



City of Richmond

Report to Committee Planning and Development Division


To: Planning Committee
From: Wayne Craig
Director, Development

Date: January 2, 2018
File: RZ 15-704980

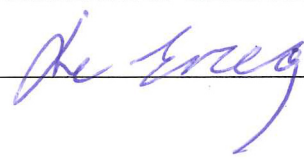
Re: Application by 0951705 BC Ltd. for Rezoning at 8871, 8891, 8911, 8931, 8951, 8971 and 8960 Douglas Street from the "Light Industrial (IL)" Zone and "Auto-Oriented Commercial (CA)" Zone to a New "Commercial (ZC45) – Bridgeport Village" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9815 to create the "Commercial (ZC45) – Bridgeport Village" zone, and to rezone 8871, 8891, 8911, 8931, 8951, 8971 and 8960 Douglas Street from the "Light Industrial (IL)" zone and the "Auto-Oriented Commercial (CA)" zone to the new "Commercial (ZC45) – Bridgeport Village" zone, be introduced and given first reading.

jc 
Wayne Craig
Director, Development

WC:sb
Att. 5

| REPORT CONCURRENCE | | |
|----------------------|-------------------------------------|--|
| ROUTED TO: | CONCURRENCE | CONCURRENCE OF GENERAL MANAGER |
| Real Estate Services | <input checked="" type="checkbox"/> |  |
| Engineering | <input checked="" type="checkbox"/> | |
| Transportation | <input checked="" type="checkbox"/> | |

Staff Report

Origin

0951705 BC Ltd. has applied to the City of Richmond for permission to rezone 8871, 8891, 8911, 8931, 8951, 8971 and 8960 Douglas Street from the “Light Industrial (IL)” zone and the “Auto-Oriented Commercial (CA)” zone to a new site-specific zone; “Commercial (ZC45) – Bridgeport Village” (Attachment 1), in order to permit a medium density hotel and commercial development on a property in the City Centre’s Bridgeport Village. Key components of the proposal (Attachment 2) include:

- A non-contiguous development site with portions of the overall site facing each other on the north and south sides of Douglas Street.
- A six-storey hotel building on the north side of Douglas Street and a single-storey commercial building on the south side of Douglas Street.
- A total floor area of approximately 5,417 m² (58,308 ft²) comprised of approximately:
 - 5,256 m² (56,575 ft²) of hotel space on the north side of Douglas Street, including 97 hotel rooms in upper floors and meeting room and breakfast room hotel services on the ground floor.
 - 161 m² (1,733 ft²) of commercial space on the south side of Douglas Street.
- LEED Silver equivalent building design and hotel building designed and constructed to connect to a future district energy utility (DEU) system.

This application includes the proposed sale and acquisition of portions of the City’s Douglas Road allowance adjacent to the subject site’s proposed northern lot and southern lot to be consolidated with the subject site. Additional information on the land acquisition is contained in the Financial Impact section of this report.

The developer is required to enter into a Servicing Agreement for the design and construction of engineering and transportation infrastructure and frontage improvement works.

Findings of Fact

A Development Application Data Sheet (Attachment 3) providing details about the development proposal is attached.

Surrounding Development

The subject site is located in Bridgeport Village (Attachment 4) along Douglas Street, between Sexsmith Road and Smith Street, and is comprised of six lots on the north side of Douglas Street and a single lot on the south side of Douglas Street.

The north portion of the site is currently vacant. The south portion of the site is occupied by an older existing non-conforming single-storey house.

Surrounding development includes:

To the North: Across the rear lane, existing two-storey light industrial buildings and a vacant lot on properties also zoned “Light Industrial (IL)”.

To the South: Across the rear lane, an existing two-storey commercial building on a property also zoned “Auto-Oriented Commercial (CA)”.

- To the East: Across the side lanes, older existing non-conforming houses and a vacant lot on properties also zoned “Light Industrial (IL)” on the north side of Douglas Street and also zoned “Auto-Oriented Commercial (CA)” on the south side of Douglas Street.
- To the West: On the north side of Douglas Street, an existing two-storey commercial building and older existing non-conforming houses on four adjacent lots under single ownership and under review for redevelopment on properties also zoned “Light Industrial (IL)”. On the south side of Douglas Street, an existing two-storey commercial building, and further west, a vacant lot, older existing non-conforming two-storey house and a paved surface parking lot on properties also zoned “Auto-Oriented Commercial (CA)”.

Related Policies & Studies

Official Community Plan/City Centre Area Plan

The Official Community Plan (OCP) designates the site as “Commercial”. The proposed rezoning is consistent with this designation.

The City Centre Area Plan (CCAP) Bridgeport Village Specific Land Use Map designates the site as “Urban Centre T5 (25m)” (Attachment 4) and allows for a maximum average net development site density of 2.0 FAR. The proposed rezoning is consistent with this designation. As the subject site is non-contiguous and the density is spread across both portions of the site, registration of a covenant on Title is required prior to rezoning adoption, ensuring a single site with no subdivision (including no subdivision by way of strata-plan or air space parcels).

The proposed rezoning is subject to a community planning implementation contribution for future community planning. In accordance with the CCAP Implementation Strategy, a contribution will be secured before rezoning adoption (\$14,582.95 calculated using the proposed floor area [58,331.8 ft² x \$0.25 /ft²]).

OCP Aircraft Noise Sensitive Development Management Policy

The proposed redevelopment must address the OCP Aircraft Noise Sensitive Development Management Policy. The proposed development is located in Area 1A on the OCP Aircraft Noise Sensitive Development Map. The proposed rezoning is consistent with this Policy. Registration of an aircraft noise covenant on Title is required prior to rezoning adoption.

New aircraft noise sensitive land uses, including residential land uses, are prohibited in Area 1A. The proposed hotel and commercial building are both commercial land uses, which are permitted. The required single site no subdivision covenant described above for the non-contiguous subject site will ensure that all hotel rooms will remain under single ownership and will not be subdivided (including subdivision by way of strata-plan or air space parcels). To ensure commercial use of all hotel rooms, registration of a legal agreement on Title is required prior to rezoning adoption, ensuring that there are no cooking facilities in the individual hotel rooms. The hotel design includes a shared dining facility, which is permitted.

CCAP Noise and Interface Management Policies

The proposed development must address additional OCP noise and interface management policies, specifically ambient noise and commercial noise and other potential impacts of developing within the City Centre.

The commercial development site is within 30 m of existing non-conforming residential use. Registration of a noise covenant on Title is required before final adoption of the rezoning bylaw, to ensure any noise emanating from the commercial uses and mechanical equipment does not exceed noise levels allowed in the City's Noise Bylaw.

The development site is surrounded by properties with the same development potential as the subject site. Registration of a legal agreement on Title is required before final adoption of the rezoning bylaw, stipulating that the commercial development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204 for Area "A". Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

District Energy Utility Policy and Bylaws

The proposed hotel development on the northern lot portion of the subject site will be designed to utilize energy from a District Energy Utility (DEU) when a neighbourhood DEU is implemented. Connection to the future DEU system will be secured with a legal agreement registered on Title prior to final adoption of the rezoning bylaw. The smaller proposed commercial development on the southern lot portion of the subject site will not be required to connect to the future DEU.

Richmond Public Art Policy

The proposed development is subject to the Richmond Public Art Policy. As the project is of a modest size and there are limited opportunities for locating Public Art on the site, the applicant is proposing to provide a voluntary contribution to the Public Art Reserve for City-wide projects on City lands. The contribution will be secured before rezoning adoption, based on the current contribution rate (\$25,665.98 calculated using the proposed floor area [58,331.8 ft² x \$0.44 /ft²]).

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant 1st reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Staff have reviewed the proposed rezoning and find it is generally consistent with City objectives including, public and private infrastructure, land use, density, height, siting conditions, and community amenities.

Proposed Zoning Bylaw Amendment

The proposed hotel and commercial uses are permitted by the CCAP. The proposed rezoning is consistent with the Bridgeport Village Specific Land Use Map, Urban Centre T5 (25 m) transect. A new site-specific zone is proposed for the development, the “Commercial (ZC45) – Bridgeport Village” zone. The proposed zone is tailored for the combined overall development site, containing non-contiguous portions of the site on the north and south sides of Douglas Street. The proposed zone includes provisions regulating the permitted commercial and office land uses, minimum floor area ratio (FAR) density for the southern portion of subject site, maximum 2.0 floor area ratio (FAR) density for the overall subject site, maximum 25 m building height, minimum net development site size for the overall subject site, siting parameters and parking. Rezoning considerations are provided (Attachment 5).

Site Servicing and Frontage Improvements

City Utilities: The developer is required to enter into a Servicing Agreement for the design and construction of a variety of water, storm water drainage and sanitary sewer frontage works, including:

- Storm sewer upgrade on Douglas Road across frontage and extending to Sexsmith Road.
- Various frontage upgrades including fire hydrant relocation, street lighting, lane drainage and ditch infill to provide for pedestrian improvements and nworks transitioning to the west of the subject site on both north and south sides of Douglas Street.

A more detailed description of infrastructure improvements is included in the Rezoning Considerations (Attachment 5).

Private Utilities: Undergrounding of private utility lines and location of private utility equipment on-site are required.

Transportation and Site Access

Transportation Network: The CCAP encourages completion and enhancement of the City street network. The following frontage improvements are required (Attachment 5):

- Douglas Road: Across the site frontages, the Douglas Road total Right-of-Way will be narrowed from existing 26 m width to the standard 20 m CCAP minor street width. The road will be enhanced to better accommodate vehicular traffic and on-street parking and the developer will provide new grass boulevards with street trees and sidewalks.
- Rear and Side Lanes: Road dedication and corner truncations are required be provided as part of the rezoning to widen the rear and side lanes to an interim 7.5 m CCAP width. Lanes will be upgraded with sidewalks adjacent to the site frontages, street lighting upgraded paving and drainage.

The proposal to narrow the Douglas Road roadway to the standard 20 m CCAP minor street width between Sexsmith Road and Smith Street through development applications has been reviewed and is supported by Transportation, Engineering, Parks, Real Estate Services and Development Applications staff. A more detailed description of the required road closure, purchase and consolidation associated with the subject development site is included in the Rezoning Considerations (Attachment 5).

Road dedication, road enhancement and all other works will be the sole responsibility of the developer and are not eligible for DCC credits.

Site Access On-site: Vehicular access will be provided to the hotel building on the north side of Douglas Street via a one-way entry driveway connecting to the north-south lane, and a second one-way exit driveway connecting to the east-west lane. Vehicular access will be provided to the commercial building on the south side of Douglas Street via a single driveway connecting to the north-south lane. Proposed truck access and loading is consistent with the provisions of the Richmond Zoning Bylaw. On-site design will be the subject of further review during the Development Permit review process.

Vehicle Parking On-site: Transportation Department staff support the parking proposal.

The proposed parking rate is consistent with the parking provisions of the Richmond Zoning Bylaw (City Centre Zone 1).

In accordance with the Zoning Bylaw 8500, the parking proposal includes a 10 percent reduction based on the provision of the following Transportation Demand Management (TDM) measure as a requirement of rezoning:

- Design and construction via Servicing Agreement of interim 1.5 m wide asphalt walkway along the north side of Douglas Street from the west property line of the subject site connecting to existing sidewalk to the west (i.e., across the frontages of 8811, 8831 and 8851 Douglas Street), or should that work be secured through adjacent development, then construction of an interim 1.5 m wide asphalt walkway along the south side of Douglas Street from the west property line of the subject site connecting to existing sidewalk to the west (i.e., across the frontages of 8820, 8860, 8880, 8900, 8920 and 8940 Douglas Street).

The proposal includes a total of 45 on-site parking spaces, with 38 parking spaces located behind the hotel building on the north side of Douglas Street and 7 parking spaces located behind the commercial building on the south side of Douglas Street.

Truck Loading On-site: One medium size loading space will be provided for the proposed hotel development, which is consistent with the loading provisions of the Richmond Zoning Bylaw.

Bicycle Parking On-site: The proposed bicycle parking rates are consistent with the parking provisions of the Richmond Zoning Bylaw. The detailed design of secure class 1 storage and short-term class 2 bicycle racks will be the subject of further review during the Development Permit review process.

The proposal includes a total of 16 class 1 secure storage spaces and 19 class 2 rack spaces, with 15 class 1 and 15 class 2 spaces located at the hotel building on the north side of Douglas Street and 1 class 1 and 4 class 2 spaces located at the commercial building on the south side of Douglas Street.

Built Form and Architectural Character

The CCAP includes a variety of policies intended to shape development to be liveable, functional and complementary to the surrounding public and private realm. Those policies most applicable to the development concept at the rezoning stage are reviewed below.

Massing Strategy: The massing of the proposed development is generally consistent with the urban design objectives of the CCAP mid-rise commercial reserve Sub-Area A.3 and is arranged to address the site's configuration, specific constraints (non-contiguous larger and smaller portions of the site), urban design opportunities (lane edge location) and combination of uses (hotel and commercial). There is one full height main hotel building with a single-storey height podium on the north side of Douglas Street and one single-storey commercial building on the non-contiguous portion of the site on the south side of Douglas Street.

Adjacencies: The relationship of the proposed development to adjacent public and private properties is assessed with the intent that negative impacts are reduced and positive ones enhanced. Both the northern and southern portions of the site are surrounded on three sides by Douglas Street, east-west rear lane and north-south side lane, which mitigates potential impacts on both the surrounding public realm and surrounding private development. The north portion of the site also abuts an adjacent site, which is one of four adjacent properties under single ownership that are currently under review for redevelopment potential (RZ 16-740020). The southern portion of the site also abuts an adjacent potential site of five adjacent properties and the applicant has provided conceptual drawings demonstrating the potential for future redevelopment of the five properties together. Further to the west are existing parking lots for the two nearby hotels fronting Bridgeport Road and Sexsmith Road.

Living Landscape: The CCAP looks to development to support ecological function in City Centre through the creation of an interconnected landscape system. Further review of the landscape design will occur through the Development Permit and Servicing Agreement processes and is anticipated to contribute to the ecological network, including:

- Provision of street trees on the Douglas Street frontage.

- Provision of landscaped roof area.

Greening of the Built Environment: The proposed development will be designed to achieve a sustainability level equivalent to the Canada Green Building Council LEED Silver certification.

Development Permit: Through the Development Permit Application process, the form and character of the proposed development will be assessed against the expectations of the Development Permit Guidelines, City bylaws and policies. The detailed building and landscape design will be the subject of further review during the Development Permit review process, including the following features.

- **Form and Character:** The design will be further detailed to provide massing, height and façade expression, and active street frontages.
- **Parking and Loading:** The design and draft functional plan, including truck manoeuvring, will be further detailed.
- **Waste Management:** The waste management plan, including storage and collection of garbage, recycling and organic waste will be further detailed.
- **Rooftop Equipment:** Rooftop mechanical equipment and building mounted telecom equipment can be unsightly when viewed from the ground and from surrounding buildings. To prevent diminishment of both the architectural character and the skyline, a more detailed design strategy, a detailed design strategy for rooftop equipment/enclosures is required.
- **Crime Prevention through Environmental Design (CPTED):** The City has adopted policies intended to minimize opportunities for crime and promote a sense of security. A CPTED checklist and plans demonstrating natural access, natural surveillance, defensible space and maintenance measures will be reviewed.
- **Accessibility:** The proposed development will be required to provide good site and building accessibility. Design implementation will be reviewed.
- **Sustainability:** Integration of sustainability features into the site, building, and landscape design will be reviewed within the Development Permit process.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site tree species, assesses tree structure and condition, and provides tree removal recommendations relative to the proposed development. The Report assesses one bylaw-sized tree on the subject site, specifically a multi-stemmed Cherry tree (0.6 m DBH) located on 8960 Douglas Street. There are no trees on neighbouring properties and no street trees on City property adjacent to the subject site's proposed northern lot or southern lot.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the Arborist's findings as the tree is in fair condition but will be in conflict with the proposed development. This tree is required to be removed and replaced. Tree replacement will be addressed as part of the required Development Permit.

Financial Impact or Economic Impact

To facilitate the narrowing of Douglas Street and the subject rezoning application proposal, the applicant proposes to acquire portions of the Douglas Street road allowance for inclusion in the applicant's development site frontages on the north side of Douglas Street and the south side of Douglas Street. The total approximate area of City lands proposed to be included in the development site is 229.7 m² (2,472.5 ft²). As identified in the attached rezoning considerations (Attachment 5), the applicant is required to enter into a purchase and sales agreement with the City for the purchase of the lands, which is to be based on the business terms approved by Council. The primary business terms of the purchase and sales agreement, and road closure bylaw with respect to the portions of Douglas Road allowance, will be brought forward to Council in a separate report from the Senior Manager, Real Estate Services.

Conclusion

The application by 0951705 BC Ltd. to rezone the properties at 8871, 8891, 8911, 8931, 8951, 8971 and 8960 Douglas Street in order to develop a medium-density development with a hotel building and a commercial building is consistent with City objectives as set out in the OCP, CCAP and other City policies, strategies and bylaws. The proposed commercial uses will activate the Douglas Street frontages and will support future development in Bridgeport Village. The built form of the hotel will provide a strong identity for the location, the built form of the commercial building will provide a transition to future development to the west, and public realm enhancements will improve the pedestrian experience for this emerging pedestrian-oriented retail precinct. Engineering and transportation improvements, along with voluntary contributions for Public Art and community planning, will help to address a variety of community development needs.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9815 be introduced and given first reading.



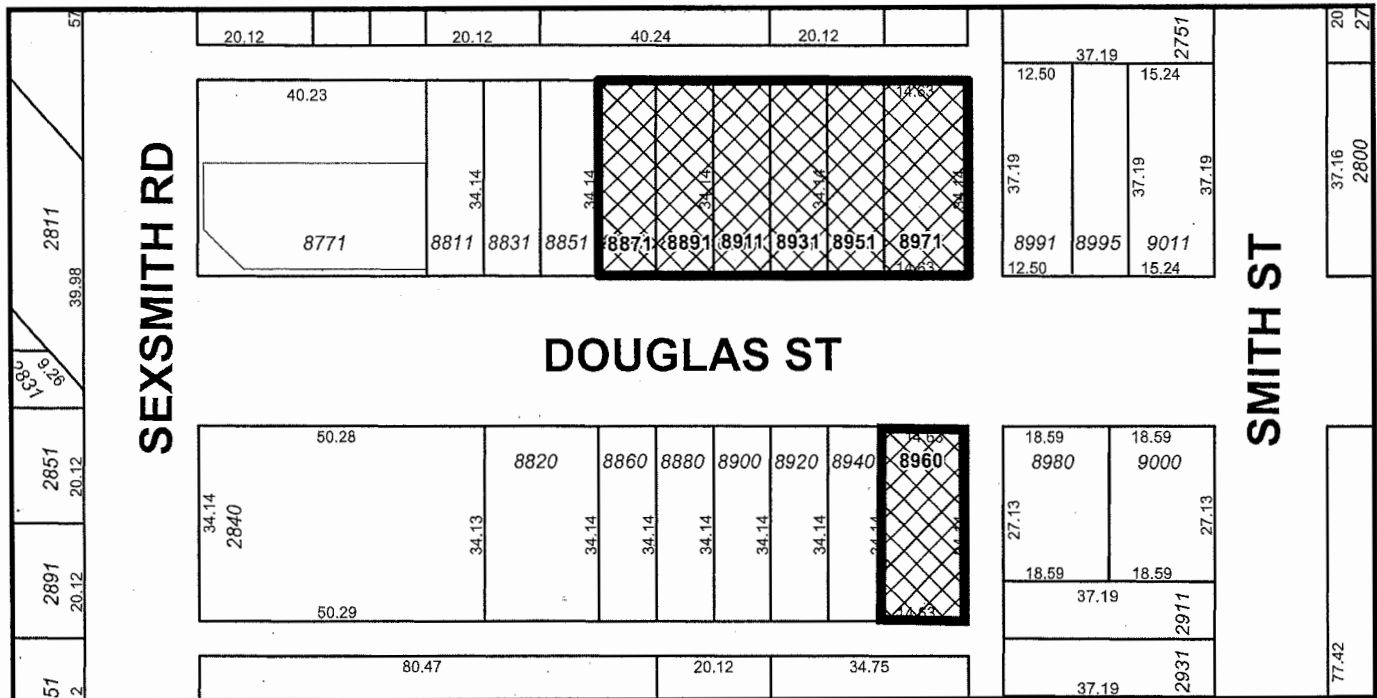
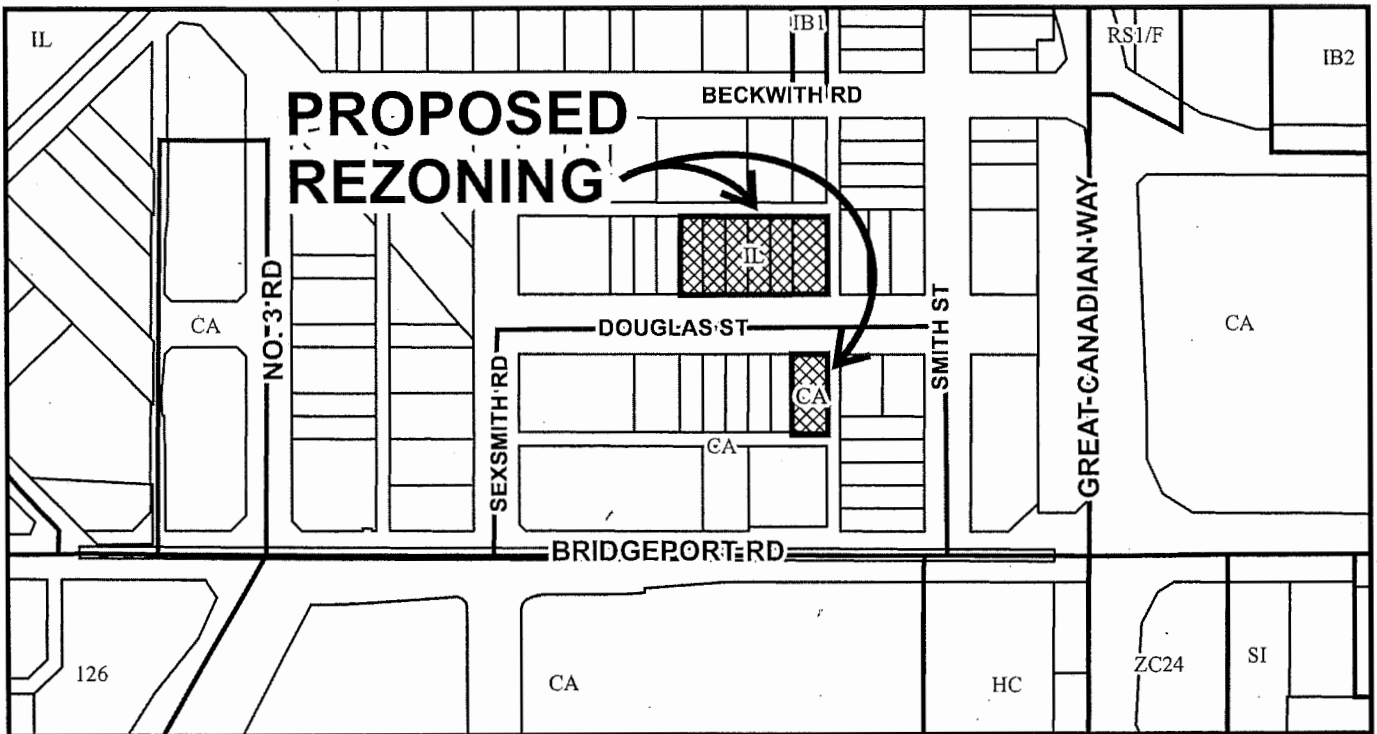
Sara Badyal
Planner 2

SB:rg

- Attachment 1: Rezoning Location Map and Aerial Photograph
- Attachment 2: Rezoning Conceptual Development Plans
- Attachment 3: Development Application Data
- Attachment 4: City Centre Bridgeport Village Specific Land Use Map
- Attachment 5: Rezoning Considerations (with Draft Functional Plan)



City of
Richmond



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| | <h1 style="margin: 0;">RZ 15-704980</h1> | Original Date: 07/30/15 Revision Date: 12/12/17 Note: Dimensions are in METRES |
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City of
Richmond



RZ 15-704980

Original Date: 07/30/15

Revision Date: 12/12/17

Note: Dimensions are in METRES

PROJECT STATISTICS

A-1.00 SITE CONTEXT

A-1.01 DESIGN RATIONALE & LEED CHECKLIST

A-1.02 CONCEPT SITE PLAN

A-1.03 CONCEPT SITE PLAN

A-1.04 SITE PLAN (HYATT PLACE)

A-1.05 SITE PLAN (8960 DOUGLAS)

A-1.06 SURVEY

HYATT PLACE (8871 DOUGLAS STREET)

A-3.01 LEVEL 1 FLOOR PLAN

A-3.02 LEVEL 2 FLOOR PLAN

A-3.03 LEVEL 3 FLOOR PLAN

A-3.04 LEVEL 4 FLOOR PLAN

A-3.05 LEVEL 5 FLOOR PLAN

A-3.06 LEVEL 6 FLOOR PLAN

A-3.07 ROOF PLAN

A-3.08 UNIT PLANS

A-3.09 SECTION A_A

A-4.01 EAST WEST ELEVATION

A-4.02 NORTH ELEVATION

A-4.03 NORTH ELEVATION

A-4.04 SECTION A_B

8960 DOUGLAS STREET

A-3.09 LEVEL 1 FLOOR PLAN

A-3.10 ROOF PLAN

A-4.04 NORTH + EAST ELEVATIONS

A-4.05 SOUTH + WEST ELEVATIONS

A-4.06 SECTION A_A

A-5.04 ADJACENT MASSING DIAGRAM

LANDSCAPE

L-1.1 LANDSCAPE LAYOUT PLAN (HYATT PLACE)

L-1.2 LANDSCAPE LAYOUT PLAN (8960 DOUGLAS)

L-2.1 PLANTING PLAN (HYATT PLACE)

L-2.2 PLANTING PLAN (8960 DOUGLAS)

L-3.1 SOUTH LANDSCAPE ELEVATION (HYATT PLACE)

L-3.2 EAST LANDSCAPE ELEVATION (HYATT PLACE)

L-3.3 LANDSCAPE ELEVATIONS (8960 DOUGLAS)

FAR OVERLAYS

FAR-3.01 L1 FAR OVERLAY (8871 DOUGLAS ST.)

FAR-3.02 L2 FAR OVERLAY (8871 DOUGLAS ST.)

FAR-3.03 L3 FAR OVERLAY (8871 DOUGLAS ST.)

FAR-3.04 L4 FAR OVERLAY (8871 DOUGLAS ST.)

FAR-3.05 L5 FAR OVERLAY (8871 DOUGLAS ST.)

FAR-3.06 L6 FAR OVERLAY (8871 DOUGLAS ST.)

FAR-3.07 L1 FAR OVERLAY (8960 DOUGLAS ST.)

8871 + 8960 DOUGLAS STREET - RICHMOND, BC

HYATT PLACE - HOTEL DEVELOPMENT



200 - 1400 WEST 17TH STREET
 VANCOUVER, BRITISH COLUMBIA V6L 2Y1
 TEL: 604.273.2222 FAX: 604.273.2227
 WWW.GBLINC.COM

NOTES:
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REVISIONS
 NO. DATE
 1. 11/11/2011
 2. 11/11/2011
 3. 11/11/2011
 4. 11/11/2011



8871 DOUGLAS ST +
 8960 DOUGLAS ST
 RICHMOND BC

HYATT PLACE - HOTEL DEVELOPMENT

STATISTICS &
 SITE CONTEXT

DATE: 11/11/2011
 DRAWN BY: MK
 CHECKED BY: DC
 SCALE: 1/4" = 1'-0"
 JOB NUMBER: 1447

Hyatt Place - Richmond BC

PROJECT DATA
 SITE ADDRESS

8871, 8891, 8911, 8931, 8951, 8971 Douglas Street, Richmond BC
 & 8960 Douglas Street, Richmond BC
 IL & CA

ZONING - EXISTING
 ZONING - PROPOSED
 AREA PLAN
 OCP DESIGNATION
 OCP LAND USE

10 - CITY CENTRE (ZONE 1)
 URBAN CENTRE T5
 COMMERCIAL

HEIGHT PROPOSED

8960 DOUGLAS
 1 storeys 27'-2" 8.2m

SITE AREA

8871 DOUGLAS (HYATT)
 6 storeys 74'-0" 22.54m

SITE AREA MINUS LANE DEDICATIONS

5,837 sf 542 m²
 4,970 sf 462 m²

GROSS SITE AREA COMBINED

31,757 sf 2,950 m²

NET DEVELOPMENT SITE AREA

29,191 sf 2,712 m²

LOT COVERAGE - 42%

| LEVEL | LOUNGE/MEETING RMS FOR EXCLUSIVE USE OF HOTEL GEA [SF] | HOTEL GEA [SF] | EXCLUSIONS [SF] | FAR AREA [SF] | FAR AREA [m ²] | SUITE MIX | | | TOTAL GUEST ROOMS (#) |
|-------|--|----------------|-----------------|---------------|----------------------------|-----------|------|----------|-----------------------|
| | | | | | | OO | KING | % Q TUBS | |
| L1 | 3,635 | 3,787 | 666 | 7,422 | 690 | 9 | 9 | 22.2% | 18 |
| L2 | | 11,323 | 1,016 | 10,307 | 958 | 11 | 12 | 18.2% | 23 |
| L3 | | 11,491 | 362 | 11,129 | 1,034 | 11 | 12 | 18.2% | 23 |
| L4 | | 11,491 | 362 | 11,129 | 1,034 | 11 | 12 | 18.2% | 23 |
| L5 | | 6,003 | 549 | 5,454 | 507 | 5 | 5 | 20.0% | 10 |
| L6 | | | | | | | | | |
| TOTAL | 3,635 | 55,586 | 3,317 | 56,570 | 5,254 | 47 | 50 | 1 | 97 |

8960 DOUGLAS STREET

| LEVEL | GLA [SF] | EXCLUSIONS [SF] | FAR AREA [SF] | FAR AREA [m ²] |
|-------|----------|-----------------|---------------|----------------------------|
| BRU 1 | 1,732 | 57 | 1,675 | 161 |
| TOTAL | 1,732 | 57 | 1,675 | 161 |

8871 DOUGLAS STREET (ZONE 1)

| PARKING CALCULATION | FORMULA | REQUIRED | PROVIDED |
|----------------------------|--------------------|---------------|----------|
| HOTEL (7.7.1) | (1/2 UNITS) * 0.85 | 41.23 | 37.00 |
| W/ 15% REDUCTION (7.9.5.1) | | | |
| TOTAL PARKING | | 41.23 | 37.00 |
| 10% REDUCTION (ITDM) | | 37.10 (39.00) | 36.00 |
| STANDARD SPACES | | | 18 |
| SMALL SPACES | | | 19 |
| DISABILITY SPACES | | | 1 |

8960 DOUGLAS STREET (ZONE 1)

| PARKING CALCULATION | FORMULA | REQUIRED | PROVIDED |
|----------------------|----------|-------------|----------|
| RETAIL (7.9.4.1) | 3.75/100 | 6.03 | 7.00 |
| TOTAL PARKING | | 6.03 | 7.00 |
| 10% REDUCTION (ITDM) | | 5.43 (4.00) | 7.00 |
| STANDARD SPACES | | | 6 |
| SMALL SPACES | | | 0 |
| DISABILITY SPACES | | | 1 |

LOADING CALCULATION

| LOADING CALCULATION | FORMULA | REQUIRED | PROVIDED |
|------------------------------|---------|----------|----------|
| LARGE SIZE: 1861M2 OR MORE | | 1 | 0 |
| MEDIUM SIZE: 501M2 TO 1860M2 | | 1 | 1 |
| TOTAL | | 2 | 1* |

8871 DOUGLAS STREET

| USE CLASS | FORMULA | REQUIRED | PROVIDED |
|-----------|-------------------------------|----------|----------|
| HOTEL | AREA * 0.27/100m ² | 14.19 | 18.00 |
| CLASS 1 | AREA * 0.27/100m ² | 14.19 | 18.00 |
| CLASS 2 | AREA * 0.27/100m ² | 14.19 | 18.00 |

8960 DOUGLAS STREET

| USE CLASS | FORMULA | REQUIRED | PROVIDED |
|-----------|-------------------------------|----------|----------|
| RETAIL | AREA * 0.27/100m ² | 0.43 | 1.00 |
| CLASS 1 | AREA * 0.27/100m ² | 0.43 | 1.00 |
| CLASS 2 | AREA * 0.27/100m ² | 0.43 | 1.00 |

ACCESSIBLE SUITE CALCULATION

| | | |
|----------------------------------|-----|----|
| 1 EVERY 40 ROOMS (606C 3.8.2.31) | 2.4 | 10 |
|----------------------------------|-----|----|

NOTES:
 1. Numbers in brackets have been rounded up as per CITY of Richmond Zoning & Development Bylaw Part 7

* Refer to TDM Study for rationale behind reduced loading space provision.

COMBINED DEVELOPMENT PROPOSAL

| SITE | REQUIRED | PROVIDED |
|--------------|----------|----------|
| 8871 DOUGLAS | 38.00 | 38.00 |
| 8960 DOUGLAS | 6.00 | 7.00 |
| TOTAL | 44.00 | 45.00 |

% OF TOTAL
 53.3%
 42.2%
 4.4%

COMBINED DEVELOPMENT PROPOSAL

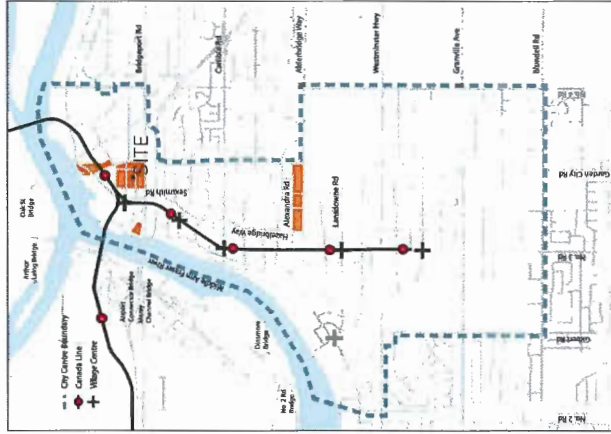
| SITE | REQUIRED | PROVIDED |
|--------------|----------|----------|
| 8871 DOUGLAS | 30.00 | 30.00 |
| 8960 DOUGLAS | 2.00 | 3.00 |
| TOTAL | 32.00 | 35.00 |

GBL ARCHITECTS
 1000 WEST 10TH AVENUE, SUITE 100
 VANCOUVER, BRITISH COLUMBIA V6H 3G9
 TEL: 604.681.1111
 WWW.GBLARCHITECTS.COM
 PLN 177

NOTES
 1. EXISTING SITE CONDITIONS TO BE MAINTAINED WITHIN THE
 2. EXISTING SITE TO BE MAINTAINED WITHIN THE
 3. THE CITY OF RICHMOND HAS REVIEWED THIS PLAN WITH
 PLANNING AND LEGISLATION

REVISIONS
 NO. DATE REVISIONS
 1 10/11/2017
 2 10/11/2017
 3 10/11/2017
 4 10/11/2017

CITY CENTRE AREA PLAN CONTEXT SUB AREA A.3



SITE CONTEXT AERIAL VIEW



PLN - 177

SITE CONTEXT PHOTOGRAPHS



8871 DOUGLAS ST +
 8960 DOUGLAS ST
 RICHMOND BC

HYATT PLACE - HOTEL DEVELOPMENT

STATISTICS &
 SITE CONTEXT

| | |
|------------|------------|
| DATE | 10/11/2017 |
| CHECKED BY | INT |
| SCALE | 1:447 |
| JOB NUMBER | 1447 |

A-1.01

GBL ARCHITECTURE
 1000 WEST 10TH AVENUE
 VANCOUVER, CANADA V6H 2B6
 TEL: 604.681.1111
 WWW.GBLARCHITECTURE.COM

PROJECT NO. 1447

NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE

NO. DATE
 1 10/10/2019
 2 10/10/2019
 3 10/10/2019
 4 10/10/2019
 5 10/10/2019

8871 DOUGLAS ST +
 8960 DOUGLAS ST
 RICHMOND BC

HATT PLACE - HOTEL/DEVELOPMENT
 DESIGN RATIONALE
 & LEED

DATE: 09/11/2019
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1:447



8871 DOUGLAS STREET PROPOSED FORM



8960 DOUGLAS STREET PROPOSED FORM



PROPOSED DOUGLAS ST. STREETSCAPE

DESIGN RATIONALE

SITE CONTEXT

The project is located on Douglas Street, a major thoroughfare in the City of Richmond. The site is bounded by Douglas Street to the north, 88th Street to the south, and 89th Street to the east. The site is currently vacant and is being developed as a multi-story residential building. The building is designed to be a modern, multi-story structure with a mix of materials and large windows. The building is designed to be a modern, multi-story structure with a mix of materials and large windows. The building is designed to be a modern, multi-story structure with a mix of materials and large windows.

Use, Density, Height

The proposed development is a multi-story residential building. The building is designed to be a modern, multi-story structure with a mix of materials and large windows. The building is designed to be a modern, multi-story structure with a mix of materials and large windows. The building is designed to be a modern, multi-story structure with a mix of materials and large windows.

Policy Framework

The project is in compliance with the City of Richmond's zoning bylaws. The building is designed to be a modern, multi-story structure with a mix of materials and large windows. The building is designed to be a modern, multi-story structure with a mix of materials and large windows. The building is designed to be a modern, multi-story structure with a mix of materials and large windows.

Site Planning

The site is planned to be a modern, multi-story structure with a mix of materials and large windows. The building is designed to be a modern, multi-story structure with a mix of materials and large windows. The building is designed to be a modern, multi-story structure with a mix of materials and large windows.

Form and Character

The building is designed to be a modern, multi-story structure with a mix of materials and large windows. The building is designed to be a modern, multi-story structure with a mix of materials and large windows. The building is designed to be a modern, multi-story structure with a mix of materials and large windows.

Materials

The building is designed to be a modern, multi-story structure with a mix of materials and large windows. The building is designed to be a modern, multi-story structure with a mix of materials and large windows. The building is designed to be a modern, multi-story structure with a mix of materials and large windows.

Sustainability

The building is designed to be a modern, multi-story structure with a mix of materials and large windows. The building is designed to be a modern, multi-story structure with a mix of materials and large windows. The building is designed to be a modern, multi-story structure with a mix of materials and large windows.

Crime Prevention through Environmental Design

The building is designed to be a modern, multi-story structure with a mix of materials and large windows. The building is designed to be a modern, multi-story structure with a mix of materials and large windows. The building is designed to be a modern, multi-story structure with a mix of materials and large windows.

SUSTAINABILITY

The project's sustainability goals are to provide a cost-effective, high-value development that meets or exceeds the City of Richmond's sustainability requirements. The strategies being employed will be collaboratively developed through:

- An integrated design process
- Designing towards LEED Silver certification
- Building simulations for energy analysis

LEED Silver with 32 LEED Points

The project is designed to achieve LEED Silver certification. The building is designed to be a modern, multi-story structure with a mix of materials and large windows. The building is designed to be a modern, multi-story structure with a mix of materials and large windows. The building is designed to be a modern, multi-story structure with a mix of materials and large windows.

Water Efficiency

- Medium density and/or development located in an area that provides residents with pedestrian access to a variety of amenities.
- Choice of transportation options including public transit access to the site. Car-pool lanes, high-priority status in traffic, etc.
- Provision of electric vehicle charging stations for 25% of parking spaces.
- Year-round water conservation programs for all water uses.
- Year-round water conservation programs for all water uses.
- Year-round water conservation programs for all water uses.

Material Efficiency

- Provision of high efficiency compact fluorescent, induction, and/or LED lighting.
- Provision of high efficiency compact fluorescent, induction, and/or LED lighting.
- Provision of high efficiency compact fluorescent, induction, and/or LED lighting.

Energy Efficiency

- Dual flush toilets
- Low flow shower (5.7 L/min)
- Low flow kitchen faucet (5.7 L/min)
- Low flow toilet flush (6.0 L/min)
- Low flow toilet flush (6.0 L/min)

Material Efficiency

- The project is targeting 32 LEED points, which will be achieved through a whole building energy model.
- All energy use will be tracked and reported.
- All energy use will be tracked and reported.
- All energy use will be tracked and reported.

Material Efficiency

- All energy use will be tracked and reported.
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Material Efficiency

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Material Efficiency

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- All energy use will be tracked and reported.

GBI ARCHITECTS
 8871 DOUGLAS STREET #100
 VANCOUVER, CANADA V6P 1T7
 TEL: 604.273.4321
 FAX: 604.273.4322
 WWW.GBIARCHITECTS.COM

PLAT FILED

DATE: 03/20/2017
 1. SITE PLAN
 2. EXISTING CONDITIONS
 3. EXISTING CONDITIONS WITH PROPOSED DEVELOPMENT
 4. EXISTING CONDITIONS WITH PROPOSED DEVELOPMENT AND LANDSCAPE
 5. EXISTING CONDITIONS WITH PROPOSED DEVELOPMENT AND LANDSCAPE WITH FURNITURE AND LIGHTING

NO. DATE
 1 03/20/2017
 2 03/20/2017
 3 03/20/2017
 4 03/20/2017
 5 03/20/2017

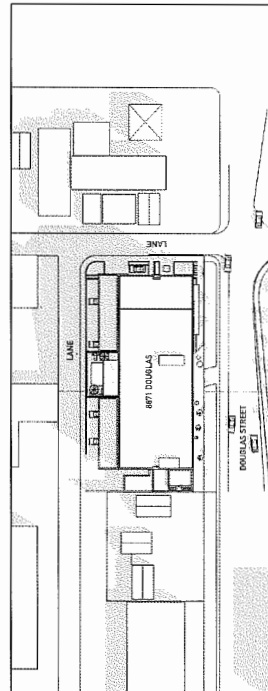
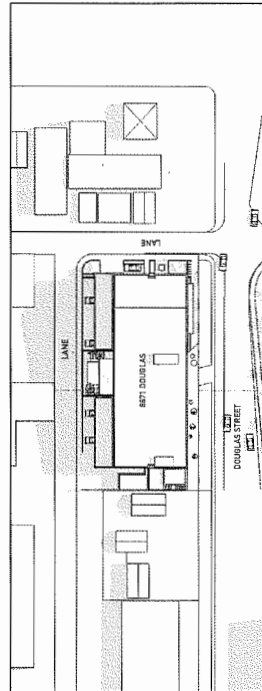
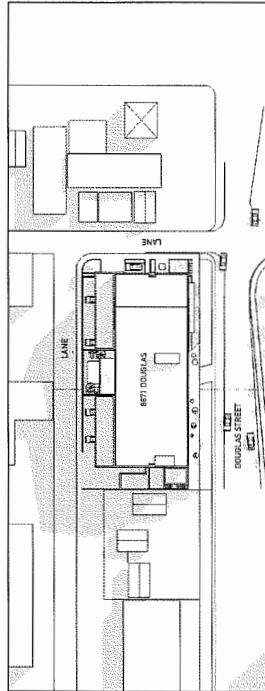
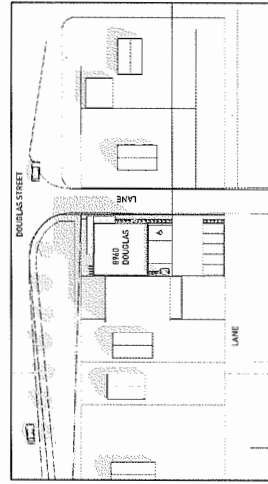
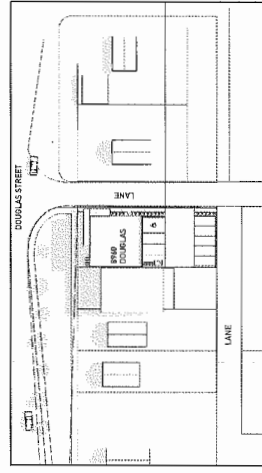
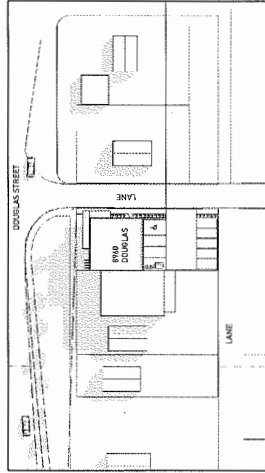
8871 DOUGLAS ST +
 8760 DOUGLAS ST
 RICHMOND BC

HYATT PLACE - HOTEL DEVELOPMENT

SHADOW STUDY

DATE: 03/21/2017
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/4" = 1'-0"
 JOB NUMBER: 1447

A-1.03



MARCH 20TH, 10AM

MARCH 20TH, 12PM

MARCH 20TH, 2PM

GBL ARCHITECTS
 1000 WEST 10TH AVENUE
 VANCOUVER, BRITISH COLUMBIA V6H 2Y9
 TEL: 604.681.2222
 FAX: 604.681.2223
 WWW.GBLARCHITECTS.COM

PROJECT NO. 1447
 PROJECT NAME: Hyatt Place Hotel
 CLIENT: Hyatt Place Hotel
 DATE: 07/27/2017

DATE: 07/27/2017
 DRAWN BY: J. [Name]
 CHECKED BY: [Name]
 PROJECT NO. 1447

SCALE: 1/8" = 1'-0"
 SHEET NO. 1447-104

REVISIONS:
 1. [Description]
 2. [Description]
 3. [Description]
 4. [Description]

NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC BUILDING CODE AND ALL APPLICABLE REGULATIONS.
 2. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
 3. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
 4. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

DATE: 07/27/2017
 DRAWN BY: J. [Name]
 CHECKED BY: [Name]
 PROJECT NO. 1447

SCALE: 1/8" = 1'-0"
 SHEET NO. 1447-104

REVISIONS:
 1. [Description]
 2. [Description]
 3. [Description]
 4. [Description]

NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC BUILDING CODE AND ALL APPLICABLE REGULATIONS.
 2. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
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 4. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

DATE: 07/27/2017
 DRAWN BY: J. [Name]
 CHECKED BY: [Name]
 PROJECT NO. 1447

SCALE: 1/8" = 1'-0"
 SHEET NO. 1447-104

REVISIONS:
 1. [Description]
 2. [Description]
 3. [Description]
 4. [Description]

NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC BUILDING CODE AND ALL APPLICABLE REGULATIONS.
 2. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
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 4. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

DATE: 07/27/2017
 DRAWN BY: J. [Name]
 CHECKED BY: [Name]
 PROJECT NO. 1447

SCALE: 1/8" = 1'-0"
 SHEET NO. 1447-104

REVISIONS:
 1. [Description]
 2. [Description]
 3. [Description]
 4. [Description]

NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC BUILDING CODE AND ALL APPLICABLE REGULATIONS.
 2. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
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 4. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

DATE: 07/27/2017
 DRAWN BY: J. [Name]
 CHECKED BY: [Name]
 PROJECT NO. 1447

SCALE: 1/8" = 1'-0"
 SHEET NO. 1447-104

REVISIONS:
 1. [Description]
 2. [Description]
 3. [Description]
 4. [Description]

NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC BUILDING CODE AND ALL APPLICABLE REGULATIONS.
 2. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
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 4. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

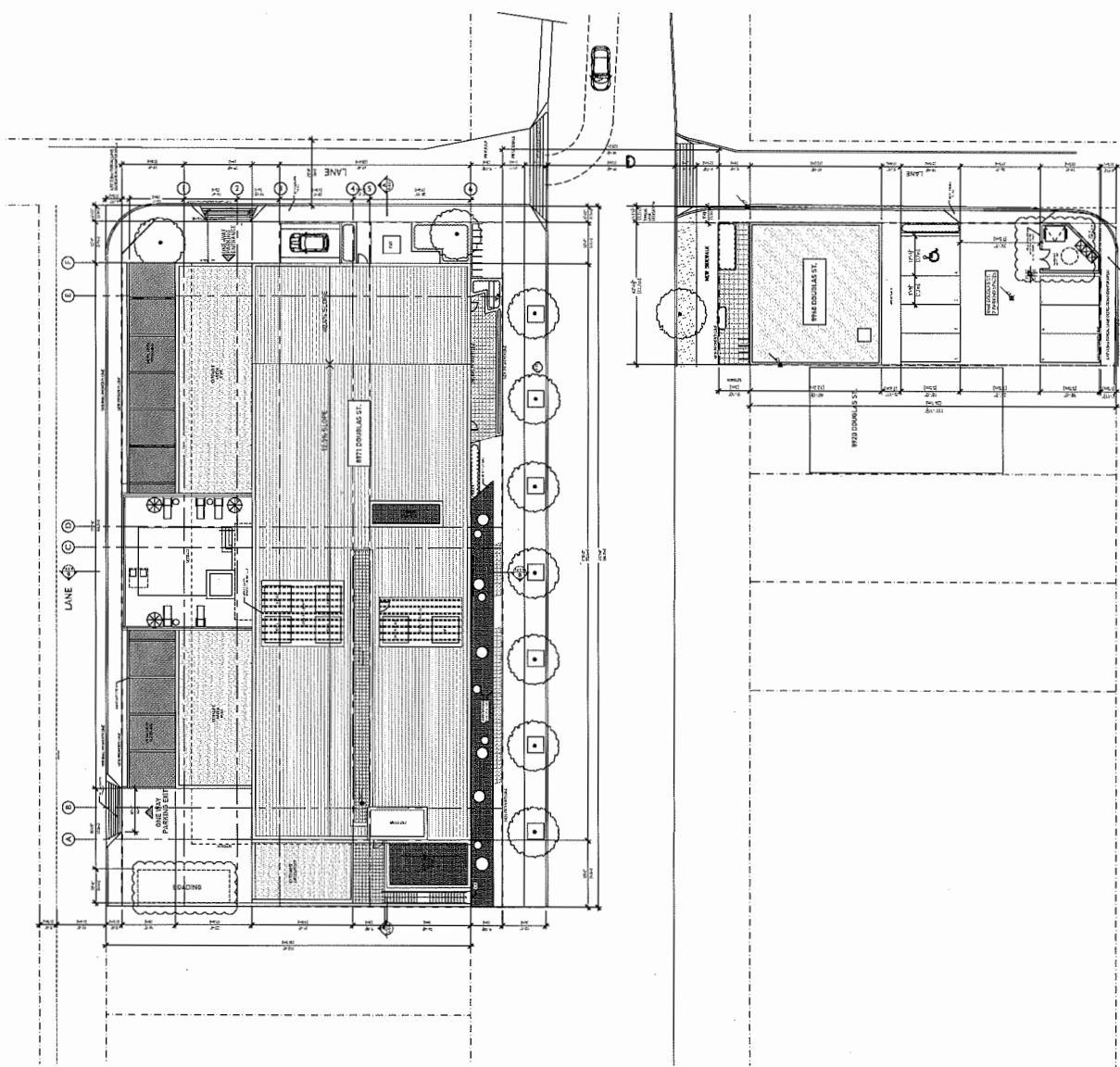
DATE: 07/27/2017
 DRAWN BY: J. [Name]
 CHECKED BY: [Name]
 PROJECT NO. 1447

SCALE: 1/8" = 1'-0"
 SHEET NO. 1447-104

REVISIONS:
 1. [Description]
 2. [Description]
 3. [Description]
 4. [Description]

NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC BUILDING CODE AND ALL APPLICABLE REGULATIONS.
 2. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
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 4. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

DATE: 07/27/2017
 DRAWN BY: J. [Name]
 CHECKED BY: [Name]
 PROJECT NO. 1447



8871 DOUGLAS ST. +
8940 DOUGLAS ST.
RICHMOND BC

DATE: 02/11/2017
DRAWN BY: DC
CHECKED BY: SCALE: 1/4" = 1'-0"
JOB NUMBER: 1447

PROJECT: 8871 DOUGLAS ST. +
8940 DOUGLAS ST.
RICHMOND BC

DATE: 02/11/2017
DRAWN BY: DC
CHECKED BY: SCALE: 1/4" = 1'-0"
JOB NUMBER: 1447

NOTES:
1. REFER TO THE SITE CONSTRUCTION PLAN FOR ALL DIMENSIONS AND NOTES.
2. THE EXISTING DRIVEWAY SHALL BE MAINTAINED AND NOT RELOCATED.
3. THE EXISTING DRIVEWAY SHALL BE MAINTAINED AND NOT RELOCATED.
4. THE EXISTING DRIVEWAY SHALL BE MAINTAINED AND NOT RELOCATED.

REVISIONS:
NO. DATE
1. 02/11/2017
2. 02/11/2017
3. 02/11/2017
4. 02/11/2017
5. 02/11/2017
6. 02/11/2017
7. 02/11/2017

8871 DOUGLAS ST. +
8940 DOUGLAS ST.
RICHMOND BC

HAATT PLACE - HOTEL DEVELOPMENT
8871 DOUGLAS
SITE PLAN

DATE: 02/11/2017
DRAWN BY: DC
CHECKED BY: SCALE: 1/4" = 1'-0"
JOB NUMBER: 1447

8871 DOUGLAS ST. +
8940 DOUGLAS ST.
RICHMOND BC

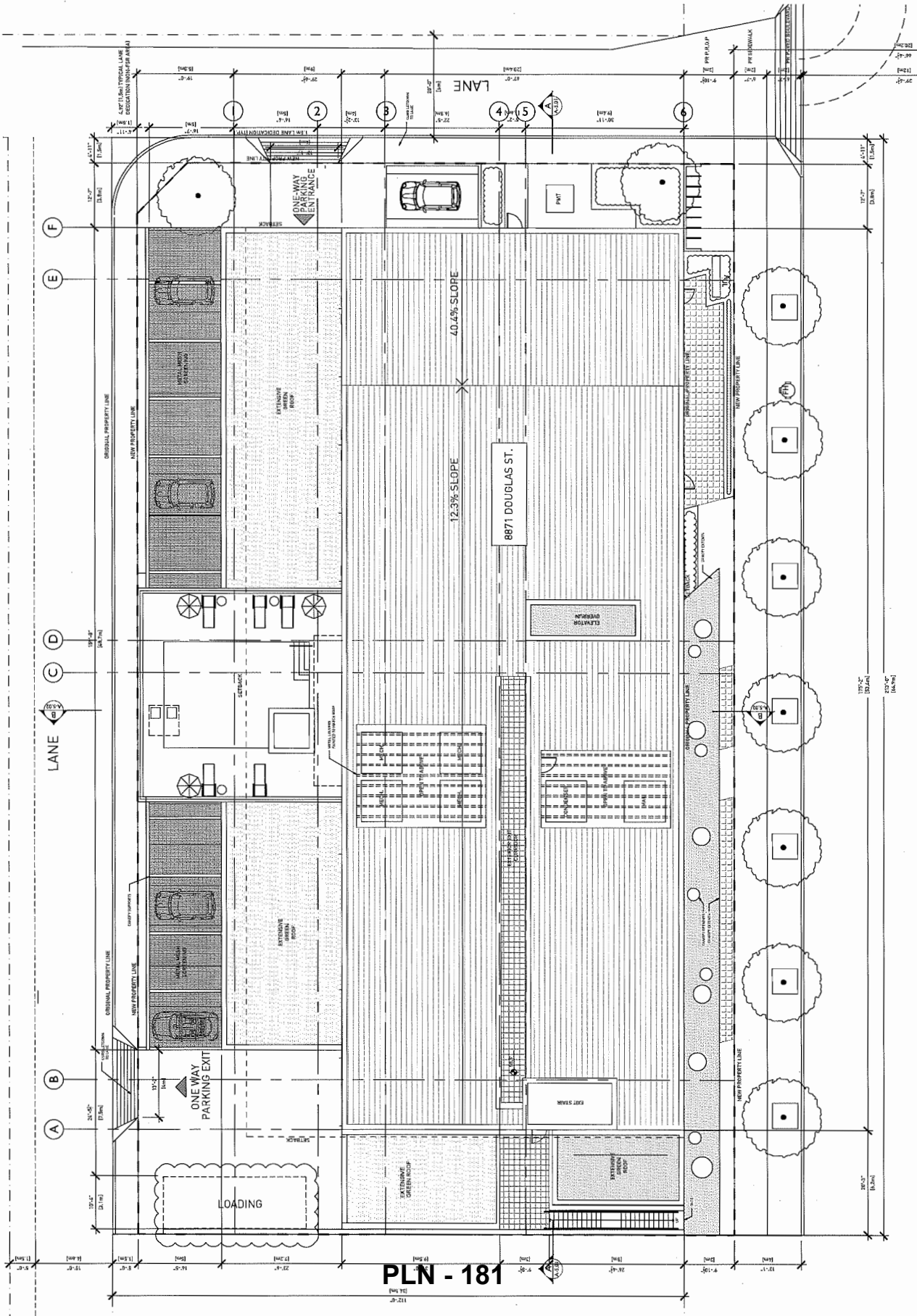
HAATT PLACE - HOTEL DEVELOPMENT
8871 DOUGLAS
SITE PLAN

DATE: 02/11/2017
DRAWN BY: DC
CHECKED BY: SCALE: 1/4" = 1'-0"
JOB NUMBER: 1447

8871 DOUGLAS ST. +
8940 DOUGLAS ST.
RICHMOND BC

HAATT PLACE - HOTEL DEVELOPMENT
8871 DOUGLAS
SITE PLAN

DATE: 02/11/2017
DRAWN BY: DC
CHECKED BY: SCALE: 1/4" = 1'-0"
JOB NUMBER: 1447



PLN - 181

1101 WEST 17TH AVENUE
 SUITE 1100
 DENVER, CO 80202
 TEL: 303.733.8800
 FAX: 303.733.8801
 WWW.GBIINC.COM

NOTES

1. EXISTING SIDEWALK TO BE RECONSTRUCTED WITH PORC.
 2. EXISTING SIDEWALK TO BE RECONSTRUCTED WITH PORC.
 3. EXISTING SIDEWALK TO BE RECONSTRUCTED WITH PORC.
 4. EXISTING SIDEWALK TO BE RECONSTRUCTED WITH PORC.
 5. EXISTING SIDEWALK TO BE RECONSTRUCTED WITH PORC.
 6. EXISTING SIDEWALK TO BE RECONSTRUCTED WITH PORC.

| NO. | DATE | REVISIONS |
|-----|----------|-----------------|
| 1 | 09/21/17 | CONCEPTUAL PLAN |
| 2 | 09/21/17 | CONCEPTUAL PLAN |
| 3 | 09/21/17 | CONCEPTUAL PLAN |
| 4 | 09/21/17 | CONCEPTUAL PLAN |



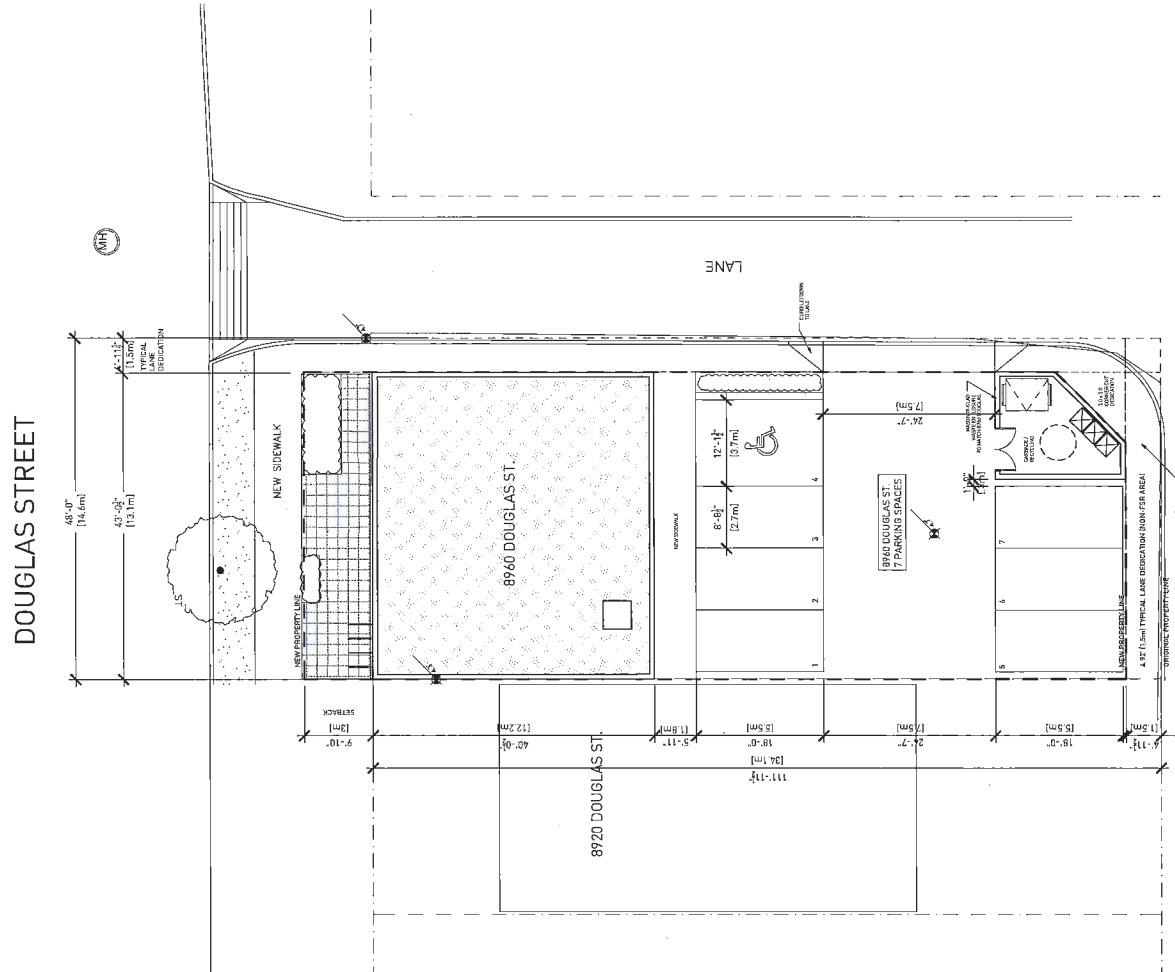
8871 DOUGLAS ST +
 8960 DOUGLAS ST
 RICHMOND BC

HYATT PLACE - HOTEL DEVELOPMENT

SITE PLAN
 [8960 DOUGLAS ST.]

DATE: 09/21/17
 DRAWN BY: MK
 CHECKED BY: JC/C
 JOB NUMBER: 1447

A-1.06



GILL ARCHITECTS
 4000 WEST 10TH AVENUE
 VANCOUVER, CANADA V6J 1K6
 TEL: 604.273.1234
 WWW.GILLARCHITECTS.COM

NOTES
 01. REFER TO ALL CONSTRUCTION CONTRACTS AND SPECIFICATIONS
 02. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC BUILDING CODE
 03. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT
 04. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS
 05. FINISHES ARE INDICATED IN THE FINISH SCHEDULE

REVISIONS
 NO. DATE DESCRIPTION
 1 08/15/2017 INITIAL DESIGN
 2 08/22/2017 REVISED PER COMMENTS
 3 09/05/2017 REVISED PER COMMENTS
 4 09/12/2017 REVISED PER COMMENTS
 5 09/19/2017 REVISED PER COMMENTS



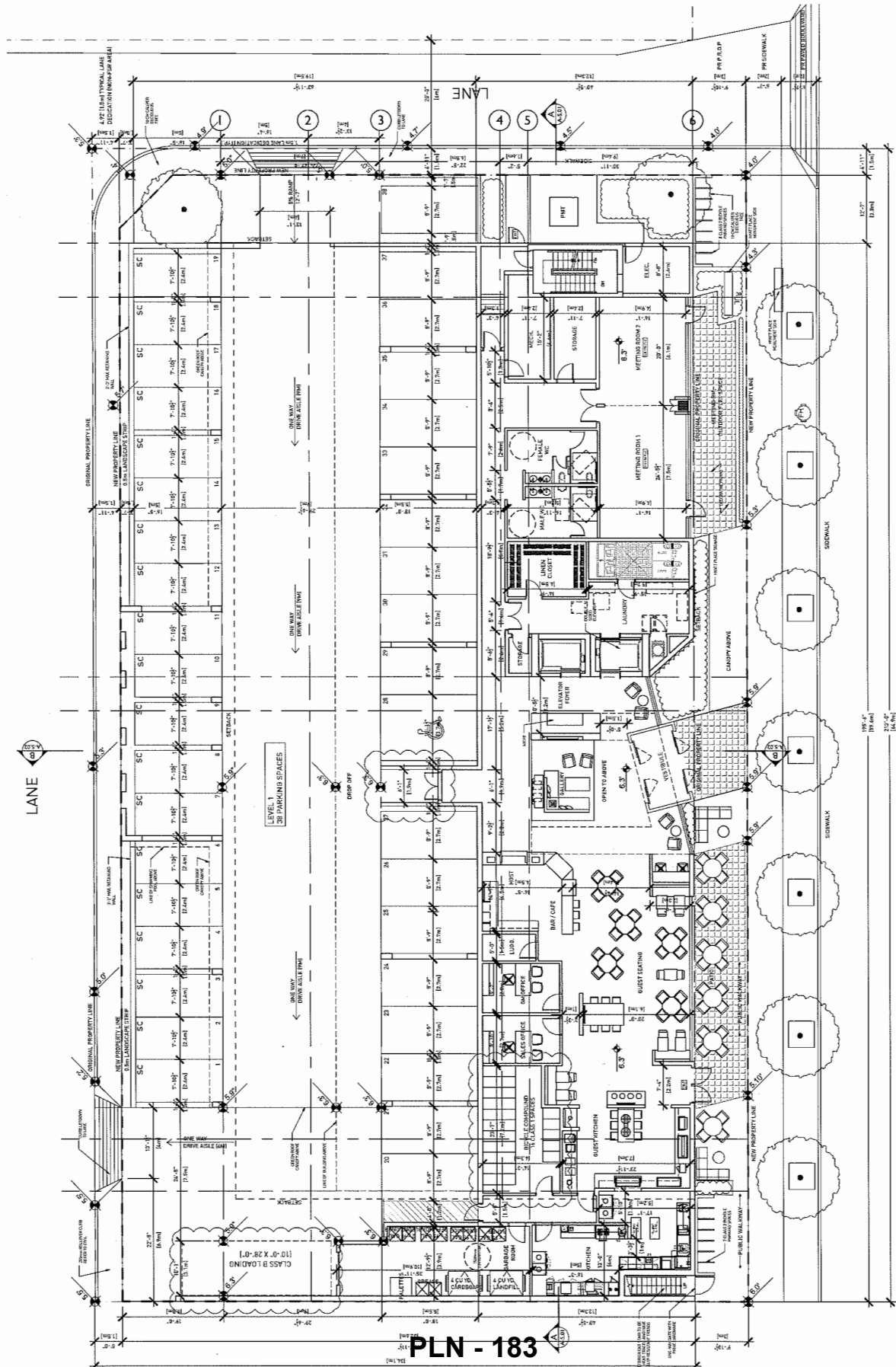
8871 DOUGLAS ST +
 8940 DOUGLAS ST
 RICHMOND BC

HATT PLACE - HOTEL DEVELOPMENT

L1 FLOOR PLAN

DATE: 08/15/2017
 CHECKED BY: [Signature]
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 1447

A-3.01



PLN - 183

DOUGLAS STREET

DOUGLAS STREET

GBI ARCHITECTS
 1000 WEST 10TH AVENUE
 VANCOUVER, CANADA V6J 1P6
 TEL: 604.681.1111
 WWW.GBIARCHITECTS.COM

NOTES:
 1. REFER TO THE CONSTRUCTION CONTRACT WITH THE
 2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE
 3. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO THE
 4. FINISH SURFACE OF THE WORK.
 5. THE CITY OF RICHMOND IS REQUESTING THAT THE
 6. DRAWING BE SUBMITTED TO THE CITY OF RICHMOND FOR REVIEW.

REVISIONS:
 NO. DATE REVISIONS
 1 04/11/2017 CONCEPTUAL FLOOR PLAN
 2 05/11/2017 CLIENT REVIEW
 3 06/11/2017 CLIENT REVIEW
 4 07/11/2017 CLIENT REVIEW
 5 08/11/2017 CLIENT REVIEW

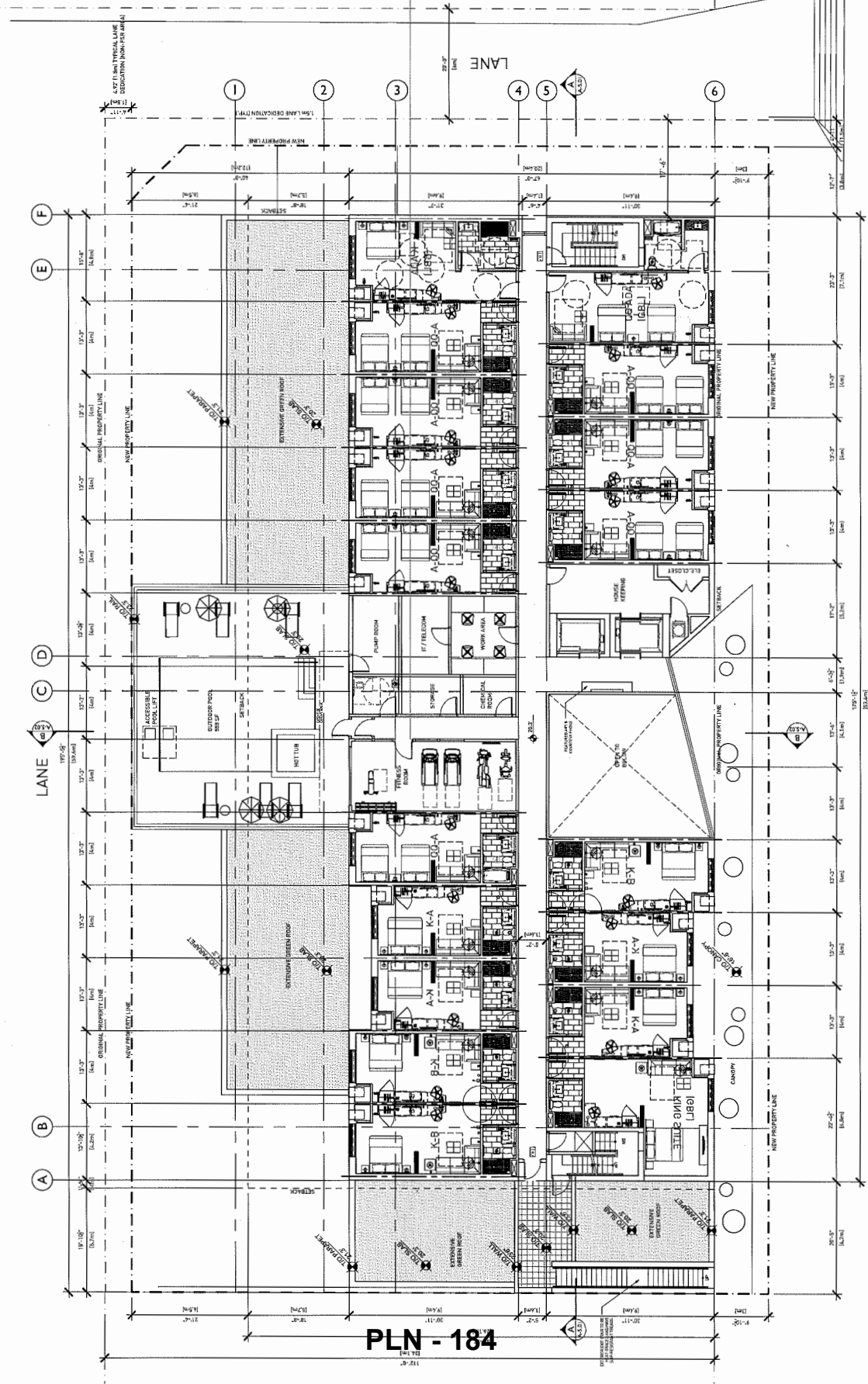


8871 DOUGLAS ST +
 8950 DOUGLAS ST
 RICHMOND BC

HYATT PLACE - HOTEL DEVELOPMENT

L2 FLOOR PLAN

DATE: 08/11/2017
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: 1:100
 JOB NUMBER: 1447



1000 WEST 10TH AVENUE
 VANCOUVER, BRITISH COLUMBIA V6H 1T6
 TEL: 604.278.1111
 WWW.IGSBUILDING.COM

NOTES
 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN METERS.
 2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

REVISIONS
 NO. DATE DESCRIPTION
 1 10/12/11 INITIAL DESIGN
 2 10/12/11 REVISED DESIGN
 3 10/12/11 REVISED DESIGN
 4 10/12/11 REVISED DESIGN
 5 10/12/11 REVISED DESIGN

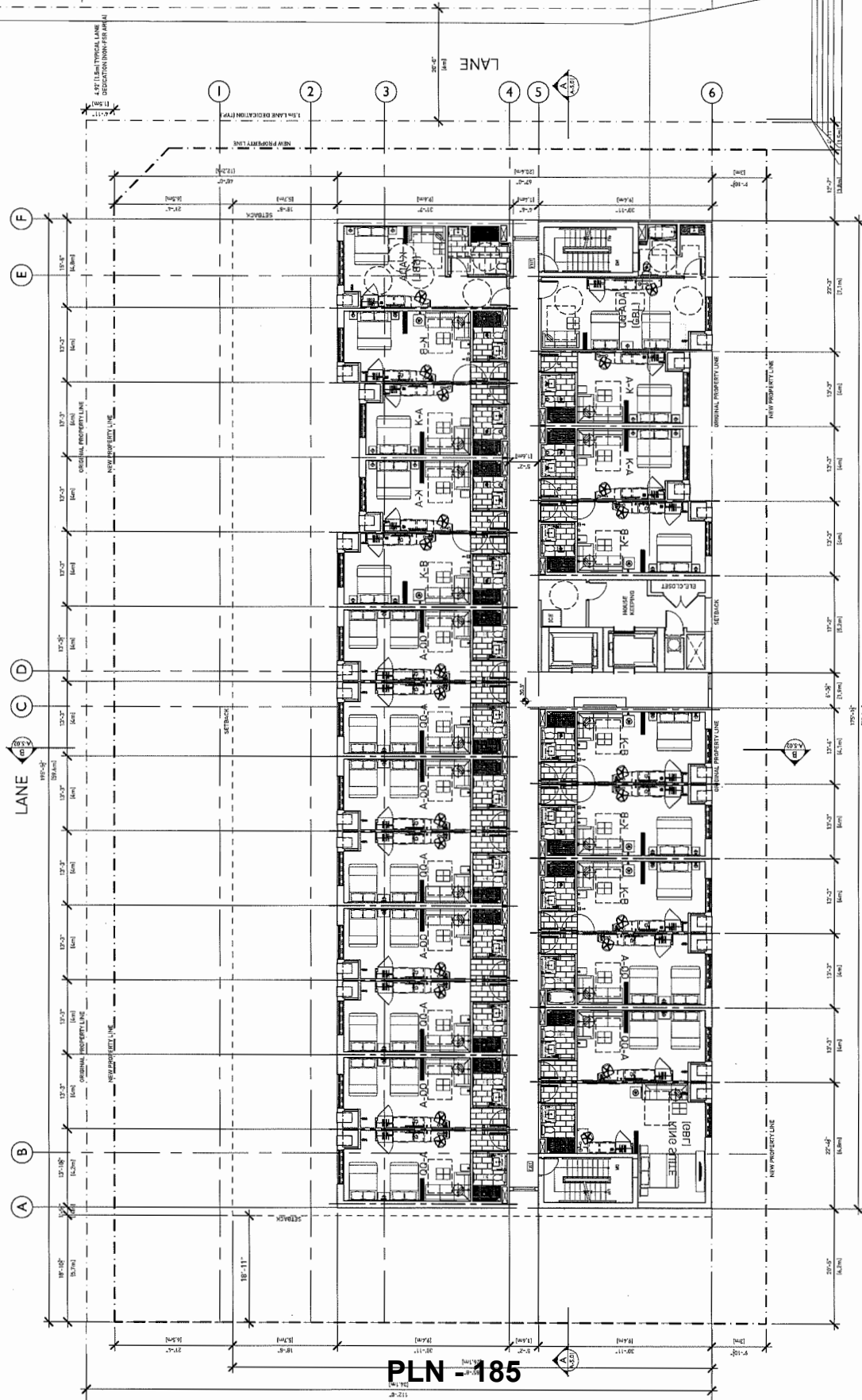


8871 DOUGLAS ST +
 8960 DOUGLAS ST
 RICHMOND BC

HYATT PLACE - HOTEL DEVELOPMENT

L3 FLOOR PLAN

DATE: 05/27/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/4" = 1'-0"
 SHEET NUMBER: 1447



PLN -185

ON BEHALF OF THE ARCHITECT
 1000 WEST 10TH AVENUE
 VANCOUVER, BRITISH COLUMBIA V6H 3G9
 TEL: 604-681-2222
 WWW.GBIARCHITECT.COM
 PLAN DATE: 08/11/2017

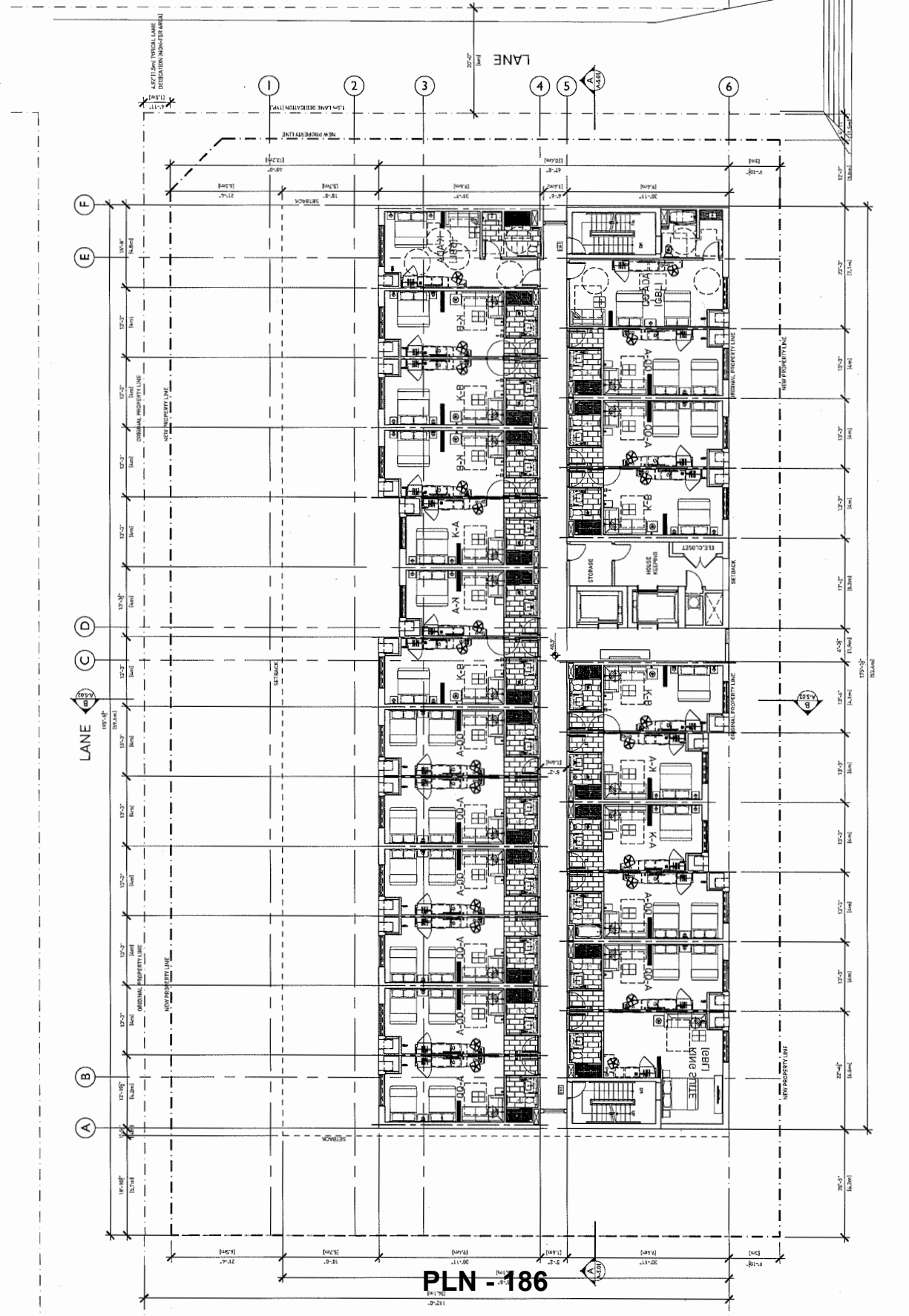
NOTES:
 1. REFER TO CONSTRUCTION DOCUMENTS FOR ALL NOTES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
 4. THE DATE OF DIMENSIONS IS TO BE THE DATE OF THE DRAWING.
 5. DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.

REVISIONS:
 NO. DATE DESCRIPTION
 1 08/11/2017 SUBMITTAL (PLAN) 400
 2 08/11/2017 SUBMITTAL (PLAN) 400
 3 08/11/2017 SUBMITTAL (PLAN) 400
 4 08/11/2017 SUBMITTAL (PLAN) 400
 5 08/11/2017 SUBMITTAL (PLAN) 400



8871 DOUGLAS ST +
 8960 DOUGLAS ST
 RICHMOND BC
 HYATT PLACE - HOTEL DEVELOPMENT

L4 FLOOR PLAN
 DATE: 08/11/2017
 DRAWN BY: MK
 CHECKED BY: DE
 SCALE: 1/4" = 1'-0"
 JOB NUMBER: 1447



PLN - 186

A-3.04

DOUGLAS STREET

GBL ARCHITECTS
 1000 WEST 10TH AVENUE, SUITE 100
 VANCOUVER, CANADA V6H 3G9
 TEL: 604.275.1234
 WWW.GBLARCHITECTS.COM

NOTES:
 1. REFER TO ALL OTHER DRAWINGS FOR COMPLETE INFORMATION.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 3. ALL WORK IS TO BE ACCORDING TO THE 2012 BC BUILDING CODE.
 4. ALL WORK IS TO BE ACCORDING TO THE 2012 BC ELECTRICAL CODE.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SERVICES.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS.

REVISIONS:
 NO. DATE DESCRIPTION
 1 10/15/17 REVISED PER COMMENTS FROM CLIENT
 2 10/20/17 REVISED PER COMMENTS FROM CLIENT
 3 10/25/17 REVISED PER COMMENTS FROM CLIENT
 4 11/01/17 REVISED PER COMMENTS FROM CLIENT
 5 11/08/17 REVISED PER COMMENTS FROM CLIENT

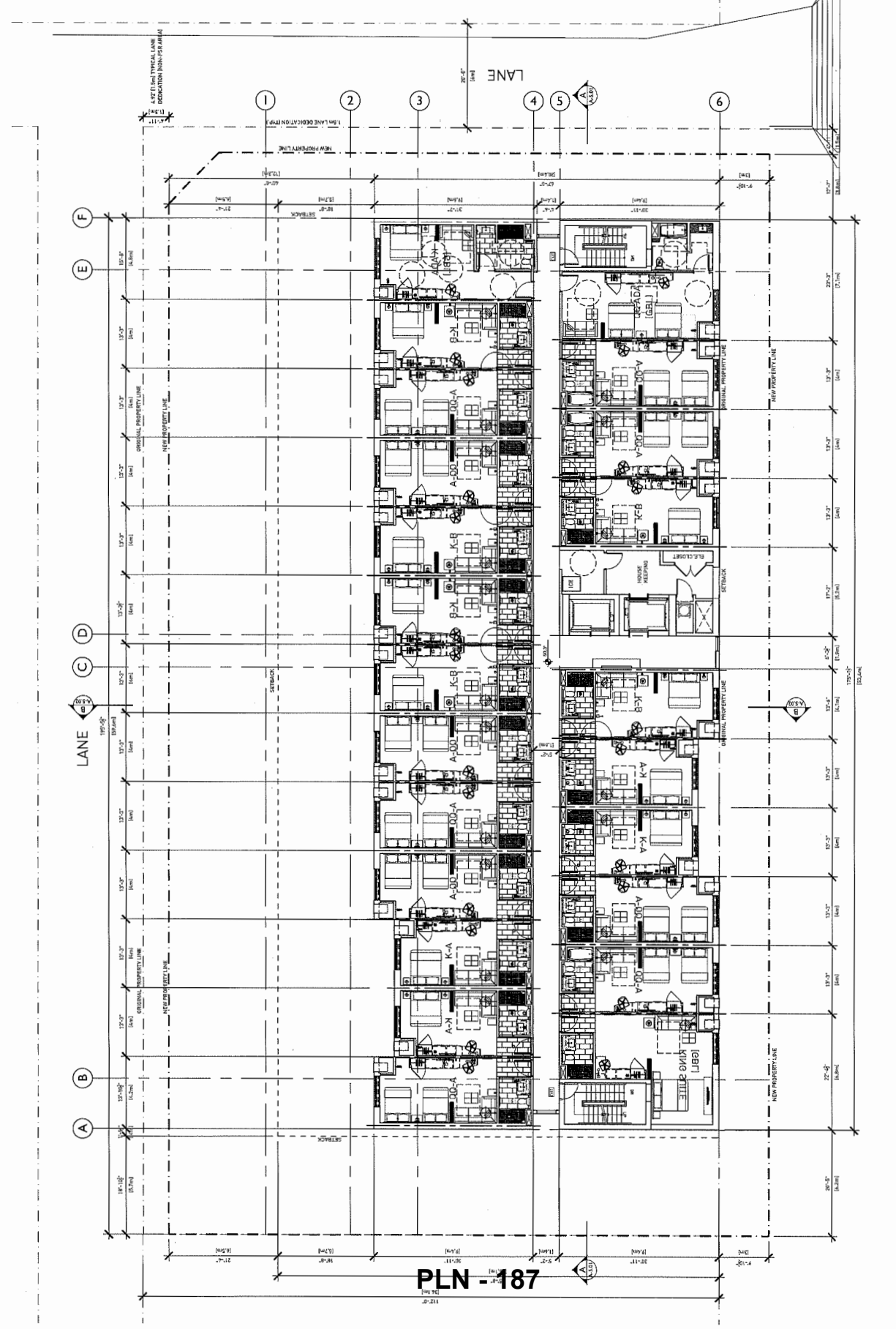


8871 DOUGLAS ST +
 8960 DOUGLAS ST
 RICHMOND BC

HYATT PLACE - HOTEL DEVELOPMENT

L5 FLOOR PLAN

DATE: 11.03.17
 DRAWN BY: MK
 CHECKED BY: DE
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 1447



A-3.05

DOUGLAS STREET

NOTES:
 1. REFER TO THE CONSTRUCTION PERMITS WITH THESE
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE
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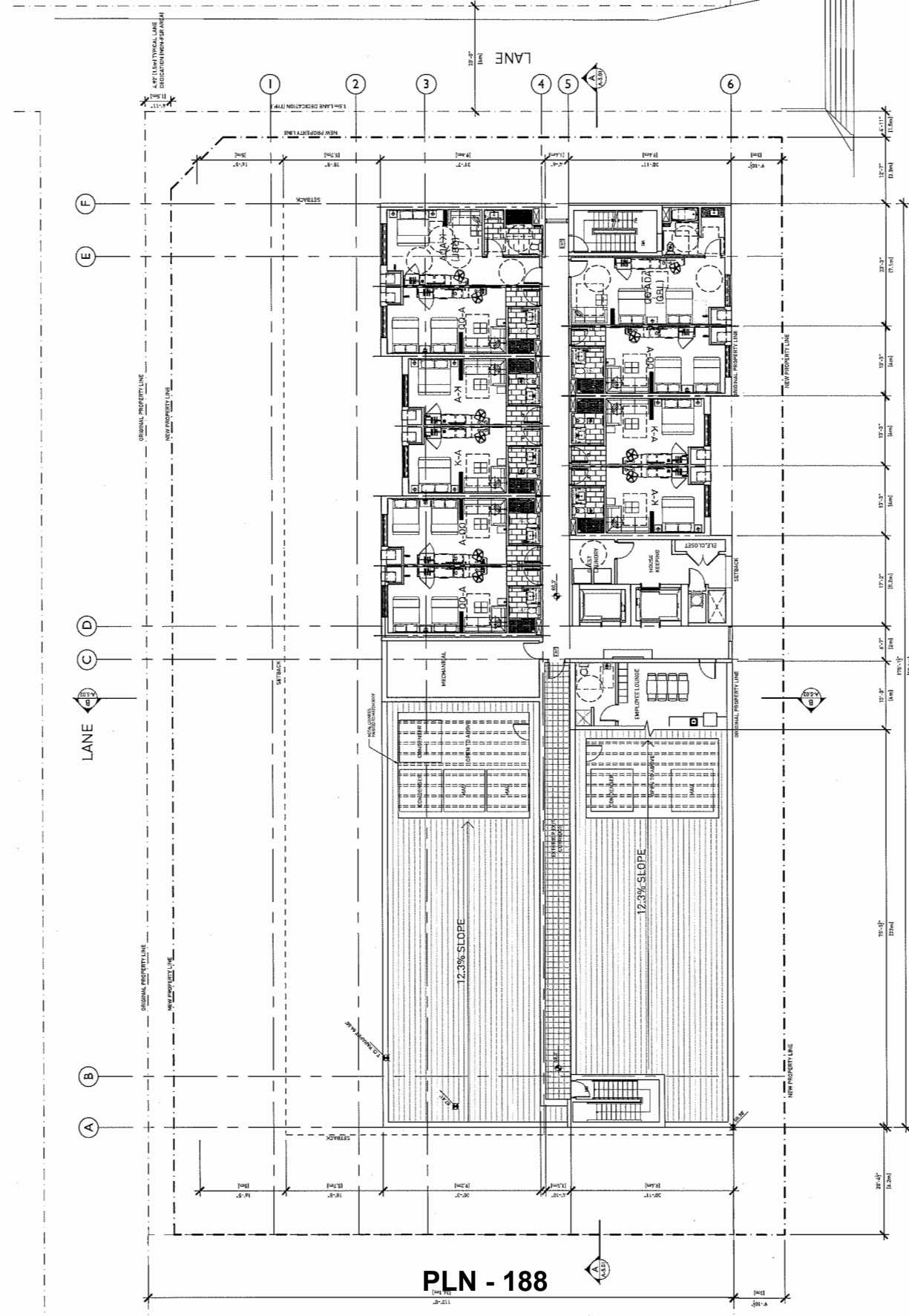
REVISIONS:
 NO. DATE REVISIONS
 1 08/15/2017 REVISIONS TO PLAN
 2 08/15/2017 REVISIONS TO PLAN
 3 08/15/2017 REVISIONS TO PLAN
 4 08/15/2017 REVISIONS TO PLAN
 5 08/15/2017 REVISIONS TO PLAN
 6 08/15/2017 REVISIONS TO PLAN
 7 08/15/2017 REVISIONS TO PLAN
 8 08/15/2017 REVISIONS TO PLAN
 9 08/15/2017 REVISIONS TO PLAN
 10 08/15/2017 REVISIONS TO PLAN

8871 DOUGLAS ST +
 8960 DOUGLAS ST
 RICHMOND BC

HYATT PLACE - HOTEL DEVELOPMENT

L6 FLOOR PLAN

DATE: 08/15/2017
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 1447



PLN - 188

GBL ARCHITECTS
 1000 WEST 10TH AVENUE
 VANCOUVER, BRITISH COLUMBIA V6H 1T1
 TEL: 604-681-1111
 WWW.GBLARCHITECTS.COM
 PASTORS

NOTES:
 1. REFER TO THE CONSTRUCTION DOCUMENTS FOR ALL NOTES.
 2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 5. THE CITY OF RICHMOND HAS REVIEWED THIS PLAN AND HAS APPROVED IT FOR CONSTRUCTION.
 6. THE CITY OF RICHMOND HAS REVIEWED THIS PLAN AND HAS APPROVED IT FOR CONSTRUCTION.

REVISIONS:
 NO. DATE DESCRIPTION
 1 08/11/2017 INITIAL DESIGN
 2 09/11/2017 REVISED PER CITY OF RICHMOND COMMENTS
 3 10/11/2017 REVISED PER CITY OF RICHMOND COMMENTS
 4 11/11/2017 REVISED PER CITY OF RICHMOND COMMENTS
 5 12/11/2017 REVISED PER CITY OF RICHMOND COMMENTS

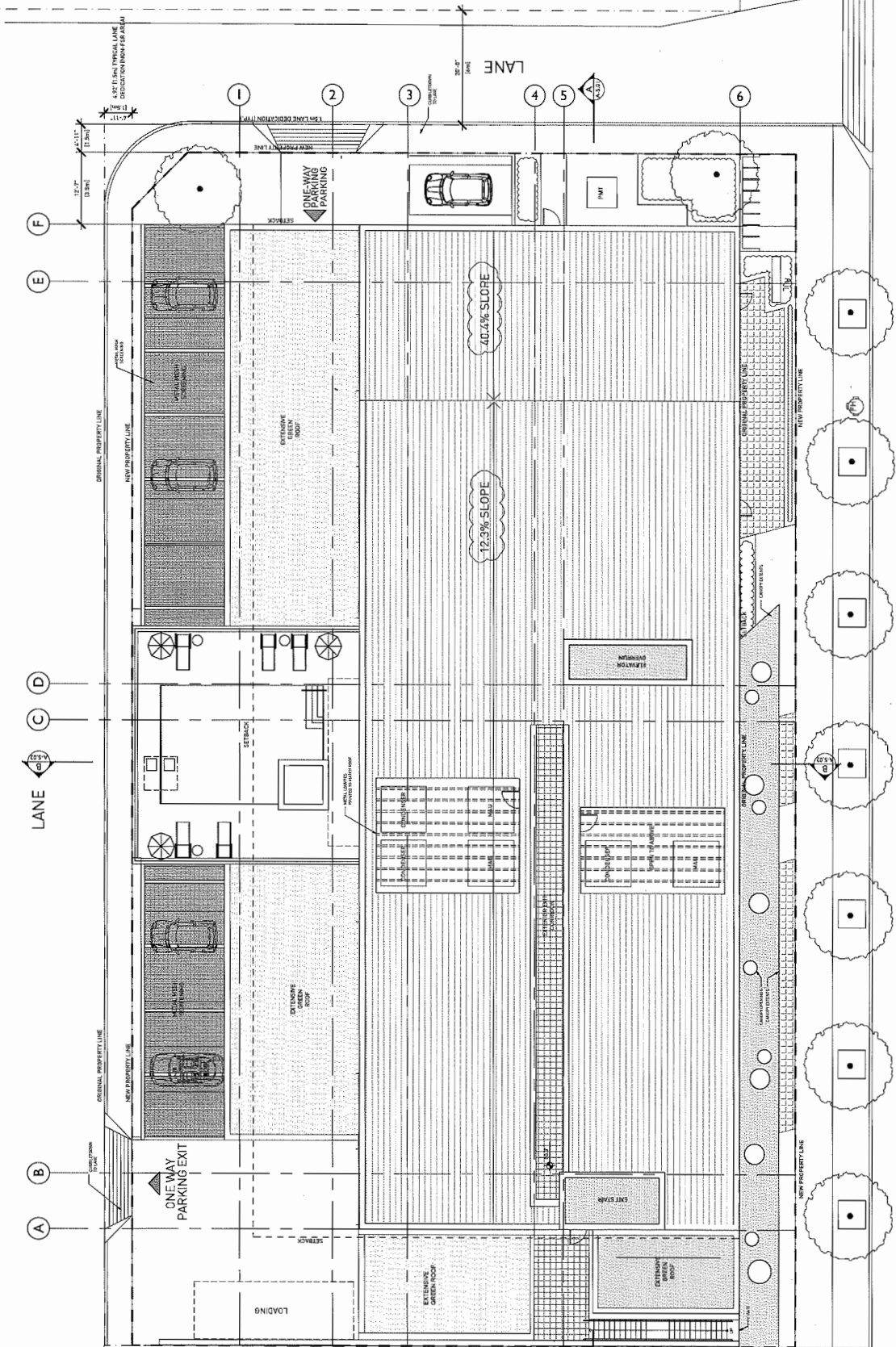


8871 DOUGLAS ST +
 8960 DOUGLAS ST
 RICHMOND BC

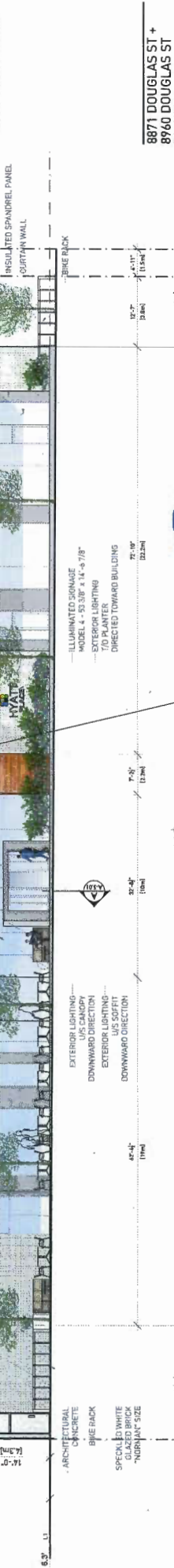
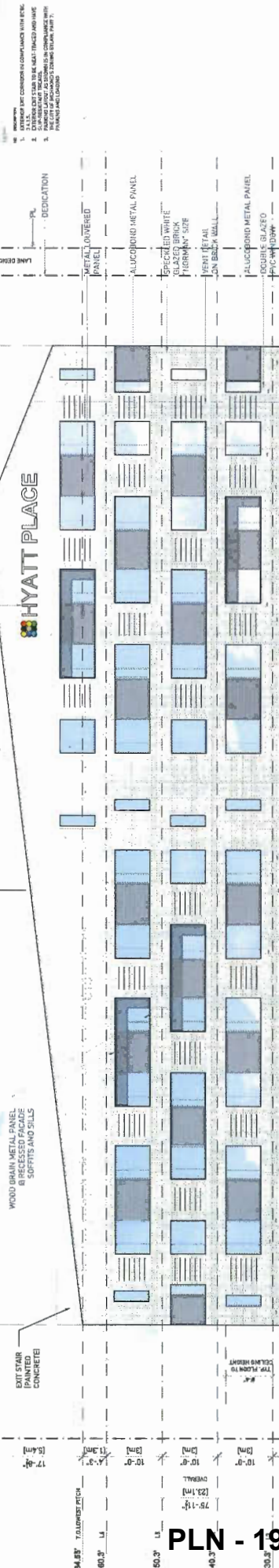
HYATT PLACE - HOTEL DEVELOPMENT
 ROOF PLAN

DATE: 11/11/2017
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8"=1'-0"
 JOB NUMBER: 1447

A-3.07



PLN - 189



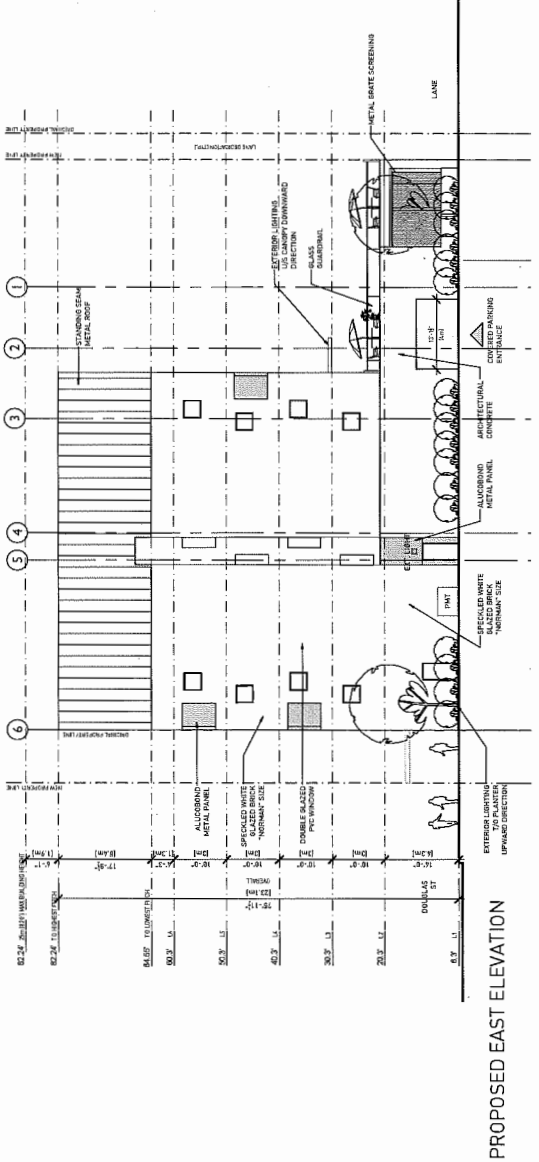
NO. DATE: 12/11/2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/4" = 1'-0"
 JOB NUMBER: 1447

8871 DOUGLAS ST +
 8960 DOUGLAS ST
 RICHMOND BC

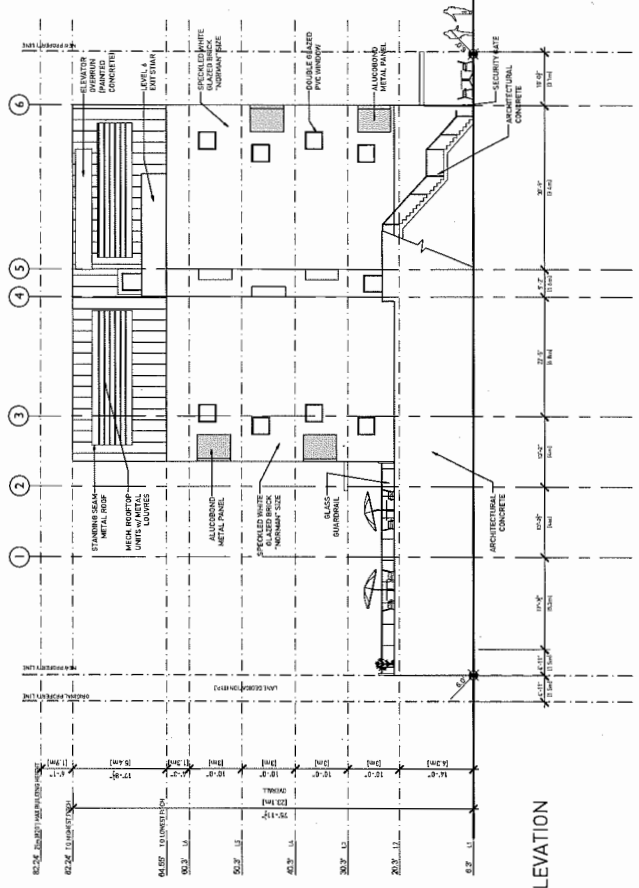
HYATT PLACE - HOTEL DEVELOPMENT
 SOUTH (DOUGLAS ST.)
 ELEVATION

DATE: 12/11/2018
 CHECKED BY: [Name]
 SCALE: 1/4" = 1'-0"
 JOB NUMBER: 1447

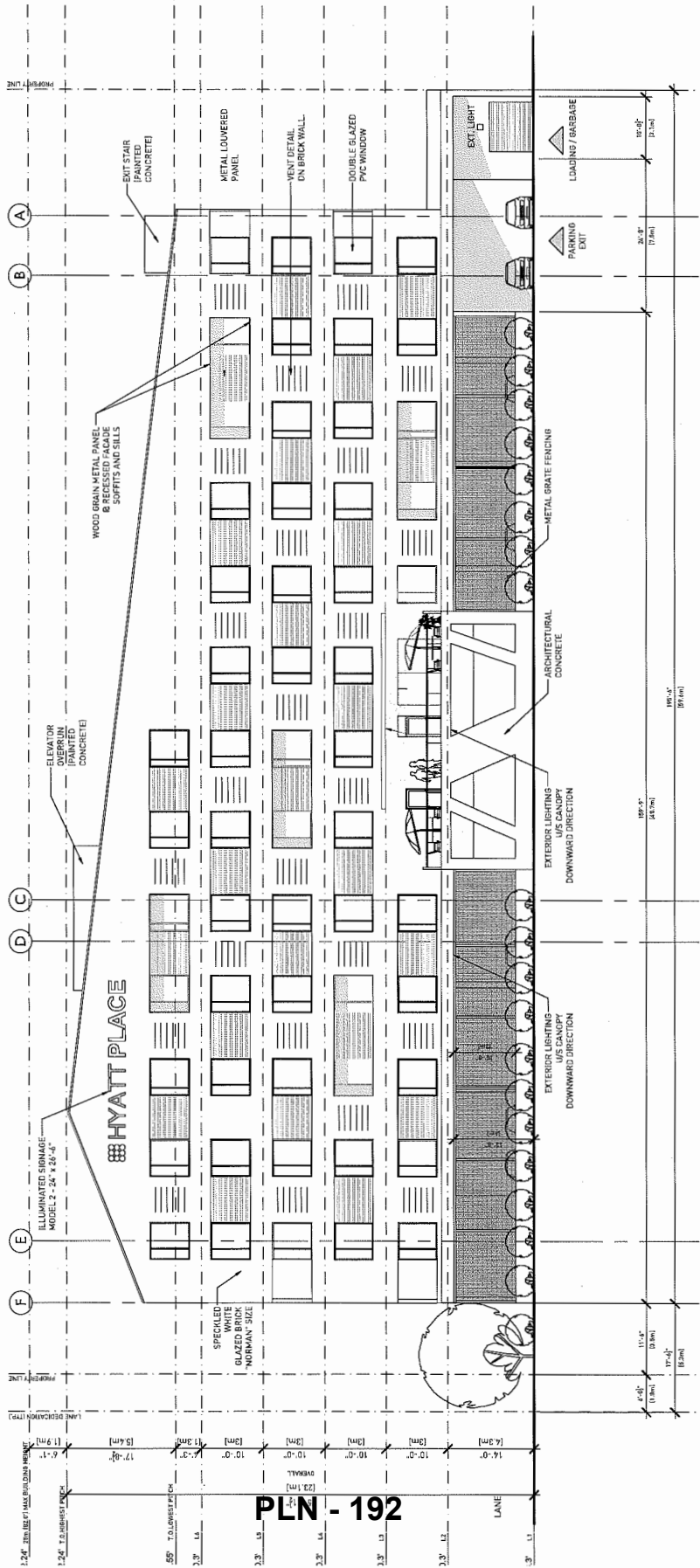
A-4.01



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION

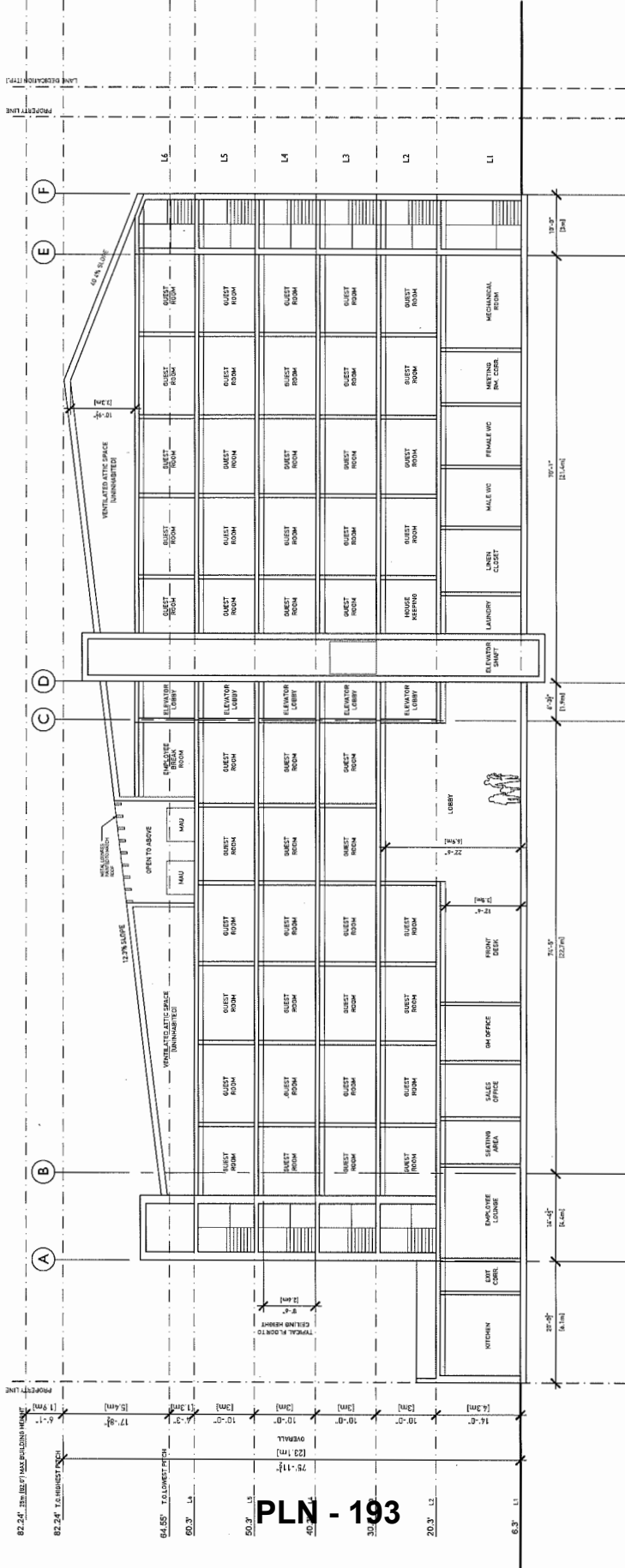




GBL ARCHITECTS
 8871 DOUGLAS ST +
 8960 DOUGLAS ST
 RICHMOND BC
 TEL: 604.273.8888
 FAX: 604.273.8889
 WWW.GBLARCHITECTS.COM

PLN - 193

NOTES:
 1. REFER TO SHEET PLN-192 FOR GENERAL NOTES.
 2. REFER TO SHEET PLN-194 FOR GENERAL NOTES.
 3. REFER TO SHEET PLN-195 FOR GENERAL NOTES.
 4. REFER TO SHEET PLN-196 FOR GENERAL NOTES.
 5. REFER TO SHEET PLN-197 FOR GENERAL NOTES.
 6. REFER TO SHEET PLN-198 FOR GENERAL NOTES.
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 105. REFER TO SHEET PLN-297 FOR GENERAL NOTES.
 106. REFER TO SHEET PLN-298 FOR GENERAL NOTES.
 107. REFER TO SHEET PLN-299 FOR GENERAL NOTES.
 108. REFER TO SHEET PLN-300 FOR GENERAL NOTES.



8871 DOUGLAS ST +
 8960 DOUGLAS ST
 RICHMOND BC

HWATT PLACE - HOTEL DEVELOPMENT
 SECTION_A

DATE: 08/11/2017
 DRAWN BY: MK
 CHECKED BY: DC
 SCALE: 1/4" = 1'-0"
 JOB NUMBER: 1447

A-5.01

PLN - 193

GBL ARCHITECTS
1000 WEST 10TH AVENUE
VANCOUVER, CANADA V6J 1B6
TEL: (604) 681-1234
WWW.GBLARCHITECTS.COM

DATE: 11/11/2017
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/4"=1'-0"
JOB NUMBER: 1447

REVISIONS

| NO. | DATE | REMARKS |
|-----|------|------------------|
| 1 | | ISSUE FOR PERMIT |
| 2 | | ISSUE FOR PERMIT |
| 3 | | ISSUE FOR PERMIT |
| 4 | | ISSUE FOR PERMIT |
| 5 | | ISSUE FOR PERMIT |
| 6 | | ISSUE FOR PERMIT |

REVISIONS

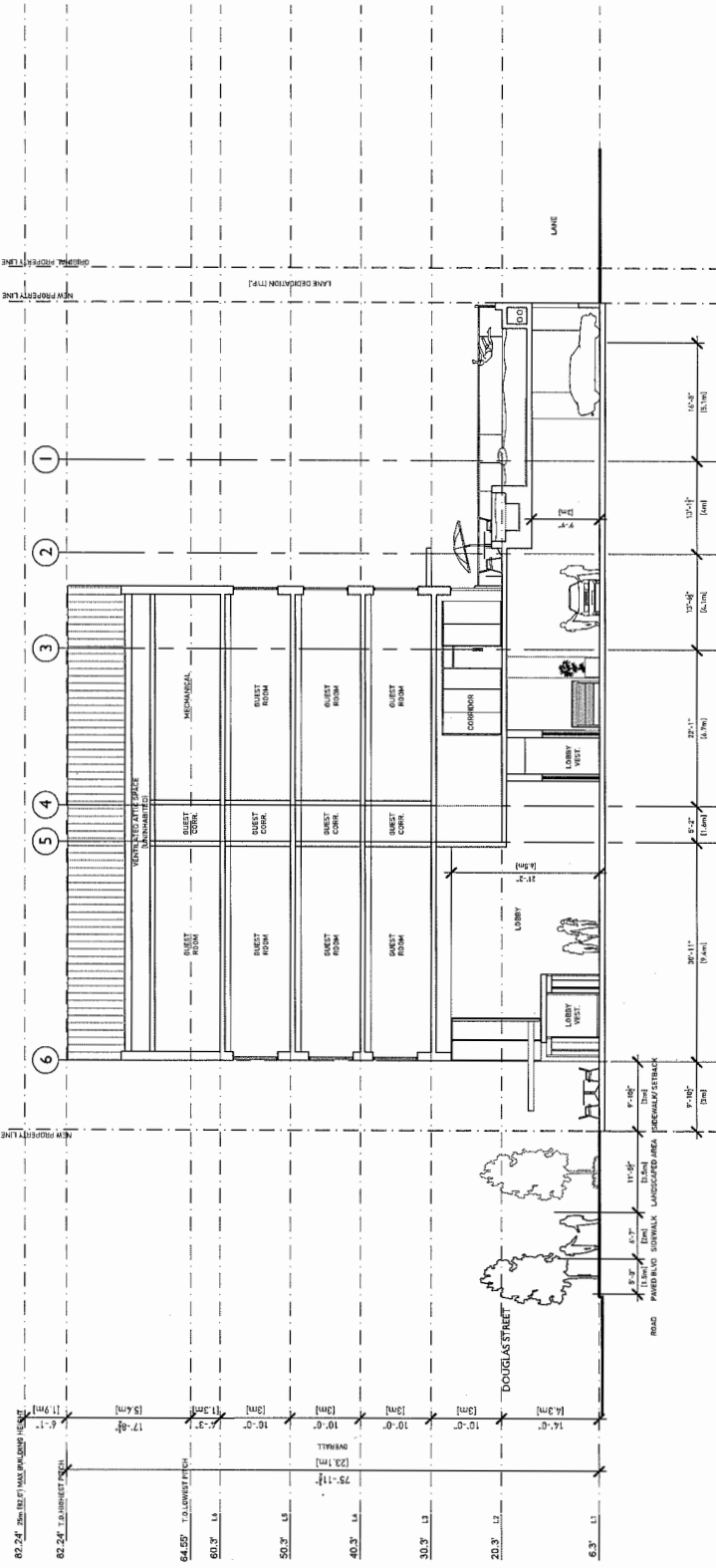
| NO. | DATE | REMARKS |
|-----|------|------------------|
| 1 | | ISSUE FOR PERMIT |
| 2 | | ISSUE FOR PERMIT |
| 3 | | ISSUE FOR PERMIT |
| 4 | | ISSUE FOR PERMIT |
| 5 | | ISSUE FOR PERMIT |
| 6 | | ISSUE FOR PERMIT |

8871 DOUGLAS ST +
8860 DOUGLAS ST
RICHMOND BC

HYATT PLACE - HOTEL DEVELOPMENT
SECTION B_B

DATE: 11/11/2017
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/4"=1'-0"
JOB NUMBER: 1447

A-5.02



GBL ARCHITECTS INC.
 1000 WEST 10TH AVENUE SUITE 1000
 VANCOUVER, CANADA V6H 3G9
 TEL: 604.681.1111
 WWW.GBLARCHITECTS.COM
 PL01 1/15

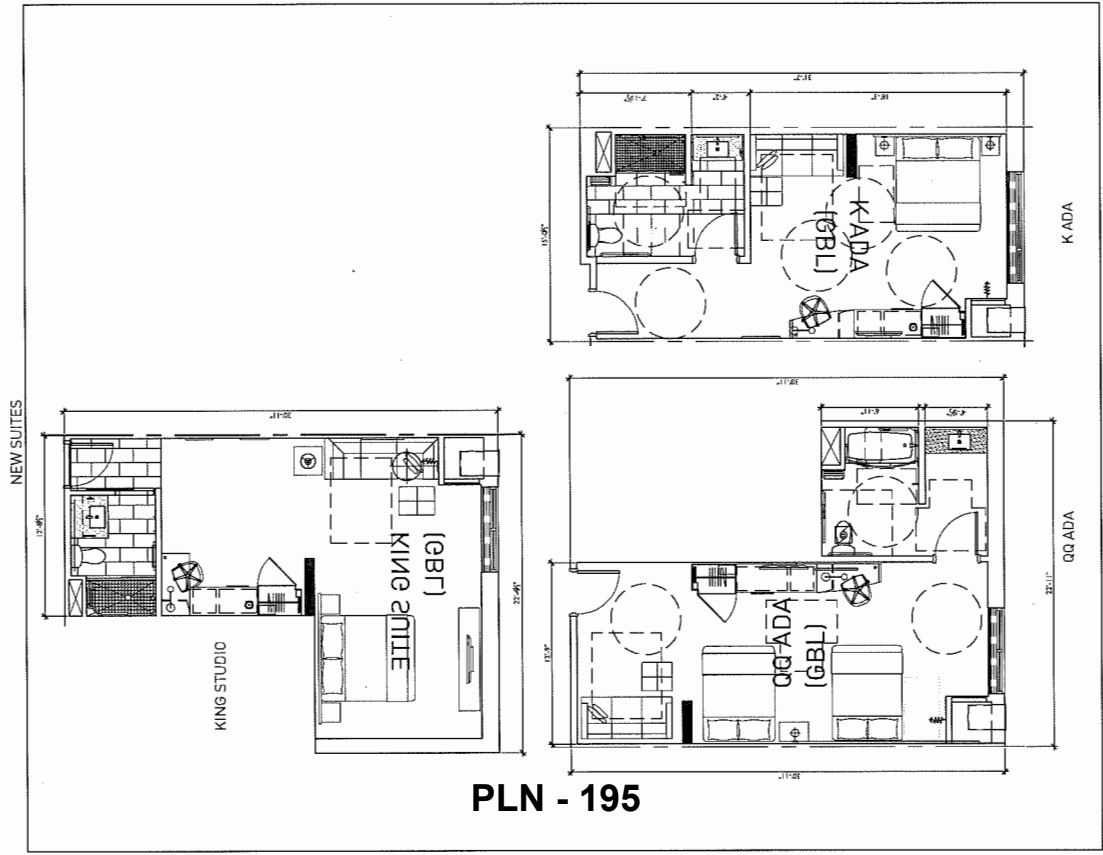
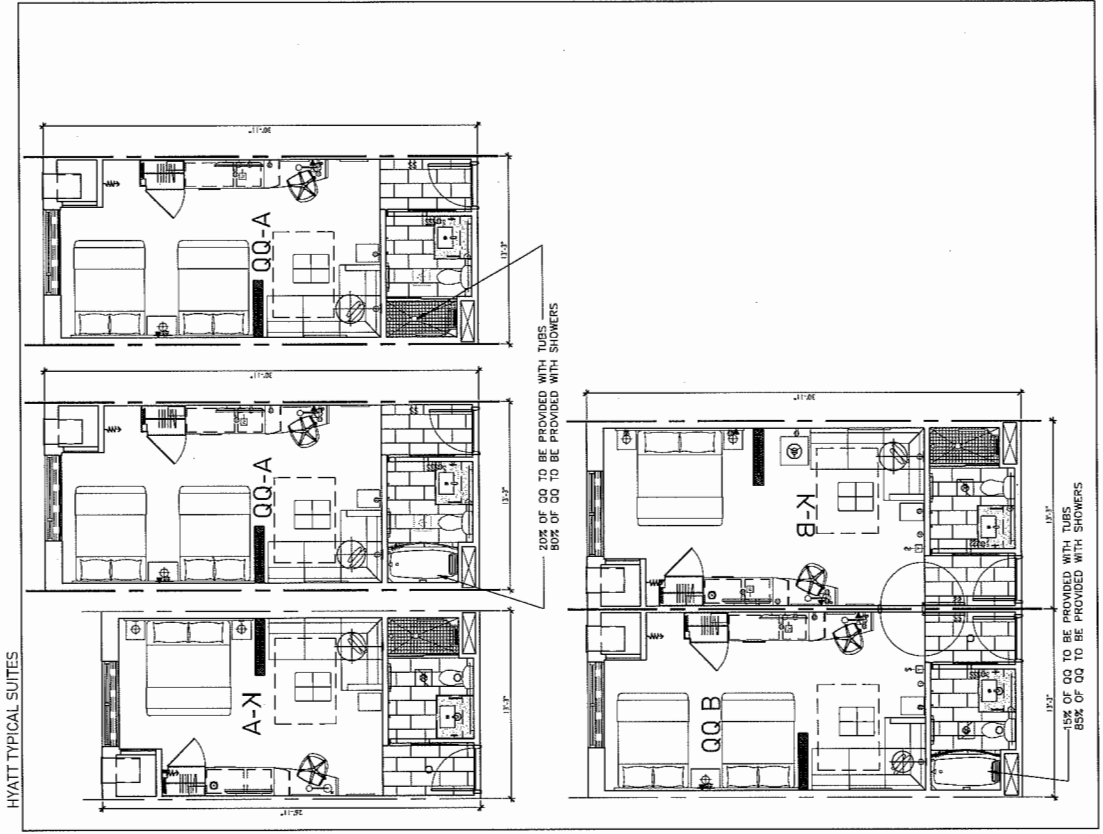
NOTES:
 1. REFER TO ALL COMMENTS IN EXISTING DRAWINGS.
 2. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.
 3. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.
 4. THE CITY OF VANCOUVER IS REQUESTING THAT THE CLIENT PROVIDE A LETTER OF SUPPORT FOR THE PROJECT FROM THE CITY OF VANCOUVER.

REVISIONS:
 NO. DATE DESCRIPTION
 1 10/15/15 GBL ARCHITECTS
 2 11/10/15 GBL ARCHITECTS
 3 12/10/15 GBL ARCHITECTS
 4 01/15/16 GBL ARCHITECTS
 5 02/15/16 GBL ARCHITECTS



8871 DOUGLAS ST +
 8960 DOUGLAS ST
 RICHMOND BC
 HYATT PLACE - HOTEL DEVELOPMENT

UNIT PLANS
 DATE: 08/11/2017
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/4" = 1'-0"
 JOB NUMBER: 1447



PLN - 195

691 LAKE HILL AVENUE
 RICHMOND, BC V6X 2Y1
 TEL: 604.271.1111 FAX: 604.271.0799
 GBL@GBLINC.COM
 WWW.GBLINC.COM

PLN 196

NOTES:
 1. REFER TO ALL OTHER DRAWINGS FOR DIMENSIONS AND NOTES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 3. FINISH FLOOR IS FINISH FLOOR AS SHOWN IN EXISTING PLANS.
 4. FINISH GRADE IS FINISH GRADE AS SHOWN IN EXISTING PLANS.
 5. FINISH ELEVATION IS FINISH ELEVATION AS SHOWN IN EXISTING PLANS.
 6. FINISH FLOOR IS FINISH FLOOR AS SHOWN IN EXISTING PLANS.
 7. FINISH GRADE IS FINISH GRADE AS SHOWN IN EXISTING PLANS.

REVISIONS:
 NO. DATE REMARKS
 1. 08/11/2010 REVISED PER COMMENTS FROM CLIENT
 2. 08/11/2010 REVISED PER COMMENTS FROM CLIENT
 3. 08/11/2010 REVISED PER COMMENTS FROM CLIENT
 4. 08/11/2010 REVISED PER COMMENTS FROM CLIENT
 5. 08/11/2010 REVISED PER COMMENTS FROM CLIENT



8871 DOUGLAS ST +
 8960 DOUGLAS ST
 RICHMOND BC

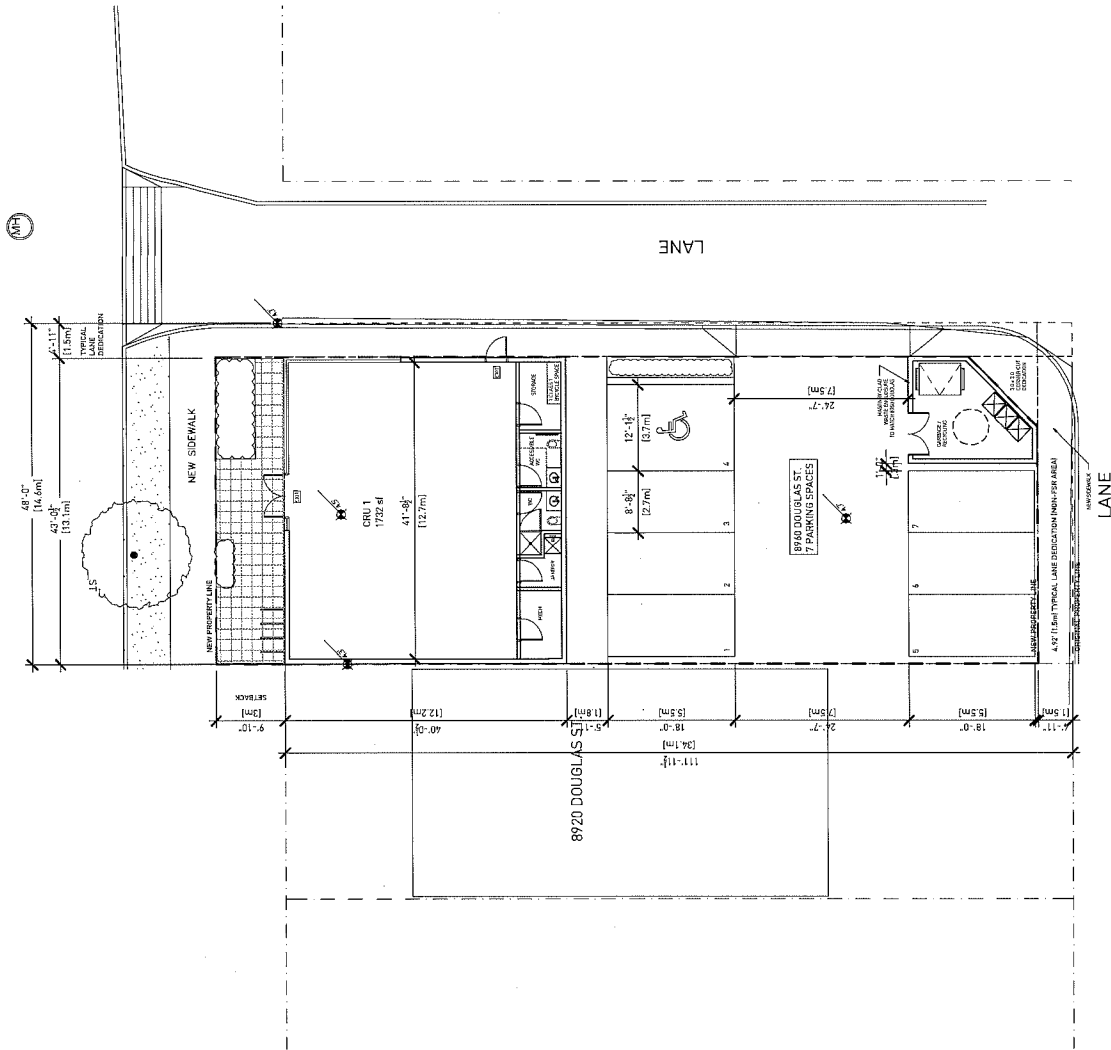
HYATT PLACE - HOTEL DEVELOPMENT

L1 FLOOR PLAN
 8960 DOUGLAS ST.

DATE: 08/11/2010
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 1447

A-3.09

DOUGLAS STREET



100 WEST 10TH AVENUE
 SUITE 1000
 VANCOUVER, BC V6E 2M7
 TEL: 604.278.1111 FAX: 604.278.1177
 WWW.GBI.BC.CA

BLAIR BERTHOUD
 ARCHITECT
 100 WEST 10TH AVENUE
 SUITE 1000
 VANCOUVER, BC V6E 2M7
 TEL: 604.278.1111 FAX: 604.278.1177
 WWW.GBI.BC.CA

NOTING

- NOTES
1. DIMENSIONS OF CONCRETE IN DRIVE LANE WITH REBAR
 2. ALL DIMENSIONS START TO BE MEAS - UNLESS NOTED
 3. FINISH GRADE SHALL BE FINISH GRADE IN COMPLIANCE WITH
 4. FINISH GRADE SHALL BE FINISH GRADE IN COMPLIANCE WITH
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REVISIONS

| NO. | DATE | REVISIONS |
|-----|------------|------------------|
| 1 | 2017.08.14 | ISSUE FOR PERMIT |
| 2 | 2017.08.14 | ISSUE FOR PERMIT |
| 3 | 2017.08.14 | ISSUE FOR PERMIT |
| 4 | 2017.08.14 | ISSUE FOR PERMIT |
| 5 | 2017.08.14 | ISSUE FOR PERMIT |



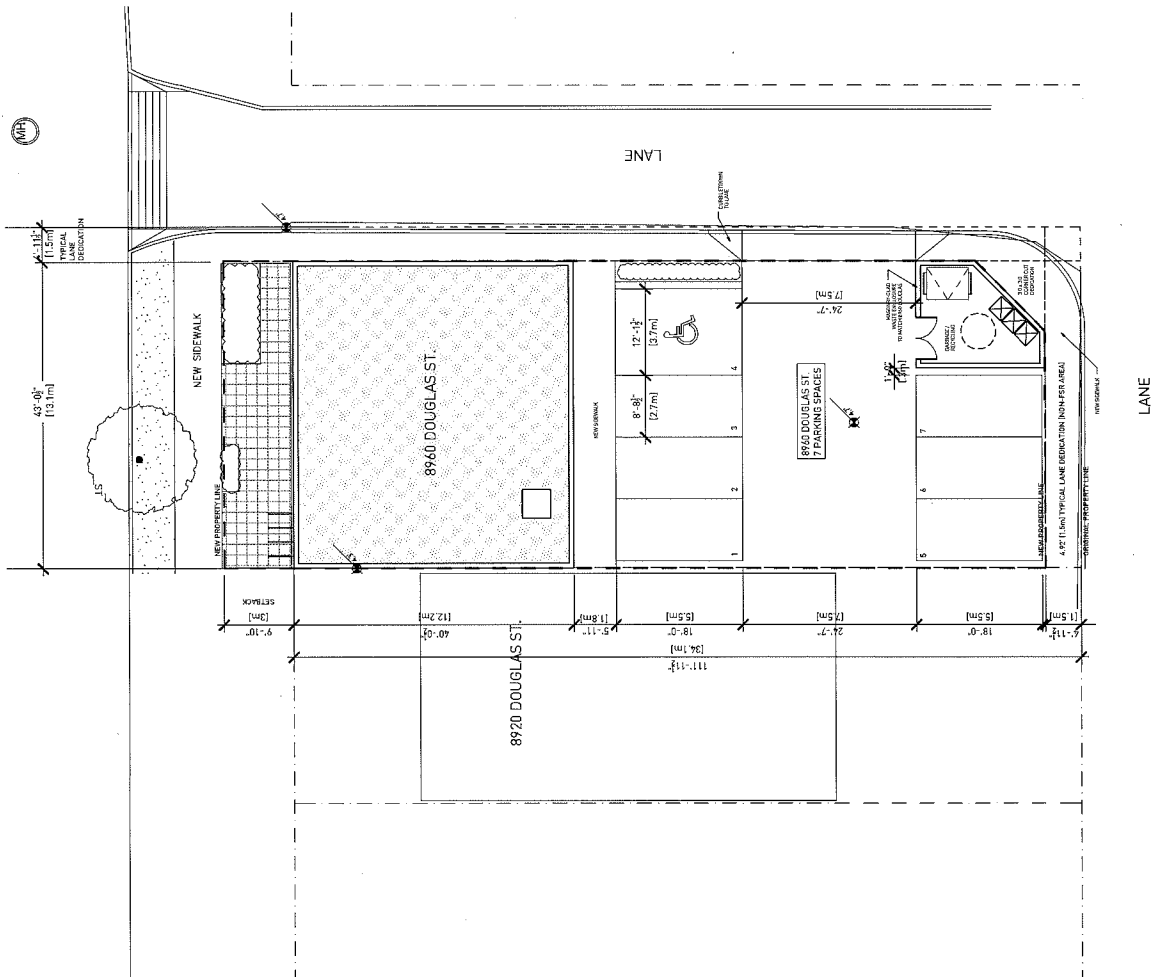
8871 DOUGLAS ST +
 8960 DOUGLAS ST
 RICHMOND BC

HYATT PLACE - HOTEL DEVELOPMENT

ROOF PLAN
 (8960 DOUGLAS ST.)

DATE: SEP 11, 2017
 DRAWN BY: ME
 CHECKED BY: EC
 SCALE: 1/4" = 1'-0"
 JOB NUMBER: 1447

A-3.10



GBL ARCHITECTS
 1000 WEST 10TH AVENUE
 VANCOUVER, CANADA V6H 3G9
 TEL: 604.681.1111
 WWW.GBLARCHITECTS.COM

NOTES
 1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED
 2. ALL FINISHES TO BE AS SHOWN
 3. ALL MATERIALS TO BE APPROVED BY THE CITY OF RICHMOND
 4. ALL MATERIALS TO BE APPROVED BY THE CITY OF RICHMOND
 5. ALL MATERIALS TO BE APPROVED BY THE CITY OF RICHMOND

REVISIONS
 NO. DATE DESCRIPTION
 1 10/15/17 INITIAL DESIGN
 2 10/20/17 REVISED DESIGN
 3 11/01/17 REVISED DESIGN
 4 11/01/17 REVISED DESIGN
 5 11/01/17 REVISED DESIGN
 6 11/01/17 REVISED DESIGN
 7 11/01/17 REVISED DESIGN

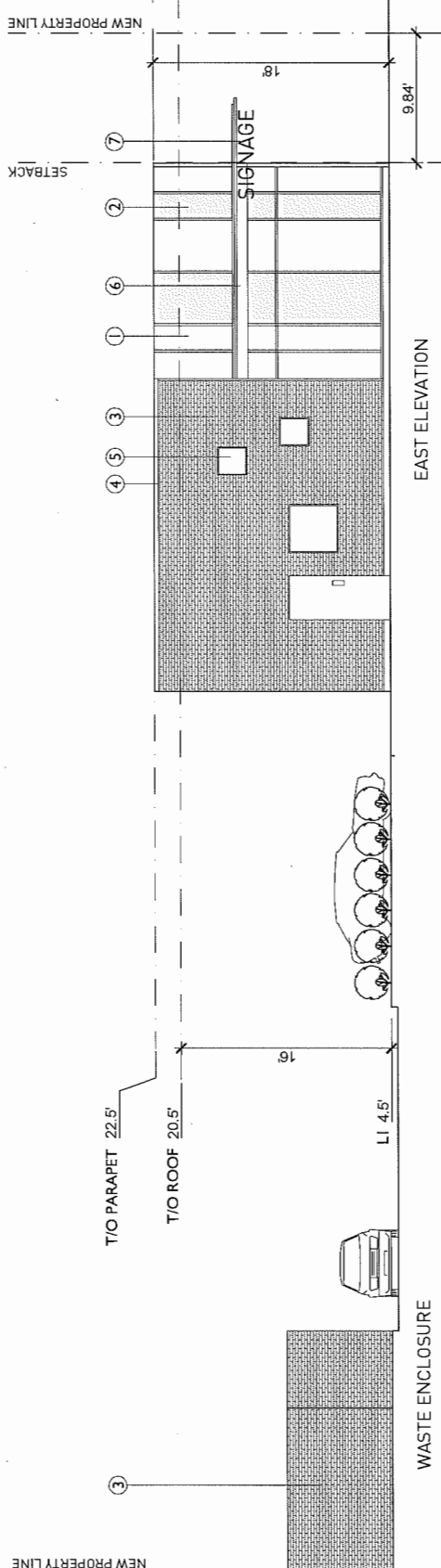
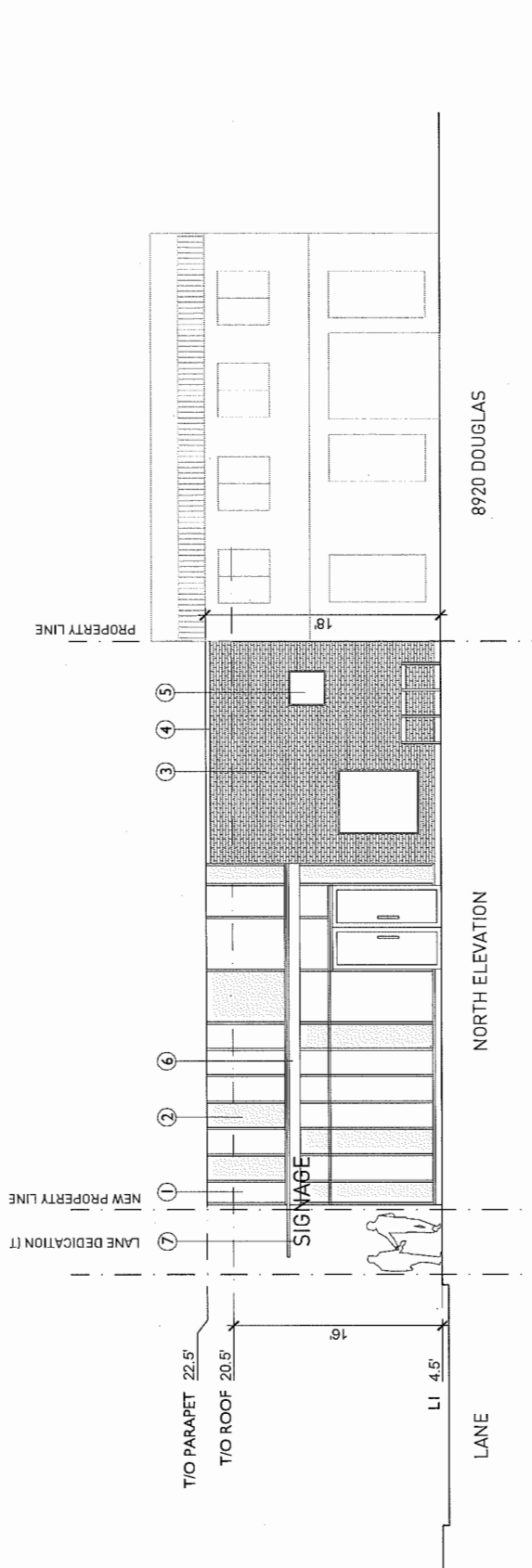


8871 DOUGLAS ST +
 8940 DOUGLAS ST
 RICHMOND BC

14711 PLACE - HOTEL DEVELOPMENT
 NORTH + EAST
 ELEVATIONS

DATE: 11/13/17
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 1447

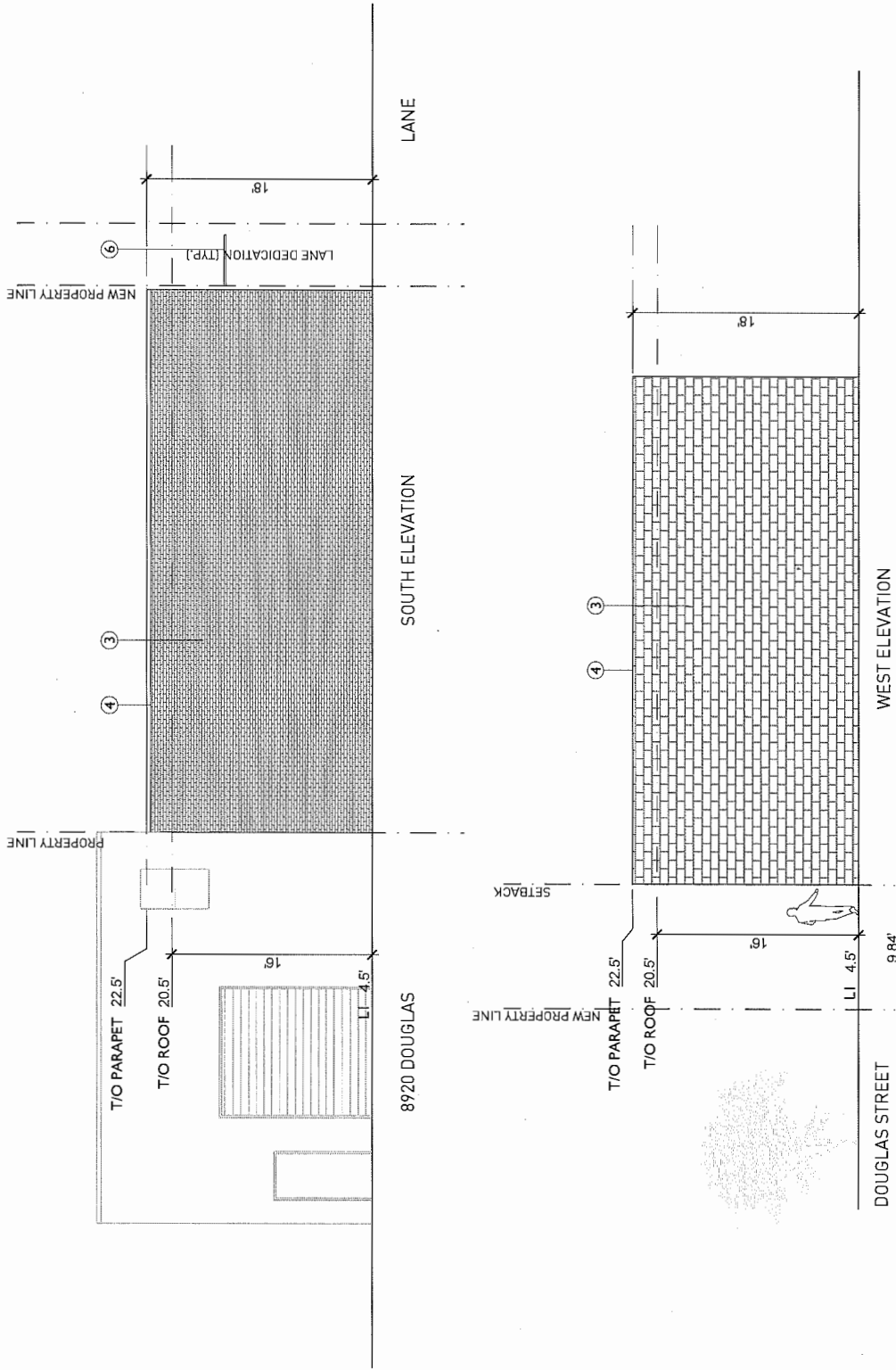
A-4.04



MATERIAL LEGEND

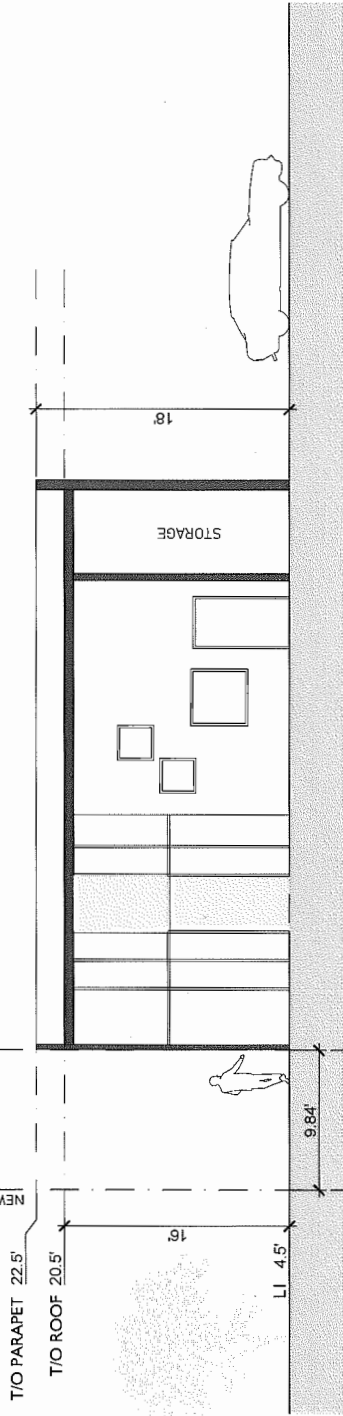
| | |
|---|--|
| ① CURTAIN WALL | ④ METAL FLASHING B.P. "RIBBED" 60"x60" |
| ② INSULATED SPANDREL PANEL | ⑤ WINDOW WITH ALUMINUM SASH |
| ③ BRICKLED WHITE CERAMIC TILE "NORMAL" SIZE TO MATCH 8871 DOUGLAS | ⑥ GLASS CANOPY WITH STEEL BLACK SUPPORTS |
| | ⑦ LED ILLUMINATED CHANNEL SIGNAGE |

PLN - 198



MATERIAL LEGEND

| | |
|--|--|
| ① CURTAIN WALL | ④ METAL FLASHING BR. |
| ② INSULATED SPANDREL PANEL | ⑤ TRANSPARENT GLASS |
| ③ SPEC'LED WHITE TO MATCH 8871 DOUGLAS | ⑥ WINDOW WITH ALUMINUM SASH |
| | ⑦ GLASS CANOPY WITH STEEL BLADE SUPPORTS |
| | ⑧ LED ILLUMINATED CHANNEL SIGNAGE |



NOTES

1. REFER TO CONSTRUCTION DETAILS FOR FINISHES
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
3. FINISHES TO BE DETERMINED BY THE ARCHITECT AND OWNER
4. THIS DRAWING IS A PART OF A SET OF DRAWINGS FOR THE PROJECT AND SHOULD BE REFERENCED TO THE OTHER DRAWINGS IN THE SET FOR A COMPLETE UNDERSTANDING OF THE PROJECT

REVISIONS

| NO. | DATE | REVISIONS |
|-----|------------|------------------------------------|
| 1 | 10/11/2017 | ISSUED FOR PERMIT |
| 2 | 10/11/2017 | REVISED TO REFLECT PERMIT COMMENTS |
| 3 | 10/11/2017 | REVISED TO REFLECT PERMIT COMMENTS |
| 4 | 10/11/2017 | REVISED TO REFLECT PERMIT COMMENTS |



8871 DOUGLAS ST +
8960 DOUGLAS ST
RICHMOND BC

HYATT PLACE - HOTEL DEVELOPMENT
SECTION A-A
8960 DOUGLAS

DATE: 10/11/2017
DRAWN BY: MK
CHECKED BY: JAC
SCALE: 1/4" = 1'-0"
JOB NUMBER: 1447

NOTES:
 1. THIS PLAN SET IS FOR THE DEVELOPMENT OF THE SITE AS SHOWN ON THE SITE PLAN.
 2. THE DEVELOPMENT SHALL BE CONFORMANT WITH THE ZONING BY-LAW.
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BC BUILDING ACT AND REGULATIONS.
 4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

NO. DATE
 1 2023



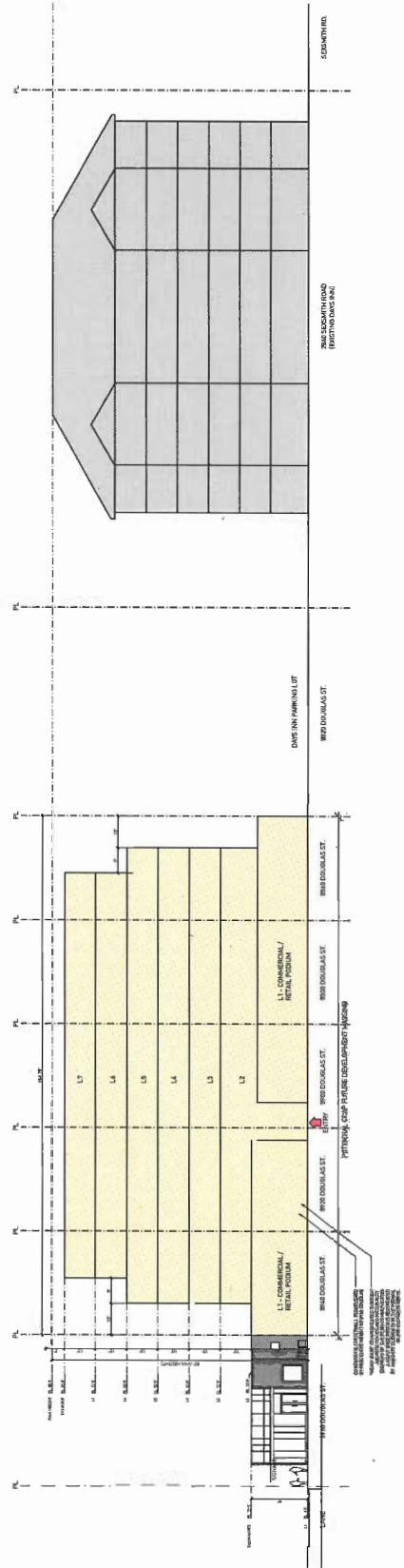
8871 DOUGLAS ST +
 8960 DOUGLAS ST
 RICHMOND BC

HYATT PLACE - HOTEL DEVELOPMENT

8960 DOUGLAS
 ADJACENT MASSING

DATE: 04/11/2023
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 1447

A-5.04



PLN - 201



Mia Harth, b.a., m.larch
 swordferndesign@gmail.com
 604.803.7429

| DATE | ISSUE/REVISION |
|--------------|-------------------|
| JUL 29, 2015 | ISSUED FOR REVIEW |
| AUG 7, 2015 | ISSUED FOR DP |
| OCT 4, 2016 | ISSUED FOR REVIEW |
| OCT 25, 2016 | ISSUED FOR DP |
| NOV 16, 2016 | REDESIGNED FOR DP |
| APR 26, 2017 | REDESIGNED FOR DP |
| SEP 14, 2017 | REDESIGNED FOR DP |

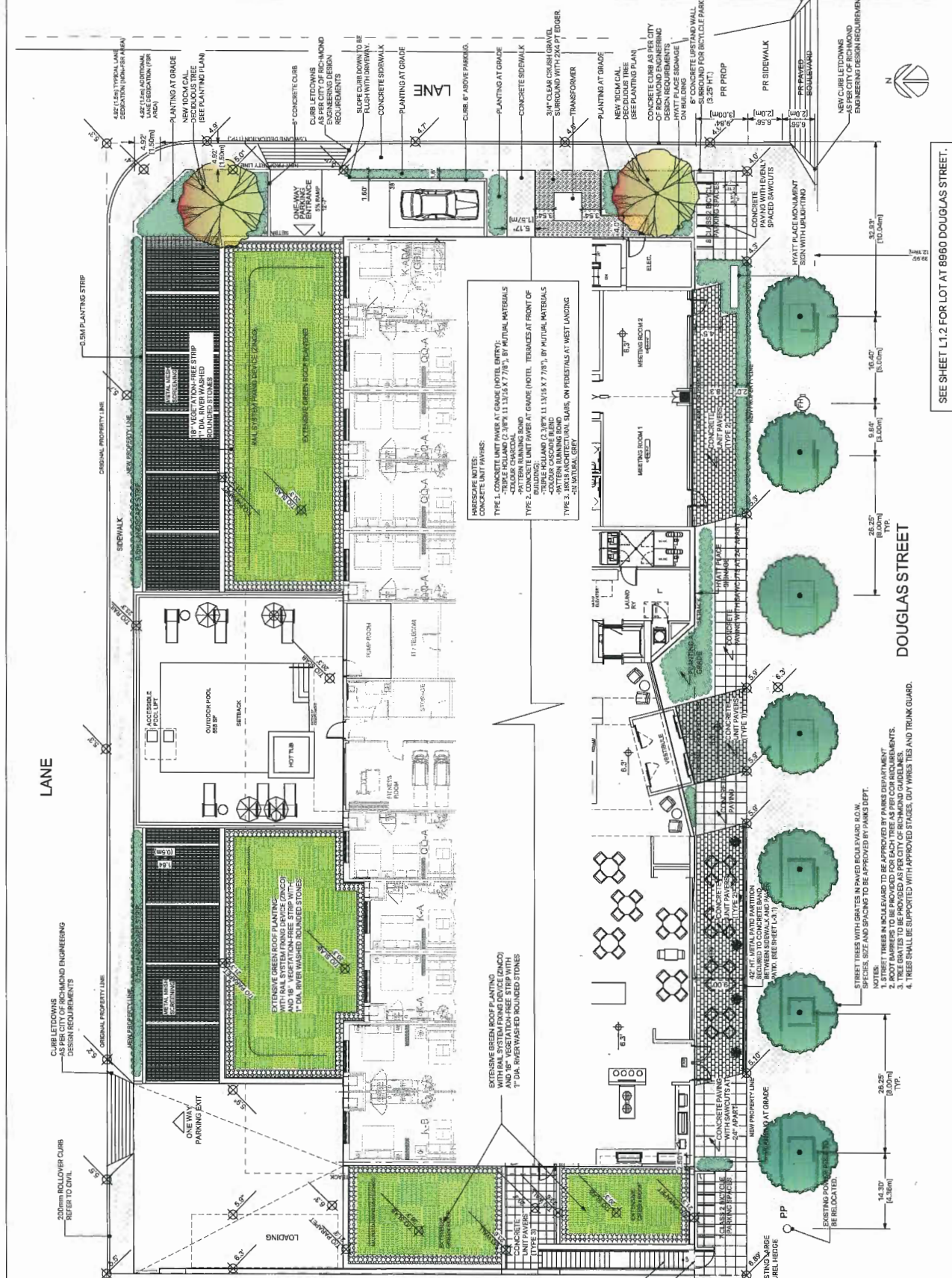
PROJECT
 8871 DOUGLAS ST.
 RICHMOND BC

INVEST PLACE-
 HOTEL DEVELOPMENT

TITLE
 HOTEL SITE
 LANDSCAPE
 PLAN

SHEET NO.
 L-1.1

SCALE
 1/8" = 1'-0"





Swordern
garden design

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604.803.7429

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|---------------|-------------------|
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| NOV 14, 2016 | RECEIVED FOR DP |
| APR 24, 2017 | REVISIONS/ISSUE |
| SEP 14, 2017 | RECEIVED FOR DP |

PROJECT
8871 DOUGLAS ST.
RICHMOND BC

HYATT PLACE
HOTEL DEVELOPMENT

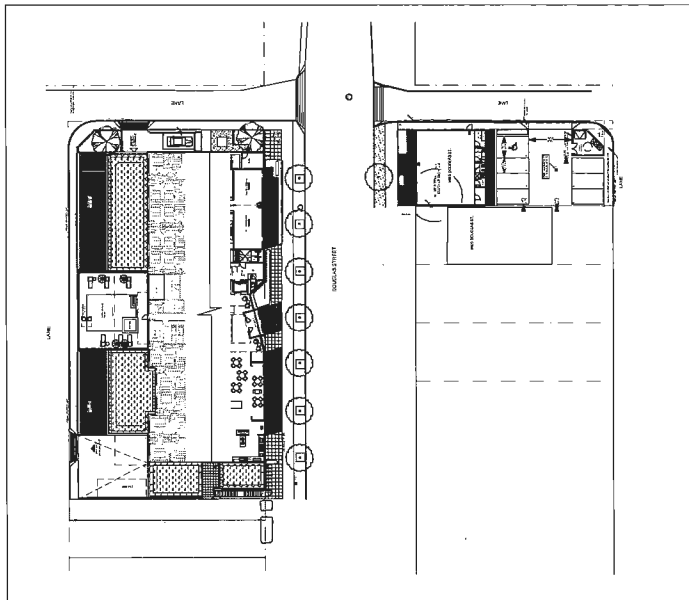
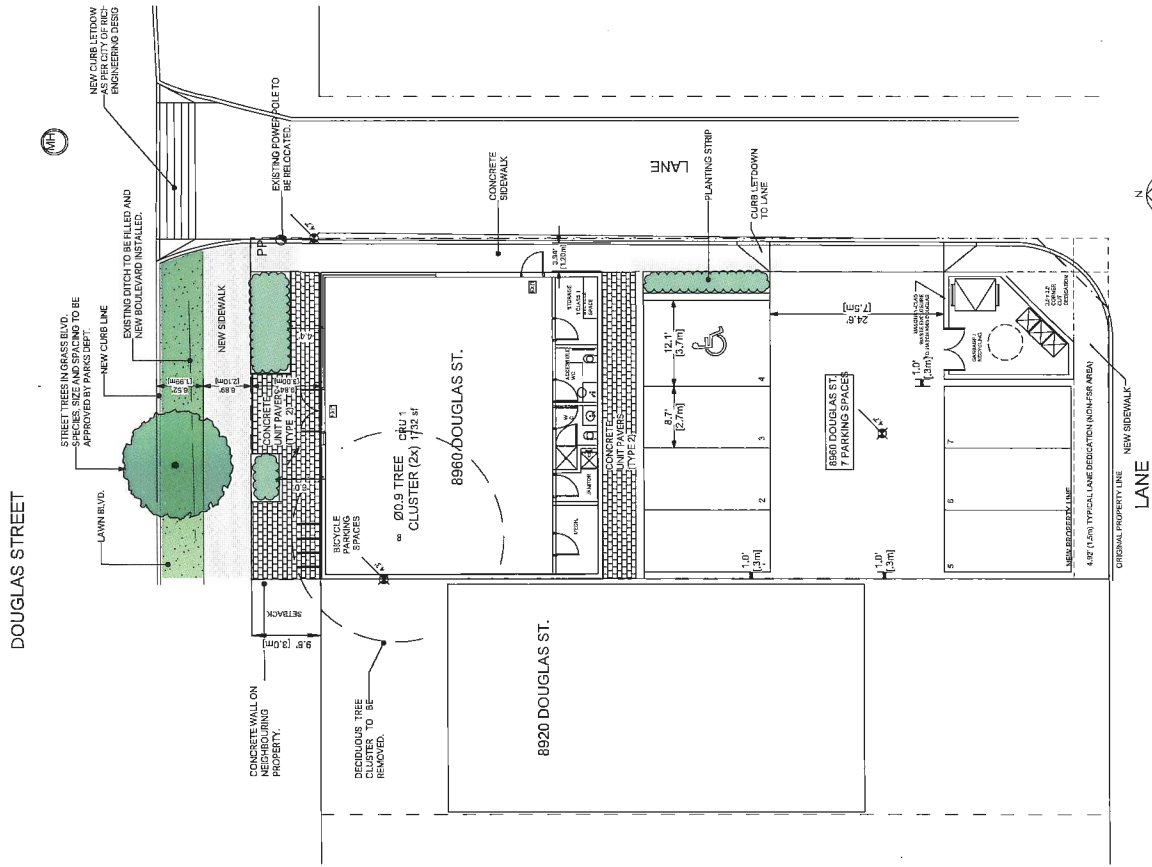
TITLE
8960 DOUGLAS
LANDSCAPE
PLAN

SHEET NO.

L-1.2

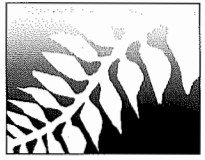
SCALE

1/8" = 1'-0"



FULL SITE PLAN INSET

LANDSCAPE NOTES:
TYPE 2 CONCRETE LANE PAVING AT FRONT AND SIDEWAYS AT REAR OF BUILDING;
- COLOUR CHARCOAL
- PATTERN RUNNING BOND



Swordfern
garden design

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| DATE | REVISION/REASON |
|---------------|-------------------|
| JULY 29, 2015 | ISSUED FOR REVIEW |
| AUG 7, 2015 | ISSUED FOR CP |
| OCT 4, 2016 | ISSUED FOR REVIEW |
| OCT 18, 2016 | ISSUED FOR CP |
| NOV 16, 2016 | RE-ISSUED FOR CP |
| APR 26, 2017 | RE-ISSUED FOR CP |
| SEP 14, 2017 | RE-ISSUED FOR CP |

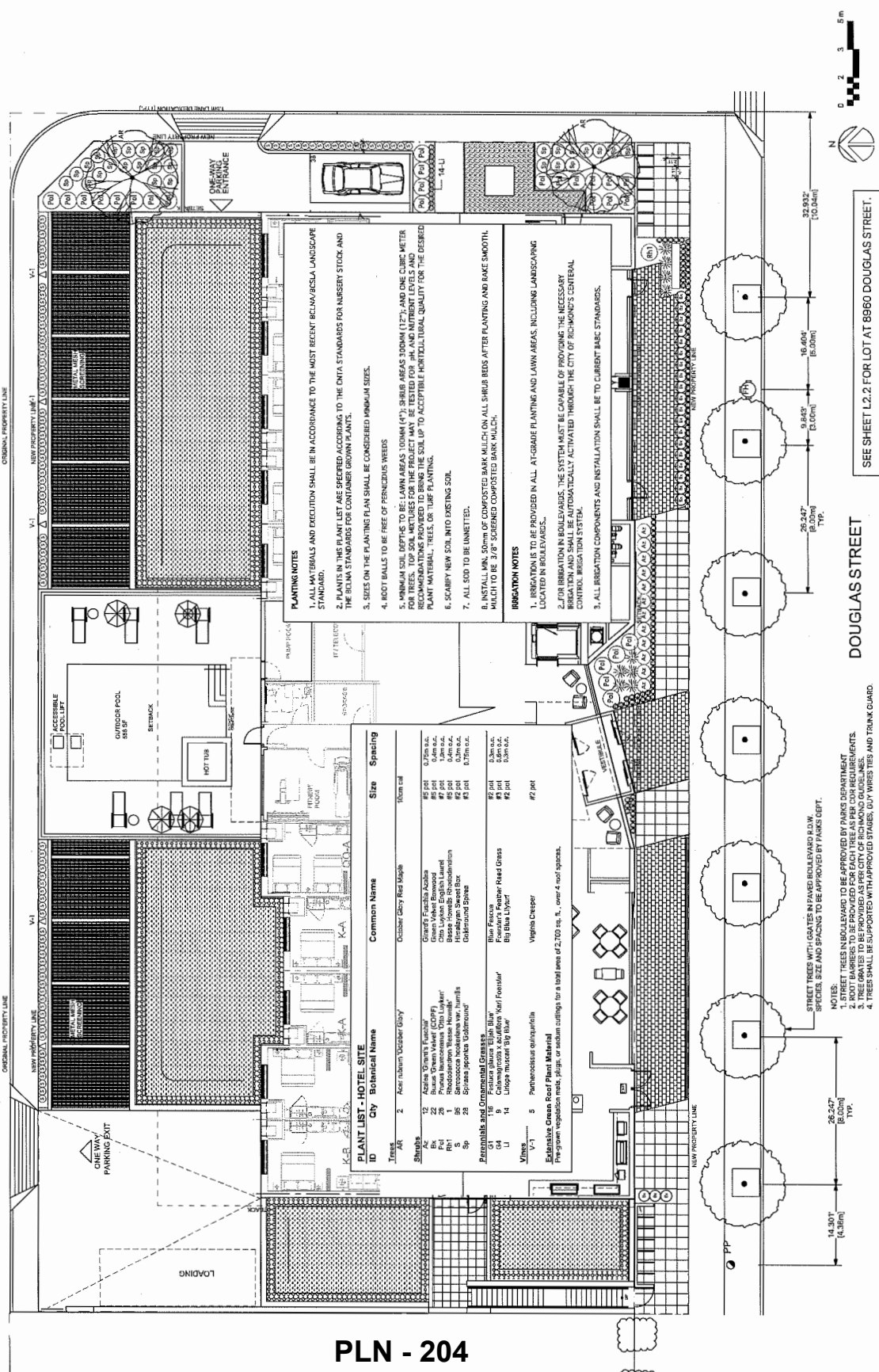
PROJECT
8871 DOUGLAS ST.
RICHMOND BC

INVESTOR
HAYAT PLACE
HOTEL DEVELOPMENT

TITLE
HOTEL SITE
PLANTING
PLAN

SHEET NO.
L-2.1

SCALE
1/8" = 1'-0"



PLANTING NOTES

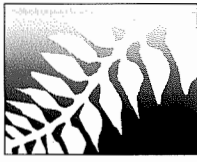
1. ALL MATERIALS AND DECISIONS SHALL BE IN ACCORDANCE TO THE MOST RECENT BCMA/BCSA LANDSCAPE STANDARD.
2. PLANTS IN THIS PLAN ARE SPECIFIED ACCORDING TO THE DATA STANDARDS FOR NURSERY STOCK AND THE BCMA STANDARDS FOR CONTAINER BROWN PLANTS.
3. SIZES ON THE PLANTING PLAN SHALL BE CONSIDERED MINIMUM SIZES.
4. ROOT BALLS TO BE FREE OF FENICEMIS WEEDS
5. MINIMUM SOIL DEPTH TO BE 1.5M (5 FT). SLAB AREAS SHOULD (1.7M) AND ONE 0.5M METER FOR TREES. TOP SOIL MIXTURES FOR THE PROJECT MAY BE TESTED FOR pH AND NUTRIENT LEVELS AND RECOMMENDATIONS PROVIDED TO BRING THE SOIL UP TO ACCEPTABLE HORTICULTURAL QUALITY FOR THE DESIRED PLANT MATERIAL. TREES OR TURF PLANTING.
6. SCARIFY NEW SOIL INTO EXISTING SOIL
7. ALL SOD TO BE UNSETTLED.
8. INSTALL MIN. 100mm OF COMPOSTED BARK MULCH ON ALL SHRUB BEDS AFTER PLANTING AND BAKE SMOOTH MULCH TO BE 3/8" SCREENED COMPOSTED BARK MULCH.

IRRIGATION NOTES

1. IRRIGATION IS TO BE PROVIDED IN ALL AT-GRADE PLANTING AND LAWN AREAS, INCLUDING LANDSCAPING LOCATED IN BOULEVARDS.
2. FOR IRRIGATION IN BOULEVARDS, THE SYSTEM MUST BE CAPABLE OF PROVIDING THE NECESSARY IRRIGATION AND SHALL BE AUTOMATICALLY ACTIVATED THROUGH THE CITY OF RICHMOND'S CENTRAL CONTROL IRRIGATION SYSTEM.
3. ALL IRRIGATION COMPONENTS AND INSTALLATION SHALL BE TO CURRENT BARE STANDARDS.

PLANT LIST - HOTEL SITE

| ID | Botanical Name | Common Name | Size | Spacing | Notes |
|-------|--------------------|--------------|-------------|-------------|--------|
| Trees | | | | | |
| 1 | Acacia saligna | Black Wattle | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 2 | Quercus agrifolia | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 3 | Quercus laevis | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 4 | Quercus macrocarpa | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 5 | Quercus prinus | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 6 | Quercus rubra | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 7 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 8 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 9 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 10 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 11 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 12 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 13 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 14 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 15 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 16 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 17 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 18 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 19 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 20 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 21 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 22 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 23 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 24 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 25 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 26 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 27 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 28 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 29 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 30 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 31 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 32 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 33 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 34 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 35 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 36 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
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| 45 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 46 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 47 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 48 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 49 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 50 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 51 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 52 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 53 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 54 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 55 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 56 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 57 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 58 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 59 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 60 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 61 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
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| 64 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 65 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
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| 69 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 70 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 71 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
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| 96 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
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| 98 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 99 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |
| 100 | Quercus sp. | White Oak | 1.5m x 1.5m | 1.5m x 1.5m | 10 per |



Swordfern
garden design

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| DATE | DATE/REVISION |
|--------------|-------------------|
| AUG 27, 2015 | ISSUED FOR REVIEW |
| AUG 7, 2015 | ISSUED FOR DP |
| OCT 6, 2016 | ISSUED FOR REVIEW |
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| NOV 16, 2016 | RE-ISSUED FOR DP |
| APR 24, 2017 | RE-ISSUED FOR DP |
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PROJECT
8871 DOUGLAS ST.
RICHMOND BC

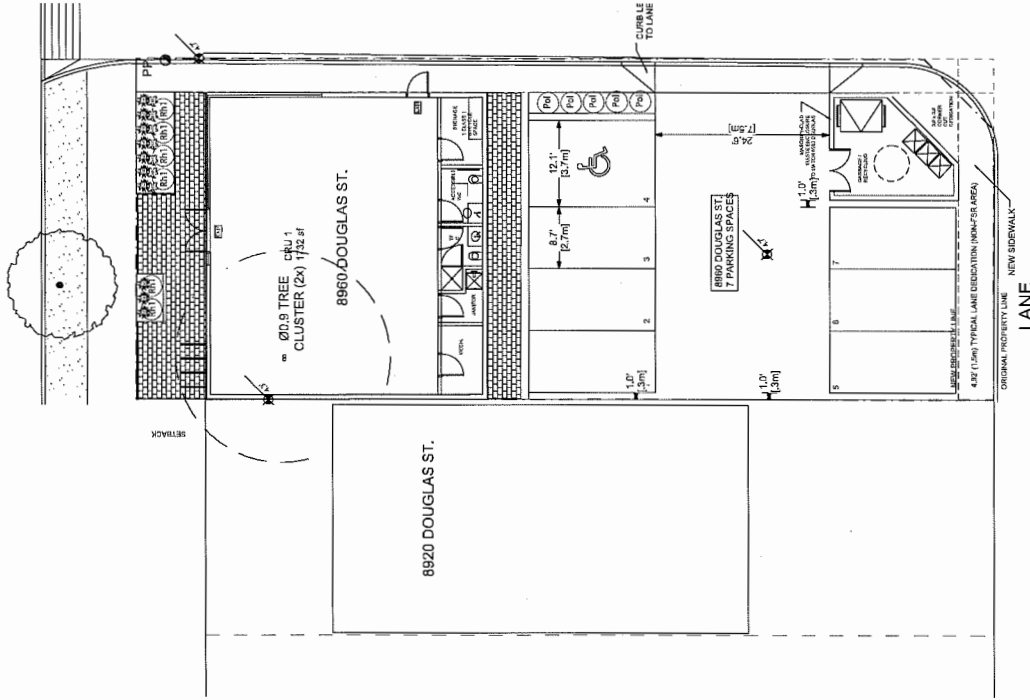
HYATT PLACE
HOTEL DEVELOPMENT

TITLE
PLANTING PLAN
8960 DOUGLAS

SHEET NO.
L-2.2

SCALE
1/8" = 1'-0"

DOUGLAS STREET



STREET TREE NOTES:

1. STREET TREES IN BOULEVARD TO BE APPROVED BY PARKS DEPARTMENT
2. ROOT BARRIERS TO BE PROVIDED FOR EACH TREE AS PER COR REQUIREMENTS.
3. TREES SHALL BE SUPPORTED WITH APPROVED STAKES, GUY WIRES/TIES AND TRUNK GUARD.

PLANTING NOTES:

1. ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT BCLM/BCSLA LANDSCAPE STANDARD.
2. PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE ONTA STANDARDS FOR NURSERY STOCK AND THE BCLM STANDARDS FOR CONTAINER GROWN PLANTS.
3. SEES ON THE PLANTING PLAN SHALL BE CONSIDERED MINIMUM SIZES.
4. ROOT BALLS TO BE FREE OF FERMICIOUS WEEDS
5. MINIMUM SIZE PLANTS TO BE LAWN AREAS: 15 CM x 15 CM. SHRUB AREAS: 30 CM x 1.20 M. AND ONE CURB METER FOR TREES. TOP SOIL MIXTURES FOR THE PROJECT MAY BE TESTED FOR pH AND NUTRIENT LEVELS AND RECOMMENDATIONS PROVIDED TO BRING THE SOIL UP TO ACCEPTABLE HORTICULTURAL QUALITY FOR THE DESIRED PLANT MATERIAL, TREES, OR TURF PLANTING.
6. SCAMIFY NEW SOIL INTO EXISTING SOIL
7. ALL SOIL TO BE LIMNETTED.
8. INSTALL MIN. 50mm DE COMPOSTED BARK MULCH ON ALL SHRUB BEDS AFTER PLANTING AND BAKE SMOOTH. MULCH TO BE 3" P SCREENED COMPOSTED DARK MULCH.

IRRIGATION NOTES:

1. IRRIGATION IS TO BE PROVIDED IN ALL PLANTING AND LAWN AREAS.
2. HIGH EFFICIENCY AUTOMATIC SYSTEM SHALL BE PROGRAMMABLE AND INCLUDE MOISTURE SENSORS.
3. ALL IRRIGATION COMPONENTS AND INSTALLATION SHALL BE TO CURRENT IBCBC STANDARDS.

PLANT LIST - 8960 DOUGLAS ST.

| ID | Qty | Botanical Name | Common Name | Size | Spacing |
|--|-----|--------------------------------------|-------------------------------|---------|-----------|
| Trees | | | | | |
| Shrubs | | | | | |
| R01 | 6 | Prunus laurocerasus 'Obo Lancelotti' | Obs Lancelotti Laurel | #7 ball | 1.2m o.c. |
| R02 | 8 | Rhododendron 'Newa Howard' | Newa Howard Rhododendron | #10 pot | 1.2m o.c. |
| Ornamental Grasses and Perennials | | | | | |
| C01 | 10 | Helianthus maximiliani 'Al Gold' | Al Gold Japanese Flower Grass | #5 pot | |
| R03 | 7 | Hemerocallis 'Yellow' | Yellow Petaluma Lily | #10 pot | 0.3m o.c. |



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PROJECT
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RICHMOND BC

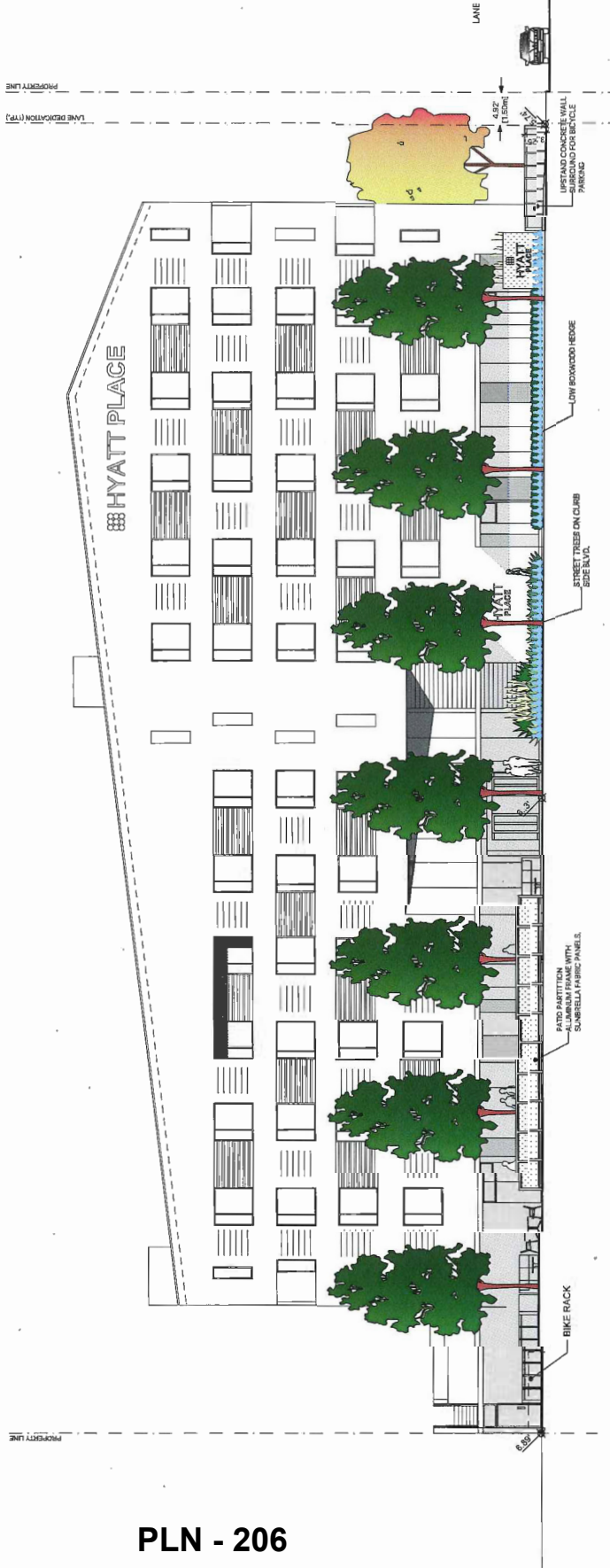
HYATT PLACE
HOTEL DEVELOPMENT

TITLE
LANDSCAPE
ELEVATIONS

8871 DOUGLAS
SOUTH (FRONT)
ELEVATION

SHEET NO.
L-3.1

SCALE
1/8" = 1'-0"



PLN - 206

SOUTH ELEVATION - DOUGLAS STREET



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garden design

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| APR 24, 2017 | RESUBMITTED FOR DP |
| SEP 14, 2017 | REMITTED FOR DP |

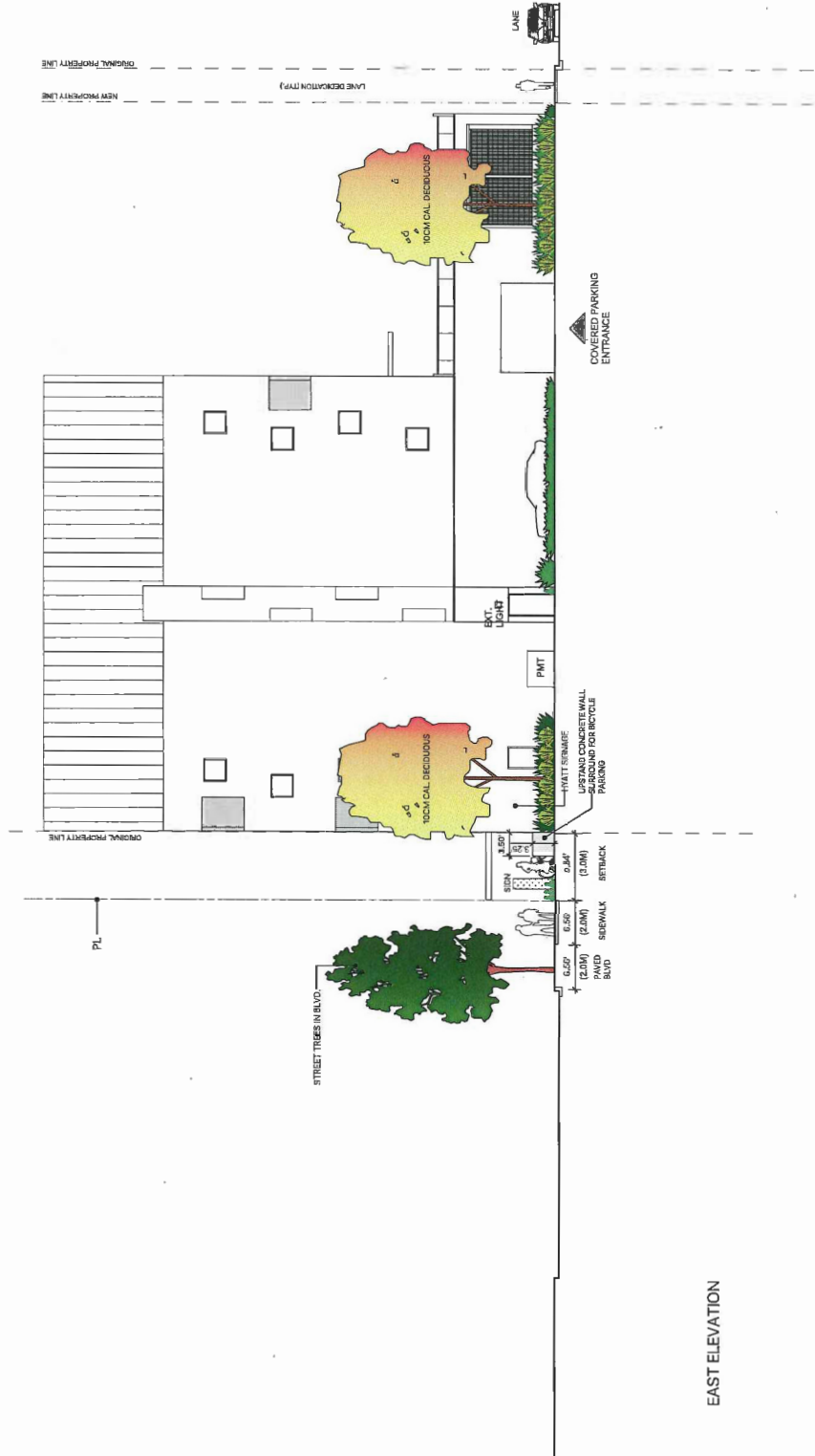
PROJECT
8871 DOUGLAS ST.
RICHMOND BC

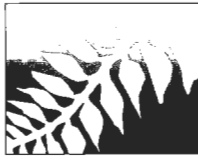
HYATT PLACE -
HOTEL DEVELOPMENT

TITLE
LANDSCAPE
ELEVATIONS
8871 DOUGLAS
EAST ELEVATION

SHEET NO.
L-3.2

SCALE
1/8" = 1'-0"





swordfern
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PROJECT
8871 DOUGLAS ST.
RICHMOND BC

HYATT PLACE
HOTEL DEVELOPMENT

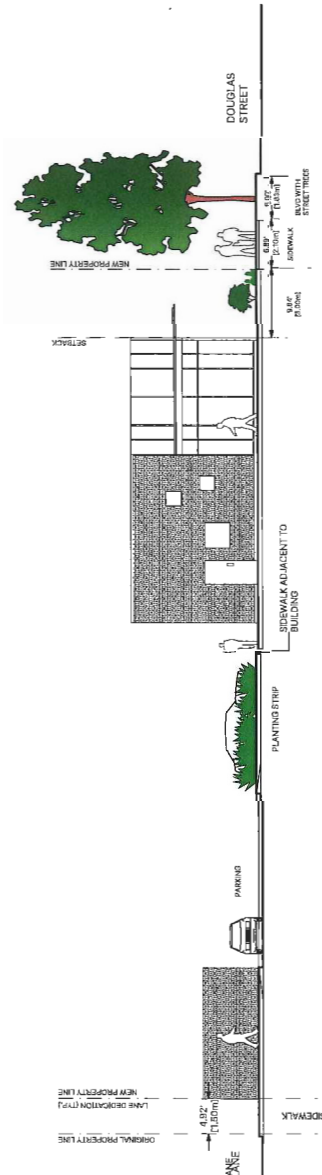
TITLE
LANDSCAPE
ELEVATIONS
8960 DOUGLAS

SHEET NO.
L-3.3

SCALE
1/8" = 1'-0"



NORTH (FRONT) ELEVATION - DOUGLAS STREET



EAST ELEVATION

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NOTES:
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 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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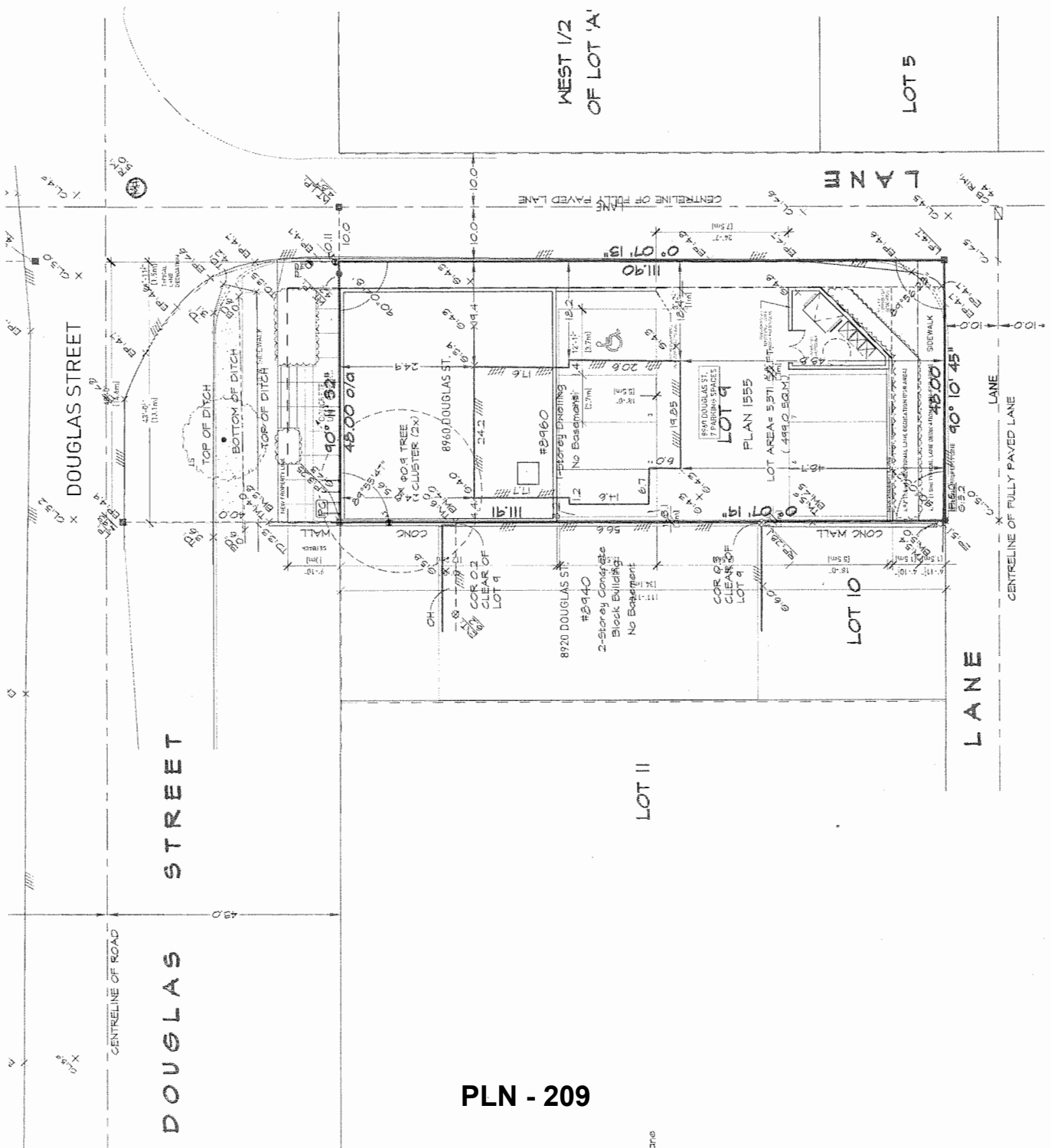


8871 DOUGLAS ST +
 8960 DOUGLAS ST
 RICHMOND BC

HYATT PLACE - HOTEL DEVELOPMENT
 SITE PLAN
 (8960 DOUGLAS ST.)

DATE: 2014.04.27
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1:100
 PROJECT NO.: 1447

A-1.06



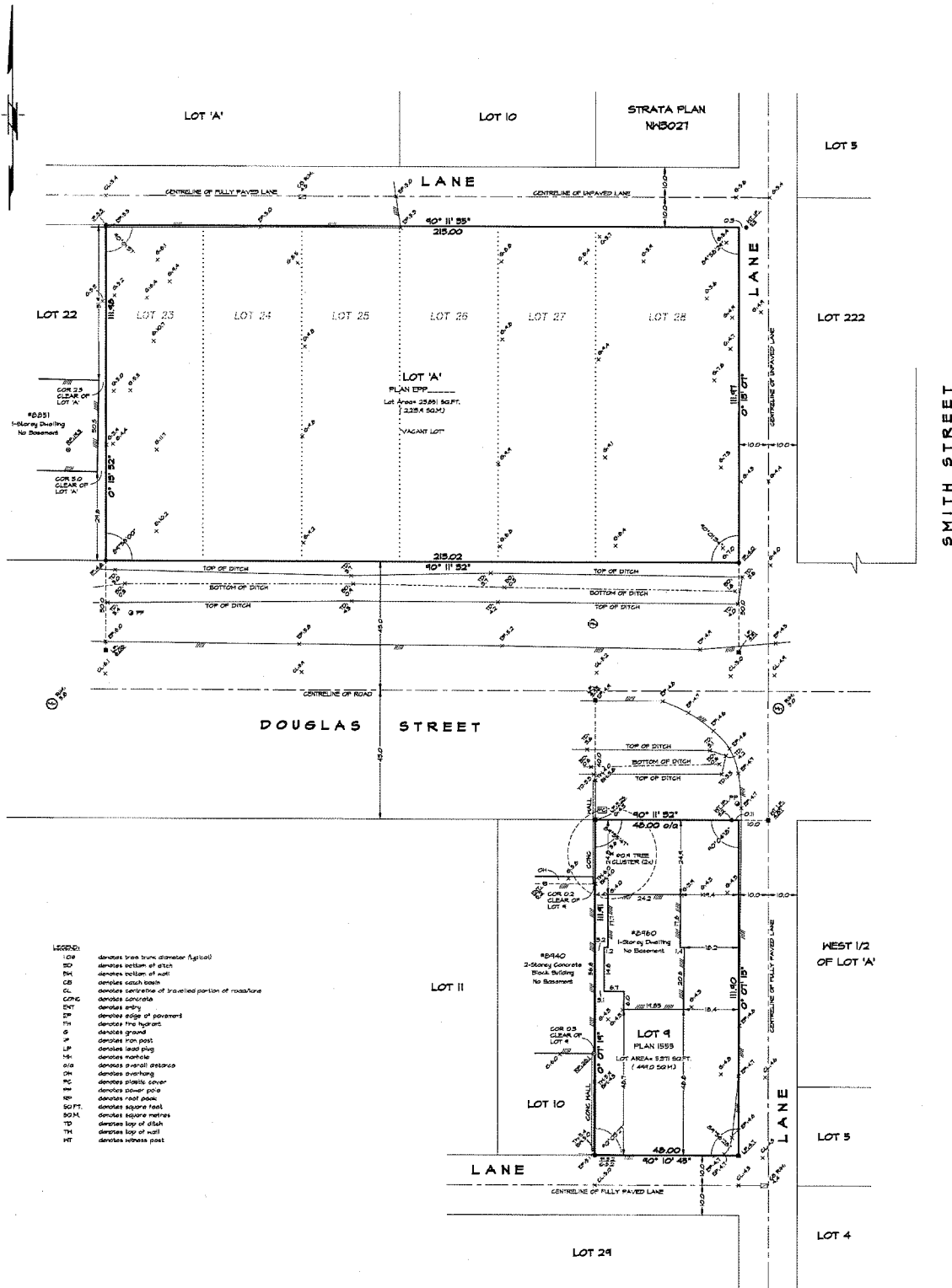
**PLAN OF SURVEY OF LOT 9, BLOCK 56, PLAN 1555, AND LOT 'A', BLOCK 57,
PLAN EPP, BOTH OF SECTIONS 21 AND 22, BLOCK 5 NORTH,
RANGE 6 WEST, NEW WESTMINSTER DISTRICT.**

5871-5871 Douglas Street (Lot A)
2160 Douglas Street (Lot 9)
Richmond, BC
Zoning Lot 'A': 'IL - LIGHT INDUSTRIAL'
Zoning Lot 9: 'CA - AUTO-ORIENTED COMMERCIAL'

SCALE: 1 INCH = 16 FEET



All dimensions are in feet and decimals
thereof unless otherwise indicated



- LEGEND:**
- ICB identifies tree trunk diameter (girth)
 - SD identifies section of ditch
 - NS identifies section of wall
 - CS identifies catch basin
 - CL identifies centreline of travelled portion of roadway
 - CONC identifies concrete
 - ENT identifies entry
 - EP identifies edge of pavement
 - TH identifies fire hydrant
 - G identifies ground
 - IP identifies iron post
 - LP identifies lead plug
 - MB identifies marker
 - OD identifies overall distance
 - OH identifies overhang
 - PC identifies plastic cover
 - PP identifies power pole
 - RP identifies root pipe
 - SP identifies square feet
 - SQFT identifies square metres
 - TD identifies top of ditch
 - TH identifies top of wall
 - WT identifies wetness post

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This document is not valid unless
originally signed and sealed.

CERTIFIED CORRECT:
Lot dimensions are correct
according to ground survey.

B.C.L.S.
April 30th, 2015.

GENERAL NOTES:
For construction use lead pins in
sidewalk or city survey monuments
only for the duration of construction.

All trees have been plotted in
accordance with City of Richmond
Bylaw No. 8007.

Elevations are derived from City of Richmond
High Precision Network Benchmark 457
located in the centreline of Beaulieu Road
at house number 4111 Ramsey Road (Beaulieu Road)
Elevation = 552 feet
(1:625 metre grid) (1:1250
Integrated Survey Area No. 10
City of Richmond)

Ken K. King and Associates
Consultants and B.C. Land Surveyors
5124 E. Hastings Street
Burnaby, B.C. V5B 1K6
Telephone: (604) 291-8861
Fax: (604) 291-8225
www.kenkingandassociates.com
SOLICITORS: P. King, M. King, K. King
Drawn by: MD



City of Richmond

Development Application Data Sheet

Development Applications Department

| RZ 15-704980 | |
|--------------------------|--|
| Address: | 8871, 8891, 8911, 8931, 8951, 8971 and 8960 Douglas Street |
| Applicant: | 0951705 BC Ltd. |
| Planning Area(s): | City Centre Area Plan (Bridgeport Village) |

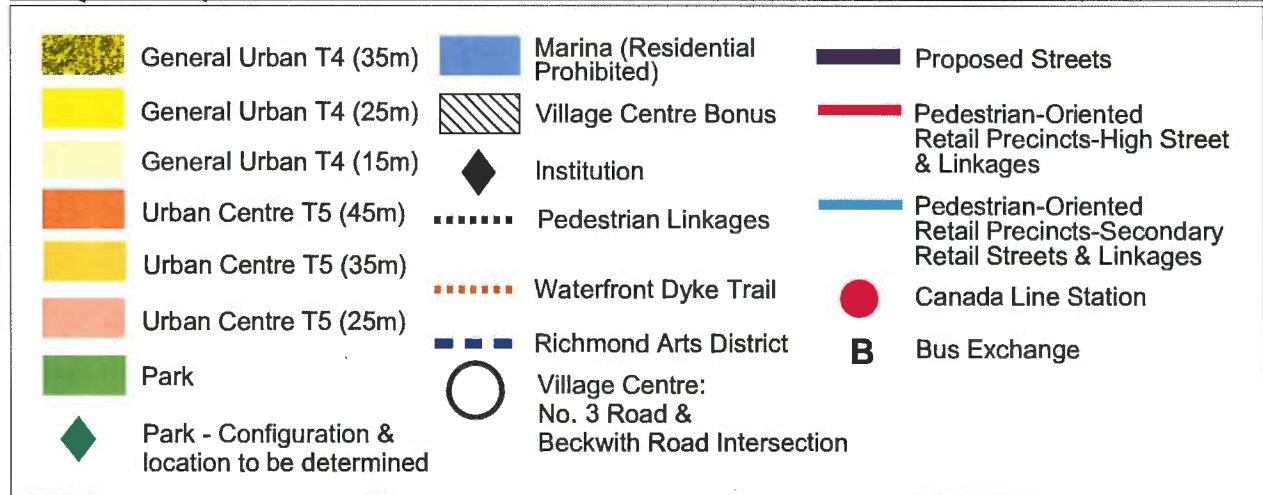
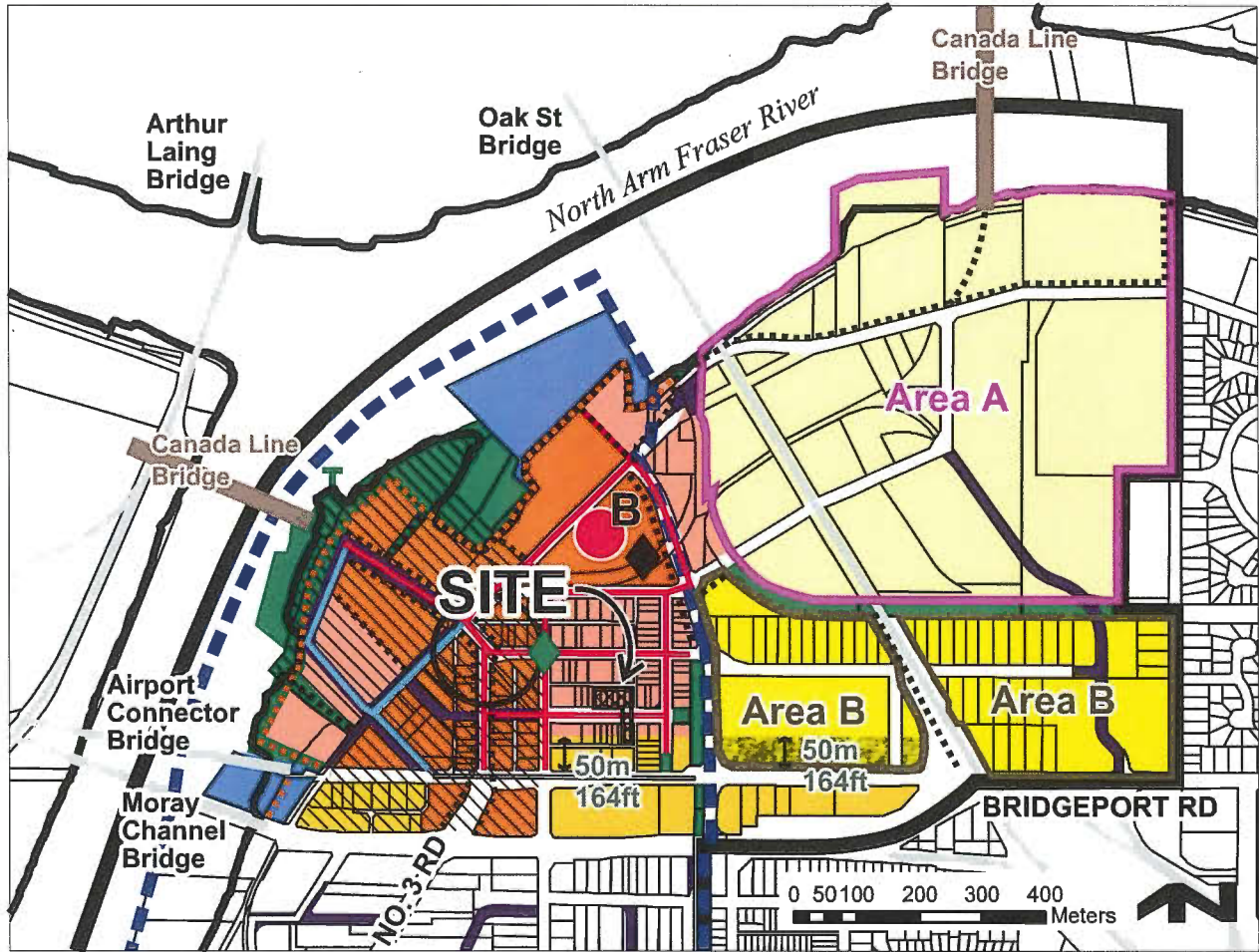
| | Existing | Proposed |
|--|--|---|
| Owner: | 0951705 B.C. Ltd. | |
| Site Size (before and after acquisitions/ dedications): | North lots 2,214.0 m ² South lot 499.1 m ² Total site 2,713.1 m ² | North lot 2,250.0 m ² South lot 459.6 m ² Total site 2,709.6 m ² |
| Land Uses: | Existing Nonconforming Residential | Hotel/Retail Mixed Use |
| OCP Designation: | Commercial | Complies |
| Area Plan Designation: | Urban Centre T5 (25m), Sub-Area A.3 | Complies |
| Zoning: | Light Industrial (IL) and Auto-Oriented Commercial (CA) | Commercial (ZC45) – Bridgeport Village |
| Number of Units: | 1 House | 97-room Hotel and 1 CRU |
| Other Designations: | Aircraft Noise Sensitive Use Area 1A Flood Construction Level Area A | Complies |

| | Bylaw Requirement | Proposed | Variance |
|--------------------------------------|---|--|-----------------|
| Floor Area Ratio: | Max. 2.0 | 2.0 | None permitted |
| Buildable Floor Area:* | 5,419.2 m ² (58,331.8 ft ²) | 5,417 m ² (58,308 ft ²) | None permitted |
| Lot Coverage (% of lot area): | Max. 90% | 84% | None |
| Lot Size: | 2,500 m ² | 2,709.6 m ² | None |
| Setbacks: | Douglas St: Min. 3 m Rear Lane: Min. 0 m Side Lane: Min. 0 m Side Yard: Min. 0 m | 3 m 0 m Min. 0 m Min. 0 m Min. | None |
| Height: | Max. 25 m | 25 m Max. | None |
| Off-street Parking Spaces:** | 44 with TDM | 45 with TDM | None |
| Accessible Parking Spaces: | Minimum 2% | 4% | None |
| Small Car Parking Spaces: | Maximum 50% | 43% | None |
| Bicycle Storage: | Class 1: 16 Class 2: 16 | 16 19 | None |
| Loading Spaces: | Medium size: 1 Large size: 0 | 1 0 | None |

* Preliminary estimate; exact building size to be determined through zoning bylaw compliance review at Development Permit and Building Permit stages. Final development figures may differ slightly from the figures provided on the conceptual architectural drawings.

**Parking figures are based on the calculation methodology provided in the Transportation Study. Where base information changes (e.g. floor areas), final parking requirements will be determined using the same methodology at the time of Development Permit approval.

Specific Land Use Map: Bridgeport Village (2031)





City of Richmond

Rezoning Considerations

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

Address: 8871, 8891, 8911, 8931, 8951, 8971 and 8960 Douglas Street **File No.:** RZ 15-704980

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9815, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Council approval of the road closure bylaw for a portion of Douglas Street.
 - a) The developer shall be required to enter into a purchase and sales agreement with the City for the purchase of the Land, which is to be based on the business terms approved by Council. The primary business terms of the purchase and sales agreement will be brought forward for consideration by Council in a separate report from the Senior Manager, Real Estate Services. The majority of costs associated with the purchase and sales agreement shall be borne by the developer.
 - b) Granting of a temporary 3m wide utility SRW along the entire new south property line of the north site at 8871, 8891, 8911, 8931, 8951 and 8971 Douglas Street to accommodate existing City utilities and to be discharged when required Servicing Agreement storm sewer works are completed.
 - c) Provide signed and sealed geotechnical reports stating that there will be no impact of the developments' preloads to the existing 200mm PVC water main on the Douglas Street frontage of the development sites.
 - d) Arrange for any necessary relocation of private utility conduits/structures/equipment (e.g., BC Hydro, Telus, Shaw) to the ultimate alignment. Relocation works would be at the developer's cost, and coordinated with the private utilities and Servicing Agreement. Please note that the functional plan indicates power poles on both sides of Douglas Street.
3. Consolidation of all the lots north of Douglas Street into one development parcel.
4. Provide road dedication as follows:
 - a) 1.5m wide along the entire north property line of 8871, 8891, 8911, 8931, 8951 and 8971 Douglas Street
 - b) 1.5m wide along the entire south property line of 8960 Douglas Street
 - c) 1.5m wide along the entire east property line of 8960 and 8971 Douglas Street
 - d) 3m x 3m corner cuts at intersections of rear and side lanes
5. Registration of legal agreement(s) on Title for single site, no subdivision and no stratification requirements, ensuring:
 - a) The seven lots are all owned by the same legal entity (both beneficial and legal interest in the seven lots) and prohibiting transfer of less than all seven lots.
 - b) No subdivision of any one or more of the seven lots (including no subdivision by way of strata-plan and/or air space parcels) (the six lots on the north side of Douglas Street are to be consolidated as per item 3 above).
 - c) No strata-titling of any hotel rooms (including no subdivision by way of strata-plan and/or air space parcels).
6. Registration of legal agreement(s) on Title, prohibiting the provision of cooking facilities in any of the proposed hotel rooms (cooking facilities are permitted in the common dining area).
7. Registration of a flood indemnity covenant on Title (Area A).
8. Registration of an aircraft noise restrictive covenant on Title suitable for Area 1A (new aircraft noise sensitive land uses prohibited) and granting of a Statutory Right-of-Way in favour of the Airport Authority.
9. Registration of a legal agreement on Title for commercial development within 30 m of any residential use indicating that they are required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and noise generated from rooftop HVAC units will comply with the City's Noise Bylaw.
10. Registration of a legal agreement on Title stipulating that the commercial development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased

levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.

11. Development at 8871, 8891, 8911, 8931, 8951 and 8971 Douglas Street is subject to a District Energy Utility (DEU) requirement (not 8960 Douglas Street, which is a small non-contiguous single lot). Registration of a restrictive covenant and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to connect to District Energy Utility (DEU), which covenant and/or legal agreement(s) will include, at minimum, the following terms and conditions:
 - a) No building permit will be issued for a building on the subject site unless the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering;
 - b) If a DEU is available for connection, no final building inspection permitting occupancy of a building will be granted until:
 - i) the building is connected to the DEU, which may include the owner's supplied and installed central energy plant to provide heating and cooling to the building, at no cost to the City, or the City's DEU service provider, Lulu Island Energy Company, on the subject site satisfactory to the City;
 - ii) if the City so elects, the owner transfers ownership of the central energy plant on the site, if any, at no cost to the City, or City's DEU service provider, Lulu Island Energy Company, to the City and/or the City's DEU service provider, Lulu Island Energy Company, on terms and conditions satisfactory to the City;
 - iii) the owner enters into a Service Provider Agreement with the City and/or the City's DEU service provider, Lulu Island Energy Company, on terms and conditions satisfactory to the City; and
 - iv) the owner grants or acquires all Statutory Right-of-Way(s) and/or easements necessary for supplying the DEU services to the building and the operation of the central energy plant, if any, by the City and/or the City's DEU service provider, Lulu Island Energy Company.
 - c) If a DEU is not available for connection, no final building inspection permitting occupancy of a building will be granted until:
 - i) the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU;
 - ii) the owner enters into a covenant and/or other legal agreement to require that the building connect to a DEU when a DEU is in operation;
 - iii) the owner grants or acquires the Statutory Right-of-Way(s) and/or easements necessary for supplying DEU services to the building; and
 - iv) the owner provides to the City a letter of credit, in an amount satisfactory to the City, for costs associated with acquiring any further Statutory Right of Way(s) and/or easement(s) and preparing and registering legal agreements and other documents required to facilitate the building connecting to a DEU when it is in operation.
12. City acceptance of the developer's voluntary contribution in the amount of \$14,582.95 (i.e. \$0.25 per buildable square foot) to future City community planning studies, as set out in the City Centre Area Plan.
13. City acceptance of the developer's voluntary contribution in the amount of \$25,665.98 (i.e. \$0.44 per buildable square foot of hotel/commercial space) to the City's Public Art Program.
14. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
15. Enter into a Servicing Agreement* for the design and construction of road and infrastructure works. Works include, but may not be limited to:
 - a) Road Works:
 - i. Functional Plan:
 - Submission of a road functional plan to the satisfaction of the Director of Transportation. Draft road functional plan attached (Appendix A) for reference (road works only, services to be reviewed by Engineering via the servicing agreement).

ii. Douglas Road frontage improvements:

- 8871 to 8971 Douglas Street: upgrade frontage and widen road, including (measured from north to south): Min. 2 m wide concrete sidewalk at new property line, Min. 1.5 m wide boulevard planted with grass and street trees, 0.15 m wide curb and gutter, asphalt roadway, and transition works to existing road works to east and west (including areas of ditch infill, asphalt paving and gravel shoulder).
- 8960 Douglas Street: upgrade frontage and widen road, including (measured from south to north): Min. 2 m wide concrete sidewalk at new property line, Min. 1.5 m wide boulevard planted with grass and street trees, 0.15 m wide curb and gutter, and asphalt roadway, and transition works to existing road works to east and west (including areas of ditch infill, ditch headwall, asphalt paving and gravel shoulder).
- Transportation Demand Management (TDM) measure interim 1.5 m wide asphalt walkway along the north side of Douglas Street from the west property line of the subject site connecting to existing sidewalk to the west (i.e., across the frontages of 8811, 8831 and 8851 Douglas Street), or should that work be secured through adjacent development, then construction of an interim 1.5 m wide asphalt walkway along the south side of Douglas Street from the west property line of the subject site connecting to existing sidewalk to the west (i.e., across the frontages of 8820, 8860, 8880, 8900, 8920 and 8940 Douglas Street).

iii. Lane improvements:

- Widening rear lanes along new north and south property lines and widening side lanes along new east property lines to interim 7.5 m width (to be widened to ultimate CCAP 9 m lane width through future development to the north, east and south).
- Complete rear and side lane upgrades along frontages, including 1.5 m wide concrete sidewalk at new property line, roll-over curb, lane drainage, crowned asphalt laneway, and street lighting.
- Review street lighting levels along all frontages and upgrade lighting as required. Decorative, LED street lighting shall be used on Douglas Street, type to be determined.

b) Water Works:

Using the OCP Model, there is 543.0 L/s of water available at a 20 psi residual at the Douglas Street frontage. Based on your proposed development your site requires a minimum fire flow of 200 L/s.

i. The Developer is required to:

- Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.

ii. At Developers cost, the City is to:

- Cut and cap, at main, all existing water service connections serving the development sites.
- Install two new water service connections complete with meter and meter boxes, one for the north lots to be consolidated and one for 8960 Douglas Street.
- Relocate the existing hydrant on Douglas Street to the ultimate location to avoid conflict with the proposed frontage improvements, including sidewalk and boulevard.

c) Storm Sewer Works:

i. The Developer is required to:

- Install approximately 143 m of 600 mm diameter storm sewer along the centerline of Douglas Street complete with manholes and catch basins as required from the north-south aligned lane to Sexsmith Road. Tie in to the west shall be the existing 600 mm diameter storm sewer in Sexsmith Road; tie-in to the east shall be to the existing lane drainage to the south and proposed lane drainage to the north within the north-south lane.
- Correct the diagonal alignment of the storm sewer in the Douglas Street and Sexsmith Road intersection, which will require the installation of new manholes and approximately 25 m of 750 mm diameter storm sewer.

- Cut, cap, and remove the existing storm sewers fronting lots 8771 to 8851 and 8820 Douglas Street and 2840 Sexsmith Road and reconnect all existing storm service connections and catch basin leads to the proposed storm sewer.
 - Infill the ditches fronting the development site on both sides of Douglas Street. Tie-in the upstream unfilled ditches east of the intersection of Douglas Street and the north-south lane into the proposed storm sewer complete with inlet structure per City of Richmond supplementary specifications.
 - Install one new storm service connection for each of the proposed lots, complete with inspection chamber.
 - Install new 200 mm diameter lane drainage sewer, complete with catch basins and manholes, within the north-south and east-west lanes fronting the development site. No service connections are permitted to tie in to lane drainage.
 - Upgrade the existing 150 mm diameter lane drainage sewers to 200 mm diameter along all lane frontages. Note upgrades are typically manhole to manhole.
- ii. At Developers cost, the City is to:
- Complete all tie-ins for the proposed works to existing City infrastructure.
- d) Sanitary Sewer Works:
- i. At Developers cost, the City is to:
- Cut and cap all existing sanitary service connections serving the development sites and remove inspection chambers.
 - Install one new sanitary service connection for each of the proposed lots, complete with inspection chambers.
- e) General Items:
- i. Developer is required to:
- Provide, within the first servicing agreement submission or prior to start of site preparation works, whichever comes first, a geotechnical assessment of preload and soil preparation impacts on the existing/proposed utilities fronting or within the development site and provide mitigation recommendations.
 - Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
 - Utilities and/or services shown on the draft road functional plan (Appendix A) have not been approved by Engineering and servicing drawings will be reviewed via the servicing agreement for completeness and compliance with applicable specifications or bylaws.
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground overhead lines and utility poles along the Douglas Street frontage, from Sexsmith Road to Smith Street. All proposed transformer boxes shall be placed on private property within the development site; Engineering recommends coordinating with BC Hydro, Telus, and Shaw early to avoid changes to the building design during the development permit stage to accommodate transformer box requirements. Please note that the functional plan indicates power poles on both sides of Douglas Street.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages. Please note that the functional plan indicates power poles on both sides of Douglas Street.
 - To locate/relocate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., Statutory Right-of-Way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown in the functional plan and registered prior to SA design approval.

| | | |
|----------------------|---------------|---|
| BC Hydro PMT | 4 m x 5 m | (width x depth) |
| BC Hydro LPT | 3.5 m x 3.5 m | |
| Street light kiosk | 1.5 m x 1.5 m | |
| Traffic signal kiosk | 2 m x 1.5 m | |
| Traffic signal UPS | 1 m x 1 m | |
| Shaw cable kiosk | 1 m x 1 m | (show possible location in functional plan) |
| Telus FDH cabinet | 1.1 m x 1 m | (show possible location in functional plan) |

- Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering 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.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any 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.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
4. 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 Department at 604-276-4285.

Note:

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

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

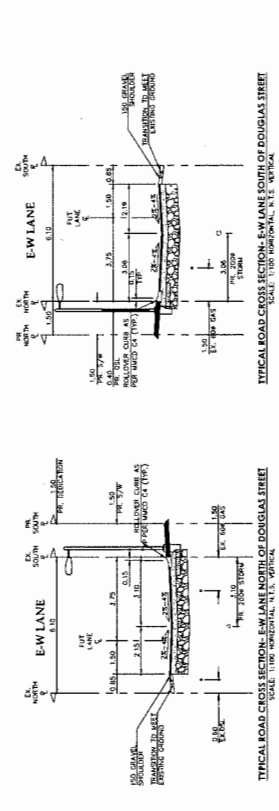
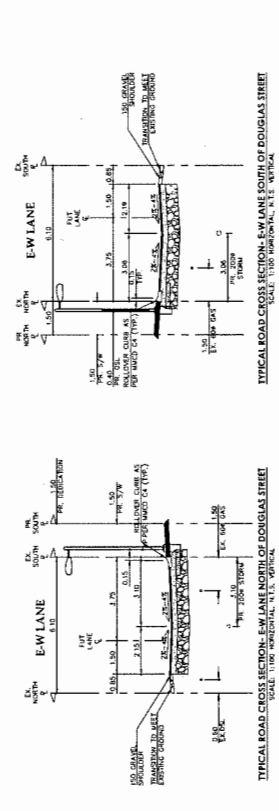
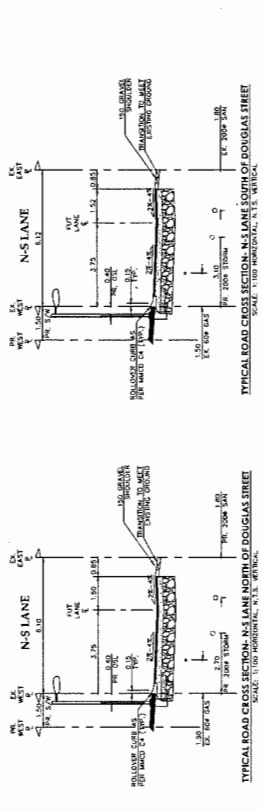
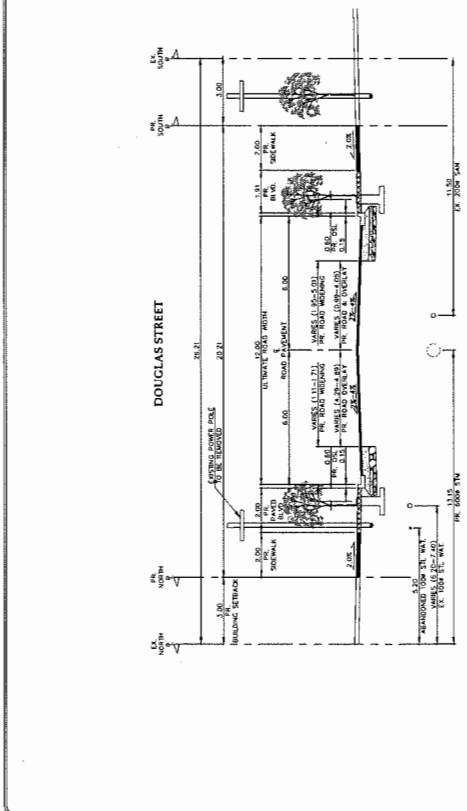
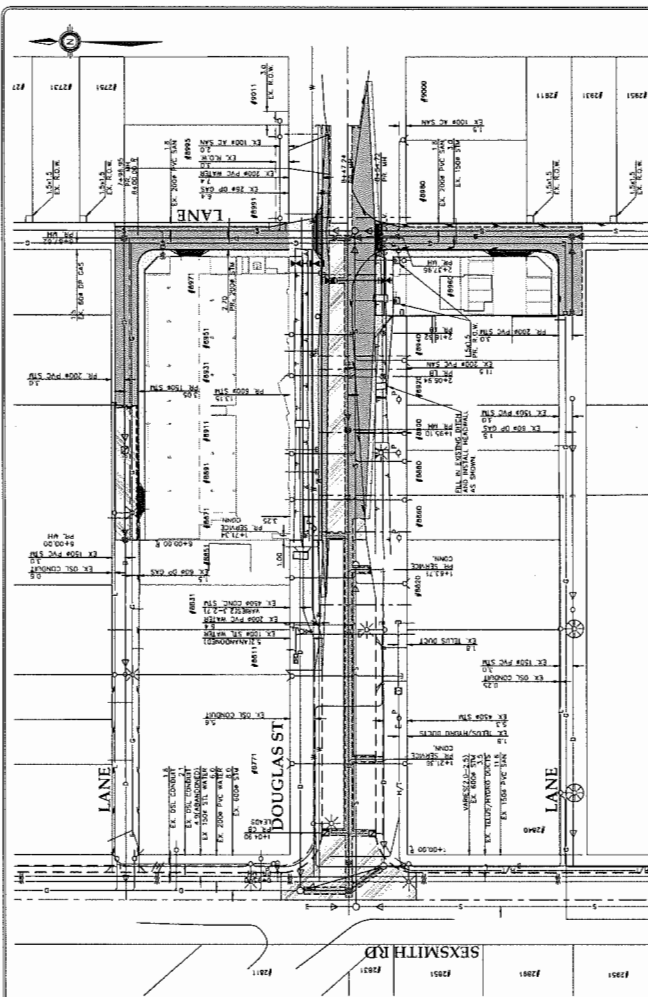
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director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

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

[Signed copy on file]

Signed

Date



City of Richmond
 2011 2 2010 INTERNATIONAL B.C. 1

FILE: **FUNCTIONAL PLAN**
 8871-8960 DOUGLAS STREET
 CITYFILE: 1000

DESIGNER: BPN
 DRAWN: GJK
 CHECKED: KRS
 CONVEYED: BPN

DWG. NO.:
 SCALE: AS SHOWN
 DATE:
 SHEET: 218 OF 218

NOT FOR CONSTRUCTION
DRAFT

| NO. | DATE | BY | CHK | DESCRIPTION |
|-----|------------|----|-----|---------------------|
| 1 | 2011 02 23 | LL | AP | FOR REVIEW PURPOSES |
| 2 | 2011 03 02 | LL | AP | FOR REVIEW PURPOSES |
| 3 | 2011 03 02 | LL | AP | FOR REVIEW PURPOSES |
| 4 | 2011 03 02 | LL | AP | FOR REVIEW PURPOSES |
| 5 | 2011 03 02 | LL | AP | FOR REVIEW PURPOSES |
| 6 | 2011 03 02 | LL | AP | FOR REVIEW PURPOSES |

CONS-Concept
 CONSULTING
 11101 FARM ROAD
 RICHMOND, VA 23234
 TEL: 804.268.8000
 FAX: 804.268.5241
 www.consconcept.com

TRIA DEVELOPMENTS LTD
 Cons-Concepts, Project No. 16002
 DWG. 1011

NOTES:

1. ALL LOCATIONS ARE TO CENTER UNLESS NOTED OTHERWISE.

2. ALL LOCATIONS ARE TO CENTER UNLESS NOTED OTHERWISE.

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 DWG. 1011



Richmond Zoning Bylaw 8500
Amendment Bylaw 9815 (RZ 15-704980)
8871, 8891, 8911, 8931, 8951, 8971 and 8960 Douglas Street

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning Bylaw 8500 is amended by inserting into Section 22 (Site Specific Commercial Zones), in numerical order:

22.45 Commercial (ZC45) – Bridgeport Village

22.45.1 Purpose

The zone provides for a range of commercial related uses in the City Centre.

22.45.2 Permitted Uses

- government service
• health service, minor
• hotel
• office
• retail, convenience
• retail, general
• service, business support
• service, financial
• service, household repair
• service, personal

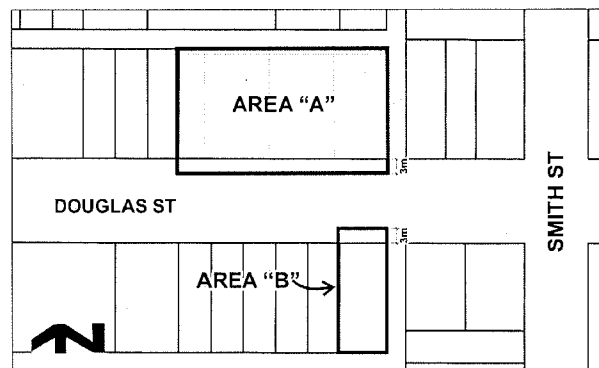
22.45.3

Secondary Uses

- n/a

22.45.4 Permitted Density

Diagram 1



1. For the purposes of this zone, the calculation of floor area ratio is based on the total combined area of areas "A" and "B" identified on Diagram 1.

2. The maximum **floor area ratio** is 2.0.
3. The maximum **floor area ratio** for area "A" identified on Diagram 1 is 1.940.
4. The minimum **floor area ratio** for area "B" identified on Diagram 1 is 0.059.

22.45.5 Permitted Lot Coverage

1. The maximum **lot coverage** for **buildings** is 90%.

22.45.6 Yards & Setbacks

1. Minimum **setbacks** from **lot lines** and areas granted to the **City** via statutory **right-of-way** for **road** and **lane** purposes shall be:
 - a) for Douglas Street, 6.0 m, but this may be reduced to 3.0 m subject to a Development Permit approved by the **City**;
 - b) for **rear yards, lanes** and **lanes** that are **roads**, 0.0 m; and
 - c) for **interior side yards**, 0.0 m.

22.45.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 25.0 m.
2. The maximum **height** for **accessory buildings** and **structures** is 5.0 m.

22.45.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** for the total combined area of "A" and "B" identified on Diagram 1, Section 22.45.4, shall be 2,400 sq. m.
2. There are no minimum **lot width** and **lot depth** requirements.

22.45.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

22.45.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle **parking spaces** and **loading spaces** shall be provided according to the standards set out in Section 7.0.
2. Notwithstanding Section 22.45.10.1, for the purposes of this **zone**, the minimum parking requirement for **hotel use** is 0.425 spaces per **hotel** room; and for other **uses** is 3.75 spaces per 100.0m² of **gross leasable floor area**.

22.45.11 Other Regulations

1. For the purposes of this **zone**, only **hotel use** is permitted to be located above the first floor of a **building**.
2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it “**COMMERCIAL (ZC45) - BRIDGEPORT VILLAGE**”.

P.I.D. 011-280-701

Lot 23 Block 57 Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 1555

P.I.D. 011-280-719

Lot 24 Block 57 Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 1555

P.I.D. 004-173-678

Lot 25 Block 57 Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 1555

P.I.D. 004-173-694

Lot 26 Block 57 Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 1555

P.I.D. 004-899-962

Lot 27 Block 57 Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 1555

P.I.D. 005-153-646

Lot 28 Block 57 Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 1555

P.I.D. 012-241-849

Lot 9 Block 56 Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 1555

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9815**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

| |
|---|
| CITY OF RICHMOND |
| APPROVED by <i>SB</i> |
| APPROVED by Director or Solicitor <i>BL</i> |

MAYOR

CORPORATE OFFICER