



City of  
Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** September 5, 2017

**From:** Wayne Craig  
Director, Development

**File:** DP 16-726865

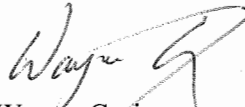
**Re:** Application by ZHAO XD Architect Ltd. for a Development Permit at  
8631 Alexandra Road

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### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a two-storey commercial building at 8631 Alexandra Road on a site zoned "Auto-Oriented Commercial (CA)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) Reduce the minimum interior (west) side yard from 3 m to 0 m.

  
Wayne Craig  
Director, Development

SB:blg  
Att. 4

## Staff Report

### Origin

Zhao XD Architect Ltd. has applied to the City of Richmond for permission to develop a two-storey commercial building at 8631 Alexandra Road on a site zoned “Auto-Oriented Commercial (CA)”. The site is currently vacant.

The applicant has proposed to develop the site in accordance with the site’s existing zoning. A Servicing Agreement is required prior to future Building Permit issuance for the design and construction of transportation and engineering infrastructure works along both frontages of the subject site (Attachment 1).

### Development Information

Please refer to the attached Development Application Data Sheet (Attachment 2) for a comparison of the proposed development data with the relevant bylaw requirements.

### Background

Development surrounding the subject site is as follows:

- To the north, are homes fronting Leslie Road on properties zoned “Single Detached (RS1/E)” with future redevelopment potential under the City Centre Area Plan (CCAP) for urban business park purposes in accordance with guidelines for Urban Centre T4 (25m) and Sub-Area A.2.
- To the east, across the City road, is a two-storey commercial building on a property zoned “Auto-Oriented Commercial (CA)” with the same future redevelopment potential under the City Centre Area Plan (CCAP) as the subject site.
- To the south, across Alexandra Road, is a hotel and vacant property both zoned “Auto-Oriented Commercial (CA)” with future redevelopment potential under the City Centre Area Plan (CCAP) for medium density mid-rise commercial purposes in accordance with guidelines for Urban Centre T5 (25m) and Sub-Area A.3. A Development Permit application (DP 13-630087) was endorsed by DP Panel on November 27, 2013 for a single-storey commercial development on the vacant lot at 8680 Alexandra Road.
- To the west, is a one-storey commercial building built at zero lot line along the shared property line on a commercial development property zoned “Auto-Oriented Commercial (CA)” with the same future redevelopment potential under the City Centre Area Plan (CCAP) as the subject site.

### Related Policies & Studies

#### Official Community Plan (OCP)

The subject property is designated “Mixed Employment” in the Official Community Plan (OCP). This land use designation allows industrial and stand-alone office development with a limited range of support services, including commercial and restaurant uses in certain areas. This proposal is considered consistent with the Official Community Plan (OCP).

### City Centre Area Plan (CCAP)

The site and neighbouring properties to the north, east and west are designated “General Urban T4 (25m)” in the CCAP as shown on the Aberdeen Village Specific Land Use Map, and are located within a designated “Industrial Reserve – Limited Commercial” area (Sub-Area A.2). This sub-area is intended for urban business park purposes; including light industrial uses contained within a building, together with office; and, along designated frontages, retail, hotel, and related uses are permitted, provided that the floor area of non-industrial uses on a development site does not exceed that of industrial uses supported. The maximum density floor area ratio (FAR) is 1.2, provided that non-industrial uses do not exceed 50% of total floor area (excluding parking) and retail uses are limited to the street frontage only. Alexandra Road is designated as one of the secondary retail streets and linkages as part of the pedestrian-oriented retail precincts.

The nearby properties to the south across Alexandra Road are designated “Urban Centre T5 (35m)” in the CCAP as shown on the Aberdeen Village Specific Land Use Map, and are located within a designated “Commercial Reserve – Mid-Rise” area (Sub-Area A.3). This sub-area is intended for medium density, mid-rise commercial purposes, including street-oriented retail and restaurants, entertainment, office, education, and related uses.

The development proposes an interim commercial use of the site, which complies with the site’s existing CA zoning. The proposed density of 0.5 FAR is significantly less than the 1.2 FAR supported on the site by the CCAP. The applicant proposes to develop a two-storey commercial building and associated surface parking. The proposal responds to the CCAP objectives along Alexandra Road of encouraging pedestrian activity and providing commercial and office uses.

### Floodplain Management Implementation Strategy

The proposed development is required to comply with the Flood Plain Designation and Protection Bylaw No. 8204. In accordance with the Flood Management Strategy, registration of a flood plain covenant on Title is required as a Development Permit consideration.

### OCP Aircraft Noise Sensitive Development (ANSND) Policy

The subject site is designated as “Area 1A – New Aircraft Noise Sensitive Land Use Prohibited”. In Area 1A, aircraft sensitive land uses, such as residential (including security or operator residential unit), school, daycare and hospital are not permitted. The proposed development does not include any of the prohibited uses. Registration of an aircraft noise covenant on Title, including information to address aircraft noise mitigation and public awareness, is required as a Development Permit consideration.

### Public Art Program

The applicant is not participating in the City’s Public Art Program, as the subject development proposal is 1,193 m<sup>2</sup> in size and the program does not apply to commercial developments less than 2,000 m<sup>2</sup> in size.

### Advisory Design Panel Comments

Members of the Advisory Design Panel reviewed the proposal and provided favourable comments regarding the proposed site planning and massing continuous street wall with commercial activity along Alexandra Road. Comments were also provided regarding the design and sustainability strategy, which the applicant has considered and has made some revisions to the design. Comments provided by members of the Panel are considered as discussion notes only as the Panel did not have quorum when the proposal was presented. An annotated excerpt from the Advisory Design Panel Minutes from July 19, 2017 is attached for reference (Attachment 3). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '***bold italics***'.

### Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the "Auto-Oriented Commercial (CA)" zone except for the zoning variance noted below.

### Zoning Compliance/VariANCES (staff comments in **bold**)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Reduce the minimum interior (west) side yard from 3 m to 0 m.

*(Staff supports the proposed variance, as the adjacent commercial building to the west was built at zero lot line and the requested variance would allow the proposed project to achieve the continuous commercial street wall along Alexandra Road sought in the City Centre Area Plan Development Permit guidelines. The proposed ground floor wall is a little taller than the neighbouring single-storey building and exposed portions of the wall will be treated with stucco and the garbage enclosure will be treated with corrugated metal, both materials matching the overall building design. The second floor walls are pulled away from the shared lot line to provide a sensitive height transition to the neighbouring single-storey building and there are no west facing deck or windows, avoiding any overlook issues should the neighbouring site redevelop in the future).*

### Analysis

#### Conditions of Adjacency

- The massing of the proposed commercial building responds to both the existing and the future urban context and fits into a transitional area between future "Industrial Reserve - Limited Commercial" use to the north and "Commercial Reserve - Mid-Rise" use to the south.
- Although the proposed development does not maximize the development potential of the site envisioned by the General Urban T4 (25m) designation in the Aberdeen Village specific land use map in the CCAP, it will contribute toward the process of incremental change that is underway within the immediate neighbourhood and provide continuous street wall along Alexandra Road towards achieving the vision for "Pedestrian-Oriented Retail Precincts - Secondary Retail Streets & Linkages" in the CCAP.

- The existing commercial developments on Alexandra Road are primarily auto-oriented, with an inward orientation and surface parking adjacent to the road. The proposed development will provide new street-oriented commercial space to the block.
- As the site is adjacent to existing residential properties to the north, registration of a legal agreement on Title is required as a Development Permit consideration to ensure compatibility of the proposal with the existing residential uses. The legal agreement will indicate that any noise generated inside or outside the building by activity or mechanical equipment is required to be mitigated to comply with the City's Noise Bylaw.
- The building is located along Alexandra Road, physically separated from the neighbouring single-family properties to the north by a surface parking area, trees and flowering shrubs. A 2 m tall wood fence proposed along the north property line to protect the privacy of the neighbouring single-family homes. Parking lot lighting will be attached to the building and shrouded to avoid light pollution into the neighbouring residential properties.
- The garbage and recycling storage facility is proposed to be attached to the building and will be located approximately 30 m from the northern lot line which abuts the residential use.

### ***Urban Design and Site Planning***

- The subject application proposes to introduce street animation and pedestrian interest along both Alexandra Road and the side street, enhancing the pedestrian-orientation of the neighbourhood.
- A covered sidewalk along the rear edge of the building and wrapping around the corner of the building will provide access between the parking area and the City sidewalk along the side street.
- The entry driveway is located at the northeastern corner of the site, providing access from the side street to a rear surface parking area that is screened from Alexandra Road by the building. Alexandra Road is designated as a pedestrian-oriented secondary retail street and the proposed driveway location minimizes pedestrian interruptions and maximizes street parking along Alexandra Road. Registration of a legal agreement on Title is a Development Permit consideration to prohibit any vehicle access driveway location along Alexandra Road.
- The development proposal provides 40 vehicle parking spaces, including one accessible parking space, four Class 1 and five Class 2 bicycle parking spaces and one medium-sized loading space on-site, all in accordance with the Zoning Bylaw. Registration of a legal agreement on Title is a Development Permit consideration to ensure shared use of the commercial parking area and prohibiting assignment of any parking spaces.
- A shared bicycle storage room is located at the rear of the building. Registration of a legal agreement on Title is a Development Permit consideration to ensure provision of shared use bicycle parking areas and prohibiting conversion to any other use.
- Garbage, recycling and organic waste storage facilities are enclosed and located on the back (north side) of the building.
- Private utility kiosks are to be located within proposed internal planting area to minimize the impact of private utility structures on the street frontage.

### ***Architectural Form and Character***

- The proposed two-storey commercial building is of appropriate scale and massing in relationship to the surrounding buildings.

- The design provides a pedestrian scale with the inclusion of building projections, recesses, entry canopies, varying material combinations, and landscape features.
- The proposed building materials (galvanized metal siding, cultured stone, Hardishingle siding, stucco, aluminum framed glazing, concrete columns and wood brackets) are generally consistent with the Official Community Plan (OCP) Development Permit Guidelines and contribute to the emerging character of the neighbourhood.
- The palette of colors, including light grey metal siding, beige tone colour stucco finish, red tone Hardishingle, painted wood brackets, and dark colour window mullion, enhances the building appearance.
- The kitchen exhaust and mechanical equipment will be screened by a corrugated metal enclosure and other screen structures on the roof.

### ***Landscape Design and Open Space Design***

- The landscape design responds to the site conditions and architectural design and supports sustainability principles.
- Pavers are proposed in the walkway areas.
- The soft landscaping proposed will feature a variety of tree and shrub plantings; which will provide a softening of the streetscapes and enhance the parking area.
- Low- to mid-height shrubs and groundcovers are planted along both street frontages to provide attractive streetscapes and indoor-outdoor visual connection.
- Along the Alexandra Road and side street frontages, as well as in the middle of the parking area, Katsura and flowering Cherry trees will be planted to provide visual interest. Tree planting is not proposed along the north edge of the parking area as it is not permitted within the existing sanitary sewer SRW or within the immediate area of the hydro kiosks. Tree planting is also not proposed along the west edge of the site to provide adequate clearance for existing neighbouring trees.
- In order to ensure the landscaping works are undertaken, the applicant is required to provide a landscape security of \$48,734.40 with the Development Permit.

### ***Tree Retention and Replacement***

- There are no existing trees on the site. However, an arborist report was submitted for the protection of existing trees adjacent to the site.
- A tree retention plan is included in the Development Permit plans.
- Six trees on the neighbouring property to the west are required to be protected.
- Four street trees in the side street boulevard are required to be protected, one of which is proposed to be moved southward away from the driveway through the required Servicing Agreement. Additional street trees are proposed along Alexandra Road and the side street. The protection and relocation of existing street trees and planting of new street trees will be addressed through the required Servicing Agreement.
- The landscape plans include the planting of eight new trees on the site.
- Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within tree protection zones of the existing neighbouring trees to be protected. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.

- Installation of appropriate tree protection fencing to protect neighbouring trees and City street trees as identified in the tree replacement and retention plan to be constructed prior to any construction activities, including site preparation, occurring on-site.
- In order to ensure that the existing neighbouring trees are protected, the required landscape security noted above will also serve as a tree security.

#### ***Crime Prevention Through Environmental Design***

- The site plan and landscape plan provide opportunities for passive surveillance through clear sight lines between the commercial and office units, building entries, sidewalks, rear parking area and entry driveway.
- The proposed landscaping will provide a good separation from the adjacent commercial property and proposed fencing will provide a good separation from the adjacent residential properties.

#### ***Accessibility***

- An accessible parking space will be provided at a location closest to the building and with barrier free access to the office lobby rear entry.
- The proposed development includes elevator and wheel chair access at both floor levels.
- The building is required to comply with all BC Building Code accessibility requirements.

#### ***Sustainability***

- The applicant has designed the proposal to be equivalent to a LEED silver standard and has provided a score card to identify the sustainability approach (Attachment 4).
- Drought tolerant plant species are proposed throughout the site.

#### **Conclusions**

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.



Sara Badyal  
Planner 2  
(604-276-4282)

SB:blg

#### **Attachments:**

- Attachment 1: Development Permit Considerations
- Attachment 2: Development Application Data Sheet
- Attachment 3: Annotated excerpt from Advisory Design Panel Meeting Minutes (July 19, 2017)
- Attachment 4: Sustainability Project Checklist (LEED silver equivalent)



## Development Permit Considerations

Development Applications Department  
6911 No. 3 Road, Richmond, BC V6Y 2C1

**Address:** 8631 Alexandra Road

**File No.:** DP 16-726865

**Prior to the Development Permit being forwarded to Council for approval, the developer is required to complete the following:**

1. Registration of a flood plain covenant on Title (Area A).
2. Registration of an aircraft noise covenant on Title (Area 1A).
3. Registration of a legal agreement on title for commercial development within 30 m of residential use indicating that they are required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and noise generated from any mechanical equipment, including rooftop HVAC units, will comply with the City's Noise Bylaw.
4. Registration of a legal agreement on Title ensuring that there be no vehicle access to Alexandra Road.
5. Registration of a legal agreement on Title ensuring shared parking and prohibiting assignment.
6. Registration of a legal agreement on Title ensuring the provision of bicycle parking areas for shared common use for the sole purpose of bicycle storage and prohibiting conversion of any bicycle parking areas into habitable space or general storage area.
7. Proof of entering into a contract with an Arborist regarding protection of neighbouring trees.
8. Installation of protective tree fencing (TPZ) prior to any ground preparation or construction activities.
9. Receipt of a Letter-of-Credit for landscaping in the amount of \$48,734.40.

**Prior to future Building Permit\* issuance, the developer is required to complete the following:**

1. Incorporation of design features as determined via the Development Permit process.
2. Enter into a Servicing Agreement\* for the design and construction of works, including but limited to:
  - a. Water works:
    - Using the OCP Model, there is 229 L/s of water available at a 20 psi residual at the hydrant on Alexandra Road. Based on proposed development, site requires a minimum fire flow of 200 L/s.
  - i. The Developer is required to:
    - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
    - Install a water meter complete with meter box at existing 150 mm diameter water service connection on east frontage. Meter may be located onsite (i.e. in a mechanical room).
  - b. Storm Sewer Works:
    - i. The Developer is required to:
      - Upgrade approximately 53 m of storm sewer from 450 mm to 600 mm diameter, complete with two new manholes along the south frontage.
      - Cut and cap at inspection chamber the existing service connection at southwest corner of the site.
      - Cut and cap existing service connections along south frontage (STIC48978 and STIC48980) and remove inspection chambers.
      - Install a new inspection chamber at existing 300mm diameter pipe aligned east-west along east frontage. This existing pipe will be used as the storm service connection.



- c. Sanitary Sewer Works:
  - i. The Developer is required to:
    - o Install a new sanitary service connection off of the existing sanitary manhole SMH4974 at the southwest site corner, complete with inspection chamber at the property line.
  - ii. At the Developers cost, the City is to:
    - o Cut and cap existing sanitary service connection at northwest site corner.
    - o Perform all tie-ins for the proposed works to existing City infrastructure.
- d. Frontage Improvements:
  - i. The Developer is required to:
    - o Alexandra Road frontage: behind the existing curb and gutter, provide a new 1.5 m wide grass boulevard with street trees and street lighting, and a new 2.0 m wide concrete sidewalk in a straight alignment. Remove the existing driveway.
    - o East road frontage: widen the existing sidewalk to 2.0 m wide while maintaining existing boulevard and extend the sidewalk to the north to the property line. Existing street trees to be protected and one tree to be relocated as per Tree Replacement and Retention Plan.
    - o Install pre-duct for future hydro, telephone and cable utilities along all road frontages.
    - o Coordinate with BC Hydro, Telus and other private communication service providers:
      - To underground Hydro service lines.
      - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
      - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.) All such structure should be located within the development site.
- e. General Items:
  - i. The Developer is required to:
    - o Provide, within the first SA submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site and provide mitigation recommendations.
    - o Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- 3. The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.
- 4. Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).
- 5. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.

Note:

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, Letters of Credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial Wildlife Act and Federal Migratory Birds Convention Act; which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

(Signed copy on file)



# City of Richmond

## Development Application Data Sheet

Development Applications Department

**DP 16-726865**

**Attachment 2**

Address: 8631 Alexandra Road

Applicant: ZHAO XD Architect Ltd.

Owner: Chen Chen Xi Development Ltd.

Planning Area(s): Aberdeen Village (City Centre)

	Existing	Proposed
Site Area	2,388 m <sup>2</sup>	Remains as is
Land Uses	Vacant	Commercial
OCP Designation	Mixed Employment	Complies
CCAP Designation	General Urban T4 (25m) Sub-Area A.2 Industrial Reserve – Limited Commercial	Complies
Flood Construction Level	2.9 m GSC (At sidewalk level as per Area A commercial exemption)	Complies
Zoning	Auto-Oriented Commercial (CA)	Variance noted below
Number of Units	Vacant	Up to 3 restaurants Up to 5 offices

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.5 (Max. 1.5 hotel)	0.5	None permitted
Lot Coverage	Max. 50%	30%	None
Setbacks: Alexandra Road Side Road Interior Side Yard Rear Yard	Min. 3 m Min. 3 m <b>Min. 3 m</b> Min. 3 m	3 m 3 m <b>0 m</b> 30.9 m	<b>Variance requested for 3 m reduction</b>
Height	Max. 12 m	12 m	None
Off-street Parking Spaces: Restaurant Office Total	23 17 40	23 17 40	None
Accessible Parking Spaces	Min. 2%	2.5% (1 space)	None

**Annotated Excerpt from the Minutes from  
Advisory Design Panel Meeting  
Wednesday, July 19, 2017**

- |    |              |                                   |
|----|--------------|-----------------------------------|
| 2. | DP 16-726865 | Two-storey commercial development |
|    | ARCHITECT    | Zhao XD Architect Ltd.            |
|    | LOCATION     | 8631 Alexandra Road               |

**Panel Discussion (discussion notes without quorum)**

Comments from the Panel were as follows:

- proposed roof treatment may not be necessary – *Roof top decorative ballast and mechanical equipment screening treatment proposed to improve views down on to roof from existing and potential future taller buildings surrounding the site;*
- proposed angled treatment of three large pilasters with cultured stone at the south side of the building may be unnecessary – *The angled, or battered, stone treatment originally applied for structural reinforcement was chosen as it is often used in the craftsman style and also used in the west coast style for stone walls and stone column bases;*
- ensure that existing trees to be retained are in good condition; otherwise, plant new trees of the same species – *Existing City trees have been assessed by Parks arborist staff and identified for retention;*
- applicant needs to confirm the necessity of installing root barriers for street trees to avoid potential damage to sidewalks and curbs when trees increase in size in the future – *Root barrier will be provided for all new street trees;*
- applicant needs to review whether the proposed planting will achieve the targeted LEED scorecard for stormwater quality improvement as a high number of plants is needed to achieve this – *LEED equivalency score card revised, stormwater quality improvement option removed and energy modelling option added;*
- reconsider proposed planting of heather shrub at the prominent corner of the site due to potential maintenance issues; consider a more durable and visually appealing long term shrub species – *Incorporated. Heather replaced with Dwarf Heavenly Bamboo.*
- proposed massing works well; massing transition to the west is appropriate in terms of existing and future developments in the area – *Noted;*
- consider installing canopies over the streetscape building entries to provide weather protection and accentuate the entries – *Considered. All entries are provided with weather protection with either canopy or overhang. Framing elements at overhangs accentuate framed entries;*
- hierarchy of building entries along the Alexandra Road frontage is ambiguous; CRU 1 entry has the same treatment and given the same importance as the lobby/office entry; consider differentiating and clarifying the hierarchy of entries to facilitate wayfinding in the building – *Revised. Alexandra façade was revised to differentiate the lobby entry from the adjacent CRU. Side street façade was reduced in height to reinforce Alexandra as the dominant façade. The building will accommodate commercial uses on both floors and wayfinding is accommodated with façade composition and anticipated storefront animation and tenant signage.*
- there is too much articulation and variation in commercial edge expression for a modest-sized building; intent to provide visual interest through variation in materials and colour resulted in over articulation of the building; the massing of a two-storey building is fairly compact and final massing could be achieved through a simpler form and lesser variation and contrast in materials and colour – *Revised. One coloured material combination removed to reduce the variation and contrast in materials and colour. The remaining degree of variation and complexity is intended for character and style purposes.*

- yellow-painted stucco will pose potential long-term maintenance concerns as the yellow colour tends to fade in the long-term and may collect street pollutants; consider an alternate colour/cladding material that is easier to maintain – **Revised. Changed to more neutral colour.**
- proposed use of cultured stone and hardie shingle siding may not be appropriate for a commercial building; consider replacing with brick, tile, or composite panel which are more compatible with the proposed corrugated metal siding – **Considered. While certain materials may be sometimes used in combination and/or associated with different building uses, an interchangeability of “typical materials” and among different building types and styles is interesting for innovative architectural design. Building material or color is judged in compositional context of building façade design where building massing and form can be an important factor in architectural character and style.**
- proposed signage lacks a concept and appears arbitrary; signage could be more integrated into the building; too much flexibility for tenants in terms of determining location and style of signage could be problematic – **Revised. Signage height, elevation and type coordinated. Commercial signage is considered as important and constructive element for exterior design, where variation is preferred to achieve a more lively commercial atmosphere. Signage is proposed above entry doors to CRUs and office lobby;**
- no concerns regarding the proposed roof; however, the applicant could simplify the screening by using the corrugated metal or grilles instead of both – **Considered. Corrugated metal is used to screen units from street view, but because the rooftop units must be installed in open-air area, only grilles can be used for overhead visual screening (from possible future taller development);**
- simplicity and order of the proposed landscaping could be drawn into the architecture of the building – **Addressed above.**
- appreciate the provision of ASHRAE checklist to the Panel; however, the applicant is reminded that supporting documents for the mandatory provisions should be included in the Building Permit stage – **Noted;**
- also appreciate the submission of LEED 2009 scorecard to the Panel; however, LEED Version 4 is the latest version – **As the project was initiated before Oct. 31, 2016, LEED 2009 scorecard is used;**
- applicant needs to indicate the location of jellyfish filter tank – **Addressed above. LEED equivalency score card revised, stormwater quality improvement option removed and energy modelling option added;**
- targeted LEED credits for water efficient landscaping and innovative wastewater technologies may be difficult to achieve as required systems need to be put in place; LEED Silver equivalency may not be achieved by the project – **Addressed above. In addition, landscape design is targeting the water efficiency LEED credit by only selecting plants that will be able to survive with no permanent long term irrigation;**
- increased ventilation is in conflict with optimized energy performance, i.e. increased ventilation will result in less efficiency in energy savings – **LEED equivalency score card revised, increased ventilation option removed and energy modelling option added;**
- location of kitchen exhaust fan is not indicated in the model and diagrams presented to the Panel; location of kitchen exhaust fan will impact the size of the roof enclosure; applicant also needs to indicate shaft locations on the second floor for the kitchen exhaust – **Shafts are proposed from main floor to roof with minimum clear width of 24” for future potential commercial kitchen exhaust fans and air intakes The screened roof area is generously sized at 30’ x 80’ allowing re-arrangement of rooftop units, exhaust and air intake openings if needed;**
- diagrams show seven rooftop mechanical units as opposed to the eight units reported by the project’s mechanical engineer – **Revised;**
- zero lot line is acceptable – **Noted;**
- building entries are important and need to be clearly identified – **Addressed above;**
- appreciate the project’s interface with adjacent the development and the continuous street wall along Alexandra Road – **Noted;**
- applicant needs to develop signage guidelines to provide guidance to future tenants of the building; signage guidelines should be reviewed by City staff – **Addressed above;**

- support the installation of ballast on the rooftop; also support the installation of a larger continuous trellis for screening rooftop mechanical units in lieu of smaller individual trellises to minimize cost and provide a cleaner look – ***Considered. Individual overhead grille screening is proposed to minimize apparent massing of building and to facilitate future maintenance;***
- support the proposed landscaping for the project – ***Noted;***
- consider adding one handicapped parking stall – ***Considered. Bylaw requirement is met. Not able to accommodate an additional parking space;***
- agree with Panel comment that sustainability targets may be difficult to achieve; applicant is encouraged to work on the details of the HVAC equipment at an early stage of the project – ***Addressed above;***
- locating the kitchen exhaust on the roof is recommended – ***Addressed above; and***
- the applicant is advised to work with City staff to simplify the building form and reduce the variety of architectural elements, materials and colour – ***Addressed above.***

## LEED Silver Equivalent - Project Checklist

8631 Alexandra Road, Richmond B.C.				2017 August 21	
Blue Camas Consulting Ltd.				110 Possible Points	
Yes	?	No			
50	4	56	Project Totals (preliminary estimates)		

Equivalent based on LEED Canada CS 2009 Silver. Minimum of 50 points required.

Yes	?	No	28 Points	Explanatory Notes
17	0	11	Sustainable Sites	
✓				
1			Prereq 1	Prevent
3	2		Construction Activity Pollution Prevention	- loss of soil during construction by stormwater runoff and/or wind -erosion, including protecting topsoil by stockpiling for reuse.
	1		Site Selection	- sedimentation of storm sewer or receiving streams.
6			Development Density and Community Connectivity	- pollution of the air with dust and particulate matter.
2			Brownfield Redevelopment	Do not develop on environmentally sensitive land.
3			Alternative Transportation: Public Transportation Access	OPTION 2. COMMUNITY CONNECTIVITY: project is located in densely developed area providing services within walking distance.
	2		Alt Transportation: Bicycle Storage & Changing Rooms	If contaminated soils are found during construction, this Credit can be achieved if LEED compliant removal and disposal methods are employed.
	1		Alt Transport: Low-Emitting & Fuel-Efficient Vehicles	400m walking distance to 1 or more bus stops served by 2 or more bus routes providing frequent service
	2		Alt Transport: Parking Capacity	Either build bike storage and change room as part of base building work, or include a requirement to provide such facilities in Tenant Lease Agreement / Guidelines.
	1		Site Development: Protect and Restore habitat	Provide two (2) electric vehicle Charging Stations.
	1		Site Development: Maximize Open Space	Restore or protect a minimum 50% of the site area (excluding the building footprint) or 20% of the total site area (including building footprint), whichever is greater, with native or adapted vegetation.
	1		Stormwater Design: Quantity Control	Provide vegetated open space equal to 20% of the project's site area.
	1		Stormwater: Quality Control	Provide stormwater storage tank to prevent stormwater surges into municipal storm system.
	1		Heat Island Effect: Non-Roof	Capture stormwater from 90% of the avg ann rainfall removing 80% of total TSS load.
1			Heat Island Effect: Roof	50% of the site hardscape solar reflective index (SRI) of at least 29.
	1		Light Pollution Reduction	Light coloured materials 75% of roof area excluding roof top equipment.
			Tenant Design and Construction Guidelines	Control interior lighting between 11pm and 5am, and prevent Exterior lighting from lighting the sky and neighbouring properties.
1				Owner provides Information that enables tenants to coordinate environmentally friendly space design and construction features with the core and shell's building systems, in their tenant improvements work.



Yes ? No		Water Efficiency		10 Points	Explanatory Notes
9	0	1			
✓			Water Use Reduction	Required	Employ strategies that in aggregate use 20% less water than the water use baseline calculated for the building (not including irrigation).
4			Water Efficient Landscaping	2, 4	OPTION 2. No drinkable water used for irrigation
2			Innovative Wastewater Technologies	2	Select plants which do not require permanent irrigation system. Use of potable water irrigation is only permitted for the first year to establish plants.
3		1	Water Use Reduction	2 - 4	Wastewater generation reduced by half through use of highly efficient toilets.
					Employ strategies that in aggregate use 35% less water than the water use baseline calculated for the building (not including irrigation).

Yes ? No		Energy & Atmosphere		37 Points	Explanatory Notes
5	2	30			
✓			Fundamental Commissioning of Building Energy Systems	Required	Commissioning process activities must be completed for the following energy-related systems, at a minimum (if they are installed as part of the core and shell project):
✓			Minimum Energy Performance	Required	• Heating, ventilating, air conditioning, and refrigeration (HVAC&R) systems (mechanical and passive) and associated controls.
✓			Fundamental Refrigerant Management	Required	• Lighting and daylighting controls. • Domestic hot water systems. • Renewable energy systems (e.g., wind, solar).
3		18	Optimize Energy Performance	3, 21	OPTION 1. Whole Building Energy Simulation (3-18 Points) This option would require preparation of a software energy model.
		4	On-Site Renewable Energy	2, 4	Zero use of chlorofluorocarbon (CFC)-based refrigerants in new base building heating, ventilating, air conditioning and refrigeration (HVAC&R) systems.
	2		Enhanced Commissioning	2	OPTION 1. Whole Building Energy Simulation (3-18 Points) A software energy model of proposed building compared to equivalent size standard reference building, will be prepared. At least 25% less energy usage than reference building.
2			Enhanced Refrigerant Management	2	Commissioning Authority is already required for Fundamental Commissioning - possible to also have Enhanced Commissioning?
		3	Measurement and Verification: Base Building	3	Mech Eng to complete refrigerants impact calculation Table selecting low ozone depleting and low global warming potential refrigerants.
		3	Measurement and Verification: Tenant Submetering	3	
		2	Green Power	2	

Commissioning Authority is already required for Fundamental Commissioning - possible to also have Enhanced Commissioning?

Mech Eng to complete refrigerants impact calculation Table selecting low ozone depleting and low global warming potential refrigerants.



Yes ? No

Materials & Resources				13 Points	Explanatory Notes
5	1	7			
					Provide an easily-accessible dedicated area or areas for the collection and storage of materials for recycling for the entire building. Materials must include, at a minimum, paper, corrugated cardboard, glass, plastics, metals, and, if a municipal collection program is available, organic wastes (including landscaping waste).
Storage and Collection of Recyclables					
Prereq 1					
		5			
Credit 1				1 - 5	Building Reuse: Maintain Existing Walls, Floors, and Roof
Credit 2	2			1 - 2	Construction Waste Management
Credit 3		1		1	Materials Reuse
Credit 4	1	1		1 - 2	Recycled Content
Credit 5	2			1 - 2	Regional Materials
Credit 6		1		1	Certified Wood

Recycle and/or salvage 75% of non-hazardous construction and demolition debris. Excavated soil and land-clearing debris do not contribute to this credit. Calculations can be done by weight or volume, but must be consistent throughout.

Use materials with recycled content such that the sum of post-consumer recycled content plus 1/2 of the pre-consumer content constitutes at least 10%, based on cost, of the total value of the materials in the project.  
30% of total material costs of building materials or products to be extracted, harvested, recovered and processed locally.

Yes ? No

Indoor Environmental Quality				12 Points	Explanatory Notes
10	0	2			
					Meet the minimum requirements of Sections 4 through 7 of ASHRAE 62.1-2007, Ventilation for Acceptable Indoor Air Quality (with errata but without addenda).
Minimum Indoor Air Quality Performance					
Prereq 1					
Prereq 2					Smoking banned on site.
Credit 1	1			1	CASE 1. MECHANICALLY VENTILATED SPACES Monitor CO2 concentrations within all densely occupied spaces
Credit 2		1		1	CASE 1. MECHANICALLY VENTILATED SPACES (NON-RESIDENTIAL) Increase breathing zone outdoor air ventilation rates to all occupied spaces by at least 30% above the minimum rates required by ASHRAE Standard 62.1-2007
Credit 3	1			1	Develop and implement an IAQ Management Plan for the construction and pre-occupancy phases of the building
Credit 4.1	1			1	All adhesives and sealants used on the interior of the building (i.e., inboard side of the weatherproofing system and applied on-site) must comply with (SCAQMD) Rule #1168. Volatile organic compounds (VOC) limits
Credit 4.2	1			1	Paints and coatings used on the interior of the building (i.e., inboard side of the weatherproofing system and applied on-site) must comply with VOC criteria
Credit 4.3	1			1	OPTION 1 All flooring must comply with VOC criteria

Smoking banned on site.

CASE 1. MECHANICALLY VENTILATED SPACES

Monitor CO2 concentrations within all densely occupied spaces

CASE 1. MECHANICALLY VENTILATED SPACES (NON-RESIDENTIAL)

Increase breathing zone outdoor air ventilation rates to all occupied spaces by at least 30% above the minimum rates required by ASHRAE Standard 62.1-2007

Develop and implement an IAQ Management Plan for the construction and pre-occupancy phases of the building

All adhesives and sealants used on the interior of the building (i.e., inboard side of the weatherproofing system and applied on-site) must comply with (SCAQMD) Rule #1168.  
Volatile organic compounds (VOC) limits

Paints and coatings used on the interior of the building (i.e., inboard side of the weatherproofing system and applied on-site) must comply with VOC criteria

OPTION 1

All flooring must comply with VOC criteria

1			<b>Low-Emitting Materials: Composite Wood and Agrifibre Products</b>	Credit 4.4	1	Composite wood and agrifibre products used on the interior of the building (i.e., inboard side of the weatherproofing system and applied on-site) shall contain no added urea-formaldehyde resins. Laminating adhesives used to fabricate on-site and shop-applied composite wood and agrifibre assemblies must not contain added urea-formaldehyde resins. Design to minimize and control the entry of pollutants into buildings: • Employ permanent entryway systems at least 3 metres (10 feet) long • Sufficiently exhaust each space where hazardous gases or chemicals may be present • Provide containment (i.e., a closed container for storage for off-site disposal) • Install new air filtration media in regularly occupied areas prior to occupancy Provide individual comfort controls for 50% (minimum) of the building occupants to enable adjustments to meet individual needs and preferences.
1			<b>Indoor Chemical and Pollutant Source Control</b>	Credit 5	1	Design heating, ventilation and air conditioning (HVAC) systems and the building envelope to meet the requirements of ASHRAE Standard 55-2004, Thermal Comfort Conditions for Human Occupancy (with errata but without addenda).
		1	<b>Controllability of System: Thermal Comfort</b>	Credit 6	1	Through 1 of the 4 options achieve daylighting in at least 75% of the regularly occupied spaces.
1			<b>Thermal Comfort: Design</b>	Credit 7	1	Achieve direct line of sight to the outdoor environment via vision glazing between 0.76 metres and 2.3 metres (30 inches and 90 inches) above the finished floor for building occupants in 90% of all regularly occupied areas.
1			<b>Daylight and Views: Daylight</b>	Credit 8.1	1	
1			<b>Daylight and Views: Views</b>	Credit 8.2	1	

Yes	?	No	3	1	2	Innovation in Design	6 Points	Explanatory Notes
1				1		<b>Innovation in Design</b>	1	Maintenance Staff to prepare project Green Cleaning Plan
				1		Credit 1.1	1	Green Waste Management Plan
1						Credit 1.2	1	Low Mercury Lighting fixtures to be selected.
				1		Credit 1.3	1	Green Building Information: Education and Awareness Program
				1		Credit 1.4	1	Building Envelope Commissioning
				1		Credit 1.5	1	Blue Camas Consulting
1						<b>LEED® Accredited Professional</b>	1	

Yes	?	No	1	0	3	Regional Priority	4 Points	Explanatory Notes
					1	<b>Durable Building</b>	1	Develop and implement a Building Durability Plan, in accordance with the principles in CSA S478-95 (R2007) – Guideline on Durability in Buildings, for the components within the scope of the Guideline, for the construction and pre-occupancy phases of the building
					1	<b>Regional Priority Credit</b>	1	SSc2 Development Density and Community Connectivity
					1	<b>Regional Priority Credit</b>	1	MRC2 Construction Waste Management, 75% or more diverted from Landfill
1						<b>Regional Priority Credit</b>	1	WEC3 Water use reduction > 35%



# City of Richmond

## Development Permit

**No. DP 16-726865**

To the Holder: ZHAO XD ARCHITECT LTD.  
Property Address: 8631 ALEXANDRA ROAD  
Address: C/O ZUEDONG ZHAO  
ZHAO XD ARCHITECT LTD.  
11181 VOYAGEUR WAY, SUITE 255  
RICHMOND, BC V6X 3N9

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
  - a) Reduce the minimum interior (west) side yard from 3 m to 0 m.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #11 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$48,734.40 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

# Development Permit

No. DP 16-726865

To the Holder: ZHAO XD ARCHITECT LTD.  
Property Address: 8631 ALEXANDRA ROAD  
Address: C/O XUEDONG ZHAO  
ZHAO XD ARCHITECT LTD.  
11181 VOYAGEUR WAY, SUITE 255  
RICHMOND, BC V6X 3N9

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8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

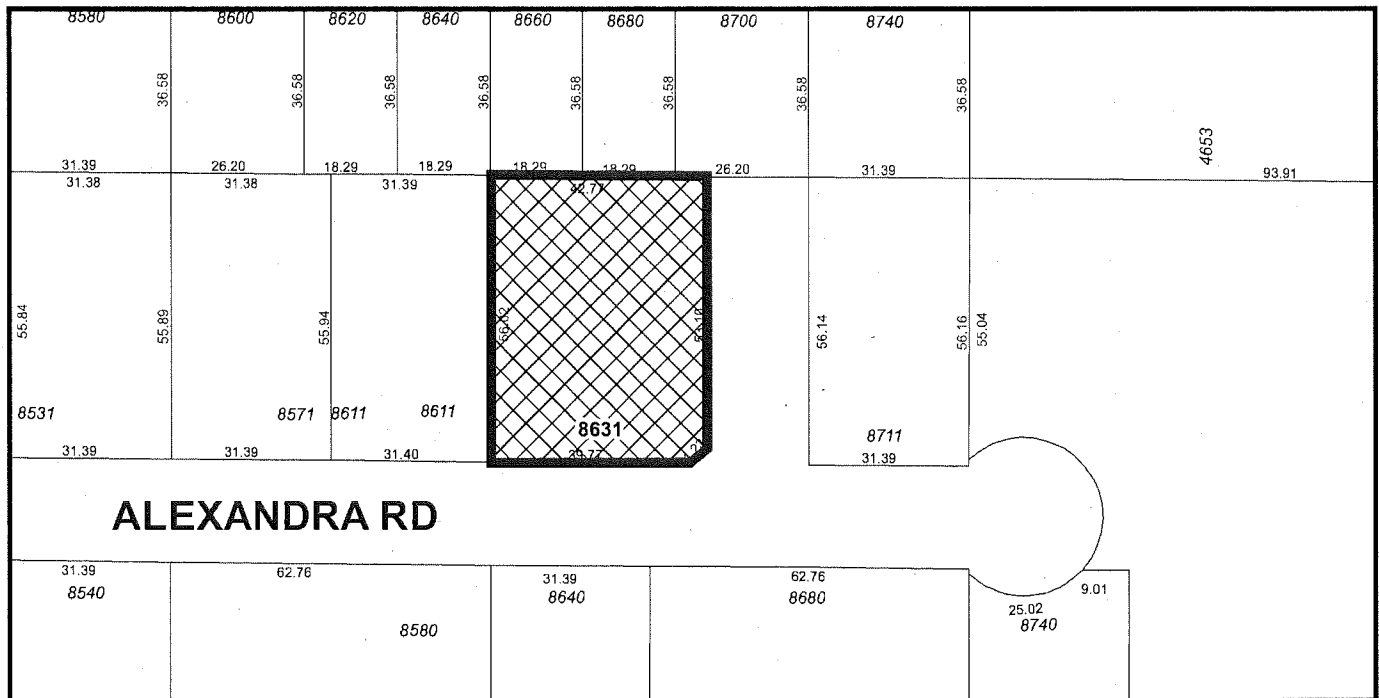
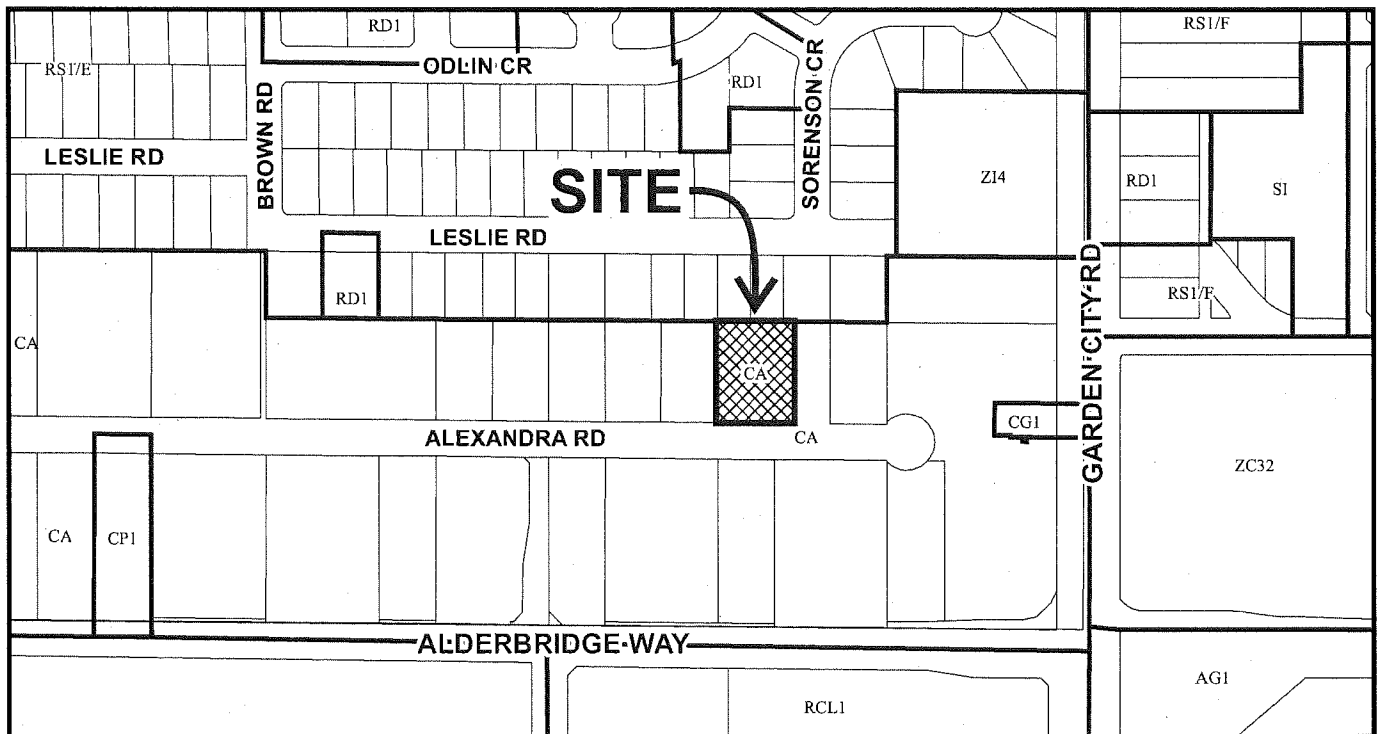
DELIVERED THIS DAY OF , .

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MAYOR



# City of Richmond



DP 16-726865  
SCHEDULE "A"

Original Date: 04/13/16

Revision Date: 08/18/17

Note: Dimensions are in METRES





# COMMERCIAL BUILDING DEVELOPMENT 8631 Alexandra Road, Richmond, BC



ZHAO XD ARCHITECT LTD.

www.zhaoarch.com Tel: 604 275-8882

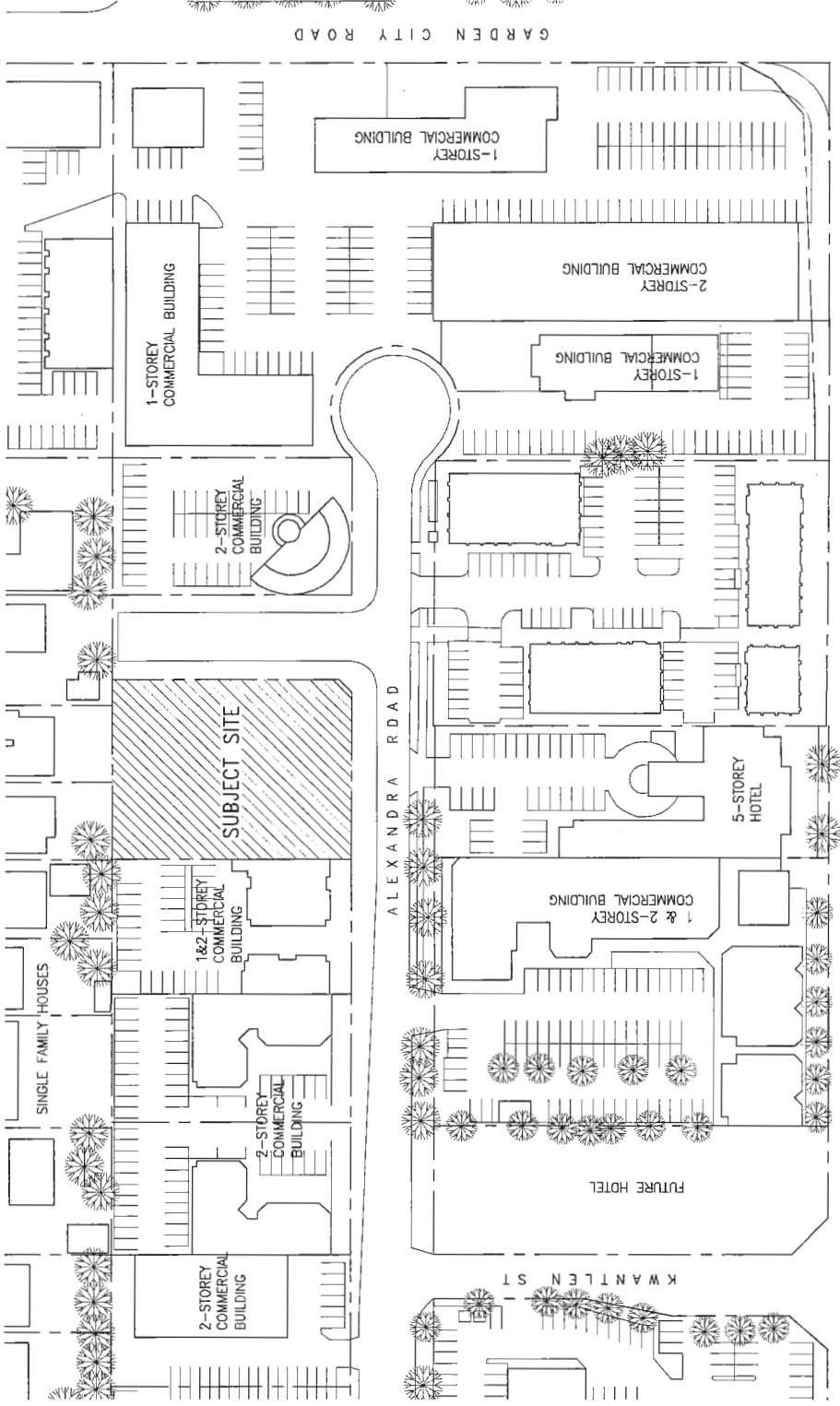
Plan 1  
Sept 5, 2017  
DP 16-726865

- Notes:
- Variance included to reduce (west) interior side yard from 3 m to 0 m.
  - 40 shared commercial parking spaces, including 1 accessible parking space provided onsite.
  - 4 shared indoor class 1 bicycle storage spaces and 5 shared outdoor class 2 bicycle spaces provided onsite.
  - Development is required to be designed and constructed to meet acoustic criteria as per legal agreement.
  - Retaining walls, structures and/or tree planting are not permitted in right-of-way areas without prior written approval from the City (e.g., 3m wide SRW along north property line).
  - Off-site works via separate required Servicing Agreement for engineering and transportation frontage improvements.
  - Signage via separate required Sign Permit application(s). All signage required to comply with the Richmond Sign Regulation Bylaw No. 9700.



CODE ANALYSIS

ITEM	BOCIC 2012 DATA (PART 3 & 10)					CODE REFERENCE	
1	PROJECT DESCRIPTION:		NEW BUILDING			1.4.1.2.(1)	
2	MAJOR OCCUPANCY:		GROUP A DIVISION 2 – ASSEMBLY (RESTAURANT)		GROUP D – OFFICE	3.1.2.1	
3	BUILDING AREA (SM):		744.8			1.4.1.2.(1)	
4	NUMBER OF STORES		2			1.4.1.2.(1)	
5	NUMBER OF STREET / FIRE FIGHTER ACCESS		2			3.2.2.10 3.2.5.1.6.5.6.8	
6	BUILDING CLASSIFICATION		3.2.2.25. GROUP A, DIVISION 2 – SPRINKLERED			3.2.2.	
7	SPRINKLER SYSTEM REQUIREMENT		PROVIDED			3.2.2.25	
8	STANDPIPE REQUIREMENT		NOT REQUIRED			3.2.5.8.(1)	
9	FIRE ALARM REQUIREMENT		NOT REQUIRED			3.2.4.1.(1)	
10	OCCUPANT LOAD (PERSONS)	RESTAURANT (NET FLOOR AREA: 451.3 SM)		OFFICE (441.3 SM)		TOTAL 3.1.17.1. TABLE 3.1.17.1.	
		CRU#1	CRU#2	CRU#3	9.3 SM/PERSON		
		148.5 SM	159.6 SM	140.9 SM			
	DINING (50%)	74.3 SM	79.8 SM	70.5 SM			
	1.2 SM/PERSON	61.9	65.5	55.8			
	KITCHEN (50%)	74.3 SM	79.8 SM	70.5 SM			
	9.3 SM/PERSON	9.3	8.5	7.6			
	WATER CLOSETS	MALE	2	2	2	260	
		FEMALE	3	3	2		
11	BARRIER FREE DESIGN					TABLE 3.7.2.2.A&B	
12	EXITS	RESTAURANT 2 EXITS		OFFICE 2 EXITS		3.4.2.1.(1) 3.4.3.2.(1)	
		5 X 914MM / 6:1MM = 819 > 350		2 X 914MM / 6MM = 229 > 61			
13	TRAVEL DISTANCE	RESTAURANT MAX. 45M 70' (21.2M) PROPOSED		OFFICE MAX. 45M 96' (29.3M) PROPOSED		3.4.2.5.(1)(F)	
14	ENERGY EFFICIENCY	ANSI/ASHRAE/IESNA 90.1, "ENERGY" STANDARD FOR BUILDINGS EXCEPT LOW-RISE "ENERGYPRESIDENTIAL BUILDING*" OR THE NECB					10.2.1.1.(1)



CONTEXT PLAN  
SCALE: 1"=60'-0"

DEVELOPMENT DATA

ADDRESS: 8631 ALEXANDRA RD  
LEGAL DESCRIPTION: SEC BLK/N R68W PL LMP46891 Parcel A, Section 33, 34.  
PLANNING AREA(S): ABERDEEN VILLAGE (CITY CENTRE)

SITE SIZE (SM):	2388 SM (25703 S.F.)
LAND USES:	COMMERCIAL
OCP DESIGNATION:	HIGHWAY COMMERCIAL (A3 COMMERCIAL RESERVE – MID–RISE)
AREA PLAN DESIGNATION:	CITY CENTRE AREA PLAN (OCP SCH: 2.10)
ZONING:	AUTO–ORIENTED COMMERCIAL (CA)

DENSITY :	BYLAW REQUIREMENT	PROPOSED	VARIANCE
FLOOR AREA RATIO:	MAX. 0.5 (12851 SF)	1193.0 SM (12841.0 SF)	NOT PERMITTED
LOT COVERAGE – BUILDING:	MAX. 50% (12851 SF)	30% 767.9 SM (8265.5 SF)	NONE
LOT COVERAGE – LANDSCAPING:	–	322.4 SM (3469.8 SF)	NONE
SETBACKS – STREET (SOUTH):	MIN. 3 M	3 M	NONE
SETBACKS – STREET (EAST):	MIN. 3 M	3 M	NONE
SETBACK – WEST SIDE YARD:	MIN. 3 M	0 M	VARIANCE REQ'D
SETBACK – NORTH (REAR) YARD:	MIN. 7.5 M	30.9 M	NONE
HEIGHT:	12M	12M	NONE
LOT SIZE (MIN. DIMENSIONS):	NONE	–	NONE

PARKING SPACES:	39 SPACES	40	NONE
ACCESSIBLE PARKING SPACES:	2% OF TOTAL SPACES (MIN.)	1	NONE
SMALL CAR PARKING SPACES:	50% OF TOTAL SPACES (MAX.)	19	
LOADING SPACES (MEDIUM SIZE 1):	1	1	
LOADING SPACES (LARGE SIZE 1):	0	0	NONE
BICYCLE PARKING SPACE–CLASS–1:	0.27 SPACES PER 100 SM	4 SPACES	NONE
BICYCLE PARKING SPACE–CLASS–2:	0.4 SPACES PER 100 SM	5 SPACES	

SITE SIZE (SM):	2388 SM (25703 S.F.)	PERMITTED	PROPOSED
FLOOR AREA RATIO:	PERMITTED 0.5 (12851 SF)	1194 SM	
GROUND FLOOR (RESTAURANTS–GROSS):		5829.7 SF	541.6 SM
GROUND FLOOR (MECH. & LOBBY):		939.47 SF	87.3 SM
SECOND FLOOR (OFFICES NET):		4750.0 SF	441.3 SM
SECOND FLOOR – LOBBY & W/C:		1322.3 SF	122.8 SM
TOTAL FLOOR AREA (GROSS):		12841.5 SF	1193.0 SM
GROSS LEASABLE AREA:		10579.7 SF	982.9 SM
GROSS FLOOR AREA:		12841.4 SF	1193.0 SM

PARKING SPACES:	BYLAW REQUIREMENT	PROPOSED	VARIANCE
PARKING FOR RESTAURANTS (522 SM):	4.2 SPACES/100 SM=22.8 SPACES	23	NONE
PARKING FOR OFFICES:	3 SPACES/100 SM=16.9 X0.95=16.1 SPACES	17	NONE
TOTAL PARKING:	39 SPACES	40	NONE
ACCESSIBLE PARKING SPACES:	2% OF TOTAL SPACES	1	NONE
SMALL CAR PARKING SPACES:	50% OF TOTAL SPACES	19	NONE
LOADING SPACES (MEDIUM SIZE 1):	1	1	NONE
LOADING SPACES (LARGE SIZE 1):	0	0	NONE
BICYCLE PARKING SPACE–CLASS–1:	0.27 SPACES PER 100 SM	4 SPACES	NONE
BICYCLE PARKING SPACE–CLASS–2:	0.4 SPACES PER 100 SM	5 SPACES	NONE



ZHAO XD  
ARCHITECT  
LTD.

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Fax (604) 906-1736

Email: info@zhaoarch.com  
Web: zhaoarch.com

Plan 2  
DP 16-726865  
Sept 5, 2017

This drawing is to be used for the purpose of the project only.

17/08/12 ADP COMMENTS  
17/04/06 CITY COMMENTS  
Date: Issued For:

A A DETAIL NUMBER  
B B LOCATION SHEET  
C C DETAIL SHEET

All drawings, specifications and other related documents shall be read in conjunction with the contract documents and shall be subject to the same. The contractor shall ensure that all drawings and specifications are in accordance with the contract documents and shall be subject to the same. The contractor shall ensure that all drawings and specifications are in accordance with the contract documents and shall be subject to the same.

Project:  
COMMERCIAL  
DEVELOPMENT

8631 ALEXANDRA ROAD  
RICHMOND, BC

Drawing Title:

DESIGN DATA

Date: JAN, 2016  
Scale: AS SHOWN  
Drawn By:  
Checked By:  
Project No.:  
Drawing No.:

A-1



#255-11181 Voyageur War,  
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Fax (604) 909-1736  
Email: info@zhaoarch.com  
Web: zhaoarch.com

Plan 3  
Sept 5, 2017  
DP 16-726865

17/08/12	ADP COMMENTS
17/04/06	CITY COMMENTS
Date:	Issued For:

A DETAIL NUMBER  
B LOCATION SHEET  
C DETAIL SHEET

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The contractor shall check and verify all pertinent dimensions and report any discrepancies to the CONSULTANT before proceeding with the work.

Project:

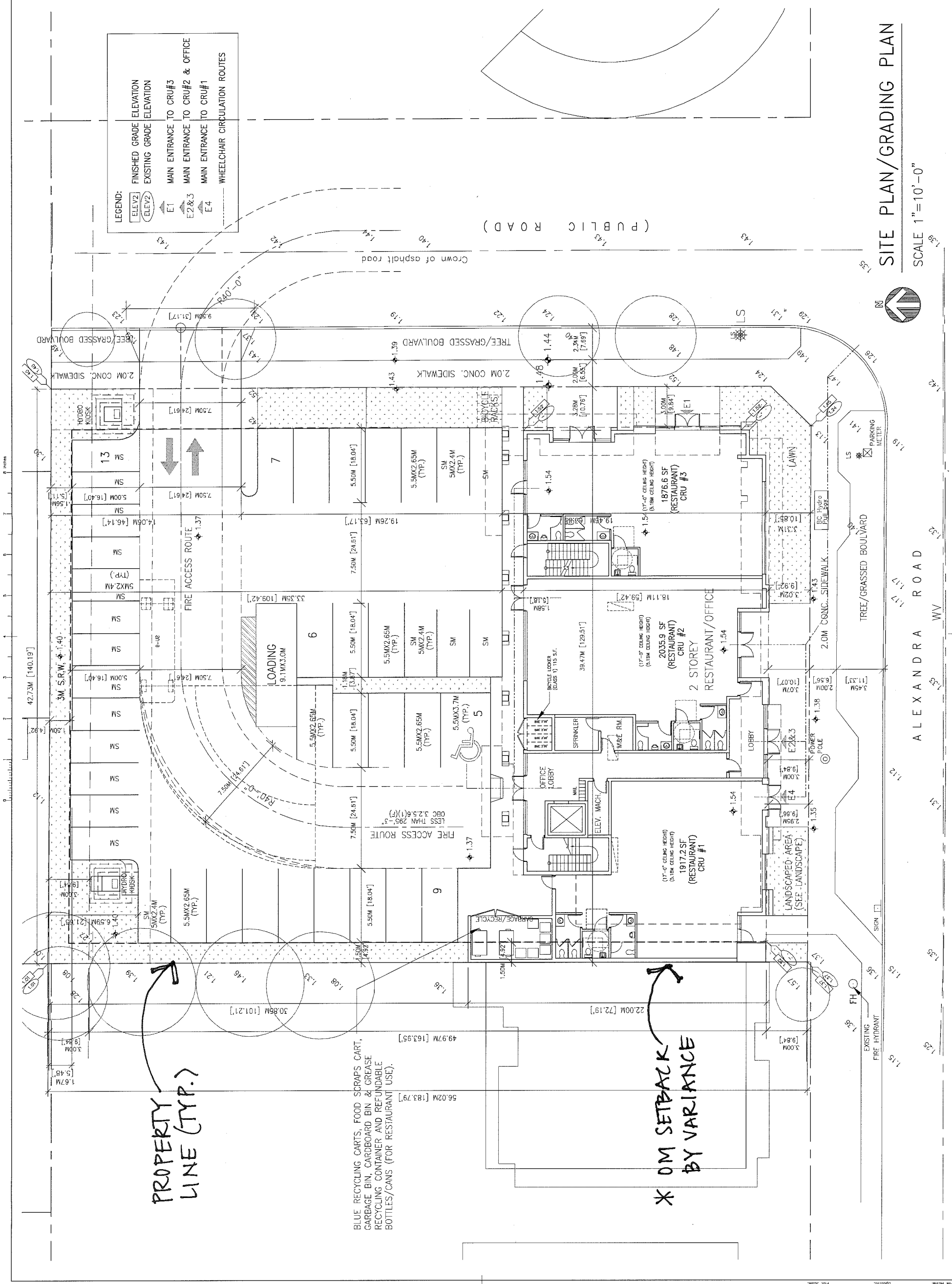
COMMERCIAL  
DEVELOPMENT

8631 ALEXANDER ROAD  
RICHMOND, BC

Drawing Title:  
SITE PLAN

Date:	JAN, 2016
Scale:	AS SHOWN
Drawn By:	
Checked By:	
Project No.:	
Drawing No.:	

A-2



This drawing is NOT to be scaled. Use figured dimensions only.



A-3



#255-11181 Voyageur War,  
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Web: [zhooarch.com](http://zhooarch.com)

Plan 5  
Sept 5, 2017  
DP 16-726865

17/08/12	ADP COMMENTS
17/04/06	CITY COMMENTS
Date:	Issued For:

A  
B  
C

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The contractor shall check and verify all pertinent dimensions and report any discrepancies to the CONSULTANT before proceeding with the work.

**Project:**

COMMERCIAL  
DEVELOPMENT

8631 ALEXANDER ROAD  
RICHMOND, BC

Drawing Title:

## ELEVATIONS

Date: JAN, 2016

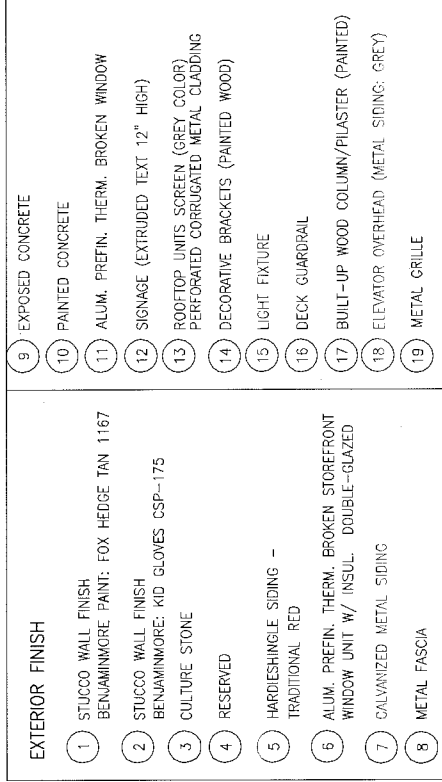
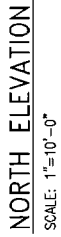
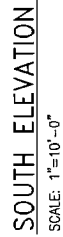
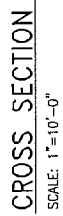
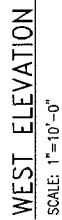
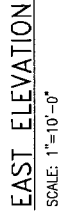
Scale: AS SHOWN

Drawn By:

Checked By:

Project No.:

A-4



NOTE: RECESSED POT LIGHTS TO BE PROVIDED UNDER CANOPIES AND SOFFITS.



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Web: zhaaarch.com

Plan 6 Sept 5, 2017  
DP 16-726865

17/08/12	ADP COMMENTS
17/04/06	CITY COMMENTS
Date:	Issued For:

A      DETAIL NUMBER  
B      LOCATION SHEET  
C      DETAIL SHEET

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Project: RESTAURANT &amp; OFFICE

Project:

8631 ALEXANDER ROAD  
RICHMOND, BC

Drawing Title:

Drawing Title:

STREET SCAPES  
ELEVATIONS &  
FAR OVERLAYS

Date: JAN, 2018

Scale: AS SHOWN

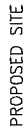
Drawn By:

Checked By:

Project No.:

Drawing No.:

A-5

STREET ELEVATION (EAST)

SCALE: 1/16"=1'-0"

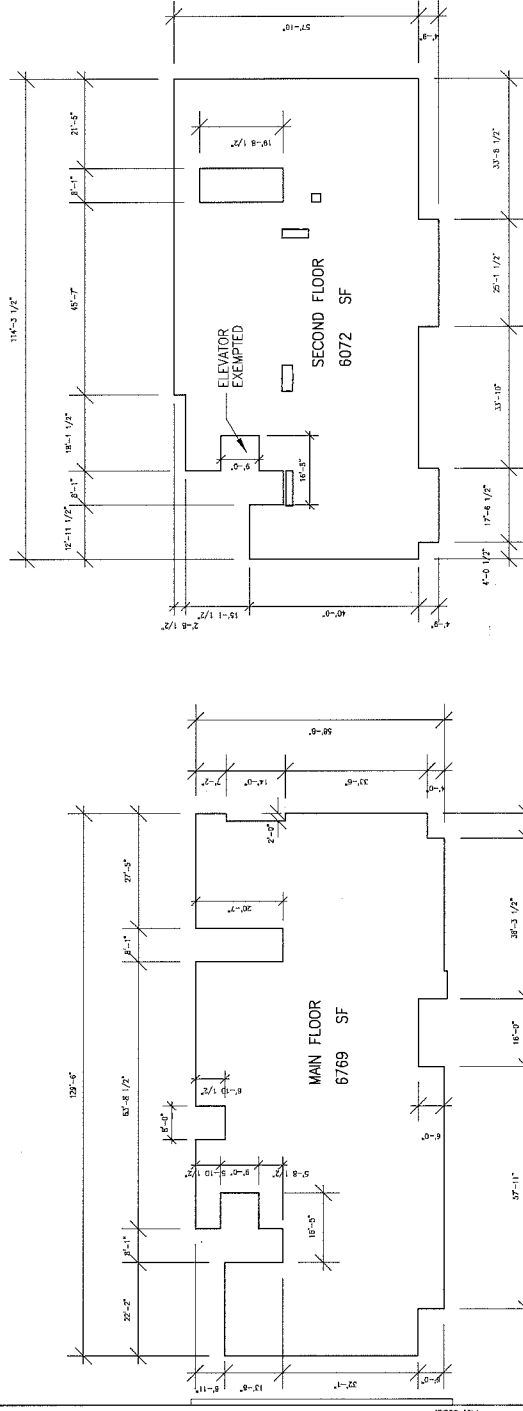


1&2-STORY  
COMMERCIAL  
BUILDING

PROPOSED SITE

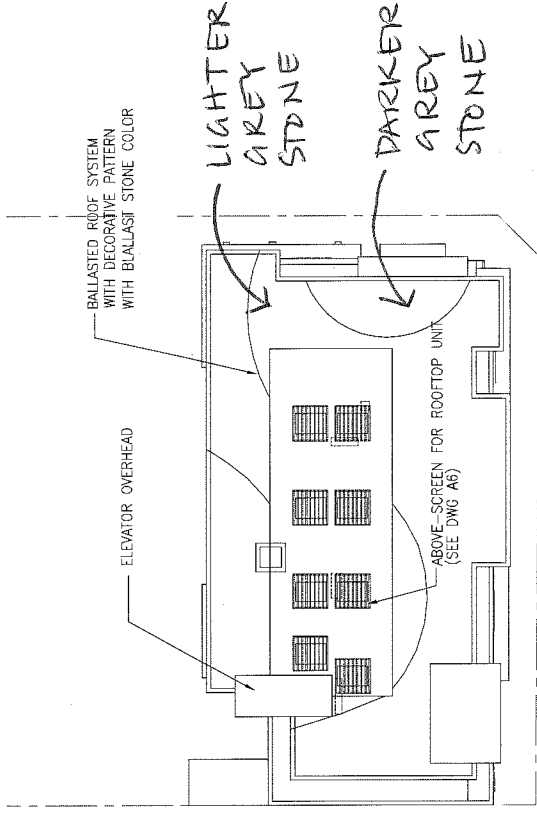
STREET ELEVATION (SOUTH) – ALEXANDRA ROAD

SCALE: 1/16"=1'-0"



## F.A.R. OVERLAYS

SCALE: 1"=20'-0"



ROOF PLAN (WITH DECO PATTERN)

SCALE: 1"=20'-0"















Plan 10  
Sept 5, 2017  
DP 16-726865

PLANTING PLAN

Drawing Title:

VDZ Project #:  
DP2016-13

Drawing #:  
L-04



No.	By	Description	Date
1	DJ	Issue for Development Permit	Mar 14, 2016
2	DJ	Re-issue for Development Permit	Sept 21, 2016
3	DJ	Re-issue for Development Permit	Jan 3, 2017
4	DJ	Re-issue for Development Permit	Apr 13, 2017
5	DJ	Re-issue for Development Permit	August 21, 2017

REVISIONS TABLE FOR DRAWINGS  
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Project:  
COMMERCIAL DEVELOPMENT  
Location:  
8631 ALEXANDRA ROAD  
RICHMOND, B.C.

Drawn: PC	Stamp:
Checked: DJ	
Approved: DJ	Original Sheet Size: 24"x36"

Scale:  
1:150  
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PLANT LIST SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUBS					
Bs	48	Buxus sempervirens	Boxwood	#2 Pot	3'-0" O.C. (91.44 CM)
Rc	87	Rhododendron cunninghamii white	Medium Rhododendron	#3 Pot	2'-6" O.C. (76.20 CM)
Rca	3	Rhododendron catalwicense 'Album'	Album Catalwda Rhododendron	10P Pot	8'-0" O.C. (243.8 CM)
To	20	Thuja occidentalis 'Smaragd'	Emerald Cedar	B&B / 1.5 m Ht.	
GRASSES					
Pah	149	Pennisetum alopecuroides hamelin	Fountain Grass	#2 Pot	750mm O.C.
PERENNIALS/GROUNDCOVERS					
	208 (43.5 m <sup>2</sup> )	Dwarf Heavenly Bamboo	Nandina domestica 'Harbour Dwarf'	#1 Pot	1'-6" O.C. (457.2 MM)

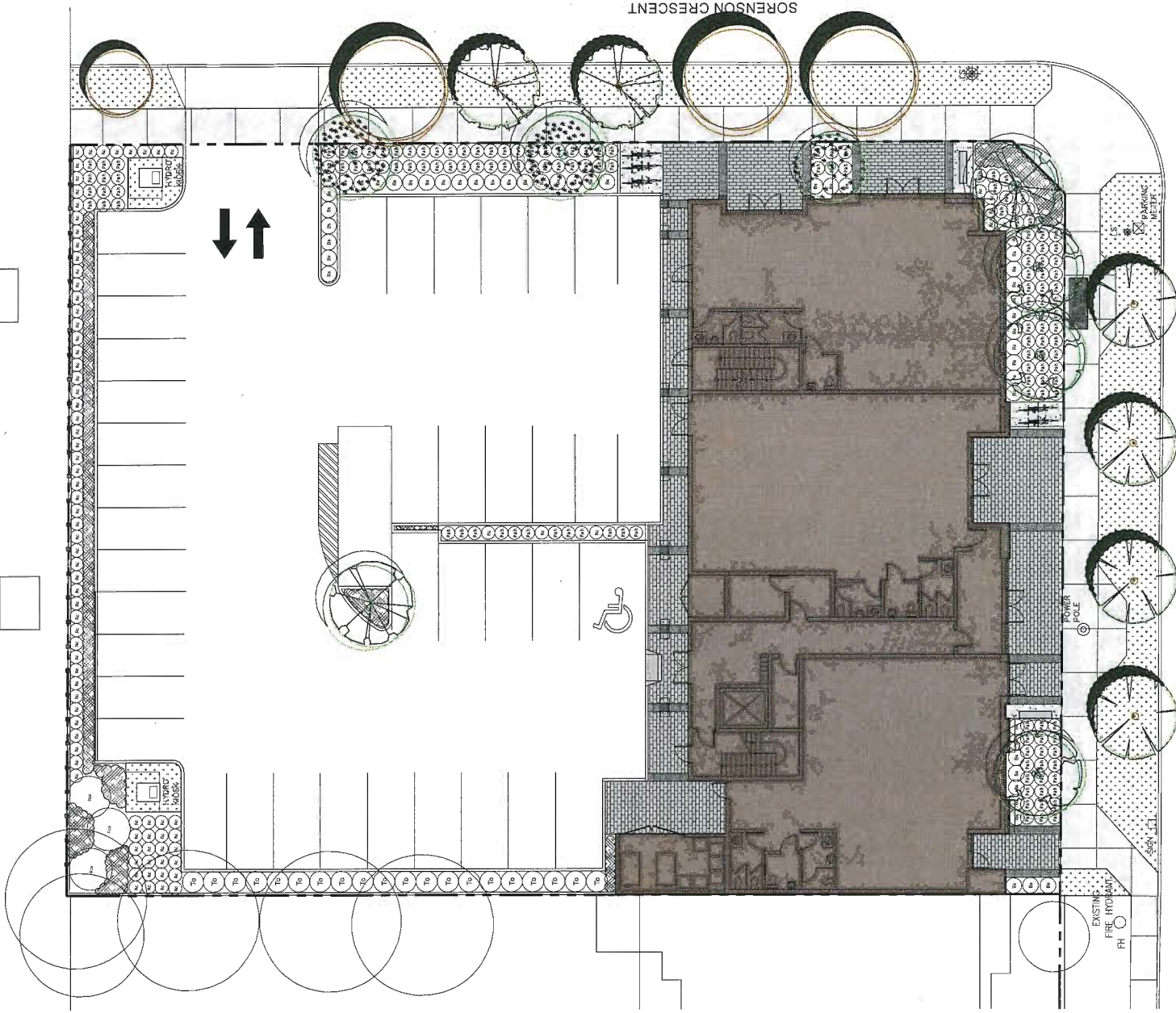
Notes:  
1. Assume 150mm growing medium depth (import) for new hydroseed areas, and 450mm growing medium depth (import) for new planting beds (typ)  
2. Plant schedule lists plant quantity totals.

QUAN.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	SPACING
2	See legend	Crataegus pinnatifida	Wild Apple	B&B 8cm x 10cm	10m	As shown
2	See legend	Prunus X yedoensis 'Nakazumi'	Prunus X yedoensis 'Nakazumi'	B&B 8cm x 10cm	10m	As shown
2	See legend	Prunus serrulata 'Kawazumi'	Prunus serrulata 'Kawazumi'	B&B 8cm x 10cm	10m	As shown

TREE LEGEND

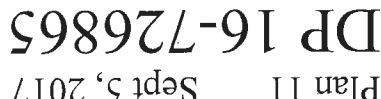
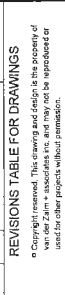
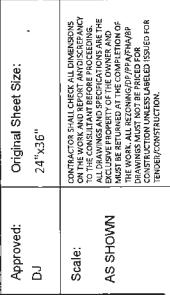
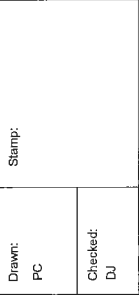
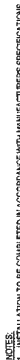
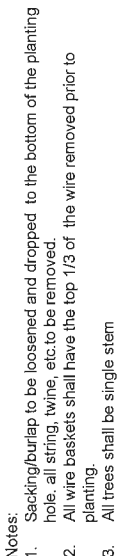
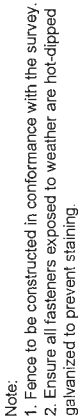
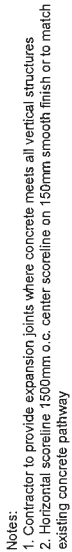
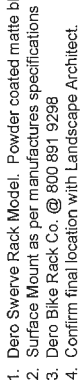
Street Tree (8-10' Ht.)	Carodaphyllum japonicum	Prunus X yedoensis 'Akebore'	Prunus serrulata 'Kawazumi'	Existing Tree
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OFF SITE WORKS TO BE ADDRESSED  
VIA SEPARATE REQUIRED  
SERVICING AGREEMENT



ALEXANDRA ROAD

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5







COMMERCIAL BUILDING DEVELOPMENT  
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