City of Richmond

Agenda

Development Permit Panel

Council Chambers, City Hall
6911 No. 3 Road

Wednesday, December 10, 2014
3:30 p.m.

Minutes

Motion to adopt the minutes of the Development Permit Panel meeting held on Wednesday, November 26, 2014.

1. Development Variance 12-618411
(REDMS No. 4429250)

APPLICANT: Globalive Wireless Management Corp.

PROPERTY LOCATION: 13280 Mitchell Road

Director's Recommendations

1. ***That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum accessory structure height in the "Industrial (I)" zoning district from 20 m (66 ft.) to 40 m (132 ft.) in order to permit the installation of a telecommunication antenna monopole at 13280 Mitchell Road; and***
2. ***That Richmond City Council grant concurrence to the proposed telecommunication monopole installation for the site located at 13280 Mitchell Road.***

ITEM

2. Development Permit 14-672823

(REDMS No. 4405918) (File Ref No. Xr: HA 14-672825)

APPLICANT: Steveston Flats Development Corp.

PROPERTY LOCATION: 3471 Chatham Street

Director's Recommendations

1. That a Development Permit be issued which would:

(a) permit the construction of a three-storey mixed-use building at 3471 Chatham Street on a site zoned "Commercial Mixed Use (ZMU26) – Steveston Village" including 10 apartment housing units in the upper floors and approximately 319 m^2 (3,438 ft^2) commercial space on the ground floor; and

(b) vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum permitted building height from 12.0 m to 15.4 m to allow elevator access to the roof deck level; and

2. That a Heritage Alteration Permit be issued for the site at 3471 Chatham Street in accordance with Development Permit 14-672823.

3. Development Permit 14-663759

(REDMS No. 4433177)

APPLICANT: Amar Sandhu

PROPERTY LOCATIONS: 7400, 7420 and 7440 Railway Avenue

Director's Recommendations

That a Development Permit be issued which would permit the construction of 14 townhouse units at 7400, 7420 and 7440 Railway Avenue on a site zoned "Low Density Townhouses (RTL4)."

4. Development Permit 13-637372

(REDMS No. 4429358)

APPLICANT: Dava Developments Ltd.

PROPERTY LOCATIONS: 22560, 22600 and 22620 Gilley Road

ITEM

Director's Recommendations

That a Development Permit be issued which would:

1. ***permit the construction of thirty-five (35) three-storey townhouse units at 22560, 22600 and 22620 Gilley Road on a site zoned "Town Housing (ZT11) – Hamilton;" and***

2. ***vary the provisions of Richmond Zoning Bylaw 8500 to increase the rate of tandem parking spaces from 50% to 100% to allow a total of seventy (70) tandem parking spaces in thirty-five (35) three-storey townhouse units.***

5. Development Permit 14-667322

(REDMS No. 4422072)

APPLICANT: Pinnacle Living (Capstan Village) Lands Inc.

PROPERTY LOCATIONS: 3291, 3331, and 3371 Sexsmith Road

Director's Recommendations

That a Development Permit be issued which would:

1. ***permit the construction of a one-phase, residential development containing 400 dwelling units at 3291, 3331, and 3371 Sexsmith Road on a site zoned "Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) – Capstan Village (City Centre);" and***

2. ***vary the provisions of Richmond Zoning Bylaw 8500, as amended by zoning amendment Bylaw No. 9135, to:***

   (a) reduce the minimum required number of on-site, loading spaces for large-size vehicles from one (1) to nil;

   (b) increase the maximum distance that balconies may project into the required road setback near the intersection of Sexsmith Road and Hazelbridge Way from 1.0 m (i.e. one third of the minimum required setback) to 1.31 m;

   (c) increase the maximum distance that architectural features may project into the required road and park setback from 0.6 m to 2.24 m; and

   (d) increase the maximum distance that canopies may project into the required road and park setback from 1.5 m (i.e. 50% of the required setback) to 2.92 m.

ITEM

6. New Business

7. Date of Next Meeting: Wednesday, January 14, 2015

8. Adjournment

City of Richmond

Minutes

Development Permit Panel
Wednesday, November 26, 2014

Time:	3:30 p.m.
Place:	Council Chambers Richmond City Hall
Present:	Robert Gonzalez, Chair Dave Semple, General Manager, Community Services John Irving, Director, Engineering

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

Minutes

It was moved and seconded
That the minutes of the meeting of the Development Permit Panel held on Wednesday, November 12, 2014, be adopted.

CARRIED

1. Development Permit 13-645579
(File Ref. No.: DP 13-645579) (REDMS No. 4377650)

APPLICANT:	NSDA Architects on behalf of the Pacific Autism Family Centre Foundation
PROPERTY LOCATION:	1001 Hudson Avenue

INTENT OF PERMIT:

1. Permit the construction of a 5,752 m^2 (gross floor area) building for treatment of, and education about, Autism Spectrum Disorder at 1001 Hudson Avenue on a site zoned "Auto Oriented Commercial (ZC10) – Airport and Aberdeen Village"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum commercial parking spaces setback (Zoning Bylaw S. 7.5.17) from 1.5 metres to zero metres along the northern lot line.

Applicant's Comments

Garth Ramsey, NSDA Architects, briefed the Panel on proposed modifications to the proposed application and spoke on (i) urban design, (ii) architectural form and character, and (iii) landscape design.

Mr. Ramsey spoke on the proposed modifications made to the proposed application and noted that (i) the number of elevators will be reduced from three to two, (ii) the building will have a reduced massing (iii) there will be a reduction in rooftop mechanical equipment, and (iv) the recreation centre will not be included in this phase of development.

Staff Comments

Wayne Craig, Director, Development, spoke of the proposed parking variances, noting that they remain consistent with the previous application that was presented to the Development Permit Panel.

Panel Discussion

Discussion ensued regarding the recreation centre and in reply to queries from the Panel, Mr. Ramsey advised that the recreation centre could be included in a future phase of development.

Discussion then ensued with respect to the landscaping of the proposed development. Mr. Ramsey advised that as a result of the recreation centre being deferred to a future phase of development, changes in the landscaping would include the addition of trees and hedges and changes to the layout of the fencing. Also, Mr. Ramsey noted that a portion of the covering for the pedestrian walkway would be removed; however the pedestrian walkway is not affected by the proposed design changes.

In reply to queries from the Panel, Mr. Ramsey noted that he anticipates the construction of the recreation centre would cost approximately $2 million.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded
That a Development Permit be issued which would:

1. ***permit the construction of a 5,752 m^2 (gross floor area) building for treatment of, and education about, Autism Spectrum Disorder at 1001 Hudson Avenue on a site zoned "Auto Oriented Commercial (ZC10) – Airport and Aberdeen Village"; and***
2. ***vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum commercial parking spaces setback (Zoning Bylaw S. 7.5.17) from 1.5 metres to zero metres along the northern lot line.***

CARRIED

2. Development Permit 14-665485

(File Ref. No.: DP 14-665485) (REDMS No. 4388882)

APPLICANT: Yamamoto Architecture Inc.

PROPERTY LOCATION: Eastern Portion of 7120, 7140, 7160, 7180, 7200, 7220, 7240 and 7260 Bridge Street and 7211, 7231 and 7271 No. 4 Road

INTENT OF PERMIT:

Permit the construction of seventy-eight (78) 2 and 3-storey townhouses on the eastern portion of 7120, 7140, 7160, 7180, 7200, 7220, 7240 and 7260 Bridge Street and 7211, 7231 and 7271 No. 4 Road on a site zoned "Town Housing (ZT70) - South McLennan."

Applicant's Comments

Taizo Yamamoto, Yamamoto Architecture Inc., and Mary Yip, PMG Landscape Architects, provided a brief overview of the proposed development with respect to (i) the road network in the area, (ii) the conditions of adjacency, (iii) the building's massing and typology, (iv) the site's buffering, (v) architectural form and character, (vi) urban design, (vii) vehicle and pedestrian access, and (viii) sustainability features.

Mr. Yamamoto noted that the proposed development is anticipated to meet EnerGuide 82 standards and will have three convertible units.

Ms. Yip spoke of the Agricultural Land Reserve (ALR) buffer along No. 4 Road and the proposed development's amenities which include an amenity building, playground structure, patio areas and community garden spaces. She added that the pedestrian connections will use pavers.

Staff Comments

Mr. Craig commented on the proposed development, noting that (i) the site's ALR buffer plan has been reviewed by the City's Agricultural Advisory Committee, (ii) the proposed development will have a mixed typology, (iii) the majority of units will include side-by-side parking garages, and (iv) a servicing agreement is required for the new roads being introduced and site service connections.

Panel Discussion

Discussion ensued with respect to the proposed amenity building and in reply to queries from the Panel, Mr. Yamamoto advised that the proposed development's amenities would be clustered on the south-western side.

Discussion then ensued regarding vehicle access within the site. Mr. Yamamoto noted that the width of the internal roads will be designed similar to a city-type street with a pedestrian area on the side and that pedestrian crossing points will be aligned. Mr. Yamamoto added that it is possible to add paving treatment on a section of Lechow Street for a pedestrian connection should this be acceptable to the City.

Discussion continued with regard to outdoor and indoor amenities. In reply to queries from the Panel, Ms. Yip noted that the amenity area will be set amongst the retained trees and will include a patio area, an outdoor ping pong table, and a community garden. Also, she added that the amenity area offers activities for different age groups, and provides good visibility to the children's play areas.

In reply to queries from the Panel, Ms. Yip spoke on the landscaping and outdoor play areas and noted that (i) natural play elements will include logs and could include boulders, (ii) the buffer along the perimeter of the site will have a variety of tree species including evergreens and conifers, and (iii) due to the sparse traffic and some dead-end roads, there will opportunity for street play on the internal roads.

In reply to queries from the Panel, Mr. Yamamoto advised that the proposed development will be built to EnerGuide 82 standards.

Discussion ensued with respect to the site's construction and concerns were expressed regarding the potential for empty lots as a result of prolonged construction. Mr. Yamamoto advised that the construction schedule is not available; however construction of the proposed development will begin on the eastern portion of the site.

Discussion then ensued regarding the conditions of adjacency and Mr. Yamamoto noted that the development along the southern edge of the site is two storeys. Also, he noted that there will be a six foot fence along the south and west side of the site and that an access point provided for the adjacent development site along No. 4 Road will be made should they redevelop in the future.

In reply to queries from the Panel, Mr. Yamamoto advised that the site will remain close to an at-grade elevation and any retaining wall installed would be a few feet in height.

Mr. Yamamoto spoke on the conditions of adjacency and elevation of the proposed development and noted that the development on the north-east edge of the site is not immediately adjacent to the site and would include a green strip between the new road and neighbouring property.

Discussion ensued with regard to the architectural form and character of the proposed development and in reply to queries from the Panel, Mr. Yamamoto noted that the eastern and western portion of the proposed development will have different themes.

Staff Comments

In reply to queries from the Panel, Mr. Craig noted that given the significant programming offered, the large amenity area is sufficient for the proposed development. He added that there will be no vehicle connection to the southern portion of Lechow Street until the adjacent properties are redeveloped.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded
That a Development Permit be issued which would permit the construction of seventy-eight (78) 2 and 3-storey townhouses on the eastern portion of 7120, 7140, 7160, 7180, 7200, 7220, 7240 and 7260 Bridge Street and 7211, 7231 and 7271 No. 4 Road on a site zoned "Town Housing (ZT70) - South McLennan."

CARRIED

3. Development Permit 14-672669
(File Ref. No.: DP 14-672669) (REDMS No. 4402671)

APPLICANT: S-8135 Holdings Ltd.

PROPERTY LOCATION: 9191 and 9231 Alexandra Road

INTENT OF PERMIT:

Permit the construction of a development with forty (40) town housing units and nine (9) live/work dwelling units at 9191 and 9231 Alexandra Road on a site zoned "Residential/Limited Commercial (ZMU28) – Alexandra Neighbourhood (West Cambie)."

Applicant's Comments

Karen Smith, Robert Ciccozzi Architecture Inc., and Meredith Mitchell, M2 Landscape Architecture, gave a brief overview of the proposed application regarding (i) urban design, (ii) architectural form and character, (iii) vehicle parking and access, (iv) live/work units, and (v) sustainability features.

Ms. Smith spoke of the proposed development's architectural form and character, noting that commercial side fronting Alexandra Road will utilize a different character. Also, she added that the proposed development will have one convertible unit.

Ms. Mitchell commented on the landscape and open space design of the proposed development noting that (i) the internal driveway will be articulated with permeable pavers, (ii) the amenity area will include an open lawn, stepping stones, logs and benches, (iii) a dog wash and bicycle parking will be available, (iv) internal street trees will be planted, and (v) the live/work units will have yard space and access to the street.

Staff Comments

Mr. Craig advised that the proposed development will (i) connect to the Alexandra District Energy Utility, (ii) take measures to address the City's aircraft noise requirements, and (iii) make improvements to adjacent roads which will benefit the neighbourhood.

Panel Discussion

In reply to queries from the Panel, Ms. Smith advised that the live/work units would face Alexandra Road. She added that no live/work units are planned for the side facing Dubbert Street.

Discussion ensued with regard to the amenities and opportunities for street play on the internal streets. Ms. Smith spoke of the pedestrian flow and anticipates that on-site traffic will have reduced speeds.

Discussion then ensued with respect to the conditions of adjacency. Ms. Smith noted that the proposed development will be three storeys. Mr. Craig advised that properties to the north are four storeys and the proposed development to east of the site will also be four storeys.

Discussion continued regarding the elevation of the proposed development and the adjacent site. Ms. Smith noted that she anticipates that the proposed development will meet the grade of the higher adjacent site with raised rear yards along the shared property line.

Correspondence

Alvina Lee, 9299 Tomicki Avenue (**Schedule 1**)

In reply to queries from the Panel, Mr. Craig advised that the proposed development meets the City's guidelines for on-site amenity space. He added that the area is anticipating the development of parks and green space. Also, he added that the Garden City Lands is in close proximity to the site.

In reply to queries from the Panel, Mr. Craig advised the proposed development will provide a ten metre road dedication for the widening of Tomicki Avenue. He added that once properties to the east of the site are developed, Tomicki Avenue will be fully developed between Dubbert Street and May Drive.

Gallery Comments

None.

Panel Decision

It was moved and seconded
That a Development Permit be issued which would permit the construction of a development with forty (40) town housing units and nine (9) live/work dwelling units at 9191 and 9231 Alexandra Road on a site zoned "Residential/Limited Commercial (ZMU28) – Alexandra Neighbourhood (West Cambie)."

CARRIED

4. Development Variance 14-676341

(File Ref. No.: DV 14-676341, Xr: TE 14-672413) (REDMS No. 4411201)

APPLICANT: Rogers Communications Inc.

PROPERTY LOCATION: 11771 Fentiman Place

INTENT OF PERMIT:

Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum accessory structure height in the "Health Care (HC)" zoning district from 12 m (39.3 ft.) to 21 m (68.9 ft.) in order to permit the installation of a temporary telecommunications antenna pole at 11771 Fentiman Place.

Applicant's Comments

Samuel Sugita, Rogers Communications Inc. and Kiersten Enemark, Standard Land, provided a brief overview of the proposed variance application for a temporary communications antenna pole and noted the following:

- the current communications antenna is located atop Lions Manor, which is planned for demolition;

- the temporary communications antenna pole would allow the continuation of communication service in the Steveston area once the current antenna atop of Lions Manor is removed;
- other buildings in the area are only one storey and would not be suitable for an antenna installation;
- the proposed antenna would be temporary and will be designed to be a slim monopole with a minimum footprint on a temporary cement slab and painted green to blend with its surroundings;
- neighbours were notified of the proposed application for the temporary communications antenna pole and the applicants have not received any response;
- Rogers Communications Inc. has a three year agreement with Fraser Health to keep the communications antenna on the Lions Manor site; and
- Fraser Health owns and operates the Lions Manor site, and requested that the current communications antenna be relocated so the planned demolition could proceed.

Staff Comments

Mr. Craig commented on the proposed variance application and noted that community notification occurred in October 2014 and an enlarged notification area was used in keeping with Council's Telecom Antenna Policy. He added that Fraser Health is currently in the process of applying for a demolition permit. Also, he noted that the site is currently zoned for Health Care; however Fraser Health has not identified any future plans for the Lions Manor site.

Panel Discussion

Discussion ensued with respect to the dimensions and location of the proposed communications antenna and the lack of information regarding the future plans for the Lions Manor site.

Discussion then ensued regarding the relocation of the communications antenna operated by Telus Corp. from the Lions Manor site to another site in the area.

In reply to queries from the Panel, Mr. Craig noted that the relocated Telus Corp. communication antenna's height conforms with the zoning so a variance application is not required.

Discussion continued regarding the communication service needs of the Steveston community and securing a long term solution for communication service in the area.

In reply to queries from the Panel, Mr. Sugita noted that the applicant was working with Telus Corp. on a temporary location for the communications antenna. He added that the current communication antenna has been in the community for approximately 12 years and the applicant is working on a permanent solution. Also, he noted that removal of the communication antenna could potentially cause a loss of communications coverage in the area.

Discussion ensued with respect to future plans for the Lions Manor site. The Chair recommended that the applicant liaise with Fraser Health to attain more information regarding the future plans for the Lions Manor site. Also, the Chair noted that the application for the demolition of Lions Manor is still pending so there is time to secure an alternative solution to the installation of a temporary communications antenna pole.

Ms. Enemark advised that the proposed communications antenna pole would be a temporary installation and Rogers Communications Inc. has not received any information with regard to the future plans for the Lions Manor site.

As a result of the discussion, the following **referral** introduced:

It was moved and seconded
That staff report titled Application by Rogers Communications Inc. for a Development Variance Permit at 11771 Fentiman Place, from the Director, Development, dated November 6, 2014, be referred back to staff to examine:

1. ***options to relocate the communications antenna on Lions Manor in the Steveston area; and***
2. ***the future plans for the Lions Manor site.***

CARRIED

5. Development Permit 13-652010
(File Ref. No.: DP 13-652010) (REDMS No. 4308100)

APPLICANT: Zhao XD Architect Ltd.

PROPERTY LOCATION: 8400 General Currie Road and 7411/7431 St. Albans Road

INTENT OF PERMIT:

1. Permit the construction of 12 three-storey townhouse units at 8400 General Currie Road and 7411/7431 St. Albans Road on a site zoned "High Density Townhouses (RTH2)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the rate of tandem parking spaces from 50% to 67% to allow a total of sixteen (16) tandem parking spaces in eight (8) three-storey townhouse units.

Applicant's Comments

Xuedong Zhao, Zhao XD Architects Ltd. and Denitsa Dimitrova, PMG Landscape Architects, provided an overview of the proposed application regarding (i) conditions of adjacency, (ii) urban design, (iii) landscape and open space design, and (iv) architectural form and character.

Mr. Zhao spoke of the proposed development's sustainability features and noted that the proposed development is anticipated to meet EnerGuide 82 standards.

Ms. Dimitrova spoke of the landscape design and noted that (i) units will have private yards, (ii) cedar hedges and fencing will provide privacy from the adjacent properties, (iii) the development will have a children's play area, (iv) there will be a trail and pedestrian entrance, (v) permeable pavers will be used on the internal driveways, and (vi) a bike rack will be installed.

Staff Comments

Mr. Craig advised that a development variance is proposed to increase the total number of tandem parking spaces and the variance enables the site to increase the number of parking spaces provided, which will exceed zoning bylaw requirements.

Panel Discussion

Discussion then ensued with regard to installing a traditional playground and the applicants were directed to discuss with staff options to enhance the children's play area with natural play elements.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

Discussion then ensued with regard to the proposed development's sustainability features and architectural form and character.

Panel Decision

It was moved and seconded
That a Development Permit be issued which would:

1. ***permit the construction of 12 three-storey townhouse units at 8400 General Currie Road and 7411/7431 St. Albans Road on a site zoned "High Density Townhouses (RTH2)"; and***
2. ***vary the provisions of Richmond Zoning Bylaw 8500 to increase the rate of tandem parking spaces from 50% to 67% to allow a total of sixteen (16) tandem parking spaces in eight (8) three-storey townhouse units.***

CARRIED

6. New Business

It was moved and seconded
That the Wednesday, December 24, 2014 Development Permit Panel meeting be cancelled.

CARRIED

7. Date Of Next Meeting: Wednesday, December 10, 2014

8. Adjournment

It was moved and seconded
That the meeting be adjourned at 5:01 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, November 26, 2014.

Robert Gonzalez
Chair

Evangel Biason
Auxiliary Committee Clerk

CityClerk

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, November 26, 2014.

To Development Permit Panel
Date: NOV. 26 2014
Item # 3
Re: DP 14-672669

From: Alvina L [alvinapoly@hotmail.com]
Sent: Tuesday, 25 November 2014 16:57
To: CityClerk
Subject: Submissions for Development Permit Panel D 14-672669
Attachments: Scan2.PDF; Letter from City of Richmond.PDF

Date: November 25, 2014

To: The Director, City Clerk's Office

Dear Sir,

This submission is in regards to the Development Permit panel meeting to be held tomorrow, November 26, 2014 at 3:30 pm for Property Location 9191 and 9231 Alexandra Road.

I attach previous correspondence relating to building projects in connection with the Cambie West area for your reference.

I wish to raise a few points. Please ask the developer for the site of 9191 and 9231 Alexandra Road to also agree **'to double the width of Tomicki Avenue, to the extent of their property, by dedicating 10 meters along the northern end'**. This promise was made by the developer of 9251 and 9291 Alexandra Road (please see the attached letter from Mr. Johnson to me dated March 4, 2013 **DP 12-613923**). The widening of only one section of Tomicki Avenue is not sufficient and this road should be widened from east to west. Please note that Tomicki Avenue is now serving residents from Meridian Gate (approx. 260 units), Omega Living (245 units) and Cambridge Park (approx. 200 units).

Permission has been given to developers (Polygon) for 9311, 9331, 9393, 9431, 9451 and 9471 Alexandra Road to increase the height from 4 storey to **5 and 6 storey buildings**. I hope the City Council will have height restrictions for the future developments of 9191 and 9231 Alexandra Road together with 9251 and 9291 Alexandra Road. This is to avoid the whole area being surrounded with humongous buildings, and further increasing the density of the area. Please make plans for more green space and recreation area for the fast growing West Cambie populations..

Thank you for your attention.

Alvina Lee
202-9299 Tomicki Ave.
(604) 788-1816

February 27, 2013

To: Director, City Clerk's Office

From: Alvina Lee, #202-9299 Tomicki Ave., Richmond B.C., V6X 0C5

Re: Richmond Development Permit Panel
Property Location: 9251 & 9291 Alexandra Road
For a Development Permit DP 12-613923

I wish to raise a concern about the usage of the roads while the new apartment site is being constructed. While the Meridian Gate residents totaling 250 units are now using the Dubbert Street and Tomicki Avenue to access to their parkades: the construction company of the Omega building project is also using the same roads. The roads are narrow and is the only road leading into Merdian Gate residence. I hope the builders will only use the **Alexandra Road** and won't share the Dubbert/Tomicki Avenue to access to their building site.

Thank you for your attention.

Yours truly,

Alvina Lee

Alvina Lee
(604) 788-1816

City of Richmond

Notice of Application For a Development Permit DP 12-613923

6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone 604-276-4007 Fax 604-278-5139

Applicant: Jingon Development Group

Property Location: 9251 and 9291 Alexandra Road

Intent of Permit:

To permit the construction of a four (4) storey – 132 unit apartment building with a small commercial unit on the ground floor on a site zoned "Residential/Limited Commercial (ZMU20) – Alexandra neighbourhood (West Cambie)"; and

To vary the provisions of Richmond Zoning Bylaw 8500 to reduce the side yard setback (west side) from 6.0 metres to 5.42 metres.

The Richmond Development Permit Panel will meet to consider oral and written submissions on the proposed development noted above, on:

Date: February 27, 2013
Time: 3:30 p.m.
Place: Council Chambers, Richmond City Hall

If you are unable to attend the Development Permit Panel meeting, you may mail or otherwise deliver to the **Director, City Clerk's Office**, at the above address, a written submission, which will be entered into the meeting record if it is received **prior to or at the meeting on the above date.**

How to obtain information:

- **By Phone:** To review supporting staff reports, please contact **David Johnson, Planning & Development Department** at (604-276-4193)
- **On the City Website:** Staff reports on the matter(s) identified above are available on the City website at http://www.richmond.ca/cityhall/council/agendas/dpp/2013.htm
- **At City Hall:** Staff reports are available for inspection at the first floor, City hall, between 8:15 a.m. and 5:00 p.m., Monday through Friday, except statutory holidays, between February 14, 2013 and the date of the Development Permit Panel Meeting.

David Weber
Director, City Clerk's Office

3800360

City of Richmond

March 4, 2013
File: 08-4105-06-01/2013-Vol 01

Planning and Development Department
Policy Planning
Fax: 604-276-4052

Alvina Lee
#202 - 9299 Tomicki Ave.
Richmond, BC
V6K 0C5

Attention: Alvina Lee

Dear Alvina:

Re: Your submission to Development Permit Panel regarding the development of 9251 and 9291 Alexandra Road (DP 12-613923)

Thank you for your submission in regards to the above noted project that appeared before the Development Permit Panel at their meeting of February 27, 2013. Your concern has been noted.

Before the City issues a Building Permit for a project like this, the contractor submits a construction management plan that includes the locations of delivery vehicles and parking for its workers. Because this development fronts onto both Alexandra Road and Tomicki Avenue, it is anticipated that both streets will be used during the construction period.

As the Omega project next door is to construct an extension of Tomicki Avenue to connect to May Drive to the east, we anticipate the traffic route will take advantage of this extension and take some pressure off of Dubbert Street by using May Drive.

While no Building Permit has yet been submitted, we can inform you that the developer has agreed to double the width of Tomicki Avenue, to the extent of their property, by dedicating 10 meters along the northern end. This is so they can construct the road and sidewalk to the same standards of your complex along Tomicki Avenue upon completion. During the construction period, we anticipate the delivery area and site worker parking will take advantage of this additional space.

Should you have any questions, please contact the undersigned at 604 276-4193.

Yours truly,

David Johnson
Planner 2
DJ:dj

3812990

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	November 17, 2014
From:	Wayne Craig Director of Development	**File:**	DV 12-618411
Re:	**Application by Globalive Wireless Management Corp. for a Development Variance Permit at 13280 Mitchell Road**		

Staff Recommendation

1. That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum accessory structure height in the "Industrial (I)" zoning district from 20 m (66 ft.) to 40 m (132 ft.) in order to permit the installation of a telecommunication antenna monopole at 13280 Mitchell Road; and

2. That Richmond City Council grant concurrence to the proposed telecommunication monopole installation for the site located at 13280 Mitchell Road.

Wayne Craig
Director of Development

WC:ke
Att.

Staff Report

Origin

Globalive Wireless Management Corp. has applied to the City of Richmond for permission to vary the "Industrial (I)" zoning district in Richmond Zoning Bylaw 8500 to increase the maximum height for an accessory structure from 20 m (66 ft.) to 40 m (132 ft.) to allow for development of a telecommunication antenna monopole on an "Industrial (I)" zoned property at 13280 Mitchell Road, on Mitchell Island.

Proposed Development

The proposed telecommunication antenna monopole is located at the north east portion of the subject site close to the driveway access to the site from Mitchell Road. The installation and all supporting equipment will be located in a fenced compound (100 sq. m or 1,076 sq. ft. in area). Telecommunication antenna equipment is proposed to be located within the top 5 m (16 ft.) of the installation. All antennas are proposed to be flush mounted to the monopole. The proponent has confirmed that the monopole is capable of co-locating additional telecommunication equipment for future installations.

The subject site contains an industrial operation that utilizes a majority of the 7.8 acres (31,715 sq. m) site for outdoor storage and staging. To minimize conflict between the existing industrial activities and the telecommunication installation, the north east corner of the site was selected.

Background

Development surrounding the subject site is as follows:

To the north, Mitchell Road and the highway off-ramp to Knight Street corridor.

To the east, an "Industrial (I)" zoned property.

To the south, the foreshore and north arm of the Fraser River.

To the west, an "Industrial (I)" zoned property.

Staff Comments

The subject site has an Environmentally Sensitive Area (ESA) designation on the southern portion associated with the shoreline and intertidal area of the Fraser River. The proposed telecommunication installation is located outside of the ESA and will not have any impacts to this area.

Transportation and Engineering staff have no objections to the proposal. The proponents will need to obtain the appropriate Building Permit's from the City prior to the construction of any telecommunication related antenna, structures and/or buildings.

Related City Policies

<u>Policy 5045 – Telecommunication Antenna Consultation and Siting Protocol</u>

Council Policy 5045 was approved on February 13, 2012, which guides the City's review and consideration of telecommunication proposals (Attachment 1 – Policy 5045). The following is a summary of applicable provisions of the Policy that apply to this proposal:

- **City Zoning** – Richmond Zoning Bylaw 8500 permits telecommunication antenna installations and related infrastructure in all zones. Individual zoning provision (i.e. setback, height) apply to telecommunication installations. The subject site is zoned "Industrial (I)", which permits a maximum accessory structure height of 20 m (66 ft.) that is applicable to telecommunication antenna towers. The proposed telecommunication monopole requires a Development Variance Permit to permit the 40 m (132 ft.) tall tower.

- **Policy Exclusions/Exemptions** – No exclusions or exemptions apply to the proposed installation.

- **Locational Siting/Criteria** – The subject site is designated Industrial in the 2041 Official Community Plan and is zoned "Industrial (I)". This land use and zoning are not defined as sensitive land uses based on Policy 5045 and the proposal does not require additional public consultation to be undertaken.

- **General Location Parameters** – The proposed installation complies with the general location parameters of Policy 5045 as it is located on Industrial OCP designated and zoned land with industrial activities in the surrounding area.

- **Public Consultation** – In accordance with the statutory notification requirements for Development Variance Permit applications, a notification sign has been posted on the subject site. To date, no public comments have been received as a result of the posted signage. The City's standard letter notifications and newspaper advertisements will be undertaken for the Development Permit Panel meeting.

- **Design Guidelines:**
  - Locating on other existing towers and structures – Based on the service providers coverage requirements for the area, the proponent undertook a review of existing towers and structures in the surrounding area to determine opportunities for co-location. Although there is an existing telecommunication tower (to the east) and structure (lattice structure for a former water tower) to the south west with telecommunication installations, the proponent has confirmed that the existing tower and structure is at capacity and cannot accommodate the equipment and/or provide the service coverage requirements of the service provider. The existing telecommunication tower (lattice structure) to the east is approximately 45 m (148 ft.) tall. The height of the former water tower is not known.
  - Co-location for other telecommunication service providers – The proposed 40 m (132 ft.) tall monopole is designed to accommodate additional telecommunication antenna to support future installations. The proponent has engaged other service providers for co-location opportunities on the proposed tower; however, at this time no arrangements have been finalized.
  - Rationale for proposed monopole height – The proponent has identified that a 40 m tall monopole can provide substantially more service coverage when compared to a monopole tower that is 20 m (66 ft.) tall and that would be in compliance with zoning regulations. By providing a taller monopole structure with greater coverage area, the service provider potentially avoids having to construct other smaller towers in the surrounding area.

- Design integration – The proposed monopole was designed to provide a significant amount of service coverage and co-location opportunities in a structure with as slim a profile as possible to minimize visual disturbance and appearance. To achieve this, antennas and all supporting equipment are flush mounted to the surface of the monopole. A number of different colour schemes were examined and it was determined that the monopole and antenna equipment should be light grey in colour to blend in with the sky and surrounding developments.

  The proponent also explored the feasibility of enclosing the top portion of the monopole in a cylindrical shroud, which would provide an additional visual screen to the antennas. The option to shroud the antennas resulted in a number of technical challenges that would limit the ability to undertake maintenance. Furthermore, given the height of the antenna, a shroud required the profile of the monopole to increase. Staff recommend that no shroud be implemented as the flush mounted antennas and monopole are able to achieve a slim, less visible profile.

- Equipment Enclosure – An 10 m (33 ft.) by 10 m (33 ft.) fenced enclosure (chain link with privacy slats) at the base of the monopole is proposed, which will contain all necessary supporting equipment for the telecommunication installation. The enclosure and location of the installation will minimize conflict with the activities of the existing industrial operation on the subject site. Landscaping proposed on the north and east perimeter of the fence (visible from the road) will provide additional screening of the compound.
- Landscaping – Landscape (double layer of pyramidal hedging and shrubs) on the outside of the fence visible from the public road is proposed.
- Photo simulations of the proposed monopole and telecommunication antenna from the west and east (along Mitchell Road) can be viewed in Attachment 2.

Analysis

The proposed 40 m tall telecommunication antenna monopole has been reviewed in coordination with Council Policy 5045 (Telecommunication Antenna Consultation and Siting Protocol) and is compliant with the following relevant components of the policy:

- Located on "Industrial (I)" zoned land and on land designated Industrial in the 2041 OCP. These land uses are not considered to be sensitive land uses in accordance with the policy and therefore no public consultation was required in addition to the normal notification requirements for Development Variance Permit applications.
- No landscaping or sensitive environmental areas will be impacted by the proposal.
- The monopole is designed as a slim profile structure, with antennas flush mounted to minimize visibility and tower bulk.
- The monopole structure will be capable of accommodating additional cellular carriers through the co-location of antenna on the same structure or expansion of the proponent's equipment/antenna on the existing tower for additional service capacity. In accordance with the policy, the proponent has contacted other service providers about co-locating on this structure. To date, no agreement has yet been finalized.
- The equipment enclosure at the base of the tower will be fenced and screened with appropriate landscaping.

The proposed location of the telecommunication installation on the subject site will also ensure that the existing industrial activities can operate without any disturbance.

Conclusions

Staff support the proposed variance from 20 m (66 ft.) to 40 m (132 ft.) accessory structure height for the telecommunication antenna monopole. The proposal complies with and has addressed relevant aspects of Council Policy 5045.

On this basis, staff recommend that:

1. Council grant concurrence to the proposed telecommunication antenna monopole installation for the subject site; and
2. A Development Variance Permit be issued to vary the maximum accessory structure height from 20 m (66 ft.) to 40 m (132 ft.) to permit installation of the telecommunication monopole.

Kevin Eng
Planner 2

KE:cas

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

- Receipt of a landscape letter of credit or suitable bond in the amount of $7,262

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

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

City of Richmond

Policy Manual

Page 1 of 8	Adopted by Council: February 13, 2012	Policy 5045
File Ref: 08-4040-01-2012	Telecommunication Antenna Consultation and Siting **Protocol**	

POLICY 5045

The Federal *Radiocommunications Act* regulates the telecommunications network (e.g. antennas) and supersedes local zoning powers. Nevertheless, the *Telecommunication Antenna Consultation and Siting Protocol* (**Protocol**) identifies the City's interests in managing network elements, in order for network providers to know and follow them, as long as they do not impair the performance of the telecommunications network.

The Protocol addresses:

A. **City zoning**, acknowledging the authority of the *Radiocommunication Act* (**Act**), Industry Canada's role, policy and regulations under this Act, and that local zoning is not applied so as to impair the performance of the telecommunications network.

B. **Public consultation** requirements associated with the placement of certain telecommunication antenna installations within the City of Richmond (**City**), including completing the consultation process **within 120 days** of a Protocol application being received by the City.

C. **Siting design guidelines** applicable to all telecommunication antenna installation proposals described under this **Protocol.**

D. The City's process for Council and staff for providing recommendations of concurrence or non-concurrence under the authority of the **Act** as well as exemptions to this process.

1. Federal Authority and City Regulations

A. **Zoning** - Federal authority over telecommunication antenna **installations** provides that the **City** is not able to prohibit these uses under its zoning, and thus:

a. **Telecommunication antenna installations (Installations)** are a permitted use in all zones.
b. **Zoning regulations** apply to the zone in which the **installation** is located (i.e. siting, height, landscaping, etc.).
c. **Development Variance Permit** applications to vary height or siting provisions under the zoning may be considered if necessary to the extent that they would not reasonably prohibit an Installation.

B. **Siting Design Guidelines** are included in this **Protocol** with a preference for new tower **Installations** to be located outside of the **Residential, Agriculture, Agriculture & Open Space and Public & Open Space** OCP land-use designations or associated zones.

C. **Building permits** are required to be issued by the **City** for foundations for antennas and associated construction of new buildings and building additions to accommodate **Installations**.

D. **Municipal Access Agreements** apply to any **Installations** within the City's roads, rights of way and other public places as defined and permitted in such Municipal Access Agreements.

Notes:

a. For the purposes of this **Protocol**, **"telecommunication antenna Installations"** (**Installations**) can take the form of either antennas mounted on stand-alone towers or building-mounted antennas along with any supporting mechanical rooms, buildings and infrastructure of telephone and data networks that serve public subscribers.

b. **"Residential"** includes all Residential, Neighbourhood Residential, Mixed Use, High-Density Mixed-Use, and Neighbourhood Service Centre land use designations in the OCP and includes all zones consistent with these OCP designations.

c. Subsequent OCP land use designations with similar uses to those described in this Protocol may be used in place of the current OCP land use designations.

d. **"Tower"** includes monopoles, stand-alone towers, masts and similar structures to which antennas are attached, but does not include building-mounted antennas under 6.0m in height.

2. Antennas Requiring Protocol Processing

A. Situations Where Protocol Consultation Provisions Do not Apply

Sections 3 (Consultation), 4A(Co-Location) of this Protocol do not apply to:

Industry Canada Exclusions

a. **Maintenance** of existing radio apparatus including the antenna system, transmission line, mast, tower or other antenna-supporting structure.

b. **Addition or modification of an antenna system** (including improving the structural integrity of its integral mast to facilitate sharing), the transmission line, antenna-supporting structure or other radio apparatus to existing infrastructure, a building, water tower, etc. provided the addition or modification does not result in an overall height increase above the existing structure of 25% of the original structure's height.

c. **Maintenance of an antenna system's painting or lighting** in order to comply with Transport Canada's requirements;

d. **Installation, for a limited duration** (typically not more than 3 months), of an antenna system that is used for a **special event**, or one that is used to support local, provincial, territorial or national **emergency operations** during the emergency, and is removed within 3 months after the emergency or special event; and

e. **New antenna systems,** including masts, towers or other antenna-supporting structure, with a height of **less than 15 metres** above ground level.

City Exclusions

f. **New building-mounted Installations** provided they do not extend more than 3.0m above highest point of the building and meet section 4B of the Design Guidelines.

g. **A new stand-alone tower that replaces an existing tower** provided it does not exceed the height of the existing tower and that the new tower is located **not more than 15m from the existing tower**; the Proponent is required to remove the existing tower along with any unused associated foundations, buildings, fencing and other structures to the extent agreed by the landowner and the **City.**

h. Land that is designated in the OCP as Airport, Business and Industry and that is more than 300m (for new towers over 30m in height) or more than 150m (for new towers between 15m and 30m in height) from land with Residential OCP land-use designations.

i. **Local government Installations** that are solely dedicated to operation of local government utilities and infrastructure.

j. Private receiving antennas and closed telecommunication networks, neither of which serve public subscribers.

B. Situations Where Both Protocol Consultation and Detailed Design Provisions Apply

Sections 3 (Consultation) and Section 4 (Design Guidelines) of this Protocol apply to all new stand-alone Installations on sites that are:

a. **Within the Agriculture and Agriculture & Open Space OCP land-use designations/associated zones[1];**

b. **Residential or Public & Open Space OCP land use designations /associated zones or are within 300m for (new towers over 30m in height) or more than 150m (for new towers between 15m and 30m in height) of such lands.**

Notes:

a. Broadcasters require licensing approval from the Canadian Radio-Television and Telecommunications (CRTC). Where a broadcaster constructs an **installation**, the broadcaster is required to provide documentation to the **City** confirming the initiation of the applicable (CRTC) licensing process and it's decision when made.

b. Where an **installation** is located on a **City** property the proponent may be required to enter into a specific agreement related to that property, or in the case of a road or SROW the proponent may be required to enter into a Municipal Access Agreement with the **City.**

c. **Transport Canada and other federal transportation regulations and policies, including the current YVR maximum height zoning, is to be followed by the Proponent.**

3. Stepped Consultation Process

A. **For those new Installations to which this Protocol applies**, the process will generally involve the following steps:

a. **Proponent** should undertake initial pre-application consultation with the City to ascertain policy and technical issues as well as alternatives to locations that require consultation.

b. **Proponent** submits the **Protocol** application along with a siting plan that addresses this **Protocol's** Design Guidelines (Section 4) and provides written confirmation of compliance with Industry Canada, Nav Canada and other federal regulations. The City confirms whether the consultation process under this Protocol applies and whether a Development Variance Permit (DVP) to relax zoning regulations is required. If neither of these are required for more minor applications, an application for **Design Review: Staff Concurrence** is made under **Process Stream No. 1** under Section 3B below.

[1] See Notes A and B on page 1.

c. **City** reviews the application based on the parameters established in this **Protocol** and provides initial comments

d. **Proponent** undertakes **initial public consultation, at his/her cost,** that includes:

   i. **Advertising** in at least two consecutive weekly issues of a local newspaper and City Hall Bulletin Board to inform the public of a proposed **installation over 30m in height**; and
   ii. **Written notification**, via direct-addressed mail, to all property owners within a radius from the base of the proposed tower equal to 6 times the tower height or adjacent property owners if no other property is located within 6 times tower height (mailing address list is provided by the City).

e. **Proponent receives any public comments, within a 10-day public comment period** commencing on the notice mailing date or second advertisement date (whichever is later), and addresses them with the public via correspondence through explanation or proposed changes to the proposal **within a 10-day Proponent reply period** commencing immediately after the public comment period.

f. Proponent documents all aspects of the public consultation process and provides a summary report to the City not more than 10 days after the end of the Proponent reply period . In addition to highlighting the details of the consultation process, the report must contain all public correspondence received and responses by the proponent to address public concerns and comments. Examples of concerns that proponents are to address, as identified by Industry Canada, include, but are not limited, to issues similar to the following:

   - Why is the use of an existing antenna system or structure not possible?
   - Why is an alternate site not possible?
   - What is the proponent doing to ensure that the antenna system is not accessible to the general public?
   - How is the proponent trying to integrate the antenna into the local surroundings?
   - What options are available to satisfy aeronautical obstruction marking requirements at this site?
   - What are the steps the proponent took to ensure compliance with the general federal requirements including the *Canadian Environmental Assessment Act* (CEAA), Safety Code 6, etc.?

g. **Proponent may be required** to hold a **first public meeting** if there are any outstanding public concerns after responding to any public comments from the initial consultation and reporting them back to the **City.** This meeting may take the form of a general public open house or invitee meeting if there are relatively few people expressing issues of concern. The notification process will be the same of that of initial notification if there is to be a public meeting or notification of only interested parties to an invitee meeting.(As necessary - determined at the discretion of the **City**'s Director of Development, based on public comments from initial mail-out consultation).

h. **Proponent addresses** public comments from the first public or invitee meeting on issues and repeats documentation process as outlined in (e) above.

i. **Proponent may need to make a DVP application** if the proposal does not meet the applicable zoning setbacks, heights or landscaping/screening provisions. The DVP process is coordinated with the **Protocol** consultation process. If the **Installation does not require public consultation as outlined above,** but requires a DVP to relax zoning provisions, the **Proponent** will need to **submit a standard DVP application** following Process Stream 3 below, but with the regular 50m DVP consultation radius.

j. If the proposed **Installation** is located within the ALR, the proposal will also be referred to the City's Agricultural Advisory Committee (AAC) concurrently with the above Proponent consultation process.

B. The application takes one of **Three Process Streams** depending on whether the above public consultation and a DVP are required.

PROCESS STREAMS

1. Staff Concurrence: Design Guidelines Only	**2. Council Concurrence: Regular Consultation Process**	**3. Council Concurrence: Consultation Process With a DVP**
a. If there is no public consultation required as set out above nor a DVP required to relax zoning requirements, City staff will view an application for siting and design.	**a. City undertakes public notification** for formal consideration of application using the consultation area as set out in this **Protocol.**	**a. City undertakes public notification** for formal consideration of a DVP following the **City DVP process,** but using the consultation area as set out in this **Protocol.**
b. Staff prepares a memo reviewing how the proposed **Installation** meets the **Design Guidelines** under Section 4	**b. City staff prepares a report to Planning Committee** that reviews how the proposal meets the **Protocol** Design Guidelines, addresses public comments and provides a recommendation (i.e. endorse; not endorse).	**b. City staff prepares a report to DP Panel** that reviews how the proposal requires a variance to zoning, meets the **Protocol** Design Guidelines, addresses public comments and provides a recommendation (i.e. endorse; not endorse).
c. The Director of Development considers the above memo and either issues a letter with **a recommendation of concurrence or requests changes to design and/or siting.**	**c. City Planning Committee reviews the application and staff report.** This will be the first meeting if no previous proponent-held meeting was required by the City or a second meeting if there was an initial public meeting.	**c. City Development Permit (DP) Panel reviews the application and staff report.** This will be the first meeting if no previous proponent-held meeting was required by the City or a second meeting if there was an initial public meeting.
	d. City Planning Committee makes a recommendation of concurrence or non-concurrence.	**d. City DP Panel makes a recommendation** of concurrence or non-concurrence.
d. Proponent may undertake possible design or siting modifications and/or provides additional documentation on design rationale if required.	**e. Proponent undertakes** possible proposal modifications and commitments, if any, requested by Planning Committee.	**e. Proponent undertakes** possible proposal modifications and commitments, if any, requested by DP Panel.
e. The Director of Planning and Development **issues a letter with a recommendation of concurrence or non-concurrence for design and siting.**	**f. Council considers Planning Committee's Recommendation of concurrence or non-concurrence** that is then forwarded to the proponent and Industry Canada to conclude processing.	**f. Council considers DP Panel Recommendation of concurrence or non-concurrence** that is then forwarded to the proponent and Industry Canada to conclude processing.

Note: The City's DVP notification area is expanded, at City cost, beyond the standard 50m-radius area to a radius of equal to 6 times the proposed tower/antenna height measured from the tower/antenna or includes adjacent properties (whichever is greater) to be consistent with the proponent notification area in this **Protocol.**

4. Design Guidelines

These design guidelines apply to all Installations - whether they involve new towers or are co-located on existing towers or erected on existing buildings. Proponents must also comply with Industry Canada design requirements, some of which are included in these guidelines (Please refer to CPC-2-0-03 – Issue 4 or subsequent Industry Canada Policies and Regulations).

A. Co-Location: The First Choice for All New Installations

a. **Co-Locate on Existing Towers** - Each proponent proposing a new **tower Installation** will need to explore opportunities for co-location on existing towers as required by Industry Canada, particularly to the extent that it does not significantly increase the visible bulk of antennas of the tower. Proponents should contact all other relevant telecommunication service providers to confirm opportunities for or agreements to co-locate on an existing **tower installation.**

b. **Planning for Co-Location** - All new **Installations** should be designed and engineered to accommodate additional antennas and related supporting infrastructure (e.g., mechanical buildings) as required by Industry Canada, particularly to the extent that it does not significantly increase the visible bulk of antennas for stand-alone towers or that accommodates multiple antennas on a building consistent with these guidelines.

c. **Confirming Support for Co-Location -** The proponent is to document whether they will **be co-locating on existing towers** Installations or **providing offers to share for future co-location opportunities** if there are no current opportunities for co-location. Appropriate information from the Proponent's professional consultants, may be required to confirm the extent to which co-location is possible under the above sections.

B. Specific Siting Criteria for All New Installations

The following guidelines apply **to all new Installations** (whether completely new towers or co-located on existing towers or erected on existing structures/buildings):

a. **Comply with Existing Zoning** - All applicable zoning regulations (height, setback, lot coverage and landscaping) apply to both stand-alone and building mounted **Installations** and supporting utility structures unless a DVP is obtained, while acknowledging the *Radiocommunication Act.*

b. **Integrate With Existing Adjacent Buildings and Landscape** – Stand-alone **Installations** should be properly integrated with existing buildings/structures and landscape in a manner that does not unduly affect their technical performance and be located to minimize the visual impact of the Installation on surrounding land uses.

c. **Integrate Into Building Design** - Building-mounted **Installations** should be architecturally integrated into the design of the building with appropriate screening (that does not unduly add the appearance of building mass) in a manner that does not unduly decrease their technical performance and colour

applied to minimize and integrate their appearance to the building. The preference is to have antennas screened only when screening will:

i. Not to increase mass unless appropriately integrated into the building mass; and
ii. Reduce visibility from street level and other major nearby buildings.

d. **Coordinate With Current Building Rooflines** – Building-mounted antennas should not extend beyond 3 m above the highest point of a building nor 3 m above a parapet wall surrounding the main part of a flat-roofed building to which the antenna is affixed. In addition to this guideline, the installation must comply with the maximum permitted building height under the applicable zoning, unless a DVP to relax the height provision is issued by the City.

e. **Conform with Any Applicable Existing Development Permit (DP) and Development Permit Area (DPA) Design Guidelines – Installations** affixed to existing buildings and structures should be consistent with or not defeat the intent of the applicable DP conditions or DPA design guidelines to the extent that conformity does not hamper the functionality of the **Installation**.

C. General Location for <u>New Stand-Alone Installations</u>

The following guidelines **<u>apply to new stand-alone Installations</u>** (where they can not be co-located on existing towers or erected on existing buildings/structures).

a. **Preference to Locate in OCP Industry and Business and Airport Designations** – A new stand-alone **Installation** should be located in the designated or zoned areas provided it is greater than 300m **(for new towers over 30m in height), or more than 150m (for new towers between 15m and 30m in height),** from lands with Residential or Public & Open Space land-use designations or associated zones.
b. **Minimize Environmental Impact** – Do not locate **Installations** in a manner that would negatively impact designated OCP Conservation Areas, Riparian Management Areas, and other areas with ecological habitat.
c. **Minimize Impact to Public & Open Space lands** – Do not locate **installations** in a manner that would negatively impact existing parkland and other public open spaces which include playgrounds, sports fields, trails and other similar recreational features.
d. **Protect and Utilize Existing Vegetation – Installations** should be located to minimize disturbance of and maximize screening from existing trees and landscaping with the objective of minimizing the visual impact of the **Installations**.
e. **Minimize Agricultural Impact** – Proponents should avoid locating **Installations** on land within the Agricultural Land Reserve (ALR) or in the OCP Agriculture and Agriculture & Open Space designations or associated zones. If it is deemed necessary for a proposed **installation** to be located in these areas, the following requirements apply:

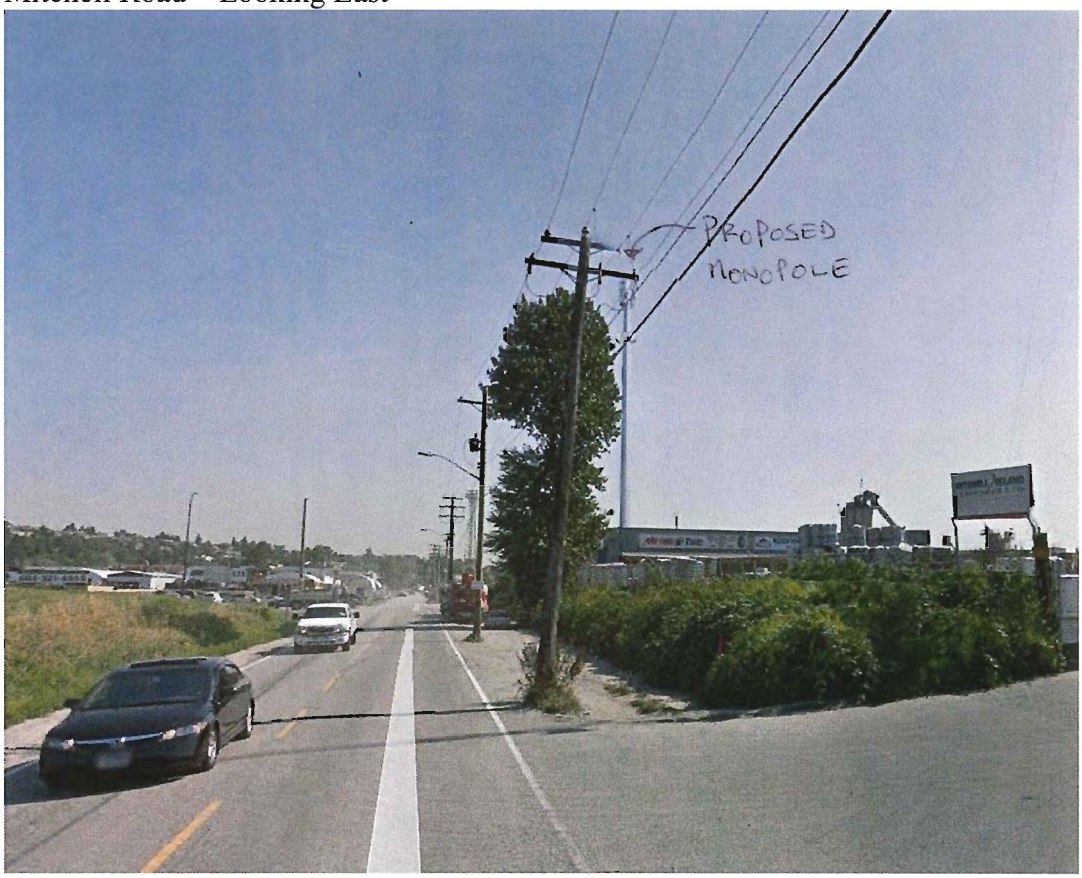
i. Comply with ALR regulations, including requiring that all tower and related equipment/buildings **not exceed** a maximum footprint area of 100 sq. m.
ii. If this maximum footprint area is exceeded, a "non-farm use" application to the **City and Agricultural Land Commission will be required prior** to going through the **Protocol** consultation and any applicable DVP application processes.
iii. **Installations** should be located in a manner that maximizes land available for farming and minimize negative impacts to existing and future potential agricultural operations.

D. Screening and Landscaping For New Tower Installations

Proponents are **encouraged** to construct **any new tower Installations** meeting the following screening guidelines:

a. **Fencing -** Appropriate fencing is to be implemented to properly secure **Installations.**
b. **Screening Buffers-** A contiguous, solid decorative fence or planted landscape buffer, consisting of a combination of hedging, trees and shrubs, is to be implemented to screen stand-alone tower **Installations** from **Residential** areas, adjacent buildings and public roads. A minimum height of 2.0 m, and sufficient thickness for vegetation screening to obscure view of the installation, constitutes a landscape buffer.
c. **Maintenance** - Proponents should provide for long-term maintenance and upkeep of appropriate landscaping for its stand-alone telecommunication **Installations**.

Mitchell Road – Looking East



Mitchell Road – Looking West

City of Richmond

Development Variance Permit

No. DV 12-618411

To the Holder:	Globalive Wireless Management Corp.
Property Address:	13280 Mitchell Road
Address:	221 Esplanade Ave West Suite 209 North Vancouver, BC V7M 3J3

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance 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 increase the maximum accessory structure height of the "Industrial (I)" zoning district from 20 m (66 ft.) to 40 m (132 ft.) in order to permit the construction of a telecommunication antenna monopole as shown on the Plan #1 to #7 attached hereto.
4. 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.
5. 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.

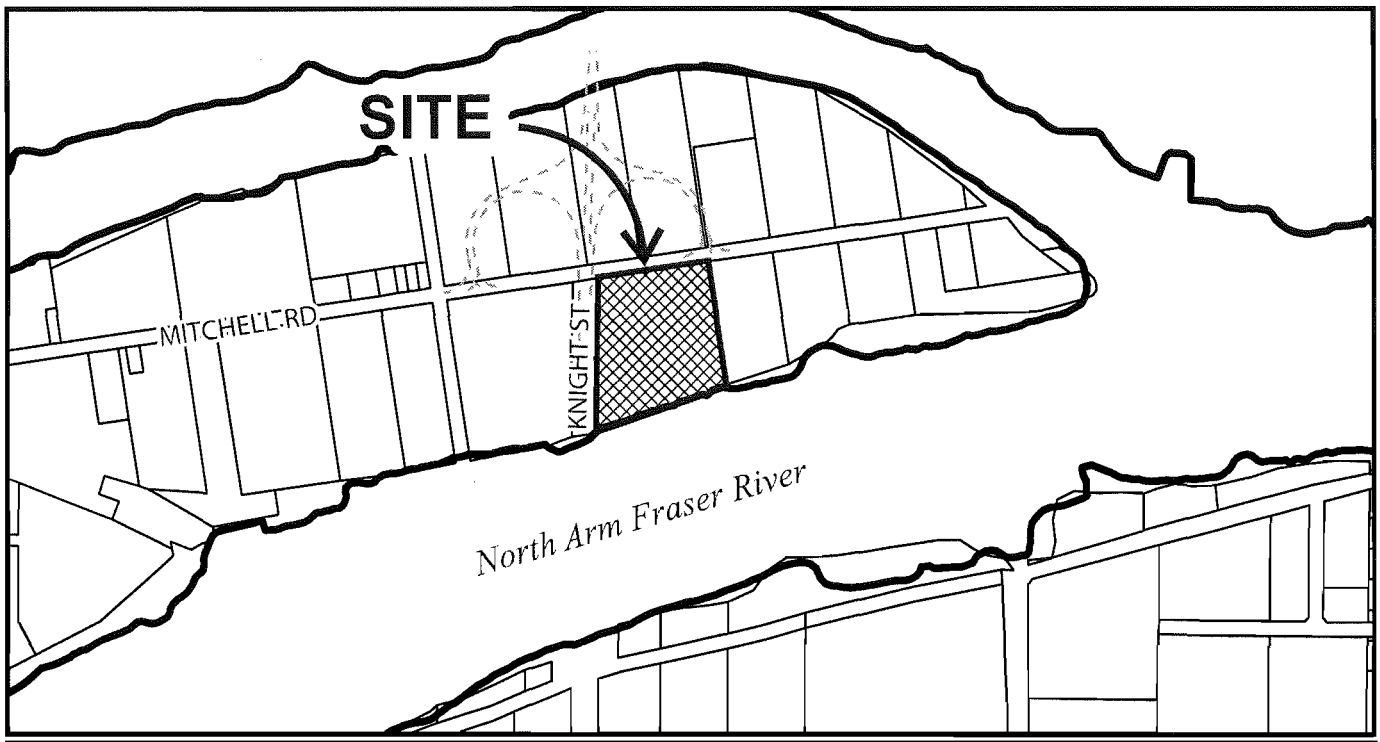
   This Permit is not a Building Permit.

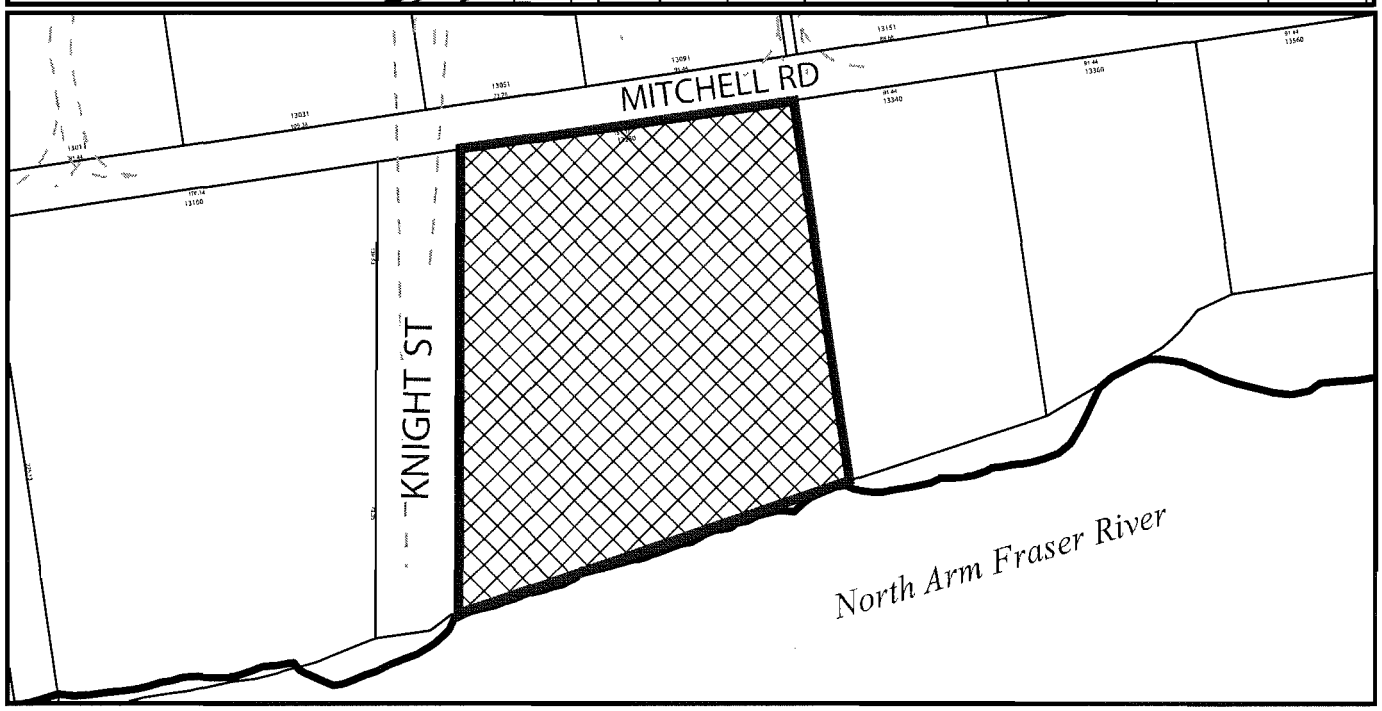
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR

City of
Richmond





DV 12-618411
SCHEDULE "A"

Original Date: 11/18/14

Revision Date:

Note: Dimensions are in METRES

DRAWING INDEX

DWG	REV	TITLE
A-1	5	COVER SHEET
A-2	4	SPECIFICATIONS
A-3	3	SITE PLAN
A-4	3	COMPOUND LAYOUT
A-5	3	NORTH ELEVATIONS AND ANTENNA LAYOUTS
A-6	3	CIVIL PLAN
A-7	2	ANTENNA SCHEDULE AND RRH INSTALLATION SCHEMATIC
S-1	2	STRUCTURAL DETAILS
S-2	2	CONCRETE PAD DETAILS
S-3	3	CHAINLINK FENCE DETAILS
E-1	2	SINGLE LINE DIAGRAM
E-2	2	ELECTRICAL SPECIFICATIONS
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E-6	3	COMPOUND GROUNDING LAYOUT
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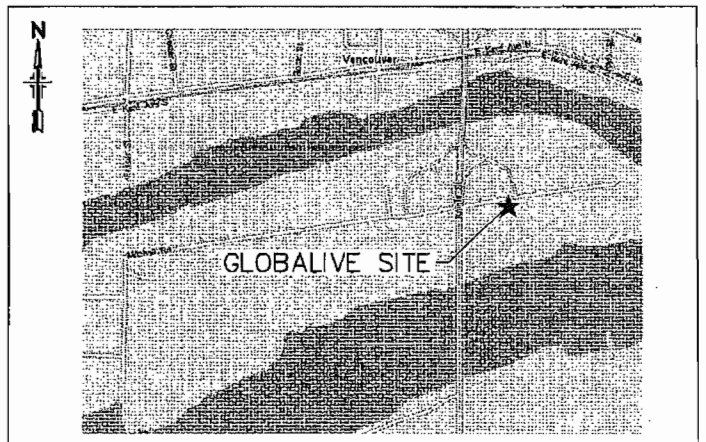
E-8	3	CHAINLINK FENCE GROUNDING DETAILS
E-9	2	GROUNDING SCHEMATIC

Plan 1 NOV 17 2014

DV 12-618411

globalive



KEY PLAN
NOT TO SCALE

SITE CODE:	BVA0099
SITE NAME:	MITCHELL ISLAND
SITE ADDRESS:	13280 MITCHELL RD RICHMOND, BRITISH COLUMBIA
CONFIGURATION:	40.0m MONOPOLE AND OUTDOOR EQUIPMENT CABINETS ON CONCRETE PAD
SITE TYPE:	UMTS
PROJECT NUMBER:	1042-019
LATITUDE (NAD 83):	49.205326°
LONGTITUDE (NAD 83):	-123.075432°

PROFESSIONAL ENGINEER — PROVINCE OF BRITISH COLUMBIA — R. B. MARKS #21377

NOV 21 2014

REV.	DESCRIPTION	BY	DATE
5	REVISED PER WIND/TRK	RM	NOV 20/14
4	GENERAL REVISIONS	RM	OCT 09/12
3	GENERAL REVISIONS	RM	OCT 01/12
2	RE-ISSUED FOR B.P./CONST.	RM	AUG 16/12
1	REVISED PER GLOBALIVE	RM	AUG 14/12
0	ISSUED FOR B.P./CONST.	RM	JUL 13/12
B	SURVEY ADDED	RM	OCT 04/10
A	ISSUED FOR REVIEW	RM	AUG 20/10

CLIENT: globalive

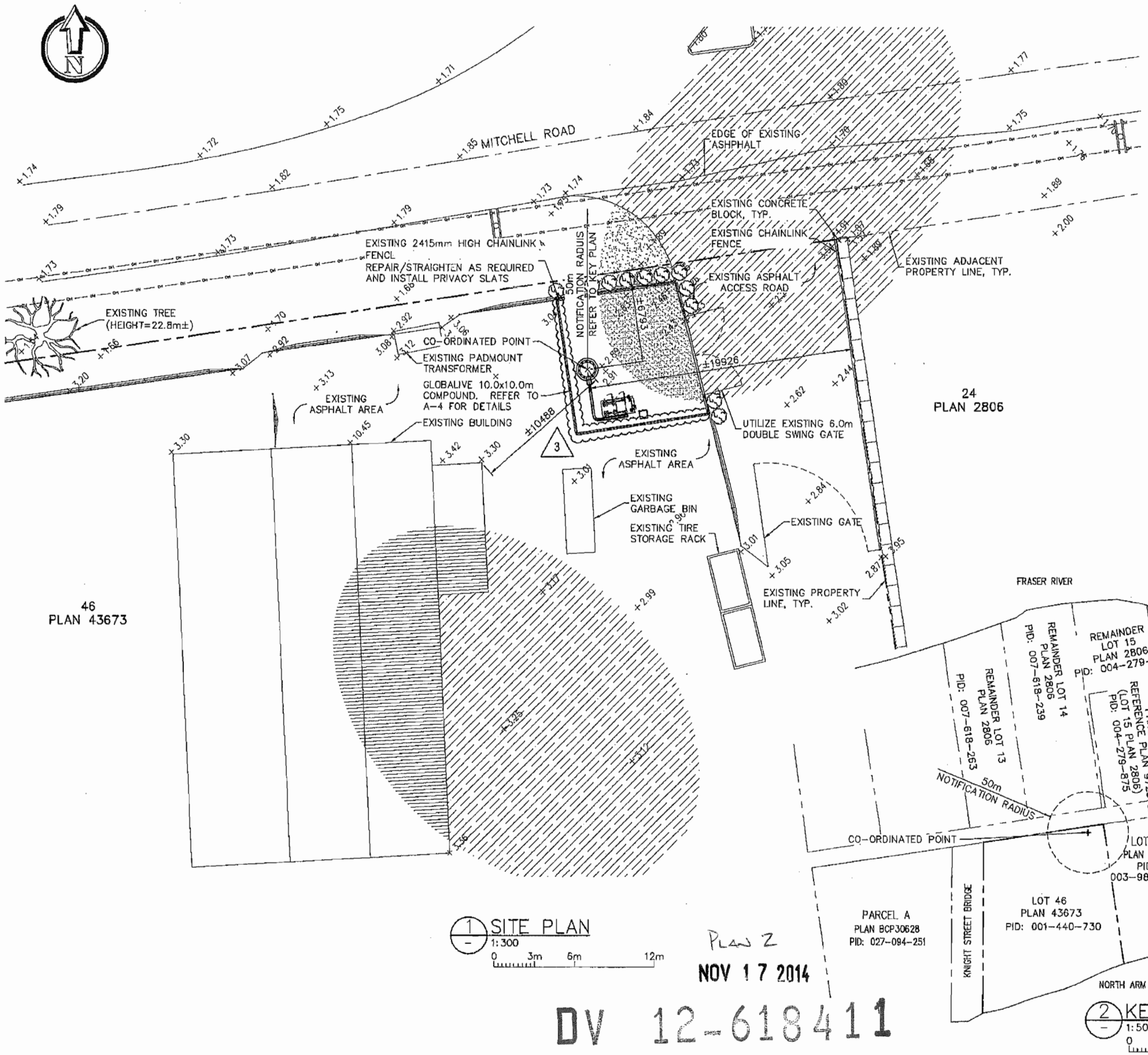
TRK ENGINEERING
HANGAR 9 5225 216TH ST.
LANGLEY, BC V2Y 2N3
TEL: (604) 574-6432
FAX: (604) 574-6431
EMAIL: mail@trkeng.com
WEB: www.trkeng.com

PROJECT:
BVA0099
MITCHELL ISLAND
13280 MITCHELL RD
RICHMOND BRITISH COLUMBIA

DRAWING TITLE:
COVER SHEET

SCALE:	N/A
CHECK BY:	R.M.
DRAWN BY:	D.M.
DATE:	AUG 20/10
CAD FILE:	1042-019A1
PROJECT NUMBER:	1042-019

DRAWING NO. A-1



PROFESSIONAL ENGINEER — PROVINCE OF BRITISH COLUMBIA — R. B. MARKS #21377 — NOV 21 2014

Plan 2
NOV 17 2014

DV 12-618411

NOTES:

1. SITE PLAN INFORMATION WAS OBTAINED FROM A SURVEY PERFORMED BY "McELHANNEY ASSOCIATES LAND SURVEYING LTD.", DATED SEPTEMBER 30, 2010 AND SITE MEASUREMENTS TAKEN BY TRK ENGINEERING DATED JUNE 4, 2010.
2. DISTANCES ARE IN METERS.
3. ELEVATIONS ARE GEODETIC, IN METERS DERIVED FROM DELTA INTEGRATED.
   MONUMENT NO. V-611
   ELEVATION = 17.515m
4. GEOGRAPHIC CO-ORDINATES ARE NAD83, DERIVED FROM INTEGRATED MONUMENT NO. V-611.

LEGAL DESCRIPTION:

PID NO. 001-440-730
LOT 46 DISTRIC LOT 527 GROUP 1
NEW WESTMINSTER DISTRICT PLAN 43673

REV.	DESCRIPTION	BY	DATE
3	REVISED PER WIND/TRK	RM	NOV 20/14
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1	REVISED PER GLOBALIVE	RM	AUG 14/12
0	ISSUED FOR B.P./CONST.	RM	JUL 13/12
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CLIENT: globalive

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WEB: www.trkeng.com

PROJECT:

BVA0099
MITCHELL ISLAND
13280 MITCHELL RD

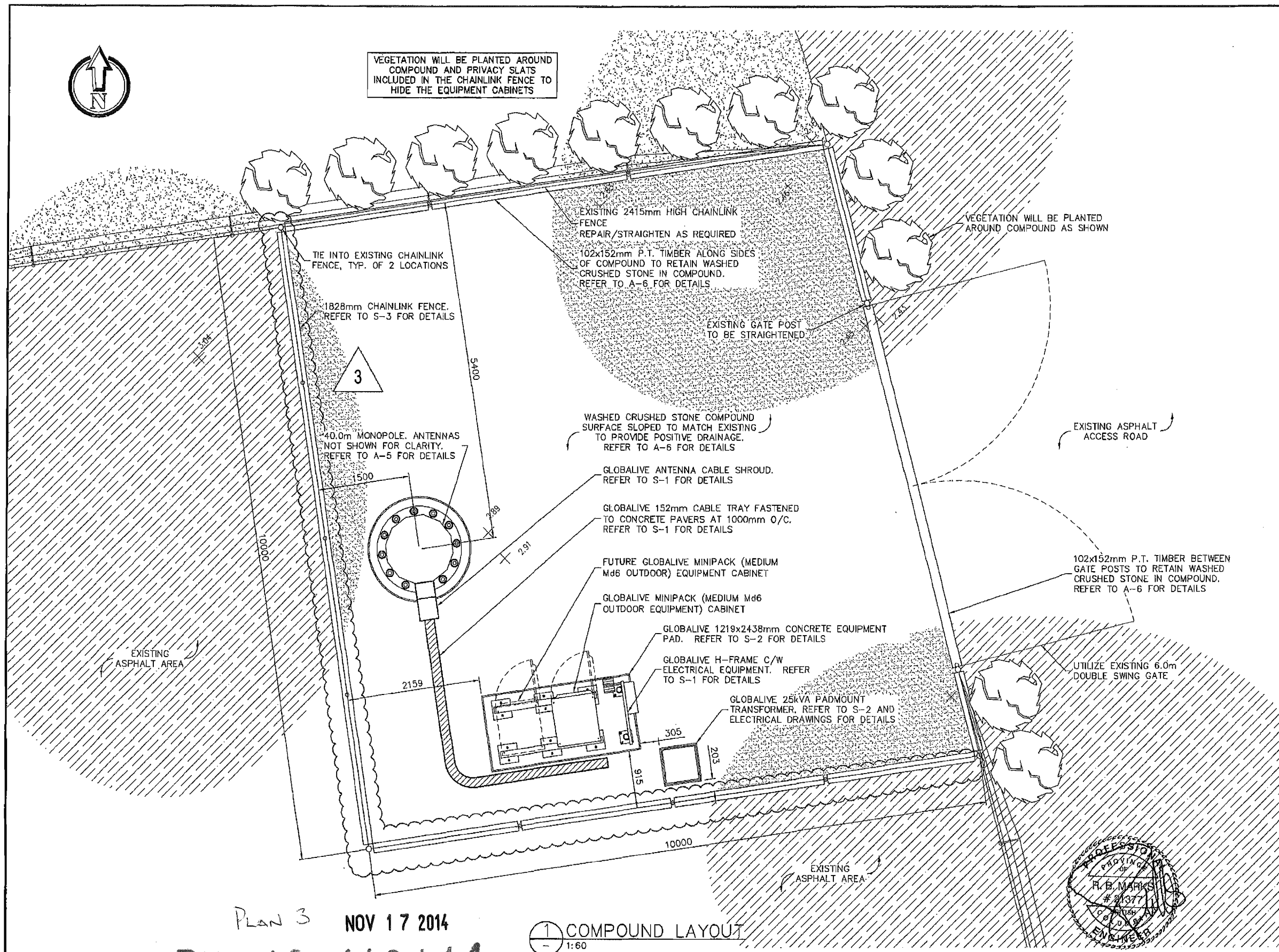
RICHMOND BRITISH COLUMBIA

DRAWING TITLE:

SITE PLAN

SCALE:	AS NOTED
CHECK BY:	R.M.
DRAWN BY:	D.M.
DATE:	AUG 20/10
CAD FILE:	1042-019A3
PROJECT NUMBER:	1042-019

DRAWING NO. A-3



1 COMPOUND LAYOUT
1:60
0 600 1.2m 2.4m

Plan 3 NOV 17 2014

DV 12-618411

NOV 21 2014

REV.	DESCRIPTION	BY	DATE
3	REVISED PER WIND/TRK	RM	NOV 20/14
2	RE-ISSUED FOR B.P./CONST.	RM	AUG 16/12
1	REVISED PER GLOBALIVE	RM	AUG 14/12
0	ISSUED FOR B.P./CONST.	RM	JUL 13/12
B	SURVEY ADDED	RM	OCT 04/10
A	ISSUED FOR REVIEW	RM	AUG 20/10

CLIENT:

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EMAIL: mail@trkeng.com
WEB: www.trkeng.com

PROJECT:

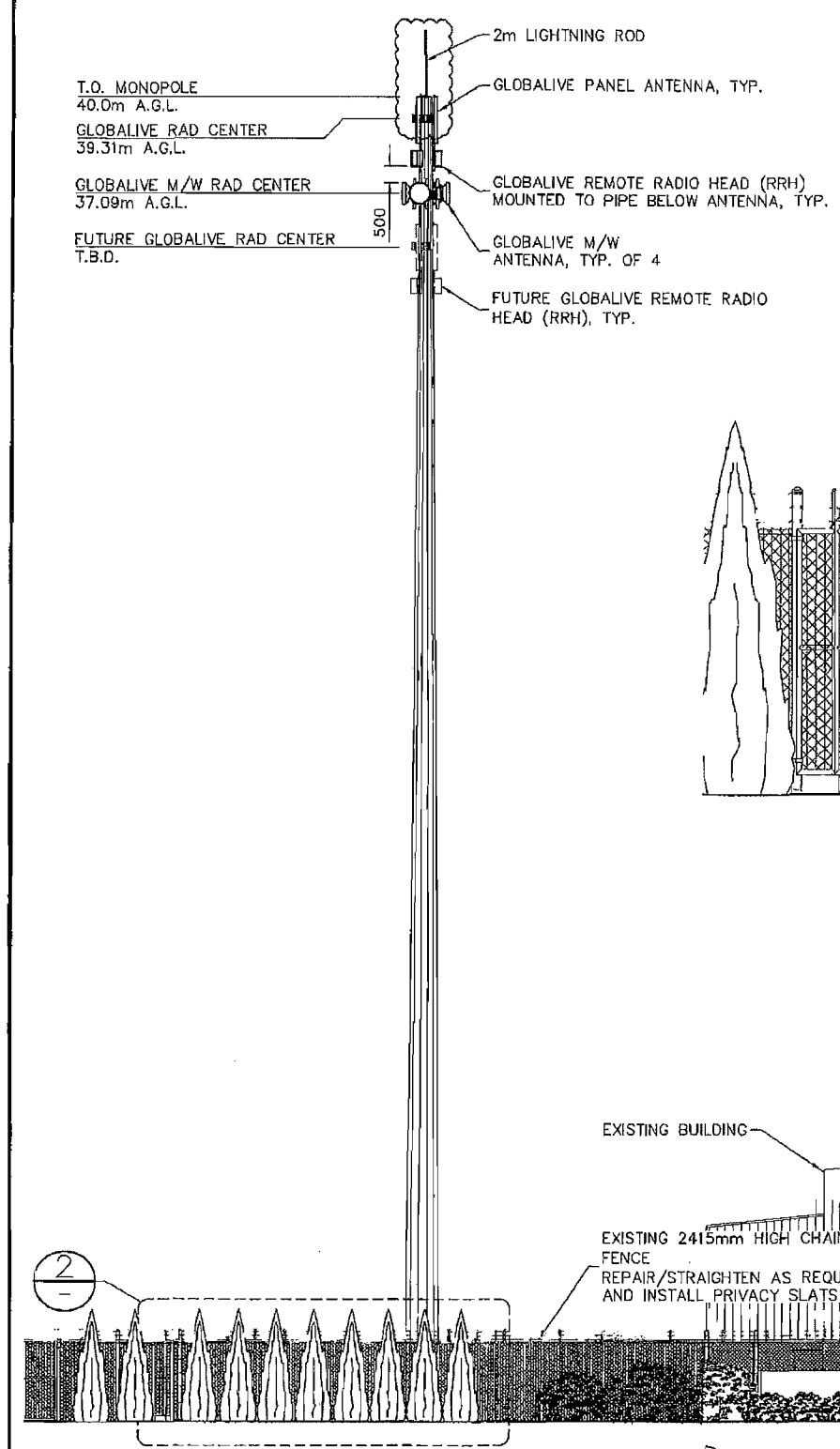
BVA0099
MITCHELL ISLAND
13280 MITCHELL RD

RICHMOND BRITISH COLUMBIA

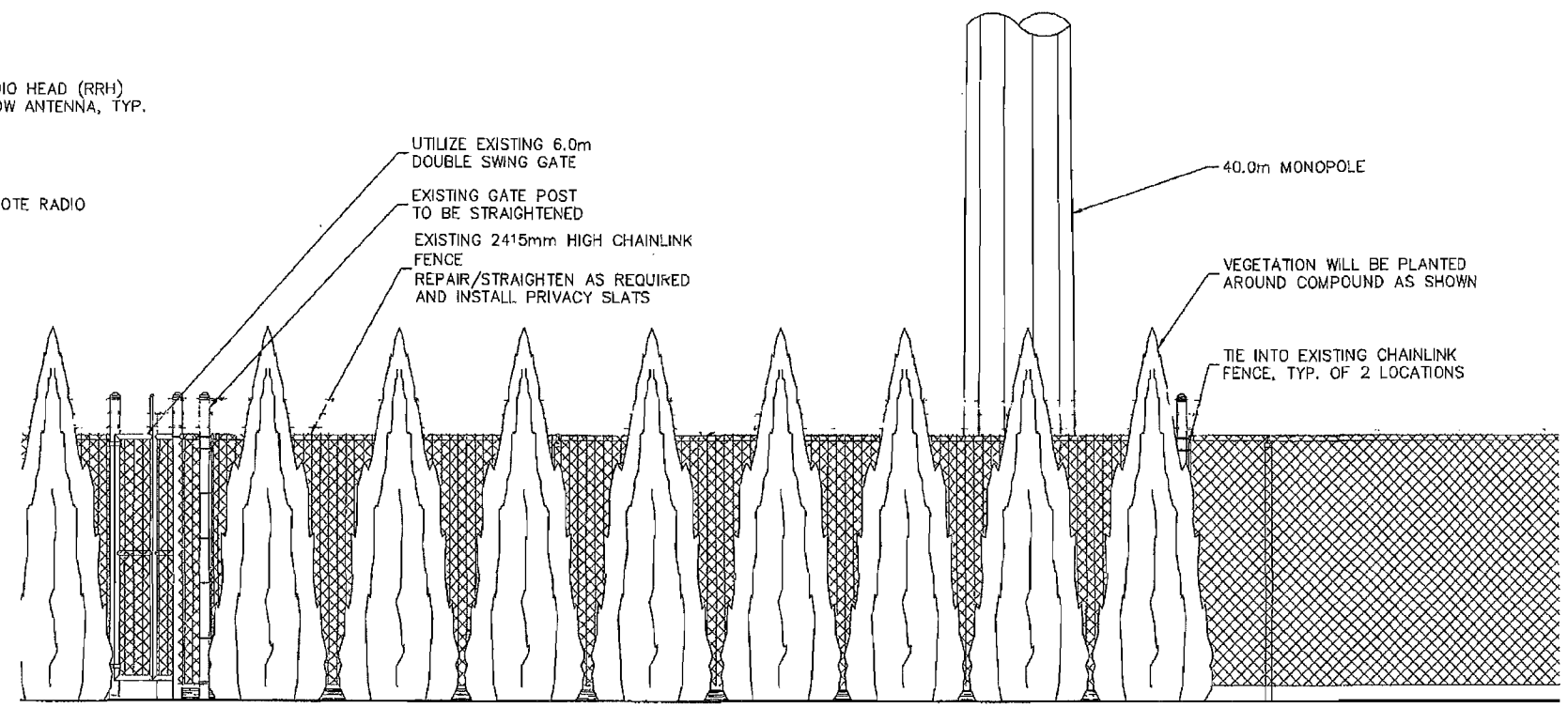
DRAWING TITLE:

COMPOUND LAYOUT

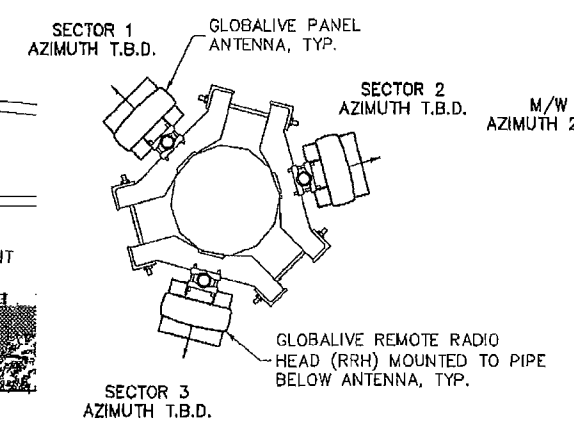
SCALE:	AS NOTED	DRAWING NO.
CHECK BY:	R.M.	A-4
DRAWN BY:	D.M.	
DATE:	AUG 18/10	
CAD FILE:	1042-019A4	
PROJECT NUMBER:	1042-019	



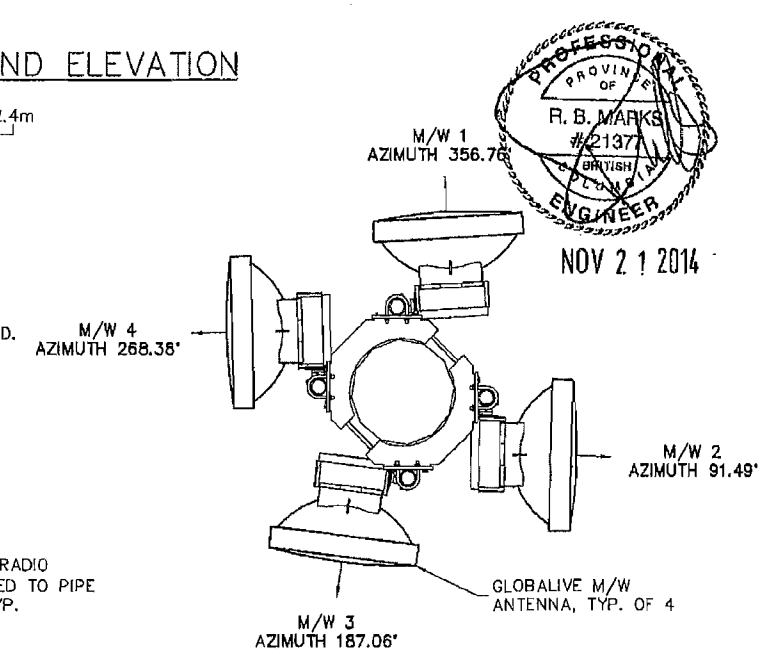
1 NORTH ELEVATION
1:200
0 2m 4m 8m



2 NORTH COMPOUND ELEVATION
1:60
0 600 1.2m 2.4m



3 PANEL ANTENNA LAYOUT
1:30
0 300 600 1.2m



4 M/W ANTENNA LAYOUT
1:30
0 300 600 1.2m

PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA R. B. MARKS #21377
NOV 21 2014

PLAN 4 NOV 17 2014

DV 12-618411

NOTES:

1. MONOPOLE ELEVATION IS DIAGRAMMATIC ONLY.
2. IF REQUIRED, PROVIDE OBSTRUCTION LIGHTNING AND PAINTING IN ACCORDANCE WITH TRANSPORT CANADA REQUIREMENTS.

REV.	DESCRIPTION	BY	DATE
3	REVISED PER WIND/TRK	RM	NOV 20/14
2	RE-ISSUED FOR B.P./CONST.	RM	AUG 16/12
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0	ISSUED FOR B.P./CONST.	RM	JUL 13/12
B	SURVEY ADDED	RM	OCT 04/10
A	ISSUED FOR REVIEW	RM	AUG 20/10

CLIENT: globalive

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EMAIL: mail@trkeng.com
WEB: www.trkeng.com

PROJECT:

BVA0099
MITCHELL ISLAND
13280 MITCHELL RD

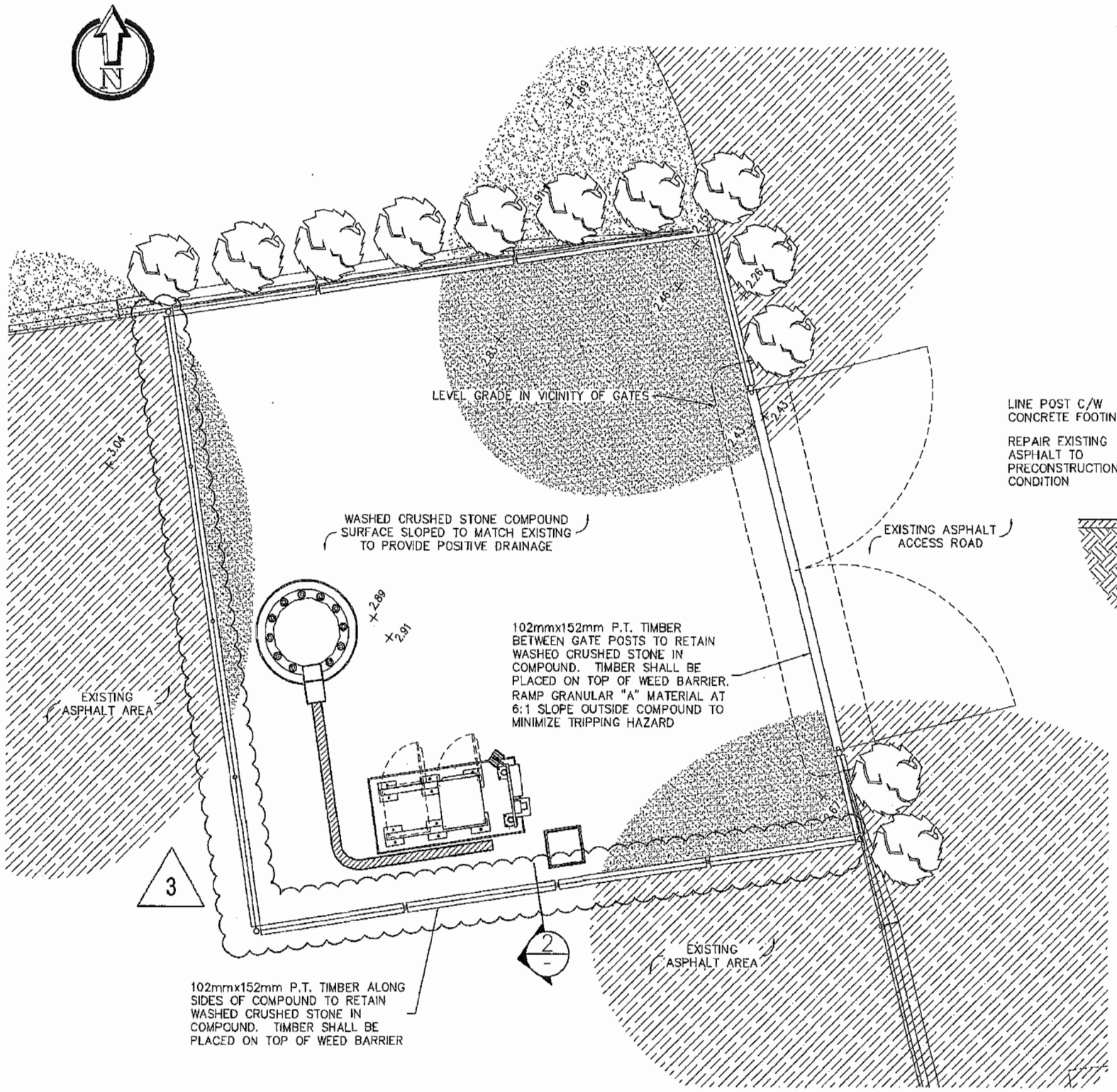
RICHMOND BRITISH COLUMBIA

DRAWING TITLE:

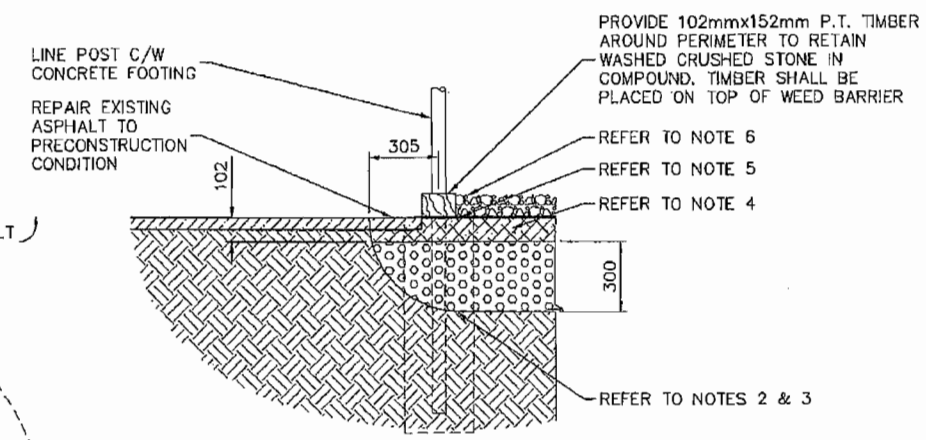
NORTH ELEVATIONS AND ANTENNA LAYOUTS

SCALE:	AS NOTED
CHECK BY:	R.M.
DRAWN BY:	D.M.
DATE:	AUG 20/10
CAD FILE:	1042-019A5
PROJECT NUMBER:	1042-019

DRAWING NO. A-5



1 CIVIL PLAN
1:80
0 800 1.6m 3.4m



2 SECTION
1:30
0 300 600 1.2m

CIVIL NOTES:

1. CONTRACTOR TO CONTACT ALL UTILITIES FOR LOCATION OF UNDERGROUND SERVICES. SERVICE LOCATIONS TO BE CONFIRMED PRIOR TO CONSTRUCTION.
2. PRIOR TO CONSTRUCTION, THE PROPOSED AREAS SHOULD BE STRIPPED OF ALL SOFT/WET MATERIAL, TOPSOIL, ORGANICS AND/OR OTHER DELETERIOUS MATERIALS. OBTAIN SERVICES OF GEO PACIFIC CONSULTANTS TO REVIEW SUBGRADE AT THIS POINT. ANY SOFT AREAS FOUND DURING SUBGRADE REVIEW AND/OR PROOFING SHOULD BE REMOVED AND REPLACED WITH SUBGRADE FILL.
3. SUBGRADE FILL: NON-ORGANIC NATIVE SOIL PLACED WITHIN 2% OF OMC OR GRANULAR MATERIAL COMPACTED TO AT LEAST 95% SPMDD. COORDINATE REQUIREMENTS WITH GEO PACIFIC CONSULTANTS. LIFT THICKNESS OF FILL SHOULD NOT BE IN EXCESS OF 300mm.
4. BASE GRAVEL: 200mm OF 20mm MINUS CRUSHED SAND AND GRAVEL. IT SHOULD BE A HIGH FINES SURFACING AGGREGATE WITH 8-15% PASSING THE 0.075mm SIEVE. THE FINES SHOULD HAVE SOME PLASTICITY (PLASTICITY INDEX 4-8) FOR BINDING COMPACTED TO 98% SPMDD.
5. PROVIDE DEWITT PRO-5 (5 MIL) WEED BARRIER UNDER WASHED CRUSHED STONE COMPOUND UNLESS NOTED OTHERWISE.
6. PROVIDE 102mm LAYER OF 19mm WASHED CRUSHED STONE WITH NO FINES ON WEED BARRIER.

REV.	DESCRIPTION	BY	DATE
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0	ISSUED FOR B.P./CONST.	RM	JUL 13/12
B	SURVEY ADDED	RM	OCT 04/10
A	ISSUED FOR REVIEW	RM	AUG 20/10

CLIENT:

globalive

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LANGLEY, BC V2Y 2N3
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EMAIL: mail@trkeng.com
WEB: www.trkeng.com

PROJECT:

BVA0099
MITCHELL ISLAND
13280 MITCHELL RD

RICHMOND BRITISH COLUMBIA

DRAWING TITLE:

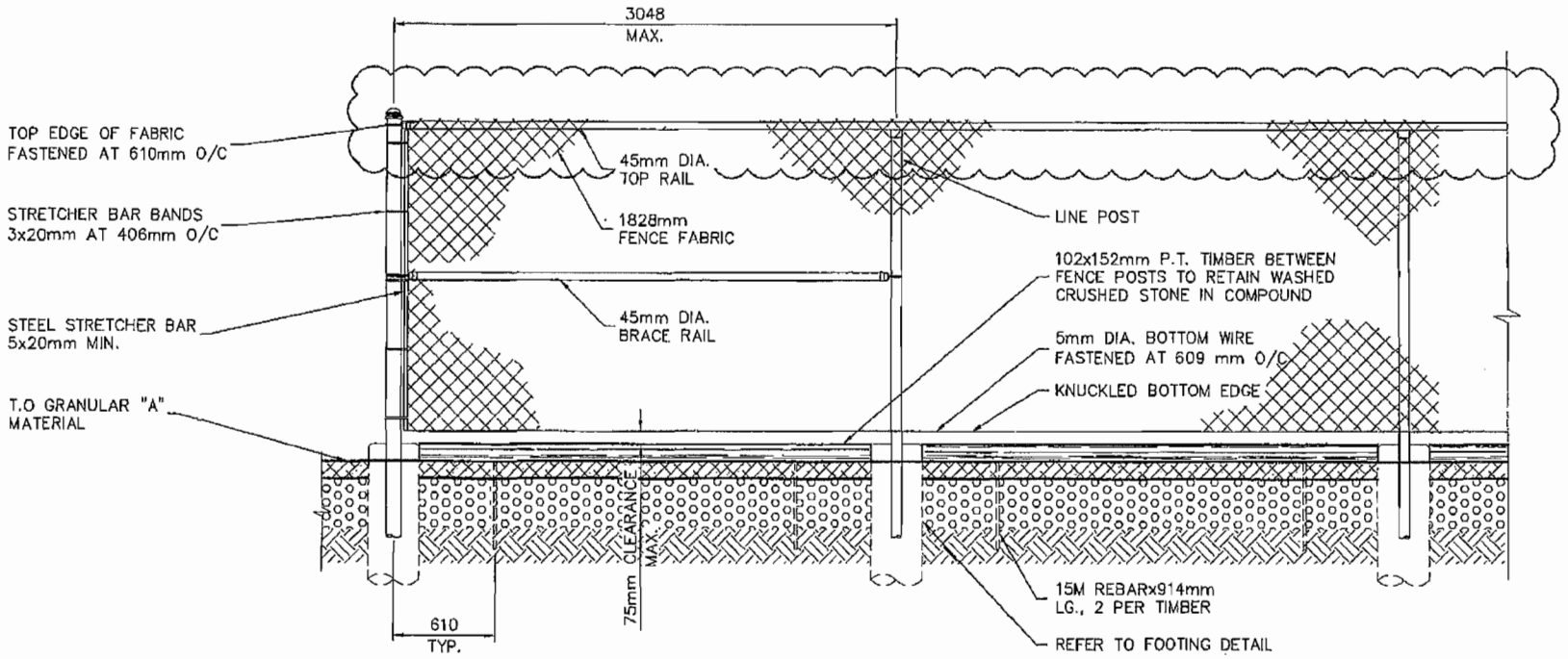
CIVIL PLAN

SCALE:	AS NOTED
CHECK BY:	R.M.
DRAWN BY:	D.M.
DATE:	AUG 20/10
CAD FILE:	1042-019A6
PROJECT NUMBER:	1042-019

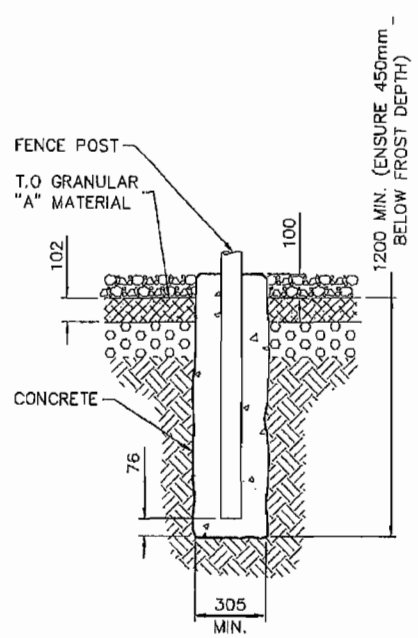
DRAWING NO. A-6

PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA R. B. MARKS # 21377
NOV 21 2014

PLAN 5 NOV 17 2014
DV 12-618411



1 TYPICAL CHAINLINK FENCE CORNER ELEVATION
1:40
0 400 800 1.6m



2 FOOTING DETAIL
1:30
0 300 600 1.2m

POST DETAILS		
POST TYPE	OUTSIDE DIAMETER	POST LENGTH STANDARD
LINE POST	60mm	SIZE TO SUIT
GATE, CORNER, END OR PULL POST	89mm	SIZE TO SUIT

TYPICAL FENCING NOTES:

(INSTALL FENCING PER ASTM F-567, SWING GATES PER ASTM F-900)

1. GATE POST, CORNER, END OR PULL POST 79mm NOMINAL (88.9mm O.D.) SCHEDULE 40, FOR GATE WIDTHS UP TO 1829mm OR 3658mm FOR DOUBLE SWING GATE PER ASTM-F1083.
2. LINE POSTS: 50mm (60.325mm O.D.) SCHEDULE 40 PER ASTM-F1083.
3. GATE FRAME: 45mm DIA.
4. TOP RAIL AND BRACE RAIL: 45mm DIA.
5. FABRIC: 9 GA. CORE WIRE SIZE 50mm MESH, CONFORMING TO ASTM-A392.
6. TIE WIRE: MINIMUM 11 GA. GALVANIZED STEEL. PROVIDE A SINGLE WRAP OF FABRIC TIE AT POSTS, RAILS, AND AT TENSION WIRE BY HOG RINGS. MAX. SPACING 609mm O/C.
7. TENSION WIRE: MINIMUM 5mm DIA. GALVANIZED STEEL.
8. GATE LATCH: 35mm O.D. PLUNGER ROD W/ MUSHROOM TYPE CATCH.

NOTES:

1. REFER TO GLOBALIVE CONSTRUCTION SPECIFICATIONS SECTION B FOR FENCING REQUIREMENTS.

CONCRETE NOTES:

1. ALL CONCRETE WORK SHALL BE EXECUTED IN CONFORMITY WITH THE CSA A23.1-94 STANDARD.
2. CONCRETE STRENGTH AT 28 DAYS: 30 MPa
3. ENTRAINED AIR: 5 TO 8%
4. USE CSA TYPE 50 SULPHATE RESISTING CEMENT
5. REINFORCING STEEL SHALL CONFORM WITH CSA G30.18 STANDARD, GRADE 400 MPa
6. COVERING OF THE REINFORCED STEEL SHALL BE IN ACCORDANCE WITH THE ACNOR A23.3 STANDARD AND THE MINIMUM THICKNESS SHALL BE:
   - POURED CONCRETE IN CONTACT WITH SOIL: 75mm
   - CONCRETE EXPOSED TO SOIL OR WEATHER: 75mm
7. EXPOSED CONCRETE FACES SHALL BE SMOOTHED WITH A STEEL TROWEL AND THE EDGES SHALL BE CHAMFERED 19mm @ 45°.
8. GRAVEL BACKFILL: CRUSHED STONE OR GRAVEL 0-20 GAUGE ACCORDING TO PROVINCIAL DEPARTMENT OF TRANSPORTATION.

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0	ISSUED FOR B.P./CONST.	RM	JUL 13/12
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PROJECT:
BVA0099
MITCHELL ISLAND
13280 MITCHELL RD
RICHMOND BRITISH COLUMBIA

DRAWING TITLE:
CHAINLINK FENCE DETAILS

SCALE:	AS NOTED
CHECK BY:	R.M.
DRAWN BY:	D.M.
DATE:	AUG 20/10
CAD FILE:	1042-019S3
PROJECT NUMBER:	1042-019

DRAWING NO. S-3

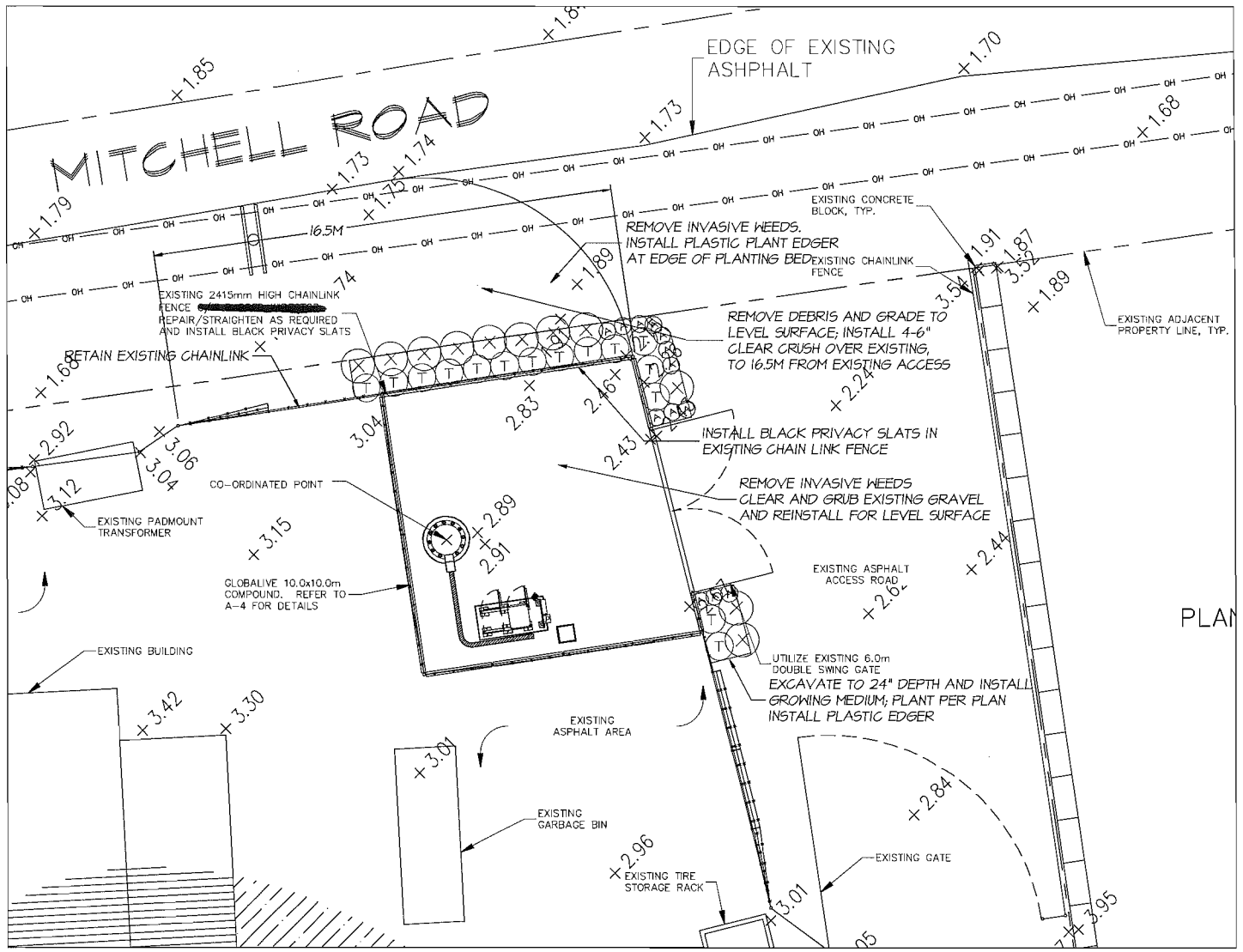
PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA R. B. MARKS # 21377

NOV 21 2014

PLAN 6

NOV 17 2014

DV 12-618411



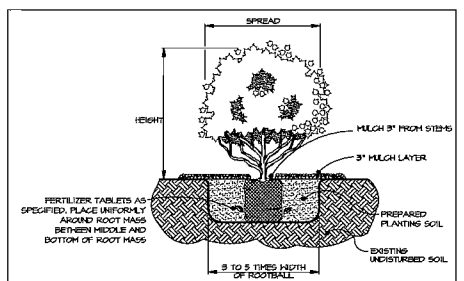
LANDSCAPE PLAN
SCALE : 1:100

LEGAL DESCRIPTION:

PID NO. 001-440-730
LOT 46 DISTRIC LOT 527 GROUP 1
NEW WESTMINSTER DISTRICT PLAN 43673

NOTES:

1. SITE PLAN INFORMATION WAS OBTAINED FROM A SURVEY PERFORMED BY "McELHANEY ASSOCIATES LAND SURVEYING LTD.", DATED SEPTEMBER 30, 2010 AND SITE MEASUREMENTS TAKEN BY TRX ENGINEERING DATED JUNE 4, 2010.
2. DISTANCES ARE IN METERS.
3. ELEVATIONS ARE GEODETIC IN METERS DERIVED FROM DELTA INTEGRATED MONUMENT NO. V-611 ELEVATION = 17.515m
4. GEOGRAPHIC CO-ORDINATES ARE NAD83, DERIVED FROM INTEGRATED MONUMENT NO. V-611.



SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.

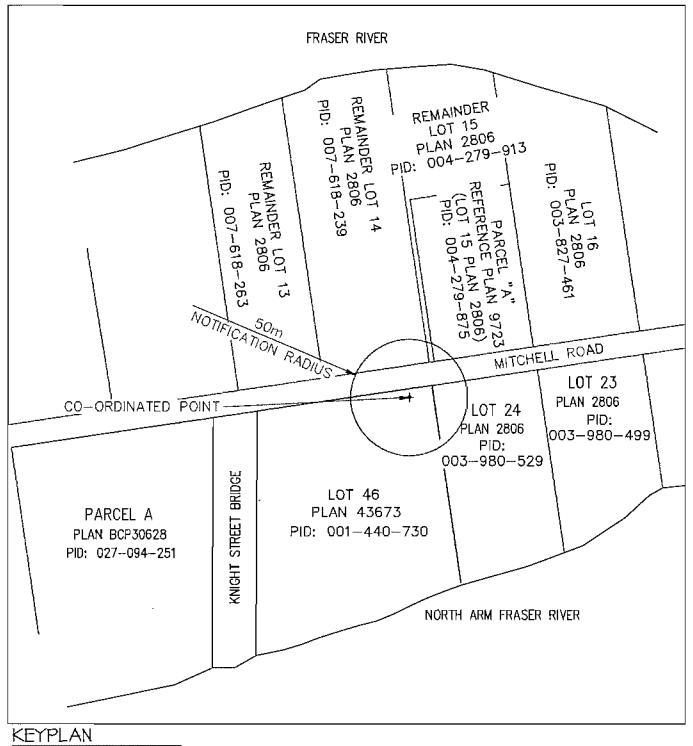
PLANT SCHEDULE

M2 JOB NUMBER: 13-077

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
X	11	BERBERIS VERRUCULOSA	WARTY BARBERRY	#2 POT, 25CM
T	15	THUJA OCCIDENTALIS 'EMERALD GIANT'	PYRAMIDAL CEDAR	1.5M HT, B&B
GRASS				
A	13	BRIZA MEDIA	QUAKING GRASS	#1 POT

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

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



KEYPLAN
SCALE : N.T.S.

PLAN 7 NOV 17 2014

DV 12-618411

13074-01.ZIP

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M2 LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.

SEAL:

PROJECT:

BVA0099
MITCHELL ISLAND
13280 MITCHELL RD.
RICHMOND, B.C.

DRAWING TITLE:

LANDSCAPE PLAN

DATE:	13.DEC.12	DRAWING NUMBER: L1
SCALE:	1:100	
DRAWN:	MTLM	
DESIGN:	MTLM	
CHK'D:		OF 2
M2LA PROJECT NUMBER:		13-074

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	November 17, 2014
From:	Wayne Craig Director of Development	**File:**	DP 14-672823 HA 14-672825
Re:	**Application by Steveston Flats Development Corp. for a Development Permit and a Heritage Alteration Permit at 3471 Chatham Street**		

Staff Recommendation

1. That a Development Permit be issued which would:
   a) Permit the construction of a three-storey mixed-use building at 3471 Chatham Street on a site zoned "Commercial Mixed Use (ZMU26) – Steveston Village" including 10 apartment housing units in the upper floors and approximately 319 m2 (3,438 ft2) commercial space on the ground floor;
   b) Vary the provisions of Richmond Zoning Bylaw 8500 to:
      i. Increase the maximum permitted building height from 12.0 m to 15.4 m to allow elevator access to the roof deck level; and

2. That a Heritage Alteration Permit be issued for the site at 3471 Chatham Street in accordance with Development Permit 14-672823.

Wayne Craig
Director of Development

SB:blg

Staff Report

Origin

Steveston Flats Development Corp. has applied to the City of Richmond for permission to develop a three-storey mixed-use building at 3471 Chatham Street on a site zoned "Commercial Mixed Use (ZMU26) – Steveston Village". The building proposal includes 10 apartment housing units in the upper floors, approximately 319 m^2 (3,438 ft^2) commercial space on the ground floor and parking for 28 cars provided on-site. The site is currently vacant as the building formerly occupying the site was demolished in accordance with an approved Heritage Alteration Permit (HA 13-641865).

The site is being rezoned from the "Steveston Commercial (CS3)" zone to the "Commercial Mixed Use (ZMU26) – Steveston Village" zone for this project under Bylaw 9138 (RZ 13-643436). Bylaw 9138 received Third Reading following the Public Hearing on July 21, 2014 and the conditions associated with final adoption of the rezoning are being addressed by the owner.

A Servicing Agreement is a condition of final adoption of Bylaw No. 9138 for road network improvements on Chatham Street, 3rd Avenue and the rear lane to the north and for utility improvements to the storm, sanitary and water systems.

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

The site is located at the north-west corner of Chatham Street and 3rd Avenue in the Steveston Village Heritage Conservation Area. Under the Steveston Village Conservation Strategy (the Strategy) the site can be developed at a maximum density of 1.6 floor area ratio (FAR), and a height of three storeys. The proposed development is consistent with the provisions of the Strategy.

The designation of the Steveston Village Heritage Conservation Area requires a Council-issued Heritage Alteration Permit for the development as well as a Development Permit.

Development surrounding the subject site is as follows:

- To the north and west, across the rear lane to the north and undeveloped lane to the west, are single detached homes, zoned "Single Detached (RS1/A)".
- To the east, across 3rd Avenue, are a number of three-storey mixed use buildings that are set back from Chatham Street behind surface parking areas, consist of residential units above ground floor commercial space. The properties are zoned "Steveston Commercial (CS3)".

- To the south-east, diagonally, across both 3rd Avenue and Chatham Street, is an outdoor storage yard for Rod's Building Supplies and a single-storey commercial building. All of these properties are zoned "Steveston Commercial (CS3)".
- To the south, across Chatham Street, are a surface parking area and identified heritage resources which front onto 3rd Avenue. The resources include the vacant south-west corner of 3rd Avenue and Chatham Street, the Steveston Courthouse, and the Sockeye Hotel (Steveston Hotel). The vacant south-west corner of 3rd Avenue and Chatham Street is the symbolic civic precinct; formerly consisting of the Steveston Courthouse, the City jail and a former firehouse. All of these properties are zoned "Steveston Commercial (CS2)".
- To the south-west, across Chatham Street, are lands owned by Crown Federal and the Steveston Harbour Authority that extend from Chatham Street to the Fraser River, zoned "Light Industrial (IL)". Existing land uses include surface parking areas fronting onto Chatham Street, a mix of buildings and storage areas, structures in the river for commercial boats, and the Gulf of Georgia Cannery.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on July 21, 2014. At the Public Hearing, both support for the project and concerns regarding the project were expressed by members of the public. The majority of the concerns raised by members of the public and correspondence submitted to the Public Hearing were similar to other comments received by staff and were included and discussed in the rezoning staff reports dated April 29, 2014 and June 2, 2014. Two (2) new concerns raised in the correspondence include (staff comments are included in ***'bold italics'***):

- The desire to locate the required accessible parking space in the secure residential parking area – ***There are more parking spaces provided on the site than Zoning Bylaw 8500 requires. To maximize its availability, the one (1) required accessible parking space is located in the bank of parking to be shared by residential visitors and the commercial uses. Each apartment will be provided with two (2) resident parking spaces. One (1) of the resident parking spaces is located adjacent to a walkway, providing additional space for manoeuvring in and out of a vehicle.***
- The rooftop deck will not be usable due to wind and the rooftop access structure is unattractive – ***The rooftop deck is requested by the applicant to provide residents with an opportunity for shared semi-private outdoor amenity space. There are a number of roof decks in Steveston and excessive wind is not expected to interfere with use of the proposed roof deck. The rooftop access structure is located in a central location on the roof, away from the edge of the building to limit any potential overlook onto neighbouring properties and should not be significantly visible from the street. A height variance is required for the rooftop access structure as discussed later in this report.***

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 "Commercial Mixed Use (ZMU26) – Steveston Village" 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) Increase the maximum permitted building height from 12.0 m to 15.4 m to allow elevator access to the roof deck level.

(Staff supports the proposed variance as it accommodates elevator access to the roof deck for people in wheelchairs and for people who have difficulty with stairs. The variance supports the intention of the project to support aging in place. All 10 of the proposed apartments will be Basic Universal Housing Features units. The height variance is limited to the elevator structure only which is pulled almost 10 m away from the roof edge to a more central location in the roof massing, which includes a mix of flat roof, sloped roof and gable end treatments. All other aspects of the roof design meet the intent of Zoning Bylaw 8500. The variance was identified in the rezoning staff report along with sun shading diagrams illustrating that the proposed central rooftop structure would not cast shadows on neighbouring properties. The roof deck would provide residents with shared outdoor amenity space and the opportunity for some urban agriculture in their own small portable containers. To ensure that the deck is not visible from the street, larger planters, hedge or tree planting are not proposed).

Richmond Heritage Commission Comments

The Richmond Heritage Commission reviewed and supports the proposal. A copy of the relevant excerpt from the meeting minutes from October 15, 2014 is attached for reference (Attachment 2).

Advisory Design Panel Comments

The Advisory Design Panel reviewed and supports the proposal and provided comments for the applicant to consider. A copy of the relevant excerpt from the Advisory Design Panel Minutes from October 8, 2014 is attached for reference (Attachment 3). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '***bold italics***'.

Analysis

Conditions of Adjacency

- The subject site is located in the far north-west corner of the Steveston Village Heritage Conservation Area; the only property on the block zoned and designated for mixed-use and three-storey building height. The proposed building would introduce a strong urban retail frontage at the corner of the site, consistent with other recent developments in the Steveston

Village. Unique to the proposal, a more residential character would be provided for the remainder of the building as a transition to the residential character of the properties and neighbourhood to the west and north.

- The proposed building is located along the south edge of the site, with a surface parking area adjacent to the existing rear City lane to the north. Building setbacks and the rear lane provide a generous separation between the proposed building and the back yards of existing residential homes north of the lane that front onto Broadway Street.
- An existing undeveloped City lane along the west edge of the site as well as several large trees on the neighbouring residential property provide a generous separation between the proposed building and the existing residential home that fronts onto Chatham Street. At the request of the neighbours, sculptural artwork panels with lighting are proposed on the west elevation of the building. The undeveloped lane will be landscaped with low plants to discourage loitering.
- The sun shading diagrams provided at rezoning are included as reference plans and illustrate that the elevator structure located centrally on the roof deck would not cast shadows on neighbouring properties.

Urban Design and Site Planning

- The proposed development meets the intent of the Steveston Area Plan Design Guidelines for new development in the Steveston Village Heritage Conservation Area. The type, scale and character of the building is also compatible with the requirements and guidelines of the Steveston Village Conservation Strategy.
- Pedestrian access to the proposed commercial units will be directly from Chatham Street. The 10 residential apartment housing units would be accessed through the residential lobby from the 3rd Avenue side of the site to the east.
- The exact configuration of off-site works including the location of the sidewalk and boulevard configuration will be determined by separate required Servicing Agreement. Any additional guidelines or policies resulting from the Steveston streetscape or conservation strategy reviews would be incorporated into the design of off-site works as part of the required Servicing Agreement.
- The proposed landscaping design includes a planting area along 3rd Avenue to help screen views of parking in the rear of the site.
- All 10 apartment units would have dedicated private outdoor space in the form of deck space, and shared use of the rooftop deck outdoor amenity area.
- Vehicle parking for residents is provided in a secure parking area in the building accessed from the rear lane. Vehicle parking for resident visitors and the commercial uses is provided along the rear edge of the building, accessed from the rear lane. A legal agreement to ensure shared use and to prohibit assignment to any specific unit was secured through the rezoning.
- Resident visitor parking spaces are shared with the commercial uses, consistent with the provisions of Zoning Bylaw 8500. The size and configuration of parking stalls meets the minimum requirements of Zoning Bylaw 8500.
- Actual parking provided is:
  - 2 spaces per dwelling unit for a total of 20 residential parking spaces, which exceeds the Steveston Village Conservation Strategy by 10 parking spaces.
  - 8 commercial parking spaces, which exceeds the Steveston Village Conservation Strategy by 1 parking space.

- Long term bicycle storage is provided in a storage area in the parking structure. Short term bicycle storage (a bicycle rack) will also be provided in the boulevard south of the site, near the proposed commercial units. The number of bicycle parking spaces proposed would meet the requirements of Zoning Bylaw 8500.
- The garbage and recycling area is provided within the parking level with door access directly to the lane. The number of containers needed for this development meets City requirements. Garbage and recycling will be collected from the lane.

Architectural Form and Character

- The overall height and massing of the proposal meets the Development Permit guidelines of the area plan and the Steveston Village Conservation Strategy.
- A simple building massing is provided at the corner with heritage character and clear articulation of the building base differentiated from the upper floors. The building massing changes to a more residential character to transition to the neighbouring residential neighbourhood in a manner that is also complementary to the commercial character of the Village. Residential windows are proposed to have a design reminiscent of windows used in the past and overall high quality of materials is proposed.
- Areas of weather protection are provided for commercial units and the residential lobby in the form of fabric awnings and projecting shed roofs, which are well integrated into the building design and meet the Development Permit guidelines for the area.
- The proposed building design references historic lot lines by breaking up the massing of the building to appear as three (3) separate buildings along 3rd Avenue and Chatham Street.
- An articulated roof line is proposed and a functional rooftop deck outdoor amenity area would be provided, consistent with the Development Permit guidelines.
- Commercial unit entrances are well articulated and are recessed from the front wall of the building, breaking up the facade and echoing a historical pattern of individual storefronts.
- The Steveston Village Conservation Strategy identifies the fine grain of development as a key heritage feature of the Village. The proposed building reflects and reinforces this heritage character through massing and articulation of the building, colour and materials.
- Proposed materials feature Hardie lap siding and Hardie board and batten, consistent with the Development Permit guidelines in the Steveston Area Plan.
- Duroid shingles in a grey colour combination will finish the roof.
- The exterior colours are drawn from the Benjamin Moore Historical Tru Colours Palette: Audobon Russet is proposed for lap siding for approximately 1/3 of the street fronting elevations. Knoxville Grey and Herbes de Provence are proposed for lap siding for approximately 1/3 of the street fronting elevations and approximately 1/2 of the rear and side elevations. Weston Flax is proposed for trim, board and batten, the rooftop access structure and garage entry.
- Windows frames are proposed to be charcoal grey, providing contrast in the facade and a variety of windows are proposed for the building. Commercial units feature anodized aluminum commercial windows in a traditional store front scale and size. Residential units feature high-quality vinyl windows with a metal veneer on the exterior.

Landscape Design and Open Space Design

- As noted in the original rezoning staff report, the three (3) existing trees on the site were identified for removal (1 Japanese Maple & 2 Crimson King Maples).
- As replacement for removal of the three (3) existing trees, the developer is proposing to plant five (5) new Bowhall Red Maple trees along the rear edge of the site, providing greenery along the rear lane, shade and visually breaking up the surface parking area. To achieve the 2:1 compensation ratio identified in the OCP, the developer will also be providing a $500 contribution towards tree planting elsewhere in the City.
- The landscape design includes: extending the concrete sidewalk treatment to the building edge along Chatham Street and 3rd Avenue; providing planting beds along the rear edge of the site with raised protective curbs, shrubs and trees; and treating the undeveloped lane along the west edge of the site with a low fence and groundcover planting.
- No permanent planters, hedge or tree planting are proposed for the rooftop deck.
- The developer will provide a landscape security in the amount of $31,496.85 as a requirement of the Development Permit.

Public Art

- As noted in the original rezoning staff report, the proposal includes the installation of nine (9) artwork panels as a requirement of the rezoning. The sculptural concrete wall panels were removed from the Gulf & Fraser Credit Union that was previously on the site.
- The Richmond Public Art Advisory Committee supports the proposal. The committee reviewed and supported the proposal as part of the rezoning application review process.

Sustainability Measures

As noted in the original rezoning staff report, the proposal includes:

- Tankless on-demand water boiler systems with 99.9% efficiency.
- Ultra insulated triple glazed windows.
- Icynene foam insulation with 35% higher insulation value than equivalent thickness batts.
- Low flow dual flush toilets.
- Energy efficient LED dimmable lighting; some with daylight sensors and/or timer switches.
- Heat recovery ventilation units for residential units.

Crime Prevention Through Environmental Design

- There is good casual surveillance to the ground floor area and surrounding streets from the proposed residential units and the street to provide a sense of security.
- Mailboxes are provided in a secure residential lobby fronting onto 3rd Avenue.
- The resident parking area inside the building is secured.
- There has been a history of loitering in the undeveloped lane on the west side of the site. In order to enhance security in this area, a low picket fence, groundcover planting and wall mounted heritage-style lighting is proposed to discourage pedestrian access and loitering.

Accessible Housing

- All 10 of the proposed apartment housing units are basic universal housing units that are designed to be easily renovated to accommodate a future resident in a wheelchair. These single-storey units are required to incorporate all of the accessibility provisions listed in the Basic Universal Housing Features section of Zoning Bylaw 8500.

Heritage Alteration Permit

- The development site is located within the Steveston Village Heritage Conservation Area and all new development requires a Heritage Alteration Permit issued by Council. A Heritage Alteration Permit (HA 14-672825) has been drafted to require construction to be as per the Development Permit issued for the site.
- The proposed building design meets the design guidelines for new development in the Village, and provides a transition between the Village and the existing character of the surrounding single-family area.

Conclusions

The proposed development is consistent with the Development Permit Guidelines for Steveston Village, as outlined in the Steveston Area Plan. The proposal also meets the guidelines, density provisions, and parking reductions of the Steveston Village Conservation Strategy.

The proposed massing and scale of the building would be a good fit with the existing character of the surrounding area, and would contribute to the ongoing redevelopment of the Steveston Village as a high-quality mixed-use area. Staff support the proposed development.

Sara Badyal

Sara Badyal
Planner 2
(604-276-4282)

SB:blg

Attachment 1: Development Application Data Sheet
Attachment 2: Richmond Heritage Commission Meeting Minutes (October 15, 2014)
Attachment 3: Advisory Design Panel Meeting Minutes (October 8, 2014)

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

- Receipt of a Letter-of-Credit for landscaping in the amount of $31,496.85
- Voluntary contribution of $500 toward tree planting elsewhere in the City.

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

- Incorporate sustainability, accessibility and Public Art measures in Building Permit (BP) plans as determined via the Rezoning, Development Permit and/or Heritage Alteration Permit processes.
- Enter into an Encroachment Agreement* for canopies/awnings/signs that encroach into Chatham Street and 3rd Avenue. Encroaching structures are required to be safe and easily removable.
- Submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey or ISO to confirm that there is adequate available flow for fire-fighting purposes. The required Servicing Agreement includes a new hydrant along 3rd Avenue.
- 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 any part of a street or air space above a street, additional City approvals and fees may be required.
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (http://www.richmond.ca/services/ttp/special.htm).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.

City of Richmond

Development Application Data Sheet

Development Applications Division

DP 14-672823 **Attachment 1**

Address: 3471 Chatham Street

Applicant: Steveston Flats Development Corp. Owner: Same

Planning Area(s): Steveston Village

	Existing	Proposed
Site Area:	Previously 1,473 m^2	1,465 m^2
Land Uses:	Vacant	Mixed-Use Commercial and Residential
OCP Designation:	Heritage Mixed-Use (Commercial-Industrial with Residential & Office Above)	Complies
Zoning:	Commercial Mixed Use (ZMU26) – Steveston Village	Complies
Number of Units:	None	10 apartment housing units And 319.4 m^2 commercial area (3,438 ft^2)

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 1.6	1.6	None permitted
Lot Coverage	Max. 100%	78%	None
Setbacks: 3rd Avenue Chatham Street Rear Lane West Yard	 Max. 0 m at first two storeys except for limited recesses None None	 0.5 m to 2.4 m (0 m to 2.4 m to cornice/overhang) 6.3 m 0.5 m (0 m to overhang)	None
Building Height	**Three Storey & Max. 12 m**	**Three Storey & 15.4 m for elevator structure**	**3.4 m Increase for elevator structure**
Parking Spaces: Commercial/Visitor Resident Accessible Total	As per the Steveston Village Conservation Strategy: 7 10 (1) 19	 8 20 (1) 28	None
Small Car Parking Spaces:	Not permitted	None	None
Tandem Parking Spaces	Permitted	None	None
Amenity Space – Indoor:	Min. 70 m^2	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 60 m^2	139 m^2	None

Attachment 2

Excerpt from the Minutes from
The Richmond Heritage Commission Meeting

Wednesday, October 15, 2014

4. **BUSINESS ARISING**

a. Development Permit and Heritage Alteration Permit – 3471 Chatham Street

Members of ZGF Cotter Developments joined the Commission to present on the latest information on the development at 3471 Chatham Street. It was noted that this building has gone through several changes since the last presentation to the Commission and discussion ensued on historical design elements, the design of the doors, the Sakamoto guidelines, lot lines with respect to the Official Community Plan, heritage features, materials, accessibility, retail bays, Universal Housing Policy, and colour palette. It was noted that the bas relief panels salvaged from the old GF Financial building are being incorporated and lit in the new design with a plaque.

In response to a question from the Commission, it was noted that some of the colours used are in compliance with the Vancouver Heritage Foundation's heritage colour palette, as well as some selected from Benjamin Moore's Heritage Series as well as a few others.

Discussion ensued on the parking situation, it was noted that 8 stalls will be available off the lane and the parking lot will be discrete, visible from 3rd Ave with some street parking available. Discussion further ensued on accessible stalls, signage, and stalls being used as both visitor parking and commercial parking.

Discussion also ensued on the [undeveloped] laneway which will be closed-off, landscaped, lit, City-owned, but likely maintained by these units.

It was noted that the developer and owner are not to the point of pricing yet, but will likely charge between $450 – $600 a square foot depending on many factors.

It was noted that this project will go to the Development Permit Panel next, and then to Council.

It was moved and seconded

That the Richmond Heritage Commission support the project at 3471 Chatham Street as presented at tonight's meeting.

CARRIED

Attachment 3

Advisory Design Panel Meeting

Wednesday, October 8, 2014

Annotated Excerpt from Meeting Minutes (with design response comments inserted in ***'bold italic'*** text)

3. DP 14-672823	3-STOREY MIXED USE DEVELOPMENT WITH 10 APARTMENTS OVER 324 SQ.M. OF COMMERCIAL
PROPERTY LOCATION:	3471 Chatham Street

Applicant's Presentation

Architect Rob Whetter, ZGF Cotter Architects Inc., and Landscape Architect Johnny Zhang, Maruyama and Associates, presented the project and answered queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from the Panel were as follows:

- • appreciate the sustainability features of the project, e.g. the ultra insulated triple glazing of the windows, foam insulation, and low-flow dual flush toilets; good approach from an energy point of view; hope that other projects will follow the direction of the subject development – ***Noted.***
- • good project; like the successful design which reflects the commercial developments being rebuilt in the central part of the Steveston Village Area; appreciate the project's dark grey and cream corner feature; blends well with adjacent residential areas – ***Noted.***
- commend the applicant for including Basic Universal Housing Features; floor plans are suitable; consider using pocket doors for washroom entries to provide extra floor space and enhance accessibility – ***Considered, but not included due to maintenance concerns.***
- • project is handled well; scale of the proposed development is broken down through colour differentiation and breaking down of volumes; the colour palette, roof line and street edge treatment are well handled – ***Noted.***
- • appreciate the use of salvaged sculptural relief panels; however, almost half of them are hidden and not visible to the public; look at other possible locations where the hidden panels could be better utilized – ***To ensure compliance with rezoning considerations and commitments made to the public and Council, the re-use of the sculptural panels is supported by staff. The relocation of one (1) panel from the rear lane elevation into the lobby is supported by staff.***
- • design is suitable for the Steveston Village Area in terms of colour, scale and style; appreciate the preservation of the sculptural relief panels – ***Noted.***
- • the applicant provided a clear and succinct presentation; intent is clear; appreciate how the project transitions from the neighbouring sites to the building block; adds quality to the project; projects fits well with the neighbourhood; fully support the project – ***Noted.***

- • project is nicely designed and well handled; appreciate the drawings submitted by the applicant – ***Noted.***
- look at using the sculptural relief panels in other locations of the proposed development, e.g. at the lobby and at the northeast section of the building to provide screening for garbage and recycling; awnings above the panels have an uncomfortable feel – See previous comments regarding the sculptural panels. Awnings have been removed.
- shadowing works well – ***Noted.***
- white square at the parking entry could be handled better; consider introducing a trellis to tidy up the parking entry – ***Board and batten detailing added to area above parking entry.***
- architecture is well thought out – ***Noted.***
- use of the salvaged sculptural relief panels is not appropriate for the subject development; too strong for a soft building; no need for trellises as the building architecture is already strong – ***See previous comments regarding the sculptural panels.***
- consider improving the storefront doors, consider wood trim doors with smaller glazing panels in lieu of the proposed door material – ***Awnings have been removed.***
- consider further articulation to the ground plane; look at the proposed planting panels; suggest finer grain detail or modules in lieu of the monolithic one piece trellises in between the windows – ***Further detailing added to trellises.***
- the frequency set up for the awnings in concert with the storefront windows becomes an issue at the sculptural relief panels – ***Awnings have been removed.***
- consider moving the bike locker to front face of the building; also consider louvers or windows on the inside of the garbage and recycling area to allow sunlight penetration – ***Bicycle lockers consolidated and located at southwest corner of parking area, which has internal corridor access to Chatham Street. Window added to north elevation to allow sunlight penetration into garbage and recycling area.***
- consider a pathway and some seating on the laneway to enhance the public experience – ***This has been considered and is not supported by staff due to concerns discussed at Planning Committee relating to site history.***
- sun exposure to the sculptural panels on the south side of the building provide a good contrast; if located on the north side, this effect would be lost – ***Awnings have been removed which will improve light effect.***

Panel Decision

It was moved and seconded that DP 14-672823 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel. **CARRIED**

City of Richmond

Development Permit

No. DP 14-672823

To the Holder:	STEVESTON FLATS DEVELOPMENT CORP.
Property Address:	3471 CHATHAM STREET
Address:	C/O REINER SIPERKO 6800 GAMBA DRIVE RICHMOND, BC V7C 2G5

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) Increase the maximum permitted building height from 12.0 m to 15.4 m to allow elevator access to the roof deck level.
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 #11 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 $31,496.85. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 14-672823

To the Holder:	STEVESTON FLATS DEVELOPMENT CORP.
Property Address:	3471 CHATHAM STREET
Address:	C/O REINER SIPERKO 6800 GAMBA DRIVE RICHMOND, BC V7C 2G5

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.

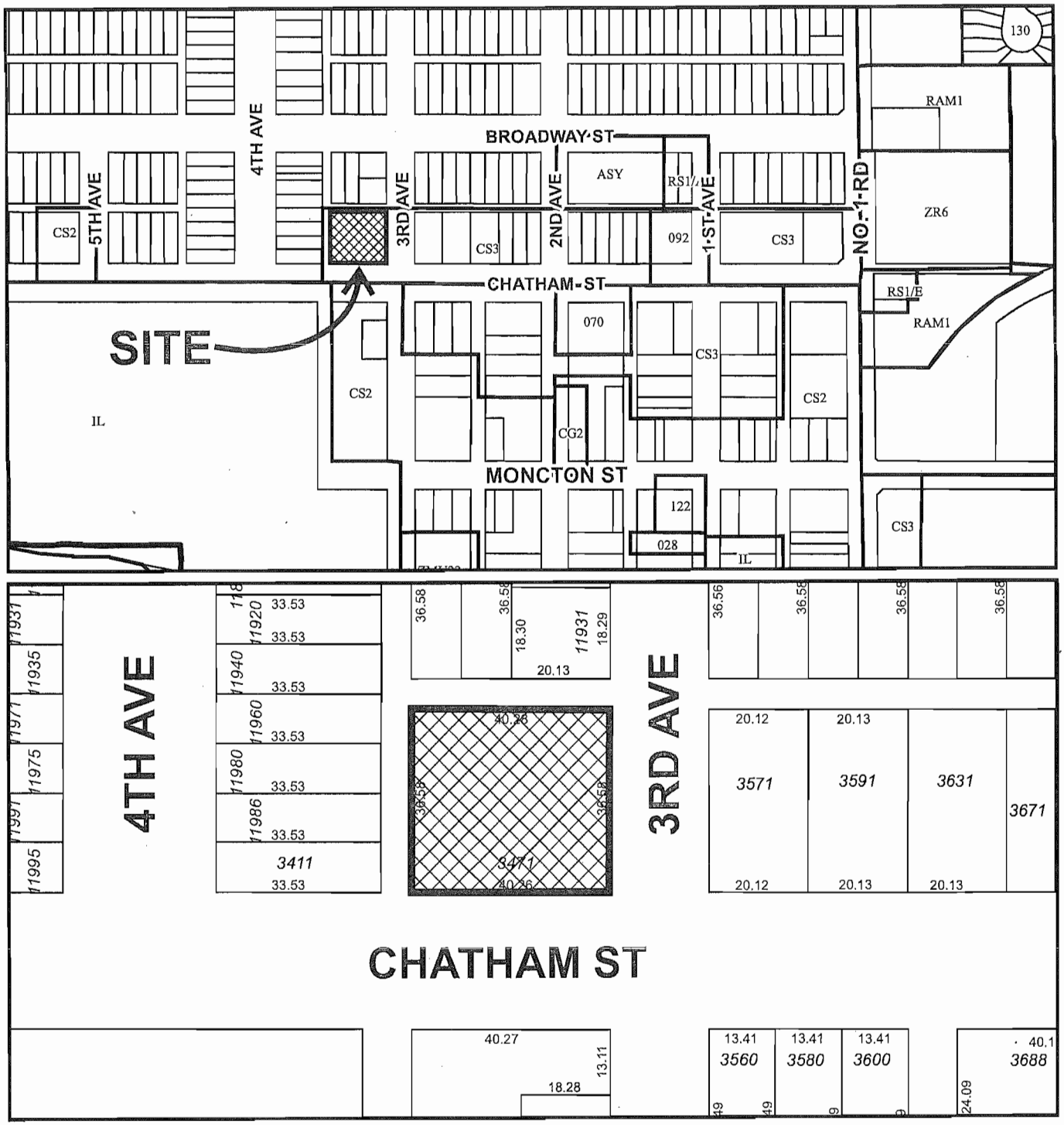
   This Permit is not a Building Permit.

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

DELIVERED THIS DAY OF , .

MAYOR

City of Richmond



DP 14-672823
SCEDULE "A"

Original Date: 10/01/14

Revision Date:

Note: Dimensions are in METRES

City of Richmond

Heritage Alteration Permit

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

File No.: HA 14-672825

To the Holder: Steveston Flats Development Corp.

Property Address: 3471 Chatham Street

Legal Description: P.I.D. 029-139-741
Lot 1 Section 20 Block 3 North Range 7 West
New Westminster District Plan EPP30378

(s.972, *Local Government Act*)

1. (Reason for Permit)
   - ☐ Designated Heritage Property (s.967)
   - ☐ Property Subject to Temporary Protection (s.965)
   - ☐ Property Subject to Heritage Revitalization Agreement (s.972)
   - ☑ Property in Heritage Conservation Area (s.971)
   - ☐ Property Subject to s.219 Heritage Covenant
2. This Heritage Alteration Permit is issued in accordance with Development Permit DP 14-672823.
4. This Heritage Alteration 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.
5. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit lapses.

AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , 2015.

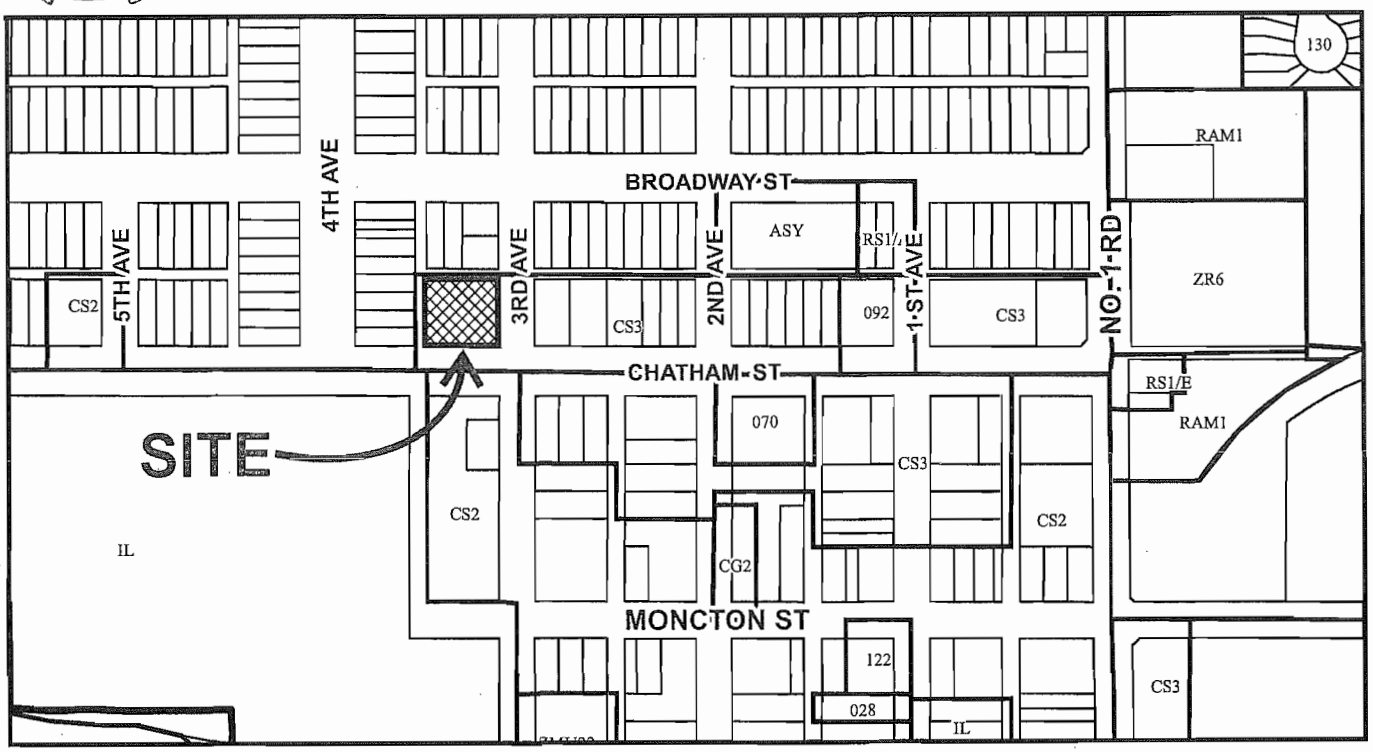
DELIVERED THIS DAY OF , 2015.

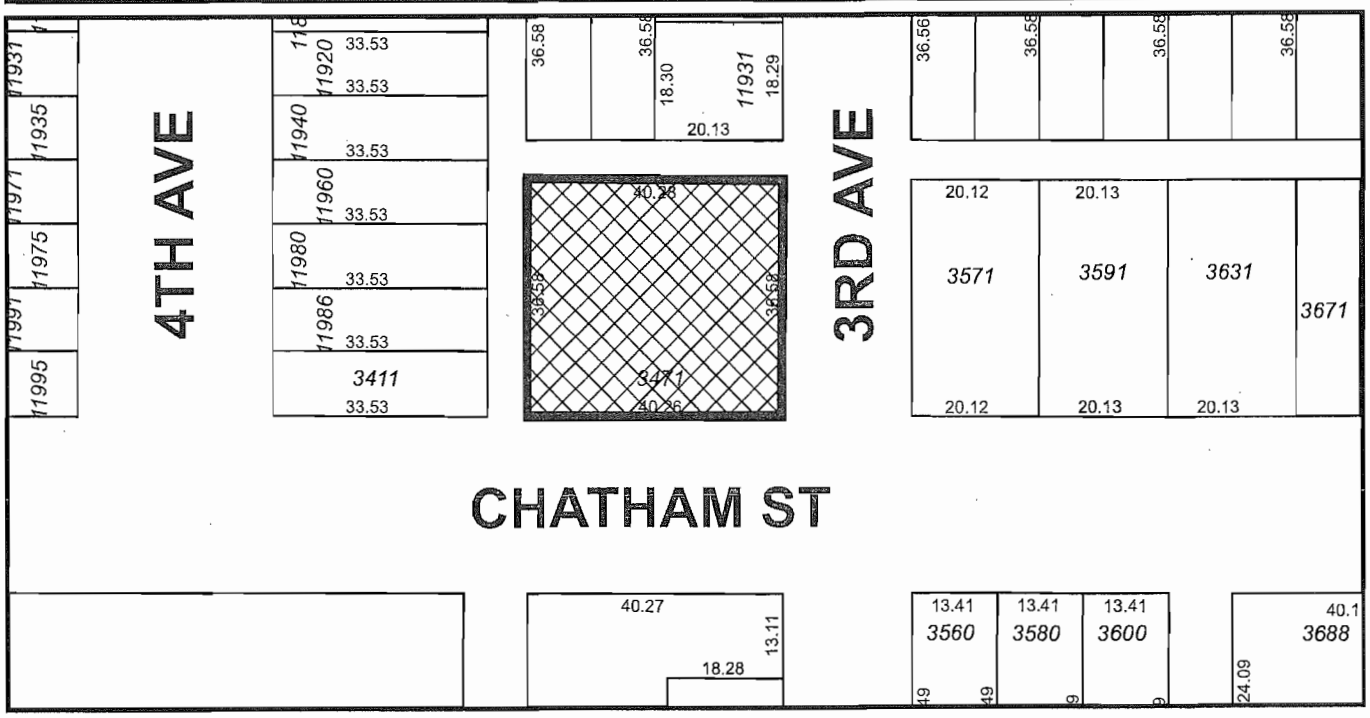
MAYOR

CORPORATE OFFICER

IT IS AN OFFENCE UNDER THE *LOCAL GOVERNMENT ACT*, PUNISHABLE BY A FINE OF UP TO $50,000 IN THE CASE OF AN INDIVIDUAL AND $1,000,000 IN THE CASE OF A CORPORATION, FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT.

City of Richmond





HA 14-672825

Original Date: 10/02/14

Revision Date:

Note: Dimensions are in METRES

Notes:

- Subject to Heritage Alteration Permit DP 14-672825
- Separate Sign Permits are required for commercial signage.
- Off-site works via separate required Servicing Agreement for infrastructure and frontage improvements.
- Development is required to comply with mixed use building noise Restrictive Covenant registered on Title regarding mitigation of HVAC and non-residential use potential noise impact on residential uses. Future Building Permit is required to include sealed confirmation from registered professional.
- 10 Basic Universal Housing Feature units which are required to comply with Zoning Bylaw 8500.
- Variance included to:
  - Increase maximum building height from 12 m to 15.4 m for the elevator structure.
- Public Art – installation of nine (9) sculptural panels by artist Leonard Epp along with a didactic panel
- Transportation Demand Management features:
  - 4 parking spaces (20% of resident spaces) provided with 120 volt receptacle for electric vehicle charging
  - 5 parking spaces (25% of resident spaces) pre-ducted for future wiring for electric vehicle charging
- Sustainability features:
  - "Rennai" tankless on-demand water boiler systems with 99.9% efficiency.
  - Ultra insulated triple glazed windows
  - Icynene foam insulation with 35% higher insulation value than equivalent thickness batt insulation.
  - Low flow dual flush toilets
  - Energy efficient LED dimmable lighting , some with daylight sensors and/or timer switches.
  - Heat recovery ventilation units for residential units.

DEVELOPMENT DATA

GROSS SITE AREA:	15,856 SF	(1,473 SM)
LESS CORNER CUT:	86 SF	(8 SM)
NET SITE AREA:	15,770 SF	(1,465 SM)
BUILDING FOOTPRINT:	12,040 SF	(1,119 SM)
SITE COVERAGE:	78%	
COMMERCIAL AREA:	3,308 SF	(307 SM)
RESIDENTIAL AREA	19,846 SF	(1,844 SM)
GROSS FLOOR AREA:	25,430 SF	(2,363 SM)
B.U.H.F. FAR EXEMPTION (1.86 SM/UNIT):	200 SF	(19 SM)
FLOOR AREA RATIO:	1.6	(25,230 SF/ 15,770 SF)
GROSS SALEABLE:	23,154 SF	(2,151 SM)
GROSS SALEABLE/GFA:	91%	

UNIT SUMMARY

LEVEL 3:	2 BEDROOM + DEN	4	UNITS
LEVEL 2:	2 BEDROOM + DEN	6	UNITS
TOTAL RESIDENTIAL:	**2 BEDROOM + DEN**	**10**	**UNITS**

GFA SUMMARY

ROOF DECK:			
ELEVATOR LOBBY	85	SF	(8 SM)
LEVEL 3:			
UNIT 301	2,459	SF	(228 SM)
UNIT 302	2,406	SF	(224 SM)
UNIT 303	2,389	SF	(222 SM)
UNIT 304	2,225	SF	(207 SM)
L3 TOTAL RESIDENTIAL:	**9,479**	**SF**	**(881 SM)**
L3 COMMON AREA:	408	SF	(38 SM)
L3 GFA:	**9,887**	**SF**	**(919 SM)**
LEVEL 2:			
UNIT 201	1,680	SF	(156 SM)
UNIT 202	1,663	SF	(155 SM)
UNIT 203	1,681	SF	(156 SM)
UNIT 204	1,836	SF	(171 SM)
UNIT 205	1,632	SF	(152 SM)
UNIT 206	1,875	SF	(174 SM)
L2 TOTAL RESIDENTIAL:	**10,367**	**SF**	**(963 SM)**
L2 COMMON AREA:	578	SF	(54 SM)
L2 GFA:	**10,945**	**SF**	**(1,017 SM)**
LEVEL 1 / GROUND FLOOR:			
TOTAL CRU:	**3,308**	**SF**	**(307 SM)**
L1 COMMON AREA:	1,205	SF	(112 SM)
L1 PARKING, STO., GARBAGE & MECH:*	7,526	SF	(699 SM)
L1 GFA:	**4,513**	**SF**	**(419 SM)**
			* NOT INCLUDED IN GFA
TOTAL RESIDENTIAL:	**19,846**	**SF**	**(1,844 SM)**
TOTAL CRU:	**3,308**	**SF**	**(307 SM)**
TOTAL GFA:	**25,430**	**SF**	**(2,363 SM)**

PARKING CALCULATIONS

- PARKING SPACES REQUIRED:

MIXED COMMERCIAL/RESIDENTIAL USES:

10 APARTMENTS:	1.5 PARKING SPACES/UNIT		0.2 VISITOR SPACES/UNIT	
TOTAL REQUIRED:	**15**	**RESIDENTIAL SPACES**	**2**	**VISITOR SPACES**

COMMERCIAL (GENERAL RETAIL):

@ 3 / 100 m² UP TO 350 m²:	7	COMMERCIAL SPACES
LESS 33%	-	
TOTAL REQUIRED:	**7**	**COMMERCIAL SPACES**

TOTAL PARKING SP. REQUIRED: 22 SPACES

- PARKING SPACES PROVIDED:

RESIDENTIAL:	20	RESIDENTIAL SPACES	2	VISITOR SPACES
COMMERCIAL:	6	COMMERCIAL SPACES		
TOTAL PARKING SP. PROVIDED:	**28**	**PARKING SPACES**		

BICYCLE PARKING CALCULATIONS

- BICYCLE PARKING REQUIRED:

MIXED COMMERCIAL/RESIDENTIAL USES:

	CLASS 1	CLASS 2
10 APARTMENTS:	1.25 SPACES/UNIT	0.20 SPACES/UNIT
TOTAL REQUIRED:	**13 SPACES**	**2 SPACES**

COMMERCIAL (GENERAL RETAIL):

	CLASS 1	CLASS 2
	@ 0.27 / 100 m² GFA (LEASABLE) > 100 m²:	@ 0.4 / 100 m² GFA (LEASABLE) > 100 m²:
TOTAL REQUIRED:	**1 SPACE**	**2 SPACES**
TOTAL BICYCLE SP. REQUIRED:	**14 CLASS 1 SPACES**	**4 CLASS 2 SPACES**

- BICYCLE PARKING PROVIDED:

	CLASS 1	CLASS 2
TOTAL BICYCLE SP. PROVIDED:	14 SPACES (WITHIN L1 STORAGE ROOMS)	**4 SPACES**

NOTES:

ISSUE		
G	14/01/24	DEVELOPMENT PERMIT APPLICATION
F	14/01/07	ISSUED FOR HERITAGE ADVISORY COMMITTEE
E	13/12/17	DEVELOPMENT PERMIT RESUBMISSION
D	13/12/04	DEVELOPMENT PERMIT INQUIRIES SET
C	13/09/18	REZONING APPLICATION
B	13/08/07	PRELIMINARY DRAWINGS
A	13/07/26	PRELIMINARY ROOF PLAN & ELEVATIONS

ZGF COTTER

ZGF COTTER ARCHITECTS INC

901-838 West Hastings Street, Vancouver, BC V6C 0A6

TEL: 604-272-1477 FAX: 604-272-1671 EMAIL: info@zgfcotter.com WEB: www.zgfcotter.com

PROJECT:

CHATHAM & 3RD RESIDENTIAL/COMMERCIAL MIXED USE DEVELOPMENT

3471 Chatham Street
Richmond, BC

CLIENT:

Steveston Flats Development Corporation

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DRAWN:	CP	SEAL:
CHECKED:	RW	
SCALE:		
JOB No.:	13-06-0191	
DATE:	NOV. 2014	

SHEET TITLE:

DEVELOPMENT DATA

Plan 1 Nov 10, 2014

DP 14-672823

DRAWING NO.: A-010

REV.

NOTES:

* 9 ARTWORK PANELS

1 LEVEL 1
1/8"=1'-0"

G	[illegible]	DEVELOPMENT PERMIT APPLICATION
F	[illegible]	ISSUED FOR HERITAGE ADVISORY COMMITTEE
E	[illegible]	DEVELOPMENT PERMIT PROGRESS SET
D	[illegible]	DEVELOPMENT PERMIT PROGRESS SET
C	[illegible]	REZONING APPLICATION
B	[illegible]	PRELIMINARY DRAWINGS
A	[illegible]	PRELIMINARY FLOOR PLAN/ELEVATIONS
MARK	[illegible]	DESCRIPTION

ISSUE

ZGF COTTER
ZGF COTTER ARCHITECTS INC
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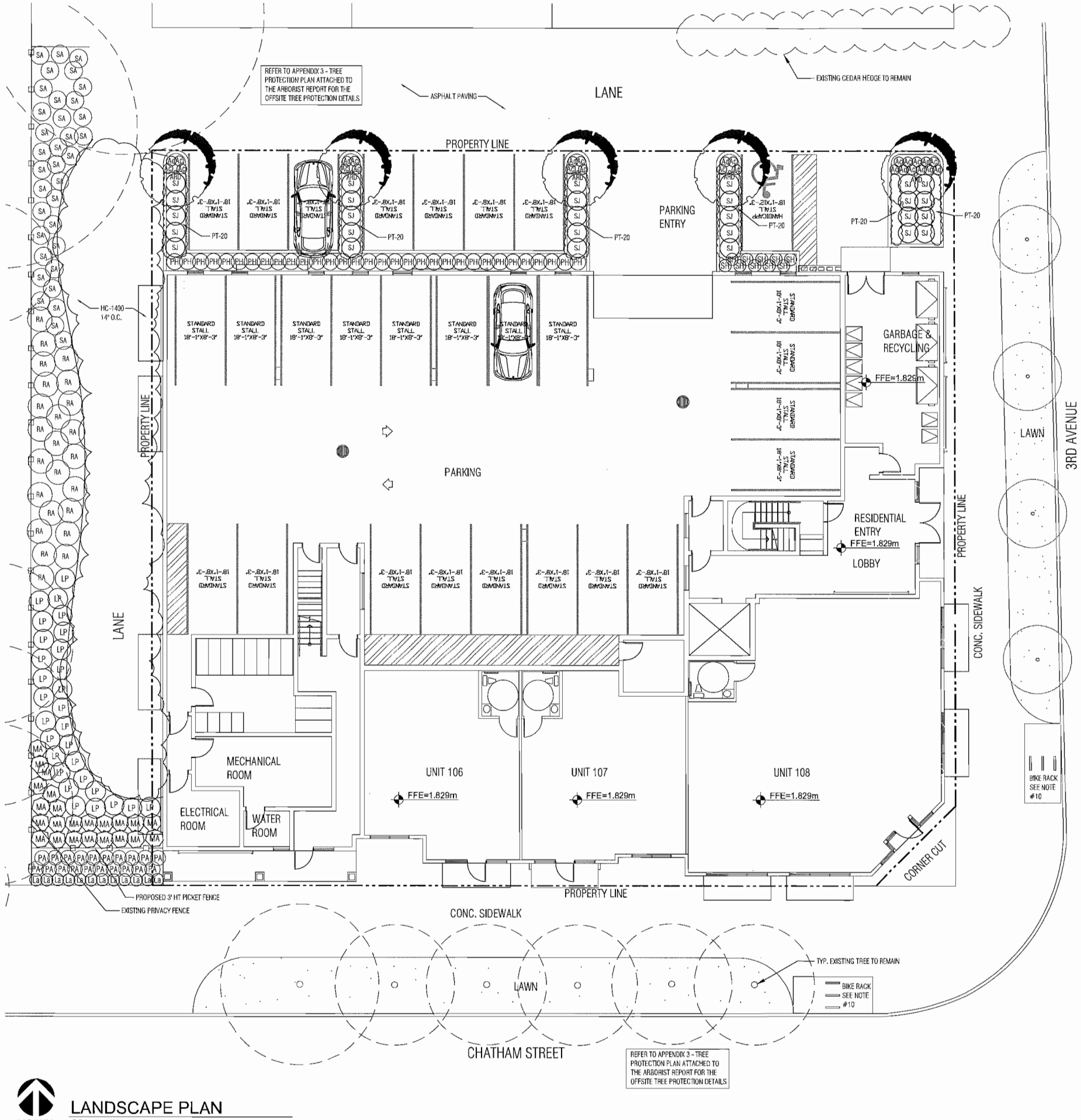
DRAWN: GP
CHECKED: RM
SCALE: 1/8"=1'-0"
JOB No.: 13-08-GRM
DATE: Nov. 2014
SEAL:

SHEET TITLE:
PARKING LEVEL / LEVEL 1 FLOOR PLAN / SITE PLAN

Plan 2 Nov 10, 2014
DP 14-672823

A-111



NORTH

LANDSCAPE PLAN

SCALE: 1/8" = 1'- 0'

NOTE:

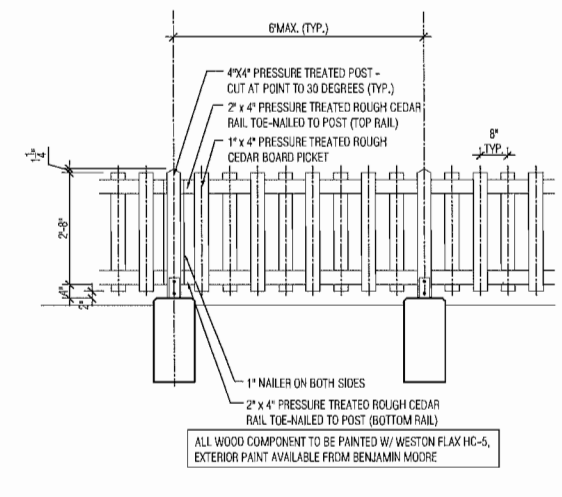
1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCNTA OR BCSLA GUIDELINES.
2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE, SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
3. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
   A. GRASSED AREAS: 150MM
   B. GROUND COVERS: 300MM
   C. SHRUBS: 450MM
   D. TREE PITS: 1000MM WITH 300MM (BELOW ROOT BALL)
5. LAWN AREAS SHALL BE SODDED WITH #1 PREMIUM RESIDENTIAL SOD.
6. ALL SHRUB PLANTING AREAS SHALL HAVE GROUND COVERS 14" O.C.
7. 2" DEPTH OF 1" MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
8. IRRIGATION SYSTEM - AUTOMATIC IRRIGATION SYSTEM TO BE REQUIRED.
9. BIKE RACK- QTY. 6, SCBR1600 SERIES BICYCLE RACK, STANDARD POWDERCOAT-GUNMETAL FINETEX, AVAILABLE FROM MAGLIN PH: 1877-260-9393
10. ROAD GRADING AND OVERALL SITE GRADING BY CIVIL ENGINEERING/OR ARCHITECTURAL.
11. FINAL STREET TREE LOCATION AND TREE SPECIES SELECTION TO BE DETERMINED BY CITY OF RICHMOND, AT TIME OF INSTALLATION. CITY BOULEVARD SHALL BE LAWN.

PLANT LIST:

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
		DECIDUOUS TREES			
ARD	5	ACER RUBRUM BOWHALL	BOWHALL RED MAPLE	6CM CAL.	B & B
		SHRUBS			
LP	29	LONICERA PILEATA	PRIVET HONEYSUCKLE	#3	CONTAINER
MA	23	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3	CONTAINER
PA	20	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#3	CONTAINER
PH	32	PHORMIUM TENAX ATROPURPUREUM	NEWZEALAND FLAX	#3	CONTAINER
RA	24	RIBES ALPINUM	ALPINE CURRANT	#3	CONTAINER
RU	4	RHODODEDRON UNIQUE	UNIQUE RHODO.	#3	CONTAINER
SA	35	SYMPHORICARPOS ALBUS	SNOWBERRY	#3	CONTAINER
SH	10	SARCOCOCCA HOOKERANA HUMILIS	HIMALAYAN SWEET BOX	#2	CONTAINER
SJ	26	SKIMMIA JAPONICA REEVESIANA	JAPANESE SKIMMIA	#3	CONTAINER
		GROUND COVERS			
Ac	27	ASTILBE CHINENSIS 'VISIONS'	ASTILBE	#1	CONTAINER
Hc	1400	HYPERICUM CALYCINUM	ST. JOHNS WORT	10CM POT	40CM O.C.
La	12	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#1	60CM O.C.
Pl	120	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	10CM POT	40CM O.C.

LEGEND:

DECIDUOUS TREES
PERENNIAL AND GROUNDCOVERS
EXISTING TREE TO REMAIN
DECORATIVE RIVER STONE
SHRUBS
LAWN



ALL WOOD COMPONENT TO BE PAINTED W/ WESTON FLAX HC-5, EXTERIOR PAINT AVAILABLE FROM BENJAMIN MOORE

3' HT. PICKET FENCE

SCALE: 1/2"=1'-0"

NOTES:

SUB CONSULTANT:

MARUYAMA & ASSOCIATES
LANDSCAPE ARCHITECTS

ROD MARUYAMA & ASSOCIATES INC.
680 C - LEG IN BOOT SQUARE, VANCOUVER, B.C., V5Z-4B4
PH:604-874-0057 FX: 604-874-0931 EM: maruyama@telus.net

MARK	YY/MM/DD	DESCRIPTION
5	14/11/06	REVISED FOR D.P.
4	14/11/06	RE-ISSUED FOR D.P.
3	14/09/23	RE-ISSUED FOR D.P.
2	14/09/09	RE-ISSUED FOR D.P.
1	14/03/10	ISSUED FOR D.P.

ISSUE

ZGF COTTER
ZGF COTTER ARCHITECTS INC.

PROJECT:
CHATHAM & 3RD RESIDENTIAL/COMMERCIAL MIXED USE DEVELOPMENT
3471 Chatham Street
Richmond, BC

CLIENT:
Steveston Flats Development Corporation

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DRAWN:	JZ	SEAL:
CHECKED:	RMM	
SCALE:	1/8"=1'-0"	
JOB No.:	M1305	
DATE:	NOV. 25-13	

SHEET TITLE:
LANDSCAPE PLAN

Plan 3 Nov 20, 2014
DP 14-672823

DRAWING NO.: L-1
REV.

1 SOUTH ELEVATION
3/16"=1'-0"

2 WEST ELEVATION
3/16"=1'-0"

* ALL VENTS/SCUPPERS TO BE CONCEALED WHERE POSSIBLE, METAL MATERIAL + PAINTED TO MATCH ADJACENT FINISH (TYPICAL)

NOTES:

MATERIAL LEGEND

1	DUROID SHINGLE ROOFING
2	HARDIE SOFFIT HC-5 WESTON FLAX
3	BOARD AND BATTEN HARDIE PANEL HC-5 WESTON FLAX
4A	HARDIE PLANK LAP SIDING HC-160 KNOXVILLE GREY
4B	HARDIE PLANK LAP SIDING HC-51 AUDUBON RUSSET
4C	HARDIE PLANK LAP SIDING CC-634 HERBES DE PROVENCE
5	PAINTED WOOD TRIM HC-5 WESTON FLAX
6	PAINTED FASCIA HC-5 WESTON FLAX
7	METAL-CLAD VINYL WINDOWS
8	ANODIZED ALUMINUM STOREFRONT GLAZING
9	FABRIC AWNING
10	SALVAGED SCULPTURAL CONCRETE PANEL
11	STRUCTURAL CLEAR GLASS GUARD
12	PAINTED METAL DOOR

*Refer to Benj. Moore Historical True Colours Palette
**Refer to approved window and door shop drawings

* SEPARATE PERMIT REQUIRED FOR SIGNAGE (TYP.)

MARK	YY/MM/DD	DESCRIPTION
G	14/09/24	DEVELOPMENT PERMIT APPLICATION
F	14/01/07	ISSUED FOR HERITAGE ADVISORY COMMITTEE
E	13/12/13	DEVELOPMENT PERMIT PROGRESS SET
D	13/12/04	DEVELOPMENT PERMIT PROGRESS SET
C	13/09/12	REZONING APPLICATION
B	13/06/07	PRELIMINARY DRAWINGS
A	[illegible]	PRELIMINARY FLOOR PLANS & ELEVATIONS

ISSUE

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DRAWN:	GP	SEAL:
CHECKED:	RW	
SCALE:	3/16"=1'-0"	
JOB No.:	13-06-CHH	
DATE:	SEP. 2014	

SHEET TITLE:
SOUTH ELEVATION
WEST ELEVATION

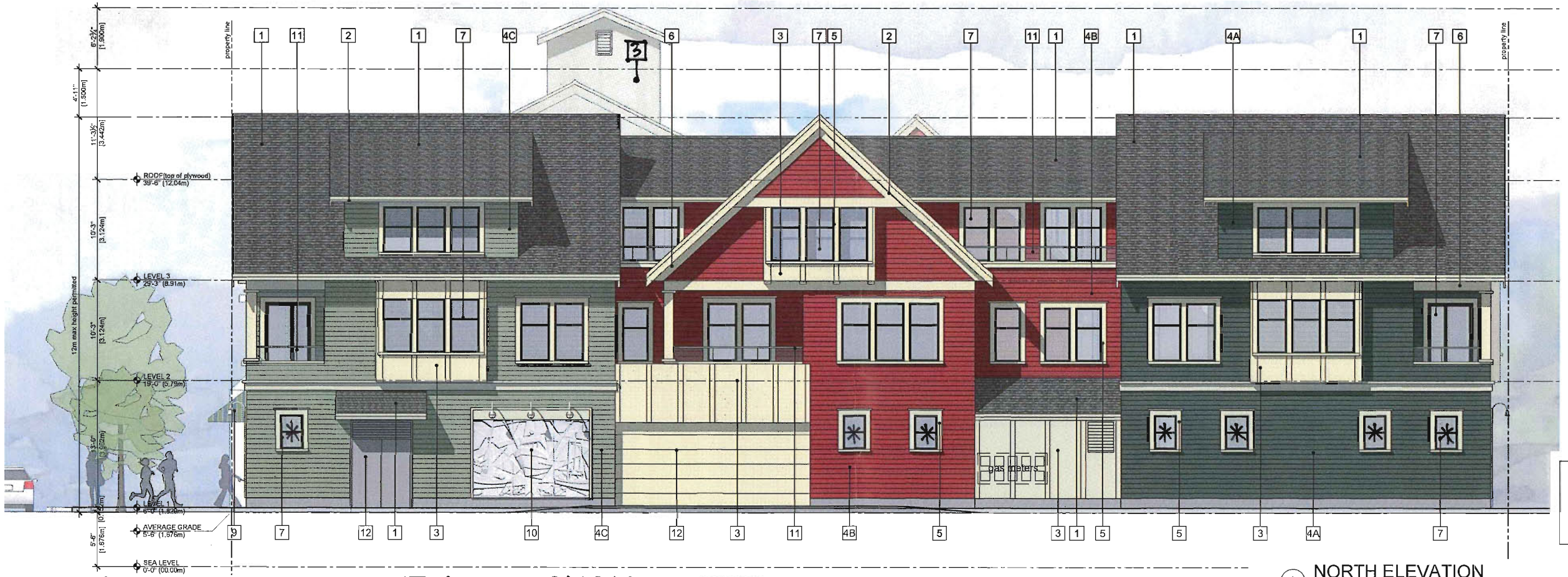
Plan 4 Nov 10, 2014

DP 14-672823

DRAWING NO.: A-201

REV.

1 EAST ELEVATION
3/16"=1'-0"



2 NORTH ELEVATION
3/16"=1'-0"

* NON-VISION TRANSLUCENT GLASS REQUIRED TO AVOID GLARE FROM SERVICE/PARKING AREAS

NOTES:

MATERIAL LEGEND

1	DUROID SHINGLE ROOFING
2	HARDIE SOFFIT HC-5 WESTON FLAX
3	BOARD AND BATTEN HARDIE PANEL HC-5 WESTON FLAX
4A	HARDIE PLANK LAP SIDING HC-160 KNOXVILLE GREY
4B	HARDIE PLANK LAP SIDING HC-51 AUDUBON RUSSET
4C	HARDIE PLANK LAP SIDING CC-634 HERBES DE PROVENCE
5	PAINTED WOOD TRIM HC-5 WESTON FLAX
6	PAINTED FASCIA HC-5 WESTON FLAX
7	METAL-CLAD VINYL WINDOWS
8	ANODIZED ALUMINUM STOREFRONT GLAZING
9	FABRIC AWNING
10	SALVAGED SCULPTURAL CONCRETE PANEL
11	STRUCTURAL CLEAR GLASS GUARD
12	PAINTED METAL DOOR

*Refer to Benj. Moore Historical True Colours Palette
**Refer to approved window and door shop drawings

ISSUE		
G	14/09/26	DEVELOPMENT PERMIT APPLICATION
F	14/01/07	ISSUED FOR HERITAGE ADVISORY COMMITTEE
E	13/12/13	DEVELOPMENT PERMIT PROGRESS SET
D	13/12/04	DEVELOPMENT PERMIT PROGRESS SET
C	13/08/12	REZONING APPLICATION
B	13/08/07	PRELIMINARY DRAWINGS
A	13/07/05	PRELIMINARY FLOOR PLANS & ELEVATIONS
MARK	YY/MM/DD	DESCRIPTION

ZGF COTTER
ZGF COTTER ARCHITECTS INC.
901-838 West Hastings Street, Vancouver, BC V6C 0A6
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WEB: www.zgfcotter.com

PROJECT:
CHATHAM & 3RD RESIDENTIAL/COMMERCIAL MIXED USE DEVELOPMENT
3471 Chatham Street
Richmond, BC

CLIENT:
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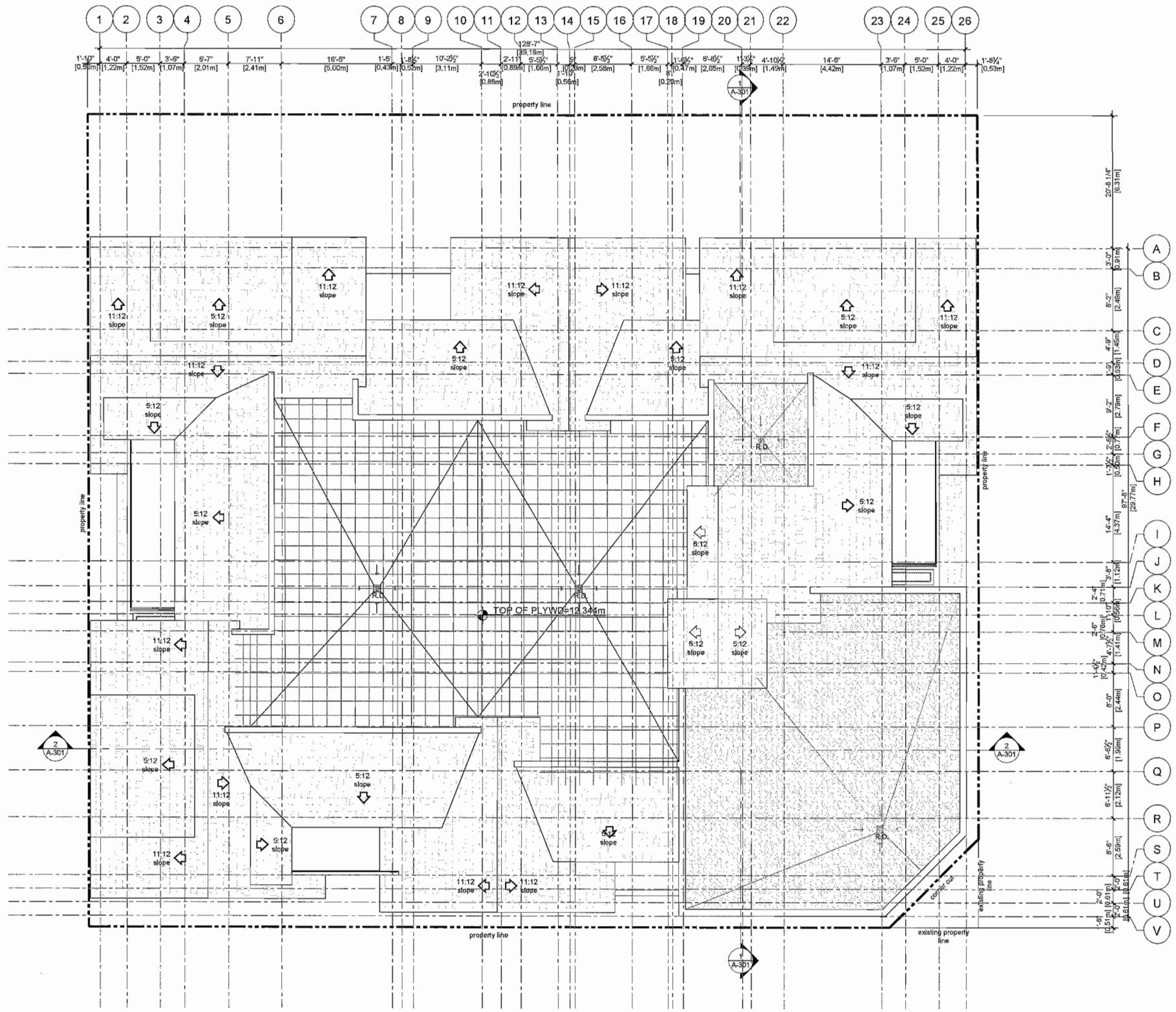
DRAWN:	GP	SEAL:
CHECKED:	RW	
SCALE:	3/16"=1'-0"	
JOB No.:	13-08-CHH	
DATE:	SEP. 2014	

SHEET TITLE:
NORTH ELEVATION
EAST ELEVATION

Plan 5 Nov 10, 2014
DP 14-672823

DRAWING NO.: A-202
REV.

NOTES:



1 ROOF
1/8" = 1'-0"

MARK	YY/MM/DD	DESCRIPTION
G	14/09/24	DEVELOPMENT PERMIT APPLICATION
F	14/09/07	ISSUED FOR HERITAGE ADVISORY COMMITTEE
E	13/12/13	DEVELOPMENT PERMIT PROGRESS SET
D	13/12/04	DEVELOPMENT PERMIT PROGRESS SET
C	13/09/12	REZONING APPLICATION
B	13/08/07	PRELIMINARY DRAWINGS
A	13/07/25	PRELIMINARY FLOOR PLANS & ELEVATIONS

ISSUE

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RESIDENTIAL/COMMERCIAL
MIXED USE DEVELOPMENT
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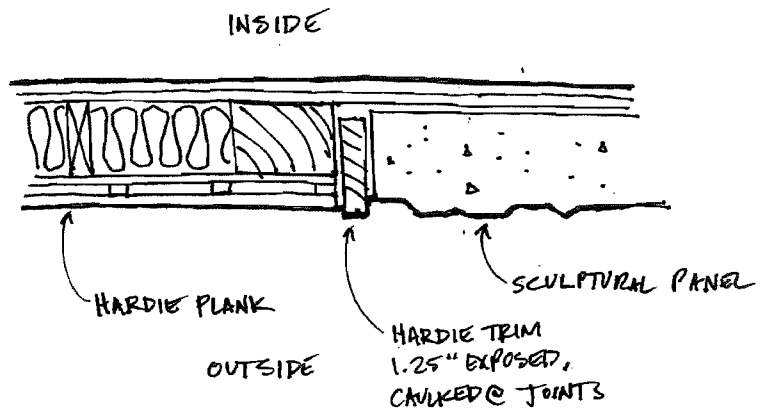
DRAWN: GP
CHECKED: RW
SCALE: 1/8" = 1'-0"
JOB No.: 13-06-0184
DATE: NOV. 2014
SEAL:

SHEET TITLE:
ROOF PLAN

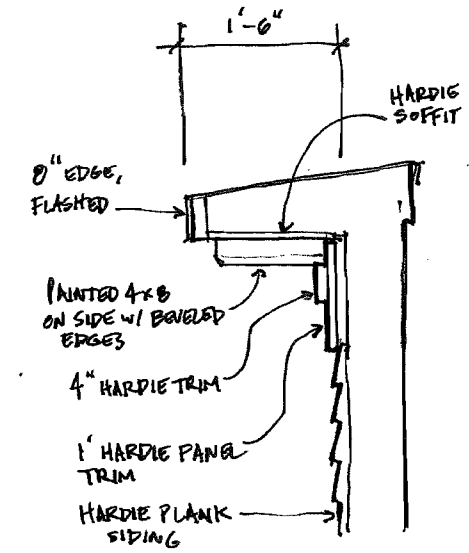
Plan 6 Nov 10, 2014
DP 14-672823

DRAWING NO.: A-115
REV.

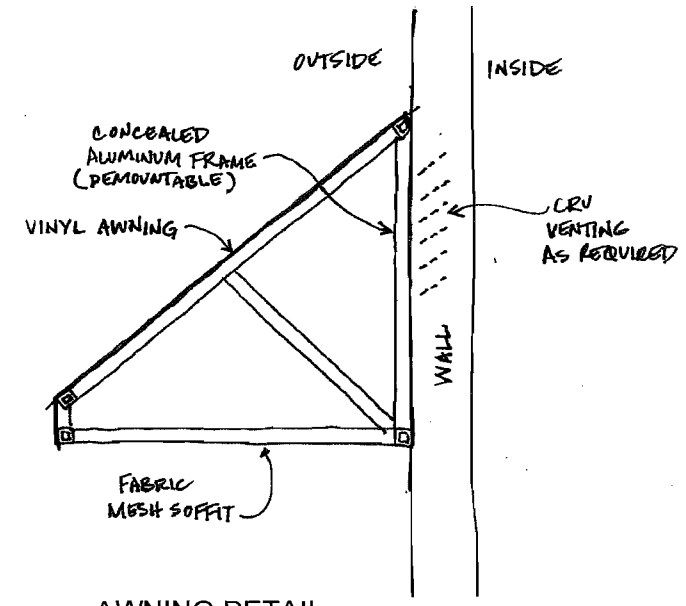
NOTES:



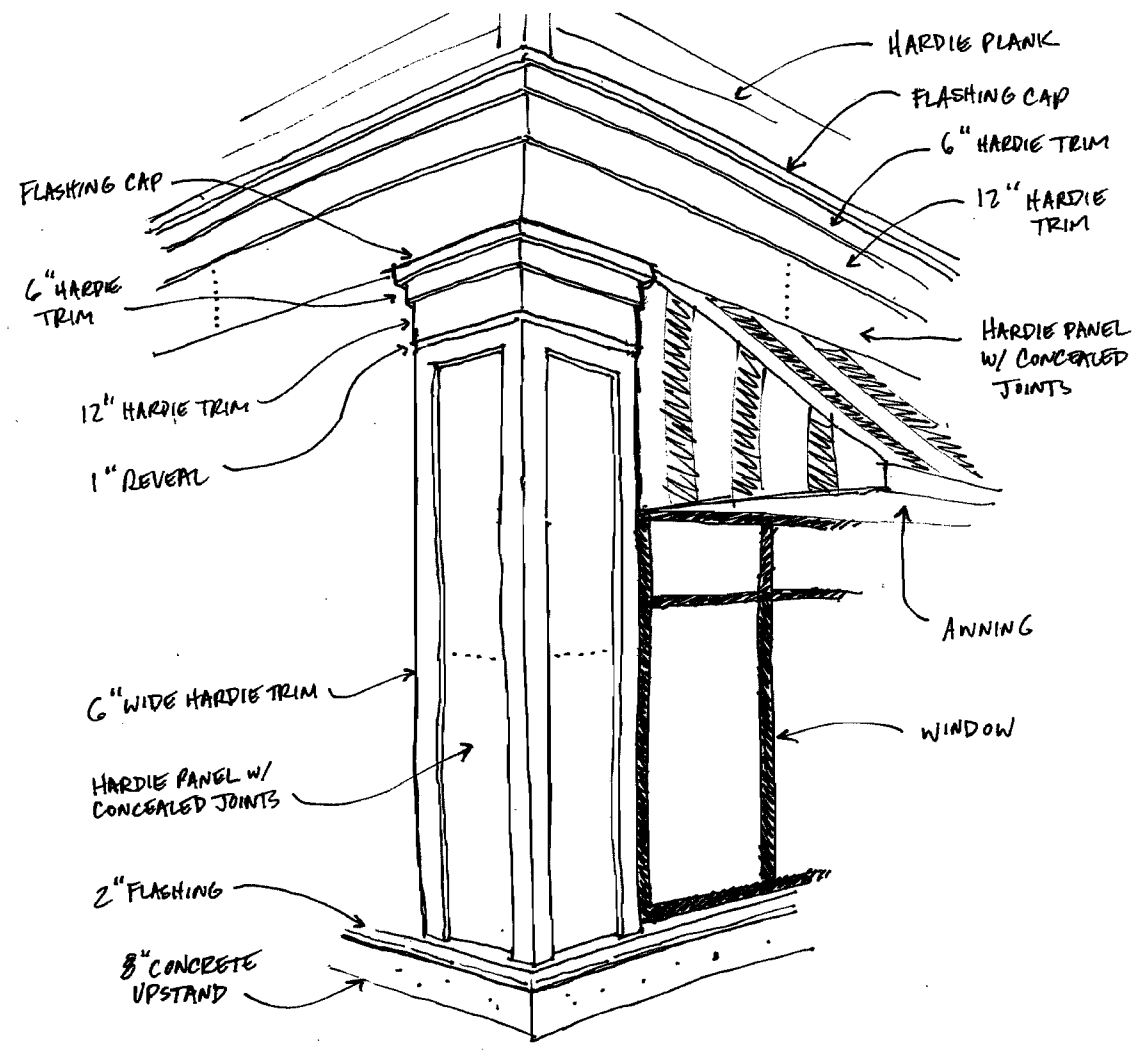
1 ART PANEL MOUNTING DETAIL
NTS



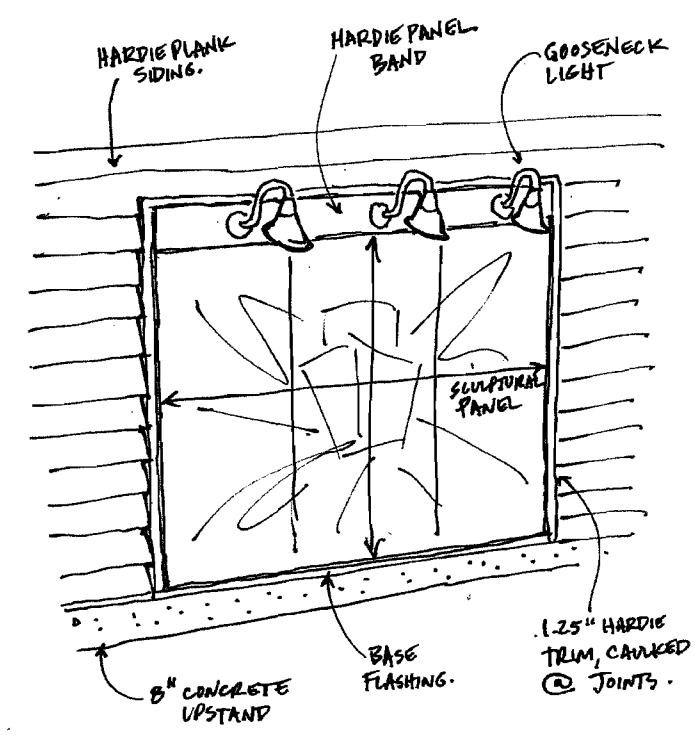
2 CORNICE DETAIL
NTS



2 AWNING DETAIL
NTS



4 AWNING AND SIGN BAND DETAIL
NTS



5 ART PANEL FRAME AND LIGHTING
NTS

MARK	YY/MM/DD	DESCRIPTION
G	14/09/24	DEVELOPMENT PERMIT APPLICATION
F	14/01/07	ISSUED FOR HERITAGE ADVISORY COMMITTEE
E	13/12/13	DEVELOPMENT PERMIT PROGRESS SET
D	13/12/04	DEVELOPMENT PERMIT PROGRESS SET
C	13/08/12	REZONING APPLICATION
B	13/03/07	PRELIMINARY DRAWINGS
A	13/07/25	PRELIMINARY FLOOR PLANS & ELEVATIONS

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PROJECT:
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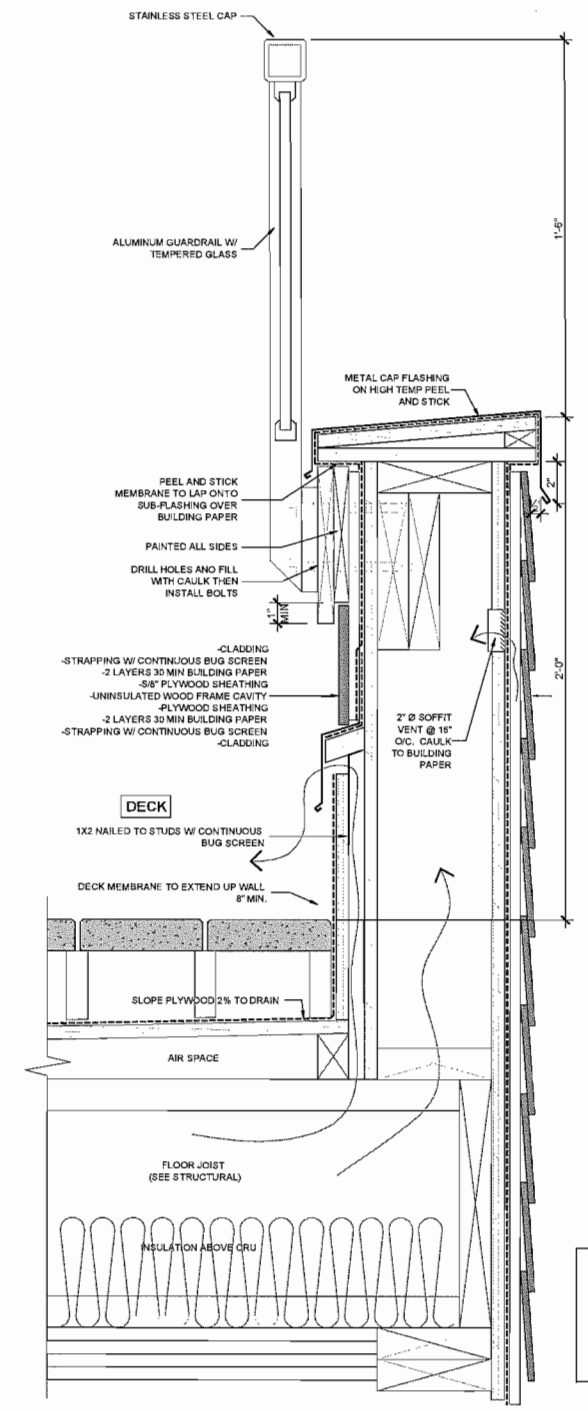
DRAWN:	GP	SEAL:
CHECKED:	RW	
SCALE:	NTS	
JOB No.:	13-06-CHH	
DATE:	NOV. 2014	

SHEET TITLE:
DETAILS

Plan 7 Nov 10, 2014
DP 14-672823

DRAWING NO.: A-914
REV.

NOTES:



1 GUARDRAIL TO FLOOR DETAIL
3"=1'-0"

MARK	YY/MM/DD	DESCRIPTION
G	14/09/24	DEVELOPMENT PERMIT APPLICATION
F	14/01/07	ISSUED FOR HERITAGE ADVISORY COMMITTEE
E	13/12/13	DEVELOPMENT PERMIT PROGRESS SET
D	13/12/04	DEVELOPMENT PERMIT PROGRESS SET
C	13/05/12	REZONING APPLICATION
B	13/03/07	PRELIMINARY DRAWINGS
A	13/01/25	PRELIMINARY FLOOR PLANS & ELEVATIONS

ISSUE

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PROJECT:

CHATHAM & 3RD RESIDENTIAL/COMMERCIAL MIXED USE DEVELOPMENT

3471 Chatham Street
Richmond, BC

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DRAWN:	GP	SEAL:
CHECKED:	RW	
SCALE:	AS SHOWN	
JOB No.:	13-05-CHM	
DATE:	NOV. 2014	

SHEET TITLE:

DETAILS

Plan 8 Nov 10, 2014

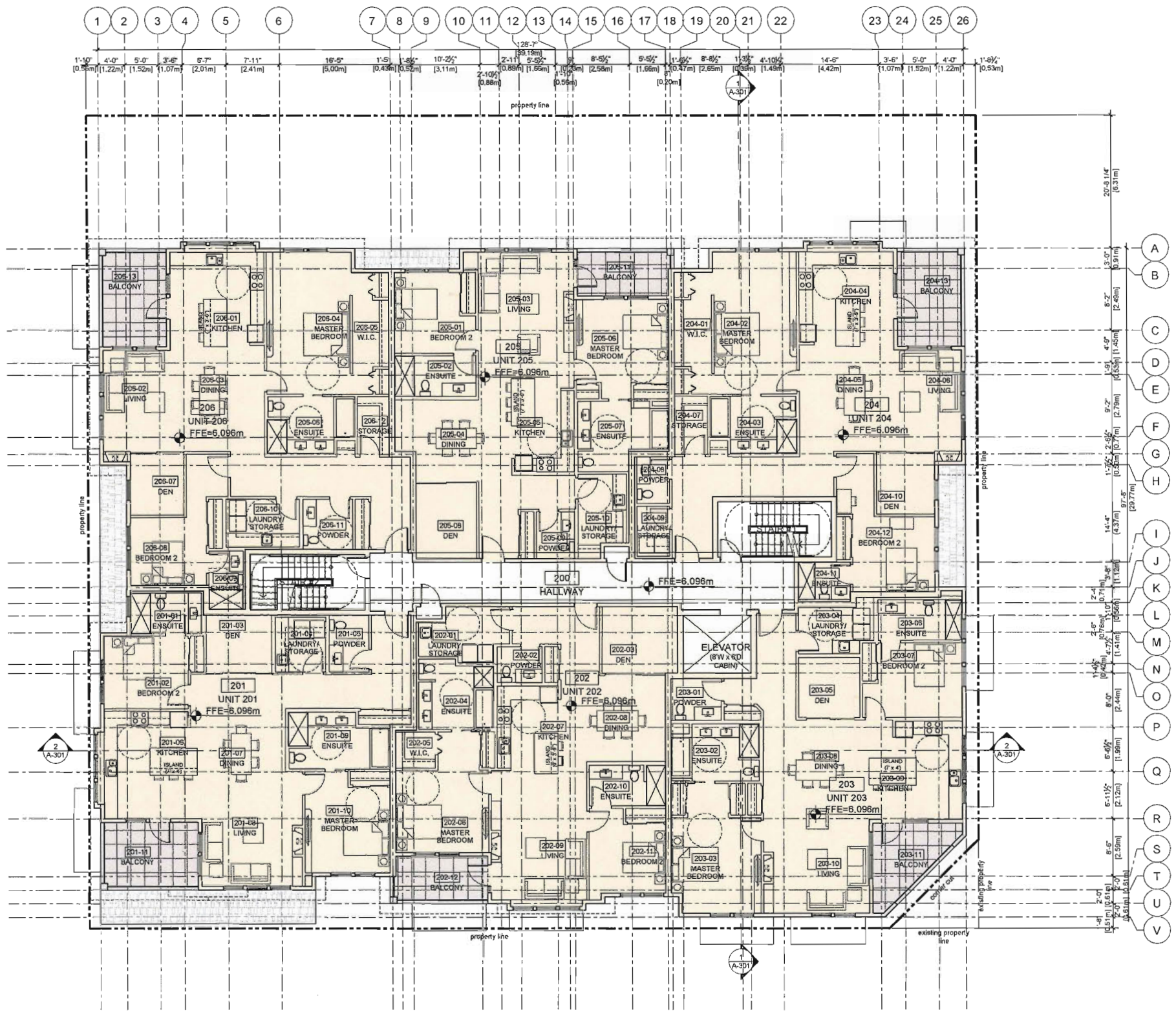
DP 14-672823

DRAWING NO.: A-914

REV.

\\EXHA_MT1 Chatham Rd_Revit Signs\Drawings\Latest Drawings\2014_A-914_Details.dwg

NOTES:



1 LEVEL 2
1/8"=1'-0"

MARK	YYMMDD	DESCRIPTION
G	14/11/04	DEVELOPMENT PERMIT APPLICATION
F	14/01/07	ISSUED FOR HERITAGE ADVISORY COMMITTEE
E	13/12/13	DEVELOPMENT PERMIT PROGRESS SET
D	13/12/04	DEVELOPMENT PERMIT PROGRESS SET
C	13/05/12	REZONING APPLICATION
B	13/03/07	PRELIMINARY DRAWINGS
A	13/01/25	PRELIMINARY FLOOR PLANS & ELEVATIONS

ISSUE

ZGF COTTER
ZGF COTTER ARCHITECTS INC.
901-838 West Hastings Street, Vancouver, BC V6C 0A6
TEL: 604-272-1677 FAX: 604-272-1671 EMAIL: info@zgfcotter.com
WEB: www.zgfcotter.com

PROJECT:
CHATHAM & 3RD RESIDENTIAL/COMMERCIAL MIXED USE DEVELOPMENT
3471 Chatham Street
Richmond, BC

CLIENT:
Steveston Flats Development Corporation

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CHECKED: RM
SCALE: 1/8"=1'-0"
JOB No.: 13-08-C184
DATE: NOV. 2014
SEAL:

SHEET TITLE:
LEVEL 2 FLOOR PLAN

Plan 9 Nov 10, 2014
DP 14-672823

DRAWING NO.: A-112
REV.

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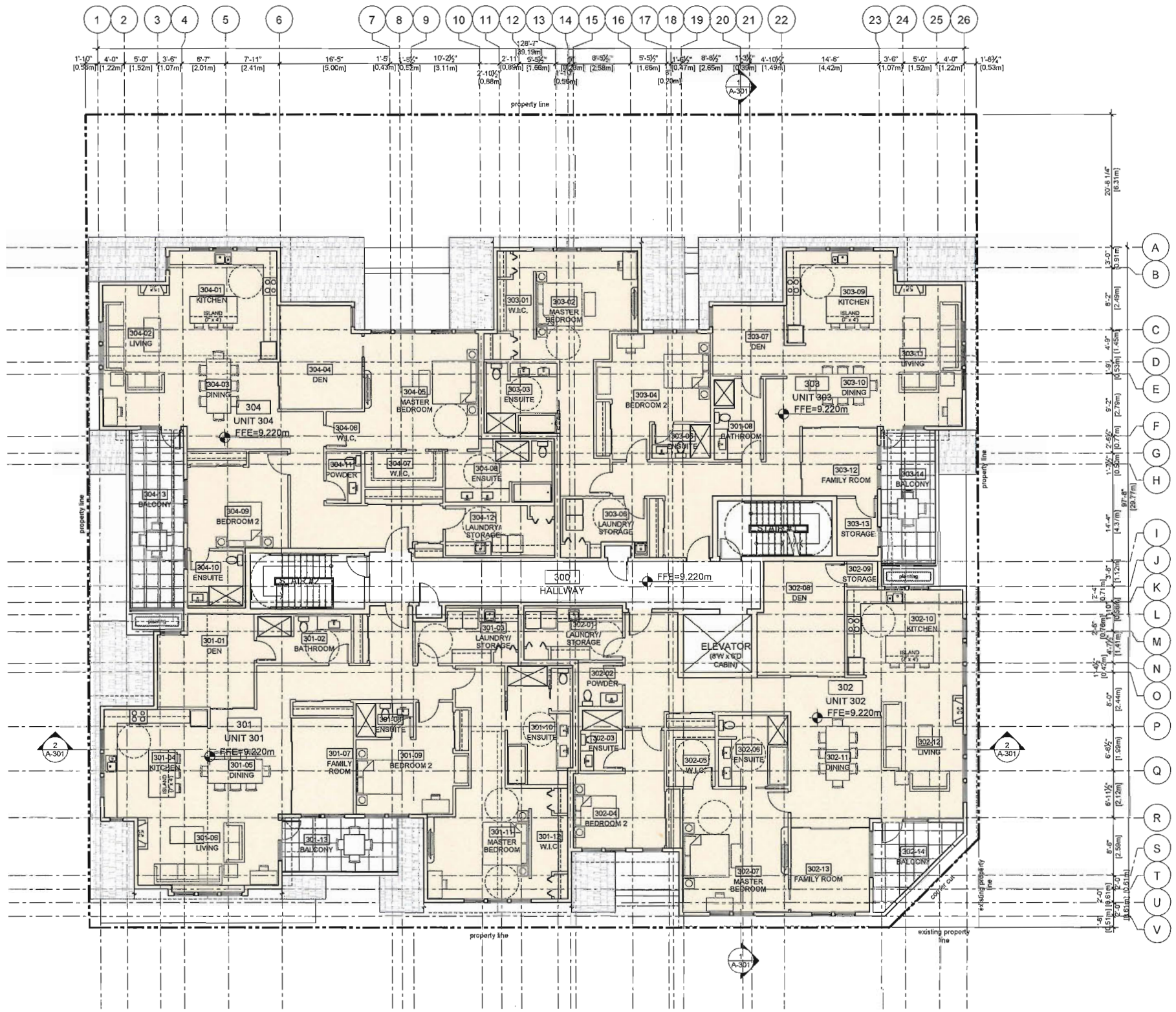

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1/8" = 1'-0"

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E	131213	DEVELOPMENT PERMIT PROGRESS SET
D	131204	DEVELOPMENT PERMIT PROGRESS SET
C	131016	REZONING APPLICATION
B	130507	PRELIMINARY DRAWINGS
A	130125	PRELIMINARY FLOOR PLANS & ELEVATIONS

ISSUE

ZGF COTTER
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PROJECT:
CHATHAM & 3RD RESIDENTIAL/COMMERCIAL MIXED USE DEVELOPMENT
3471 Chatham Street
Richmond, BC

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JOB No.: 13-06-0404
DATE: NOV. 2014
SEAL:

SHEET TITLE:
LEVEL 3 FLOOR PLAN

Plan 10 Nov 10, 2014
DP 14-672823

DRAWING NO.: A-113
REV.

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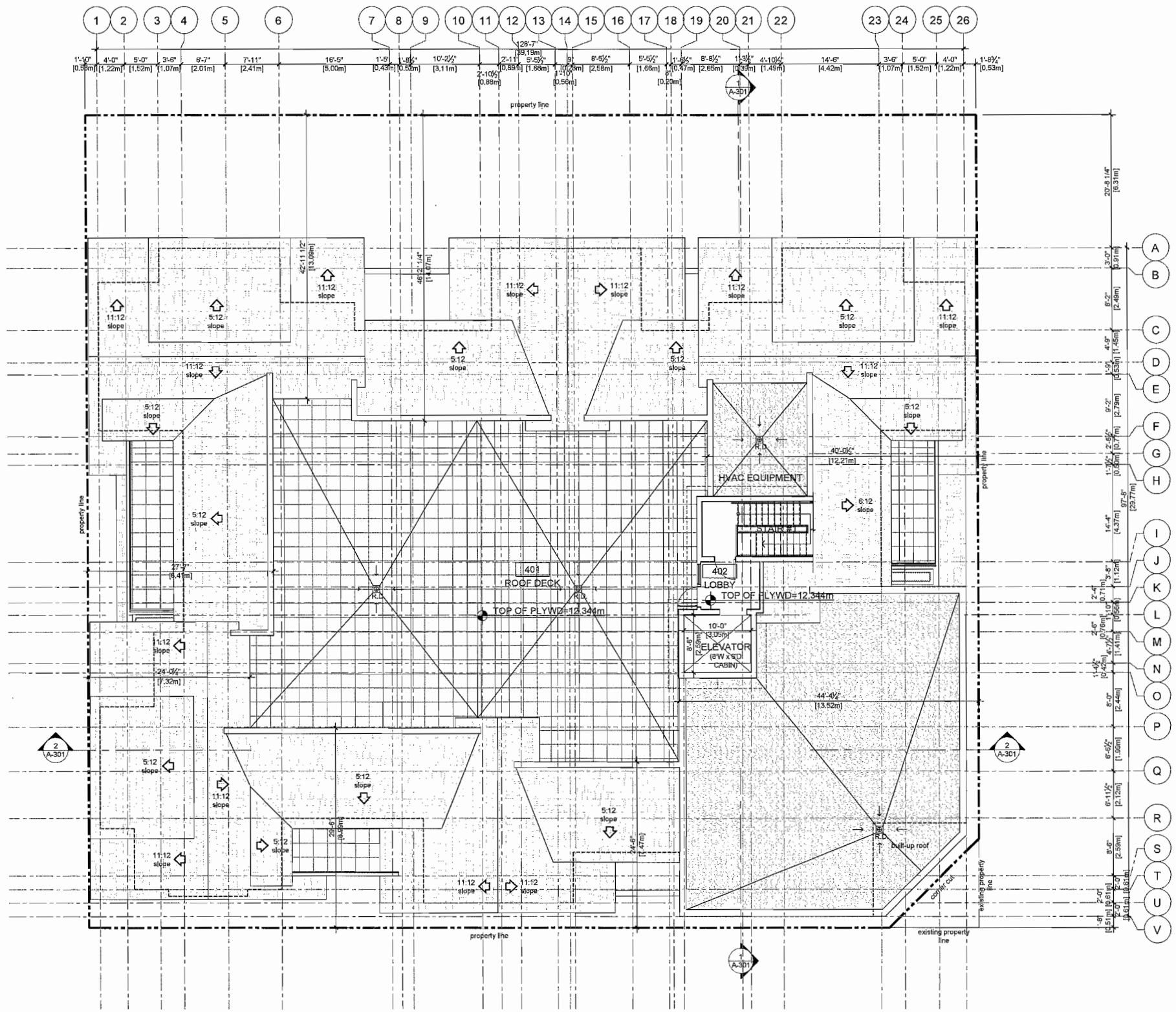

1 ROOF DECK
1/8" = 1'-0"

WATER FIXTURE TO BE PROVIDED AT ROOF DECK LEVEL

MARK	YY/MM/DD	DESCRIPTION
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F	14/05/07	ISSUED FOR HERITAGE ADVISORY COMMITTEE
E	13/12/13	DEVELOPMENT PERMIT PROGRESS SET
D	13/12/04	DEVELOPMENT PERMIT PROGRESS SET
C	13/08/12	REZONING APPLICATION
B	13/03/07	PRELIMINARY DRAWINGS
A	13/01/25	PRELIMINARY FLOOR PLANS & ELEVATIONS

ISSUE:

ZGF COTTER
ZGF COTTER ARCHITECTS INC.
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CHATHAM & 3RD RESIDENTIAL/COMMERCIAL MIXED USE DEVELOPMENT
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CHECKED: RM	
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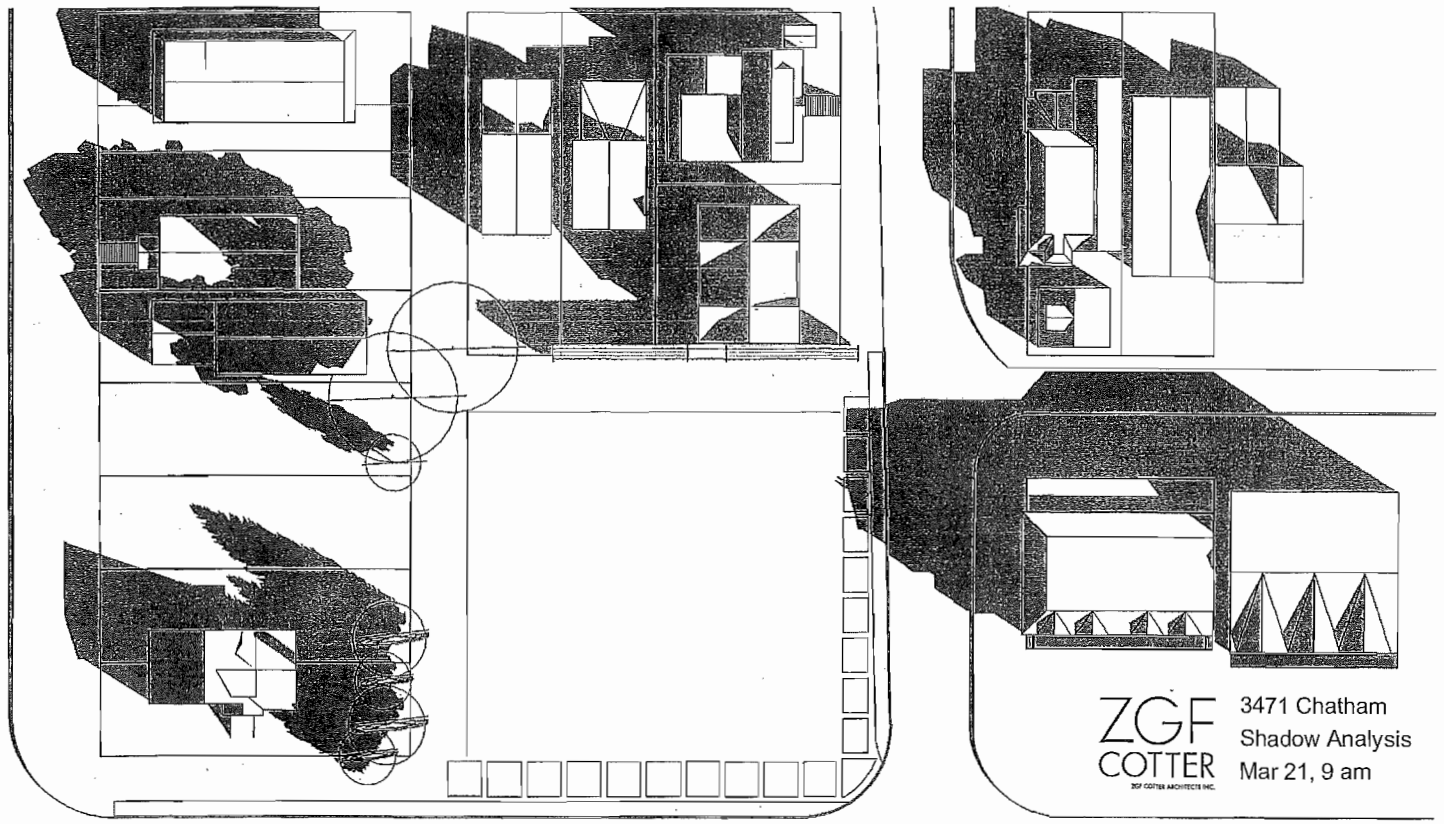
JOB No.: 13-06-CHH	
DATE: NOV. 2014	

SHEET TITLE:
ROOF DECK FLOOR PLAN

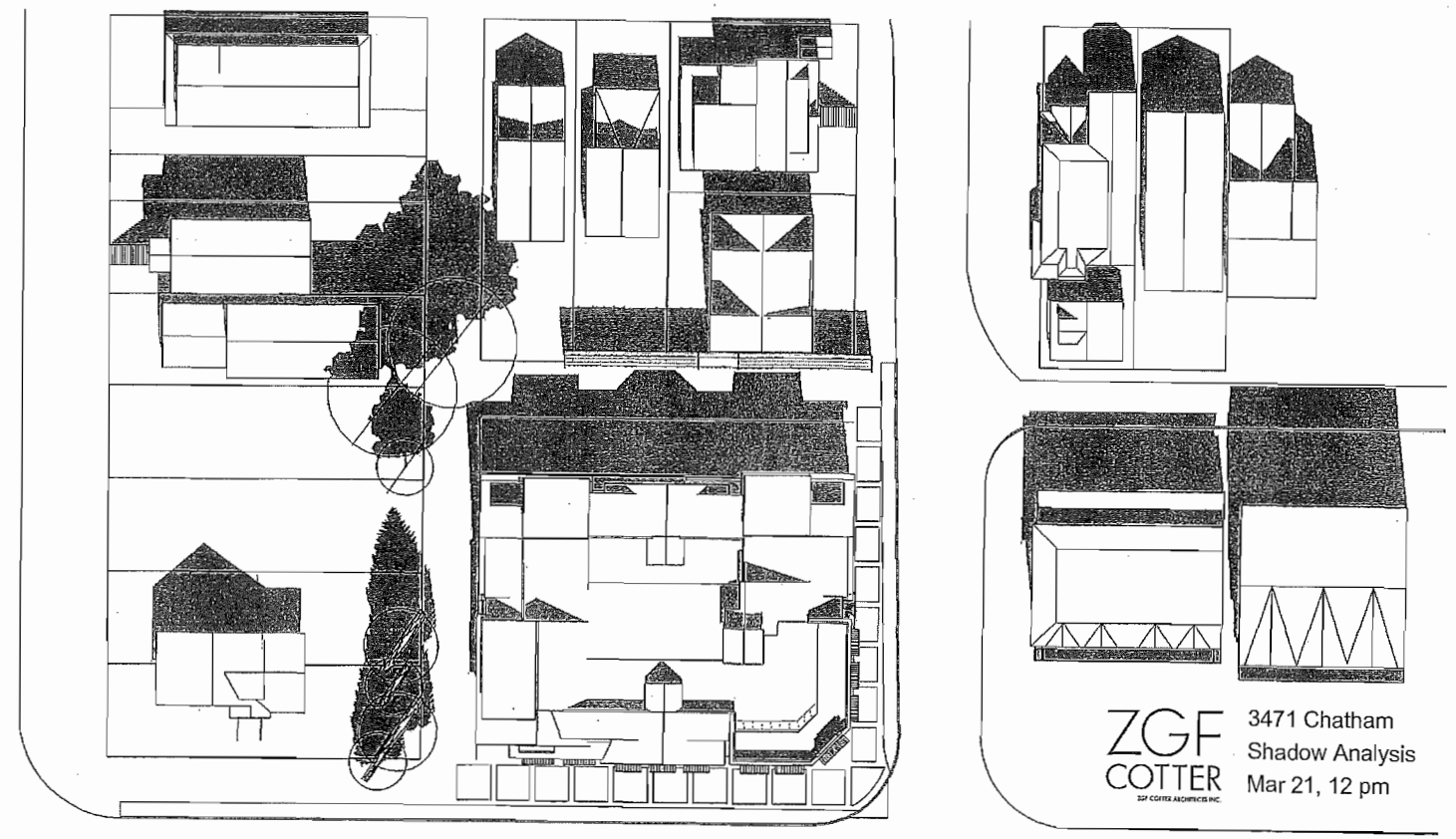
Plan 11 Nov 10, 2014
DP 14-672823

DRAWING NO.: A-114
REV.

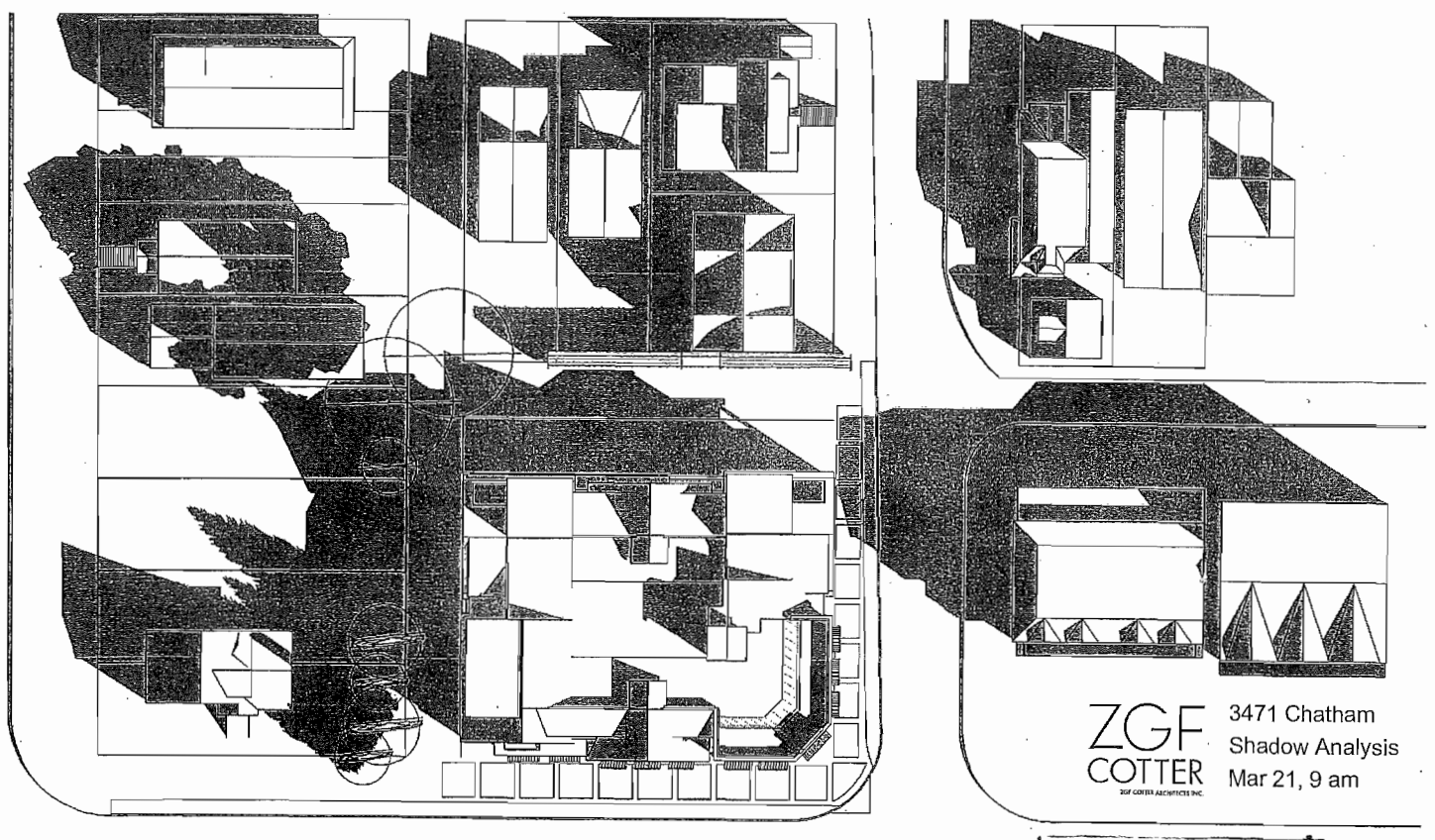


ZGF COTTER
ZGF COTTER ARCHITECTS INC.
3471 Chatham
Shadow Analysis
Mar 21, 9 am

EXISTING



ZGF COTTER
ZGF COTTER ARCHITECTS INC.
3471 Chatham
Shadow Analysis
Mar 21, 12 pm



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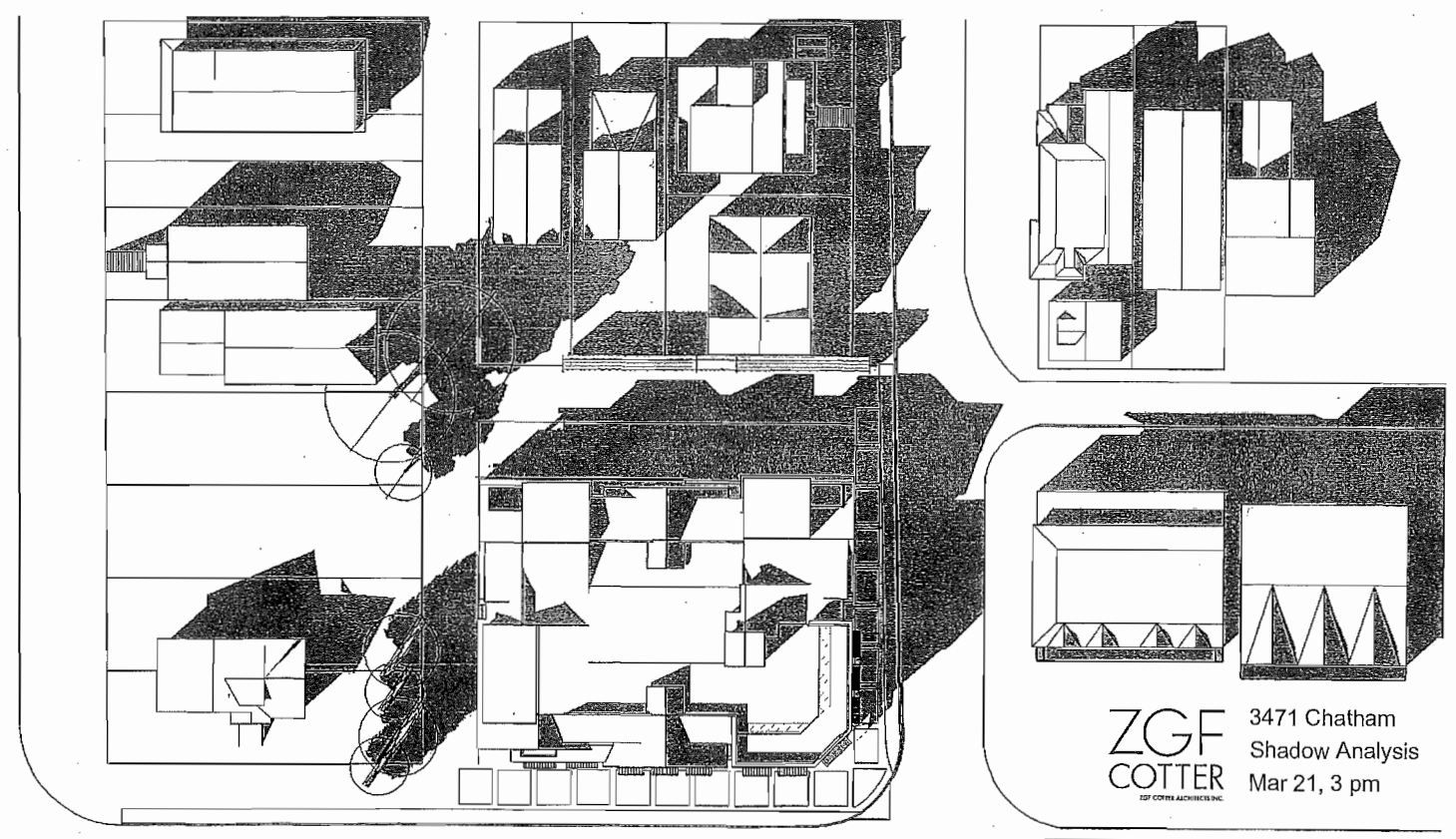
ZGF COTTER ARCHITECTS INC.
3471 Chatham
Shadow Analysis
Mar 21, 9 am

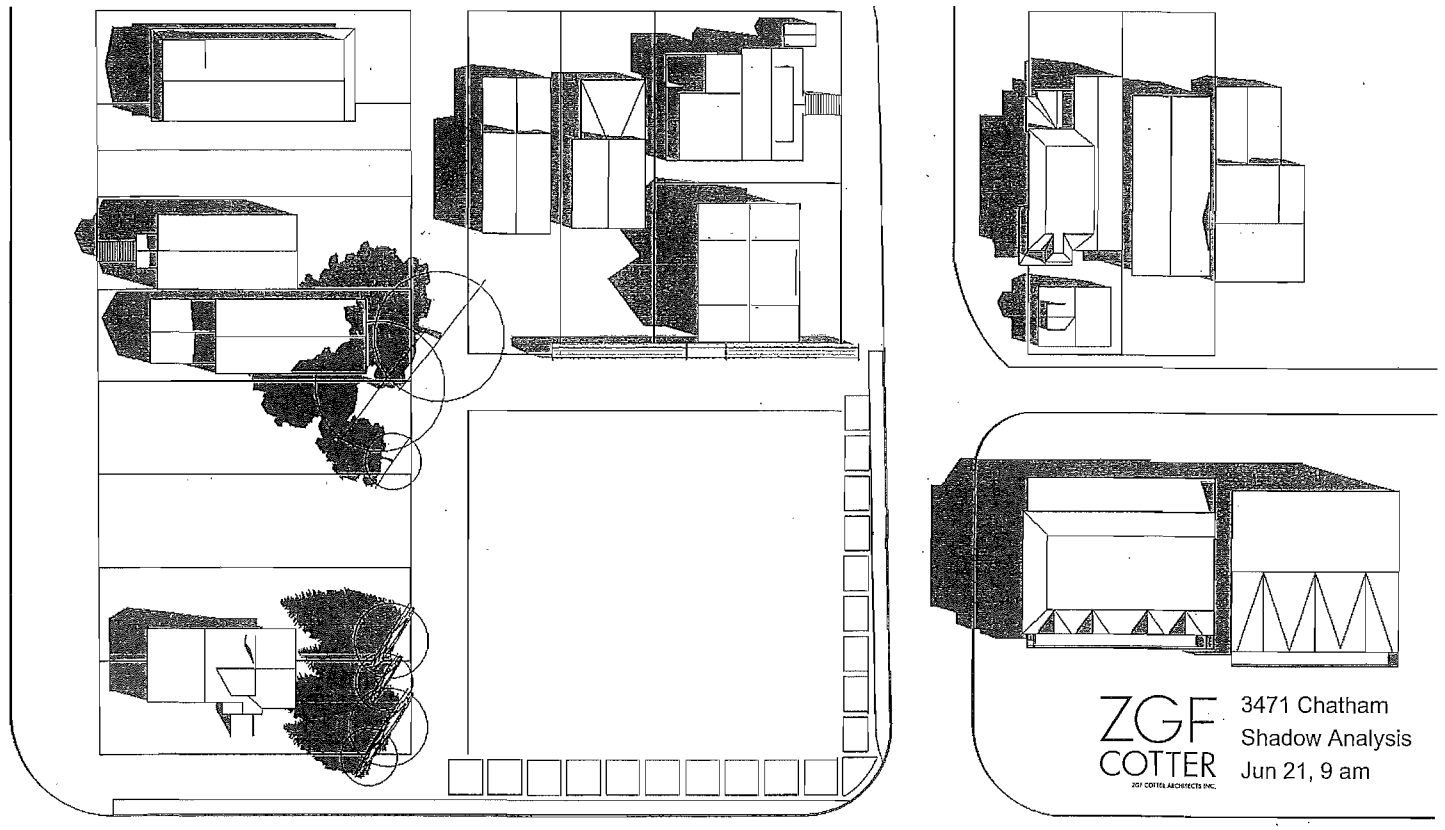
PROPOSED
(TYP.)



ZGF COTTER
ZGF COTTER ARCHITECTS INC.
3471 Chatham
Shadow Analysis
Mar 21, 3 pm

SUN SHADING DIAGRAMS
FROM RZ 13-643436

Reference Plan Nov 10, 2014
DP 14-672823



ZGF COTTER
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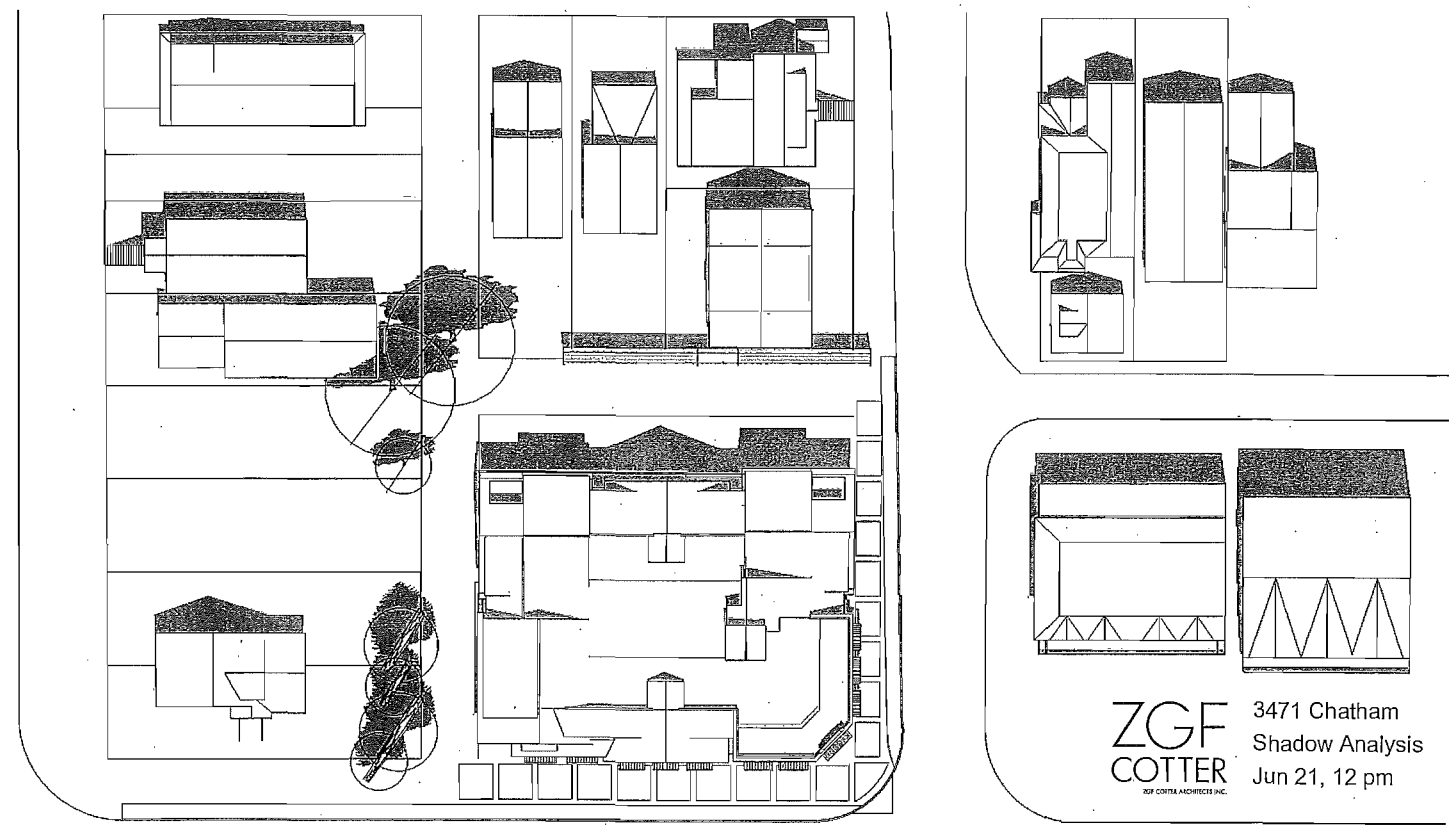
3471 Chatham
Shadow Analysis
Jun 21, 9 am



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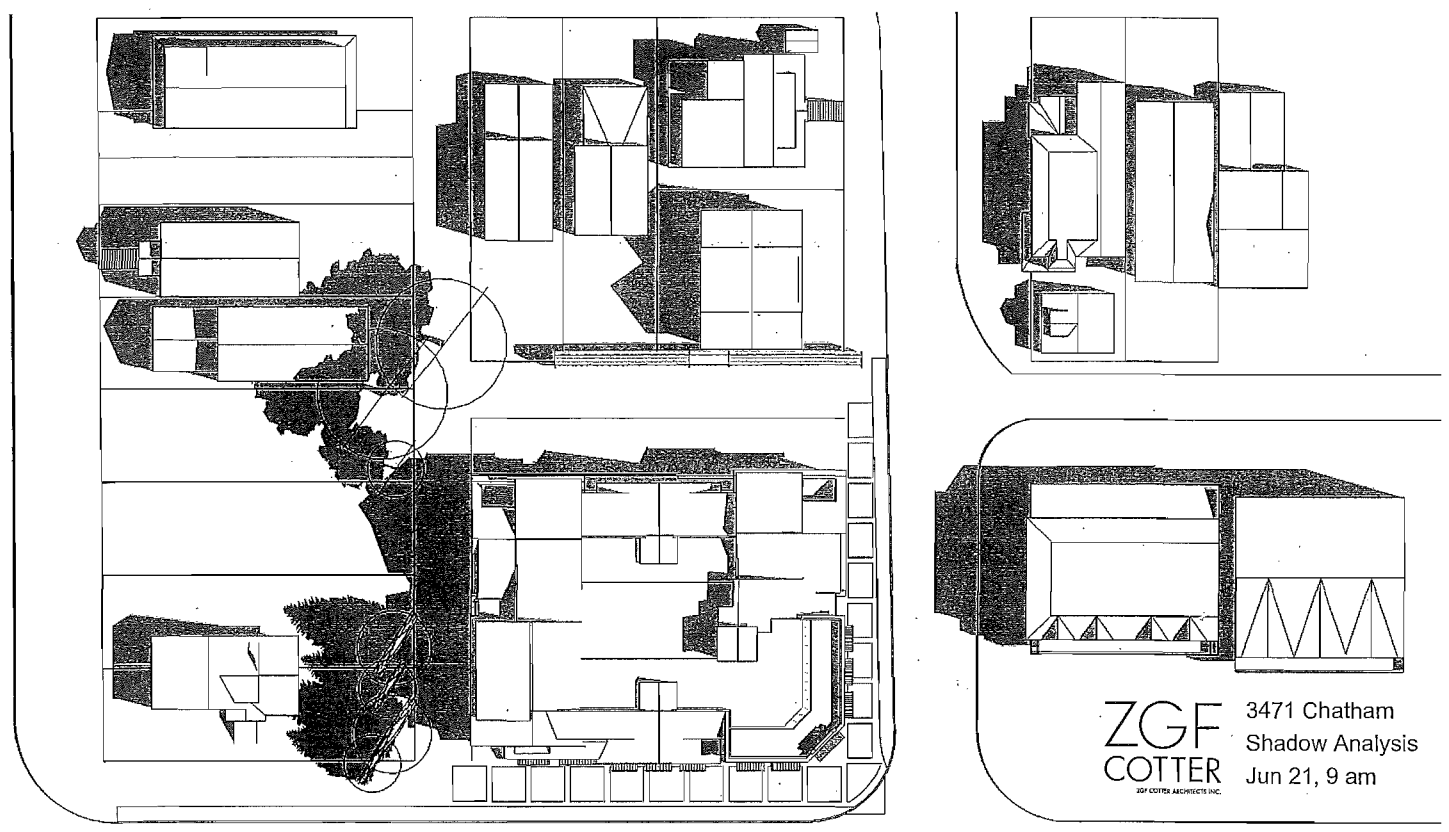
3471 Chatham
Shadow Analysis
Jun 21, 12 pm



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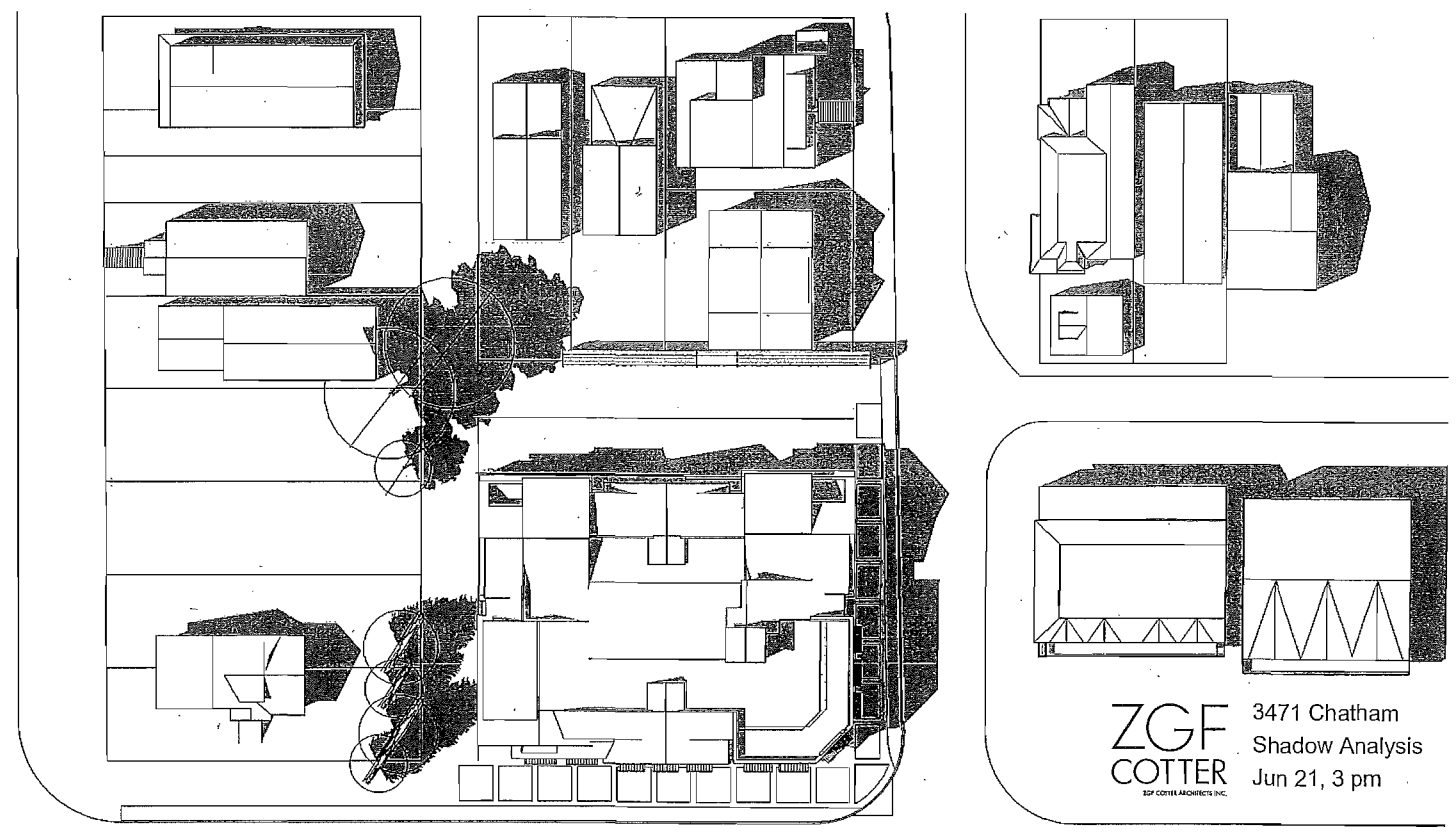
3471 Chatham
Shadow Analysis
Jun 21, 9 am



ZGF COTTER
ZGF COTTER ARCHITECTS INC.
3471 Chatham
Shadow Analysis
Jun 21, 3 pm

Reference Plan Nov 10, 2014

DP 14-672823

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	November 21, 2014
From:	Wayne Craig Director of Development	**File:**	DP 14-663759
Re:	**Application by Amar Sandhu for a Development Permit at 7400, 7420 and 7440 Railway Avenue**		

Staff Recommendation

That a Development Permit be issued which would permit the construction of 14 townhouse units at 7400, 7420 and 7440 Railway Avenue on a site zoned "Low Density Townhouses (RTL4)".

Wayne Craig
Director of Development

WC:el
Att.

Staff Report

Origin

Amar Sandhu has applied to the City of Richmond for permission to develop fourteen (14) two-storey townhouse units at 7400, 7420 and 7440 Railway Avenue (Attachment 1). The subject site is being rezoned from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)" for this project under Bylaw 9015 (RZ 12-619835), which received third reading following the Public Hearing on April 22, 2014. The properties currently contain three (3) 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 14- 667212), which must be entered into prior to final adoption of the rezoning bylaw. Works include, but are not limited to: removal of the existing sidewalk, construction of a new 1.5 m wide sidewalk and a 2.0 m grass and treed boulevard between the new sidewalk and the existing curb along the site frontage and extended south to the north property line 7488 Railway Avenue, installation of street lighting to replace the existing Hydro lease lights, and upgrade of the existing 450 mm diameter storm sewer along Railway Avenue frontage to 600 mm diameter. A sanitary sewer statutory right-of-way is located along the entire east property line of the subject site, no upgrades to the sanitary sewer is required.

Development Information

Please refer to attached Development Application Data Sheet (Attachment 2) 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: Three (3) "Single Detached (RS1/E)" lots with a mix of newer and older homes fronting Railway Avenue; and single-family lots zoned "Single Detached (RS1/E)" and "Single Detached (RS1/B)" further north fronting Linfield Gate.

To the South: Two (2) deeper "Single Detached (RS1/E)" lots with older homes; and then two (2) "Single Detached (RS1/B)" lots with newer homes and a temporary shared access from Railway Avenue to the unopened back lane; further south are six (6) more "Single Detached (RS1/E)" lots fronting Railway Avenue.

To the East: Three (3) "Single Detached (RS1/B)" lots with newer homes and one (1) "Single Detached (RS1/H)" lot, all fronting Lindsey Road.

To the West: Across Railway Avenue, Railway Corridor Greenway, then McCallan Road with a mix of newer and older, larger single-family dwellings on "Single Detached (RS1/E)" lots.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on April 22, 2014. The following concerns were expressed during the Public Hearing. The response to the concern is provided in *italics*.

1. Traffic on Railway Avenue.

   Transportation staff have reviewed the proposed townhouse development and confirmed that the proposed fourteen (14) unit townhouse development should result in a manageable increase in traffic over the existing three (3) single-family houses. This marginal increase is expected to have minimal impact to the surrounding road system and can be accommodated within the capacity and geometry of Railway Avenue including southbound movements into the site.

   It is noted that the Railway Avenue corridor is designed for all road users including transit and pedestrians, as well as bicycle lanes in both directions. Transportation supports a direct access from Railway Avenue which will be full movement north and south. The townhouse proposal reduces the number of access points on Railway Avenue from three (3) to a single driveway.

2. Parking in the neighbourhood.

   The proposed development meets the off-street parking requirement in the Zoning Bylaw with two (2) parking spaces for each unit and exceeds the bylaw parking rate for visitor spaces by providing one additional visitor stall on site. This should minimize potential parking impacts on adjacent streets.

3. Neighbourhood character.

   Two-storey ground oriented duplexes and detached units with traditional residential character are proposed to compliment surrounding single-family houses and help integrate the project into the existing neighbourhood. High building quality details, materials and landscaping are proposed to enhance the streetscape.

4. Privacy.

   The development is designed to minimize overlook on adjacent lots. All proposed units are limited to two- storeys. The proposed 5.5 m (ground floor) to 6.0 m (second floor) rear yard setback exceeds the minimum rear yard requirement in the Zoning Bylaw and will comply with the Townhouse Development Requirements under the Arterial Road Policy. Proposed side yard setbacks along the north and south property lines meet the bylaw required 3.0 m setback, which exceeds the typical minimum setback for single-family dwellings. A solid 1.8 m high wood fence is proposed along all property lines abutting residential lots.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the "Low Density Townhouses (RTL4)" zone.

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, October 8, 2014 is attached for reference (Attachment 3). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '***bold italics***'.

Analysis

Conditions of Adjacency

- The proposed height, siting and orientation of the buildings generally address the massing of the surrounding residential developments. Two-storey detached and duplex units are proposed to respect the adjacent existing single-family developments, and to minimize privacy and overlook concerns.
- The detached units along the rear property line provide a good transition between the duplex units along Railway Avenue and the single-family homes to the east. The proposed roof line has been minimized to diminish the impact of shadowing to the neighbours.
- The increased rear yard setback (minimum 5.5 m on the ground floor and 6.0 m on the second floor, compared to 3.0 m as required under the Low Density Townhouse zones) provides appropriate private outdoor open space for the units at the back of the site and further minimizes the impact of the proposed development on existing single-family houses to the east.
- The existing site grade within the backyards is to be maintained. 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.
- While no tree planting is permitted within the SRW along the east property line, various shrubs and trees are proposed outside the SRW to form a landscape buffer; a row of cedar hedge and 1.8 m solid wood fence are also proposed along the east property line to increase privacy of the adjacent single-family homes to the east as well as privacy in the yard spaces of the proposed development.
- Adjacent properties to the north and south have future potential for redevelopment as townhouses, and the proposed development does not reduce this potential. A public right-of-passage (PROP) statutory right-of-way (SRW) on-site allowing access to/from the adjacent future development sites via the subject site has been secured at rezoning.

Urban Design and Site Planning

- The site layout includes eight (8) duplex units and six (6) detached units.
- The proposed site layout provides for a pedestrian-oriented streetscape of townhouses fronting Railway Avenue, with a landscaped edge treatment, low wood picket fencing, and gates to individual townhouse unit front doors.
- The internal road layout is a T-shape with future cross-access connections to the neighbouring properties to the north and south, secured by SRW.
- All units have two (2) vehicle parking spaces in a side-by-side double car garage. A total of four (4) visitor parking spaces, including one (1) accessible visitor parking space, are provided throughout the site. The number of visitor parking spaces proposed exceeds the minimum bylaw requirement (i.e., 3 spaces).
- Both inside and external bicycle parking is provided and is also in compliance with the zoning bylaw requirements.
- Outdoor amenity space is proposed opposite to the site entry for maximum casual surveillance opportunity and sun exposure. The size and location of the outdoor amenity space is appropriate in providing open landscape and amenity convenient to all of the units. A covered mailbox kiosk and short-term bicycle parking spaces are provided within the outdoor amenity area.
- The required garbage, recycling and organic waste storage enclosures are proposed off the north-south driveway adjacent to the site entry, and have been incorporated into the design of Building No. 1 and Building No. 10 to minimize their visual impact.

Architectural Form and Character

- A pedestrian scale is achieved along the public street and internal drive aisle with the inclusion of variation in building height, building projections, recesses, entry porches, varying material combinations, and landscape features. All units along Railway Avenue have direct individual access from the street.
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, and planting islands along the drive aisle.
- Two (2) colour schemes are proposed to increase visual diversity through the use of materials and natural color options. Scheme One consists of deeper tones such as brick red and mustard olive to develop visual diversity. Scheme Two provides a flatter natural tone to maintain context with adjacent neighbours. Both schemes are proposed with a light trim to unify the project.
- The proposed building materials (asphalt roof shingles, hardi-plank siding, wood trim/post/band/bracket, stone base and metal clad doors) are generally consistent with the Official Community Plan (OCP) Guidelines and compatible with the existing single-family character of the neighbourhood.

Tree Preservation and Replacement

- Tree preservation was reviewed at rezoning stage. The developer is proposing to retain and protect seven (7) trees located along the Railway Avenue frontage and one (1) tree on the adjacent property to the east at 7373 Lindsay Road. 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.

- A contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone is required prior to Development Permit issuance. The footings for all of the porch posts to be installed close to or within the tree protection area will be hand dug and limited to 2 feet by 2 feet. Within the Tree Preservation Zone (TPZ), the planned patio and walkways will be in paving stone construction with the underlying roadbase and sand placed overtop the original grade with no excavation will be undertaken. The proposed walkways will be located a minimum of 1.0 m from any retained tree.
- No Landscaping Security will be returned until the post-construction assessment report, prepared by the Arborist, confirming the protected trees have survived the construction, is reviewed by staff.
- 26 bylaw-sized trees on-site were identified for removal due to general poor condition and a total of 45 replacement trees were secured at rezoning stage (7 replacement trees were exempted considering the effort made by the applicant to retain the 7 existing bylaw trees on site). The applicant is proposing to plant 17 replacement trees on-site, including 5 conifers and 12 deciduous trees. Contribution to the City's Tree Compensation Fund for planting of the balance of replacement trees within the City was secured at Rezoning stage.
- Two (2) city trees located within the city boulevard in front of the site will be impacted by the required storm sewer upgrades and frontage improvements. Parks Operations staff agreed to the removal of these two (2) trees based on the health and condition of the trees, as well as the required frontage improvement works along Railway Avenue. A cash compensation for the street tree removal in the amount of $3,250 will be required.

Landscape Design and Open Space Design

- Each unit will have a private yard with tree/shrub/groundcover planting, patio, and 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 street side landscape defines the private yard boundaries with low metal fences along the property line and low shrubs inside the yards. The front yards are internally separated by fencing and hedging to create privacy.
- A children's play area designed for children aged 2 to 5 years old is proposed for the outdoor amenity area. The play equipment includes a playhouse, counter, and a tunnel; it was chosen to fit into the provided space and to allow multiple children to play at the same time. The equipment provides social, active, and imagination play opportunities.
- A bench will be provided for caregivers.
- Feature paving will highlight road transitions at the site entrance and the drive aisle ends, as well as at the intersection of the internal drive aisle. Permeable pavers will be used to identity a pedestrian route from the site entrance to the internal units, and to provide a break in the asphalt internal driveway.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of $132,740.30 in association with the Development Permit.

- Indoor amenity space is not proposed on-site. A $14,000 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:
  - additional windows provided to Buildings 5 & 6 facing the outdoor amenity area to increase surveillance opportunity;
  - low metal fence with gates along the frontage and low planting on either side of the fence to provide for visual porosity into the site;
  - the play area located at the centre of site for maximum surveillance opportunity; and
  - low planting between the play area and the internal road for better surveillance.

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.
- A legal agreement is required to be registered on-title prior to issuance of the Development Permit to ensure that all units are designed to achieve an EnerGuide rating of 82 (as detailed by the Certified Energy Advisor), and to include pre-ducting for solar hot water heating.
- The developer also advises that the following sustainability features will be incorporated into the development:
  - seven (7) existing trees along the street and one (1) existing tree at the rear of the site are to be retained and protected onsite;
  - permeable paving proposed for visitor parking stalls and key areas of the internal driveway to increase permeability;
  - energy efficient appliances in all units;
  - large operable windows provide natural light and ventilation;
  - large gable roofs for improved envelope performance;
  - locally sourced materials with low V.O.C. emissions; and
  - native planting proposed for longevity within the area.

Accessible Housing

- The proposed development includes one (1) convertible unit that is 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 chair lift (where the staircase has been dimensioned to accommodate this in unit Ab) 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; and
  - 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

EL:rg

Attachment 1: Location Map
Attachment 2: Development Application Data Sheet
Attachment 3: Excerpt from the Minutes of the Advisory Design Panel Meeting–October 8, 2014

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

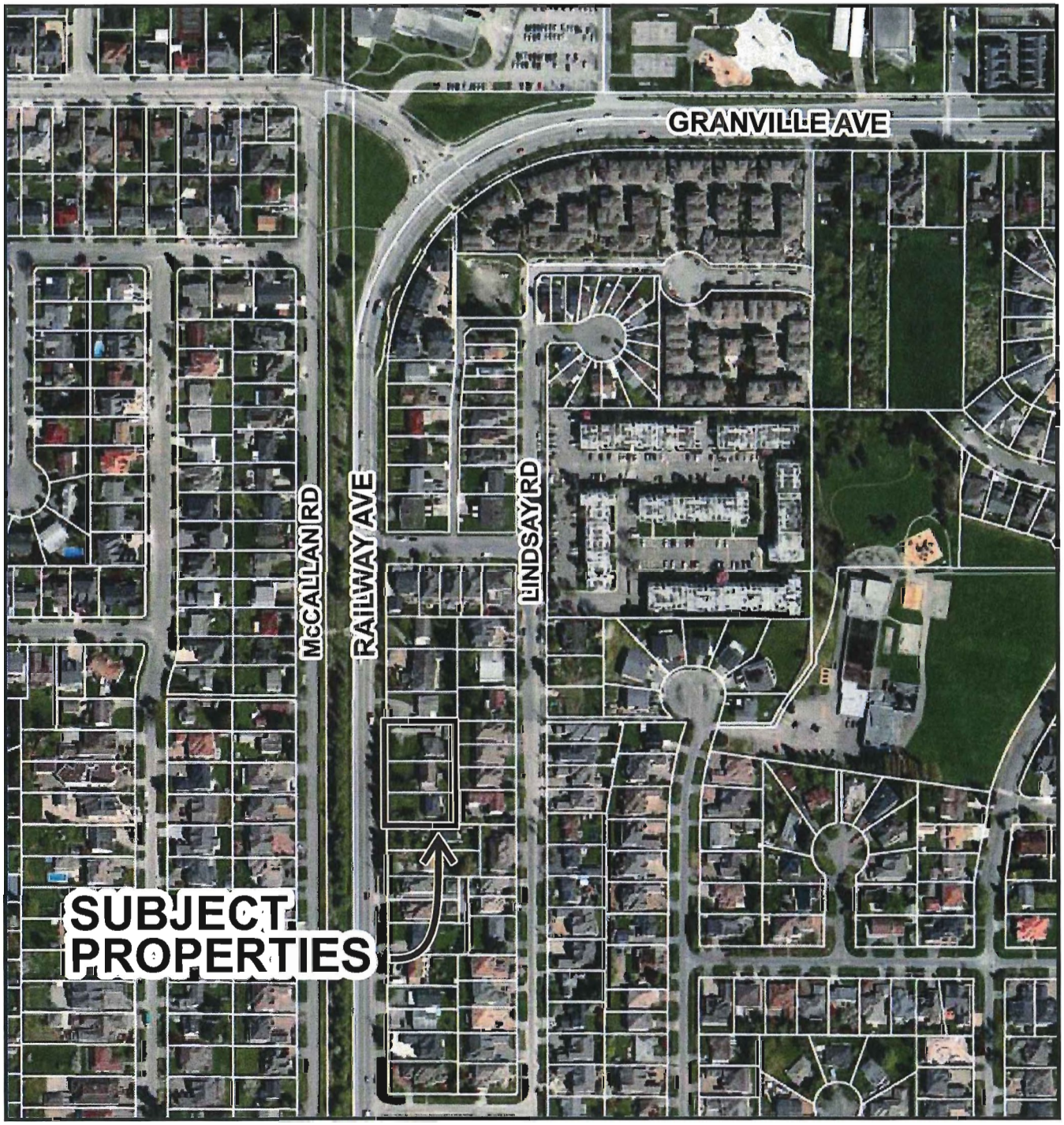
- Final adoption of the Zoning Amendment Bylaw 9015.
- Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
- Receipt of a Letter-of-Credit for landscaping and tree survival in the amount of $132,740.30; Letter-of-Credit will not be released until the Letter of Assurance that landscaping installed from Landscape Architect as well as the Post Construction Impact Assessment Report confirming the protected trees survived the construction from Arborist are reviewed by staff.
- Submission of a proof of contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone.
- City acceptance of the developer's offer to voluntarily contribute $3,250.00 to Parks Division's Tree Compensation Fund for the removal of two (2) trees located on the City boulevard in front of the site. Note: Developer/contractor must contact the Parks Division (604-244-1208 ext. 1342) four (4) business days prior to the removal to allow proper signage to be posted. All costs of removal and compensation are the responsibility borne by the applicant.

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

- Incorporation of accessibility, CPTED, and sustainability features/measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- Submission of DCC's (City & GVS&DD), School site acquisition charges, and Utility charges etc.
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*

- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (http://www.richmond.ca/services/ttp/special.htm).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.

City of Richmond



DP 14-663759

Original Date: 11/20/14

Revision Date

Note: Dimensions are in METRES

City of Richmond

Development Application Data Sheet

Development Applications Division

DP 14-663759 **Attachment 2**

Address: 7400, 7420 and 7440 Railway Avenue

Applicant: Amar Sandhu Owner: SSB Homes Ltd.

Planning Area(s): Blundell

Floor Area Gross: 2,378 m^2 Floor Area Net: 1,803 m^2

	Existing	Proposed
Site Area:	3,025.7 m^2	No Change
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	3	14

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60	none permitted
Lot Coverage – Building:	Max. 40%	40%	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	58%	none
Lot Coverage – Landscaping:	Min. 25%	28%	none
Setback – Front Yard (m):	Min. 6.0 m	6.0 m Min.	none
Setback – North Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – South Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Rear Yard (m):	Min. 3.0 m	5.5 m Min.	none
Height (m):	Max. 12.0 m (3 storeys)	9.77 m Max.	none
Lot Width:	Min. 50.0 m	66.08 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.28 (V) per unit	none
Off-street Parking Spaces – Total:	31	32	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces (28 x Max. 50% = 14)	0	none

Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on site (32 x Max. 50% = 16)	2	none
Handicap Parking Spaces:	Min. 2% when 3 or more visitor parking spaces are required (3 x 2% = 1)	1	none
Amenity Space – Indoor:	Min. 70 m² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m² x 14 units = 84 m²	84 m²	none

Attachment 3

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, October 8, 2014 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

5. DP 14-663759 – 14-UNIT TOWNHOUSE DEVELOPMENT

APPLICANT: Amar Sandhu

PROPERTY LOCATION: 7400, 7420 and 7440 Railway Avenue

Applicant's Presentation

Architect Taizo Yamamoto, Yamamoto Architecture Inc., and Landscape Architect Patricia Campbell, PMG Landscape Architects, presented the project and answered queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from the Panel were as follows:

- note the lack of transition from the drive aisle to the front doors of the rear units; look at slightly setting back the front door to create some transition from the drive aisle;

  As per discussions with the planner, the rear entry units have been located close to the drive aisle to ensure prominence and visibility to pedestrians.

- separating the back units to appease the neighbours to the east may not be a successful move as it reduces the outdoor amenity space; the amenity space is a tight zone between two residential units;

  For a small townhouse development, this was extremely controversial and underwent an extensive public consultation process. Several public information meetings were arranged showing different options for the site. The public was strongly opposed to the idea of townhouses and was very concerned about privacy and overlook of units into their rear yards. One of the justifications we presented to the Public, both at the Public Information meetings and at Public Hearing was that we were proposing single units facing their homes. This means that from their yards they will be looking at smaller scale buildings, and the widths of the buildings facing them will be broken up. As a result of these smaller buildings, the roof line will be lower and will provide more access to daylight. In light of the extent of public opposition and to maintain a transparent public process, we would like to keep the layout of single unit buildings that was shown at Public Hearing. We are concerned that the neighbours will feel that their opposition was not heard, and that in the end we did not do what was promised to them.

- appreciate the overall form, character and scale of the project; variation of the facades, roof lines and colours work nicely;

  Noted.

- project is well designed; however, the outdoor amenity space is small; consider lowering the roof lines of adjacent units to allow more sunlight exposure to the amenity space;

  Additional sunlight exposure in outdoor amenity area provided by minimizing the slopes of the gables to Unit A2 (Bldg. 5) and removing the double gable to Unit A1 (Bldg. 6). Overhang of these roofs have also already been minimized to meet building code and maintain sun exposure.

- consider public art for the project;

  Owner has agreed to make a cash contribution in lieu of public art.

- project is well handled; form and character is good and relates well to the site context;

  Noted.

- concern on the narrow separation between rear units as the spaces don't appear functional; rear units could be paired up to increase the size of the outdoor amenity space and make it functional;

  See response above.

- appreciate the provision of a convertible unit in the project; ensure that the size of the bottom stair lift platform is adequate;

  Minimum clearance space of 750mm x 600mm platform shown at the bottom of the stairs of convertible unit.

- appreciate the applicant's submission of predicted Energuide rating; however, the proposed use of electric baseboards for space heating is not advisable; consider alternative heating systems for heating space;

  Client would like to propose electric base boards for space heating but will meet Energuide 82 requirements.

- consider parti-walls in lieu of spaces between the rear units for better energy efficiency;

  See response above.

- building elevations and colours are interesting;

  Noted.

- like the character of the proposed buildings; consider design development to gables for units facing the internal drive aisle;

  Additional design development of gables for units facing internal roadway was studied. Incorporating these changes largely compromise the functionality and flow of the floor plan. Unit and elevation proposed to remain the same.

- agree with comments that the rear buildings should be paired to better utilize the site; spaces between rear units may not necessary as trees along the east property line provide screening from the neighbouring property to the east;

  See response above.

- visual porosity in the eastern façade has been achieved at the expense of the reduced size of the outdoor amenity area; agree with suggestions from the Panel to pair the rear buildings together and provide further articulation to the eastern façade; and

  See response above.

- if the rear buildings are joined together to enhance energy efficiency and increase the size of the outdoor amenity area, consider cricket roofs to maintain a break between the roofs of each pair of units.

  See response above.

- *(In addition, the Chair also read the following comments of Panel member Grant Brumpton)*

- review the suitability of the proposed naturalized/recycled play equipment for rainy weather;

  PMG have amended the play area to be a mix of natural and structured play and have eliminated the natural wood components that were an issue with the design panel.

- agree with the staff recommendation to plant a tree at the east end of the amenity space to enhance the natural element of the play area design and provide a focal point;

  PMG has amended the landscape plan to include two small fruit trees at the east side as part of the amenity area experience.

- applicant needs to work with an arborist; and

  An arborist is part of the consultant team and will ask that Sandhill Developments have them advise the team on tree issues during the course of construction.

- look at the feasibility of planting underneath the large coniferous trees.

  We believe that the planting scheme will work in the area of the existing conifers. PMG has added note to advise the arborist to be on site when undertaking any construction within their tree protection area.

Panel Decision

It was moved and seconded
That DP 14-663759 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.

CARRIED

Opposed: Matthew Thomson and Kai Chen

City of Richmond

Development Permit

No. DP 14-663759

To the Holder:	AMAR SANDHU
Property Address:	7400, 7420 AND 7440 RAILWAY AVENUE
Address:	C/O SANDHILL DEVELOPMENT LTD. 228-11020 NO 5 ROAD RICHMOND, BC V7A 4E7

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #16 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of $132,740.30 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.
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.

Development Permit
No. DP 14-663759

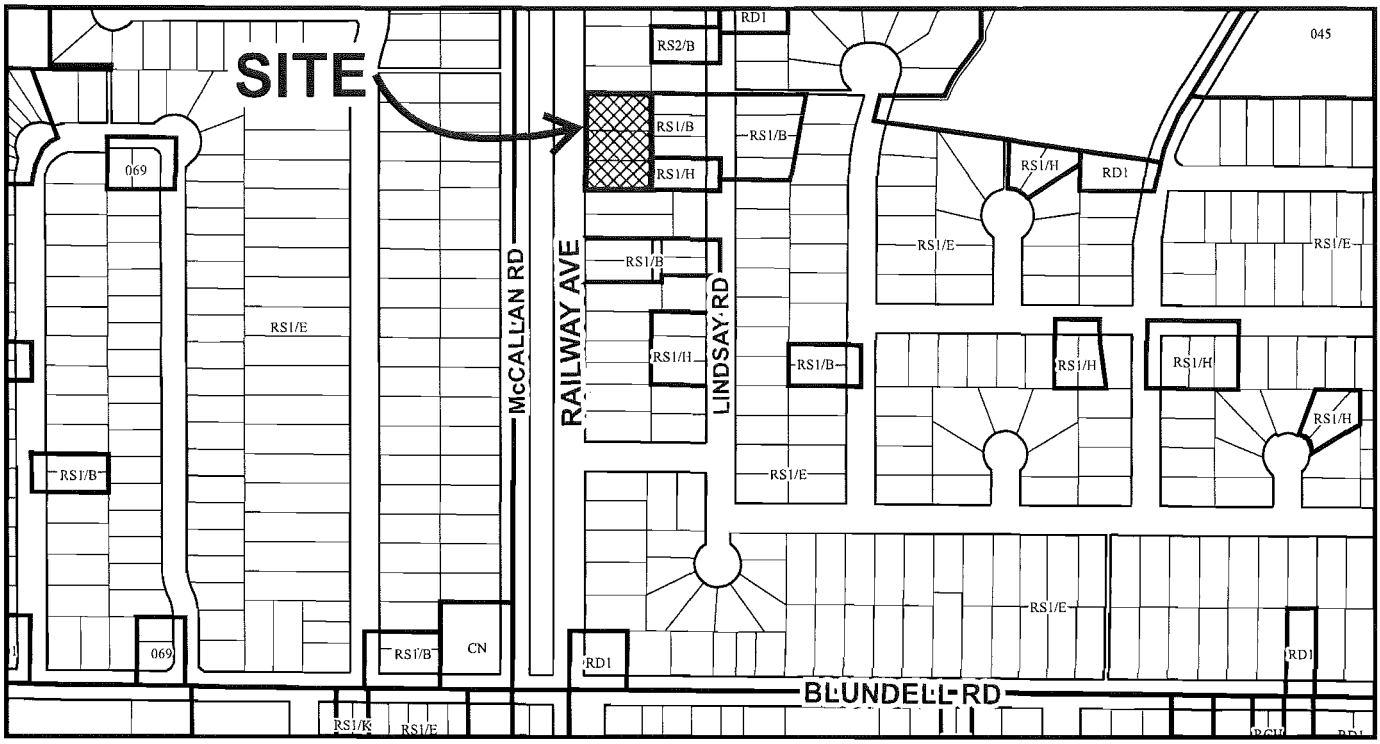
To the Holder:	AMAR SANDHU
Property Address:	7400, 7420 AND 7440 RAILWAY AVENUE
Address:	C/O SANDHILL DEVELOPMENT LTD. 228-11020 NO 5 ROAD RICHMOND, BC V7A 4E7

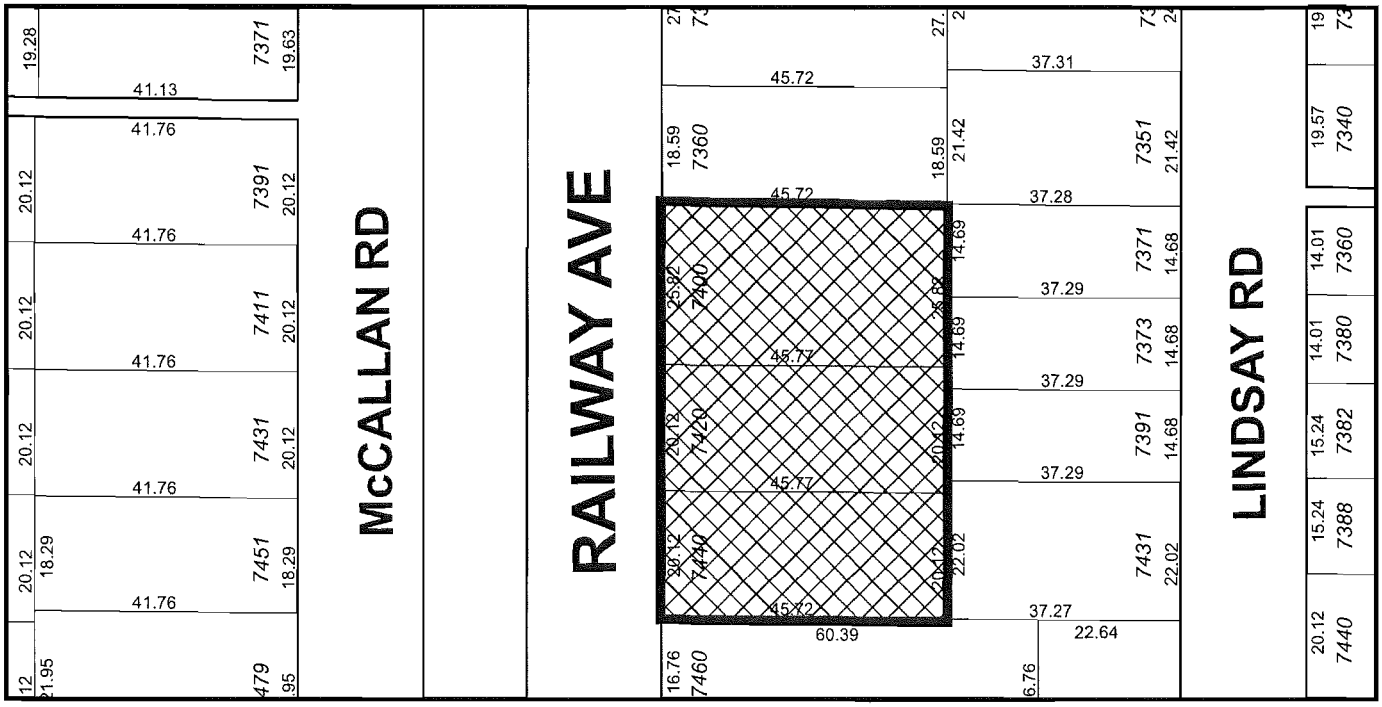
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR

City of Richmond



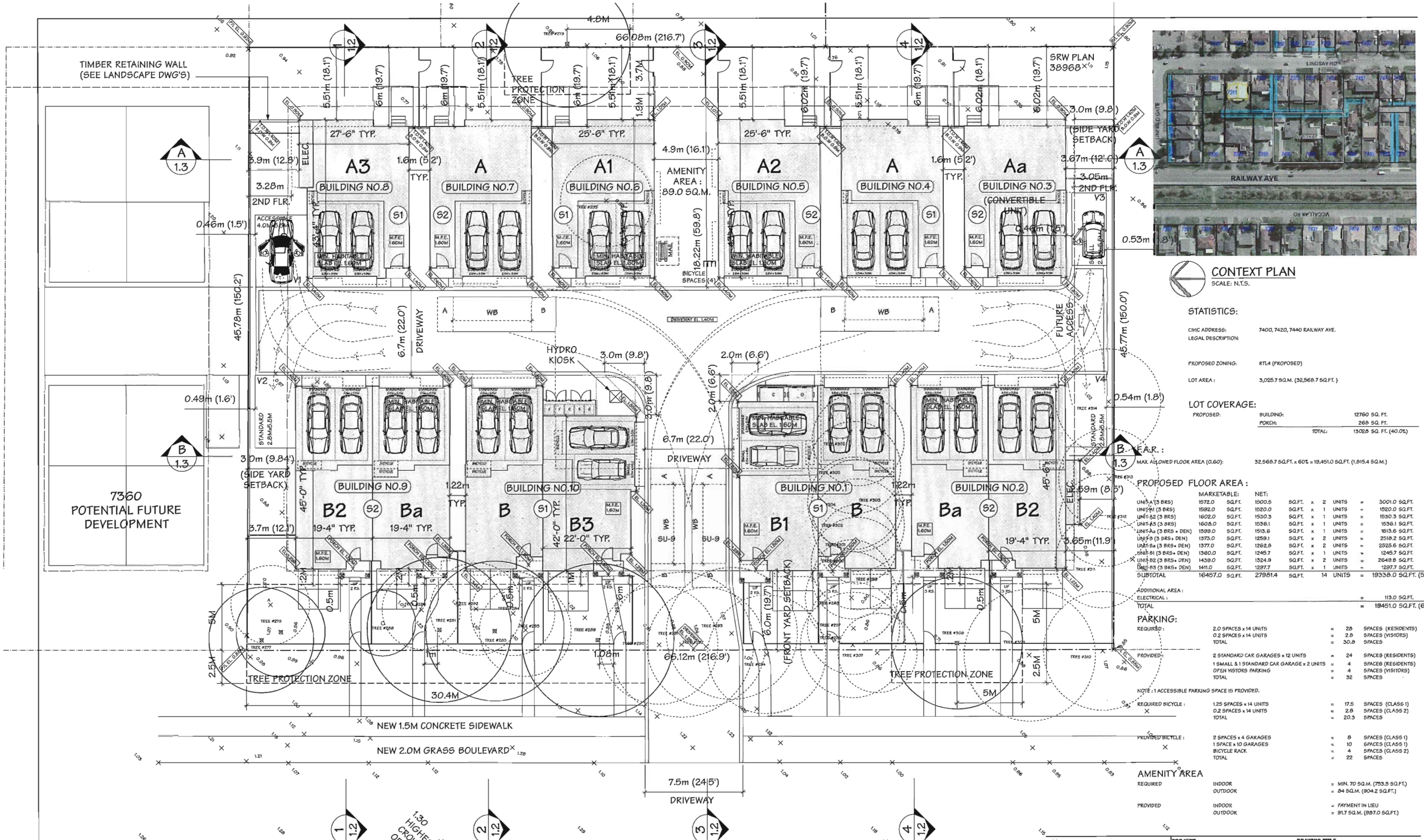


DP 14-663759
SCHEDULE "A"

Original Date: 05/30/14

Revision Date: 11/20/14

Note: Dimensions are in METRES



SITE PLAN
SCALE: 1"=10'-0"

0 10 20 40

PLAN

CONTEXT PLAN
SCALE: N.T.S.

STATISTICS:

CIVIC ADDRESS: 7400, 7420, 7440 RAILWAY AVE.
LEGAL DESCRIPTION:

PROPOSED ZONING: RTL4 (PROPOSED)

LOT AREA : 3,025.7 SQ.M. (32,568.7 SQ.FT.)

LOT COVERAGE:

PROPOSED:		
BUILDING:	12760 SQ. FT.	
PORCH:	268 SQ. FT.	
TOTAL:	13028 SQ. FT.	(40.0%)

F.A.R. :

MAX. ALLOWED FLOOR AREA (0.60): 32,568.7 SQ.FT. x 60% = 19,451.0 SQ.FT. (1,815.4 SQ.M.)

PROPOSED FLOOR AREA :

	MARKETABLE:		NET:							
UNIT-A (3 BRS)	1572.0	SQ.F.T.	1500.5	SQ.F.T.	x	2	UNITS	=	3001.0	SQ.FT.
UNIT-A1 (3 BRS)	1592.0	SQ.F.T.	1520.0	SQ.F.T.	x	1	UNITS	=	1520.0	SQ.FT.
UNIT-A2 (3 BRS)	1602.0	SQ.F.T.	1530.3	SQ.F.T.	x	1	UNITS	=	1530.3	SQ.FT.
UNIT-A3 (3 BRS)	1608.0	SQ.F.T.	1536.1	SQ.F.T.	x	1	UNITS	=	1536.1	SQ.FT.
UNIT-Aa (3 BRS + DEN)	1599.0	SQ.F.T.	1513.6	SQ.F.T.	x	1	UNITS	=	1513.6	SQ.FT.
UNIT-B (3 BRS + DEN)	1373.0	SQ.F.T.	1259.1	SQ.F.T.	x	2	UNITS	=	2518.2	SQ.FT.
UNIT-Ba (3 BRS+ DEN)	1377.0	SQ.F.T.	1262.8	SQ.F.T.	x	2	UNITS	=	2525.6	SQ.FT.
UNIT-B1 (3 BRS+ DEN)	1360.0	SQ.F.T.	1245.7	SQ.F.T.	x	1	UNITS	=	1245.7	SQ.FT.
UNIT-B2 (3 BRS+ DEN)	1439.0	SQ.F.T.	1324.9	SQ.F.T.	x	2	UNITS	=	2649.8	SQ.FT.
UNIT-B3 (3 BRS+ DEN)	1411.0	SQ.F.T.	1297.7	SQ.F.T.	x	1	UNITS	=	1297.7	SQ.FT.
SUBTOTAL	16457.0	SQ.FT.	27981.4	SQ.FT.		14	UNITS	=	19338.0	SQ.FT. (59.4%)
ADDITIONAL AREA :										
ELECTRICAL :								=	113.0	SQ.FT.
TOTAL								=	19451.0	SQ.FT. (60.0%)

PARKING:

REQUIRED :	2.0 SPACES x 14 UNITS	= 28	SPACES (RESIDENTS)
	0.2 SPACES x 14 UNITS	= 2.8	SPACES (VISITORS)
	TOTAL	= 30.8	SPACES
PROVIDED:	2 STANDARD CAR GARAGES x 12 UNITS	= 24	SPACES (RESIDENTS)
	1 SMALL & 1 STANDARD CAR GARAGE x 2 UNITS	= 4	SPACES (RESIDENTS)
	OPEN VISITORS PARKING	= 4	SPACES (VISITORS)
	TOTAL	= 32	SPACES

NOTE : 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

REQUIRED BICYCLE :	1.25 SPACES x 14 UNITS	= 17.5	SPACES (CLASS 1)
	0.2 SPACES x 14 UNITS	= 2.8	SPACES (CLASS 2)
	TOTAL	= 20.3	SPACES
PROVIDED BICYCLE :	2 SPACES x 4 GARAGES	= 8	SPACES (CLASS 1)
	1 SPACE x 10 GARAGES	= 10	SPACES (CLASS 1)
	BICYCLE RACK	= 4	SPACES (CLASS 2)
	TOTAL	= 22	SPACES

AMENITY AREA

REQUIRED	INDOOR	= MIN. 70 SQ.M. (753.5 SQ.FT.)
	OUTDOOR	= 84 SQ.M. (904.2 SQ.FT.)
PROVIDED	INDOOR	= PAYMENT IN LIEU
	OUTDOOR	= 91.7 SQ.M. (987.0 SQ.FT.)

NO.	DATE	REVISIONS
4	NOV. 24, 2014	GENERAL REVISIONS
3	NOV. 19, 2014	D.P.P. SUBMISSION
2	SEPT. 24, 2014	A.D.P. SUBMISSION
1	AUG. 15, 2014	GENERAL REVISIONS

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Yamamoto Architecture Inc.
2386 oak street, vancouver, b.c. V6H 4J1 tel: 604-731-1127 fax: 604-731-1327

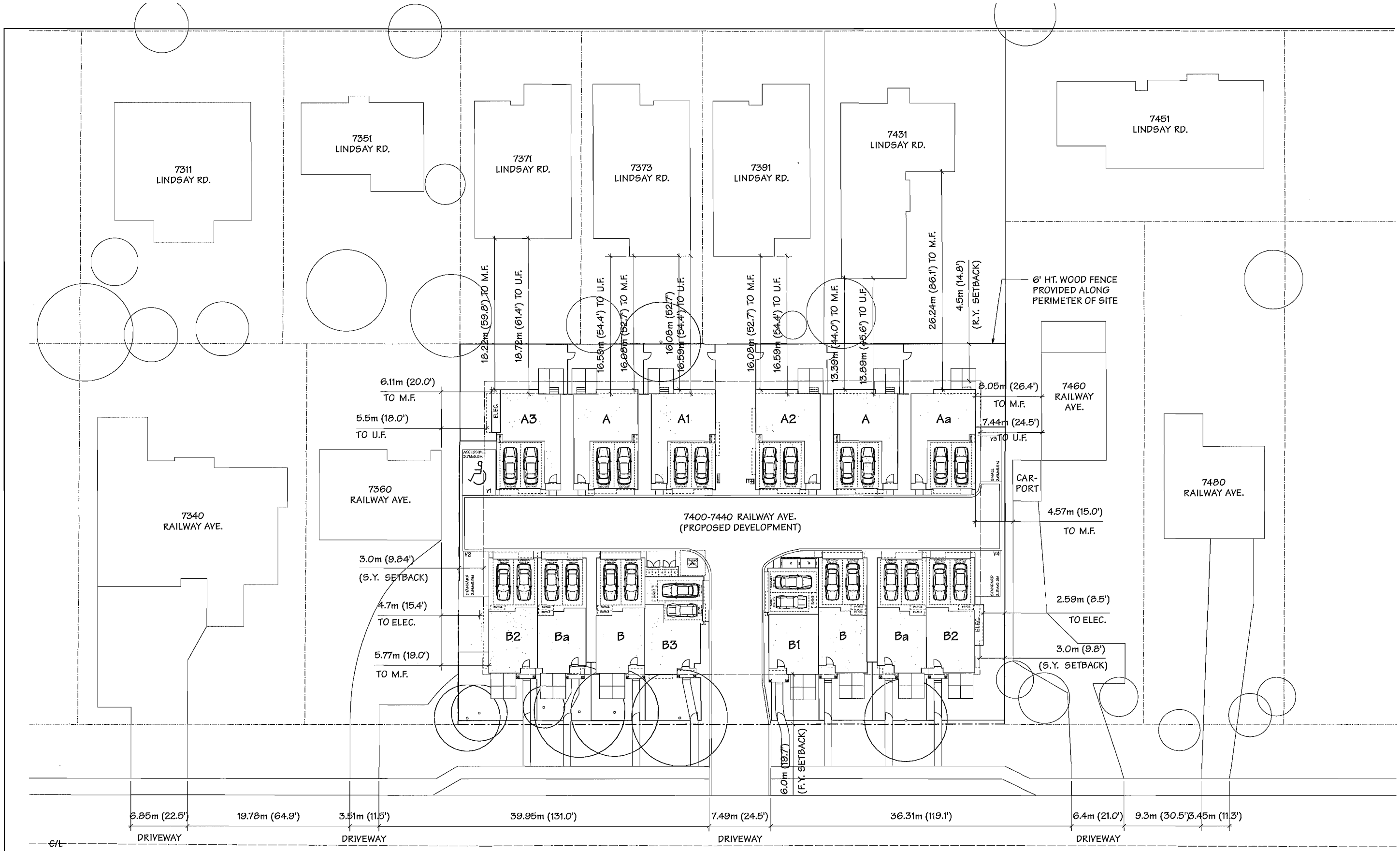
PROJECT
14 UNIT
TOWNHOUSE DEVELOPMENT
7400, 7420, 7440 RAILWAY AVENUE
RICHMOND, B.C.

DRAWING TITLE
SITE PLAN
STATISTICS

SCALE 1" = 10'-0"	SHEET NO. A1.0
DATE JUNE 27, 2014	
DRAWN KP	
CHECKED	PROJ. NO. 1222

NOV 2 1 2014

DP 14-663759 PLAN #1



CONTEXT PLAN
SCALE: 1/16"=1'-0"
0 10 20 40

*NOTES:
-ALL DIMENSIONS ARE APPROXIMATE
-M.F. = MAIN FLOOR
-U.F. = UPPER FLOOR

PLAN

NO.	DATE	REVISIONS
4	NOV. 24, 2014	GENERAL REVISIONS
3	NOV. 19, 2014	D.P.P. SUBMISSION
2	SEPT. 24, 2014	A.D.P. SUBMISSION
1	AUG. 15, 2014	GENERAL REVISIONS

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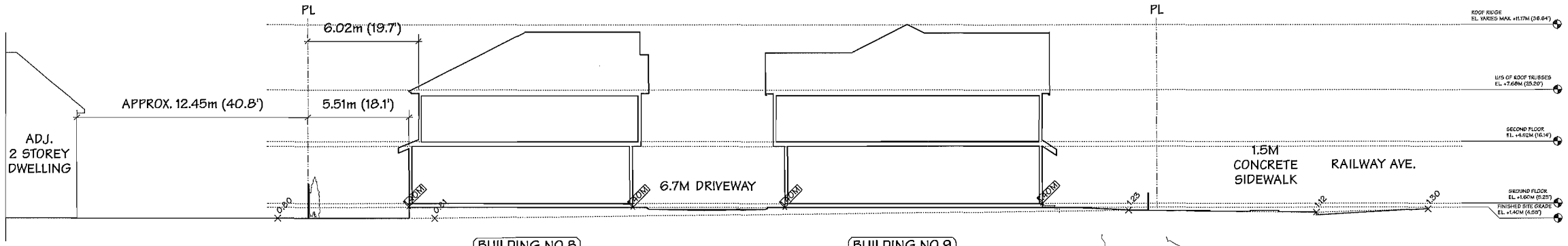
PROJECT
14 UNIT
TOWNHOUSE DEVELOPMENT
7400, 7420, 7440 RAILWAY AVENUE
RICHMOND, B.C.

DRAWING TITLE
CONTEXT PLAN

SCALE 1" = 10'-0"
DATE JUNE 27, 2014
DRAWN KP
CHECKED
SHEET NO. A1.1
PROJ. NO. 1222

NOV 2 1 2014 DP 14-663759 PLAN#2



SITE SECTION 1 - THROUGH 7371 LINDSAY RD.

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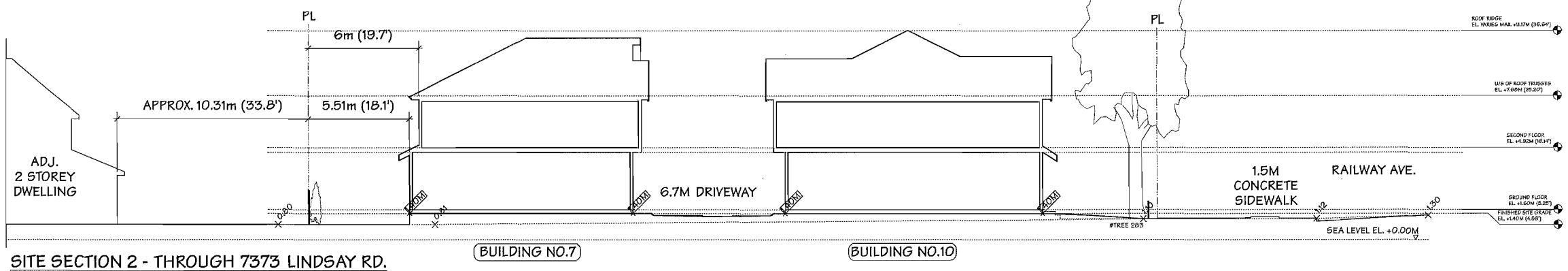

SITE SECTION 2 - THROUGH 7373 LINDSAY RD.

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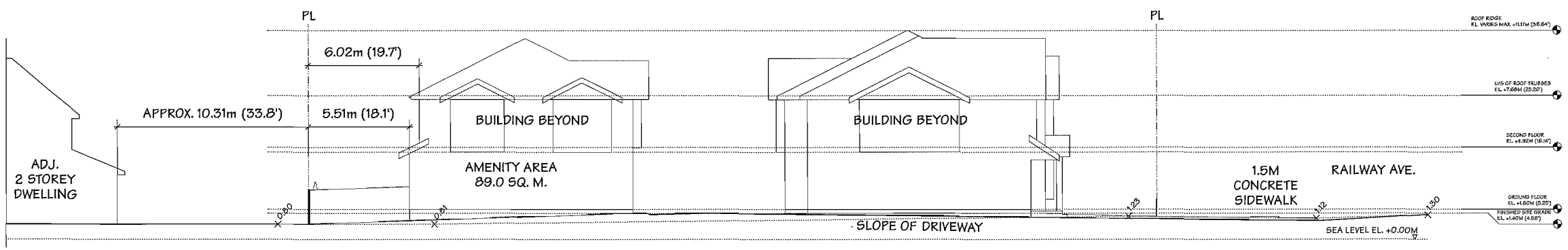

SITE SECTION 3 - THROUGH 7391 LINDSAY RD. & DRIVEWAY

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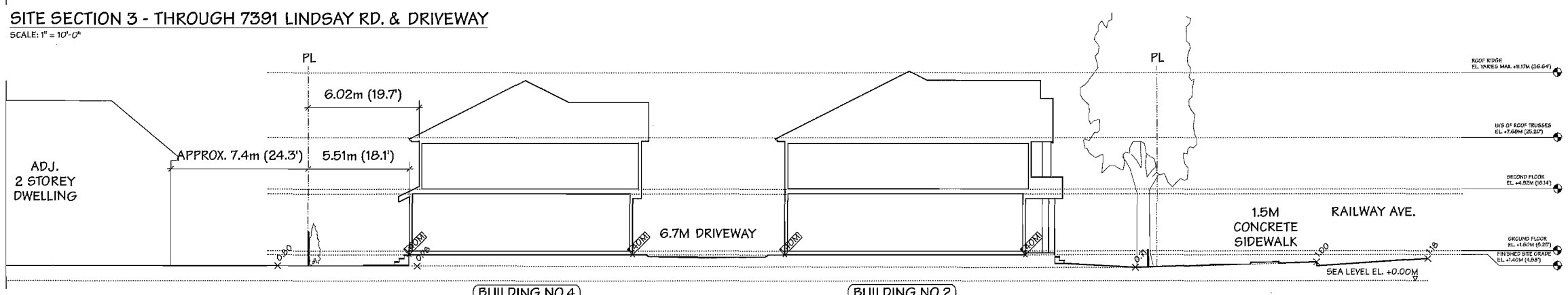

SITE SECTION 4 - THROUGH 7431 LINDSAY RD.

SCALE: 1" = 10'-0"

PLAN

NO.	DATE	REVISIONS
4	NOV. 24, 2014	GENERAL REVISIONS
3	NOV. 19, 2014	D.P.P. SUBMISSION
2	SEPT. 24, 2014	A.D.P. SUBMISSION
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Yamamoto
Architecture Inc.

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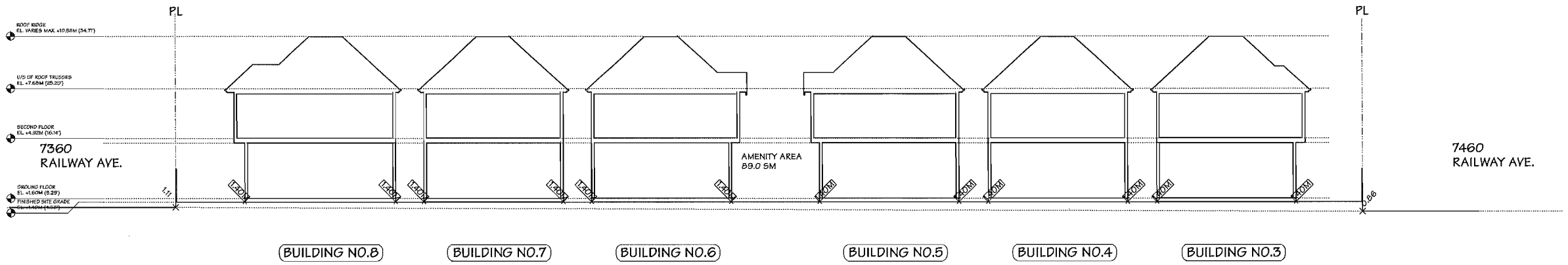
PROJECT
14 UNIT TOWNHOUSE
DEVELOPMENT

7460, 7420, 7440 RAILWAY AVENUE
RICHMOND, B.C.

DRAWING TITLE
SITE SECTIONS

SCALE 1" = 10'-0"
DATE MAY 23, 2014
DRAWN KP
CHECKED
SHEET NO. A1.2
PROJ. NO. 1222

NOV 2 1 2014 DP 14-663759 PLAN#3



SITE SECTION A

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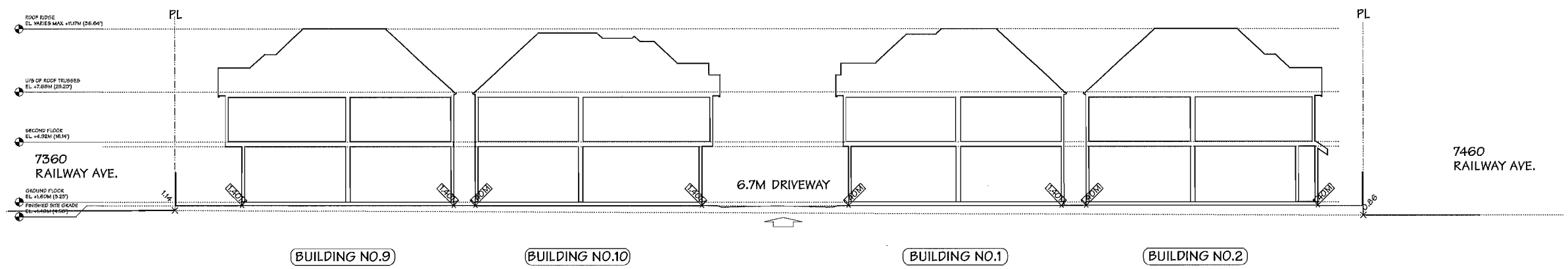

SITE SECTION B

SCALE: 1" = 10'-0"

PLAN

NO.	DATE	REVISIONS
4	NOV. 24, 2014	GENERAL REVISIONS
3	NOV. 19, 2014	D.P.P. SUBMISSION
2	SEPT. 24, 2014	A.D.P. SUBMISSION
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V6H 4J1 tel: 604-731-1127 fax: 604-731-1527

PROJECT
14 UNIT TOWNHOUSE DEVELOPMENT
7400, 7420, 7440 RAILWAY AVENUE
RICHMOND, B.C.

DRAWING TITLE
SITE SECTIONS

SCALE 1" = 10'-0"	SHEET NO. A1.3
DATE MAY 23, 2014	
DRAWN KP	
CHECKED	PROJ. NO. 1222

NOV 2 1 2014 DP 14-663759 PLAN #4

SEPTEMBER 23rd - 10 AM

SEPTEMBER 23rd - 12 PM

SEPTEMBER 23rd - 2 PM

SHADOW ANALYSIS

SCALE: 1/32"=1'-0"

PLAN

NO.	DATE	REVISIONS
4	NOV. 24, 2014	GENERAL REVISIONS
3	NOV. 19, 2014	D.P.P. SUBMISSION
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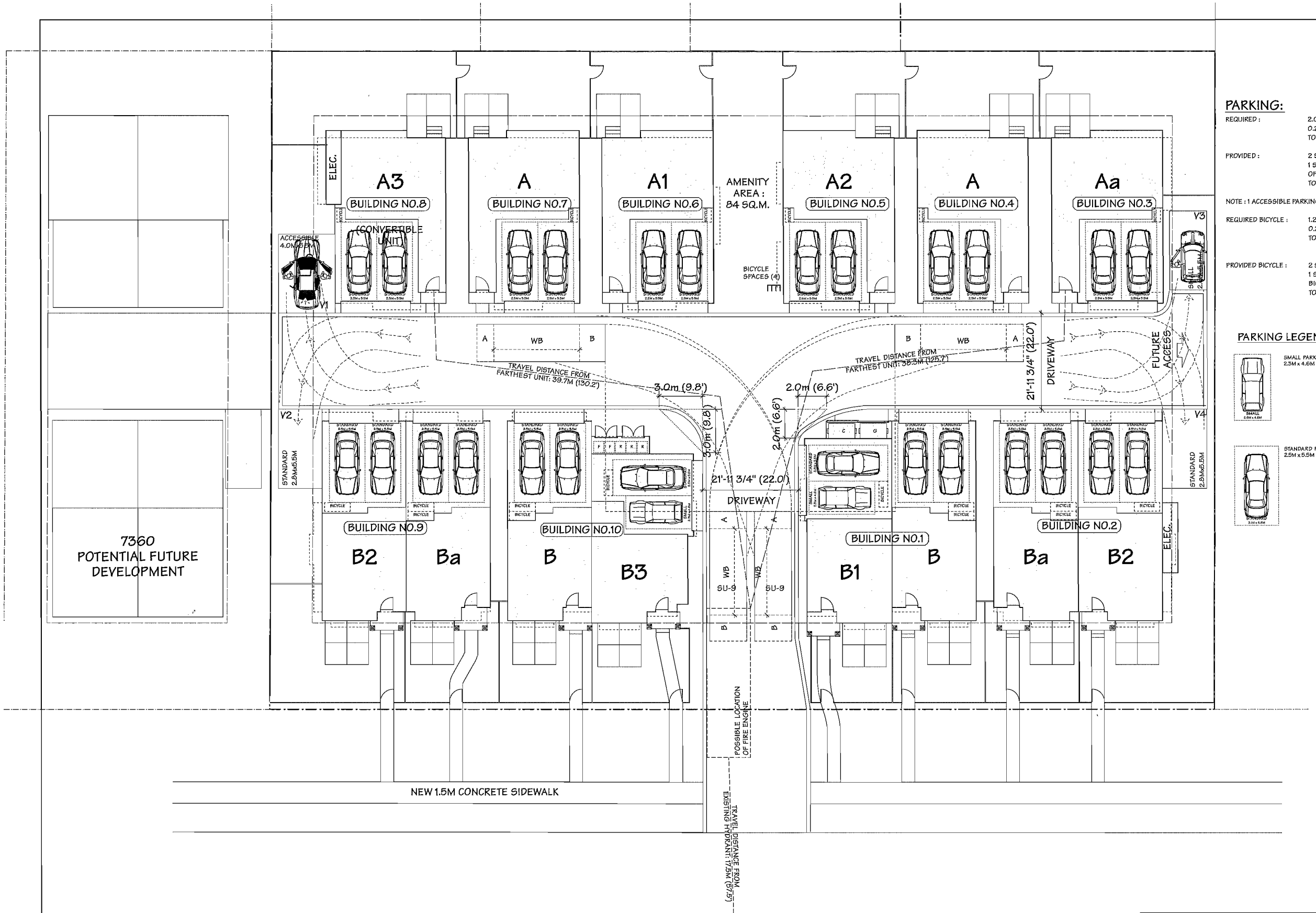
2356 oak street, vancouver, b.c.
V6H 4J1 tel: 604-731-1127 fax: 604-731-1327

PROJECT
14 UNIT
TOWNHOUSE DEVELOPMENT
7400, 7420, 7440 RAILWAY AVENUE
RICHMOND, B.C.

DRAWING TITLE
SHADOW ANALYSIS

SCALE 1/32"=1'-0"	SHEET NO. A1.6
DATE JUNE 27, 2014	
DRAWN KP	
CHECKED	PROJ. NO. 1222

NOV 2 1 2014 DP 14-663759 PLAN #5



PARKING:

REQUIRED :	2.0 SPACES x 14 UNITS	=	28	SPACES (RESIDENTS)
	0.2 SPACES x 14 UNITS	=	2.8	SPACES (VISITORS)
	TOTAL	=	30.8	SPACES
PROVIDED :	2 STANDARD CAR GARAGES x 12 UNITS	=	24	SPACES (RESIDENTS)
	1 SMALL & STANDARD CAR GARAGES x 2 UNITS	=	4	SPACES (RESIDENTS)
	OPEN VISITORS PARKING	=	4	SPACES (VISITORS)
	TOTAL	=	32	SPACES

NOTE : 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

REQUIRED BICYCLE :	1.25 SPACES x 14 UNITS	=	17.5	SPACES (CLASS 1)
	0.2 SPACES x 14 UNITS	=	2.8	SPACES (CLASS 2)
	TOTAL	=	20.3	SPACES
PROVIDED BICYCLE :	2 SPACES x 4 GARAGES	=	8	SPACES (CLASS 1)
	1 SPACE x 10 GARAGES	=	10	SPACES (CLASS 1)
	BICYCLE RACK	=	4	SPACES (CLASS 2)
	TOTAL	=	22	SPACES

PARKING LEGEND:

SMALL PARKING STALL (GARAGE)
2.5M x 4.6M

STANDARD PARKING STALL (EXTERIOR)
VISITOR PARKING
2.8M x 5.5M

STANDARD PARKING STALL (GARAGE)
2.5M x 5.5M

CLASS 1
VERTICAL BICYCLE STALL
(GARAGE)
1.0M x 0.6M x 1.9M

CLASS 1
HORIZONTAL BICYCLE STALL
(GARAGE)
1.8M x 0.6M x 1.9M

CLASS 2
BICYCLE SPACE (4)

PARKING / FIREFIGHTING PLAN
SCALE: 1"=10'-0"

0 10 20 40

PLAN

NO.	DATE	REVISIONS
4	NOV. 24, 2014	GENERAL REVISIONS
3	NOV. 10, 2014	D.P.P. SUBMISSION
2	SEPT. 24, 2014	A.D.P. SUBMISSION
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Yamamoto Architecture Inc.
2388 oak street, vancouver, b.c.
V6H 4J1 tel: 604-731-1127 fax: 604-731-1327

PROJECT
14 UNIT
TOWNHOUSE DEVELOPMENT
7400, 7420, 7440 RAILWAY AVENUE
RICHMOND, B.C.

DRAWING TITLE
PARKING PLAN

SCALE 1" = 10'-0"	SHEET NO. A2.0
DATE MAY 23, 2014	
DRAWN KP	
CHECKED	PROJ. NO. 1222

NOV 2 1 2014 DP 14-663759 PLAN #6

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
11	14.NOV.22	MUN. COMMENTS	MM
10	14.NOV.04	ADP COMMENTS, AMENITY AREA	MM
9	14.SEP.23	NEW SITE PLAN	DD
8	14.AUG.19	REV. RETAINING WALL LOCATIONS	MM
7	14.AUG.11	NEW SITE PLAN	MM
6	14.AUG.07	GATE ADDED TO HYDRO KIOSK	MM
5	14.JULY.29	NEW SITE PLAN/MUN. COMMENTS	MM
4	14.MAY.20	NEW SITE PLAN	MM
3	14.MAR.03	NEW SITE PLAN	MM
2	13.APR.26	NEW SITE PLAN, BP	MM
1	13.MAR.15	NEW SITE PLAN	MM

CLIENT:

PROJECT:

14 UNIT TOWNHOUSE DEVELOPMENT

7400, 7420, 7440 RAILWAY AVE. RICHMOND, B.C.

DRAWING TITLE:

LANDSCAPE PLAN

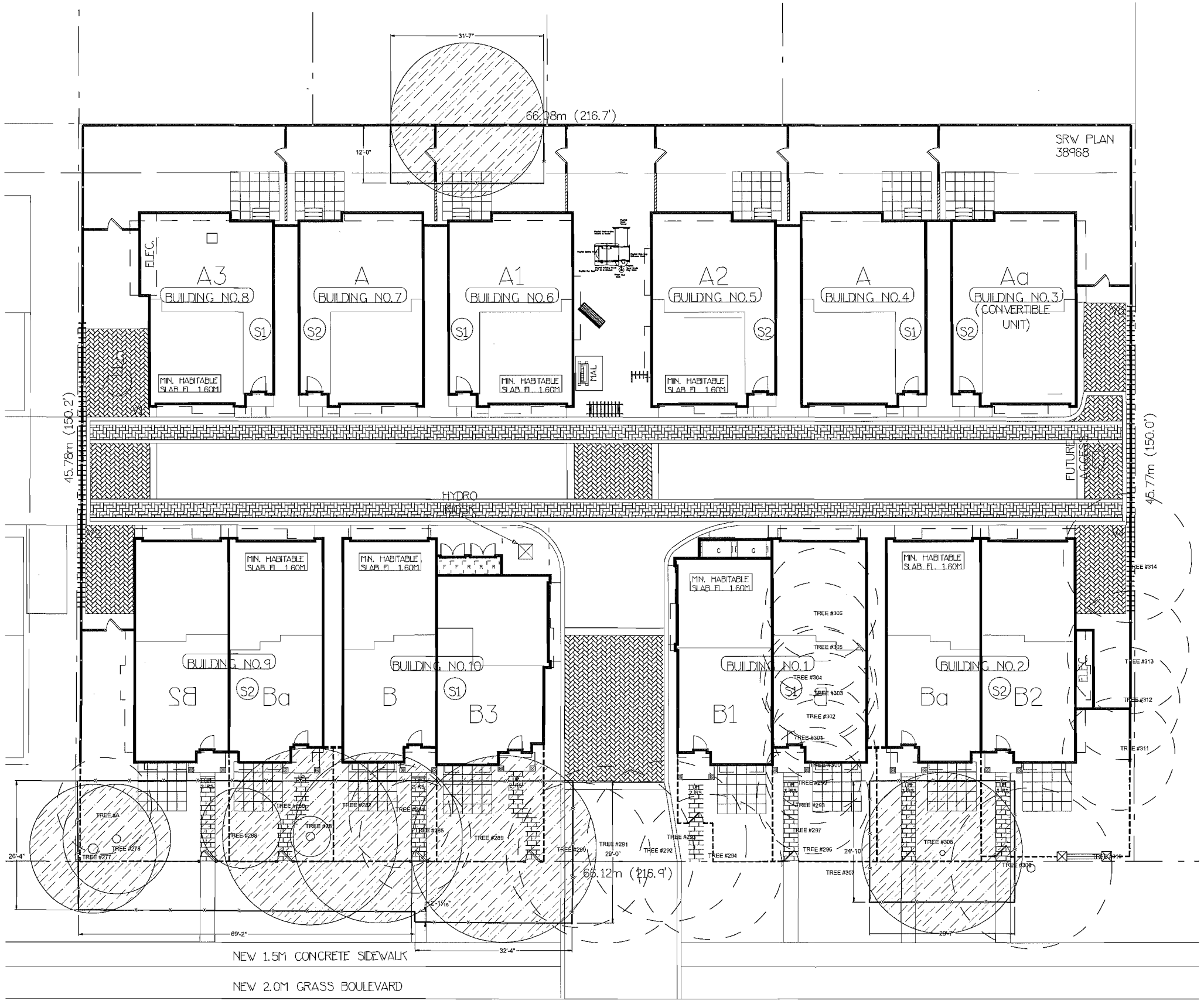
DATE:	13.JAN.25	DRAWING NUMBER:
SCALE:	1"=10'-0"	**3A**
DRAWN:	MM	
DESIGN:		
CHK'D:	PC	OF 7

13011-13.ZIP

PMG PROJECT NUMBER: 13-011

NOV 2 1 2014

DP 14-663759 PLAN #7



TREE TO REMAIN

TREE TO REMOVE

TREE PROTCTION FENCE/ZONE

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
11	14.NOV.22	MUN. COMMENTS	MM
10	14.NOV.04	ADP COMMENTS, AMENITY AREA	MM
9	14.SEP.23	NEW SITE PLAN	DD
8	14.AUG.19	REV. RETAINING WALL LOCATIONS	MM
7	14.AUG.11	NEW SITE PLAN	MM
6	14.AUG.07	GATE ADDED TO HYDRO KIOSK	MM
5	14.JULY.29	NEW SITE PLAN/MUN. COMMENTS	MM
4	14.MAY.20	NEW SITE PLAN	MM
3	14.MAR.03	NEW SITE PLAN	MM
2	13.APR.26	NEW SITE PLAN, BP	MM
1	13.MAR.18	NEW SITE PLAN	MM

CLIENT:

PROJECT:

14 UNIT TOWNHOUSE DEVELOPMENT

7400, 7420, 7440 RAILWAY AVE. RICHMOND, B.C.

DRAWING TITLE:

TREE MANAGEMENT PLAN

DATE:	13.JAN.25	DRAWING NUMBER:
SCALE:	1"=10'-0"	**3B**
DRAWN:	MM	
DESIGN:	MM	
CHK'D:		OF 7

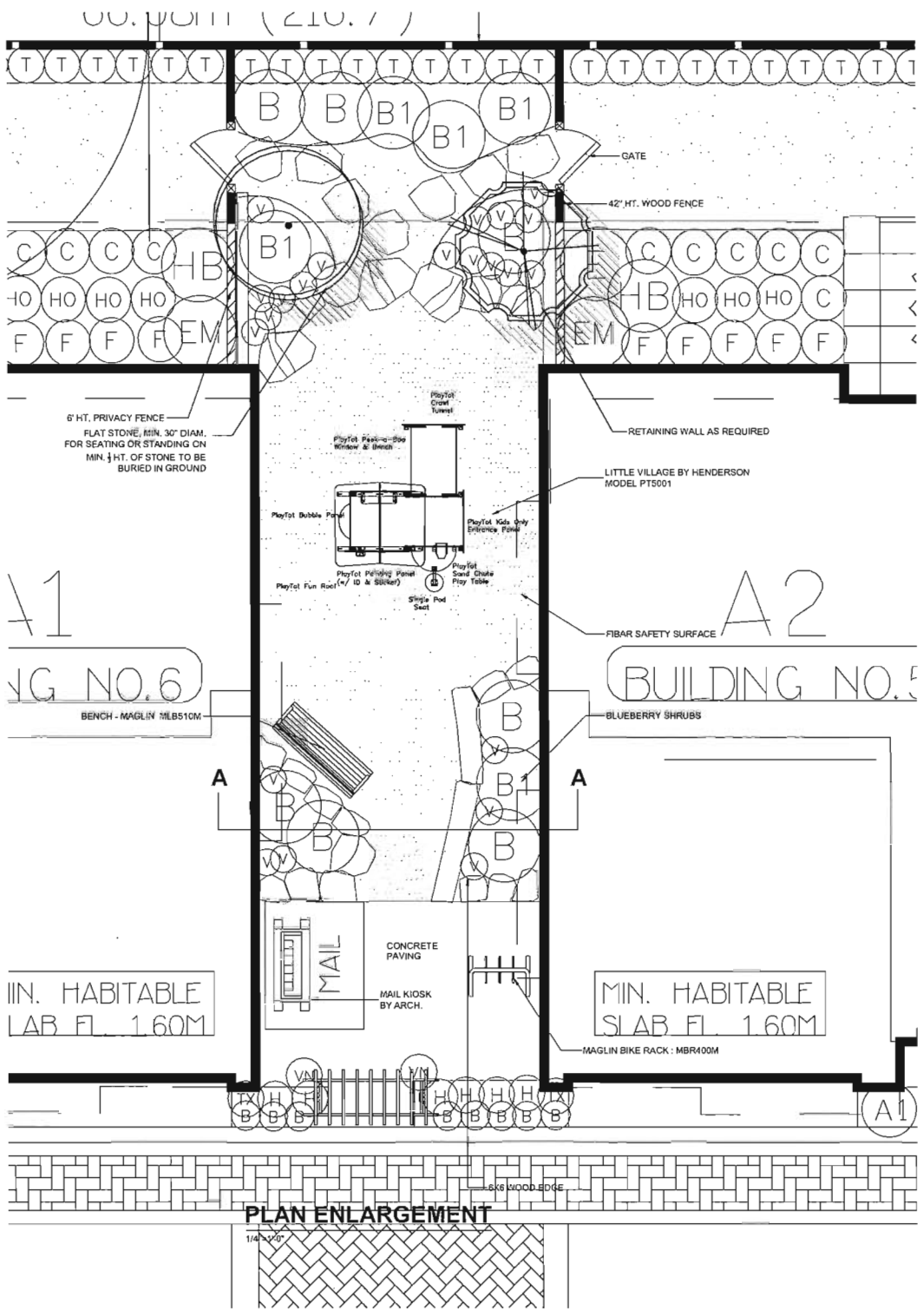
13011-13.ZIP

PMG PROJECT NUMBER: 13-011

NOV 2 1 2014

DP 14-663759

PLAN #8



HENDERSON PLAY - LITTLE VILLAGE

PLANT SCHEDULE

PMG JOB NUMBER: 13-011

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	1	MALUS RUBAN APLE 'TANGY GREEN'	TANGY GREEN APPLE; COLUMNAR	6CM CAL; 1.5M STD; B&B
	1	MALUS URBAN APPLE 'TANGY RED'	TANGY RED APPLE; COLUMNAR	6CM CAL; 1.5M STD; B&B
	3	PICEA OMORIKA	SERBIAN SPRUCE	4.0M HT; B&B
	2	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	4.0M HT; B&B
	4	PYRUS CALLERYANA 'CAPITAL'	CAPITAL PEAR	6CM CAL; 1.5M STD; B&B
	6	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	6CM CAL; 1.5M STD; B&B
SHRUB				
AB	2	ABELIA EDWARD GOUCHER	PINK ABELIA	#3 POT; 50CM
A1	47	AZALEA JAPONICA 'GIRARD'S CRIMSON'	AZALEA; PURPLISH-RED	#2 POT; 25CM
A2	20	AZALEA JAPONICA 'GIRARD'S HOT SHOT'	AZALEA; SCARLET-ORANGE	#2 POT; 25CM
K	59	BUXUS MICROPHYLLA KOREANA	KOREAN BOXWOOD	#3 POT; 40CM
E	15	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#2 POT; 30CM
EM	7	EUONYMUS FORTUNEI ' MOONSHADOW'	EUONYMUS; WHITE VARIEGATED	#2 POT; 40CM
HB	10	HYDRANGEA PANICULATA 'PINK DIAMOND'	PINK DIAMOND HYDRANGEA	#3 POT; 80CM
P1	9	PIERIS JAPONICA 'FOREST FLAME'	PIERIS	#3 POT; 50CM
TX	121	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M B&B
T	158	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	2M HT; B&B
B1	5	VACCINIUM CORYMBOSUM 'NORTHLAND'	BLUEBERRY	#3 POT; 60CM
B	93	VACCINIUM CORYMBOSUM 'PINK LEMONADE'	PINK LEMONADE BLUEBERRY	#3 POT; 60CM
GRASS				
H	55	HAKONECHLOA MACRA 'AUREOLA'	JAPANESE FOREST GRASS	#1 POT
HS	33	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
VINE				
VN	2	CLEMATIS JACKMANII 'RUBRA'	VINE	#1 POT; 50CM; STAKED
P	8	PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	#2 POT; 60CM; STAKED
PERENNIAL				
HD	46	HOSTA 'BLUE HAWAII'	BLUE HAWAII HOSTA	#1 POT
S	144	SEDUM 'DRAGON'S BLOOD'	SEDUM	11CM POT
GC				
L	51	BLECHNUM SPICANT	DEERFERN	#1 POT; 20CM
C	48	CYRTOMIUM FORTUNEI	FORTUNE'S COLD HARDY HOLLY FERN	#2 POT; 45CM
F	119	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM
V	128	VACCINIUM VITIS-IDAEA	LINGONBERRY	#1 POT;25CM

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

D.B.H. OF REMOVED TREE	QTY. OF REPLACEMENTS	MIN. HT. OF CONIFER REPLACEMENT TREE	MIN. CAL. OF DEC. REPLACEMENT TREE	REPLACEMENTS
20-30CM	11	3.5M	2@ 6 CM	4@ 8CM
30-40CM	7	4 M	8 CM	2@ 4M, 11@ 8CM
40-50CM	4	5 M	9 CM	
50-60CM	0	5.5 M	10 CM	
60 +CM	2	6 M	11 CM	

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
11	14.NOV.22	MUN. COMMENTS	MM
10	14.NOV.06	ADP COMMENTS, AMENITY AREA	MM
9	14.SEP.23	NEW SITE PLAN	OO
8	14.AUG.19	REV. RETAINING WALL LOCATIONS	MM
7	14.AUG.11	NEW SITE PLAN	MM
6	14.AUG.07	GATE ADDED TO HYDRO KIOSK	MM
5	14.JULY.29	NEW SITE PLAN/MUN. COMMENTS	MM
4	14.MAY.20	NEW SITE PLAN	MM
3	14.MAR.03	NEW SITE PLAN	MM
2	13.APR.26	NEW SITE PLAN, BP	MM
1	13.MAR.15	NEW SITE PLAN	MM

CLIENT:

PROJECT:

14 UNIT TOWNHOUSE DEVELOPMENT

7400, 7420, 7440 RAILWAY AVE. RICHMOND, B.C.

DRAWING TITLE:

AMENITY AREA ENLARGEMENT

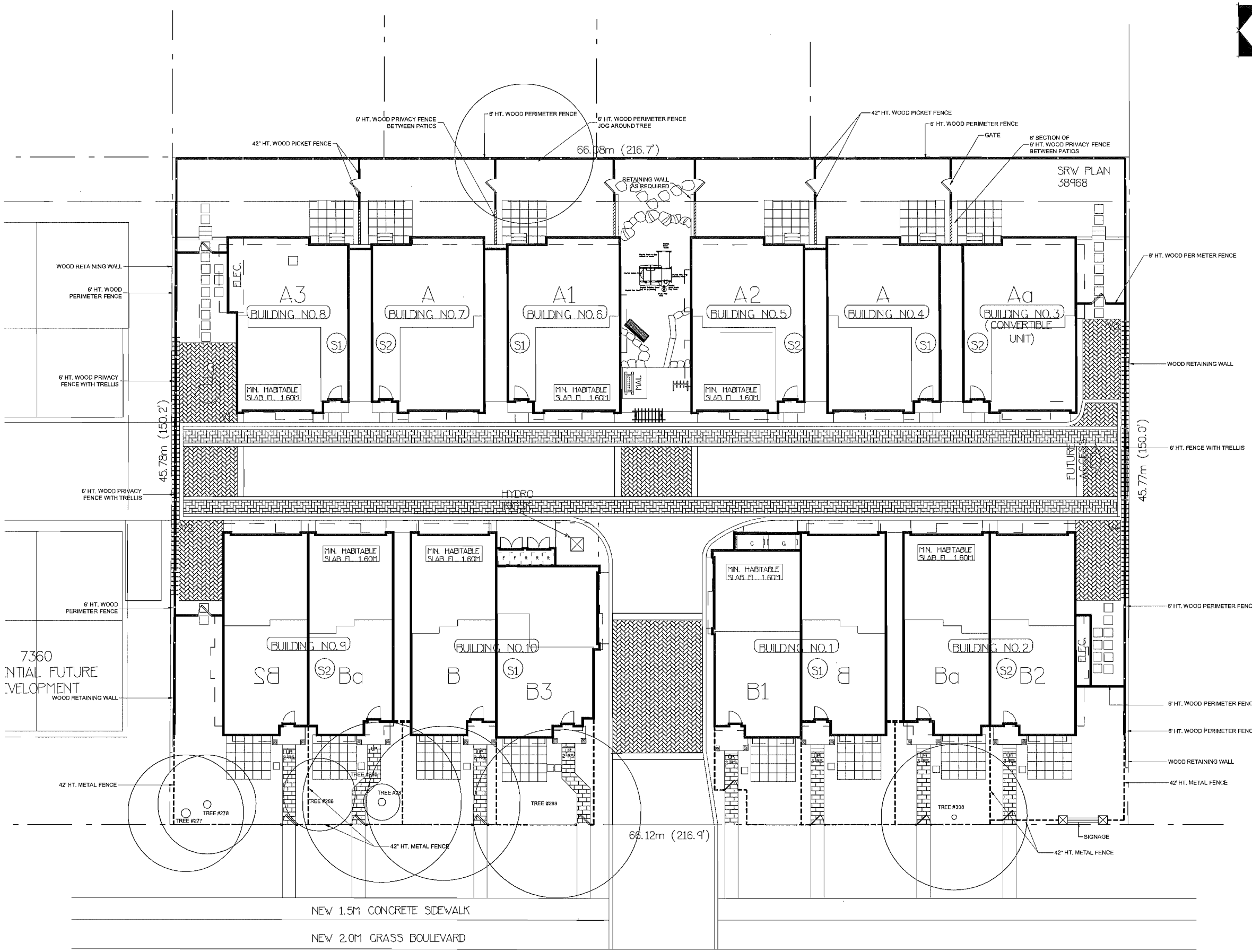
DATE: 13.JAN.25
SCALE: AS NOTED
DRAWN: MM
DESIGN: MM
CHK'D:

DRAWING NUMBER: **3C** OF 7

13011-13.ZIP PMG PROJECT NUMBER: 13-011

NOV 2 1 2014

DP 14-663759 PLAN #9



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10	14.NOV.06	ADP COMMENTS, AMENITY AREA	MM
9	14.SEP.23	NEW SITE PLAN	DD
8	14.AUG.19	REV. RETAINING WALL LOCATIONS	MM
7	14.AUG.11	NEW SITE PLAN	MM
6	14.AUG.07	GATE ADDED TO HYDRO KIOSK	MM
5	14.JULY.29	NEW SITE PLAN/MUN. COMMENTS	MM
4	14.MAY.20	NEW SITE PLAN	MM
3	14.MAR.05	NEW SITE PLAN	MM
2	13.APR.26	NEW SITE PLAN, RP	MM
1	13.MAR.15	NEW SITE PLAN	MM

CLIENT:

PROJECT:

14 UNIT TOWNHOUSE DEVELOPMENT

7400, 7420, 7440 RAILWAY AVE. RICHMOND, B.C.

DRAWING TITLE:

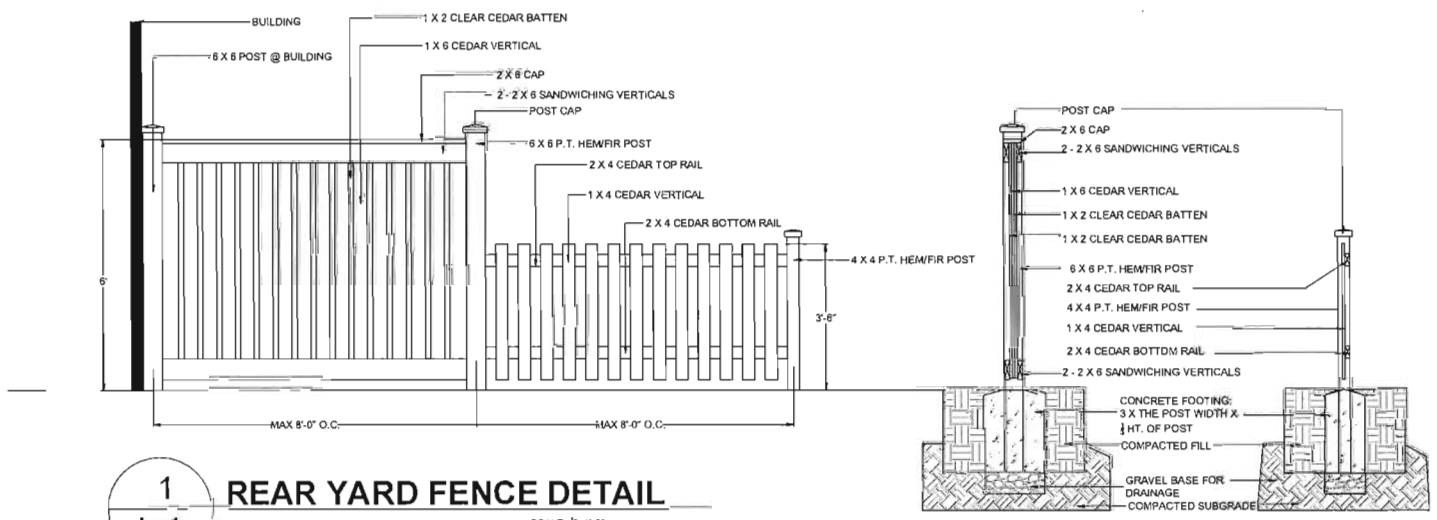
LANDSCAPE FENCE PLAN

DATE: 13.JAN.25
SCALE: 3/32"=1'-0"
DRAWN: MM
DESIGN: MM
CHK'D:

DRAWING NUMBER: **3D** OF 7

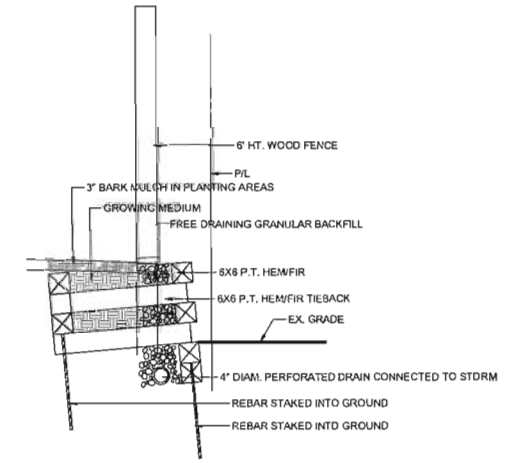
13011-13.ZIP PMG PROJECT NUMBER: 13-011

NOV 2 1 2014 DP 14-663759 PLAN #10



1 / L-1 **REAR YARD FENCE DETAIL**

SCALE: ¼"=1'-0"



ALL WOOD PRESSURE TREATED TO CSA STANDARDS FOR SEVERE CONDITIONS. (RETENTION 0.40 LBS. PER CU. FT. OF WOOD). TREAT ALL CUT SURFACES, DRILL HOLES WITH A LIBERAL APPLICATION OF A SUITABLE MATCHING PRESERVATIVE.

DRILL AND NAIL EACH TIMBER WITH GALVANIZED 10" SPIKES MAXIMUM 4'0" O.C., TWO EACH END.

TIEBACK AT 8'0" O.C. MAXIMUM DEADMEN CONTINUOUS REBAR PINS AS SHOWN +/-3'0" INTO COMPACTED SUBGRADE.

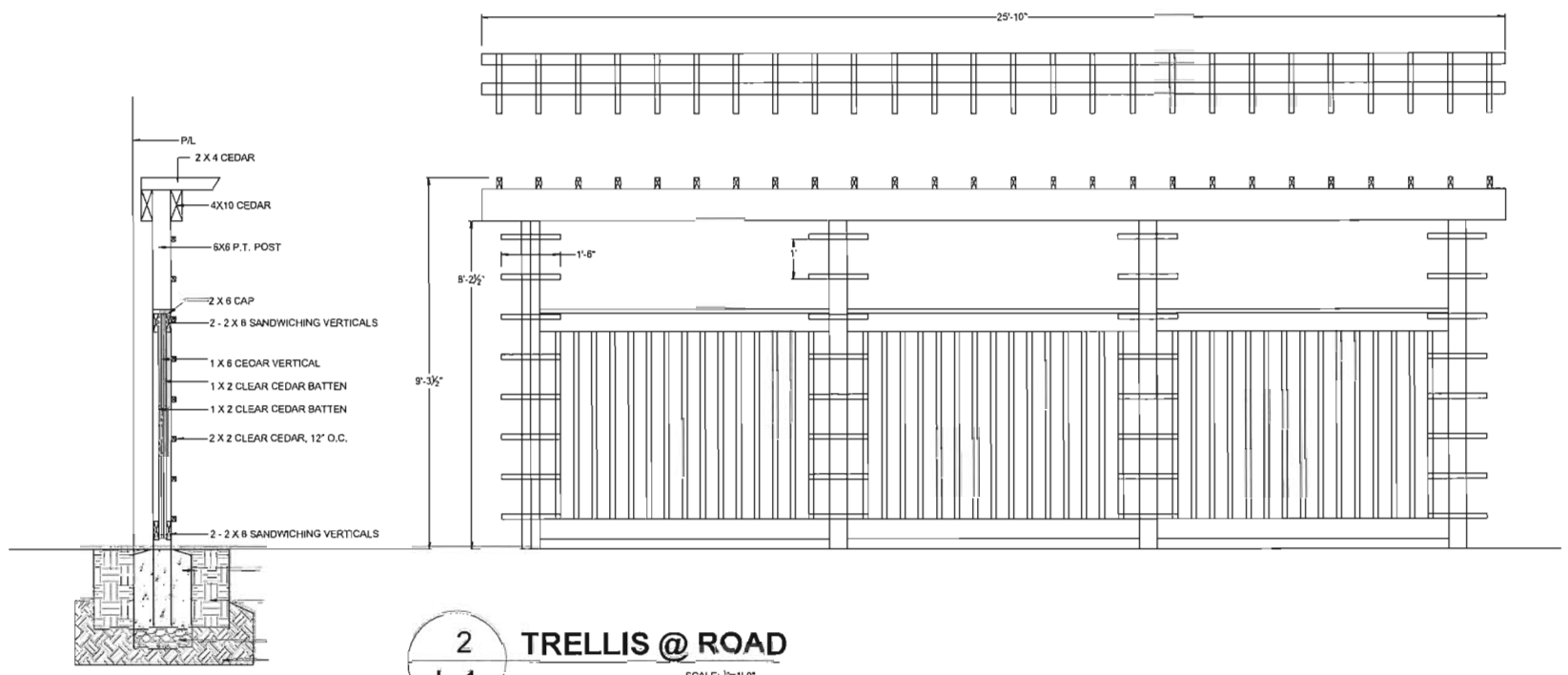
BACKFILL IN 12" LAYERS; COMPACT EACH LAYER TO 95% OF ORIGINAL DENSITY. FILL DIRECTLY BEHIND THE WALL WITH GRANULAR MATERIAL (FREE DRAINING). PROVIDE GAPS IN BOTTOM ROW OF WALL(S) AS WEEP HOLES.

TOP OF WALL TO CONSISTENT ELEVATION AS SHOWN. BATTER FACE OF WALL 1:8. FINISH GRADE AT BACK OF WALL TO INCLUDE 12" TOPSOIL.

FOR REVIEW BY STRUCTUAL ENG.

2 / L-1 **WOOD RETAINING WALL**

SCALE: 1/2" = 1'-0"



2 / L-1 **TRELLIS @ ROAD**

SCALE: ¼"=1'-0"

MAGLIN BENCH: MLB510M, PEARL SILVER

MAGLIN BIKE RACK: MBR400M, PEARL SILVER

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
11	14.NOV.22	MUN. COMMENTS	MM
10	14.NOV.06	ADP COMMENTS, AMENITY AREA	MM
9	14.SEP.23	NEW SITE PLAN	DO
8	14.AUG.19	REV. RETAINING WALL LOCATIONS	MM
7	14.AUG.11	NEW SITE PLAN	MM
6	14.AUG.07	GATE ADDED TO HYDRO KIOSK	MM
5	14.JULY.29	NEW SITE PLAN(MUN. COMMENTS	MM
4	14.MAY.20	NEW SITE PLAN	MM
3	14.MAR.03	NEW SITE PLAN	MM
2	13.APR.26	NEW SITE PLAN, BP	MM
1	13.MAR.15	NEW SITE PLAN	MM

CLIENT:

PROJECT:

14 UNIT TOWNHOUSE DEVELOPMENT

7400, 7420, 7440 RAILWAY AVE. RICHMOND, B.C.

DRAWING TITLE:

LANDSCAPE DETAILS

DATE:	13.JAN.25	DRAWING NUMBER:
SCALE:	AS NOTED	**3F**
DRAWN:	MM	
DESIGN:	MM	
CHK'D:		OF 7

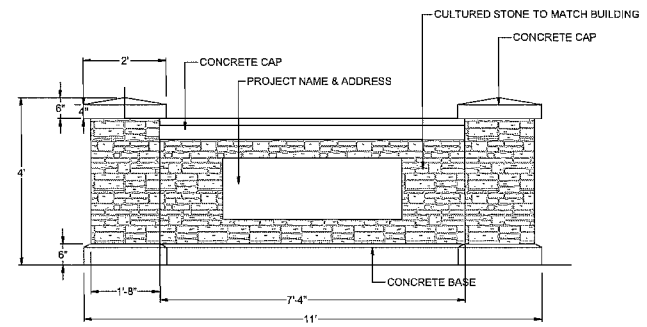
PMG PROJECT NUMBER: 13-011

13011-13.ZIP

NOV 2 1 2014

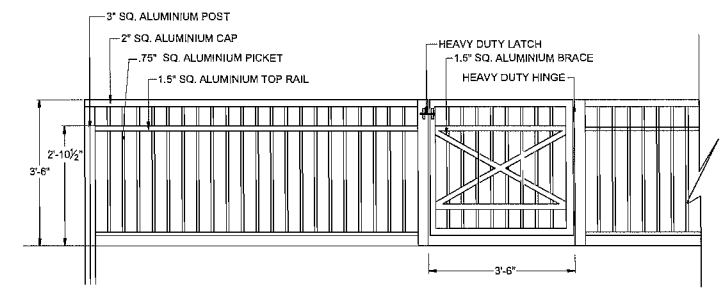
DP 14-663759

PLAN #11



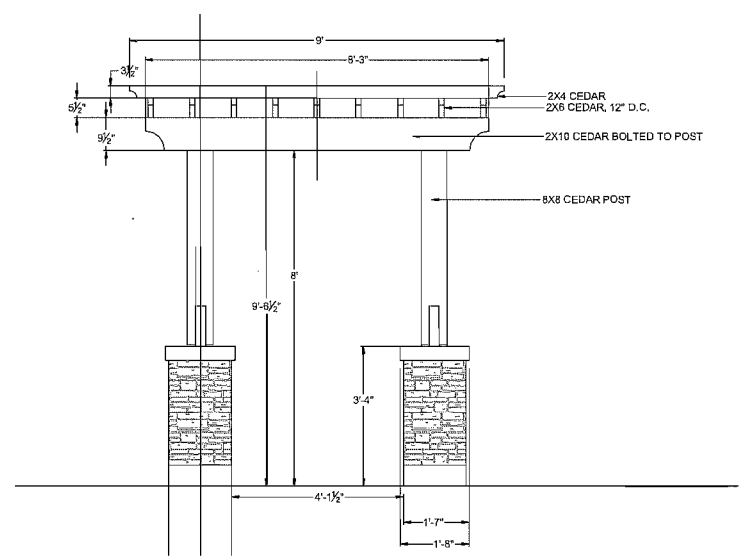
4 / L-1 **SIGNAGE**

SCALE: 1/2" = 1'-0"



5 / L-1 **42" HT. METAL FENCE WITH GATE (STREET FRONT)**

SCALE: 1/2" = 1'-0"



6 / L-1 **TRELLIS @ AMENITY AREA**

SCALE: 1/2" = 1'-0"

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9	14.SEP.23	NEW SITE PLAN	DD
8	14.AUG.19	REV. RETAINING WALL LOCATIONS	MM
7	14.AUG.11	NEW SITE PLAN	MM
6	14.AUG.07	GATE ADDED TO HYDRO KIOSK	MM
5	14.JULY.29	NEW SITE PLAN/MUN. COMMENTS	MM
4	14.MAY.20	NEW SITE PLAN	MM
3	14.MAR.05	NEW SITE PLAN	MM
2	13.APR.26	NEW SITE PLAN, BP	MM
1	13.MAR.15	NEW SITE PLAN	MM

CLIENT:

PROJECT:

14 UNIT TOWNHOUSE DEVELOPMENT

7400, 7420, 7440 RAILWAY AVE. RICHMOND, B.C.

DRAWING TITLE:

LANDSCAPE DETAIILS

DATE: 13.JAN.25
SCALE: AS NOTED
DRAWN: MM
DESIGN: MM
CHK'D:

DRAWING NUMBER: **3G** OF 7

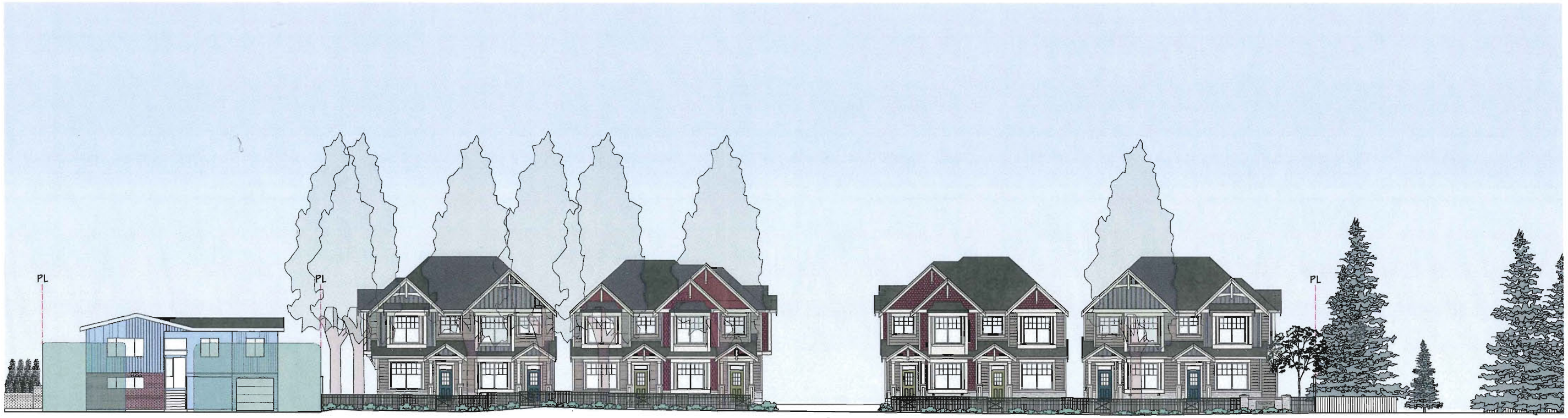
13011-13.ZIP

PMG PROJECT NUMBER: 13-011

NOV 2 1 2014

DP 14-663759

PLAN #12



7360 RAILWAY AVE.

7400, 7420, 7440 RAILWAY AVE. - SUBJECT SITE

7460 RAILWAY AVE.

WEST STREETSCAPE - RAILWAY AVE.

SCALE: 1"=10'-0"

NO.	DATE	REVISIONS
4	NOV. 24, 2014	GENERAL REVISIONS
3	NOV. 19, 2014	D.P.P. SUBMISSION
2	SEPT. 24, 2014	A.D.P. SUBMISSION
1	AUG. 13, 2014	GENERAL REVISIONS

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PROJECT

14 UNIT TOWNHOUSE DEVELOPMENT

7400, 7420, 7440 RAILWAY AVENUE
RICHMOND, B.C.

Yamamoto Architecture Inc.

2386 oak street, van., b.c.
V6H 4J1 tel: 604-731-1127 fax: 604-731-1327

DRAWING TITLE

STREETSCAPE

SCALE 1: 120	SHEET NO. A4.0
DATE JUNE 27, 2014	
DRAWN KP	
CHECKED	PROJ. NO. 1222

PLAN

NOV 2 1 2014

DP 14-663759

PLAN #13

ELEVATION KEY:

GENERAL:

1. ASPHALT ROOF SHINGLE - CHARCOAL
2. 5" ALUMINUM GUTTER - OFF WHITE
3. 6" HARDIE-PLANK SIDING - (BM: HC-105 "CROMWELL GRAY")
4. WOOD WINDOW TRIM, POST, HORIZ. BAND, BRACKET (BM: CC-50 "WHITE DOWN")
5. STONE BASE - NATURAL GRANITE STONE
6. DOUBLE GLAZED VINYL FRAMED WINDOW W/ TRIM - IVORY

STYLE 1 (S1):

7. 5" HARDIE SHINGLE SIDING - (BM: 2084-10 "BRICK RED")
8. METAL CLAD DOOR 1 - (BM: 2151-10 "MUSTARD OLIVE")
9. METAL CLAD GARAGE DOOR 1 - (BM: CC-463 "INDIGHUE")

STYLE 2 (S2):

10. BOARD & BATTEN SIDING - (BM: HC-167 "AMHERST GRAY")
11. METAL CLAD DOOR 2 - (BM: 2060-20 "DOLLAR BILL GREEN")
12. METAL CLAD GARAGE DOOR 2 - (BM: CC-520 "FLORENTINE PLASTER")

NO.	DATE	REVISIONS
4	NOV. 24, 2014	GENERAL REVISIONS
3	NOV. 18, 2014	D.P.P. SUBMISSION
2	SEPT. 24, 2014	A.D.P. SUBMISSION
1	AUG. 15, 2014	GENERAL REVISIONS

CONSULTANT

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PROJECT

14 UNIT TOWNHOUSE DEVELOPMENT

7400, 7420, 7440 RAILWAY AVENUE
RICHMOND, B.C.

Yamamoto Architecture Inc.

2388 oak street, van., b.c.
V6H 4J1 tel: 604-731-1127 fax: 604-731-1327

DRAWING TITLE

ELEVATIONS

SCALE 1/8" = 1'-0"	SHEET NO. A4.1
DATE JUNE 27, 2014	
DRAWN KP	
CHECKED	PROJ. NO. 1222

PLAN

NOV 2 1 2014

DP 14-663759

PLAN #14

ELEVATION KEY:

GENERAL:

1. ASPHALT ROOF SHINGLE - CHARCOAL
2. 6" ALUMINUM GUTTER - OFF WHITE
3. 6" HARDIE-PLANK SIDING - (BM: HC-105 "CROMWELL GRAY")
4. WOOD WINDOW, TRIM, POST, HORIZ. BAND, BRACKET (BM: CC-50 "WHITE DOVE")
5. STONE BASE - NATURAL GRANITE STONE
6. DOUBLE GLAZED VINYL FRAMED WINDOW W/ TRIM - IVORY

STYLE 1 (S1) :

7. 5" HARDIE SHINGLE SIDING - (BM: 2084-10 "BACK KEP")
8. METAL CLAD DOOR 1 - (BM: 2151-10 "MUSTARD OLIVE")
9. METAL CLAD GARAGE DOOR 1 - (BM: CC-480 "MILKSHAK")

STYLE 2 (S2) :

10. BOARD & BATTEN SIDING - (BM: HC-187 "AMHERST GRAY")
11. METAL CLAD DOOR 2 - (BM: 2050-20 "DOLLAR BILL GREEN")
12. METAL CLAD GARAGE DOOR 2 - (BM: CC-520 "FLORENTINE PLASTER")

NO.	DATE	REVISIONS
4	NOV. 24, 2014	GENERAL REVISIONS
3	NOV. 19, 2014	D.P.P. SUBMISSION
2	SEPT. 24, 2014	A.D.P. SUBMISSION
1	AUG. 15, 2014	GENERAL REVISIONS

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PROJECT

14 UNIT TOWNHOUSE DEVELOPMENT

7400, 7420, 7440 RAILWAY AVENUE
RICHMOND, B.C.

Yamamoto Architecture Inc.

2388 oak street, van., b.c.
V6H 4J1 tel: 604-731-1127 fax: 604-731-1327

DRAWING TITLE

ELEVATIONS

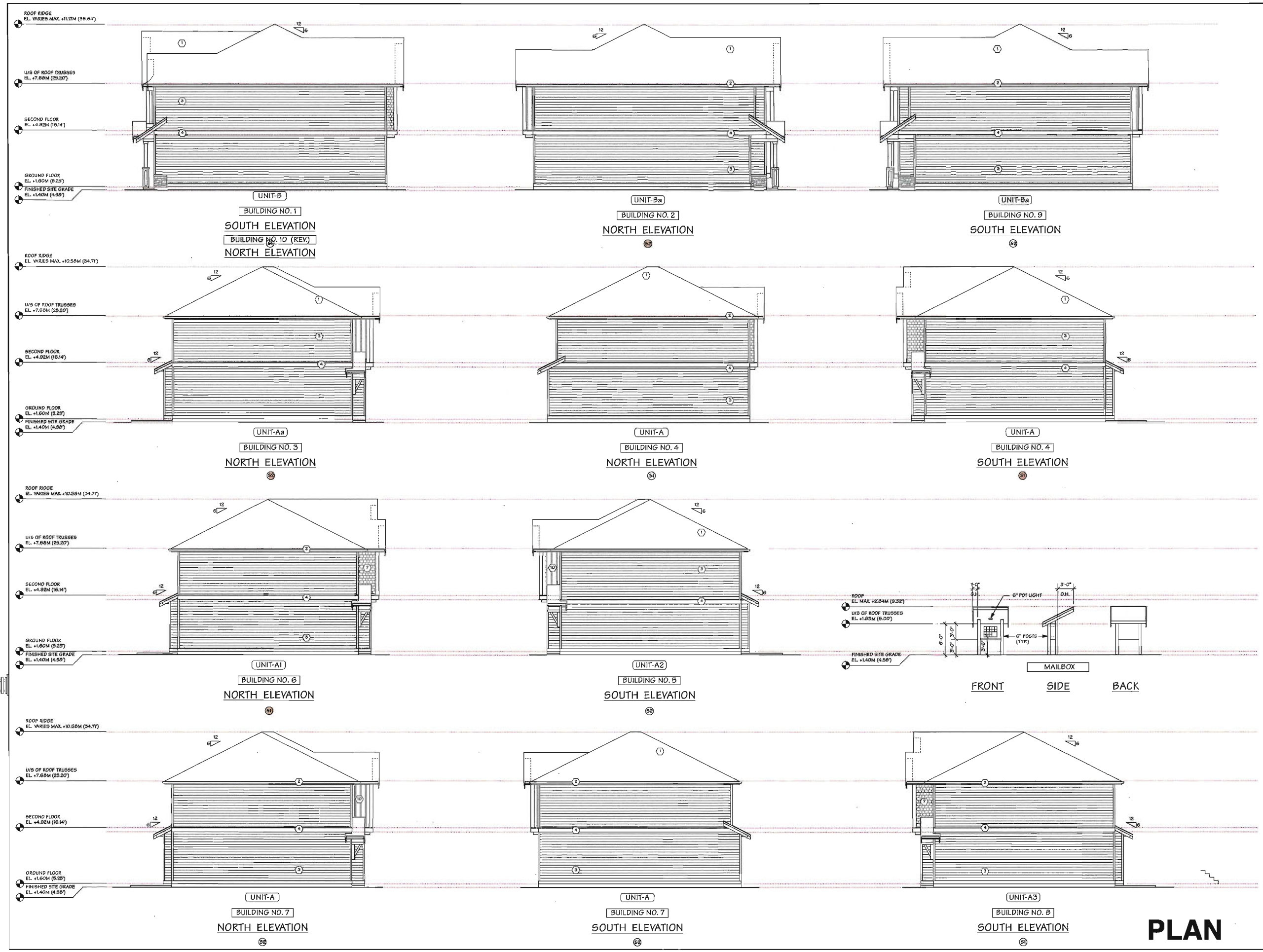
SCALE 1/8" = 1'-0"	SHEET NO. A4.2
DATE JUNE 27, 2014	
DRAWN KP	
CHECKED	PROJ. NO. 1222

PLAN

NOV 2 1 2014

DP 14-663759

PLAN #15



ELEVATION KEY:

GENERAL:

1. ASPHALT ROOF SHINGLE - CHARCOAL
2. 5" ALUMINUM GUTTER - OFF WHITE
3. 6" HARDIE-PLANK SIDING - (BM: HC-105 "CROMWELL GRAY")
4. WOOD WINDOW TRIM, POST, HORIZ. BAND, BRACKET (BM: CC-50 "WHITE DOVE")
5. STONE BASE - NATURAL GRANITE STONE
6. DOUBLE GLAZED VINYL FRAMED WINDOW W/ TRIM - IVORY

STYLE 1 (S1) :

7. 5" HARDIE SHINGLE SIDING - (BM: 2084-10 "BRICK RED")
8. METAL CLAD DOOR 1 - (BM: 2151-10 "MUSTARD GLOVE")
9. METAL CLAD GARAGE DOOR 1 - (BM: CC-480 "BUCKSKIN")

STYLE 2 (S2) :

10. BOARD & BATTEN SIDING - (BM: HC-167 "AMHERST GRAY")
11. METAL CLAD DOOR 2 - (BM: 2060-20 "DOLLAR BILL GREEN")
12. METAL CLAD GARAGE DOOR 2 - (BM: CC-520 "FLORENTINE PLASTILE")

NO.	DATE	REVISIONS
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PROJECT

14 UNIT TOWNHOUSE DEVELOPMENT

7400, 7420, 7440 RAILWAY AVENUE
RICHMOND, B.C.

Yamamoto Architecture Inc.

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DRAWING TITLE

ADDITIONAL ELEVATIONS

SCALE 1/8" = 1'-0"	SHEET NO. A4.3
DATE JUNE 27, 2014	
DRAWN KP	
CHECKED	PROJ. NO. 1222

PLAN

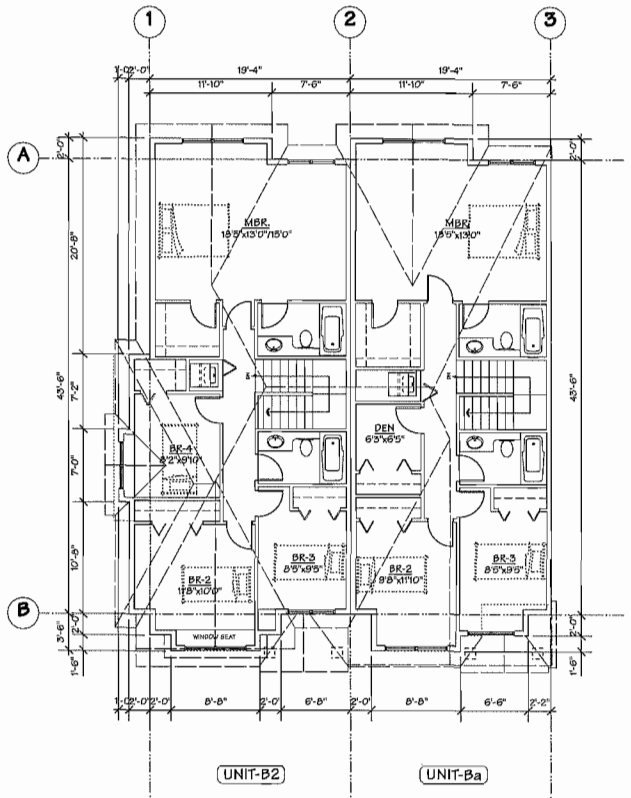
NOV 2 1 2014

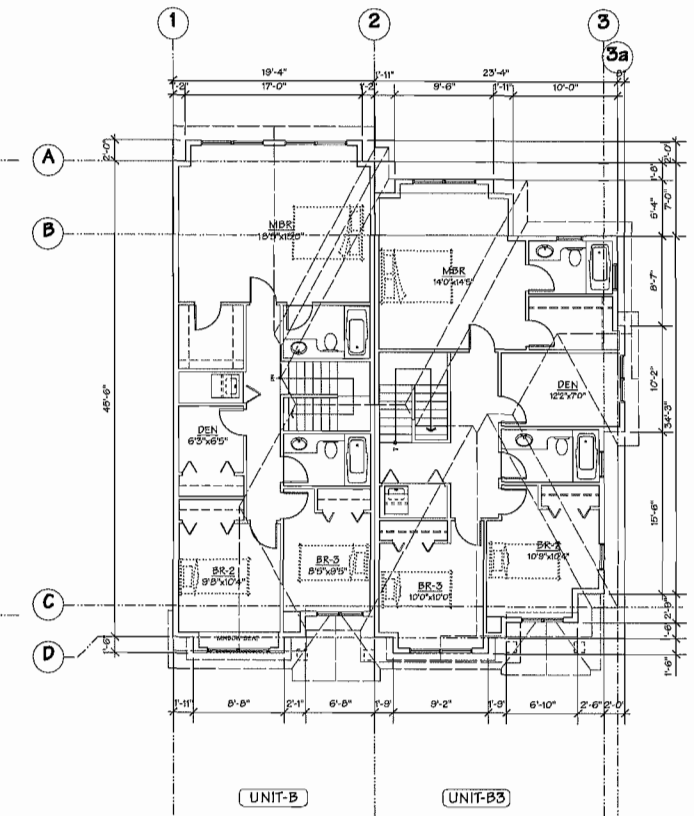
DP 14-663759

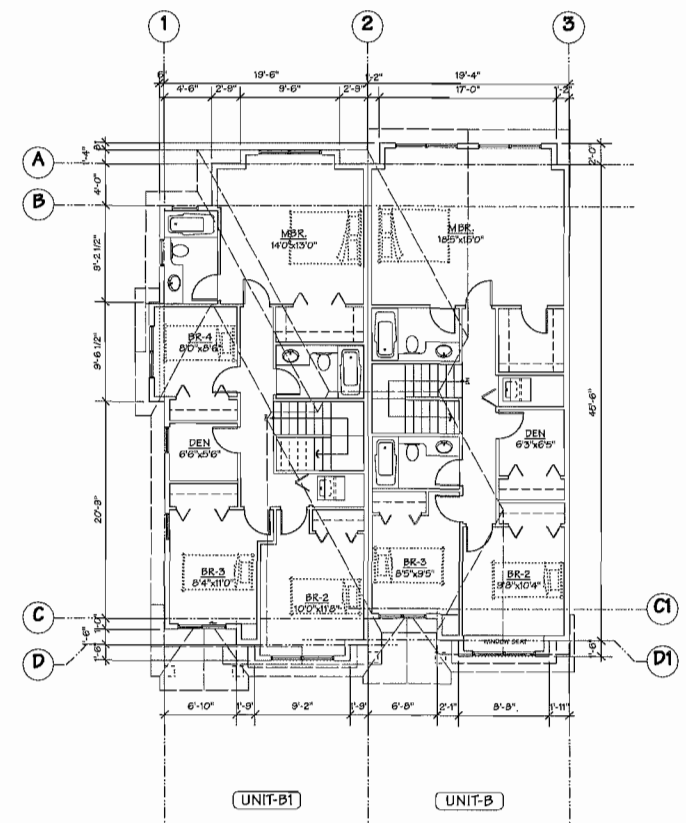
PLAN #16

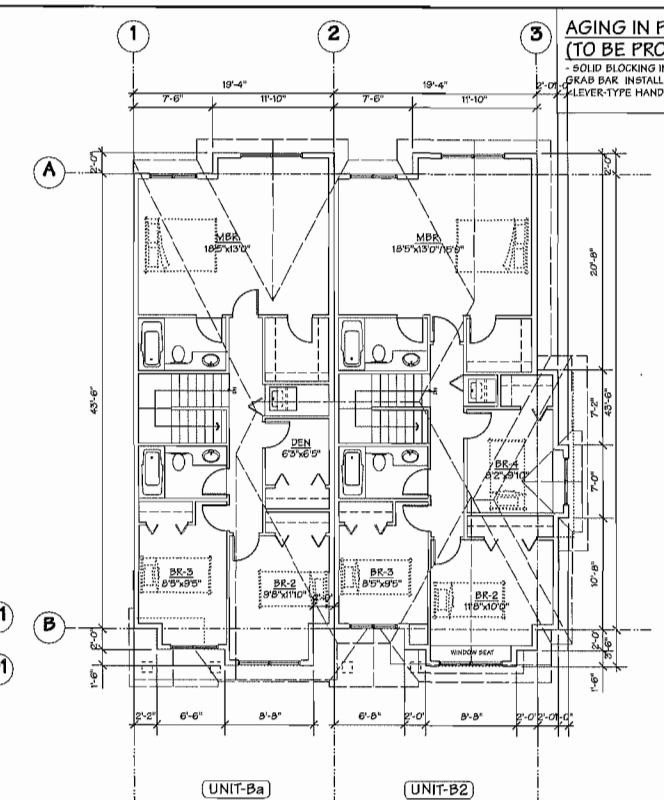
AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS):

- SOLID BLOCKING IN WASHROOM WALLS TO FACILIATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES



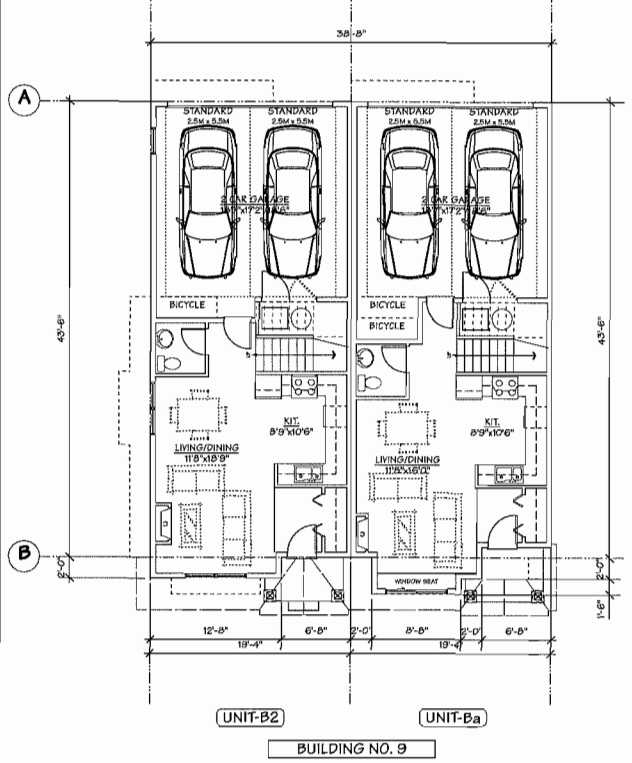


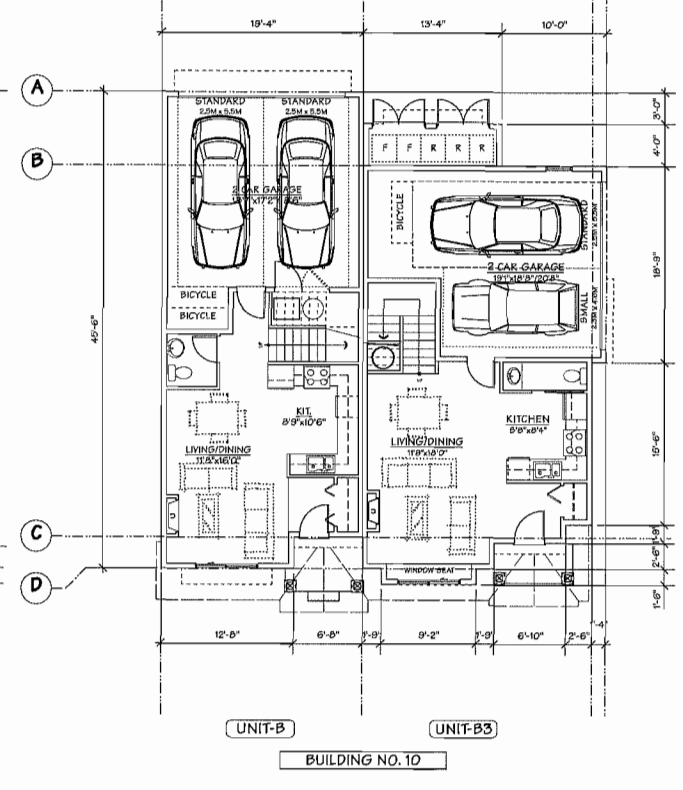


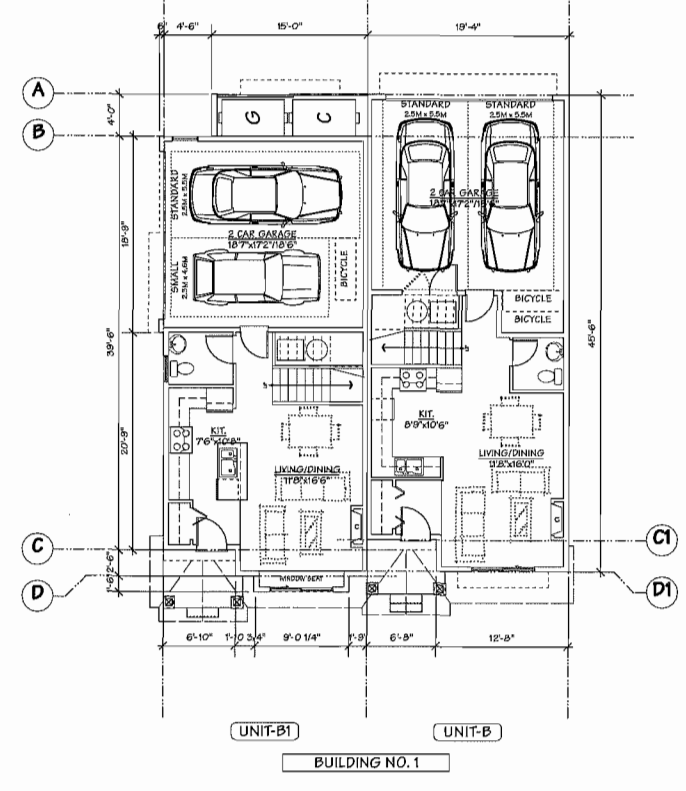


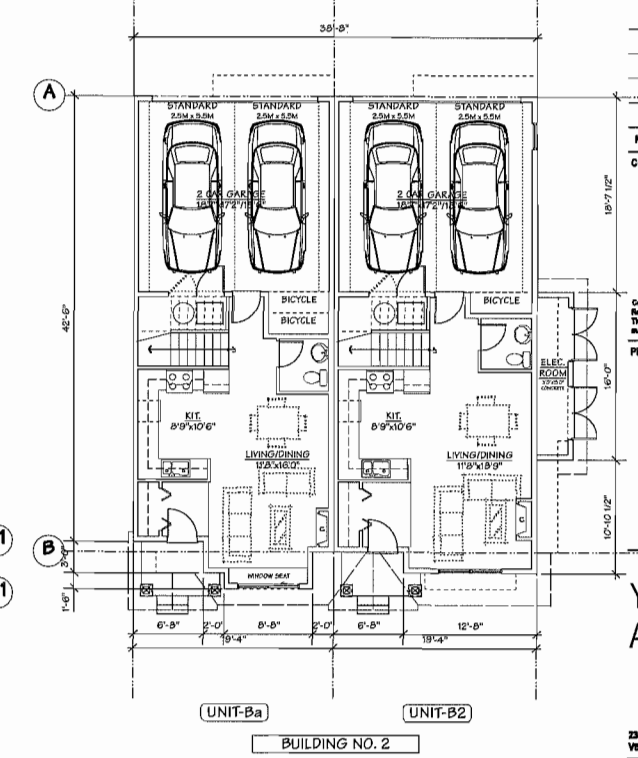
SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"
CEIL. HT.: 9'-0"









GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"
CEIL. HT.: 10'-0"

NO.	DATE	REVISIONS
4	NOV. 24, 2014	GENERAL REVISIONS
3	NOV. 19, 2014	D.P.P. SUBMISSION
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PROJECT

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2388 oak street, van., b.c.
V6H 4J1 tel: 604-731-1127 fax: 604-731-1327

DRAWING TITLE

FLOOR PLANS

SCALE 1/8" = 1'-0"	SHEET NO. A5.0
DATE JUNE 27, 2014	
DRAWN KP	
CHECKED	PROJ. NO. 1222

REFERENCE PLAN

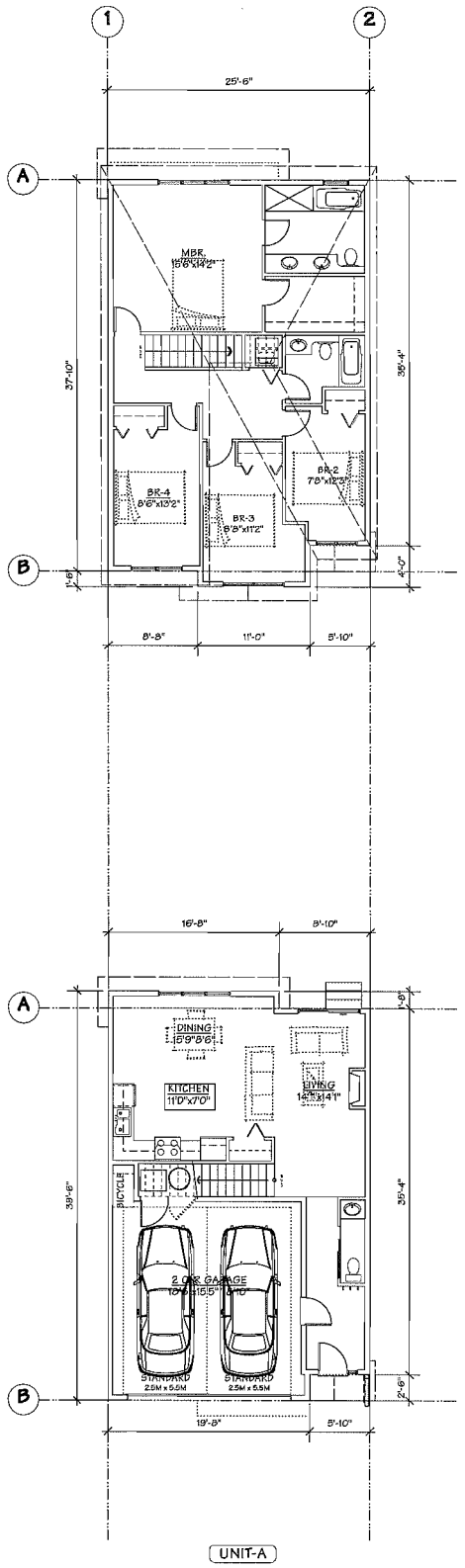
PLAN

NOV 2 1 2014

DP 14-663759

AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS) :

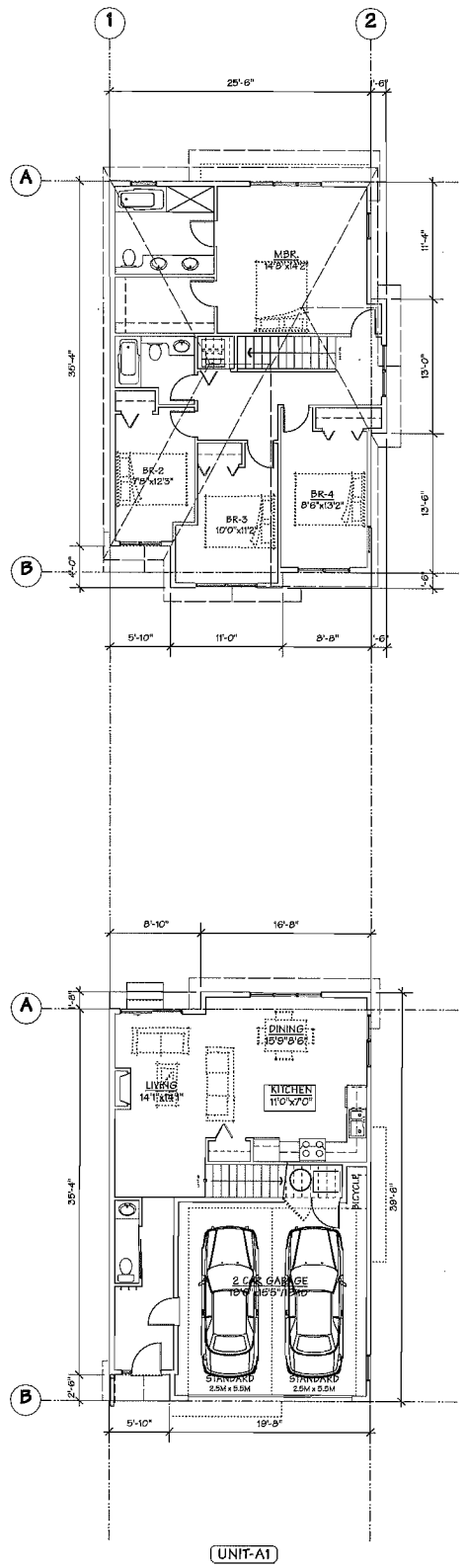
- SOLID BLOCKING IN WASHROOM WALLS TO FACILIATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES



UNIT-A

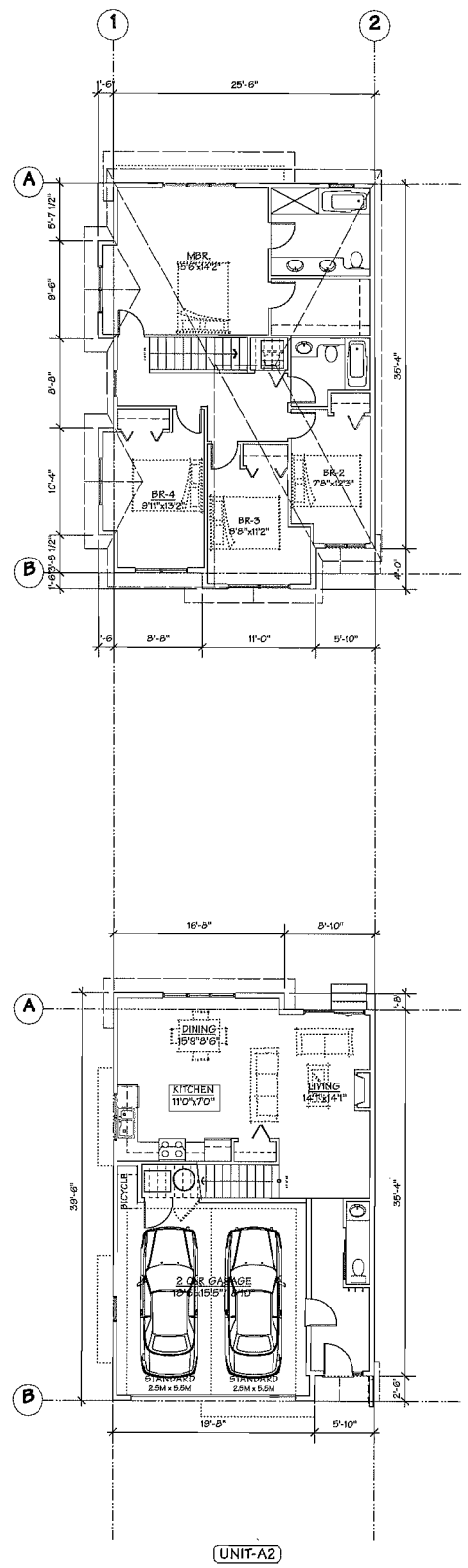
BUILDING NO. 4 & 7

MAIN ROOF OF BLDG.7 TO MATCH STYLE 2



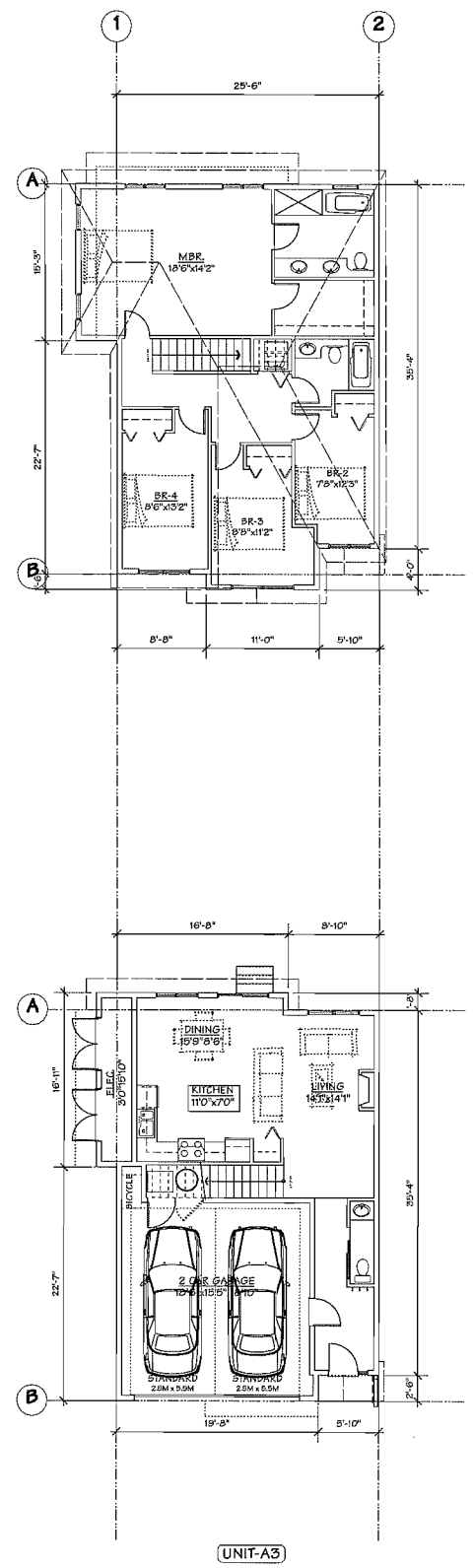
UNIT-A1

BUILDING NO. 6



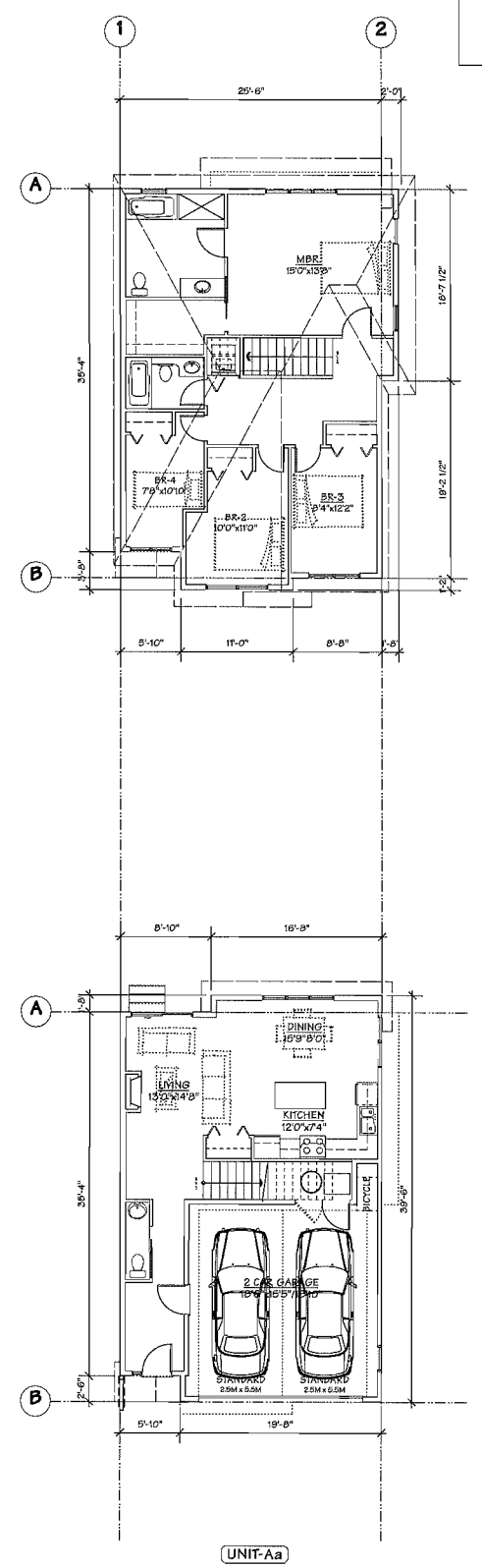
UNIT-A2

BUILDING NO. 5



UNIT-A3

BUILDING NO. 8



UNIT-Aa

BUILDING NO. 3

(CONVERTIBLE UNIT)

NO.	DATE	REVISIONS
4	NOV. 24, 2014	GENERAL REVISIONS
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PROJECT

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RICHMOND, B.C.

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DRAWING TITLE

FLOOR PLANS

SCALE 1/8" = 1'-0"	SHEET NO. A5.1
DATE JUNE 27, 2014	
DRAWN KP	
CHECKED	PROJ. NO. 1222

REFERENCE PLAN

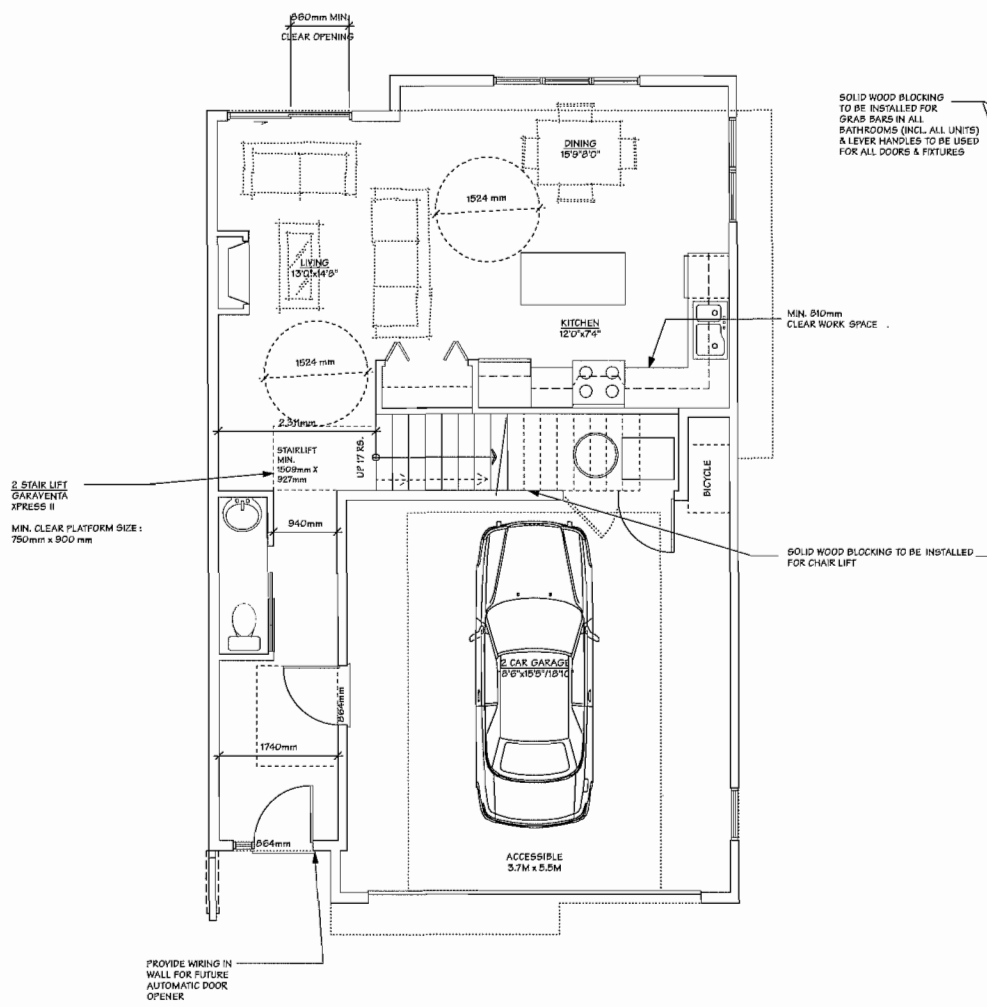
PLAN

NOV 2 1 2014

DP 14-663759

AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS) :

- SOLID BLOCKING IN WASHROOM WALLS TO FACILIATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

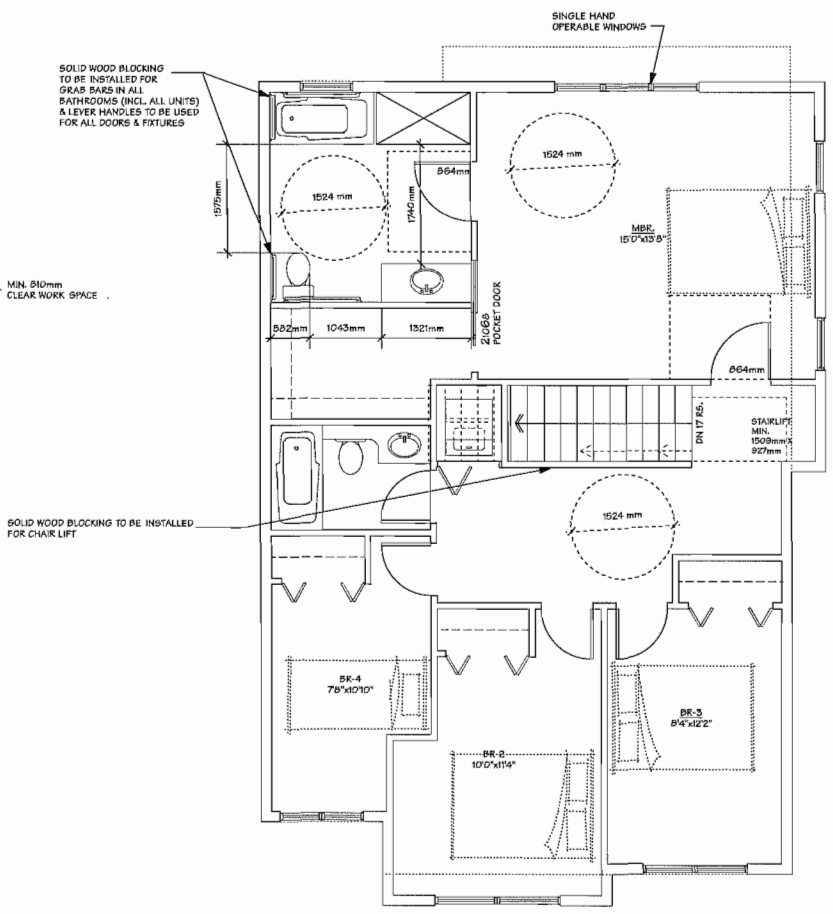


UNIT-Ab

BUILDING NO. 8

GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"
CEIL. HT.: 10'-0"



UNIT-Ab

SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
CEIL. HT.: 9'-0"

CONVERTIBLE UNIT PLAN

CONVERTIBLE UNIT CHECKLIST :

Doors & Doorways	Entry door min. 863 mm but ideally 914 mm and have clear access.	COMPLIES
	Entry door clear exterior floor space min. 1220 mm depth by door width plus 600 mm on latch side (not needed if rough in wiring provided for future automatic door opener)	COMPLIES
	Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 800 mm clear opening with flush threshold max. 13 mm height. Demonstrate wheelchair access between the hallway and rooms and widen hallway and/or doorway if necessary to secure access	COMPLIES
	Patio/balcony min. 860 mm clear opening. Note how accessed.	COMPLIES
	All interior thresholds within units comply with BC Building Code	
	Lever-type handles for all doors.	COMPLIES
Vertical Circulation	Stair lifts, staircase width, framing supports, and landings, as noted on floor plans in compliance with manufacturer specifications. OR	COMPLIES
	Vertical lifts, depressed slab area, and landings, as noted on floor plans in compliance with manufacturer specifications. Framing to accommodate shaft construction without impact to surrounding structure	NOT APPLICABLE
	At the top of all stairways, walls are reinforced with 2" x 12" solid lumber at 914mm to centre.	COMPLIES
Hallways	Min. 900 mm width	COMPLIES
Garages	Min. 1 accessible parking space with min. 4 m garage width	COMPLIES
	Access from garage to living area with min. 800 mm clear door opening.	COMPLIES
Bathrooms (Min. 1)	Toilet clear floor space min. 1020 mm at side and in front.	COMPLIES
	Wall blocking for future grab bar installation at toilet, tub, and shower. Reinforced with 2"x12" solid lumber in all bathtub, shower, and toilet locations.	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
	Pressure and temperature control valves are installed on all shower faucets.	COMPLIES
	Cabinets underneath sink(s) are easily removed.	COMPLIES
	Demonstrate bath and shower controls are accessible (layout or fixture placement)	COMPLIES
Kitchen	Clear area needed under future work space. Plumbing and gas pipes (in-wall and in-floor) located clear of under counter area of future work space (stove, sink & min. 810 mm wide counter)	COMPLIES
	All pipes are brought in no higher than 304 mm to 355 mm to the centre of the pipe from floor level,	COMPLIES
	Cabinets underneath sink are easily removed.	COMPLIES
	1500 mm turning diameter or turning path diagram	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
Windows	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)	COMPLIES
Outlets & Switches	Placement locations of electrical outlets: beside window, bottom of stairways, beside toilet, above external doors (outside and inside), on front face of kichen counter, within proximity of control centre for smart home options.	TO BE LOOKED AT DURING THE BP STAGE
	Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation.	COMPLIES

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DRAWING TITLE

FLOOR PLANS

SCALE 1/8" = 1'-0"	SHEET NO. A6.0
DATE JUNE 27, 2014	
DRAWN KP	
CHECKED	PROJ. NO. 1222

REFERENCE PLAN

PLAN

NOV 2 1 2014

DP 14-663759

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	November 19, 2014
From:	Wayne Craig Director of Development	**File:**	DP 13-637372
Re:	**Application by Dava Developments Ltd. for a Development Permit at 22560, 22600 and 22620 Gilley Road**		

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of thirty-five (35) three-storey townhouse units at 22560, 22600 and 22620 Gilley Road on a site zoned "Town Housing (ZT11) – Hamilton".
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the rate of tandem parking spaces from 50% to 100% to allow a total of seventy (70) tandem parking spaces in thirty-five (35) three-storey townhouse units.

Wayne Craig
Director of Development

WC:ke
Att.

Staff Report

Origin

Dava Developments Ltd. has applied to the City of Richmond for permission to develop thirty-five (35) three-storey townhouse units at 22560, 22600 and 22620 Gilley Road on a site zoned "Town Housing (ZT11) – Hamilton". The site is vacant and contains preload materials.

The site is being rezoned from "Single-Detached (RS1/B)" to "Town Housing (ZT11) – Hamilton" for this project under Richmond Zoning Amendment Bylaw 8750 (RZ 06-344606). 3rd Reading was granted on June 18, 2012.

A Servicing Agreement application (SA 13-650377) has been submitted and is being reviewed by staff for off-site road upgrades and an on-site public pathway. Approval of the Servicing Agreement application is a rezoning consideration of Richmond Zoning Amendment Bylaw 8750.

Development Information

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

Background

Development surrounding the subject site is as follows:

To the north, properties zoned "Agricultural (AG1)" in the ALR to the west and properties zoned "Single-Detached (RS1/B)" to the east on the north side of Gilley Road;

To the east, a low density townhouse development zoned "Town Housing (ZT11) – Hamilton" and properties zoned "Single-Detached (RS1/B)";

To the south, properties zoned "Single-Detached (RS1/B)"; and

To the west, properties zoned "Single-Detached (RS1/B)". The lot fronting onto Gilley Road contains an existing single-family dwelling. The lot fronting onto Rathburn Drive is currently vacant.

The subject site is located in the Hamilton Area Plan and designated Neighbourhood Residential (Townhouse 0.75 FAR). On either side of the site, lots along the south side of Gilley Road are designated Neighbourhood Residential (Townhouse 0.55 FAR)(west) and Neighbourhood Residential (Townhouse 0.75 FAR)(east). The single-family lots to the south are designated Neighbourhood Residential (Single Family 0.55 FAR). The proposed townhouse project complies with the Hamilton Area Plan (Attachment 2).

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on June 18, 2012. At the Public Hearing, the following concerns about rezoning the property were expressed. The response to the concerns and comments is in *italics*:

1. Use of Gilley Road as the access to the proposed development and related traffic concerns (instead of access via the Turner/Rathburn Road connection through the single-family residential subdivision to the south) and concerns about limited pedestrian infrastructure and safety along Gilley Road.

   The access to the development from Gilley Road with the driveway access at the north east corner of the site has been approved through the rezoning (3rd Reading granted on June 18, 2012). Through the rezoning, the developer's traffic and engineering consultant and City's Transportation staff reviewed and confirmed the suitability of Gilley Road to be utilized as an access road to the development and required the following Gilley Road upgrades to be completed by this project from the access to the site to the Gilley Road/Westminster Highway intersection:

   - *6.1 m (20 ft.) wide asphalt driving surface;*
   - *1.5 m (4.9 ft.) wide asphalt pedestrian walkway on the south side of the road and north of the existing water course (Riparian Management Area – 5 m) with appropriate pavement markings.*
   - *Appropriate tie-in and transition to the existing Riparian Management Area watercourses located on the north and south side of Gilley Road.*
   - *Road works along Gilley Road will be completed by a Servicing Agreement with all works to be completed by the developer at their sole cost.*

   The upgrades to Gilley Road will ensure safe use of Gilley Road by vehicles and pedestrians and will result in enhanced pedestrian safety both on Gilley Road and through the development site (via a secured public walkway). This project also facilitates:

   - *Implementation of a secured public walkway off Gilley Road on the north side of the subject site (through a 4.5 m (14.8 ft.) statutory right-of-way (SRW) for public passage. A similar SRW and walkway would be secured to the east if and when these properties redevelop, as noted in the previously referenced Hamilton Area Plan.*

   - *Implementation of a pedestrian connection from the residential subdivision to the south, through the subject site (through the above referenced SRW) to Gilley Road.*

2. Potential impacts on neighbouring properties resulting from preload and construction activity and construction related traffic concerns along Gilley Road.

   The developer is preloading the subject site in accordance with the recommendations of their consulting geotechnical engineer. The developer's geotechnical consultant has been monitoring the subject site and properties in the surrounding area and has not identified any adverse impacts to any surrounding properties in relation to the preload.

   In response to concerns about preload related truck traffic on Gilley Road, the developer was required to submit a construction parking and traffic management plan for the site. This plan included provisions for management of truck traffic to the area to avoid stopping or queuing of trucks on Gilley Road, construction signage and temporary cone delineators for local traffic and pedestrian safety and employing a traffic control person to assist in the running and management of the plan. The developer and their consultants

were responsible for implementing the plan in accordance with the terms and parameters identified by City staff. After City approval of the first construction parking and traffic management plan and commencement of preload activities, City staff received concerns from neighbours about construction traffic related activities and issues along Gilley Road. City Transportation staff examined each concern, monitored the situation and advised the developer and their traffic control company to adjust their activities and management plan accordingly.

To ensure construction related traffic issues continue to be addressed, the developer will be required to submit an additional (second) construction parking and traffic management plan for removal of existing preload activities and other site preparation activities needing completion in the near future. A third plan will need to be approved prior to issuance of a Building Permit for construction activities on the subject site. The parameters of all plans will include, but not be limited to the following:

- *No construction related parking or staging of trucks on Gilley Road or in the surrounding neighbourhood.*
- *Dedicated areas of construction staff parking on-site.*
- *Dedicated construction loading/staging areas on the subject site.*
- *Construction vehicle access/egress is prohibited from utilizing Rathburn Drive or Turner Street.*
- *Construction vehicles will be required to travel at reduced speed on Gilley Road.*
- *Provisions for safe pedestrian and cyclist passage at all times, with inclusion of appropriate delineator posts.*
- *Traffic control persons as deemed necessary by Transportation staff.*

City Transportation staff will continue to monitor construction related traffic and parking activities for this project and liaise with the developer as required. Staff feel that the above approach will address the concerns identified by the residents.

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 "Town Housing (ZT11) – Hamilton" zoning except for the variance noted below.

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

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

1) Increase the rate of tandem parking spaces from 50% to 100% to allow a total of seventy (70) tandem parking spaces in thirty-five (35) three-storey townhouse units.

Staff supports the proposed variance as the related rezoning application was submitted prior to the Bylaw Amendment related to tandem parking being approved by Council in March 2013.

The incorporation of 100% tandem parking has a number of advantages on this site including:

- ***Supporting a townhouse typology that meets the minimum required Flood Construction Level (FCL)(3.5 m) applicable in the Hamilton Sub Area by providing for all the habitable residential spaces to be on the second and third levels;***
- ***Limiting the need to permanently raise the finished grade of the subject site, which improves the grade relationship with adjacent properties; and***
- ***Allowing for a more compact form of development that results in increased site planning flexibility, more landscaping and a reduced amount of pavement/hard surfacing. The proposal's lot coverage is 35%, which meets Richmond Zoning Bylaw 8500 requirements for this zone. 35% is also a lower lot coverage than other low density townhouses in the City that allow for a higher 40% lot coverage.***
- ***The application for rezoning was in-stream long before the zoning amendments were approved (March 2013) identifying the 50% tandem parking rate.***

Transportation staff have reviewed the proposed tandem parking configuration of the development and have no concerns. A restrictive covenant preventing the conversion of tandem parking areas to habitable space has been secured through the rezoning.

Advisory Design Panel Comments

The Advisory Design Panel reviewed and supported the project on April 9, 2014. A copy of the relevant excerpt from the Advisory Design Panel Minutes is attached for reference (Attachment 3). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '***bold italics***'.

Analysis

Conditions of Adjacency

- The proposed site design incorporates three-storey townhouse clusters along the Gilley Road frontage. These are interspersed with various pedestrian and vehicular pathways. The townhouses will be setback 7.5 m (24.6 ft.) from Gilley Road and this area will accommodate a public walkway parallel to Gilley Road and small front yards for the townhouses. Although larger in scale than existing adjacent development, the proposed development will fit into the anticipated future context of low-density townhouse development as per the Hamilton Area Plan (Attachment 2). In the interim, the townhouse blocks are well setback from adjacent properties which will minimize the scale, shadowing and overlook impacts.
- The proposed site design incorporates duplex and triplex townhouse units along the south edge of the property. Because of north-south grade changes across the site, the parking garages are located partially below-grade. This gives the units an apparent scale of two-storeys along Rathburn Drive. Combined with the clustering of units into duplexes, the result is a visible massing that is consistent with the single-family residential subdivision to the west and south.
- The proposed development locates the drive aisle along the east property line along with a pedestrian pathway connecting to a pedestrian circulation path along the south edge of the site. Combined with landscaping, this arrangement mitigates the potential for shadowing and overlook impacts for developments to the east.

- The proposed development incorporates a public, north south walkway along the west property line 4.5 m (14.8 ft.) in width. Combined with various additional setbacks to the buildings, the walkway and associated landscaping will serve to reduce the potential shadow and overlook impacts of the proposed development. Additionally, one townhouse block with three units has been located with "front door" access from the walkway which will both animate it and enhance safety.
- Based on the existing elevation of the site being much higher at the south end (Rathburn Drive/Turner Street) compared to the north end (Gilley Road), gradual grade transitions are proposed. To address elevation differences between the subject site and neighbouring properties on the western edge, a concrete lock block retaining wall is proposed (varying from approximately 1 m (3.3 ft.) to 2 m (6.6 ft.) in height). The highest grade difference of 2 m (6.6 ft.) is only applicable to a portion of the retaining wall on the west side of the public pathway adjacent to Building 4. To mitigate the impact of the concrete lock block retaining wall, a reduced height 1.2 m (4 ft.) tall wooden panel perimeter fence is proposed along the west edge of the site to be mounted on top of the retaining wall. Landscape buffer planting is proposed to be located on both the west and east sides of the public pathway along the entire west edge of the site next to the existing single-family houses. A higher level retaining wall is required on a portion of the west edge of the site for the following reasons:
    - The north south public pathway is required to be fully accessible. Due to the existing natural grade transitions (higher elevation to the south and lower elevation to the north), the public pathway must be designed with an appropriate slope. Although the implementation of steps or stepped terraced pathway may reduce some of the height of the retaining wall, this option cannot be looked at as this public pathway is required to be fully accessible and meet the slope requirements to address the existing grade change.
    - The minimum Flood Construction Level (3.5 m) requirements applicable to this project is being complied with by utilizing the existing grade and elevation transitions of the subject site and with townhouse unit habitable space being constructed above parking. This approach minimizes the amount of external fill remaining on the developments site and need for larger more extensive retaining walls.
- Along a majority of the eastern edge of the site, a wooden timber retaining wall is proposed with a height ranging from approximately 0.74 m (2.5 ft.) to 1 m (3 ft.), also topped by a 1.8 m (6 ft.) tall wooden privacy fence. Because the drive aisle is immediately adjacent to the east property line, staff believe the fence height is important for screening, light control and noise reduction for the adjacent properties. At the south east corner of the site, the increase in elevation in order to meet existing grades requires implementation of a terraced retaining wall system. The project minimizes the impacts of the retaining walls in the south east corner of the site by:
    - Reducing the elevation of the walkway along the east side of building 12 as much as possible to reduce the height of any required retaining wall.
    - Implementing a wooden stepped/terraced retaining wall system on the east side of building 12. The lower tier retaining wall, adjacent to the neighbouring property to the east, contains a maximum grade difference of 1.4 m (4.6 ft.). Due to safety reasons and code requirements, a 1 m (3.5 ft.) metal guardrail fence is proposed to be mounted on top of the retaining wall. This metal guardrail fence is designed to

not add any additional mass or height to the existing retaining wall and to be transparent and enable the landscaping implemented behind (in the elevated terrace area) to be visible from neighbouring properties.
    - A smaller 0.7 m (2.3 ft.) wood retaining wall is proposed on the upper terrace.
- If and when properties to the immediate east and west develop in accordance with the provisions of the Hamilton Area Plan (low-density townhouses and/or single-family), grade differences and retaining wall height between these sites should be minimal as a similar grading approach will likely be implemented resulting in a slight increase in elevation on redevelopment sites.
- The northwest portion of the subject site is across the road (Gilley Road) from land contained in the Agricultural Land Reserve (ALR). In addition, the entire Gilley Road frontage of the subject site contains a 5 m Riparian Management Area (RMA). The development has responded to these designations as follows:
    - All works (buildings, fencing and pathways) are located outside of the RMA. No further disturbance is proposed.
    - The proposed setback of 7.5 m (24.6 ft.) from Gilley Road is sufficient space to implement a landscape buffer to address the minimal adjacency this site has to the ALR. The ALR buffer will consist of plantings (trees and shrubs) in the front yards of the units. The natural growth and development of habitat in the existing RMA will provide an additional buffer.
    - A public pathway is proposed along the north edge of the site solely located on the development site. The pathway is also separated from the agricultural lands by Gilley Road and a ditch on either side.
    - A legal agreement secured through the rezoning application will secure the ALR buffer so it cannot be removed and must be maintained. It will also identify that the buffer is to assist in the mitigation of typical farm activities related to noise, odour and dust.
    - The City's Agricultural Advisory Committee reviewed and endorsed the proposed ALR buffer at rezoning.
- An environmental consultant has prepared a report with recommendations on proposed plantings and compensation/mitigation works required to enhance the habitat of the RMA and off-set required work (i.e., culvert removal and culvert installation as a result of the proposed development. Environmental Sustainability staff have reviewed and support the proposed RMA enhancement plan along the site's Gilley Road frontage. For portions of the RMA beyond the subject site to the west impacted by the proposed minor road upgrades to Gilley Road – these will be addressed through the Servicing Agreement for these works.

Urban Design and Site Planning

- Access to the development site will be at the north east corner from Gilley Road. Drive-aisle and traffic circulation is provided by two east-west running drive-aisles that are connected with smaller north-south running drive-aisles. All townhouse units have direct garage access from the internal drive-aisle network. Previously, access to the original townhouse proposal was at the south west corner of the subject site (via Rathburn Drive/Turner Street connection); however, this was referred back to staff at the May 16, 2011 Public Hearing with direction to achieve access to the development site from Gilley Road.

- Units are oriented to maximize the number fronting directly on the streets, which enhances the continuity of the streetscape on Gilley Road and Rathburn Drive/Turner Street and provides for street animation, safety and good outlook. Front doors and entrance features are also included for the units that front onto the north-south public walkway to similar effect.
- Grade transitions for the units fronting onto the road or walkway are mitigated by implementing a stepped/terraced front yard approach, thereby avoiding a long run of stairs to each unit entry from the sidewalk/walkway.
- For the two (2) internal triplex building typologies (Building 5 and 6), entrances are setback sufficiently from the drive-aisle to facilitate separation space and implementation of landscaping. These units also have private outdoor spaces that back onto the outdoor amenity area.
- The outdoor amenity space is located in a central and highly visible location within the development. It complies with the minimum size requirements and is designed to include a variety of children's play equipment and structures (play structure house, seesaw and climbing apparatus) in accordance with OCP guidelines. The outdoor amenity also includes a durable surface that can be utilized in all weather conditions and benches and health/wellness equipment.

Architectural Form and Character

- Gabled enclosed roof elements enhance the pedestrian scale of the development, which will have the benefit of a public walkway along three of the site's edges (south, west and north).
- Varied building massing is provided throughout the development in response to the surrounding context. Long building blocks are avoided as fourplex building types are limited to the Gilley Road frontage and are broken up further by various architectural detailing and features (gabled roof elements above the entrances and bay windows).
- Along the units fronting the roads, external cladding accents are alternated between building types to provide enhanced variation, patterning and differentiation between individual building blocks.
- Proposed external cladding materials and treatments consisting of charcoal asphalt shingles, hardi-panel siding/shingles, vinyl siding, wood detailing (board and batten, brackets and accent panels), painted metal garage and entrance doors are consistent with 2041 OCP guidelines and existing surrounding residential development.
- External cladding materials (hardi-panel shingles, wooden board and batten, wood accent trim and brackets) are proposed to highlight gable-end dormers and bay window elements.

Landscape Design and Open Space Design

- At rezoning, a minimum of 34 replacement trees were identified to be incorporated into the landscape plan. The proposed landscaping exceeds and nearly doubles the minimum replacement trees required (with 64 evergreen and deciduous trees proposed).
- Townhouse units that front onto the roads on the north and south side of the site and the public walkway on the west edge will have individual open spaces consisting of a patio (pavers) and defined by low-level wood picket fencing, shrubs and trees. Internal townhouse units have individual defined open spaces that abut the outdoor amenity space for the project and contain a similar combination of low-level fencing, patio (pavers), low-level shrubs and trees.

- A variety of permeable concrete paving treatments are proposed throughout the project in the drive-aisles, visitor parking stalls and parking aprons, which will differentiate the functional areas and help to provide visual interest to the large hard surface areas.
- 1-1.2 m (3.3 to 4 ft.) tall wood picket and panel fencing is proposed within individual unit outdoor spaces and surrounding the outdoor amenity area.
- Wooden bracket and trellis features are used to further enhance the north entrance area to the outdoor amenity area, the drive-aisle ends and project signage.

Crime Prevention Through Environmental Design

- The north-south and east-west public pathways through the development site are designed to minimize blind corners and maximize visibility. Casual surveillance of the public pathway is also possible from the units with direct frontage.
- The outdoor amenity and mailbox collection area are in a central and highly visible and open location. Secondary surveillance of this space is also possible as two (2) building blocks (Buildings 5 and 6) back onto the outdoor amenity and have their own unit open spaces abutting the amenity area to maximize surveillance of the area.
- Low landscaping and fencing to minimize blind spots and improve visibility with clearly defined unit entrances is also improved in the development.

Sustainability Measures

- The developer has engaged a Certified Energy Advisor, who has submitted a report confirming that the project will be able to achieve an EnerGuide rating of 82. A legal agreement will be secured on the subject site as a Development Permit consideration to ensure that the proposed development complies with the Certified Energy Advisor's recommendations to achieve a minimum EnerGuide rating of 82.
- Additional sustainability measures incorporated into the project include:
    - Drought tolerant and native plant materials.
    - Permeable pavers proposed in the internal drive aisle and patios of the development to increase the site's permeability and reduce storm water discharge.
    - Large operable windows for natural light and ventilation.
    - Locally sourced building materials to reduce green house gas emissions.
    - Light coloured building materials to reduce heat island effect.

Accessible Housing

- The proposed development includes one convertible unit that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of this unit will require installation of an elevator. The architect has confirmed that the future space for an elevator will be occupied by a storage area that includes the necessary framing and depressed slab area to accommodate a future lift in accordance with the manufacturer's specifications.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
    - Lever-type handles for plumbing fixtures and door handles; and
    - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Conclusions

The proposal has addressed all conditions of adjacency, site planning and design, architectural form/character and landscaping design, including responding to Advisory Design Panel and staff comments for the project. The Development Permit application submission complies with applicable Development Permit guidelines and integrates well with the surrounding residential land uses. Staff recommend support of this Development Permit application.

Kevin Eng
Planner 2

KE:cas

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

- Registration of a legal agreement on title of the consolidated site identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency;
- Receipt of a Letter-of-Credit or suitable cash bond for landscaping in the amount of $252,533; and
- Submission and approval of construction traffic and parking management plan to the satisfaction of the City's Transportation Division (based on the parameters required by City staff) associated with any remaining site preparation activities (i.e., preload removal) to be undertaken prior to Building Permit issuance.

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

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (based on the parameters required by City staff) (http://www.richmond.ca/services/ttp/special.htm) for construction related activities.
- Incorporation of accessibility measures in the Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.

City of Richmond

Development Application Data Sheet

Development Applications Division

DP 13-637372 **Attachment 1**

Address: 22560, 22600 and 22620 Gilley Road

Applicant: Dava Developments Ltd. Owner: Parc Gilley Project Inc.

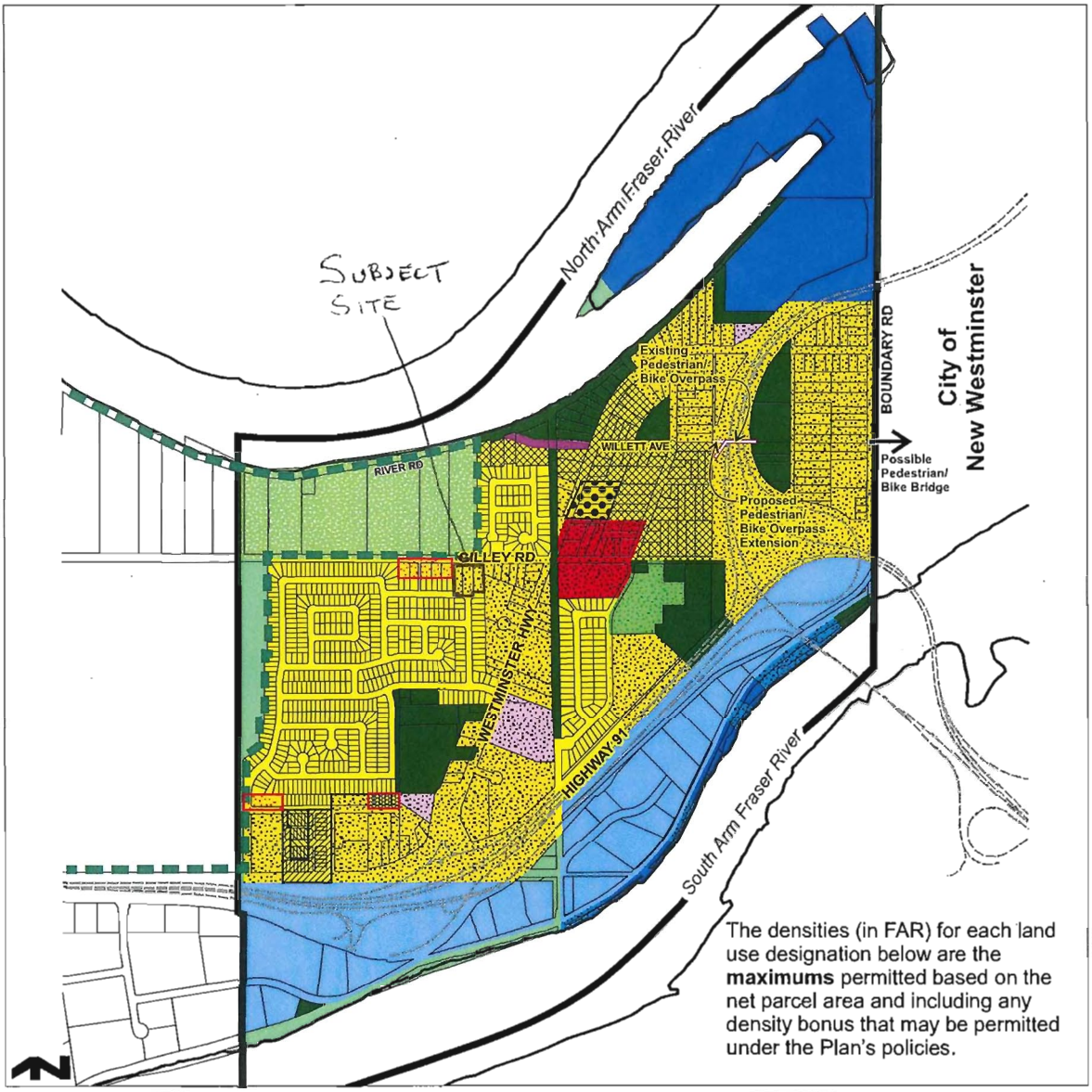
Planning Area(s): Hamilton

Floor Area Gross: 5,486 m^2 Floor Area Net: 3,467 m^2

	Existing	Proposed
Site Area:	6,438 m^2	5,777 m^2 (After land dedications)
Land Uses:	Vacant – Currently preloaded	Low density townhouses
OCP Area Plan Designation:	Neighbourhood Residential	Neighbourhood Residential
Zoning:	Single-Detached (RS1/B)	Town Housing (ZT11) - Hamilton
Number of Units:	N/A	35 townhouse units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.60	0.60	none permitted
Lot Coverage:	Max. 35%	35%	None
Setback – Front Yard (north):	Min. 6 m	7.5 m	None
Setback – Front Yard (south):	Min. 6 m	6.0 m	None
Setback – Side Yard (west):	No minimum setback	5.4 m	None
Setback – Side Yard (east):	No minimum setback	3 m	None
Height (m):	Max. 10.6 m	9.95 m	None
Off-street Parking Spaces – Resident and Visitor	70 resident spaces 7 visitor spaces	70 resident spaces 7 visitor spaces	None
Total off-street Spaces:	77 spaces	77 spaces	None
Tandem Parking Spaces	50% of spaces (35 spaces) may be parked in tandem	100% of spaces (70 spaces) proposed to be parked in tandem	**Variance required**
Amenity Space – Indoor:	Min. 70 m^2	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 210 m^2	210 m^2	None

Land Use Map



- Area Plan Boundary
- ALR Boundary
- Agriculture
- Community Institutional
- Conservation Area
- Industrial
- Marine Residential/Industrial
- Mixed Employment
- Neighbourhood Residential (Single Family 0.55 FAR)
- Neighbourhood Residential (Single Family 0.60 FAR)
- Neighbourhood Residential (Single Family with Coach Houses 0.60 FAR)
- Neighbourhood Residential (Single Family or Duplex 0.75 FAR)
- Neighbourhood Residential (Townhouse 0.55 FAR)
- Neighbourhood Residential (Townhouse 0.75 FAR)
- Neighbourhood Residential (Stacked Townhouse 1.00 FAR)
- Neighbourhood Village Centre (Residential 4 Storey 1.50 FAR)
- Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey1.50 FAR)
- Park and Major Trail/Greenway Corridors
- Proposed Streets
- School

Attachment 3

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, April 9, 2014 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

DP 13-637372 – 35-UNIT LOW DENSITY TOWNHOUSE DEVELOPMENT IN HAMILTON

APPLICANT: Dava Developments Ltd (Yamamoto Architecture Inc.)

PROPERTY LOCATION: 22560/22600/22620 Gilley Road

Applicant's Presentation

Architect Taizo Yamamoto, Yamamoto Architecture Inc., and Landscape Architect Patricia Campbell, PMG Landscape Architects, presented the project and answered queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from the Panel were as follows:

- the project is a straightforward townhouse development; overall aesthetics and architectural character could be further enhanced;

  Architectural character and materials further enhanced throughout the development by strengthening one of the two material/ colour schemes. Colour scheme 2 (Style 2) maintains the same cool colour properties but enhances with richer hue's . An alternating colour / material scheme per building strengthens visual diversity within the development. See Streetscape and elevation drawings. (Sheet A4.0-4.4)

- review the location and manoeuvrability of the visitor parking stalls;

  Relocation of visitor parking stalls were studied. No opportunity to relocate visitor parking stalls without negatively impacting the outdoor amenity area. Proposed visitor parkings stalls proposed at same locations. See site plan. (Sheet A1.0)

- supportive of the proposed development;

  Noted

- good access on all three levels of the convertible unit; the master bedroom has good accessibility; however, the second and third bedroom doors are too narrow for occupants needing accessibility; consider replacing with angled doorways at the corner of the room as seen in the type A units;

  Angled doorways similar to Unit A is not viable. Incorporating an angled entrance with larger doors to the secondary bedrooms drastically conflicts with the livable space and closets. Proposed layout remains ideal. See Convertible Unit Plan. (Sheet A6.0)

- consider an additional convertible unit in the proposed development;

  Consideration of additional convertible unit was undertaken. Proposed development consists of all 3 storey units which is not ideal for a potential accessible occupant. All units are designed to have age-in-place features such as lever type handles to accommodate an older demographic. We feel that proposing one convertible unit is adequate.

- look at pedestrian permeability/connectivity at the south end of the driveway access/egress to Gilley Road; consider opportunity for a sidewalk;

  Opportunity for sidewalk at the south end of the drive access/egress to Gilley Road is unattainable. Tight quarters between building and main entry drive aisle limits the allowance for access to garbage/recycling, sidewalk while maintaining landscaping features at the entry point. A 2.0m wide pedestrian pathway has already been proposed between building 1 & 2 via sidewalk from Gilley Rd. See site plan. (Sheet A1.0)

- support the planting scheme; location of planting is appropriate; addresses privacy concerns and grade changes;

  Noted.

- concern on the functionality of the permeable concrete pavers on the proposed development with regard to their permeability; regular concrete pavers and catch basin may work better from a geotechnical standpoint;

  Noted.

- consider turning the post saddles on the trellis at the play area to the other direction to hide the bolts in an active space;

  Post saddles proposed at same orientation. Exposed bolts to be painted to match trellis color and the rest of development.

- landscaping and architectural lay-out is good; design is efficient; responds well to the environment, e.g. the ditch;

  Noted.

- consider more tandem parking as it will free up space for more duplexes in lieu of six-plexes; will also create more opportunities for landscaping;

  All units already proposed with tandem parking. Additional units to proposed development is not viable.

- identify public art opportunities at this stage of the project; consult with City staff and public art planner regarding the process and requirements for public art;

  Owner agreed with the city during the Rezoning stage for contribution in-lieu of public art.

- disagree with rezoning applications for townhouse developments; the townhouse building form has a lot of pavement and lacks outdoor space; appreciate efforts made but not supportive of the project;

  Noted.

- reduce the barrenness of the subject site and address the lack of landscaping; would like to see more concrete pavers and less asphalt on the proposed development;

  Permeable concrete pavers enlarged at key points throughout the subject site. Permeable pavers proposed at main entry drive aisle, adjacent to outdoor amenity area, and adjacent to unit entrances from the internal roadway. Buildings 1-3, and 7-12 are now also proposed with pavers at the drive way aprons. Additional trees proposed along internal driveway near the entries to building 5 & 6. See landscape plan. (Sheet L1)

- consider opportunities for planting more big trees on the site, e.g. between Buildings 4 and 5 and on the east side of Building 6;

  Additional trees proposed along internal driveway near the entries to building 5 & 6. Opportunity for additional trees near building 4 is restricted due to limited space. See landscape plan. (Sheet L1)

- appreciate the details and articulation in the model presented by the applicant;

  Noted.

- a lot of vehicular circulation could be expected inside the proposed development; applicant has done a good job in breaking up the paving treatments; paved areas could be useful as social/gathering space and play area for children;

  Noted.

- appreciate the additional augmentation of the ditch; and

  Noted

- note the lack of public connection on the east side of the proposed development.

  Additional pedestrian connection provided at the south east corner of site near Bldg. 12. See site plan. (Sheet A1.0)

Panel Decision

It was moved and seconded

That 13-637372 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.

CARRIED

Opposed: Jim Hancock

City of Richmond

Development Permit

No. DP 13-637372

To the Holder:	Dava Developments Ltd.
Property Address:	22560, 22600 and 22620 Gilley Road
Address:	c/o Nelson Chung 228 – 2680 Shell Road Richmond, BC V6X 4C9

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 increase the rate of tandem parking spaces from 50% to 100% to allow a total of seventy (70) tandem parking spaces in thirty-five (35) three-storey townhouse units.
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 $252,533 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 13-637372

To the Holder:	Dava Developments Ltd.
Property Address:	22560, 22600 and 22620 Gilley Road
Address:	c/o Nelson Chung 228 – 2680 Shell Road Richmond, BC V6X 4C9

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.

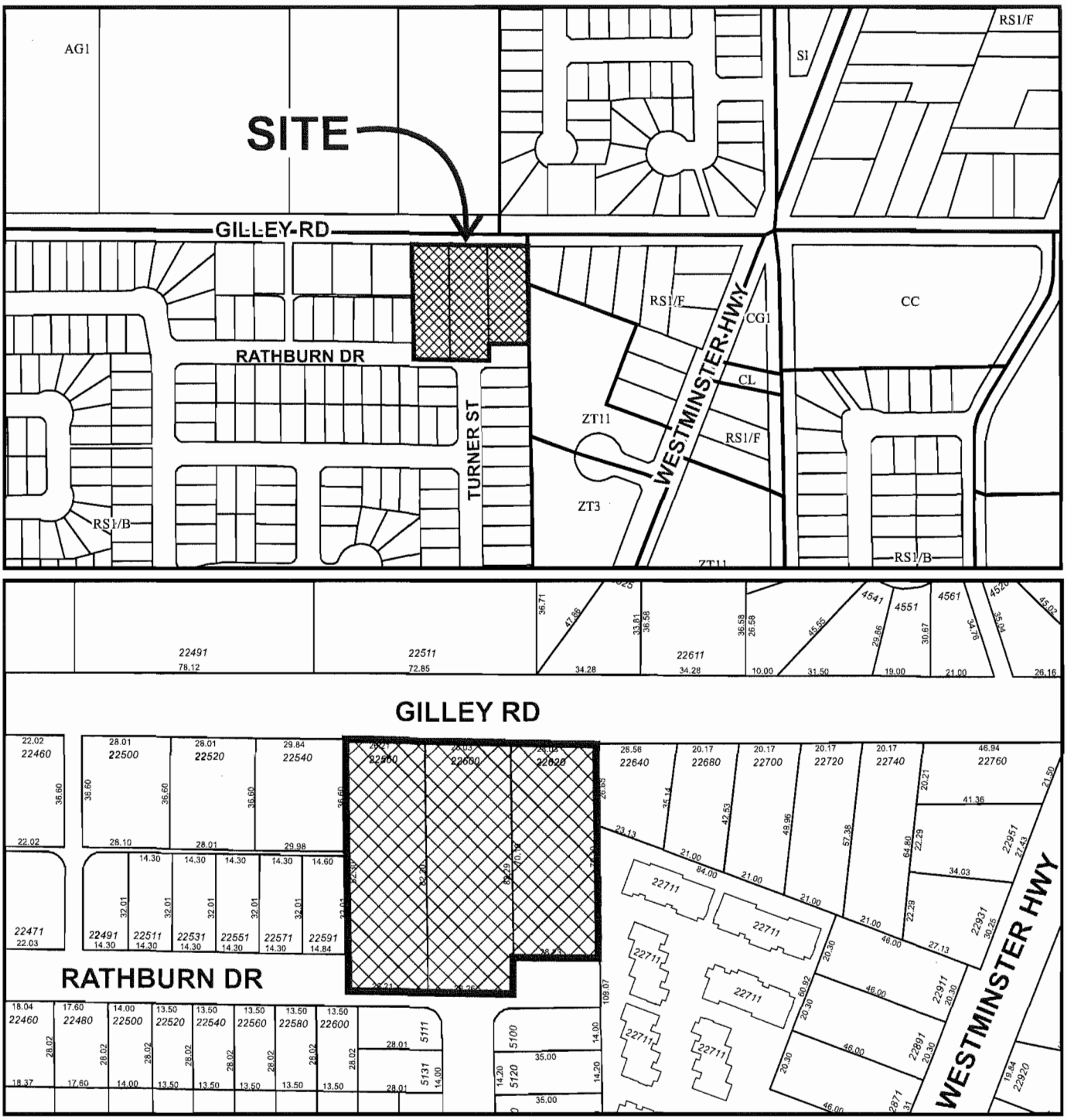
   This Permit is not a Building Permit.

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

DELIVERED THIS DAY OF , .

_____
MAYOR

City of Richmond

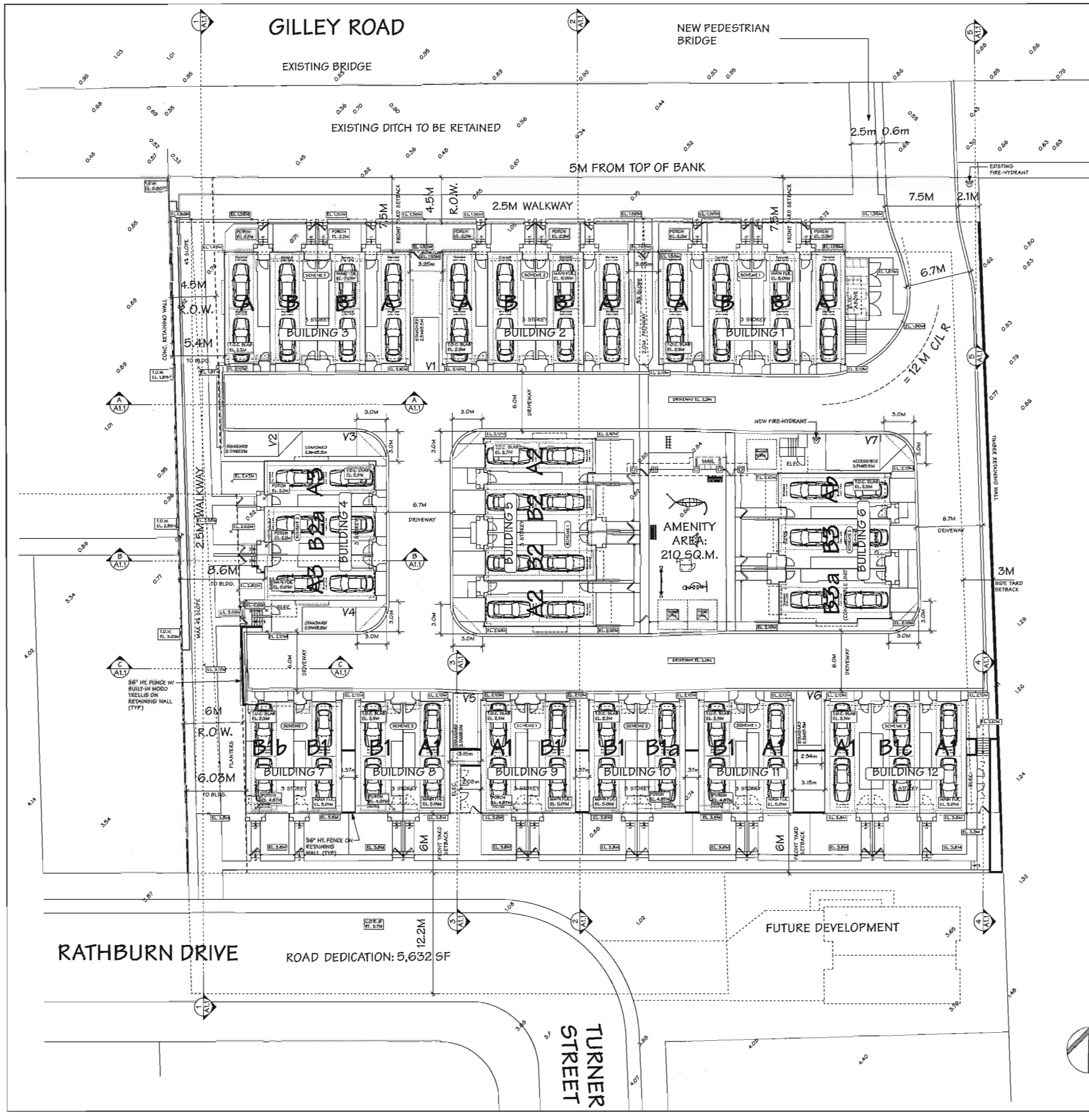


DP 13-637372
SCHEDULE "A"

Original Date: 11/20/14

Revision Date:

Note: Dimensions are in METRES



CONTEXT PLAN

SCALE : N.T.S.

STATISTICS:

CIVIC ADDRESS: 22560, 22600, 22620 GILLEY ROAD

LEGAL DESCRIPTION:

ZONING : ZT11

SITE AREA (GROSS): 6,442.2 SQ.M. (69,344.6 SQ.FT.)
SITE AREA (NET): 5,779.15Q.M. (62,205.5 SQ.FT.)

MAX. LOT COVERAGE: 62,205.5 SQ.FT. x 35% = 21,772 SQ.FT. (2,022.7 SQ.M.)

PROPOSED: 20706.4 SQ.FT. (BUILDINGS)
689.9 SQ.FT. (PORCHES)
373.6 SQ.FT. (CARDBOARD/RECYCLING ENCLOSURE, ELEC. ROOMS)
TOTAL 21769.9 SQ.FT. (35.0%)

F.A.R. :

MAX. ALLOWED FLOOR AREA : 62,180 SQ.FT. x 0.60 = 37,323.3 SQ.FT. (3,467 SQ.M.)
MAX. ALLOWED GARAGE ARE 538.2 SQ.FT. x 35 UNITS = 18,837 SQ.FT.

PROPOSED FLOOR AREA :

	GROSS AREA:	COVERED AREA: (EXC.)	STAIR EXEMPTION: (EXC.)	NET AREA:						GARAGE: (EXC.)
UNIT-A (3 BRS)	1647.3 SQ.FT.	25.0 SQ.FT.	125.4 SQ.FT.	1038.4 SQ.FT.	x	6	UNITS	=	6236.4 SQ.FT.	457.5 SQ.FT.
UNIT-A1 (3 BRS)	1671.0 SQ.FT.	19.9 SQ.FT.	139.0 SQ.FT.	1067.1 SQ.FT.	x	1	UNITS	=	1067.1 SQ.FT.	445.0 SQ.FT.
UNIT-A1 (3 BRS)	1711.2 SQ.FT.	26.9 SQ.FT.	111.0 SQ.FT.	1072.6 SQ.FT.	x	5	UNITS	=	5363.0 SQ.FT.	500.7 SQ.FT.
UNIT-A2 (3 BRS)	1666.7 SQ.FT.	19.9 SQ.FT.	137.8 SQ.FT.	1063.9 SQ.FT.	x	2	UNITS	=	2127.8 SQ.FT.	445.1 SQ.FT.
UNIT-A3 (3 BRS)	1662.0 SQ.FT.	22.7 SQ.FT.	137.8 SQ.FT.	1056.4 SQ.FT.	x	2	UNITS	=	2112.8 SQ.FT.	445.1 SQ.FT.
UNIT-B (3 BRS)	1661.1 SQ.FT.	24.0 SQ.FT.	121.5 SQ.FT.	1027.8 SQ.FT.	x	6	UNITS	=	6166.8 SQ.FT.	487.8 SQ.FT.
UNIT-B1 (3 BRS)	1716.1 SQ.FT.	29.8 SQ.FT.	101.9 SQ.FT.	1063.1 SQ.FT.	x	5	UNITS	=	5315.5 SQ.FT.	521.3 SQ.FT.
UNIT-B1a (3 BRS)	1707.7 SQ.FT.	29.8 SQ.FT.	101.9 SQ.FT.	1054.7 SQ.FT.	x	1	UNITS	=	1054.7 SQ.FT.	521.3 SQ.FT.
UNIT-B1b (3 BRS)	1726.9 SQ.FT.	29.8 SQ.FT.	106.1 SQ.FT.	1073.5 SQ.FT.	x	1	UNITS	=	1073.5 SQ.FT.	517.5 SQ.FT.
UNIT-B1c (3 BRS)	1726.9 SQ.FT.	27.5 SQ.FT.	109.1 SQ.FT.	1089.0 SQ.FT.	x	1	UNITS	=	1089.0 SQ.FT.	521.3 SQ.FT.
UNIT-B2 (3 BRS)	1679.9 SQ.FT.	18.0 SQ.FT.	144.6 SQ.FT.	1042.9 SQ.FT.	x	2	UNITS	=	2085.8 SQ.FT.	474.4 SQ.FT.
UNIT-B2a (3 BRS)	1683.4 SQ.FT.	26.2 SQ.FT.	124.1 SQ.FT.	1045.5 SQ.FT.	x	1	UNITS	=	1045.5 SQ.FT.	487.6 SQ.FT.
UNIT-B3 (3 BRS)	1743.5 SQ.FT.	20.8 SQ.FT.	129.4 SQ.FT.	1089.0 SQ.FT.	x	1	UNITS	=	1089.0 SQ.FT.	504.3 SQ.FT.
UNIT-B3a (2 BRS)	1926.1 SQ.FT.	20.8 SQ.FT.	146.9 SQ.FT.	1246.1 SQ.FT.	x	1	UNITS	=	1246.1 SQ.FT.	512.3 SQ.FT.
SUBTOTAL						35	UNITS	=	37053.0 SQ.FT. (59.6%)	13133.1 SQ.FT.
ELEC. ROOMS						5	ROOMS	=	269.6 SQ.FT.	
TOTAL								=	37322.6 SQ.FT. (60.0%)	

10 SQ.M. EXEMPTED FROM THE 1ST & 2ND FLOOR FOR STAIRS & ENTRY AREA. IN ADDITION, STAIRCASE OPENING ON THE 3RD FLOOR IS EXCLUDED

PARKING:

REQUIRED:	2 SPACES x 35 UNITS	=	70 SPACES (RESIDENTS)
	0.2 SPACES x 35 UNITS	=	7 SPACES (VISITORS)
	TOTAL	=	77 SPACES
PROVIDED:	2 CAR TANDEM GARAGES x 35 UNITS	=	70 SPACES (RESIDENTS)
	OPEN VISITORS PARKING	=	7 SPACES (VISITORS)
	TOTAL	=	77 SPACES

NOTE : 1 ACCESSIBLE PARKING SPACE

REQUIRED BICYCLE:	1.25 SPACES x 35 UNITS	=	43.75 SPACES (CLASS 1)
	0.2 SPACES x 35 UNITS	=	7 SPACES (CLASS 2)
	TOTAL	=	50.75 SPACES
PROVIDED BICYCLE:	2 SPACES x 35 GARAGES	=	70 SPACES (CLASS 1)
	BICYCLE RACK	=	7 SPACES (CLASS 2)
	TOTAL	=	77 SPACES

AMENITY AREA:

REQUIRED	INDOOR	:	MIN. 100 SQ.M. (1076.4 SQ.FT.)
	OUTDOOR	:	210 SQ.M. (2,260 SQ.FT.)
PROVIDED	INDOOR	:	PAYMENT IN LIEU
	OUTDOOR	:	210 SQ.M. (2,260 SQ.FT.)

NOV 19 2014

DP 13-637372

PLAN #1

SITE PLAN

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

NO.	DATE	REVISIONS
5	NOV. 24, 2014	GENERAL REVISION
4	SEPT. 19, 2014	GENERAL REVISION
3	AUG. 15, 2014	D.P.P. SUBMISSION
2	MAR. 26, 2014	A.D.P. SUBMISSION
1	MAR. 7, 2014	D.P. RESUBMISSION

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PROJECT

35 UNIT TOWNHOUSE DEVELOPMENT

22560, 22600, 22620 GILLEY ROAD
RICHMOND, B.C.

Yamamoto Architecture Inc.

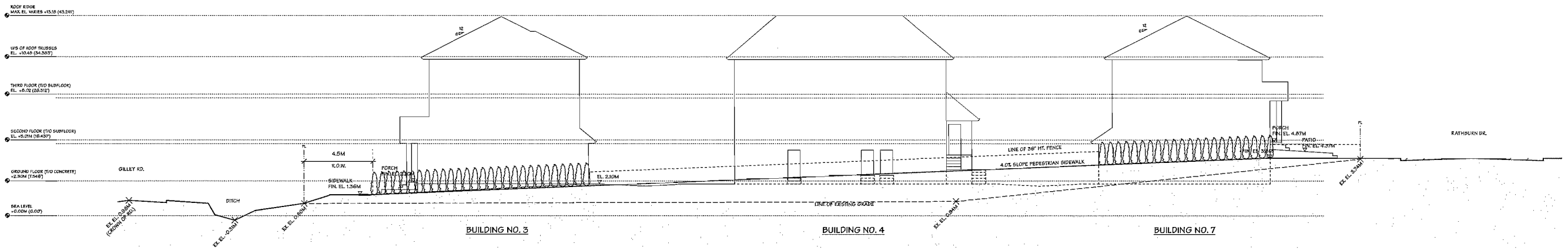
2388 oak street, van., b.c.
V6H 4J1 tel: 604-731-1127 fax: 604-731-1327

DRAWING TITLE

SITE PLAN
STATISTICS

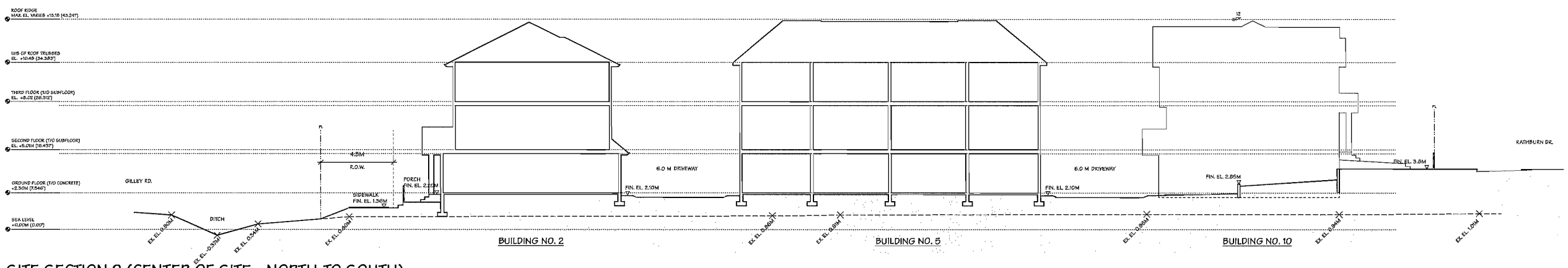
PLAN #1

SCALE 1/16"=1'-0"	SHEET NO. A1.0
DATE MAY 24, 2013	
DRAWN KP	
CHECKED	PROJ. NO. 1342



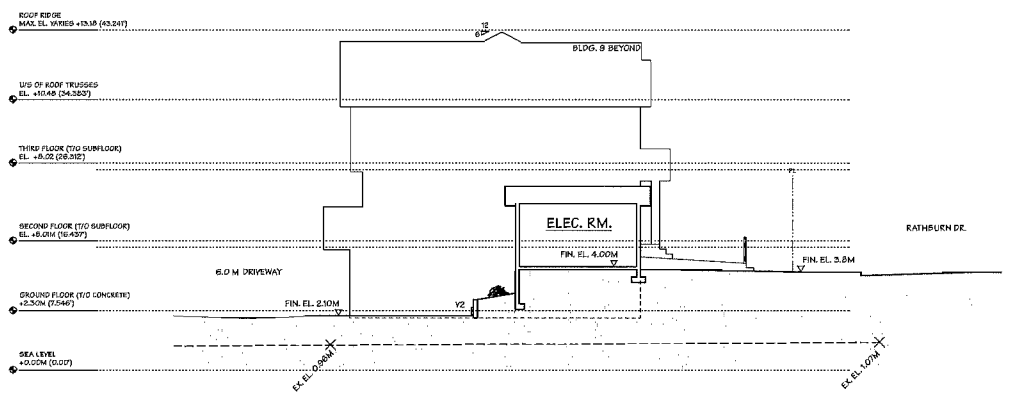
SITE SECTION 1 (PUBLIC WALKWAY - NORTH TO SOUTH)

SCALE : 3/32"=1'-0"



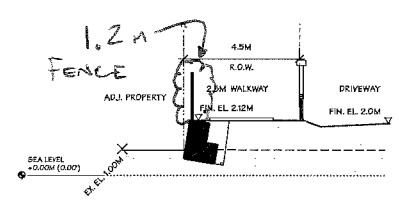
SITE SECTION 2 (CENTER OF SITE - NORTH TO SOUTH)

SCALE : 3/32"=1'-0"



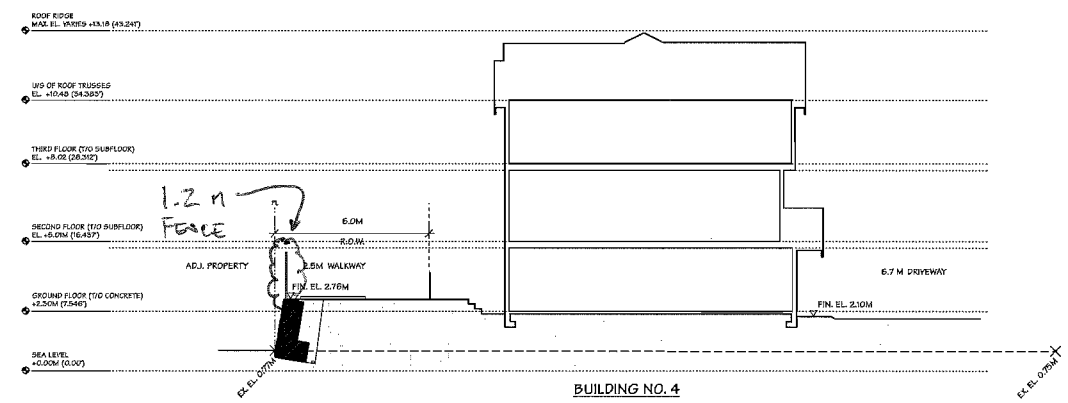
SITE SECTION 3 (THRU ELEC. ROOM OF BLDG. 8)

SCALE : 3/32"=1'-0"



SITE SECTION A (THRU WALKWAY - NORTH)

SCALE : 3/32"=1'-0"



SITE SECTION B (THRU BLDG. 4)

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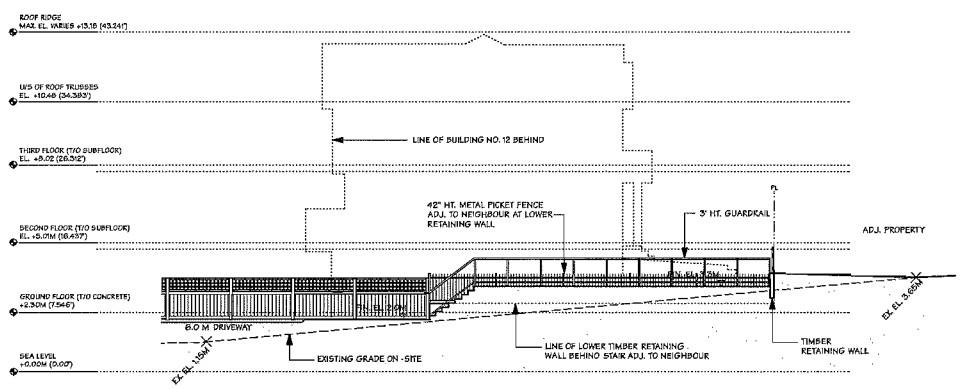
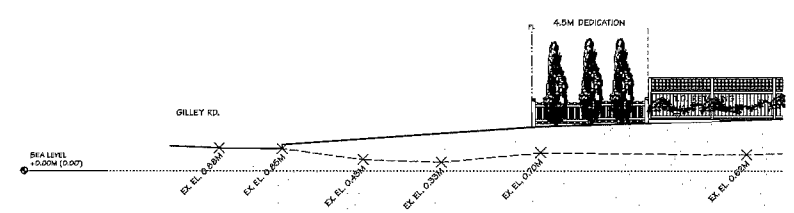


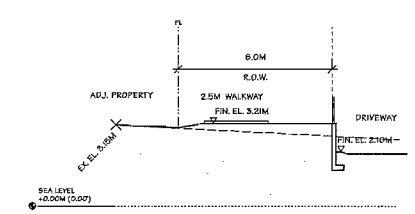
SITE SECTION 4 (THRU STAIRS NEAR BLDG. 12 - FACING NEIGHBOUR)

SCALE : 3/32"=1'-0"



SITE SECTION 5 (NEAR EAST P/L)

SCALE : 3/32"=1'-0"



SITE SECTION C (THRU WALKWAY - SOUTH)

SCALE : 3/32"=1'-0"

NO.	DATE	REVISIONS
5	NOV. 24, 2014	GENERAL REVISION
4	SEPT. 19, 2014	GENERAL REVISION
3	AUG. 15, 2014	D.P.P. SUBMISSION
2	MAR. 26, 2014	A.D.P. SUBMISSION
1	MAR. 7, 2014	D.P. RESUBMISSION

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PROJECT

35 UNIT TOWNHOUSE DEVELOPMENT

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RICHMOND, B.C.

Yamamoto Architecture Inc.

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DRAWING TITLE

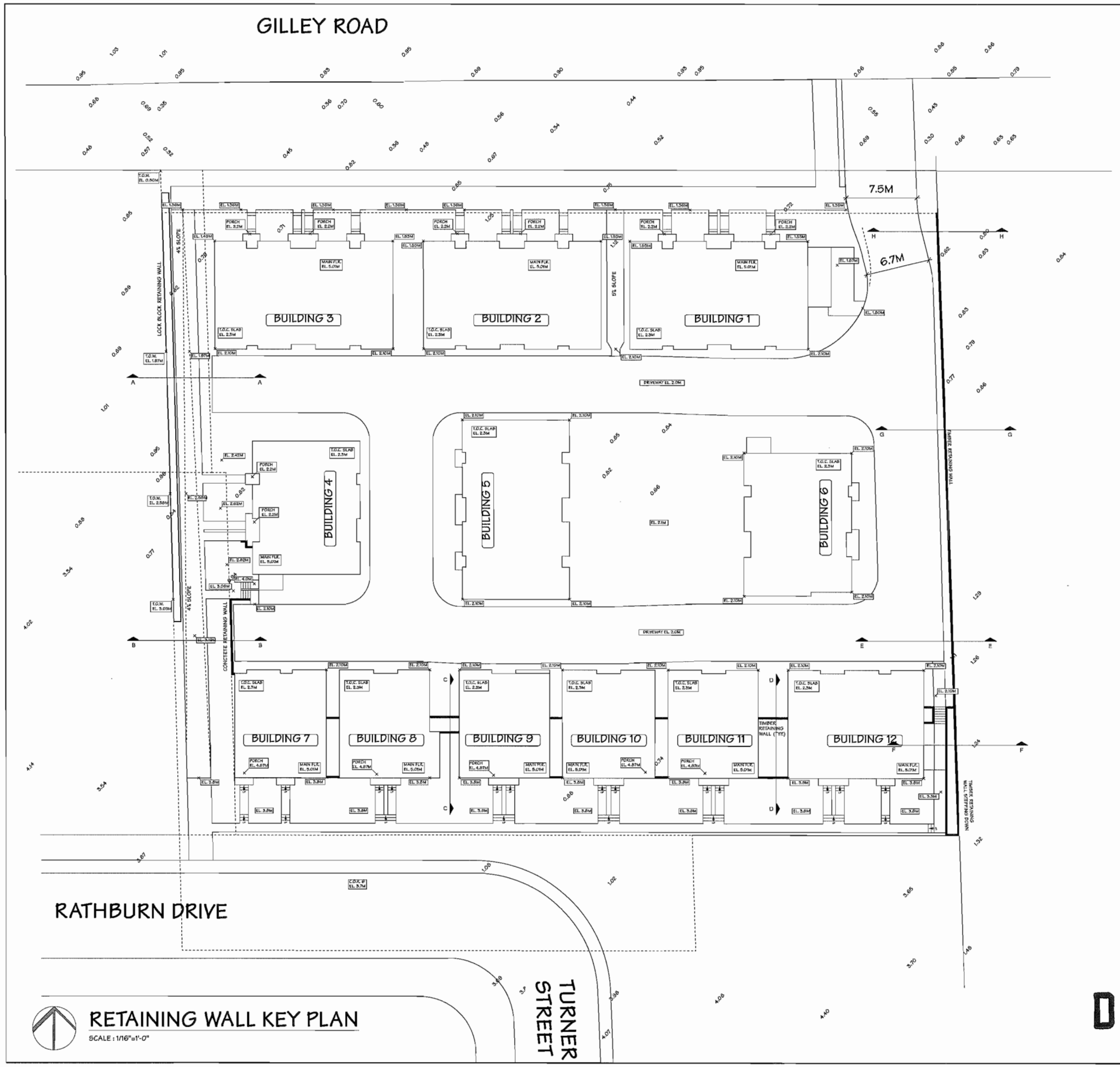
SITE SECTIONS

PLAN #1a

SCALE	1/16"=1'-0"	SHEET NO.	A1.1
DATE	MAY 24, 2013		
DRAWN	KP		
CHECKED		PROJ. NO.	1302

NOV 19 2014

DP 13-637372 Plan #1a



RETAINING WALL KEY PLAN

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

NOV 19 2014

DP 13-637372

Plan #1B

NO.	DATE	REVISIONS
5	NOV. 24, 2014	GENERAL REVISION
4	SEPT. 19, 2014	GENERAL REVISION
3	AUG. 15, 2014	D.P.P. SUBMISSION
2	MAR. 26, 2014	A.D.P. SUBMISSION
1	MAR. 7, 2014	D.P. RESUBMISSION

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PROJECT

35 UNIT TOWNHOUSE DEVELOPMENT

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RICHMOND, B.C.

Yamamoto Architecture Inc.

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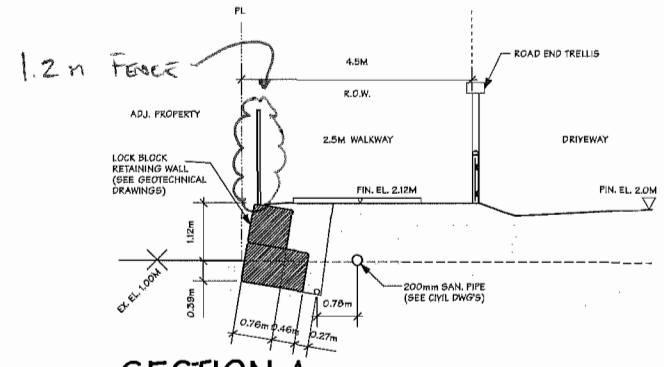
DRAWING TITLE

RETAINING WALL KEY PLAN

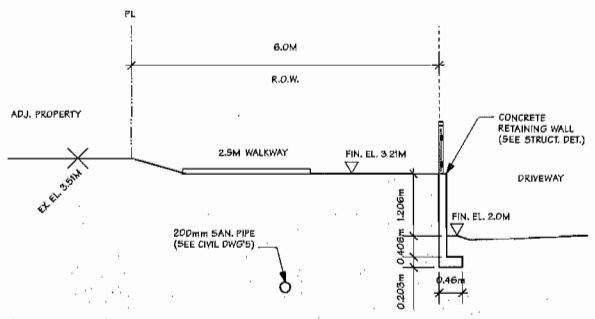
PLAN #1b

SCALE AS NOTED	SHEET NO. A1.2
DATE MAY 24, 2013	
DRAWN KP	
CHECKED	PROJ. NO. 1302



SECTION A

SCALE : 3/16"=1'-0"



SECTION B

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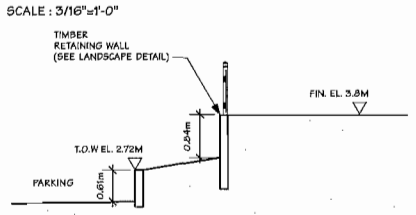
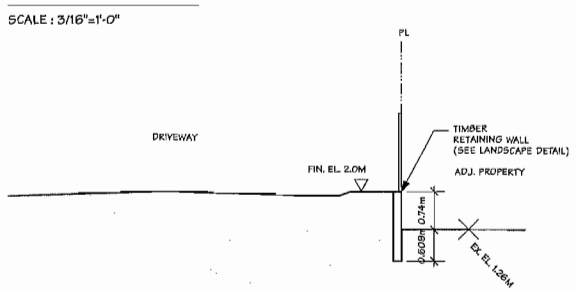


SECTION C

SCALE : 3/16"=1'-0"

SECTION D

SCALE : 3/16"=1'-0"



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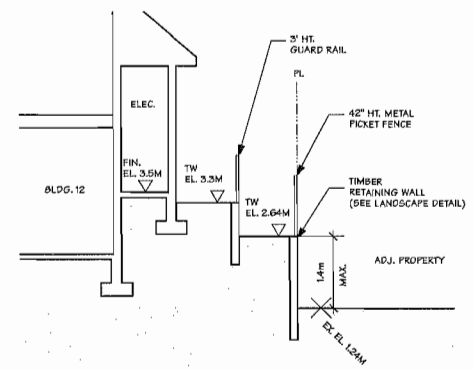

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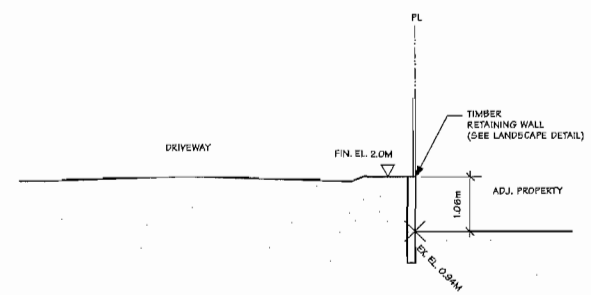
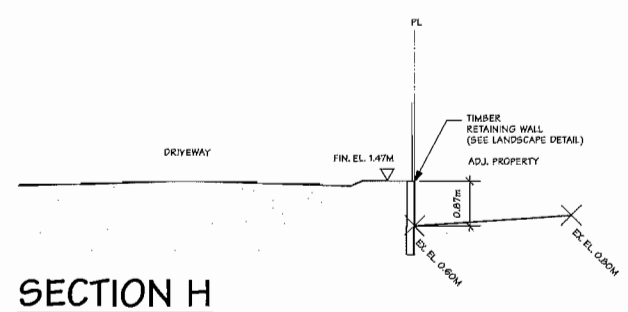


SECTION G

SCALE : 3/16"=1'-0"



SECTION H

SCALE : 3/16"=1'-0"

NOV 19 2014

DP 13-637372

Plan #1c

NO.	DATE	REVISIONS
5	NOV. 24, 2014	GENERAL REVISION
4	SEPT. 19, 2014	GENERAL REVISION
3	AUG. 15, 2014	D.P.P. SUBMISSION
2	MAR. 26, 2014	A.D.P. SUBMISSION
1	MAR. 7, 2014	D.P. RESUBMISSION

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PROJECT

35 UNIT TOWNHOUSE DEVELOPMENT

22560, 22600, 22620 GILLEY ROAD
RICHMOND, B.C.

Yamamoto Architecture Inc.

2384 oak street, van., b.c.
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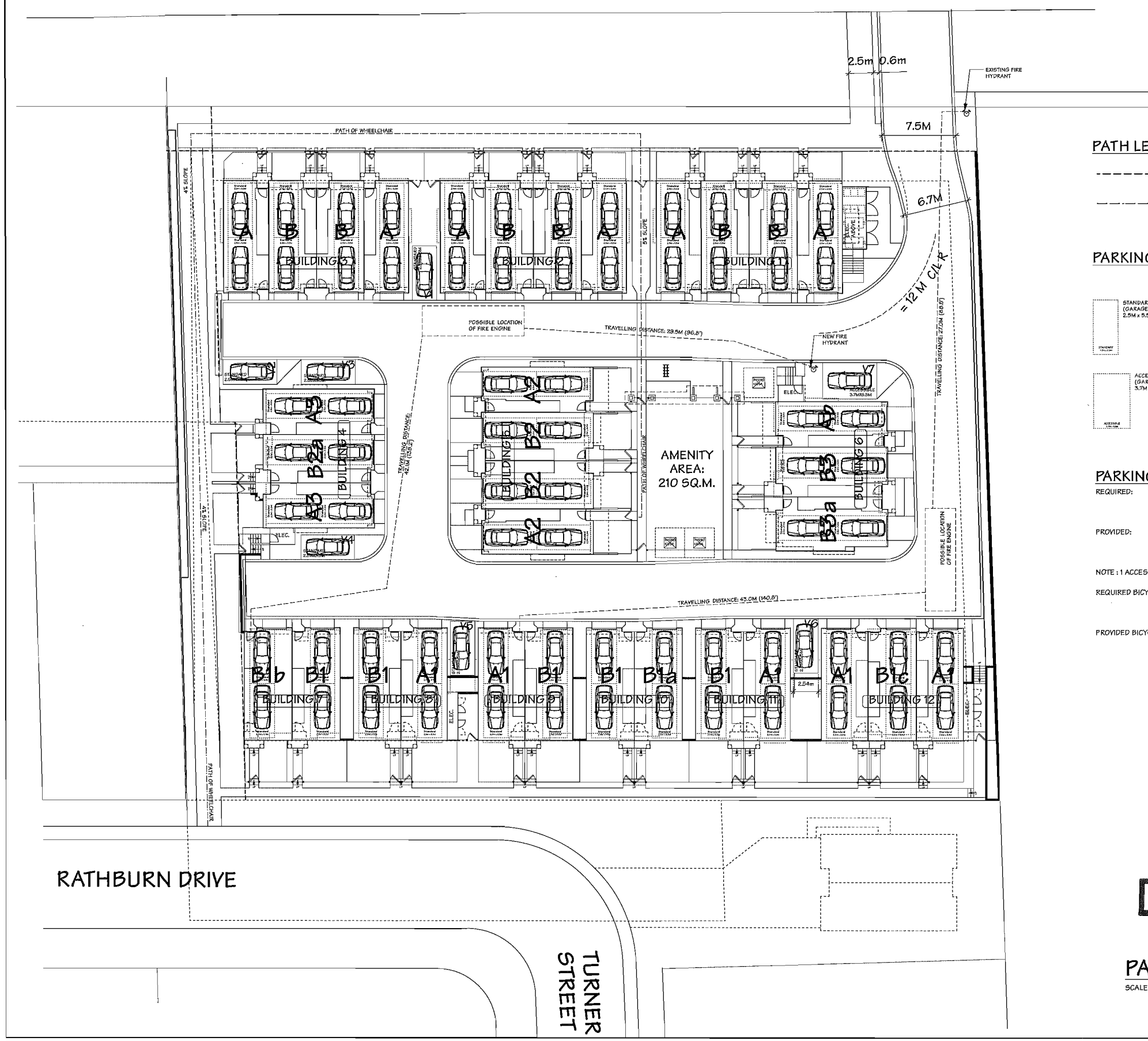
DRAWING TITLE

DETAIL SECTIONS

PLAN #1c

SCALE AS NOTED	SHEET NO. A1.3
DATE MAY 24, 2013	
DRAWN KP	
CHECKED	PROJ. NO. 1302



PATH LEGEND

FIREFIGHTER PATH

WHEELCHAIR PATH

PARKING LEGEND

STANDARD PARKING SPACE (GARAGE) 2.5M x 5.5M

STANDARD PARKING SPACE (VISITOR PARKING) 2.8M x 5.5M

CLASS 1 HORIZONTAL BICYCLE SPACE 1.8M x 0.6M

CLASS 1 VERTICAL BICYCLE SPACE 1.0M x 0.6M

CLASS 2 BICYCLE SPACE

ACCESSIBLE PARKING SPACE (GARAGE) 3.7M x 5.5M

ACCESSIBLE PARKING SPACE (VISITOR PARKING) 3.7M x 5.5M

PARKING:

REQUIRED:	2 SPACES x 35 UNITS	=	70 SPACES (RESIDENTS)
	0.2 SPACES x 35 UNITS	=	7 SPACES (VISITORS)
	TOTAL	=	77 SPACES
PROVIDED:	2 CAR TANDEM GARAGES x 35 UNITS	=	70 SPACES (RESIDENTS)
	OPEN VISITORS PARKING	=	7 SPACES (VISITORS)
	TOTAL	=	77 SPACES

NOTE : 1 ACCESSIBLE PARKING SPACE

REQUIRED BICYCLE:	1.25 SPACES x 35 UNITS	=	43.75 SPACES (CLASS 1)
	0.2 SPACES x 35 UNITS	=	7 SPACES (CLASS 2)
	TOTAL	=	50.75 SPACES
PROVIDED BICYCLE:	2 SPACES x 35 GARAGES	=	70 SPACES (CLASS 1)
	BICYCLE RACK	=	7 SPACES (CLASS 2)
	TOTAL	=	77 SPACES

NOV 19 2014

DP 13-637372

Plan #2

PARKING PLAN

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

NO.	DATE	REVISIONS
5	NOV. 24, 2014	GENERAL REVISION
4	SEPT. 18, 2014	GENERAL REVISION
3	AUG. 15, 2014	D.P.P. SUBMISSION
2	MAR. 26, 2014	A.D.P. SUBMISSION
1	MAR. 7, 2014	D.P. RESUBMISSION

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DRAWING TITLE

PARKING PLAN

PLAN #2

SCALE 1/16"=1'-0"	SHEET NO. A2.0
DATE MAY 24, 2013	
DRAWN KP	
CHECKED	PROJ. NO. 1362

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

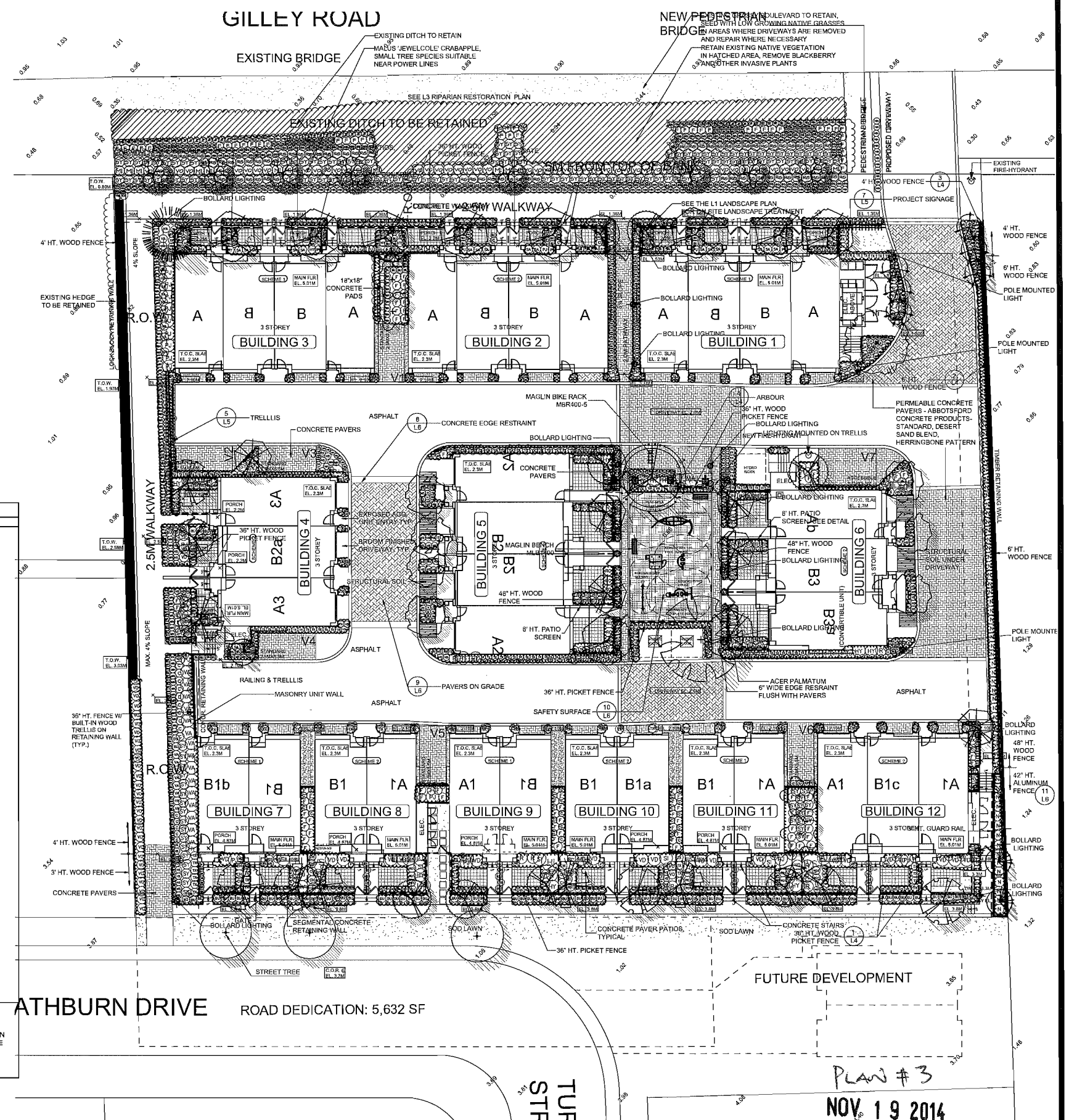
SEAL:

PAVING LEGEND

- ROADS - PERMEABLE CONCRETE PAVERS - ABBOTSFORD CONCRETE PRODUCTS- AQUAPAVE - STANDARD SHAPE, DESERT SAND BLEND, HERRINGBONE PATTERN
- PARKING - PERMEABLE CONCRETE PAVERS - ABBOTSFORD CONCRETE PRODUCTS- AQUAPAVE - STANDARD SHAPE, SAND/BROWN BLEND, HERRINGBONE PATTERN
- PERMEABLE CONCRETE PAVERS - ABBOTSFORD CONCRETE PRODUCTS- AQUAPAVE - STANDARD SHAPE, SAND BROWN BLEND, HERRINGBONE PATTERN
- PATIOS PAVERS- ABBOTSFORD CONCRETE PRODUCTS- OLD COUNTRY STONE, BASKET WEAVE TYPE1 PATTERN

LIGHTING LEGEND

SYMBOL	STYLE
	BOLLARD 36" HT
	POST MOUNTED LIGHT ON TRELLIS
	POLE MOUNTED LIGHT



PLANT SCHEDULE

PMG JOB NUMBER: 13-059

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	4	ACER CIRCINATUM	VINE MAPLE	6CM CAL; B&B; 3 STEM CLUMP
	6	ACER PALMATUM 'SANGO KAKU'	CORAL BARK MAPLE	2.5M HT
	10	CARPINUS BETULUS	EUROPEAN HORNBEAM	6CM CAL; 1.2M STD; B&B
	1	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	9CM CAL; 1.8M STD; B&B
	3	CITY TO SPECIFY	-	8CM CAL; 2M STD; B&B
	9	CORNUS KOUSA 'SATOMI'	PINK KOUSA DOGWOOD	8CM CAL; 1.8M STD; B&B
	10	MAGNOLIA SOULANGEANA 'RUSTICA RUBRA'	RUSTICA RED MAGNOLIA	8CM CAL; 1.2M STD; B&B
	7	PICEA OMORIKA 'BRUNS'	SERBIAN SPRUCE	3.5M HT; B&B
	3	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	4.0M HT; B&B
	1	PRUNUS YEDOENSIS 'AKEBONO'	DAYBREAK CHERRY	6CM CAL; 1.8M STD; B&B
	1	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6M HT; B&B
	7	PYRUS CALLERYANA 'CAPITAL'	CAPITAL PEAR	5CM CAL; 1.6M STD; B&B
	1	SOPHORA JAPONICA	JAPANESE PAGODA TREE	10 CM CAL ; 1.5M STD; B&B
SHRUB				
BU	298	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
HI	4	HIBISCUS SYRIACUS 'BLUE SATIN	ROSE OF SHARON	#3 POT; 50CM
HY	32	HYDRANGEA MACROPHYLLA 'TELLER RED'	BIGLEAF HYDRANGEA; LACECAP RED	#3 POT; 80CM
N	85	NANDINA DOMESTICA	HEAVENLY BAMBOO	#3 POT; 50CM
CH	41	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#2 POT; 40CM
PJ	39	PIERIS JAPONICA 'FOREST FLAME'	PIERIS; WHITE BLOOMS	#3 POT; 50CM
R	13	RHODODENDRON 'KEN JANECK'	RHODODENDRON; LIGHT PURPLE; MAY	#3 POT; 30CM
RO1	71	ROSA MEIDELAND 'CRIMSON'	MEIDILAND ROSE; PINK	#2 POT; 40CM
RO	18	ROSA RUGOSA 'PINK PAVEMENT'	RUGOSA ROSE; PINK	#2 POT; 40CM
SI	6	SALIX INTEGRA 'HAKURO NISHIKI'	DAPPLED WILLOW	#2 POT; 40CM
SA	53	SARCOCOCCA HOOKERANA 'RUSCIFOLIA'	FRAGRANT SWEETBOX	#2 POT; 30CM
SY	35	SYMPHORICARPOS CHENAULTI HANCOCK	SNOWBERRY	#2 POT; 30CM
TX	212	TAXUS BACCATA 'FASTIGIATA'	COLUMNAR IRISH YEW	1.2M B&B
VA	59	VACCINIUM CORYMBOSUM 'BLUE CROP'	BLUE CROP EDIBLE BLUEBERRY	#2 POT; 50CM
VO	55	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#3 POT
VD	20	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
VS	3	VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#3 POT; 60CM
GRASS				
HA	144	HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
HS	223	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
M2	5	MISCANTHUS SINENSIS 'ADAGIO'	MAIDEN GRASS	#1 POT
P	106	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	#1 POT
VINE				
O	10	CLEMATIS x 'NELLY MOSER'	CLEMATIS; LIGHT PINK; SPRING	#2 POT; 60CM
PERENNIAL				
H	88	HEMEROCALLIS 'RED MAGIC'	DAYLILY; RED AND YELLOW	15 CM POT
HR	78	HOSTA 'RED OCTOBER'	HOSTA; RED STEMS, 12" HT.	15 CM POT
S	94	SEDUM 'AUTUMN JOY'	LARGE SEDUM	11 CM POT
GC				
B1	82	BLECHNUM SPICANT	DEERFERN	#1 POT; 35CM
C	64	CYRTOMIUM FORTUNEI	FORTUNE'S COLD HARDY HOLLY FERN	#1 POT; 25CM
MN	356	MAHONIA NERVOSA	LONGLEAF MAHONIA	#1 POT; 25CM
F	112	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#2 POT; 20CM

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

NO.	DATE	REVISION DESCRIPTION	DR.
10	14.NOV.25	NEW SITE PLAN	DD
9	14.NOV.24	NEW SITE PLAN	DD
8	14.NOV.21	AS PER ARCHITECTS REQUETS	DD
7	14.SEP.18	NEW SITE PLAN	DD
6	14.SEP.11	NEW KIOSK ADDED, MAIL BOX LOCATION REV.	MM
5	14.AUG.07	NEW SITE PLAN/MUN. COMMENTS	MM
4	14.MAR.25	GRADING REVISIONS/DETAILS	MM
3	14.MAR.06	NEW SITE PLAN	RC/MM
2	14.JAN.06	RIPARIAN LANDSCAPE PLAN GILLEY RD	RC
1	13.NOV.12	NEW OFF-SITE PLAN	DD

CLIENT:

PROJECT:

TOWNHOUSE DEV.

22560-22620 GILLEY ROAD
RICHMOND, BC

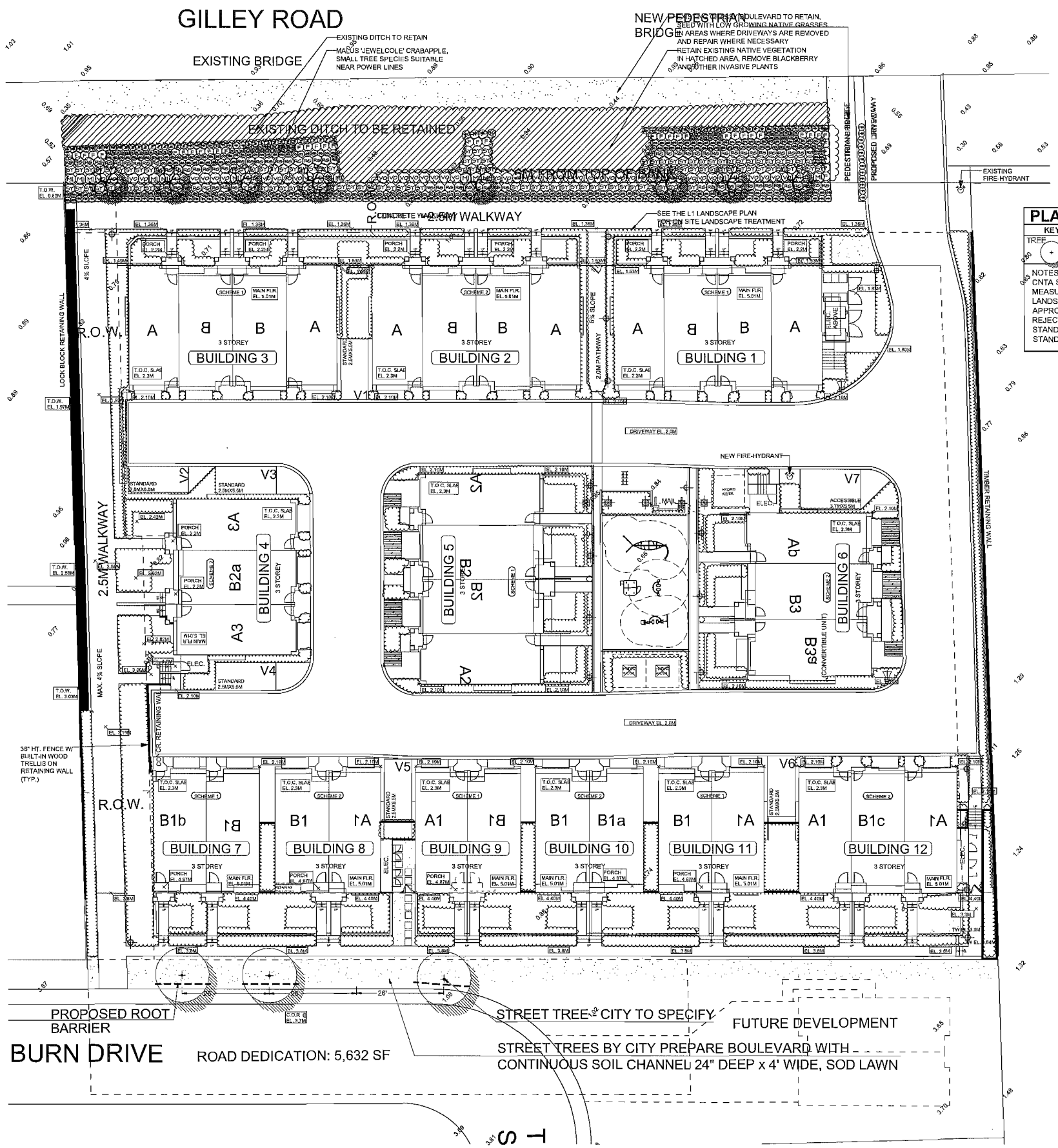
DRAWING TITLE:

LANDSCAPE PLAN

DATE:	13.APR.18	DRAWING NUMBER:	
SCALE:	1/16"=1'-0"		L1
DRAWN:			
DESIGN:			
CHK'D:	PCM		OF 8

PMG PROJECT NUMBER: 13-059

13059-13.ZIP

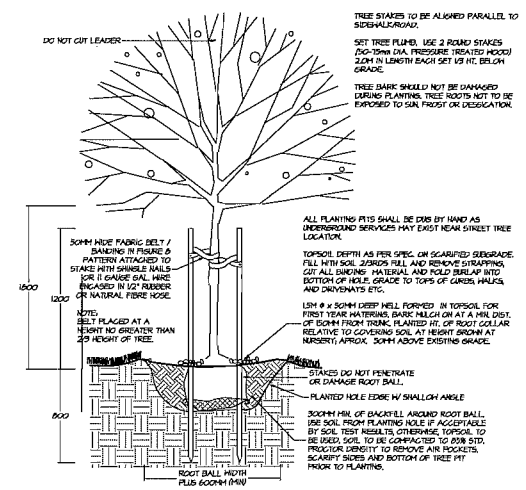


PLANT SCHEDULE

PMG JOB NUMBER: 13-059

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	3	CITY TO SPECIFY	STREET TREES	6CM CAL; 1.8M STD; B&B

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



1 / L1 TYPICAL DECIDUOUS TREE DETAIL
N.T.S.

NOV 19 2014
DP 13-637372
Plan #3A

13059-13.ZIP

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p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
10	14.NOV.25	NEW SITE PLAN	DD
9	14.NOV.24	NEW SITE PLAN	DD
8	14.NOV.21	AS PER ARCHITECTS REQUESTS	DD
7	14.SEP.18	NEW SITE PLAN	DD
6	14.SEP.11	NEW KIDS ADDED, MAIL BOX LOCATION REV.	MM
5	14.AUG.07	NEW SITE PLAN/MUN. COMMENTS	MM
4	14.MAR.25	GRADING REVISIONS/DETAILS	MM
3	14.MAR.06	NEW SITE PLAN	RC/MM
2	14.MAN.06	RIPARIAN LANDSCAPE PLAN GILLEY RD	RC
1	13.NOV.12	NEW OFF-SITE PLAN	DD

CLIENT:

PROJECT:

TOWNHOUSE DEV.

22560-22620 GILLEY ROAD
RICHMOND, BC

DRAWING TITLE:

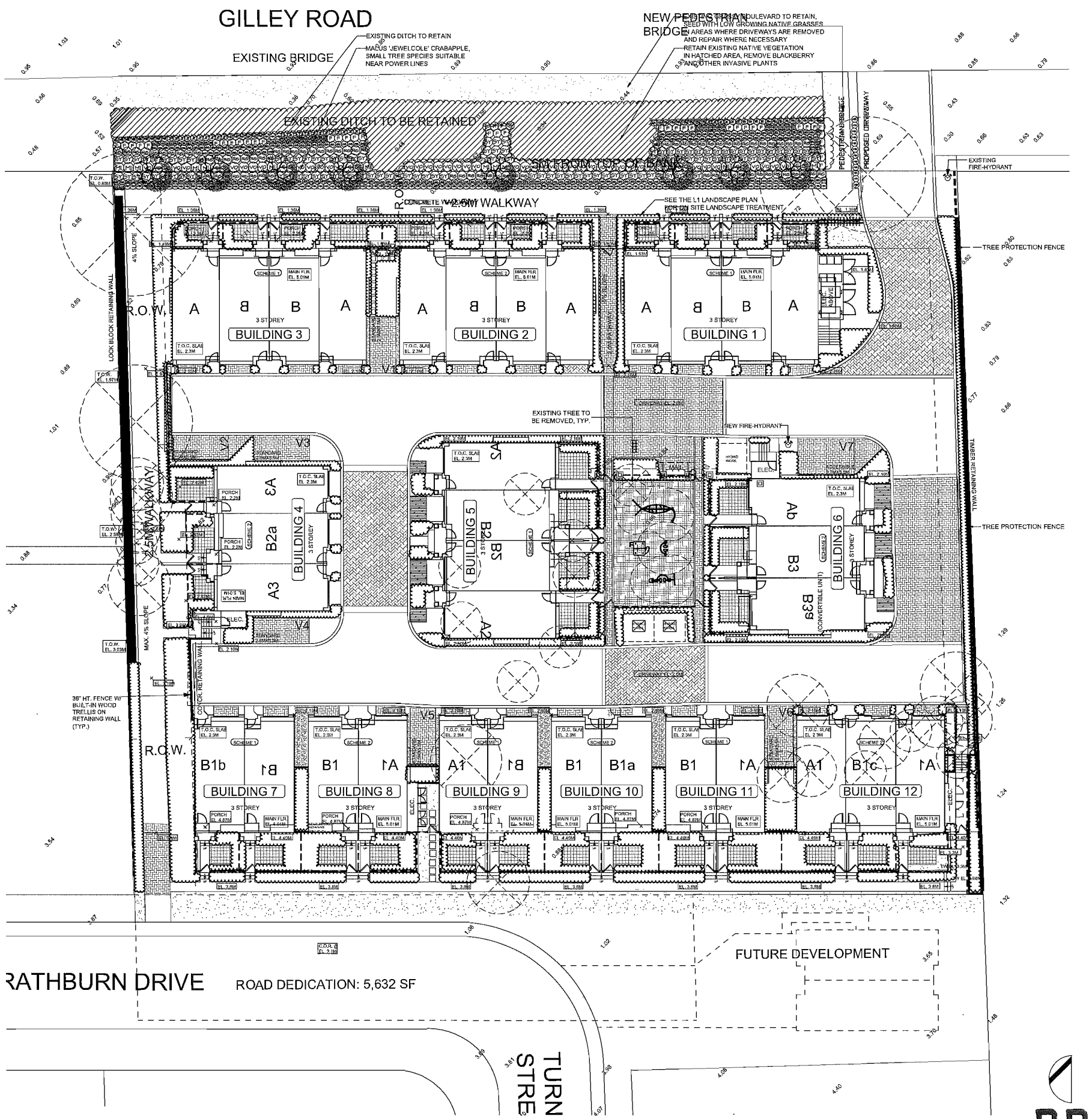
OFF-SITE LANDSCAPE PLAN

DATE: 13.APR.18
SCALE: 1/16"=1'-0"
DRAWN:
DESIGN:
CHKD: PCM

DRAWING NUMBER: **L1A**

OF 8

PMG PROJECT NUMBER: 13-059



TREE TO REMOVE

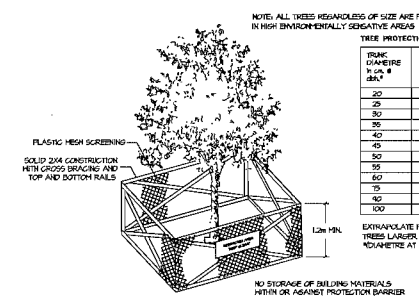
TREE PROTECTION FENCE

NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS

TREE PROTECTION DISTANCE TABLE

TRUNK DIAMETER IN cm @ 1.4M	MINIMUM REQUIRED PROTECTION RADIUS DISTANCE FROM TRUNK IN METRES
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3
55	3.3
60	3.6
75	4.5
90	5
100	6.0

EXTRAPOLATE PROTECTION RADIUS FOR TREES LARGER THAN 100CM DIA. (DIAMETER AT BREAST HEIGHT OR 1.4M FROM GRADE).



1A TREE PROTECTION BARRIER

DP 13-637372

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PLAN #3B

13059-13.ZIP

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
10	14.NOV.25	NEW SITE PLAN	DO
9	14.NOV.24	NEW SITE PLAN	DO
8	14.NOV.21	AS-PER ARCHITECTS REQUESTS	DO
7	14.SEP.18	NEW SITE PLAN	DO
6	14.SEP.11	NEW KIOSK ADDED, MAIL BOX LOCATION REV.	MM
5	14.AUG.07	NEW SITE PLAN/MUN. COMMENTS	MM
4	14.MAR.25	GRADING REVISIONS/DETAILS	MM
3	14.MAR.06	NEW SITE PLAN	RC/MM
2	14.JAN.06	RIPARIAN LANDSCAPE PLAN GILLEY RD	RC
1	13.NOV.12	NEW OFF-SITE PLAN	OD

CLIENT:

PROJECT:

TOWNHOUSE DEV.

22560-22620 GILLEY ROAD
RICHMOND, BC

DRAWING TITLE:

EXISTING TREE MANAGEMENT PLAN

DATE:	13.APR.18	DRAWING NUMBER:
SCALE:	1/16"=1'-0"	**L2**
DRAWN:	DO	
DESIGN:		
CHK'D:	PCM	**OF 8**

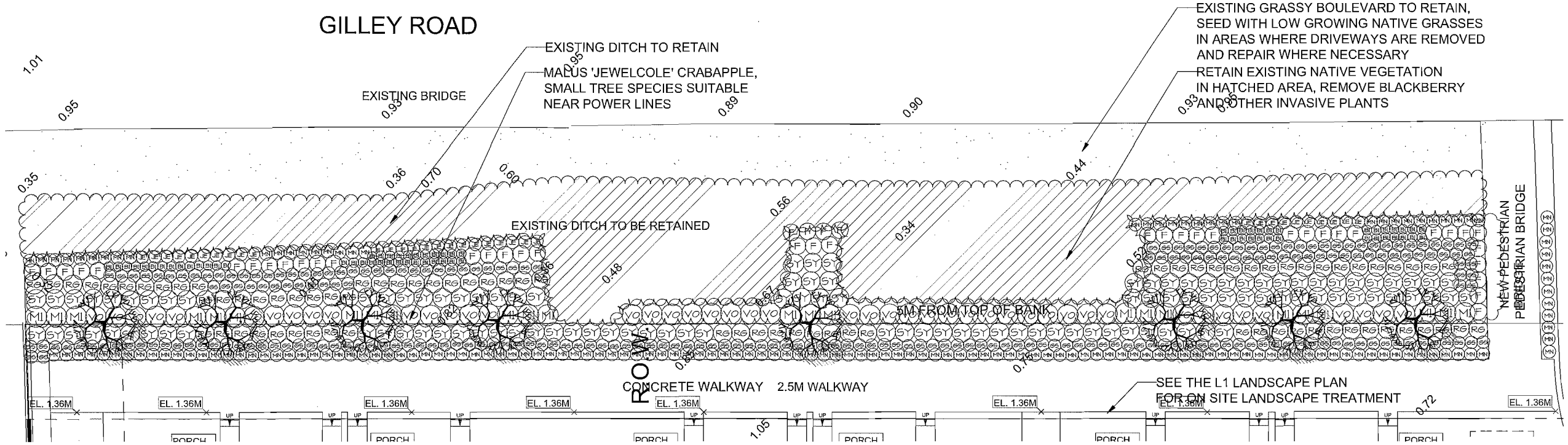
PMG PROJECT NUMBER: **13-059**

RIPARIAN RESTORATION PLANT SCHEDULE

PMG JOB NUMBER: 13-059

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	8	MALUS 'JEWELCOLE'	WHITE FLOWERING CRABAPPLE	6CM CAL; 1.5M STD; B&B
SHRUB				
	24	MAHONIA AQUIFOLIUM	OREGON GRAPE	#2 POT; 50CM
	80	ROSA GYMNOCARPA	BALDHIP ROSE	#2 POT; 40CM
	113	SYMPHORICARPOS ALBUS	SNOWBERRY	#2 POT; 30CM
	45	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#3 POT
GRASS				
	34	JUNCUS EFFUSUS	COMMON RUSH	#1 POT
GC				
	67	BLECHNUM SPICANT	DEERFERN	#2 POT; 35CM
	230	GAULTHERIA SHALLON	SALAL	#1 POT; 20CM
	155	MAHONIA NERVOSA	LONGLEAF MAHONIA	#2 POT; 25CM
	43	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 20CM

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



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DP 13-637372

PLAN #3C

13059-13.ZIP

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
10	14.NOV.25	NEW SITE PLAN	DD
9	14.NOV.24	NEW SITE PLAN	DD
8	14.NOV.21	AS PER ARCHITECTS REQUETS	DD
7	14.SEP.18	NEW SITE PLAN	DD
6	14.SEPT.11	NEW KIOSK ADDED, MAIL BOX LOCATION REV.	MM
5	14.AUG.07	NEW SITE PLAN/MUN. COMMENTS	MM
4	14.MAR.25	GRADING REVISIONS/DETAILS	MM
3	14.MAR.06	NEW SITE PLAN	RG/VM
2	14.JAN.06	RIPARIAN LANDSCAPE PLAN GILLEY RD	RC
1	13.NOV.12	NEW OFF-SITE PLAN	DD

CLIENT:

PROJECT:

TOWNHOUSE DEV.

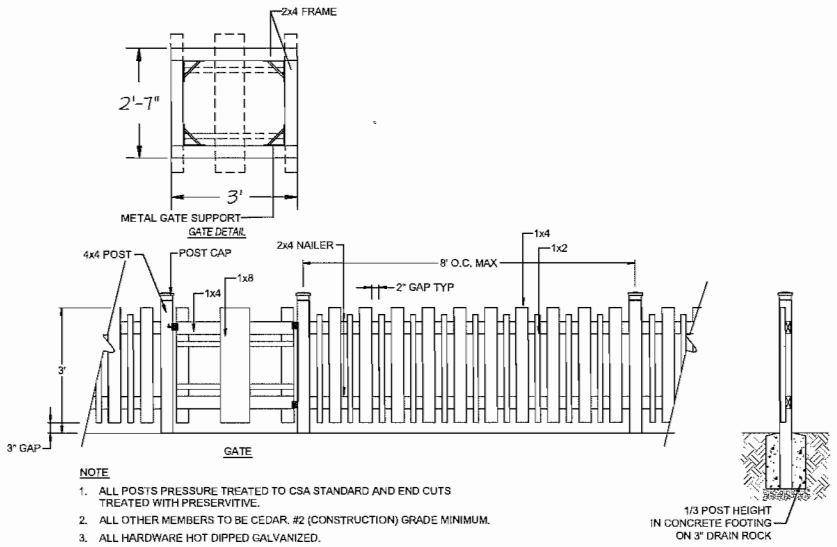
22560-22620 GILLEY ROAD
RICHMOND, BC

DRAWING TITLE:

RIPARIAN RESTORATION LANDSCAPE PLAN

DATE:	13.APR.18	DRAWING NUMBER:
SCALE:	1/8" = 1'-0"	**L3**
DRAWN:	RC	
DESIGN:	RC	
CHK'D:	PCM	**OF 8**

PMG PROJECT NUMBER: **13-059**

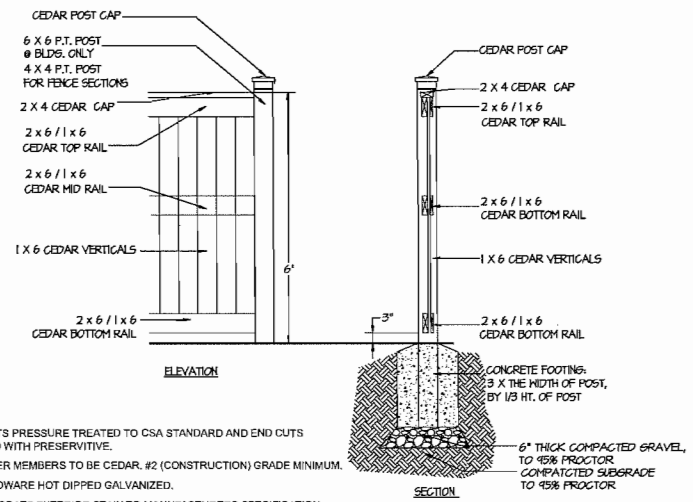


NOTE

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

1 / L1 36" HEIGHT PICKET FENCE & GATE

1/2"=1'-0"

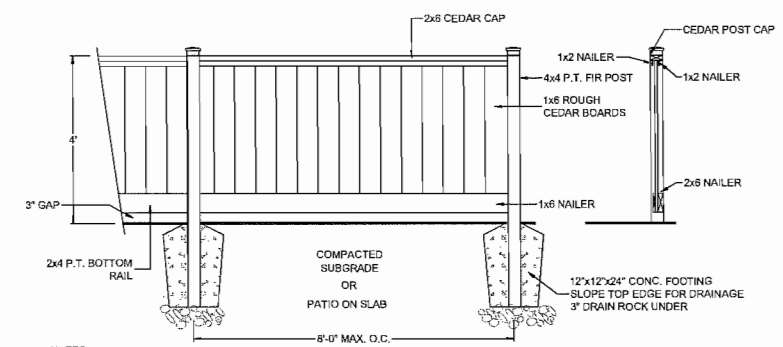


NOTES:

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-8".

2 / L1 6 FT. HEIGHT PERIMETER FENCE/PATIO DIVIDER

1/2"=1'-0"

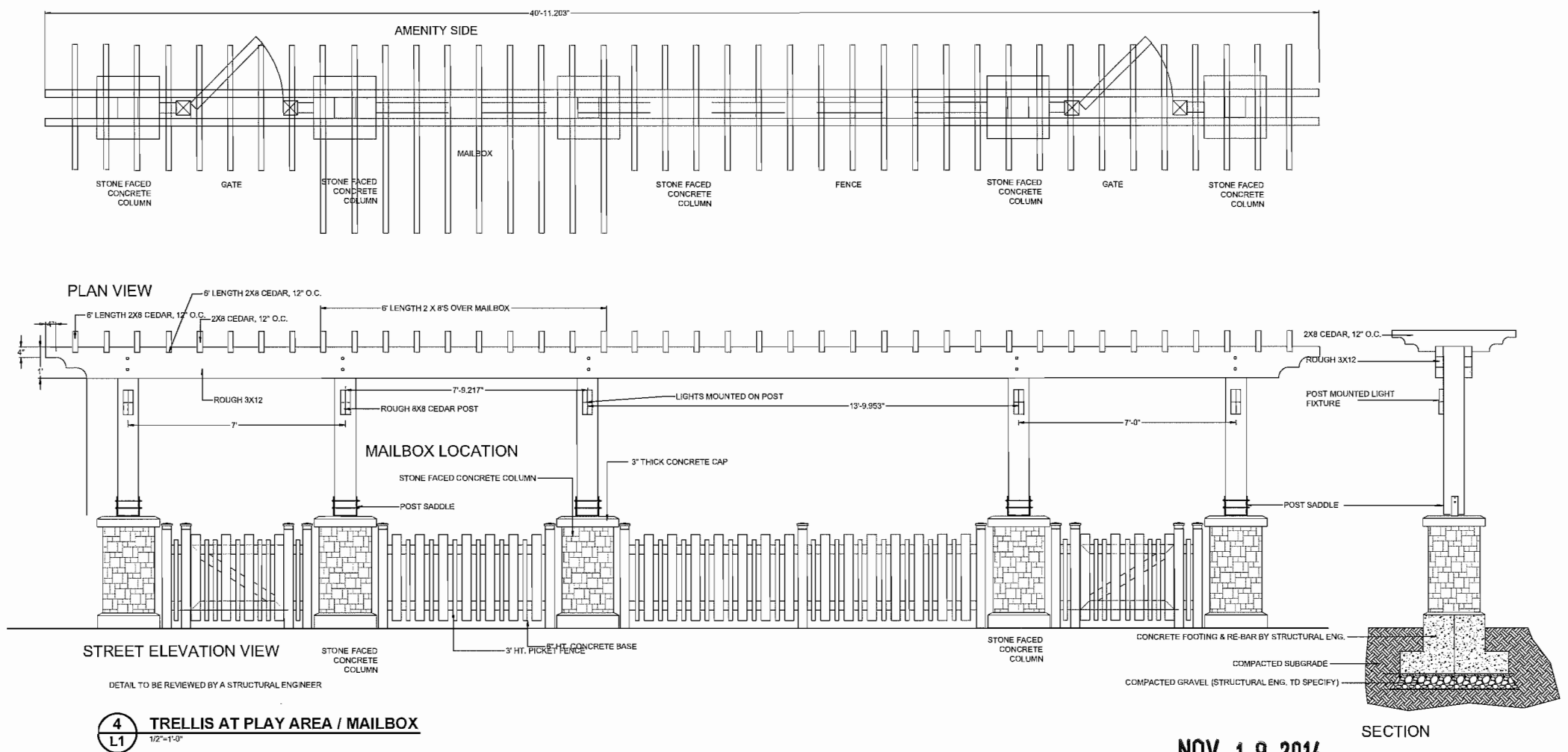


NOTES:

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

3 / L1 4 FT. HEIGHT PERIMETER/PATIO FENCE

1/2"=1'-0"



4 / L1 TRELLIS AT PLAY AREA / MAILBOX

1/2"=1'-0"

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PLAN #30

13059-13.ZIP

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
10	14.NOV.25	NEW SITE PLAN	DD
9	14.NOV.24	NEW SITE PLAN	DD
8	14.NOV.21	AS PER ARCHITECTS REQUETS	DD
7	14.SEP.18	NEW SITE PLAN	DD
6	14.SEPT.11	NEW KIOSK ADDED, MAIL BOX LOCATION REV.	MM
5	14.AUG.07	NEW SITE PLAN/MUN. COMMENTS	MM
4	14.MAR.25	GRADING REVISIONS/DETAILS	MM
3	14.MAR.06	NEW SITE PLAN	RC/MM
2	14.JAN.06	RIPARIAN LANDSCAPE PLAN GILLEY RD	RC
1	13.NOV.12	NEW OFF-SITE PLAN	DD

CLIENT:

PROJECT:

TOWNHOUSE DEV.

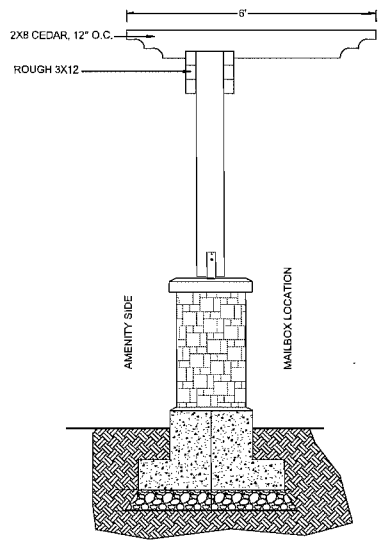
22560-22620 GILLEY ROAD
RICHMOND, BC

DRAWING TITLE:

LANDSCAPE DETAILS

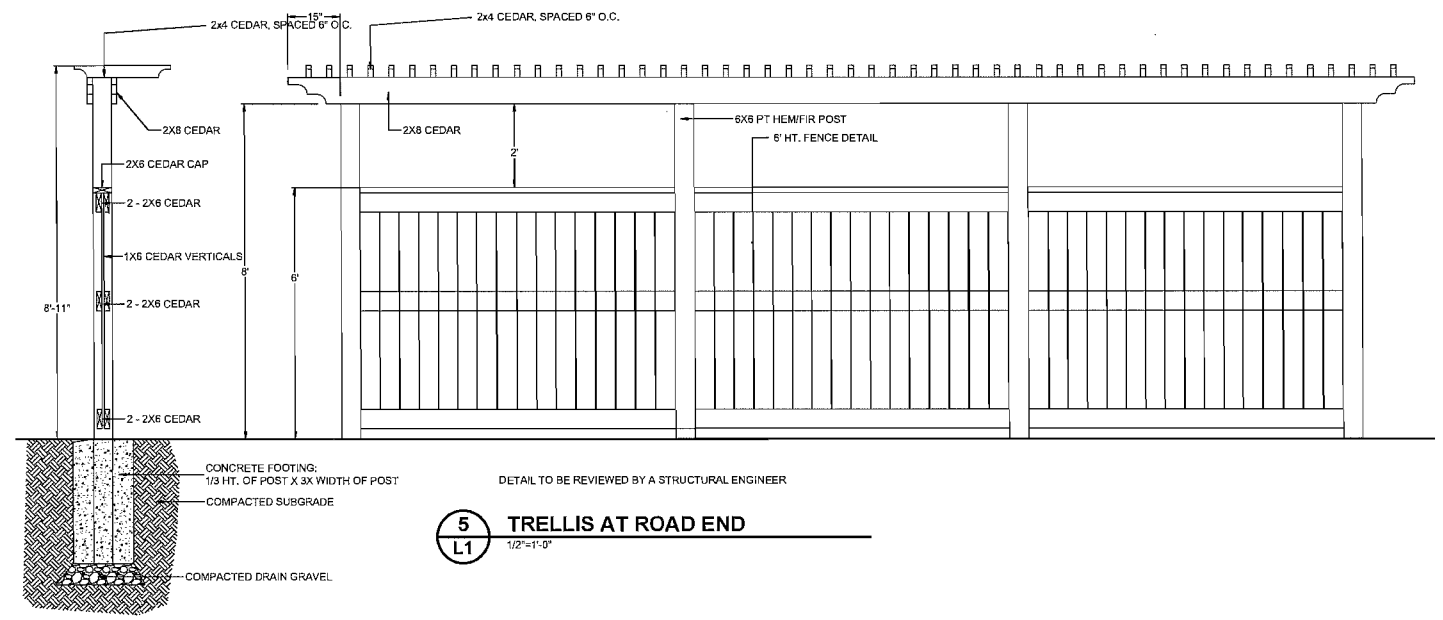
DATE:	13.APR.18	DRAWING NUMBER:
SCALE:	AS SHOWN	**L4**
DRAWN:	DD	
DESIGN:	PMG	
CHKD:	PCM	**OF 8**

PMG PROJECT NUMBER: **13-059**



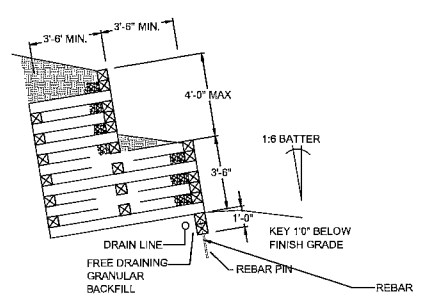
SECTION AT MAILBOX

4 / L1 TRELLIS AT PLAY AREA / MAILBOX
1/2"=1'-0"



DETAIL TO BE REVIEWED BY A STRUCTURAL ENGINEER

5 / L1 TRELLIS AT ROAD END
1/2"=1'-0"



ALL WOOD PRESSURE TREATED TO CSA STANDARDS FOR SEVERE CONDITIONS. (RETENTION 0.40 LBS. PER CU. FT. OF WOOD) TREAT ALL CUT SURFACES, DRILL HOLES WITH A LIBERAL APPLICATION OF A SUITABLE MATCHING PRESERVATIVE.

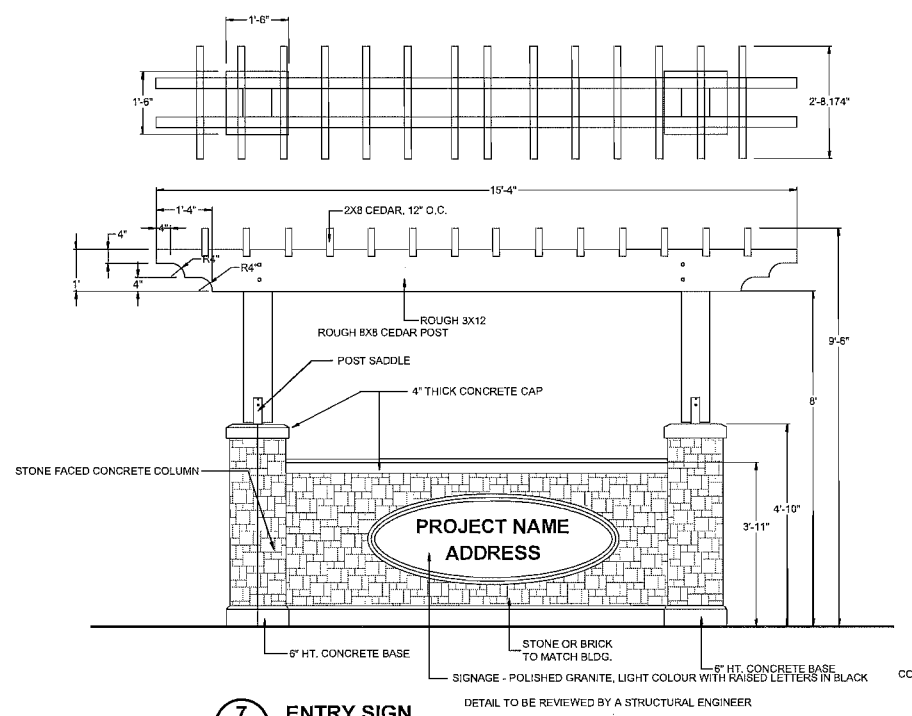
DRILL AND NAIL EACH TIMBER WITH GALVANIZED 10" SPIKES MAXIMUM 4'0" O.C., TWO EACH END.

TIEBACK AT 8'0" O.C. MAXIMUM DEADMEN CONTINUOUS REBAR PINS AS SHOWN +/-3'0" INTO COMPACTED SUBGRADE.

BACKFILL IN 12" LAYERS; COMPACT EACH LAYER TO 95% OF ORIGINAL DENSITY. FILL DIRECTLY BEHIND THE WALL WITH GRANULAR MATERIAL (FREE DRAINING). PROVIDE GAPS IN BOTTOM ROW OF WALL(S) AS WEEP HOLES.

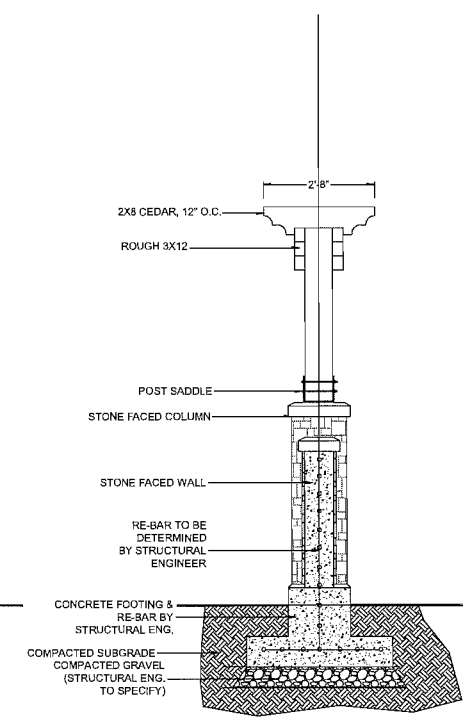
TOP OF WALL TO CONSISTENT ELEVATION AS SHOWN; BATTER FACE OF WALL 1:8. FINISH GRADE AT BACK OF WALL TO INCLUDE 12" TOPSOIL.

6 / L1 STEPPED WOOD RETAINING WALL
1/4"=1'-0"



DETAIL TO BE REVIEWED BY A STRUCTURAL ENGINEER

7 / L1 ENTRY SIGN
1/2"=1'-0"



SECTION

NOV 19 2014

DP 13-637372

PLAN #3E

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
10	14.NOV.25	NEW SITE PLAN	DO
9	14.NOV.24	NEW SITE PLAN	DO
8	14.NOV.21	AS PER ARCHITECTS REQUETS	DO
7	14.SEP.18	NEW SITE PLAN	DO
6	14.SEPT.11	NEW KIOSK ADDED, MAIL BOX LOCATION REV.	MM
5	14.AUG.07	NEW SITE PLAN/MUN. COMMENTS	MM
4	14.MAR.25	GRADING REVISIONS/DETAILS	MM
3	14.MAR.06	NEW SITE PLAN	RC/MM
2	14.JAN.06	RIPARIAN LANDSCAPE PLAN GILLEY RD	RC
1	13.NOV.12	NEW OFF-SITE PLAN	DO

CLIENT:

PROJECT:

TOWNHOUSE DEV.

22560-22620 GILLEY ROAD
RICHMOND, BC

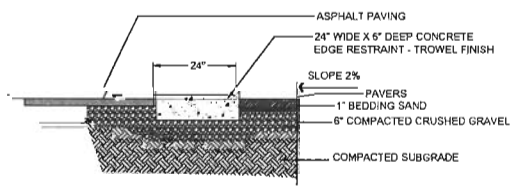
DRAWING TITLE:

LANDSCAPE DETAILS

DATE:	13.APR.18	DRAWING NUMBER:
SCALE:	AS SHOWN	**L5**
DRAWN:	DO	
DESIGN:	PMG	
CHK'D:	PCM	OF 8

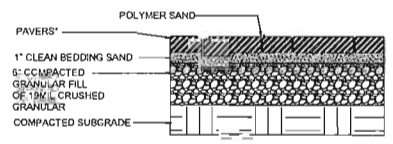
13059-13.ZIP

PMG PROJECT NUMBER: **13-059**

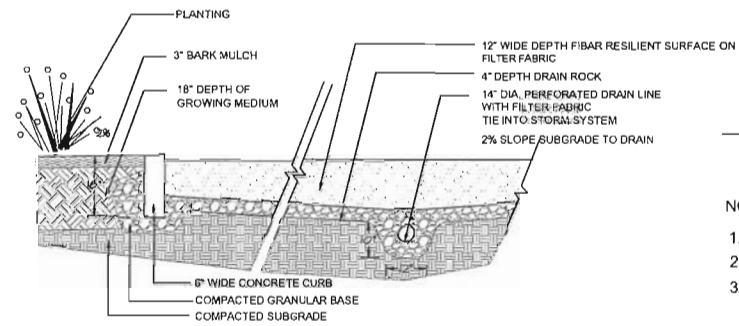


8 / L1 **CONCRETE EDGE RESTRAINT**
SCALE: 1/2"=1'-0"

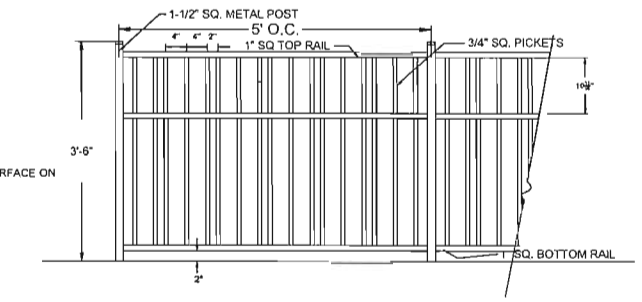
NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
PAVERS NOT TO BE CUT MORE THAN HALF SIZE
ALL PAVERS TO BE DIAMOND CUT
**ALL PAVERS FOR DRIVE AISLES TO BE 80MM THICK - SEE CIVIL FOR DETAIL



9 / L1 **PAVERS ON GRADE**
SCALE: 1"=1'-0"



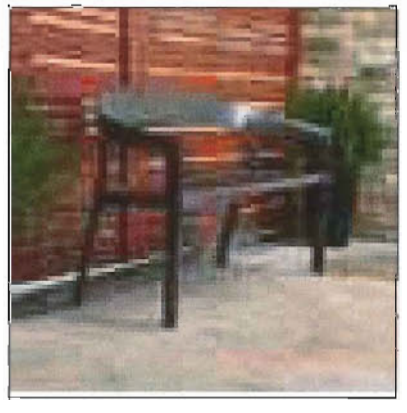
10 / L-1 **RESILIENT PLAY SURFACE**
SCALE: 1/2"=1'-0"



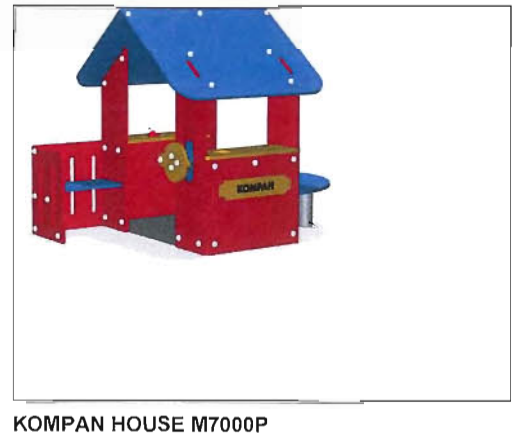
NOTES:
1. METAL MATERIAL: ALUMINUM TO BE POWDER COATED BLACK, TWO COATS.
2. ALL HARDWARE TO BE HOT DIPPED GALVANIZED, MEDIUM GAUGE.
3. GATE HARDWARD TO BE CHOSEN BY OWNER. INSTALL PER MANUFACURER'S INSTRUCTIONS.

11 / L1 **42" ALUMINUM RAIL FENCE**
3/4"=1'-0" BLACK COLOR

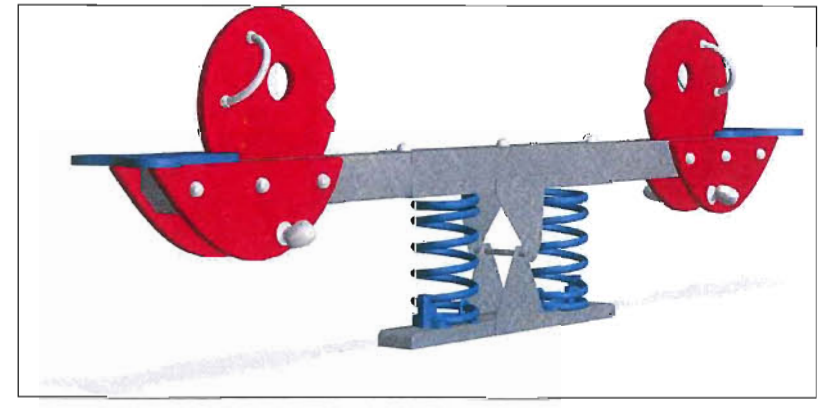
MAGLIN BIKE RACK - MBR400-5
COLOUR BRONZE 14 FINETEX



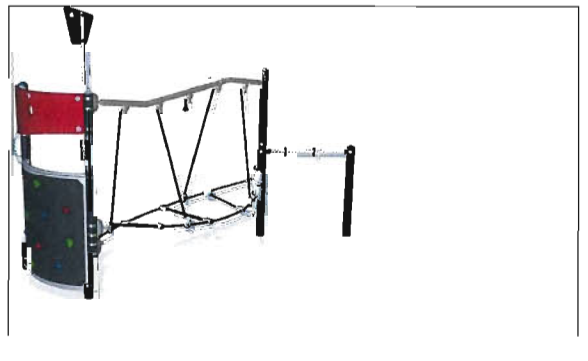
MAGLIN BENCH - MLB1400 HDPC
COLOUR BRONZE 14 FINETEX



KOMPAN HOUSE M7000P



KOMPAN SEESAW M141P



KOMPAN ASPIRE ELE500087

KOMPAN FREE RUNNER KPX 120

KOMPAN COMPLETE BODY TONER KPX 323

NOV 19 2014
DP 13-637372
PLAN #3F

13059-13.ZIP

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
10	14.NOV.25	NEW SITE PLAN:	DO
9	14.NOV.06	NEW SITE PLAN:	DO
8	14.NOV.21	AS BUILT REDITS REQUIRED:	DO
7	14.SEP.18	NEW SITE PLAN:	DO
6	14.SEP.11	NEW KIOSK ADDED, MAILBOX LOCATION REV.	MM
5	14.AUG.07	NEW STRAMMING COMMENTS:	MM
4	14.MAR.21	GRA DRAWINGS/DETAILS:	MM
3	14.MAR.04	NEW SITE PLAN:	RC/MM
2	14.JAN.09	ISSUED FOR LANDSCAPE PLAN GILLEY RD:	RC
1	13.NOV.21	NEW OFF-SITE PLAN	DO

CLIENT:

PROJECT:

TOWNHOUSE DEV.

22560-22620 GILLEY ROAD
RICHMOND, BC

DRAWING TITLE:

LANDSCAPE DETAILS

DATE:	13.APR.18	DRAWING NUMBER:
SCALE:	AS SHOWN	**L6**
DRAWN:	DO	
DESIGN:	PMG	
CHK'D:	PCM	OF 8

PMG PROJECT NUMBER: 13-059

NORTH ELEVATION STREETSCAPE (GILLEY ROAD)

SOUTH ELEVATION STREETSCAPE (RATHBURN DRIVE)

NOV 19 2014

DP 13-637372

PLAN #4

NO.	DATE	REVISIONS
4	SEPT. 19, 2014	GENERAL REVISION
3	AUG. 15, 2014	D.P.P. SUBMISSION
2	MAR. 26, 2014	A.D.P. SUBMISSION
1	MAR. 7, 2014	D.P. RESUBMISSION

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PROJECT

35 UNIT TOWNHOUSE DEVELOPMENT

22560, 22600, 22620 GILLEY ROAD
RICHMOND, B.C.

Yamamoto Architecture Inc.

2388 oak street, vancouver, b.c. V6H 4J1
tel: 604-731-1127 fax: 604-731-1327

DRAWING TITLE

STREETSCAPE

PLAN #4

SCALE 1 : 150	SHEET NO. A4.0
DATE MAY 24, 2013	
DRAWN KP	
CHECKED	PROJ. NO. 1302

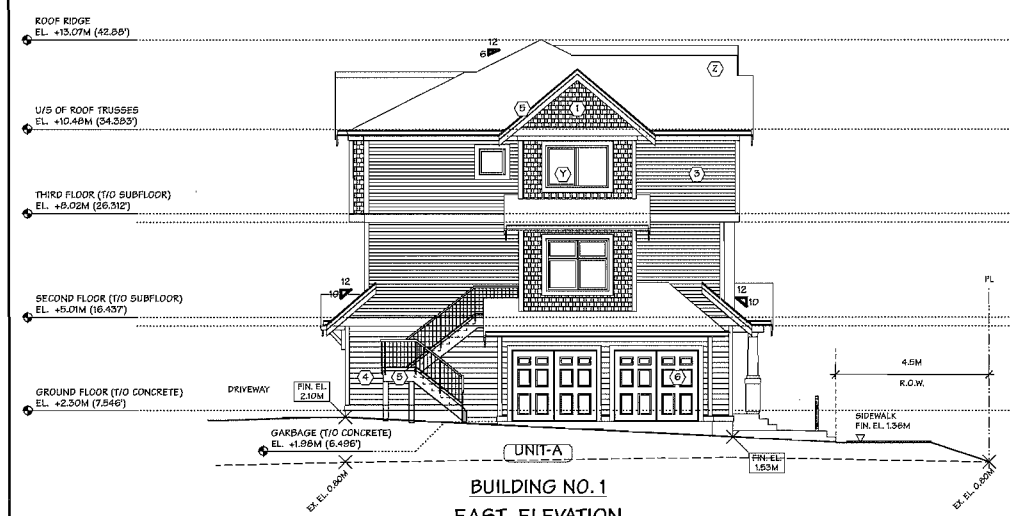
BUILDING NO. 1 — SCHEME 1

BUILDING NO. 2

NORTH ELEVATION (GILLEY ROAD)

SCHEME 2

BUILDING NO. 3 — SCHEME 1



BUILDING NO. 1

EAST ELEVATION

SCHEME 1

BUILDING NO. 1, 2, & 3

SOUTH ELEVATION

SCHEME 1 SHOWN

COLOR SCHEME ALTERNATES PER BUILDING

ELEVATION KEY:

- (Z) ASPHALT ROOF SHINGLES - "CHARCOAL"
- (Y) DOUBLE GLAZED VINYL FRAMED WINDOW W/ TRIM - "OFF WHITE"
- (X) 5" ALUMINUM GUTTER ON 2x6 FASCIA - "BLACK"
- (W) GUARD RAIL WITH TEMPERED GLASS - "BLACK"

SCHEME 1:

- (1) 5" HARDIE-SHINGLE SIDING - PAINTED (BM: PUEBLO BROWN)
- (2) BOARD & BATTEN - PAINTED (BM: COPLEY GRAY)
- (3) 4" HORIZONTAL VINYL SIDING - (KAYCAN: CASTLE MOKE)
- (4) 6" HARDIE-PLANK SIDING - PAINTED (BM: OVERCOAT)
- (5) WOOD WINJ/DR. TRIM, POST, HORIZ. BAND, BRACKET - PAINTED (BM: COLLINGWOOD)
- (6) METAL CLAD ENTRY DOOR - PAINTED (BM: EVENING DOVE)
- (7) METAL CLAD GARAGE DOOR - PAINTED (BM: SILVER MARLIN)

SCHEME 2:

- (A) BOARD & BATTEN - PAINTED (BM: KNOXVILLE GRAY)
- (B) 5" HARDIE-SHINGLE SIDING - PAINTED (BM: SILVER MARLIN)
- (C) 4" HORIZONTAL VINYL SIDING - (KAYCAN: PEBBLESTONE)
- (D) 4" HORIZONTAL VINYL SIDING - (KAYCAN:CASTLE MOKE)
- (E) 6" HARDIE-PLANK SIDING - PAINTED (BM: COLLINGWOOD)
- (F) WOOD WINJ/DR. TRIM, POST, HORIZ. BAND, BRACKET - PAINTED (BM: OVERCOAT)
- (G) METAL CLAD ENTRY DOOR - PAINTED (BM: YORKTOWN GREEN)
- (H) METAL CLAD GARAGE DOOR - PAINTED (BM: COPLEY GRAY)

NO.	DATE	REVISIONS
4	SEPT. 19, 2014	GENERAL REVISION
3	AUG. 15, 2014	D.P.P. SUBMISSION
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PROJECT

35 UNIT TOWNHOUSE DEVELOPMENT

22560, 22600, 22620 GILLEY ROAD
RICHMOND, B.C.

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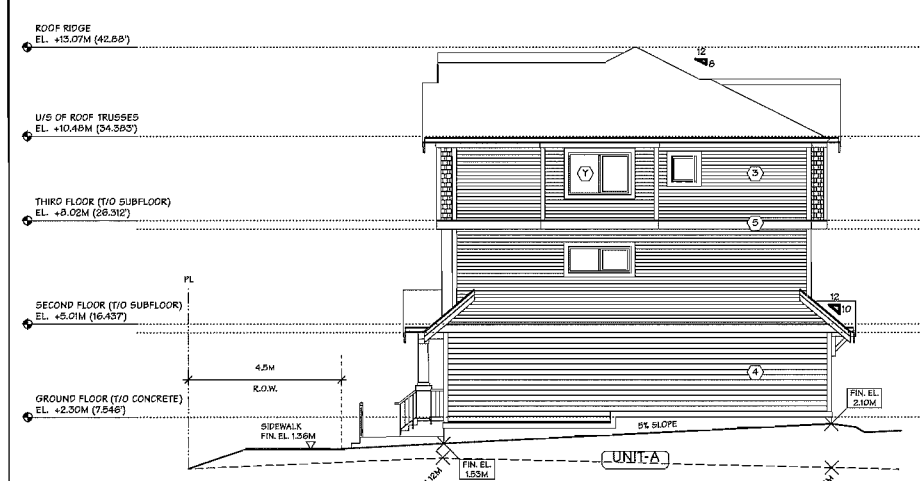
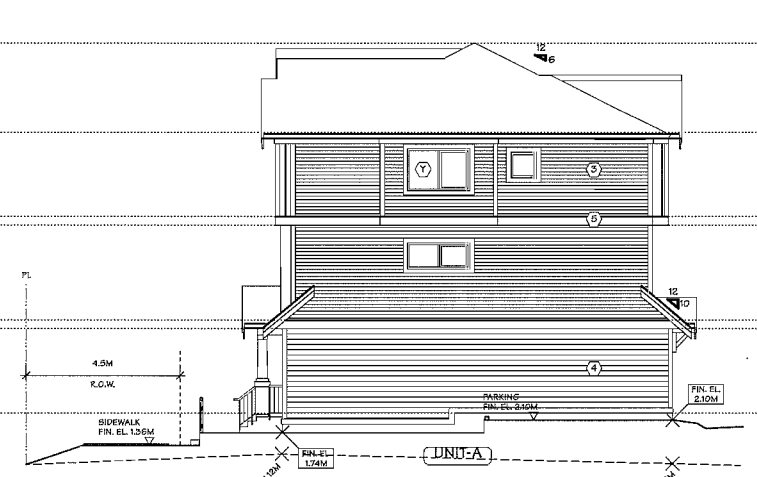


BUILDING NO. 1 & 2

INTERNAL SIDE ELEVATIONS - WALKWAY

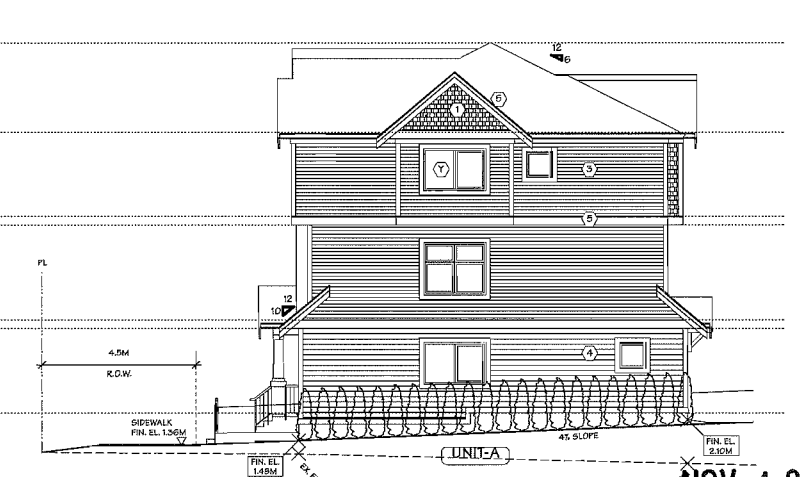
COLOR SCHEME ALTERNATES PER BUILDING



BUILDING NO. 2 & 3

INTERNAL SIDE ELEVATIONS - PARKING

COLOR SCHEME ALTERNATES PER BUILDING



BUILDING NO. 3

WEST ELEVATION - PUBLIC WALKWAY

SCHEME 1

DRAWING TITLE

ELEVATIONS

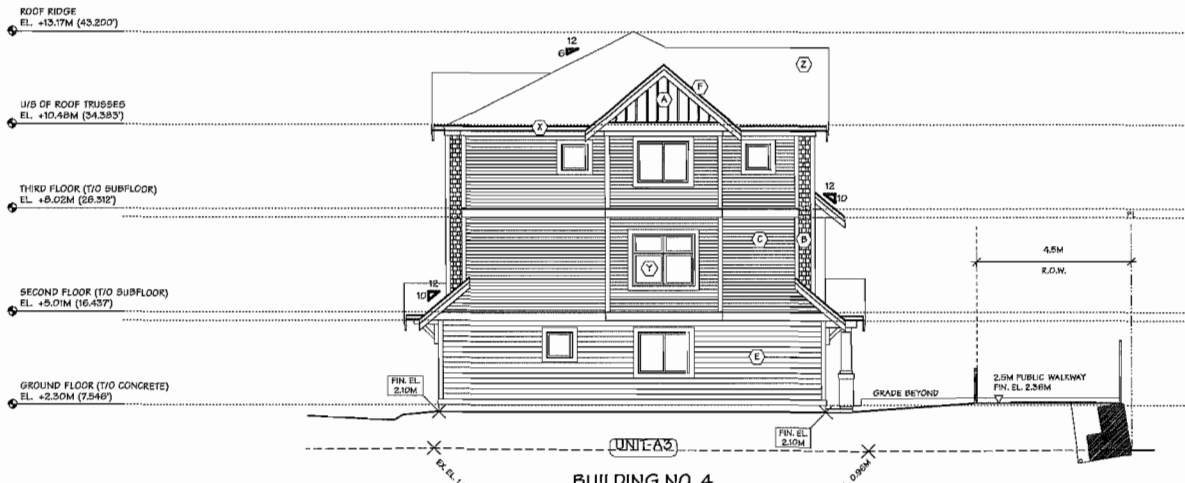
PLAN #4a

SCALE 1/8" = 1'-0"	SHEET NO. A4.1
DATE MAY 24, 2013	
DRAWN KP	
CHECKED	PROJ. NO. 1302

NOV 19 2014

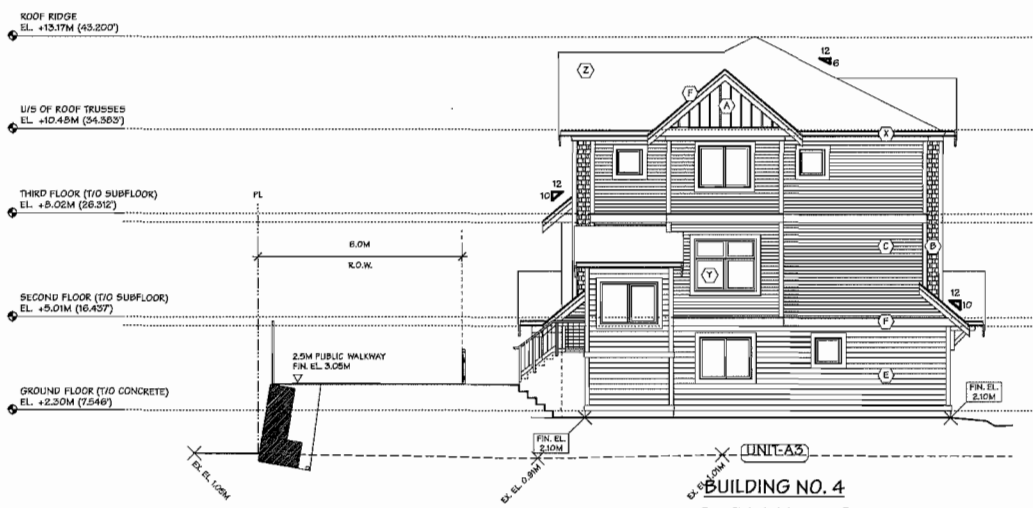
DP 13-637372

PLAN #4a



BUILDING NO. 4
NORTH ELEVATION
SCHEME 2

BUILDING NO. 4
WEST ELEVATION (PEDESTRIAN WALKWAY)
SCHEME 2



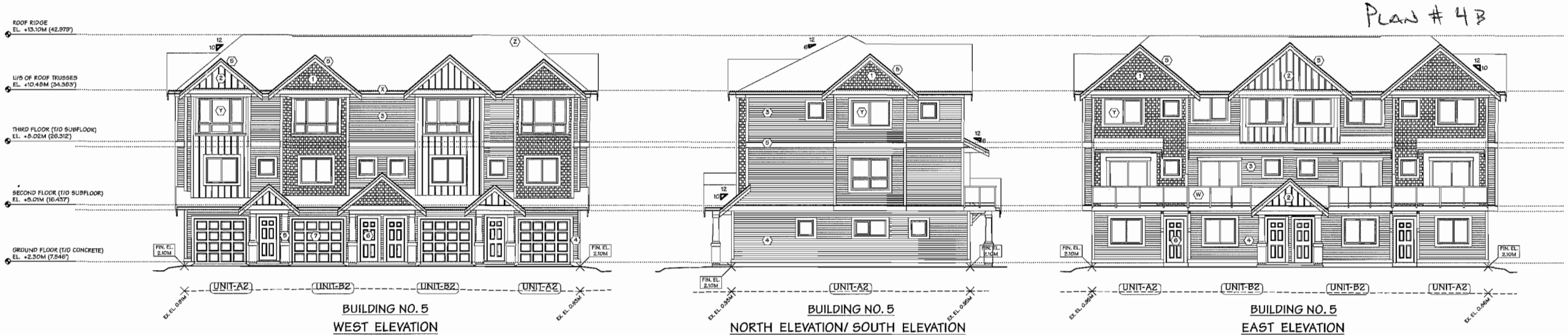
BUILDING NO. 4
SOUTH ELEVATION
SCHEME 2

BUILDING NO. 4
EAST ELEVATION
SCHEME 2

NOV 1 9 2014

DP 13-637372

PLAN # 4B



BUILDING NO. 5
WEST ELEVATION
SCHEME 1

BUILDING NO. 5
NORTH ELEVATION/ SOUTH ELEVATION
SCHEME 1

BUILDING NO. 5
EAST ELEVATION
SCHEME 1

ELEVATION KEY:
(Z) ASPHALT ROOF SHINGLES - "CHARCOAL"
(Y) DOUBLE GLAZED VINYL FRAMED WINDOW W/ TRIM - "OFF WHITE"
(X) 5" ALUMINUM GUTTER ON 2x8 FASCIA - "BLACK"
(W) GLASS RAIL WITH TEMPERED GLASS - "BLACK"
SCHEME 1:
(1) 5" HARDI-SHINGLE SIDING - PAINTED (BM: PUEBLO BROWN)
(2) BOARD & BATTEN - PAINTED (BM: COFFEY GRAY)
(3) 4" HORIZONTAL VINYL SIDING - (KAYCAN: CASTLE MORE)
(4) 6" HARDIE-PLANK SIDING - PAINTED (BM: OVERCOAT)
(5) WOOD WINDOW, TRIM, POST, HORIZ. BAND, BRACKET - PAINTED (BM: COLLINGWOOD)
(6) METAL CLAD ENTRY DOOR - PAINTED (BM: EVENING DOVE)
(7) METAL CLAD GARAGE DOOR - PAINTED (BM: SILVER MARLIN)
SCHEME 2:
(A) BOARD & BATTEN - PAINTED (BM: KNOXVILLE GRAY)
(B) 5" HARDI-SHINGLE SIDING - PAINTED (BM: SILVER MARLIN)
(C) 4" HORIZONTAL VINYL SIDING - (KAYCAN: PEBBLESTONE)
(D) 4" HORIZONTAL VINYL SIDING - (KAYCAN:CASTLE MORE)
(E) 6" HARDIE-PLANK SIDING - PAINTED (BM: COLLINGWOOD)
(F) WOOD WINDOW, TRIM, POST, HORIZ. BAND, BRACKET - PAINTED (BM: OVERCOAT)
(G) METAL CLAD ENTRY DOOR - PAINTED (BM: YORKTOWN GREEN)
(H) METAL CLAD GARAGE DOOR - PAINTED (BM: COFFEY GRAY)

NO.	DATE	REVISIONS
4	SEPT. 19, 2014	GENERAL REVISION
3	AUG. 15, 2014	D.P.P. SUBMISSION
2	MAR. 26, 2014	A.D.P. SUBMISSION
1	MAR. 7, 2014	D.P. RESUBMISSION

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PROJECT

35 UNIT TOWNHOUSE DEVELOPMENT

22560, 22600, 22620 GILLEY ROAD
RICHMOND, B.C.

Yamamoto Architecture Inc.

2384 oak street, vancouver, b.c. V6H 4J1
tel: 604-731-1127 fax: 604-731-1327

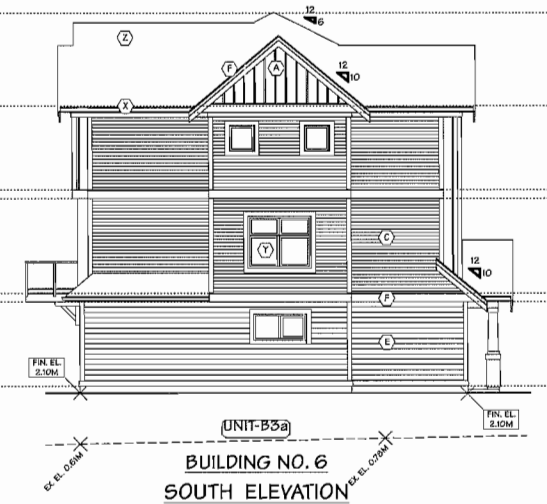
DRAWING TITLE

ELEVATIONS

PLAN #4b

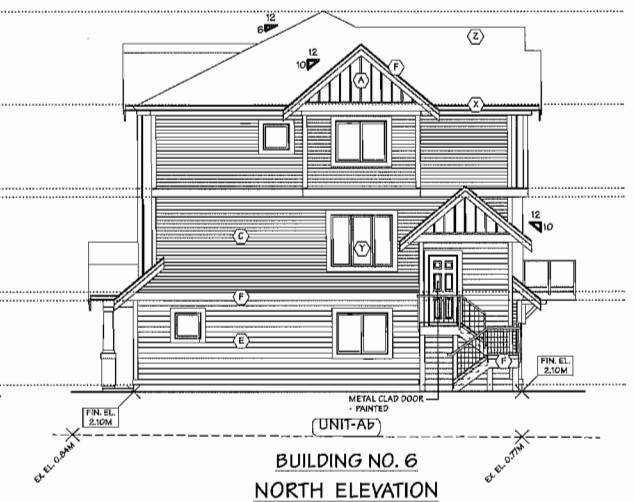
SCALE 1/8" = 1'-0"	SHEET NO. A4.2
DATE MAY 24, 2013	
DRAWN KP	
CHECKED	PROJ. NO. 1302

BUILDING NO. 6
EAST ELEVATION
(SCHEME 2)

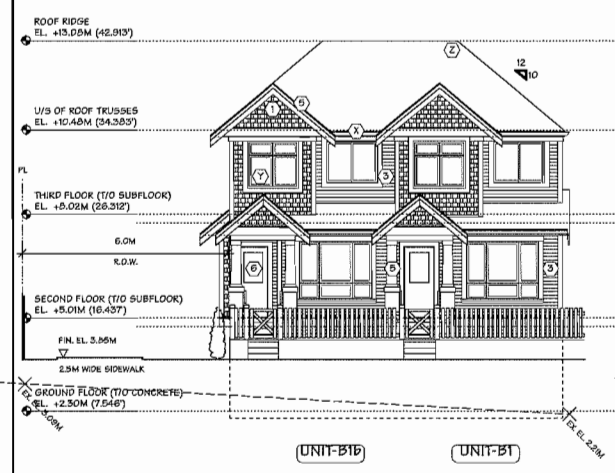


BUILDING NO. 6
SOUTH ELEVATION
(SCHEME 2)

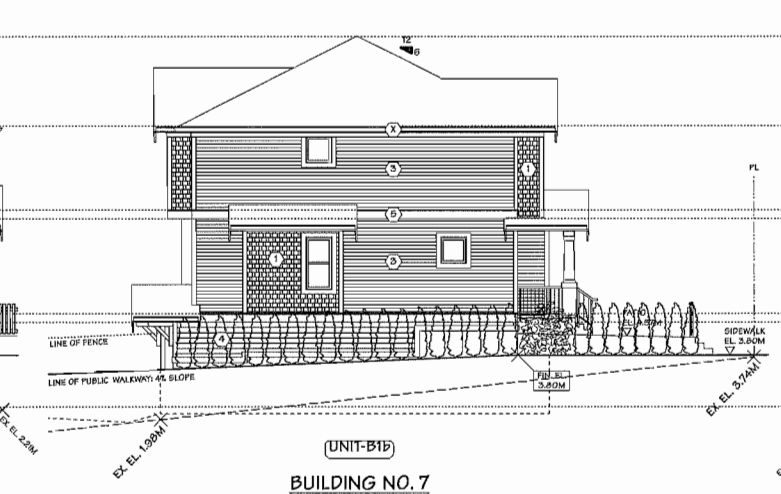
BUILDING NO. 6
WEST ELEVATION
(SCHEME 2)



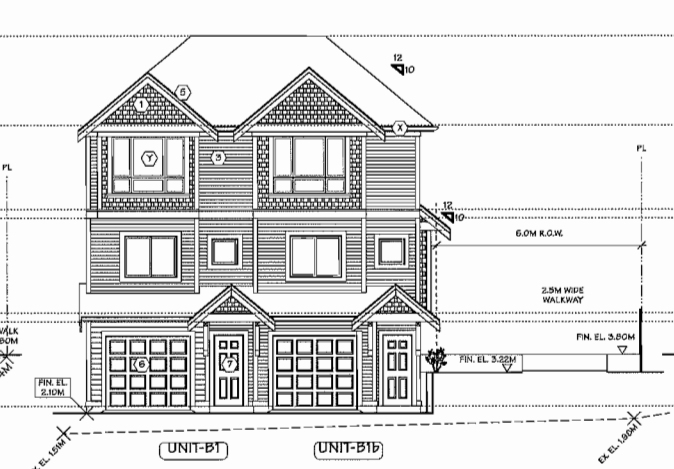
BUILDING NO. 6
NORTH ELEVATION
(SCHEME 2)



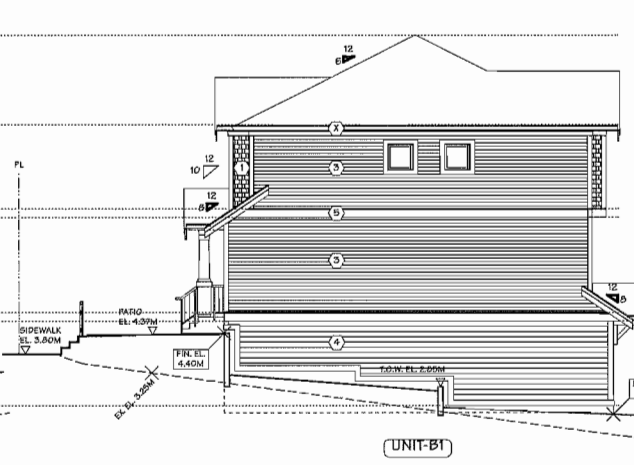
BUILDING NO. 7
SOUTH ELEVATION
(SCHEME 1)



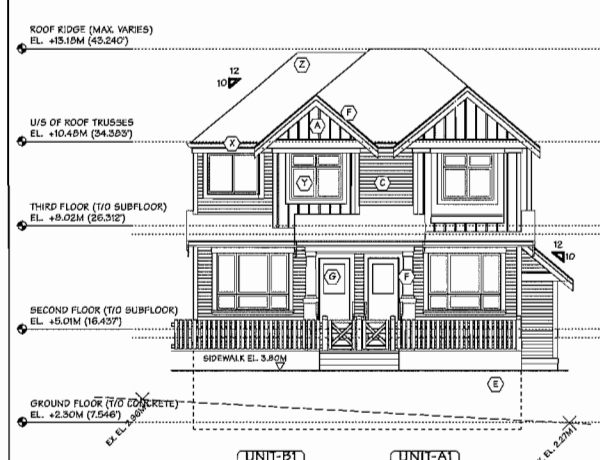
BUILDING NO. 7
WEST ELEVATION - PUBLIC WALKWAY
(SCHEME 1)



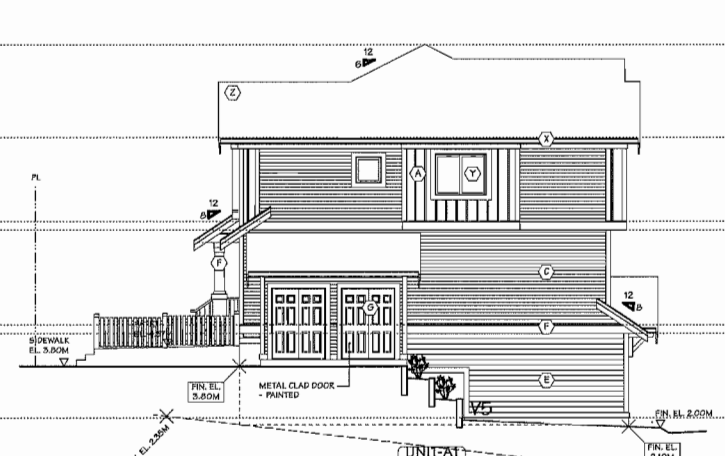
BUILDING NO. 7
NORTH ELEVATION (DRIVEWAY)
(SCHEME 1)



BUILDING NO. 7
EAST ELEVATION
(SCHEME 1)

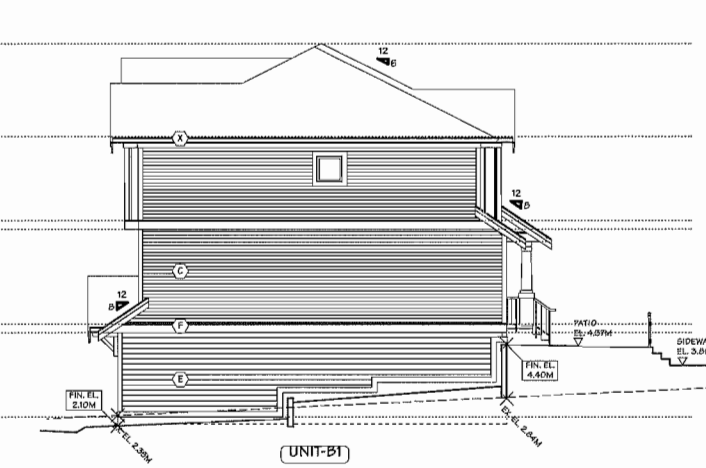


BUILDING NO. 8 & 11 (9 REV.)
SOUTH ELEVATION
COLOR SCHEME ALTERNATES PER BUILDING (SCHEME 2 SHOWN)



BUILDING NO. 8
WEST ELEVATION
(SCHEME 2)

BUILDING NO. 8 & 11 (9 REV.)
NORTH ELEVATION (DRIVEWAY)
COLOR SCHEME ALTERNATES PER BUILDING (SCHEME 2 SHOWN)



BUILDING NO. 8 & 11 (9 REV.)
EAST ELEVATION
COLOR SCHEME ALTERNATES PER BUILDING (SCHEME 2 SHOWN)

NOV 19 2014

NO.	DATE	REVISIONS
4	SEPT. 19, 2014	GENERAL REVISION
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PROJECT
35 UNIT TOWNHOUSE DEVELOPMENT

22560, 22600, 22620 GILLEY ROAD
RICHMOND, B.C.

Yamamoto Architecture Inc.
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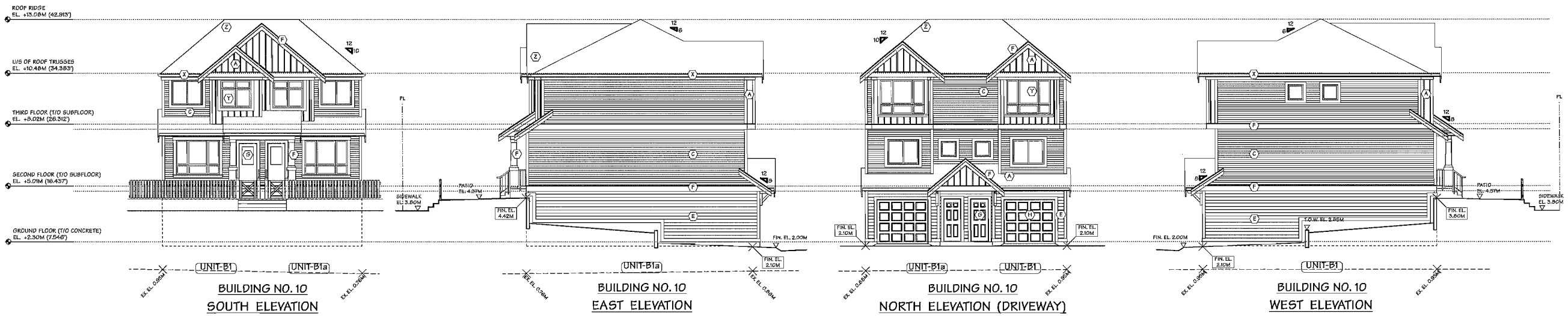
DRAWING TITLE
ELEVATIONS

PLAN #4c

SCALE 1/8" = 1'-0"	SHEET NO. A4.3
DATE MAY 24, 2013	
DRAWN KP	
CHECKED	PROJ. NO. 1302

DP 13-637372 PLAN # 4c

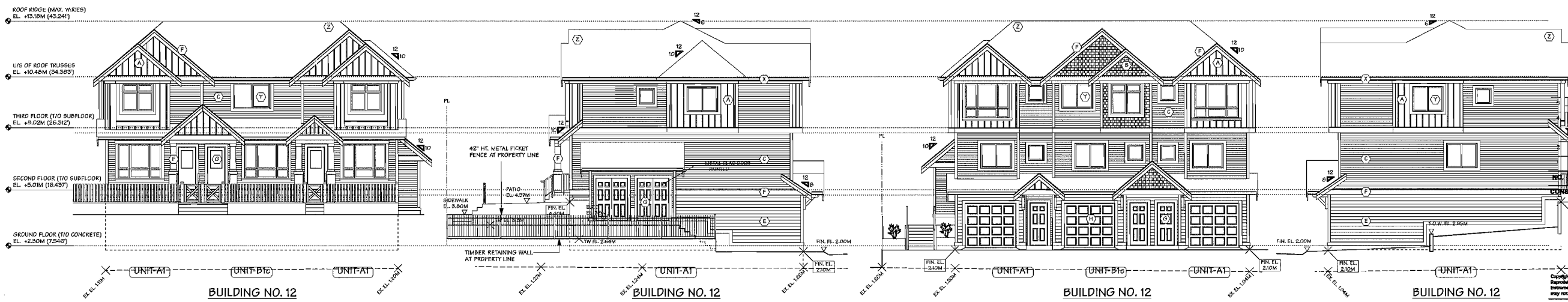


BUILDING NO. 10
SOUTH ELEVATION
SCHEME 2

BUILDING NO. 10
EAST ELEVATION
SCHEME 2

BUILDING NO. 10
NORTH ELEVATION (DRIVEWAY)
SCHEME 2

BUILDING NO. 10
WEST ELEVATION
SCHEME 2



BUILDING NO. 12
SOUTH ELEVATION
SCHEME 2

BUILDING NO. 12
WEST ELEVATION
SCHEME 2

BUILDING NO. 12
NORTH ELEVATION (DRIVEWAY)
SCHEME 2

BUILDING NO. 12
EAST ELEVATION
SCHEME 2

NO.	DATE	REVISIONS
5	NOV. 24, 2014	GENERAL REVISION
4	SEPT. 19, 2014	GENERAL REVISION
3	AUG. 13, 2014	D.P.P. SUBMISSION
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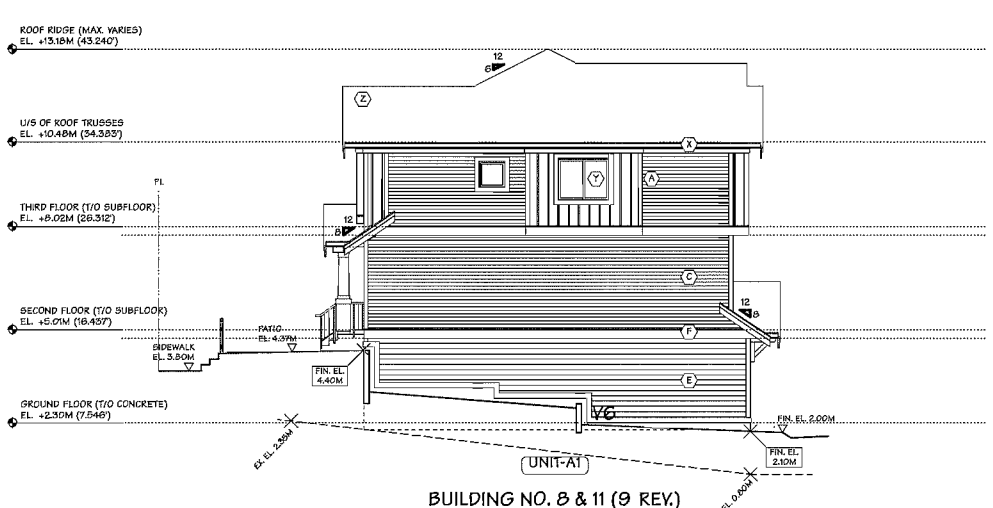
PROJECT

35 UNIT TOWNHOUSE DEVELOPMENT

22560, 22600, 22620 GILLEY ROAD
RICHMOND, B.C.



BUILDING NO. 8 & 11 (9 REV.)
WEST ELEVATION
MATERIAL COLOURS VARY PER BLDG.

ELEVATION KEY:	SCHEME 1:	SCHEME 2:
(Z) ASPHALT ROOF SHINGLES - "CHARCOAL"	(1) 5" HARDIE-SHINGLE SIDING - PAINTED (BM: PUEBLO BROWN)	(A) BOARD & BATTEN - PAINTED (BM: KNOXVILLE GRAY)
(Y) DOUBLE GLAZED VINYL FRAMED WINDOW W/ TRIM - "OFF WHITE"	(2) BOARD & BATTEN - PAINTED (BM: COPLEY GRAY)	(B) 5" HARDIE-SHINGLE SIDING - PAINTED (BM: SILVER MARLIN)
(X) 5" ALUMINUM GUTTER ON 2x8 FASCIA - "BLACK"	(3) 4" HORIZONTAL VINYL SIDING - (KAYCAN: CASTLE MORE)	(C) 4" HORIZONTAL VINYL SIDING - (KAYCAN: PEBBLESTONE)
(W) GUARD RAIL WITH TEMPERED GLASS - "BLACK"	(4) 4" HARDIE-PLANK SIDING - PAINTED (BM: OVERCOAT)	(D) 4" HORIZONTAL VINYL SIDING - (KAYCAN:CASTLE MORE)
	(5) WOOD WINDOW, TRIM, POST, HORIZ. BAND, BRACKET - PAINTED (BM: COLLINGWOOD)	(E) 4" HARDIE-PLANK SIDING - PAINTED (BM: COLLINGWOOD)
	(6) METAL CLAD ENTRY DOOR - PAINTED (BM: EVENING DOVE)	(F) WOOD WINDOW, TRIM, POST, HORIZ. BAND, BRACKET - PAINTED (BM: OVERCOAT)
	(7) METAL CLAD GARAGE DOOR - PAINTED (BM: SILVER MARLIN)	(H) METAL CLAD ENTRY DOOR - PAINTED (BM: YORKTOWN GREEN)
		(G) METAL CLAD GARAGE DOOR - PAINTED (BM: COPLEY GRAY)

NOV 19 2014

DP 13-637372

PLAN #4D

Yamamoto
Architecture Inc.

2388 oak street, vancouver, b.c. V6H 4J1
tel: 604-731-1127 fax: 604-731-1327

DRAWING TITLE

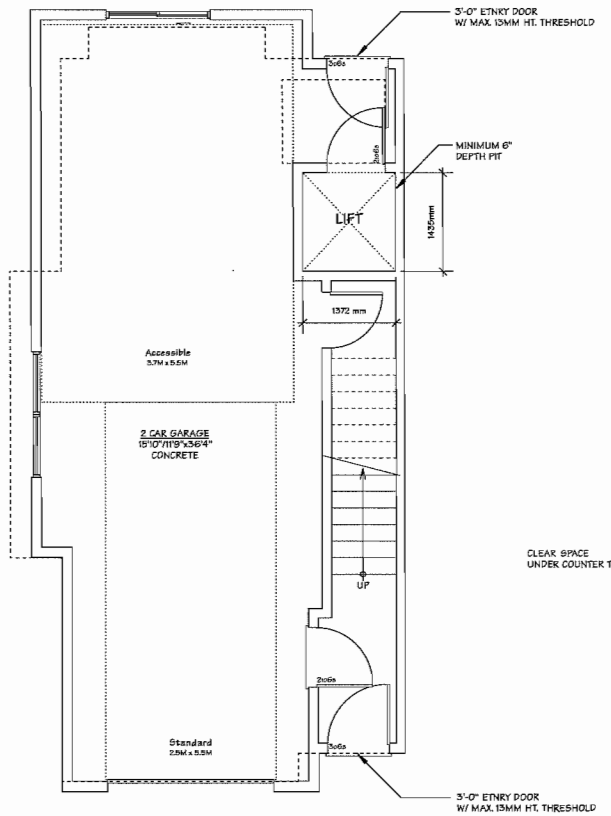
ELEVATIONS

PLAN #4d

SCALE 1/8" = 1'-0"	SHEET NO. A4.4
DATE MAY 24, 2013	
DRAWN KP	
CHECKED	PROJ. NO. 1302

AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS) :

- SOLID BLOCKING IN WASHROOM WALLS TO FACILIATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

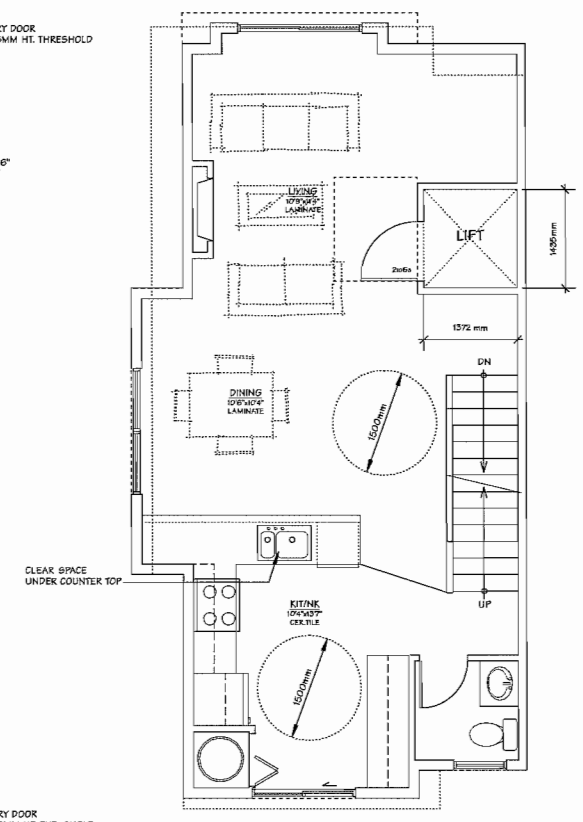


UNIT-B3a

BUILDING NO.6

CONVERTIBLE UNIT GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"

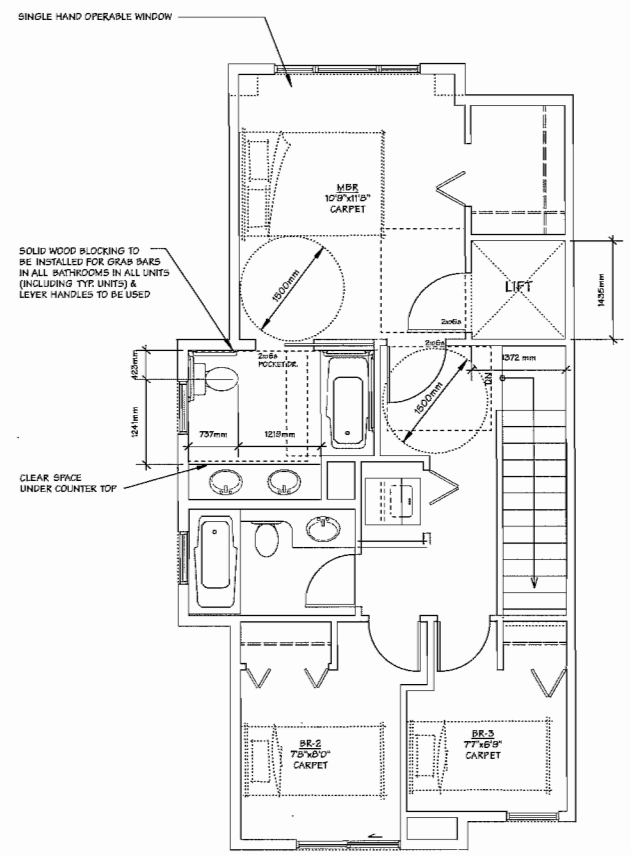


UNIT-B3a

BUILDING NO.6

CONVERTIBLE UNIT SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



UNIT-B3a

BUILDING NO.6

CONVERTIBLE UNIT THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"

CONVERTIBLE UNIT CHECKLIST :

Doors & Doorways	Entry door min. 863 mm but ideally 914 mm and have clear access.	COMPLIES
	Entry door clear exterior floor space min. 1220 mm depth by door width plus 600 mm on latch side (not needed if rough in wiring provided for future automatic door opener)	COMPLIES
	Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 800 mm clear opening with flush threshhold max. 13 mm height. Demonstrate wheelchair access between the hallway and rooms and widen hallway and/or doorway if necessary to secure access	COMPLIES
	Patio/balcony min. 860 mm clear opening. Note how accessed.	COMPLIES
	All interior thresholds within units comply with BC Building Code	
	Lever-type handles for all doors.	COMPLIES
Vertical Circulation	Stair lift, staircase width, framing support, and landings, as noted on floor plans in compliance with manufacturer specifications. OR	NOT APPLICABLE
	Vertical lift, depressed slab area, and landings, as noted on floor plans in compliance with manufacturer specifications. Framing to accommodate shaft construction without impact to surrounding structure	COMPLIES
	At the top of all stairways, walls are reinforced with 2" x 12" solid lumber at 914mm to centre.	COMPLIES
Hallways	Min. 900 mm width	COMPLIES
Garages	Min. 1 accessible parking space with min. 4 m garage width	COMPLIES
	Access from garage to living area with min. 800 mm clear door opening.	COMPLIES
Bathrooms (Min. 1)	Toilet: clear floor space min. 1020 mm at side and in front.	COMPLIES
	Wall blocking for future grab bar installation at toilet, tub, and shower. Reinforced with 2"x12" solid lumber in all bathtub, shower, and toilet locations.	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
	Pressure and temperature control valves are installed on all shower faucets.	COMPLIES
	Cabinets underneath sink(s) are easily removed.	COMPLIES
	Demonstrate bath and shower controls are accessible (layout or fixture placement)	COMPLIES
Kitchen	Clear area needed under future work space. Plumbing and gas pipes (in-wall and in-floor) located clear of under counter area of future work space (stove, sink & min. 810 mm wide counter)	COMPLIES
	All pipes are brought in no higher than 304 mm to 355 mm to the centre of the pipe from floor level,	COMPLIES
	Cabinets underneath sink are easily removed.	COMPLIES
	1500 mm turning diameter or turning path diagram	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
Windows	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)	COMPLIES
Outlets & Switches	Placement locations of electrical outlets: beside window, bottom of stairways, beside toilet, above external doors (outside and inside), on front face of kichen counter, within proximity of control centre for smart home options.	TO BE LOOKED AT DURING THE BP STAGE
	Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation.	COMPLIES

NOV 19 2014

DP 13-637372

REFERENCE PLAN

NO.	DATE	REVISIONS
4	SEPT. 19, 2014	GENERAL REVISION
3	AUG. 15, 2014	D.P.P. SUBMISSION
2	MAR. 26, 2014	A.D.P. SUBMISSION
1	MAR. 7, 2014	D.P. RESUBMISSION

CONSULTANT

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PROJECT

35 UNIT TOWNHOUSE DEVELOPMENT

22560, 22600, 22640 GILLEY ROAD
RICHMOND, B.C.

Yamamoto Architecture Inc.

2308 oak street, van., b.c.
V6H 4J1 tel: 604-731-1127 fax: 604-731-1327

DRAWING TITLE

CONVERTIBLE UNIT PLAN

PLAN #6

SCALE 1/8" = 1'-0"	SHEET NO. A6.0
DATE MAY 23, 2013	
DRAWN KP	
CHECKED	PROJ. NO. 1302

AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS) :

- SOLID BLOCKING IN WASHROOM WALLS TO FACILIATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

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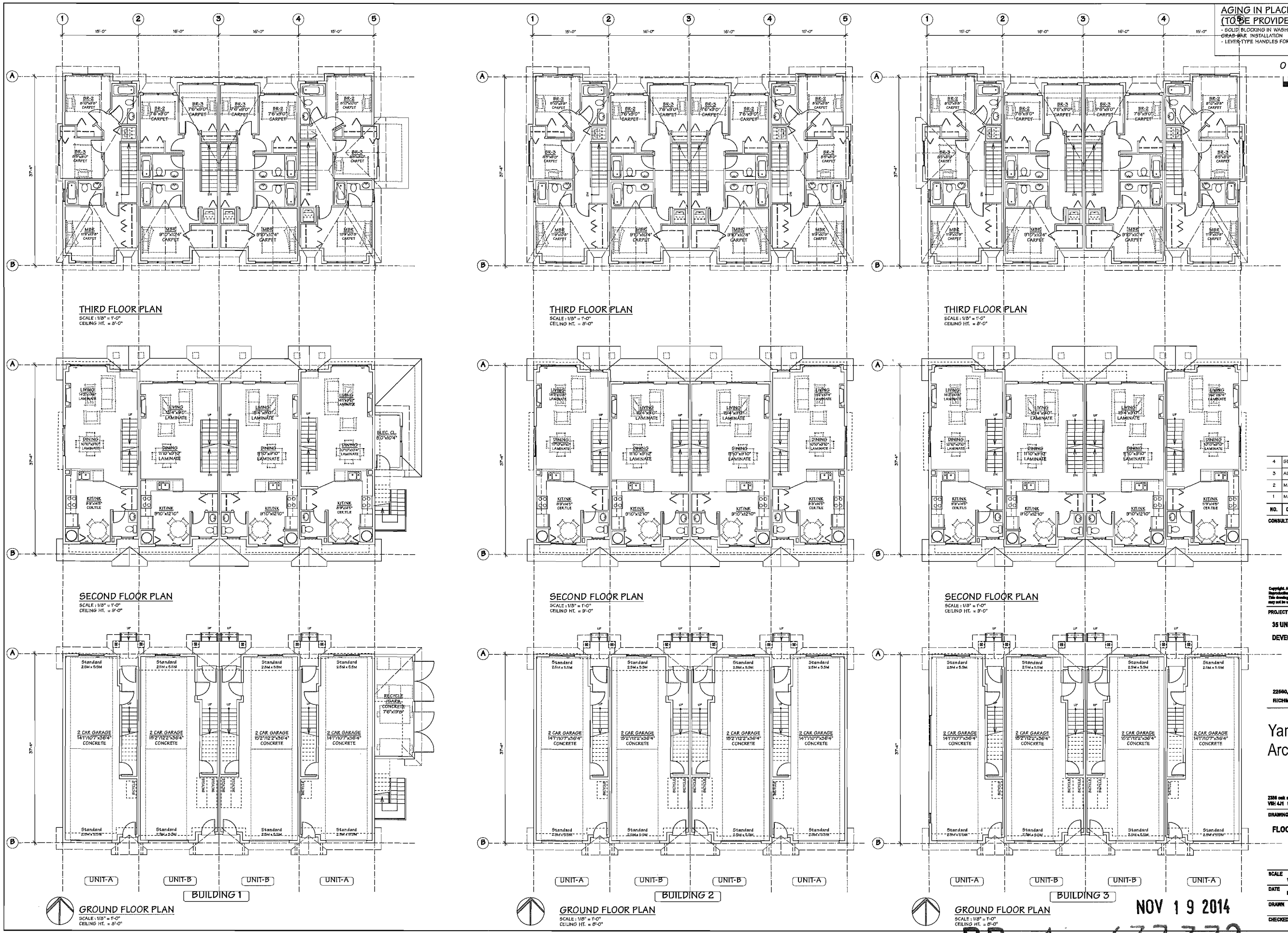

NO.	DATE	REVISIONS
4	SEPT. 19, 2014	GENERAL REVISION
3	AUG. 15, 2014	D.P.P. SUBMISSION
2	MAR. 26, 2014	A.D.P. SUBMISSION
1	MAR. 7, 2014	D.P. RESUBMISSION

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PROJECT

35 UNIT TOWNHOUSE DEVELOPMENT

22560, 22600, 22640 GILLEY ROAD
RICHMOND, B.C.

Yamamoto Architecture Inc.

2386 oak street, van., b.c.
V6H 4J1 tel: 604-731-1127 fax: 604-731-1327

DRAWING TITLE

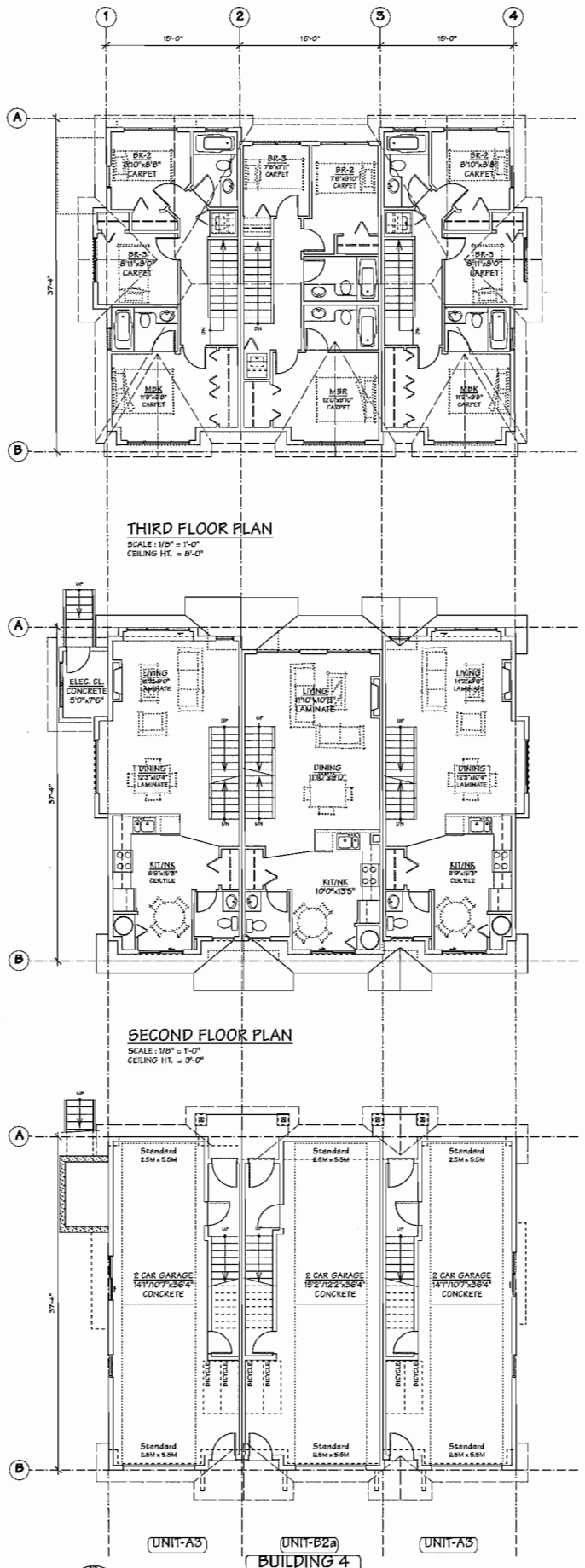
FLOOR PLANS

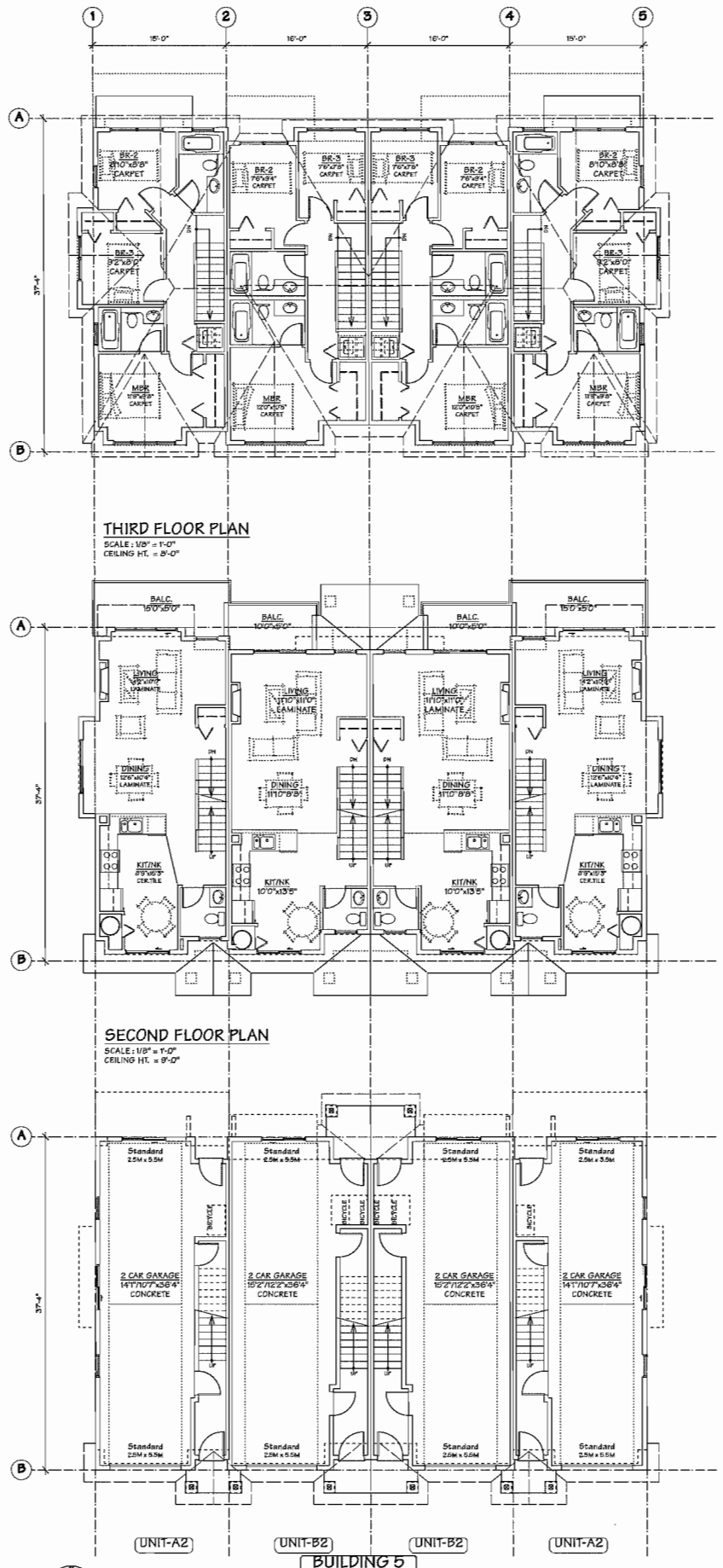
PLAN #5

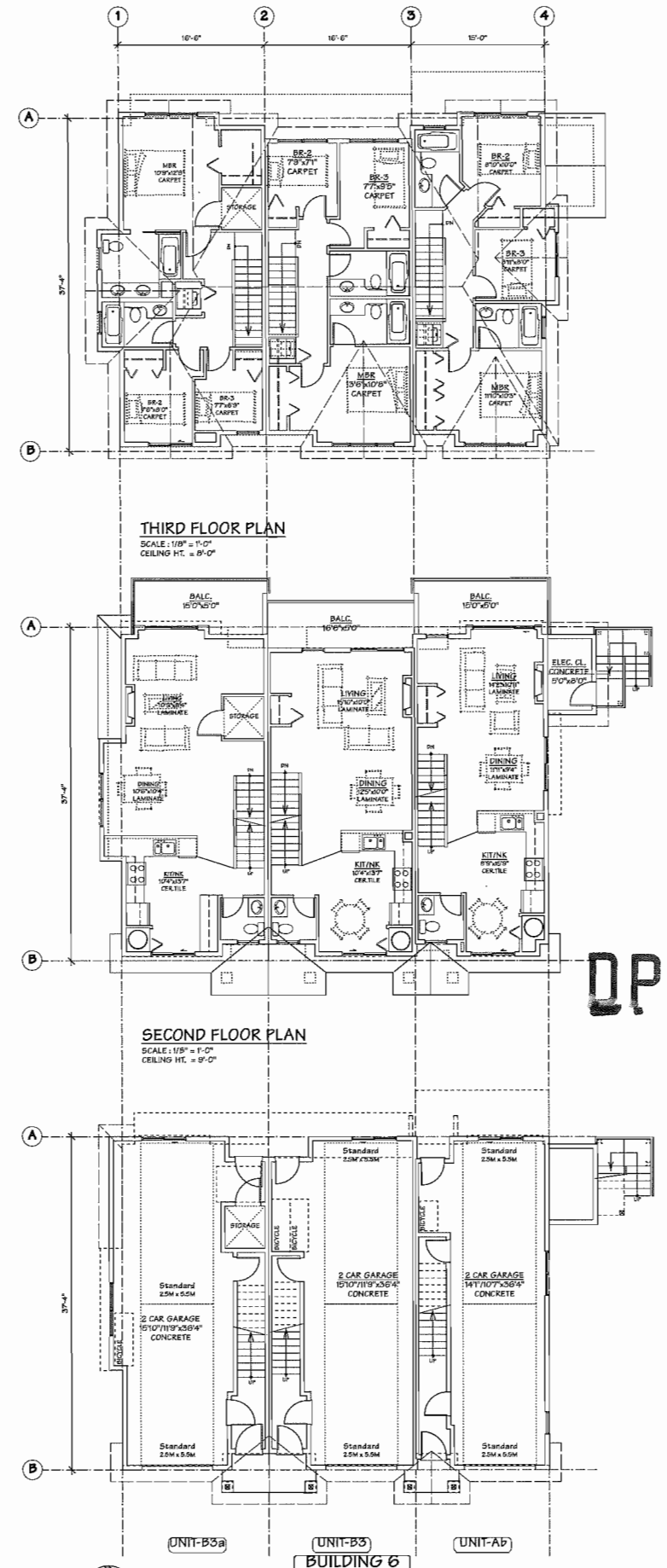
SCALE 1/8" = 1'-0"	SHEET NO. A5.0
DATE MAY 23, 2013	
DRAWN KP	
CHECKED	PROJ. NO. 1342

NOV 1 9 2014

DP 13-637372 REFERENCE PLAN







AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS) :

- SOLID BLOCKING IN WASHROOM WALLS TO FACILIATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

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NO.	DATE	REVISIONS
4	SEPT. 19, 2014	GENERAL REVISION
3	AUG. 15, 2014	D.P.P. SUBMISSION
2	MAR. 28, 2014	A.D.P. SUBMISSION
1	MAR. 7, 2014	D.P. RESUBMISSION

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NOV 19 2014

DP 13-637372

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PROJECT

35 UNIT TOWNHOUSE DEVELOPMENT

REFERENCE PLAN

22560, 22580, 22540 GILLEY ROAD
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Yamamoto Architecture Inc.

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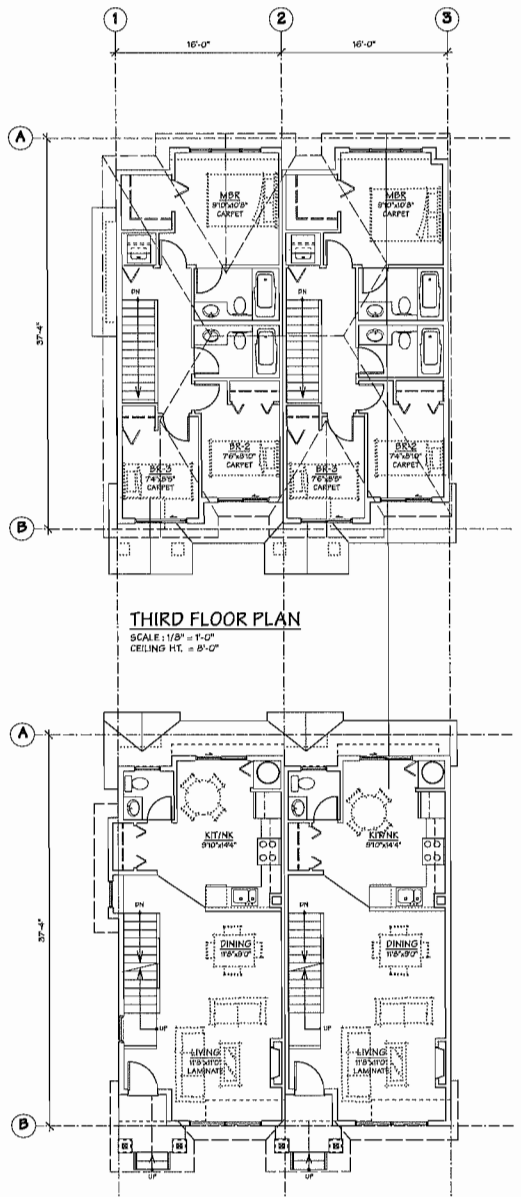
DRAWING TITLE

FLOOR PLANS

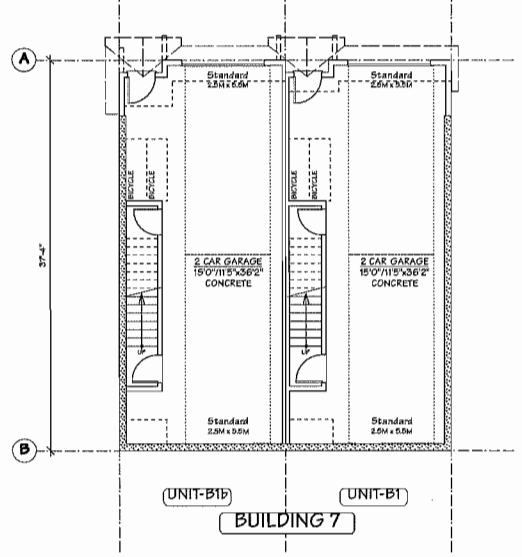
PLAN #5a

SCALE 1/8" = 1'-0"	SHEET NO. A5.1
DATE MAY 23, 2013	
DRAWN KP	
CHECKED	PROJ. NO. 1302



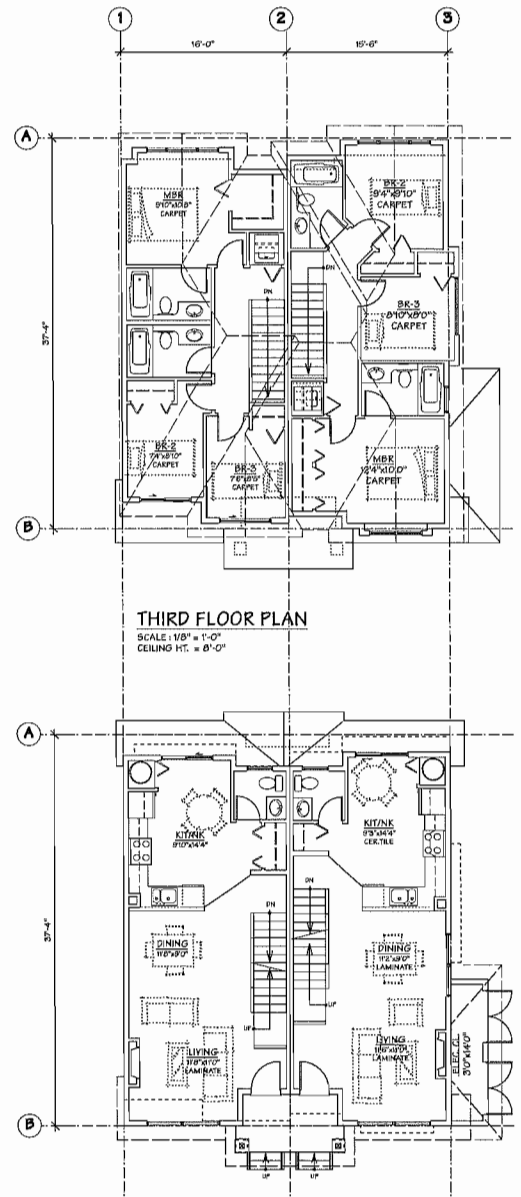
THIRD FLOOR PLAN
SCALE : 1/8" = 1'-0"
CEILING HT. = 8'-0"

SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"
CEILING HT. = 9'-0"



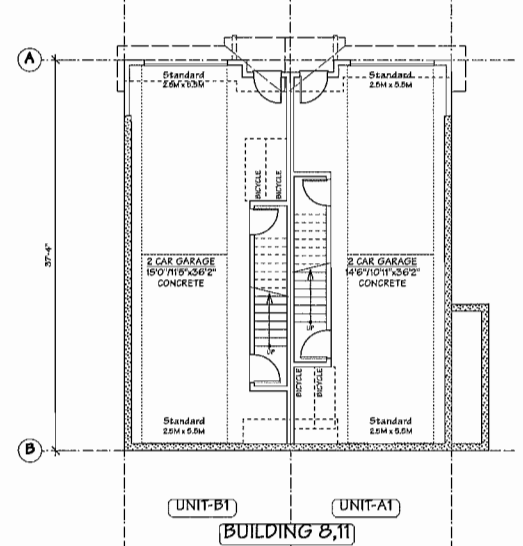
UNIT-B1b UNIT-B1
BUILDING 7

GROUND FLOOR PLAN
SCALE : 1/8" = 1'-0"
CEILING HT. = 8'-0"



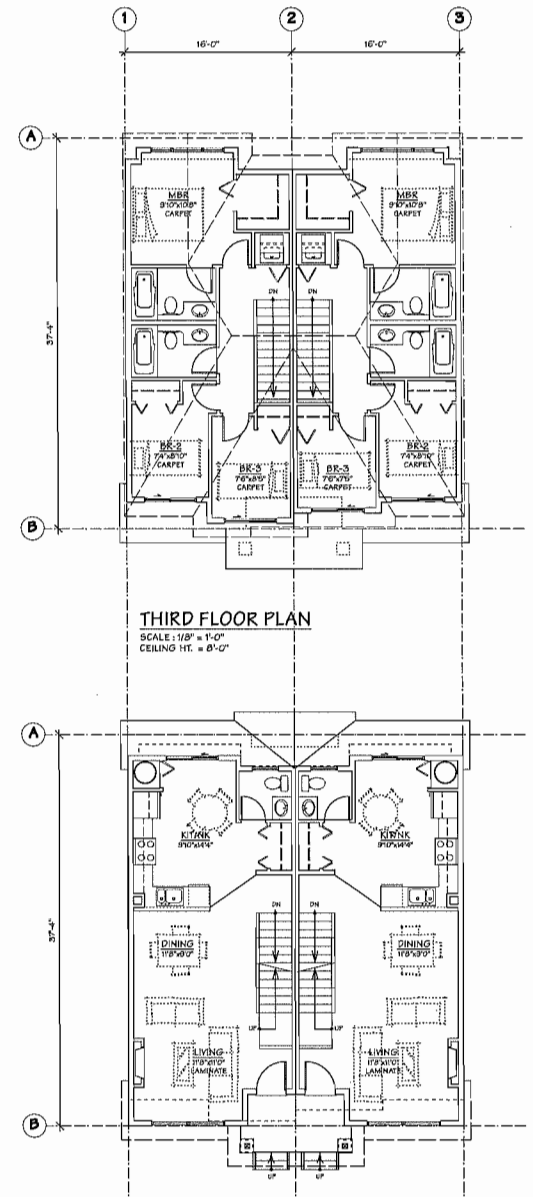
THIRD FLOOR PLAN
SCALE : 1/8" = 1'-0"
CEILING HT. = 8'-0"

SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"
CEILING HT. = 9'-0"



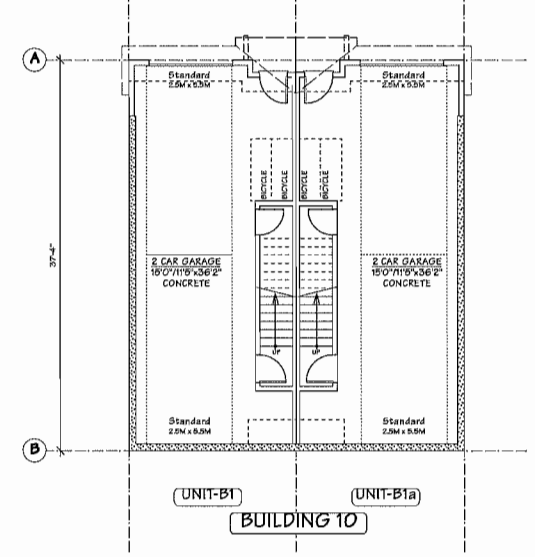
UNIT-B1 UNIT-A1
BUILDING 8,11
BUILDING 9 (REV.)

GROUND FLOOR PLAN
SCALE : 1/8" = 1'-0"
CEILING HT. = 8'-0"



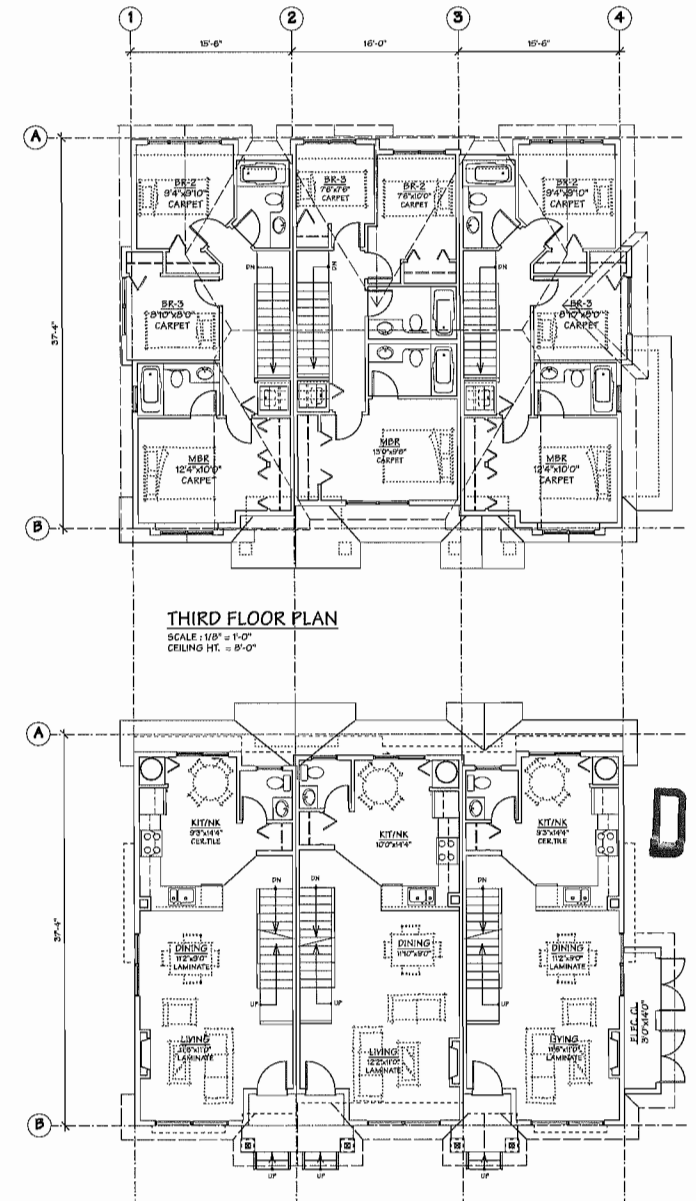
THIRD FLOOR PLAN
SCALE : 1/8" = 1'-0"
CEILING HT. = 8'-0"

SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"
CEILING HT. = 9'-0"



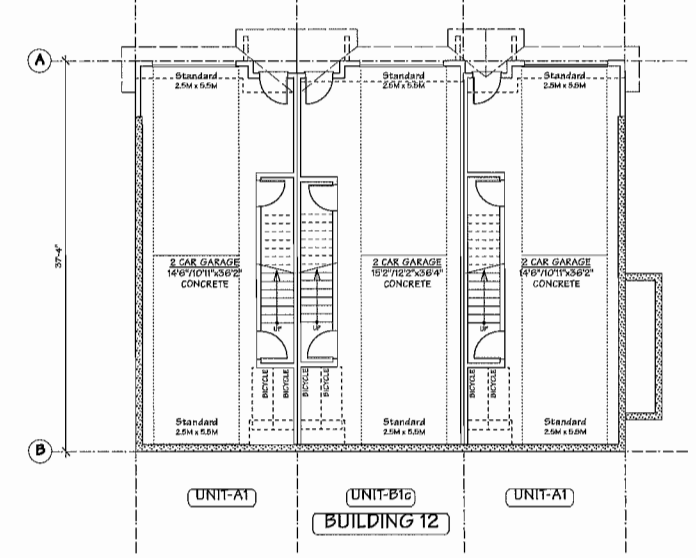
UNIT-B1 UNIT-B1a
BUILDING 10

GROUND FLOOR PLAN
SCALE : 1/8" = 1'-0"
CEILING HT. = 8'-0"



THIRD FLOOR PLAN
SCALE : 1/8" = 1'-0"
CEILING HT. = 8'-0"

SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"
CEILING HT. = 9'-0"



UNIT-A1 UNIT-B1c UNIT-A1
BUILDING 12

GROUND FLOOR PLAN
SCALE : 1/8" = 1'-0"
CEILING HT. = 8'-0"

AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS) :
- SOLID BLOCKING IN WASHROOM WALLS TO FACILIATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

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NOV 1 9 2014

DP 13-637372

REFERENCE PLAN.

NO.	DATE	REVISIONS
4	SEPT. 19, 2014	GENERAL REVISION
3	AUG. 15, 2014	D.P.P. SUBMISSION
2	MAR. 26, 2014	A.D.P. SUBMISSION
1	MAR. 7, 2014	D.P. RESUBMISSION

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PROJECT
35 UNIT TOWNHOUSE
DEVELOPMENT

22660, 22600, 22640 GILLEY ROAD
RICHMOND, B.C.

Yamamoto
Architecture Inc.

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V6H 4J1 tel: 604-731-1127 fax: 604-731-1327

DRAWING TITLE
FLOOR PLANS

PLAN #5b

SCALE 1/8" = 1'-0"	SHEET NO. A5.2
DATE MAY 23, 2013	
DRAWN KP	
CHECKED	PROJ. NO. 1342

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	November 19, 2014
From:	Wayne Craig Director of Development	**File:**	DP 14-667322
Re:	**Application by Pinnacle Living (Capstan Village) Lands Inc. for a Development Permit at 3291, 3331, and 3371 Sexsmith Road**		

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a one-phase, residential development containing 400 dwelling units at 3291, 3331, and 3371 Sexsmith Road on a site zoned "Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) – Capstan Village (City Centre)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500, as amended by zoning amendment Bylaw No. 9135, to:
   a) Reduce the minimum required number of on-site, loading spaces for large-size vehicles from one (1) to nil;
   b) Increase the maximum distance that balconies may project into the required road setback near the intersection of Sexsmith Road and Hazelbridge Way from 1.0 m (i.e. one third of the minimum required setback) to 1.31 m;
   c) Increase the maximum distance that architectural features may project into the required road and park setback from 0.6 m to 2.24 m; and
   d) Increase the maximum distance that canopies may project into the required road and park setback from 1.5 m (i.e. 50% of the required setback) to 2.92 m.

Wayne Craig
Director of Development

WC:spc
Att.

Staff Report

Origin

Pinnacle Living (Capstan Village) Lands Inc. has applied to the City of Richmond for permission to construct Phase 1 of a 4-phase, 126,575 m^2 (1,362,491 ft^2), high-rise, mixed use development adjacent to the designated future location of the Capstan Canada Line Station. The site will be zoned "Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) – Capstan Village (City Centre)" and "School & Institution Use (SI)" (i.e. park). The subject application for Phase 1 proposes a 35,144.1 m^2 (378,287.9 ft^2), 400-dwelling, multi-family residential project at the southeast corner of the development, including:

- Three mid/high-rise apartment buildings containing 372 market units, 11 affordable housing units, and 17 Artist Residential Tenancy Studio (ARTS) units (i.e. affordable housing secured by a Housing Agreement for professional artists);
- A 326-space Public Parking Facility, including 6 car-share spaces equipped with electric vehicle "quick charge" stations (i.e. 240V); and
- On-site, publicly-accessible open space, including a "terrace" along the frontages of the ARTS units and a broad, landscaped walkway along the site's west side linking the future Capstan Canada Line Station and neighbourhood park with existing and future shops, services, and amenities south of the development.

The site is being rezoned for this project from "Single Detached (RS1/F)" to "Residential / Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) – Capstan Village (City Centre)" and "School & Institution Use (SI)" under Bylaw No. 9135 (RZ 12-610011). The bylaw received third reading of Council on May 20, 2014.

All Engineering, Transportation, and Parks off-site requirements in respect to the subject development have been resolved via the rezoning. As per legal agreements registered on title, the developer is responsible for the design and construction, at the developer's sole cost, of upgrades across the subject site's street frontages, together with various other road, utility, and park-related works. These off-site works will be managed in four stages through the City's standard City Servicing Agreement processes whereby, on a lot-by-lot basis, the developer will enter into a Servicing Agreement prior to each Development Permit issuance. Works to be constructed by the developer, at the developer's sole cost, prior to the occupancy of Phase 1 shall include:

- Engineering and road works (SA 14-671776), including the extension of Hazelbridge Way, widening of Sexsmith Road, water, storm, and sanitary service upgrades, and related improvements; and
- Neighbourhood park construction (SA 14-671777), including a children's playground, plaza, seating, tree protection, invasive species removal, and public art.

No additional Servicing Agreement works are required in respect to the subject Development Permit application for Phase 1.

Development Information

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

Background

The subject site, which is currently vacant, is situated in Capstan Village: a transitional area designated for medium- and high-density, mixed-use development under the City Centre Area Plan (CCAP). Existing development surrounding the subject site includes:

North: Future phases of Pinnacle Living's 4-phase development, beyond which is Sea Island Way and highway-oriented commercial properties zoned "Auto-Oriented Commercial (CA)" and designated under the CCAP for future development with high-rise, high density, commercial uses;

East: Sexsmith Road and a largely vacant area, which is designated under the CCAP for higher-density residential uses and currently occupied by a church, a former TransLink park-and-ride site zoned "School & Institution Use (SI)", two single-family homes on lots zoned "Single Detached (RS1/F)", and "Concord Gardens", a 5-phase, high density, residential development zoned "High Rise Apartment and Artist Residential Tenancy Studio Units – ZHR10 (Capstan Village City Centre" (RZ 06-349722);

South: 8677 Capstan Way, a 200-unit, high-rise, residential development zoned "Residential / Limited Commercial (RCL/4)" that is currently under construction by Pinnacle Living (RZ 10-544729 / DP 12-604012) and will share use of parking, loading, and podium-level residential (indoor and outdoor) amenity spaces with the subject Phase 1 development; and

West: Lands designated under the CCAP for future, high density, mixed use development (by others) and the future Capstan Canada Line Station.

Rezoning and Public Hearing Results

During the rezoning process, staff identified a number of design issues requiring attention on a phase-by-phase basis at Development Permit stage. For Phase 1, further design development was encouraged in particular with respect to three things:

1) ARTS Units: The proposed ARTS units and related public outdoor spaces (i.e. ARTS Terraces) must provide for an attractive, arts-related, "home-based business-type" environment and contribute to an engaging public realm that helps to foster Capstan Village's growth as an "arts district".

   - Staff support the applicant's design development of the ARTS units and related features as set out in this report, which include:
     - 1- and 2-storey, street-fronting, loft-style units with living and work spaces on the first floor, bedrooms and private balconies on the second floor, double height studios, with glazed, garage-type doors, and special features aimed to support arts activities (e.g., durable finishes, daylight controls, noise attenuation);
     - Locating the units along Phase 1's Hazelbridge Way and Sexsmith Road frontages to enhance Capstan Village's emerging network of ARTS units and linkages with nearby public art, transit, and amenities;

- In coordination with the Servicing Agreement with respect to rezoning of the subject site (SA 14-671776), raising the grade of Hazelbridge Way to provide for convenient, barrier-free public access to the ARTS units and informal, outdoor, arts-related activity space; and
- A contemporary aesthetic expressed through the use of industrial-type materials (e.g., concrete, metal panels), garage-type doors, and bold colours.

2) Public Parking Facility: The proposed Public Parking Facility satisfies the requirements of Zoning Bylaw No. 8500, as amended by Zoning Amendment Bylaw No. 9135, for a transitional, multi-phase parking strategy, whereby 250 "surplus" parking spaces are constructed as part of Phase 1 and, in turn, a 250-space parking reduction is permitted in the development's final phase. The accommodation of this increased parking on Phase 1 presents a design challenge that must be sensitively addressed if streetscape and public open space impacts are to be minimized.

   - Staff support the applicant's design development of the Public Parking Facility as set out in this report, which proposes to integrate Phase 1 with the applicant's adjacent development at 8677 Capstan Way (as per legal agreements registered on the titles of the two lots through their rezoning processes) and provides for:
     - Reduced building bulk by the avoiding the duplication of vertical circulation;
     - Ease of public use by locating all short-term, public spaces on one level with direct access from Hazelbridge Way and managing the visitor parking for Phase 1 and 8677 Capstan Way as part of the Facility's short-term parking; and
     - Reduced streetscape impacts by limiting driveways (i.e. two locations serve all of Phase 1 and 8677 Capstan Way) and incorporating special signage, lighting, weather protection, decorative paving, and related landscape features.

3) Towers: As a result of the Public Parking Facility and the design of various public open space features (as approved through the rezoning), the buildable "footprint" of Phase 1 was reduced, which increases the challenge of creating attractive tower forms and skyline interest.

   - Staff support the applicant's design development of Phase 1's towers and related features as set out in this report. While Phase 1's three towers have simple forms with flat roofs:
     - All three towers generally comply with CCAP Development Permit (DP) Guidelines for 650 m^2 (6,997 ft^2) maximum floorplate sizes (i.e. 656 m^2 - 665 m^2 / 7,061 ft^2 - 7,158 ft^2);
     - Subtle variations in tower height (i.e. two at 14 storeys and one at 13 storeys) are enhanced by variations in tower orientation and, along Hazelbridge Way, a landscaped break in the podium streetwall that provides for a significant shift in scale between the west and north towers;
     - The towers are sited to maximize sunlight to outdoor amenity spaces at the podium and mid-rise levels;
     - The shape, orientation, and colour palette for each tower is distinct, which enhances visual interest and identity; and
     - All roofs, including the tower roofs, are treated as some combination of extensive green roof and usable (private and/or shared) amenity space.

The Public Hearing for the rezoning of this site was held on May 20, 2014. At the Public Hearing, Council requested that the developer consider providing transit passes to residents, particularly those occupying the affordable housing units.

- Staff worked with the applicant to address this issue and concluded that the provision of transit passes would be best considered at future phases of the development because: (i) through the rezoning, a comprehensive parking strategy was approved for the development (secured through zoning and legal agreements); (ii) as part of the parking strategy, in Phase 1 the developer is committed to the construction of a large Public Parking Facility, including 6 car-share spaces equipped with electric vehicle "quick charge" stations (i.e. 240V); and, (iii) the completion of future phases will more closely coincide with the construction of the Capstan Canada Line Station, thus, making them more attractive options for transit pass initiatives.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and CCAP, and is in compliance with the proposed "Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) – Capstan Village (City Centre)" zone except for the zoning variances noted below.

Legal agreements to be registered on title prior to rezoning adoption secure the implementation of on-site community amenities on a phase-by-phase basis. No additional on-site community amenities are being sought through the subject Phase 1 Development Permit application. The on-site community amenities that will be provided by the developer as part of Phase 1 (exclusive of off-site works and cash-in-lieu contributions secured through the rezoning) include the following:

Phase 1 Amenities		Committed Voluntary Developer Contributions, as per RZ 12-610011
1.	Affordable Housing	▪ 11 units (843.8 m^2 / 9,082.6 ft^2), secured with a Housing Agreement and Housing Covenant
2.	ARTS Units	▪ 17 units (1,393.5 m^2 / 15,000.0 ft^2), secured with a Housing Agreement and Housing Covenant
3.	Public Parking Facility	▪ 326-space, comprehensively managed, Public Parking Facility, co-located on Phase 1 and the developer's interconnected development at 8677 Capstan Way. (<u>NOTE</u>: Through DP 12-604012 for 8677 Capstan Way, 99 surplus spaces were secured on that site for the future use of Phase 1. Of those spaces, 29 will be used for the Public Parking Facility and 70 will be used for Phase 1 resident parking.) ▪ The proposed Public Parking Facility will be managed comprehensively by the developer and includes: i. 125 "assigned" spaces that may be leased (e.g., daily, weekly, monthly, or annual use); and ii. 201 "unassigned" spaces, pooled together for the short-term (i.e. hourly) use of the general public (at rates not greater than nearby on-street parking), including: - 125 public spaces required with respect to RZ 12-610011; - 36 visitor spaces required with respect to Phase 1; and - 40 visitor spaces required with respect to 8677 Capstan Way.

Phase 1 Amenities		Committed Voluntary Developer Contributions, as per RZ 12-610011
4.	Car-Share Parking	▪ 6 car-share spaces (located within the Public Parking Facility) equipped with electric vehicle "quick charge" stations (i.e. 240V)
5.	Public Open Space	▪ "ARTS Terrace" (403.2 m^2 / 0.10 ac) provided in association with the ARTS units to enhance public access and opportunities for art displays, art openings, and similar activities; and ▪ "Mid-Block Trail" (637.0 m^2 / 0.16 ac) for pedestrians and bikes along Phase 1's west side, including a plaza, paths, seating, rain-garden, landscape features, and public art.
6.	Public Art	▪ A Detailed Public Art Plan for Phase 1, providing for public art on-site and within the Neighbourhood Park and secured with a $272,468 Letter of Credit.
7.	Tree Replacement	▪ 158 replacement trees (based on 2 trees for each on-site tree removed), as per the development's multi-phase Tree Protection and Replacement Plan

Public Art:
The Richmond Public Art Advisory Committee considered the Phase 1 Detailed Public Art Plan on November 18, 2014. The Plan proposes two projects on-site and one in the Neighbourhood Park (off-site) with a combined total budget of $272,468 (as per legal agreements registered on title through the rezoning). The Committee voted in support of the Plan and recommended that, with respect to the park: (i) a larger portion of the total budget be allocated to this location; (ii) the call be opened to artists across Canada; (iii) staff help the art consultant identify community representatives for the panel; and, (iv) a design team member act as an advisor on the panel.

The Phase 1 Plan has been updated to address the Committee's recommendations. A voluntary developer contribution of $272,468 will be secured with a Letter of Credit prior to issuance of the subject Phase 1 Development Permit.

Aircraft Noise Sensitive Development (ANSD):
Phase 1 is situated within ANSD "Area 3", which permits all ANSD uses (i.e. residential, child care, hospital, and school) provided that a restrictive covenant is registered on title, acoustics reports are prepared at Building Permit stage identifying appropriate noise attenuation measures, and various building design features are incorporated (e.g., air conditioning or equivalent). The required covenant will be registered on the subject site prior to rezoning adoption, and other requirements will be satisfied prior to Building Permit issuance, as required.

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

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500, as amended by zoning amendment Bylaw No. 9135 (RZ 12-610011), to:

1) Reduce the minimum required number of on-site, loading spaces for large-size vehicles from one (1) to nil.

   ▪ ***Staff support the requested variance on the basis that: (i) a comprehensive loading analysis was undertaken at rezoning stage, which concluded that the subject site did not require on-site loading for large trucks; and, (ii) the on-street parking lane along Phase 1's Hazelbridge Way frontage will be sized in anticipation of intermittent use by large trucks, as per SA 14-671776.***

2) Increase the maximum distance that balconies may project into the required road setback near the intersection of Sexsmith Road and Hazelbridge Way from 1.0 m (i.e. one third of the minimum required setback) to 1.31 m.

   - ***Staff support the requested variance on the basis that: (i) the dedicated (road) corner-cut at the Hazelbridge Way/Sexsmith Road intersection effectively requires Phase 1 to be setback further from the street in this location than elsewhere on-site; (ii) the proposed balconies add prominence and visual interest to the building without adding bulk; and, (iii) no sightline issues are created.***

3) Increase the maximum distance that architectural features may project into the required road and park setback from 0.6 m to 2.24 m.

   - ***Staff support the requested variance on the basis that the features are projecting frame-like elements that: (i) serve to enhance the building's prominence at two key neighbourhood crossroads (i.e. the intersection of Hazelbridge Way with Sexsmith Road on the east and with the Mid-Block Trail on the west); (ii) are a part of a coordinated series of projecting "frames" used to impart a "human-scale", provide visual interest, and break up Phase 1's facades into smaller, identifiable "buildings"; and (iii) do not add bulk or create sightline issues.***

4) Increase the maximum distance that canopies may project into the required road and park setback from 1.5 m (i.e. 50% of the required setback) to 2.92 m.

   - ***Staff support the requested variance on the basis that the canopies: (i) enhance streetscape variety, amenity, and visual interest; (ii) enhance wayfinding with respect to the Public Parking Facility and tower entrances; (iii) provide streetscape continuity with the applicant's adjacent development under construction at 8677 Capstan Way; and, (iv) do not create sightline issues or negatively impact the public realm.***

Advisory Design Panel (ADP) Comments

The Design Panel considered the subject Phase 1 development on November 5, 2014, and voted in favour of it moving forward to the Development Permit Panel, subject to the applicant giving consideration to the Panel's comments (e.g., improvements to the treatment of the building's north elevation, use of colour, ground plane features, and energy performance). Minutes of the meeting are 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***'. Staff believe the applicant's revised design satisfactorily addresses the recommendations of the Panel.

Analysis

The proposed development is the first phase of a 4-phase, comprehensively planned, high density, mixed use development in the Capstan Village area of Richmond's City Centre. The site will be zoned "Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) – Capstan Village (City Centre)" and is subject to OCP and CCAP policies and DP Guidelines aimed at encouraging the development of a high-amenity, pedestrian-oriented, urban community supportive of City objectives for the future construction of a Canada Line station in Capstan Village and the area's establishment as part of a vibrant "arts district". In support of this, current City policies and zoning:

- Require the subject site to be developed with a combination of high-density, high- and mid-rise residential uses and public open spaces;
- Provide for density bonusing to encourage voluntary developer contributions towards the Capstan Station Reserve fund, the provision of publicly-accessible open space, and the construction of affordable housing and subsidized rental housing for professional artists; and
- Encourage the development of an attractive, high-amenity environment that will set a benchmark for subsequent development in and around Capstan Village and the City Centre's emerging "arts district".

The subject Phase 1 development proposes a 35,144.1 m^2 (378,287.9 ft^2), 400-unit, multi-family residential project (adjacent to and interconnected with the developer's previously approved 200-dwelling project at 8677 Capstan Way), including three high-rise apartment buildings containing 372 market units, 11 affordable housing units, and 17 ARTS units (i.e. affordable housing for professional artists), publicly-accessible open space, and a multi-storey parkade containing a 326-space Public Parking Facility. Staff's review indicates that the subject development proposal is a well-considered and attractive design that is consistent with the intent of the OCP, CCAP, and Zoning Bylaw and warrants favourable consideration as follows:

Conditions of Adjacency

The subject residential development presents few adjacency concerns because it is bounded by City streets on its east and north sides, a broad, landscaped walkway (on-site) on its west side that will be widened by future development, and the developer's previously approved, interconnected project at 8677 Capstan Way on the south. Furthermore:

- The project's towers appear to be well located because: (i) Phase 1 provides for a minimum tower spacing of 24 m (79 ft) , which is consistent with most high density, CCAP locations; (ii) Phase 1's towers are located to minimize potential impacts on future development (by others) to the west and the subject developer's Phase 2 site to the north; (iii) tower overlook of 8677 Capstan Way is minimized through an increased tower setback along Phase 1's west side; (iv) primary living spaces in adjacent towers are oriented away from each other; and, (v) opportunities for sunny, rooftop amenity spaces and tower views of broad, landscaped rooftops have been maximized;
- Potential overlook issues at interior corners have been resolved through: (i) minimizing the number of such units by breaking the mid-rise portion of the development into two separate buildings; and, (ii) wrapping the project's few interior corners with large, 2- and 3-bedroom units; and
- Potential public/private interface issues along the street frontages of the ARTS units have been resolved by: (i) locating bedrooms and private outdoor spaces at the second storey of the units; (ii) providing for a landscaped setback and terrace along the frontages of the units; and (iii) incorporating a combination of solid wall, translucent glazing, clerestory windows, movable window coverings, and outdoor art display opportunities to ensure adequate interior daylight and an attractive streetscape, without compromising the ability of residents to control their openness to the street.

Urban Design and Site Planning

In compliance with the CCAP, through the rezoning, the developer has agreed to provide for new parks and roads including, among other things, the developer's voluntary contribution of land with respect to the CCAP's Capstan Station Bonus and "minor street" policies. Those policies

allow the net site area of a development, for density calculation purposes, to include land transferred to the City for park and road. In addition, as described previously, Phase 1 includes 250 "extra" parking spaces (to satisfy Zoning Bylaw requirements) as part of the proposed Public Parking Facility. The developer's design of Phase 1 aims to resolve the challenge of accommodating the permitted density on the subject site by, among other things:

- Raising the grades of Sexsmith Road and Hazelbridge Way, which helps to: (i) reduce the bulk of parking located above grade and conceal it from view; and, (ii) minimize the change in grade between the public realm and interior habitable spaces, which could otherwise impair the attractiveness and accessibility of Phase 1's streetscapes (due to a minimum flood construction level of 2.9 m GSC);
- Proposing an articulated, 8- storey streetwall form around the perimeter of Phase 1, which helps to: (i) define the fronting streets and Mid-Block Trail in an attractive, urban manner; (ii) visually break up the development into a series of smaller, more human-scaled "buildings"; and (iii) provide visual interest through an interruption in the podium massing along Hazelbridge Way, a series of architectural "frames" that mark key corners and add texture to the facades, and variations in colours, materials, and setbacks; and
- Providing for pedestrian-oriented streetscapes, enhanced with: (i) street-oriented ARTS units along two frontages and townhouse units with direct access to fronting streets and public open space elsewhere; (ii) special public open space features along all three frontages, including the Mid-Block Trail, ARTS Terraces, and Sexsmith Road greenway and off-street bike path; (iii) high quality architectural and landscape features and finishes; and, (iv) public art at two prominent locations (i.e. Hazelbridge Way at Sexsmith Road and at the Mid-Block Trail).

Architectural Form and Character

The CCAP encourages the City Centre to be developed as a mosaic of distinctive, yet cohesive, urban villages. The contemporary style of the subject development, its playful use of colour and architectural features, and its complementary character to 8677 Capstan Way are all consistent with this objective. Moreover, the development is comprised of three distinct "layers" that contribute to visual interest, pedestrian scale, and a distinct identity, as follows:

- Base: The lower two floors of the building, which contain street-fronting ARTS and townhouse units, tower lobbies, and the entrances to the Public Parking Facility, are strongly articulated with projecting canopies and balconies, studio garage doors, changes in grade, colour, and landscaping to make a strong visual statement and provide for a variety of engaging pedestrian-oriented experiences – ranging from arts to residential to park – around the perimeter of Phase 1.
- Mid-Rise: The 8-storey, mid-rise portion of Phase 1 conveys a strong, urban character and is the key element defining the street edge. Articulated by an interruption in the Hazelbridge Way streetwall and a bold, vertical "frame" at the Hazelbridge Way/Sexsmith Road corner, the development is effectively split into three distinct buildings, each of which is further articulated with smaller "frames", projecting and recessed balconies, and variations in colours and materials that impart a human scale and contribute towards a highly textured and engaging streetscape experience.
- Towers: The development's high-rise forms, which vary in design, while being simple in massing, are strategically used to break up the length of Phase 1's streetwall and provide for a more varied, interesting streetscape. At the east and north towers, this is achieved in a

conventional manner by bringing the towers to the ground at their lobbies and reinforcing this with vertical stripes of colour that enhance the towers' apparent height. More dramatically, to the east of Phase 1's west tower the height of the streetwall is dropped to two storeys, the tower is oriented with its narrow side facing Hazelbridge Way, and its height is slightly reduced. The effect this gives, in combination with the adjacent, landscaped Mid-Block Trail, is one of a boutique-type "tower on the park" whose unique identity will contribute towards Capstan Village's open space experience and provide visual cues that enhance wayfinding.

Landscape Design and Open Space Design

The development's landscape has been designed with the aim of providing for a highly livable, urban-residential environment. In addition to providing every dwelling with private outdoor space in the form of a balcony or patio, the development incorporates five key open space areas as follows:

- Mid-Block Trail: The trail, which is 10 m wide and located along the west side of Phase 1, is intended as a privately-owned/publicly-accessible, pedestrian/bike linkage between Hazelbridge Way and Capstan Way. The first phase of the Trail will be built as part of the developer's adjacent, approved development under construction at 8677 Capstan Way. Phase 1 will extend the Trail north to Hazelbridge Way; and, future development (by others) will widen it to the west. The design of the Trail will be fully accessible and include a paved walkway/bike path, lawn, seating, rain gardens, indigenous planting, and a mix of deciduous and evergreen trees. A small seating plaza at the north end of the Trail (at Hazelbridge Way) is identified for public art.
- ARTS Terraces: The Terraces, which are approximately 3.1 m wide and located long the north and east sides of Phase 1, are intended as privately-owned/publicly-accessible, pedestrian areas that enhance public and private enjoyment of arts-related activities arising through the development of the project's proposed ARTS units. The design of the Terraces is level with the sidewalk on the north, along Hazelbridge Way, and elevated on the east, along Sexsmith Road, with stair access and a designated public art location at the corner. Barrier-free access along the north, together with street trees, decorative planting, and seating, will make this area an inviting place to stop and look at artworks on display and in process in the fronting studios; while, the elevation of the east terrace, will make it a place to explore and enjoy the view. Concrete retaining walls and metal guardrails, together with studio garage doors and bold punches of colour on the building, will lend the Terraces an industrial-like character, complementary to outdoor formal and informal art displays and events; while, granite sets, planting, trees, and seating speak to the high quality of the development and will contribute to the Terrace's "fit" will the project's residential uses.
- Podium Rooftop Indoor/Outdoor Amenity Space: Phase 1's indoor amenity space and primary outdoor amenity space are located at the development's podium roof level and are designed to appear and function as a seamless extension of the indoor and outdoor spaces constructed by the developer at 8677 Capstan Way (as per legal agreements registered on the titles of both properties). Phase 1's indoor amenity space, which is accessible from its residential buildings via covered walkways, includes a gymnasium (large enough to accommodate two badminton courts) and rooms for parties, play, theatre, golf, relaxing, and dining; plus, residents will have direct indoor access to the swimming pool, change rooms, and other facilities provided at 8677 Capstan Way. Phase 1's podium-level outdoor amenities include children's play space, lawn, edible gardens, seating and dining areas, walkways, decorative planting, and shade trees; and, residents will also have unrestricted access to complementary outdoor spaces/uses at 8677 Capstan Way.

- Mid-Rise Rooftop Outdoor Amenity Space: Phase 1's mid-rise rooftops are designed as more intimate, outdoor amenity spaces for the exclusive use of Phase 1 residents. These spaces include garden plots (equipped with hose bibs, potting benches, and tool storage), children's play spaces, seating, decorative planting, walkways, lawns, and shade trees.
- Green Roofs: The roofs of the development's podium, mid-rise, and high-rise buildings are treated as a combination of extensive green roofs and shared/private outdoor spaces for the enjoyment of residents. The roof of the amenity building is entirely treated as a green roof to, among other things, enhance rooftop views from surrounding residential units. Extensive green roofs are separated from high foot-traffic areas by various landscape features (e.g., changes in grade, curbs, shrubs, hedges) to minimize wear and maintenance requirements are included in the landscape drawings.

Crime Prevention through Environmental Design (CPTED)

The Phase 1 development incorporates CPTED strategies including, among other things:

- The development's site planning and building design provide for passive surveillance of fronting streets and public open spaces;
- Lobbies are placed in prominent locations and have clear sightlines to fronting streets and publicly-accessible open spaces;
- The parking structure and lobbies are designed to minimize alcoves and hidden corners;
- The parking structure will be well lit, its interior will be painted white, public pay stations will be situated in highly-visible locations, and security gates will be installed between public and resident-only areas;
- Elevator lobbies and vestibules will include glazing as per Building Code requirements; and
- Outdoor amenity spaces will be visually open, well lit, and offer multiple egress options.

Affordable Housing

In accordance with Richmond's Affordable Housing Strategy, through the rezoning process, the developer agreed to the phased construction, at the developer's sole cost, of 5% of the 4-phase development's total residential floor area as low-end market rental units. As per affordable housing phasing covenants registered on title, the subject Phase 1 development shall provide for 11 units (843.8 m^2 / 9,082.6 ft^2), which will be:

- Secured with a Housing Agreement and Housing Covenant registered on title to the lot;
- Dispersed throughout Phase 1 (i.e. Levels 3, 4, 5, and 6);
- 100% Basic Universal Housing compliant; and
- Comprised of two 1-bedroom, seven 2-bedroom, and two 3-bedroom units.

Artist Residential Tenancy Studio (ARTS) Units

In addition to complying with Richmond's Affordable Housing Strategy, through the rezoning process, the developer agreed to construct, at the developer's sole cost, 1,393.5 m^2 (15,000.0 ft^2) of ARTS units (i.e. low-end market rental units secured for occupancy by professional artists and their households). Legal agreements registered on title require that 17 ARTS units are constructed, all of which shall be located in Phase 1 and will be:

- Secured with a Housing Agreement and Housing Covenant registered on title to the lot;
- Located at grade fronting Hazelbridge Way and Sexsmith Road in order to allow for easy public access and displays of artworks;

- 100% equipped with aging-in-place features and include one unit that is Basic Universal Housing compliant; and
- Comprised of five bachelor, seven 1-bedroom, and five 2-bedroom units.

Accessible Housing

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

- Barrier-free access to all residential lobbies from the fronting street.
- Barrier-free access to all indoor and outdoor amenity spaces.
- 49 Basic Universal Housing (BUH) units (i.e. 12% of total units) designed to Zoning Bylaw standards to provide for their ready renovation to accommodate wheelchair users, including:
  - 37 market units (10%);
  - 11 affordable housing units (100%); and
  - 1 ARTS unit (6%).

  (Note: The developer does not plan to take advantage of the Zoning Bylaw's permitted density exclusion of 1.86 m^2 per BUH unit.)
- Aging in place features in all dwellings, including:
  - Stairwell hand rails;
  - Lever-type handles for plumbing fixtures and door handles; and
  - Solid blocking in washroom walls to facilitate future grab bar installation (by others) beside toilets, bathtubs, and showers.

Sustainability

The project's sustainability goal is to provide a cost-effective, high-value development that meets or exceeds CCAP standards (i.e. LEED "Silver" equivalent), as per the attached LEED Checklist. (Attachment 3) Highlights of Phase 1's sustainability strategy include:

- A District Energy Utility (DEU) ready design providing for the hook-up of Phase 1 to a City DEU utility when it comes available (as per legal agreements registered on title);
- At least a 20% reduction in the project's design energy cost compared to the energy cost of the ASHRAE/IESNA Standard 90 1-2007 reference building through the use of an efficient mechanical system and passive design elements (e.g., optimal window glazing, high-performance insulation, operable windows);
- Reductions in the Heat Island Effect and the rate and quantity of storm water runoff through the use of vegetation over at least 43.2% of the site, including:
  - 17.5% traditional landscape areas;
  - 7.2% lawn;
  - 0.9% urban agriculture plots; and
  - 17.6% extensive green roofs;
- A 50% reduction in potable water consumption for irrigation through appropriate plant selection and maintenance;
- The installation of electric vehicle charging infrastructure, including (i) "quick charge" (240V) stations within the Public Parking Facility for the 6 car-share vehicles; (ii) 120V stations for 20% of resident parking and pre-ducting for future stations for 25% of resident parking; and (iii) one charging station for every ten Class 1 bike storage spaces;
- The use of Energy Star rated appliances throughout the project; and

- An emphasis on the recycling of construction waste, using locally manufactured building materials with high recycled content, and measures aimed at minimizing construction impacts on the surrounding environment.

Conclusions

The proposed development is consistent with Richmond's objectives for the subject property and Capstan Village as set out in the OCP, City Centre Area Plan (CCAP), and Zoning Bylaw. The project's distinctive form, pedestrian-oriented streetscapes, publicly-accessible open space, ARTS units and affordable and accessible housing, public art, and sustainable development measures (e.g., electric vehicle charging facilities, green roofs, LEED Silver), together with voluntary developer contributions secured at the project's rezoning stage (e.g., roads, parks, Capstan Station Reserve funding), will enhance the establishment of Capstan Village as a high-amenity, transit-oriented, urban community. On this basis, staff recommend support for the subject Development Permit application.

Suzanne Carter-Huffman

Suzanne Carter-Huffman
Senior Planner/Urban Design

SPC:cas

Attachments:
1. Development Application Data Sheet
2. Advisory Design Panel Minutes
3. LEED Checklist
4. Development Permit Considerations

City of Richmond

Development Application Data Sheet

Development Applications Division

DP 14-667322 **Attachment 1**

Address: 3291, 3331, and 3371 Sexsmith Road

Applicant: Pinnacle Living (Capstan Village) Lands Inc. Owner: Pinnacle Living (Capstan Village) Lands Inc

Planning Area(s): City Centre (Capstan Village)

Floor Area Gross: 37,222.1 m^2 Floor Area Net: 35,144.1 m^2

	Existing	Proposed
Site Area	▪ 9,131.0 m^2 (2.26 ac)	▪ 9,131.0 m^2 (2.26 ac), including: - Public Open Space: 882.9 m^2 (0.22 ac) - Building Footprint: 8,248.1 m^2 (2.04 ac)
Land Uses	▪ Vacant	▪ Multi-family residential
OCP Designation	▪ Mixed Use	▪ No change
Zoning	▪ Residential / Limited Commercial & Artist Residential Tenancy Studio (ARTS) Units (ZMU25) – Capstan Village (City Centre)	▪ No change
Number of Units	▪ Nil	▪ Market units: 372 ▪ Affordable Housing Units: 11 ▪ ARTS Units: 17 ▪ TOTAL: 400
Accessible Housing	▪ Nil	▪ Basic Universal Housing (BUH) Units: 12% (49 units) - 10% Market units (37 units) - 100% Affordable Housing Units (11 units) - 6% ARTS Units (1 unit) ▪ Aging in Place Features: 100% of units

	Bylaw Requirement	Proposed	Variance
Floor Area (Max.)	▪ 35,144.1 m^2	▪ 35,144.1 m^2	▪ None permitted
Lot Size (Min.)	▪ 9,000.0 m^2	▪ 9,131.0 m^2	▪ None
Lot Coverage (Max.)	▪ Max. 90%	▪ 81%	▪ None
Setback – Road & Park (Min.)	▪ 6.0 m, but may be reduced to 3.0 m based on approved DP	▪ 3.0 m	▪ None
Setback – Interior Side Yard (Min.)	▪ 6.0 m, but may be reduced to nil based on approved DP	▪ 3.0 m	▪ None
Permitted Projections into Road Setbacks (Max.)	▪ Balconies: 1.0 m	▪ Balconies: 1.31 m	▪ **0.31 m increase**
	▪ Architectural features: 0.6 m	▪ Architectural features: 2.24 m	▪ **1.64 m increase**
	▪ Canopies: 1.5 m	▪ Canopies: 2.92 m	▪ **1.42 increase**
Height (Max.)	▪ 35.0 m, but may be increased to 47.0 m based on approved DP	▪ 47.0 m	▪ None

	Bylaw Requirement	Proposed	Variance
TOTAL Off-Street Resident & Public Parking Spaces	▪ 681 spaces	▪ 681 spaces, including - 582 on-site - 99 on 8677 Capstan Way (existing SRW)	▪ None
Off-Street Resident Parking - - Market units @ 1.0/unit - Affordable Housing @ 0.81/unit - ARTS units @ 0.81/unit - Visitors @ 0.09/unit *NOTE: Rates assume 10% TDM reduction & 50% visitor parking reduction for the provision of Public Parking, as per RZ 12-610011*	▪ 431 spaces, including: - 372 - Market units - 9 - Affordable Housing - 14 - ARTS units - 36 - Visitors	▪ 431 spaces, including: - 372 - Market units - 9 - Affordable Housing - 14 - ARTS units - 36 - Visitors	▪ None
Off-Street Public Parking Facility	▪ 250 spaces, *as per RZ 12-610011*, including: - 6 car-share - 119 general public - 125 assignable	▪ 250 spaces, *as per RZ 12-610011* *PLUS, co-location with:* ▪ 36 - Phase 1 visitor spaces (as above) ▪ 40 - 8677 Capstan Way visitor spaces (existing) *TOTAL FACILITY: 326*	▪ None
Off-Street Parking Spaces – Accessible	▪ 2% min. (14 spaces)	▪ 2% (14 spaces)	▪ None
Off-Street Parking Spaces – Small Car	▪ 50% max. (340 spaces)	▪ 11% (74 spaces)	▪ None
Off-Street Parking Spaces – Tandem	▪ Permitted	▪ Nil	▪ None
Bike Storage (Min.) - Class 1 @ 1.25/unit - Class 2 @ 0.2/unit	▪ 500 - Class 1 ▪ 80 - Class 2	▪ 500 - Class 1 ▪ 80 - Class 2	▪ None
Electrical Vehicle (120-V) Charging Stations for Residents (Min.)	▪ Off-Street Parking Spaces: - 20% Stations (87) - 25% Pre-ducted (108) ▪ Bike Storage (Class 1): - 10% stations (50)	▪ Off-Street Parking Spaces: - 20% Stations (87) - 25% Pre-ducted (108) ▪ Bike Storage (Class 1): - 10% stations (50)	▪ None
Electrical Vehicle (240-V) Charging Stations for the Public (Min.), *as per RZ 12-610011*	▪ 2 stations for the 6 car-share spaces	▪ 2 stations for the 6 car-share spaces	▪ None
Off-Street Loading	▪ 1 – Large-size ▪ 2 - Medium-size	▪ 2 – Medium-size *NOTE: Large-size loading to be accommodated on-street on Hazelbridge Way*	▪ **Large loading reduced from 1 space to nil**
Amenity Space - Indoor - 2 m^2/unit min.	▪ 800 m^2	▪ 800 m^2	▪ None
Amenity Space – Outdoor - OCP: 6.0 m2/unit min. - CCAP: 10% net site	▪ 3,313 m^2, including: - OCP: 2,400 m^2, including 600 m^2 children's play space - CCAP: 913 m^2	▪ 3,452 m^2, including: - OCP: 2,539 m^2, including 604 m^2 children's play space - CCAP: 913 m^2	▪ None
Tree Replacement – On-Site - 2:1 replacement planting	▪ 158 replacement trees	▪ 181 replacement trees	▪ None

Excerpt from the Minutes from the
Advisory Design Panel Meeting
November 5, 2014, Richmond City Hall

DP- 14-667322 – 400 DUS HIGH-RISE (3 TOWERS) AND PUBLIC PARKING STRUCTURE

APPLICANT: Pinnacle Living (Capstan Village) Lands Inc.

PROPERTY LOCATION: 3291, 3331 & 3371 Sexsmith Road, Capstan Village (Phase 1 of 4 phases)

Applicant's Presentation

John Bingham, Bingham Hill Architects, and Peter Kreuk, Durante Kreuk Ltd., presented the project and answered queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from the Panel were as follows:

- well-designed project; appreciate the [rooftop] community gardens;
- understand the City's requirement, however, the project's objective to achieve LEED Silver equivalency is not a high standard; applicant is encouraged to achieve at least six energy points (i.e., one energy point above the current proposal for five) because the net effect will be significant given the size of the subject development and the developer's future phases;
  - ***The Phase 1 LEED Checklist has been revised as recommended.***
- well-thought out project; would have liked to see detailed drawings of lay-out of units but confident that the applicant is following disability guidelines;
  - ***Detailed unit layouts are included in the permit drawings and comply with City requirements.***
- overall form and development is well-handled; placement of density on the parcel is done well;
- towers are well-handled; however, concerned regarding the large scale of the north elevation facing Hazelbridge Way; elements introduced to break down the north façade are not sufficient; look at opportunities to further articulate the north façade, break down its mass, and possibly carve away a portion of the podium;
  - ***Design development has been undertaken to reduce the bulk of the Hazelbridge Way facade, including:***
    - ***i. Setting back of a portion of the tower's upper floors;***
    - ***ii. Relocating and re-sizing balconies to reduce the visual breadth of the tower; and***
    - ***iii. Introducing coloured metal panels running up the tower (from grade to top) to create a strong vertical element that attracts the eye , interrupts the length of the facade, marks the tower's entrance, and enhances the tower's apparent height.***
- introduction of accent colours is a positive approach; however, it needs to go further to further visually break down the project;
  - ***The use of colour has been made bolder including, along Hazelbridge Way (as above), the introduction of a bold, vertical stripe that enhances the identity and apparent height of the tower, while breaking down the scale of the facade, and, elsewhere, the removal of coloured glass spandrel "ribbons" in favour of larger areas of coloured metal panels.***

- ground plane is well-handled; however, look at the interface of the ARTS units with the public sidewalk to further enhance public engagement;
  - ***The proposed grade of Hazelbridge Way has been raised to provide direct, level access (i.e. no ramp or stairs required) to the ARTS Terraces along Phase 1's Hazelbridge Way and Sexsmith Road frontages from the north.***
- investigate handling of details; e.g. long-term maintenance of the garage doors [proposed as part of the ARTS units];
  - ***As per legal agreements registered on title, prior to Building Permit issuance for Phase 1, the ARTS units will be the subject of detailed design review and approval, to the satisfaction of the Director of Development, Manager of Community Social Development, and Director of Arts, Culture, and Heritage Services.***
- look at the spacing between the [lower five floors of the] west and north towers to mitigate shadowing and overlook and create more open space;
  - ***The applicant proposes to maintain the original spacing between the lower floors of the west and north towers on the basis that no primary residential living spaces are oriented to this area and its widening would result in increased bulk at upper levels, which could be visually unattractive and have shadowing impacts on- and off-site.***
- the project is well handled given its context;
- use of window wall is unrelenting; would be nice to see different materials on the building façades;
  - ***The applicant has increased the use of colour and metal panels. More significant variations in materials are proposed for future phases of the development.***
- the indoor amenity building appears lacking, e.g. the roof is uninteresting; consider a green roof and a more interesting roof form in view of the overlook from residential units above;
  - ***An extensive green roof is proposed over the entirety of the amenity building.***
- look at opportunities to reduce heat gain at the west elevation, e.g. reducing aperture and glazing;
  - ***Significant deciduous and evergreen tree planting has been added to the Mid-Block Trail that, together with future development west of the Trail, will help to mitigate heat gain issues along the building's west elevation. In addition, glazing performance measures will be reviewed in detail at Building Permit stage.***
- agree with comments that the project is well-designed; however, consider design development with regard to the frame elements, e.g. introduce more colours and materials to provide more visual interest;
  - ***As noted above, a bolder use of colour and changes to the building's massing and balconies have been introduced to, among other things, enhance visual interest.***
- landscaping is well resolved and organized; has strong series of program elements;
- pleased to see better than average materials palette;
- extensive green roofs is a positive approach; however, consider the foot traffic aspect as green roof plants are delicate for foot traffic;
  - ***Extensive green roofs are separated from high foot-traffic areas by various landscape features (e.g., changes in grade, curbs, shrubs, hedges). Green roof maintenance requirements are included in the landscape drawings.***

- appreciate the proposed mid-block walkway along the west side of Phase I and the Arbutus Walk example provided by the applicant; however, consider further design development to tie in with the richness and intricate details of the rest of the project;
  - ***The landscape treatment of the Mid-Block Trail has been further developed and now includes, in addition to pathways and lawns, seating, decorative lighting, public art, rain-gardens, indigenous planting, and a mix of deciduous and coniferous trees.***
- understand the ARTS units challenge on the streetscape; concern on the resolution of ramps; look at the slope of the ramps whether it meets the Building Code requirement; look at how to better integrate the ramp and consider the safety aspect in view of its proximity to the garage entry;
  - ***As noted above, the proposed grade of Hazelbridge Way has been raised to provide direct, level access to the ARTS Terraces from Hazelbridge Way. Public safety will be further enhanced through the introduction of changes in paving treatments, bollards, and signage signalling the locations of the proposed parking garage entrances.***
- look at the corner treatment of the ARTS unit and public terrace at the Hazelbridge Way and Sexsmith Road corner; and
  - ***As a result, in part, of the proposed changes to the grade of Hazelbridge Way, it has been possible to open up the corner of the ARTS Terrace with a broad stair oriented towards the intersection, complemented by planting, refinements to the building facade, and public art (as per the Detailed Public Art Plan for Phase 1).***
- look at the placement of trees and changes in grade on the landscaped podium along the primary walkways to ensure adequate privacy to private patios.
  - ***Additional trees and shrubs have been added to enhance privacy at the patios.***

Panel Decision

It was moved and seconded
That DP 14-667322 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.

CARRIED

Working Draft of
LEED Canada-NC
2009 Project
Checklist

PGL

Pottinger Gaherty

Project Phase: DP Level Assessment
Date: 23-Oct-14
Address: Phase 1 B Capstan Village, Richmond BC

PGL Prj#: 3374-04.01

Yes	?	No		Sustainable Sites	26 Points	Lead	LEED Requirement	Implementation Timing
19	3	4						
Y			Prereq 1	**Erosion & Sedimentation Control**	Required	Civil	Create Erosion and Sediment Control Plan for construction phase of development.	Construction
1			Credit 1	**Site Selection**	1	Sustainability Consultant	Do not develop property on prime farmland or previously undeveloped or graded land.	Design
5			Credit 2	**Development Density**	5	Arch	Conform with a minimum development density of 13,800m2/ha's and meet community connectivity requirements.	Design
		1	Credit 3	**Redevelopment of Contaminated Site**	1	Owner	Develop on a contaminated site and provide remediation by Provincial Contaminated Sites Program	Design
6			Credit 4.1	**Alternative Transportation**, Public Transportation Access	6	Sustainability Consultant	Locate within 400m of two bus lines.	Design
1			Credit 4.2	**Alternative Transportation**, Bicycle Storage & Changing Rooms	1	Arch	Covered storage facilities for securing bicycles for 15% or more of occupants. This can include storage rooms and bike racks.	Design
2	1		Credit 4.3	**Alternative Transportation**, Low-Emitting & Fuel-Efficient Vehicles	3	Owner	Install alternative-fuel refueling stations for 3% of total vehicle parking capacity or provide fuel-efficient vehicles and parking for these vehicles. An additional option is to provide occupants access to fuel-efficient vehicle sharing program and providing easy access to parking.	Design
	2		Credit 4.4	**Alternative Transportation**, Parking Capacity	2	Arch	Size parking capacity to meet, but not exceed, minimum local zoning requirements and provide easy access to mass transit. Project does not exceed 3.5parking spaces per 93 sqm of floor area.	Design
		1	Credit 5.1	**Site Development**, Protect or Restore Habitat	1	Landscape	Restore or protect minimum of 50% of the site area (excluding building footprint) or 20% of total site area with native or adapted vegetation. Vegetated roof surface can be included in this calculation if it is native or adaptive.	Design
		1	Credit 5.2	**Site Development**, Maximize Open Space	1	Landscape	Exceed local zoning requirements for open space by 25%. Vegetated roof areas and pedestrian orientated hardscape areas can contribute to open space.	Design
1			Credit 6.1	**Storm Water Management**, Rate and Quantity	1	Landscape/Sustainability Consultant	Implement storm water management plan that results in a 25% decrease (compared to pre-development) in the rate and volume of stormwater runoff from the 2-year 24-hour design storms.	Construction
		1	Credit 6.2	**Storm Water Management**, Treatment	1	Mech	Storm water management plan that promotes infiltration and captures/treats 90% of storm water runoff. The plan is designed to remove 80% of the average annual post-development total suspended solids (TSS).	Construction
1			Credit 7.1	**Heat Island Effect**, Non-Roof	1	Arch	Place minimum 50% or parking underground or within a covered structure.	Design
1			Credit 7.2	**Heat Island Effect**, Roof	1	Arch	75% or greater of roof area has solar reflective index (SRI) of 78 (low-sloped roof) or 29 (steep-sloped roof). Items such as white cement tile, white coated gravel on built up roof have high SRI values (greater than 78) Or install vegetated roof for 50% of roof area. Covered parking structures do not count towards this credit.	Design
1			Credit 8	**Light Pollution Reduction**	1	Elec	Reduce light trepass from building and site. **Interior Lighting:** Reduce the input power (by automatic device) of all non-emergency interior luminaries with a direct line of sight to any openings in the envelope (translucent or transparent) by at least 50% between the hours of 11pm and 5am. After hours override may be provided by a manual or occupant sensing device provided the override lasts no more than 30 minutes. OR All openings in the envelope (translucent or transparent) with a direct line of sight to any non-emergency luminaries must have shielding (controlled/closed by automatic device for a resultant transmittance of less than 10% between the hours of 11am and 5pm). **Exterior Lighting:** Partially or fully shield all exterior luminaries with 1000 initial lamp lumens or more to meet the Full Cutoff IESNA Classification so they do not emit light directly to the night sky.	Construction

Yes	?	No	Water Efficiency		10 Points	Lead	LEED Requirement	Implementation Timing
Y			Prereq 1	Water Use Reduction	Required	Mech	Use 20% less water than a baseline building (not including irrigation).	Construction
2			Credit 1.1	Water Efficient Landscaping, Reduce by 50%	2	Land	Reduce potable water consumption for irrigation by 50% over conventional means.	Construction
		2	Credit 1.2	Water Efficient Landscaping, No Potable Use or No Irrigation	2	Land	Use only captured rain or recycled site water to eliminate all potable water use for site irrigation (except for initial watering to establish plants).	Construction
		2	Credit 2	Innovative Wastewater Technologies	2	Mech	Reduce potable water for sewage conveyance by 50% or treat 50% of wastewater on-site to tertiary standards.	Construction
2			Credit 3.1	Water Use Reduction, 30% Reduction	2	Mech	Employ strategies that in aggregate use 30% less water than in the water use baseline calculated for the building (not including irrigation).	Construction
	1		Credit 3.2	Water Use Reduction, 35% Reduction	1	Mech	Employ strategies that in aggregate use 35% less water than in the water use baseline calculated for the building (not including irrigation).	Construction
	1		Credit 3.2	Water Use Reduction, 40% Reduction	1	Mech	Employ strategies that in aggregate use 40% less water than in the water use baseline calculated for the building (not including irrigation).	Construction

Yes	?	No	Energy & Atmosphere		35 Points	Lead	LEED Requirement	Implementation Timing
Y			Prereq 1	Fundamental Building Systems Commissioning	Required	Mech	Implement all of the following commissioning procedures: 1. Engage commissioning personnel.. 2. Develop design intent. 3. Include commissioning requirements in construction documents. 4. Develop and implement commissioning plan. 5. Verify installation and performance of systems to be commissioned. 6. Complete summary commissioning report.	Construction
Y			Prereq 2	Minimum Energy Performance	Required	Mech	New buildings: design energy cost improvement by 23% over MNECB reference case OR energy cost improvement by 10% over ASHRAE/IESNA 90.1-2007 reference case.	Construction
Y			Prereq 3	CFC Reduction in HVAC&R Equipment	Required	Mech	Zero use of CFC-based refrigerants in new base building HVAC&R systems.	Occupancy (Occupancy Permit)
5		14	Credit 1	Optimize Energy Performance	1 to 19	Mech	Improve energy cost compared to the energy cost of MNECB or ASHRAE/IESNA Standard 90.1-2007 reference building. New Building:12% Reduction required for 1 Point (20% Reduction for 5 Points) MNECB/ASHRAE: 1(25/12); 2(27/14); 3(28/16); 4(30/18); 5(32/20); 6(33/22); 7(35/24); 8(26/50); 9(28/55); 10(30/60) etc.	Construction
		7	Credit 2.1	On-Site Renewable Energy	1 to 7	Owner	Use on-site renewable energy systems to offset building energy cost. New Building % of renewable energy generated on-site: 1 (1%), 2 (3%), 3 (5%)...etc.	Construction
		2	Credit 3	Enhanced Commissioning	2	Mech	Implement additional commissioning tasks: 1. Engage independent Commissioning Authority to oversee commissioning activities. 2. Conduct commissioning design review and review construction documents when close to completion. 3. Selective review of contractor submittals of commissioned equipment (all by independent authority) 4. Provide recommissioning manual. 5. Have a contract in place to review ops. with O&M staff including: report and process plan for IAQ concerns; plan for issues resolution within one year of construction completion.	Construction
2			Credit 4	Enhanced Refrigeration Management	2	Mech	Do not use refrigerants or install base building level HVAC and fire suppression equipment that do not contributes to ozone depletion (no HCFCs, CFCs, halons and HFCs etc.).	Construction
		3	Credit 5	Measurement & Verification	3	Mech	Develop a measurement and verification plan. The plan must cover at least 1 year of post-construction occupancy. Typically requires metering for central equipment and common utilities. If energy savings are not being achieved develop corrective actions.	Occupancy (Occupancy Permit)
		2	Credit 6	Green Power	2	Owner	Engage in at least 2-yr renewable energy contract to provide at least 35% of the building's electricity from renewable sources. For a building of this size it will cost approximately an extra $3,500 per month in energy costs.	Occupancy (Occupancy Permit)

Yes	?	No	Materials & Resources		14 Points	Lead	LEED Requirement	Implementation Timing
6		8						
Y			Prereq 1	**Storage & Collection of Recyclables**	Required	Arch	Provide an easily accessible area serving entire building dedicated to separation, collection and storage of materials for recycling including (at a minimum) paper, corrugated cardboard, glass, plastics, and metals.	Construction
		3	Credit 1.1	**Building Reuse:** Maintain Existing Walls, Floors, and Roof	1 to 3	Arch	Maintain existing building structures (structural floor, roof decking, envelope etc.), % of building structure reused by surface area: 1pt (55%), 2pt (75%) and 3pt (95%)	Construction
		1	Credit 1.2	**Building Reuse:** Maintain Interior Non-Structural Elements	1	Arch	Reuse interior non-structural elements (interior walls, doors, floor coverings etc.) in at least 50% (by surface area) of the completed building.	Construction
2			Credit 2	**Construction Waste Management**	1 to 2	Contractor	Divert construction waste and demolition debris from landfill. Excavation soil and land-clearing debris do not contribute to this credit. Recycle or salvage (by weight or volume) 75% (2pts).	Construction
		2	Credit 3	**Resource Reuse**	1 to 2	Arch	Use salvaged, refurbished or reused materials (salvaged wood floors, remanufactured wood doors etc.), the sum of which constitutes at least 5% (1pt) or 10% (2pts) based on cost, of the total value of materials for the project. Do not include mechanical or electrical components.	Construction
2			Credit 4	**Recycled Content**	1 to 2	Contractor	Use materials with recycled content (fly ash concrete, steel typically has a minimum recycled content of 25% post-consumer and can easily be as high as 90% etc.) such that the sum of post-consumer recycled content plus 1/2 of the pre-consumer content constitutes at least 20% (2pts), based on cost, of the total value of the materials in the project. Determine recycle content value by weight. Do not include mechanical or electrical components.	Construction
2			Credit 5	**Regional Materials**	1 to 2	Contractor	Specify that a minimum of 20% (1pt) or 30% (2pts) of building materials (concrete, brick, steel etc.) by weight have been extracted/processed within 800km (by truck) or 2400km (if shipped by rail or water) of the final manufacturing site. Also, demonstrate that the final manufacturing site is within 800km (by truck) or 2400km (if shipped by rail or water) of the project site. Do not include mechanical or electrical components.	Construction
		1	Credit 6	**Rapidly Renewable Materials**	1	Arch	Use rapidly renewable materials and products (bamboo flooring, wool carpet, wheat board etc.) for 2.5% of the total value of all building materials used in the project, based on cost. Rapidly renewable materials typically are harvested within a 10-year cycle or shorter.	Construction
		1	Credit 7	**Certified Wood**	1	Arch	Use a minimum of 50% (based on cost) of wood-based materials and products that are certified in accordance with the Forest Stewardship Council (FSC).	Construction

Yes	?	No				Indoor Environmental Quality	15 Points	Lead	LEED Requirement	Implementation Timing
11		4								
Y				Prereq 1	**Minimum IAQ Performance**	Required	Mech	Meet the minimum requirements of Sections 4 through 7 of ASHRAE 62.1-2007, Ventilation for Acceptable Indoor Air Quality (with errata but without addenda). Mechanical ventilation systems must be designed using the ventilation rate procedure or the applicable local code, whichever is more stringent. Naturally ventilated buildings must comply with ASHRAE 62.1-2007, paragraph 5.1 (with errata but without addenda).	Construction
Y				Prereq 2	**Environmental Tobacco Smoke (ETS) Control**	Required	Mech / Owner	Prohibit smoking in all common areas of the building. Locate exterior designated smoking areas at least 7.5m from entries, outdoor air intakes etc. Weather strip all exterior doors and operable windows in residential units. Sealing penetrations in walls, ceilings and floors in each unit. Or just prohibit smoking anywhere in building or with 7.5m from entries, outdoor air intakes etc.	Construction
		1		Credit 1	**Outdoor Air Delivery Monitoring**	1	Mech/Elec	Install permanent monitoring systems to ensure that ventilation systems maintain design minimum requirements. Install CO2 (every unit) and outdoor intake airflow monitoring system (each supply duct). Airflow monitoring devices can cost $1,000 to $5,000 per monitor and CO2 censor can cost $500-$1,000 per unit including installation.	Construction
1				Credit 2	**Increased Ventilation**	1	Mech	Design ventilation systems in accordance with ASHRAE 62.1-2007 and provide outside air through a central or individual system, ducted directly to the suite with air distributed to all regularly occupied areas in the suite. Project is using an air source VRF (Variable Refrigerant Flow) System for the heating and cooling system on this project.	Construction
1				Credit 3.1	**Construction IAQ Management Plan:** During Construction	1	Contractor	Develop an Indoor Air Quality (IAQ) Management Plan for construction and pre-occupancy phases.The aim on this project is to provide a high performance, functional building enclosure. This is achieved through careful material selection and detailing for durability as well as consistent design with specific attention to continuity of the air, vapour, moisture, and thermal barriers. The exterior cladding system is a durable rainscreen brick veneer. The target effective R-value for the framed walls and roofs is R22 (U0.045) which exceeds the prescriptive requirements of the Energy Standard, ASHRAE90.1-10.	Construction
1				Credit 3.2	**Construction IAQ Management Plan:** Testing Before Occupancy	1	Contractor	Develop an Indoor Air Quality (IAQ) Management Plan and implement it after all finishes have been installed and the building has been completely cleaned before occupancy. This can be done by using air to flush-out building (most common) or testing air for a number of parameters before occupancy.	Occupancy (Occupancy Permit)
1				Credit 4.1	**Low-Emitting Materials:** Adhesives & Sealants	1	Arch/Int	The VOC content of adhesives, sealants and sealant primers used must be less than VOC content limits of the State of California's South Coast Air Quality Management District (SCAQMD) Rule #1168..	Construction
1				Credit 4.2	**Low-Emitting Materials:** Paints and Coating	1	Arch/Int	Paints and coatings of interior of building must meet or exceed the VOC and chemical component limits of Green Seal's Standard GS-11 Jan., 1997 requirements.	Construction
1				Credit 4.3	**Low-Emitting Materials:** Flooring Systems	1	Arch/Int	Use carpet that meet or exceed reqs. Of Carpet and Rug Institute's Green Label Plus Program Resilient flooring, rubber flooring and prefinished wood flooring all must be Floorscore or Greenguard certified. Wood, concrete and other flooring installed raw need not be certified as long as adhesives, coatings and sealants meet requirements of MR Credit 4.1/4.2.	Construction
		1		Credit 4.4	**Low-Emitting Materials:** Composite Wood	1	Arch/Int	Composite wood and agrifiber products, including core materials, must contain no added urea-formaldehyde resins. Adhesives used to fabricate laminated assemblies containing these products must contain no added urea-formaldehyde resins.	Construction
		1		Credit 5	**Indoor Chemical & Pollutant Source Control**	1	Arch / Mech	Employ permanent entryway systems (grills, gates, etc.) to capture dirt, particulates, etc. from entering the building at all high volume entryways, AND sufficiently exhaust each spaces where hazardous gases or chemicals may be stored (garages, housekeeping/laundry areas etc.) and separate with deck-to-deck partitions or a hard-lid ceiling.	Construction
1				Credit 6.1	**Controllability of Systems: Lighting**	1	Arch / Elec	Individual lighting controls for greater than 50% (minimum) of the building occupants to enable adjustments to suit individuals needs. Provide lighting system controls for all shared multi-occupant spaces that complies with ASHRAE/IESNA Standard 90.1-2007 section 9.4.1.2 (lighting).	Construction
1				Credit 6.2	**Controllability of Systems: Thermal Comfort**	1	Mech	Provide individual comfort controls (temperature/operable windows) for each regularly occupied space to enable adjustments to meet individual needs. Operable windows can be used as comfort controls. The areas of operable windows must meet the requirements of ASHRAE Standard 62.1-2007-Ventilation for Acceptable Indoor Air Quality, paragraph 5.1 Natural Ventilation. Typically occupants in regularly occupied spaces (living rooms) are within 18.5m2 of a operable window.	Construction

1			Credit 7.1	Thermal Comfort: Design	1	Mech	Comply with ASHRAE Standard 55-2004, Thermal Comfort Conditions for Human Occupancy.	Construction
		1	Credit 7.2	Thermal Comfort: Verification	1	Mech	Provide a permanent monitoring system to ensure building performance to the desired comfort criteria as determined by IEQ Credit 7.1., Thermal Comfort - Design. Where the occupant has control over the unit temperature, it is acceptable to have standalone displays of temperature.	Construction
1			Credit 8.1	Daylight & Views: Daylight	1	Arch	75% or more of all regularly occupied spaces (living rooms) achieve daylight illuminance levels of a minimum 250 Lux and a maximum of 5,000 Lux on Sept 21 or March 21 at 9am and 3pm.	Construction
1			Credit 8.2	Daylight & Views: Views	1	Arch	Achieve direct line of sight to outdoor environment via vision glazing between 0.75m and 2.3m above the finished floor for building occupants in 90% of all regularly occupied areas (living rooms).	Construction

Yes	P	N/A						
5		1	**Innovation & Design Process**		6 Points	**Lead**	**LEED Achievement**	**Implementation Timing**
1			Credit 1.1	Innovation in Design	1	Sustainability Consultant	90% construction waste management	Construction
1			Credit 1.2	Innovation in Design	1	Landscape Arch	Over 90% underground/covered parking	Design
1			Credit 1.3	Innovation in Design	1	Arch	Proximity to transit (100m to skytrain, bus route out front), walking distance to shopping.	Design
1			Credit 1.4	Innovation in Design	1	Arch	Long-term, affordable and sustainable energy plan. District Energy Utility	Design
		1	Credit 1.5	Innovation in Design	1	N/A	Not proposed	Design
1			Credit 2	LEED® Accredited Professional	1	Sustainability Consultant	At least one principal participant of the project team that has successfully completed the LEED Accredited Professional exam.	Design

1		3	**Regional Priorities**		4 Points	**Lead**	**LEED Achievement**	**Implementation Timing**
		1	Credit 1	Durable Building	1	Owner	Green housekeeping	Occupancy
1			Credit 2	Regional Priority Credit	1	Arch	Utilizing District Energy Utility	Design
		1	Credit 2	Regional Priority Credit	1	N/A	Not proposed	N/A
		1	Credit 2	Regional Priority Credit	1	N/A	Not proposed	N/A

53	5	52	**Project Totals (pre-certification estimates)**	110 Points

Certified 40-49 points Silver 50-59 points Gold 60-79 points Platinum >80 points

4422072

Attachment 4

City of Richmond

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

Address: 3291, 3331, and 3371 Sexsmith Road **File No.:** DP 14-667322

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

1. Rezoning (RZ 12-610011): Final adoption of the Zoning Amendment Bylaw No. 9135, including the developer's compliance with the terms of the Rezoning Considerations, as approved by Council, which include:
   - 1.1. Provincial Ministry of Transportation and Infrastructure approval; *[Complete. REDMS #4261072]*
   - 1.2. Subdivision plan registration, which requires that the developer satisfies road dedication, land transfer (park), right-of-way (public passage and utilities), and related requirements;
   - 1.3. Driveway crossing agreements registration;
   - 1.4. Cross access (vehicle) agreements registration;
   - 1.5. Cross access (shared indoor and outdoor amenity) agreements registration;
   - 1.6. Flood indemnity covenant registration;
   - 1.7. Aircraft Noise Sensitive Development (ANSD) covenant registration;
   - 1.8. View blockage, Canada Line, and other development impacts covenants registration;
   - 1.9. District Energy Utility (DEU) covenant registration;
   - 1.10. Capstan Station Bonus covenant registration;
   - 1.11. Transition parking and transportation demand management requirements, including:
     - 1.11.1. Public parking agreement registration;
     - 1.11.2. Car-share parking agreement registration;
     - 1.11.3. Transit shelter voluntary cash-in-lieu developer contribution ($60,000);
     - 1.11.4. Pedestrian mobility enhancements voluntary cash-in-lieu developer contribution ($220,000);
     - 1.11.5. Electric vehicle (on-street) charging stations, secured via SA 14-671776 and a voluntary cash-in-lieu developer contribution ($15,000); and
     - 1.11.6. Park frontage works, secured via SA 14-671777 and phasing covenant registration for future off-site works;
   - 1.12. Tandem parking covenant registration;
   - 1.13. Affordable housing, including:
     - 1.13.1. For Lot 1, Housing Agreement Bylaw adoption and Housing Covenant registration; and
     - 1.13.2. For Lots 2-4, phasing covenant registration for future, lot-by-lot, Housing Agreement Bylaw adoption and Housing Covenant registration;
   - 1.14. Artist Residential Tenancy Studio (ARTS) units (Lot 1 only), including Housing Agreement Bylaw adoption and Housing Covenant registration;
   - 1.15. Early Childhood Development (ECD) Hub agreement registration for the developer's future construction of the facility on Lot 2 and its transfer to the City;
   - 1.16. Public art covenant registration, including a plan for phased (lot-by-lot) implementation;
   - 1.17. Tree protection and replacement covenant registration;
   - 1.18. Phasing covenant registration;

1.19. Community planning voluntary developer contribution ($323,873);

1.20. Development Permit processing for the subject site (Lot 1) to the satisfaction of the Director of Development (DP 14-667322); and

1.21. Servicing Agreement registration, secured with Letters of Credit, including:

1.21.1. Engineering and road design and construction (SA 14-671776); and

1.21.2. Park design and construction (SA 14-671777).

2. Landscape Security: Receipt of a Letter of Credit for landscaping in the amount of $1,574,807.30, the value of which is based on 100% of the sealed cost estimate provided by the Landscape Architect, including labour and 10% contingency. *(For the sealed cost estimate, see: REDMS #4439513)*

3. "No Development": Compliance with the terms of the restrictive covenants registered on title to Lot 1 prior to rezoning adoption of RZ 12-610011, which include:

3.1. View Blockage and Other Development Impacts: Submission of a Letter of Assurance from a certified professional confirming that the subject development has been designed in accordance with the covenant, including the reports for the acoustic, mechanical, and architectural professionals attached as a schedule to the covenant.

3.2. Public Parking Facility: Completion of the parking design to the satisfaction of the Director of Development and Director of Transportation.

3.3. Car-Share Parking Spaces: Completion of the parking design to the satisfaction of the Director of Development and Director of Transportation.

3.4. Affordable Housing: Compliance with the terms of the Housing Agreement and Housing Covenant with respect to affordable housing units on Lot 1, which indicate that they apply in perpetuity and provide for, but are not limited to, 11 affordable rental units as per the following:

Unit Type	Number of Units	Minimum Unit Sizes	Maximum Monthly Rent	Total Household Annual Income
1 Bedroom	2	50 m2 (535 ft2)	$950	$38,000 or less
2 Bedroom	7	80 m2 (860 ft2)	$1,162	$46,500 or less
3 Bedroom	2	91 m2 (980 ft2)	$1,437	$57,500 or less

NOTE: "Maximum Monthly Rent" and "Total Household Annual Income" may be adjusted periodically as provided for under adopted City policy. "Total Household Annual Income" may be increased annually by the Consumer Price Index.

3.5. Artist Residential Tenancy Studio (ARTS) Units: Compliance with the terms of the Housing Agreement and Housing Covenant with respect to ARTS units on Lot 1, which indicate that they apply in perpetuity and provide for, but are not limited to, 17 affordable rental units for professional artists as per the following:

Unit Type	Number of Units	Minimum Unit Sizes	Maximum Monthly Rent	Total Household Annual Income
ARTS bachelor	5	74 m2 (797 ft2)	$850	$34,000 or less
ARTS 1-bedroom	7	74 m2 (797 ft2)	$850	$34,000 or less
ARTS 2-bedroom	5	91 m2 (980 ft2)	$850	$34,000 or less

NOTE: "Maximum Monthly Rent" and "Total Household Annual Income" may be adjusted periodically as provided for under adopted City policy. "Total Household Annual Income" may be increased annually by the Consumer Price Index.

3.6. Public Art:

3.6.1. Submission of a Detailed Public Art Plan for Lot 1, to the satisfaction of the Director of Arts, Culture, and Heritage Services and Director of Development (which may include consideration by the Richmond Public Art Committee), which provides for public art off-site

at the Neighbourhood Park and on-site at two locations on Lot 1 and has a combined total value equal to or greater than $272,468.

3.6.2. City acceptance of a Letter of Credit for Lot 1 public art in the amount of $272,468.

3.7. Tree Protection and Compensation:

3.7.1. Enter into a Servicing Agreement for the design and construction of the City-owned Neighbourhood Park (SA 14-671777), which agreement shall include, among other things, the retention of existing trees within the park, to the satisfaction of the Senior Manager of Parks.

3.7.2. City acceptance of the developer's offer to voluntarily contribute $6,500 to the City's Tree Compensation Fund for the planting of replacement trees within the city in lieu of replacing City-owned trees removed by the developer from existing or proposed dedicated roads.

3.7.3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review. *(Complete. REDMS #4429526)*

3.7.4. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including demolition, occurring on-site.

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

1. "No Build": Compliance with the terms of the restrictive covenants registered on title to Lot 1 prior to rezoning adoption of RZ 12-610011, which include, but may not be limited to, the following:

1.1. Capstan Station Bonus: City acceptance of the developer's offer to voluntarily contribute funds to the Capstan Station Reserve as required by the provisions of the Zoning Bylaw.

1.2. District Energy Utility (DEU): Submission of a Letter of Assurance from a certified professional confirming that the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering.

1.3. Mid-Block Trail: The design must be to the satisfaction of the Senior Manager of Parks and Director of Development.

1.4. Aircraft Noise Sensitive Development (ANSD): Submission of a report and recommendations prepared by an appropriate registered professional(s), which demonstrate that the interior noise levels and thermal conditions comply with the City's Official Community Plan requirements for Aircraft Noise Sensitive Development. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards as follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels

1.5. View Blockage and Other Development Impacts: Submission of a Letter of Assurance from a certified professional confirming that the subject development has been designed in accordance with the covenant and attached report.

1.6. Canada Line: Submission of a report and recommendations prepared by an appropriate registered professional(s), to the satisfaction of the Director of Development and Senior Manager of Building Approvals, which demonstrate that:

a) Maximum interior noise levels (decibels) within the dwelling units and other noise sensitive uses will achieve CMHC standards as follows, taking into consideration, among other things, existing and future rail operation-specific noise (e.g., squealing rails; station announcements; night-time operations; voices, especially at peak periods, early mornings, and late nights):

Portions of Building	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels

b) With respect to achieving the required CHMC interior noise standards, the standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) shall comply with the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur.

c) Other potential livability impacts arising through the proximity of the subject development to existing and future Canada Line infrastructure and operations will be effectively mitigated, which include, but may not be limited to, issues of overlook and reduced privacy due to the elevation of the trains and station platforms; light impacts caused by the trains, station, platforms, and associated public spaces; and, vibration.

For the purpose of the report, recommendations, and required mitigation measures, affected developments shall include all developments situated, in whole or in part, within 100 m of the Canada Line right-of-way, or as otherwise determined to the satisfaction of the Director of Development and Senior Manager of Building Approvals, that include Canada Line sensitive uses, which shall be defined as the following:

a) Residential, meaning all residential uses, including multiple-family dwellings, live/work units, work/live units, and nursing homes;

b) School, meaning all public and private places where K-12 education is offered, as per provincial requirements;

c) Child care, meaning all licensed child care uses; and

d) Hospital, meaning all places that provide medical services, as per provincial requirements, where patients may stay overnight or for longer periods of time.

1.7. Public Parking Facility: Inclusion of the parking in the Lot 1 Building Permit as required by the Development Permit.

1.8. Car-Share Parking Spaces: Inclusion of the parking in the Lot 1 Building Permit as required by the Development Permit.

1.9. Affordable Housing: Inclusion of the units in the Lot 1 Building Permit as required by the Development Permit

1.10. ARTS Units: Completion of the design to the satisfaction of the Director of Development, Manager of Community Social Development, and Director of Arts, Culture, and Heritage Services and the inclusion of the units in the Lot 1 Building Permit.

1.11. Additional Legal Agreements: Registration of all necessary additional legal agreements identified through the Building Permit approval processes for Lot 1 to the satisfaction of the Director of Development, Director of Engineering, Director of Transportation, Senior Manager of Park, and Senior Manager of Building Approvals

2. Construction Parking and Traffic Management Plan: Submission of a Plan to the Transportation Division. The Management Plan shall include locations for parking for services, deliveries, workers, and 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.
3. Accessibility: Incorporation of accessibility measures in the Building Permit as required by the Development Permit (e.g., aging in place features and Basic Universal Housing units).
4. Landscape: Submission of a Letter of Assurance from a registered professional confirming that the following features are appropriately provided for in the Building Permit as required by the Development Permit:

   4.1. Hose bibs and related features; and

   4.2. Green roofs.
5. Sustainability:

   5.1. LEED: Submission of a Letter of Assurance from a registered professional confirming that the site specific measures identified at Development Permit stage are appropriately provided for in the Building Permit to achieve LEED Silver or better (equivalency).

   5.2. Electric Vehicle (EV) Charging Stations: Incorporation of on-site EV charging requirements in the Lot 1 Building Permit for resident parking (i.e.120V duplex outlets and pre-ducting for future service), Class 1 bike parking, and the Public Parking Facility (i.e. 240V quick-charge stations serving the designated Car-Share Parking Spaces) as required by the Development Permit.
6. Hoarding: Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

* This requires a separate application.

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

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

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

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

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

SIGNED COPY ON FILE (REDMS #4440687)

Signed | Date

City of Richmond

Development Permit

No. DP 14-667322

To the Holder:	Pinnacle Living (Capstan Village) Lands Inc.
Property Address:	3291, 3331, and 3371 Sexsmith Road
Address:	300 – 911 Homer Street, Vancouver, BC V6B 2W6

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", as amended by zoning amendment Bylaw No. 9135, is hereby varied to:
   a) Reduce the minimum required number of on-site, loading spaces for large-size vehicles from one (1) to nil;
   b) Increase the maximum distance that balconies may project into the required road setback near the intersection of Sexsmith Road and Hazelbridge Way from 1.0 m (i.e. one third of the minimum required setback) to 1.31 m;
   c) Increase the maximum distance that architectural features may project into the required road and park setback from 0.6 m to 2.24 m; and
   d) Increase the maximum distance that canopies may project into the required road and park setback from 1.5 m (i.e. 50% of the required setback) to 2.92 m.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #24c 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 $1,574,807.30 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.

Development Permit
No. DP 14-667322

To the Holder:	Pinnacle Living (Capstan Village) Lands Inc.
Property Address:	3291, 3331, and 3371 Sexsmith Road
Address:	300 – 911 Homer Street, Vancouver, BC V6B 2W6

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.
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.

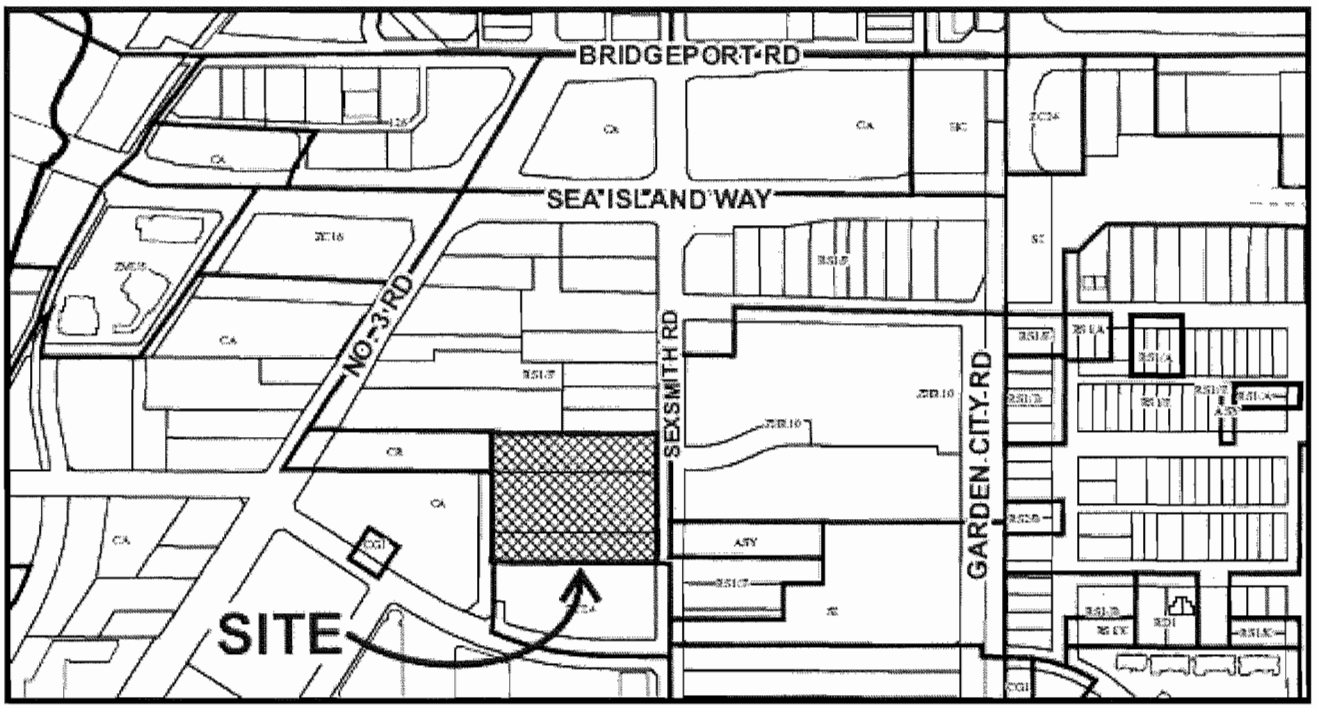
   This Permit is not a Building Permit.

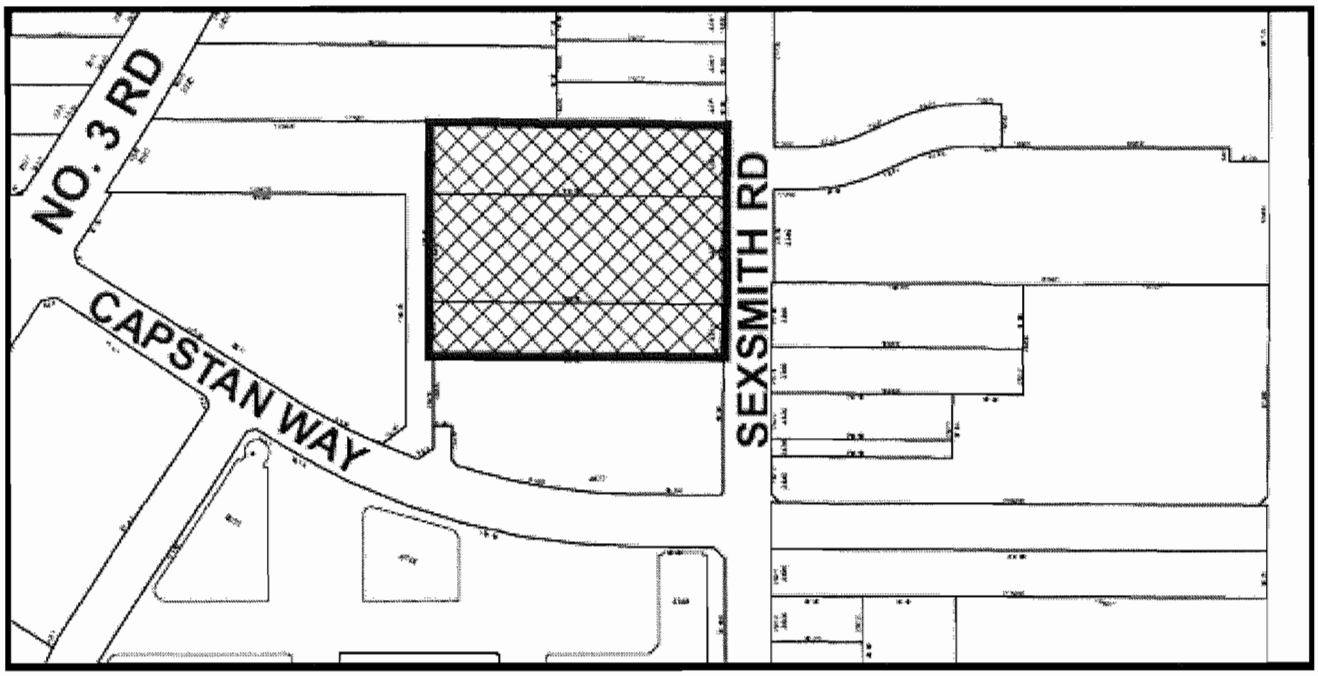
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR

Schedule "A" attached to and forming part of DP 14-667322





N	DP 14-667322 SCHEDULE "A"	Original Date: 07/11/14 Revision Date: Note: Dimensions are in METRES

City of Richmond Notes:

1. **Variances** are indicated on the Site Plan.
2. **Statutory right-of-ways** are indicated on the Parking Plan (Level P1) and the Landscape Plan (L-1).
3. **11 Affordable Housing Units**, secured with a Housing Agreement, are "hatched" and labelled on Levels 3, 4, 5, and 6.
4. **17 Artist Residential Tenancy Studio (ARTS) units**, secured with a Housing Agreement, are "hatched" and labelled on Levels 1 and 2.
5. **Aging-in-Place** features shall be included in all units and shall include, but may not be limited to:
   a) Stairwell hand rails;
   b) Lever-type handles for plumbing fixtures and door handles; and
   c) Solid blocking in washroom walls to facilitate future grab bar installation (by others) beside toilets, bathtubs, and showers.
6. **49 Basic Universal Housing (BUH)** units, are "hatched" and labelled on Levels 1, 3, 4, 5, 6, 7, and 8, including:
   a) 37 market units;
   b) 11 affordable housing units; and
   c) 1 ARTS unit (6%).
   Note: The proposed development does not utilize the permitted BUH density exclusion.
7. **Residential Amenity Spaces** (indoor and outdoor) at Level 4 shall be constructed to facilitate the unrestricted access by the residents of 8677 Capstan Way (and to facilitate the residents of the subject site to have unrestricted access to indoor and outdoor amenity spaces on 8677 Capstan Way that are contiguous with the Level 4 amenity spaces on the subject site), as per reciprocal legal agreements are registered on the titles of both lots
8. **Parking, Loading, and Waste Removal**: Legal agreements are registered on the subject site and 8677 Capstan Way to permit:
   a) Shared use of vehicle access for residents and service uses;
   b) Waste removal for 8677 Capstan on the subject site; and
   c) 70 resident parking spaces for the subject site on 8677 Capstan Way (i.e. 27 at Level P1 and 43 at Level 3).
9. **Public Parking Facility** (326 spaces) shall be co-located on the subject site and 8677 Capstan Way, as per reciprocal legal agreements registered on title. The Public Parking Facility includes:
   a) 125 spaces that may be assigned (e.g. leased for weekly, monthly, or annual use) on Level 2 of the subject site; and
   b) 201 spaces that must be pooled together for the short-term (i.e. hourly) use of the general public Level 1 and 2 of the subject site and the contiguous levels of 8677 Capstan Way, including:
      - 6 car-share spaces, secured via a legal agreement;
      - 119 public spaces required for RZ 12-610011;
      - 36 visitor spaces required for the subject site; and
      - 40 visitor spaces required for 8677 Capstan Way.

	8677 Capstan (Existing)	Subject Site	Total
Level 1	65	132	197
Level 2	4	125	129
Total	69	257	326

10. **Electric vehicle charging** infrastructure, including:
    a) For residents:
       - 87 @ 120V stations
       - 108 @ pre-ducting for future 120V stations
       - 50 @ Class 1 bike storage
    b) Public Parking Facility:
       - 2 @ 240V stations, to be located with the designated car-share spaces

PROJECT INFO	
CIVIC ADDRESS	3291, 3331 & 3371 Sexsmith Rd
LEGAL DESCRIPTION	To Be Determined
ZONING	ZMU25
EXISTING USE	Single-Family
PERMITTED USES	Town Housing Apartment Housing Artist Residential Tenancy Studios (A.R.T.S.)
PROPOSED USE	L1-L2: A.R.T.S. & Town Housing L3-L14: Apartment Housing

SITE	
SITE SIZE	129.48m x 71.87m
SITE AREA	9,131.0 m2
LOT COVERAGE	81.0%

DENSITY (GFA)	ALLOWABLE	PROPOSED
APT/TOWN HOUSING		32,904.9 m2
AFFORDABLE HOUSING		845.4 m2
A.R.T.S. UNITS		1,393.8 m2
NET FLOOR AREA	35,144.1 m2	35,144.1 m2
AREA EXCLUSIONS		
STAIRS & ELEVATOR SHAFTS	1,278.0 m2	1,278.0 m2
INDOOR AMENITY	800.0 m2	800.0 m2
GROSS FLOOR AREA	37,222.1 m2	37,222.1 m2

TOTAL NO. UNITS:	
APT/TOWN HOUSING	372
AFFORDABLE HOUSING	11
ARTS UNITS	17
TOTAL NO. UNITS	400
UNITS WITH BASIC UNIVERSAL HOUSING (BUH) FEATURES	
APT/TOWN HOUSING	37
AFFORDABLE HOUSING	11
ARTS	1
TOTAL	49

AGING IN PLACE FEATURES
100% of units in this development will be provided with the following Aging-In-Place features:
1. Stairwell handrails,
2. Lever type handles for plumbing fixtures and door handles;
3. Solid blocking in washroom walls for future grab bars beside toilet, bathtub and shower.

RESIDENT AMENITY	REQUIRED	PROPOSED
INDOOR AMENITY (2.0 m2/unit)	800.0 m2	800.0 m2
COMMON OUTDOOR AMENITY (see levels 4 & 9)		
OCP (6.0 m2/unit)	2,400.0 m2	2,539.0 m2
CCAP (10% net site area)	913.1 m2	913.1
TOTAL	**3,313 m2**	**3,452.1 m2**
CHILDRENS PLAY (PART OF OCP REQ'D)	600 m2	604 m2

SETBACKS	ALLOWABLE	PROPOSED
SEXSMITH ROAD (SIDEWALK SRW)	3.0 m	3.0 m
HAZELBRIDGE WAY	3.0 m	3.0 m
MID-BLOCK TRAIL (SRW)	3.0 m	3.0 m
SOUTH PL (8677 Capstan Way)	0.0 m	0.0 m

BUILDING HEIGHT	ALLOWABLE	PROPOSED
FLOOD CONTROL LEVEL (FCL)	2.9 m	
MIN. HABITABLE ELEVATION		2.9 m
MAX. GEODETIC HEIGHT	47.00 m	47.00 m
NO. OF STOREYS:		
BUILDING C		14
BUILDING D		14
BUILDING E		13

PARKING	REQUIRED	PROPOSED		
		Current DP	8677 Capstan*	Total
APT/TOWN HOUSING (1.00/unit)	372	310	62	372
AFFORDABLE HOUSING (0.81/unit)**	9	9	0	9
ARTS UNITS (0.81/unit)**	14	6	8	14
VISITOR (0.09/unit) ***	36	11	25	36
PUBLIC PARKING	250	246	4	250
TOTAL	681	582	99	681

** 99 pre-approved spaces provided in 8677 Capstan Way*
*** 10% TDM reduction is applied to parking rates*
**** 10% TDM reduction and additional 50% reduction is applied for the provision of 250 shared parking stalls*

SMALL CAR (max.50%)	340	74
RESIDENT E.V. STALLS	87	87
FUTURE RESIDENT E.V. STALLS	108	108
TANDEM		0
HANDICAPPED:		
ALL RESIDENTIAL (2% of required)	8	8
VISITOR (2% of required)	1	1
SHARED (2% of required)	5	5

PUBLIC PARKING BREAKDOWN

	8677 CAPSTAN WAY (EXISTING)	PHASE 1 (DP 14-667322)	TOTAL
LEVEL 1 *	65	132	197
LEVEL 2	4	125	129
TOTAL	**69**	**257**	**326**

* 40 residential visitor stalls for the existing 8677 Capstan Way project and 36 residential visitor stalls for the current Phase 1 project are pooled together on Level 1 with the public short-term pay-parking.

BICYCLE PARKING	REQUIRED	PROPOSED
CLASS 1 (1.25/unit)		
HORIZONTAL (min. 67%)	335	
VERTICAL (max. 33%)	165	
TOTAL CLASS 1*	500	500
** 10% of resident bicycle spaces provided with duplex outlets.*		
CLASS 2 (0.2/unit)	80	80

LOADING	REQUIRED	PROPOSED
MEDIUM SIZE	2	2
LARGE SIZE	1	on hazelbridge*

** Variance Required: Parking lane width on hazelbridge is increased to 3.0m to accommodate large loading vehicles.*

GARBAGE & RECYCLING	REQUIRED	PROPOSED
GARBAGE (4 cu.yd.)	6	6
CARDBOARD (4 cu.yd.)	3	3
RECYCLING (carts)	57	57
FUTURE FOOD SCRAPS (carts)	20	20

REQUIRED VARIANCES
1. Proposed tower spacing is less than OCP requirement of 35m.
2. Large size loading space is proposed to be accomodated on Hazelbridge Way.
3. Architectural feature at Sexsmith/Hazelbridge corner projects 2m into the yard formed by the corner-cut.

PROJECT STATISTICS

PINNACLE LIVING
AT CAPSTAN VILLAGE - PHASE 1
RICHMOND, BRITISH COLUMBIA

No.	ISSUED / REVISION	DATE
3	RE-ISSUED FOR DP	NOV 24 2014
2	RE-ISSUED FOR DP	NOV 17 2014
1	ISSUED FOR DP	JUL 03 2014

bingham+hill architects
201-1444 Alberni Street
Vancouver, British Columbia
Canada, V6G 2Z4
Tel: (604) 688 8254
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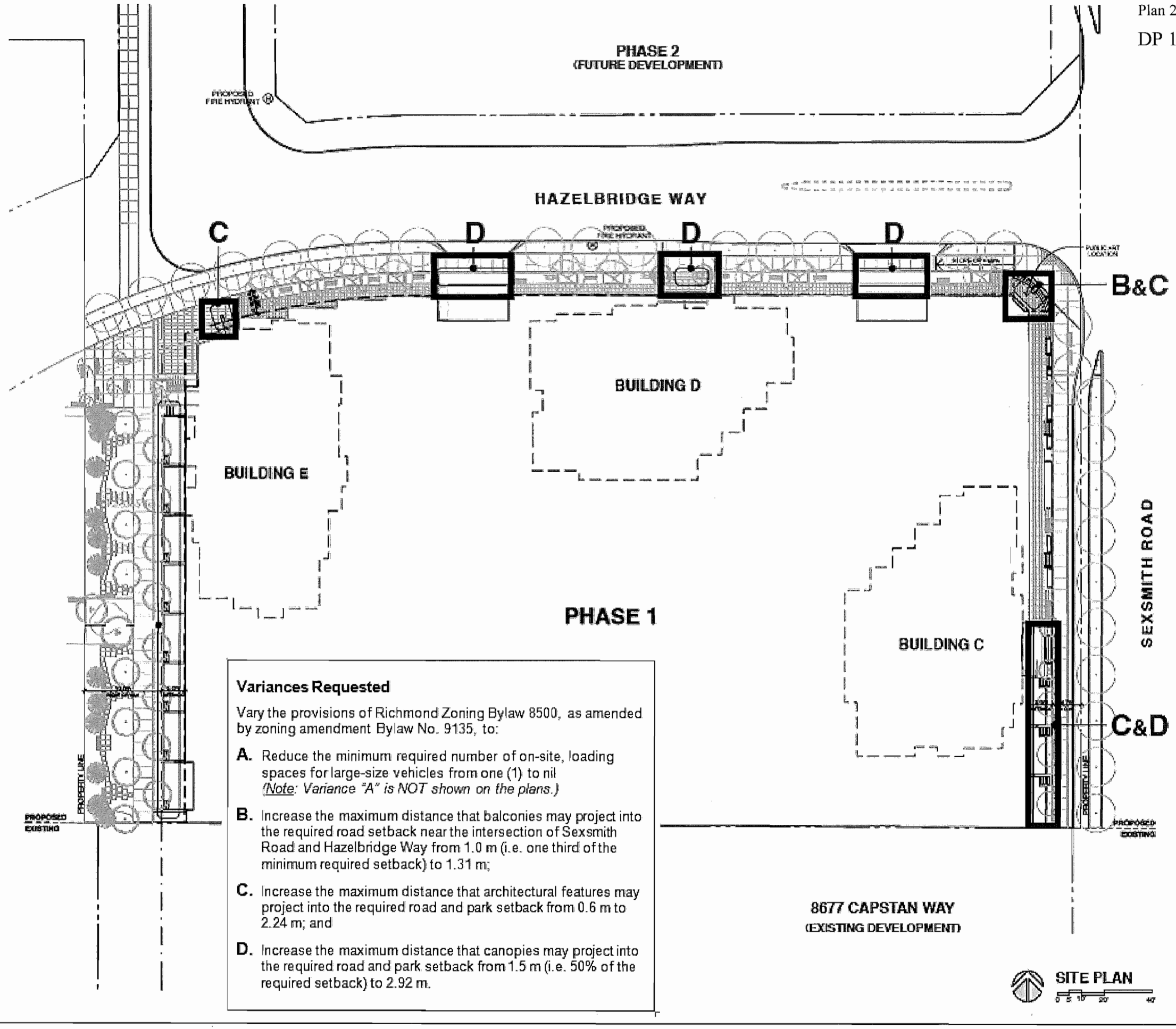
PROJECT DATA

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ. #	1402	DRAWING NUMBER
SCALE		A1.03
DRAWN		
CHECKED		

Plan 2 | Nov 19, 2014

DP 14 - 667322



Variances Requested

Vary the provisions of Richmond Zoning Bylaw 8500, as amended by zoning amendment Bylaw No. 9135, to:

A. Reduce the minimum required number of on-site, loading spaces for large-size vehicles from one (1) to nil
(Note: Variance "A" is NOT shown on the plans.)

B. Increase the maximum distance that balconies may project into the required road setback near the intersection of Sexsmith Road and Hazelbridge Way from 1.0 m (i.e. one third of the minimum required setback) to 1.31 m;

C. Increase the maximum distance that architectural features may project into the required road and park setback from 0.6 m to 2.24 m; and

D. Increase the maximum distance that canopies may project into the required road and park setback from 1.5 m (i.e. 50% of the required setback) to 2.92 m.

PINNACLE LIVING
AT CAPSTAN VILLAGE - PHASE 1
RICHMOND, BRITISH COLUMBIA

No.	ISSUED / REVISION	DATE
3	RE-ISSUED FOR DP	NOV 24 2014
2	RE-ISSUED FOR DP	NOV 17 2014
1	ISSUED FOR DP	JUL 03 2014

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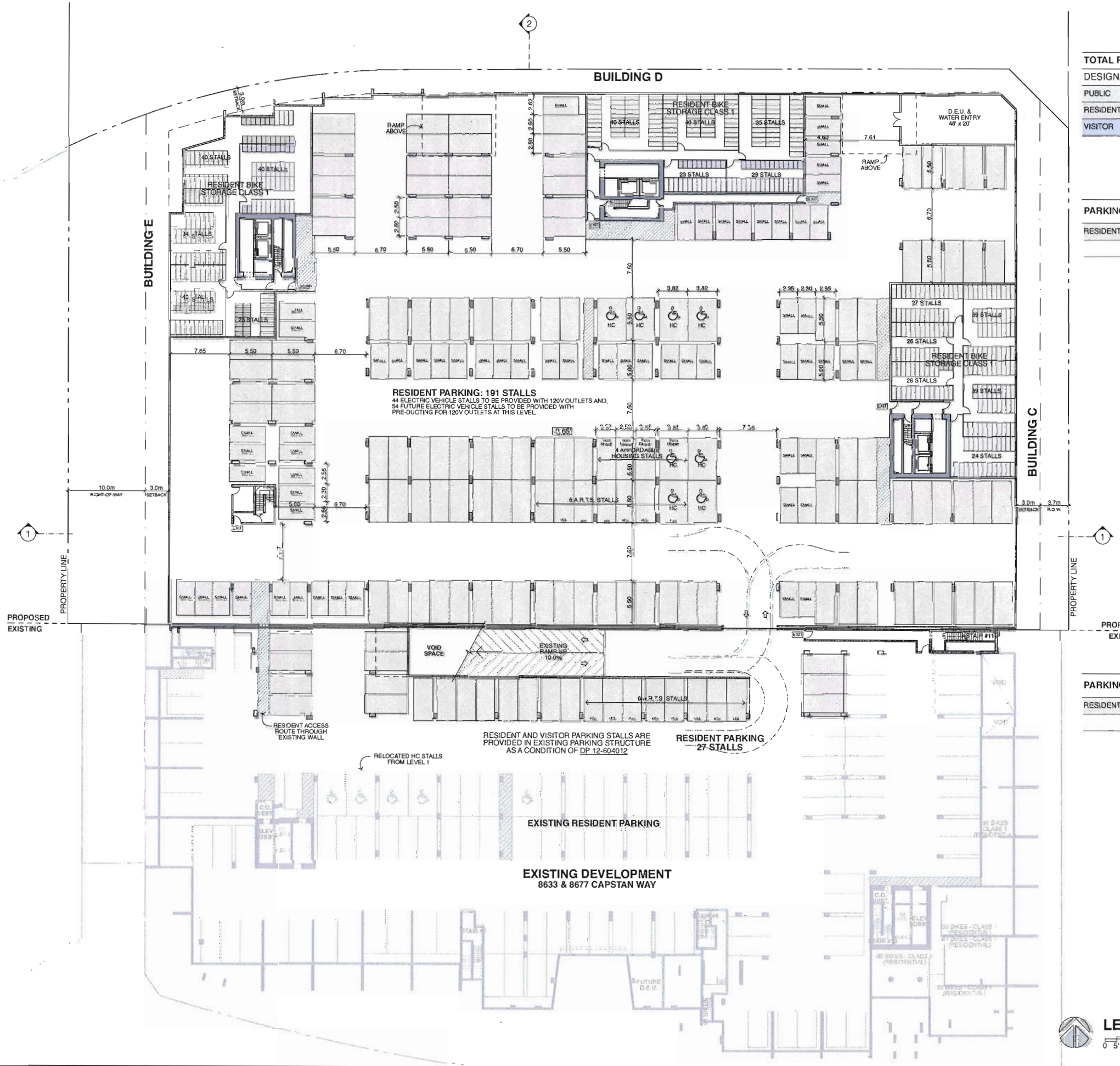
SITE PLAN

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ. #	1402	DRAWING NUMBER
SCALE	1/16"=1'-0"	A2.03
DRAWN		
CHECKED		



TOTAL PARKING PROVIDED

DESIGNATION	QTY	% SMALL
PUBLIC	250	49.2
RESIDENTIAL	395	29.6
VISITOR	36	22.2
	681	

PARKING PROVIDED: P1

RESIDENTIAL	191
	191

PARKING PROVIDED: Existing P1

RESIDENTIAL	27
	27

LEVEL P1
0 5' 10' 20' 40'

PINNACLE LIVING
AT CAPSTAN VILLAGE - PHASE 1
RICHMOND, BRITISH COLUMBIA

No.	ISSUED / REVISION	DATE
3	RE-ISSUED FOR DP	NOV-24-2014
2	RE-ISSUED FOR DP	NOV-17-2014
1	ISSUED FOR DP	AUG-01-2014

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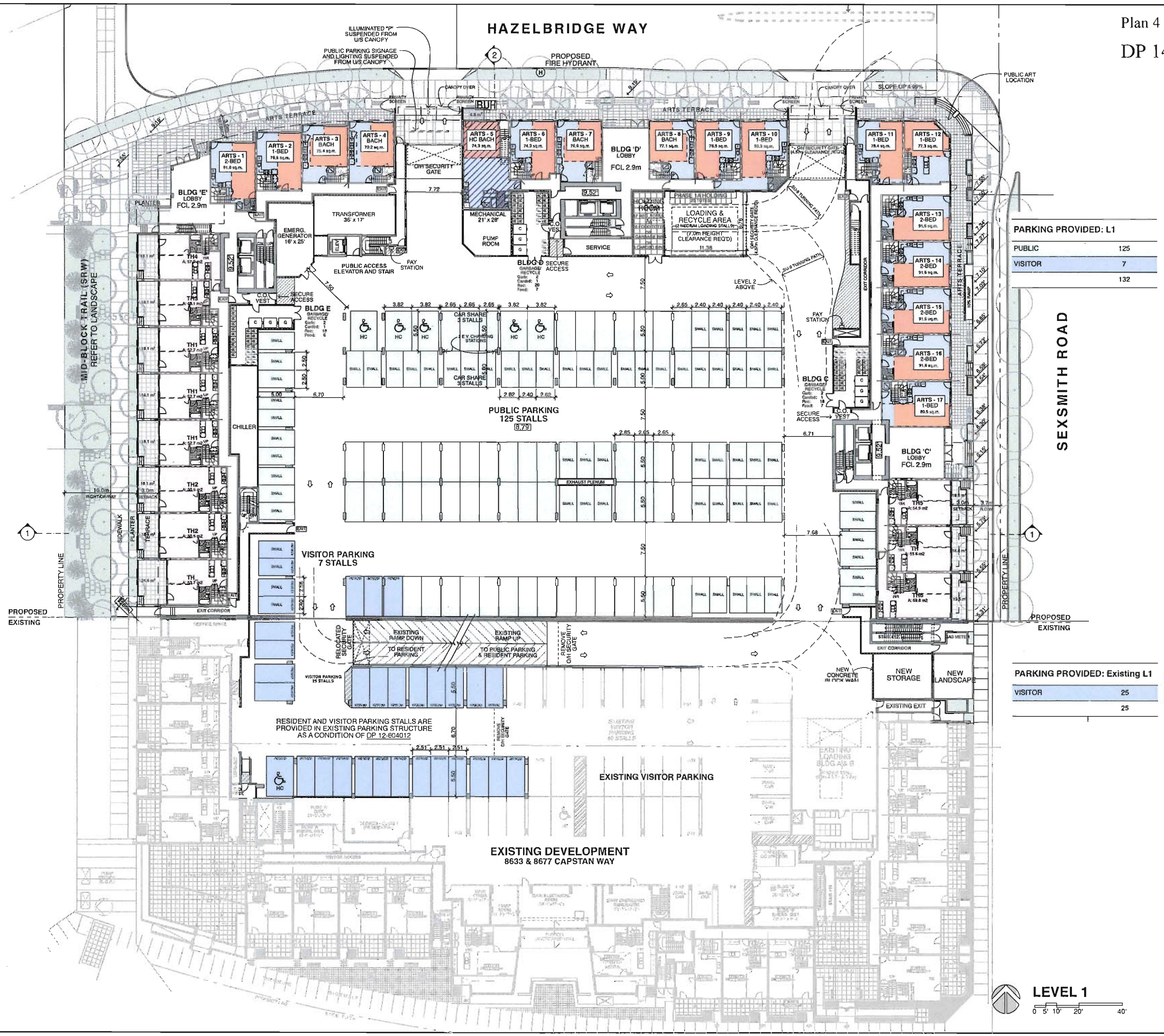
LEVEL P1

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ. #	1402	DRAWING NUMBER
SCALE	1/16"=1'-0"	A3.01
DRAWN		
CHECKED		

Plan 4 Nov 19, 2014

DP 14 - 667322



PARKING PROVIDED: L1	
PUBLIC	125
VISITOR	7
	132

PARKING PROVIDED: Existing L1	
VISITOR	25
	25

PINNACLE LIVING
AT CAPSTAN VILLAGE - PHASE 1
RICHMOND, BRITISH COLUMBIA

No	ISSUED / REVISION	DATE
3	RE-ISSUED FOR DP	NOV 24 2014
2	RE-ISSUED FOR DP	NOV 17 2014
1	ISSUED FOR DP	JUL 03 2014

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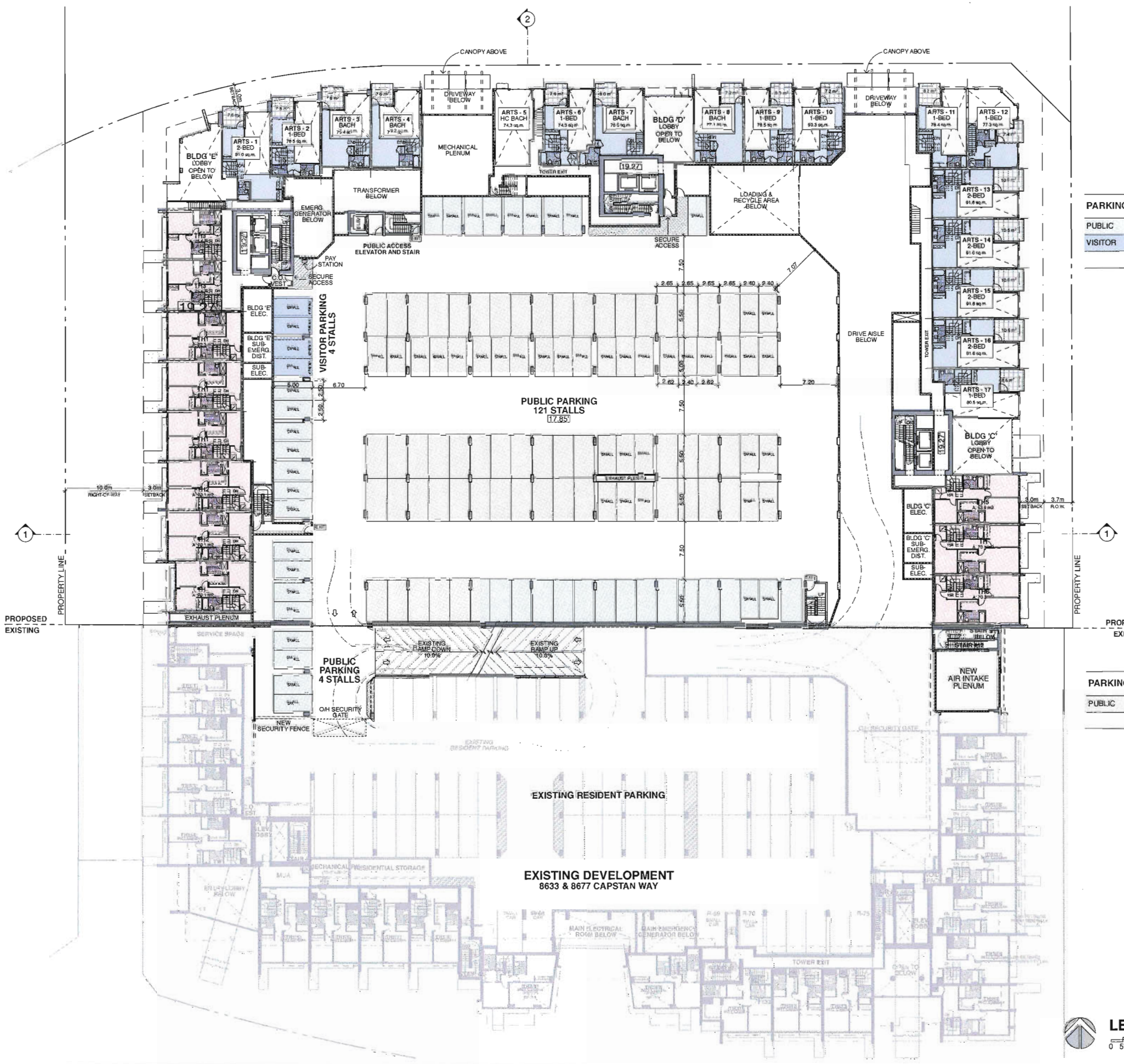
SITE PLAN & LEVEL 1

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ. #	1402	DRAWING NUMBER
SCALE	1/16"=1'-0"	A3.02
DRAWN		
CHECKED		



PARKING PROVIDED: L2

PUBLIC	121
VISITOR	4
	125

PARKING PROVIDED: Existing L2

PUBLIC	4
	4

PINNACLE LIVING
AT CAPSTAN VILLAGE - PHASE 1
RICHMOND, BRITISH COLUMBIA

No.	ISSUED / REVISION	DATE
3	RE-ISSUED FOR DP	NOV 24 2014
2	RE-ISSUED FOR DP	NOV 17 2014
1	ISSUED FOR DP	JUL 03 2014

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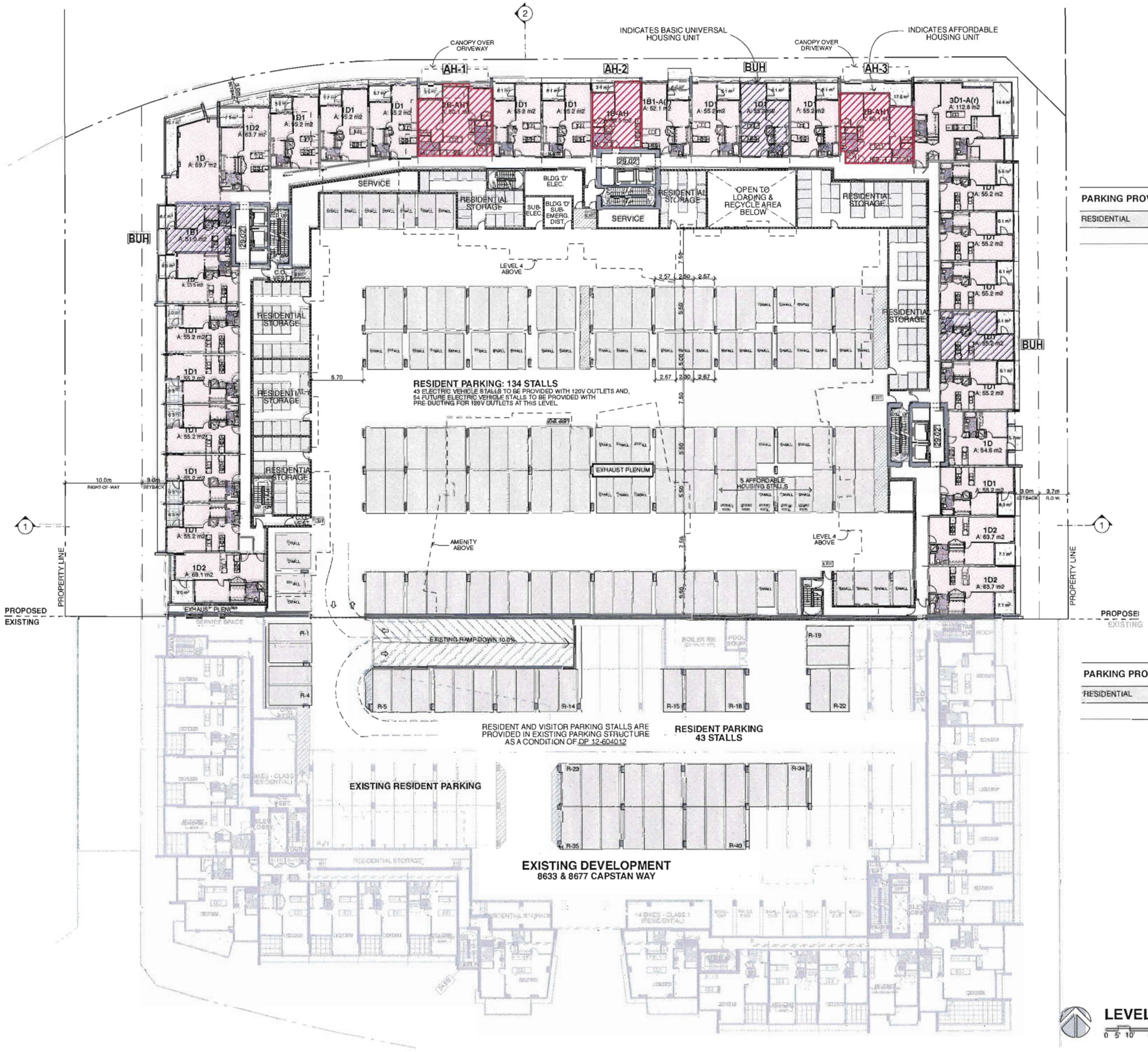
LEVEL 2

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ. #	1402
SCALE	1/16"=1'-0"
DRAWN	
CHECKED	

DRAWING NUMBER A3.03



PARKING PROVIDED: L3	
RESIDENTIAL	134
	134

PARKING PROVIDED: Existing L3	
RESIDENTIAL	43
	43

PINNACLE LIVING
AT CAPSTAN VILLAGE - PHASE 1
RICHMOND, BRITISH COLUMBIA

No.	ISSUED / REVISION	DATE
3	RE-ISSUED FOR DP	NOV 24 2014
2	RE-ISSUED FOR DP	NOV 17 2014
1	ISSUED FOR DP	JUL 03 2014

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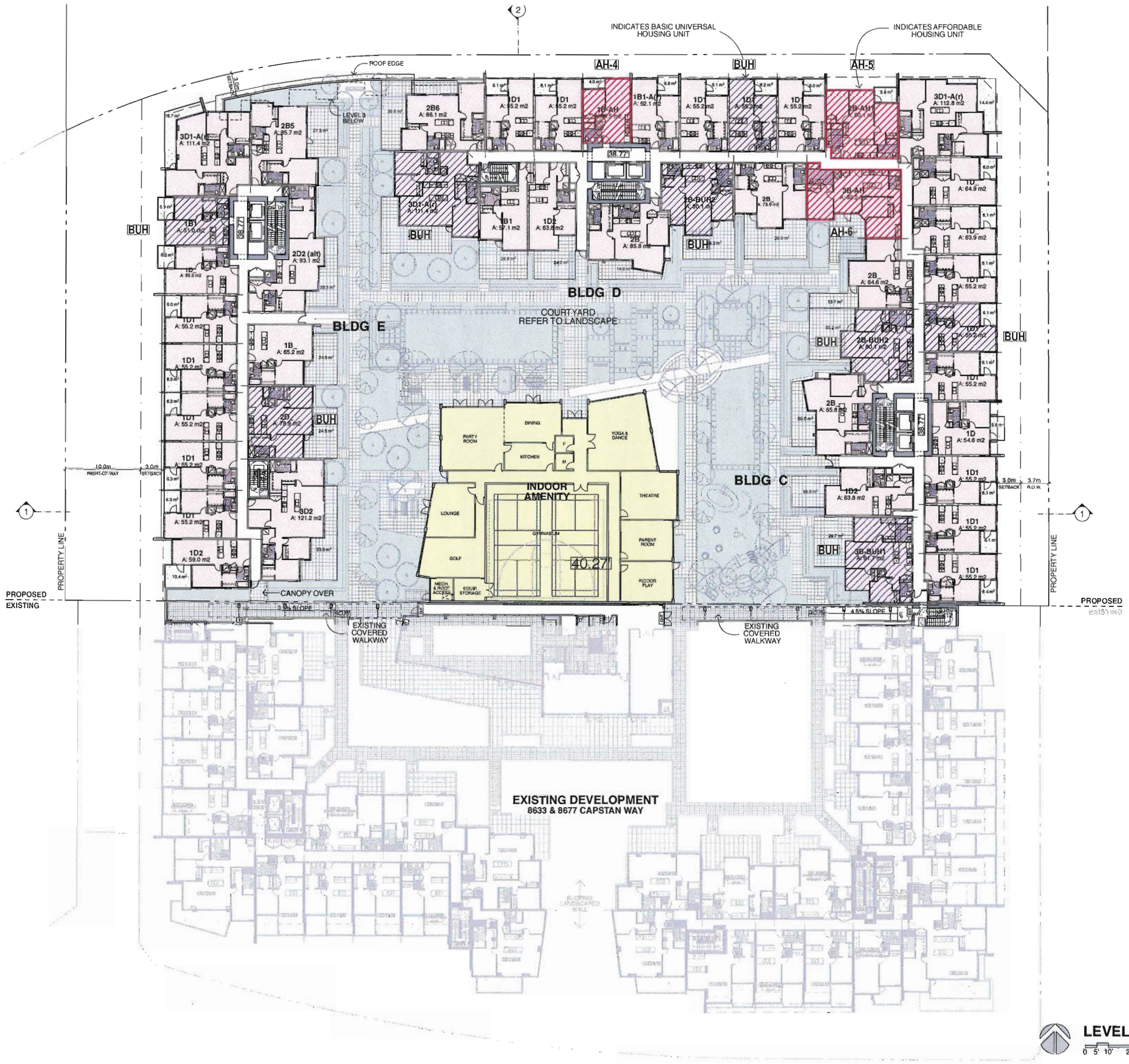
LEVEL 3

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ #	1402	DRAWING NUMBER
SCALE	1/16"=1'-0"	A3.04
DRAWN		
CHECKED		



LEVEL 4

0 5' 10' 20' 40'

PINNACLE LIVING
AT CAPSTAN VILLAGE - PHASE 1
RICHMOND, BRITISH COLUMBIA

No.	ISSUED / REVISION	DATE
3	RE-ISSUED FOR DP	NOV 24 2014
2	RE-ISSUED FOR DP	NOV 17 2014
1	ISSUED FOR DP	JUL 03 2014

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LEVEL 4

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ. #	1402	DRAWING NUMBER
SCALE	1/16"=1'-0"	A3.05
DRAWN		
CHECKED		

DP 14 - 667322

PINNACLE LIVING
AT CAPSTAN VILLAGE - PHASE 1
RICHMOND, BRITISH COLUMBIA

No.	ISSUED / REVISION	DATE
3	RE-ISSUED FOR DP	NOV 24 2014
2	RE-ISSUED FOR DP	NOV 17 2014
1	ISSUED FOR DP	JUL 03 2014

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LEVEL 5

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ. #	1402	DRAWING NUMBER
SCALE	1/16"=1'-0"	A3.06
DRAWN		
CHECKED		

PINNACLE LIVING
AT CAPSTAN VILLAGE - PHASE 1
RICHMOND, BRITISH COLUMBIA

No.	ISSUED / REVISION	DATE
3	RE-ISSUED FOR DP	NOV 24 2014
2	RE-ISSUED FOR DP	NOV 17 2014
1	ISSUED FOR DP	JUL 02 2014

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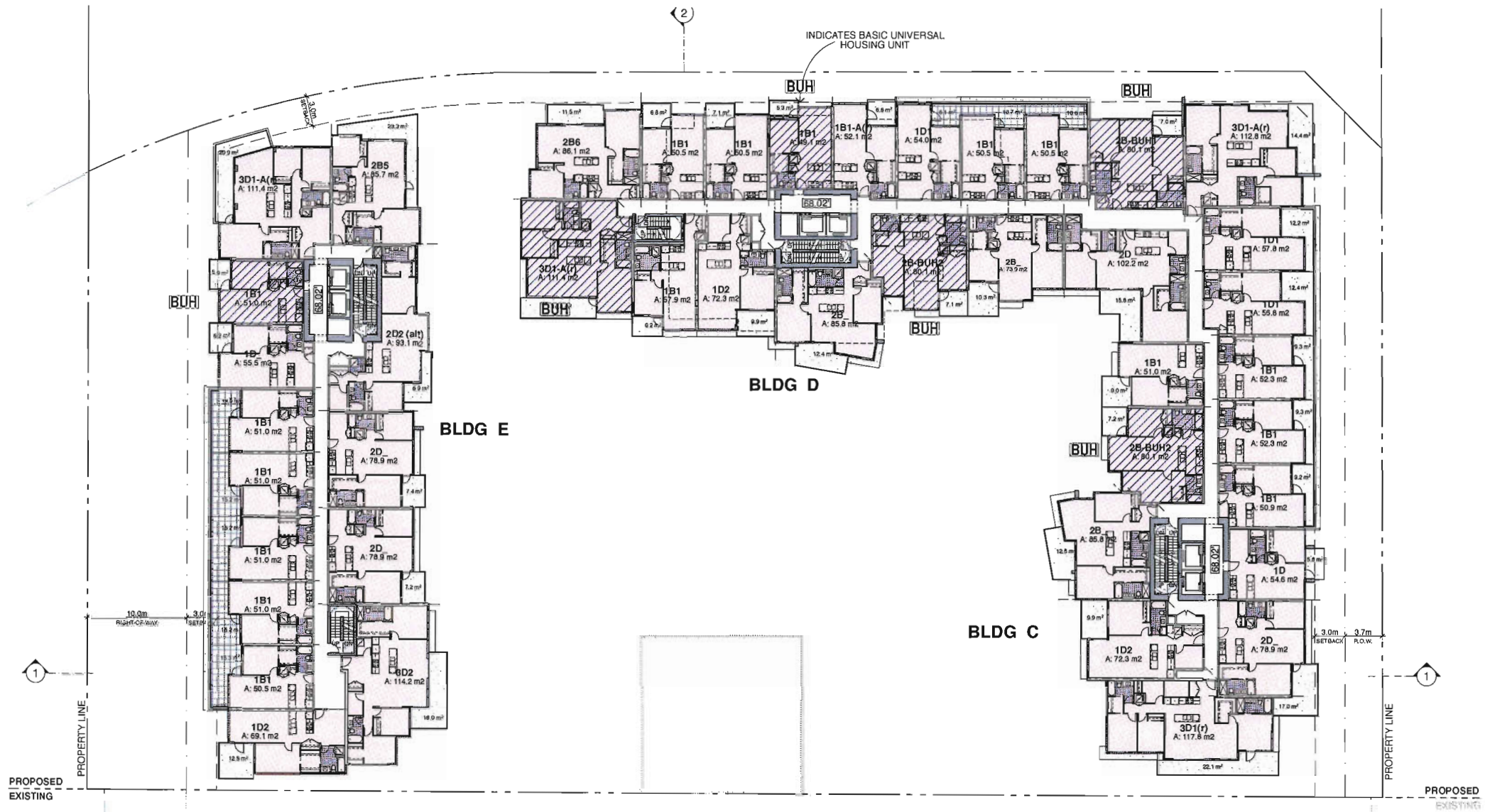
LEVEL 6

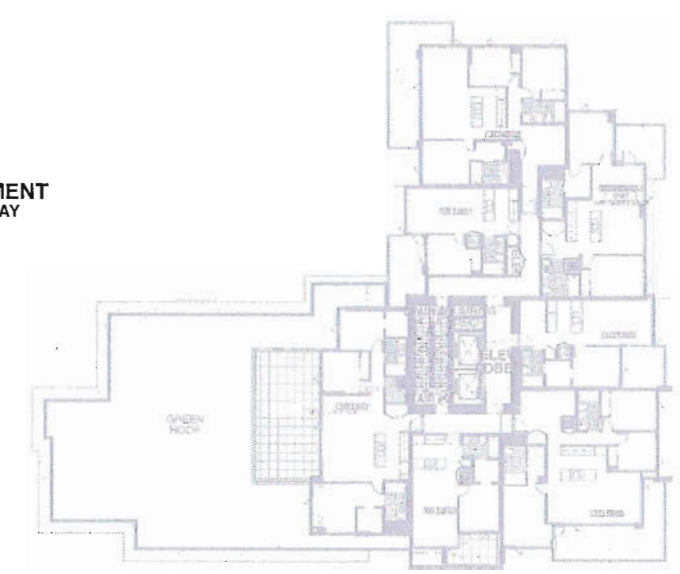
ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ. #	1402	DRAWING NUMBER
SCALE	1/16"=1'-0"	A3.07
DRAWN		
CHECKED		

DP 14 - 667322



EXISTING DEVELOPMENT
8633 & 8677 CAPSTAN WAY



LEVEL 7

0 5' 10' 20' 40'

PINNACLE LIVING
AT CAPSTAN VILLAGE - PHASE 1
RICHMOND, BRITISH COLUMBIA

No.	ISSUED / REVISION	DATE
3	RE-ISSUED FOR DP	NOV 24, 2014
2	RE-ISSUED FOR DP	NOV 17, 2014
1	ISSUED FOR DP	JUL 03, 2014

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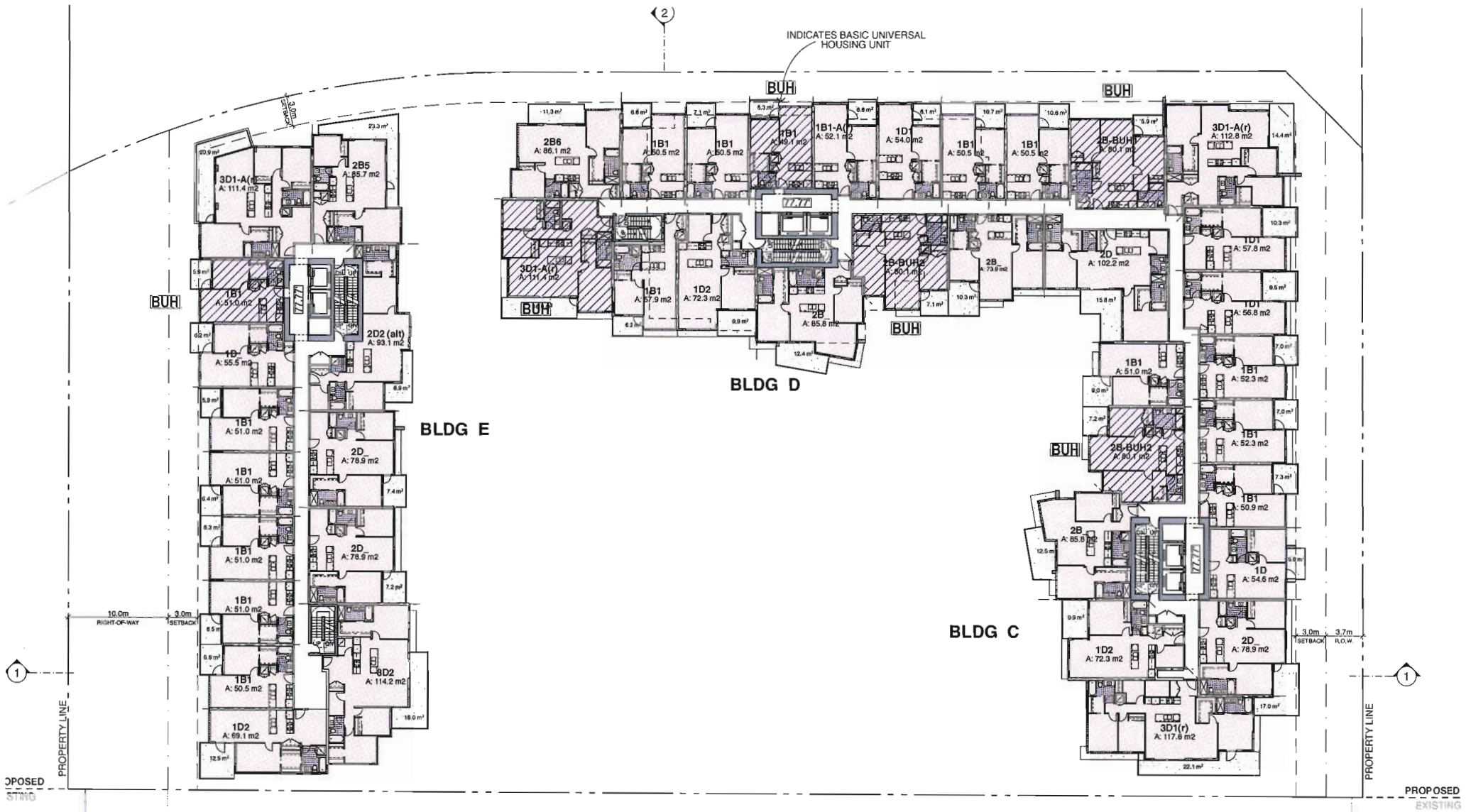
LEVEL 7

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ. #	1402	DRAWING NUMBER
SCALE	1/16"=1'-0"	A3.08
DRAWN		
CHECKED		



EXISTING DEVELOPMENT
8633 & 8677 CAPSTAN WAY

LEVEL 8
0 5' 10' 20' 40'

PINNACLE LIVING
AT CAPSTAN VILLAGE - PHASE 1
RICHMOND, BRITISH COLUMBIA

No.	ISSUED / REVISION	DATE
3	RE-ISSUED FOR DP	NOV 24 2014
2	RE-ISSUED FOR DP	NOV 13 2014
1	ISSUED FOR DP	JUL 03 2014

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LEVEL 8

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ. #	1402	DRAWING NUMBER
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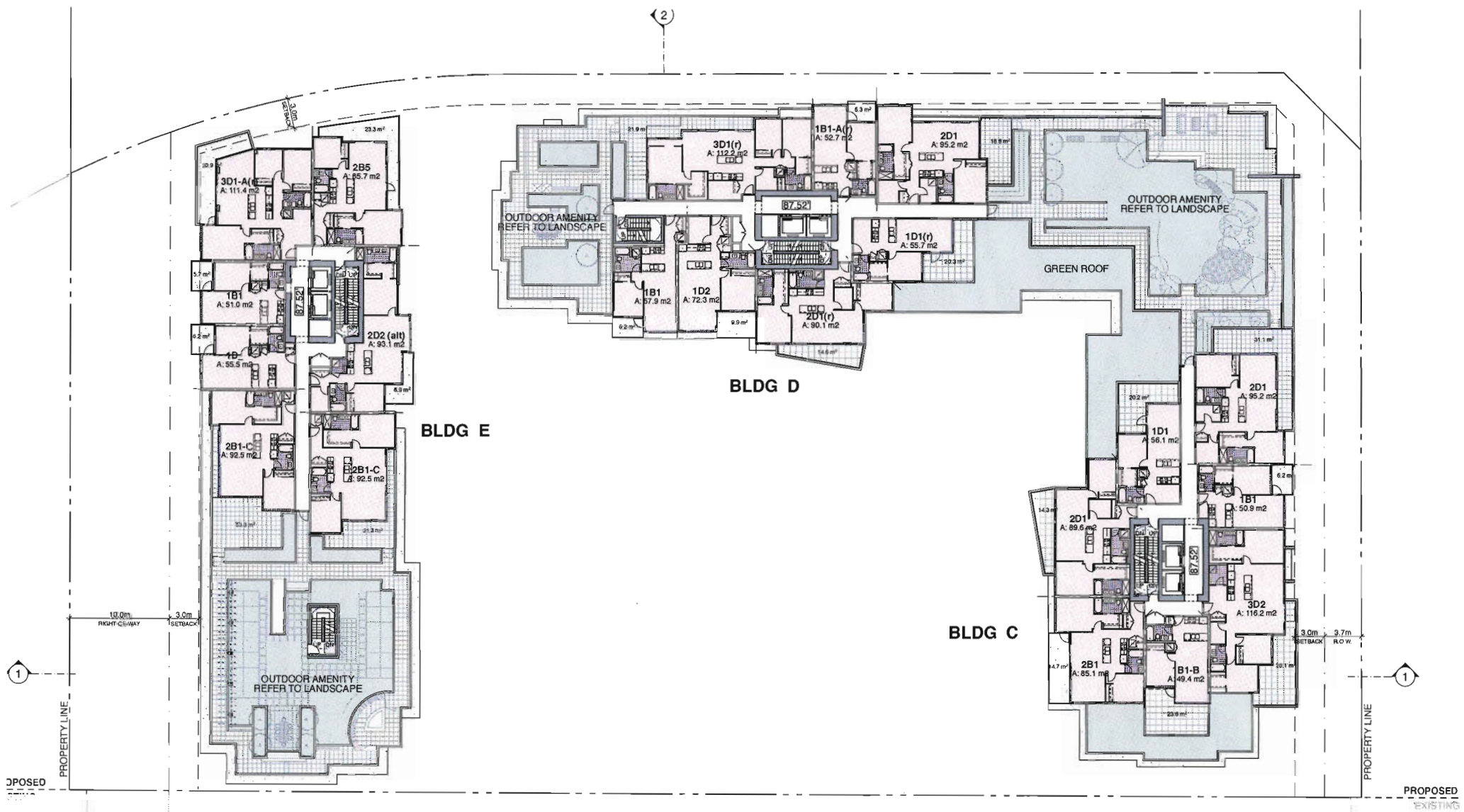
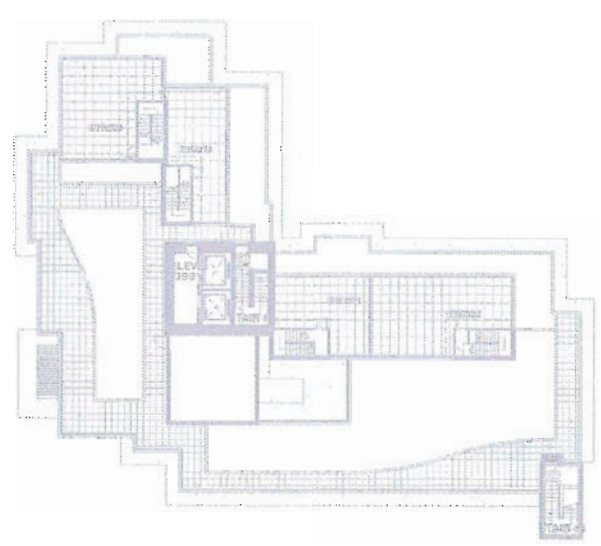
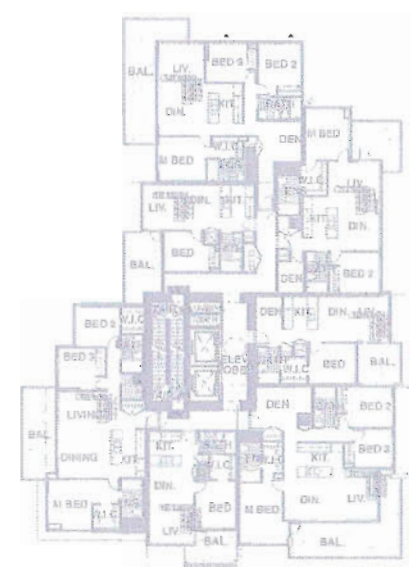
DRAWN		
CHECKED		





EXISTING DEVELOPMENT
8633 & 8677 CAPSTAN WAY



LEVEL 9
0 5' 10' 20' 40'

PINNACLE LIVING
AT CAPSTAN VILLAGE - PHASE 1
RICHMOND, BRITISH COLUMBIA

No.	ISSUED / REVISION	DATE
3	RE-ISSUED FOR DP	NOV 24 2014
2	RE-ISSUED FOR DP	NOV 17 2014
1	ISSUED FOR DP	AUG 03 2012

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LEVEL 9

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ. #	1402	DRAWING NUMBER
SCALE	1/16"=1'-0"	A3.10
DRAWN.		
CHECKED		

DP 14 - 667322

PINNACLE LIVING
AT CAPSTAN VILLAGE - PHASE 1
RICHMOND, BRITISH COLUMBIA

No.	ISSUED / REVISION	DATE
3	RE-ISSUED FOR DP	NOV 24 2014
2	RE-ISSUED FOR DP	NOV 17 2014
1	ISSUED FOR DP	JUL 03 2014

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LEVEL 10-13

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ. #	1402	DRAWING NUMBER
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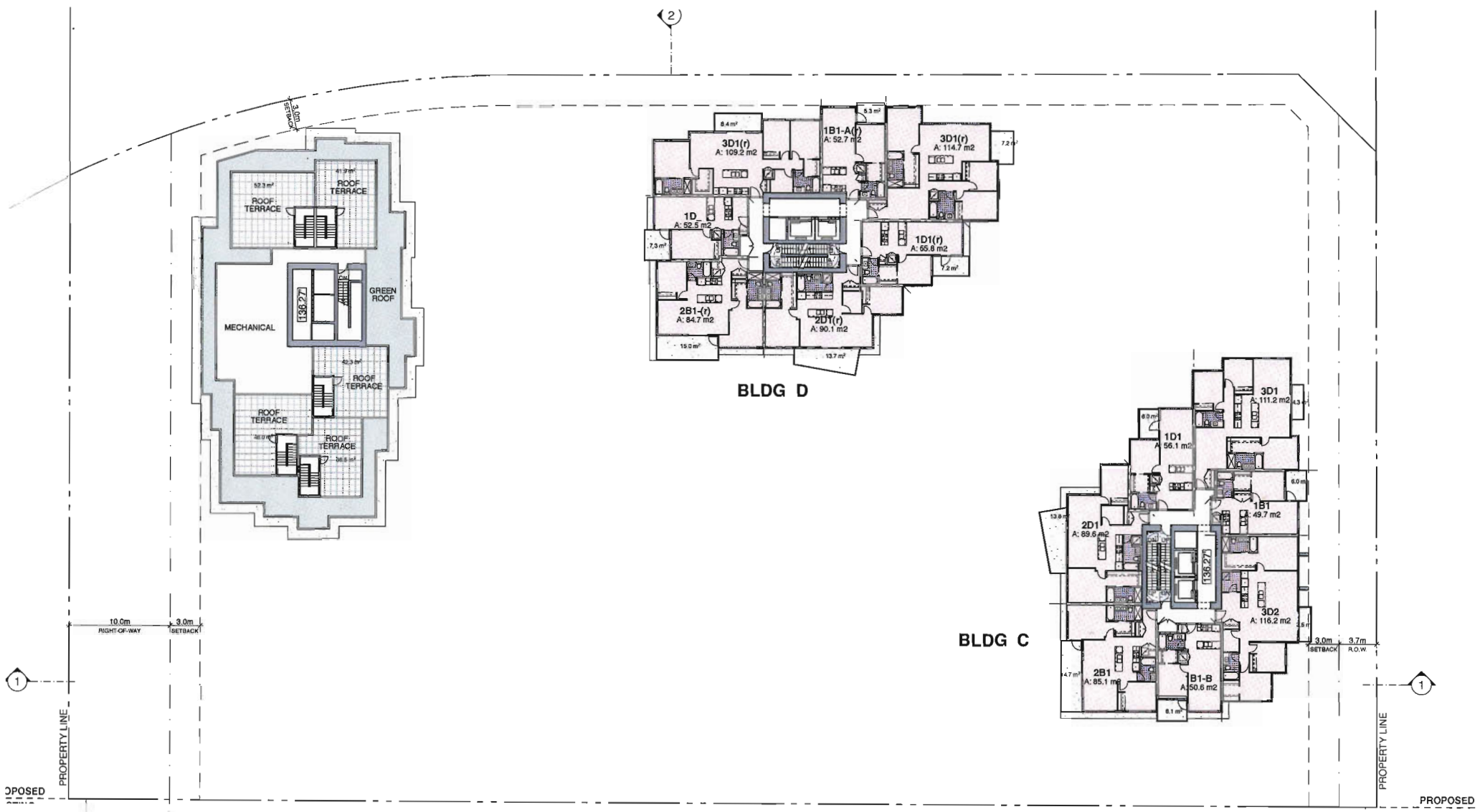

LEVEL 14

0 5' 10' 20' 40'

PINNACLE LIVING
AT CAPSTAN VILLAGE - PHASE 1
RICHMOND, BRITISH COLUMBIA

No.	ISSUED / REVISION	DATE
3	RE-ISSUED FOR DP	NOV 24 2014
2	RE-ISSUED FOR DP	NOV 17 2014
1	ISSUED FOR DP	JUL 03 2014

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LEVEL 14

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

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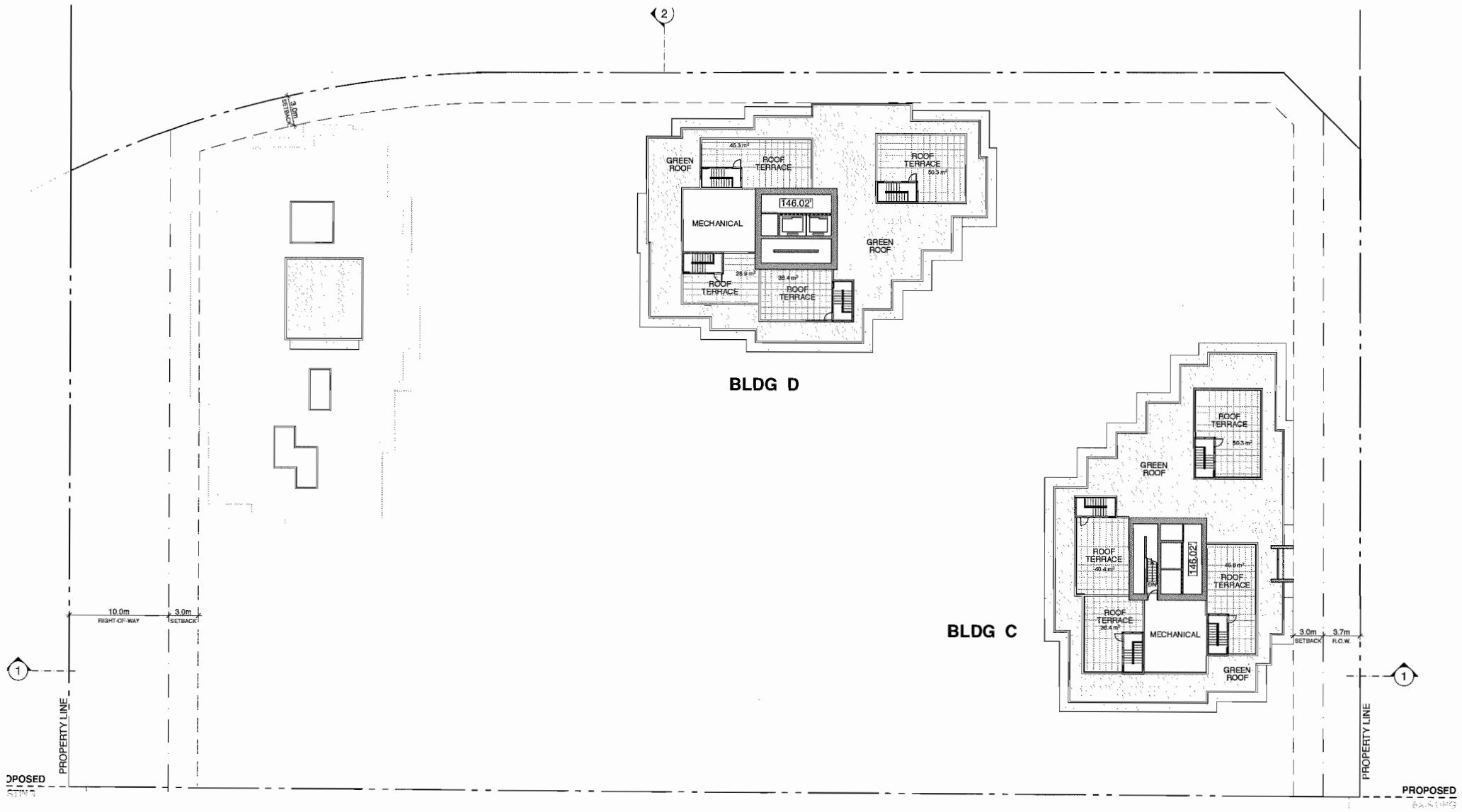
DRAWN		
CHECKED		

DP 14 - 667322



LEVEL 15

0 5' 10' 20' 40'

PINNACLE LIVING
AT CAPSTAN VILLAGE - PHASE 1
RICHMOND, BRITISH COLUMBIA

No.	ISSUED / REVISION	DATE
3	RE-ISSUED FOR DP	NOV 24 2014
2	RE-ISSUED FOR DP	NOV 17 2014
1	ISSUED FOR DP	JUL 03 2014

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LEVEL 15 ROOF

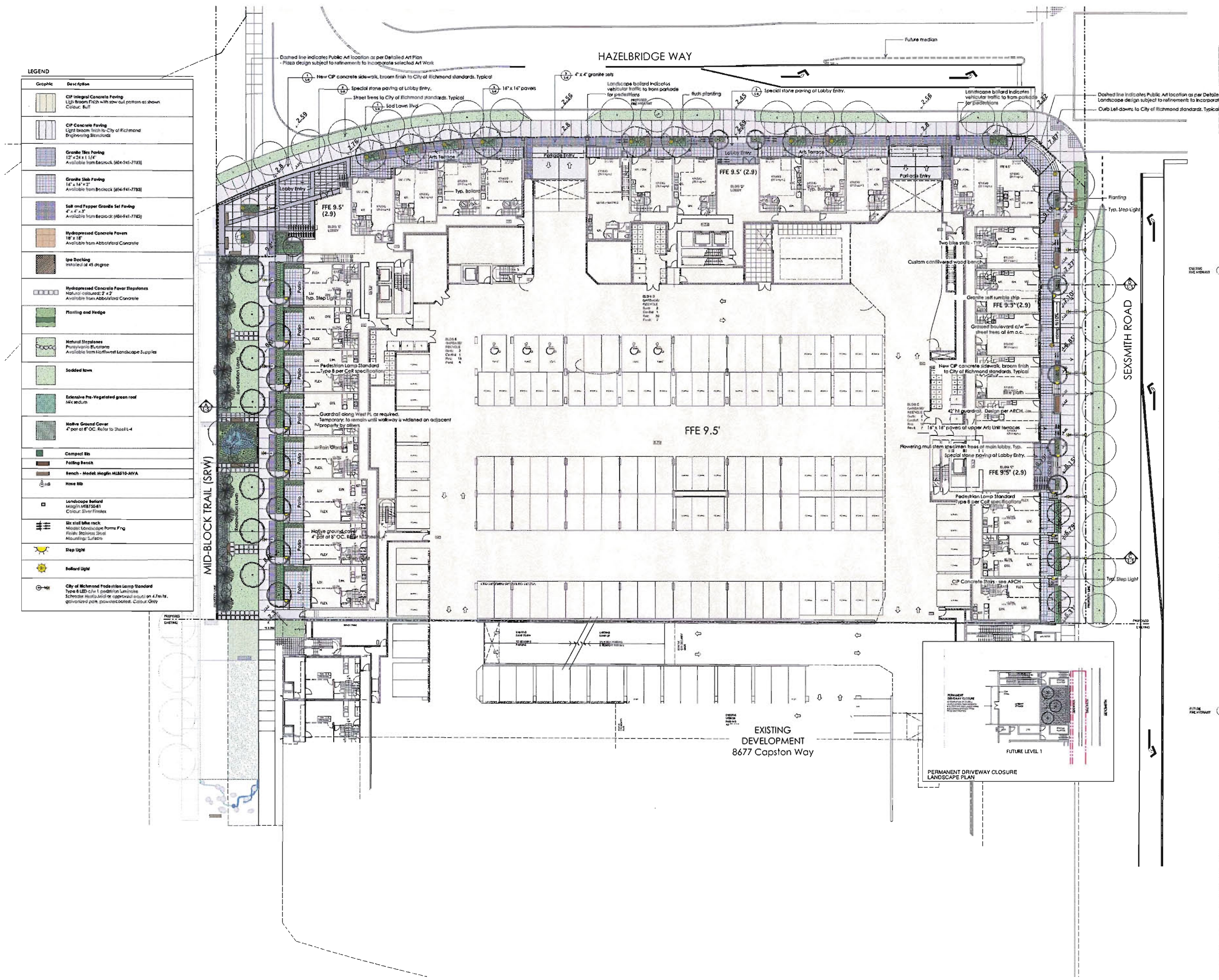
ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ. #	1402	DRAWING NUMBER
SCALE	1/16"=1'-0"	A3.13
DRAWN		
CHECKED		

File Name : 1402 Plan.pln

Plan 16A Nov 19, 2014

DP 14 - 667322



no.:	date:	item:
6	Nov. 20 2014	DP Resubmission
5	Nov. 19 2014	DP Resubmission
4	Nov. 15 2014	Revised DP
3	Oct. 10 2014	Arts Unit Terrace Revision
2	Jul 02 2014	Issued for DP
1	Jun 03 2014	Arch. Review

Revisions:

Durante Kreuk Ltd.
102 - 1637 West 5th Avenue
Vancouver BC V6J 1N5
T: 604 684 4611
F: 604 684 0577
www.dkl2c.ca

Project:

CAPSTAN VILLAGE PHASE 1
RICHMOND, BC

Drawn by:	SF/AL
Checked by:	AL
Date:	MAY 20/2014
Scale:	1/16" = 1'-0"

Drawing Title:

Ground Floor Landscape Plan

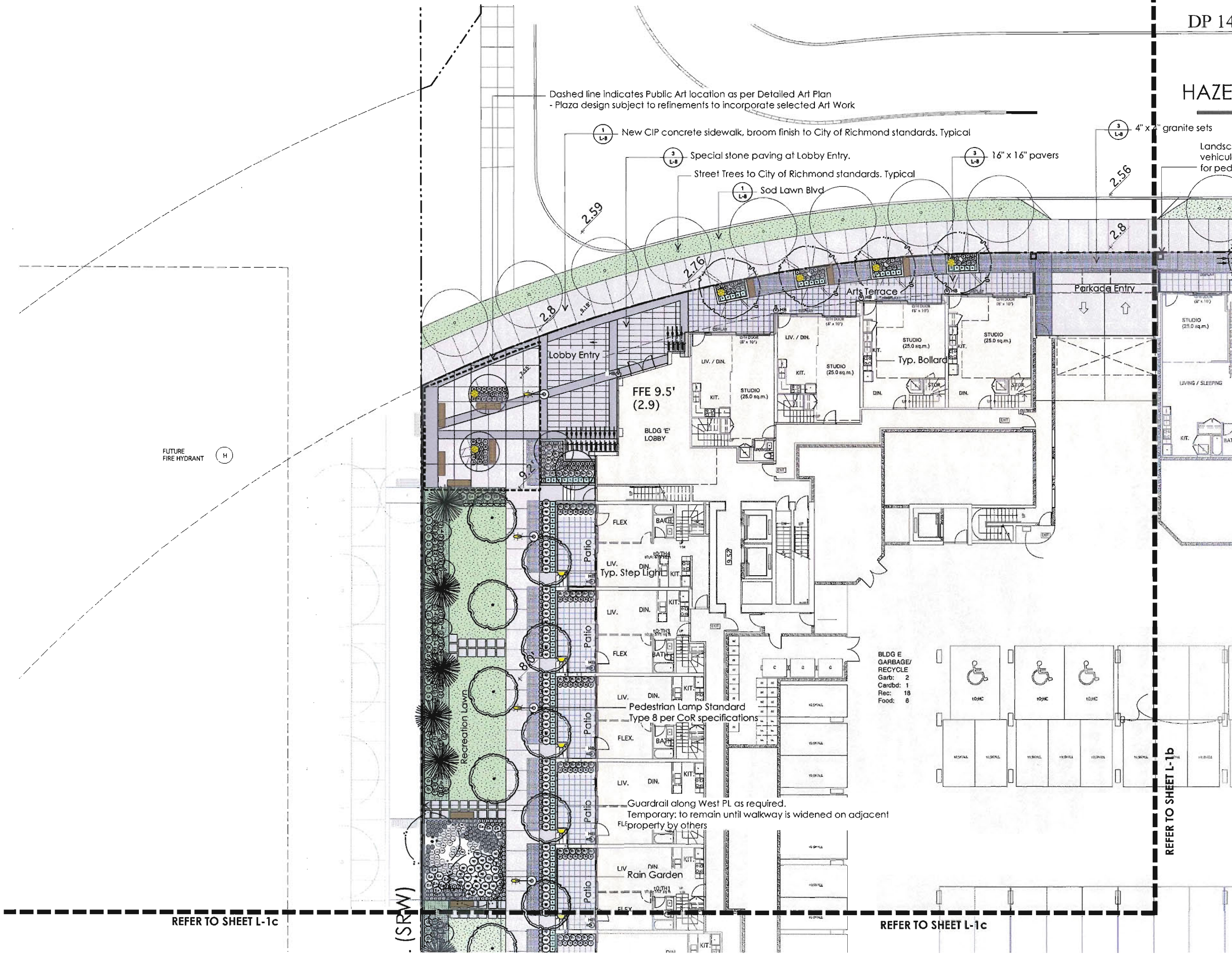
Project No.:
14035

Sheet No.:

L-1 of 12

Plan 16B Nov 19, 2014

DP 14 - 667322



no.:	date:	Item:
6	Nov. 20 2014	DP Resubmission
5	Nov. 19 2014	DP Resubmission
4	Nov. 15 2014	Revised DP
3	Oct 27 2014	Issued for ADP
2	Jul 03 2014	Issued for DP
1	Jun 26 2014	Progress Review

Revisions:

Durante Kreuk Ltd.
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Vancouver BC V6J 1N5
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F: 604 684 0577
www.dkl.bc.ca

Project:

Pinnacle Living at Capstan Village - Phase 1

Drawn by:	SF/AL
Checked by:	AL
Date:	June 2014
Scale:	1/8" = 1'-0"

Drawing Title:

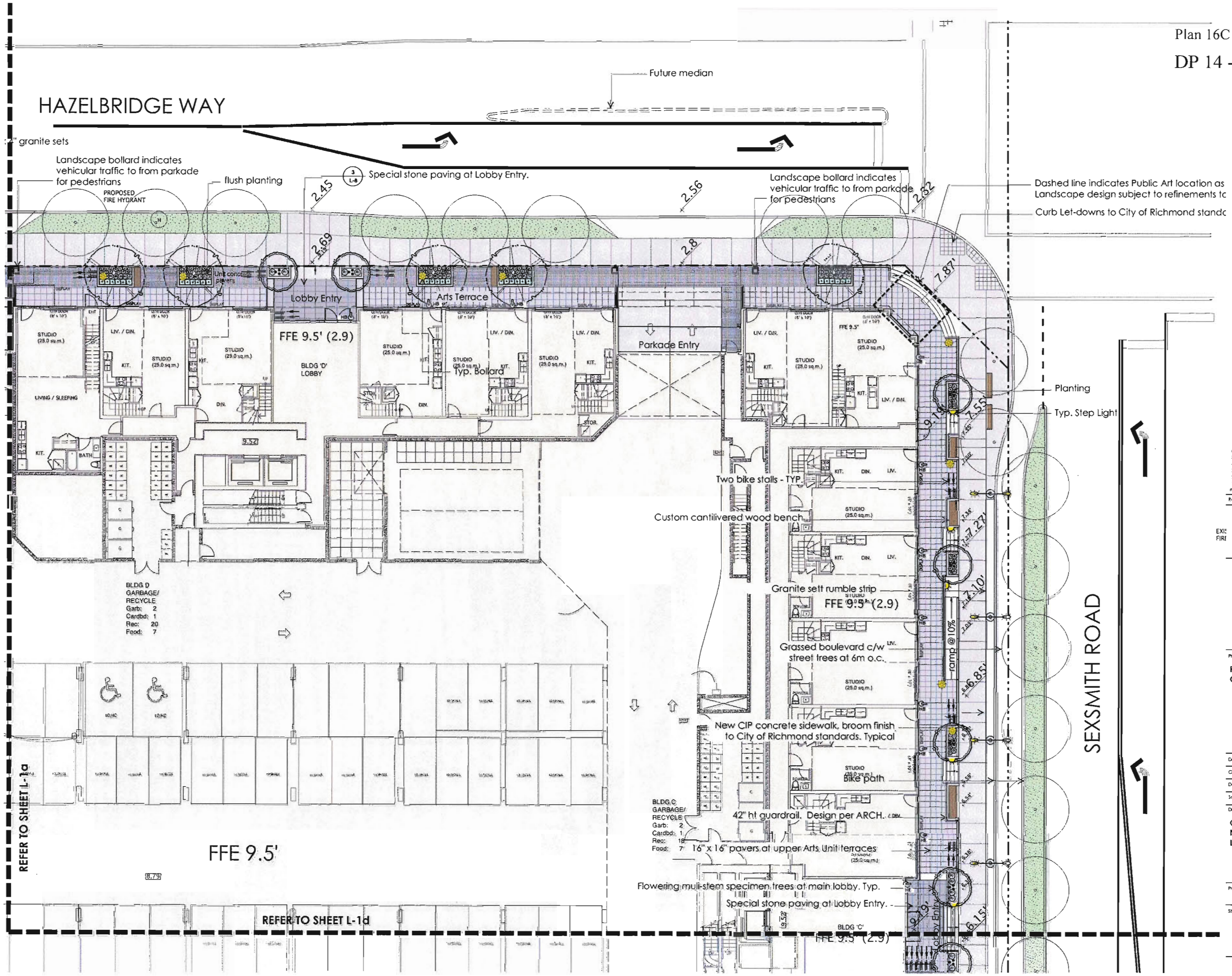
Ground Level NORT-WEST Enlarged Landscape Plan

Project No.: 14035

Sheet No.: L-1a of 12

Plan 16C Nov 19, 2014

DP 14 - 667322



no.:	date:	item:
6	Nov. 20 2014	DP Resubmission
5	Nov. 19 2014	DP Resubmission
4	Nov. 15 2014	Revised DP
3	Oct 27 2014	issued for ADP
2	Jul 03 2014	issued for DP
1	Jun 26 2014	Progress Review

Revisions:

Dinsmore/Kreuk Ltd
1027-1637 West 5th Avenue
Vancouver BC V6J 1N5
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f: 604 684 0577
www.dkl.bc.ca

Project:

Pinnacle Living at Capstan Village - Phase 1

Drawn by: SF/AL

Checked by: AL

Date: June 2014

Scale: 1/8" = 1'-0"

Drawing Title:

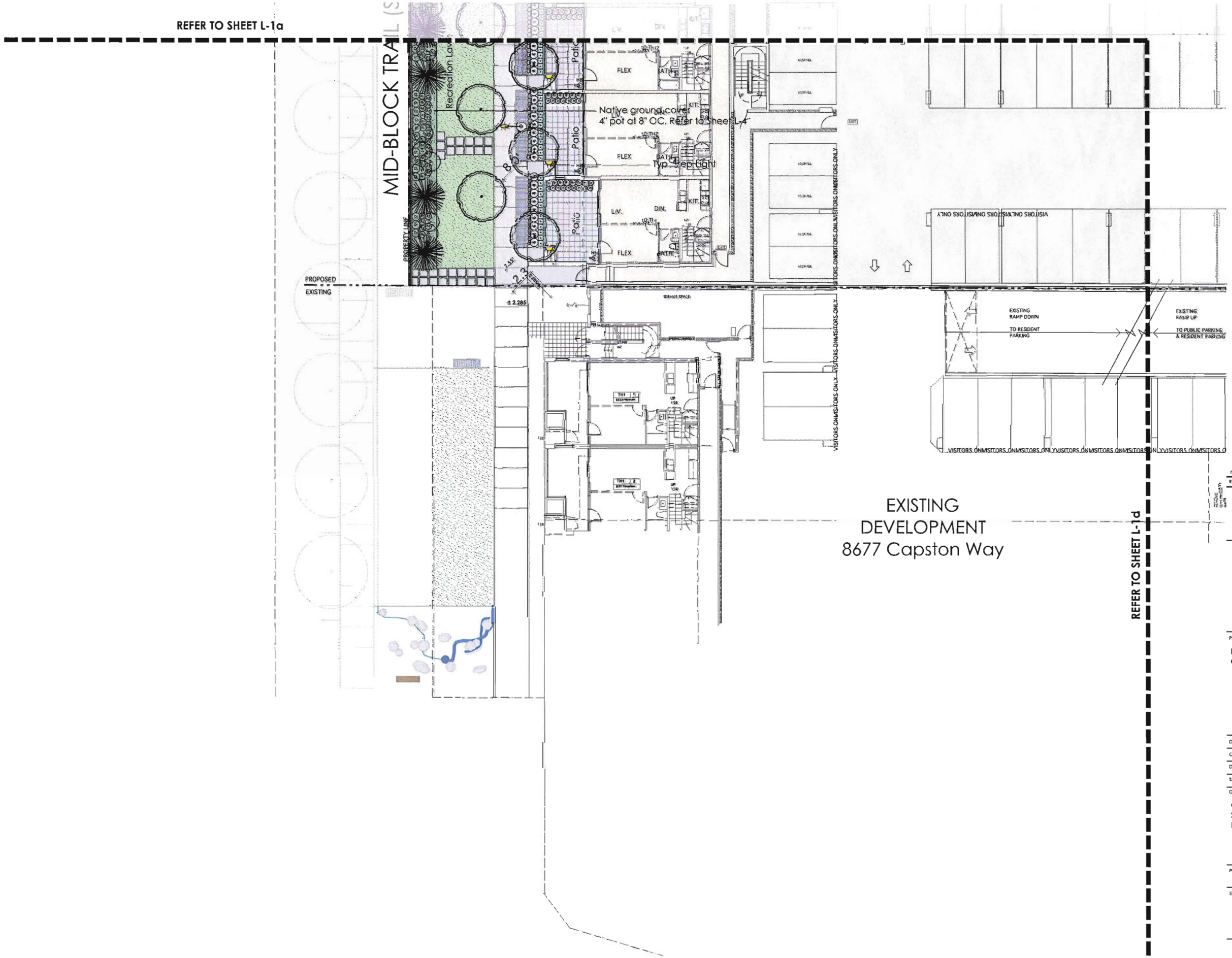
Ground Level NORTH-EAST Enlarged Landscape Plan

Project No.: 14035

Sheet No.: L-1b of 12

Plan 16D Nov 19, 2014

DP 14 - 667322



no.:	date:	item:
6	Nov. 20 2014	DP Resubmission
5	Nov. 19 2014	DP Resubmission
4	Nov. 15 2014	Revised DP
3	Oct 27 2014	Issued for ADP
2	Jul 03 2014	Issued for DP
1	Jun 26 2014	Progress Review

Revisions:

Durante Kreuk Ltd.
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Vancouver BC V6J 1N5
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f: 604 684 0577
www.dkl.bc.ca

Project:

Pinnacle Living at Capstan Village - Phase 1

Drawn by:	SF/AL
Checked by:	AL
Date:	June 2014
Scale:	1/8" = 1'-0"

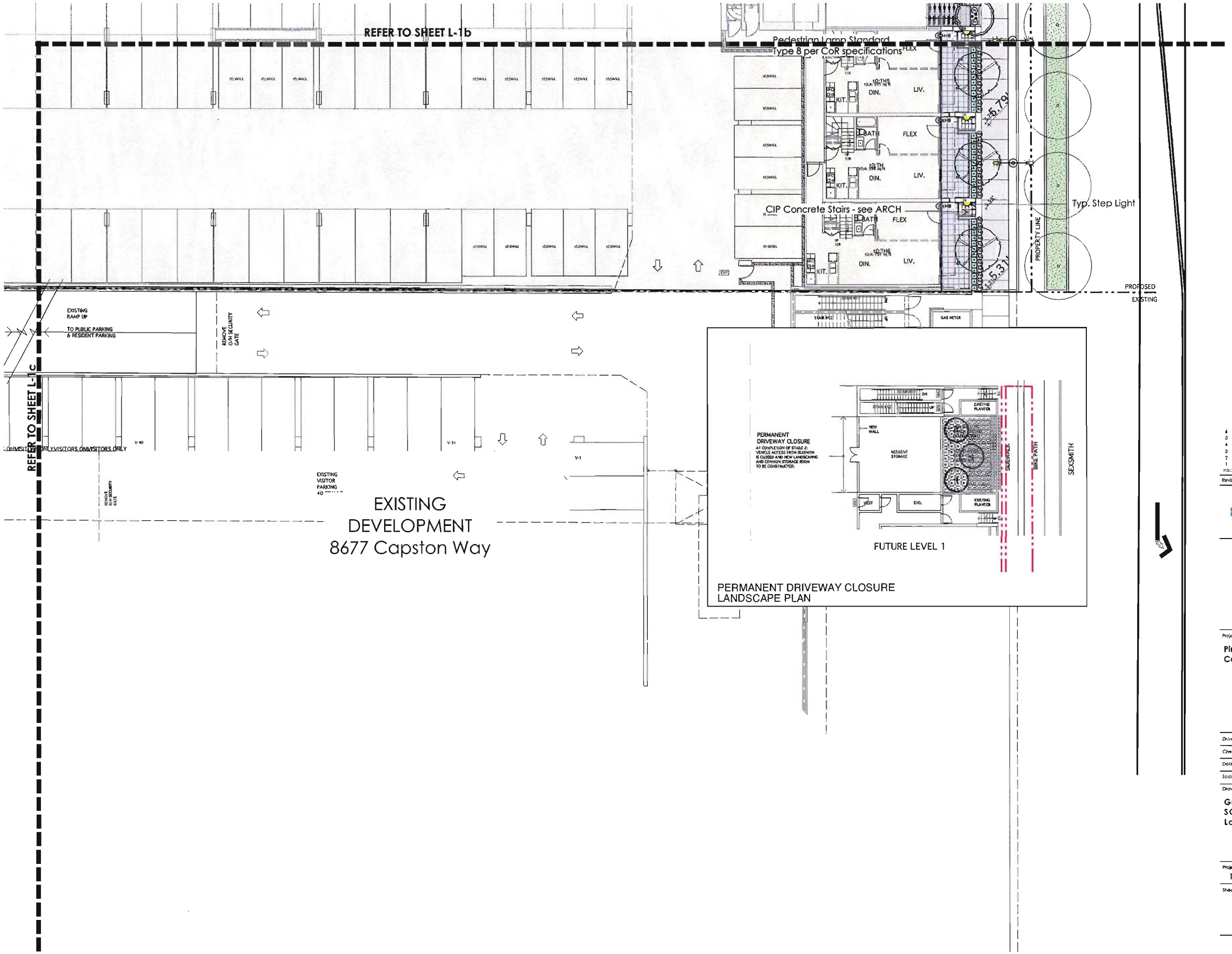
Drawing Title:

Ground Level SOUTH-WEST Enlarged Landscape Plan

Project No.: 14035

Sheet No.:

L-1c of 12



no.:	date:	item:
6	Nov. 20 2014	DP Resubmission
5	Nov. 19 2014	DP Resubmission
4	Nov. 15 2014	Revised DP
3	Oct 27 2014	Issued for ADP
2	Jul 03 2014	Issued for DP
1	Jun 26 2014	Progress Review

Revisions:

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Project:

Pinnacle Living at Capstan Village - Phase 1

Drawn by:	SF/AL
Checked by:	AL
Date:	June 2014
Scale:	1/8" = 1'-0"

Drawing title:

Ground Level SOUTH-EAST Enlarged Landscape Plan

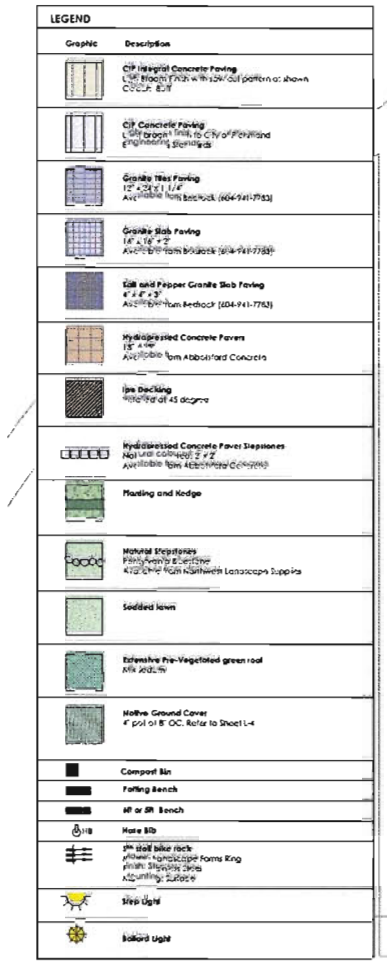
Project No.:
14035

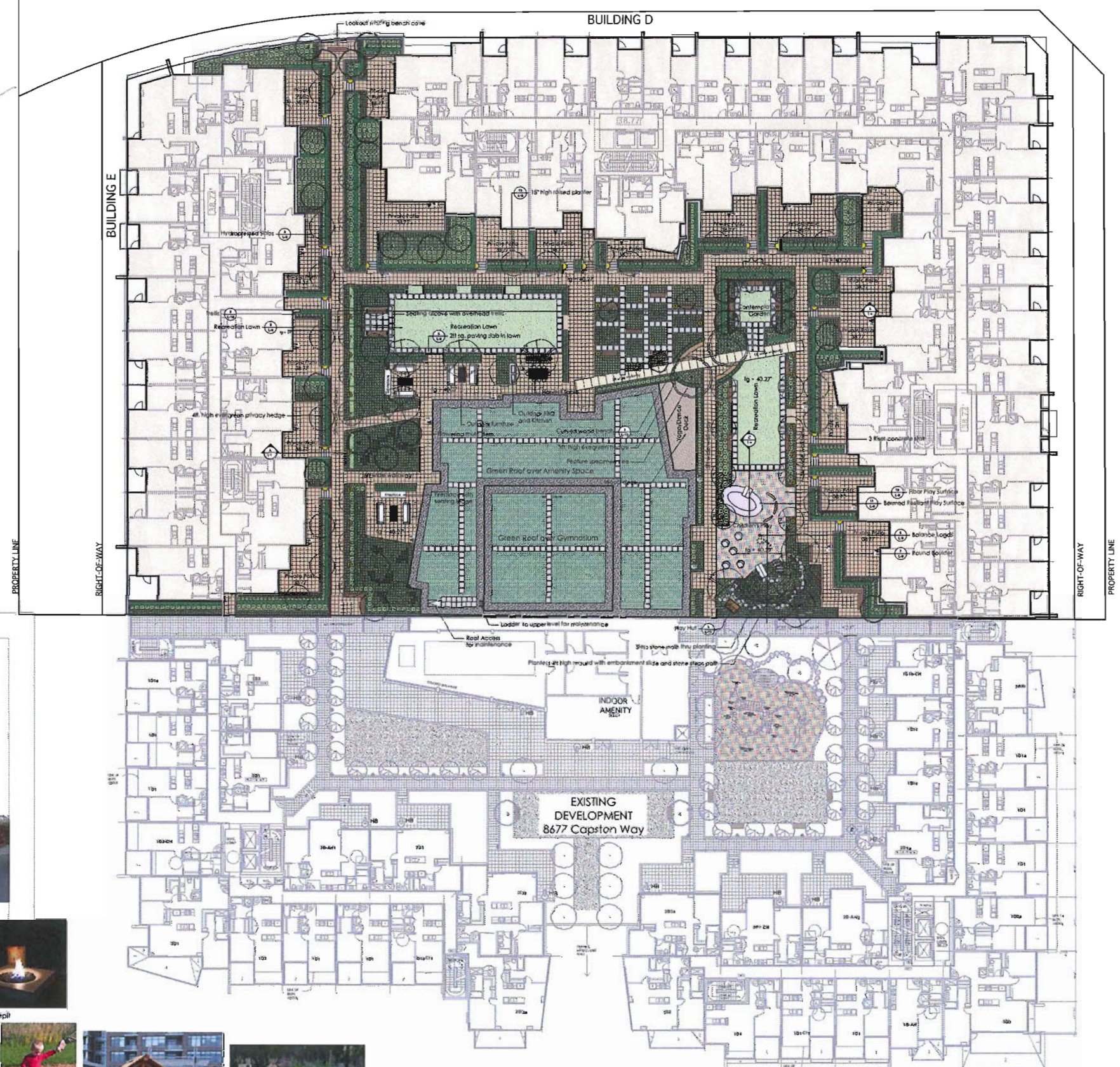
Sheet No.:

L-1d of **12**

Plan 16F Nov 19, 2014

DP 14 - 667322





Bollard

Step Light

Bench

Outdoor Room

Outdoor Firepit

Outdoor Kitchen

Balance Logs

Play Hut

Embankment Slide

North

no.:	date:	Rem:
6	Nov. 20 2014	DP Resubmission
5	Nov. 19 2014	DP Resubmission
4	Nov. 15 2014	Revised DP
3	Oct 27 2014	Issued for ADP
2	Jul 03 2014	Issued for DP
1	Jun 26 2014	Progress Review

Revisions:

Durante Kreuk Ltd.
102 - 1637 West 5th Avenue
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Project:

Pinnacle Living at Capstan Village - Phase 1

Drawn by:	SF/AL
Checked by:	AL
Date:	June 2014
Scale:	1/16" = 1'-0"

Drawing Title:

Level 4 - Podium Landscape Plan

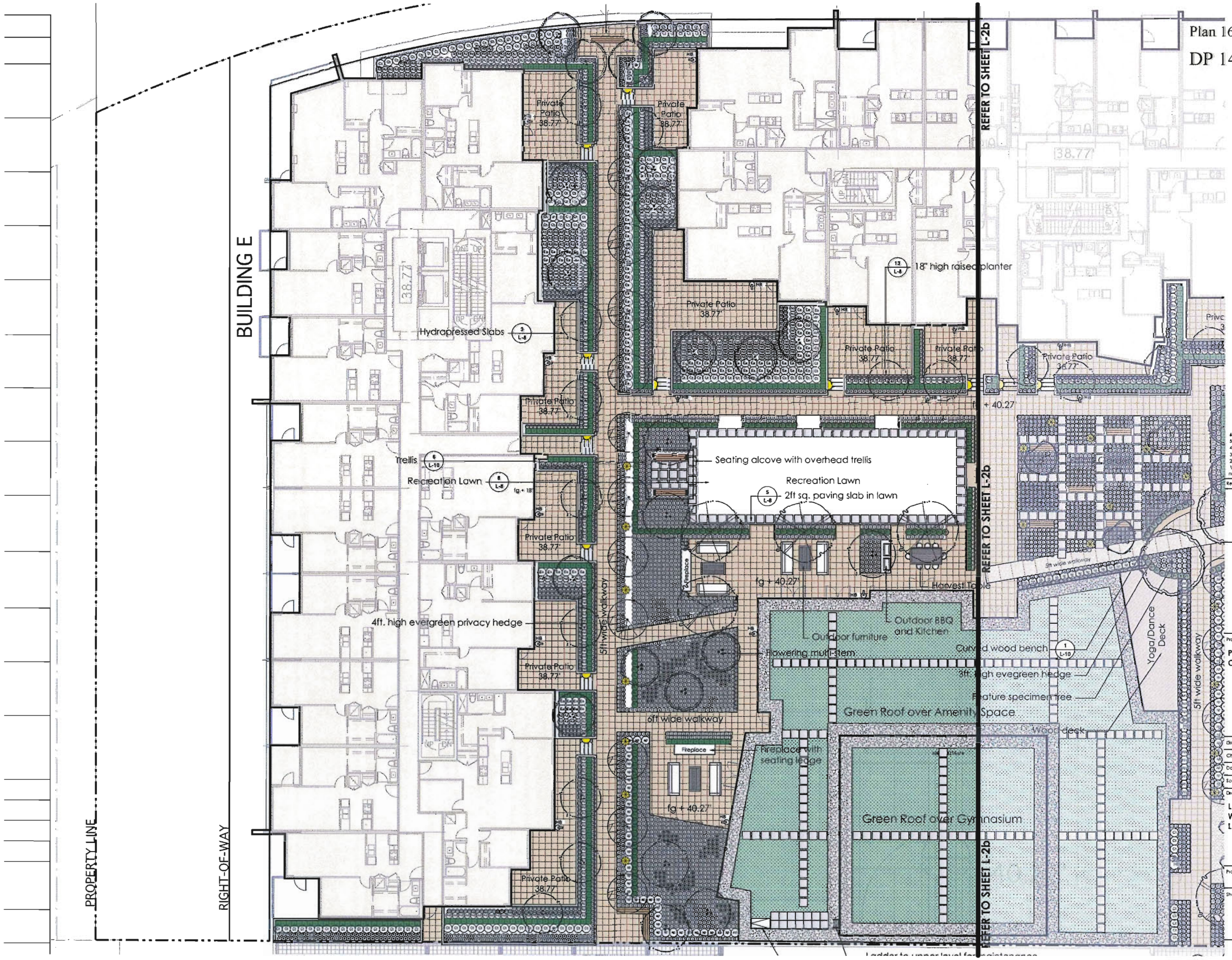
Project No.: 14035

Sheet No.:

L-2 of 12

Plan 16G Nov 19, 2014

DP 14 - 667322



no.:	date:	item:
6	Nov. 20 2014	DP Resubmission
5	Nov. 19 2014	DP Resubmission
4	Nov. 15 2014	Revised DP
3	Oct 27 2014	Issued for ADP
2	Jul 03 2014	Issued for DP
1	Jun 26 2014	Progress Review

Revisions:

Dunnie Kreuk Ltd.
102 - 1637 West 5th Avenue
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f 604.684.0577
www.dkl.bc.ca

Project:

Pinnacle Living at Capstan Village - Phase 1

Drawn by: SF/AL

Checked by: AL

Date: June 2014

Scale: 1/8" = 1'-0"

Drawing Title:

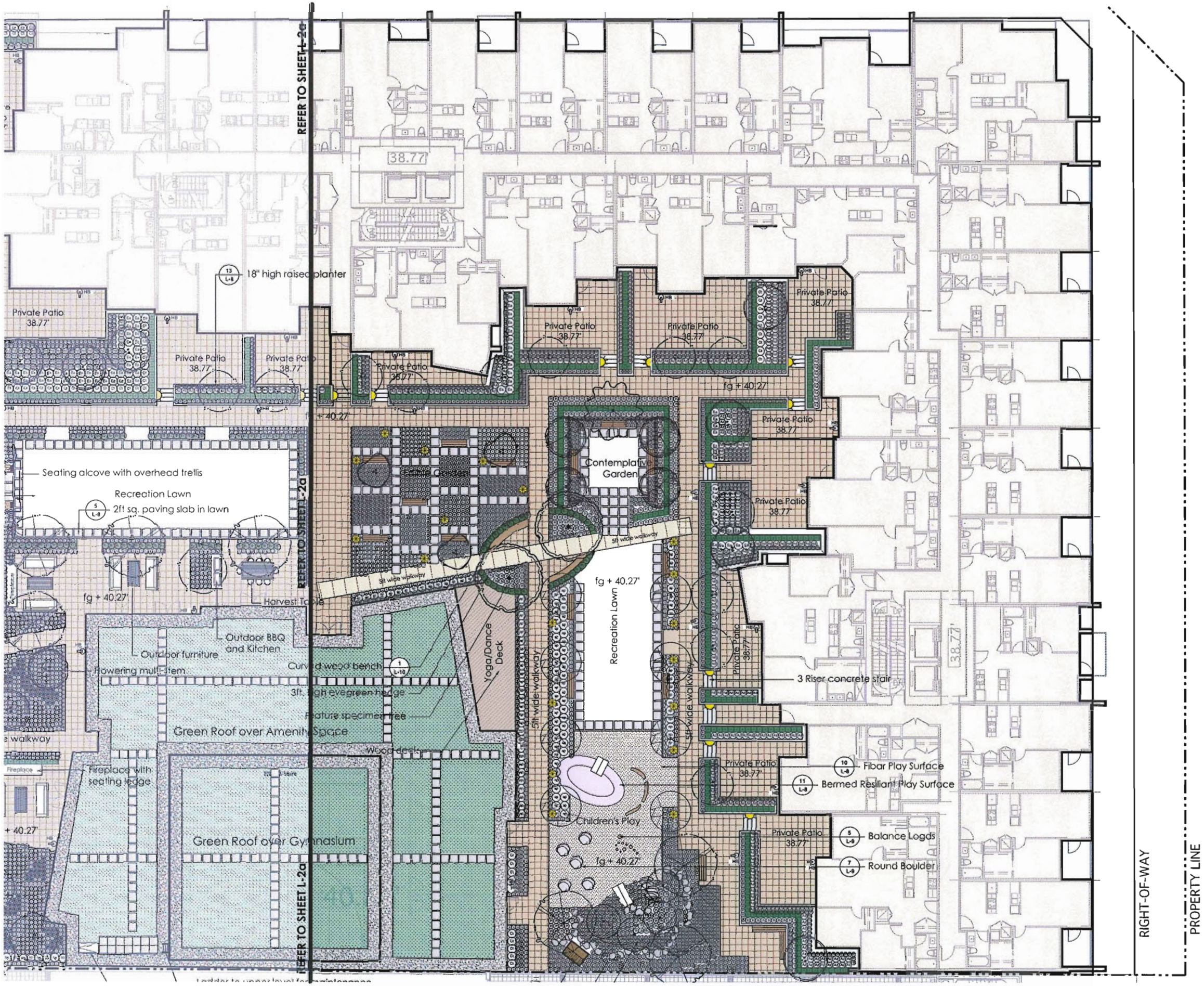
Level 4 - Podium WEST Enlarged Landscape Plan

Project No.: 14035

Sheet No.: L-2a of 12

Plan 16H Nov 19, 2014

DP 14 - 667322



North

no.:	date:	Item:
6	Nov. 20 2014	DP Resubmission
5	Nov. 19 2014	DP Resubmission
4	Nov. 15 2014	Revised DP
3	Oct 27 2014	Issued for ADP
2	Jul 03 2014	Issued for DP
1	Jun 26 2014	Progress Review

Revisions:

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Vancouver BC V6J 1N5
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f: 604 684 0577
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Project:

Pinnacle Living at Capstan Village - Phase 1

Drawn by:	SF/AL
Checked by:	AL
Date:	June 2014
Scale:	1/8" = 1'-0"

Drawing Title:

Level 4 - Podium EAST Enlarged Landscape Plan

Project No.: 14035

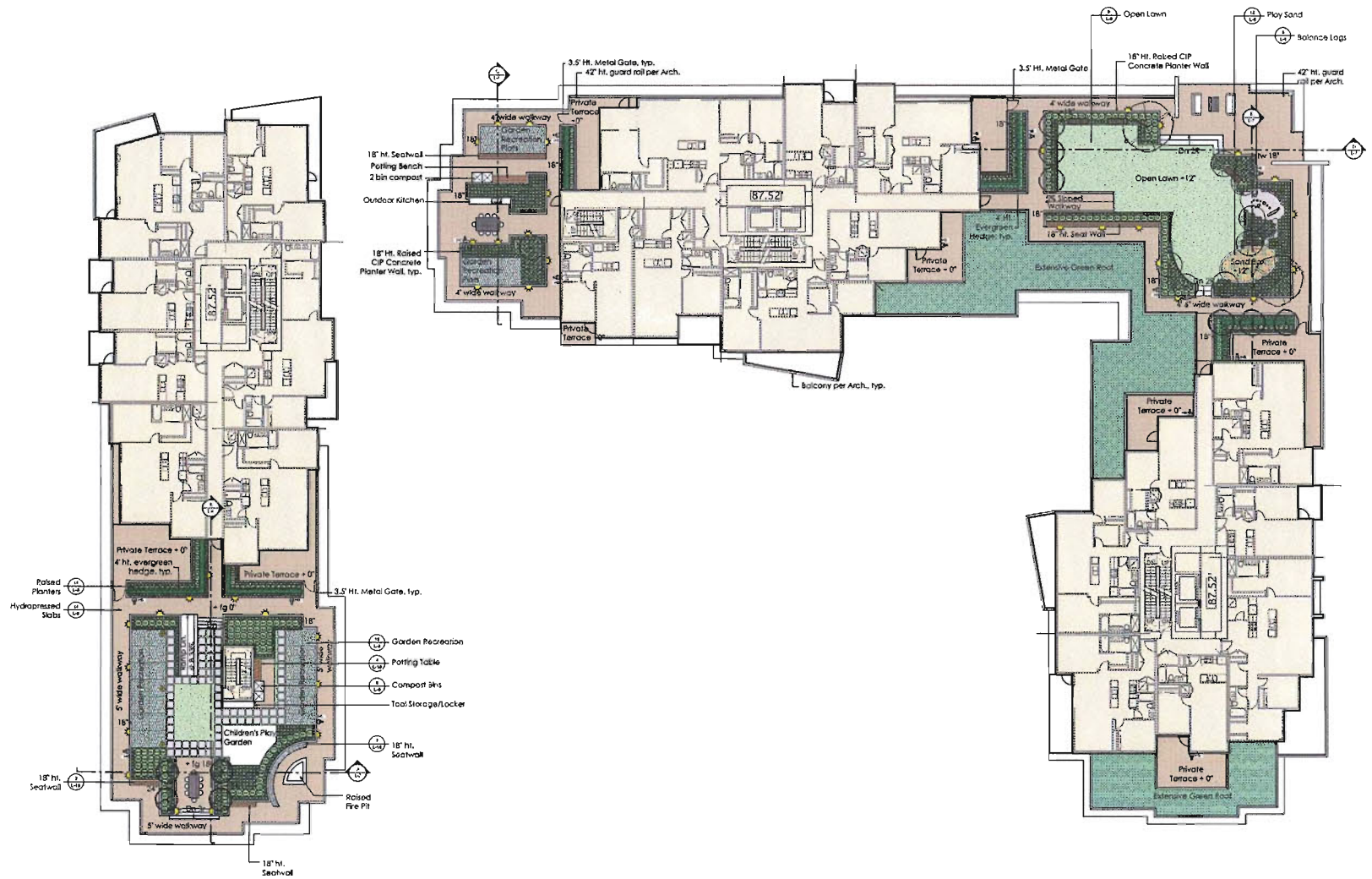
Sheet No.: L-2b of 12

Plan 16I Nov 19, 2014

DP 14 - 667322

LEGEND

Graphic	Description
	CIP Integral Concrete Paving Light Broom Finish with saw cut pattern as shown. Colour: Buff
	CIP Concrete Paving Light broom finish to City of Richmond Engineering Standards
	Granite Tiles Paving 12" x 24 x 1 1/4" Available from Bedrock (604-941-7783)
	Granite Slab Paving 16" x 16" x 2" Available from Bedrock (604-941-7783)
	Salt and Pepper Granite Slab Paving 4" x 4" x 3" Available from Bedrock (604-941-7783)
	Hydropressed Concrete Pavers 18" x 18" Available from Abbotsford Concrete
	Ipe Decking Installed at 45 degree
	Hydropressed Concrete Paver Stepstones Natural coloured: 2' x 2' Available from Abbotsford Concrete
	Planting and Hedge
	Natural Stepstones Pennsylvania Bluestone Available from Northwest Landscape Supplies
	Sodded lawn
	Extensive Pre-Vegetated green roof Mix sedum
	Native Ground Cover 4" pot at 8" OC. Refer to Sheet L-4
	Compost Bin
	Potting Bench
	6ft or 5ft Bench
HB	**Hose Bib**
	Six stall bike rack Model: Landscape Forms Ring Finish: Stainless Steel Mounting: Surface
	Step Light
	Bollard Light



North

no.:	date:	item:
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4	Nov. 19, 2014	DP Resubmission
3	Nov. 15, 2014	Revised DP
2	Oct. 27, 2014	Issued for ADP
1	July 03, 2014	Issued for DP

Revisions:

Durante Kreuk Ltd.
102 - 1637 West 5th Avenue
Vancouver BC V6J 1N5
t: 604 684 4611
f: 604 684 0577
www.dkl.bc.ca

Project:

Pinnacle Living at Capstan Village - Phase 1

Drawn by:	SF/AL
Checked by:	AL
Date:	MAY 20/2014
Scale:	1/16" = 1'-0"

Drawing Title:

Level 9 Landscape Plan

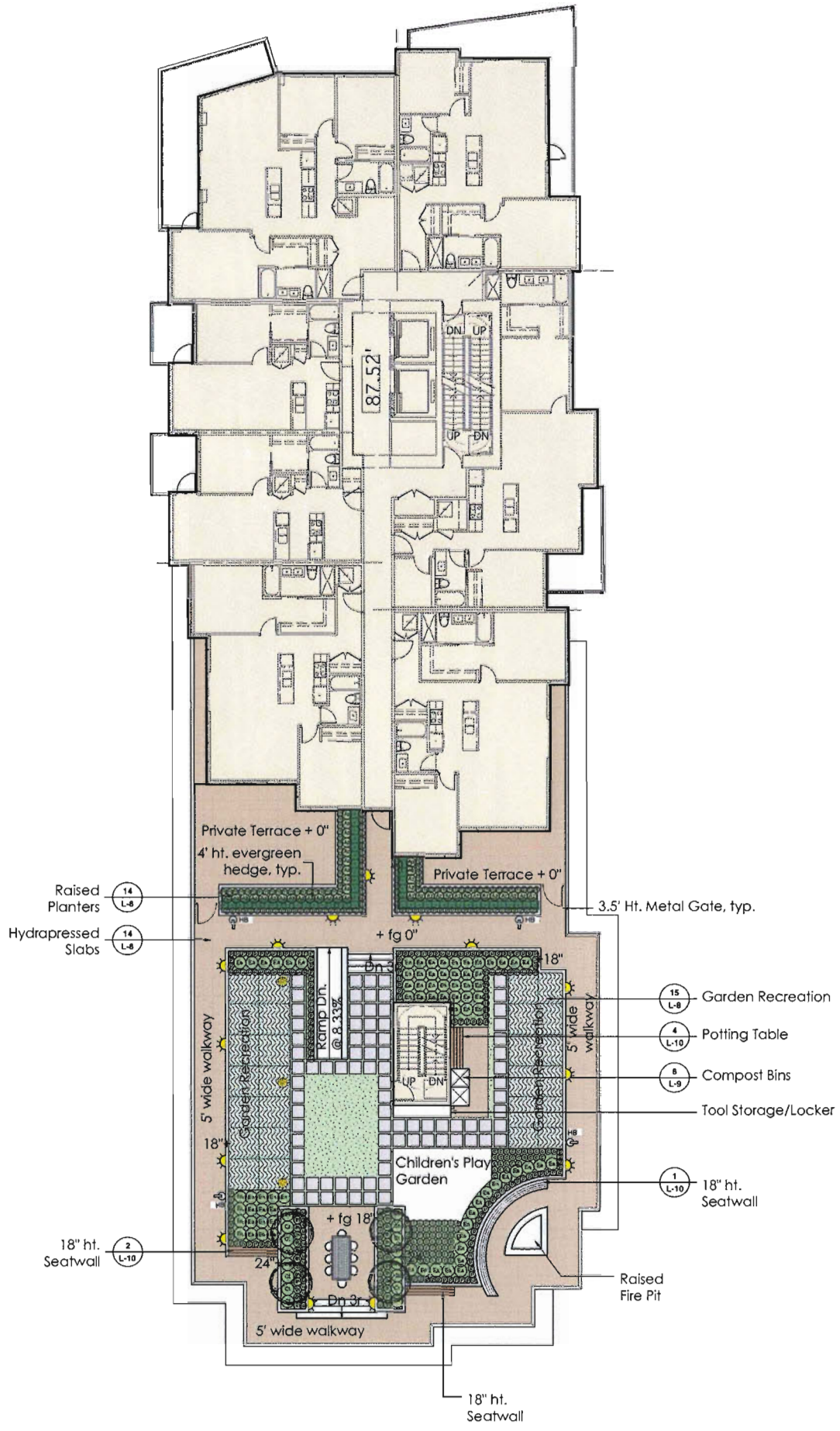
Project No.: 14035

Sheet No.:

L-3 of 12

Plan 16J Nov 19, 2014

DP 14 - 667322



North

no.:	date:	Item:
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Revisions:

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Vancouver BC V6J 1N5
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Project:

Pinnacle Living at Capstan Village - Phase 1

Drawn by: SF/AL

Checked by: AL

Date: June 2014

Scale: 1/8" = 1'-0"

Drawing Title:

Level 9 WEST Enlarged Landscape Plan

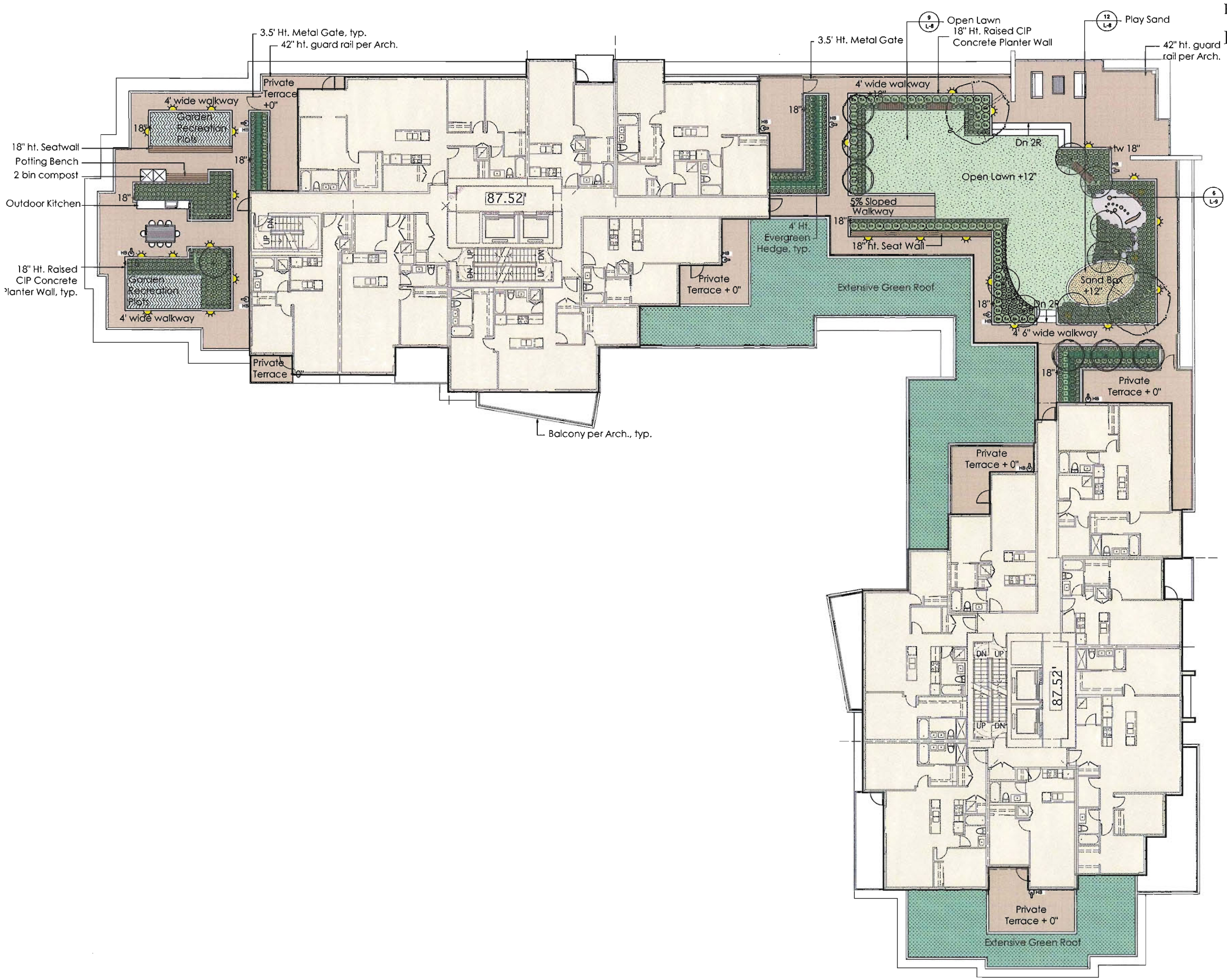
Project No.: 14035

Sheet No.:

L-3a of **12**

Plan 16K Nov 19, 2014

DP 14 - 667322



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Project:

Pinnacle Living at Capstan Village - Phase 1

Drawn by: SF/AL

Checked by: AL

Date: June 2014

Scale: 1/8" = 1'-0"

Drawing Title:

Level 9 EAST Enlarged Landscape Plan

Project No.: 14035

Sheet No.:

L-3b of 12

Plan 16L Nov 19, 2014

DP 14 - 667322

LEGEND

Graphic	Description
	CIP Integral Concrete Paving Light Broom Finish with new CIP pattern as shown Color: Buff
	CIP Concrete Paving Lightweight Finish to City of Richmond Engineering Standard
	Granite Tiles Paving 12" x 24" x 1 1/4" Available from Bedrock (604-941-7703)
	Granite Slab Paving 16" x 16" x 2" Available from Bedrock (604-941-7703)
	Salt and Pepper Granite Slab Paving 8" x 4" x 2" Available from Bedrock (604-941-7703)
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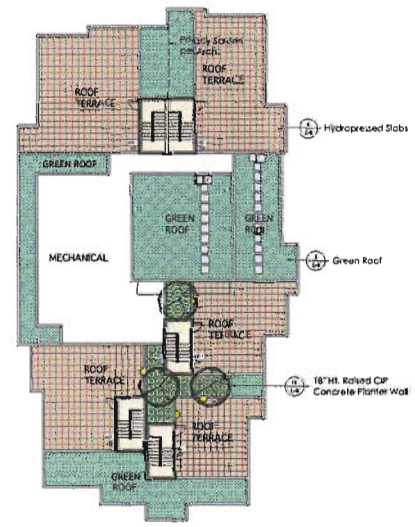
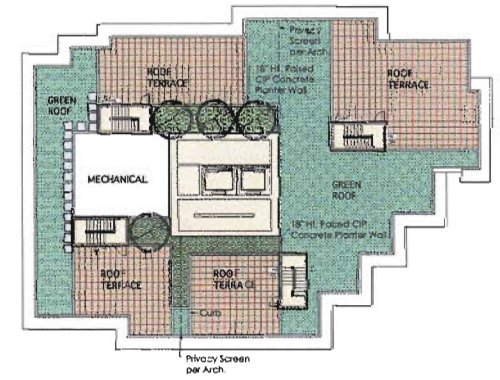
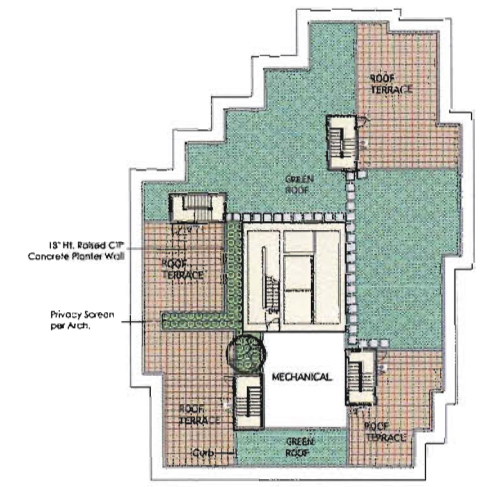
	Ipe Decking Installed at 45 degrees
	Hydropressed Concrete Paver Vegetations Installed continuous 2' x 2' Available from Abbotsford Concrete
	Planting and Hedge
	Hatchmi Depressions Pennsylvania Bluegrass Available from Northwest Landscape Supplies
	Sodded lawn
	Extensive Pre-Vegetated green roof Medium
	Native Ground Cover 4" pot at 8" OC. Refer to Sheet L-4
	Compost Bin
	Potting Bench
	Sit or Sit Bench
HB	**Hose Bib**
	Site Furniture Rock Model: Landscape Forms Ring Finish: Stainless Steel Mounting: Surface
	Step Light
	Bollard Light



LEVEL 14
BLDG E



LEVEL 15
BLDG D



LEVEL 15
BLDG C

PROPOSED
EXISTING

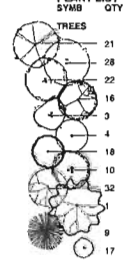
PROPERTY LINE

RIGHT-OF-WAY

RIGHT-OF-WAY

PROPERTY LINE

PROPOSED
EXISTING



PLANT LIST

SYMB	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COMMENTS
TREES				
	21	Acer Campestre	Field Maple	6cm cal. 1.8ht. B&B std uniform
	28	Acer palmatum	Japanese Maple	2.5ht. 6cm cal Multi-stem
	22	Cercis canadensis	Eastern Redbud	6cm cal 1.8ht. B&B std uniform
	16	Cornus Kousa 'Starlight'	Starlight Chinese Dogwood	6cm, 1.8m ht. std. uniform
	3	Malus 'Gala'	Gala Apple Tree	6cm 1.5 ht. Standard B&B
	4	Pinus flexilis 'Vanderwolf's Pyramid'	Limber Pine	3.5ht. B&B
	18	Prunus x yedoensis 'Akitsono'	Daybreak Yoshino Cherry	7cm cal. 1.8ht. B&B std uniform
	10	Styrax japonica	Japanese Snowbell	6cm cal. 1.8ht. B&B std uniform
	32	Styrax obassia	Fragrant Snowbell	6cm cal. B&B uniform standard
	1	Ficus	Fig Tree	6cm 2.5ht. Multi-stem
	9	Picea omorika	Serbian spruce	3.5 m height B&B full
	17	Acer circinatum	Vine maple	6cm 2.4m ht multistem
SHRUBS / PERENNIALS / GRASSES / GROUNDCOVERS				
Az	619	Azalea 'Hino Crimson'	Red Azalea	#2 pot
k	500	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#1 pot
c	1350	Carex oshimensis 'Evergold'	Evergold Sedge	#1 pot
m	1250	Carex morrowii	Morrow's Sedge	#1 pot
ob	42	Carex obnupta	Slough Sedge	#1 pot
Ct	348	Chaenomeles speciosa 'Texas Peach'	Texas Peach Flowering Quince	#1 pot
e	226	Echinacea purpurea 'Sunset'	Orange Echinacea	#1 pot
Ea	850	Erica x darleyensis 'Kramer's Rote'	Winter Flowering Heather	#1 pot
st	404	Euonymus alata 'Compacta'	Dwarf Burning Bush	#2 pot
h	130	Fragaria ananassa	Strawberry	#1 pot
m	280	Helictotrichon sempervirens	Blue Oat Grass	#1 pot
l	815	Lavandula angustifolia 'Hidcote'	Hidcote Lavender	#1 pot
q	172	Liriope muscari	Lilyturf	#1 pot
nd	363	Mahonia nervosa	Longleaf Oregon grape	#1 pot
v	135	Nandina domestic 'Moon Bay'	Dwarf Heavenly Bamboo	#1 pot
p	850	Origanum vulgare	Oregano	#1 pot
Rr	835	Pennisetum alopecuroides	Dwarf Japanese Fountain Grass	#1 pot
u	88	Rhododendron 'Virginia Richards'	Rhododendron 'Virginia Richards'	#5 pot
r	122	Rosmarinus officinalis	Rosemary	#1 pot
L	130	Rubus idaeus	Raspberry	#1 pot
lo	14	Rubus pubrunus	Loganberry	#1 pot
a	130	Salix purpurea 'Nana'	Dwarf Arctic Willow	#1 pot
s	390	Salvia officinalis	Sage	#1 pot
ti	390	Stipa tenuissima	Mexican Feather Grass	#1 pot
b	181	Vaccinium corymbosum 'Duke'	Blueberry	#1 pot
	646	Taxus x media 'Hicksii'	Yew	1.2m Ht. B&B

Total Replacement Tree Breakdown Meeting City of Richmond By-Law

Deciduous: 168 @ 6cm cal

Coniferous: 13 @ 3.5m ht.

Total: 181 replacement trees

PLANT LIST (Continued)

SYMB	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COMMENTS
TEMPORARY GARDEN RECREATION PLANTINGS				
		Allium tuberosum	Chives	4" pot
		Alstroemeria 'Cerchado'	Orange Arkee Hybrid	4" pot
		Achillea millefolium 'Terra Cotta'	Scotia Yarrow	4" pot
		Echinacea purpurea 'Sunset'	Purple coneflower	4" pot
		Liatris spicata	Gayfeather	4" pot
		Salvia purpurascenta	Purple sage	4" pot
PREVEGETATED EXTENSIVE GREEN ROOF PLANTINGS				
		Sedum album 'Green Ice'		
		Sedum pachyclados		
		Sedum reflexum 'Spring Green'		
		Sedum divergens		
		Sedum oreganum		
		Sedum rupestre 'Angelina'		
		Sedum floriferum 'Weihenstephaner Gold'		
Native Ground Covers Mid Block Trail				
	300	Arctostaphylos uva ursi Vancouver Jade	4" pot plant at 12"OC	
	300	Blechnum spicant Deer fern	#1 pot plant at 12"OC	
	350	Polystichum munitum	#1 pot plant at 18"OC	
	300	Gaultheria procumbens Wintergreen	4" pot plant at 12"OC	
	300	Asarum caudatum Wild BC ginger	4" pot plant at 12"OC	

Green Roof Maintenance

1. Proposed green roof is a sedum carpet with 3" of growing medium (detail provided).
2. The green roof area is to be irrigated with an automatic irrigation system.
3. Access is provided by roof hatch from the mechanical room and by external built in ladder to the gymnasium roof.
4. The green roof is held 3'-0" from the parapet edge.
5. Pavers are used to create a pattern and to provide maintenance access.
6. Typically, the green roof will require weeding (2-3 times per year), and light fertilization is helpful.

Planting Notes:

1. All work shall meet or exceed the requirements as outlined in the latest Edition of the B.C. Landscape Standard.
2. Plant sizes and related container classes are specified according to the B.C. Landscape Standard latest Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the BCNTA (ANSI) Standard.
3. A high efficiency irrigation system is to be installed through out all planters and landscaped areas. Irrigation system and design to be in accordance with the Irrigation Association of BC Standard Guidelines.
4. All planters and plantings under overhangs are to be irrigated.

North

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1	July 03, 2014	Issued for DP

Revisions:

Durante Kreuk Ltd.
102 - 1637 West 5th Avenue
Vancouver BC V6J 1N5
t: 604 684 4611
f: 604 684 0577
www.dkl.bc.ca

Project:

CAPSTAN VILLAGE PHASE 1
RICHMOND, BC

Drawn by:	SF/AL
Checked by:	AL
Date:	MAY 20/2014
Scale:	1/16" = 1'-0"

Drawing Title:

Level 14/15
Landscape Plan

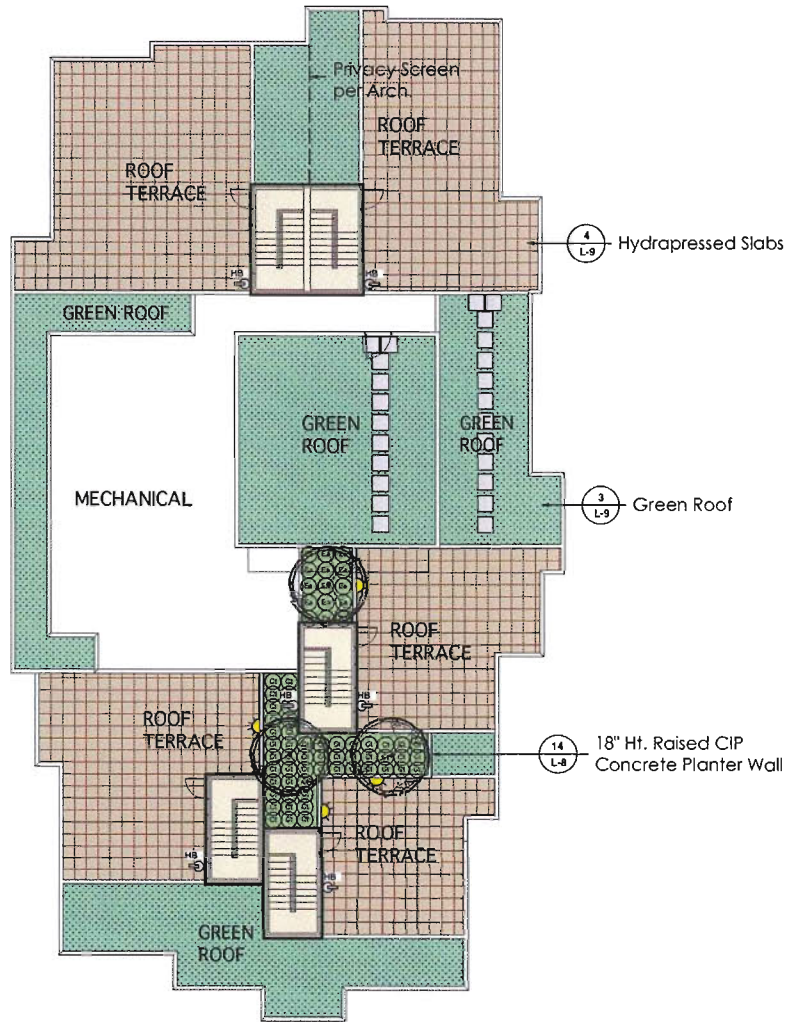
Project No.:
14035

Sheet No.:

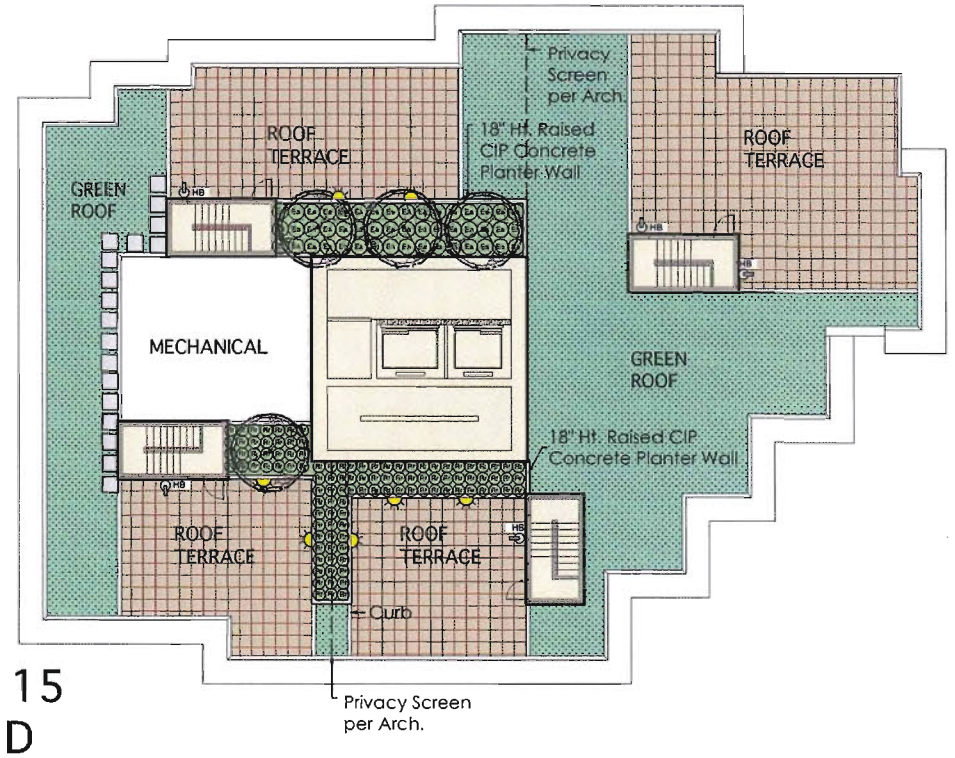
L-4 of **12**

Plan 16M Nov 19, 2014

DP 14 - 667322



LEVEL 14
BLDG E



LEVEL 15
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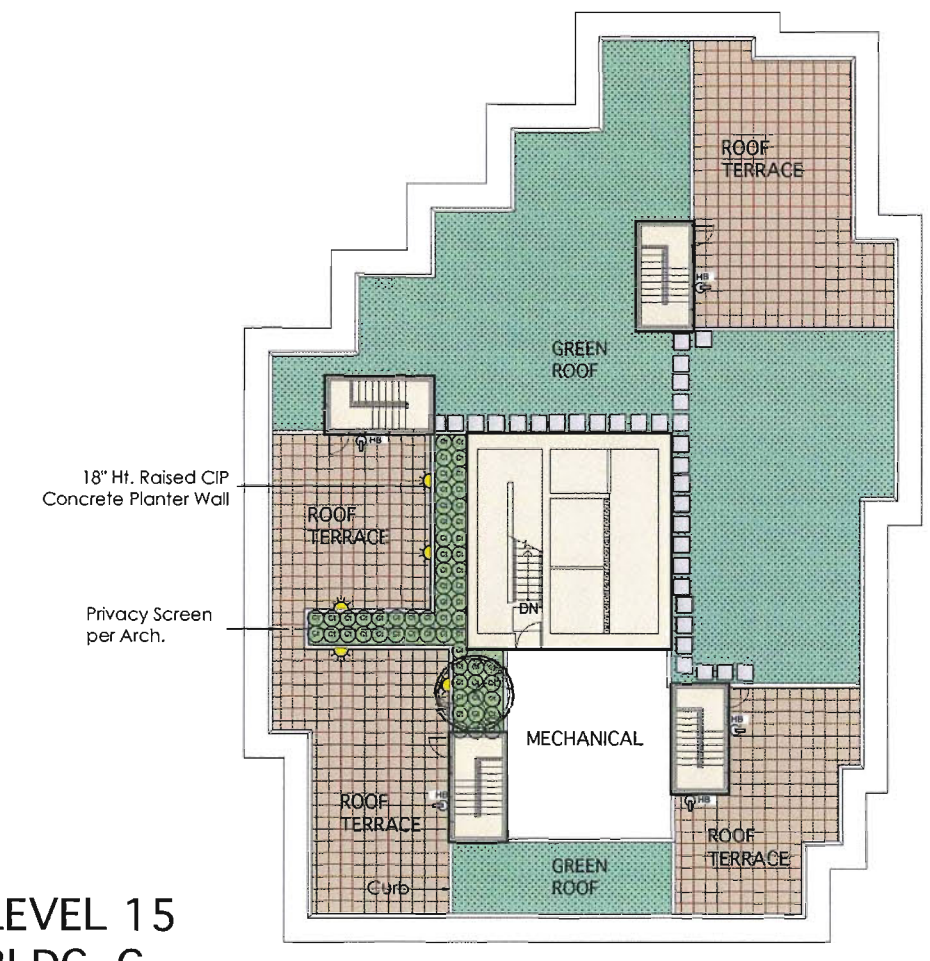

LEVEL 15
BLDG C

North

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Project:

Pinnacle Living at Capstan Village - Phase 1

Drawn by:	SF/AL
Checked by:	AL
Date:	June 2014
Scale:	1/8" = 1'-0"

Drawing Title:

Level 14/15 - Podium Enlarged Landscape Plan

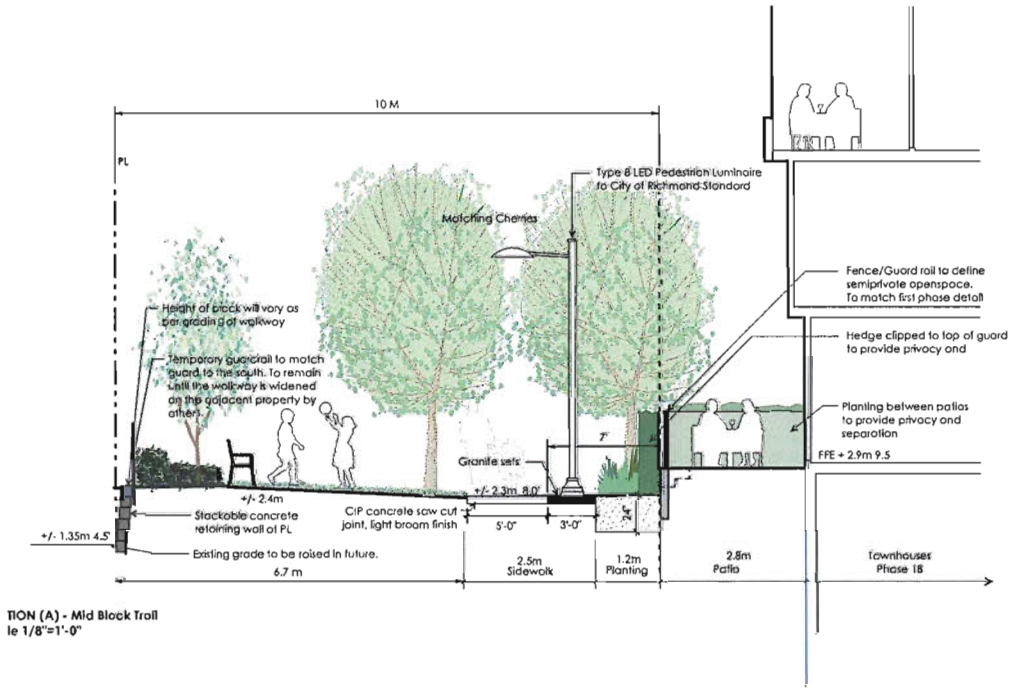
Project No.:
14035

Sheet No.:

L-4a of **12**

Plan 16N Nov 19, 2014

DP 14 - 667322



TION (A) - Mid Block Trail
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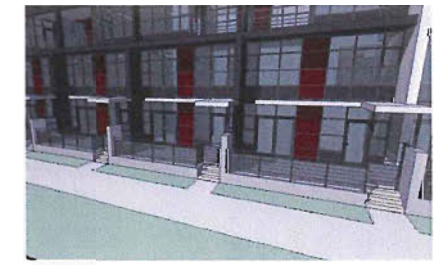
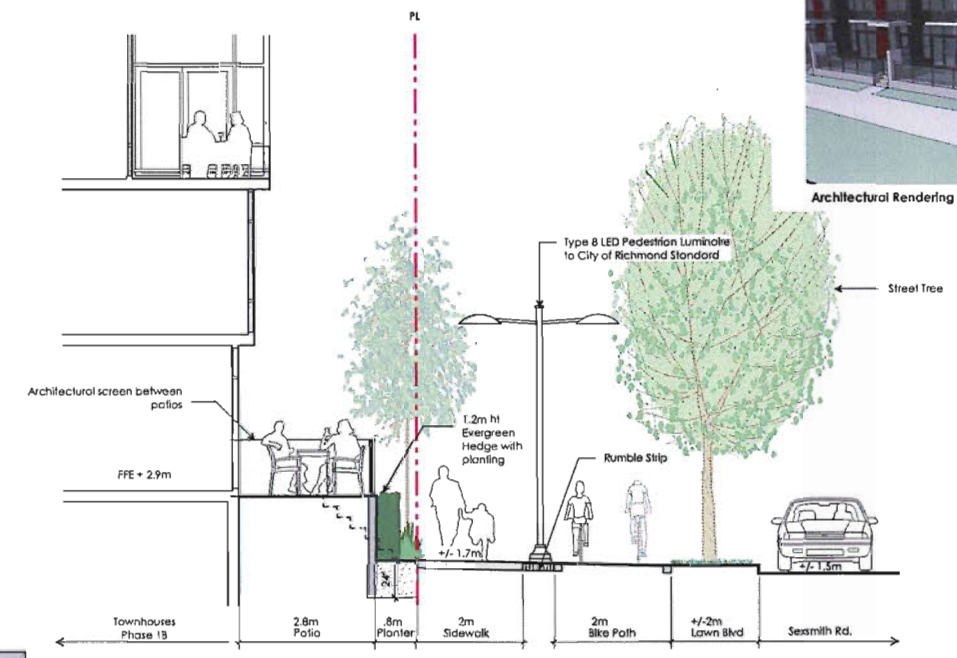


Architectural Rendering of Townhouse Guardrails



SECTION (C) - SEXSMITH RD. Townhouse Interface
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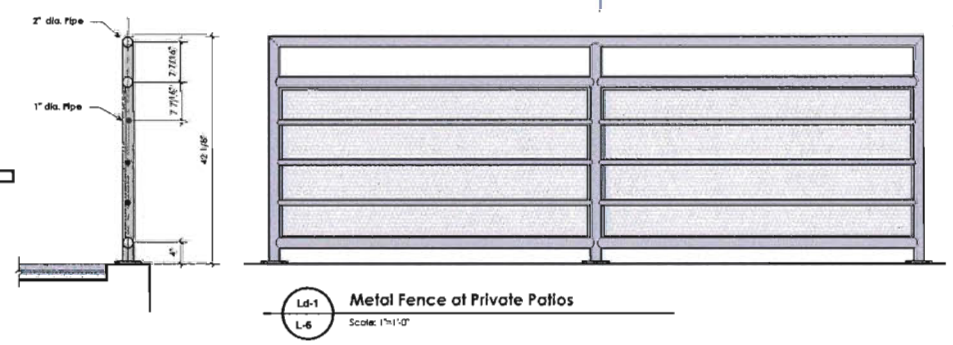

Ld-1 L-6 Metal Fence at Private Patios
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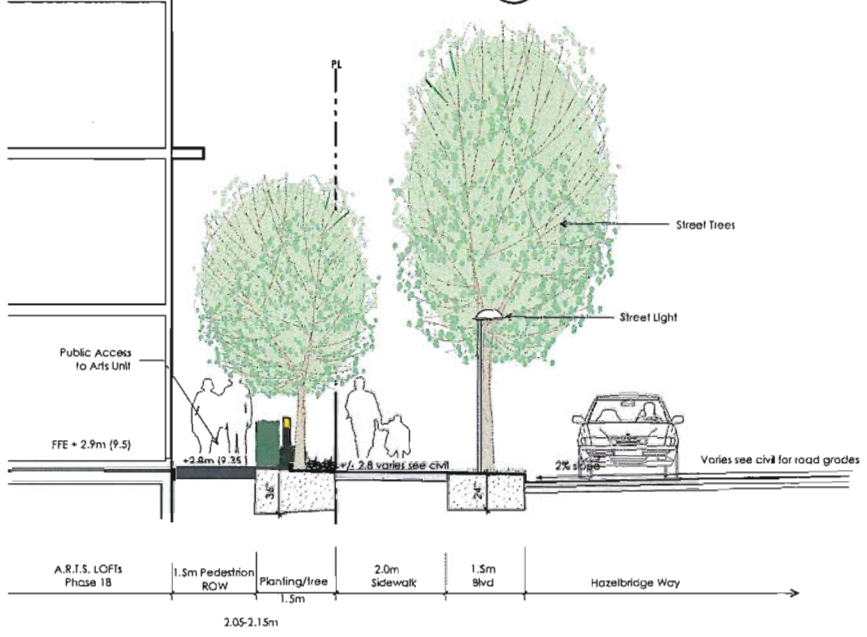
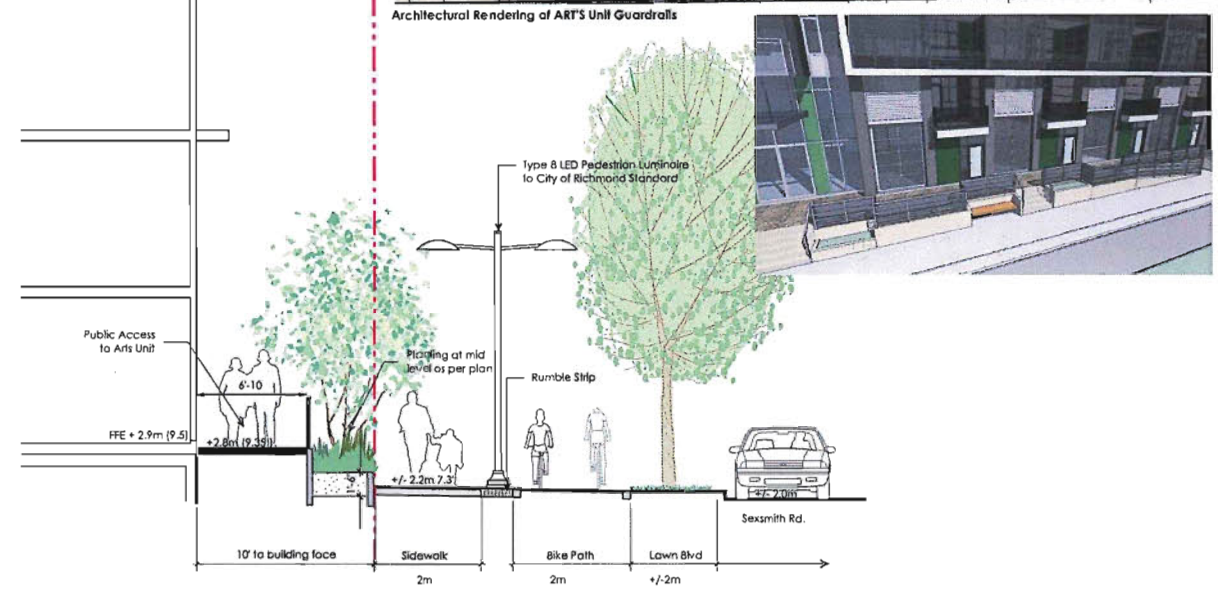
Architectural Rendering of ART'S Unit Guardrails



TION (B) - HAZELBRIDGE WAY @ PHASE 1
le 1/8"=1'-0"



SECTION (D) - SEXSMITH RD. Arts Units
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t: 604 684 4611
f: 604 684 0377
www.dkl.bc.ca

Project:
CAPSTAN VILLAGE PHASE 1
RICHMOND, BC

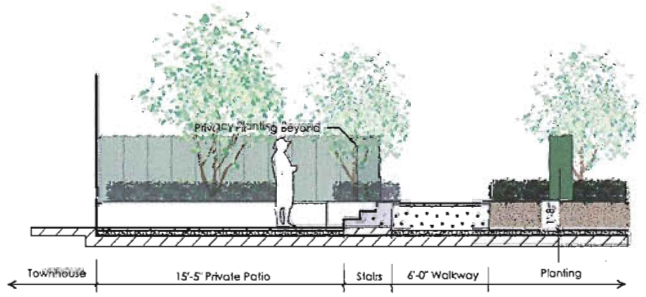
Drawn by: SF/AL
Checked by: AL
Date: MAY 20/2014
Scale: as shown
Drawing Title:
Sections

Project No.: 14035
Sheet No.:
L-5 of 12

Level 1 Sections PINNACLE LIVING AT CAPSTAN VILLAGE - PHASE 1

Plan 16O Nov 19, 2014

DP 14 - 667322



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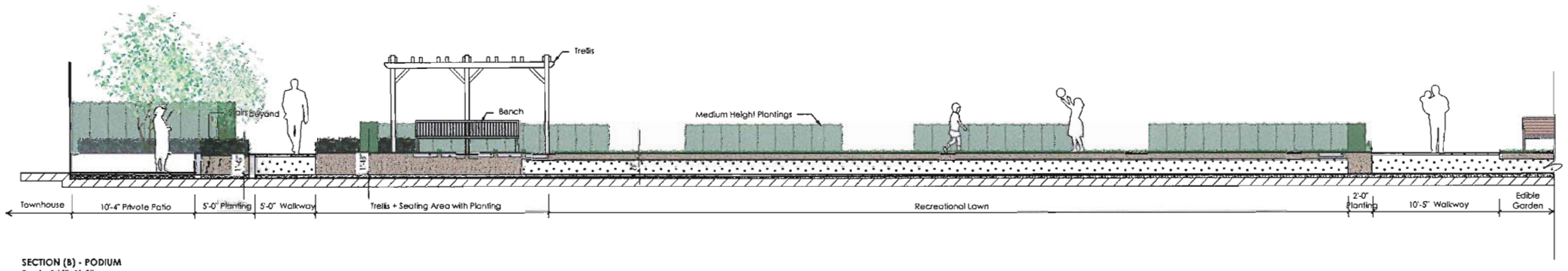

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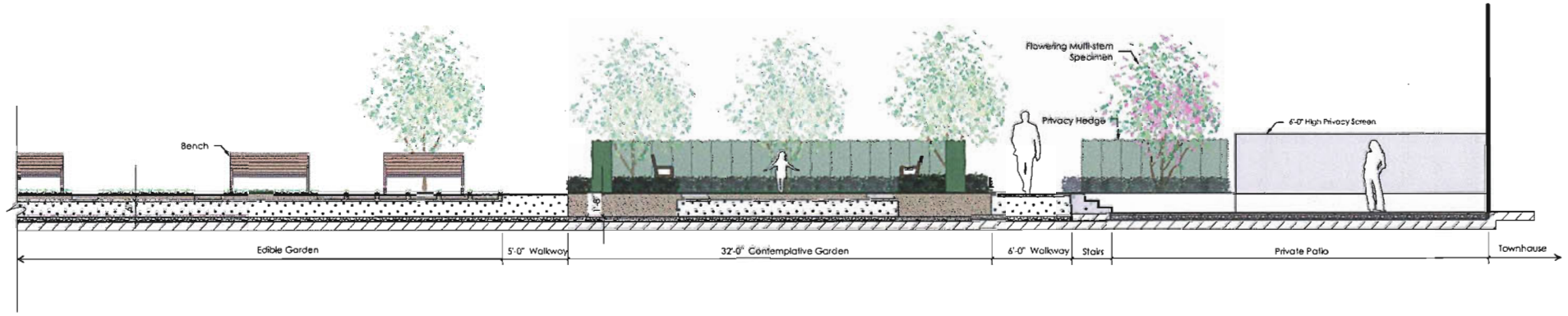
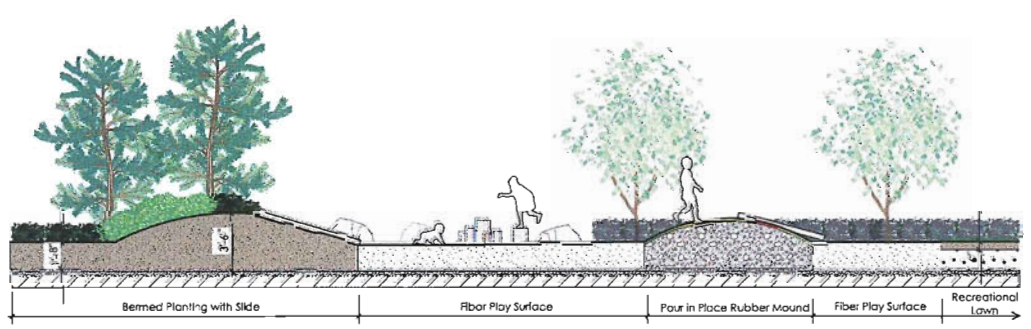


SECTION (B) CONTINUED - PODIUM
Scale 1/4"=1'-0"



SECTION (C) - PODIUM CHILDREN'S PLAY
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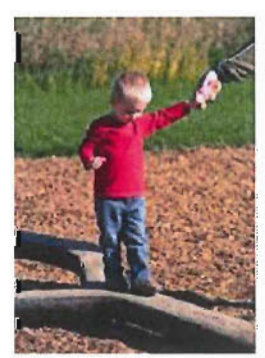

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Project:
CAPSTAN VILLAGE PHASE 1
RICHMOND, BC

Drawn by: SF/AL
Checked by: AL
Date: MAY 20/2014
Scale: as shown

Drawing Title:
Sections

Project No.:
14035

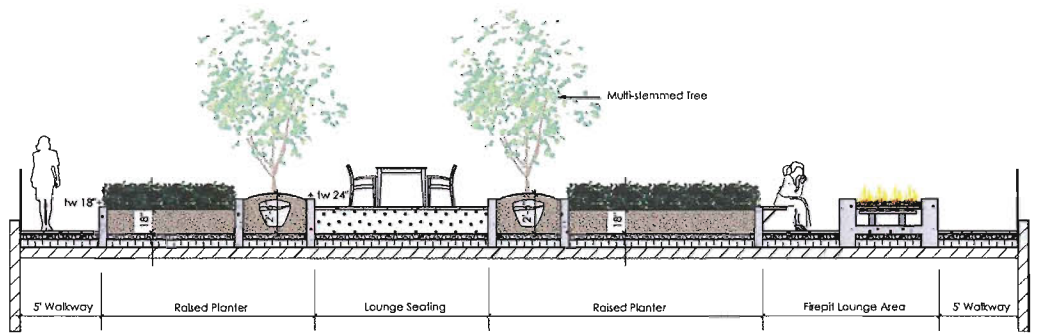
Sheet No.:
L-6 of 12

Level 4 Podium Sections

PINNACLE LIVING AT CAPSTAN VILLAGE - PHASE 1

Plan 16P Nov 19, 2014

DP 14 - 667322



SECTION (A) - BLDG. E LEVEL 9 ROOF AMENITY
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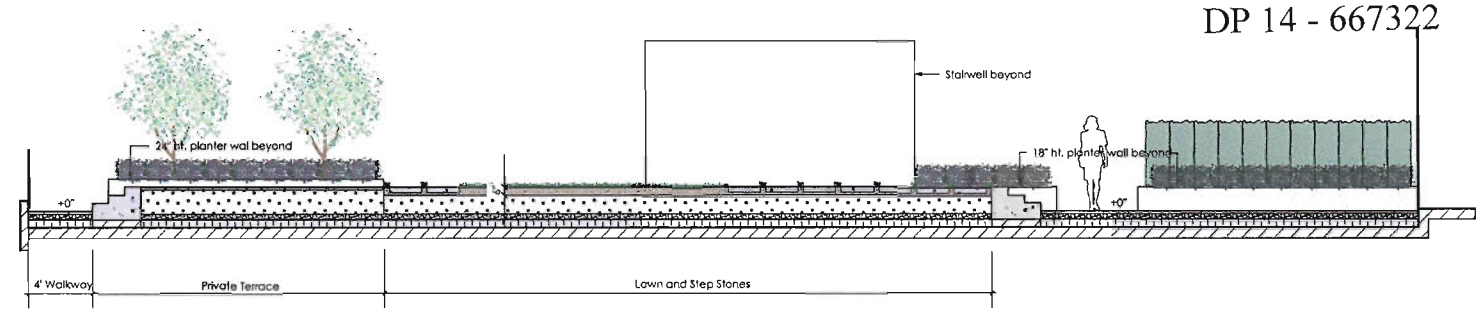

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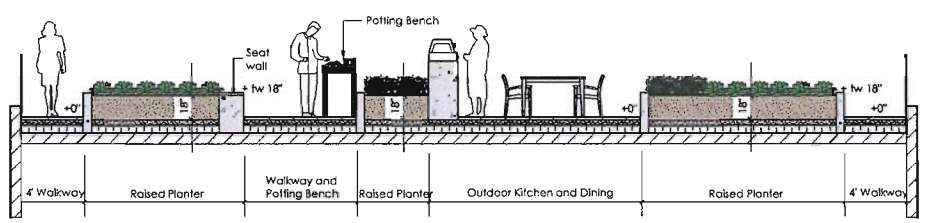
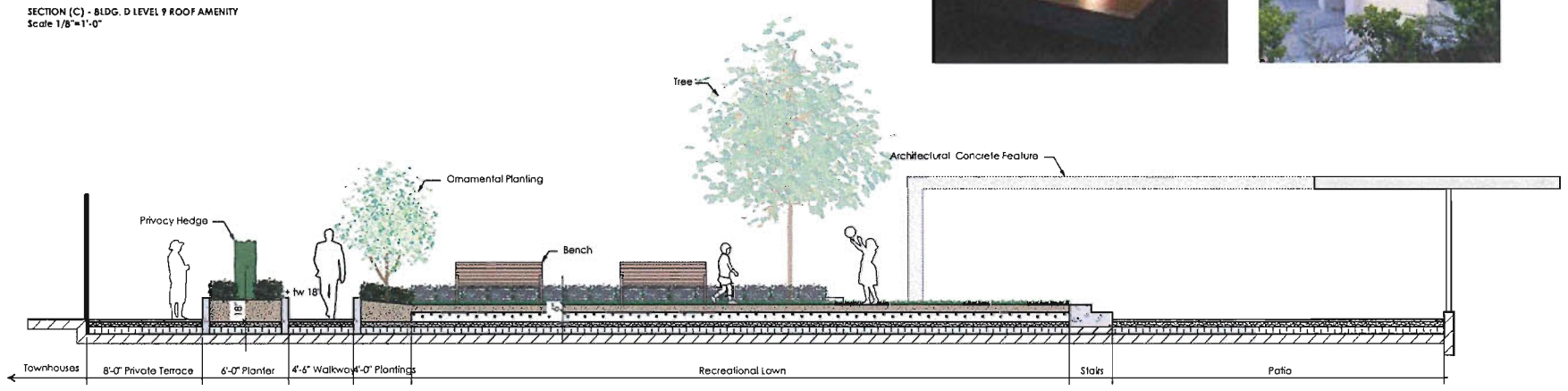
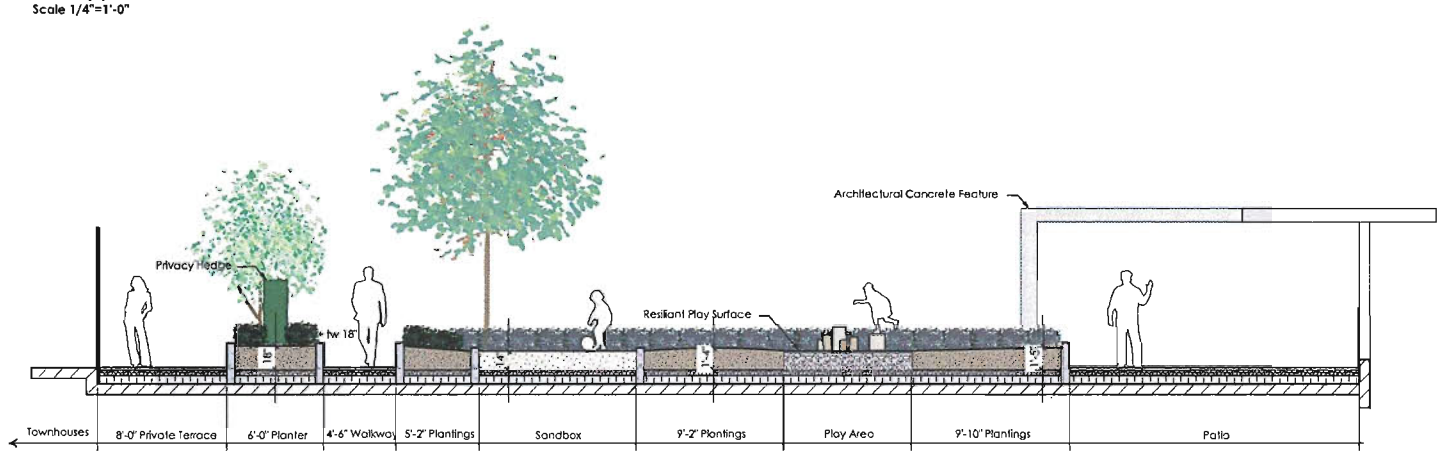


SECTION (C) - BLDG. D LEVEL 9 ROOF AMENITY
Scale 1/8"=1'-0"



SECTION (D) - LEVEL 9
Scale 1/4"=1'-0"



SECTION (E) - LEVEL 9
Scale 1/4"=1'-0"

Level 9 Sections PINNACLE LIVING AT CAPSTAN VILLAGE - PHASE 1

no.:	date:	item:
6	Nov. 20 2014	DP Resubmission
5	Nov. 17 2014	DP Resubmission
4	Nov. 15 2014	Revised DP
1	July 03, 2014	Issued for DP

Revisions:

Durante Kreuk Ltd.
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Project:

CAPSTAN VILLAGE PHASE 1
RICHMOND, BC

Drawn by:	SP/AL
Checked by:	AL
Date:	MAY 20/2014
Scale:	as shown

Drawing Title:

Sections

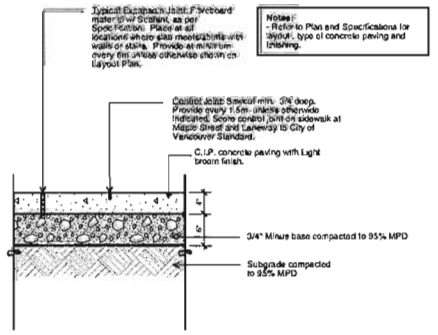
Project No.: 14035

Sheet No.:

L-7 of **12**

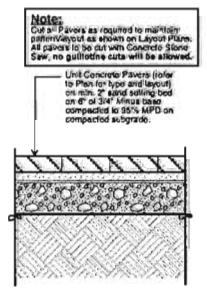
Plan 16Q Nov 19, 2014

DP 14 - 667322



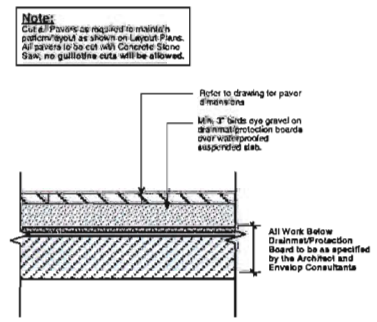
1 / L-1 Concrete Paving - On Grade

Scale 1" = 1'-0"



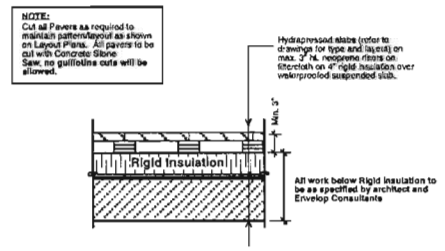
2 / L-1 Precast Concrete Unit Pavers - On Grade

Scale 1" = 1'-0"



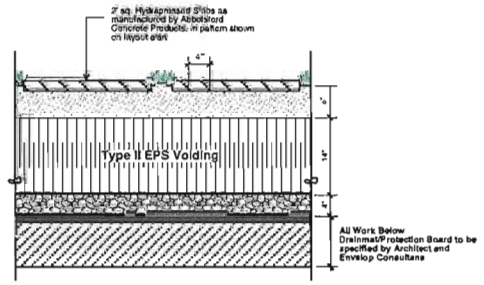
3 / L-1 Pavers on Grade and on Slab - Over Parkade

Scale: 1"=1'-0"



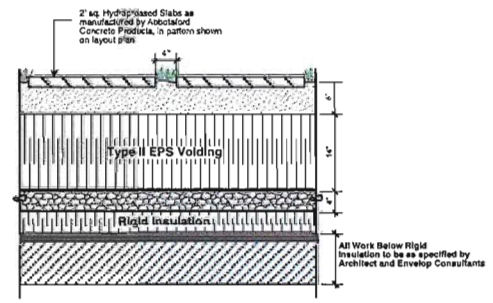
4 / L-3 Hydrapressed Slabs on Inverted Roof

Scale 1" = 1'-0"



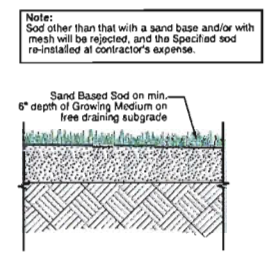
5 / L-2 24"x24" Concrete Pavers Set in Lawn on slab - Over Parkade

Scale 1" = 1'-0"



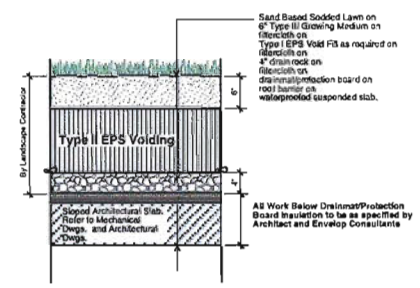
6 / L-3 24"x24" Concrete Pavers Set in Lawn on slab - Inverted Roof

Scale 1" = 1'-0"



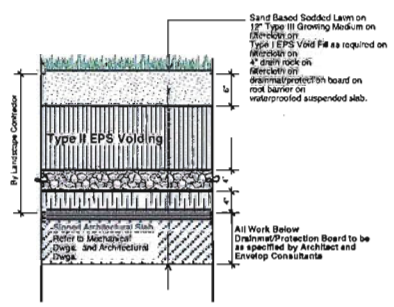
7 / L-1 Sodded Lawn - On Grade

Scale 1" = 1'-0"



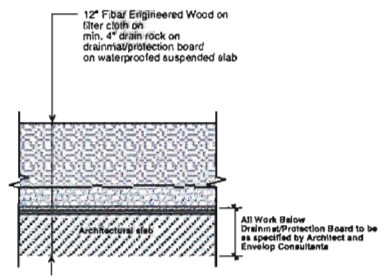
8 / L-2 Sodded Lawn on Slab - Over Parkade

Scale 1" = 1'-0"



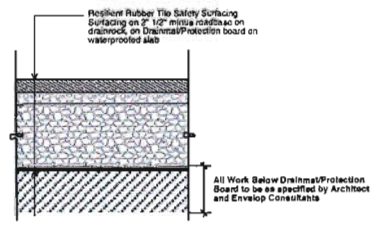
9 / L-3 Sodded Lawn on Slab - Inverted Roof

Scale 1" = 1'-0"



10 / L-2 Fibar Play Surface on Slab - Over Parkade

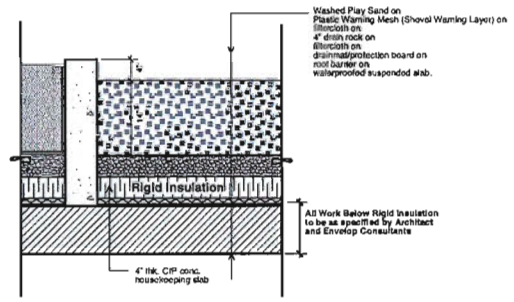
Scale 1" = 1'-0"



11 / L-2 Resilient Poured Rubber Safety Surfacing - Over Parkade

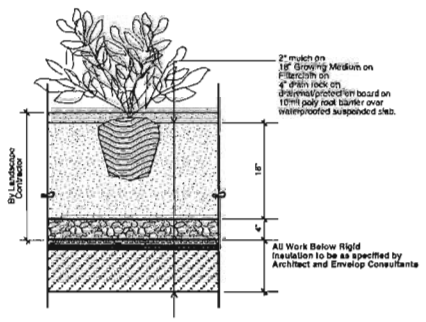
Scale 1" = 1'-0"

General Notes:
1. Refer to Architectural Drawings for all structural and finishing components for all cip concrete work.



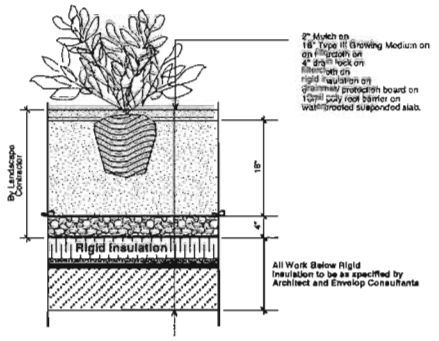
12 / L-2 Play Sand - Over Parkade

Scale 1" = 1'-0"



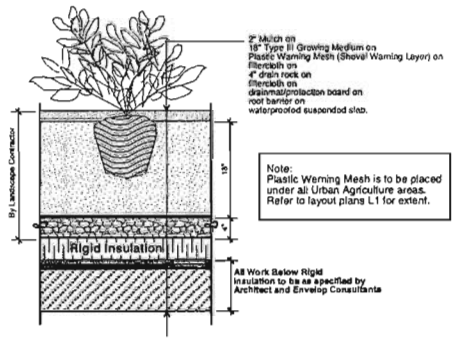
13 / L-2 Shrub Planting on Slab - Over Parkade

Scale 1" = 1'-0"



14 / L-3 Shrub Planting on Slab - Inverted Roof

Scale 1" = 1'-0"



Note:
Plastic Warning Mesh is to be placed under all Urban Agriculture areas. Refer to layout plans L1 for extent.

15 / L-3 Urban Agriculture Planting on Slab - Inverted Roof

Scale 1" = 1'-0"

no.:	date:	item:
2	Nov. 20, 2014	DP Resubmission
1	Nov. 19, 2014	DP Resubmission

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Project:

CAPSTAN VILLAGE PHASE 1
RICHMOND, BC

Drawn by:	AL/KL
Checked by:	AL
Date:	MAY 20/2014
Scale:	as shown

Drawing Title:

Details

Project No.:
14035

Sheet No.:

L-8 of 12

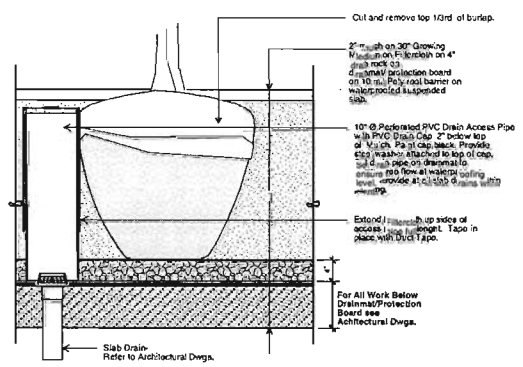
Plan 16R Nov 19, 2014

DP 14 - 667322

General Notes:

1. Do not cut Tree Leader.
2. Protect tree from damage during planting. Ensure rootball protected from Sun, Frost or Desiccation.
3. Ensure tree location does not conflict with Underground Services. "Call before digging".

Note: Ensure top of rootball is at or slightly above Finished Grade. Remove top 1/3 of burlap from rootball and hose from base of trunk. (and/or wire basket "lifting loops" and top row of baskets). Remove any soil on top of original rootball.

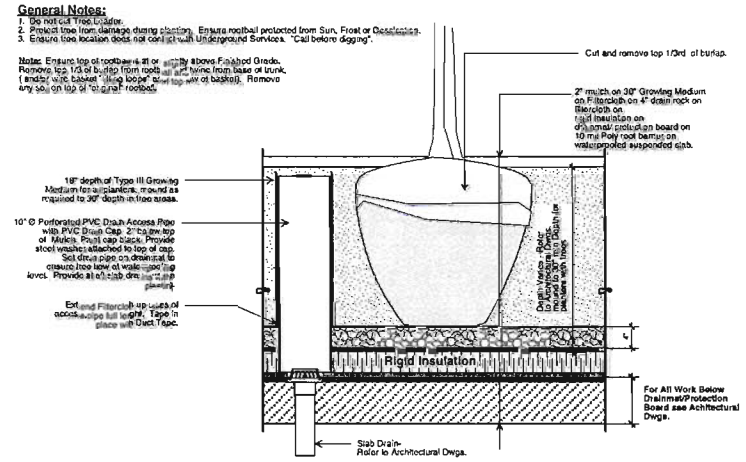


1 / L-2 **Typical Tree Planting on Slab - Over Parkade**
Scale 1" = 1'-0"

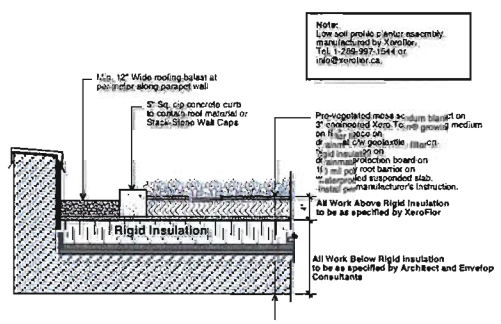
General Notes:

1. Do not cut Tree Leader.
2. Protect tree from damage during planting. Ensure rootball protected from Sun, Frost or Desiccation.
3. Ensure tree location does not conflict with Underground Services. "Call before digging".

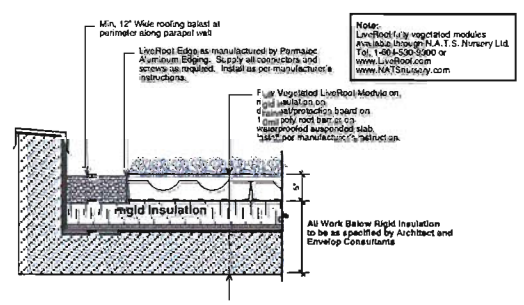
Note: Ensure top of rootball is at or slightly above Finished Grade. Remove top 1/3 of burlap from rootball and hose from base of trunk. (and/or wire basket "lifting loops" and top row of baskets). Remove any soil on top of original rootball.



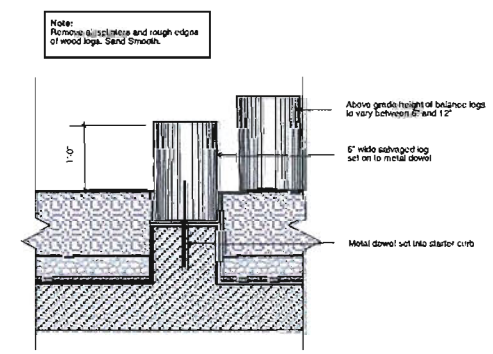
2 / L-3 **Typical Tree Planting on Slab with Drain Access Pipe in Planters on Slab - Inverted Roof**
Scale 1" = 1'-0"



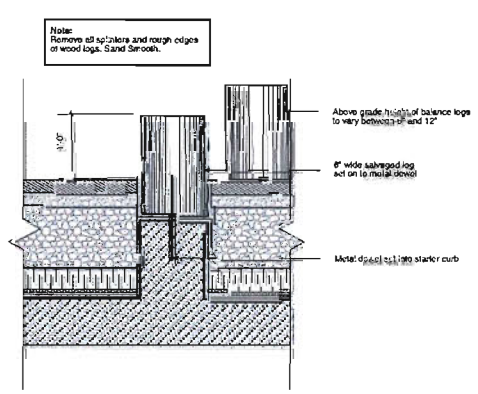
3 / L-3 **OPTION #1 - XeroFlor Pre-Vegetated Low Soil Planter on Slab - Inverted Roof**
Scale 1" = 1'-0"



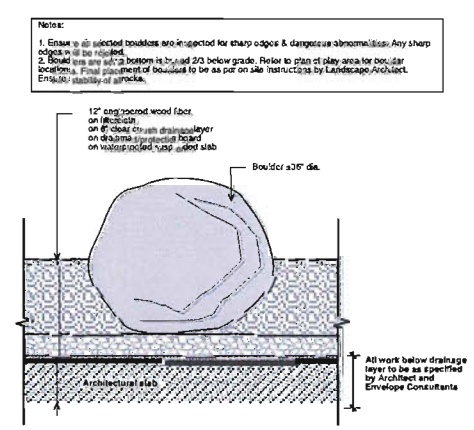
4 / L-3 **OPTION #2 - LiveRoof Low Soil Profile Planter on Slab - Inverted Roof**
Scale 1" = 1'-0"



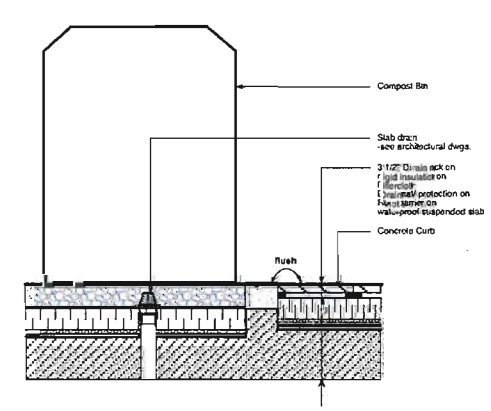
5 / L-2 **Balance Logs in Fibar Play Surface - Over Parkade**
Scale 1" = 1'-0"



6 / L-3 **Balance Logs in Resilient Play Surface - Inverted Roof**
Scale 1" = 1'-0"



7 / L-2 **Wood Fibar Play Area with Boulder**
Scale 1" = 1'-0"



8 / L-3 **Compost Bin with Drainage Layer**
Scale 1" = 1'-0"

no.:	date:	item:
2	Nov. 20, 2014	DP Resubmission
1	Nov. 19, 2014	DP Resubmission

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Durante Kreuk Ltd.
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Project:

CAPSTAN VILLAGE PHASE 1
RICHMOND, BC

Drawn by:	AL/KL
Checked by:	AL
Date:	MAY 20/2014
Scale:	as shown

Drawing Title:

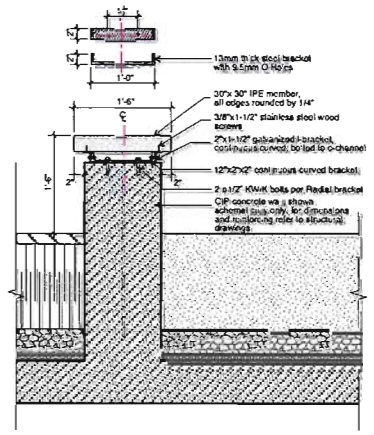
Details

Project No.: 14035

Sheet No.: L-9 of 12

Plan 16S Nov 19, 2014

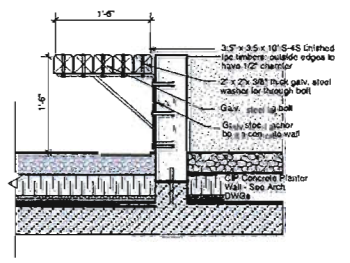
DP 14 - 667322



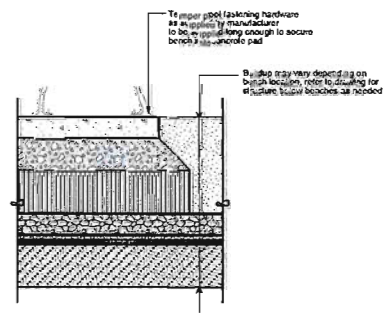
Notes:

1. All bench bracket metal to be hot-dipped galvanized steel.
2. All bolt holes to be pre-drilled before hot-dip galvanization.
3. Steel bracket to be welded construction.
4. Wood Members to be fabricated and finish. Top to be sanded in shop.
5. Submit shop drawings for approval prior to installation for bench in detail L1 11 and L1 12.

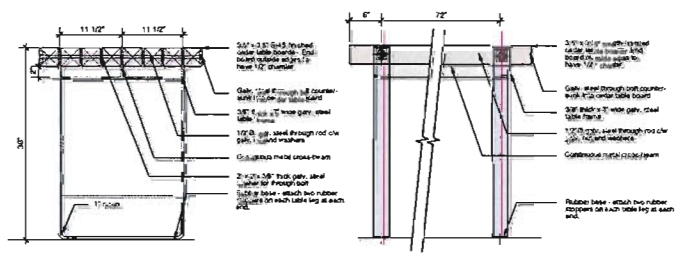
1 / L-2 **Curved Bench**
Scale 1" = 1'-0"



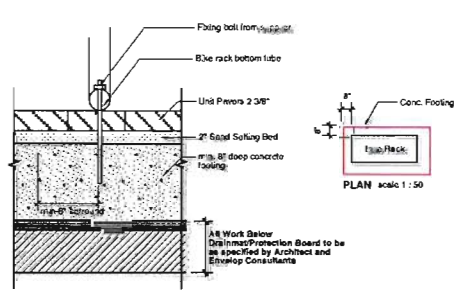
2 / L-2 **IPE Seatwall**
Scale 1" = 1'-0"



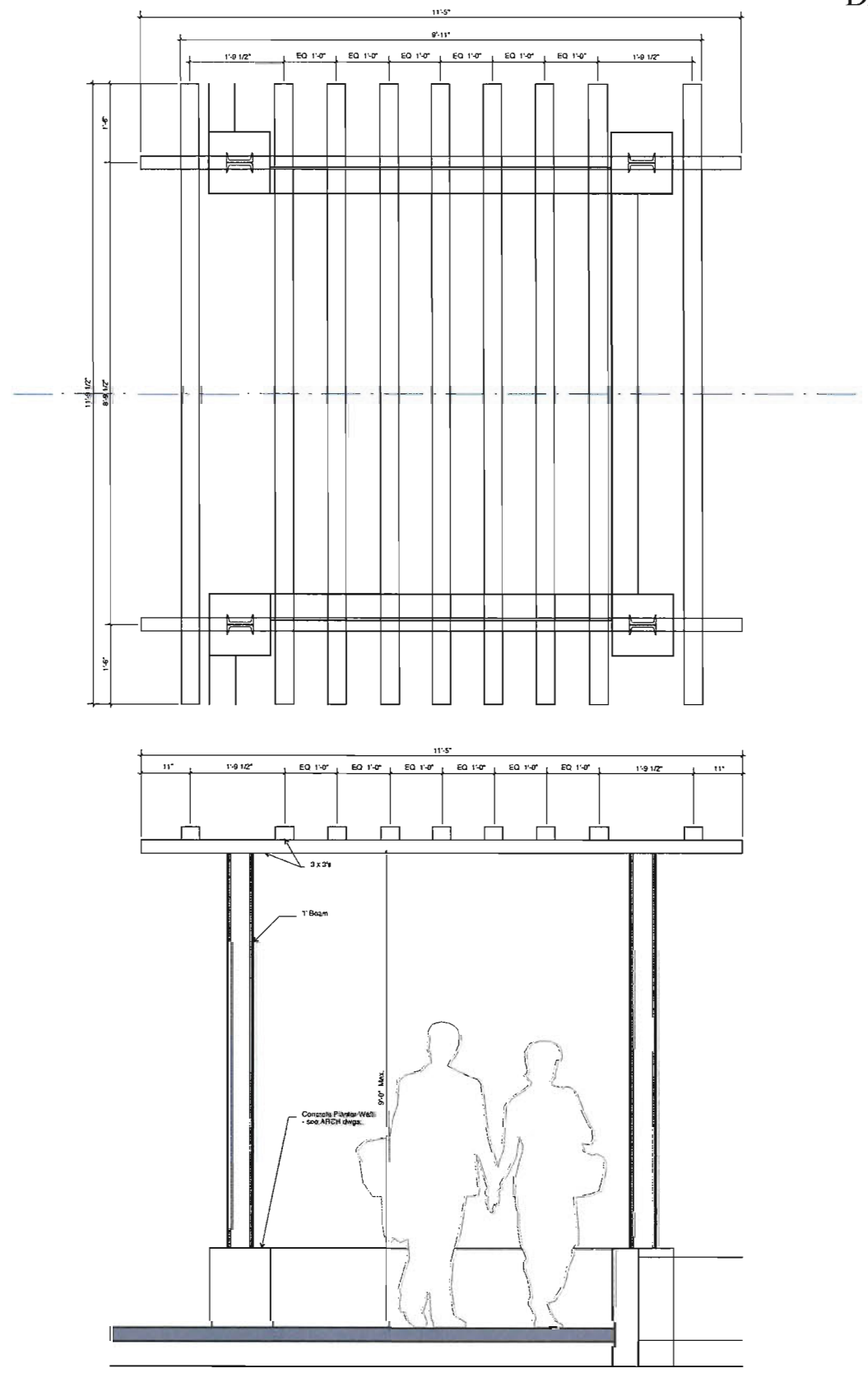
3 / L-1 **Bench Installation Detail**
Scale 1" = 1'-0"



4 / L-3 **Garden Potting Table**
Scale 1" = 1'-0"



5 / L-1 **Bike Rack attachment to slab below pavement - On Slab**
not to scale



6 / L-2 **Metal Trellis**
Scale 1" = 1'-0"

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2	Nov. 20, 2014	DP Resubmission
1	Nov. 19, 2014	DP Resubmission

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CAPSTAN VILLAGE PHASE 1
RICHMOND, BC

Drawn by:	AL/KL
Checked by:	AL
Date:	MAY 20/2014
Scale:	as shown

Drawing Title:

Details

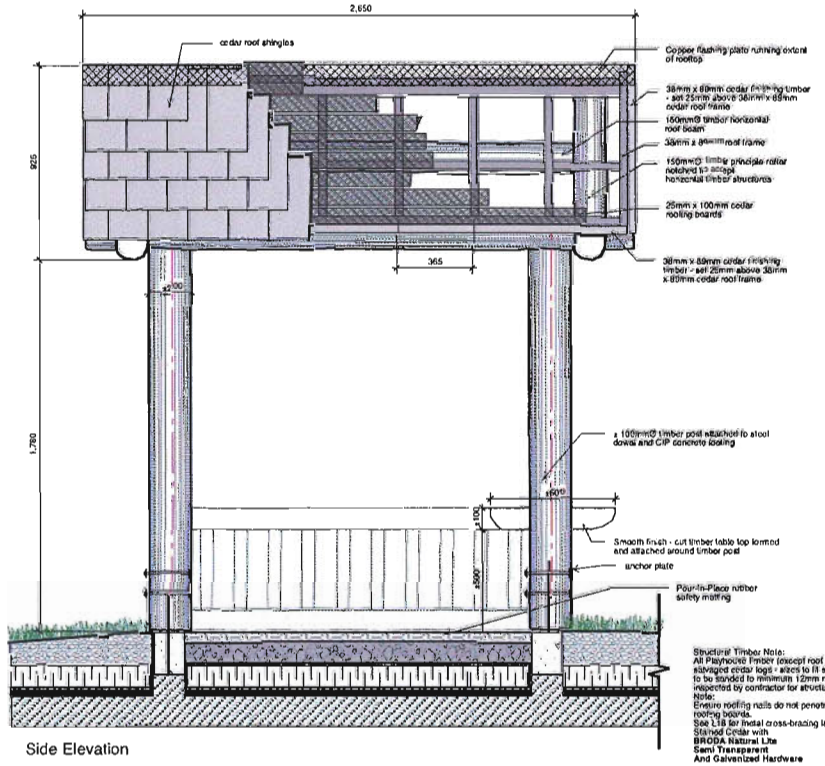
Project No.:
14035

Sheet No.:

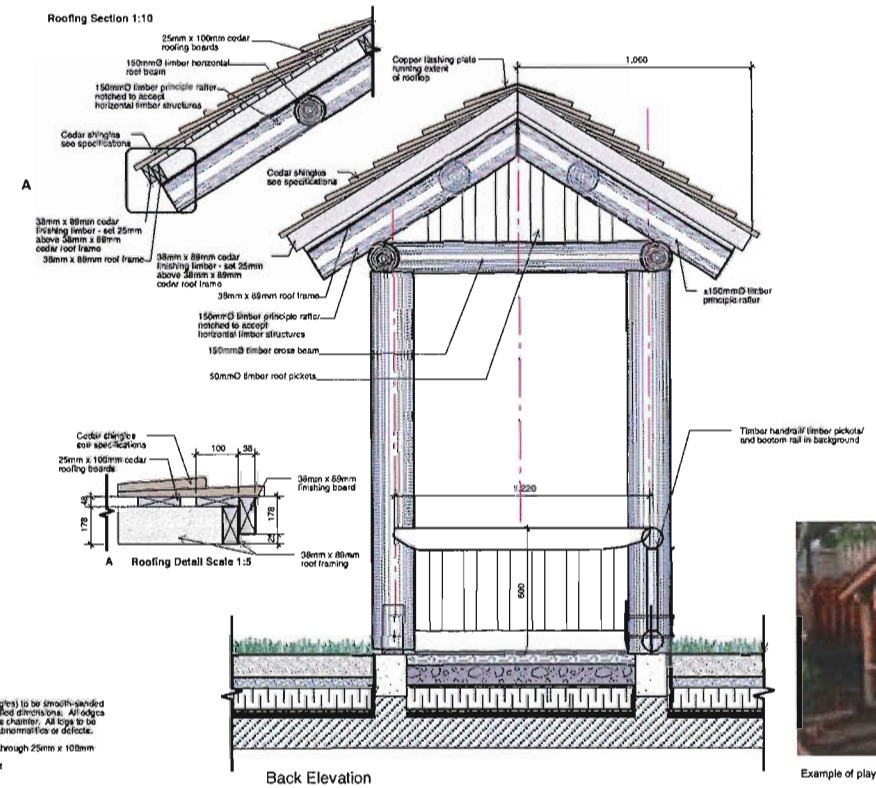
L-10 of **12**

Plan 16T Nov 19, 2014

DP 14 - 667322



Side Elevation



Back Elevation

Example of play hut

1 / L-2 Play Hut
Scale 1" = 1'-0"

no.:	date:	item
2	Nov. 20, 2014	DP Resubmission
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Project:

CAPSTAN VILLAGE PHASE 1
RICHMOND, BC

Drawn by:	AL/RL
Checked by:	AL
Date:	MAY 20/2014
Scale:	as shown

Drawing Title:

Details

Project No.:
14035

Sheet No.:

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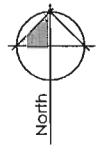
Plan 16U Nov 19, 2014

DP 14 - 667322



GREEN SPACE SUMMARY- LEED CALCULATIONS		
Calculations		
Site Area (Inside Property Line): 98,282 sq/ft		
Traditional Landscape Area	17,265 sq/ft.	(17.56%)
Lawn Area	7,145 sq/ft.	(7.2%)
Urban Agriculture Areas	890 sq/ft.	(0.9%)
Extensive Green Roof Areas	16,825 sq/ft.	(17.56%)
Total Replacement Trees meeting City of Richmond Bylaw	181	
Total Vegetated Area	**42,125 sq/ft.**	**(42.86%)**

KEY

- Traditional Landscape
- Lawn
- Urban Agriculture
- Extensive Green Roof
- Site Area
- Trees Deciduous (6cm cal min.) = 168
- Trees Conifers (3.5m tall min.) = 13

no.:	date:	item:
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1	Nov. 19 2014	DP Resubmission

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Project:

CAPSTAN VILLAGE PHASE 1
RICHMOND, BC

Drawn by:	SF/AL
Checked by:	AL
Date:	MAY 20/2014
Scale:	1/16" = 1'-0"

Drawing Title:

Green Overlay-
LEED Calculations

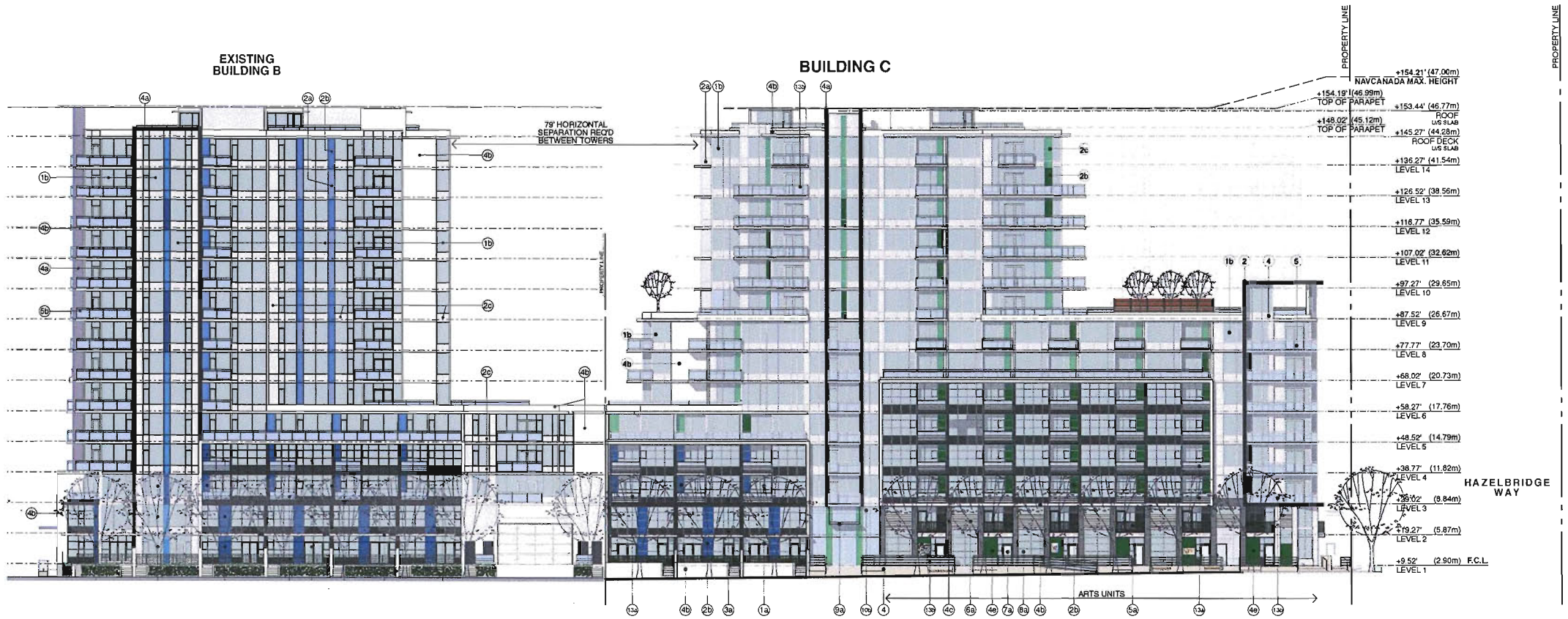
Project No.:
14035

Sheet No.:

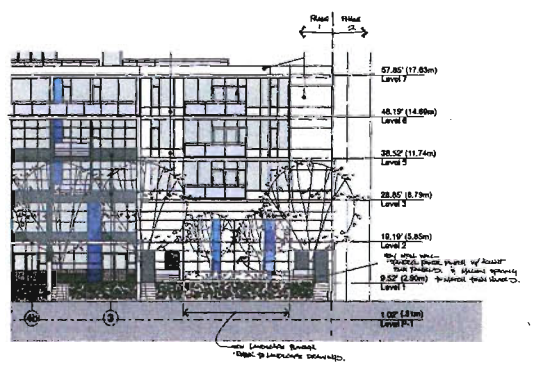
L-12 of 12

Plan 17 | Nov 19, 2014

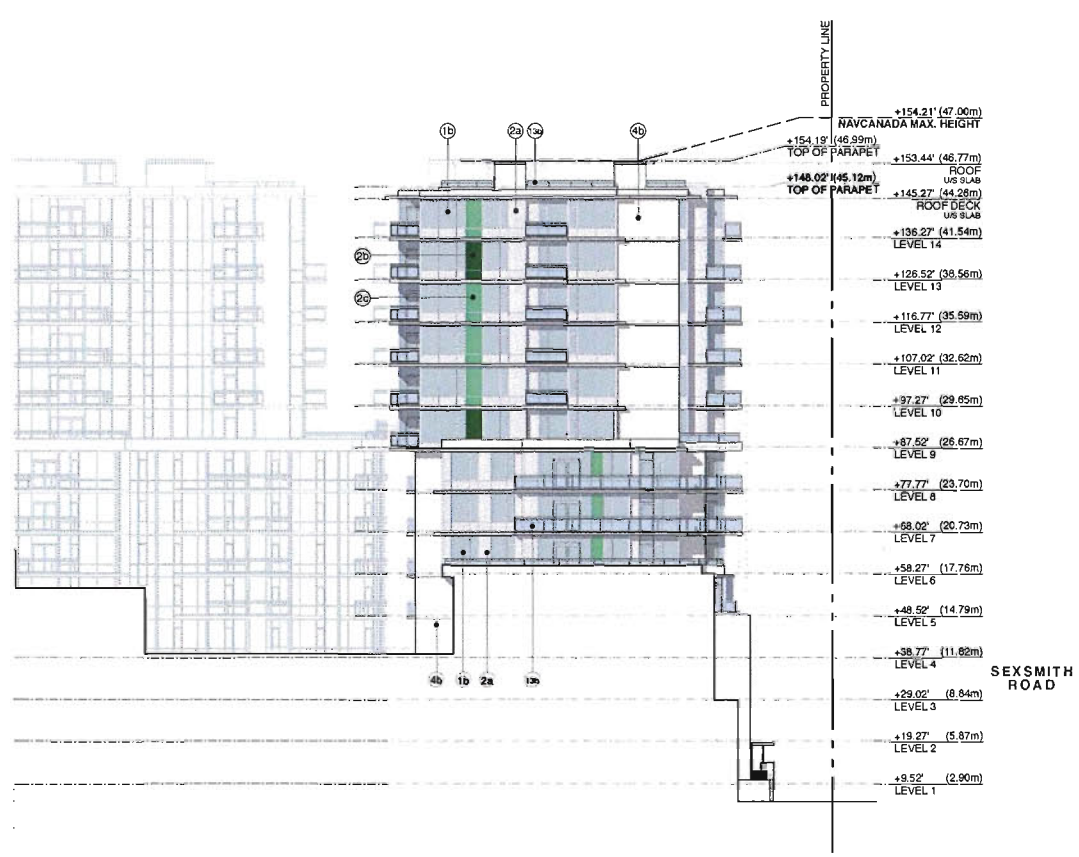
DP 14 - 667322



BUILDING C
EAST (FACING SEXSMITH)
0 5' 10' 20' 40'



DRIVEWAY CLOSURE AT 8677 CAPSTAN WAY
UPON COMPLETION OF PHASE 1



SOUTH ELEVATION
BUILDING C
0 5' 10' 20' 40'

LIST OF MATERIALS

1. **GLAZING IN ALUMINUM FRAMES**
   - 1A - dark grey frame
   - 1B - silver frame: clear anodized aluminum
2. **SPANDREL GLASS IN ALUMINUM FRAMES**
   - 2A - silver
   - **ACCENT COLOURS**
   - 2B - dark green
   - 2C - light green
   - 2D - dark orange
   - 2E - light orange
   - 2F - dark red
   - 2G - light red
   - 2H - dark grey
   - 2J - medium grey
3. **METAL PANEL**
   - 3A - dark grey
   - 3B - light orange
4. **PAINTED CONCRETE**
   - 4A - dark grey
   - 4B - white
   - 4C - medium grey
   - 4D - not used
   - 4E - dark green
   - 4F - dark orange
   - 4G - dark red
5. **METAL GUARDRAILS**
   - 5A - match
6. **CORRUGATED METAL**
   - 6A - silver
7. **TRANSLUCENT GLASS**
   - 7A - white
8. **OVERHEAD GARAGE DOOR W/ GLASS PANELS**
   - 8A - silver frame: clear anodized aluminum
9. **GLASS CANOPY**
   - 9A - dark grey steel frame
10. **METAL LOUVRE**
    - 10A - dark grey
    - 10B - silver
11. **OVERHEAD GARAGE DOOR**
    - 11A - silver
12. **NOT USED**
13. **ALUMINUM GLAZED GUARDRAILS**
    - 13A - dark grey
    - 13B - silver

PINNACLE LIVING
AT CAPSTAN VILLAGE - PHASE 1
RICHMOND, BRITISH COLUMBIA

No.	ISSUED / REVISION	DATE
3	RE-ISSUED FOR DP	NOV 24 2014
2	RE-ISSUED FOR DP	NOV 17 2014
1	ISSUED FOR DP	JUL 03 2014

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ELEVATIONS (BUILDING C)

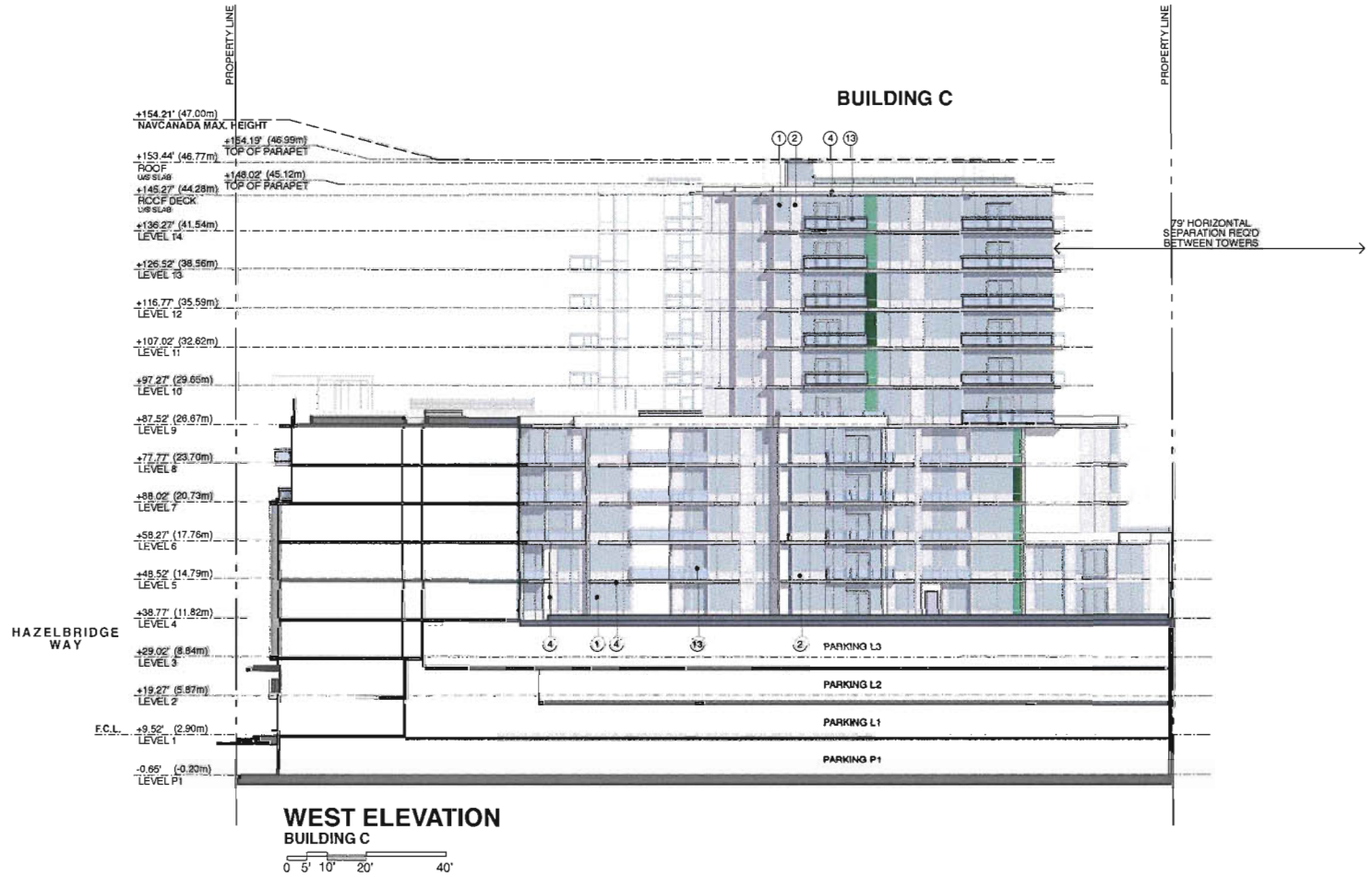
ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ. #	1402	DRAWING NUMBER
SCALE	1/16"=1'-0"	A4.01
DRAWN		
CHECKED		

File Name : 1402 Plan.pln

Plan 18 | Nov 19, 2014

DP 14 - 667322



WEST ELEVATION
BUILDING C

NORTH ELEVATION
BUILDING C

LIST OF MATERIALS

1. GLAZING IN ALUMINUM FRAMES
   - 1A - dark grey frame
   - 1B - silver frame: clear anodized aluminum
2. SPANDREL GLASS IN ALUMINUM FRAMES
   - 2A - silver
   - ACCENT COLOURS
   - 2B - dark green
   - 2C - light green
   - 2D - dark orange
   - 2E - light orange
   - 2F - dark red
   - 2G - light red
   - 2H - dark grey
   - 2J - medium grey
3. METAL PANEL
   - 3A - dark grey
   - 3B - light orange
4. PAINTED CONCRETE
   - 4A - dark grey
   - 4B - white
   - 4C - medium grey
   - 4D - not used
   - 4E - dark green
   - 4F - dark orange
   - 4G - dark red
5. METAL GUARDRAILS
   - 5A - match
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   - 8A - silver frame: clear anodized aluminum
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   - 9A - dark grey steel frame
10. METAL LOUVRE
    - 10A - dark grey
    - 10B - silver
11. OVERHEAD GARAGE DOOR
    - 11A - silver
12. NOT USED
13. ALUMINUM GLAZED GUARDRAILS
    - 13A - dark grey
    - 13B - silver

PINNACLE LIVING
AT CAPSTAN VILLAGE - PHASE 1
RICHMOND, BRITISH COLUMBIA

No.	ISSUED / REVISION	DATE
3	RE-ISSUED FOR DP	NOV 24 2014
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1	ISSUED FOR DP	JUL 03 2014

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ELEVATIONS (BUILDING C)

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PROJ. #	1402	DRAWING NUMBER
SCALE		A4.02
DRAWN		
CHECKED		

NORTH ELEVATION
BUILDING D
0 5' 10' 20' 40'

NORTH ELEVATION
BUILDING E
0 5' 10' 20' 40'

PARTIAL NORTH ELEVATION
AT PUBLIC PARKING ENTRANCE
BUILDING D
0 5' 10' 20'

SAMPLE PARKING SIGN

EAST ELEVATION
BUILDING D
0 5' 10' 20' 40'

LIST OF MATERIALS

1. GLAZING IN ALUMINUM FRAMES
   - 1A - dark grey frame
   - 1B - silver frame: clear anodized aluminum
2. SPANDREL GLASS IN ALUMINUM FRAMES
   - 2A - silver
   - ACCENT COLOURS
   - 2B - dark green
   - 2C - light green
   - 2D - dark orange
   - 2E - light orange
   - 2F - dark red
   - 2G - light red
   - 2H - dark grey
   - 2J - medium grey
3. METAL PANEL
   - 3A - dark grey
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   - 4A - dark grey
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   - 9A - dark grey steel frame
10. METAL LOUVRE
    - 10A - dark grey
    - 10B - silver
11. OVERHEAD GARAGE DOOR
    - 11A - silver
12. NOT USED
13. ALUMINUM GLAZED GUARDRAILS
    - 13A - dark grey
    - 13B - silver

PINNACLE LIVING
AT CAPSTAN VILLAGE - PHASE 1
RICHMOND, BRITISH COLUMBIA

No.	ISSUED / REVISION	DATE
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1	ISSUED FOR DP	JUL 03 2014

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ELEVATIONS (BUILDING D)

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

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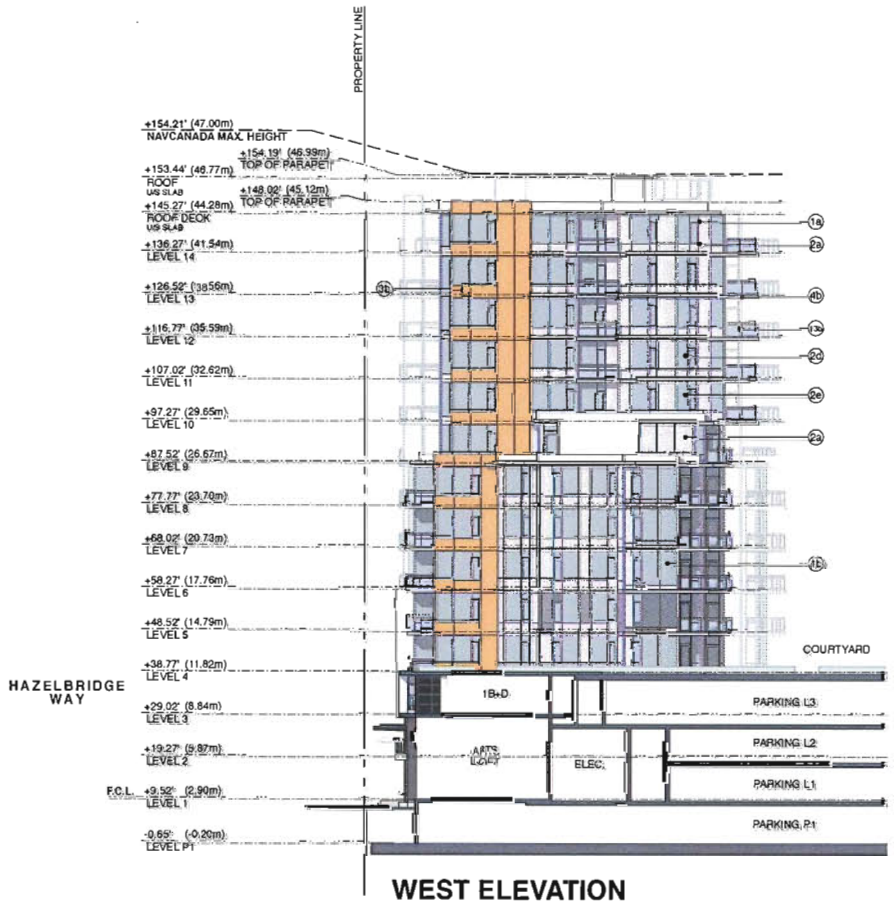
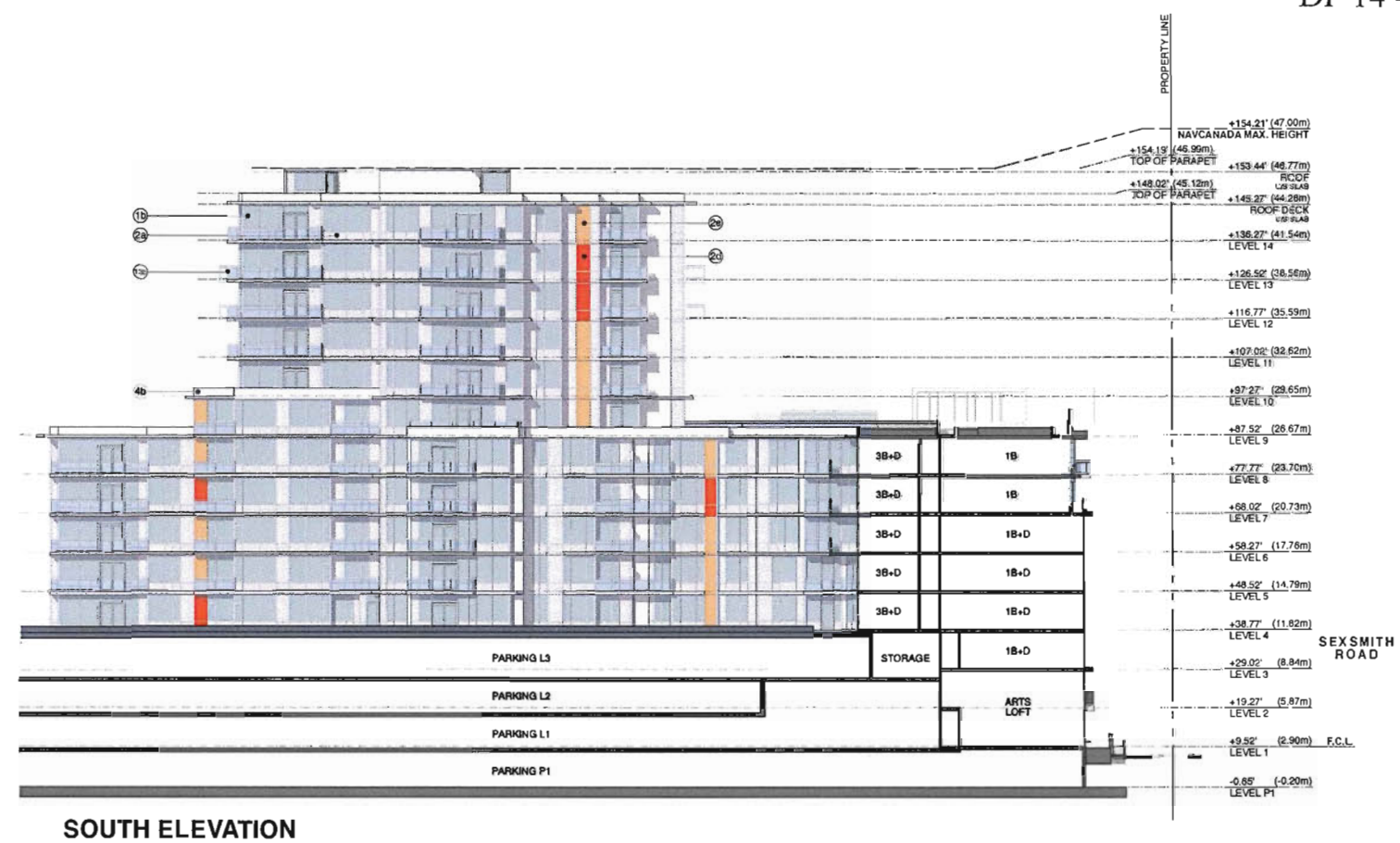
DRAWN		
CHECKED		

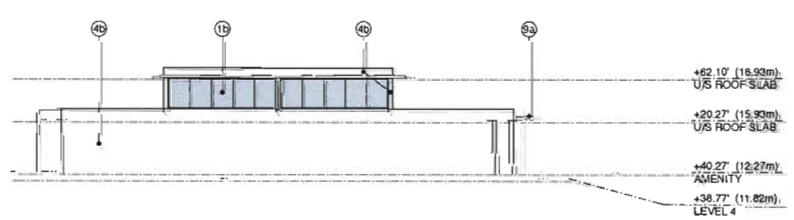


WEST ELEVATION
BUILDING D
0 5' 10' 20' 40'

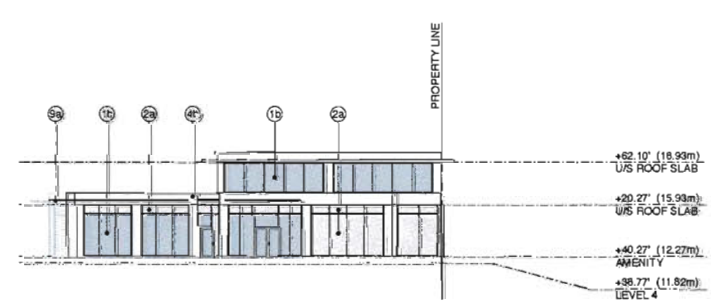


SOUTH ELEVATION
BUILDING D
0 5' 10' 20' 40'

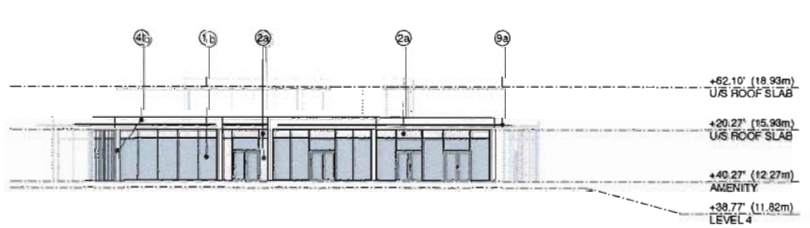
PINNACLE LIVING
AT CAPSTAN VILLAGE - PHASE 1
RICHMOND, BRITISH COLUMBIA



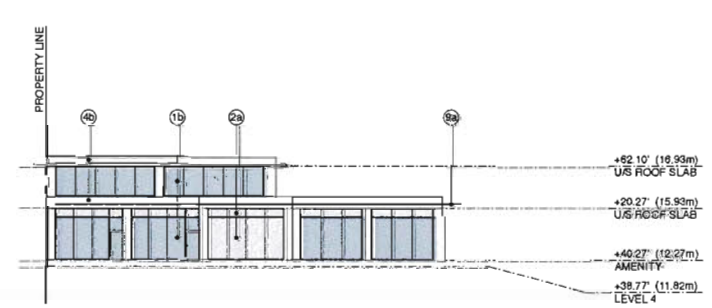
SOUTH ELEVATION
AMENITY BUILDING



WEST ELEVATION
AMENITY BUILDING



NORTH ELEVATION
AMENITY BUILDING



EAST ELEVATION
AMENITY BUILDING

LIST OF MATERIALS

1. GLAZING IN ALUMINUM FRAMES
   - 1A - dark grey frame
   - 1B - silver frame; clear anodized aluminum
2. SPANDREL GLASS IN ALUMINUM FRAMES
   - 2A - silver
   - ACCENT COLOURS
   - 2B - dark green
   - 2C - light green
   - 2D - dark orange
   - 2E - light orange
   - 2F - dark red
   - 2G - light red
   - 2H - dark grey
   - 2J - medium grey
3. METAL PANEL
   - 3A - dark grey
   - 3B - light orange
4. PAINTED CONCRETE
   - 4A - dark grey
   - 4B - white
   - 4C - medium grey
   - 4D - not used
   - 4E - dark green
   - 4F - dark orange
   - 4G - dark red
5. METAL GUARDRAILS
   - 5A - match
6. CORRUGATED METAL
   - 6A - silver
7. TRANSLUCENT GLASS
   - 7A - white
8. OVERHEAD GARAGE DOOR W/ GLASS PANELS
   - 8A - silver frame; clear anodized aluminum
9. GLASS CANOPY
   - 9A - dark grey steel frame
10. METAL LOUVRE
    - 10A - dark grey
    - 10B - silver
11. OVERHEAD GARAGE DOOR
    - 11A - silver
12. NOT USED
13. ALUMINUM GLAZED GUARDRAILS
    - 13A - dark grey
    - 13B - silver

No.	ISSUE/REVISION	DATE
3	RE-ISSUED FOR DP	NOV 19 2014
2	RE-ISSUED FOR DP	NOV 17 2014
1	ISSUED FOR DP	JUL 03 2014

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ELEVATIONS (BUILDING D)

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ. #	1402	DRAWING NUMBER
SCALE		A4.04
DRAWN		
CHECKED		

Plan 21 Nov 19, 2014

DP 14 - 667322

LIST OF MATERIALS

1. GLAZING IN ALUMINUM FRAMES
   - 1A - dark grey frame
   - 1B - silver frame: clear anodized aluminum
2. SPANDREL GLASS IN ALUMINUM FRAMES
   - 2A - silver
   - ACCENT COLOURS
   - 2B - dark green
   - 2C - light green
   - 2D - dark orange
   - 2E - light orange
   - 2F - dark red
   - 2G - light red
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8. OVERHEAD GARAGE DOOR W/ GLASS PANELS
   - 8A - silver frame: clear anodized aluminum
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   - 9A - dark grey steel frame
10. METAL LOUVRE
    - 10A - dark grey
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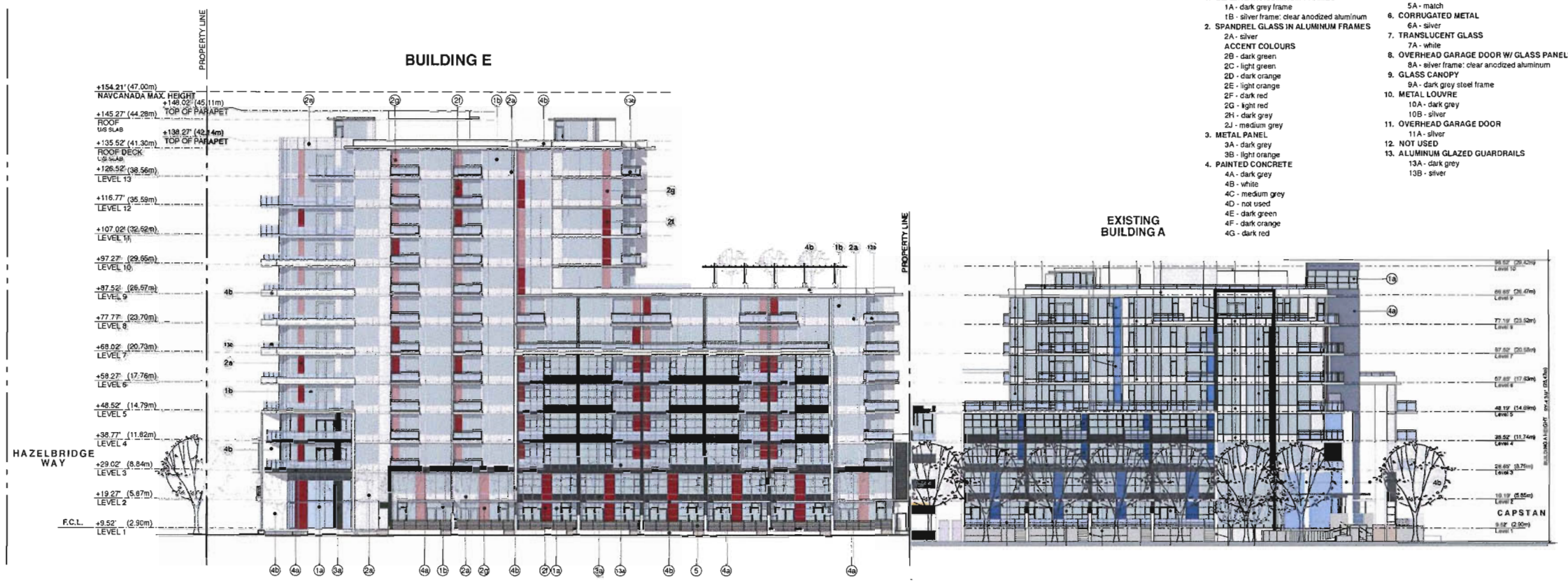
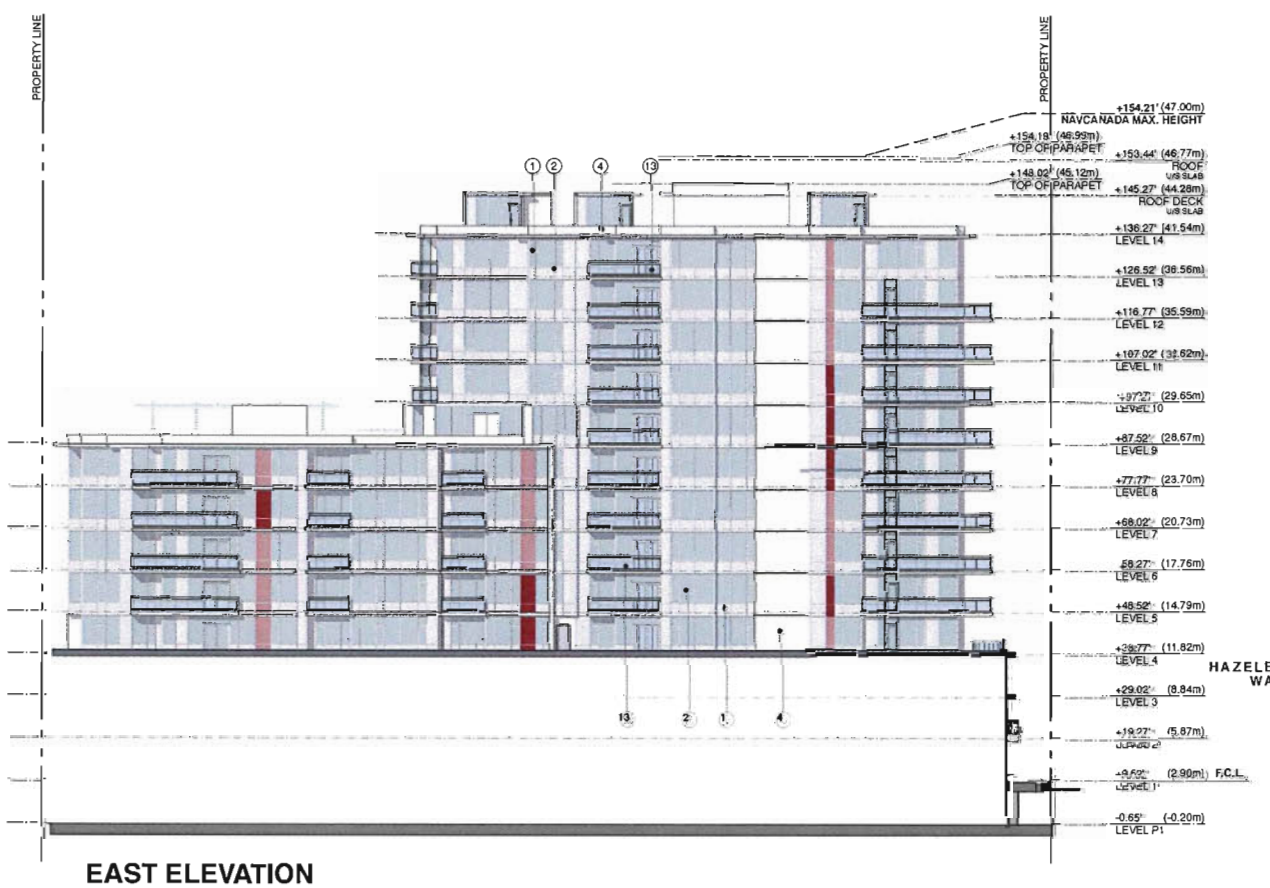
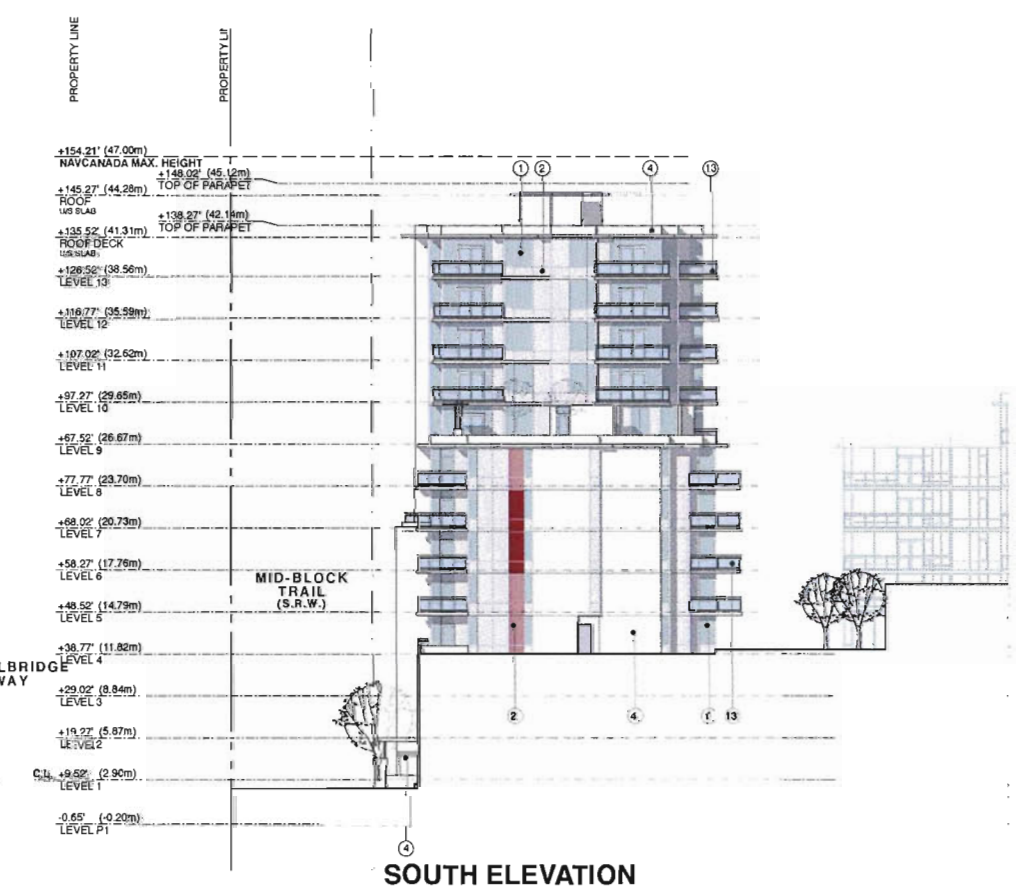
11. OVERHEAD GARAGE DOOR
    - 11A - silver
12. NOT USED
13. ALUMINUM GLAZED GUARDRAILS
    - 13A - dark grey
    - 13B - silver



BUILDING E
WEST (FACING MID-BLOCK TRAIL)
0 5' 10' 20'



EAST ELEVATION
BUILDING E
0 5' 10' 20' 40'



SOUTH ELEVATION
BUILDING E
0 5' 10' 20' 40'

PINNACLE LIVING AT CAPSTAN VILLAGE - PHASE 1

RICHMOND, BRITISH COLUMBIA

No.	ISSUED / REVISION	DATE
3	RE-ISSUED FOR DP	NOV 24, 2014
2	RE-ISSUED FOR DP	NOV 17, 2014
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ELEVATIONS (BUILDING E)

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

JOB NO.	1402
SCALE	
DRAWN	
CHECKED	
DRAWING NUMBER	A4.05

Plan 22 Nov 19, 2014

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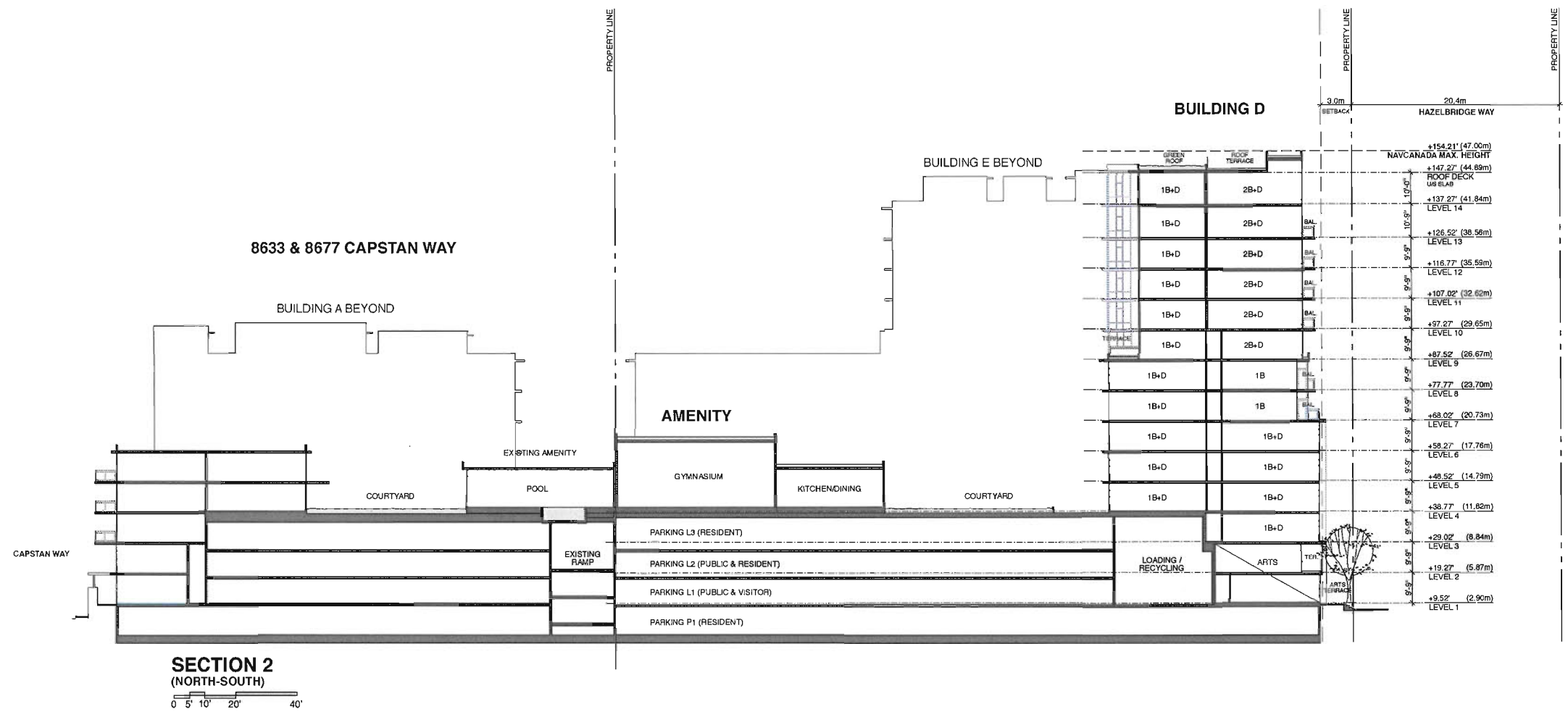
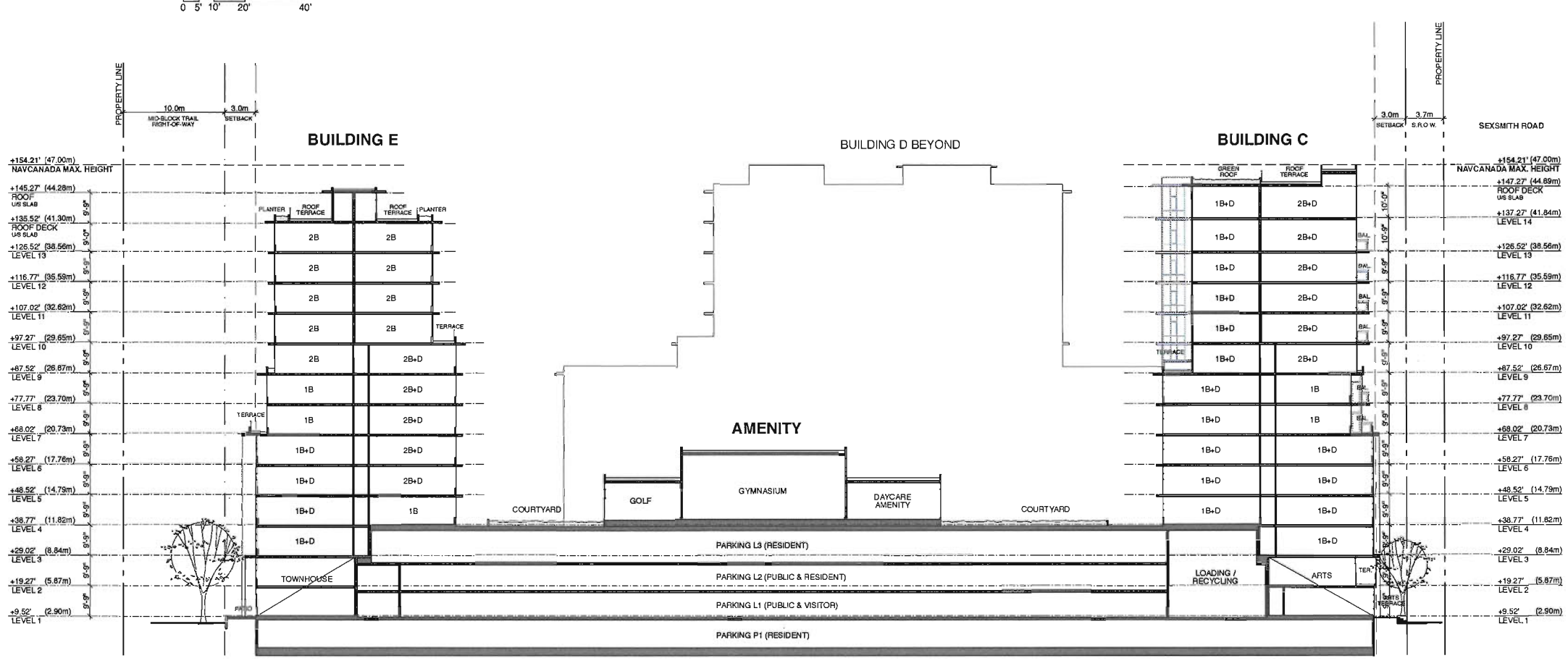


SECTION 2
(NORTH-SOUTH)
0 5' 10' 20' 40'



SECTION 1
(EAST-WEST)
0 5' 10' 20' 40'

PINNACLE LIVING
AT CAPSTAN VILLAGE - PHASE 1
RICHMOND, BRITISH COLUMBIA

No.	ISSUED / REVISION	DATE
3	RE-ISSUED FOR DP	NOV 24 2014
2	RE-ISSUED FOR DP	NOV 17 2014
1	ISSUED FOR DP	JUL 03 2014

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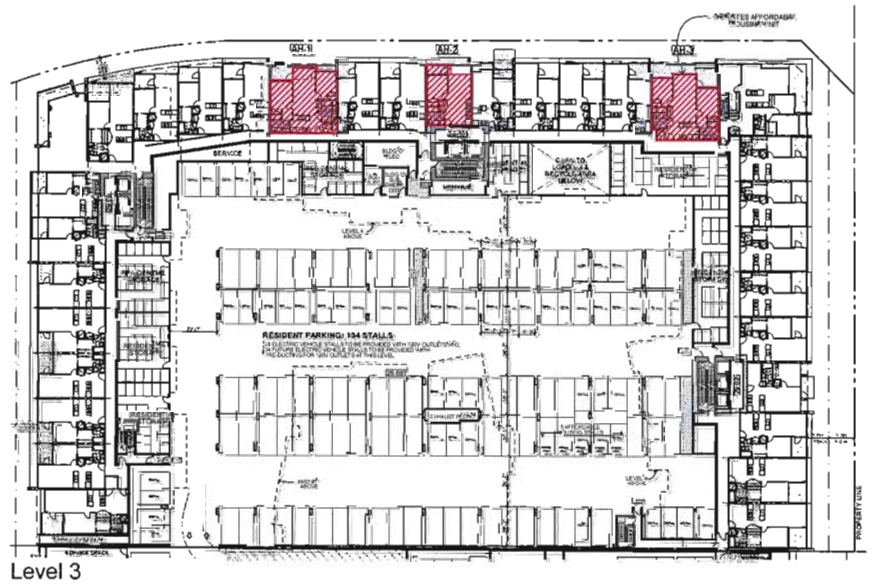
OVERALL BUILDING SECTIONS

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ. #	1402	DRAWING NUMBER
SCALE		A5.01
DRAWN		
CHECKED		

Plan 23A | Nov 19, 2014

DP 14 - 667322



Level 3

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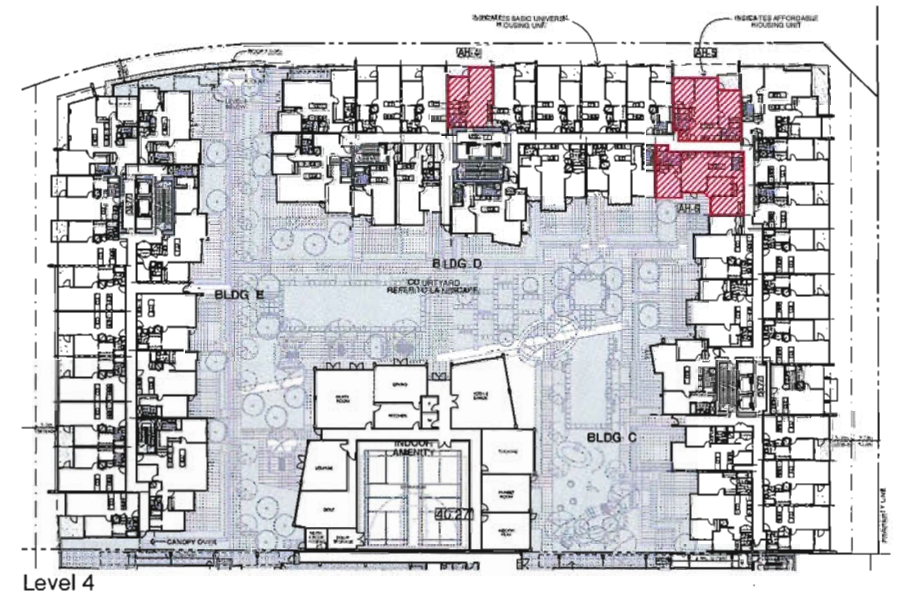

Level 4

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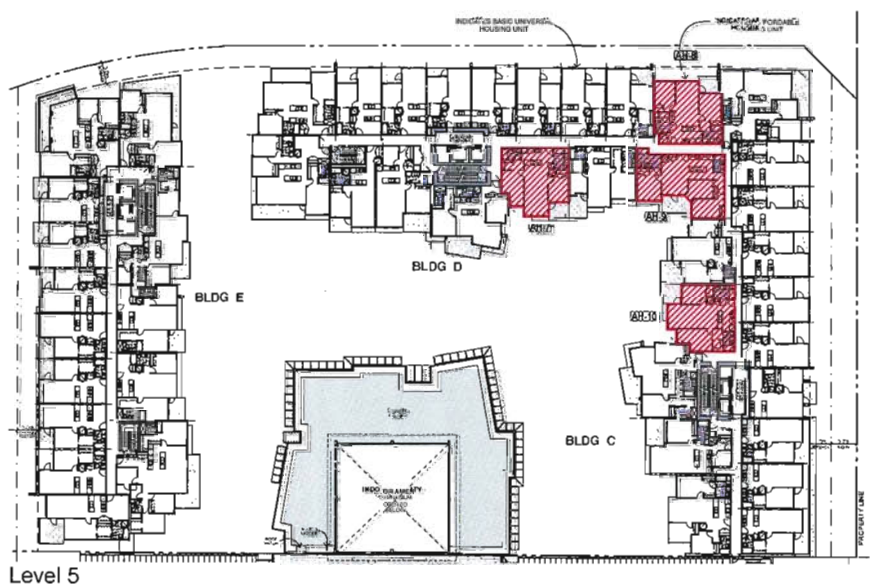
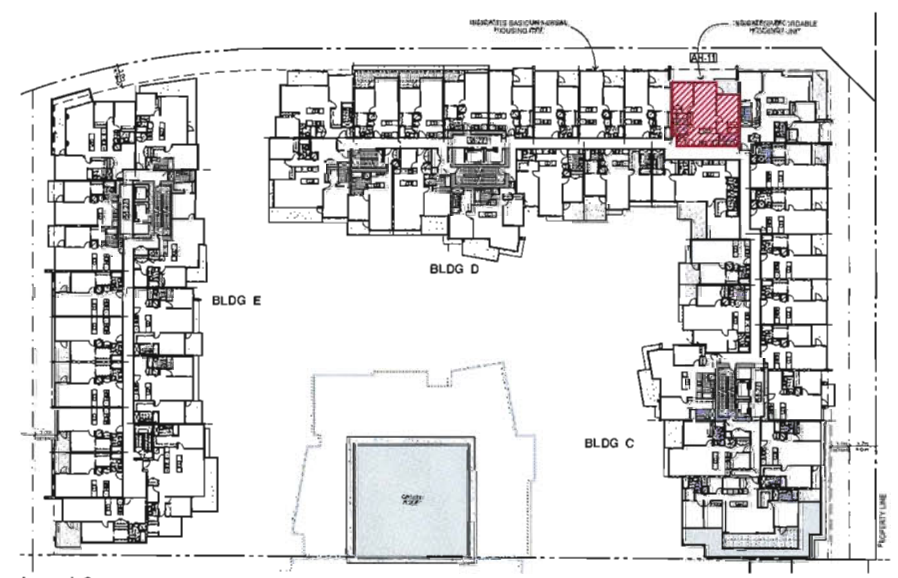


Level 5

SCALE: 1/32" = 1'-0"



Level 6

SCALE: 1/32" = 1'-0"

AFFORDABLE HOUSING UNITS BREAKDOWN

FLOOR	UNIT NO.	UNIT TYPE	UNIT AREA		PRIVATE OUTDOOR AREA	
			SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
L3	1	2-BED	80.1	862.2	7.7	82.9
	2	1-BED	50.5	544	3.8	41.2
	3	2-BED	80.1	862.2	7.7	82.9
L4	4	1-BED	50.5	544	3.8	41.2
	5	2-BED	80.1	862.2	7.7	82.9
	6	3-BED	91.8	988	12.4	133.1
L5	7	2-BED	80.1	862.2	7.9	85.1
	8	2-BED	80.1	862.2	7.7	82.9
	9	3-BED	91.8	988	6.6	71.0
	10	2-BED	80.1	862.2	7.9	85
L6	11	2-BED	80.1	862.2	7.7	82.9
TOTAL			845.4	9,099	80.9	871.3

TOTAL UNIT TYPES PROVIDED

UNIT TYPE	QUANTITY	PCT.
1-BED	2	18.2%
2-BED	7	63.6%
3-BED	2	18.2%
TOTAL	11	100.0%

PINNACLE LIVING
AT CAPSTAN VILLAGE - PHASE 1
RICHMOND, BRITISH COLUMBIA

No.	ISSUED / REVISION	DATE
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2	RE-ISSUED FOR DP	NOV 3 2014
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AFFORDABLE HOUSING UNITS

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ. # 1402

SCALE:

DRAWN

CHECKED

DRAWING # A6.01

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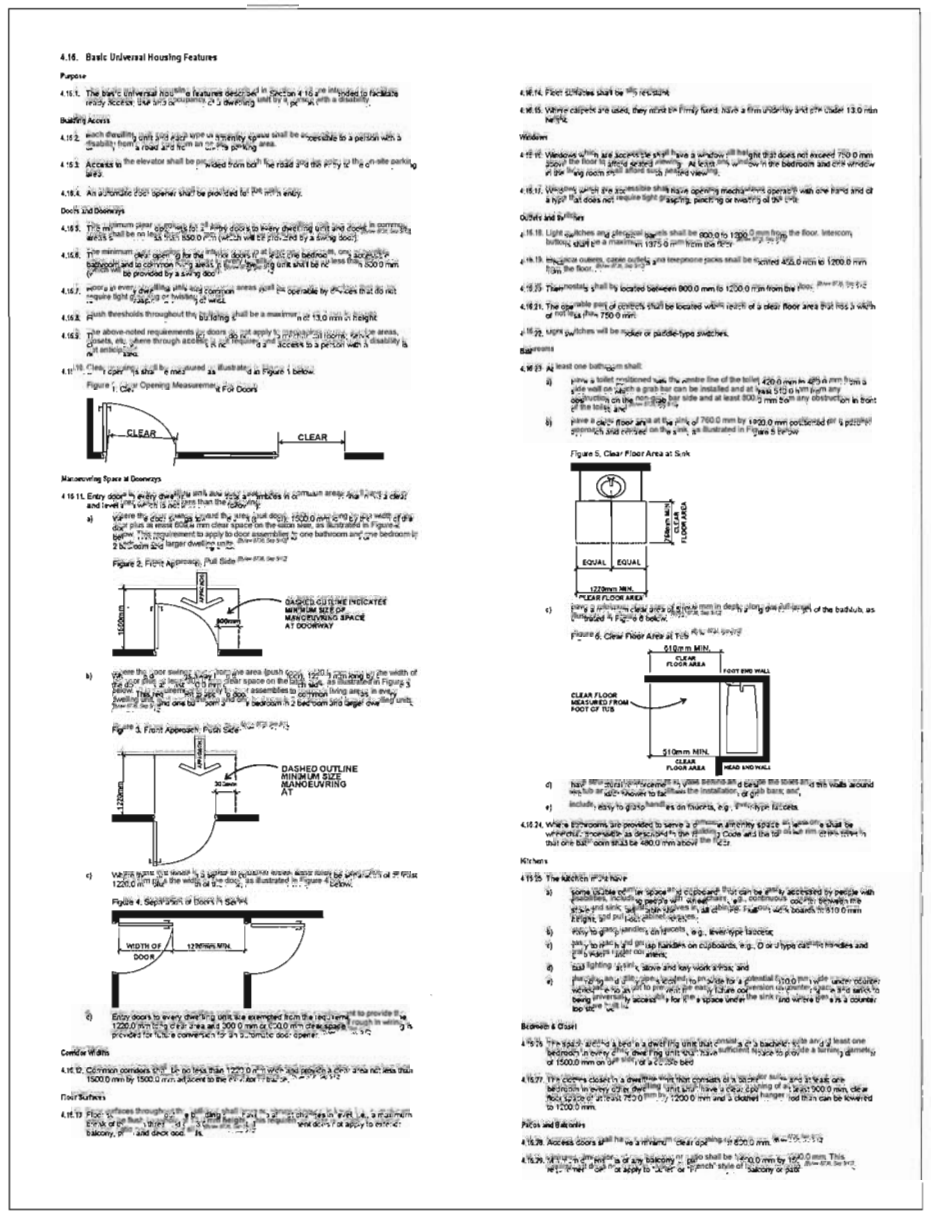


4.16. Basic Universal Housing Features

Purpose

4.16.1. The basic universal housing features described in Section 4.16 are intended to facilitate easy access and maneuvering in a dwelling unit by persons with a disability.

Building Access

4.16.2. Each dwelling unit and each common area shall be accessible to a person with a disability from a road and from an on-site parking area.

4.16.3. Access to the elevator shall be provided from both the road and the parking or the on-site parking area.

4.16.4. An automatic door opener shall be provided for the entry.

Doors and Doorways

4.16.5. The minimum clear opening for all entry doors to every dwelling unit and doors to common areas shall be no less than 850.0 mm (which will fit 210-230 V) a swing door.

4.16.6. The minimum clear opening for the entry doors of at least one bedroom, one accessible bathroom and a common living area, if provided, in each dwelling unit shall be not less than 800.0 mm (32") to be provided by a swing door.

4.16.7. Every at every dwelling unit and common area door to be operable by devices that do not require tight grasping or twisting of wrist.

4.16.8. Sills thresholds throughout the dwelling shall be a maximum of 13.0 mm in height.

4.16.9. The above-noted requirements do doors do not apply to connecting rooms, service areas, closets, etc. where through access is not required and access to a person with a disability is not anticipated.

4.16.10. Clear Opening shall be measured as illustrated as Figure 1 below.

Figure 1. Clear Opening Measurement For Doors

Maneuvering Space at Doorways

4.16.11. Entry doors to every dwelling unit and any suite bedroom in common areas shall have a clear and level area which is not less than the following:

a) where the door opens toward the area of the door, 1500.0 mm (59") by the width of the door plus at least 600.0 mm clear space on the latch side, as illustrated in Figure 2 below. This requirement to apply to door assemblies to one bedroom and one bedroom in 2 bedroom and larger dwelling units.

Figure 2. Front Approach, Pull Side

b) where the door opens away from the area (push door), 1500.0 mm (59") by the width of the door plus at least 300.0 mm clear space on the latch side, as illustrated in Figure 3 below. This requirement to apply to door assemblies to common living areas, in every dwelling unit, and one but not in a 1 bedroom, bedroom in 2 bedroom and larger dwelling units.

Figure 3. Front Approach, Push Side

c) where some but doubt is a barrier to possible access, door sizes not less than 1200.0 mm (47") plus the width of the door, as illustrated in Figure 4 below.

Figure 4. Approach, Pull Side

d) Entry doors to every dwelling units are exempted from the requirement to provide a 1220.0 mm turning area and 300.0 mm or 610.0 mm clear space, provided sufficient space is provided for a wheelchair for an automatic door opener.

Corridor Widths

4.16.12. Common corridors (59") so no less than 1220.0 mm which may include a door area not less than 1500.0 mm by 1500.0 mm adjacent to the door area.

Floor Surfaces

4.16.13. Floor surfaces throughout the dwelling unit, including bathrooms, kitchen, etc., and common areas, balcony, and deck and patio.

4.16.14. Floor surfaces shall be slip resistant.

4.16.15. Where carpets are used, they must be firmly fixed, have a thin underlay and be under 13.0 mm height.

Windows

4.16.16. Windows which are accessible shall have a window sill height that does not exceed 750.0 mm above the floor to allow a seated viewing. At least one window in the bedroom and one window in the living room shall allow seated viewing.

4.16.17. Windows which are accessible shall have opening mechanisms operable with one hand and at a force that does not require tight grasping, pinching or twisting of the wrist.

Outlets and Switches

4.16.18. Light switches and electrical sockets shall be 900.0 to 1200.0 mm from the floor. Intercom, buzzers, shall be a maximum 1375.0 mm from the floor.

4.16.19. Telephone outlets, cable outlets, and telephone jacks shall be located 400.0 mm to 1200.0 mm from the floor.

4.16.20. Thermostats shall be located between 900.0 mm to 1200.0 mm from the floor.

4.16.21. The operable part of controls shall be located within reach of a seated floor area that has a width of not less than 750.0 mm.

4.16.22. Light switches will be rocker or paddle-type switches.

Bathrooms

4.16.23. At least one bathroom shall:

i) have a toilet positioned so the centre line of the toilet 420.0 mm to 450.0 mm from a side wall on which a grab bar can be installed and at least 510.0 mm from any obstruction on the non-grab bar side and at least 800.0 mm from any obstruction in front of the toilet; and

ii) have a clear floor area of the size of 760.0 mm by 1220.0 mm positioned on a perpendicular approach and centred on the sink, as illustrated in Figure 5 below.

Figure 5. Clear Floor Area at Sink

c) have a minimum clear area of 510.0 mm in depth along the full length of the bathtub, as illustrated in Figure 6 below.

Figure 6. Clear Floor Area at Tub

d) have grab bars installed in the area between the toilet and the tub, as illustrated in Figure 7 below, and

e) include easy to grasp handles on faucets, e.g. lever-type faucets.

4.16.24. Where bathrooms are provided to serve a dwelling unit, the bathroom space requirement shall be satisfied, measurable as described in the Building Code and the top of the sink rim shall be not more than 865.0 mm above the floor.

Kitchens

4.16.25. The kitchen of the have

i) some kitchen cabinet or space of cupboard that can be easily accessible by people with disabilities, such as people with wheelchairs, e.g. cabinet/cupboard between the stove and sink, self-contained in an adjacent area, height not exceed 910.0 mm;

ii) easy to grasp handles on faucets, e.g. lever-type faucets;

iii) easy to grasp and pull up handles on cupboards, e.g. D or J-type cabinet handles and the kitchen cabinet door panels;

iv) task lighting above, above and key work areas; and

v) the ceiling in a kitchen area located in an area for a potential 510.0 mm wide under counter space, which is no in the 865.0 mm to 915.0 mm and 510.0 mm deep, which is the space to being considering access to the a space under the sink and where the is a counter top space.

Bedroom & Closet

4.16.26. The bedroom and/or a bed in a dwelling unit that contains a 610.0 mm backwall space and at least one bedroom in every dwelling unit shall have a minimum floor to provide a clearance of 1500.0 mm on the side of or a 610.0 bed.

4.16.27. The closet in a dwelling unit that contains a 610.0 mm wide and at least one bedroom in every dwelling unit shall have a clear opening of at least 900.0 mm, clear floor space of at least 760.0 mm by 1220.0 mm and a closet hanger rod that can be lowered to 1200.0 mm.

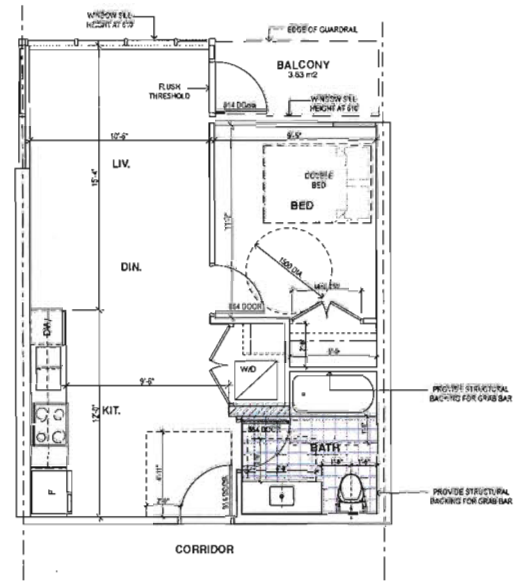
Patios and Balconies

4.16.28. Access doors shall be a minimum clear opening of 850.0 mm.

4.16.29. Minimum dimensions of any balcony or patio shall be 1500.0 mm by 1500.0 mm. This requirement shall not apply to "juliet" or "French" style of balcony or patio.

BASIC UNIVERSAL HOUSING FEATURES

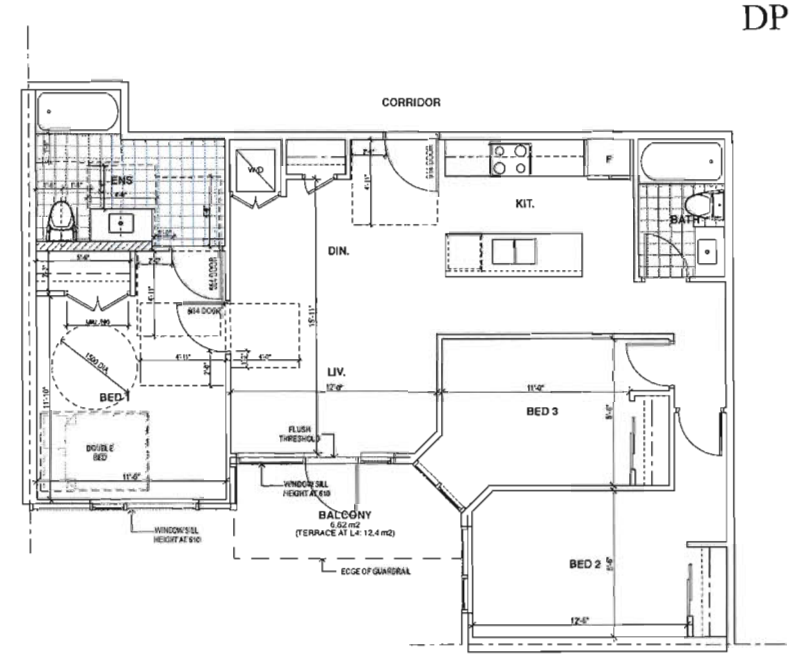
EXCERPT FROM CITY OF RICHMOND ZONING BYLAW



UNITS: 2 & 4
1 BEDROOM (50.5 m2)
AFFORDABLE HOUSING UNIT

NOTES:

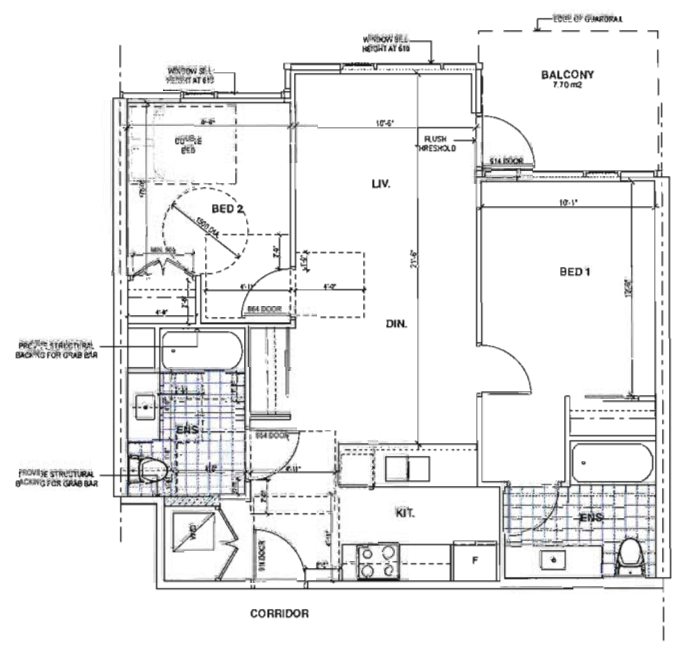
1. BASIC UNIVERSAL HOUSING FEATURES ARE TO BE PROVIDED IN ALL AFFORDABLE HOUSING UNITS, IN ACCORDANCE WITH THE CITY OF RICHMOND'S GENERAL DEVELOPMENT REGULATIONS, SECTION 4.16.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.



UNITS: 6 & 9
3 BEDROOM (91.8 m2)
AFFORDABLE HOUSING UNIT

NOTES:

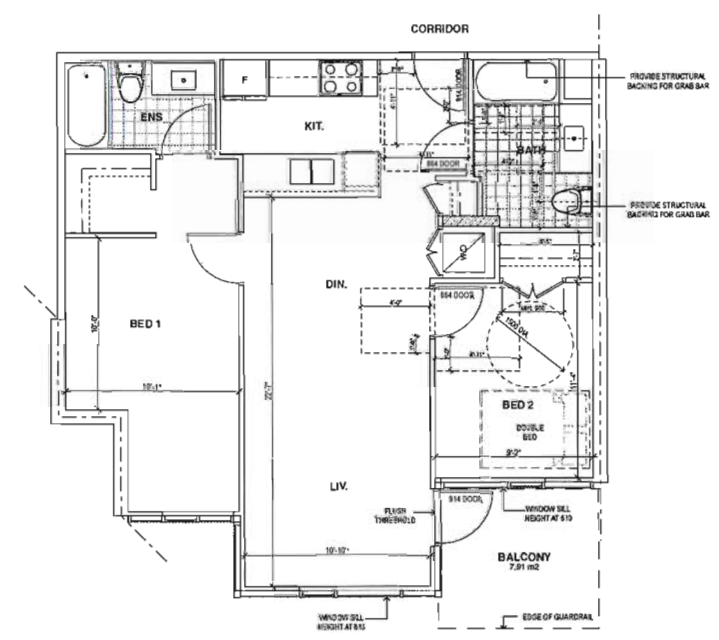
1. BASIC UNIVERSAL HOUSING FEATURES ARE TO BE PROVIDED IN ALL AFFORDABLE HOUSING UNITS, IN ACCORDANCE WITH THE CITY OF RICHMOND'S GENERAL DEVELOPMENT REGULATIONS, SECTION 4.16.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.



UNITS: 1, 3, 5, 8 & 11
2 BEDROOM (80.1 m2)
AFFORDABLE HOUSING UNIT

NOTES:

1. BASIC UNIVERSAL HOUSING FEATURES ARE TO BE PROVIDED IN ALL AFFORDABLE HOUSING UNITS, IN ACCORDANCE WITH THE CITY OF RICHMOND'S GENERAL DEVELOPMENT REGULATIONS, SECTION 4.16.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.



UNITS: 7 & 10
2 BEDROOM (80.1 m2)
AFFORDABLE HOUSING UNIT

NOTES:

1. BASIC UNIVERSAL HOUSING FEATURES ARE TO BE PROVIDED IN ALL AFFORDABLE HOUSING UNITS, IN ACCORDANCE WITH THE CITY OF RICHMOND'S GENERAL DEVELOPMENT REGULATIONS, SECTION 4.16.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.

PINNACLE LIVING AT CAPSTAN VILLAGE - PHASE 1

RICHMOND, BRITISH COLUMBIA

No.	ISSUED / REVISION	DATE
3	RE-ISSUED FOR DP	NOV 24 2014
2	RE-ISSUED FOR DP	NOV 17 2014
1	ISSUED FOR DP	JUL 03 2014

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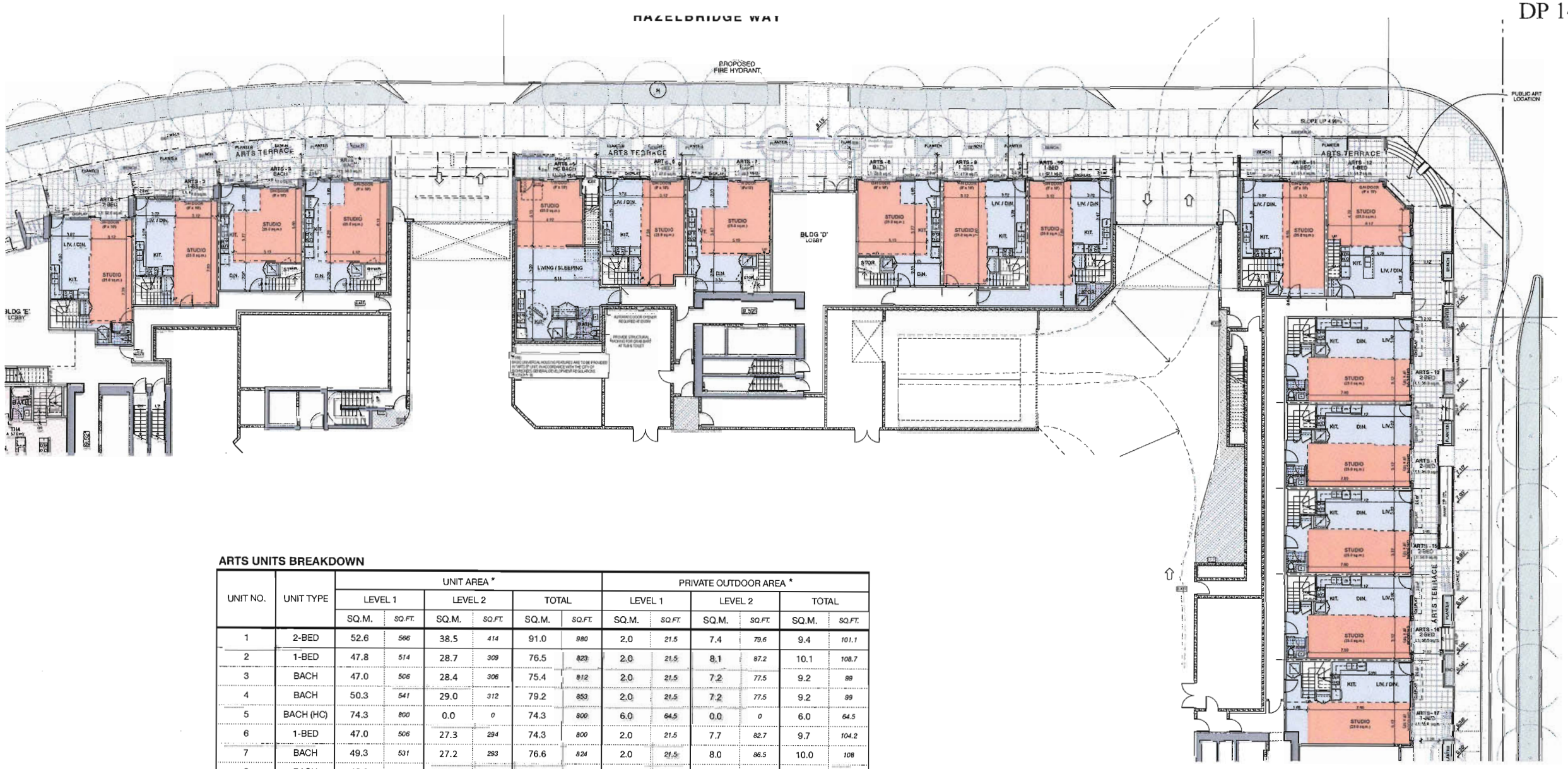
AFFORDABLE HOUSING UNITS

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ. #	1402	DRAWING NUMBER
SCALE		A6.02
DRAWN		
CHECKED		

Plan 24A Nov 19, 2014

DP 14 - 667322



LEVEL 1

0 5' 10' 20' 30'

ARTS UNITS BREAKDOWN

UNIT NO.	UNIT TYPE	UNIT AREA *						PRIVATE OUTDOOR AREA *					
		LEVEL 1		LEVEL 2		TOTAL		LEVEL 1		LEVEL 2		TOTAL	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
1	2-BED	52.6	566	38.5	414	91.0	980	2.0	21.5	7.4	79.6	9.4	101.1
2	1-BED	47.8	514	28.7	309	76.5	823	2.0	21.5	8.1	87.2	10.1	108.7
3	BACH	47.0	506	28.4	306	75.4	812	2.0	21.5	7.2	77.5	9.2	99
4	BACH	50.3	541	29.0	312	79.2	853	2.0	21.5	7.2	77.5	9.2	99
5	BACH (HC)	74.3	800	0.0	0	74.3	800	6.0	64.5	0.0	0	6.0	64.5
6	1-BED	47.0	506	27.3	294	74.3	800	2.0	21.5	7.7	82.7	9.7	104.2
7	BACH	49.3	531	27.2	293	76.6	824	2.0	21.5	8.0	86.5	10.0	108
8	BACH	48.0	517	29.1	313	77.1	830	2.0	21.5	7.2	77.4	9.2	98.9
9	1-BED	47.8	514	28.7	309	76.5	823	2.0	21.5	8.0	86.5	10.0	108
10	1-BED	62.1	668	28.2	304	90.3	972	2.1	22.6	7.1	76.4	9.2	99
11	1-BED	51.4	553	27.0	291	78.4	844	2.1	22.6	8.3	89.3	10.4	111.9
12	1-BED	50.8	547	26.5	285	77.3	832	2.0	21.5	8.6	93.1	10.6	114.6
13	2-BED	56.9	612	34.7	374	91.6	986	2.0	21.5	10.5	113.1	12.5	134.6
14	2-BED	56.9	612	34.7	374	91.6	986	2.0	21.5	10.5	113.1	12.5	134.6
15	2-BED	56.9	612	34.7	374	91.6	986	2.0	21.5	10.5	113.1	12.5	134.6
16	2-BED	56.9	612	34.7	374	91.6	986	2.0	21.5	10.5	113.1	12.5	134.6
17	1-BED	55.4	596.0	25.1	270	80.5	866	2.0	21.5	8.5	91.7	10.5	113.2
TOTAL		911.1	9,807	482.7	5,196	1,393.8	15,003	38.2	411	135.4	1,458	173.6	1,869

ALL AREAS TO BE CONFIRMED FOR FINAL DP SUBMISSION

TOTAL UNIT TYPES PROVIDED

UNIT TYPE	QUANTITY	PCT.
BACH	4	29.4%
BACH (HC)	1	
1-BED	7	41.2%
2-BED	5	29.4%
TOTAL	17	100.0%

PINNACLE LIVING
AT CAPSTAN VILLAGE - PHASE 1
RICHMOND, BRITISH COLUMBIA

No.	ISSUED / REVISION	DATE
3	RE-ISSUED FOR DP	NOV 24 2014
2	RE-ISSUED FOR DP	NOV 17 2014
1	ISSUED FOR DP	OCT 09 2014

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ARTS UNITS

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

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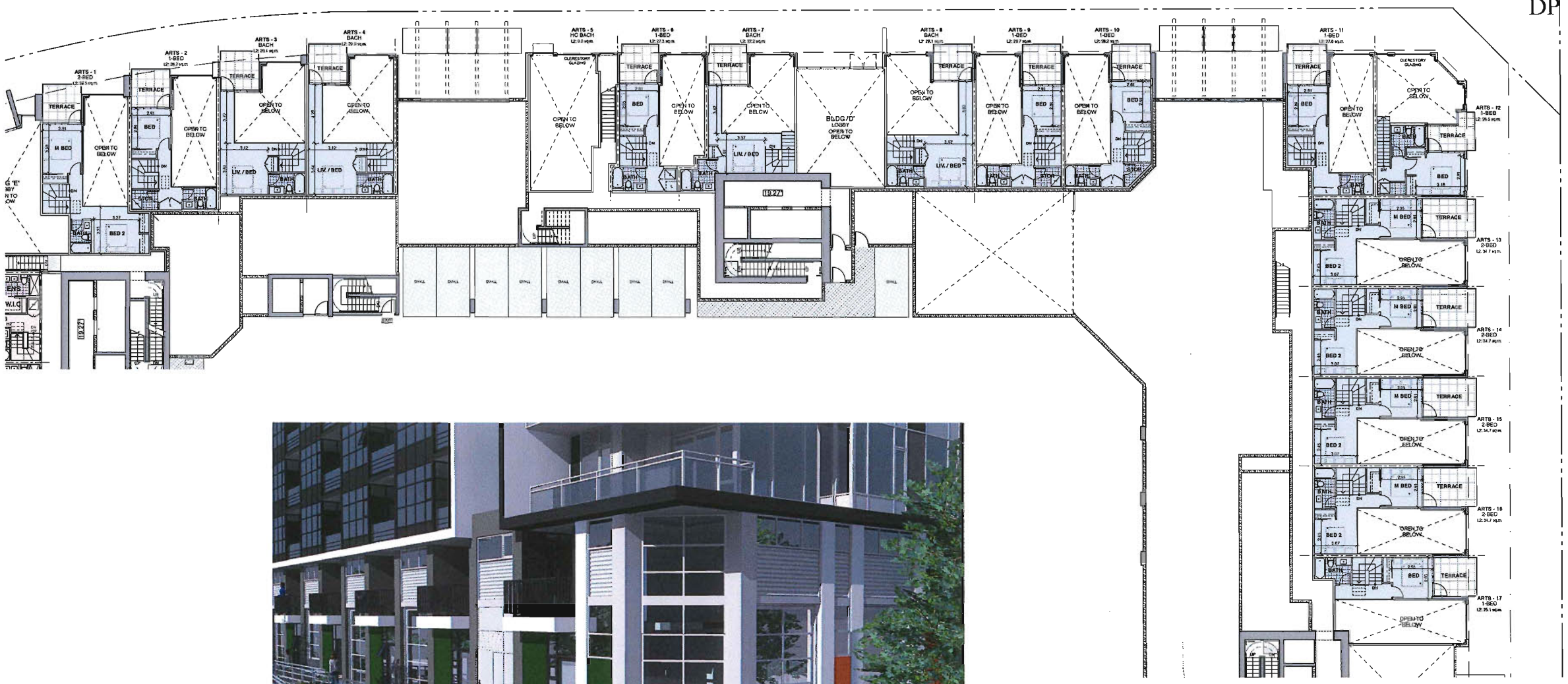
SCALE		A6.03
DRAWN		
CHECKED		

Plan 24B | Nov 19, 2014

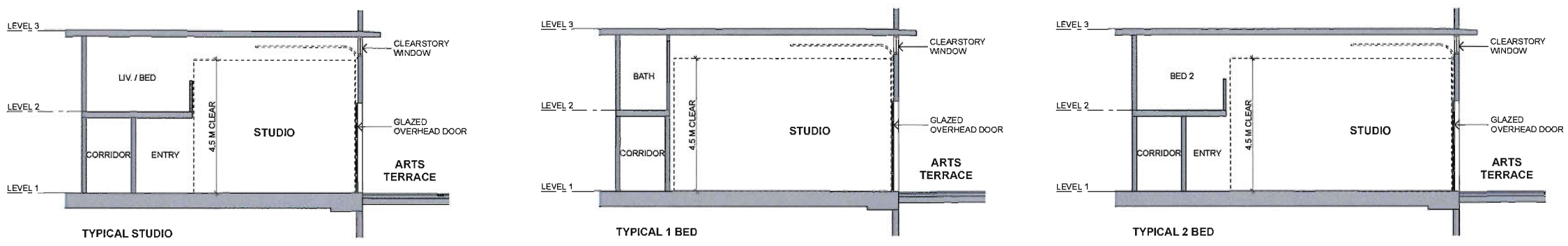
DP 14 - 667322



LEVEL 2

0 5' 10' 20' 30'

ARTS TERRACE
FACING SEXSMITH / HAZELBRIDGE INTERSECTION



TYPICAL SECTIONS
THROUGH ARTS UNITS

0 5' 10' 15'

PINNACLE LIVING
AT CAPSTAN VILLAGE - PHASE 1
RICHMOND, BRITISH COLUMBIA

No.	ISSUED / REVISION	DATE
3	RE-ISSUED FOR DP	NOV 24 2014
2	RE-ISSUED FOR DP	NOV 17 2014
1	ISSUED FOR DP	JUL 03 2014

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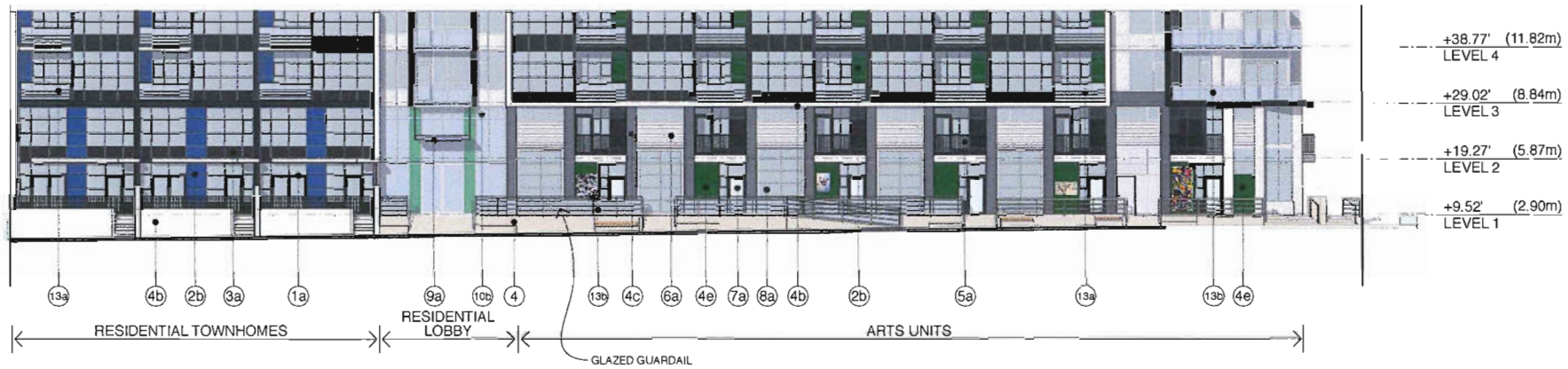
ARTS UNITS

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ. #	1402	DRAWING NUMBER
SCALE		A6.04
DRAWN		
CHECKED		

Plan 24C | Nov 19, 2014

DP 14 - 667322

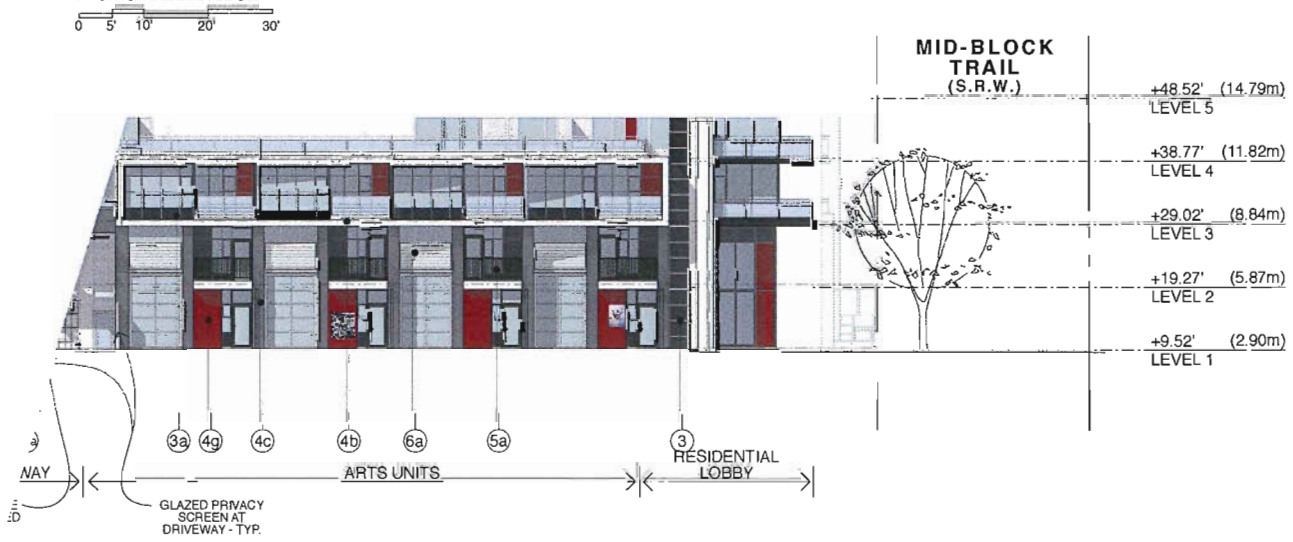


EAST ELEVATION
FACING SEXSMITH

0 5' 10' 20' 30'

PARTIAL NORTH ELEVATION
FACING HAZELBRIDGE

0 5' 10' 20' 30'



PARTIAL NORTH ELEVATION
FACING HAZELBRIDGE

0 5' 10' 20' 30'

PARTIAL ELEVATION
TYPICAL ARTS UNIT

0 2' 4' 6' 8' 10'

LIST OF MATERIALS

1. GLAZING IN ALUMINUM FRAMES
   - 1A - dark grey frame
   - 1B - silver frame: clear anodized aluminum
2. SPANDREL GLASS IN ALUMINUM FRAMES
   - 2A - silver
   - ACCENT COLOURS
   - 2B - dark green
   - 2C - light green
   - 2D - dark orange
   - 2E - light orange
   - 2F - dark red
   - 2G - light red
   - 2H - dark grey
   - 2J - medium grey
3. METAL PANEL
   - 3A - dark grey
   - 3B - light orange
4. PAINTED CONCRETE
   - 4A - dark grey
   - 4B - white
   - 4C - medium grey
   - 4D - not used
   - 4E - dark green
   - 4F - dark orange
   - 4G - dark red
5. METAL GUARDRAILS
   - 5A - match
6. CORRUGATED METAL
   - 6A - silver
7. TRANSLUCENT GLASS
   - 7A - white
8. OVERHEAD GARAGE DOOR W/ GLASS PANELS
   - 8A - silver frame: clear anodized aluminum
9. GLASS CANOPY
   - 9A - dark grey steel frame
10. METAL LOUVRE
    - 10A - dark grey
    - 10B - silver
11. OVERHEAD GARAGE DOOR
    - 11A - silver
12. NOT USED
13. ALUMINUM GLAZED GUARDRAILS
    - 13A - dark grey
    - 13B - silver

PINNACLE LIVING
AT CAPSTAN VILLAGE - PHASE 1
RICHMOND, BRITISH COLUMBIA

No.	ISSUED / REVISION	DATE
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1	ISSUED FOR DP	JUL 03 2014

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ARTS UNITS ELEVATIONS

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ. #	1402	DRAWING NUMBER
SCALE		A6.05
DRAWN		
CHECKED		