UNIT STACKING

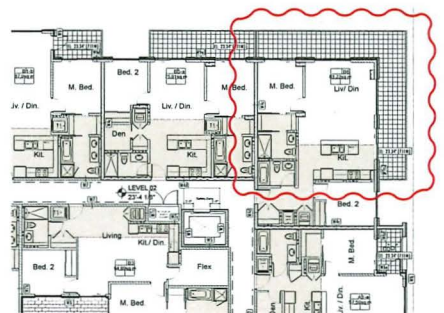
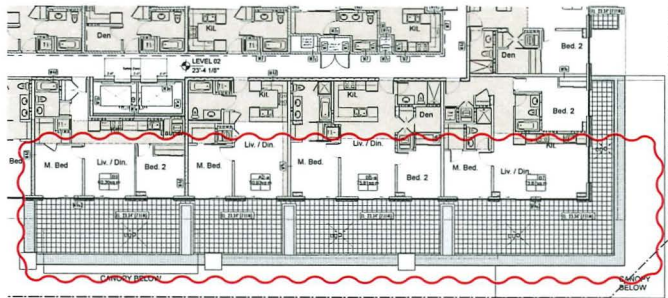


ORIGINAL DP SUBMISSION

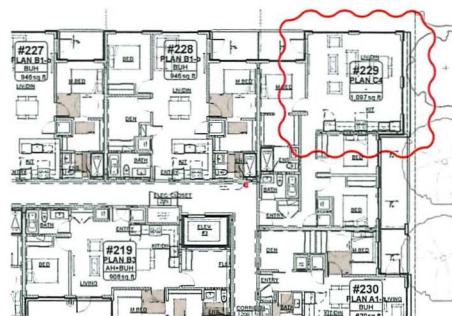
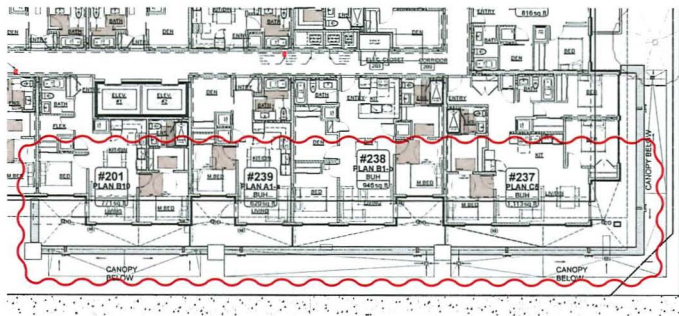


PROPOSED

STACKING OF UNITS



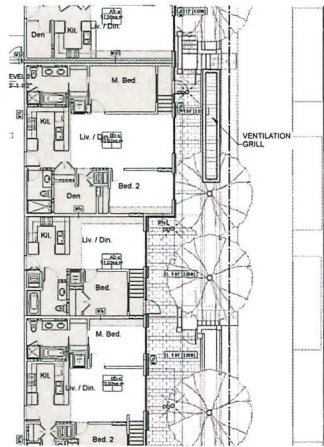
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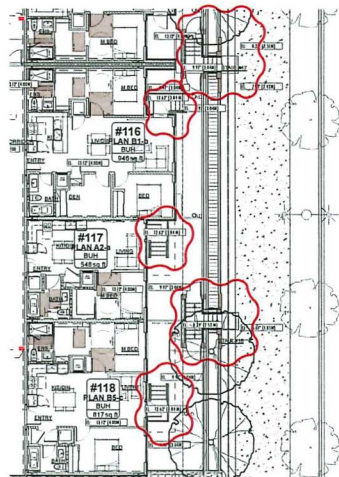
PROPOSED

UNIT LAYOUT & RESIDENTIAL LIVABILITY REVISIONS

STAIR/PATIO REFINEMENTS



LEVEL 5 PLAN



LEVEL 5 PLAN

YAMAMOTO ARCHITECTURE



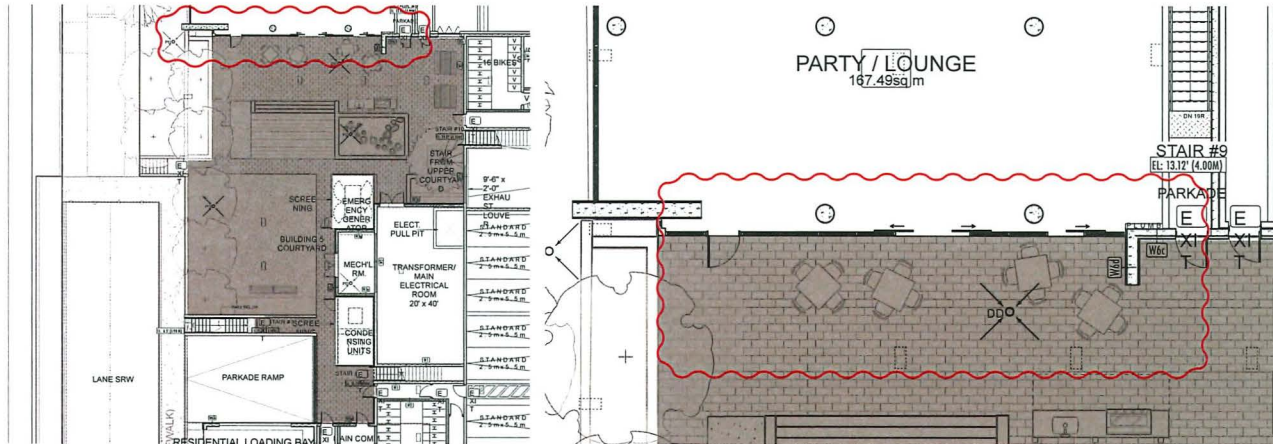
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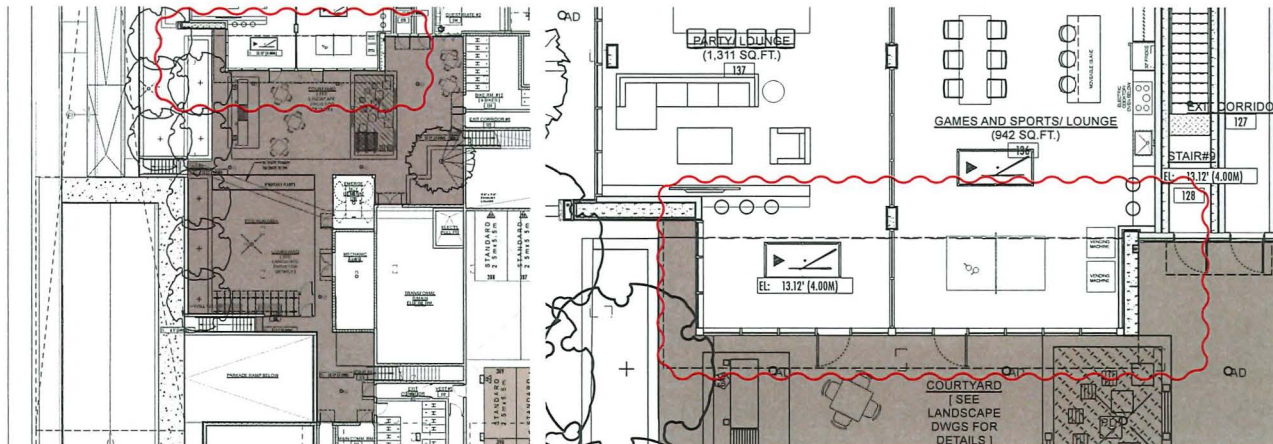
PROPOSED

AMENITY AREA REVISIONS

INDOOR AMENITY EXPANSION



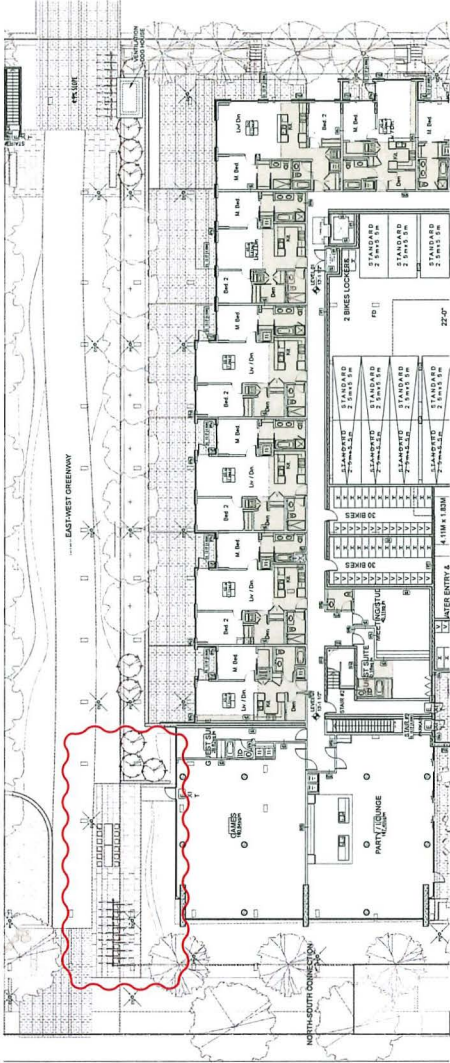
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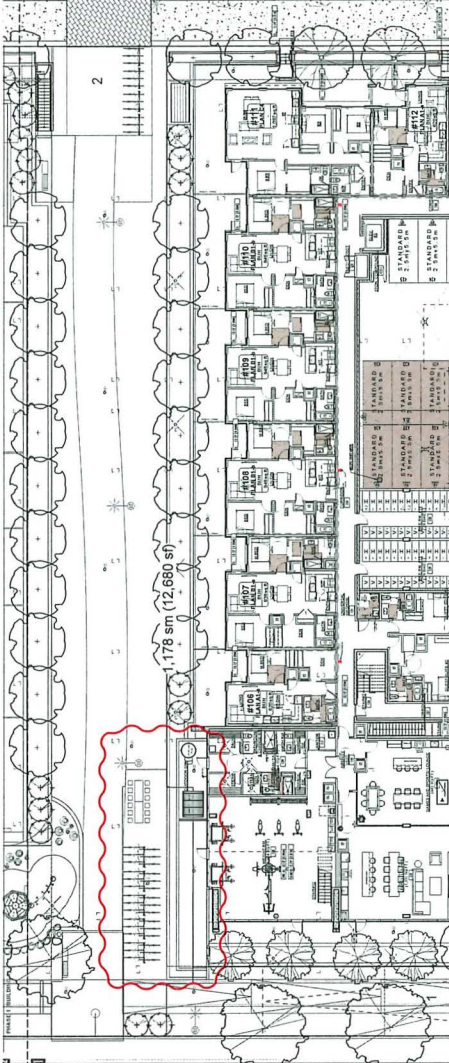
PROPOSED

AMENITY AREA REVISIONS

OUTDOOR WELLNESS PROGRAMMING

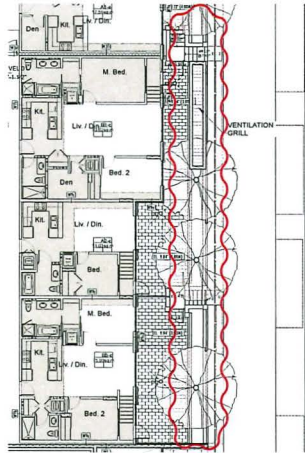


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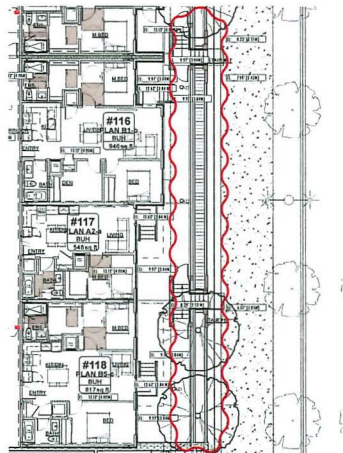


PROPOSED

PLANTER WALL HEIGHT ADJUSTMENT



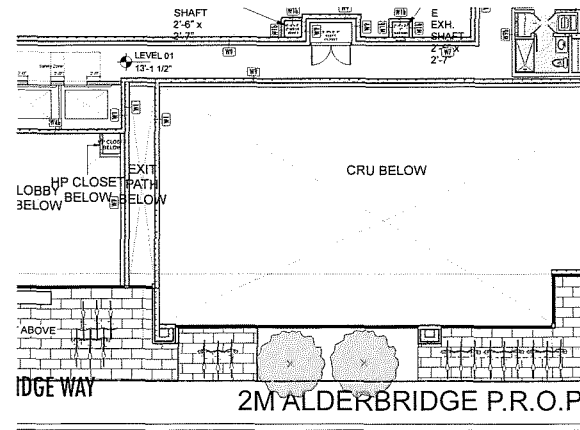
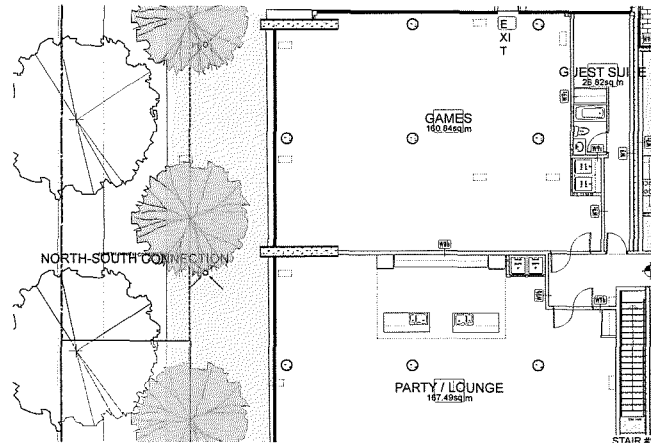
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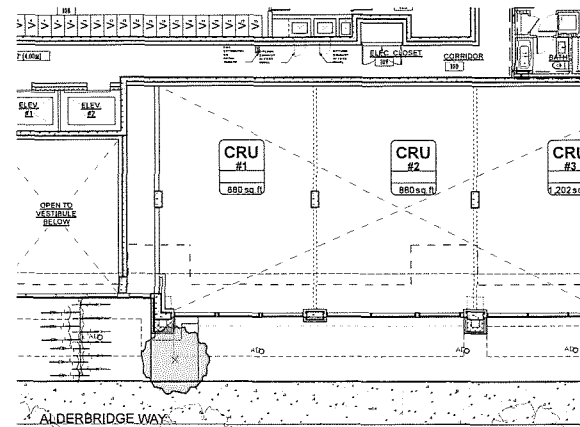
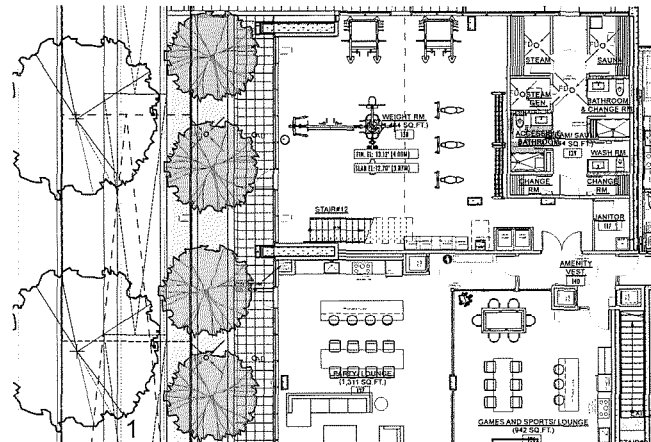
PLANTER HEIGHT RAISED BY
PROPOSED

LANDSCAPE & PUBLIC REALM REVISIONS

RELOCATION OF TREES



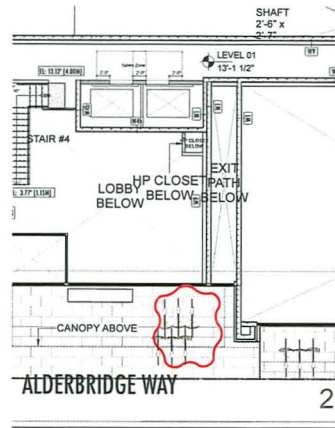
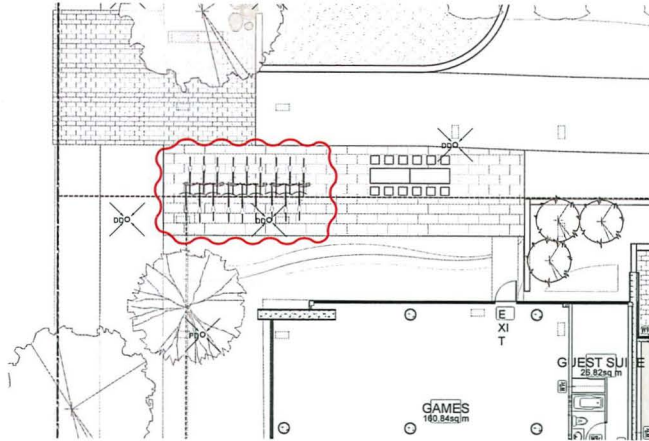
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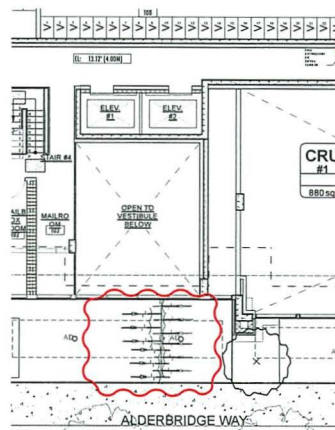
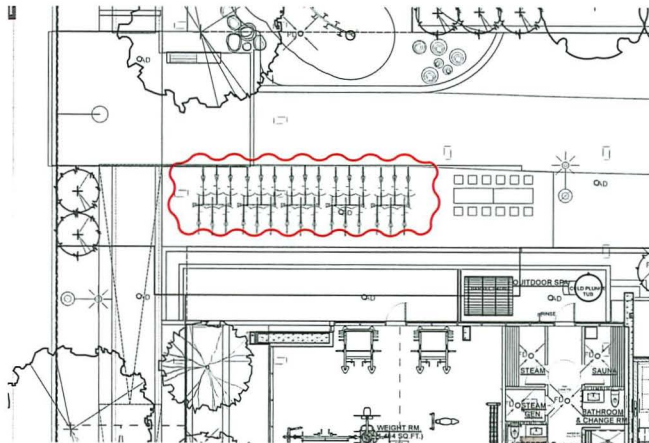
PROPOSED

LANDSCAPE & PUBLIC REALM REVISIONS

RELOCATION OF BIKE RACKS

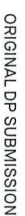


ORIGINAL DP SUBMISSION



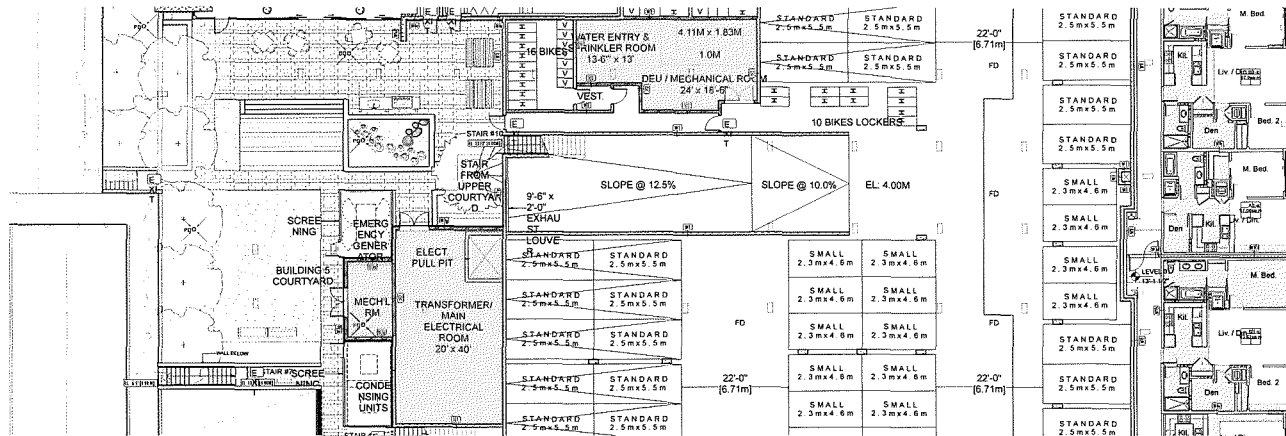
PROPOSED

REVISED PARKING GRID/LAYOUT - FROM 2 BAY TO 3 BAY STRUCTURAL GRID

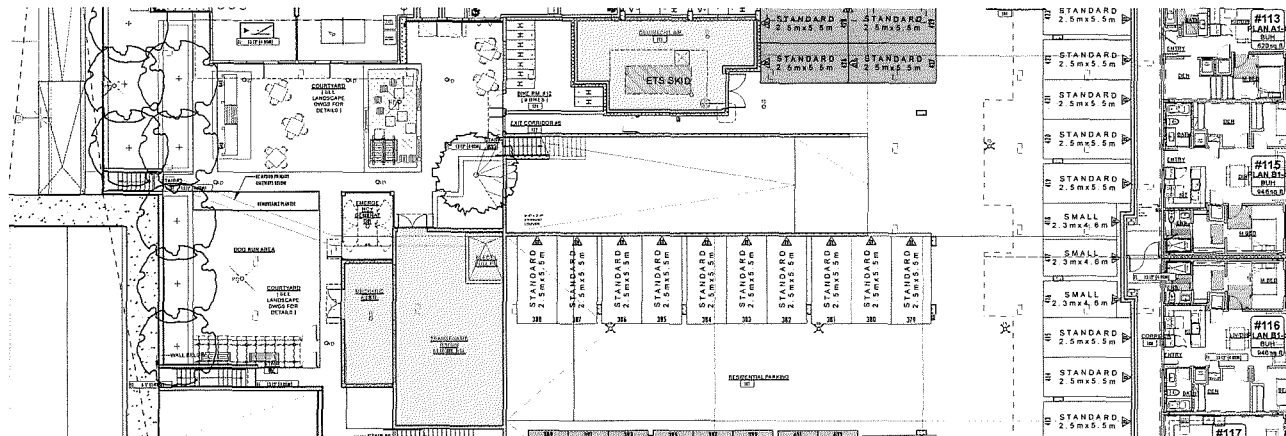


PARKING, STRUCTURAL & MECHANICAL REVISIONS

MECHANICAL/SERVICE AREA REVISIONS



ORIGINAL DP SUBMISSION



PROPOSED

RIVA 6

CHANGES & REVISIONS

OVERALL COMPARISON

SOUTH ELEVATION



ORIGINAL DP SUBMISSION



PROPOSED

OVERALL COMPARISON
EAST ELEVATION



ORIGINAL DP SUBMISSION



PROPOSED

OVERALL COMPARISON

NORTH ELEVATION



ORIGINAL DP SUBMISSION



PROPOSED

OVERALL COMPARISON

WEST ELEVATION



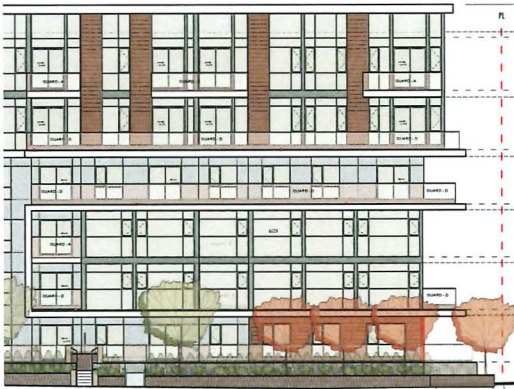
ORIGINAL DP SUBMISSION



PROPOSED

YAMAMOTO ARCHITECTURE

WINDOW SYSTEM CHANGES



ORIGINAL DP SUBMISSION



PROPOSED

BUILDING ENVELOPE & MATERIAL REVISIONS

BALCONY/FRAME REFINEMENTS



ORIGINAL DP SUBMISSION



PROPOSED

BUILDING ENVELOPE & MATERIAL REVISIONS

CLADDING AND MATERIAL REVISIONS



ORIGINAL DP SUBMISSION



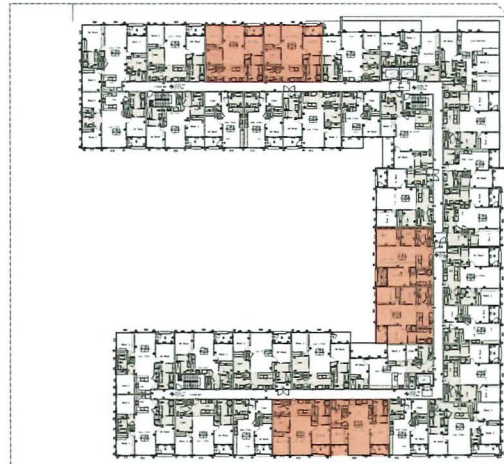
PROPOSED

UNIT MIX & RESIDENTIAL LIVABILITY REVISIONS

REVISED UNIT MIX

FLOOR	1 BED		2 BED		3 BED		TOTAL UNITS	
	TOTAL	[BUH]	TOTAL	[BUH]	TOTAL	[BUH]	TOTAL	[BUH]
06	7	[7]	26	[23]	2	[2]	35	[32]
05	7	[7]	26	[23]	2	[2]	35	[32]
04	8	[7]	21	[21]	6	[6]	35	[34]
03	8	[7]	21	[21]	6	[6]	35	[34]
02	8	[7]	21	[21]	6	[6]	35	[34]
01	7	[6]	19	[19]	5	[5]	31	[30]
Unit mix	45	[41]	134	[128]	27	[27]	206	[196]
	22%		65%		13%		100%	95%

FLOOR	1 BED		2 BED		3 BED		TOTAL UNITS	
	TOTAL	[BUH]	TOTAL	[BUH]	TOTAL	[BUH]	TOTAL	[BUH]
06	16	[16]	20	[20]	2	[2]	38	[38]
05	16	[16]	20	[20]	2	[2]	38	[38]
04	16	[16]	16	[15]	6	[6]	38	[37]
03	16	[16]	16	[15]	6	[5]	38	[36]
02	16	[16]	16	[15]	6	[5]	38	[36]
01	16	[16]	13	[12]	5	[5]	34	[33]
Unit mix	96	[96]	101	[97]	27	[25]	224	[218]
	43%		45%		12%		100%	97%



ORIGINAL DP SUBMISSION



6 2-BED UNITS CONVERTED TO 9 3-BED UNITS ON TYPICAL FLOOR

PROPOSED

REVISED PARKING GRID LAYOUT

