Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, September 16, 2026



POLYGON

ARCADIS Arcadis Architects (Canada) Inc.

connect LANDSCAPE ARCHITECTURE

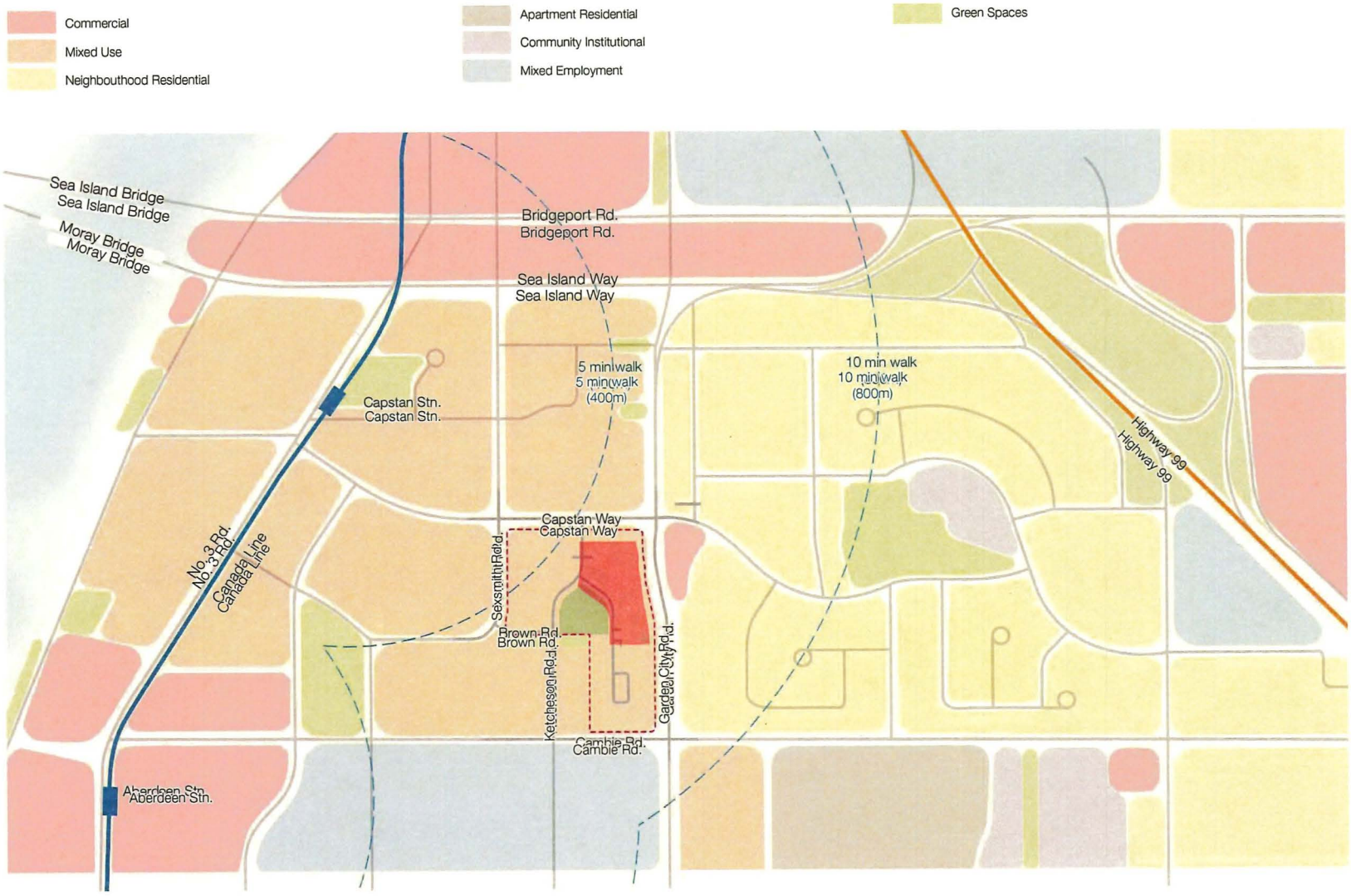
ADP PRESENTATION

CARINA | TALISTAR B

3420 KETCHESON COURT, RICHMOND, BC

DEVELOPMENT PERMIT SUBMITTED TO CITY OF RICHMOND BY ARCADIS ARCHITECTS (CANADA) INC. ON BEHALF OF POLYGON DEVELPMENT 359 LTD. ON AUGUST 19TH 2026

Site Context

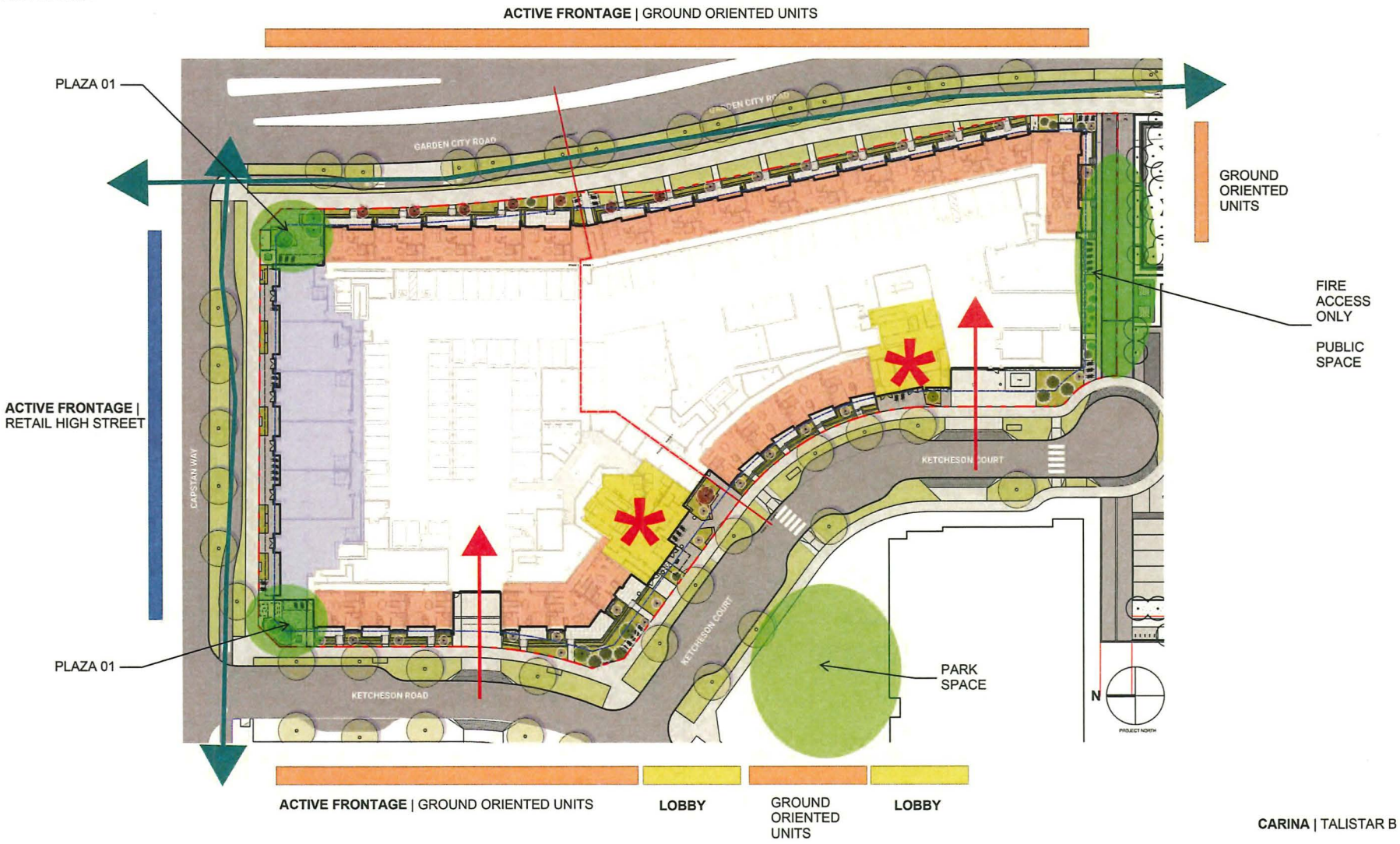


Site Context - Surroundings

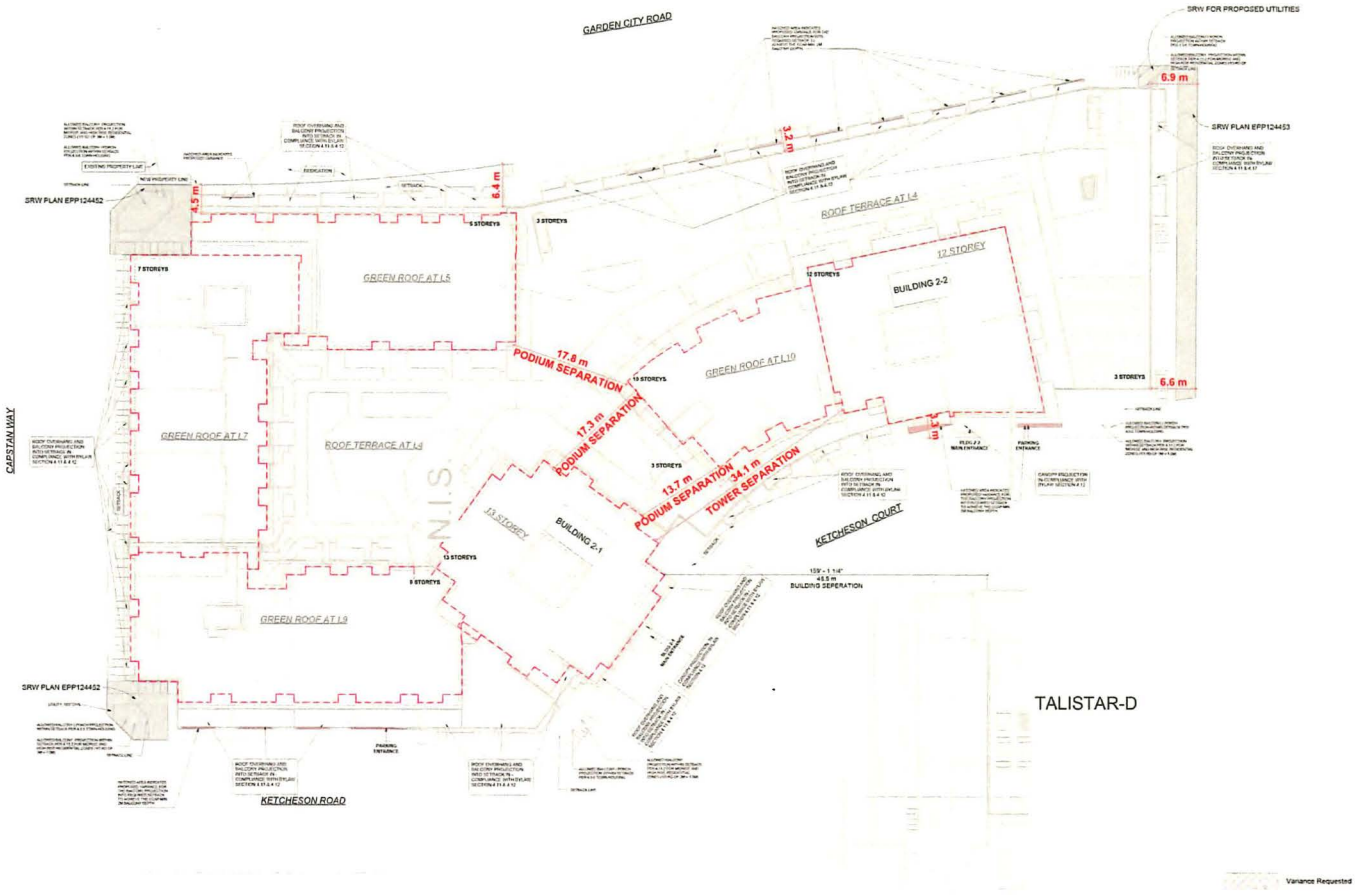




PUBLIC REALM NETWORK



SETBACKS

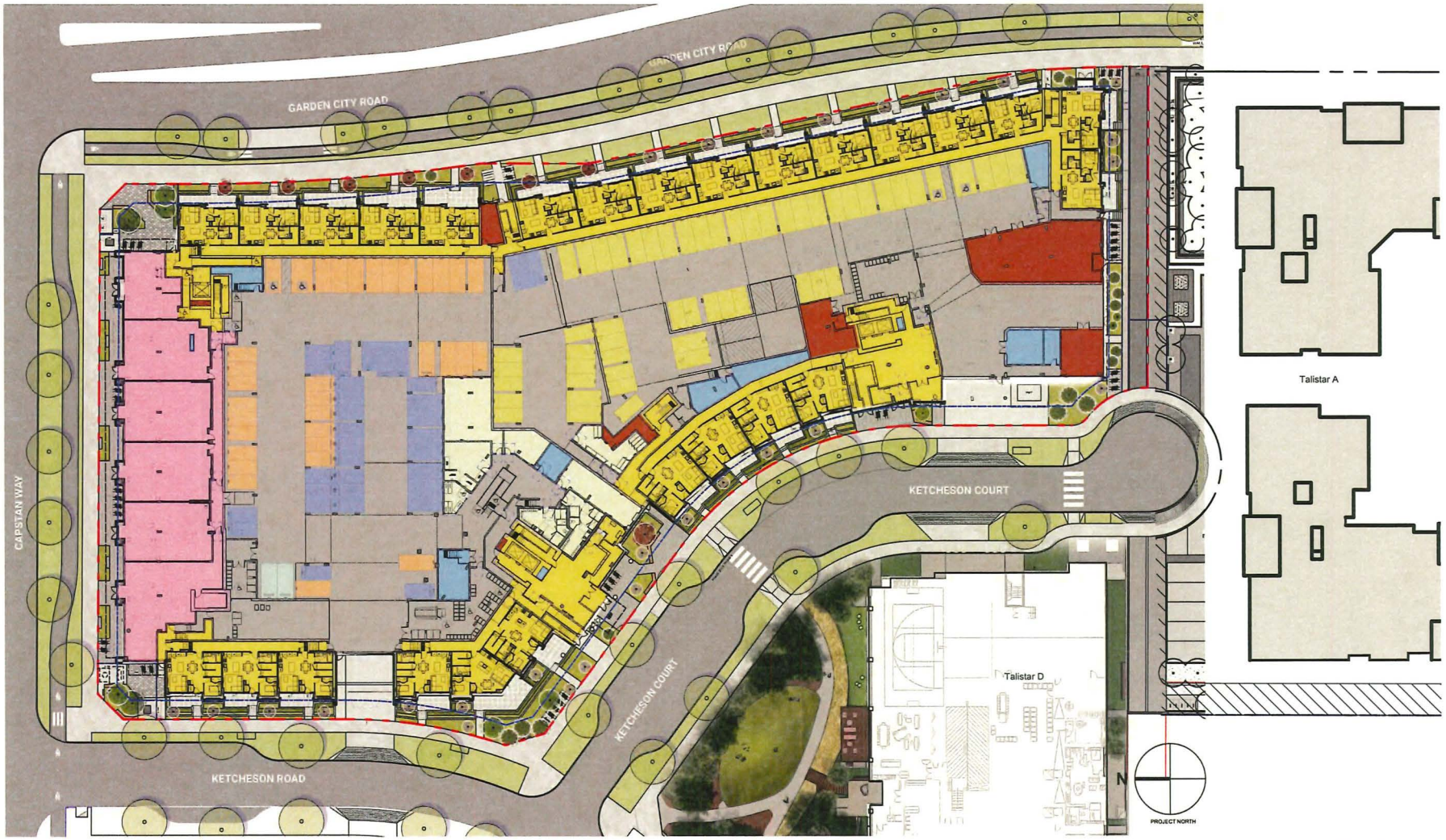


CARINA | TALISTAR B

Drawings

Ground Floor

- Market Condo
- Market Rental
- Market Rental Common
- C.R.U
- Bicycle Facilities
- Amenity
- Elec.
- Parking
- Elevator Shaft
- Mech.
- Stairwell
- 4-Pipe Fan Coil System Exemption
- Private Outdoor Space
- BUH Units



CARINA | TALISTAR B

Level 2

- Market Condo
- Market Rental
- Market Rental Common
- C.R.U
- Bicycle Facilities
- Amenity
- Elec.
- Parking
- Elevator Shaft
- Mech.
- Stairwell
- 4-Pipe Fan Coil System Exemption
- Private Outdoor Space
- BUH Units



N
PROJECT NORTH

CARINA | TALISTAR B

Level 3

- Market Condo
- Market Rental
- Market Rental Common
- C.R.U
- Bicycle Facilities
- Amenity
- Elec.
- Parking
- Elevator Shaft
- Mech.
- Stairwell
- 4-Pipe Fan Coil System Exemption
- Private Outdoor Space
- BUH Units

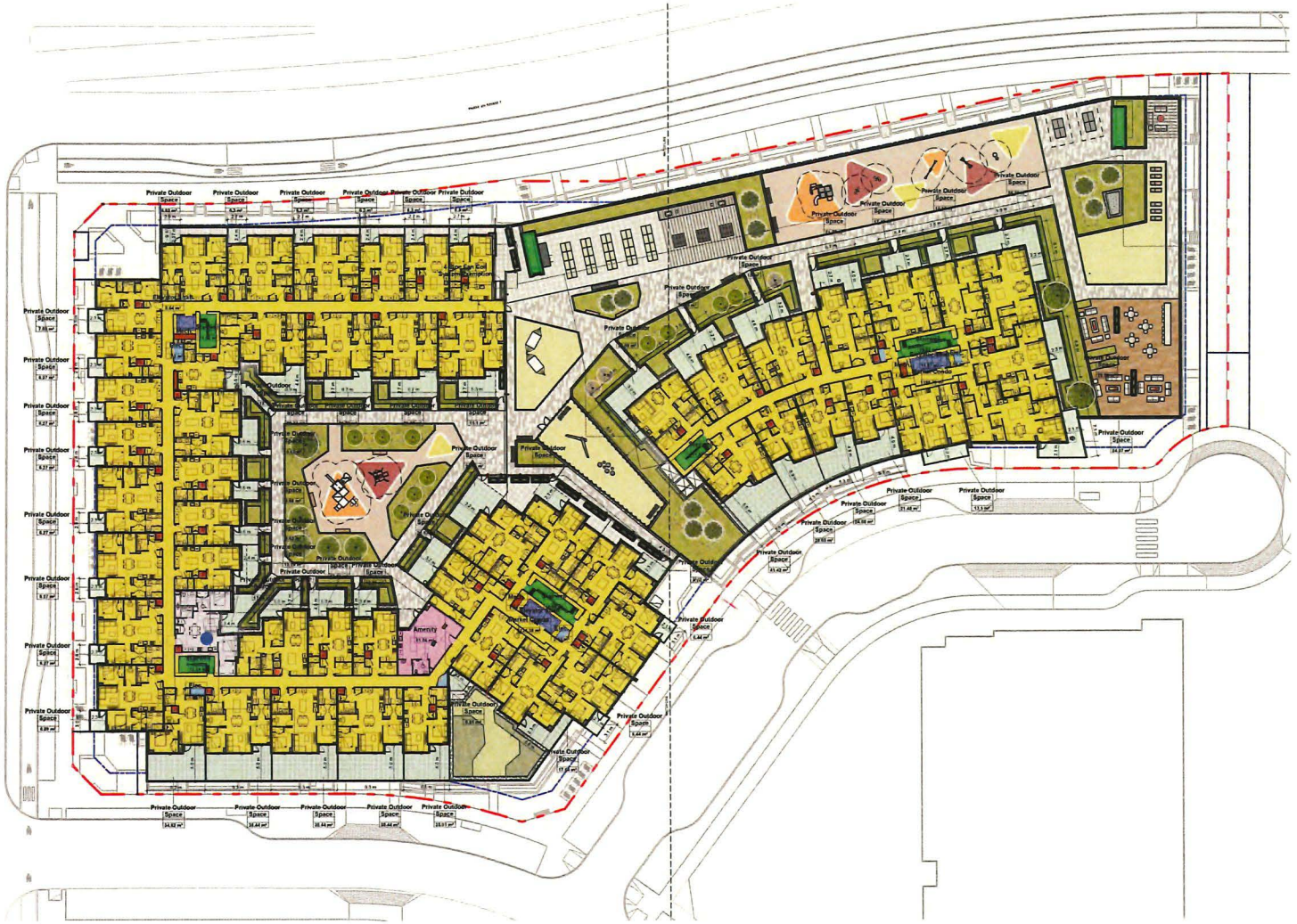


N
PROJECT NORTH

CARINA | TALISTAR B

Level 4

- Market Condo
- Market Rental
- Market Rental Common
- C.R.U
- Bicycle Facilities
- Amenity
- Elec.
- Parking
- Elevator Shaft
- Mech.
- Stairwell
- 4-Pipe Fan Coil System Exemption
- Private Outdoor Space
- BUH Units



N

PROJECT NORTH

CARINA | TALISTAR B

Level 5-6

- Market Condo
- Market Rental
- Market Rental Common
- C.R.U
- Bicycle Facilities
- Amenity
- Elec.
- Parking
- Elevator Shaft
- Mech.
- Stairwell
- 4-Pipe Fan Coil System Exemption
- Private Outdoor Space
- BUH Units



N
PROJECT NORTH

CARINA | TALISTAR B

Level 7

- Market Condo
- Market Rental
- Market Rental Common
- C.R.U
- Bicycle Facilities
- Amenity
- Elec.
- Parking
- Elevator Shaft
- Mech.
- Stairwell
- 4-Pipe Fan Coil System Exemption
- Private Outdoor Space
- BUH Units



N

PROJECT NORTH

CARINA | TALISTAR B

Level 8

- Market Condo
- Market Rental
- Market Rental Common
- C.R.U
- Bicycle Facilities
- Amenity
- Elec.
- Parking
- Elevator Shaft
- Mech.
- Stairwell
- 4-Pipe Fan Coil System Exemption
- Private Outdoor Space
- BUH Units



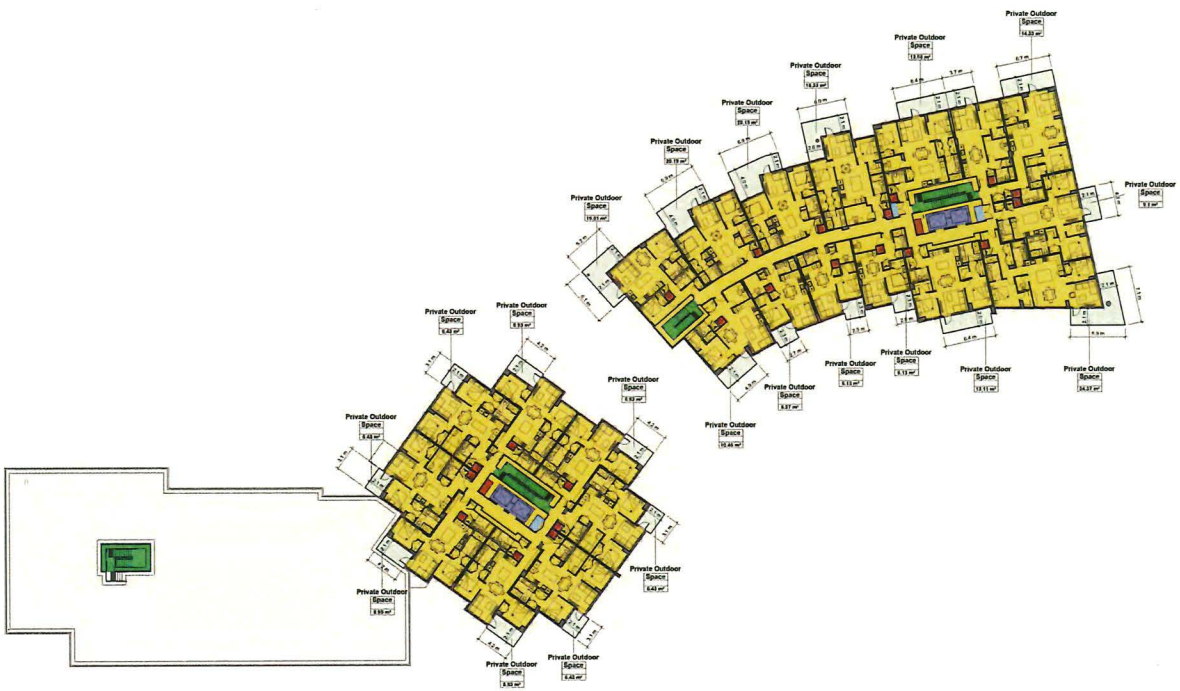
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PROJECT NORTH

CARINA | TALISTAR B

Level 9

- Market Condo
- Market Rental
- Market Rental Common
- C.R.U
- Bicycle Facilities
- Amenity
- Elec.
- Parking
- Elevator Shaft
- Mech.
- Stairwell
- 4-Pipe Fan Coil System Exemption
- Private Outdoor Space
- BUH Units



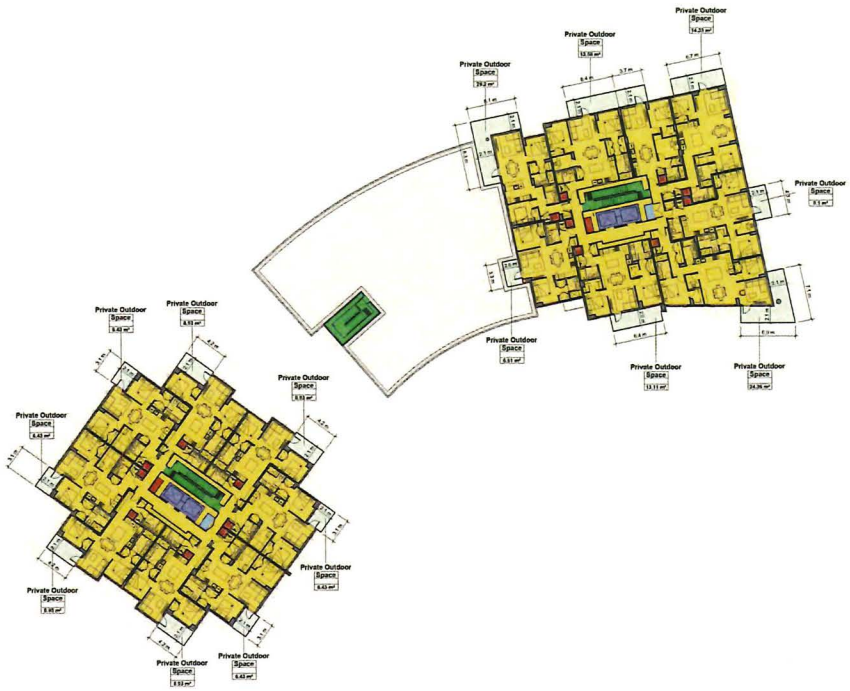
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PROJECT NORTH

CARINA | TALISTAR B

Level 10

- Market Condo
- Market Rental
- Market Rental Common
- C.R.U
- Bicycle Facilities
- Amenity
- Elec.
- Parking
- Elevator Shaft
- Mech.
- Stairwell
- 4-Pipe Fan Coil System Exemption
- Private Outdoor Space
- BUH Units



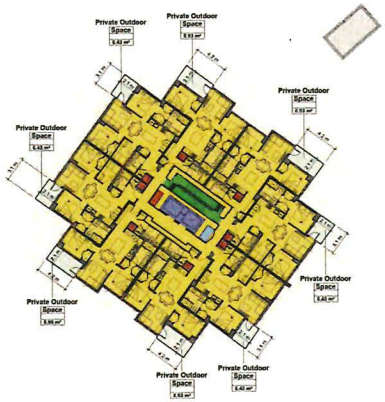
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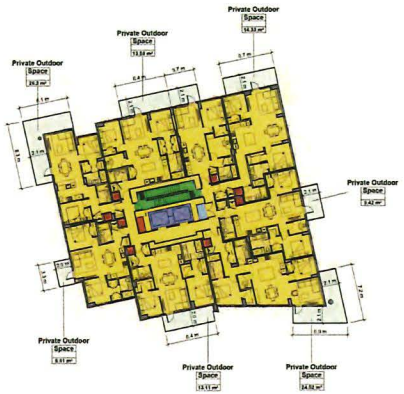
PROJECT NORTH

CARINA | TALISTAR B

Level 11-12

- Market Condo
- Market Rental
- Market Rental Common
- C.R.U
- Bicycle Facilities
- Amenity
- Elec.
- Parking
- Elevator Shaft
- Mech.
- Stairwell
- 4-Pipe Fan Coil System Exemption
- Private Outdoor Space
- BUH Units





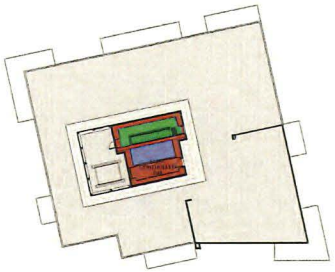
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PROJECT NORTH

CARINA | TALISTAR B

Level 13 & Mech

- Market Condo
- Market Rental
- Market Rental Common
- C.R.U
- Bicycle Facilities
- Amenity
- Elec.
- Parking
- Elevator Shaft
- Mech.
- Stairwell
- 4-Pipe Fan Coil System Exemption
- Private Outdoor Space
- BUH Units





N
PROJECT NORTH

CARINA | TALISTAR B

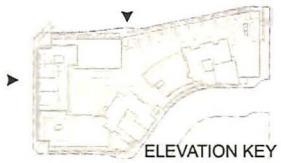
Building Materials

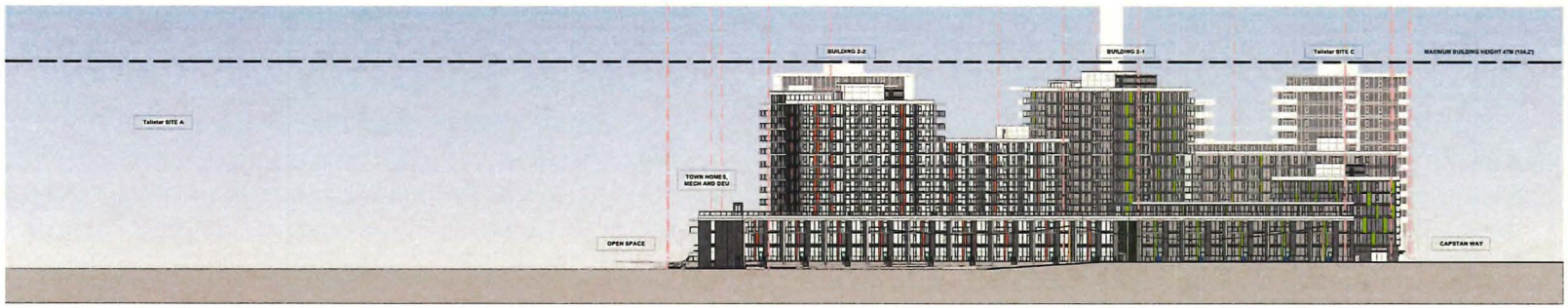


CARINA | TALISTAR B

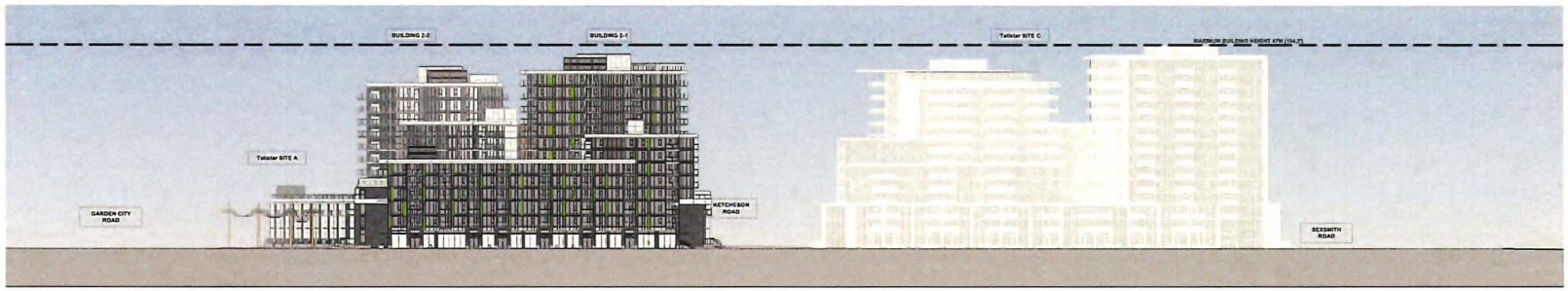
Artful vertical colour accents create a distinctive identity for the development and contribute to the emerging character of Capstan Village

Overall Elevation East & North



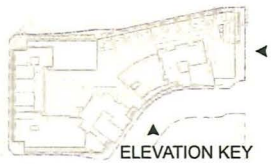


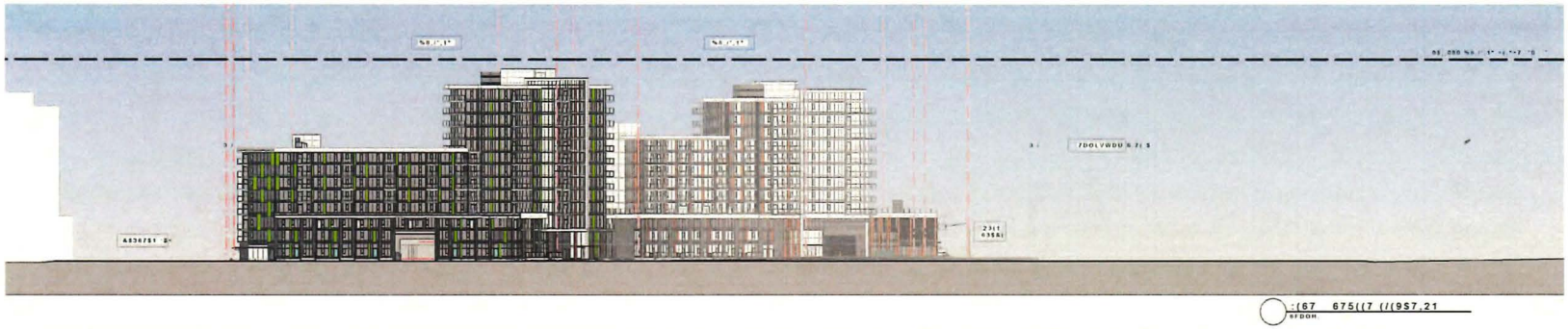
1 EAST - STREET ELEVATION
Scale: 1" = 30'-0"

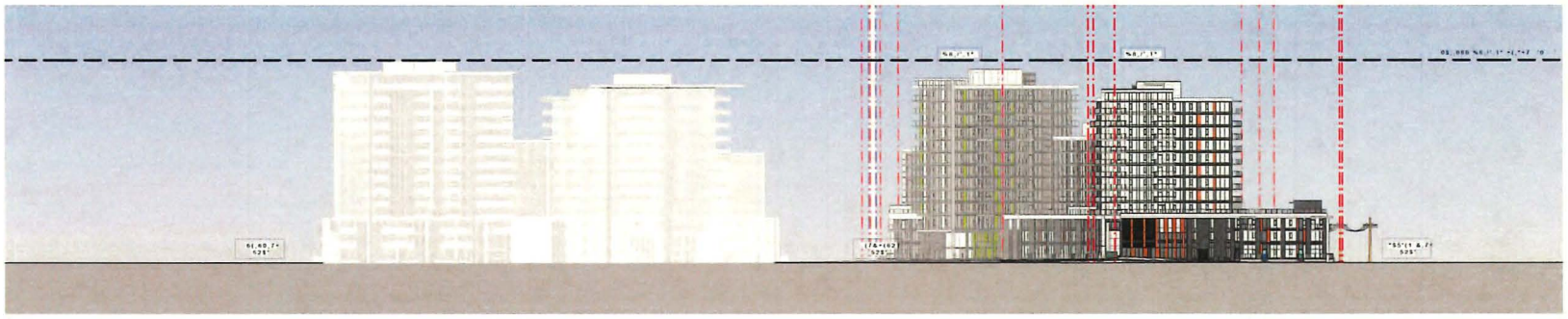


2 NORTH - STREET ELEVATION
Scale: 1" = 30'-0"

Overall Elevation West & South







Renderings

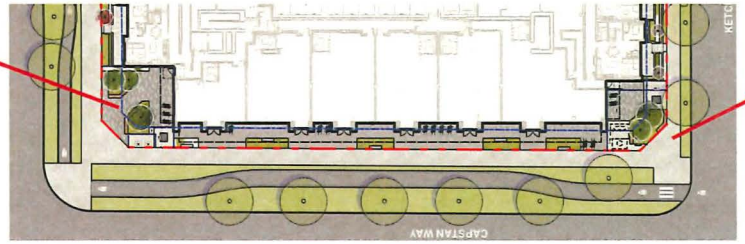
Retail Highstreet on Capstan Way

Retail Highstreet











CARINA | TALISTAR B

Retail Highstreet on Capstan Way

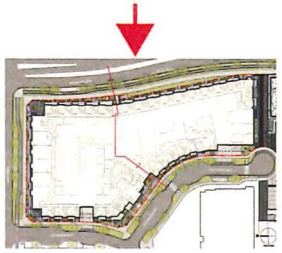
Retail Highstreet



Ground Oriented Units - Garden City Road

Active Frontage





Ground Oriented Units - Garden City Road

Active Frontage



Ground Oriented Units - Mews

Active Frontage

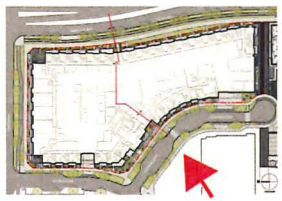


CARINA | TALISTAR B

Ground Oriented Units - Ketcheson Court

Active Frontage





CARINA | TALISTAR B

Ground Oriented Units - Ketcheson Road

Active Frontage



Lobbies

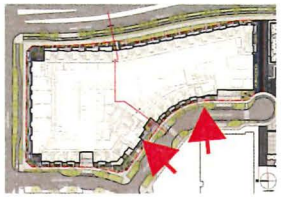
Active Frontage



North
Lobby



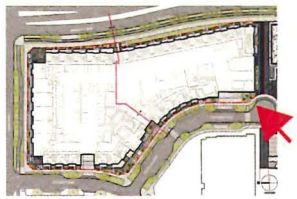
South
Lobby



Screened Mechanical





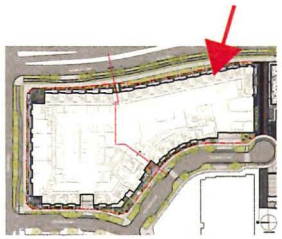


View of Overall Project



View of Roof Decks





Landscape