## City of

 Richmond
## Report to Development Permit Panel

To: Development Permit Panel
From: Wayne Craig
Director of Development

Date: April 7, 2015
File: DP 14-670686

Re: Application by GBL Architects for a Development Permit at 8888 Patterson Road and 3340 Sexsmith Road

## Staff Recommendation

## That a Development Permit be issued which would:

1. Permit the construction of the third phase of a five-phase, high-rise, multi-family residential development at 8888 Patterson Road containing a total of 135 dwellings, including 128 market units and 7 affordable housing units (secured with a Housing Agreement), together with a temporary park and temporary resident parking at 3340 Sexsmith Road, on property zoned "High Rise Apartment and Artist Residential Tenancy Studio Units (ZHR10) - Capstan Village (City Centre)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500, along the Hazelbridge Way frontage of the subject site, to:
a) Reduce the minimum allowable setback from the boundary of statutory right-of-way secured for road or park purposes from 3.0 m to 1.4 m ; and
b) Increase the maximum allowable projections into the required yard for balconies, from 1.0 m to 1.8 m , and for architectural features, from 0.6 m to 2.2 m .


Att. 6

## Staff Report

## Origin

GBL Architects, on behalf of Concord Pacific, has applied to the City of Richmond for permission to develop the third phase of Concord Gardens, a five-phase, high-rise, multi-family development in Capstan Village (City Centre) on property zoned "High Rise Apartment and Artist Residential Tenancy Studio Units (ZHR10) - Capstan Village (City Centre)" (Attachment 1). As generally indicated in the Concord Gardens Key Map (Attachment 2), the subject Development Permit application proposes:

1) A high-rise, residential building at 8888 Patterson Road (Lot 1/Area E), on the northwest corner of Hazelbridge Way and Ketcheson Road (i.e. a publicly-accessible private road secured with a statutory right-of-way), containing a total of 135 dwellings, including 128 market units and 7 affordable housing units (secured with a Housing Agreement);
2) A temporary, surface parking lot at 3340 Sexsmith Road (Lot 2/Area D), which parking lot shall be maintained by the developer for the residents of the subject phase and Concord Gardens' two previously approved phases (DP 12-611486 and DP 13-642725) until a Development Permit is issued for residential development at the parking lot site; and
3) Changes to the design of Concord Gardens' first phase (DP 12-611486) with respect to the:

- Relocation of temporary public park space from the proposed site of the subject high-rise building at 8888 Patterson Road to 3340 Sexsmith Road (Lot 2/Area D);
- First phase's interim end-wall (mural) treatment where it abuts the subject high-rise; and
- Landscape interface with the subject development.

Importantly, it should be noted that, as per Concord Gardens' rezoning (RZ 06-349722) and first two phases (DP 12-611486 and DP 13-642725), together with various legal agreements registered on title with respect to the approval of those applications:

1) All permanent resident and visitor parking required with respect to the subject phase has received prior approval for development;
2) All indoor amenity space required with respect to the subject phase has received prior approval for development; and
3) All Engineering, Transportation, and Parks off-site requirements with respect to the subject development have been resolved. There are no outstanding Servicing Agreement works that must be addressed via the subject application.
Rezoning of Concord Gardens, which was adopted on January 28, 2013 (RZ 06-349722), anticipated that the subject development would be the project's final phase, rather than its third. However, as per the report from the Director of Development presented to Planning Committee on April 8, 2015, the developer proposes to change Concord Gardens' phasing sequence to reduce construction impacts on residents. This proposed change will not delay or reduce the developer's provision of community amenities or other features that were secured through the rezoning process. To facilitate the proposed change, legal agreements registered on title prior to rezoning adoption must be amended prior to issuance of the subject Development Permit.

## Development Information

Please refer to the attached Development Application Data Sheet (Attachment 3) 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 and west, Concord Gardens' first phase (Lot 1/Area A), for which a Development Permit was issued in February 2013 (DP 12-611486) and construction is currently underway, including 280 dwellings comprised of 260 market units and 20 Artist Residential Tenancy (ARTS) Units (i.e. subsidized housing for professional artists, secured with a Housing Agreement);
To the east, Concord Gardens' second phase (Lot 1/Area B), for which a Development Permit was issued in January 2014 (DP 13-642725) and construction is currently underway, including 261 dwellings comprised of 244 market units and 17 affordable housing units (secured with a Housing Agreement), together with a large, indoor amenity facility for the use of all five phases of Concord Gardens (e.g., indoor pools, gymnasium, banquet hall, bowling, fitness, and related facilities), a small City-owned park at the east end of Patterson Road, and a $5,292 \mathrm{~m}^{2}$ ( 1.31 ac ), privately owned and maintained "neighbourhood park" secured via legal agreements for public use; and
To the south of Hazelbridge Way, future phases of Concord Gardens (Lot 2/Areas C and D) and the proposed location of the subject development's temporary park and temporary resident parking lot, beyond which is located the former TransLink park-and-ride, a church, and three single-family lots (which properties are designated for future medium density development).

## Rezoning and Public Hearing Results

The Public Hearing for the rezoning of the subject site was held on February 20, 2012. During the rezoning process, issues were identified to be resolved at Development Permit (DP) stage, on a phase-by-phase basis, as follows:
Design Issues: Staff and the developer have worked together to address the following form and character issues. The developer's response to each issue is described in bold italics.

1) Steps must be taken to ensure that the development reads as a "neighbourhood", not a "project". Variations in tower form are encouraged to provide for visual interest.

- The proposed form and character of the subject phase takes cues from Concord Gardens' two earlier phases as a means to enhance the development's emerging neighbourhood identity (e.g., materials, strong street-wall, similar tower heights, water features, terraced landscaping), while variations in the shape and articulation of the proposed tower, balcony and cornice treatments, cladding, and fenestration provide for visual interest and help to impart a distinct, yet complementary, character to the subject phase.

2) Tall buildings must minimize shading of the proposed Neighbourhood Park, especially during peak periods and in high-use or sun-sensitive locations (i.e. children's playground) in order to maximize public use and enjoyment of this important amenity.

- As the subject site is situated west of the Neighbourhood Park, shadowing in high-use, spring and summer periods will be limited to late afternoons and is expected to have minimal impact on public enjoyment of the Park's playground or other features.

3) Articulation is encouraged to visually break up long streetwalls and provide for an attractive, sensitive interface with the Neighbourhood Park and public realm.

- The massing of the development is generally broken into two parts: a 6-storey streetwall that frames the west end of the Neighbourhood Park and a tower that helps to frame the large, on-site courtyard approved through Concord Gardens' first phase. This, together with finer grain features (e.g., horizontal concrete upstands, vertical sunshades, varied balcony treatments) and variations in materials (e.g., iridescent panels, stone base course), provides for a well articulated composition and visually engaging streetscapes.

4) The proposed grade change of approximately 5.5 m from Sexsmith Road to the Neighbourhood Park must be handled sensitively to ensure universal access and attractive streetscapes.

- Through the approved designs for Concord Gardens' first two phases, all permanent parking required for the subject phase will be concealed from view along fronting streets, public access will be wheelchair accessible, and changes in grade will be used to provide for special landscape and water features. In addition, along Ketcheson Road, the subject phase's townhouse units are designed to take advantage of the sloping street grade with landscaped stoops and large, raised patios overlooking the Neighbourhood Park.

5) Mid-rise rooftops must contribute to the development's attractiveness and amenity.

- The mid-rise rooftop of the subject phase of development receives good late afternoon sun exposure throughout the spring and summer and is proposed to include features that will make it a pleasant place for residents to relax and enjoy views of the Neighbourhood Park and on-site courtyard (e.g., dining terrace equipped with a barbeque and patio heater, a games area, special lighting, trees and planting).

6) Potential livability impacts (e.g., view blockage) arising as a result of adjacent, on- and off-site development must be addressed.

- Steps have been taken to minimize overlook between the subject phase and its neighbours and to maximize views to the Neighbourhood Park and large, on-site courtyard. In addition, as recommended in the rezoning staff report, a covenant has been registered on the subject site notifying future residents of potential impacts that may arise as a result of on- and/or off-site development.

Aircraft Noise: In addition to the above design issues, at Public Hearing the Vancouver International Airport Authority submitted a letter expressing concern that Concord Gardens would introduce residential uses in an area affected by aircraft noise.

- The subject site is situated in the Official Community Plan (OCP) Aircraft Noise Sensitive Development (ANSD) "Area 3", which permits multi-family residential uses, as proposed, provided that a restrictive covenant is registered on title and appropriate noise attenuation measures are incorporated into the building design.
- The required aircraft noise covenant was registered on title prior to rezoning adoption, satisfactory DP-stage acoustic information has been submitted and is on file, and the developer has agreed that the BP drawings will incorporate all measures necessary to satisfy the covenant and DP-stage acoustic recommendations.


## 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, the proposal complies with the intent of the applicable sections of the Official Community Plan and City Centre Area Plan, and is generally in compliance with the "High Rise Apartment and Artist Residential Tenancy Studio Units (ZHR10) - Capstan Village (City Centre)" zone except for the zoning variances noted below.

Through the rezoning approval processes for Concord Gardens (RZ 06-349722), legal agreements were registered on title requiring that conditions are satisfied prior to Development Permit issuance for the subject phase. The proposed development satisfies the requisite conditions, generally as follows:

1) Capstan Station Bonus: As per existing legal agreements registered on title, the developer will contribute funds towards the Capstan Station Reserve, on a phase-by-phase basis, based on the Council-approved rate in effect at the time of Building Permit issuance (i.e. $\$ 1,098,982.30$, based on current rates). Publicly-accessible open space required with respect to the bonus was secured via statutory right-of-ways prior o rezoning adoption.
2) Affordable Housing: As per existing legal agreements registered on title, the minimum area of affordable housing to be provided by the developer on the subject site, at the developer's sole cost, shall be comprised of a Council-approved portion of affordable housing deferred from Concord Gardens' first phase, together with affordable housing required in respect to the City's standard (5\%) affordable housing policy, as follows:

| Affordable Housing Unit Components | Minimum Affordable Housing Unit Calculation | Affordable Housing Combined Habitable Floor Area |
| :---: | :---: | :---: |
| - Deferred Phase 1 Affordable Housing | - $9 \%$ of Phase 1 deferred affordable housing habitable floor area: $9 \% \times 1,087.4 \mathrm{~m}^{2}=97.9 \mathrm{~m}^{2}$ | Min. Required: $97.9 \mathrm{~m}^{2}\left(1,054 \mathrm{ft}^{2}\right)$ |
| - Standard (5\%) Affordable Housing | - $5 \%$ of the subject site's residential floor area LESS the Phase 1 deferred affordable housing area: $5 \% \times\left(10,969.6 \mathrm{~m}^{2}-97.9 \mathrm{~m}^{2}\right)=543.6 \mathrm{~m}^{2}$ | Min. Required: $543.6 \mathrm{~m}^{2}\left(5,851 \mathrm{ft}^{2}\right)$ |
| TOTAL |  | Min. Required: $641.5 \mathrm{~m}^{2}\left(6,905 \mathrm{ft}^{2}\right)$ Proposed: $648.8 \mathrm{~m}^{2}\left(6,984 \mathrm{ft}^{2}\right)$ |

Note 1: The deferred Phase 1 affordable housing habitable floor area is $1,087.4 \mathrm{~m}^{2}\left(11,705 \mathrm{ft}^{2}\right)$, based on $5 \%$ of $21,747.8 \mathrm{~m}^{2}\left(234,091 \mathrm{ft}^{2}\right)$ (i.e. total residential floor area LESS the Artist Residential Tenancy Studio units approved via BP 13-643300).
Note 2: The minimum required combined habitable floor area for affordable housing, $641.5 \mathrm{~m}^{2}\left(6,905 \mathrm{ft}^{2}\right)$ is equal to $5.9 \%$ of the total residential floor area proposed for the subject site.

Based on the above, the developer shall provide for seven (7) affordable housing units with a combined habitable floor area of at least $648.8 \mathrm{~m}^{2}\left(6,984 \mathrm{ft}^{2}\right)$, including:

| Unit Type | \# of Units | \# of Basic Universal Housing Units | Minimum Habitable Unit Area | Maximum Monthly Unit Rent | Total Annual Household Income |
| :---: | :---: | :---: | :---: | :---: | :---: |
| 2-Storey (Townhouse-Style) Units with Direct Corridor \& Street-Front Access |  |  |  |  |  |
| 3-Bedroom | 2 | Nil | 117 m 2 (1,263 ft2) | \$1,162 | \$46,500 or less |
| Single-Storey (Apartment-Style) Units @ Levels 4, 5, 6 \& 7 |  |  |  |  |  |
| 1-Bedroom | 1 | Nil | 61 m 2 (660 ft2) | \$950 | \$38,000 or less |
| 2-Bedroom | 4 | 3 | 87 m 2 (940 ft2) | \$1,162 | \$46,500 or less |
| TOTAL | 7 | 3 | Varies | Varies | Varies |

Note: The "Maximum Monthly Unit Rent" and "Total Annual Household Income" indicated in the table above denote amounts adopted by Council on March 11, 2013. These amounts may be increased periodically as provided for under adopted City (affordable housing) policy.
3) Transitional Parking Strategy: As per existing legal agreements registered on title, Concord Gardens complies with Zoning Bylaw requirements for multi-phase developments in Capstan Village requiring that parking is initially provided at higher "Parking Zone 1 A" rates and later reduced to lower "Parking Zone 1" rates as development proceeds. More specifically:

- Permanent Parking Spaces: All permanent resident and visitor parking required with respect to Concord Gardens' first three phases, including the subject phase, has received approval via the development's first two phases (DP 12-611486 and DP 13-642725) and is currently under construction in the form of a 2 -storey, below-grade structure that extends across the entirety of 8888 Patterson Road (including the portion beneath the subject high-rise development).
- Temporary Parking Spaces: The provision of additional temporary parking required to satisfy the interim need of residents, as determined under the Zoning Bylaw, are the subject of the current application. Prior to occupancy of the subject phase, the developer shall construct a temporary surface parking lot containing 30 spaces at 3340 Sexsmith Road (south of Hazelbridge Way) for the exclusive use of the residents of Concord Gardens' first three phases (as per legal agreements to be registered on title), which parking lot shall be maintained in good condition by the developer until the location is required for residential development purposes, as determined to the satisfaction of the City. (The design of the temporary parking lot is addressed via the subject Development Permit and secured via the landscape letter of credit.)

| Phase <br> (Area) | Minimum Parking |  | Transitional Parking |  | Proposed Parking |
| :---: | :---: | :---: | :---: | :---: | :---: |
|  | Rate | \# Spaces | Rate | \# Spaces | \# Spaces |
| $\begin{gathered} 1 \\ (\mathrm{~A}) \end{gathered}$ | As per legal agreements | Residents: 269 <br> Visitors: 51 <br> Total: 320 | Parking Zone 1A with TDM (10\%) Reduction | Residents: 298 <br> Visitors: 51 <br> Total: 349 | Residents: 286 (incl. 16 for ARTS units) <br> Visitors: 51 <br> Total: 337 |
| $\begin{gathered} 2 \\ (\mathrm{~B}) \end{gathered}$ | As per legal agreements | Residents: 251 <br> Visitors: 46 <br> Total: 297 | Parking Zone 1 with TDM (10\%) Reduction | Residents: 278 <br> Visitors: 47 <br> Total: 325 | Residents: 267 (incl. 16 for affordable units) <br> Visitors: 47 <br> Total: 297 |
| Subject Phase (E) | Parking Zone 1 with TDM* (10\%) Reduction | Residents: 116 <br> Visitors: 25 <br> Total: 141 | Parking Zone 1 with TDM (10\%) Reduction | Residents: 145 <br> Visitors: 25 <br> Total: 170 | Residents: 138 (incl. 6 for affordable units) Visitors: 25 (contiguous with Phase 1 visitor parking) <br> Total: 163 |
| Total | Sum | Residents: 636 Visitors: 122 Total: 758 | Parking Zone 1 with TDM (10\%) Reduction | Residents: 721 <br> Visitors: 123 <br> Total: 844 | Residents: 691 <br> Visitors: 123 <br> Total: 844 <br> - Permanent: 814 (under construction) <br> - Temporary spaces: 30 |
|  | As per legal agreements | Total: 800 |  |  |  |

*TDM refers to transportation demand management measures approved by the City through RZ 06-349722.

- Electric Vehicle (EV) Charging: EV services shall be provided by the developer as part of the parking structure constructed via Concord Gardens' first two phases. The number of EV services has been confirmed through the subject Development Permit application as follows:
- For residents of Areas A, B, and E (i.e. Phase 1, Phase 2, and the subject phase):
i. 250 parking spaces (i.e. $30 \% \mathrm{~min}$. of total parking) shall be equipped with 120 V duplex outlets, including 49 for Area E residents; and
ii. 208 parking spaces (i.e. $25 \% \mathrm{~min}$. of total parking) shall be pre-ducted for the future installation (by others) of 120 V duplex outlets, including 47 for Area E residents; and
- For visitors: 6 parking spaces equipped with 240 V quick-charge stations.
- Related Parking Requirements: Parking distribution, bike storage and charging, and related features are consistent with the intent of Concord Gardens' transitional parking strategy.

4) Public Art: As per existing legal agreements registered on title, the developer will make a voluntary cash-in-lieu contribution towards public art elsewhere within Concord Gardens, as per the multi-phase public art plan approved prior to rezoning. The value of the voluntary contribution shall be $\$ 87,727$, based on the net floor area of the subject development (excluding affordable housing) and the Council-approved public art contribution rate for residential development effective as of January 1, 2015 (i.e. $10,320.8 \mathrm{~m}^{2} \times \$ 8.50 / \mathrm{m}^{2}$ ).
5) Shared Residential Amenity Space: As per existing legal agreements registered on title, Concord Gardens complies with City Centre Area Plan policies that encourage the developers of large residential projects to consider grouping amenity spaces to provide for larger facilities and special uses (e.g., indoor pools). More specifically:

- Indoor: All indoor amenity space required for the subject phase has received prior approval for development (secured via legal agreements), including:
- $625.0 \mathrm{~m}^{2}\left(6,727 \mathrm{ft}^{2}\right)$ of fitness and other uses to be constructed in Concord Gardens' first phase for the shared use with the subject phase (DP 12-611486); and
- $1,762.2 \mathrm{~m}^{2}\left(18,968 \mathrm{ft}^{2}\right)$ of multi-purpose, pool, cinema, fitness, banquet hall fitness, and related uses to be constructed in Concord Gardens' second phase for the shared use with all five phases on Concord Gardens (DP 13-642725).
- Outdoor: Outdoor amenity space required for the subject phase has in part received prior approval for development (secured via legal agreements), as follows:
- A large, landscaped courtyard, including a water garden, playground, and patio area (secured with legal agreements), will be constructed via Concord Gardens' first phase for the shared use of the residents of Phase 1 and the subject phase (DP 12-611486); and
- A rooftop amenity space for outdoor dinging, relaxing, and games will be constructed as part of the subject phase for the exclusive use of its residents..

6) View Blockage and Other Potential Development Impacts: As per legal agreements registered on title, the architect has provided a letter of assurance confirming that appropriate acoustic, mechanical, and architectural measures have been incorporated into the design of the subject phase.
7) Loading and Waste Collection: Garbage, recycling, and loading requirements have been satisfied through the comprehensive design of the shared, two-storey parkade approved via Concord Gardens' first two phases. In brief, the needs of the subject phase will be met with a garbage compactor accessible by low-profile, private service vehicles, recycling rooms near the elevator core, and a large loading/recycling area, including holding space for recycling carts, adjacent to the first phase's Patterson Road parkade entrance.

In addition, through the Development Permit process for Concord Gardens' first phase (DP 12-611486) various features were approved that the developer wishes to change through the subject application. Staff have reviewed these proposed changes and found them to be satisfactory as follows:

1) Temporary Park: At Phase 1, the developer agreed to construct a temporary public park on the site of the subject high-rise residential building to ensure that (i) Phase 1 residents would have adequate access to public park space prior to the developer's construction of a permanent Neighbourhood Park in Phase 2, and (ii) the interim appearance of the site would be attractive. As the subject high-rise will displace the original park location, the developer proposes to construct the temporary park in an alternate location, increase its size by $38 \%$ (i.e. from $1,730 \mathrm{~m}^{2}(0.43 \mathrm{ac})$ as originally approved to $2,390 \mathrm{~m}^{2}(0.59 \mathrm{ac})$ ), and secure it with legal agreements to require its completion prior to occupancy of Phase 1. Furthermore, the temporary park shall be maintained for unrestricted public use, at the sole cost of the developer, until various conditions are satisfied to the satisfaction of the City, including the developer's completion of the portion of the Neighbourhood Park required to be constructed as part of Concord Gardens' second phase, Building Permit issuance for the subject phase, and Development Permit issuance for the site of the temporary park.
The project's landscape architect has confirmed in writing that as a result of the proposed relocation and expansion of the temporary park, the estimated value of its construction (including $10 \%$ contingency) has increased by $\$ 101,308.75$ (i.e. from $\$ 144,515.84$ to $\$ 245,824.59$ ). This additional value will be secured via the developer's landscape Letter of Credit with respect to the subject Development Permit (DP 14-670686).
Staff support the developer's proposal because it provides for an improved public open space amenity, while enhancing the interim appearance of Concord Gardens' streetscape along its Sexsmith Road and Hazelbridge Way frontages.
2) Interim End-Wall Mural: At Phase 1, the developer agreed to install a temporary mural (over and above the developer's agreed public art contribution) on the building's end-wall where it was planned to abut the subject development to ensure that its interim appearance would be attractive. The developer has submitted a letter of assurance confirming the mural will be installed as originally approved, unless a Building Permit is issued for the subject phase prior to occupancy of Phase 1. Staff support the developer's proposal.
3) Landscape Interface: At Phase 1, the on-site, landscaped courtyard and various frontage improvements along Hazelbridge Way and Ketcheson Road were designed in anticipation of the temporary park. Minor changes to some of these landscape features are proposed to enhance their interface with the subject, high-rise residential building. The project's landscape architect has confirmed in writing that the value of the revised Phase 1 landscape work (including $10 \%$ contingency) is equivalent to the landscape work previously approved for Phase 1 via DP 12611486. Staff support the developer's proposal.

## Zoning Compliance/Variances (staff comments in bold)

The subject site is zoned "High Rise Apartment and Artist Residential Tenancy Studio Units (ZHR10) - Capstan Village (City Centre)", a site-specific zone only applicable to the Concord Gardens five-phase development site. The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 , along the Hazelbridge Way frontage of the subject site, to:

1) Reduce the minimum allowable setback from the boundary of statutory right-of-way secured for road or park purposes from 3.0 m to 1.4 m ; and
2) Increase the maximum allowable projections into the required yard for balconies, from 1.0 m to 1.8 m , and for architectural features, from 0.6 m to 2.2 m .

Note: The proposed projections (i.e. sunshades and balconies) are fixed to the building's Hazelbridge Way facade such that reducing the setback, as proposed, increases the projections.

## Staff support the proposed variances because they:

- Contribute towards better streetwall definition at the Hazelbridge Way / Ketcheson Road corner;
- Allow for the footprint of the tower to be opened up along its west side to enhance sun and views within the courtyard shared with Phase 1 and the fronting units; and
- Have a negligible impact on the quality of the Hazelbridge Way streetscape as sidewalk widening is provided via right-of-ways registered on title prior to rezoning and the frontage is enhanced with a double row of trees, water feature, planting, and special lighting.


## Advisory Design Panel (ADP) Comments

The subject phase of Concord Gardens was presented for consideration by the Advisory Design Panel on February 18, 2015. The Panel voted in favour of the application advancing to the Development Permit Panel, subject to the applicant giving consideration to the Panel's comments. A copy of the relevant excerpt from the Advisory Design Panel Meeting Minutes of February 18,2015 is attached for reference (Attachment 4). The design response from the applicant has been included immediately following each specific Panel comment and is identified in 'bold italics'. In the opinion of staff, the applicant has satisfactorily addressed the Panel's comments as follows:

1) The developer will make a voluntary cash-in-lieu contribution towards public art elsewhere within Concord Gardens, as per the multi-phase public art plan approved prior to rezoning;
2) Access to the courtyard the project shares with Concord Gardens' first phase has been made more convenient and attractive with a wide corridor and breezeway connected to the tower lobby;
3) The amenity of the mid-rise rooftop has been enhanced through the addition of an outdoor games area and dining terrace, including a barbeque, patio heater, special lighting, and storage;
4) The developer's LEED consultant will track the project's LEED requirements (Attachment 5) through construction documentation (as if registration was intended) including, among other things, the subject phase's energy points, which will be achieved with a similar envelope design and mechanical system to those used in Concord Gardens' first two phases; and
5) To avoid competing with the strong forms approved for Concord Gardens' earlier phases, the proposed design seeks to shift focus off the subject tower and onto the Neighbourhood Park by framing it with a strong streetwall, adopting a refined architectural expression, and introducing landscape features that extend the park experience along Hazelbridge Way.

## Analysis

The subject residential project is the third phase of a five-phase, multi-family residential development within walking distance of the future Capstan Canada Line Station. The subject phase takes its design cues from Concord Gardens' earlier Phase 1 and 2 buildings, while establishing its own unique identity. Key features of the subject phase include:

1) The continuation of the tower/podium typology utilized in Phase 1 to frame the fronting streets, including a clearly articulated mid-section, grade-oriented townhouses, and prominent positioning of the tower/lobby at the corner;
2) The use of a staggered pattern of iridescent metal panels similar to those utilized in Phase 2, together with slab extensions, horizontal concrete up-stands, and vertical sunshades designed to impart scale and texture and enhance the overall composition of base, middle, and tower; and
3) High quality finishes, water features, and landscaping that enhance the development's pedestrian amenity and park-like ambience.

## Conditions of Adjacency

Concord Gardens' "High Rise Apartment and Artist Residential Tenancy Studio Units (ZHR10) Capstan Village (City Centre)"zone specifies the location of the subject phase and the approved design of Phase 1 (DP 12-611725) provides for it to be constructed as an extension of that building (e.g., utilizing the Phase 1 parking structure). The subject phase of development responds well to this context and satisfactorily addresses conditions of adjacency as follows:

1) The mid-rise portion of the subject development is designed to tie seamlessly into Phase 1 ;
2) The scale of the mid-rise makes it an effective "frame" defining the west end of the public Neighbourhood Park and complementing the scale of Phase 2 (along the Park's north edge);
3) Tower floorplate size is limited to a maximum of $613.5 \mathrm{~m}^{2}\left(6,604 \mathrm{ft}^{2}\right)$ and tower spacing between the subject tower and Phase 1 is a minimum of $24 \mathrm{~m}(79 \mathrm{ft})$ to minimize overlook and privacy issues;
4) Interior corner units, of which there are only six, are generally large and wrap around corner balconies, which serves to minimize overlook and maximize views out.

## Urban Design and Site Planning

A comprehensive urban design framework for Concord Gardens has been established through its rezoning and the Development Permit processes for its first two phases. Street grades, habitable floor elevations, open space sizes and distribution, overall massing, and tower locations, for example, have generally been set. Furthermore, a comprehensive plan for parking, loading, and waste management activities has been approved for Phase 1, Phase 2, and the subject phase, and the design and location of driveways for all five phases of Concord Gardens are specified in the development's two Servicing Agreements (SA 12-616223 and SA 13-650553). As such, the subject Development Permit review process has primarily focussed on opportunities for design development aimed at enhancing the amenity, livability, and appearance of the project. Key design features arising through this process include:

1) A shift away from making the subject tower the focus of Concord Gardens, in favour of one that places greater emphasis on the Neighbourhood Park by (i) strengthening the subject phase's mid-rise streetwall as a frame for the park's west end, (ii) downplaying the subject phase's tower so that the development's two "gateway" towers at Sexsmith Road may take on greater prominence, and (iii) simplifying the massing and architectural expression of the subject phase to minimize competition with earlier phases;
2) Fronting the tower lobby on Ketcheson Road so that the focus of the Hazelbridge Way / Ketcheson Road corner will be a water feature, double row of street tress, and related landscape features that enhance and extend the Neighbourhood Park experience west towards Sexsmith Road;
3) Designing the subject site's townhouses along their sloping Ketcheson Road frontage to maximize sun and views of the park for residents and enhance the hill-like streetscape experience by allowing the grade difference between the private open spaces and the sidewalk to vary (from 1.0 m to 2.5 m ) and incorporating landscaped terraces, winding stairs, garden gates, special lighting, high-quality materials and finishes, and related features; and
4) Sinking the rooftop mechanical equipment into the top residential floor of the tower to conceal its view from below.

## Architectural Form and Character

The CCAP encourages the City Centre to be developed as a mosaic of distinctive, yet cohesive, urban villages. The design of the subject phase of Concord Gardens builds on the clean, contemporary, architectural vocabulary established in the development's earlier phases, but intentionally avoids repetition and employs a more restrained architectural approach that aims to make Concord Gardens' Neighbourhood Park and park-like character the focus. In brief, features include:

1) Emphasizing the building's mid-rise streetwall with painted concrete frame elements that provide for a more intimate, human scale;
2) Articulating the tower with variations in setbacks, materials, window and balcony treatments, and other features that visually break it up into slimmer, more-human-scale elements; and
3) Supporting the entire composition with a continuous stone base at the townhouses and main lobby that, together with water features, changes in grade, and varied, hard and soft landscape treatments along the site's frontage, serve to articulate the streetscape and visually extend and connect the subject phase to the park.

## Landscape Design and Open Space Design

The CCAP encourages the development of Capstan Village with a network of small- and mediumsize neighbourhood parks linked by greenways, bikeways, mid-block walkways, and other landscape features. In addition, Zoning Bylaw requirements in respect to the Capstan Station Bonus require that benefitting developments (including the subject development) provide on-site publiclyaccessible open space over and above basic CCAP park standards. The concept for Concord Gardens focuses most of its permanent public open space in its second phase in the form of a large Neighbourhood Park and provides for the residents of the subject phase to have shared use of outdoor amenity space, including a children's playground, approved for Concord Gardens' first phase. In addition to this, the subject phase provides for the following open space features:

1) An outdoor, mid-rise rooftop, amenity space with good morning and late-afternoon sun through the spring and summer and attractive views of the Neighbourhood Park, $814.6 \mathrm{~m}^{2}$ $\left(8,769 \mathrm{ft}^{2}\right)$ in size, which is intended as a pleasant place for residents to relax, play games, (e.g., table tennis), and barbeque;
2) Streetfront landscaping, including water features, trees, planting, terraced grade changes, street furnishing, and related features;
3) Private outdoor amenity space for each residential unit in the form of a balcony, patio, or terrace; and
4) A temporary resident parking lot on the south side of Hazelbridge Way, including screening in the form of planting along the back-of-sidewalk, lighting, and fencing screening adjacent properties to the south and a future phase of Concord Gardens to the east.
In addition, the subject Development Permit application includes the design of a temporary public park, $2,390 \mathrm{~m}^{2}$ ( 0.59 ac ) in size, proposed for the south side of Hazelbridge Way at Sexsmith Road. This park was originally approved as $1,730 \mathrm{~m}^{2}(0.43 \mathrm{ac})$ in size and was to be located on the site of the subject phase's residential building as part of Concord Gardens' first phase (DP 12-611486). The park is intended as a passive public open space (i) offering lawn, planting, trees, and picnic tables for the use of the general public and Concord Gardens' residents, and (ii) enhancing the interim appearance of the park-site until such time as the City permits residential development to proceed in this location. (Legal agreements are registered on title requiring that construction of the park is complete prior to occupancy of Concord Gardens' first phase.)

## Accessible Housing

Richmond's OCP seeks to meet the needs of the city's aging population and people facing mobility challenges by encouraging the development of accessible housing that can be approached, entered, used, and occupied by persons with physical or sensory disabilities. To address the City's policy, the developer proposes to provide:

1) Barrier-free access to the lobby from fronting streets and the on-site landscaped courtyard;
2) Barrier-free access to all indoor and outdoor amenity spaces, at grade and on the mid-rise rooftop;
3) 23 Basic Universal Housing (BUH) units (i.e. $17 \%$ of total units), including 3 affordable housing units and 20 market housing units, incorporating all the accessibility provisions listed in the Basic Universal Housing Features section of the City's Zoning Bylaw so that they may be easily renovated to accommodate a future resident in a wheelchair; and
4) Aging in place features in all dwellings, including:

- Stairwell hand rails;
- Lever-type handles for plumbing fixtures and door handles; and
- Solid blocking in washroom walls to facilitate future grab bar installation (by others) beside toilets, bathtubs, and showers.
Note: The subject phase does not use the Zoning Bylaw exclusion of $1.86 \mathrm{~m}^{2}\left(20 \mathrm{ft}^{2}\right)$ per BUH unit.


## Crime Prevention through Environmental Design (CPTED)

Measures are proposed to enhance safety and personal security including, but not limited to:

1) The lobby, which will be supervised by a concierge, is prominently located with clear sightlines to fronting streets and public open spaces;
2) Outdoor amenity spaces will be visually open and well lit, offer multiple access options, and be separated from public areas by landscape and/or water features;
3) The residential development's site planning and building design provides for the passive surveillance of all street and park frontages; and
4) The temporary park and parking lot will be lit at night and are designed to minimize hidden corners and provide clear sightlines to fronting streets.

## Sustainability Measures - LEED "Silver"

The project's sustainability goal is to provide a cost-effective, high-value development that meets or exceeds City standards (i.e. LEED "Silver" equivalent) and the standards targeted for Phase 1 (i.e. 55 LEED points versus 52). The development proposal responds to City objectives for enhanced long-term environmental, fiscal, and social sustainability as per the attached LEED Checklist (Attachment 5). In brief, the proposed development will:

1) Be District Energy Utility (DEU) "ready", such that it will be capable of connecting to a City DEU system when one comes available;
2) Undergo simulations for energy analysis to optimize performance;
3) Incorporate rainwater management measures aimed at reducing the volume of stormwater entering the City storm system via the re-use of rainwater for landscape irrigation, a supplementary water source for water features, and the nourishment of rain gardens within public spaces;
4) Include green roofs and vegetated outdoor areas;
5) Provide funding towards the construction of the Capstan Canada Line station, implementation of Transportation Demand Management (TDM) measures, construction of an off-street bike path and frontage improvements, and the establishment of a multi-phase "transitional parking strategy" aimed at minimizing parking demand and supporting transit and alternative travel modes; and
6) Incorporate water efficient irrigation (i.e. moisture sensor system) and plumbing fixtures (e.g., low-flow shower, kitchen, and lavatory faucets and dual flush toilets).

## Conclusions

The proposed development is consistent with Richmond's objectives for the subject property and Capstan Village, as set out in the OCP, City Centre Area Plan, and Zoning Bylaw. The project's proposed form and character complements the design of Concord Gardens' previously approved residential buildings and Neighbourhood Park. Furthermore, the development of a temporary park and resident parking along the south side of Hazelbridge Way will enhance the area's interim appearance and livability. On this basis, staff support the proposed development and recommend approval of the subject Development Permit application.

## Sonzanne Gater. Huffinan.

Suzanne Carter-Huffman
Senior Planner/Urban Design
SPC:cas
Att. 1 Location Map
Att. 2 Concord Gardens Key Map
Att. 3 Development Application Data Sheet
Att. 4 Advisory Design Panel Meeting Minutes (Excerpt), February 18, 2015
Att. 5 LEED "Silver" Checklist (Equivalent)
Att. 6 Development Permit Considerations

City of Richmond


N
DP 14-670686

## Original Date: 03/10/15

Revision Date: 03/18/15
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Attachment 2
Concord Gardens Key Map


## City of Richmond

## DP 14-670686

Address: $\quad 8888$ Patterson Road (Lot 1/Area E) and 3340 Sexsmith Road (Lot 2/Area D)
Applicant: GBL Architects Owner: 0754999 BC Ltd., Inc. No. 939550

Planning Area(s): City Centre (Capstan Village)
Floor Area Gross: $\quad 11,322.3 \mathrm{~m}^{2}\left(121,872 \mathrm{ft}^{2}\right) \quad$ Floor Area Net: $\quad 10,969.6 \mathrm{~m}^{2}(118,076 \mathrm{ft} 2)$

| \% | Existing | Proposed |
| :---: | :---: | :---: |
| Site Area | - $1,728 \mathrm{~m}^{2}$ (Area E) | - No change |
| Land Uses | - Vacant | - High-rise residential (Area E) <br> - Temporary park (Area D) <br> - Temporary resident parking (Area D) |
| OCP Designation | - Mixed Use | - No change |
| Zoning | - High Rise Apartment and Artist Residential Tenancy Studio Units (ZHR10) - Capstan Village (City Centre) | - No change |
| Net Floor Area @ Area E | - Nil | - Market units: $10,320.8 \mathrm{~m}^{2}\left(111,092 \mathrm{ft}^{2}\right)$ <br> - Affordable housing: $648.8 \mathrm{~m}^{2}\left(6,984 \mathrm{ft}^{2}\right)$ <br> - Total: $10,969.6 \mathrm{~m}^{2}\left(118,076 \mathrm{ft}^{2}\right)$ |
| Number of Units <br> @ Area E | - Nil | - Market units: 128 (20 BUH units) <br> - Affordable housing: 7 (3 BUH units) <br> - Total: 135 (23 BUH units) |

"BUH units" means units designed to comply with Richmond Zoning Bylaw standards for Basic Universal Housing.

|  | Bylaw Requirement | Proposed | Variance |
| :---: | :---: | :---: | :---: |
| Net Floor Area (Lot 1/Area E) | - 11,000.0 m ${ }^{\text {max }}$ | - $10,969.6 \mathrm{~m}^{2}$ | - None permitted |
| Lot Coverage | - Max. $90 \%$ | - 64\% max. | - None |
| Setbacks@ Road \& Park | - Min. 6.0 m , but may be reduced to 3.0 m based on approved design | - Hazelbridge Way: 1.4 mmin . |  |
|  |  | * Ketcheson Road: 3.0 mmin . | - None |
| Projections into Setbacks @ Road \& Park | - For balconies: 1.0 m max. <br> - For architectural features: 0.6 m max. | Along Hazelbridge Way: <br> - For balconies: 1.8 m max. <br> - For architectural features: 2.2 m max. | - Variances for: Balconies, to increase from 1.0 m to 1.8 m Architectural features, to increase from 0.6 m to 2.2 m |
|  |  | Along Ketcheson Road: <br> - For balconies: 1.0 m max. <br> - For architectural features: 0.6 m max. | - None |


|  | Bylaw Requirement | Proposed | Variance |
| :---: | :---: | :---: | :---: |
| Setbacks @ Interior Side Yards | - Min. 3.0 m , but may be reduced to 0.0 m based on approved design | - 0.0 mmin . | - None |
| Height | - Max. 35.0 m , but may be increased to 47.0 m GSC based on approved design | - 47.0 m GSC max. | - None |
| Off-Street Parking Spaces | - For Area E on Lot 1 (permanent): <br> - Residents: 138 <br> - Visitors: 25 (contiguous with Phase 1 visitor parking) <br> - Total: 163 <br> - For Areas A, B \& E on Lot 2 I Area D (temporary): <br> - Residents: 30 spaces | = For Area E on Lot 1 (permanent) constructed @ Phases 1 \& 2: <br> - Residents: 138 <br> - Visitors: 25 (contiguous with Phase 1 visitor parking) <br> - Total: 163 <br> - For Areas A, B \& E on Lot 21 Area D (temporary) constructed @ subject phase: <br> - Residents: 30 spaces | - None |
| Electric Vehicle (EV) Parking Spaces | - For Area E on Lot 1 (residents): <br> - 120 V stations: $30 \% \mathrm{~min}$. <br> - Pre-ducted: $25 \%$ min. | - For Area E on Lot 1 (residents) constructed @ Phases 1 \& 2: <br> - 120V stations: 49 (30\%) <br> - Pre-ducted: 25 (29\%) | - None |
| Amenity Space Indoor | - Min. $2 \mathrm{~m}^{2} / \mathrm{unit}$, including: <br> - Phase 1 (280 units): $560 \mathrm{~m}^{2}$ <br> - Phase 2 (261 units): $522 \mathrm{~m}^{2}$ <br> - Subject phase ( 135 units): $270 \mathrm{~m}^{2}$ <br> - Total (676 units): $1,352 \mathrm{~m}^{2}$ | - Shared use of indoor amenity space constructed @: <br> - Phase 1: $625 \mathrm{~m}^{2}$ <br> - Phase 2: $1,767 \mathrm{~m}^{2}$ <br> - Subject phase: Nil <br> - Total: $2,392 \mathrm{~m}^{2}$ <br> (Note: Additional $135 \mathrm{~m}^{2}$ provided for exclusive Phase 2 use.) | - None |
| Amenity Space Outdoor | $3,300 \mathrm{~m}^{2}$ for Phase $1 \&$ subject phase combined, including: <br> - OCP: Min. $6 \mathrm{~m}^{2} / \mathrm{unit}$, including: <br> - Phase 1 ( 280 units): $1,680 \mathrm{~m}^{2}$ <br> - Subject phase (135 units): $810 \mathrm{~m}^{2}$ <br> - Total (415 units): 2,490 m² <br> - CCAP: $10 \%$ net site, including: <br> - Phase 1: $667 \mathrm{~m}^{2}$ <br> - Subject phase: $173 \mathrm{~m}^{2}$ <br> - Total: $840 \mathrm{~m}^{2}$ | $3,655 \mathrm{~m}^{2}$ for Phase $1 \&$ subject phase combined, including for use of the subject phase: <br> - Phase 1 amenity: $1,599 \mathrm{~m}^{2}$ <br> - Phase 1 landscape: $1,060 \mathrm{~m}^{2}$ <br> - Subject phase amenity: $814 \mathrm{~m}^{2}$ <br> - Subject phase landscape: $182 \mathrm{~m}^{2}$ | - None |
| Public Open Space, as per ZHR10 Zone | - 9,220 m ${ }^{2}$ across entire Concord Gardens' site (Areas A, B, C, D \& E ) or $7.4 \mathrm{~m}^{2} /$ unit, whichever is greater: Min. 5,002 m2 required based on 676 units in Phase 1, $2 \&$ subject phase) <br> (Note: $9,220 \mathrm{~m}^{2}$ was secured via SRW prior to rezoning adoption.) | - None (i.e. no additional public open space over \& above what was secured prior to rezoning adoption) | - None |
| Temporary Park | - $1,730 \mathrm{~m}^{2}$ <br> (Note: To be moved from approved location @ Area E to Area D.) | - $2,390 \mathrm{~m}^{2}$ (Area D) | - None |
| Tree Replacement | - N/A (No existing trees) | - N/A (No existing trees) | - None |

# Excerpt from the Minutes of the Advisory Design Panel Meeting 

Wednesday, February 18, 2015

# 2. DP 14-670686 - HIGH-RISE RESIDENTIAL TOWER CONTAINING 135 DWELLING UNITS (FINAL PHASE OF THREE-PHASE DEVELOPMENT) 

APPLICANT:<br>PROPERTY LOCATION: Part of 8888 Patterson Road and Part of 3340 Sexsmith Road (Capstan Village/City Centre)<br>\section*{Applicant's Presentation}<br>Architects Joey Stevens and Amela Brudar, GBL Architects, and Landscape Architect Grant Brumpton, PWL Partnership, presented the project and answered queries from the Panel on behalf of the applicant.<br>Panel Discussion<br>Comments from the Panel were as follows:

a) appreciate the large park and shared use of indoor and outdoor amenity spaces by residents of the subject phase and adjacent phases; the approach will create more assets for residents in the complex;
b) appreciate the iridescent panels on the façade which animate the building;
c) appreciate the project's design; like the reflective coloured panels; the applicant is encouraged to incorporate public art in the subject phase;

- Prior to Development Permit issuance, the developer will make a voluntary cash-in-lieu contribution, in the form of a Letter of Credit at the current Council-approved public art contribution rate, towards public art elsewhere within Concord Gardens, as per the multi-phase public art plan approved prior to rezoning.
d) proposed building and park will become a landmark in the area; appreciate the consolidation of amenity spaces for shared use of the two phases' residents; will develop a sense of community for residents within the complex;
e) consider a stronger connection from the residential lobby to the central courtyard; explore the possibility of eliminating a residential unit to achieve this objective;
- Courtyard access has been made more convenient and attractive by reducing the size of one unit to create a wide corridor and covered breezeway connected to the tower lobby.
f) proposed tower needs further design development to become a "landmark" tower in a prominent corner in the site; appreciate the use of iridescent metal panels on the building facade; however, the elevations need further architectural treatment to differentiate the subject tower from other towers in the overall Concord Gardens development;
- To avoid competing with the strong forms approved for Concord Gardens' first two phases, the proposed design seeks to shift focus off the subject tower and onto the Neighbourhood Park by framing it with a strong streetwall, adopting a refined architectural expression, and introducing landscape features that extend the park experience along Hazelbridge Way.
g) concerned that the rooftop amenity space of the subject phase is in shade for the most part of the year;
- The mid-rise rooftop receives good late afternoon sun through the spring and summer, which will make it a pleasant place for residents to relax while enjoying views of the Neighbourhood Park and on-site courtyard. To take advantage of this, the design of the mid-rise rooftop has been enhanced through the addition of an outdoor games area and dining terrace, including a barbeque, patio heater, special lighting, and storage.
h) proposed development is going in the right direction from a sustainability perspective; note that there is a difference between a LEED equivalent and LEED certifiable project; the project's target of six energy points would be challenging in view of the project's proposed heating system and design, e.g. high window to wall ratio and exposed slab edges;
- The developer's LEED consultant will track the project's LEED requirements through construction documentation (as if registration was intended) including, among other things, the subject phase's energy points, which will be achieved with a similar envelope design and mechanical system to those used in Concord Gardens' first two phases.
i) building plans/elevations at the patios show step-over sills/baseboard heaters and sliding doors; consider hinged doors and relocating the baseboard heaters to allow for level access to the patios;
- 18.5\% of units will meet Richmond's Basic Universal Housing (BUH) standards and have flush access to balconies. Swing doors will be used to access private patios and balconies where feasible. (No baseboard heaters are proposed.)
j) most suites have swing doors in the inner areas; consider replacing with pocket doors to create more usable floor space and improve accessibility;
- Unit designs maximize usable space for residents. Pocket doors are seen as inferior in the industry due to mechanical problems that they develop over time.
k) appreciate the extension of patios at the townhouse units as it will enhance their usability;

1) agree with the comment that the applicant consider a stronger connection to the central courtyard from the lobby;

- See item (e) above.
m) agree with the comment that the tower needs further design development to become a "landmark" tower as originally envisioned; consider strengthening the streetwall horizontality to achieve this objective rather than accenting the tower; and
- See item (f) above.
n) appreciate the presentation of the project by the applicant; like the architectural moves, e.g. consolidation of the amenity areas.


## Panel Decision

It was moved and seconded
That DP 14-670686 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.

CARRIED
Opposed: Michael Mammone

# LEED Canada-NC 2009 Project Checklist 

## CONCORD GARDENS PH5

Project Totals (pre-certification estimates) ..... 110 Possible PointsCertified 40-49 points Silver 50-59 points Gold 60-79 points Platinum 80 points and above

| Yes | ? | No |
| :---: | :---: | :---: |
| 20 | 3 | 3 |

Sustainable Sites26 Points

| $\checkmark$ |  |  | Prereq |
| :--- | :--- | :--- | :--- |
|  | 1 |  |  |
| Credit 1 |  |  |  | Construction Activity Pollution Prevention ..... Required

Credit 1 Site Selection ..... 1
Credit 2 Development Density and Community Connectivity ..... 3. 5
Credit 3 Brownfield Redevelopment ..... 1
Credit 4.1 Alternative Transportation: Public Transportation Access ..... 3, 6
Credit 4.2 Alternative Transportation: Bicycle Storage \& Changing Rooms ..... 1
Credit 4.3 Alternative Transportation: Low-Emitting \& Fuel-Efficient Vehicles ..... 3
Credit 4.4 Alternative Transportation: Parking Capacity ..... 2
Credit 5.1 Site Development: Protect and Restore habitat ..... 1
Credit 5.2 Site Development: Maximize Open Space ..... 1
Credit 6.1 Stormwater Design: Quantity Control ..... 1
Credit 6.2 Stormwater Design: Quality Control ..... 1
Credit 7.1 Heat Island Effect: Non-Roof ..... 1
Credit 7.2 Heat Island Effect: Roof ..... 1
Credit 8 Light Pollution Reduction ..... 1
Yes ? No
Water Efficiency ..... 10 Points

|  |  |  |
| :--- | :--- | :--- |
| 2 | 2 |  |
|  |  | 2 |
| 4 |  |  |

Prereq 1 Water Use Reduction Required
Credit 1 Water Efficient Landscaping ..... 2, 4
Credit 2 Innovative Wastewater Technologies ..... 2
Credit 3 Water Use Reduction ..... 2-4
Yes? No

| 8 | 3 | 24 |
| :--- | :--- | :--- |Energy \& Atmosphere35 Points


| $\gamma$ |  |  |
| :---: | :---: | :---: |
| $\gamma$ |  |  |
| $\gamma$ |  |  |
| 6 | 1 | 12 |
|  |  | 7 |
|  |  | 2 |
| 2 |  |  |
|  |  | 3 |
|  | 2 |  |

Prereq 1 Fundamental Commissioning of Building Energy Systems ..... Required
Prereq 2 Minimum Energy Performance ..... Required
Prereq 3 Fundamental Refrigerant Management ..... Required
Credit 1 Optimize Energy Performance ..... 1-19
Credit 2 On-Site Renewable Energy ..... 1-7
Credit 3 Enhanced Commissioning ..... 2
Credit 4 Enhanced Refrigerant Management ..... 2
Credit 5 Measurement and Verification ..... 3
Credit 6 Green Power ..... 2


Materials \& Resources 14 Points


Indoor Environmental Quality


Prereq 1 Minimum indoor Air Quality Performance Required
Prereq 2 Environmental Tobacco Smoke (ETS) Control Required
Credit 1 Outdoor Air Delivery Monitoring 1
Credit 2 Increased Ventilation 1
Credit 3.1 Construction IAQ Management Plan: During Construction 1
Credit 3.2 Construction IAQ Management Plan: Before Occupancy 1
Credit 4.1 Low-Emitting Materials: Adhesives and Sealants 1
Credit 4.2 Low-Emitting Materials: Paints and Coatings 1
Credit 4.3 Low-Emitting Materials: Flooring Systems 1
Credit 4.4 Low-Emitting Materials: Composite Wood and Agrifibre Products 1
Credit 5 Indoor Chemical and Pollutant Source Control 1
Credit 6.1 Controllability of System: Lighting 1
Credit 6.2 Controllability of System: Thermal Comfort 1
Credit 7.1 Thermal Comfort: Design 1
Credit 7.2 Thermal Comfort: Verification 1
Credit 8.1 Daylight and Views: Daylight 1
Credit 8.2 Daylight and Views: Views 1
Yes ? No
Innovation in Design 6 Points


Credit 1.1 Innovation in Design 1 Credit 1.2 Innovation in Design 1
Credit 1.3 Innovation in Design 1
Credit 1.4 Innovation in Design 1
Credit 1.5 Innovation in Design 1
Credit 2 LEED ${ }^{(3)}$ Accredited Professional 1
Yes? No

| 3 | 0 | 1 |
| :--- | :--- | :--- |

Regional Priority 4 Points


Development Permit Considerations<br>Development Applications Division 6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 8888 Patterson Road and 3340 Sexsmith Road
File No.: DP 14-670686

## Prior to approval of the Development Permit, the developer is required to complete the following:

1. "No Development": Compliance with the terms of restrictive covenants registered on title to the Concord Gardens site prior to adoption of RZ 06-349722, DP 12-611486 (Phase 1, Lot 1/Area A), and DP 13-642725 (Phase 2, Lot 1/Area B) or as subsequently amended, if such amendments are permitted by and completed to the satisfaction of the City, securing that "no development" will be permitted and restricting Development Permit (DP) issuance with respect to the subject site (Lot 1/Area E) until specific conditions are met including, but not necessarily limited to, the following, as determined to the satisfaction of the City:
1.1. Phasing: Compliance with Concord Gardens' omnibus phasing covenant and other phasing-related agreements, as amended to the satisfaction of the City to permit a change in the sequencing of Concord Gardens' five phases to allow Development Permit issuance, Building Permit issuance, and final Building Permit inspection granting occupancy for Lot $1 /$ Area $E$ to occur in advance of those approvals for Lot 2/Area C and Lot 2/Area D and which may include, but may not be limited to, changes to the:
1.1.1. Omnibus Phasing Covenant (CA2963470 and CA2963471), which agreement shall be amended generally with respect to the:

- Phasing sequence for development, affordable housing, roads and parking, parks, and public art;
- Temporary park, the design of which shall be generally as approved via DP 14-670686 and the size of which shall be at least $2,390 \mathrm{~m}^{2}$ including:
i. A landscaped area measuring $1,731 \mathrm{~m}^{2}$ as indicated in the attached preliminary right-ofway plan (Schedule A); and
ii. Additional landscaped area within the area secured via the right-of-way registered on title to Lot 2 for future use as the "South Walkway" (CA2963422 and CA2963425);
- Addition of temporary parking lot ( 30 spaces) and easement requirements on Lot $2 /$ Area $D$, which easement area shall be at least $890 \mathrm{~m}^{2}$ in size and designed generally as approved via DP 14670686; and
- Public art phasing requirements for Lot $1 /$ Area $E$ (i.e. Letter of Credit prior to DP issuance for the implementation of public art in coordination with Lot 2/Area D or, as per provisions in the amended legal agreement, implementation elsewhere, on- or off-site, as determined at the sole discretion of the City);
1.1.2. Temporary Park Statutory Right-of-Way (CA2963434 and CA2963437), which agreement shall be discharged and replaced with a new statutory right-of-way over a similarly sized area and as generally illustrated in the approved Development Permit (DP 14-670686), to the satisfaction of the Senior Manager, Parks and Director of Development, and requiring among other things that:
- Prior to final Building Permit inspection granting occupancy for Lot 1/Area A (Phase 1), the developer must construct, at the developer's sole cost, a temporary park for the unrestricted use of the general public, comprised of one contiguous open space area on Lot $2 /$ Area $D$ with frontages on Sexsmith Road and Hazelbridge Way and a size of approximately $1,730 \mathrm{~m}^{2}(0.43 \mathrm{ac})$, as determined to the satisfaction of the City; and
- The developer must maintain the temporary park right-of-way area for unrestricted public use, at the developer's sole cost, until (i) Lot 1/Area B has received final Building Permit inspection granting occupancy and all required Neighbourhood Park and Patterson Street-End Park works are complete to the satisfaction of the City, (ii) a Building Permit has been issued for residential
construction for Lot $1 /$ Area E, (iii) a Development Permit has been issued for Lot $2 /$ Area D, and (iv) the developer has received written permission from the City to remove the temporary park, as determined to the satisfaction of the City; and
1.1.3. Capstan Station Reserve Contribution Covenant (CA2963472 and CA2963473), which agreement shall be amended with respect to the contribution phasing sequence and related references.
1.2. Affordable Housing: Amendments to the Housing Covenant registered on title to the subject site prior to adoption of RZ 06-349722 for the purpose of further specifying the construction requirements, types, and locations of the (affordable) Housing Units within the subject development (Lot 1/Area E), as determined by the Director of Development and the Manager, Community and Social Development in their sole discretion, in conjunction with the issuance of the subject Development Permit.
In addition, the Owner must comply with legal agreements registered on title requiring that the minimum combined habitable floor area of (affordable) Housing Units provided by the Owner, at the Owner's sole cost, on Lot 1/Area E shall be comprised of a portion of the "Deferred (Lot 1/Area A, Phase 1) Housing Units", as per RZ 06-349722, and (affordable) Housing Units required in respect to the City's standard affordable housing (i.e. $5 \%$ ) policy, as follows:


## TABLE 1: Lot 1/Area E (Affordable) Housing Unit Minimum Requirements

| Affordable Housing <br> Unit Components | Minimum Affordable Housing Unit Calculation | Affordable Housing Combined <br> Habitable Floor Area |
| :--- | :---: | :---: |
| - Deferred Phase 1 <br> Affordable Housing | - $9 \%$ of Phase 1 deferred affordable housing <br> habitable floor area: $9 \% \times 1,087.4 \mathrm{~m}^{2}=97.9 \mathrm{~m}^{2}$ | Min. Required: $97.9 \mathrm{~m}^{2}$ |
| - Standard (5\%) |  |  |
| Affordable Housing | -5\% of the subject site's residential floor area <br> LESS the Phase 1 deferred affordable housing <br> area: $5 \% \times\left(10,969.6 \mathrm{~m}^{2}-97.9 \mathrm{~m}^{2}\right)=543.6 \mathrm{~m}^{2}$ | Min. Required: $543.6 \mathrm{~m}^{2}$ |
| TOTAL |  | Min. Required: $641.5 \mathrm{~m}^{2}\left(6,905 \mathrm{ff}^{2}\right)$ <br> Proposed: $648.8 \mathrm{~m}^{2}\left(6,984 \mathrm{ft}^{2}\right)$ |

Note 1: The deferred Phase 1 affordable housing habitable floor area is $1,087.4 \mathrm{~m}^{2}$, based on $5 \%$ of $21,747.8 \mathrm{~m}^{2}$ (i.e. total residential floor area less the Artist Residential Tenancy Studio units approved via BP 13-643300).

Note 2: The minimum required combined habitable floor area for affordable housing (i.e. $642.7 \mathrm{~m}^{2}$ ) is equal to $5.9 \%$ of the total residential floor area proposed for the subject site
1.2.1. Based on the above and the subject Development Permit, the Owner shall provide for seven (7) Housing Units on Lot 1/Area E with a combined habitable floor area of at least $648.8 \mathrm{~m}^{2}\left(6,984 \mathrm{ft}^{2}\right)$, including:
TABLE 2: Lot 1/Area E (Affordable) Housing Unit Recommended Development

| Unit Type | \# of <br> Units | \# of Basic <br> Universal <br> Housing Units | Minimum Habitable <br> Unit Area | Maximum <br> Monthly Unit Rent | Total Annual <br> Household <br> Income |  |
| :--- | :---: | :---: | :---: | :---: | :---: | :---: |
| 2-Storey (Townhouse-Style) |  |  |  |  |  |  |

1.2.2.The "Maximum Monthly Unit Rent" and "Total Annual Household Income" indicated in the table above denote amounts adopted by Council on March 11, 2013. These amounts may be increased periodically as provided for under adopted City (affordable housing) policy.
1.2.3.Actual unit areas shall be determined based on the approved Development Permit for the subject site, but must not be less than the "Minimum Unit Area" indicated in the table above.
$\qquad$
1.2.4.All Housing Units must provide for aging-in-place features to the satisfaction of the Director of Development including, but not necessarily limited to, stairwell handrails, lever-type handles for all plumbing fixtures and door handles, and solid blocking in washroom walls to facilitate the future installation (by others) of grab bars beside toilets, bathtubs, and showers. In addition, all designated Basic Universal Housing units must satisfy Richmond Zoning Bylaw requirements for Basic Universal Housing (BUH).
1.3. Temporary Parking Lot Easement: Registration of a temporary parking lot easement on Lot 2/Area D, as per requirements contained within the proposed amended Omnibus Phasing Covenant (CA2963470 and CA2963471) and noted in Section 1.1.1 above. The easement area shall be at least $890 \mathrm{~m}^{2}$ in size and provide for, but may not be limited to, the following:
1.3.1. The temporary parking lot's exclusive use by the residents of Lot 1 (not visitors) until such time as the easement area is required for residential development purposes, as determined to the satisfaction of the City;
1.3.2.30 parking spaces, safe vehicle/pedestrian circulation, planting along the back of the Hazelbridge Way sidewalk to screen views, lighting, and related features, generally as approved via the subject Development Permit (DP 14-670686), to the satisfaction of the Director of Transportation and Director of Development, all of which shall be constructed and maintained at the sole cost of the developer;
1.3.3.Prior to the issuance of the subject Development Permit (DP 14-670686), the developer's submission of construction security for the proposed temporary parking lot (based on a cost estimate provided by a CSLA registered landscape architect including $10 \%$ contingency), which amount shall be included in the landscape Letter of Credit required with respect to DP 14-670686;
1.3.4.Completion of the temporary parking lot to the satisfaction of the Director of Transportation and Director of Development prior to final Building Permit inspection granting occupancy for Lot 1/Area E; and
1.3.5.The developer's ongoing maintenance and operation of the temporary parking lot until such time as a Building Permit has been issued for Lot $2 /$ Area D and the City has given written permission for the parking lot's removal.
1.4. Transitional Parking Covenant (CA3477458 and CA3477459): Discharge and replace or amend the existing covenant registered on title to Lot 1 , as determined to the satisfaction of the City, to accurately reflect as necessary the approved development for Lot $1 /$ Areas $\mathrm{A}, \mathrm{B}$, and E with respect to the number and distribution of parking spaces, electric vehicle charging, bike charging, and related features.
1.5. Public Art: A voluntary developer contribution for public art, in the form of a Letter of Credit, in the amount of $\$ 87,727$, based on the net floor area of the subject development, excluding affordable housing, and the Council-approved recommended public art contribution rate for residential development, effective January 1,2015 (i.e. $10,320.8 \mathrm{~m}^{2} \times \$ 8.50 / \mathrm{m}^{2}$ ). The Letter of Credit shall be held by the City for the installation of public art in coordination with the developer's future construction of multiple-family housing and related uses at 3340 Sexsmith Road (Lot 2/Area D), as per the Concord Gardens Project-Wide Public Art Plan approved via RZ 06-349722 and the Area-Specific Detailed Public Art Plan that must be submitted by the developer prior to Development Permit issuance for Lot $2 /$ Area $D$; however, as per legal agreements registered on title, if 5 years from the date of Development Permit issuance for Lot 1/Area E (i) there is no City-approved Area-Specific Detailed Public Art Plan with respect to the development of Lot 2/Area D, (ii) the developer has not entered into a contract with an artist, to the City's satisfaction, to implement the City-approved Area-Specific Detailed Public Art Plan with respect to Lot 2/Area D, and (iii) no Building Permit has been issued for Lot $2 /$ Area $D$, then the City may cash the Letter of Credit for the purpose of implementing public art elsewhere, on or off the Concord Gardens site, as determined at the sole discretion of the City.
2. Landscape Security: Receipt of a Letter of Credit for landscaping in the amount of $\$ 409,295.00$ (based on the cost estimate provided by a CSLA registered landscape architect including $10 \%$ contingency) for all new landscape features required with respect to the subject development, including:
2.1. $\$ 254,690.15$ for residential landscape improvements within Lot $1 /$ Area E;
2.2. $\$ 53,296.10$ for temporary parking lot improvements within Lot $2 /$ Area D ; and
2.3. $\$ 101,308.75$ for temporary park improvements within Lot $2 /$ Area $D$, the value of which is over and above the value of temporary park improvements secured via the landscape Letter of Credit submitted by the developer with respect to the first phase of Concord Gardens, DP 12-611486 (i.e. $\$ 144,515.84$ versus $\$ 245,824.59$ ).

## Prior to Building Permit (BP) * issuance, the developer must complete the following requirements:

1. "No Build": Compliance with the terms of the restrictive covenant(s) registered on title securing that "no building" will be permitted and restricting Building Permit (BP)* issuance with respect to any portion of the subject development until conditions are satisfied for the following, as determined to the satisfaction of the City:
1.1. District Energy Utility (DEU) Agreement (i.e. DEU-related design and energy modelling report submitted by the Registered Professional, to the satisfaction of the City);
1.2. View Blockage and Other Potential Development Impacts (i.e. detailed design and a Letter of Assurance submitted by the Registered Professional, to the satisfaction of the City);
1.3. Aircraft Noise (i.e. report and Letter of Assurance submitted by the Registered Professional, to the satisfaction of the City);
1.4. Transitional Parking Strategy and Electric Vehicle (EV) and Bike Charging Stations Provisions (i.e. detailed design of parking features, including the temporary parking lot easement area, and a Letter of Assurance submitted by the Registered Professional, to the satisfaction of the City); and
1.5. Tandem Parking, if proposed (i.e. detailed design, to the satisfaction of the City).
2. Capstan Station: As per the restrictive covenant and/or other legal agreements registered on the subject site, submission of the developer's voluntary contribution to the Capstan Station Reserve or as otherwise provided for in the Zoning Bylaw, as per the Richmond Zoning Bylaw in effect at the date of Building Permit* issuance.
3. Traffic Management: Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. The Management Plan shall include locations and related information for parking, services, deliveries, workers, loading, lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
4. Accessibility Measures: Incorporation of accessibility measures in Building Permit (BP)* plans as determined via DP 14-670686.
5. Construction Hoarding: Obtain a Building Permit (BP)* for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit*. For additional information, contact the Building Approvals Division at 604-276-4285.

## Note:

- Items marked with an asterisk (*) require 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 contains 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



No. DP 14-670686

| To the Holder: | GBL Architects |
| :--- | :--- |
| Property Address: | 8888 Patterson Road and 3340 Sexsmith Road |
| Address: | 139 East $8^{\text {th }}$ Avenue, Vancouver, BC V5T 1R8 |

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, along the Hazelbridge Way frontage of the subject site, to:
a) Reduce the minimum allowable setback from the boundary of statutory right-of-way secured for road or park purposes from 3.0 m to 1.4 m ; and
b) Increase the maximum allowable projections into the required yard for balconies, from 1.0 m to 1.8 m , and for architectural features, from 0.6 m to 2.2 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 \#1A to \#7B 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 $\$ 409,295.00$ 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 14-670686

| To the Holder: | GBL Architects |
| :--- | :--- |
| Property Address: | 8888 Patterson Road and 3340 Sexsmith Road |
| Address: | 139 East $8^{\text {th }}$ Avenue, Vancouver, BC V5T 1R8 |

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.
ISSUED BY THE COUNCIL THE

## DAY OF

DELIVERED THIS DAY OF
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## Schedule "A" attached to and forming part of DP 14-670686



City of Richmond


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# DP 14-670686 <br> SCHEDULE "A" 

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|  |  | Parking | ZONE 2A |  |  | ZONE 1 |  |  | ULTIMATE | Electric Vehicle（EV）Based on Total Provided <br> in Zone 1 $320 / 40$ |  |  |  | Quick Charge Located in the Visitor Parking of Phase 2 | Bike Parking |  |  |  |  |  |  |  |
|  |  |  | Rate | Required |  | Rate | Required |  | Provided | 30\％EV Parking Spaces |  | $25 \%$ EV Rough－in for future EV Parking |  |  | Class 1 Based on total unit count |  |  | 10\％Electric Bike Spaces Total Provided Spaces |  | Class 2 Based on total unit count |  |  |
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