

Schedule 3 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
March 13, 2024



8880 COOK ROAD
RICHMOND, BC
MARCH 13TH 2024



CITY CONTEXT

100%
PURPOSE BUILT
RENTAL



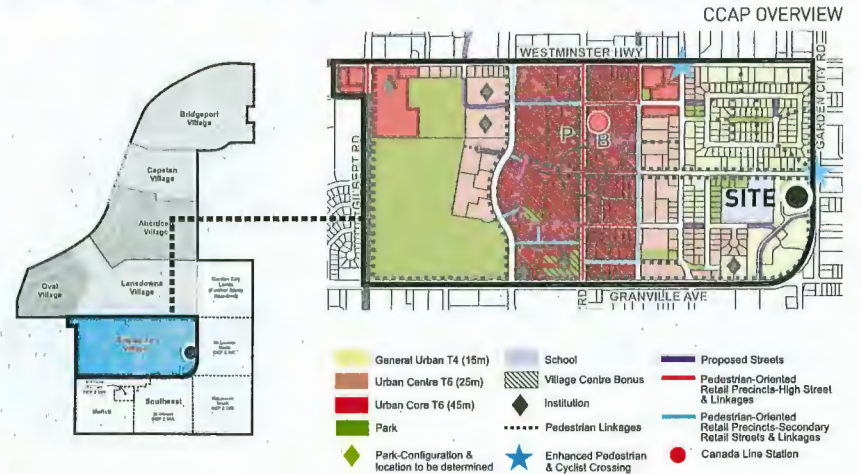
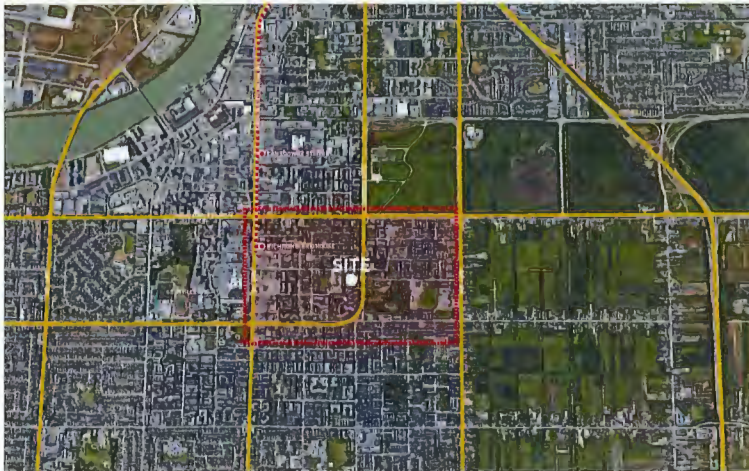
LOCATION:
BRIGHOUSE VILLAGE
SUB AREA



LOT AREA:
2.8 ACRES
(1.14 ha)



164
TREES PLANTED
ON SITE



UNIT BREAKDOWN



301
SUITES



38
TOWNHOUSE
UNITS



40%
FAMILY UNITS

6

FULLY
ACCESSIBLE
UNITS

BELOW-MARKET
RENTAL
(68 UNITS)

BUH
ALL SINGLE LEVEL
UNITS TO MEET BUH
REQUIREMENTS

MARKET RENTAL
(271 UNITS)

UNIT DESIGN
SUPPORTS AGING
IN PLACE

1 Bedroom:	116 (34%)	Average Size: 566.39sf
2 Bedroom:	82 (24%)	Average Size: 811.423sf
3 Bedroom:	17 (5%)	Average Size: 1051.82sf
Studio:	87 (26%)	Average Size: 437.79sf
Townhouse:	38 (11%)	Average Size: 1049.83sf

Total Dwellings: 339



DESIGN RATIONALE



1 - SITE

- Two six-story residential buildings on a 2.8-acre site
- Location: Cook Road (north), Garden City (east), Citation (south), Pimlico (west)



2 - TREE RETENTION

- Retaining central, northeast, and southwest corner trees on the site
- Tree retention creates pocket parks for community integration
- Enables maximum daylight penetration
- Exterior podium level for outdoor amenities, play area, gardens, and unit patios

DESIGN RATIONALE



3 - PERIMETER PARKADE

- Designing around critical root zones of existing trees, building setbacks, and ground-oriented units
- Rest of the site used for partially underground screened parking structure
- Parkade with direct openings around courtyard for ventilation and natural light
- Metal screen with planted vines creates green wall, reducing the appearance of a flat wall



4 - BUILDING FORMS

- Ground-floor amenity areas recessed for outdoor use and courtyard
- Enhances neighborhood porosity, provides space for loading, refuse/recycling, and parking entries
- Long frontages broken into different building forms for rhythm and repetition
- Balconies and decks integral to building mass and façade
- Recessed decks and entries articulate facades and reinforce residential character
- No large blank walls; balcony alignment, materials, and dynamic building forms create varied elevations.

DESIGN RATIONALE



5 - INCREASED BUILDING SETBACKS

- Two residential buildings situated on the parkade plinth
- Positioned at outer extremes of the parkade to maximize inner courtyard space (both at-grade and raised)
- Two six-story buildings increase overall project density while preserving courtyard trees
- Portion of each building extended towards the street to enhance facade articulation.



6 - AT GRADE COURTYARD AND GRADE-ORIENTED TOWNHOMES

- Grade-oriented townhome units on each street serve as a screen for the parkade
- Two-level parkade faces the courtyard, accommodating visitor and residential parking on both North and South sides
- Not directly accessible from grade, but designed to create a "visual cut" between the buildings.

DESIGN RATIONALE



7 - PROGRAMING AND AMENITIES

- Multifamily dwelling units located on top of the concrete podium (townhomes and parkade)
- Four storeys connected on Level 2, with an outdoor podium on Level 2
- Levels 2,3 and 4 contain indoor and outdoor amenities for both portions of the building
- Southwest corner of Level 2 has an interior amenity room opening onto a large patio, kid's play space, and artificial turf
- Third-floor outdoor amenity situated between two indoor amenity rooms, featuring outdoor dining and lounging areas, planting pockets, and raised planters with trees
- Key design feature is the existing central courtyard with seating areas, panoramic ramp for accessibility, open lawn space to enjoy tree canopies, kid's play area, and dedicated paths to building entrances.



8 - PRIVATE EXTERIORS FOR ALL UNITS (PATIOS AND BALCONIES)

- Combination of suspended and inset balconies provided
- Balconies create rhythm and pattern for each elevation
- Balcony alignment used to differentiate fronting facades
- Inset and suspended balconies, along with staggered alignment, create dynamic and visually interesting facades.

DESIGN RATIONALE



9 - CHARACTER AND FORM

- North and south buildings feature different architectural elements
- Variation in stepping at east and west yard between Garden City and Pimlico Way creates visual distinction, balance, and proportion
- Different balcony types and patterns differentiate facades
- Different fibre cement colour panels framed with white on North East, East, and South facades for interesting differentiation while maintaining a unified visual language.



PARKING AND TRANSPORTATION



231
CAR STALLS



667
BIKE STALLS



100% ENERGIZED
OUTLETS FOR
ELECTRIC VEHICLES



TRANSIT
ACCESSIBLE
10 MIN. WALK TO
CANADA LINE



STRATEGICALLY
LOCATED ACCESSIBLE
PARKING



MICROMOBILITY
STATION



ELECTRIC BIKE
CHARGING



2 LEVEL PARKADE

1 YEAR
TRANSIT PASS
PER UNIT

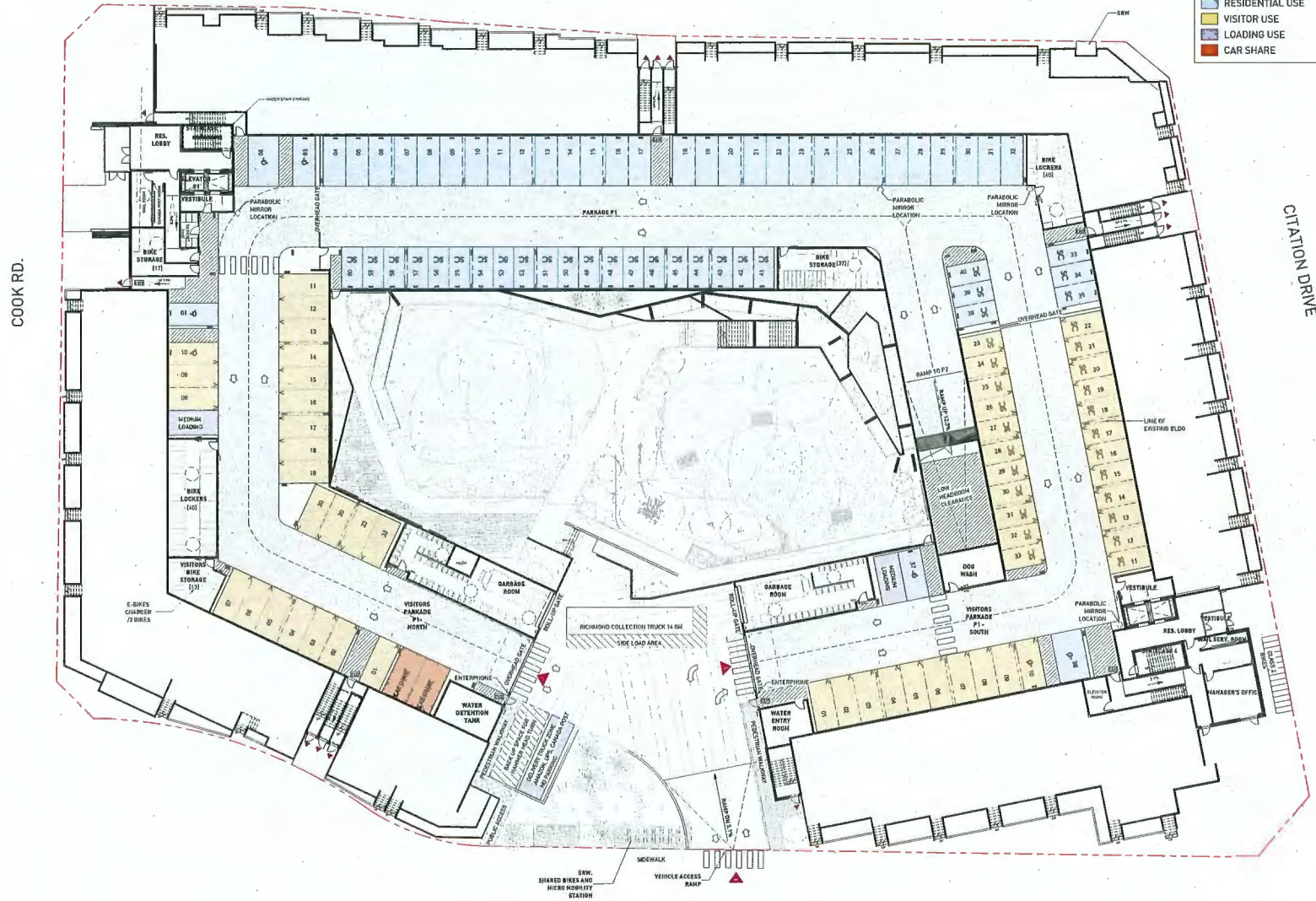
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TDM



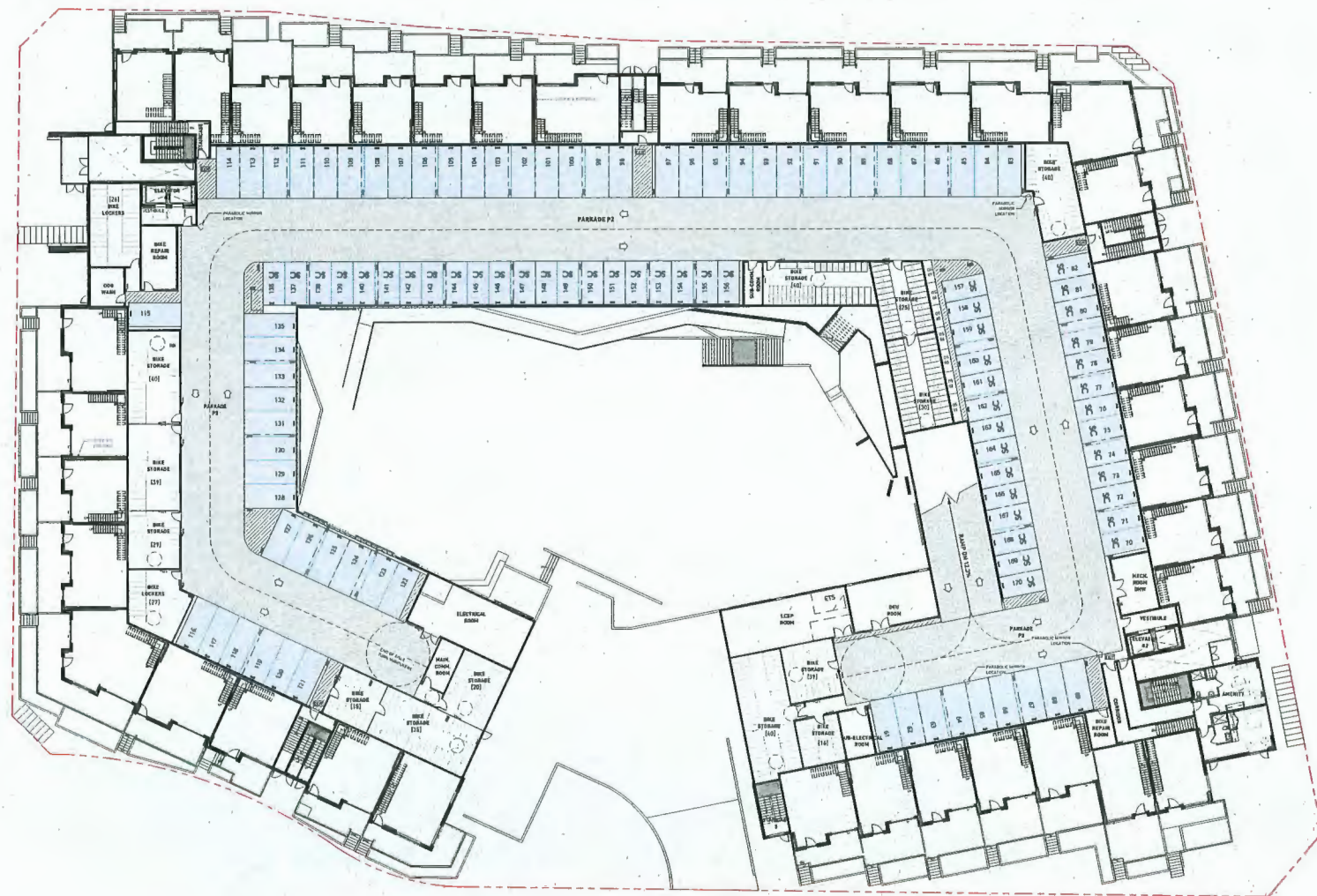
PARKING - P1

GARDEN CITY

PARKING USE LEGEND	
	RESIDENTIAL USE
	VISITOR USE
	LOADING USE
	CAR SHARE



PARKING - P2



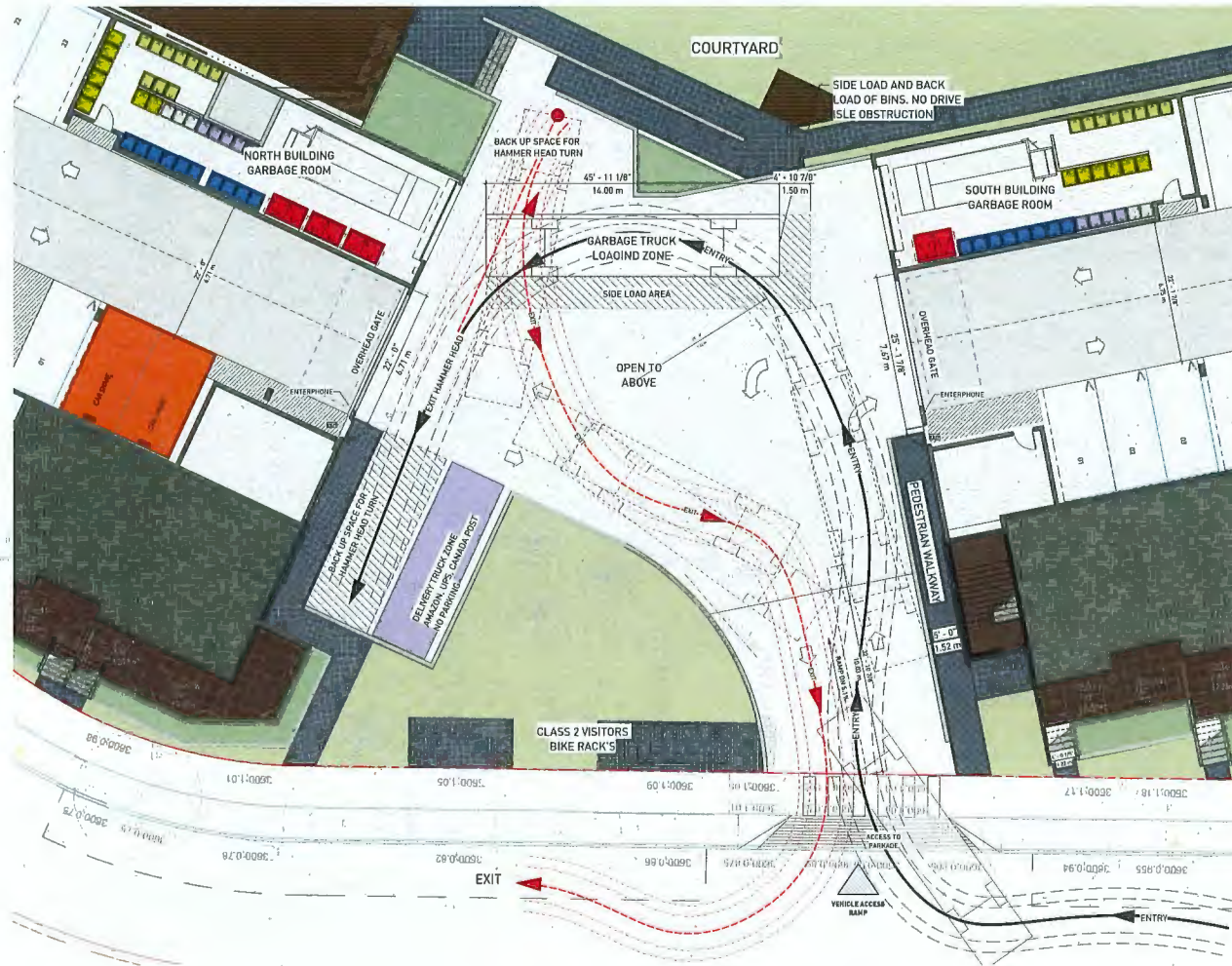
FLOOR PLAN - L1

NORTH: 17 UNITS
 SOUTH: 20 UNITS
 TOTAL: 37 UNITS



MIR UNITS

PARKING AND SERVICE ACCESS





FLOOR PLAN - L2

NORTH: 26 UNITS
 SOUTH: 11 UNITS
 TOTAL: 37 UNITS



6
 ACCESSIBLE UNITS





- MIR UNITS
- INDOOR AMENITY
- ACCESSIBLE UNIT

FLOOR PLAN - L3

NORTH: 39 UNITS
 SOUTH: 27 UNITS
 TOTAL: 66 UNITS

-  FLEXIBLE COMMUNITY SPACE
-  COMMUNAL KITCHENS
-  CO-WORKING SPACE
-  MUSIC ROOMS
-  LARGE OUTDOOR AMENITY SPACES
-  FULLY ACCESSIBLE AMENITY SPACES





-  MIR UNITS
-  INDDOR AMENITY

FLOOR PLAN - L4

NORTH: 39 UNITS
 SOUTH: 28 UNITS
 TOTAL: 67 UNITS

-  FLEXIBLE COMMUNITY SPACE
-  CO-WORKING SPACE
-  MUSIC ROOMS
-  FULLY ACCESSIBLE AMENITY SPACES



-  MIR UNITS
-  INDOOR AMENITY

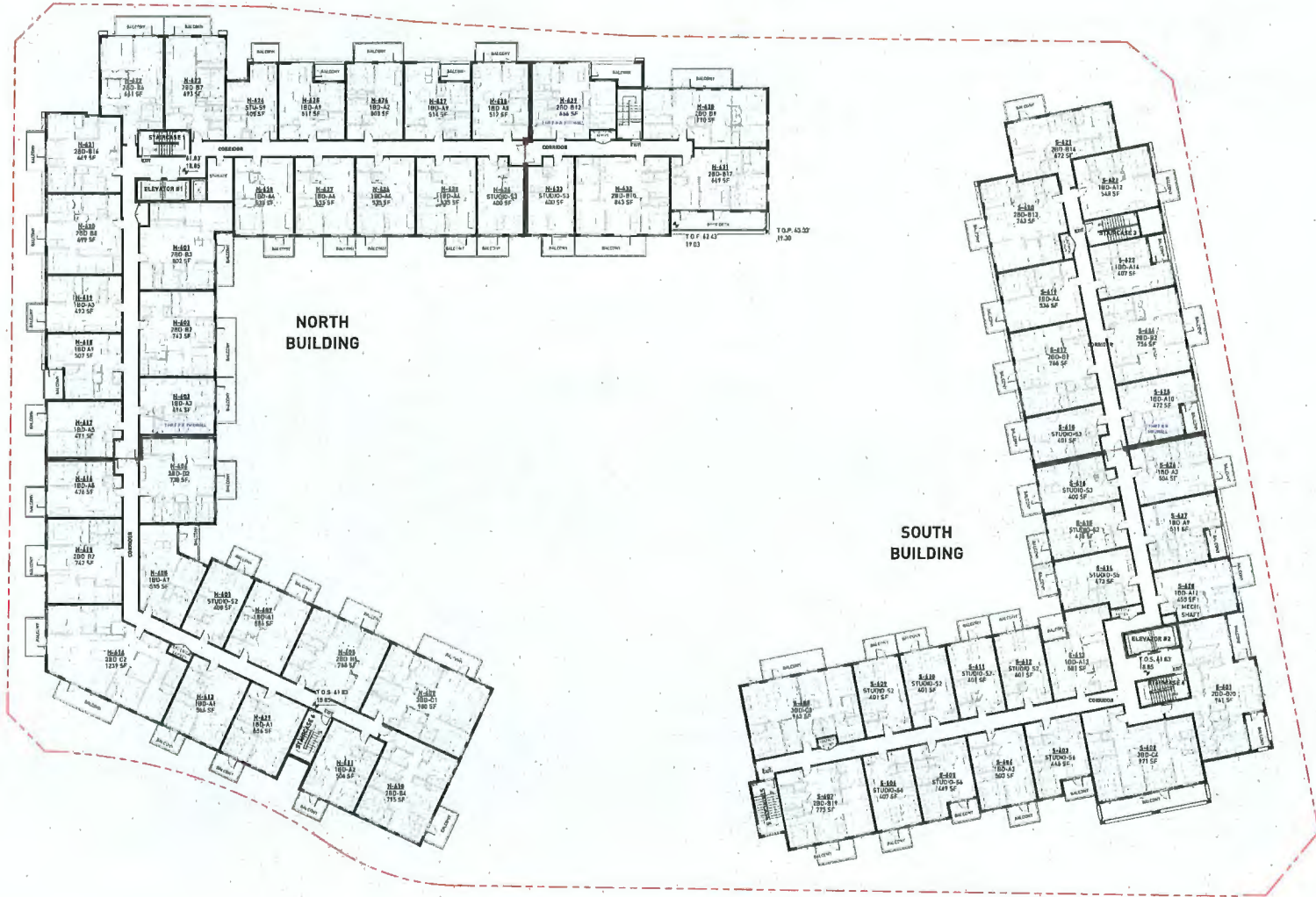
FLOOR PLAN - L5

NORTH: 38 UNITS
SOUTH: 28 UNITS
TOTAL: 66 UNITS



FLOOR PLAN - L6

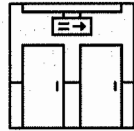
NORTH: 38 UNITS
SOUTH: 28 UNITS
TOTAL: 64 UNITS



ACCESSIBILITY STRATEGY



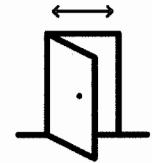
GENTLY SLOPING
RAMPS



CLEARLY MARKED
PATHWAYS



AUTOMATIC
DOORWAYS



WIDENED
DOORWAYS



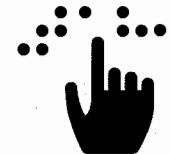
SPACE FOR WHEELCHAIR
MANEUVERABILITY INSIDE
ELEVATORS



WELL LIT
PATHWAYS



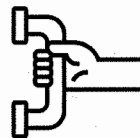
ACCESSIBLE
WASHROOMS IN
AMENITY SPACES



TACTILE INDICATORS
AND SIGNAGE



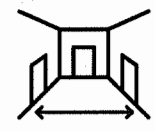
SPACE FOR WHEELCHAIR
MANEUVERABILITY
NEXT TO BED



GRAB BARS INSTALLED
WHERE NECESSARY

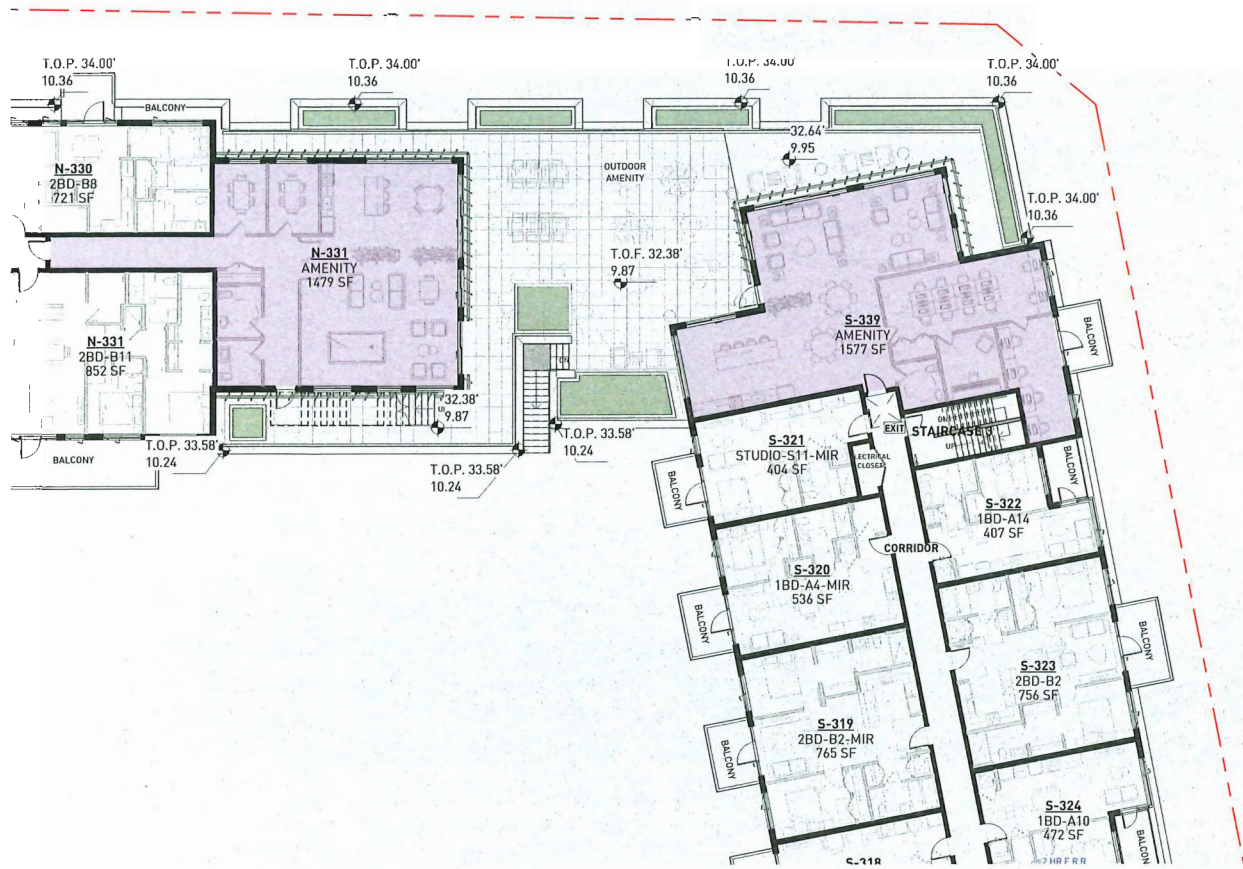


ROLL IN SHOWERS
WITH LOW
THRESHOLDS



WIDENED PATHWAYS

PROJECT AMENITIES



FLEXIBLE
COMMUNITY SPACE



COMMUNAL
KITCHENS



IN-HOUSE
FITNESS STUDIO



LARGE OUTDOOR
AMENITY SPACES



CO-WORKING SPACE



MUSIC ROOM



FULLY ACCESSIBLE
AMENITY SPACES



ACCESSIBLE
WASHROOMS IN
AMENITY SPACES



OUTDOOR AMENITIES



APPROXIMATELY
36,113 sf
OUTDOOR AMENITY
AREA



CHILDREN'S
PLAY AREA



REPLACEMENT
TREES ON SITE



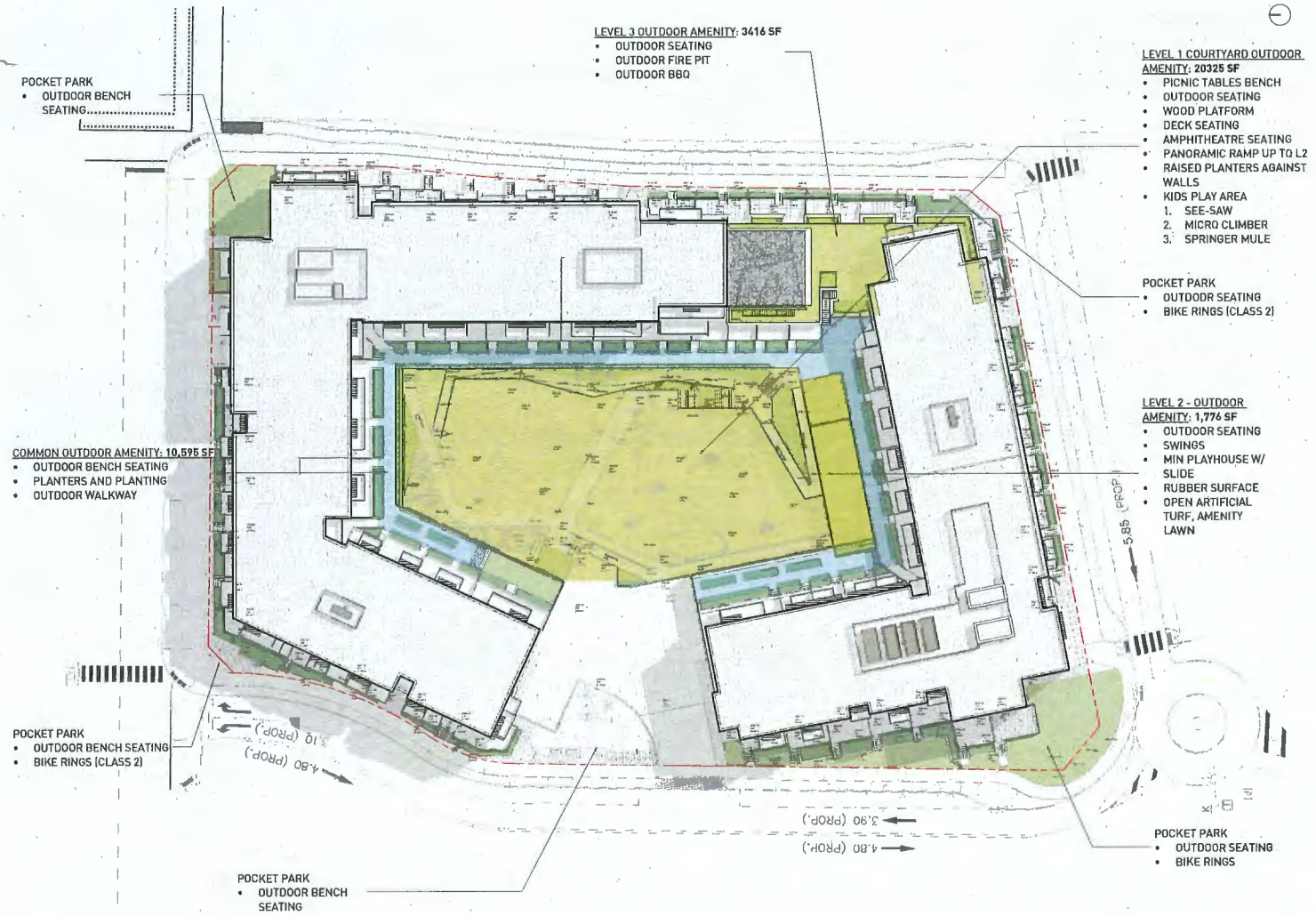
URBAN
AGRICULTURE



PUBLICLY ACCESSIBLE
POCKET PARKS



FULLY ACCESSIBLE





MATERIAL PALETTE



NORTH WEST VIEW

1



WHITE FIBRECEM PANEL

2



GREY FIBRECEM PANEL

3



COPPER COLOUR FIBRECEM PANEL

4



CEDAR COLOUR FIBRECEM PANEL SOFFIT

7



DOUBLE GLAZED PVC - VINYL FRAME WINDOWS WITH LO-E COATING

8

ALUMINUM WEATHER PROTECTION FOR UNPROTECTED DOORS TO BALCONIES

9

TEMPERED GLASS GUARD AND ALUMINUM TOP AND BOTTOM FRAME GUARD RAILS.

10



MICROPERFORATED PANEL, PAINTED

ELEVATIONS



PIMLICO WAY

ELEVATIONS



GARDEN CITY RD

ELEVATIONS



COOK RD

ELEVATIONS



CITATION DR

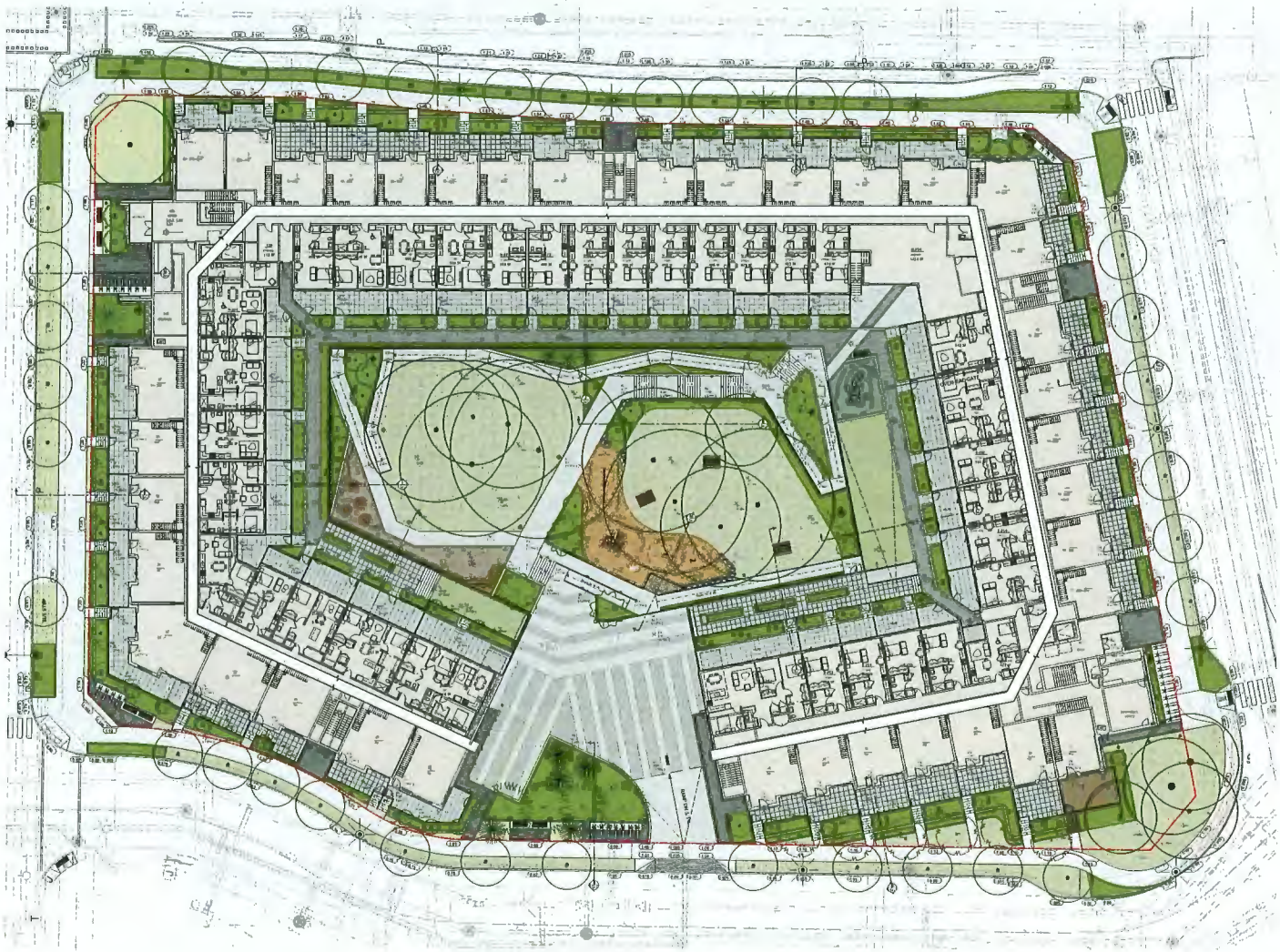
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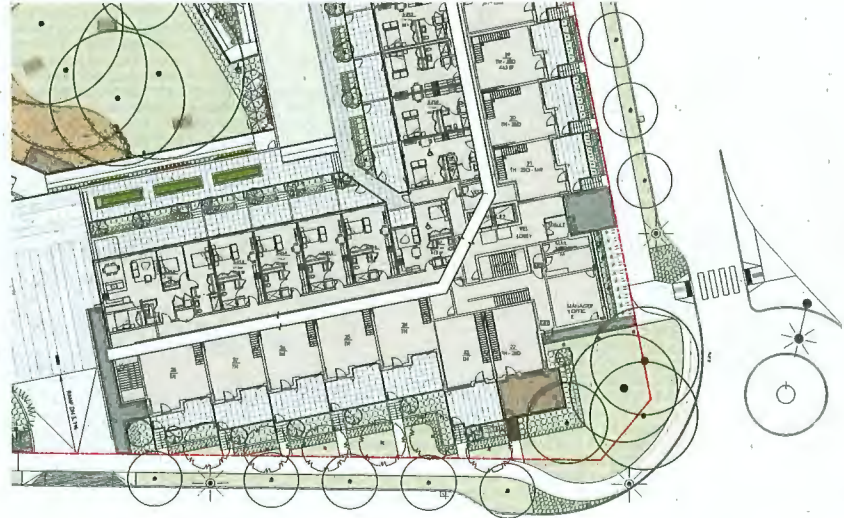
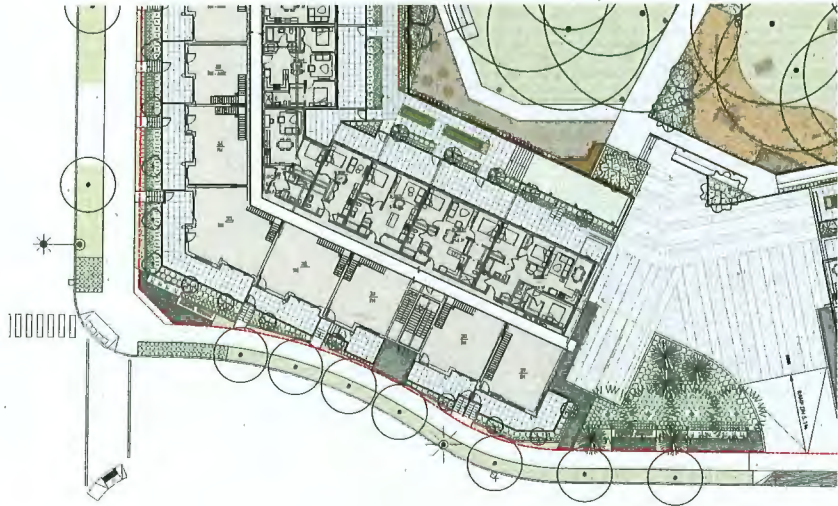
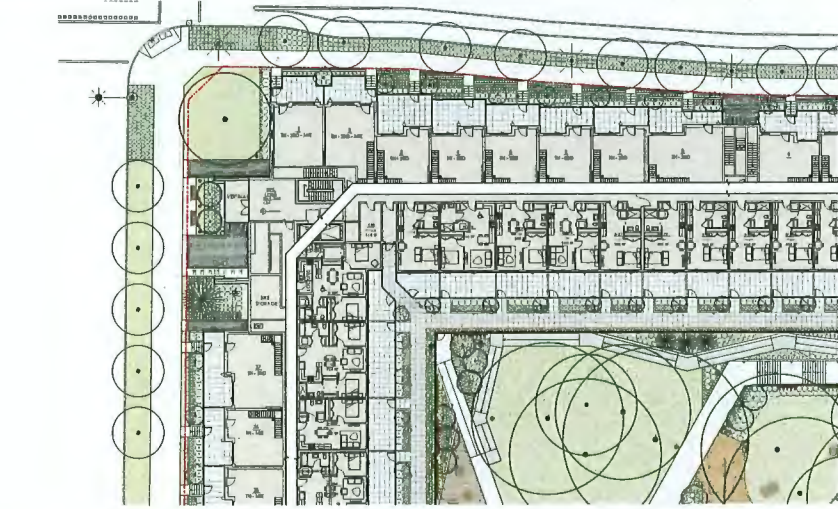




LANDSCAPE



LANDSCAPE



LANDSCAPE



THANK YOU

gbl