



Development Permit Panel

**Council Chambers, City Hall
6911 No. 3 Road**

**Thursday, November 16, 2017
3:30 p.m.**

MINUTES

Motion to adopt the minutes of the Development Permit Panel meeting held on October 25, 2017.



1. DEVELOPMENT PERMIT 17-774043
(REDMS No. 5498522)

APPLICANT: Anthem Properties Group Ltd.

PROPERTY LOCATION: 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631
No. 5 Road

Director’s Recommendations

That a Development Permit be issued which would:

1. *permit the construction of 47 townhouse units at 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road on a site zoned “Medium Density Townhouses (RTM3)”;* and
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *reduce the front yard setback from 6.0 m to 4.5 m;* and
 - (b) *increase the number of small car parking stalls from 53 spaces to 54 spaces.*



ITEM

2. **DEVELOPMENT PERMIT 15-708092**
(REDMS No. 5053675)

APPLICANT: 1004732 BC Ltd.

PROPERTY LOCATION: 6840, 6860 No. 3 Road and 8051 Anderson Road

Director's Recommendations

That a Development Permit be issued which would permit the construction of an 11-storey, 18,700 m² (201,292 ft²), mixed commercial and residential building at 6840, 6860 No. 3 Road and 8051 Anderson Road on a site zoned "City Centre High Density Mixed Use with Office (ZMU31) - Brighthouse Village".

3. **New Business**

4. **Date of Next Meeting: November 29, 2017**

ADJOURNMENT



**Development Permit Panel
Wednesday, October 25, 2017**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Cathryn Volkering Carlile, General Manager, Community Services
Cecilia Achiam, General Manager, Community Safety

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 11, 2017, be adopted.

CARRIED

**1. Development Permit 16-754735
(REDMS No. 5544568)**

APPLICANT: 1037533 BC Ltd.

PROPERTY LOCATION: 8620 Railway Avenue

INTENT OF PERMIT:

Permit the construction of 17 townhouses at 8620 Railway Avenue on a site zoned "Town Housing (ZT80) - Railway Avenue".

Applicant's Comments

Eric Law, Eric Law Architect, Inc., provided background information on the proposed development and highlighted the following:

Development Permit Panel Wednesday, October 25, 2017

- two-storey triplex buildings and three-storey buildings which step down to two storeys at the end units are proposed to address the surrounding single family neighbourhood;
- three affordable housing units and one convertible unit are proposed;
- the architectural character of the building cluster containing the three affordable units is consistent with the market units;
- durable and maintenance-free materials such as Hardie panel and siding/trim are proposed;
- the proposed colour scheme, primarily light with darker accents, will blend well with adjacent single family homes;
- vehicle access to the site is proposed from the existing east-west City lane off Railway Avenue, which will be widened and upgraded, and will connect to the proposed north-south internal drive aisle on the subject site;
- the north-south internal drive aisle has the potential to provide shared access to future developments to the north through a statutory right-of-way (ROW) to be registered on title; and
- the project aims to achieve an EnerGuide rating of 82 through its proposed sustainability features.

Denitsa Dimitrova, PMG Landscape Architects, briefed the Panel on the main landscaping features for the project, noting that: (i) proposed private outdoor spaces for each unit include either a landscaped front yard and balcony or a backyard with small patio, (ii) low stone post with aluminum rail fencing and entry gates for front yards are proposed for street-fronting units, (iii) an east-west pedestrian walkway is proposed between the two buildings along Railway Avenue, (iv) a six-foot wood fence at the east property line and a four-foot metal fence along the north property line are proposed to provide separation from adjacent properties and the walkway to the north, (v) the proposed outdoor amenity area incorporates natural play elements, bench seating, and bicycle racks, and (vi) two patterns of permeable pavers are proposed on the internal drive aisle to differentiate the proposed uses.

In response to a query from the Panel, Ms. Dimitrova confirmed that low shrub planting will be introduced between the bicycle racks and bench seating in the outdoor amenity area.

In response to queries from the Panel, Mr. Law acknowledged that (i) an accessible visitor parking stall will be provided in front of the convertible unit, (ii) the convertible unit will be provided with two side-by-side indoor parking spaces, (iii) parking stalls for the larger townhouse units will be constructed to accommodate future installation of electrical vehicle charging equipment and, (iv) windows overlooking the pedestrian walkway are proposed for units on both sides of the pedestrian walkway.

Development Permit Panel

Wednesday, October 25, 2017

Staff Comments

Wayne Craig, Director, Development, noted that (i) two off-site mature trees will be retained including one along Railway Avenue, and (ii) there will be servicing agreements associated with the proposed development for frontage improvements along Railway Avenue, widening of the City lane to the south, and improvements on the existing walkway along the north edge of the site.

In response to a query from the Panel, Mr. Craig acknowledged that a two-meter dedication is required along the entire south property line of the subject site for the widening of the City lane to increase its width to six meters.

Gallery Comments

None.

Correspondence

Kyle Shurry, 9000-1200 West 73rd Avenue, Vancouver (Schedule 1)

Mr. Craig noted that on behalf of Richmond Hospital Foundation, Mr. Shurry expressed support for the project, especially for the statutory right-of-way (ROW) for public-right-of-passage to be registered across the proposed internal drive aisle for potential shared vehicle access to future developments to the north of the subject site.

Panel Discussion

The Panel expressed support for the proposed development, noting that the project is well-designed, and the proposed three affordable housing units exceed the standard provision.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of 17 townhouses at 8620 Railway Avenue on a site zoned "Town Housing (ZT80) - Railway Avenue".

CARRIED

2. **Development Variance 17-771661** (REDMS No. 5393224 v. 3)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 8480 No. 5 Road

INTENT OF PERMIT:

Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum height for

Development Permit Panel Wednesday, October 25, 2017

buildings from 12m to 14.14m to permit the construction of a Buddhist Temple at 8480 No. 5 Road on a site zoned "Assembly (ASY)".

Applicant's Comments

Matthew Cheng, Matthew Cheng Architect, Inc., provided background information on the proposed development and highlighted the following:

- the subject site is a small parcel with an area of approximately 0.84 acres;
- the design and siting of the proposed Buddhist temple are intended to minimize visual conflict with the neighbouring Shia Muslim Community property;
- garbage and recycling area is located adjacent to the loading area at the northeast corner of the site to facilitate pick-ups;
- the project provides 74 parking spaces including two accessible parking stalls to be located in close proximity to the symmetrical accessible ramps leading to the main entrance of the building;
- railings for the accessible ramps will incorporate traditional Chinese motif;
- the perimeter of the site will be landscaped with trees and shrubs to provide buffering from adjacent properties;
- traditional Chinese Buddhist temple architecture is proposed for the two-storey wood building; however, the roof design was modified to minimize the massing of the building;
- a building height variance is proposed to achieve a modified version of the traditional Chinese temple roof design and the proposed variance is less than the other building height variances in the area;
- a customized sustainability checklist is proposed in lieu of LEED targets and will focus on HVAC and plumbing systems which aim to exceed existing minimum code requirements for energy efficiency; and
- proposed mechanical systems will be installed inside the building and exterior mechanical venting and intakes will be designed and screened to blend with the overall traditional Chinese architecture of the building.

Caelan Griffiths, PMG Landscape Architects, briefed the Panel on the main landscaping features for the proposed development, noting that (i) a naturalized traditional Buddhist garden is proposed at the building frontage facing No. 5 Road, (ii) the south and east property lines will be landscaped with a mixture of deciduous and coniferous trees to provide buffering to adjacent properties, and (iii) majority of existing off-site trees along the north side will be retained and protected from the adjacent paved parking area .

Development Permit Panel
Wednesday, October 25, 2017

Staff Comments

Mr. Craig acknowledged support for the proposed building height variance, noting that (i) the proposed variance allows the traditional architectural form for a religious institution, (ii) there is no habitable space within the increased height area of the building, (iii) the Shia Muslim Community has reviewed the project and expressed no concern for the proposed height variance, and (iv) the extent of the proposed variance is less than the other variances granted to religious institutions along No. 5 Road.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel expressed support for the project, noting that the proposed siting and orientation of the building address well the existing religious buildings in the area and the proposed parking areas are adequately landscaped and screened from adjacent properties.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum height for buildings from 12m to 14.14m to permit the construction of a Buddhist Temple at 8480 No. 5 Road on a site zoned "Assembly (ASY)".

CARRIED

3. Development Permit 17-785221
(REDMS No. 5563572)

APPLICANT: Arcus Consulting Ltd.

PROPERTY LOCATION: 10019 Granville Avenue

INTENT OF PERMIT:

1. Permit the construction of a licensed child care facility for a maximum of 88 children with an accessory residential caretaker unit at 10019 Granville Avenue on a site zoned "Child Care (ZR8)- McLennan"; and
2. Vary the provision of Richmond Zoning Bylaw 8500 to reduce the required minimum width of a landscape buffer from a property line abutting a road from 3.0m to 1.7m.

Development Permit Panel

Wednesday, October 25, 2017

Applicant's Comments

Doug Massie, Arcus Consulting Ltd., provided a brief background of the proposed development and highlighted the following:

- the current owner purchased the subject property with an approved development permit for child care facility for 88 children;
- the previously approved form and character of the development will be maintained; however, changes to the site lay-out, including the removal of the right-out exit on No. 4 Road and different locations for the children's play area, are proposed;
- the removal of the vehicular exit on No. 4 Road will improve the programming for the playground spaces at the northern portion of the site;
- various classrooms and multi-purpose rooms are proposed for different age groups; and
- the residential character of the proposed development will be a welcome addition to the adjacent single-family neighbourhood.

In response to a query from the Panel, Mr. Massie acknowledged that the wastewater in the proposed septic tank system will be processed and pumped out.

In response to a query from the Panel, Mr. Craig confirmed that the accessory residential unit in the child care facility is intended for an employee or caretaker of the property.

Staff Comments

Mr. Craig noted that there is a Servicing Agreement associated with the project for frontage improvements along No. 4 Road and Granville Avenue and upgrade of the existing traffic signal at the No.4 Road and Granville Avenue intersection.

Mr. Craig further noted that the proposed child care facility must be licensed by the Vancouver Coastal Health (VCH) prior to operation. He added that VCH has been part of the review process for the project and will be further involved through the Building Permit application process.

Lastly, Mr. Craig advised that a localized landscape variance is proposed for a landscape width adjacent to the parking stalls close to the driveway on Granville Avenue and noted that while the landscaped width is reduced, the planting intensity will provide adequate screening for parking stalls.

Gallery Comments

None.

Correspondence

None.

Development Permit Panel
Wednesday, October 25, 2017

Panel Discussion

The Panel expressed support for the project and looked forward to seeing the project built.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of a licensed child care facility for a maximum of 88 children with an accessory residential caretaker unit at 10019 Granville Avenue on a site zoned "Child Care (ZR8)- McLennan"; and*
2. *Vary the provision of Richmond Zoning Bylaw 8500 to reduce the required minimum width of a landscape buffer from a property line abutting a road from 3.0m to 1.7m.*

CARRIED

4. GENERAL COMPLIANCE – REQUEST BY SIAN GROUP INVESTMENTS (0846930 BC LTD.) FOR A GENERAL COMPLIANCE RULING AT 9560 ALEXANDRA ROAD

(File Ref. No.: DP 15-700370) (REDMS No. 5573187 v. 3)

APPLICANT: Sian Group Investments (0846930 BC Ltd.)

PROPERTY LOCATION: 9560 Alexandra Road

INTENT OF PERMIT:

That the attached plans involving changes to the design of the perimeter retaining wall and associated landscaping features along the western property boundary and adjacent to the east-west greenway at the north end of the subject site be considered to be in General Compliance with Development Permit (DP 15-700370).

Applicant's Comments

Rick Sian, Sian Group Investments, provided background information on the application by Sian Group Investments (0846930 BC Ltd.) for a General Compliance to Development Permit (DP 15-700370) at 9560 Alexandra Road.

Mr. Sian indicated the revised landscape treatment along the west edge of the site responds to the grade changes on the city park to the west in keeping with the original development permit.

Gallery Comments

None.

Development Permit Panel
Wednesday, October 25, 2017

Correspondence

None.

Panel Decision

It was moved and seconded

That the attached plans involving changes to the design of the perimeter retaining wall and associated landscaping features along the western property boundary and adjacent to the east-west greenway at the north end of the subject site be considered to be in General Compliance with Development Permit (DP 15-700370).

CARRIED

5. Date of Next Meeting: November 16, 2017

6. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:21 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 25, 2017.

Joe Erceg
Chair

Rustico Agawin
Auxiliary Committee Clerk

Schedule 1 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
October 25, 2017.

ON TABLE ITEM

Date: OCTOBER 25, 2017

Meeting: DPP

Item: #1

Jesson, Claudia

From: Weber, David
Sent: Tuesday, 24 October 2017 14:58
To: Jesson, Claudia
Subject: FW: DP 16-754735 - 8620 Railway Avenue

FOR DPP

From: Kyle Shury [mailto:kyle@platformproperties.ca]
Sent: Tuesday, 24 October 2017 2:45 PM
To: Craig, Wayne; Lussier, Cynthia
Cc: Weber, David; 'Natalie Meixner'; 'Rima Warchol'
Subject: DP 16-754735 - 8620 Railway Avenue

Hi Wayne & Cynthia, I am writing today on behalf of the Richmond Hospital Foundation (RHF) with respect to the above referenced DP. I have just finished reviewing your report to the panel and wanted to share our support for the proposal and the applicant's submission. As you are aware our primary concern has been to ensure future connectivity between the subject property and the two properties to the north owned by the RHF, and suitable access to Railway Avenue via the planned SRW to be placed on the subject property. I note on page 6 of your report the following staff comment:

-A single vehicle access to the site is proposed from the east-west City-owned lane off Railway Avenue, which is required to be widened to a total of 6.0 m as part of this redevelopment proposal. The internal drive-aisle on the subject site, which extends north from the lane, has the potential to provide shared access to future developments to the north by means of a Statutory Right-of-Way (SRW) for public-right-of-passage (PROP), which must be registered on title prior to final adoption of the rezoning bylaw.

We just want to ensure that the SRW is secured as part of the rezoning considerations and will be included as part of the final approvals for this development. With the SRW in place the RHF is supportive of this development proceeding.

I did not have David Weber's email on file but presume my guess above may work but please ensure a copy of this email is provided to him in case my assumptions were incorrect. Lastly, if one of you could kindly acknowledge receipt of this email and that it will be included in correspondence shared tomorrow that would be appreciated.

Thank you in advance for your assistance,

Kyle Shury : Principal

plat:form

Platform Properties Ltd.
900 – 1200 West 73rd Avenue
Vancouver BC V6P 6G5 Canada

t +1 604 563 5002 direct
t +1 604 563 5000
f +1 604 563 5001

platformproperties.ca





To: Development Permit Panel

Date: October 24, 2017

From: Wayne Craig
Director, Development

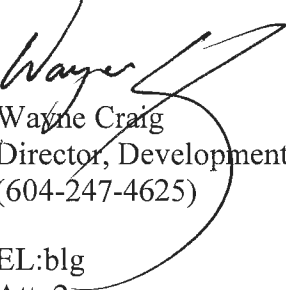
File: DP 17-774043

Re: Application by Anthem Properties Group Ltd. for a Development Permit at 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 47 townhouse units at 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road on a site zoned "Medium Density Townhouses (RTM3)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the front yard setback from 6.0 m to 4.5 m; and
 - b) Increase the number of small car parking stalls from 53 spaces to 54 spaces.


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

EL:blg
Att. 2

Staff Report

Origin

Anthem Properties Group Ltd. has applied to the City of Richmond for permission to develop 47 townhouse units at 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road. Two out of the 47 townhouse units are proposed to each contain a ground-level secondary suite. The site is being rezoned from “Single Detached (RS1/E)” zone to “Medium Density Townhouses (RTM3)” zone for this project under Bylaw 9687 (RZ 16-726337), which received third reading following the Public Hearing on May 15, 2017. The properties currently contain eight single-family dwellings, which will be demolished.

Frontage improvements were secured through the rezoning process and will be constructed through a separate Servicing Agreement (SA 17-774567). The Servicing Agreement must be entered into prior to final adoption of the rezoning bylaw. Works include, but are not limited to: frontage beautification, re-orientation of the crosswalk at the intersection of No. 5 Road and the access road to the Gardens development (to the east across No. 5 Road), installation of a new fire hydrant on the west side of No. 5 Road and storm sewer upgrade.

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, single-family homes zoned “Single Detached (RS1/E)”, which are designated for townhouse development under the Arterial Road Land Use Policy.
- To the east, across No. 5 Road, a City-owned property located in the Agriculture Land Reserve (ALR) and zoned “Assembly (ASY)” and “Agriculture and Botanical Show Garden (ZA3) – Fantasy Gardens” for future day care centre and park uses.
- To the south, a 21-unit townhouse complex on a lot zoned “Low Density Townhouses (RTL4)”.
- To the west, across an existing 6.0 m wide city lane, single-family homes on large lots zoned “Single Detached (RS1/E)”, fronting on to Seamount Road.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on May 15, 2017. 13 written submissions and one submission from the floor in support of the proposal were presented to Council. No other concerns regarding the rezoning were expressed at the Public Hearing.

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 (OCP) and is generally in compliance with the “Medium Density Townhouses (RTM3)” zone except for the zoning variances noted below.

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

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

- 1) Reduce the front yard setback from 6.0 m to 4.5 m.

(Staff supports the proposed variance as the required road dedication (approximately 0.5 m wide) along the entire No. 5 Road frontage and the retention of a grove of five large Douglas Fir trees on the southeast portion of the site limit the developable area of the site; a small front yard setback variance is needed to accommodate the required drive aisle width and parking stalls. To enhance liveability, all units fronting onto No. 5 Road are end units, having yard spaces facing No. 5 Road and the internal mews. The two northernmost buildings are set back 5.5 m from the new property line to provide a more appropriate interface with the adjacent property to the north. The outdoor amenity space is also significantly larger (i.e., 37%) than the minimum requirement. This variance request was identified at Rezoning stage, and no concerns were identified at that time).

- 2) Increase the number of small car parking stalls from 53 spaces to 54 spaces.

(Staff supports the proposed variance because two small car parking stalls are assigned to the secondary suites and the locations of these small car parking stalls are in close proximity to the associated secondary suites. The smaller parking stall dimensions also allow for better landscape opportunities between the surface parking stalls and the adjacent residential units).

Advisory Design Panel Comments

The Advisory Design Panel has reviewed and supported the project. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday August 2, 2017 is attached for reference (Attachment 2). 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

- The proposed development incorporates seven three-storey fourplex buildings that directly front onto No. 5 Road and eight two-storey duplex and triplex buildings along the west edge of the site. This provides a transition to existing single-family homes across the lane to the west.
- Taking into account the existing 6 m wide lane to the west, the proposed two-storey duplex and triplex buildings on the west side of the internal drive aisle will be located approximately 10.5 m from the rear property lines of the adjacent single-family properties to the west. This physical separation should mitigate potential overlook, privacy and shadowing impacts to adjacent single-family homes to the west.

- A 1.5 m (5 ft.) high wood fence to be constructed on top of a retaining wall ranging in height from 0.66 m (2 ft.) to 0.89 m (3 ft.) is proposed along the rear (west) property line to address concerns raised by the residents in the adjacent single-family neighbourhood regarding potential trespassing between the proposed townhouse development and the single-family neighbourhood. No physical access to the proposed townhouse development from the rear lane is proposed.
- Adjacent properties to the north have future potential for redevelopment as townhouses, and the proposed development will not reduce this potential. A development concept plan for these lands has been prepared and is on file. A statutory right-of-way (SRW) allowing access to/from the adjacent future development sites through the subject site (over the internal drive aisle) has been secured at rezoning.
- To provide a buffer between the proposed townhouse development (i.e., the last building cluster along the north property line) and the existing single family home to the north, the applicant is proposing (from south to north) private outdoor areas with trees, a row of Evergreen Yew hedge, a pedestrian walkway connecting the central drive aisle to No. 5 Road, a row of Evergreen Cedar hedge, and a 1.8 m tall solid wood fence.
- Perimeter drainage will be required as part of the Building Permit to ensure storm water is managed and addressed through the development and will not impact the neighbouring properties.

Urban Design and Site Planning

- The site layout includes 19 two-storey units and 28 three-storey units in 15 buildings.
- Two of the three-storey townhouse units in Buildings 10 and 11 (i.e. Units B4) will each contain a 1-bedroom ground-level secondary suite of approximately 30 m² (320.69 ft²) in size and will each be assigned an on-site surface parking space located across from the unit.
- The three-storey townhouses are arranged in small four unit blocks, with the ends of the blocks facing No. 5 Road.
- Units along No. 5 Road are designed to have a strong street presence with individual front entrances and yards. Low planting and permeable fencing will create semi-private spaces for those units and a pedestrian-oriented streetscape along No. 5 Road.
- The two-storey townhomes are arranged as duplexes and triplexes along the western portion of the site to serve as a transition to the existing single family neighbourhood west of the lane. The low profile of the duplex form is complementary in scale and character to the single family homes.
- Vehicle access will be provided by a single driveway access to No. 5 Road, and four separate common pedestrian accesses will also be provided in addition to paths to individual front entries along No. 5 Road.
- All units will have two vehicle parking spaces in a side-by-side double car garage. An additional surface parking stall will be assigned to each of the secondary dwelling units.
- A total of 10 visitor parking spaces, including three accessible visitor parking spaces, will be provided throughout the site. The number of visitor parking spaces proposed is in compliance with the minimum bylaw requirement.
- Both internal and external bicycle parking spaces have been incorporated into the proposal and are in compliance with the zoning bylaw requirements.

- Required on-site outdoor amenity space is proposed at the southeast corner of the site, where five protected trees will be retained. The proposed size of the outdoor amenity space exceeds the minimum area recommended by the Development Permit Guidelines. A mailbox kiosk will be provided within the outdoor amenity area.
- The required garbage, recycling and organic waste storage enclosures are proposed along the north-south drive aisle. The enclosures have been incorporated into the design of Building #9 and Building #13 to minimize their visual impact. The proposed locations will also be convenient to all of the units.

Architectural Form and Character

- The design of this project follows the West Coast tradition of simple forms and clean lines. The style of architecture is characterized by planar and mass elements, use of natural materials and the use of glass to connect indoor and outdoor spaces.
- Expansive roof overhang creates a sense of shelter and defines the entries to the townhouse units.
- Stepping in building form is achieved by changes in roof plane and massing elements.
- The strong architecture creates an effective street wall along No. 5 Road, which fits well with the local context such as the neighbouring “Gardens” project to the east across No. 5 Road, which features flat roof and vertical wall elements.
- Cladding and finishes (composite cement siding, hardie-plank and hardie-panel) are appropriate for the contemporary design of the project.

Landscape Design and Open Space Design

- Tree preservation was reviewed at rezoning stage, and seven bylaw-sized trees will be protected and retained on-site. To ensure the protected trees will not be damaged during construction, tree protection fencing must be installed to City standards prior to any construction activities occurring on-site.
- Prior to Development Permit Issuance, submission to the City of a Tree Survival Security as part of the Landscape Letter of Credit is required. No Landscape Letter of Credit will be returned until the post-construction assessment report, prepared by the Arborist, confirming the protected trees survived the construction, is reviewed by staff.
- Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 98 replacement trees are required for the removal of 49 trees. The applicant is proposing to plant 115 new trees on-site, including 21 conifers and 94 deciduous trees.
- An agricultural landscape buffer is required within the subject site, along the eastern edge of the No. 5 Road frontage. The buffer is intended to mitigate land use conflicts between the residential uses on the subject site and any agricultural land uses east of No. 5 Road. The Agricultural Advisory Committee (AAC) has reviewed and supported the proposed agricultural landscape buffer design on May 24, 2016.
- The street edge along No. 5 Road has been well defined with landscaping. The fence line and tree plantings have been articulated with deciduous and Evergreen trees to generate interest and provide rhythm along the streetscape.
- Along the rear lane, the combination of retaining wall, fence and varied tree canopies will provide buffering between the proposed new buildings and the adjacent single family lots to the

west. The tree canopies are generated by the use of multiple Evergreen and deciduous species of trees.

- The internal roads have canopy trees added between blocks of buildings to provide vertical green to soften the internal streetscape.
- All the pedestrian mews will be lined with canopy trees to provide appropriate scale and mitigate potential overlook from the adjacent units.
- Each unit will have a private yard with tree/shrub/groundcover planting, hard surface patio, and a lawn area.
- Hedges, an assortment of shrubs and ground covers, and perennials and grasses have been selected to ensure the landscape treatment remains interesting throughout the year.
- The required on-site outdoor amenity area will be provided at the southeast edge of the site; with a program that includes a grove of existing trees, children's play area, outdoor seating, Public Art, ping pong and open lawn area. The public art piece to be installed on site will be secured through the City's Public Art Program.
- Decorative paving will be used to highlight road transitions at the site entrance and to identify a pedestrian route and crossings along the main north-south drive aisle.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$318,723.16 in association with the Development Permit.
- Indoor amenity space is not proposed on-site. An \$83,000 cash-in-lieu contribution has been secured as a condition of rezoning approval, consistent with the OCP.

Crime Prevention Through Environmental Design

- The architect advised that the following CPTED design/features are incorporated into the proposal:
 - Site lighting and clear sight lines provide unobstructed views of surrounding area.
 - Plantings near residential entries are low to maximize views and casual surveillance opportunities of common areas.
 - Entrances along the communal pathways are visible and encourage "eyes on the street".
 - Amenity area, as well as vehicle access and pedestrian access, are all easily visible from the courtyards and within the townhomes.
 - Communal pathways and amenity area are open and easily seen from both the greater neighborhood and development.

Sustainability

- At rezoning stage, the applicant committed to achieving an EnerGuide rating of 82 for the proposed town houses and to pre-ducting all units for solar hot water heating.
- A Certified Energy Advisor has confirmed that the proposed townhouse units will be designed to achieve an EnerGuide rating of 82. The report prepared by the Energy Advisor is on file and will be utilized through the Building Permit review process to ensure these measures are incorporated in the Permit drawings.
- The developer also advises that 47 electric car charging stations (one per garage) will be incorporated into the development.

Accessible Housing

- The proposed development includes five convertible units that are designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require installation of a vertical lift in the stacked storage space (which has been dimensioned to allow for this in the A6 units) in the future, if needed.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
 - Stairwell hand rails.
 - Lever-type handles for plumbing fixtures and door handles.
 - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Conclusions

The applicant has satisfactorily addressed staff's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context. On this basis, staff recommend support of this Development Permit application.



Edwin Lee
Planner 1
(604-276-4121)

EL:blg

Attachment 1: Development Application Data Sheet

Attachment 2: Excerpt from Advisory Design Panel Meeting Minutes (August 2, 2017)

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

- Receipt of a Letter-of-Credit for landscaping and tree survival Security in the amount of \$318,723.16.

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

- Installation of appropriate tree protection fencing around all hedges to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
- Incorporation of energy efficiency, CPTED, sustainability, and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
- 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/tp/special.htm>).



DP 17-774043

Attachment 1

Address: 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road

Applicant: Anthem Properties Group Ltd.

Owner: Anthem 5 Road Developments Ltd.

Planning Area(s): Shellmont

Floor Area Gross: 8,674.59 m²

Floor Area Net: 6,465.86 m²

	Existing	Proposed
Site Area:	9,814.6 m ²	9,727.40 m ²
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTM3)
Number of Units:	8	47 townhouse units + 2 secondary suites

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.70	0.66	none permitted
Lot Coverage – Building:	Max. 40%	37%	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	61%	none
Lot Coverage – Landscaping:	Min. 25%	28%	none
Setback – Front Yard (m):	Min. 6.0 m	4.5 m Min.	variance required
Setback – North Side Yard (m):	Min. 3.0 m	3.3 m	none
Setback – South Side Yard (m):	Min. 3.0 m	3.8 m	none
Setback – Rear Yard (m):	Min. 3.0 m	4.5 m	none
Height (m):	Max. 12.0 m (3 storeys)	<ul style="list-style-type: none"> 10.23 m (3 storeys) along No. 5 Road 7.58 m (2 storeys) along west property line 	none
Lot Width:	Min. 50.0 m	174.32 m	none
Lot Depth:	Min. 30.0 m	56.34 m	none
Site Area:	Min. 1,800 m ²	9,727.40 m ²	none

Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit plus (1) R per secondary suite on lot fronting an arterial road	2 (R) and 0.21 (V) per unit plus (1) R per secondary suite	none
Off-street Parking Spaces – Total:	96 (R) and 10 (V)	96 (R) and 10 (V)	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (96 x Max. 50% = 48)	0	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on site (106 x Max. 50% = 53)	54	variance required
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (106 x 2% = 3 spaces)	3 spaces	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.4 (Class 1) and 0.21 (Class 2) per unit	none
Off-street Parking Spaces – Total:	59 (Class 1) and 10 (Class 2)	66 (Class 1) and 10 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 47 units = 282 m ²	387 m ²	none

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, August 2, 2017 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

1. DP 17-774043 - 47-UNIT TWO AND THREE-STOREY TOWNHOUSE DEVELOPMENT

ARCHITECT: Integra Architecture Inc.

PROPERTY LOCATION: 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road

Applicant's Presentation

Shamus Sachs, Integra Architecture Inc., Mary Chan Yip, PMG Landscape Architects, and Barbara Meihuizen, Domus Home Energy Inc., presented the project and answered queries from the Panel.

Panel Discussion

Comments from the Panel were as follows:

- appreciate the package of materials and presentation of the project by the design team;
noted
- consistent building setbacks from the front property line is not a concern; strong architecture creates a nice street wall along No. 5 Road which fits well with the site context as it relates well with the neighbouring Gardens project with flat and vertical building walls;
noted
- appreciate the proposed colours and good quality of building materials; no need for variation of the buildings;
noted
- appreciate the trees on the outdoor amenity area; overall, the outdoor amenity area is an inviting place for residents; lighting on trees at night will provide more interest;
noted
- location of visitor and bicycle parking stalls may crowd the outdoor amenity area; however, there is no suitable alternate location for the proposed parking stalls on site; support the proposed location of mail kiosks as they are potential gathering places for residents;
noted

- potential headlight glares onto No. 5 Road is not a concern as vehicle headlights on the drive aisle are mostly directed onto the townhouse garages;
noted
- shrubs between the garage aprons could be a concern in terms of their survivability;
Shrubs between garage aprons can be a challenge with poor drivers, however, for the majority, it is not an issue. We typically have a small landscape strip between driveways to break up the expanse of pavement and allow some variation along the internal roads. All of these homes have side by side garages so it is easier for a driver to manoeuver into the garage than the tandem conditions. Although, we cannot get a tree in these locations, shrubs do provide scale.
- no concern on the secondary suites;
noted
- commend the applicant for the architecture and significant retention of trees on site;
noted
- appreciate the proposed public art for the project; applicant is encouraged to investigate further opportunities for incorporating public art in other locations on site;
The most impact for public art will be in the outdoor amenity space.
- consider differentiating the buildings at the entry to the site and at the corners of the site in terms of variation in architecture and landscaping;
We feel there is already significant variation along the street, both in landscaping and architecture.
- appreciate the applicant providing ten percent of townhouse units as convertible units;
noted
- consider alternate vertical access for the convertible units as the proposed pneumatic vacuum elevator's maximum lift capacity and footprint of tube floor space is limited to accommodate a passenger in wheelchair with a companion; also consider providing space for installing hydraulics;
The convertible units will accommodate both hydraulic and pneumatic elevators.
- proposed kitchen layout for the convertible units works well; however, consider continuous counter space to connect the kitchen, sink and refrigerator areas for the convenience and safety of residents; also consider installing a wall oven or countertop range to enhance safety;
The proposed kitchen layout works well for the adaptable units.
- consider installing electrical outlets on counter fronts of convertible units;
Electrical outlets will not be installed in counter fronts.
- door sill ramps are proposed to access the balcony/patio from the dining area of convertible units; consider the door sill mounted flush subject to the location of the baseboard heaters;
It is not possible to achieve flush sills with our slab on grade condition.
- commend the applicant for the comprehensive materials package provided to the Panel;
noted

- reduced setback of the two-storey townhouses from the single-family housing to the west of the subject site is not a concern; the proposed landscape treatments at grade presents a buffer and visual softening between the proposed and existing roof lines;
noted
- street frontage along No. 5 Road is handled nicely with the landscaping treatment; consider a little variation on the retaining walls and trees to be planted; alignment of buildings along the east frontage is not an issue;
Retaining wall along No 5 Road is not continuous. Retaining wall only occurs along the ends of buildings 9/10, 11/12, 13/14 and in most cases is a base for the metal fence. The height varies from 3” to 12”.
- proposed landscaping treatment along the rear property line is appropriate; however, consider a little variation in trees to be planted;
Tree species have been varied with a mix of deciduous and coniferous varieties.
- consider adding a tree between Buildings 9 and 10; could help mitigate the visual length of the north-south drive aisle;
No longer applicable, parking V09 has been relocated to this location to make room for a larger garbage enclosure adjacent to Building 13.
- appreciate the different paving treatment for pedestrian walkways on site; could be textured to serve as a traffic calming device;
As pavers are already bumpy and coloured, they will provide a change in finish to serve as traffic calming.
- the outdoor amenity area is an accessible space and nicely scaled; consider relocating the handicapped parking stall adjacent to the mail boxes to the parking area adjacent to No. 5 Road to create a corner access to the outdoor amenity area;
Parking & the LPT were shifted to the South opening up the corner access to the site.
- support the staff recommendation to evenly distribute visitor bicycle racks throughout the site at various locations to address potential CPTED issues and enhance the convenience of users;
Bicycle racks have been distributed throughout the site.
- appreciate the three-storey street frontages stepping down to two-storeys at the back; nicely scaled and balanced proportionally; materials and colours are nicely managed;
noted
- appreciate the general articulation of the buildings; consider a subtle variation in colour between the A and B units to create visual interest around the site;
The difference in architecture brings variation between the A and B units. The paint colors will be as per the ADP drawings.
- appreciate the outdoor amenity area and the variety of its potential uses;
noted
- consider using natural timber for the soffits as opposed to a cementitious material;
The developer feels this is a future liability for the strata corporation and will proceed with cementitious material for soffits.

- appreciate the materials package and presentation of the project by the applicant;
noted
- no concerns regarding the constant building setbacks due to the strong architecture and character of the buildings;
noted
- potential for headlight glare onto No. 5 Road has been addressed by the applicant;
noted
- support the proposed outdoor amenity area; however, consider relocating/flipping the electrical closet and a handicapped parking stall at the corners of the outdoor amenity area to open up its northeast and southeast corner spaces;
Parking has been adjusted to open up the NW corner as much as possible. Relocating the NE handicap parking is not possible. There is not enough room on the site to move a parking spot adjacent to Bldg 1.
- appreciate the trees and play area at the outdoor amenity area;
noted
- the subject site will be accessed mostly by vehicles and pedestrian entry and circulation on site would be limited; consider making the front yards of units their backyards to create more opportunities for landscaping at the garage door entries along the internal drive aisle;
Landscaping will define the entries along the internal drive aisle. The private spaces off the internal courtyards will effectively serve as both a front yard entries and back yards.
- too many trees are proposed along the No. 5 Road frontage; spacing of tree planting should relate more to the rhythm of the site, e.g. consider tree breaks on the green belts;
The number of trees proposed are to fulfill the ALR Buffer requirement. This has been reviewed and approved by the Agricultural Review Committee.
- appreciate the complete materials package; however, some drawings, e.g. floor plans, could have been enlarged;
Enlarged unit plans are part of the DP submittal package.
- appreciate the proposed high density for the project;
noted
- applicant has addressed well the concerns of staff regarding setbacks and massing along No. 5 Road;
noted
- the outdoor amenity area could have been sited in a more central location; however, understand the rationale for its proposed location at the north end of the site; appreciate the retention of trees in the outdoor amenity area;
noted
- small scale of the project and good separation between buildings along No. 5 Road allows repetition in design to be reasonable;
noted

- consider subtle variation of building blocks along No.5 Road to enhance identity and differentiation to the buildings, e.g.; variation in doors, canopies over doors, colours, fencing, and retaining walls;
3 to 4 paint colors will be chosen to vary the front doors within the buildings.
- contemporary, though not wholly West Coast architecture for townhouses is well done; ;
noted
- the applicant is encouraged to investigate opportunities to install garage doors which provide interest, e.g. contemporary garage doors with windows;
Contemporary garage doors with windows will be installed.
- details are important to enhance the quality of the project; would like to see contemporary guard rails as minimal and with as much glass as possible;
Railings will be metal posts with glass infill.
- the project is in the right track in terms of proposed sustainability features;
noted
- appreciate the design team for providing a through and comprehensive package of materials which include the sustainability aspect of the project;
noted
- applicant could have provided larger drawings for the floor plans of townhouse units;
noted
- consider thermal comfort of townhouse units for the proposed sustainability features; recommend installing air conditioning in individual units;
Air conditioning is not feasible for this proposal
- support the recommendation for using natural wood for soffits in lieu of cementitious material; and
- use of cementitious material for soffits is supported as it is more durable and minimizes fire risk as opposed to natural wood soffits.
The developer feels this is a future liability for the strata corporation and will proceed with cementitious material for soffits.

Panel Decision

It was moved and seconded

That DP 17-774043 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



No. DP 17-774043

To the Holder: ANTHEM PROPERTIES GROUP LTD.

Property Address: 10475, 10491, 10511, 10531, 10551, 10571, 10591 AND
10631 NO. 5 ROAD

Address: C/O NICHOLAS KASIDOULIS
#300 – 550 BURRARD STREET
VANCOUVER, BC V6C 2B5

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) reduce the front yard setback from 6.0 m to 4.5 m; and
 - b) increase the number of small car parking stalls from 53 spaces to 54 spaces.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #4 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$318,723.16 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 17-774043

To the Holder: ANTHEM PROPERTIES GROUP LTD.
Property Address: 10475, 10491, 10511, 10531, 10551, 10571, 10591
AND 10631 NO. 5 ROAD
Address: C/O NICHOLAS KASIDOULIS
#300 – 550 BURRARD STREET
VANCOUVER, BC V6C 2B5

8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
This Permit is not a Building Permit.

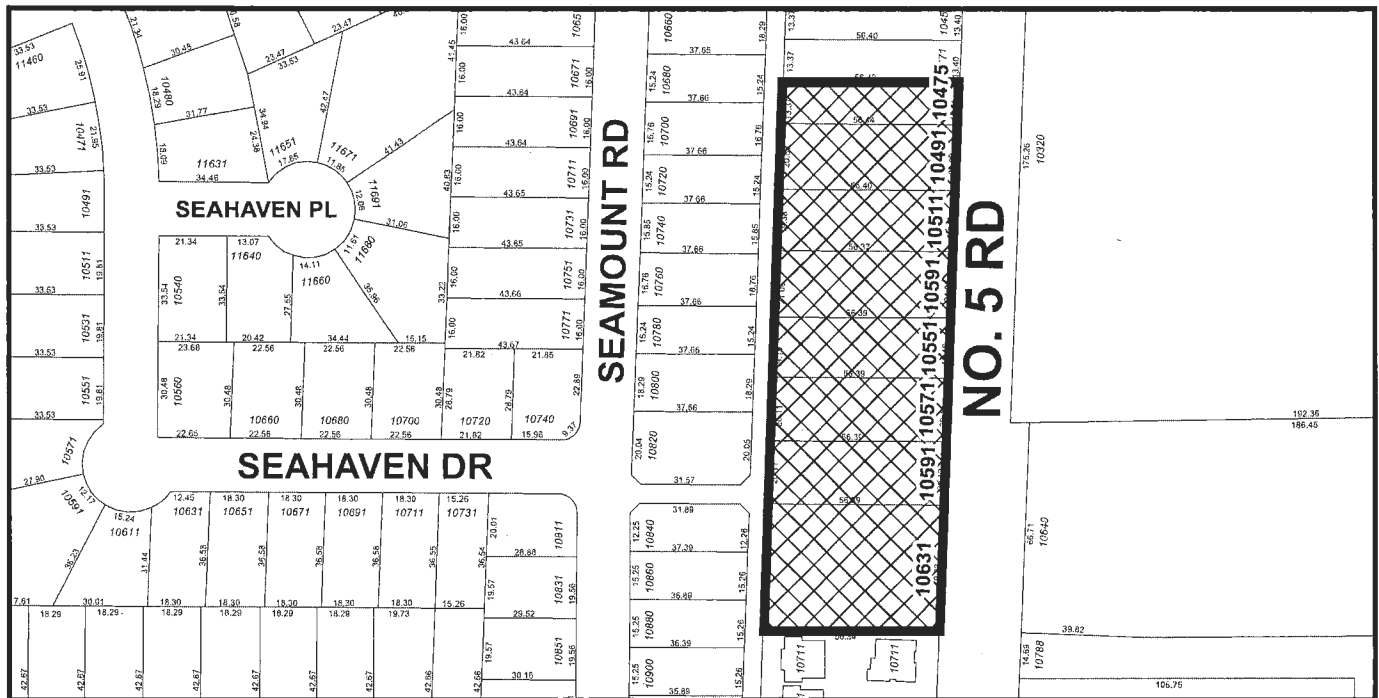
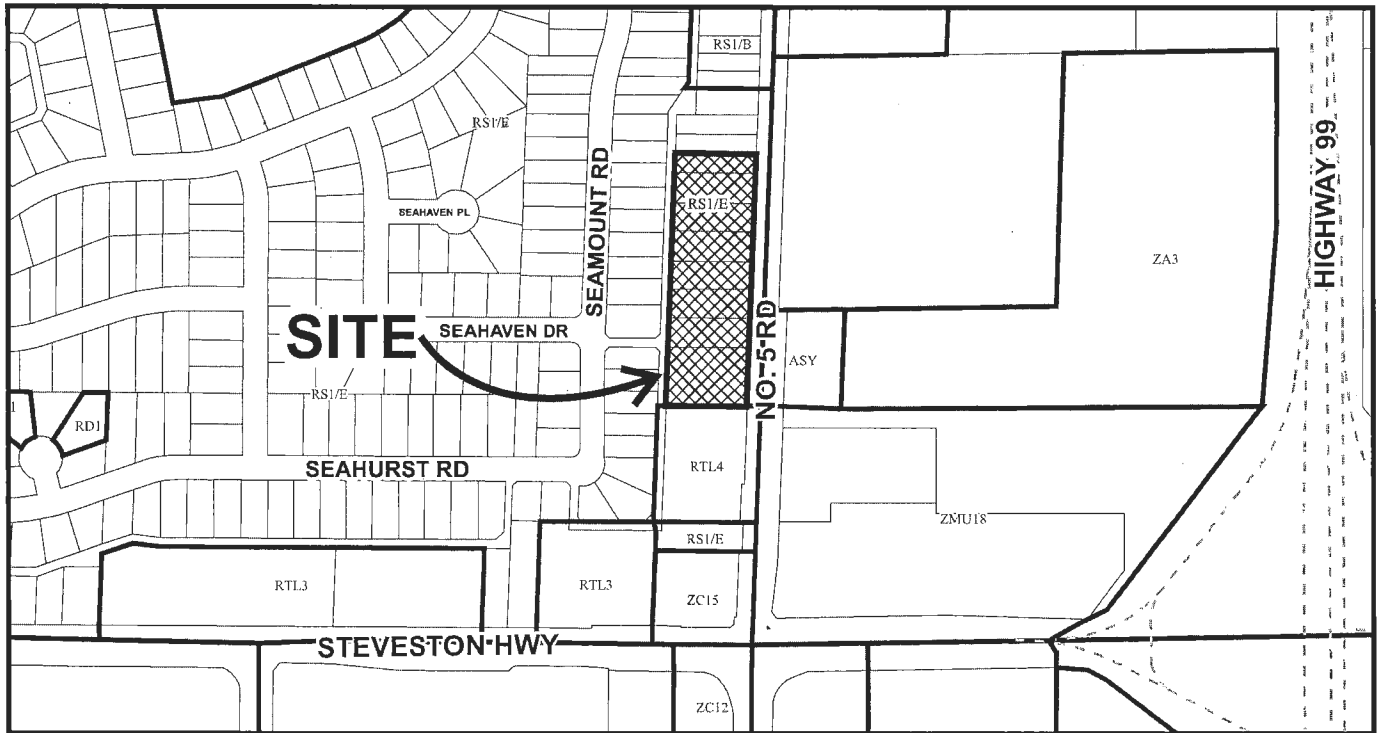
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR

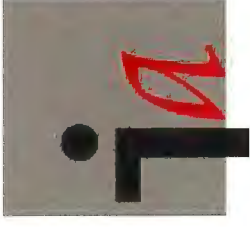


City of Richmond



DP 17-774043 SCHEDULE "A"

Original Date: 06/09/17
Revision Date:
Note: Dimensions are in METRES



INTEGRA ARCHITECTURE INC.
 416 WEST PENDER STREET
 VANCOUVER, BC V6B 1T5
 T 604.688.4220 F 604.688.4270
 info@integra-arch.com
 www.integra-arch.com

REGISTERED ARCHITECTS
 BRITISH COLUMBIA
 REGISTRATION NO. 12345
 REGISTRATION NO. 67890



DP 17-774043
PLAN #1

OCT 24 2017

Average Existing Site Grade 0.95m
 Average Finish Site Grade 1.46m

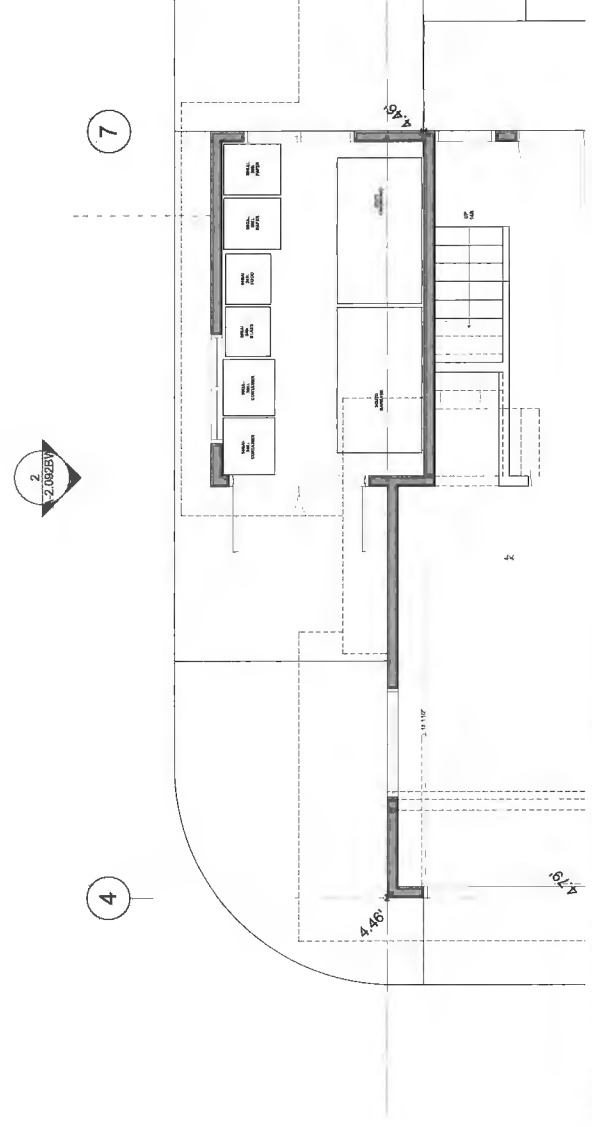
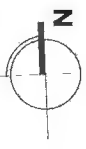
Item	Quantity	Unit	Notes
Building 01	1	Unit	1.22m x 1.84m
Building 02	1	Unit	1.22m x 1.84m
Building 03	1	Unit	1.22m x 1.84m
Building 04	1	Unit	1.22m x 1.84m
Building 05	1	Unit	1.22m x 1.84m
Building 06	1	Unit	1.22m x 1.84m
Building 07	1	Unit	1.22m x 1.84m
Building 08	1	Unit	1.22m x 1.84m
Building 09	1	Unit	1.22m x 1.84m
Building 10	1	Unit	1.22m x 1.84m
Building 11	1	Unit	1.22m x 1.84m
Building 12	1	Unit	1.22m x 1.84m
Building 13	1	Unit	1.22m x 1.84m
Building 14	1	Unit	1.22m x 1.84m
Building 15	1	Unit	1.22m x 1.84m
Building 16	1	Unit	1.22m x 1.84m
Building 17	1	Unit	1.22m x 1.84m
Building 18	1	Unit	1.22m x 1.84m
Building 19	1	Unit	1.22m x 1.84m
Building 20	1	Unit	1.22m x 1.84m
Building 21	1	Unit	1.22m x 1.84m
Building 22	1	Unit	1.22m x 1.84m
Building 23	1	Unit	1.22m x 1.84m
Building 24	1	Unit	1.22m x 1.84m
Building 25	1	Unit	1.22m x 1.84m
Building 26	1	Unit	1.22m x 1.84m
Building 27	1	Unit	1.22m x 1.84m
Building 28	1	Unit	1.22m x 1.84m
Building 29	1	Unit	1.22m x 1.84m
Building 30	1	Unit	1.22m x 1.84m
Building 31	1	Unit	1.22m x 1.84m
Building 32	1	Unit	1.22m x 1.84m
Building 33	1	Unit	1.22m x 1.84m
Building 34	1	Unit	1.22m x 1.84m
Building 35	1	Unit	1.22m x 1.84m
Building 36	1	Unit	1.22m x 1.84m
Building 37	1	Unit	1.22m x 1.84m
Building 38	1	Unit	1.22m x 1.84m
Building 39	1	Unit	1.22m x 1.84m
Building 40	1	Unit	1.22m x 1.84m
Building 41	1	Unit	1.22m x 1.84m
Building 42	1	Unit	1.22m x 1.84m
Building 43	1	Unit	1.22m x 1.84m
Building 44	1	Unit	1.22m x 1.84m
Building 45	1	Unit	1.22m x 1.84m
Building 46	1	Unit	1.22m x 1.84m
Building 47	1	Unit	1.22m x 1.84m
Building 48	1	Unit	1.22m x 1.84m
Building 49	1	Unit	1.22m x 1.84m
Building 50	1	Unit	1.22m x 1.84m
Building 51	1	Unit	1.22m x 1.84m
Building 52	1	Unit	1.22m x 1.84m
Building 53	1	Unit	1.22m x 1.84m
Building 54	1	Unit	1.22m x 1.84m
Building 55	1	Unit	1.22m x 1.84m
Building 56	1	Unit	1.22m x 1.84m
Building 57	1	Unit	1.22m x 1.84m
Building 58	1	Unit	1.22m x 1.84m
Building 59	1	Unit	1.22m x 1.84m
Building 60	1	Unit	1.22m x 1.84m
Building 61	1	Unit	1.22m x 1.84m
Building 62	1	Unit	1.22m x 1.84m
Building 63	1	Unit	1.22m x 1.84m
Building 64	1	Unit	1.22m x 1.84m
Building 65	1	Unit	1.22m x 1.84m
Building 66	1	Unit	1.22m x 1.84m
Building 67	1	Unit	1.22m x 1.84m
Building 68	1	Unit	1.22m x 1.84m
Building 69	1	Unit	1.22m x 1.84m
Building 70	1	Unit	1.22m x 1.84m
Building 71	1	Unit	1.22m x 1.84m
Building 72	1	Unit	1.22m x 1.84m
Building 73	1	Unit	1.22m x 1.84m
Building 74	1	Unit	1.22m x 1.84m
Building 75	1	Unit	1.22m x 1.84m
Building 76	1	Unit	1.22m x 1.84m
Building 77	1	Unit	1.22m x 1.84m
Building 78	1	Unit	1.22m x 1.84m
Building 79	1	Unit	1.22m x 1.84m
Building 80	1	Unit	1.22m x 1.84m
Building 81	1	Unit	1.22m x 1.84m
Building 82	1	Unit	1.22m x 1.84m
Building 83	1	Unit	1.22m x 1.84m
Building 84	1	Unit	1.22m x 1.84m
Building 85	1	Unit	1.22m x 1.84m
Building 86	1	Unit	1.22m x 1.84m
Building 87	1	Unit	1.22m x 1.84m
Building 88	1	Unit	1.22m x 1.84m
Building 89	1	Unit	1.22m x 1.84m
Building 90	1	Unit	1.22m x 1.84m
Building 91	1	Unit	1.22m x 1.84m
Building 92	1	Unit	1.22m x 1.84m
Building 93	1	Unit	1.22m x 1.84m
Building 94	1	Unit	1.22m x 1.84m
Building 95	1	Unit	1.22m x 1.84m
Building 96	1	Unit	1.22m x 1.84m
Building 97	1	Unit	1.22m x 1.84m
Building 98	1	Unit	1.22m x 1.84m
Building 99	1	Unit	1.22m x 1.84m
Building 100	1	Unit	1.22m x 1.84m

(CLIENT) ANTHEM PROPERTIES
 (PROJECT) TOWNHOUSE DEVELOPMENT
 10475-10631 No. 5 ROAD
 RICHMOND, BC
 RZ16-72637
 (TITLE) SITE PLAN
 (PROJECT) 16381
 (SCALE) 1" = 20'
 (DATE) Oct 01, 2017
 (ISSUE) 12 - DP RESUBMISSION
 (DRAWING) A-1.000

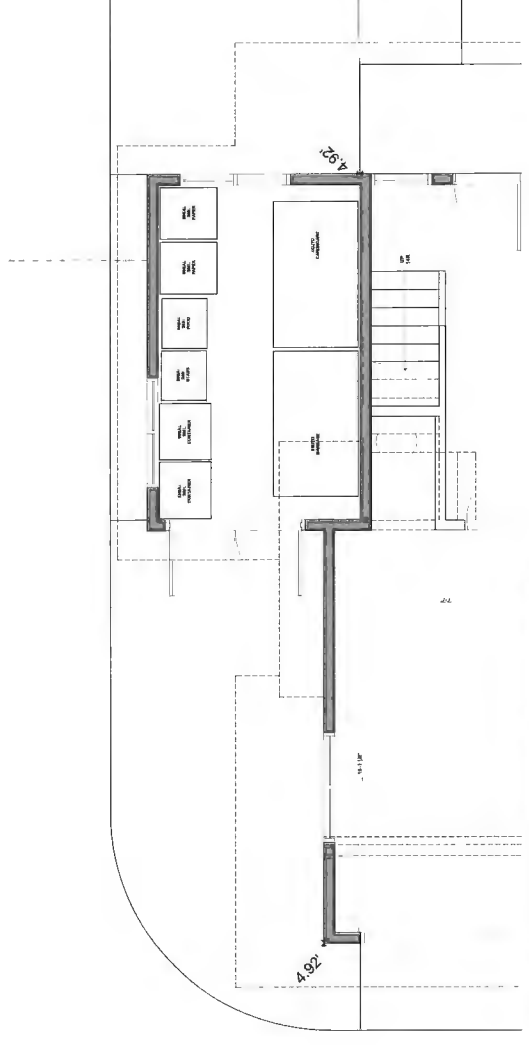


INTEGRA ARCHITECTURE INC.
 416 WEST PENDER STREET
 VANCOUVER, BC V6B 1T5
 T 604.688.4220 F 604.688.4270
 info@integra-arch.com
 www.integra-arch.com

Copyright reserved. This drawing and design is the sole property of Integra Architecture Inc. and shall not be reproduced without the Architect's consent.



BLDG 09 PARTIAL FIRST FLOOR PLAN



BLDG 13 PARTIAL FIRST FLOOR PLAN

[ARCHITECT SEAL]

[CLIENT]
ANTHEM PROPERTIES

[PROJECT]
TOWNHOUSE DEVELOPMENT
 10475-10631 No. 5 ROAD
 RICHMOND, BC
 RZ16-726337

[TITLE]
BUILDING 09 & 13 - PARTIAL FLOOR PLANS

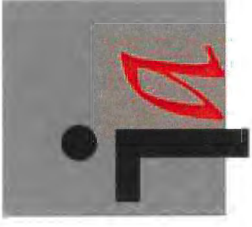
16381 [PROJECT]
 1/4" = 1'-0" [SCALE]
 Oct 01, 2017 [DATE]
 12 - DP RESUBMISSION [ISSUE]
 [DRAWING]

A-2.091

DP 17-774043

PLAN # 1A

OCT 2 4 2017



INTEGRA ARCHITECTURE INC.
 416 WEST PENDER STREET
 VANCOUVER, BC V6B 1T5
 T 604.688.4220 F 604.688.4270
 info@integra-arch.com
 www.integra-arch.com
Copyright reserved. This drawing and design is the property of Integra Architecture Inc. and shall remain the confidential information of the Architect.



[ARCHITECT SEAL]

[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

TOWNHOUSE DEVELOPMENT
 10475-10831 No. 5 ROAD
 RICHMOND, BC
 RZ16-726337

[TITLE]

PARKING PLAN

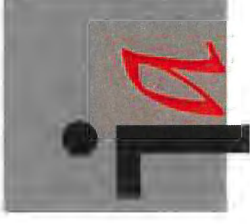
16381	[PROJECT]
1" = 30'	[SCALE]
Oct 01, 2017	[DATE]
12 - DP RESUBMISSION	[ISSUE]
	[DRAWING]

DP 17-774043
PLAN #2

OCT 24 2017

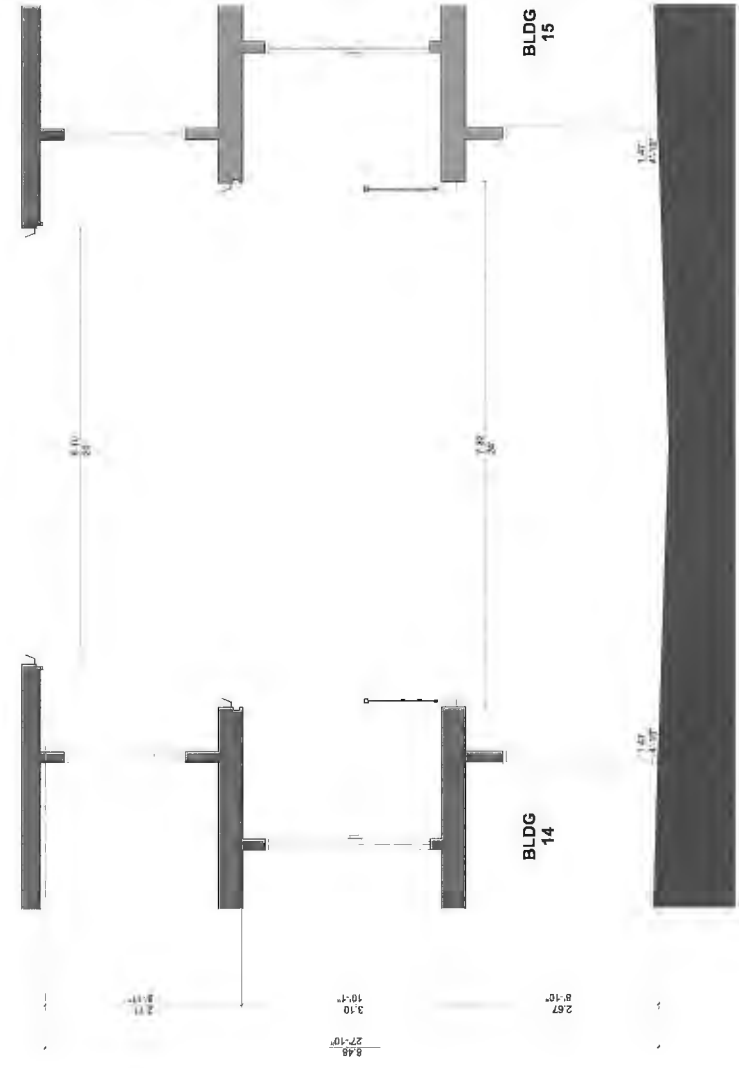
PLAN #2

A-1.003

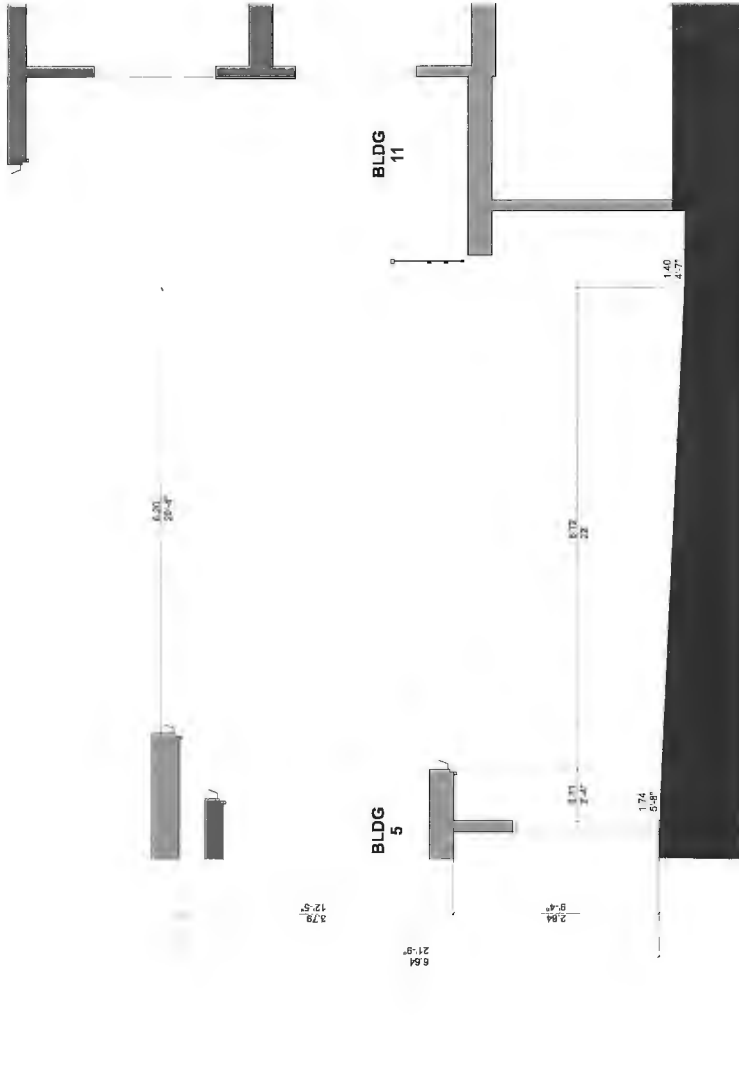


INTEGRA ARCHITECTURE INC.
 416 WEST PENDER STREET
 VANCOUVER, BC V6B 1T5
 T 604.686.4220 F 604.686.4270
 info@integra-arch.com
 www.integra-arch.com

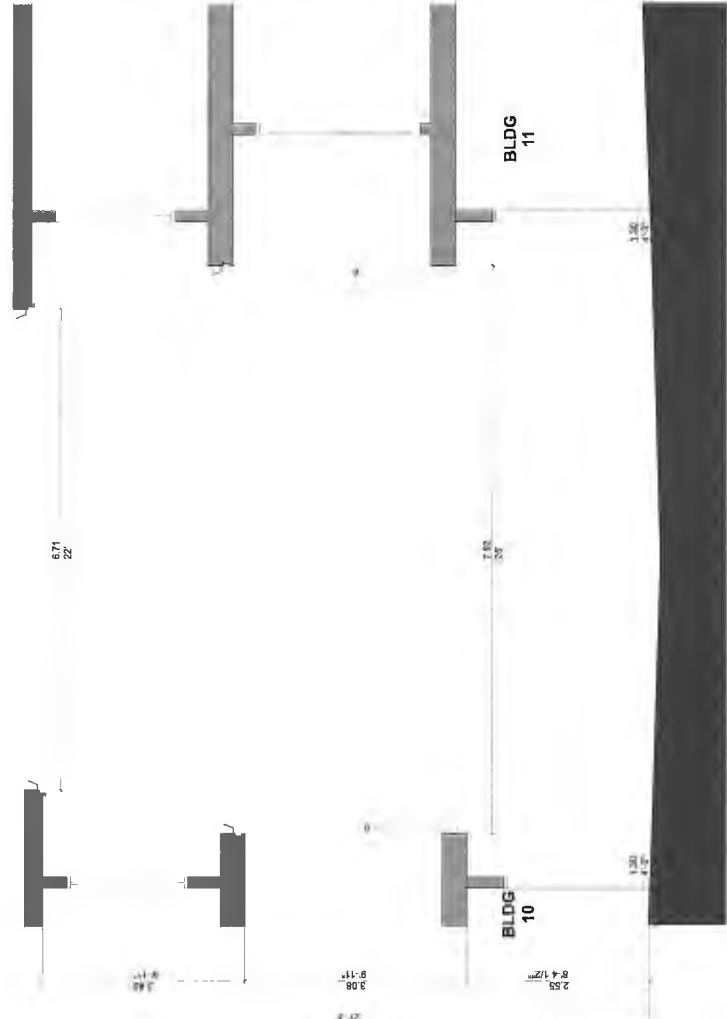
Concept prepared. This drawing and design is the property of Integra Architecture Inc. and shall remain the confidential property of Integra Architecture Inc. without written consent.



BLDG 14 - BLDG 15 DRIVE AISLE SECTION



BLDG 5 - BLDG 11 DRIVE AISLE SECTION



BLDG 10 - BLDG 11 DRIVE AISLE SECTION

[ARCHITECT SEAL]

[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

TOWNHOUSE DEVELOPMENT

10475-10631 No. 5 ROAD
 RICHMOND, BC
 RZ16-726337

[TITLE]

SITE DRIVE AISLE SECTIONS

[PROJECT]

16381

[SCALE]

1/4" = 1'-0"

[DATE]

Oct 01, 2017

[ISSUE]

10 - DP RESUBMISSION

[DRAWING]

A-1.051

DP 17-774043

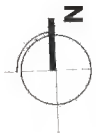
PLAN # 2A

OCT 24 2017



INTEGRA ARCHITECTURE INC.
 416 WEST PENDER STREET
 VANCOUVER, BC V6B 1T5
 T 604.688.4220 F 604.688.4270
 info@integra-arch.com
 www.integra-arch.com

Copyright reserved. This document and design is the property of INTEGRA ARCHITECTURE INC. and shall remain the confidential property of the Architect in context.



[ARCHITECT SEAL]

[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

TOWNHOUSE DEVELOPMENT
 10475-10631 No. 5 ROAD
 RICHMOND, BC
 RZ16-726337

[TITLE]

FIRE DEPT ACCESS PLAN

[PROJECT]

[SCALE]

[DATE]

[ISSUE]

[DRAWING]

A-1.001

DP 17-774043

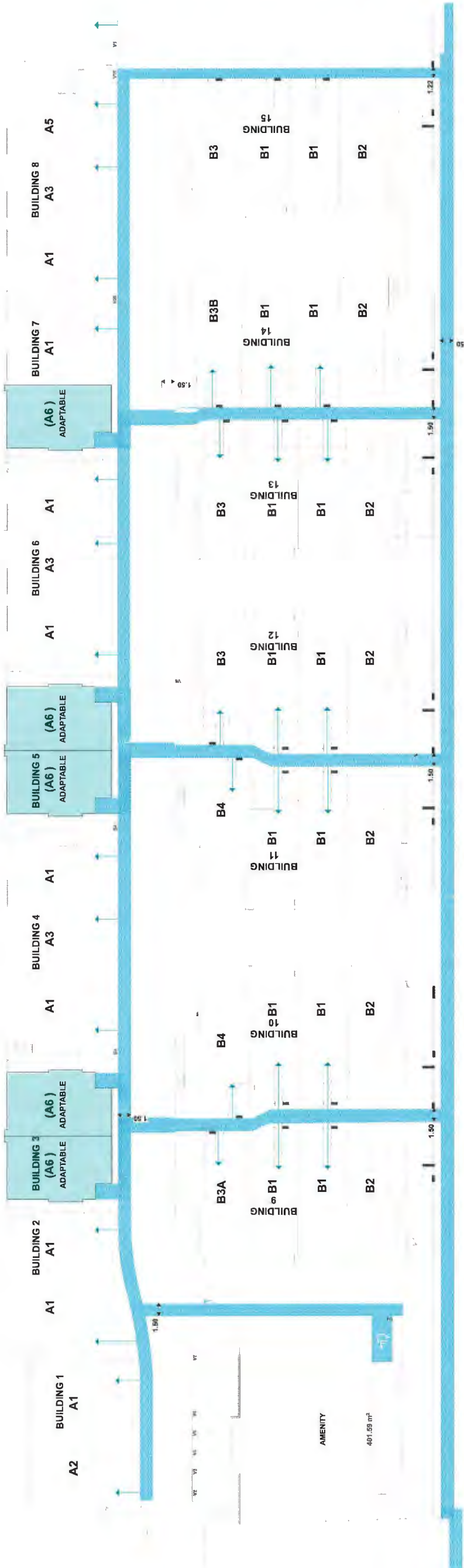
PLAN #2B

OCT 2 4 2017



INTEGRA ARCHITECTURE INC.
 416 WEST PENDER STREET
 VANCOUVER, BC V6B 1T5
 T 604.688.4220 F 604.688.4270
 info@integra-arch.com
 www.integra-arch.com
 #####
 Copyright reserved. This drawing and design is the property of Integra Architecture Inc. and shall remain the intellectual property of Integra Architecture Inc. and shall not be used without the written consent of Integra Architecture Inc.

Lane



No. 5 Road

ALL ACCESSIBLE LANWAYS TO BE SLOPED 3% OR LESS SEE LANDSCAPE

[ARCHITECT SEAL]

[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

TOWNHOUSE DEVELOPMENT
 10475-10631 No. 5 ROAD
 RICHMOND, BC
 RZ16-726337

[TITLE]

SITE ACCESSIBILITY

16381	[PROJECT]
1" = 20'	[SCALE]
OCT 01, 2017	[DATE]
12 - DP RESUBMISSION	[ISSUE]

[DRAWING]

OCT 2 4 2017

PLAN # 2c

DP 17-774043

A-1.004

PLAN #3
 OCT 24 2017
 DP 17-774043

MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Mobile: (604) 240-0309
 Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE

TREE PRESERVATION AND PROTECTION PLAN

10475 - 10631 #5 RD.
RICHMOND, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	FEB2916	MK	LOT LAYOUT
2	MAY2616	MK	REVISED LAYOUT
3	SEPT0816	MK	REVISED LAYOUT
4	FEB1017	MK	REVISED LAYOUT
5	JUL1117	SL	REVISED LAYOUT
6	SEPT1317	MK	REVISED LAYOUT
7	OCT0417	MK	REVISED LAYOUT

SHEET TITLE

T1 - TREE REMOVAL AND PRESERVATION PLAN

© Copyright Reserved. This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.

DRAWN

MK

SCALE

AS SHOWN

DATE

FEBRUARY 26, 2016

T-1

SHEET 1 OF 2

Mike Fadum and Associates Ltd. Vegetation Consultants			
Tree ID	Type	Species	Notes
884	Tree	SPRUE	1.5m
883	Tree	SPRUE	1.5m
882	Tree	SPRUE	1.5m
881	Tree	SPRUE	1.5m
880	Tree	SPRUE	1.5m
879	Tree	SPRUE	1.5m
878	Tree	SPRUE	1.5m
877	Tree	SPRUE	1.5m
876	Tree	SPRUE	1.5m
875	Tree	SPRUE	1.5m
874	Tree	SPRUE	1.5m
873	Tree	SPRUE	1.5m
872	Tree	SPRUE	1.5m
871	Tree	SPRUE	1.5m
870	Tree	SPRUE	1.5m
869	Tree	SPRUE	1.5m
868	Tree	SPRUE	1.5m
867	Tree	SPRUE	1.5m
866	Tree	SPRUE	1.5m
865	Tree	SPRUE	1.5m
864	Tree	SPRUE	1.5m
863	Tree	SPRUE	1.5m
862	Tree	SPRUE	1.5m
861	Tree	SPRUE	1.5m
860	Tree	SPRUE	1.5m
859	Tree	SPRUE	1.5m
858	Tree	SPRUE	1.5m
857	Tree	SPRUE	1.5m
856	Tree	SPRUE	1.5m
855	Tree	SPRUE	1.5m
854	Tree	SPRUE	1.5m
853	Tree	SPRUE	1.5m
852	Tree	SPRUE	1.5m
851	Tree	SPRUE	1.5m
850	Tree	SPRUE	1.5m
849	Tree	SPRUE	1.5m
848	Tree	SPRUE	1.5m
847	Tree	SPRUE	1.5m
846	Tree	SPRUE	1.5m
845	Tree	SPRUE	1.5m
844	Tree	SPRUE	1.5m
843	Tree	SPRUE	1.5m
842	Tree	SPRUE	1.5m
841	Tree	SPRUE	1.5m
840	Tree	SPRUE	1.5m
839	Tree	SPRUE	1.5m
838	Tree	SPRUE	1.5m
837	Tree	SPRUE	1.5m
836	Tree	SPRUE	1.5m
835	Tree	SPRUE	1.5m
834	Tree	SPRUE	1.5m
833	Tree	SPRUE	1.5m
832	Tree	SPRUE	1.5m
831	Tree	SPRUE	1.5m
830	Tree	SPRUE	1.5m
829	Tree	SPRUE	1.5m
828	Tree	SPRUE	1.5m
827	Tree	SPRUE	1.5m
826	Tree	SPRUE	1.5m
825	Tree	SPRUE	1.5m
824	Tree	SPRUE	1.5m
823	Tree	SPRUE	1.5m
822	Tree	SPRUE	1.5m
821	Tree	SPRUE	1.5m
820	Tree	SPRUE	1.5m
819	Tree	SPRUE	1.5m
818	Tree	SPRUE	1.5m
817	Tree	SPRUE	1.5m
816	Tree	SPRUE	1.5m
815	Tree	SPRUE	1.5m
814	Tree	SPRUE	1.5m
813	Tree	SPRUE	1.5m
812	Tree	SPRUE	1.5m
811	Tree	SPRUE	1.5m
810	Tree	SPRUE	1.5m
809	Tree	SPRUE	1.5m
808	Tree	SPRUE	1.5m
807	Tree	SPRUE	1.5m
806	Tree	SPRUE	1.5m
805	Tree	SPRUE	1.5m
804	Tree	SPRUE	1.5m
803	Tree	SPRUE	1.5m
802	Tree	SPRUE	1.5m
801	Tree	SPRUE	1.5m
800	Tree	SPRUE	1.5m
799	Tree	SPRUE	1.5m
798	Tree	SPRUE	1.5m
797	Tree	SPRUE	1.5m
796	Tree	SPRUE	1.5m
795	Tree	SPRUE	1.5m
794	Tree	SPRUE	1.5m
793	Tree	SPRUE	1.5m
792	Tree	SPRUE	1.5m
791	Tree	SPRUE	1.5m
790	Tree	SPRUE	1.5m
789	Tree	SPRUE	1.5m
788	Tree	SPRUE	1.5m
787	Tree	SPRUE	1.5m
786	Tree	SPRUE	1.5m
785	Tree	SPRUE	1.5m
784	Tree	SPRUE	1.5m
783	Tree	SPRUE	1.5m
782	Tree	SPRUE	1.5m
781	Tree	SPRUE	1.5m
780	Tree	SPRUE	1.5m
779	Tree	SPRUE	1.5m
778	Tree	SPRUE	1.5m
777	Tree	SPRUE	1.5m
776	Tree	SPRUE	1.5m
775	Tree	SPRUE	1.5m
774	Tree	SPRUE	1.5m
773	Tree	SPRUE	1.5m
772	Tree	SPRUE	1.5m
771	Tree	SPRUE	1.5m
770	Tree	SPRUE	1.5m
769	Tree	SPRUE	1.5m
768	Tree	SPRUE	1.5m
767	Tree	SPRUE	1.5m
766	Tree	SPRUE	1.5m
765	Tree	SPRUE	1.5m
764	Tree	SPRUE	1.5m
763	Tree	SPRUE	1.5m
762	Tree	SPRUE	1.5m
761	Tree	SPRUE	1.5m
760	Tree	SPRUE	1.5m
759	Tree	SPRUE	1.5m
758	Tree	SPRUE	1.5m
757	Tree	SPRUE	1.5m
756	Tree	SPRUE	1.5m
755	Tree	SPRUE	1.5m
754	Tree	SPRUE	1.5m
753	Tree	SPRUE	1.5m
752	Tree	SPRUE	1.5m
751	Tree	SPRUE	1.5m
750	Tree	SPRUE	1.5m
749	Tree	SPRUE	1.5m
748	Tree	SPRUE	1.5m
747	Tree	SPRUE	1.5m
746	Tree	SPRUE	1.5m
745	Tree	SPRUE	1.5m
744	Tree	SPRUE	1.5m
743	Tree	SPRUE	1.5m
742	Tree	SPRUE	1.5m
741	Tree	SPRUE	1.5m
740	Tree	SPRUE	1.5m
739	Tree	SPRUE	1.5m
738	Tree	SPRUE	1.5m
737	Tree	SPRUE	1.5m
736	Tree	SPRUE	1.5m
735	Tree	SPRUE	1.5m
734	Tree	SPRUE	1.5m
733	Tree	SPRUE	1.5m
732	Tree	SPRUE	1.5m
731	Tree	SPRUE	1.5m
730	Tree	SPRUE	1.5m
729	Tree	SPRUE	1.5m
728	Tree	SPRUE	1.5m
727	Tree	SPRUE	1.5m
726	Tree	SPRUE	1.5m
725	Tree	SPRUE	1.5m
724	Tree	SPRUE	1.5m
723	Tree	SPRUE	1.5m
722	Tree	SPRUE	1.5m
721	Tree	SPRUE	1.5m
720	Tree	SPRUE	1.5m
719	Tree	SPRUE	1.5m
718	Tree	SPRUE	1.5m
717	Tree	SPRUE	1.5m
716	Tree	SPRUE	1.5m
715	Tree	SPRUE	1.5m
714	Tree	SPRUE	1.5m
713	Tree	SPRUE	1.5m
712	Tree	SPRUE	1.5m
711	Tree	SPRUE	1.5m
710	Tree	SPRUE	1.5m
709	Tree	SPRUE	1.5m
708	Tree	SPRUE	1.5m
707	Tree	SPRUE	1.5m
706	Tree	SPRUE	1.5m
705	Tree	SPRUE	1.5m
704	Tree	SPRUE	1.5m
703	Tree	SPRUE	1.5m
702	Tree	SPRUE	1.5m
701	Tree	SPRUE	1.5m
700	Tree	SPRUE	1.5m
699	Tree	SPRUE	1.5m
698	Tree	SPRUE	1.5m
697	Tree	SPRUE	1.5m
696	Tree	SPRUE	1.5m
695	Tree	SPRUE	1.5m
694	Tree	SPRUE	1.5m
693	Tree	SPRUE	1.5m
692	Tree	SPRUE	1.5m
691	Tree	SPRUE	1.5m
690	Tree	SPRUE	1.5m
689	Tree	SPRUE	1.5m
688	Tree	SPRUE	1.5m
687	Tree	SPRUE	1.5m
686	Tree	SPRUE	1.5m
685	Tree	SPRUE	1.5m
684	Tree	SPRUE	1.5m
683	Tree	SPRUE	1.5m
682	Tree	SPRUE	1.5m
681	Tree	SPRUE	1.5m
680	Tree	SPRUE	1.5m
679	Tree	SPRUE	1.5m
678	Tree	SPRUE	1.5m
677	Tree	SPRUE	1.5m
676	Tree	SPRUE	1.5m
675	Tree	SPRUE	1.5m
674	Tree	SPRUE	1.5m
673	Tree	SPRUE	1.5m
672	Tree	SPRUE	1.5m
671	Tree	SPRUE	1.5m
670	Tree	SPRUE	1.5m
669	Tree	SPRUE	1.5m
668	Tree	SPRUE	1.5m
667	Tree	SPRUE	1.5m
666	Tree	SPRUE	1.5m
665	Tree	SPRUE	1.5m
664	Tree	SPRUE	1.5m
663	Tree	SPRUE	1.5m
662	Tree	SPRUE	1.5m
661	Tree	SPRUE	1.5m
660	Tree	SPRUE	1.5m
659	Tree	SPRUE	1.5m
658	Tree	SPRUE	1.5m
657	Tree	SPRUE	1.5m
656	Tree	SPRUE	1.5m
655	Tree	SPRUE	1.5m
654	Tree	SPRUE	1.5m
653	Tree	SPRUE	1.5m
652	Tree	SPRUE	1.5m
651	Tree	SPRUE	1.5m
650	Tree	SPRUE	1.5m
649	Tree	SPRUE	1.5m
648	Tree	SPRUE	1.5m
647	Tree	SPRUE	1.5m
646	Tree	SPRUE	1.5m
645	Tree	SPRUE	1.5m
644	Tree	SPRUE	1.5m
643	Tree	SPRUE	1.5m
642	Tree	SPRUE	1.5m
641	Tree	SPRUE	1.5m
640	Tree	SPRUE	1.5m
639	Tree	SPRUE	1.5m
638	Tree	SPRUE	1.5m
637	Tree	SPRUE	1.5m
636	Tree	SPRUE	1.5m
635	Tree	SPRUE	1.5m
634	Tree	SPRUE	1.5m
633	Tree	SPRUE	1.5m
632	Tree	SPRUE	1.5m
631	Tree	SPRUE	1.5m
630	Tree	SPRUE	1.5m
629	Tree	SPRUE	1.5m
628	Tree	SPRUE	1.5m
627	Tree	SPRUE	1.5m
626	Tree	SPRUE	1.5m
625	Tree	SPRUE	1.5m
624	Tree	SPRUE	1.5m
623	Tree	SPRUE	1.5m
622	Tree	SPRUE	1.5m
621	Tree	SPRUE	1.5m
620	Tree	SPRUE	1.5m
619	Tree	SPRUE	1.5m
618	Tree	SPRUE	1.5m
617	Tree	SPRUE	1.5m
616	Tree	SPRUE	1.5m
615	Tree	SPRUE	1.5m
614	Tree	SPRUE	1.5m
613	Tree	SPRUE	1.5m
612	Tree	SPRUE	1.5m
611	Tree	SPRUE	1.5m
610	Tree	SPRUE	1.5m
609	Tree	SPRUE	1.5m
608	Tree	SPRUE	1.5m
607	Tree	SPRUE	1.5m
606	Tree	SPRUE	1.5m
605	Tree	SPRUE	1.5m
604	Tree	SPRUE	1.5m
603	Tree	SPRUE	1.5m
602	Tree	SPRUE	1.5m
601	Tree	SPRUE	1.5m
600	Tree	SPRUE	1.5m
599	Tree	SPRUE	1.5m
598	Tree	SPRUE	1.5m
597	Tree	SPRUE	1.5m
596	Tree	SPRUE	1.5m
595	Tree	SPRUE	1.5m
594	Tree	SPRUE	1.5m
593	Tree	SPRUE	1.5m
592	Tree	SPRUE	1.5m
591	Tree	SPRUE	1.5m
590	Tree	SPRUE	1.5m
589	Tree	SPRUE	1.5m
588	Tree	SPRUE	1.5m
587	Tree	SPRUE	1.5m
586	Tree	SPRUE	1.5m
585	Tree	SPRUE	1.5m
584	Tree	SPRUE	

56.342

Plan 74727

OCT 24 2017
PLAN 3A
DP 17-774 043

File: H:\000-NEV\10475-10631 No5Rd\Tree Data Tab
Blanking for invalid reference

File: H:\000-NEV\10475-10631 No5Rd\Tree Data Tab
Blanking for invalid reference

File: H:\000-NEV\10475-10631 No5Rd\Tree Data Tab
Blanking for invalid reference

File: H:\000-NEV\10475-10631 No5Rd\Tree Data Tab
Blanking for invalid reference

PROPOSED DECKS WITHIN OR ADJACENT TO ROOT ZONE MAY ONLY BE CONSTRUCTED WITH BASE OF SOIL SCREW PILES AND NOT WITH TRADITIONAL SPREAD FOOTING AND MUST BE OF PERMEABLE DECKING MATERIAL FOR WATER PENETRATION.

NOTE: CONSTRUCT PARKING STALLS (V2-V7) AND RETAINING WALL ABOVE GRADE WITHOUT EXCAVATION INSIDE THE TPZ

REDUCE EXCAVATION OFFSET FOR LANE CONSTRUCTION AND CONSTRUCT DRIVE ABOVE GRADE.
DEACTIVATE WATER METER WITH NON INTRUSIVE METHODS AND INSTALL NEW TO ALTERNATE LOCATION OR TREE REMOVAL MAY BE REQUIRED.

NOTE: REASSESS WITH ROAD IMPROVEMENT CONSTRUCTION PLANS NO EXCAVATION INSIDE THE TPZ OTHERWISE TREE REMOVAL MAY BE REQUIRED.



BCS3821

LEGEND

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE
- TREE PROTECTION FENCING
- ROOT PROTECTION ZONE NO EXCAVATION WITHIN HATCHED ZONE



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

#105, 8277 129 St. Surrey, British Columbia V3W 0A6

Ph: (778) 593-0300

Fax: (778) 593-0302

Mobile: (604) 240-0309

Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE

TREE PRESERVATION AND PROTECTION PLAN

10475 - 10631 #5 RD. RICHMOND, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	FEB2916	MK	LOT LAYOUT
2	MAY2516	MK	REVISED LAYOUT
3	SEPT0816	MK	REVISED LAYOUT
4	FEB1017	MK	REVISED LAYOUT
5	JUL1117	SL	REVISED LAYOUT
6	SEPT1317	MK	REVISED LAYOUT
7	OCT0417	MK	REVISED LAYOUT

NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

NOTE: REFER TO LANDSCAPE ARCHITECT PLANS FOR SPECIFIC REPLACEMENT TREE SPECIES AND PLANS.

NOTE: NO EXCAVATION OR GRADE DISTURBANCE WITHIN HATCHED AREA.

SHEET TITLE

T2 - TREE PROTECTION AND PRESERVATION PLAN

© Copyright Reserved. This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.

DRAWN

MK

SCALE

AS SHOWN

DATE

FEBRUARY 26, 2016

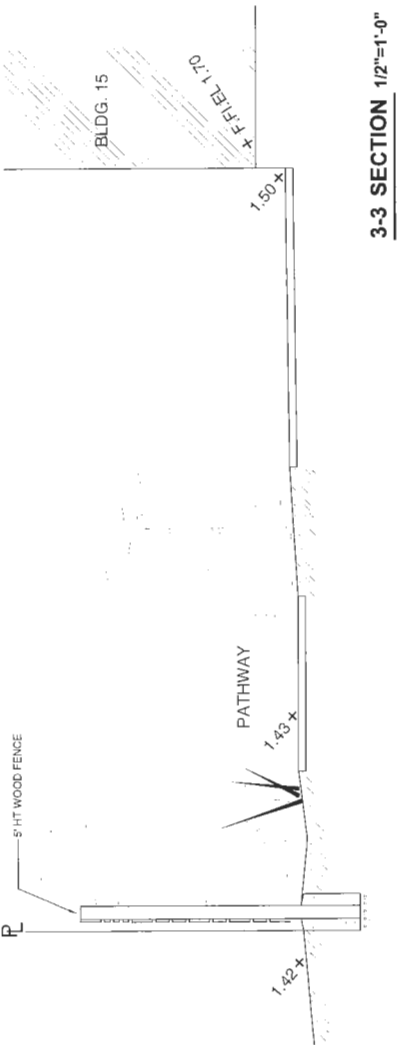
T-2

SHEET 2 OF 2

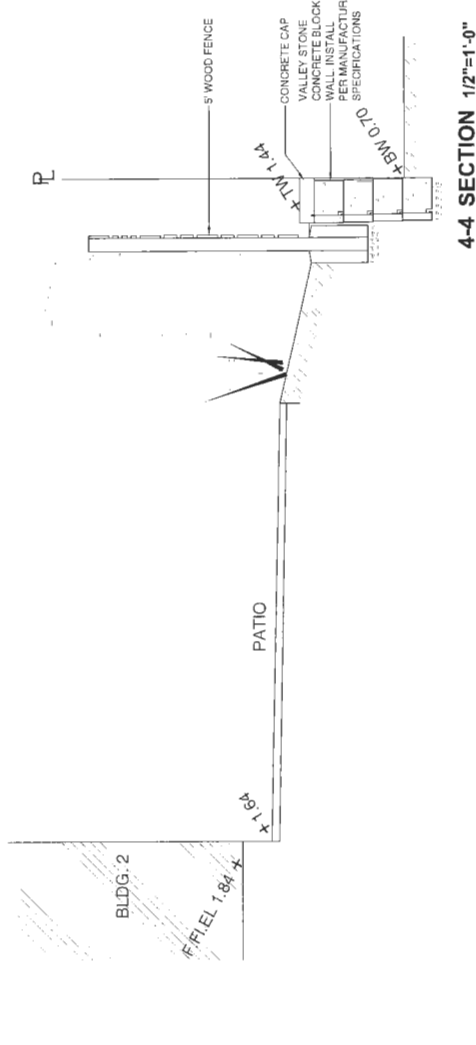
© Copyright reserved. This drawing and design is the property of P.M.G. Landscape Architects and may not be reproduced or used for other projects without their permission.

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

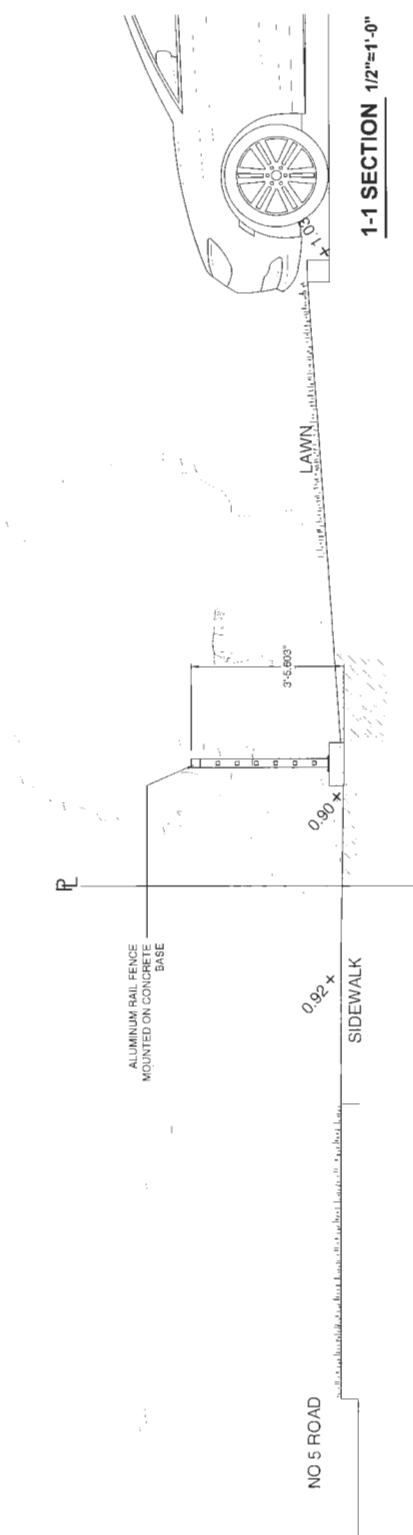
SEAL:



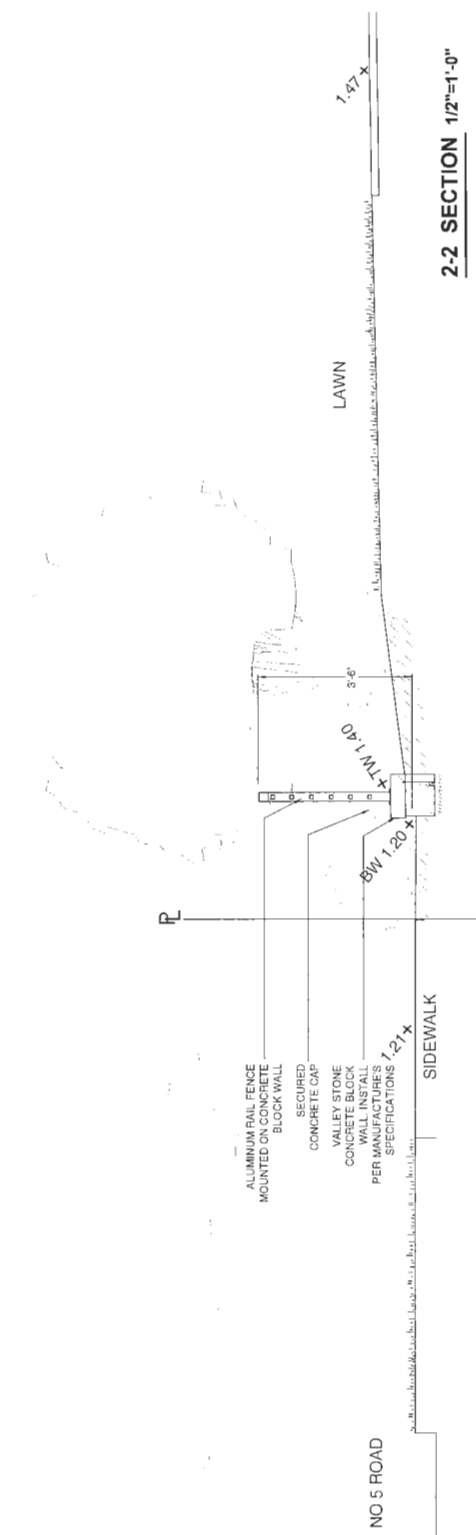
3-3 SECTION 1/2"=1'-0"



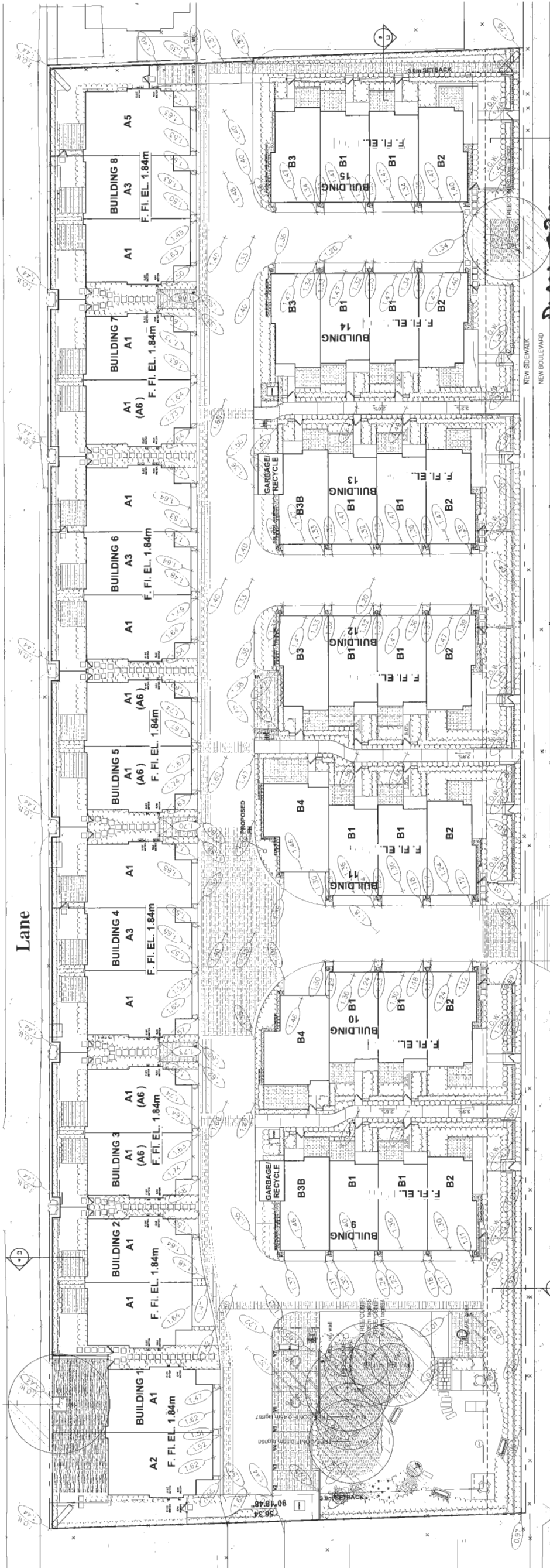
4-4 SECTION 1/2"=1'-0"



1-1 SECTION 1/2"=1'-0"



2-2 SECTION 1/2"=1'-0"



NO.	DATE	REVISION DESCRIPTION	DR.
16	13/02/06	NEW SITE PLAN	TR
1	13/02/06	ISSUED FOR BP	
14	13/07/14	BP COMMENTS STEP PLAN CORRECTIONS	TR
13	13/07/14	CITY COMMENTS	TR
12	13/07/14	REVISED PLAN	TR
11	13/07/14	REVISED PLAN	TR
10	13/07/14	REVISED PLAN	TR
9	13/07/14	REVISED PLAN	TR
8	13/07/14	REVISED PLAN	TR
7	13/07/14	REVISED PLAN	TR
6	13/07/14	REVISED PLAN	TR
5	13/07/14	REVISED PLAN	TR
4	13/07/14	REVISED PLAN	TR
3	13/07/14	REVISED PLAN	TR
2	13/07/14	REVISED PLAN	TR
1	13/07/14	REVISED PLAN	TR

CLIENT:
ANTHEM PROPERTIES

PROJECT:
No 5 ROAD TOWNHOMES
 10475-10631
 NO. 5 ROAD
 RICHMOND, B.C.
 RZ 16-726337

DRAWING TITLE:
PRELIMINARY GRADING PLAN

DATE: 16 MAR 01
 SCALE: 1"=20'-0"
 DRAWN: MM
 DESIGN: MM
 CHECK: MCT
 DRAWING NUMBER:
L2
 OF 9
 P.M.G. PROJECT NUMBER:
 16-019

PLAN #3C
 OCT 24 2017
 No. 5 Road
 ENTRY
 DP 17-774043
 16019-15.DWG

© Copyright reserved. The drawing and design is the property of PMG and shall not be reproduced or used for other projects without their permission.

pmg
LANDSCAPE ARCHITECTS
 Suite C100 - 4185 SSI Creek Drive
 Burnaby, British Columbia, V5C 6G9
 P: 604-294-0011 F: 604-294-0022

SEAL



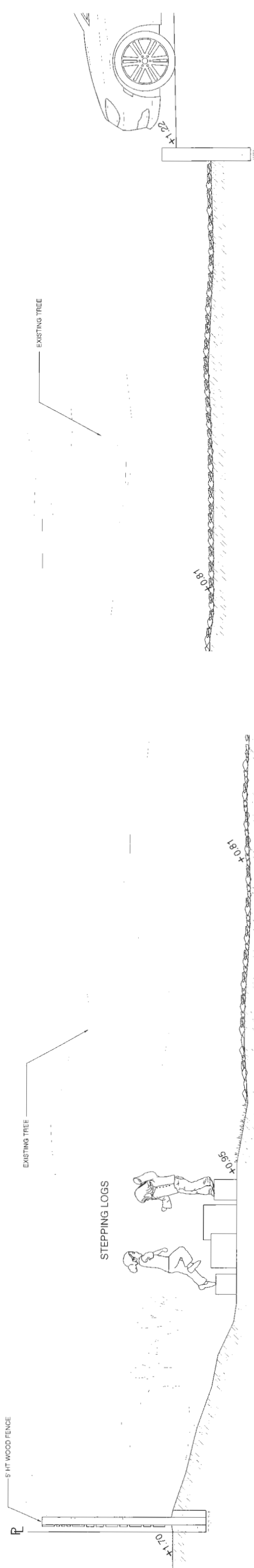
15	12 OCT 09	NEW SITE PLAN	WR
14	12 OCT 09	REVISED SITE PLAN	WR
13	12 OCT 09	DP COMMENTS, SITE PLAN COORD	WR
12	12 SEP 09	CITY COMMENTS	WR
11	12 JUN 09	NEW SITE PLAN	WR
10	12 MAY 09	CITY COMMENTS	WR
9	12 MAY 09	NEW SITE PLAN	WR
8	12 FEB 09	INCREASED PERMEABLE PAVING	WR
7	17 JAN 09	SECTIONS AND COMMENTS	WR
6	17 JAN 09	NEW SITE PLAN	WR
5	16 JAN 09	REVISE PER SITE CHANGES / COMMENTS	WR
4	16 JAN 09	REVISE PER SITE CHANGES / COMMENTS	WR
3	16 JAN 09	REVISE PER SITE CHANGES / COMMENTS	WR
2	16 JAN 09	REVISE PER SITE CHANGES / COMMENTS	WR
1	16 JAN 09	REVISE PER SITE CHANGES / COMMENTS	WR
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:
ANTHEM PROPERTIES

PROJECT:
No 5 ROAD TOWNHOMES
 10475-10631
 NO. 5 ROAD
 RICHMOND, B.C.
 RZ 16-726337

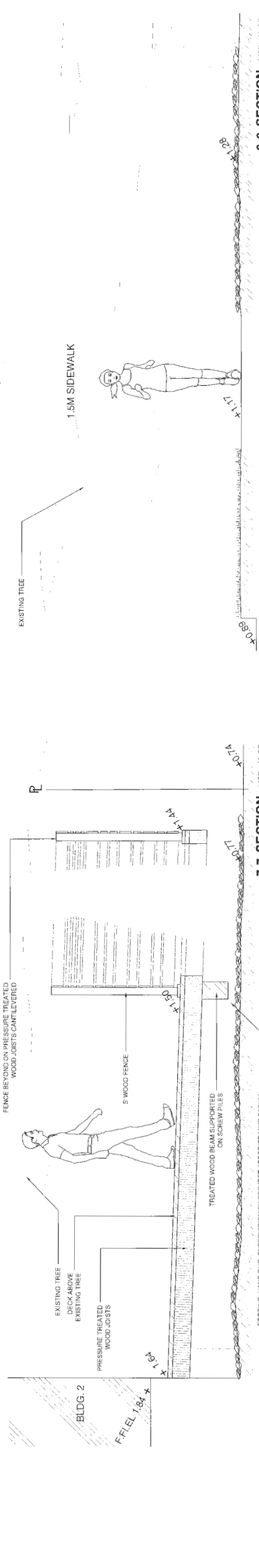
DRAWING TITLE:
PRELIMINARY GRADING PLAN

DATE: 16 MAR 01
 SCALE: 1"=20'-0"
 DRAWN: MM
 DESIGN: MM
 CHECK: MCY
 DRAWING NUMBER:
L3
 OF 9
 OCT 24 2017
 PMS PROJECT NUMBER:
 16-019

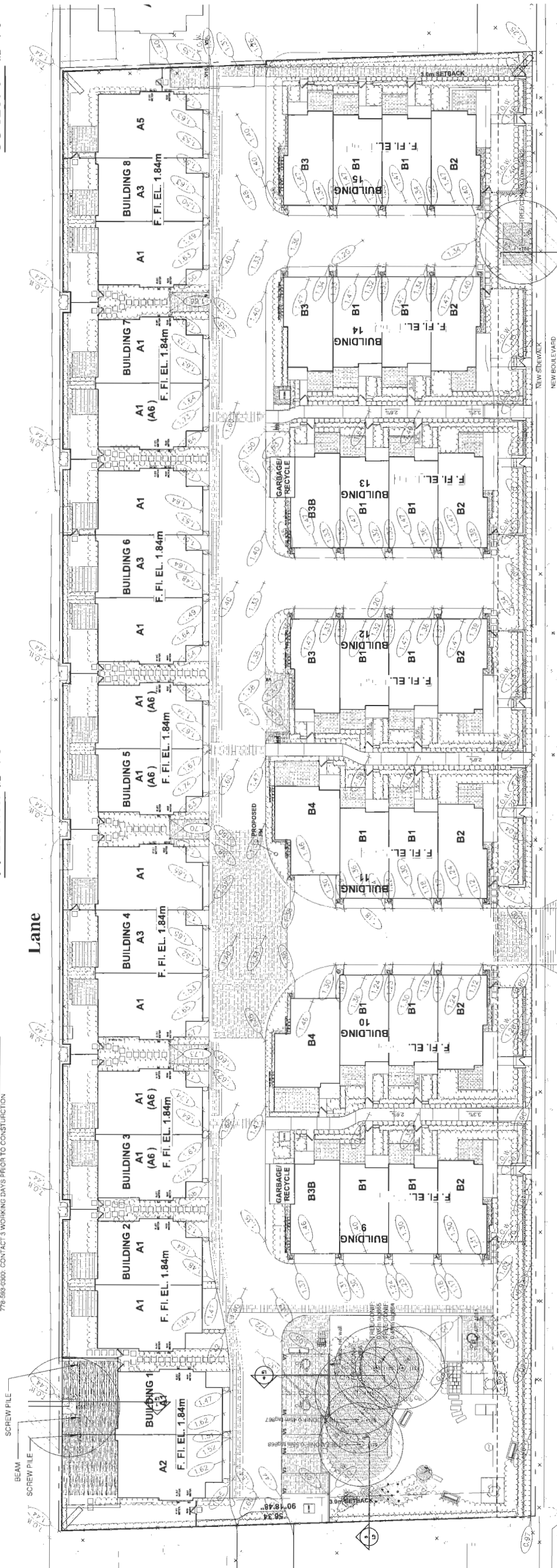


6-6 SECTION 1/2"=1'-0"

5-5 SECTION 1/2"=1'-0"



7-7 SECTION 1/2"=1'-0"

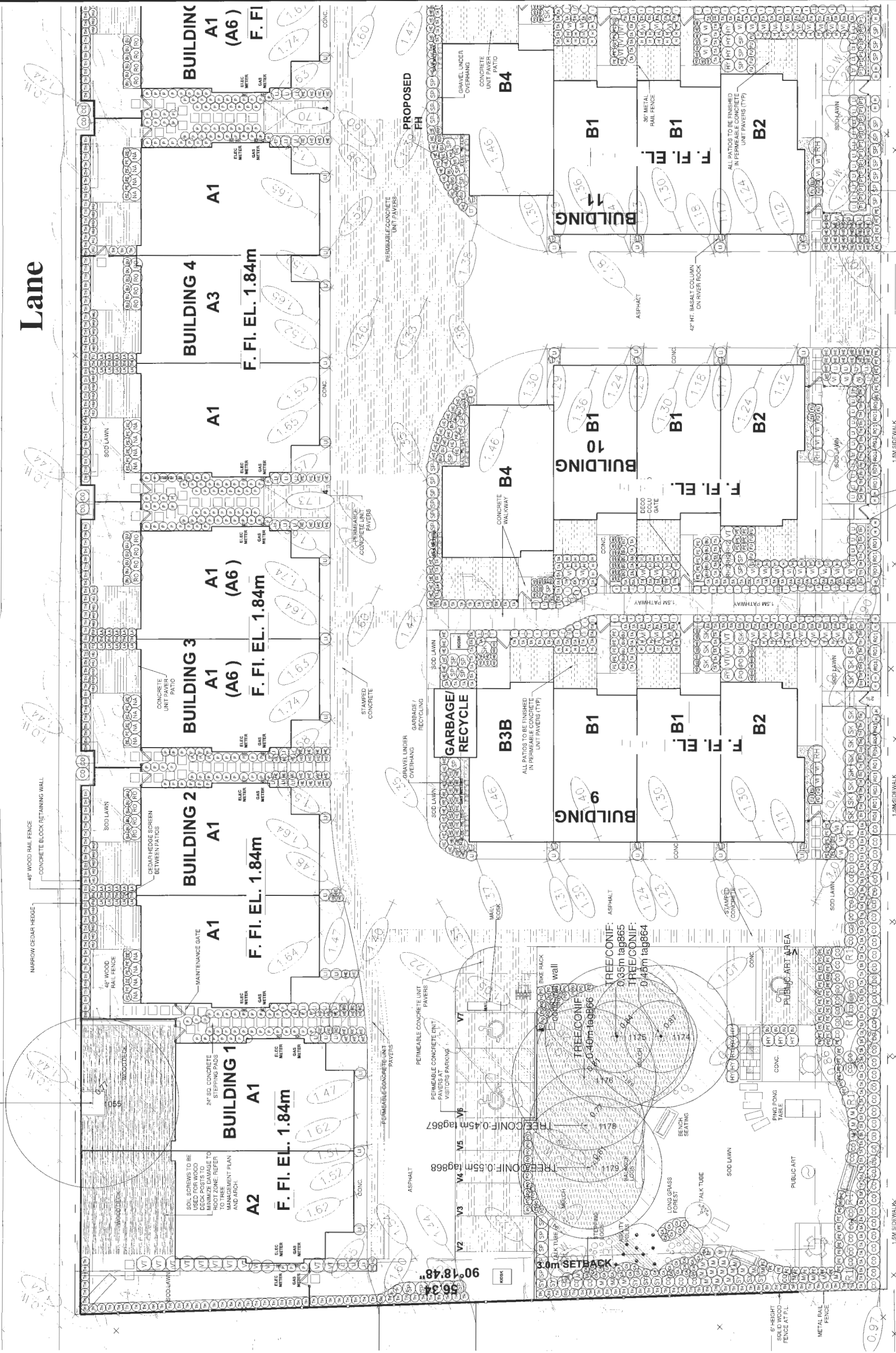


16015-15-2P
 DP 17-774043
 PUA # 3D
 No. 5 Road
 ENTRY

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

SEAL:

Lane



16	17.OCT.08	NEW SITE PLAN	VR
17	17.OCT.08	ISSUED FOR BP	
18	17.OCT.08	DP COMMENTS: SITE PLAN, COORD	VR
19	17.OCT.08	CITY COMMENTS	DO
20	17.OCT.08	NEW SITE PLAN	DO
21	17.OCT.08	CITY COMMENTS	DO
22	17.OCT.08	NEW SITE PLAN	DO
23	17.OCT.08	INCREASED PERMEABLE PAVING	DO
24	17.OCT.08	SECTIONS AND COMMENTS	MW/RV
25	17.OCT.08	CLG	MW
26	18.AUG.13	REVERSE PER SITE CHANGES	MR
27	18.AUG.13	REVERSE PER SITE CHANGES	MR
28	18.AUG.13	REVERSE PER SITE CHANGES	MR
29	18.AUG.13	CITY SUBMISSION	MM
30	18.AUG.13	COMMENTS	DO
31	18.AUG.13	REVERSE PER SITE CHANGES	DO
32	18.AUG.13	COMMENTS	DO
33	18.AUG.13	REVISION DESCRIPTION	DR

CLIENT:
ANTHEM PROPERTIES

PROJECT:
No 5 ROAD TOWNHOMES

10475-10631
NO. 5 ROAD
RICHMOND, B.C.
RZ 16-726337

DRAWING TITLE:
LANDSCAPE SHRUB PLAN

DATE: 16.MAR.01
SCALE: 1"=10'-0"
DRAWN: MM
DESIGN: MM
CHKD: MCV
DRAWING NUMBER: **L4**
OF 9
PMG PROJECT NUMBER: 16-019

DP 17
ENTRY PLAN 3E
774043
OCT 2 2017
PROJECT SIGN WALK
16019-15ZP

© Copyright reserved. The drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 SMI Creek Drive
Burnaby, British Columbia, V5C 6G3
P: 604 294-0011 | F: 604 294-0022

SEAL:

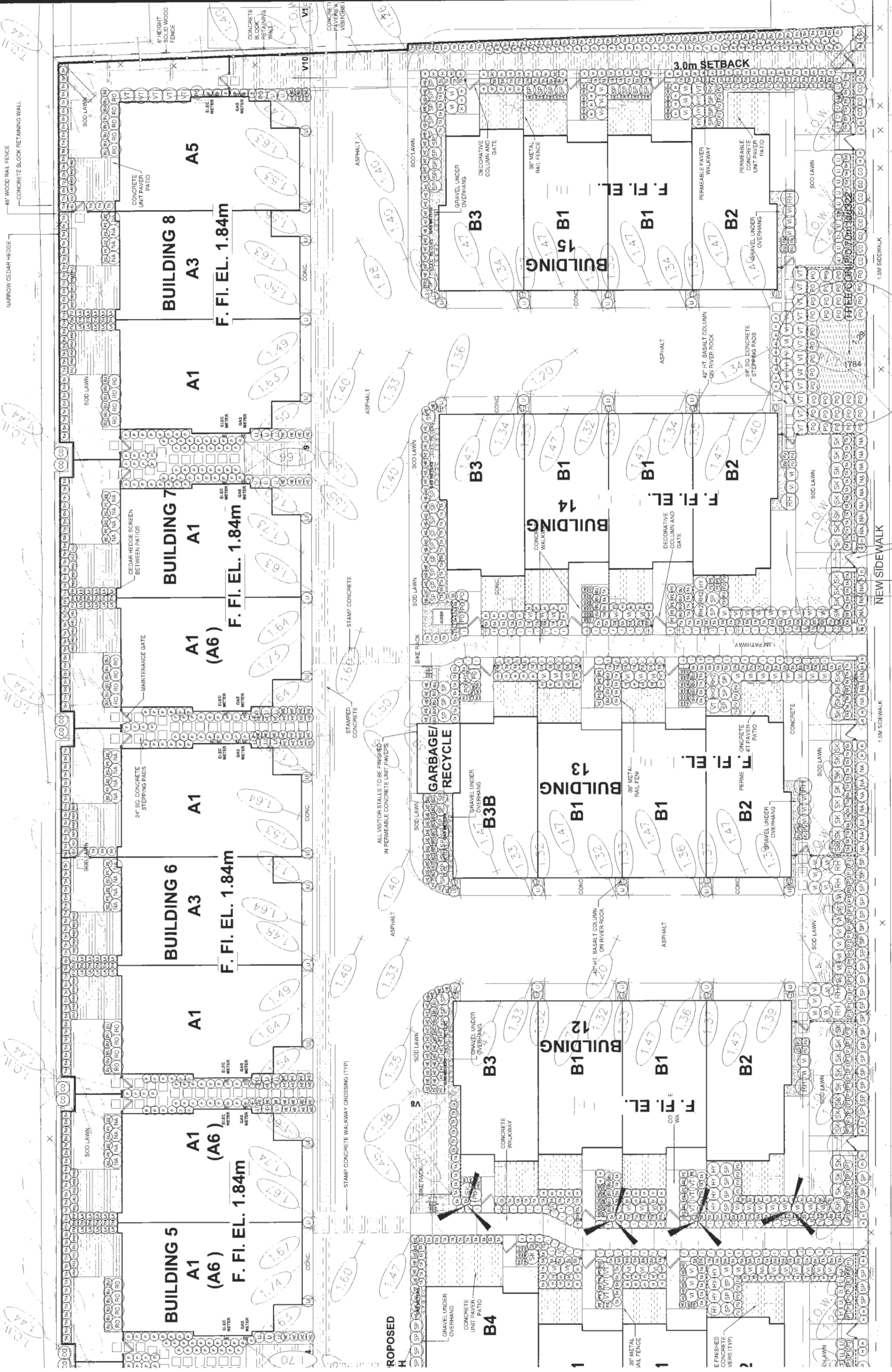
18	17.OCT.15	NEW SITE PLAN	DR
17	17.OCT.15	BOARD CON PLAN	DR
16	17.OCT.15	DP COMMENTS, SITE PLAN CONDO	DR
15	17.OCT.15	CITY COMMENTS	DR
14	17.OCT.15	NEW SITE PLAN	DR
13	17.OCT.15	CITY COMMENTS	DR
12	17.OCT.15	NEW SITE PLAN	DR
11	17.OCT.15	CITY COMMENTS	DR
10	17.OCT.15	NEW SITE PLAN	DR
9	17.OCT.15	INCREASED PERMEABLE PAVING	DR
8	17.OCT.15	SECTIONS AND COMMENTS	DR
7	17.OCT.15	NEW SITE PLAN	DR
6	16.AUG.15	REVISE PER SITE CHANGES	DR
5	16.AUG.15	REVISE PER SITE CHANGES	DR
4	16.AUG.15	REVISE PER SITE CHANGES	DR
3	16.AUG.15	REVISE PER SITE CHANGES	DR
2	16.AUG.15	REVISE PER SITE CHANGES	DR
1	16.AUG.15	REVISE PER SITE CHANGES	DR
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:
ANTHEM PROPERTIES

PROJECT:
No 5 ROAD TOWNHOMES
10475-10631
NO. 5 ROAD
RICHMOND, B.C.
RZ 16-726337

DRAWING TITLE:
LANDSCAPE SHRUB PLAN

DATE: 16.MAR.07
SCALE: 1"=30'-0"
DRAWN: MM
DESIGN: MM
CHKD: MCY
DRAWING NUMBER: **L5**
OF 9
PMG PROJECT NUMBER: 16015-157P



Plan # SF DP 17-774043
OCT 24 2017

NEW SIDEWALK
NEW BOULEVARD
METAL RAIL FENCE IN FRONT AND SIDEYARDS
CONCRETE BLOCK RETAINING WALL
DECORATIVE COLUMN AND GATE

Copyright reserved. The drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

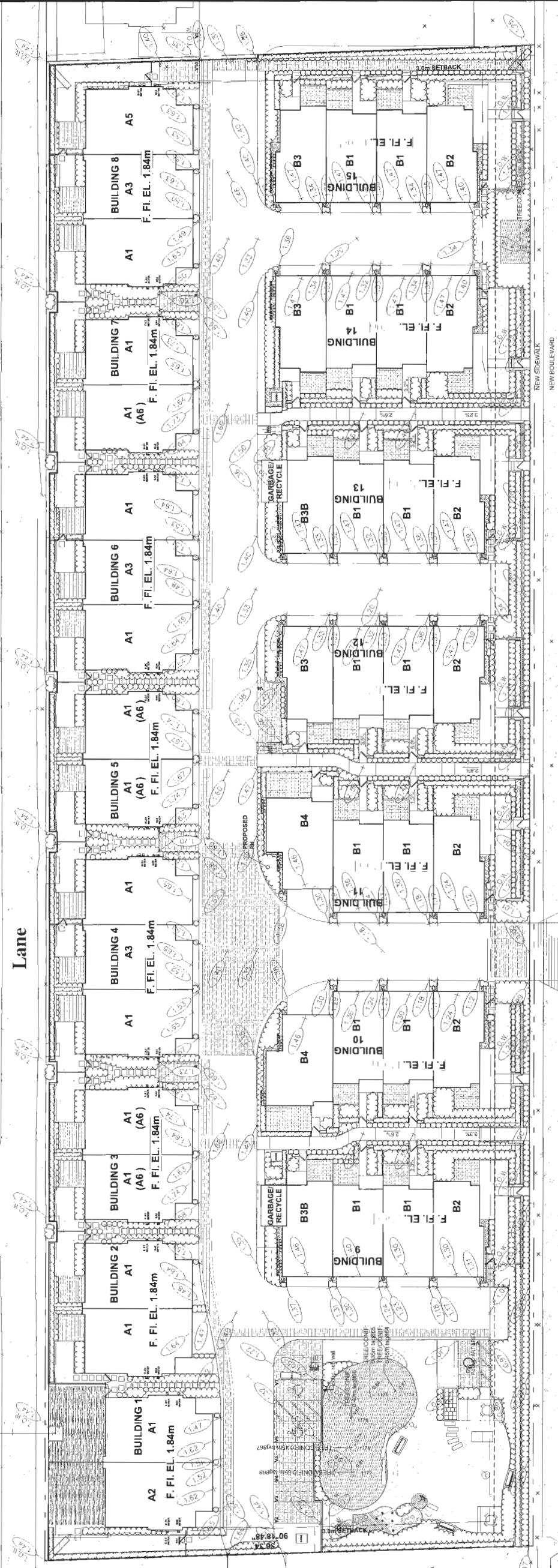
pmg
LANDSCAPE ARCHITECTS
Suite C-100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604-294-0011 f: 604-294-0022

SEAL:

SYMBOL	DESCRIPTION
[Symbol]	CONCRETE PATH: NATURAL COLOR WITH SAWCUT @ 5" O/C - TO MMCD STANDARDS
[Symbol]	ABBOTSFORD CONCRETE PRODUCTS CLASSIC STANDARD SERIES DESERT SAND BLEND
[Symbol]	PATIO: ABBOTSFORD CONCRETE PRODUCTS OLD COUNTRY STONE WALNUT BLEND COLOR
[Symbol]	ABBOTSFORD CONCRETE PRODUCTS AQUAPAVE STANDARD SAND/BROWN BLEND
[Symbol]	WOOD DECK
[Symbol]	ASPHALT
[Symbol]	MULCH
[Symbol]	RESILIENT TILE
[Symbol]	VEGETATION



461 462 463 419 420



NO.	DATE	REVISION DESCRIPTION	DR.
16	17 OCT 20	NEW SITE PLAN	VR
15	17 OCT 20	ISSUED FOR BP	VR
14	17 APR 16	DP COMMENTS, SITE PLAN COORD	VR
13	17 APR 16	CITY COMMENTS	VR
12	17 JAN 19	NEW SITE PLAN	DO
11	17 JAN 19	CITY COMMENTS	DO
10	17 MAY 08	NEW SITE PLAN	DO
9	17 FEB 09	INCREASED PERMEABLE PAVING	MM
8	17 FEB 09	SECTIONS AND COMMENTS	MM
7	17 JAN 20	NEW SITE PLAN	GLS
6	16 NOV 13	REVISE PER SITE CHANGES	MM
5	16 NOV 13	REVISE PER SITE CHANGES / COMMENTS	MM
4	16 JUL 09	REVISE PER SITE CHANGES	MM
3	16 MAY 12	CITY SUBMISSION	MM
2	16 APR 09	COMMENTS	DO
1	16 MAR 11	REVISE PER SITE CHANGES	DO

CLIENT:
ANTHEM PROPERTIES

PROJECT:
No 5 ROAD TOWNHOMES

10475-10631
NO. 5 ROAD
RICHMOND, B.C.
RZ 16-726337

DRAWING TITLE:
MATERIAL PLAN

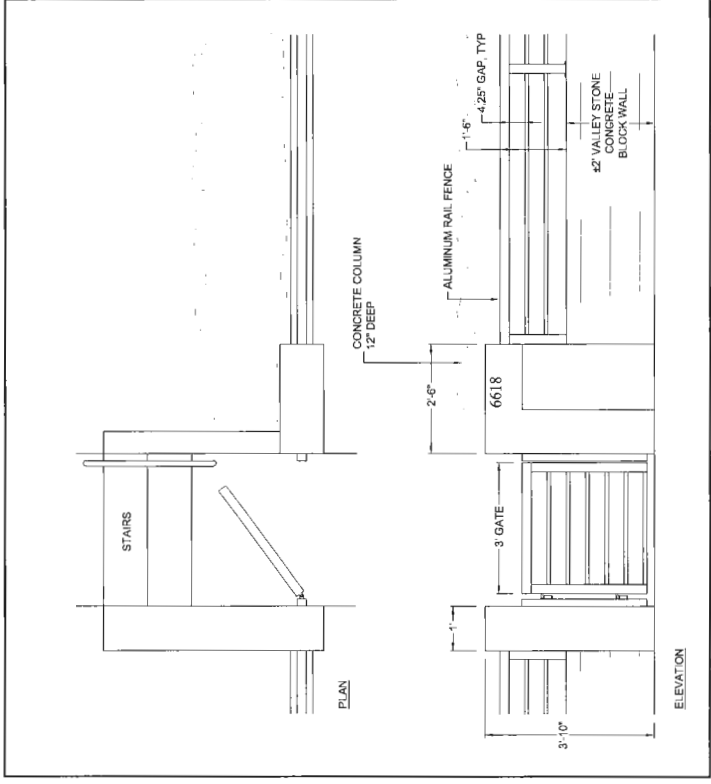
DATE: 16 MAR 01
SCALE: 1"=20'-0"
DRAWN: MM
DESIGN: MM
CHKD: MCV
DRAWING NUMBER:
L6
OF 9
16-019
PMG PROJECT NUMBER:
16019-552P

DP 17-774043
PLAN 36
OCT 24 2017

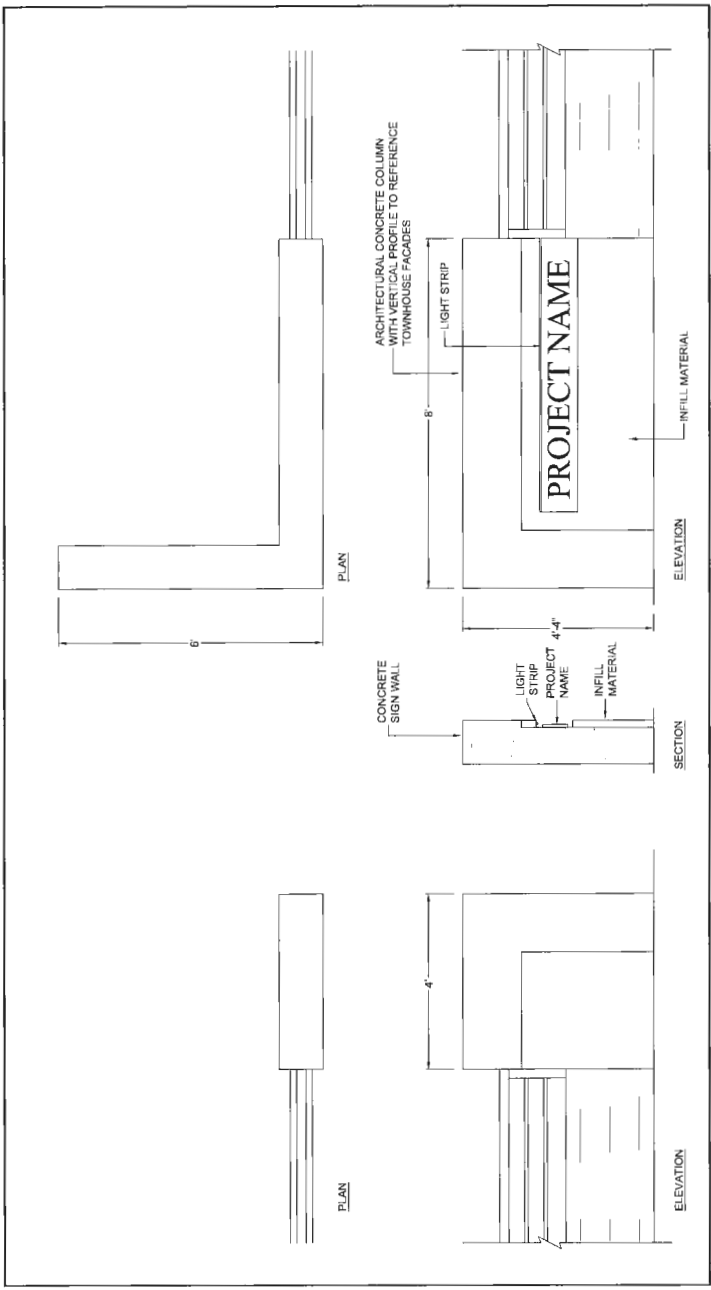
No. 5 Road

ENTRY

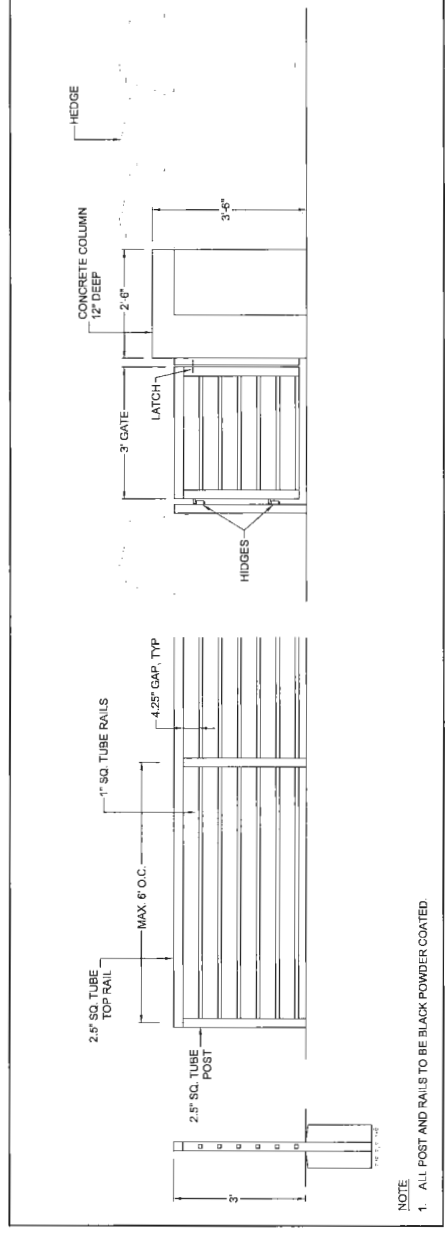
SEAL:



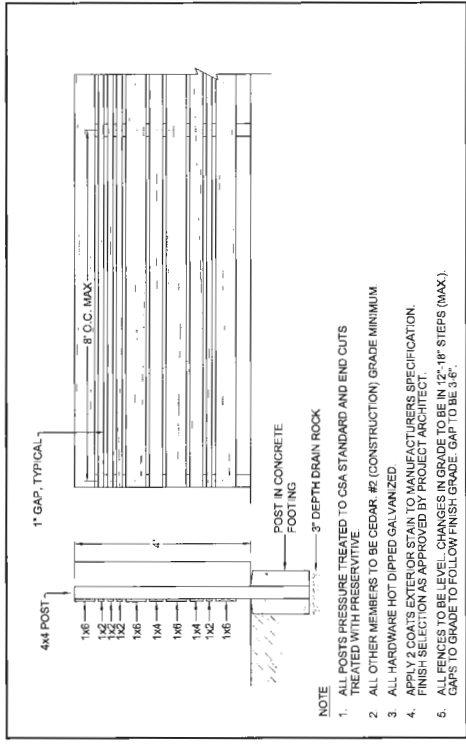
1 ALUMINIUM RAIL GATE/FENCE - STREET FRONT
1/2"=1'-0"



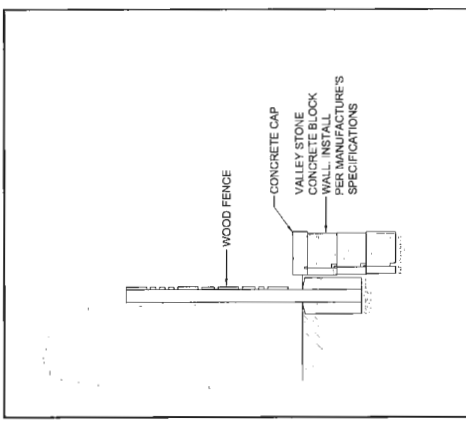
2 PROJECT ENTRY SIGN
1/2"=1'-0"



3 36" HT. ALUMINIUM RAIL FENCE - FRONT YARD
1/2"=1'-0"



4 48" HT. WOOD FENCE - REAR YARD
1/2"=1'-0"



5 5 LANE TYPICAL WALL SECTION
1/2"=1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
1	16.MAR.01	ISSUED FOR BP	VR
2	17.OCT.08	NEW SITE PLAN	VR
3	17.OCT.08	ISSUED FOR BP	VR
4	17.AUG.12	REVISE PER SITE CHANGES / COMMENTS	MR
5	17.AUG.12	REVISE PER SITE CHANGES / COMMENTS	MR
6	16.JUL.08	REVISE PER SITE CHANGES / COMMENTS	MR
7	17.JAN.12	NEW SITE PLAN	CG
8	17.FEB.14	SECTIONS AND COMMENTS	MHW
9	17.FEB.14	INCREASED PERMEABLE PAVING	DO
10	17.MAY.08	NEW SITE PLAN	DO
11	17.MAY.08	CITY COMMENTS	DO
12	17.JUL.12	CITY COMMENTS	VR
13	17.JUL.12	NEW SITE PLAN	VR
14	17.AUG.14	DP COMMENTS, SITE PLAN COORD	VR

CLIENT:
ANTHEM PROPERTIES

PROJECT:
No 5 ROAD TOWNHOMES

10475-10631
NO. 5 ROAD
RICHMOND, B.C.
RZ 16-726337

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 16.MAR.01
SCALE: AS SHOWN
DRAWN: MCY
DESIGN: MCY
CHK'D: MCY

DRAWING NUMBER:
L7

OF 9

PMG PROJECT NUMBER:
16-019

DP 17-774043
PLAN # 3H
OCT 24 2017

SEAL:

16.	12/01/06	NEW SITE PLAN	YR
17.	12/02/09	ISSUED FOR BP	
14.	12/09/14	DP COMMENTS, SITE PLAN CORRD	YR
15.	12/11/14	CITY COMMENTS	DO
16.	12/16/15	NEW SITE PLAN	YR
17.	12/16/15	CITY COMMENTS	DO
18.	12/16/15	NEW SITE PLAN	YR
19.	12/16/15	CITY COMMENTS	DO
20.	12/16/15	NEW SITE PLAN	YR
21.	12/16/15	CITY COMMENTS	DO
22.	12/16/15	NEW SITE PLAN	YR
23.	12/16/15	CITY COMMENTS	DO
24.	12/16/15	NEW SITE PLAN	YR
25.	12/16/15	CITY COMMENTS	DO
26.	12/16/15	NEW SITE PLAN	YR
27.	12/16/15	CITY COMMENTS	DO
28.	12/16/15	NEW SITE PLAN	YR
29.	12/16/15	CITY COMMENTS	DO
30.	12/16/15	NEW SITE PLAN	YR
31.	12/16/15	CITY COMMENTS	DO
32.	12/16/15	NEW SITE PLAN	YR
33.	12/16/15	CITY COMMENTS	DO
34.	12/16/15	NEW SITE PLAN	YR
35.	12/16/15	CITY COMMENTS	DO
36.	12/16/15	NEW SITE PLAN	YR
37.	12/16/15	CITY COMMENTS	DO
38.	12/16/15	NEW SITE PLAN	YR
39.	12/16/15	CITY COMMENTS	DO
40.	12/16/15	NEW SITE PLAN	YR
41.	12/16/15	CITY COMMENTS	DO
42.	12/16/15	NEW SITE PLAN	YR
43.	12/16/15	CITY COMMENTS	DO
44.	12/16/15	NEW SITE PLAN	YR
45.	12/16/15	CITY COMMENTS	DO
46.	12/16/15	NEW SITE PLAN	YR
47.	12/16/15	CITY COMMENTS	DO
48.	12/16/15	NEW SITE PLAN	YR
49.	12/16/15	CITY COMMENTS	DO
50.	12/16/15	NEW SITE PLAN	YR
51.	12/16/15	CITY COMMENTS	DO
52.	12/16/15	NEW SITE PLAN	YR
53.	12/16/15	CITY COMMENTS	DO
54.	12/16/15	NEW SITE PLAN	YR
55.	12/16/15	CITY COMMENTS	DO
56.	12/16/15	NEW SITE PLAN	YR
57.	12/16/15	CITY COMMENTS	DO
58.	12/16/15	NEW SITE PLAN	YR
59.	12/16/15	CITY COMMENTS	DO
60.	12/16/15	NEW SITE PLAN	YR
61.	12/16/15	CITY COMMENTS	DO
62.	12/16/15	NEW SITE PLAN	YR
63.	12/16/15	CITY COMMENTS	DO
64.	12/16/15	NEW SITE PLAN	YR
65.	12/16/15	CITY COMMENTS	DO
66.	12/16/15	NEW SITE PLAN	YR
67.	12/16/15	CITY COMMENTS	DO
68.	12/16/15	NEW SITE PLAN	YR
69.	12/16/15	CITY COMMENTS	DO
70.	12/16/15	NEW SITE PLAN	YR
71.	12/16/15	CITY COMMENTS	DO
72.	12/16/15	NEW SITE PLAN	YR
73.	12/16/15	CITY COMMENTS	DO
74.	12/16/15	NEW SITE PLAN	YR
75.	12/16/15	CITY COMMENTS	DO
76.	12/16/15	NEW SITE PLAN	YR
77.	12/16/15	CITY COMMENTS	DO
78.	12/16/15	NEW SITE PLAN	YR
79.	12/16/15	CITY COMMENTS	DO
80.	12/16/15	NEW SITE PLAN	YR
81.	12/16/15	CITY COMMENTS	DO
82.	12/16/15	NEW SITE PLAN	YR
83.	12/16/15	CITY COMMENTS	DO
84.	12/16/15	NEW SITE PLAN	YR
85.	12/16/15	CITY COMMENTS	DO
86.	12/16/15	NEW SITE PLAN	YR
87.	12/16/15	CITY COMMENTS	DO
88.	12/16/15	NEW SITE PLAN	YR
89.	12/16/15	CITY COMMENTS	DO
90.	12/16/15	NEW SITE PLAN	YR
91.	12/16/15	CITY COMMENTS	DO
92.	12/16/15	NEW SITE PLAN	YR
93.	12/16/15	CITY COMMENTS	DO
94.	12/16/15	NEW SITE PLAN	YR
95.	12/16/15	CITY COMMENTS	DO
96.	12/16/15	NEW SITE PLAN	YR
97.	12/16/15	CITY COMMENTS	DO
98.	12/16/15	NEW SITE PLAN	YR
99.	12/16/15	CITY COMMENTS	DO
100.	12/16/15	NEW SITE PLAN	YR

CLIENT:
ANTHEM PROPERTIES

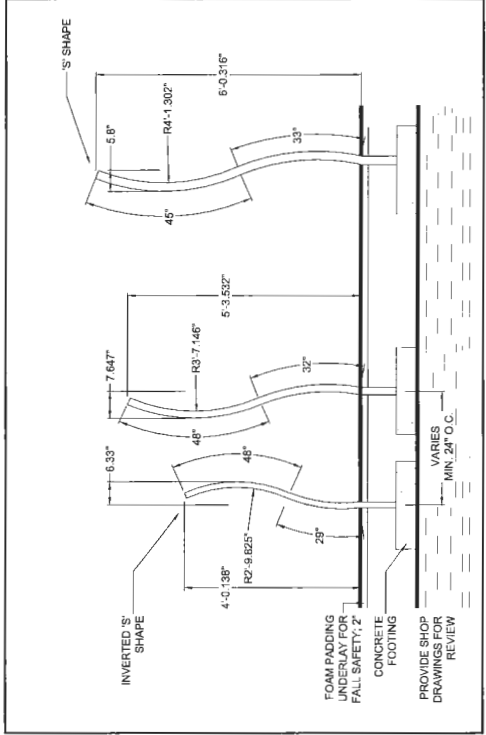
PROJECT:
No 5 ROAD TOWNHOMES

10475-10631
NO. 5 ROAD
RICHMOND, B.C.
RZ 16-726337

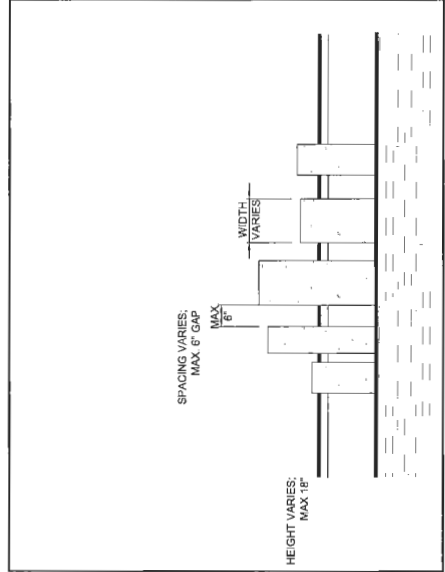
DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 16.MAR.01
SCALE: AS SHOWN
DRAWN: MCK
DESIGN: MCK
CHKD: MCK
DRAWING NUMBER:
L8
OF 9

PMG PROJECT NUMBER:
16-019



7 VERTICAL SCULPTURAL MAZE
1/2" = 1'-0"



6 STEPPING LOGS
1/2" = 1'-0"

DP 17-774043
PLAN # 3I
OCT 2 4 2017



#5 RD PERSPECTIVE

DP 17-774043

PLAN # 4

OCT 2 4 2017

A-0.100



INTEGRA ARCHITECTURE INC.
 416 WEST PENDER STREET
 VANCOUVER, BC V6B 1T5
 T 604.688.4220 F 604.688.4270
 info@integra-arch.com
 www.integra-arch.com

INTEGRA ARCHITECTURE INC. IS AN AFFILIATE OF INTEGRAL
 ARCHITECTURE INC. AND DOES NOT ASSUME THE
 ARCHITECT'S OBLIGATION.

[ARCHITECT SEAL]

[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

TOWNHOUSE
 DEVELOPMENT
 10375-10631 No. 5 ROAD
 RICHMOND, BC
 RZ16-726337

[TITLE]

PERSPECTIVE

16381

[PROJECT]

[SCALE]

NOT TO SCALE

[DATE]

Oct 01, 2017

[ISSUE]

12 - DP RESUBMISSION

[DRAWING]



INTERNAL RD PERSPECTIVE

DP 17-774043

PLAN # 4A OCT 24 2017



INTEGRA ARCHITECTURE INC.
 416 WEST PENDER STREET
 VANCOUVER, BC V8B 1T5
 T 604.688.4220 F 604.688.4270
 info@integra-arch.com
 www.integra-arch.com

INTEGRATED ARCHITECTURE INC. IS A REGISTERED ARCHITECTURAL FIRM IN THE PROVINCE OF BRITISH COLUMBIA. THIS DRAWING IS THE PROPERTY OF INTEGRATED ARCHITECTURE INC. AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF INTEGRATED ARCHITECTURE INC.

[ARCHITECT SEAL]

[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

TOWNHOUSE
 DEVELOPMENT
 10475-10681 No. 5 ROAD
 RICHMOND, BC
 RZ16-728337

[TITLE]

PERSPECTIVE

16381 [PROJECT]

NOT TO SCALE [SCALE]

Oct 01, 2017 [DATE]

12 - DP RESUBMISSION [ISSUE]

[DRAWING]

A-0.101



INTEGRA ARCHITECTURE INC.
 416 WEST PENDER STREET
 VANCOUVER, BC V6B 1T5
 T 604.686.4220 F 604.688.4270
 info@integra-arch.com
 www.integra-arch.com
 # # # # #
 Copyright reserved. This drawing and design is the property of Integra Architecture Inc. and shall remain the confidential property of the Architect's client.



No. 5 ROAD STREETSCAPE ELEVATION - SOUTH



No. 5 ROAD STREETSCAPE ELEVATION - NORTH

[ARCHITECT SEAL]
 [CLIENT]
ANTHEM PROPERTIES
 [PROJECT]
TOWNHOUSE DEVELOPMENT
 10475-10831 No. 5 ROAD
 RICHMOND, BC
 RZ16-726337
 [TITLE]
STREETSCAPE ELEVATIONS
 16381 [PROJECT]
 1/16" = 1'-0" [SCALE]
 Oct 01, 2017 [DATE]
 10 - DP RESUBMISSION [ISSUE]
 [DRAWING]

DP 17-774043
 PLAN # 4C
 OCT 2 4 2017
A-0.310



INTEGRA ARCHITECTURE INC.
 416 WEST PENDER STREET
 VANCOUVER, BC V6B 1T5
 T 604.688.4220 F 604.688.4270
 info@integra-arch.com
 www.integra-arch.com
 =====
 Copyright reserved. This drawing and design is the property of
 INTEGRA ARCHITECTURE INC. and shall remain the confidential
 Architect's creation.



LANE STREETSCAPE ELEVATION - NORTH



LANE STREETSCAPE ELEVATION - SOUTH

_____ [ARCHITECT SEAL]
 _____ [CLIENT]
ANTHEM PROPERTIES
 _____ [PROJECT]
TOWNHOUSE DEVELOPMENT
 10475-10631 No. 5 ROAD
 RICHMOND, BC
 RZ16-726337
 _____ [TITLE]
STREETSCAPE ELEVATIONS
 16381 [PROJECT]
 1/16" = 1'-0" [SCALE]
 Oct 01, 2017 [DATE]
 10 - DP RESUBMISSION [ISSUE]
 _____ [DRAWING]

A-0.320

DP 17-774043
PLAN 04D
OCT 2 4 2017



INTEGRA ARCHITECTURE INC.
 416 WEST PENDER STREET
 VANCOUVER, BC V6B 1T5
 T 604.686.4220 F 604.688.4270
 info@integra-arch.com
 www.integra-arch.com

Copyright reserved. This drawing and design is the property of Integra Architecture Inc. and cannot be used without the Architect's consent.

2

1



BUILDING 1 - SOUTH ELEVATION

D

B

- ↕ 29'-5" T/O PARAPET
- ↕ 9'-0" US VAULTED CEILING
- ↕ 6'-7" US VAULTED CEILING
- ↕ 2'-2 3/8" US CEILING
- ↕ 15'-1 3/8" 2nd FLOOR
- ↕ 4'-5 1/2" 2nd FLOOR
- ↕ 6'-0" 1st FLOOR
- ↕ 1'-0" 1st FLOOR

- ↕ 29'-5" T/O PARAPET
- ↕ 9'-0" US VAULTED CEILING
- ↕ 6'-7" US VAULTED CEILING
- ↕ 2'-2 3/8" US CEILING
- ↕ 15'-1 3/8" 2nd FLOOR
- ↕ 4'-5 1/2" 2nd FLOOR
- ↕ 6'-0" 1st FLOOR
- ↕ 1'-0" 1st FLOOR



BUILDING 1 - EAST ELEVATION

1

2



BUILDING 1 - NORTH ELEVATION

- ↕ 29'-5" T/O PARAPET
- ↕ 9'-0" US VAULTED CEILING
- ↕ 6'-7" US VAULTED CEILING
- ↕ 2'-2 3/8" US CEILING
- ↕ 15'-1 3/8" 2nd FLOOR
- ↕ 4'-5 1/2" 2nd FLOOR
- ↕ 6'-0" 1st FLOOR
- ↕ 1'-0" 1st FLOOR

- ↕ 29'-5" T/O PARAPET
- ↕ 9'-0" US VAULTED CEILING
- ↕ 6'-7" US VAULTED CEILING
- ↕ 2'-2 3/8" US CEILING
- ↕ 15'-1 3/8" 2nd FLOOR
- ↕ 4'-5 1/2" 2nd FLOOR
- ↕ 6'-0" 1st FLOOR
- ↕ 1'-0" 1st FLOOR



BUILDING 1 - WEST ELEVATION

[ARCHITECT SEAL]

[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

TOWNHOUSE DEVELOPMENT
 10475-10631 No. 5 ROAD
 RICHMOND, BC
 RZ16-726337

[TITLE]

BUILDING 1 ELEVATIONS

16381 [PROJECT]
 1/8" = 1'-0" [SCALE]
 Oct 01, 2017 [DATE]
 10 - DP RESUBMISSION [ISSUE]
 [DRAWING]

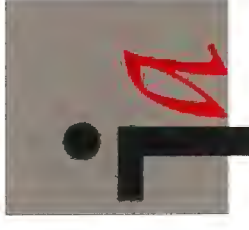
A-2.012C

MATERIAL & COLOUR LEGEND

Colour	Manufacturer	Reference No.	Elements
Brown	Hardie Plank Lap Siding ColorPlus Smooth texture, 6" exposure	Timber Bark	Hardie lap siding - 6" exposure
Charcoal	HardiePanel Siding Smooth texture on Easy Trim	Benjamin Moore T & G 2124-23	Exterior walls selected locations
Silver	HardiePanel Siding Smooth texture on Easy Trim	Benjamin Moore 2134-50	Exterior walls, selected locations
Cedar	Woodbone Fiber cement plank soffit	Woodbone 'Old Cherry'	Exterior walls, selected locations
Silver	Starline Vinyl	Clear anodized aluminum	Double glazed vinyl windows & doors
Black	Lindahl	to match 'I' Hardie Trim Boards	Pre-finished Aluminum Railing chw Clear Safety Glass

Black	Makin Metals Ltd.	PVDF Matte Black	Pre-finished steel flashings and downspouts
Cedar	Woodbone Fiber cement plank soffit	Woodbone 'Old Cherry'	Road overhangs & balconies soffit
Black	Hardie Trim Boards	Benjamin Moore Black Knight 2186-10	Balcony & Roof Fascias
Grey	Architectural concrete	Grey	Exposed concrete

DP 17-774043
 PLAN 4E
 OCT 24 2017



INTEGRA ARCHITECTURE INC.
 416 WEST PENDER STREET
 VANCOUVER, BC V6B 1T5
 T 604.688.4220 F 604.688.4270
 info@integra-arch.com
 www.integra-arch.com

Copyright reserved. This drawing and design are the property of Integra Architecture Inc. and shall remain the confidential property of the Architect/Client.

(29)

(A)

(25)

(29)

(25)



BUILDING 8 - WEST ELEVATION



BUILDING 8 - SOUTH ELEVATION



BUILDING 8 - NORTH ELEVATION



BUILDING 8 - EAST ELEVATION

MATERIAL & COLOUR LEGEND

Colour	Manufacturer	Reference No.	Elements
Brown	Handle Plank Lap Sliding ColorPlus	Timber Blank	Handle lap siding - 6" exposure
Charcoal	HandlePanel Sliding Smooth texture on Easy Trim	Benjamin Moore Trunk Gray 2124-20	Exterior walls, selected locations
Silver	HandlePanel Sliding Smooth texture on Easy Trim	Benjamin Moore Gull Wing Gray 2104-50	Exterior walls, selected locations
Cedar	Woodstone Fiber cement plank soffit	Woodstone Old Cherry	Exterior walls, selected locations
Silver	Starline Vinyl	Clear anodized aluminum	Double glazed vinyl windows & doors
Black	Linishi	to match "I" Handle Trim Boards	Pre-finished Aluminum railing ch/ Clear Safety Glass

Black	Main Metals Ltd.	PVDF Matte Black	Pre-finished steel flashings and downspouts
Cedar	Woodstone Fiber cement plank soffit	Woodstone Old Cherry	Roof overhangs & balconies soffit
Black	Handle Trim Boards	Benjamin Moore Black Knight 2138-10	Balcony & Roof Fascias
Gray	Architectural concrete	Gray	Exposed concrete

ANTHEM PROPERTIES
 TOWNHOUSE DEVELOPMENT
 10475-10631 No. 5 ROAD
 RICHMOND, BC
 RZ16-726337

BUILDING 08 ELEVATIONS

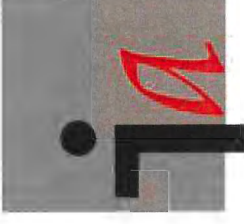
16381
 1/8" = 1'-0"
 Oct 01, 2017
 10 - DP RESUBMISSION

PLAN # 4F

DP 17-774043

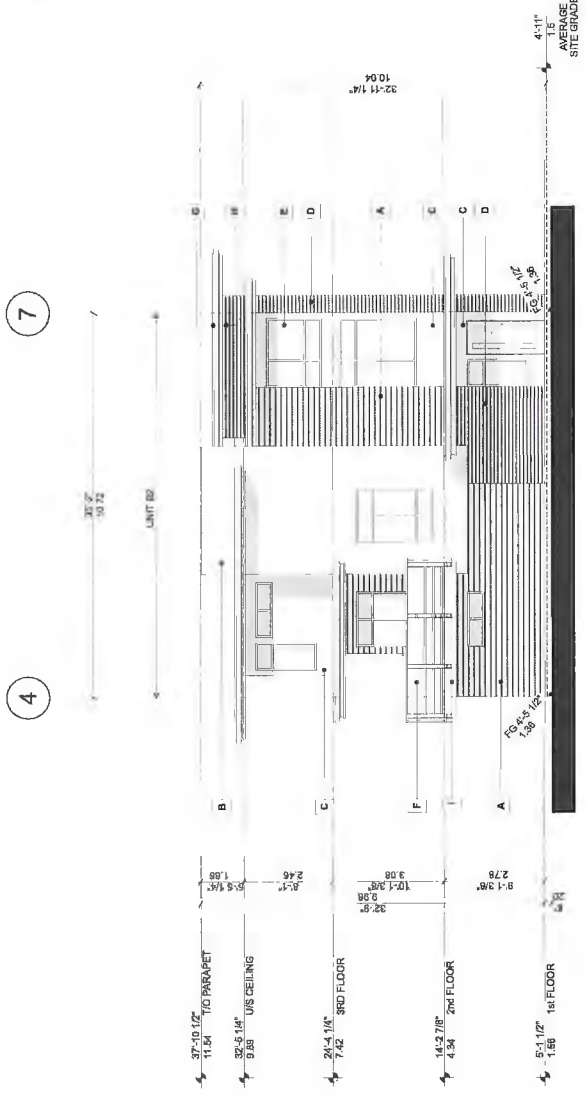
OCT 24 2017

A-2.082C

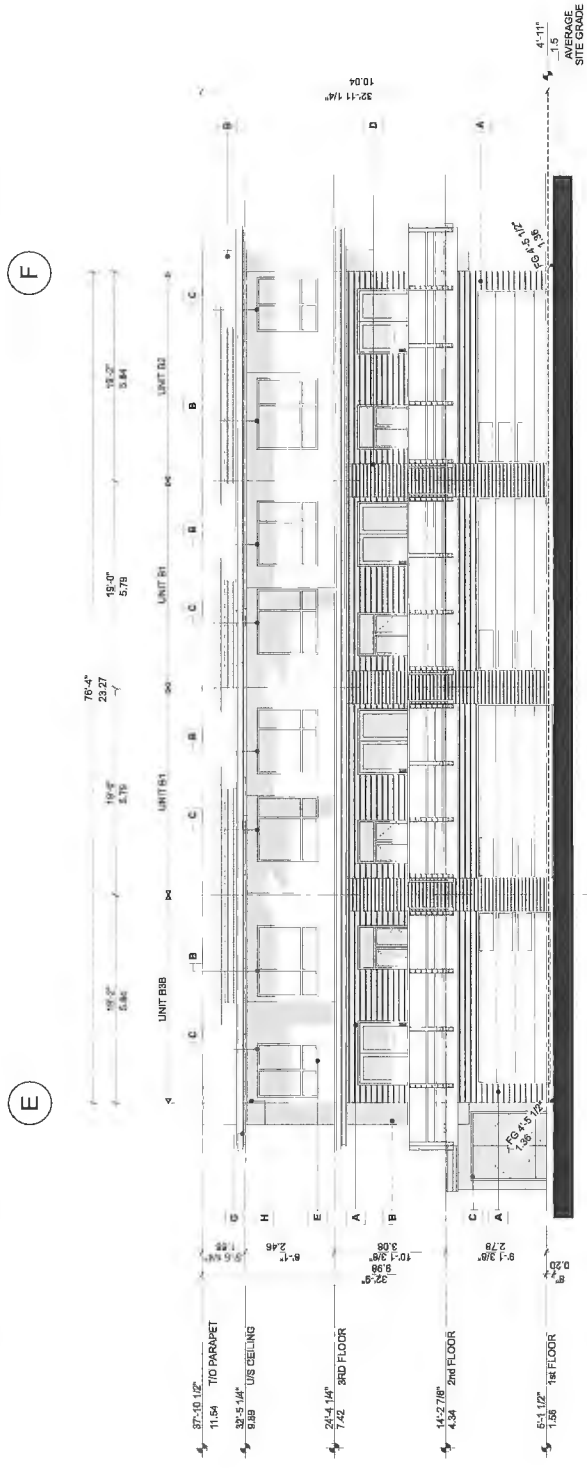


INTEGRA ARCHITECTURE INC.
 416 WEST PENDER STREET
 VANCOUVER, BC V6B 1T5
 T 604.688.4220 F 604.688.4270
 info@integra-arch.com
 www.integra-arch.com

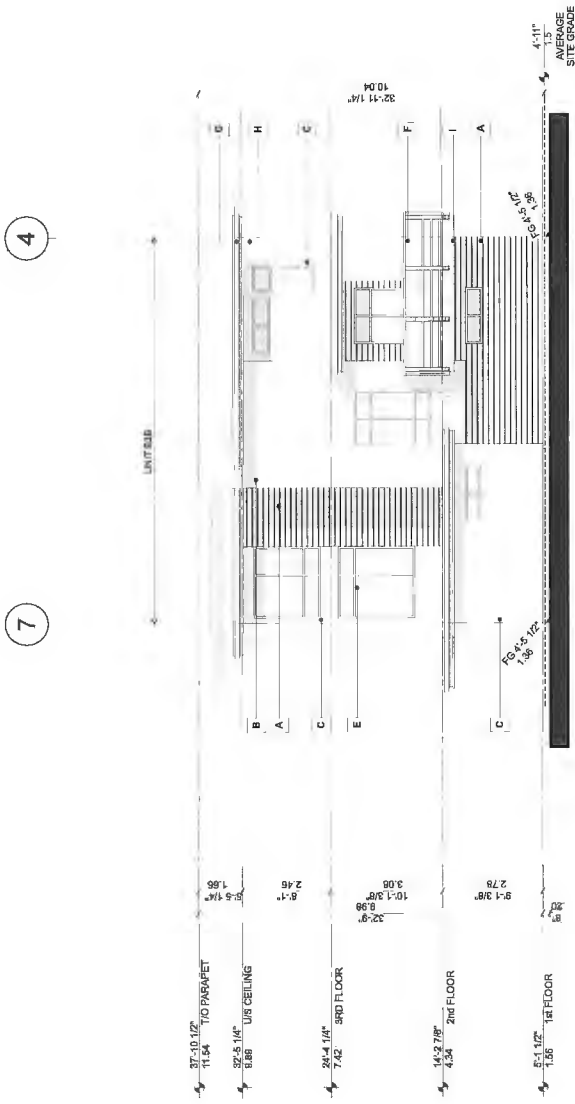
Copyright reserved. This drawing and design is the property of Integra Architecture Inc. and shall remain the property of Integra Architecture Inc. without written consent.



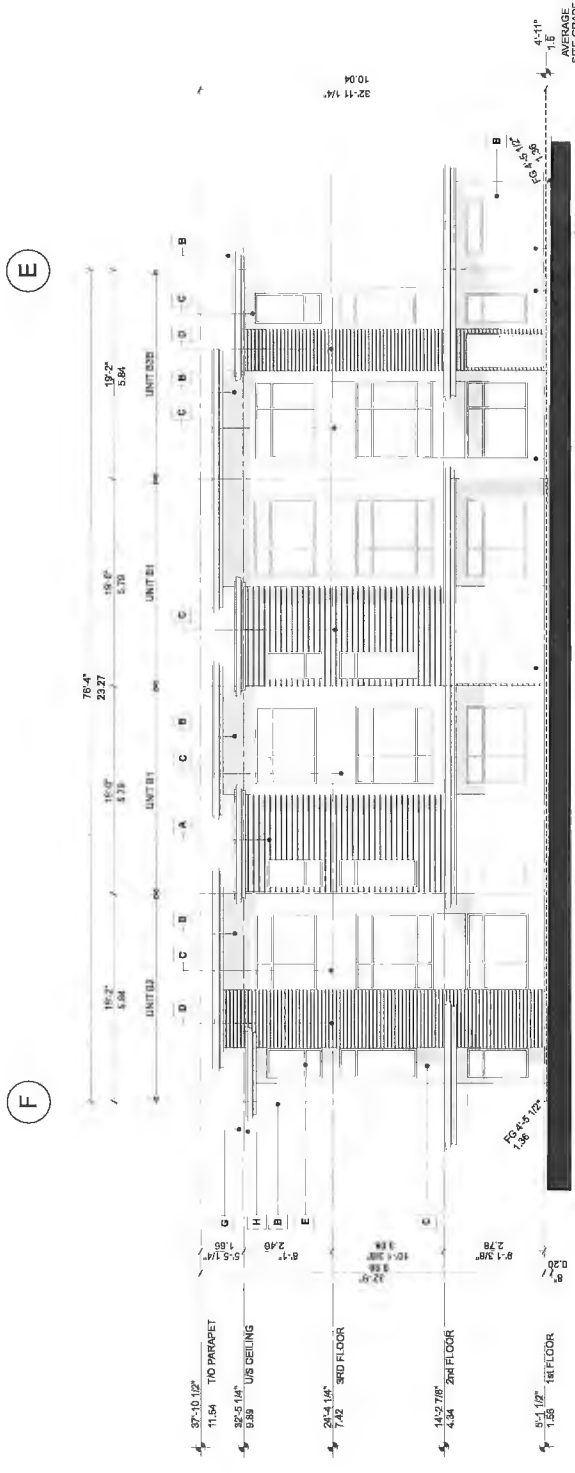
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

MATERIAL & COLOUR LEGEND

Colour	Manufacturer	Reference No.	Elements
A Brown	Hardie Plank Lap Siding ColorPlus Smooth texture, 6" exposure	Timber Bark	Hardie lap siding - F' exposure
B Charcoal	HardiePanel Siding Smooth texture on Easy Trim	Benjamin Moore Trout Grey Z124-20	Exterior walls, selected locations
C Silver	HardiePanel Siding Smooth texture on Easy Trim	Benjamin Moore Gull Wing Gray Z194-50	Exterior walls, selected locations
D Cedar	Woodstone Floor cement plank soffit	Woodstone 'Old Cherry'	Exterior walls, selected locations
E Silver	Starfline Vrayl	Clear smooth aluminum	Double glazed vinyl windows & doors
F Black	Lintabli	to match 'I' HardieTrim Boards	Pre-finished Aluminum Hoisting Chk Clear Safety Glass

G Black	Makin Metals Ltd.	PVDF Matte Black	Pre-finished steel linings and downpouts
H Cedar	Woodstone Floor cement plank soffit	Woodstone 'Old Cherry'	Roof overhangs & balconies soffit
I Black	HardieTrim Boards	Benjamin Moore Black Knight Z186-10	Balcony & Roof Fascias
J Gray	Architectural concrete	Gray	Exposed concrete

CLIENT) ANTHEM PROPERTIES

PROJECT) TOWNHOUSE DEVELOPMENT
 10475-10831 No. 5 ROAD
 RICHMOND, BC
 RZ16-726337

TITLE) BUILDING 09 & 13 ELEVATIONS

PROJECT) 16381
 SCALE) 1/8" = 1'-0"
 DATE) Oct 01, 2017
 ISSUE) 10 - DP RESUBMISSION

DRAWING) A-2.092BW

DP 17-274043
 PLAN 46
 OCT 24 2017



INTEGRA ARCHITECTURE INC.
 416 WEST PENDER STREET
 VANCOUVER, BC V6B 1T5
 T 604.686.4220 F 604.686.4270
 info@integra-arch.com
 www.integra-arch.com

Copyright reserved. This drawing and design is the property of Integra Architecture Inc. and cannot be used without the Architect's consent.



BUILDING 11 - EAST ELEVATION



BUILDING 11 - WEST ELEVATION



BUILDING 11 - SOUTH ELEVATION



BUILDING 11 - NORTH ELEVATION

MATERIAL & COLOUR LEGEND

Colour	Manufacturer	Reference No.	Elements
Brown	Hardie Plank Lap Siding ColorPlus Smooth texture, 6" exposure	Timber Bark	Hardie lap siding - 6" exposure
Charcoal	HardiePanel Siding Smooth texture on Easy Trim	Benjamin Moore Tuxedo Grey 2124-20	Exterior walls, selected locations
Silver	HardiePanel Siding Smooth texture on Easy Trim	Benjamin Moore Gull Wing Grey 2134-50	Exterior walls, selected locations
Cedar	Woodstone Fiber cement plank soffit	Woodstone 'Old Cherry'	Exterior walls, selected locations
Silver	Slanthe Vinyl	Clear anodized aluminum	Double glazed vinyl windows & doors
Black	Uniflight	to match 'I' Hardie Trim Boards c/w Clear Safety Glass	Pre-finished Aluminum railing

MATERIAL & COLOUR LEGEND

Black	Makin Metals Ltd.	PVD/P Matte Black	Pre-finished steel flashings and downspouts
Cedar	Woodstone Fiber cement plank soffit	Woodstone 'Old Cherry'	Roof overhangs & balconies soffit
Black	Hardie Trim Boards	Benjamin Moore Black Night 2106-10	Balcony & Roof Fascias
Grey	Architectural concrete	Grey	Exposed concrete

ANTHEM PROPERTIES

TOWNHOUSE DEVELOPMENT
 10475-10631 No. 5 ROAD
 RICHMOND, BC
 RZ16-726337

BUILDING 11 ELEVATIONS

16381
 1/8" = 1'-0"
 Oct 01, 2017
 10 - DP RESUBMISSION

A-2.112C

DP 17-714043

PLAN # 4H OCT 2 4 2017



INTEGRA ARCHITECTURE INC.
 416 WEST PENDER STREET
 VANCOUVER, BC V6B 1T5
 T 604.686.4220 F 604.688.4270
 info@integra-arch.com
 www.integra-arch.com

Copyright reserved. This drawing and design is the property of Integra Architecture Inc. and shall remain the confidential and proprietary information of Integra Architecture Inc. and shall not be used without the written consent of Integra Architecture Inc.



BUILDING 12 - EAST ELEVATION



BUILDING 12 - SOUTH ELEVATION



BUILDING 12 - WEST ELEVATION



BUILDING 12 - NORTH ELEVATION

MATERIAL & COLOUR LEGEND

Colour	Manufacturer	Reference No.	Elements
Brown	Hardie Plank Lap Siding ColorPlus	Timber Blank	Hardie lap siding - 6' exposure
Charcoal	HardiePanel Siding Smooth texture, on Easy Trim	Benjamin Moore Tuxid Grey 2124-20	Exterior walls, selected locations
Silver	HardiePanel Siding Smooth texture, on Easy Trim	Benjamin Moore Gull Wing Grey 2134-50	Exterior walls, selected locations
Cedar	Woodtone Fiber cement plank soffit	Woodtone Old Cherry	Exterior walls, selected locations
Shiver	Starline Vinyl	Clear anodized aluminum	Double glazed vinyl windows & doors
Black	Lindahl	to match 'F' Hardie Trim Boards or Clear Safety Glass	Pre-finished Aluminum Siding or Clear Safety Glass

Black	Makin Metals Ltd.	PYDF Matte Black	Pre-finished steel flashings and downspouts
Cedar	Woodtone Fiber cement plank soffit	Woodtone 'Old Cherry'	Road overhangs & balconies soffit
Black	Hardie Trim Boards	Benjamin Moore Black Knight 2198-10	Balcony & Roof Fascias
Grey	Architectural concrete	Grey	Exposed concrete

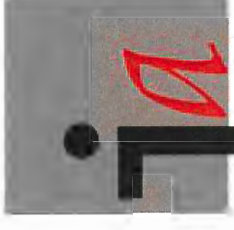
(CLIENT) ANTHEM PROPERTIES

(PROJECT) TOWNHOUSE DEVELOPMENT
 10475-10631 No. 5 ROAD
 RICHMOND, BC
 RZ16-726337

(TITLE) BUILDING 12 ELEVATIONS

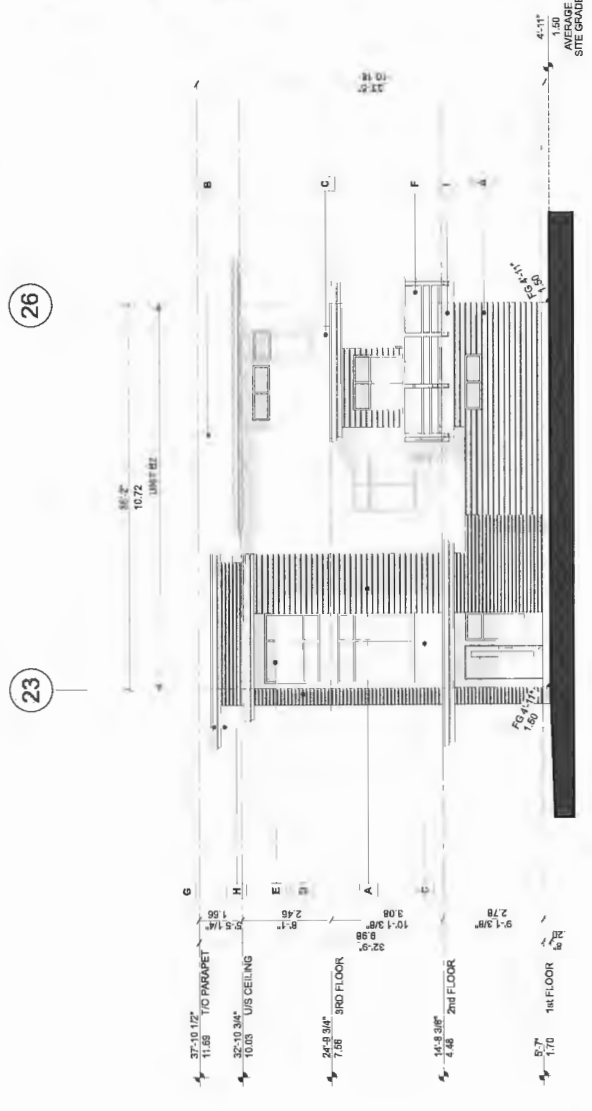
(PROJECT) 16381
 (SCALE) 1/8" = 1'-0"
 (DATE) Oct 01, 2017
 (ISSUE) 10 - DP RESUBMISSION
 (DRAWING) A-2.122C

DP 17-774043
 PLAN # 4I
 OCT 24 2017

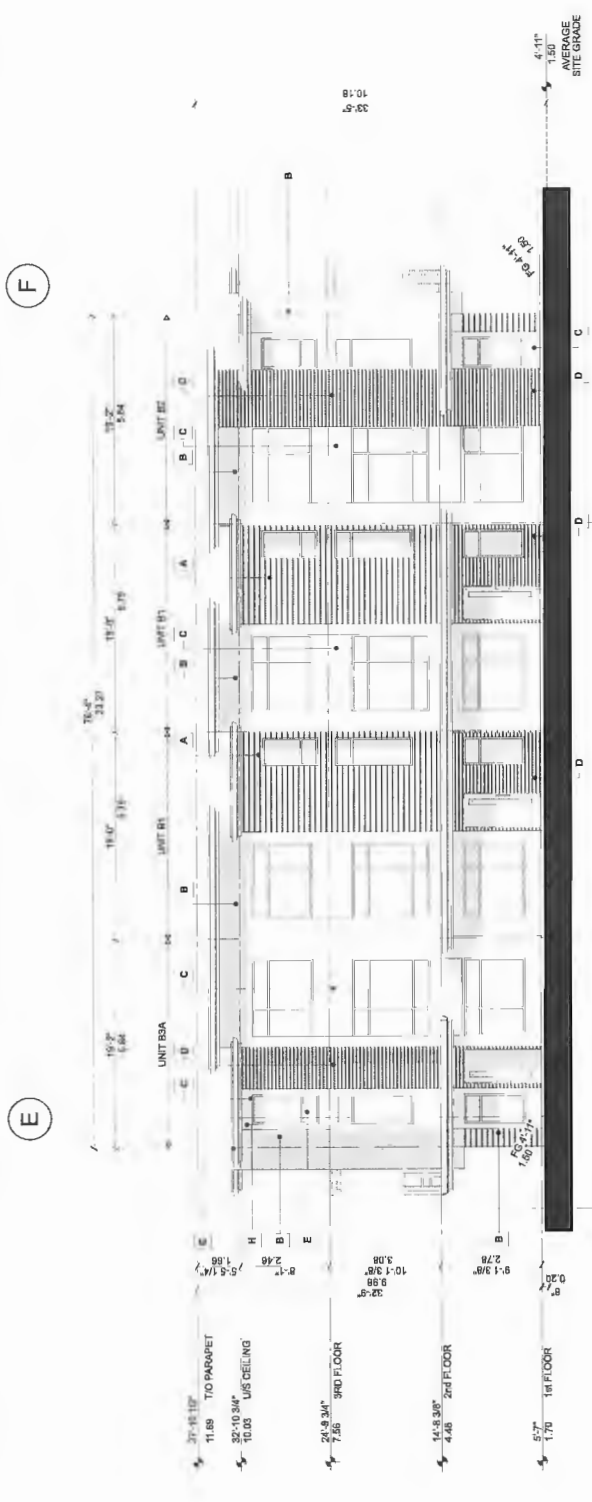


INTEGRA ARCHITECTURE INC.
 416 WEST PENDER STREET
 VANCOUVER, BC V6B 1T5
 T 604.688.4220 F 604.688.4270
 info@integra-arch.com
 www.integra-arch.com

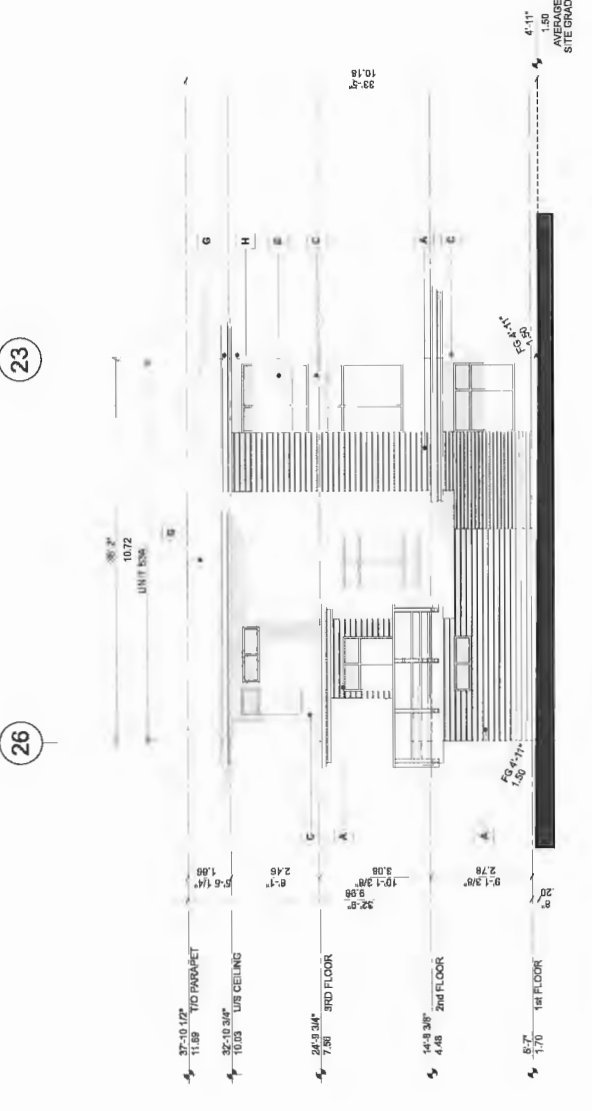
Copyright reserved. This drawing and design are the property of Integra Architecture Inc. and shall not be used without the permission of Integra Architecture Inc.



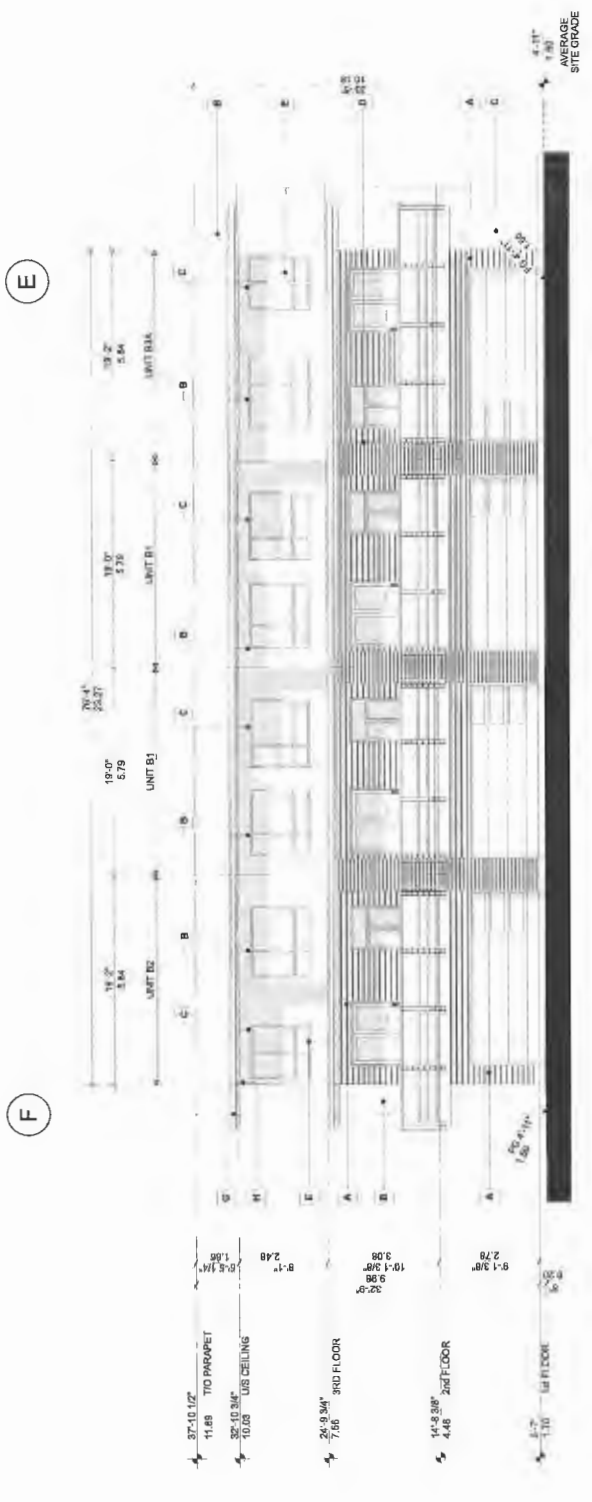
BUILDING 14 - SOUTH ELEVATION



BUILDING 14 - EAST ELEVATION



BUILDING 14 - WEST ELEVATION



BUILDING 14 - NORTH ELEVATION

MATERIAL & COLOUR LEGEND

Colour	Manufacturer	Reference No.	Elements
Brown	Hardie Plank Lap Siding	Timber Bark	Hardie lap siding - 6' exposure
Charcoal	HardiePanel Siding	ColorPlus Smooth texture, 6' exposure on Easy Trim	Exterior walls, selected locations
Silver	HardiePanel Siding	Smooth texture on Easy Trim	Exterior walls, selected locations
Cedar	Woodstone Fiber cement plank soffit	Benjamin Moore Gull Wing Gray 2134-50	Exterior walls, selected locations
Shiver	Sparsine Vinyl	Clear antiodized aluminum	Double glazed vinyl windows & doors
Black	Lindahl	to match Y Hardie Trim Boards	Pre-finished Aluminum Railing on Clear Safety Glass

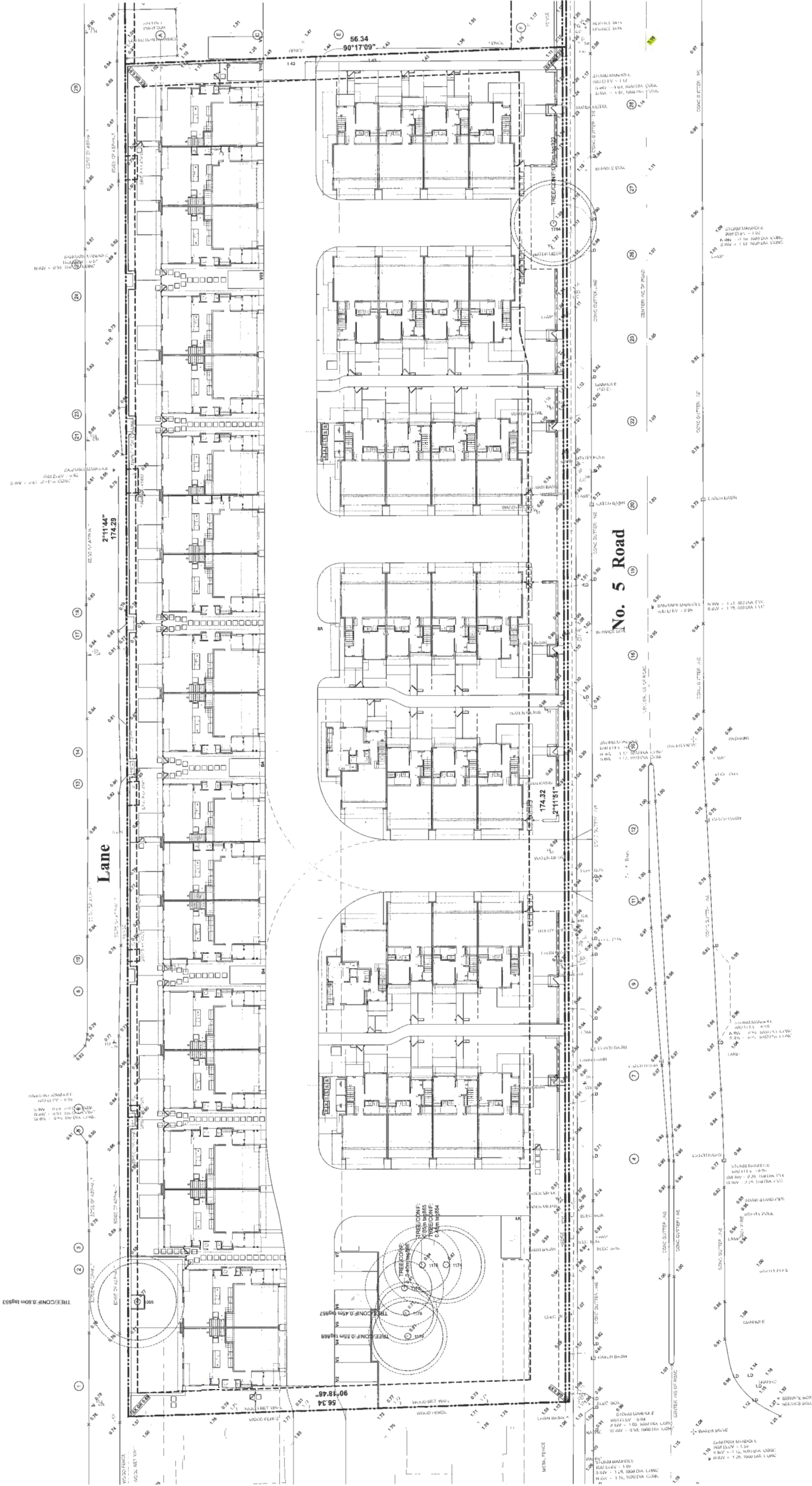
Black	Malden Metals L.L.C.	PVDF Matte Black	Pre-finished steel flashings and downpouts
Cedar	Woodstone Fiber cement plank soffit	Woodstone 'Old Cherry'	Roof overhangs & balconies soffit
Black	Hardie Trim Boards	Benjamin Moore Black Knight 2198-10	Balcony & Roof Fascias
Grey	Architectural concrete	Grey	Exposed concrete

(CLIENT) ANTHEM PROPERTIES
 (PROJECT) TOWNHOUSE DEVELOPMENT
 10475-10631 No. 5 ROAD RICHMOND, BC R2V1G7-726337
 (TITLE) BUILDING 14 ELEVATIONS
 (PROJECT) 16381
 (SCALE) 1/8" = 1'-0"
 (DATE) Oct 01, 2017
 (ISSUE) 10 - DP RESUBMISSION
 (DRAWING) A-2.142BW

DP 17-774043
PLAN #4J
OCT 24 2017



INTEGRA ARCHITECTURE INC.
 416 WEST PENDER STREET
 VANCOUVER, BC V6B 1T5
 T 604.688.4220 F 604.688.4270
 info@integra-arch.com
 www.integra-arch.com



(ARCHITECT SEAL)

(CLIENT)

(PROJECT)

ANTHEM PROPERTIES
 TOWNHOUSE DEVELOPMENT
 10475-10531 No. 5 ROAD
 RICHMOND, BC
 RZ16-726337

(TITLE)

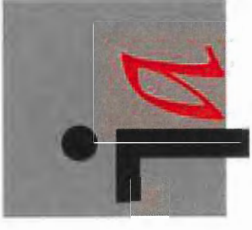
OVERALL 1st FLOOR PLAN

16381 (PROJECT)
 1" = 20' (SCALE)
 Oct 01, 2017 (DATE)
 12 - DP RESUBMISSION (ISSUE)
 (DRAWING)

REFERENCE PLAN OCT 2 4 2017

DP 17-774043

A-1.100

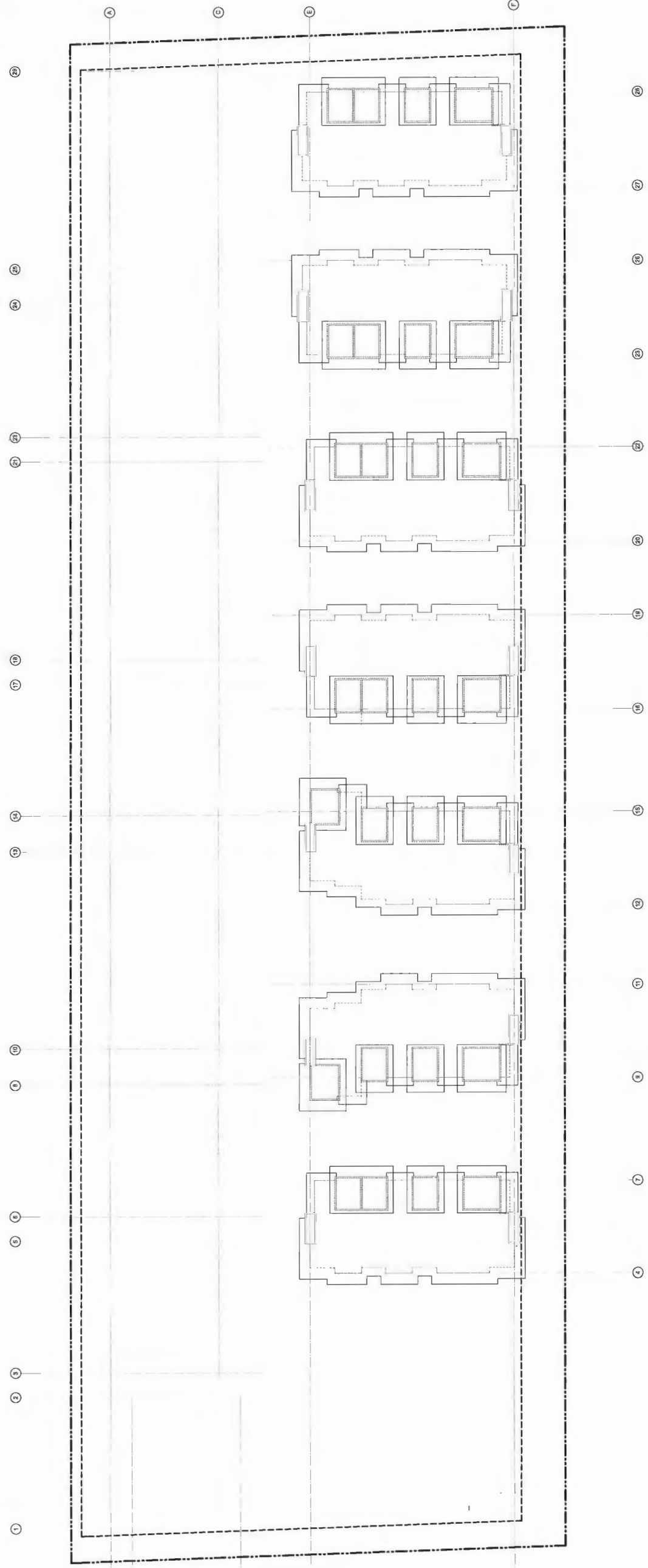


INTEGRA ARCHITECTURE INC.
 416 WEST PENDER STREET
 VANCOUVER, BC V6B 1T5
 T 604.688.4220 F 604.688.4270
 info@integra-arch.com
 www.integra-arch.com

REGISTERED ARCHITECTS
 BRITISH COLUMBIA
 REGISTRATION NO. 12345
 ARCHITECTS



[ARCHITECT SEAL]



[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

TOWNHOUSE DEVELOPMENT
 10475-10631 No. 5 ROAD
 RICHMOND, BC
 RZ16-726337

[TITLE]

OVERALL ROOF PLAN

[PROJECT]

[SCALE]

[DATE]

[ISSUE]

[DRAWING]

DP 17-774043

REFERENCE PLAN OCT 2 4 2017

A-1.400



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: October 24, 2017

From: Wayne Craig
Director, Development

File: DP 15-708092

Re: Application by 1004732 BC Ltd for a Development Permit at 6840,
6860 No. 3 Road and 8051 Anderson Road

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of an 11-storey, 18,700 m² (201,292 ft²), mixed commercial and residential building at 6840, 6860 No. 3 Road and 8051 Anderson Road on a site zoned "City Centre High Density Mixed Use with Office (ZMU31) - Brighthouse Village".



Wayne Craig
Director, Development

JD/SDS:blg
Att. 7

Staff Report

Origin

1004732 BC Ltd. has applied to the City of Richmond for a Development Permit in order to develop an 11-storey, 18,700 m² (201,292 ft²), mixed commercial and residential building at 6840, 6860 No. 3 Road and 8051 Anderson Road. The site is being rezoned from “Downtown Commercial (CDT1)” to “City Centre High Density Mixed Use with Office (ZMU31) - Brighthouse Village” under Bylaw 9510 (RZ 14-678448), which received third reading on February 20, 2017.

Key components of the development proposal include:

- A podium, mid-rise and tower form of development.
- Floor area comprised of approximately:
 - 1,149 m² (12,371 ft²) of retail space on the ground level.
 - 9,794 m² (105,420 ft²) of office space in an 11-storey tower component.
 - 7,757 m² (83,501 ft²) of multi-family residential space in a 10-storey mid-rise component.
- A total of 75 dwelling units including:
 - 67 one-storey apartment units (ranging from studio to three-bedroom units).
 - eight two-storey townhouse units.
- 5% of the residential floor area allocated to five affordable housing units.
- 158 m² (1,706 ft²) of indoor and 1,470 m² (15,826 ft²) of outdoor common amenity space.

Through the rezoning, the project requires a Servicing Agreement, a District Energy Utility Agreement and a Housing Agreement. The Servicing Agreement works will include watermain, storm sewer, sanitary sewer and drainage upgrades, on-site and off-site street and lane frontage improvements, and a variety of off-site Transportation Demand Management (TDM) measures.

Background

The subject site is located in the City Centre’s Brighthouse Village on the northeast corner of No. 3 Road and Anderson Road. The site is currently being prepared for construction.

Development surrounding the subject site is as follows:

To the North: Three lots fronting No. 3 Road developed with low scale commercial buildings and surface parking to the rear. In addition, two lots fronting Park Road developed with low-scale commercial buildings and surface parking facing the street.

To the South: Across Anderson Road, four lots fronting No. 3 Road developed with low scale commercial buildings and surface parking to the rear, and at 8080 Anderson Road, an affordable housing development that was approved with a floor area ratio (FAR) of 3.48 and a height of 43.5 m GSC (DP 12-605094).

To the East: An existing commercial and residential podium and tower development with internal parking. Further to the east, a recently approved mixed-use podium and tower development that is beginning construction (DP 13-645286).

To the West: Across No. 3 Road, the Richmond City Hall precinct with an eight-storey civic building, landscaped grounds and a combination of underground and surface parking. In addition, across No. 3 Road, the Richmond Centre site, which is currently developed with a two-storey mall surrounded by surface parking and is under application for amendment of the OCP (CP 16-752923).

In general, the surrounding area has been, or is likely to be, redeveloped with higher density commercial, residential and mixed used developments consistent with the City Centre Area Plan – Brighthouse Village.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on February 20, 2017, and following the Public Hearing the proposed Richmond Zoning Bylaw 8500, Amendment Bylaw 9510 received second and third readings. There were no specific design issues identified by Council, staff or the public to be resolved through the Development Permit process.

Staff Comments

The proposed development scheme attached to this report complies with the provisions of the proposed “City Centre High Density Mixed Use with Office (ZMU31) - Brighthouse Village” site-specific zone. The application has satisfactorily addressed the urban design and form and character objectives of the Official Community Plan Policies (General and City Centre Area Plan) and Development Permit Guidelines (General, High-rise Housing and City Centre Area Plan).

Zoning Compliance/Variations

Please refer to the attached Development Application Data Sheet (Attachment 2) for a comparison of the proposed development data with the relevant bylaw requirements. No variations are proposed.

Affordable Housing Density Bonusing

The proposed development complies with the affordable housing density bonusing provisions of the “ZMU31” zone. Five percent of the residential floor area, or approximately 396 m² (4,259 ft²), will be secured as low-end market rental dwelling units, meeting the basic requirements of Table 1. Although the proposed development is less than 80 units, the developer has chosen to provide the affordable housing on-site rather than provide cash-in-lieu, consistent with the Affordable Housing Strategy at the time.

The proposed units are identified on the Development Permit plans. A Housing Agreement Bylaw and a Housing Covenant are required prior to final approval of the rezoning. The terms of the Housing Agreement will include requirements for integration of the affordable units with the market units, tenant access to the indoor and outdoor common amenity areas, and provision of parking spaces for the affordable housing units at no additional charge.

TABLE 1

Unit Type	Affordable Housing Strategy Requirements			Project Targets (2)	
	Minimum Unit Area	Maximum Monthly Unit Rent (1)	Total Maximum Household Income (1)	Unit Mix	# of Units
Bachelor	37 m ² (400 ft ²)	\$850	\$34,000 or less	0%	0
1-Bedroom	50 m ² (535 ft ²)	\$950	\$38,000 or less	40%	2
2- Bedroom	80 m ² (860 ft ²)	\$1,162	\$46,500 or less	60%	3
3-Bedroom	91 m ² (980 ft ²)	\$1,437	\$57,500 or less	0%	0
TOTAL		N/A	N/A	100%	5

(1) May be adjusted periodically, as provided for under adopted City policy.

(2) 100% of affordable housing units shall meet Richmond Basic Universal Housing (BUH) standards or better.

Advisory Design Panel Comments

The Advisory Design Panel was supportive of the proposed development. Members appreciated the reinterpretation of the more typical Richmond tower and podium form and the contributions to the surrounding public realm. A variety of small refinements to the landscape plans and façade details were recommended.

A copy of the relevant excerpt from the Panel Minutes, taken February 22, 2017, is attached for reference (Attachment 3). The design response from the applicant has been included in the minutes, identified in '**bold italics**', immediately following each comment.

Analysis

Proposal Description

The massing of the proposed development is arranged to reflect the allocation of uses on the site. Double height retail spaces line both street frontages at the ground level and screen the internal parking from adjacent streets. The office uses are located in a 46.9 m (GSC) high tower component that overlooks both No. 3 Road and the interior podium-level courtyard. The residential uses are located in a 33.6 m (GSC) high midrise component that overlooks Anderson Road and the interior podium-level courtyard. Both components are set into a podium base, which is sized to express a continuous five-storey streetwall along No. 3 Road and a more residential two-storey scale along Anderson Road. Loading and five levels of parking are located within the podium. A two-storey high north-south lane runs through the podium from Anderson Road to the east-west lane and provides access to the parking entrances and loading bays.

Conditions of Adjacency

The proposed development is designed to respect both existing and future surrounding development as follows:

- To the North – No. 3 Road: The proposed development addresses potential future development to the north by:
 - Providing for a zero-lot line continuous podium/streetwall where the parcels meet.
 - Providing for future tower separation by locating the proposed office tower away from the common property line.

- Providing an attractive, mid-block landscaped podium that will be visible from the site to the north.
- Providing interim visual interest for the temporarily exposed wall along the north property line with a combination of architectural concrete, painted concrete, and metal mesh panels.
- To the North – Park Road: The proposed development addresses future development on these sites by:
 - Locating the bulk of the floor area toward the south and west areas of the subject site to support tower location flexibility on the sites to the north.
 - Providing an attractive, mid-block landscaped podium that will be visible from the site to the north.
 - Finishing the parkade wall along the lane with architectural concrete, painted concrete, and metal mesh panels to provide visual interest.
- To the East – Anderson Road: There is an existing mixed commercial and residential podium and tower development immediately to the east of the subject site. The proposed development addresses the existing development by:
 - Locating most of the residential floor area in a mid-rise building with windows oriented to the street and lane rather than to the neighbouring development.
 - Providing landscape screening of podium- and roof-level common amenity areas where they may affect privacy for adjacent units.
 - Reducing the massing along the common property line, by stepping of the podium and provision of building setbacks in various areas above the podium.
 - Treating areas of exposed common wall with architectural reveals to improve the outlook for the adjacent, primarily commercial uses.
 - Providing an attractive outlook for the residents to the multi-level landscaped podium.
- To the South and West – Anderson Road and No. 3 Road: The proposed development is separated from development to the south and west by City streets and is not expected to create significant impacts.

Urban Design - Public Realm

- Off-site Design – The site is located along a section of No. 3 Road that is designated as an “art walk” in the City Centre Area Plan (CCAP). The frontage improvements for the development are proposed to be enriched in terms of the widths of the public realm components, the level of finishing and the inclusion of public art.
 - No. 3 Road – Specific measures include:
 - A wider streetside boulevard, intended to preserve the existing street trees and incorporate a bus pad.
 - A wider bike lane and sidewalk to accommodate cyclist and pedestrian connections to and from the Canada Line station.
 - Materials and street furnishing specifications to be determined through the Servicing Agreement process.
 - Anderson Road – Specific measures include:
 - An interim frontage treatment that leaves the curb in its current location and provides for a 2.0 m wide sidewalk and a 1.85 m wide boulevard.
 - Boulevard to be finished with a combination of hard surfaces, soft landscape and trees.

- Materials and street furnishing specifications determined through the Servicing Agreement process.
- Anderson Road Adjacent Frontage – As part of the TDM measures, the developer will be undertaking improvements in front of the existing development to the east to both upgrade them and make them consistent with the block face.
- East-West Lane – Specific measures include:
 - Frontage improvements on the north side of the subject site that will be constructed to City standards.
- Public Art – Specific measures include:
 - A Public Art contribution, which has been secured as cash-in-lieu through the rezoning.
 - The contribution will be used in conjunction with contributions from other area developments to establish a comprehensive art installation program along No. 3 Road between Granville Avenue and the Brighthouse Canada Line Station.
- On-site Design – The on-site frontage components include the building setback areas along No. 3 Road and Anderson Road and the north-south lane connection accessed from Anderson Road.
 - Design of the ground level areas of the site include:
 - Gradually sloped transitions between the finished elevations of the sidewalk and the building's ground floor entries.
 - A 4.0 m building setback on both the No 3 Road and Anderson frontages that may be used to extend commercial spaces and activity into the outdoors.
 - Soft landscape set in planters combining trees, shrubs and perennials that are used to provide visual interest and define potential outdoor seating areas.
 - An enhanced north-south lane environment with decorative ground and wall finishing, including embedded lighting, to encourage pedestrian use and support public safety.
 - Design features of the building that contribute to the ground level open space include:
 - Commercial uses, with extensive glass storefronts (minimum 70% vision glass), facing the two City streets.
 - Commercial and residential lobby entrances that are inset from the storefronts.
 - Continuous glass-canopy weather protection over the storefronts.
 - Discreet canopies over the commercial and residential lobby entries.

Site and Functional Planning

- Pedestrians – Pedestrian access is provided from the two streets including: to the ground level commercial units on both frontages; from No. 3 Road to the office lobby; and from Anderson Road to the residential lobby. Pedestrian access is provided to the ground level commercial parking area through a parking lobby located on No 3 Road, as well as from the north-south lane.
- Cyclists – Commercial and residential bicycle storage is located in secure rooms in the Level 1 parkade. These have good access to both the drive aisle system and the internal building circulation. Male and female bicycle facilities are provided for the commercial uses as a TDM measure. These were secured by legal agreement through the rezoning.

- Vehicles – Vehicle access is provided from Anderson Road and from the north-south lane. Commercial and residential parking are secured separately and are accessed from both sides of the lane.
- Parking – The proposed parking meets the required parking as per the Zoning Bylaw.
- Loading – Three medium-sized truck-loading spaces are provided and are accessed from the north-south internal lane. Two of the medium truck loading spaces may be combined to create a large-sized truck space, as per the Zoning Bylaw.
- Waste Management – There are two waste storage areas (commercial and residential) at the south end of the development. Pickup will occur in the loading laybys adjacent to the north-south lane.
- On-site Functional Plans – The applicant has provided various draft plans demonstrating the location and functionality of truck manoeuvring, waste management facilities and on-site utilities (Attachment 4).

Architectural Form and Character

- Massing: The proposed massing distinctly expresses the retail, office and residential components of the development, providing good legibility for the building and the public realm. Office uses face No. 3 Road and residential uses face Anderson Road. The tower massing is concentrated toward the two street frontages, which will enhance streetscape definition and animate the streets with active uses.
- Streetscape: The typical required CCAP street setback/build-to line is 3.0 m. Consistent with the site-specific zone, the proposed street-setback/build-to lines are:
 - On No. 3 Road, 3.8 m on the ground level and 0.84 m above the ground level; and
 - On Anderson Road, 3.8 m on the ground level and 1.52 m above the ground level (office tower only). This inverts the more characteristic podium forward and tower back relationship of City Centre development.

These setbacks were supported by staff at rezoning because:

- The proposed development already accommodates a deep back-of-curb public realm along No. 3 Road, established to align with the typical Canada Line guideway setback to the north.
 - The proposal provides deeper building setbacks (3.8 m) at the ground level, which add to the effective size of the public realm on both streets.
 - The office tower massing establishes hierarchy between the major and minor streetscapes.
 - In the context of the large treed open space in front of City Hall, a tower forward approach helps to spatially contain and define the street.
 - The alternate form of development adds visual and spatial variety to the overall City building fabric.
- Podium: The internal rooftop podium is wrapped with both commercial and residential uses of different heights and architectural expression. Further, the podium itself is stepped. Together, these elements create a varied and active outdoor environment for the use of the commercial and residential building occupants, as well as for viewing from surrounding developments.
 - Skyline: The proposed development has different height massing components, which increases skyline interest. The office tower includes a strong frame element rising above the top floor. These elements define the building at the skyline, as well as masks the more

utilitarian mechanical equipment areas located toward the centre of the roof. The residential midrise includes stepped massing for visual interest, and is topped with the indoor amenity space and a landscaped common outdoor amenity area.

- **Façade Expression:** The proposed building facades incorporate three different cladding languages. The podium is expressed as a glass box and faced with a simply patterned window wall. The main office and residential components are expressed as framed boxes set into the podium. Inside the frames, the window wall, sunshade and balcony treatments are varied to express the different uses and orientation conditions, as well as to provide visual interest.
 - For the office component, the north and south facades have curtain wall with randomly sized and spaced framing, plus sunshades on the south façade. The east and west façades include additional metal framing along with the random window spacing and sizing. The west façade includes an inset balcony with mock wood grain finishing for added visual interest.
 - The framed portion of the residential component, which faces north and south, has regular window spacing along with mock wood grain finishing on some of the vertical spandrel panels and overhang soffits. The balconies are articulated with a random pattern of clear glass railings and glass railings combined with metal panel upstands. The east walls of the residential component are clad in metal panels with a limited number of window openings and mock wood grain finished metal panels. Horizontal and vertical expression is more or less balanced on the office component whilst the residential component emphasizes horizontal lines.
 - Basic materials used in the project include the metal panels, vision and spandrel glass, architectural concrete and decorative metal screens. Colours for the different materials range from white through grey to blue-grey with the mock wood grain metal panel highlights.

Livability Features

- **Accessibility** – The proposed development will provide a variety of accessible unit types to address different abilities needs, as identified in the following table and on the architectural floor plans.

Type	Affordable	Market	Intent	Standard
Aging in Place	0	66	- Support mobility and usability	Refer to drawings.
Adaptable + Basic Universal Housing	4	4	- Renovation potential for wheelchair plus added floor area for manoeuvring	
Barrier Free	1	0	- Move in with wheelchair - Includes basic universal housing	

The features related to each accessible unit type are identified on the plans and in the Accessibility Checklist (Attachment 5).

- **Safety (CPTED)** – The proposed development will include a variety of safety features consistent with the principles of Crime Prevention through Environmental Design as described in the Safety (CPTED) Checklist provided by the applicant (Attachment 6).
- **Noise Mitigation** – The proposed development will include a variety of features that address aircraft, traffic, land use and ambient urban noise as recommended in the acoustic consultant

report(s) provided by the applicant and subject to legal agreements required through the rezoning. Further to the legal agreements required through rezoning, a commercial noise covenant is required as a Development Permit Consideration.

- Amenity Space - Residential – A range of residential amenity spaces is provided, as follows:
 - Common Indoor Amenity Space – A fitness facility, with direct access to the podium-level outdoor amenity space, and a rooftop gathering space, with access to a rooftop outdoor common amenity space, are proposed.
 - Common Outdoor Amenity Space – Outdoor amenity areas include a large, podium-level open space on Level 5, with hard and soft landscaping and a variety of seating areas; an urban agriculture patio on Level 7; and, a large rooftop patio on Level 10, with a child’s play area, a BBQ, seating and games areas. The proposed outdoor amenity areas provide for a good range of activity, sun access and outlook opportunities. All common outdoor areas will be provided with automatic irrigation and gas hook ups.
 - Private Outdoor Amenity Space – All residential units are provided with attached private open space in the form of balconies or patios.

Residential Amenity Space	Guideline	Proposed
Amenity Space – Common Outdoor:	938 m ²	1,470 m ²
Amenity Space – Common Child Play:	225 m ²	225 m ²
Amenity Space – Common Indoor:	135 m ²	158 m ²
Amenity Space – Private Outdoor:	450 m ²	1,336 m ²

- Amenity Space - Commercial: A range of commercial amenity space will be provided, including outdoor patios at Levels 4 and 6 and a balcony at Level 9. These patios may or may not be common to the all the office uses, depending on final leasing arrangements. The Level 4 patio is shown in association with a fitness facility for the commercial tenants.

Landscape Form and Character

- Ground Level – The ground level design includes potential for outdoor patio seating or display spaces on both street frontages, as well as an enhanced environment for the north-south lane that runs through the building. The finishing of the storefront patios is cast-in-place concrete paving with a large grid pattern. The patio areas are bordered along No. 3 Road by the adjacent City sidewalk and along the Anderson Road property line by the sidewalk and intermittent raised planters with integrated seating. The planters include deciduous trees for summer shading of the storefront areas. The north-south lane includes special ground, wall and ceiling finishing in the section adjacent to Anderson Road. The finishing includes multi-coloured, irregularly patterned, rectangular strips with staggered embedded lighting.
- Podium Levels – There are a variety of developed outdoor spaces for the commercial and residential podium levels. The proposed landscape design includes a range of paving, planter and trellis shapes, which are located on different levels, but are intended to be read as a whole when viewed from the higher levels of the subject development and from surrounding development. The associated seating areas, activity areas and circulation paths run on the diagonal and offer a geometric counterpoint to the more angular/orthogonal building design. The urban agricultural area has south and west sun exposure and includes raised planters and

small tables with seating. Where needed, landscape screening in the form of trees and hedging provide privacy and/or visual interest for the existing building to the east.

- Rooftop Level – The main communal residential outdoor amenity space is located on the roof of the main residential building component and is directly associated with an indoor amenity space. There is a children play area with ball, Blokx and metal tube play equipment, as well as recreational, eating and lounging areas.
- Letter of Credit – A landscape letter of credit for \$705,008.70 is required prior to issuance of the Development Permit.

Sustainability Features

- Sustainability – The proposed development will include a variety of sustainability features, including LEED Silver equivalency, as described in Sustainability Checklist provided by the applicant (Attachment 8).
- Green Roofs – In addition to the landscaped outdoor space, the proposed development includes extensive green roof on Office Level L6.
- District Energy Utility – As a consideration of rezoning, the proposed development will be DEU-ready.

Conclusions

Staff recommends endorsement of the attached development application proposal. It generally conforms to the provisions of the ZMU31 zoning and addresses relevant OCP and CCAP DP Guidelines. The distribution of uses and of building masses provides a strong public realm interface and respects existing and future developments. A variety of off-site and on-site improvements will enhance the City's public realm, transportation and utilities infrastructure. The proposed design of the architecture and landscape architecture is attractive, functional and liveable.

On this basis, staff recommend support of this Development Permit application.



Janet Digby, Architect AIBC
Planner 3
(604-247-4620)

JD: blg

Attachments:

- Attachment 1 Development Permit Considerations
- Attachment 2 Development Application Data Sheet
- Attachment 3 Advisory Design Panel Minutes
- Attachment 4 On-site Functional Plans
- Attachment 5 Accessibility Measures Checklist
- Attachment 6 Safety (CPTED) Measures Checklist
- Attachment 7 Sustainability Measures Checklist



City of Richmond

Development Permit Considerations

File No.: DP 15-708092

Address: 6840, 6860 No. 3 Road & 8051 Anderson Road

Prior to Development Permit issuance, the developer is required to address the following considerations and conditions.

1. Receipt of a Letter-of-Credit for landscaping in the amount of \$705,008.70.
2. Registration of a commercial noise covenant on Title, to the satisfaction of the City, indicating that commercial uses are required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and that noise generated from rooftop HVAC units will comply with the City's Noise Bylaw.

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

3. Incorporate information into the Building Permit plans (inclusive of architectural, landscape and other plans, sections, elevations, details, specifications, checklists and supporting consultant work), as well as any additional items referenced in "Schedule B: Assurance of Professional Design and Commitment for Field Review, including but not limited to:
 - i. Statutory rights-of-way, easements, encroachments, no build areas, agreements and other legal restrictions.
 - ii. Flood construction level(s).
 - iii. Use, density, height, siting, building form, landscaping, parking and loading and other zoning provision requirements.
 - iv. Approved form and character (e.g. massing, building components, materials, detailing and colour).
 - v. Signage size and location.
 - vi. Site access and vehicular crossings.
 - vii. The required end-of-trip facilities.
 - viii. The required car share spaces and signage identification.
 - ix. The required shared commercial/visitor parking stalls.
 - x. The required EV-charging and EV-ready vehicle parking stalls.
 - xi. The details of the truck manoeuvring plan including, but not limited to turning templates and clear height requirements.
 - xii. The details of the waste management plan including, but not limited to storage and loading facilities.
 - xiii. The location of areas reserved for DEU connection facilities and notations regarding DEU pre-ducting and acceptable in-unit mechanical equipment.
 - xiv. The required affordable housing units, including their size and location.
 - xv. The required aging in place, basic universal, accessible, adaptable and/or convertible dwelling units, as the case may be, including their associated design features.
 - xvi. The identified site and building accessibility measures on the plans, where relevant.
 - xvii. The identified safety measures (CPTED) checklist and identification of specific recommended measures on the plans, where relevant.
 - xviii. A LEED Checklist with measures recommended by a LEED AP BD+C to achieve LEED Silver equivalency including specific measures to be incorporated into the Building Permit plans.

- xix. The additional sustainability measures identified in the sustainability checklist attached to the DP Panel report.
 - xx. Measures to be incorporated into the Building Permit drawings to achieve the exterior and interior noise levels and other noise mitigation standards articulated in the aircraft, mixed-use, commercial or other noise-related covenants and bylaws, as recommended in acoustic and/or mechanical report submitted with the Development Permit application.
 - xxi. The required residential common indoor, common outdoor and private outdoor amenity areas including their location, size, use and finishing.
 - xxii. The location and specifications for landscaping including requirements for automatic irrigation and hose bibs.
 - xxiii. The location and dimensions of any on-site and off-site tree protection fencing illustrated in the Arborist Report and/or Tree Management Plan submitted with the DP application.
 - xxiv. The location and details of any required replacement trees.
4. Submission of fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey to confirm that there is adequate available water flow.
 5. Submission of a Fire Safety Plan applicable for the duration of construction to the satisfaction of the Richmond Building & Fire Departments.
 6. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570. (<http://www.richmond.ca/services/ttp/special.htm>).
 7. Issuance of a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Notes:

1. Some of the foregoing items may require a separate application.
2. Where the Director of Development deems it appropriate, required legal agreements are to be drawn as not only personal covenants of the property owner, but also as covenants pursuant to Section 219 of the Land Title Act.

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

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

3. Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

4. Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*; which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal Permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on-site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities comply with all relevant legislation.



City of Richmond

Development Application Data Sheet

DP 15-708092	
Address:	6840, 6860 No. 3 Road & 8051 Anderson Road
Owner/Applicant:	1004732 BC Ltd. (c/o – Matt Stogryn, IFortune Homes)

DP 15-708092 (RZ 14-678448)	Rezoning	Development Permit
Land Uses:	Downtown Commercial/Residential	Downtown Commercial/Residential
Zoning:	ZMU31	ZMU31
Site Area (before and after dedications):	5219.39 m ² / 4778.50 m ²	5219.39 m ² / 4778.50 m ²
Net Development Site Area (for floor area calculation):	4881.26 m ²	4881.26 m ²
Number of Residential Units Total:	75 (70 market + 5 LEMR)	75 (70 market + 5 LEMR)

DP 15-708092	Required/Permitted	Proposed	Variance
Residential FAR (max):	1.6	1.59	
Commercial FAR (max):	2.25	2.24	
Indoor Amenity Space:	0.1	0.03	
Total FAR (max):	3.85	3.83	
Floor Area (max):	18,796 m ²	18,700.64 m ²	
Lot Coverage (max):	90%	64%	
Setback – Front Yard (min):	3.8/0.8 m	3.8/0.8 m	
Setback – Exterior Side Yard (min):	3.8/1.5 m	3.8/1.5 m	
Setback – Interior Side Yard (min):	0.0 m	0.0 m	
Setback – Rear Yard (min):	0.0 m	0.0 m	
Setback – Public Open Space at doorways (min):	1.5 m	1.5 m	
Height Dimensional (GSC) (max):	47.0 m	46.94 m	
Height Accessory (max):	12.0 m	n/a	
Subdivision/Lot Size (min):	4780 m ²	4882 m ²	
Off-street Parking – Commercial (incl. Accessible, EV) (min):	158	n/a	
With TDM Reduction (10% on commercial parking):	143	150	
Off-street Parking – Residential (incl. Accessible, EV) (min):	75	84	
With TDM Reduction (0% on residential parking):	n/a	n/a	
Off-Street Parking – Car Share (min):	2	2	
Off-street Parking – Total (incl. Accessible, EV, CS) (min):	220	236	

Off-Street Parking – Visitor Parking (shared) (min):	15	15	
Off-Street Parking – Disabled (Commerc’l + Resident’l) (min):	3+2	3+2	
Small Car Stalls (max):	50%	48%	
Class 1 Bicycle Parking – Commercial (min):	25	27	
Class 2 Bicycle Parking – Commercial (min):	36	44	
Class 1 Bicycle Parking – Residential (min):	94	94	
Class 2 Bicycle Parking – Residential (min):	15	15	
Loading – Medium (min per rezoning):	3	3	
Loading – Large (min per rezoning):	2	2	
Amenity Space – Common Outdoor:	938 m ²	1,470 m ²	
Amenity Space – Common Child Play:	225 m ²	225 m ²	
Amenity Space – Common Indoor:	488 m ²	158 m ²	
Amenity Space – Private Outdoor:	450 m ²	1,336 m ²	

Excerpt from the Minutes of the
Advisory Design Panel Meeting

Wednesday, February 22, 2017 – 4:00 p.m.
Rm. M.1.003 / Richmond City Hall

2. **DP 15-708092 – 12-STOREY HIGH-RISE, HIGH DENSITY MIXED USE RETAIL, OFFICE AND RESIDENTIAL WITH APPROXIMATELY 75 APARTMENTS, INCLUDING 5 AFFORDABLE HOUSING UNITS**

ARCHITECT: GBL Architects

PROPERTY LOCATION: 6840 & 6860 No. 3 Road and 8051 Anderson Road

Applicant's Presentation

Daniel Eisenberg, GBL Architects, and Grant Brumpton, PWL Partnership, presented the project and answered queries from the Panel.

Panel Discussion

Comments from the Panel were as follows:

- consider introducing a green roof over the mechanical equipment on the lower office roof to improve its appearance as viewed from the upper floors;

RESPONSE: The mechanical room has been removed and replaced with a smaller louvered/open-air enclosure for an air-handling unit and heat-rejection units. Please refer to A3.07. The overall area of the green roof has increased.

- consider a bigger tree species on the inside row of street trees along Anderson Road for a more formal landscape treatment and to provide significant canopies along the Anderson Road streetscape; will also provide a more appropriate landscaping treatment to a large south-facing building façade with good sun exposure;

RESPONSE: A larger tree species will be provided as recommended.

- proposed rooftop amenity spaces are well organized;
- consider introducing structures (e.g., storage shed and harvest table) and informal play space for children to support urban agriculture program area;

RESPONSE: Storage has been integrated into one of the planters. We believe the area provides sufficient area for informal children's play including riding trikes. Outdoor food preparation and dining facilities are available at other shared amenity areas nearby. We considered adding a harvest table to this amenity area, but it would require the reduction of urban agriculture planter area.

- consider introducing more trees on the rooftop outdoor amenity area for the residential mid-rise to provide shading to the children's play area at the southwest corner; appreciate the indoor amenity area adjacent to the outdoor amenity space;

RESPONSE: Shade trees have been added.

- consider maximizing the green roof area and making it an intensive green roof in view of the significant sun exposure to the rooftop;

RESPONSE: Extensive green area has been reduced and accessible roof area has been increased. Program elements have been adjusted to suit.

- appreciate the public aspects of the proposed development, particularly the continuous use of glass façade at ground level; hope that the future development to the north will have an appropriate interface with the subject development;
- appreciate the materials package provided by the applicant which include the design rationale, diagrams, and previous and current proposals; helped the Panel better understand the project;
- support the project in general; overall massing and urban character of the buildings are appropriate for the site context; residential mid-rise with horizontal expression complements the verticality of the office tower; the project will be a good addition to the neighbourhood;
- appreciate the design of the ground level north-south lane under the residential mid-rise building; proposed lighting in the lane will enhance its visibility and visual appeal;
- review the finer details in the materiality of the buildings, e.g., the way in which claddings are joined to each other;

RESPONSE: Finer details are being developed and will be submitted at BP stage. Please refer to A5.11, A5.13, A5.14, A8.01, A8.02, A8.03, & A8.05.

- consider larger glass panels on the curtain wall on the west facade as opposed to smaller glass panels;

RESPONSE: Bigger glass panels will be considered (5 ft. modules where possible). Please refer to A10.01 through A10.04.

- patterning of the glazing on the north and south facades of the office tower are different; tie-in the patterning on the two facades of the office tower to enhance the overall visual appeal of the office tower;

RESPONSE: Both patterns will be revised to tie-in the patterning. Please refer to A10.01 and A10.04.

- consider longer and more elegant louvers on the southern façade of the office tower to provide more shading;

RESPONSE: Louver details to be provided at BP stage. Please refer to detail #1 on sheet A8.02.

- consider design development to the vertical dividers between the residential units along the continuous balconies in the mid-rise residential building to enhance the appearance of the building;

RESPONSE: Balcony screen details to be provided at BP stage.

- generally support the proposed cladding materials; however, ensure the proposed alucobond brushed metal finishes are not too reflective;

RESPONSE: A material sample board has been submitted. Applicant will revise materials upon recommendations of Staff.

- applicant has addressed all issues previously raised by the Panel and proposed responses are satisfactory; applicant made a clear presentation on the past and current versions of the proposed development;
- the proposed development is well thought out and will provide a good precedent for other high-density projects in the neighbourhood; and
- the proposed development is supported as it achieves (i) improvements in grade level relationships between the buildings and immediate context, (ii) urban street edges, (iii) appropriate building separations, and (iv) clearly defined spatial boundary.

Panel Decision

It was moved and seconded

That DP 15-708092 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

1000 WESTERN AVENUE
 VANCOUVER, BC V6C 3R8
 TEL: 604.681.2222
 FAX: 604.681.2223
 WWW.GBI.CA

NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC BUILDING CODE AND ALL APPLICABLE REGULATIONS.
 2. 25% OF PARKING SPACES TO BE CONSTRUCTED AS ACCESSIBLE VEHICLE SPACES.
 3. EQUIPMENT TO BE PROVIDED FOR VEHICLE CHARGING.
 4. 25% OF PARKING SPACES TO BE CONSTRUCTED AS ACCESSIBLE VEHICLE SPACES.
 5. EQUIPMENT TO BE PROVIDED FOR VEHICLE CHARGING.

DATE: 10/11/2017
 DRAWN BY: J. SMITH
 CHECKED BY: J. SMITH
 SCALE: AS SHOWN
 PROJECT NO: 17-08092
 SHEET NO: 1441

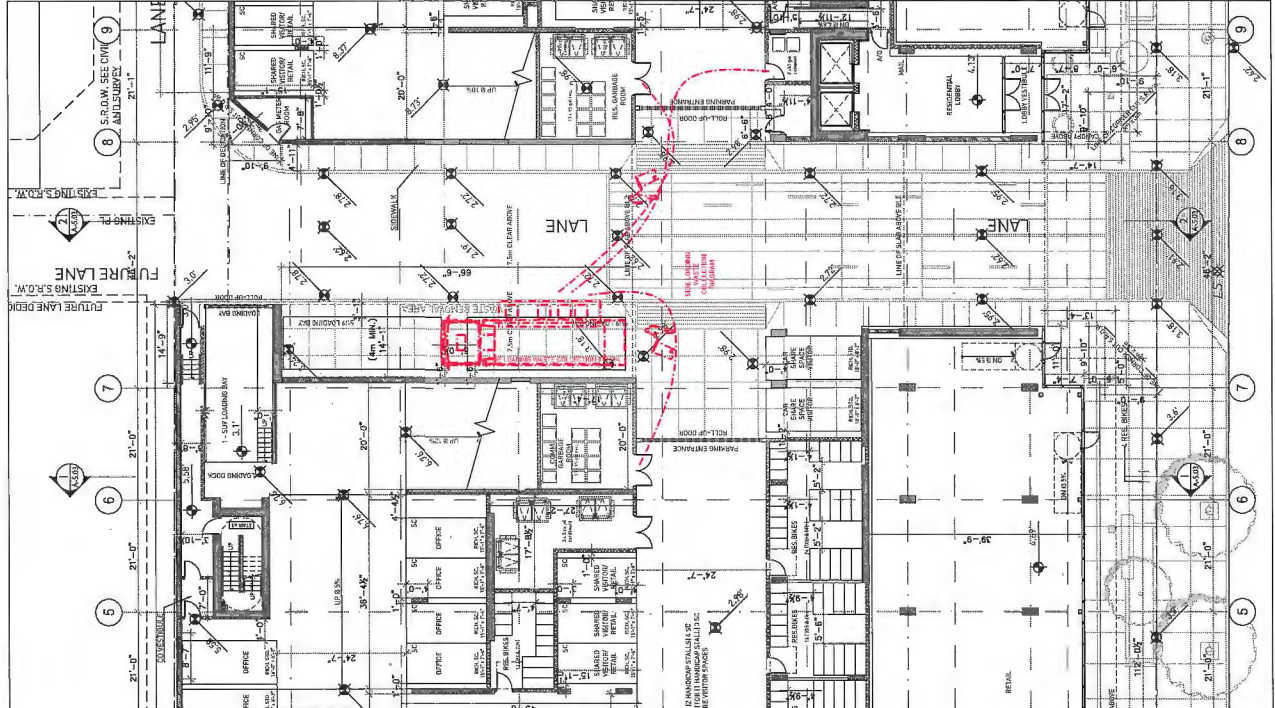


FORTUNE Centre Anderson Road
 8051 Anderson Road
 Richmond, BC
 RZ 74-678487 / DP 15-708092
 MIXED USE DEVELOPMENT

L1 FLOOR PLAN
 GARBAGE COLLECTION
 DIAGRAMS

DATE: 10/11/2017
 DRAWN BY: J. SMITH
 CHECKED BY: J. SMITH
 SCALE: AS SHOWN
 PROJECT NO: 17-08092
 SHEET NO: 1441

A-1.07



WASTE COLLECTION DIAGRAM - SIDE LOADING



WASTE COLLECTION DIAGRAM - FRONT LOADING

Accessibility Measures:

Type	Affordable	Market	Intent	Standard
Aging in Place	0	66	- Support mobility and usability	Per OCP
Adaptable + Basic Universal Housing	4	4	- Renovation potential for wheelchair plus added floor area for manoeuvring	Per BCBC and RZB
Barrier Free	1	0	- Move in with wheelchair - Includes basic universal housing	Per BCDH

DEFINITION OF RESIDENTIAL UNIT TYPES:

AGING IN PLACE: PER OCP, PAGE 3-17, UNITS WILL HAVE HANDRAILS ON BOTH SIDES OF STAIRWELLS, LEVER TYPE HANDLES FOR PLUMBING FIXTURES AND DOORS, AND SOLID BLOCKING IN BATHROOMS TO FACILITATE GRAB BAR INSTALLATION NEAR TOILET, BATHTUB AND SHOWER.

ADAPTABLE (OR "UNIVERSAL ACCESS"): PER BCBC 2012 SECTION 3.8, UNITS WILL HAVE CLEARANCES IN FRONT OF DOORS, BATHTUBS, SHOWERS, TOILETS AND VANITIES. KITCHENS WILL HAVE CONTINUOUS COUNTERSPACE BETWEEN RANGE AND SINK. UNITS WILL BE PRE-WIRED FOR INSTALLATION OF VISUAL ALARM SYSTEMS. ALL OUTLETS WILL BE NO LESS THAN 18" AFF AND NO MORE THAN 3' AFF. ALL CONTROLS AND SWITCHES WILL BE NO MORE THAN 48" AFF. SEE BCBC 2012 AND CFT CODE REPORT FOR FURTHER DETAILS.

BARRIER FREE: PER OCP PAGE 3-18, UNIT WILL MEET ALL REQUIREMENTS OF ADAPTABLE, OR "UNIVERSAL ACCESS", AS WELL AS: GRAB BARS IN BATHROOMS AT TOILET AND SHOWER / TUB LOCATIONS, COUNTERTOPS NO MORE THAN 32" AFF, VANITIES AND KITCHEN CUPBOARDS WITH KNEE SPACE UNDERNEATH SINK AND RANGE LOCATIONS, ONE WHEEL-IN SHOWER STALL PER UNIT, ALL CORRIDORS AT LEAST 42" WIDE, ALL APPLIANCES TO BE ACCESSIBLE TO 48" AFF.

4.16.11 MANEUVERING SPACE:
 DOORWAYS PROVIDING ACCESS TO COMMON LIVING AREAS AND AT LEAST ONE BATHROOM AND ONE BEDROOM:

- CLEAR OPENING WIDTH OF NOT LESS THAN 800 mm.
- WHEN DOOR SWING IS AWAY FROM THIS AREA, NOT LESS THAN 1 220 mm LONG BY A WIDTH EQUAL TO THE DOOR ASSEMBLY PLUS NOT LESS THAN 300 mm
- WHEN THE DOOR SWING IS TOWARD THIS AREA, NOT LESS THAN 1 500 mm LONG BY A WIDTH OF THE DOOR ASSEMBLY PLUS NOT LESS THAN 600 mm
- ENTRY DOORS TO EVERY DWELLING UNIT ARE EXEMPTED FROM THE REQUIREMENT TO PROVIDE THE 1200mm LONG CLEAR AREA AND 300mm OR 600mm CLEAR SPACE IF ROUGH IN WIRING IS PROVIDED FOR FUTURE CONVERSION FOR AN AUTOMATIC DOOR OPENER.

4.16.16-4.16.17 WINDOWS:

- AT LEAST ONE WINDOW IN THE BEDROOM AND ONE WINDOW IN THE LIVING ROOM SHALL HAVE A WINDOW SILL HEIGHT THAT DOES NOT EXCEED 750mm ABOVE THE FLOOR TO AFFORD SEATING VIEWING.
- "ACCESSIBLE" WINDOW HARDWARE ON THE ACCESSIBLE WINDOWS.

4.16.28-4.16.29 PATIOS AND BALCONIES:

- ACCESS DOOR SHALL HAVE A MIN. CLEAR OPENING OF 800 mm.
- MIN. DIMENSION OF 1500x1500 mm (EXCEPT "JULIET" OR "FRENCH" STYLE BALCONY OR PATIO).

4.16.26-4.16.27 BEDROOM AND CLOSET:

- SUFFICIENT SPACE TO PROVIDE A TURNING DIAMETER OF 1600mm ON ONE SIDE OF A DOUBLE BED IN AT LEAST ONE BEDROOM
- CLOTHES CLOSET IN AT LEAST ONE BEDROOM TO HAVE CLEAR OPENING OF 900 mm, CLEAR FLOOR SPACE OF AT LEAST 750x1200mm AND CLOTHES HANGER ROD THAT CAN BE LOWERED TO 1200 mm

4.16.23.(a) BATHROOM:
 HAVE A TOILET POSITIONED WITH THE CENTERLINE OF THE TOILET 420 mm TO 480 mm FROM A SIDE WALL ON WHICH GRAB BAR CAN BE INSTALLED AND AT LEAST 510 mm FROM ANY OBSTRUCTION ON THE NON-GRAB BAR SIDE AND AT LEAST 600 mm FROM ANY OBSTRUCTION IN FRONT OF THE TOILET.

4.16.23.(c) BATHROOM:
 MIN. CLEAR AREA OF 510 mm IN DEPTH ALONG THE FULL LENGTH OF THE BATHTUB.

4.16.23.(d) BATHROOM:
 HAVE STRUCTURAL REINFORCEMENT IN WALLS BEHIND AND BESIDE THE TOILET AND THE WALLS AROUND THE TUB AND/OR SHOWER TO FACILITATE THE INSTALLATION OF GRAB BARS.

4.16.25 KITCHEN:

- CONTINUOUS COUNTER BETWEEN STOVE AND SINK
- ADJUSTABLE SHELVES IN CABINETS
- PULL-OUT WORK BOARDS AT 610 mm HEIGHT
- PULL-OUT CABINET SHELVES
- EASY TO GRASP HANDLES ON FAUCETS AND CUPBOARDS
- TASK LIGHTING AT SINK, STOVE AND KEY WORK AREAS
- PLUMBING AND UTILITY PIPES LOCATED TO PROVIDE A POTENTIAL 810mm WIDE SPACE UNDER THE COUNTER

4.16.23.(c) BATHROOM:
 A CLEAR FLOOR AREA AT THE SINK OF NOT 760 mm BY 1220 mm POSITIONED FOR A PARALLEL APPROACH AND CENTERED ON THE SINK.

4.16.5-4.16.10 DOORS AND DOORWAYS:

- MIN. CLEAR OPENINGS FOR ALL ENTRY DOORS TO EVERY DWELLING UNIT AND DOORS IN COMMON AREAS SHALL BE NO LESS THAN 850mm.
- FLUSH THRESHOLDS THROUGH THE BUILDING SHALL BE MAXIMUM 13mm IN HEIGHT.

4.16.12 CORRIDOR WIDTH:

- CORRIDORS AND PASSAGEWAYS SHALL BE NOT LESS THAN 1 220 mm IN WIDTH

4.16.12 CORRIDOR WIDTH:

- PROVIDE A CLEAR AREA NOT LESS THAN 1 500 mm x 1 500 mm ADJACENT TO THE ELEVATOR ENTRANCE

4.16.2.4-13.4. BUILDING ACCESS :

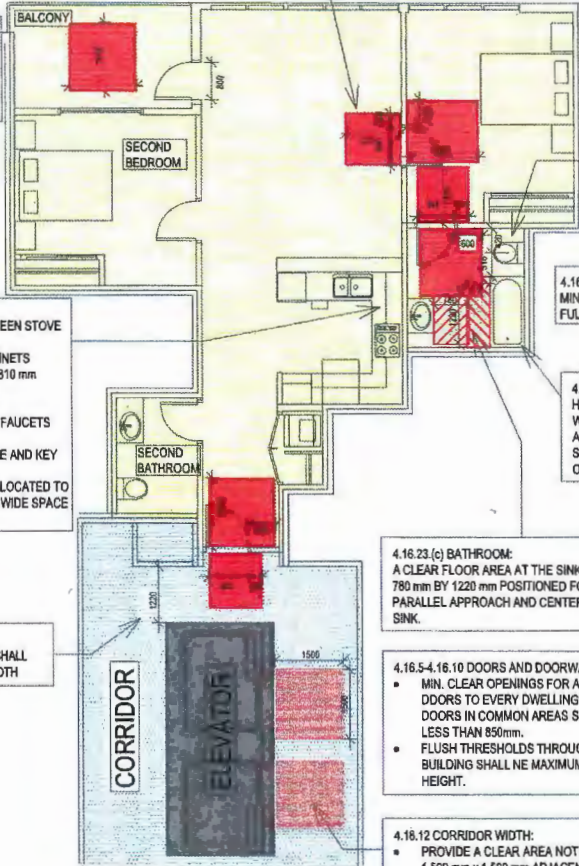
- DWELLING UNITS AND AMENITIES TO BE ACCESSIBLE FROM A ROAD AND PARKING
- ACCESS TO ELEVATOR SHALL BE PROVIDED FROM BOTH THE ROAD AND THE ENTRY TO THE ON-SITE PARKING AREA
- AN AUTOMATIC DOOR OPENER SHALL BE PROVIDED FROM THE MAIN ENTRY.

4.16.19-4.16.22 OUTLETS AND SWITCHES :

- LIGHT SWITCHES AND ELECTRICAL PANELS SHALL BE 900 TO 1200 mm FROM THE FLOOR.
- INTERCOM BUTTONS SHALL BE MAX. 1375 mm FROM THE FLOOR
- ELECTRICAL OUTLETS, CABLE OUTLETS AND TELEPHONE JACKS SHALL BE LOCATED 455 TO 1200 mm FROM THE FLOOR.
- THERMOSTAT SHALL BE LOCATED BETWEEN 900 TO 1200 mm FROM THE FLOOR.
- THE OPERABLE PART OF THE CONTROLS SHALL BE LOCATED WITHIN REACH OF A CLEAR FLOOR AREA THAT HAS A WIDTH OF NOT LESS THAN 750mm
- ROCKER OR PADDLE- TYPE LIGHT SWITCHES.

4.16.13-4.16.15 FLOOR SURFACES :

- FLOOR SURFACES THROUGHOUT THE BUILDING, EXCEPT EXTERIOR BALCONY, PATIO AND DECK DOOR SILLS, SHALL HAVE NO ABRUPT CHANGES IN LEVEL (BREAK OF THE FLUSH THRESHOLD OF 13 mm HEIGHT)
- FLOOR SURFACES SHALL BE SLIP RESISTANT.



**RICHMOND ZONING BYLAW 8500
 BASIC UNIVERSAL DESIGN FEATURES**



CPT Engineering Inc.
 #800 - 1901 ROSSER AVENUE,
 BURNABY, BC V5C 6R6
 PH : 604-684-2384
 FAX : 604-684-2402

Safety (CPTED) Measures:

- Entrance to parking from the lane is protected by overhead gates. Additional gate between residential and commercial are provided to minimize theft.
- Well lit parking areas with use of white paint throughout to enhance brightness and security.
- Secured garbage/recycling, storage and bike rooms.
- Electronic security features to lobby and other entries to limit and control access.
- Maximized visibility avoiding end-end corridors.
- Covered portion of the lane will be well lit and finished with high quality graffiti proof wall cladding,
- Glazing in all vestibule doors and enclosed corridors.
- Additional safety windows on side walls of vestibules in parkade for more view angles.
- Continuous retail frontage at grade along both streets with access to parking from one main commercial lot



Sustainability Narrative

DATE: April 1, 2016
TO: Matt Stogryn, David Eisenberg
FROM: Kevin Welsh
RE: iFortune Green Building Features

Project Goals:
 This project and design team are committed to embracing green building operations. The project will be registered with the Canadian Green Building Council designation of Silver through LEED® 2009 for New Construction and Major Renovations.

Green Building Strategy:
 Measures being implemented to demonstrate iFortune's sustainability performance represent 54 points in the LEED® 2009 Core & Shell rating system and include what follows is a detailed description of how these targets will be reached at the development, in attempts to reach LEED® Silver.

Sustainable Sites:

The site of the project is located in a dense downtown urban core, with optimal public transit options. Within a 400 m radius (approx. 5 minute walk) the site has access to the Richmond Brighouse Transit Station. Within 800 m (approx. 10 minute walk) lies access to the Richmond Brighouse Transit Station combined with local access to car share vehicles within 400 m, in an area with a high density of carless commuters.

Urban heat island effect will also be mitigated through the use of parking and reflective roofing surfaces.

Water Efficiency:

The project will address water management through two design approaches. First, through plumbing fixtures, the project will be targeting a 40% reduction in the Second, through the selection of drought resistant vegetation and water efficient landscaping, a smart, integrated, approach to reducing demand on the City's and treated water supplies.

Energy and Atmosphere:

To achieve a minimum of five EA credits or a 10% reduction from ASHRAE 90.1 high performance building envelope, mechanical system, and electrical design. Refer to Appendix A- iFortune Design Assist Energy Modeling Report discussed to achieve such energy performance. View Glass for Office and LEED EA credits.

In addition to its high performance design, the development will be committed to energy management of the entire development for the duration of construction, to ensure energy savings and environmental benefit beyond the initial design.

Materials and Resources:

Construction waste management will be an integral part of the building process through smart product selection, packaging and transport. Furthermore, construction waste management will be an integral part of the building process through smart product selection, packaging and transport. Furthermore, construction waste management will be an integral part of the building process through smart product selection, packaging and transport.

will be addressed through a comprehensive waste management plan, details of standard debris from landfill. Recycled content will be sought in steel and glass components, reducing the impact of extracting of virgin materials in the recycling chain and so once the service life of the proposed building materials is a viable option.

Indoor Environmental Quality:

To further improve the indoor air quality of the building, interior finishes at the quantities of harmful Volatile Organic Compounds (VOCs) released potential air contamination from construction activities, an Indoor Air Quality Management Plan will be developed to ensure that the building meets or exceeds industry standards during construction and pre-occupancy phases to meet and exceed industry standards using MERV 13 filtration where possible to maintain the highest quality indoor air.

Innovation in Design and Regional Priority:

To innovate, the project will consider the use of green education and green building certification programs to educate occupants with the information they need to improve their own overall health and well-being. Other opportunities being considered include the use of LED lighting, highly toxic mercury commonly found in fluorescent lighting fixtures.

As strategies discussed above support a holistic approach to reducing the project's environmental footprint while simultaneously providing a healthy downtown lifestyle supportive of a vibrant urban environment, the strategies discussed above are amongst those targeted to achieve LEED Silver certification.

Through adoption the proposed energy performance parameters as outlined in the Modeling Report, iFortune's sustainability strategy was able to focus on building performance parameters identified for a minimum of 5 EA credits to be achieved. Where the parameters identified for a minimum of 5 EA credits to be achieved, alternative options would need to be considered:

SSc4.3- Electric Vehicle Charging (3 points)
 -Provide class II charging stations for 3% of the project's total parking spaces
 -Designate those spaces with signage to be for EV charging only

EA credits- Measurement and Verification (3 points)
 -Develop a project specific Measurement and Verification plan for monitoring the performance of the building's energy conservation measures on-site
 -Install additional metering and update Energy model after occupancy

Where additional energy savings to be found through the use of the View Transmittance Management Plan (VTMP) (lighting)

SSc5.1- Protect and Restore open Space (1 Point)
 -Provide at least 20% of site area in accessible native vegetation

MRC3- Regional Materials (1 Point)
 -Source 20% (by cost) of project materials within 800 km of the project site

Considering these and other options available to the project the LEED Silver certification will be achieved through the following credits:
 -SSc2 - Development Density
 -MRC2 - Construction Waste Management
 -WEC3 - Water Use Reduction



print date 29/03/2016

GBI ARCHITECTS
 137 EAST 8TH AVENUE
 VANCOUVER, CANADA V6T 1P6
 T 604 736 1356 F 604 731 5279
 GBIARCHITECTS.COM

© 2016 GBI ARCHITECTS. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF GBI ARCHITECTS AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT PERMISSION.

PLOT INFO.

NOTES:

NO DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
1.	JULY 19 2014	CLIENT REVIEW
2.	JULY 31 2014	CLIENT REVIEW
3.	NOV 12 2014	CITY REVIEW
4.	DEC 22 2014	ISSUED FOR REZONING
5.	AUG 12 2015	ISSUED FOR DP
6.	AUG 24 2015	RE-ISSUED FOR RZ/DP
7.	DEC 12 2016	RE-ISSUED FOR RZ/DP
8.	MAR 15 2017	RE-ISSUED FOR RZ/DP



iFORTUNE Centre Anderson Road
 8051 Anderson Road
 Richmond, BC
 RZ 14-678448 / DP 15-708092
 MIXED USE DEVELOPMENT

SUSTAINABILITY

DATE: DE
 DRAWN BY: DE
 CHECKED BY: AB
 SCALE:
 JOB NUMBER:

A-1.04



No. DP 15-708092

To the Holder: 1004732 BC LTD.
Property Address: 6840, 6860 NO. 3 ROAD & 8051 ANDERSON ROAD
Address: C/O 415 - 5811 COONEY ROAD
RICHMOND, BC V6X 3M1

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 crosshatched 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 #1 to #55 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 for \$705,008.70 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development Permitted by this Permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
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 15-708092

To the Holder: 1004732 BC LTD.
Property Address: 6840, 6860 NO. 3 ROAD & 8051 ANDERSON ROAD
Address: C/O 415 – 5811 COONEY ROAD
RICHMOND, BC V6X 3M1

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.
DAY OF

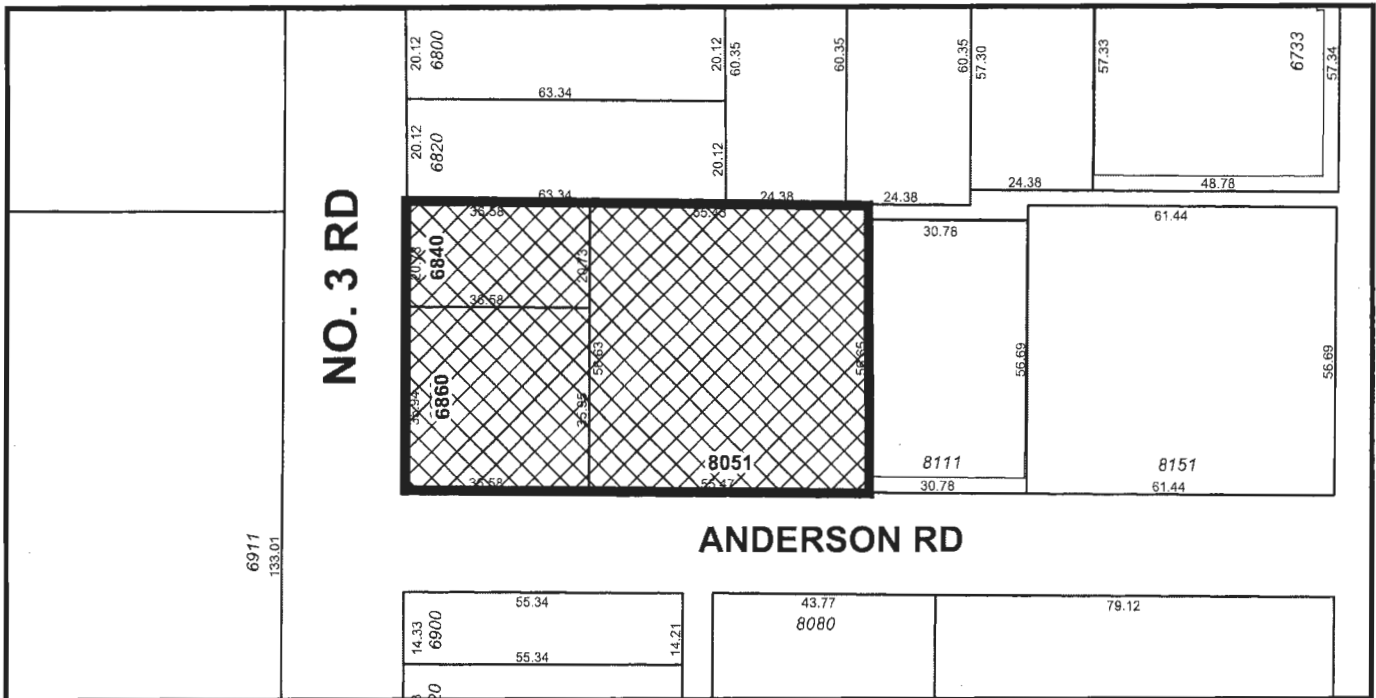
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DP 15-708092

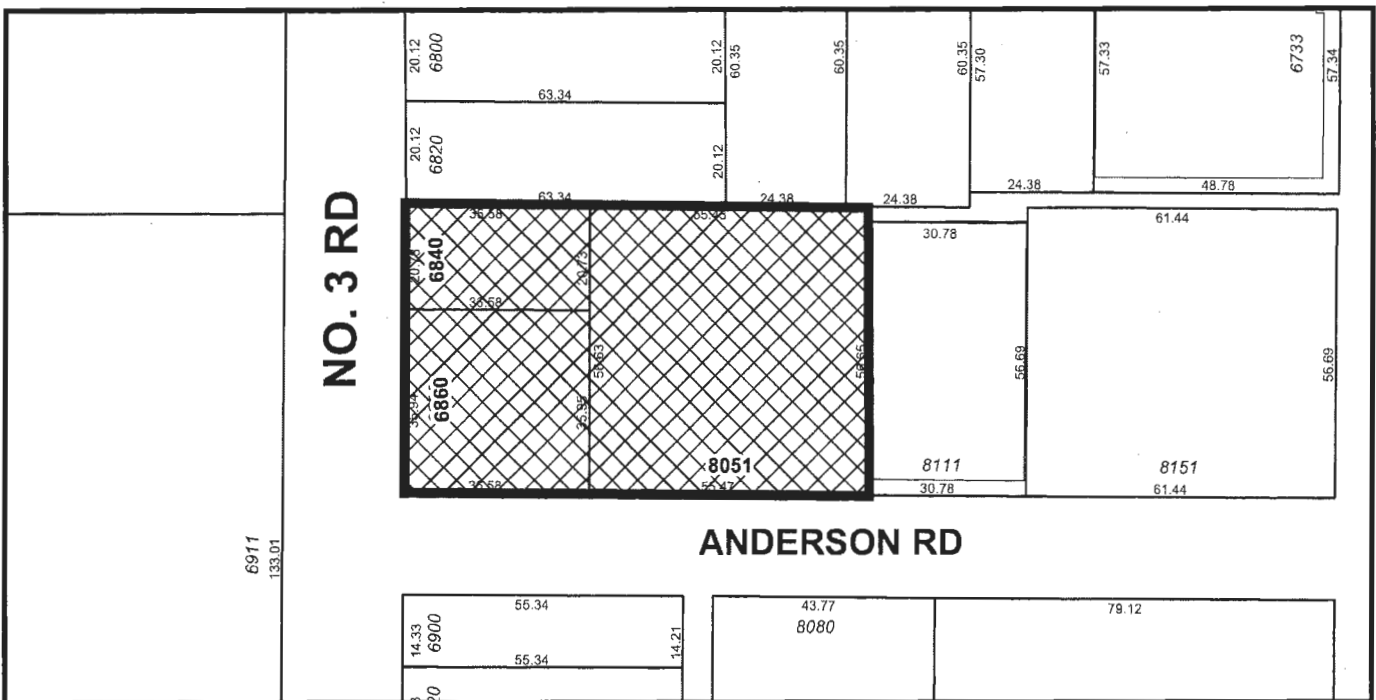
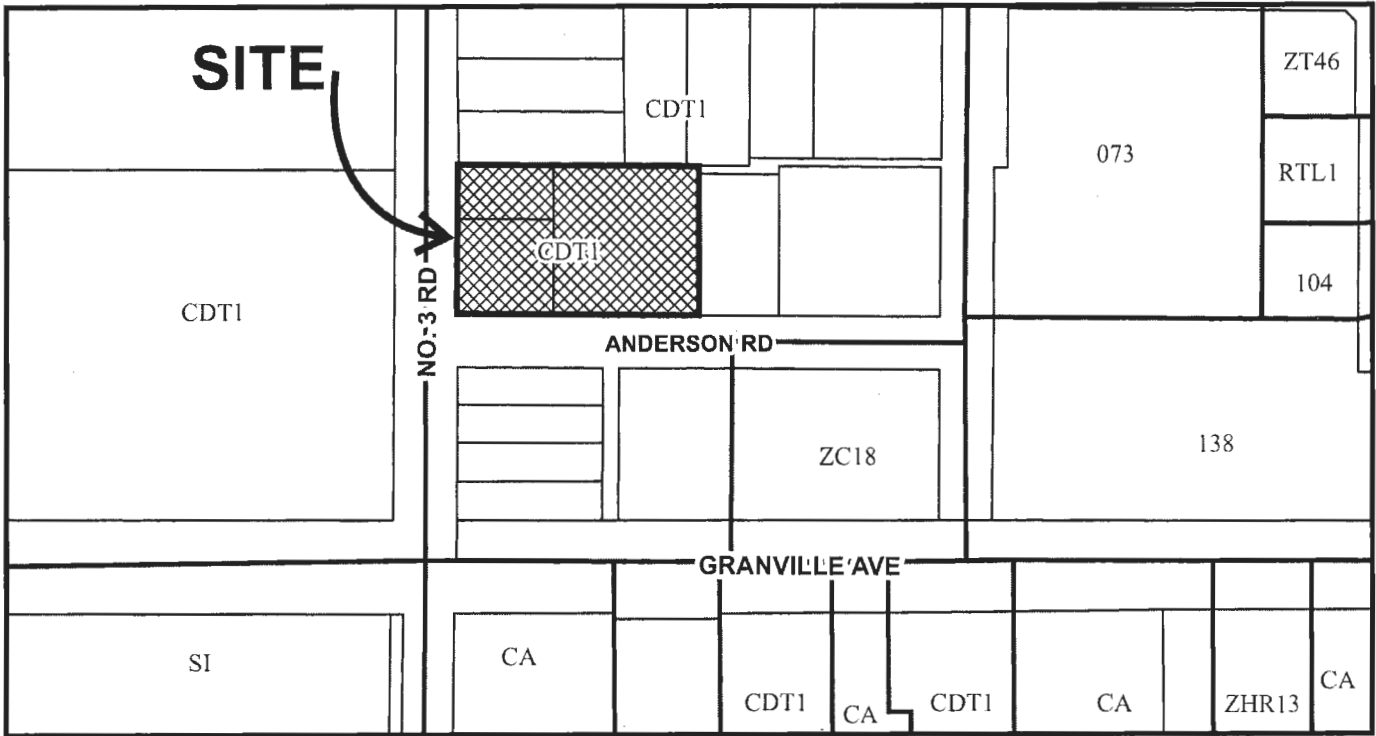
Original Date: 09/15/15

Revision Date: 08/08/16

Note: Dimensions are in METRES



City of Richmond



DP 15-708092 SCHEDULE "A"

Original Date: 09/15/15

Revision Date: 08/08/16

Note: Dimensions are in METRES



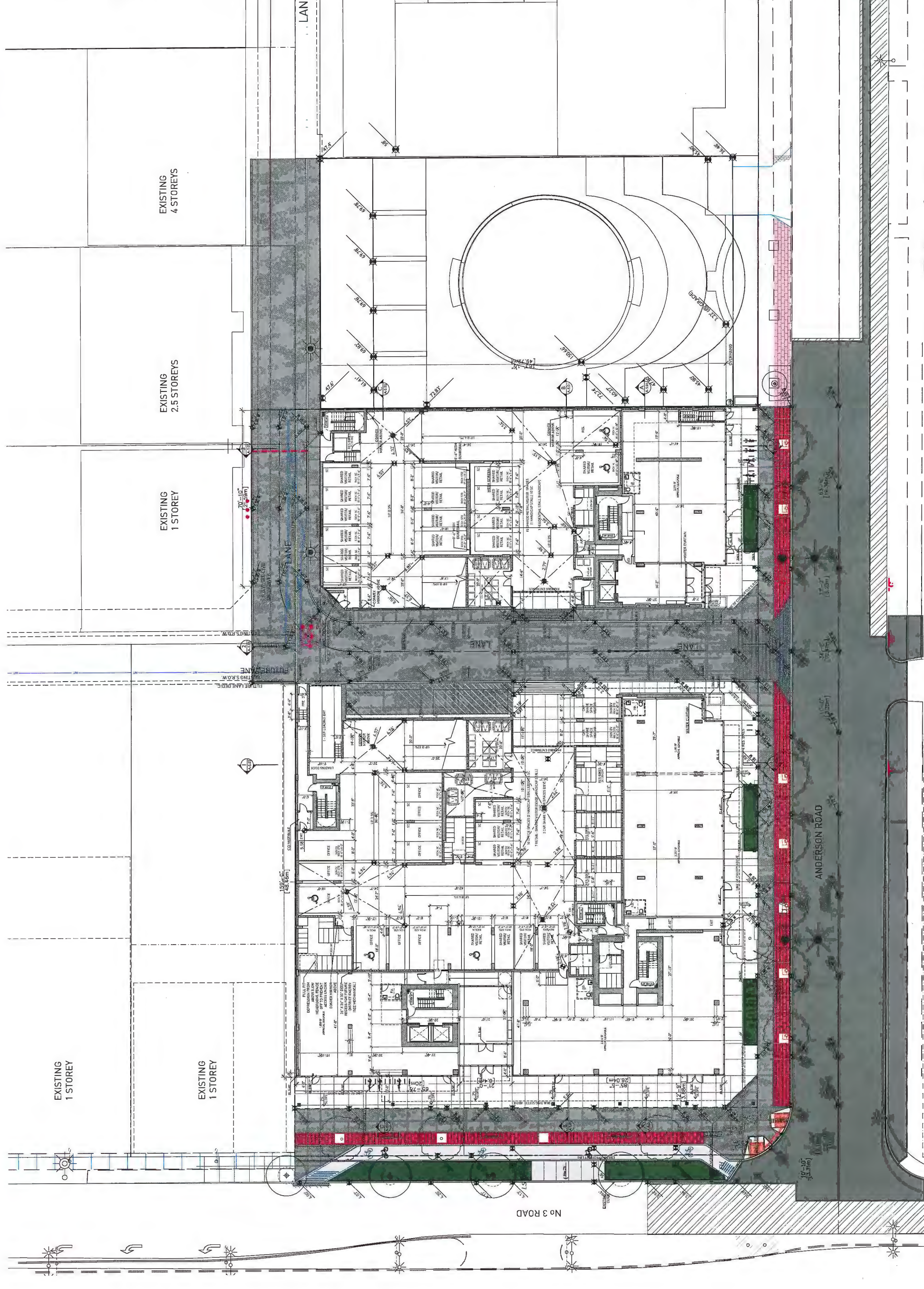
1000 WESTERN
 100 EAST 11TH AVENUE
 VANCOUVER, CANADA V6T 1B8
 TEL: 604 681 1181 FAX: 604 681 1279
 WWW.GBLINC.COM

NOTES
 NO. DESCRIPTION
 1. A minimum of 20% of parking stalls to be provided with a 120V receptacle to accommodate electric vehicle charging equipment.
 2. 25% of parking stalls to be constructed to accommodate the future installation of electric vehicle charging equipment (e.g. pre-dug for future wiring).

REVISIONS
 NO. DATE
 1. JULY 18 2014 CLIENT REVIEW
 2. JULY 21 2014 CLIENT REVIEW
 3. JULY 22 2014 CLIENT REVIEW
 4. APR 24 2016 RE-ISSUED FOR RZDP
 5. APR 24 2016 RE-ISSUED FOR RZDP
 6. APR 24 2016 RE-ISSUED FOR RZDP
 7. APR 24 2016 RE-ISSUED FOR RZDP
 8. APR 24 2016 RE-ISSUED FOR RZDP
 9. OCT. 13 2017 RE-ISSUED FOR RZDP COMMENTS

IFORTUNE Centre Anderson Road
 8051 Anderson Road
 Richmond, BC
 RZ 14-678448 / DP 15-708092
 MIXED USE DEVELOPMENT

SITE PLAN
 DATE DE
 DRAWN BY AB
 CHECKED BY
 SCALE 1/8"=1'-0"
 JOB NUMBER 1441



A-1.06

PLAN 15-708092

OCT 24 2017

PLAN 15-708092

DBL ARCHITECTS
127 EAST BETH AVENUE
RICHMOND, BC V6X 1A6
TEL: 604 275 1156 FAX: 604 275 1279
68@DBLARCHITECTS.COM

NOTES
1. MINIMUM OF 20% OF PARKING SPACES TO BE PROVIDED WITH A 120V RECEPTACLE TO BE INSTALLED IN THE VICINITY OF EACH ELECTRIC VEHICLE CHARGING EQUIPMENT.
2. 25% OF PARKING STALLS TO BE CONSTRUCTED TO ACCOMMODATE THE FUTURE INSTALLATION OF ELECTRIC VEHICLE CHARGING EQUIPMENT (e.g. pre-wired for future wiring)

REVISIONS
NO. DATE
1. 07/19/2016
2. 08/11/2016
3. 08/18/2016
4. 09/02/2016
5. 09/14/2016
6. 09/28/2016
7. 10/12/2016
8. 10/26/2016
9. 11/09/2016
10. 11/23/2016
11. 12/07/2016
12. 12/21/2016
13. 01/04/2017
14. 01/18/2017
15. 02/01/2017
16. 02/15/2017
17. 02/28/2017
18. 03/13/2017
19. 03/27/2017
20. 04/10/2017
21. 04/24/2017
22. 05/08/2017
23. 05/22/2017
24. 06/05/2017
25. 06/19/2017
26. 07/03/2017
27. 07/17/2017
28. 07/31/2017
29. 08/14/2017
30. 08/28/2017
31. 09/11/2017
32. 09/25/2017
33. 10/09/2017
34. 10/23/2017
35. 11/06/2017
36. 11/20/2017
37. 12/04/2017
38. 12/18/2017
39. 01/01/2018
40. 01/15/2018
41. 01/29/2018
42. 02/12/2018
43. 02/26/2018
44. 03/12/2018
45. 03/26/2018
46. 04/09/2018
47. 04/23/2018
48. 05/07/2018
49. 05/21/2018
50. 06/04/2018
51. 06/18/2018
52. 07/02/2018
53. 07/16/2018
54. 07/30/2018
55. 08/13/2018
56. 08/27/2018
57. 09/10/2018
58. 09/24/2018
59. 10/08/2018
60. 10/22/2018
61. 11/05/2018
62. 11/19/2018
63. 12/03/2018
64. 12/17/2018
65. 01/07/2019
66. 01/21/2019
67. 02/04/2019
68. 02/18/2019
69. 03/04/2019
70. 03/18/2019
71. 04/01/2019
72. 04/15/2019
73. 04/29/2019
74. 05/13/2019
75. 05/27/2019
76. 06/10/2019
77. 06/24/2019
78. 07/08/2019
79. 07/22/2019
80. 08/05/2019
81. 08/19/2019
82. 09/02/2019
83. 09/16/2019
84. 09/30/2019
85. 10/14/2019
86. 10/28/2019
87. 11/11/2019
88. 11/25/2019
89. 12/09/2019
90. 12/23/2019
91. 01/06/2020
92. 01/20/2020
93. 02/03/2020
94. 02/17/2020
95. 03/03/2020
96. 03/17/2020
97. 04/07/2020
98. 04/21/2020
99. 05/05/2020
100. 05/19/2020
101. 06/02/2020
102. 06/16/2020
103. 06/30/2020
104. 07/14/2020
105. 07/28/2020
106. 08/11/2020
107. 08/25/2020
108. 09/08/2020
109. 09/22/2020
110. 10/06/2020
111. 10/20/2020
112. 11/03/2020
113. 11/17/2020
114. 12/01/2020
115. 12/15/2020
116. 12/29/2020
117. 01/12/2021
118. 01/26/2021
119. 02/09/2021
120. 02/23/2021
121. 03/09/2021
122. 03/23/2021
123. 04/06/2021
124. 04/20/2021
125. 05/04/2021
126. 05/18/2021
127. 06/01/2021
128. 06/15/2021
129. 06/29/2021
130. 07/13/2021
131. 07/27/2021
132. 08/10/2021
133. 08/24/2021
134. 09/07/2021
135. 09/21/2021
136. 10/05/2021
137. 10/19/2021
138. 11/02/2021
139. 11/16/2021
140. 12/01/2021
141. 12/15/2021
142. 12/29/2021
143. 01/12/2022
144. 01/26/2022
145. 02/09/2022
146. 02/23/2022
147. 03/09/2022
148. 03/23/2022
149. 04/06/2022
150. 04/20/2022
151. 05/04/2022
152. 05/18/2022
153. 06/01/2022
154. 06/15/2022
155. 06/29/2022
156. 07/13/2022
157. 07/27/2022
158. 08/10/2022
159. 08/24/2022
160. 09/07/2022
161. 09/21/2022
162. 10/05/2022
163. 10/19/2022
164. 11/02/2022
165. 11/16/2022
166. 12/01/2022
167. 12/15/2022
168. 12/29/2022
169. 01/12/2023
170. 01/26/2023
171. 02/09/2023
172. 02/23/2023
173. 03/09/2023
174. 03/23/2023
175. 04/06/2023
176. 04/20/2023
177. 05/04/2023
178. 05/18/2023
179. 06/01/2023
180. 06/15/2023
181. 06/29/2023
182. 07/13/2023
183. 07/27/2023
184. 08/10/2023
185. 08/24/2023
186. 09/07/2023
187. 09/21/2023
188. 10/05/2023
189. 10/19/2023
190. 11/02/2023
191. 11/16/2023
192. 12/01/2023
193. 12/15/2023
194. 12/29/2023
195. 01/12/2024
196. 01/26/2024
197. 02/09/2024
198. 02/23/2024
199. 03/09/2024
200. 03/23/2024
201. 04/06/2024
202. 04/20/2024
203. 05/04/2024
204. 05/18/2024
205. 06/01/2024
206. 06/15/2024
207. 06/29/2024
208. 07/13/2024
209. 07/27/2024
210. 08/10/2024
211. 08/24/2024
212. 09/07/2024
213. 09/21/2024
214. 10/05/2024
215. 10/19/2024
216. 11/02/2024
217. 11/16/2024
218. 12/01/2024
219. 12/15/2024
220. 12/29/2024
221. 01/12/2025
222. 01/26/2025
223. 02/09/2025
224. 02/23/2025
225. 03/09/2025
226. 03/23/2025
227. 04/06/2025
228. 04/20/2025
229. 05/04/2025
230. 05/18/2025
231. 06/01/2025
232. 06/15/2025
233. 06/29/2025
234. 07/13/2025
235. 07/27/2025
236. 08/10/2025
237. 08/24/2025
238. 09/07/2025
239. 09/21/2025
240. 10/05/2025
241. 10/19/2025
242. 11/02/2025
243. 11/16/2025
244. 12/01/2025
245. 12/15/2025
246. 12/29/2025
247. 01/12/2026
248. 01/26/2026
249. 02/09/2026
250. 02/23/2026
251. 03/09/2026
252. 03/23/2026
253. 04/06/2026
254. 04/20/2026
255. 05/04/2026
256. 05/18/2026
257. 06/01/2026
258. 06/15/2026
259. 06/29/2026
260. 07/13/2026
261. 07/27/2026
262. 08/10/2026
263. 08/24/2026
264. 09/07/2026
265. 09/21/2026
266. 10/05/2026
267. 10/19/2026
268. 11/02/2026
269. 11/16/2026
270. 12/01/2026
271. 12/15/2026
272. 12/29/2026
273. 01/12/2027
274. 01/26/2027
275. 02/09/2027
276. 02/23/2027
277. 03/09/2027
278. 03/23/2027
279. 04/06/2027
280. 04/20/2027
281. 05/04/2027
282. 05/18/2027
283. 06/01/2027
284. 06/15/2027
285. 06/29/2027
286. 07/13/2027
287. 07/27/2027
288. 08/10/2027
289. 08/24/2027
290. 09/07/2027
291. 09/21/2027
292. 10/05/2027
293. 10/19/2027
294. 11/02/2027
295. 11/16/2027
296. 12/01/2027
297. 12/15/2027
298. 12/29/2027
299. 01/12/2028
300. 01/26/2028
301. 02/09/2028
302. 02/23/2028
303. 03/09/2028
304. 03/23/2028
305. 04/06/2028
306. 04/20/2028
307. 05/04/2028
308. 05/18/2028
309. 06/01/2028
310. 06/15/2028
311. 06/29/2028
312. 07/13/2028
313. 07/27/2028
314. 08/10/2028
315. 08/24/2028
316. 09/07/2028
317. 09/21/2028
318. 10/05/2028
319. 10/19/2028
320. 11/02/2028
321. 11/16/2028
322. 12/01/2028
323. 12/15/2028
324. 12/29/2028
325. 01/12/2029
326. 01/26/2029
327. 02/09/2029
328. 02/23/2029
329. 03/09/2029
330. 03/23/2029
331. 04/06/2029
332. 04/20/2029
333. 05/04/2029
334. 05/18/2029
335. 06/01/2029
336. 06/15/2029
337. 06/29/2029
338. 07/13/2029
339. 07/27/2029
340. 08/10/2029
341. 08/24/2029
342. 09/07/2029
343. 09/21/2029
344. 10/05/2029
345. 10/19/2029
346. 11/02/2029
347. 11/16/2029
348. 12/01/2029
349. 12/15/2029
350. 12/29/2029
351. 01/12/2030
352. 01/26/2030
353. 02/09/2030
354. 02/23/2030
355. 03/09/2030
356. 03/23/2030
357. 04/06/2030
358. 04/20/2030
359. 05/04/2030
360. 05/18/2030
361. 06/01/2030
362. 06/15/2030
363. 06/29/2030
364. 07/13/2030
365. 07/27/2030
366. 08/10/2030
367. 08/24/2030
368. 09/07/2030
369. 09/21/2030
370. 10/05/2030
371. 10/19/2030
372. 11/02/2030
373. 11/16/2030
374. 12/01/2030
375. 12/15/2030
376. 12/29/2030
377. 01/12/2031
378. 01/26/2031
379. 02/09/2031
380. 02/23/2031
381. 03/09/2031
382. 03/23/2031
383. 04/06/2031
384. 04/20/2031
385. 05/04/2031
386. 05/18/2031
387. 06/01/2031
388. 06/15/2031
389. 06/29/2031
390. 07/13/2031
391. 07/27/2031
392. 08/10/2031
393. 08/24/2031
394. 09/07/2031
395. 09/21/2031
396. 10/05/2031
397. 10/19/2031
398. 11/02/2031
399. 11/16/2031
400. 12/01/2031
401. 12/15/2031
402. 12/29/2031
403. 01/12/2032
404. 01/26/2032
405. 02/09/2032
406. 02/23/2032
407. 03/09/2032
408. 03/23/2032
409. 04/06/2032
410. 04/20/2032
411. 05/04/2032
412. 05/18/2032
413. 06/01/2032
414. 06/15/2032
415. 06/29/2032
416. 07/13/2032
417. 07/27/2032
418. 08/10/2032
419. 08/24/2032
420. 09/07/2032
421. 09/21/2032
422. 10/05/2032
423. 10/19/2032
424. 11/02/2032
425. 11/16/2032
426. 12/01/2032
427. 12/15/2032
428. 12/29/2032
429. 01/12/2033
430. 01/26/2033
431. 02/09/2033
432. 02/23/2033
433. 03/09/2033
434. 03/23/2033
435. 04/06/2033
436. 04/20/2033
437. 05/04/2033
438. 05/18/2033
439. 06/01/2033
440. 06/15/2033
441. 06/29/2033
442. 07/13/2033
443. 07/27/2033
444. 08/10/2033
445. 08/24/2033
446. 09/07/2033
447. 09/21/2033
448. 10/05/2033
449. 10/19/2033
450. 11/02/2033
451. 11/16/2033
452. 12/01/2033
453. 12/15/2033
454. 12/29/2033
455. 01/12/2034
456. 01/26/2034
457. 02/09/2034
458. 02/23/2034
459. 03/09/2034
460. 03/23/2034
461. 04/06/2034
462. 04/20/2034
463. 05/04/2034
464. 05/18/2034
465. 06/01/2034
466. 06/15/2034
467. 06/29/2034
468. 07/13/2034
469. 07/27/2034
470. 08/10/2034
471. 08/24/2034
472. 09/07/2034
473. 09/21/2034
474. 10/05/2034
475. 10/19/2034
476. 11/02/2034
477. 11/16/2034
478. 12/01/2034
479. 12/15/2034
480. 12/29/2034
481. 01/12/2035
482. 01/26/2035
483. 02/09/2035
484. 02/23/2035
485. 03/09/2035
486. 03/23/2035
487. 04/06/2035
488. 04/20/2035
489. 05/04/2035
490. 05/18/2035
491. 06/01/2035
492. 06/15/2035
493. 06/29/2035
494. 07/13/2035
495. 07/27/2035
496. 08/10/2035
497. 08/24/2035
498. 09/07/2035
499. 09/21/2035
500. 10/05/2035
501. 10/19/2035
502. 11/02/2035
503. 11/16/2035
504. 12/01/2035
505. 12/15/2035
506. 12/29/2035
507. 01/12/2036
508. 01/26/2036
509. 02/09/2036
510. 02/23/2036
511. 03/09/2036
512. 03/23/2036
513. 04/06/2036
514. 04/20/2036
515. 05/04/2036
516. 05/18/2036
517. 06/01/2036
518. 06/15/2036
519. 06/29/2036
520. 07/13/2036
521. 07/27/2036
522. 08/10/2036
523. 08/24/2036
524. 09/07/2036
525. 09/21/2036
526. 10/05/2036
527. 10/19/2036
528. 11/02/2036
529. 11/16/2036
530. 12/01/2036
531. 12/15/2036
532. 12/29/2036
533. 01/12/2037
534. 01/26/2037
535. 02/09/2037
536. 02/23/2037
537. 03/09/2037
538. 03/23/2037
539. 04/06/2037
540. 04/20/2037
541. 05/04/2037
542. 05/18/2037
543. 06/01/2037
544. 06/15/2037
545. 06/29/2037
546. 07/13/2037
547. 07/27/2037
548. 08/10/2037
549. 08/24/2037
550. 09/07/2037
551. 09/21/2037
552. 10/05/2037
553. 10/19/2037
554. 11/02/2037
555. 11/16/2037
556. 12/01/2037
557. 12/15/2037
558. 12/29/2037
559. 01/12/2038
560. 01/26/2038
561. 02/09/2038
562. 02/23/2038
563. 03/09/2038
564. 03/23/2038
565. 04/06/2038
566. 04/20/2038
567. 05/04/2038
568. 05/18/2038
569. 06/01/2038
570. 06/15/2038
571. 06/29/2038
572. 07/13/2038
573. 07/27/2038
574. 08/10/2038
575. 08/24/2038
576. 09/07/2038
577. 09/21/2038
578. 10/05/2038
579. 10/19/2038
580. 11/02/2038
581. 11/16/2038
582. 12/01/2038
583. 12/15/2038
584. 12/29/2038
585. 01/12/2039
586. 01/26/2039
587. 02/09/2039
588. 02/23/2039
589. 03/09/2039
590. 03/23/2039
591. 04/06/2039
592. 04/20/2039
593. 05/04/2039
594. 05/18/2039
595. 06/01/2039
596. 06/15/2039
597. 06/29/2039
598. 07/13/2039
599. 07/27/2039
600. 08/10/2039
601. 08/24/2039
602. 09/07/2039
603. 09/21/2039
604. 10/05/2039
605. 10/19/2039
606. 11/02/2039
607. 11/16/2039
608. 12/01/2039
609. 12/15/2039
610. 12/29/2039
611. 01/12/2040
612. 01/26/2040
613. 02/09/2040
614. 02/23/2040
615. 03/09/2040
616. 03/23/2040
617. 04/06/2040
618. 04/20/2040
619. 05/04/2040
620. 05/18/2040
621. 06/01/2040
622. 06/15/2040
623. 06/29/2040
624. 07/13/2040
625. 07/27/2040
626. 08/10/2040
627. 08/24/2040
628. 09/07/2040
629. 09/21/2040
630. 10/05/2040
631. 10/19/2040
632. 11/02/2040
633. 11/16/2040
634. 12/01/2040
635. 12/15/2040
636. 12/29/2040
637. 01/12/2041
638. 01/26/2041
639. 02/09/2041
640. 02/23/2041
641. 03/09/2041
642. 03/23/2041
643. 04/06/2041
644. 04/20/2041
645. 05/04/2041
646. 05/18/2041
647. 06/01/2041
648. 06/15/2041
649. 06/29/2041
650. 07/13/2041
651. 07/27/2041
652. 08/10/2041
653. 08/24/2041
654. 09/07/2041
655. 09/21/2041
656. 10/05/2041
657. 10/19/2041
658. 11/02/2041
659. 11/16/2041
660. 12/01/2041
661. 12/15/2041
662. 12/29/2041
663. 01/12/2042
664. 01/26/2042
665. 02/09/2042
666. 02/23/2042
667. 03/09/2042
668. 03/23/2042
669. 04/06/2042
670. 04/20/2042
671. 05/04/2042
672. 05/18/2042
673. 06/01/2042
674. 06/15/2042
675. 06/29/2042
676. 07/13/2042
677. 07/27/2042
678. 08/10/2042
679. 08/24/2042
680. 09/07/2042
681. 09/21/2042
682. 10/05/2042
683. 10/19/2042
684. 11/02/2042
685. 11/16/2042
686. 12/01/2042
687. 12/15/2042
688. 12/29/2042
689. 01/12/2043
690. 01/26/2043
691. 02/09/2043
692. 02/23/2043
693. 03/09/2043
694. 03/23/2043
695. 04/06/2043
696. 04/20/2043
697. 05/04/2043
698. 05/18/2043
699. 06/01/2043
700. 06/15/2043
701. 06/29/2043
702. 07/13/2043
703. 07/27/2043
704. 08/10/2043
705. 08/24/2043
706. 09/07/2043
707. 09/21/2043
708. 10/05/2043
709. 10/19/2043
710. 11/02/2043
711. 11/16/2043
712. 12/01/2043
713. 12/15/2043
714. 12/29/2043
715. 01/12/2044
716. 01/26/2044
7



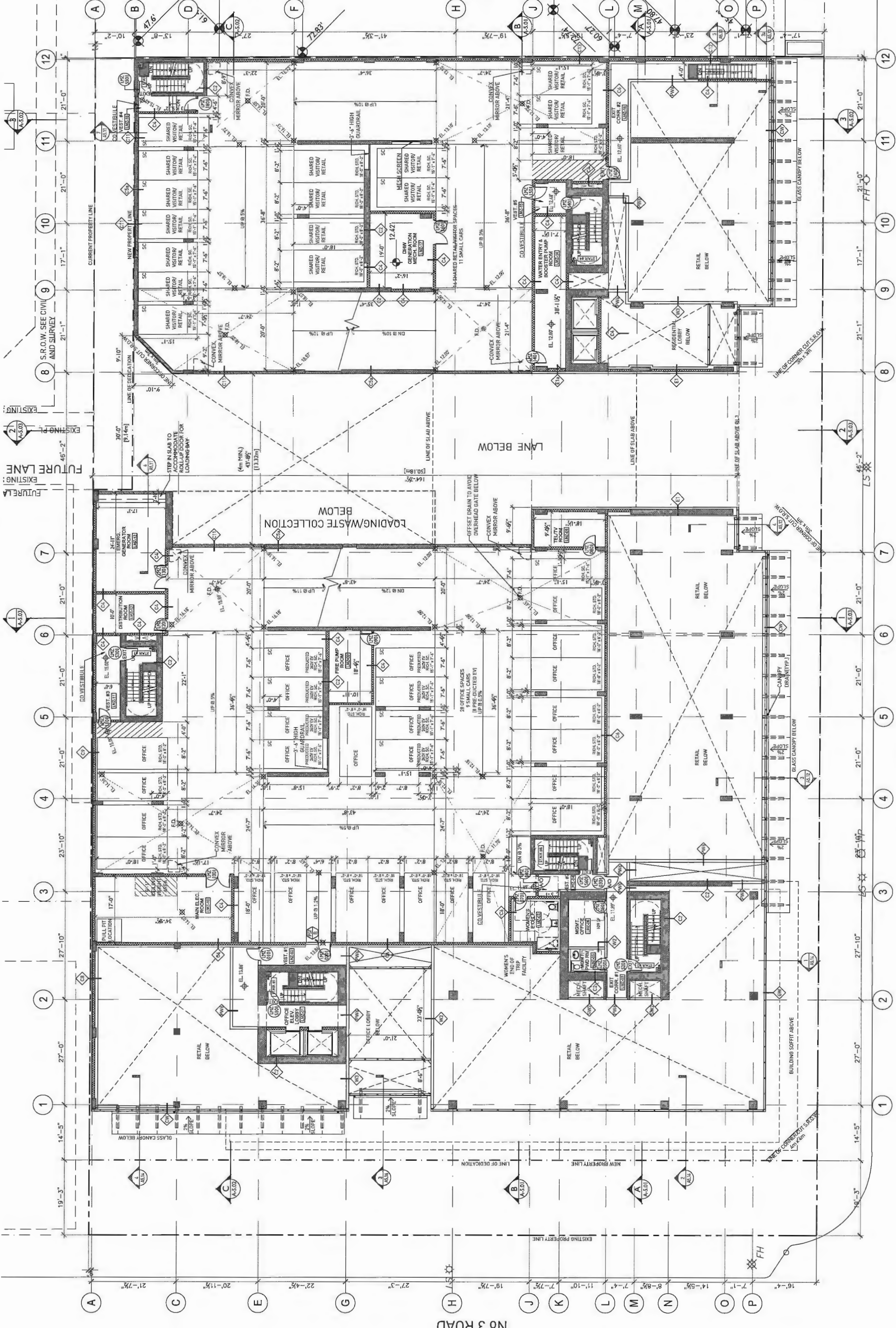
GBL ARCHITECTS
129 EAST 10TH AVENUE
RICHMOND, BC V6X 1A1
TEL: 604.278.1181 FAX: 604.271.3279
GBLARCHITECTS.COM

NOTES:
1. A minimum of 20% of parking stalls to be provided with a 120V receptacle to accommodate electric vehicle charging equipment.
2. 25% of parking stalls to be constructed to accommodate future installation of equipment as pre-plumbed for future wiring.

REVISIONS
NO. DATE
1. JULY 18 2014 CLIENT REVIEW
2. NOV 12 2014 CITY REVIEW
3. FEB 10 2015 REVISIONS
4. MAR 12 2015 REVISIONS
5. DEC 12 2014 RE-ISSUED FOR RZDP
6. MAR 18 2017 RE-ISSUED FOR RZDP
7. JUN 15 2017 RE-ISSUED FOR RZDP COMMENTS

1 FORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

L1 MEZZANINE
DATE: 11/15/17
DRAWN BY: DE
CHECKED BY: AB
SCALE: 3/32"=1'-0"
JOB NUMBER: 1441



ANDERSON ROAD

PLAN # 3

OCT 24 2017

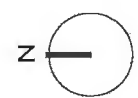
DP 15-708092

A-3.01

GBL ARCHITECTS
 1000 WEST 10TH AVENUE
 VANCOUVER, CANADA V6T 1R8
 T 604 278 1134 F 604 271 5279
 GBLARCHITECTS.COM

NOTES
 NO. 1. MINIMUM
 a minimum of 20% of parking stalls to be provided with a 120V receptacle to accommodate electric vehicle charging equipment.
 25% of parking stalls to be constructed to accommodate the future installation of electric vehicle charging equipment (e.g. pre-ducted for future wiring).
 ABBREVIATIONS:
 B.U.H. - Basic Universal Housing features

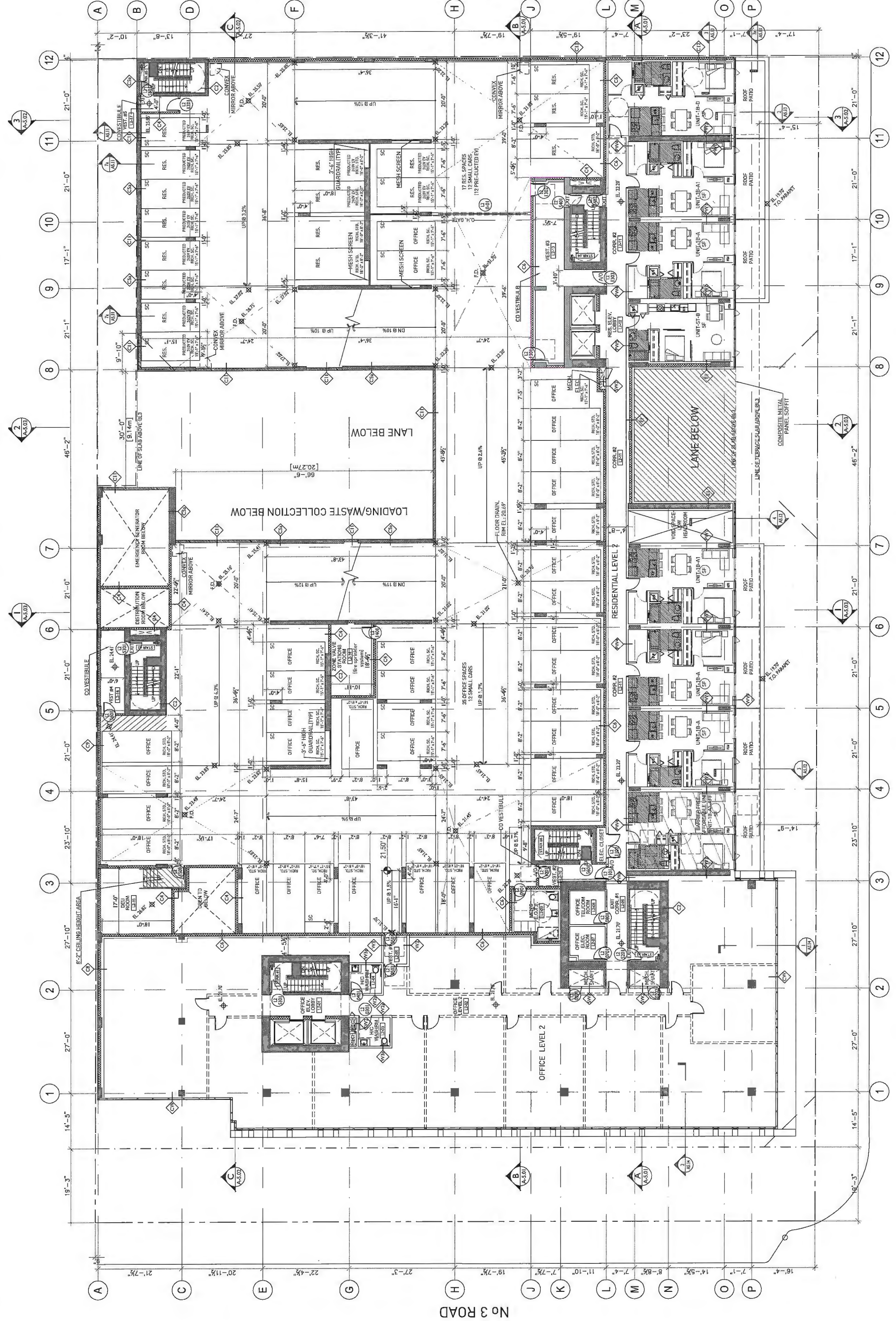
REVISIONS
 NO. DATE
 1. JULY 23, 2014 CLIENT REVIEW
 2. JULY 23, 2014 ISSUED FOR PERMITTING
 3. AUG 12, 2014 RE-DESIGNED FOR RZDP
 4. AUG 12, 2014 RE-DESIGNED FOR RZDP
 5. OCT 13, 2017 RE-DESIGNED FOR RZDP COMMENTS



IFORTUNE Centre Anderson Road
 8051 Anderson Road
 Richmond, BC
 RZ 14-678448 / DP 15-708092
 MIXED USE DEVELOPMENT

RES. L2 OFFICE. L2
 FLOOR PLAN

DATE	DATE
DRAWN BY	DE
CHECKED BY	AB
SCALE	3/32"=1'-0"
JOB NUMBER	1441



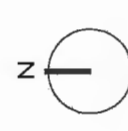
ANDERSON ROAD

GBL ARCHITECTS
 1000 WEST 10TH AVENUE
 VANCOUVER, CANADA V6J 1R8
 T 604 726 1186 F 604 731 8279
 GBLARCHITECTS.COM

NOTES:
 1. A minimum of 20% of parking stalls to be provided with a 120V receptacle to accommodate electric vehicle charging equipment.
 2. 25% of parking stalls to be constructed to accommodate the future installation of electric vehicle charging equipment (e.g. pre-wired for future wiring)

ABBREVIATIONS:
 B.U.A. - Basic Universal Housing features

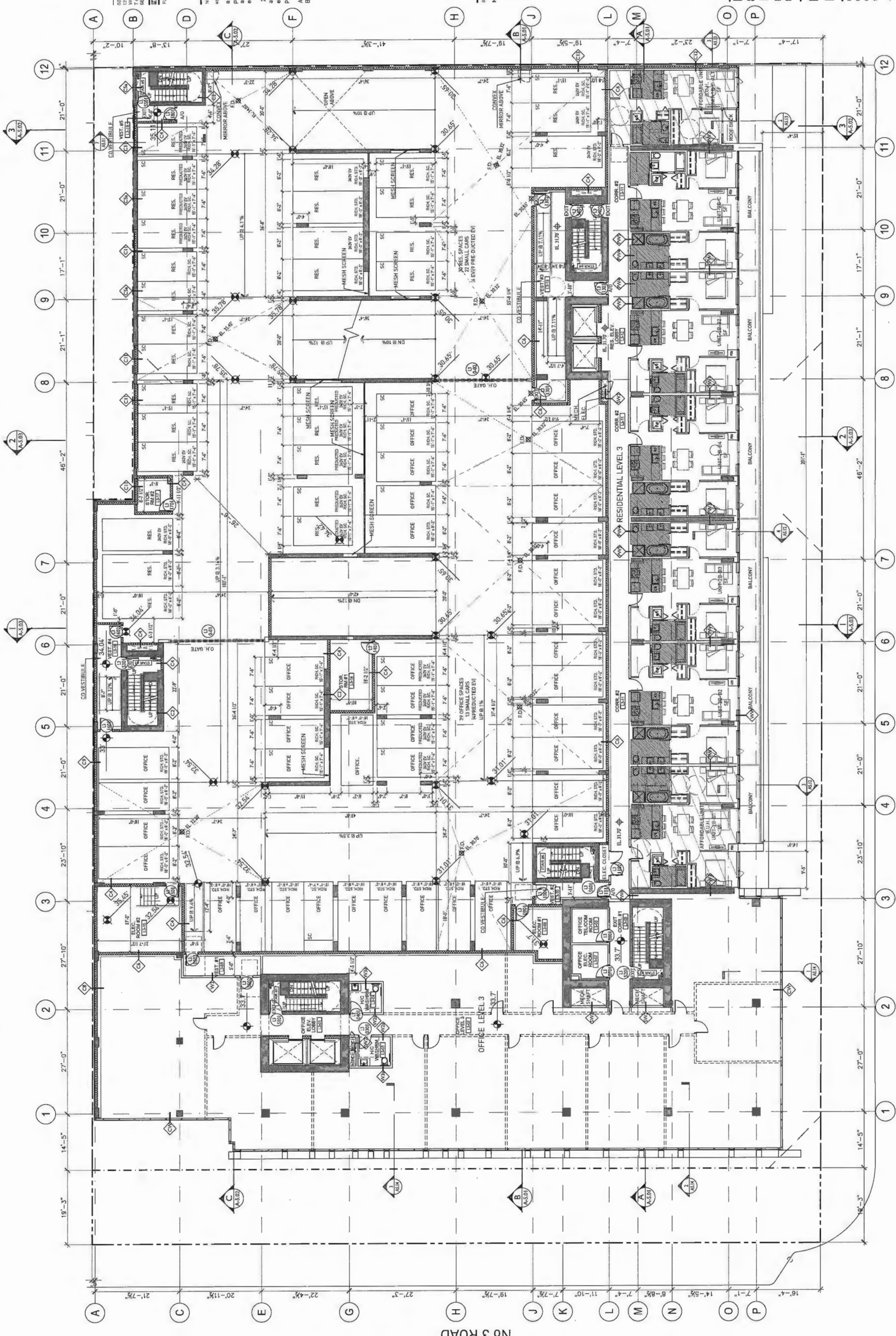
REMARKS:
 NO. DATE
 1. JULY 31 2014 CLIENT REVIEW
 2. AUG 12 2014 DESIGN DEVELOPMENT
 3. SEP 22 2014 DESIGN DEVELOPMENT
 4. OCT 12 2014 RE-ASSIGNED FOR RZ/PP
 5. OCT 12 2014 RE-ASSIGNED FOR RZ/PP
 6. OCT 13 2017 RE-ASSIGNED FOR RZ/PP COMMENTS



IFORTUNE Centre Anderson Road
 8051 Anderson Road
 Richmond, BC
 RZ 14-678448 / DP 15-708092
 MIXED USE DEVELOPMENT

RES. L3 OFFICE. L3
 FLOOR PLAN

DATE: 10/12/17
 DRAWN BY: DE
 CHECKED BY: AB
 SCALE: 3/32"=1'-0"
 JOB NUMBER: 1441



ANDERSON ROAD

1. A minimum of 20% of parking stalls to be provided with a 120V receptacle to accommodate electric vehicle charging equipment.

2. 25% of parking stalls to be constructed to accommodate the future installation of electric vehicle charging equipment (e.g. pre-ducted for future wiring)

REVISIONS

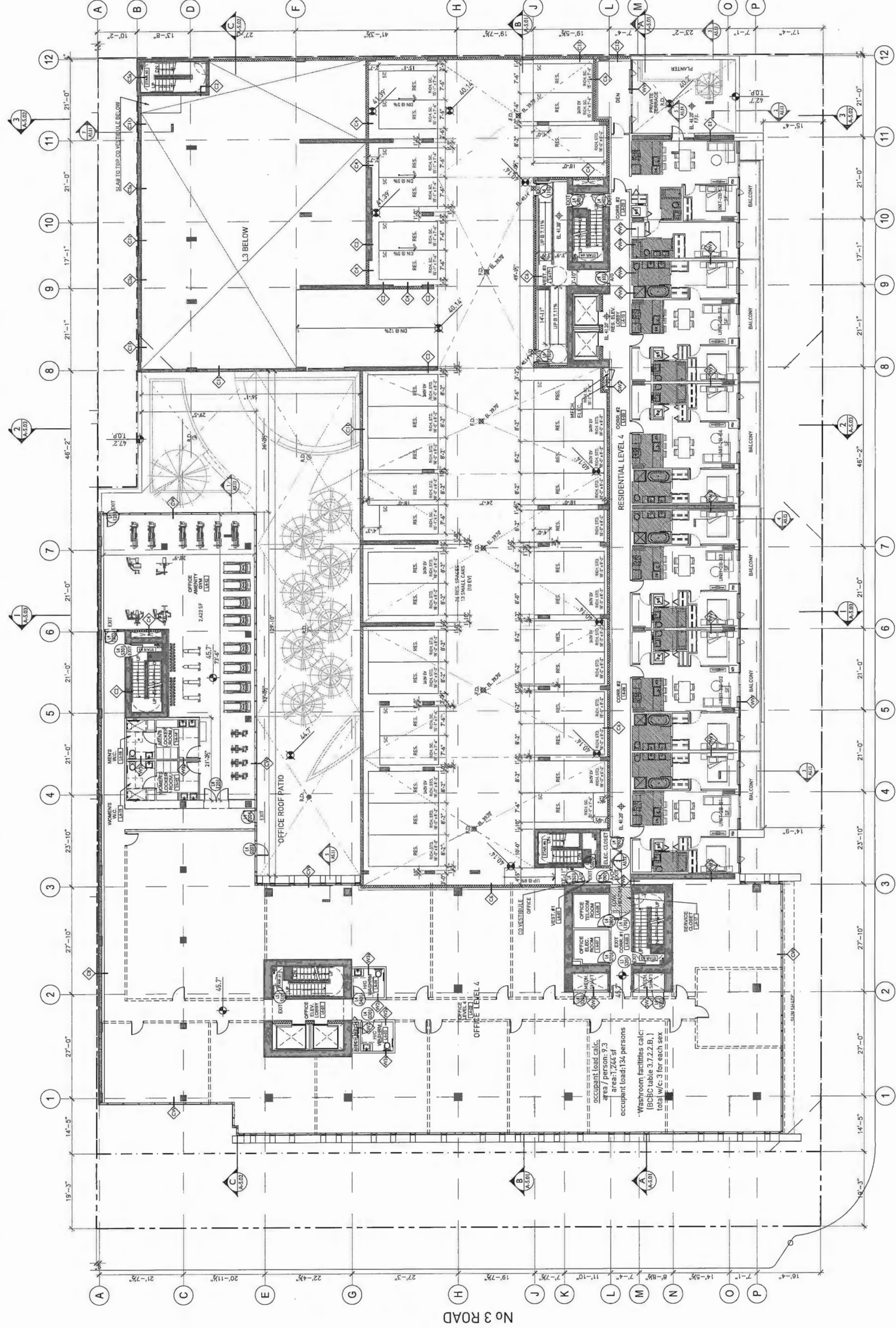
NO.	DATE	REVISIONS
1	2014.07.21	CLIENT REVIEW
2	2014.08.12	DESIGN FOR SCENING
3	2014.08.22	REVISIONS FOR RZDP
4	2014.08.22	REVISIONS FOR RZDP
5	2014.08.22	REVISIONS FOR RZDP
6	2014.08.22	REVISIONS FOR RZDP
7	2014.08.22	REVISIONS FOR RZDP
8	2014.08.22	REVISIONS FOR RZDP
9	2014.08.22	REVISIONS FOR RZDP
10	2014.08.22	REVISIONS FOR RZDP
11	2014.08.22	REVISIONS FOR RZDP
12	2014.08.22	REVISIONS FOR RZDP



IFORTUNE Centre Anderson Road
 8051 Anderson Road
 Richmond, BC
 RZ 14-678448 / DP 15-708092
 MIXED USE DEVELOPMENT

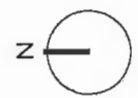
**RES. L4 OFFICE. L4
 FLOOR PLAN**

DATE	DATE
DRAWN BY DE	1441
CHECKED BY AB	
SCALE 3/32"=1'-0"	
JOB NUMBER	1441



No 3 ROAD

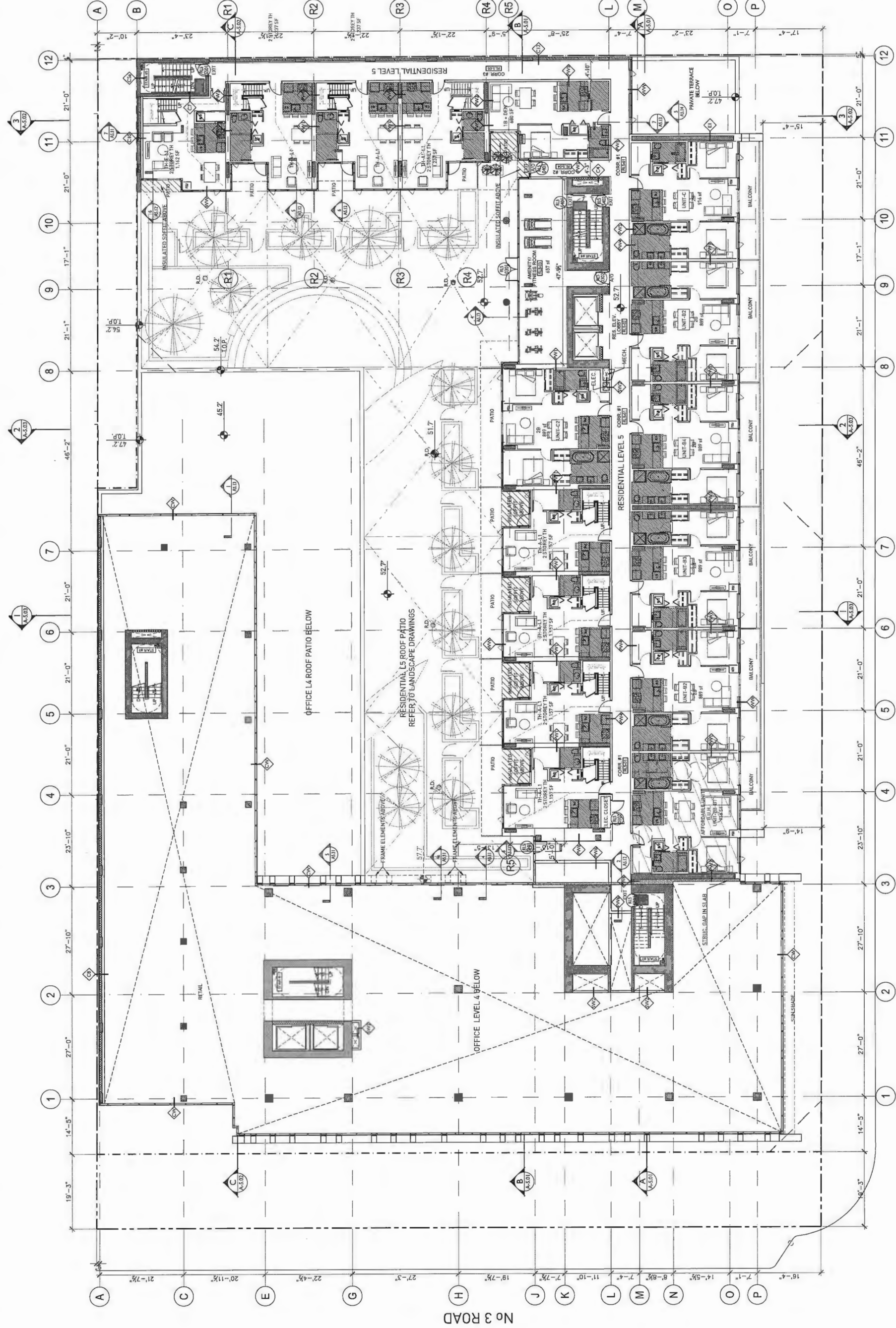
ANDERSON ROAD



IFORTUNE Centre Anderson Road
 8051 Anderson Road
 Richmond, BC
 RZ 14-678448 / DP 15-708092
 MIXED USE DEVELOPMENT

RES. L5
 FLOOR PLAN

DATE	DE
DRAWN BY	AS
CHECKED BY	AS
SCALE	3/32"=1'-0"
JOB NUMBER	1441



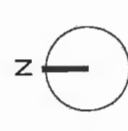
ANDERSON ROAD



GBL ARCHITECTS
 VANCOUVER, CANADA V6T 1R8
 T 604 291 1156 F 604 731 8279
 GBLARCHITECTS.COM

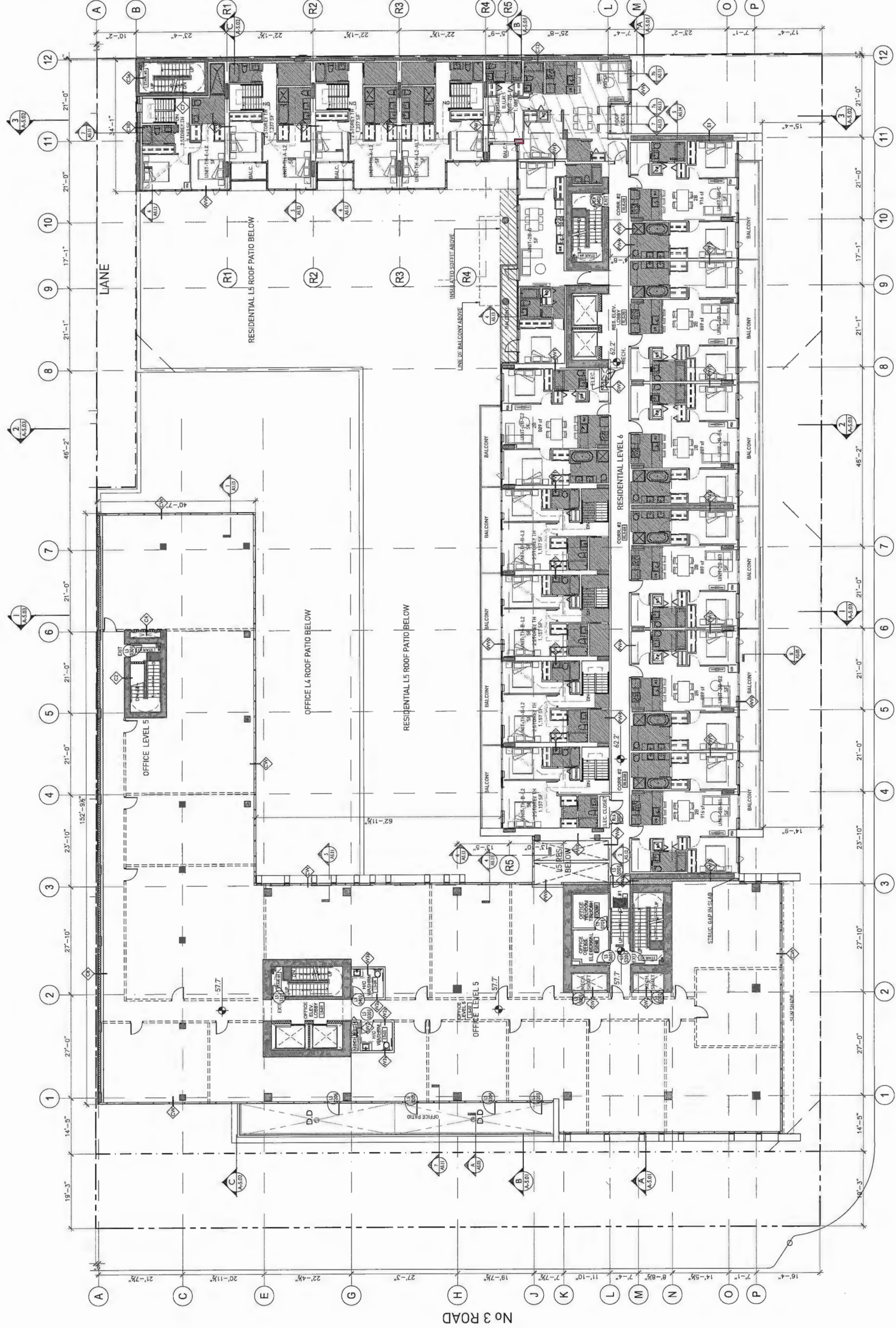
NOTES
 1. REVISIONS

REVISIONS
 NO. DATE
 1. JULY 27, 2014
 2. AUG 11, 2014
 3. AUG 22, 2014
 4. AUG 24, 2014
 5. OCT 11, 2014
 6. OCT 13, 2017



IFORTUNE Centre Anderson Road
 8051 Anderson Road
 Richmond, BC
 RZ 14-678448 / DP 15-708092
 MIXED USE DEVELOPMENT
 RES. L6 OFFICE. L5
 FLOOR PLAN

DATE
 DRAWN BY DE
 CHECKED BY AB
 SCALE 1/32"=1'-0"
 JOB NUMBER 1441



ANDERSON ROAD

A-3.06

PLAN 18

OCT 24 2017

DP 15-708092

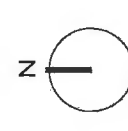


GBL ARCHITECTS
 1000 WESTERN AVENUE
 VANCOUVER, BRITISH COLUMBIA, CANADA V6V 1R8
 TEL: 604.278.1184 FAX: 604.271.9379
 GBLARCHITECTS.COM

PLANT INFO:

NOTES:
 NO DESCRIPTION

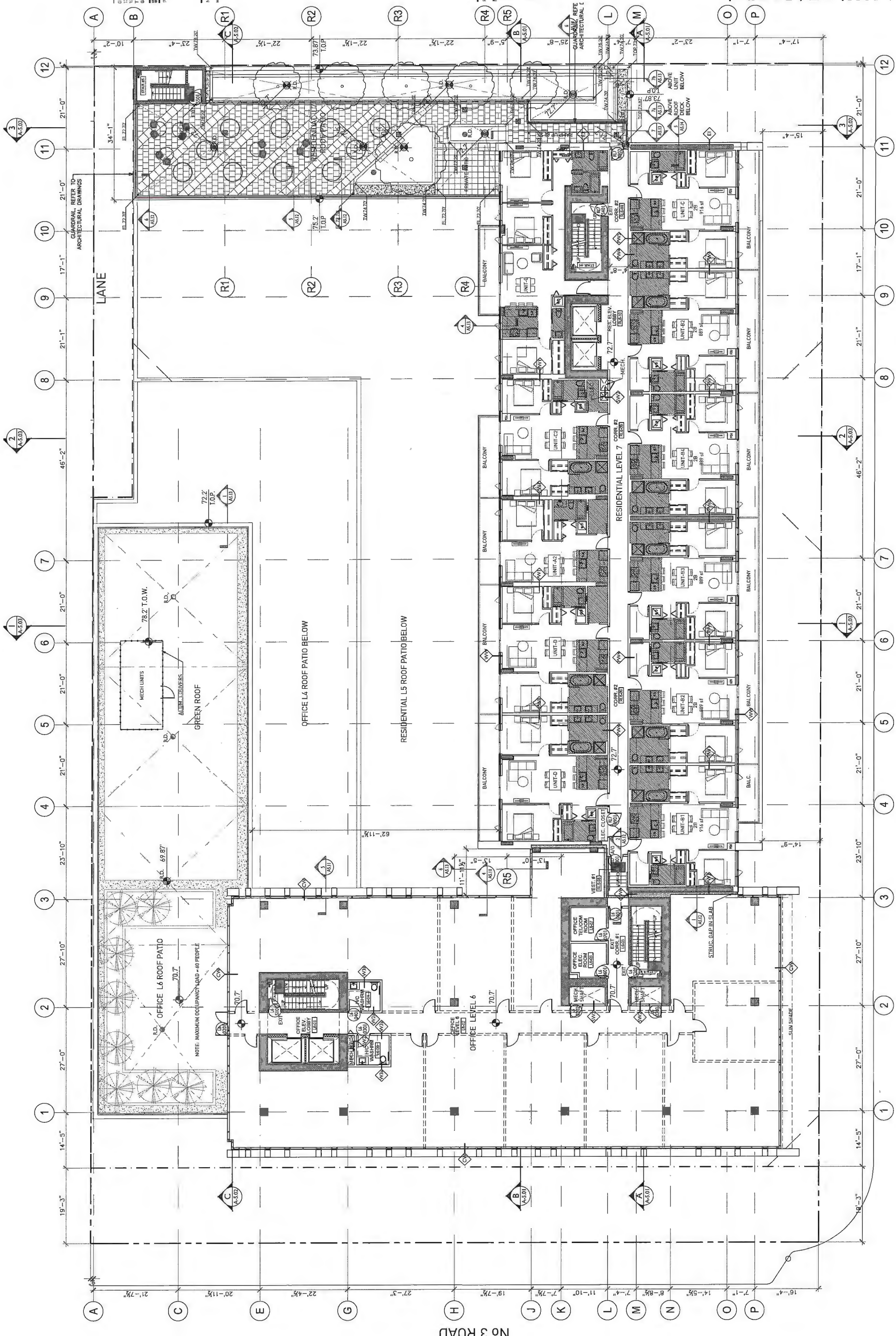
REVISIONS
 NO. DATE
 1 JUL 21 2014
 CLIENT REVIEW
 2 JUL 21 2014
 DESIGN FOR PERMITTING
 3 AUG 22 2014
 REVISION FOR RZ/DP
 4 DEC 17 2014
 REVISION FOR RZ/DP
 5 DEC 17 2014
 REVISION FOR RZ/DP
 6 OCT 13 2017
 REVISION FOR RZ/DP COMMENTS



FORTUNE Centre Anderson Road
 8051 Anderson Road
 Richmond, BC
 RZ 14-678448 / DP 15-708092
 MIXED USE DEVELOPMENT

RES. L7 OFFICE. L6
 FLOOR PLAN

DATE
 DRAWN BY DE
 CHECKED BY AB
 SCALE 3/32"=1'-0"
 JOB NUMBER 1441



ANDERSON ROAD

A-3.07

DP 15-708092

OCT 24 2017

PLAN # 201



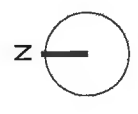
GBL ARCHITECTS
 1000 WESTERN AVENUE
 VANCOUVER, CANADA V6T 1R8
 T 604 736 1154 F 604 731 8279
 GBLARCHITECTS.COM

PLAT INFO

NOTES

REVISIONS

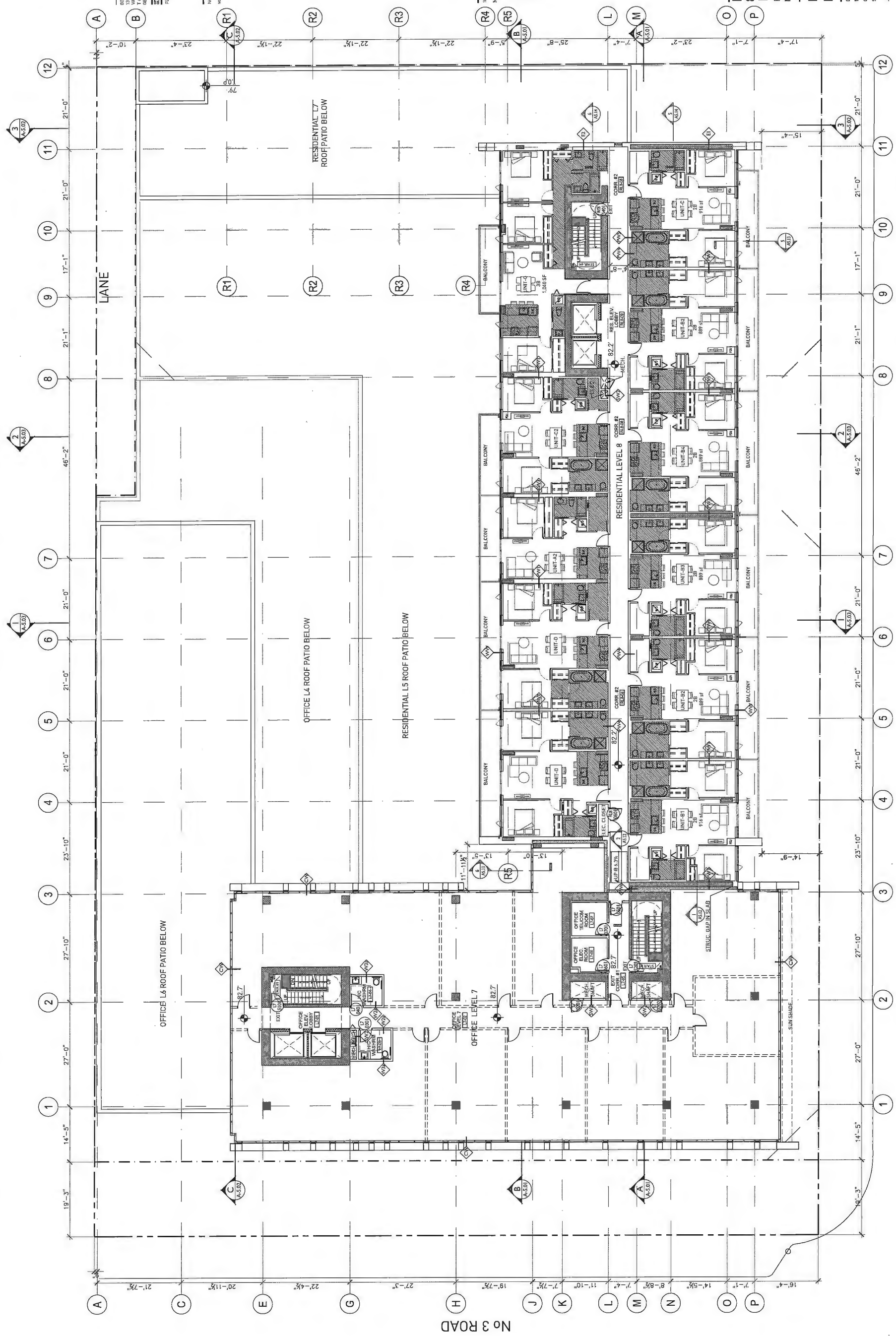
NO.	DATE	REVISIONS
1	NOV 20 2014	CLIENT REVIEW
2	JULY 27 2014	CLIENT REVIEW
3	DEC 22 2014	ISSUED FOR PERMITS
4	AUG 24 2015	RE-ISSUED FOR RZAP
5	MAY 12 2015	RE-ISSUED FOR RZAP
6	OCT 13 2017	RE-ISSUED FOR RZAP COMMENTS



IFORTUNE Centre Anderson Road
 8051 Anderson Road
 Richmond, BC
 RZ 14-678448 / DP 15-708092
 MIXED USE DEVELOPMENT

RES. L8 OFFICE. L7
 FLOOR PLAN

DATE	DATE
DRAWN BY DE	DATE
CHECKED BY AB	DATE
SCALE 3/32"=1'-0"	
JOB NUMBER 1441	



No 3 ROAD

ANDERSON ROAD

A-3.08

PLAN 15-708092

OCT 24 2017

PLAN 15-708092



DBL ARCHITECTS
 1100 WEST 10TH AVENUE
 VANCOUVER, CANADA V6T 1B6
 TEL: 604.278.1154 FAX: 604.278.1579
 WWW.DBLARCHITECTS.COM

NOTES:
 1. REFER TO ALL DRAWINGS FOR REVISIONS.
 2. REFER TO ALL DRAWINGS FOR REVISIONS.

REVISIONS:
 NO. DATE DESCRIPTION
 1 JULY 21 2014 CLIENT REVIEW
 2 JULY 21 2014 ISSUED FOR PERMITS
 3 DEC 22 2014 RE-ASSIGNED FOR RZDP
 4 AUG 24 2016 RE-ASSIGNED FOR RZDP
 5 DEC 15 2016 RE-ASSIGNED FOR RZDP
 6 OCT 13 2017 RE-ASSIGNED FOR RZDP COMMENTS

DATE: JULY 21 2014
 CLIENT: DBL ARCHITECTS
 PROJECT: FORTUNE CENTRE ANDERSON ROAD
 DRAWN BY: DE
 CHECKED BY: AB
 SCALE: 3/32"=1'-0"
 JOB NUMBER: 1441

DATE: JULY 21 2014
 CLIENT: DBL ARCHITECTS
 PROJECT: FORTUNE CENTRE ANDERSON ROAD
 DRAWN BY: DE
 CHECKED BY: AB
 SCALE: 3/32"=1'-0"
 JOB NUMBER: 1441

DATE: JULY 21 2014
 CLIENT: DBL ARCHITECTS
 PROJECT: FORTUNE CENTRE ANDERSON ROAD
 DRAWN BY: DE
 CHECKED BY: AB
 SCALE: 3/32"=1'-0"
 JOB NUMBER: 1441

DATE: JULY 21 2014
 CLIENT: DBL ARCHITECTS
 PROJECT: FORTUNE CENTRE ANDERSON ROAD
 DRAWN BY: DE
 CHECKED BY: AB
 SCALE: 3/32"=1'-0"
 JOB NUMBER: 1441

DATE: JULY 21 2014
 CLIENT: DBL ARCHITECTS
 PROJECT: FORTUNE CENTRE ANDERSON ROAD
 DRAWN BY: DE
 CHECKED BY: AB
 SCALE: 3/32"=1'-0"
 JOB NUMBER: 1441

DATE: JULY 21 2014
 CLIENT: DBL ARCHITECTS
 PROJECT: FORTUNE CENTRE ANDERSON ROAD
 DRAWN BY: DE
 CHECKED BY: AB
 SCALE: 3/32"=1'-0"
 JOB NUMBER: 1441

DATE: JULY 21 2014
 CLIENT: DBL ARCHITECTS
 PROJECT: FORTUNE CENTRE ANDERSON ROAD
 DRAWN BY: DE
 CHECKED BY: AB
 SCALE: 3/32"=1'-0"
 JOB NUMBER: 1441

DATE: JULY 21 2014
 CLIENT: DBL ARCHITECTS
 PROJECT: FORTUNE CENTRE ANDERSON ROAD
 DRAWN BY: DE
 CHECKED BY: AB
 SCALE: 3/32"=1'-0"
 JOB NUMBER: 1441

DATE: JULY 21 2014
 CLIENT: DBL ARCHITECTS
 PROJECT: FORTUNE CENTRE ANDERSON ROAD
 DRAWN BY: DE
 CHECKED BY: AB
 SCALE: 3/32"=1'-0"
 JOB NUMBER: 1441

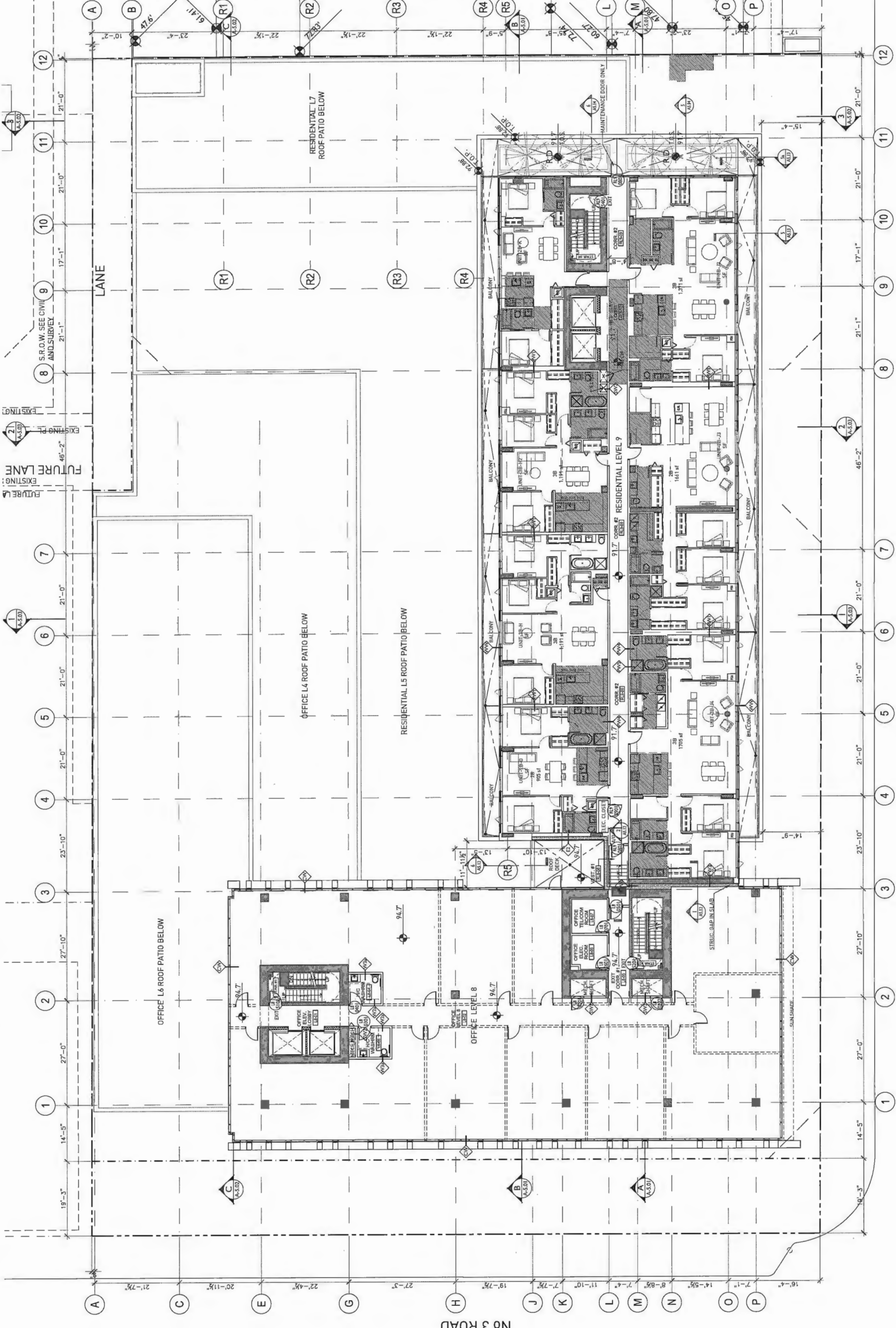
DATE: JULY 21 2014
 CLIENT: DBL ARCHITECTS
 PROJECT: FORTUNE CENTRE ANDERSON ROAD
 DRAWN BY: DE
 CHECKED BY: AB
 SCALE: 3/32"=1'-0"
 JOB NUMBER: 1441

DATE: JULY 21 2014
 CLIENT: DBL ARCHITECTS
 PROJECT: FORTUNE CENTRE ANDERSON ROAD
 DRAWN BY: DE
 CHECKED BY: AB
 SCALE: 3/32"=1'-0"
 JOB NUMBER: 1441

DATE: JULY 21 2014
 CLIENT: DBL ARCHITECTS
 PROJECT: FORTUNE CENTRE ANDERSON ROAD
 DRAWN BY: DE
 CHECKED BY: AB
 SCALE: 3/32"=1'-0"
 JOB NUMBER: 1441

DATE: JULY 21 2014
 CLIENT: DBL ARCHITECTS
 PROJECT: FORTUNE CENTRE ANDERSON ROAD
 DRAWN BY: DE
 CHECKED BY: AB
 SCALE: 3/32"=1'-0"
 JOB NUMBER: 1441

DATE: JULY 21 2014
 CLIENT: DBL ARCHITECTS
 PROJECT: FORTUNE CENTRE ANDERSON ROAD
 DRAWN BY: DE
 CHECKED BY: AB
 SCALE: 3/32"=1'-0"
 JOB NUMBER: 1441



FORTUNE Centre Anderson Road
 8051 Anderson Road
 Richmond, BC
 RZ 14-678448 / DP 15-708092
 MIXED USE DEVELOPMENT

RES. L9 OFFICE. L8
 FLOOR PLAN

ANDERSON ROAD

A-3.09

DP 15-708092

OCT 24 2017

PLAN FLOOR 11

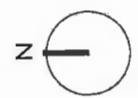


GBL ARCHITECTS
 VANCOUVER, CANADA V6T 1R8
 TEL: 604.278.1151 F: 604.731.5279
 GBLARCHITECTS.COM

NOTES:
 1. REFER TO MEASUREMENTS
 2. REFER TO MEASUREMENTS

REVISIONS
 NO. DATE
 1. JULY 21 2014
 2. JULY 21 2014
 3. JULY 21 2014
 4. JULY 21 2014
 5. JULY 21 2014
 6. JULY 21 2014
 7. AUG 24 2015
 8. OCT 13 2017

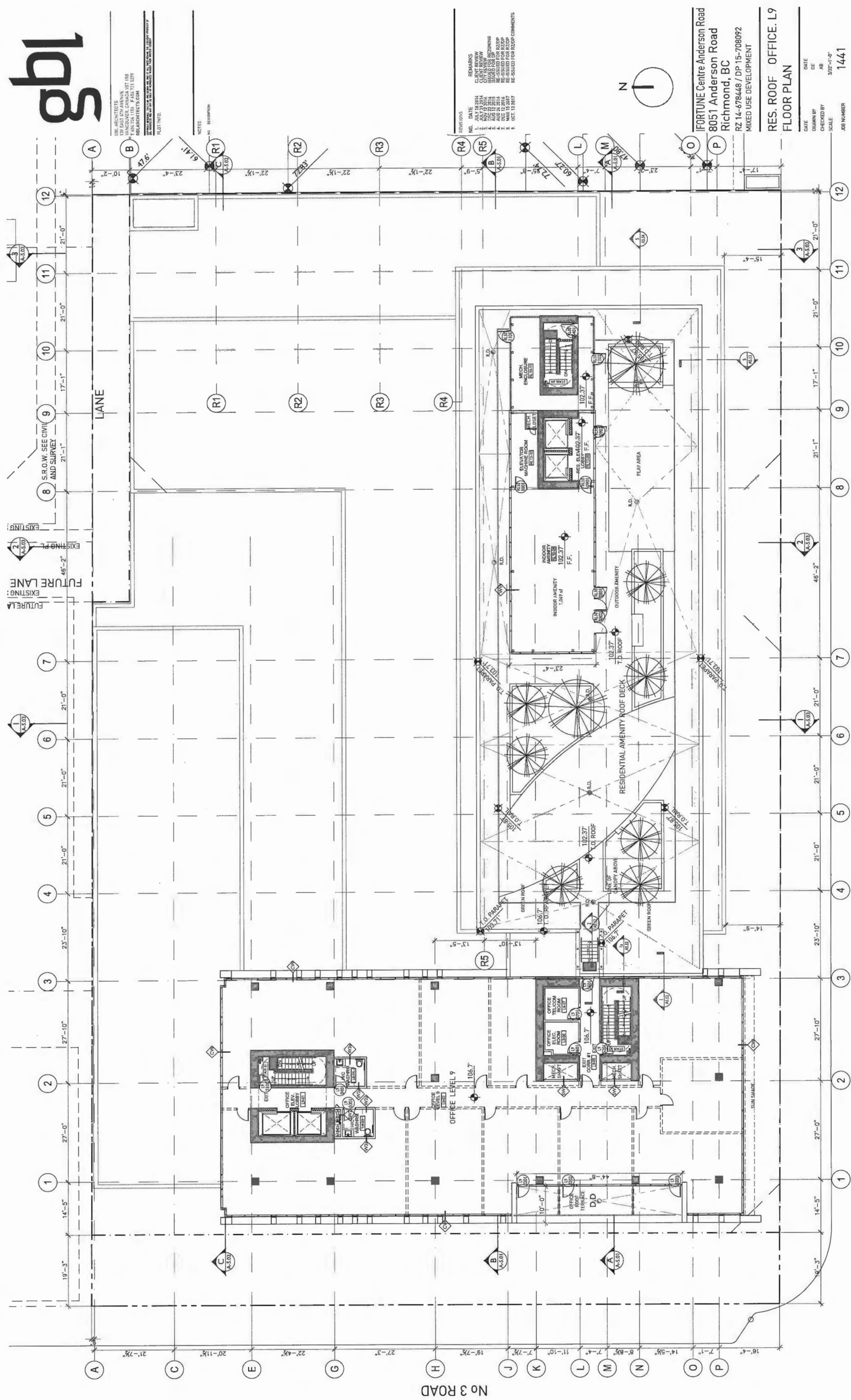
REMARKS
 1. CLIENT REVIEW
 2. ISSUED FOR PERMITTING
 3. ISSUED FOR PERMITTING
 4. ISSUED FOR PERMITTING
 5. ISSUED FOR PERMITTING
 6. ISSUED FOR PERMITTING
 7. RE-ASSIGNED FOR RZDP
 8. RE-ASSIGNED FOR RZDP
 9. RE-ASSIGNED FOR RZDP
 10. RE-ASSIGNED FOR RZDP



FORTUNE Centre Anderson Road
 8051 Anderson Road
 Richmond, BC
 RZ 14-678448 / DP 15-708092
 MIXED USE DEVELOPMENT

RES. ROOF OFFICE L9
 FLOOR PLAN

DATE: DE
 DRAWN BY: AB
 CHECKED BY: AB
 SCALE: 3/32"=1'-0"
 JOB NUMBER: 1441



ANDERSON ROAD

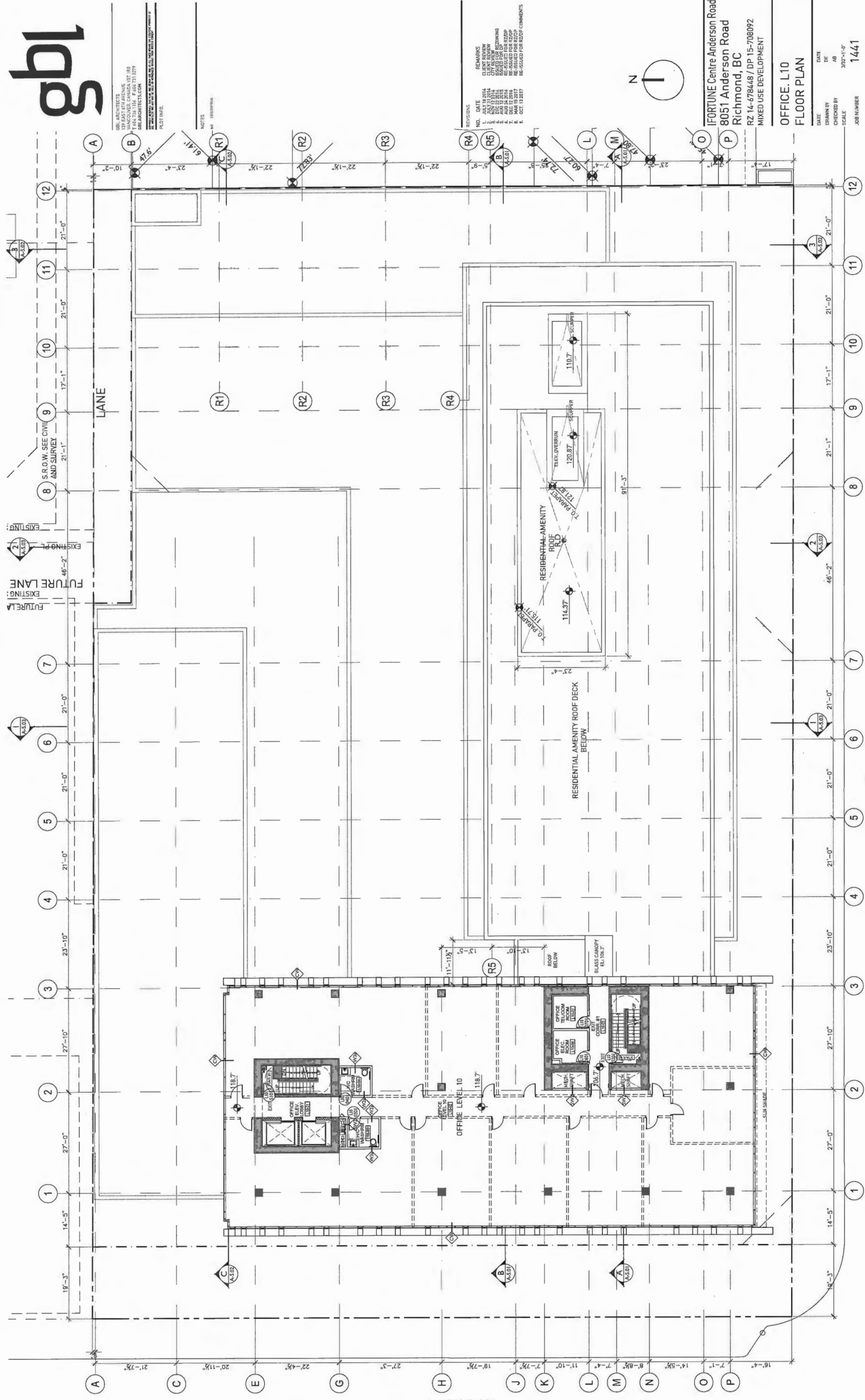
A-3.10

PLAN # 12

OCT 24 2017

DP 15-708092

No 3 ROAD



GBL ARCHITECTS
 400 W. VANCOUVER STREET
 VANCOUVER, CANADA V6B 5C6
 TEL: 604.681.1111 FAX: 604.681.1127
 WWW.GBLARCHITECTS.COM

NOTES:
 1. SEE PLANS FOR ALL DIMENSIONS
 2. SEE PLANS FOR ALL FINISHES

REVISIONS

NO.	DATE	REVISIONS
1	AUG 21 2014	CLIENT REVIEW
2	AUG 21 2014	REVISED FOR RESIDING
3	AUG 21 2014	RE-ASSIGNED FOR RZ/DP
4	AUG 24 2014	RE-ASSIGNED FOR RZ/DP
5	MAY 13 2015	RE-ASSIGNED FOR RZ/DP
6	OCT 13 2017	RE-ASSIGNED FOR RZ/DP COMMENTS



IFORTUNE Centre Anderson Road
 8051 Anderson Road
 Richmond, BC
 RZ 14-678448 / DP 15-708092
 MIXED USE DEVELOPMENT

OFFICE L10
 FLOOR PLAN

DATE	DATE
DRAWN BY DE	DATE
CHECKED BY AB	DATE
SCALE 3/32"=1'-0"	JOB NUMBER 1441

ANDERSON ROAD

PLAN 13

OCT 24 2017

DP 15-708092

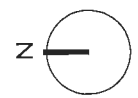
A-3.11

GBL ARCHITECTS
 2100 BROADVIEW AVENUE
 VANCOUVER, CANADA V6T 1R5
 TEL: 604-276-1181 FAX: 604-271-1279
 WWW.GBLARCHITECTS.COM
 REG. NO. 12000
 REG. NO. 12000
 REG. NO. 12000

NOTES
 1. REFER TO ALL DIMENSIONS
 2. REFER TO ALL DIMENSIONS

REVISIONS
 NO. DATE
 1 JULY 21 2014
 2 JULY 21 2014
 3 JULY 21 2014
 4 JULY 21 2014
 5 JULY 21 2014
 6 AUG 24 2014
 7 DEC 17 2014
 8 DEC 17 2014
 9 OCT 13 2017

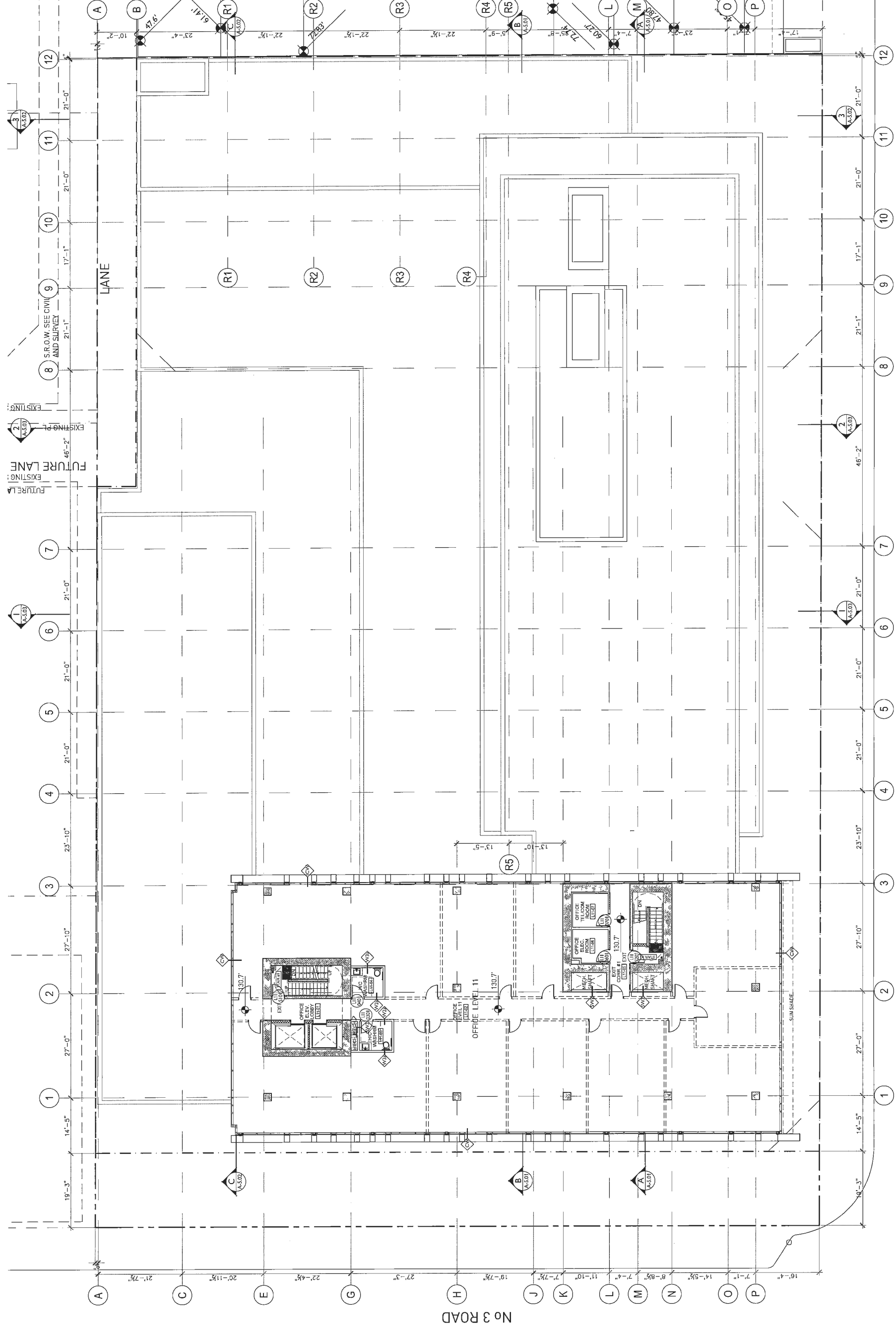
REMARKS
 CLIENT REVIEW
 ISSUED FOR PERMITTING
 RE-ISSUED FOR PERMITTING
 RE-ISSUED FOR PERMITTING
 RE-ISSUED FOR PERMITTING
 RE-ISSUED FOR PERMITTING



IFORTUNE Centre Anderson Road
 8051 Anderson Road
 Richmond, BC
 RZ 14-678448 / DP 15-708092
 MIXED USE DEVELOPMENT

OFFICE: L11
 FLOOR PLAN

DATE	DE	AB	SCALE	JOB NUMBER
			3/32"=1'-0"	1441



ANDERSON ROAD

No 3 ROAD



GBL ARCHITECTS
 177 EAST 5TH AVENUE
 VANCOUVER, BRITISH COLUMBIA V6T 1R6
 TEL: 604-681-1111
 WWW.GBLARCHITECTS.COM

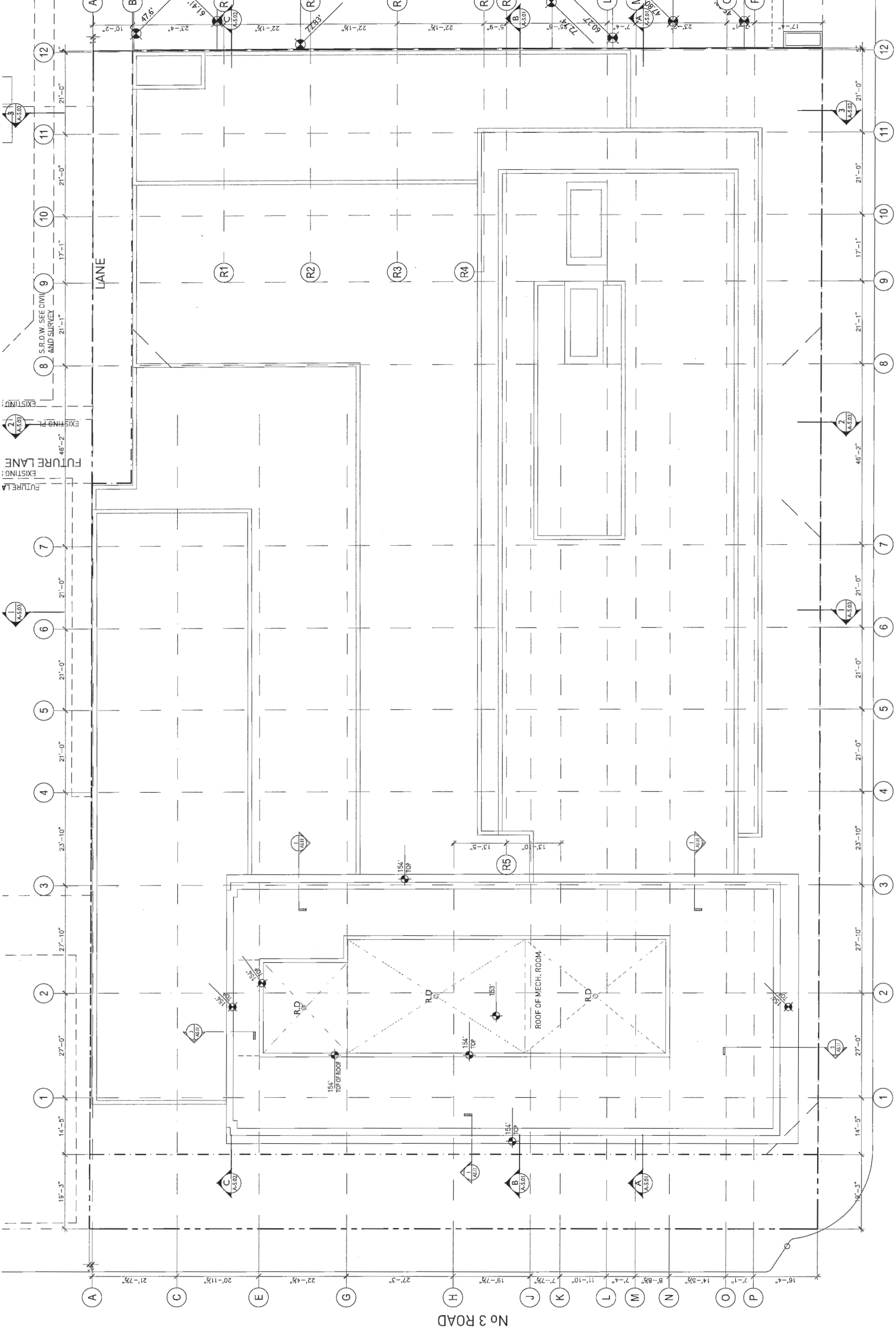
NOTES
 1. REFER TO ALL DIMENSIONS AND ELEVATIONS UNLESS OTHERWISE NOTED.

REVISIONS
 NO. DATE
 1. JULY 18 2014 CLIENT REVIEW
 2. JULY 22 2014 CITY REVIEW
 3. AUG 11 2014 ISSUED FOR PERMITTING
 4. AUG 24 2014 RE-ISSUED FOR RZ/DP
 5. MAR 15 2017 RE-ISSUED FOR RZ/DP
 6. OCT 13 2017 RE-ISSUED FOR RZ/DP COMMENTS

IFORTUNE Centre Anderson Road
 8051 Anderson Road
 Richmond, BC
 RZ 14-678448 / DP 15-708092
 MIXED USE DEVELOPMENT

ROOF PLAN

DATE
 DRAWN BY DE
 CHECKED BY AB
 SCALE 3/32"=1'-0"
 JOB NUMBER 1441



ANDERSON ROAD

A-3.14

DP 15-708092

OCT 24 2017

PLAN 16



GBL ARCHITECTS
321 EAST 7TH AVENUE
VANCOUVER, CANADA V5T 1R8
TEL: 604.681.8888
WWW.GBLARCHITECTS.COM

PLANT INFO

NOTES
NO DESCRIPTION

REVISIONS
NO. DATE
1. JULY 18 2014 CLIENT REVIEW
2. JULY 22 2014 CIVIL REVIEW
3. AUG 12 2014 REVISIONS FOR PERMITS
4. AUG 24 2014 RE-ISSUED FOR RZDP
5. MAR 15 2017 RE-ISSUED FOR RZDP
6. OCT. 13 2017 RE-ISSUED FOR RZDP COMMENTS

IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678468 / DP 15-708092
MIXED USE DEVELOPMENT

NORTH & SOUTH
ELEVATIONS

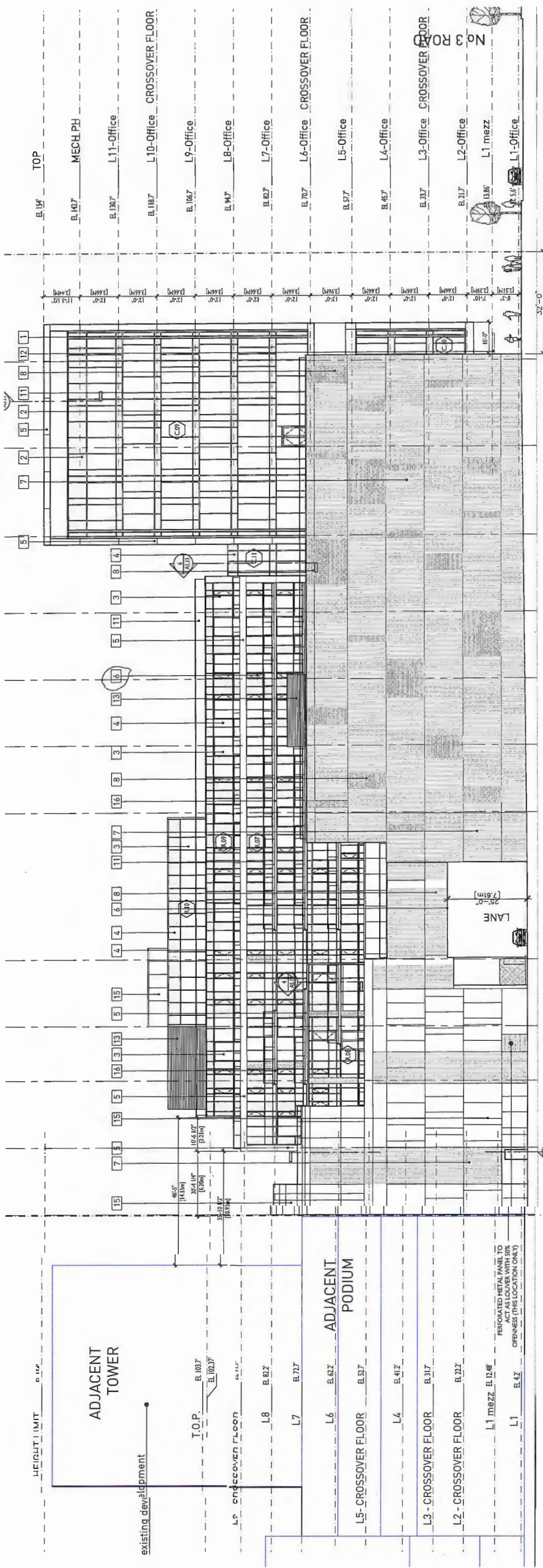
DATE DE AB
DRAWN BY AB
CHECKED BY
SCALE 1/8" = 1'-0"
JOB NUMBER 1441

A-4.01

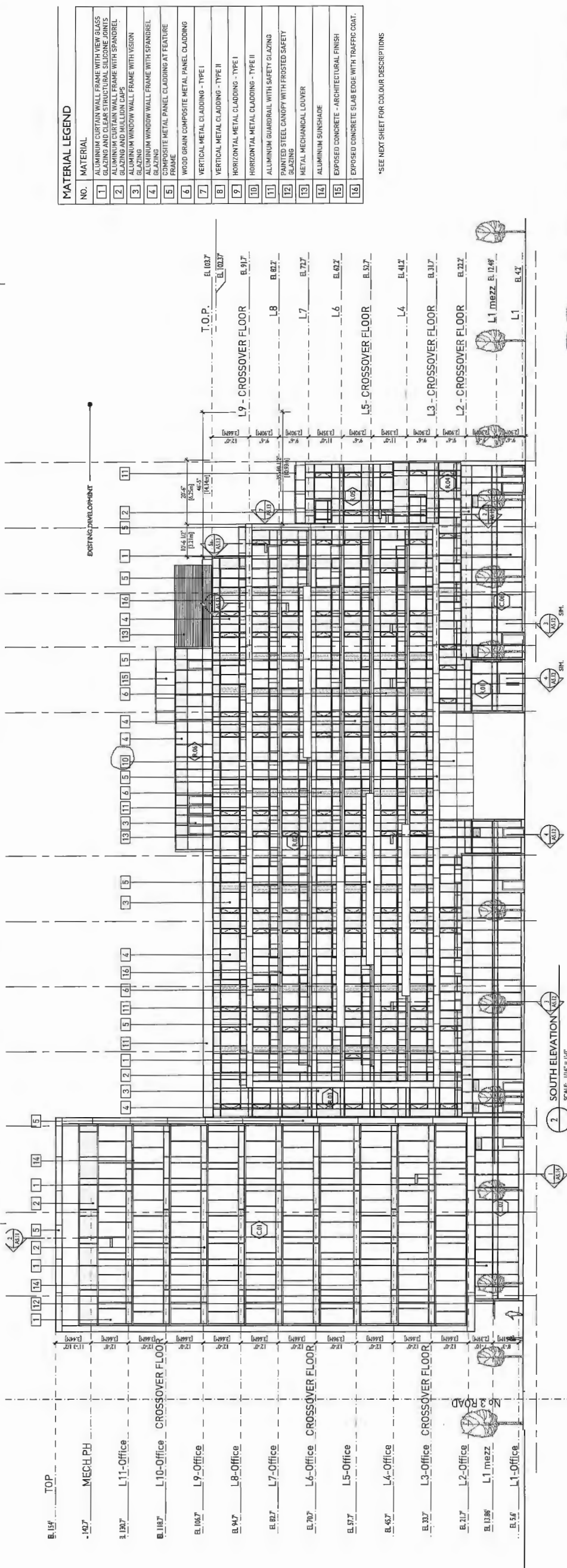
DP 15-708092

OCT 2 4 2017

PLAN # 18



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



2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

NO.	MATERIAL
1	ALUMINUM CURTAIN WALL FRAME WITH VIEW GLASS GLAZING AND CLEAR STRUCTURAL SILICONE JOINTS
2	ALUMINUM CURTAIN WALL FRAME WITH SPANDREL GLAZING AND MULLION CAPS
3	ALUMINUM WINDOW WALL FRAME WITH VISION GLAZING
4	ALUMINUM WINDOW WALL FRAME WITH SPANDREL GLAZING
5	COMPOSITE METAL PANEL CLADDING AT FEATURE FRAME
6	WOOD GRAIN COMPOSITE METAL PANEL CLADDING
7	VERTICAL METAL CLADDING - TYPE I
8	VERTICAL METAL CLADDING - TYPE II
9	HORIZONTAL METAL CLADDING - TYPE I
10	HORIZONTAL METAL CLADDING - TYPE II
11	ALUMINUM GUARDRAIL WITH SAFETY GLAZING
12	PAINTED STEEL CANOPY WITH FROSTED SAFETY GLAZING
13	METAL MECHANICAL LOUVER
14	ALUMINUM SUNSHADE
15	EXPOSED CONCRETE - ARCHITECTURAL FINISH
16	EXPOSED CONCRETE SLAB EDGE WITH TRAFFIC COAT.

*SEE NEXT SHEET FOR COLOUR DESCRIPTIONS



GBL ARCHITECTS
137 EAST 8TH AVENUE
VANCOUVER, CANADA V6T 1B8
TEL: 604.681.1111
WWW.GBLARCHITECTS.COM

PROJECT: IFORTUNE CENTRE ANDERSON ROAD
DRAWN BY: [REDACTED]
CHECKED BY: [REDACTED]
DATE: [REDACTED]

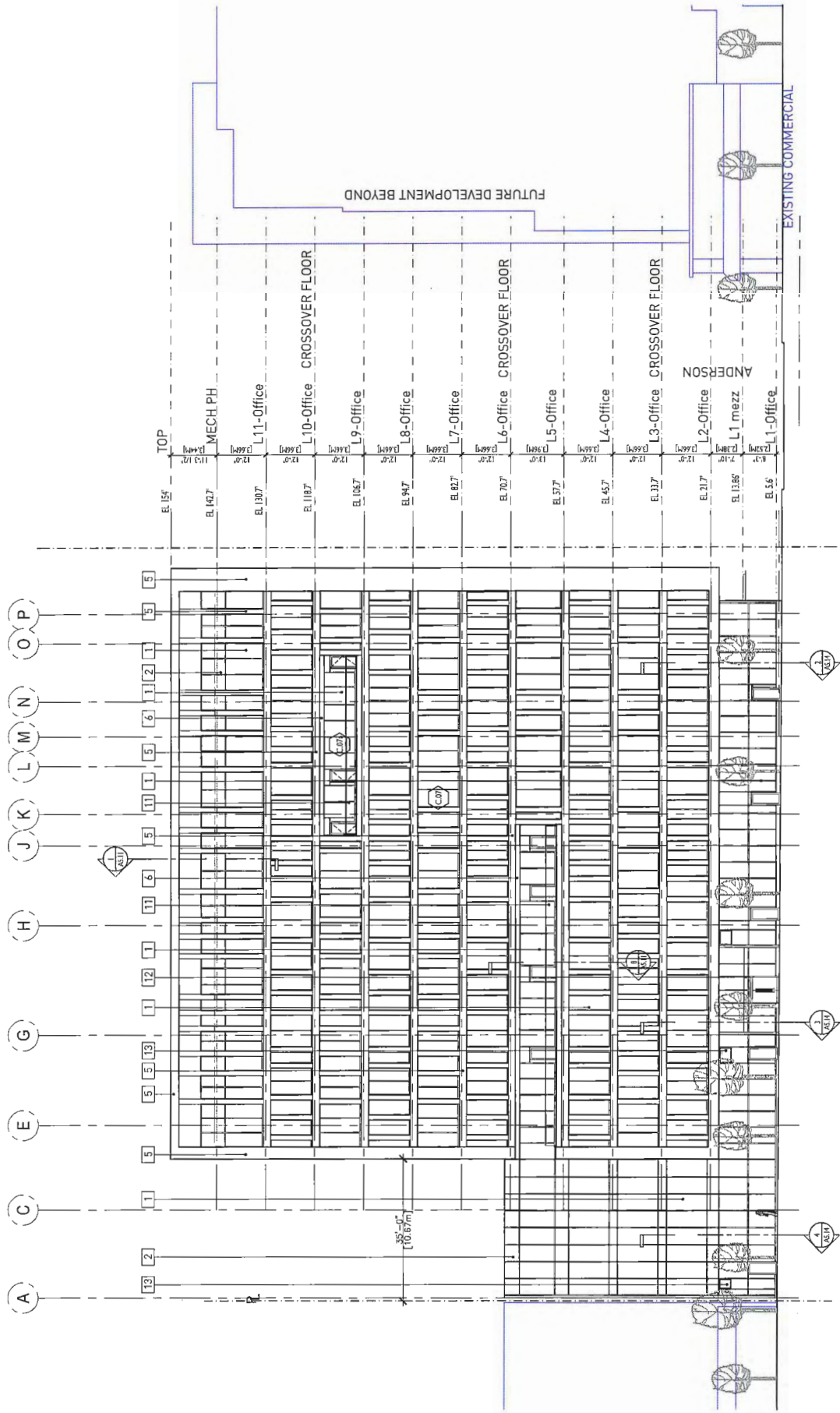
NOTES:
NO DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
1.	JULY 18 2014	CLIENT REVIEW
2.	JULY 22 2014	CLIENT REVIEW
3.	AUG 13 2014	CLIENT REVIEW
4.	AUG 13 2014	CLIENT REVIEW
5.	AUG 13 2014	CLIENT REVIEW
6.	AUG 24 2014	RE-ISSUED FOR RZDP
7.	AUG 24 2014	RE-ISSUED FOR RZDP
8.	MAR 15 2017	RE-ISSUED FOR RZDP
9.	OCT. 13 2017	RE-ISSUED FOR RZDP COMMENTS

MATERIAL LEGEND

NO.	MATERIAL	COLOUR
1	ALUMINUM CURTAIN WALL FRAME WITH VISION GLAZING AND CLARIBESTRAL SILICONE JOINTS	FRAME: GLAZING AND MULLION CAPS
2	ALUMINUM CURTAIN WALL FRAME WITH SPANDREL GLAZING AND MULLION CAPS	FRAME: GLAZING AND MULLION CAPS
3	ALUMINUM WINDOW WALL FRAME WITH VISION GLAZING	FRAME: GLAZING AND MULLION CAPS
4	ALUMINUM WINDOW WALL FRAME WITH SPANDREL GLAZING	FRAME: GLAZING AND MULLION CAPS
5	COMPOSITE METAL PANEL CLADDING AT FEATURE FRAME	COLOUR
6	WOOD GRAIN COMPOSITE METAL PANEL CLADDING	COLOUR
7	VERTICAL METAL CLADDING - TYPE I	COLOUR
8	VERTICAL METAL CLADDING - TYPE II	COLOUR
9	HORIZONTAL METAL CLADDING - TYPE I	COLOUR
10	HORIZONTAL METAL CLADDING - TYPE II	COLOUR
11	ALUMINUM GUARDRAIL WITH SAFETY GLAZING	FRAME: GLAZING
12	PAINTED STEEL CANOPY WITH FROSTED SAFETY GLAZING	STEEL: GLAZING
13	METAL MECHANICAL LODGER	COLOUR TO MATCH WINDOW FRAMES
14	ALUMINUM SUNSHADE	COLOUR TO MATCH WINDOW FRAMES
15	EXPOSED CONCRETE - ARCHITECTURAL FINISH	COLOUR
16	EXPOSED CONCRETE SLAB EDGE WITH TRAFFIC COAT	CONTRACTOR TO PROVIDE TRAFFIC COATING AVAILABLE COLOURS FROM MANUFACTURER



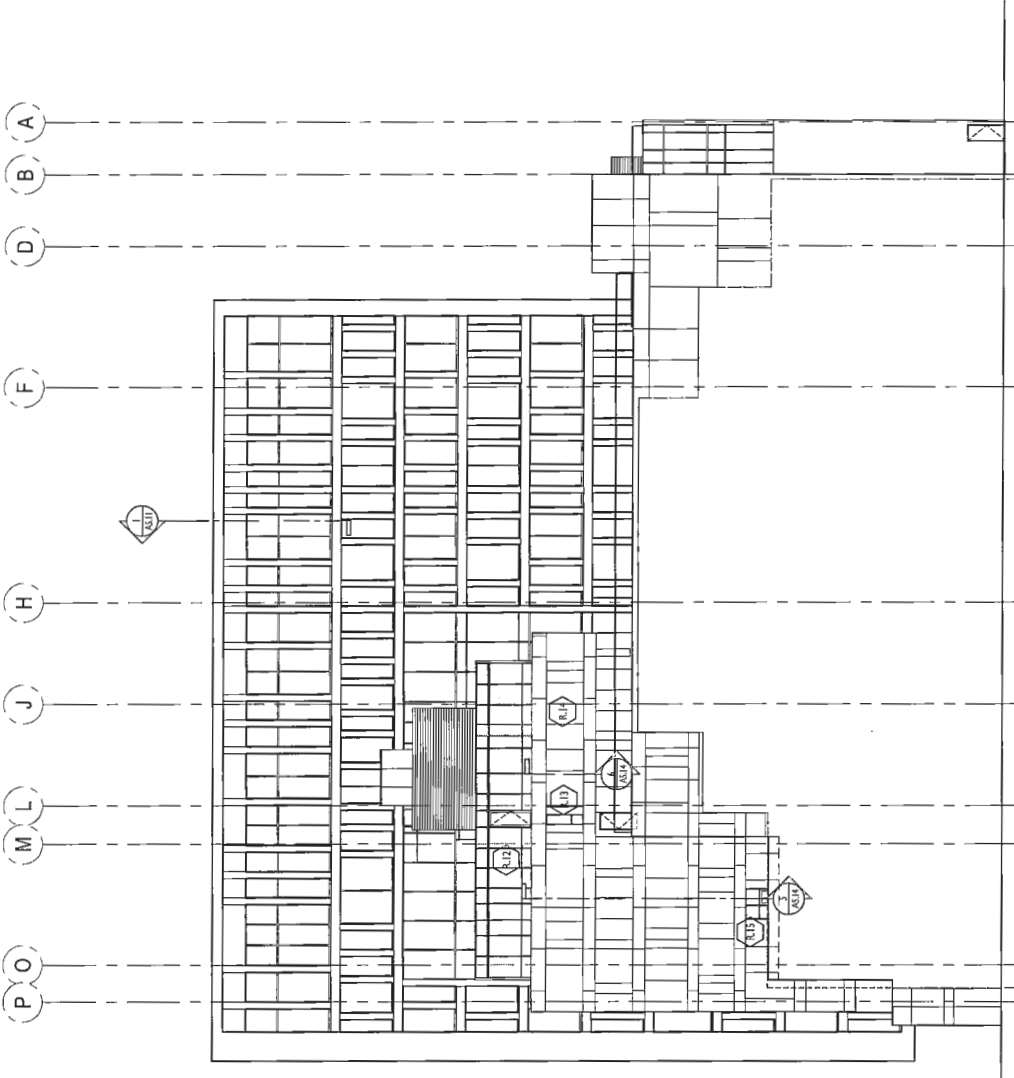
IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678468 / DP 15-708092
MIXED USE DEVELOPMENT

WEST ELEVATION

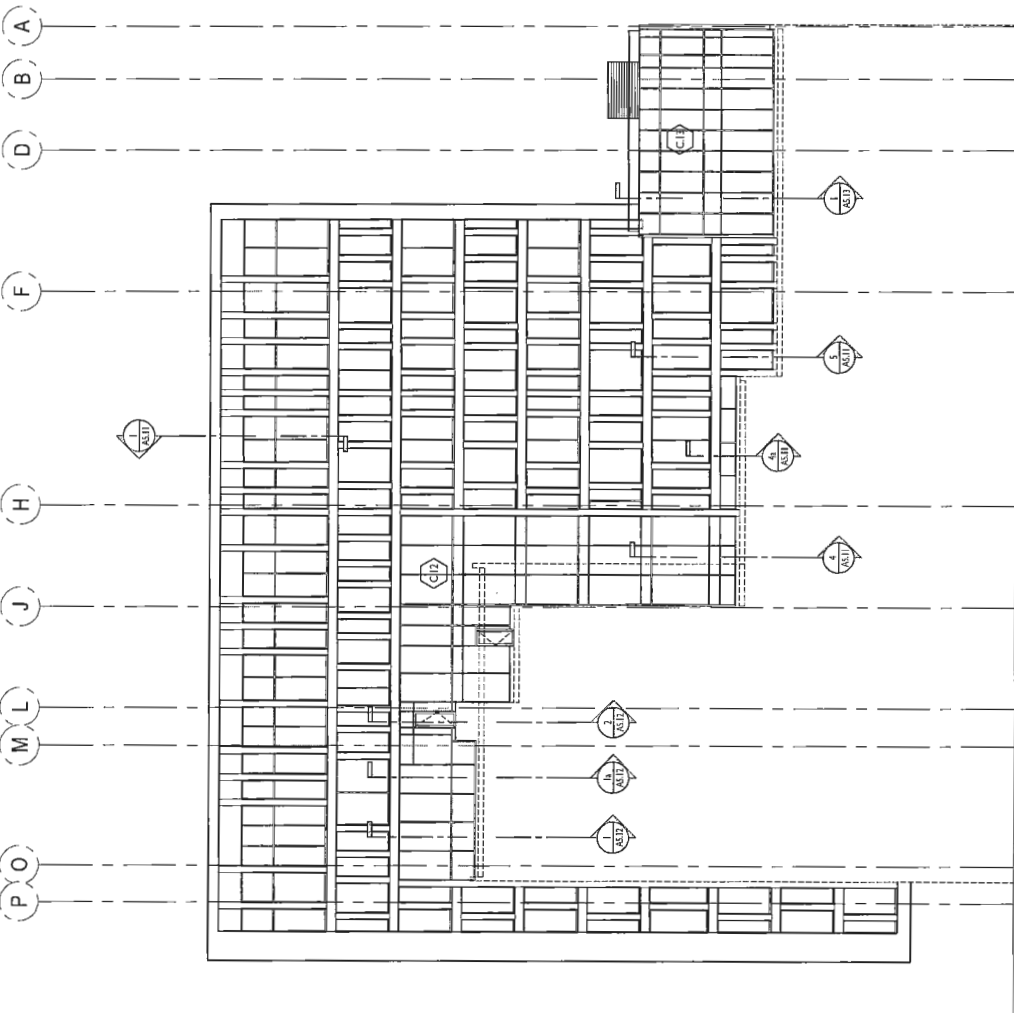
DATE: [REDACTED]
DRAWN BY: [REDACTED]
CHECKED BY: [REDACTED]
SCALE: 1/8" = 1'-0"
JOB NUMBER: 1441

A-4.02

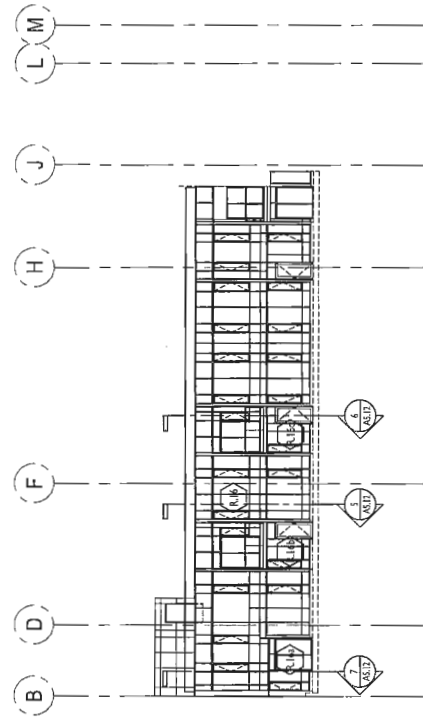
PLAN 15-708092
OCT 2 4 2017



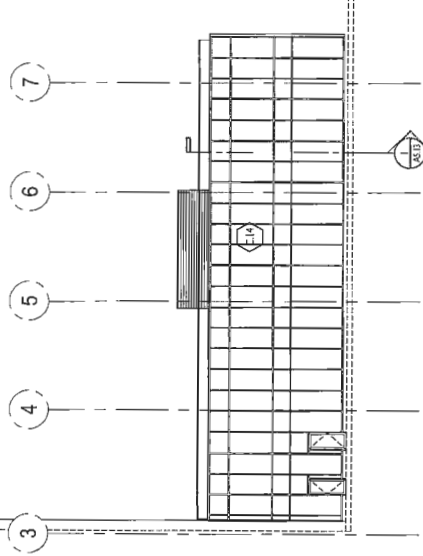
2 EAST ELEVATION EAST FIRE WALL
 SCALE 1/16" = 1'-0"



1 EAST ELEVATION THROUGH COURTYARD AT RESIDENTIAL BLDG
 SCALE 1/16" = 1'-0"



4 WEST ELEVATION TOWNHOUSES AT COURTYARD
 SCALE 1/16" = 1'-0"



3 SOUTH ELEVATION OFFICE BLDG AT COURTYARD
 SCALE 1/16" = 1'-0"

MATERIAL LEGEND		
NO.	MATERIAL	COLOUR
1	ALUMINUM CURTAIN WALL FRAME WITH VIEW GLASS	FRAME: GLAZING AND CLEAR STRUCTURAL SILICONE JOINTS
2	ALUMINUM CURTAIN WALL FRAME WITH SPANDREL GLAZING AND MULLION CAPS	FRAME: GLASS
3	ALUMINUM WINDOW WALL FRAME WITH VISION GLAZING	FRAME: GLASS
4	ALUMINUM WINDOW WALL FRAME WITH SPANDREL GLAZING	FRAME: GLASS
5	COMPOSITE METAL PANEL CLADDING AT FEATURE FRAME	COLOUR
6	WOOD GRAIN COMPOSITE METAL PANEL CLADDING	COLOUR
7	VERTICAL METAL CLADDING - TYPE I	COLOUR
8	VERTICAL METAL CLADDING - TYPE II	COLOUR
9	HORIZONTAL METAL CLADDING - TYPE I	COLOUR
10	HORIZONTAL METAL CLADDING - TYPE II	COLOUR
11	ALUMINUM GUARDRAIL WITH SAFETY GLAZING	FRAME: GLASS
12	PAINTED STEEL CANOPY WITH FROSTED SAFETY GLAZING	STEEL: GLASS
13	METAL MECHANICAL LOUVER	COLOUR TO MATCH WINDOW FRAMES
14	ALUMINUM SUNSHADE	COLOUR TO MATCH WINDOW FRAMES
15	EXPOSED CONCRETE - ARCHITECTURAL FINISH	COLOUR
16	EXPOSED CONCRETE SLAB EDGE WITH TRAFFIC COAT.	CONTRACTOR TO PROVIDE TRAFFIC COATING AVAILABLE COLOURS FROM MICROACTURET

IFORTUNE Centre Anderson Road
 8051 Anderson Road
 Richmond, BC
 RZ 14-678448 / DP 15-708092
 MIXED USE DEVELOPMENT

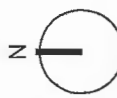
EAST ELEVATION / COURTYARD ELEV.

DATE
 DRAWN BY DE
 CHECKED BY AB
 SCALE 1/16" = 1'-0"
 JOB NUMBER 1441

1001 WEST 10TH AVENUE
 SUITE 1000
 VANCOUVER, CANADA V6H 1R8
 TEL: 604.681.1111
 FAX: 604.681.1112
 WWW.GBLINC.COM

NOTES
 SEE EXPLANATION

REVISIONS
 NO. DATE REVISIONS
 1. JULY 18 2014 CLIENT REVIEW
 2. JULY 21 2014 CLIENT REVIEW
 3. AUG 12 2014 DESIGN FOR PERMITTING
 4. AUG 24 2014 RE-ISSUED FOR RZDP
 5. SEP 15 2014 RE-ISSUED FOR RZDP
 6. MAY 15 2017 RE-ISSUED FOR RZDP
 7. OCT. 13 2017 RE-ISSUED FOR RZDP COMMENTS

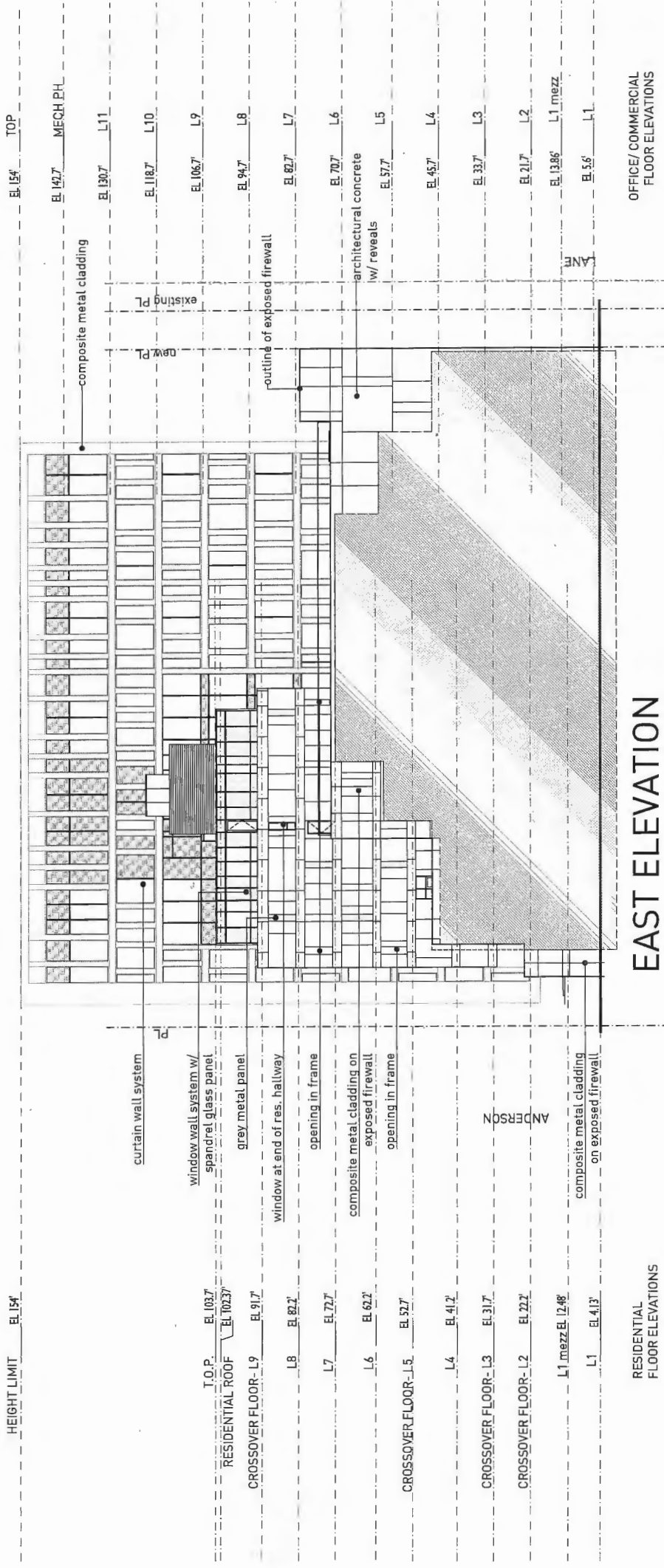


IFORTUNE Centre Anderson Road
 8051 Anderson Road
 Richmond, BC
 RZ 14-678448 / DP 15-708092
 MIXED USE DEVELOPMENT

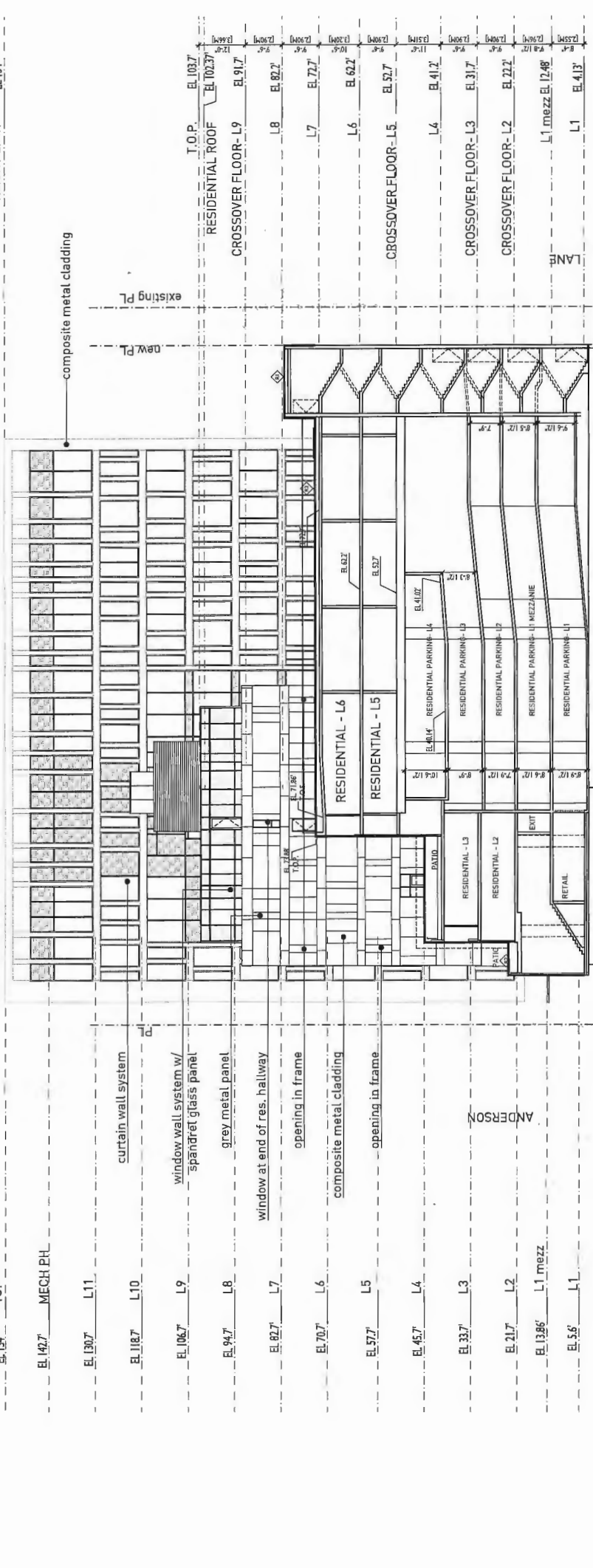
SECTION 3-3

DATE DRAWN BY CHECKED BY SCALE JOB NUMBER
 DE AB 1/8"=1'-0" 1441

A-5.04



EAST ELEVATION



SECTION 3-3

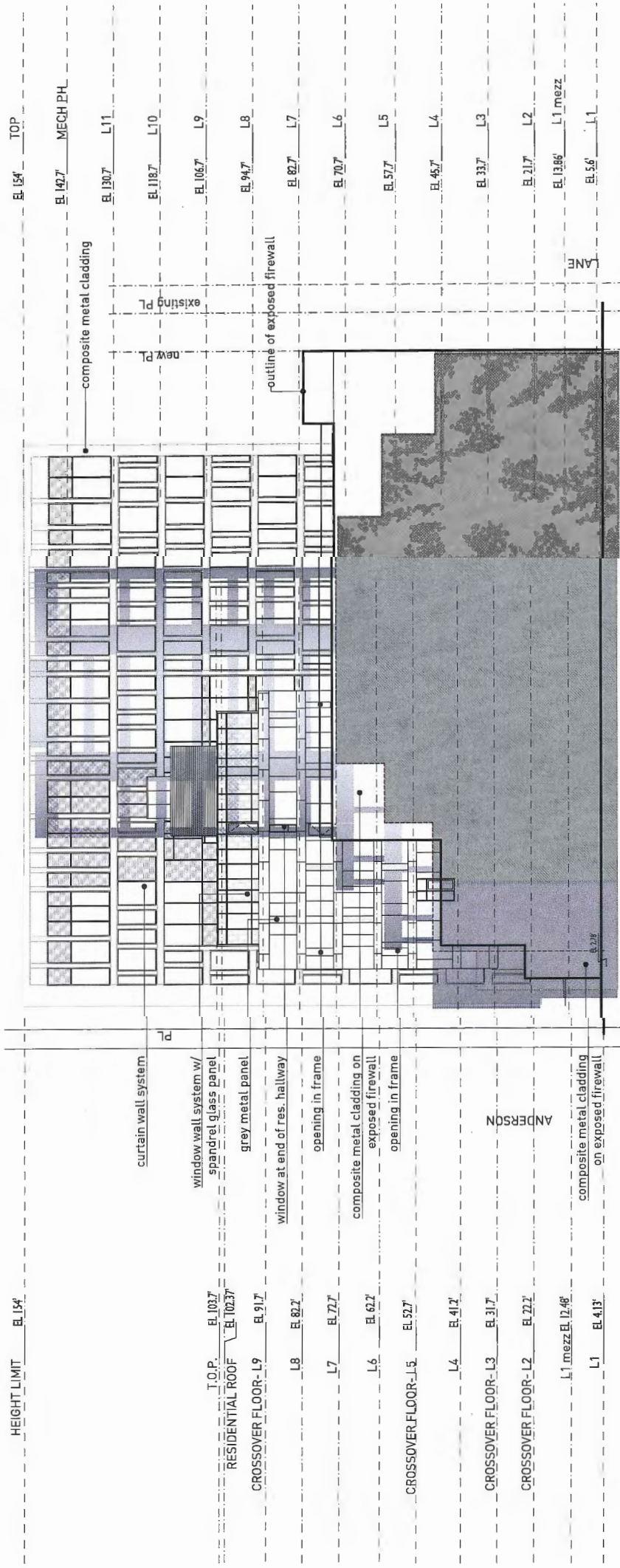
OFFICE/COMMERCIAL FLOOR ELEVATIONS

RESIDENTIAL FLOOR ELEVATIONS

DP 15-708092

OCT 24 2017

PLAN 1021



SECTION 3-3 w/ REFLECTED ELEVATION

OFFICE/COMMERCIAL FLOOR ELEVATIONS

HEIGHT LIMIT	EL 154'	TOP
	EL 142.7'	MECH PH.
	EL 130.7'	L11
	EL 118.7'	L10
	EL 106.7'	L9
	EL 94.7'	L8
	EL 82.7'	L7
	EL 72.7'	L6
	EL 62.7'	L5
	EL 52.7'	L4
	EL 41.7'	L3
	EL 31.7'	L2
	EL 22.7'	L1
	EL 13.66'	L1 mezz.
	EL 5.6'	L1

RESIDENTIAL FLOOR ELEVATIONS



HEIGHT LIMIT	EL 154'	TOP
	EL 142.7'	MECH PH.
	EL 130.7'	L11
	EL 118.7'	L10
	EL 106.7'	L9
	EL 94.7'	L8
	EL 82.7'	L7
	EL 70.7'	L6
	EL 57.7'	L5
	EL 45.7'	L4
	EL 33.7'	L3
	EL 21.7'	L2
	EL 13.66'	L1 mezz.
	EL 5.6'	L1

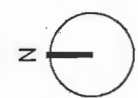
OFFICE/COMMERCIAL FLOOR ELEVATIONS

SECTION 3-3

RESIDENTIAL FLOOR ELEVATIONS

REVISIONS

NO.	DATE	REMARKS
1.	JAN 18 2014	ISSUED FOR PERMIT
2.	JULY 31 2014	CLIENT REVIEW
3.	OCT 22 2014	ISSUED FOR PERMIT
4.	JAN 24 2014	RE-ISSUED FOR RZTP
5.	MAY 24 2014	RE-ISSUED FOR RZTP
6.	MAY 15 2017	RE-ISSUED FOR RZTP
7.	OCT 13 2017	RE-ISSUED FOR RZTP COMMENTS

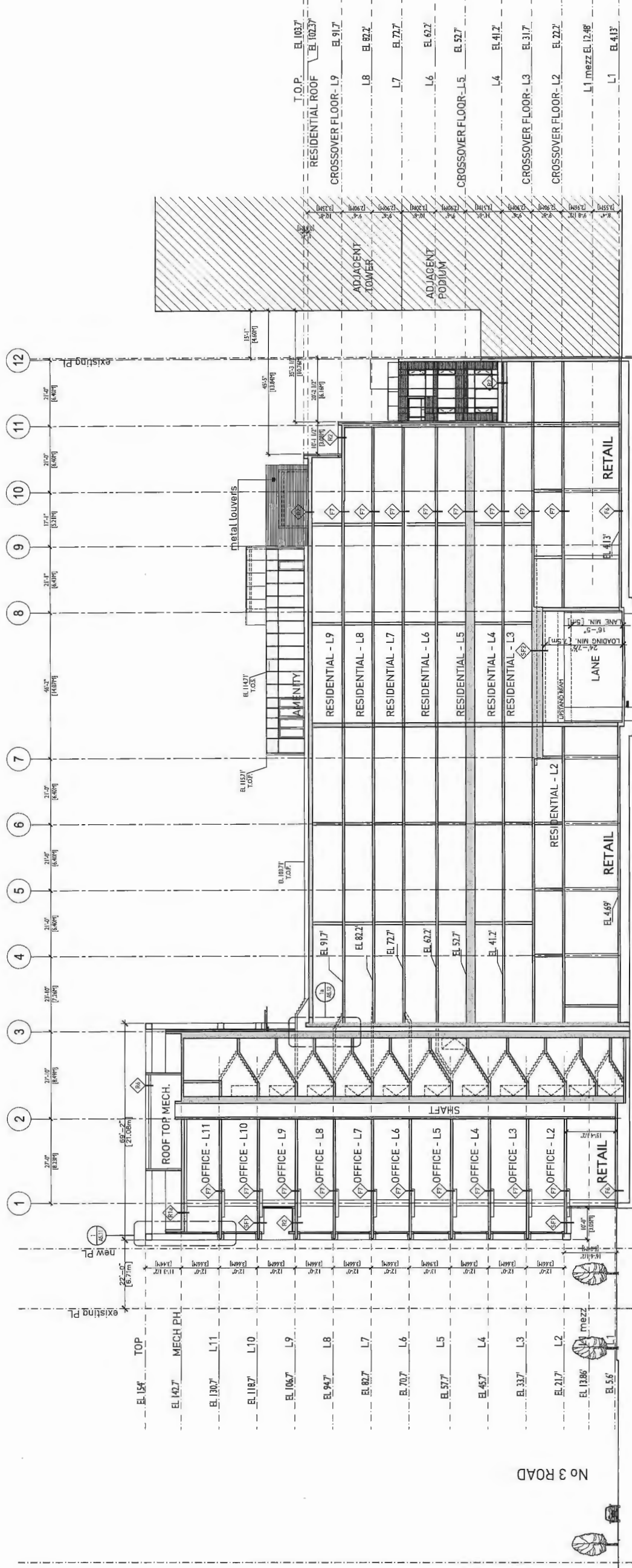


IFORTUNE Centre Anderson Road
 8051 Anderson Road
 Richmond, BC
 RZ 14-678448 / DP 15-708092
 MIXED USE DEVELOPMENT

SECTION 3-3

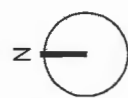
DATE	DATE
DRAWN BY	DE
CHECKED BY	AB
SCALE	1/16"=1'-0"
JOB NUMBER	1441

No 3 ROAD



SECTION A-A

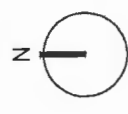
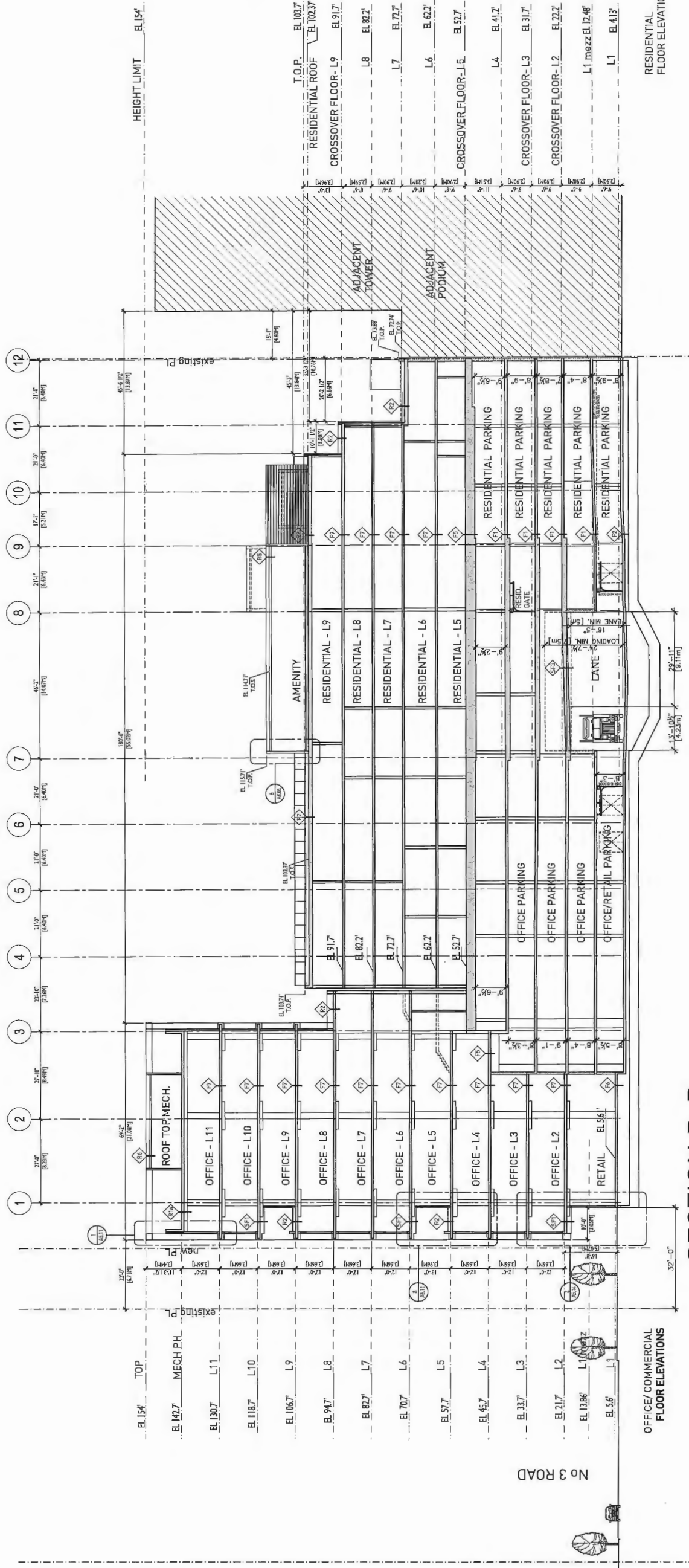
RESIDENTIAL FLOOR ELEVATIONS



SECTION A-A

IFORTUNE Centre Anderson Road
 8051 Anderson Road
 Richmond, BC
 RZ 14-678448 / DP 15-708092
 MIXED USE DEVELOPMENT

NO.	DATE	REVISIONS
1	JULY 31 2014	CLIENT REVIEW
2	AUG 22 2014	ISSUED FOR PERMITTING
3	AUG 22 2014	ISSUED FOR RZDP
4	AUG 22 2014	RE-ISSUED FOR RZDP
5	AUG 22 2014	RE-ISSUED FOR RZDP
6	OCT 13 2017	RE-ISSUED FOR RZDP COMMENTS



FORTUNE Centre Anderson Road
 8051 Anderson Road
 Richmond, BC
 RZ 14-678448 / DP 15-708092
 MIXED USE DEVELOPMENT

SECTION B-B
 RESIDENTIAL FLOOR ELEVATION

DATE	DATE
DRAWN BY DE	CHECKED BY AB
SCALE 1/8"=1'-0"	JOB NUMBER 1441

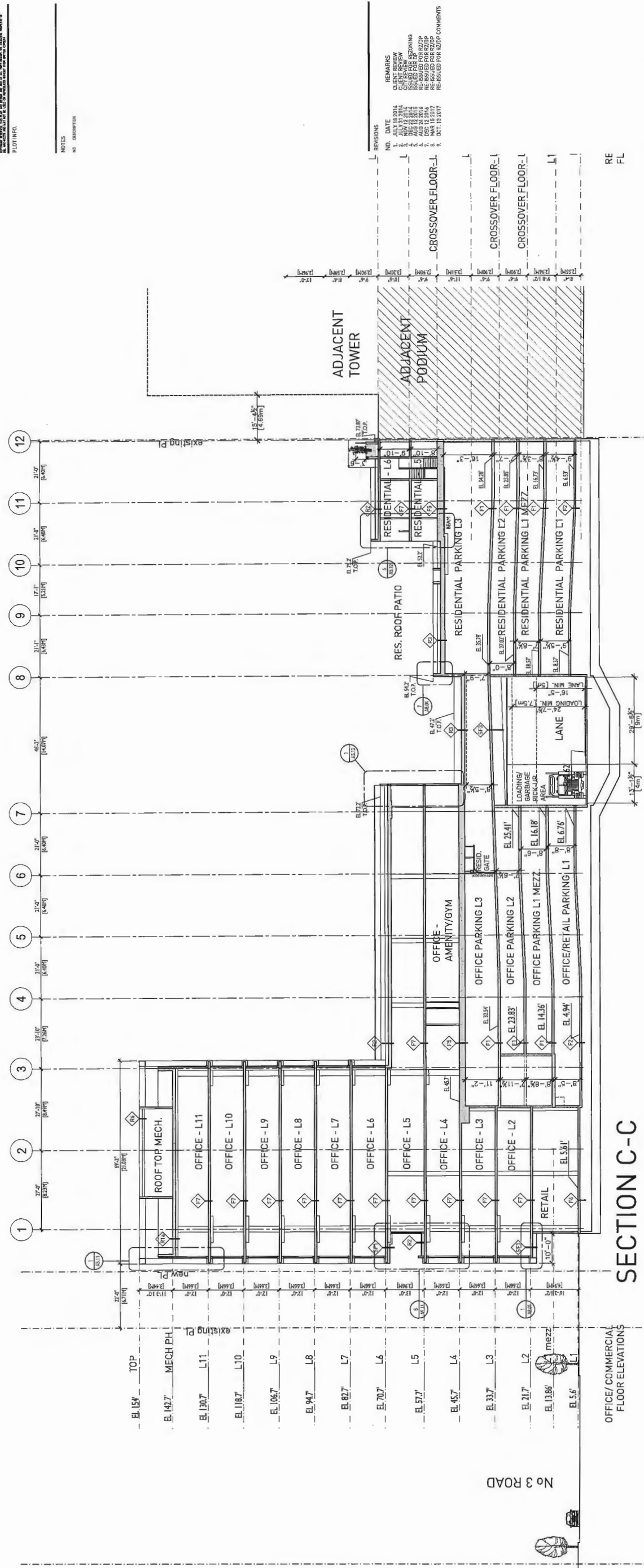
SECTION B-B

OFFICE / COMMERCIAL FLOOR ELEVATIONS



GBL ARCHITECTS
 1000 WEST 10TH AVENUE
 VANCOUVER, CANADA V6T 1R8
 T: 604.731.1156 F: 604.731.1279
 WWW.GBLARCHITECTS.COM

NOTES
 NO. DESCRIPTION



REVISIONS

NO.	DATE	REVISIONS
1	NOV 15 2014	ISSUED FOR PERMITTING
2	JULY 31 2014	CLIENT REVIEW
3	MAY 22 2014	ISSUED FOR PERMITTING
4	MAY 22 2014	ISSUED FOR PERMITTING
5	AUG 24 2014	RE-ISSUED FOR RZDP
6	AUG 24 2014	RE-ISSUED FOR RZDP
7	MAY 15 2014	RE-ISSUED FOR RZDP
8	MAY 15 2014	RE-ISSUED FOR RZDP
9	OCT. 13 2017	RE-ISSUED FOR RZDP COMMENTS

SECTION C-C

OFFICE/ COMMERCIAL
 FLOOR ELEVATIONS

RE
 FL

IFORTUNE Centre Anderson Road
 8051 Anderson Road
 Richmond, BC
 RZ 14-678448 / DP 15-708092
 MIXED USE DEVELOPMENT

SECTION C-C

DATE
 DRAWN BY
 CHECKED BY
 SCALE
 JOB NUMBER

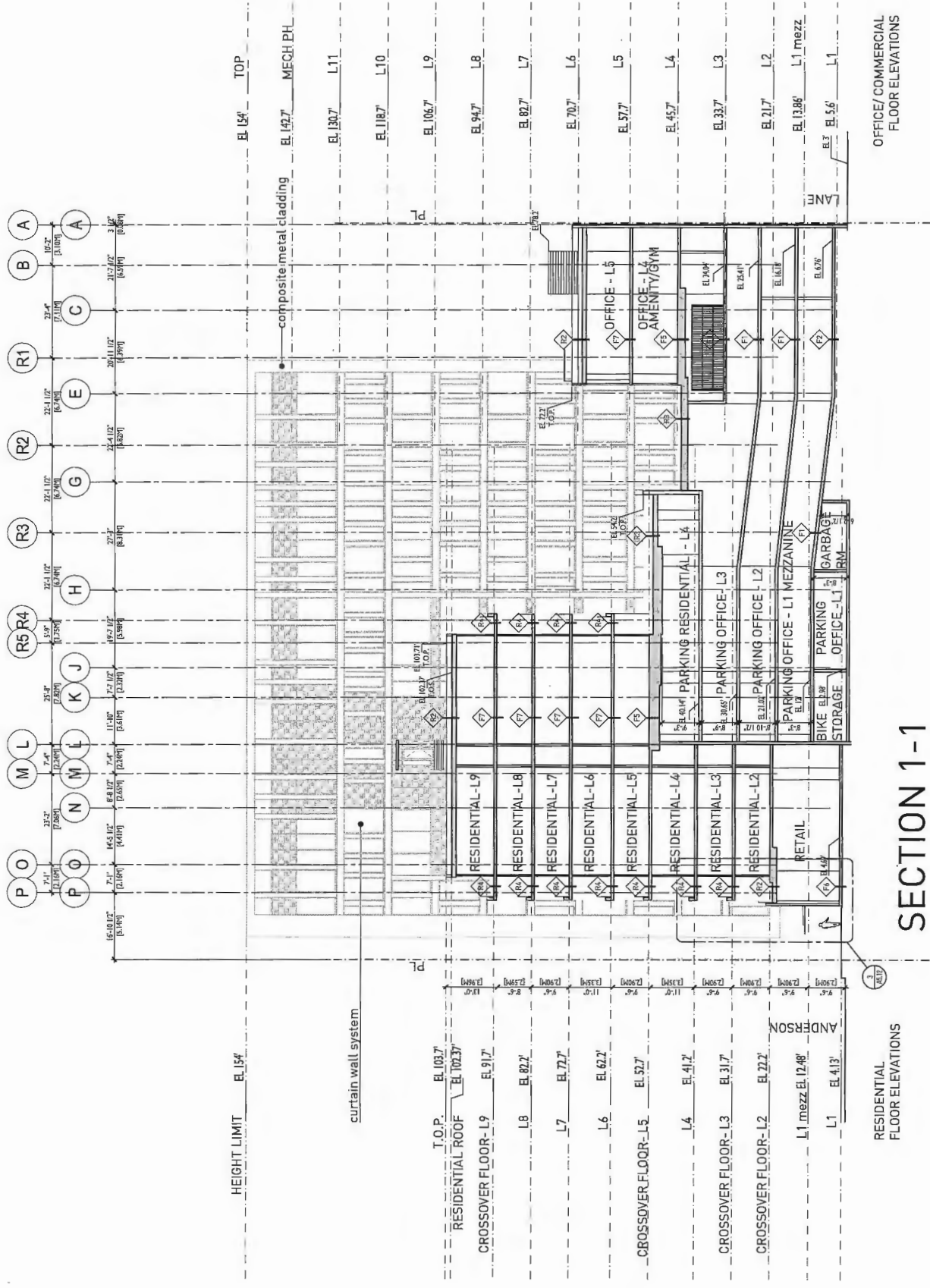
DATE
 DE
 AB
 U/S "1-1"
 1441

A-5.03

DP 15-708092

OCT 24 2017

PLAN # 25



SECTION 1-1

IFORTUNE Centre Anderson Road
 8051 Anderson Road
 Richmond, BC
 RZ 14-678448 / DP 15-708092
 MIXED USE DEVELOPMENT

SECTION 1-1

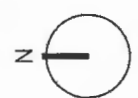
DATE
 DRAWN BY DE
 CHECKED BY AB
 SCALE 1/16"=1'-0"
 JOB NUMBER 1441

RESIDENTIAL FLOOR ELEVATIONS

OFFICE/COMMERCIAL FLOOR ELEVATIONS

HEIGHT LIMIT	EL 154
T.O.P.	EL 103.7
RESIDENTIAL ROOF	EL 103.7
CROSSOVER FLOOR- L9	EL 91.7
L8	EL 80.7
L7	EL 72.7
L6	EL 62.7
CROSSOVER FLOOR- L5	EL 52.7
L4	EL 41.7
CROSSOVER FLOOR- L3	EL 31.7
CROSSOVER FLOOR- L2	EL 22.7
L1 mezz. EL 12.48	
L1	EL 4.13

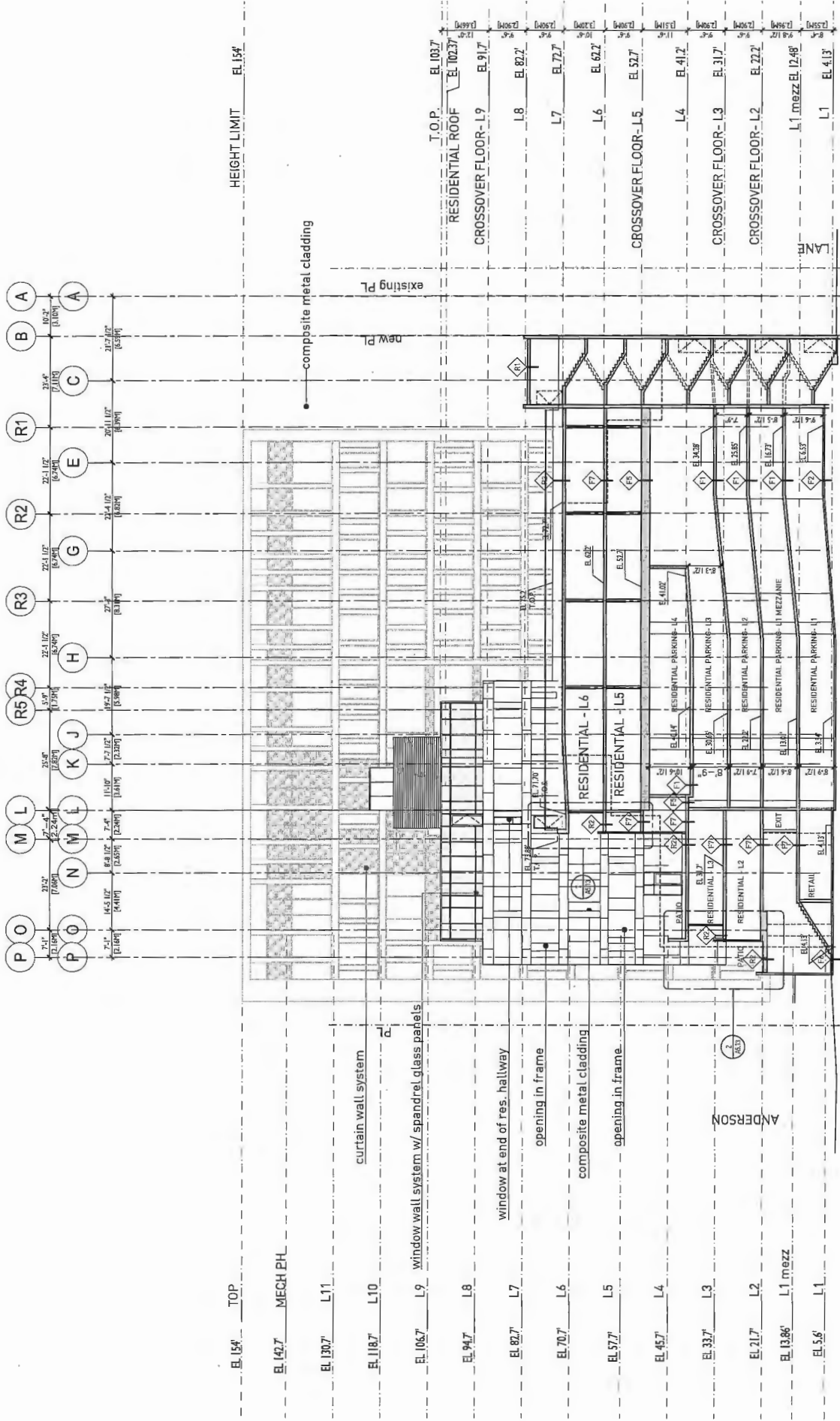
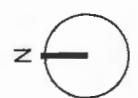
EL 154	TOP
EL 142.7	MECH PH
EL 130.7	L11
EL 118.7	L10
EL 106.7	L9
EL 94.7	L8
EL 82.7	L7
EL 70.7	L6
EL 57.7	L5
EL 45.7	L4
EL 33.7	L3
EL 21.7	L2
EL 13.86	L1 mezz
EL 5.6	L1



SECTION 2-2

RESIDENTIAL FLOOR ELEVATIONS

OFFICE/COMMERCIAL FLOOR ELEVATIONS



IFORTUNE Centre Anderson Road
 8051 Anderson Road
 Richmond, BC
 RZ 14-678448 / DP 15-708092
 MIXED USE DEVELOPMENT

SECTION 3-3

DATE
 DRAWN BY
 CHECKED BY
 SCALE
 JOB NUMBER

A-5.06

DP 15-708092

OCT 24 2017

PLAN # 28

SECTION 3-3

OFFICE/COMMERCIAL
 FLOOR ELEVATIONS

RESIDENTIAL
 FLOOR ELEVATIONS

HEIGHT LIMIT EL.154'

EL.154' TOP

EL.142.7 MECH PHL

EL.130.7 L11

EL.118.7 L10

EL.106.7 L9 window wall system w/ spandrel glass panels

EL.94.7 L8

EL.82.7 L7 window at end of res. hallway

EL.70.7 L6 opening in frame

EL.57.7 L5 composite metal cladding

EL.45.7 L4 opening in frame

EL.33.7 L3

EL.21.7 L2

EL.13.86 L1 mezz.

EL.5.6 L1

T.O.P. EL.103.7

RESIDENTIAL ROOF EL.102.7

CROSSOVER FLOOR-L9 EL.91.7

L8 EL.82.7

L7 EL.72.7

L6 EL.62.7

CROSSOVER FLOOR-L5 EL.52.7

L4 EL.42.7

CROSSOVER FLOOR-L3 EL.32.7

CROSSOVER FLOOR-L2 EL.22.7

L1 mezz EL.12.48

L1 EL.4.13

RESIDENTIAL
 FLOOR ELEVATIONS

OFFICE/COMMERCIAL
 FLOOR ELEVATIONS

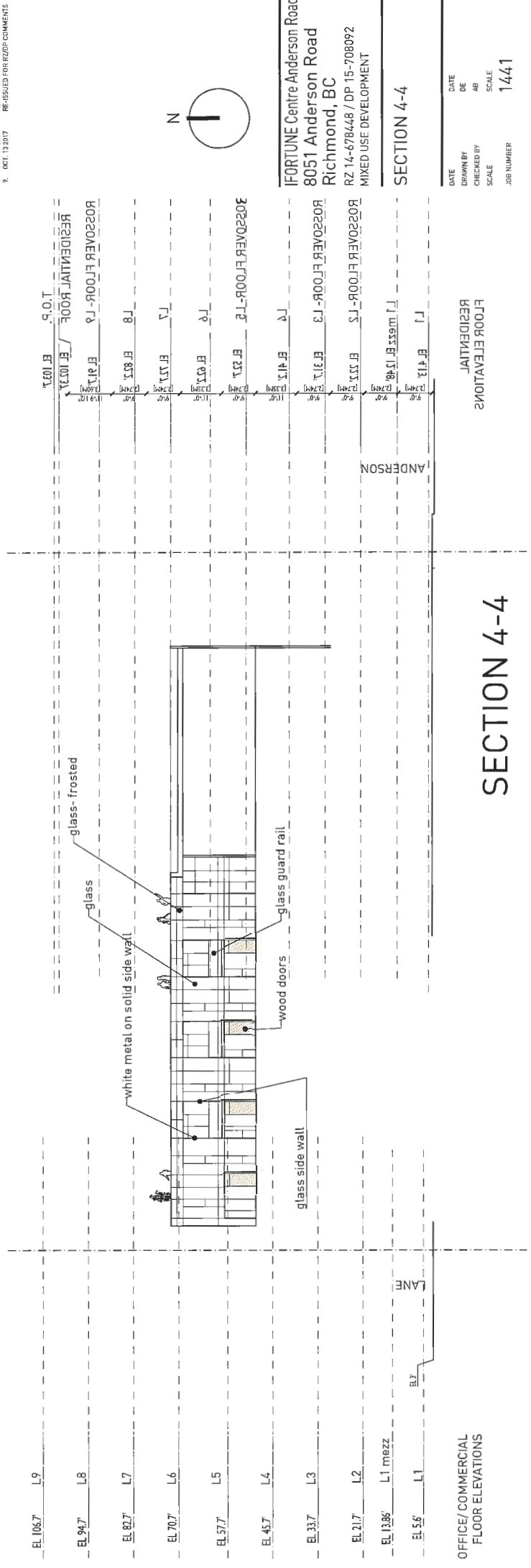


GBL ARCHITECTS
 1000 WEST 10TH AVENUE
 VANCOUVER CANADA V6T 1R8
 T 604.731.1184 F 604.731.8279
 GBLARCHITECTS.COM
 © 2017 GBL ARCHITECTS. ALL RIGHTS RESERVED. PROJECT #

NOTES
 NO DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
1.	JULY 01 2014	ISSUED FOR PERMITS
2.	JULY 01 2014	CADAST. REVIEW
3.	AUG 22 2014	ISSUED FOR PERMITS
4.	AUG 22 2014	REVISED FOR PERMITS
5.	AUG 22 2014	REVISED FOR RZDP
6.	OCT 12 2014	REVISED FOR RZDP
7.	OCT 12 2014	REVISED FOR RZDP
8.	OCT 12 2014	REVISED FOR RZDP
9.	OCT 13 2017	REVISED FOR RZDP COMMENTS



IFORTUNE Centre Anderson Road
 8051 Anderson Road
 Richmond, BC
 RZ 14-678448 / DP 15-708092
 MIXED USE DEVELOPMENT

SECTION 4-4

DATE: _____
 DRAWN BY: DE
 CHECKED BY: AB
 SCALE: _____
 JOB NUMBER: 1441

A-5.05

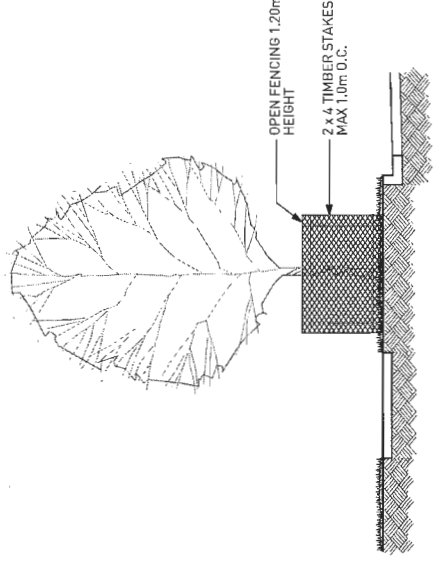
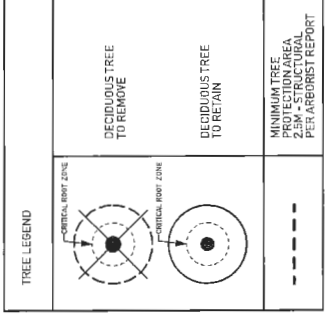
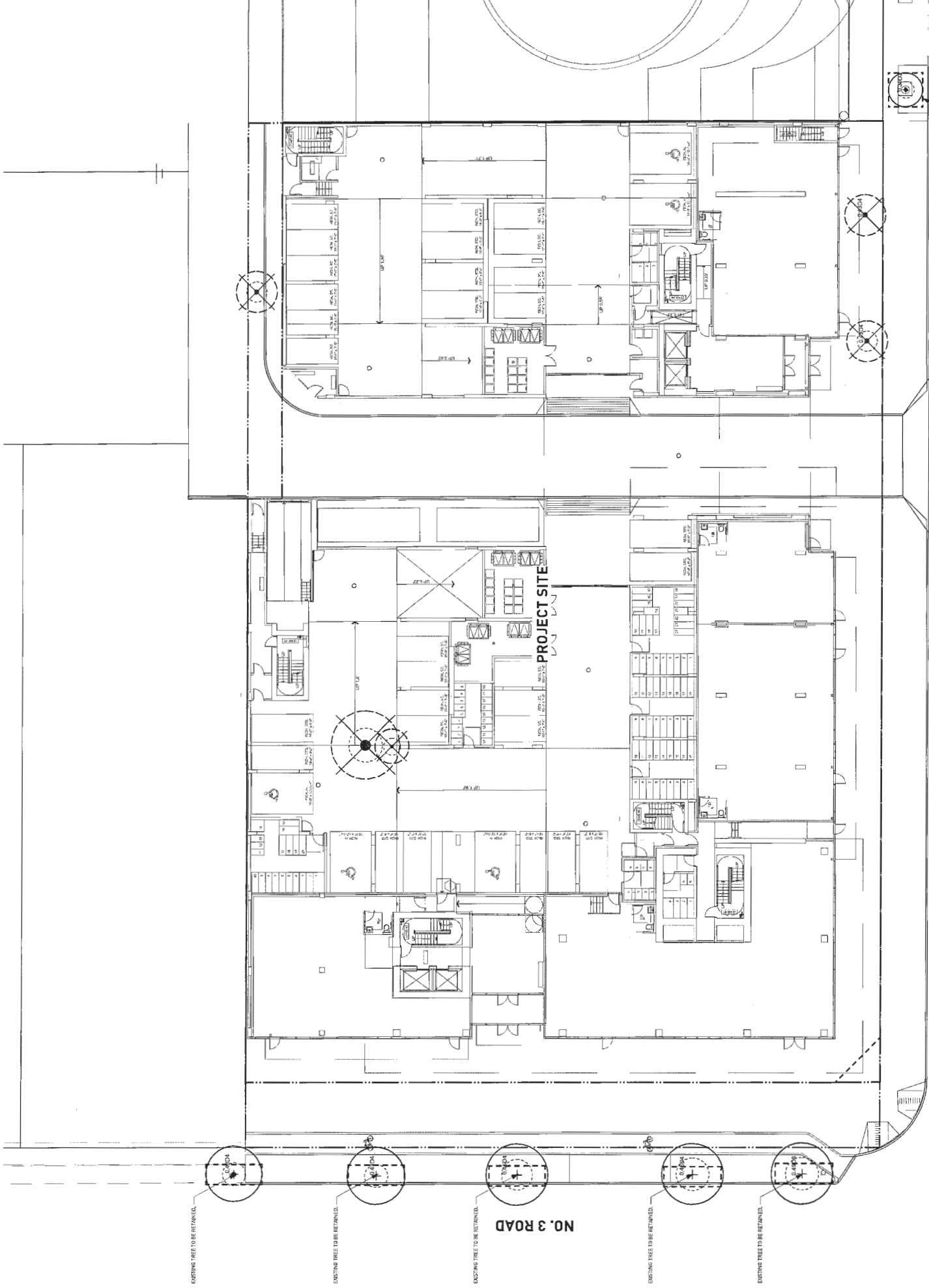
DP 15-708092

OCT 24 2017

PLAN 29

TREE PROTECTION GENERAL NOTES

- A. EXCAVATION AROUND TREES**
- EXCAVATION WITHIN DRIP LINE OF TREES ONLY WHERE INDICATED ON PLANS AND AS DIRECTED BY THE CONSULTANT.
 - WHEN ANY EXCAVATION WITHIN THE DRIP LINE OF A TREE, THE CONTRACTOR SHALL EXCAVATE AROUND THE ROOTS AND AS DIRECTED BY THE CONSULTANT. DO NOT CUT TREE ROOTS UNLESS DIRECTED BY THE CONSULTANT.
 - TREES AND OTHER DESIRABLE VEGETATION TO BE TOTALLY FENCED BY 1.8M (6'-0") HIGH SEMI-PERMANENT CHAIN-LINK FENCING. FENCING TO BE MAINTAINED FOR THE DURATION OF THE PROJECT.
- B. EXCAVATION FOR NEW CONSTRUCTION WITHIN THE DRIP LINES OF TREES**
- HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS.
 - USE NARROW TINE SPACING FORKS TO PROBE AND COMB SOIL TO EXPOSE ROOTS.
 - RELOCATE ROOTS INTO BACKFILL AREAS WHENEVER POSSIBLE. IF LARGE MAIN LATERAL ROOTS ARE ENCOUNTERED, EXPOSE BEYOND EXCAVATION LIMITS AS REQUIRED TO BEND AND RELOCATE WITHOUT BREAKING.
- C. UTILITY TRENCHING WITHIN THE DRIP LINES OF TREES**
- TUNNEL UNDER AND AROUND ROOTS BY HAND DIGGING.
 - DO NOT CUT MAIN LATERAL ROOTS.
 - CUTTING OF SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF NEW WORK SHALL BE DONE WITH CLEAN SHARP TREE PRUNING TOOLS.
 - ROOTS THAT ARE ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION AND ARE TOO DIFFICULT TO RELOCATE SHALL BE CUT 150MM (6") BACK FROM NEW CONSTRUCTION. USE CLEAN SHARP TREE PRUNING TOOLS.
- D. PROTECTION OF EXPOSED ROOTS**
- DO NOT ALLOW EXPOSED ROOTS TO DRY OUT PRIOR TO PLACEMENT OF PERMANENT COVER. PROVIDE ONE OF THE FOLLOWING TEMPORARY REMEDIAL MEASURES:
 - PROVIDE TEMPORARY EARTH COVER. MAINTAIN MOISTURE.
 - PACK WITH WET PEAT MOSS. MAINTAIN MOISTURE.
 - PACK WITH FOUR LAYERS OF WET UNTREATED BURLAP. MAINTAIN MOISTURE.
 - TEMPORARILY SUPPORT AND PROTECT EXPOSED ROOTS FROM DAMAGE UNTIL PERMANENTLY RELOCATED AND COVERED WITH BACKFILL.
 - WATER PUDDLE BACKFILL AROUND ROOTS TO ELIMINATE VOIDS AND AIR POCKETS.



1 TREE PROTECTION BARRIER FENCING DETAIL

REVISION AND ISSUES	NO.	DATE	DESCRIPTION
	1	2016/08/07	ISSUE FOR DP
	2	2016/11/04	ISSUED FOR ADP
	3	2016/06/06	ISSUED FOR REVIEW
	4	2016/04/19	ISSUED FOR REZONING/UP
	5	2016/06/26	RESUBMITTED FOR REZONING/UP
	6	2016/12/11	ISSUED FOR REZONING
	7	2017/02/13	ISSUED FOR DEVELOPMENT PERMIT
	8	2017/05/25	REVISED PER CITY REQUEST
	9	2017/10/25	RESUBMITTED FOR DP

PROJECT
**IFORTUNE CENTRE
 ANDERSON ROAD**

DESIGNED BY
**TREE MANAGEMENT
 PLAN**

SCALE
1/16" = 1'

PROJECT NO.	141104
DATE	AUGUST 2015
FILE NAME	141104_DP_PLAN.rvt
PLotted	17-10-25 at 9:47:12 AM
DRAWN	ZL
REVIEWED	GB
DRAWING	

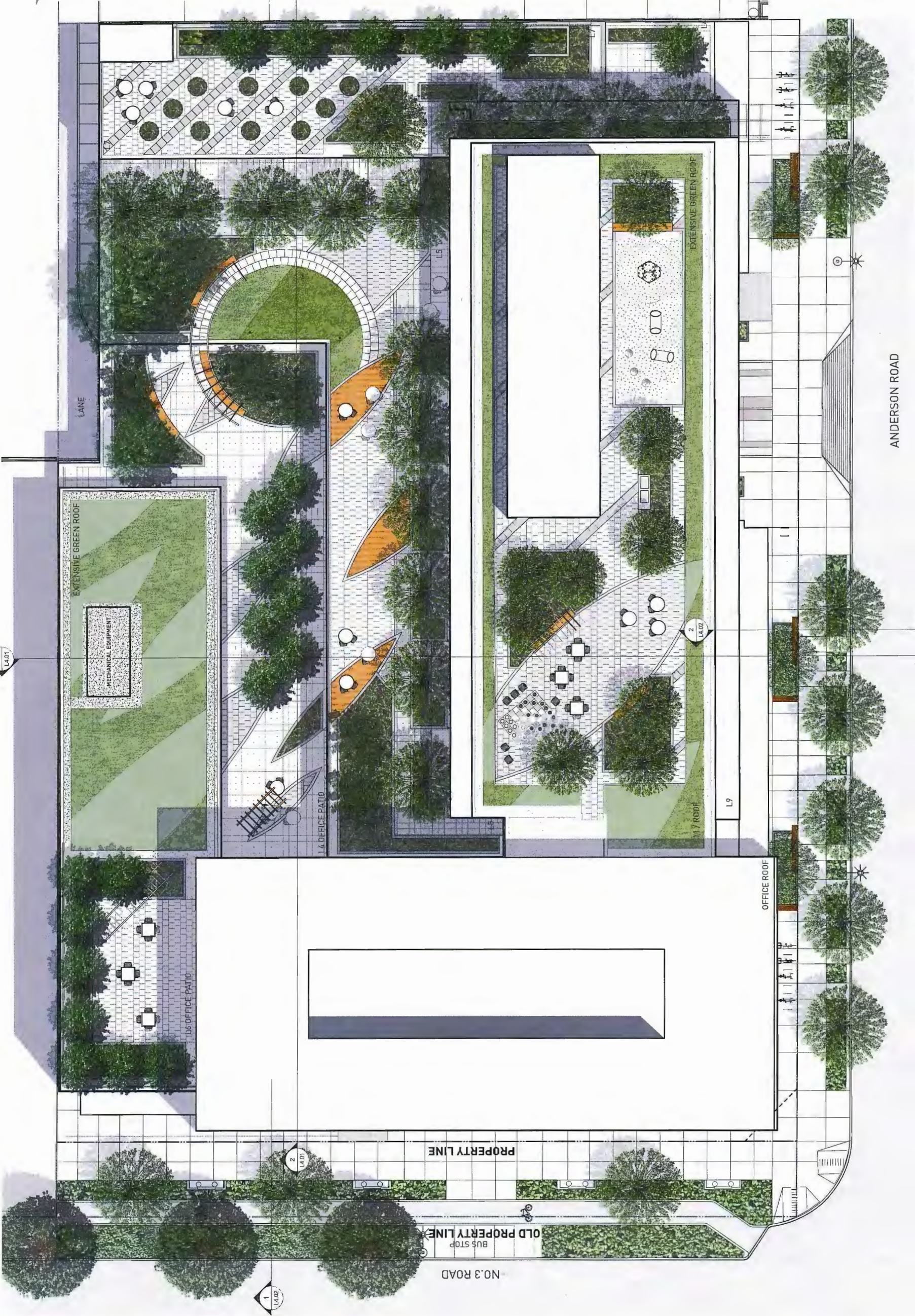
L 0.01

DP 15-718092

OCT 24 2017

PLAN 0070

1
1/4" = 1'-0"



PWL Partnership Landscape Architecture Inc.
 1000 West 10th Street
 Suite 100
 Regina, Saskatchewan S4P 0Z2
 Canada
 T: 306.382.2111
 F: 306.382.1172



REV. DATE	DESCRIPTION
1 2016/08/07	ISSUE FOR DP
2 2016/11/04	ISSUED FOR ADP
3 2016/04/05	ISSUED FOR REVIEW
4 2016/04/26	ISSUED FOR REZONING/DP
5 2016/04/26	RECEIVED FOR REZONING/DP
6 2016/12/11	ISSUED FOR REZONING
7 2017/03/13	ISSUED FOR DEVELOPMENT PERMIT
8 2017/09/25	REVISED PER CITY REQUEST
9 2017/10/25	REISSUED FOR DP

PROJECT
 IFORTUNE CENTRE
 ANDERSON ROAD

RENDER PLAN
 (FINAL CONDITION)

SCALE
 3/32" = 1'



PROJECT NO.	14104
DATE	
FILE NAME	14104 DP PLAN.rvt
DATE	17-10-25 at 9:47:12 AM
DRAWN	ZL / MW
REVIEWED	GB
DRAWN	

L 1.00

OP 15-708092

OCT 24 2017

PLAN # 31

ANDERSON ROAD

NO.3 ROAD

BUS STOP
 OLD PROPERTY LINE

PROPERTY LINE

OFFICE ROOF

L7 ROOF

L4 DECK PATIO

EXTENSIVE GREEN ROOF

MECHANICAL EQUIPMENT

LANE

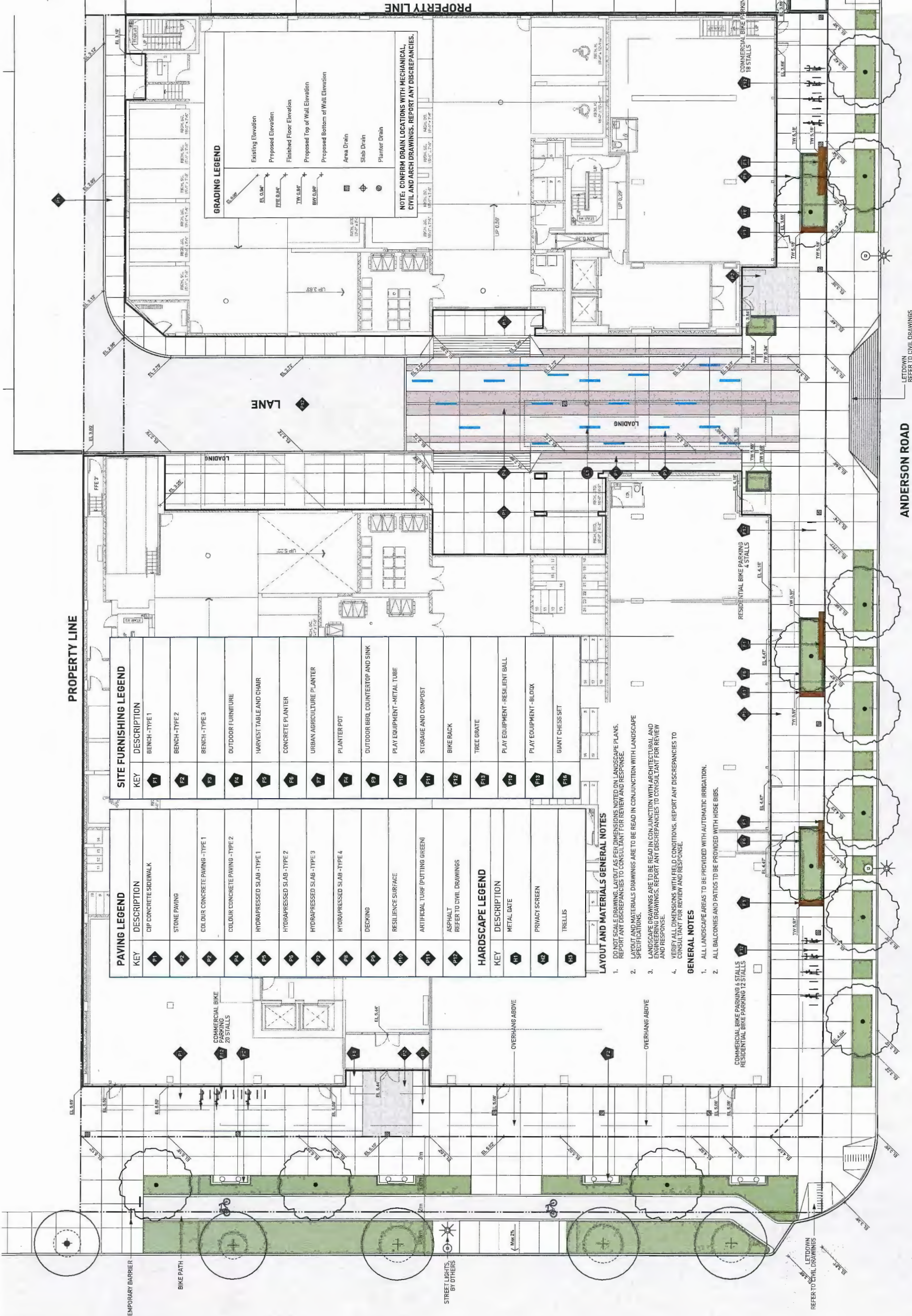


PWL Partnership Landscape Architecture Inc.
 4800 Steeles Avenue East
 Unit 100, Scarborough, Ontario M1V 5P6
 www.pwlpartnership.com
 T: (416) 291-1111
 F: (416) 291-1112



REVISION AND ISSUE	NO.	DATE	DESCRIPTION
ISSUE FOR IP	1	2016/09/07	ISSUE FOR IP
ISSUED FOR ADP	2	2016/11/04	ISSUED FOR ADP
ISSUED FOR REVIEW	3	2016/04/05	ISSUED FOR REVIEW
ISSUED FOR RECONINGUP	4	2016/04/28	ISSUED FOR RECONINGUP
RESSESSED FOR RECONINGUP	5	2016/04/25	RESSESSED FOR RECONINGUP
ISSUED FOR RECONING	6	2016/12/11	ISSUED FOR RECONING
ISSUED FOR DEVELOPMENT PERMIT	7	2017/07/19	ISSUED FOR DEVELOPMENT PERMIT
REVISED PER CITY REQUEST	8	2017/09/25	REVISED PER CITY REQUEST
RESSESSED FOR IP	9	2017/07/05	RESSESSED FOR IP

PROPERTY LINE



PROPERTY LINE

PAVING LEGEND	
KEY	DESCRIPTION
P1	CIP CONCRETE SIDEWALK
P2	STONE PAVING
P3	COLOR CONCRETE PAVING - TYPE 1
P4	COLOR CONCRETE PAVING - TYPE 2
P5	HYDRAPRESSED SLAB - TYPE 1
P6	HYDRAPRESSED SLAB - TYPE 2
P7	HYDRAPRESSED SLAB - TYPE 3
P8	HYDRAPRESSED SLAB - TYPE 4
P9	DECKING
P10	RESILIENCE SURFACE
P11	ARTIFICIAL TURF (PUTTING GREEN)
P12	ASPHALT
REFER TO CIVIL DRAWINGS	

SITE FURNISHING LEGEND	
KEY	DESCRIPTION
F1	BENCH - TYPE 1
F2	BENCH - TYPE 2
F3	BENCH - TYPE 3
F4	OUTDOOR FURNITURE
F5	HARVEST TABLE AND CHAIR
F6	CONCRETE PLANTER
F7	URBAN AGRICULTURE PLANTER
F8	PLANTER POT
F9	OUTDOOR BBQ COUNTERTOP AND SINK
F10	PLAY EQUIPMENT - METAL TUBE
F11	STORAGE AND COMPOST
F12	BIKE RACK
F13	TREE GRATE
F14	PLAY EQUIPMENT - RESILIENT BALL
F15	PLAY EQUIPMENT - BLOX
F16	GRANT CHESS SET

LAYOUT AND MATERIALS GENERAL NOTES

- DO NOT SCALE DRAWING. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.
- LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

GENERAL NOTES

- ALL LANDSCAPE AREAS TO BE PROVIDED WITH AUTOMATIC IRRIGATION.
- ALL BALCONIES AND PATIOS TO BE PROVIDED WITH HOSE BIBS.

NOTE: CONFIRM DRAIN LOCATIONS WITH MECHANICAL, CIVIL AND ARCH DRAWINGS. REPORT ANY DISCREPANCIES.

GRADING LEGEND

Existing Elevation	EL. 0.0M
Proposed Elevation	FFE 0.0M
Finished Floor Elevation	FF 0.0M
Proposed Top of Wall Elevation	EW 0.0M
Proposed Bottom of Wall Elevation	EB 0.0M
Area Drain	AD
Slab Drain	SD
Planter Drain	PD

PROJECT
 IFORTUNE CENTRE
 ANDERSON ROAD

LAYOUT, MATERIAL
 AND GRADING
 LEVEL 1 - INTERIM



SCALE
 3/32" = 1'

PROJECT NO.	14104
FILE NAME	14104 IP PLAN L1.MXD
PLOTTED	17-10-25 10:30:12 AM
DRAWN	ZL / MW
REVIEWED	GB

OFF-SITE NOTES:
 REFER TO SERVICING AGREEMENT SA 14-748083 FOR OFF-SITE LANDSCAPE INFORMATION

PLAN 32

OCT 24 2017

OP 15-708092

L1.01



PWL Partnership
 45-4600 Steeles Ave. East
 Unit 100, Scarborough, ON M1V 5K7
 www.pwlpartnership.com
 TEL: 416-291-1111
 FAX: 416-291-1112



REV. DATE	DESCRIPTION
1	2016/08/07 ISSUE FOR IP
2	2016/11/04 ISSUED FOR ADP
3	2016/04/05 ISSUED FOR REVIEW
4	2016/04/26 ISSUED FOR REZONING/OP
5	2016/04/26 RESUBMITTED FOR REZONING/OP
6	2016/12/11 ISSUED FOR REZONING
7	2017/02/13 ISSUED FOR DEVELOPMENT PERMIT
8	2017/02/25 REVISED PER CITY REQUEST
9	2017/12/05 RESUBMITTED FOR IP

PROJECT
**IFORTUNE CENTRE
 ANDERSON ROAD**

DATE
**LAYOUT, MATERIAL
 AND GRADING
 LEVEL 1 - FINAL**

SCALE
3/32" = 1'

PROJECT NO.	14104
DATE	14104 DP PLAN/REV
FILE NAME	14104 DP PLAN/REV
DATE	17-10-25 at 9:57:12 AM
BY	ZL / MW
REVISION	06

DRAWING
L 1.01A

PROPERTY LINE

PAVING LEGEND	
KEY	DESCRIPTION
P1	CIP CONCRETE SIDEWALK
P2	STONE PAVING
P3	COLOR CONCRETE PAVING - TYPE 1
P4	COLOR CONCRETE PAVING - TYPE 2
P5	HYDRAPRESSED SLAB - TYPE 1
P6	HYDRAPRESSED SLAB - TYPE 2
P7	HYDRAPRESSED SLAB - TYPE 3
P8	HYDRAPRESSED SLAB - TYPE 4
P9	DECKING
P10	RESILIENCE SURFACE
P11	ARTIFICIAL TURF (PUTTING GREEN)
P12	ASPHALT REFER TO CIVIL DRAWINGS

SITE FURNISHING LEGEND	
KEY	DESCRIPTION
F1	BENCH - TYPE 1
F2	BENCH - TYPE 2
F3	BENCH - TYPE 3
F4	OUTDOOR FURNITURE
F5	HARVEST TABLE AND CHAIR
F6	CONCRETE PLANTER
F7	URBAN AGRICULTURE PLANTER
F8	PLANTER POT
F9	OUTDOOR BBQ COUNTERTOP AND SINK
F10	PLAY EQUIPMENT - METAL TUBE
F11	STORAGE AND COMPOST
F12	BIKE RACK
F13	TREE URN
F14	PLAY EQUIPMENT - RESILIENT BALL
F15	PLAY EQUIPMENT - BLOCK
F16	GIANT CHESS SET

LAYOUT AND MATERIALS GENERAL NOTES
 DO NOT SCALE DRAWING. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS.
 REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

- LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.
- LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

GENERAL NOTES

- ALL LANDSCAPE AREAS TO BE PROVIDED WITH AUTOMATIC IRRIGATION.
- ALL BALCONIES AND PATIOS TO BE PROVIDED WITH HOSE BIBS.

PROPERTY LINE

NOTE: CONFIRM DRAIN LOCATIONS WITH MECHANICAL, CIVIL AND ARCH DRAWINGS. REPORT ANY DISCREPANCIES.

GRADING LEGEND

Existing Elevation	EL. 0.00
Proposed Elevation	EL. 0.00
Finished Floor Elevation	FIN. EL. 0.00
Proposed Top of Wall Elevation	TOP OF WALL EL. 0.00
Proposed Bottom of Wall Elevation	BOTTOM OF WALL EL. 0.00
Area Drain	AD
Slab Drain	SD
Planter Drain	PD

ANDERSON ROAD

LETDOWN
 REFER TO CIVIL DRAWINGS

LETDOWN
 REFER TO CIVIL DRAWINGS

OFF-SITE NOTES:
 REFER TO SERVICING AGREEMENT SA 16-748803 FOR OFF-SITE LANDSCAPE INFORMATION

PLAN 15-708092

OCT 24 2017

DP 15-708092

L 1.01A



PWL Partnership
 4400 Steeles Ave. East, Suite 100
 Scarborough, ON M1V 5P2
 www.pwlpartnership.com
 1-800-461-1111



NO.	DATE	DESCRIPTION
1	2016/08/07	ISSUE FOR DP
2	2016/11/04	ISSUED FOR DP
3	2016/04/05	ISSUED FOR REVIEW
4	2016/04/26	ISSUED FOR REZONING/DP
5	2016/04/29	RESUBMITTED FOR REZONING/DP
6	2016/12/11	ISSUED FOR REZONING
7	2017/02/13	ISSUED FOR DEVELOPMENT PERMIT
8	2017/04/25	RETIRED FOR CITY REQUEST
9	2017/11/03	RESUBMITTED FOR DP

PROJECT
**IFORTUNE CENTRE
 ANDERSON ROAD**

DRAWING TITLE
**LAYOUT, MATERIAL
 AND GRADING
 LEVEL 4**

DATE
 17-10-25 at 9:47:12 AM

SCALE
3/32" = 1'

PROJECT NO.	14104
DATE	14104 DP PLAN/REV
FILE NAME	17-10-25 at 9:47:12 AM
DRAWN	ZJ/MW
DESIGNED	GB

11/03/2017 10:25 AM

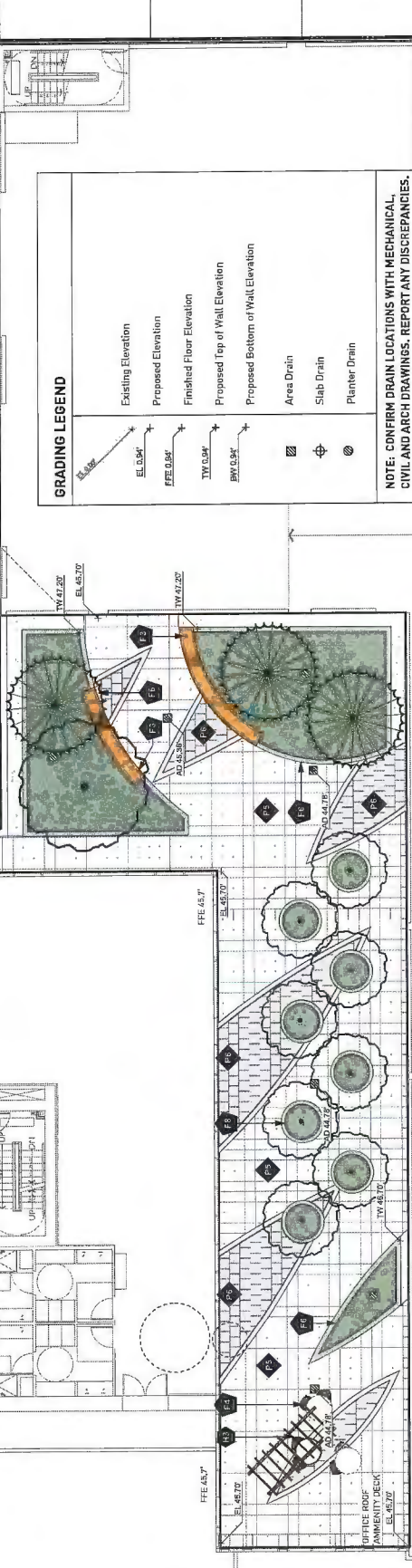
PLAN 28 2A
 OCT 24 2017
 DP 15-708092

L1.02

PROPERTY LINE

PAVING LEGEND	
KEY	DESCRIPTION
P1	DP CONCRETE SIDEWALK
P2	STONE PAVING
P3	COLOR CONCRETE PAVING - TYPE 1
P4	COLOR CONCRETE PAVING - TYPE 2
P5	HYDRAPRESSED SLAB - TYPE 1
P6	HYDRAPRESSED SLAB - TYPE 2
P7	HYDRAPRESSED SLAB - TYPE 3
P8	HYDRAPRESSED SLAB - TYPE 4
P9	DECKING
P10	RESILIENCE SURFACE
P11	ARTIFICIAL TURF (PUTTING GREEN)
P12	ASPHALT REFER TO CIVIL DRAWINGS

SITE FURNISHING LEGEND	
KEY	DESCRIPTION
F1	BENCH - TYPE 1
F2	BENCH - TYPE 2
F3	BENCH - TYPE 3
F4	OUTDOOR FURNITURE
F5	HARVEST TABLE AND CHAIR
F6	CONCRETE PLANTER
F7	URBAN AGRICULTURE PLANTER
F8	PLANTER POT
F9	OUTDOOR SBL COUNTERTOP AND SINK
F10	PLAY EQUIPMENT - METAL TUBE
F11	STORAGE AND COMPOST
F12	BIKE RACK
F13	TREE GRATE
F14	PLAY EQUIPMENT - RESILIENT BALL
F15	PLAY EQUIPMENT - BLDX
F16	GIANT CHESS SET



NOTE: CONFIRM DRAIN LOCATIONS WITH MECHANICAL CIVIL AND ARCH DRAWINGS. REPORT ANY DISCREPANCIES.

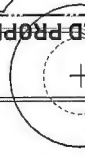
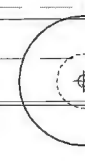
LAYOUT AND MATERIALS GENERAL NOTES
 1. DO NOT SCALE DRAWING. LAYOUTS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
 2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.
 3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
 4. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

GENERAL NOTES
 1. ALL LANDSCAPE AREAS TO BE PROVIDED WITH AUTOMATIC IRRIGATION.
 2. ALL BALCONIES AND PATIOS TO BE PROVIDED WITH HOSE BIBS.

PROPERTY LINE

PROPERTY LINE

L1 CANOPY





PWL Partnership Landscape Architects Inc.
 58 West 5th Street
 Vancouver, BC V6Y 1V9
 www.pwlpa.com
 604.681.1122



NO.	DATE	DESCRIPTION
1	2015/02/07	ISSUE FOR DP
2	2015/11/04	ISSUED FOR ADP
3	2016/04/05	ISSUED FOR REVIEW
4	2016/04/26	ISSUED FOR REZONING/DP
5	2016/04/26	REVISED FOR REZONING/DP
6	2016/12/11	ISSUED FOR REZONING
7	2017/02/13	ISSUED FOR DEVELOPMENT PERMIT
8	2017/08/25	REVISED FOR CITY REQUEST
9	2017/11/25	RESUBMITTED FOR DP

PROJECT
**IFORTUNE CENTRE
 ANDERSON ROAD**

PROJECT TITLE
**LAYOUT, MATERIAL
 AND GRADING
 LEVEL 5**

DATE
14/10/17

SCALE
3/32" = 1'

FILE NAME	DATE
14104 DP PLAN.VBK	17-10-25 at 9:47:12 AM
ZL1.MXD	REVISION 05

PROJECT NO.
14104

DATE
OCT 24 2017

PLAN #
435

PROJECT NO.
DP 15-708092

SCALE
3/32" = 1'



SITE FURNISHING LEGEND	
KEY	DESCRIPTION
F1	BENCH-TYPE 1
F2	BENCH-TYPE 2
F3	BENCH-TYPE 3
F4	OUTDOOR FURNITURE
F5	HARVEST TABLE AND CHAIR
F6	CONCRETE PLANTER
F7	URBAN AGRICULTURE PLANTER
F8	PLANTER POT
F9	OUTDOOR BBQ, COUNTERTOP AND SINK
F10	PLAY EQUIPMENT-METAL TUBE
F11	STORAGE AND COMPOST
F12	BIKE RACK
F13	TREE GRATE
F14	PLAY EQUIPMENT-RESILIENT BALL
F15	PLAY EQUIPMENT-SLIDING
F16	GIANT CHESS SET

PAVING LEGEND	
KEY	DESCRIPTION
P1	CIIP CONCRETE SIDEWALK
P2	STONE PAVING
P3	COLOR CONCRETE PAVING-TYPE 1
P4	COLOR CONCRETE PAVING-TYPE 2
P5	HYDRAPRESSED SLAB-TYPE 1
P6	HYDRAPRESSED SLAB-TYPE 2
P7	HYDRAPRESSED SLAB-TYPE 3
P8	HYDRAPRESSED SLAB-TYPE 4
P9	DECKING
P10	RESILIENCE SURFACE
P11	ARTIFICIAL TURF (PUTTING GREEN)
P12	ASPHALT REFER TO CIVIL DRAWINGS

HARDSCAPE LEGEND	
KEY	DESCRIPTION
H1	METAL GATE
H2	PRIVACY SCREEN
H3	TRELIS

GRADING LEGEND	
SYMBOL	DESCRIPTION
EL. 0.00'	Existing Elevation
PEE 0.00'	Proposed Elevation
TFW 0.00'	Finished Floor Elevation
PTW 0.00'	Proposed Top of Wall Elevation
PBB 0.00'	Proposed Bottom of Wall Elevation
AD	Area Drain
SD	Slab Drain
PD	Planter Drain

NOTE: CONFIRM DRAIN LOCATIONS WITH MECHANICAL, CIVIL AND ARCH DRAWINGS. REPORT ANY DISCREPANCIES.

- LAYOUT AND MATERIALS GENERAL NOTES**
- DO NOT SCALE DRAWINGS. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
 - LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.
 - LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
 - VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

- GENERAL NOTES**
- ALL LANDSCAPE AREAS TO BE PROVIDED WITH AUTOMATIC IRRIGATION.
 - ALL BALCONIES AND PATIOS TO BE PROVIDED WITH HOSE BIBS.



PWL Partnership
 100 King Street West
 Toronto, Ontario M5X 1C5
 Tel: 416-593-9300
 www.pwlpartnership.com



NO.	DATE	DESCRIPTION
1	2015/08/07	ISSUE FOR DP
2	2016/11/04	ISSUED FOR AUP
3	2018/04/05	ISSUED FOR REVIEW
4	2018/04/24	ISSUED FOR REZONING/DP
5	2018/04/26	REZONED FOR REZONING/DP
6	2018/07/11	ISSUED FOR REZONING
7	2017/03/13	ISSUED FOR DEVELOPMENT PERMIT
8	2017/09/25	REVISED PER CITY REQUEST
9	2017/10/24	REZONED FOR AUP

PROJECT
**IFORTUNE CENTRE
 ANDERSON ROAD**

DRAWING TITLE
**LAYOUT, MATERIAL
 AND GRADING
 LEVEL 6**

SCALE
3/32" = 1'

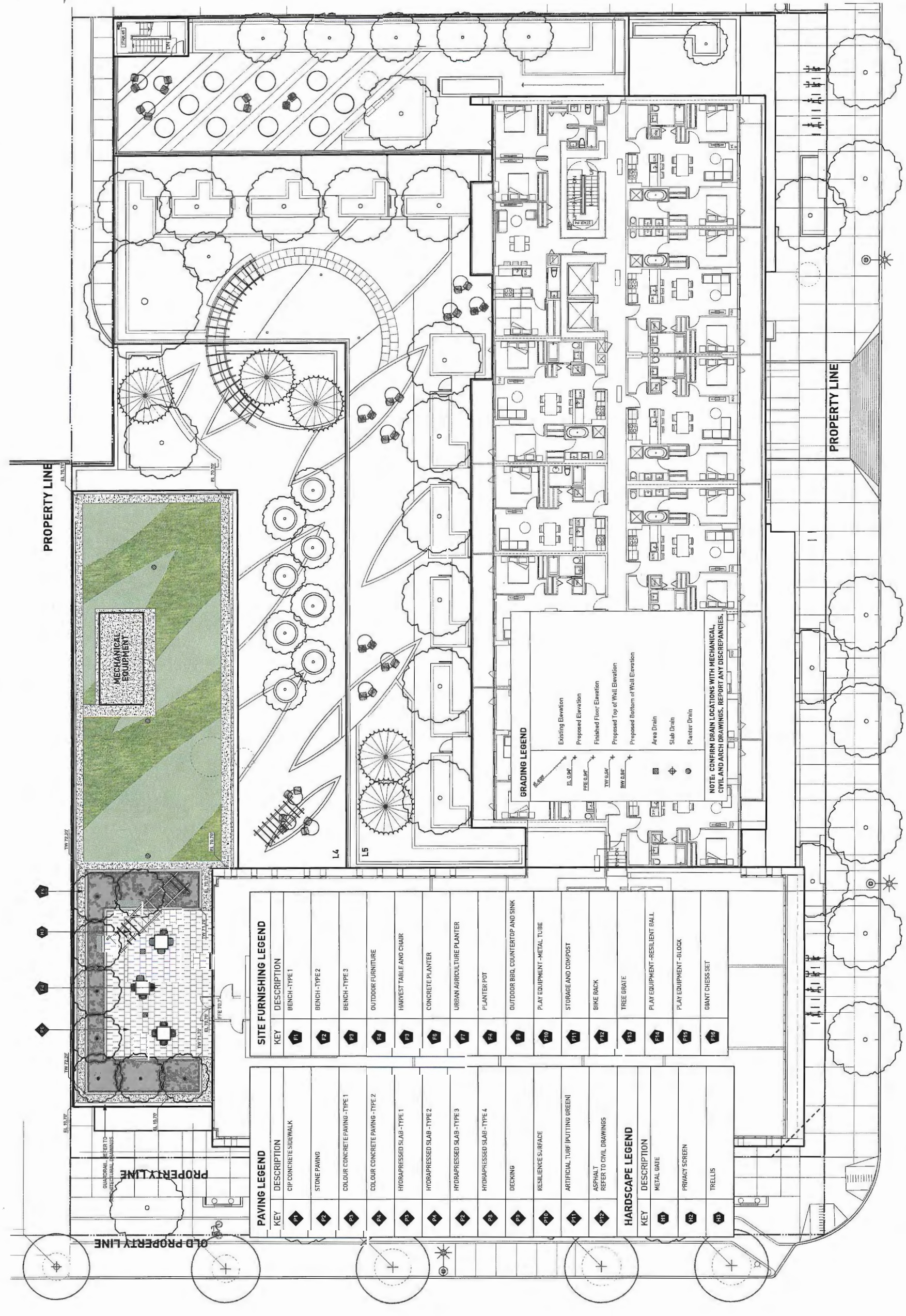
PROJECT NO.	14104
DATE	
FILE NAME	14104 DP PLAN.VBK
PLOT DATE	17-10-25 at 8:47:12 AM
DRAWN	ZL/MW
REVIEWED	GB

L1.04

DP 15-708092

OCT 24 2017

PLAN 30



PAVING LEGEND	
KEY	DESCRIPTION
P1	CIP CONCRETE SIDEWALK
P2	STONE PAVING
P3	COLOUR CONCRETE PAVING - TYPE 1
P4	COLOUR CONCRETE PAVING - TYPE 2
P5	HYDRAPRESSED SLAB - TYPE 1
P6	HYDRAPRESSED SLAB - TYPE 2
P7	HYDRAPRESSED SLAB - TYPE 3
P8	HYDRAPRESSED SLAB - TYPE 4
P9	DECKING
P10	RESILIENCE SURFACE
P11	ARTIFICIAL TURF (PUTTING GREEN)
P12	ASPHALT REFER TO CIVIL DRAWINGS

SITE FURNISHING LEGEND	
KEY	DESCRIPTION
F1	BENCH - TYPE 1
F2	BENCH - TYPE 2
F3	BENCH - TYPE 3
F4	OUTDOOR FURNITURE
F5	HARVEST TABLE AND CHAIR
F6	CONCRETE PLANTER
F7	URBAN AGRICULTURE PLANTER
F8	PLANTER POT
F9	OUTDOOR BBD, COUNTERTOP AND SINK
F10	PLAY EQUIPMENT - METAL TUBE
F11	STORAGE AND COMPST
F12	BIKE RACK
F13	TREE GRATE
F14	PLAY EQUIPMENT - RESILIENT BALL
F15	PLAY EQUIPMENT - BLOCK
F16	GIANT CHESS SET

HARDSCAPE LEGEND	
KEY	DESCRIPTION
H1	METAL GATE
H2	PRIVATE SCREEN
H3	TRELLIS

GRADING LEGEND

Existing Elevation	EL. 0.00'
Proposed Elevation	PE. 0.00'
Finished Floor Elevation	FF. 0.00'
Proposed Top of Wall Elevation	TW. 0.00'
Proposed Bottom of Wall Elevation	BTW. 0.00'
Area Drain	AD
Slab Drain	SD
Plumber Drain	PD

NOTE: CONFIRM DRAIN LOCATIONS WITH MECHANICAL, CIVIL AND ARCH DRAWINGS. REPORT ANY DISCREPANCIES.

- LAYOUT AND MATERIALS GENERAL NOTES**
- DO NOT SCALE DRAWING. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
 - LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.
 - LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
 - VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- GENERAL NOTES**
- ALL LANDSCAPE AREAS TO BE PROVIDED WITH AUTOMATIC IRRIGATION.
 - ALL BALCONIES AND PATIOS TO BE PROVIDED WITH HOSE BIBS.



PWL Partnership
 45 West 1st Avenue, Suite 1000
 Vancouver, BC Canada V6C 1A7
 www.pwlpartnership.com
 TEL: 604.681.1111
 FAX: 604.681.1112



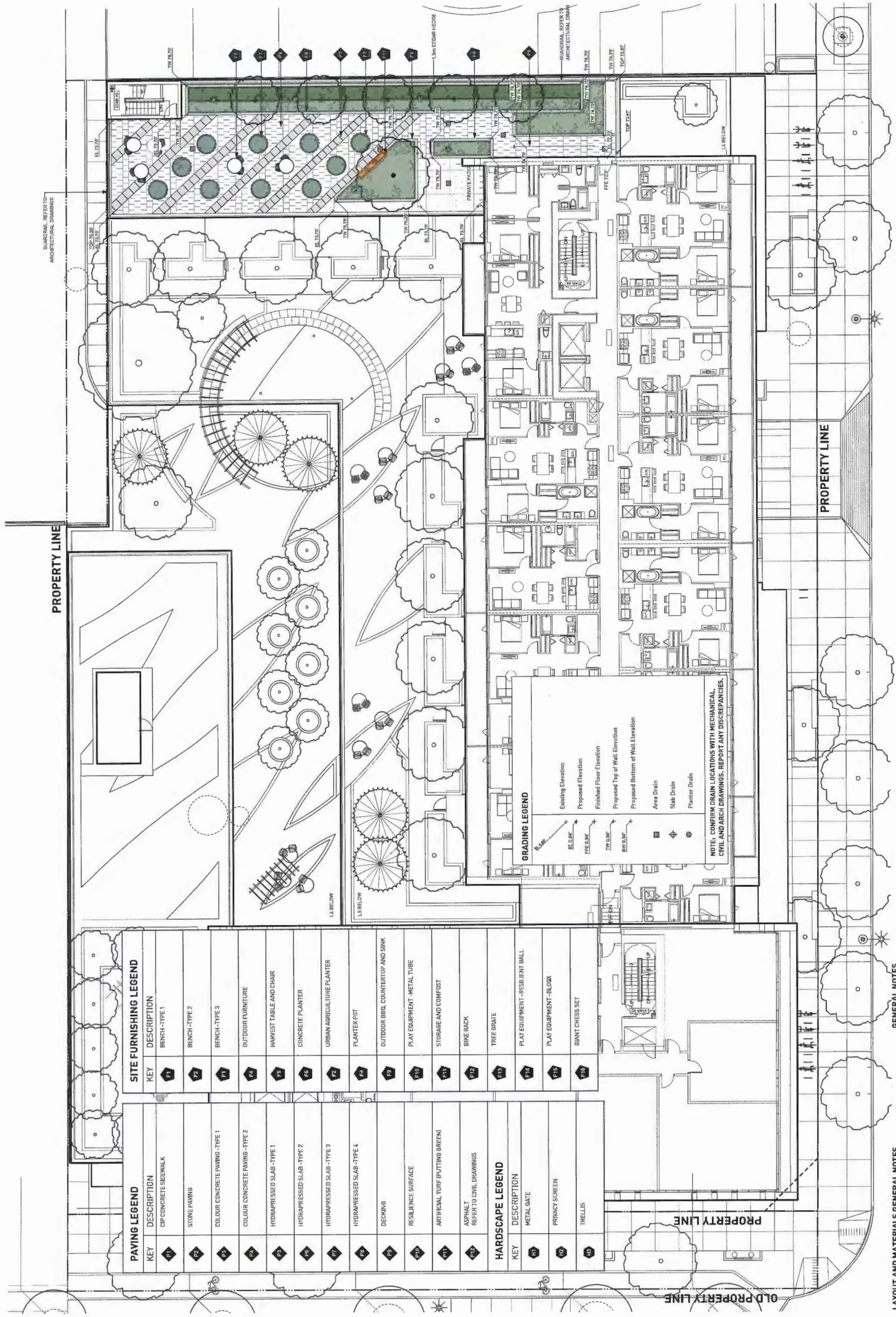
REV.	DATE	DESCRIPTION
1	2015/08/07	ISSUE FOR LP
2	2015/11/04	ISSUED FOR ADP
3	2016/04/06	ISSUED FOR REVIEW
4	2016/04/26	ISSUED FOR REWORK/ADP
5	2016/04/26	RESUBMITTED FOR REWORK/ADP
6	2016/12/11	ISSUED FOR REZONING
7	2017/03/13	ISSUED FOR DEVELOPMENT PERMIT
8	2017/06/25	REVISED PER CITY REQUEST
9	2017/10/25	RESUBMITTED FOR ADP

PROJECT
**IFORTUNE CENTRE
 ANDERSON ROAD**

DRAWING TITLE
**LAYOUT, MATERIAL
 AND GRADING
 LEVEL 7**

PROJECT NO. 14104
 DATE 14104 DP PLAN.MXA
 REVISION 17-10-25 at 9:47:12 AM
 DRAWN ZJ / MMY
 CHECKED GSB
 SCALE 3/32" = 1'

L1.05



SITE FURNISHING LEGEND

KEY	DESCRIPTION
F1	BENCH-TYPE 1
F2	BENCH-TYPE 2
F3	BENCH-TYPE 3
F4	OUTDOOR FURNITURE
F5	HARVEST TABLE AND CHAIR
F6	CONCRETE PLANTER
F7	URBAN AGRICULTURE PLANTER
F8	PLANTER POT
F9	OUTDOOR BBQ, COUNTERTOP AND SINK
F10	PLAY EQUIPMENT - METAL TUBE
F11	STORAGE AND COMPOST
F12	BIKE RACK
F13	TREE BRATE
F14	PLAY EQUIPMENT - RESILIENT BALL
F15	PLAY EQUIPMENT - BLOCK
F16	GIANT CHESS SET

PAVING LEGEND

KEY	DESCRIPTION
P1	CIP CONCRETE SIDEWALK
P2	STONE PAVING
P3	COLOR CONCRETE PAVING - TYPE 1
P4	COLOR CONCRETE PAVING - TYPE 2
P5	HYDRAPRESSED SLAB - TYPE 1
P6	HYDRAPRESSED SLAB - TYPE 2
P7	HYDRAPRESSED SLAB - TYPE 3
P8	HYDRAPRESSED SLAB - TYPE 4
P9	DECKING
P10	RESILIENCE SURFACE
P11	ARTIFICIAL TURF (PUTTING GREEN)
P12	ASPHALT REFER TO CIVIL DRAWINGS

HARDSCAPE LEGEND

KEY	DESCRIPTION
H1	METAL GATE
H2	PRIVACY SCREEN
H3	TRELLIS

GRADING LEGEND

EL. 0.98'	Existing Elevation
FEE 0.98'	Proposed Elevation
FIN 0.98'	Finished Floor Elevation
PROPOSED TOP OF WELL ELEVATION	Proposed Top of Well Elevation
PROPOSED BOTTOM OF WELL ELEVATION	Proposed Bottom of Well Elevation
AREA DRAIN	Area Drain
SLAB DRAIN	Slab Drain
PLANTER DRAIN	Planter Drain

NOTE: CONFIRM DRAIN LOCATIONS WITH MECHANICAL, CIVIL AND ARCH DRAWINGS. REPORT ANY DISCREPANCIES.

LAYOUT AND MATERIALS GENERAL NOTES

- DO NOT SCALE DRAWINGS. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.
- LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

GENERAL NOTES

- ALL LANDSCAPE AREAS TO BE PROVIDED WITH AUTOMATIC IRRIGATION.
- ALL BALCONIES AND PATIOS TO BE PROVIDED WITH HOSE BIBS.

PLAN 15-708092

OCT 24 2017

DP 15-708092



PWL Partnership
 100 West 10th Street
 Vancouver, BC V6Y 1V2
 www.pwlpartnership.com
 T: 604.681.1111
 F: 604.681.1112



NO.	DATE	DESCRIPTION
1	2016/08/07	ISSUE FOR DP
2	2016/11/04	ISSUED FOR DP
3	2016/04/06	ISSUED FOR REVIEW
4	2016/04/28	ISSUED FOR REVISIONS
5	2016/05/26	REISSUED FOR REVISIONS
6	2016/12/11	ISSUED FOR REVISIONS
7	2017/02/13	ISSUED FOR DEVELOPMENT PERMIT
8	2017/05/25	REVISED PER CITY REQUEST
9	2017/10/23	REISSUED FOR DP

PROJECT
**IFORTUNE CENTRE
 ANDERSON ROAD**

DRAWING TITLE
**LAYOUT, MATERIAL
 AND GRADING
 LEVEL 11**

DATE
 17-10-25 at 9:47:12 AM

SCALE
3/32" = 1'

PROJECT NO.	14104
DATE	14104 DP PLAN.WK
DESIGNER	ZL / MW
DRAWN	REVIEWED
DATE	08

L 1.07

PROPERTY LINE

PROPERTY LINE

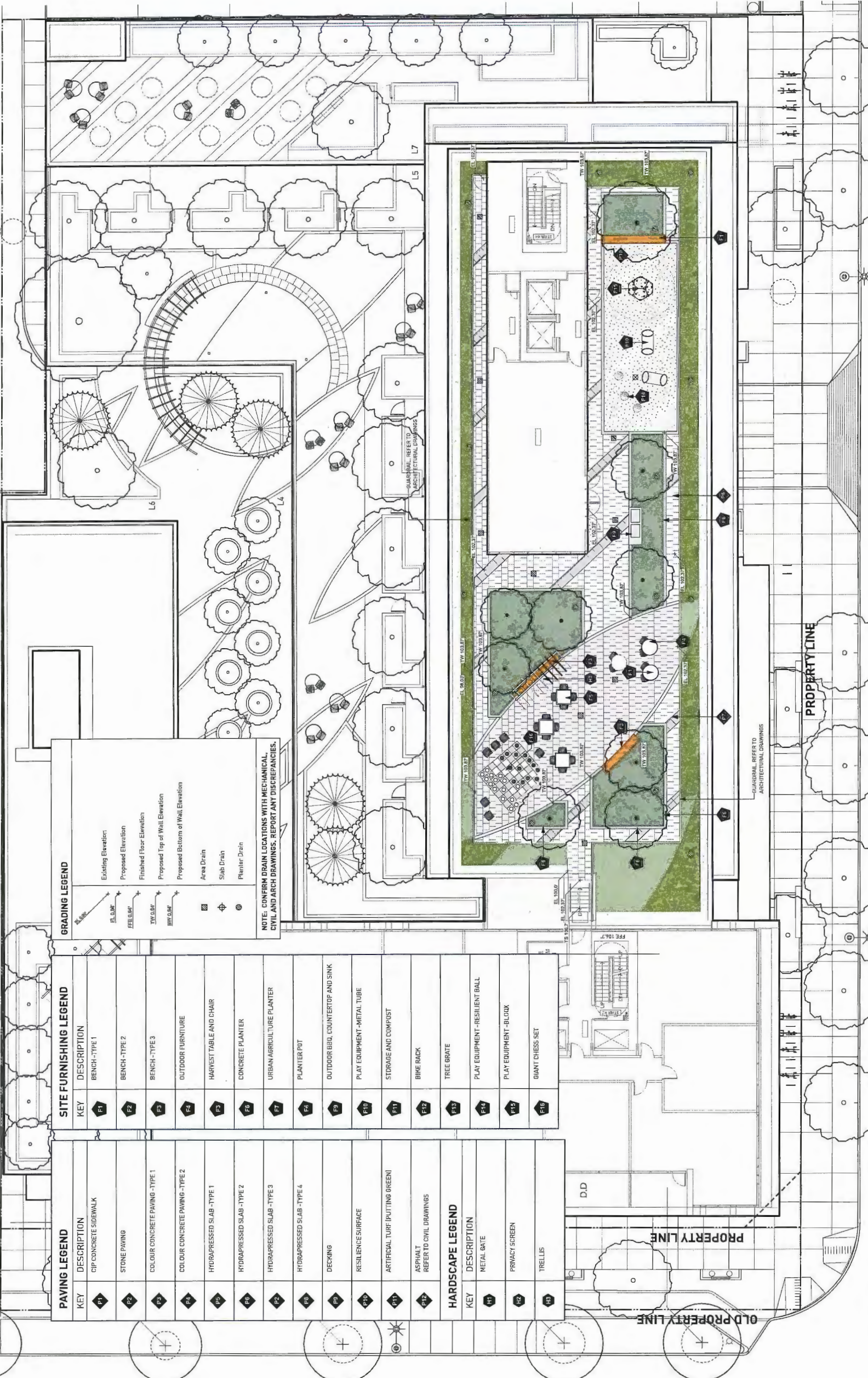
GRADING LEGEND	
	Existing Elevation
	Proposed Elevation
	Finished Floor Elevation
	Proposed Top of Wall Elevation
	Proposed Bottom of Wall Elevation
	Area Drain
	Slab Drain
	Planter Drain

NOTE: CONFIRM DRAIN LOCATIONS WITH MECHANICAL, CIVIL AND ARCH DRAWINGS. REPORT ANY DISCREPANCIES.

SITE FURNISHING LEGEND	
	BENCH -TYPE 1
	BENCH -TYPE 2
	BENCH -TYPE 3
	OUTDOOR FURNITURE
	HARVEST TABLE AND CHAIR
	CONCRETE PLANTER
	URBAN AGRICULTURE PLANTER
	PLANTER POT
	OUTDOOR BIRD, COUNTERTOP AND SINK
	PLAY EQUIPMENT - METAL TUBE
	STORAGE AND COMPOST
	BIKE RACK
	TREE BROTE
	PLAY EQUIPMENT - RESILIENT BALL
	PLAY EQUIPMENT - BLOCK
	GIANT CHESS SET

PAVING LEGEND	
	CIP CONCRETE SIDEWALK
	STONE PAVING
	COLOR CONCRETE PAVING -TYPE 1
	COLOR CONCRETE PAVING -TYPE 2
	HYDRAPRESSED SLAB -TYPE 1
	HYDRAPRESSED SLAB -TYPE 2
	HYDRAPRESSED SLAB -TYPE 3
	HYDRAPRESSED SLAB -TYPE 4
	DECKING
	RESILIENCE SURFACE
	ARTIFICIAL TURF (PUTTING GREEN)
	ASPHALT REFER TO CIVIL DRAWINGS

HARDSCAPE LEGEND	
	METAL GATE
	PRIVACY SCREEN
	TRELLIS



- LAYOUT AND MATERIALS GENERAL NOTES**
- DO NOT SCALE DRAWING. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
 - LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.
 - LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
 - VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- GENERAL NOTES**
- ALL LANDSCAPE AREAS TO BE PROVIDED WITH AUTOMATIC IRRIGATION.
 - ALL BALL CONES AND PATIOS TO BE PROVIDED WITH HOSE BIBS.

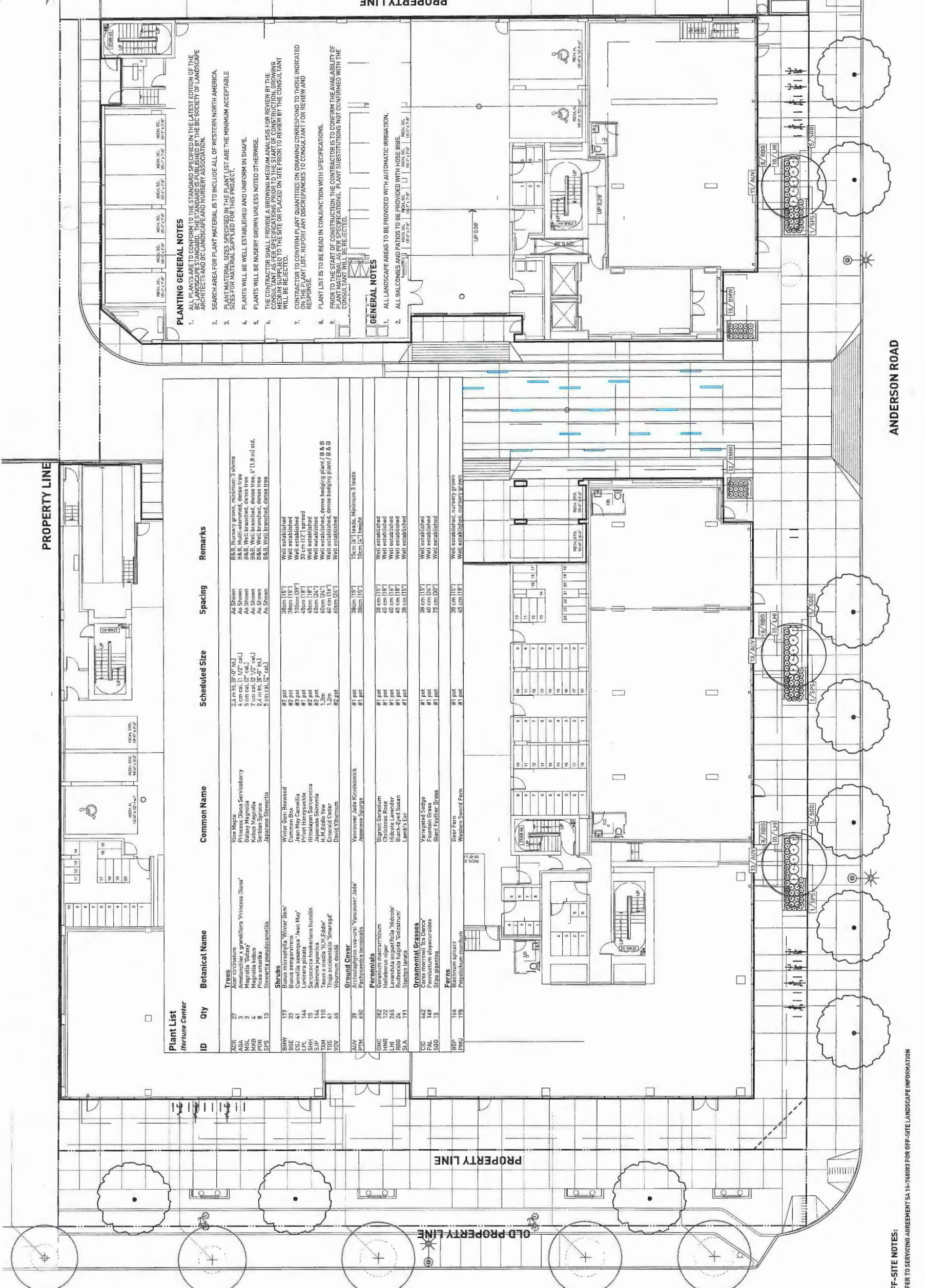
PLAN # 11-07
 OCT 24 2017
 DP 15-708092



PWL Partnership Landscape Architects Inc.
 85, Ross Street, Suite 200
 Vancouver, BC V6C 1R7
 Tel: 604.681.1111
 Fax: 604.681.1112



NO.	DATE	DESCRIPTION
1	2014/08/07	ISSUE FOR DP
2	2014/11/04	ISSUED FOR AUP
3	2014/04/05	ISSUED FOR REVIEW
4	2014/04/05	ISSUED FOR REZONING/DP
5	2014/06/26	REISSUED FOR REZONING/DP
6	2014/12/11	ISSUED FOR REZONING
7	2017/03/13	ISSUED FOR REZONING PERMIT
8	2017/06/25	REVISED PER CITY REQUEST
9	2017/10/26	REISSUED FOR DP



PLANTING GENERAL NOTES

1. ALL PLANTS ARE TO CONFORM TO THE STANDARD SPECIFIED IN THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR LANDSCAPE ARCHITECTS AND NURSERY ASSOCIATION.
2. SEARCH AREA FOR PLANT MATERIAL IS TO INCLUDE ALL OF WESTERN NORTH AMERICA.
3. PLANT MATERIAL SIZES SPECIFIED IN THE PLANT LIST ARE THE MINIMUM ACCEPTABLE SIZES FOR MATERIAL SUPPLIED FOR THIS PROJECT.
4. PLANTS WILL BE WELL ESTABLISHED AND UNIFORM IN SHAPE.
5. PLANTS WILL BE NURSERY GROWN UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT. THE ANALYSIS SHALL BE SUBMITTED TO THE CONSULTANT FOR REVIEW. THE MEDIUM SUPPLIED TO THE SITE OR PLACED ON SITE PRIOR TO REVIEW BY THE CONSULTANT WILL BE REJECTED.
7. CONTRACTOR TO CONFIRM PLANT QUANTITIES ON DRAWINGS CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
8. PLANT LIST IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS.
9. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS TO CONFIRM THE AVAILABILITY OF PLANT MATERIAL AS PER SPECIFICATIONS. PLANT SUBSTITUTIONS NOT CONFIRMED WITH THE CONSULTANT WILL BE REJECTED.

GENERAL NOTES

1. ALL LANDSCAPE AREAS TO BE PROVIDED WITH AUTOMATIC IRRIGATION.
2. ALL BALCONIES AND PATIOS TO BE PROVIDED WITH HOSE BIBS.

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
Trees						
ZGR	27	Acer circinnatum	Vine Maple	2.4 m ht. (8'-0" ht.)	As Shown	B&B, Nursery grown, minimum 3 stems
AGA	3	Amelanchier x grandiflora 'Princess Diana'	Princess Diana Serviceberry	4 cm cal. (1 1/2" cal.)	As Shown	Well established, dense tree
AKB	4	Amelanchier x grandiflora 'Jean May'	Jean May Serviceberry	4 cm cal. (1 1/2" cal.)	As Shown	Well established, dense tree
KKB	4	Magnolia kobus	Kobus Magnolia	7 cm cal. (2 1/2" cal.)	As Shown	B&B, Well branched, dense tree, 6' (1.8 m) std.
POR	8	Picea omorika	Japanese Spruce	2.4 m ht. (8'-0" ht.)	As Shown	B&B, Well branched, dense tree
SFS	13	Stewartia pseudocamellia	Japanese Stewartia	5 cm cal. (2" cal.)	As Shown	B&B, Well branched, dense tree
Shrubs						
BKW	177	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#2 pot	38cm (15")	Well established
BSI	43	Camellia japonica 'Mrs. N. Poyser'	Mrs. N. Poyser Camellia	#2 pot	38cm (15")	Well established
LPL	144	Lonicera pileata	Jean May Camellia	100cm (39")	Well established	Well established
SHH	15	Sarcococca hookeriana humilis	Priest Honey-suckle	45cm (18")	Well established	30 cm (12") spread
TAM	110	Teucrium japonicum	Himalayan Scabroccia	45cm (18")	Well established	Well established
TOS	61	Thuja occidentalis 'M.M. Edde'	H.M. Edde Yew	60cm (24")	Well established	Well established, dense hedging plant / B & B
VDV	65	Viburnum dentifolium	Emerald Cedar	40 cm (16")	Well established	Well established, dense hedging plant / B & B
Ground Cover						
AUV	39	Arctostaphylos uva-ursi 'Vancover Jade'	Vancover Jade Kinnikinnick	#1 pot	38cm (15")	15cm (6") leads, Minimum 3 leads
PTM	650	Pachysandra terminalis	Japanese Spurge	#1 pot	38cm (15")	10cm (4") Thruout
Perennials						
GNC	282	Geranium macrorrhizum	Biggest Geranium	#1 pot	38 cm (15")	Well established
LHR	2	Lupinus albus 'Blue Wonder'	Blue Wonder	#1 pot	40 cm (16")	Well established
RBG	24	Rubricola fulgida 'Goldstrum'	Black-Eyed Susan	#1 pot	45 cm (18")	Well established
S/LA	171	Stachys lanata	Lamb's Ear	#1 pot	38 cm (15")	Well established
Ornamental Grasses						
CID	642	Carex merrilli 'Ice Dance'	Variiegated Sedge	#1 pot	38 cm (15")	Well established
PAL	149	Pennisetum alopecuroides	Fountain Grass	#1 pot	40 cm (16")	Well established
SPO	15	Silphium laciniatum				

OFF-SITE NOTES:
 REFER TO SERVICES AGREEMENT SA-15-746883 FOR OFF-SITE LANDSCAPE INFORMATION

ANDERSON ROAD

PROJECT
 IFFORTUNE CENTRE
 ANDERSON ROAD

PLANTING PLAN
 LEVEL 1 - FINAL

SCALE
 3/32" = 1'-0"

PROJECT NO.	AMR 2015
DATE	14104 DP PLAN.WK
FILE NAME	17-10-25 at 9:47:13 AM
DATE	
DRAWN	ZL
CHECKED	GB

L 2.01

PLAN 15-708092

OCT 24 2017

PLAN 15-708092



PWL Partnership Landscape Architects Inc.
 501 West 4th Street
 211 West 4th Street, Suite 202
 Vancouver, BC V6C 1A7
 Tel: 604.681.1111
 Fax: 604.681.1112



NO.	DATE	DESCRIPTION
1	2016/08/07	ISSUE FOR DP
2	2016/11/04	ISSUED FOR ADP
3	2016/04/05	ISSUED FOR REVIEW
4	2016/04/26	ISSUED FOR REZONING/DP
5	2016/04/26	RESUBMITTED FOR REZONING/DP
6	2016/12/11	ISSUED FOR REZONING
7	2017/03/13	ISSUED FOR DEVELOPMENT PERMIT
8	2017/09/25	REVISED PER CITY REQUEST
9	2017/10/25	RESUBMITTED FOR DP

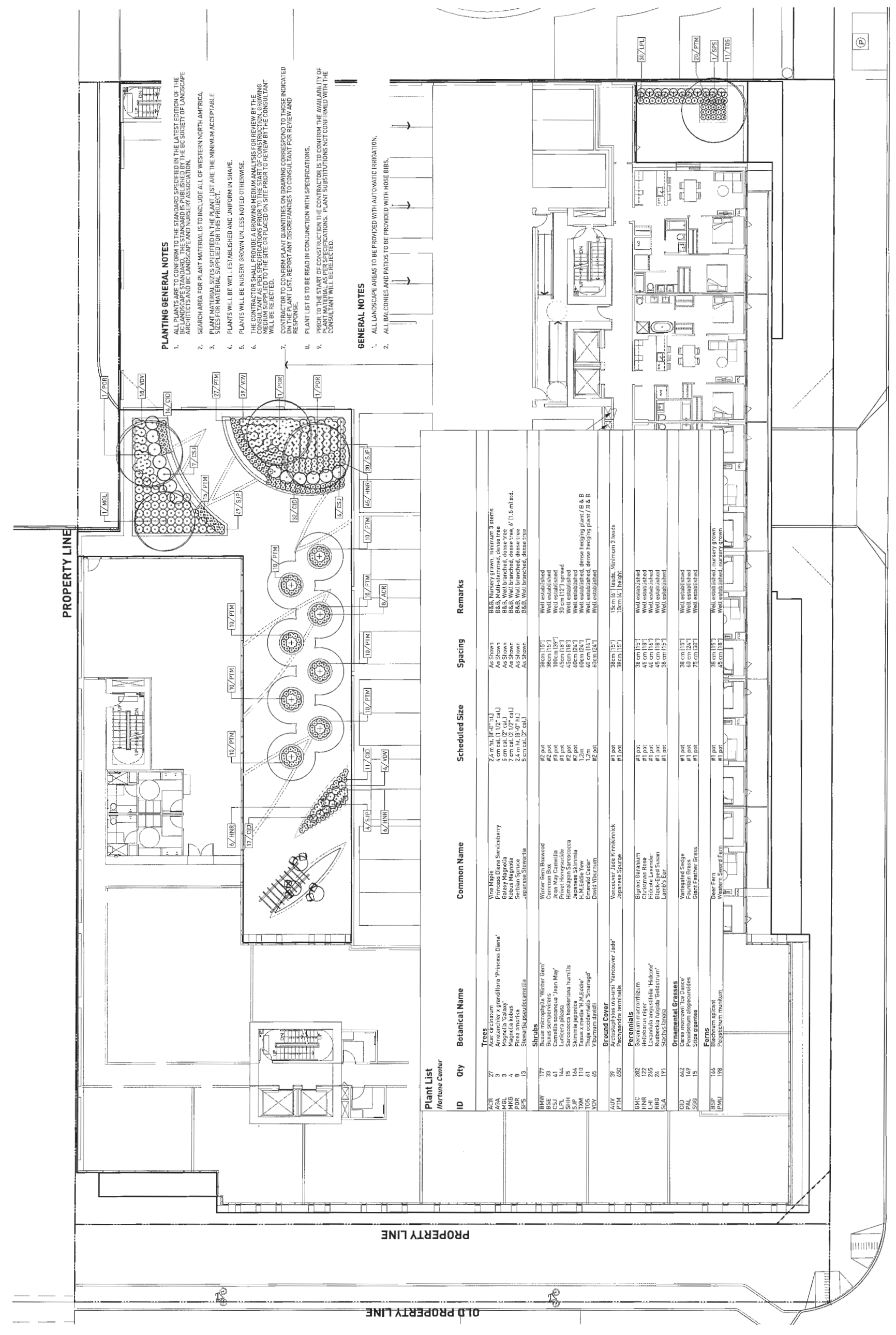
PROJECT
**IFORTUNE CENTRE
 ANDERSON ROAD**

DRAWING FILE
**PLANTING PLAN
 LEVEL 4**



PROJECT NO.	AUG 2015
DATE	14104 DP PLAN.PWX
FILE NAME	17-10-25 R 9:47:13 AM
PLotted	ZL
DRAWN	ZL
REVISED	GB

L 2.02



PLANTING GENERAL NOTES

1. ALL PLANTS ARE TO CONFORM TO THE STANDARD SPECIFIED IN THE LATEST EDITION OF THE BC LANDSCAPE STANDARD. THIS STANDARD IS PUBLISHED BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS AND BC LANDSCAPE AND NURSERY ASSOCIATION.
2. SEARCH AREA FOR PLANT MATERIAL IS TO INCLUDE ALL OF WESTERN NORTH AMERICA.
3. PLANT MATERIAL SIZES SPECIFIED IN THE PLANT LIST ARE THE MINIMUM ACCEPTABLE SIZES FOR MATERIAL SUPPLIED FOR THIS PROJECT.
4. PLANTS WILL BE WELL ESTABLISHED AND UNIFORM IN SHAPE.
5. PLANTS WILL BE NURSERY BROWN UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT AS PER SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM TO BE USED AT THE SITE OR PLACED ON SITE PRIOR TO REVIEW BY THE CONSULTANT WILL BE REJECTED.
7. CONTRACTOR TO CONFORM PLANT QUANTITIES ON DRAWING CORRESPOND TO THOSE INDICATED IN PLANT LIST. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
8. PLANT LIST IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS.
9. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS TO CONFIRM THE AVAILABILITY OF PLANT MATERIAL AND SUBSTITUTIONS. PLANT SUBSTITUTIONS NOT CONFIRMED WITH THE CONSULTANT WILL BE REJECTED.

GENERAL NOTES

1. ALL LANDSCAPE AREAS TO BE PROVIDED WITH AUTOMATIC IRRIGATION.
2. ALL BALCONIES AND PATIOS TO BE PROVIDED WITH HOSE BIBS.

Plant List
 /fortune center

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
Trees						
AGS	27	Acer circinnatum	Vine Maple	2.4 m ht. (8'-0" ht.)	As Shown	B&B Nursery grown, minimum 3 stems
AGA	3	Azalea japonica	Japanese Azalea	5 cm cal. (2" cal.)	As Shown	B&B Well branched, dense tree
MGB	4	Magnolia kobus	Kobus Magnolia	7 cm cal. (2 1/2" cal.)	As Shown	B&B Well branched, dense tree, 6' (1.8 m) std.
SPE	8	Prunella serrata	Siberian Spruce	2.4 m ht. (8'-0" ht.)	As Shown	B&B Well branched, dense tree
SFS	13	Stemodia pedunculata	Siberian Spruce	5 cm cal. (2" cal.)	As Shown	B&B Well branched, dense tree
Shrubs						
BMW	177	Buxus sempervirens	Winter Green Boxwood	#2 pot	Well established	
BSE	33	Buxus sempervirens	Common Box	38cm (15")	Well established	
CSJ	41	Cornus alternifolia	American Dogwood	100cm (39")	Well established	
LPL	144	Lonicera pileata	Azure May Gamellia	45cm (18")	Well established	
SPH	11	Spirea japonica	Japanese Spirea	40cm (16")	Well established	
SJP	166	Spirea japonica	Japanese Spirea	40cm (16")	Well established	
TAM	110	Taxus canadensis	Canadian Hemlock	1.2m	Well established, dense hedging plant / B & B	
TOS	61	Thuja occidentalis 'Smaragd'	Emerald Cedar	40 cm (16")	Well established, dense hedging plant / B & B	
VDV	65	Viburnum davidii	David Viburnum	40cm (16")	Well established	
Ground Cover						
VUV	37	Veronica urticae	Yancover Jade	#1 pot	18cm (6") leads, Minimum 3 leads	
PTH	650	Psychotria terminalis	Sageleaf Spider	#1 pot	18cm (6") height	
Perennials						
GMG	262	Geranium macranthemum	Bighead Geranium	#1 pot	Well established	
LHI	122	Lavandula angustifolia	Hidecote Lavender	45 cm (18")	Well established	
RB8	24	Rudbeckia fulgida 'Goldstrum'	Black-Eyed Susan	45 cm (18")	Well established	
SJA	171	Saxifraga	Lamb's Ear	38 cm (15")	Well established	
Ornamental Grasses						
PU	442	Panicum capillare	Winged Sedge	#1 pot	Well established	
S69	15	Sisya sparganea	Blade Feather Grass	#1 pot	Well established	
Ferns						
BSP	165	Blechnum spicatum	Deer Fern	#1 pot	Well established, nursery grown	
PMU	198	Polystichum murinum	Western Sword Fern	45 cm (18")	Well established, nursery grown	

PLAN # 15-708092
 OCT 24 2017
 DP 15-708092



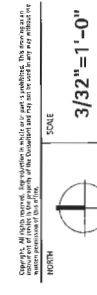
PWL Partnership Landscape Architects Inc.
 1100 West 10th Avenue
 Vancouver BC Canada V6H 2Y2
 www.pwlpartnership.com
 T 604.681.1111
 F 604.681.1112



NO.	DATE	DESCRIPTION
1	2015/09/07	ISSUE FOR DP
2	2016/11/04	ISSUED FOR ADP
3	2016/04/05	ISSUED FOR REVIEW
4	2016/04/28	ISSUED FOR REZONING/UP
5	2016/06/28	REMOVED FOR REZONING/UP
6	2016/12/11	ISSUED FOR REZONING
7	2017/03/13	ISSUED FOR DEVELOPMENT PERMIT
8	2017/05/25	REMOVED PER CITY REQUEST
9	2017/10/25	REMOVED FOR DP

IFORTUNE CENTRE
 ANDERSON ROAD

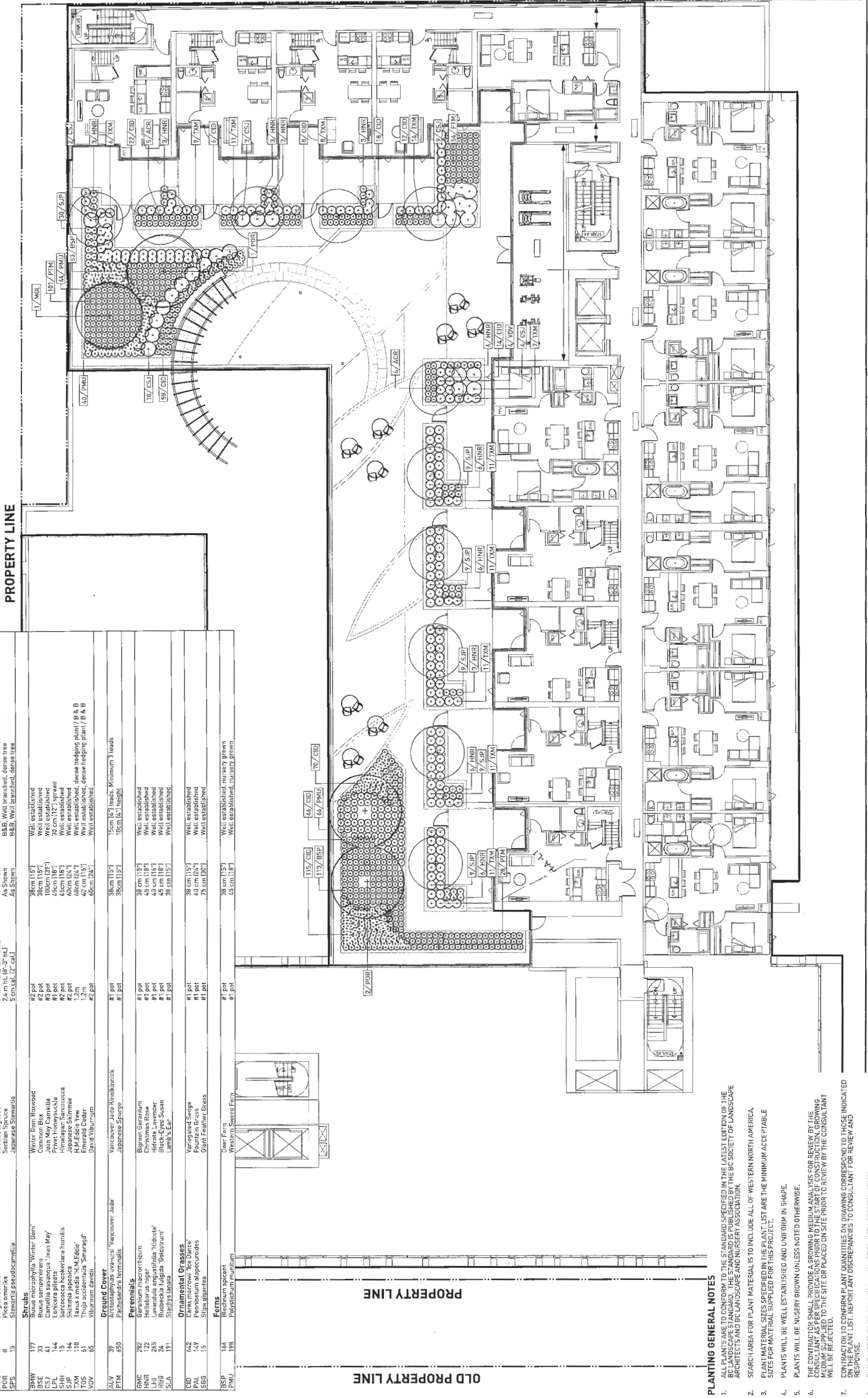
PLANTING PLAN
 LEVEL 5



PROJECT NO.	AUG 2015
DATE	14104 DP PLAN.vrx
FILE NAME	17-10-25 at 8:47:13 AM
PLotted	ZL
DRAWN	REVIEWED
CHECKED	GS

L 2.03

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
Trees						
ACR	27	Acer circinnatum	Vine Maple	2.4 m H. (8'-0" H.C.)	As Shown	BBB Nursery grown, minimum 3 stems
AL	3	Alnus incana	Common Alder	5 cm cal. (2" cal.)	As Shown	BBB Well branched, dense tree
MGB	4	Magnolia kobus	Kobus Magnolia	7 cm cal. (2 1/2" cal.)	As Shown	BBB Well branched, dense tree, 6 TLB m. std.
POB	8	Picea omorika	Serbian Spruce	2.4 m H. (8'-0" H.C.)	As Shown	BBB Well branched, dense tree
SFP	13	Styrax japonica	Japanese Styrax	3 cm cal. (1 1/2" cal.)	As Shown	BBB Well branched, dense tree
Shrubs						
BRW	197	Buxus microphylla	Winter Green	18cm (18")	Well established	
BSE	33	Buxus sempervirens	Common Boxwood	38cm (15")	Well established	
CSJ	41	Cornus saskana	Jean May Cornelia	100cm (39")	Well established	
LPL	144	Lonicera pileata	Privet	45cm (18")	Well established	
SLP	14	Syringa latifolia	Common Lilac	40cm (16")	Well established	
TAM	110	Taxus canadensis	Canadian Hemlock	40cm (16")	Well established	
TOS	61	Thuja occidentalis	Emerald Cedar	1.2m	Well established	
VDY	85	Viburnum davidii	David Viburnum	60cm (24")	Well established	
Ground Cover						
ALV	39	Actinophylos one-ups	Vancouver Jade	#1 pot	Well established	
ATA	850	Actinophylos ternstroemii	Japanese Spurge	#1 pot	Well established	
Perennials						
GRS	282	Geranium macrorrhizum	Bigone Geranium	38cm (15")	Well established	
HNR	122	Hebe x exoniensis	Blue Hebe	45cm (18")	Well established	
LHI	265	Lavandula angustifolia	Hydrotee Lavender	40cm (16")	Well established	
RBB	24	Rubus idaeus	Black-Eyed Susan	45cm (18")	Well established	
SLA	171	Salix lasiolepis	Lamb's Ear	38cm (15")	Well established	
Ornamental Grasses						
PO	42	Panicum morrowii	Ice Dance	38cm (15")	Well established	
PO	47	Panicum scoparium	Blue Panicum	38cm (15")	Well established	
S60	15	Silene gigantea	Giant Feather Grass	75cm (30")	Well established	
Ferns						
BSP	144	Blechnum spicant	Deer Fern	38cm (15")	Well established	
PMU	198	Polystichum murinum	Western Sword Fern	45cm (18")	Well established	



- PLANTING GENERAL NOTES**
- ALL PLANTS ARE TO CONFORM TO THE STANDARD SPECIFIED IN THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR LANDSCAPE ARCHITECTS AND NURSERIES ASSOCIATION.
 - SEARCH AREA FOR PLANT MATERIAL IS TO INCLUDE ALL OF WESTERN NORTH AMERICA.
 - PLANT MATERIAL SIZES SPECIFIED IN THE PLANT LIST ARE THE MINIMUM ACCEPTABLE SIZES FOR MATERIAL SUPPLIED FOR THIS PROJECT.
 - PLANTS WILL BE WELL ESTABLISHED AND UNIFORM IN SHAPE.
 - PLANTS WILL BE NURSERY GROWN UNLESS NOTED OTHERWISE.
 - THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT PRIOR TO THE START OF CONSTRUCTION. THE GROWING MEDIUM SUPPLIED TO THE SITE OR PLACED ON SITE PRIOR TO REVIEW BY THE CONSULTANT WILL BE REJECTED.
 - CONTRACTOR TO CONFIRM PLANT QUANTITIES ON DRAWING CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
 - PLANT LIST IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS.
 - PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS TO CONFIRM THE AVAILABILITY OF PLANT MATERIAL AS PER SPECIFICATIONS. PLANT SUBSTITUTIONS NOT CONFIRMED WITH THE CONSULTANT WILL BE REJECTED.
- GENERAL NOTES**
- ALL LANDSCAPE AREAS TO BE PROVIDED WITH AUTOMATIC IRRIGATION.
 - ALL BALCONIES AND PATIOS TO BE PROVIDED WITH HOSE BIBS.

PROPERTY LINE

PLAN 7 42
 OCT 24 2017
 DP 15-708092



PWL Partnership Landscape Architects Inc.
 100 West 4th Avenue, Suite 200
 Vancouver, BC V6C 1A7, CANADA
 TEL: 604.681.1111
 FAX: 604.681.1112
 www.pwlpartnership.com



NO.	DATE	DESCRIPTION
1	2015/08/07	ISSUE FOR DP
2	2016/11/04	ISSUED FOR ADP
3	2016/04/05	ISSUED FOR REVIEW
4	2016/04/26	ISSUED FOR REZONING/DP
5	2016/06/28	RECEIVED FOR REZONING/DP
6	2016/12/31	ISSUED FOR REZONING
7	2017/03/13	ISSUED FOR DEVELOPMENT PERMIT
8	2017/06/29	REVISD PER CITY REQUEST
9	2017/10/25	REISSUED FOR DP

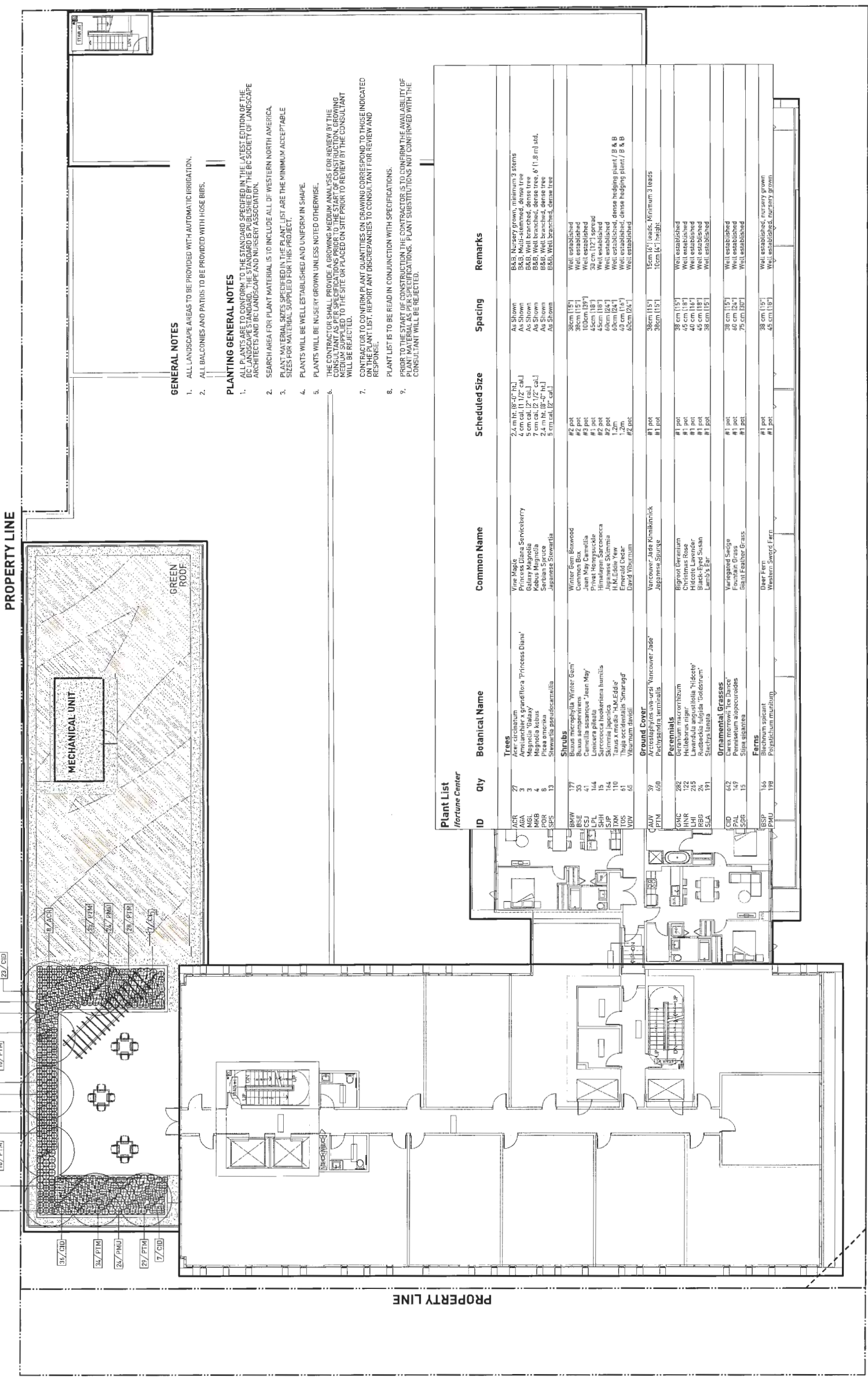
PROJECT
**IFORTUNE CENTRE
 ANDERSON ROAD**

DRAWING TITLE
**PLANTING PLAN
 LEVEL 6**

SCALE
3/32" = 1'-0"

PROJECT NO.	DATE	FILE NAME
14104	AUG 2015	14104 DP PLAN.MXD
DATE PLOTTED	17-10-25 at 9:47:13 AM	
DRAWN BY	ZL	REVIEWED BY
DATE		

L 2.04



GENERAL NOTES

1. ALL LANDSCAPE AREAS TO BE PROVIDED WITH AUTOMATIC IRRIGATION.
2. ALL BALCONIES AND PATIOS TO BE PROVIDED WITH HOSE BIBS.

PLANTING GENERAL NOTES

1. ALL PLANTS ARE TO CONFORM TO THE STANDARD SPECIFIED IN THE LATEST EDITION OF THE BC LANDSCAPE STANDARD. THE STANDARD IS PUBLISHED BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS AND BC LANDSCAPE AND NURSERY ASSOCIATION.
2. SEARCH AREA FOR PLANT MATERIALS IS TO INCLUDE ALL OF WESTERN NORTH AMERICA.
3. PLANT MATERIAL SIZES SPECIFIED IN THE PLANT LIST ARE THE MINIMUM ACCEPTABLE SIZES FOR MATERIAL SUPPLIED FOR THIS PROJECT.
4. PLANTS WILL BE WELL ESTABLISHED AND UNIFORM IN SHAPE.
5. PLANTS WILL BE NURSERY GROWN UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT AS PER SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM TO BE OBTAINED TO THE SITE OR PLACED ON SITE PRIOR TO REVIEW BY THE CONSULTANT WILL BE REJECTED.
7. CONTRACTOR TO CONFIRM PLANT QUANTITIES ON DRAWING CORRESPOND TO THOSE INDICATED IN PLANT LIST. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
8. PLANT LIST IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS.
9. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS TO CONFIRM THE AVAILABILITY OF PLANTS AND MATERIALS TO BE USED IN THE PLANTING. PLANT SUBSTITUTIONS NOT CONFIRMED WITH THE CONSULTANT WILL BE REJECTED.

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
Trees						
ACR	77	Amelanchier	Vine Maple	2.4 m ht (8'-0" cal.)	As Shown	B&B Nursery crown, minimum 3 stems
AGA	3	Amelanchier x grandiflora 'Princess Diana'	Princess Diana Serviceberry	4 cm cal. (1 1/2" cal.)	As Shown	B&B Multi-stemmed, dense tree
MBL	3	Magnolia 'Galaxy'	Galaxy Magnolia	5 cm cal. (2" cal.)	As Shown	B&B Well branched, dense tree
MRB	4	Magnolia kobus	Kobus Magnolia	2.4 m ht (8'-0" cal.)	As Shown	B&B Well branched, dense tree, 6' (1.8 m) std.
MRP	3	Magnolia rostrata	Rostrata Magnolia	2.4 m ht (8'-0" cal.)	As Shown	B&B Well branched, dense tree
SFS	13	Stewartia pseudocamellia	Japanese Stewartia	5 cm cal. (2" cal.)	As Shown	B&B Well branched, dense tree
Shrubs						
BWW	177	Buxus macrophylla 'Winter Gem'	Winter Gem Boxwood	#2 pot	38cm (15")	Well established
BSE	33	Buxus sempervirens	Common Box	#2 pot	38cm (15")	Well established
CSJ	41	Cornelia sasanqua 'Jean May'	Jean May Cornelia	#2 pot	100cm (39")	Well established
SH	14	Shorea chinensis	Chinese Elm	#2 pot	45cm (18")	Well established
SKH	15	Sarcococca hookeriana humilis	Himalayan Sarcococca	#2 pot	45cm (18")	Well established
SJP	144	Skimmia japonica	Japanese Skimmia	#2 pot	60cm (24")	Well established
TMM	110	Taxus media 'H.M. Eddie'	H.M. Eddie Yew	1.2m	60cm (24")	Well established, dense hedging plant / B & B
VM	65	Viburnum	David Viburnum	#2 pot	65cm (26")	Well established
MDV	65	Malus davidsoniana	David Malus	#2 pot	65cm (26")	Well established
Ground Cover						
CAW	39	Caraxifolia	Yucca 'Vancouver Jade'	#1 pot	15cm (6")	15cm (6") leads, minimum 3 leads
PTM	650	Pachysandra terminalis	Japanese Spurge	#1 pot	38cm (15")	10cm (6") height
Perennials						
GVK	282	Geranium macranthum	Bigroot Geranium	#1 pot	38 cm (15")	Well established
HNR	122	Hebebraea niger	Christmas Rose	#1 pot	45 cm (18")	Well established
LHI	215	Lavandula angustifolia 'Hidcote'	Hydrocote Lavender	#1 pot	40 cm (16")	Well established
SPS	191	Stachys latifolia	Stachys	#1 pot	38 cm (15")	Well established
SLB	191	Stachys latifolia	Lamb's Ear	#1 pot	38 cm (15")	Well established
Ornamental Grasses						
CVJ	642	Carex	Variegated Sedge	#1 pot	38 cm (15")	Well established
PAL	149	Pennisetum alopecuroides	Fountain Grass	#1 pot	46 cm (18")	Well established
SR	15	Silene gigantea	Blair Feather Grass	#1 pot	75 cm (29")	Well established
Ferns						
BSP	166	Blechnum spicant	Deer Fern	#1 pot	38 cm (15")	Well established, nursery grown
PHU	198	Polystichum muriburgii	Western Sweet Fern	#1 pot	45 cm (18")	Well established, nursery grown

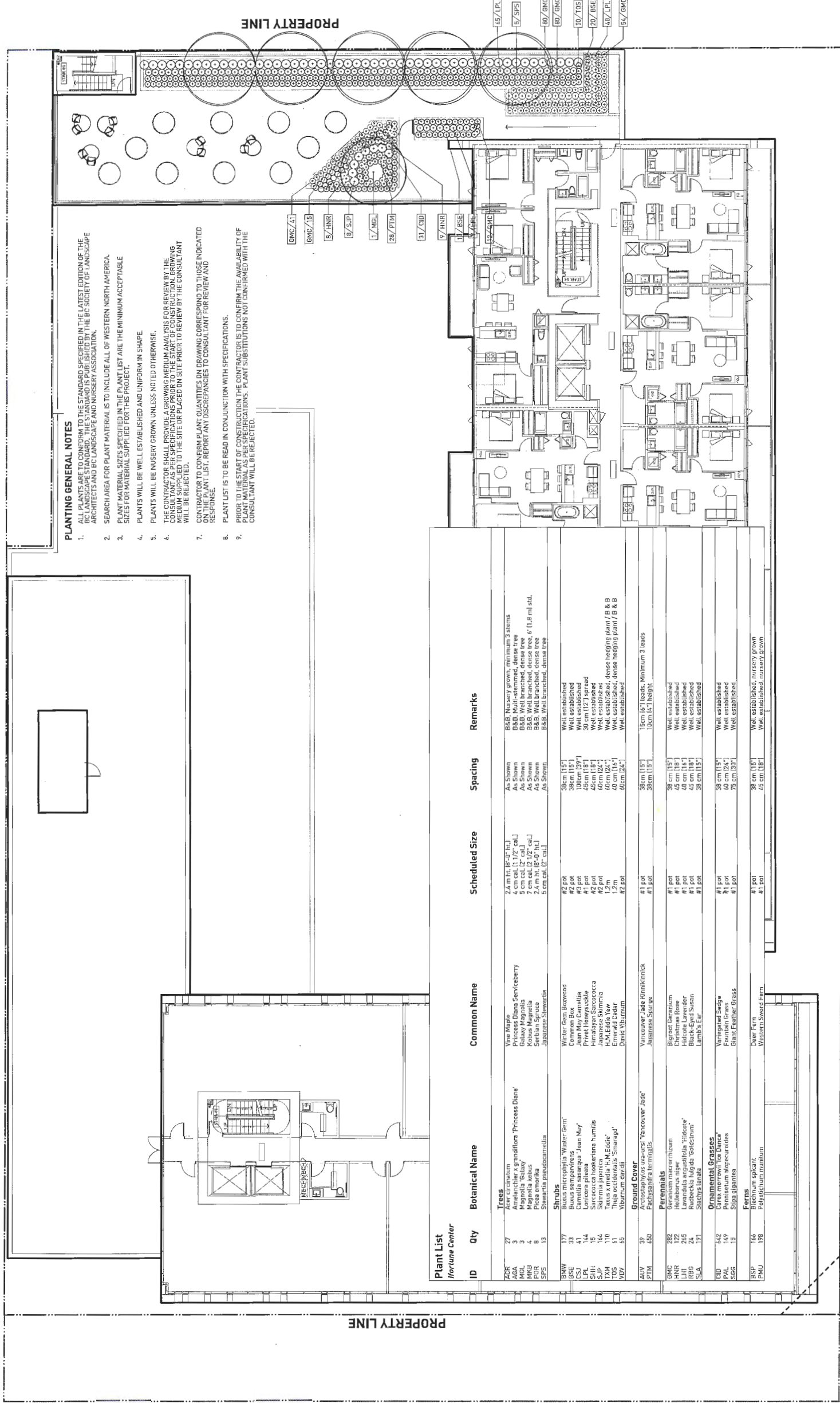
OCT 2 4 2017 DP 15-703 092

PLAN # 14104 43

GENERAL NOTES

1. ALL LANDSCAPE AREAS TO BE PROVIDED WITH AUTOMATIC IRRIGATION.
2. ALL BALCONIES AND PATIOS TO BE PROVIDED WITH HOSE BIBS.

PROPERTY LINE



PLANTING GENERAL NOTES

1. ALL PLANTS AND SPECIES LISTED IN THE LATEST EDITION OF THE BC LANDSCAPE STANDARD. THIS STANDARD IS PUBLISHED BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS AND BC LANDSCAPE AND NURSERY ASSOCIATION.
2. SEARCH AREA FOR PLANT MATERIAL IS TO INCLUDE ALL OF WESTERN NORTH AMERICA.
3. PLANT MATERIAL SIZES SPECIFIED IN THE PLANT LIST ARE THE MINIMUM ACCEPTABLE SIZES FOR MATERIAL SUPPLIED FOR THIS PROJECT.
4. PLANTS WILL BE WELL ESTABLISHED AND UNIFORM IN SHAPE.
5. PLANTS WILL BE NURSERY GROWN UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT AS PER SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR PLACED ON SITE PRIOR TO REVIEW BY THE CONSULTANT WILL BE REJECTED.
7. CONTRACTOR TO CONFIRM PLANT QUANTITIES ON DRAWING CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
8. PLANT LIST IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS.
9. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS TO CONFIRM THE AVAILABILITY OF PLANT MATERIAL AS PER SPECIFICATIONS. PLANT SUBSTITUTIONS NOT CONFIRMED WITH THE CONSULTANT WILL BE REJECTED.

Plant List

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
Trees						
ZER	27	Acer circinnatum	Vine Maple	2.4 m ht. (8'-0" tall)	As Shown	B&B Nursery grown, minimum 3 stems
AGA	3	Ameibachia x grandiflora 'Princess Diane'	Princess Diana Serviceberry	4 cm cal. (1 1/2" cal.)	As Shown	B&B Multi-stemmed, dense tree
MEL	3	Magnolia 'Eden'	Eden Magnolia	5 cm cal. (2" cal.)	As Shown	B&B Well branched, dense tree
PCR	8	Prinos omorika	Serbian Spruce	2.4 m ht. (8'-0" tall)	As Shown	B&B Well branched, dense tree
SFS	13	Stewartia pagodensis	Japanese Stewartia	5 cm cal. (2" cal.)	As Shown	B&B Well branched, dense tree
Shrubs						
BWV	177	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#2 pot	38cm (15")	Well established
BSE	33	Buxus sempervirens	Common Box	#2 pot	38cm (15")	Well established
LPL	144	Lonicera alba 'Munstead'	White-flowered Honeysuckle	#1 pot	45cm (18")	Well established
SHH	15	Sarcococca hookeriana humilis	Privet Honeysuckle	#2 pot	45cm (18")	30 cm (12") tapered
SJP	164	Sarcococca hookeriana humilis	Himalayan Sarcococca	#2 pot	45cm (18")	Well established
SKM	140	Skimmia japonica	Japanese Skimmia	#2 pot	45cm (18")	Well established
TOS	41	Thuja occidentalis 'Smaragd'	Emerald Cedar	1.2m	40 cm (16")	Well established, dense hedging plant / B & B
VBY	61	Viburnum davidii	David Viburnum	#2 pot	45cm (18")	Well established
Ground Cover						
AVV	39	Arctostaphylos uva-ursi 'Vancouver Jade'	Vancouver Jade Kalmuck	#1 pot	38cm (15")	15cm (6") leads, Minimum 3 leads
PTM	650	Pachysandra terminalis	Japanese Seaside	#1 pot	38cm (15")	10cm (4") height
Perennials						
GMC	282	Geranium macrorrhizum	Big root Geranium	#1 pot	38 cm (15")	Well established
HNR	122	Hebeburna niger	Christmas Rose	#1 pot	45 cm (18")	Well established
REB	24	Rubus chingii 'Eden'	Eden Rubus	#1 pot	45 cm (18")	Well established
SLA	171	Stachys larata	Lamb's Ear	#1 pot	38 cm (15")	Well established
Ornamental Grasses						
CHD	642	Carex merroni 'Ice Dance'	Vanished Sedge	#1 pot	38 cm (15")	Well established
PAL	149	Pennisetum alopecuroides	Fountain Grass	#1 pot	60 cm (24")	Well established
SGG	15	Stipa gigantea	Giant Feather Grass	#1 pot	75 cm (30")	Well established
Ferns						
BSF	166	Blechnum spicant	Deer Fern	#1 pot	38 cm (15")	Well established, nursery grown
FMU	178	Polystichum medium	Western Shore Fern	#1 pot	45 cm (18")	Well established, nursery grown

PROPERTY LINE



PWL Partnership
 550 West 41st Avenue
 Vancouver BC V6M 2K6
 Tel: 604-681-1111
 Fax: 604-681-1112
 www.pwlpartnership.com



NO.	DATE	DESCRIPTION
1	2017/07/07	ISSUE FOR DP
2	2017/11/04	ISSUED FOR APP
3	2017/04/06	ISSUED FOR REVIEW
4	2018/04/28	ISSUED FOR REZONING/DP
5	2017/04/25	RESUBMITTED FOR REZONING/DP
6	2018/12/11	ISSUED FOR REZONING
7	2017/09/13	ISSUED FOR DEVELOPMENT PERMIT
8	2017/09/25	REVISED PER CITY REQUEST
9	2017/11/02/5	RESUBMITTED FOR DP

PROJECT
**IFORTUNE CENTRE
 ANDERSON ROAD**

DISCIPLINE TITLE
**PLANTING PLAN
 LEVEL 7**

SCALE
3/32"=1'-0"



PROJECT NO.	DATE
14104 DP PLAN V04	AUG 2015
FILE NAME	DATE
17-10-25 R 94713 AM	
DRAWN	ZL
ZL	REVISED
CHECKED	GB
GB	

L 2.05

DP 15-708092

OCT 24 2017

PLAN # 2044



PWL Partnership
 1100 West 1st Avenue
 Vancouver, BC Canada V6C 2Y2
 www.pwlpartnership.com
 T 604.683.8111
 F 604.683.8112



NO.	DATE	DESCRIPTION
1	2018/07/07	ISSUE FOR DP
2	2018/11/04	ISSUED FOR ADP
3	2018/04/05	ISSUED FOR REVIEW
4	2018/04/26	ISSUED FOR REVISION/DP
5	2018/04/24	RESUBMITTED FOR REVISION/DP
6	2018/12/11	ISSUED FOR REVISION
7	2019/03/13	ISSUED FOR DEVELOPMENT PERMIT
8	2019/05/25	REVISED PER CITY REQUEST
9	2019/10/25	RESUBMITTED FOR DP

PROJECT
 IFORTUNE CENTRE
 ANDERSON ROAD

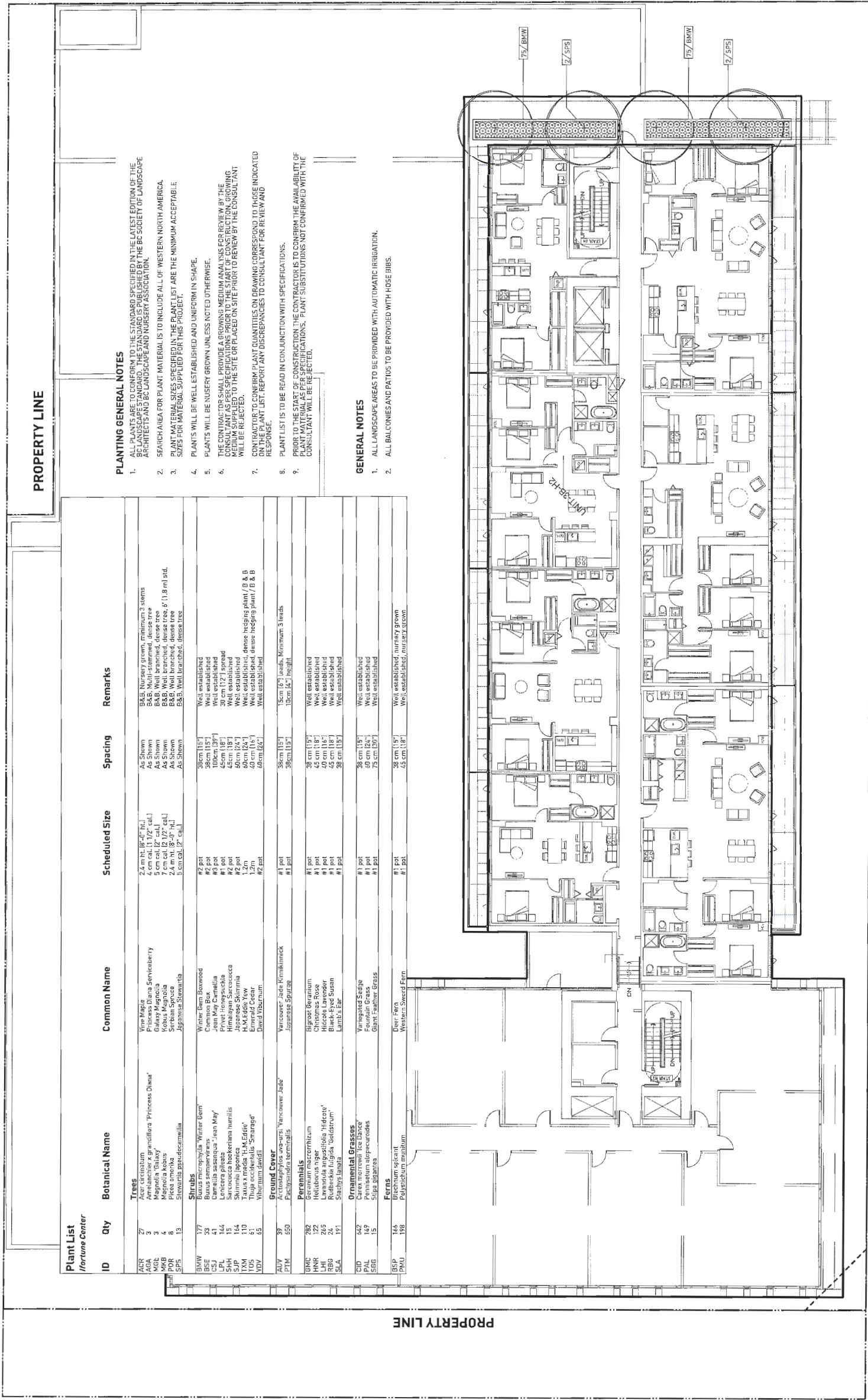
TYPING TITLE
 PLANTING PLAN
 LEVEL 9

DATE: 17-10-25 # 9:47:13 AM
 DRAWN: RECEIVED



PROJECT NO.	DATE	FILE NAME	PROJECT NO.
		14104 DP PLAN.YWK	
		17-10-25 # 9:47:13 AM	
		DRAWN	RECEIVED

L 2.06



PLANTING GENERAL NOTES

- ALL PLANTS ARE TO CONFORM TO THE STANDARD SPECIFIED IN THE LATEST EDITION OF THE BC LANDSCAPE STANDARD. THE STANDARD IS PUBLISHED BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS AND BC LANDSCAPE AND NURSERY ASSOCIATION.
- SEARCH AREA FOR PLANT MATERIAL IS TO INCLUDE ALL OF WESTERN NORTH AMERICA.
- PLANT MATERIAL SIZES SPECIFIED IN THE PLANT LIST ARE THE MINIMUM ACCEPTABLE.
- PLANTS WILL BE WELL ESTABLISHED AND UNIFORM IN SHAPE.
- PLANTS WILL BE NURSERY GROWN UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT AS PER SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM TO BE PROVIDED TO THE SITE OR PLACED ON SITE PRIOR TO REVIEW BY THE CONSULTANT WILL BE REFLECTED.
- CONTRACTOR TO CONFORM PLANT QUANTITIES ON DRAWING CORRESPOND TO THOSE INDICATED ON THE CITY PART JST. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- PLANT LIST IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS.
- PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS TO CONFIRM THE AVAILABILITY OF PLANTS TO BE USED. PLANT SUBSTITUTIONS NOT CONFIRMED WITH THE CONSULTANT WILL BE REJECTED.

GENERAL NOTES

- ALL LANDSCAPE AREAS TO BE PROVIDED WITH AUTOMATIC IRRIGATION.
- ALL BALCONIES AND PATIOS TO BE PROVIDED WITH HOSE BIBBS.

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
Trees						
AGR	27	Acer circinosum	Vine Maple	2.4 m H, 18" DBH	As Shown	B&B, Nursery grown, minimum 3 stems
AGA	3	Amelanchier x grandiflora 'Princess Diana'	Princess Diana Serviceberry	4 cm cal, 1 1/2" cal	As Shown	B&B, Well branched, dense tree
MGB	3	Magnolia 'Edulis'	Galaxy Magnolia	5 cm cal, 12" cal	As Shown	B&B, Well branched, dense tree
POR	8	Picea canadensis	Canadian Spruce	2.4 m cal, 18" DBH	As Shown	B&B, Well branched, dense tree
SFS	13	Stewartia pseudocamellia	Japanese Stewartia	5 cm cal, 12" cal	As Shown	B&B, Well branched, dense tree
Shrubs						
BWV	177	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#2 pot	38cm H, 15" W	Well established
BSE	39	Buxus sempervirens	Common Box	#2 pot	38cm H, 15" W	Well established
LPL	144	Lonicera siliquosa 'Jean May'	Jean May Camellia	#2 pot	100cm H, 18" W	Well established
SHH	15	Sarcococca hookeriana humilis	Himalayan Sarcococca	#2 pot	45cm H, 18" W	Well established
SJP	164	Skimmia japonica	Japanese Skimmia	#2 pot	45cm H, 24" W	Well established
TKM	41	Taxus x media 'Eric Siddle'	HM Edge Tax	1.2m	40cm H, 24" W	Well established, dense hedging plant / B & B
VDS	45	Viburnum davidii	David Viburnum	#2 pot	48cm H, 24" W	Well established
Ground Cover						
AUV	39	Arctostaphylos uva-ursi 'Vancouver Jade'	Vancouver Jade Krummholz	#1 pot	38cm H, 15" W	15cm H, 15" W, Minimum 3 leads
PTM	550	Pachysandra terminalis	Japanese Spurge	#1 pot	38cm H, 15" W	10cm H, 15" W, height
Perennials						
GRG	282	Geranium macrorrhizum	Bigroot Geranium	#1 pot	38 cm H, 15" W	Well established
HNK	122	Helianthus nigerrimus	Christmas Rose	#1 pot	45 cm H, 18" W	Well established
RFB	24	Rudbeckia hirta 'Goldstrahl'	Black-eyed Susan	#1 pot	40 cm H, 18" W	Well established
SLA	191	Stachys lanata	Lamb's Ear	#1 pot	38 cm H, 15" W	Well established
Ornamental Grasses						
CID	542	Carex microstylis 'Ice Dance'	Variagated Sedge	#1 pot	38 cm H, 15" W	Well established
PAL	149	Pennisetum alopecuroides	Fountain Grass	#1 pot	40 cm H, 24" W	Well established
SGB	15	Silphium laciniatum	Giant Feather Grass	#1 pot	75 cm H, 20" W	Well established
Ferns						
BSP	166	Blechnum spicant	Deer Fern	#1 pot	38 cm H, 15" W	Well established, nursery grown
PHU	198	Polystichum munitum	Western Sword Fern	#1 pot	45 cm H, 18" W	Well established, nursery grown

PLAN # 45
 OCT 24 2017
 DP 15-708092



PWL Partnership Landscape Architects Inc.
 500 West 4th Avenue, Suite 202
 Vancouver, BC V6C 1A5
 TEL: 604.681.1111
 WWW.PWLPA.COM



NO.	DATE	DESCRIPTION
1	2015/08/07	ISSUE FOR IP
2	2015/11/04	ISSUED FOR ACP
3	2016/04/05	ISSUED FOR REVIEW
4	2016/04/29	ISSUED FOR REZONING/DP
5	2016/04/29	REMOVED FOR REZONING/DP
6	2016/12/11	ISSUED FOR REZONING
7	2017/03/13	ISSUED FOR DEVELOPMENT PERMIT
8	2017/09/29	REVISED FOR CITY REQUEST
9	2017/10/26	REISSUED FOR IP

PROJECT
**IFORTUNE CENTRE
 ANDERSON ROAD**

DATE
14104 DP PLAN.MXD

DATE
AUG 2015

FILE NAME
14104 DP PLAN.MXD

PLOT NO
17-10-25 at 5:47:13 AM

DRAWN
ZL

REVIEWED
GB

SCALE
3/32" = 1'-0"

PROJECT NO
14104 DP PLAN.MXD

DATE
AUG 2015

FILE NAME
14104 DP PLAN.MXD

PLOT NO
17-10-25 at 5:47:13 AM

DRAWN
ZL

REVIEWED
GB

SCALE
3/32" = 1'-0"



PROJECT NO
14104 DP PLAN.MXD

DATE
AUG 2015

FILE NAME
14104 DP PLAN.MXD

PLOT NO
17-10-25 at 5:47:13 AM

DRAWN
ZL

REVIEWED
GB

GENERAL NOTES

1. ALL LANDSCAPE AREAS TO BE PROVIDED WITH AUTOMATIC IRRIGATION.
2. ALL BALL COPIES AND PATIOLS TO BE PROVIDED WITH HOSE BIBS.

PLANTING GENERAL NOTES

1. ALL PLANTS ARE TO CONFORM TO THE STANDARD SPECIFIED IN THE LATEST EDITION OF THE BC LANDSCAPE STANDARD. THE STANDARD IS PUBLISHED BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS AND BC LANDSCAPE AND NURSERY ASSOCIATION.
2. SEARCH AREA FOR PLANT MATERIAL IS TO INCLUDE ALL OF WESTERN NORTH AMERICA. PLANT MATERIAL SIZES SPECIFIED IN THE PLANT LIST ARE THE MINIMUM ACCEPTABLE SIZES FOR MATERIAL SUPPLIED FOR THIS PROJECT.
3. PLANTS WILL BE WELL ESTABLISHED AND UNIFORM IN SHAPE.
4. PLANTS WILL BE NURSERY GROWN UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT. THE ANALYSIS SHALL SPECIFY NUTRIENT CONCENTRATIONS AND PH. GROWING MEDIUM SHALL BE SUPPLIED TO THE SITE ON SITE PRIOR TO REVIEW BY THE CONSULTANT. MATERIAL WILL BE REJECTED.
6. CONTRACTOR TO CONFIRM PLANT QUANTITIES ON DRAWINGS CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
7. PLANT LIST IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS.
8. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS TO CONFIRM THE AVAILABILITY OF PLANT MATERIAL AS PER SPECIFICATIONS. PLANT SUBSTITUTIONS NOT CONFIRMED WITH THE CONSULTANT WILL BE REJECTED.

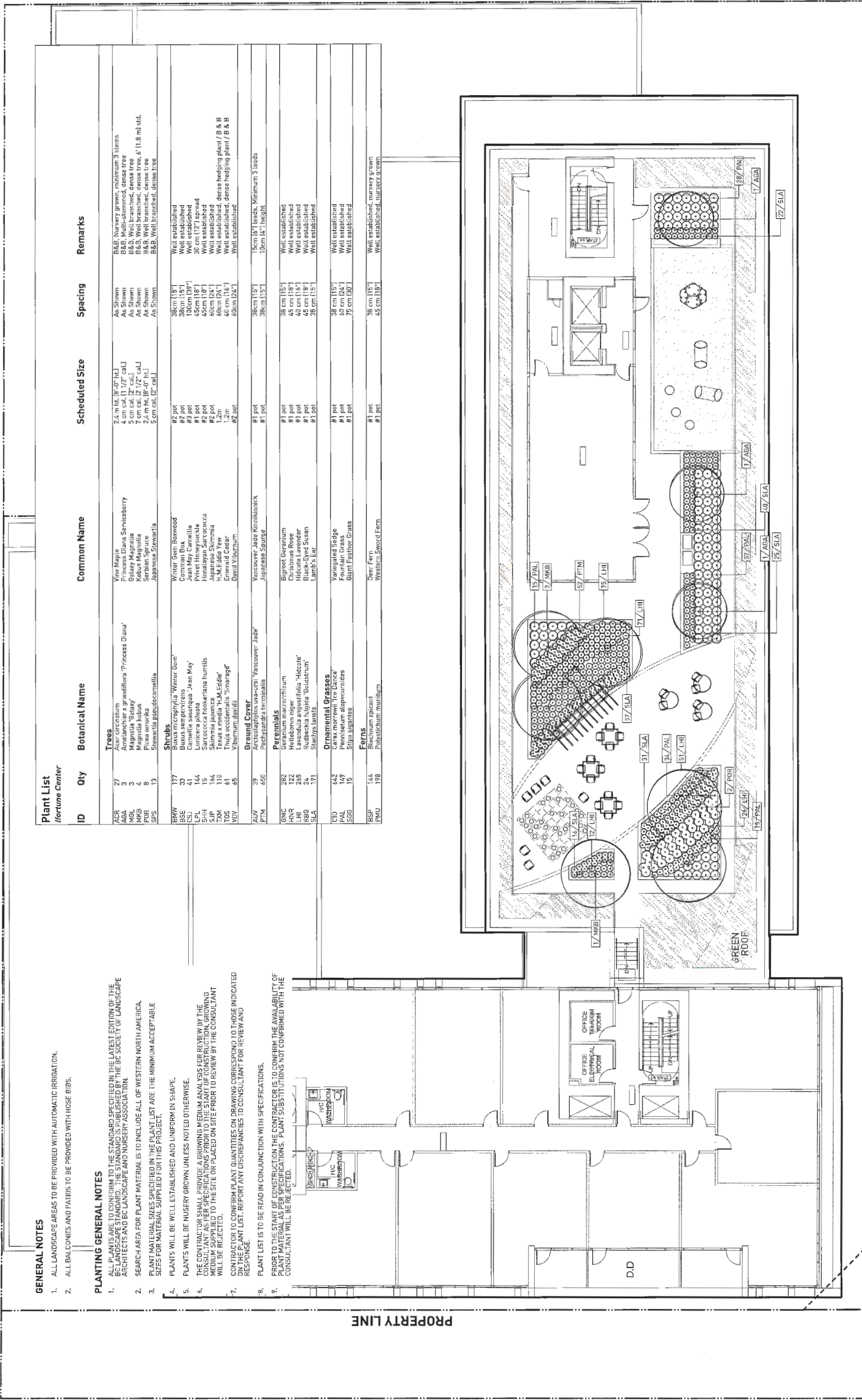
Plant List
 /fortune Center

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
Trees						
AKS	27	Acer glabrum	Wine Maple	21 cm cal. (8 1/2" cal.)	As Shown	B&B. Nursery grown, minimum 3 stems
AKB	3	Acer glabrum	Princess Diana Serviceberry	4 cm cal. (1 1/2" cal.)	As Shown	B&B. Well established, dense tree
MKB	3	Magnolia kobus	Kobus Magnolia	5 cm cal. (2" cal.)	As Shown	B&B. Well established, dense tree
MBR	4	Picea amabilis	Japanese Spruce	4 cm cal. (1 1/2" cal.)	As Shown	B&B. Well established, dense tree
SFS	13	Shorea patens	Shorea	5 cm cal. (2" cal.)	As Shown	B&B. Well established, dense tree
Shrubs						
BKW	177	Buxus sempervirens	Winter Green Boxwood	#2 pot	38 cm (15")	Well established
BSE	33	Buxus sempervirens	Common Box	#2 pot	38 cm (15")	Well established
CSJ	41	Cornelia asarifolia	Jean May Cornelia	#2 pot	100 cm (39")	Well established
LPL	114	Lonicera pileata	Privet Honeysuckle	#1 pot	45 cm (18")	Well established
MTY	14	Myrica pennsylvanica	Myrica	#1 pot	30 cm (12")	Well established
SJP	144	Shorea patens	Shorea	#2 pot	46 cm (18")	Well established
TBM	110	Taxus x media 'H.M. Eddie'	H.M. Eddie Yew	1.2m	60 cm (24")	Well established, dense hedging plant / B & B
TDS	61	Thuja occidentalis 'Smaragd'	Emerald Cedar	1.2m	40 cm (16")	Well established, dense hedging plant / B & B
UDT	69	Ulmus parviflorus	Dwarf Elm	#2 pot	60 cm (24")	Well established
Ground Cover						
AVT	38	Arctostaphylos uva-ursi	Yancover Jade	#1 pot	18 cm (7")	Well established, minimum 3 leads
PTM	650	Polygonatum viviparum	Japanese Spotted	#1 pot	38 cm (15")	10 cm (4") height
Perennials						
GNS	282	Geranium sanguineum	Bigroot Geranium	#1 pot	38 cm (15")	Well established
HNR	122	Helianthus nearcticus	Chicobas Rose	#1 pot	45 cm (18")	Well established
LHI	245	Lavandula angustifolia 'Hidcote'	Hidcote Lavender	#1 pot	40 cm (16")	Well established
RBB	24	Rubus idaeus	Black-berry Susan	#1 pot	48 cm (19")	Well established
SLA	171	Salix laevis	Lamb's Ear	#1 pot	38 cm (15")	Well established
Ornamental Grasses						
GBS	143	Grasses	Veronica	#1 pot	38 cm (15")	Well established
PAL	149	Panicum capillare	Feather Grass	#1 pot	45 cm (18")	Well established
SBS	15	Stipa gigantea	Giant Feather Grass	#1 pot	75 cm (30")	Well established
Ferns						
RSP	144	Rubus idaeus	Black-berry Susan	#1 pot	38 cm (15")	Well established, nursery grown
PMU	198	Polystichum murinum	Western Sword Fern	#1 pot	45 cm (18")	Well established, nursery grown

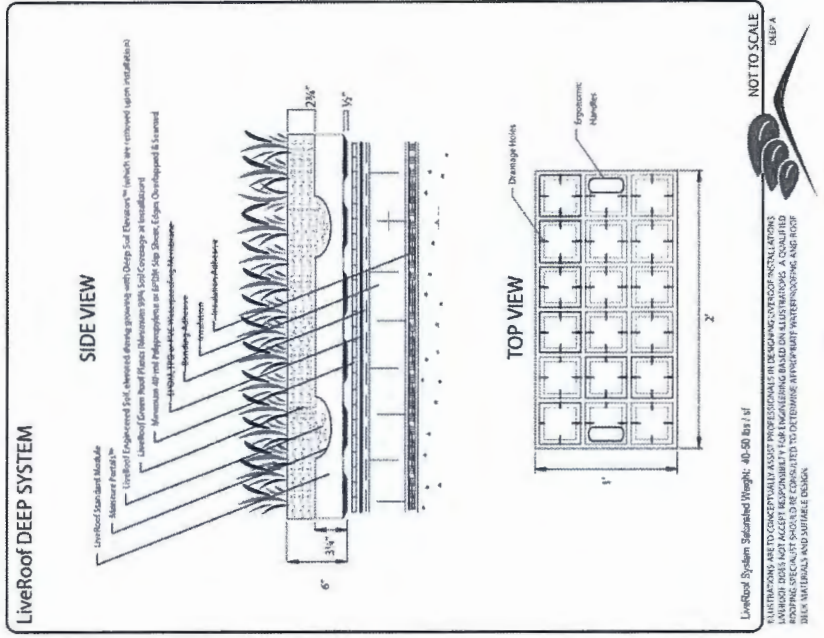
OLD PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

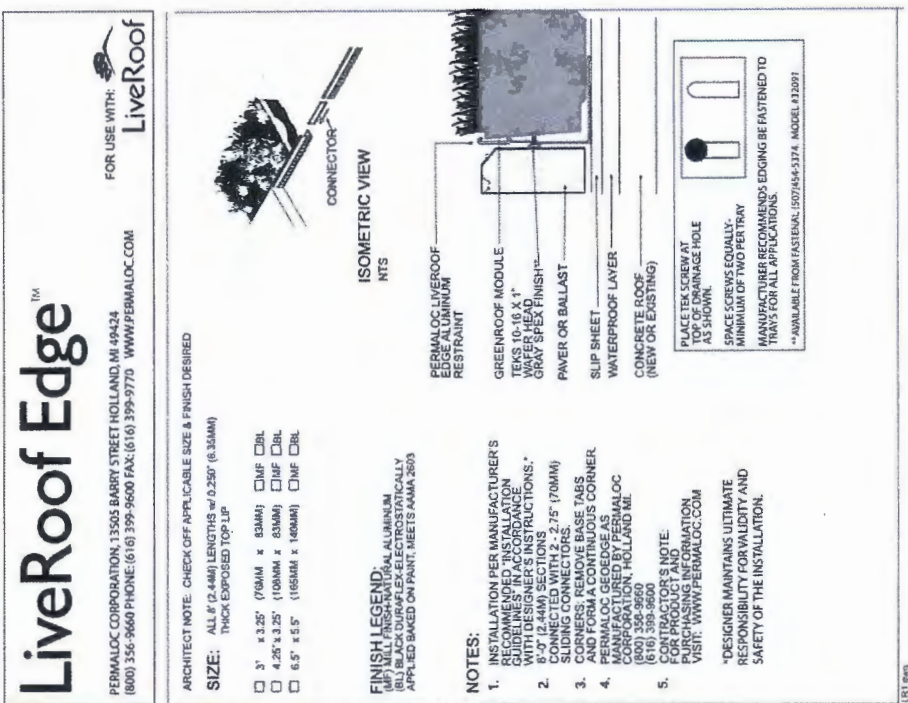


PLAN # 14104
 OCT 2 4 2017
 DP 15-708092
 L 2.07



LiveRoof, LLC
 P.O. Box 533
 Spring Lake, MI 49456
 (800) 875-1392
 www.liveroof.com

1 GREEN ROOF DETAIL
 NTS



187 Rev.0



NO.	DATE	DESCRIPTION
1	2015/08/07	ISSUE FOR DP
2	2016/11/04	ISSUED FOR I/P
3	2016/04/09	ISSUED FOR REVIEW
4	2016/04/29	ISSUED FOR REZONING/DP
5	2016/04/29	RESUBMITTED FOR REZONING/DP
6	2016/12/11	ISSUED FOR REZONING
7	2017/07/13	ISSUED FOR DEVELOPMENT PERMIT
8	2017/05/25	REVISED PER CITY REQUEST
9	2017/05/25	RESUBMITTED FOR DP

PROJECT
**IFORTUNE CENTRE
 ANDERSON ROAD**

DRAWING TITLE
PLANT LIST-FINAL

SCALE
NTS

PROJECT NO.	DATE
14104 DP PLAN/PK	AUG 2015
DATE	DESCRIPTION
17-10-25	at 9:47:13 AM
DRAWN	ZL
	REVIEWED
	GB

PLANT LIST

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
Trees						
10A	27	Ulmus americana	Wine Maple	6.7 m cal. (6' 2" cal.)	As Shown	B&B. Nursery grown, minimum 3 stems
MGL	3	Amelanchier canadensis	Prickly Blackberry	4.4 m cal. (14' cal.)	As Shown	B&B. Multi-stemmed, dense tree
MKB	4	Magnolia 'Galaxy'	Galaxy Magnolia	5 cm cal. (2" cal.)	As Shown	B&B. Well branched, dense tree
MKB	4	Magnolia 'Kobus'	Kobus Magnolia	7 cm cal. (2 1/2" cal.)	As Shown	B&B. Well branched, dense tree
SPP	13	Saxifraga oppositifolia	Saxifrage	5 cm cal. (2" cal.)	As Shown	B&B. Well established, dense tree
Shrubs						
BKW	177	Buxus sempervirens	Wicker Tree	#2 pot	36cm (15")	Well established
BSE	33	Buxus sempervirens	Common Box	#2 pot	36cm (15")	Well established
CSJ	41	Camellia sasanqua 'Jean May'	Jean May Camellia	#3 pot	100cm (39")	Well established
CP	14	Lonicera pileata	Privet	#1 pot	45cm (18")	30 cm (12") spread
CP	14	Lonicera japonica	Japanese Honeysuckle	#1 pot	45cm (18")	Well established
SJP	144	Spiraea japonica	Japanese Spiraea	#2 pot	60cm (24")	Well established
TOM	110	Teucrium 'H.M. Edde'	H.M. Edde Yew	1.2m	60cm (24")	Well established, dense hedging plant / B & B
YDS	61	Thuja occidentalis 'Smaragd'	Emerald Cedar	1.2m	40 cm (16")	Well established, dense hedging plant / B & B
YDT	89	Thuja occidentalis	David's Yew	#2 pot	45cm (18")	Well established
Ground Cover						
GLV	89	Polypodium vulgare	Vancouver Jade	#1 pot	36cm (15")	15cm (6") height, Minimum 3 leads
PTM	650	Polypodium vulgare	Japanese Spurge	#1 pot	36cm (15")	15cm (6") height
Perennials						
BMC	282	Hebe x exoniensis	Bicolor Hebe	#1 pot	36 cm (15")	Well established
LHI	22	Hebe x exoniensis	Christmas Rose	#1 pot	45 cm (18")	Well established
RBO	24	Rubus occidentalis 'Hidcote'	Hidcote Rubus	#1 pot	45 cm (18")	Well established
SJA	171	Saxifraga oppositifolia	Black-eyed Susan	#1 pot	45 cm (18")	Well established
Ornamental Grasses						
GLV	625	Polypodium vulgare	Emerald Cedar	#1 pot	36 cm (15")	Well established
PAL	149	Panicum capillare	St. Augustine Grass	#1 pot	40 cm (16")	Well established
SOD	15	Sorghastrum nutans	St. Augustine Grass	#1 pot	75 cm (30")	Well established
Ferns						
BSP	146	Blechnum spicant	Owl Fern	#1 pot	36 cm (15")	Well established, nursery grown
PMU	178	Polypodium vulgare	Western Sword Fern	#1 pot	45 cm (18")	Well established, nursery grown

2 PLANT LIST
 NTS

OCT 2 4 2017 DP 15-708092

PLAN # 15-708092

L 2.08



PWL Partnership Landscape Architects Inc.
 188 West Esplanade, Suite 200
 Vancouver, BC Canada V6C 2R2
 www.pwlpartnership.com
 T 604.681.1111
 F 604.681.1112



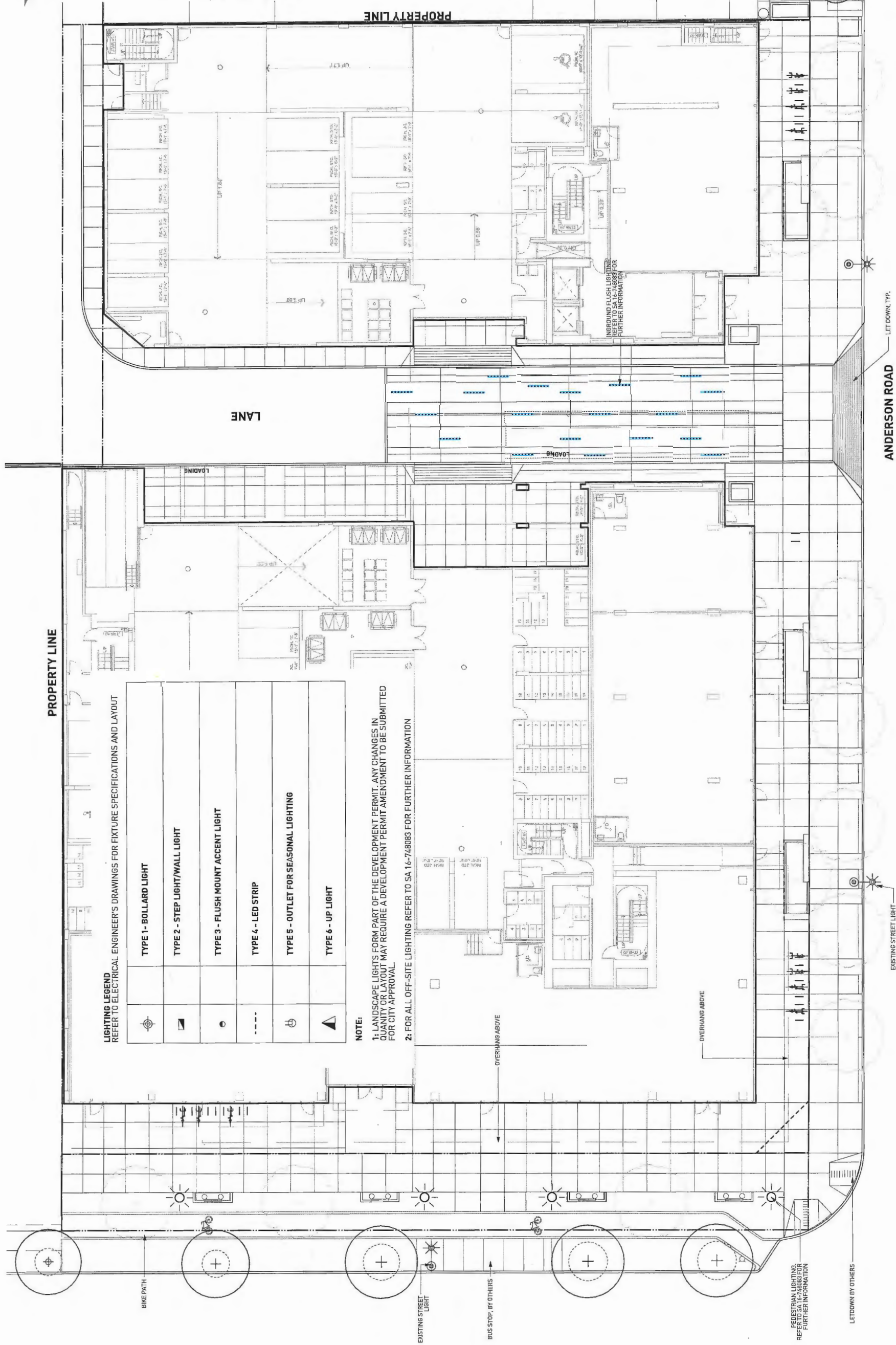
REV. NO.	DATE	DESCRIPTION
6	2016/12/11	ISSUED FOR ZONING
7	2017/02/13	ISSUED FOR DEVELOPMENT PERMIT
8	2017/09/25	REVISED PER CITY REQUEST
9	2017/10/26	REVISED FOR LP

PROPERTY LINE

LIGHTING LEGEND
 REFER TO ELECTRICAL ENGINEER'S DRAWINGS FOR FIXTURE SPECIFICATIONS AND LAYOUT

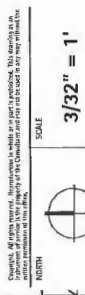
	TYPE 1 - BOLLARD LIGHT
	TYPE 2 - STEP LIGHT/WALL LIGHT
	TYPE 3 - FLUSH MOUNT ACCENT LIGHT
	TYPE 4 - LED STRIP
	TYPE 5 - OUTLET FOR SEASONAL LIGHTING
	TYPE 6 - UP LIGHT

NOTE:
 1: LANDSCAPE LIGHTS FORM PART OF THE DEVELOPMENT PERMIT. ANY CHANGES IN QUANTITY OR LAYOUT MAY REQUIRE A DEVELOPMENT PERMIT AMENDMENT TO BE SUBMITTED FOR CITY APPROVAL.
 2: FOR ALL OFF-SITE LIGHTING REFER TO SA 16-746083 FOR FURTHER INFORMATION



PROJECT
 IFORTUNE CENTRE
 ANDERSON ROAD

DATE
 LIGHTING PLAN
 LEVEL 1 - FINAL



PROJECT NO.	14104
DATE	
REV. NAME	14104 DP PLAN.rvt
PLotted	17-10-25 at 9:42:13 AM
DRAWN	ZL / MW
DESIGNED	GB
CHECKED	

L 4.01

PLAN 48

OCT 24 2017

DP 15-708092



PWL Partnership Landscape Architects Inc.
 55 West Beaver Creek
 West Beaver Creek, Ontario L4X 1V2
 www.pwlpw.com
 416-490-8112



NO.	DATE	DESCRIPTION
6	2016/12/11	ISSUED FOR REZONING
7	2017/04/13	ISSUED FOR DEVELOPMENT PERMIT
8	2017/06/25	REVISED PER CITY REQUEST
9	2017/06/25	REISSUED FOR DP

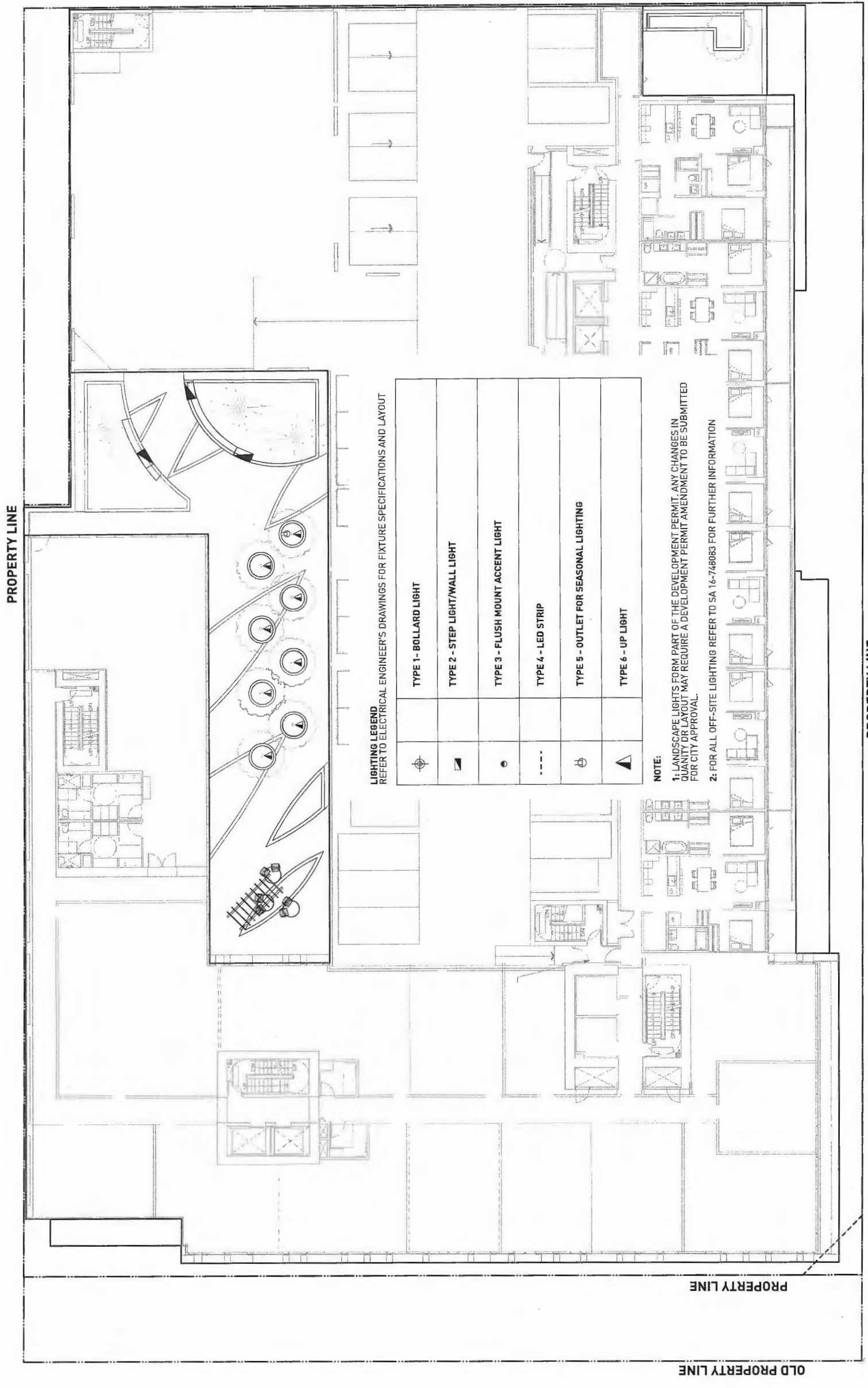
PROJECT
**IFORTUNE CENTRE
 ANDERSON ROAD**

DRAWING TITLE
**LIGHTING PLAN
 LEVEL 4**

SCALE
3/32" = 1'

PROJECT NO.	141104
DATE	
FILENAME	141104 DP PLAN.MXD
PLotted	17-10-25 at 9:27:13 AM
DRAWN	ZL / MY
CHECKED	GB

L 4.02



LIGHTING LEGEND
 REFER TO ELECTRICAL ENGINEER'S DRAWINGS FOR FIXTURE SPECIFICATIONS AND LAYOUT

	TYPE 1 - BOLLARD LIGHT
	TYPE 2 - STEP LIGHT/WALL LIGHT
	TYPE 3 - FLUSH MOUNT ACCENT LIGHT
	TYPE 4 - LED STRIP
	TYPE 5 - OUTLET FOR SEASONAL LIGHTING
	TYPE 6 - UP LIGHT

NOTE:
 1. LANDSCAPE LIGHTS FORM PART OF THE DEVELOPMENT PERMIT. ANY CHANGES IN QUANTITY OR LAYOUT MAY REQUIRE A DEVELOPMENT PERMIT AMENDMENT TO BE SUBMITTED FOR CITY APPROVAL.
 2. FOR ALL OFF-SITE LIGHTING REFER TO SA 16-748083 FOR FURTHER INFORMATION

PLAN # ~~22-44~~
 OCT 2 4 2017
 DP 15-708092



PWL Partnership Landscape Architects Inc.
 55 West Beaver Creek Road
 Westborough, ON Canada N1Y 2Y2
 www.pwlpartnership.com
 Phone: (905) 881-1112



NO.	DATE	DESCRIPTION
6	2016/12/11	ISSUED FOR REZONING
7	2017/03/13	ISSUED FOR DEVELOPMENT PERMIT
8	2017/09/25	REVISED FOR CITY REQUEST
9	2017/09/25	RESUBMITTED FOR OP

PROJECT
**IFORTUNE CENTRE
 ANDERSON ROAD**

DRAWING TITLE
**LIGHTING PLAN
 LEVEL 5**

NOTES: All work must be completed in accordance with the approved drawings. No work shall be undertaken until the City of Markham has issued a Development Permit for the work to be undertaken.

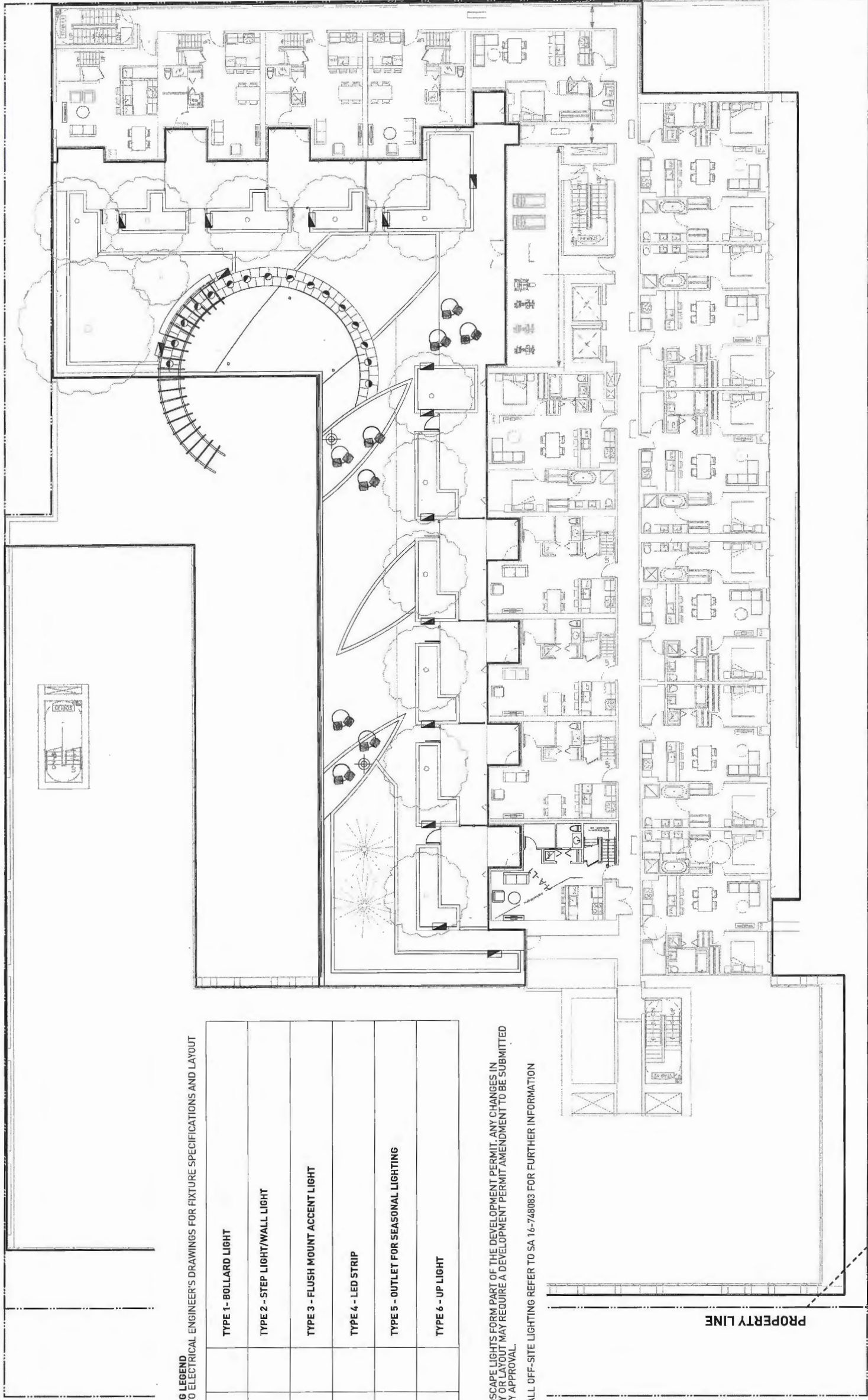


SCALE
3/32" = 1'

PROJECT NO.	141104
DATE	
FILE NAME	141104_DP_PLAN.MXD
PRINTED	17-10-25 at 9:47:13 AM
DRAWN	ZL / MW
REVIEWED	GB
DRAWING	

L 4.03

PROPERTY LINE



PROPERTY LINE

LIGHTING LEGEND
 REFER TO ELECTRICAL ENGINEER'S DRAWINGS FOR FIXTURE SPECIFICATIONS AND LAYOUT

	TYPE 1 - BOLLARD LIGHT
	TYPE 2 - STEP LIGHT/WALL LIGHT
	TYPE 3 - FLUSH MOUNT ACCENT LIGHT
	TYPE 4 - LED STRIP
	TYPE 5 - OUTLET FOR SEASONAL LIGHTING
	TYPE 6 - UP LIGHT

NOTE:

1: LANDSCAPE LIGHTS FORM PART OF THE DEVELOPMENT PERMIT. ANY CHANGES IN QUANTITY OR LAYOUT MAY REQUIRE A DEVELOPMENT PERMIT AMENDMENT TO BE SUBMITTED FOR CITY APPROVAL.

2: FOR ALL OFF-SITE LIGHTING REFER TO SA 16-748083 FOR FURTHER INFORMATION

OLD PROPERTY LINE

PROPERTY LINE

PLAN # 205 50

OCT 24 2017

DP 15-708092



PWL Partnership Landscape Architecture Inc.
 180 West 1st Street, Suite 1000
 Vancouver, BC Canada V6C 2G7
 www.pwlpartnership.com
 TEL: 604.681.1111
 FAX: 604.681.1112



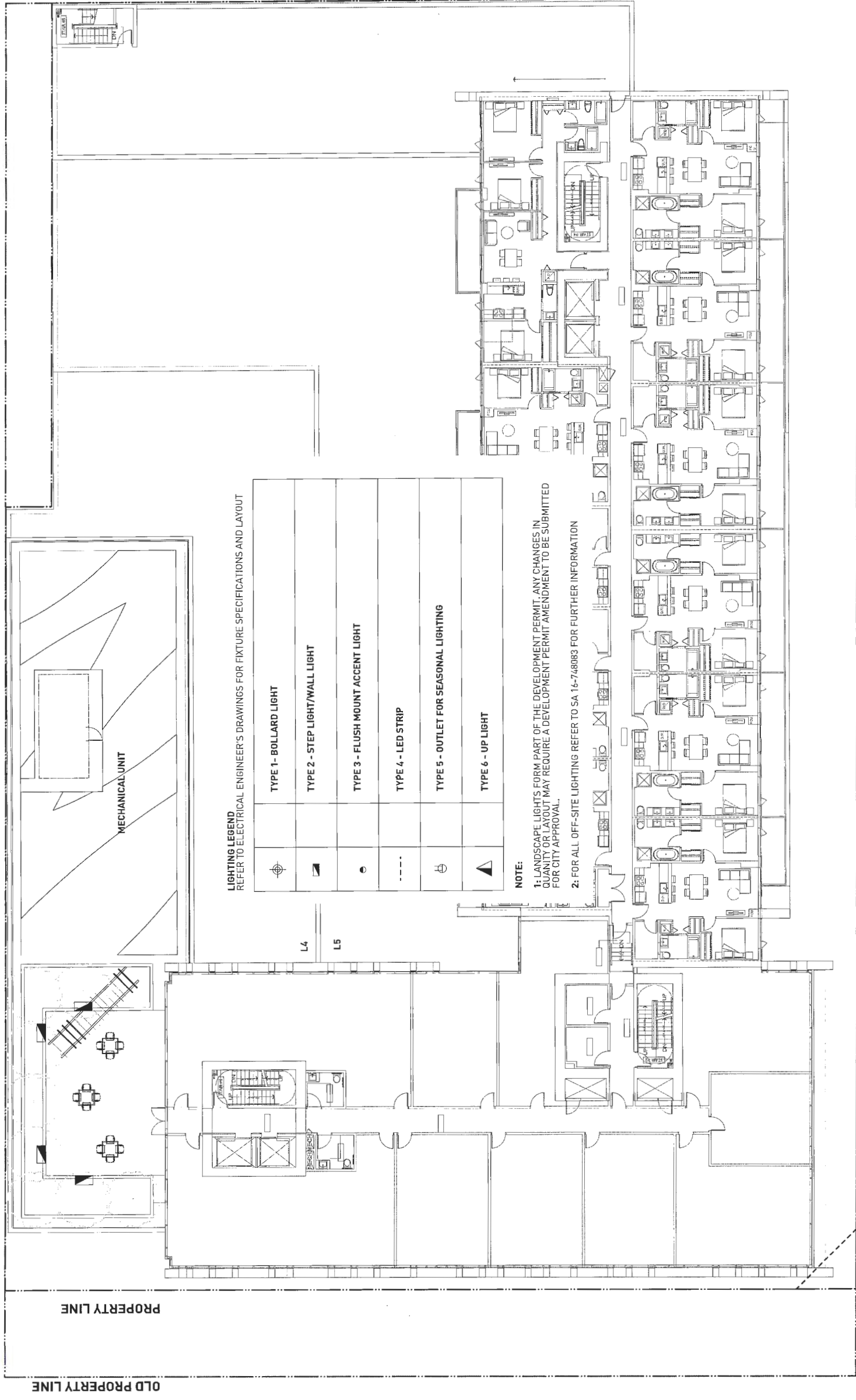
NO.	DATE	DESCRIPTION
6	2018/12/11	ISSUED FOR REZONING
7	2017/03/13	ISSUED FOR DEVELOPMENT PERMIT
8	2017/09/25	REVISED FOR CITY REQUEST
9	2017/02/24	REVISED FOR CP

PROJECT
**IFORTUNE CENTRE
 ANDERSON ROAD**

DRAWING TITLE
**LIGHTING PLAN
 LEVEL 6**

SCALE
3/32" = 1'

PROJECT NO.	14104
SITE	14104 DP PLAN.WRK
FILE NAME	17-10-25 at 9:47:13 AM
DATE	ZL / MW
DRAWING	REVISED 08



LIGHTING LEGEND
 REFER TO ELECTRICAL ENGINEER'S DRAWINGS FOR FIXTURE SPECIFICATIONS AND LAYOUT

	TYPE 1 - BOLLARD LIGHT
	TYPE 2 - STEP LIGHT/WALL LIGHT
	TYPE 3 - FLUSH MOUNT ACCENT LIGHT
	TYPE 4 - LED STRIP
	TYPE 5 - OUTLET FOR SEASONAL LIGHTING
	TYPE 6 - UP LIGHT

NOTE:

1: LANDSCAPE LIGHTS FORM PART OF THE DEVELOPMENT PERMIT. ANY CHANGES IN QUANTITY OR LAYOUT MAY REQUIRE A DEVELOPMENT PERMIT AMENDMENT TO BE SUBMITTED FOR CITY APPROVAL.
 2: FOR ALL OFF-SITE LIGHTING REFER TO SA 16-748083 FOR FURTHER INFORMATION

PROPERTY LINE

PROPERTY LINE

OLD PROPERTY LINE

PLAN # 151

OCT 24 2017

DP 15-708092

L4.04



PWL Partnership Landscape Architects Inc.
 55 West 1st Avenue
 Vancouver BC Canada V6C 1A2
 www.pwlpartnership.com
 TEL: 604.681.1111
 FAX: 604.681.1112



NO.	DATE	DESCRIPTION
6	2016/12/11	ISSUED FOR REZONING
7	2017/03/13	ISSUED FOR DEVELOPMENT PERMIT
8	2017/05/25	REVISED FOR CITY REQUEST
9	2017/10/25	RESUBMITTED FOR LP

PROJECT
**IFORTUNE CENTRE
 ANDERSON ROAD**

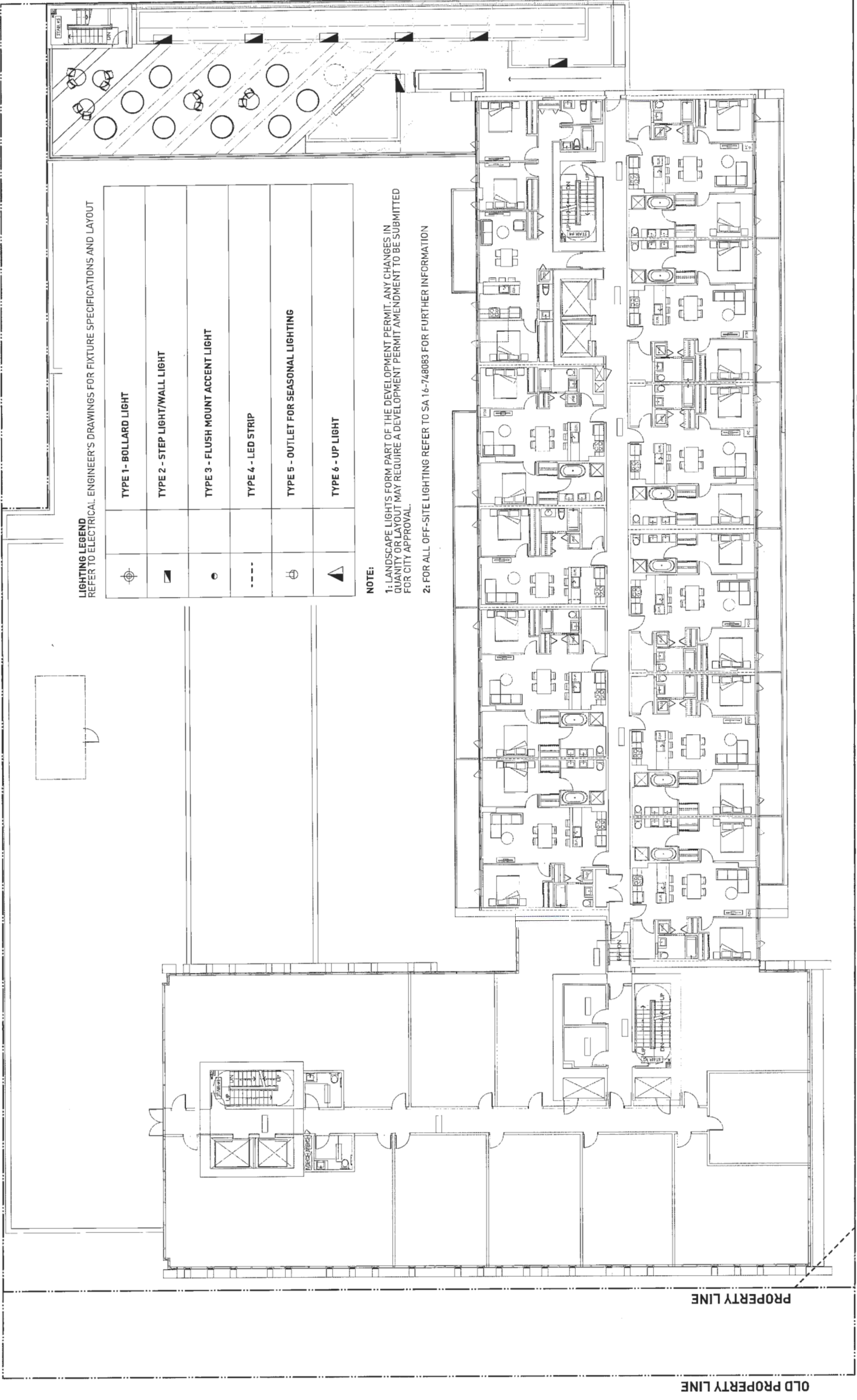
DRAWING TITLE
**LIGHTING PLAN
 LEVEL 7**

SCALE
3/32" = 1'

PROJECT NO.	14104
DATE	14104 DP PLAN.vwx
PROJECT	17-10-25 at 9:47:13 AM
DRAWN	ZL/MPH
CHECKED	GB

L 4.05

PROPERTY LINE



LIGHTING LEGEND
 REFER TO ELECTRICAL ENGINEER'S DRAWINGS FOR FIXTURE SPECIFICATIONS AND LAYOUT

	TYPE 1 - BOLLARD LIGHT
	TYPE 2 - STEP LIGHT/WALL LIGHT
	TYPE 3 - FLUSH MOUNT ACCENT LIGHT
	TYPE 4 - LED STRIP
	TYPE 5 - OUTLET FOR SEASONAL LIGHTING
	TYPE 6 - UP LIGHT

NOTE:

1: LANDSCAPE LIGHTS FORM PART OF THE DEVELOPMENT PERMIT. ANY CHANGES IN QUANTITY OR LAYOUT MAY REQUIRE A DEVELOPMENT PERMIT AMENDMENT TO BE SUBMITTED FOR CITY APPROVAL.

2: FOR ALL OFF-SITE LIGHTING REFER TO SA 16-748083 FOR FURTHER INFORMATION

PROPERTY LINE

PROPERTY LINE

OLD PROPERTY LINE

PLAN # 0052

OCT 2 4 2017

DP 15-708092



PWL Partnership Architects Inc.
 880 Finch Ave. East, Suite 1000
 Scarborough, ON M1N 3X3
 www.pwlpartnership.com



REV. NO.	DATE	DESCRIPTION
6	2016/12/11	ISSUED FOR REZONING
7	2017/03/13	ISSUED FOR DEVELOPMENT PERMIT
8	2017/04/26	REVISED PER CITY REQUEST
9	2017/10/26	RESUBMITTED FOR DP

PROPERTY LINE

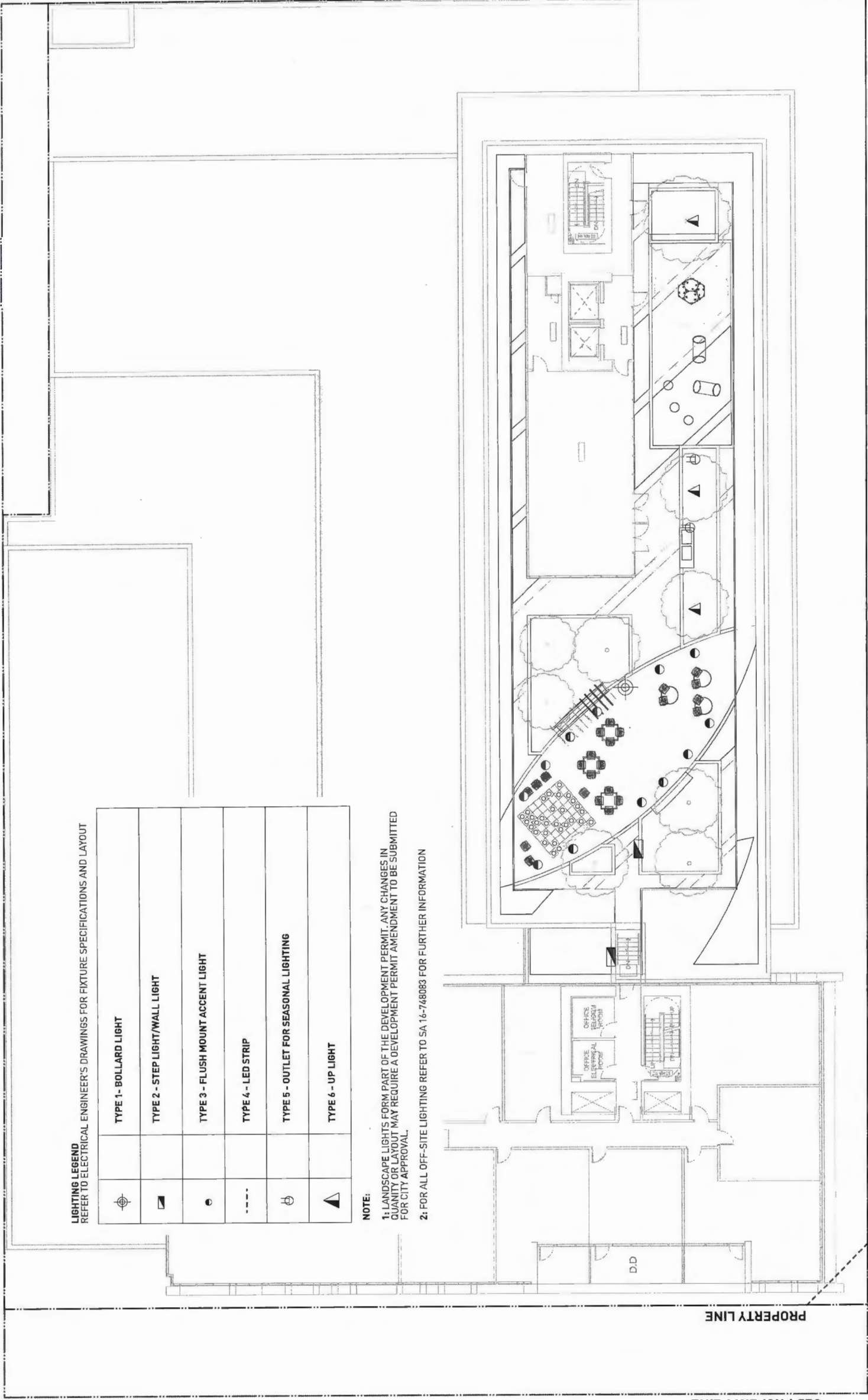
LIGHTING LEGEND
 REFER TO ELECTRICAL ENGINEER'S DRAWINGS FOR FIXTURE SPECIFICATIONS AND LAYOUT

	TYPE 1 - BOLLARD LIGHT
	TYPE 2 - STEP LIGHT/WALL LIGHT
	TYPE 3 - FLUSH MOUNT ACCENT LIGHT
	TYPE 4 - LED STRIP
	TYPE 5 - OUTLET FOR SEASONAL LIGHTING
	TYPE 6 - UP LIGHT

NOTE:

1: LANDSCAPE LIGHTS FORM PART OF THE DEVELOPMENT PERMIT. ANY CHANGES IN QUANTITY OR LAYOUT MAY REQUIRE A DEVELOPMENT PERMIT AMENDMENT TO BE SUBMITTED FOR CITY APPROVAL.

2: FOR ALL OFF-SITE LIGHTING REFER TO SA 16-748083 FOR FURTHER INFORMATION



PROJECT
 IFORTUNE CENTRE
 ANDERSON ROAD

DRAWING TITLE
 LIGHTING PLAN
 LEVEL 11

DATE
 14/10/17

SCALE
 3/32" = 1'

PROJECT NO.	14104
DATE	14/10/17
FILE NAME	14104_DP_PLAN.LWK
PLotted	17-10-25 at 9:47:13 AM
DRAWN	ZL / MW
REVIEWED	GB

L 4.06

PLAN n 53

OCT 24 2017

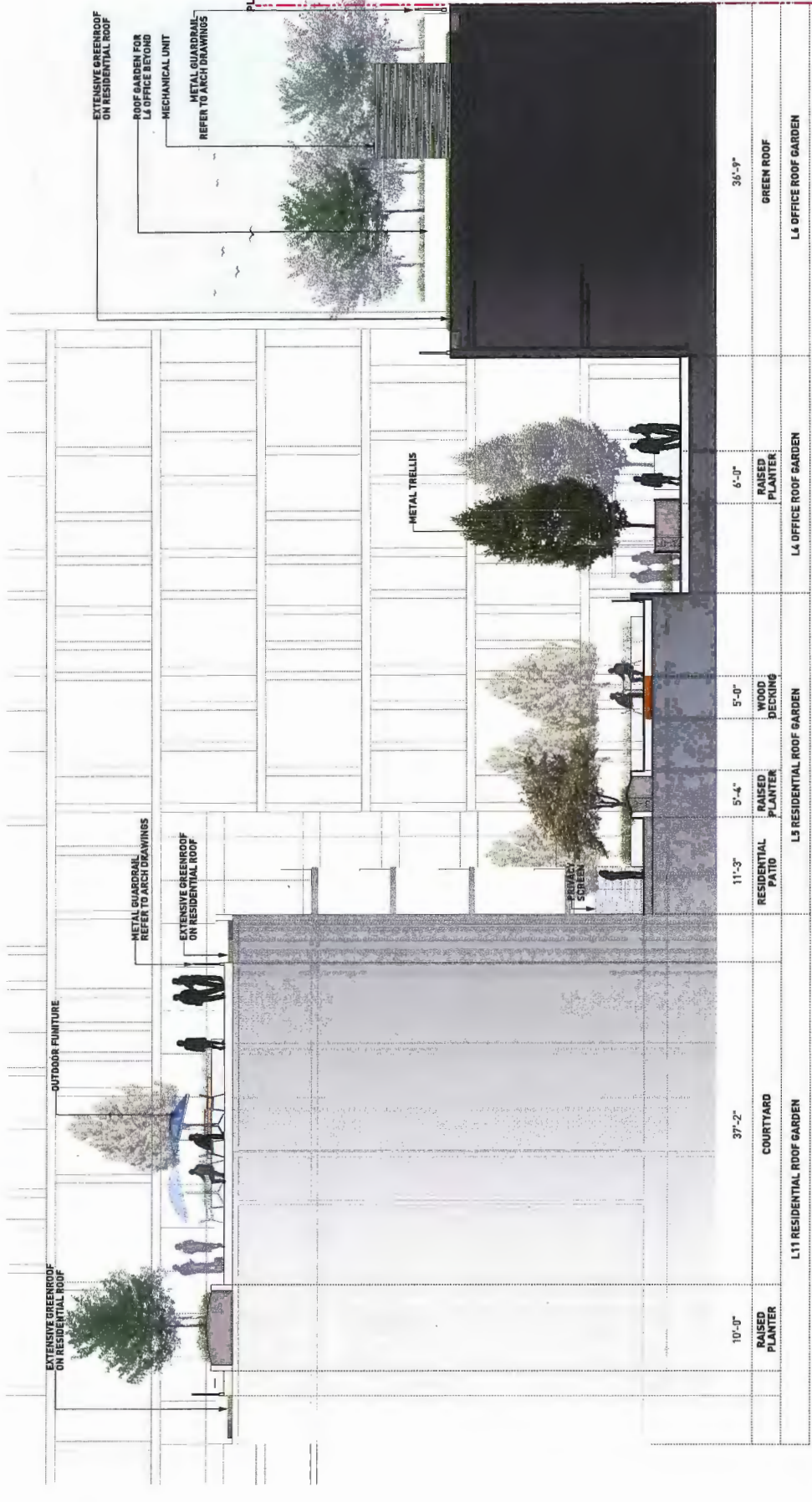
DP 15-708092

OLD PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

D.D



1 North South Section
SCALE: 1/8"=1'-0"



2 East West Section
SCALE: 1/8"=1'-0"



PWL Partnership Landscape Architects Inc.
1211 West Beaver Creek Road
Richmond Hill, Ontario L4B 1P6
www.pwlpartnership.com
T 905.881.5111
F 905.881.1112

REVISION NO.	DATE	DESCRIPTION
1	2015/06/07	ISSUE FOR IP
2	2015/11/04	ISSUED FOR ADP
3	2015/04/25	ISSUED FOR REVIEW
4	2015/04/28	ISSUED FOR REZONING/DP
5	2015/04/28	RESUBMITTED FOR REZONING/DP
6	2015/12/11	ISSUED FOR REZONING
7	2017/03/13	ISSUED FOR DEVELOPMENT PERMIT
8	2017/06/25	REVISED PER CITY REQUEST
9	2017/10/25	RESUBMITTED FOR IP

PROJECT
IFORTUNE CENTRE
ANDERSON ROAD

DRAWING FILE
SECTIONS

SCALE
AS SHOWN

PROJECT NO.	
DATE	AUG 2015
FILE NAME	14104_IP_PLAN/WORK
PLOTTED	17-10-25 AT 04:17:12 AM
DRAWN	ZL
REVIEWED	GB
CHECKED	

L 5.01

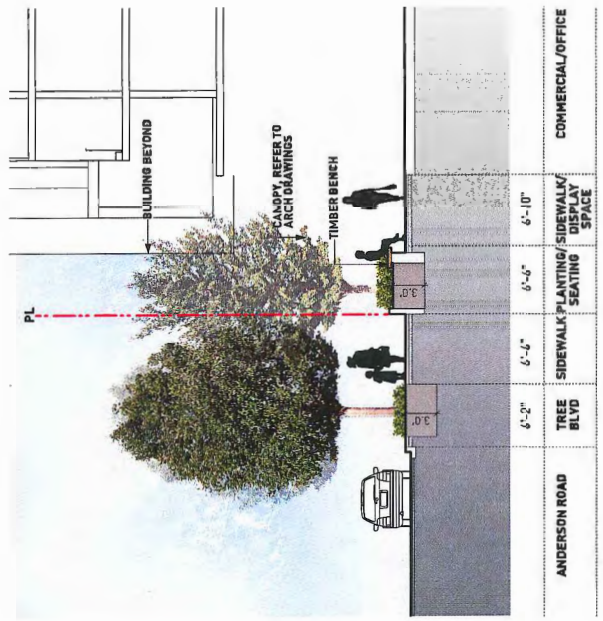
PLAN 754
OCT 24 2017
DP 15-708092



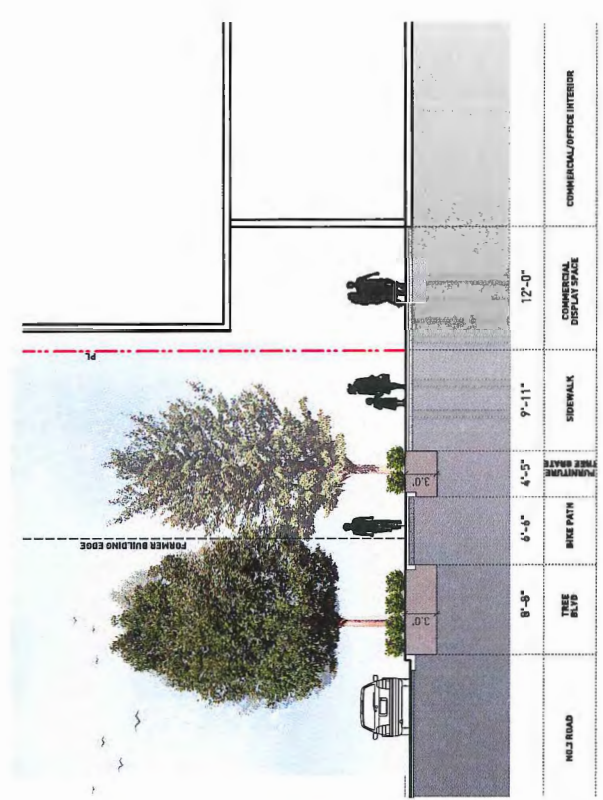
PWL Partnership Landscape Architects Inc.
 5th Floor, 500 Adelaide Street West
 Toronto, ON Canada M5H 1P2
 www.pwlpartnership.com
 T 416.593.8111
 F 416.593.8112



REVISING AND ISSUES	NO.	DATE	DESCRIPTION
	1	2016/08/07	ISSUE FOR BP
	2	2016/11/04	ISSUED FOR ADP
	3	2016/04/09	ISSUED FOR REVIEW
	4	2016/04/28	ISSUED FOR REZONING/DP
	5	2016/04/28	RESUBMITTED FOR REZONING/DP
	6	2016/12/11	ISSUED FOR REZONING
	7	2017/03/13	ISSUED FOR DEVELOPMENT PERMIT
	8	2017/05/25	REFILED FOR CITY REQUEST
	9	2017/10/24	RESUBMITTED FOR DP



2 Anderson Road Public Realm
 SCALE: 1/8"=1'-0"



1 No.3 Road Public Realm
 SCALE: 1/8"=1'-0"

PROJECT
 IFORTUNE CENTRE
 ANDERSON ROAD

DISCIPLINE TITLE
 SECTIONS

SCALE
 AS SHOWN

PROJECT NO.	DATE
14104 DP PLAN.MXD	AUG 2015
17-10-25 at 9:57:13 AM	
ZL	
REVISED	GB

L 5.02

DP 15-708092

OCT 24 2017

PLAN 15-708092



GBL ARCHITECTS
 17 EAST 5TH AVENUE
 VANCOUVER, BC V6C 1K5
 TEL 604 781 1154 FAX 604 731 8779
 GBLARCHITECTS.COM

REVISIONS TO THIS PLAN SHALL BE MADE BY CIRCULAR MARKING
 PLANTING

NOTES
 NO CONSTRUCTION

REVISIONS

NO.	DATE	REMARKS
1.	JULY 18 2014	CLIENT REVIEW
2.	JULY 31 2014	ISSUED FOR PERMITTING
3.	AUG 22 2014	ISSUED FOR PERMITTING
4.	AUG 24 2014	REVISED FOR RZ/DP
5.	DEC 12 2015	REVISED FOR RZ/DP
6.	MAY 15 2017	REVISED FOR RZ/DP



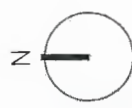
No 3 ROAD PERSPECTIVE



CORNER VIEW



INTERIOR LANE ENTRANCE AT ANDERSON RD.



IFORTUNE Centre Anderson Road
 8051 Anderson Road
 Richmond, BC
 RZ 14-678668 / DP 15-708092
 MIXED USE DEVELOPMENT

3D IMAGES

DATE
 DRAWN BY
 CHECKED BY
 SCALE
 JOB NUMBER

A-6.01

VIEW FROM ANDERSON STREET



3D VIEW OF BUILDING ADJACENCIES TO THE EAST



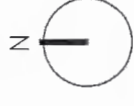
gbl

GBL ARCHITECTS
137 EAST 8TH AVENUE
VANCOUVER, BC V6C 1K6
VANCOUVER, BC V6C 1K6
TEL: 604.681.1279
WWW.GBLARCHITECTS.COM
PLOT INFO:

NOTES
NO. DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
1.	JULY 21 2014	CLIENT REVIEW
2.	JULY 21 2014	CLIENT REVIEW
3.	MAY 22 2014	ISSUED FOR PERMITTING
4.	MAY 22 2014	ISSUED FOR PERMITTING
5.	AUG 12 2016	ISSUED FOR DP RZ/DP
6.	AUG 12 2016	ISSUED FOR DP RZ/DP
7.	DEC 12 2016	RE-ISSUED FOR RZ/DP
8.	MAY 18 2017	RE-ISSUED FOR RZ/DP



IFORTUNE Centre Anderson Road
8051 Anderson Road
Richmond, BC
RZ 14-678448 / DP 15-708092
MIXED USE DEVELOPMENT

3D IMAGES

DATE
DRAWN BY DE
CHECKED BY AB
SCALE
JOB NUMBER
A-6.02

gbl

GBL ARCHITECTS
 137 EAST 8TH AVENUE
 VANCOUVER, CANADA V6T 1R9
 TEL: 604.681.1111
 WWW.GBLARCHITECTS.COM
 50 WESTERN AVENUE, 15TH FLOOR, VANCOUVER, BC V6T 2C5
 PLOT INFO.

NOTES
 NO. DESCRIPTION

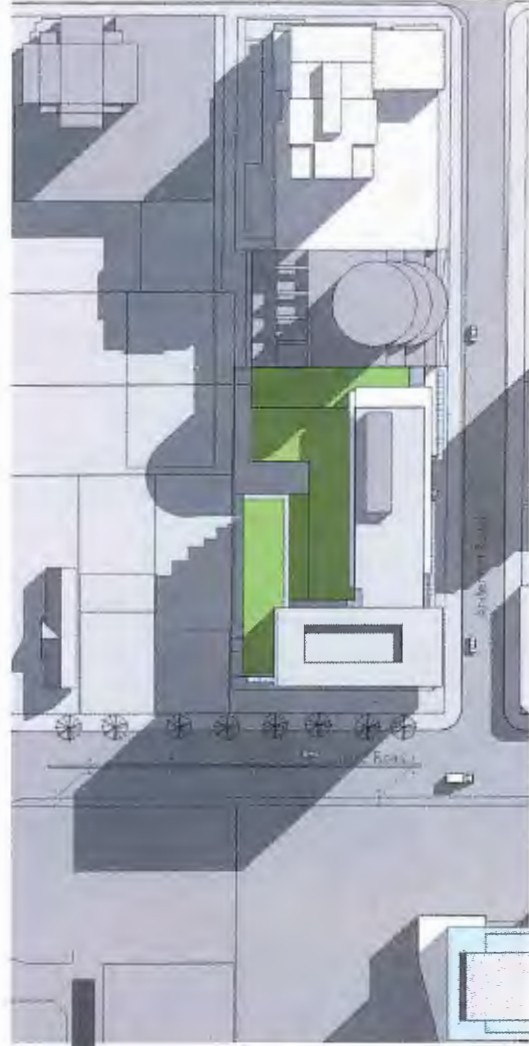
REVISIONS

NO.	DATE	REMARKS
1.	JULY 19 2014	CLIENT REVIEW
2.	JULY 19 2014	CITY REVIEW
3.	NOV 12 2014	CITY REVIEW CONTINUING
4.	AUG 12 2016	ISSUED FOR PERMITTING
5.	AUG 12 2016	RE-ISSUED FOR RZDP
6.	AUG 12 2016	RE-ISSUED FOR RZDP
7.	AUG 12 2016	RE-ISSUED FOR RZDP
8.	MAR 15 2017	RE-ISSUED FOR RZDP

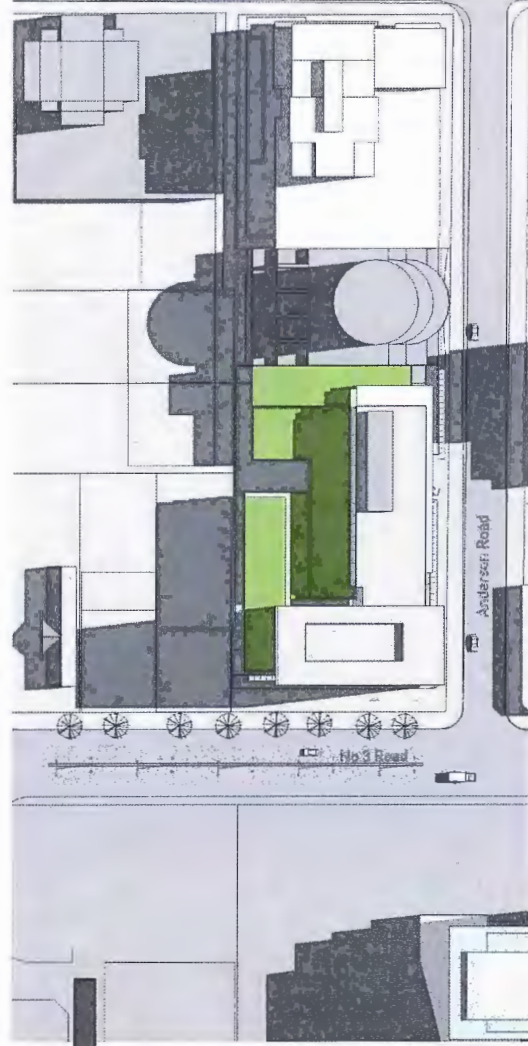
IFORTUNE Centre Anderson Road
 8051 Anderson Road
 Richmond, BC
 RZ 14-678448 / DP 15-708092
 MIXED USE DEVELOPMENT

SHADOW STUDY

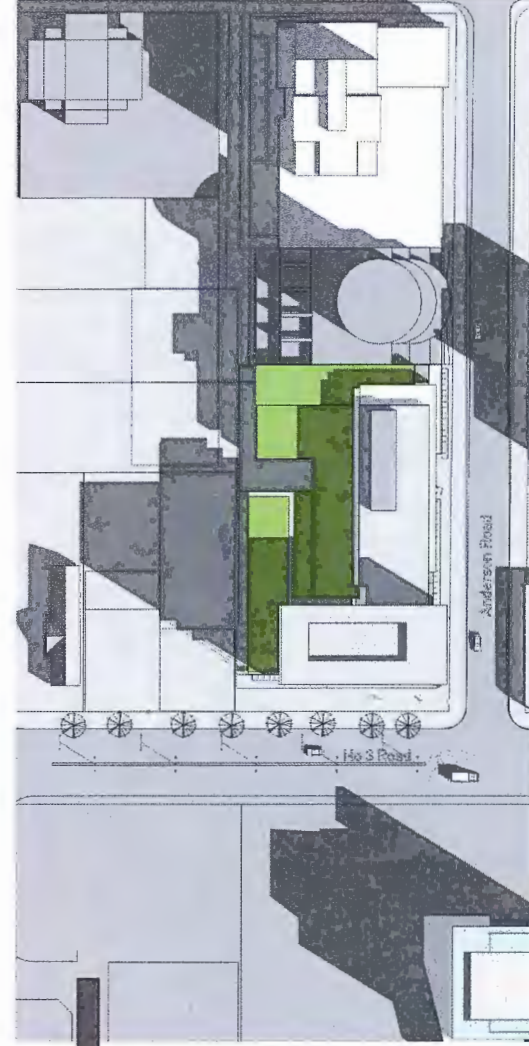
DATE	DATE
DRAWN BY	DE
CHECKED BY	AB
SCALE	
JOB NUMBER	A-1.03



MARCH 20TH, 10:00 AM



MARCH 20TH, 12:00 PM



MARCH 20TH, 2:00 PM