

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, August 23, 2023



# Talisman D

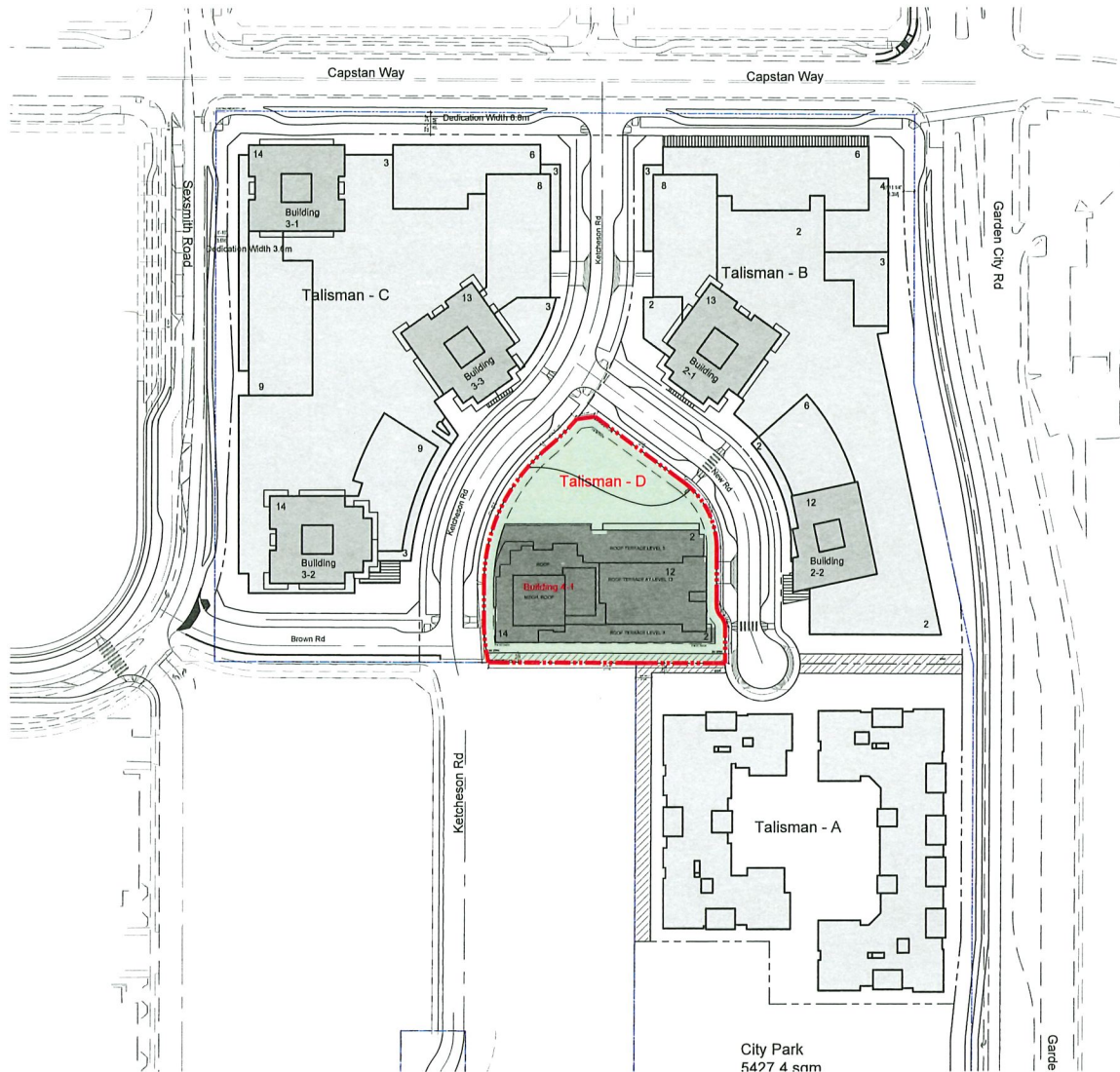
Development Permit Presentation



HAPA

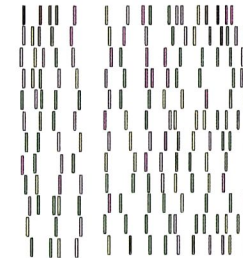
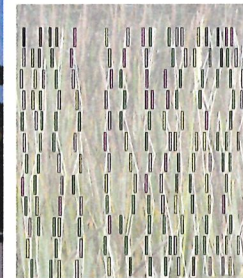
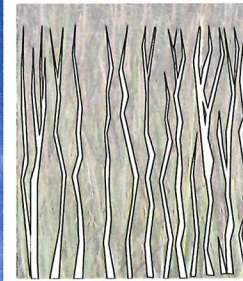
3558 KETCHESON ROAD,  
RICHMOND, BC

Site





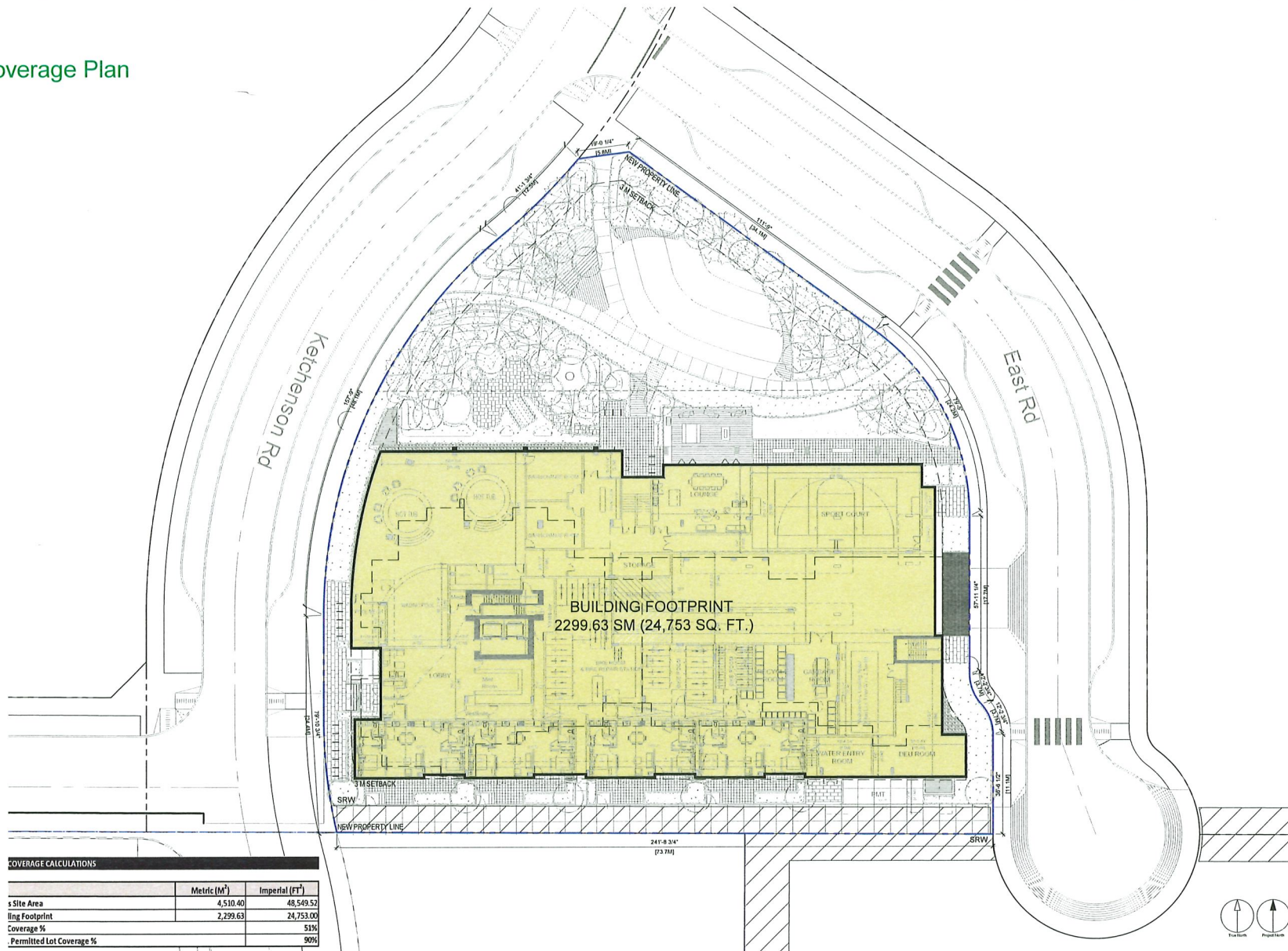
14 floors  
3.24 FAR  
161 market for-sale units  
17 market for-rent units (all BUH)  
194 below grade parking stalls (all EV)



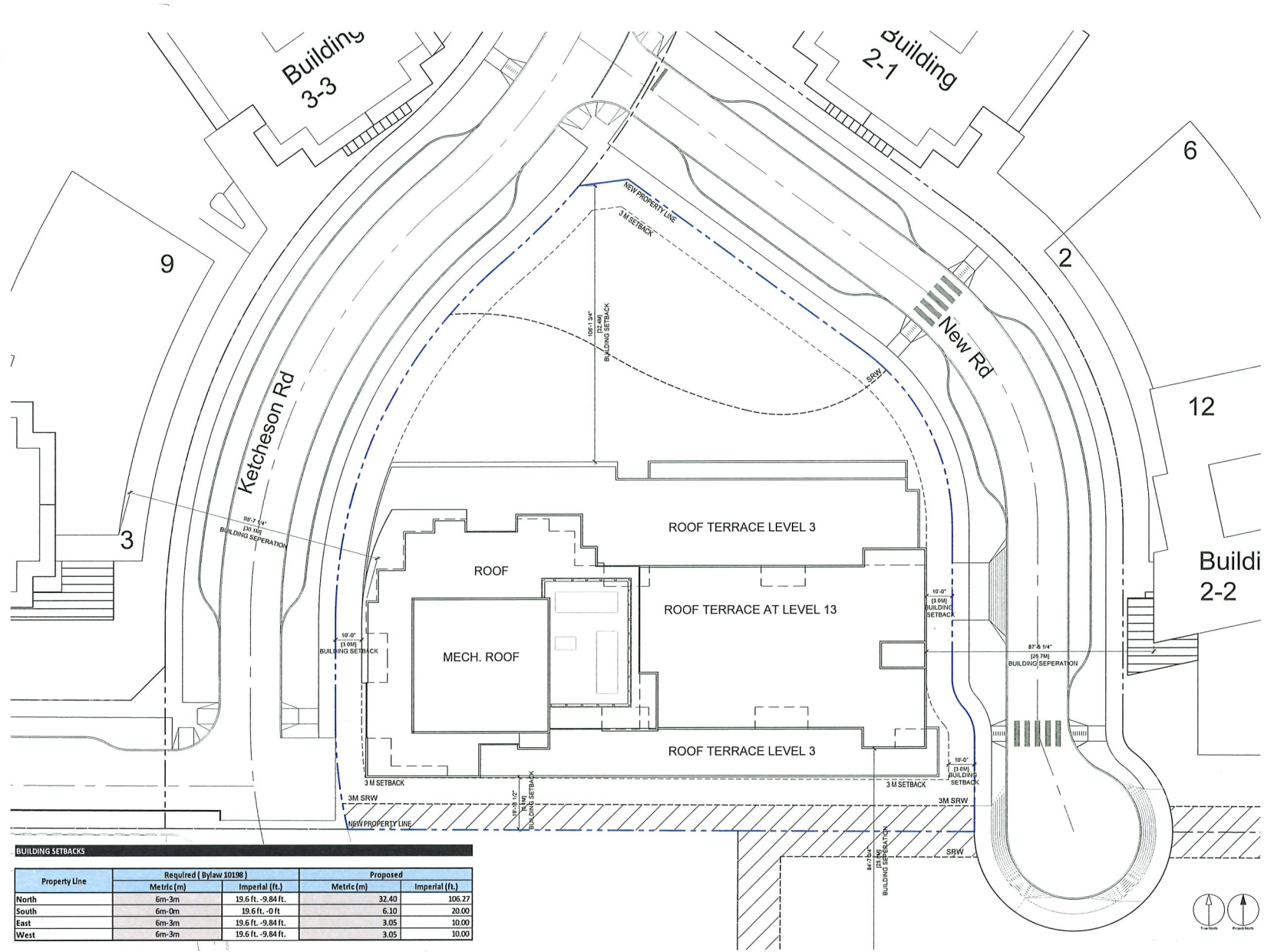
## Site Context Photos



# Lot Coverage Plan

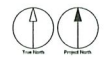


Setback Plan



**BUILDING SETBACKS**

Property Line	Required (By law 10198)		Proposed	
	Metric (m)	Imperial (ft.)	Metric (m)	Imperial (ft.)
North	6m-3m	19.6 ft. - 9.84 ft.	32.40	106.27
South	6m-0m	19.6 ft. - 0 ft.	6.10	20.00
East	6m-3m	19.6 ft. - 9.84 ft.	3.05	10.00
West	6m-3m	19.6 ft. - 9.84 ft.	3.05	10.00

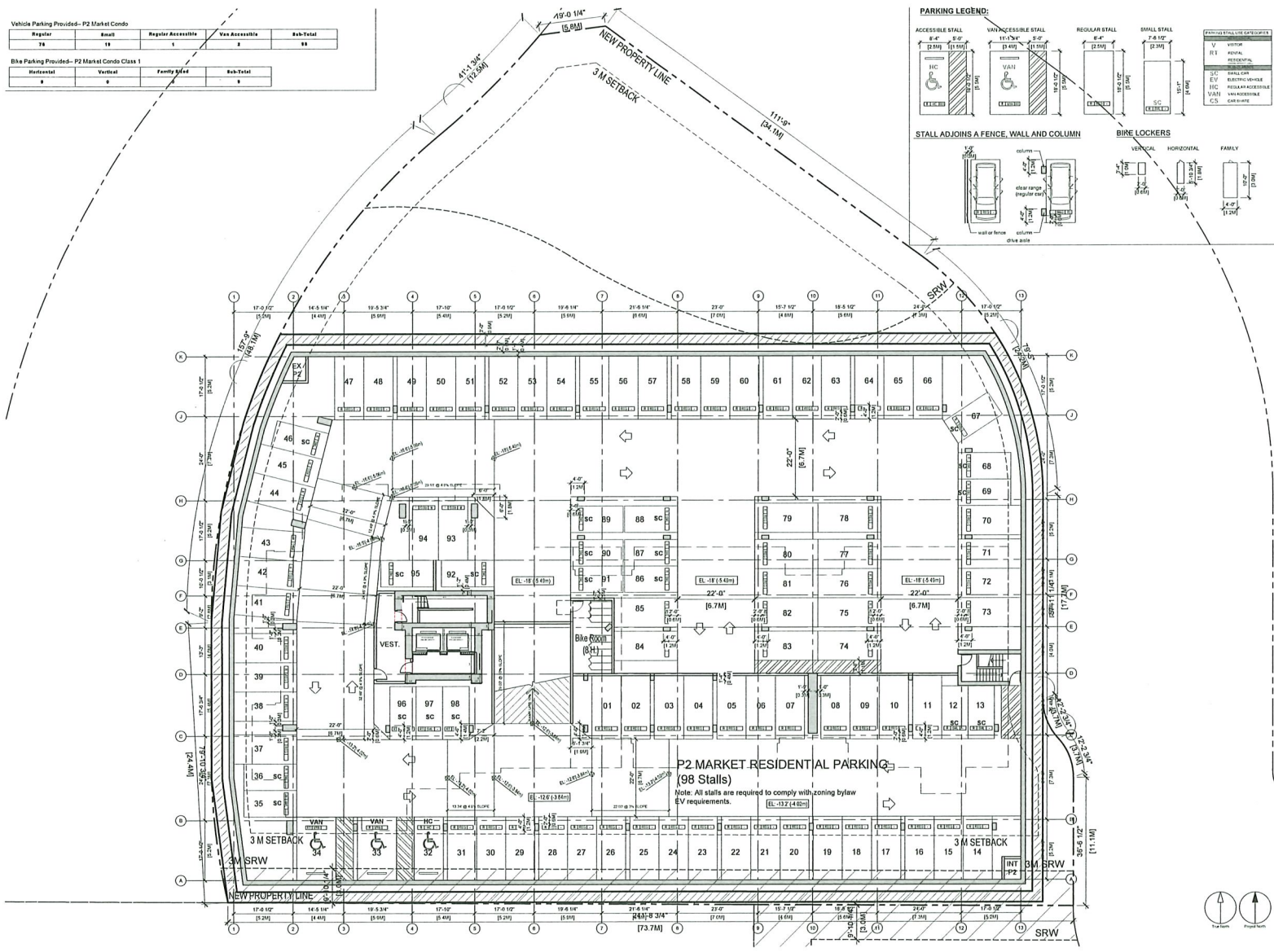
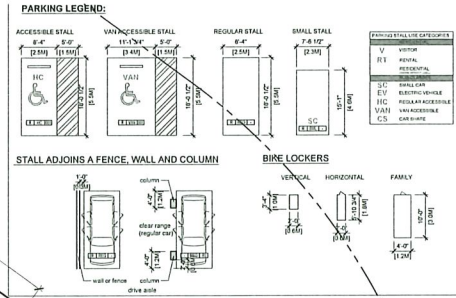


P2 PLAN

Vehicle Parking Provided- P2 Market Condo				
Regular	Small	Regular Accessible	Van Accessible	Sub-Total
74	11	1	2	88

Bike Parking Provided- P2 Market Condo Class 1			
Horizontal	Vertical	Family	Sub-Total
0	0	0	0



# P1 PLAN

Vehicle Parking Provided- P1 Lower Market Condo				
Regular	Small	Regular Accessible	Van Accessible	Sub-Total
34	11	0	0	45

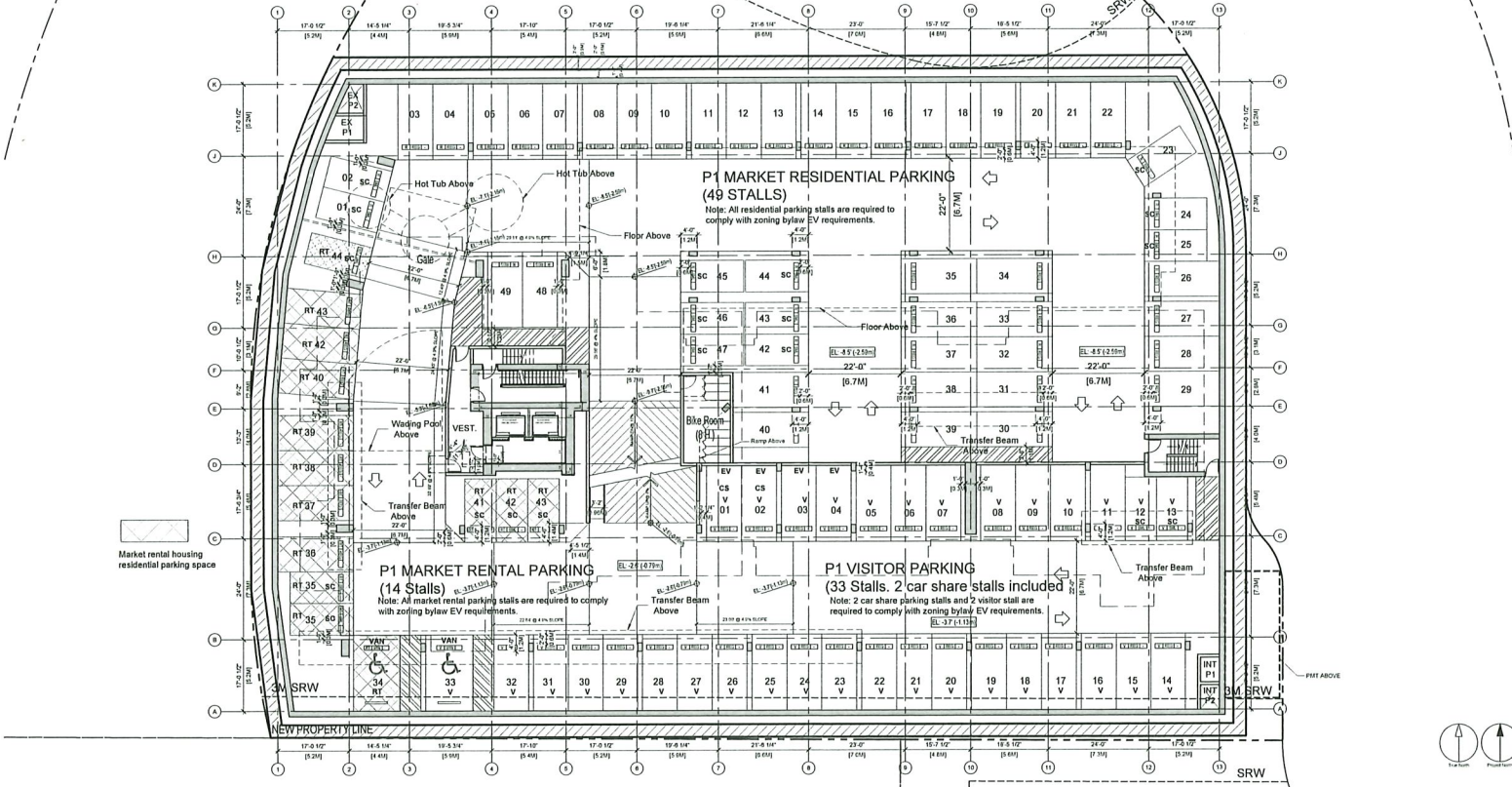
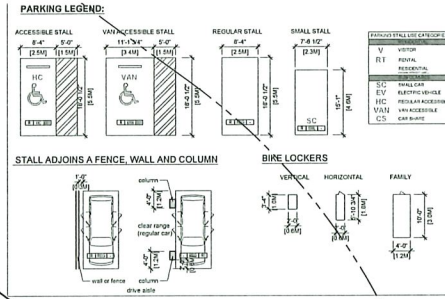
Vehicle Parking Provided- P1 Lower Market Rental				
Regular	Small	Regular Accessible	Van Accessible	Sub-Total
7	0	1	1	14

Vehicle Parking Provided- P1 Lower Visitor (2 Car Share Space Included)				
Regular	Small	Regular Accessible	Van Accessible	Sub-Total
33	0	0	1	34

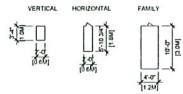
Bike Parking Provided- P1 Market Condo Classy			
Horizontal	Vertical	Family Biked	Sub-Total
0	0	0	0





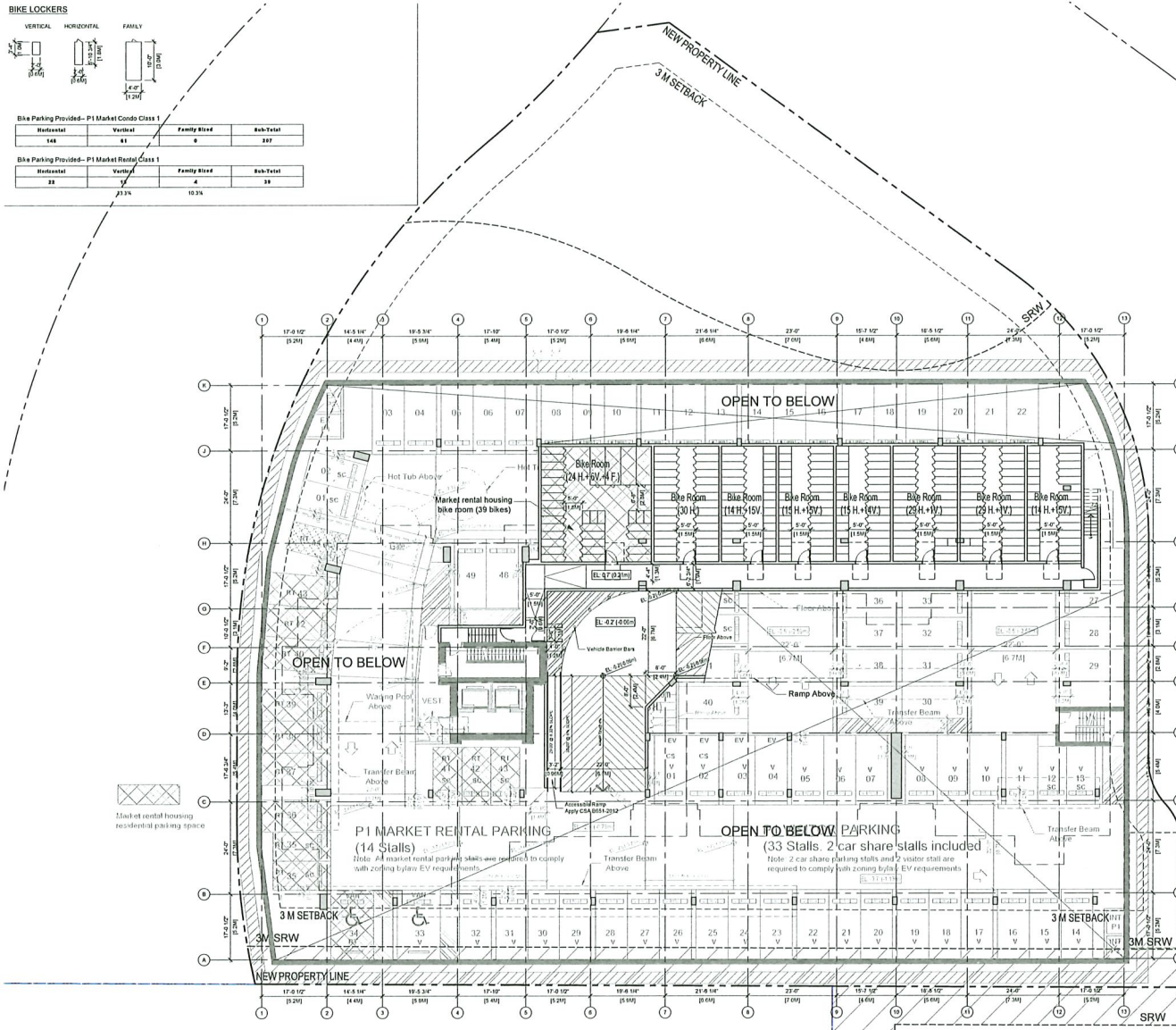
# P1 UPPER PLAN

### BIKE LOCKERS



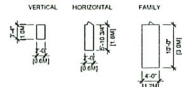
Bike Parking Provided— P1 Market Condo Class 1			
Horizontal	Vertical	Family Sized	Sub-Total
148	61	0	207

Bike Parking Provided— P1 Market Rental Class 1			
Horizontal	Vertical	Family Sized	Sub-Total
22	7	4	33



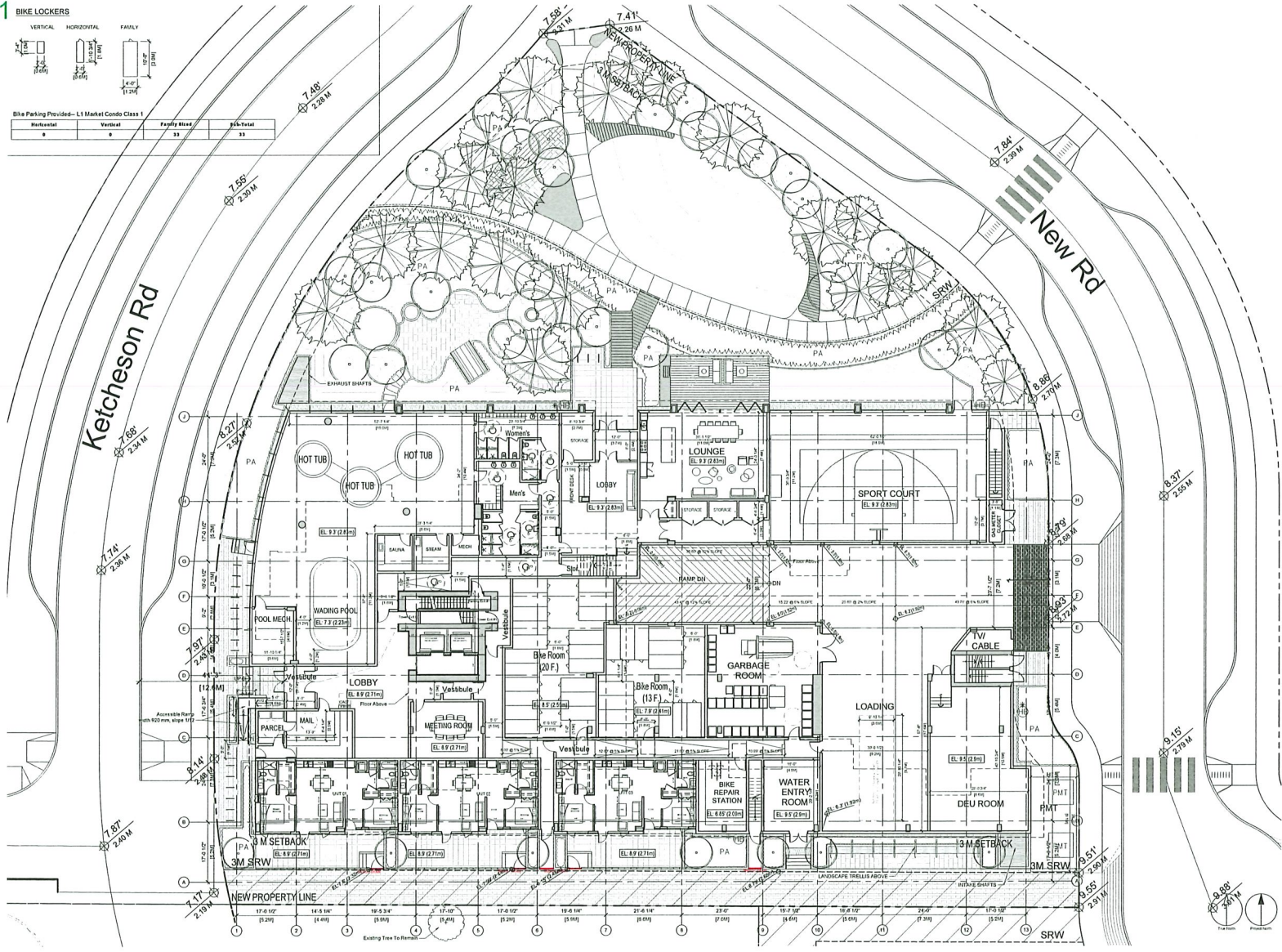
# OVERALL FLOOR PLAN LEVEL 01

**BIKE LOCKERS**

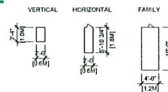


Bike Parking Provided- L1 Market Condo Class 1

Vertical	Horizontal	Family	Total
4	6	23	33

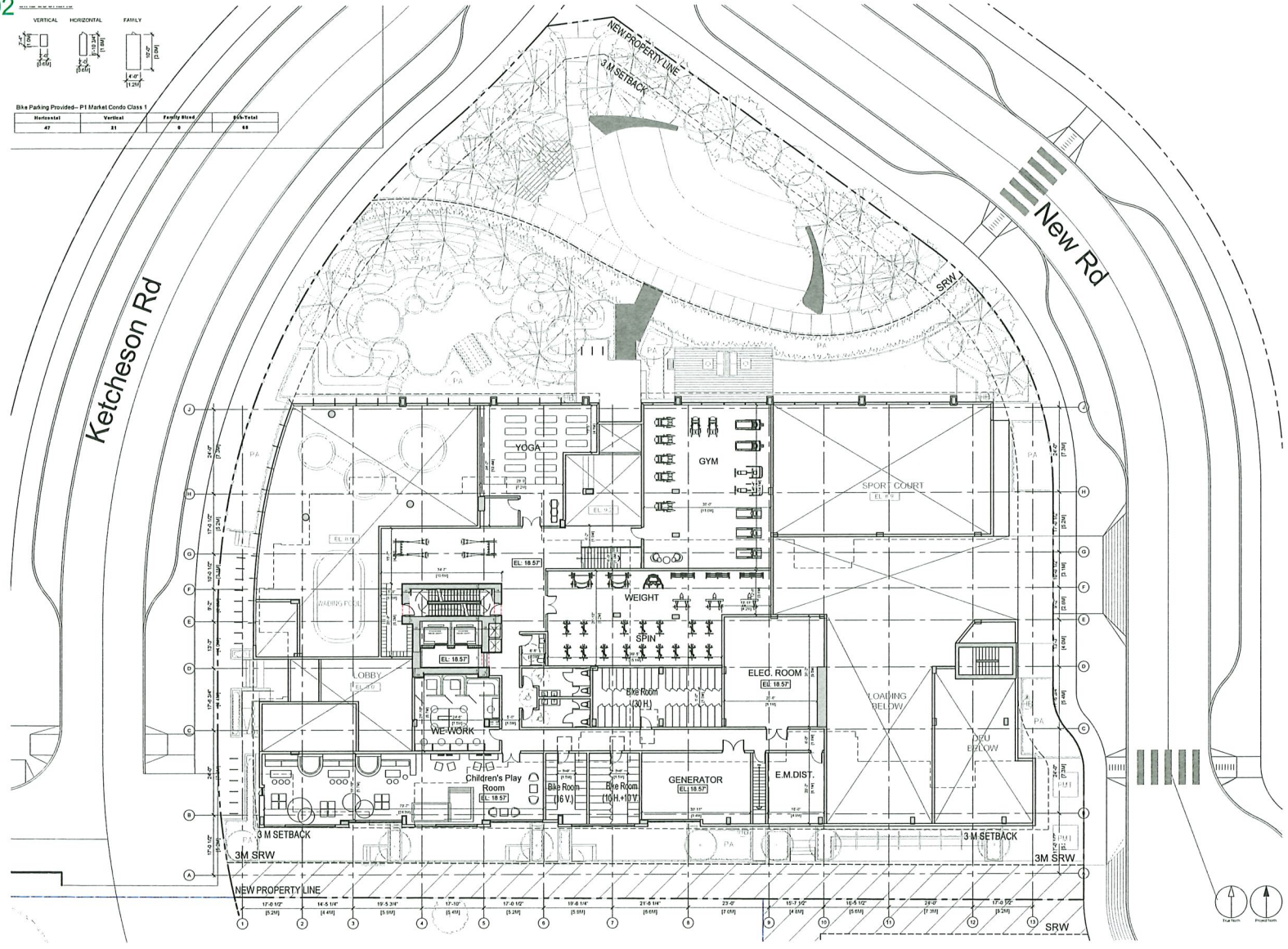


# OVERALL FLOOR PLAN LEVEL 02



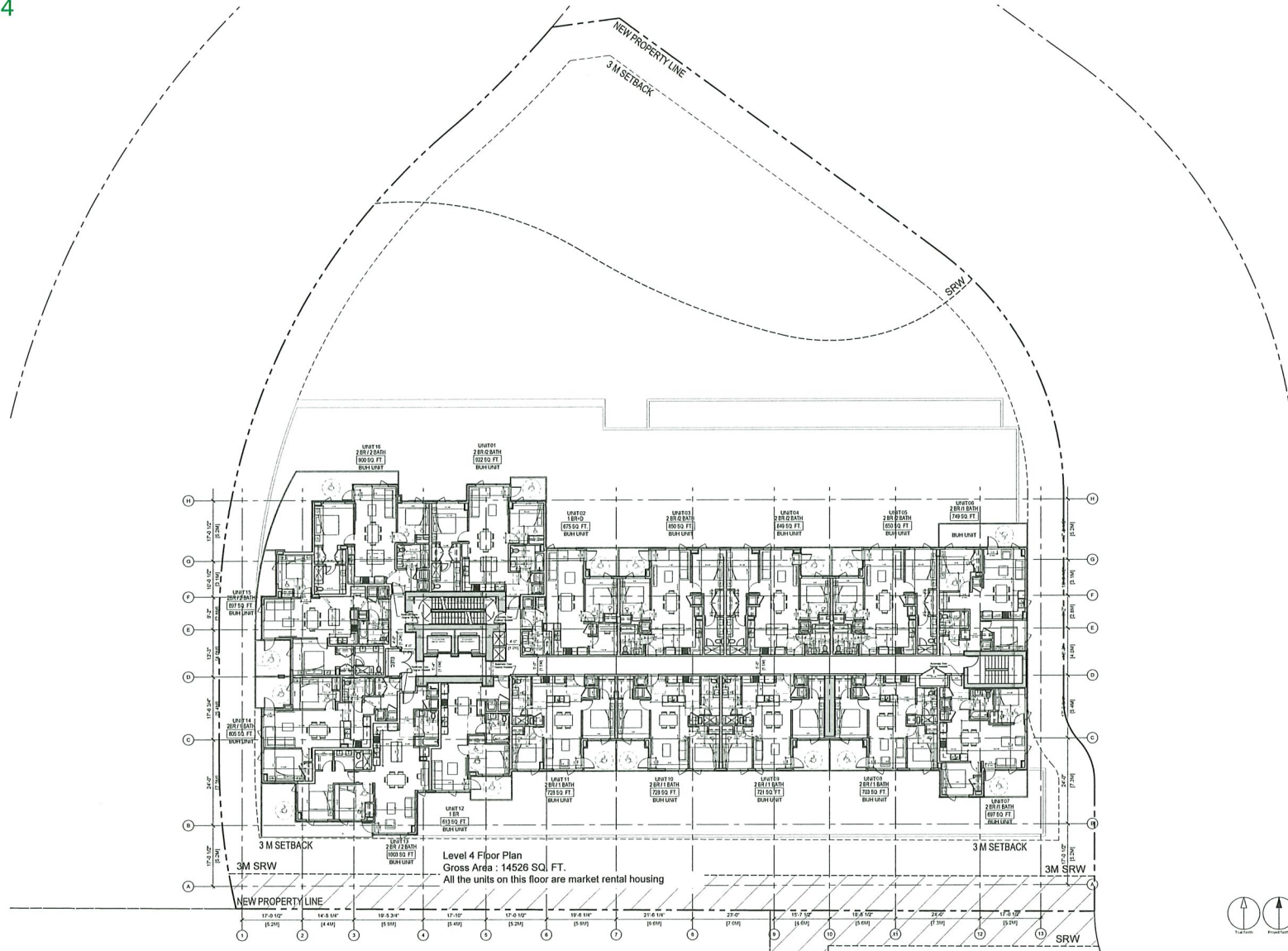
Bike Parking Provided - P1 Market Condo Class 1

Horizontal	Vertical	Family/Bike	Sub-Total
47	31	6	84



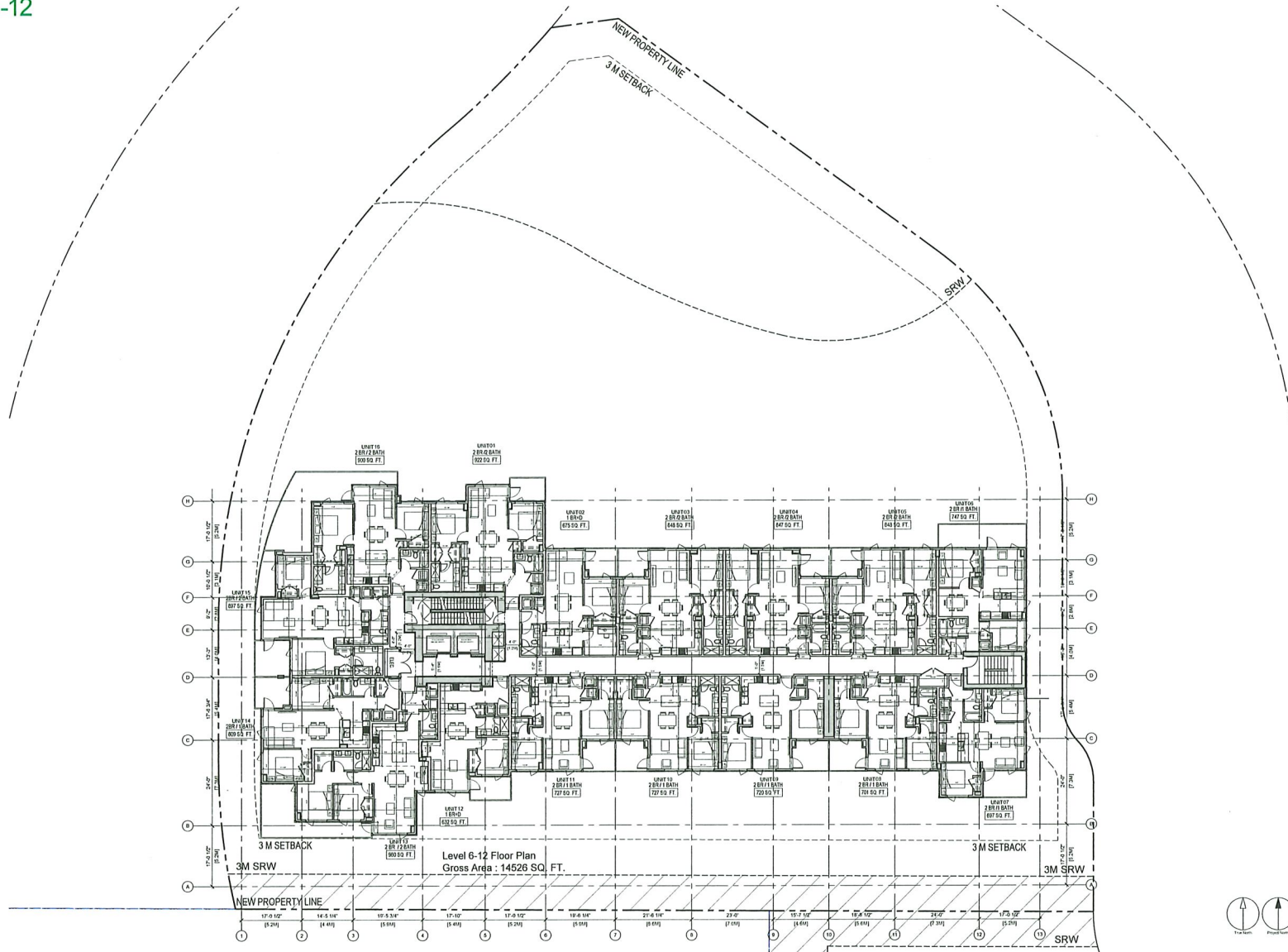


# OVERALL FLOOR PLAN LEVEL 04

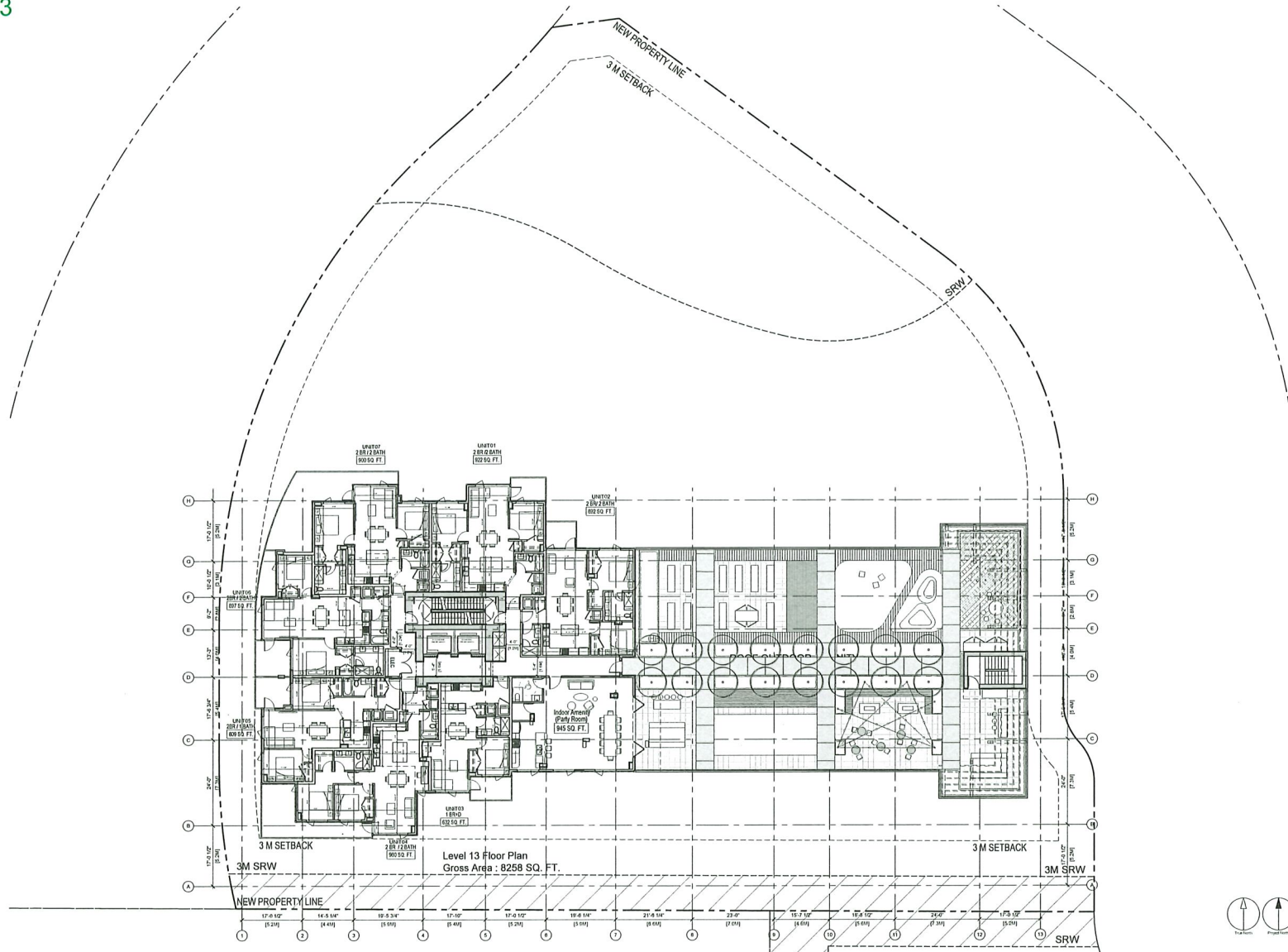




# OVERALL FLOOR PLAN LEVEL 6-12

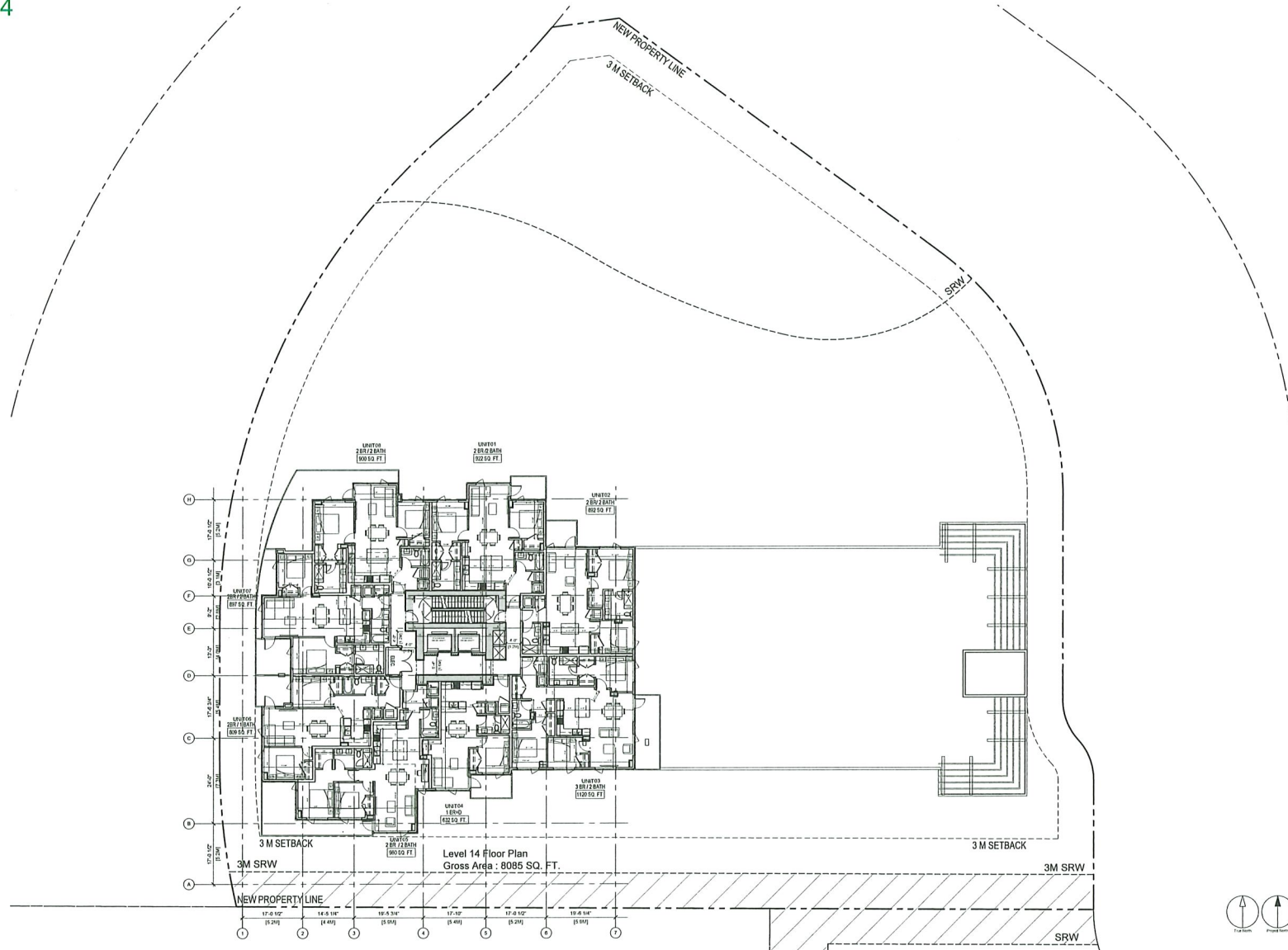


# OVERALL FLOOR PLAN LEVEL 13

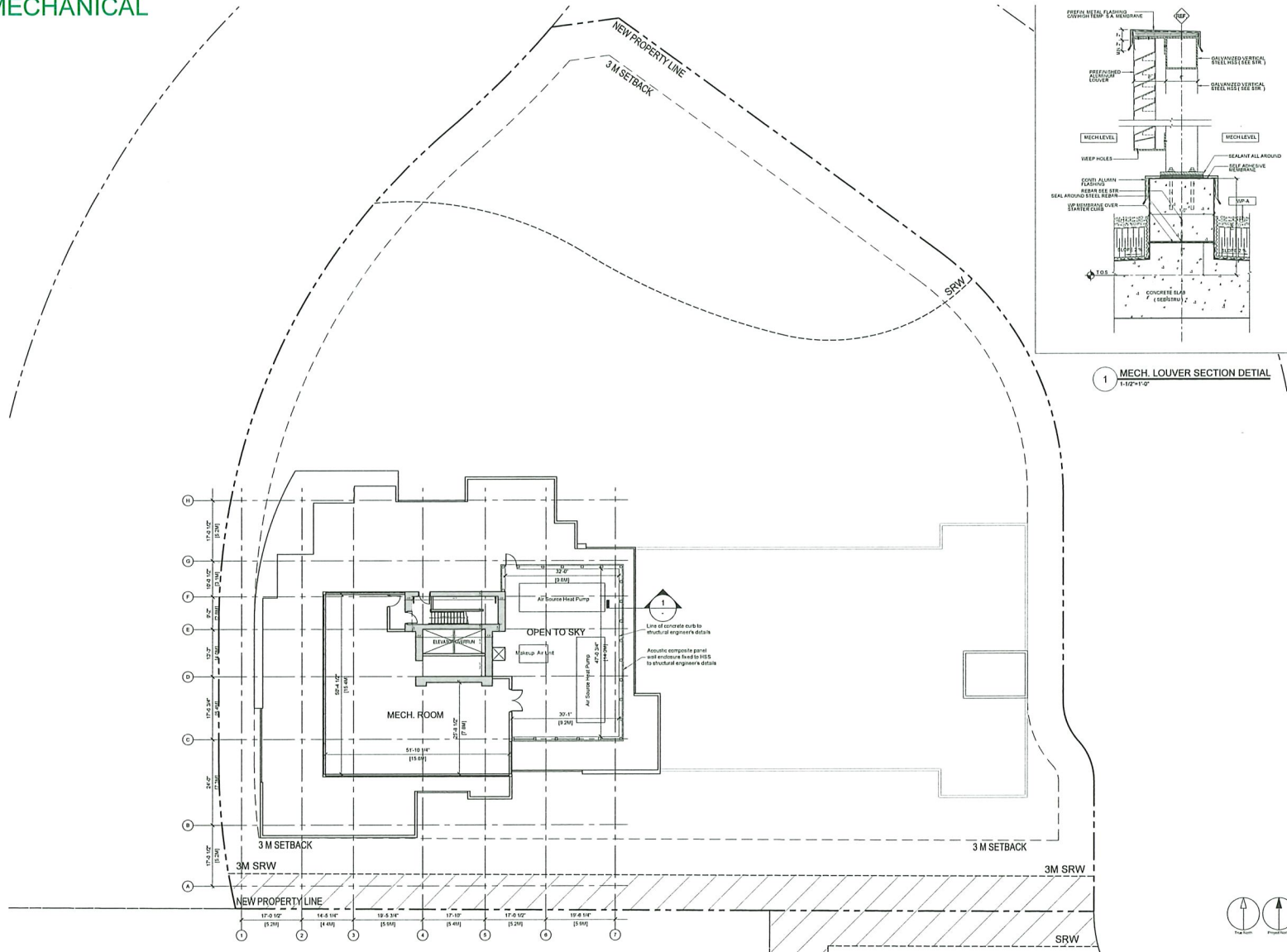




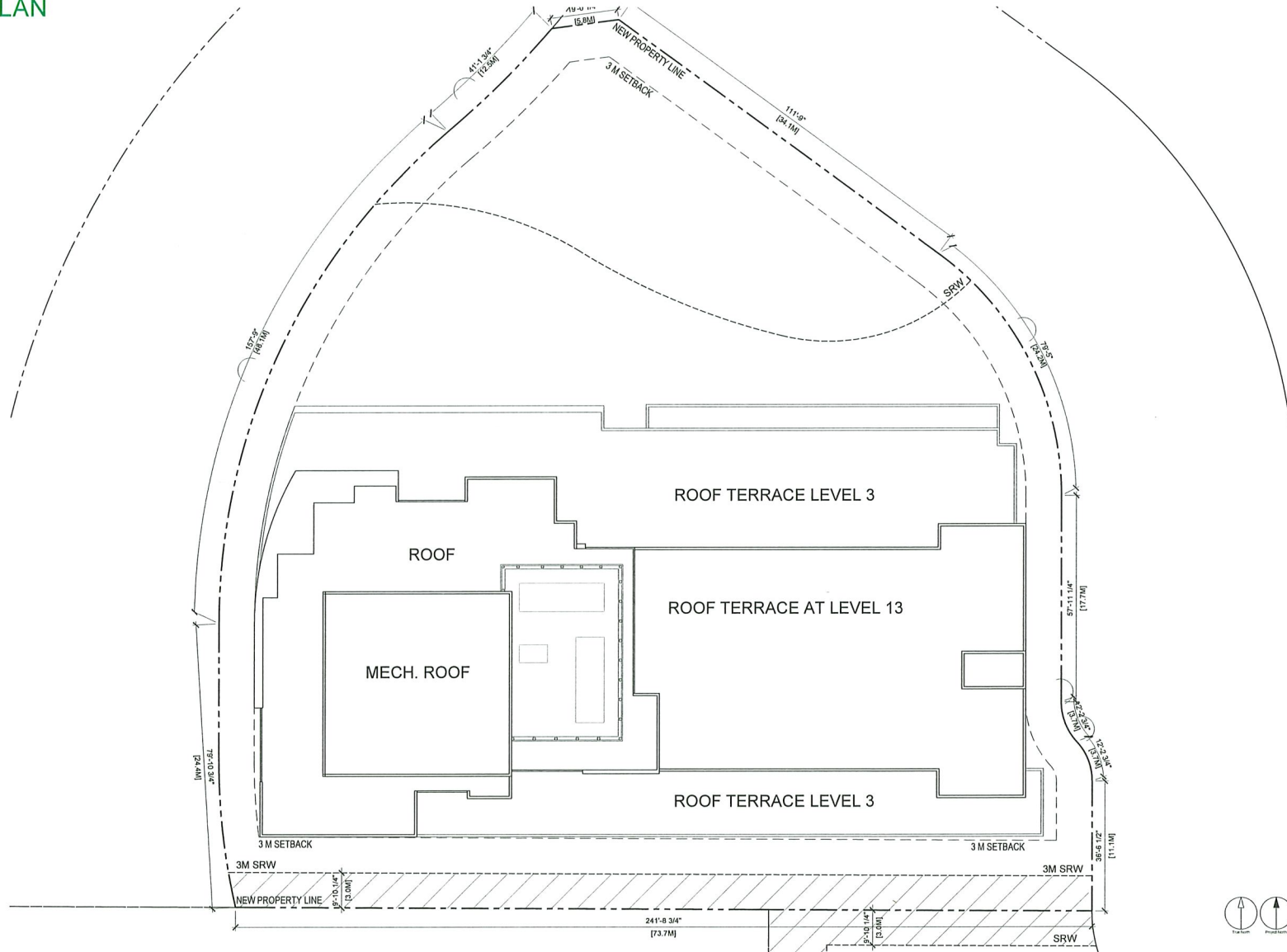
# OVERALL FLOOR PLAN LEVEL 14



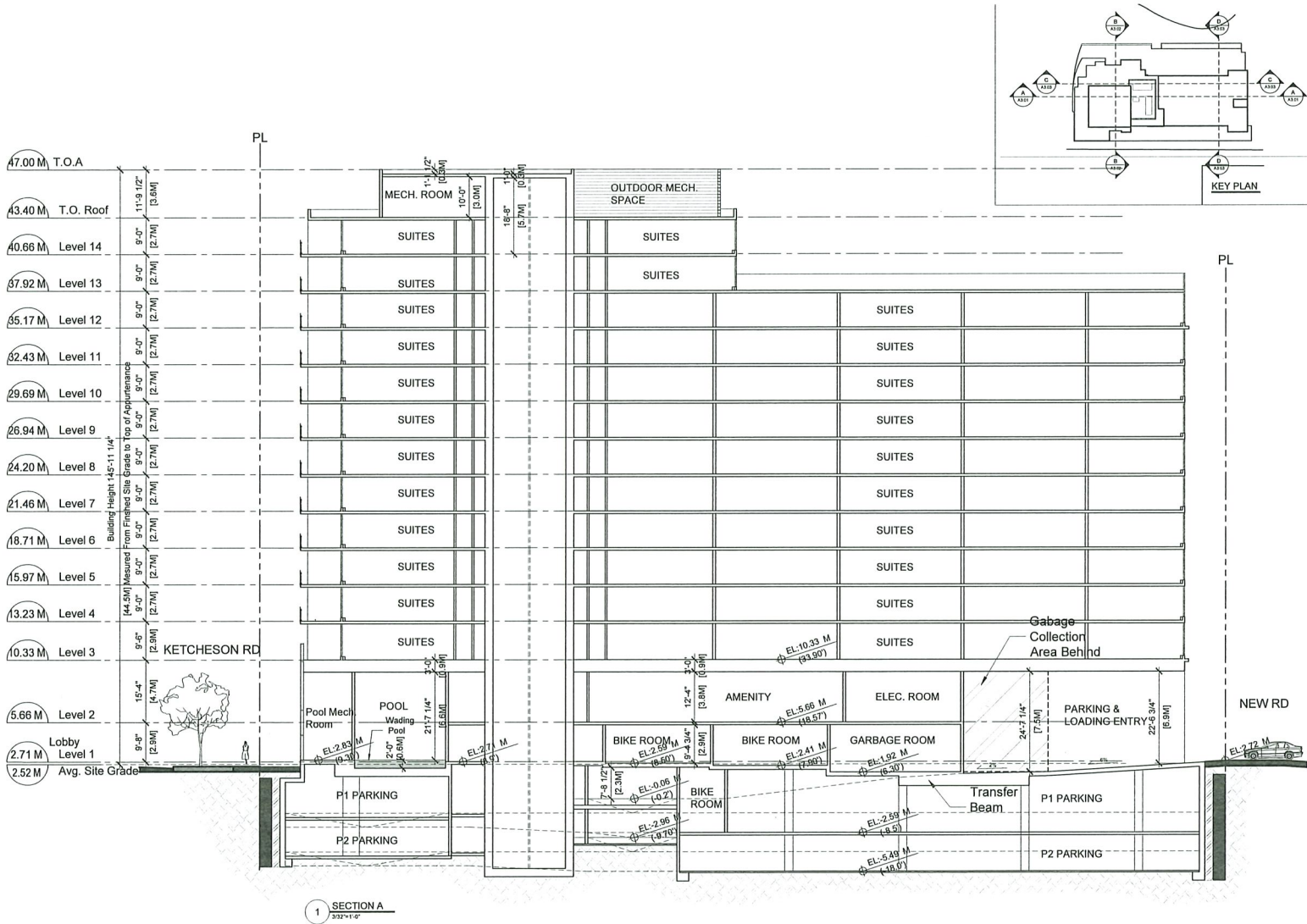
# OVERALL FLOOR PLAN LEVEL MECHANICAL



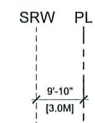
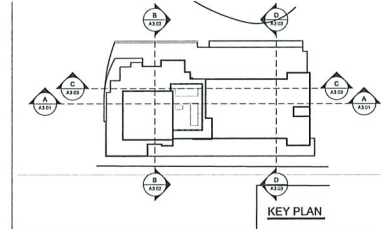
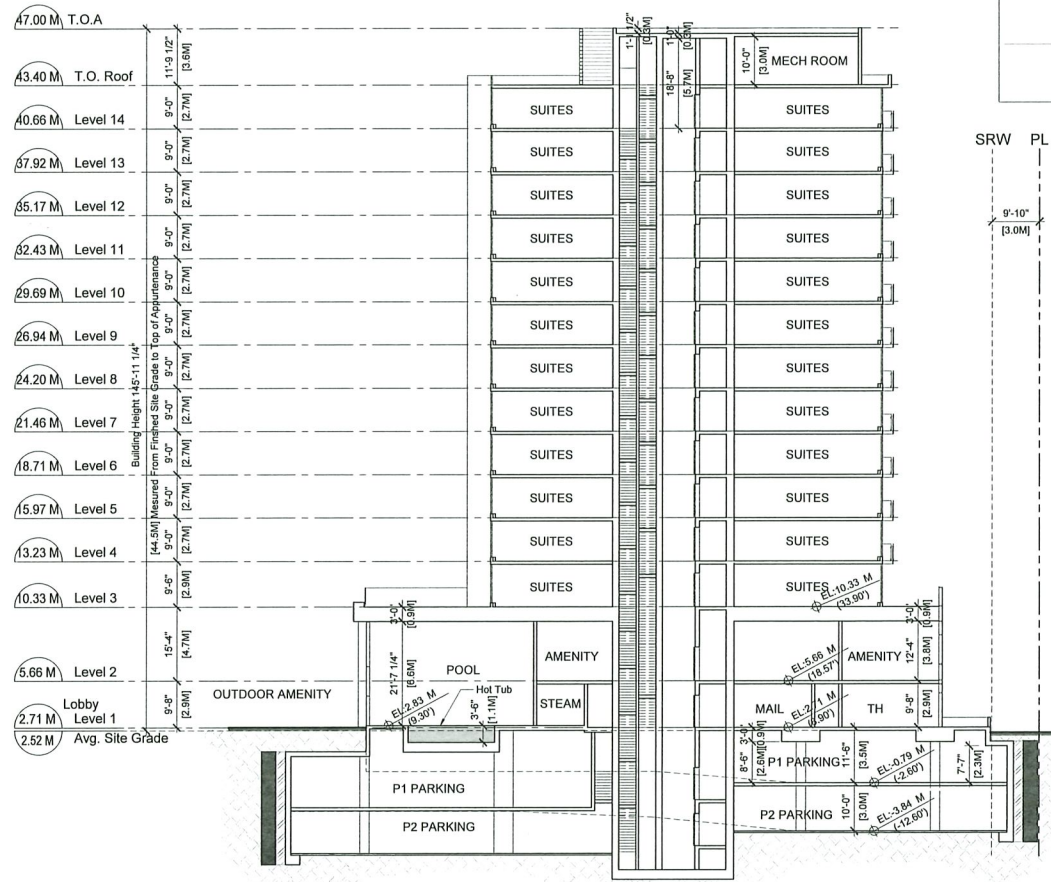
# OVERALL FLOOR PLAN ROOF PLAN



# SECTION EAST-WEST

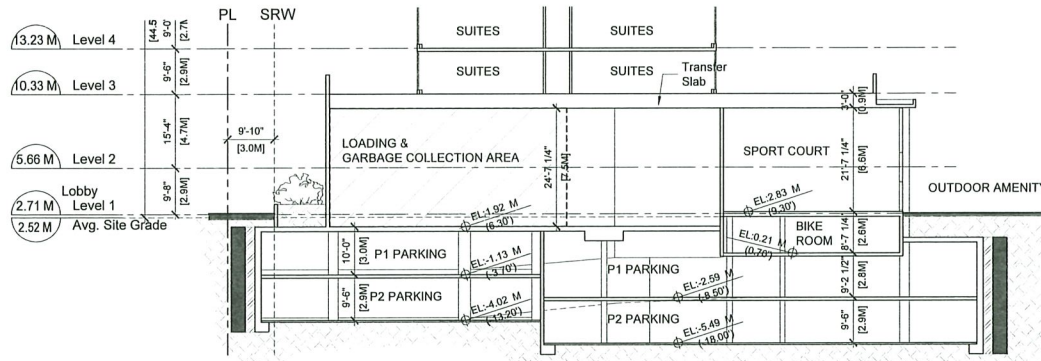


# SECTION NORTH-SOUTH

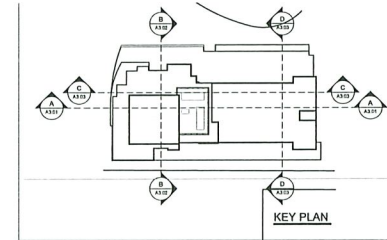


1 SECTION B  
337-110

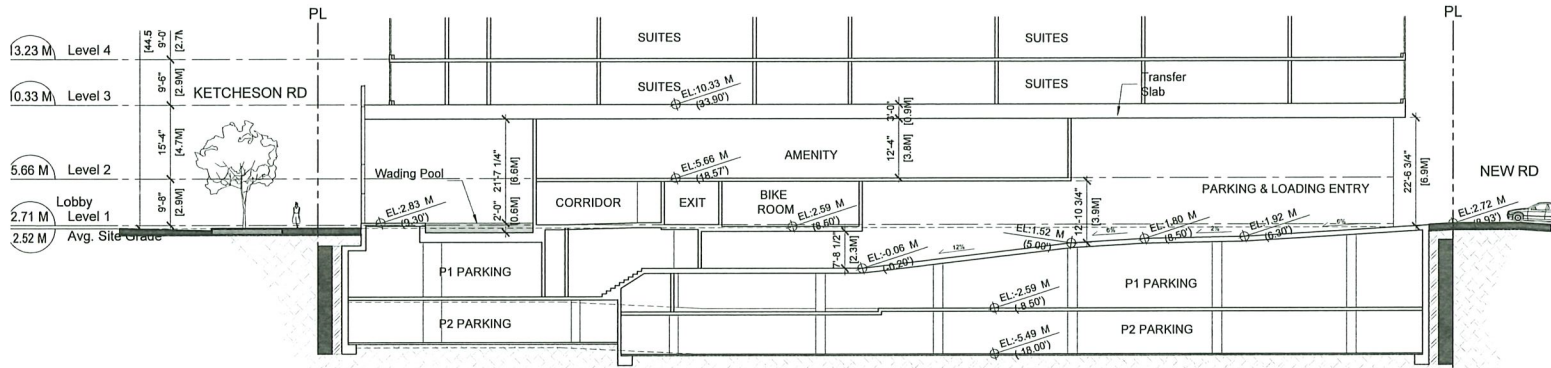
# SECTION PODIUM



2 SECTION D  
312'-11"



KEY PLAN

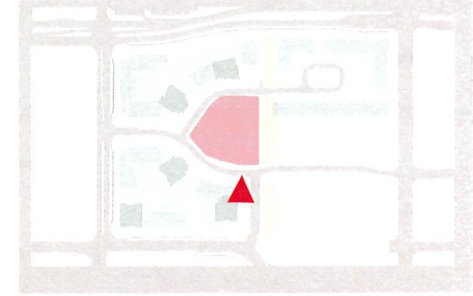
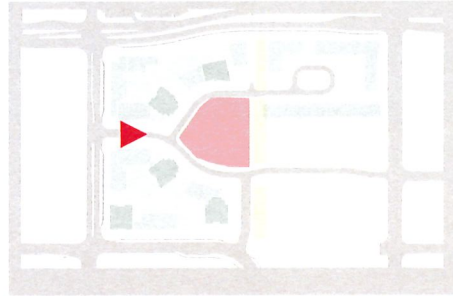


1 SECTION C  
312'-11"

# NORTH & WEST ELEVATION

## MATERIAL LEGEND

- 1 Aluminum Metal Panel : Light Scotch Color
- 2 Painted Concrete (Dark Gray)
- 3 White Brick
- 4 Gray Aluminum Window Wall (With Clear Glass & Gray Spandrel)
- 5 Clear Glass in Aluminum Guard Rail
- 6 4 SSG Curtain Wall
- 7 Aluminum Trellis (Dark Gray)
- 8 Acoustic Composite Panel Wall
- 9 Aluminum Louvre: Light Scotch Color
- 10 Aluminum Metal Panel with LED Strip



NORTH ELEVATION

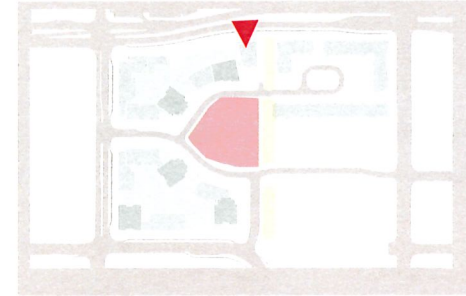
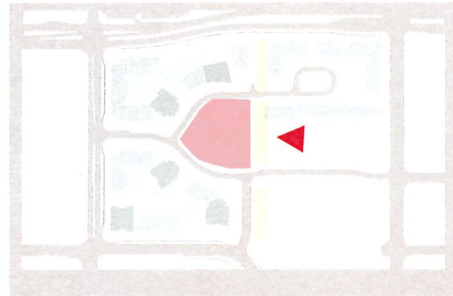


WEST ELEVATION

# SOUTH & EAST ELEVATION

## MATERIAL LEGEND

- 1 Aluminum Metal Panel : Light Scotch Color
- 2 Painted Concrete (Dark Gray)
- 3 White Brick
- 4 Gray Aluminum Window Wall (With Clear Glass & Gray Spandrel)
- 5 Clear Glass in Aluminum Guard Rail
- 6 4 SSG Curtain Wall
- 7 Aluminum Trellis (Dark Gray)
- 8 Acoustic Composite Panel Wall
- 9 Aluminum Louvre: Light Scotch Color
- 10 Aluminum Metal Panel with LED Strip



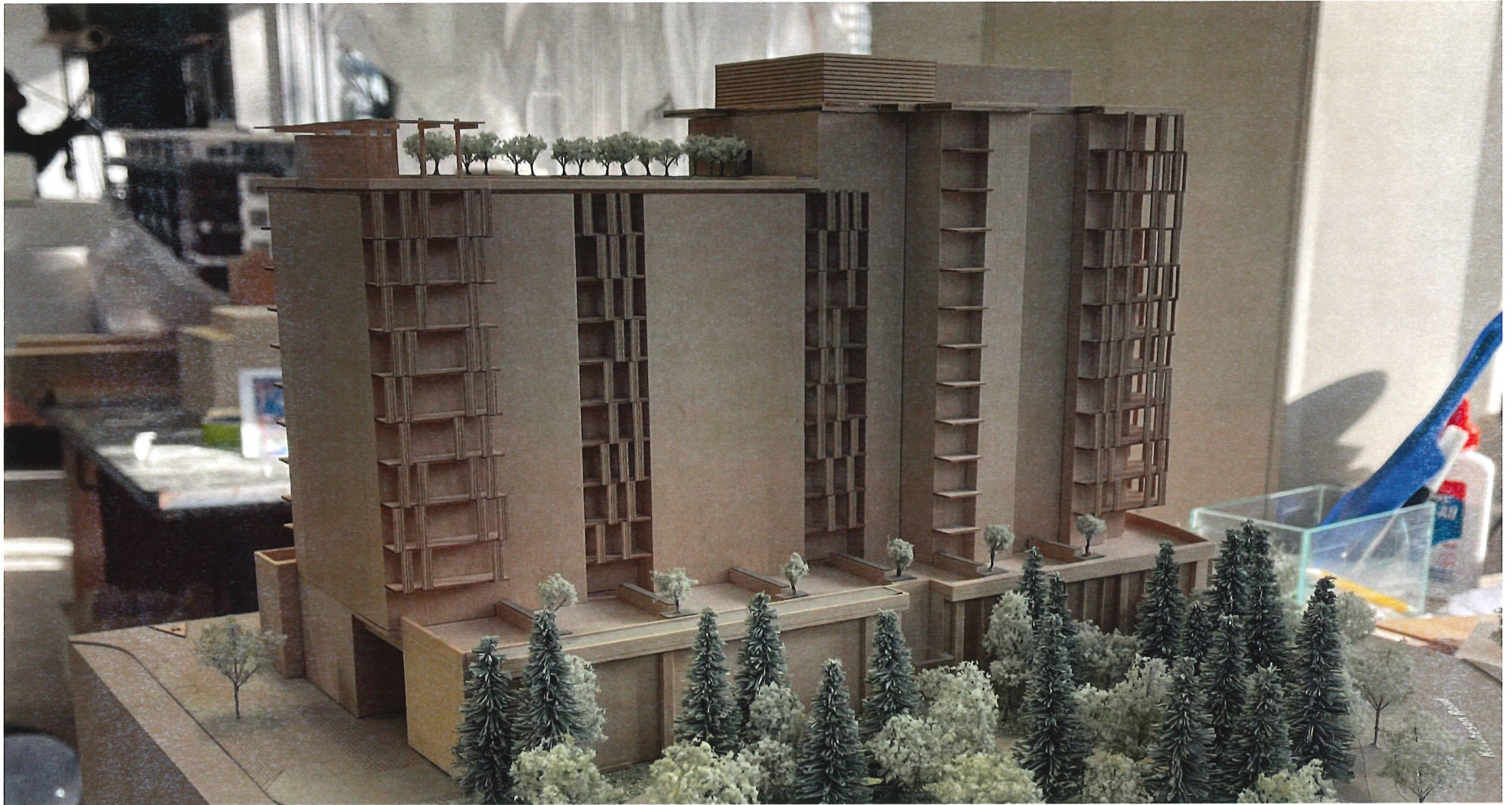
SOUTH ELEVATION



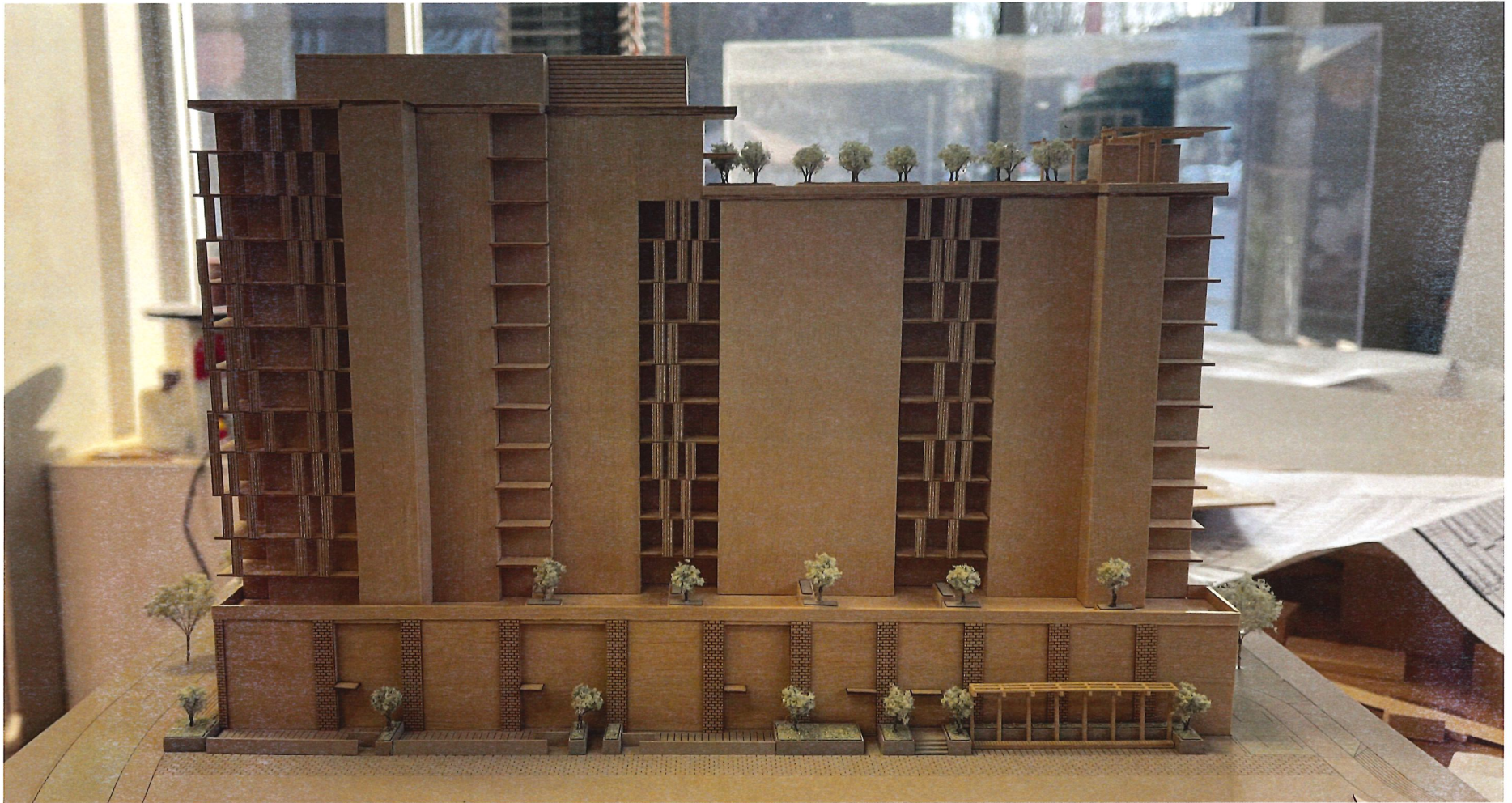
EAST ELEVATION



View From North-East



View From South



View From South-East



View from Brown Road



View from Ketcheson Road



View from the South Pedestrian Path



## View from Cul De Sac on East Road



View of Cul De Sac in East Road



View of Amenity Trellis near East Road

## View of Entranceways



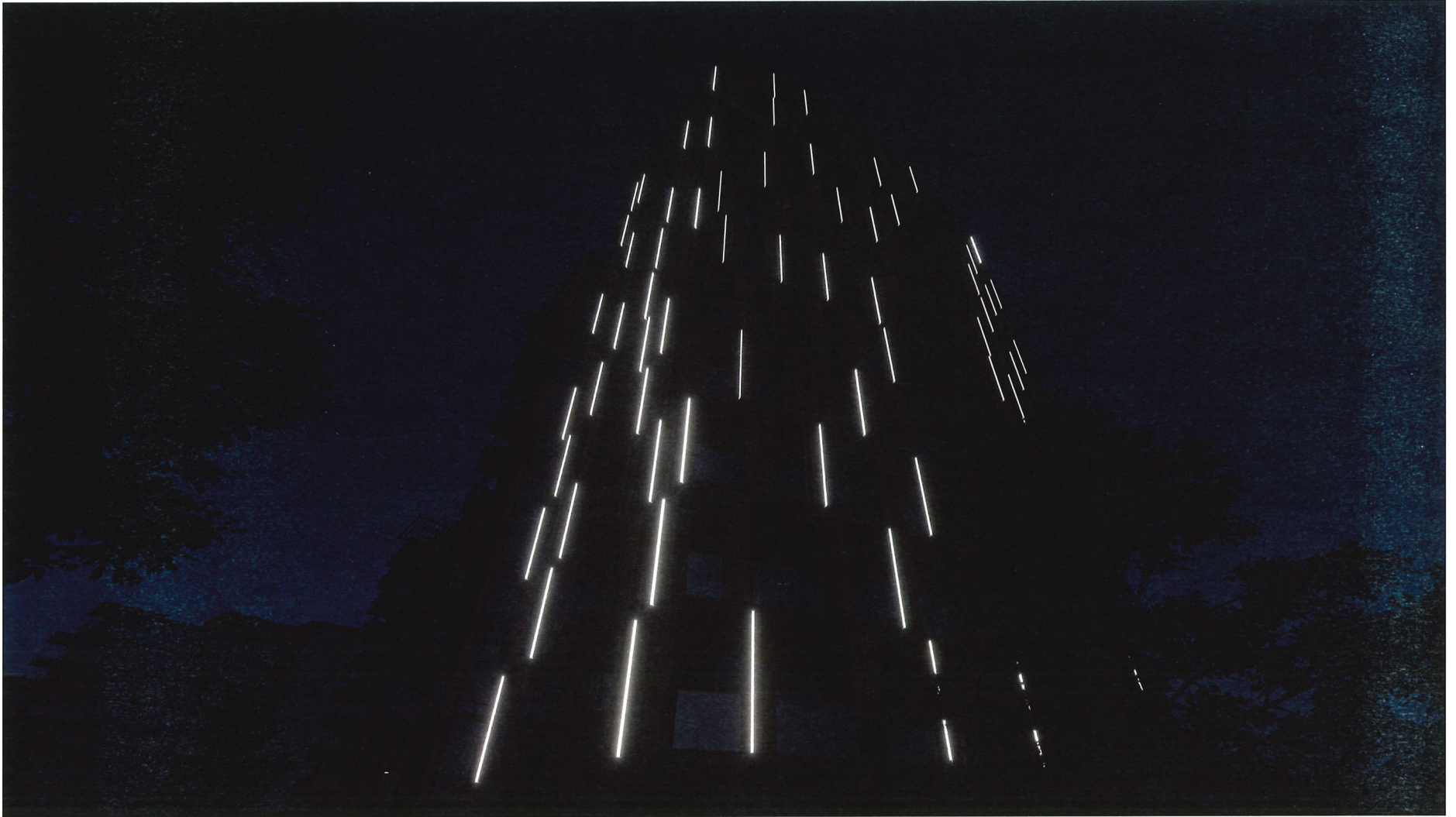
View of Condo Lobby Entranceway



View of Townhouse Entranceway



## Night View of Light Feature



LANDSCAPE RATIONALE - GROUND LEVEL

**References to Historic Slough**  
The old sloughs of Richmond used to bisect the site. Provides an opportunity for a 'natural' divide between public and private space.

**Define Public vs. Private**  
Develop a clear language between public and private spaces by using planting and materiality to distinguish public vs. private space.

**Reinforce the Edge**  
Create a strong edge that allows for both an immersive experience by screening the surrounding roads and parking and an enticing landscape that draws people into and the through the space.

**Connection to Surrounding Community**  
Provide gateways that draw people in to the space and enhance circulation by acknowledging desire lines.

**Indoor/Outdoor Connection**  
Blur the line between indoor and outdoor spaces (eg. outdoor amenity & indoor amenities) to enhance the indoor experience via programming, materiality, and view framing.

LANDSCAPE RATIONALE - ROOFTOP LEVEL 13

**Urban Agriculture**  
Provide a variety of raised planters and required accessories that allow for food production and community interaction.

**Contemplative Spaces**  
Create smaller, more intimate spaces that allow for contemplation and small gatherings.

**Flexibility + Comfort**  
Create spaces of various sizes that allow for residents to gather, relax and connect with their community. Allow people to spontaneously use the rooftop for what they have in mind.

**Views**  
Enhance views of the mountains to the north and the City of Richmond to the South and East.

No.	Description	Date
1	Re-issued for DP	MAR 08/2023
1	Issued for DP	JULY 08/2022

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**CAPSTAN VILLAGE  
PHASE 1 LOT D  
8791 CAMBIE ROAD  
RICHMOND, BC**

Landscape Rationale

# HAPA COLLABORATIVE

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 884 200 2250  
 1000 10th Avenue  
 Vancouver BC, V6J 1A5  
 Urban Design  
 Architecture



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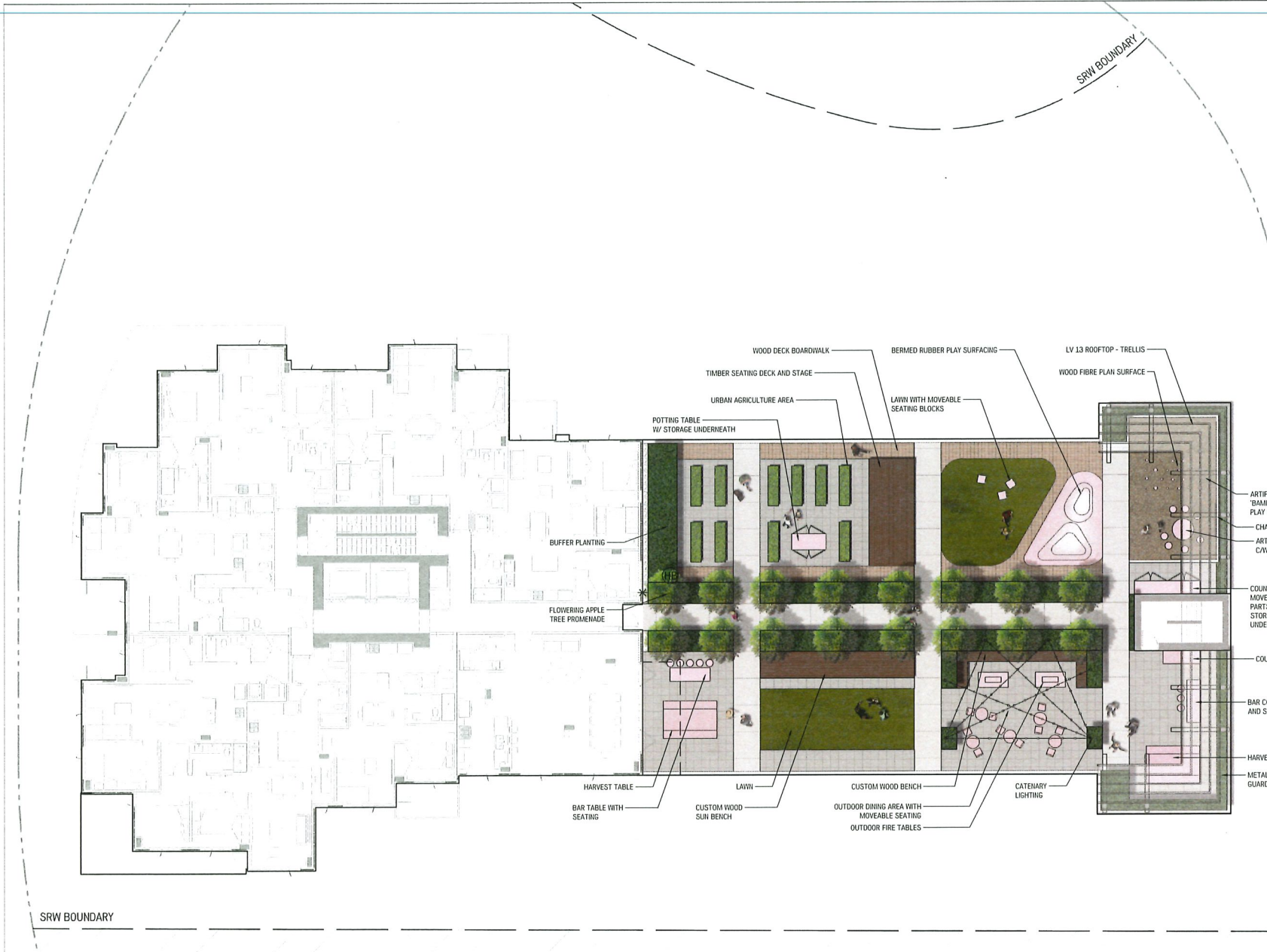
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**CAPSTAN VILLAGE**  
**PHASE 1 LOT D**  
 8791 CAMBIE ROAD  
 RICHMOND, BC

**Illustrative Plan**  
 Ground Level

Date	04/2022	Drawing Number
Project No.	2210	
Scale	1/16" = 1'-0"	<b>L0.02</b>
Drawn/Checked	SS   CM	





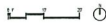
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**CAPSTAN VILLAGE  
 PHASE 1 LOT D  
 8791 CAMBIE ROAD  
 RICHMOND, BC**

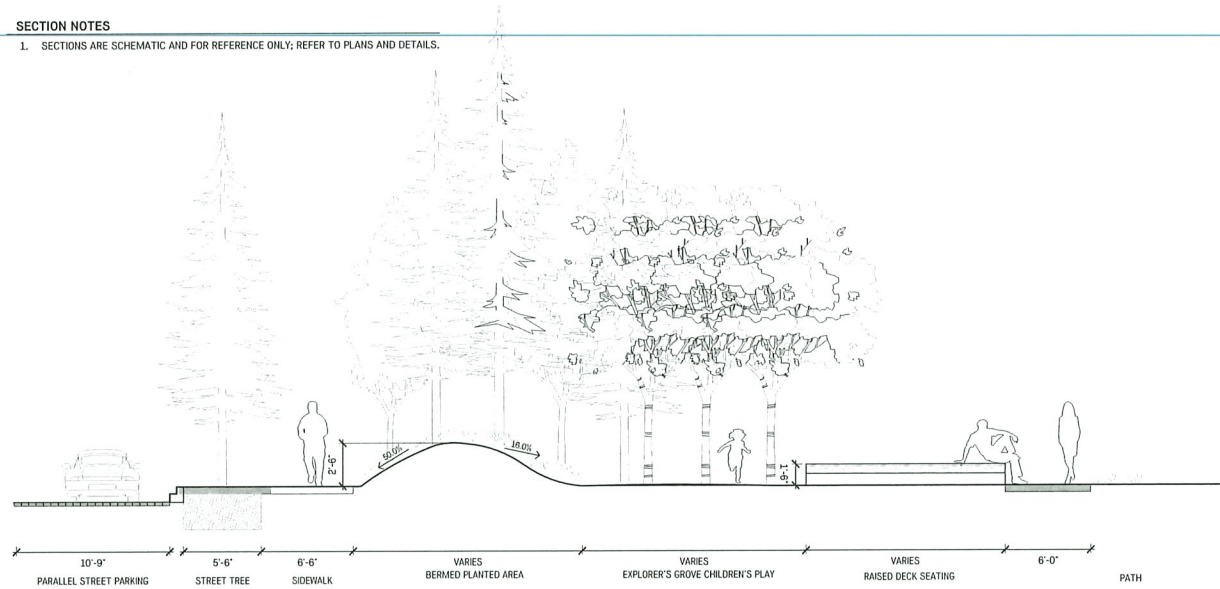
**Illustrative Plan**  
 Level 13 - Rooftop Amenity

Date	04/2022	Drawing Number	
Project No.	2210		
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Drawn/checked	SS   CM		

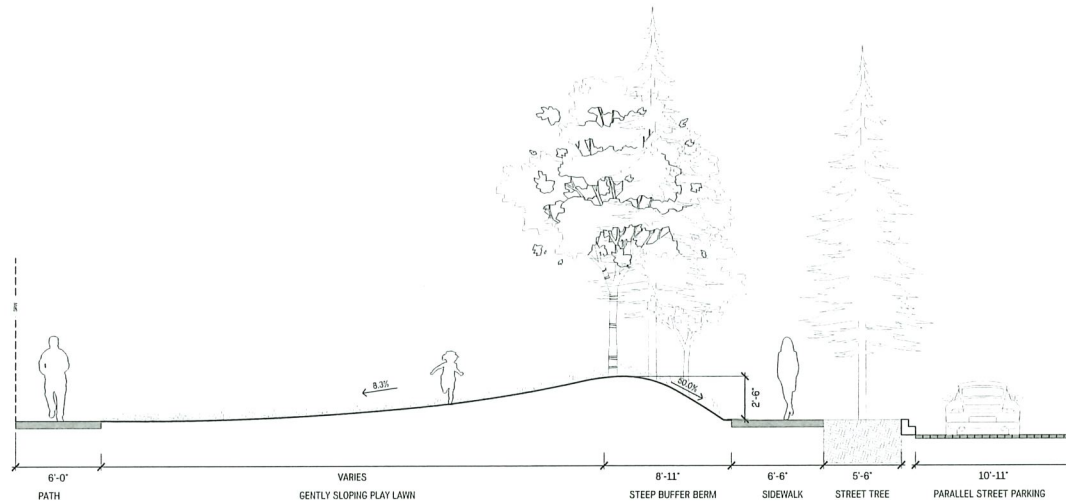


**SECTION NOTES**

1. SECTIONS ARE SCHEMATIC AND FOR REFERENCE ONLY; REFER TO PLANS AND DETAILS.



1  
12.11 SECTION THROUGH BERM AT KETCHISON ROAD  
1/4" = 1'-0"



2  
12.11 SECTION THROUGH LAWN AND BERM AT EAST ROAD  
1/4" = 1'-0"

**HAPA COLLABORATIVE**  
 HAPA architecture  
 Urban Design  
 1000-3796 B. ST. W.  
 VANCOUVER, BC, V6T 1W7  
 TEL: 604.275.1000  
 HAPA.CO

No.	Description	Date
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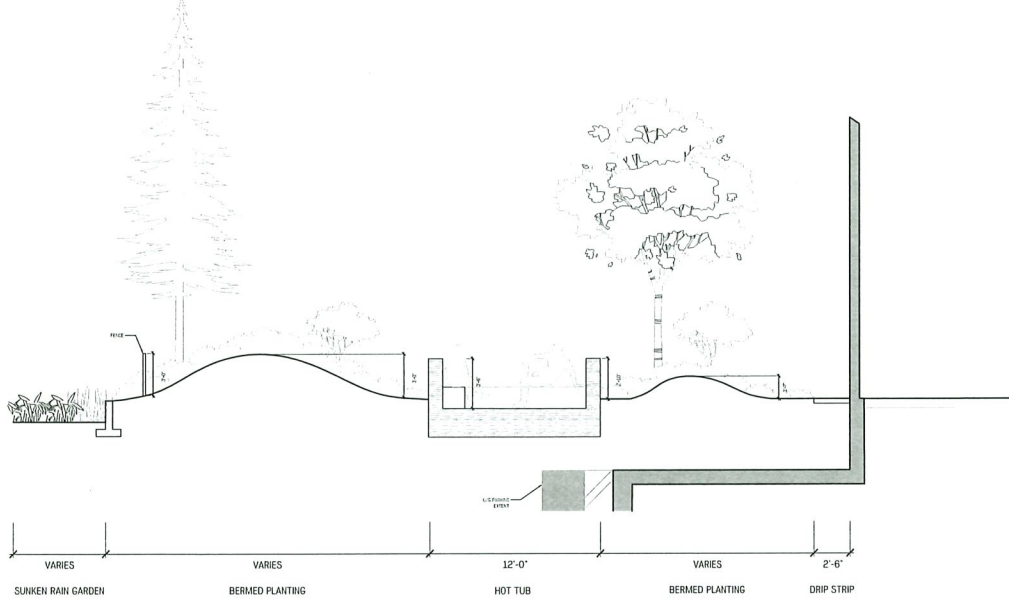
**CAPSTAN VILLAGE  
 PHASE 1 LOT D  
 8791 CAMBIE ROAD  
 RICHMOND, BC**

**Landscape Sections  
 Ground Level  
 North SRW**

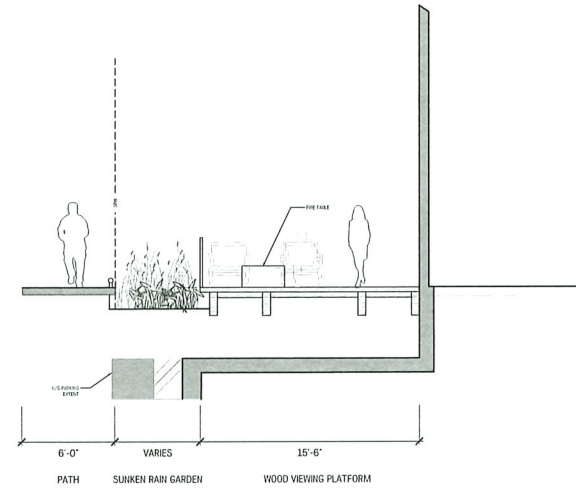
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Drawn/Checked	SS   CM		

SECTION NOTES

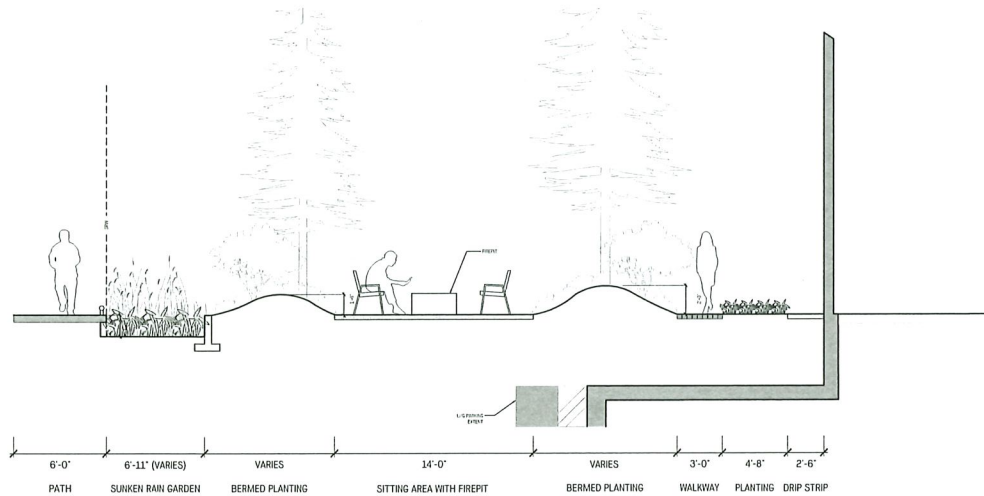
1. SECTIONS ARE SCHEMATIC AND FOR REFERENCE ONLY; REFER TO PLANS AND DETAILS.



1 SECTION THROUGH NATIVE PLANTINGS AND HOT TUB  
1/4" = 1'-0"



2 SECTION THROUGH RAINGARDEN AND LOUNGE AREA  
1/4" = 1'-0"



3 SECTION THROUGH RAINGARDEN AND LOUNGE AREA  
1/4" = 1'-0"

**HAPA COLLABORATIVE**  
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Urban Design  
100-2750 West 4th Avenue  
Vancouver, BC, V6L 2A6  
Tel: 604.275.1111  
www.hapacollaborative.com

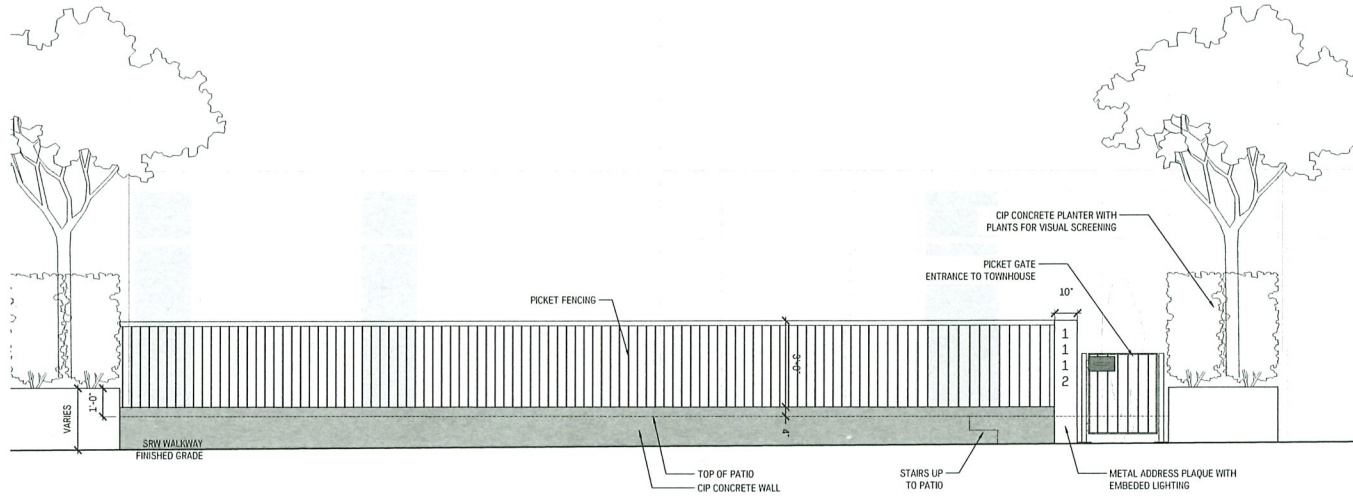
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CAPSTAN VILLAGE  
PHASE 1 LOT D  
8791 CAMBIE ROAD  
RICHMOND, BC

Landscape Sections  
Ground Level  
Private Amenity

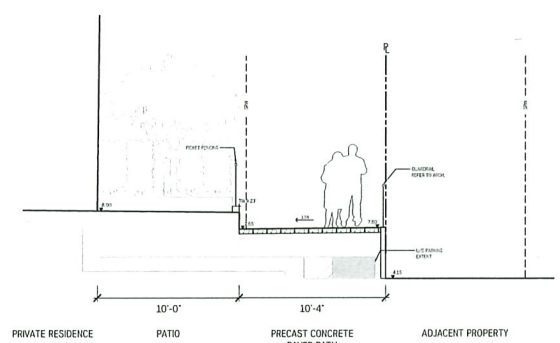
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Project No.: 2210  
Scale: 1/2" = 1'-0" **L2.12**  
Drawn/Checked: SS | CM



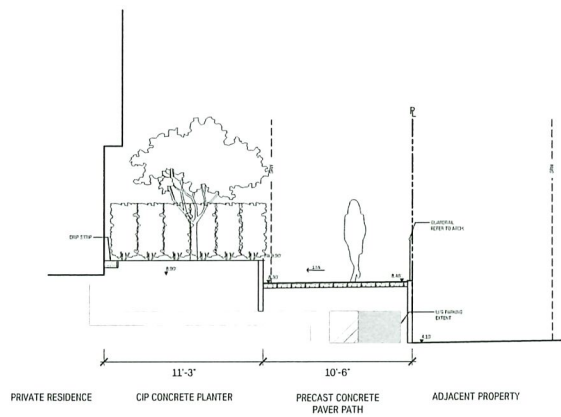
1 TOWNHOUSE PATIO ELEVATION  
 1/2" = 1'-0"

**SECTION NOTES**

1. SECTIONS ARE SCHEMATIC AND FOR REFERENCE ONLY; REFER TO PLANS AND DETAILS.
2. PRECAST CONCRETE PAVER PATH TO MATCH OTHER SRW PATHS



2 TOWNHOUSE PATIO THROUGH SOUTH SRW  
 1/4" = 1'-0"



3 TOWNHOUSE PATIO THROUGH SOUTH SRW  
 1/4" = 1'-0"

No.	Description	Date
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1	Issued for DP	JULY 08/2022

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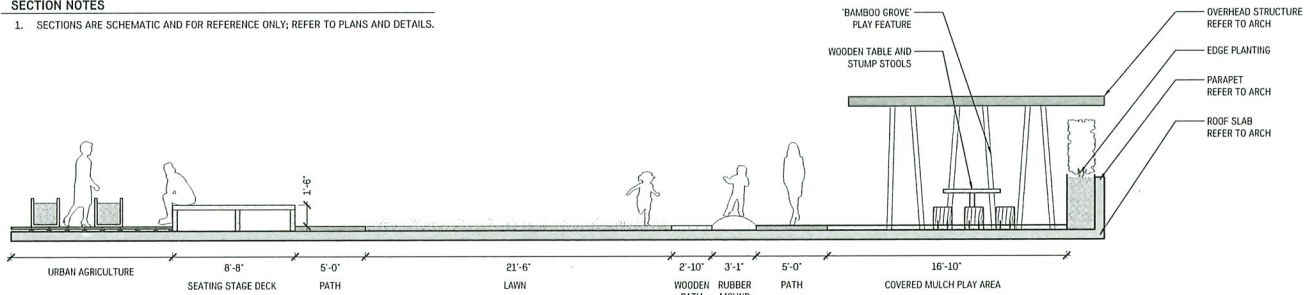
**CAPSTAN VILLAGE  
 PHASE 1 LOT D  
 8791 CAMBIE ROAD  
 RICHMOND, BC**

**Landscape Sections  
 Ground Level  
 Private Amenity - South SRW**

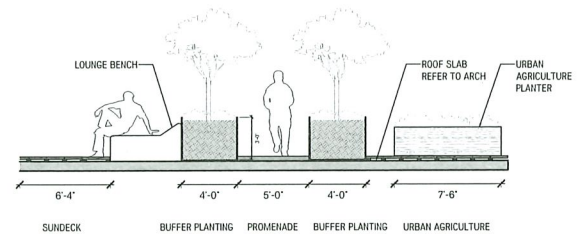
Date: 04/2022 Drawing Number:  
 Project No.: 2210  
 Scale: 1/2" = 1'-0" **L2.13**  
 Drawn/Checked: SS/CM

**SECTION NOTES**

1. SECTIONS ARE SCHEMATIC AND FOR REFERENCE ONLY; REFER TO PLANS AND DETAILS.



1 SECTION THROUGH ROOFTOP - WEST TO EAST  
 1/4" = 1'-0"



2 SECTION THROUGH ROOFTOP - NORTH TO SOUTH  
 1/4" = 1'-0"

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**CAPSTAN VILLAGE  
 PHASE 1 LOT D  
 8791 CAMBIE ROAD  
 RICHMOND, BC**

**Landscape Sections  
 Level 13  
 Private Amenity**

Date	04/2022	Drawing Number
Project No.	2210	
Scale	1/2" = 1'-0"	<b>L2.14</b>
Drawn/Checked	SS/CM	





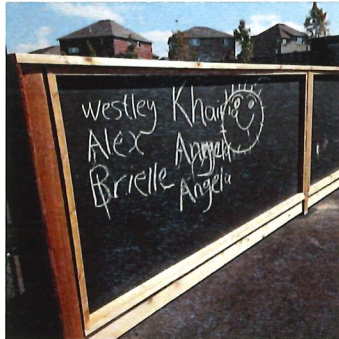
**NOTES:**  
 ACTIVITIES: CREATIVE PLAY, SOCIAL PLAY, RUNNING, JUMPING, CLIMBING  
 AGE-RANGE: 2-12  
 NUMBER OF CHILDREN ACCOMMODATED: UP TO 15 KIDS

1  
 1.3.34 RUBBER MOUNDS  
 NTS



**NOTES:**  
 ACTIVITIES: CREATIVE PLAY, SOCIAL PLAY, RUNNING, EXPLORING  
 AGE-RANGE: 2-12  
 NUMBER OF CHILDREN ACCOMMODATED: UP TO 15 KIDS

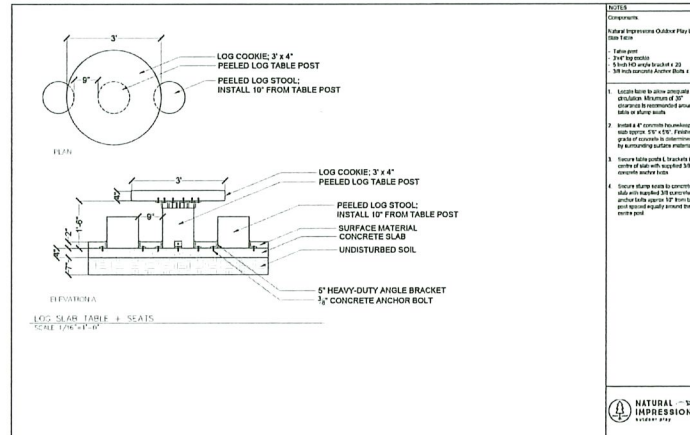
2  
 1.3.34 BAMBOO GROVE  
 NTS



**NOTES:**  
 ACTIVITIES: CREATIVE PLAY, SOCIAL PLAY  
 AGE-RANGE: 2-12  
 NUMBER OF CHILDREN ACCOMMODATED: 2-5 KIDS

3  
 1.3.34 CHALKBOARD  
 NTS

**NOTES:**  
 ACTIVITIES: CREATIVE PLAY, SOCIAL PLAY  
 AGE-RANGE: 2-12  
 NUMBER OF CHILDREN ACCOMMODATED: UP TO 7 KIDS



4  
 1.3.34 LOG TABLE  
 NTS

1 Re-issued for DP MAR 08/2023  
 1 Issued for DP JULY 08/2022

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CAPSTAN VILLAGE  
 PHASE 1 LOT D  
 8791 CAMBIE ROAD  
 RICHMOND, BC

Details  
 Children's Play

Date 04/2022 Drawing Number  
 Project No. 2210  
 Scale AS NOTED **L3.34**  
 Drawn/Checked SS | CM