



Development Permit Panel

Council Chambers, City Hall
6911 No. 3 Road

Wednesday, February 24, 2016
3:30 p.m.

Minutes

*Motion to adopt the **minutes** of the Development Permit Panel meeting held on February 10, 2016.*



1. **Development Permit 15-717570**
(REDMS No. 4907096)

APPLICANT: Omicron Architecture Engineering and Construction Ltd.

PROPERTY LOCATION: 7671 Alderbridge Way

Director's Recommendations

That a Development Permit be issued which would permit an exterior renovation and construction of a 190 m² (2,045 ft²) addition onto an existing building, for a total floor area of 6,697 m² (72,100 ft²) at 7671 Alderbridge Way, on a site zoned "Industrial Retail (IR1)."



2. **New Business**

3. **Date of Next Meeting: March 16, 2016**

4. **Adjournment**



**Development Permit Panel
Wednesday, February 10, 2016**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Victor Wei, Chair
Cathryn Volkering Carlile, General Manager, Community Services
Cecilia Achiam, Director, Administration and Compliance

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 January 27, 2016, be adopted.

CARRIED

1. Development Variance 15-708883

(File Ref. No.: DV15-708883) (REDMS No. 4909687)

APPLICANT: 0983101 BC Ltd.

PROPERTY LOCATION: 12208, 12222 and 12228 Trites Road

INTENT OF PERMIT:

Vary sections 4.12A.2. and 8.1.7.1. of Richmond Zoning Bylaw 8500 to permit the following projections above the residential vertical lot width envelope and the residential vertical lot depth envelope:

1. At 12208 Trites Road:
 - a) a 1.8 m ridge line for two (2) north side roof dormers to project above the residential vertical lot width envelope and into the exterior side yard;
 - b) the south edge of the second floor and associated sloping roof to project 1.3 m above the residential vertical lot width envelope; and

Development Permit Panel

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- c) the west edge of the second floor and associated sloping roof to project 1 m above the residential vertical lot depth envelope; and
- 2. At 12222 and 12228 Trites Road:
 - a) the north edge of the second floor and associated sloping roof to project 1.2 m above the residential vertical lot width envelope; and
 - b) the south edge of the second floor and associated sloping roof to project 0.4 m above the residential vertical lot width envelope;in order to allow construction of new single detached houses at 12208, 12222 and 12228 Trites Road on sites zoned "Single Detached (RS2/A)".

Applicant's Comments

Rod Lynde, Lynde Designs Ltd., confirmed that revisions had been made to the previously submitted designs to reduce the building heights and roof massing, noting that changes included using shallower roof pitches and lowering the building's interior ceiling heights. He added that variances were still required to accommodate some minor projections into the residential vertical envelopes but these projections provide visual interest and building articulation that improve the house design.

Staff Comments

Wayne Craig, Director, Development, recognized the applicant's response to the Development Permit Panel's January 27, 2016 directions, noting that the revised building designs comply with the maximum building height requirements and the projections into the building envelopes added visual interest and character.

Panel Discussion

In reply to queries from the Panel, Mr. Lynde confirmed that eliminating the gables from the revised designs would flatten the roofs and that the revised designs of all three buildings now complied with building height requirements.

Johnny Zhang, Maruyama and Associates, Landscape Architects, confirmed that the landscape design followed design guidelines, which supported a Japanese garden theme. He added that changing a small tree on the corner lot to a larger variety tree could be considered.

Correspondence

None.

Gallery Comments

Lee Folks, 12260 Trites Road, queried whether positioning the sidewalk immediately beside the property line was typical and whether the bus stop would return when the development was completed.

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Staff Comments

In reply to queries from the Panel, Mr. Craig confirmed that the typical design standard for new developments includes a sidewalk at the property line with a grass and tree boulevard separating the sidewalk from the road. He added that the City will maintain the sidewalk and the owner will maintain the adjacent boulevard. Also, he advised that Mr. Folks is welcome to review site Servicing Agreement drawings with staff, which indicated the bus stop, tree, and driveway locations.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued which would vary sections 4.12A.2. and 8.1.7.1. of Richmond Zoning Bylaw 8500 to permit the following projections above the residential vertical lot width envelope and the residential vertical lot depth envelope:

1. At 12208 Trites Road:

- (a) a 1.8 m ridge line for two (2) north side roof dormers to project above the residential vertical lot width envelope and into the exterior side yard;*
- (b) the south edge of the second floor and associated sloping roof to project 1.3 m above the residential vertical lot width envelope; and*
- (c) the west edge of the second floor and associated sloping roof to project 1 m above the residential vertical lot depth envelope; and*

2. At 12222 and 12228 Trites Road:

- (a) the north edge of the second floor and associated sloping roof to project 1.2 m above the residential vertical lot width envelope; and*
- (b) the south edge of the second floor and associated sloping roof to project 0.4 m above the residential vertical lot width envelope;*

in order to allow construction of new single detached houses at 12208, 12222 and 12228 Trites Road on sites zoned "Single Detached (RS2/A)."

CARRIED

2. New Business

3. Date of Next Meeting: February 24, 2016

Development Permit Panel
Wednesday, February 10, 2016

4. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:45 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, February 10, 2016.

Victor Wei
Chair

Carrie Peacock
Recording Secretary



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: February 3, 2016

From: Wayne Craig
Director of Development

File: DP15-717570

Re: Application by Omicron Architecture Engineering and Construction Ltd. for a
Development Permit at 7671 Alderbridge Way

Staff Recommendation

That a Development Permit be issued which would permit an exterior renovation and construction of a 190 m² (2,045 ft²) addition onto an existing building, for a total floor area of 6,697 m² (72,100 ft²) at 7671 Alderbridge Way, on a site zoned "Industrial Retail (IR1)".

A handwritten signature in cursive script, appearing to read "Wayne Craig".

Wayne Craig
Director of Development

MM:blg

Staff Report

Origin

Omicron Architecture Engineering and Construction Ltd. has applied to the City of Richmond for permission to renovate and construct a small addition onto an existing building at 7671 Alderbridge Way, on a site zoned "Industrial Retail (IR1)".

The site is occupied by a three-storey, mixed-use building, which would include office and warehouse uses. The proposed project involves renovation of the existing 6,507 m² (70,040 ft²) building and an addition of 190 m² (2,045 ft²), for a total floor area of 6,697 m² (72,100 ft²).

Development Information

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

Background

Development surrounding the subject site is as follows:

- To the north, there are two (2) six-storey apartment buildings; with a total of 340 units within Onni Development's *Riva* project on a site zoned "High Density Low Rise Apartments (RAH2)".
- To the east, lies Alderbridge Way; is Amacon Development's *Tempo* project, with 237 units in three (3) concrete buildings under construction on a site zoned "Residential Limited Commercial (RCL2)".
- To the south, lies the completed *Ocean Walk* development; with three (3) towers, with approximately 250 units on a site zoned "Downtown Commercial (CDT)".
- To the west, lies Intracorp Development's *River Park Walk* 15-storey tower; with 221 units and retail space under construction on a site zoned "Residential Limited Commercial (RCL3)", and the Richmond Winter Club on a site zoned "Industrial Business Park (IB1)".

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.

The existing site is designated within the City Centre Area Plan (CCAP) as "Urban Centre T5 (25 m)" within the Lansdowne Village Plan which provides for rezoning to allow for higher density residential and commercial development, with a maximum density of 2.0 floor area ratio (FAR). The subject proposal involves relatively minor renovations to the exterior and interior of an existing light industrial/office building and an addition of 190 m² (2,045 ft²) by enclosing the south balcony which the proponent believes will extend the life of the building by approximately 10 years.

In addition, the subject proposal is in compliance with the provisions of the "Industrial Retail (IR1)" zone.

Analysis

Conditions of Adjacency

- The site forms a block, bounded on three (3) sides by Gilbert Road to the west, Lansdowne Road to the south, and Alderbridge Way to the east.
- There are residential towers (existing and under-construction) located on the opposite sides of the above-noted streets that will have views over the subject site.
- Gilbert Road to the west is a major gateway to the City Centre, and will include a public greenway to be constructed along the subject site's west frontage.
- Over time, Lansdowne Road will also be re-built to include a public greenway and linear park extending from No. 3 Road to Hollybridge Way.
- There are two (2) six-storey buildings located immediately to the north with their ground floors and an adjacent public pathway located at 2.5 m (8.2 ft.) above the subject site's grade on top of an enclosed parkade.

Servicing Agreement

- The applicant will be entering into Servicing Agreement as a condition of Building Permit issuance. The Agreement will include the following works as shown on the Functional Road Network Plan (See Attached Reference Plan) which includes the following:
 - On Lansdowne Road, there will be road widening to provide for an additional curb lane, a 1.5 m (4.9 ft.) grass boulevard with street trees, and a 3.5 m wide (11.5 ft.) interim multi-use asphalt pathway.
 - On Gilbert Road, the proponent will construct of a short section of a 3.0 m wide (10.0 ft.) pathway section to connect the above-noted Lansdowne pathway with the future Gilbert pathway to be built by the City.
 - On Alderbridge Way, there will be road widening to provide for an additional curb lane, 1.5 m (4.9 ft.) grass boulevard with street trees, and a 2.0 m wide (6.6 ft.) concrete sidewalk.
- The applicant will also register Statutory Rights-of-Way (SRWs) prior to constructing the above-noted sidewalks, pathways and boulevards. The road widening will be within the existing road allowances.
- The above-noted pathways are interim works to be designed around existing utilities where safe and practical. At such time that this site is rezoned in the future, the ultimate development will include a permanent pathway along Lansdowne Road, to be coordinated with the design and the construction of the Lansdowne Linear Park stipulated by the City and as outlined in the CCAP. This work would entail additional road dedication on the road frontages and dedication of the 10.0 m (33.0 ft.) wide Lansdowne Linear Park parallel to the site's entire Lansdowne Road allowance frontage as required under the CCAP.

Urban Design and Site Planning

- The project involves renovation of the exterior to an existing light industrial/office building within the former Brighthouse Industrial Park built in the 1970s. It is typical of such buildings of that age being a three (3) storey light industrial/office building, surrounded by surface parking with lawn areas surrounding the edges of the site.
- While the site is typical of such suburban office park buildings, the buildings' three (3) storey form, brick cladding, and numerous windows, make the building more complimentary to the new high-density residential buildings in the area than other older light industrial buildings.

Architectural Form and Character

- The existing building is clad in beige brick and includes dark, tinted windows, with bronze aluminum frames. The brick cladding will be maintained due to its modern look suitable for the building and as in good condition.
- The existing windows will be replaced with modern, light grey anodized aluminium frames, with light green tinted glass.
- The exterior deck that wraps around the south end of the third floor will be enclosed with new glass windows.
- The existing pedestrian entrance facing Alderbridge Way is now accessed by external stairs and is located within an alcove one-half level above grade. The proposed renovation will eliminate the existing alcove entrance and replace it with a grade level, accessible entrance lobby with double-height glazing.
- A second, adjacent grade level entrance lobby, with double height glazing and a modern steel canopy is proposed to be added facing Alderbridge Way. This will provide emphasis to this entrance. The adjacent wooden canopy over the loading bays will be replaced with a similar steel canopy that will architecturally compliment the new pedestrian entry.
- A new, single-level lobby with glazing will be created on the Lansdowne Road elevation of the building in place of the existing gated vehicle entrance.

On-Site Vehicle Parking and Loading

- Two (2) of the existing three (3) driveways onto Alderbridge Way will be kept; with the driveway closest to the Alderbridge Way/Lansdowne Road intersection closed to improve safety and traffic flow.
- The project will require additional parking to meet the Zoning Bylaw's parking requirements for the new proposed uses. In the interim, while the sales centre for Intracorp's adjacent River Park Place development is located on the subject site's parking lot, there will be 160 parking spaces exceeding the 159 parking spaces required under the bylaw. For the ultimate condition with no sales centre, there will be 183 parking spaces.
- The parking lot is proposed to be reconfigured with additional parking areas provided mainly on the north and west portions of the site.

- The existing two (2) existing SU9 loading bays located on the east side of the building facing Alderbridge Way will be maintained.

Landscape Design and Open Space Design

- The landscape berm against the west, south and east building facades will be replaced with a lower planting strip.
- Shrubs and trees will be planted along the edges of the parking areas adjacent to all of the street frontages.
- Landscape islands with 14 trees will be provided within the parking lot.
- New concrete pedestrian pathways will be constructed around the building with connecting concrete crosswalks across the parking lot to connect to the new public sidewalks to be built on the adjacent street frontages.

Tree Preservation

- An arborist report was prepared for the subject development which identified 10 bylaw-sized trees on the site for removal to accommodate the necessary road frontage works and additional parking required under the zoning. The parking lot has been designed to protect the two (2) largest trees (10.6 m (34.8 ft.) and 10.2 m (34.8 ft.) tall London Plane Trees) located near the north property line. The project landscape plan includes 47 new trees to be planted on site; this in excess of the 16 replacement trees required for the trees proposed to be removed.
- The report also identified four (4) off-site trees to be removed from the road allowances. The City has already removed two (2) of the trees for the current widening of Gilbert Road while the developer will need to remove the remaining two (2) Austrian Pine trees to accommodate the Alderbridge Way frontage improvements required for this development.
- A contribution of \$3,900 from the developer to the City's Tree Compensation Fund for the removal of these two (2) trees will be required. This has been reviewed and supported by the City Parks Arborist.

Crime Prevention Through Environmental Design

- The replacement of the Alderbridge Way building lobby entrance alcove with a glass-clad lobby flush with the building façade will improve visibility.
- The removal of the existing high shrub berms adjacent to the building with replacement of lower shrubs improve visibility for those walking around the building.
- There will be new parking lot lighting in addition to the existing building-mounted lighting.

Conclusions

The proposed interim development involves renovation and a minor addition to the existing light industrial/office building on the subject site for use of approximately 10 years. The project also includes a substantial amount of new landscaping along with the expanded parking lot. Furthermore, the applicant will be widening Lansdowne Road and Alderbridge Way to their ultimate widths and will be constructing an adjacent interim pathway and sidewalk along these site long street frontages.

Staff supports this Development Permit application and recommends approval, as the proposed project improves an existing light industrial/office building and improves the street frontages to compliment the pedestrian-oriented character of this developing high-density residential neighbourhood.

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

MM:blg

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 \$138,570.
- Contribution of \$3,900 to the City Tree Compensation Fund (Acct # 2336-10-000-00000-0000) for the removal of two (2) Austrian Pine trees from the Alderbridge Way road allowance.

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

- Entering into a Servicing Agreement with the City which includes the proposed road widening and frontage works as generally shown on the Functional Road Network Plan dated February 2, 2016 prepared by Aplin and Martin Ltd., and other required engineering services to be secured by a Letter-of-Credit, all to the satisfaction of the City. The necessary SRWs for the sidewalk, pathway and boulevards are to be registered as a condition of approval of the Servicing Agreement; the existing two (2) SRWs (LTO #G100548 & #BX456914) may be discharged if the new the SRWs incorporate the necessary areas and terms.
- Obtaining a City Tree Removal Permit to remove the 10 on-site trees described within the Staff Report and identified within the arborist report prepared by PGL Environmental Consultants dated January 6, 2016.
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.



DP 15-717570

Attachment 1

Address: 7671 Alderbridge Way

Applicant: Omicron Architecture Engineering and Construction Ltd. Owner: Richmond Holdings Ltd.

Planning Area(s): City Centre – Lansdowne Village

Floor Area Gross: 6,697 m² Floor Area Net: 6,697 m²

	Existing	Proposed
Site Area:	12,135 m ²	12,135 m ²
Land Uses:	Light Industrial / Office	Light Industrial / Office
OCP Designation:	Urban Centre T5 (35 m)	Urban Centre T5 (35 m)
Zoning:	Industrial Retail (IR1)	Industrial Retail (IR1)
Number of Units:	N/A	N/A

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.2	0.55	none permitted
Lot Coverage:	Max. 90%	23 %	none
Setback – Front Yard:	Min. 3.0 m	>3.0 m	none
Setback – Ext. Side Yard (West):	Min. 3.0 m	>3.0 m	none
Setback – Ext. Side Yard (East):	Min. 3.0 m	>3.0 m	none
Setback – Rear Yard (Res.):	Min. 3.0 m	>3.0 m	none
Height (m):	Max. 25 m	10.23 m	none
Lot Size:	12,135 m ²	12,135 m ²	none
Off-street Parking Spaces – Accessible:	4	4	none
Total off-street Spaces:	149 total (Permanent) 159 total (W/Temp. Sales Centre)	183 total/86 small (47%) (Permanent) 160 total/72 small (45%) (W/Temp. Sales Centre)	none
Tandem Parking Spaces	not permitted	none	none
Amenity Space – Indoor:	N/A	N/A	none
Amenity Space – Outdoor:	N/A	N/A	none



City of Richmond

Development Permit

No. DP 15-717570

To the Holder: OMICRON ARCHITECTURE ENGINEERING AND
CONSTRUCTION LTD.

Property Address: 7671 ALDERBRIDGE WAY

Address: C/O KEVIN HANVEY, ARCHITECT
5TH FLOOR BENTALL III, 595 BURNARD STREET
VANCOUVER, BC V7X 1L4

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 #DP15-717570-1 to #DP15-717570-9 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 \$138,570.00 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 15-717570

To the Holder: OMICRON ARCHITECTURE ENGINEERING AND
CONSTRUCTION LTD.

Property Address: 7671 ALDERBRIDGE WAY

Address: C/O KEVIN HANVEY, ARCHITECT
5TH FLOOR BENTALL III, 595 BURRARD STREET
VANCOUVER, BC V7X 1L4

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. _____
DAY OF _____, _____.

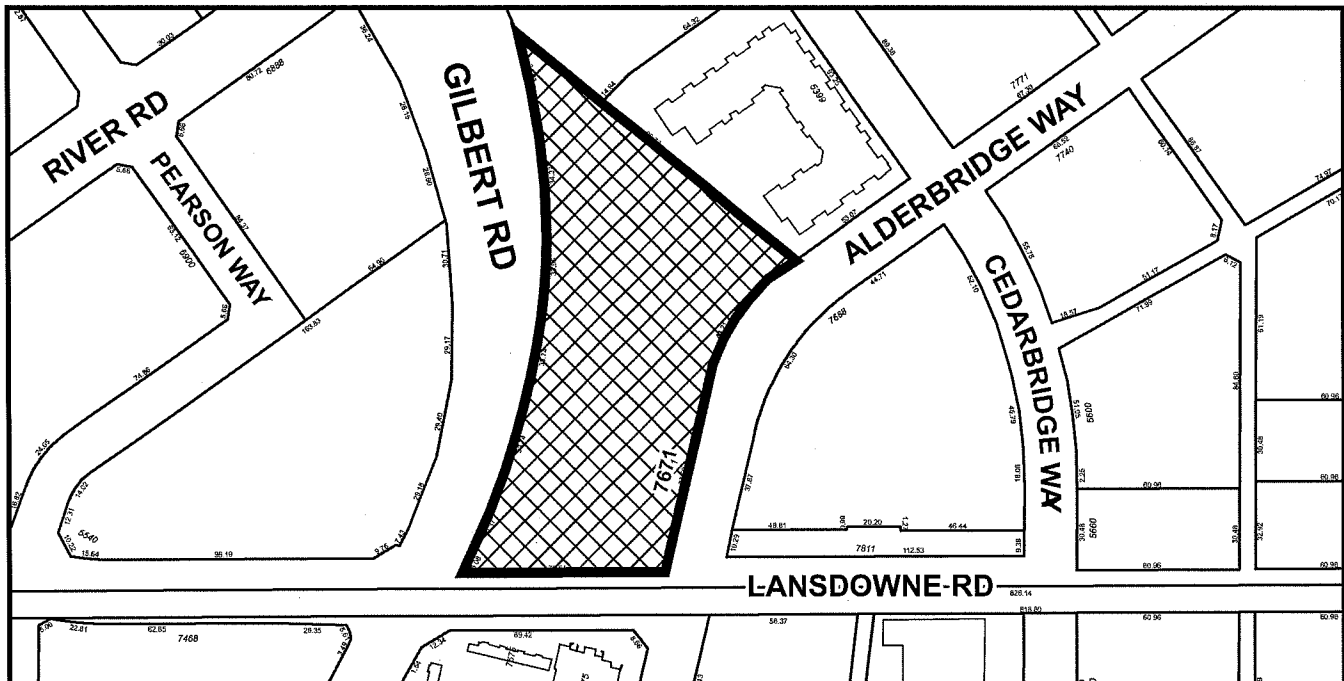
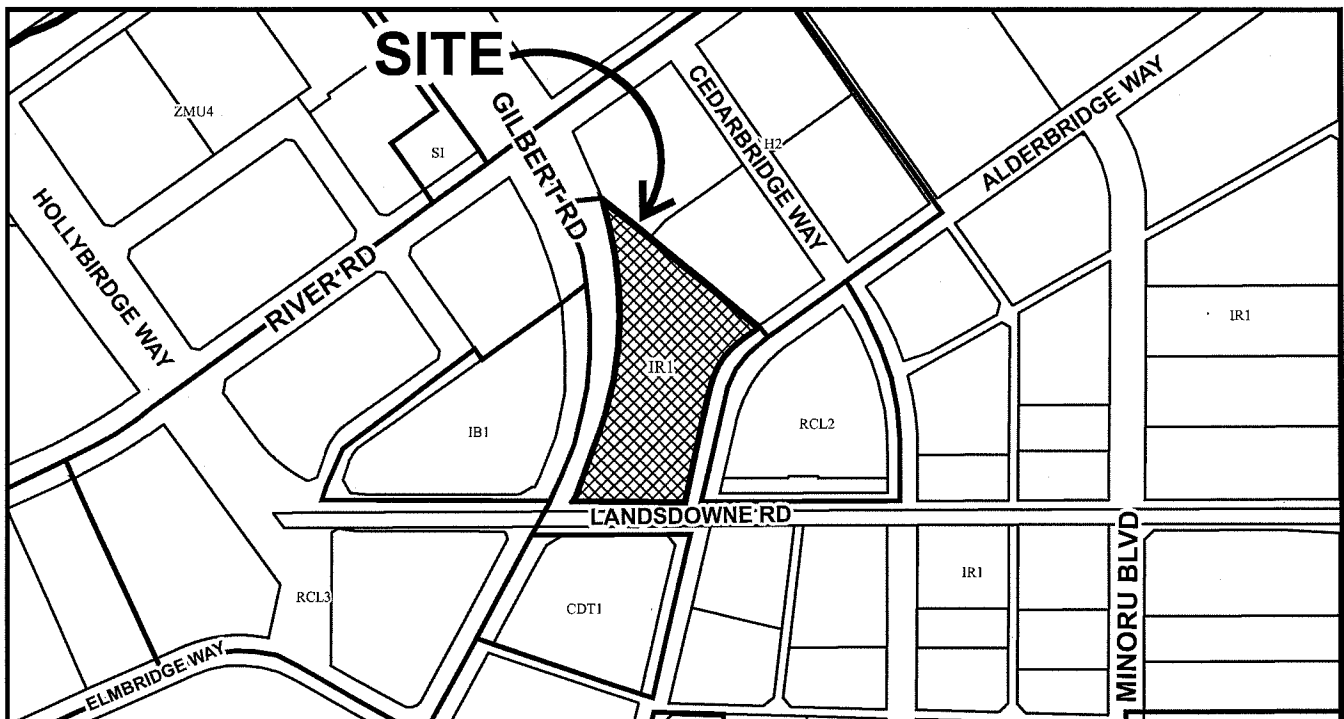
ISSUED BY THE COUNCIL THE

DELIVERED THIS _____ DAY OF _____, _____.

MAYOR



City of Richmond



DP 15-717570
SCHEDULE "A"

Original Date: 01/19/16

Revision Date:

Note: Dimensions are in METRES

PROJECT DATA

PROJECT ADDRESS:
Address: 7671 Alderbridge Way, Richmond, BC

LEGAL DESCRIPTION:
RS SEC 5 BLK4N RG6N PL 39893

GOVERNING AUTHORITY :
City of Richmond

ZONING-IR-1 (existing):
Commercial storage (Bylaw 8684, Jan 17/11)
Office (Bylaw 8592, Apr. 19/10)

The maximum floor area ratio is 1.0, except in the City Centre where the maximum floor area ratio is 1.2.

Permitted Lot Coverage:
The maximum lot coverage is 60% for buildings, except in the City Centre where:
the maximum lot coverage is 40% for buildings.

Permitted Heights:
The maximum height for buildings is 12.0 m, except in the City Centre where:
the typical maximum height for buildings is 25.0 m, however, additional building height may be permitted through the development permit or development variance permit process to a maximum height for buildings of 35.0 m

PROJECT RATIONALE:

7671 Alderbridge Way is a 3-storey mixed-use building (office and storage warehouse) located in north-central Richmond. It features a major thoroughfare into the city on the west (Gilbert) with Lansdowne Canal to the south and Alderbridge Way to the east. Immediately to the north is a recently-completed, high-density residential project by the developer Omni. It is fair to say that the precinct immediately around our site has seen remarkable transformation over the last number of years with a great deal of multi-family residential development displacing older, lower-value uses. We intend to upgrade and enhance our project to reflect the evolving nature of this part of the community.

The existing 7671 Alderbridge Way building is clad predominantly in large, buff brick and features dark, tinted windows with bronze, anodized aluminum frames. One characteristic of the existing building that is noteworthy is that one of the existing entries (to the upper floors) is accessed by external stairs and is one half level above grade. This elevated lobby provides access to a half-landing which in turn provides access to an internal stair giving on to the second (office) floor. This entry currently has no elevator access. A key part of our current design proposal to rehabilitate this building for the future is to eliminate the exterior stair case and create a level, universally accessible entry at grade for a future office tenant who intends to utilize the second and a portion of the third floor. In order to achieve this, we will be fundamentally reorganizing the lobby and adding a new stair which connects all three levels (from grade) as well as a new passenger elevator. In order to achieve this, we are relocating the glazing line to the face of the building in this lobby area. In order to provide a consistent approach to the revitalization of the building we are also proposing to relocate the third floor glazing to the building face which will eliminate the badly under-utilized exterior deck spaces that currently wrap the south end of the third floor. Our intent is to replace all of the building glazing with a higher-performance glass (tinted green) in clear, anodized aluminum frames to modernize and freshen the building's overall appearance.

We also propose to add a new 2-storey entry canopy and lobby at the second entry on the building's east side to demark the 'multi-tenant' entry to the building. This second entry – though smaller – serves the building's ground floor tenant and the (potential) multi-tenant third floor office space. We propose to highlight this entry as equal (or greater) in importance to the southern entry (east side) through these architectural means. We also plan to replace the wooden canopy over the loading bays with a steel-framed canopy that will architecturally mimic the new multi-tenant entry canopy.

Our site development is intended to provide an expanded, more functional and more inviting parking and loading solution for the site. We intend to close the existing crossing at Lansdowne Canal and Alderbridge Way in favour of access points further to the north along Alderbridge Way. We propose to extend the parking surface along the west side of the building to help facilitate more efficient traffic movement. In order to achieve these objectives, we are proposing to remove the remaining sections of the landscape berm against the building which will be replaced by a planting strip adjacent to the building itself. New asphalt surfaces, planting islands and clearer pedestrian circulation will all enhance the ground plane of the existing building.

PARKING CALCULATION:

OFFICE:
2.95 SPACE PER 100.0 M² OF GROSS LEASABLE FLOOR AREA
(3627 M² / 100 M² = 36.27) X 2.95 = 103 STALLS

STORAGE:
0.5 SPACE PER 100.0 M² OF GROSS LEASABLE FLOOR AREA
UP TO 2,000.0 M², PLUS 0.2 PER ADDITIONAL 100.0 M².
(1,187 M² / 100 M² = 12) X 0.5 = 6 STALLS

WAREHOUSE / SALES:
2.95 SPACE PER 100.0 M² OF GROSS LEASABLE FLOOR AREA
(1,435 M² / 100 M² = 14) X 2.95 = 40 STALLS

TEMPORARY SALES CENTRE (OFFICE):
2.95 SPACE PER 100.0 M² OF GROSS LEASABLE FLOOR AREA
(350 M² / 100 M² = 3.5) X 2.95 = 10 STALLS

REQUIRED TOTAL PARKING STALL: 103 (OFFICE)
+ 6 (STORAGE)
+ 40 (WAREHOUSE/SALES)
+ 10 (TEMP USE)
= 159 STALLS

PROVIDED TOTAL PARKING STALLS: 183 STALLS
DURING TEMP USE: 183 - 29 = 160 STALLS

STANDARD PARKING SPACE : 2.65M X 5.5M
SMALL PARKING SPACE : 2.4M X 5M
HANDICAPPED PARKING SPACE : 3.7M X 5.5M
DRIVE ABLE : 7.5M (90°)
4.0M (45°)

BUILDING AREA:

SITE AREA: 12,195 M²

GROUND FLOOR:
GROSS EXISTING AREA: 2,793 M²
GROSS PROPOSED AREA: 2,816 M²
GROSS LEASABLE AREA: 2,643 M²

2ND FLOOR:
GROSS EXISTING AREA: 962 M²
GROSS PROPOSED AREA: 948 M²
GROSS LEASABLE AREA: 887 M²

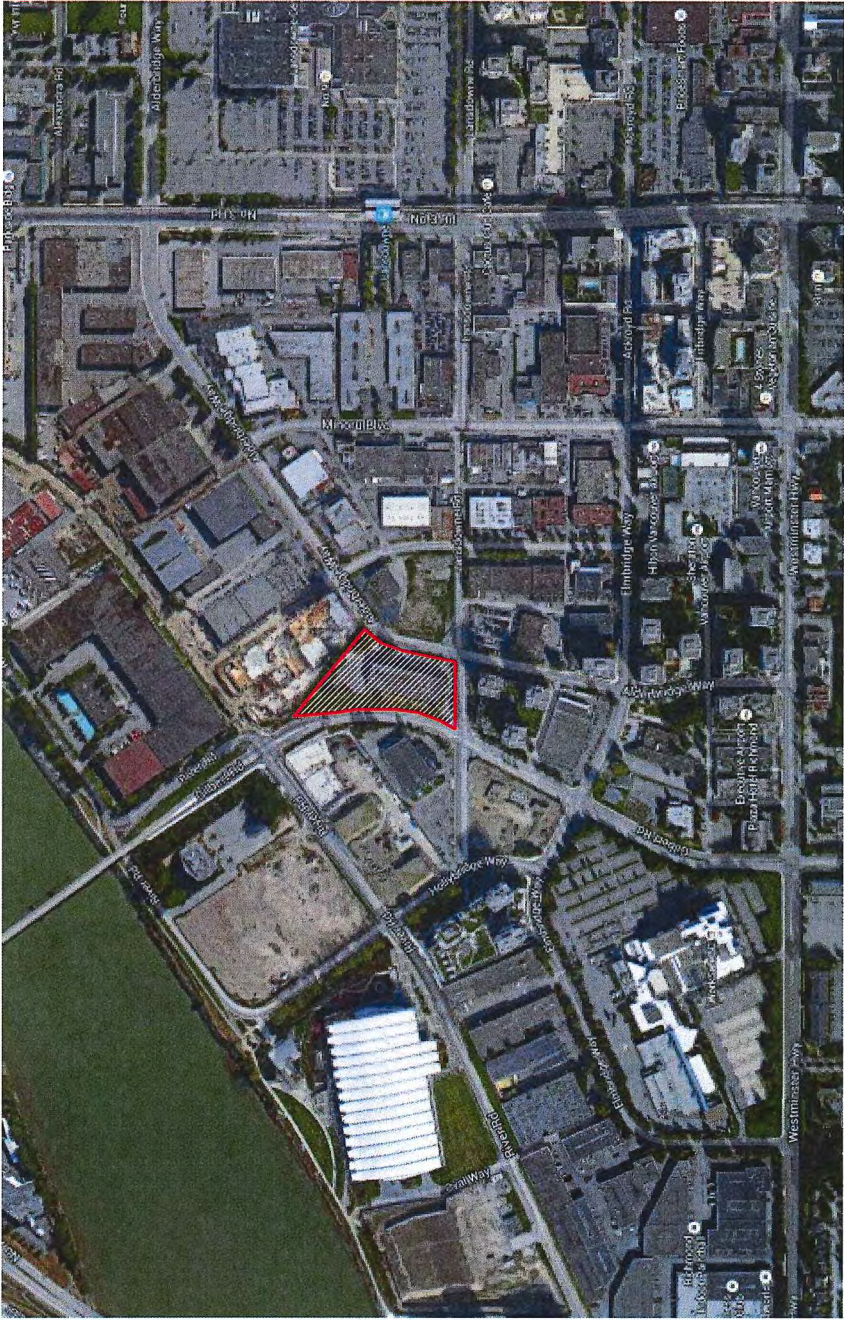
3RD FLOOR:
GROSS EXISTING AREA: 2,747 M²
GROSS PROPOSED AREA: 2,874 M²
GROSS LEASABLE AREA: 2,740 M²

TOTAL PROPOSED GROSS BUILDING AREA: 6,647 M²
TOTAL OFFICE GROSS LEASABLE AREA: 3,827 M²
TOTAL STORAGE & WAREHOUSE SALES GROSS LEASABLE AREA: 2,643 M²

FBR: 6.647 M² / 12,195 M² = 55.2%
COVERAGE: 23%

BIKE SPACES:
(NEW BUILDING AREA = 180 M²) - 100 M² = 80 M² / 100 M² = 0.9
CLASS 1: 0.4 X 0.27 = 0.24 (1 SPACE) / 4 SPACES PROVIDED
CLASS 2: 0.4 X 0.4 = 0.36 (1 SPACE) / 2 SPACES PROVIDED
(SPACE PROVIDED IF REQUIRED)

LOCATION PLAN



PROJECT CONTACTS

OWNER
Richmond Holdings Ltd.
CONTACT: GORDON WALKER
5931 Cedarbridge Way,
Richmond, BC V6X 2A9
PHONE: 604 273 5732

ARCHITECTURAL
OMICRON
KEVIN HANVEY, Architect AIBC, Principal
FIFTH FLOOR, THREE BENTALL CENTRE
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LANDSCAPE
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CIVIL
APLIN MARTIN
Engineering Architecture Planning Surveying
Bill Lee
#110 - 1111 West Hastings St.
Vancouver, BC V6E 2J9
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DRAWING LIST

ARCHITECTURAL DRAWINGS LIST

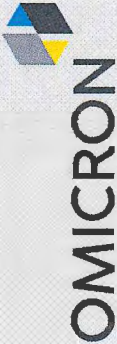
A0.0 COVER PAGE
A0.1 SITE LOCATION PLATES
A0.2 PROJECT INFORMATION
A1.0 SITE PLAN
A2.1 FLOOR PLANS
A2.2 BUILDING ELEVATIONS
A2.3 BUILDING SECTIONS
A2.4 3D VIEW
A2.5 3D VIEW

LANDSCAPE DRAWINGS LIST

L1 LANDSCAPE PLAN

CIVIL DRAWING LIST

FUNCTIONAL ROAD NETWORK PLAN



7671 ALDERBRIDGE WAY
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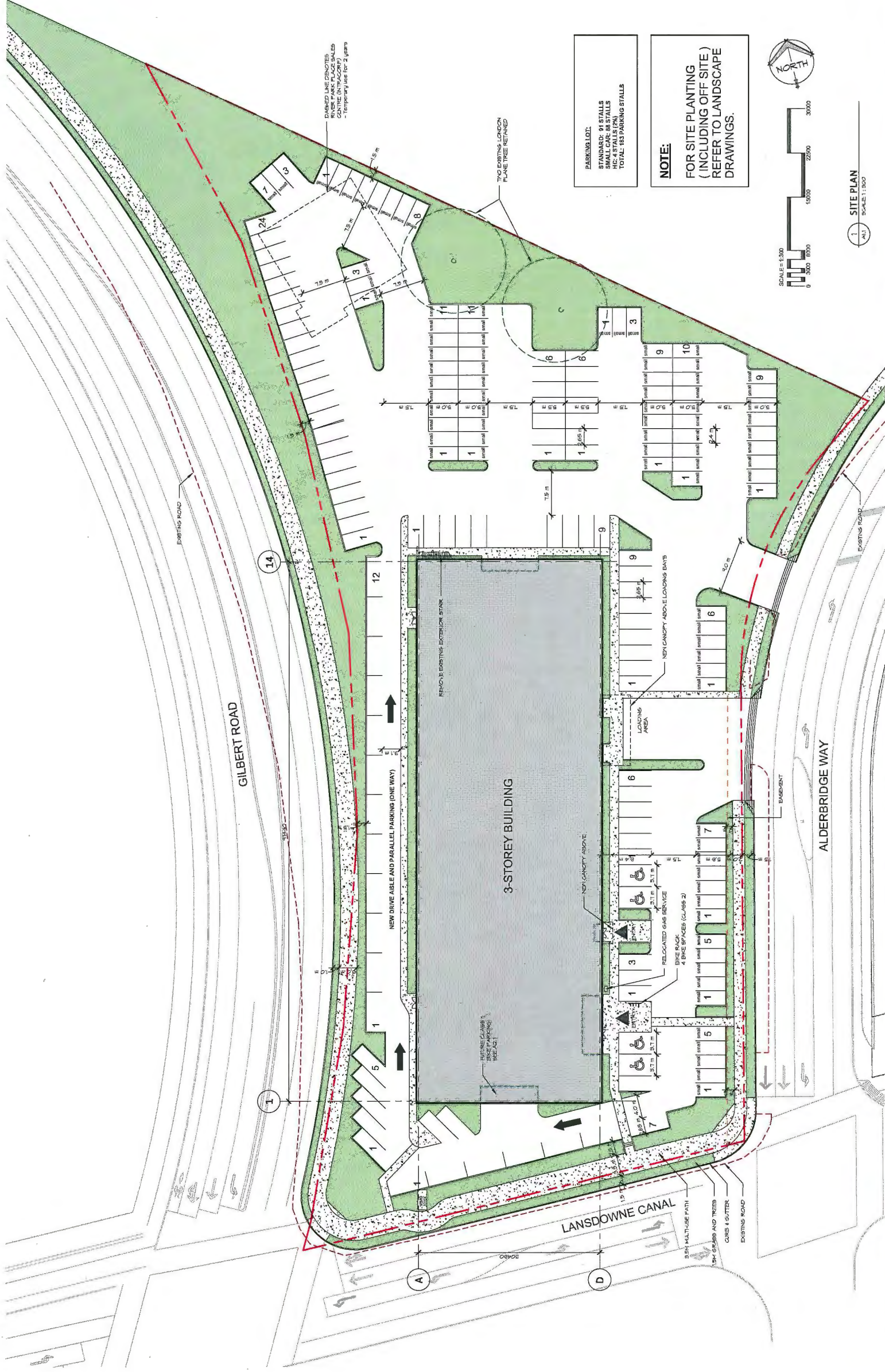
PROJECT INFORMATION
Drawing title: As Indicated
Date: 04-12-15
13-01-16 REVISION
02-02-16 REVISION

Drawing No: 10-15-075
Drawing Title: A0.2

DP 15-717570-1

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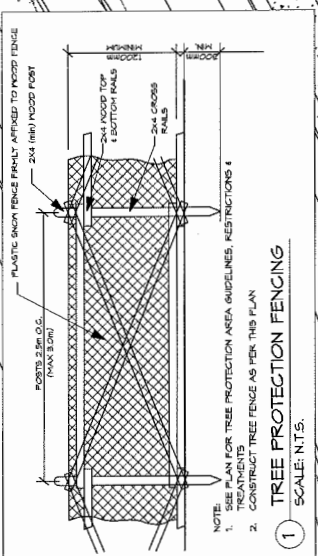
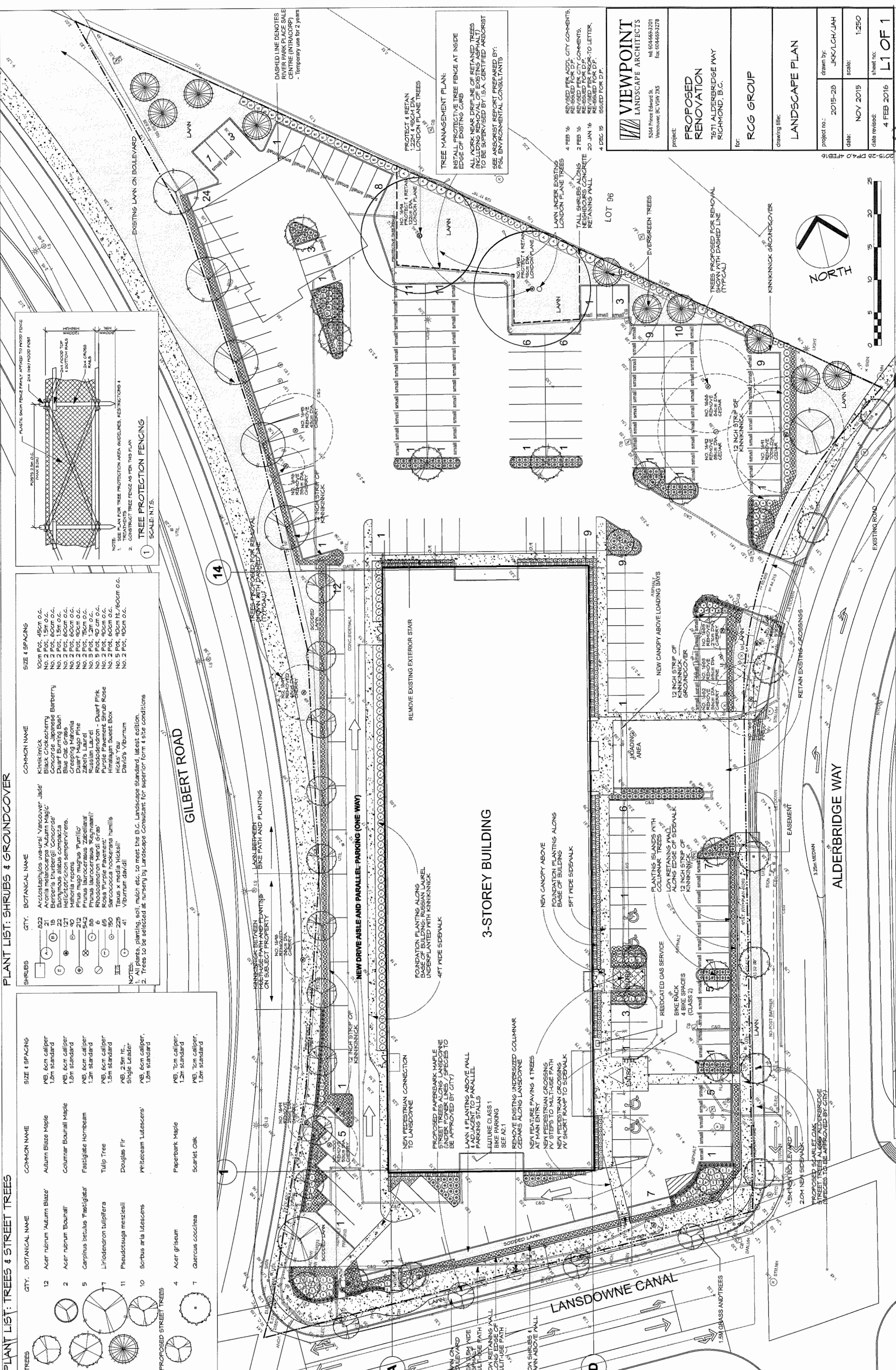
PLANT LIST: TREES & STREET TREES

TREES	QTY.	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
	12	Acer nigrum 'Autumn Blaze'	Autumn Blaze Maple	MB, 6cm caliper, 1.8m standard
	2	Acer nigrum 'Bourlali'	Columnar Bourlali Maple	MB, 6cm caliper, 1.8m standard
	5	Carpinus betulus 'Fastigiata'	Fastigiata Hornbeam	MB, 6cm caliper, 1.2m standard
	7	Liriodendron tulipifera	Tulip Tree	MB, 6cm caliper, 1.8m standard
	11	Pseudotsuga menziesii	Douglas Fir	MB, 2.5m ht., Single Leader
	10	Sorbus aria lutescens	Whitbeam 'Lutescens'	MB, 6cm caliper, 1.8m standard
PROPOSED STREET TREES				
	4	Acer griseum	Paperbark Maple	MB, 10cm caliper, 1.2m standard
	7	Quercus coccinea	Scarlet Oak	MB, 10cm caliper, 1.8m standard

PLANT LIST: SHRUBS & GROUNDCOVER

SHRUBS	QTY.	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
	222	Arctostaphylos uva-ursi 'Vancover Jade'	Kinnikinnick	10cm Pot, 45cm o.c.
	21	Aronia melanocarpa 'Autumn Magic'	Black Chokeberry	No. 2 Pot, 15cm o.c.
	19	Berberis thunbergii 'Concorde'	Concorde Japanese Barberry	No. 2 Pot, 60cm o.c.
	12	Blueberry 'Blueberry Bush'	Blueberry Bush	No. 2 Pot, 60cm o.c.
	12	Helianthus scaberrimus	Blue Oak	No. 2 Pot, 60cm o.c.
	10	Malva repens	Creeping Malva	No. 2 Pot, 60cm o.c.
	212	Plus mugo 'mugus 'Pumilio'	Dwarf Mugo Pine	No. 2 Pot, 60cm o.c.
	542	Prunus laurocerasus 'Zabellara'	Zabell's Laurel	No. 2 Pot, 75cm o.c.
	96	Prunus laurocerasus 'Kagayama'	Russian Laurel	No. 3 Pot, 15cm o.c.
	6	Prunus laurocerasus 'Neri' or 'as'	Prunus laurocerasus	No. 2 Pot, 60cm o.c.
	150	Sarcococca hookerana humilis	Purple Flowering Shrub Rose	No. 2 Pot, 60cm o.c.
	225	Taxus x media 'Hicksii'	Himalayan Sweet Box	No. 5 Pot, 40cm ht./60cm o.c.
	41	Viburnum davidii	Hicks' Yau	No. 2 Pot, 40cm o.c.
	41	Viburnum davidii	David's Viburnum	No. 2 Pot, 40cm o.c.

NOTES:
1. All plants, planting, soil, mulch, etc., to meet the B.C. Landscape Standard, latest edition.
2. Trees to be selected at nursery by Landscape Consultant for superior form & site conditions



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project:
PROPOSED RENOVATION
7671 ALDERBRIDGE WAY
RICHMOND, B.C.

for:
RCG GROUP

drawing title:
LANDSCAPE PLAN

project no.:
2015-28

drawn by:
JKK/LCH/JAH

date:
NOV 2015

scale:
1:250

date revised:
4 FEB 2016

sheet no.:
L1 OF 1

4 FEB 16
REVISED PER AEC, CITY COMMENTS.
REVISED FOR D.P.

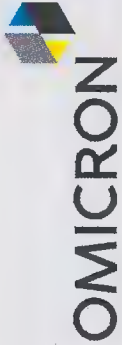
2 FEB 16
REVISED PER CITY COMMENTS.
REVISED FOR D.P.

20 JAN 16
REVISED PER CITY COMMENTS.
REVISED FOR D.P.

4 DEC 15
ISSUED FOR D.P.

7

7



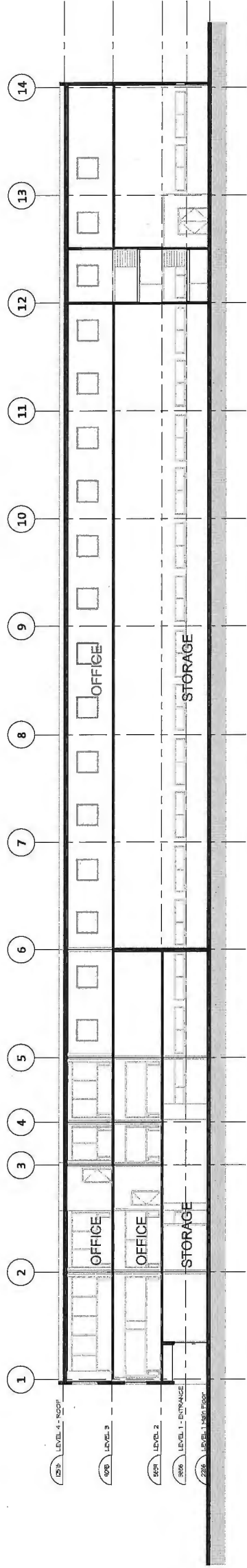
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BUILDING ELEVATIONS
Scale: 1:150
Date: 04-12-15
Revision: 13-01-16

A4.1

Project Number: 10-15-075
Drawing Number:

DP 15-71757U-4



1 BUILDING SECTION 2
SCALE 1:100

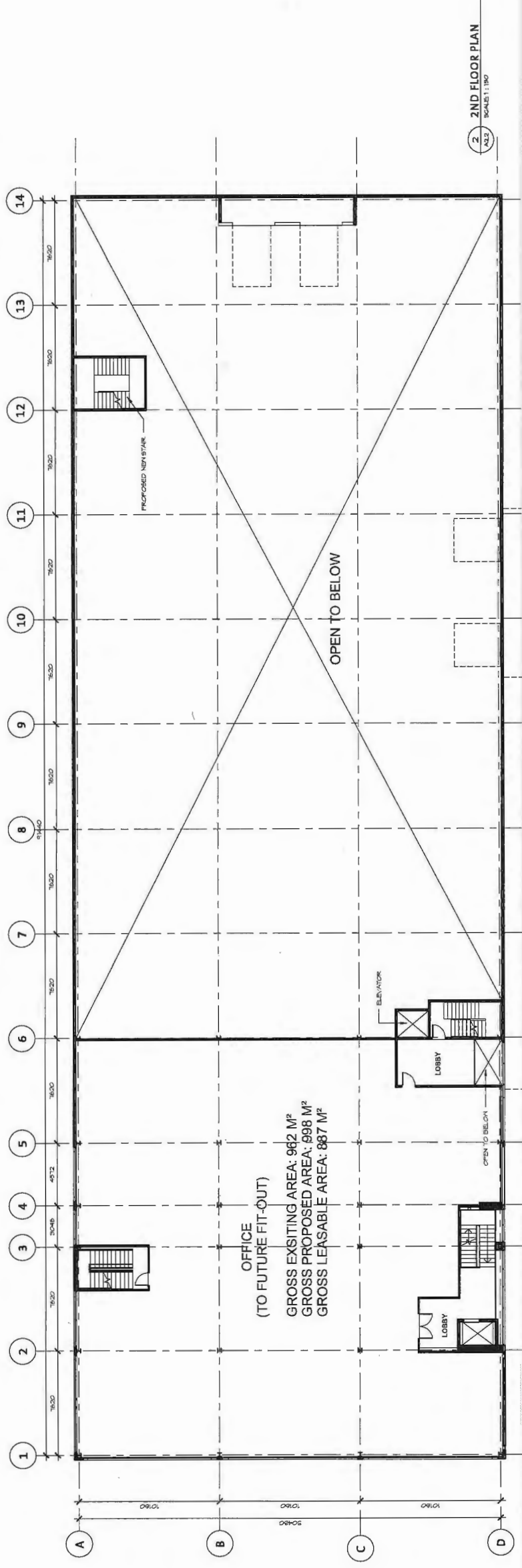
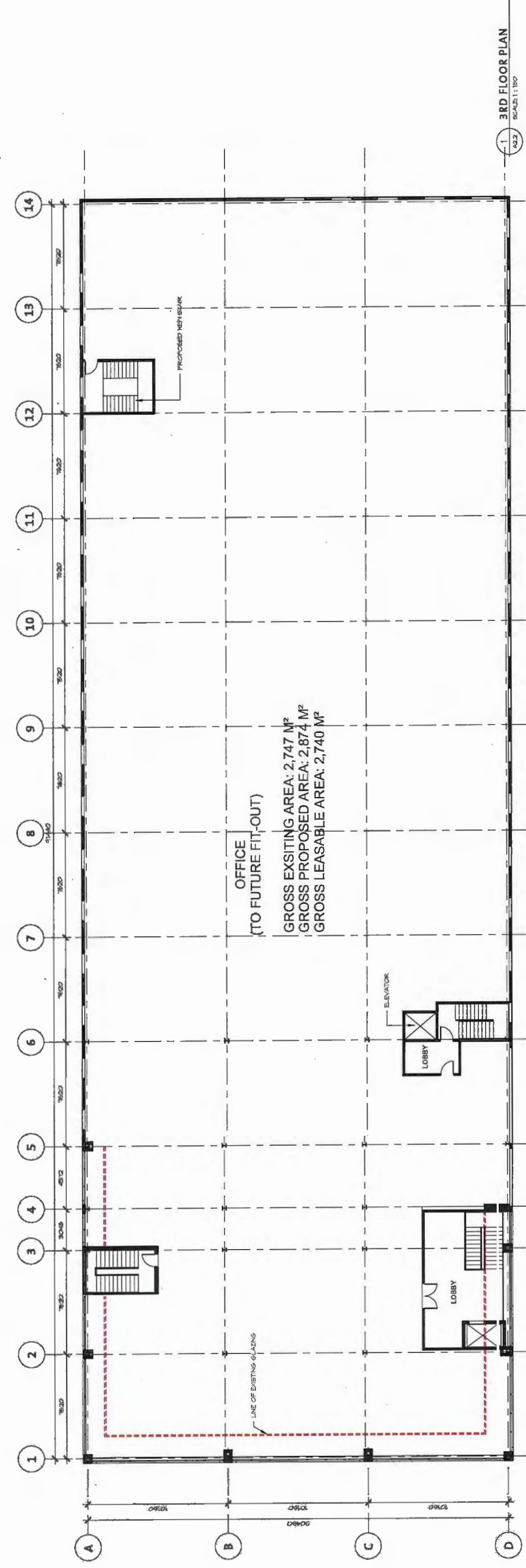


7671 ALDERBRIDGE WAY
DEVELOPMENT PERMIT SUBMISSION

Building Name
BUILDING SECTIONS
Drawing Code
04-12-15
1:150
13-01-16 REVISION

Project Number
10-15-075
Drawing Number
A4.2

DP 15-717570-5



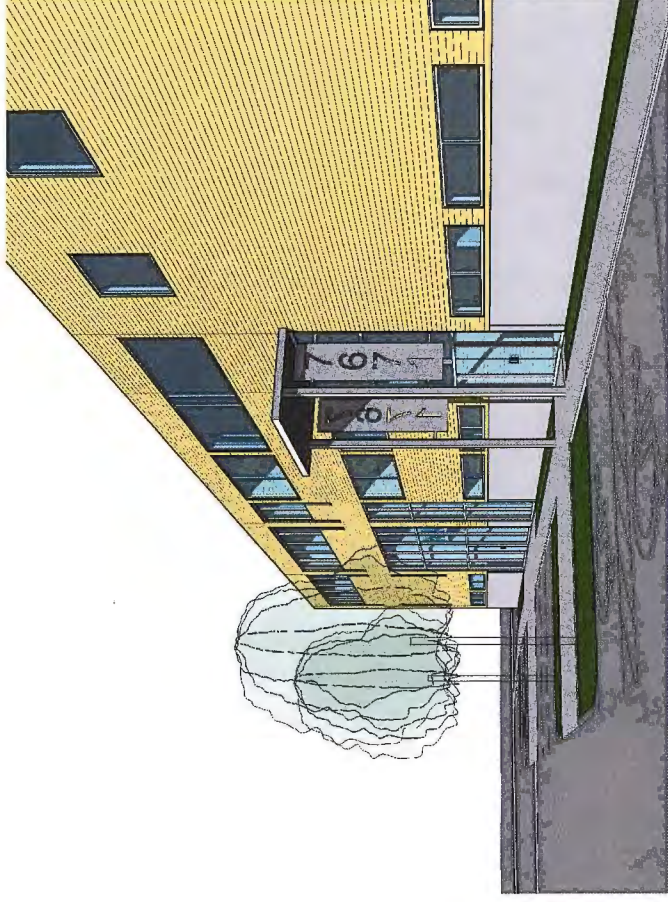

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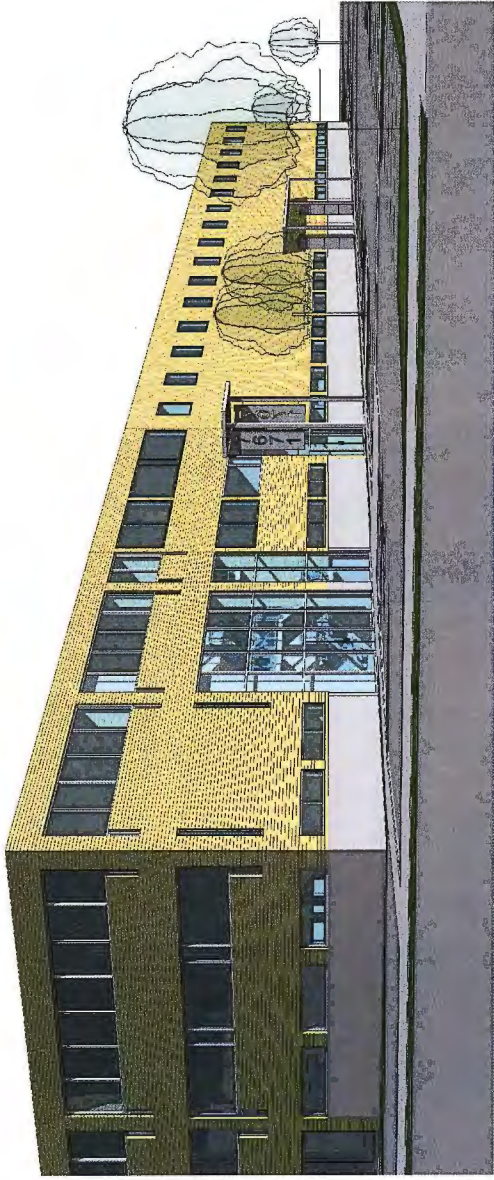

FLOOR PLANS
Drawing Scale: 1:150

Project Number: 10-15-075
Drawing Number: A2.2

Date: 04-12-15
13-01-16 REVISION



VIEW OF NEW ENTRANCES (LOOKING SOUTH)



GENERAL VIEW FROM SOUTHEAST



EYE LEVEL VIEW



BIRD'S EYE VIEW



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3D VIEWS

A5.1

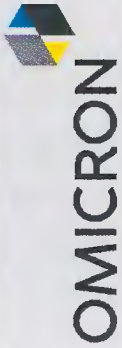
10-15-075

13-01-16

REVISION

04-12-15

REVISION



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DEVELOPMENT PERMIT SUBMISSION

Project Title
3D VIEW
Drawing Date

Date
02/02/16
13-01-16 REVISION
02-02-16 REVISION

Project Number
10-15-075
Drawing Number
A5.2

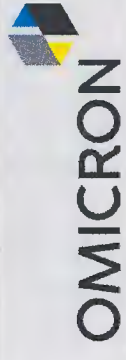
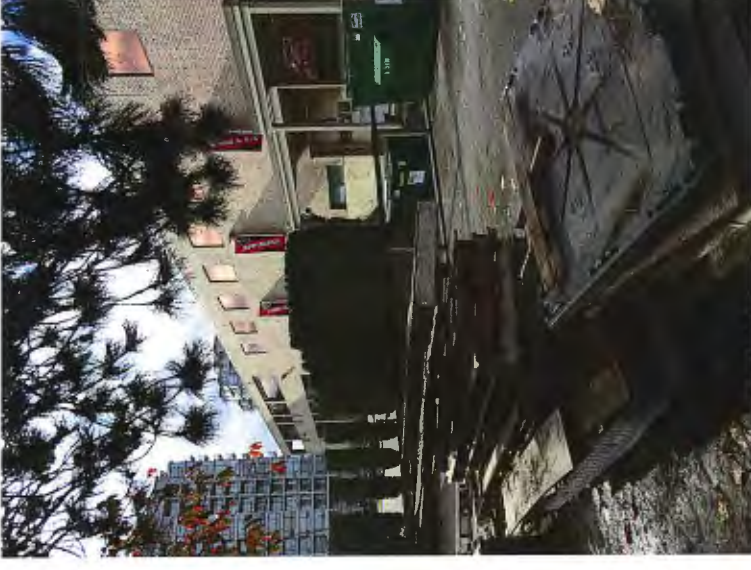


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Project Number
10-15-075
Drawing Number
A0.0

Date:
04-12-15
13-01-16 REVISION



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EXT PHOTOS
04-12-15
13-01-16 REVISION

Folge 10
 10-15-075
 Dr. Jörg Meier
 A0.1

UP T 6 T / 570 - Reference

