City of Richmond

Agenda

Development Permit Panel

Council Chambers, City Hall
6911 No. 3 Road

Thursday, November 14, 2019
3:30 p.m.

MINUTES

Motion to adopt the minutes of the Development Permit Panel meeting held on October 30, 2019.

1. DEVELOPMENT PERMIT 18-829207
(REDMS No. 6318022 v. 3)

APPLICANT: IBI Group Architects (Canada) Inc.

PROPERTY LOCATION: 9520 Beckwith Road

Director's Recommendations

That a Development Permit be issued which would permit the construction of a seven-storey light industrial and office building at 9520 Beckwith Road on a site zoned "Light Industrial and Office (ZI19) – Bridgeport Village (City Centre)".

2. New Business

3. Date of Next Meeting: November 26, 2019

ADJOURNMENT

City of Richmond

Minutes

Development Permit Panel
Wednesday, October 30, 2019

Time: 3:30 p.m.

Place: Council Chambers
Richmond City Hall

Present: John Irving, Chair
Cecilia Achiam, General Manager, Community Safety
Milton Chan, Acting Director, Engineering

The meeting was called to order at 3:30 p.m.

Minutes

It was moved and seconded
That the minutes of the meeting of the Development Permit Panel held on October 17, 2019 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 17-781907
(REDMS No. 6046137)

APPLICANT: Bene No. 4 Development Ltd.

PROPERTY LOCATION: 6017 No. 4 Road (formerly 9980 Westminster Highway)

INTENT OF PERMIT:

Permit the construction of 17 townhouse units and one secondary suite at 6017 No. 4 Road (formerly 9980 Westminster Highway) on a site zoned "Town Housing (ZT83) - North McLennan (City Centre)" with vehicle access from No. 4 Road.

Applicant's Comments

Michael Cheung, Spectra Design, provided an overview of the application, highlighting the following:

- the proposed 17-unit townhouse development is located in a prominent corner and has been designed to provide a gateway feel;

- the architectural form and character of the proposed development fits well with the existing neighbourhood; and
- the architectural style and unique landscaping of the corner unit helps provide a gateway identity to the project.

Mary Chan Yip, PMG Landscape Architects, provided an overview of the main landscaping features of the project, noting that (i) the proposed landscaping for the project ties in with the existing landscaping of neighbouring developments and blends in with the streetscape, (ii) the proposed landscape design is pedestrian-friendly, (iii) the centrally located outdoor amenity area is sited away from Westminster Highway and No. 4 Road, and (iv) the required Agricultural Land Reserve (ALR) landscape buffers along Westminster Highway and No. 4 Road include a double row of trees and dense understorey planting.

In addition, Ms. Chan noted that (i) on-site sustainability features include soft landscaping and installation of permeable pavers in certain areas throughout the site, (ii) proposed plant species to be planted are low maintenance, drought tolerant and have habitat value for small birds and pollinators, and (iii) lighting is provided along the street frontage and pedestrian walkways.

In reply to queries from the Panel, the project's design team acknowledged that each townhouse unit is provided with a private outdoor space on the ground level and a balcony on the second level.

Panel Discussion

In reply to queries from the Panel, the project's design team referenced their submission (attached to and forming part of these Minutes as Schedule 1) and acknowledged that (i) the existing hedge row and trees on the adjacent property to the south along the common property line will be retained and supplemented by an additional hedge along the subject site's south property line, (ii) the proposed height of the townhouse buildings on the subject site is compatible with the height of adjacent townhouse developments to the west and south, (iii) west-facing windows on the proposed development will not be directly facing the windows on the adjacent townhouse development to the west, and (iv) an automatic irrigation system will be provided on-site.

In reply to a query from the Panel, Mr. Craig confirmed that bollards are installed across the No. 4 Road access to the lane on the north side of the adjacent development to the south and will not conflict with the No. 4 Road vehicle entry to the subject site.

Staff Comments

Wayne Craig, Director, Development, noted that (i) there is a Servicing Agreement associated with the project for frontage works along Westminster Highway and No. 4 Road, (ii) the proposed vehicle access at No. 4 Road will be limited to right-in/right-out only and a physical barrier is incorporated in the driveway letdown to No. 4 Road, (iii) the size of the proposed secondary suite is approximately 590 square feet, (iv) four solar panels are proposed as part of the development to provide supplementary energy for on-site lighting, (v) two convertible units are included in the project, and (vi) the project was reviewed and supported by the City's Agricultural Advisory Committee and the Advisory Design Panel.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel expressed support for the project, noting that the project fits well with surrounding developments and is a welcome addition to the neighbourhood. It was also noted that the proposed landscaping, including the ALR landscape buffers along Westminster Highway and No. 4 Road, is substantial.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of 17 townhouse units and one secondary suite at 6017 No. 4 Road (formerly 9980 Westminster Highway) on a site zoned "Town Housing (ZT83) - North McLennan (City Centre)" with vehicle access from No. 4 Road.

CARRIED

2. DEVELOPMENT PERMIT 18-810720

(REDMS No. 6293041)

APPLICANT:	Kasian Architecture Interior Design and Planning Ltd.
PROPERTY LOCATION:	13171 and a Portion of 13251 Smallwood Place

INTENT OF PERMIT:

1. Permit the construction of an auto dealership consisting of a three-storey principal building and single-storey accessory buildings/structures totalling

   7,009 m2 at 13171 Smallwood Place and a portion of 13251 Smallwood Place on a site zoned "Vehicle Sales (CV)"; and

2. Vary the provisions of Richmond Zoning Bylaw 8500 to:

   (a) increase the maximum permitted height for the principal building from 12.0 m to 20.4 m;

   (b) reduce the minimum rear yard setback from 3.0 m to zero metres to allow for a detached one-storey storage building, and enclosures containing damaged car storage and refuse, to be located adjacent to the east property line; and

   (c) reduce the minimum number of on-site loading spaces required from three medium spaces and two large spaces, to two medium spaces and one large space.

Applicant's Comments

Scott Douglas, Kasian Architecture Interior Design and Planning Ltd., with the aid of a visual presentation (attached to and forming part of these Minutes as Schedule 2) provided background information on the proposed development and reviewed its site context, proposed vehicle and pedestrian entries and circulation, form and character, and building lay-out.

Mr. Douglas highlighted that (i) on-site signage will be installed to direct customers to their intended destination, (ii) the installation of skylight and use of glass material on ground level will introduce daylight into some areas of the building, (iii) a height variance is requested for the principal building, and (iv) the shadow study indicates minimal shadow impact of the building to the Richmond Nature Park to the west of the subject site.

Mary Chan-Yip, PMG Landscape Architects, with the aid of a visual presentation (attached to and forming part of these Minutes as Schedule 3) briefed the Panel on the main landscaping features of the proposed development, noting that (i) the proposed landscape design considered the existing on-site landscaping and design guidelines of the Richmond Auto Mall Association (RAMA), (ii) proposed new plantings in prominent locations within the subject site will enhance the street edge and provide visual interest, (iii) 13 existing trees on-site and in the boulevard along Smallwood Place will be retained, and (iv) 14 replacement trees are proposed to be planted on-site.

Ms. Chan further noted that (i) a high-efficiency irrigation system is proposed, (ii) public pedestrian connections will be provided on the site consistent with the updated overall RAMA public realm design, and (iii) permeable pavers will be installed in certain areas on the site for stormwater mitigation.

Staff Comments

Mr. Craig noted that (i) the proposed building height, rear yard setback and loading variances were identified at the rezoning stage and no changes in requested variances were made since rezoning, (ii) the proposed variances are consistent with similar variances that have been granted in projects within the Richmond Auto Mall, (iii) the principal building has been designed to be 15 percent more energy efficient than the base line model as per the BC Building Code requirements, (iv) a legal agreement will be secured as a condition prior to Development Permit issuance to ensure compliance with the building's targeted energy performance level, and (v) five electric vehicle charging stations will be provided on-site and secured through the Development Permit process.

Panel Discussion

In reply to queries from the Panel, the project's design team noted that (i) as indicated in the shadow study, the potential worst-case scenario is that the proposed principal building will cast a shadow on a small portion of the Nature Park for only a brief period of time at sunrise during the winter solstice in December, (ii) there were no bird strikes reported by auto dealerships within the Richmond Auto Mall, (iii) a post-construction weekly monitoring of bird strikes will be conducted on-site by a Registered Professional Biologist for a period of 12 months, and (iv) the use of glazing on the ground level of the building and the absence of landscaping close to the building will mitigate the potential for bird strikes.

In reply to further queries from the Panel, the design team advised that (i) the proposed single-storey accessory building is located adjacent to the car wash facility of the adjacent auto dealership to the east, (ii) a total of 9 trees located on-site and in the boulevard along Smallwood Place will be removed, (iii) new plantings on-site are consistent with the RAMA guidelines, and (iv) the proposed on-site electric vehicle charging stations are located in front of the principal building and are available for public use.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel expressed support for the project, noting that the proposed development is a welcome addition to the area and consistent with previously approved projects in the Richmond Auto Mall.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. ***permit the construction of an auto dealership consisting of a three-storey principal building and single-storey accessory buildings/structures totalling 7,009 m^2 at 13171 Smallwood Place and a portion of 13251 Smallwood Place on a site zoned "Vehicle Sales (CV)"; and***

2. ***vary the provisions of Richmond Zoning Bylaw 8500 to:***

   (a) ***increase the maximum permitted height for the principal building from 12.0 m to 20.4 m;***

   (b) ***reduce the minimum rear yard setback from 3.0 m to zero metres to allow for a detached one-storey storage building, and enclosures containing damaged car storage and refuse, to be located adjacent to the east property line; and***

   (c) ***reduce the minimum number of on-site loading spaces required from three medium spaces and two large spaces, to two medium spaces and one large space.***

CARRIED

3. Date of Next Meeting: November 14, 2019

4. Adjournment

It was moved and seconded
That the meeting be adjourned at 4:12 p.m.

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, October 30, 2019.

John Irving
Chair

Rustico Agawin
Committee Clerk

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, October 30, 2019.

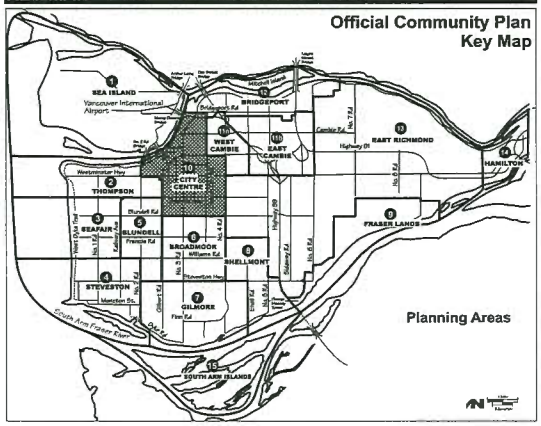


6017 NO.4 ROAD / WESTGATE

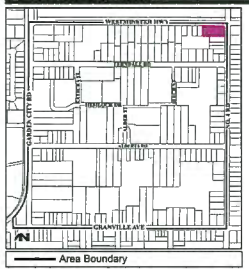
BENE GROUP

SPECTRA DESIGN

KEY MAP



PLAN AREA MAP



Original Adoption: July 15, 1996 / Plan Adoption: February 16, 2004 — McLennan North Sub-Area Plan



SITE AERIAL N.T.S

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5.	MARCH 15 2018	ISSUED FOR DP
4.	DECEMBER 12 2017	ISSUED FOR REZONING+DP RESUBMISSION
3.	NOVEMBER 6 2017	ISSUED FOR REZONING+DP RESUBMISSION
2.	AUGUST 3 2017	ISSUED FOR REZONING+DP
1.	JULY 15 2016	ISSUED FOR REZONING

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SEAL

WESTGATE

6017 NO.4 ROAD

CONTEXT PLAN

DRAWN: CHECKED:
PLOT DATE:

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15-05



SITE AERIAL, N.T.S.



9980 WESTMINSTER HIGHWAY

EXISTING STREETSCAPE PHOTO ALONG WESTMINSTER HIGHWAY



9980 WESTMINSTER HIGHWAY

EXISTING STREETSCAPE PHOTO ALONG NO.4 ROAD

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WESTGATE

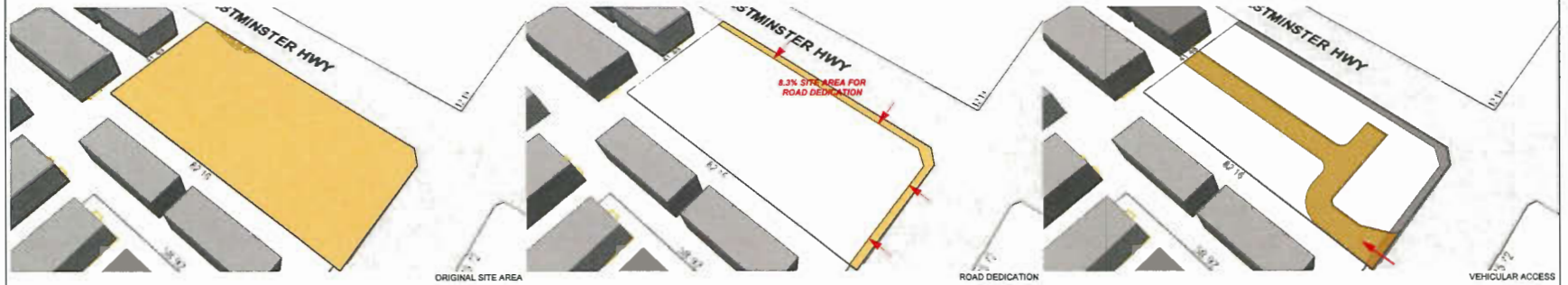
6017 NO.4 ROAD

SITE CONTEXT

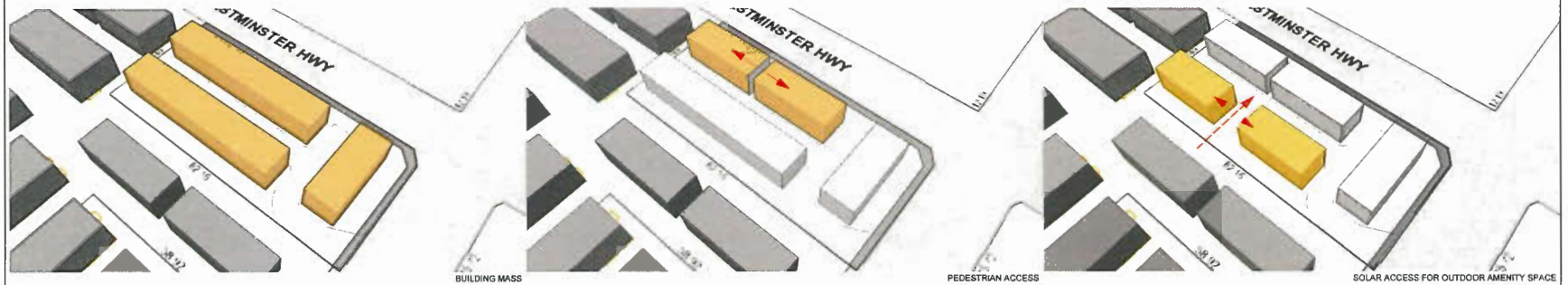
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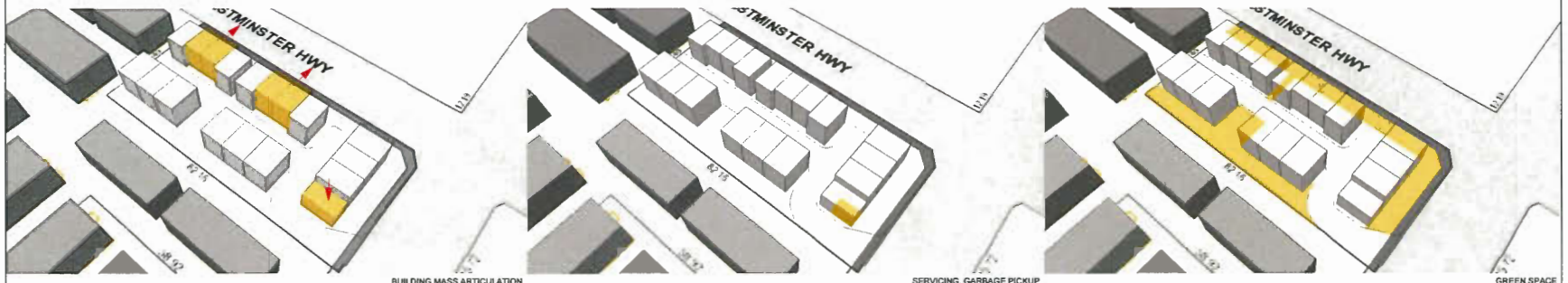
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ORIGINAL SITE AREA | ROAD DEDICATION | VEHICULAR ACCESS



BUILDING MASS | PEDESTRIAN ACCESS | SOLAR ACCESS FOR OUTDOOR AMENITY SPACE



BUILDING MASS ARTICULATION | SERVICING, GARBAGE PICKUP | GREEN SPACE

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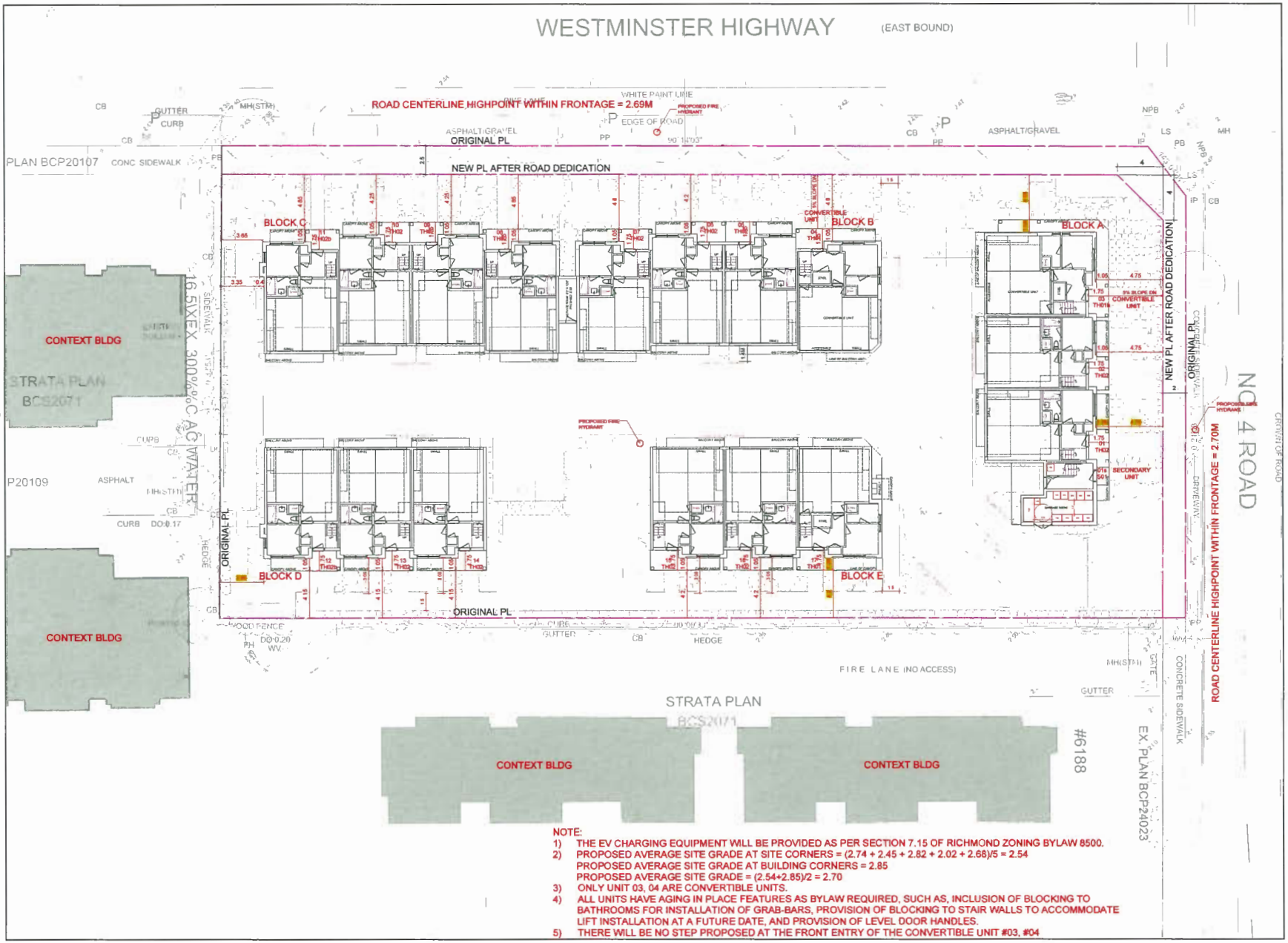
6017 NO.4 ROAD

DESIGN DIAGRAM

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15-05



NOTE:

1) THE EV CHARGING EQUIPMENT WILL BE PROVIDED AS PER SECTION 7.15 OF RICHMOND ZONING BYLAW 8500.
2) PROPOSED AVERAGE SITE GRADE AT SITE CORNERS = (2.74 + 2.45 + 2.82 + 2.02 + 2.68)/5 = 2.54
   PROPOSED AVERAGE SITE GRADE AT BUILDING CORNERS = 2.85
   PROPOSED AVERAGE SITE GRADE = (2.54+2.85)/2 = 2.70
3) ONLY UNIT 03, 04 ARE CONVERTIBLE UNITS.
4) ALL UNITS HAVE AGING IN PLACE FEATURES AS BYLAW REQUIRED, SUCH AS, INCLUSION OF BLOCKING TO BATHROOMS FOR INSTALLATION OF GRAB-BARS, PROVISION OF BLOCKING TO STAIR WALLS TO ACCOMMODATE LIFT INSTALLATION AT A FUTURE DATE, AND PROVISION OF LEVEL DOOR HANDLES.
5) THERE WILL BE NO STEP PROPOSED AT THE FRONT ENTRY OF THE CONVERTIBLE UNIT #03, #04

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10.	JULY 23 2019	ISSUED FOR DP RESUBMISSION, 6TH
9.	JUNE 23 2019	ISSUED FOR DP RESUBMISSION, 5TH
8.	MARCH 08 2019	ISSUED FOR DP RESUBMISSION, 4TH
7.	OCTOBER 16 2018	ISSUED FOR DP RESUBMISSION, 3RD
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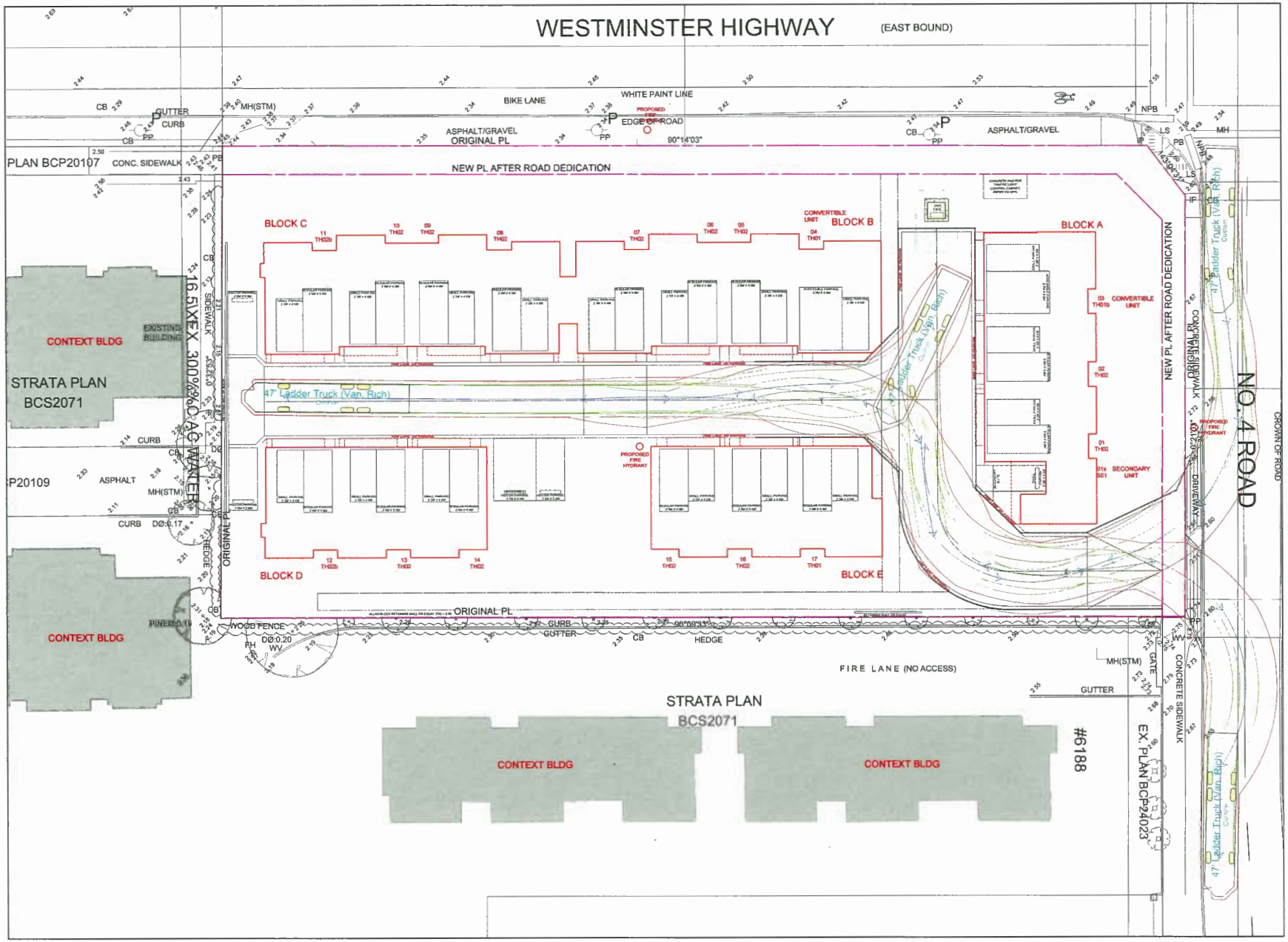
WESTGATE

6017 NO.4 ROAD

MASTER SITE PLAN

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PLOT DATE:

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DP PLAN #1
15-05



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10.	JULY 23 2019	ISSUED FOR DP RESUBMISSION, 6TH
9.	JUNE 25 2019	ISSUED FOR DP RESUBMISSION, 5TH
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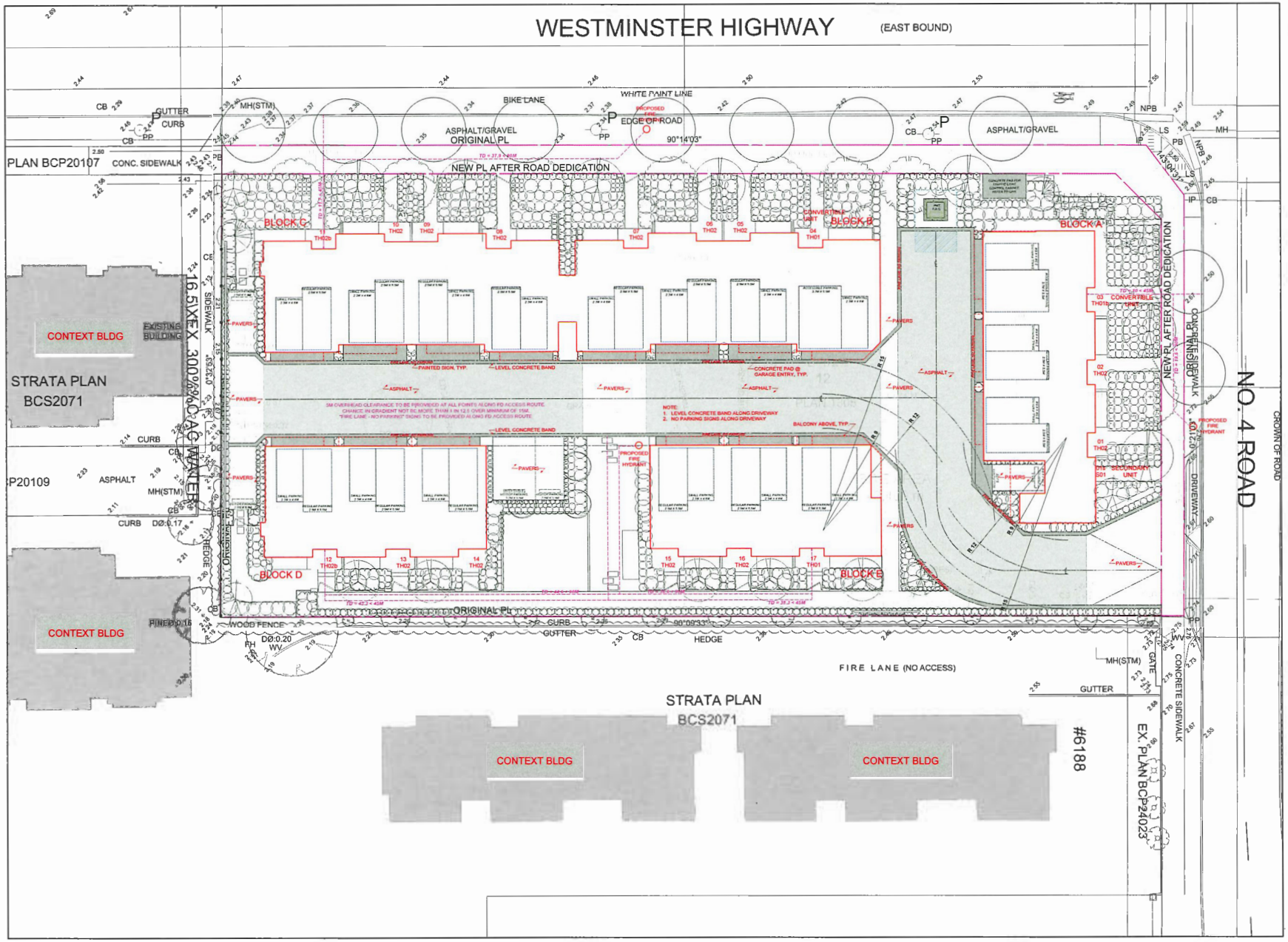
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MASTER SITE PLAN
FIRE TRUCK ACCESS

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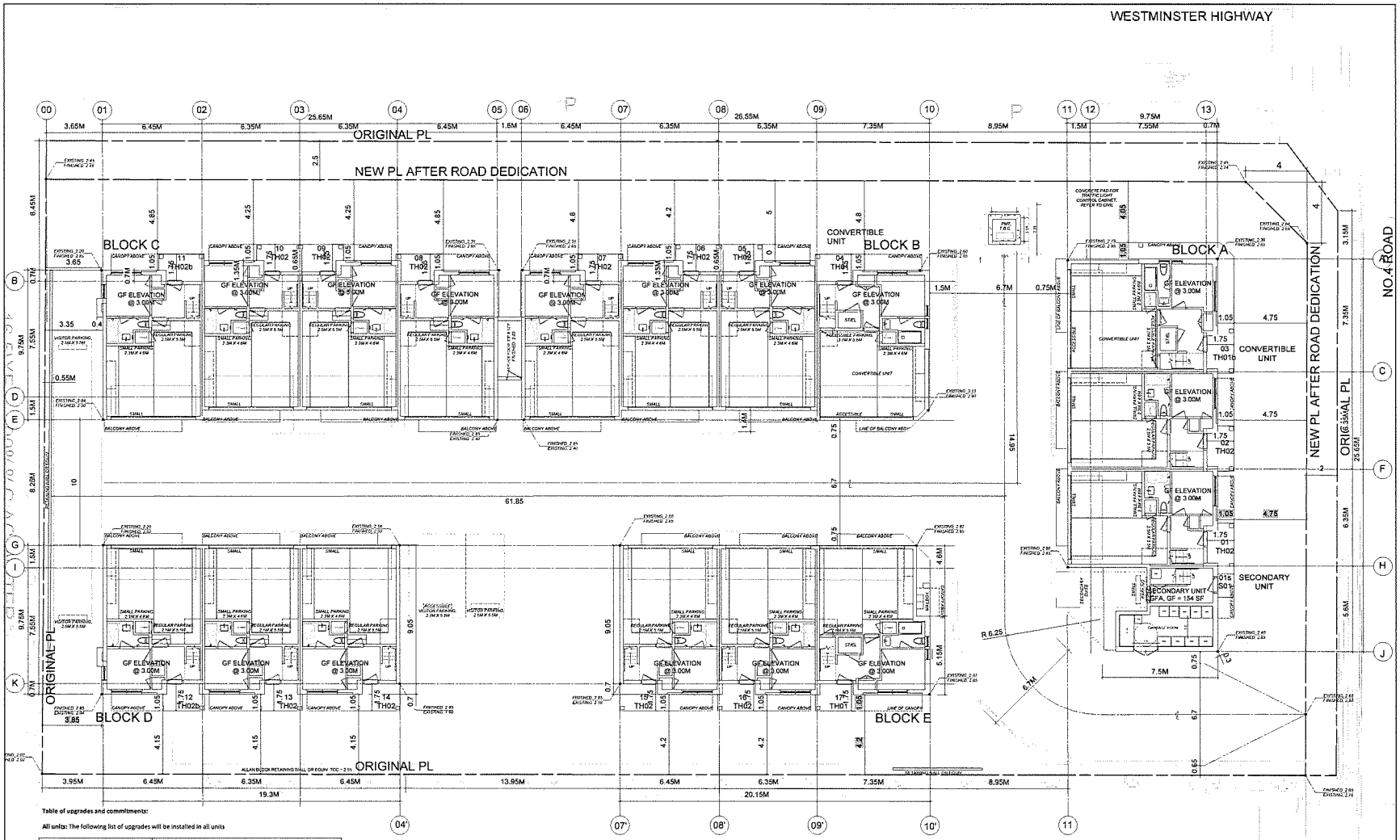


Table of upgrades and commitments:

All units: The following list of upgrades will be installed in all units

Component	Upgrade
Solar Hot Water Ready requirement	"Per the requirements of the BC Solar Hot Water Ready regulation".

Unit 12: The following list of upgrades have been identified for Unit 12. If all of these upgrades are installed in Unit 12, and in other units assessed to have similar or better energy performance, energy modelling indicates the units will achieve or exceed an EnerGuide 82 rating.

Component	Upgrade	Commitment
Ventilation:	Ventilation	Supply with forced warm air heating installed per BCBC Section 9.32.3.4
Space Heating:	Air Source Heat Pump	Air Source Heat Pump (ASHP); Seer >14.5; HSPF > 7.5. This upgrade shall require the projects mechanical Professional Engineer to provide a letter to the City of Richmond which specifies the equipment and confirms that the equipment complies with Noise Regulations Bylaw No. 8856.

NOTE:

3) ONLY UNIT 03, 04 ARE CONVERTIBLE UNITS.
4) ALL UNITS HAVE AGING IN PLACE FEATURES AS BYLAW REQUIRED, SUCH AS, INCLUSION OF BLOCKING TO BATHROOMS FOR INSTALLATION OF GRAB-BARS, PROVISION OF BLOCKING TO STAIR WALLS TO ACCOMMODATE LIFT INSTALLATION AT A FUTURE DATE, AND PROVISION OF LEVEL DOOR HANDLES.
5) THERE WILL BE NO STEP PROPOSED AT THE FRONT ENTRY OF THE CONVERTIBLE UNIT #03, #04.

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SEAL

WESTGATE

6017 NO.4 ROAD

GROUND FLOOR PLAN

DRAWN: CHECKED:
PLOT DATE:

A2.01

15-05

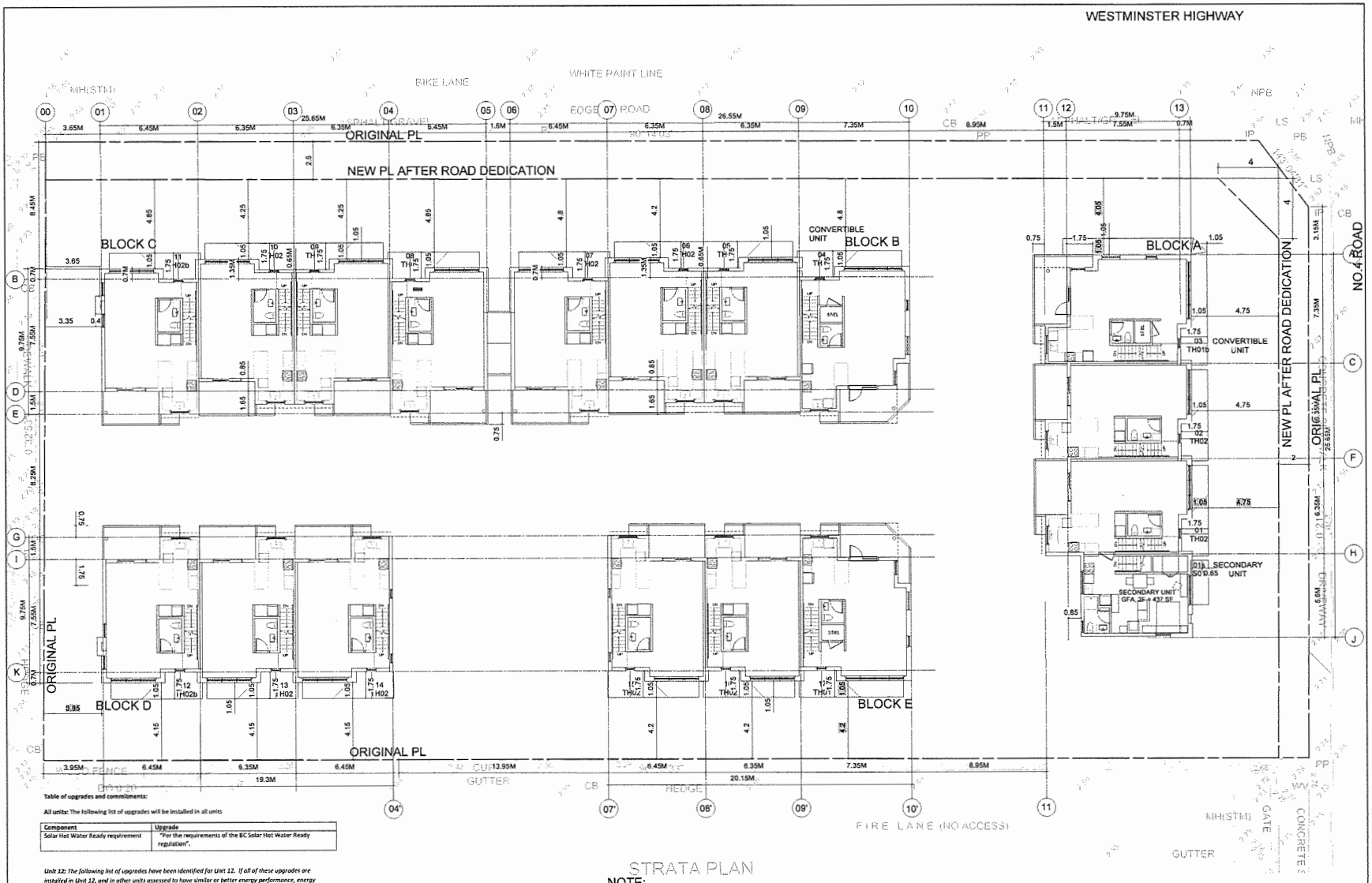


Table of upgrades and commitments:

All units: The following list of upgrades will be installed in all units

Component	Upgrade
Solar Hot Water Ready requirement	"Per the requirements of the BC Solar Hot Water Ready regulation".

Unit 12: The following list of upgrades have been identified for Unit 12. If all of these upgrades are installed in Unit 12, and in other units assessed to have similar or better energy performance, energy modelling indicates the units will achieve or exceed an EnerGuide 82 rating.

Component	Upgrade	Commitment
Ventilation:	Ventilation	Supply with forced warm air heating installed per BCBC Section 9.32.3.4
Space Heating:	Air Source Heat Pump	Air Source Heat Pump (ASHP); Seer >14.5; HSPF > 7.5. This upgrade shall require the projects mechanical Professional Engineer to provide a letter to the City of Richmond which specifies the equipment and confirms that the equipment complies with Noise Regulations Bylaw No. 8856.

STRATA PLAN

NOTE:

3) ONLY UNIT 03, 04 ARE CONVERTIBLE UNITS.
4) ALL UNITS HAVE AGING IN PLACE FEATURES AS BYLAW REQUIRED, SUCH AS, INCLUSION OF BLOCKING TO BATHROOMS FOR INSTALLATION OF GRAB-BARS, PROVISION OF BLOCKING TO STAIR WALLS TO ACCOMMODATE LIFT INSTALLATION AT A FUTURE DATE, AND PROVISION OF LEVEL DOOR HANDLES.
5) THERE WILL BE NO STEP PROPOSED AT THE FRONT ENTRY OF THE CONVERTIBLE UNIT #03, #04.

1:50
0 4 6 8 10 m

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ISSUED FOR:

12.	OCTOBER 03 2019	ISSUED FOR DP RESUBMISSION, 8TH
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10.	JULY 25 2019	ISSUED FOR DP RESUBMISSION, 6TH
9.	JUNE 25 2019	ISSUED FOR DP RESUBMISSION, 5TH
6.	MARCH 06 2019	ISSUED FOR DP RESUBMISSION, 4TH
7.	OCTOBER 15 2018	ISSUED FOR DP RESUBMISSION, 3RD
6.	AUGUST 20 2018	ISSUED FOR DP RESUBMISSION
5.	MARCH 15 2018	ISSUED FOR DP
4.	DECEMEBER 12 2017	ISSUED FOR REZONING+DP RESUBMISSION
3.	NOVEMBER 6 2017	ISSUED FOR REZONING+DP RESUBMISSION
2.	AUGUST 3 2017	ISSUED FOR REZONING+DP
1.	JULY 15 2016	ISSUED FOR REZONING

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SEAL

WESTAGTE

6017 NO.4 ROAD

2ND FLOOR PLAN

DRAWN: CHECKED:
PLOT DATE:

A2.02

15-05

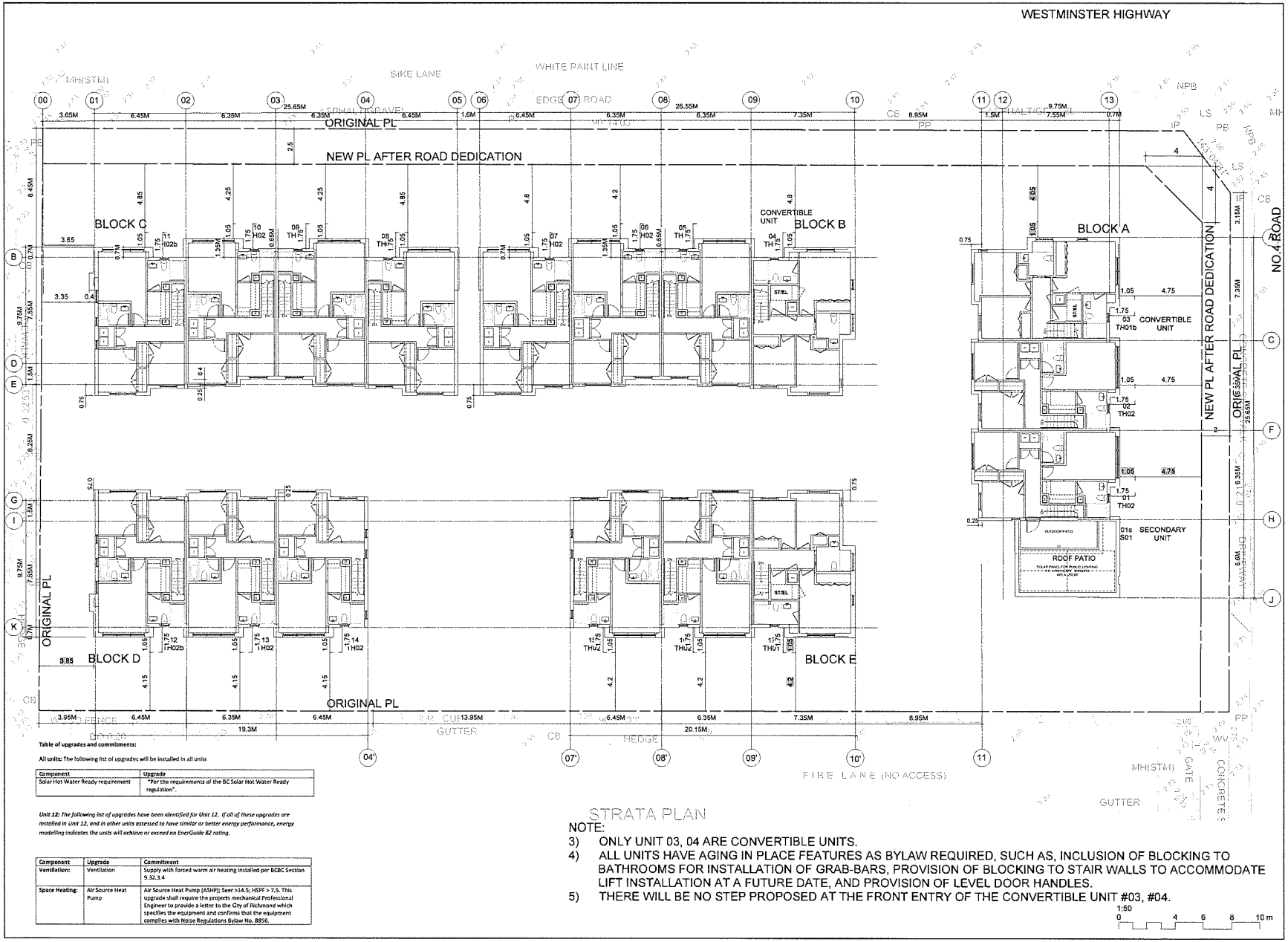


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STRATA PLAN

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3) ONLY UNIT 03, 04 ARE CONVERTIBLE UNITS.
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5) THERE WILL BE NO STEP PROPOSED AT THE FRONT ENTRY OF THE CONVERTIBLE UNIT #03, #04.

1:50
0 4 6 8 10 m

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9.	JUNE 28 2019	ISSUED FOR DP RESUBMISSION, 5TH
8.	MARCH 08 2019	ISSUED FOR DP RESUBMISSION, 4TH
7.	OCTOBER 16 2018	ISSUED FOR DP RESUBMISSION, 3RD
6.	AUGUST 20 2018	ISSUED FOR DP RESUBMISSION
5.	MARCH 15 2018	ISSUED FOR DP
4.	DECEMBER 12 2017	ISSUED FOR REZONING+DP RESUBMISSION
3.	NOVEMBER 6 2017	ISSUED FOR REZONING+DP RESUBMISSION
2.	AUGUST 3 2017	ISSUED FOR REZONING+DP
1.	JULY 15 2016	ISSUED FOR REZONING

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SEAL

WESTGATE

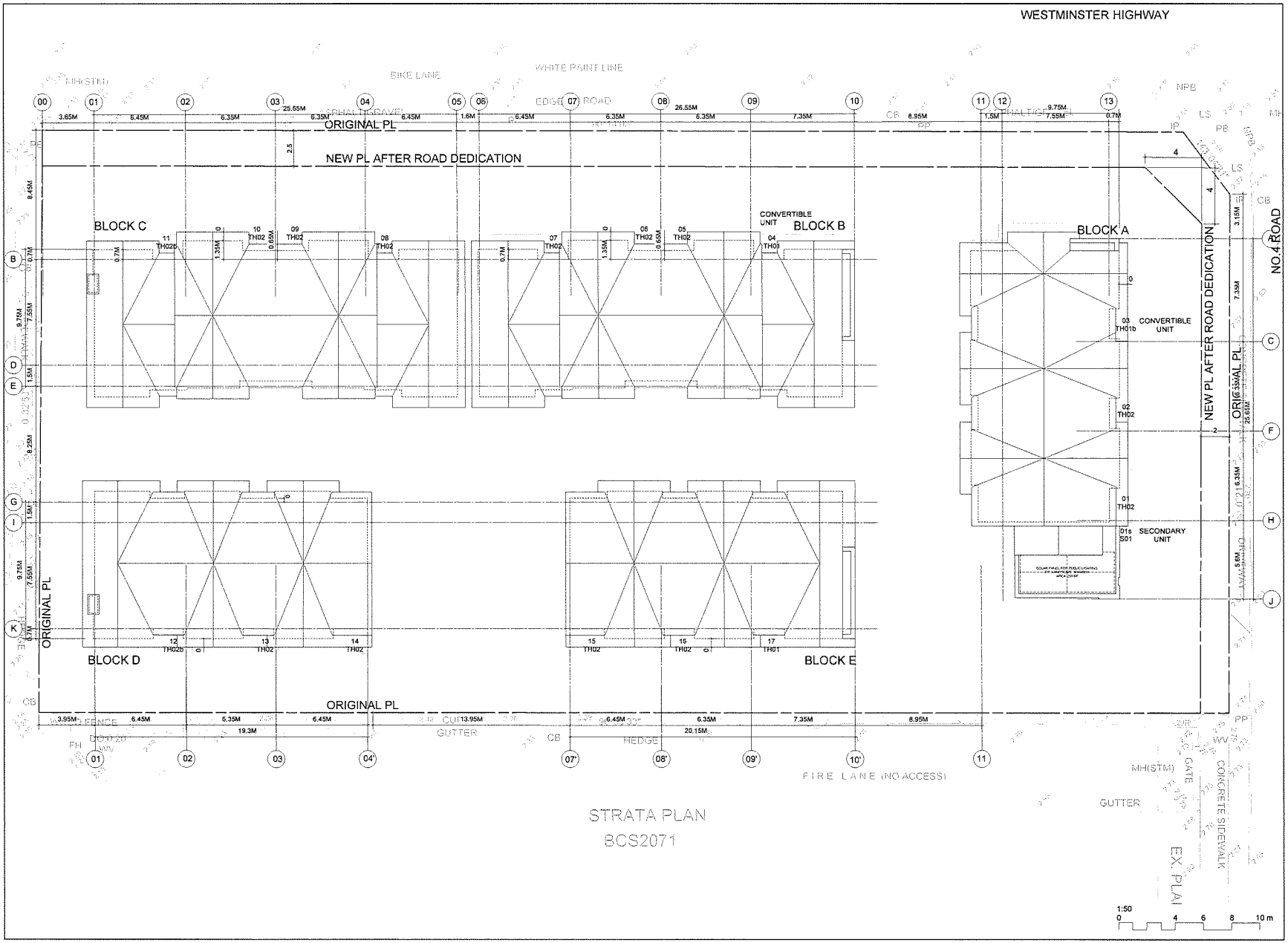
6017 NO.4 ROAD

3RD FLOOR PLAN

DRAWN: CHECKED:
PLOT DATE:

A2.03

15-05



STRATA PLAN
BCS2071

SPECTRA® DESIGN

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10.	JULY 25 2019	ISSUED FOR DP RESUBMISSION, 6TH
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SEAL

WESTGATE

6017 NO.4 ROAD

ROOF PLAN

DRAWN:
PLOT DATE:
CHECKED:

A2.04

15-05

Convertible Unit Guidelines

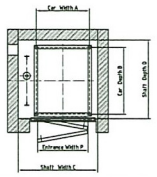
Doors & Doorways	Entry doors are a minimum 863 mm but ideally 914 mm and have clear access.
	Entry door clear exterior floor space min. 1220 mm depth by door width plus 600 mm on latch side (not needed if rough in wiring provided for future automatic door opener). Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 860 mm clear opening with flush thresholds max. 13 mm height. Demonstrate wheelchair access between the hallway and rooms and widen hallway and/or doorway(s) if necessary to ensure access.
	Patio/balcony min. 860 mm clear opening. Note how accessed.
	All interior thresholds within units comply with BC Building Code.
	Lever-type handles for all doors.
Vertical Circulation	Stair lift, staircase width, framing support, and landings, as noted on floor plans in compliance with manufacturer specifications. OR Vertical lift, depressed slab area, and landings, as noted on floor plans in compliance with manufacturer specifications. Framing to accommodate shaft construction without impact to surrounding structure.
	At the top of all stairways, walls are reinforced with 2" x 12" solid lumber at 914 mm to centre.
Hallways	Min. 900 mm width.
Garage	Min. 1 accessible parking space with min. 4 m garage width.
	Access from garage to living area min. 860 mm clear opening.
Bathroom (Min. 1)	Toilet clear floor space min. 1020 mm at side and in front.
	Wall blocking for future grab bar installation at toilet, tub and shower. Reinforced with 2" x 12" solid lumber in all bathtub, shower, and toilet locations.
	Lever-type handles for plumbing fixtures.
	Pressure and temperature control valves are installed on all shower faucets.
	Cabinets underneath sink(s) are easily removed.
	Demonstrate bath and shower controls are accessible (layout or fixture placement).
Kitchen	Clear area needed under future work space. Plumbing and gas pipes (in-wall and in-floor) located clear of under counter area of future work space (stove, sink & min. 610 mm wide counter). All pipes are brought in no higher than 304 mm to 355 mm to the centre of the pipe from floor level.
	Cabinets underneath sink are easily removed.
	1500 mm turning diameter or turning path diagram.
	Lever-type handles for plumbing fixtures.
Windows	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room).
Outlets & Switches	Placement locations of electrical outlets: beside window, bottom of stairways, beside toilet, above external doors (outside and inside), on front face of kitchen counter, within proximity of control centre for smart home options.
	Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation room.

CANADA HOME ELEVATOR

105 - 508 Seymour Street, Vancouver, BC Canada V6B 3J5
Tel: 604.971.3482 Fax: 604.971.3866
www.CanadaHomeElevator.com
Email: info@CanadaHomeElevator.com

Classic (CLS Model):

Construction or Drywall Hoistway Residential Home Elevator with hydraulic cylinder at side



"Specifications shown are for reference only and subject to final engineering"

Model No.	Capacity Lbs. (Kg)	Car Width A ft-in	Car Depth B ft-in	Shaft Width C ft-in	Shaft Depth D ft-in	Entrance Width P ft-in
		(mm)	(mm)	(mm)	(mm)	(mm)
CLS-F-53327	550 (250)	3'-3" (1000)	2'-7" (800)	4'-11" (1495)	3'-5" (1025)	3'-1" (950)
CLS-F-73333	735 (320)	3'-3" (1000)	3'-3" (1000)	4'-11" (1495)	4'-1" (1225)	3'-1" (950)
CLS-F-83341	890 (400)	3'-3" (1000)	4'-1" (1250)	4'-11" (1495)	4'-10" (1475)	3'-1" (950)

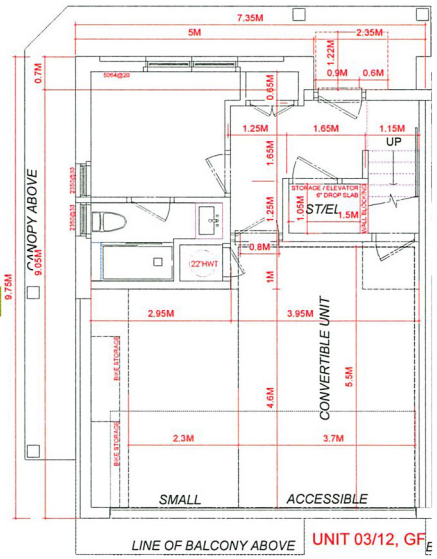
Minimum Overhead: 9'-3" (2820mm) measured from the last stop finished floor level to the underside of hoistway.

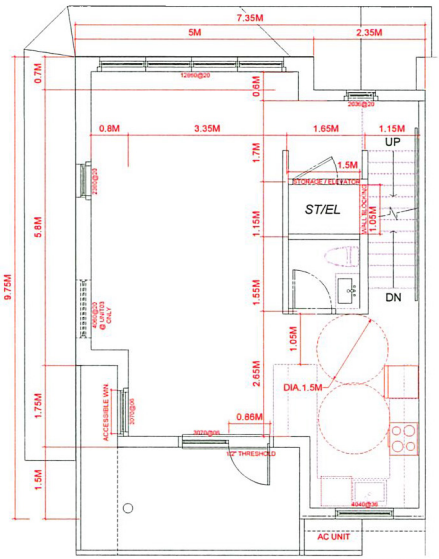
Maximum Pit Depth: 4" (100mm) measured from the first stop finished floor level to the top of pit surface

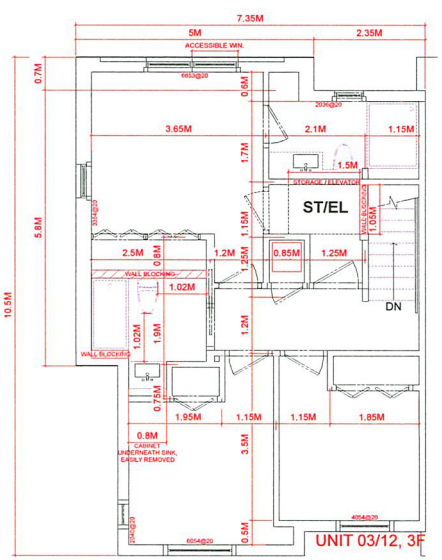
Also available (Please contact us for dimensions):
- Opposite (Front and Rear) entrances
- Angled (Front and Side or Rear and Side) entrances

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TH01b
CONVERTIBLE UNIT







FOR ALL UNITS, LEVER DOOR HANDLES, BLOCKING TO BATHROOMS FOR INSTALLATION OF GRAB-BARS AND TO ACCOMMODATE LIFT INSTALLATION AT A FUTURE DATE ARE TO BE PROVIDED.

1:20
0 2 4 m

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12.	OCTOBER 03 2019	ISSUED FOR DP RESUBMISSION, 8TH
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SEAL

WESTGATE

6017 NO.4 ROAD

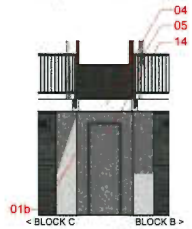
UNIT PLANS
TH01, TH01b
CONVERTIBLE UNIT

DRAWN: CHECKED:
PLOT DATE:

A2.21

15-05

ELECTRICAL ROOM BETWEEN BLOCK B & C



SOUTH ELEVATION
1:25



NORTH ELEVATION
1:25





MATERIAL LEGEND

01a. CEMENTITIOUS PANEL W/ COLOR-MATCH TRIM, WHITE
01b. CEMENTITIOUS PANEL W/ COLOR-MATCH TRIM, GREY
03. BRICK VENEER
04. PAINTED WOOD TRIM, WHITE
05. ASPHALT SHINGLE, GREY
06. CONCRETE UPSTAND
07. CONCRETE CAP
08. POWDER-COATED GUARDRAIL, GREY
09. POWDER-COATED DOWNPIPE, GREY
10. POWDER-COATED METAL GATE, GREY
11. POWDER-COATED METAL PLANTER, BLACK
12. VINYL WINDOW, WHITE
13. HOLLOW METAL DOOR, DARK BROWN
14. HOLLOW METAL DOOR, GREY
15. GARAGE METAL SECTIONAL DOOR, GREY
16. PAINTED SHUTTER-LIKE WOOD PANEL, WHITE



NORTH ELEVATION, WESTMINSTER HIGHWAY ELEVATION
1:50



EAST ELEVATION, NO.4 ROAD ELEVATION
1:50



WEST ELEVATION
1:50



SOUTH ELEVATION
1:50

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SEAL

WESTGATE

6017 NO.4 ROAD

SITE ELEVATIONS

DRAWN:
CHECKED:
PLOT DATE:

A3.01
DP PLAN #4
15-05

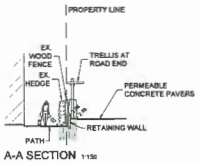

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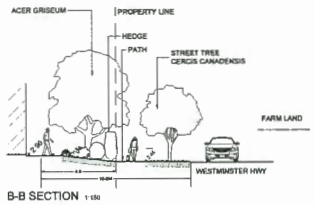

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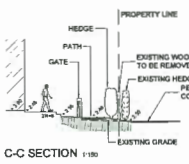

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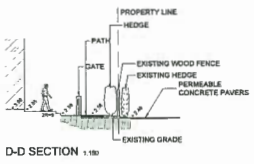
A-A SECTION 1:150



B-B SECTION 1:150



C-C SECTION 1:150



D-D SECTION 1:150

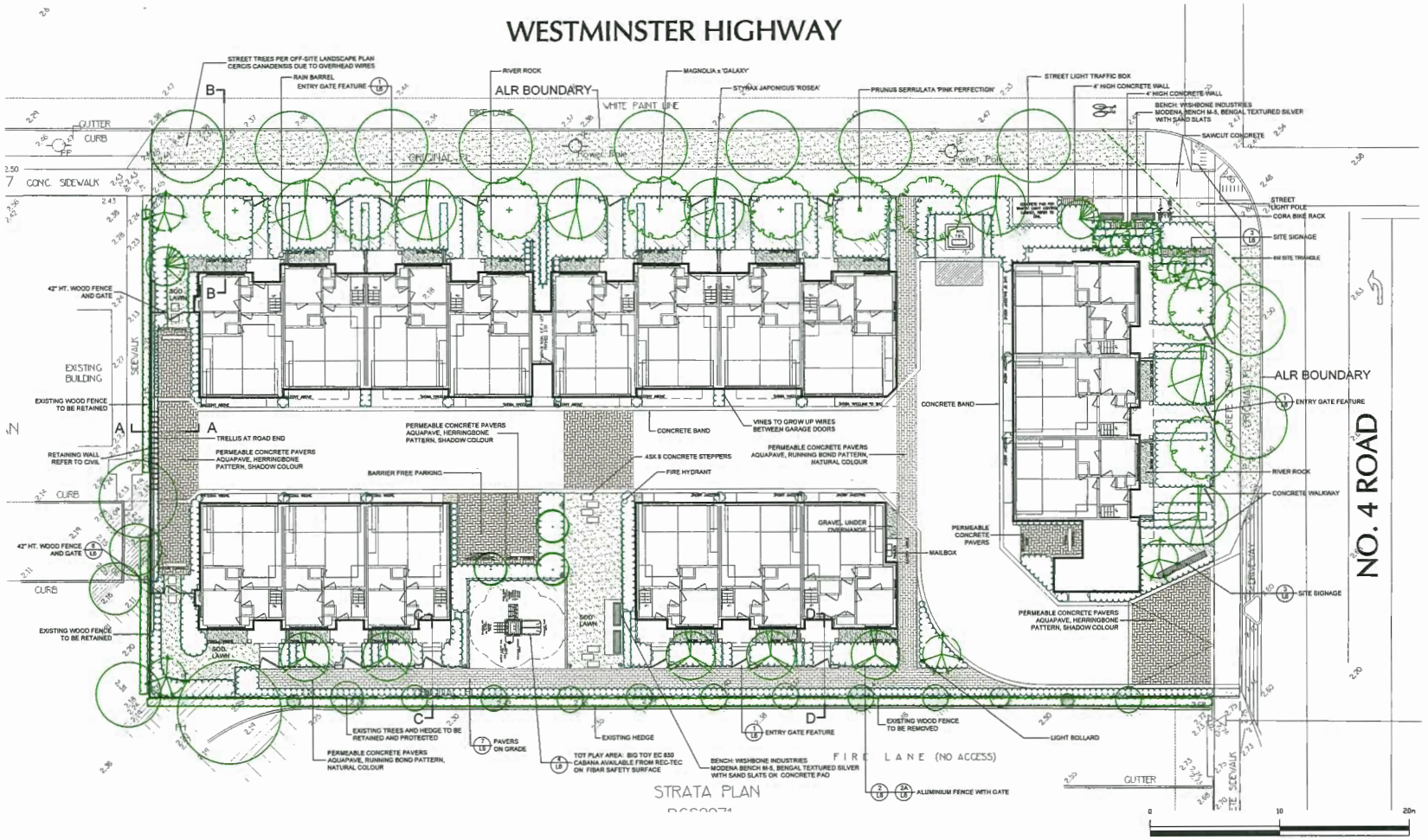
PLANT SCHEDULE

PMG PROJECT NUMBER: 17-007

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	5	ACER PALMATUM	JAPANESE MAPLE	8CM CAL; 1.2M STD; B&B
	3	CARPINUS BETULUS 'FRANS FONTAINE'	COLUMNAR HORNBEAM	8CM CAL; B&B
	7	MAGNOLIA x 'GALAXY'	MAGNOLIA	8CM CAL., 1.8M STD.
	2	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	3M HT; B&B
	5	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL LIMBER PINE	3M HT; B&B
	3	PRUNUS SERRULATA 'AMANOGAWA'	AMANOGAWA FLOWERING CHERRY	6CM CAL; 1.8M STD; B&B
	2	PRUNUS SERRULATA 'PINK PERFECTION'	PINK PERFECTION FLOWERING CHERRY	6CM CAL; 1.8M STD; B&B
	7	STYRAX JAPONICUS 'ROSEA'	PINK FLOWERED JAPANESE SNOWBELL	6CM CAL., 1.8M STD.

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

ALL LANDSCAPED AREA ARE TO BE IRRIGATED WITH HIGH EFFICIENCY IRRIGATION SYSTEM
IRRIGATION SYSTEM TO BE DESIGN BUILD (BY OTHERS)



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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
22	19.OCT.09	COORDINATION WITH FIRE HYDRANT	
21	19.OCT.08	NEW SITE PLAN	DO
20	19.JULY.31	CITY RESUBMISSION	
19	19.JUL.17	REVISE PER COMMENTS	JR
18	19.JUN.05	REVISE PER NEW SITE PLAN	JR
17	19.MAY.24	DETAIL UPDATE	JR
16	19.MAY.03	TRANSFORMER COORDINATION	
15	19.APR.24	MUNI. COMMENTS	MM
14	19.APR.05	REVISE PER COMMENTS	JR
13	19.FEB.11	TRAFFIC LIGHT BOX/POLE	
12	19.JAN.25	CITY RESUBMISSION	
11	18.NOV.13	REVISE PERMEABLE PAVER	YR
10	18.NOV.08	EXTEND CEDAR HEDGE	YR
9	18.OCT.24	EX. TREE PLAN / REV. LIGHT LOCATIONS	DO
8	18.OCT.15	DP SUBMISSION	
7	18.JUN.22	REVISE PER NEW SITE PLAN	MC
6	18.JUN.07	PLAY EQUIPMENT CHANGE	MM
5	18.JAN.29	REVISE PER ARCH'S COMMENTS	YR
4	18.JAN.17	REVISE PER NEW SITE PLAN	RS
3	17.OCT.23	NEW SITE PLAN	YR
2	17.JULY.25	NEW SITE PLAN, MUNI. COMMENTS	MM
1	17.JUN.08	NEW SITE PLAN / COMMENTS	DO

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT

9980 WESTMINSTER HWY.
RICHMOND, B.C.

DRAWING TITLE:

LANDSCAPE PLAN

DATE:	18.JUN.22	DRAWING NUMBER:	L1
SCALE:	1:150		
DRAWN:	MM		
DESIGN:	MM		
CHK'D:	MCY		OF 7

17007-18.ZIP

PMG PROJECT NUMBER: 17-007

MATERIAL LEGEND

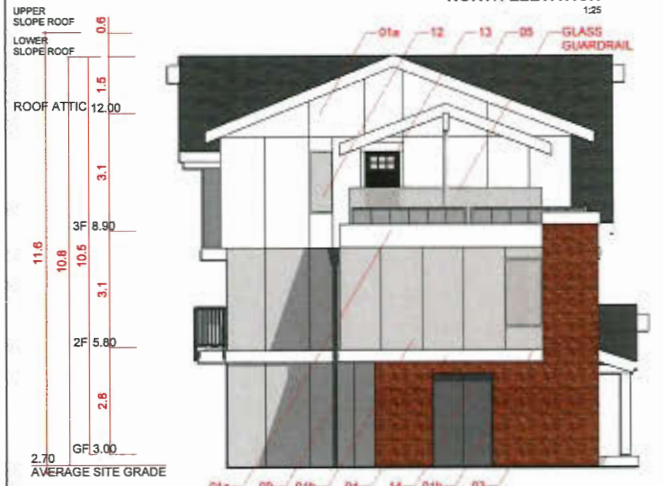
01a. CEMENTITIOUS PANEL W/ COLOR-MATCH TRIM, WHITE
01b. CEMENTITIOUS PANEL W/ COLOR-MATCH TRIM, GREY
03. BRICK VENEER
04. PAINTED WOOD TRIM, WHITE
05. ASPHALT SHINGLE, GREY
06. CONCRETE UPSTAND
07. CONCRETE CAP
08. POWDER-COATED GUARDRAIL, GREY
09. POWDER-COATED DOWNPIPE, GREY
10. POWDER-COATED METAL GATE, GREY
11. POWDER-COATED METAL PLANTER, BLACK
12. VINYL WINDOW, WHITE
13. HOLLOW METAL DOOR, DARK BROWN
14. HOLLOW METAL DOOR, GREY
15. GARAGE METAL SECTIONAL DOOR, GREY
16. PAINTED SHUTTER-LIKE WOOD PANEL, WHITE



NORTH ELEVATION
1:25



EAST ELEVATION
1:25



SOUTH ELEVATION
1:25



WEST ELEVATION
1:25

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10.	JULY 25 2019	ISSUED FOR DP RESUBMISSION, 6TH
9.	JUNE 25 2019	ISSUED FOR DP RESUBMISSION, 5TH
8.	MARCH 08 2019	ISSUED FOR DP RESUBMISSION, 4TH
7.	OCTOBER 16 2018	ISSUED FOR DP RESUBMISSION, 3RD
6.	AUGUST 20 2018	ISSUED FOR DP RESUBMISSION
5.	MARCH 15 2018	ISSUED FOR DP
4.	DECEMEBER 12 2017	ISSUED FOR REZONING+DP RESUBMISSION
3.	NOVEMBER 6 2017	ISSUED FOR REZONING+DP RESUBMISSION
2.	AUGUST 3 2017	ISSUED FOR REZONING+DP
1.	JULY 18 2016	ISSUED FOR REZONING

METRIC

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SEAL

WESTGATE

6017 NO.4 ROAD

BUILDING ELEVATIONS
BLOCK A

DRAWN:
CHECKED:
PLOT DATE:

A3.02

DP PLAN #4a

15-05

MATERIAL LEGEND

01a. CEMENTITIOUS PANEL W/ COLOR-MATCH TRIM, WHITE
01b. CEMENTITIOUS PANEL W/ COLOR-MATCH TRIM, GREY
03. BRICK VENEER
04. PAINTED WOOD TRIM, WHITE
05. ASPHALT SHINGLE, GREY
06. CONCRETE UPSTAND
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16. PAINTED SHUTTER-LIKE WOOD PANEL, WHITE



NORTH ELEVATION
1:25



EAST ELEVATION
1:25



SOUTH ELEVATION
1:25



WEST ELEVATION
1:25

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SEAL

WESTGATE

6017 NO.4 ROAD

BUILDING ELEVATIONS
BLOCK B

DRAWN:
CHECKED:
PLOT DATE:

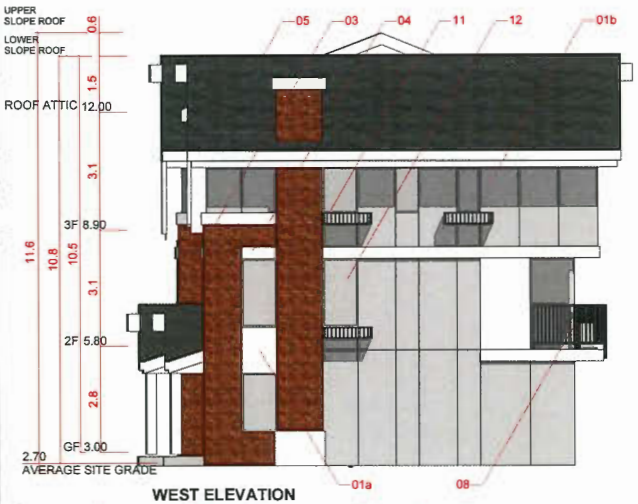
A3.03

DP PLAN #4b

15-05

MATERIAL LEGEND

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01b. CEMENTITIOUS PANEL W/ COLOR-MATCH TRIM, GREY
03. BRICK VENEER
04. PAINTED WOOD TRIM, WHITE
05. ASPHALT SHINGLE, GREY
06. CONCRETE UPSTAND
07. CONCRETE CAB
08. POWDER-COATED GUARDRAIL, GREY
09. POWDER-COATED DOWNPIPE, GREY
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11. POWDER-COATED METAL PLANTER, BLACK
12. VINYL WINDOW, WHITE
13. HOLLOW METAL DOOR, DARK BROWN
14. HOLLOW METAL DOOR, GREY
15. GARAGE METAL SECTIONAL DOOR, GREY
16. PAINTED SHUTTER-LIKE WOOD PANEL, WHITE



WEST ELEVATION
1:25



NORTH ELEVATION
1:25



EAST ELEVATION
1:25



SOUTH ELEVATION
1:25

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SEAL

WESTGATE

6017 NO.4 ROAD

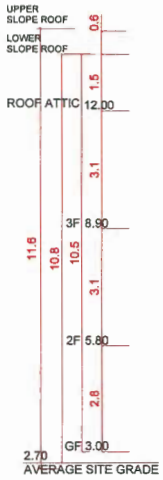
BUILDING ELEVATIONS
BLOCK C

DRAWN: CHECKED:
PLOT DATE:

A3.04
DP PLAN #4c
15-05

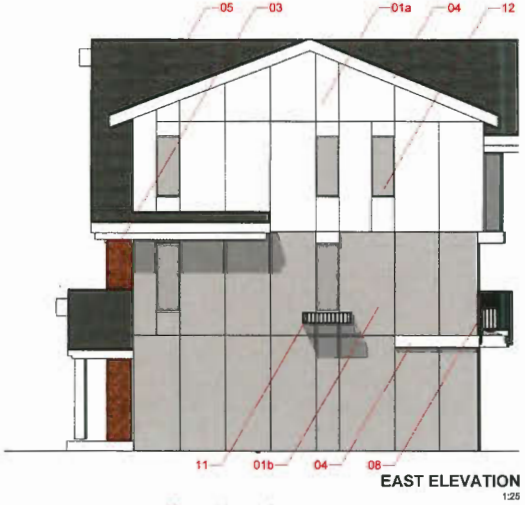
MATERIAL LEGEND

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16. PAINTED SHUTTER-LIKE WOOD PANEL, WHITE

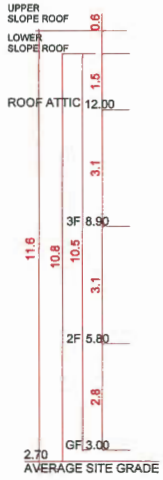




NORTH ELEVATION
1:25



EAST ELEVATION
1:25





SOUTH ELEVATION
1:25



WEST ELEVATION
1:25

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SEAL

WESTGATE

6017 NO.4 ROAD

BUILDING ELEVATIONS
BLOCK D

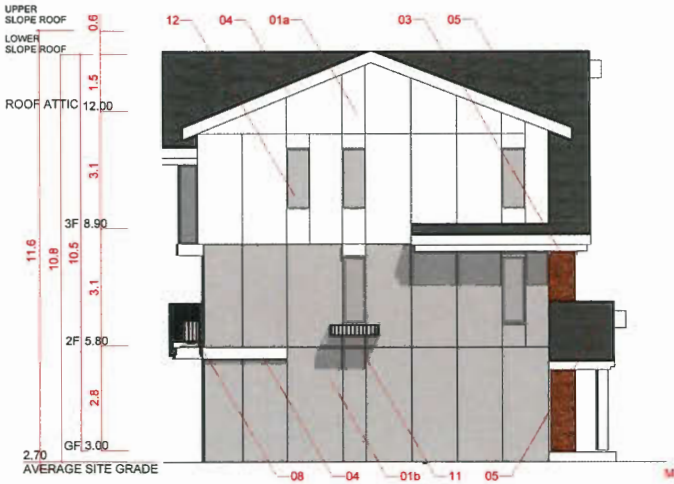
DRAWN: CHECKED:
PLOT DATE:

A3.05
DP PLAN #4d

15-05

MATERIAL LEGEND

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01b. CEMENTITIOUS PANEL W/ COLOR-MATCH TRIM, GREY
03. BRICK VENEER
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WEST ELEVATION
1:25



NORTH ELEVATION
1:25



EAST ELEVATION
1:25



SOUTH ELEVATION
1:25

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1.	JULY 15 2016	ISSUED FOR REZONING

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SEAL

WESTGATE

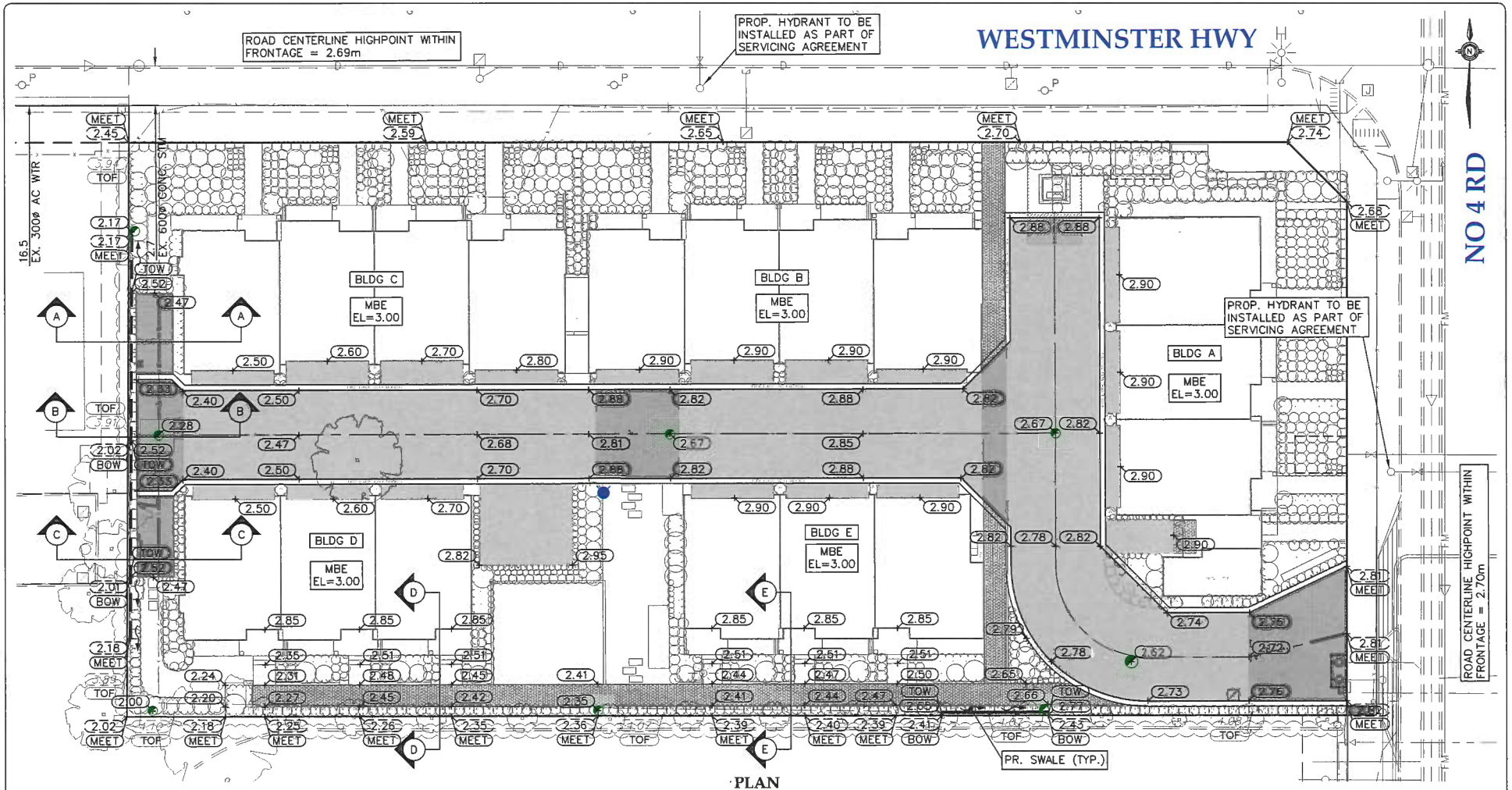
6017 NO.4 ROAD

BUILDING ELEVATIONS
BLOCK E

DRAWN:
CHECKED:
PLOT DATE:

A3.06
DP PLAN #4e

15-05



PLAN
SCALE: 1:250

CoreConcept CONSULTING LTD.
tel , 604.249.5040
fax, 604.249.5041
#220-2639 Viking Way, Richmond, BC, V6V 3B7
www.coreconceptconsulting.com

WYDANCO DEVELOPMENTS
Core Concept Consulting Project No. 16107
DWG. 1 OF 4

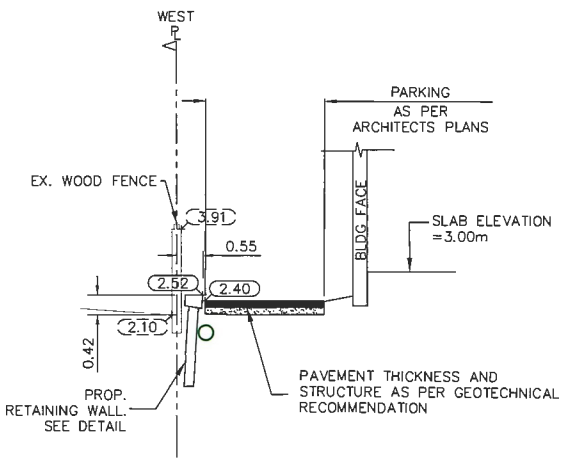
REV'N	DATE	BY	CH.	DESCRIPTION
0.	04 OCT 2019	GP	RF	ISSUED FOR COORDINATION

REVISIONS

01 OCT 2019

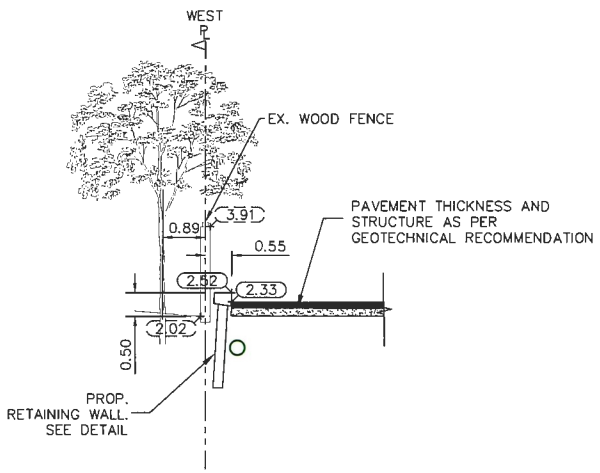
TITLE: **LOT GRADING PLAN**
6017 NO. 4 ROAD

DESIGN: RT			
DRAWN: RT	DWG. No.: .		
CHECKED: BCD	SCALE: 1 : 250	DATE: JAN 2018	
ENGINEER: RF	SEC. No.: 10-4-6	SHT No.: 1 OF 1	



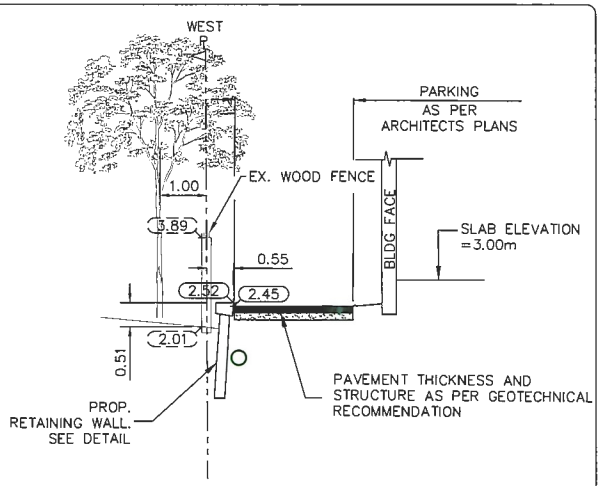
TYPICAL RET. WALL (SECTION THRU A-A)

SCALE = 1:100 HOR., 1:50 VERT.



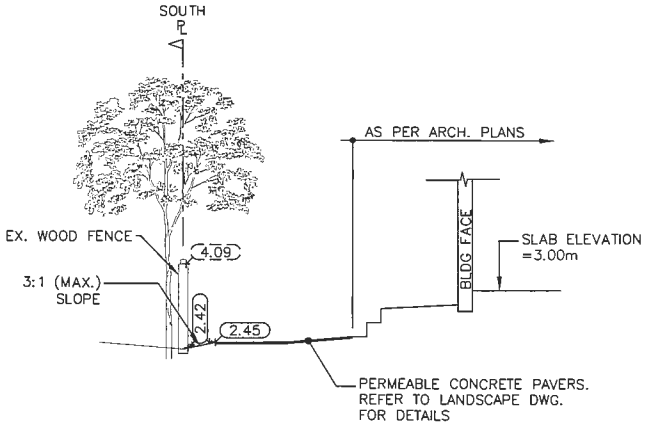
TYPICAL RET. WALL (SECTION THRU B-B)

SCALE = 1:100 HOR., 1:50 VERT.



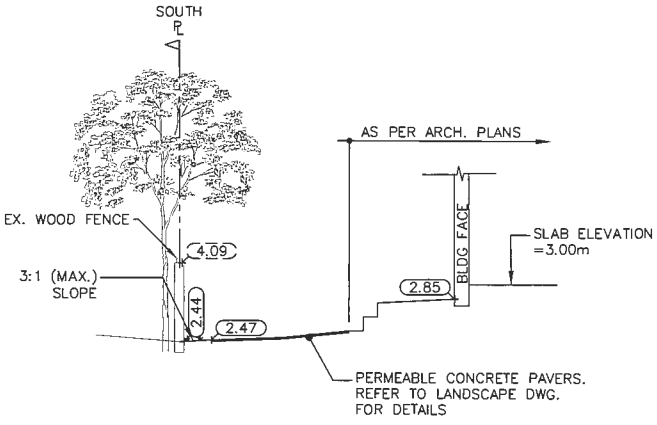
TYPICAL RET. WALL (SECTION THRU C-C)

SCALE = 1:100 HOR., 1:50 VERT.



TYPICAL SECTION (THRU D-D)

SCALE = 1:100 HOR., 1:50 VERT.



TYPICAL SECTION (THRU E-E)

SCALE = 1:100 HOR., 1:50 VERT.

REFER TO DWG. 2 OF 4
FOR LOT GRADING DETAILS.

REFER TO DWG. 4 OF 4 FOR
RETAINING WALL DETAILS

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tel : 604.249.5040
fax : 604.249.5041
#220-2639 Viking Way, Richmond, BC, V6V 3B7
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WYDANCO DEVELOPMENTS

Core Concept Consulting Project No. 16107

DWG. 3 OF 4

REV'N	DATE	BY	CH.	DESCRIPTION
0.	01 OCT 2019	GP	RF	ISSUED FOR COORDINATION

REVISIONS

01 OCT 2019

TITLE: **LOT GRADING SECTIONS**

6017 NO. 4 ROAD

DESIGN: RT			
DRAWN: RT	DWG. No.: .		
CHECKED: BCD	SCALE: 1 : 250	DATE: JAN 2018	
ENGINEER: RF	SEC. No.: 10-4-6	SHT No.: 1 OF 1	

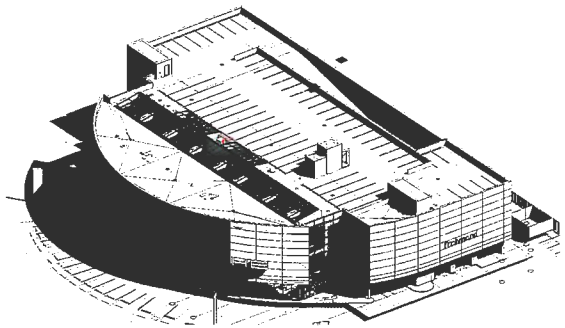
Schedule 2 to the Minutes of the Development Permit Panel meeting held on Wednesday, October 30, 2019.

PORSCHE RICHMOND

13171 SMALLWOOD PLACE, RICHMOND, B.C.

DRAWING LIST ARCHITECTURAL

NUMBER	NAME
DP-00	COVER SHEET / SITE STATISTICS
DP-01	SURVEY
DP-02a	CONTEXT PLAN STREETSCAPES
DP-02b	STREETSCAPE
DP-03a(R1)	SITE ACCESSIBLE PLAN
DP-03b	LEVEL 1 ACCESSIBLE PLAN
DP-03c	LEVEL 2 ACCESSIBLE PLAN
DP-03d	LEVEL 3 ACCESSIBLE PLAN
DP-04(R2)	SITE PLAN
DP-04.CP	RAM CONCEPT PLAN
DP-04.L1	LANDSCAPE PLAN
DP-04.L2	TREE MANAGEMENT PLAN
DP-04.L3	SHRUB PLAN - NORTH
DP-04.L4	SHRUB PLAN - SOUTH
DP-05	L1-GROUND FLOOR PLAN
DP-06	L2-MEZZANINE PLAN
DP-07	L3-PARKING PLAN
DP-08	L4-ROOF PLAN
DP-09	BUILDING ELEVATIONS
DP-10(R1)	BUILDING ELEVATIONS
DP-11	BUILDING SECTIONS
DP-14	SHADOW STUDY 1
DP-15	SHADOW STUDY 2
DP-16	SHADOW STUDY 3
DP-APP. A	SITE SIGNAGE
DP-APP. B	ROOF & SITE PHOTOMETRICS
DP-APP. C	APPENDIX C
DP-APP. C1	MECHANICAL RTU SCREENING STUDY
DP-APP. D	APPENDIX D
DP-APP. D1	APPENDIX D



PROJECT DATA				
PROJECT ADDRESS	13171 SMALLWOOD PLACE, RICHMOND, BC.			
LEGAL ADDRESS	LOT H SECTION 5 BLOCK 4 NORTH RANGE 5 WEST NEW WESTMINSTER DISTRIC PLAN 70848			
ZONING	CV (VEHICLE SALES)			
USES	AUTO DEALERSHIP FOR VEHICLE SALES AND SERVICE			
SITE				
SITE AREA	7503.45 m² / 80766.5 ft			
SITE COVERAGE	3414.4 m² / 36741.5 ft			
	PERMITTED	PROVIDED		VARIANCE REQUIRED
SITE COVERAGE	max. 50%	45.50%		
HEIGHT	max. 12 m	T/O HIGHEST POINT ON BUILDING (ELEVATOR ROOF): 20.33m T/O PARAPET : 16.25m AVERAGE GRADE ELEVATION: 2.22m FLOOD CONSTRUCTION LEVEL (FCL): 2.9m FLOOR SLAB ELEVATIONS- SERVICE SHOP: 2.9m, SHOWROOM 2.95m HIGHEST POINT ON ADJACENT ROADWAY: 2.32m		YES
BUILDING SETBACKS				
FRONT YARD	3.0 m	3		
REAR YARD	3.0 m	0		YES

AREAS		SQ METERS	SQ FEET
TOTAL FLOOR AREA FOR CALCULATION OF F.A.R		7009	75445
L1-GROUND FLOOR AREA (INCL. EXT. STORAGE RM)		3319	35726
L2-MEZZANINE AREA		867	9332
L3- PRE OWNED SHOWROOM		803	8643
L3-DETAIL BAY		340	3660
L3- INVENTORY PARKING		1680	18084
L4- ROOF	Area not included in calculation of max. F.A.R.	1799	19364
FLOOR AREA RATIO (F.A.R.)	max. 0.50 Permitted	0.94	F.A.R. Provided

ON-SITE PARKING REQUIRED LOCATION	REQUIREMENTS AS PER BYLAW	NUMBER OF BAYS	PARKING STALLS REQUIRED BYLAW
WORKSHOP & DETAIL	3 STALLS / VEHICLE SERVICE BAY	15 BAYS	45
DIRECT DIALOGUE BAY	3 STALLS / VEHICLE SERVICE BAY	4 BAYS	12
HOLDING & WASH BAY	1 STALL / WASHBAY	4 BAYS	4
PARTS STORAGE & TOOL ROOM	1 STALL / 1000m² GLFA	462m²	1
OFFICE & SHOWROOM	3 STALLS / 100m² GLFA	2717m²	82
TOTAL PARKING REQUIRED			144
ACCESSIBLE PARKING	2% OF TOTAL PARKING REQUIRED	2% OF 144 STALLS	3 (INCLUDED IN TOTAL PARKING, REQ'D
SMALL SPACES PERMITTED	MAX. 50% OF TOTAL	22% (32) SMALL SPACES PROVIDED	

ON-SITE PARKING PROVIDED LOCATION	REGULAR STALLS	SMALL STALLS		ACCESSIBLE STALLS	STACKER UNITS	SUB-TOTAL
AT GRADE - CUSTOMER PARKING	9	7		3		19
AT GRADE - STAFF PARKING		4				4
AT GRADE - SERVICE PARKING		8				8
AT GRADE - DEMONSTRATION CAR PARKING	6	2				8
LEVEL 3 - SERVICE PARKING (STACKER UNITS)					32	32
LEVEL 3 - INTERNAL PARKING					32	32
LEVEL 4 (ROOF) - CUSTOMER PARKING	54	19	0			73
TOTAL PARKING STALLS PROVIDED	69	40		3	64	176

ON-SITE LOADING REQUIREMENTS LOADING SPACE SIZE	MINIMUM DIMENSION	REQUIRED	PROVIDED	VARIANCE REQUIRED
MEDIUM	9.1m L x 3.0m W x 3.8m H	3	2	YES
LARGE	18.4m L x 3.5m W x 4.3m H	2	1	YES

ON-SITE BICYCLE PARKING CLASSIFICATION	DESIGN CRITERIA	BYLAW REQUIREMENTS	MINIMUM DIMENSIONS	REQUIRED	PROVIDED
CLASS 1	LONG-TERM SECURED BICYCLE PARKING IN ENCLOSED ROOM	OFFICE AND SALES: 0.27 SPACE / 100m² OF GLFA GREATER THAN 100m². (7009m² / 100 x 0.27 = 19)	0.6m W x 1.0m L (PLACED VERTICALLY) 0.6m W x 1.8m L (PLACED HORIZONTALLY)	19	19 (ON LEVEL 3) - 6 VERTICAL (33% OF TOTAL COUNT), 13 HORIZONTAL
CLASS 2	SHORT-TERM BICYCLE PARKING IN FORM OF BIKE RACKS LOCATED WITHIN 15m OF THE PRINICIPAL BUILDING ENTRANCE	OFFICE AND SALES: 0.4 SPACE / 100m² OF GLFA GREATER THAN 100m². (OFFICE AND SALES: 2717 / 100 x 0.4 =11) (OTHER AREAS: 4292 / 100 x 0.27 =12)		23	24 (AT GRADE)

*GLFA = Showroom + Offices area+Other uses =7,009m2

GARBAGE AND RECYCLING STORAGE	34.4 m²				

















DILAWRI GROUP OF COMPANIES | OpenRoad AUTO GROUP

CONTEXT PLAN STREETSCAPES

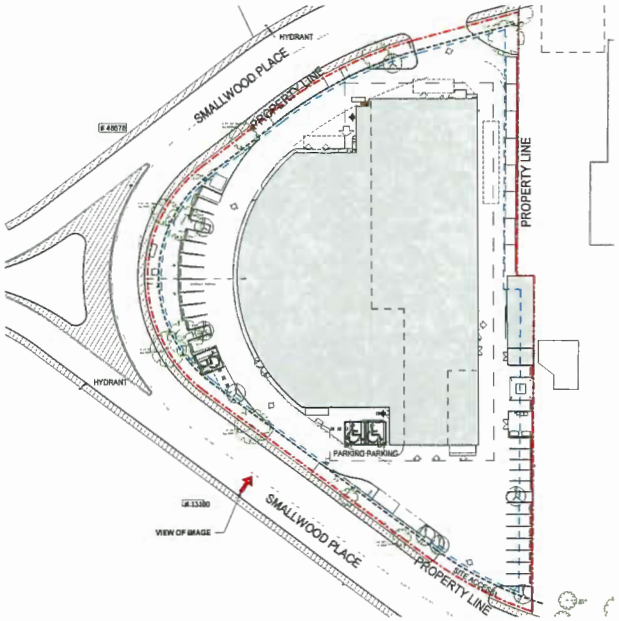
PORSCHE RICHMOND
13171 SMALLWOOD PLACE,
RICHMOND, B.C.

SEPTEMBER 25, 2019

DP-02a
200007

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DILAWRI GROUP OF COMPANIES OpenRoad AUTO GROUP

STREETSCAPE

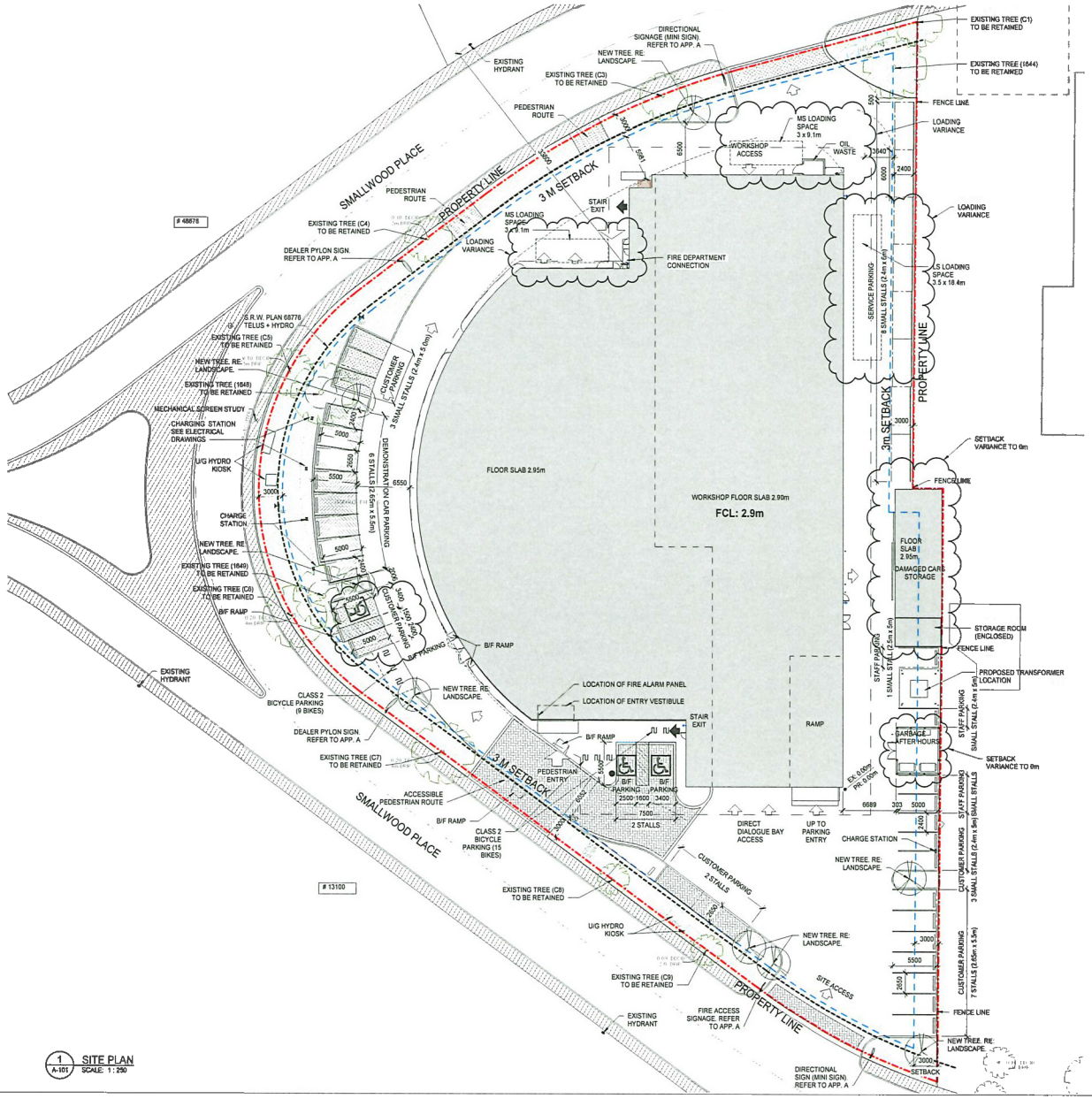
PORSCHE RICHMOND
13171 SMALLWOOD PLACE,
RICHMOND, B.C.

OCTOBER 02, 2019

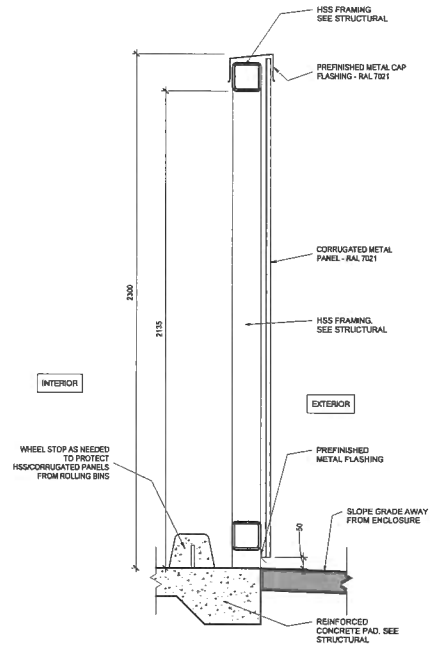
DP-02b

200007

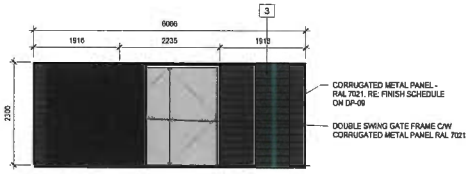
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1 SITE PLAN
A-101 SCALE: 1 : 250



GARBAGE & SECURE CAR ENCLOSURE - WALL SECTION



GARBAGE ENCLOSURE ELEVATION

DILAWRI GROUP OF COMPANIES OpenRoad AUTO GROUP

N

SITE PLAN

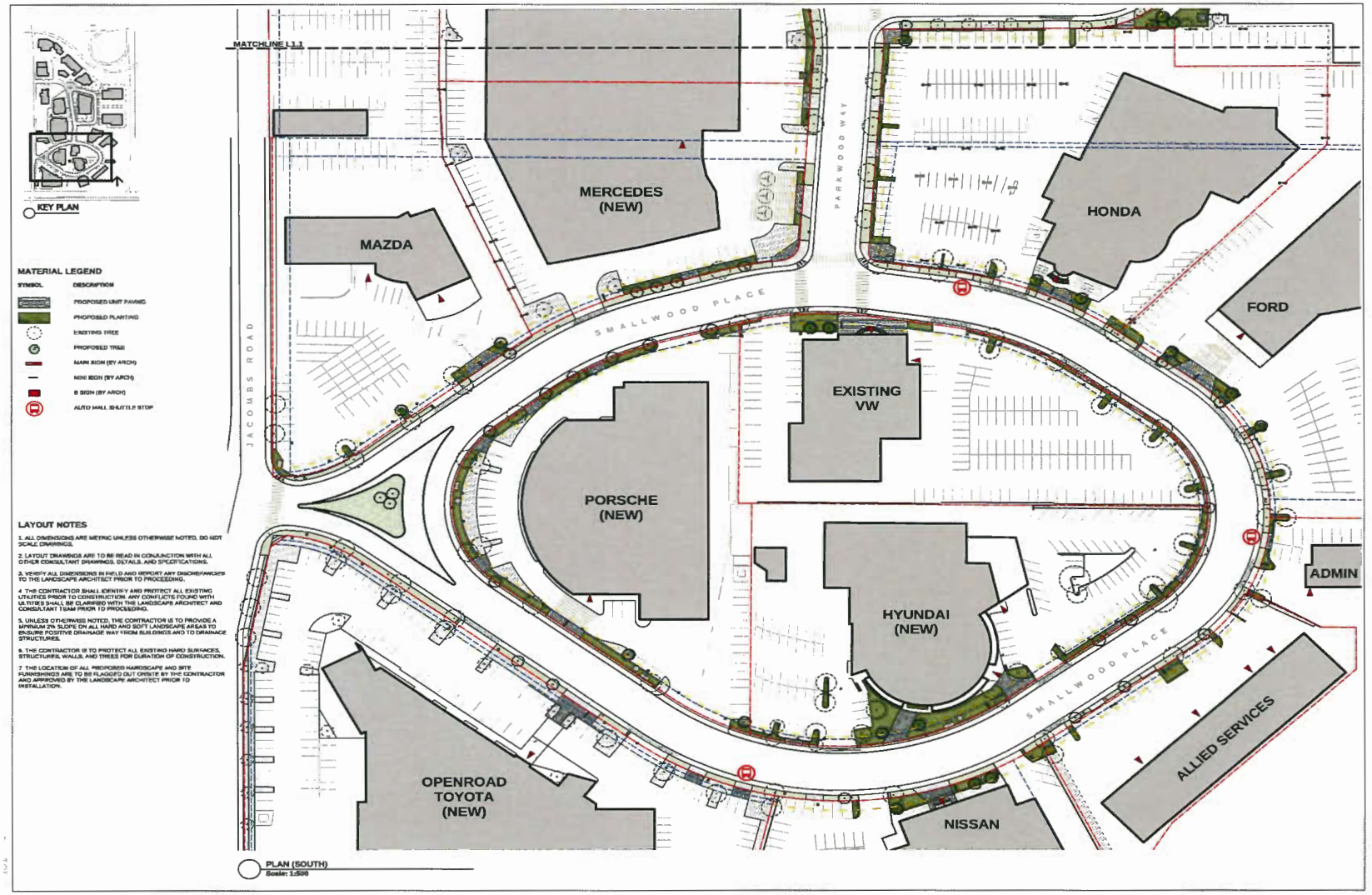
PORSCHE RICHMOND
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OCTOBER 02, 2019

DP-04(R2)

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connect
LANDSCAPE ARCHITECTURE
2305 Hemlock St, Vancouver BC, V6H 2W1
T 604 681 3305 F 604 681 3307
www.connectla.ca

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND / OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

REVISIONS

1	ISSUED FOR DP	19-11-19

RICHMOND AUTO MALL

Smallwood Place #250
Richmond, British Columbia

Scale:	As Shown
Drawn:	HS
Reviewed:	KL
Project No.	06-466

MATERIAL PLAN (SOUTH)

L1.0

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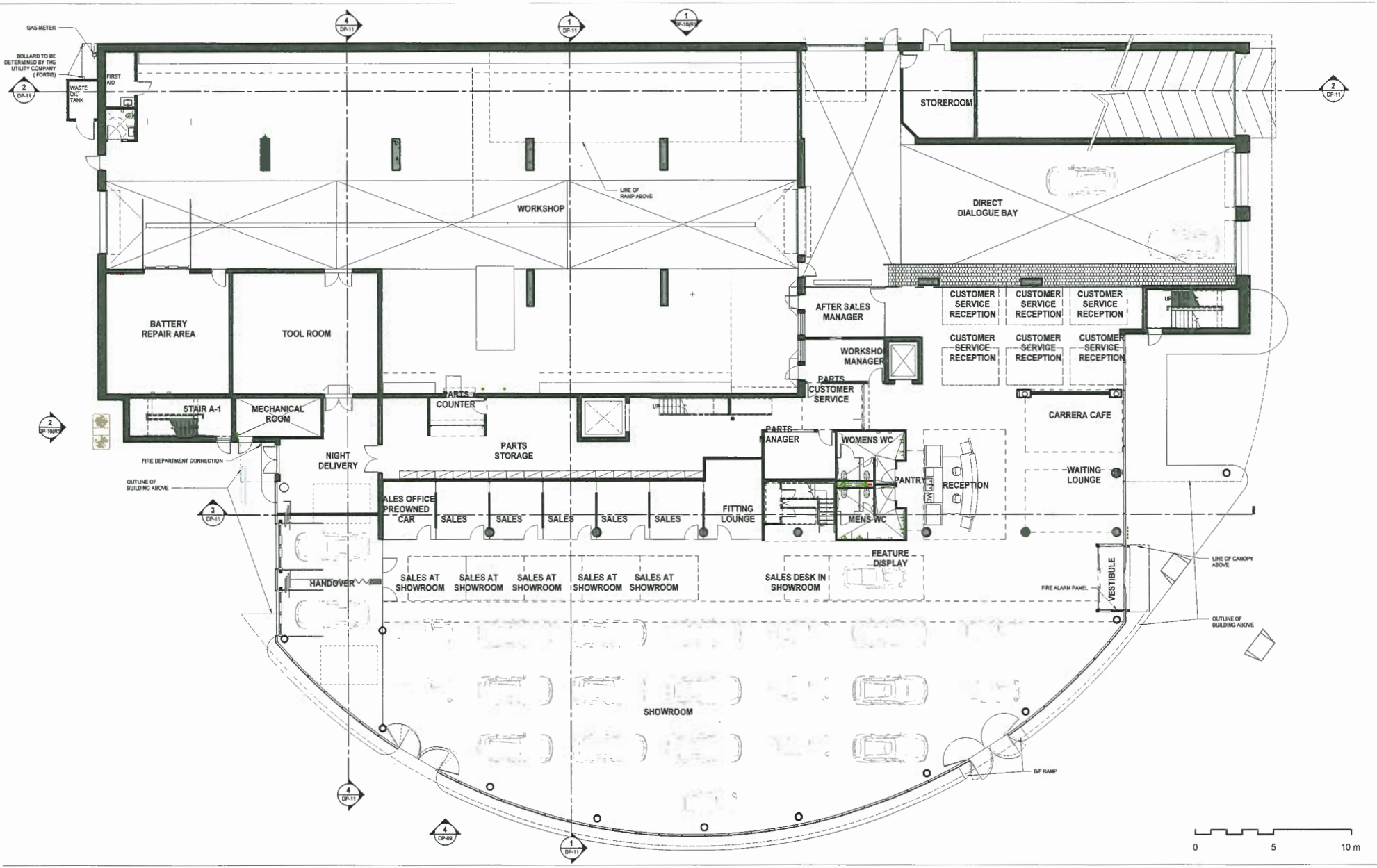
RAM CONCEPT PLAN
(FOR INFORMATION ONLY)

PORSCHE RICHMOND
13171 SMALLWOOD PLACE,
RICHMOND, B.C.

SEPTEMBER 25, 2019

DP-04.CP
200007

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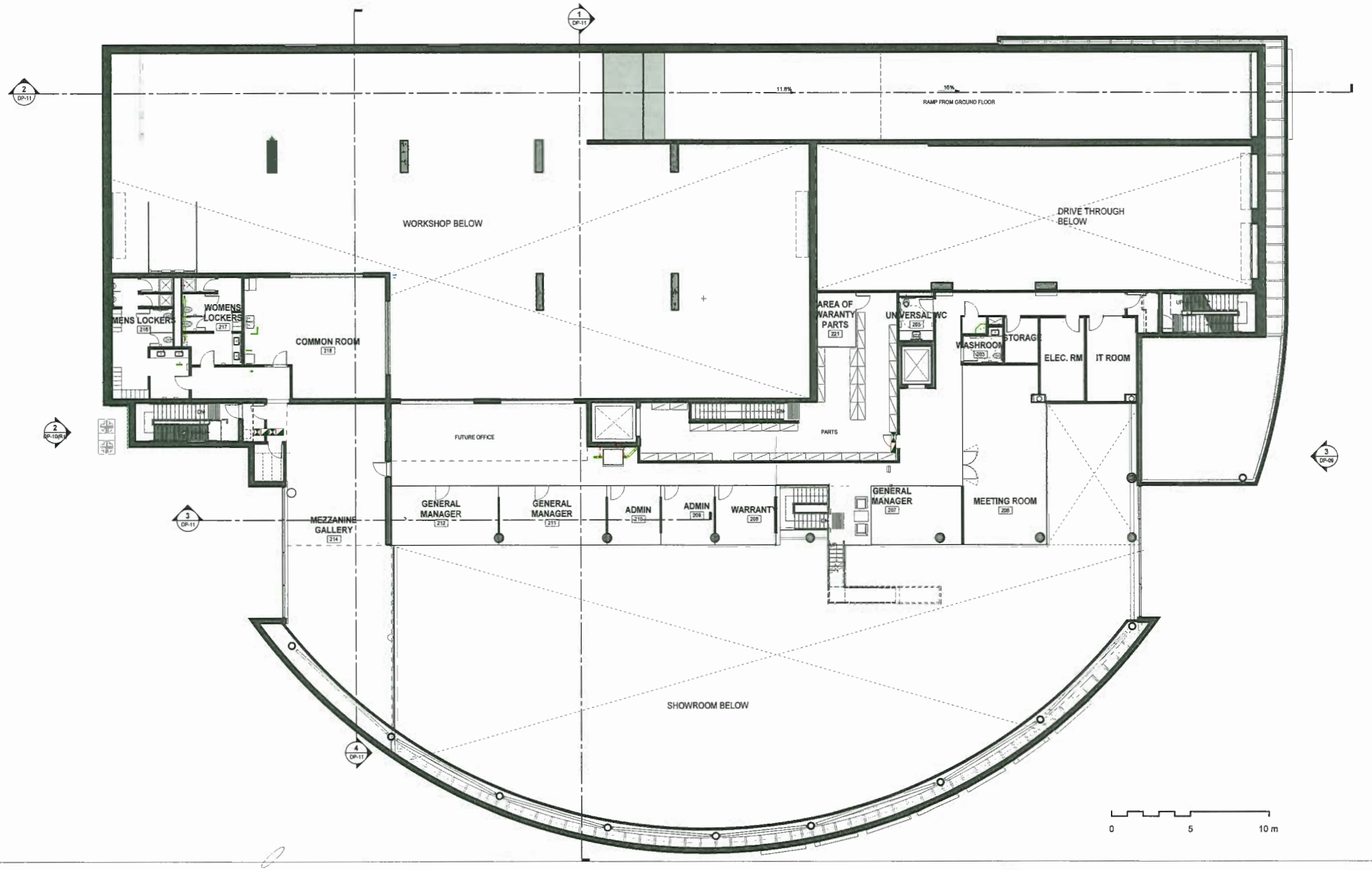
L1-GROUND FLOOR PLAN

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SEPTEMBER 25, 2019

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200007

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OpenRoad AUTO GROUP

L2-MEZZANINE PLAN

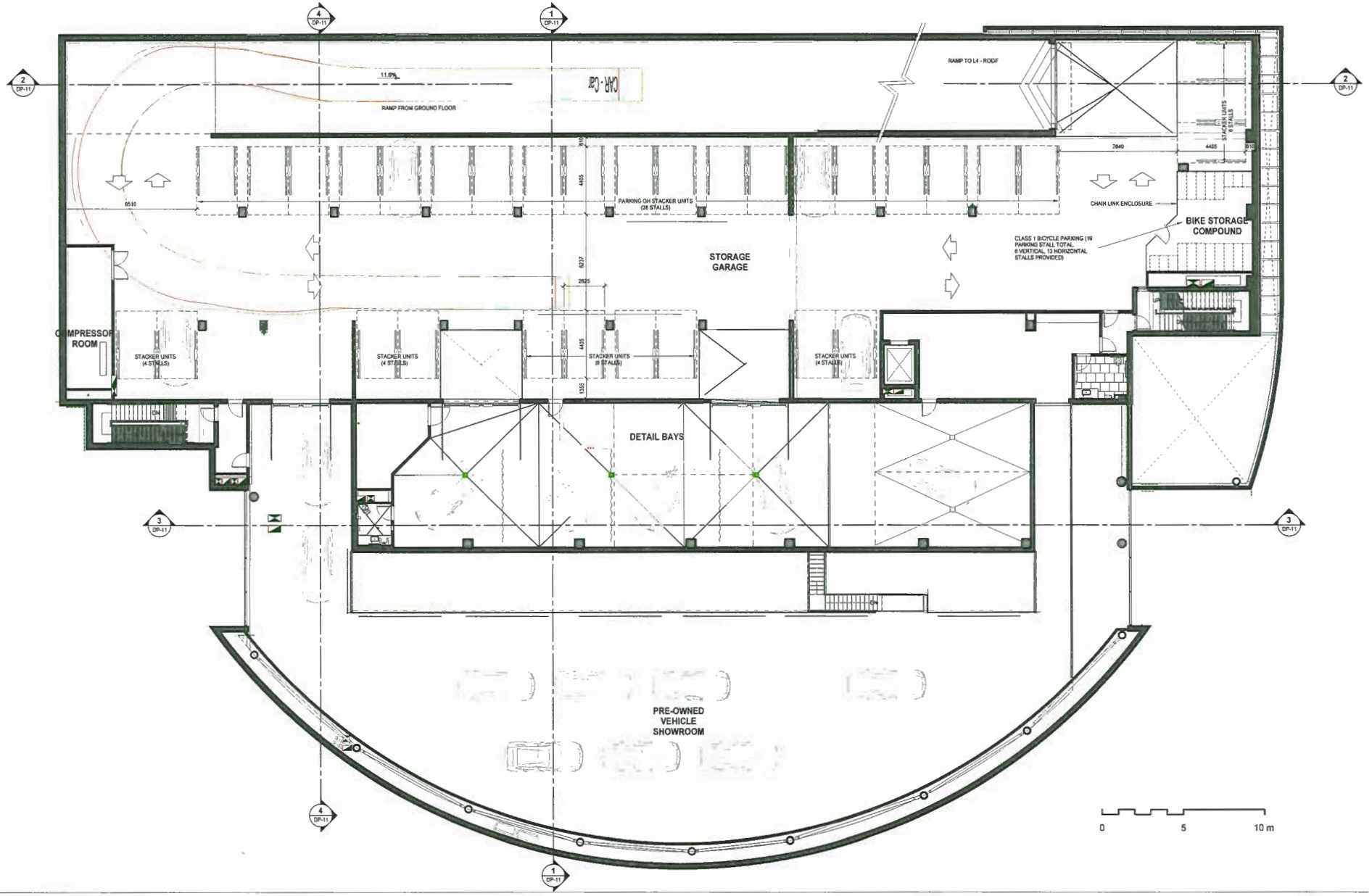
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SEPTEMBER 25, 2019

DP-06

200007

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L3-PARKING PLAN

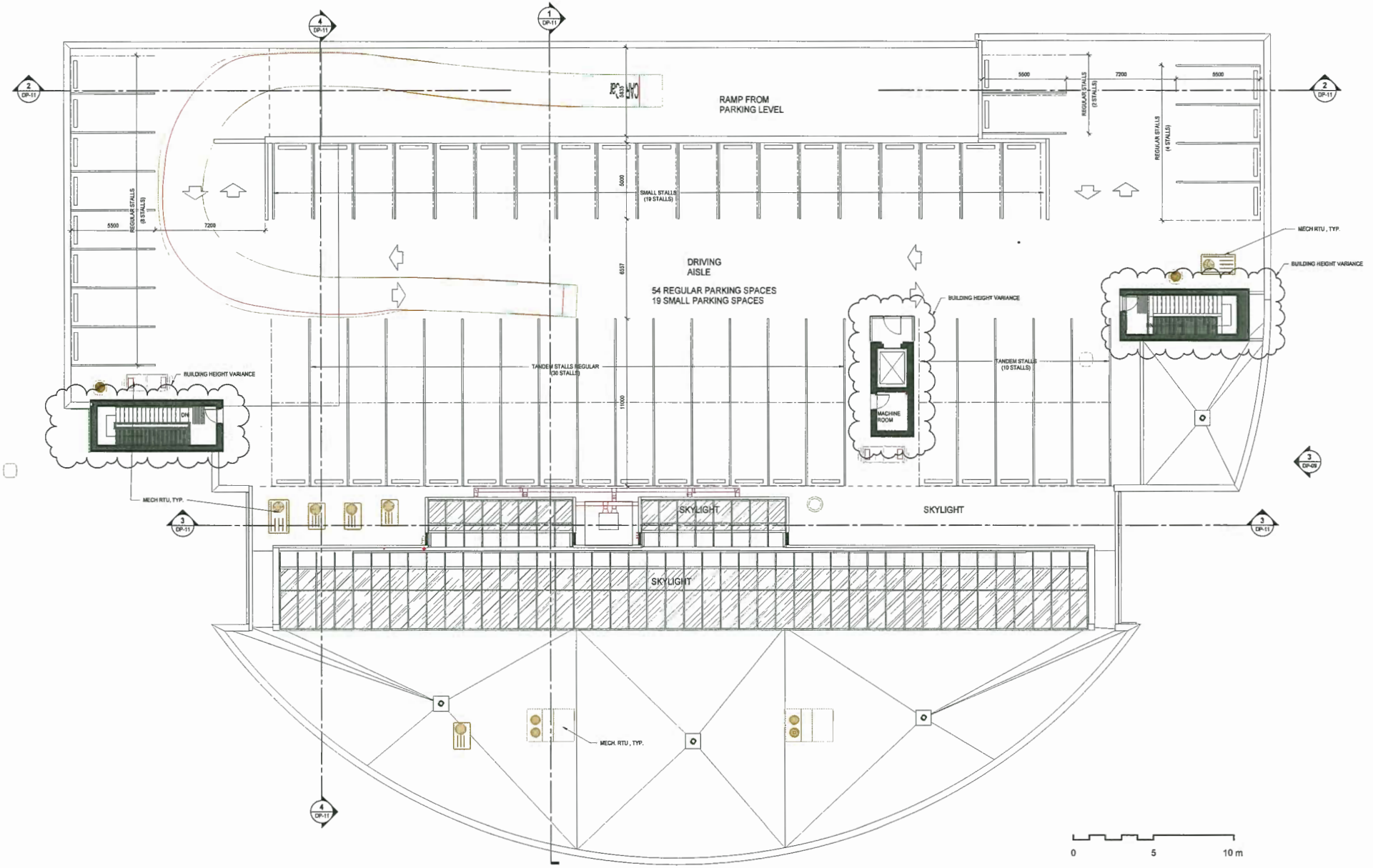
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SEPTEMBER 25, 2019

DP-07

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L4-ROOF PLAN

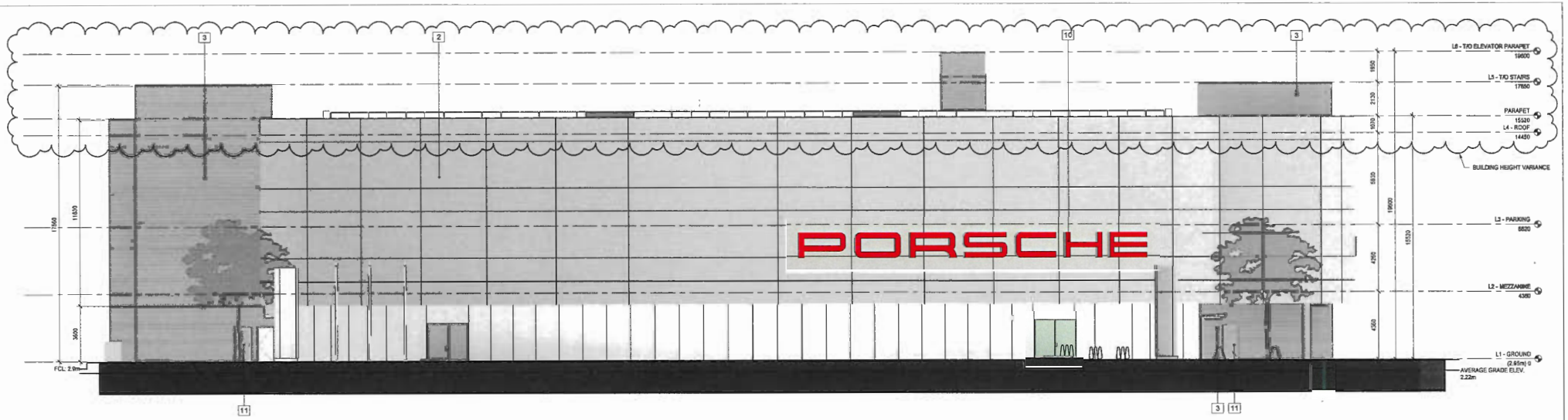
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SEPTEMBER 25, 2019

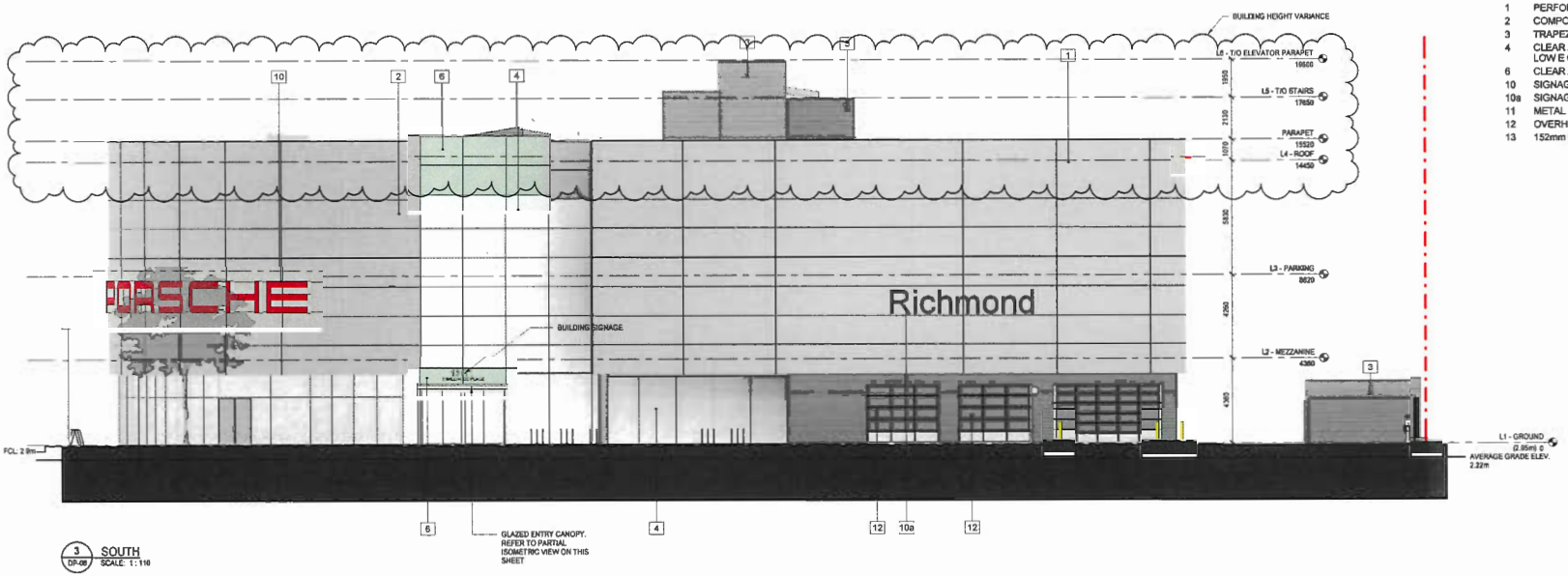
DP-08

200007

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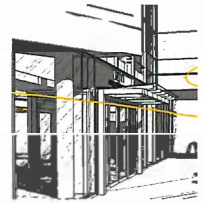
4 WEST
SCALE: 1 : 110



3 SOUTH
SCALE: 1 : 110

MATERIAL LEGEND

1	PERFORATED COMPOSITE METAL PANEL SYSTEM - SILVER METALLIC
2	COMPOSITE METAL PANEL SYSTEM - SILVER METALLIC
3	TRAPEZIUM SHEET METAL - CL 7040 (BLACK GREY)
4	CLEAR ANODIZED ALUMINUM CURTAIN WALL / PUNCHED WINDOW C/W DOUBLE GLAZED LOW E GLAZING
6	CLEAR ANODIZED ALUMINUM VENEER SYSTEM C/W SPANDREL GLAZING
10	SIGNAGE - RED , PROVIDE 16mm PLYWOOD BACKING, (REFER TO SIGNAGE PERMIT)
10a	SIGNAGE - BLACK , PROVIDE 16mm PLYWOOD BACKING, (REFER TO SIGNAGE PERMIT)
11	METAL DOOR - RAL 7040 (BLACK GREY)
12	OVERHEAD DOOR - RAL 7040 (BLACK GREY)
13	152mm BOLLARD



PARTIAL VIEW- ENTRY CANOPY

0 5 10 m

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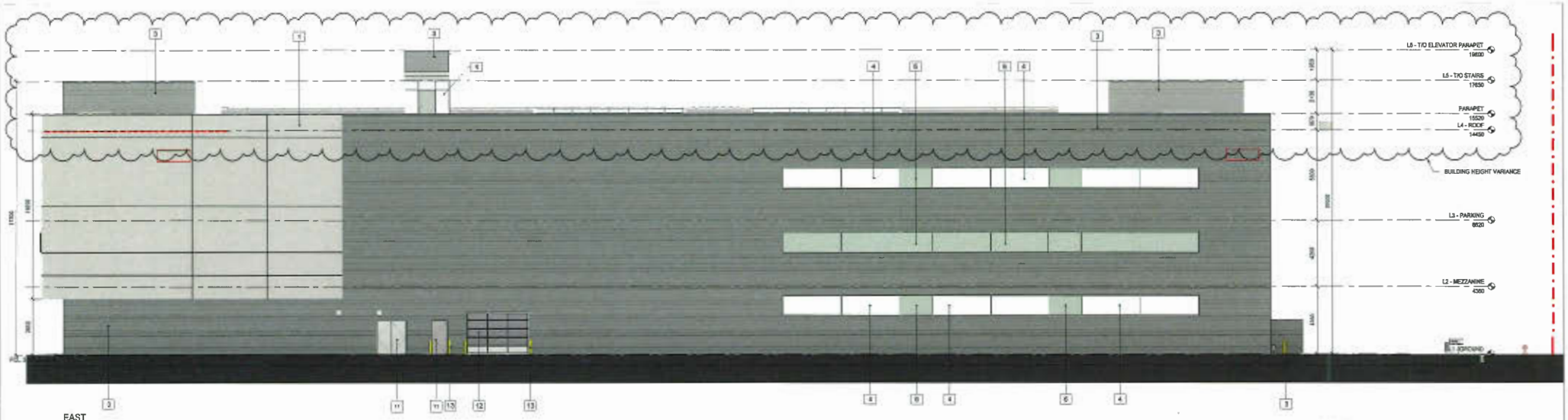
BUILDING ELEVATIONS

PORSCHE RICHMOND
13171 SMALLWOOD PLACE,
RICHMOND, B.C.

SEPTEMBER 25, 2019

DP-09
200007

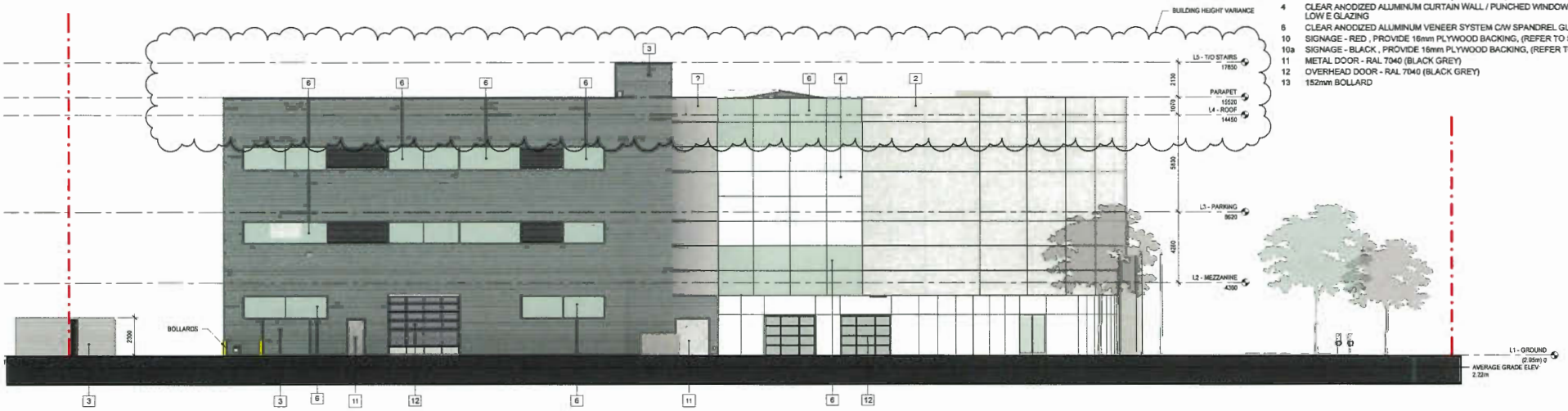
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EAST

MATERIAL LEGEND

1	PERFORATED COMPOSITE METAL PANEL SYSTEM - SILVER METALLIC
2	COMPOSITE METAL PANEL SYSTEM - SILVER METALLIC
3	TRAPEZIUM SHEET METAL - CL 7040 (BLACK GREY)
4	CLEAR ANODIZED ALUMINUM CURTAIN WALL / PUNCHED WINDOW C/W DOUBLE GLAZED LOW E GLAZING
6	CLEAR ANODIZED ALUMINUM VENEER SYSTEM C/W SPANDREL GLAZING
10	SIGNAGE - RED , PROVIDE 16mm PLYWOOD BACKING, (REFER TO SIGNAGE PERMIT)
10a	SIGNAGE - BLACK , PROVIDE 16mm PLYWOOD BACKING, (REFER TO SIGNAGE PERMIT)
11	METAL DOOR - RAL 7040 (BLACK GREY)
12	OVERHEAD DOOR - RAL 7040 (BLACK GREY)
13	152mm BOLLARD



NORTH

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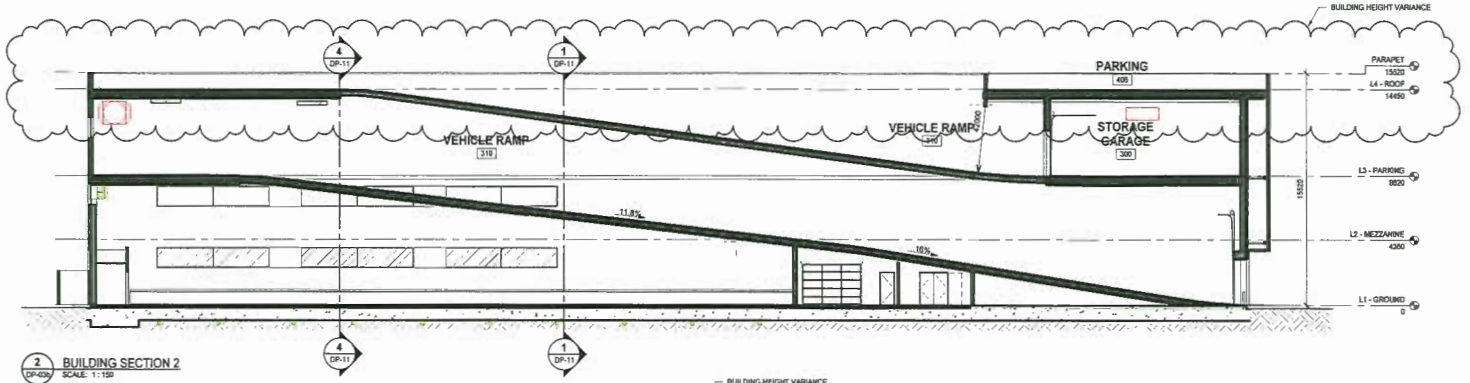
BUILDING ELEVATIONS

PORSCHE RICHMOND
13171 SMALLWOOD PLACE,
RICHMOND, B.C.

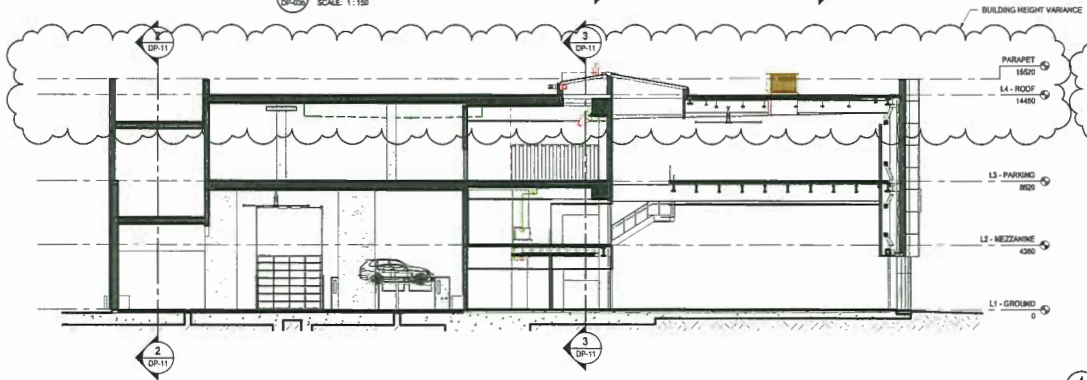
SEPTEMBER 25, 2019

DP-10(R1)
200007

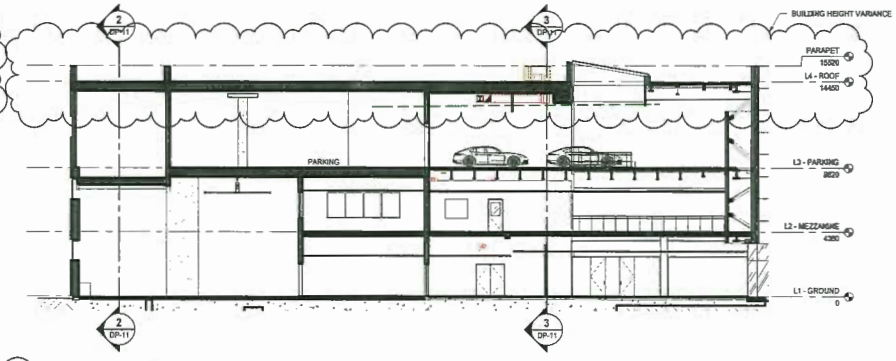
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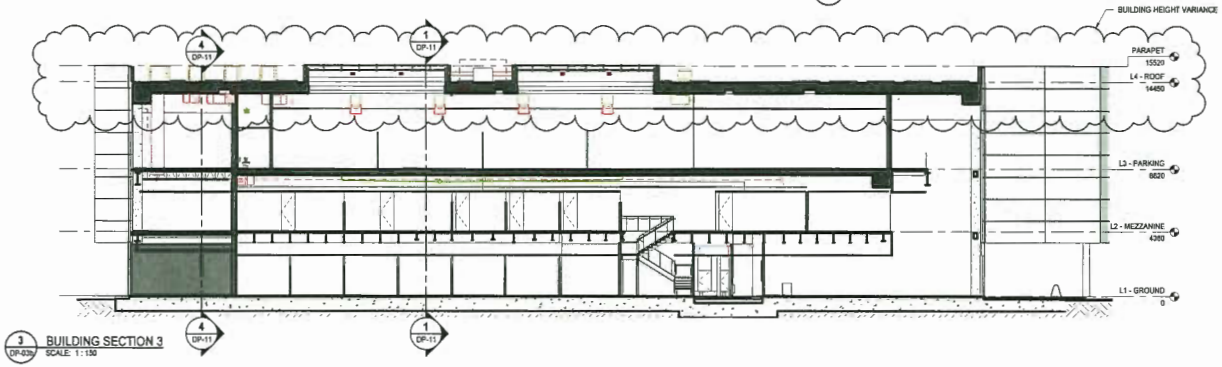
2 BUILDING SECTION 2
SCALE: 1 : 150



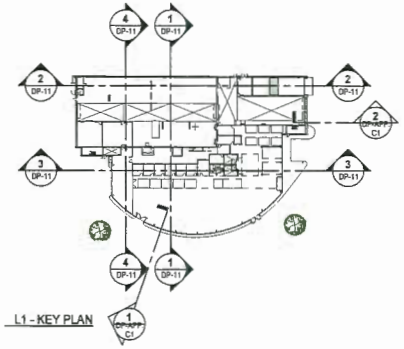
1 BUILDING SECTION 1
SCALE: 1 : 150



4 BUILDING SECTION 4
SCALE: 1 : 150



3 BUILDING SECTION 3
SCALE: 1 : 150



L1 - KEY PLAN

DILAWRI GROUP OF COMPANIES
OpenRoad™ AUTO GROUP

BUILDING SECTIONS

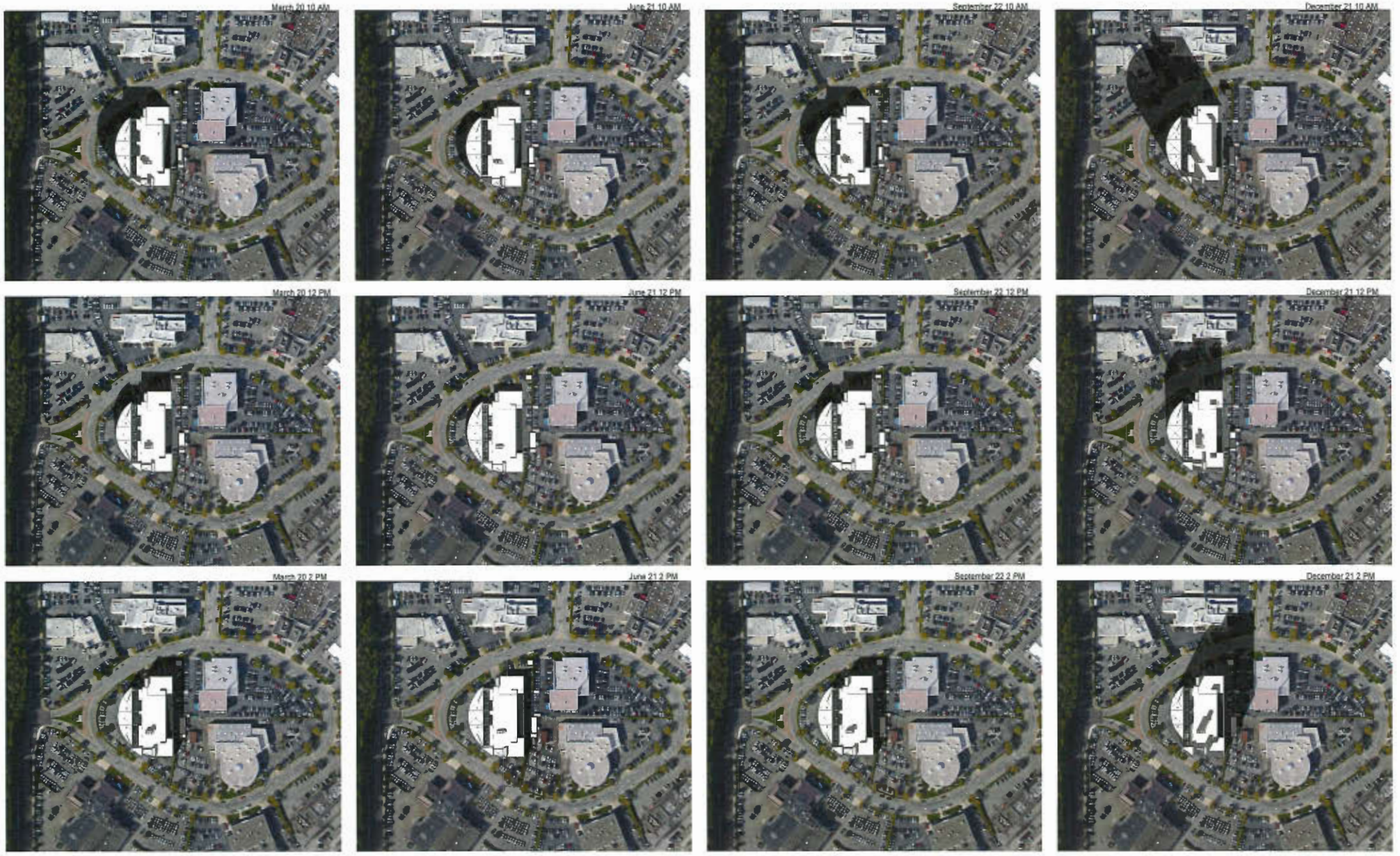
PORSCHE RICHMOND
13171 SMALLWOOD PLACE,
RICHMOND, B.C.

SEPTEMBER 25, 2019

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SHADOW STUDY 1

PORSCHE RICHMOND
13171 SMALLWOOD PLACE,
RICHMOND, B.C.

JAN. 22, 2019

DP-14

200007

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sun rise at 7:16 March 20 7:16AM



June 21 7 AM



September 22 7 AM



March 20 8 AM



June 21 8 AM



September 22 8 AM



March 20 9 AM



June 21 9 AM



September 22 9 AM



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SHADOW STUDY 2

PORSCHE RICHMOND
13171 SMALLWOOD PLACE,
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JAN. 22, 2019

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SHADOW STUDY 3

PORSCHE RICHMOND
13171 SMALLWOOD PLACE,
RICHMOND, B.C.

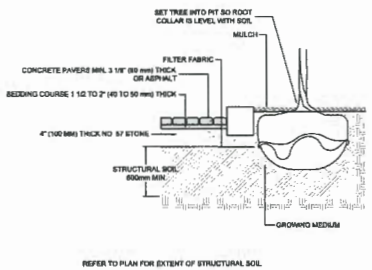
JAN. 22, 2019

DP-16

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Schedule 3 to the Minutes of the Development Permit Panel meeting held on Wednesday, October 30, 2019.

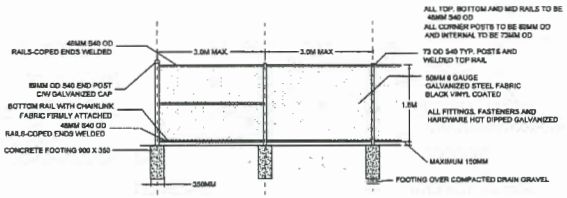


REFER TO PLAN FOR EXTENT OF STRUCTURAL SOIL

1 L1 **TREE IN LANDSCAPE ISLAND**
1:25



LANDSCAPE FORMS - FLO BIKE RACK IN METALLIC SILVER



2 L1 **1.8M HT. CHAINLINK FENCE (BLACK)**
1:20



PLANT SCHEDULE

PMG PROJECT NUMBER: 17-222

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	MATURE HEIGHT
TREE	11	GLEDITSIA T. INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	8CM CAL; 1.8M STD; B&B	14M
	3	PRUNUS YEDOENSIS 'AKEBONO'	DAYBREAK CHERRY	6CM CAL; B&B	7.5M

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

OFF-SITE RETAINED TREES

ON - SITE RETAINED TREES

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604.294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
10	19.OCT.27	PARKING LOT LAYOUT REVISED	RJ
9	19.SEP.26	REMOVE PATHWAYS	RJ
8	19.SEP.18	NEW SITE PLAN	RJ
7	19.MAY.23	REVISE PER CITY COMMENTS	RJ
6	19.MAY.16	REVISE PER CITY COMMENTS	RJ
5	19.MAR.28	STORAGE LOCATION UPDATED	RJ
4	19.MAR.13	NEW SITE PLAN	RJ
3	18.DEC.12	NEW SITE PLAN	MM
2	18.OCT.11	ISSUED FOR DP	MCY
1	18.FEB.14	CMAP COMMENTS	MM

CLIENT:

DILAWRI GROUP OF COMPANIES

OpenRoad AUTO GROUP

PROJECT:

PORSCHE RICHMOND

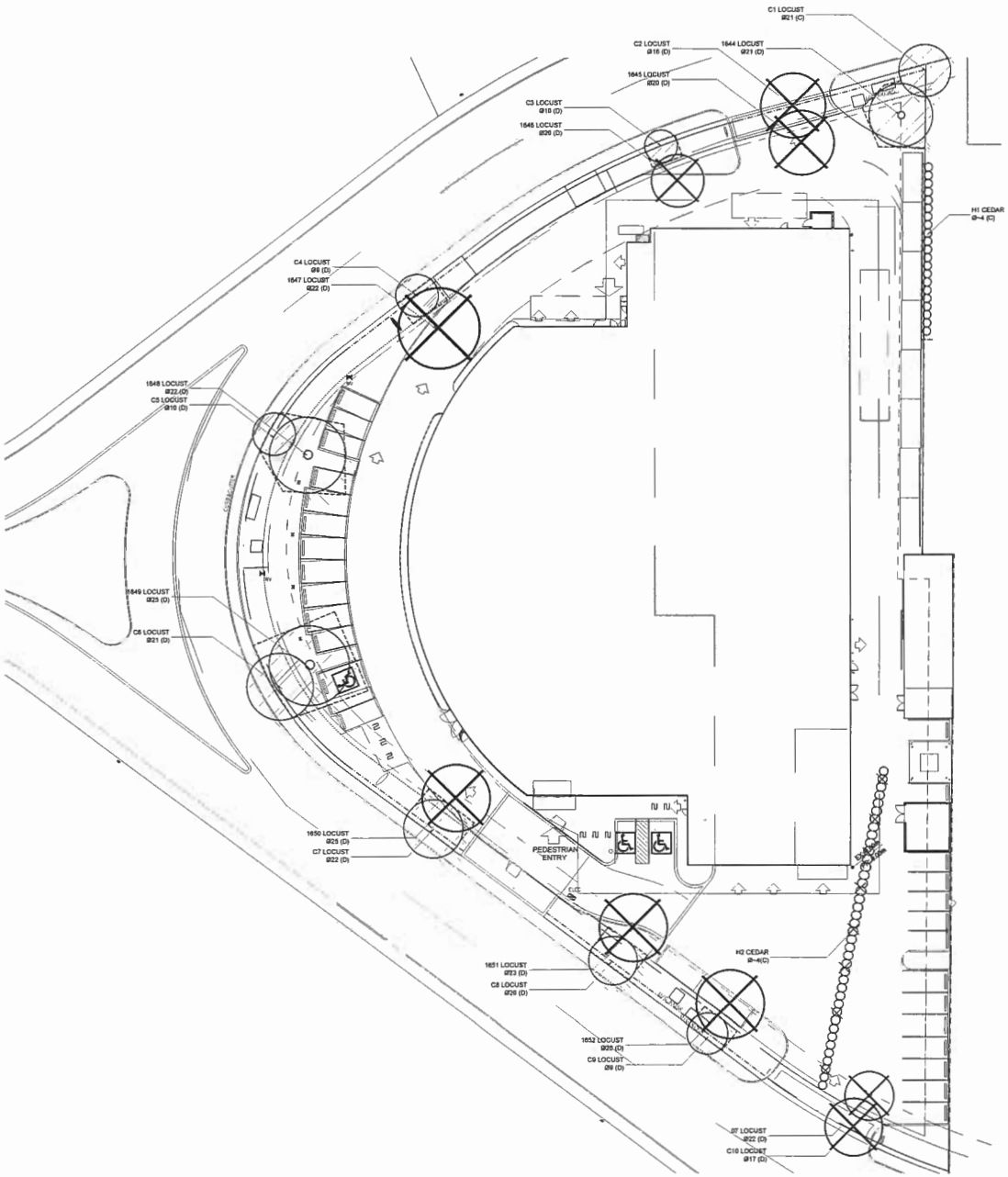
13171 SMALLWOOD PLACE
RICHMOND AUTOMALL
RICHMOND, B.C.

DRAWING TITLE

LANDSCAPE PLAN

DATE:	18.JAN.31	DRAWING NUMBER:	L1
SCALE:	1:250		
DRAWN:	MM		
DESIGN:	MM		
CHKD:	MCY		OF 4

PMG PROJECT NUMBER: 17-222



OFF-SITE RETAINED TREES

ON - SITE RETAINED TREES

TREE TO BE REMOVED

TREE TO BE RETAINED

TREE TO BE REMOVED

TREE PROTECTION FENCE

NO. OF REPLACEMENT TREES	SUITABLE REPLACEMENT TREES SPECIES	
	BOTANICAL NAME	SIZE
11	GLEDITSIA T. INERMIS 'SHADEMASTER'	8CM CAL; 1.8M STD; B&B
3	PRUNUS YEDOENSIS 'AKEBONO'	6CM CAL; B&B

N

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Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
10	19.OCT.07	PARKING LOT UPDATED	RJ
9	19.SEP.25	REMOVE PATHWAYS	RJ
8	19.SEP.18	NEW SITE PLAN	RJ
7	19.MAY.23	REVISE PER CITY COMMENTS	RJ
6	19.MAY.10	REVISE PER CITY COMMENTS	RJ
5	19.MAR.29	SIGNAGE LOCATION UPDATED	RJ
4	19.MAR.13	NEW SITE PLAN	RJ
3	18.DEC.12	NEW SITE PLAN	MM
2	18.OCT.31	ISSUED FOR DP	MCY
1	18.FEB.14	CLIENT COMMENTS	MM

CLIENT:

DILAWRI GROUP OF COMPANIES

OpenRoad AUTO GROUP

PROJECT:

PORSCHE RICHMOND

13171 SMALLWOOD PLACE
RICHMOND AUTOMALL
RICHMOND, B.C.

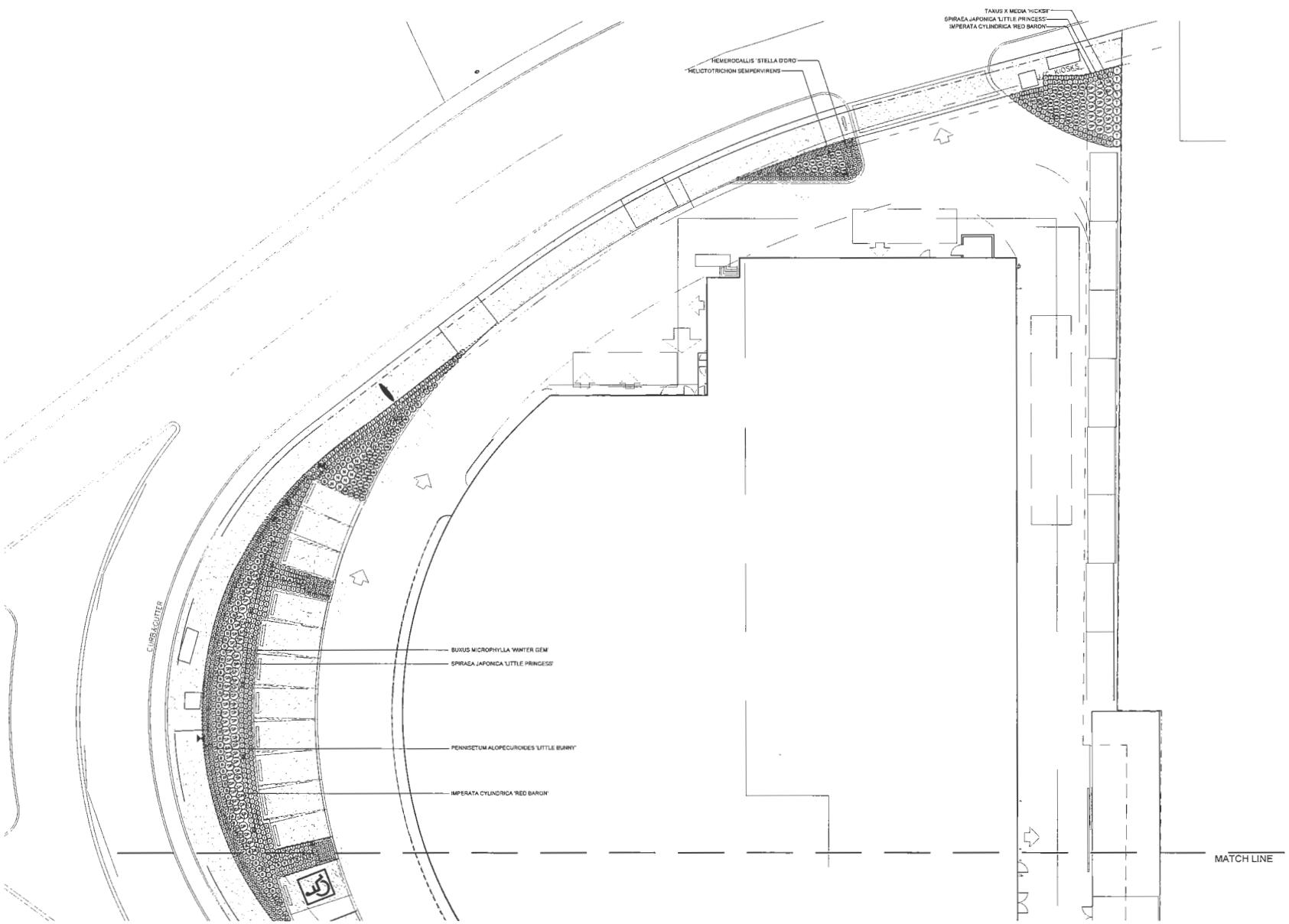
DRAWING TITLE:

TREE MANAGEMENT PLAN

DATE:	18.JAN.31	DRAWING NUMBER:
SCALE:	1:250	L2
DRAWN:	MM	
DESIGN:	MM	
CHKD:	MCY	OF 4

17222-10.ZIP

PMG PROJECT NUMBER: 17-222



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Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
10	19.OCT.09	PARKING LOT UPDATED	RJ
9	19.SEP.25	REMOVE PATHWAYS	RJ
8	19.SEP.18	NEW SITE PLAN	RJ
7	19.MAR.23	REVISE PER CITY COMMENTS	RJ
6	19.MAY.30	REVISE PER CITY COMMENTS	RJ
5	19.MAR.29	SIGNAGE LOCATION UPDATED	RJ
4	19.MAR.13	NEW SITE PLAN	RJ
3	18.DEC.12	NEW SITE PLAN	MM
2	18.OCT.11	ISSUED FOR DP	MCY
1	18.FEB.14	CLIENT COMMENTS	MM

CLIENT:

DILAWRI GROUP OF COMPANIES

OpenRoad AUTO GROUP

PROJECT:

PORSCHE RICHMOND

13171 SMALLWOOD PLACE
RICHMOND AUTOMALL
RICHMOND, B.C.

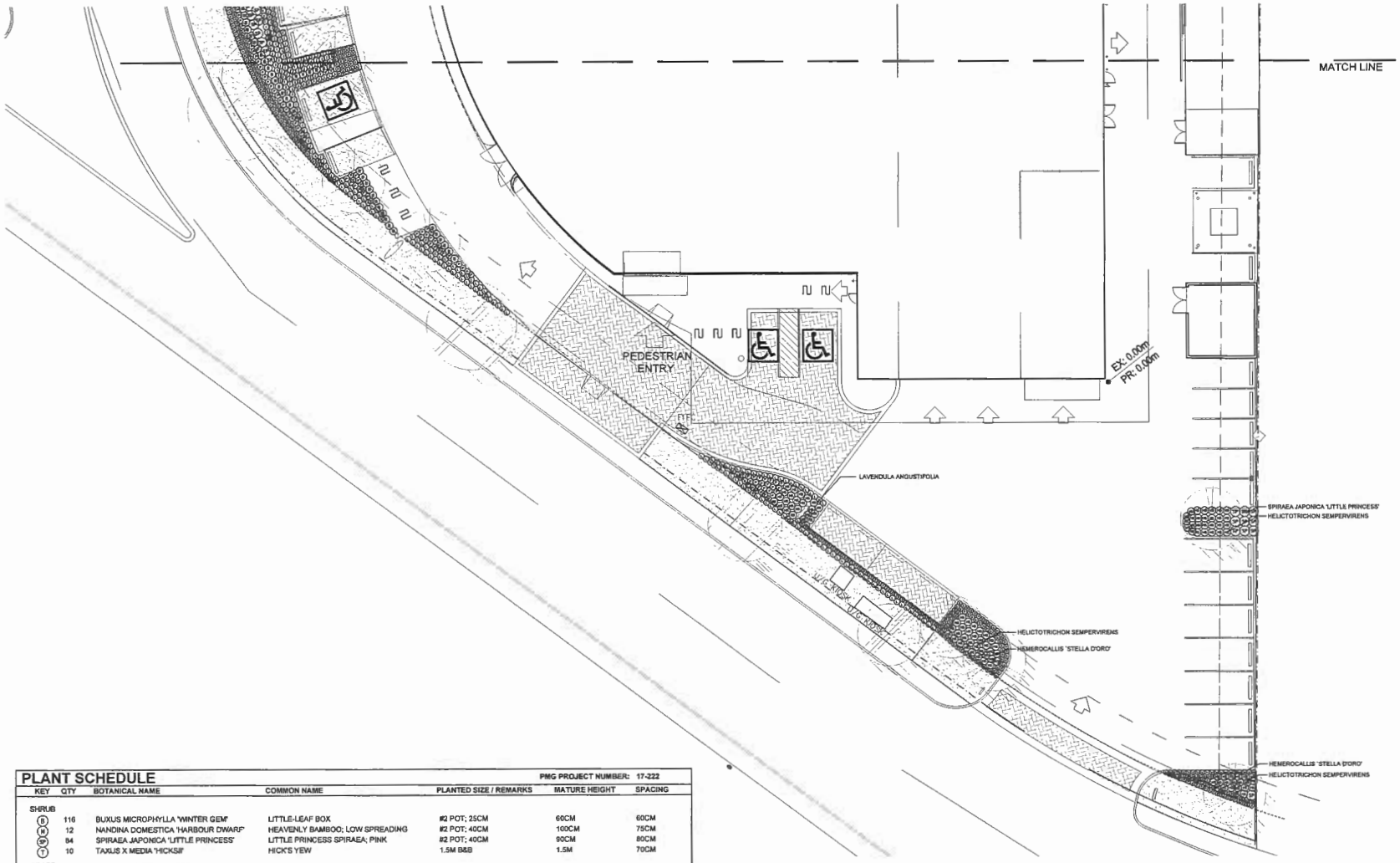
DRAWING TITLE:

SHRUB PLAN-NORTH

DATE:	18.JAN.31	DRAWING NUMBER:
SCALE:	1:150	**L3**
DRAWN:	MM	
DESIGN:	MM	
CHKD.	MCY	OF 4

17222-10.ZIP

PMG PROJECT NUMBER: **17-222**



PLANT SCHEDULE

PMG PROJECT NUMBER: 17-222

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	MATURE HEIGHT	SPACING
SHRUB						
(B)	116	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT; 25CM	60CM	60CM
(N)	12	NANDINA DOMESTICA 'HARBOUR DWARF'	HEAVENLY BAMBOO; LOW SPREADING	#2 POT; 40CM	100CM	75CM
(S)	84	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK	#2 POT; 40CM	90CM	80CM
(T)	10	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.5M B&B	1.5M	70CM
GRASS						
(HE)	199	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT	60CM	60CM
(I)	419	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT	50CM	45CM
(P)	160	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	#1 POT	50CM	45CM
PERENNIAL						
(D)	596	HEMEROCALLIS 'STELLA D'ORO'	DAYLILY; YELLOW	#1 POT; 1-2 FAN	45CM	40CM
(L)	220	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER; COMPACT; VIOLET-BLUE	#1 POT	30CM	45CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

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PMG LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
10	19.OCT.07	PARKING LOT UPDATED	KJ
9	19.SEP.25	REMOVE PATHWAYS	RJ
8	19.SEP.18	NEW SITE PLAN	RJ
7	19.MAY.23	REVISE PER CITY COMMENTS	RJ
6	19.MAY.10	REVISE PER CITY COMMENTS	RJ
5	19.MAR.29	SIGNAGE LOCATION UPDATED	RJ
4	19.MAR.13	NEW SITE PLAN	RJ
3	18.DEC.13	NEW SITE PLAN	MM
2	18.OCT.11	ISSUED FOR DP	MCY
1	18.FEB.14	CLIENT COMMENTS	MM

CLIENT:

DILAWRI GROUP OF COMPANIES

OpenRoad AUTO GROUP

PROJECT:

PORSCHE RICHMOND

13171 SMALLWOOD PLACE
RICHMOND AUTOMALL
RICHMOND, B.C.

DRAWING TITLE:

SHRUB PLAN-SOUTH

DATE:	18.JAN.31	DRAWING NUMBER:
SCALE:	1:150	**L4**
DRAWN:	MM	
DESIGN:	MM	
CHK'D:	MCY	OF 4

17222-10.ZIP

PMG PROJECT NUMBER: 17-222

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	October 24, 2019
From:	Wayne Craig Director, Development	**File:**	DP 18-829207
Re:	**Application by IBI Group Architects (Canada) Inc. for a Development Permit at 9520 Beckwith Road**		

Staff Recommendation

That a Development Permit be issued which would permit the construction of a seven-storey light industrial and office building at 9520 Beckwith Road on a site zoned "Light Industrial and Office (ZI19) – Bridgeport Village (City Centre)".

Wayne Craig
Director, Development
(604-247-4625)

WC:mm
Att. 5

Staff Report

Origin

IBI Group Architects (Canada) Inc. has applied to the City of Richmond for permission to develop a seven-storey, 3,757 m^2 (40,436 ft^2) light industrial and office building at 9520 Beckwith Road on a site zoned "Single Detached (RS1/F)". The site is currently vacant.

The site is being rezoned from the "Single Detached (RS1/F)" zone to the "Light Industrial and Office (ZI19) – Bridgeport Village (City Centre)" zone for this project under Bylaw 9931 (RZ 18-821103).

The subject application forms a fourth phase to be added to the three-phase development to the south and west on which City Council approved a rezoning to "Light Industrial, Office Hotel (ZI10) – Bridgeport Village (City Centre)" (RZ 10-539048) on September 11, 2017 (Attachment 2). The three phases within this adjacent development include an 11-storey office/light industrial building in Phase 1 to the west at 9466 Beckwith Road (DP 11– 594571) currently under construction, and two hotels to the south at 9455 and 9533 Bridgeport Road on which a further Development Permit (DP 18-825006) to make several changes to the design of the hotels was issued on April 8, 2019.

As part of this three-phase development, a new north-south street will be constructed which straddles the above-noted hotel and office building sites, and connects Bridgeport Road to Beckwith Road. Public access over this road is secured by a Statutory Right-of-Way (SRW). The street was officially named "Jow Street" by Council at their April 8, 2019 meeting. Jow Street is located immediately adjacent to, and provides access to, the subject development site at 9520 Beckwith Road (to be re-addressed to 2777 Jow Street upon Building Permit application being submitted).

The Servicing Agreement (SA 12-611073) for the above-noted three-phase development to the west and south includes improvements to Beckwith Road to which the subject development's road works will be designed to match as discussed below. This Servicing Agreement also includes the design of the planned adjacent Jow Street.

As a Rezoning Consideration for the subject site, the applicant has made a Servicing Agreement application (SA 19-873503) for the design and construction of the following works:

- Frontage works along Beckwith Road that includes the widening of the southern half of Beckwith Road to accommodate a 2.0 m wide concrete sidewalk, a 1.5 m wide landscaped boulevard, a 1.8 m wide bike lane, a 3.25 m wide curb lane and a 3.1 m wide centre lane.

- Upgrade of the existing 900 mm storm sewer along the development's Beckwith Road frontage to 1050 mm.

- Removal of the existing 600 mm storm culvert along the development's Beckwith Road frontage.

Development Information

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

Background

Development surrounding the subject site is as follows:

- To the north: Across Beckwith Road, existing single-family homes on lots zoned "Single Detached (RS1/F)" and designated "General Urban (T4) Area B – Industrial Reserve: Limited Commercial" within the City Centre Area Plan (CCAP).
- To the east: There are four large retail/commercial buildings on a site zoned "Auto-Oriented Commercial (CA)" and designated "General Urban (T4) Area B – Industrial Reserve: Limited Commercial" within the CCAP.
- To the south: A large lot at 9533 Bridgeport Road (2899 Jow Street) zoned "Light Industrial and Office (ZI10) – Bridgeport Village (City Centre)" and is subject to a Development Permit (DP 18-825006) which authorizes the construction of a 10-storey hotel.
- To the west: A large lot at 9466 Beckwith Road (2788 Beckwith Road) zoned "Light Industrial and Office (ZI10) – Bridgeport Village (City Centre)" and subject to the above-noted approved Development Permit (DP 11-594571) which authorizes the construction of an 11-storey light industrial/office building on this lot.

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage:

- Completing a Stage 2 Environmentally Sensitive Area (ESA) report as required under the Rezoning Considerations.
  - The Stage 2 ESA Report has been prepared which includes a detailed invasive species removal plan, a construction monitoring plan, a bird strike monitoring and a plan for removing invasive species. The landscape plans were also revised based on the recommendations in the Stage 2 ESA Report as discussed in the ESA sub-section of this report.
- Preparing irrigation plans for the ground level and on the building terraces.
  - Detailed irrigation plans have been prepared and included within the Development Permit landscape plans.
- Including more detail on the building materials and colours within the architectural plans.
  - More detail on the building materials and colours has been included within the architectural plans. This includes the specifications for metal panel cladding, details on the vertical metal fins and other architectural elements on the building facades as well as the colours for each material.

The Public Hearing for the rezoning of this site was held on June 17, 2019. At the Public Hearing, there were no written submissions or verbal submissions.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is in compliance with Zoning Bylaw 8500.

Advisory Design Panel Comments

The Advisory Design Panel was in favour of the proposed project. A copy of the relevant excerpt from the Advisory Design Panel Minutes from July 17, 2019 is attached for reference (Attachment 3). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '***bold italics***'.

Analysis

Conditions of Adjacency

- Beckwith Road and Jow Street present the building's face to the public realm with street-oriented, glazed light-industrial units on the first two floors of the building and the offices above.
- There are separate street-oriented entrances to Beckwith Road and Jow Street for each of the ground-level light industrial units, and a lobby entrance fronting Jow Street for the office space on the upper floors.
- There is an existing landscape buffer to the east side of the proposed building on the adjacent lot that is being enhanced with the planting of three additional Maple trees and shrubs in addition to the six existing Maple trees located along the property line on the adjacent site. At such time that the adjacent lot is re-developed, it is anticipated that a new building would be located immediately adjacent to the subject building in place of this landscaping buffer.
- Along the southern property line, the applicant's Qualified Environmental Professional (QEP) identified that 146 m^2 (1,572 ft^2) of Environmentally Sensitive Area (ESA), including 10 trees, are to be retained near the south property line. Immediately to the south of this natural on-site ESA, there is natural ESA area on the adjacent site at 9533 Bridgeport Road in which a further ten trees are to be retained and maintained.
- The shadow diagrams of the subject building show that the extent of the shadows during most time of the year fall within the shadows of the approved office building and hotels within the existing, adjacent three-phase development.

Urban Design and Site Planning

- The architectural character of the building is generally similar to the 11-storey office and light industrial building being constructed on 9466 Beckwith Road to the west of the subject site.
- The building siting, pedestrian and vehicle access are designed to make the building fit into the urban framework created by the approved three-phase development to the west and south.

- To the south, a surface driveway from Jow Street provides access to the parkade and loading bay within the building and is adjacent to the ESA and tree retention area.
- The stepping back of the fifth to seventh floors of the building reduces shadowing and apparent mass of the building on its north and east elevations.

Parking and Access

- There are 72 parking spaces within the third and fourth floors of the proposed building and four surface parking spaces (including the two accessible parking spaces) in compliance with Zoning Bylaw 8500.
- The project also will include two medium (SU9) on-site loading spaces within the building and have one WB-17 (large) loading space provided within the adjacent development to the west at 9466 Beckwith Road as permitted under Zoning Bylaw 8500.
- There are four surface parking spaces located on the adjacent site at 9466 Beckwith Road (see Architectural Plan A0.09 in the Development Permit). These four parking spaces are for the exclusive use of the subject building. There is also a WB-17 (large) loading space within the parkade on 9466 Beckwith Road to be shared with the subject building. The sole use of the four parking spaces and sharing of the loading space are being secured by registration of a restrictive covenant and easement prior to rezoning adoption. This document will be registered on the subject site at 9520 Beckwith Road and adjacent lot at 9466 Beckwith Road to ensure access to these parking spaces and loading space are available for use in perpetuity by subject development.
- Prior to Development Permit issuance, the owner will be required to grant a statutory right-of-way (SRW) measuring approximately 2.9 m by 75.2 m (9.5 ft. by 246.7 ft.) adjacent to the west side of the subject site on 9466 Beckwith Road for the sidewalk purposes for public pedestrian and bicycle access and to provide general access by the City for servicing and emergency services purposes.

Architectural Form and Character

- On the prominent elevations facing Beckwith Road and Jow Street, the building is clad in glass curtain wall that includes vision glass and blue spandrel glass panels with occasional louvered panels to allow for ventilation of the light industrial units.
- The visually prominent northwest and southwest corners of the building are anchored with solid vertical elements that extend from street level to above main roof level and are clad in white metal panels.
- Further visual interest is achieved by terracing inwards the fifth and sixth floors of the building on the north, south and east elevations.
- Visual interest is also achieved by cantilevering outward of the third and fourth storeys facing Beckwith Road and Jow Street.
- The east side elevation is located just off the east property facing the side parking lot and concrete side wall of the adjacent Michael's store. To add visual interest to the first four floors, attractive patterning has been added to the building's east wall, behind which are the

parkade and building service areas. The fifth and sixth floors are terraced inward to reduce the massing of the building.

- The seventh floor is effectively a small penthouse set further back from the edge of the sixth floor on all but the south side.
- The terraces on the fifth to seventh floor of the building are well landscaped for design and ESA compensation purposes.

Landscape Design and Open Space Design

- The above-noted grove of existing trees along the south property line will be preserved and additional trees planted as discussed below, and secured by a covenant to be registered on Title as part of the Rezoning.
- There are planters adjacent to the sidewalks adjacent to Beckwith Road and Jow Street.
- The terraces on the fifth and seventh floors of the building are designed with large planters with native species for ESA compensation purposes as discussed below.
- The remainder of the seventh floor is comprised of a large patio covered with pavers and planters with shrubs and trees.
- The applicant will be required to provide a security for landscaping in the amount of $65,754.70 for the ESA plantings and $165,901.45 for the other landscaping.

Tree Retention and Replacement

As part of the rezoning application, the applicant has submitted a Certified Arborist's Report that was reviewed and accepted by the City as follows:

- The 10 large coniferous trees proposed to be retained on the subject site will complement the further 12 trees being protected on the site to the south at 9533 Bridgeport Road on which the above-noted hotel is planned to be built. Together, these on-site and off-site trees form a viable grove of 22 coniferous and deciduous trees. A Tree Survival Security of $80,000 for these 10 trees will be provided and retained by the City for a period of three years after occupancy of the building as rezoning consideration (see Landscape Plan L-05 within the Development Permit).

- There are 18 trees located on adjacent neighbouring properties, with six trees located on the property to the east and 12 trees are identified on the property to the south; all of which are in good condition and are to be retained and protected under Development Permit (DP 18-825006) issued for the adjacent hotel site.

- There are a total of 27 on-site replacement trees within the Development Permit plans. This exceeds the 26 replacement trees required for 13 trees removed for project. Of these 13 trees, seven are in good condition but are in conflict with the proposed development and six are not good candidates for retention due to health and structure as identified at the time of the Rezoning application.

- To provide a soft green landscape buffer to the east side of the proposed building, the applicant has obtained written approval from the adjacent commercial property owner immediately to the east to allow for the planting the three additional Maple trees and shrubs.

Environmentally Sensitive Area (ESA)

There is a mapped ESA Development Permit Area along the southern property line of the site.

The strategy for protection of part of the ESA area and providing ESA compensation was developed as part of the Rezoning application process. Given that modification to this ESA is subject to a Development Permit, the applicant engaged a Qualified Environmental Professional (QEP) to assess the ESA area as part of the Rezoning application and prepared a Stage 1 ESA Report. More specifically, the Stage 1 ESA Report identified that the 270 m^2 (2,906 ft^2) of mapped ESA is comprised of:

- 146 m^2 (1,571.5 ft^2) of natural area which includes the above-noted 10 trees proposed to be retained near the south property line and that are outside of the adjacent lawn area to the north.
- 143 m^2 (1,539 ft^2) within the remaining mapped ESA area, comprised mainly of lawn and having very low environmental value to invertebrates and birds.

Staff have reviewed the Stage 1 ESA Report and agreed that the proposed prescription provides both a net gain in quality and quantity over the current on-site ESA natural area 146 m^2 (1,571 ft^2) to be maintained within the site to be maintained due to the following:

- Preservation of the natural portion of the ESA area at grade level.
- The provision of additional ESA compensation areas on levels 5 and 7 of the building.
- Vertical and lateral connectivity of ESA within the site and on the building.
- The extensive planting of native shrubs on the ground-level ESA area and roof-top ESA compensation areas, with plant species selected for suitability to urban ecosystems.

The Stage 2 ESA report, prepared for the Development Permit application, confirmed that the removed existing 143 m^2 (1,539 ft^2) ESA area comprised of lawn will be more than compensated for with proposed ESA compensation areas with native species proposed for the building's terraces. In this regard, under the Rezoning Considerations, the City has required that the applicant provide a net gain of 333 m^2 (3,261 ft^2) of ESA area comprised of the persevered ESA area and ESA compensation areas. The Stage 2 ESA Report and landscape plans in the Development Permit provide for:

- Remaining natural ESA area of 146 m^2 (1,539 ft^2) with the existing trees is to be maintained, and the understory being enhanced with the removal of invasive of species and the planting of three native trees and shrubs.
- ESA compensation on level 5 of the building of 198 m^2 (2,131ft^2) with the planting of native plants and level 7 with 259 m^2 (2,779 ft^2) with the planting of native shrubs and trees.

As part of the Development Permit required for project, the applicant's QEP has provided a detailed Stage 2 ESA Report and landscape plans (Attachment 4) that:

- Include a detailed invasive species removal plan.
- Provide detailed site planting and construction monitoring plans.
- Provide a plan for removing invasive species in the other identified landscape areas outside of the ground-level on-site and off-site ESA areas to be maintained and the ESA compensation areas.
- Provide irrigation plans for the ground-level ESA and roof-top ESA compensation areas.
- Provide estimates for the value of the ground-level and roof-top portions of the plantings, and the cost of a five-year monitoring plan.

The QEP has also reviewed the design of the building and ESA landscaping made the following recommendations regarding reducing bird strikes follows:

- Accent lighting included in the previous landscaping plans has been removed to reduce the effects of lighting on the ESA.
- Mitigation to reduce the chances of bird collision risk have been incorporated into the building design including:
  - The south side of the building adjacent to the ground level ESA includes design features that will lower the risk of bird collisions including a mixture of frosted glass windows, opaque spandrel glazed windows, metal paneling, concrete wall and mechanical ventilation louvers.
  - The building façade above the Level 5 ESA compensation area includes architectural features including and ventilation louvers as well as deep and highly accentuated walls. Below the Level 5 ESA compensation area is a three-tone painted concrete wall and textured wall that is not hazardous to birds.
  - To ensure that the risk of bird collision monitored after construction, a biologist will visit the site in the morning as part of a baseline assessment twice a month for the first six months after building completion (which will include a migratory period). Annual monitoring will then extend for the following three years. If there are any areas of the building that are found to have an elevated risk the biologist will specify additional bird-strike migration measures.
- That ESA compensation on Level 7 is has a low risk of bird collision as it is on the top floor with a small penthouse limited clear glazing.
- The remainder of the building is also a mix of design features that will reduce the risk of bird collision including the features described above for the ESA compensation areas as well as mechanical louvers and aluminum fins which all break up the nature of the façade along with the changes in color and shape.

As a Rezoning Consideration, there will also be registration of a legal agreement for the purpose of ensuring the planting and maintenance of the above-noted on-site ESA areas and the existing adjacent 256 m^2 (2,756 ft^2) ESA area on the hotel site at 9533 Bridgeport Road. The covenant also provides for a three-year to five-year monitoring plan, as needed, for the reviewing the performance of the ESA plantings. The applicant will also provide a $10,000 security for the five-year ESA monitoring plan and an $11,000 security for the bird strike monitoring plan.

Crime Prevention Through Environmental Design

- The external street frontages provide significant surveillance from the street-oriented light industrial and office units due to the design of the building.
- The substantial area of windows at the hotel lobbies and ground-level amenity spaces provide clear views onto the exterior pedestrian areas associated with the building and Bridgeport Road. Pedestrian-scale bollard lighting is provided on the sites.

Sustainability

The proposed development includes the following sustainable features:

- The proposed buildings will continue to meet minimum LEED Silver (version 4) equivalent that provides a range of 52 points up to 73 possible points out of a maximum 110 points with a focus on energy efficient and indoor environmental quality. See Attachment 5 for the LEED checklist (Attachment 5).
- The applicant will be required to register a legal agreement on Title securing the owner's commitment to connect to a District Energy Utility (DEU) that provides that no Building Permit will be issued unless the building is designed with the capability to connect to and be serviced by a DEU. The developer will also be required to provide mechanical drawings and energy modeling, which shall be reviewed by the City and LIEC for compliance with DEU requirements (i.e. capable of connecting to a future DEU system) prior to Building Permit issuance.

Accessibility

The proposed development also includes the following accessible design elements:

- There are two accessible parking spaces located in close proximity to the main entrance lobbies for the office and light industrial spaces within the building.
- There is a broad sidewalk that provides level access to all of the light industrial units on the ground floor.

Public Art

The applicant will be providing a $15,235.16 monetary contribution to the City's Public Art Program as a Rezoning Consideration.

Aircraft Noise Policy & City Noise Bylaw

The proposed development is located in Area 1A (New Aircraft Noise Sensitive Uses Prohibited) on the Aircraft Noise Sensitive Development Policy. The project includes non-aircraft sensitive uses in compliance with the policy. Thus, there will be registration of an aircraft noise indemnification covenant is required prior to rezoning adoption as part of the rezoning application.

The proposed development must address additional OCP Noise Management Policies related to mixed-use, commercial and ambient noise, as well as other impacts of densification. In this regard, the applicant will also be required to register a legal agreement on Title. This agreement will require that an acoustical engineering report be provided to the City prior to issuance of the Building Permit that confirms that the project mitigates unwanted noise from the building and

that the rooftop HVAC units will not exceed noise levels allowed in the City's Noise Bylaw 8856.

Conclusions

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

Mark McMullen
Senior Coordinator - Major Projects
(604-276-4173)

MM:blg

Attachments:
Attachment 1: Development Application Data Sheet
Attachment 2: Overall Development Site Plan
Attachment 3: Excerpt from the Advisory Design Panel Minutes
Attachment 4: ESA Map
Attachment 5: LEED Scorecard

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

- Receipt of a Letter-of-Credit for landscaping in the amount of $65,754.70 for the ESA plantings and $165,901.45 for the other landscaping.
- Receipt of a Letter-of-Credit for $10,000 to secure the five-year environmental monitoring plan and a Letter-of-Credit for $11,000 to secure the bird strike monitoring plan.
- Granting of an approximately 218 m² (2,347 ft²) statutory right-of-way measuring approximately 2.9 m by 75.2 m (9.5 ft. by 246.7 ft.) adjacent to the west side of the subject site on 9466 Beckwith Road (2788 Jow Street) for the sidewalk purposes for public pedestrian and bicycle access and general access by the City for servicing and emergency access purposes. The works are to be built by the owner/developer and are to be maintained by the owner. Any works essential for public access within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA) and the maintenance & liability responsibility is to be clearly noted. The design must be prepared in accordance with City specifications & standards and the construction of the works will be inspected by the City concurrently with all other SA related works.

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

- Make any revisions to the existing SA12-611073 for changes to the design of Jow Street to provide necessary vehicle and pedestrian access and other servicing works for the subject development.
- Summit the following DEU information to Lulu Island Energy Company:
  a) For review mechanical, plumbing and architectural drawings (in PDF format) showing that a building mechanical system is compatible with the future DEU system and will be able to utilize the DEU for not less than 100% of all the annual space heating and domestic hot water heating for a building as determined in the energy modeling report.
  b) Submit for review a DEU energy modeling report showing:
     i. space heating, cooling and domestic hot water heating peak loads and hour by hour consumption, and
     ii. percentage of annual space heating and domestic hot water requirements supplied by DEU.

b) Submit for review mechanical, plumbing and architectural drawings (in PDF format) showing that a building mechanical system is compatible with the future DEU system and will be able to utilize the DEU for not less than 100% of all the annual space heating and domestic hot water heating for a building as determined in the energy modeling report.

c) Confirmation that the room noted as "Combined Mechanical Room": The general guideline for required DEU infrastructure within the building is 6.11m L x 2.83m W x 2.13m H.

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (http://www.richmond.ca/services/ttp/special.htm).

City of Richmond

Development Application Data Sheet

Development Applications Department

DP 18-829207 **Attachment 1**

Address: 9520 Beckwith Road (2777 Jow Street)

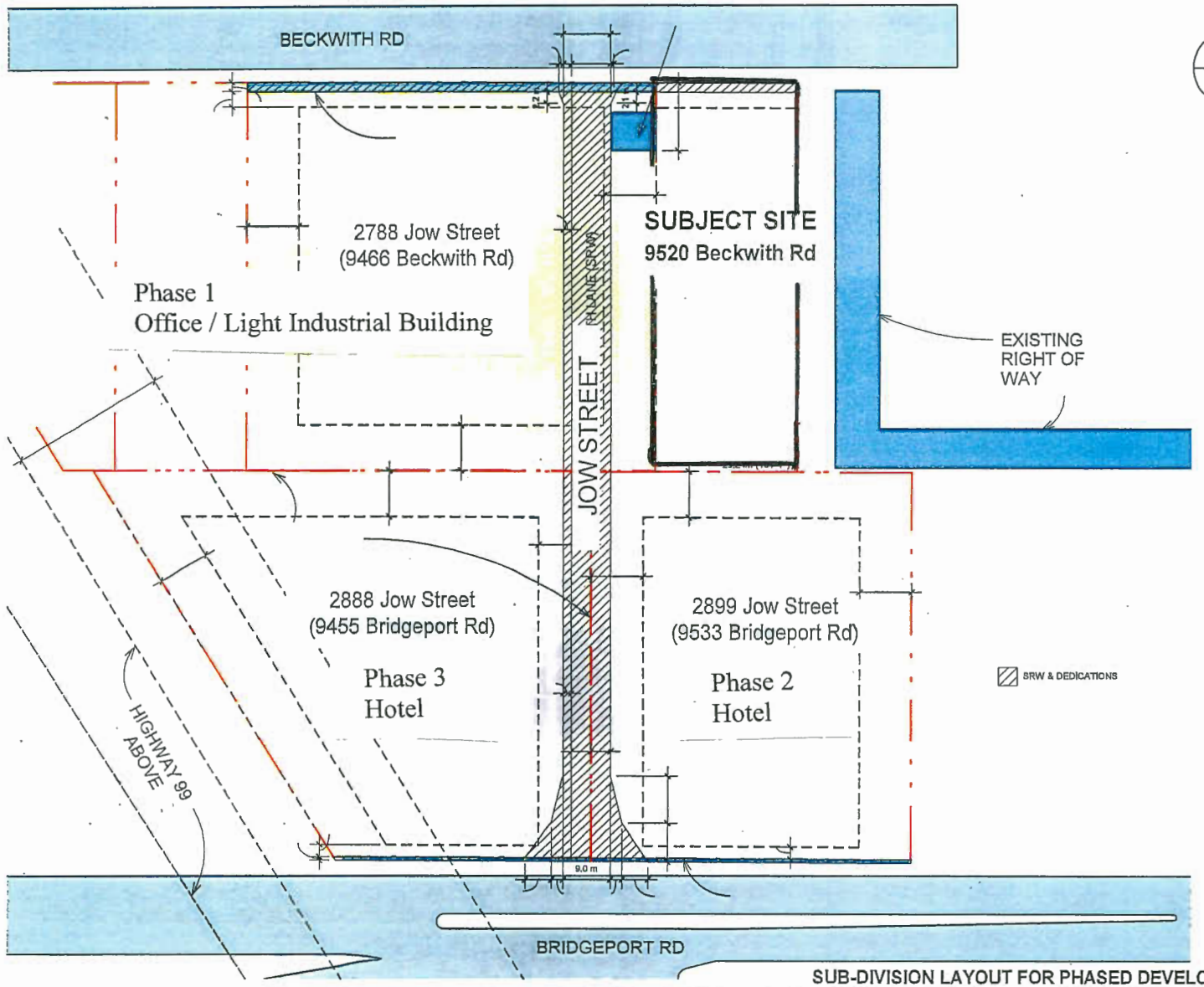
Applicant: IBI Group Architects (Canada) Inc. Owner: 1128457 B.C. Ltd

Planning Area(s): City Centre Area Plan

Floor Area Gross: 66,843 ft^2 (6,210 m^2) Floor Area Net: 40,436 ft^2 (3,757 m^2)

	Existing	Proposed
Site Area:	2,097.7 m^2	2,043.3 m^2
Land Uses:	Vacant	Office and Light Industrial
OCP Designation:	MEMP – Mixed Employment	MEMP – Mixed Employment
Zoning:	Single Detached (RS1/F)	Light Industrial and Office (ZI19) – Bridgeport Village (City Centre)
Number of Units:	None	None

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.85	1.84	none permitted
Lot Coverage:	Max. 75%	72.72%	none
Setback – Front Yard (Beckwith):	Min. 3.0 m	3.0 m	none
Setback – Side Yard (East):	Min. 0.0 m	0.2 m	none
Setback – Side Yard (West)	Min. 0.5 m	0.7 m	none
Setback – Rear Yard:	Min. 10.0 m	14.1 m	none
Height (m):	Max. 30 m	28.04 m	none
Lot Size:	none	2,043.3 m^2	none
Off-street Parking Spaces – Regular/Commercial:	74	74	none
Off-street Parking Spaces – Accessible:	2	2	none
Total off-street Spaces:	76	76	none
Tandem Parking Spaces	not permitted	None	none
Amenity Space – Indoor:	N/A	N/A	none
Amenity Space – Outdoor:	N/A	N/A	none



IBI

NEW NORTH-SOUTH ROAD CONNECTING
BRIDGEPORT RD WITH BECKWITH ROAD

SUB-DIVISION LAYOUT FOR PHASED DEVELOPMENT

A 1007

1/32" = 1'-0"

ATTACHMENT 2

Attachment 3

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, July 17 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

1. DP 18-829207 – 7-STOREY MIXED USE LIGHT INDUSTRIAL AND OFFICE DEVELOPMENT

ARCHITECT:	IBI Group Architects
LANDSCAPE ARCHITECT:	Van der Zalm and Associates
PROPERTY LOCATION:	9520 Beckwith Road

Applicant's Presentation

Salim Narayanan, Architect, IBI Group Architects and Travis Martin, Landscape Architect, van der Zalm + Associates, presented the project and together with Kelly Koome, Arborist, van der Zalm + Associates, answered queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from Panel members were as follows:

- appreciate the applicant contributing to the City's Public Art Fund; however, the applicant is encouraged to incorporate public art into the project to improve the project's public realm; ***IBI: Applicant appreciates the importance of the project as an integral part of Bridgeport community area, and together with design team makes thoroughgoing efforts to maximally enhance the public realm experience. Applicant believes that the City of Richmond has paramount view in regards of city's public art vision. As follows, and due to site conditions and confined quarters, applicant opts to contribute to City's Public Art Fund.***

- appreciate the high density of tree planting and landscaping along the building's Beckwith Road frontage to provide a buffer to the existing single-family homes to the north; however, consider opening up the landscaped area along the north edge of the site to provide additional pedestrian access to the building from the north and address potential CPTED concerns; ***IBI: Landscaping at North elevation, along Beckwith road, was revised accordingly, to open up the elevation and introduce additional pedestrian connection. See A0.09 and L-02A***
- support the terraced building form stepping away from the east property line at the upper levels to reduce the massing of the building; also appreciate the introduction of vertical elements to break down the horizontal mass of the building; consider further breaking down the building massing particularly at the lower levels to provide a more pedestrian-oriented character to the building; ***IBI: Has been done and no further changes are proposed.***
- support the proposed bollard lighting along the west and north sides of the building;
- consider introducing landscaping around the Pad Mounted Transformer (PMT) fronting Beckwith Road to screen it from pedestrian view; ***IBI: Green hedge was added around PMT, to create aesthetic concealment. See A0.09 and L-02A.***
- consider adding lighting to the loading area on the south side of the building to enhance pedestrian experience and safety at night; ***IBI: Upward accent lights and flood lights were added to increase illumination, accentuate the trees, along South elevation. See L-02A.***
- the model and the applicant's presentation helped clarify the project's concept;
- the scale of the project relative to its site context is appropriate; shape and form of the building is also appropriate for its proposed uses;
- the applicant needs to address concerns regarding lighting and ventilation in the two parking levels inside the building; consider incorporating louver strips into the glass material wrapping the parking levels for ventilation; lighting in the parking levels should match the type of glass material for the parking level walls and reduce headlight glare from inside, e.g. obscure, translucent or spandrel; ***IBI: Extensive louver panels were incorporated at North and South elevations. Furthermore, "staggered" curtain wall panels design at West elevation will provide additional parking ventilation. Re: Glazing – spandrel and frosted glass panels are used interchangeably, to create a desirable lighting effect and reduce/block headlight glare. See elevations A2.01, A2.02, A2.03***
- simplicity of articulation on the southwest corner of the building is appropriate; consider mimicking this approach to the northwest corner that has a corner glass condition; consider a more solid corner treatment; ***IBI: A more solid corner treatment adopted – Long staircase window, on North elevation, was deleted. See A2.01***

- articulation of vertical fins on the west face of the building is effective; appreciate the interlacing of vertical fins that aligns with the two middle parking levels in the building; consider highlighting this condition as the project moves forward; also consider a slightly denser articulation of the vertical fins on the north face of the building to highlight the two middle parking levels;

  IBI: Parking levels at North elevation were further accentuated by introducing mechanical louvers. No further changes are proposed.

- appreciate the amount of planting in the project and extensive use of native species; concerned on vine planting below Level 5 which is not shown on the planting plan for Level 5 as it is technically not on Level 5; applicant needs to consider provision of maintenance access; ***IBI: Guardrail access will be provided to maintain step-down planter. A fixed ladder is shown on A1.05 (at Gridline L1 between Gridlines D/E).***
- shadow study shows that the north elevation is a dark space most of the time; high density of planting including trees, native shrubs and planters along the Beckwith Road frontage will pose sightline issues; consider keeping the planting low and open up some of the trees to allow more sunlight; ***IBI: Landscaping at North elevation was revised accordingly, to allow more sunlight in. See A0.09 and L-02A***
- support the Panel comment regarding the lack of provision for maintenance access for vines on the lower planter below Level 5; consider installing a permanent ladder structure on the outside to connect the higher Level 5 planter to the lower planter;

  IBI: Guardrail access will be provided to maintain step-down planter. A fixed ladder is shown on A1.05 (at Gridline L1 between Gridlines D/E).
- programming on the building rooftop could be enhanced; consider breaking up the 20-foot long planting bed into smaller beds as it is difficult to maintain; the applicant could use the freed space for other uses that would benefit office space users; ***IBI: A break in the landscaping was made.***
- support the retention of existing trees along the south property line and the proposed additional planting of trees on the site;

- the project is nice and compact; however, the applicant needs to integrate into the building design the mechanical and ventilation requirements for the building's intended uses, e.g. provision of louvers for the two lower floors of light industrial uses; Canadian Standard Association (CSA) requirements may also impact the design and programming of the rooftop deck to provide for the mechanical equipment requirements of future medical and dental offices should these be located in the building's office spaces; ***IBI: Ventilation louvers are integrated into Light Industrial levels façade and soffit. See A2.01-04. Specialized, open to sky, mechanical area is allocated on Level 7 to serve present and future mechanical needs, and in coordination with Mechanical consultant.***
- applicant needs to be mindful of interconnecting the two floor levels for light industrial uses as this could impact the required space for vestibules on the ground level; ***IBI: Internal stairs shown in Light Industrial spaces are optional, and subject to future TI if needed.***
- support the incorporation of vertical fins on the building façade; however, some of the fins, particularly the intermediate fins, are not deep enough and need further design development;

  IBI: Has been done and no further changes are proposed.
- appreciate the proposed mixed light industrial and office use project which is part of an overall project that includes two hotel buildings and a business centre building;
- support the Panel comment for the applicant to consider at this stage of the project the mechanical and ventilation requirements for office and light industrial spaces and incorporate these into the building design and articulation of building facade, e.g. louvers and mechanical equipment; ***IBI: Mechanical and ventilation requirements are incorporated and coordinated with Mechanical consultant.***
- the proposed loading decks are not well resolved; consider a dedicated and more direct passage from the loading decks to the inside of the building that will not go through the garbage and recycling room; applicant could consider utilizing a portion of the office reception/lobby as a passageway from the loading decks to the inside of the building; ***IBI: Service corridor and Garbage/Recycling area were revised to allow a dedicated passage from the loading facilities.***
- the overall articulation of the building is more successfully shown in the model than in the renderings, e.g. showing the contrast in gray tones;

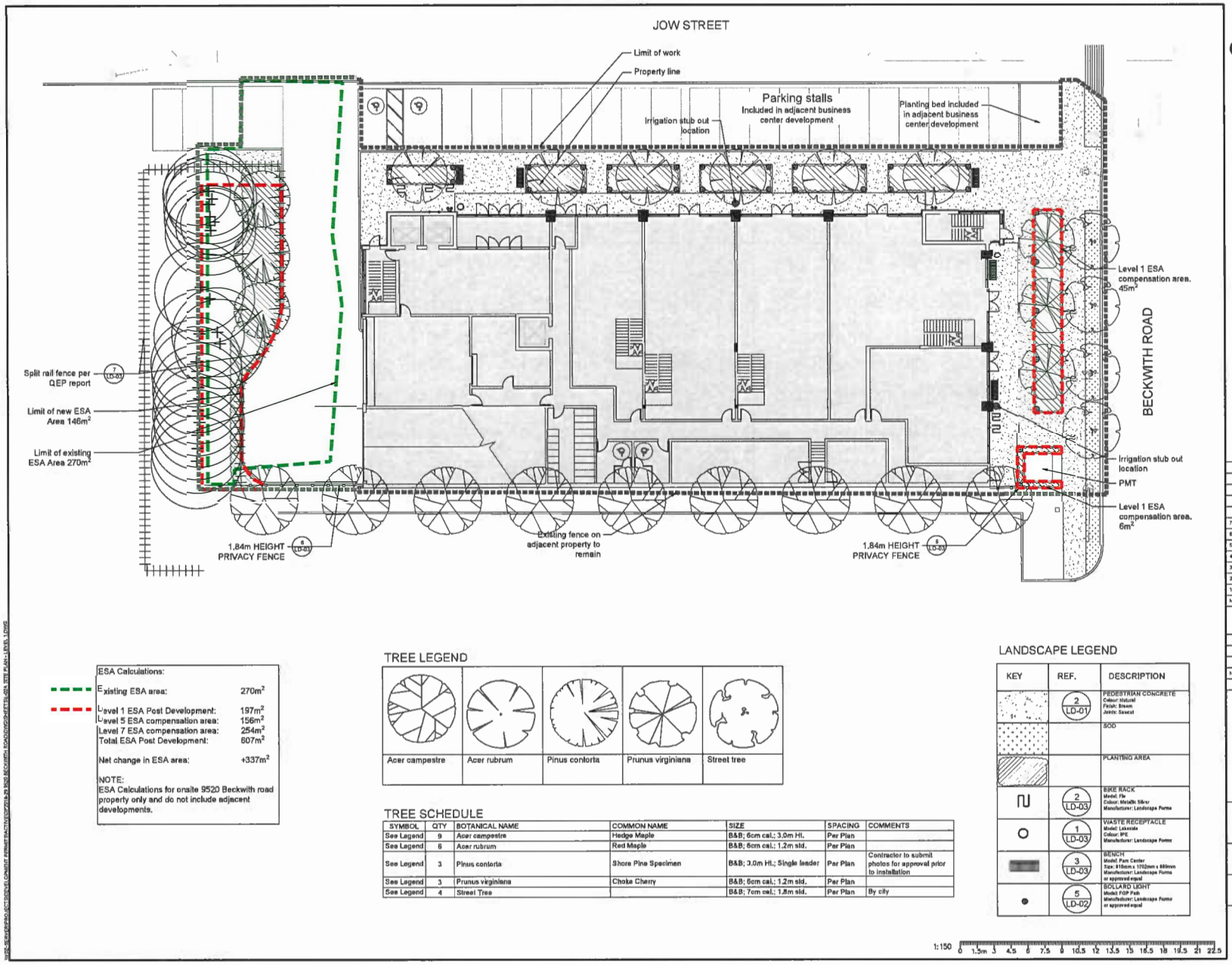
- applicant needs to review the accessibility aspect of the project, e.g. wayfinding for different users of the building, e.g. location of accessible parking; ***IBI: Please, see L-06 for Accessibility Plan. Please, see A0.09 for H/C stalls located at immediate proximity to the main lobby. Accessibility and wayfinding signs will be incorporated throughout in the project within the Building Permit, including electronic H/C door opener at main lobby.***

- appreciate the proposed mixed-use building notwithstanding the questions regarding its intended uses;
- the two levels of parking inside the building present an opportunity to repurpose these for other uses as their need diminishes in the future;
- would like to see the definition of the zoning of the subject site and its permitted uses; and
- appreciate how the building fits into the neighbourhood.

Panel Decision

It was moved and seconded
That DP 18-829207 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED



ESA Calculations:

Existing ESA area:	270m²
Level 1 ESA Post Development:	197m²
Level 5 ESA compensation area:	156m²
Level 7 ESA compensation area:	254m²
Total ESA Post Development:	607m²
Net change in ESA area:	+337m²

NOTE:
ESA Calculations for onsite 9520 Beckwith road property only and do not include adjacent developments.

TREE LEGEND

Acer campestre	Acer rubrum	Pinus contorta	Prunus virginiana	Street tree

TREE SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
See Legend	9	Acer campestre	Hedge Maple	B&B; 6cm cal.; 3.0m Ht.	Per Plan	
See Legend	6	Acer rubrum	Red Maple	B&B; 6cm cal.; 1.2m std.	Per Plan	
See Legend	3	Pinus contorta	Shore Pine Specimen	B&B; 3.0m Ht.; Single leader	Per Plan	Contractor to submit photos for approval prior to installation
See Legend	3	Prunus virginiana	Choke Cherry	B&B; 6cm cal.; 1.2m std.	Per Plan	
See Legend	4	Street Tree		B&B; 7cm cal.; 1.8m std.	Per Plan	By city

LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	2 / LD-01	PEDESTRIAN CONCRETE Colour: Natural Finish: Broom Joints: Sawcut
		SOD
		PLANTING AREA
	2 / LD-03	BIKE RACK Model: Flo Colour: Metallic Silver Manufacturer: Landscape Forms
	1 / LD-03	WASTE RECEPTACLE Model: Lakeside Colour: BPE Manufacturer: Landscape Forms
	3 / LD-03	BENCH Model: Parc Center Size: 818mm x 1702mm x 889mm Manufacturer: Landscape Forms or approved equal
	5 / LD-02	BOLLARD LIGHT Model: FOP Pole Manufacturer: Landscape Forms or approved equal

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No.	By:	Description	Date
7	AD	Issued for Development Permit	Oct 10, 2019
6	DV	Issued for DP, ADP UPDATE	August 22, 2019
5	AD	Issued for ADP	July 4, 2019
4	AD	Issued for Development Permit	June 26, 2019
3	AD	Issued for Development Permit	March 19, 2019
2	AD	Issued for Development Permit	Feb 20, 2019
1	AD	Issued for Development Permit	Jan 30, 2019

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
9520 Beckwith Road

Location:
9520 Beckwith Road
Richmond, BC

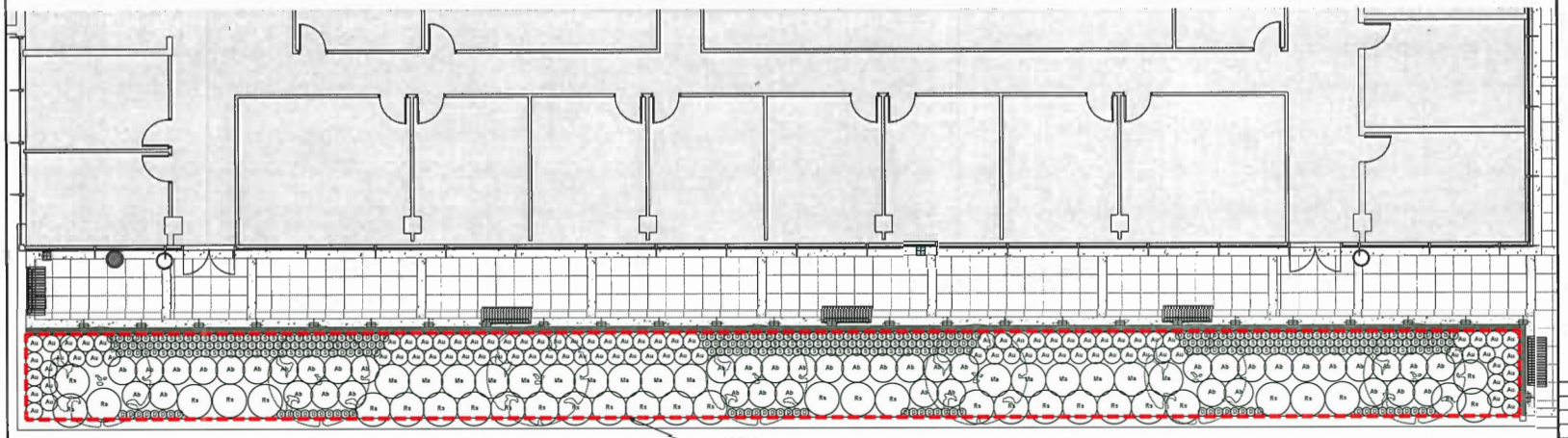
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VDZ Project #: DP2018-29
Drawing Title: SITE PLAN - LEVEL 1
Drawing #: L-02A

NORTH

ATTACHMENT 4



ESA Calculations:	
Existing ESA area:	270m²
Level 1 ESA Post Development:	197m²
Level 5 ESA compensation area:	156m²
Level 7 ESA compensation area:	254m²
Total ESA Post Development:	607m²
Net change in ESA area:	+337m²

NOTE:
ESA Calculations for onsite 9520 Beckwith road property only and do not include adjacent developments.

PLANT SCHEDULE

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING
Ab	45	Abies balsamea `Nana` / Dwarf Balsam Fir	#2 Pot	1m
Au	94	Arctostaphylos uva-ursi / Kinnikinnick	#2 Pot	0,60m
D	144	Deschampsia cespitosa / Tufted Hair Grass	#2 Pot	0,30m
Ma	18	Mahonia aquifolium / Oregon Grape	#3	1,20m
Rs	33	Ribes sanguineum / Red Flowering Currant	#3	1,20m
S	198	Sedum spathulifolium `Carnea` / Broadleaf Stonecrop	#1	0,30m

1. All plant material shall meet or exceed standards required by Canadian Landscape Standards guidelines.
2. Topsoil supplied shall be from a reputable source. A full analysis of the growing medium will be required at the contractor's expense, submit to landscape consultant for approval.
3. Amend growing medium per soil analysis recommendations prior to spreading on site. Rejected growing medium shall be removed off site immediately at the landscape contractors expense.
4. Growing medium depths for planting as follows:
   a. Shrubs: 450mm
   b. Sod: 150mm
   c. Tree pits: 1000mm with 300mm (below root ball)
5. 25mm minus compost mulch to be installed in all shrub planting areas.
6. All landscaped areas to be irrigated.

1:75

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No.	By:	Description	Date
7	AO	Issued for Development Permit	Oct 10, 2019
6	DV	Issued for DP, ADP UPDATE	August 22, 2019
5	AO	Issued for ADP	July 4, 2019
4	AO	Issued for Development Permit	June 28, 2019
3	AO	Issued for Development Permit	March 19, 2019
2	AO	Issued for Development Permit	Feb 28, 2019
1	AO	Issued for Development Permit	Jan 30, 2019

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Project:
9520 Beckwith Road

Location:
9520 Beckwith Road
Richmond, BC

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Approved: MVDZ
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Original Sheet Size: 24"x36"

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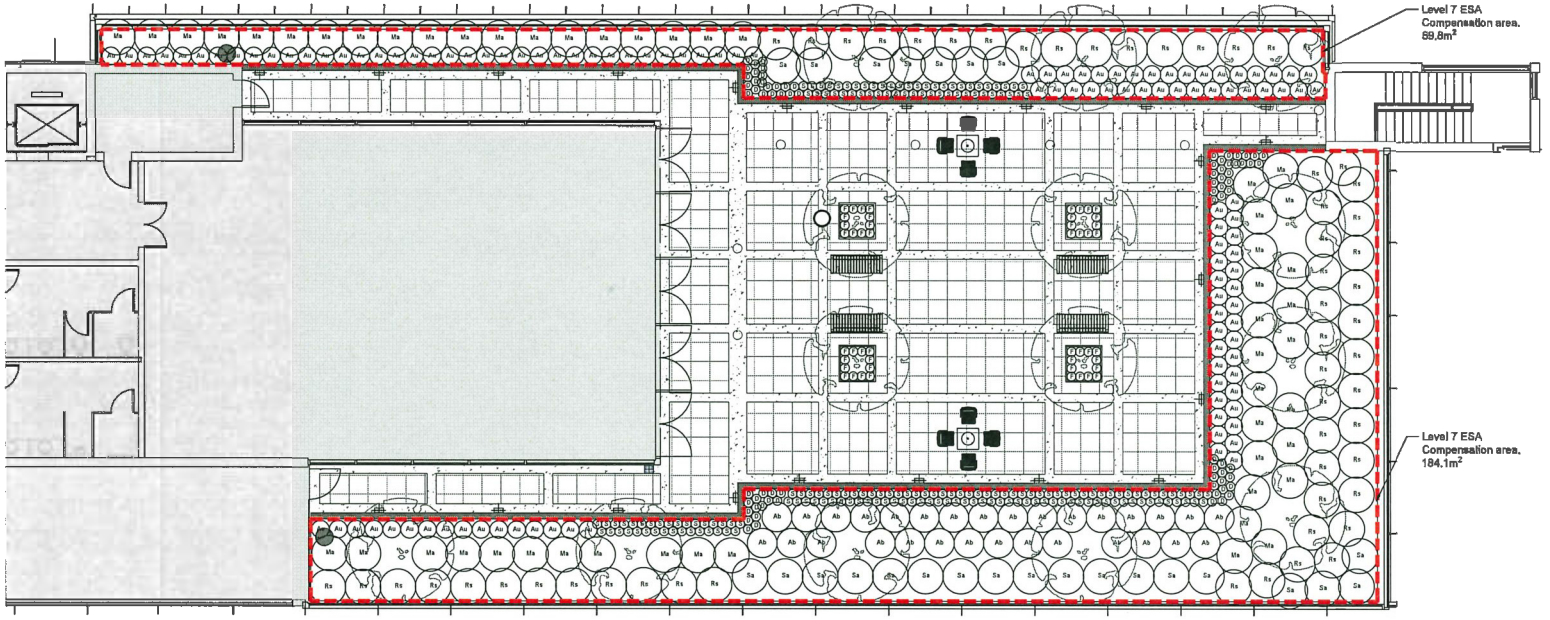
VDZ Project #: DP2018-29

Drawing Title: PLANTING PLAN - LEVEL 5

NORTH

Drawing #: L-03B

SIZE: 36"x24" H:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2018-29 9520 BECKWITH ROAD\DWGS\SHEETS_CSP PLANTING PLAN - LEVEL 5.DWG



ESA Calculations:

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Level 7 ESA compensation area:	254m²
Total ESA Post Development:	607m²
Net change in ESA area:	+337m²

NOTE:
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PLANT SCHEDULE

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING
Ab	30	Abies balsamea `Nana` / Dwarf Balsam Fir	#2 Pot	1m
Au	118	Arctostaphylos uva-ursi / Kinnikinnick	#2 Pot	0,60m
D	76	Deschampsia cespitosa / Tufted Hair Grass	#2 Pot	0,30m
F	48	Festuca glauca `Elijah Blue` / Blue Fescue	#1	0,30m
Ma	51	Mahonia aquifolium / Oregon Grape	#3	1,20m
Rs	56	Ribes sanguineum / Red Flowering Currant	#3	1,20m
S	181	Sedum spathulifolium `Carnea` / Broadleaf Stonecrop	#1	0,30m
Sa	25	Symphoricarpos albus / Common White Snowberry	#3	1,20m

1. All plant material shall meet or exceed standards required by Canadian Landscape Standards guidelines.
2. Topsoil supplied shall be from a reputable source. A full analysis of the growing medium will be required at the contractor's expense, submit to landscape consultant for approval.
3. Amend growing medium per soil analysis recommendations prior to spreading on site. Rejected growing medium shall be removed off site immediately at the landscape contractors expense.
4. Growing medium depths for planting as follows:
   a. Shrubs: 450mm
   b. Sod: 150mm
   c. Tree pits: 1000mm with 300mm (below root ball)
5. 25mm minus compost mulch to be installed in all shrub planting areas.
6. All landscaped areas to be irrigated.

1: 75

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Drawing Title: PLANTING PLAN - LEVEL 7
VDZ Project #: DP2018-29
Drawing #: L-03C

V:\2018-SERVER\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2018-29 9520 BECKWITH ROAD\DWGS\SHEETS\DP2018-29 PLANTING PLAN - LEVEL 7.DWG

LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

Project Name: Bridgeport Lowrise
Date: 2019-M06-26

Y	?	N			
1			Credit	Integrative Process	1

Y	?	N			
13	1	0	**Location and Transportation**		16
		0	Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
		0	Credit	High Priority Site	2
5			Credit	Surrounding Density and Diverse Uses	5
5			Credit	Access to Quality Transit	5
	1		Credit	Bicycle Facilities	1
1			Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles	1

Y	?	N			
3	4	3	**Sustainable Sites**		10
Y			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
	2		Credit	Site Development - Protect or Restore Habitat	2
1			Credit	Open Space	1
		3	Credit	Rainwater Management	3
	2		Credit	Heat Island Reduction	2
1			Credit	Light Pollution Reduction	1

Y	?	N			
7	1	0	**Water Efficiency**		11
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
1	1		Credit	Outdoor Water Use Reduction	2
3			Credit	Indoor Water Use Reduction	6
2			Credit	Cooling Tower Water Use	2
1			Credit	Water Metering	1

Y	?	N			
17	0	0	**Energy and Atmosphere**		33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
6			Credit	Enhanced Commissioning	6
9			Credit	Optimize Energy Performance	18
1			Credit	Advanced Energy Metering	1
		0	Credit	Demand Response	2
		0	Credit	Renewable Energy Production	3
1			Credit	Enhanced Refrigerant Management	1
		0	Credit	Green Power and Carbon Offsets	2

Y	?	N			
0	4	0	**Materials and Resources**		13
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
		0	Credit	Building Life-Cycle Impact Reduction	5
		0	Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
	1		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
	1		Credit	Building Product Disclosure and Optimization - Material Ingredients	2
	2		Credit	Construction and Demolition Waste Management	2

Y	?	N			
10	5	0	**Indoor Environmental Quality**		16
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
2			Credit	Enhanced Indoor Air Quality Strategies	2
1	2		Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
1			Credit	Indoor Air Quality Assessment	2
1			Credit	Thermal Comfort	1
	1		Credit	Interior Lighting	2
2	1		Credit	Daylight	3
	1		Credit	Quality Views	1
1			Credit	Acoustic Performance	1

Y	?	N			
1	5	0	**Innovation**		6
	5		Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

Y	?	N			
0	0	0	**Regional Priority**		4
		0	Credit	Regional Priority: Specific Credit	1
		0	Credit	Regional Priority: Specific Credit	1
		0	Credit	Regional Priority: Specific Credit	1
		0	Credit	Regional Priority: Specific Credit	1

52	20	3	**TOTALS**	Possible Points: 110

Certified: 40 to 49 points; Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

E3 ECO GROUP

#400 – 8085 North Fraser Way

Burnaby, BC

V5J 5M8

T: 604-874-3715

E: info@e3ecogroup.com

2019-M06-26

Attn: City of Richmond

Re: 9520 Beckwith Road by Chunghwa

This letter is written to indicate the progress of Bridgeport – Lowrise (9520 Beckwith Road, Richmond, BC) and to present the preliminary sustainability assessment and implementation of green building strategies in the project design. Furthermore, this letter confirms that E3 Eco Group has been engaged by Chunghwa to consult on sustainability strategies during the project development to ensure compliance with Rezoning Considerations 19.

For Rezoning Consideration 19:

As clearly stated in the Rezoning Consideration (RZ 18-821103), the project is exempt from complying with Step Code due to its Development Permit Application date being prior to the adoption of Step Code by the city of Richmond. Therefore, a preliminary rating has been carried out following the LEED v4 rating system and sufficient points have been selected and incorporated into the design as to be equivalent to a Silver rating. A follow-up letter and report will be submitted to the City upon project completion.

Supporting Documentation:
Simplified Sustainability Checklist 2019-M06-26

Please contact the undersigned if you have any additional questions.

Kind Regards,

Kauê Queiroz
Sustainability Consultant
Project Manager
E3 Eco Group Inc.

IBI GROUP
ARCHITECTS (CANADA) INC.
700 - 1285 West Pender Street
Vancouver BC V6E 4B1 Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

City of Richmond

Development Permit

No. DP 18-829207

To the Holder:	IBI GROUP ARCHITECTS (CANADA) INC.
Property Address:	9520 BECKWITH ROAD (2777 JOW STREET)
Address:	C/O 1285 WEST PENDER STREET VANCOUVER, BC V6E 4B1

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #DP18-829207-1 to #DP18-829207-43 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of $65,754.70 for the ESA plantings and $165,901.45 for the other landscaping to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to five years after inspection of the completed ESA plantings and up to one year after inspection of the completed other landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 18-829207

To the Holder:	IBI GROUP ARCHITECTS (CANADA) INC.
Property Address:	9520 BECKWITH ROAD (2777 JOW STREET)
Address:	C/O 1285 WEST PENDER STREET VANCOUVER, BC V6E 4B1

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

   This Permit is not a Building Permit.

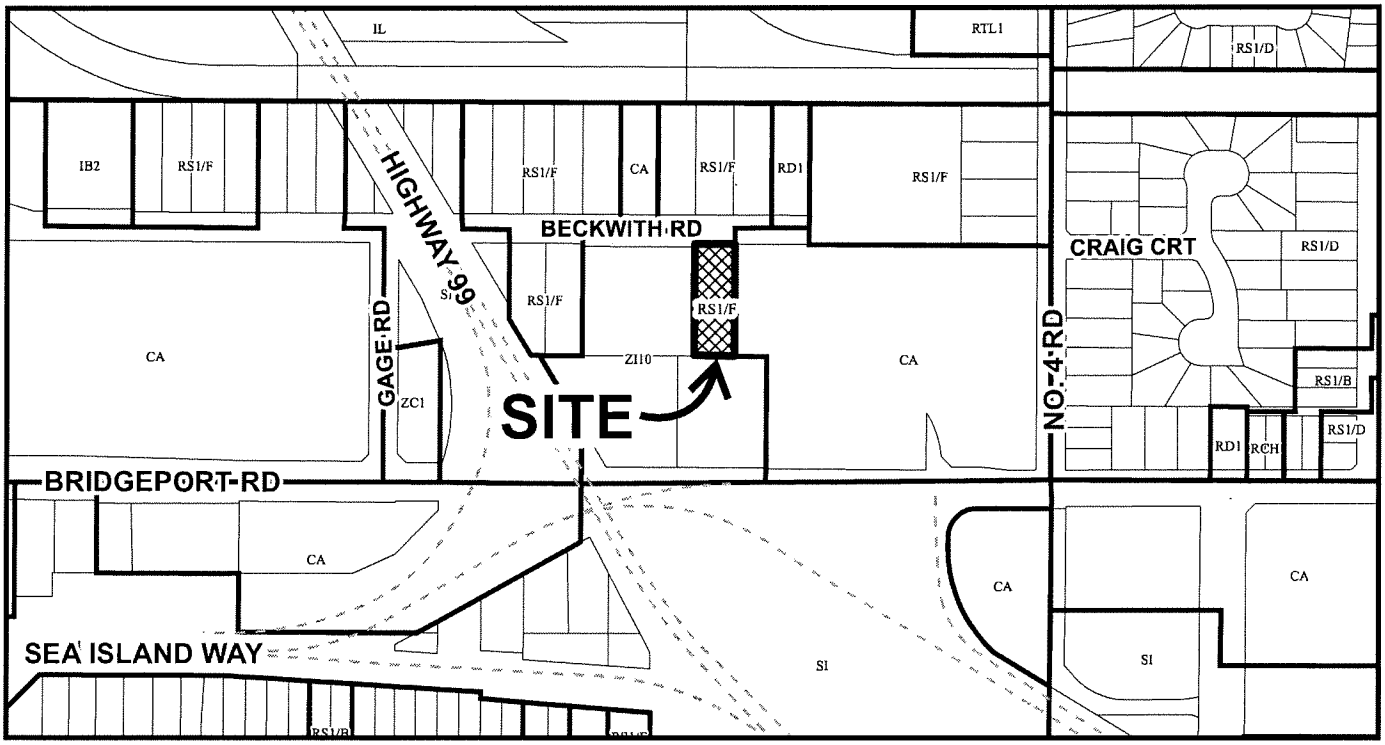
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

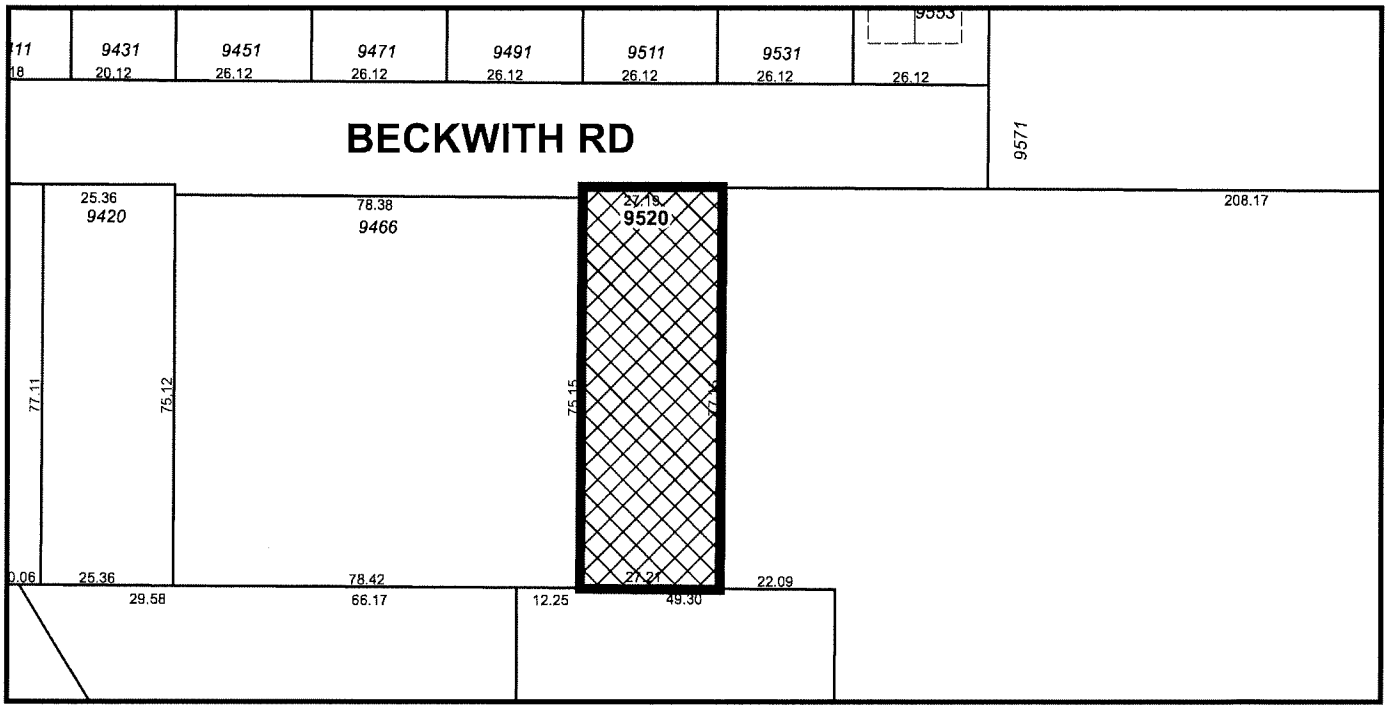
DELIVERED THIS DAY OF , .

_____

MAYOR

City of Richmond





DP 18-829207 SCHEDULE "A"

Original Date: 10/24/18

Revision Date:

Note: Dimensions are in METRES

BRIDGEPORT LOW RISE OFFICE BUILDING

PROJECT OVERVIEW

The proposed mixed-use commercial project is located at the lot 9520 Beckwith Road (2777 Jow Street) and will form as part of the Bridgeport Hotels & Business Centre Complex that is currently at Building Permit stage. The east neighbour is a commercial complex that includes retail spaces and a restaurant. The immediate north is primarily old residential buildings those are identified for rezoning as Sub Area-A2. The site is approximately 800m (10 – 15 minutes), walking distance from Bridgeport sky train station.

The primary design approach, is to maximize the full potential of the strategic location of the site that is close to major arterial roads, proximity to airport, sky train station and surrounding mixed-commercial uses. The project is in close vicinity to the Bridgeport Road at south, Highway-99 Oak Street Bridge at west and Beckwith Road at north. The proposed Light Industrial/Office commercial uses will be a vibrant addition to the emerging mixed-use neighbourhood.

The building has been designed in 7 levels. The first and second floors will be dedicated to flexible commercial spaces which are primarily light industrial. Provision for internal stairs connecting the two levels are provided for flexibility in having stacked spaces, those may be ideal for light industrial uses. The upper three levels are designed as office spaces that will be useful for single or multiple tenants. The parking stalls are located in the third and fourth floors sandwiched between light Industrial and office uses providing clear separation between the uses.

The design for the main elevations - west and north have modular patterns of window system treatments creating a well-balanced character breaking the long leaner mass along the north-south direction. The west facing windows of the office levels have slopping façade to animate the west elevation of the neighbouring Business Centre building by creating visual interest, and providing passive solar shading from the afternoon sun glare. The west elevation of the two storey parking located at the 3rd and 4th floors, mimic the vocabulary of the elevation of the office in smaller modules of curtain wall treatments creating individuality and harmony at the same time. Expression of window segments in elevational treatments is a theme adopted from the Bridgeport Hotels and Business Centre to create a cohesive experience from the public realm.

The articulated landscape treatment of north-south internal road which is connected to Bridgeport at south and to Beckwith at north serves as the main approach to the building from the west side. The parking entrance and loading areas access is from the south side of building along the latitudinal east-west internal road.

The key effort in the design of the building, was to respect the Richmond OCP guidelines, implement environmentally friendly sustainable design approach and enforce strong design elements that will enhance the City's vision of future mixed-use commercial urban growth for the neighbourhood.

Cover Sheet

OWNER — MAILIN CHEN
CHUNGHWA INVESTMENT
1800-570 GRANVILLE STREET
VANCOUVER, BC V6C 3P1
CONTACT: JOHN CHENG
EMAIL: john@chunghwa.ca

ARCHITECT — IBI GROUP ARCHITECTS (CANADA) INC.
SUITE 700 - 1285 WEST PENDER STREET
VANCOUVER, BC V6E 4B1
TEL:(604) 683-8797
FAX:(604) 683-0492
CONTACT: SALIM NARAYANAN
EMAIL: SNarayanan@ibigroup.com

PROPERTY ADDRESS — 9520 BECKWITH ROAD (2777 Jow Street)

LEGAL DISCRIPTION — Parcel "A" (Explanatory Plan 25441)
Lots 18 and 19, Section 22, Block 5
North Range 6 West, New Westminister
District Plan 8931



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2019-10-01

DP 18-829207-1

Sub-Area A2 and Drawing List

Sub-Area A.2: Industrial Reserve - Limited Commercial	
A. Typical Distribution of Uses	- Ground Floor: light industry and, within 50 m (164 ft.) of designated street frontages, retail, restaurant, and hotel with the exception of 9451, 9491, 9511, 9531 and 9551 Bridgeport Road, which permits retail, restaurant and hotel uses to extend 65 m (213 ft.) from Bridgeport Road. - Upper Floors: office, education (excluding provincial kindergarten to grade 12 programs), and within 50 m (164 ft.) of designated street frontages, restaurant and hotel with the exception of 9451, 9491, 9511, 9531 and 9551 Bridgeport Road, which permit retail, restaurant and hotel uses to extend 65 m (213 ft.) from Bridgeport Road. - Parking: within or to the rear of the building and concealed from public view by non-parking uses or screened from public view by a landscape buffer at least 3 m (10 ft.) deep.
B. Maximum City Block Size	- As defined by the Plan's proposed public street and pedestrian linkages networks, together with the addition of lanes and mews where this can attractively and safely provide public access between destinations or break up large blocks to make activities more easily accessible and identifiable.
C. Minimum Net Development Site Size	- West of Brown Road: 8,000 m² (2.0 ac.). - Elsewhere: 2,400 m² (0.6 ac.) except that where building height exceeds 25 m (82 ft.), the Minimum Tower Development Site Size should apply.
D. Net Development Site Coverage	- 90% maximum, exclusive of mews and lanes and areas identified for public open space uses (e.g., "pedestrian linkages").
E. Maximum Building Height	- Within 50 m (164 ft.) of Bridgeport Road: 35 m (115 ft.). (Additional building height is discouraged.) - Elsewhere: 25 m (82 ft.). (Additional building height may be permitted to enhance industrial uses.)
F. Towers - Above 25 m (82 ft.)	- Maximum floorplate size: 650 m² (6,997 ft²). - Minimum tower spacing: 35 m (115 ft.). - The affected development site should satisfy the Plan's Minimum Tower Development Site Size.
G. Habitable Floor Elevation	- Minimum: a) for industrial uses: 0.3 m (1.0 ft.) above the crown of the fronting street; b) for non-industrial uses: 2.9 m (9.5 ft.) geodetic.
H. Minimum Setbacks	- For buildings and parking (may vary with the preferred frontage treatment): a) public street: 3 m (10 ft) to the property line; b) publicly-accessible open space: 1.5 m (5 ft.) to the right-of-way boundary; c) interior side and rear yards: - adjacent to existing residential uses: 3 m (10 ft.) to the common property line; - elsewhere: nil to the property line or lane right-of-way. - For buildings taller than the Oak Street Bridge deck: 30 m (98 ft.) to the drip line of the bridge. - Parking may encroach into the minimum setbacks where it is concealed from public view and does not compromise the attractiveness or "human scale" of the preferred frontage treatment.
I. Build-to-Lines	- Development should aim to present a coordinated, urban image characterized by a continuous streetwall along all fronting public streets. To achieve this, developments are encouraged to: a) set building facades at the minimum setback line; b) orient/mass buildings so that they present a continuous building facade along all public street frontages or, where this not possible due to driveways, low development density, etc., effectively extend the facade across any interruptions via decorative fencing, landscaping, public art , or other landscape/building features (e.g., pergolas, arcades).
J. Preferred Frontage Treatments	- "Shopfront & Awning", "Stoops & Porches", and "Terraced Units". - Setback Encroachments: frontage treatment depth may be reduced, together with the minimum setback from a public street, provided that the combination of building and landscape treatments (e.g., street trees, screening) along the frontage are designed to ensure an attractive, pedestrian- and cyclist- oriented environment appropriate to a high-quality - urban - business park.
K. Landscape Considerations	- Along site frontages, provide some combination of large-growing street trees, additional trees (especially evergreens) and landscaping designed to provide both necessary security and an attractive, pedestrian and cyclist-friendly image (e.g., screen security fencing with hedges). - Avoid locating driveways, parking, or service yards between the building and the street. - Ensure that large areas of paving are screened from public view from streets, open spaces, and bridges, and that stormwater run-off and other environmental issues commonly associated with such areas are mitigated. - Where possible, provide publicly-accessible trails, greenways, seating, and naturalized areas that enhance public amenity and help to encourage walking and cycling. - Adjacent to residential uses, provide a solid fence a minimum of 1.8 m (6 ft.) high, together with evergreen and deciduous trees, shrubs, and other landscape features designed to screen industrial activities and buffer their impact (e.g., noise, overlook, lights) on residential neighbours. - Fence off or landscape any underutilized land and ensure adequate lighting and maintenance to avoid an unkempt appearance and discourage vandalism, etc.
L. Built Form Considerations	- Public building/unit entrances should open directly onto the public sidewalk or, in the case of especially deep lots (e.g., north side of Beckwith Road), be visible and identifiable from the fronting public street, and be oriented to courtyards accessible from the public sidewalk. - Along the north side of Bridgeport Road, development should respect guidelines for the "Bridgeport & Sea Island Airport Gateway Corridor" (Section 3.1.1(C), Distinctive Streetscapes). - If a project does not maximize the permitted density on a development site, buildings should be: a) sited to facilitate future phases with minimal impact on earlier construction. b) designed to present an attractive, "finished" appearance at each phase of development.

Bylaw 8707 2017/09/11

DRAWING LIST

Sheet Number	Sheet Name	Drawing Scale
A0.01	Cover Sheet	NTS
A0.02	Overall Aerial View	NTS
A0.03	Sub-Area A2 and Drawing List	NTS
A0.03a	Design Rationale	NTS
A0.03b	Design Rationale	NTS
A0.03c	Design Rationale	NTS
A0.03d	LEED	
A0.04	City Bylaw and Guidlines	NTS
A0.05	Site Map	NTS
A0.06	Survey Plan	NTS
A0.07	Context Plan	1/64" = 1'-0"
A0.08	Project Statistics	NTS
A0.08a	Parking Statistics	NTS
A0.08b	Overall Site Parking Statistics	
A0.09	Site Plan	1" = 20'-0"
A0.10	Schematic Building Setback	1" = 20'-0"
A0.11	Shadow Study	NTS
A0.11a	Shadow Study	NTS
A0.12	Shadow Study	NTS
A0.12a	Shadow Study	NTS
A0.13	Current Site Images	NTS
A0.14	Project Location in the Neighbourhood	NTS
A1.01	Level 01 - Floor Plan	1/16" = 1'-0"
A1.02	Level 02 - Floor Plan	1/16" = 1'-0"
A1.03	Parking Level 03 - Floor Plan	1/16" = 1'-0"
A1.04	Parking Level 04 - Floor Plan	1/16" = 1'-0"
A1.05	Level 05 - Floor Plan	1/16" = 1'-0"
A1.06	Level 06 - Floor Plan	
A1.07	Level 07 - Floor Plan	1/16" = 1'-0"
A1.08	Roof Plan	1/16" = 1'-0"
A2.01	North Elevation	1/16" = 1'-0"
A2.02	South Elevation	1/16" = 1'-0"
A2.03	West Elevation	1/16" = 1'-0"
A2.04	East Elevation	1/16" = 1'-0"
A2.04a	Typ. Railing Det.	NTS
A2.05	Streetscapes	1" = 50'-0"
A2.06	South-West View	NTS
A2.07	North-West View	NTS
A2.08	South-East View	NTS
A2.09	Aerial View North-West	NTS

DRAWING LIST

Sheet Number	Sheet Name	Drawing Scale
A2.10	Aerial View South-West	NTS
A2.11	Aerial from South-West	NTS
A2.12	Aerial View North-East	NTS
A2.13	Public Realm, North-West	NTS
A2.14	Public Realm, South-West	NTS
A2.15	Public Realm, South	NTS
A3.01	Section A-A	1/16" = 1'-0"
A3.02	Section B-B	1/16" = 1'-0"
A3.03	Section C-C	1/16" = 1'-0"
A9.01	QEP	
A9.02	QEP	
A9.03	Mechanical Letters	
A9.04	Landscape Drawings	

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9520 BECKWITH RD | **A0.03**

DP 18-829207-2

Design Rationale

1.0 Introduction
IBI Group has been retained by Chunghwa Investment to design a mixed-use office and light-industrial development with a high quality of urban design and architecture, consistent with the City of Richmond Official Community Plan and City Centre Area Plan Guidelines and Policies.

2.0 Context
The proposed mixed-use commercial project is located at the lot 9520 Beckwith Road (2777 Jow Street) and will form as part of the Bridgeport Hotels & Business Centre Complex that are currently at Building Permit and construction stages respectively.
The east neighbor is a commercial complex that includes retail spaces and a restaurant. The immediate north is primarily old residential buildings those are identified for rezoning as Sub Area-A2. The site is approximately 800m (10 – 15 minutes), walking distance from Bridgeport sky train station.

3.0 Siting
The primary development approach, is to maximize the full potential of the strategic location of the site that is close to major arterial roads, proximity to airport, sky train station and surrounding mixed-commercial uses. The project is in close vicinity to the Bridgeport Road at south, Highway-99 Oak Street Bridge at west and Beckwith Road at north. The proposed Light Industrial/Office commercial uses will be a vibrant addition to the emerging mixed-use neighborhood.

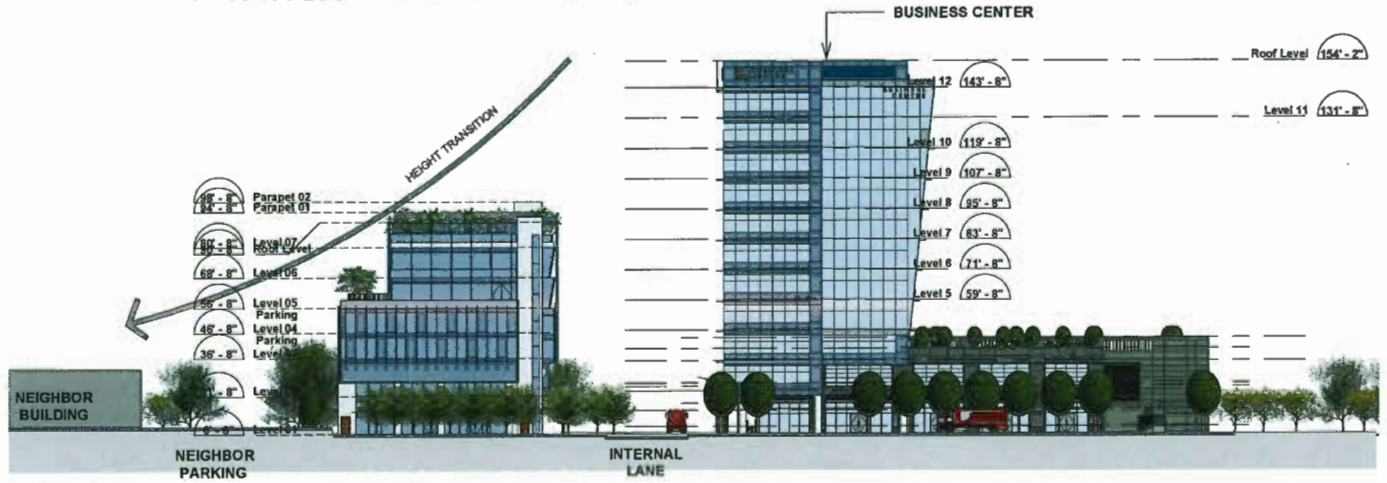
4.0 Internal Composition
The building has been designed in 7 levels. The first and second floors will be dedicated to flexible commercial spaces which are primarily light industrial. Provision for internal stairs connecting the two levels are provided for flexibility in having stacked spaces, those may be ideal for light industrial uses. The upper three levels are designed as office spaces that will be useful for single or multiple tenants. The parking stalls are located in the third and fourth floors sandwiched between light Industrial and office uses providing clear separation between the uses.

5.0 External Character
The design for the main elevations - west and north have modular patterns of window system treatments creating a well-balanced character breaking the long leaner mass along the north-south direction. The west facing windows of the office levels have slopping facade to animate the west elevation of the neighboring Business Centre building by creating visual interest, and providing passive solar shading from the afternoon sun glare. The west elevation of the two storey parking located at the 3rd and 4th floors, mimic the vocabulary of the elevation of the office in smaller modules of curtain wall treatments creating individuality and harmony at the same time. Expression of window segments in elevational treatments is a theme adopted from the Bridgeport Hotels and Business Centre to create a cohesive experience from the public realm.
The articulated landscape treatment of north-south internal road which is connected to Bridgeport at south and to Beckwith at north serves as the main approach to the building from the west side. The parking entrance and loading areas access is from the south side of building along the latitudinal east-west internal road.

The key effort in the design of the building, was to respect the Richmond OCP guidelines, implement environmentally friendly sustainable design approach and enforce strong design elements that will enhance the City's vision of future mixed-use commercial urban growth for the neighborhood.



PROJECT LOCATION IN THE NEIGHBOURHOOD



STREETSCAPE ALONG BECKWITH ROAD

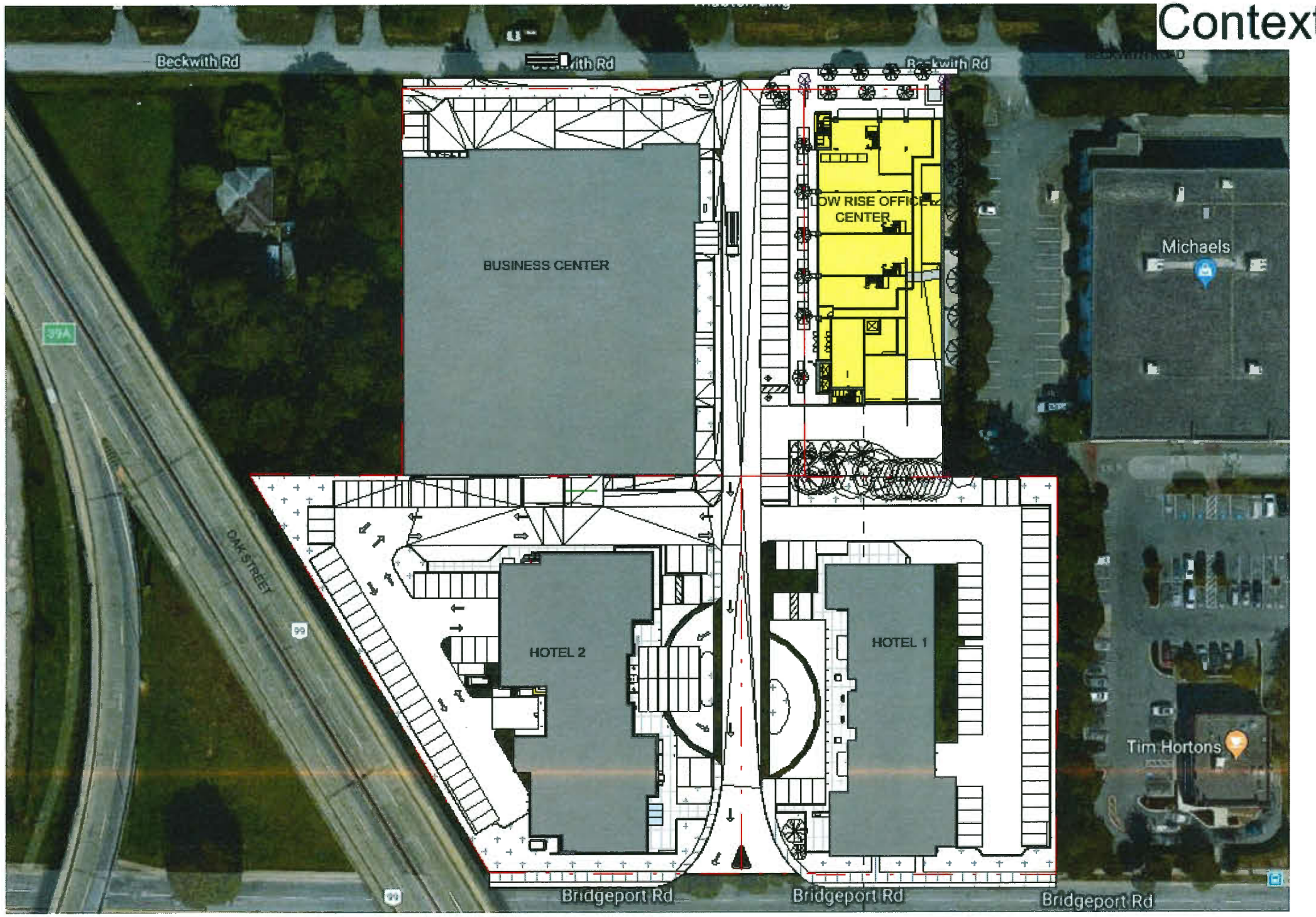
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DP 18-829207 – 3

Context Plan



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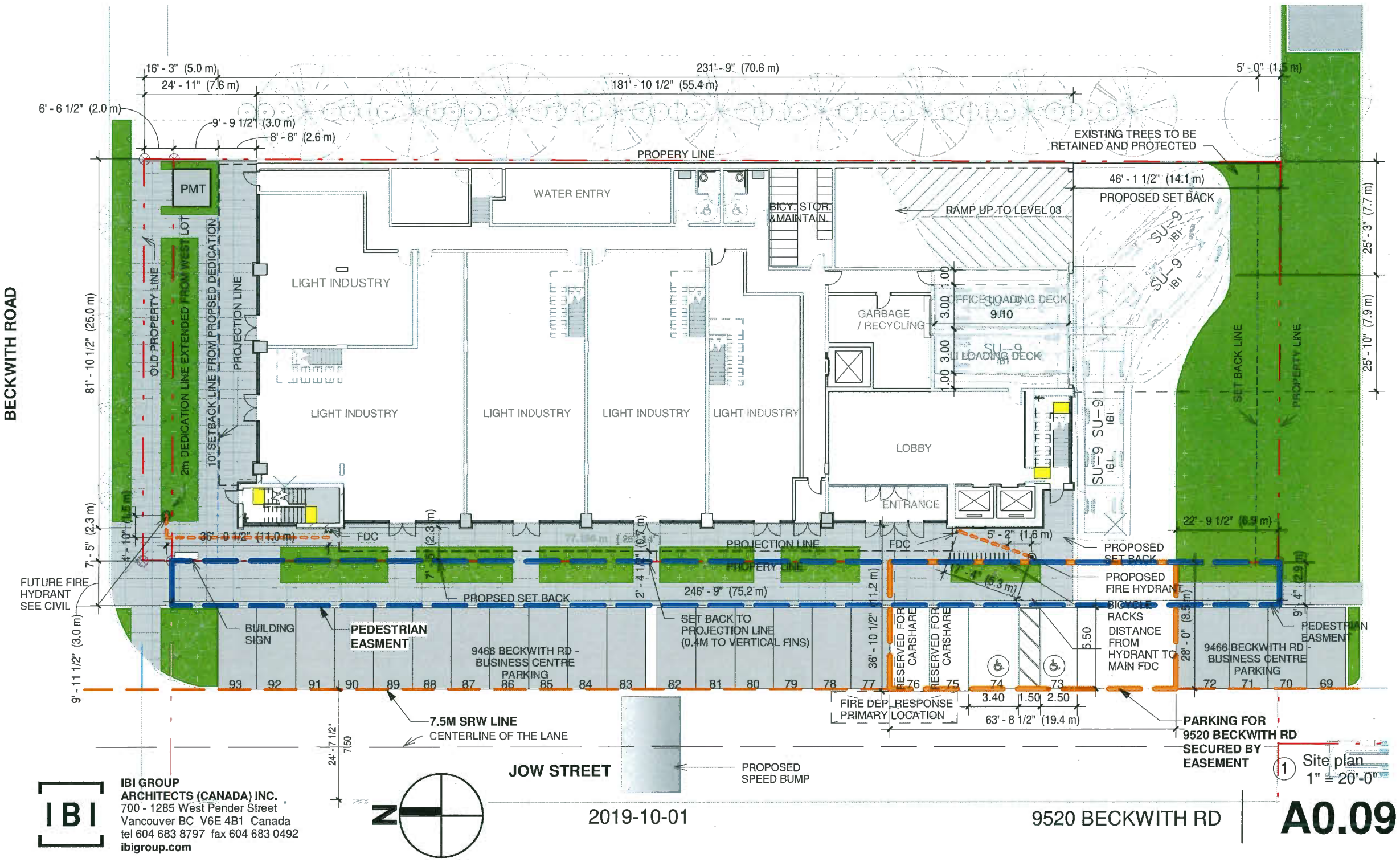
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DP 18-829207-4

Site Plan



1 Site plan
1" = 20'-0"

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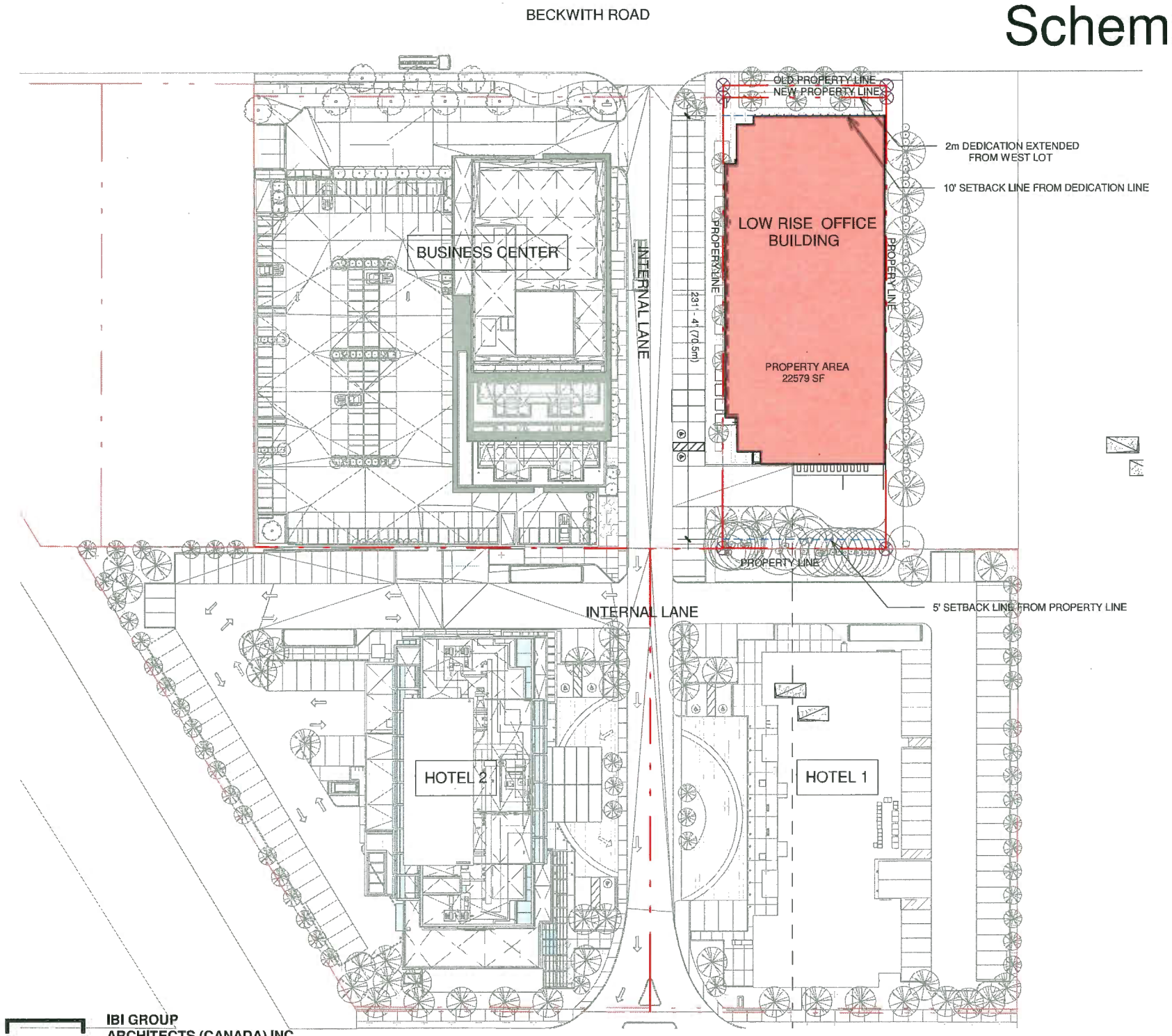
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DP 18-829207 -5

Schematic Building Setback



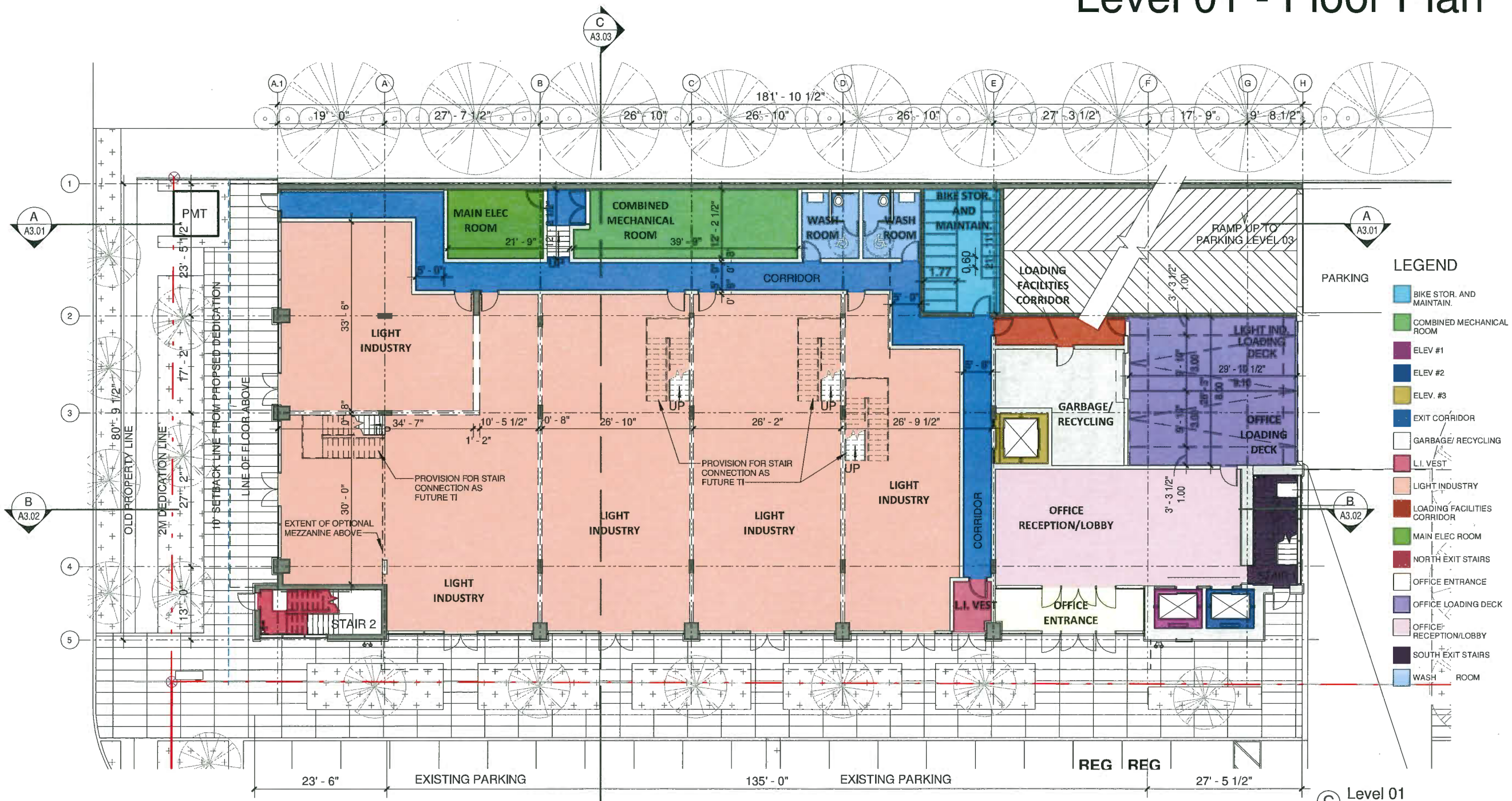
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DP 18-829207-6

Level 01 - Floor Plan



LEGEND

- BIKE STOR. AND MAINTAIN.
- COMBINED MECHANICAL ROOM
- ELEV #1
- ELEV #2
- ELEV. #3
- EXIT CORRIDOR
- GARBAGE/ RECYCLING
- L.I. VEST
- LIGHT INDUSTRY
- LOADING FACILITIES CORRIDOR
- MAIN ELEC ROOM
- NORTH EXIT STAIRS
- OFFICE ENTRANCE
- OFFICE LOADING DECK
- OFFICE RECEPTION/LOBBY
- SOUTH EXIT STAIRS
- WASH ROOM

IBI

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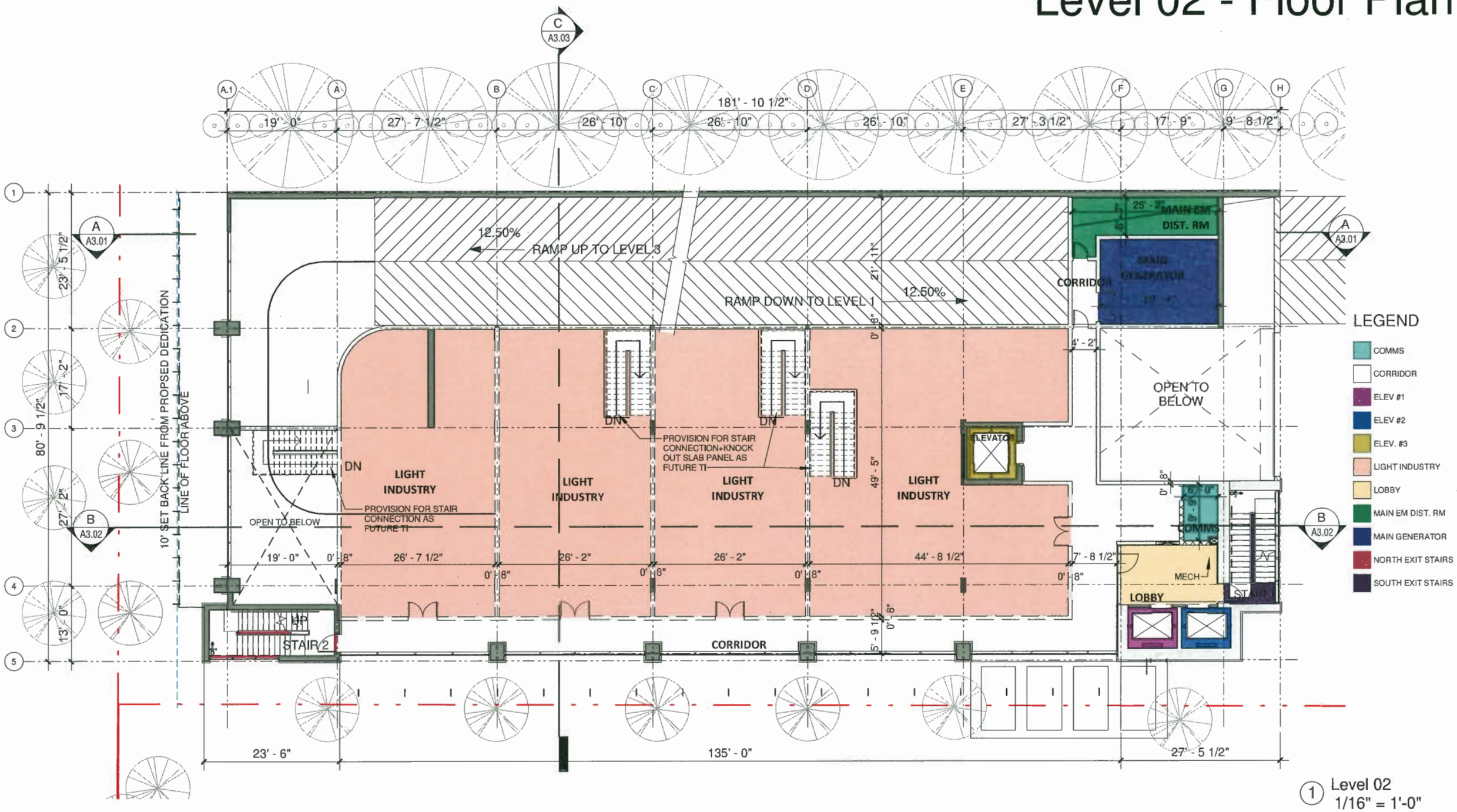
C Level 01
1/16" = 1'-0"

9520 BECKWITH RD

A1.01

DP 18-829207-7

Level 02 - Floor Plan



1 Level 02
1/16" = 1'-0"

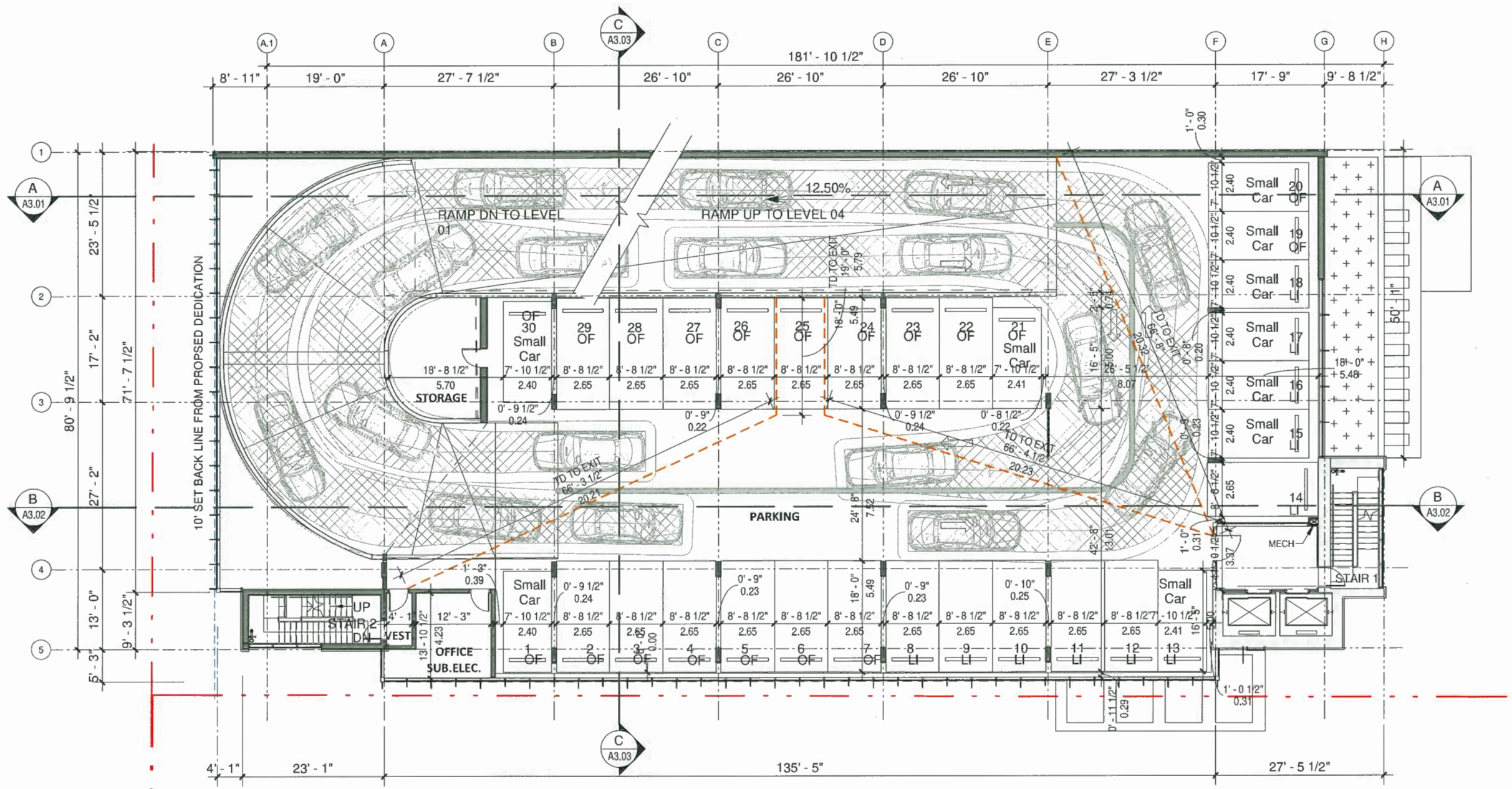
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DP 18-829207

Parking Level 03 - Floor Plan



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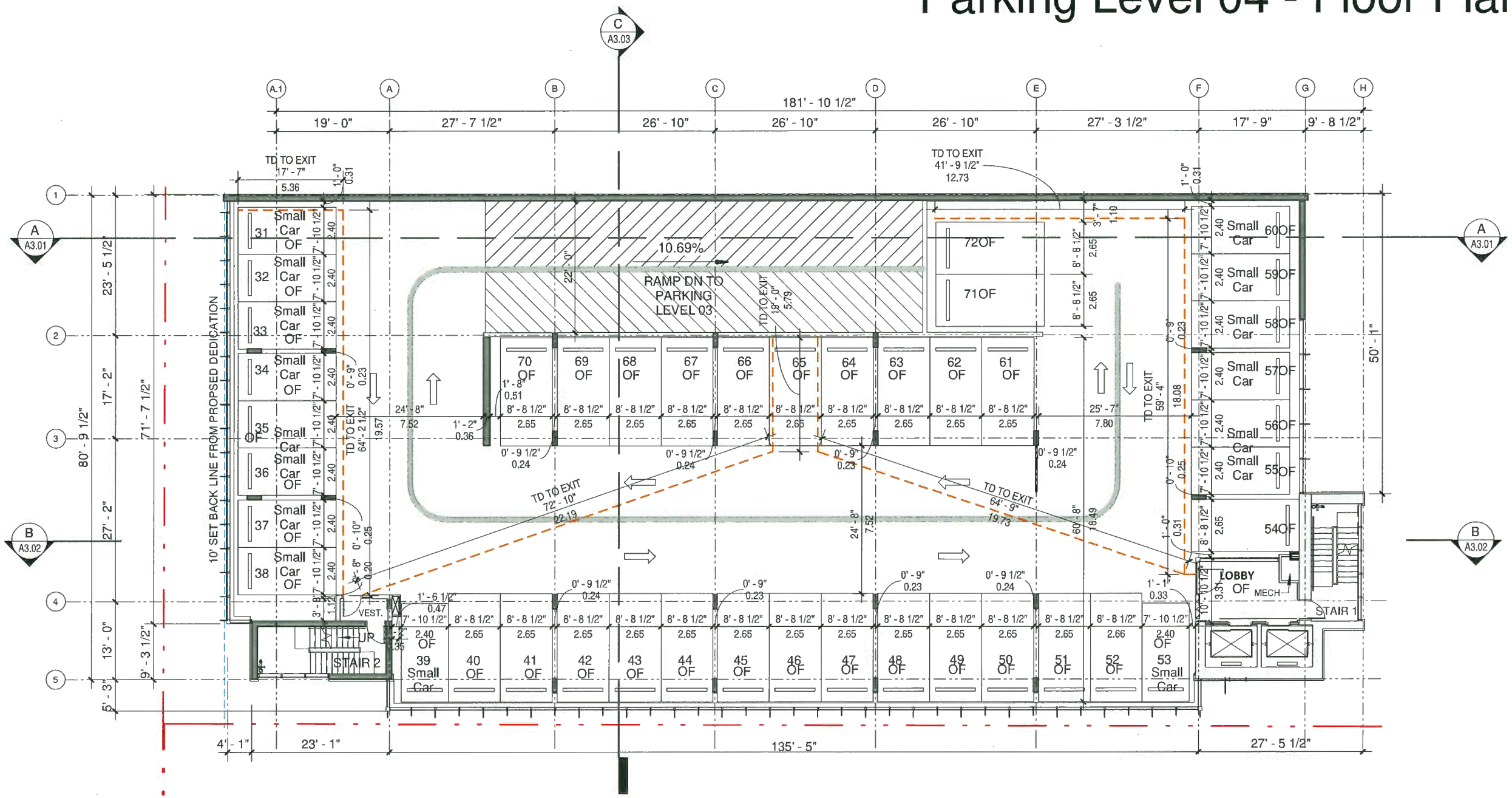
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1 Parking Level 03
1/16" = 1'-0"

A1.03

DP 18-829207-9

Parking Level 04 - Floor Plan



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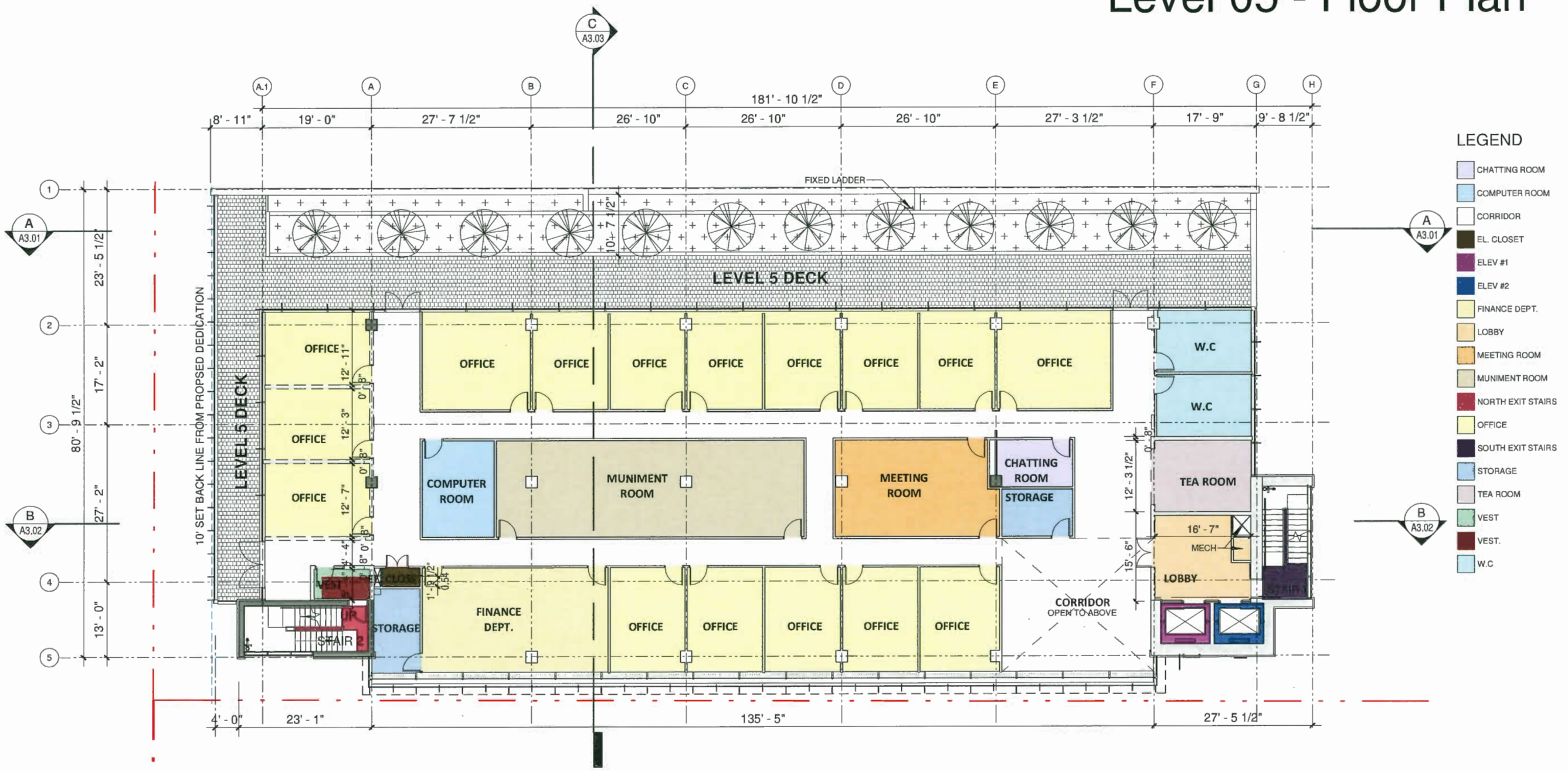
1 Parking Level 04
1/16" = 1'-0"

9520 BECKWITH RD

A1.04

DP 18-829207-10

Level 05 - Floor Plan



LEGEND

- CHATTING ROOM
- COMPUTER ROOM
- CORRIDOR
- EL. CLOSET
- ELEV #1
- ELEV #2
- FINANCE DEPT.
- LOBBY
- MEETING ROOM
- MUNIMENT ROOM
- NORTH EXIT STAIRS
- OFFICE
- SOUTH EXIT STAIRS
- STORAGE
- TEA ROOM
- VEST
- VEST.
- W.C

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2019-10-01

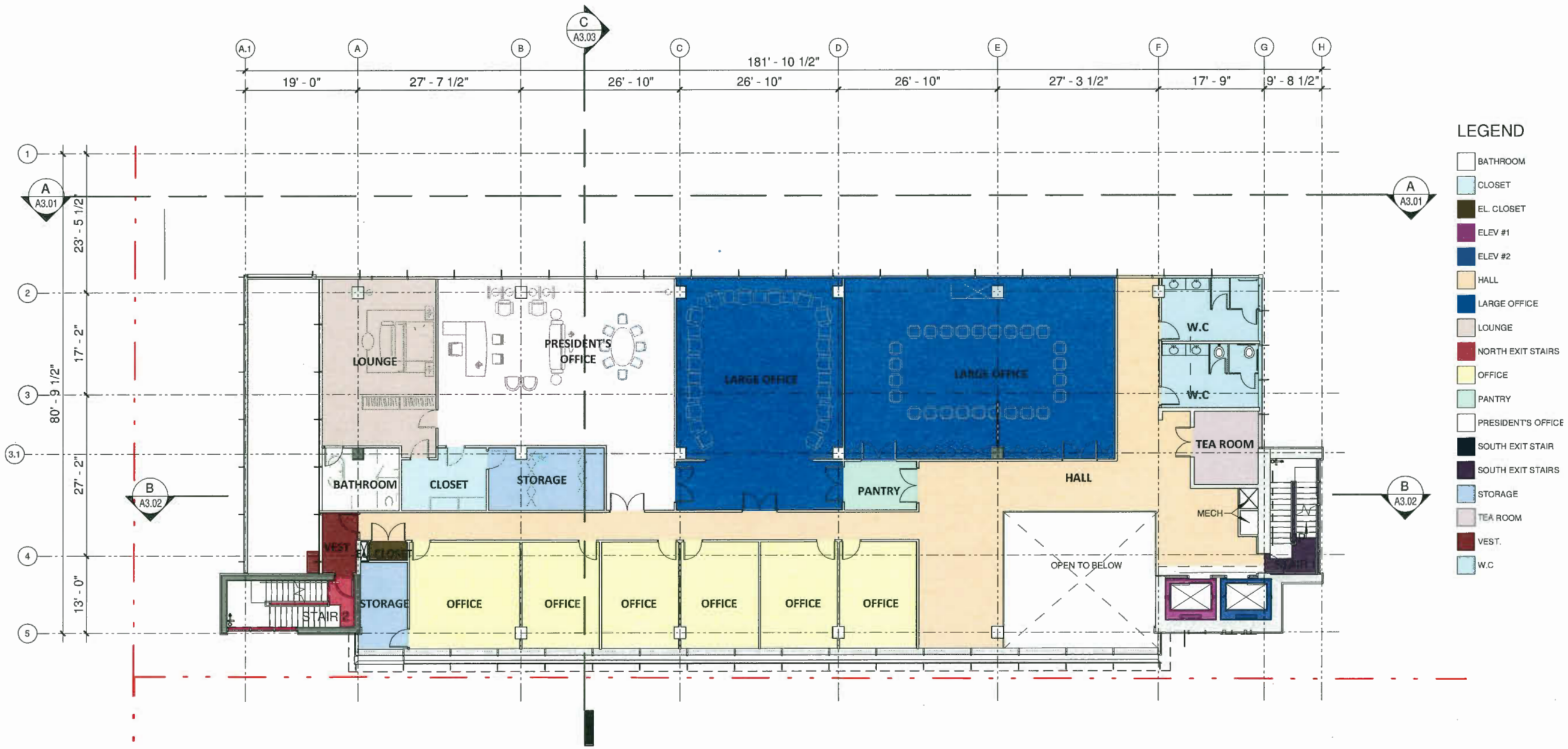
9520 BECKWITH RD

1 Level 05
1/16" = 1'-0"

A1.05

DP 20 029207 – 11

Level 06 - Floor Plan



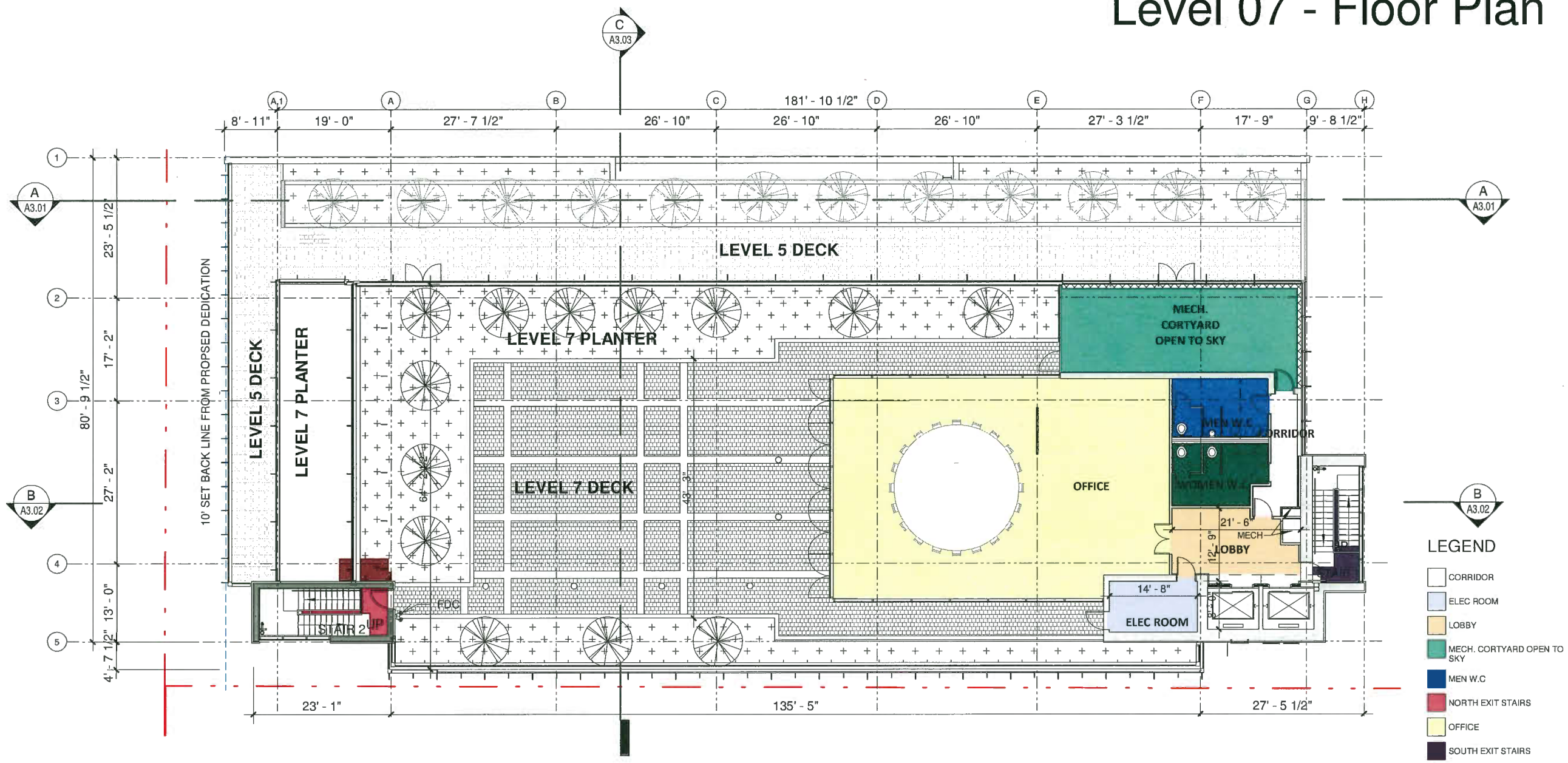
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2019-10-01

9520 BECKWITH RD | **A1.06**

DP 18-829207 - 12

Level 07 - Floor Plan



LEGEND

- CORRIDOR
- ELEC ROOM
- LOBBY
- MECH. CORTYARD OPEN TO SKY
- MEN W.C
- NORTH EXIT STAIRS
- OFFICE
- SOUTH EXIT STAIRS
- VEST.
- WOMEN W.C

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2019-10-01

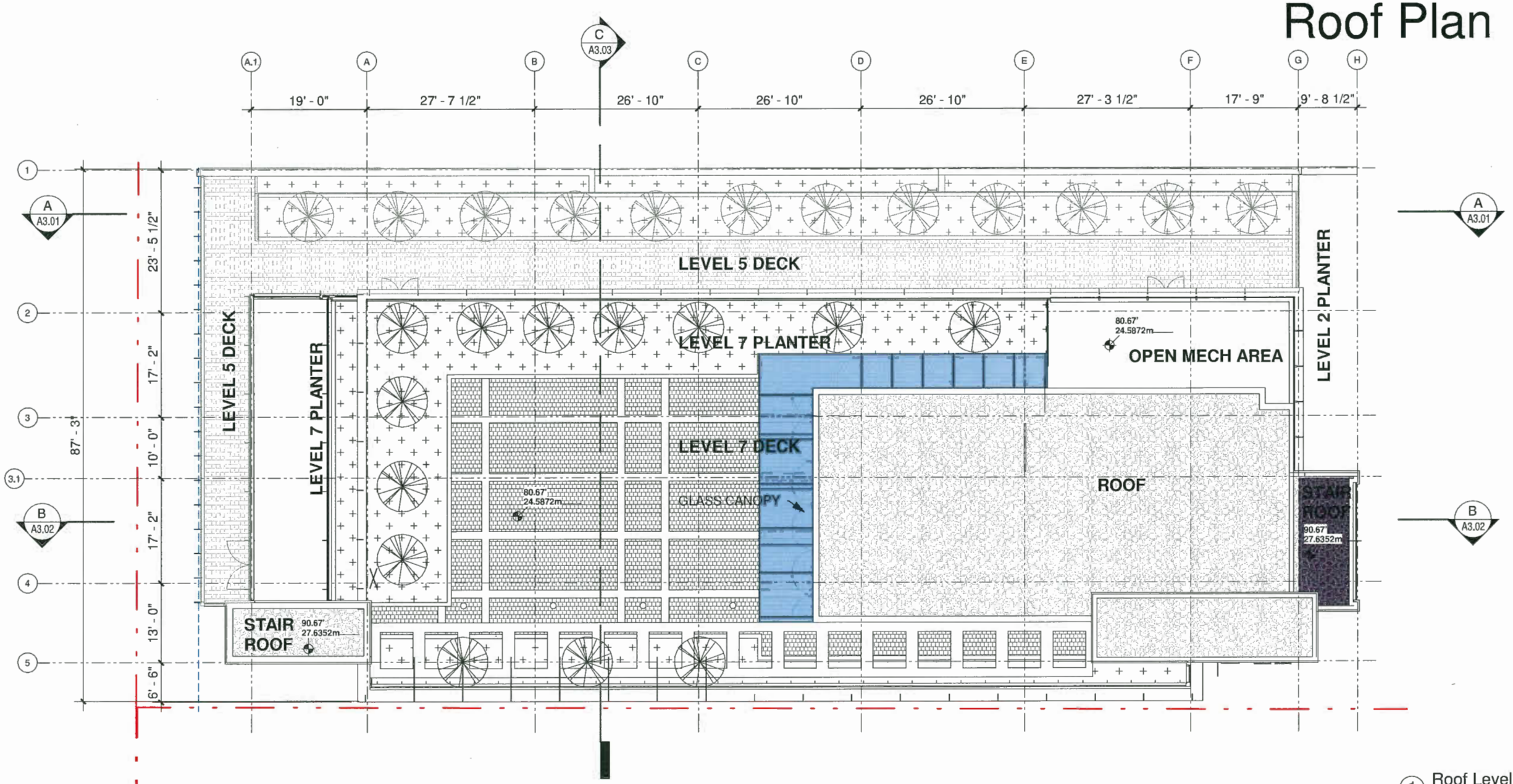
9520 BECKWITH RD

1 Level 07
1/16" = 1'-0"

A1.07

DP 18-829207 – 13

Roof Plan



1 Roof Level
1/16" = 1'-0"

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tel 604 683 8797 fax 604 683 0492
ibigroup.com

2019-10-01

9520 BECKWITH RD | **A1.08**

DP 18-829207-14

North Elevation

MATERIAL LIST

1A	LOW-E GLAZED WINDOW SYSTEM
1B	FROSTED GLASS WINDOW SYSTEM
1C	SPANDREL GLAZED WINDOW SYSTEM - COBALT BLUE
2	STORE FRONT GLAZING - CLEAR
3	METAL PANEL CLADING - WHITE
4	3 TONE PAINTED CONCRETE - 2119-40 DARK GRAY, 2119-50 MEDIUM GRAY, 2119-70 LIGHT GRAY (BENJ.MOORE OR SIM)
5	MECHANICAL LOUVER - CHARCOAL
6	TEXTURED WALL - CONCRETE FORM LINER



1 North Elevation
1/16" = 1'-0"

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9520 BECKWITH RD | **A2.01**

DP 18-829207-15

South Elevation

MATERIAL LIST

1A	LOW-E GLAZED WINDOW SYSTEM
1B	FROSTED GLASS WINDOW SYSTEM
1C	SPANDREL GLAZED WINDOW SYSTEM - COBALT BLUE
2	STORE FRONT GLAZING - CLEAR
3	METAL PANEL CLADING - WHITE
4	3 TONE PAINTED CONCRETE - 2119-40 DARK GRAY, 2119-50 MEDIUM GRAY, 2119-70 LIGHT GRAY (BENJ.MOORE OR SIM)
5	MECHANICAL LOUVER - CHARCOAL
6	TEXTURED WALL - CONCRETE FORM LINER



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9520 BECKWITH RD | **A2.02**

DP 18-829207 - 16

West Elevation

MATERIAL LIST

1A	LOW-E GLAZED WINDOW SYSTEM
1B	FROSTED GLASS WINDOW SYSTEM
1C	SPANDREL GLAZED WINDOW SYSTEM - COBALT BLUE
2	STORE FRONT GLAZING - CLEAR
3	METAL PANEL CLADING - WHITE
4	3 TONE PAINTED CONCRETE - 2119-40 DARK GRAY, 2119-50 MEDIUM GRAY, 2119-70 LIGHT GRAY (BENJ.MOORE OR SIM)
5	MECHANICAL LOUVER - CHARCOAL
6	TEXTURED WALL - CONCRETE FORM LINER



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9520 BECKWITH RD | **A2.03**

DP 18-829207-17

East Elevation

MATERIAL LIST

1A	LOW-E GLAZED WINDOW SYSTEM
1B	FROSTED GLASS WINDOW SYSTEM
1C	SPANDREL GLAZED WINDOW SYSTEM - COBALT BLUE
2	STORE FRONT GLAZING - CLEAR
3	METAL PANEL CLADING - WHITE
4	3 TONE PAINTED CONCRETE - 2119-40 DARK GRAY, 2119-50 MEDIUM GRAY, 2119-70 LIGHT GRAY (BENJ.MOORE OR SIM)
5	MECHANICAL LOUVER - CHARCOAL
6	TEXTURED WALL - CONCRETE FORM LINER



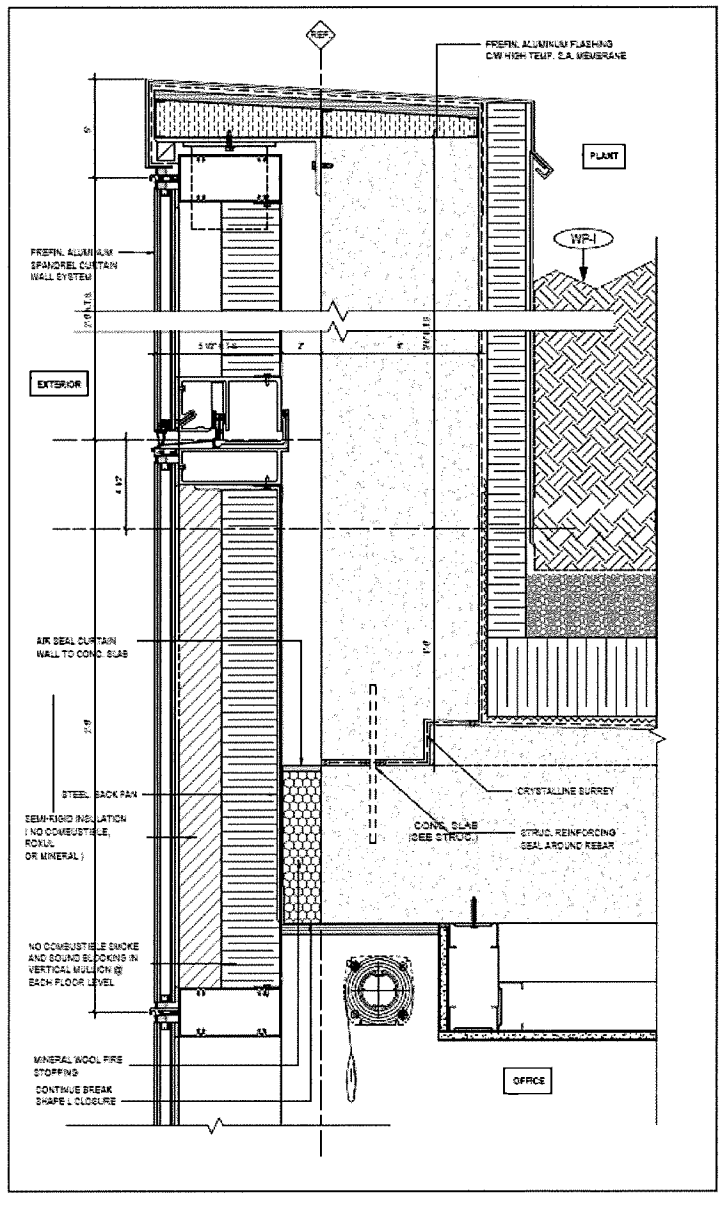
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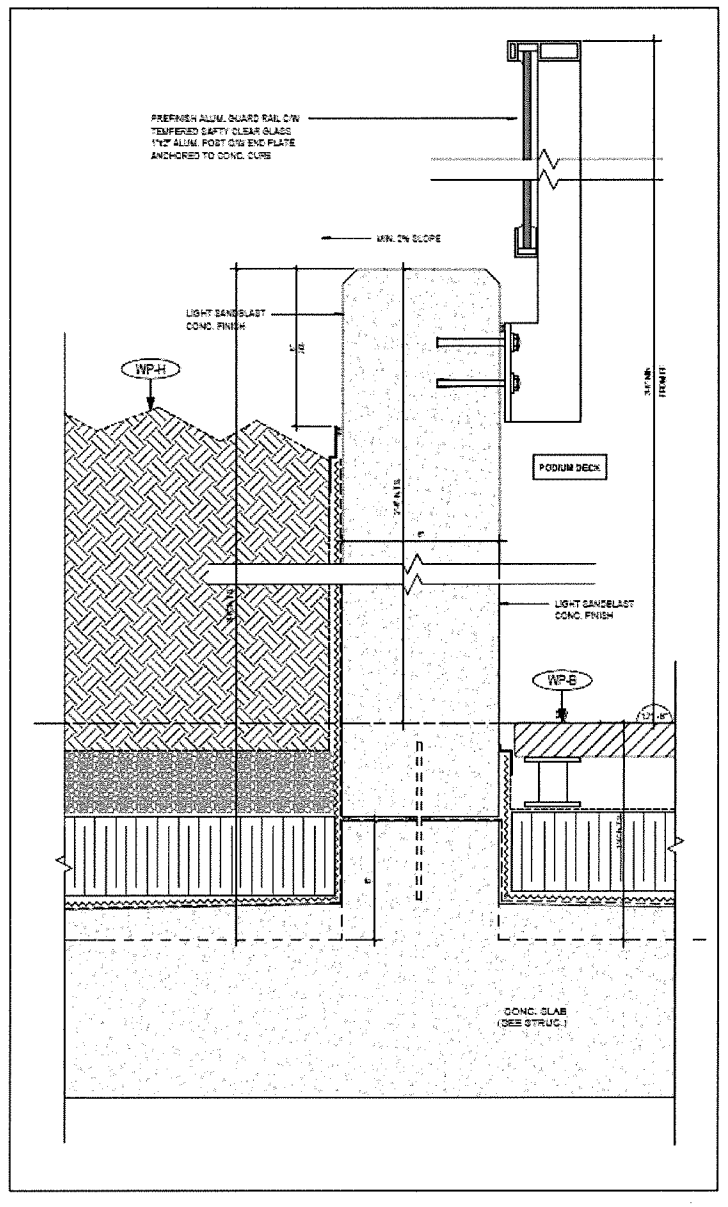
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A2.04

DP 18-829207 — 18

Typ. Railing Details





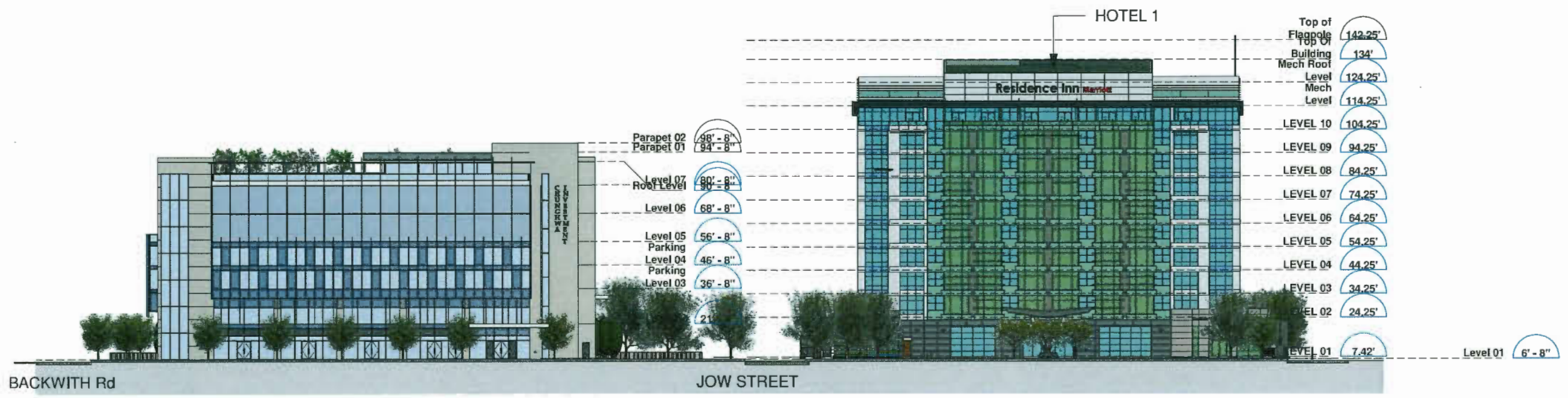
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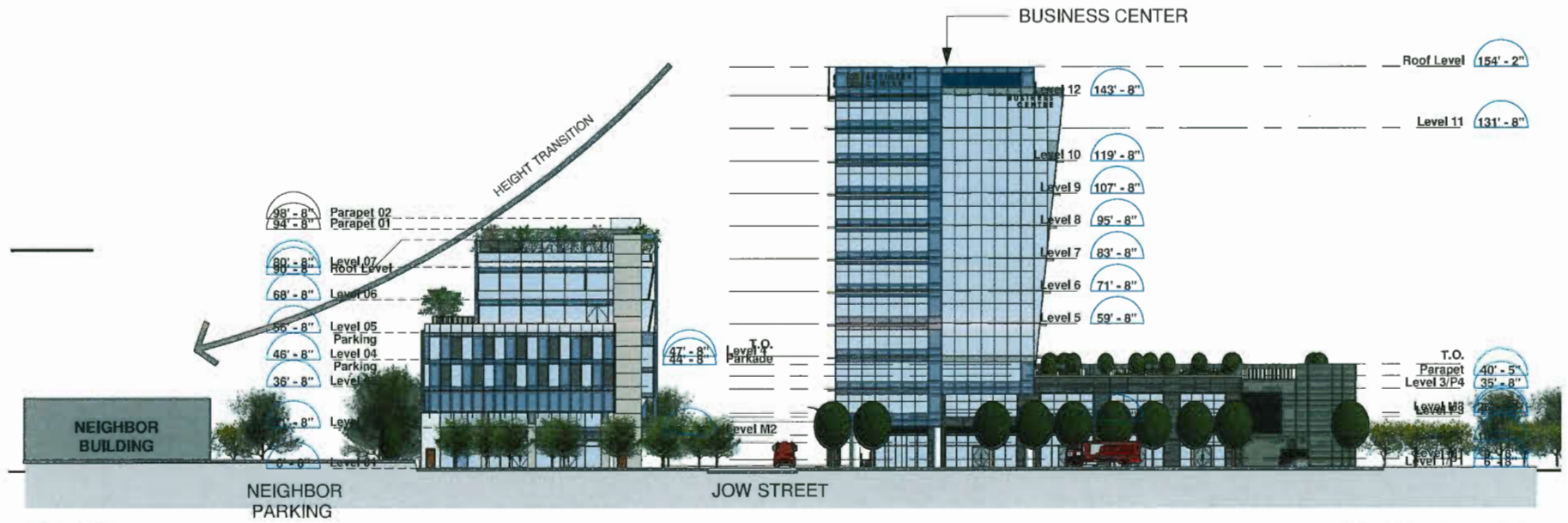
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9520 BECKWITH RD | **A2.04a**

DP 18-829207 - 19

Streetscapes





Beckwith Streetscape

IBI

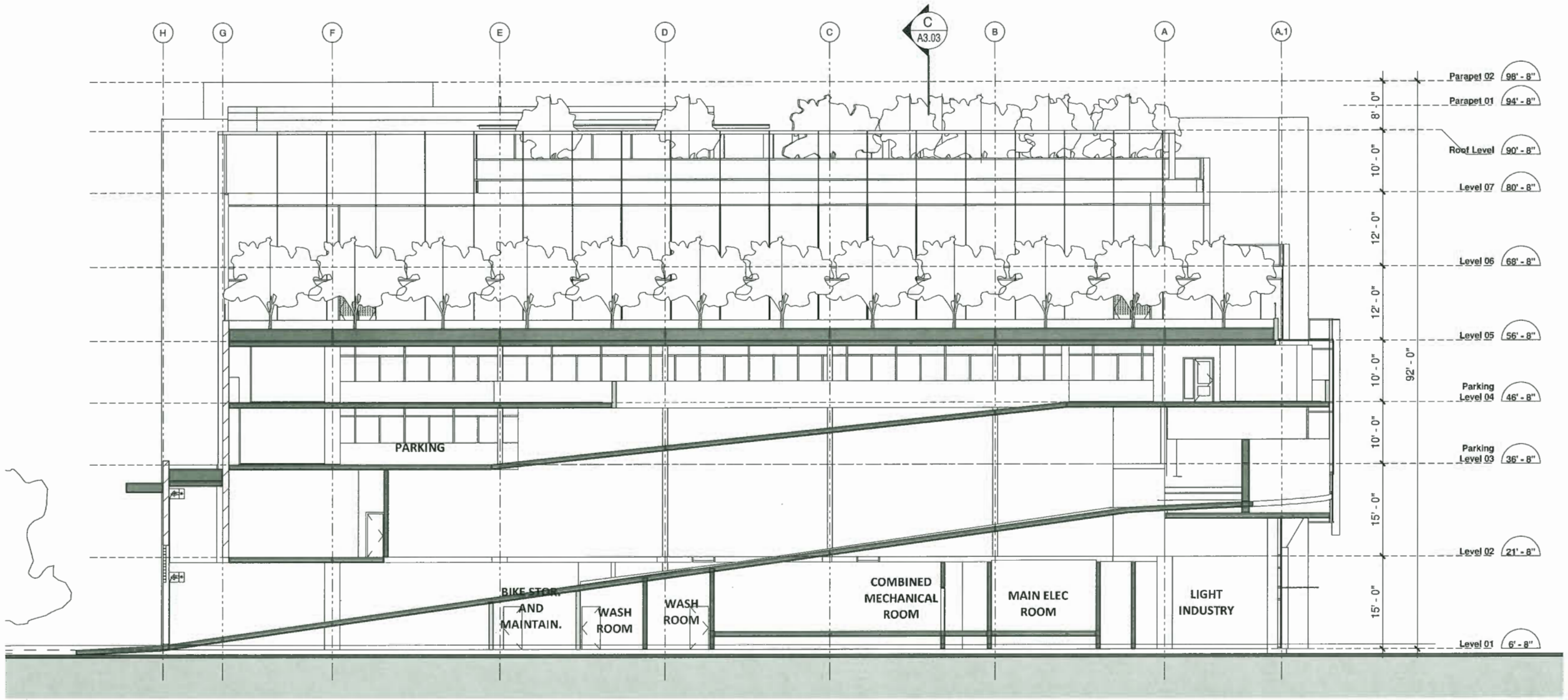
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DP 18-829207-20

Section A-A



(A) Section A-A
1/16" = 1'-0"

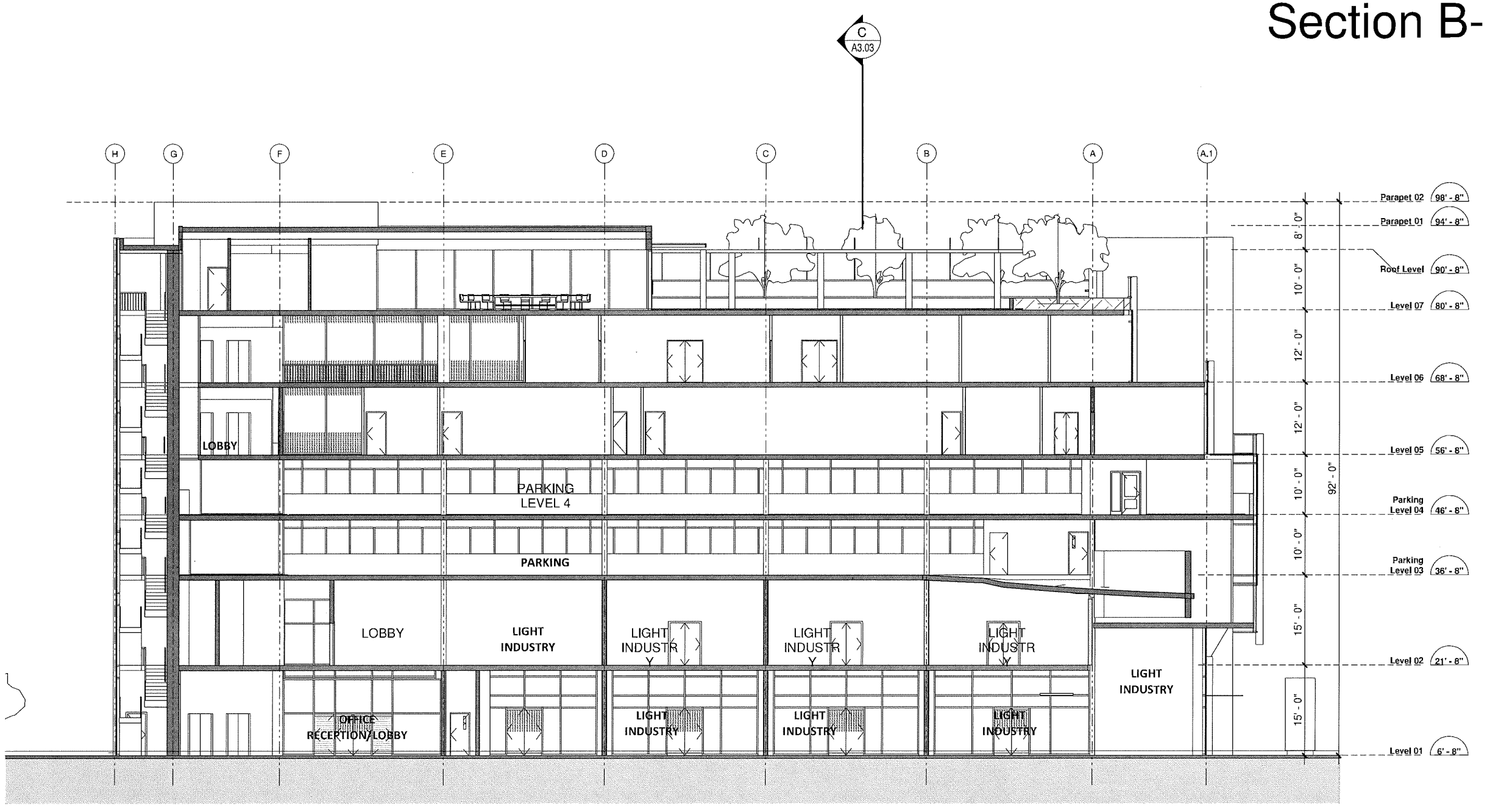
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9520 BECKWITH RD | **A3.01**

DP 18-829207-21

Section B-B



B Section B-B
1/16" = 1'-0"

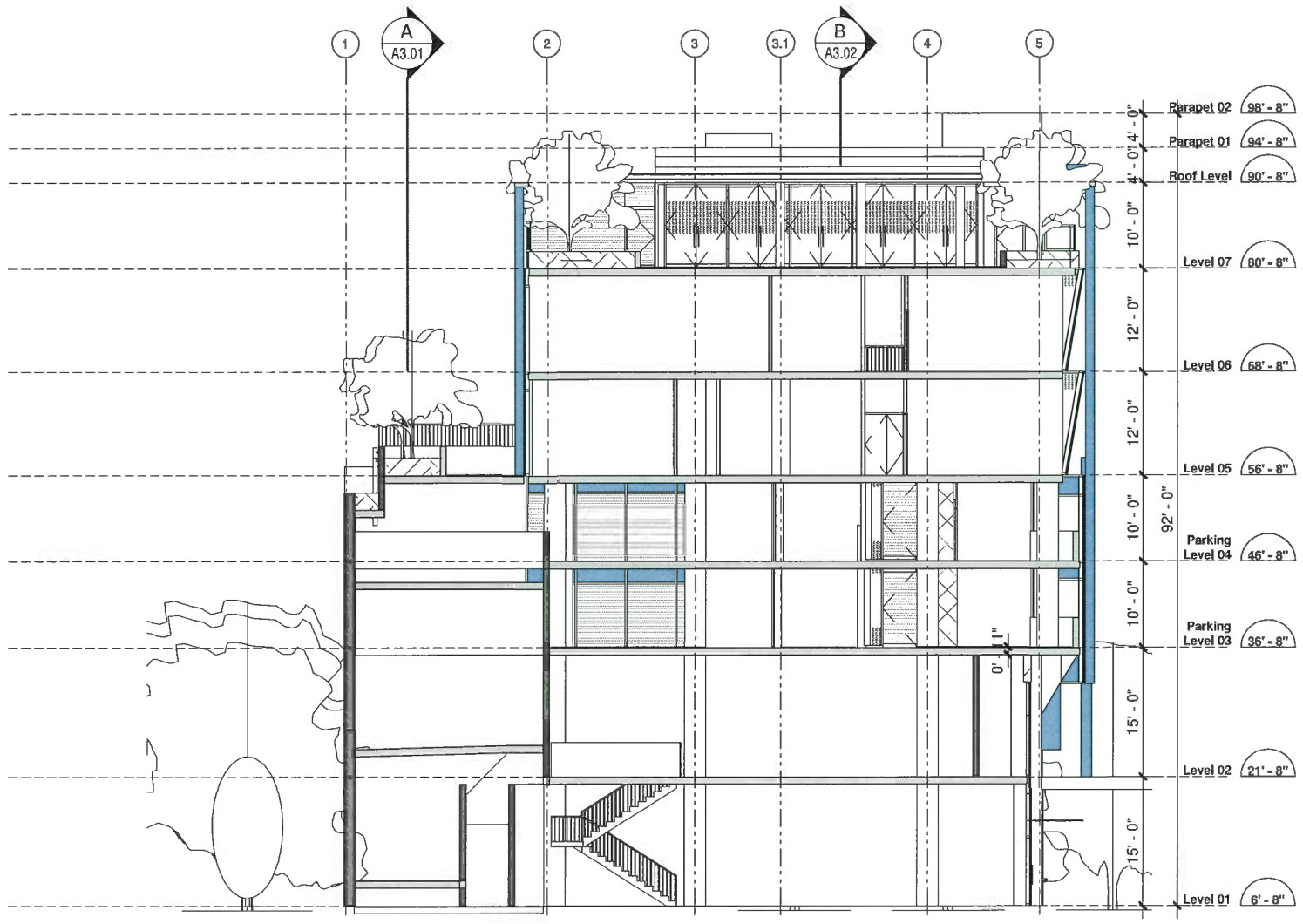
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9520 BECKWITH RD | **A3.02**

DP 18-829207-22

Section C-C



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9520 BECKWITH RD | **A3.03**

DP 18-829207-23

9520 Beckwith Road

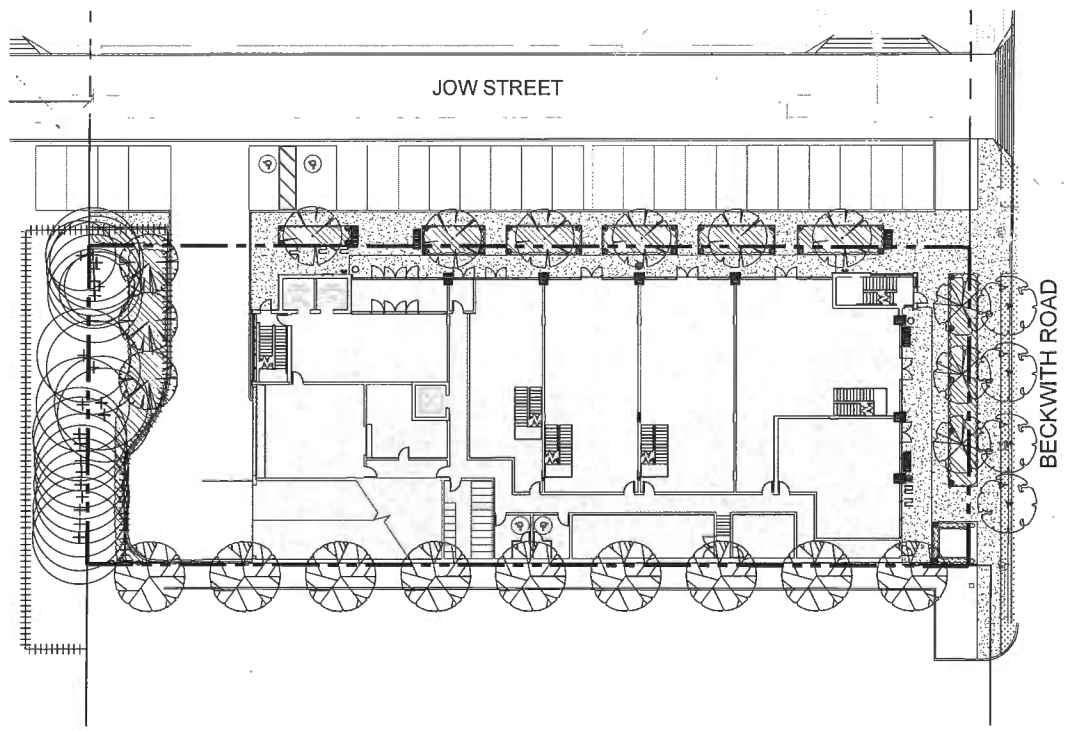
Issued for Development Permit

Contact Information	Other Key Contacts:	
van der Zalm + associates Inc. Project Landscape Architecture Suite 1 - 20177 97th Avenue Langley, British Columbia, V1M 4B9 t. 604 882 0024 f. 604 882 0042 Primary project contact: Andrew Danielson andrew@vdz.ca o. 604 546 0931 Alternate contacts (incase away): Mark van der Zalm Principal Landscape Architect mark@vdz.ca o. 604 546 0920	**Chungwa Investment Co. Ltd.** Project Owner Unit 1800 - 570 Granville Street Vancouver, BC V6C 3P1	**IBI Group Architects Inc.** Project Building Architecture 700-1285 West Pender Street Vancouver, BC V6E 4B1 p. 604 683 8797

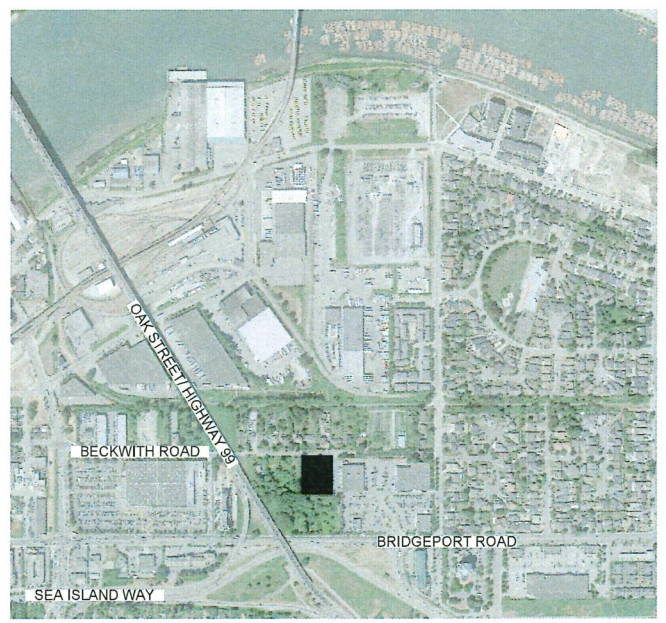
NOTES:
1. All landscape areas to be fully irrigated.
2. All irrigation components to be Rainbird or approved equal.
3. 1 soil moisture sensor will be provided in landscape on each level of the building.
4. 1 rain sensor will be provided on level 7.
5. 50mmØ stub outs for irrigation to be provided on each level as shown.

Sheet List Table

Sheet Number	Sheet Title
L-01	COVER PAGE
L-02A	SITE PLAN - LEVEL 1
L-02B	SITE PLAN - LEVEL 5
L-02C	SITE PLAN - LEVEL 7
L-03A	PLANTING PLAN - LEVEL 1
L-03B	PLANTING PLAN - LEVEL 5
L-03C	PLANTING PLAN - LEVEL 7
L-04	OFFSITE PLAN - ADJACENT SITE TO EAST
L-05	TREE PRESERVATION PLAN
L-06	ACCESSIBILITY PLAN
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS
LD-04	DETAILS
LN-01	GENERAL NOTES
IR-01	IRRIGATION PLAN - LEVEL 1
IR-02	IRRIGATION PLAN - LEVEL 5
IR-03	IRRIGATION PLAN - LEVEL 7
IR-04	IRRIGATION DETAILS



1 SITE PLAN OVERVIEW
Scale 1:XX



2 LOCATION MAP
N.T.S.

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Parks & Recreation + Civil Engineering
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No.	By:	Description	Date
7	AD	Issued for Development Permit	Oct 11, 2019
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REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
9520 Beckwith Road

Location:
9520 Beckwith Road
Richmond, BC

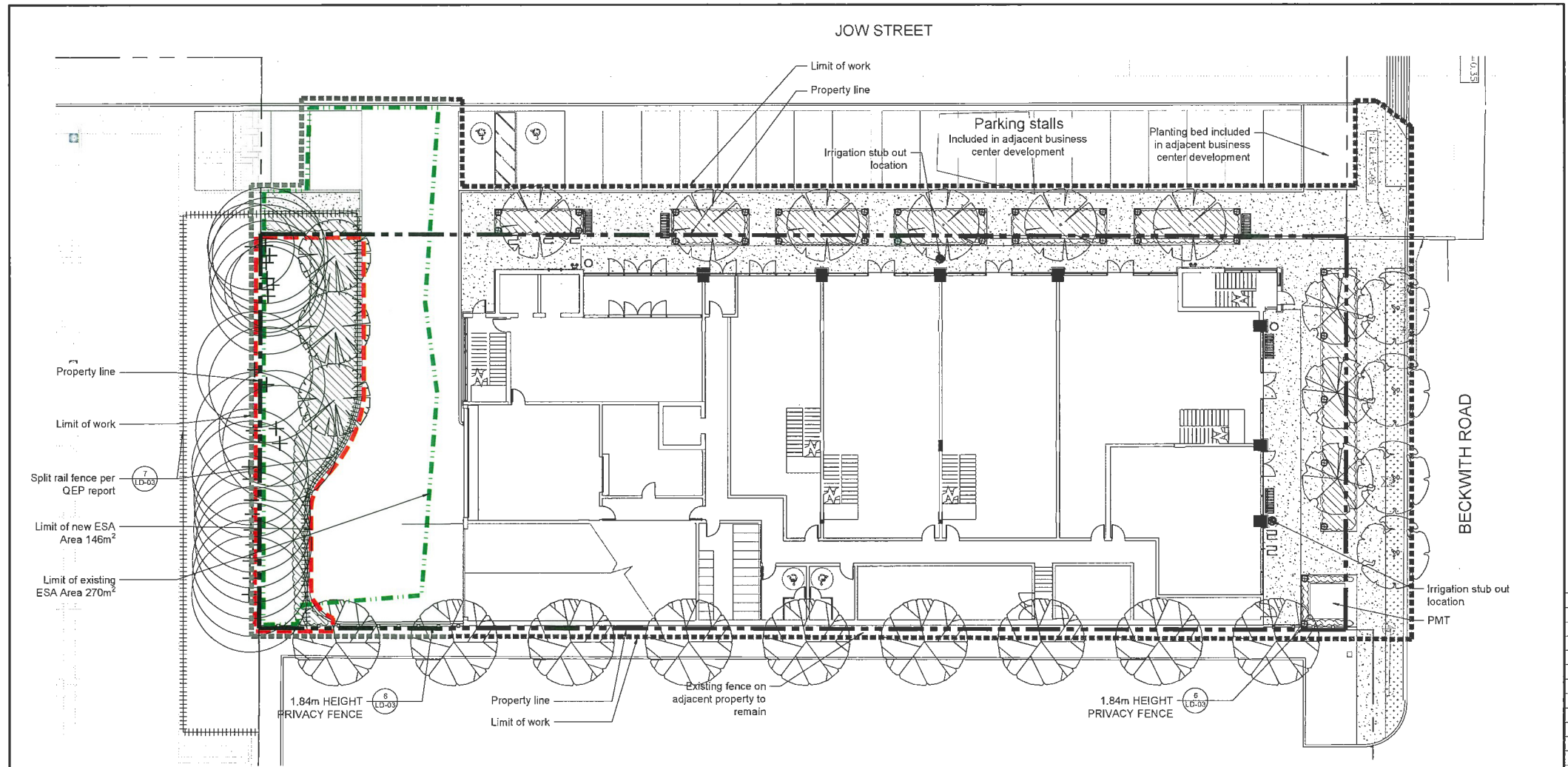
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NORTH

Drawing Title: COVER PAGE
VDZ Project #: DP2018-29
Drawing #: L-01

DP 18-829207-24

W:\VDZ-SERVER\PROJECTS\SERVER\PROJECT FILES\GIS\DP\DP2018-29 9520 BECKWITH ROAD\DWG\SHEETS\L-01 COVER PAGE.DWG



ESA Calculations:	
Existing ESA area:	270m²
Level 1 ESA Post Development:	146m²
Level 5 ESA compensation area:	198m²
Level 7 ESA compensation area:	259m²
Total ESA Post Development:	603m²
Net change in ESA area:	+333m²

NOTE:
ESA Calculations for onsite 9520 Beckwith road property only and do not include adjacent developments.

TREE LEGEND

Acer campestre	Acer rubrum	Pinus contorta	Prunus virginiana	Street tree

TREE SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
See Legend	9	Acer campestre	Hedge Maple	B&B; 6cm cal.; 3.0m Ht.	Per Plan	
See Legend	6	Acer rubrum	Red Maple	B&B; 6cm cal.; 1.2m std.	Per Plan	
See Legend	3	Pinus contorta	Shore Pine Specimen	B&B; 3.0m Ht.; Single leader	Per Plan	Contractor to submit photos for approval prior to installation
See Legend	3	Prunus virginiana	Choke Cherry	B&B; 6cm cal.; 1.2m std.	Per Plan	
See Legend	4	Street Tree		B&B; 7cm cal.; 1.8m std.	Per Plan	By city

LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	2 LD-01	PEDESTRIAN CONCRETE Colour: Natural Finish: Broom Joints: Sawcut
		SOD
		PLANTING AREA
	2 LD-03	BIKE RACK Model: Pin Colour: Metallic Silver Manufacturer: Landscape Forms
	1 LD-03	WASTE RECEPTACLE Model: Lakeside Colour: BPE Manufacturer: Landscape Forms
	3 LD-03	BENCH Model: Pure Center Size: 610mm x 1702mm x 895mm Manufacturer: Landscape Forms or approved equal
	5 LD-02	BOLLARD LIGHT Model: FGP Pair Manufacturer: Landscape Forms or approved equal

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

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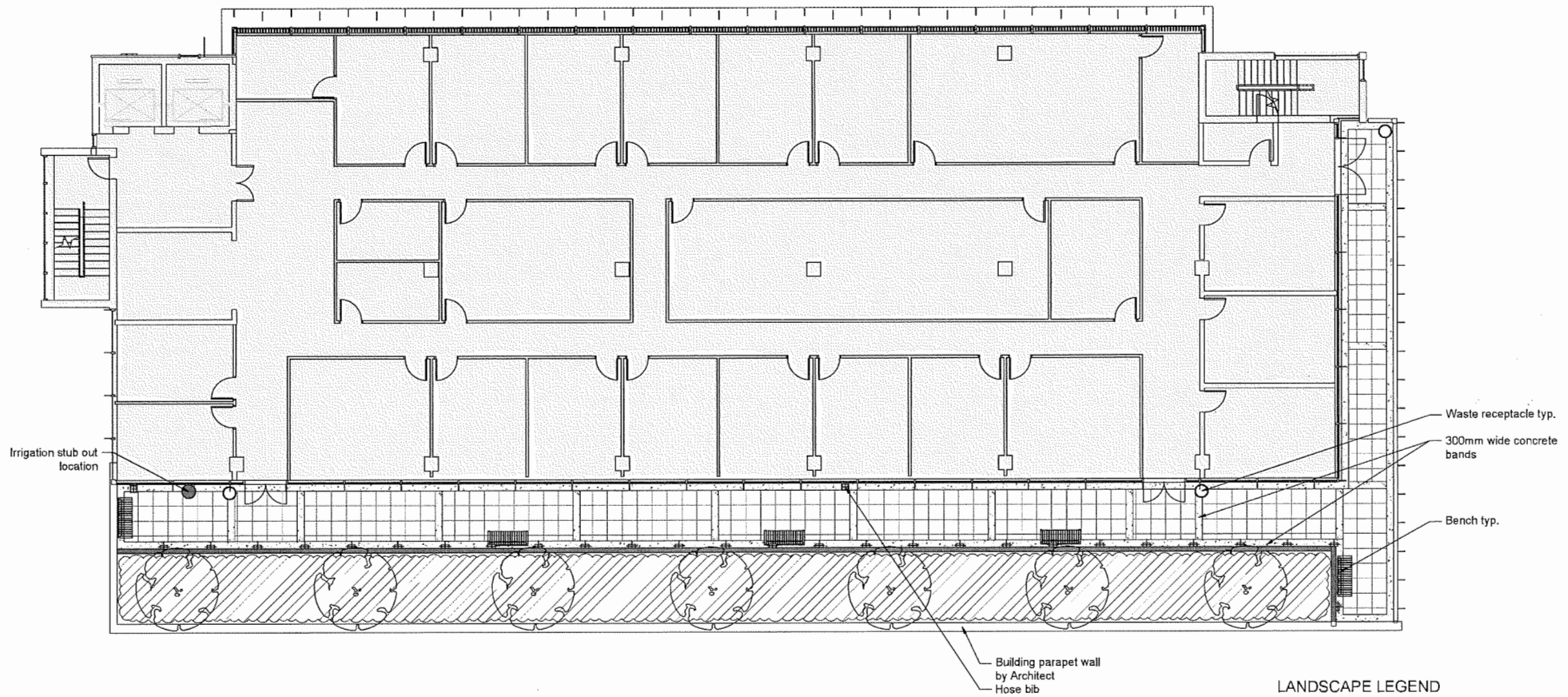
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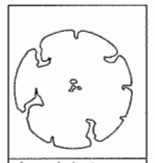
VDZ Project #: DP2018-29

Drawing #: L-02A

DP 18-829207-25



TREE LEGEND - LEVEL 5



TREE SCHEDULE - LEVEL 5

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
See Legend	7	Acer circinatum	Vine Maple	B&B; 3.0m Ht.	Per Plan

LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	2 LD-02	HYDRAPRESSED SLABS Colour: Sandalwood Size: 457mm x 457mm x 50mm Model: New York Stone Series Manufacturer: Abbotsford Concrete
	1 LD-01	CONCRETE PLANTER WALL Colour: Natural Finish: Medium Sandblast
	2 LD-02	HYDRAPRESSED SLABS Colour: Charcoal Size: 305mm x 610mm x 50mm Model: New York Stone Series Manufacturer: Abbotsford Concrete
		PLANTING BED
O	1 LD-03	WASTE RECEPTACLE Model: Lakeside Colour: Manufacturer: Landscape Forms
	3 LD-03	BENCH Model: Parc Center Size: 610mm x 1702mm x 889mm Colour: Manufacturer: Landscape Forms
db	6 LD-02	WALL LIGHT Model: EOS Rectangular Manufacturer: Sistemalux

1:100 0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15

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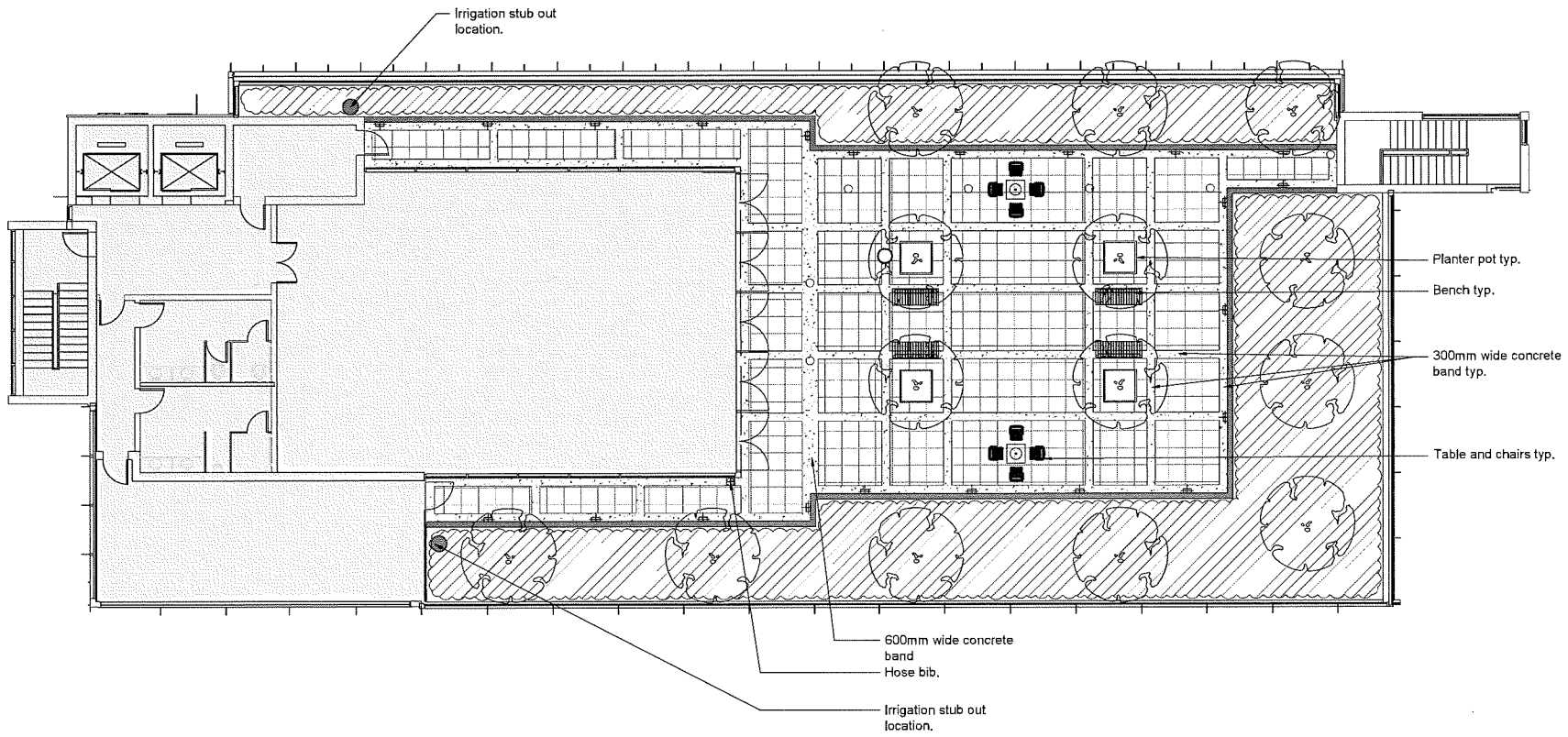
VDZ Project #: DP2018-29

Drawing #: L-02B

Drawing Title: SITE PLAN - LEVEL 5

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DP 18-829207-26



TREE LEGEND - LEVEL 7

Acer circinatum

TREE SCHEDULE - LEVEL 7

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
See Legend	14	Acer circinatum	Vine Maple	B&B; 3.0m Ht.	Per Plan

LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	2 LD-02	HYDRAPRESSED SLABS Colour: Sandalwood Size: 457mm x 457mm x 50mm Model: New York Stone Series Manufacturer: Abbotsford Concrete
	1 LD-01	CONCRETE PLANTER WALL Colour: Natural Finish: Medium Sandblast
	2 LD-02	HYDRAPRESSED SLABS Colour: Charcoal Size: 305mm x 610mm x 50mm Model: New York Stone Series Manufacturer: Abbotsford Concrete
		PLANTING BED
O	1 LD-03	WASTE RECEPTACLE Model: Lakeside Colour: Manufacturer: Landscape Forms
	3 LD-03	BENCH Model: Parc Center Size: 610mm x 1702mm x 899mm Colour: Manufacturer: Landscape Forms
	6 LD-02	WALL LIGHT Model: EOS Rectangular Manufacturer: Sistemalux
	4 LD-03	TABLE AND CHAIRS Model: Parc Center Colour: Manufacturer: Landscape Forms
	5 LD-03	PLANTER POT Model: Plaza Size: 1219mm x 1219mm x 813mm Type: Wood 159 Gal. Manufacturer: Landscape Forms

1:100 0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15

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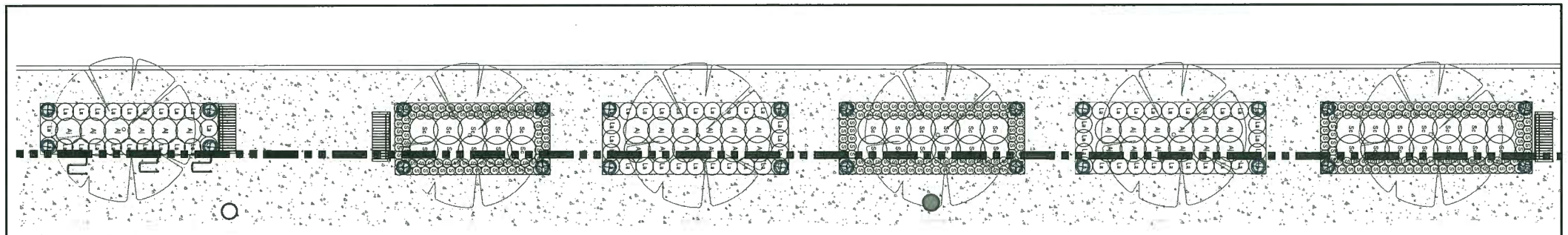
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Drawing Title: SITE PLAN - LEVEL 7

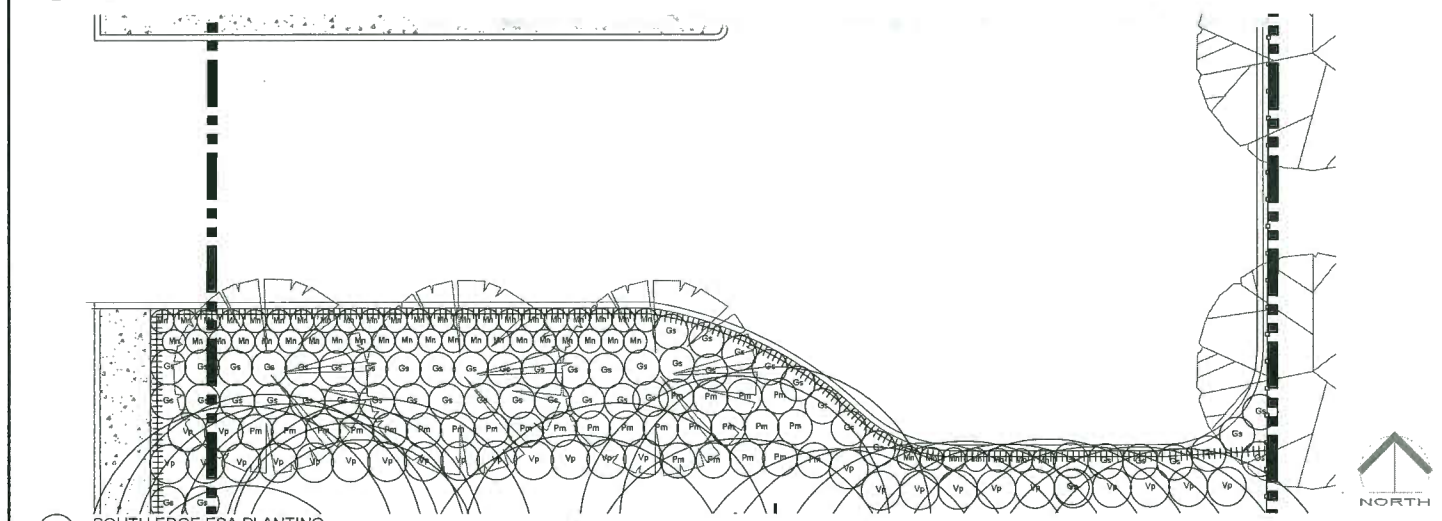
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Drawing #: L-02C

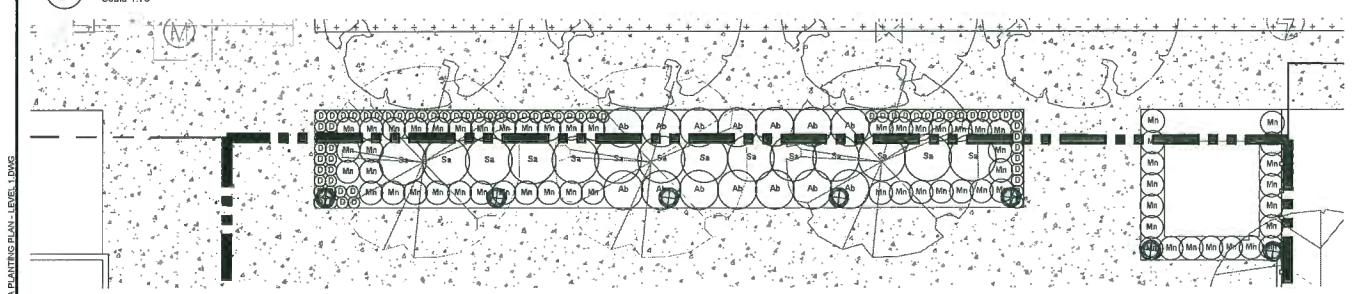
DP 18-829207-27



1 JOW STREET PLANTING AREAS
Scale 1:75



2 SOUTH EDGE ESA PLANTING
Scale 1:75



3 BECKWITH ROAD PLANTING
Scale 1:75

PLANT SCHEDULE

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
Ab	14	Abies balsamea `Nana` / Dwarf Balsam Fir	#2 Pot	1m
Aj	57	Azalea japonica `Gumpo Pink` / Dwarf Pink Azalea	#2 Pot	0,90m
D	68	Deschampsia cespitosa / Tufted Hair Grass	#2 Pot	0,30m
Gs	53	Gaultheria shallon / Salal	#1	0,90m
La	80	Lavandula angustifolia `Hidcote Blue` / Hidcote Blue Lavender	#1	0,60m
Mn	209	Mahonia nervosa / Oregon Grape	#2	0,60m
Pm	26	Polystichum munitum / Western Sword Fern	No. 2 pot; densely branched; well established	0,90m
Rs	9	Ribes sanguineum / Red Flowering Currant	#3	1,20m
S	320	Sedum spathulifolium `Carnea` / Broadleaf Stonecrop	#1	0,30m
Sc	36	Spiraea x bumalda `Crispa` / Crisp Leaf Spirea	#2 Pot	1m
Sa	14	Symphoricarpos albus / Common White Snowberry	#3	1,20m
Td	58	Thuja occidentalis `Degroot`s Spire` / Degroot`s Spire Arborvitae	1.8m ht	1m
Vp	27	Vaccinium parvifolium / Red Huckleberry	#3	1m

1. All plant material shall meet or exceed standards required by Canadian Landscape Standards guidelines.
2. Topsoil supplied shall be from a reputable source. A full analysis of the growing medium will be required at the contractor's expense, submit to landscape consultant for approval.
3. Amend growing medium per soil analysis recommendations prior to spreading on site. Rejected growing medium shall be removed off site immediately at the landscape contractors expense.
4. Growing medium depths for planting as follows:
   a. Shrubs: 450mm
   b. Sod: 150mm
   c. Tree pits: 1000mm with 300mm (below root ball)
5. 25mm minus compost mulch to be installed in all shrub planting areas.
6. All landscaped areas to be irrigated.

1:75

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No.	By:	Description	Date
7	AD	Issued for Development Permit	Oct 11, 2019
6	DV	Issued for DP, ADP UPDATE	August 22, 2019
5	AD	Issued for ADP	July 4, 2019
4	AD	Issued for Development Permit	June 26, 2019
3	AD	Issued for Development Permit	March 19, 2019
2	AD	Issued for Development Permit	Feb 20, 2019
1	AD	Issued for Development Permit	Jan 30, 2019

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
9520 Beckwith Road

Location:
9520 Beckwith Road
Richmond, BC

Drawn: AD
Checked: MVDZ
Approved: MVDZ
Scale: 1:75
Stamp:
Original Sheet Size: 24"x36"

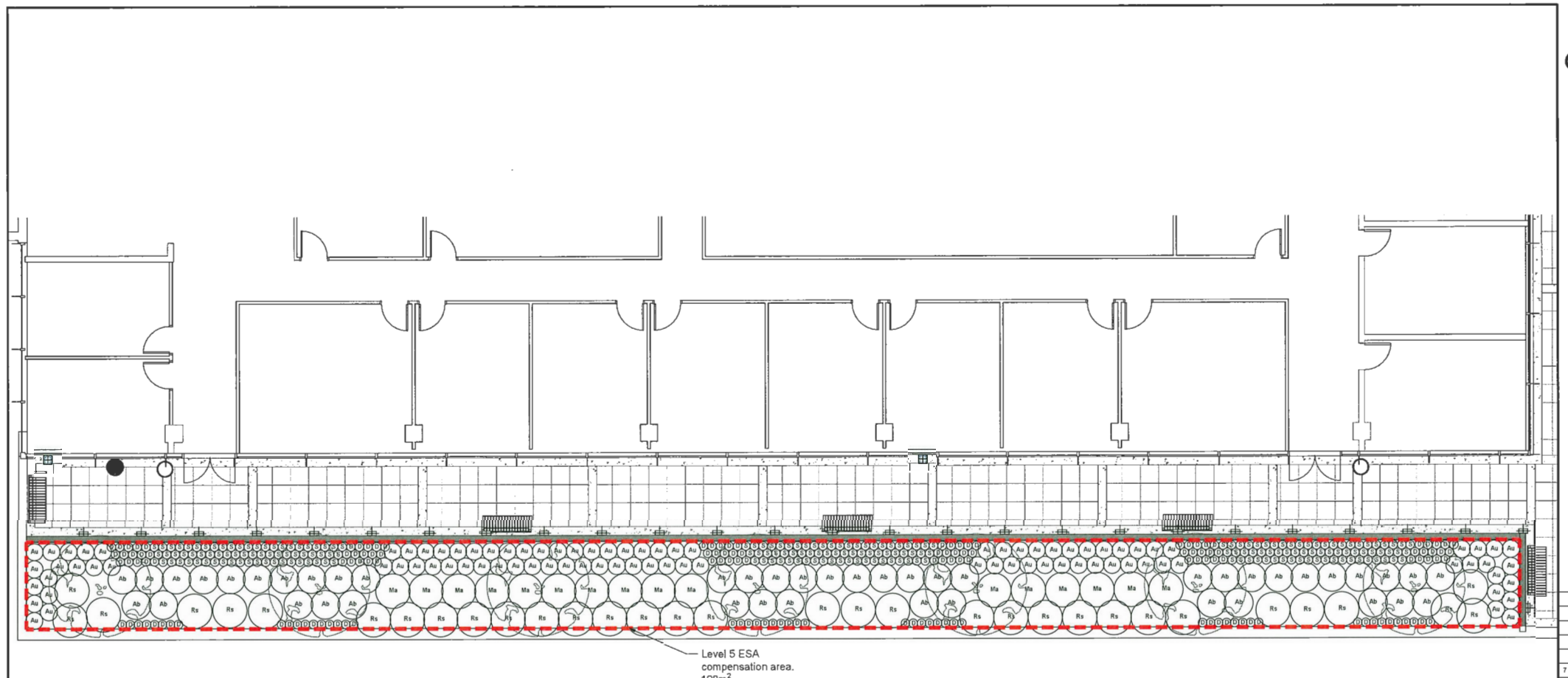
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Drawing Title: PLANTING PLAN - LEVEL 1

VDZ Project #: DP2018-29

Drawing #: L-03A

DP 18 029207 – 28



ESA Calculations:	
Existing ESA area:	270m²
Level 1 ESA Post Development:	146m²
Level 5 ESA compensation area:	198m²
Level 7 ESA compensation area:	259m²
Total ESA Post Development:	603m²
Net change in ESA area:	+333m²

NOTE:
ESA Calculations for onsite 9520 Beckwith road property only and do not include adjacent developments.

PLANT SCHEDULE

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING
Ab	45	Abies balsamea `Nana` / Dwarf Balsam Fir	#2 Pot	1m
Au	94	Arctostaphylos uva-ursi / Kinnikinnick	#2 Pot	0,60m
D	144	Deschampsia cespitosa / Tufted Hair Grass	#2 Pot	0,30m
Ma	16	Mahonia aquifolium / Oregon Grape	#3	1,20m
Rs	33	Ribes sanguineum / Red Flowering Currant	#3	1,20m
S	198	Sedum spathulifolium `Carnea` / Broadleaf Stonecrop	#1	0,30m

1. All plant material shall meet or exceed standards required by Canadian Landscape Standards guidelines.
2. Topsoil supplied shall be from a reputable source. A full analysis of the growing medium will be required at the contractor's expense, submit to landscape consultant for approval.
3. Amend growing medium per soil analysis recommendations prior to spreading on site. Rejected growing medium shall be removed off site immediately at the landscape contractors expense.
4. Growing medium depths for planting as follows:
   a. Shrubs: 450mm
   b. Sod: 150mm
   c. Tree pits: 1000mm with 300mm (below root ball)
5. 25mm minus compost mulch to be installed in all shrub planting areas.
6. All landscaped areas to be irrigated.

1: 75

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REVISIONS TABLE FOR SHEET

Project:
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Scale: 1:75
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Original Sheet Size: 24"x36"

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Drawing Title: PLANTING PLAN - LEVEL 5

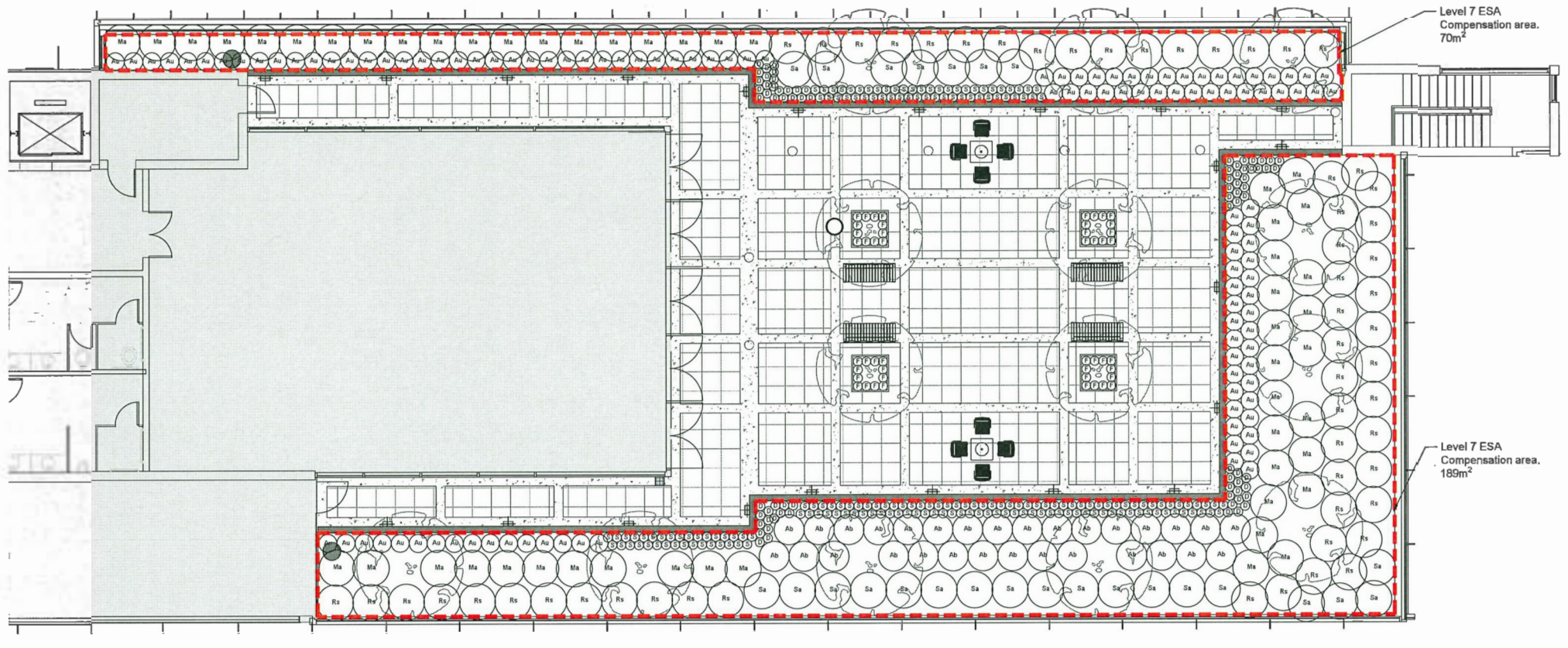
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VDZ Project #: DP2018-29

Drawing #: L-03B

DP 29207-29

N:\VDZ-SERVER\PROJECTS\DEVELOPMENT PERMITS\2018-29 9520 BECKWITH ROAD\DWG\SHEETS\L-03B PLANTING PLAN - LEVEL 5.DWG



ESA Calculations:	
Existing ESA area:	270m²
Level 1 ESA Post Development:	146m²
Level 5 ESA compensation area:	198m²
Level 7 ESA compensation area:	259m²
Total ESA Post Development:	603m²
Net change in ESA area:	+333m²

NOTE:
ESA Calculations for onsite 9520 Beckwith road property only and do not include adjacent developments.

PLANT SCHEDULE

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING
Ab	30	Abies balsamea `Nana` / Dwarf Balsam Fir	#2 Pot	1m
Au	118	Arctostaphylos uva-ursi / Kinnikinnick	#2 Pot	0,60m
D	76	Deschampsia cespitosa / Tufted Hair Grass	#2 Pot	0,30m
F	48	Festuca glauca `Elijah Blue` / Blue Fescue	#1	0,30m
Ma	51	Mahonia aquifolium / Oregon Grape	#3	1,20m
Rs	56	Ribes sanguineum / Red Flowering Currant	#3	1,20m
S	181	Sedum spathulifolium `Carnea` / Broadleaf Stonecrop	#1	0,30m
Sa	25	Symphoricarpos albus / Common White Snowberry	#3	1,20m

1. All plant material shall meet or exceed standards required by Canadian Landscape Standards guidelines.
2. Topsoil supplied shall be from a reputable source. A full analysis of the growing medium will be required at the contractor's expense, submit to landscape consultant for approval.
3. Amend growing medium per soil analysis recommendations prior to spreading on site. Rejected growing medium shall be removed off site immediately at the landscape contractors expense.
4. Growing medium depths for planting as follows:
   a. Shrubs: 450mm
   b. Sod: 150mm
   c. Tree pits: 1000mm with 300mm (below root ball)
5. 25mm minus compost mulch to be installed in all shrub planting areas.
6. All landscaped areas to be irrigated.

1: 75

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Project:
9520 Beckwith Road

Location:
9520 Beckwith Road
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Stamp:
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Approved: MVDZ
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Drawing Title: PLANTING PLAN - LEVEL 7

NORTH

VDZ Project #: DP2018-29

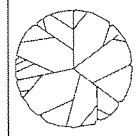
Drawing #: L-03C

V:\VDZ_SERVER\PROJECTS\DP\DP\2018-29 9520 BECKWITH ROAD\DWGS\SHEETS\L-03C PLANTING PLAN - LEVEL 7.DWG

DP 18-829207-30

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TREE LEGEND



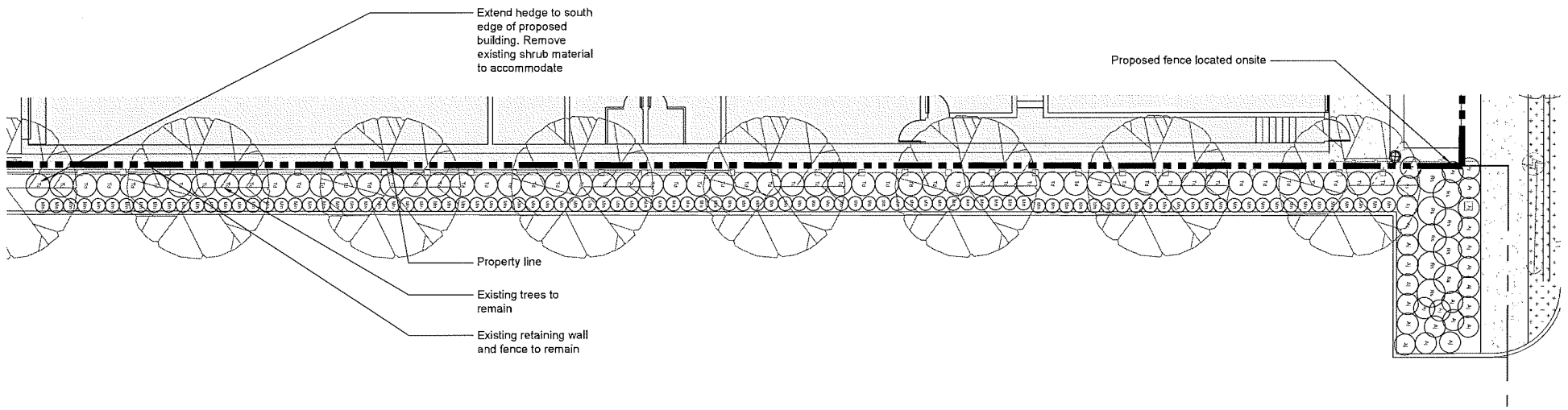
Acer campestre

TREE SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
See Legend	9	Acer campestre	Hedge Maple	B&B; 6cm cal.; 3.0m Ht.	Per Plan

OFFSITE PLANT SCHEDULE

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT
Aj	27	Azalea japonica 'Gumpo Pink' / Dwarf Pink Azalea	#2 Pot
Mn	97	Mahonia nervosa / Oregon Grape	#2 Pot
Rs	9	Ribes sanguineum / Red Flowering Currant	#2 Pot
Td	58	Thuja occidentalis 'Degroot's Spire' / DeGroot's Spire Cedar	2.5m ht.



1:100 0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15

No.	By:	Description	Date
7	AD	Issued for Development Permit	Oct 11, 2019
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1	AD	Issued for Development Permit	Jan 30, 2019

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date
2	AD	Issued for Neighbour Review	Jan 28, 2019
1	AD	Issued for Development Permit	Jan 18, 2019

REVISIONS TABLE FOR SHEET

Project:

9520 Beckwith Road

Location:

9520 Beckwith Road
Richmond, BC

Drawn: AD

Checked: MVDZ

Approved: MVDZ

Scale: 1:100

Stamp:

Original Sheet Size: 24"x36"

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Drawing Title: OFFSITE PLAN - ADJACENT SITE TO EAST

NORTH

VDZ Project #: DP2018-29

Drawing #: L-04

V:\VDZ-SERVER\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2018-29 9520 BECKWITH ROAD\DWGS\SHEET\BLD-04 OFFSITE PLAN - ADJACENT SITE TO EAST.DWG

DP 18-829207-31

Tree Protection Zone

The Tree Protection Zone (TPZ) encompasses the drip line of the tree as illustrated in Fig. 1a and 1b.

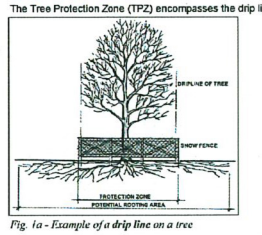


Fig. 1a - Example of a drip line on a tree

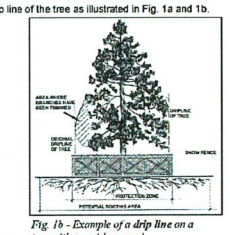


Fig 1b - Example of a drip line on a tree with one side pruned

Note: If the tree is on an adjacent property, the drip line must still be protected on your side of the property line. If the branches have been cut or pruned, the TPZ must protect the original drip line of the tree (Fig. 1b).

Tree Protection Distance Table

*Minimum Protection Required Around Tree

Tree Trunk Diameter			Distance from Trunk		Total Diameter	
cm	inches	foot	m	foot	m	foot
20	8	0.6	1.2	3.9	2.60	8.5
25	10	0.8	1.5	4.9	3.25	10.7
30	12	1.0	1.8	5.9	3.90	12.8
35	14	1.2	2.1	6.9	4.55	14.9
40	16	1.3	2.4	7.9	5.20	17.1
45	18	1.5	2.7	8.9	5.85	19.2
50	20	1.7	3.0	9.8	6.50	21.3
55	22	1.8	3.3	10.8	7.15	23.5
60	24	2.0	3.6	11.8	7.80	25.6
75	30	2.5	4.5	14.8	9.75	32.0
90	36	3.0	5.0	16.4	10.90	35.8
100	40	3.3	6.0	19.7	13.00	42.7

Tree Protection Zone Signage

All TPZ are required to have signage as shown in Fig. 2. The signage must be a minimum of 11"x14" in size on *at least* 2 sides. A sign is now available for download from the City of Richmond's Tree Bylaw webpage at www.richmond.ca/sustainability/environment/treeremoval.htm

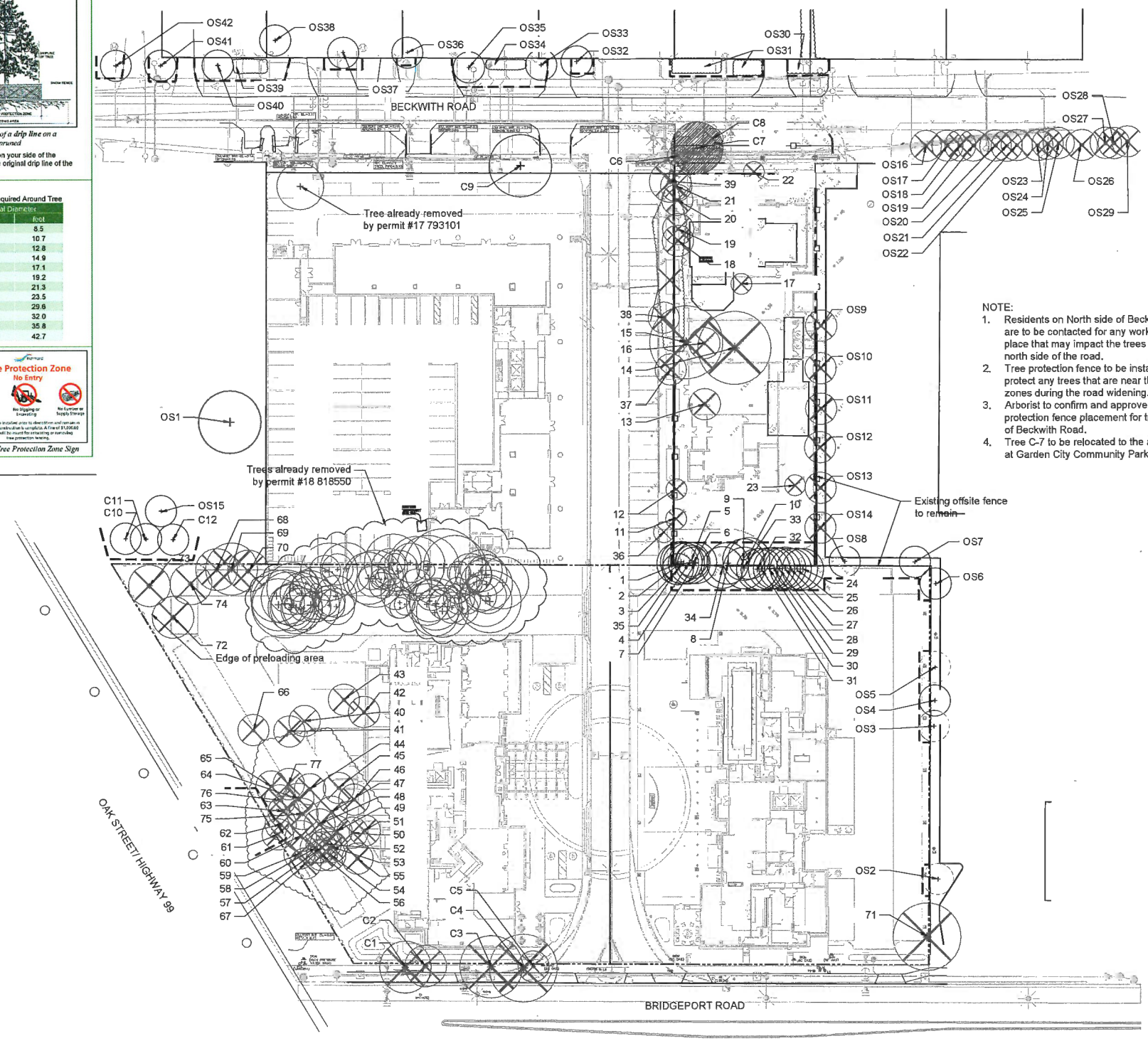
For Tree Protection Barrier inspection requests and enquiries call 604-247-4684.

NOTE: Failure to maintain tree protection barriers may result in fines of up to $10,000.00 per offence.



Fig. 2 Tree Protection Zone Sign

2 TREE PROTECTION FENCE
N.T.S.



TREE LEGEND

Existing Tree to Remain	Existing Tree to be Removed	Existing Tree to be Relocated

KEY	REF.	DESCRIPTION
- - -	2 AR-01	TREE PROTECTION FENCE

Note:
1. Contact Arborist (Kelly Koome, 778-885-6777, kkoome@vdz.ca) for inspection 72 hrs prior to any grading or excavation within the tree protection zone. (typ)
2. Read this plan together with the arborist report prepared by Kelly Koome and dated February 20, 2019.

NOTE:
1. Residents on North side of Beckwith Road are to be contacted for any work taking place that may impact the trees on the north side of the road.
2. Tree protection fence to be installed to protect any trees that are near the work zones during the road widening.
3. Arborist to confirm and approve tree protection fence placement for trees North of Beckwith Road.
4. Tree C-7 to be relocated to the arboretum at Garden City Community Park.

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7	AD	Issued for Development Permit	July 12, 2019
6	AD	Issued for Development Permit	June 28, 2019
5	AD	Issued for Development Permit	May 31, 2019

REVISIONS TABLE FOR SHEET

Project:

9520 Beckwith Road

Location:
9466 Beckwith Rd, 9520 Beckwith Rd
9520 Beckwith Road
Richmond, BC

Drawn: FW

Stamp:

Checked: MVDZ

Approved: MVDZ

Original Sheet Size: 24"x36"

Scale: 1:400

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Drawing Title: TREE PRESERVATION PLAN

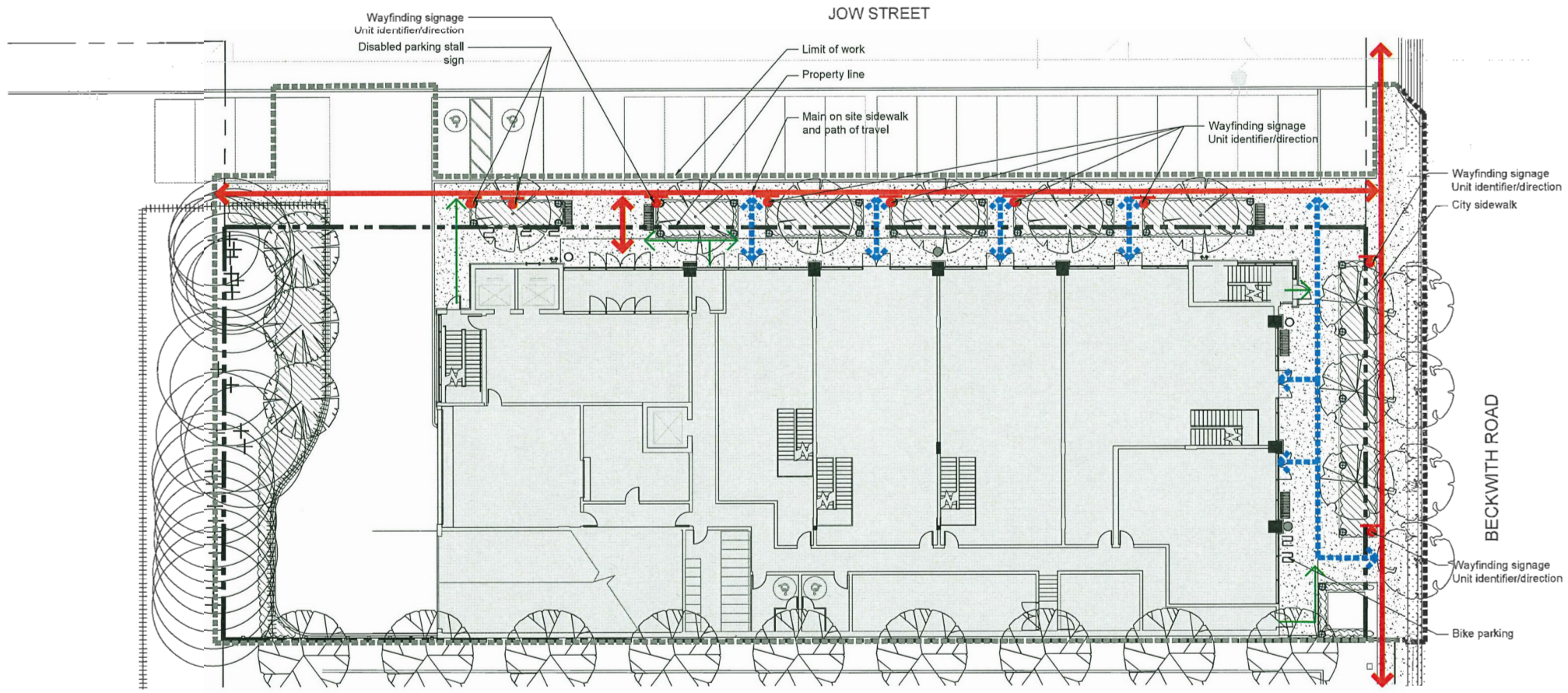
NORTH

VDZ Project #: DP2018-29

Drawing #: L-05

V:\VDZ-SERVER\PROJECTS\DEVELOPMENT PERMIT\DP2018-29 9520 BECKWITH ROAD\DWG\SHEETS\L-05 TREE PRESERVATION PLAN.DWG

DP 18-829207-32



LANDSCAPE LEGEND

KEY	DESCRIPTION
⟷	PRINCIPAL PEDESTRIAN TRAVEL ROUTE
⟷	GROUND FLOOR UNIT ACCESS ROUTES
←	STAIRWALL/EMERGENCY EXIT ROUTES

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

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Richmond, BC

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Scale: 1:150

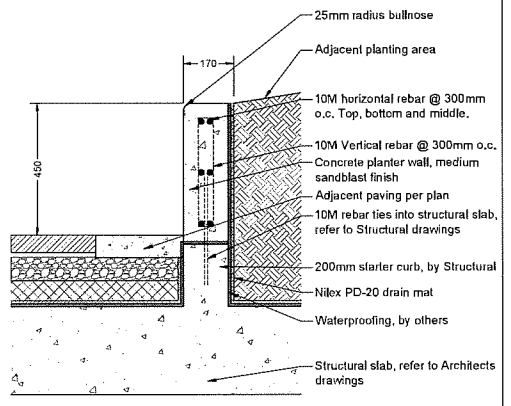
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Drawing Title: ACCESSIBILITY PLAN
NORTH
VDZ Project #: DP2018-29
Drawing #: L-06

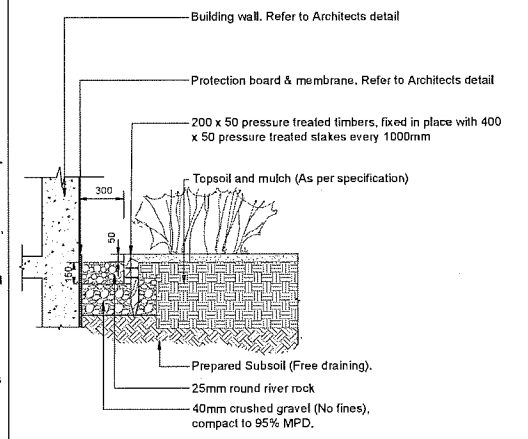
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DP 18-829207-33

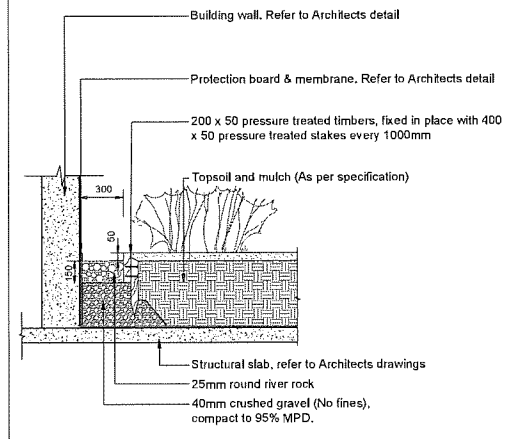
NOTE:
Refer to structural detail for reinforcement and slab tie in requirements



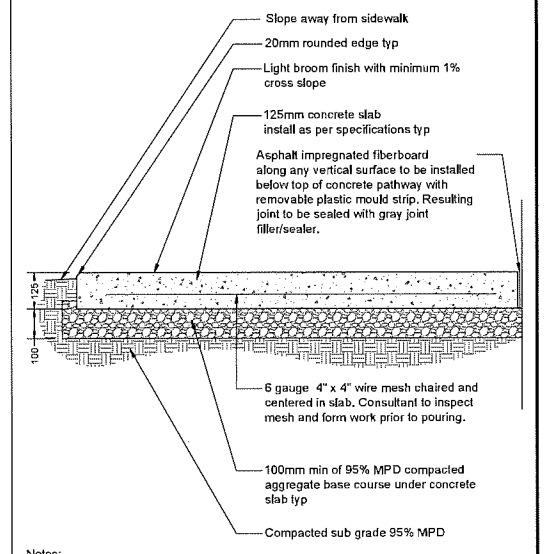
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Scale 1:10



2 DRIP STRIP ON GRADE
Scale 1:20

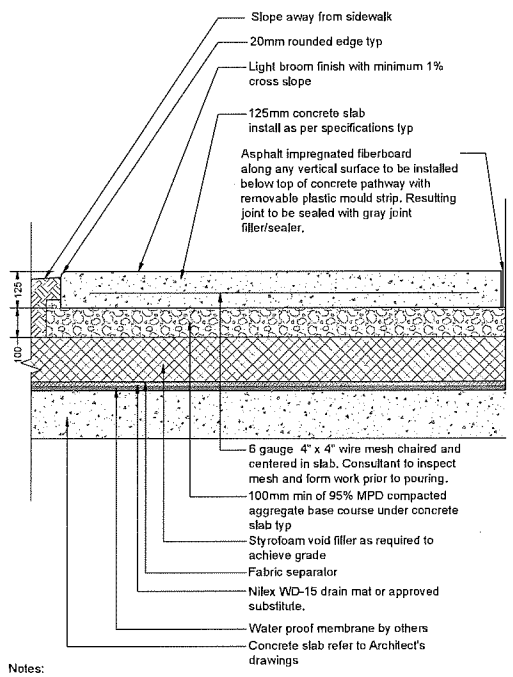


3 DRIP STRIP ON SLAB
Scale 1:20



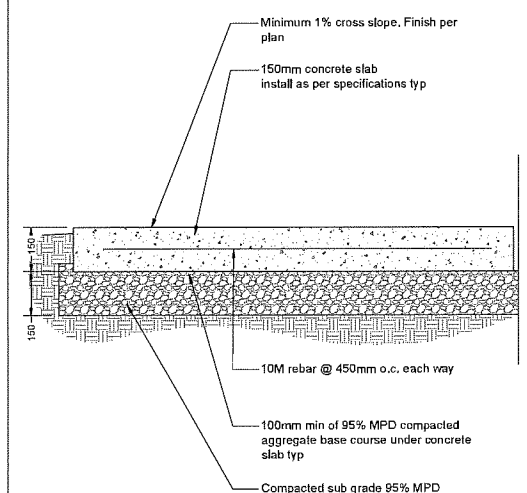
Notes:
1. Contractor to provide expansion joints where concrete meets all vertical structures
2. Horizontal scorelines at 1500mm o.c. unless shown otherwise. Refer to plans.
3. Center scoreline on 150mm smooth finish or to match existing concrete pathway

4 PEDESTRIAN CONCRETE PAVING
Scale 1:10



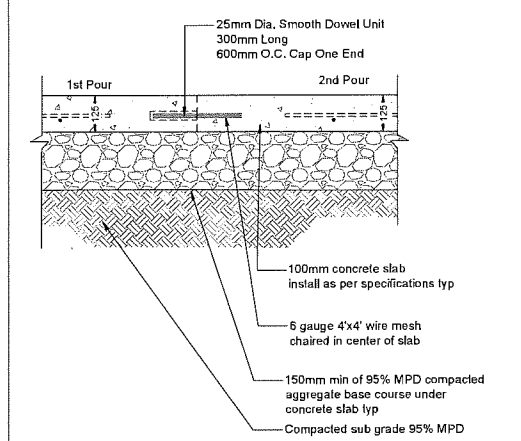
Notes:
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2. Horizontal scorelines at 1500mm o.c. unless shown otherwise. Refer to plans.
3. Center scoreline on 150mm smooth finish or to match existing concrete pathway

5 CONCRETE PAVING ON SLAB
Scale 1:10

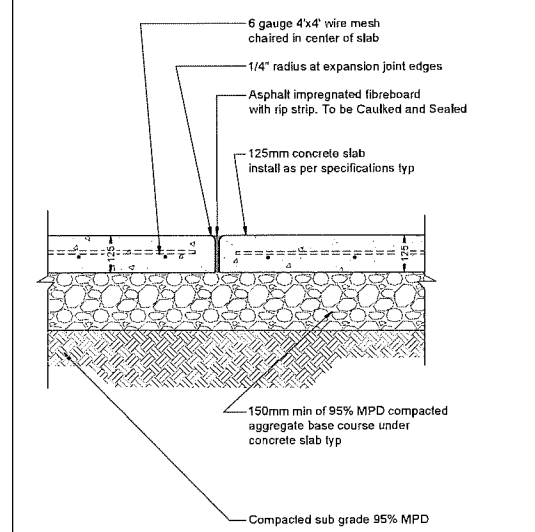


Notes:
1. Contractor to provide expansion joints where concrete meets all vertical structures
2. Horizontal scorelines at 1500mm o.c. unless shown otherwise. Refer to plans.
3. Center scoreline on 150mm smooth finish or to match existing concrete pathway

6 VEHICULAR CONCRETE PAVING
Scale 1:1



7 CONCRETE COLD JOINT
Scale 1:10



8 CONCRETE EXPANSION JOINT
Scale 1:10

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Richmond, BC

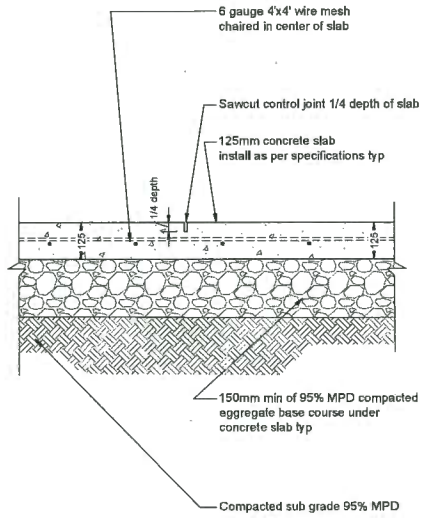
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Approved: MVDZ
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Original Sheet Size: 24"x36"

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Drawing Title: DETAILS
VDZ Project #: DP2018-29
Drawing #: LD-01

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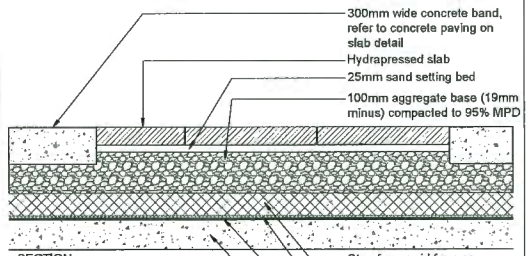
DP 18-829207 -34



1 CONCRETE CONTROL JOINT
Scale 1:10



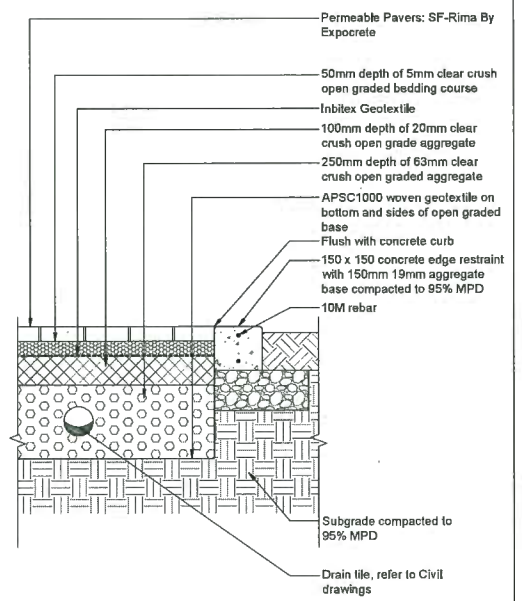
REFERENCE IMAGE



SECTION

Hydrapressed Slab Details:
Type: New York Stone Series
Size: 457mm x 457mm x 50mm
Colours: Sandalwood
Pattern: Grid
Manufacturer: Abbotsford Concrete Products
www.pavingstones.com 1-800-663-4091

2 HYDRAPRESSED SLABS
Scale 1:10

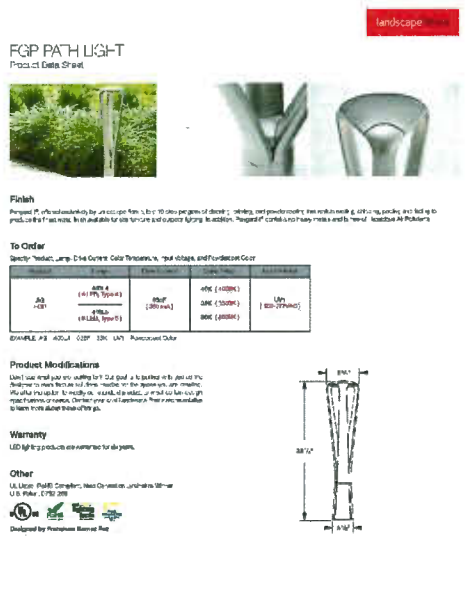


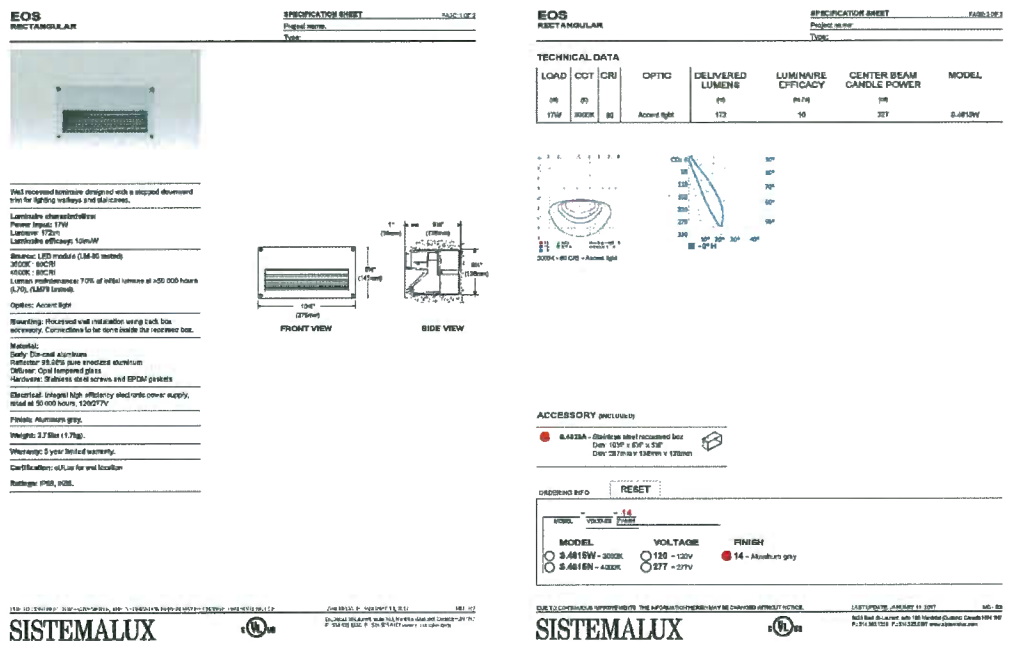
Notes:
1. Install all components as per manufacturer's specifications.
2. Grid pattern.
3. Concrete curb control joint every 3m.

3 PERMEABLE PAVERS
Scale 1:10



5 BOLLARD LIGHT
N.T.S.





6 WALL LIGHT
N.T.S.

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VDZ Project #: DP2018-29
Drawing Title: DETAILS
Drawing #: LD-02

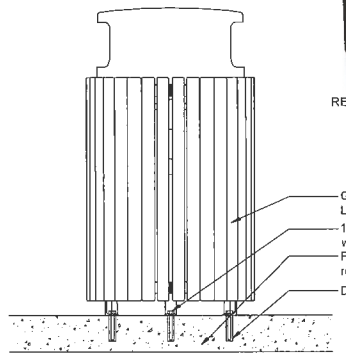
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DP 18-829207-35

NOTES:
Install per manufacturers specifications



REFERENCE IMAGE



SECTION

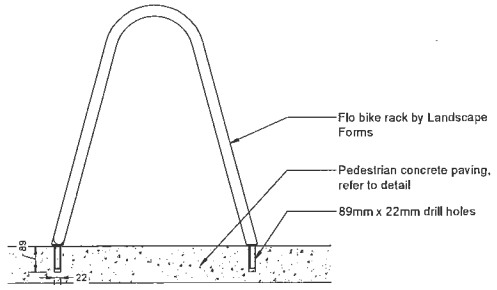
WASTE RECEPTACLE
Model: Gretchen
Size: 559mm x 1067mm
Mount: Surface
Options: Side opening
Colour: IPE
Manufacturer: Landscape Forms
www.landscapeforms.com

1 WASTE RECEPTACLE
N.T.S.

NOTES:
Install per manufacturers specifications



REFERENCE IMAGE



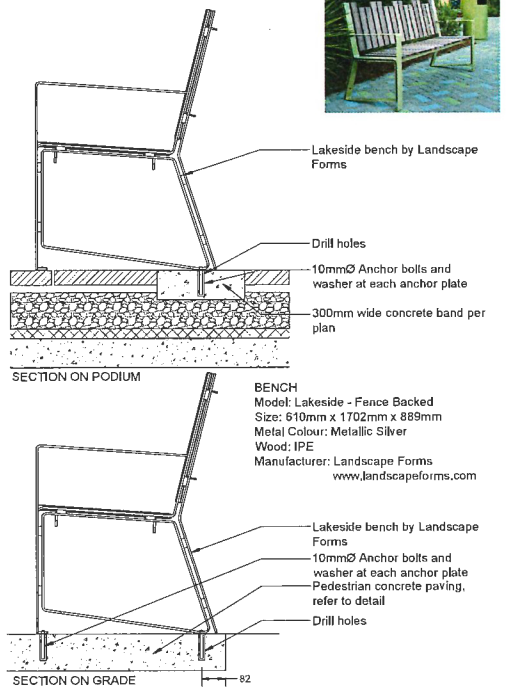
SECTION

BIKE RACK
Model: Flo
Size: 38mm x 635mm x 686mm
Mount: Embedded
Colour: Metallic Silver
Manufacturer: Landscape Forms
www.landscapeforms.com

2 BIKE RACK
N.T.S.

NOTES:
1. Install per manufacturers specifications.
2. Podium benches to be anchored to concrete bands on rear legs only.





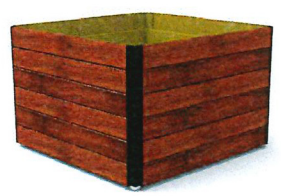
BENCH
Model: Lakeside - Fence Backed
Size: 610mm x 1702mm x 889mm
Metal Colour: Metallic Silver
Wood: IPE
Manufacturer: Landscape Forms
www.landscapeforms.com

3 BENCH
N.T.S.



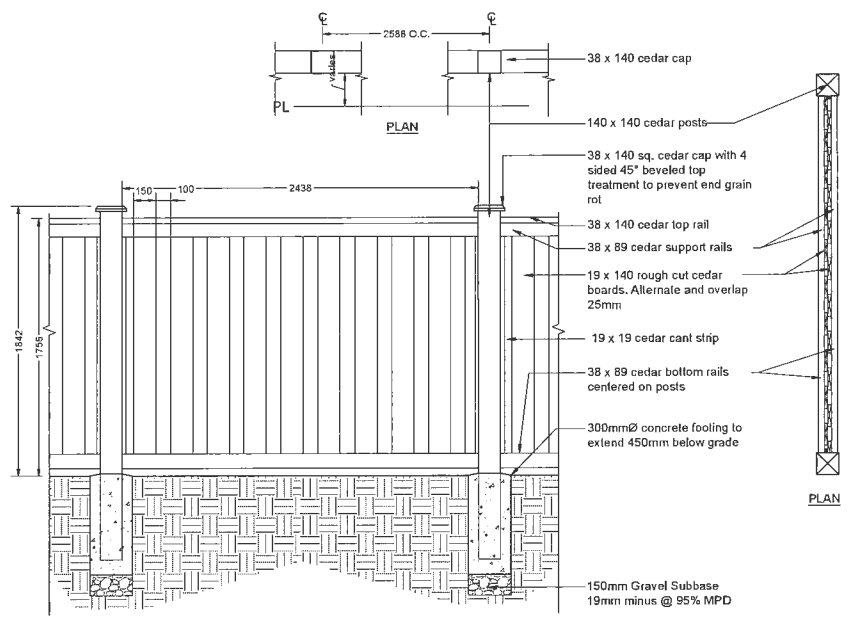
TABLE AND CHAIRS
Model: Parc Center
Size: 711mm sq.
Chairs: 4 per table
Mount: Free standing
Colour: Metallic Silver
Manufacturer: Landscape Forms
www.landscapeforms.com

4 TABLE AND CHAIRS
N.T.S.



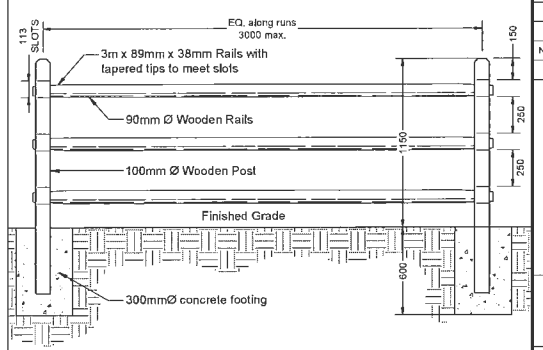
PLANTERS
Model: Plaza
Size: 1219mm x 1219mm x 813mm
Colour: Wood
Manufacturer: Landscape Forms
www.landscapeforms.com

5 PLANTER POTS
N.T.S.



Note:
1. Fence to be constructed in conformance with the Morgan Creek Design Guidelines part 3.12.
2. Ensure all fasteners exposed to weather are hot-dipped galvanized to prevent staining.

6 1.84m HEIGHT PRIVACY FENCE
Scale 1:20



7 SPLIT RAIL FENCE
Scale 1:20

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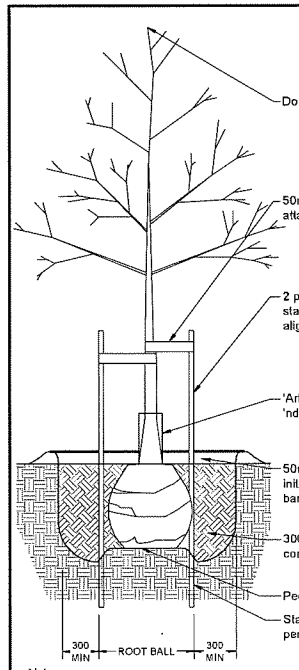
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Drawing Title: DETAILS
VDZ Project #: DP2018-29
Drawing #: LD-03

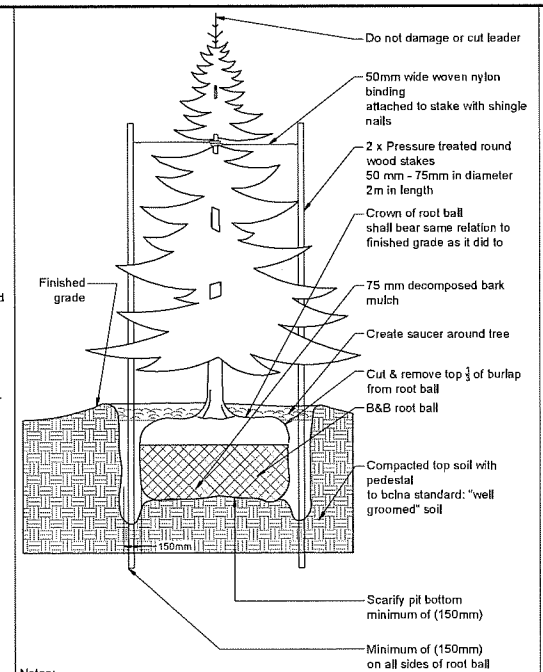
DP 29207 - 36

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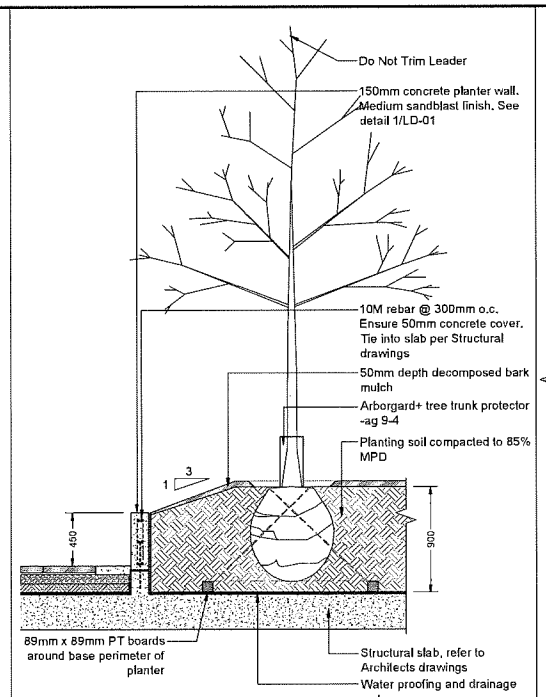
Notes:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole. all string, twine, etc.to be removed.
2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
3. All trees shall be single stem, unless specified otherwise.

1 DECIDUOUS TREE PLANTING
N.T.S.



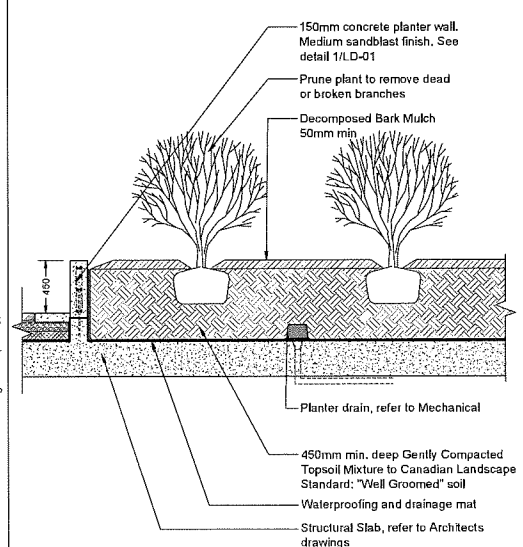
Notes:
1. Do not damage main roots or destroy root ball when installing tree stake.
2. Water thoroughly after installation
3. Remove tree rings and stakes two years after installations
4. Provide drainage for planting pit in impermeable soil

2 CONIFEROUS TREE PLANTING
N.T.S.



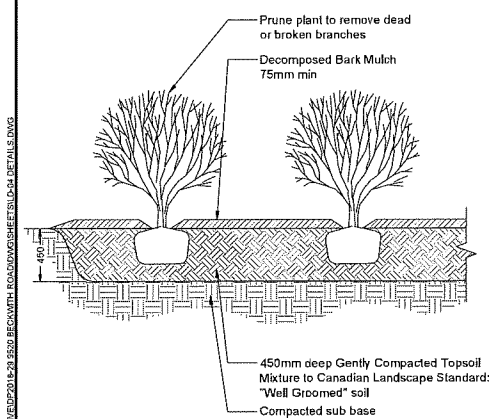
NOTES:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole. all string, twine, etc.to be removed.
2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
3. All trees shall be single stem, unless specified otherwise.

3 DECIDUOUS TREE ON SLAB
N.T.S.



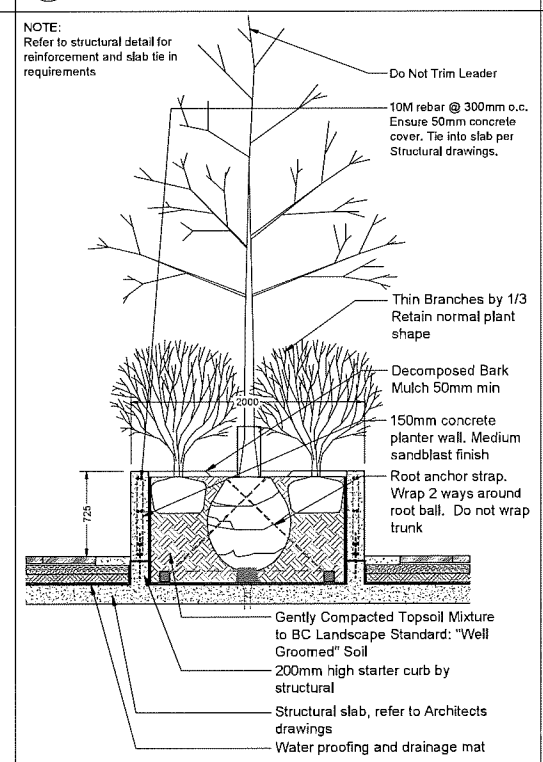
NOTES:
1. Remove all string, twine, pots, tags from plant.
2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
3. Topsoil saucer diameter to be 1.5X diameter of plant container.
4. O.C. spacing per planting plan.

4 SHRUB PLANTING ON SLAB
N.T.S.

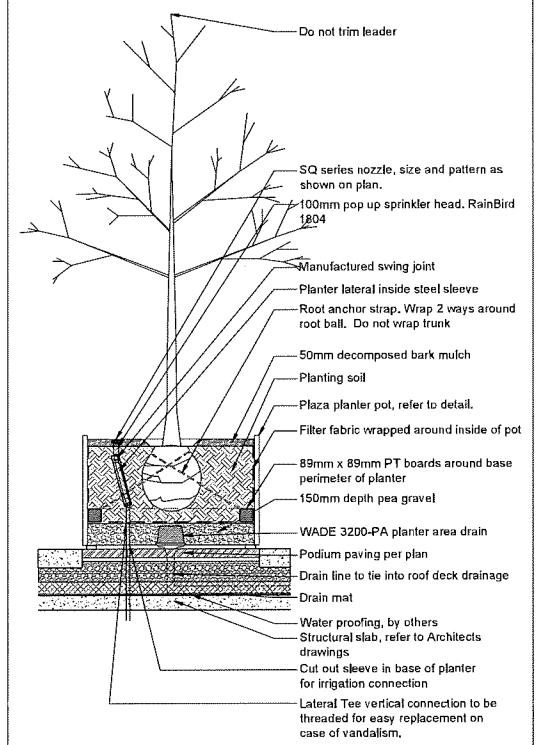


NOTES:
1. Remove all string, twine, pots, tags from plant.
2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
3. Topsoil saucer diameter to be 1.5X diameter of plant container.
4. O.C. spacing per planting plan.

5 SHRUB PLANTING
N.T.S.



6 LEVEL 11 PLANTER
Scale 1:25



7 PLANTING POT
Scale 1:20

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Drawing Title: DETAILS
VDZ Project #: DP2018-29
Drawing #: LD-04

DP 18-829207 -37

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GENERAL LANDSCAPE NOTES:

PROJECT CONTACT:

1.1 Inquiries regarding landscape drawings should be addressed to the person(s) identified in the contact information on the cover page.

PROJECT COORDINATION:

2.1 The contractor(s) responsible for completing the landscape scope of work shall conform to the reference standards, submittals process, coordination standards, specifications, and works as defined under the "General Scope" of the master specification (complete).

DRAWINGS AND SPECIFICATIONS:

3.1 The contractor, sub-contractor, and coordinating trades/suppliers responsible for completing the landscape scope of work is responsible for reviewing the master specification package for the project in conjunction with all consultant drawings, inclusive of landscape.

3.2 Should any drawing or detail conflict with the master specification file the contractor must immediately notify the design team for coordination prior to order, preparation or installation of said conflicting works (typ).

3.3 The contractor(s) responsible for completing servicing, hard and soft landscape works are responsible for providing the landscape architect with a complete "project record copy" of mark-ups or changes to works defined in the Landscape Drawings. This is in addition to any record drawing requests defined under the general scope. The project record copy mark-ups should be completed with red pen if submitted as a hard copy or in red coloured notes if submitted as a PDF.

LANDSCAPE CONCRETE WORK:

4.1 All concrete shall conform to all standards identified under the master specification and specifications by the Civil Engineer (refer to civil drawings, with references to MMCD specs) (complete). All concrete pour-in-place flatwork to be installed as per section 03 30 20 of the latest MMCD unless otherwise specified indicated in drawing package.

4.2 Concrete reinforcing for vertical landscape cast in place walls shall comply with details and specifications. The general contractor will be responsible for providing a engineer's stamp on shop drawings for all vertical concrete higher than 1.2m (typ).

4.3 All horizontal exterior concrete surfaces shall have a light broom finish or approved equal unless specified otherwise

4.4 All vertical concrete surfaces inclusive of cast in place walls shall have a light sand blast finish or approved equal unless specified otherwise

4.5 The contractor should confirm the locations of control joint patterning and expansion joints with the landscape architect prior to installation for concrete paving surfaces and walls. The contractor is to provide control joints chaulked in place for inspection and approval by the landscape architect prior to installation.

UNIT PAVING:

5.1 Precast concrete unit pavers or natural stone unit pavers must be provided in a 2m x 2m 'mock-up' on site a minimum 2 weeks prior to order of materials for approval by the landscape architect. The mock-up should be installed as per manufacturer's specifications and include any bedding material, pedestals, grouts or mortar specified in project drawings or specifications. Grouts, mortars, sealers, or products that require drying time must have been installed a minimum 48 hours prior to the time of review by the landscape architect.

5.2 All approved unit paving and bedding or joining materials should be installed as per manufacturers specifications

5.3 Professionals should be qualified and experienced (minimum 5 years) in installing paving products specified in landscape drawings

METALS:

6.1 All metal work shall conform to the master specification for the project (complete)

6.2 Additional references that apply to metal work (may not necessarily be included under the master specification):

SPEC NOTE: Edit the following for the specific project.

- .1 American Society for Testing and Materials International, (ASTM).
- .1 ASTM A53/A53M_[02], Specification for Pipe, Steel, Black and Hot_Dipped, Zinc_Coated, Welded and Seamless.
- .2 ASTM A121_[99], Specification for Zinc_Coated (Galvanized) Steel Barbed Wire.
- .3 ASTM D5116_[97], Standard Guide For Small_Scale Environmental Chamber Determinations of Organic Emissions From Indoor Materials/Products.
- .2 Canadian General Standards Board (CGSB).
- .1 CAN/CGSB_1.28_[98], Alkyd, Exterior House Paint.
- .2 CAN/CGSB_1.69_[98], Aluminum Paint.
- .3 CAN/CGSB_1.181_[99], Ready_Mixed Organic Zinc_Rich Coating.
- .4 CAN/CGSB_1_GP_138M_[97], Paint Exterior Latex Type Flat.
- .3 Canadian Standards Association (CSA International).
- .1 CAN/CSA-A23.1-[00]/A23.2-[F00], Concrete Materials and Methods of Concrete Construction/Methods of Test for Concrete.
- .2 CSA G42_[1964(R1998)], Galvanized (Zinc_Coated) Steel Farm_Field Wire Fencing.
- .3 CSA_O80 Series_[97], Wood Preservation.
- .4 Environmental Choice Program (ECP).
- .1 CCD-047a-[98], Paints, Surface Coatings.
- .2 CCD-47b-[98], Stains, Surface Coatings.
- .3 CCD-47c-[98], Varnishes, Surface Coatings.
- .4 CCD-048-[95], Surface Coatings -Recycled Water-Borne.

6.3 All fences, fasteners and railings shall be submitted via shop drawing and submitted for approval by the landscape architect prior to purchase or installation

6.4 All fasteners used in wood connections (i.e. screws, nails, etc) are to be countersunk and predrilled to prevent wood splitting unless specified otherwise

6.5 All anchor plates, hangers, and affiliated fastener joining materials must meet flush between joining surfaces without gaps, unless specified otherwise

6.6 All metal work shall be treated for protection from corrosion (i.e. Aluminum must be anodized and steel must be galvanized or stainless steel) prior to additional coatings of paints or sealers. This is inclusive of fasteners.

6.7 All metal bonding (i.e. welding or soldering) must be completed and metal work should be treated for protection from corrosion. Bonding work should be concealed by the finishes of the metal work. Sanding or handwork needed to provide a smooth and consistent finish along the bonded metal material should be done to match the finish of the metals used for joining

6.8 All railing heights, picket spacing, and rail spacing should be in accordance with the British Columbia Building Code, CAN/CSA - Z614-07 and affiliated ASTM standards

6.9 Install a grounding rod on all fences, metal posts or poles taller than 6' (1800mm) in height through the direction of the project electrical engineer. Contractor to confirm the location(s) of said work at the time of project start-up with the electrical engineer and landscape architect

PLANTING AND PLANTING BEDS

7.1 This section covers supply and installation of all trees, shrubs, and ground covers including bed preparation and topsoil.

7.2 Reference Specifications:

Section 32 93 01 Planting of Trees, Shrubs and Ground covers
Section 33 22 01 Site Grading
Section 32 91 21 Topsoil and Finish Grading
Canadian Landscape Standards (latest edition)
British Columbia Nursery Trade Association

7.3 All plant and soil material shall be warrantied for (1) year after substantial completion.

7.4 The contractor is responsible to have the landscape architect inspect the site for fine grading in areas where slopes, berms or mounds are used as part of soft landscaping features prior to the installation of plant material. A minimum 7 days notice is required for this review.

7.5 Establishment maintenance must be completed by the landscape contractor through the course of construction/installation, substantial completion and until the time of final acceptance once all deficiencies are deemed as complete. Establishment maintenance practice and procedures are defined under the Canadian Landscape Standard.

7.6 Establishment watering must be completed by the landscape contractor through the course of construction/installation, substantial completion and until the time of final acceptance once all deficiencies are deemed as complete. Establishment watering practice and procedures are defined under the Canadian Landscape Standard.

7.7 The landscape contractor should provide the landscape architect with one week's notice to perform a review at local nurseries who are supplying major plant orders to the site. The landscape architect reserves the right to reject plant material that does not meet drawing specification or Canadian Landscape Standard at any time, despite any review of said materials.

7.8 The landscape contractor must submit a soil report/test report to that shows that growing mediums comply with the standards identified in the Canadian Landscape Standard, latest edition.

7.9 The general contractor shall pay for a minimum two (2) random tests to be performed during the course of construction to confirm that the growing medium being installed on site matches the test approved to the landscape architect. The landscape architect will notify the general contractor of when said tests will occur and soil samples should be mailed out within 48 hours of this notice. Failure to have soil match approved material could result in removal, amendment or reinstallation of appropriate material at the contractor's expense. Soil tests should be sent to Pacific Soil Analysis Incorporated or approved equal testing center.
Pacific Soil Analysis Inc.
Suite 5-11720 Voyageur Way, RICHMOND, BC V6X 3G9
Telephone 604 273 8226

7.10 Landscape mulch shall conform to Canadian Landscape Standards and be installed at depths specified under Canadian Landscape Standard. Mulch must be non-toxic. Mulch should be dark brown or black in colour; red coloured mulch is not permitted unless specified otherwise.

7.11 Filter fabric must be provided in any areas were drain rock is used as a mulch substitute or landscape feature, with the exception of drip strips (unless noted otherwise).

7.12 In areas where soft landscaping shall be planted over structural slabs, the contractor must submit, in writing, that the project architect has inspected planters or areas of soft landscape planting and has approved the waterproofing and slab protection present, such that it conforms to contract specifications and drawings. This shall be done prior to any inspections the landscape architect shall make to review growing medium depths or plant installation.

7.13 Should any fertilizers or chemicals be applied to soft landscapes, they must be non-toxic.

7.14 If during excavation obstructions are found to planting areas contractor to contact landscape architect for review and direction.

7.15 Contractor to notify the landscape architect if any invasive species are encountered during construction. This includes but is not limited to Equisetum, Rubus, Hedera, and Fallopia japoinica. Contractor is responsible for the removal of all invasives as per the Canadian Landscape Standard.

7.16 Contractor to ensure top soil is properly placed and compacted to ensure plant material does not sink or move during warranty period.

7.17 All planting beds to have cultivated, clean landscape edge unless otherwise specified on drawings.

7.18 At time of substantial completion all mulch beds to be weed and mushroom free.

7.19 For all landscape rock beds contractor to provide landscape fabric beneath and pressure treated timber edging unless otherwise specified on drawings.

7.20 All soil to meet Canadian Landscape Standards designations for Level 1 well groomed growing media.

HYDROSEED AND SOD

8.1 This section covers supply and installation of sod and hydroseed for turf grass and native grass areas.

8.2 Reference Specifications:

Section 32 93 23 Sodding
Section 32 92 19 Hydraulic Seeding
Section 32 92 20 Seeding
Section 32 91 21 Topsoil and Finish Grading
Canadian Landscape Standards (latest edition)
British Columbia Nursery Trade Association

8.3 The contractor is responsible to have the landscape architect inspect the site for fine grading in areas where sod or seed are used as part of soft landscaping features prior to the installation of sod or seed. A minimum 7 days notice is required for this review. Preparation of sod and seed areas shall conform to BC Landscape Standards. No 1 Turfgrass and No. 1 Canadian seed standards apply as defined through BC Landscape Standards. Installation and maintenance specifications of sod and seed shall apply as defined through BC Landscape Standards.

8.4 Sod to be No1. Premium or No. 2 Standard non-netted.

8.5 Contractor is responsible for the watering and maintenance of the sod until 55 days post substantial completion.

8.6 For turf areas seed to be Premier Pacific All Purpose Sun& Shade Mix or approved equal unless otherwise specified on drawings. Seed to be installed as per supplier specifications.

8.7 Seeding to take place in the spring (April 1st to June 15th) and fall (August 15th to September 30th). If seeding is to happen outside of these windows contractor to contact landscape architect for adjustments to maintenance requirements.

8.8 Conditions for final acceptance of turf areas are as follows:

- Seeded areas are vigorously growing, the turf is well established and has a healthy green appearance
- Seeded areas do not have any eroded or washed out areas and are free of noxious or invasive weeds.
- No surface growing medium is visible when turf has been mowed to a height of 50mm
- Seed areas have been cut a minimum of 2 times.

8.9 For all native and high-grass seeding contractor to provide 300mm depth of well-groomed top soil

8.10 For all native and high-grass seeding contractor to provide maintenance for a minimum of (1) growing season (Spring to Fall).

IRRIGATION

9.1 This section covers supply and installation of an automatic irrigation system. If irrigation plans have not been provided contractor to provide design/build solution as per specifcations below.

9.2 Reference Specifications:

- Irrigation Industry Association of British Columbia Standards
- Canadian Landscape Standard
- All Local Plumbing and Electrical Codes

9.3 The Contractor is responsible for the coordination with the mechanical and electrical Owner's Representative and sub-contractors as well as for coordination of all required sleeves under paved areas.

9.4 Contractor to provide all irrigation operations instructions and user manuals upon substantial completion.

9.5 Contractor to provide as-built drawings for irrigation system at time of substantial completoin. As-built drawings to be provided in AutoCAD format.

9.6 Contractor to repair or replace all damaged underground services cause by work in this contract.

9.7 Contractor to confirm head-to-head coverage upon installation. If any conditions arise that do not allow for head-to-head coverage contractor to contact the landscape architect for further direction.

9.8 All irrigation work shall be done by an experienced and competent irrigation contractor having the capabilities an personnel necessary for all phases of the work specified.

9.9 The irrigation contractor shall be a member in good standing of the Irrigation Industry Association of British Columbia.

9.10 All heads to be installed with low-point drainage releases where required.

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info@vdzinc.ca

No.	By:	Description	Date
7	AD	Issued for Development Permit	Oct 11, 2019
6	DV	Issued for DP, ADP UPDATE	August 22, 2019
5	AD	Issued for ADP	July 4, 2019
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1	AD	Issued for Development Permit	Jan 30, 2019

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
9520 Beckwith Road

Location:
9520 Beckwith Road
Richmond, BC

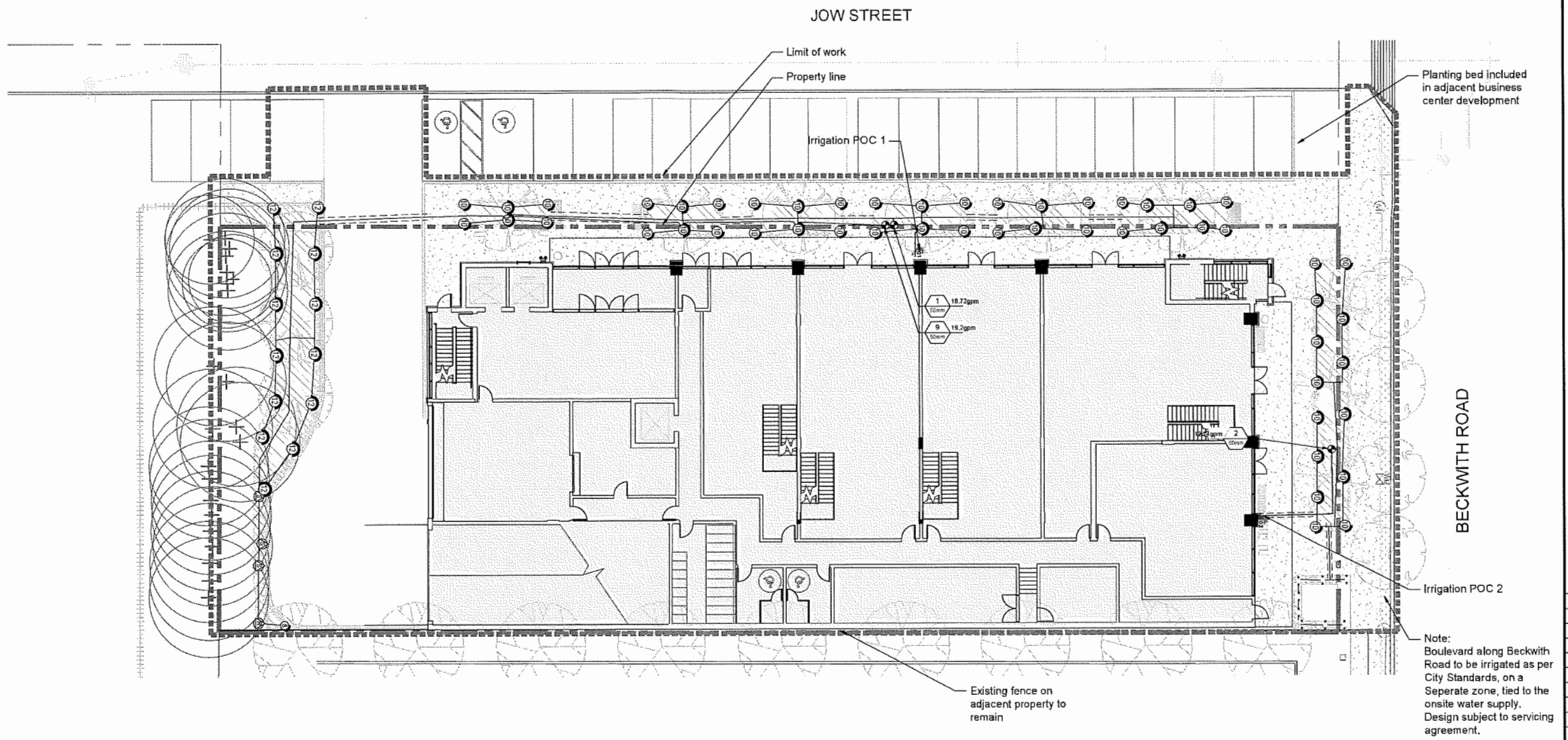
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Drawing Title: GENERAL NOTES
VDZ Project #: DP2018-29
Drawing #: LN-01

DP 17-829207 - 38

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IRRIGATION NOTES:

1. System is based on 25 PSI (min.) and 30 GPM (max.) at the connection point.
2. City pressure at connection point is hovering around 80PSI, pressure regulated down to 50PSI after DCV.
3. Contractor to determine pipe layout to ensure system operates as per specifications.
4. Velocity in all irrigation lines not to exceed 5' per second. Contractor to adjust pipe sizing accordingly.
5. If a discrepancy occurs between drawings and specifications, specifications are to be followed
6. All length quantities shown are approximate. Contractor to verify all quantities.
7. Back Flow Prevention Valve and Water Meter as per City of Richmond standards. New service boxes sized to contain all required valves and blow-out tees. To match City of Richmond standards.
8. All products to be installed as per manufacturer's specifications unless noted otherwise.
9. Each irrigation line to have 4" SCH 40 PVC sleeving under all sidewalks. Steel sleeving to be used under all vehicular roads and driveways.
10. All service connections to be coordinated with civil and mechanical engineer. Allow for proper winterization through ball valve installation.
11. Coordinate all irrigation trenches and pipe locations to avoid conflicts with proposed utilities.
12. Low-point irrigation heads require anti-draining check valves if not already provided in irrigation head specification.
13. All products to be installed as per manufacturer's specifications unless noted otherwise. Contractor to provide all permits required for installation of irrigation system.
14. Contractor to verify the existence, location and elevation of all underground utilities and services prior to commencement of the work.
15. Install all irrigation components as per manufacturer's specifications.
16. All pipe to be installed at a minimum of 18" below finish grade.
17. Main line to be installed at a minimum of 24" below finish grade.
18. All valves to be installed in 10" or larger valve box.
19. All irrigation heads in non turf areas to be 12" High Pop heads.
20. Control wire from the controller to valves shall be a minimum 14-gauge burial type, CSA approved type PE direct burial wire.
21. Contractor to confirm pressure and pipe sizing at connection point and install pressure reducer as required.
22. Provide as built drawings for any changes made to the irrigation plan.
23. The irrigation system will be inspected by the consultant upon completion.
24. All irrigation components under sidewalks and driveways shall be sleeved. (sized as per plan).
25. Plants will require daily watering during the warm weather season (July - September) and 3 times a week during the shoulder seasons of June and September. Irrigation should not be required for the remainder of the year due to natural precipitation. Plants will be monitored to ensure irrigation is satisfactory and will be adjusted accordingly to the site conditions

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
	Rain Bird 1812-PRS-NP-U 15 Strip Series	1	RCS	25	0,5	1,2x4,6
	Rain Bird 1812-PRS-NP-U 15 Strip Series	3	SST	25	1,1	1,2x9,1
	Rain Bird 1812-PRS-NP-U U8 Series	1	90	25	0,2	2,1 m
	Rain Bird 1812-PRS-NP-U U10 Series	24	180	25	0,8	2,7 m
	Rain Bird 1812-PRS-NP-U U10 Series	28	90	25	0,4	2,7 m
	Rain Bird 1812-PRS-NP-U U12 Series	10	180	25	1,2	3,4 m
	Rain Bird 1812-PRS-NP-U U12 Series	2	90	25	0,6	3,4 m
	Rain Bird 1812-PRS-NP-U U12 Series	1	240	25	1,6	3,4 m

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
1.0 2.0	Rain Bird XBT-FC Single Outlet Emitter Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 3,8 l/hrblack, and 7,6 l/hrred. Comes with a 13 mm FPT inlet x barb outlet.	8

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB-PRS-D 25 mm, 40 mm , 50 mm Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration, With Pressure Regulator Module.	3
	Irrigation Lateral Line: CPVC Schedule 40	298,1 m
	Irrigation Mainline: PVC Schedule 40	13,2 m
	Pipe Sleeve: CPVC Schedule 40	29,8 m

Valve Callout
Valve Number
Valve Flow
Valve Size

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

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Project:

9520 Beckwith Road

Location:

9520 Beckwith Road
Richmond, BC

Drawn: AD

Checked: MVDZ

Approved: MVDZ

Stamp:

Original Sheet Size: 24"x36"

Scale: 1:150

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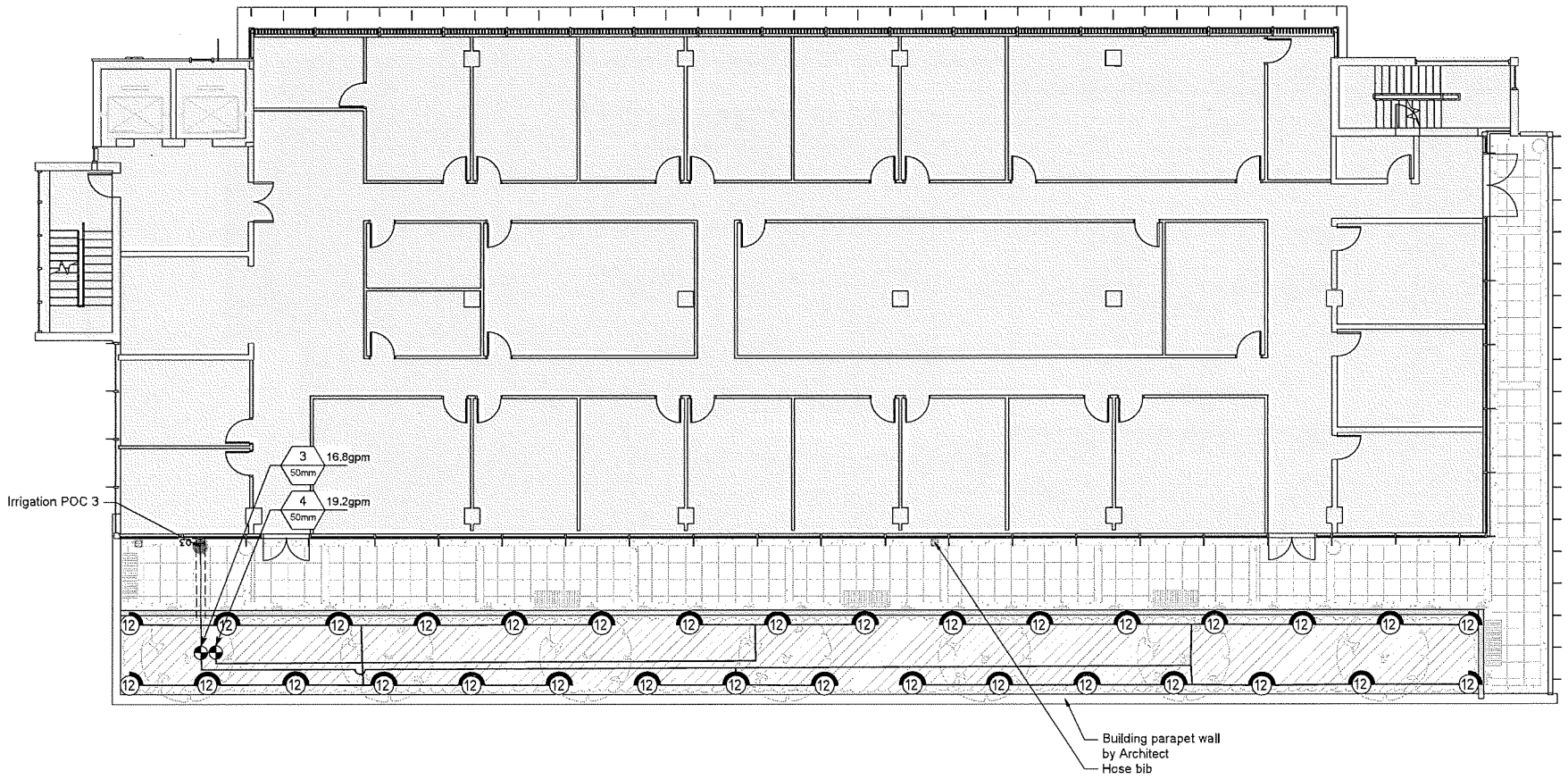
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VDZ Project #: DP2018-29

Drawing Title: IRRIGATION PLAN - LEVEL 1

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DP 18-829207 - Y0



IRRIGATION NOTES:

1. System is based on 25 PSI (min.) and 30 GPM (max.) at the connection point.
2. City pressure at connection point is hovering around 80PSI, pressure regulated down to 50PSI after DCV.
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8. All products to be installed as per manufacturer's specifications unless noted otherwise.
9. Each irrigation line to have 4" SCH 40 PVC sleeving under all sidewalks. Steel sleeving to be used under all vehicular roads and driveways.
10. All service connections to be coordinated with civil and mechanical engineer. Allow for proper winterization through ball valve installation.
11. Coordinate all irrigation trenches and pipe locations to avoid conflicts with proposed utilities.
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21. Contractor to confirm pressure and pipe sizing at connection point and install pressure reducer as required.
22. Provide as built drawings for any changes made to the irrigation plan.
23. The irrigation system will be inspected by the consultant upon completion.
24. All irrigation components under sidewalks and driveways shall be sleeved. (sized as per plan).

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
12	Rain Bird 1812-PRS-NP-U U12 Series	28	180	25	1,2	3,4 m
12	Rain Bird 1812-PRS-NP-U U12 Series	4	90	25	0,6	3,4 m

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB-PRS-D 25 mm, 40 mm , 50 mm Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulator Module.	2
———	Irrigation Lateral Line: CPVC Schedule 40	154,1 m
— — — —	Irrigation Mainline: PVC Schedule 40	4,7 m
- - - - - - - - -	Pipe Sleeve: CPVC Schedule 40	3,1 m

Valve Callout
Valve Number
Valve Flow
Valve Size

1:100 0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15

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9520 Beckwith Road

Location:
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Richmond, BC

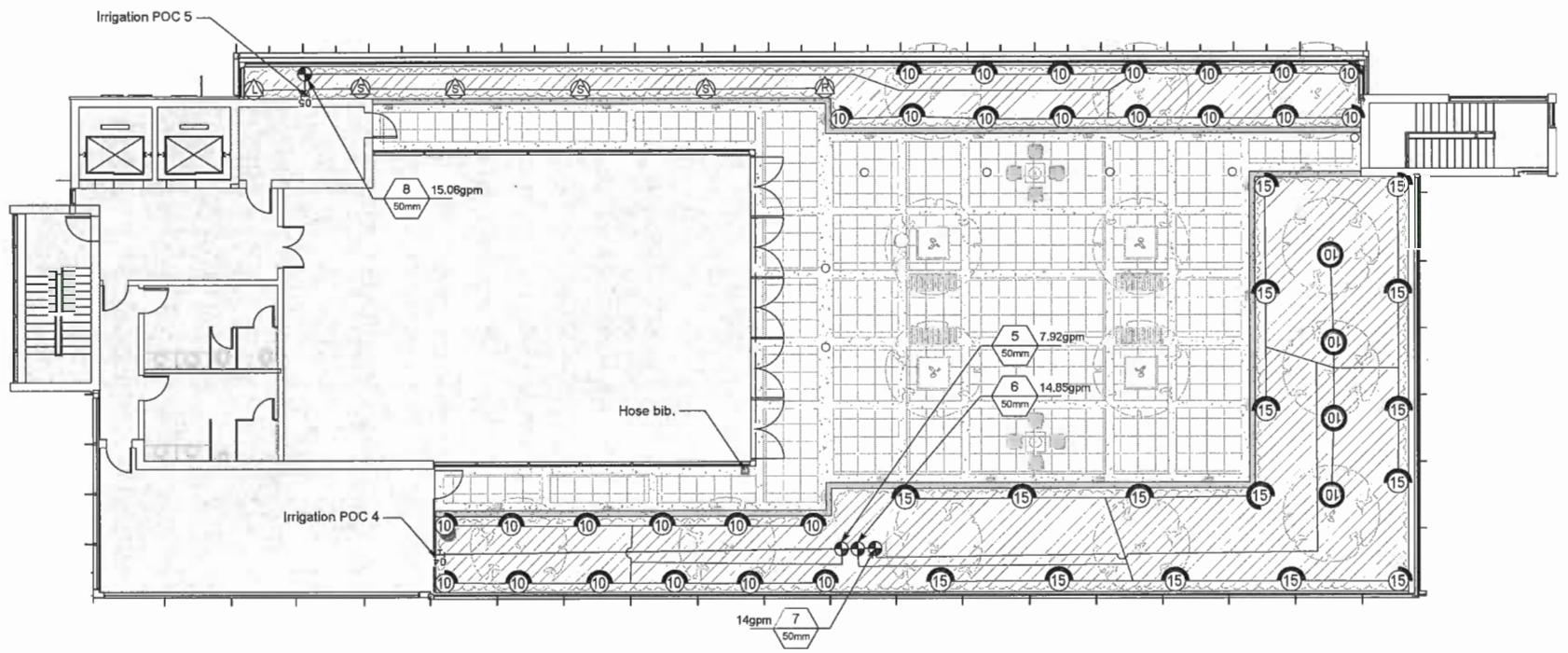
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Original Sheet Size: 24"x36"

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VDZ Project #: DP2018-29
Drawing Title: IRRIGATION PLAN - LEVEL 5
Drawing #: IR-02

DP 18-829207 - 41

V:\VDZ-SERVER\PROJECTS\DEVELOPMENT PERMITS\ACTIVE\DP2018-29 9520 BECKWITH ROAD\DWGS\SHEETS\IR-02 IRRIGATION PLAN - LEVEL 5.DWG



IRRIGATION NOTES:

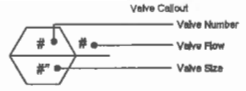
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22. Provide as built drawings for any changes made to the irrigation plan.
23. The irrigation system will be inspected by the consultant upon completion.
24. All irrigation components under sidewalks and driveways shall be sleeved. (sized as per plan).

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
A	Rain Bird 1812-PRS-NP-U 15 Strip Series	1	LCS	25	0,5	1,2x4,6
AR	Rain Bird 1812-PRS-NP-U 15 Strip Series	1	RCS	25	0,5	1,2x4,6
AS	Rain Bird 1812-PRS-NP-U 15 Strip Series	4	SST	25	1,1	1,2x9,1
10	Rain Bird 1812-PRS-NP-U U10 Series	4	360	25	1,5	2,7 m
10	Rain Bird 1812-PRS-NP-U U10 Series	22	180	25	0,8	2,7 m
10	Rain Bird 1812-PRS-NP-U U10 Series	5	90	25	0,4	2,7 m
15	Rain Bird 1812-PRS-NP-U U15 Series	12	180	25	1,7	4,3 m
15	Rain Bird 1812-PRS-NP-U U15 Series	3	90	25	0,8	4,3 m
15	Rain Bird 1812-PRS-NP-U U15 Series	1	270	25	2,5	4,3 m

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB-PRS-D 25 mm, 40 mm , 50 mm Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulator Module.	4
	Irrigation Lateral Line: CPVC Schedule 40	223,1 m
	Irrigation Mainline: PVC Schedule 40	16,7 m

Valve Callout



1:100 0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15

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Location:

9520 Beckwith Road
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NORTH

Drawing Title: IRRIGATION PLAN - LEVEL 7

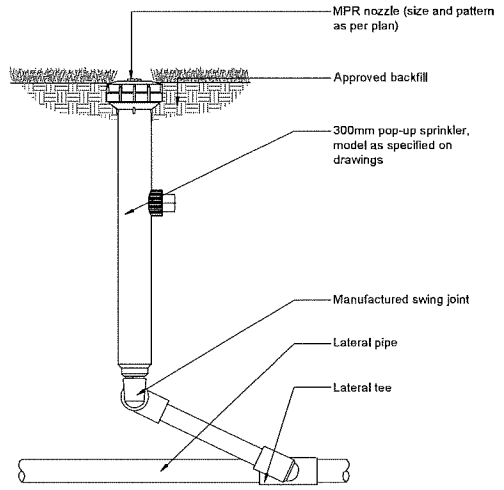
VDZ Project #: DP2018-29

Drawing #: IR-03

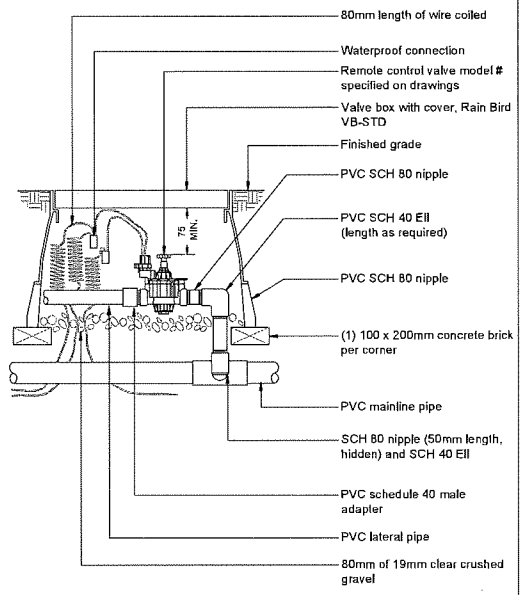
DP 16-829207 -42

W:\VDZ-SERVER\PROJECTS\DEVELOPMENT PERMIT\MASTER\DP2018-29 9520 BECKWITH ROAD\DRAWINGS\IR\IR-03 IRRIGATION PLAN - LEVEL 7.DWG

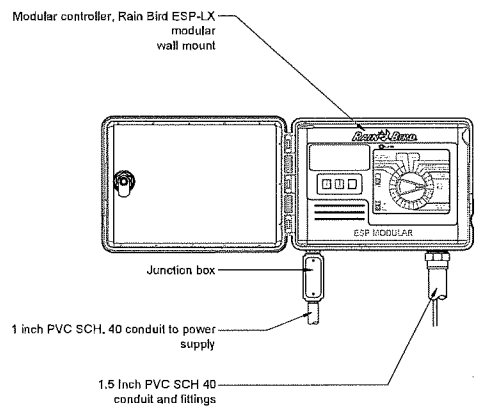
Note:
Install sprinkler at finished grade



1 IRRIGATION SPRAY HEAD
N.T.S.



2 IRRIGATION VALVE
N.T.S.



Location for Irrigation Controller to be provided in Building Mechanical room. Location to be coordinated with Mechanical and Electrical Engineer.

3 IRRIGATION CONTROLLER
N.T.S.

van der Zalm + associates inc.
Parks & Recreation + Civil Engineering
Urban Design + Landscape Architecture
Suite 1, 20177 97th Avenue
Langley, British Columbia
V1M 4B9
P. 604.882.0024
F. 604.882.0042
info@vdzinc.ca

No.	By:	Description	Date
7	AD	Issued for Development Permit	Oct 11, 2019
6	DV	Issued for DP, ADP UPDATE	August 22, 2019
5	AD	Issued for ADP	July 4, 2019
4	AD	Issued for Development Permit	June 28, 2019
3	AD	Issued for Development Permit	March 19, 2019
2	AD	Issued for Development Permit	Feb 20, 2019
1	AD	Issued for Development Permit	Jan 30, 2019

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
9520 Beckwith Road

Location:
9520 Beckwith Road
Richmond, BC

Drawn: AD
Checked: MVDZ
Approved: MVDZ
Stamp:
Original Sheet Size: 24"x36"
Scale: AS SHOWN

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE THE PROPERTY OF THE CONSULTANT AND ARE LOANED TO THE OWNER FOR EXCLUSIVE PROJECT BY THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/ADP/TP/SP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELLED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title: IRRIGATION DETAILS
VDZ Project #: DP2018-29
Drawing #: IR-04

DP 18-829207-43

W:\VDZ-SERVER\PROJECTS\DEVELOPMENT #\PERMITS\ACTIVE\DP2018-29 9520 BECKWITH ROAD\DWGS\SHEETS\IR-04 IRRIGATION DETAILS.DWG

Overall Aerial View



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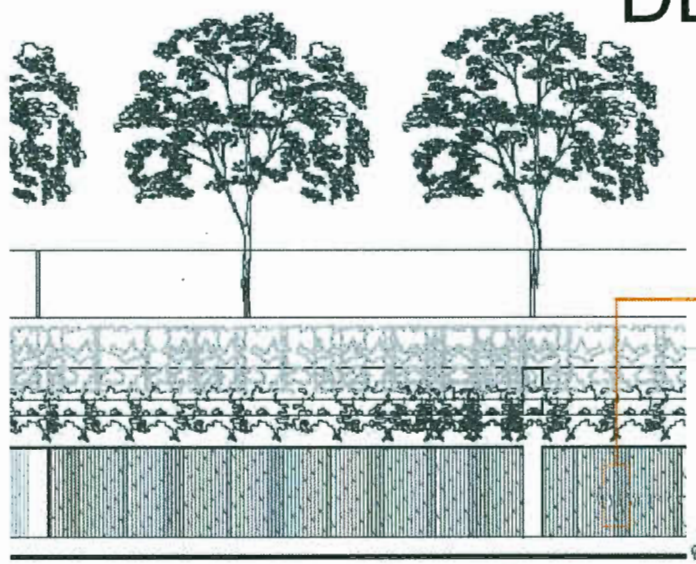
9520 BECKWITH RD | **A0.02**

DP 19-829207 – Reference

DESIGN RATIONALE



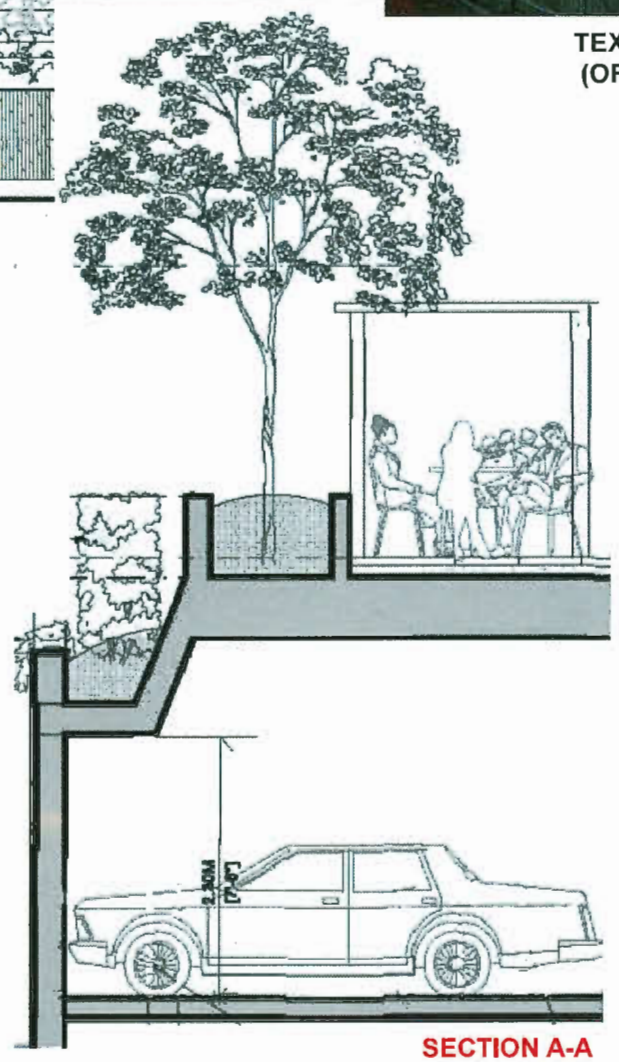
3D VIEW FROM NORTH-EAST



ELEVATION FROM ADJACENT PROPERTY
TERRACED DECK



TEXTURED WALL
(OR SIMILAR)



SECTION A-A
(THROUGH PARKADE EAST WALL)



EAST ELEVATION
VIEW FROM NEIGHBOUR SITE

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A0.03b

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Design Rationale



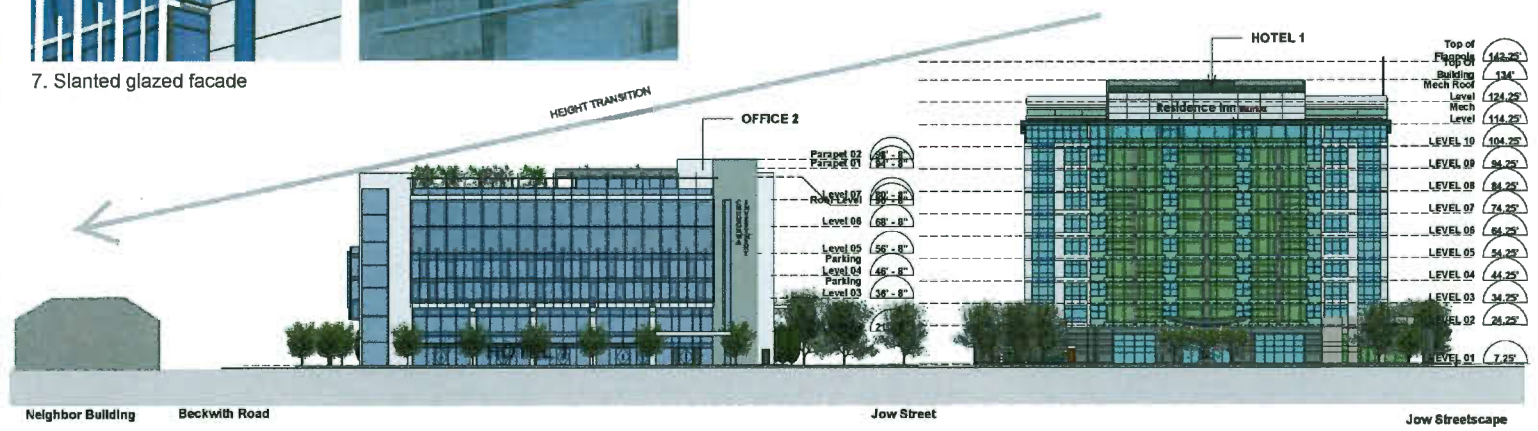
2. Characteristic wall reveals



1. Blue glazing
4. Accentuated linear members
8. Vertical and horizontal sunshades



7. Slanted glazed facade





3. Prominent main entrance canopies

Boasting clearly a more streamlined industrial look, Office 2 caries over recognizable complementing, yet distinct, design elements from its neighbors - Business Centre and Hotels 1&2:

1. Blue tinted glazing demonstrate a coherent common tone
2. Characteristic wall reveals repeat the familiar motif and further reinforce the similarity
3. Prominent feature canopies create architectonic continuity between all four buildings
4. Accentuated linear members produce visual association within the ensemble
5. Extensive use of green roof and vegetation on the patios ties in with the extensive ground landscaping while contributing to the environment and wellbeing of the inhabitants
6. Setbacks, patios, and podiums add further geometric interest by breaking rigid masses
7. Use of slanted glazed facade as a unique sustainability feature of reflecting the low Western sunlight
8. Another important sustainable element of encountering and breaking the sunlight is incorporation of sunshades and extensive vertical elements

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DP 18-829207 - Reference

LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

Project Name: Bridgeport Lowrise
Date: 2019-M06-26

Y	?	N			
1			Credit	Integrative Process	1

13	1	0	**Location and Transportation**		16
		0	Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
		0	Credit	High Priority Site	2
5			Credit	Surrounding Density and Diverse Uses	5
5			Credit	Access to Quality Transit	5
	1		Credit	Bicycle Facilities	1
1			Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles	1

3	4	3	**Sustainable Sites**		10
Y			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
	2		Credit	Site Development - Protect or Restore Habitat	2
1			Credit	Open Space	1
		3	Credit	Rainwater Management	3
	2		Credit	Heat Island Reduction	2
1			Credit	Light Pollution Reduction	1

7	1	0	**Water Efficiency**		11
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
1	1		Credit	Outdoor Water Use Reduction	2
3			Credit	Indoor Water Use Reduction	6
2			Credit	Cooling Tower Water Use	2
1			Credit	Water Metering	1

17	0	0	**Energy and Atmosphere**		33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
6			Credit	Enhanced Commissioning	6
9			Credit	Optimize Energy Performance	18
1			Credit	Advanced Energy Metering	1
		0	Credit	Demand Response	2
		0	Credit	Renewable Energy Production	3
1			Credit	Enhanced Refrigerant Management	1
		0	Credit	Green Power and Carbon Offsets	2

0	4	0	**Materials and Resources**		13
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
		0	Credit	Building Life-Cycle Impact Reduction	5
		0	Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
	1		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
	1		Credit	Building Product Disclosure and Optimization - Material Ingredients	2
	2		Credit	Construction and Demolition Waste Management	2

10	5	0	**Indoor Environmental Quality**		16
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
2			Credit	Enhanced Indoor Air Quality Strategies	2
1	2		Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
1			Credit	Indoor Air Quality Assessment	2
1			Credit	Thermal Comfort	1
	1		Credit	Interior Lighting	2
2	1		Credit	Daylight	3
	1		Credit	Quality Views	1
1			Credit	Acoustic Performance	1

1	5	0	**Innovation**		6
	5		Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

0	0	0	**Regional Priority**		4
		0	Credit	Regional Priority: Specific Credit	1
		0	Credit	Regional Priority: Specific Credit	1
		0	Credit	Regional Priority: Specific Credit	1
		0	Credit	Regional Priority: Specific Credit	1

52	20	3	**TOTALS**	Possible Points: 110

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110

E3 ECO GROUP
#400 – 8085 North Fraser Way
Burnaby, BC
V5J 5M8
T: 604-874-3715
E: info@e3ecogroup.com

2019-M06-26

Attn: City of Richmond

Re: 9520 Beckwith Road by Chunghwa

This letter is written to indicate the progress of Bridgeport – Lowrise (9520 Beckwith Road, Richmond, BC) and to present the preliminary sustainability assessment and implementation of green building strategies in the project design. Furthermore, this letter confirms that E3 Eco Group has been engaged by Chunghwa to consult on sustainability strategies during the project development to ensure compliance with Rezoning Considerations 19.

For Rezoning Consideration 19:

As clearly stated in the Rezoning Consideration (**RZ 18-821103**), the project is exempt from complying with Step Code due to its Development Permit Application date being prior to the adoption of Step Code by the city of Richmond. Therefore, a preliminary rating has been carried out following the LEED v4 rating system and sufficient points have been selected and incorporated into the design as to be equivalent to a Silver rating. A follow-up letter and report will be submitted to the City upon project completion.

Supporting Documentation:
Simplified Sustainability Checklist 2019-M06-26

Please contact the undersigned if you have any additional questions.

Kind Regards,

Kauê Queiroz
Sustainability Consultant
Project Manager
E3 Eco Group Inc.

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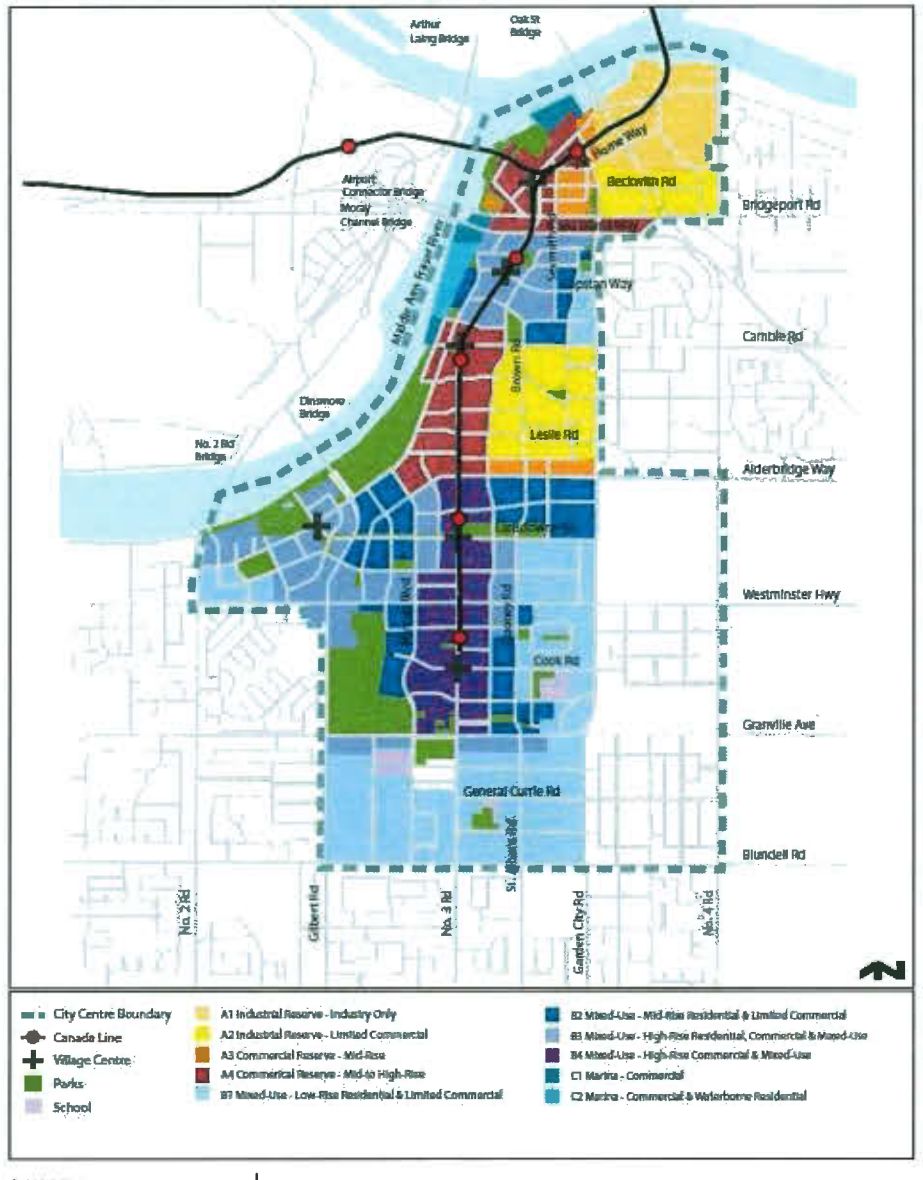
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City Bylaw and Guidlines

Development Permit Sub-Areas Key Map

Bylaw 8841 2013/02/12



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5740, 5760, 5800 Minoru Blvd., Richmond

Richmond, B.C. Canada Project Number 112938 Issue Date: FEB. 16, 2018

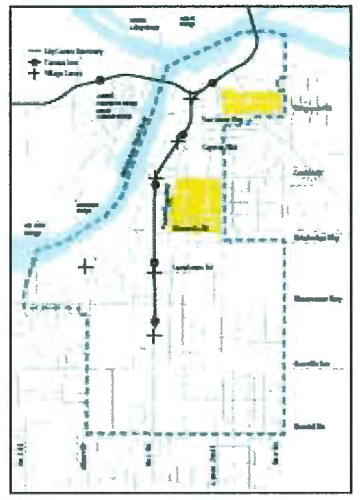
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3.2.2 Sub-Area A.2

Bylaw 8841 2013/02/12

Industrial Reserve - Limited Commercial



This sub-area is intended for urban business park purposes, including light industrial uses contained within a building (e.g., high technology, processing, distribution, repair), together with office and, along designated frontages, retail, hotel, and related uses, provided that the floor area of non-industrial uses on a development site does not exceed that of industrial uses.

Predominant Land Use:

- *Industry*
- *Mixed Industry/ Commercial*

Key Land Use Restrictions:

- *No non-industrial uses, except commercial (including retail and hotel along designated frontages) where its floor area does not exceed that of industry*
- *No aircraft noise sensitive uses, as per City policy*

Maximum Net Density:

- *1.2 FAR (additional density permitted where this benefits industry)*

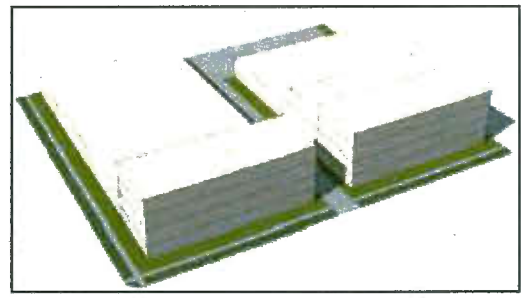
Maximum Typical Height:

- *25 -35 m (82 – 115 ft.)*

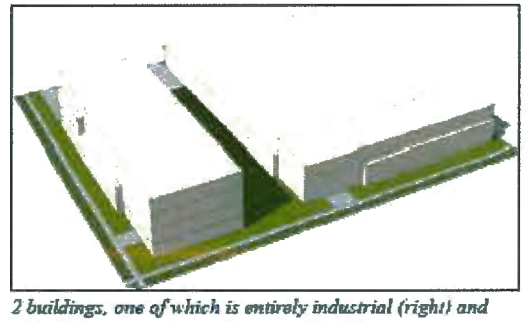
Sub-Area A.2



Two possible mixed industrial/commercial massing options at 1.2 FAR:



2 buildings, each of which is 50% industry and 50% commercial.



2 buildings, one of which is entirely industrial (right) and one of which is entirely commercial (left).

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Site Map



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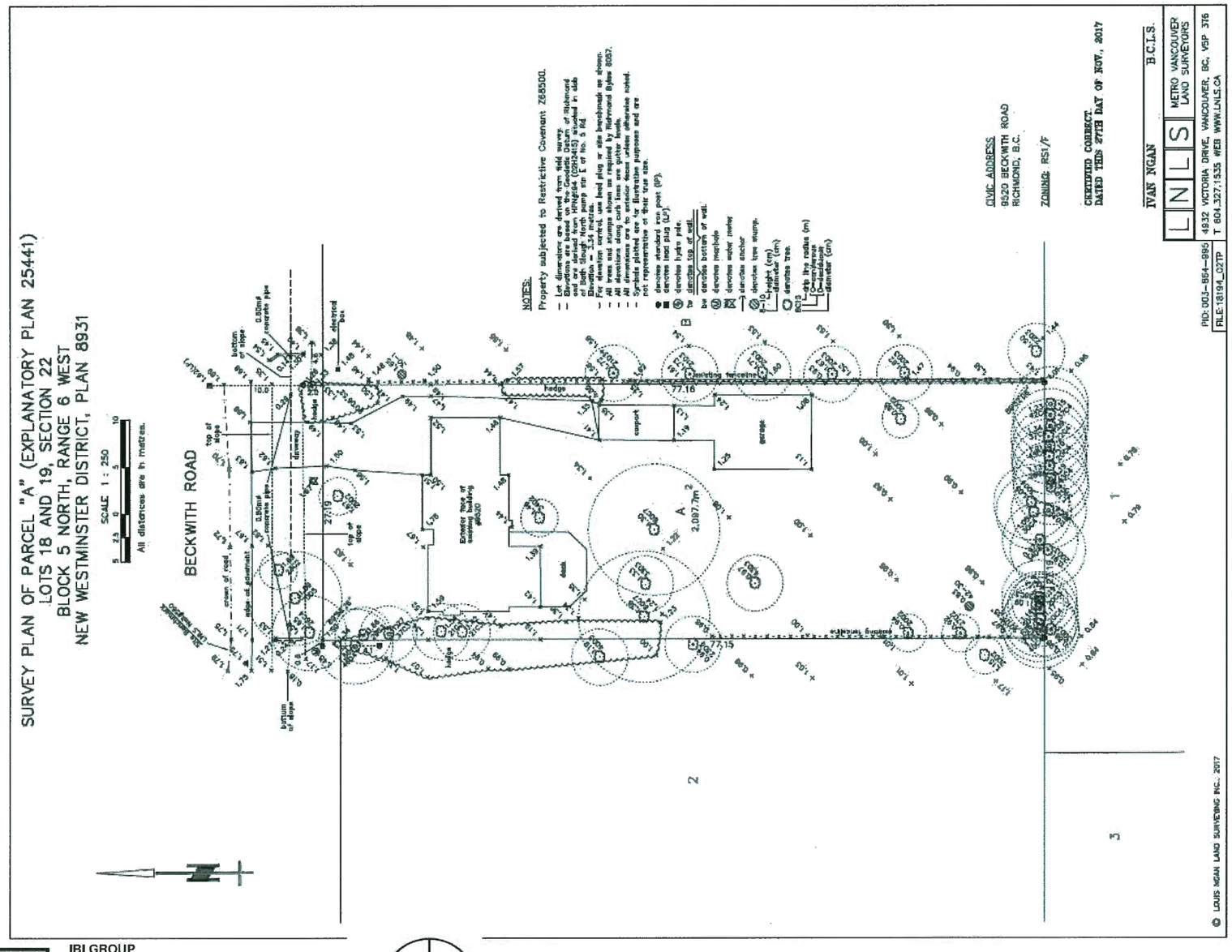
N

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Survey Plan



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DP 18-829207- Reference

Project Statistics

PROJECT STATISTICS

9520 Beckwith Rd.

ZONING SUB-AREA		A EA-B; SUB AREA : A2 (EXPECTING OVERLAP)	
SITE AREA (BEFORE DEDICATION)	(S.F.)		22,579
SITE AREA (AFTER DEDICATION)	(S.F.)		21,994
FAR ALLOWED	(S.F.)	FSR 1.85 PER AREA-B (T4)	
		TARGET: FSR 1.85 (T4)	40,689
FAR PROVIDED	(S.F.)		40,436
		FSR	1.84
DIFFERENCE	(S.F.)	-	253

	FSR (S.F.)	MECH./PARKING (S.F.)	GROSS (S.F.)
LOW RISE OFFICE	40,436	26,407	66,843

BIKE PARKING SUMMARY

	CLASS 1	CLASS 2	TOTAL
LOW RISE OFFICE	REQ 9 PROV 14	REQ 12 PROV 15	REQ 21 PROV 29

LOADING SUMMARY

	OFFICE	LIGHT INDUSTRIAL	COMMENTS
MEDIUM SIZE SPACE	1	1	1 PER EACH USE
LARGE SIZE SPACE		1	SHARED WITHIN 50M ON BECKWITH 9466

AREA BREAKDOWN

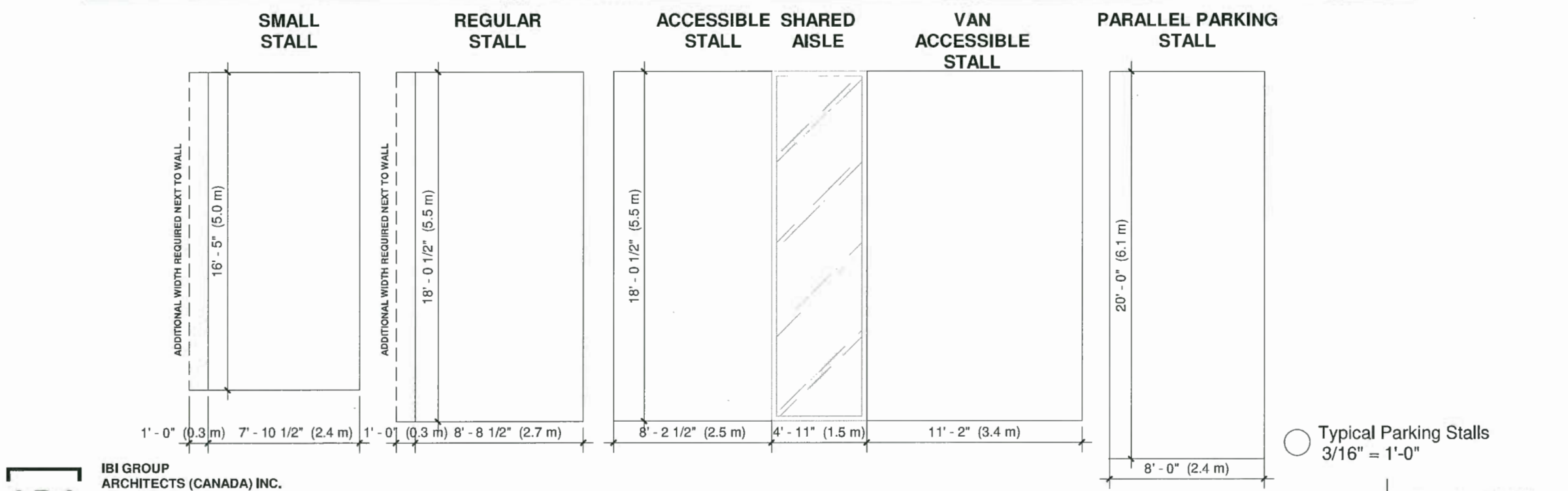
	FSR		FAR SUB-TOTAL	NON FSR (MECH./PARKING)	GROSS FLOOR AREA
	LIGHT INDUSTRY	OFFICE			
7		2,780	2,780	159	2,939
6		9,117	9,117		9,117
5		10,409	10,409		10,409
4			-	13,115	13,115
3			-	9,878	9,878
2	7,244	160	7,404	1,140	8,544
1	8,996	1,730	10,726	2,115	12,841
TOTAL	16,240	24,196	40,436	26,407	66,843
FLOOR AREA RATIO	40.2%	59.8%	TOTAL FLOORS AREA / FAR PROVIDED		
CAR PARKING REQUIRED (BEFORE TDM REDUCTION)	13	53			
CLASS 1 BICYCLE PARKING REQUIRED	3	6	7 HORIZONTAL+7 VERTICAL PROVIDED		
CLASS 2 BICYCLE PARKING REQUIRED	3	9	15 PROVIDED ON SITE WITHIN 15M OF MAIN ENTRANCE		
NOTE	PARKING RATIO CALCULATED BASED ON THE GROSS LEASABLE FLOOR AREA PER SECTION 7.7				
GROSS LEASABLE FLOOR AREA	13,224	22,290	PARKING RATIO CALCULATED BASED ON THE GROSS LEASABLE FLOOR AREA PER SECTION 7.7		
TOTAL BUILDING SITE COVERAGE	TOTAL SITE AREA	TOTAL BUILDING COVERAGE W/PROJECTIONS	TOTAL BUILDING SITE COVERAGE PERCENTAGE		
	21,994	15,995	72.72%		

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Parking Statistics

PARKING RATIO						PARKING BREAKDOWN		
		REQUIRED BASED ON BYLAW		PROPOSED PARKING		HC STALLS 2% OF EACH LAND USE	SMALL STALLS 50%MAX OF EACH LAND USE	REGULAR STALLS
				BY PHASE	TOTAL			
LOW RISE OFFICE	LIGHT INDUSTRY	13 13,224 SQ FT (1/1076)		76		1	4 33%	8 67%
	OFFICE	63 22,290 SQ FT (3/1076)				1	21 34%	41 66%
TOTAL		76			76	2 (3%)	25 (33%)	49 (64%)
NOTE	PARKING RATIO CALCULATED BASED ON THE GROSS LEASABLE FLOOR AREA PER SECTION 7.7 (SEE A0.08)							



Typical Parking Stalls
3/16" = 1'-0"

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9520 BECKWITH RD | **A0.08a**

DP 18-829207-Reference

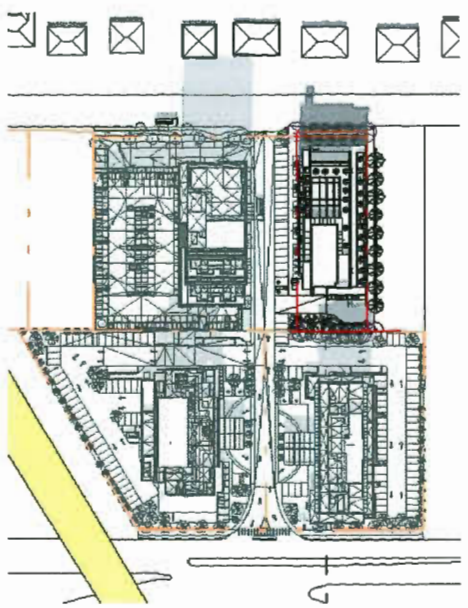
Overall Site Parking Statistics

VEHICULAR PARKING		REFERENCE: Section 7.13 Of the Bylaw								
		REQUIRED					PARKING PROVIDED			
		REQUIRED BASED ON BYLAW	REQ. PARKING BASED ON SHARED OFFICE/HOTEL REDUCTION		WITH 10% TDM Reduction		BY PHASE	LOCATION		TOTAL
			MON. TO FRI. 8am TO 5pm	ALL OTHER TIMES	MON. TO FRI. 8am TO 5pm	ALL OTHER TIMES	BREAKDOWN			
HOTEL 01	BR. UNITS	56 (0.5 per /unit)	30% REDUCTION	0% REDUCTION	10% REDUCTION	0% REDUCTION	56	ON SITE		67
	CONFERENCE	10 (10 per /1076 SF)	52	74	47	67				
	LOUNGE & BREAKFAST	8 (4.4 per /1076 SF)					11	OFF SITE ON PHASE 1 LOT		
	SUB-TOTAL	74					56			
HOTEL 02	BR. UNITS	100 (0.5 per /unit)	30% REDUCTION	0% REDUCTION	10% REDUCTION	0% REDUCTION	61	ON SITE		120
	CONFERENCE	15 (10 per /1076 SF)	93	133	84	120				
	LOUNGE & RESTAURANT	19 (4.4 per /1076 SF)					59	OFF SITE ON PHASE 1 LOT		
	SUB-TOTAL	133					61			
BUSINESS CENTER	OFFICE SPACE	295 (3 per /1076 SF)	0% REDUCTION	15% REDUCTION	0% REDUCTION	15% REDUCTION	249	ON SITE	EXTERIOR PARKING 34	249
									P1 PARKING 3	
	CONFERENCE	10 (3 per /1076 SF)	315	268	284	241			P2 PARKING 55	
									P3 PARKING 68	
	RESTAURANT	10 (4.4 per /1076)							P4 ROOF PARKING 89	
							11	SHARED OFF SITE PARK. HOTEL 1		
							59	SHARED OFF SITE PARK. HOTEL 2		
	SUB-TOTAL	315					319			
TOTAL		522	480	475	414	428	436			436
PROVIDED AS OFFSITE PARKING FOR 9520 BECKWITH ROAD										-4
GRAND TOTAL						428	(4 STALLS SURPLUS)			432

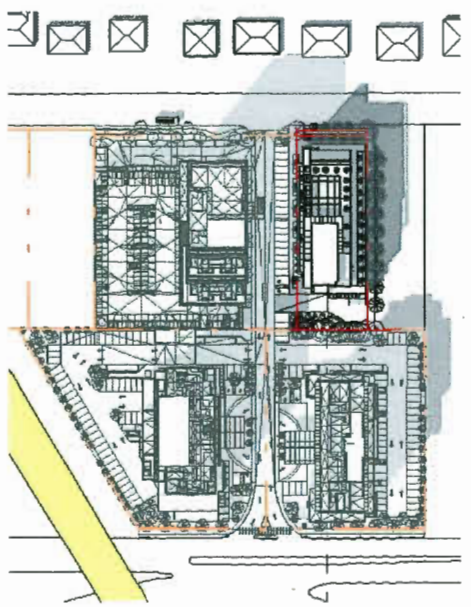
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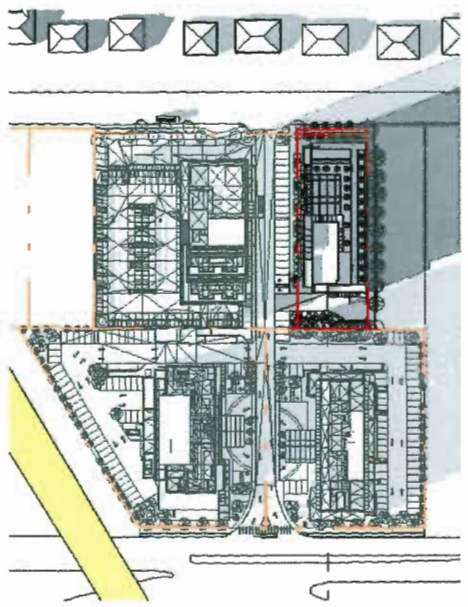
Shadow Study



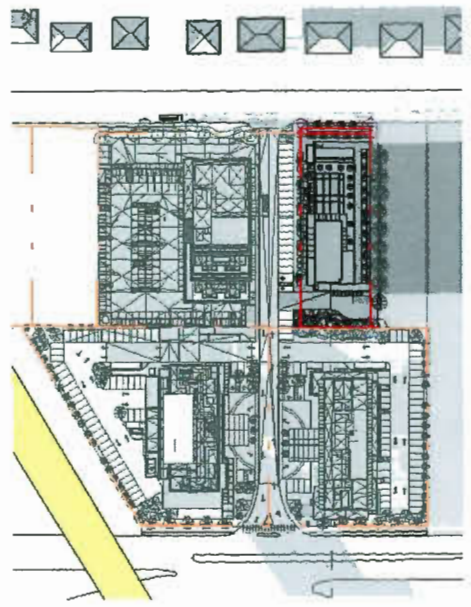
MARCH 21
@ 10am



MARCH 21
@ 12pm



MARCH 21
@ 2pm



MARCH 21
@ 4pm

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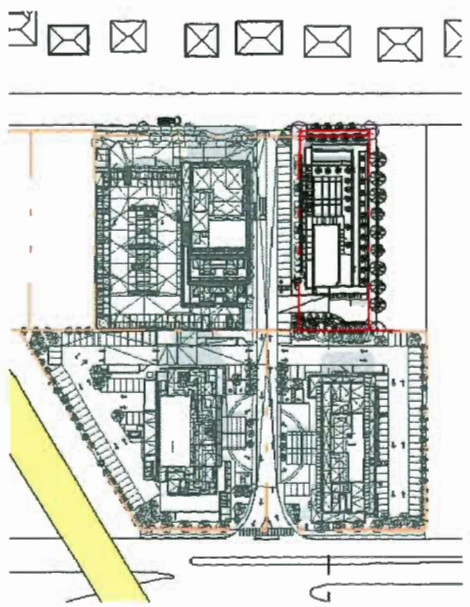
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2019-10-01

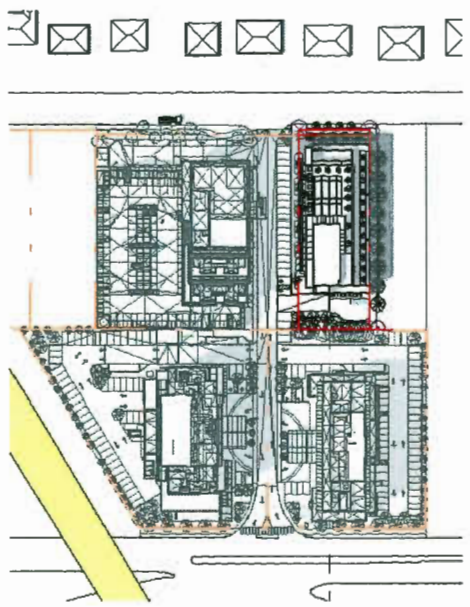
9520 BECKWITH RD | **A0.11**

DP 18-829207 - Reference

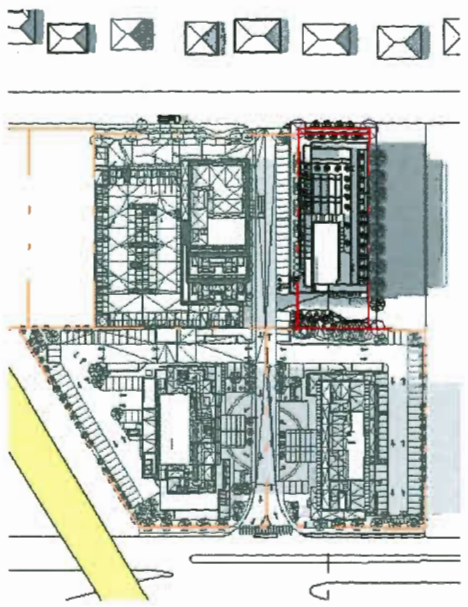
Shadow Study



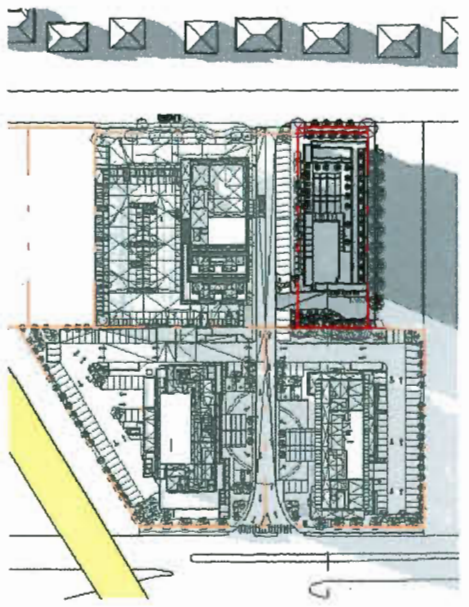
JUNE 21
@10am



JUNE 21
@ 12pm



JUNE 21
@2pm



JUNE 21
@4pm

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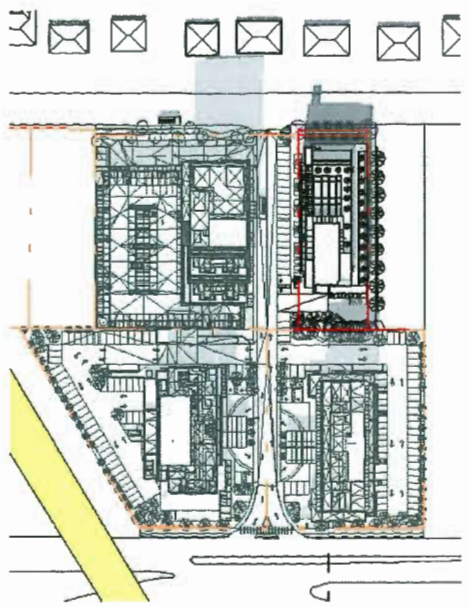
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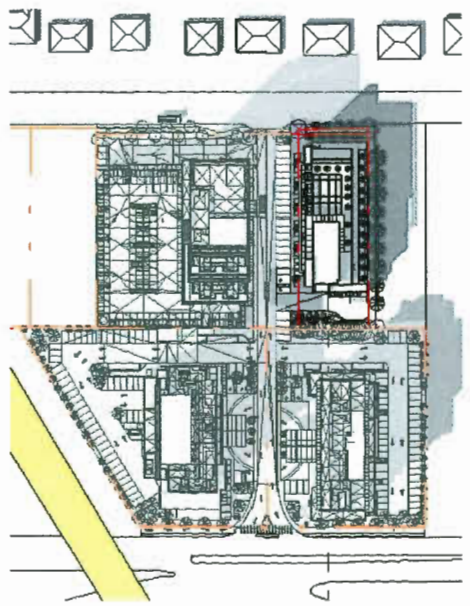
9520 BECKWITH RD | **A0.11a**

DP 18-829207 - Reference

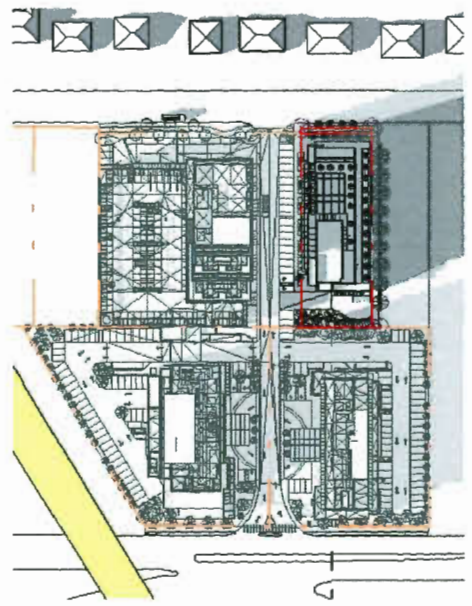
Shadow Study



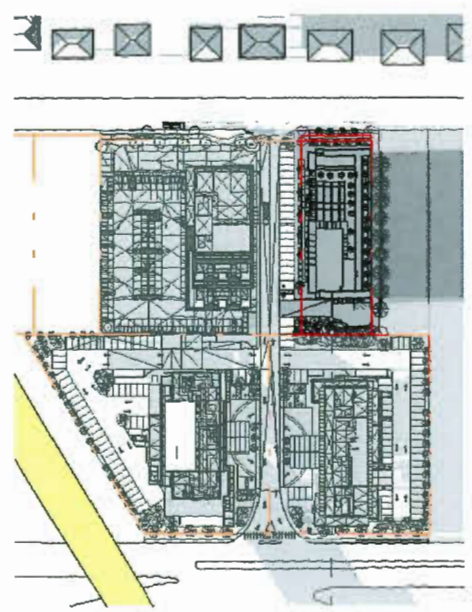
SEPTEMBER 22
@ 10am



SEPTEMBER 22
@ 12pm



SEPTEMBER 22
@ 2pm



SEPTEMBER 22
@ 4pm

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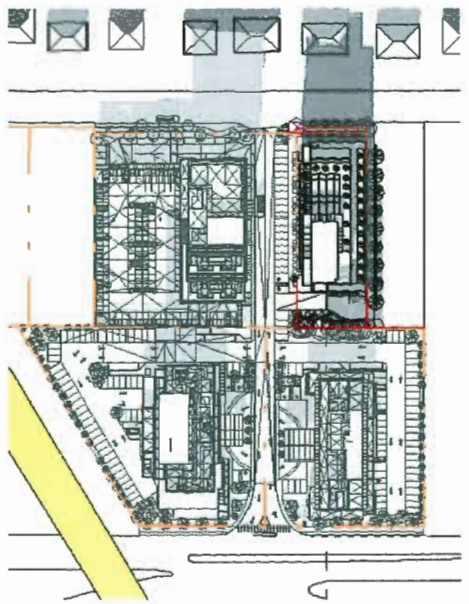
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2019-10-01

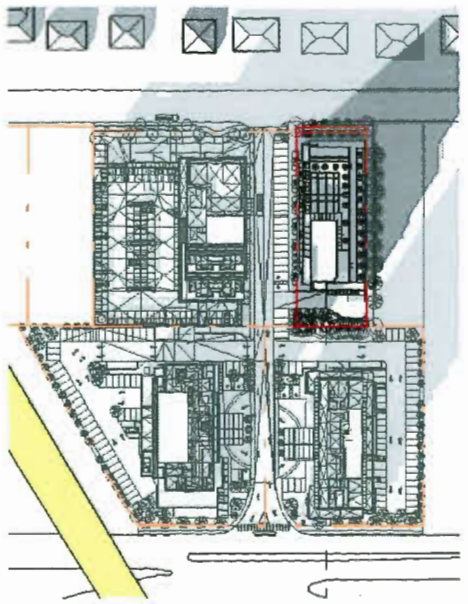
9520 BECKWITH RD | **A0.12**

DP 18-829207 - Reference

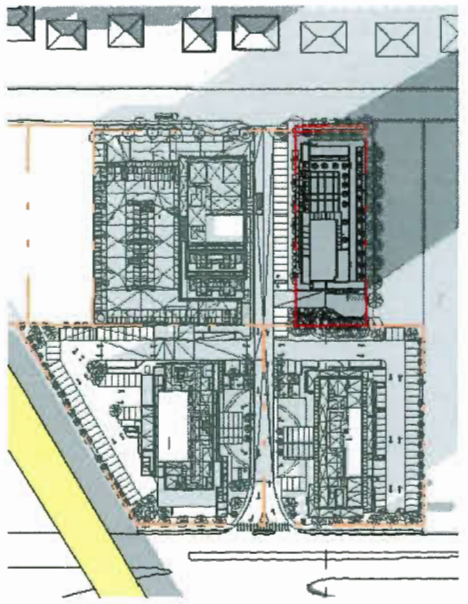
Shadow Study



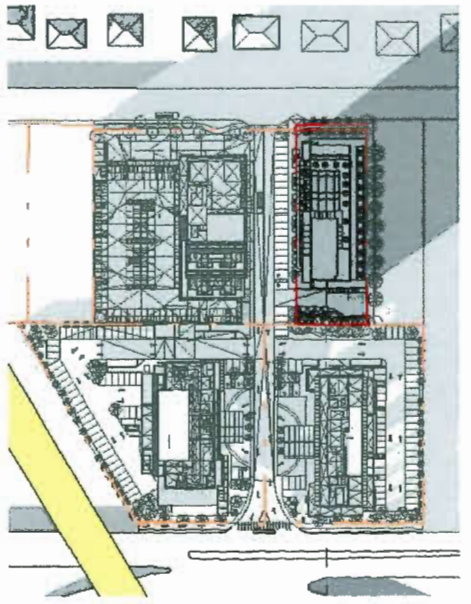
DECEMBER 21
@ 10am



DECEMBER 21
@ 12pm



DECEMBER 21
@ 2pm



DECEMBER 21
@ 4pm

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9520 BECKWITH RD | **A0.12a**

DP 18-829207-Reference

Current Site Images



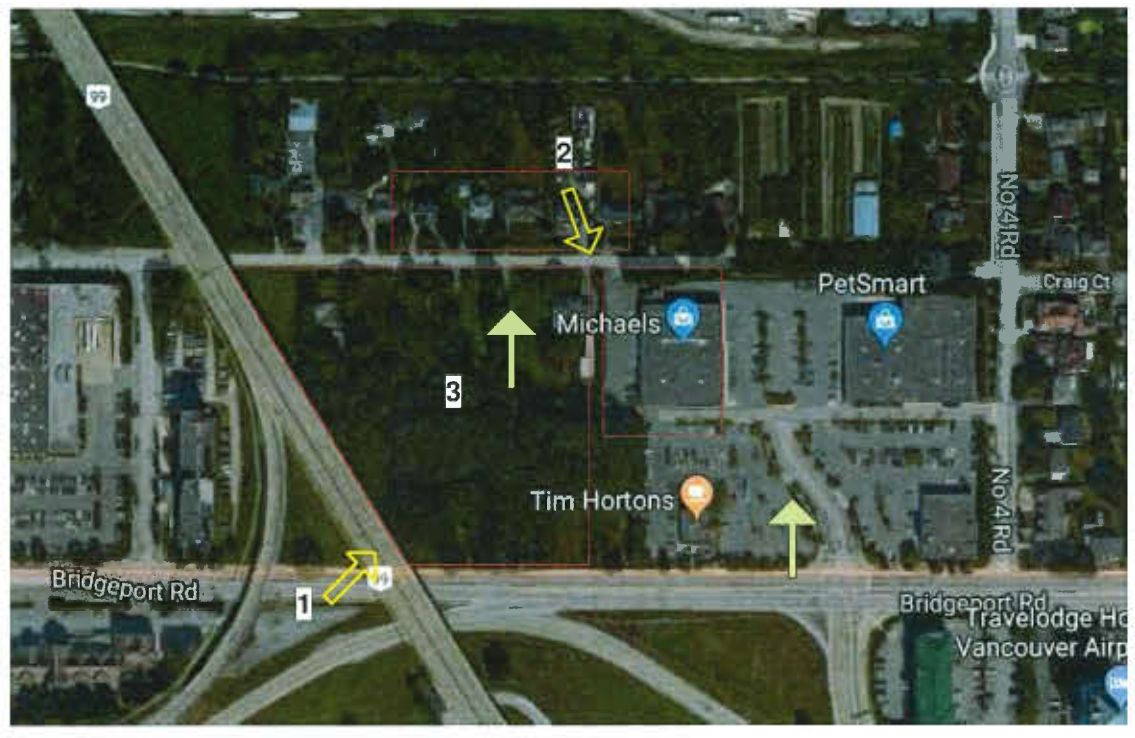
1) AERIAL VIEW FROM BRIDGEPORT ROAD



2) EAST SIDE NEIGHBOUR



3) AERIAL VIEW TO THE NORTH NEIGHBOUR



KEY PLAN

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DP 18-829207-Reference

Project Location in the Neighbourhood



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2019-10-01

9520 BECKWITH RD

A0.14

DP 18-829207-Reference

South-West View



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2019-10-01

9520 BECKWITH RD | **A2.06**

DP 18-829207-Reference

North-West View



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2019-08-26

9520 BECKWITH RD | **A2.07**

DP 19-829207-Reference

South-East View



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2019-10-01

A2.08

DP 18-829207 - Reference

Aerial View South-West



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9520 BECKWITH RD | **A2.10**

DP 18-829207-Reference

Aerial from South-West



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9520 BECKWITH RD | **A2.11**

DP 18-829207-Reference

Aerial View North-East



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2019-08-26

A2.12

DP 18-829207 - Reference

Public Realm, South-West



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9520 BECKWITH RD | **A2.14**

DP 18-829207-Reference

Public Realm, South



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2019-10-01

DP [illegible]-829207-Reference

QEP

June 26, 2019

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Attention: **Mr. Mark McMullen, Senior Coordinator - Major Projects**

Subject: **Environmentally Sensitive Area Stage 2 Memo**
9520 Beckwith Road (2777 Jow Street), Richmond, BC.

1. INTRODUCTION

WSP was retained by Chunghwa Property Management Co. Ltd. (herein referred to as Chunghwa) to provide a memo to the City of Richmond describing the processes that will be undertaken to ensure that the approved 603 m² of Environmental Sensitive Area (ESA) enhancement and compensation described in the Development Permit Area (DPA) Application (dated April 4, 2019) will be successful and that the form and function of ESA will be maintained. The ESA will include areas on the ground and the two green roofs (Levels 5 and 7).

The items required to be addressed include the following:

- invasive species management plan;
- detailed site planting plan;
- construction monitoring plan;
- irrigation plan, and,
- estimate of planting monitoring costs.

2. BACKGROUND

The Site at 9520 Beckwith Road (2777 Jow Street) (Photo 1) is bounded by Highway 99 to the west, undeveloped land and Bridgeport Road to the south, a commercial area to the east and residential to the north (Figure 1). The ESA in Richmond's Official Community Plan (OCP) was shown to overlap with approximately 270 m² of the southern portion of the site and is a part of a larger polygon that extends north to the City owned Bridgeport Trail, northwest to the Beckwith Road/Highway 99 overpass, and south to Bridgeport Road.

The Upland Forest ESA has been classified in the Environmental Network (EN) as a Site < 10 ha, one of the 6 key components that comprise the EN. The EN is managed by Richmond's Environmental Management Network Strategy. During the Development Permit Application phase Chunghwa designed a net gain in ESA compensation after buildout. In consultation with the City of Richmond it was noted that there will be mitigation measures required to protect the ESA habitat present during and after buildout. In the following sections, the items required to be addressed as part of ESA Phase 2 will be described.

2.1 INVASIVE SPECIES MANAGEMENT PLAN

WSP noted that invasive species are present at the Site. When created the invasive management plan will address the removal of the invasive species and the protocol for disposing of the non-native species. In addition, removing invasive plant species before the vegetation enhancement will key for successful new plant establishment.

An invasive species management plan will be developed and include removal of any invasive species specified for the ESA compensation areas and the other identified Landscape Areas outside of the ESA. Following municipal bylaws and best management practices, the Invasive Species Management Plan should include detailed descriptions on:

- Prevention
- Eradication
- Containment
- Strategic Control
- Treatment and Restoration

2.2 SITE PLANTING PLAN

Landscaping and habitat creation have been designed to compensate and create a net gain for the ESA loss, provide habitat for birds and pollinators and in some areas, and create pedestrian movement through the Site. The landscape planting plan is included as an attachment.

2.3 CONSTRUCTION MONITORING PLAN

Preparation of a site-specific Construction Environmental Management Plan (CEMP) will identify potential environmental project impacts and environmental protection measures to be implemented specifically around the ESA.

Under the CEMP the following items at a minimum should be addressed:

- Work procedures and Environmental Protection Measures consistent with the objectives of the project;
- Applicable bylaws, best management practices and regulatory requirements;
- Environmental Monitoring and Incident Reporting documentation and reporting requirements;
- Spill Response Measures including emergency spill response plan, reporting instructions, and documentation;
- Erosion and Sediment Control;
- Soil and Water Management;

2.4 IRRIGATION PLAN

An irrigation plan will be developed following the building permit submission. Generally, a high efficiency irrigation system that meets LEED water reduction credits of 50% of the baseline figures should be implemented. This would most likely involve using a drip irrigation system with a central control system, high efficiency pressure reducing valves and soil moisture and rainfall sensors.

2.5 ESTIMATE OF PLANT MONITORING COSTS

An estimate of monitoring costs has been included based on the understanding that yearly monitoring of the ESA plant restoration and compensation areas will be required for three to five years. The monitoring will include a yearly assessment of the form and function of the restored and enhanced ESA and the completion of a summary memo/figure. If after three years the biologist determines that the ESA is functioning as such, then the monitoring can be stopped.

2.6 PRE-CLEARING BIRD NEST SURVEY

The bird window within which bird nest pre-clearing surveys are required is April 1 to August 31 (Bird Studies Canada). As per the DPA Application the surveys will be completed within the first 3-4 hours after sunrise and would not be undertaken during periods of inclement weather (heavy rain) or under windy conditions (Beaufort Sea Scale > 2). The length of the survey timing will depend on the QEPs assessment of the habitat and level of bird activity and will include an area of 30 m outside the disturbance area. Observed nests should be considered active until an assessment can determine status. A no work zone will be place around any active nests and the QEP will determine the set back. The buffer zone will depend on a number of factors including; surrounding vegetation cover, species sensitivity, existing disturbance, and the type of construction activity. If an active nest is present, a management plan can be completed to ensure that this is not disturbed by the construction."

The Biologist conducting the survey will be an experienced wildlife biologist and Qualified Environmental Professional (QEP) that has completed multiple years of pre-clearing bird surveys. A pre-clearing bird nest survey is required to ensure compliance with the federal Migratory Birds Convention Act and the provincial Wildlife Act. It is understood that if no nesting birds or nests are located the tree falling would commence within 48 hours.

ESA Stage 2 Memo
9520 Beckwith Road, Richmond, BC
City of Richmond
WSP
No 191-00811-00
June 2019

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9520 BECKWITH RD | **A9.01**

DP 18-829207 - Reference

QEP

wsp

3. QEP FIVE YEAR MONITORING PLAN

Based on the requirements for plant monitoring, WSP assumes that one visit per year, plus preparation will be required. Therefore, the following lump sum fee can be anticipated:

TASK	FEES
Plant monitoring (per year)	$ 2,000
Five Year Total (plus applicable taxes)	$ 10,000

Should environmental monitoring be required during the project, WSP can provide these services and the fees can be determined once the plans detailed in the previous sections have been completed.

4. CLOSURE

This memo was prepared by WSP Canada Inc. The assessment represents the conditions at the subject property only at the time of the assessment and is based on the information referenced and contained herein. The conclusions presented respecting current conditions represent the best judgment of the assessors based on current environmental standards. WSP Canada Inc. attests that to the best of our knowledge, the information presented in this report is accurate. The information in this report should be evaluated, interpreted, and implemented only in the context of the assignment. The use of this memo or any of its parts for other projects without written permission of the Client and WSP Canada Inc. is solely at the user's own risk. This report must be reviewed and approved by the relevant regulating agencies prior to being relied on for planning and/or construction purposes.

We trust that this meets your immediate requirements. Should you have any questions or require additional information or clarification, please contact the undersigned.

Yours truly,
WSP Canada Inc.

Yours sincerely,

Christie Lucas, B.Sc., EP
Environmental Scientist

Reviewed By:

Karen Truman, B.Sc., RP Bio.
Senior Biologist

Attachments: Landscape Planting Plan

REFERENCES

Bird Studies Canada. Nesting Calendar Query Tool. 2019.. Available at: https://www.birdscanada.org/volunteer/pnw/rnest/warning.jsp?lang=en&lang=en Accessed Jan. 2019.

ESA Stage 2 Memo
9520 Beckwith Road, Richmond, BC
City of Richmond
WSP
No 191-00811-00
June 2019

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2019-10-01

9520 BECKWITH RD | **A9.02**

DP 18-829207 - Reference

Mechanical Letters

Norman Disney & Young
A TETRA TECH COMPANY

June 25, 2019

Byron Chen
Chunghwa Investment (Canada) Co. Ltd.
Unit 1800 – 570 Granville St.
Vancouver BC V6C 3P1,
Canada

Dear Byron,

Bridgeport Low Rise Office Building – 9520 Beckwith Road (2777 Jow Street)
Mechanical Equipment Placement

We are pleased to confirm that the all HVAC and DEU equipment will fit within the building and screened area on the roof.

Regards,

NORMAN DISNEY & YOUNG

Ben Ng
Associate

W:\V085xx\V08534\004\A -\Letters\8534.0004-02 Low Rise Office Building_Mechanical Equipment Placement.docx

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NORMAN DISNEY & YOUNG #608 1166 Alberni Street, Vancouver, BC, V6E 3Z3 Canada
T 1 604 734 9338 vancouver@ndy.com www.ndy.com
NDY MANAGEMENT CANADA INC. BC1069692

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HONG KONG

Norman Disney & Young
A TETRA TECH COMPANY

July 3, 2019

IBI Group
Suite 700 – 1285 West Pender Street,
Vancouver, BC, V6E 4B1
CANADA

Attn: Roman Binenbaum,

RE:9520 BECKWITH ROAD, RICHMOND – ADP Submission

Dear Roman,

We refer to the captioned project 9520 Beckwith Road, Richmond and wish to advise that the mechanical systems have been designed to the requirements of the Lulu Island Energy Company (LIEC) and is compatible for interconnection with LIEC's future District Energy Utility (DEU). Furthermore, the designs include allowances for the District Energy Utility to provide heating only.

We trust this meets with your understanding and ask that you advise if you have any questions.

Regards,

NORMAN DISNEY & YOUNG

Ben Ng
Associate

W:\V085xx\V08534\001\Letters\8534.0001-02 ADP Submission.docx

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