

Schedule 1 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
September 25, 2024



RICHMOND CENTRE **PHASE 1**

DEVELOPMENT PERMIT PANEL

GENERAL COMPLIANCE | SEPTEMBER 25, 2024

OVERVIEW

Site Overview

- May 2019 DP Panel
- May 2024
- General Compliance Updates

Parkade Screening

- Artwork Overview
- May 2019 DP Panel
- General Compliance Updates

Building 1C Mural

- Artwork Overview
- May 2019 DP Panel
- General Compliance Updates

Retail Tenant Storefronts

Parking

- May 2019 DP Panel
- General Compliance Updates

SITE PLAN - PHASE 1 | MAY 2019 DP PANEL



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

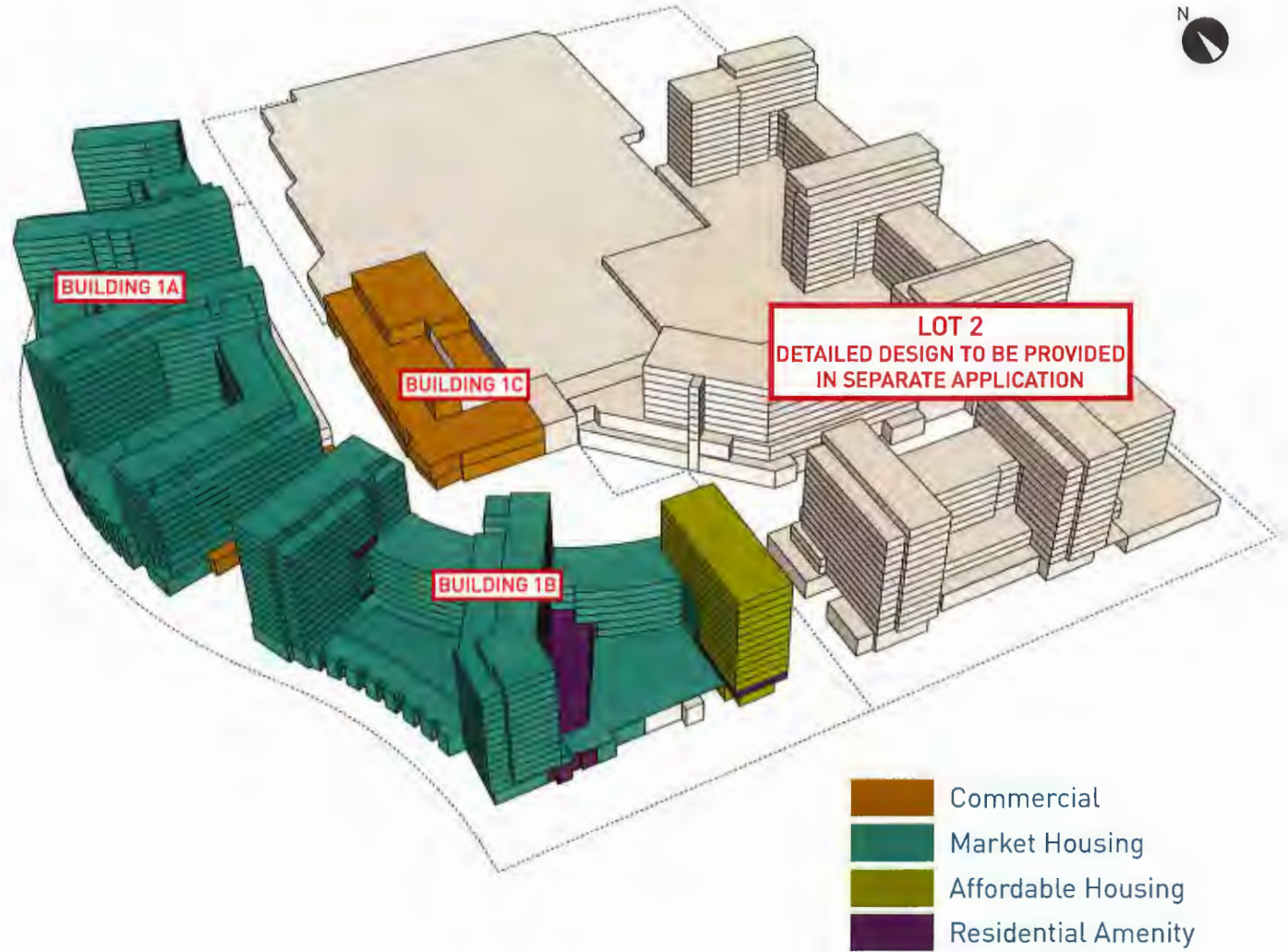
1.56

Affordable Housing Units

79

Market Units

1,087



SITE PLAN - PHASE 1 | MAY 2024



AERIAL RENDER FROM SOUTH WEST

May 2019 DP Panel



AERIAL VIEW FROM SOUTH WEST

May 2024

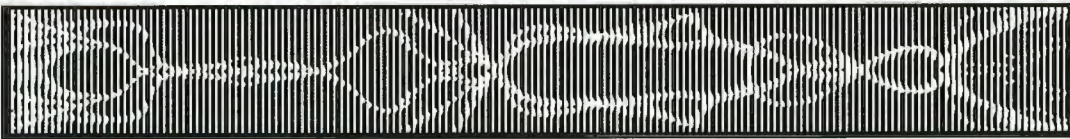


SITE PLAN - PHASE 1 | GENERAL COMPLIANCE UPDATES

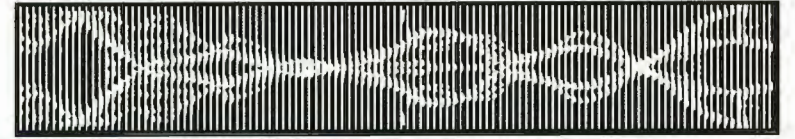


PARKADE SCREENING

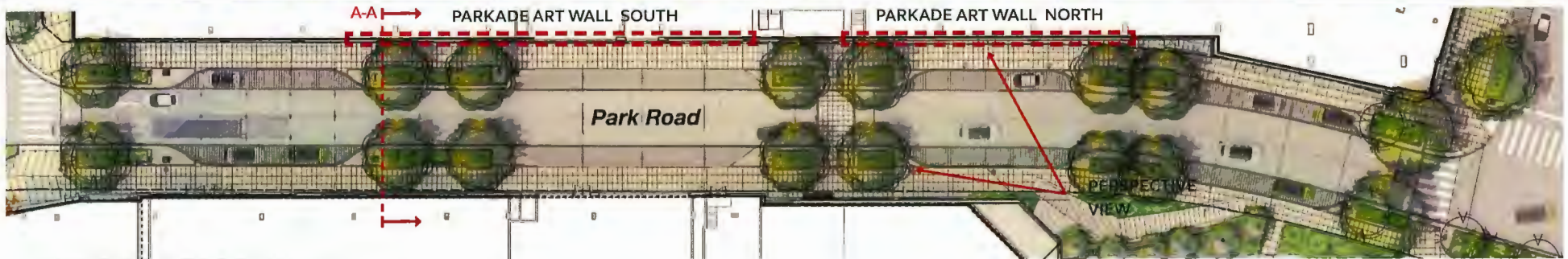
Artwork Overview



Fraser River: North Arm



Fraser River: South Arm



ART SIZE & PLACEMENT

PARK ROAD WEST ELEVATION / PLAN

HIGH STREET FRONTAGE | MAY 2019 DP PANEL

North Leg of Park Road Looking South



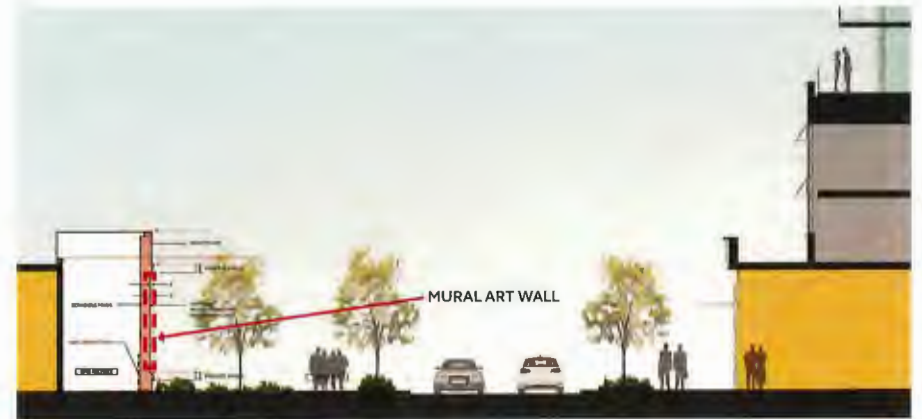
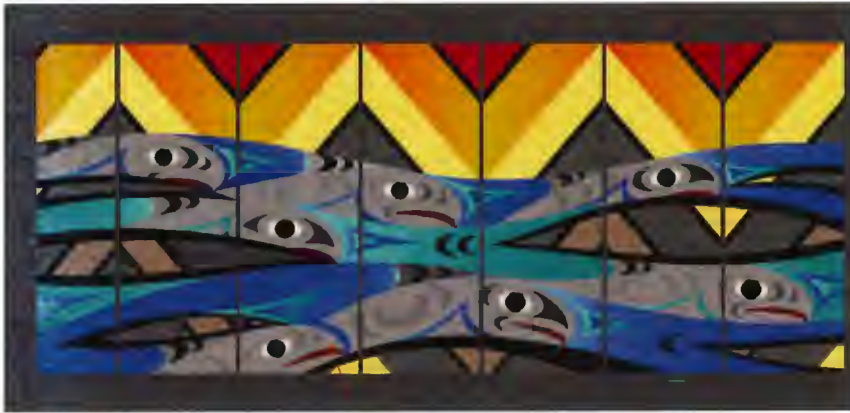
HIGH STREET FRONTAGE | GENERAL COMPLIANCE UPDATES

North Leg of Park Road Looking South

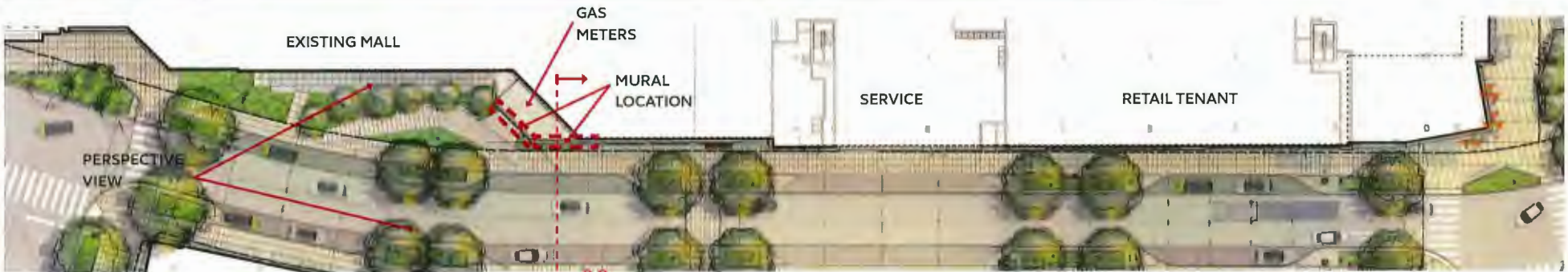


BUILDING 1C MURAL

Artwork Overview



PARK ROAD SECTION B-B



ART SIZE & PLACEMENT

PARK ROAD EAST ELEVATION / PLAN

HIGH STREET FRONTAGE | MAY 2019 DP PANEL

North Leg of Park Road Looking South



HIGH STREET FRONTAGE | GENERAL COMPLIANCE UPDATES

North Leg of Park Road Looking South



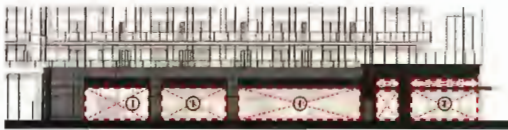
RETAIL TENANT STOREFRONTS

Overview

Designated Retail Storefront Area



Park Road: Building 1B (nts)



Minoru Gate: Building 1A (nts)



Minoru Gate: Building 1B (nts)



N-5 Road: Building 1B (nts)



Murdoch Road: Building 1A (nts)



Park Road: Building 1A (nts)

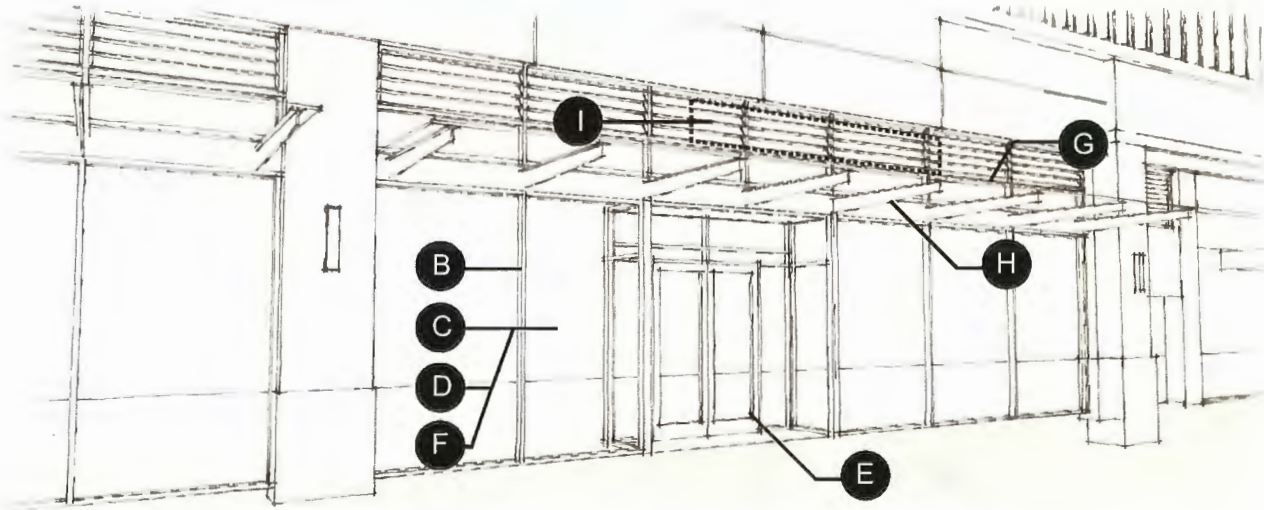
Leasing Plan Ph1



Key Plan (nts)

RETAIL TENANT STOREFRONTS

Design Guidelines



The below list identifies the various components used to create the storefront design.

B: Mullion System

C: Glazing System

D: Solid Panel System

E: Entry Door

F: Nano Wall / Operable Windows

G: Canopy

H: Exterior Lighting

I: Client Signage



RETAIL TENANT STOREFRONTS

Interim Construction Hoarding



Hoarding Art work



Overlay on Storefronts

PARKING | MAY 2019 DP PANEL

Commercial Parking

1,657 stalls (2% EV)

Residential Parking

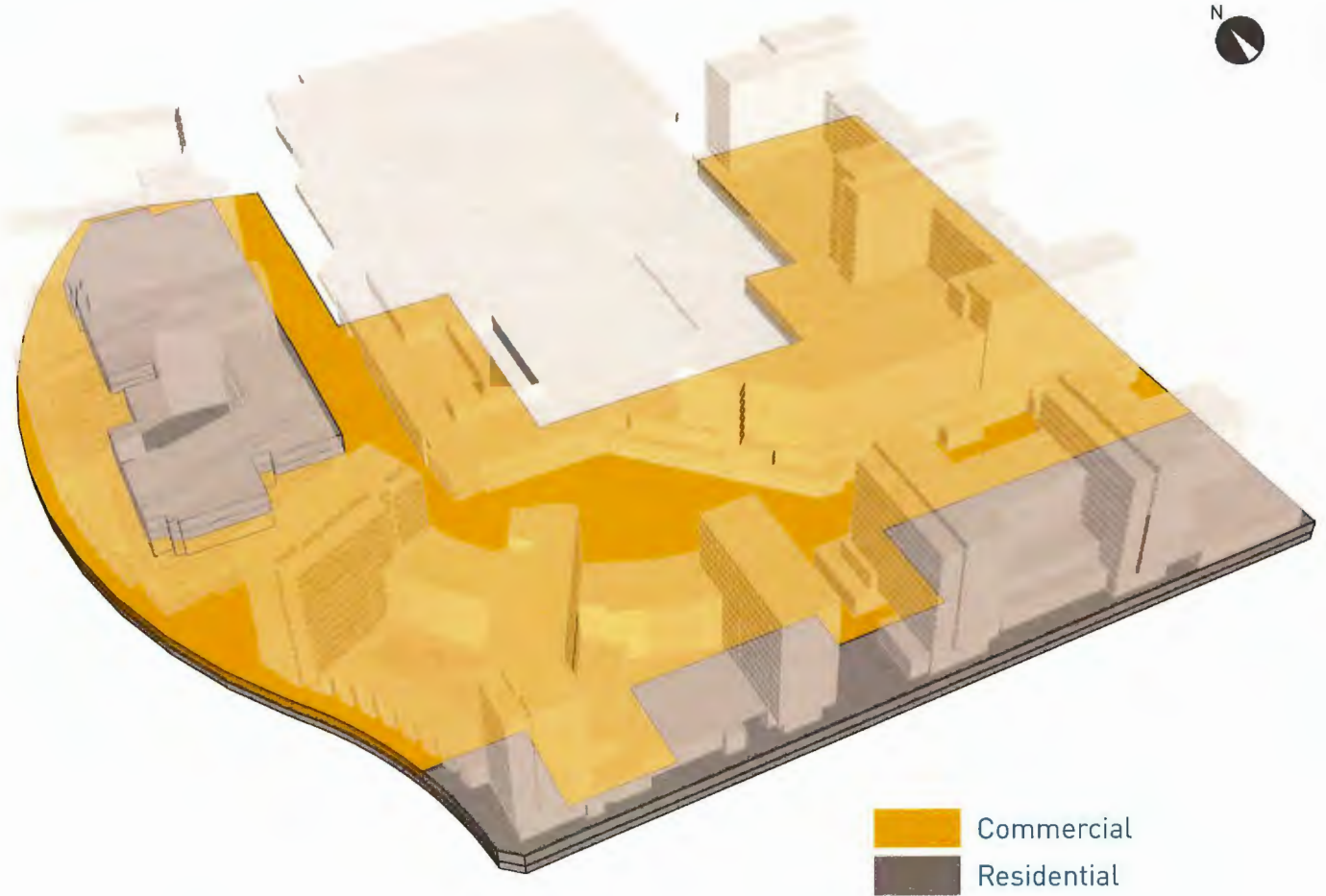
2,193 stalls (100% EV)

Car Share

6 stalls

Total Parking

3,856



PARKING | GENERAL COMPLIANCE UPDATES

PARKING TYPE	BY-LAW MIN.	MAY 2019	GC UPDATES	CHANGE
Phase 1 Market Owner	979	1,155	1,125	-30
Phase 1 Surplus for Ph. 2				
Residential	-	192	175	-17
Commercial	-	490	475	-15
TOTAL Phase 1 Parking Change				-62
TOTAL Phase 2 Parking Change				+32
TOTAL Parking Change				-30

PARKING | GENERAL COMPLIANCE UPDATES

Commercial Parking

1,657 stalls (2% EV)

Residential Parking

2,163 **(-30)** stalls (100% EV)

Car Share

6 stalls

Total Parking

3,826 **(-30)**

