



**To:** Development Permit Panel

**Date:** February 13, 2015

**From:** Wayne Craig  
Director of Development

**File:** DP 14-668373

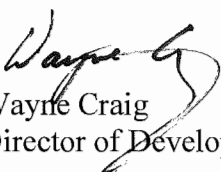
**Re:** Application by Kirk Yuen of Cape Construction (2001) Ltd. for a Development Permit at 13040 No. 2 Road

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**Staff Recommendation**

That a Development Permit be issued which would:

1. Permit the construction of a four-storey mixed-use commercial/residential building containing approximately 55 residential units and 349.3 m<sup>2</sup> (3,760 ft<sup>2</sup>) of commercial space at 13040 No. 2 Road on a site zoned "Commercial Mixed Use (ZMU24) – London Landing (Steveston)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) Reduce the required number of off-street loading spaces from two (2) to one (1).

  
Wayne Craig  
Director of Development

WC:sb  
Att.

## **Staff Report**

### **Origin**

Kirk Yuen of Cape Construction (2001) Ltd. has applied to the City of Richmond for permission to develop a four-storey mixed-use commercial/residential building containing approximately 55 residential units and 349.3 m<sup>2</sup> (3,760 ft<sup>2</sup>) of commercial space on a site zoned “Commercial Mixed Use (ZMU24) – London Landing (Steveston)”.

The site is being rezoned from the “Light Industrial (IL)” zone to the “Commercial Mixed Use (ZMU24) – London Landing (Steveston)” site-specific zone under Richmond Zoning Bylaw 8500, Amendment Bylaw 9094 (RZ 12-602748). The rezoning bylaw received Public Hearing and 3<sup>rd</sup> reading on May 20, 2014.

All Engineering and Transportation requirements for the subject development were secured through the rezoning and the developer is responsible for the design and construction of off-site upgrades across the subject site’s road frontage, including road and utility works via a Servicing Agreement.

### **Development Information**

Please refer to attached Development Application Data Sheet (Attachment 1) for a comparison of the proposed development data with the relevant Bylaw requirements.

### **Background**

The subject site is situated in an area identified in the Steveston Area Plan as the London/Princess waterfront neighbourhood and also the London Landing Character Area. The area is designated for mixed-use (Commercial Industrial with Residential & Office Above) projects, heritage residential projects and residential projects in a “fine grained urban fabric” composed of many simple, yet distinctive buildings set close together. The subject site currently contains a two-storey light industrial building, which is intended to be demolished to accommodate the development proposal. Development surrounding the subject site is as follows:

- To the north: A three-storey mixed-use townhouse development with commercial space at grade fronting No. 2 Road, zoned “Commercial Mixed Use (ZMU13) – London Landing (Steveston)”.
- To the north-east: There is a public-rights-of-passage right-of-way (ROW) registered over the north-east edge of the neighbouring three-storey townhouse development described above, including the drive aisle and areas of landscaping. Beyond the ROW is the City’s greenway and farm land in the Agricultural Land Reserve (ALR).
- To the south-east: A five-storey mixed-use development with commercial space at grade fronting London Road, zoned “Commercial Mixed Use (ZMU8) – London Landing (Steveston)”.

- To the south: A four-storey mixed-use development on the corner of No. 2 Road and London Road with commercial space at grade fronting London Road, zoned “Commercial Mixed Use (ZMU14) – London Landing (Steveston)”.
- To the west: Across No. 2 Road, are undeveloped industrial lands currently used in support of Steveston Harbour and zoned “Light Industrial (IL)”.

### **Rezoning and Public Hearing Results**

The development proposal was reviewed at two (2) Public Hearings: February 17, 2014 and May 20, 2014. At the Public Hearing held on February 17, 2014, the rezoning bylaw was referred back to staff:

- “(1) for more information on the notion of utilizing the same garbage contractor for the proposed project as the one currently utilized by the existing adjacent building;
- (2) to consider the necessity of the second loading bay and whether it can be mitigated or potentially eliminated;
- (3) to examine the pathway through the adjacent property and to encourage discussion with the adjacent Strata Corporation regarding the soundness of the pathway;
- (4) for more information about the need and timing of potential road improvements to No. 2 Road south of Steveston Highway; and
- (5) to examine potential privacy overlook issues associated with the proposed development.”

The 2<sup>nd</sup> Public Hearing for the rezoning bylaw for this site was held on May 20, 2014. The referral rezoning staff report considered at the Public Hearing included the developer’s response to public concerns regarding access across the neighbouring development, which was to revise the proposal to eliminate the second loading bay and relocate the servicing area away from the rear southeast corner of the site, eliminating the need for access across the neighbouring development over the neighbouring parking structure.

At the Public Hearing held on May 20, 2014, staff were asked to investigate the implementation of traffic calming measures along No. 2 Road. In response, Transportation staff conducted a traffic study and are in the process of investigating traffic calming measures. Vehicle speed along No. 2 Road between Andrews Road and London Road was found to be over the posted speed limit of 50 km/h, but within traffic enforcement tolerances. Traffic calming measures south of Moncton Street are being investigated as part of the future No. 2 Road widening project under consideration in the City’s Five Year Capital Plan for 2015-2019. The project is currently slated for design in 2016 with construction to begin in 2017 subject to funding availability and Council approval as part of the future Five Year Capital Program approval process. In addition, resident concern regarding vehicle speeding was forwarded to RCMP’s Traffic Division and staff requested that the area be monitored by “Speedwatch”. This is a local team of volunteers coordinated by the RCMP that check neighbourhood speeds using electronic signs that provide drivers with instant feedback on their current speed.

## Public Input

Correspondence was received and discussed in the two (2) rezoning staff reports for the proposal dated January 15, 2013 and March 18, 2014. After March 18, 2014 and at the May 20, 2014 Public Hearing further input was received from the public including concerns about rezoning the property. After Public Hearing, the City received three (3) additional items of correspondence regarding the development proposal (Attachment 2).

Many of the concerns were similar to concerns discussed in the rezoning staff reports. There was a new concern expressed associated with the proposed building regarding the potential for construction activities to damage neighbouring properties. The developer is required to ensure their construction does not cause damage to adjacent properties and will be required to submit a geotechnical report as part of their Building Permit application.

## Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the urban design issues and other staff comments identified as part of the review of the subject Development Permit. The proposed Development Permit complies with the Official Community Plan (OCP) and Steveston Area Plan designations and policies and is in compliance with the “Commercial Mixed Use (ZMU24) – London Landing (Steveston)” zone, but requires a variance to the Zoning Bylaw 8500 as described below.

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

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

- 1) Reduce the required number of off-street loading spaces from two (2) to one (1).

*(Staff supports the proposed variance as it is requested in response to the Council referral from the Public Hearing held on February 17, 2014 to consider eliminating the second loading bay and public concerns regarding access across the neighbouring development. The applicant revised the proposal to eliminate the second loading bay and relocate the servicing area away from the rear southeast corner of the site, thereby eliminating the need for access across the neighbouring development, and over the parking structure. The proposed loading bay would be shared by residents and commercial units a legal agreement for the shared use of the loading bay was secured through the rezoning. This arrangement was reviewed and supported by Transportation staff.)*

## Advisory Design Panel Comments

The Advisory Design Panel considered the subject development on October 22, 2014, and voted in favour of it moving forward 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 Minutes 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 believe the applicant’s revised design satisfactorily addresses the recommendations of the Panel.

## **Analysis**

### ***Proposal Description***

The proposed development includes a central four-storey mixed-use building surrounded by residential unit outdoor patios and common outdoor amenity areas on top of a proposed one-level parking structure. The proposed building includes street-fronting commercial use at ground level, residential apartment units behind and on upper floors and residential indoor amenity space on all four (4) floors. The proposed development is constrained by a number of circumstances, including: a long and narrow site configuration; limited street frontage and access opportunities; adjacent development which have limited setbacks; and a high flood construction level requirement. The proposal addresses the OCP Development Permit guidelines applicable to this site, generally as discussed in the following sections.

### ***Conditions of Adjacency***

- The proposal utilizes building height as well as setbacks to address adjacencies. The proposed building height of four (4) storeys provides a transition between the five (5) storey mixed-use buildings with raised flood construction level ground floors to the south and the lower three (3) storey mixed-use buildings with lower ground floors to the north.
- The proposed development building massing is pulled away from the edges of the site to provide adequate building separation to mitigate shadowing and privacy overlook impacts on adjacent existing buildings. As noted in the original rezoning staff report, the proposal provides a greater building separation than the 1:4 building separation ratio identified for consideration in the OCP Development Permit guidelines.
  - To the north, there would be a 21.4 m (70.2 ft) separation between the existing building at 13020 No. 2 Road and the proposed residential units. For the angled building at 13028 No. 2 Road, at the closest point, there would be a 9.1 m (30 ft.) separation of the existing building to the proposed residential units.
  - To the south, the proposed building would be closer to the existing party wall of the existing building at 6033 London Road that is located adjacent to No. 2 Road. The proposed building would be further setback at the rear of the property, providing a 24.8 m (81.3 ft.) separation between the existing building at 6111 London Road and the proposed residential units. The proposed building setbacks result in there being only a small portion of the proposed building facing the existing building at 6231 London Road and a separation of 24.8 m (81.3 ft.) to the proposed residential units.
  - To the east, there would be a 17.2 m (56.3 ft) separation between the existing building at 6233 London Road and the proposed residential units.

### ***Public Realm***

- Secured through the rezoning, the developer has agreed to construct new frontage improvement road works through a Servicing Agreement and to provide a voluntarily contribution of \$150,000 towards wayfinding projects in the South Dike and Britannia Heritage Shipyards trail areas, enhancing the public realm and pedestrian safety.

- Raising the ground floor level to comply with the required Flood Construction Level, accommodate loading bay height clearances and match the floor lines of the neighbouring development to the south creates challenges, but the design of the proposed development provides an attractive pedestrian-oriented environment with street-animating commercial uses, minimizing vehicular crossing and lining the boulevard with street trees.
- The proposed development addresses No. 2 Road and provides a transition between the two adjacent developments by: extending the pavement widening, grass boulevard with street trees and 2 m wide sidewalk to match works recently constructed to the south and providing a lay-by for street parking and loading and to transition to the existing driveway and curb line to the north.

### ***Site and Functional Planning***

- Parking and loading is accommodated onsite in a parking structure, vehicular access is provided at the edge of the street frontage. “Back of house” loading and waste management functions are accommodated in the parking structure, with a collection day holding area for recycling carts located in front of the wheelchair ramp along the No. 2 Road frontage.
- The loading bay is shared between residential and commercial uses and is accessed directly from No. 2 Road. To enhance pedestrian safety, a deep outdoor apron will be installed to improve visibility and view angles. To enhance pedestrian amenity, the loading bay is set back from the street and the view is mitigated with an overhead open trellis structure.
- The developer has agreed to enter into a legal agreement to ensure the provision of electric vehicle charging features as a consideration of the Development Permit, identifying:
  - a minimum of 20% of resident parking spaces (20 parking spaces) to be provided with a 120V receptacle to accommodate electric vehicle charging equipment;
  - an additional 25% of resident parking spaces (25 parking spaces) to be constructed to accommodate the future installation of electric vehicle charging equipment (e.g., pre-ducted for future wiring).
- The developer has agreed to enter into a legal agreement to ensure the provision of bicycle amenities as a consideration of the Development Permit, including:
  - shared use of bicycle storage rooms for all residents;
  - use of rooms for bicycle storage only and not habitable area (e.g., storage);
  - a minimum of one (1) 120 volt receptacle to accommodate electric vehicle charging equipment for every 10 Class 1 bicycle parking spaces; and
  - access for commercial tenants to the small bicycle storage room located in the residential parking area.

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

- The Steveston Area Plan encourages development in the mixed-use area of the London Landing Character Area to provide a “fine grained urban fabric” composed of simple, yet distinctive buildings set close together. The contemporary style of the subject commercial and residential development is reminiscent of the marine and industrial heritage of the area and is consistent with this objective.
- The development design contributes to visual interest, pedestrian scale, and a distinct identity. The development’s four-storey form is relatively simple in massing and the longer north and south elevations are articulated and have massing shifts to provide for a more varied, interesting facades. The design animates No. 2 Road with large areas of aluminum

framed storefront glazing, heavy timber framing, steel and glass canopy providing weather protection and a breezeway leading to the residential lobby. Visual interest is provided to the building design with a natural palette and mix of materials including: Heavy timber framing at the ground level, white horizontal hardiplank siding, silver metal vertical cladding, light grey hardipanel framed with clear anodized aluminum reveals, charcoal coloured vinyl window frames with accent charcoal coloured spandrel panels, and glass and metal guardrails.

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

- The development's proposed landscape has been designed to provide a high quality residential environment. The podium rooftop provides a variety of shared outdoor amenity areas including: an ornamental protected courtyard at the residential lobby and overlooked by indoor amenity areas; a small orchard with eight (8) fruit bearing cherry trees, an urban agriculture area with twelve (12) raised garden beds, overhead trellis, garden shed and compost facilities; and a children's play area with an imaginative play rotating 'ship' and 'sailing boat' equipment as well as benches for adult supervision. The podium rooftop includes walkways connecting residential unit outdoor patio areas, shared outdoor amenity areas, No. 2 Road at the front of the site, and the City's greenway at the rear northeast corner of the site. The outdoor amenity design also includes paver areas interplanted with Thyme, raised planting beds surrounding residential unit patios
- The edges of the podium provide landscape greenery and buffering to the future and neighbouring residents. The south edge of the podium would be planted with Japanese Snowbell, Magnolia and self fertile fruiting Cherry trees, Golden Sedge grass and English Yew shrubs. The north edge features a stepped planter edge and cascading planting to provide a sensitive grade transition to the neighbouring ground-oriented development. The north edge is planted with Japanese Snowbell, Magnolia and Coral Bark Maple trees, cascading Creeping Raspberry vines and English Yew shrubs. Additional area of Dwarf Maiden Hair grass borders the children's play area.
- In addition, the development is providing streetscape frontage improvements along the No. 2 Road frontage, including new sidewalk, boulevard with street trees, and road widening.
- The developer will be providing a landscaping security in the amount of \$111,590.60 as a consideration of the Development Permit.

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

- The development incorporates CPTED strategies including:
- The development's site planning and building design provides opportunities for passive surveillance.
- The breezeway to the lobby is placed in a prominent location, access controlled with a security gate and the lobby has clear sightlines.
- The parking structure and lobbies are designed to minimize alcoves and hidden corners.
- The parking structure will be well-lit, its interior will be painted white.
- The elevator lobby and vestibules will include glazing as per Building Code requirements.

***Accessible Housing***

- The proposed development includes six (6) basic universal housing units that are designed to be easily renovated to accommodate a future resident in a wheelchair. These single-storey units are required to incorporate all of the accessibility provisions listed in the Basic Universal Housing Features section of the City's Zoning Bylaw, and are permitted a density exclusion of 1.86 m<sup>2</sup> (20 ft<sup>2</sup>) per unit, which the proposed has incorporated.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
  - stairwell hand rails;
  - lever-type handles for plumbing fixtures and door handles; and
  - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

***Sustainability***

Highlights of the proposed sustainability strategy include:

- Landscaping diversity with indigenous, drought tolerant native and non-invasive planting
- Opportunities for urban agriculture with garden plots in the outdoor amenity area, edible planting and composting facilities.
- Reductions in the Heat Island Effect and the rate and quantity of storm water run-off through providing a parking structure and the use of vegetation on the parking structure roof.
- Electric vehicle provisions (20% of resident spaces provided with 120V outlets and an additional 25% pre-ducted for future outlets)
- Energy efficient appliances, windows, lighting systems, and mechanical equipment.
- Water efficient low flush toilets.
- An emphasis on sustainable, recycled, renewable and Low VOC building materials.
- Recycling facilities will be provided for the use of construction personnel and residents.

***Public Art***

- The developer has agreed to participate in the City's Public Art Program. A voluntary contribution of \$44,591 towards public art was secured through the rezoning.

***Affordable Housing***

- The developer has agreed to support the City's affordable housing strategy with a voluntary contribution of \$223,656 to the City's affordable housing fund secured through the rezoning.



## Conclusions

The proposed development is consistent with Richmond's objectives for the subject property and London/Princess waterfront neighbourhood as set out in the Steveston Area Plan, OCP and Zoning Bylaws. The project's distinctive form, pedestrian-oriented streetscape, private open space, together with voluntary developer contributions secured at the project's rezoning stage (e.g., affordable housing, public art and way-finding project funding), will enhance the neighbourhood. On this basis, staff recommend support for the subject Development Permit application.

Sara Badyal

Sara Badyal  
Planner 2

SB:rg

### Attachments:

Attachment 1: Development Data Sheet

Attachment 2: Public Input

Attachment 3: Advisory Design Panel Minutes Annotated Excerpt

The following are to be met prior to forwarding this application to Council for approval:

- Enter into a legal agreement to ensure the provision of electric vehicle charging features: a minimum of 20% of parking spaces to be provided with a 120V receptacle to accommodate electric vehicle charging equipment; an additional 25% of parking spaces to be constructed to accommodate the future installation of electric vehicle charging equipment (e.g., pre-ducted for future wiring).
- Enter into a legal agreement to: ensure the provision and shared use of bicycle storage rooms; prohibit conversion into habitable area (e.g., storage); ensure the provision of a minimum of one 120 volt receptacle to accommodate electric vehicle charging equipment for every 10 Class 1 bicycle parking spaces; and ensure that commercial tenants have access to the small bicycle storage room located in the residential parking area.
- Receipt of a Letter-of-Credit for landscaping in the amount of \$111,590.60.

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

- Enter into an Encroachment Agreement for removable wheelchair ramp, entry stairs, planters, walkways and overhead canopies that project into the utilities SRW on the site along the No. 2 Road property line.
- Incorporation in the BP plans all sustainability and accessibility measures identified through the Rezoning and Development Permit application staff reports, including six (6) BUHF units.
- 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 Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.



**DP 14-668373**

**Attachment 1**

Address: 13040 No. 2 Road

Applicant: Kirk Yuen of Cape Construction (2001) Ltd. Owner: Matthew & Flora Chen

Planning Area(s): London/Princess Waterfront Neighbourhood & London Landing Character Area (Steveston)

	Existing	Proposed	
Site Area	4,046 m <sup>2</sup>	No Change	
Land Uses	Light Industrial	Mixed-Use Commercial and Residential	
Area Plan Designation	Mixed-Use (Commercial Industrial with Residential & Office Above)	Complies	
Zoning	Formerly Light Industrial (IL)	Commercial Mixed-Use (ZMU24) – London Landing (Steveston)	
Flood Construction Level	2.9 m GSC	3.8 m GSC to 4.42 m GSC	
Number of Units	10 units	2 or 3 CRU and 55 Apartments	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 1.37 including commercial space at grade	1.37 including 349.3 m <sup>2</sup> commercial space at grade	None permitted
Lot Coverage	Max. 54%	54%	None
Setbacks: No 2 Road Side Yard Rear Yard	Min. 4.5 m None None	4.5 m Min. 0 to 10.9 m 12.5 m	None
Height	Max. 21 m & four storeys	16 m to 19.8 m & four storeys	None
Parking Spaces: Commercial/Visitor Resident Accessible Total	11 83 (2%) 94	12 99 (3) 111	None
Small Car Parking	Max. 50%	3.6% (4 spaces)	None
Tandem Parking	Permitted	None	None
Electric Vehicle	Residential OCP guideline: 20% with 120V outlets 25% pre-ducted	20% (20 spaces) 28% (28 spaces)	None
Loading Spaces	1 residential & 1 commercial	1 (shared)	1 Loading Space Reduction
Bicycle Storage: Class 1 (secure) Class 2 (outdoor)	70 11	80 12	None
Indoor Amenity Space	Min. 100 m <sup>2</sup>	284 m <sup>2</sup>	None
Outdoor Amenity Space	Min. 330 m <sup>2</sup>	474 m <sup>2</sup>	None

**MayorandCouncillors**

**From:** Webgraphics  
**Sent:** Friday, 30 May 2014 1:06 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #792)

**Categories:** 12-8060-20-9094 - RZ 12-602748 - 13040 No. 2 Rd - Kirk Yuen of Cape Construction (2001) Ltd.

## Send a Submission Online (response #792)

### Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	5/30/2014 1:05:33 PM

### Survey Response

Your Name	Y.H. Guo
Your Address	6233 London Road
Subject Property Address OR Bylaw Number	RZ 12-602748
Comments	A 4 storey building is just TOO LARGE for this lot!!!!!! And expending No. 2 road is NOT going to solve the problem. All developers want to make the most of their \$\$\$, do they really care about the neighborhood? Building a 4 storey building in this tiny lot is just NOT A GOOD IDEA.

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JUN - 2 2014

SAD

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**Badyal, Sara**

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**From:** Badyal, Sara  
**Sent:** Wednesday, 21 May 2014 02:56 PM  
**To:** Badyal, Sara  
**Subject:** FW: 13040 No 2 Rd - public correspondence after Public Hearing

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**From:** klaus gade [<mailto:klausgade@hotmail.com>]  
**Sent:** Tuesday, 20 May 2014 08:35 PM  
**To:** MayorandCouncillors  
**Cc:** Badyal, Sara  
**Subject:** No.2 Rd Development

Dear Mayor and Councillors,

Thank you for your time on Tuesday evening regarding 13040 No.2 Road.

As is always the case, one thinks of things after one has had time to consider what has been said.

Does it really make sense to build first and then think about sufficient roads second?

If council was concerned enough to ask for an engineer's report while the easement was an issue at 6233 London Road, then why is it not a concern now? Is this now swept under the rug?

As mentioned at the meeting and in my letter, why do we need more commercial space? The commercial space available in our building and the next one and in the town housing to the north has numerous vacancies. The developer's representative at the meeting suggested day care; really?

The developer's representative is correct; the present structure there now needs to be cleaned up. But again I will emphasize, why so big? Profits no doubt. Is it necessary?

Please consider carefully what is built, where and how big. I see our ALR disappearing and for what? Profits. You are charged with the stewardship of the city and the land around it. Please plan wisely.

Sincerely,

Klaus Gade  
311/6233 London Road

## Mayor and Councillors

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**From:** Webgraphics  
**Sent:** Tuesday, 20 May 2014 8:39 PM  
**To:** Mayor and Councillors  
**Subject:** Send a Submission Online (response #791)

**Categories:** 12-8060-20-9094 - RZ 12-602748 - 13040 No. 2 Rd - Kirk Yuen of Cape Construction (2001) Ltd.

## Send a Submission Online (response #791)

### Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	5/20/2014 8:38:08 PM

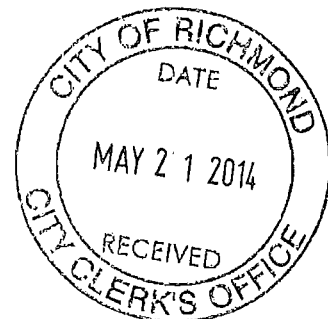
### Survey Response

Your Name	Aizheng Shi
Your Address	421-6233 London Road
Subject Property Address OR Bylaw Number	RZ 12-602748
Comments	Our sole concern is the loss of our privacy. We are to the east side of the proposed development, which is only 14.2m (NOT 17.17m) to our living room window.

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**Annotated Excerpt from the Minutes from  
The Advisory Design Panel Meeting**

**Wednesday, October 22, 2014**

(Design response in '*bold italic*' text)

DP 14-668373: Mixed Use Development (55 Residential units over Commercial space)  
APPLICANT: Cape Construction  
LOCATION: 13040 No. 2 Road

**Applicant's Presentation**

Architect Tom Bell, GBL Architects Inc., and Patricia Campbell, PMG Landscape Architects, presented the project and answered queries from the Panel on behalf of the applicant.

**Panel Discussion**

Comments from the Panel were as follows:

- Site plan is well sorted out; look at opportunity for more sunlight exposure to urban agriculture – *Reviewed. The proposed location will benefit from morning sun and provides a relatively quiet buffer between the more active children's play area to the north and the quieter contemplative orchard area to the south, which also serves as a quieter buffer and pleasant overlook for neighbouring buildings.*
- Agree with staff comment regarding the linearity of the open space; consider changing tree sizes and varying tree species to better respond to the building form (i.e., stepping back and forth) – *Design improved.*
- Look at opportunity for vine planting on the trellis feature; ensure adequate soil volume – *Design improved.*
- Look at the courtyard to the main lobby; consider adding one tree to the three-tree composition – *Design improved.*
- The site is difficult and narrow but handled well by the applicant; the length of the building is well handled; the introduction of subtle breaks is successful – *Noted.*
- Clarify the intention of the north-facing common courtyard – *Two common courtyard areas are provided. A hard paved courtyard is provided for the commercial tenants and individual screened patios are provided for residential units. A small common garden courtyard provides a break in the linear massing of the building, an opportunity for landscaping relief and is intended as a quiet contemplative space for seating and garden sculptures. The largest courtyard provides for the children's play area.*
- Would like to see the retail level brought down but understand the project's response to the flood plain issue – *The height of the commercial units is further impacted by the minimum required clearance for SU-9 trucks manoeuvring in and out of the loading bay at the parking level below.*

- Appreciate the project's response to its context; however, the building blocks of the adjacent developments should have been included in the model to better understand how the project relates to neighbouring developments – *Noted*.
- The architecture is well done; however, the use of heavy timber is not appropriate for the proposed development – *The heavy timber framing references the existing neighbouring development and is reminiscent of the area's marine and industrial heritage. While the colour palette of the building materials is neutral overall, the natural wood provides an element of warmth which is also complemented by natural stained cedar soffits at the balconies and roof eaves.*
- Look at the symmetry on the front elevation – *Reviewed. The symmetry is in part dictated by the narrowness of the street frontage on No. 2 Road and reinforces the continuous commercial storefront.*
- The character of the retail frontage is negatively affected by the ramp; consider turning the ramp 90 degrees or introducing architectural elements and landscaping features to mitigate the blank wall expression of the ramp – *Reviewed. Unfortunately due to the narrowness of the site, turning the ramp 90 degrees would significantly reduce the amount of commercial space. The ramp will be visually interesting, accommodates needed on-site holding area for recycling carts and will be explored as a possible location for public art with the City's Public Art Program in a way that will be integrated with the accessibility requirements while also providing a more approachable expression overall.*
- The ramp works well for access; however, explore further ways to enhance the accessibility to the retail units; also consider incorporating landscaping elements to the ramp – *Noted above.*
- Consider providing accessible ramp for residents of the proposed development down to the City's greenway at the northeast corner of the site – *Design improved.*
- Pleased to see the detailed drawings of the unit designs; appreciate the pocket doors on bathrooms of standard units; consider the same feature for the adaptable units to create more usable floor space – *Reviewed.*
- Look at the accessibility of balconies to the residents – *Balconies for adaptable units will be designed with swing doors and flush thresholds.*
- The project is well designed and responds well to its context – *Noted.*
- Applicant is encouraged to have an actual public art project located either adjacent to the City's greenway or at the frontage – *Noted above.*
- Look at the surface treatment of the walkways to ensure universal accessibility throughout the communal spaces; ensure that movement of wheelchairs, strollers, etc. will not be impeded – *Universal accessibility will be provided.*
- Consider further treatment to the ramp to mitigate its prominence at the frontage – *Noted above.*
- Providing an accessible ramp to the City's greenway at the northeast corner of the site may be challenging; should the applicant not be able to provide a ramp, look at the detailing of the steps to accommodate bicycles to create synergy – *Noted above.*

- Appreciate the project's response to its context through building articulation and attention to detail – *Noted.*
- Appreciate the use of integral heavy timber in the proposed development – *Noted.*

#### Panel Decision

It was moved and seconded that DP 14-668373 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.

CARRIED





No. DP 14-668373

To the Holder: KIRK YUEN CAPE CONSTRUCTION (2001) LTD.

Property Address: 13040 No. 2 ROAD

Address: EILEEN ALBANG, GBL ARCHITECTS  
139 EAST 8th 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 to:
  - a) Reduce the required number of off-street loading spaces from two (2) to one (1).
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 #18 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 \$111,590.60 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 14-668373

To the Holder: KIRK YUEN CAPE CONSTRUCTION (2001) LTD.

Property Address: 13040 No. 2 ROAD

Address: EILEEN ALBANG, GBL ARCHITECTS  
139 EAST 8th 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.  
DAY OF , .

ISSUED BY THE COUNCIL THE

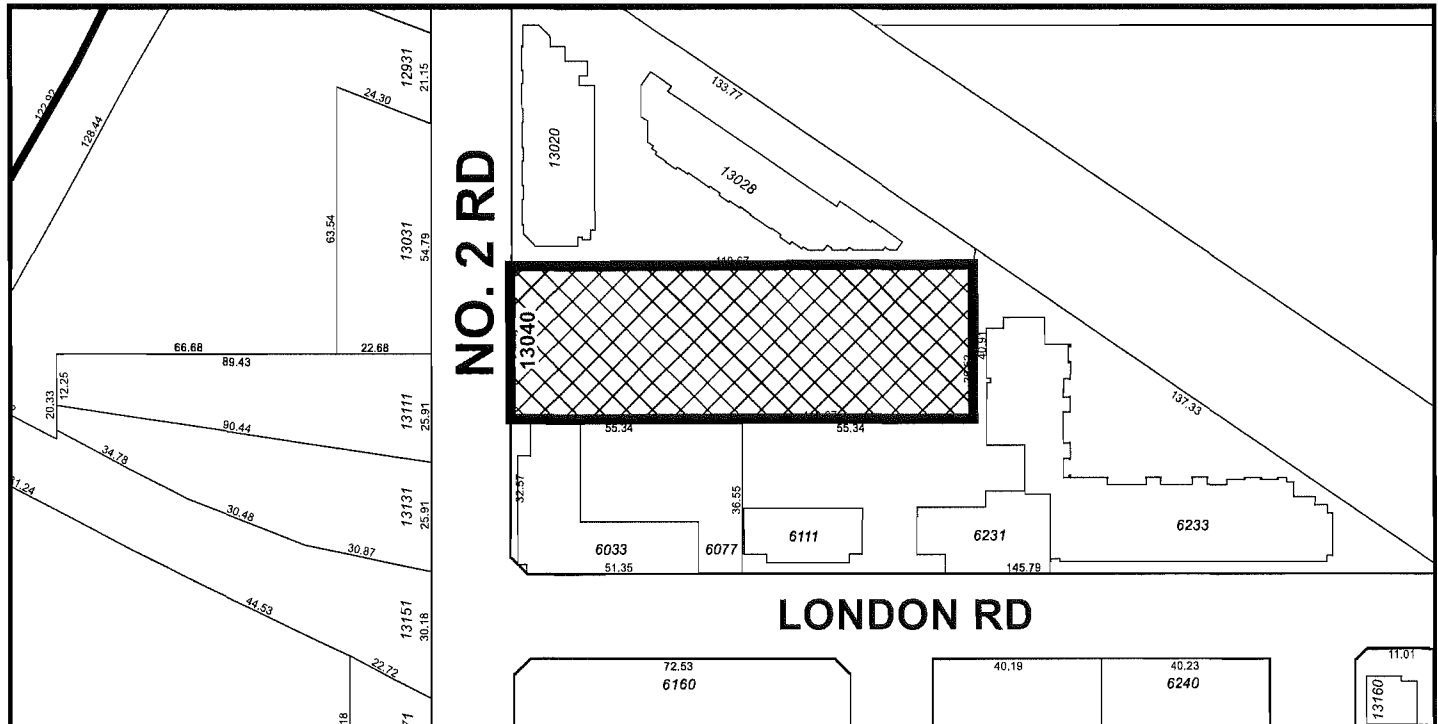
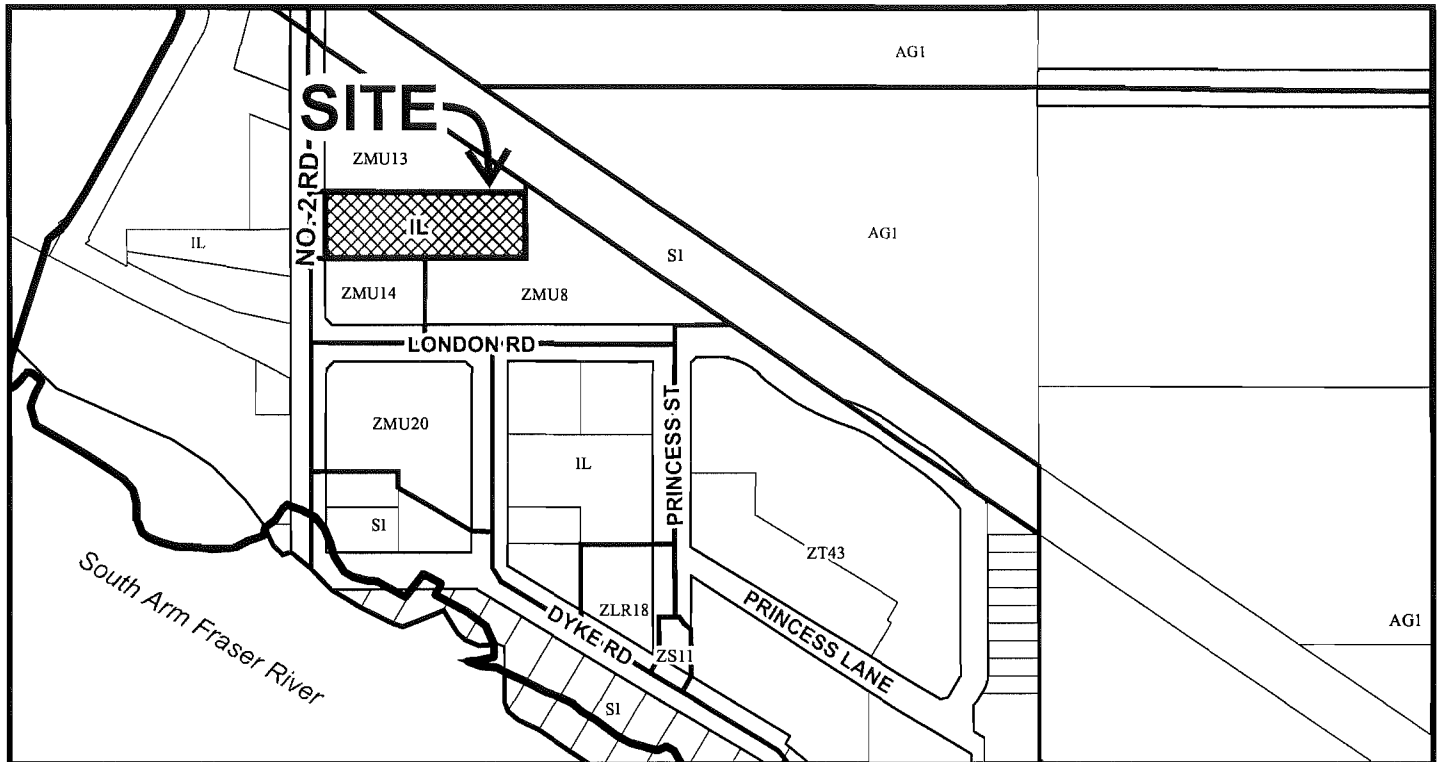
DELIVERED THIS DAY OF , .

---

MAYOR



# City of Richmond



DP 14-668373  
SCHEDULE "A"

Original Date: 08/08/14

Revision Date: 02/17/15

Note: Dimensions are in METRES





Notes:

- Separate encroachment permit required for removable on-site structures in utility right-of-way, including: wheelchair ramp, entry stairs and overhead canopy.
- Separate permit(s) required for commercial signage.
- Off-site works via separate required Servicing Agreement for infrastructure and frontage improvements.
- Variance included to provide only one (1) Loading Bay, which is required to be shared by residents and commercial units.
- 6 Basic Universal Housing Units, which are required to comply with Section 4.16 requirements and benefit from Section 4.6 floor area exemption in Zoning Bylaw 8500.
- Aging in place features in all dwelling units include:
  - lever-type handles for plumbing fixtures and door handles; and
  - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers
- 3 accessible parking spaces
- Electric vehicle charging features:
  - Minimum 20% of resident parking spaces provided with a 120V receptacle to accommodate electric vehicle charging equipment
  - Additional minimum 25% of resident parking spaces pre-ducted for future wiring.
- Development is required to construct common indoor amenity area (approx. 284 m<sup>2</sup>), including amenity rooms on all 4 floors.
- Sustainability features:
  - Landscaping that provides diversity with indigenous, drought tolerant native and non-invasive planting
  - Opportunities for urban agriculture with garden plots in the outdoor amenity area, edible planting and composting facilities.
  - Reductions in the Heat Island Effect and the rate and quantity of storm water run-off through providing a parking structure and the use of vegetation on the parking structure roof.
  - Electric vehicle provisions (20% of resident spaces provided with outlets and an additional 25% pre-ducted for future outlets)
  - Energy efficient 'Energy Star' appliances, windows, lighting systems, and space and water heating and cooling equipment.
  - Water efficient low flush toilets.
  - An emphasis on sustainable, recycled and renewable building materials as well as Low VOC products.
  - Construction and demolition waste will be recycled, and recycling facilities will be provided for residents.



Plan 1  
Feb 13, 2015  
DP 14-668373



13040 No. 2 Road, Richmond

HARBOUR WALK

(Parking entry from No 2 Road)

CIVIC ADDRESS:  
13040 No. 2 Road, Richmond

LEGAL DESCRIPTION:  
STRATALOTS 1 THROUGH 10 SECTION 18  
BLOCK 3 NORTH RANGE 6 WEST NEW  
WESTMINSTER DISTRICT STRATA PLAN  
LMS3089

ZONING:  
ZMJ24 - Commercial/Mixed Use  
London Landing (Steveston)

SET BACKS:  
WEST

No. 2 Road 4.5M(14'-9")  
No minimum Side Yard /Rear Yard

HEIGHT:  
Permitted 68.89' 21.0m  
Proposed 4 Storeys 16.0m (+/-) (Main Roof)  
64.92' 19.79m (T.O. Elev. Penthouse)

SITE AREA: 36.6mx110.6m 43,550.00 SF 4,046.00 SM

SITE COVERAGE (PERMITTED): 0.54 23517 SF 2,184.80 SM

FAR	RESIDENTIAL+ COMMERCIAL	PERMITTED FAR	PROPOSED FAR
FAR ALLOWED (RESIDENTIAL+COMMERCIAL)	59,664	1.37	1.37
FAR ALLOWED (AMENITY)	4,355	0.10	0.07
TOTAL FAR ALLOWED	64,019	1.47	
TOTAL FAR PROPOSED	62,723		1.44
VARIANCE	-1,296		

DENSITY CALCULATION											
Level	UNITS		GROSS FLOOR AREA		b		c		d		Total FAR
	a	Units	Residential	Commercial (double height)	Residential	Commercial	Amenity	Service	Stair/Elev	h=bs+c+d+e+f+g	
Level 1 (TOWNHOUSE L1)	18	14,256.00	3,760.00	640.00	930.00	14.00	19,570.00	1,584.00	17,986.00		
Level 2 (TOWNHOUSE L2)	33	14,470.00	1,273.00	14.00	1,097.00	14.00	15,770.00	2,380.00	14,470.00		
Level 3 (TOWNHOUSE L3)	33	15,562.00	1,583.00	14.00	1,583.00	15.00	16,770.00	2,380.00	15,562.00		
Level 4	14	14,562.00		510.00	48.00	350.00	60.00	15,630.00	1,568.00		
Total Area	55	55,903.00	3,760.00	3,060.00	1,944.00	1,711.00	232.00	65,710.00	6,047.00		59,663.00

PARKING CALCULATION:						
TOTAL PARKING:		REQUIRED		PROVIDED		TYPE
Section 7.7.4.						
1.5 SPACES PER DWELLING UNIT	55 x 1.5	82.5	99			0 smat, 2 WC
VISITORS/ 0.2 PER DWELLING UNIT*		11.0				
COMMERCIAL / RETAIL / OFFICE (3 PER 100SM)* (OR DAYCARE)	350 m2	12	12			4 smat, 1 WC
TOTAL PARKING		105.5	111			

BICYCLE PARKING CALCULATION:		REQUIRED		PROVIDED	TYPE
TOTAL BICYCLE PARKING:					
Section 7.14					
1.25 SPACES PER DWELLING UNIT	55 x 1.25	69.0	76		CLASS 1
0.2 SPACES PER DWELLING UNIT	55 x 0.2	11.0	12		CLASS 2
0.27 SPACES PER 100.0m2 OF CRU AREA	4 x 0.27	1.0	4		CLASS 1
TOTAL BICYCLE PARKING		81.0	92		

LOADING SPACE CALCULATION:		**REQUIRED		PROVIDED	TYPE
TOTAL LOADING SPACES:					
Section 7.13.6.					
RESIDENTIAL - 11 to 80 UNITS	55	1	1	**SHARED	ON-SITE
COMMERCIAL - 101 m2 to 500 m2	350m2	1	1	**SHARED	MEDIUM
**TOTAL LOADING		2	1	**SHARED	

\*\*Request for Variance: City staff support shared Loading Bay use for this project.

- A-0.00 PROJECT DATA NTS
- A-0.01 SITE CONTEXT NTS
- A-0.02 DESIGN RATIONALE NTS
- A-0.03 SITE CONTEXT AERIAL NTS
- A-0.04 SITE CONTEXT PHOTOS NTS
- A-0.05 SURVEY PLAN 1/16"=1'-0"
- A-0.06 CONTEXT PHOTOS NTS
- A-0.07 SHADOW STUDIES NTS

- A-1.00 PARKING PLAN 1/16"=1'-0"
- A-1.00a PARKING PLAN - PART 1 1/8"=1'-0"
- A-1.00b PARKING PLAN - PART 2 1/8"=1'-0"
- A-1.01 LOADING DIAGRAMS - 1 3/16" = 1'-0"
- A-1.02 LOADING DIAGRAMS - 2 3/16" = 1'-0"

- A-2.00 SITE / GROUND FLOOR PLAN 1/16"=1'-0"
- A-2.01 GROUND FLOOR PLAN - CLR 3/32"=1'-0"
- A-2.01a GROUND FLOOR PLAN - PART 1 1/8"=1'-0"
- A-2.01b GROUND FLOOR PLAN - PART 2 1/8"=1'-0"
- A-2.02 2ND FLOOR PLAN - CLR 3/32"=1'-0"
- A-2.02a 2ND FLOOR PLAN - PART 1 1/8"=1'-0"
- A-2.02b 2ND FLOOR PLAN - PART 2 1/8"=1'-0"
- A-2.03 3RD FLOOR PLAN - CLR 3/32"=1'-0"
- A-2.03a 3RD FLOOR PLAN - PART 1 1/8"=1'-0"
- A-2.03b 3RD FLOOR PLAN - PART 2 1/8"=1'-0"
- A-2.04 4TH FLOOR PLAN - CLR 3/32"=1'-0"
- A-2.04a 4TH FLOOR PLAN - PART 1 1/8"=1'-0"
- A-2.04b 4TH FLOOR PLAN - PART 2 1/8"=1'-0"
- A-2.05 ROOF PLAN - CLR 3/32"=1'-0"
- A-3.00 STREETSCAPE ELEVATION 1/16"=1'-0"
- A-3.01 ELEVATIONS - EAST / WEST 3/32"=1'-0"
- A-3.02 ELEVATIONS - NORTH / SOUTH 3/32"=1'-0"
- A-3.03 COLOUR ELEVATIONS - NORTH / WEST 1/8"=1'-0"
- A-3.04 ELEVATIONS - MATERIALS 1/4"=1'-0"
- A-3.05 3D IMAGES / PERSPECTIVE VIEWS NTS
- A-3.06 3D IMAGES / PERSPECTIVE VIEWS NTS

- A-4.01 SECTION A-A AS NOTED
- A-4.02 SECTIONS B-B AS NOTED
- A-4.03 SECTIONS C-C AS NOTED
- A-4.04 SECTIONS D-D AS NOTED
- A-4.05 SECTIONS E-E AS NOTED

- A-5.01 UNIT PLANS - 1BR 1/4"=1'-0"
- A-5.02 UNIT PLANS - 1BR 1/4"=1'-0"
- A-5.03 UNIT PLANS - 2BR 1/4"=1'-0"
- A-5.04 UNIT PLANS - 2BR 1/4"=1'-0"
- A-5.05 UNIT PLANS - 2BR + DEN 1/4"=1'-0"
- A-5.06 UNIT PLANS - 3BR 1/4"=1'-0"
- A-5.07 UNIT PLANS - CH-A1, CH-A2 1/4"=1'-0"
- A-5.08 UNIT PLANS - CH-A3, CH-A4, CH-A5 1/4"=1'-0"
- A-5.09 UNIT PLANS - CH-B1, CH-B2 1/4"=1'-0"
- A-5.10 UNIT PLANS - CH-C1, CH-C2 1/4"=1'-0"

- L1 LANDSCAPE PLAN 1/16"=1'-0"
- L2 SHRUB PLAN WEST 1/8"=1'-0"
- L3 SHRUB PLAN EAST 1/8"=1'-0"



GBL ARCHITECTS  
179 EAST 8TH AVENUE  
VANCOUVER, BRITISH COLUMBIA V6C 1B8  
TEL: 604.278.1155 F: 604.271.8279  
GBLARCHITECTS.COM

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NOTES  
NO. DESCRIPTION

REVISIONS  
NO. DATE REVISIONS  
1 09/01/2012 REVISION 1 - PROJECT INFORMATION  
2 04/02/2014 REVISION 2 - PROJECT INFORMATION  
3 04/02/2014 REVISION 3 - PROJECT INFORMATION  
4 04/02/2014 REVISION 4 - PROJECT INFORMATION  
5 04/02/2014 REVISION 5 - PROJECT INFORMATION  
6 04/02/2014 REVISION 6 - PROJECT INFORMATION  
7 04/02/2014 REVISION 7 - PROJECT INFORMATION  
8 04/02/2014 REVISION 8 - PROJECT INFORMATION  
9 04/02/2014 REVISION 9 - PROJECT INFORMATION  
10 04/02/2014 REVISION 10 - PROJECT INFORMATION

Plan 2 Feb 13, 2015  
DP 14-668373

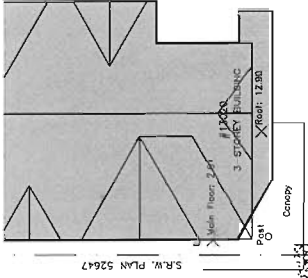
HARBOUR WALK  
13040 NO. 2 ROAD  
RICHMOND, B.C.  
FOR FORTUNE VENTURE  
ENTERPRISES LTD.

PROJECT DATA

DATE FEB. 2012  
DRAWN BY RE: EA  
CHECKED BY TB  
SCALE NTS  
JOB NUMBER 1119

A-0.00

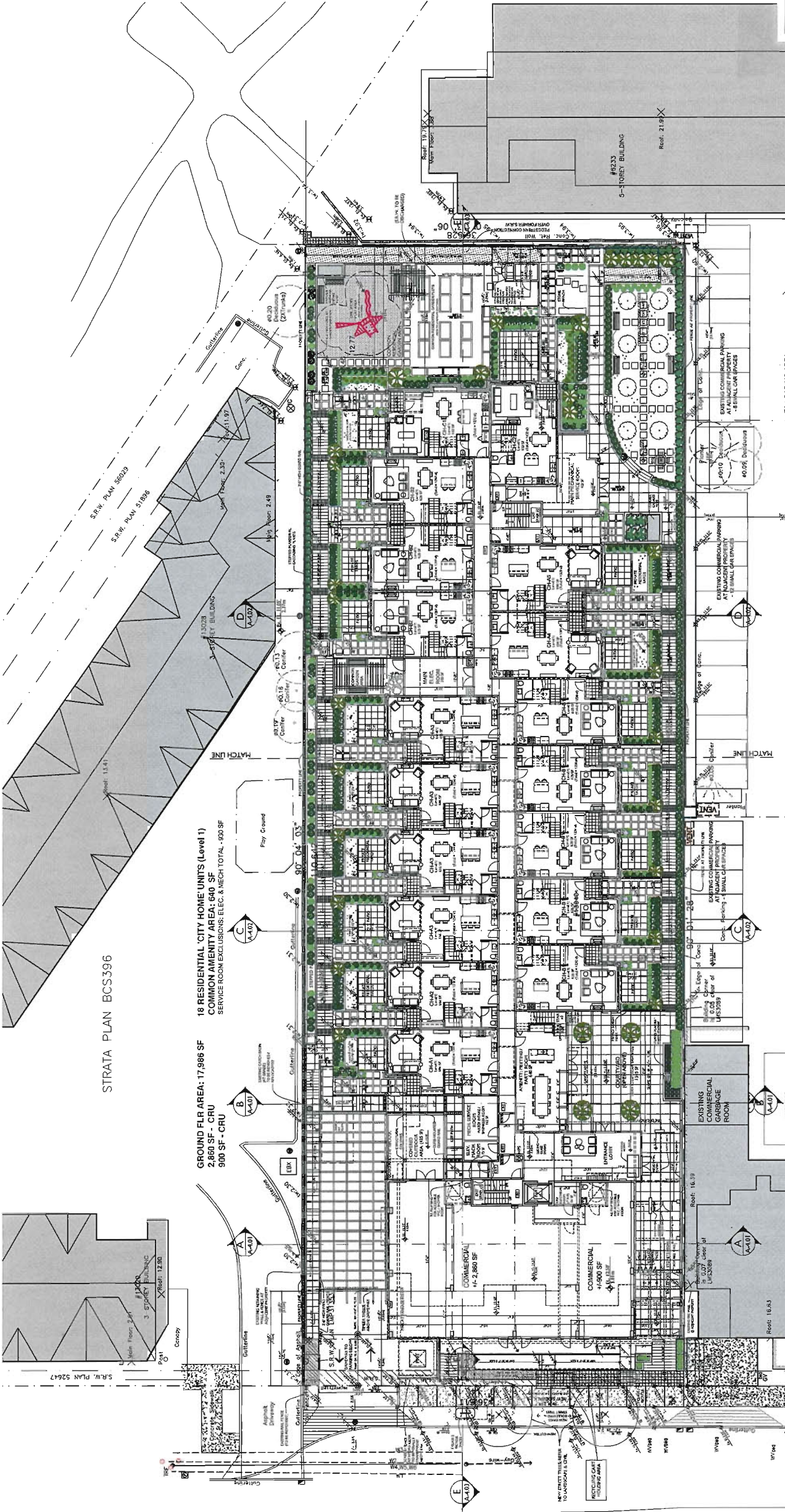




STRATA PLAN BCS396

GROUND FLR AREA: 17,986 SF  
2,860 SF - CRU  
900 SF - CRU

18 RESIDENTIAL 'CITY HOME' UNITS (Level 1)  
COMMON AMENITY AREA: 640 SF  
SERVICE ROOM EXCLUSIONS: ELEC. & MECH TOTAL: 900 SF



NO. 2 ROAD  
Crown of Road

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98	10/10/2014	REVISIONS
99	10/10/2014	REVISIONS
100	10/10/2014	REVISIONS

Plan 3a Feb 13, 2015  
DP 14-668373

HARBOUR WALK  
13040 NO. 2 ROAD  
RICHMOND, B.C.  
FOR FORTUNE VENTURE  
ENTERPRISES LTD.

SITE / GROUND  
FLOOR PLAN

DATE: FEB. 2013  
DRAWN BY: EA  
CHECKED BY: TB  
SCALE: 1/8" = 1'-0"  
JOB NUMBER: 1119

STRATA PLAN BCS2527

EXISTING COMMERCIAL  
PARKING - 10 SMALL  
CAR SPACES / 1  
WHEELCHAIR SPACE

STRATA PLAN BCS3565

3-STORY BUILDING  
WITH UNDERGROUND PARKING

LONDON ROAD

A-2.00





NOTES  
NO. DESCRIPTION

NO.	DATE	DESCRIPTION
1	10/10/14	ISSUED FOR PERMIT
2	01/20/15	ISSUED FOR PERMIT
3	02/13/15	ISSUED FOR PERMIT
4	02/13/15	ISSUED FOR PERMIT
5	02/13/15	ISSUED FOR PERMIT
6	02/13/15	ISSUED FOR PERMIT
7	02/13/15	ISSUED FOR PERMIT
8	02/13/15	ISSUED FOR PERMIT
9	02/13/15	ISSUED FOR PERMIT
10	02/13/15	ISSUED FOR PERMIT

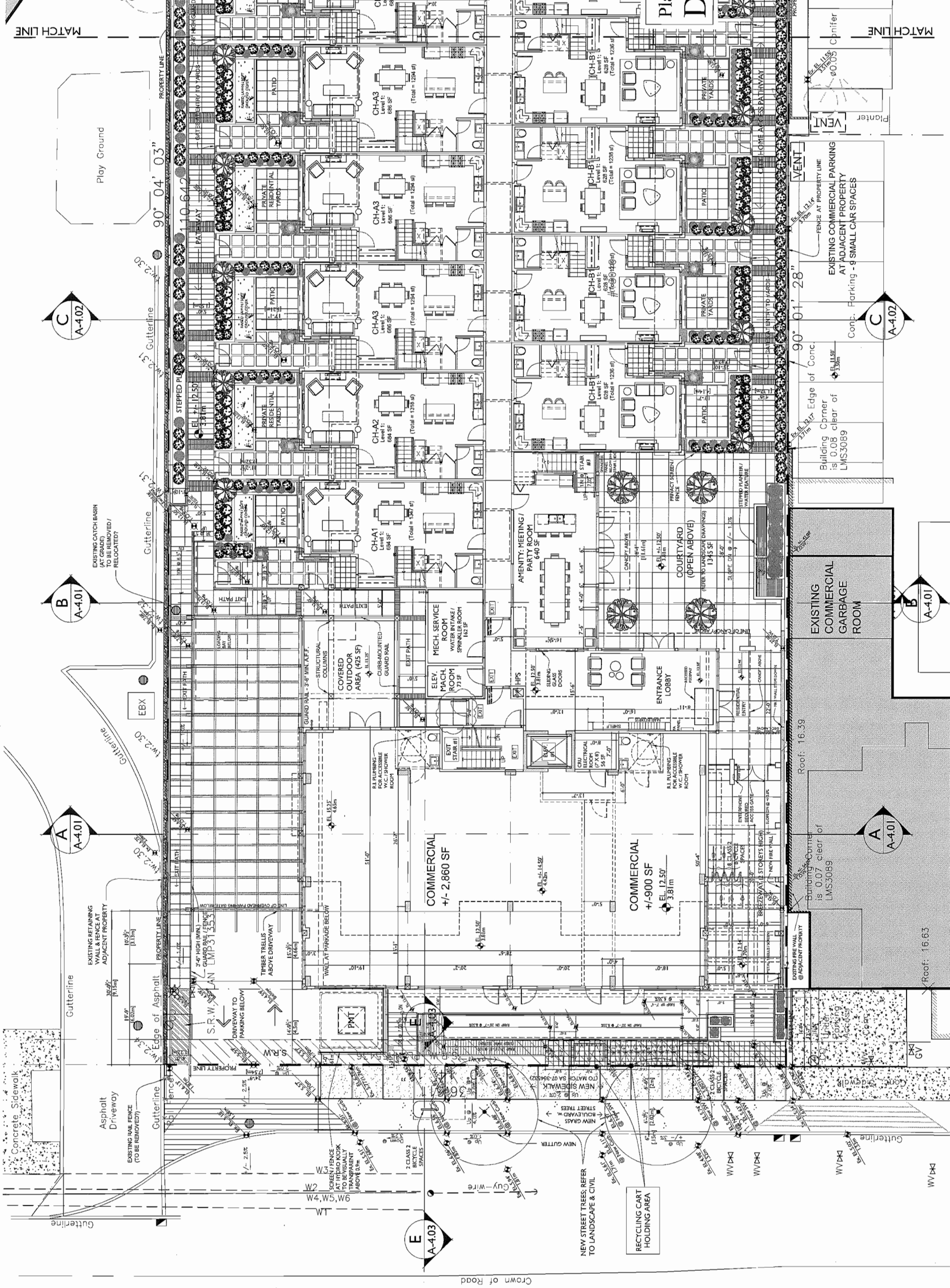
Plan 3b Feb 13, 2015  
DP 14-668373

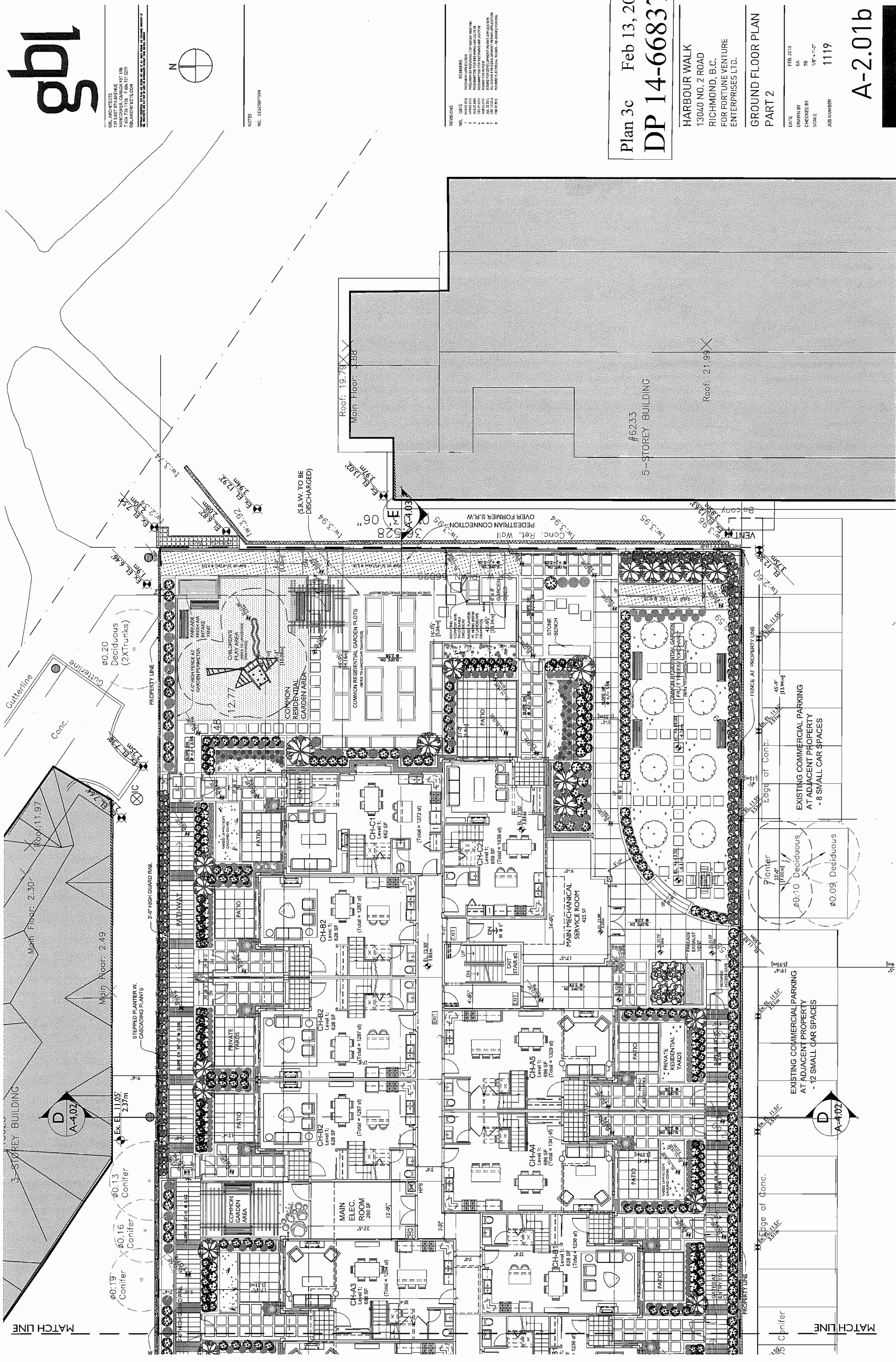
HARBOUR WALK  
13040 NO. 2 ROAD  
RICHMOND, B.C.  
FOR FORTUNE VENTURE  
ENTERPRISES LTD.

GROUND FLOOR PLAN  
PART 1

DATE: FEB. 2013  
DRAWN BY: EA  
CHECKED BY: TB  
SCALE: 1/8" = 1'-0"  
JOB NUMBER: 1119

A-2.01a





gbl

GBL ARCHITECTS  
130 EAST 10TH AVENUE  
VANCOUVER, CANADA V6T 1B8  
TEL: 604.681.1271  
WWW.GBL-ARCHITECTS.COM

PROJECT NO. 14-668373  
DATE: FEB. 2015  
DRAWN BY: EA  
CHECKED BY: TB  
SCALE: 1/8" = 1'-0"  
JOB NUMBER: 1119

NO.	DESCRIPTION
1	REVISIONS
2	DATE
3	REVISIONS
4	DATE
5	REVISIONS
6	DATE
7	REVISIONS
8	DATE
9	REVISIONS
10	DATE

NO.	DATE	REVISIONS
1	APRIL 2015	PROVIDE A 1/8" SCALE PLAN FOR THE MEETING
2	APRIL 2015	PROVIDE A 1/8" SCALE PLAN FOR THE MEETING
3	APRIL 2015	PROVIDE A 1/8" SCALE PLAN FOR THE MEETING
4	APRIL 2015	PROVIDE A 1/8" SCALE PLAN FOR THE MEETING
5	APRIL 2015	PROVIDE A 1/8" SCALE PLAN FOR THE MEETING
6	APRIL 2015	PROVIDE A 1/8" SCALE PLAN FOR THE MEETING
7	APRIL 2015	PROVIDE A 1/8" SCALE PLAN FOR THE MEETING
8	APRIL 2015	PROVIDE A 1/8" SCALE PLAN FOR THE MEETING
9	APRIL 2015	PROVIDE A 1/8" SCALE PLAN FOR THE MEETING
10	APRIL 2015	PROVIDE A 1/8" SCALE PLAN FOR THE MEETING

Plan 3c Feb 13, 2015

DP 14-668373

HARBOUR WALK  
13040 NO. 2 ROAD  
RICHMOND, B.C.  
FOR FORTUNE VENTURE  
ENTERPRISES LTD.

GROUND FLOOR PLAN  
PART 2

DATE	FEB. 2015
DRAWN BY	EA
CHECKED BY	TB
SCALE	1/8" = 1'-0"
JOB NUMBER	1119

A-2.01b



08. ARCHITECTS  
135 EAST BAY AVENUE  
T 904.324.1150 F 904.321.1279  
GBLARCHITECTS.COM  
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PARKING STALL SIZES AND COUNT = 111	
SMALL CAR STALLS No. = 4 (08)	STANDARD CAR STALLS No. = 107 (94X)



NOTES
NO. DESCRIPTION

REVISIONS	
NO.	DATE
1	MAR 2012
2	APR 2013
3	405 22 2013
4	DEC 16 2013
5	JAN 15 2014
6	JUL 23 2011
7	DEC 20 2014
8	FEB 20 2015

REMARKS	
REZONING APPLICATION	
PAYMENT OF REZONING / ZONING MEETING	
RECEIVED FOR REZONING APPLICATION	
RECEIVED FOR REZONING APPLICATION	
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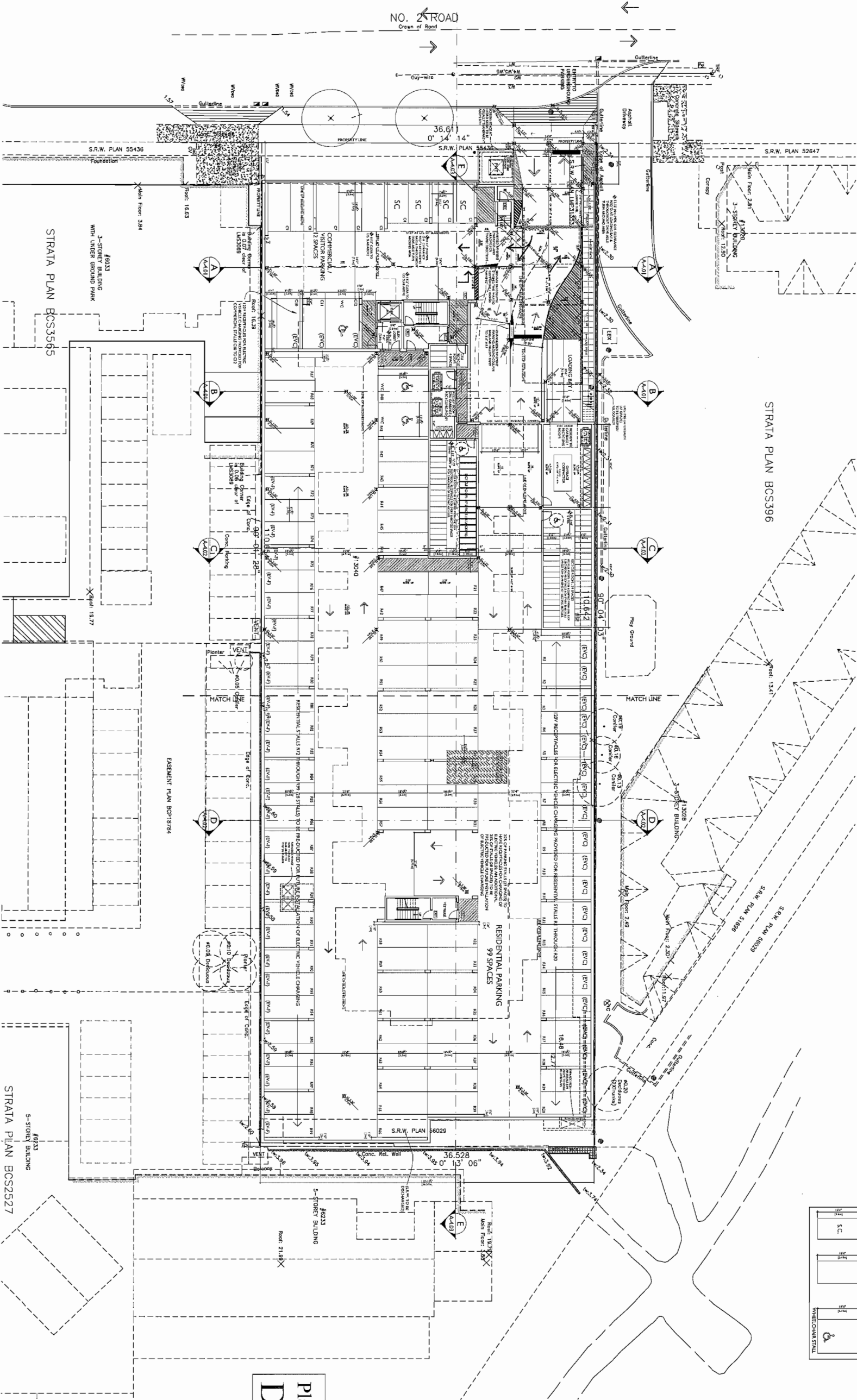
Plan 4a Feb 10, 2015  
DP 14-668373

HARBOR WALK  
13040 NO. 2 ROAD  
RICHMOND, B.C.  
FOR FORTUNE VENTURE  
ENTERPRISES LTD.

PARKING PLAN

DATE	FEB. 2015
DRAWN BY	EA
CHECKED BY	TB
SCALE	1/16" = 1'-0"
JOB NUMBER	1119

A-1.00





NO.	DESCRIPTION	NOTES

REVISIONS	NO.	DATE	REMARKS
	1	MAR 21 2012	REWORKING APPLICATION
	2	MAR 21 2012	PRELIMINARY RECORDS FOR REVIEW/REWORKING
	3	APR 05 2013	REQUESTED FOR REWORKING APPLICATION
	4	APR 24 2012	REWORKING APPLICATION
	5	JUN 25 2012	FOR REVIEW/REWORKING
	6	MAY 22 2013	ISSUES FOR DEVELOPMENT PERMIT APPLICATION
	7	APR 23 2014	RE-APPLIED FOR DEVELOPMENT PERMIT APPLICATION
	8	MAR 10 2016	RE-APPLIED FOR DEVELOPMENT PERMIT APPLICATION

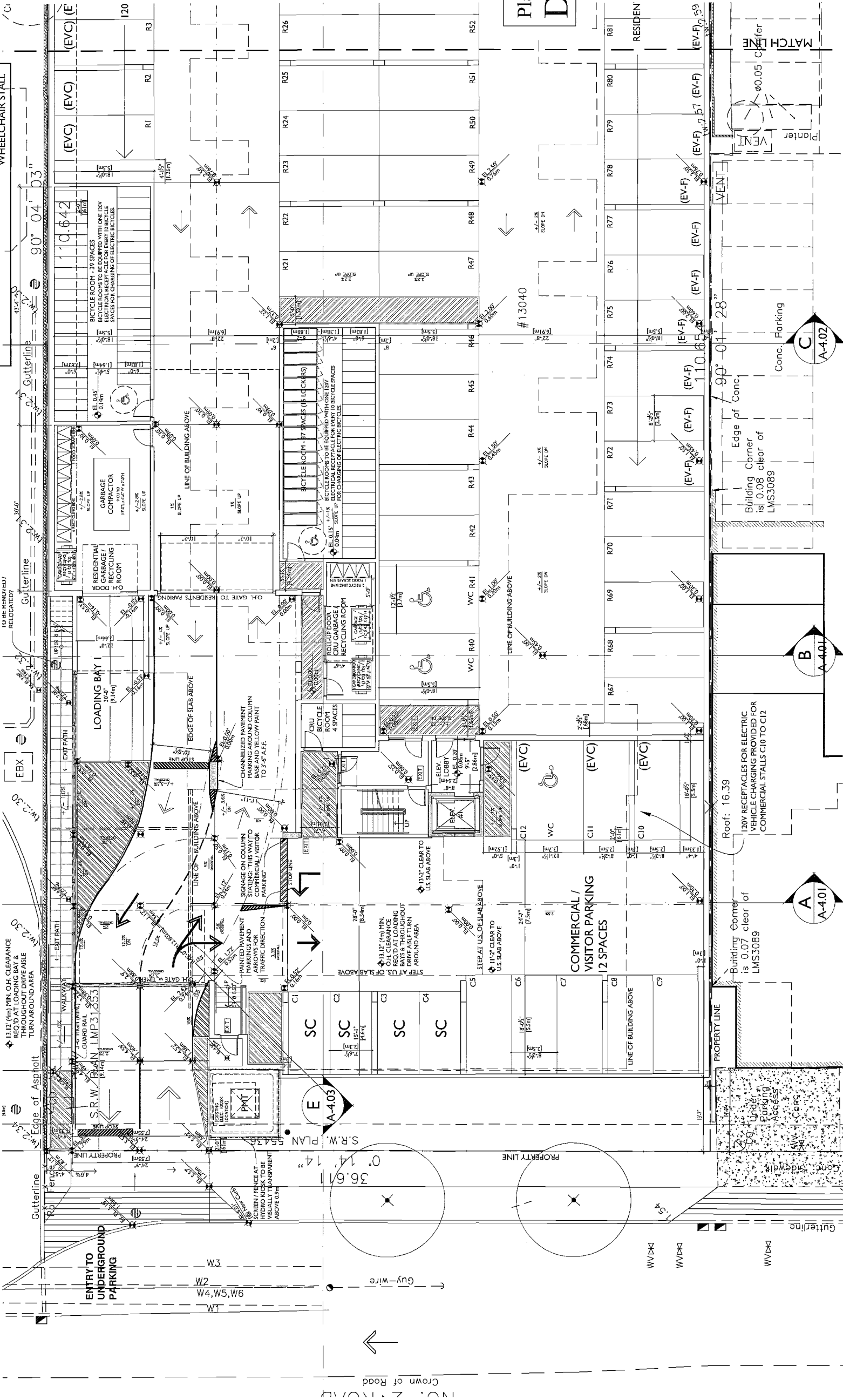
Plan 4b    Feb 13, 2015  
DP 14-668373

HARBOUR WALK  
13040 NO. 2 ROAD  
RICHMOND, B.C.  
FOR FORTUNE VENTURE  
ENTERPRISES LTD.

# PARKING PLAN PART 1

DATE FEB. 2013  
DRAWN BY EA  
CHECKED BY TB  
SCALE 1/8" = 1'-0"  
JOB NUMBER 1119

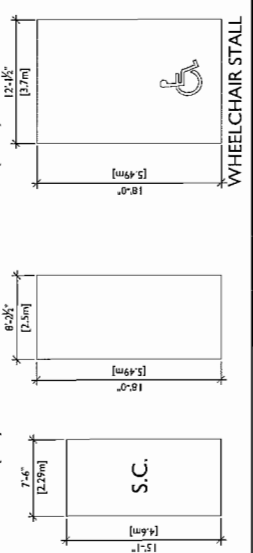
A-1.00a



PARKING STALL SIZES AND COUNT = III

SMALL CAR STALLS  
No. = 4 (4%)

STANDARD CAR STALLS  
No. = 107 (96%)



gbl

G.B.L. ARCHITECTS  
139 EAST 8TH AVENUE  
VANCOUVER, CANADA V6T 1B6  
TEL: 604.681.1071  
G.B.L. ARCHITECTS.COM

WE warrant the work to be in accordance with the applicable laws, regulations, codes and standards of the City of Vancouver and the Province of British Columbia.



NOTES  
NO. DESCRIPTION

NO.	DATE	REVISIONS
1	MAY 2012	REVISIONS
2	JULY 2012	REVISIONS
3	SEP 2012	REVISIONS
4	NOV 2012	REVISIONS
5	FEB 2013	REVISIONS
6	MAY 2013	REVISIONS
7	AUG 2013	REVISIONS
8	NOV 2013	REVISIONS
9	FEB 2014	REVISIONS

Plan 4c Feb 13, 2015  
DP 14-668373

HARBOUR WALK  
13040 NO. 2 ROAD  
RICHMOND, B.C.  
FOR FORTUNE VENTURE  
ENTERPRISES LTD.

PARKING PLAN  
PART 2

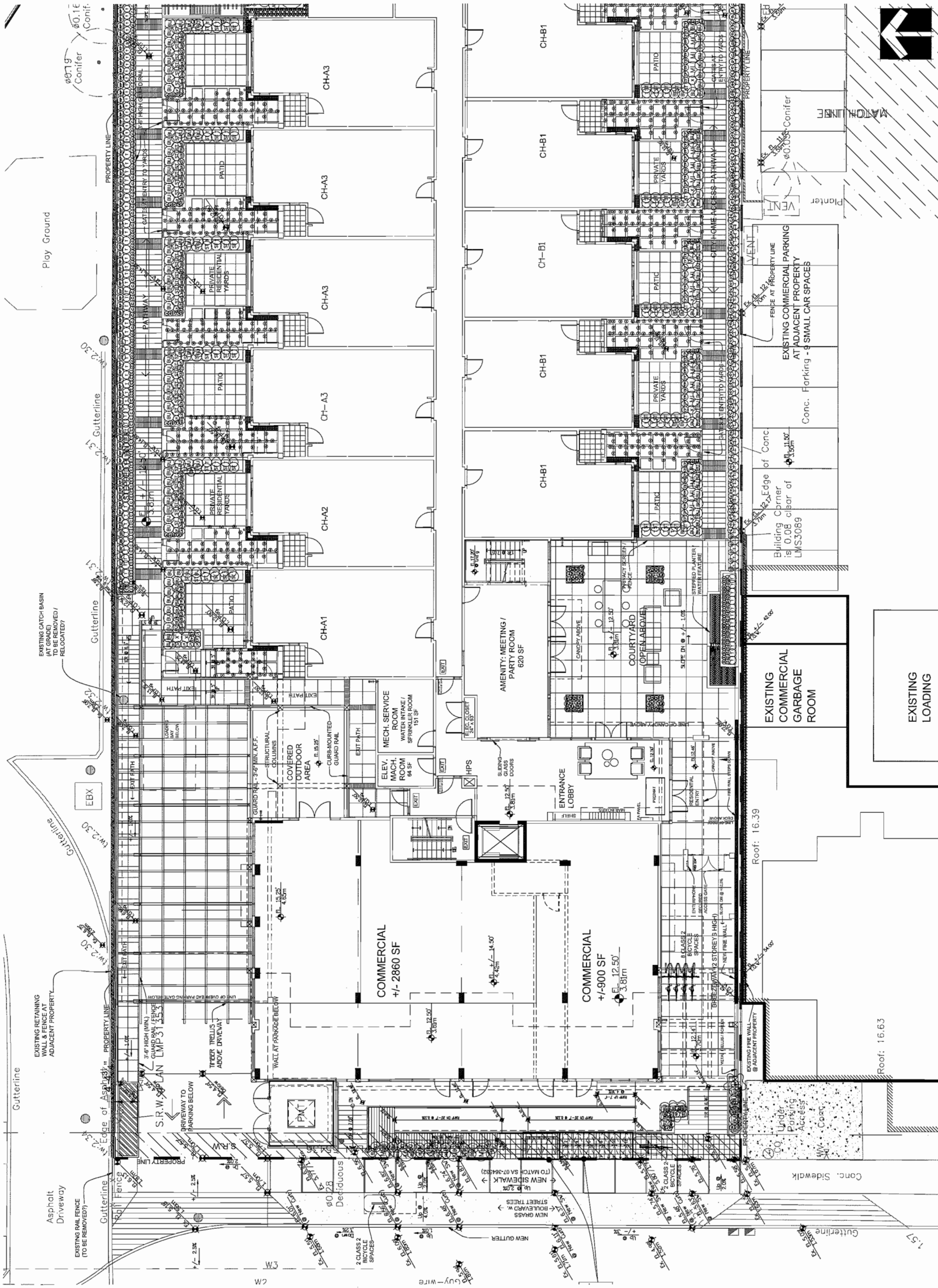
DATE: FEB. 2013  
DRAWN BY: EA  
CHECKED BY: TB  
SCALE: 1/8" = 1'-0"  
JOB NUMBER: 1119

A-1.00b











SEAL:

PLANT SCHEDULE			PMG PROJECT NUMBER: 13-097	
KEY	CITY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
7		ALLIUM SCIENCEPRASUM	CHIVES	#1 POT
8		BERBERIS THUNBERGII X TROPICURPUREA MANA	RED DWARF BARBERY	#2 POT, 30CM
9		BOUXS RHICOPHYLLA WHITE GEM	LITTLE LEAF BOX	#3 POT, 40CM
10		BOUXS RHICOPHYLLA YLLA WHITE	WHITE BOX	#3 POT, 40CM
11		LIQUIDUM TEXANUM	GLOBE PHIVET	CONTAINER STD. #3 POT, 75CM 2 SHIRE TOP 94RY
12		ROMARINUS OFFICIALIS	ROSEMARY	#1 POT
2		SARCOCOCCA HOOKERIANA RUSCIFOLIA	FRAGRANT SWEETBOX	#1 POT
409		TAXUS BACCATA	ENGLISH YEW	1.5 M
25		VACCINIUM - ELLIOT & REKA	2 VARIETIES OF BLUEBERRY	#3 POT
GRASS				
453		CAREX O. EVERGOLD	GOLDEN SEDGE	11 CM POT
63		HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
48		MISCANTHUS "YAKU JWA"	DWARF MAIDEN HAIR GRASS	#2 POT
237		STIPA TENISSIMA	MEXICAN FEATHER GRASS	#1 POT
VINE				
9		JASMINUM OFFICINALE	COMMON WHITE JASMINE	#2 POT, 40CM STANED
PERENNIAL				
81		AUBRIETA VACCANT DEEP PURPLE	ROCK CRESS	9 CM POT
10		HEUCHERA SAGRANTHA "PALACE PURPLE"	CORAL BELLS, PURPLE RED	15CM POT
282		HOSTA FORVUNTEI "FRANCEE"	HOSTA, CREEPY AND WHITE VARIEGATED	#2 POT, 1-2 EYE
73		LAVANDULA ANGUSTIFOLIA "HIDCOTE BLUE"	ENGLISH LAVENDER, COMPACT, DEEP PURPLE	#1 POT
11		RUBROECIA F. SULLIVANTII "GOLDSTURM"	BLACK EYED SUSAN	15 CM POT
1028		SAULUS OFFICIALIS	SAGE	#1 POT
11		THYUSUS SCRPTILLUM	MOTHER OF THYME	9 CM POT
CO.				
7		ASPLENIUM SCLOPEHORUM	HART'S TONGUE FERN	#1 POT
105		ORISANUM VULGARE "AUREUM"	OREGANO	#1 POT, 20CM
190		RUBUS PENTALOBIS	CREEPING RASBERRY	9 CM POT
4		THYTAUS	CULINARY THYME	4" POT

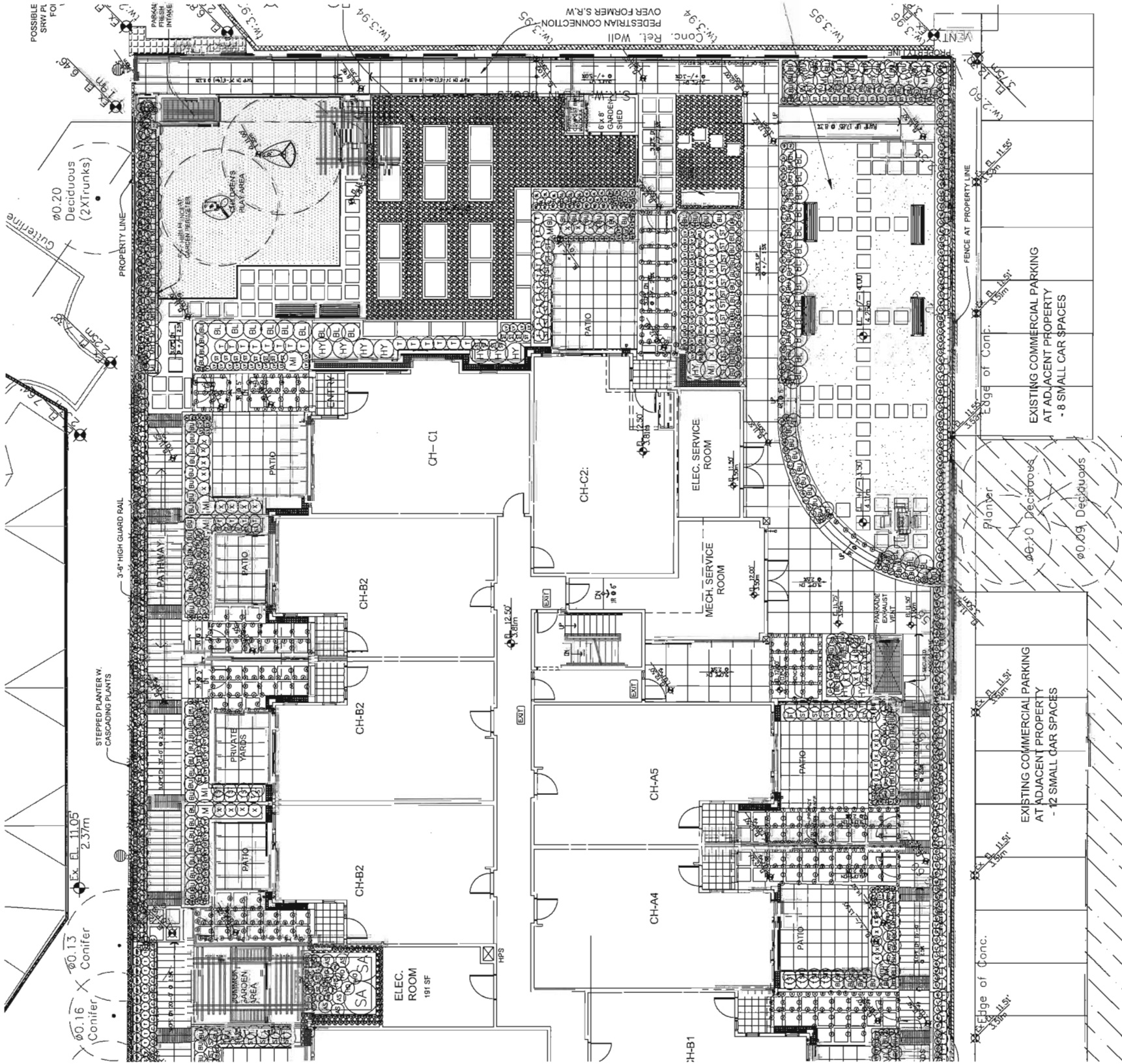
NOTES: - PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE IBC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER LANDSCAPE ARCHITECT'S SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. - SUBSTITUTIONS: OBTAIN WRITTEN PERMISSION FROM LANDSCAPE ARCHITECT PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. - SUBSTITUTIONS ARE SUBJECT TO 8% LANDSCAPE STANDARD - DETERMINATION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY



TREE IMAGES



SHRUB/GRASSES IMAGES



Plan 5c Feb 13, 2015  
DP 14-668373

HARBOUR WALK  
MIXED USE DEVELOPMENT

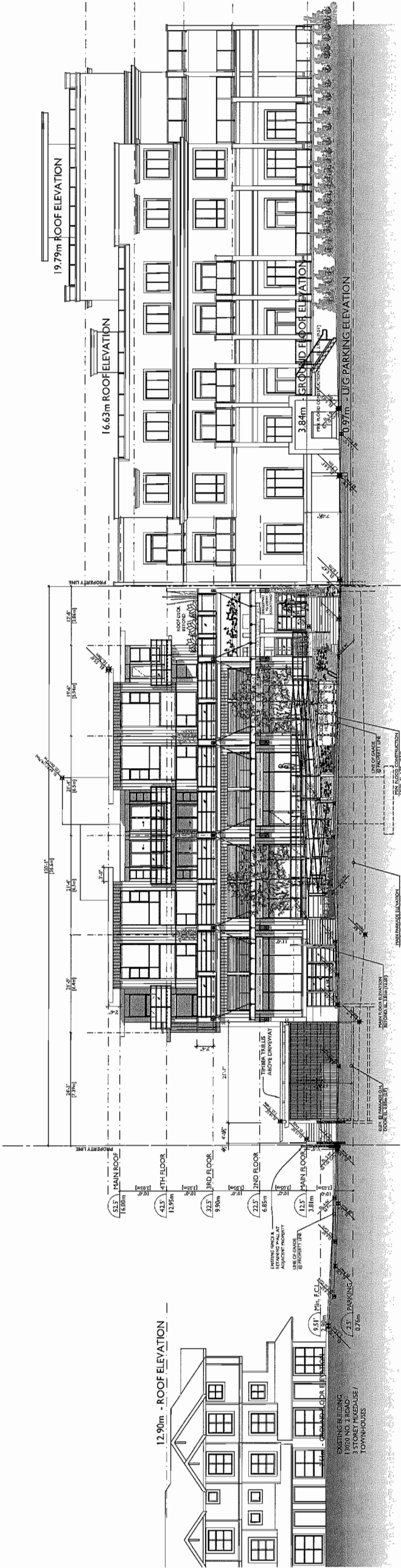
13040 NO. 2 ROAD  
RICHMOND, BC

DRAWING TITLE:  
**SHRUB PLAN  
EAST**

DATE: 13 JUL 03  
SCALE: 1/8" = 1'-0"  
DRAWN: RH  
DESIGN: RH  
CHKD: PCM  
DRAWING NUMBER:  
**L3**  
OF 3

PMG PROJECT NUMBER:  
13-097

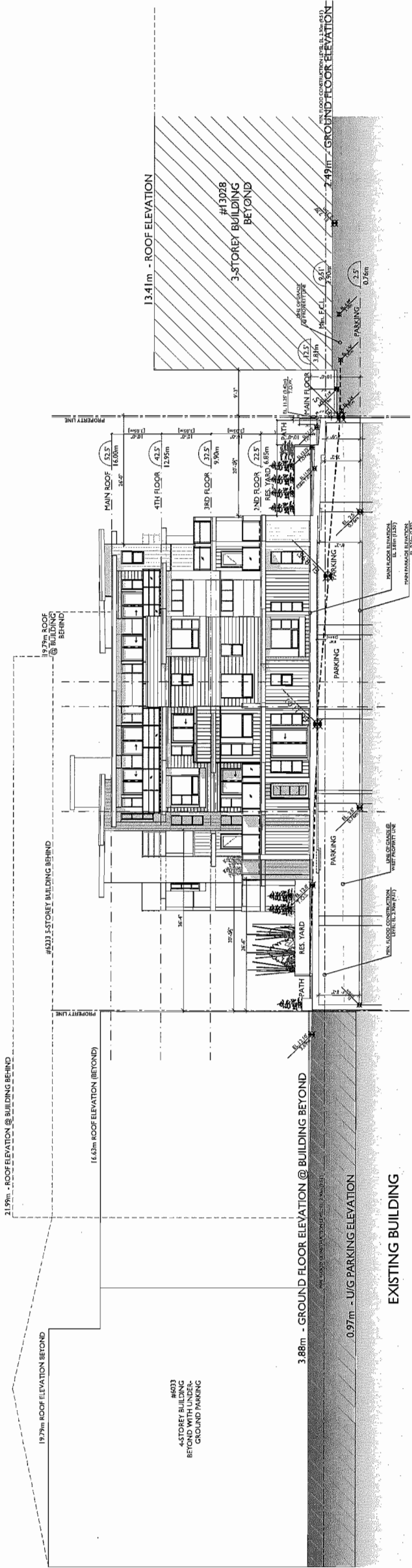




WEST ELEVATION

EXISTING BUILDING  
#6033 LONDON ROAD  
4-STORY BUILDING  
w. U.G. PARKING

NO.	DATE	REVISIONS
1	MAY 2012	REVISIONS FOR PERMITTING
2	JUL 2013	REVISIONS FOR PERMITTING
3	AUG 2013	REVISIONS FOR PERMITTING
4	SEP 2013	REVISIONS FOR PERMITTING
5	OCT 2013	REVISIONS FOR PERMITTING
6	NOV 2013	REVISIONS FOR PERMITTING
7	DEC 2013	REVISIONS FOR PERMITTING
8	JAN 2014	REVISIONS FOR PERMITTING
9	FEB 2014	REVISIONS FOR PERMITTING
10	MAR 2014	REVISIONS FOR PERMITTING
11	APR 2014	REVISIONS FOR PERMITTING
12	MAY 2014	REVISIONS FOR PERMITTING
13	JUN 2014	REVISIONS FOR PERMITTING
14	JUL 2014	REVISIONS FOR PERMITTING
15	AUG 2014	REVISIONS FOR PERMITTING
16	SEP 2014	REVISIONS FOR PERMITTING
17	OCT 2014	REVISIONS FOR PERMITTING
18	NOV 2014	REVISIONS FOR PERMITTING
19	DEC 2014	REVISIONS FOR PERMITTING
20	JAN 2015	REVISIONS FOR PERMITTING
21	FEB 2015	REVISIONS FOR PERMITTING

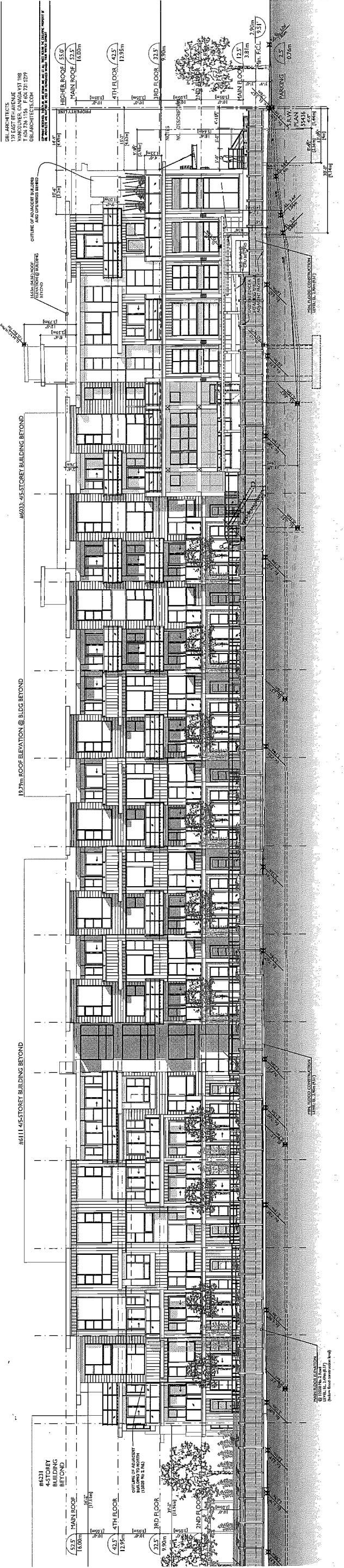


EAST ELEVATION

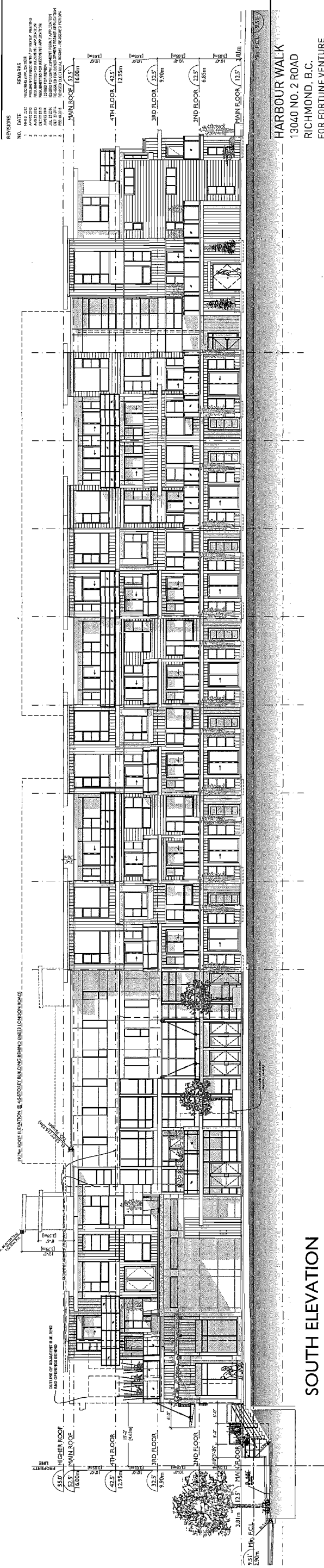
EXISTING BUILDING

Plan 6 Feb 13, 2015  
DP 14-668373

HARBOUR WALK 13040 NO. 2 ROAD RICHMOND, B.C. FOR FORTUNE VENTURE ENTERPRISES LTD.
ELEVATIONS EAST / WEST
DATE: JUL. 2013 DRAWN BY: EA CHECKED BY: TB SCALE: 3/32" = 1'-0" JOB NUMBER: 1119



NORTH ELEVATION



SOUTH ELEVATION

ELEVATIONS  
NORTH / SOUTH

DATE: JUL 2013  
DRAWN BY: EA  
CHECKED BY: TB  
SCALE: 3/32" = 1'-0"  
JOB NUMBER: 1119

Plan 7 Feb 13, 2015  
DP 14-668373

A-3.02





WEST ELEVATION



PARTIAL NORTH ELEVATION

gbl

GBL ARCHITECTS  
139 EAST 8TH AVENUE  
VANCOUVER, BRITISH COLUMBIA V6T 1K8  
TEL: 604.731.1156, F: 604.731.5279  
GBLARCHITECTS.COM

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NOTES
NO. DESCRIPTION

REVISIONS	NO.	DATE	REMARKS
	1	APR 01 2013	REVISIONS
	2	APR 01 2013	PRELIMINARY REVIEW / DP REVIEW MEETING
	3	APR 01 2013	REVISIONS
	4	DEC 21 2013	REVISIONS FOR ARCHITECTURAL APPLICATION
	5	JUN 01 2014	REVISIONS FOR REVIEW
	6	DEC 21 2014	REVISIONS FOR DEVELOPMENT PERMIT APPLICATION

Plan 8      Feb 13, 2015  
DP 14-668373

HARBOUR WALK  
13040 NO. 2 ROAD  
RICHMOND, B.C.  
FOR FORTUNE VENTURE  
ENTERPRISES LTD.

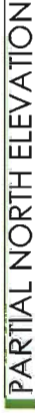
COLOUR ELEVATIONS  
NORTH / WEST

DATE	SEP. 2013
DRAWN BY	EA
CHECKED BY	TB
SCALE	1/8" = 1'-0"
JOB NUMBER	1119

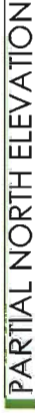
A-3.03



MATERIALS LEGEND			
1	SILVER METAL VERTICAL CLADDING	9	HEAVY TIMBER POSTS
2	WHITE HARDPLANK HORIZONTAL SIDING	10	STEEL RAMP SECTIONS W.
3	LIGHT GREY HARDPANEL W. CLEAR		METAL HANDRAILS - CHARCOAL
	ANODIZED ALUMINUM REVEALS	11	CEDAR SOFFIT - CLEAR STAIN
4	CHARCOAL SPANDREL PANEL	12	WOOD FASCIA TRIM - CHARCOAL
5	ALUMINUM STOREFRONT	13	CHARCOAL METAL SCREEN
	WINDOWS - CHARCOAL FRAMES		PLANTED W. GREENERY
6	VINYL WINDOWS - CHARCOAL FRAME	14	ALUMINUM LOUVRES
7	STEEL & GLASS CANOPY		- CHARCOAL FINISH
8	GLASS & METAL GUARDRAIL	15	STONE VENEER



MATERIALS LEGEND			
1	SILVER METAL VERTICAL CLADDING	9	HEAVY TIMBER POSTS
2	WHITE HARDPLANK HORIZONTAL SIDING	10	STEEL RAMP SECTIONS W.
3	LIGHT GREY HARDPANEL W. CLEAR		METAL HANDRAILS - CHARCOAL
	ANODIZED ALUMINUM REVEALS	11	CEDAR SOFFIT - CLEAR STAIN
4	CHARCOAL SPANDREL PANEL	12	WOOD FASCIA TRIM - CHARCOAL
5	ALUMINUM STOREFRONT	13	CHARCOAL METAL SCREEN
	WINDOWS - CHARCOAL FRAMES		PLANTED W. GREENERY
6	VINYL WINDOWS - CHARCOAL FRAME	14	ALUMINUM LOUVRES
7	STEEL & GLASS CANOPY		- CHARCOAL FINISH
8	GLASS & METAL GUARDRAIL	15	STONE VENEER



REVISIONS		
NO.	DATE	REMARKS
1	MARCH 2012	PENDING APPLICATION
2	APRIL 2012	FIELDWARRANT REQUESTED / DP REVIEW MEETING
3	MAY 17, 2012	RECEIVED LETTER FROM DP REPLYING APPLICATION
4	SEPTEMBER 2012	RECEIVED LETTER FROM FIELDWARRANT REQUESTING APPLICATION
5	OCT 12, 2012	DOUGLAS FOR REVIEW
6	NOV 12, 2012	RECEIVED FIELDWARRANT REQUESTING APPLICATION
7	DEC 23, 2012	RECEIVED LETTER FROM FIELDWARRANT REQUESTING APPLICATION

NO.	DESCRIPTION	NOTES

DATE JUL, 2014  
DRAWN BY EA  
CHECKED BY TB  
SCALE 1/4" = 1'-0"  
JDB NUMBER 1119

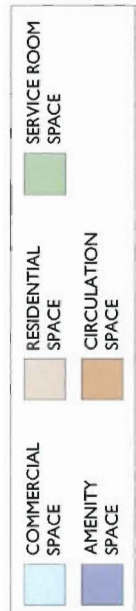
HARBOUR WALK  
13040 NO. 2 ROAD  
RICHMOND, B.C.  
FOR FORTUNE VENTURE  
ENTERPRISES LTD.

ELEVATIONS  
TYPICAL MATERIALS

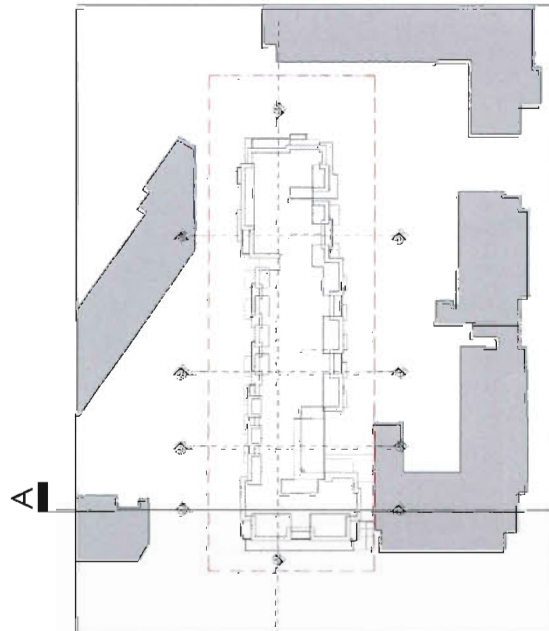
Plan 9 Feb 13, 2015  
DP 14-668373

# A-3.04

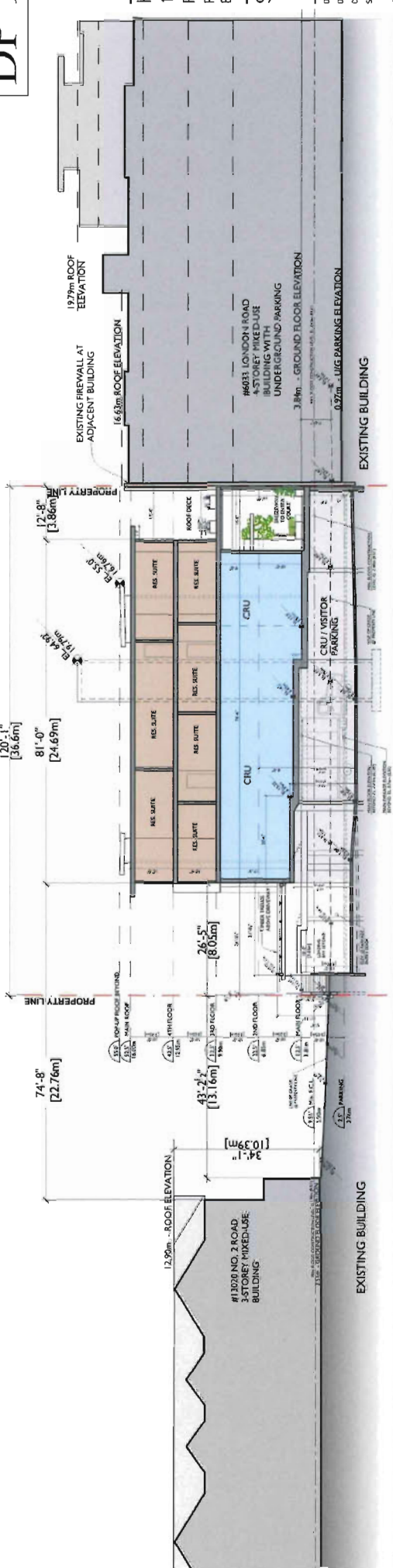




Plan 10 Feb 13, 2015  
DP 14-668373



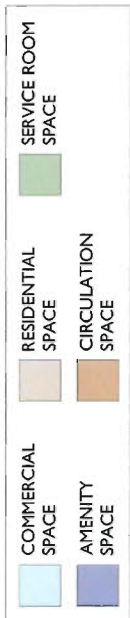
### KEYPLAN:



## SECTION A-A

DATE	MAR. 2014
DRAWN BY	EA
CHECKED BY	TB
SCALE	AS NOTED
JOB NUMBER	1119





## EXISTING BUILDING

MAIN FLOOR ELEVATION

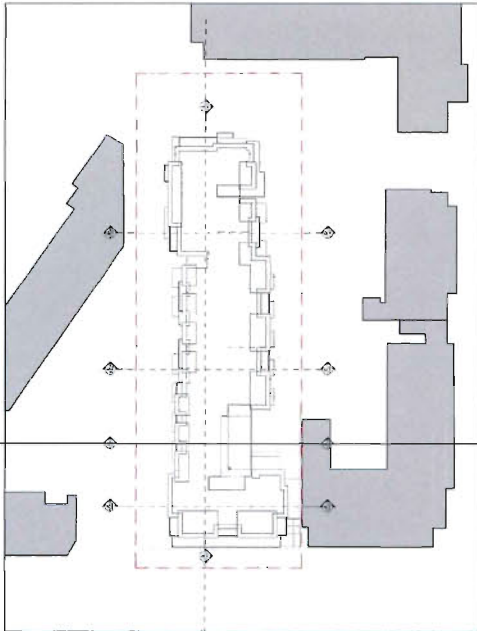
PROPERTY LINE

## EXISTING BUILDING

REVIEWS	NO.	DATE	REMARKS
	1	MAY 20 1973	PERFORM APPLICATION
	2	MAY 21 1973	ANALYSIS OF HOW WORKING
	3	MAY 22 1973	RECOMMENDED FOR REQUIRING APPLICATION
	4	MAY 23 1973	EXAMINED FOR REQUIRING APPLICATION
	5	MAY 24 1973	EDUCATED FOR REVIEW
	6	JUN 20 1974	RECOMMENDED FOR PERFORM APPLICATION
	7	JUN 22 1974	RECOMMENDED FOR DEVELOPMENT PERFORM APPLICATION

Plan 11 Feb 13, 2015  
DP 14-668373

## SECTION B-B



## KEYPLAN

## SECTION B-B

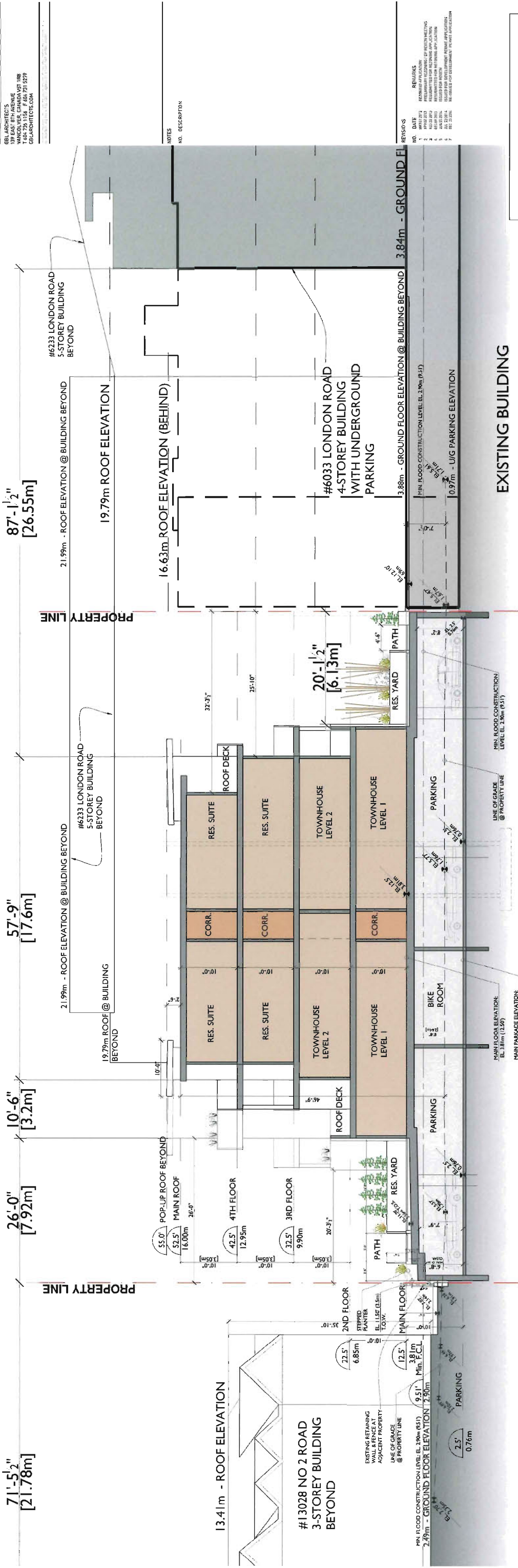
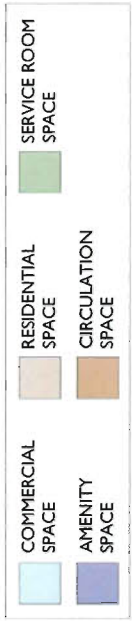
**HARBOUR WALK**  
13040 NO. 2 ROAD  
RICHMOND, B.C.  
FOR FORTUNE VENTURE  
ENTERPRISES LTD.

SECTION B-B

DATE	MAR, 2014
DRAWN BY	EA
CHECKED BY	TB
SCALE	AS NOTED
JOB NUMBER	1119

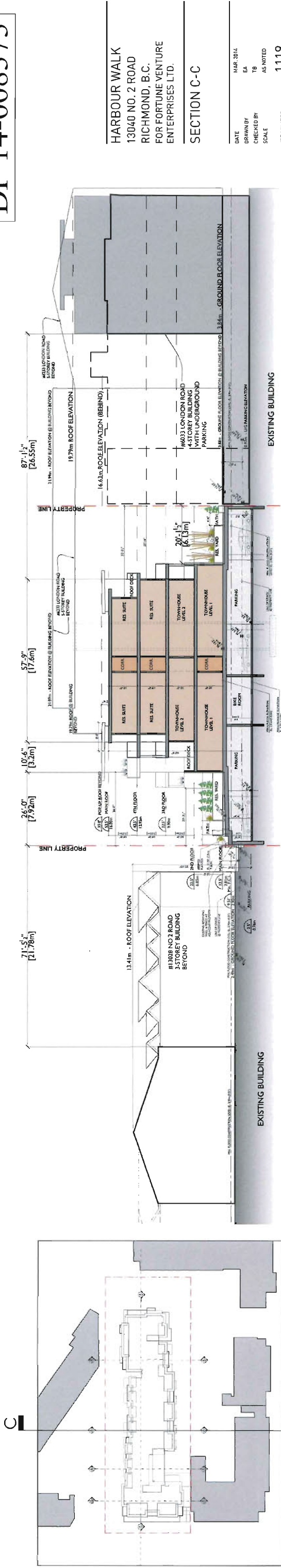
## A-4.02





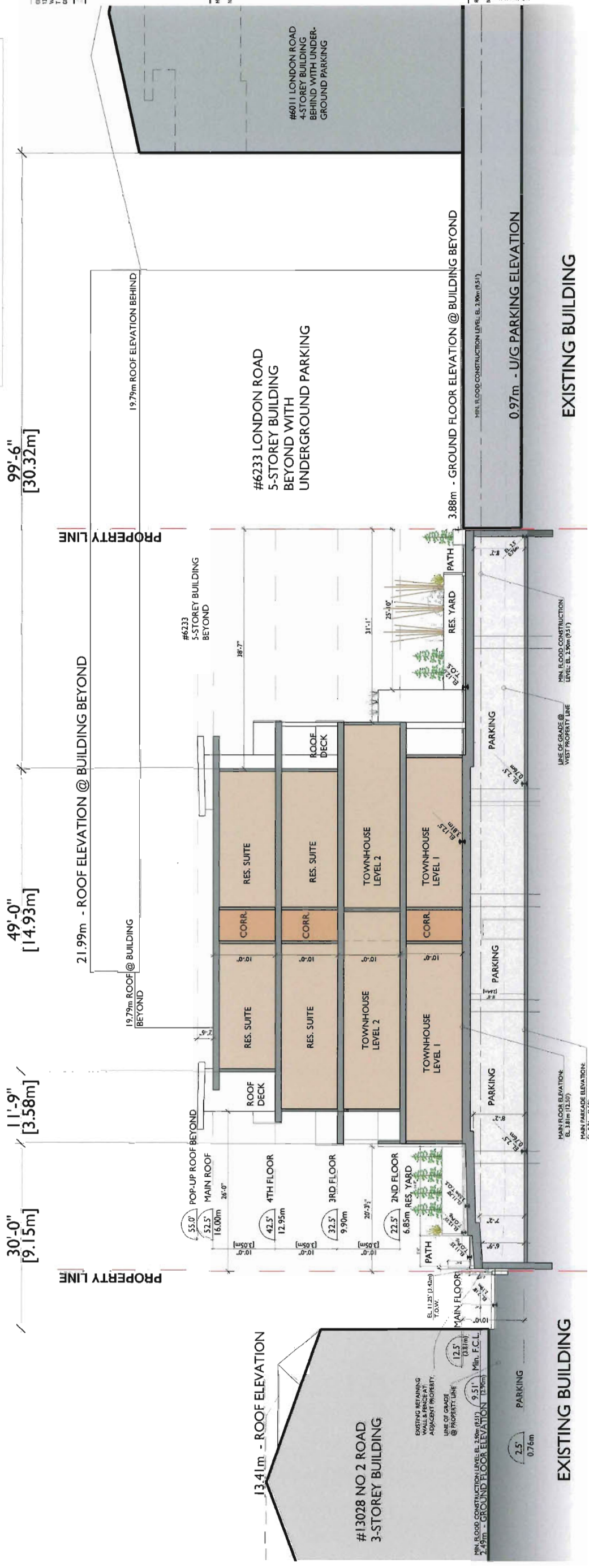
Plan 12 Feb 13, 2015  
DP 14-668373

## SECTION C-C

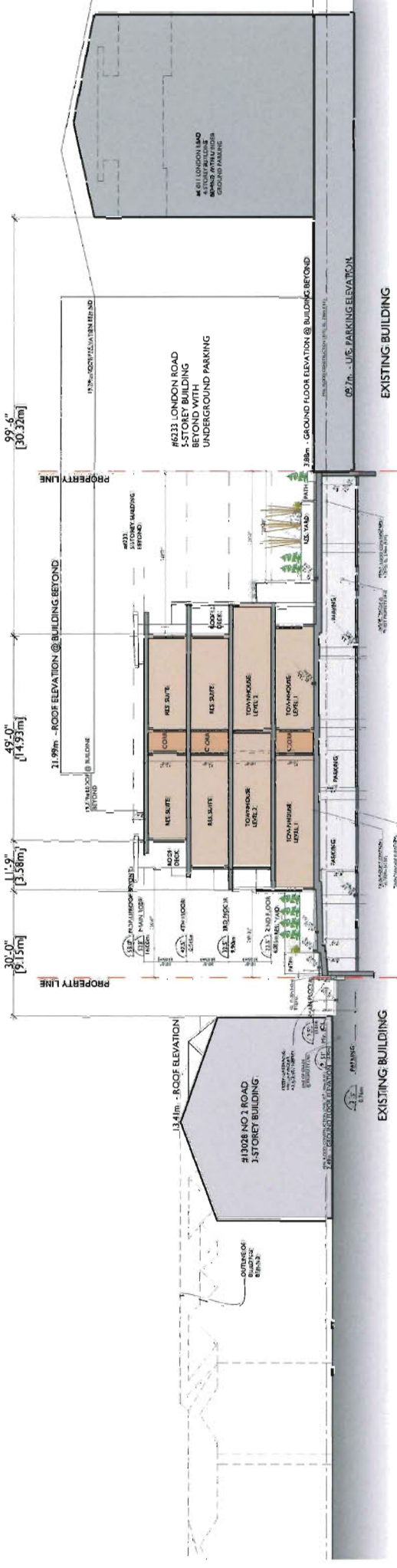


## SECTION C-C



[illegible]

Plan 13    Feb 13, 2015  
DP 14-668373



## SECTION D-D

SECTION D-D

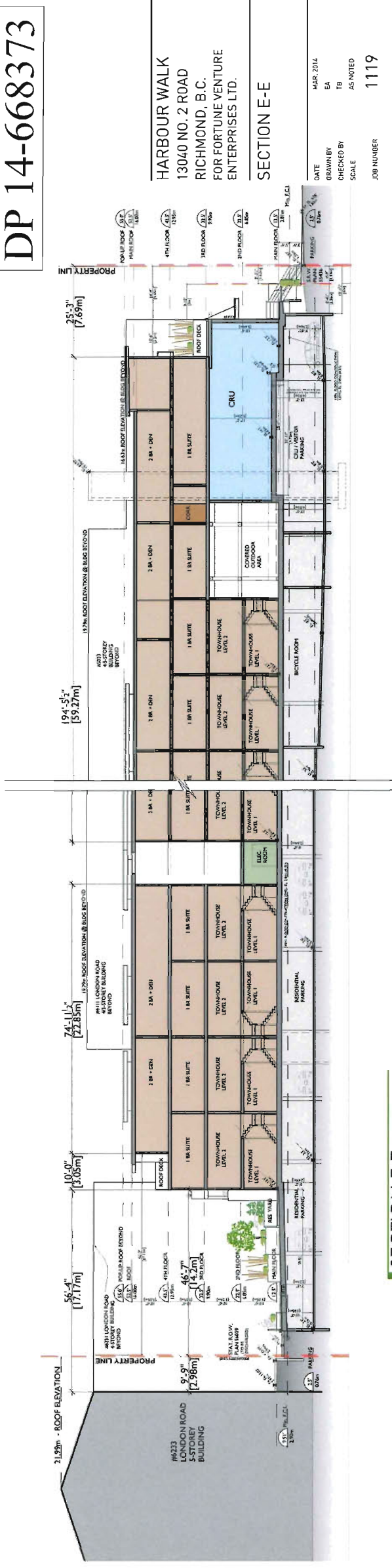
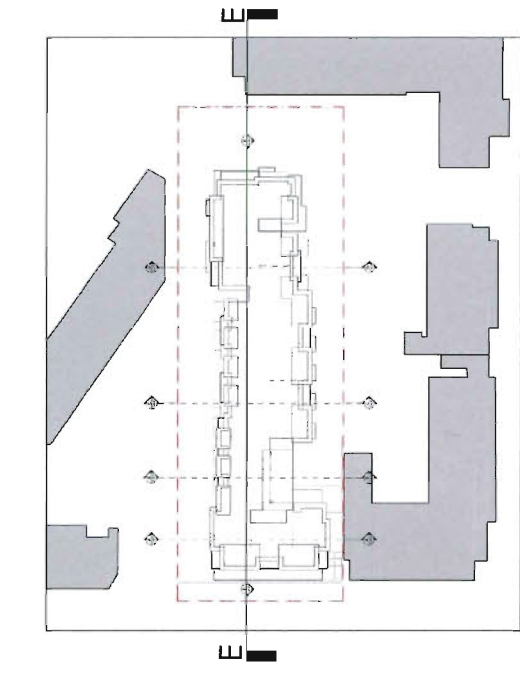
**HARBOUR WALK**  
13040 NO. 2 ROAD  
RICHMOND, B.C.  
FOR FORTUNE VENTURE  
ENTERPRISES LTD.

DATE	MAR. 2014
DRAWN BY	EA
CHECKED BY	TB
SCALE	AS NOTED
JOB NUMBER	1119

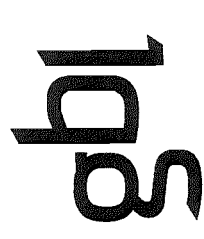




Plan 14 Feb 13, 2015  
DP 14-668373



## SECTION E-E



GBL ARCHITECTS  
139 EAST 8TH AVENUE  
VANCOUVER, CANADA V5T 1R8  
T 604 736 1156 F 604 731 5279  
GBLARCHITECTS.COM



NOTES	NO. DESCRIPTION
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[illegible]

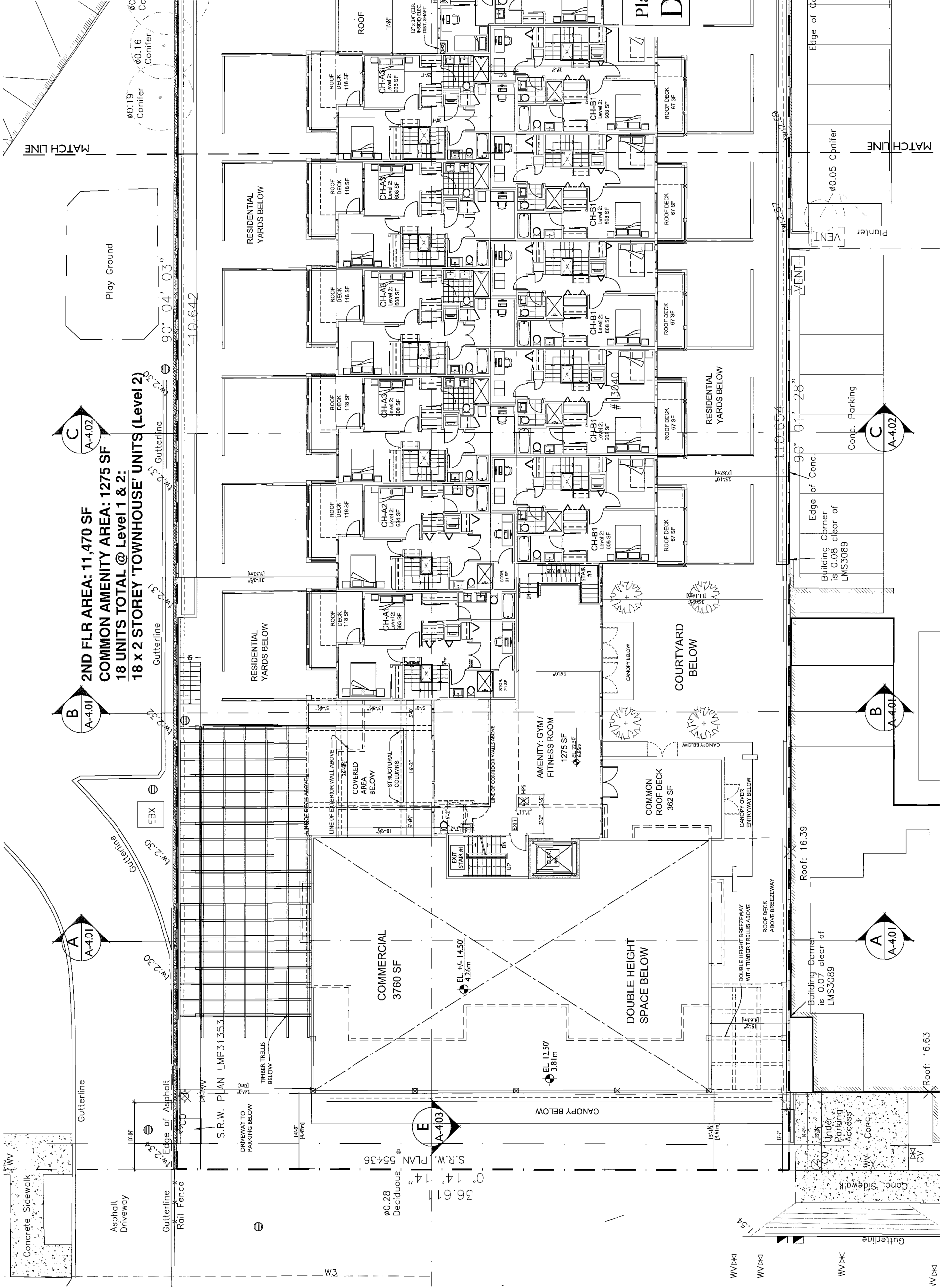
Plan 15a Feb 13, 2015  
DP 14-668373

HARBOUR WALK  
13040 NO. 2 ROAD  
RICHMOND, B.C.  
FOR FORTUNE VENTURE  
ENTERPRISES LTD.

2ND FLOOR PLAN  
- PART 1

DATE	FEB. 2013
DRAWN BY	EA
CHECKED BY	TB
SCALE	1/8" = 1'-0"
JOB NUMBER	1119

A-2.02a





gbl

GBL ARCHITECTS  
139 EAST 19TH AVENUE  
VANCOUVER, CANADA V5T 1B9  
TEL: 604.681.1111  
WWW.GBLARCHITECTS.COM

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NOTES  
NO. DESCRIPTION

REVISIONS  
NO. DATE REVISIONS  
1 MAY 2012 INITIAL CONCEPT  
2 JUL 2012 PRELIMINARY LAYOUT  
3 AUG 2012 PRELIMINARY LAYOUT  
4 SEP 2012 PRELIMINARY LAYOUT  
5 OCT 2012 PRELIMINARY LAYOUT  
6 NOV 2012 PRELIMINARY LAYOUT  
7 DEC 2012 PRELIMINARY LAYOUT  
8 FEB 2013 PRELIMINARY LAYOUT

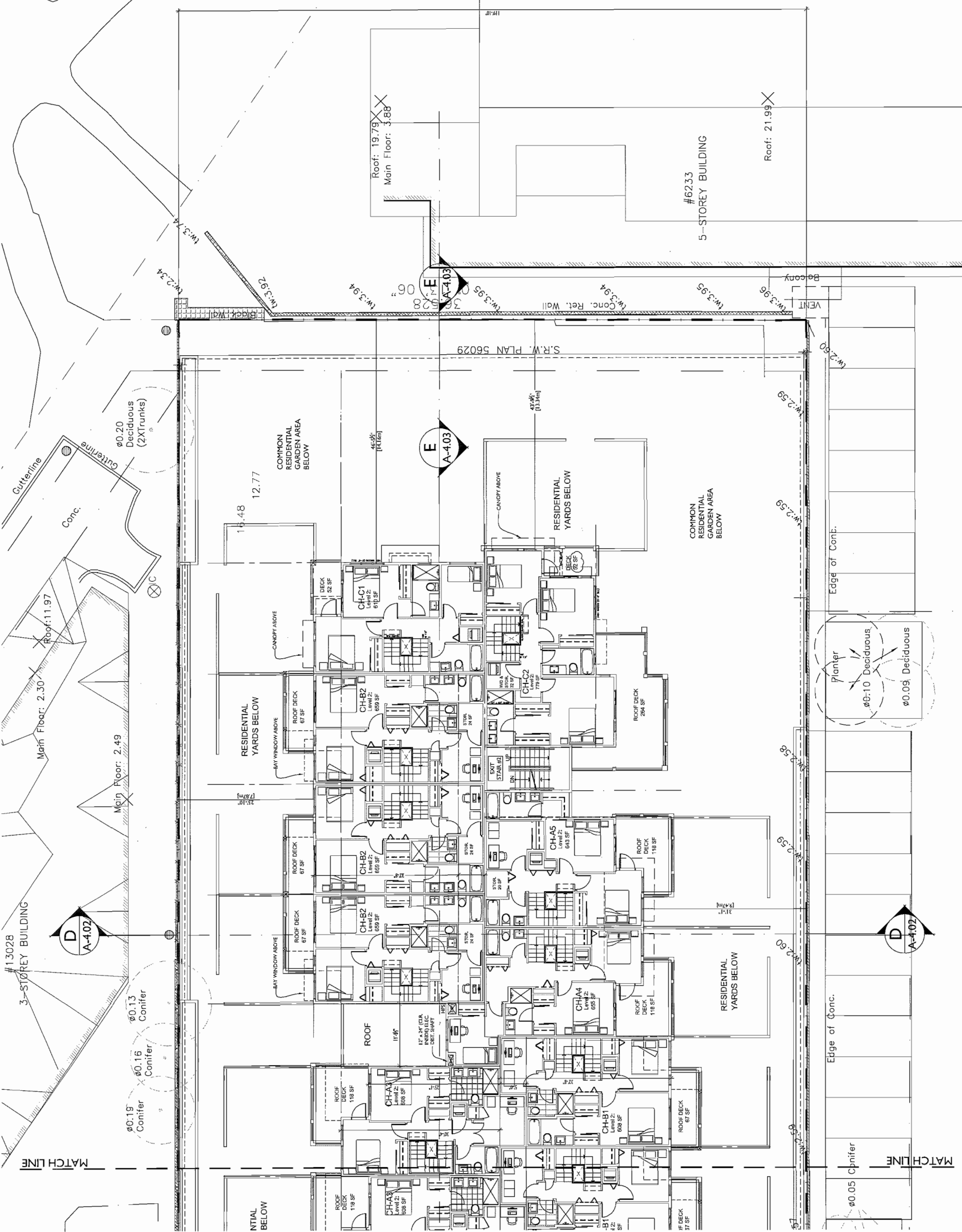
Plan 15b Feb 13, 2015  
DP 14-668373

HARBOUR WALK  
13040 NO. 2 ROAD  
RICHMOND, B.C.  
FOR FORTUNE VENTURE  
ENTERPRISES LTD.

2ND FLOOR PLAN  
PART 2

DATE FEB. 2013  
DRAWN BY EA  
CHECKED BY TB  
SCALE 1/8" = 1'-0"  
JOB NUMBER 1119

A-2.02b



Concrete Sidewalk

Asphalt Driveway

Gutterline

Rail Fence

S.R.W. PLAN LMP31353

CM

Cur-wire

WV-K1

WV-K1

WV-K1

WV-K1

3RD FLR AREA: 15,645 SF  
COMMON AMENITY AREA: 635 SF  
23 UNITS TOTAL @ Level 3:  
20 x 1BR (507 sf - 640 sf)  
3 x 2BR (745 sf - 825 sf)

A  
A-4.01

B  
A-4.01

C  
A-4.02

Gutterline

Gutterline

Gutterline

MATCH LINE

Play Ground

Ø0.19' Conifer

Ø0.15' Conifer

Ø0.11' Conifer

RES. ARCHITECTS  
130 EAST 8TH AVENUE  
VANCOUVER CANADA V6T 1B8  
TEL: 604.681.1217  
FAX: 604.681.1218  
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NOTES  
NO. DESCRIPTION

REVISIONS  
NO. DATE  
1 02/13/2015  
2 02/13/2015  
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4 02/13/2015  
5 02/13/2015  
6 02/13/2015  
7 02/13/2015  
8 02/13/2015  
9 02/13/2015  
10 02/13/2015

REMARKS  
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
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10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

Plan 16a Feb 13, 2015  
DP 14-668373

HARBOUR WALK  
13040 NO. 2 ROAD  
RICHMOND, B.C.  
FOR FORTUNE VENTURE  
ENTERPRISES LTD.

3RD FLOOR PLAN

PART 1

DATE FEB. 2013  
DRAWN BY EA  
CHECKED BY TB  
SCALE 1/8" = 1'-0"  
JOB NUMBER 1119

A-2.03a



REVISIONS		REMARKS	
NO.	DATE		
1	MAR 8 2012	BEGINNING APPLICATION	
2	APR 02 2012	PERMITS/INVESTMENT REVIEW MEETING	
3	AUG 22 2013	RECEIVED FOR BEGINNING APPLICATION	
4	OCT 31 2013	RECEIVED FOR BEGINNING APPLICATION	
5	JUN 25 2014	ISSUED FOR REVIEW	
6	JUL 22 2014	ISSUED FOR DEVELOPMENT PERMIT APPLICATION	
7	AUG 12 2014	RECEIVED FOR DEVELOPMENT PERMIT APPLICATION	
8	MAR 10 2015	REVISED ELECTRICAL ROOMS - RE-DESIGNED FOR USE.	

Plan 16b Feb 13, 2015  
DP 14-668373

HARBOUR WALK  
13040 NO. 2 ROAD  
RICHMOND, B.C.  
FOR FORTUNE VENTURE  
ENTERPRISES LTD.

3RD FLOOR PLAN  
PART 2

DATE FEB. 2013  
DRAWN BY EA  
CHECKED BY TB  
SCALE 1/8" = 1'-0"  
JOB NUMBER 1119

A-2.03b





GBL ARCHITECTS  
139 EAST 8TH AVENUE  
VANCOUVER, CANADA V5T 1R8  
T 604 736 1156 F 604 731 5279  
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REVIEWS	NO.	DATE	REMARKS
	1	1954-01-28-1	RECEIVED APPLICATION
	2	APRIL 20-1954	PREPARED REASONING FOR REVIEW MEETING
	3	AUG 22-1953	REQUIREMENT FOR REZONING APPLICATION
	4	DEC 06-1953	REQUIREMENT FOR REZONING APPLICATION
	5	JUN 21-1954	ISSUED FOR REVIEW
	6	JUL 23-1954	ISSUED FOR DEVELOPMENT PERMIT APPLICATION
	7	DEC 22-1954	RECEIVED FOR ENVIRONMENTAL PERMIT APPLICATION
	8	FEB 19-1955	RECEIVED ECONOMIC RE-EVALUATION FOR DPA

Plan 17b Feb 13, 2015  
DP 14-668373

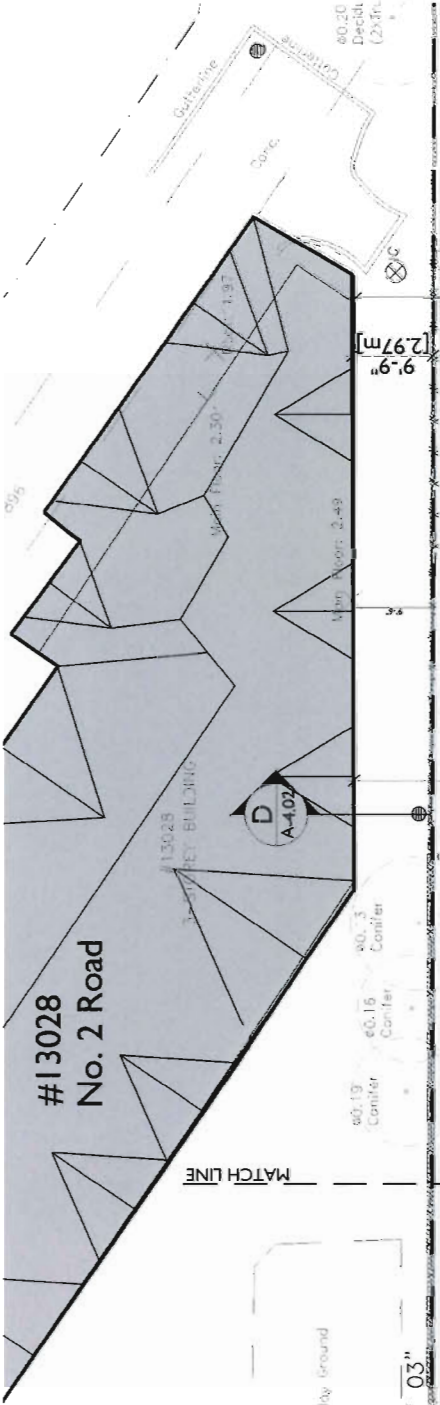
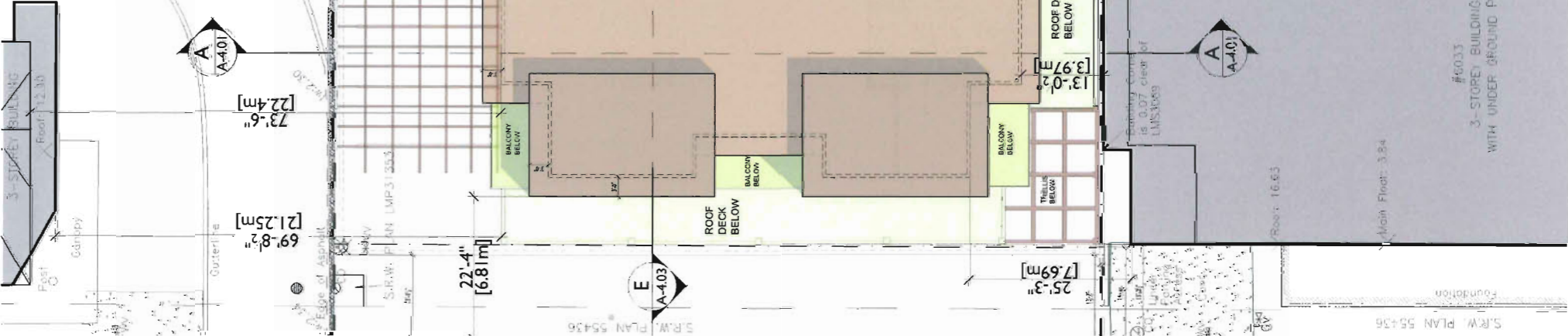
**HARBOUR WALK  
13040 NO. 2 ROAD  
RICHMOND, B.C.  
FOR FORTUNE VENTURE  
ENTERPRISES LTD**

4TH FLOOR PLAN  
PART 2

DATE	FEB, 2013
DRAWN BY	EA
CHECKED BY	TB
SCALE	1/8" = 1'-0"
JOB NUMBER	1119

A-2.04b





gbl

GBL ARCHITECT'S  
139 EAST 8TH AVENUE  
VANCOUVER, BC V6C 1B9  
TEL: 604-271-3111 FAX: 604-271-1277  
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NO.	DESCRIPTION
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S.R.W. PLAN 55-536



NO.	DATE	REVISIONS
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Plan 18 Feb 13, 2015  
DP 14-668373

HARBOUR WALK  
13040 NO. 2 ROAD  
RICHMOND, B.C.  
FOR FORTUNE VENTURE  
ENTERPRISES LTD.

ROOF PLAN

DATE	JUN 2013
DRAWN BY	EA
CHECKED BY	TB
SCALE	3/32" = 1' 0"
JOB NUMBER	1119

A-2.05



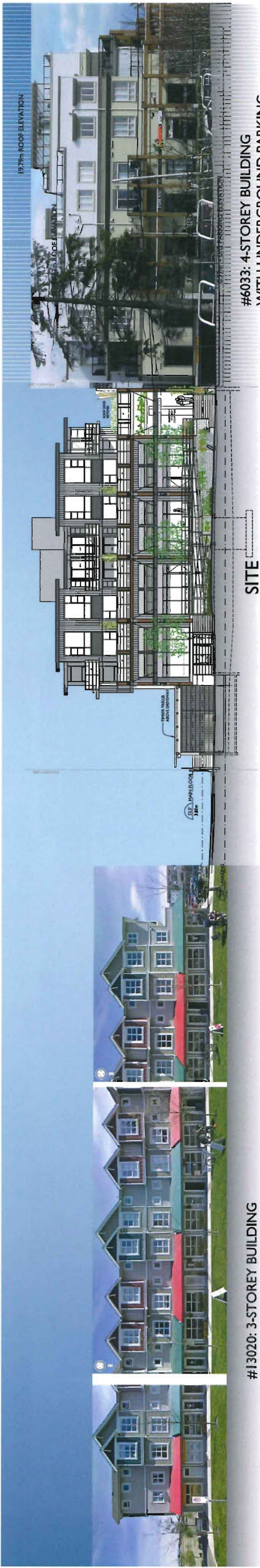


STREETVIEW FROM NO. 2 ROAD LOOKING SOUTH



STREETVIEW FROM NO. 2 ROAD LOOKING NORTH

REVISIONS		REMARKS
NO.	DATE	
1	2014.09.01	PRELIMINARY DESIGN / PRELIMINARY PLANNING
2	2014.10.01	PRELIMINARY DESIGN / PRELIMINARY PLANNING
3	2014.10.01	PRELIMINARY DESIGN / PRELIMINARY PLANNING
4	2014.10.01	PRELIMINARY DESIGN / PRELIMINARY PLANNING
5	2014.10.01	PRELIMINARY DESIGN / PRELIMINARY PLANNING
6	2014.10.01	PRELIMINARY DESIGN / PRELIMINARY PLANNING



STREETSCAPE ALONG NO. 2 ROAD

HARBOUR WALK  
13040 NO. 2 ROAD  
RICHMOND, B.C.  
FOR FORTUNE VENTURE  
ENTERPRISES LTD.

STREETSCAPE  
NO. 2 ROAD

DATE	OCT. 2014
DRAWN BY	SA
CHECKED BY	TB
SCALE	3/32" = 1'-0"
JOB NUMBER	1119

Reference Plan Feb 13, 2015  
DP 14-668373





VIEW FROM NO. 2 ROAD - NORTHWEST CORNER



VIEW OF NORTH SIDE FACING EAST



VIEW OF NORTH SIDE FACING WEST

NOTES	
NO.	DESCRIPTION

REVISIONS		REMARKS
NO.	DATE	
1	MARCH 2012	REVISED APPLICATION
2	APRIL 2013	PRELIMINARY REWORKING OF REVIEW MEETING
3	AUG 22 2013	RESUBMITTED FOR RECORDS APPLICATION
4	SEP 10 2013	RECEIVED FOR RECORDS APPLICATION
5	JUNE 2014	REVISED FOR REVIEW
6	SEP 10 2014	REVISED FOR REVIEW
7	DEC 22 2014	REVISED FOR DEVELOPMENT PERMIT APPLICATION

Reference Plan    Feb 13, 2015  
DP 14-668373

HARBOUR WALK  
13040 NO. 2 ROAD  
RICHMOND, B.C.  
FOR FORTUNE VENTURE  
ENTERPRISES LTD.

3D IMAGES  
PERSPECTIVE VIEWS

DATE	JUL 2014
DRAWN BY	ED, CA
CHECKED BY	TB
SCALE	N.T.S.
JOB NUMBER	1119





VIEW FROM SOUTHEAST CORNER



VIEW FROM NORTHEAST CORNER

gbl

GBL ARCHITECTS  
139 EAST 8TH AVENUE  
VANCOUVER, BRITISH COLUMBIA V6C 1S9  
TEL: 604.779.1155 FAX: 604.671.1279  
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NOTES	
NO.	DESCRIPTION

REVISIONS		
NO.	DATE	REMARKS
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Reference Plan    Feb 13, 2015  
DP 14-668373

HARBOUR WALK  
13040 NO. 2 ROAD  
RICHMOND, B.C.  
FOR FORTUNE VENTURE  
ENTERPRISES LTD.

3D IMAGES  
PERSPECTIVE VIEWS

DATE	JUL 2014
DRAWN BY	EDL/EA
CHECKED BY	TB
SCALE	NTS
JOB NUMBER	1119



NO.	DESCRIPTION

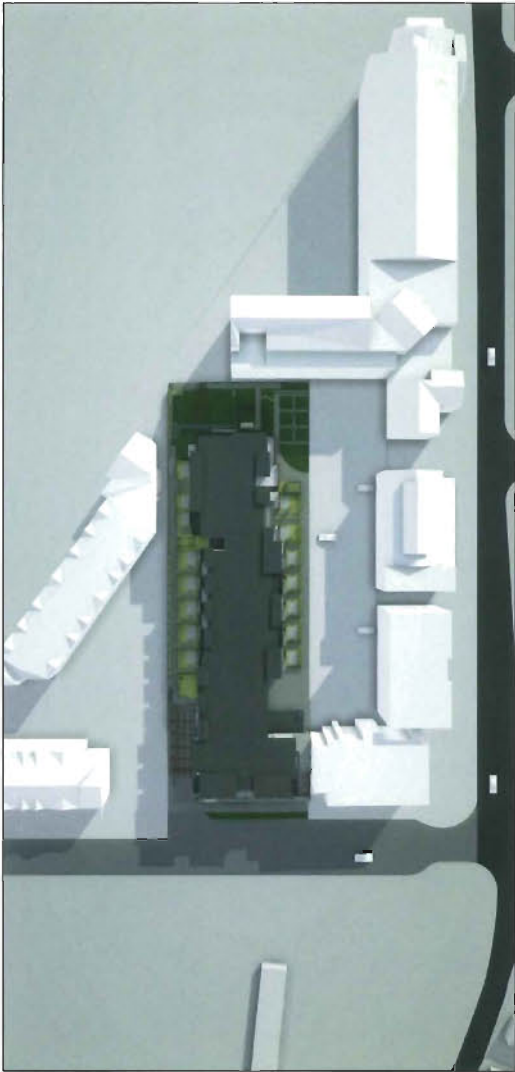
NO.	DATE	REVISION
1	04/17/2012	MEETING APPLICATION
2	04/18/2012	PRELIMINARY REVIEW OF APPLICATION
3	04/19/2012	REVISIONS TO APPLICATION
4	04/20/2012	REVISIONS TO APPLICATION
5	04/21/2012	REVISIONS TO APPLICATION
6	04/22/2012	REVISIONS TO APPLICATION
7	04/23/2012	REVISIONS TO APPLICATION

Reference Plan    Feb 13, 2015  
**DP 14-668373**

HARBOUR WALK  
13040 NO. 2 ROAD  
RICHMOND, B.C.  
FOR FORTUNE VENTURE  
ENTERPRISES LTD.

SHADOW STUDIES

DATE	JUL 2014
DRAWN BY	EA
CHECKED BY	TB
SCALE	NTS
JOB NUMBER	1119



SEPTEMBER 21 10:00AM



SEPTEMBER 21 NOON



SEPTEMBER 21 2:00PM



MARCH 21 10:00AM



MARCH 21 NOON



MARCH 21 2:00PM



Reference Plan Feb 13, 2015  
DP 14-668373

A-0.04





EXISTING ADJACENT DRIVEWAYS AT NO. 2 ROAD



EXISTING DRIVEWAY & SIDEWALK AT NO. 2 ROAD



EXISTING BUILDING AT #13040 NO. 2 ROAD



PARKADE ENTRY AT ADJACENT BUILDING



EXISTING ADJACENT BUILDING TO SOUTH



VIEW FROM CORNER OF NO. 2 ROAD & LONDON ROAD



SIDEWALK & LANDSCAPING AT STREET CORNER



VIEW TOWARD SITE FROM LONDON ROAD



SIDEWALK & RAISED CRU ENTRIES ALONG LONDON ROAD

Reference Plan Feb 13, 2015  
DP 14-668373

HARBOUR WALK  
13040 NO. 2 ROAD  
RICHMOND, B.C.  
FOR FORTUNE VENTURE  
ENTERPRISES LTD.

CONTEXT  
PHOTOS

DATE	MAR. 2013
DRAWN BY	EA
CHECKED BY	TB
SCALE	NTS
JOB NUMBER	1119