



3600 LYSANDER LANE - DPP REVIEW

CONTEXT MAP



HOTEL AND MARINA TO THE NORTH



GYM & OFFICES TO THE SOUTH



EXISTING OFFICE BUILDING ON SITE



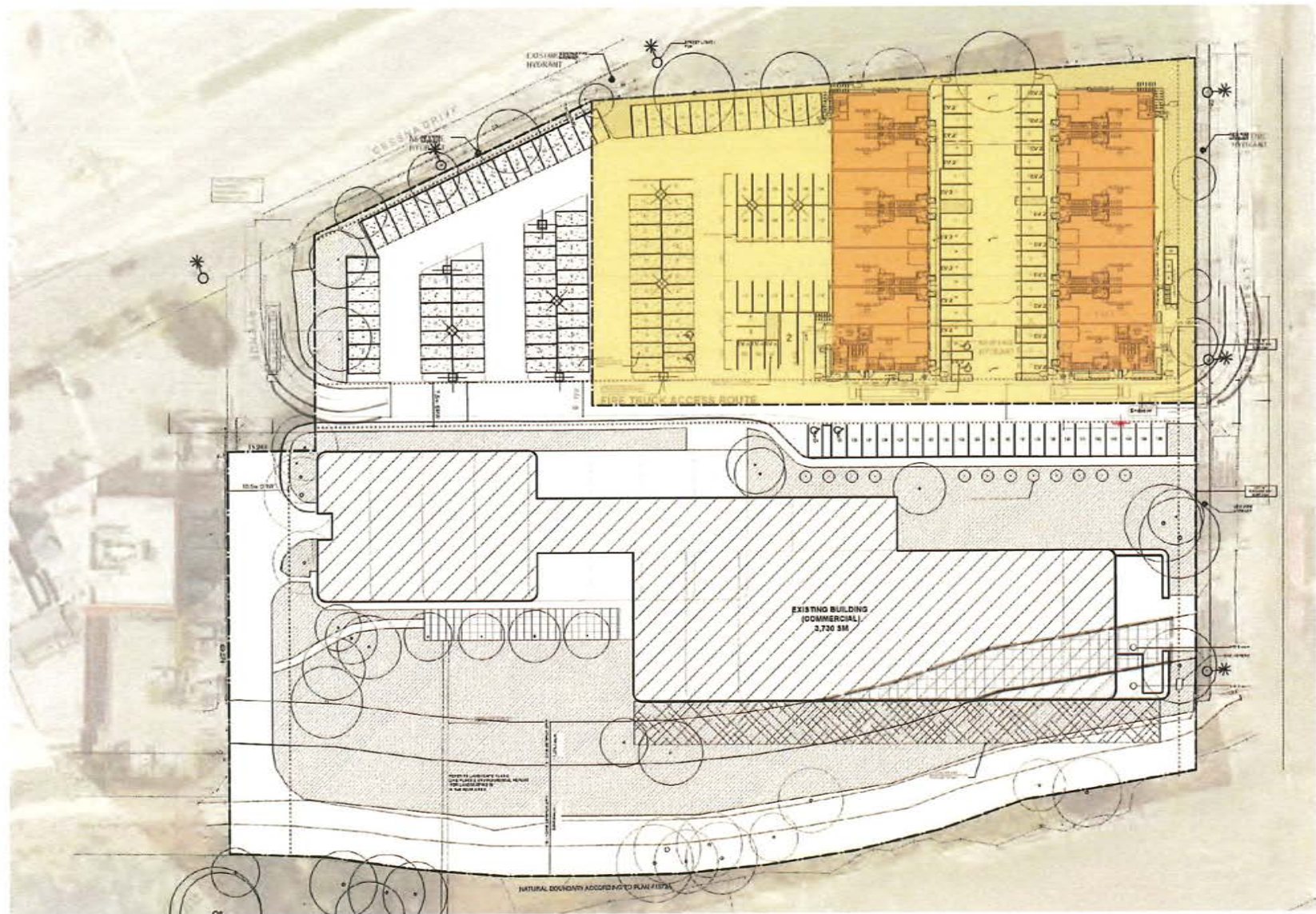
FRASER RIVER SHORELINE TO THE EAST



MAIN ROAD AND RESIDENTIAL BEYOND TO THE WEST

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NEIGHBORING SITES



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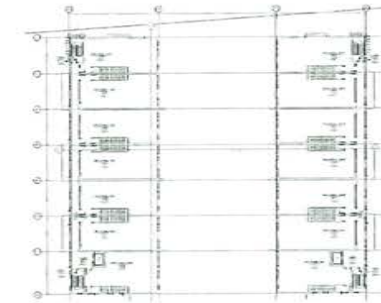
SITE PLAN



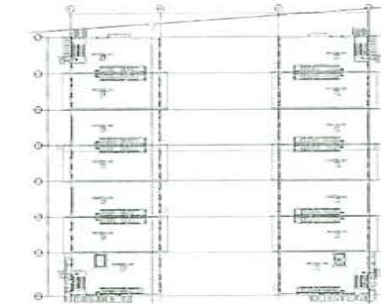
PROPOSED BUILDINGS- VIEW FROM EAST



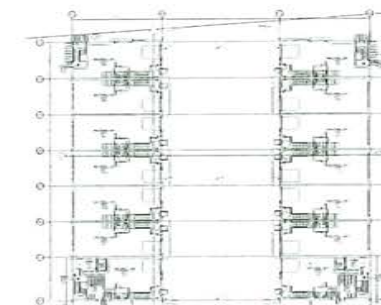
PROPOSED BUILDINGS- VIEW FROM WEST



LEVEL 3



LEVEL 2



LEVEL 1

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FLOOR PLANS / BUILDING DESIGN

1. Passive Design : Tilt Up Construction

- **Reduced Waste**
- **Local Materials**
- **Recyclability**
- **Thermal Mass**
- **Insulation**
- **Efficient Construction**
- **Economical**
- **Long Lifespan**
- **Low Maintenance**
- **Adaptability**
- **Low Emissions**
- **Minimal Site Disruption**
- **On-Site Production**

2. Green Building Standards

- **Energy Efficiency:** Step Code, HVAC systems, high-performance glazing, and LED lighting
- **Building Design elements:** Sunshade elements built in
- **Renewable Energy:** Solar panels on the roof,
- **Electric Vehicle Charging:** more than 50 % level 2 charging stations 10%with opportunity charging
- **Rainwater Harvesting**
- **Low-Flow Fixtures**
- **Local and Recycled Materials**
- **Eco-Friendly Landscaping**

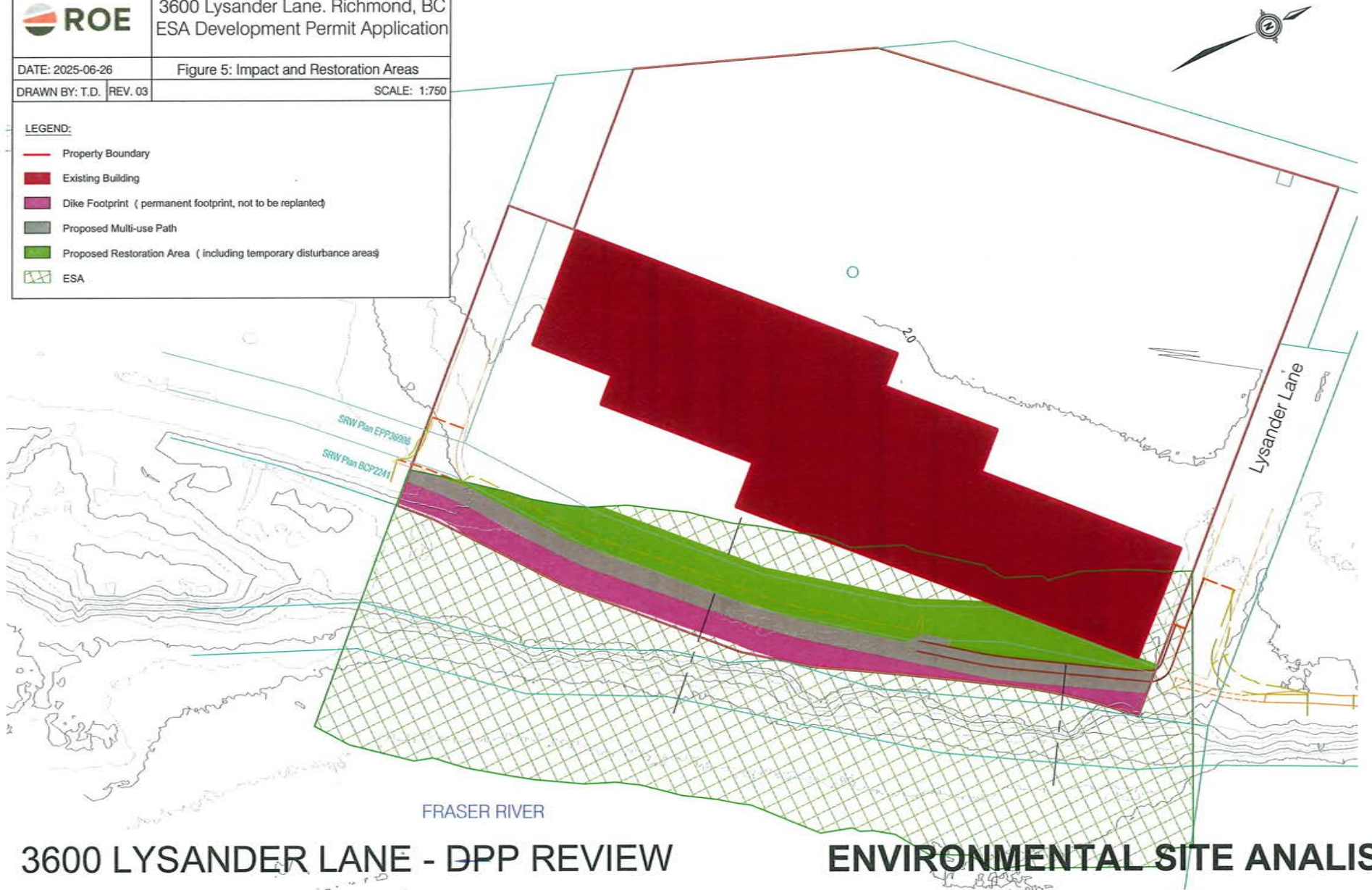
3.Social & Economic Sustainability

- **Public Spaces**
- **Local Partnerships**
- **Universal Design**
- **Job Creation**
- **Economic Growth**
- **Sustainable Transportation**



LANDSCAPE DESIGN

		3600 Lysander Lane, Richmond, BC ESA Development Permit Application	
DATE: 2025-06-26		Figure 5: Impact and Restoration Areas	
DRAWN BY: T.D. REV. 03		SCALE: 1:750	
LEGEND: <ul style="list-style-type: none"> Property Boundary Existing Building Dike Footprint (permanent footprint, not to be replanted) Proposed Multi-use Path Proposed Restoration Area (including temporary disturbance areas) ESA 			



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ENVIRONMENTAL SITE ANALYSIS

TRANSPORTATION DEMAND MANAGEMENT

a) **Shared Parking / No Parking Assignment**

b) **Provide one year of two-zone monthly transit passes for 50% of employees at Lot A**

c) **Shuttle Bus Program:** Submission of an operations plan detailing the intended operator

d) **End of Trip Facility:** Registration of a legal agreement on title to secure the owner's commitment to provide an end of trip facility including showers, toilets, sinks and lockers.

e) **Enhanced Bicycle Parking:** provide all Class 1 bicycle parking indoors, and provide bicycle maintenance facilities on Lot B.

f) **Car Share:** provide one car share parking stall equipped with electric vehicle (EV) charging stations, Secured via a statutory right-of-way(s) and easement(s) registered on title,

TRAFFIC IMPACT ASSESSMENT

Time	Lysander		Hudson		Total Site	
	In	Out	In	Out	Change	Accumulation
7:00	-	-	-	-	-	13
7:30	3	3	4	0	4	17
8:00	12	4	10	1	17	34
8:30	13	3	10	3	17	51
9:00	21	13	28	5	31	82
9:30	24	13	22	16	17	99
10:00	17	9	7	10	5	104
10:30	8	5	8	5	6	110
11:00	10	4	4	3	7	117
11:30	6	10	2	7	-9	108
12:00	5	7	5	12	-9	99
12:30	4	10	8	5	-3	96
13:00	2	1	5	5	1	97
13:30	4	11	8	5	-4	93
14:00	7	1	0	2	4	97
14:30	3	1	4	5	1	98
15:00	1	2	0	3	-4	94
15:30	2	5	4	4	-3	91
16:00	7	5	2	9	-5	86
16:30	15	10	7	20	-8	78
17:00	16	14	10	20	-8	70
17:30	13	21	6	33	-35	35
18:00	2	7	1	14	-18	17
18:30	2	1	0	5	-4	13
19:00	0	1	1	2	-2	11

TABLE 2
SUMMARY OF SITE GENERATED TRAFFIC

Land Use	Trip Rate Source	Trip Generation Variable	Scope of Development	Peak Hour	Vehicle Trip Generation Rate	Directional Split		Peak Hour Volumes (vph)		
						% in	% out	in	out	total
Industrial Park	ITE 11th Edition Code 130	1,000 Sq. ft. GFA	53.21677	Weekday Morning	0.34	81%	19%	15	3	18
				Weekday Afternoon	0.34	22%	78%	4	14	18

LOT A)

VARIANCE REQUESTED: REDUCE PARKING PROVIDED FROM 259 TO 84.

LOT B)

VARIANCE REQUESTED: REDUCE LARGE LOADING BAY FROM 1 TO 0