



Development Permit Panel

Council Chambers, City Hall
6911 No. 3 Road

Wednesday, February 26, 2014
3:30 p.m.

1. Minutes

Motion to adopt the minutes of the meeting of the Development Permit Panel held on Wednesday, February 12, 2014.



2. Development Permit DP 12-605094 (REDMS No. 4088847 v.2)

APPLICANT: Integra Architecture Inc.

PROPERTY LOCATION: 8080 Anderson Road and 8111 Granville Avenue

Director's Recommendations

That a Development Permit be issued which would:

1. *permit the construction of a 14-storey mixed use development with 129 affordable housing units and approximately 2,090 m² (22,500 ft²) community service space at 8080 Anderson Road and 8111 Granville Avenue on a site zoned Downtown Commercial (CDT1); and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *reduce the Basic Universal Housing Features manoeuvring space at bathroom doorways as shown in the Development Permit plans;*
 - (b) *reduce the number of required parking spaces from 163 to 67;*
 - (c) *reduce the number of required class 1 bicycle storage spaces from 165 to 150; and*
 - (d) *reduce the number of required medium-size on-site loading spaces from 2 to 1.*

ITEM



3. Development Permit DP 12-612510

(REDMS No. 4147318)

APPLICANT: Polygon Development 192 Ltd.

PROPERTY LOCATION: 8311, 8331, 8351, and 8371 Cambie Road and 3651 Sexsmith Road

Director's Recommendations

That a Development Permit be issued which would permit the construction of a three-phase, residential development containing 528 dwellings units at 8311, 8331, 8351, and 8371 Cambie Road and 3651 Sexsmith Road on a site zoned "High Rise Apartment (ZHR12) Capstan Village (City Centre)".



4. Development Permit DP 13-627880

(REDMS No. 3945273 v.3)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 7451 and 7471 No. 4 Road, a No Access Property on General Currie Road, and a Lane to be Closed

Director's Recommendations

That a Development Permit be issued which would:

- 1. permit the construction of a 20 unit townhouse complex at 7451 and 7471 No. 4 Road, a No Access Property on General Currie Road, and a Lane to be Closed on a site zoned "Medium Density Townhouses (RTM3)"; and*
- 2. vary the provisions of Richmond Zoning Bylaw 8500 to increase the percentage of parking stalls provided in a tandem arrangement from 50 percent to 70 percent.*



5. New Business

6. Date Of Next Meeting: Wednesday, March 12, 2014

7. Adjournment



**Development Permit Panel
Wednesday, February 12, 2014**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Victor Wei, Chair
Terry Crowe, Manager Policy Planning
Peter Russell, Senior Manager, Sustainability and District Energy

The meeting was called to order at 3:32 p.m.

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, January 29, 2014, be adopted.

CARRIED

2. Development Permit 12-615584

(File Ref. No.: DP 12-615584) (REDMS No. 4127633)

APPLICANT: Jacky Chan

PROPERTY LOCATION: 7180 Gilbert Road

INTENT OF PERMIT: That the attached plans involving changes to the tree management plan and landscape plans be considered in General Compliance with Development Permit (DP 12-615584)

Development Permit Panel

Wednesday, February 12, 2014

Applicant's Comments

Daryl Tyacke, Landscape Architect, Eckford, Tyacke and Associates, briefed the Panel on the relocation of a Monkey Puzzle tree on the site. However, during the relocation process, it was discovered that the tree had dry rot and could no longer be transplanted to the new location. He noted that the applicant is proposing to replace the Monkey Puzzle tree with a specimen Serbian Spruce tree.

Staff Comments

Wayne Craig, Director of Development, advised that the applicant submitted an arborist report detailing the unsuccessful relocation of the Monkey Puzzle tree due to the dry rot. Staff have reviewed the arborist's report and have no objections with the proposed replacement Serbian Spruce tree.

Panel Discussion

In response to queries, Mr. Tyacke noted that the Serbian Spruce tree species is not indigenous to the area but was selected for its size, columnar shape and its suitability to the local climate. It was further noted that the Serbian Spruce tree is taller compared to the Monkey Puzzle tree and will be a much more prominent feature within the development.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That the attached plans involving changes to the tree management plan and landscape plans be considered in General Compliance with Development Permit (DP 12-615584).

CARRIED

Development Permit Panel

Wednesday, February 12, 2014

3. Development Permit 13-630413

(File Ref. No.: DP 13-630413) (REDMS No. 4130261)

APPLICANT: Yamamoto Architecture Inc.

PROPERTY LOCATION: 9431, 9451, 9471 and 9491 Williams Road

INTENT OF PERMIT: That a Development Permit be issued which would permit the construction of 20 townhouse units at 9431, 9451, 9471 and 9491 Williams Road on a site zoned "Medium Density Townhouses (RTM2)".

Applicant's Comments

Yoshi Mikamo, Yamamoto Architecture Inc., and Denitsa Dimitrova, Landscape Architect, PMG Landscape Architects, gave a brief overview of the proposed townhouse development with respect to (i) urban design, (ii) architectural form and character, (iii) landscaping and open space design, (iv) exterior colour scheme, and (v) the play equipment in the outdoor children's play area.

Staff Comments

Mr. Craig noted that the applicant is integrating four existing trees into the development. Also, he provided renderings of the outdoor children's play area (attached to and forming part of these minutes as Schedule 1) and further noted that staff are satisfied with the proposed play equipment used for the outdoor children's play area.

Panel Discussion

Discussion ensued with regards to the exterior colour scheme of the proposed development and it was noted that the revised exterior colour scheme would use lighter colours.

Discussion further ensued and it was noted that the applicant is working with the City on the demolition of the existing buildings and the recycling of the demolition materials.

In reply to queries, Ms. Dimitrova indicated that the newly proposed play equipment has a smaller footprint compared to the previously proposed play equipment and would not overlap the tree protection area. Also, she further noted that the proposed trees planted adjacent to the outdoor amenity area would be small and columnar so that they would not act as a barrier when the amenity area is expanded in the future.

Discussion ensued and in reply to queries, Ms. Dimitrova noted that unit C lacks an additional tree in the front in order to keep the space open and welcoming. However, she indicated that privacy concerns can be addressed by planting an additional tree in front of the unit.

Development Permit Panel

Wednesday, February 12, 2014

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel supported the development with recommendations to plant an additional tree in front of unit C in order to address potential privacy concerns.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of 20 townhouse units at 9431, 9451, 9471 and 9491 Williams Road on a site zoned "Medium Density Townhouses (RTM2)".

CARRIED

4. Development Permit 13-636863

(File Ref. No.: DP 13-636863) (REDMS No. 3980127)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 7175 and 7191 Moffatt Road

INTENT OF PERMIT: That a Development Permit be issued which would permit the construction of 10 three-storey townhouse units at 7175 and 7191 Moffatt Road on a site zoned "High Density Townhouses (RTH1)".

Applicant's Comments

Matthew Cheng, Matthew Cheng Architecture Inc., and Denitsa Dimitrova, Landscape Architect, PMG Landscape Architects, gave a brief overview of the proposed townhouse development with respect to (i) urban design, (ii) architectural form and character, and (iii) landscaping and open space design.

Staff Comments

Mr. Craig noted that the proposed development addresses the City's development permit guidelines. Also, he spoke favourably of the applicant retaining all of the trees in the adjacent site and noted that an arborist is monitoring the trees during the construction process.

Development Permit Panel

Wednesday, February 12, 2014

Gallery Comments

Weihong Chen, 7231 Moffat Road together with realtor, Jenny Xu, Sutton Group West Coast Realty, expressed concerns related to privacy and noise matters due to the proposed setback distance and a lack of proposed trees on the south perimeter of the site adjacent to her property. Also, Ms. Xu expressed her concerns with regard to the potential impact to the property values of the adjacent property if the stated privacy concerns are not addressed.

Panel Discussion

In reply from queries the Panel, Ms. Dimitrova commented that privacy concerns can be addressed by adding additional trees and shrubs and potentially widening the landscape strip along the south perimeter.

Correspondence

None.

Panel Discussion

In response from queries from the Panel, Mr. Cheng noted that the outdoor amenity is positioned so that it can receive sunlight. Also, he noted that the sustainability features list is based on the Built Green Checklist.

In reply to queries, Mr. Craig noted that the main driveway would only serve the residents of the proposed development with no pedestrian access through to the adjacent site on the west side.

The Panel supported the development with recommendations that the applicant work with staff to increase the privacy screening along the south perimeter of the site.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of 10 three-storey townhouse units at 7175 and 7191 Moffatt Road on a site zoned "High Density Townhouses (RTHI)".

CARRIED

5. New Business

None.

Development Permit Panel
Wednesday, February 12, 2014

7. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:21 p.m.

CARRIED

Certified a true and correct copy of the
Minutes of the meeting of the
Development Permit Panel of the Council
of the City of Richmond held on
Wednesday, February 12, 2014.

Victor Wei
Chair

Evangel Biason
Auxiliary Committee Clerk

SURFACE LEGEND

TOTAL BITE AREA = 30.52 cm² B.

PERVIOUS SURFACES:

AREA PERVIOUS CLUSTERS= 6.5M (4.7)

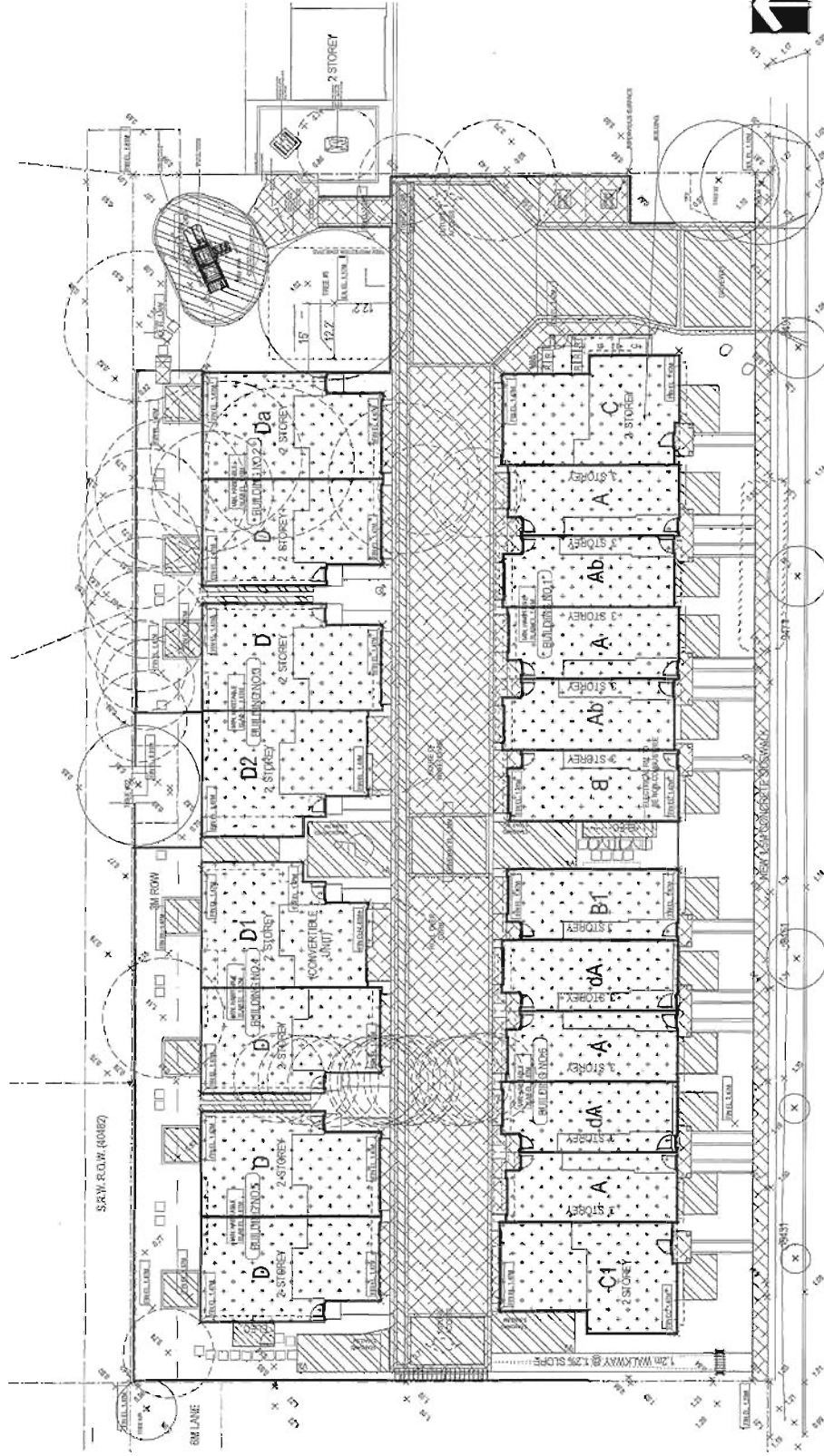
TOTAL FERTILIZER AREA 14,007.1 ha. (40.6%)

MANUSCRIPT ACCEPTED

AREA BUILDINGS - 14,301,894 sq. ft.

AUGUST 2008 IMPROVEMENTS IN SURFACING • 1007

STALD, M. 1990. The effects of the 1987-1988 El Niño on the marine invertebrate fauna of the Pacific coast of Peru. *Journal of Marine Research* 48:101-120.



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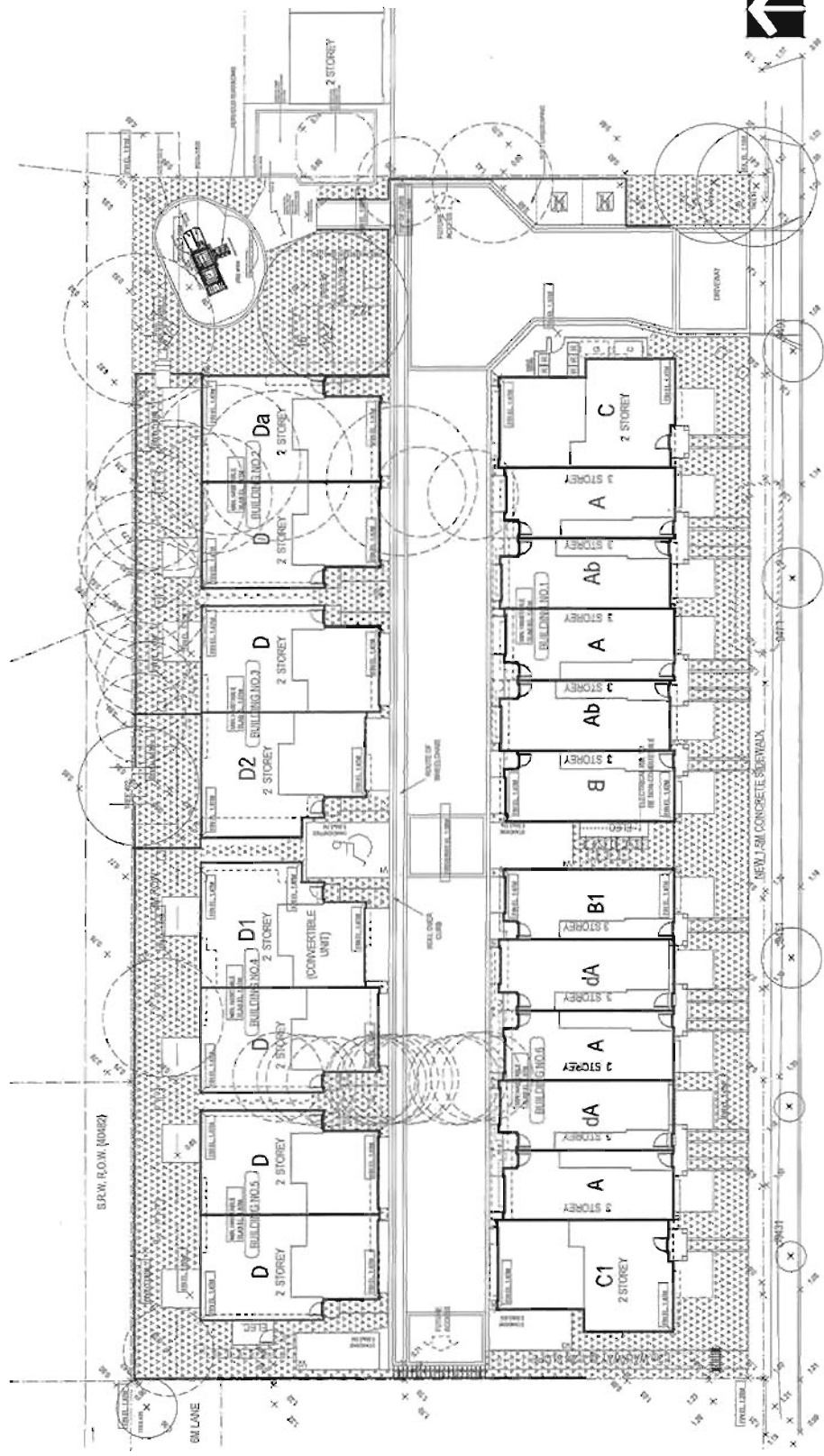


DATE: 12/20/2014

SURFACE LEGEND



TOTAL LOT LANDSCAPE AREA = 2,271.14 S.F. (25.2%)



NO.	DATE	REVISIONS	BY	CHKD
1	12/20/2014	ISSUED FOR PERMIT	MM	MM
2	12/20/2014	REVISED PER COMMENTS	MM	MM
3	12/20/2014	REVISED PER COMMENTS	MM	MM
4	12/20/2014	REVISED PER COMMENTS	MM	MM
5	12/20/2014	REVISED PER COMMENTS	MM	MM
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100	12/20/2014	REVISED PER COMMENTS	MM	MM

TOWNHOUSE DEV.
9411, 9453, 9471 & 9491
WILLIAMSD RD.,
RICHMOND, B.C.

PROJECT TITLE
LOT COVERAGE
PLAN

DATE: 12/20/2014
SCALE: 1/8" = 1'-0"
DRAWN: MM
CHECKED: MM
DATE: 12/22/2014
PROJECT NUMBER: 12-0729





To: Development Permit Panel

Date: January 31, 2014

From: Wayne Craig
Director of Development

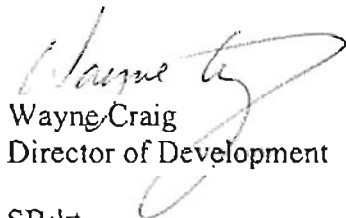
File: DP 12-605094

Re: Application by Integra Architecture Inc. for a Development Permit at
8080 Anderson Road and 8111 Granville Avenue

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a 14-storey mixed use development with 129 affordable housing units and approximately 2,090 m² (22,500 ft²) community service space at 8080 Anderson Road and 8111 Granville Avenue on a site zoned Downtown Commercial (CDT1); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the Basic Universal Housing Features manoeuvring space at bathroom doorways as shown in the Development Permit plans;
 - b) Reduce the number of required parking spaces from 163 to 67;
 - c) Reduce the number of required class 1 bicycle storage spaces from 165 to 150; and
 - d) Reduce the number of required medium-size on-site loading spaces from 2 to 1.



Wayne Craig
Director of Development

SB:kt
Att.

Staff Report

Origin

Integra Architecture has applied to the City of Richmond for permission to develop a 14-storey mixed use development at 8080 Anderson Road and 8111 Granville Avenue on a site zoned "Downtown Commercial (CDT1)" and designated Urban Core T6 (45m) in the City Centre Area Plan (CCAP) (Brighthouse Village Specific Land Use Map) (**Attachment 1**). The development consists of 129 affordable housing dwelling units, approximately 2,090 m² (22,500 ft²) of community service space and 3 levels of parking. The proposed community service space includes community centre space, community support space, non-profit society office space, and a social enterprise coffee shop that would provide job training opportunities. The site is currently vacant.

The site is City-owned and the Development Permit application was received in response to an Expression of Interest call issued in March 2011 through a partnership between BC Housing and the City. Integra Architecture has applied for the Development Permit on behalf of the six (6) non-profit societies chosen to develop the site with affordable housing and community service space: Atira Women's Resource Society, Coast Mental Health, S.U.C.C.E.S.S. Affordable Housing Society, Tikva Housing Society, Turning Point Housing Society and the Canadian Mental Health Association for their Pathways Clubhouse.

There is no associated rezoning application with this Development Permit. The applicant proposes to develop the site in accordance with the site's existing zoning.

A Servicing Agreement (SA) is required as a condition of Building Permit issuance. The SA includes frontage improvements along Granville Avenue and Anderson Road, which include sidewalk and boulevard improvements, a new fire hydrant on Granville Avenue and storm sewer improvements along the Anderson Road frontage. Fire flow calculations are required at the Building Permit stage.

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: Across Anderson Road is an older 3-storey mixed-use building zoned "Downtown Commercial (CDT1)" and designated "Urban Core T6 (45m)" in the CCAP (Brighthouse Village Specific Land Use Map);
- To the East: A gas station with car wash, convenience store and repair facilities zoned "Gas and Service Station Commercial (ZC18) – Brighthouse Village (City Centre)" and designated "Urban Core T6 (45m)" in the CCAP (Brighthouse Village Specific Land Use Map);

To the South: Across Granville Avenue is a 7-storey portion of a mixed-use high-rise development zoned “Residential/Limited Commercial (ZMU6) – St. Albans Sub Area (City Centre)” and designated “Urban Core T6” in the CCAP (Generalized Land Use Map (2031)). Also across Granville Avenue is a 9-storey office building zoned “Downtown Commercial (CDT1)” and designated “Urban Core T6” in the CCAP (Generalized Land Use Map (2031)); and

To the West: Across a City lane are one and 2-storey commercial buildings fronting onto No. 3 Road zoned “Downtown Commercial (CDT1)” and designated “Urban Core T6 (45m)” in the CCAP (Brighthouse Village Specific Land Use Map).

Rezoning and Public Hearing Results

The proponent proposes to develop the site in accordance with the site’s existing “Downtown Commercial (CDT1)” zoning. There is no associated rezoning application.

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 responds to the intention of applicable sections of the Official Community Plan (OCP) and City Centre Area Plan (CCAP) and is generally in compliance with the “Downtown Commercial (CDT1)” zone except for the zoning variances noted below.

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

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

- 1) Reduce the Basic Universal Housing Features manoeuvring space at bathroom doorways as shown in the Development Permit plans.

(Staff supports the proposed variance as the architect has confirmed that the unit design is functional and a person in a wheelchair would be able to enter and exit the washrooms. The development was designed to comply with the standards that were in effect at the time the Development Permit application was submitted to the City. After the application was submitted to the City, additional manoeuvring space requirements regarding bathroom doorways were added to the zoning bylaw.)

- 2) Reduce the number of required parking spaces from 163 to 67.
- 3) Reduce the number of required class 1 bicycle storage spaces from 165 to 150.
- 4) Reduce the number of required medium-size on-site loading spaces from 2 to 1.

(Staff supports these three proposed variances as they reflect the anticipated demand for these unique uses and the proposal includes Transportation Demand Management features. A Transportation Impact and Parking Study prepared by EBA Engineering Consultants Ltd. was submitted in support of the proposal and has been reviewed and accepted by Transportation staff. The study addresses the anticipated demand for vehicle parking, bicycle parking and service loading bays for this unique mix of subsidized rental affordable housing and community service uses and this unique model of sharing building management

responsibilities. Transportation Demand Management features associated with the proposal include 120 volt receptacles for electric vehicle charging equipment in 5% of the parking spaces, pre-ducting for future 120 volt receptacles in 20% of the parking spaces and an electric outlet in the employee bicycle storage room for electric bicycle/scooter charging.)

Advisory Design Panel Comments

The development proposal was supported by the Advisory Design Panel (ADP) to proceed to Development Permit Panel for consideration, subject to the applicant working with staff to address the Panel's comments. A copy of the relevant excerpt from the ADP Minutes from June 20, 2012 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 italic*' text. Staff have worked with the applicant to address the Panel's design review comments.

Analysis

Affordable Housing Strategy

- The site is City-owned and the Development Permit application was received in response to an Expression of Interest call issued in March 2011 through a partnership between BC Housing and the City. The City jointly announced with BC Housing in April 2012, the selection of five non-profit societies to develop the City-owned property with affordable housing and community service space. The non-profit societies include Atira Women's Resource Society, Coast Mental Health, S.U.C.C.E.S.S. Affordable Housing Society, Tikva Housing Society and Turning Point Housing Society. In addition, CMHA Pathways Clubhouse will be a community service provider in this project. Integra Architecture has applied for the Development Permit on behalf of the six (6) non-profit societies.
- The City will contribute the city-owned site through a long-term lease to the societies. The terms of the lease will be approved by Council prior to Building Permit issuance.
- All 129 residential units in the proposal are subsidized rental affordable housing units. The terms of the required Housing Agreement shall be in accordance with the City's affordable housing strategy, shall indicate that they apply in perpetuity and will provide for the following:

Unit Type	85 studio units 32 units with 1 bedroom 4 units with 2 bedrooms 8 units with 3 bedrooms
Number of Units	129

Conditions of Adjacency

- The site is located in the City Centre Brighthouse Village area. The site, along with the entire block and the blocks to the north, are designated as "Urban Core T6" with a 45 m height.
- The area is intended primarily for high-density, high-rise commercial and mixed-use development. Substantial streetwall bases and street-oriented retail uses are envisioned.
- As the block redevelops, the CCAP envisions a character transitioning from low-rise commercial and service buildings with surface parking to higher density, high-rise

development with enclosed parking and continuous commercial frontages. This will achieve a built form that will actively interface with the street in accordance with the CCAP.

- The adjacencies are particularly important as the unique uses for the subject development have a significantly lower parking need than future adjacent market developments will have. The architect has located a significant amount of floor area in what would normally be a parking structure to ensure compatibility between podium heights of the proposal and future adjacent development. The 9.5 m high 3-storey streetwall along Anderson Road meets the CCAP guideline of a height of 9-12 m, and the slightly taller 13.7 m high 5-storey streetwall along Granville Avenue references the 7-storey massing of the newer development on the opposite side of Granville Avenue.
- Lower roof levels that may be viewed from upper floors of the proposed building and from neighbouring developments are treated with landscaping or decorative coloured pebbles.
- The CCAP guideline is for 24 m tower separation in the area. Ideally two adjacent sites would each provide half of the required tower separation. The subject site is narrow and is not able to provide half of the tower separation on both sides. Future development to the West would be required to provide half of the required separation (12 m). Future development to the East would be required to provide a greater separation of 18.2 m, which would be easily accommodated as it is a larger site. A development concept for the adjacent sites is on file.
- The east and west elevations of the podium will be visible until the neighbouring sites redevelop. These two party walls are proposed to be treated with a pattern of architectural reveals on the sandblasted and painted architectural concrete and partially screened with cascading vine planting.

Urban Design and Site Planning

- The proposed development is below the CCAP potential. The CCAP allows for a maximum density of 4.0 FAR including bonuses for affordable housing and village centre, which is higher than what is permitted under the existing zoning. The proposed development achieves the maximum density permitted under the existing zoning.
- The proposed massing includes a 14-storey tower fronting onto Anderson Road along with a lower 6-storey wing and 3-storey streetwall. The proposed massing fronting onto Granville Avenue is a 5-storey continuous streetwall with a setback at the third level. Active street level uses are proposed along both Granville Avenue and Anderson Road.
- The proposed development will start the process of incremental change on the block and is consistent with other recent tower podium designs in the City Centre.
- Weather protection canopies, seating opportunities, and active street level uses are proposed.
- The building is significantly set back from Granville Avenue due to an existing sanitary sewer right-of-way that is needed until the gas station property to the east redevelops.
- The development proposal includes two driveways to Anderson Road, with the second driveway limited to the shared loading bay. Access is not proposed to the lane as the lane is envisioned to be consolidated with the No. 3 Road properties through future redevelopment.
- The proposal includes a 5.3 m wide right-of-way for public-rights-of-passage along the Granville Avenue frontage and overlapping an existing sanitary sewer utilities right-of-way. The new right-of-way allows for installation of a new sidewalk and boulevard and future road widening.

- The site is located at the outside edge of an area impacted by overhead aircraft noise, and registration of an aircraft noise covenant is a consideration of the Development Permit. The applicant's acoustic engineer has not identified the need to upgrade the overall building envelope to address aircraft noise, but has recommended glazing upgrading to address traffic noise along Granville Avenue. The design includes upgraded glazing in the residential units on the 5th floor of the streetwall elevation facing Granville Avenue. No upgrades are needed in residential units in upper floors, which are located in the tower and further set back from Granville Avenue.
- In accordance with the City's flood plain designation and protection bylaw 8204, registration of a flood covenant is a consideration of the Development Permit. The proposed slab elevation at the level of the sidewalk accommodates access for persons in wheelchairs and complies with the bylaw.

Architectural Form and Character

- The development style is contemporary with a high level of architectural design, articulation and material quality. The tower and podium proposal includes variation in building height and massing, articulation along the building facades, with a street level base to anchor the building and punctuated entrances.
- This unique affordable housing and community service space proposal is not required to provide contributions towards Public Art. The City will be incorporating Public Art into the project and a number of potential locations have been identified. The City's Public Art Coordinator is working with the non-profit groups through the City's Public Art Program to choose artwork for the development.
- The proposed building materials (concrete, brick, corrugated metal siding, metal panels, aluminum framed windows and steel and glass canopies) are generally consistent with the Official Community Plan (OCP) guidelines and compatible with recent high-rise development in the City Centre.
- The palette of colors includes beige and earth tones with orange highlights.
- In accordance with the CCAP, a "shopfront" treatment is proposed for the community services spaces and residential lobby along both Granville Avenue and Anderson Road. This treatment would activate the streetscapes along with weather protection awnings at entries.
- The building roofs will be flat and rooftop mechanical equipment will be screened with acoustic aluminum screen enclosures as shown in the attached plans.

Landscape Design and Open Space Design

- Passive outdoor amenity space is proposed on the 4th level podium roof as well as smaller gathering spaces along Granville Avenue, Anderson Road and roof decks at the 5th, 6th, 7th and 11th floor levels.
- The main outdoor amenity area at the 4th level is designed as an open passive area with both paved and planted areas, picnic tables, seating, soft landscaping and tree planting. Upper level common decks provide smaller outdoor seating areas with paving, seating, soft landscaping and tree planting.
- There were previously four (4) existing trees on the vacant site that were reviewed by Parks staff and not considered appropriate for retention. The trees were removed during site preparation.

- The landscape design includes a total of 29 new trees, including 5 new trees at street level, 15 new trees on the podium roof, and 9 on upper roof decks.
- Approximately 5 new street trees will be planted through the separate required Servicing Agreement.

Parking, Loading and Waste Collection

- Vehicle access is proposed to the site from Anderson Road.
- As noted above, variances are included in the proposal to reduce the Zoning Bylaw requirement for off-street vehicle parking spaces, indoor secure bicycle parking spaces and for a shared loading space. Specific parking requirements for the unique uses proposed for the site are not identified in the City's zoning bylaw and the variances are supported by a traffic impact and parking study submitted on behalf of the applicant by traffic consultant EBA Consulting Engineers Ltd. The unique proposed mix of subsidized rental affordable housing and community service space uses, the anticipated lack of car ownership of the target residents, proximity to rapid transit and case studies of other affordable housing developments were carefully considered by the consulting engineers. The submitted study was reviewed and accepted by Transportation staff.
- The total number of parking spaces proposed to be provided on-site is 67, including 27 spaces for the use of residents and 40 shared spaces for community services and residential visitors.
- Transportation Demand Management features of the proposal include:
 - 120 volt receptacles for electric vehicle charging equipment in 3 parking spaces (5%).
 - Pre-ducting for future 120 volt receptacle & electric vehicle charging equipment in 14 parking spaces (20%).
 - An electric outlet in the (employee) bicycle storage room for electric bicycle/scooter charging.
- Considerations of the Development Permit include entering into legal agreements to ensure that the residential visitor and non-residential parking spaces are shared and to ensure the entry gate to the parkade remains open during regular hours of operation for the community service spaces.
- The applicant has demonstrated to the satisfaction of Transportation staff that loading vehicles and waste collection vehicles can be accommodated on-site.
- Separate garbage and recycling storage rooms are proposed for the residential and non-residential uses in the building.
- Short term bicycle parking is accommodated with bicycle racks on both the Granville Avenue and Anderson Road frontages and long term bicycle parking is accommodated in secure storage rooms in the parking structure.

Crime Prevention through Environmental Design

- The building has been designed in accordance with CPTED principles and with the input of a security consultant, including a security strategy. Although not related to the architectural form and character criteria of a Development Permit, the non-profit groups will together form a strata council for the building and a management committee to discuss security needs of the building on an ongoing basis in collaboration with Community Social Development staff.
- The streetscape and common area design is defined and visually permeable to establish a sense of territoriality that contributes toward overall safety.

- The parking area is secured with an overhead gate.
- Parking areas include appropriate lighting level and light painted ceilings and walls.

Accessibility

- The building has been designed to accommodate access for a person in a wheelchair throughout all of the common and public areas of the building.
- All 129 of the residential units included in the proposed development are designed as basic universal housing units 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 zoning bylaw, with a proposed variance to the clearances at the washroom doorways. As noted earlier in this report, the architect has confirmed that a person in a wheelchair would be able to access the washrooms.

Sustainability

- The applicant has provided a checklist (**Attachment 5**) which identifies the LEED equivalency provisions that are intended to be incorporated into the project. The projected total number of points is 54, which is the equivalent of a LEED Silver accreditation (LEED Silver requires 50-59 points). The proposed sustainability strategy includes:
 - Water efficient - fixtures and planting
 - Energy efficient - equipment, lighting and controls
 - Air quality – indoor air quality management and low-emitting materials.
 - Recycling – secure area for garbage, organics and recycling.
 - Construction waste management, including storage and collection of recyclables
 - Use of recycled content and regional materials

Conclusions

The project will provide much needed affordable housing and community service space in an innovative facility and secured through an innovative partnership process. Based on the proposal's design response to the objectives of the CCAP and general compliance with the site's existing CDT1 zoning, with the noted variances, staff support the proposed development.



Sara Badyal
Planner 2

SB:kt

Attachment 1: Subject Site Location within Brighthouse Village

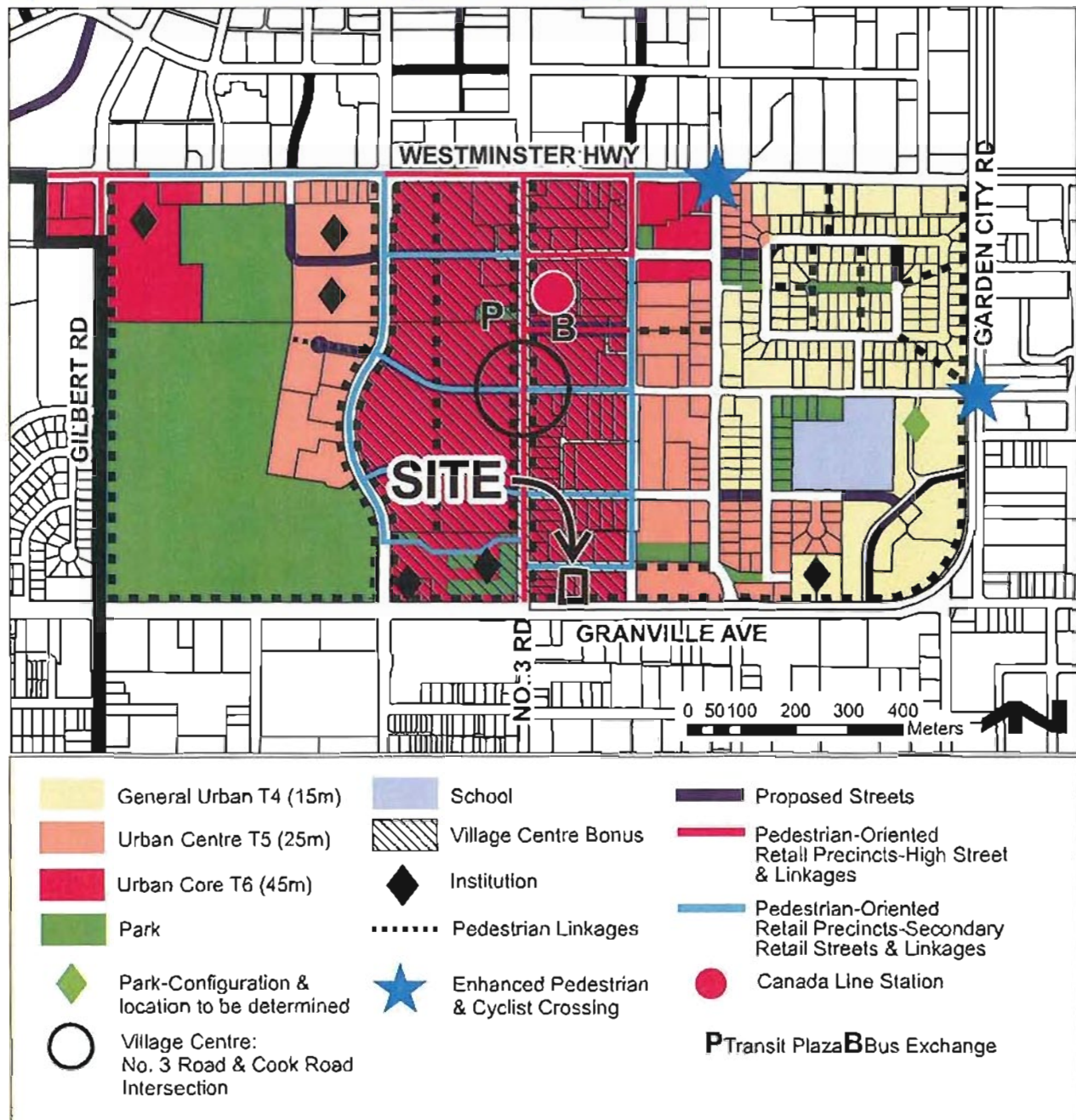
Attachment 2: Data Sheet

Attachment 3: Annotated Excerpt from Advisory Design Panel Minutes (June 20, 2012)

Attachment 4: Considerations of Development Permit and Building Permit Issuance

Attachment 5: LEED Equivalency (provided by applicant)

Specific Land Use Map: Brighthouse Village (2031)





DP 12-605094

Attachment 2

Address: 8080 Anderson Road and 8111 Granville Avenue

Applicant: Integra Architecture Inc.

Owner: City of Richmond

Planning Area(s): Brighthouse Village (City Centre)

	Existing	Proposed	
Site Area:	2,524 m ²	No change	
Land Uses:	Vacant	Mixed Use	
Area Plan Designation:	Urban Centre T5 (25m)	No change	
Zoning:	Downtown Commercial (CDT1)	No change	
Number of Units:	Vacant	129 Affordable Housing units and approximately 2,090 m ² (22,500 ft ²) Community Service space	
	Requirement	Proposed	Variance
Floor Area Ratio:	Max. 3.48 (including amenity, community amenity and Affordable Housing)	3.48 (including amenity, community amenity and Affordable Housing)	None permitted
Lot Coverage:	Max. 90%	54%	None
Setbacks:			
Front Yard (Granville Ave)	Min. 3 m (without driveway)	7 m	None
Rear Yard (Anderson Rd)	Min. 1.5 m (to public open space)	3 m	
Interior Side Yard (North)	None	0 m	
Interior Side Yard (South)	None	0 m	
Height:	Max. 47 m geodetic	44.5 m geodetic	None
Off-street Parking Spaces:			
Resident	117	27	96 space reduction
Visitor/Community Space	46	40	
Total:	163	67 (shared)	
Accessible Parking Spaces:	Min. 2%	3% (2 spaces)	None
Small Car Parking Spaces:	Max. 50%	48% (32 spaces)	None
Bicycle Storage Spaces:			
Class 1 (secured)	165	150	15 Class 1 space reduction
Class 2 (outdoor)	32	48	
Off-street Loading Spaces:	1 residential & 1 non-residential	1 (shared)	1 loading space reduction
Basic Universal Housing	Basic Universal Housing Features (Sub-section 4.16)	Features incorporated, except space at bathroom doorways is functional, but less than specified.	Reduced space at bathroom doorways
Amenity Space – Indoor:	Min. 100 m ²	Satisfied with 2,090 m ² Community Service Space	None
Amenity Space – Outdoor:	Min. 774 m ²	Approx. 880 m ² (combined)	None

The Advisory Design Panel Meeting

Annotated meeting minutes excerpt

Wednesday, June 20, 2012

DP 12-605094 – Mixed Use High Rise Development with 129 Affordable Housing Units & Community Service Space

Applicant: Integra Architecture, Inc.
Property location: 8111 Granville Avenue & 8080 Anderson Road

Applicant's Presentation

Architect Duane Siegrist, Integra Architecture, Inc., Landscape Architect Patricia Campbell, PMG Landscape Architects, Doug Purdy and Casey Clerkson, CPA Development Consultants, presented the project on behalf of the applicant.

Panel Discussion

Comments from the Panel were as follows (with applicant design response included in '*bold italics*'):

- Client groups may not be physically fit and may have mobility issues; in view of the limited space of units, consider using sliding doors or doors opening outwards in washrooms to address the mobility of residents, emergency access and to maximize floor space – *The residential units have been designed to allow for future convertibility should special measures be needed for a future resident. Sliding doors were considered but not incorporated as the non-profit groups are concerned that they have significant durability and maintenance cost implications.*
- Good integration of many uses of the project.
- Well thought out project; commend the huge amount of work done for the project.
- Incorporate additional seating elements that promote social and/or game playing in the south plaza, e.g. chess and other social games; would help to pull some of the interior at grade activity outside to animate and populate the south edge along Granville Avenue; consider moving the cafe from the north side or other small vendor to the south side due to its solar advantages; would help populate and animate the south edge – *Seating is proposed in the south facing Granville frontage and will be reviewed through the required Servicing Agreement due to an existing Sanitary Sewer right-of-way and required right-of-way for sidewalk, boulevard and future road widening. The cafe will animate the Anderson frontage, and the larger community amenity space will animate the Granville frontage.*
- Consider a modest sand pit to provide a play area and complement the boulders – *A children's play area was considered, but is not proposed for this project. The proposed project is primarily intended for single occupants, with only 12 of the 129 units having more than 1 bedroom.*

- An intricate program involving many stakeholders.
- The proposed project needs to be more successful than a market residential project on the same block; project should set precedent and be successful in any location; look at every angle to ensure success of the project.
- address security concern which is a very critical issue in a multi-use project intended for various users, e.g. families, seniors and people at risk; consider a 24/7 reception desk or site office on the main floor for security, reception and to manage loading area; would be critical to the overall success of the liveability of the building – *The building has been designed in accordance with CPTED principles and with the input of a security consultant, including a security strategy. Although not related to the architectural form and character criteria of a Development Permit, the non-profit groups will together form a strata council for the building and a management committee to discuss security needs of the building on an ongoing basis in collaboration with Community Social Development staff. Safety is important to the non-profit groups.*
- Consider allowing for an electric scooter/wheelchair plug-in area in the parkade; would be useful to the elderly and the handicapped; consider providing a medical emergency call station at bed height or 24 inches above the floor in the bedroom and washroom for seniors – *Electrical plugs are proposed in the parking structure and could be used for scooters or wheelchairs.*
- East and west adjacent properties along Granville Avenue face a temporary concrete wall; proposed developments may take time to move forward; consider cutting back a little bit of corner and add landscaping to soften the edges and mitigate the concrete wall – *Vine planting is included in the landscape design to cascade down over the edges of the podium roof. The location and orientation of the party walls allows for future development to build adjacent to them for a continuous streetwall and to maximize the function space in the building.*
- Consider overhead protection for outdoor spaces, e.g. weather protection for seating areas – *Weather protection is proposed where gathering areas are designed to function at the 7th floor roof deck and building entries.*
- Nice project; very complex; applicant has done a good job in accommodating various uses in a compact site; well-resolved and thought out; good precedent for streetscape along Granville Avenue.
- Consider shadow diagram and opportunities to increase the amount of outdoor amenity space; some areas in the courtyard are under shadow for most part of the year; could the applicant taper the south side of the 2-storey? – *Shadowing was analyzed and there is no significant shadowing of the amenity area.*
- Granville Avenue is supposed to be a green belt; applicant should put more effort in landscape design along the Granville Avenue; the project should set a good precedent in landscaping along Granville Avenue; make the boulevard more alive and usable by the residents, e.g. by adding seating areas – *The Granville frontage beautification has been secured through a separate required Servicing Agreement. The frontage design involves input from Transportation and Parks staff to ensure the design ties in with the overall vision for Granville and Garden City, keeping in mind that there will be future Granville*

Avenue widening when the properties to the west redevelop and there is an interim sanitary sewer right-of-way located along this frontage until the gas station property to the east redevelops.

- Like the design of the building; however, the north side is more flat than the south side; consider opportunities to bring the level of the north side up to the level of the south side – *Massing elements on the north elevation include the stepping back of the tower from the podium, main entry element with recessed building entry, and vehicle accesses for parking and loading. The tower was positioned further to the north and not in the centre of the lot to allow for future potential tower development to the west and east.*
- Congratulate the applicant for being able to handle a project with many clients.
- Building architecture is very close to the original concept; proves that the concept works.
- Very good architectural design, i.e. massing, articulation and fenestration; breaks up building visually into various program elements.
- Consider opportunities to incorporate public art on outdoor spaces, particularly on lane elevation even if temporary – *The City will be incorporating Public Art into the project and a number of potential locations have been identified. The City's Public Art Coordinator is working with the non-profit groups through the City's Public Art Program to choose and install artwork on the site.*
- Colours not as vibrant as some of the precedent images but not necessarily a negative comment but a signal to adjacent future developments, or perhaps an opportunity for them.
- Consider adding weather protection for outdoor amenity areas, e.g. trellises or canopies – *See response above.*

Panel Decision

It was moved and seconded

That DP 12-605094 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.

CARRIED

Opposed: Steve Jedreicich



City of Richmond

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

Address: 8080 Anderson Road and 8111 Granville Avenue **File No.:** DP 12-605094

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

1. Receipt of a Letter-of-Credit for landscaping in the amount of \$211,344.
2. Consolidation of the lots into one development parcel.
3. The granting of a 5.3 m wide statutory public-rights-of-passage right-of-way along the Granville Avenue property line for a sidewalk, boulevard and future road widening. City responsible for maintenance and liability of City sidewalk and City boulevard located between curb and sidewalk.
4. Entering into legal agreement(s) to secure 129 subsidized rental affordable housing units, which shall comprise 100% of the subject development's total residential dwelling units. The terms of the Housing Agreement shall be in accordance with the City's affordable housing strategy, shall indicate that they apply in perpetuity and will provide for the following:

Unit Type	85 studio units 32 units with 1 bedroom 4 units with 2 bedrooms 8 units with 3 bedrooms
Number of Units	129

5. Registration of a noise covenant on title to address: aircraft noise in the residential units in accordance with the City's Official Community Plan (ANSD policy area 4); and to avoid excessive noise being generated by the internal non-residential use and HVAC equipment in accordance with the City's Noise Regulation Bylaw. The covenant requires the development to be designed and constructed in accordance with an acoustic report prepared by an appropriate registered professional to not exceed the following standards for maximum interior noise levels (decibels) within the dwelling units:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

6. Registration of a flood indemnity covenant on title (Area A).
7. Entering into a legal agreement to ensure that the one (1) loading bay is shared by all of the residential and non-residential uses in the building.
8. Entering into a legal agreement to ensure that the residential visitor and non-residential parking spaces are shared. None of the shared residential visitor/non-residential parking spaces may be assigned to any specific area of the building (i.e. leased, reserved, signed, etc.) for the exclusive use of any residential unit, specific area of the building, employees, and/or others.
9. Entering into a legal agreement to ensure that the entry gate to the parkade remains open during regular hours of operation for the non-residential uses in the building.

10. Entering into a legal agreement for the provision of Electric Vehicle Plug-Ins: Minimum 5% of the parking stalls to be provided with 120 volt receptacle to accommodate electric vehicle charging equipment and minimum 20% of parking spaces to have pre-ducting for 120 volt receptacle to accommodate future installation of electric vehicle charging equipment.
11. Entering into a legal agreement for the provision of electric outlet in (employee) bicycle storage room to accommodate electric bicycle/scooter charging.

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

1. Confirmation of having entered into legal agreement(s) to lease the subject City-owned lands as approved by Richmond City Council.
2. Incorporation of accessibility, sustainability, and Transportation Demand Management (TDM) measures in Building Permit* (BP) plans as determined via the Development Permit.
3. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
4. Submission of acoustic and mechanical reports with recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the aircraft noise sensitive use covenant, City's Official Community Plan and Noise Bylaw requirements. The building envelope and HVAC systems are required to be designed to mitigate aircraft noise in the residential units and to avoid excessive noise being generated by the internal non-residential use and HVAC equipment. The standard required for air conditioning systems and their alternatives 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 the following CMHC standards:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

5. Enter into a Servicing Agreement* for the design and construction of frontage improvements, infrastructure upgrades, and service connections. Works include, but may not be limited to:
 - a) Anderson Road Frontage Improvements – ultimate cross-section, measures from existing curb:
 - (1) 2.35 m wide boulevard with street lighting, hard surface paving, and street trees with grates and sub-surface structure to facilitate paved surfaces over soil areas. For paver pattern and type, refer to SA 09-486006 drawings for 8160 Park Road; and
 - (2) 2.0 m wide concrete sidewalk.
 - b) Granville Avenue Frontage Improvements – interim cross-section measured from existing curb:
 - (1) 4.3 m grass boulevard with street lighting, street trees, and benches; and
 - (2) 2.5 m scored concrete sidewalk. For score pattern, refer to Granville Avenue sidewalk at City Hall.

Note that interim cross-section is sought as ultimate cross-section will not be achieved until redevelopment occurs on adjacent property to the west and/or east.

- c) Storm Sewer Upgrade
 - (1) Construct a new single 600 mm diameter storm sewer system centered in the roadway across the Anderson Road frontage and connect to the existing 450 mm diameter storm sewer crossing located approximately 2 m east of the west property line.
 - (2) A storm sewer transition will be required at the east end to connect to the existing storm sewer along the north side of Anderson Road.
 - (3) Remove/abandon existing storm sewer system and re-connect existing services that are in line with the proposed storm sewer construction.
 - (4) Site to connect to storm system on Anderson Road.
 - d) Sanitary Sewer – Site to connect to sanitary system on Anderson Road.
 - e) Water System Upgrade
 - (1) A fire hydrant is required along the Granville Avenue frontage (minimum 75 m spacing).
 - (2) Using the OCP Model, there is 191 L/s available at 20 psi residual on Anderson Road. This site will be required to connect to the watermain on Anderson Road. Based on your proposed rezoning, your site requires a minimum fire flow of 220 L/s. Once you have confirmed your building design at the Building Permit stage, you must submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey to confirm that there is adequate available flow. If adequate flow is not available, a water analysis is required to determine upgrades to achieve minimum requirements.
 - f) Impact Assessment - The developer is to obtain the services of a Geotechnical Engineer to assess the impacts to existing City Infrastructure due to the proposed pre-loading, underpinning or any other activities. The Developer and/or its engineer may be required to monitor/review the actual settlement via pre & post survey of City infrastructure and pre & post video inspection of the City storm & sanitary system. If the activities result in settlement, displacement, subsidence, damage or nuisance to City Infrastructure, the developer is responsible to repair and/or replace to the City's satisfaction. The Developer and/or its engineer are responsible to contact the Private Utility Companies and notify of them of the work and any potential impact to their infrastructure.
 - g) Private Utilities – the developer is responsible for the undergrounding of the existing private utility pole line if required by BC Hydro. (Note: pre-ducting is required as a minimum if BC Hydro determines the undergrounding will not occur with this development). Developer to contact and confirm Private Utility Companies requirements, including any ROWs for their equipment, and whether required street lighting will trigger requirement to install new hydro poles to provide separation to the lines.
6. 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.

Authorized Signature

Date

Richmond Community Housing

Preliminary Sustainability Progress Report

Last updated: January 30, 2014



KANE CONSULTING

ATTACHMENT 5

54	8	18	30	Total Project Score & Rating	SILVER	Platinum 80 or more points	Possible Points	26
Y	Y	Y	N	Y	Y	N	Y	N
22	1	1	3	Sustainable Sites	Certified 40 to 49 points	Silver 50 to 59 points	Gold 60 to 79 points	Platinum 80 or more points
Y	Y	Y	N	Y	Y	N	Y	N
1	1	1	1	Construction Activity Pollution Prevention	1			
5	1	1	1	Site Selection	3.5			
6	1	1	1	Development Density and Community Connectivity	3.6			
1	1	1	1	Brownfield Redevelopment	1			
3	1	1	1	Alternative Transportation, Public Transportation Access	1			
2	1	1	1	Alternative Transportation, Bicycle Storage & Changing Rooms	1			
1	1	1	1	Alternative Transportation, Low-Emitting and Fuel-Efficient Vehicles	1			
1	1	1	1	Alternative Transportation, Parking Capacity	2			
1	1	1	1	Site Development, Protect and Restore Habitat	1			
1	1	1	1	Site Development, Maximize Open Space	1			
1	1	1	1	Stormwater Design, Quantity Control	1			
1	1	1	1	Stormwater Design, Quality Control	1			
1	1	1	1	Heat Island Effect, Non-Roof	1			
1	1	1	1	Heat Island Effect, Roof	1			
1	1	1	1	Light Pollution Reduction	1			
4	1	1	4	Water Efficiency	Possible Points: 10			
Y	Y	Y	N	Y	Y	N	Y	N
2	2	2	2	Water Use Reduction	2.4			
2	2	2	2	Water Efficient Landscaping, Reduce by 50%, No Potable Water Use	2			
2	2	2	2	Innovative Wastewater Technologies	2.4			
2	2	2	2	Water Use Reduction, 30%, 35%, 40% Reduction	2.4			
7	3	13	12	Energy and Atmosphere	Possible Points: 35			
Y	Y	Y	N	Y	Y	N	Y	N
1	1	1	1	Fundamental Commissioning of Building Energy Systems	1-19			
1	1	1	1	Minimum Energy Performance	1.7			
1	1	1	1	Fundamental Refrigerant Management	2			
5	3	11	7	Optimize Energy Performance	2			
2	2	2	2	On-site Renewable Energy	3			
2	2	2	2	Enhanced Commissioning	2			
2	2	2	2	Enhanced Refrigerant Management	2			
2	2	2	2	Measurement & Verification	2			
2	2	2	2	Green Power	2			
4	4	4	4	Legend				
Y	Y	Y	Y	Credit Complete				
Y	Y	Y	Y	Credit Incomplete				
Y	Y	Y	Y	Not Attempting				
Y	Y	Y	Y	Prerequisite (Must Achieve)				



City of Richmond

Development Permit

No. DP 12-605094

To the Holder: INTEGRA ARCHITECTURE INC. C/O DUANE SIEGRIST
Property Address: 8080 ANDERSON ROAD AND 8111 GRANVILLE AVENUE
Address: 416 WEST PENDER STREET, VANCOUVER, BC V6B 1T5

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) Reduce the Basic Universal Housing Features manoeuvring space at bathroom doorways as shown in the Development Permit plans;
 - b) Reduce the number of required parking spaces from 163 to 67.
 - c) Reduce the number of required class 1 bicycle storage spaces from 165 to 150; and
 - d) Reduce the number of required medium-size on-site loading spaces from 2 to 1.
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 #16 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 \$211,344. 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 12-605094

To the Holder: INTEGRA ARCHITECTURE INC. C/O DUANE SIEGRIST
Property Address: 8080 ANDERSON ROAD AND 8111 GRANVILLE AVENUE
Address: VANCOUVER, BC

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.

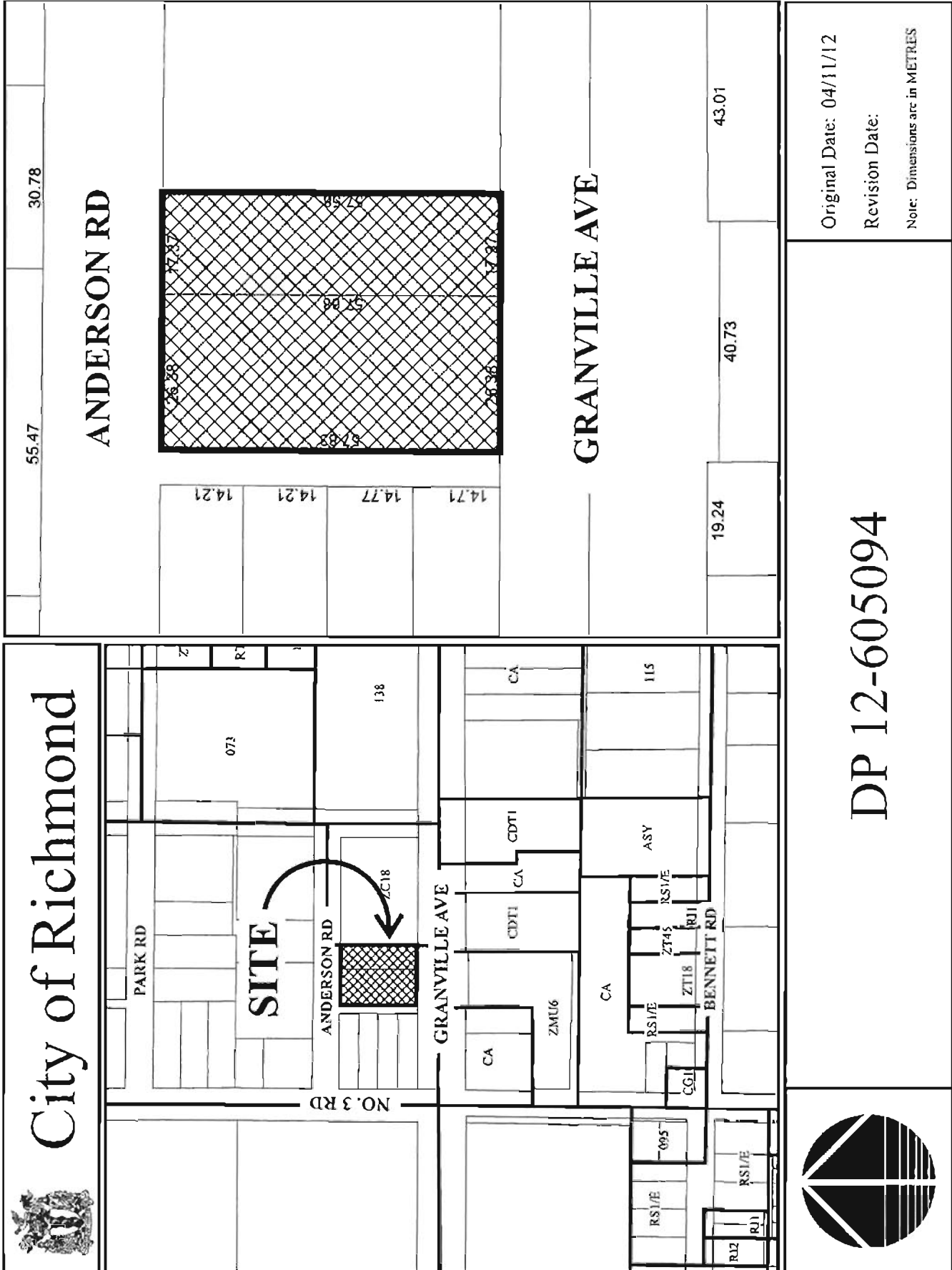
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR





GENERAL INFORMATION		CONTACT INFORMATION		FINANCIAL INFORMATION		EMPLOYMENT INFORMATION		EDUCATION INFORMATION		MILITARY SERVICE INFORMATION		CRIMINAL RECORD INFORMATION		OTHER INFORMATION	
NAME	ADDRESS	CITY	STATE	ZIP	PHONE	DATE OF BIRTH	AGE	SEX	RACE	EDUCATION LEVEL	EDUCATION INSTITUTION	EDUCATION DATE	EDUCATION GRADE	EDUCATION FIELD	EDUCATION COMMENTS
JOHN DOE	1234 Main St	Anytown	CA	90210	(555) 123-4567	01/15/1980	42	M	W	High School	Anytown High School	06/98	12	Business	Completed
JANE DOE	1234 Main St	Anytown	CA	90210	(555) 123-4567	03/22/1985	37	F	W	College	State University	05/02	16	Education	Completed
JOHN DOE	1234 Main St	Anytown	CA	90210	(555) 123-4567	07/10/1990	32	M	W	High School	Anytown High School	06/05	12	Business	Completed
JANE DOE	1234 Main St	Anytown	CA	90210	(555) 123-4567	09/18/1995	27	F	W	College	State University	05/08	16	Education	Completed
JOHN DOE	1234 Main St	Anytown	CA	90210	(555) 123-4567	11/05/2000	22	M	W	High School	Anytown High School	06/10	12	Business	Completed
JANE DOE	1234 Main St	Anytown	CA	90210	(555) 123-4567	12/12/2005	17	F	W	College	State University	05/12	16	Education	Completed

[illegible]

Class 1	Class 2	Class 3	Class 4	Class 5	Class 6	Class 7	Class 8	Class 9	Class 10	Class 11	Class 12	Class 13	Class 14	Class 15	Class 16	Class 17	Class 18	Class 19	Class 20	Class 21	Class 22	Class 23	Class 24	Class 25	Class 26	Class 27	Class 28	Class 29	Class 30	Class 31	Class 32	Class 33	Class 34	Class 35	Class 36	Class 37	Class 38	Class 39	Class 40	Class 41	Class 42	Class 43	Class 44	Class 45	Class 46	Class 47	Class 48	Class 49	Class 50	Class 51	Class 52	Class 53	Class 54	Class 55	Class 56	Class 57	Class 58	Class 59	Class 60	Class 61	Class 62	Class 63	Class 64	Class 65	Class 66	Class 67	Class 68	Class 69	Class 70	Class 71	Class 72	Class 73	Class 74	Class 75	Class 76	Class 77	Class 78	Class 79	Class 80	Class 81	Class 82	Class 83	Class 84	Class 85	Class 86	Class 87	Class 88	Class 89	Class 90	Class 91	Class 92	Class 93	Class 94	Class 95	Class 96	Class 97	Class 98	Class 99	Class 100
Class 1	Class 2	Class 3	Class 4	Class 5	Class 6	Class 7	Class 8	Class 9	Class 10	Class 11	Class 12	Class 13	Class 14	Class 15	Class 16	Class 17	Class 18	Class 19	Class 20	Class 21	Class 22	Class 23	Class 24	Class 25	Class 26	Class 27	Class 28	Class 29	Class 30	Class 31	Class 32	Class 33	Class 34	Class 35	Class 36	Class 37	Class 38	Class 39	Class 40	Class 41	Class 42	Class 43	Class 44	Class 45	Class 46	Class 47	Class 48	Class 49	Class 50	Class 51	Class 52	Class 53	Class 54	Class 55	Class 56	Class 57	Class 58	Class 59	Class 60	Class 61	Class 62	Class 63	Class 64	Class 65	Class 66	Class 67	Class 68	Class 69	Class 70	Class 71	Class 72	Class 73	Class 74	Class 75	Class 76	Class 77	Class 78	Class 79	Class 80	Class 81	Class 82	Class 83	Class 84	Class 85	Class 86	Class 87	Class 88	Class 89	Class 90	Class 91	Class 92	Class 93	Class 94	Class 95	Class 96	Class 97	Class 98	Class 99	Class 100

[illegible][illegible]

	Date	Amount for Building Fund	Non-recurring No. P.C.
\$	May 15, 1907		
\$	Sept 18, 1907		
\$	Feb 18, 1913		
\$	Apr 6th, 1915		

required Servicing Agreement for infrastructure and frontage improvements.

Notes:

- Off-site works via separate

[illegible]

Building Permit is required to include selected acoustic and mechanical information
 Units are to be provided as per required Housing Agreement
 Building Feature units which are required to comply with Zoning Bylaw 8500 Section

GENERAL NOTES:

- Development is required regarding mitigation of residential units. Future
- 129 Affordable Housing
- 129 Basic Universal Housing

**RICHMOND
COMMUNITY
COLLEGE**

[illegible]

required off-street parking spaces from 249 to 617
required class 1 bicycle storage spaces from 165 to 150
required medium-size on-site parking spaces from 2 to 1

[illegible]

3111 DUNWALL AVE.,
9805 ANDERSON RD.,
MCKINNEY, B.C.

FIG.	FIG.	FIGURE CAPTION
100	101	FIGURE CAPTION
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328	329	FIGURE CAPTION
330	331	FIG

magazines, features provided with 120 volt receptacle for electric vehicle charging equipment pre-ordered for future 120 volt receptacle & electric vehicle charging equipment in (employee) bicycle storage room for electric bicyclist scooter charging

- Transportation demand management
 - 3 parking spaces (3%)
 - 14 parking spaces (2%)
 - Electric outlet provided
- Sustainability features:
 - 1 LEED Silver certification

Jan 31, 2014
-605094

1	date	
2	place	
3	NOOONNO	
4	UNNO	
5	UNNO	
6	UNNO	
7	UNNO	
8	UNNO	
9	UNNO	
10	UNNO	

ment, lighting and controls for garbage, organic and recycling.

- ☐ Water-efficient - flush
- ☐ Energy efficient - top
- ☐ Air quality - indoor
- ☐ Recycling - green &
- ☐ Construction Waste m

Author's Note: I thank the editor and the anonymous reviewers for their helpful comments.

1000

LEGAL DESCRIPTION:
 LOT 11 & 12, BLOCK 4
 SECTION 8, TOWN OF RICHMOND
 DISTRICT OF WEST PENDER
 PLAN 12-605094

OWNER:
 RICHMOND COMMUNITY HOUSING
 1115 GORDON LANE
 RICHMOND, B.C.
 V6V 1A1

DESIGNER:
 INTEGRAL ARCHITECTURE INC.
 415 WEST PENDER STREET
 VANCOUVER, BC V6B 1Y8
 TEL: 604-681-1111
 WWW.INTEGRALARCHITECTURE.COM



INTEGRAL ARCHITECTURE INC.
 415 WEST PENDER STREET
 VANCOUVER, BC V6B 1Y8
 TEL: 604-681-1111
 WWW.INTEGRALARCHITECTURE.COM



NO.	DATE	DESCRIPTION
1	10/11/14	Issue for Review
2	11/11/14	Issue for Review
3	12/11/14	Issue for Review
4	01/11/15	Issue for Review
5	02/11/15	Issue for Review

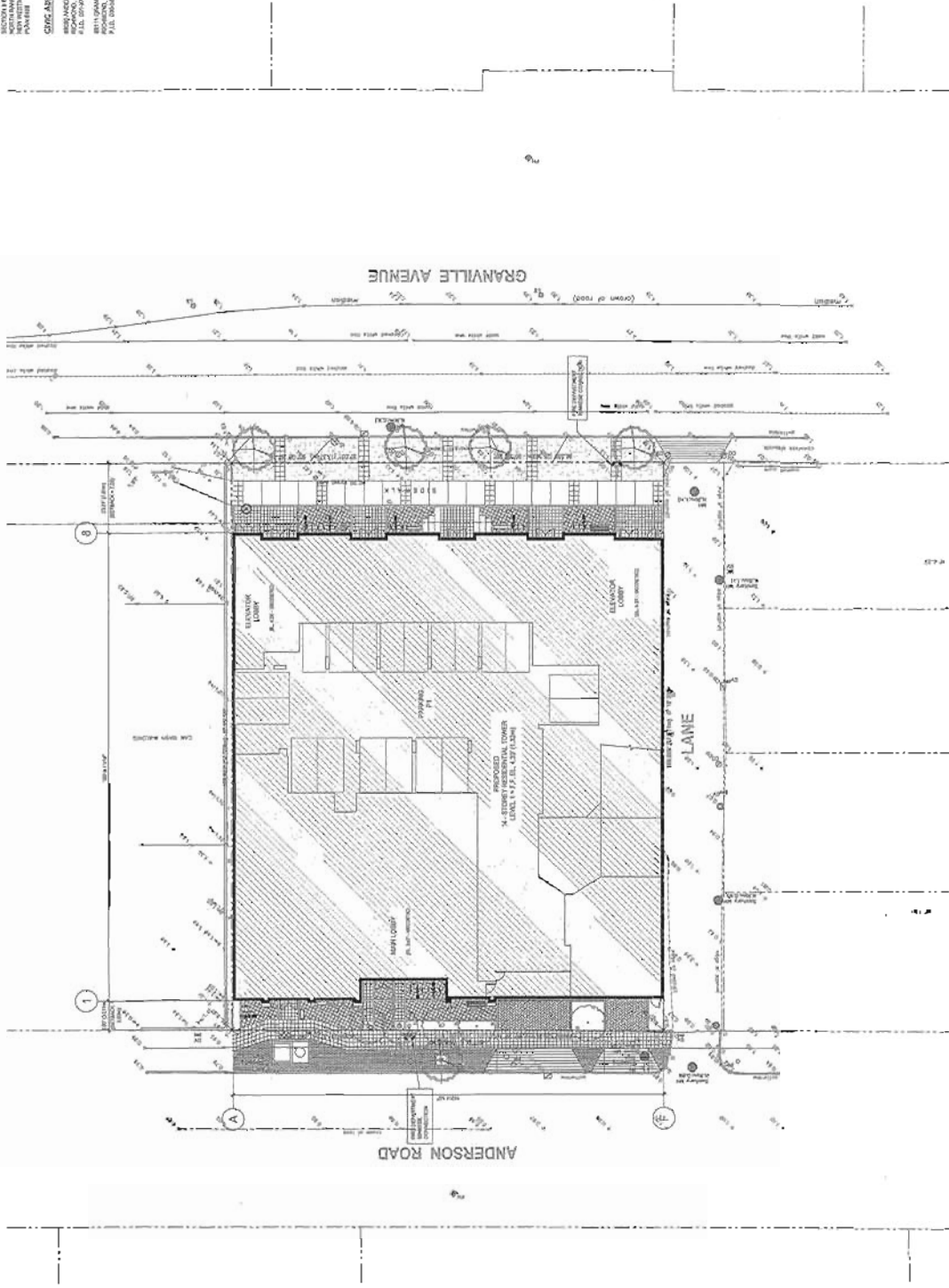
DATE: 01/31/15

RICHMOND COMMUNITY HOUSING
 1115 GORDON LANE
 RICHMOND, B.C.
 V6V 1A1

SITE PLAN

Plan 2 Jan 31, 2014
 DP 12-605094

A-0.50





2017	2016-17	2015-16	2014-15	2013-14	2012-13	2011-12	2010-11	2009-10	2008-09	2007-08	2006-07	2005-06	2004-05	2003-04	2002-03	2001-02	2000-01	1999-00	1998-99	1997-98	1996-97	1995-96	1994-95	1993-94	1992-93	1991-92	1990-91	1989-90	1988-89	1987-88	1986-87	1985-86	1984-85	1983-84	1982-83	1981-82	1980-81	1979-80	1978-79	1977-78	1976-77	1975-76	1974-75	1973-74	1972-73	1971-72	1970-71	1969-70	1968-69	1967-68	1966-67	1965-66	1964-65	1963-64	1962-63	1961-62	1960-61	1959-60	1958-59	1957-58	1956-57	1955-56	1954-55	1953-54	1952-53	1951-52	1950-51	1949-50	1948-49	1947-48	1946-47	1945-46	1944-45	1943-44	1942-43	1941-42	1940-41	1939-40	1938-39	1937-38	1936-37	1935-36	1934-35	1933-34	1932-33	1931-32	1930-31	1929-30	1928-29	1927-28	1926-27	1925-26	1924-25	1923-24	1922-23	1921-22	1920-21	1919-20	1918-19	1917-18	1916-17	1915-16	1914-15	1913-14	1912-13	1911-12	1910-11	1909-10	1908-09	1907-08	1906-07	1905-06	1904-05	1903-04	1902-03	1901-02	1900-01	1899-00	1898-99	1897-98	1896-97	1895-96	1894-95	1893-94	1892-93	1891-92	1890-91	1889-90	1888-89	1887-88	1886-87	1885-86	1884-85	1883-84	1882-83	1881-82	1880-81	1879-80	1878-79	1877-78	1876-77	1875-76	1874-75	1873-74	1872-73	1871-72	1870-71	1869-70	1868-69	1867-68	1866-67	1865-66	1864-65	1863-64	1862-63	1861-62	1860-61	1859-60	1858-59	1857-58	1856-57	1855-56	1854-55	1853-54	1852-53	1851-52	1850-51	1849-50	1848-49	1847-48	1846-47	1845-46	1844-45	1843-44	1842-43	1841-42	1840-41	1839-40	1838-39	1837-38	1836-37	1835-36	1834-35	1833-34	1832-33	1831-32	1830-31	1829-30	1828-29	1827-28	1826-27	1825-26	1824-25	1823-24	1822-23	1821-22	1820-21	1819-20	1818-19	1817-18	1816-17	1815-16	1814-15	1813-14	1812-13	1811-12	1810-11	1809-10	1808-09	1807-08	1806-07	1805-06	1804-05	1803-04	1802-03	1801-02	1800-01	1799-00	1798-99	1797-98	1796-97	1795-96	1794-95	1793-94	1792-93	1791-92	1790-91	1789-90	1788-89	1787-88	1786-87	1785-86	1784-85	1783-84	1782-83	1781-82	1780-81	1779-80	1778-79	1777-78	1776-77	1775-76	1774-75	1773-74	1772-73	1771-72	1770-71	1769-70	1768-69	1767-68	1766-67	1765-66	1764-65	1763-64	1762-63	1761-62	1760-61	1759-60	1758-59	1757-58	1756-57	1755-56	1754-55	1753-54	1752-53	1751-52	1750-51	1749-50	1748-49	1747-48	1746-47	1745-46	1744-45	1743-44	1742-43	1741-42	1740-41	1739-40	1738-39	1737-38	1736-37	1735-36	1734-35	1733-34	1732-33	1731-32	1730-31	1729-30	1728-29	1727-28	1726-27	1725-26	1724-25	1723-24	1722-23	1721-22	1720-21	1719-20	1718-19	1717-18	1716-17	1715-16	1714-15	1713-14	1712-13	1711-12	1710-11	1709-10	1708-09	1707-08	1706-07	1705-06	1704-05	170
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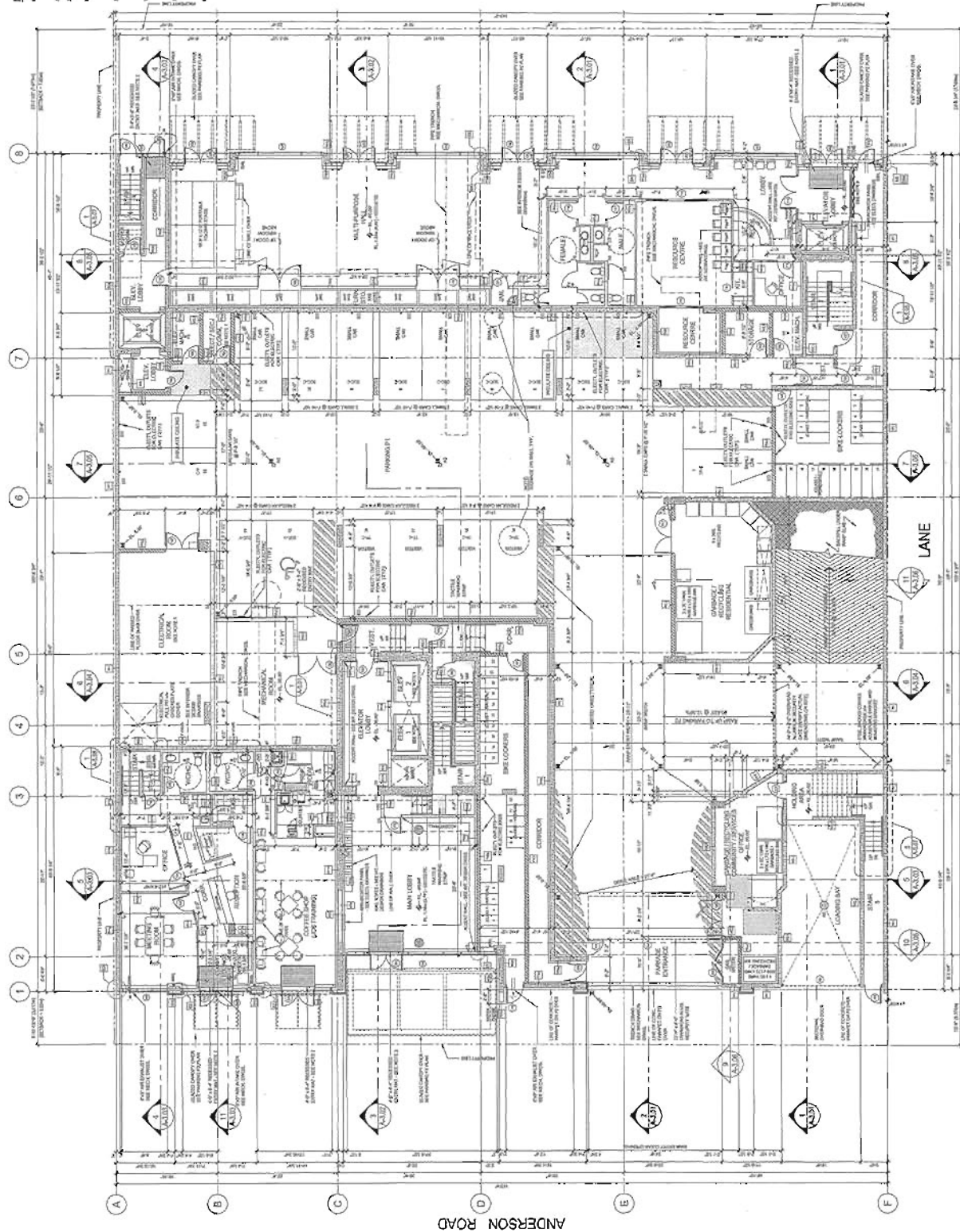
**RICHMOND
COMMUNITY
HOUSING**
8111 GREENVILLE AVE.,
AND JACKSON AVE.,
RICHMOND, B.C.

PARKING - PI
FLOOR PLANPlan 3a Jan 31, 2014
DP 12-605094

A-1.01

NAME	DATE	TIME	LOCATION	STATUS
JOHN DOE	10/25/2023	14:30	Room 101	Present
JANE SMITH	10/25/2023	15:00	Room 102	Absent
ALICE BROWN	10/25/2023	15:30	Room 103	Present
BOB GREEN	10/25/2023	16:00	Room 104	Absent
CHARLIE WHITE	10/25/2023	16:30	Room 105	Present
DAVID BLACK	10/25/2023	17:00	Room 106	Absent
EVE GRAY	10/25/2023	17:30	Room 107	Present
FRANK BLUE	10/25/2023	18:00	Room 108	Absent
GRACE RED	10/25/2023	18:30	Room 109	Present
HELEN PURPLE	10/25/2023	19:00	Room 110	Absent
IRVING YELLOW	10/25/2023	19:30	Room 111	Present
JACK ORANGE	10/25/2023	20:00	Room 112	Absent
JILL PINK	10/25/2023	20:30	Room 113	Present
JOHN BROWN	10/25/2023	21:00	Room 114	Absent
JANE SMITH	10/25/2023	21:30	Room 115	Present
ALICE BROWN	10/25/2023	22:00	Room 116	Absent
BOB GREEN	10/25/2023	22:30	Room 117	Present
CHARLIE WHITE	10/25/2023	23:00	Room 118	Absent
DAVID BLACK	10/25/2023	23:30	Room 119	Present
EVE GRAY	10/25/2023	00:00	Room 120	Absent
FRANK BLUE	10/25/2023	00:30	Room 121	Present
GRACE RED	10/25/2023	01:00	Room 122	Absent
HELEN PURPLE	10/25/2023	01:30	Room 123	Present
IRVING YELLOW	10/25/2023	02:00	Room 124	Absent
JACK ORANGE	10/25/2023	02:30	Room 125	Present
JILL PINK	10/25/2023	03:00	Room 126	Absent
JOHN BROWN	10/25/2023	03:30	Room 127	Present
JANE SMITH	10/25/2023	04:00	Room 128	Absent
ALICE BROWN	10/25/2023	04:30	Room 129	Present
BOB GREEN	10/25/2023	05:00	Room 130	Absent
CHARLIE WHITE	10/25/2023	05:30	Room 131	Present
DAVID BLACK	10/25/2023	06:00	Room 132	Absent
EVE GRAY	10/25/2023	06:30	Room 133	Present
FRANK BLUE	10/25/2023	07:00	Room 134	Absent
GRACE RED	10/25/2023	07:30	Room 135	Present
HELEN PURPLE	10/25/2023	08:00	Room 136	Absent
IRVING YELLOW	10/25/2023	08:30	Room 137	Present
JACK ORANGE	10/25/2023	09:00	Room 138	Absent
JILL PINK	10/25/2023	09:30	Room 139	Present
JOHN BROWN	10/25/2023	10:00	Room 140	Absent
JANE SMITH	10/25/2023	10:30	Room 141	Present
ALICE BROWN	10/25/2023	11:00	Room 142	Absent
BOB GREEN	10/25/2023	11:30	Room 143	Present
CHARLIE WHITE	10/25/2023	12:00	Room 144	Absent
DAVID BLACK	10/25/2023	12:30	Room 145	Present
EVE GRAY	10/25/2023	13:00	Room 146	Absent
FRANK BLUE	10/25/2023	13:30	Room 147	Present
GRACE RED	10/25/2023	14:00	Room 148	Absent
HELEN PURPLE	10/25/2023	14:30	Room 149	Present
IRVING YELLOW	10/25/2023	15:00	Room 150	Absent
JACK ORANGE	10/25/2023	15:30	Room 151	Present
JILL PINK	10/25/2023	16:00	Room 152	Absent
JOHN BROWN	10/25/2023	16:30	Room 153	Present
JANE SMITH	10/25/2023	17:00	Room 154	Absent
ALICE BROWN	10/25/2023	17:30	Room 155	Present
BOB GREEN	10/25/2023	18:00	Room 156	Absent
CHARLIE WHITE	10/25/2023	18:30	Room 157	Present
DAVID BLACK	10/25/2023	19:00	Room 158	Absent
EVE GRAY	10/25/2023	19:30	Room 159	Present
FRANK BLUE	10/25/2023	20:00	Room 160	Absent
GRACE RED	10/25/2023	20:30	Room 161	Present
HELEN PURPLE	10/25/2023	21:00	Room 162	Absent
IRVING YELLOW	10/25/2023	21:30	Room 163	Present
JACK ORANGE	10/25/2023	22:00	Room 164	Absent
JILL PINK	10/25/2023	22:30	Room 165	Present
JOHN BROWN	10			

GRANVILLE AVENUE



1 PARKING P1 FLOOR PLAN - SUCCESS
A-101 SCALE: 1/8" = 1'-0"

ANDERSON ROAD



SAVING 125,000 GALLONS TO CLIMATE BY
IMPROVING WASTEWATER TREATMENT
EFFECTS, CONSUMPTION AND A SUSTAINABLE
RECYCLING MARKET

[illegible]

Year	1998	1999	2000
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89	1998	1999	2000
90	1998	1999	2000

**RICHMOND
COMMUNITY
HOUSING**
8511 CRAWFORD AVE.,
S.W. ANGELO, MD.,
RICHMOND, VA.

PARKING - P2
FLOOR PLAN

Plan 3b Jan 31, 2014
DP 12-605094

A-1.02





INTEGR8 ARCHITECTURE INC.
415 WEST PENDER STREET
VANCOUVER, BC V6B 1T5
T 604.688.4328 F 604.688.4328
info@integr8-arch.com
www.integr8-arch.com



CPA
DEVELOPMENT
CONSULTANTS

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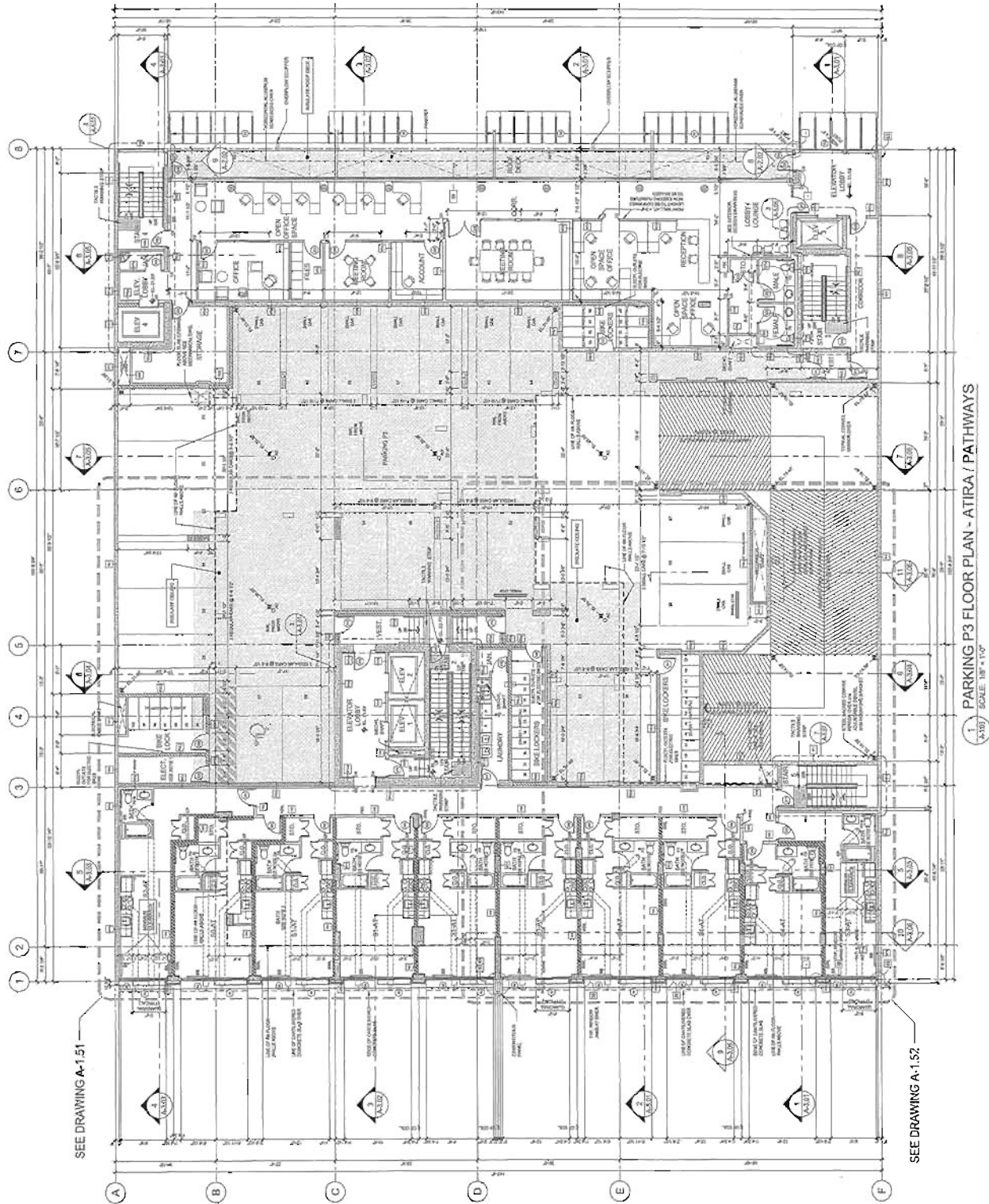
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**RICHMOND
COMMUNITY
HOUSING.**
1111 GRANVILLE AVE.,
RFD JACONVILLE, MD.,
RICHMOND, E.C.

PARKING - P3
GLOBBAL

Plan 3c Jan 31, 2014
DP 12-605094

A-1.03



NO.	DATE	REVISION OR SUPPLEMENT
1	10/14/14	1 st Revision
2	10/14/14	2 nd Revision
3	10/14/14	3 rd Revision
4	10/14/14	4 th Revision
5	10/14/14	5 th Revision
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51	10/	

Plan 4a Jan 31, 2014
DP 12-605094

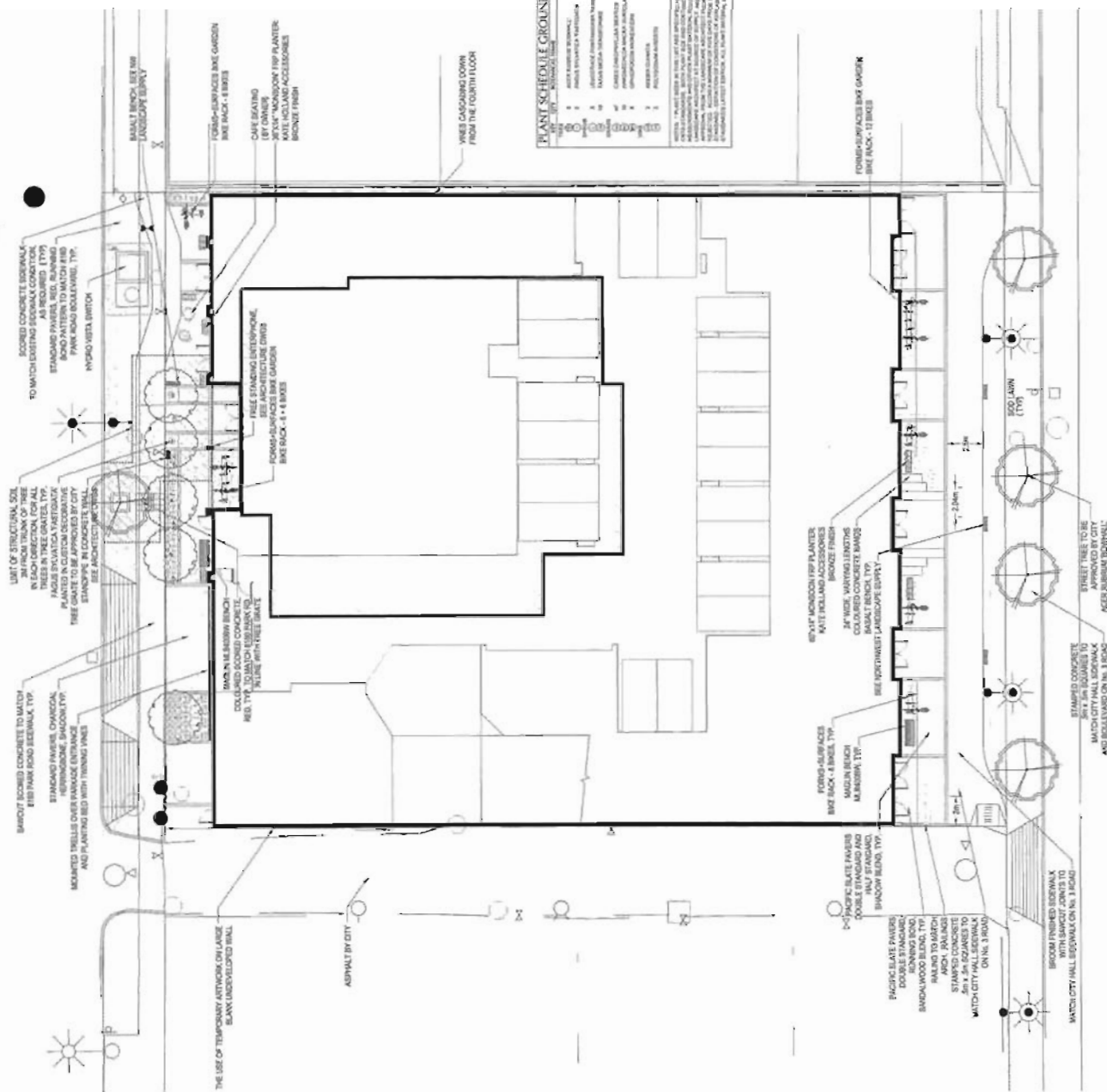
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811 GRANVILLE AVENUE
CHICAGO, ILL.

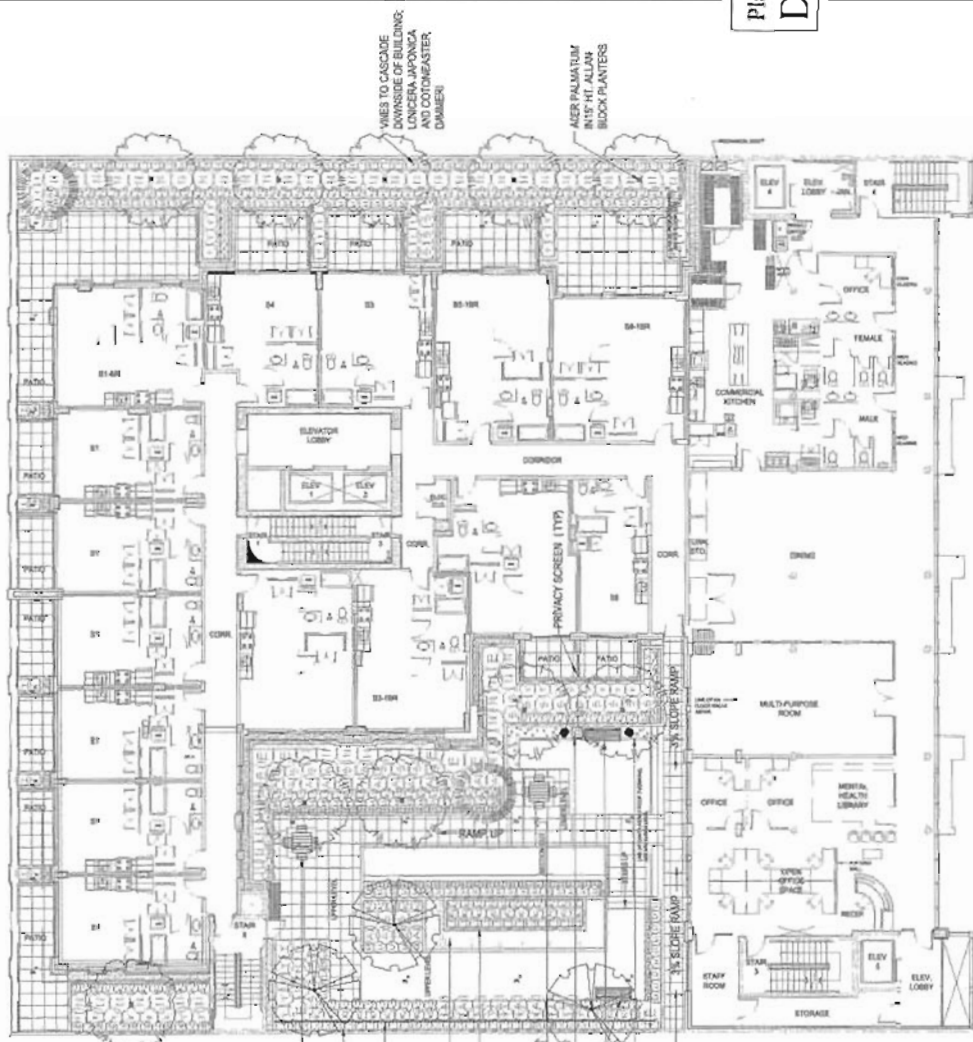
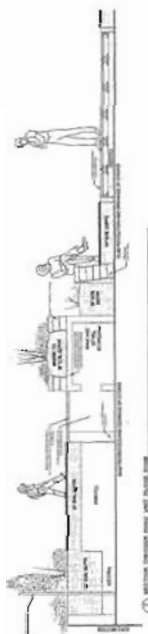
DRAWING TITLE:
**LEVEL 1
LANDSCAPE PLAN**

DATE _____
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 COUNTY _____
 ADDRESS _____
 CITY _____
 STATE _____
 ZIP _____
 PHONE _____
 FAX _____
 E-MAIL _____
 NAME _____
 TITLE _____
 ORGANIZATION _____
 PROJECT _____
 COMMENTS _____
 SIGNATURE _____
 DATE _____

55-71

PLANT SCHÉFOULE GROUTY FLOOR

[illegible][illegible]



MAULIN POND TABLE OVER CONCRETE PAD 14'7" X 10'0" TYP.
POSSIBLE FUTURE CONNECTION POINT
RAILING BY ARCHITECTURE
GRATE OVER ACCESS AREA FOR PARKADE EXHAUST RASSED PLANTER OVER HVAC UNIT BY ARCHITECTURE
MAULIN GARBAGE RECEPTACLE, 14'0" X 10'0" TYP.
MAULIN MULBERRY BENCH ON CONCRETE PAD, TYP.
BOULDER IN POLISHED BLACK WHISKEY RIVER ROCK, SEE RWLS
TOMADA HYDROGRAPHICALLY
SLABS OVER PIER STALL, RED, TYP.

NO.	DATE	REVISION DESCRIPTION
1	11/11/14	ISSUED FOR PERMIT
2	11/11/14	REVISION 1: ADD LANTERN LIGHTS
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100	11/11/14	REVISION 99: ADD LANTERN LIGHTS

Plan 4b Jan 31, 2014
DP 12-605094

MIXED USE PROJECT
8311 GRANVILLE AVENUE
RICHMOND, VA

LANDSCAPE
LEVEL 4
LANDSCAPE PLANS

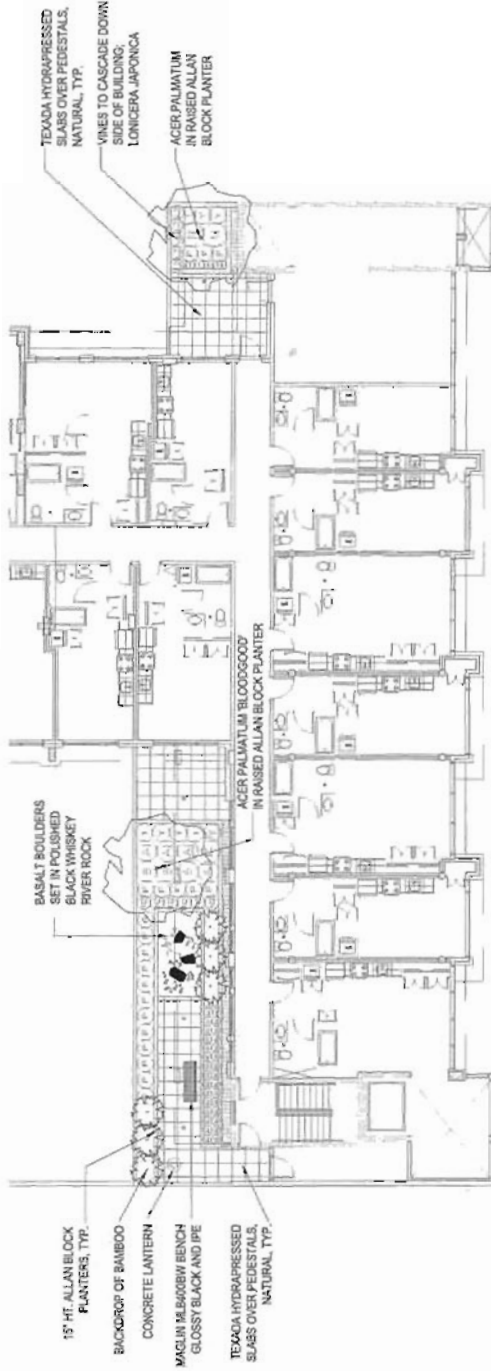
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DRAWN BY: [Signature]
CHECKED BY: [Signature]
PROJECT NUMBER: 11-204

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	MAULIN POND TABLE OVER CONCRETE PAD 14'7" X 10'0" TYP.	1	TABLE	1000.00	1000.00
2	POSSIBLE FUTURE CONNECTION POINT	1	POINT	500.00	500.00
3	RAILING BY ARCHITECTURE	1	RAILING	1000.00	1000.00
4	GRATE OVER ACCESS AREA FOR PARKADE EXHAUST RASSED PLANTER OVER HVAC UNIT BY ARCHITECTURE	1	GRATE	1000.00	1000.00
5	MAULIN GARBAGE RECEPTACLE, 14'0" X 10'0" TYP.	1	RECEPTACLE	1000.00	1000.00
6	MAULIN MULBERRY BENCH ON CONCRETE PAD, TYP.	1	BENCH	1000.00	1000.00
7	BOULDER IN POLISHED BLACK WHISKEY RIVER ROCK, SEE RWLS	1	BOULDER	1000.00	1000.00
8	TOMADA HYDROGRAPHICALLY	1	HYDROGRAPHICALLY	1000.00	1000.00
9	SLABS OVER PIER STALL, RED, TYP.	1	SLABS	1000.00	1000.00
10	MAULIN POND TABLE OVER CONCRETE PAD 14'7" X 10'0" TYP.	1	TABLE	1000.00	1000.00
11	POSSIBLE FUTURE CONNECTION POINT	1	POINT	500.00	500.00
12	RAILING BY ARCHITECTURE	1	RAILING	1000.00	1000.00
13	GRATE OVER ACCESS AREA FOR PARKADE EXHAUST RASSED PLANTER OVER HVAC UNIT BY ARCHITECTURE	1	GRATE	1000.00	1000.00
14	MAULIN GARBAGE RECEPTACLE, 14'0" X 10'0" TYP.	1	RECEPTACLE	1000.00	1000.00
15	MAULIN MULBERRY BENCH ON CONCRETE PAD, TYP.	1	BENCH	1000.00	1000.00
16	BOULDER IN POLISHED BLACK WHISKEY RIVER ROCK, SEE RWLS	1	BOULDER	1000.00	1000.00
17	TOMADA HYDROGRAPHICALLY	1	HYDROGRAPHICALLY	1000.00	1000.00
18	SLABS OVER PIER STALL, RED, TYP.	1	SLABS	1000.00	1000.00

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pmg8
LANDSCAPE
ARCHITECTS
1000 Peachtree Street, N.E.
Atlanta, Georgia 30309, U.S.A.
P: 404-254-0911 F: 404-254-0922

04



FIFTH FLOOR PLANT SCHEDULE		PLANT FOR PLANTERS	11-204
NO.	SYM.	PLANT SPECIES	PLANT SPECIES
1	○	ACER PALMATUM 'BLOODGOOD'	ACER PALMATUM 'BLOODGOOD'
2	○	ACER PALMATUM 'BLOODGOOD'	ACER PALMATUM 'BLOODGOOD'
3	○	ACER PALMATUM 'BLOODGOOD'	ACER PALMATUM 'BLOODGOOD'
4	○	ACER PALMATUM 'BLOODGOOD'	ACER PALMATUM 'BLOODGOOD'
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16	○	ACER PALMATUM 'BLOODGOOD'	ACER PALMATUM 'BLOODGOOD'
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20	○	ACER PALMATUM 'BLOODGOOD'	ACER PALMATUM 'BLOODGOOD'

SIXTH FLOOR PLANT SCHEDULE		PLANT FOR PLANTERS	11-204
NO.	SYM.	PLANT SPECIES	PLANT SPECIES
1	○	ACER PALMATUM 'BLOODGOOD'	ACER PALMATUM 'BLOODGOOD'
2	○	ACER PALMATUM 'BLOODGOOD'	ACER PALMATUM 'BLOODGOOD'
3	○	ACER PALMATUM 'BLOODGOOD'	ACER PALMATUM 'BLOODGOOD'
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8	○	ACER PALMATUM 'BLOODGOOD'	ACER PALMATUM 'BLOODGOOD'
9	○	ACER PALMATUM 'BLOODGOOD'	ACER PALMATUM 'BLOODGOOD'
10	○	ACER PALMATUM 'BLOODGOOD'	ACER PALMATUM 'BLOODGOOD'
11	○	ACER PALMATUM 'BLOODGOOD'	ACER PALMATUM 'BLOODGOOD'
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13	○	ACER PALMATUM 'BLOODGOOD'	ACER PALMATUM 'BLOODGOOD'
14	○	ACER PALMATUM 'BLOODGOOD'	ACER PALMATUM 'BLOODGOOD'
15	○	ACER PALMATUM 'BLOODGOOD'	ACER PALMATUM 'BLOODGOOD'
16	○	ACER PALMATUM 'BLOODGOOD'	ACER PALMATUM 'BLOODGOOD'
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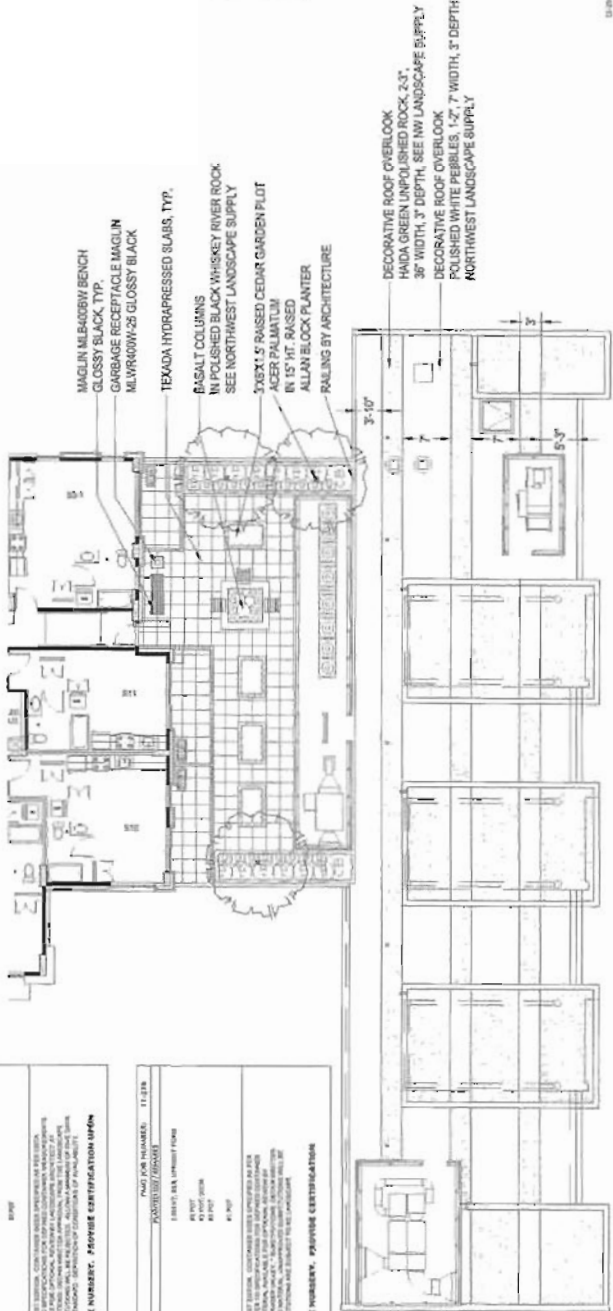
NO.	SYM.	PLANT SPECIES	PLANT SPECIES
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Plan 4c Jan 31, 2014
DP 12-605094

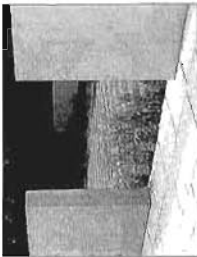
MIXED USE PROJECT
8331 GRANVILLE AVENUE
BIRMINGHAM, AL

LEVEL 5 & 6
LANDSCAPE PLANS

DATE: 11/20/14
SCALE: 1/8" = 1'-0"
SHEET: 51
DESIGN: 51
CHECK: 51
PROJECT NUMBER: 11-204



[illegible]



CONCRETE WALLS
(OR SIMILAR)



BASALT BENCH
(OR SIMILAR)



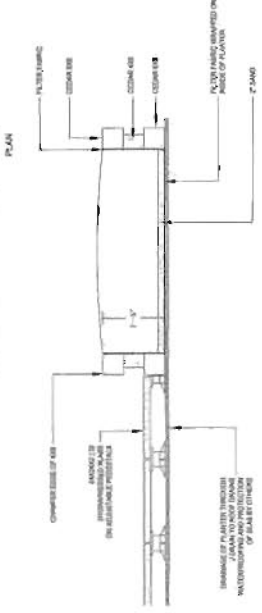
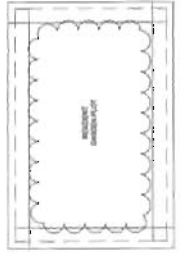
BASALT COLUMN
(OR SIMILAR)



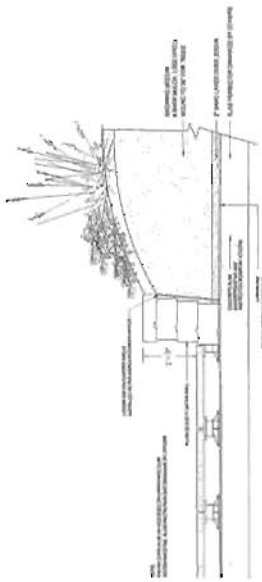
FLAGSTONE
MOUNTAIN BLUEBERRY
NORTHWEST LANDSCAPE SUPPLY, BURNABY
(OR SIMILAR)



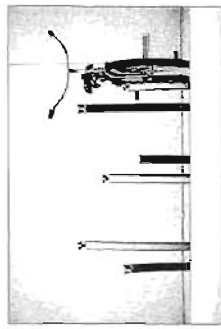
MONSOON PLANTER
KATE HOLLAND LANDSCAPE ACCESSORIES



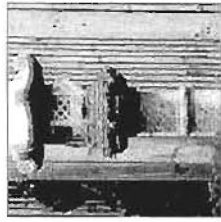
1 TYP. PLANTER FOR COMMUNITY GARDEN PLOTS
SCALE: 3/4" = 1'-0"



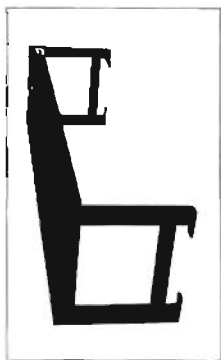
3 TYP. PLANTER ON SLAB AND PAVERS OVER PEDESTALS
SCALE: 3/4" = 1'-0"



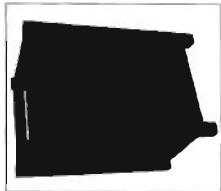
BIKE RACK
FORMS • SURFACES BIKE GARDEN
(OR SIMILAR)



STONE LANTERN
SUPPLIED BY OWNER

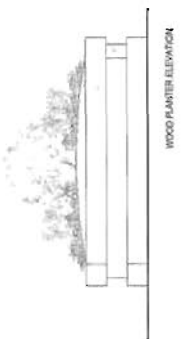


MAGLIN BENCH
MAGLIN



MAGLIN RECEPTACLE
MAGLIN

NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).
2. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MCGRAW-HILL BUILDING CONSTRUCTION SERIES.



WOOD PLANTER ELEVATION



2 PAVERS ON GRADE
SCALE: 3/4" = 1'-0"



4 6' HT. PRIVACY SCREEN
SCALE: 3/4" = 1'-0"

NO.	DATE	DESCRIPTION	BY
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3	10/14/14	ISSUED FOR PERMIT	JP
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48	10/14/14	ISSUED FOR PERMIT	JP
49	10/14/14	ISSUED FOR PERMIT	JP
50	10/14/14	ISSUED FOR PERMIT	JP

PART THREE: POST LANDSCAPE DEVELOPMENT - CONT.

1. **Site plan** showing the proposed development and the proposed landscaping. The site plan should include the following information:

- a. The location of the proposed development on the site.
- b. The proposed landscaping, including the location and quantity of trees, shrubs, and other plants.
- c. The proposed irrigation system, including the location and quantity of pipes, valves, and other components.
- d. The proposed maintenance plan, including the frequency and methods of watering, pruning, and other care.

2. **Plant list** showing the proposed plants and their characteristics. The plant list should include the following information:

- a. The name of the plant.
- b. The quantity of the plant.
- c. The characteristics of the plant, including its height, width, and other features.
- d. The source of the plant.

3. **Watering schedule** showing the proposed watering schedule. The watering schedule should include the following information:

- a. The frequency of watering.
- b. The amount of water to be applied.
- c. The method of watering.

4. **Maintenance plan** showing the proposed maintenance plan. The maintenance plan should include the following information:

- a. The frequency of maintenance.
- b. The methods of maintenance.
- c. The personnel responsible for maintenance.

5. **Other information** that may be required by the local government, such as a letter of approval from the local government or a copy of the local government's landscaping ordinance.

PART THREE: POST LANDSCAPE DEVELOPMENT - CONT.

1. **Site plan** showing the proposed development and the proposed landscaping. The site plan should include the following information:

- a. The location of the proposed development on the site.
- b. The proposed landscaping, including the location and quantity of trees, shrubs, and other plants.
- c. The proposed irrigation system, including the location and quantity of pipes, valves, and other components.
- d. The proposed maintenance plan, including the frequency and methods of watering, pruning, and other care.

2. **Plant list** showing the proposed plants and their characteristics. The plant list should include the following information:

- a. The name of the plant.
- b. The quantity of the plant.
- c. The characteristics of the plant, including its height, width, and other features.
- d. The source of the plant.

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- a. The frequency of watering.
- b. The amount of water to be applied.
- c. The method of watering.

4. **Maintenance plan** showing the proposed maintenance plan. The maintenance plan should include the following information:

- a. The frequency of maintenance.
- b. The methods of maintenance.
- c. The personnel responsible for maintenance.

5. **Other information** that may be required by the local government, such as a letter of approval from the local government or a copy of the local government's landscaping ordinance.



INTEGRATED ARCHITECTURE INC.
416 WEST FENDER STREET
VANCOUVER, BC V6B 1T5
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1770 W. 114th St. # 100, S.E.
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NO.	DATE	DESCRIPTION
1	2014.01.31	Final Design
2	2014.01.31	Final Design
3	2014.01.31	Final Design
4	2014.01.31	Final Design
5	2014.01.31	Final Design

RICHMOND COMMUNITY HOUSING
8700 GRANVILLE AVE.
RICHMOND, BC V6X 4A4
B.C. Canada
(604) 273-1141

WEST ELEVATION

15078	15079	15080	15081	15082	15083	15084	15085	15086	15087	15088	15089	15090	15091	15092	15093	15094	15095	15096	15097	15098	15099	15100
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A-2.01

Plan 5 Jan 31, 2014
DP 12-605094

MATERIAL & COLOUR LEGEND		
ELEMENTS	MANUFACTURER	REFERENCE No.
1. CONCRETE, EXPOSED AGGREGATE	1. CONCRETE, EXPOSED AGGREGATE	1. CONCRETE, EXPOSED AGGREGATE
2. CONCRETE, PAINTED (WHITE)	2. CONCRETE, PAINTED (WHITE)	2. CONCRETE, PAINTED (WHITE)
3. CONCRETE, PAINTED (GREY)	3. CONCRETE, PAINTED (GREY)	3. CONCRETE, PAINTED (GREY)
4. CONCRETE, PAINTED (BLACK)	4. CONCRETE, PAINTED (BLACK)	4. CONCRETE, PAINTED (BLACK)
5. CONCRETE, PAINTED (RED)	5. CONCRETE, PAINTED (RED)	5. CONCRETE, PAINTED (RED)
6. CONCRETE, PAINTED (BLUE)	6. CONCRETE, PAINTED (BLUE)	6. CONCRETE, PAINTED (BLUE)
7. CONCRETE, PAINTED (GREEN)	7. CONCRETE, PAINTED (GREEN)	7. CONCRETE, PAINTED (GREEN)
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9. CONCRETE, PAINTED (ORANGE)	9. CONCRETE, PAINTED (ORANGE)	9. CONCRETE, PAINTED (ORANGE)
10. CONCRETE, PAINTED (PURPLE)	10. CONCRETE, PAINTED (PURPLE)	10. CONCRETE, PAINTED (PURPLE)
11. CONCRETE, PAINTED (PINK)	11. CONCRETE, PAINTED (PINK)	11. CONCRETE, PAINTED (PINK)
12. CONCRETE, PAINTED (BROWN)	12. CONCRETE, PAINTED (BROWN)	12. CONCRETE, PAINTED (BROWN)
13. CONCRETE, PAINTED (TEAL)	13. CONCRETE, PAINTED (TEAL)	13. CONCRETE, PAINTED (TEAL)
14. CONCRETE, PAINTED (LAVENDER)	14. CONCRETE, PAINTED (LAVENDER)	14. CONCRETE, PAINTED (LAVENDER)
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16. CONCRETE, PAINTED (NAVY)	16. CONCRETE, PAINTED (NAVY)	16. CONCRETE, PAINTED (NAVY)
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26. CONCRETE, PAINTED (PEARL)	26. CONCRETE, PAINTED (PEARL)	26. CONCRETE, PAINTED (PEARL)
27. CONCRETE, PAINTED (IVORY)	27. CONCRETE, PAINTED (IVORY)	27. CONCRETE, PAINTED (IVORY)
28. CONCRETE, PAINTED (EGGSHELL)	28. CONCRETE, PAINTED (EGGSHELL)	28. CONCRETE, PAINTED (EGGSHELL)
29. CONCRETE, PAINTED (FLAKE)	29. CONCRETE, PAINTED (FLAKE)	29. CONCRETE, PAINTED (FLAKE)
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47. CONCRETE, PAINTED (GLASS CEILING)	47. CONCRETE, PAINTED (GLASS CEILING)	47. CONCRETE, PAINTED (GLASS CEILING)
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77. CONCRETE, PAINTED (GLASS PORCHES)	77. CONCRETE, PAINTED (GLASS PORCHES)	77. CONCRETE, PAINTED (GLASS PORCHES)
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94. CONCRETE, PAINTED (GLASS PATIOS)	94. CONCRETE, PAINTED (GLASS PATIOS)	94. CONCRETE, PAINTED (GLASS PATIOS)
95. CONCRETE, PAINTED (GLASS DRIVEWAYS)	95. CONCRETE, PAINTED (GLASS DRIVEWAYS)	95. CONCRETE, PAINTED (GLASS DRIVEWAYS)
96. CONCRETE, PAINTED (GLASS GARAGES)	96. CONCRETE, PAINTED (GLASS GARAGES)	96. CONCRETE, PAINTED (GLASS GARAGES)
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99. CONCRETE, PAINTED (GLASS DRIVEWAYS)	99. CONCRETE, PAINTED (GLASS DRIVEWAYS)	99. CONCRETE, PAINTED (GLASS DRIVEWAYS)
100. CONCRETE, PAINTED (GLASS GARAGES)	100. CONCRETE, PAINTED (GLASS GARAGES)	100. CONCRETE, PAINTED (GLASS GARAGES)



1 WEST ELEVATION @ EXISTING LANE
SCALE: 1/8" = 1'-0"



INTEGRA ARCHITECTURE INC.
415 WEST PENDER STREET
VANCOUVER, BC V6C 1A8
TEL: 604.681.4444
WWW.INTEGRA-ARCHITECTURE.COM



NO.	DESCRIPTION	DATE
1	REVISED	2014.01.31
2	REVISED	2014.01.31
3	REVISED	2014.01.31
4	REVISED	2014.01.31
5	REVISED	2014.01.31

RICHMOND COMMUNITY HOUSING
8111 GRANVILLE AVE.
RICHMOND, B.C. CANADA
V6X 4A7

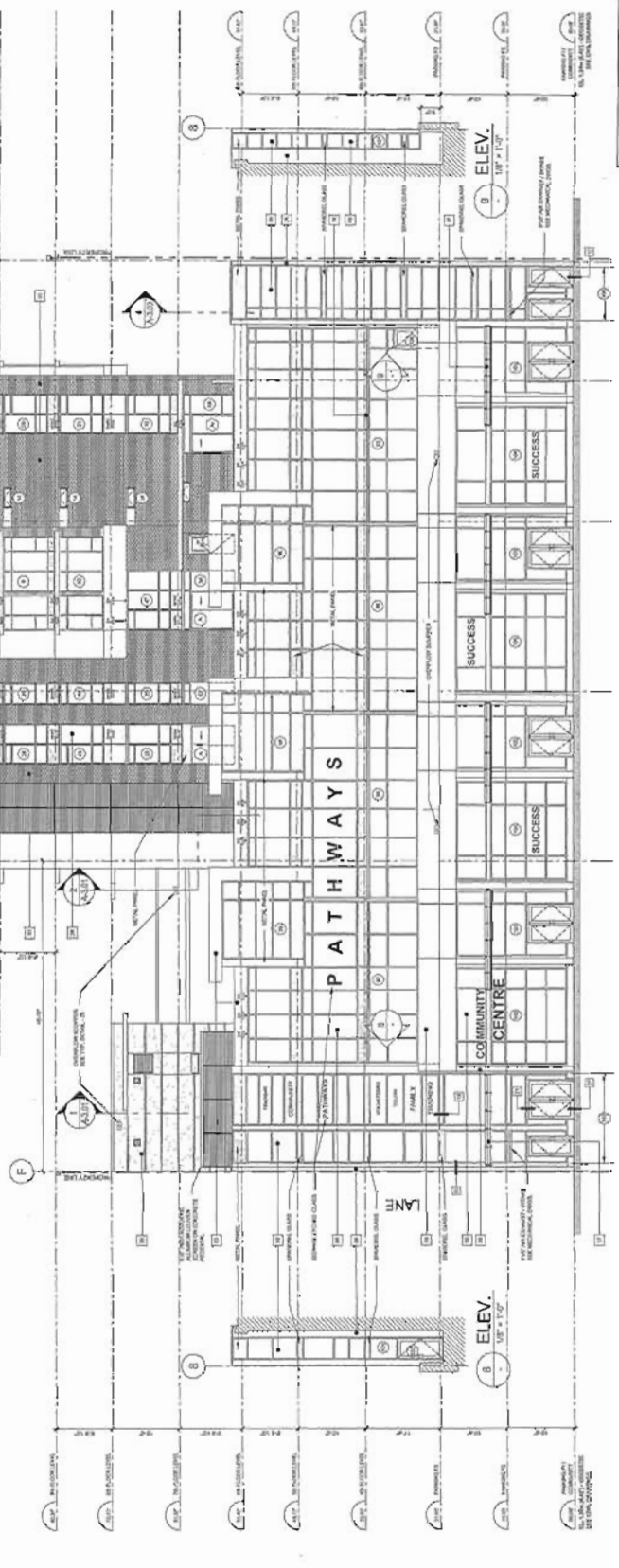
SOUTH ELEVATION

DATE	BY	CHKD	APPD
2014.01.31	IA	IA	IA
2014.01.31	IA	IA	IA
2014.01.31	IA	IA	IA

A-2.02

Plan 6 Jan 31, 2014
DP 12-605094

MATERIAL & COLOUR LEGEND		
ELEMENTS	MANUFACTURER	REFERENCE No.
1. EXTERIOR WALL, WHITE GLAZED	BRITISH LUMBER CO.	1.1
2. EXTERIOR WALL, WHITE GLAZED	BRITISH LUMBER CO.	1.2
3. EXTERIOR WALL, WHITE GLAZED	BRITISH LUMBER CO.	1.3
4. EXTERIOR WALL, WHITE GLAZED	BRITISH LUMBER CO.	1.4
5. EXTERIOR WALL, WHITE GLAZED	BRITISH LUMBER CO.	1.5
6. EXTERIOR WALL, WHITE GLAZED	BRITISH LUMBER CO.	1.6
7. EXTERIOR WALL, WHITE GLAZED	BRITISH LUMBER CO.	1.7
8. EXTERIOR WALL, WHITE GLAZED	BRITISH LUMBER CO.	1.8
9. EXTERIOR WALL, WHITE GLAZED	BRITISH LUMBER CO.	1.9
10. EXTERIOR WALL, WHITE GLAZED	BRITISH LUMBER CO.	1.10
11. EXTERIOR WALL, WHITE GLAZED	BRITISH LUMBER CO.	1.11
12. EXTERIOR WALL, WHITE GLAZED	BRITISH LUMBER CO.	1.12
13. EXTERIOR WALL, WHITE GLAZED	BRITISH LUMBER CO.	1.13
14. EXTERIOR WALL, WHITE GLAZED	BRITISH LUMBER CO.	1.14
15. EXTERIOR WALL, WHITE GLAZED	BRITISH LUMBER CO.	1.15
16. EXTERIOR WALL, WHITE GLAZED	BRITISH LUMBER CO.	1.16
17. EXTERIOR WALL, WHITE GLAZED	BRITISH LUMBER CO.	1.17
18. EXTERIOR WALL, WHITE GLAZED	BRITISH LUMBER CO.	1.18
19. EXTERIOR WALL, WHITE GLAZED	BRITISH LUMBER CO.	1.19
20. EXTERIOR WALL, WHITE GLAZED	BRITISH LUMBER CO.	1.20
21. EXTERIOR WALL, WHITE GLAZED	BRITISH LUMBER CO.	1.21
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98. EXTERIOR WALL, WHITE GLAZED	BRITISH LUMBER CO.	1.98
99. EXTERIOR WALL, WHITE GLAZED	BRITISH LUMBER CO.	1.99
100. EXTERIOR WALL, WHITE GLAZED	BRITISH LUMBER CO.	2.00



2 SOUTH ELEVATION @ GRANVILLE AVENUE
SCALE: 1/8\"/>



INTEGRA ARCHITECTURE INC.
415 WEST PENDER STREET
VANCOUVER, BC V6B 1T5
TEL: 604.681.1111
WWW.INTEGRA-ARCHITECTURE.COM



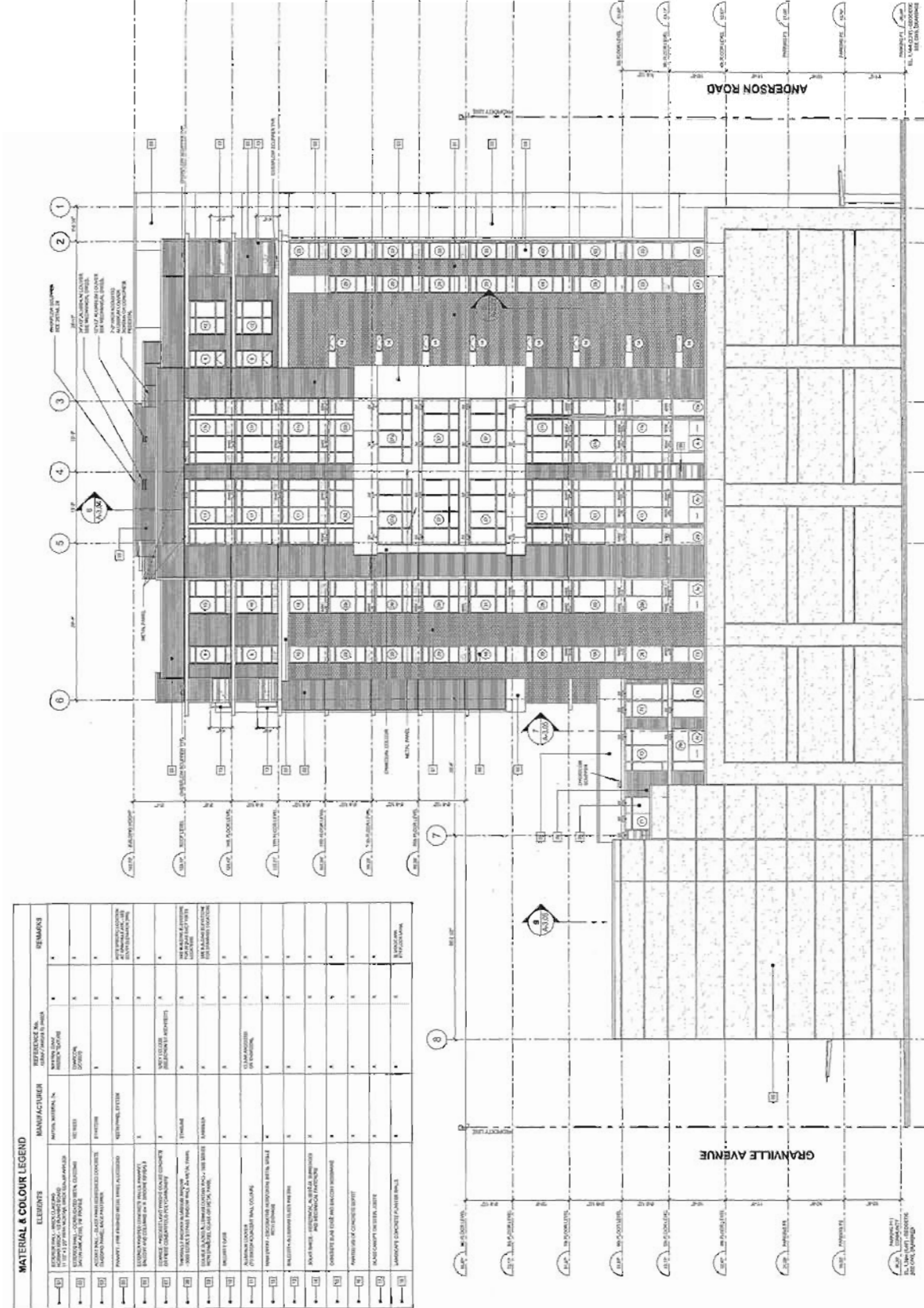
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7	2014.01.31	REVISED PER PERMIT
8	2014.01.31	REVISED PER PERMIT
9	2014.01.31	REVISED PER PERMIT
10	2014.01.31	REVISED PER PERMIT

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EAST ELEVATION

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8	2014.01.31	REVISED PER PERMIT
9	2014.01.31	REVISED PER PERMIT
10	2014.01.31	REVISED PER PERMIT

Plan 7 Jan 31, 2014
DP 12-605094 A-2.03



3 EAST ELEVATION @ ADJACENT PROPERTY
SCALE: 1/8" = 1'-0"



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VANCOUVER, BC V6G 1T8
TEL: (604) 681-1111
WWW.IAARCHITECTURE.COM



NO.	DATE	DESCRIPTION
1	2014.01.31	Issue for Review
2	2014.01.31	Issue for Review
3	2014.01.31	Issue for Review
4	2014.01.31	Issue for Review

1/10/14

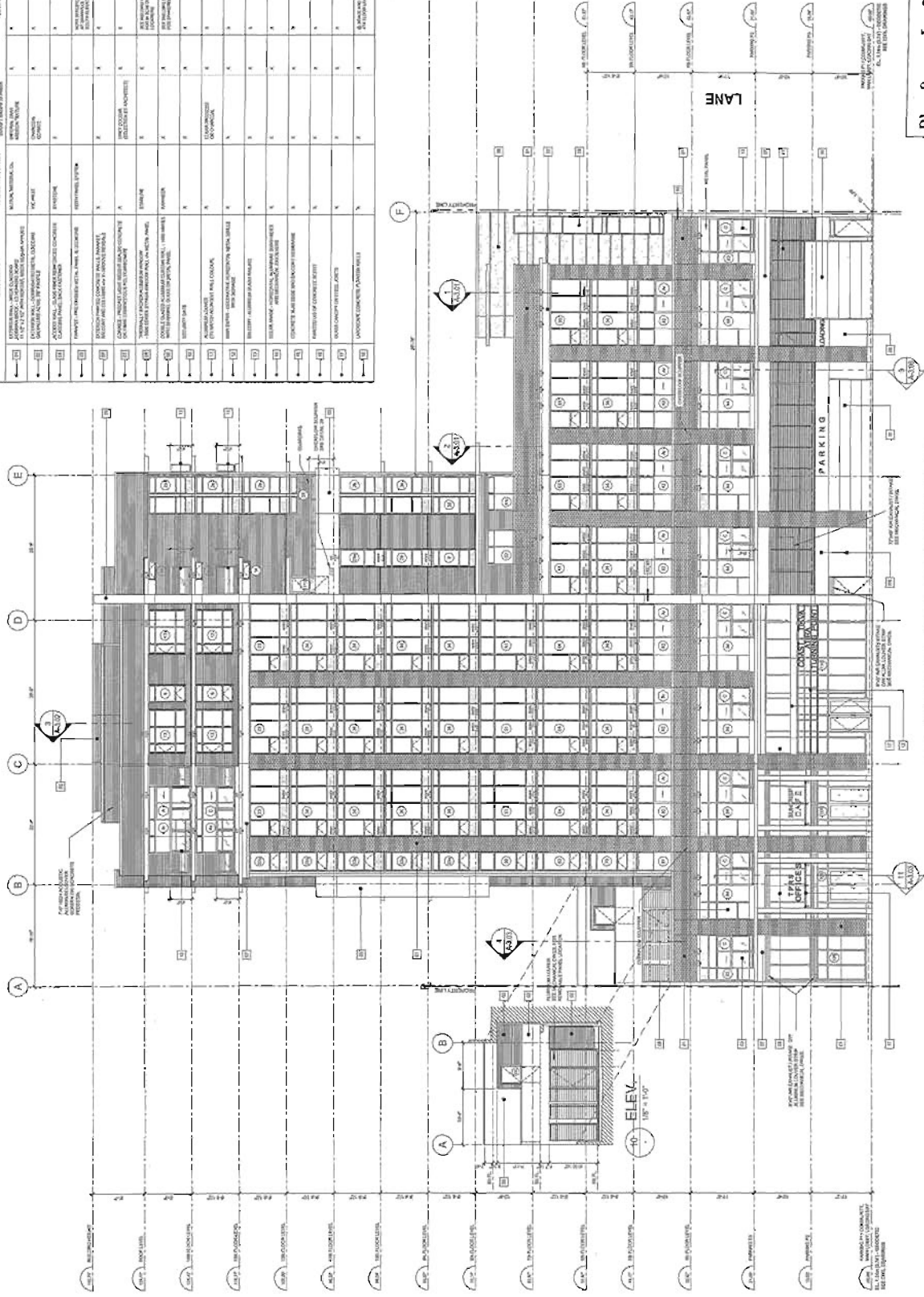
RICHMOND
COMMUNITY
HOUSING
1115 SANDHILL AVE.
RICHMOND, B.C. Canada
V6V 2K6

NORTH ELEVATION

DATE	1/31/14
BY	1/31/14
CHECKED BY	1/31/14
SCALE	1/8" = 1'-0"

Plan 8 Jan 31, 2014
DP 12-605094 A-2.04

MATERIAL & COLOUR LEGEND		
ELEMENTS	MANUFACTURER	REMARKS
1. EXTERIOR WALLS - CONCRETE	CONCRETE	CONCRETE
2. EXTERIOR WALLS - BRICK	BRICK	BRICK
3. EXTERIOR WALLS - STONE	STONE	STONE
4. EXTERIOR WALLS - GLASS	GLASS	GLASS
5. EXTERIOR WALLS - METAL	METAL	METAL
6. EXTERIOR WALLS - WOOD	WOOD	WOOD
7. EXTERIOR WALLS - PLASTER	PLASTER	PLASTER
8. EXTERIOR WALLS - GIPSUM	GIPSUM	GIPSUM
9. EXTERIOR WALLS - STUCCO	STUCCO	STUCCO
10. EXTERIOR WALLS - TERRAZZO	TERRAZZO	TERRAZZO
11. EXTERIOR WALLS - MARBLE	MARBLE	MARBLE
12. EXTERIOR WALLS - GRANITE	GRANITE	GRANITE
13. EXTERIOR WALLS - SLATE	SLATE	SLATE
14. EXTERIOR WALLS - SCHIST	SCHIST	SCHIST
15. EXTERIOR WALLS - GNEISS	GNEISS	GNEISS
16. EXTERIOR WALLS - QUARTZITE	QUARTZITE	QUARTZITE
17. EXTERIOR WALLS - SOAPSTONE	SOAPSTONE	SOAPSTONE
18. EXTERIOR WALLS - LAMINATE	LAMINATE	LAMINATE
19. EXTERIOR WALLS - VENEER	VENEER	VENEER
20. EXTERIOR WALLS - PAINT	PAINT	PAINT
21. EXTERIOR WALLS - STAIN	STAIN	STAIN
22. EXTERIOR WALLS - SEALANT	SEALANT	SEALANT
23. EXTERIOR WALLS - ADHESIVE	ADHESIVE	ADHESIVE
24. EXTERIOR WALLS - GROUT	GROUT	GROUT
25. EXTERIOR WALLS - FINISH	FINISH	FINISH

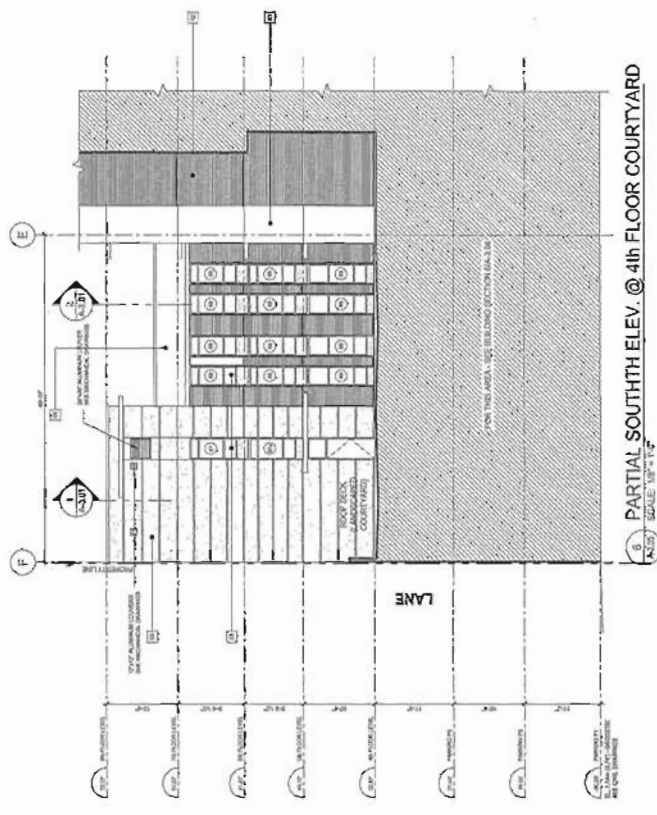


4 NORTH ELEVATION @ ANDERSON ROAD
SCALE: 1/8" = 1'-0"

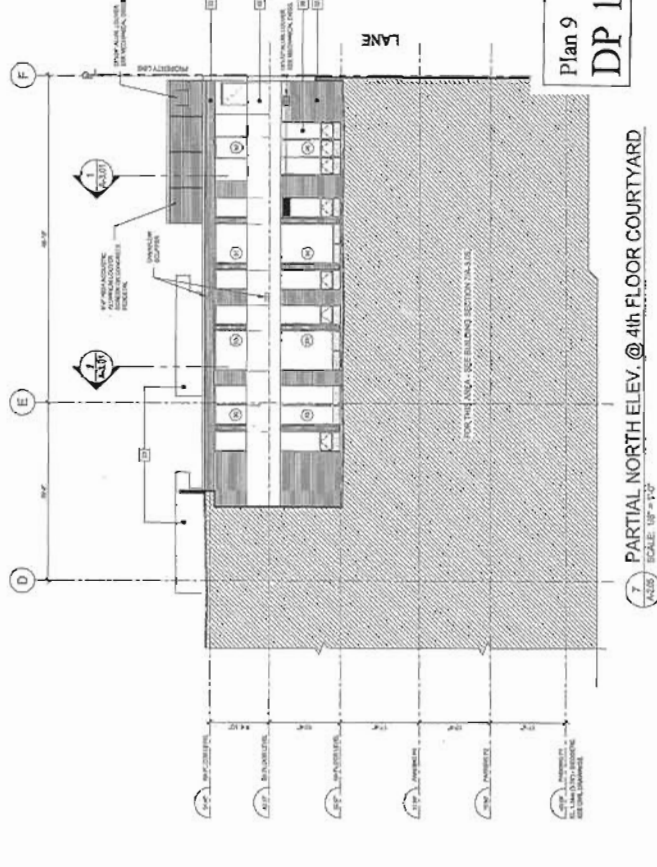


Architectural floor plan of a building, oriented vertically. The plan is divided into seven numbered sections (1-7) along the left side, with dimensions indicated between them. Section 1 is 14'-0" wide, Section 2 is 14'-0" wide, Section 3 is 14'-0" wide, Section 4 is 14'-0" wide, Section 5 is 14'-0" wide, Section 6 is 14'-0" wide, and Section 7 is 14'-0" wide. The total width is 98'-0". The plan includes a ROOF DECK at the top, a HALL, and various rooms. A note on the right side reads: "SEE THE AREA FOR EXISTING DIMENSIONS".

5 PARTIAL WEST ELEVATION @ 4th FLOOR ROOF DECK
A-208 SCALE: 1/8" = 1'-0"



6 PARTIAL SOUTHWEST ELEV. @ 4th FLOOR COURTYARD
ASIS SCALE: 1/8" = 1'-0"



7 PARTIAL NORTH ELEV. @ 4th FLOOR COURTYARD
A-205 SCALE: 1/8" = 1'-0"

**RICHMOND
COMMUNITY
HOUSING**
10150 BURNHAM AVE.,
RICHMOND, B.C. V6V 1K1
TEL: 273-1111

Plan 9 Jan 31, 2014
DP 12-605094

A-2.05

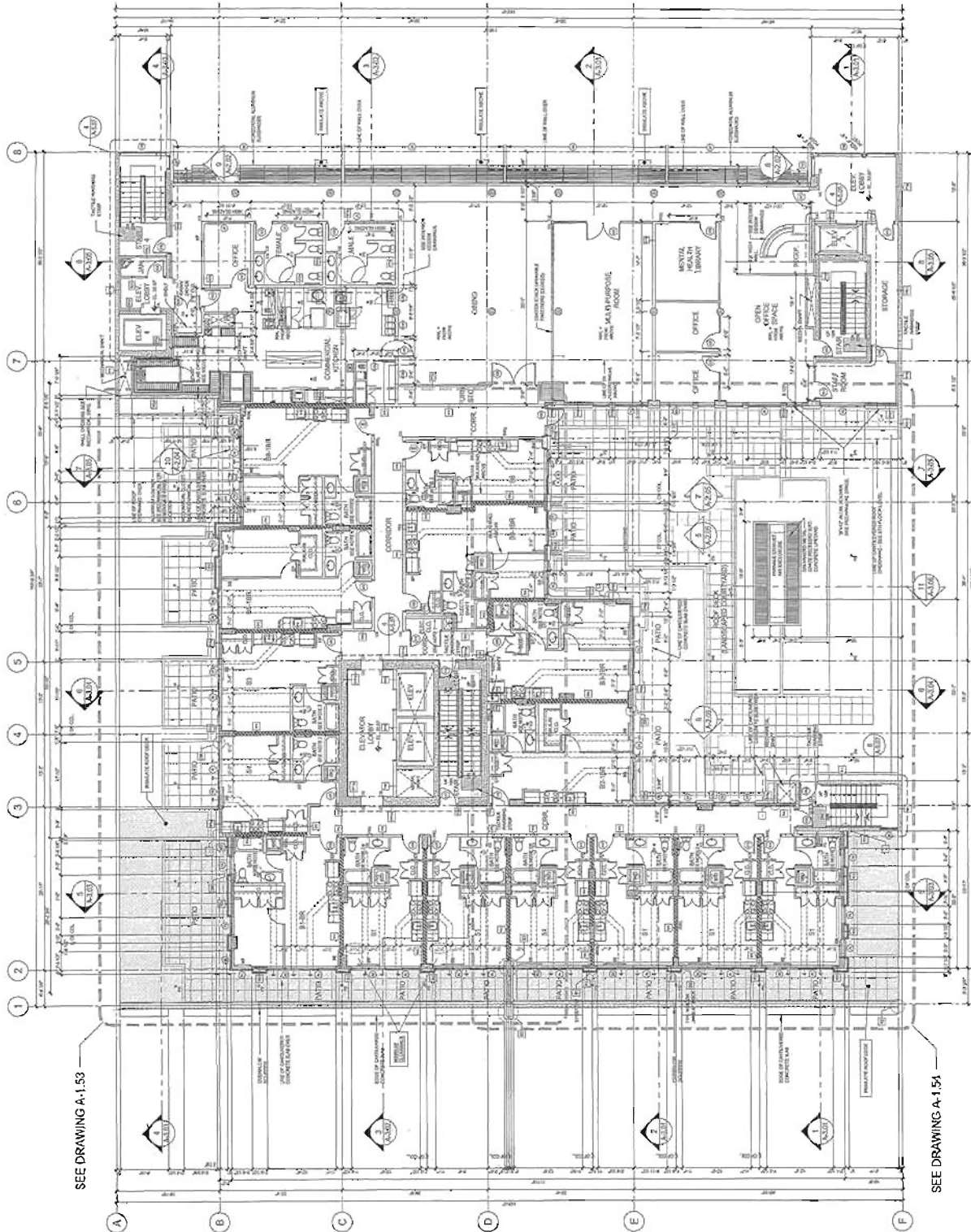
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**RICHMOND
COMMUNITY
HOUSING**
8111 DAWKINS AVE.
800 ANDERSON RD.
RICHMOND, S.C.

4TH FLOOR PLAN

Plan 10 Jan 31, 2014
DP 12-605094

A-1.04



1 4th FLOOR PLAN - SUCCESS / PATHWAYS
A-1/N SCALE: 1/8" = 1'-0"



INTEGRARCHITECTURE INC.
416 WEST PENDER STREET
VANCOUVER, BC V6B 1T5
TEL 604.688.3238 F 604.688.4779
www.integrarch.com
info@integrarch.com

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**RICHMOND
COMMUNITY
HOUSING**

1115 DEARBORN AVE.
SAN ANTONIO, TX 78204
SCHWAB, A.C.

B.C., Canada

NO 14 200 6 111

Plan 11 Jan 31, 2014
DP 12-605094

A-1.05

NOTES:

1. **PROVIDE 30% OFF** A 9" X 9" PHOTOGRAPH OF A DOG DOING ANYTHING THAT MAKES YOU LAUGH (EVEN IF IT'S JUST A DOG DOING A DOG THING). ALSO, INCLUDE A LETTER FROM YOU TO THE DOG, SAYING ANYTHING YOU WANT TO SAY TO THE DOG. (IT CAN BE ANYTHING YOU WANT TO SAY TO THE DOG.)

SEE DRAWING A-1.57

SEE DRAWING A-1.58

1 5th FLOOR PLAN - SUCCESS
A-156 SCALE: 1/8" = 1'-0"

SEE DRAWING NO. 1.55 -

SEE DRAWING A-1.56 -

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1

**RICHMOND
COMMUNITY
HOUSING**

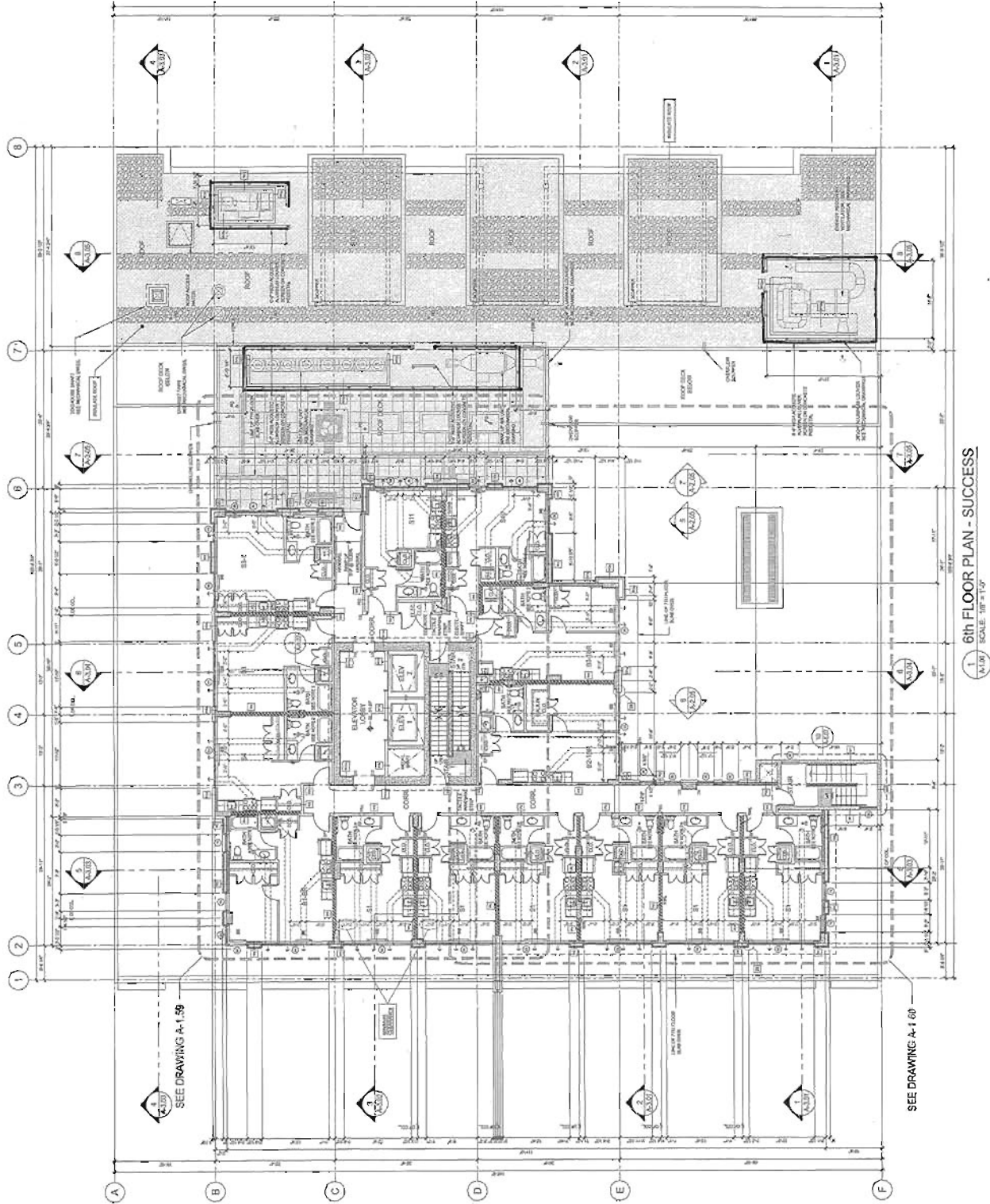
8111 GARDWELL AVE.,
1080 ANDERSON RD.,
RICHMOND, B.C.

B.C., Canada
(604) 273-4444

6TH FLOOR PLAN

Plan 12 Jan 31, 2014
DP 12-605094

A-1.06



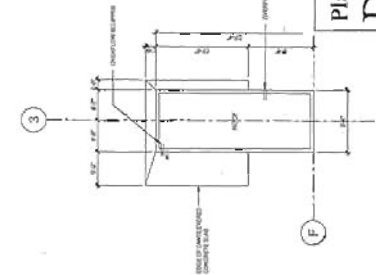
NOTES:

1. PROVIDE 2" x 4" STUD PARTIALS IN WALLS TO SUPPORT GYPSUM BOARD (GAB) AND GYPSUM BOARD (GAB) ON EXTERIOR WALLS.
2. PROVIDE 2" x 4" STUD PARTIALS IN WALLS TO SUPPORT GYPSUM BOARD (GAB) AND GYPSUM BOARD (GAB) ON EXTERIOR WALLS.
3. PROVIDE 2" x 4" STUD PARTIALS IN WALLS TO SUPPORT GYPSUM BOARD (GAB) AND GYPSUM BOARD (GAB) ON EXTERIOR WALLS.
4. PROVIDE 2" x 4" STUD PARTIALS IN WALLS TO SUPPORT GYPSUM BOARD (GAB) AND GYPSUM BOARD (GAB) ON EXTERIOR WALLS.
5. PROVIDE 2" x 4" STUD PARTIALS IN WALLS TO SUPPORT GYPSUM BOARD (GAB) AND GYPSUM BOARD (GAB) ON EXTERIOR WALLS.
6. PROVIDE 2" x 4" STUD PARTIALS IN WALLS TO SUPPORT GYPSUM BOARD (GAB) AND GYPSUM BOARD (GAB) ON EXTERIOR WALLS.
7. PROVIDE 2" x 4" STUD PARTIALS IN WALLS TO SUPPORT GYPSUM BOARD (GAB) AND GYPSUM BOARD (GAB) ON EXTERIOR WALLS.

RYGSA ARCHITECTURE INC.
 415 WEST PENDER STREET
 VANCOUVER, BC V6B 1T5
 TEL: 604-681-1111
 FAX: 604-681-1112
 www.rygsa.com
 www.rygsa@rygsa.com



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3	10/1/13	ISSUED FOR PERMIT
4	10/1/13	ISSUED FOR PERMIT
5	10/1/13	ISSUED FOR PERMIT
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10	10/1/13	ISSUED FOR PERMIT



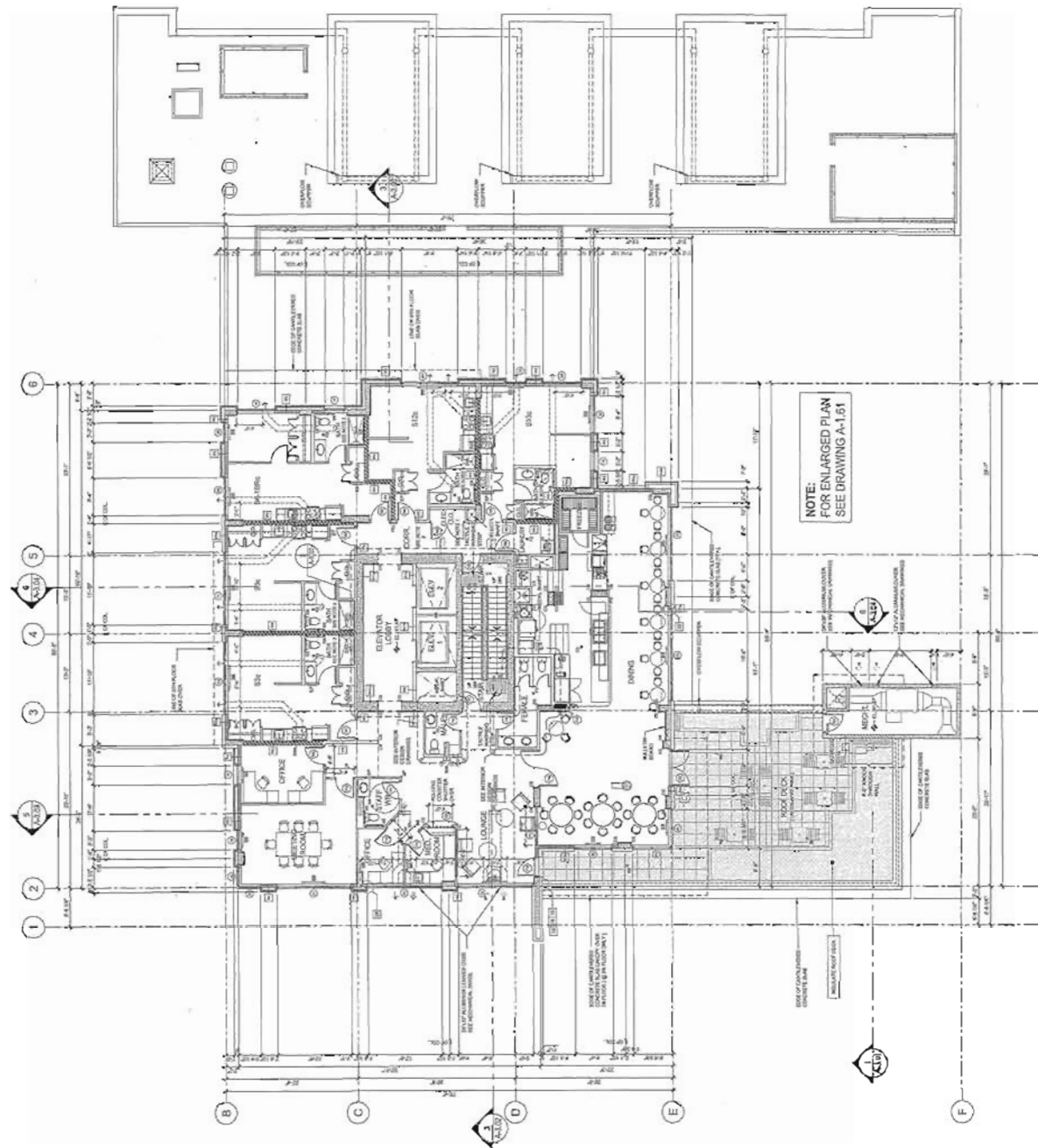
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 RICHMOND, BC
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 FAX: 604-271-1112
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7TH FLOOR PLAN

Plan 13 Jan 31, 2014
DP 12-605094

2 ROOF PLAN - MECH ROOM
 SCALE: 1/8" = 1'-0"

A-1.07



1 7th FLOOR PLAN - COAST
 SCALE: 1/8" = 1'-0"



INTEGRAL ARCHITECTURE INC.
 415 WEST PENDER STREET
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 FAX: (604) 681-1112
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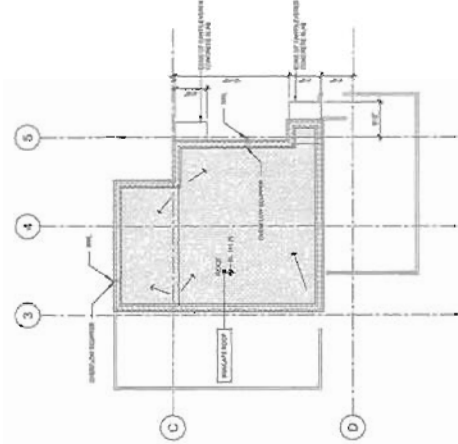
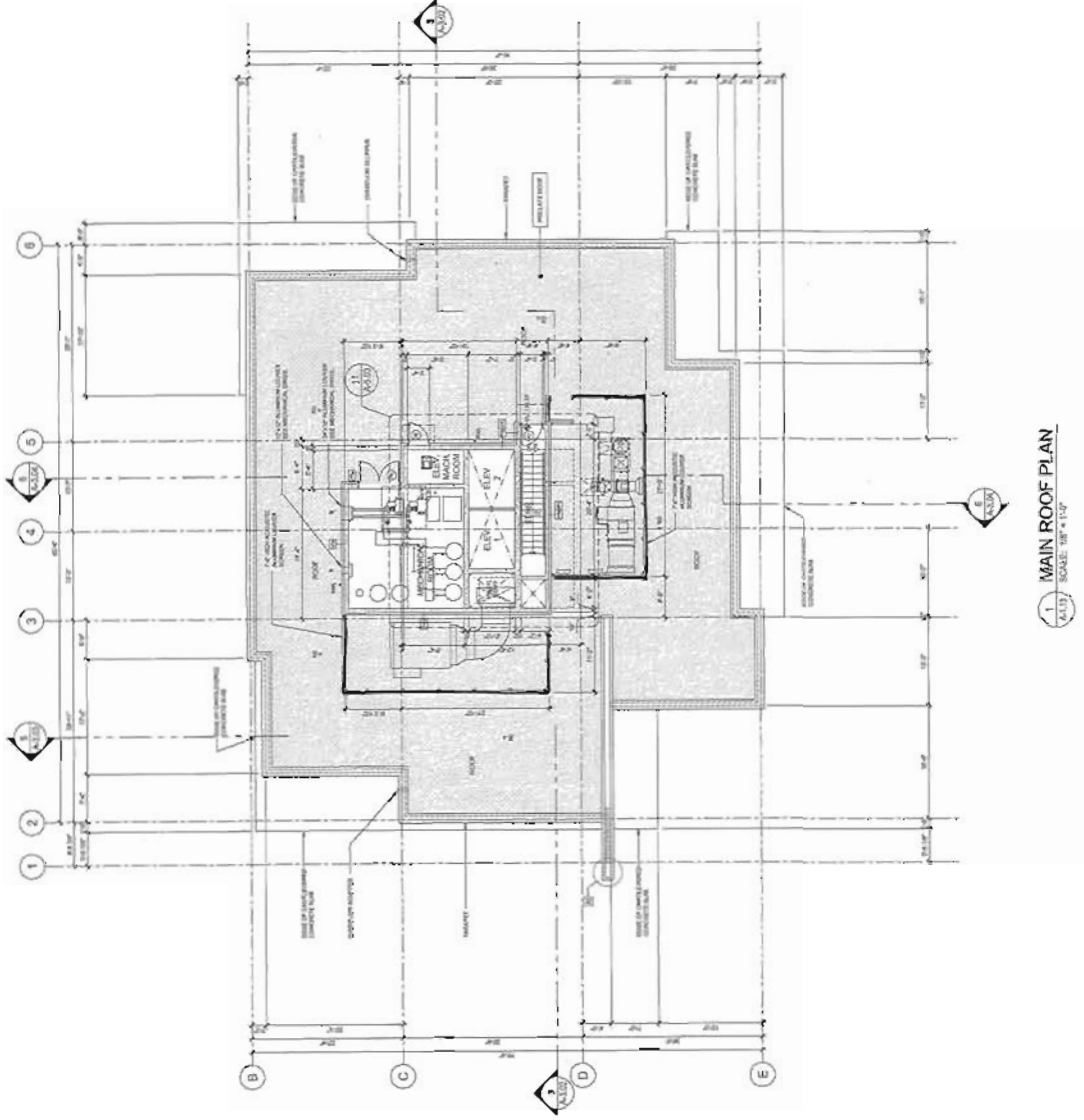
10/1/14

RICHMOND COMMUNITY HOUSING
 1111 UNIVERSITY AVE.
 VANCOUVER, BC
 V6E 1C1

10/1/14

Plan 14 Jan 31, 2014
 DP 12-605094

A-1.13



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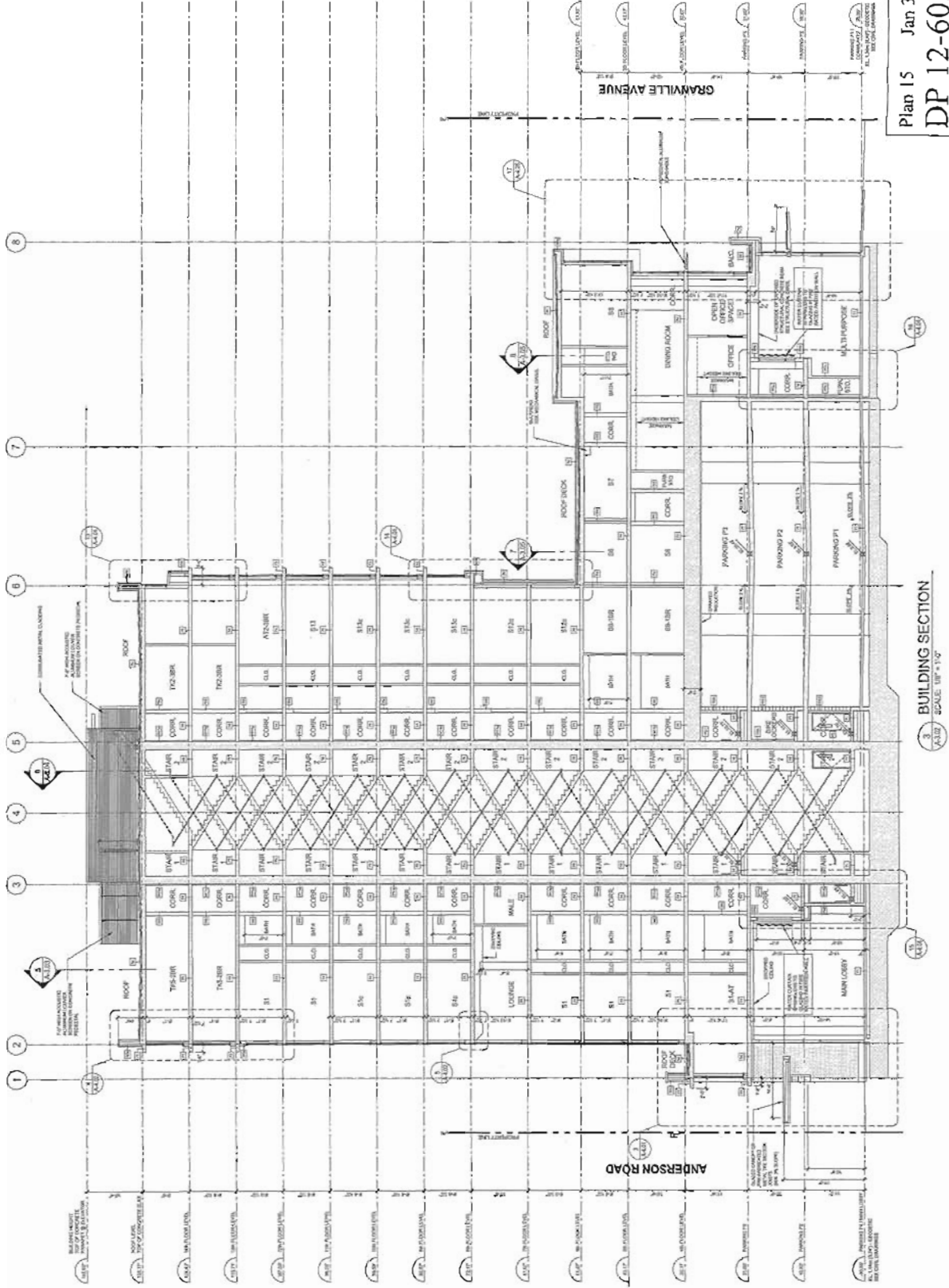
**RICHMOND
COMMUNITY
HOUSING**
1514 DANVILLE AVE.,
8140 ARCADE RD.,
RICHMOND, B.C.

BUILDING SECTION 3

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A-3.02



Plan 15 Jan 31, 2014
DP 12-605094



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415 WEST PENDER STREET
VANCOUVER, BC V6B 1T8
TEL: 604.681.4220 FAX: 604.681.4278
WWW.INTEGRAARCHITECTURE.COM



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3	NOV 13 2013	ISSUE FOR PERMITTING
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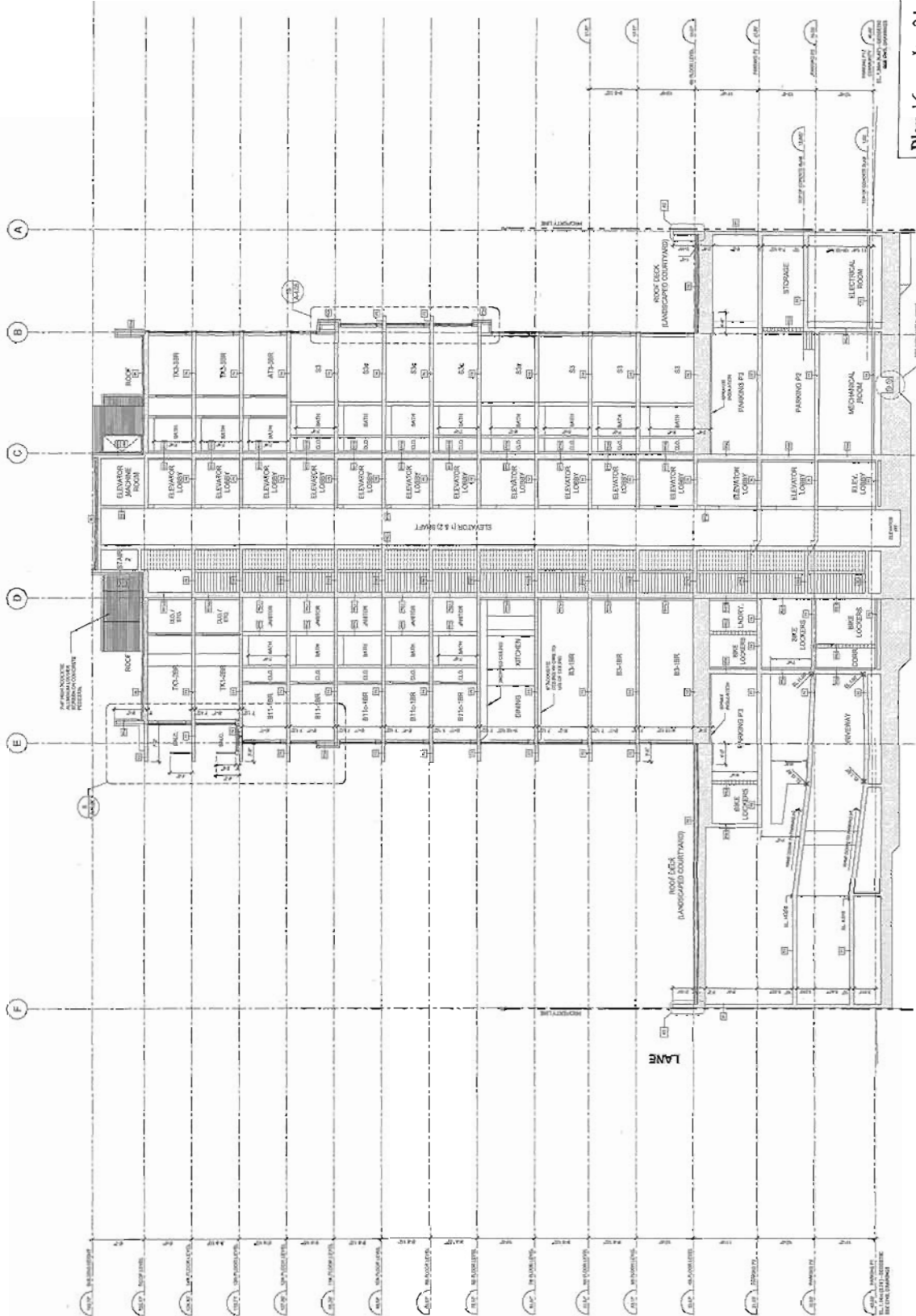
RICHMOND COMMUNITY HOUSING
1111 MARBLE AVE.
RICHMOND, BC V6V 1A5
TEL: 604.273.1111

BUILDING SECTION 6

NO.	DATE	REVISION
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3	NOV 13 2013	ISSUE FOR PERMITTING
4	NOV 13 2013	ISSUE FOR PERMITTING

A-3.04

Plan 16 Jan 31, 2014
DP 12-605094



BUILDING SECTION 6
SCALE: 1/8" = 1'-0"

NOTES

1. PROVIDE MECHANICAL VENTILATION FOR ALL KITCHENS, BATHS, AND BEDROOMS. PROVIDE MECHANICAL EXHAUST FOR ALL KITCHENS, BATHS, AND BEDROOMS. PROVIDE MECHANICAL EXHAUST FOR ALL KITCHENS, BATHS, AND BEDROOMS.
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9. PROVIDE MECHANICAL VENTILATION FOR ALL KITCHENS, BATHS, AND BEDROOMS. PROVIDE MECHANICAL EXHAUST FOR ALL KITCHENS, BATHS, AND BEDROOMS. PROVIDE MECHANICAL EXHAUST FOR ALL KITCHENS, BATHS, AND BEDROOMS.
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 TEL: 604.681.1111
 FAX: 604.681.1112
 WWW.IAARCHITECTURE.COM



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9	10/10/14	ISSUED FOR PERMIT
10	10/10/14	ISSUED FOR PERMIT

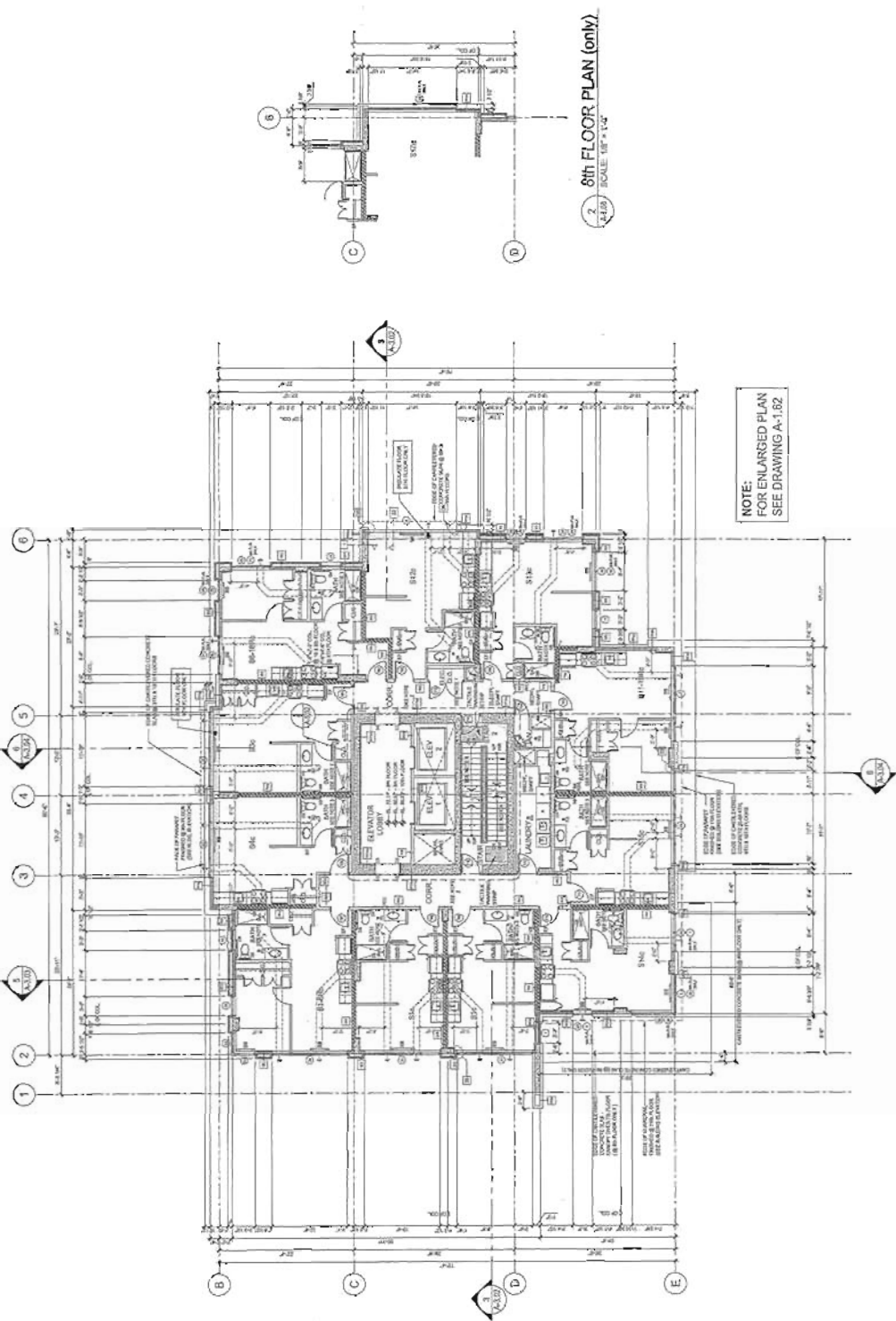
10/10/14

RICHMOND COMMUNITY HOUSING
 1110 BURNHAMTHORPE AVE.
 RICHMOND, BC V6X 1Y1

8TH, 9TH & 10TH FLOOR PLAN

Reference Plan Jan 31, 2014
 DP 12-605094

A-1.08

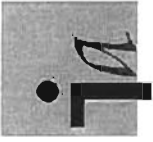


1 TYP - 8th, 9th & 10th FLOOR PLAN - COAST
 SCALE: 1/8" = 1'-0"

2 8th FLOOR PLAN (only)
 SCALE: 1/8" = 1'-0"

NOTES:

1. PROVIDE A SET OF 4000 COPIES TO THE
RICHMOND COMMUNITY HOUSING
DEPARTMENT (RCHD) FOR REVIEW AND
APPROVAL.
2. PROVIDE A SET OF 4000 COPIES TO THE
RICHMOND COMMUNITY HOUSING
DEPARTMENT (RCHD) FOR REVIEW AND
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INTERIOR ARCHITECTURE INC.
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TEL: 604-681-7888
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NO.	DATE	DESCRIPTION
1	10/1/14	ISSUED FOR PERMIT
2	10/1/14	ISSUED FOR PERMIT
3	10/1/14	ISSUED FOR PERMIT
4	10/1/14	ISSUED FOR PERMIT

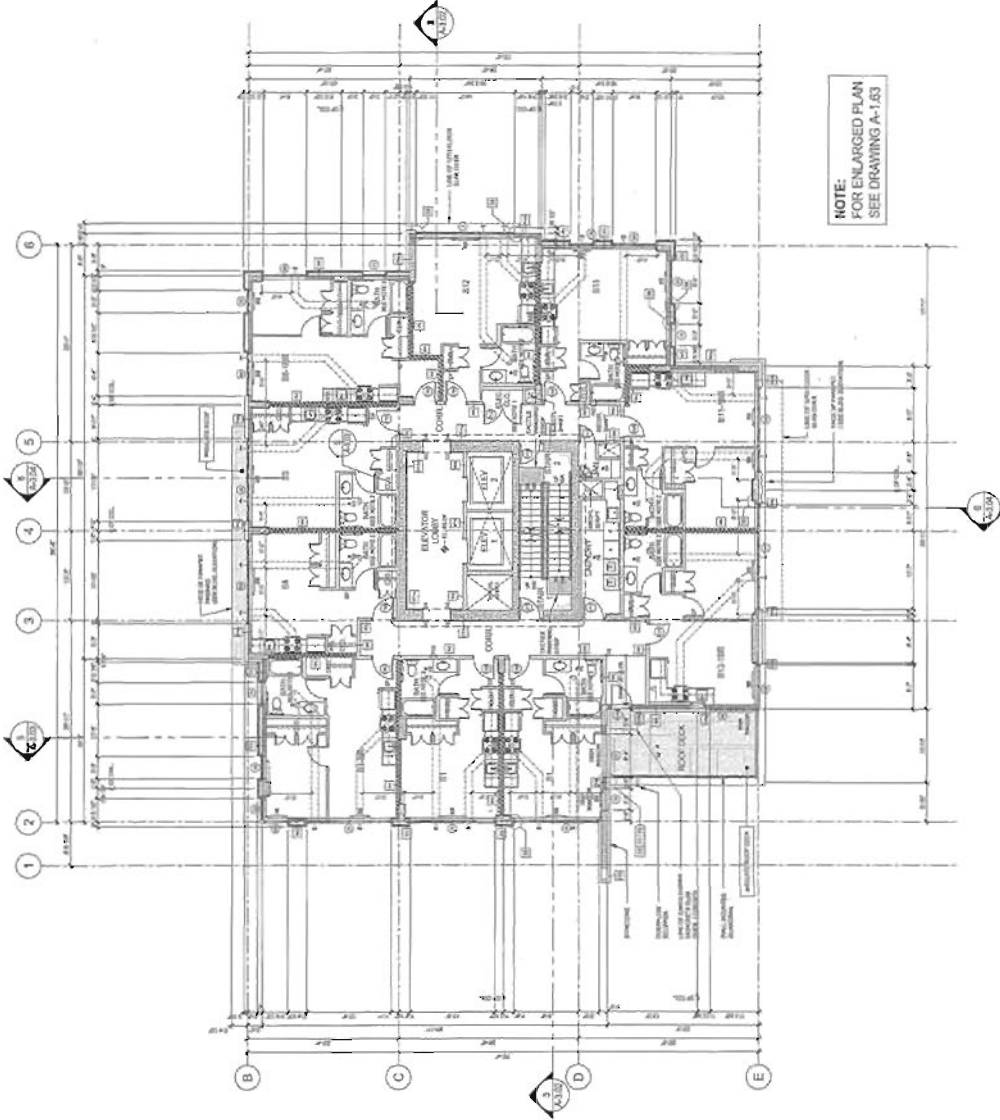
11TH FLOOR PLAN

RICHMOND COMMUNITY HOUSING
11TH FLOOR PLAN
RICHMOND, BC
11/11/14

11TH FLOOR PLAN

Reference Plan Jan 31, 2014
DP 12-605094

A-1.09



11th FLOOR PLAN - TURNING POINT
SCALE: 1/8" = 1'-0"



INTEGRA ARCHITECTURE INC.
416 WEST PENDER STREET
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info@integra-arch.com
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Age	Gender	Height (cm)	Weight (kg)	Body Mass Index (kg/m ²)	Waist Circumference (cm)	Waist-Hip Ratio	Trunk Fat (%)	Visceral Fat (cm)	Subcutaneous Fat (cm)	Visceral Fat Index (cm ²)	Subcutaneous Fat Index (cm ²)
20	M	175	75	24.5	95	0.95	15	10	15	10	15
25	F	165	65	23.8	85	0.92	12	8	12	8	12
30	M	180	85	27.2	105	0.98	18	12	18	12	18
35	F	170	75	25.9	95	0.95	15	10	15	10	15
40	M	185	95	28.5	115	1.02	20	15	20	15	20
45	F	175	85	28.2	105	1.00	18	12	18	12	18
50	M	190	105	29.5	125	1.05	22	18	22	18	22
55	F	180	95	29.2	115	1.03	20	15	20	15	20
60	M	195	115	30.5	135	1.08	25	20	25	20	25
65	F	185	105	30.2	125	1.06	22	18	22	18	22
70	M	200	125	31.2	145	1.12	28	22	28	22	28
75	F	190	115	31.5	135	1.10	25	20	25	20	25
80	M	205	135	32.5	155	1.18	30	25	30	25	30
85	F	195	125	32.2	145	1.16	28	22	28	22	28
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125	F	215	165	36.5	185	1.36	38	32	38	32	38
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160	M	245	215	40.2	235	1.58	50	45	50	45	50
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200	M	265									

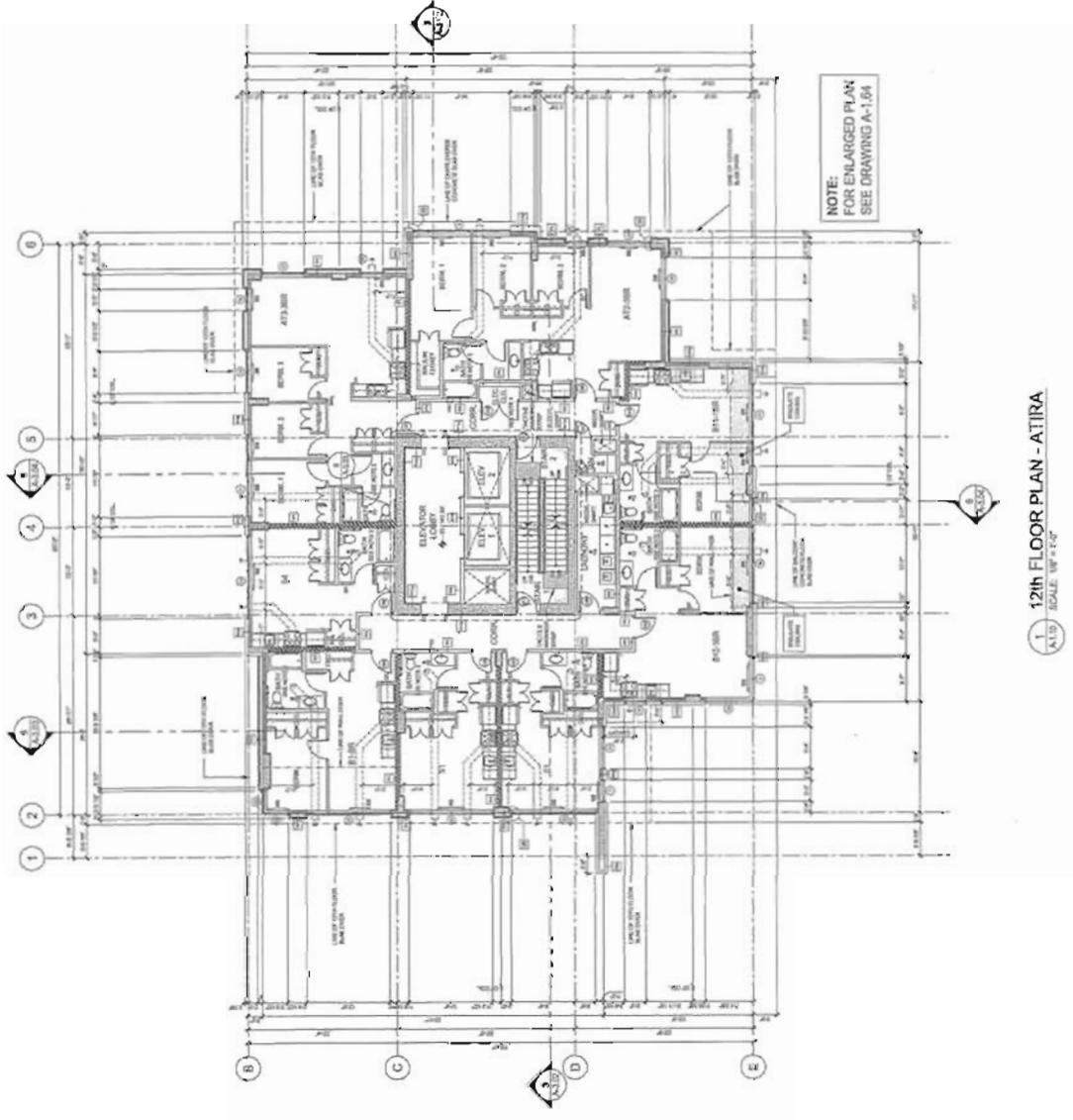
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**RICHMOND
COMMUNITY
HOUSING**
2111 DEARBORN AVE.
SEASIDE AVENUE RD.
RICHMOND, N.J.

12TH FLOOR PLAN

Reference Plan Jan 31, 2014
DP 12-605094

A-1.10





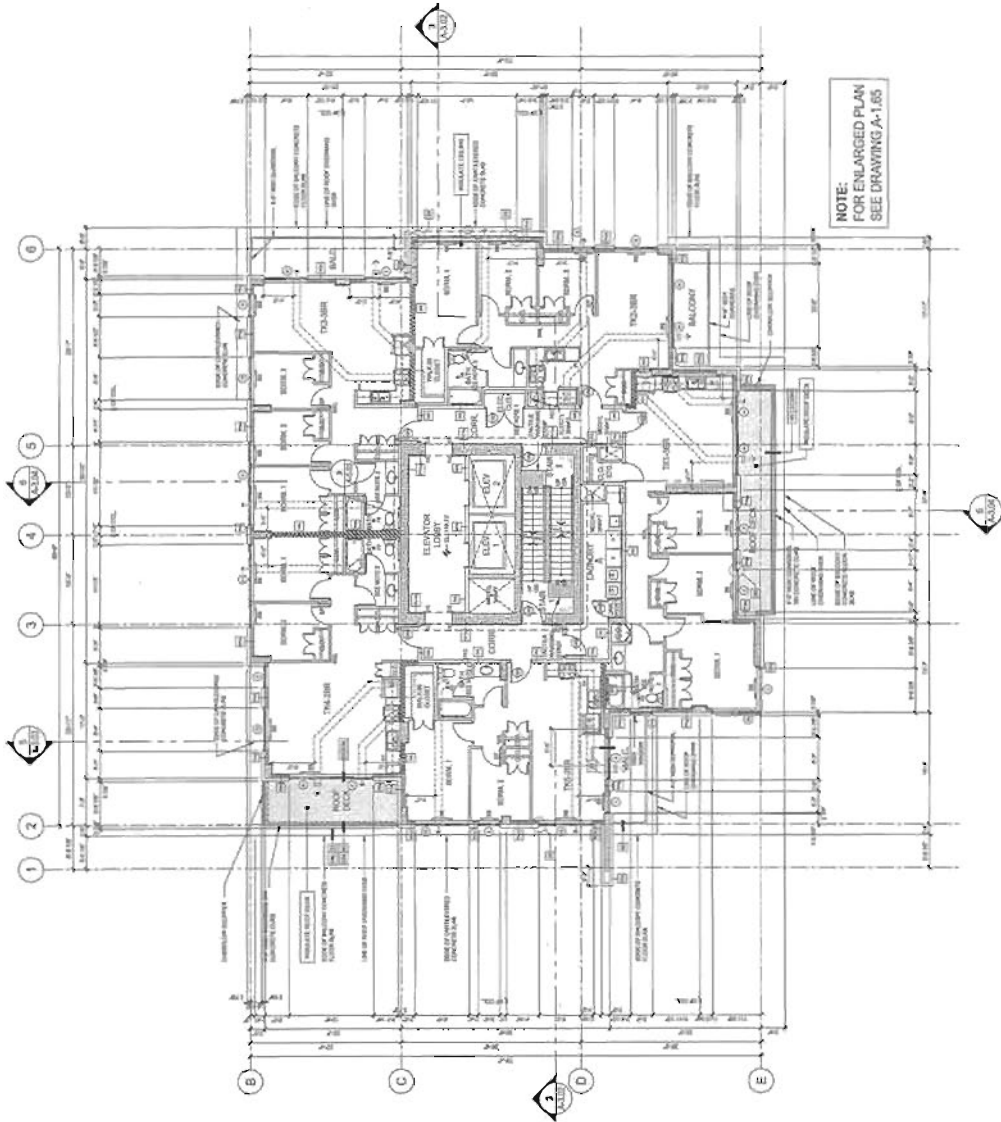
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6. 6000	6000	6.00	36000.00
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**RICHMOND
COMMUNITY
HOUSING**
8115 JEFFERSON BL. AVE.
WASH. METROPOLIS, MD.
RICHMOND, B.C.

13TH FLOOR PLAN

Reference Plan Jan 31, 2014
DP 12-605094

A-1.11



NOTE:
FOR ENLARGED PLAN
SEE DRAWING A-165

1
A.1.11
13th FLOOR PLAN - TKVA
SCALE: 1/8" = 1'-0"



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T 604.688.4228 F 604.688.4379
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www.integrate-arch.com

CPA
DEVELOPMENT
CONSULTANTS

Year	1 Study	Comments
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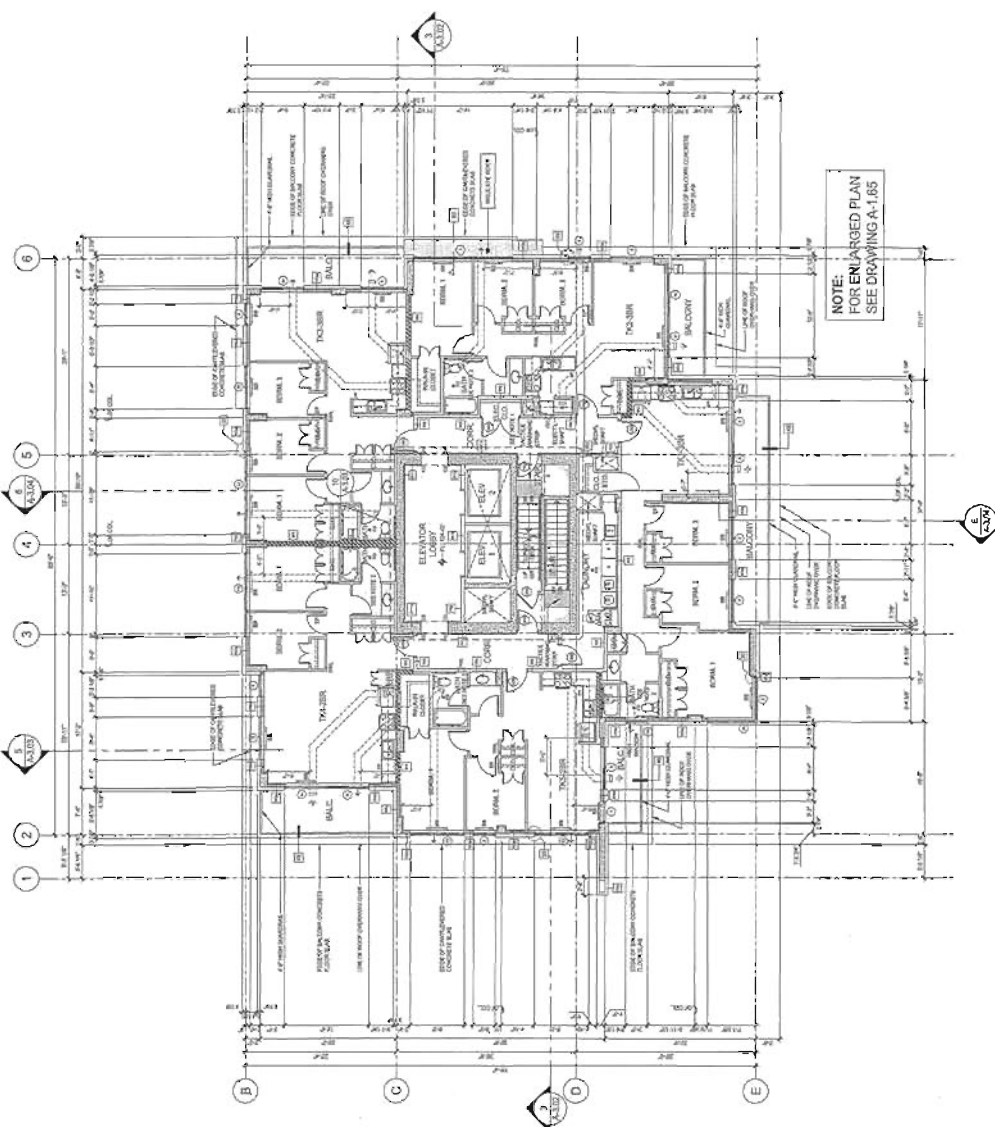
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**RICHMOND
COMMUNITY
HOUSING**
111 BRANTLEY AVE.,
LOS ANGELES, CALIF.
90006, D.C.

FIFTH FLOOR PLAN

Reference Plan Jan 31, 2014
DP 12-605094

A-1.12



NOTE:
FOR ENLARGED PLAN
SEE DRAWING A-1.65

1
14th FLOOR PLAN - TIKVA
A-112 SCALE: 1/8" = 1'-0"



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: February 5, 2014

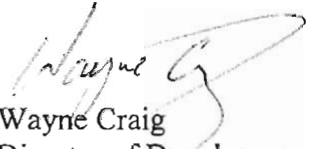
From: Wayne Craig
Director of Development

File: DP 12-612510

Re: Application by Polygon Development 192 Ltd. for a Development Permit at 8311, 8331, 8351, and 8371 Cambie Road and 3651 Sexsmith Road

Staff Recommendation

That a Development Permit be issued which would permit the construction of a three-phase, residential development containing 528 dwellings units at 8311, 8331, 8351, and 8371 Cambie Road and 3651 Sexsmith Road on a site zoned "High Rise Apartment (ZHR12) Capstan Village (City Centre)".



Wayne Craig
Director of Development

WC:spc
Att.

Staff Report

Origin

Polygon Development 192 Ltd. has applied to the City of Richmond for permission to develop a three-phase, three tower residential development containing 528 dwelling units at 8311, 8331, 8351, and 8371 Cambie Road and 3651 Sexsmith Road, in the City Centre's Capstan Village.

The site is being rezoned from "Single Detached (RS1/F)" and "Auto-Oriented Commercial (CA)" to "High Rise Apartment (ZHR12) Capstan Village (City Centre)", under Bylaw No. 8903, which received third reading after Public Hearing on November 18, 2013 (RZ 11-591985). In addition to the proposed residential development, the rezoning provides for:

- The establishment of new streets and pedestrian linkages;
- Funding towards the future construction of the Capstan Canada Line station, as per density bonus provisions in City Centre Area Plan (CCAP) and Zoning Bylaw;
- Funding towards the to the City's Affordable Housing Reserve in lieu of building affordable housing units on site, which funds may, at the sole discretion of the City, be used to facilitate the construction of affordable housing units elsewhere within Richmond;
- The replacement of an existing City-owned playing field at 3651 Sexsmith Road (Cambie Field) with a larger City-owned park designed and located to better meet the needs of Capstan Village's emerging residential community and nearby commercial activity in Aberdeen Village; and
- Public art within the proposed park.

The proposed park is envisioned as an important focal point for Capstan Village, providing both passive, neighbourhood-oriented, green space and an attractive venue for a variety of public gatherings and community events (**Attachment 1**). The proposed park concept and related public consultation process were the subjects of a separate report from the Senior Manager, Parks to the Parks, Recreation, and Cultural Services Committee on September 24, 2013. The first phase of the Council-approved park concept, which includes general grading and landscaping, a children's playground, lighting, and a plaza area, will be constructed by the developer, via the City's standard Servicing Agreement process, beginning this year. Funding for the balance of park development has been approved and construction is targeted for completion in 2019.

All off-site requirements in respect to the subject development have been resolved via RZ 11-591985 and the related Servicing Agreements: SA 12-622318 (tri-party sanitary pump station agreement), SA 13-651753 (park), and SA 12-623061 (road and engineering). No additional Servicing Agreement 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

Existing development surrounding the subject site is as follows:

- North: The residential building backs onto “Union Square”, a low-density (0.5 FAR), low-rise, strip mall zoned “Auto-Oriented Commercial (CA)”. Redevelopment of this site with high-density residential uses is permitted under the CCAP, but is not imminent, as the site is strata-titled and in good repair.
- East: The residential site abuts several single-family lots zoned “Single Detached (RS1/F)”. The CCAP designates these lots for future high/mid-rise residential uses and the eastward extension of Brown Road (to Sexsmith Road). There are currently no applications for rezoning these lots, but there is no apparent barrier to their redevelopment.
- West: Across Hazelbridge Way from the residential site are existing low/medium-density, low/mid-rise commercial and hotel properties (e.g., Yaohan Centre, President Plaza, Radison Hotel) that are predominantly zoned “Auto-Oriented Commercial (CA)”. Redevelopment of this area with high-density, mixed-use development is generally permitted under the CCAP, but there are no active development proposals at present.
- South: Across the proposed eastward extension of Brown Road from the residential site is “Continental Shopping Centre”. Like “Union Square”, this is a low-density (0.5 FAR) strip mall that is zoned “Auto-Oriented Commercial (CA)” and designated for higher density, mixed-use development, but it is not expected to redevelop in the near term, as it is strata-titled and in good repair.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on November 18, 2013. No concerns about rezoning the property were expressed at the Public Hearing; however, during the rezoning process, various design issues were identified to be resolved at the Development Permit (DP) stage. Staff and the applicant have worked together to address these issues. The applicant’s response to each issue is described in ***bold italics***.

- 1) The development’s parking podium, the north side of which backs onto the rear service area of the adjacent strip mall, requires screening and other view mitigation measures as it will be visible from the mall and surrounding streets (until such time as the mall is redeveloped).
 - ***Decorative wall treatments, building setbacks at the upper level of the podium, and planting have been incorporated into the north facade of the parkade to enhance its appearance. In addition, the developer is working with the neighbouring owner to provide for the replacement and enhancement of the shopping centre’s existing landscaping (along the common property line of the two sites) at the developer’s sole cost. Prior to DP issuance, the developer will make application for a Tree Removal (Non-Development) Permit with respect to the affected trees on the neighbour’s property and enter into a legal agreement with the City for landscape replacement (to be complete prior to occupancy of the development’s final phase), secured by a Letter of Credit valued at \$45,881.00 (based on a sealed cost estimate provided by a registered Landscape Architect, including labour and 10% contingency (Attachment 3).***

- 2) Steps should be taken to enhance the visual distinction between the project's three phases, paying particular attention to the west tower proposed for the head of the park.
 - *The developer has introduced variations in the colours of the frame-like elements used to accent each phase, and the west tower's prow-like balconies and rooftop feature have been enlarged and enhanced with special glazing treatments to reinforce its landmark "flat iron" image.*
- 3) Design development is encouraged with respect to the amenity building proposed for the site's prominent Hazelbridge Way corner in order that it may better contribute towards the establishment of a visually interesting, pedestrian friendly streetscape.
 - *The residential amenity building has been redesigned to better complement and visually expand the adjacent park through the use of a four-storey form that is light and glassy, punctuated with dynamic frame-like elements and metallic accents, and set in a high-quality landscape incorporating generous outdoor decks, trees, ground cover, stone terrace walls, and related features.*
- 4) Design development is encouraged with respect to the loft-type townhouse units proposed along the site's minor street (park) frontage.
 - *The frontages of the loft-type townhouse units have been refined to incorporate raised, loading dock-like patios with industrial metal railings and a public seating wall that contribute towards a distinctive, pedestrian-friendly streetscape.*
- 5) While landscaping of the parking podium rooftop has been addressed, more attention should be paid to the treatment of the project's mid-rise rooftops.
 - *The design of the mid-rise rooftops has been revised to include a combination of outdoor decks for the private use of fronting units and extensive green roofs.*

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 Zoning Bylaw and the intent of the applicable sections of the Official Community Plan.

Through the rezoning review and approval process for the subject development, phasing covenants and related legal agreements were registered on title requiring that various conditions are satisfied prior to DP issuance. The developer has voluntarily agreed to satisfy all the requisite conditions including, but not limited to, the following:

- 1) Public Art: In accordance with Richmond's public art policy, the developer has submitted a Public Art Plan and voluntary developer contribution of \$358,500 for the installation of public art within the proposed park. Prior to DP issuance, a legal agreement will be registered on title requiring that the public art is completed prior to occupancy of the development's first phase.
- 2) Interim Driveway: Right-of-ways registered on the subject development provide for a temporary driveway along the north side of the Brown Road extension (for loading of large trucks), which driveway shall be closed, at the developer's sole cost, when Brown Road is extended (by others) to Sexsmith Road. Prior to DP issuance, the developer is required to

submit a Letter of Credit for \$10,500 for the removal and reinstatement of the interim driveway, including the reinstatement of on-site structural grass grid with turf within the temporary loading area (based on 100% of the sealed cost estimate provided by the developer's Civil Engineer, including labour and 50% contingency).

Zoning Compliance/Variations

No variations to the provisions of Richmond Zoning Bylaw 8500 are requested.

Advisory Design Panel (ADP) Comments

The subject development was presented for consideration by the Advisory Design Panel on a preliminary basis (at rezoning stage) on May 24, 2012. The Panel members commended the developer's team on a well-considered project and were supportive of the rezoning application moving forward to Planning Committee. Issues identified for design development by ADP members at the preliminary Panel review were addressed by the developer at the Panel's formal review of the subject DP application on December 4, 2013. In brief, at its December meeting, the ADP voted in support of the project advancing to DP Panel, but suggested design development with respect to the treatment of several features (i.e. mid-block plaza along Brown Road, north wall of the amenity building, south wall of the Phase 3 townhouses, and pathway widths for wheelchairs and strollers). A copy of the relevant excerpt from the Advisory Design Panel Minutes of December 4, 2013 is attached for reference, together with the applicant's design response, shown in '*bold italics*' (**Attachment 4**). Staff believe the applicant's design response satisfactorily addresses the recommendations of the Panel.

Analysis

Conditions of Adjacency

The subject residential development presents few adjacency concerns because the proposed park is located to the south, car-oriented commercial sites are located to the west, north, and south, and the few single-family houses situated nearby are all on large lots that back onto the subject site. Furthermore:

- The phasing of the subject development is proposed to proceed from west to east with its first phase adjacent to Hazelbridge Way, where the proposed construction will have least impact on existing single-family homes and the introduction of streetscape improvements and new residents will provide the greatest benefit for adjacent commercial and park uses;
- With respect to the adjacent shopping centre north of the subject development, the proposed parking podium has been designed to mitigate visual impacts (i.e. setbacks, wall treatments, landscaping) and, as noted previously, the developer is working with the commercial neighbour to provide for the replacement and enhancement of existing landscaping along the common property line at the developer's sole cost;
- Along the east side of the development, adjacent to existing single-family uses, the developer proposes a row of low-rise townhouses fronting a public walkway, the form and character of which will minimize scale and overlook issues in the near term and provide for an attractive interface with multi-family residential uses in the future;

- Along the park frontage, the new minor (diagonal) street is designed as a slow-moving, “park drive” incorporating raised pedestrian and bike crossings, decorative paving, and special landscaping treatments, complemented by extensive on-site planting near Hazelbridge Way and a distinctive row of loft-style townhouse units with loading dock-like patios with industrial metal railings and a public seating wall, that together serve to make the street pedestrian-friendly and visually expand the park; and
- On-site:
 - The development’s arrangement in several distinct residential buildings along the perimeter of the property, with generous separation between each, minimizes potential privacy and view blockage issues;
 - The proposed built form minimizes the number of interior corner units (i.e. 5 in total) and where they do occur, effort has been made to enhance livability by reducing overlook and providing extra-large decks; and
 - Prior to rezoning, covenants are to be registered on title with respect to (a) aircraft noise and (b) view blockage and other development impacts (e.g., traffic noise, ambient noise, night-time light), which require that the development is designed and constructed in a manner that anticipates those potential impacts and notifies potential purchasers.

Urban Design and Site Planning

The CCAP proposes the establishment of new parks and roads to meet the needs of Capstan Village residents, workers, and visitors, including a new park and street that are to be secured via rezoning of the subject development. That park and road will, in part, be comprised of land voluntarily contributed by the developer with respect to the provisions of the CCAP’s Capstan Station Bonus and “minor street” implementation policy, which allow net site area (for density calculation purposes) to include land transferred to the City for park and road purposes. As a result, the effective density on the buildable portion of the subject site is increased from 2.375 FAR to 3.233 FAR (as per ZHR12) and, in turn, the proposed form of development:

- Exceeds the “typical maximum building height” recommended under the CCAP (i.e. 47 m geodetic as compared to 35 m);
- Provides for no variation in tower height (i.e. all towers measure 47 m geodetic); and
- Exceeds the maximum recommended tower floorplate size (i.e. 676 m², 798 m², and 1,281 m² as compared to 650 m²).

Nevertheless, as determined at rezoning stage and taking into account the comments of the Advisory Design Panel, while it would be preferable for the project to comply fully with CCAP policy, staff recommend support for the proposed form of development on the basis that:

- The scale and massing are well suited to the development’s prominent location as a backdrop to the new park, and provide for streetscape variations that contribute to visual interest and pedestrian amenities (e.g., mid-block walkway, seating plazas);
- The location of the towers north of the park means they will not shade sensitive public spaces and, as mentioned in the previous section, the development’s proposed streetscape features and road works have been designed to visually expand and enhance the public experience of the park;

- The proposed tower separation is a minimum of 35 m (i.e. as per CCAP policy on the subject site, but greater than the 24 m separation permitted in many areas of the City Centre), which will reduce overlook between the proposed towers and enhance views for residents, both on-site and off;
- The tapered shape of the site has been used to advantage to provide for attractive variations in tower orientation and shape, notably including the distinctive “flat iron” form of the tower on the development’s west side;
- The proposed tower massing along the south and east sides of the development helps to mitigate the potential impacts of the project’s larger floorplates on the fronting streetscapes and neighbouring properties (e.g., views, privacy, sun exposure); and
- Parking is concealed from view from fronting streets and the proposed park, and the roof of the parking podium is designed in coordination with the project’s towers to maximize on-site opportunities for usable open space and green roofs.

Architectural Form and Character

The CCAP encourages the City Centre to be developed as a mosaic of distinctive, yet cohesive, urban villages. The clean, contemporary character of the subject development is consistent with this objective and provides for a landmark image at the head of the proposed park that complements nearby recent and proposed buildings. 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 townhouse units and the development’s amenity building, are set forward of the upper floors and articulated with bold frame-like elements, raised patios, individual units entrances, and feature walls clad in basalt. This, together with projecting canopies, architectural appurtenances, and shifts in colour, makes a strong visual statement and contributes towards visually interesting, pedestrian-friendly streetscapes along the development’s frontages.
- Middle: Two “framed” mid-rise forms, one along the development’s park frontage and the other on Brown Road, appear to “float” above the townhouse level. These forms, which break up the overall mass of the development and read like independent buildings, provide important definition along the park edge, a sense of human-scale, and a bold graphic statement in keeping with the area’s existing and emerging character.
- Towers: The development’s high-rise elements are articulated through the use of setbacks, frame elements, glazing, and variations in colour that help to reduce apparent bulk and contribute towards a visually interesting skyline. The project’s larger tower floorplates are further addressed by bringing a portion of each tower directly to grade, which creates tall, slim, vertical forms that draw the eye up and make the building’s lobby entries more prominent. Furthermore, as noted previously, the west tower has a prow-like rooftop feature and projecting balconies, enhanced with special glazing treatments, which contribute to its unique “flat iron” image.

Landscape Design and Open Space Design

The development’s landscape has been designed with the aim of providing for a highly livable, residential environment in a rapidly urbanizing setting. In addition to providing every dwelling

with private outdoor space in the form of a balcony or patio, the development incorporates three main open space areas as follows:

- The development's streetscapes are punctuated by small landscaped open spaces designed to help break-up the building mass, enhance building entries/identity, accommodate loading activities, and complement adjacent uses. This includes, among other things:
 - Landscaping around the amenity building that helps to visually expand the public's experience of the adjacent park;
 - A "mews" along the project's east side (Phase 3) that provides for the first part of a mid-block walkway linking Brown Road with Capstan Way (to be extended by others via future neighbouring development), the south end of which is designed in coordination with a landscaped plaza for the shared use of pedestrians and vehicles adjacent to the development's Phase 3 lobby, parkade entrance, and "mews" townhomes;
 - Loading dock-like patios with industrial-style, metal railings along the frontage of the project's loft-style units, together with public seating in the form of a low wall at the back of the sidewalk, that add visual interest and present a more public face towards the park; and
 - A mid-block open space along the project's Brown Road frontage, which is designed to provide for temporary use for loading (until Brown Road is extended to Sexsmith Road by others) and as a green respite for passers-by offering landscaped terraces, lawn (in a structured grass grid), and trees, framed by trellises and climbing vines on the adjacent building walls.
- Siting of the project's high- and mid-rise forms along the south edge of the development frees up a significant portion of the podium roof deck for landscaping. Furthermore, due to the podium's large size and the wide spacing between towers, the outdoor space receives good sun exposure. This is expected to make the podium rooftop an attractive location for gardening, play, and passive recreation, as will its proximity to the development's large indoor amenity facilities and convenient vehicle access (via the parking structure) for garden materials, maintenance, and related activities.
- The roofs of the development's mid-rise buildings are treated as a combination of extensive green roofs and private outdoor spaces for the enjoyment of fronting residential units.

Indoor & Outdoor Amenity Space

The OCP and CCAP require that multi-family developments provide indoor and outdoor amenity space to meet the anticipated on-site social and recreational amenity needs of their residents. The developer's proposal is consistent with City policy as follows:

Amenity Space Requirements	Min. Area 528 units	Proposed
Indoor Space @ 2 m ² /unit	1,056 m ²	1,136 m ²
Outdoor Space - OCP: Recreation @ 6 m ² /unit (incl. 600 m ² play space) - CCAP: Other landscaping @ 10% of net site	3,168 m ² + 1,373 m ² TOTAL: 4,541 m ²	4,219 m ² + 1,450 m ² TOTAL: 5,669 m ²

- Indoor Amenity Space: The proposed development exceeds the City's minimum indoor amenity space requirements. The developer proposes to construct approximately 83% of this space as part of the project's first phase and the remainder in its third phase. Residents in all phases of the development will have use of the proposed amenities, which will include:
 - At Phase 1 - A four storey amenity building is proposed for the site's Hazelbridge Way corner overlooking the park. Amenities include fitness facilities and a large, outdoor terrace on the main floor (raised approximately 0.75 m above grade), music rooms and a dance studio on the second floor, a games room on the third floor, and a party room with direct access to a large outdoor deck and rooftop, outdoor amenity space on the fourth floor.
 - At Phase 3 - Two amenity spaces are proposed including a multi-purpose room on Level 3 with direct access to the outdoor amenity spaces on the podium rooftop and a meeting room on Level 2.
- Outdoor Amenity Space: The proposed development exceeds the City's minimum outdoor amenity space requirements. The proposed spaces are located as shown in **Attachment 5** and include the following:
 - OCP recreation space for the shared use of residents in all phases will be comprised of rooftop outdoor space on the parking podium and two large, south-facing decks with park views constructed as part of the Phase 1 amenity building. Residents will have direct access to these outdoor areas from each building. Proposed amenities within these outdoor areas will include a 639 m² children's playground and lawn (i.e. larger than the City's 600 m² minimum requirement), raised agricultural garden plots with tool storage, space for potting, compost, water, and direct access to the parkade for loading and maintenance purposes, an outdoor dining and barbeque area, lawns and decorative planting, pathways, seating, and complementary features.
 - Additional landscaped area, as required under the CCAP, is provided at street level and includes, among other things, the proposed "mews" walkway along the site's east edge, landscaped, semi-public areas near each of the three tower lobbies, and sidewalk widening to facilitate the creation of an off-street bike path along the site's Brown Road frontage.

Transportation

- Transportation Demand Management (TDM) Measures: The Zoning Bylaw permits the minimum number of parking spaces required by a development to be reduced by up to 10% based on the provision of TDM measures to the satisfaction of the City. Through the rezoning process, TDM measures were identified for implementation via the development's Servicing Agreements (SA 13-651753 and SA 12-623061) and secured via Letters of Credit, including the design and construction of a special crosswalk on the Cambie Road frontage of the proposed park and improvements along the park's Hazelbridge Way frontage. In light of this, staff support the developer's proposed parking reductions, as follows:

Parking Spaces	# Units	Bylaw Rate ("Parking Zone 1")	Bylaw Requirement	Proposed TDM Reduction	Proposed Total Parking
For Residents	528	Min. 1.0/unit	528	16 (3%)	512
For Visitors		Min. 0.2/unit	106	11 (10%)	95
TOTAL	528	Min. 1.2/unit	634	27 (4%)	607

- **Transitional Vehicle Parking Strategy:** The Zoning Bylaw requires that any multi-phase development in Capstan Village must provide extra vehicle parking in its early phase(s) over and above the minimum Bylaw requirement (i.e. "Parking Zone 2" versus "Parking Zone 1") and secure that extra parking for the future use of later phase(s) so that, at build-out, the combined total amount of vehicle parking provided at all phases will comply with "Parking Zone 1". The rationale for this approach is that the extra parking is useful in the near-term, prior to the construction of the Capstan Canada Line station, but unnecessary in the longer-term when the Village is better established (e.g., amenities, shopping, jobs, child care) and more convenient Canada Line service is expected. The developer's proposal is consistent with the intent of the Bylaw, as follows:

Parking Spaces	Construction Phasing*			Total 528 units
	Phase 1 164 units	Phase 2 114 units	Phase 3 250 units	
For Residents	342**	7	163	512
For Visitors***	43	9	43	95
TOTAL	385	16	206	607

* As per Zoning Bylaw requirements for parking for multi-phase developments in Capstan Village, the developer proposes to over-supply parking in the project's early phases and make excess parking available for the use of later phases as required. As such, parking proposed for construction in Phase 1 exceeds minimum City requirements for Phase 1 residents and excess parking will be applied to Phases 2 and 3.

** Resident parking constructed at Phase 1 shall provide for at least 160 spaces for the use of Phase 1 residents and 182 spaces for the use of the residents of future phases (i.e. approximately 106 spaces for Phase 2 and 76 spaces for Phase 3). The 182 spaces may be used on a temporary basis by the residents of Phase 1 until they are required for Phases 2 and 3.

*** Visitor parking is for the shared use of all phases.

- **Bike Parking:** As per Zoning Bylaw requirements, for Phases 1, 2, and 3, the developer proposes to build a total of 660 "Class 1" bike storage spaces for residents (i.e. 1.25/unit) and 106 "Class 2" bike storage spaces for visitors (i.e. 0.2/unit).

Note: A portion of the project's "Class 2" bike storage is proposed within the parkade's visitor parking area, which will make this parking convenient to use and weather-protected, while also helping to de-clutter the development's tower entry areas (by reducing the number of "Class 2" bike racks in those locations).

- **Vehicle & Bike Electric Vehicle (EV) Charging Stations:** The OCP aims to support the use of electric vehicles, including bicycles and mobility scooters, through the mandatory provision of EV Charging Stations in new multi-family developments. The developer proposes to build EV Charging Stations in compliance with OCP policy as follows:

EV Charging Stations for Residents*	Rates	Construction Phasing**			Total 528 units
		Phase 1 164 units	Phase 2 114 units	Phase 3 250 units	
For Vehicles	OCP (min) rate:				
• 120-V stations	20% total parking	83	Nil	39	122
• EV rough-ins***	25% total parking	104	Nil	48	152
For Bikes	Zoning Bylaw (min) rate:				
• 120-V stations	Greater of 1/10 bike storage spaces or portion	13	24	29	66

* The proposed locations of EV Charging Stations for residents' vehicles and "Class 1" bike storage are indicated on the DP drawings.

** As per Zoning Bylaw requirements for parking for multi-phase developments in Capstan Village, the developer proposes to over-supply parking in the project's early phases and make excess parking available for the use of later phases as needed. As such, parking proposed for construction in Phase 1 AND the EV vehicle charging stations constructed as part of that parking exceed minimum City requirements for Phase 1 residents and excess spaces AND EV stations will be applied to Phases 2 and 3.

*** "EV rough-ins" refers to the pre-ducting of residents parking spaces to enable the future installation of EV Charging Stations.

- **Loading & Waste Collection:** A coordinated loading, garbage, and recycling strategy has been prepared for the development's three phases to the satisfaction of City staff. All collection vehicles and related activities will be accommodated on-site, except for one large truck (WB-17) loading space, which is proposed along the development's new minor street (i.e. linking Hazelbridge Way and Brown Road). In addition to permanent on-site loading, the development proposes one temporary on-site loading space for large trucks (WB-17) within a landscaped plaza along the development's Brown Road frontage. This temporary loading space will be utilized by the development until the Brown Road /Sexsmith Road connector is constructed by others and large trucks are able to safely access loading facilities proposed for Phase 3. (The closure of the temporary driveway and reinstatement of the open space with lawn will be completed at the sole cost of the developer, secured via a Letter of Credit submitted prior to DP issuance.)

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.
- 80 Basic Universal Housing (BUH) units (i.e. 15% of total units) designed to Zoning Bylaw standards to provide for their ready renovation to accommodate wheelchair users, including 25 in Phase 1, 17 in Phase 2, and 38 in Phase 3.

Note: The developer does not plan to take advantage of the Zoning Bylaw's permitted density exclusion of 1.86 m² (20 ft²) 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.

Crime Prevention through Environmental Design (CPTED)

Measures are proposed to enhance safety and personal security including, but not limited to:

- The parking structure and lobbies are designed to minimize alcoves and hidden corners;
- The parking structure will be well lit and its interior will be painted white;
- Elevator lobbies and vestibules will include glazing as per Building Code requirements;
- Outdoor amenity spaces will be visually open and well lit, offer multiple access options, and be secured from casual public access;
- The development's site planning and building design provide for the passive surveillance of all street, walkway, and nearby park frontages; and
- Lobbies are placed in prominent locations and have clear sightlines to fronting streets and publicly-accessible open spaces.

Sustainability Measures – LEED “Silver”

The project's sustainability goal is to provide a cost-effective, high-value development that meets or exceeds City standards (i.e. LEED “Silver” equivalent). The development proposal responds to City objectives for enhanced long-term environmental, fiscal, and social sustainability as per the attached LEED Checklist (**Attachment 6**). In brief, the proposed development will provide for:

- Various measures secured via the rezoning process, including:
 - District Energy Utility (DEU) “ready” design and construction, ensuring that the development will be able to connect to a City DEU system when one comes available;
 - Voluntary developer contributions towards the future construction of the Capstan Canada Line station;
 - Implementation of Transportation Demand Management (TDM) measures, including a special, illuminated crosswalk and frontage improvements around the proposed park;
 - The construction of an off-street bike path and pedestrian amenities; and
 - The implementation of a multi-phase “transitional parking strategy” aimed at minimizing parking demand and supporting transit and alternative travel modes;
- Electric Vehicle (EV) charging stations for vehicles and bikes;
- Intensive and extensive green roofs, vegetated outdoor areas, and agriculture plots;
- Rainwater management measures within the residential site and the proposed park aimed at reducing the water volume and improving the water quality in respect to storm water entering the City drainage system (e.g., retention and re-use of rainwater for landscape irrigation; supplementary water source for water features; nourishment of rain gardens);
- Energy analysis simulations to optimize building performance; and

- Water efficient plumbing fixtures (e.g., low-flow shower, kitchen, and lavatory faucets and dual flush toilets).

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, and sustainable development measures (e.g., electric vehicle charging facilities, green roofs, agricultural plots), together with the associated park development and Capstan Station Reserve funding secured as voluntary developer contributions at the project's rezoning stage, 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.

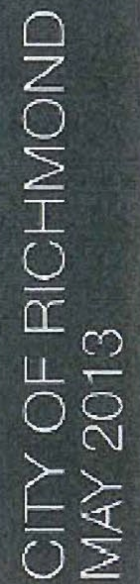


Suzanne Carter-Huffman
Senior Planner/Urban Design

SPC:cas

Attachments:

1. Approved Park Concept
2. Development Application Data Sheet
3. Proposed Treatment of Parking Podium (North) Wall
4. Advisory Design Panel Minutes
5. Outdoor Amenity Space Location Plan
6. LEED Checklist
7. Development Permit Considerations





Development Application Data Sheet

Development Applications Division

DP 12-612510

Address: 8311, 8331, 8351, and 8371 Cambie Road and 3651 Sexsmith Road

Applicant: Polygon Development 192 Ltd.

Owner: Polygon Development 192 Ltd.

Planning Area(s): City Centre (Capstan Village)

Floor Area Gross: 47,801 m²

Floor Area Net: 44,402 m²

	Existing	Proposed
Site Area	13,734 m ²	13,734 m ²
Land Uses	Vacant	Multi-family residential
OCP Designation	Mixed Use	No change
Zoning	Subject to Zoning Amendment Bylaw 8903: "High Rise Apartment (ZHR12) Capstan Village (City Centre)"	No change
Number of Units	Nil	Phase 1: 164 Phase 2: 114 Phase 3: 250 TOTAL: 528* * All units incl. aging in place features
Basic Universal Housing (BUH) Units	Nil	Phase 1: 25 Phase 2: 17 Phase 3: 38 TOTAL: 80 (15% of total units)

	Bylaw Requirement "ZHR 12"	Proposed	Variance
Floor Area Ratio (FAR)	3.233 FAR	3.233 FAR	none permitted
Lot Size	4,000 m ²	13,734.0 m ²	none
Buildable Floor Area	Max. 44,402 m ²	44,402 m ²	none permitted
Lot Coverage	Max. 90%	82%	none
Setback @ Public Streets & Walkway	Min. 6 m, but this may be reduced to 3 m based on City-approved design	3 m	none
Setback @ Rear (North)	Min. 3 m, but this may be reduced to nil based on City-approved design	Nil	none
Height (m)	Max. 35 m, but this may be increased to 47 m geodetic based on City-approved design	47 m geodetic	none

	Bylaw Requirement "ZHR 12"	Proposed	Variance
Lowest Habitable Floor Elevation	Min. 2.9 m geodetic, except building lobbies	2.9 m geodetic, except building lobbies	none
Off-street Parking - Residents @ 1.0/unit* - Visitors @ 0.2/unit LESS up to 10% TDM**	Residents: 528 Visitors: 106 Total: 634 LESS 10% = 571	Residents: 512 Visitors: 95 Total: 607	none
Off-street Parking Spaces – Accessible	Min. 2%	2% (13 spaces)	none
Off-street Parking Spaces – Small Car	Max. 50%	20% (121 spaces)	none
Off-street Parking – Tandem Spaces	Not permitted (because no tandem parking covenant will be registered on title)	none	none
Off-street Parking – Electric Vehicle (EV) Charging Stations	120-V stations: Min. 20% Pre-ducted stations: Min. 25%	120-V stations: 20% (122) Pre-ducted stations: 25% (152)	none
Bike Storage – - Class 1 @ 1.25/unit - Class 2 @ 0.2/unit	Class 1 (residents): 660 Class 2 (visitors): 106	Class 1 (residents): 660 Class 2 (visitors): 106	none
Bike Storage – Electric Vehicle (EV) Charging Stations for residents (Class 1)	120-V stations: Min. 1/10 bikes	120-V stations: 1/10 bikes (66)	none
Amenity Space – Indoor @ 2 m ² /unit	Min. 1,056 m ²	1,136 m ²	none
Amenity Space – Outdoor @ 6 m ² /unit PLUS landscaping of 10% of net site	Amenity space: Min. 3,168 m ² (incl. 600 m ² play space) Landscaping: Min. 1,373 m ² TOTAL: 4,541 m ²	Amenity space: 4,219 m ² (incl. 639 m ² play space) Landscaping: 1,450 m ² TOTAL: 5,669 m ²	none

* "Parking Zone 1" rates are permitted on the basis that the subject development will contribute towards the Capstan Station Reserve prior to Building Permit issuance.

** Parking may be reduced by up to 10% based on City-approved Transportation Demand Management (TDM) measures

Attachment 3
Proposed Treatment of Parking Podium (North) Wall



AERIAL RENDERING LOOKING SOUTH-WEST



AERIAL RENDERING LOOKING NORTH-WEST

**Excerpt from the Minutes from
Advisory Design Panel Meeting**

**Wednesday, December 4, 2013 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

**2. DP 12-612510 – 44,402 SQ.M. (478,019 SQ.FT.), 528-UNIT, 3-TOWER, 3-PHASE
RESIDENTIAL DEVELOPMENT IN CAPSTAN VILLAGE**

APPLICANT: Polygon Development 192 Ltd (Chris Ho); Durante Kreuk
Landscape Architects

PROPERTY LOCATION: 8311,8331,8351 & 8371 Cambie Road & 3651 Sexsmith Road

Applicant's Presentation

Chris Ho, Polygon Homes, Gwyn Vose, IBI/HB Architects, and Jennifer Stamp, Durante Kreuk Landscape Architects, presented the project and replied to queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from the Panel were as follows:

- appreciate the proposed treatment to the north façade fronting the adjacent retail development; like the planters on top; changes to the architecture work very well; previous comments by the Panel have been addressed by the applicant; hope that in the future, the area will have more developments like the subject development;
- the proposed development is a welcome addition to Richmond; appreciate the massing, setbacks, building footprint and edge condition;
- appreciate the graphic of the podium landscape which has a nice contemporary feel; however, not sure about the in-the-space feel; the park across the subject development has a different kind of feel compared to the podium space; program elements are present on the landscaped podium and relate well to each other;
- the stairs located within the plaza at the junction between the east and west buildings appear jammed; need further design development; should match the bold moves on the podium; stairs can be used as an element to celebrate the arrival to the podium;

The plaza has been redesigned to make a softer, greener respite along the Brown Road frontage. New features include the replacement of the stairs to the podium with landscaped terraces, replacement of the plaza surface with grass (in a structural grass grid to accommodate loading activities), and the addition of trellises and climbing vines on the east wall.

- appreciate the provision of outdoor and indoor bike racks;
- the interface with the park and the extension of the landscape across the street are good;
- appreciate how the proposed development has been broken down into three pieces; massing and form of the towers are well done; appreciate the subtle accents of the colours on the towers; like the flatiron building;
- north wall of the amenity building needs further design development in view of its prominence at the northwest corner; should be highlighted as it is visible to pedestrians and motorists travelling from the north side;

Varied setbacks, windows, and a painted wall graphic have been incorporated into the rear (north) wall of the amenity building to enhance its appearance and better coordinate with the character and quality of the overall development.

- design development is required in respect to the blank wall of the mid-rise building and adjacent interim loading area/plaza at the junction between the east and west buildings; residents in Tower B are facing the large blank wall of the mid-rise adjacent to Tower C;
- the blank wall of the townhouse will be visible to residents driving into the parkade entrance in Tower C; consider further design development;

A low, stone planter, a trellis, climbing vines, signage, and lighting have been incorporated into the south façade of the east townhouses to enhance their appearance from Brown Road and the Phase 3 driveway.

- concern that two strollers/wheelchairs cannot be accommodated at the same time on the long pathways across the podium; consider increasing the width of the walkways and/or widen the walkway at periodic intervals and incorporate seating/benches;

The design of the podium landscaping has been advanced, with attention to ensuring that walkways and seating are designed to meet the varied needs of future residents.

- appreciate the design of the proposed development; appreciate the amenity building being brought out as a feature; investigate the potential for a catalyst on the park side as a counter point or gateway to the amenity building;

The park concept has been reviewed and approved by Council.

- applicant should determine the energy target in view of the applicant's proposal to construct the residential buildings to LEED Silver (equivalent);

The developer intends to undertake energy analysis simulations ensure that building performance is optimized.

- consider increasing the amount of green roof;
- the applicant has done a good job on the subtle accent colours on the buildings;

- the project currently has a lot of green roofs; there is a huge amount of on- and off-site green space;
- integrate the design of the tower and the park; and
- reiterated the items identified by Panel members for further design development, including the i) loading/plaza at the junction between the east and west buildings, ii) treatment of the broad blank wall of the mid-rise adjacent to the loading/plaza at the junction between the east and west buildings (consider adding clerestory windows or apertures to enhance the livability of the mid-rise and adjacent Tower B, iii) treatment of the podium's north walk at the amenity building, and iv) pathway widths for wheelchair users and others on the podium roof deck.

See comments inserted above.

Panel Decision

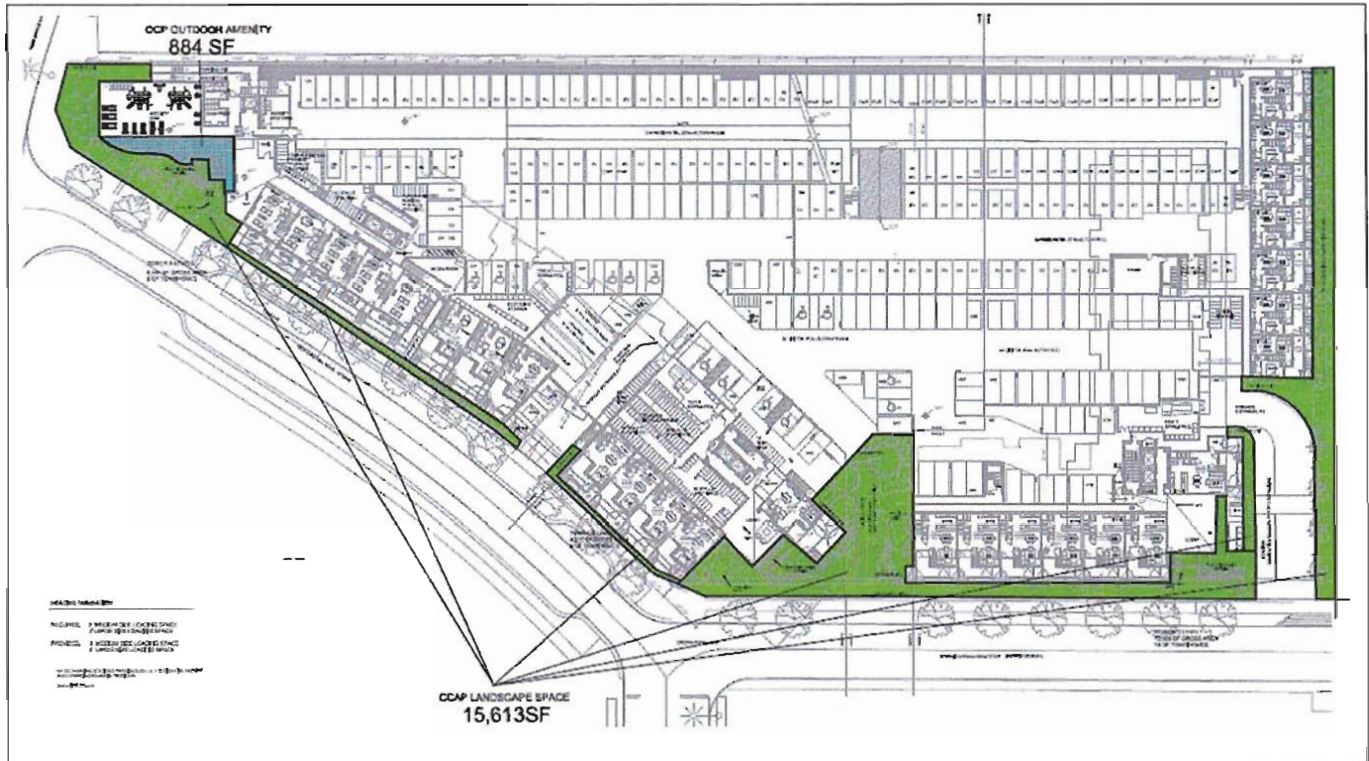
It was moved and seconded

That DP 12-612510 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.

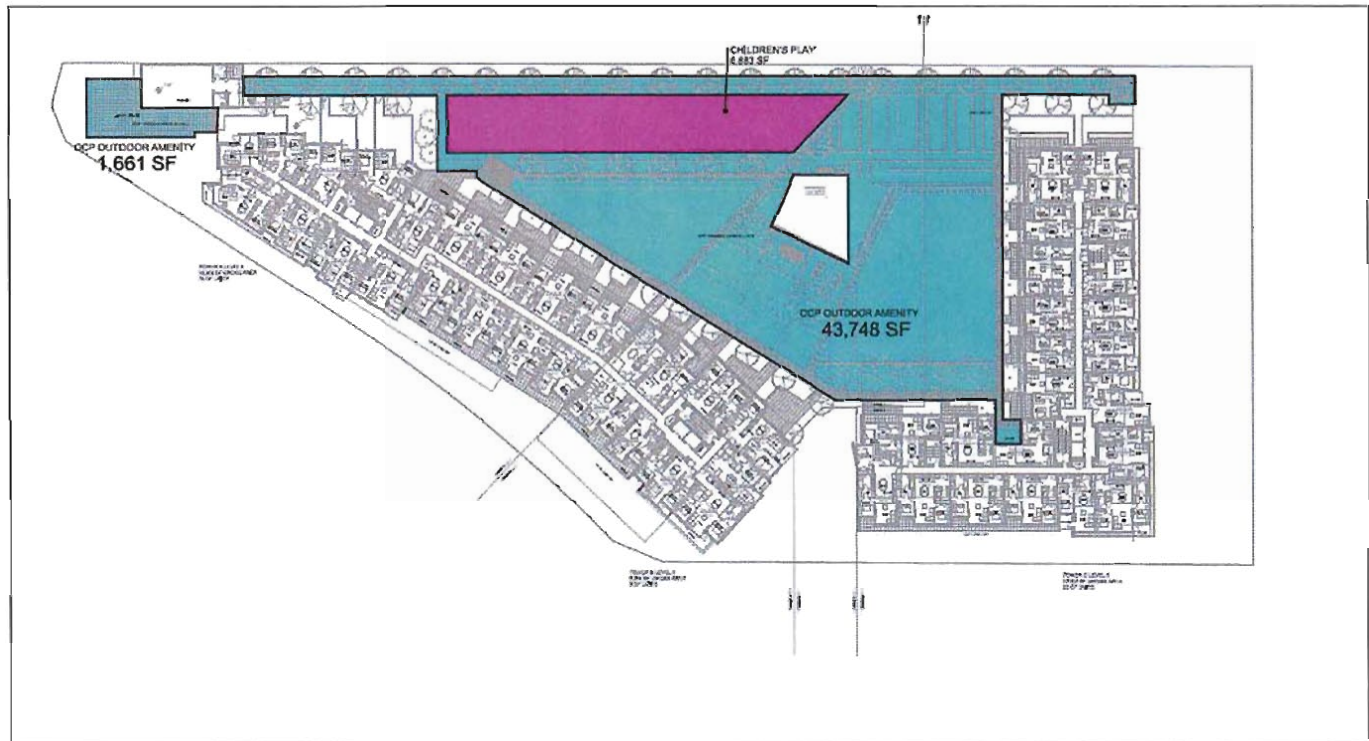
CARRIED

Attachment 5 Outdoor Amenity Space Location Plan

Ground Floor Level



Podium Rooftop Level



Attachment 6 LEED Checklist



Working Draft of LEED Canada-NC 2009 Project Checklist (Rezoning Level Assessment)

5-Feb-14

Avard, Richmond, BC

Yes No

17	9	Sustainable Sites	26 Points	Lead	Support	LEED Requirement	Implementation Timing
		Prereq 1 Erosion & Sedimentation Control	Required	Civl	Contractor	Create Erosion and Sediment Control Plan for construction phase of development.	Construction (Building Permit)
1		Credit 1 Site Selection	1	Sustainability Consultant	N/A	Property is not prime farmland, ecologically sensitive land, within setback limits of watercourses etc.	Design (Rezoning, Development Permit)
5		Credit 2 Development Density	5	Arch	N/A	Project has development density of 13,800m ² per hectare (60,060 SF/acre).	Design (Rezoning, Development Permit)
	1	Credit 3 Redevelopment of Contaminated Site	1	Owner	N/A	Develop on a contaminated site and provide remediation by Provincial Contaminated Sites Program.	Design (Rezoning, Development Permit)
6		Credit 4.1 Alternative Transportation, Public Transportation Access	6	Sustainability Consultant	N/A	Locate within 800m of rapid transit, 400m of two bus lines.	Design (Rezoning, Development Permit)
1		Credit 4.2 Alternative Transportation, Bicycle Storage & Changing Rooms	1	Arch	Sustainability Consultant	Covered storage facilities for securing bicycles for 15% or more of occupants. This can include storage rooms and bike racks. Note that residents that are unable to physically use bikes can be excluded from this calculation.	Design (Rezoning, Development Permit)
	3	Credit 4.3 Alternative Transportation, Low-Emitting & Fuel-Efficient Vehicles	3	Arch	Sustainability Consultant	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 (Rezoning, Development Permit)
2		Credit 4.4 Alternative Transportation, Parking Capacity	2	Arch	Owner	Size parking capacity to meet, but not exceed, minimum local zoning requirements and provide easy access to mass transit. Note that Bridgeport Station (Sky Train) is only 100m away.	Design (Rezoning, Development Permit)
	1	Credit 5.1 Site Development, Protect or Restore Habitat	1	Landscape	N/A	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 (Rezoning, Development Permit)
1		Credit 5.2 Site Development, Maximize Open Space	1	Landscape	N/A	Exceed local zoning requirements for open space by 25%. Vegetated roof areas and pedestrian orientated hardcape areas can contribute to open space.	Design (Rezoning, Development Permit)
	1	Credit 6.1 Storm water Management, Rate and Quantity	1	Civil	Land	Storm water management plan prevents the post development 1.8 year, 24 hour peak discharge rate and quantity from exceeding the pre-development 1.5 year, 24hour peak discharge rate.	Construction (Building Permit)
	1	Credit 6.2 Storm water Management, Treatment	1	Civil	Land	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 (Building Permit)
1		Credit 7.1 Heat Island Effect, Non-Roof	1	Arch	N/A	Place minimum 50% of parking underground or within a covered structure.	Design (Development Permit)
	1	Credit 7.2 Heat Island Effect, Roof	1	Arch	Land	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 (Development Permit)
	1	Credit 8 Light Pollution Reduction	1	Eec	Arch / Land	Reduce light trespass from building and site. Interior Lighting: Reduce the input power (by automatic device) of all non-emergency interior luminaires 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 luminaires 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 luminaires 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 (Building Permit)

Yes	7	No	6	5	Water Efficiency	10 Points	Lead	Support	LEED Requirement	Implementation Timing
					Prereq 1 Water Use Reduction	Required	Mech	N/A	Use 20% less water than a baseline building (not including irrigation).	Construction (Building Permit)
			2		Credit 1.1 Water Efficient Landscaping, Reduce by 50%	2	Land	N/A	Reduce potable water consumption for irrigation by 50% over conventional means.	Construction (Building Permit)
				2	Credit 1.2 Water Efficient Landscaping, No Potable Use or No Irrigation	2	Land	N/A	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 (Building Permit)
				2	Credit 2 Innovative Wastewater Technologies	2	Mech	N/A	Reduce potable water for sewage conveyance by 50% or treat 50% of wastewater on-site to tertiary standards.	Construction (Building Permit)
			2		Credit 3.1 Water Use Reduction, 30% Reduction	2	Mech	Int	Employ strategies that in aggregate use 30% less water than in the water use baseline calculated for the building (not including irrigation).	Construction (Building Permit)
			1		Credit 3.2 Water Use Reduction, 35% Reduction	1	Mech	Int	Employ strategies that in aggregate use 35% less water than in the water use baseline calculated for the building (not including irrigation).	Construction (Building Permit)
				1	Credit 3.2 Water Use Reduction, 40% Reduction	1	Mech	Int	Employ strategies that in aggregate use 40% less water than in the water use baseline calculated for the building (not including irrigation).	Construction (Building Permit)
2				33	Energy & Atmosphere	35 Points	Lead	Support	LEED Requirement	Implementation Timing
					Prereq 1 Fundamental Building Systems Commissioning	Required	Mech	All	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 (Building Permit)
					Prereq 2 Minimum Energy Performance	Required	Mech	Elec / Arch	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 (Building Permit)
					Prereq 3 CFC Reduction in HVAC&R Equipment	Required	Mech	N/A	Zero use of CFC-based refrigerants in new base building HVAC&R systems.	Occupancy (Occupancy Permit)
				19	Credit 1 Optimize Energy Performance	1 to 19	Mech	Elec / Arch	Improve energy cost compared to the energy cost of MNECB or ASHRAE/IESNA Standard 90.1-2007 reference building. New Building: Reduction % required MNECB/ASHRAE: 1(25/12); 2(27/14); 3(28/16); 4(30/18); 5(32/20); 6(33/22); 7(35/24); 8(28/20); 9(28/25); 10(30/20) etc.	Construction (Building Permit)
				7	Credit 2.1 On-Site Renewable Energy	1 to 7	Owner	N/A	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 (Building Permit)
				2	Credit 3 Enhanced Commissioning	2	Mech	All	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 (as 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 IAO concerns; plan for issues resolution within one year of construction completion.	Construction (Building Permit)
			2		Credit 4 Enhanced Refrigeration Management	2	Mech	N/A	Do not use refrigerants or install base building level HVAC and fire suppression equipment that do not contribute to ozone depletion (no HCFCs, CFCs, halons and HFCs etc.).	Construction (Building Permit)
				3	Credit 5 Measurement & Verification	3	Mech	Elec	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	Electrical	Engage in at least 2-yr renewable energy contract to provide at least 35% of the building's electricity from renewable sources.	Occupancy (Occupancy Permit)

Yes	No	6	8	Materials & Resources	14 Points	Lead	Support	LEED Requirement	Implementation Timing
				Prereq 1 Storage & Collection of Recyclables	Required	Arch	Owner	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 (Building Permit)
			3	Credit 1.1 Building Reuse: Maintain Existing Walls, Floors, and Roof	1 to 3	Arch	Owner	Maintain existing building structures (structural floor, roof decking, envelope etc.), 1% of building structure reused by surface area: 1pt (55%), 2pt (75%) and 3pt (95%)	Construction (Building Permit)
			1	Credit 1.2 Building Reuse: Maintain Interior Non-Structural Elements	1	Arch	Owner	Reuse interior non-structural elements (interior walls, doors, floor coverings etc.) in at least 50% (by surface area) of the completed building.	Construction (Building Permit)
		2		Credit 2 Construction Waste Management	1 to 2	Contractor	Owner	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) 50% (1pt) or 75% (2pts).	Construction (Building Permit)
			2	Credit 3 Resource Reuse	1 to 2	Arch	Owner	Use salvaged, refurbished or reused materials (salvaged wood floors, remanufactured wood doors etc.), the sum of which constitutes at least 6% (1pt) or 10% (2pts) based on cost, of the total value of materials for the project. Do not include mechanical or electrical components.	Construction (Building Permit)
		2		Credit 4 Recycled Content	1 to 2	Contractor	Struct / Sustainability Consultant / Arch	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 10% (1pt) or 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 (Building Permit)
		2		Credit 5 Regional Materials	1 to 2	Contractor	Struct / Sustainability Consultant / Arch	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 (Building Permit)
			1	Credit 6 Rapidly Renewable Materials	1	Arch	Owner	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 (Building Permit)
			1	Credit 7 Certified Wood	1	Arch	Owner	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 (Building Permit)
12	3			Indoor Environmental Quality	15 Points	Lead	Support	LEED Requirement	Implementation Timing
				Prereq 1 Minimum IAQ Performance	Required	Mech	N/A	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 (Building Permit)
				Prereq 2 Environmental Tobacco Smoke (ETS) Control	Required	Mech / Owner	Arch / Sustainability Consultant	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 (Building Permit)
			1	Credit 1 Outdoor Air Delivery Monitoring	1	Mech/Elec	N/A	Install permanent monitoring systems to ensure that ventilation systems maintain design minimum requirements. Install CO2 (every unit) and outdoor intake airflow monitoring systems (each supply duct). Airflow monitoring devices can cost \$1,000 to \$5,000 per monitor and CO2 sensor can cost \$500-\$1,000 per unit including installation.	Construction (Building Permit)
			1	Credit 2 Increased Ventilation	1	Mech	N/A	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.	Construction (Building Permit)
		1		Credit 3.1 Construction IAQ Management Plan: During Construction	1	Contractor	Mech / Arch	Develop an Indoor Air Quality (IAQ) Management Plan for construction and pre-occupancy phases; various requirements, including: meet SMACNA IAQ Guideline for Occupied Buildings Under Construction, 2nd Edition 2007 ANSI SMACNA 608-2008 (Chapter 3), protect absorptive materials from moisture damage; and MERV 8 filtration on air handlers (if air handlers used during construction) as per ASHRAE 62.2-1999. This typically involves: protect HVAC ducts during construction (wrap in plastic), exhausting gas fuel directly to outside of building, temporary hang plastic to prevent dust migration, keep clean work site (sweeping routinely) etc.	Construction (Building Permit)
		1		Credit 3.2 Construction IAQ Management Plan: Testing Before Occupancy	1	Contractor	Mech / Arch	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	Mech / Elec / Contractor	The VOC content of adhesives, sealants and solvent 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 (Building Permit)
		1		Credit 4.2 Low-Emitting Materials: Paints and Coatings	1	Arch/Int	Mech / Elec / Contractor	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 (Building Permit)

1			Credit 4.3 Low-Emitting Materials: Flooring Systems	1	Arch/Int	Contractor	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 (Building Permit)
1			Credit 4.4 Low-Emitting Materials: Composite Wood	1	Arch/Int	Contractor	Composite wood and agfiber 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 (Building Permit)
1			Credit 5 Indoor Chemical & Pollutant Source Control	1	Arch / Mech	Sustainability Consultant / Contractor	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 space 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 (Building Permit)
1			Credit 6.1 Controllability of Systems: Lighting	1	Arch / Elec	Sustainability Consultant	Provide individual lighting controls for 90% (minimum) of the building occupants to enable adjustments to suit individual 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 (Building Permit)
1			Credit 6.2 Controllability of Systems: Thermal Comfort	1	Mech	Elec/Arch	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 (Building Permit)
1			Credit 7.1 Thermal Comfort: Design	1	Mech	Arch	Comply with ASHRAE Standard 55-2004, Thermal Comfort Conditions for Human Occupancy.	Construction (Building Permit)
		1	Credit 7.2 Thermal Comfort: Verification	1	Mech	Arch	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 (Building Permit)
1			Credit 8.1 Daylight & Views: Daylight	1	Arch	N/A	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 (Building Permit)
1			Credit 8.2 Daylight & Views: Views	1	Arch	N/A	Achieve direct line of sight to outdoor environment via vision glazing between 0.76m and 2.3m above the finished floor for building occupants in 50% of all regularly occupied areas (living rooms).	Construction (Building Permit)

6			Innovation & Design Process 6 Points	Lead	Support	LEED Requirement	Implementation Timing
1			Credit 1.1 Innovation in Design	1 Sustainability Consultant	N/A	Proximity to regional transit system.	Design (Rezoning, Development Permit)
1			Credit 1.2 Innovation in Design	1 Arch	N/A	100% underground/covered parking.	Design (Development Permit)
1			Credit 1.3 Innovation in Design	1 Owner	N/A	Proximity to amenities.	Design (Rezoning, Development Permit)
1			Credit 1.4 Innovation in Design	1 Owner	N/A	Onsite amenities.	Design (Rezoning, Development Permit)
1			Credit 1.4 Innovation in Design	1 Arch	N/A	Very high density project.	Design (Rezoning, Development Permit)
1			Credit 2 LEED® Accredited Professional	1 Sustainability Consultant	N/A	At least one principal participant of the project team that has successfully completed the LEED Accredited Professional exam.	Design (Development Permit)

3	1		Regional Priorities 4 Points	Lead	Support	LEED Requirement	Implementation Timing
		1	Credit 1 Durable Building	1 Owner	Struct/Arch	Design and implement a Building Durability Plan, in accordance with the principles in CSA S478-95 (R2007).	Construction (Building Permit)
3			Credit 2 Regional Priority	3 Sustainability Consultant	N/A	Regional transit, proximity/amenities and high-density.	Design (Development Permit)

61	59		Project Totals (pre-certification estimates) 110 Points
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Certified 40-49 points Silver 50-59 points Gold 60-79 points Platinum >80 points



City of
Richmond

Development Permit Considerations

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

Address: 8311, 8331, 8351 & 8371 Cambie Road & 3651 Sexsmith Road

File No.: DP 12-612510

A. Prior to approval of the Development Permit, the developer is required to complete the following:

1. **Rezoning (RZ 11-591985):** Final adoption of the Zoning Amendment Bylaw No. 8903, including the developer's compliance with the terms of the Rezoning Considerations, as approved by Council, as follows:
 - 1.1. **Subdivision:** Registration of a subdivision plan, which provides for park relocation, land transfer, road dedication, lot consolidation, registration of Public Rights of Passage right-of-ways, a driveway covenant, and related requirements;
 - 1.2. **Affordable Housing:** Submission of a voluntary developer contribution of \$5,660,550 (in a combination of cash and Letter of Credit) to the City's capital Affordable Housing Reserve Fund.
 - 1.3. **Flood Construction Level:** Registration of a flood indemnity covenant restricting minimum habitable elevation to 2.9 m geodetic.
 - 1.4. **"No Development" Covenants:** Registration of covenants restricting Development Permit* issuance with respect to "Aircraft Noise Sensitive Development", "View Blockage and Other Development Impacts", and the future closing of the development's "Interim Driveway Crossing" at the owner's sole cost.
 - 1.5. **"No Build" Covenants:** Registration of covenants restricting the phased issuance of Building Permits with respect to construction and/or occupancy (as outlined in Section B, below).
 - 1.6. **Public Art:** Submission of a Public Art Plan and voluntary developer contribution of \$358,500.
 - 1.7. **Community Planning:** Submission of voluntary developer contribution of \$119,500..
 - 1.8. **Servicing Agreement (SA):** Enter into three Servicing Agreements, secured via Letters of Credit, including:
 - 1.8.1. Sanitary pump station (tri-party) design/construction (SA 12-622318);
 - 1.8.2. Park design/construction (SA 13-651753); and
 - 1.8.3. Road and engineering design/construction (SA 12-623061).
2. **Aircraft Noise Sensitive Development:** Submission of a report and recommendations prepared by an appropriate registered professional, which demonstrates 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 follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

(NOTE: This DP Consideration has been satisfied. Report submitted January 24, 2014. REDMS #4140526)

3. View Blockage and Other Development Impacts: Submission of a Letter of Assurance from a registered professional confirming that the building design conforms to the "View Blockage and Other Development Impacts" report attached as a schedule to the covenant registered on title prior to rezoning adoption.
(NOTE: This DP Consideration has been satisfied. Letter submitted January 30, 2014. REDMS #4143544)
4. Public Art: Unless already registered on title, registration of a legal agreement in the form of a covenant, registered on title, restricting final Building Permit inspection granting occupancy for a building (in whole or in part) on the subject site, exclusive of parking, until:
 - 4.1. The developer, at its expense, commissions an artist or artists to conceive, create, manufacture, design, and oversee or provide input about the manufacturing of the public art, and causes the public art to be installed on City property in accordance with the City-Approved Public Art Plan;
 - 4.2. The developer, at its expense and within thirty (30) days of the date on which the public art is installed, executes and delivers to the City, in a form satisfactory to the City Solicitor, a transfer of all of the developer's right, title, and interest in the public art to the City, including a transfer of joint world-wide copyright; and
Note: It is the understanding of the City that the artist's rights, title, and interest in the public artwork will be transferred to the developer upon acceptance of the artwork based on an Agreement solely between the developer and the artist. These rights will in turn be transferred to the City, subject to approval by Council to accept the donation of the artwork.
 - 4.3. The developer, at its expense, submits a final report to the City promptly after the completion of the installation of the public art in respect to City-Approved Public Art Plan, which report shall, to the satisfaction of the Director of Development and Director, Arts, Culture, and Heritage Services, include:
 - 4.3.1. Information regarding the siting of the public art, a brief biography of the artist(s), a statement from the artist(s) on the public art, and other such details as the Director of Development and Director, Arts, Culture, and Heritage Services may require;
 - 4.3.2. A statutory declaration, satisfactory to the City Solicitor, confirming that the developer's financial obligations to the artist(s) have been fully satisfied;
 - 4.3.3. The maintenance plan for the public art prepared by the artist(s); and
 - 4.3.4. Digital records (e.g., photographic images) of the public art, to the satisfaction of the Director, Arts, Culture, and Heritage Services.
5. Interim Driveway Crossing: Submission of a Letter of Credit for \$10,500.00 for the removal of the interim driveway letdown and reinstatement of the curb, boulevard, and related hard and soft landscaping, including the reinstatement of on-site landscaping (i.e. replacement of the structural grass grid within the interim on-site loading area with turf), to the satisfaction of the City, the value of which is based on 100% of the sealed cost estimate provided by the developer's Civil Engineer, including labour and 50% contingency. *(NOTE: For the sealed estimate submitted January 31, 2014, see: REDMS #4146298)*
6. Tree Protection & Replacement: Registration of a legal agreement, secured via a Letter of Credit, and related requirements with respect to the developer's removal of existing trees and other landscaping at 8300 – 8388 Capstan Way ("Union Square") along the common property line it shares with the subject site prior to preloading of the subject site, and the developer's installation of replacement trees and other landscaping at 8300 – 8388 Capstan Way ("Union Square") upon the construction of the subject development. More specifically, prior to issuance of the subject DP, the developer shall satisfy the following:
 - 6.1. Submission of an application for and issuance of a Tree Removal (Non-Development) Permit with respect to the removal of existing trees along the portion of the southern boundary of 8300 – 8388 Capstan Way ("Union Square") abutting the subject site, which trees shall be replaced as generally indicated in the attached landscape plan (Schedule A), as authorized by the owner of 8300 – 8388 Capstan Way ("Union Square");

- 6.2. Unless already registered on title, registration of a restrictive covenant on the subject site for the purpose of restricting BP issuance granting occupancy for the third (final) phase of the subject development (in whole or in part, inclusive of parking) until replacement trees and other landscaping, as generally indicated in the attached landscape plan (Schedule A), have been installed at 8300 – 8388 Capstan Way (“Union Square”) to the satisfaction of the City; and
 - 6.3. Submission of a Letter of Credit for the installation of replacement trees and other landscaping, as generally indicated in the attached landscape plan (Schedule A), in the amount of \$45,881.00, the value of which is based on 100% of the sealed cost estimate provided by the developer’s Landscape Architect, including labour and 10% contingency. (*NOTE: For the sealed estimate submitted January 30, 2014, see: REDMS #4143537*) Upon installation of the replacement trees and other landscaping to the satisfaction of the City, the value of the Letter of Credit may be reduced to 10% of its original value for a maintenance period of one year. At the end of the one year maintenance period, provided that the condition of the trees and other landscaping are to the satisfaction of the City, the 10% Letter of Credit holdback may be released.
 7. Landscape Bond: Submission of a Letter of Credit for landscaping in the amount of \$1,204,450.50, the value of which is based on 100% of the sealed cost estimate provided by the Landscape Architect (including labour and 10% contingency).
- B. Prior to Building Permit* (BP*) issuance for the purpose of construction, the developer must complete various requirements including, but not limited to, the following:
1. “No Build”: Compliance with the terms of the restrictive covenant(s) registered on title prior to rezoning adoption (RZ 11-591985) or Development Permit issuance (DP 12-612510) securing that no construction will be permitted and restricting BP* issuance in respect to some or all of the subject development until conditions are satisfied for the following, as determined to the satisfaction of the City:
 - 1.1. Walkway and Utilities Statutory Right-of-Ways (SRWs): Prior to BP* issuance for Phase 3, the developer shall ensure that the detailed design of the walkway and combined walkway/driveway along the eastern edge of the subject site are completed to the satisfaction of the Director of Engineering, Director of Transportation, Director of Development, and Senior Manager, Parks, and provide for, among other things, the seamless coordination of the SRW areas with future development by others to the east and north (i.e. lengthening, widening, maintenance), satisfactory accommodation for existing/future engineering services and related features (e.g., retaining walls, furnishings, and other improvements must not conflict with underground utilities), and public vehicle turn-around activities (if Brown Road has not yet been extended to provide for unrestricted public access to/from Sexsmith Road).
 - 1.2. Affordable Housing: Prior to BP* issuance for Phases 2 and 3, the developer shall provide cash contributions to the City’s capital Affordable Housing Reserve Fund, together with applicable Consumer Price Index (CPI) contributions.
 - 1.3. Capstan Station Bonus: Prior to BP* issuance on a phase-by-phase basis, the developer shall contribute to the Capstan Station Reserve.
 - 1.4. Aircraft Noise Sensitive Use: Prior to BP* issuance on a phase-by-phase basis, the developer shall provide a Letter of Assurance from a registered professional confirming that the building conforms to City policy as set out in the covenant.
 - 1.5. View Blockage and Other Development Impacts: Prior to BP* issuance on a phase-by-phase basis, the developer shall provide a Letter of Assurance from a registered professional confirming that the building design conforms to the “View Blockage and Other Development Impacts” report attached as a schedule to the covenant.
 - 1.6. Phasing:
 - 1.6.1. BP* issuance shall proceed sequentially from Phase 1 through to Phase 3 and provide for the phase-by-phase:

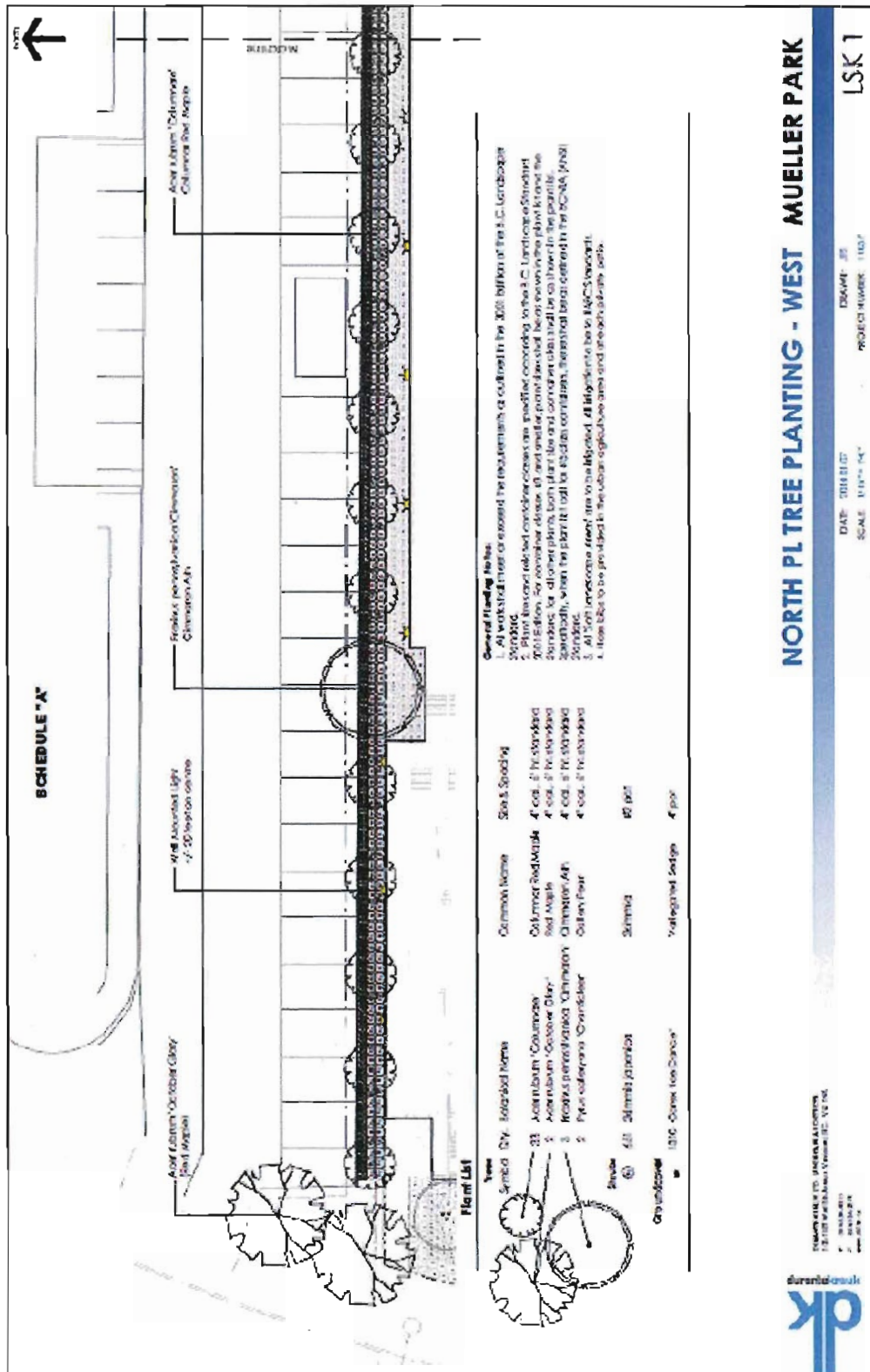
- Construction of and final BP* inspection granting occupancy for the development's outdoor landscaping, residential indoor amenity space, transitional vehicle and bike parking, Electric Vehicle (EV) charging stations for residents' cars and bikes, and accessible dwelling measures, as approved via the Development Permit* process (DP 12-612510); and
 - Registration of additional engineering-related agreements, as determined to the satisfaction of the City via the development's phase-by-phase BP* approval processes.
- 1.6.2. Prior to BP* issuance on a phase-by-phase basis, the developer shall provide a Letter of Assurance from a registered professional confirming that the building design conforms to the "Phasing" covenant.
- 1.7. District Energy Utility (DEU): Prior to BP* issuance on a phase-by-phase basis, the developer shall ensure the building is designed with the capability to connect to and be serviced by a DEU and provide an energy modelling report satisfactory to the Director of Engineering.
2. Construction Traffic: Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. Construction Hoarding: Obtain a 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:

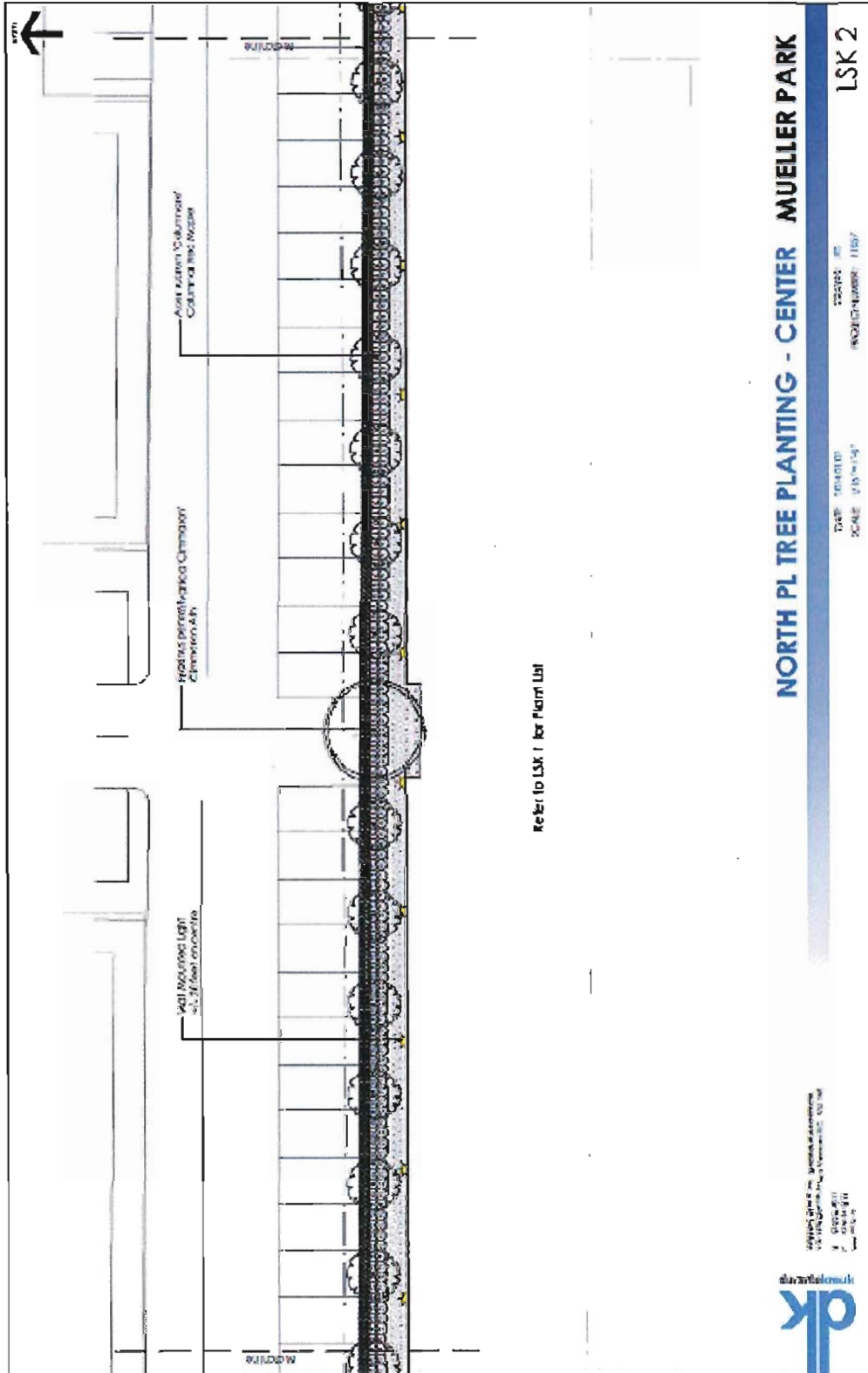
- * *This requires a separate application.*
- *Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.*
All agreements to be registered in the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

Date

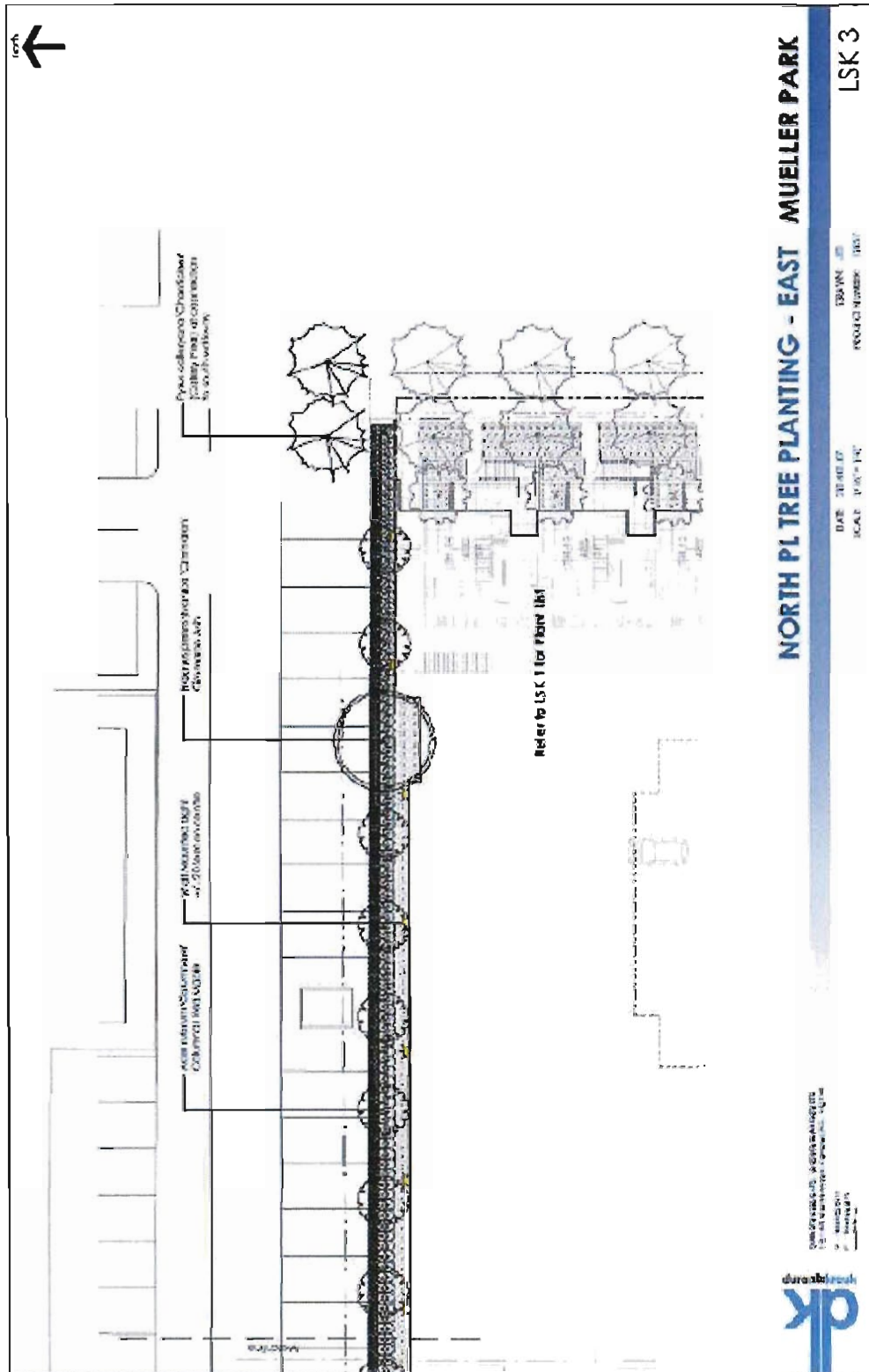


Schedule A
Replacement Plan for Trees and Other Landscaping at 8300 – 8388 Capstan Way ("Union Square")



Schedule A

Replacement Plan for Trees and Other Landscaping at 8300 – 8388 Capstan Way (“Union Square”)





City of Richmond

Development Permit

No. DP 12-612510

To the Holder: Polygon Development 192 Ltd.
Property Address: 8331, 8351 & 8371 Cambie Road
Address: 900 – 1333 West Broadway
Vancouver, BC V6H 4C2

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 #29 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 \$1,204,450.50 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 12-612510

To the Holder: Polygon Development 192 Ltd.
Property Address: 8331, 8351 & 8371 Cambie Road
Address: 900 – 1333 West Broadway
Vancouver, BC V6H 4C2

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.

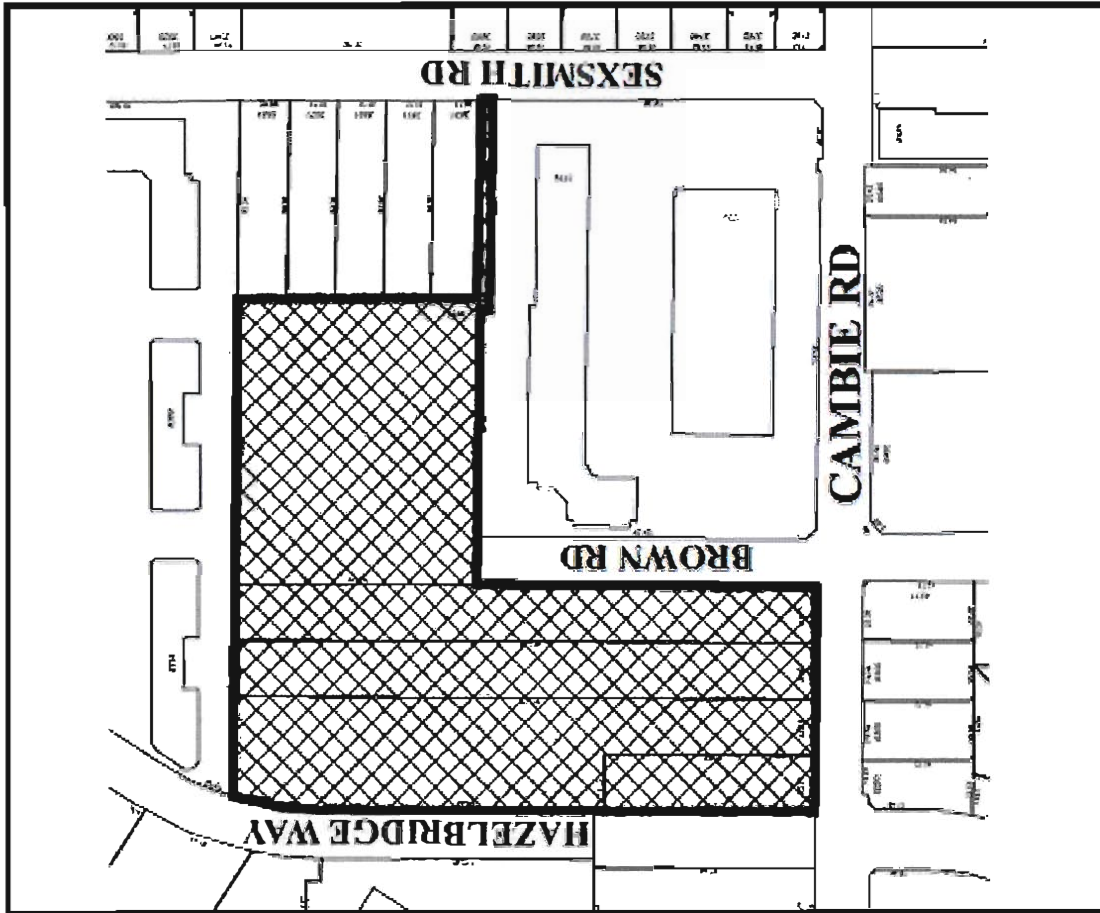
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

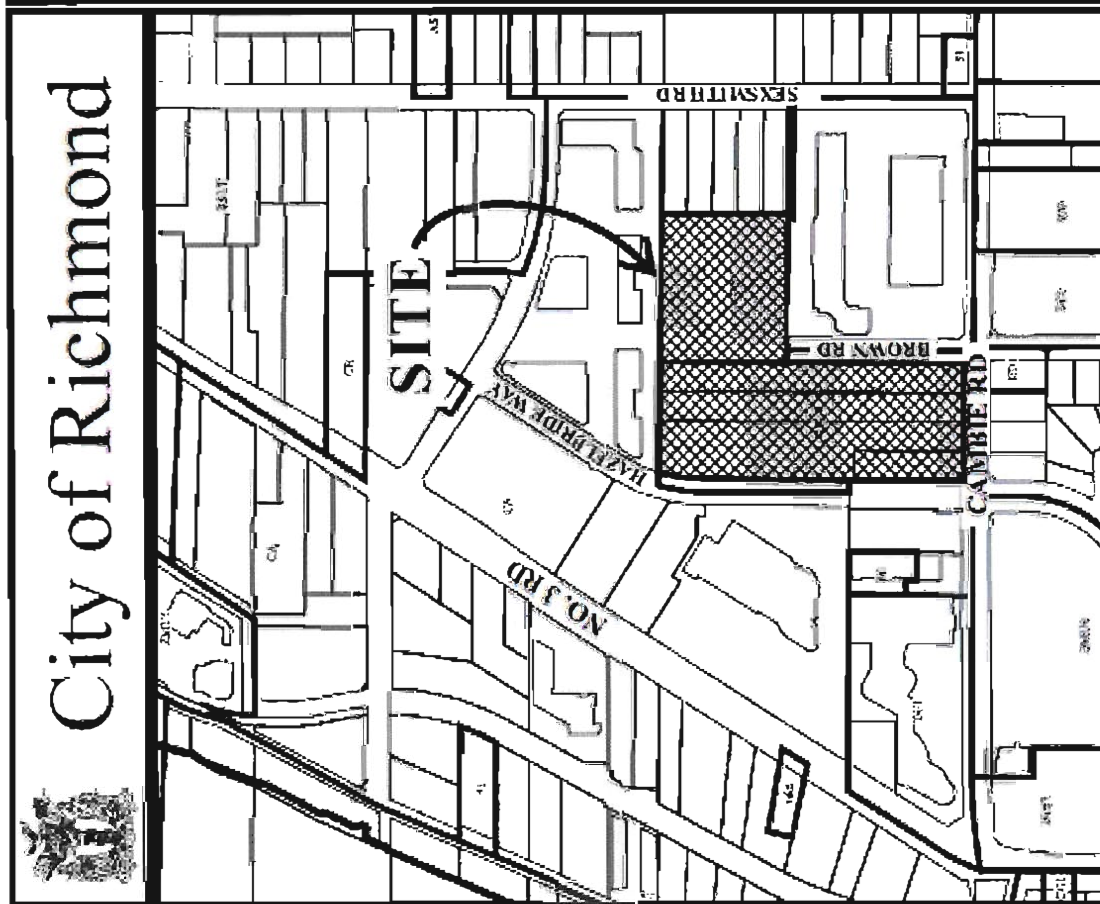
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



Original Date: 06/07/12
Revision Date: 01/30/14
Note: Dimensions are in METRES



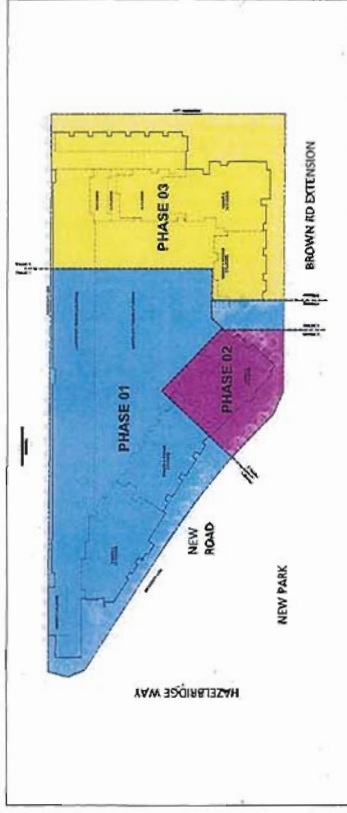
City of Richmond

DP 12-612510
SCHEDULE "A"

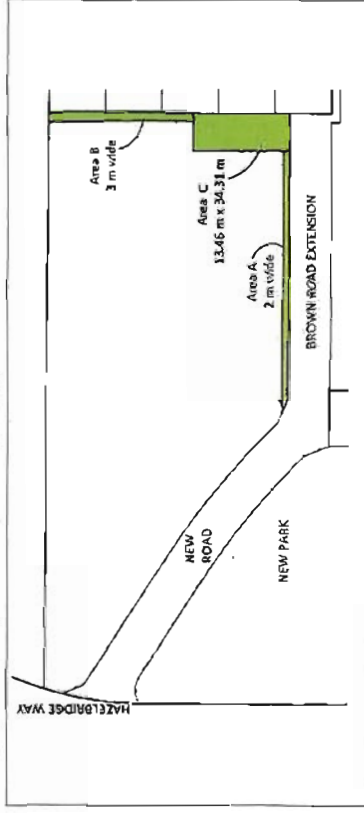


NOTES:

1. No variances are requested.
2. No Affordable Housing units are provided in the subject development.
3. Building Permit applications are to be submitted and approved on a phase-by-phase basis, as shown below and secured with a legal agreement on title.



4. Statutory right-of-ways registered on title are shown below.



5. Basic Universal Housing units are indicated on the floor plans as "BUH".

(NOTE: No Zoning Bylaw floor area exemption applies.)

6. All units must include aging in place features (e.g., blocking in washroom walls, lever handles on doors and plumbing)

7. No tandem parking is permitted

8. Electrical Vehicle (EV) Charging Stations (for vehicles and bikes) are to be provided for the use of residents as indicated in the table to the left

Net Site Area	Permitted	Proposed
	13,734 m ²	No change
Floor Area Ratio	Max. 3.233 FAR	3.233 FAR
Net Buildable Floor Area	Max. 44,402 m ²	44,402 m ²
Lot Coverage	Max. 90%	82%
Lowest Habitable Floor Elevation	Min. 2.9 m geodetic, except lobbies	2.9 m geodetic, except lobbies
Height	Max. 35 m, but may be 47 m geodetic based on City-approved design	47 m geodetic

	Phase 1	Phase 2	Phase 3	TOTAL
Gross Floor Area	16,485.9 m ²	10,411.1 m ²	20,904.0 m ²	47,801.0 m ²
FAR Exemptions	1,684.8 m ²	658.4 m ²	1,078.0 m ²	3,399.2 m ²
Indoor Amenity Space	947.1 m ² (Levels 1, 2, 3 & 5)	n/a	186.5 m ² (Levels 2 & 3)	1,133.6 m ²
Circulation & Mechanical	717.7 m ²	656.4 m ²	891.5 m ²	2,255.6 m ²
Net Floor Area	14,821.1 m ²	9,754.7 m ²	19,828.0 m ²	44,401.8 m ²
Number of Units	164	114	250	528
Basic Universal Housing (BUH) Units	25	17	38	80

	Zoning Bylaw Rates	Construction Phasing*			Total
		Phase 1	Phase 2	Phase 3	
Vehicle Parking	Including min. 2% accessible parking spaces & max. 20% small car parking spaces				
For Residents	Min. 1.0/unit LESS 16 spaces (TDM***)	342**	7	163	512
For Visitors	Min. 0.2/unit LESS 11 spaces (TDM***)	43	9	43	95
TOTAL	n/a	385	16	206	607
Bike Storage					
For Residents (Class 1)	Min. 1.25/unit	126	235	298	660
For Visitors (Class 2)	Min. 0.2/unit	33	23	50	106

* As per Zoning Bylaw requirements for parking for multi-phase developments in Capstan Village, the developer proposes to over-supply parking in the project's early phases and make excess parking available for the use of later phases as required. As such, parking proposed for construction in Phase 1 exceeds minimum City requirements for Phase 1 residents and excess parking will be applied to Phases 2 and 3.

** Residents of future phases (i.e. approximately 108 spaces for Phase 2 and 76 spaces for Phase 3). The 182 spaces may be used on a temporary basis by the residents of Phase 1 until they are required for Phases 2 and 3.

*** Visitor parking is for the shared use of all phases.

**** Reductions permitted based on the developer's provision of approved Transportation Demand Management (TDM) measures.

EV Charging Stations for Residents Only	OCP Rates	Construction Phasing**			Total
		Phase 1	Phase 2	Phase 3	
For Vehicles	20% total parking; 25% total parking	83 104	Nil Nil	38 46	122 152
For Bikes (Class 1)	Zoning Bylaw (min) rate: Greater of 1/10 bike spaces or portion	13	24	29	66

Proposed locations of EV Charging Stations for residents' vehicles & Class 1 bike storage are shown on the DP drawings. As per Zoning Bylaw requirements for parking for multi-phase developments in Capstan Village, the developer proposes to over-supply parking in the project's early phases and make excess parking available for the use of later phases as required. As such, parking proposed for construction in Phase 1 AND the EV vehicle charging stations constructed as part of their parking-related minimum City requirements for Phase 1 residents and excess spaces AND EV stations will be applied to Phases 2 and 3.

*** EV rough-ins refers to the pre-laying of residents' parking spaces to enable the future installation of EV Charging Stations.

Polygon "Avanti" (Mueller)

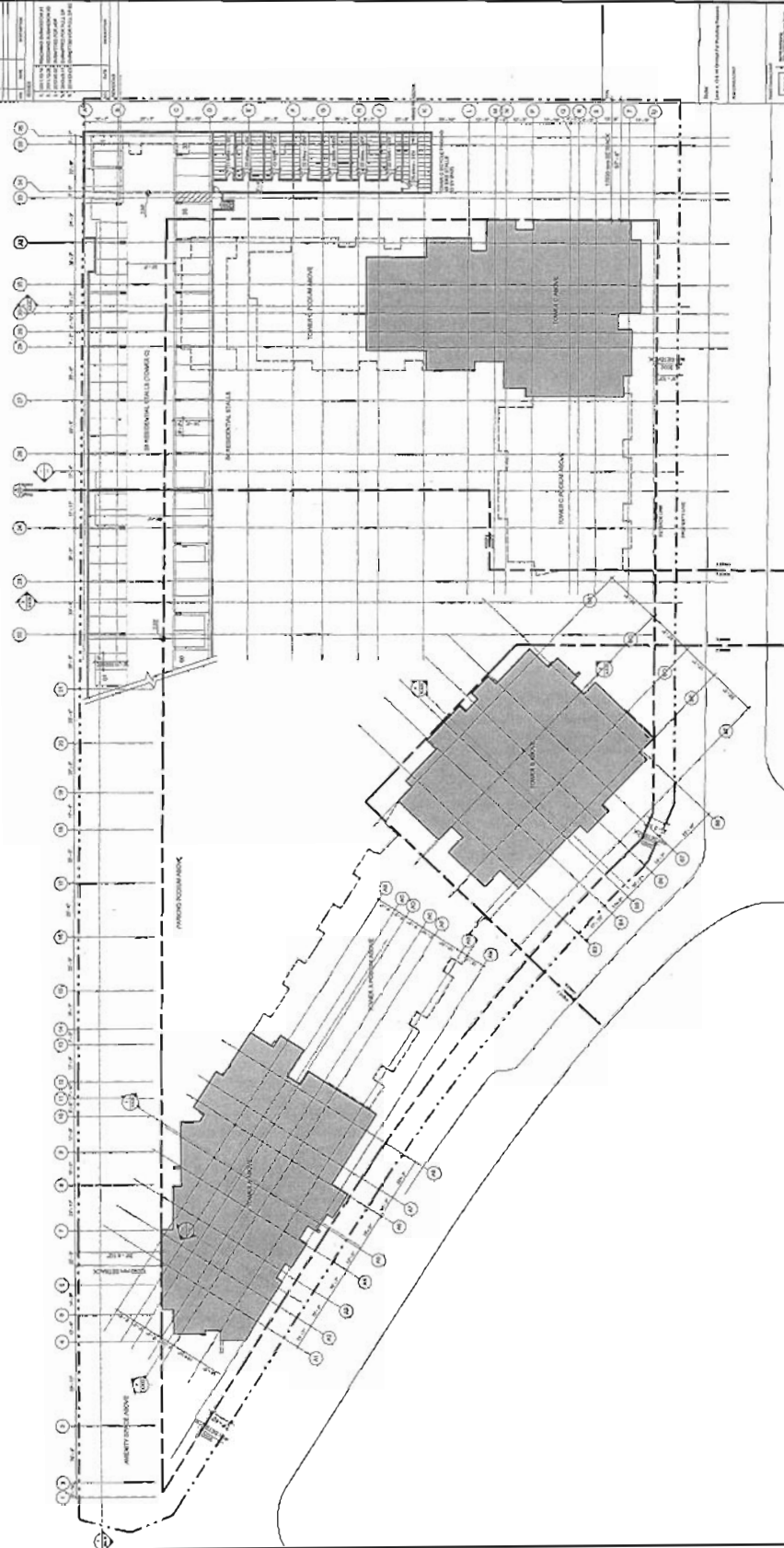
8311, 8351, and 8371 Cambie Road and 3651 Sexsmith Road

4/14/14



Plan 2 Feb 5, 2014
DP 12 - 612510

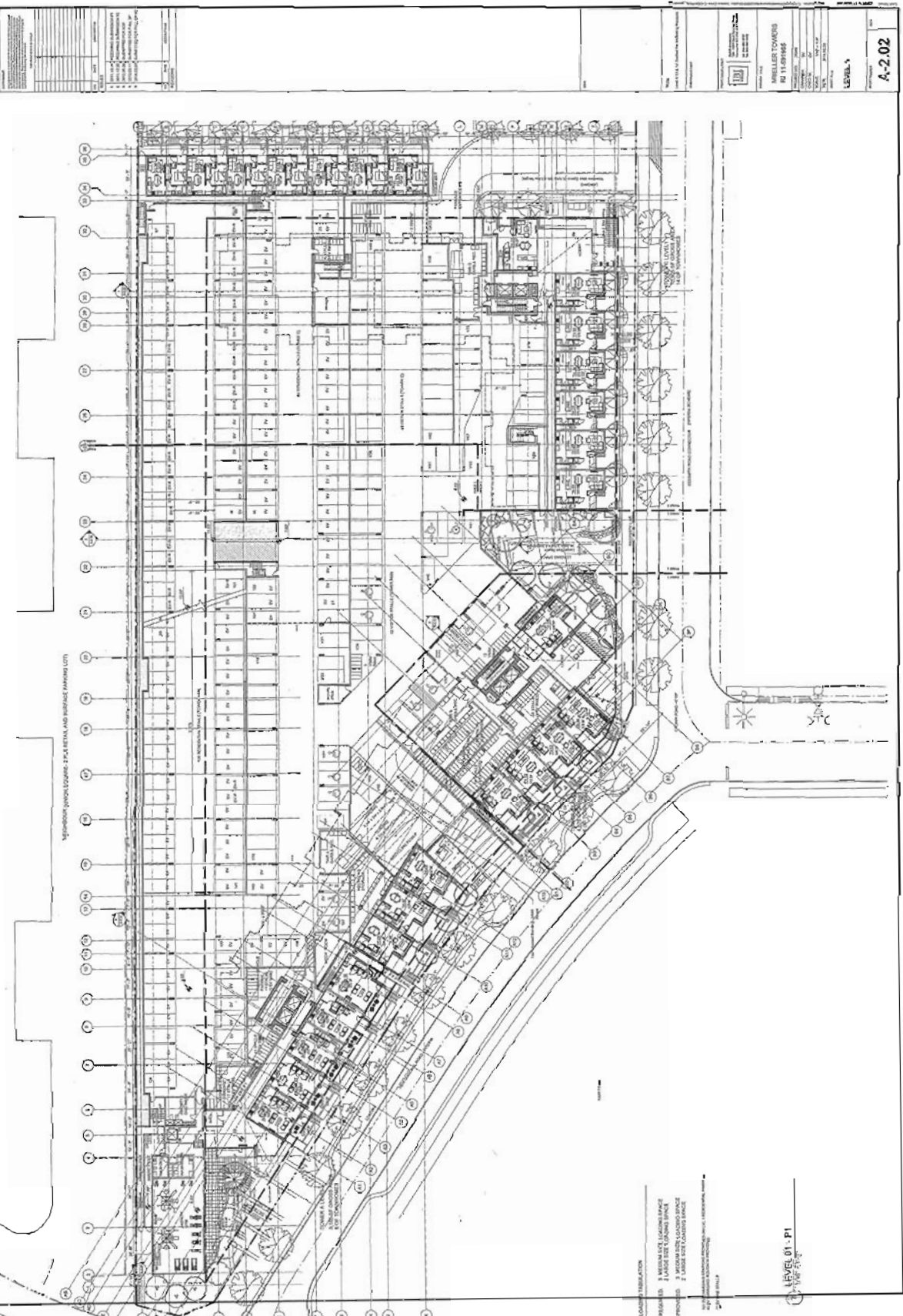
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Level PD Plan
1/10/14

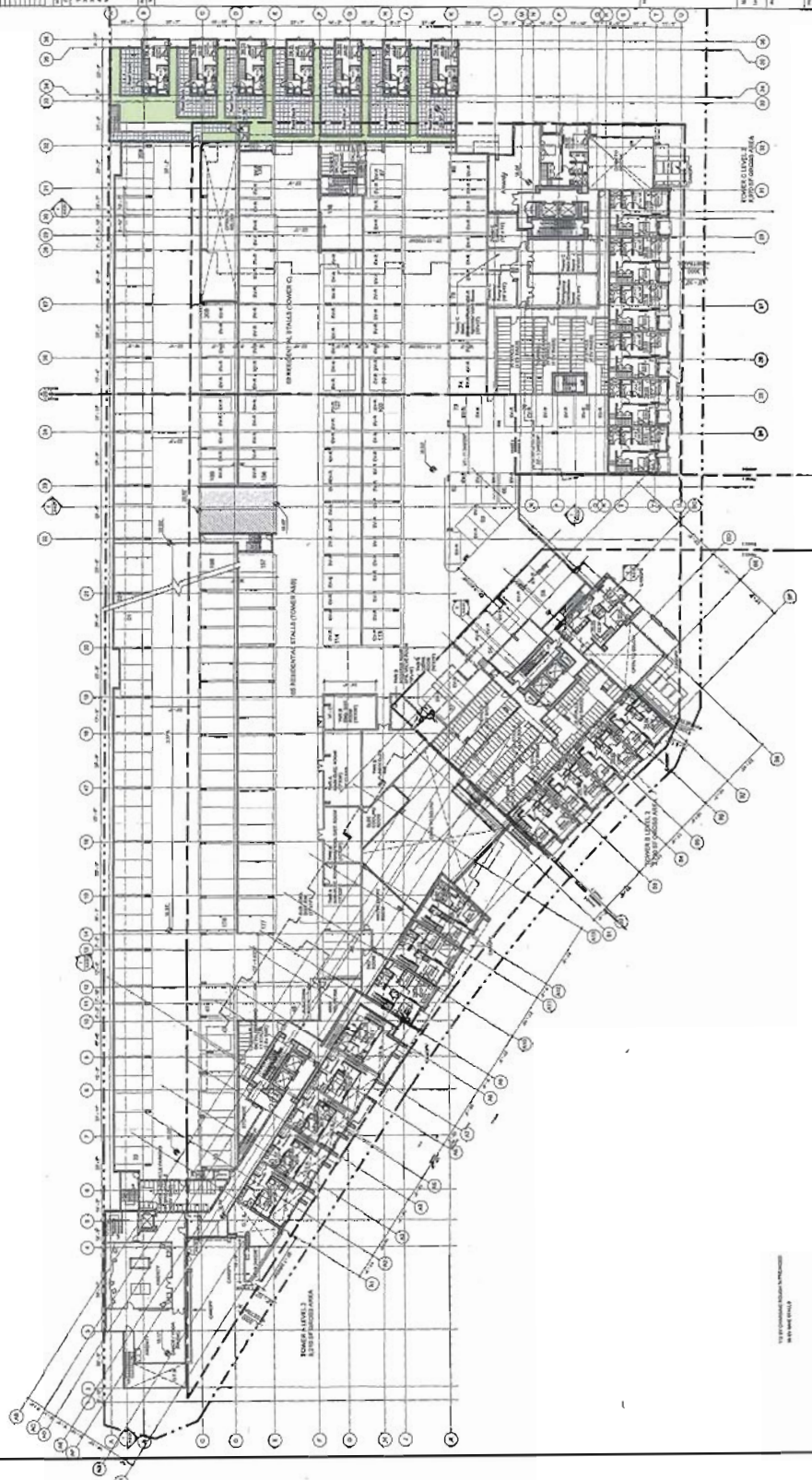
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Plan 4 Feb 5, 2014
DP 12 - 612510

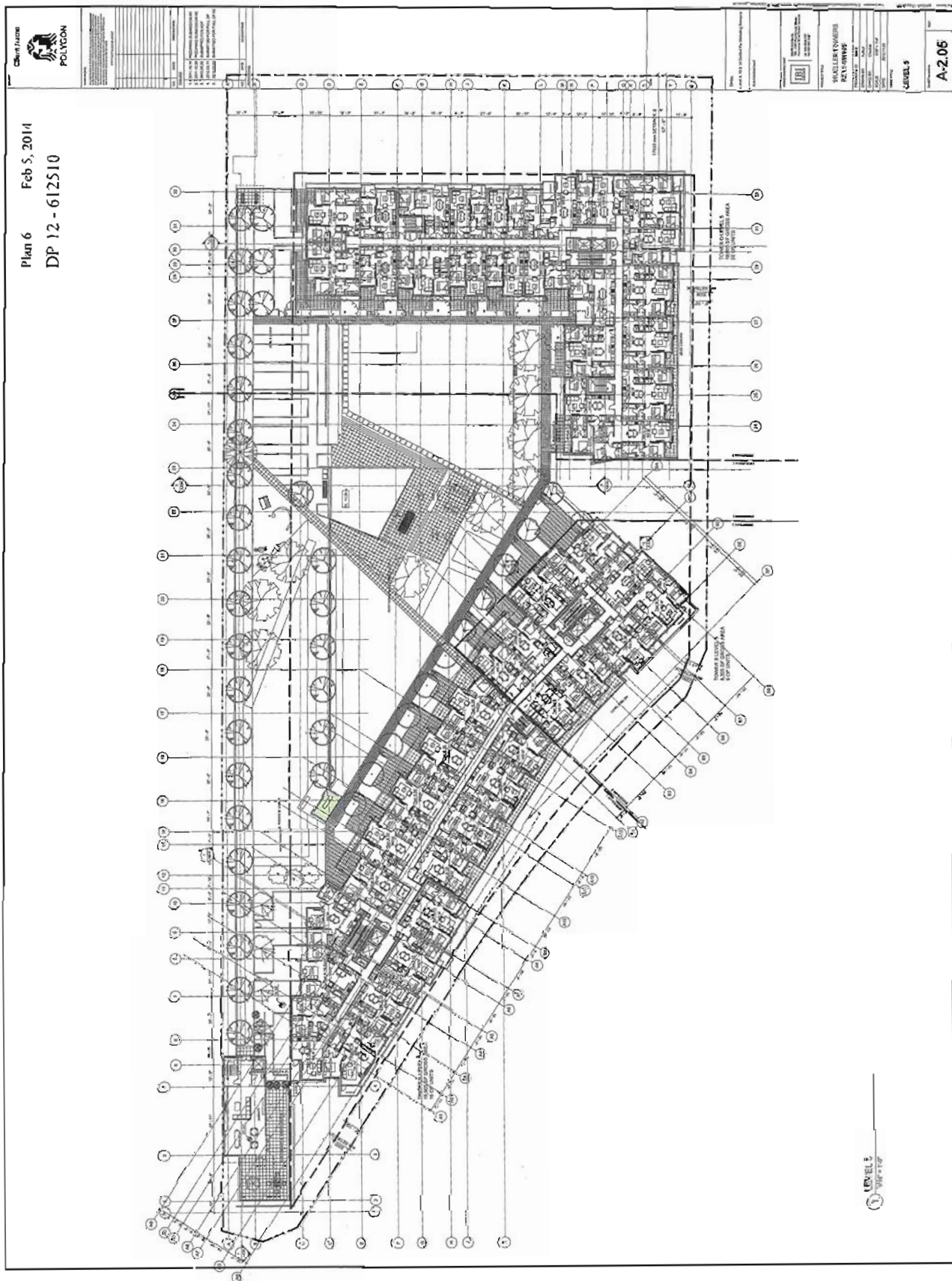


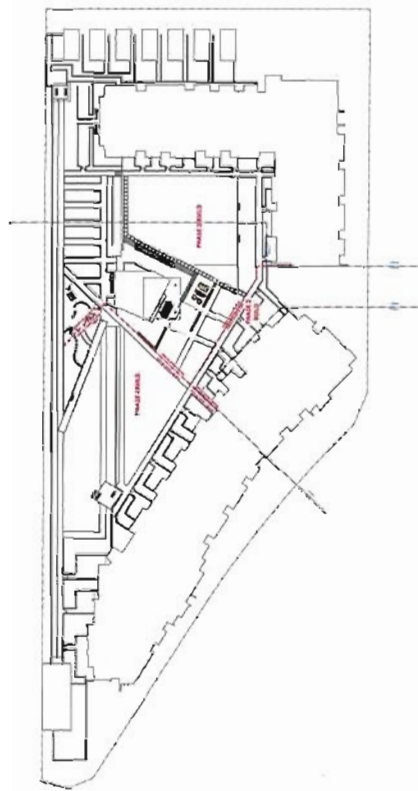
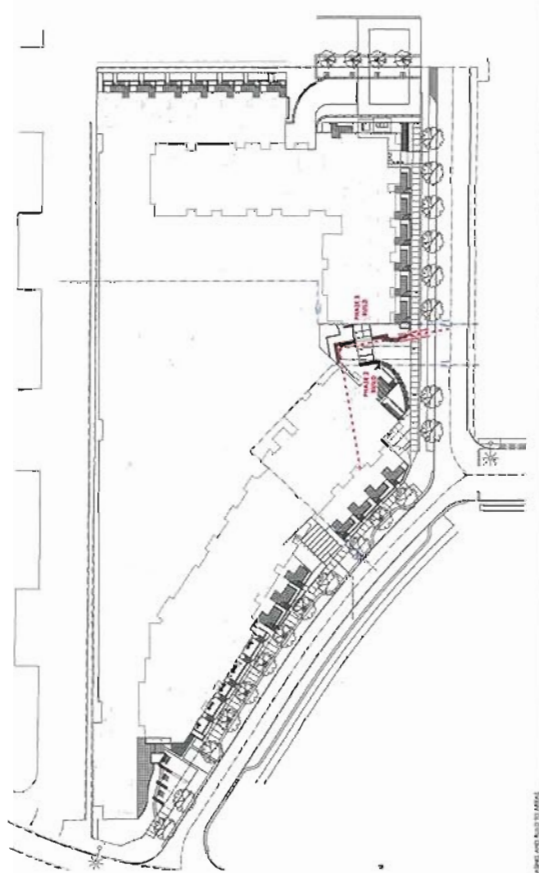
NO.	REVISION	DATE	BY	CHECKED
1	Initial Design	02/05/2014		
2	Final Design	02/05/2014		
3	Construction Documents	02/05/2014		
4	As-Built	02/05/2014		



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

PROJECT NO.	12-612510
PROJECT NAME	MELLER TOWERS PZ-1-57116
ARCHITECT	KLING STUBBINS
DATE	02/05/2014
BY	KLING STUBBINS
CHECKED	KLING STUBBINS
APPROVED	KLING STUBBINS
SCALE	1/8" = 1'-0"
LEVEL	LEVEL 2
SECTION	A-2.03





Plan 7B Feb 5, 2014
DP 12 - 612510



NEW PARK (DESIGN UNDER SEPARATE REVIEW)

REFER TO 12.1 FOR PLANT LIST

Project No: 11037

L-1.1

Scale: 1/8" = 1'-0"
Drawn by: JSD/AG
Checked by: JSD
Date: Nov 2013

Nov 22 13
Feb 11 14

Issued For DP
Issued For DP



Avanti!
Richmond, BC
Level 1
Landscape Plan

Durante Kreuk Ltd.
102 - 1877 West 5th Ave.
Vancouver BC V6L 1N5
T: 604 684 4611
F: 604 684 0877
www.dklbc.ca



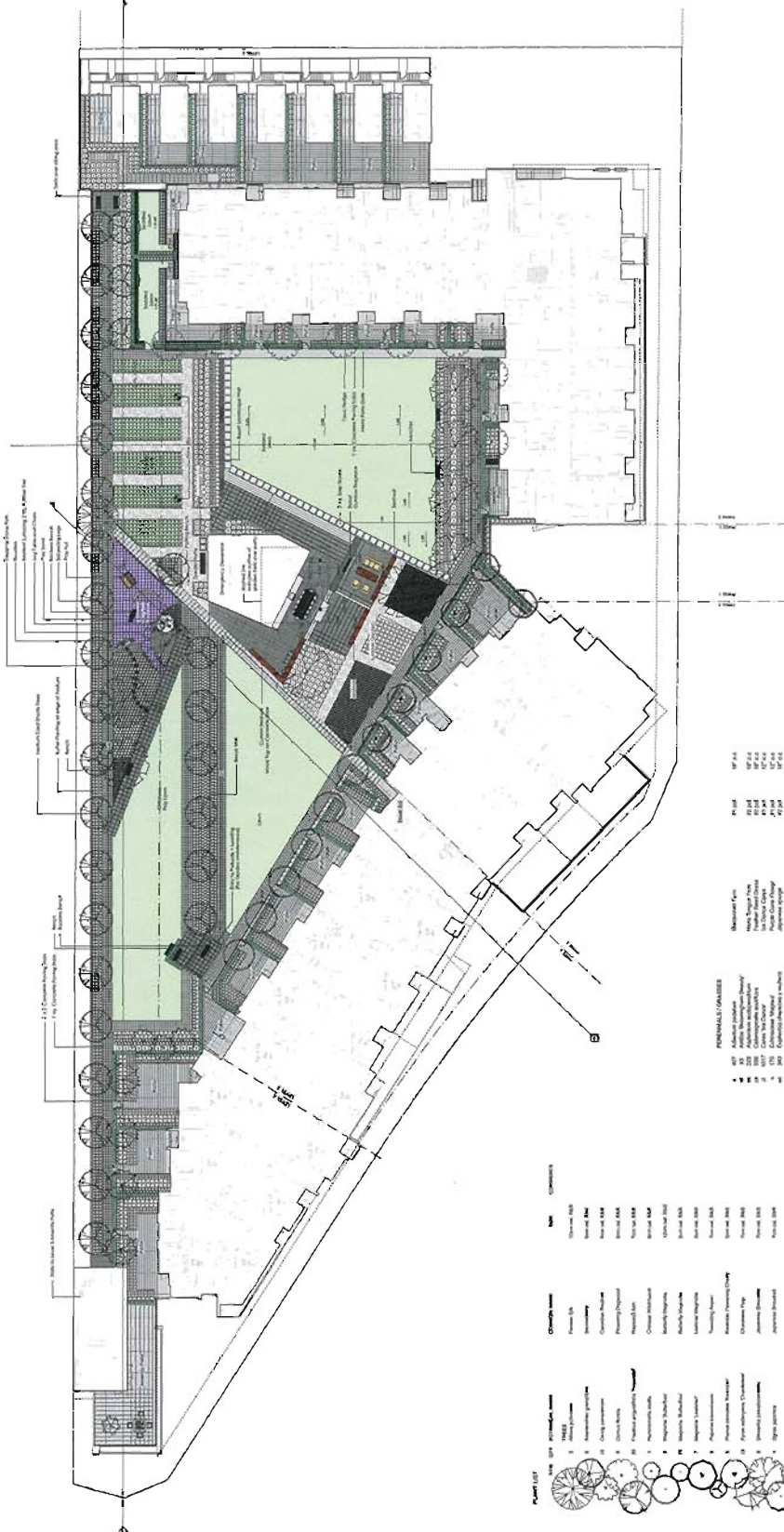
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L-1.2

Durante Kreuk Ltd.
102 - 1637 West 51st Ave.
Vancouver BC V6J 1N5
t: 604 684 4611
f: 604 684 0577
www.dkl.bc.ca

durante **kreuk**
kp

Author:	ALB
Drawn by:	ALB
Checked by:	ALB
Date:	Nov 2003



- GENERAL NOTES:**
1. All work shall be completed by the date indicated on the plan.
 2. The contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.
 3. The contractor shall be responsible for the protection of existing structures and utilities.
 4. The contractor shall be responsible for the removal and disposal of all debris and waste.
 5. The contractor shall be responsible for the installation and maintenance of all landscaping elements.
 6. The contractor shall be responsible for the installation and maintenance of all hardscape elements.
 7. The contractor shall be responsible for the installation and maintenance of all lighting elements.
 8. The contractor shall be responsible for the installation and maintenance of all irrigation elements.
 9. The contractor shall be responsible for the installation and maintenance of all security elements.
 10. The contractor shall be responsible for the installation and maintenance of all other elements.
- LEGEND:**
- 1. Tree (Symbol)
 - 2. Shrub (Symbol)
 - 3. Hardscape (Symbol)
 - 4. Lighting (Symbol)
 - 5. Irrigation (Symbol)
 - 6. Security (Symbol)
 - 7. Other (Symbol)
- PLANTING SCHEDULE:**
- | Planting Code | Planting Name | Quantity | Planting Date |
|---------------|---------------------|----------|---------------|
| 1.01 | Tree (Symbol) | 10 | 2014-03-01 |
| 1.02 | Shrub (Symbol) | 20 | 2014-03-01 |
| 1.03 | Hardscape (Symbol) | 50 | 2014-03-01 |
| 1.04 | Lighting (Symbol) | 10 | 2014-03-01 |
| 1.05 | Irrigation (Symbol) | 10 | 2014-03-01 |
| 1.06 | Security (Symbol) | 10 | 2014-03-01 |
| 1.07 | Other (Symbol) | 10 | 2014-03-01 |

Scale:	1/8" = 1'-0"
Drawn by:	JLH/MS
Checked by:	JLH
Date:	Nov 2013

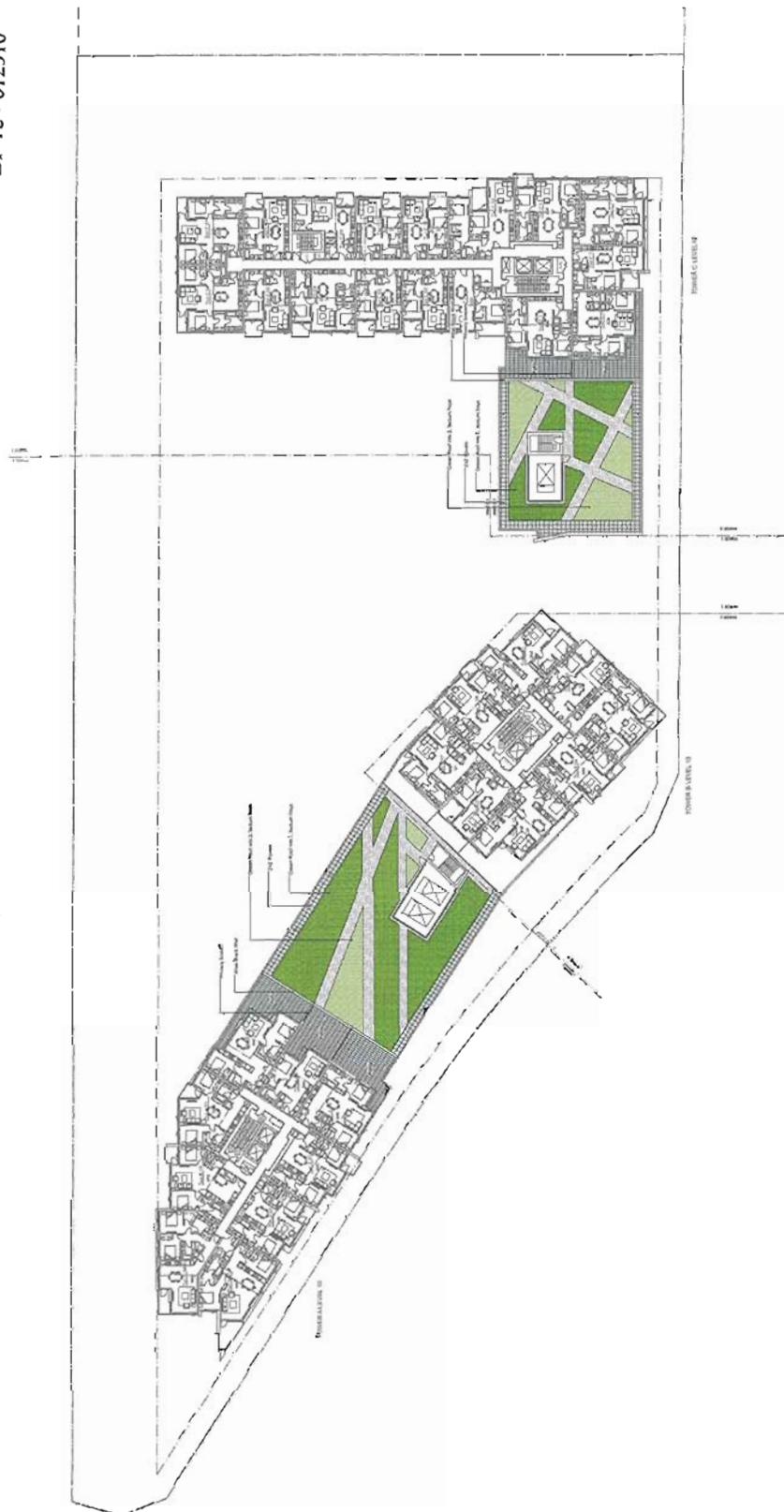


Avanti
Richmond, BC
Level 2.3.5
Landscape Plan

Durante Kreuk Ltd
102 - 1637 West 5th Ave
Vancouver BC V6J 1N5
T: 604 684 4611
F: 604 684 0577
www.durantekreuk.com



Plan 7E Feb 5, 2014
DP 12 - 612510



REFER TO 10.1 FOR PLANT USE

Project No: 11057

L-2.2

Scale: 1/4" = 1'-0"

Drawn by: JWG

Checked by: JWG

Date: Nov 2013

Nov 22-13

FEB-04-14

Issued For: DP

Issued For: DP

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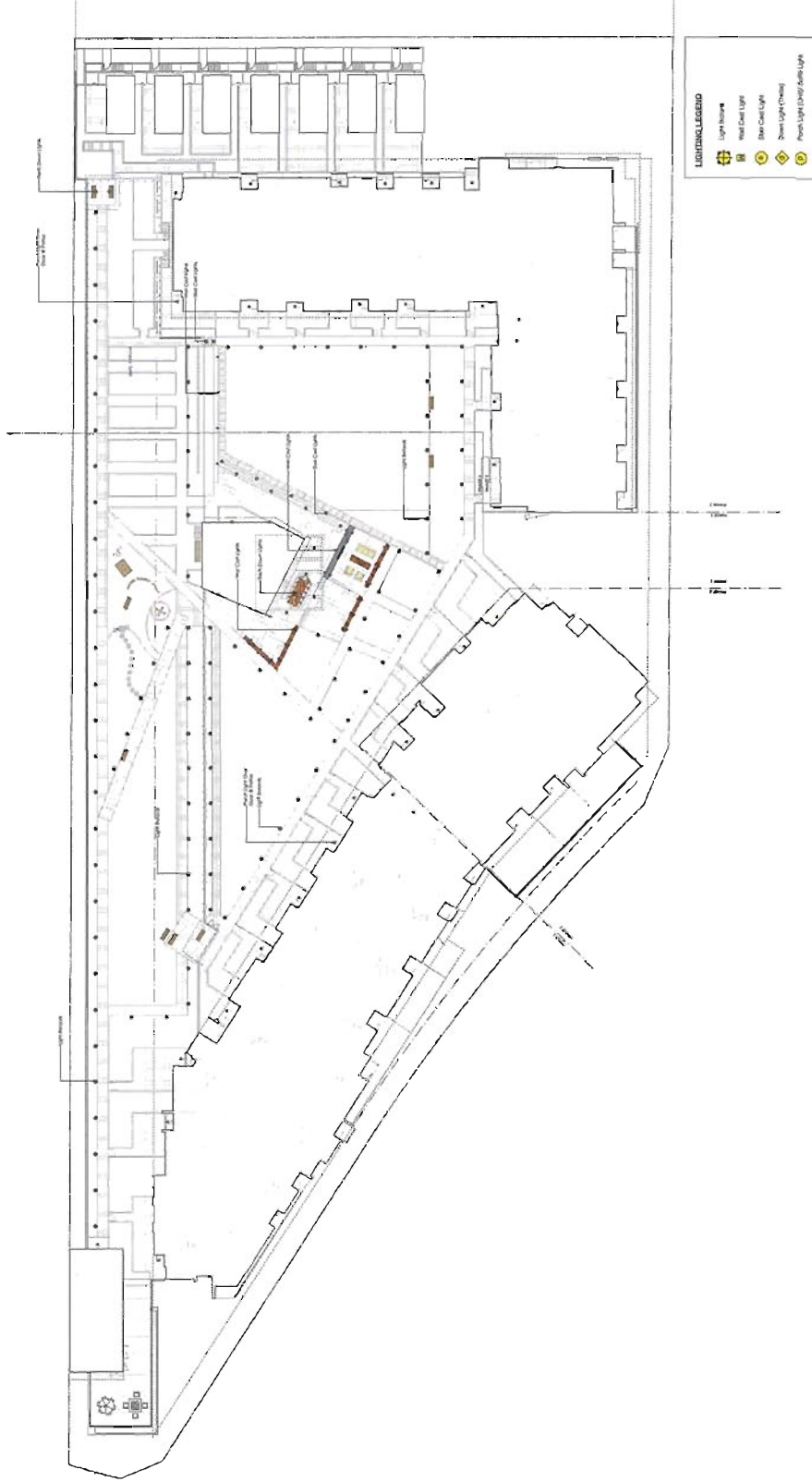
North

Avanti
Richmond, BC
Level 10
Landscape Plan

Durante Kreuk Ltd.
102 - 1527 West 5th Ave.
Vancouver BC V6J 1N5
T: 604 684 4511
F: 604 684 0377
www.dkl.bc.ca



P/lan 7F Feb 5, 2014
DP 12 - 612510



Project No: 11057

L-2.3

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

Drawn by: JBJ/AD

Checked by: JBJ

Date: Nov 2013

Rev 22-13

Feb 11-14

Issued For DP

Issued For DP

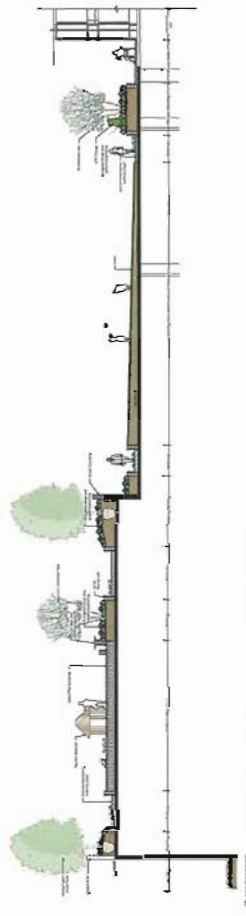
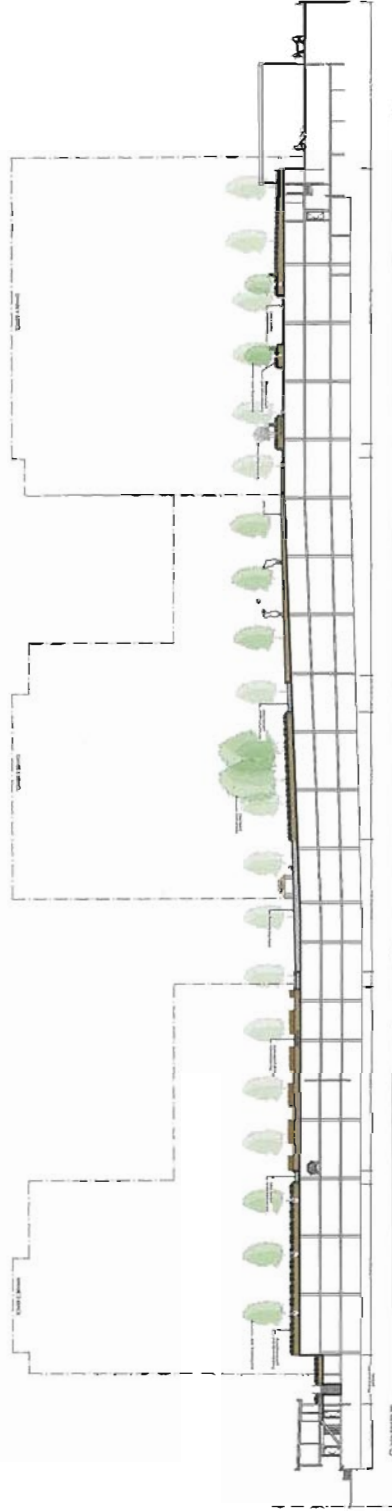
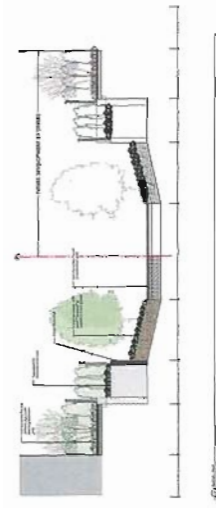
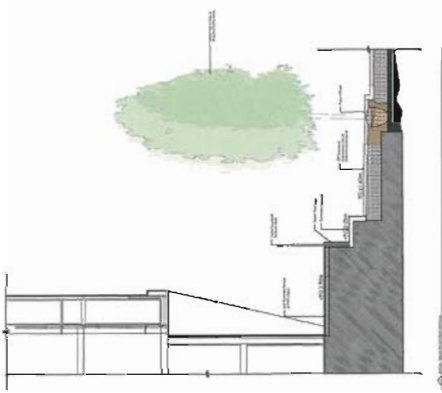


Avantl
Richmond, BC
Level 3, 4, + 5
Lighting Plan

Durante Kreuk Ltd.
102 - 1027 West 5th Ave.
Vancouver BC V6J 1N5
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F: 604 694 0577
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Plan 7G Feb 5, 2014
 DP 12 - 612510



Project No: 11057
 L-3.1

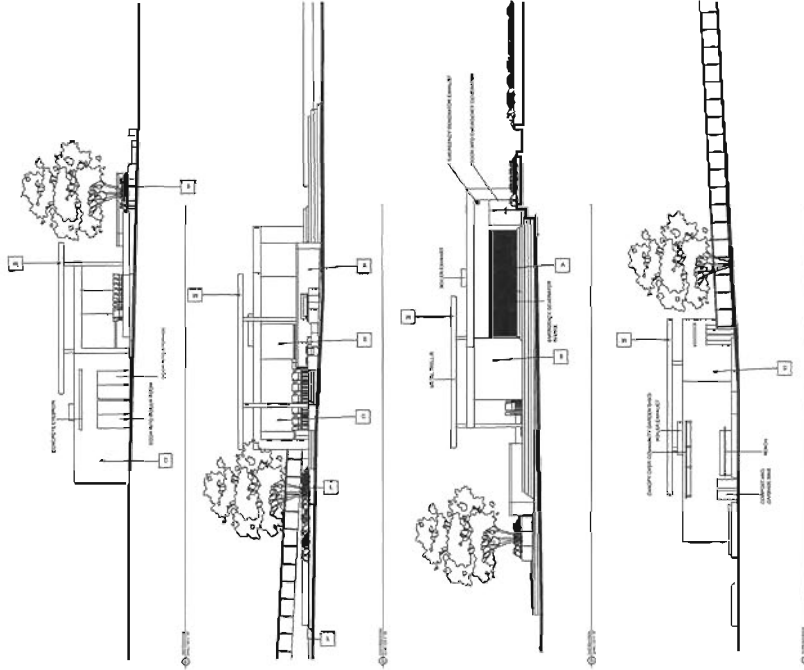
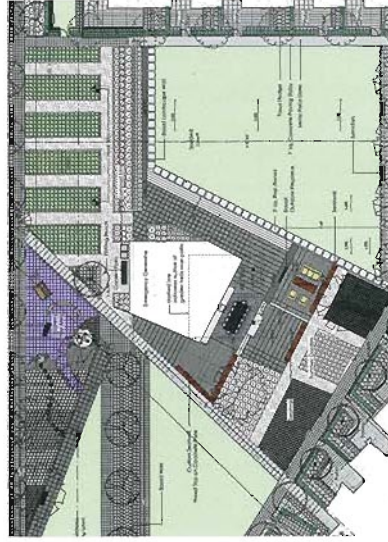
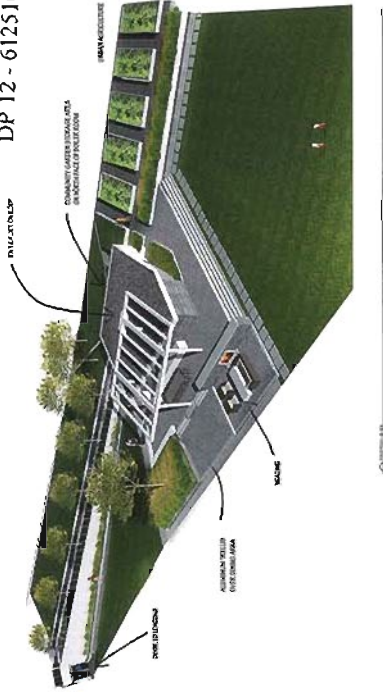
Avanti
 Richmond, BC
 Landscape Sections

Durante Kreuk Ltd.
 102 - 1637 West 5th Ave
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 T: 604 694 4611
 F: 604 694 0577
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1	Issued For DP	Nov 22-13	Scale: 1/16" = 1'-0"
2	Issued For DP	Feb 11-14	Drawn by: JMG
			Created by: JMG
			Date: Nov 2013

Plan 7H Feb 5, 2014
DP 12 - 612510



C - CONCRETE
M - METAL
S - STONE
A - ALUMINUM LOUVRES
L - LOCK BLOCK WALL

Project No: 11057

L-3.2

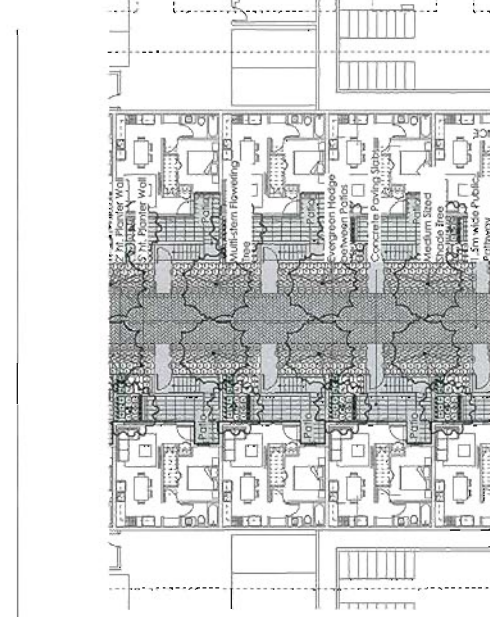
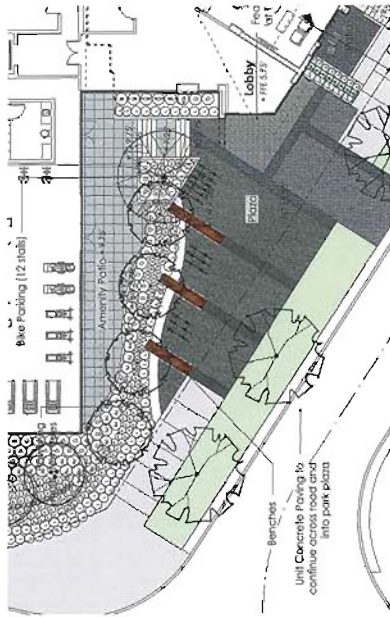
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2	Issued For DP	Feb 11 -14	Drawn by: JLM/AG
			Checked by: JLM
			Date: Nov 2013



Avanti
Richmond, BC
Landscape Sections

Durante Kreuk Ltd.
102 - 1637 West 5th Ave
Vancouver BC V6J 1N5
T: 604 684 4811
F: 604 684 0577
www.dkllc.ca



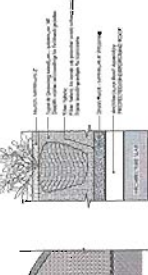


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			Date: Nov 2013

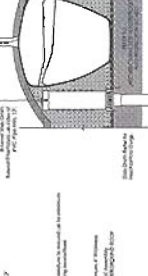
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3. The details are for the proposed building and are not to be used for any other building.



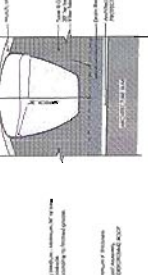
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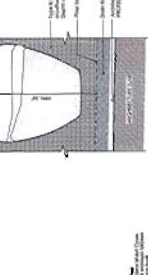
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22 WINDOW FRAME - EXTERIOR VIEW
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23 WINDOW FRAME - EXTERIOR VIEW
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24 WINDOW FRAME - EXTERIOR VIEW
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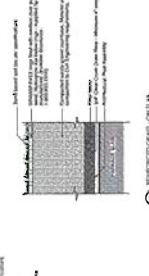
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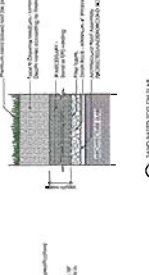
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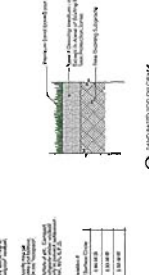
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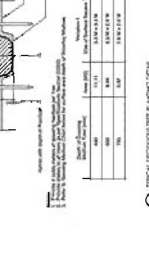
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29 WINDOW FRAME - EXTERIOR VIEW
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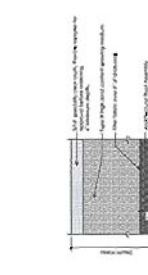
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31 WINDOW FRAME - EXTERIOR VIEW
Scale: 1/4" = 1'-0"



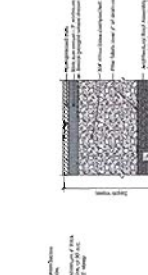
32 WINDOW FRAME - EXTERIOR VIEW
Scale: 1/4" = 1'-0"



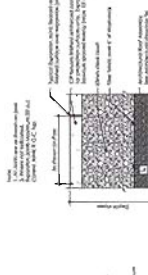
33 WINDOW FRAME - EXTERIOR VIEW
Scale: 1/4" = 1'-0"



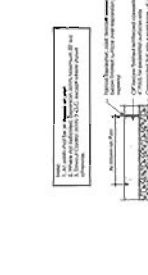
34 WINDOW FRAME - EXTERIOR VIEW
Scale: 1/4" = 1'-0"



35 WINDOW FRAME - EXTERIOR VIEW
Scale: 1/4" = 1'-0"



36 WINDOW FRAME - EXTERIOR VIEW
Scale: 1/4" = 1'-0"



37 WINDOW FRAME - EXTERIOR VIEW
Scale: 1/4" = 1'-0"



38 WINDOW FRAME - EXTERIOR VIEW
Scale: 1/4" = 1'-0"



39 WINDOW FRAME - EXTERIOR VIEW
Scale: 1/4" = 1'-0"



40 WINDOW FRAME - EXTERIOR VIEW
Scale: 1/4" = 1'-0"



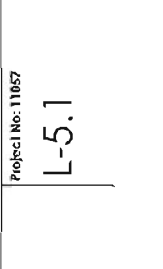
41 WINDOW FRAME - EXTERIOR VIEW
Scale: 1/4" = 1'-0"



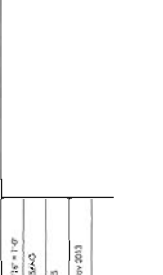
42 WINDOW FRAME - EXTERIOR VIEW
Scale: 1/4" = 1'-0"



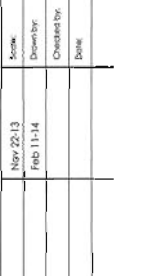
43 WINDOW FRAME - EXTERIOR VIEW
Scale: 1/4" = 1'-0"



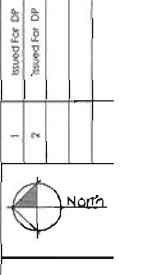
44 WINDOW FRAME - EXTERIOR VIEW
Scale: 1/4" = 1'-0"



45 WINDOW FRAME - EXTERIOR VIEW
Scale: 1/4" = 1'-0"



46 WINDOW FRAME - EXTERIOR VIEW
Scale: 1/4" = 1'-0"



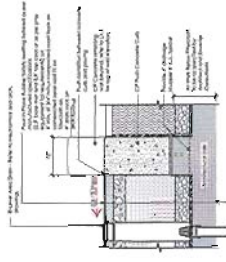
47 WINDOW FRAME - EXTERIOR VIEW
Scale: 1/4" = 1'-0"



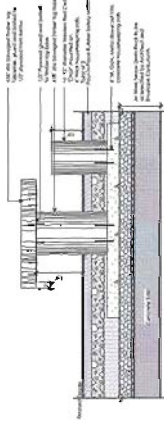
48 WINDOW FRAME - EXTERIOR VIEW
Scale: 1/4" = 1'-0"



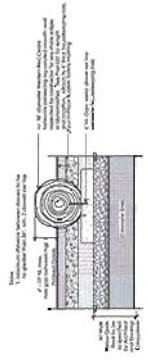
49 WINDOW FRAME - EXTERIOR VIEW
Scale: 1/4" = 1'-0"



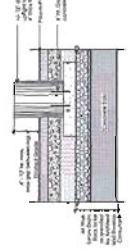
CURB AND SIDEWALK - CONCRETE CURB AND ASPHALT SIDEWALK
Scale: 1\"/>



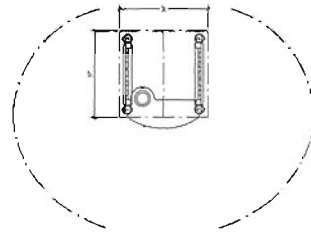
WOOD DECK AND STAIRS - WOOD DECK AND CONCRETE FOUNDATION
Scale: 1\"/>



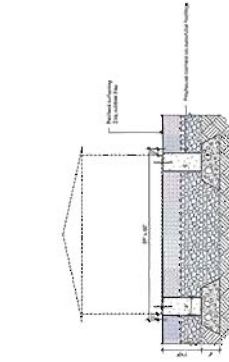
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Scale: 1\"/>



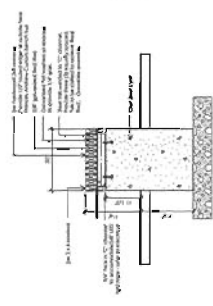
CURB AND SIDEWALK - CONCRETE CURB AND ASPHALT SIDEWALK
Scale: 1\"/>



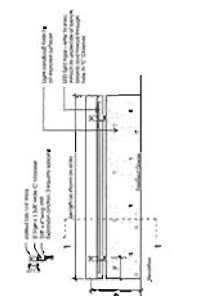
CURB AND SIDEWALK - CONCRETE CURB AND ASPHALT SIDEWALK
Scale: 1\"/>



CURB AND SIDEWALK - CONCRETE CURB AND ASPHALT SIDEWALK
Scale: 1\"/>



CURB AND SIDEWALK - CONCRETE CURB AND ASPHALT SIDEWALK
Scale: 1\"/>



CURB AND SIDEWALK - CONCRETE CURB AND ASPHALT SIDEWALK
Scale: 1\"/>

Notes: 1. 1

CURB AND SIDEWALK - CONCRETE CURB AND ASPHALT SIDEWALK
Scale: 1\"/>

CURB AND SIDEWALK - CONCRETE CURB AND ASPHALT SIDEWALK
Scale: 1\"/>

CURB AND SIDEWALK - CONCRETE CURB AND ASPHALT SIDEWALK
Scale: 1\"/>

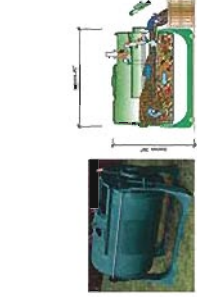
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Scale: 1\"/>



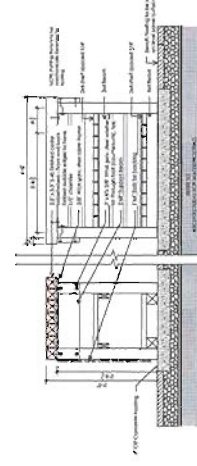
CURB AND SIDEWALK - CONCRETE CURB AND ASPHALT SIDEWALK
Scale: 1\"/>



CURB AND SIDEWALK - CONCRETE CURB AND ASPHALT SIDEWALK
Scale: 1\"/>



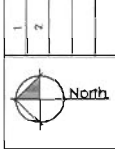
CURB AND SIDEWALK - CONCRETE CURB AND ASPHALT SIDEWALK
Scale: 1\"/>



CURB AND SIDEWALK - CONCRETE CURB AND ASPHALT SIDEWALK
Scale: 1\"/>

durante kreuk
Durante Kreuk Ltd.
102 - 1637 West 5th Ave.
Vancouver BC V6J 1N5
T: 604 684 4611
F: 604 684 0677
www.dki.bc.ca

Mueller Tower
Richmond, BC
Landscape Details



1	Issued for DP	Nov 22-13	Scale: 1/8\"/>
2	Issued for DP	Feb 14-14	Drawn by: JSP/AG
			Checked by: JES
			Date: Nov 2013

Project No: 11057
L-5.2

NO.	REV.	DESCRIPTION	DATE	BY	CHKD.
1	1	Initial Design	02/05/14		
2	2	Revised Design	02/05/14		
3	3	Final Design	02/05/14		



1 Elevation 1-b
1/8"=1'-0"

Project Name	Project No.	Project Date
Project Location	Project Status	Project Owner
Project Architect	Project Engineer	Project Designer
Project Contractor	Project Inspector	Project Reviewer
Project Manager	Project Coordinator	Project Assistant
Project Supervisor	Project Clerk	Project Secretary
Project Accountant	Project Analyst	Project Researcher
Project Programmer	Project Tester	Project Trainer
Project Support	Project Maintenance	Project Security
Project Safety	Project Health	Project Environment
Project Quality	Project Compliance	Project Ethics
Project Communication	Project Collaboration	Project Innovation
Project Leadership	Project Teamwork	Project Creativity
Project Problem Solving	Project Decision Making	Project Risk Management
Project Time Management	Project Resource Management	Project Cost Management
Project Scope Management	Project Stakeholder Management	Project Procurement Management
Project Contract Management	Project Risk Management	Project Quality Management
Project Communication Management	Project Team Management	Project Knowledge Management
Project Information Management	Project Technology Management	Project Sustainability Management
Project Social Management	Project Cultural Management	Project Environmental Management
Project Governance	Project Compliance	Project Ethics
Project Leadership	Project Teamwork	Project Creativity
Project Problem Solving	Project Decision Making	Project Risk Management
Project Time Management	Project Resource Management	Project Cost Management
Project Scope Management	Project Stakeholder Management	Project Procurement Management
Project Contract Management	Project Risk Management	Project Quality Management
Project Communication Management	Project Team Management	Project Knowledge Management
Project Information Management	Project Technology Management	Project Sustainability Management
Project Social Management	Project Cultural Management	Project Environmental Management
Project Governance	Project Compliance	Project Ethics

Plan 9 Feb 5, 2014
 DP 12 - 612510



Client Name	
Project Name	
Project Number	
Project Location	
Project Date	
Project Status	
Project Manager	
Project Engineer	
Project Designer	
Project Checker	
Project Approver	
Project Reviewer	
Project Coordinator	
Project Assistant	
Project Secretary	
Project Receptionist	
Project Janitor	
Project Security Guard	
Project Mail Carrier	
Project Delivery Driver	
Project Maintenance Worker	
Project Construction Worker	
Project Cleaning Worker	
Project Landscaping Worker	
Project Snow Removal Worker	
Project Pest Control Worker	
Project Fire Alarm Worker	
Project Elevator Worker	
Project HVAC Worker	
Project Plumbing Worker	
Project Electrical Worker	
Project Telecommunications Worker	
Project Security System Worker	
Project Access Control Worker	
Project Video Surveillance Worker	
Project Alarm Monitoring Worker	
Project Emergency Response Worker	
Project Disaster Recovery Worker	
Project Business Continuity Worker	
Project Information Security Worker	
Project Risk Management Worker	
Project Compliance Worker	
Project Quality Assurance Worker	
Project Environmental Health and Safety Worker	
Project Occupational Health and Safety Worker	
Project Safety Management Worker	
Project Safety Training Worker	
Project Safety Inspection Worker	
Project Safety Investigation Worker	
Project Safety Reporting Worker	
Project Safety Communication Worker	
Project Safety Documentation Worker	
Project Safety Record Keeping Worker	
Project Safety Audit Worker	
Project Safety Review Worker	
Project Safety Improvement Worker	
Project Safety Innovation Worker	
Project Safety Research Worker	
Project Safety Development Worker	
Project Safety Implementation Worker	
Project Safety Evaluation Worker	
Project Safety Monitoring Worker	
Project Safety Assessment Worker	
Project Safety Analysis Worker	
Project Safety Synthesis Worker	
Project Safety Conclusion Worker	
Project Safety Recommendation Worker	
Project Safety Action Worker	
Project Safety Follow-up Worker	
Project Safety Feedback Worker	
Project Safety Communication Worker	
Project Safety Documentation Worker	
Project Safety Record Keeping Worker	
Project Safety Audit Worker	
Project Safety Review Worker	
Project Safety Improvement Worker	
Project Safety Innovation Worker	
Project Safety Research Worker	
Project Safety Development Worker	
Project Safety Implementation Worker	
Project Safety Evaluation Worker	
Project Safety Monitoring Worker	
Project Safety Assessment Worker	
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Project Safety Recommendation Worker	
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Project Safety Follow-up Worker	
Project Safety Feedback Worker	

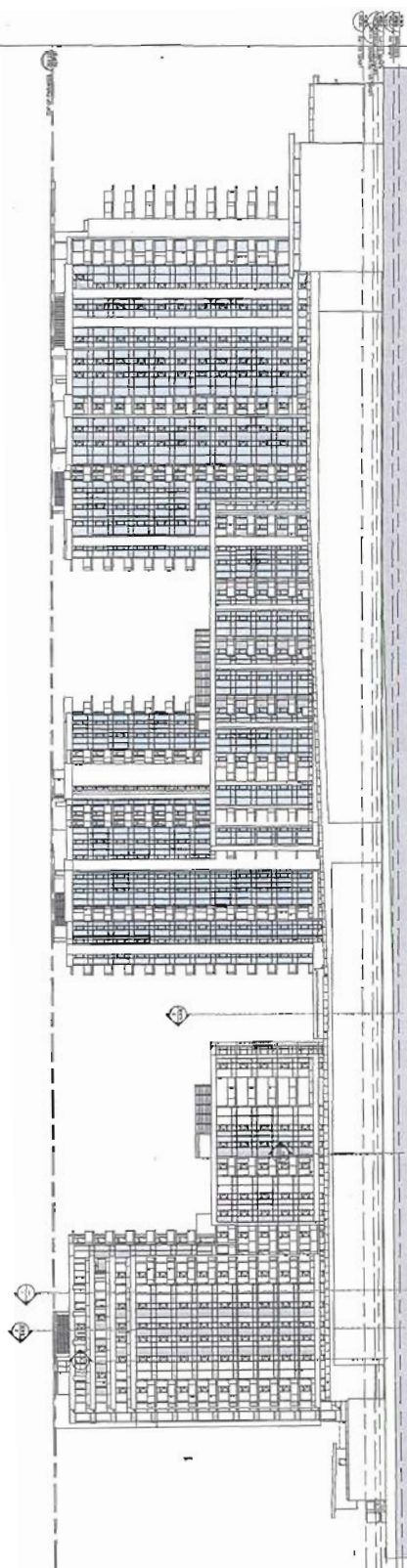


① Elevation 1 - c
 1/8" = 1'-0"

Client Name	
Project Name	
Project Number	
Project Location	
Project Date	
Project Status	
Project Manager	
Project Engineer	
Project Designer	
Project Checker	
Project Approver	
Project Reviewer	
Project Coordinator	
Project Assistant	
Project Secretary	
Project Receptionist	
Project Janitor	
Project Security Guard	
Project Mail Carrier	
Project Delivery Driver	
Project Maintenance Worker	
Project Construction Worker	
Project Cleaning Worker	
Project Landscaping Worker	
Project Snow Removal Worker	
Project Pest Control Worker	
Project Fire Alarm Worker	
Project Elevator Worker	
Project HVAC Worker	
Project Plumbing Worker	
Project Electrical Worker	
Project Telecommunications Worker	
Project Security System Worker	
Project Access Control Worker	
Project Video Surveillance Worker	
Project Alarm Monitoring Worker	
Project Emergency Response Worker	
Project Disaster Recovery Worker	
Project Business Continuity Worker	
Project Information Security Worker	
Project Risk Management Worker	
Project Compliance Worker	
Project Quality Assurance Worker	
Project Environmental Health and Safety Worker	
Project Occupational Health and Safety Worker	
Project Safety Management Worker	
Project Safety Training Worker	
Project Safety Inspection Worker	
Project Safety Investigation Worker	
Project Safety Reporting Worker	
Project Safety Communication Worker	
Project Safety Documentation Worker	
Project Safety Record Keeping Worker	
Project Safety Audit Worker	
Project Safety Review Worker	
Project Safety Improvement Worker	
Project Safety Innovation Worker	
Project Safety Research Worker	
Project Safety Development Worker	
Project Safety Implementation Worker	
Project Safety Evaluation Worker	
Project Safety Monitoring Worker	
Project Safety Assessment Worker	
Project Safety Analysis Worker	
Project Safety Synthesis Worker	
Project Safety Conclusion Worker	
Project Safety Recommendation Worker	
Project Safety Action Worker	
Project Safety Follow-up Worker	
Project Safety Feedback Worker	



Plan 10 Feb 5, 2014
DP 12 - 612510

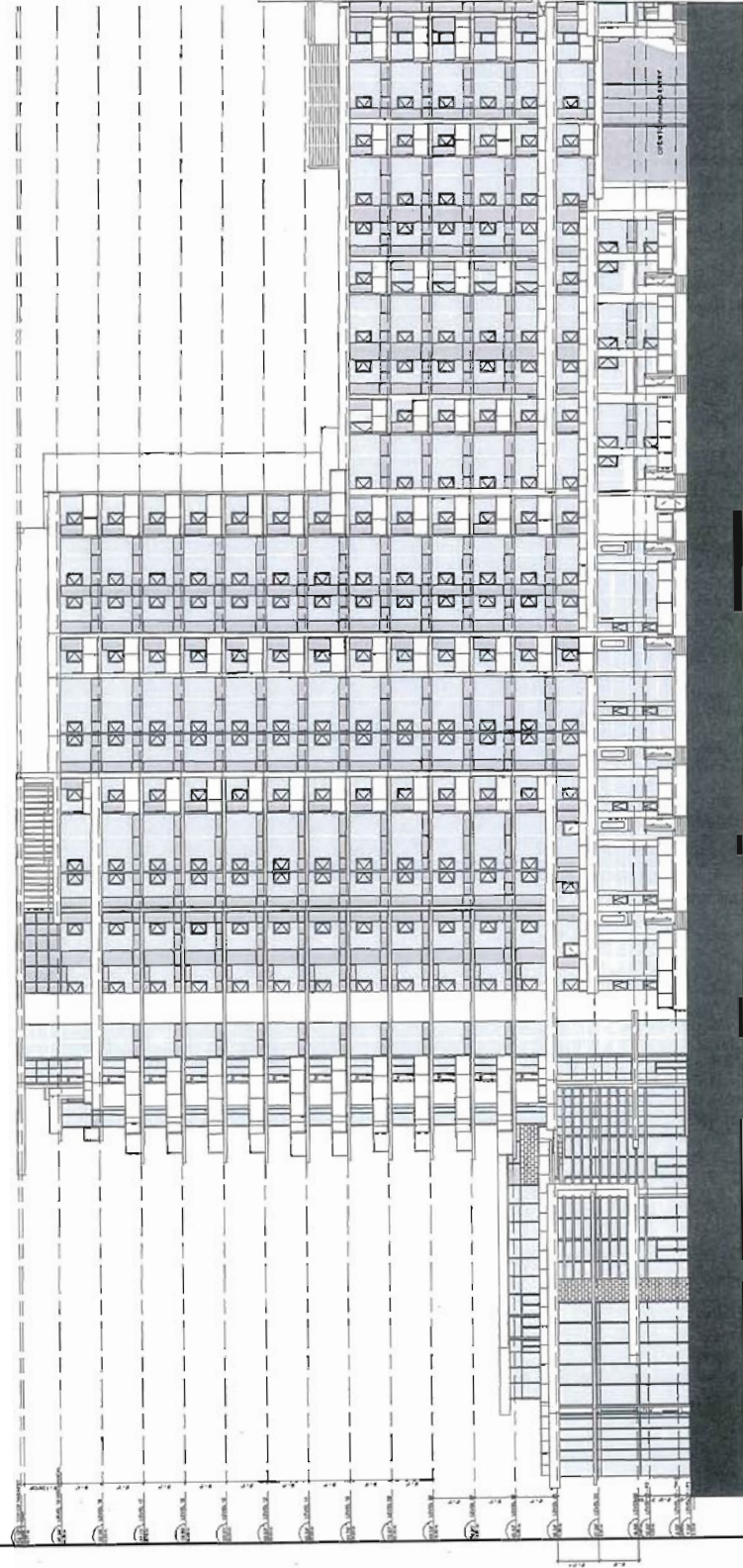


① DP - NORTH ELEVATION
1/8" = 1'-0"

2

Client Name	Project Name
Project No.	Scale
Revision	North Arrow
Drawn By	Check By
Approved By	Date
Project Location	Project Description
Project Address	Project Status
Project Owner	Project Manager
Project Architect	Project Engineer
Project Designer	Project Coordinator
Project Draftsman	Project Assistant
Project Clerk	Project Receptionist
Project Janitor	Project Security Guard
Project Landscaper	Project Maintenance Worker
Project Cleaner	Project Delivery Driver
Project Mail Carrier	Project Courier
Project Messenger	Project Interpreter
Project Signaller	Project Navigator
Project Guide	Project Escort
Project Escort	Project Bodyguard
Project Bodyguard	Project Driver
Project Driver	Project Pilot
Project Pilot	Project Captain
Project Captain	Project Officer
Project Officer	Project Sergeant
Project Sergeant	Project Corporal
Project Corporal	Project Private
Project Private	Project Soldier
Project Soldier	Project Marine
Project Marine	Project Airman
Project Airman	Project Sailor
Project Sailor	Project Gunner
Project Gunner	Project Engineer
Project Engineer	Project Technician
Project Technician	Project Specialist
Project Specialist	Project Expert
Project Expert	Project Master
Project Master	Project Grand Master
Project Grand Master	Project Supreme Master
Project Supreme Master	Project Almighty
Project Almighty	Project Omnipotent
Project Omnipotent	Project Omniscient
Project Omniscient	Project Omnipresent
Project Omnipresent	Project Omnibenevolent
Project Omnibenevolent	Project Omnipotent, Omniscient, Omnipresent, Omnibenevolent
Project Omnipotent, Omniscient, Omnipresent, Omnibenevolent	Project God

NO.	REVISION	DATE	BY	CHKD.
1	Initial Design	02/05/2014		
2	Revised Design	02/05/2014		
3	Final Design	02/05/2014		



DRAWING CONTINUED TO
 A-5.02 (South Elevation Tower B)

① TOWER A - SOUTH WEST
 1/8" = 1'-0"

Project Name	MUELLER TOWERS
Project No.	12-11-001005
Project Location	South West Elevation
Project Date	02/05/2014
Project Status	Final Design
Project Manager	
Project Engineer	
Project Architect	
Project Designer	
Project Checker	
Project Approver	

Client Name:  POLYCON



Date		Time		Location		Remarks	
1	10/10/2018	10:00	10:30	10:00	10:30	10:00	10:30
2	10/10/2018	10:30	11:00	10:30	11:00	10:30	11:00
3	10/10/2018	11:00	11:30	11:00	11:30	11:00	11:30
4	10/10/2018	11:30	12:00	11:30	12:00	11:30	12:00
5	10/10/2018	12:00	12:30	12:00	12:30	12:00	12:30
6	10/10/2018	12:30	13:00	12:30	13:00	12:30	13:00
7	10/10/2018	13:00	13:30	13:00	13:30	13:00	13:30
8	10/10/2018	13:30	14:00	13:30	14:00	13:30	14:00
9	10/10/2018	14:00	14:30	14:00	14:30	14:00	14:30
10	10/10/2018	14:30	15:00	14:30	15:00	14:30	15:00
11	10/10/2018	15:00	15:30	15:00	15:30	15:00	15:30
12	10/10/2018	15:30	16:00	15:30	16:00	15:30	16:00
13	10/10/2018	16:00	16:30	16:00	16:30	16:00	16:30
14	10/10/2018	16:30	17:00	16:30	17:00	16:30	17:00
15	10/10/2018	17:00	17:30	17:00	17:30	17:00	17:30
16	10/10/2018	17:30	18:00	17:30	18:00	17:30	18:00
17	10/10/2018	18:00	18:30	18:00	18:30	18:00	18:30
18	10/10/2018	18:30	19:00	18:30	19:00	18:30	19:00
19	10/10/2018	19:00	19:30	19:00	19:30	19:00	19:30
20	10/10/2018	19:30	20:00	19:30	20:00	19:30	20:00
21	10/10/2018	20:00	20:30	20:00	20:30	20:00	20:30
22	10/10/2018	20:30	21:00	20:30	21:00	20:30	21:00
23	10/10/2018	21:00	21:30	21:00	21:30	21:00	21:30
24	10/10/2018	21:30	22:00	21:30	22:00	21:30	22:00
25	10/10/2018	22:00	22:30	22:00	22:30	22:00	22:30
26	10/10/2018	22:30	23:00	22:30	23:00	22:30	23:00
27	10/10/2018	23:00	23:30	23:00	23:30	23:00	23:30
28	10/10/2018	23:30	00:00	23:30	00:00	23:30	00:00
29	10/10/2018	00:00	00:30	00:00	00:30	00:00	00:30
30	10/10/2018	00:30	01:00	00:30	01:00	00:30	01:00
31	10/10/2018	01:00	01:30	01:00	01:30	01:00	01:30
32	10/10/2018	01:30	02:00	01:30	02:00	01:30	02:00
33	10/10/2018	02:00	02:30	02:00	02:30	02:00	02:30
34	10/10/2018	02:30	03:00	02:30	03:00	02:30	03:00
35	10/10/2018	03:00	03:30	03:00	03:30	03:00	03:30
36	10/10/2018	03:30	04:00	03:30	04:00	03:30	04:00
37	10/10/2018	04:00	04:30	04:00	04:30	04:00	04:30
38	10/10/2018	04:30	05:00	04:30	05:00	04:30	05:00
39	10/10/2018	05:00	05:30	05:00	05:30	05:00	05:30
40	10/10/2018	05:30	06:00	05:30	06:00	05:30	06:00
41	10/10/2018	06:00	06:30	06:00	06:30	06:00	06:30
42	10/10/2018	06:30	07:00	06:30	07:00	06:30	07:00

[illegible]DRAWING CONTINUED TO
A-5.01 (South Elevation Tower A)

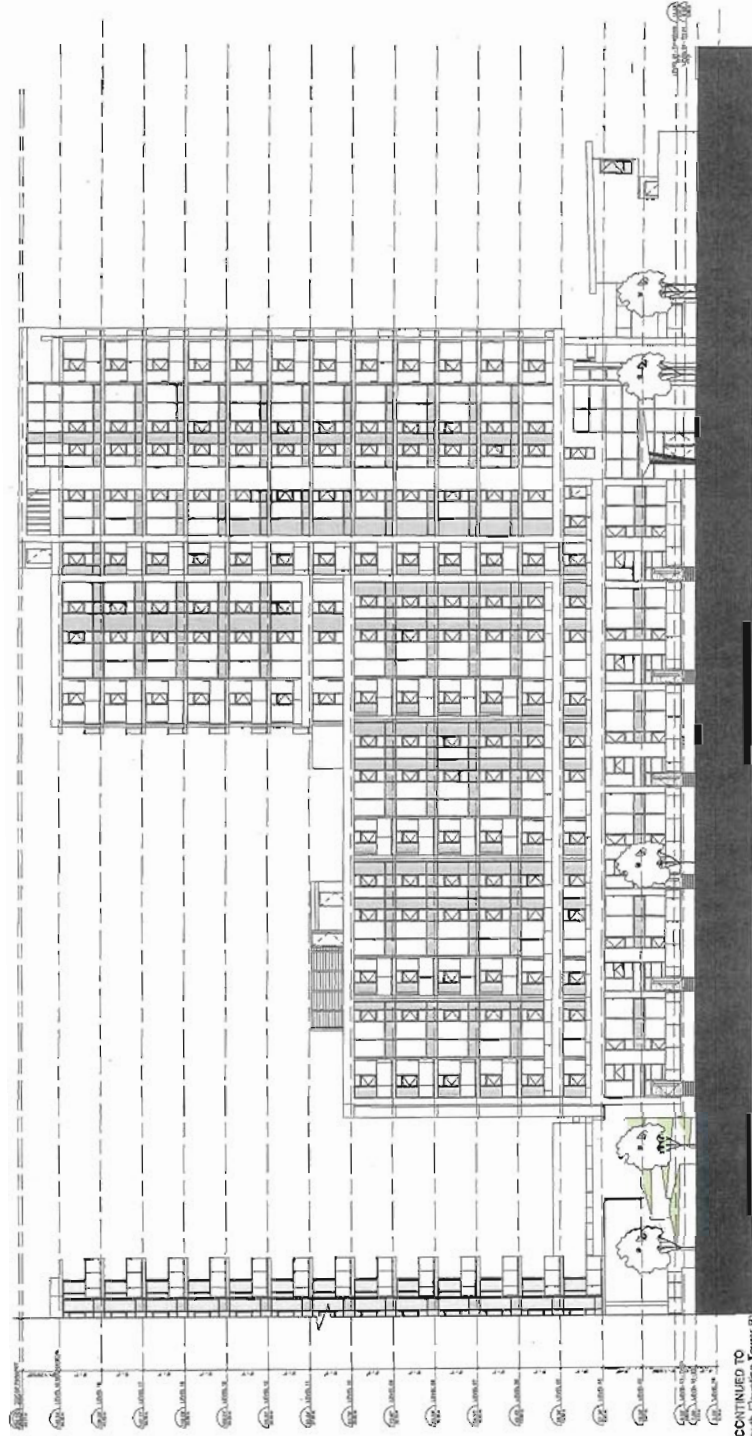
① South West Elevation Tower B
1/4" = 1'-0"

A-5.02

Plan 13 Feb 5, 2014
 DP 12 - 612510



NO.	REVISION	DATE	BY	CHKD.
1	Initial Design	02/05/14	JH	JS
2	Revised Design	02/05/14	JH	JS
3	Final Design	02/05/14	JH	JS



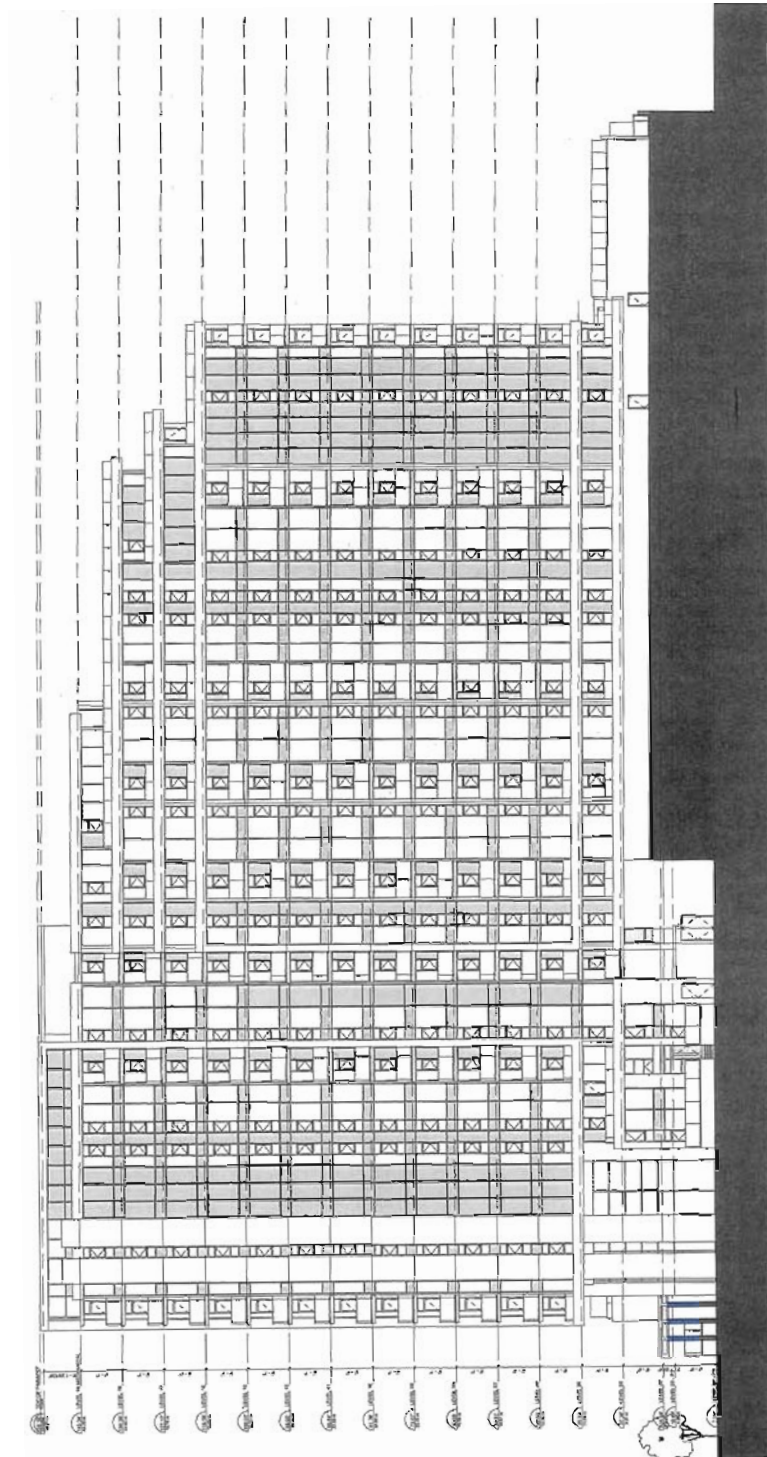
DRAWING CONTINUED TO
 A-502 (South Elevation Tower B)

1 South Elevation Tower C
 1/8" = 1'-0"

Project Name	MUELLER TOWERS
Project No.	02-11-01105
Project Date	02/05/14
Project Location	02-11-01105
Project Status	02-11-01105
Project Owner	02-11-01105
Project Architect	02-11-01105
Project Engineer	02-11-01105
Project Designer	02-11-01105
Project Drafter	02-11-01105
Project Checker	02-11-01105
Project Approver	02-11-01105
Project Title	02-11-01105
Project Description	02-11-01105
Project Notes	02-11-01105
Project Comments	02-11-01105
Project History	02-11-01105
Project References	02-11-01105
Project Sources	02-11-01105
Project Materials	02-11-01105
Project Methods	02-11-01105
Project Results	02-11-01105
Project Conclusions	02-11-01105
Project Recommendations	02-11-01105
Project Summary	02-11-01105
Project Index	02-11-01105
Project Glossary	02-11-01105
Project Bibliography	02-11-01105
Project Appendix	02-11-01105
Project Endnotes	02-11-01105
Project Footer	02-11-01105

A-503

Plan 14 Feb 5, 2014
DP 12 - 612510

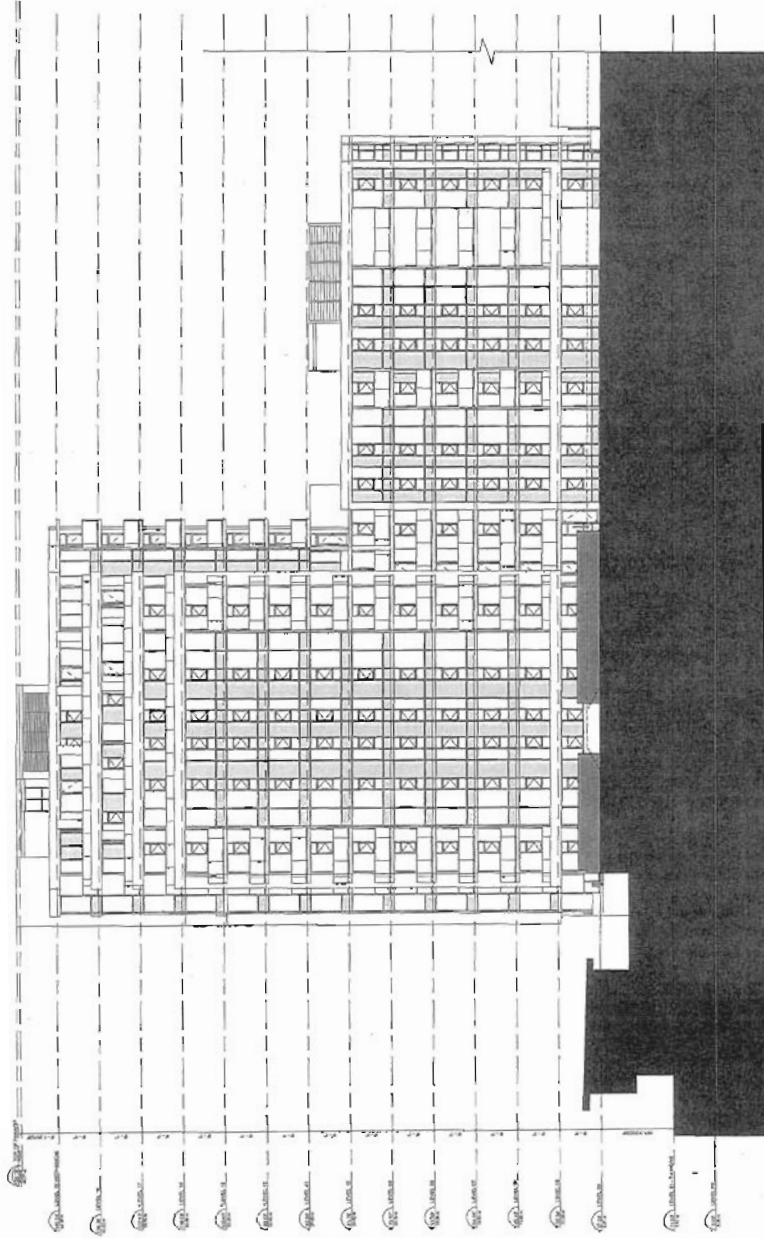


① East Elevation Tower C
1" = 1'-0"

Plan 15 Feb 5, 2014
DP 12-612510



NO.	DESCRIPTION	DATE	BY	CHKD.
1	REVISION			
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			
6	REVISION			
7	REVISION			
8	REVISION			
9	REVISION			
10	REVISION			



1 North Elevation Tower C
1/8" = 1'-0"

DRAWING CONTINUED TO
A-504 (North Elevation Tower C)

NO.	DESCRIPTION	DATE	BY	CHKD.
1	REVISION			
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			
6	REVISION			
7	REVISION			
8	REVISION			
9	REVISION			
10	REVISION			

A-5.05

Plan 16 Feb 5, 2014
 DP 12 - 612510



NO.	DATE	DESCRIPTION
1	02/05/14	Initial Design
2	02/05/14	Revised Design
3	02/05/14	Final Design



DRAWING CONTINUED TO
 A-507 (North Elevation Tower A)

TOWER B, North-East Elevation
 1/8" = 1'-0"

DATE	02/05/14
PROJECT	11-097385
CLIENT	MILLER COVERS
ARCHITECT	11-097385
ENGINEER	11-097385
DESIGNER	11-097385
DRAWN BY	11-097385
CHECKED BY	11-097385
APPROVED BY	11-097385
SCALE	1/8" = 1'-0"
TITLE	North East Elevation Tower B
PROJECT NO.	11-097385
DATE	02/05/14
PROJECT	11-097385
CLIENT	MILLER COVERS
ARCHITECT	11-097385
ENGINEER	11-097385
DESIGNER	11-097385
DRAWN BY	11-097385
CHECKED BY	11-097385
APPROVED BY	11-097385
SCALE	1/8" = 1'-0"
TITLE	North East Elevation Tower B
PROJECT NO.	11-097385
DATE	02/05/14
PROJECT	11-097385
CLIENT	MILLER COVERS
ARCHITECT	11-097385
ENGINEER	11-097385
DESIGNER	11-097385
DRAWN BY	11-097385
CHECKED BY	11-097385
APPROVED BY	11-097385
SCALE	1/8" = 1'-0"
TITLE	North East Elevation Tower B
PROJECT NO.	11-097385
DATE	02/05/14
PROJECT	11-097385
CLIENT	MILLER COVERS
ARCHITECT	11-097385
ENGINEER	11-097385
DESIGNER	11-097385
DRAWN BY	11-097385
CHECKED BY	11-097385
APPROVED BY	11-097385
SCALE	1/8" = 1'-0"
TITLE	North East Elevation Tower B
PROJECT NO.	11-097385

A-5.06


PONY
 Club Name

Plan 17 Feb 5, 2014
DP 12-612510

DRAWING CONTINUED
A - 5.04
South East Tower A

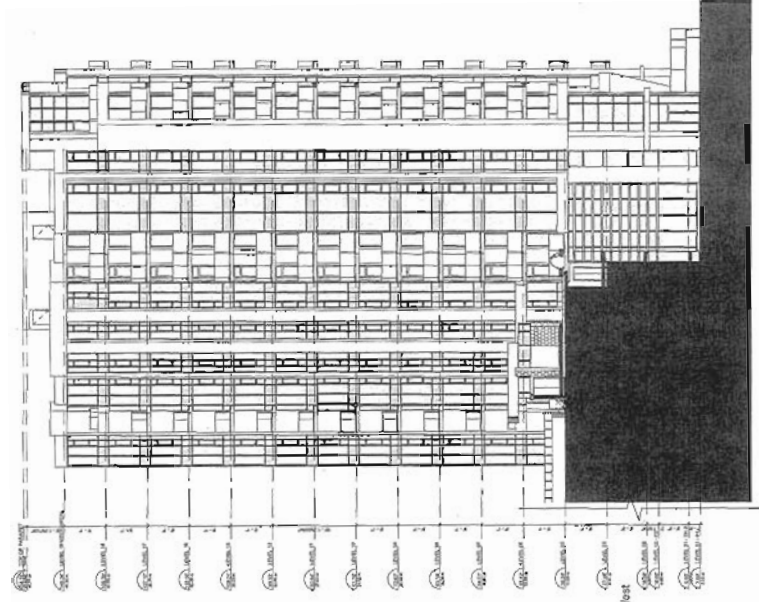
1 North East Elevation Tower A
138' x 1'-0"

North East Elevation Tower A	150	A-5.07
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MULLER TO NEWS
PZ 11-091985

Plan 18 Feb 5, 2014
 DP 12 - 612510

Client Name	POLYDOR
Project Name	North West Elevation Tower A
Project Number	12-612510
Project Location	12-612510
Project Date	Feb 5, 2014
Project Status	12-612510
Project Description	12-612510
Project Notes	12-612510
Project Contact	12-612510
Project Email	12-612510
Project Phone	12-612510
Project Fax	12-612510
Project Website	12-612510
Project Address	12-612510
Project City	12-612510
Project State	12-612510
Project Zip	12-612510
Project Country	12-612510
Project Currency	12-612510
Project Units	12-612510
Project Language	12-612510
Project Time Zone	12-612510
Project Calendar	12-612510
Project Theme	12-612510
Project Style	12-612510
Project Color	12-612510
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Project Paper	12-612510
Project Plot	12-612510
Project Print	12-612510
Project Save	12-612510
Project Exit	12-612510

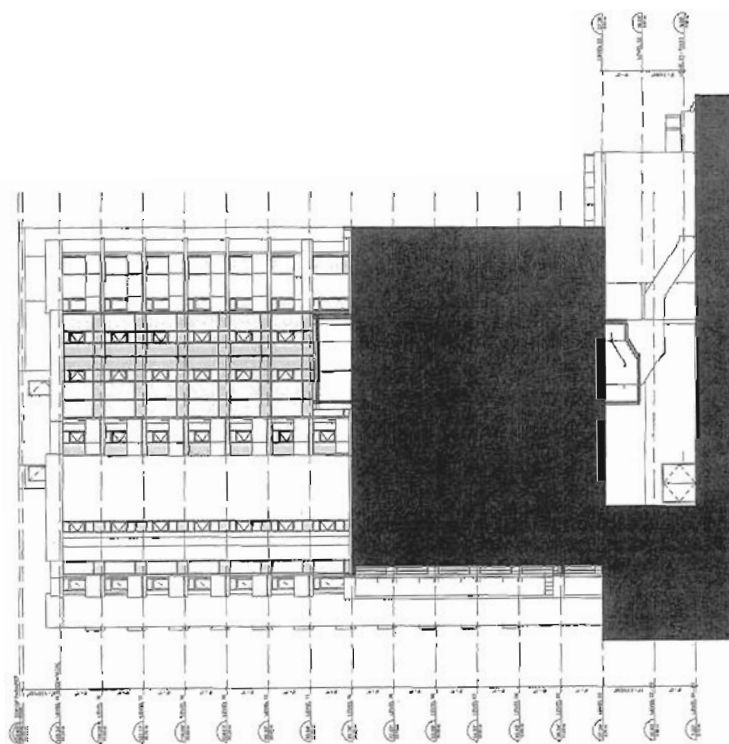


DRAWING
 CONTINUED
 A - S 14
 Amenity Elevation West

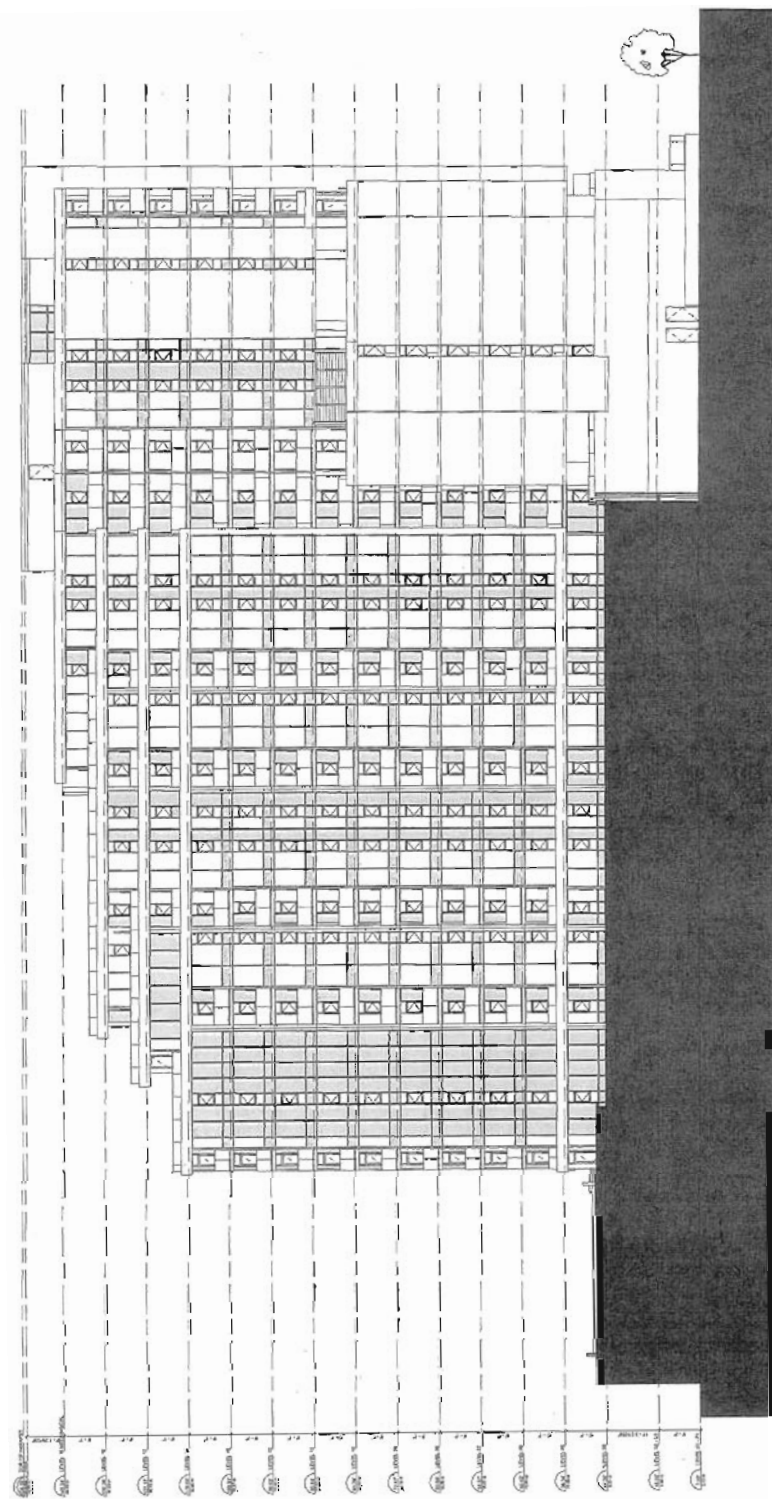
1 TOWER A North West Elevation
 12-612510

A-5.08

Plan 19 Feb 5, 2014
 DP 12 - 612510



1 DP-North West Elevation Tower B
 1/8" = 1'-0"



West Ellevation Tower C
1/8" = 1'-0"

Plan 21 Feb 5, 2014
 DP 12 - 612510



Client Name
 POLYSON

Project Name
 South, East Elevation Tower B

Project No.
 12-612510

Project Date
 Feb 5, 2014

Project Location
 12-612510

Project Status
 12-612510

Project Description
 12-612510

Project Notes
 12-612510

Project Contact
 12-612510

Project Address
 12-612510

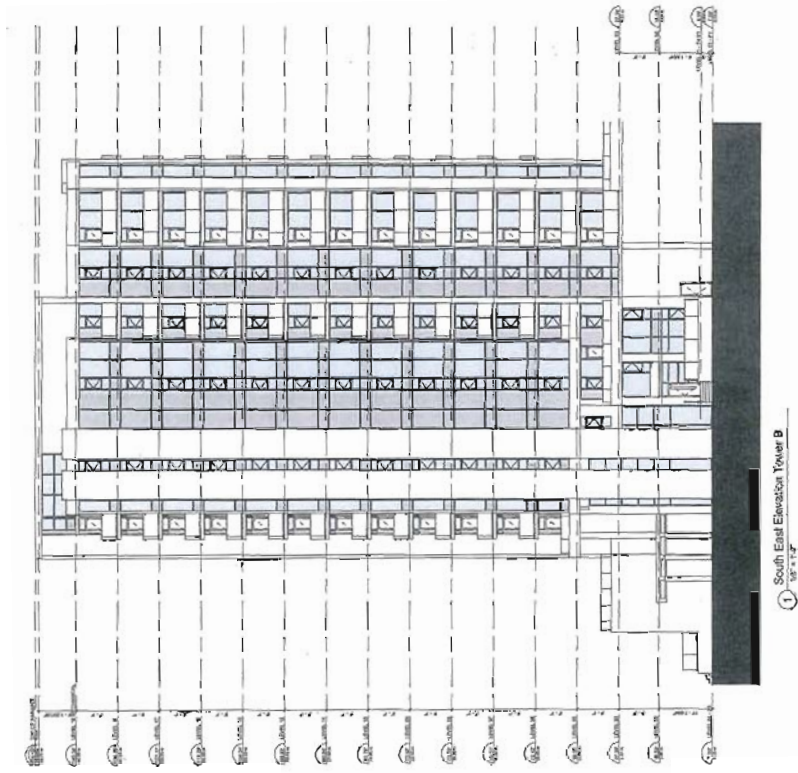
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 12-612510

Project Email
 12-612510

Project Website
 12-612510

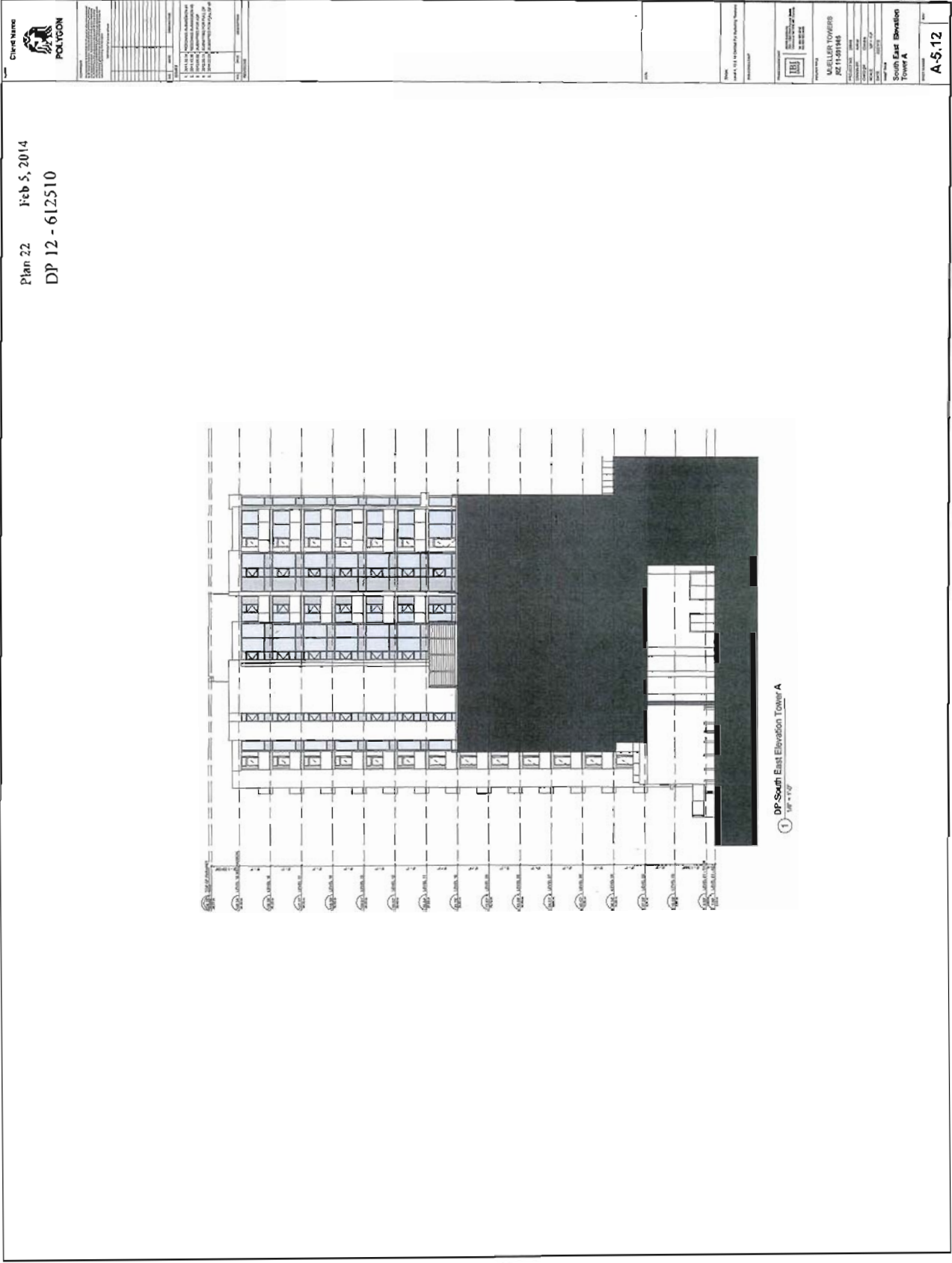
Project Social Media
 12-612510

Project Other
 12-612510



A-5.11

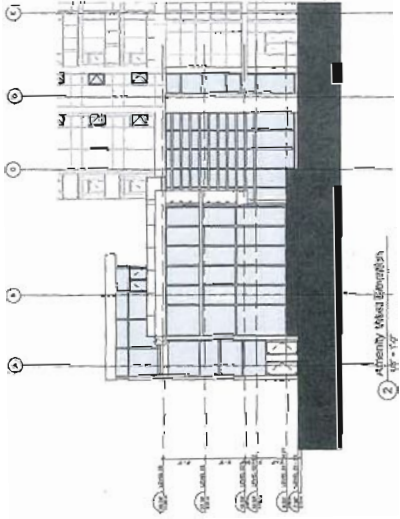
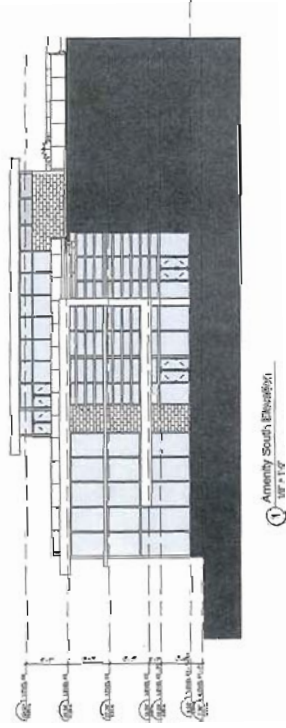
Plan 22 Feb 5, 2014
 DP 12 - 612510



Plan 24 Feb 5, 2014
 DP 12 - 612510



NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	02/05/14	MM	MM
2	ISSUED FOR PERMIT	02/05/14	MM	MM
3	ISSUED FOR PERMIT	02/05/14	MM	MM
4	ISSUED FOR PERMIT	02/05/14	MM	MM
5	ISSUED FOR PERMIT	02/05/14	MM	MM
6	ISSUED FOR PERMIT	02/05/14	MM	MM
7	ISSUED FOR PERMIT	02/05/14	MM	MM
8	ISSUED FOR PERMIT	02/05/14	MM	MM
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10	ISSUED FOR PERMIT	02/05/14	MM	MM



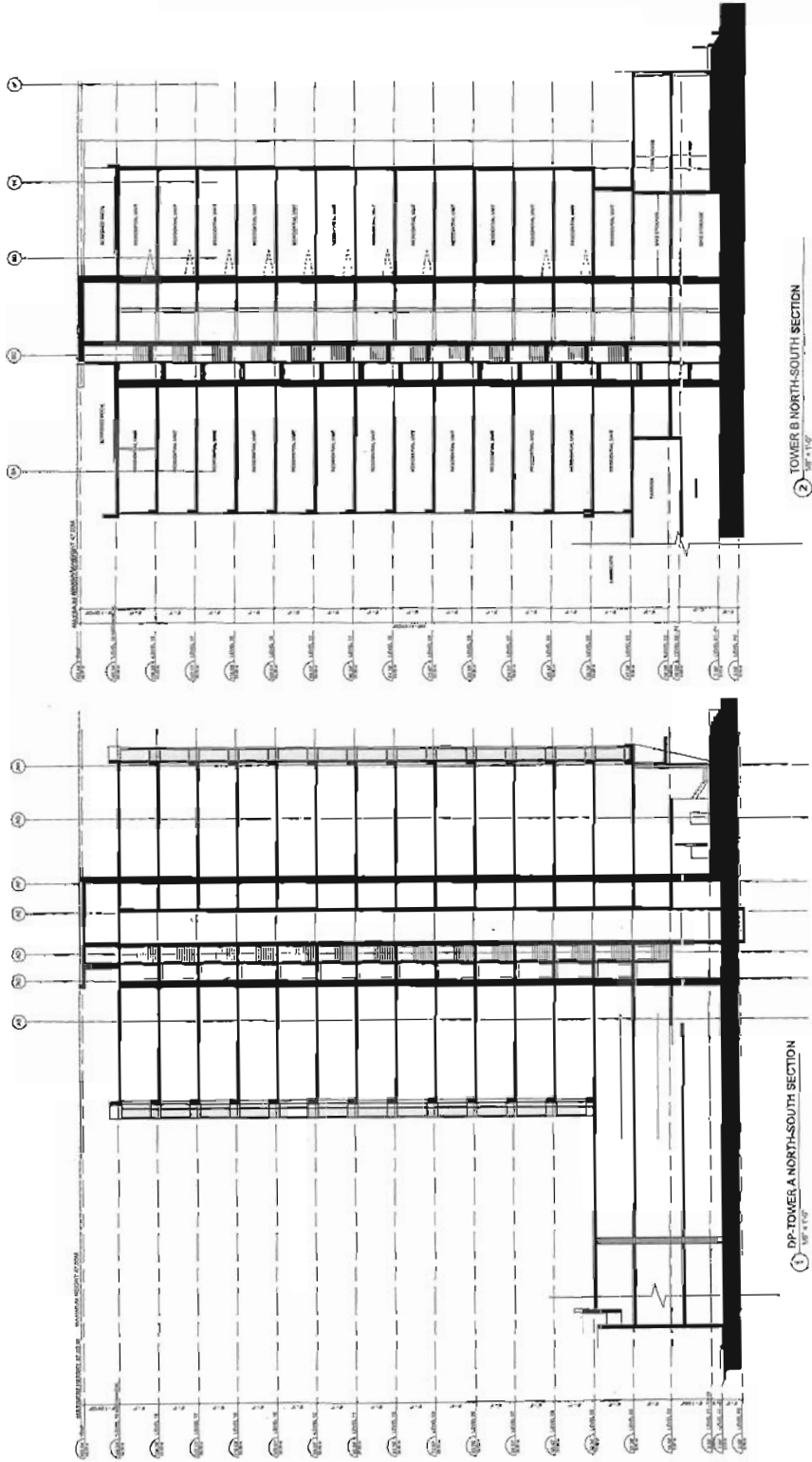
PROJECT NO.	12-612510
DATE	02/05/14
BY	MM
CHKD.	MM
SCALE	1/8\"/>

Amenity Elevation
 South, North, West
 A-5.14

Plan 25 Feb 5, 2014
DP 12 - 612510



1. Project Name	2. Project Number
3. Project Location	4. Project Date
5. Project Description	6. Project Status
7. Project Owner	8. Project Manager
9. Project Engineer	10. Project Designer
11. Project Architect	12. Project Consultant
13. Project Contractor	14. Project Subcontractor
15. Project Supplier	16. Project Vendor
17. Project Manufacturer	18. Project Installer
19. Project Maintainer	20. Project Operator



2 TOWER B NORTH-SOUTH SECTION
1/8" = 1'-0"

1 DP-TOWER A NORTH-SOUTH SECTION
1/8" = 1'-0"

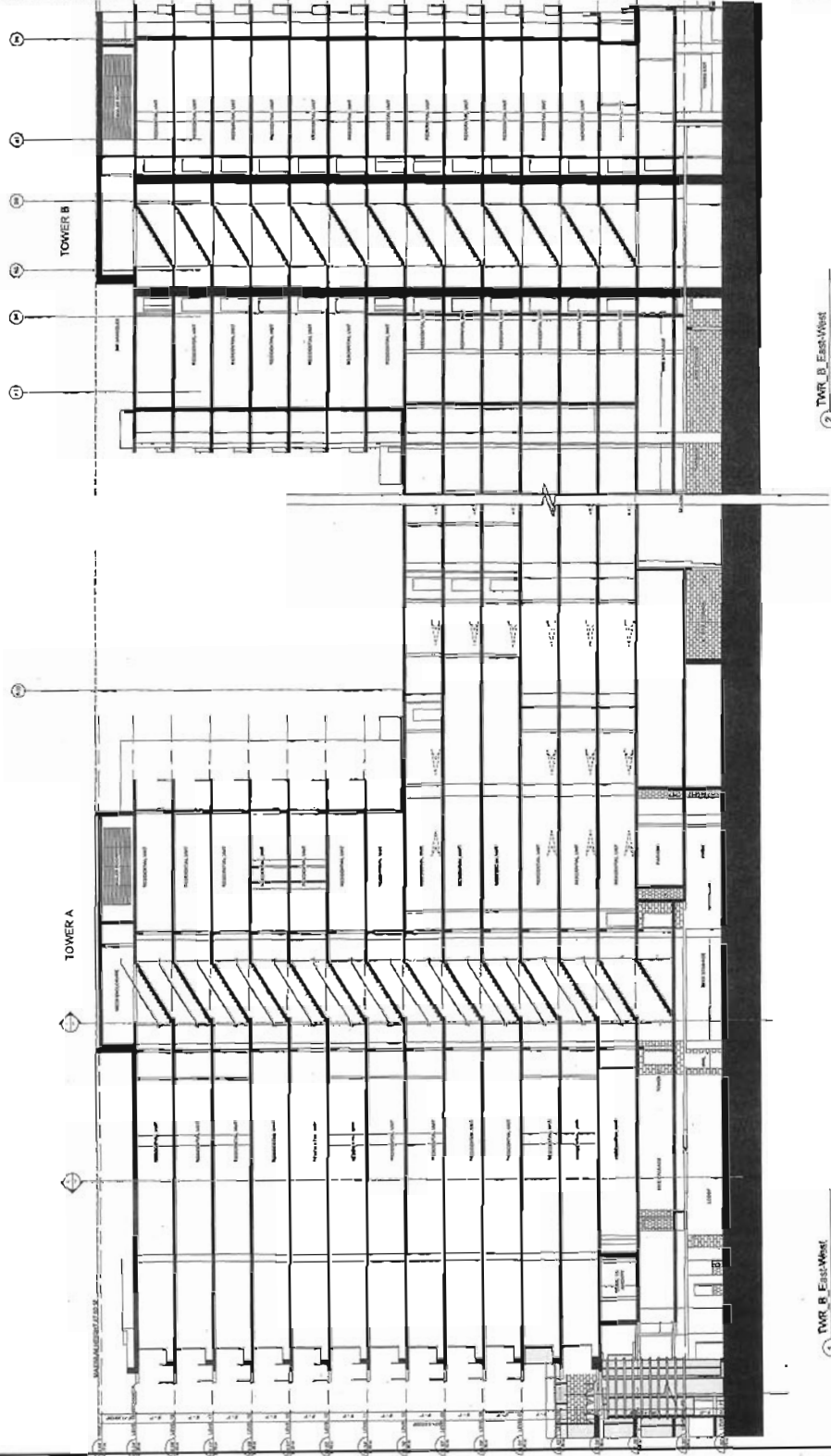
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3. Project Location	4. Project Date
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7. Project Owner	8. Project Manager
9. Project Engineer	10. Project Designer
11. Project Architect	12. Project Consultant
13. Project Contractor	14. Project Subcontractor
15. Project Supplier	16. Project Vendor
17. Project Manufacturer	18. Project Installer
19. Project Maintainer	20. Project Operator

A-6.01



Plan 26 Feb 5, 2014
DP 12 - 612510

NO.	REVISION	DATE	BY	CHKD.
1	Issue for Construction	02/05/2014		
2	Issue for Construction	02/05/2014		
3	Issue for Construction	02/05/2014		
4	Issue for Construction	02/05/2014		
5	Issue for Construction	02/05/2014		



2 TWR B East-West
1/8" = 1'-0"

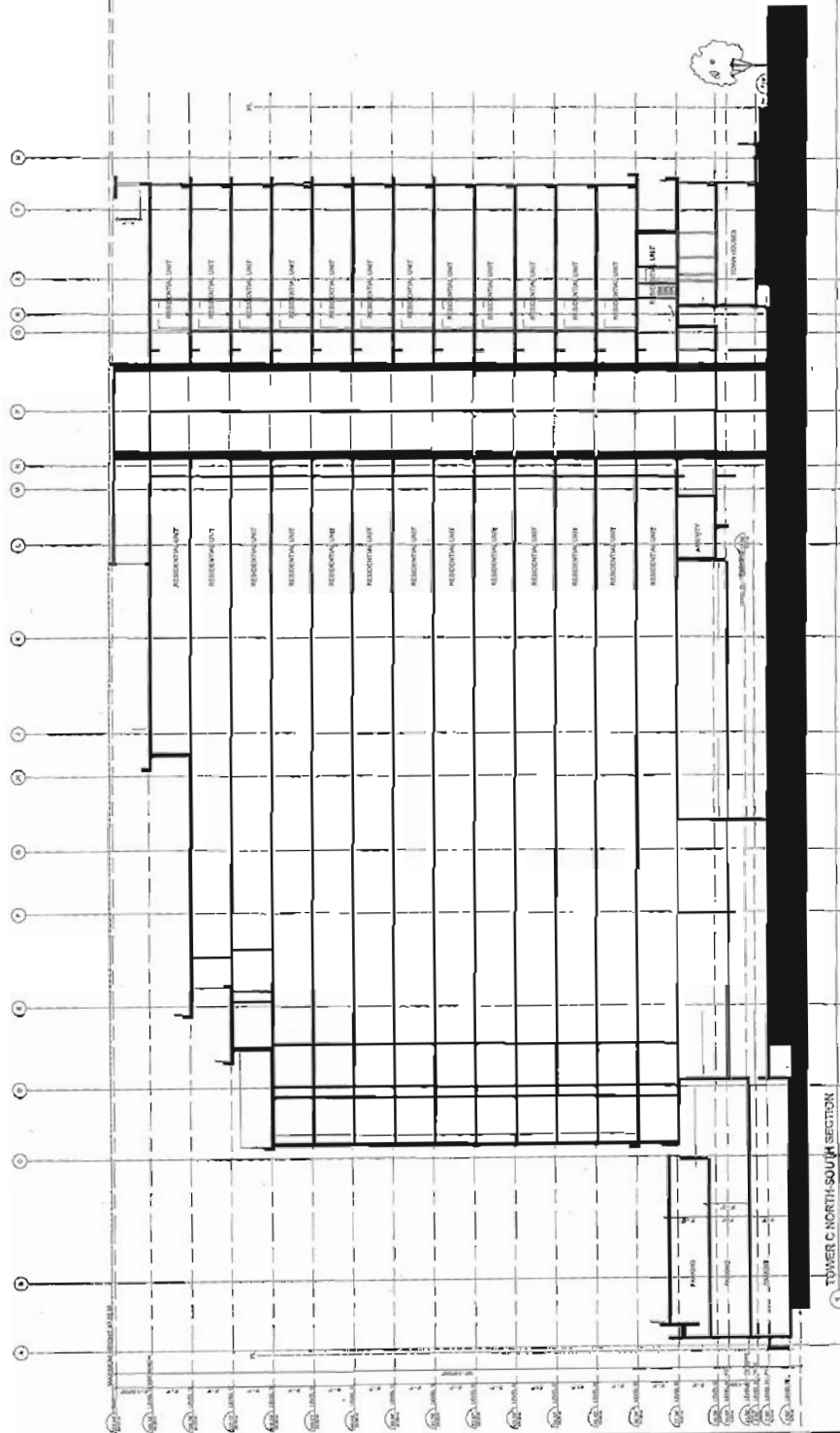
1 TWR A East-West
1/8" = 1'-0"

PROJECT NAME	MULLER TOWERING
CLIENT	ALYSON
ARCHITECT	ALYSON
DATE	02/05/2014
SCALE	1/8" = 1'-0"
SECTION	Section B, Tower A & B - E-W Sections

A-6.02

Plan 27 Feb 5, 2014
 DP 12 - 612510

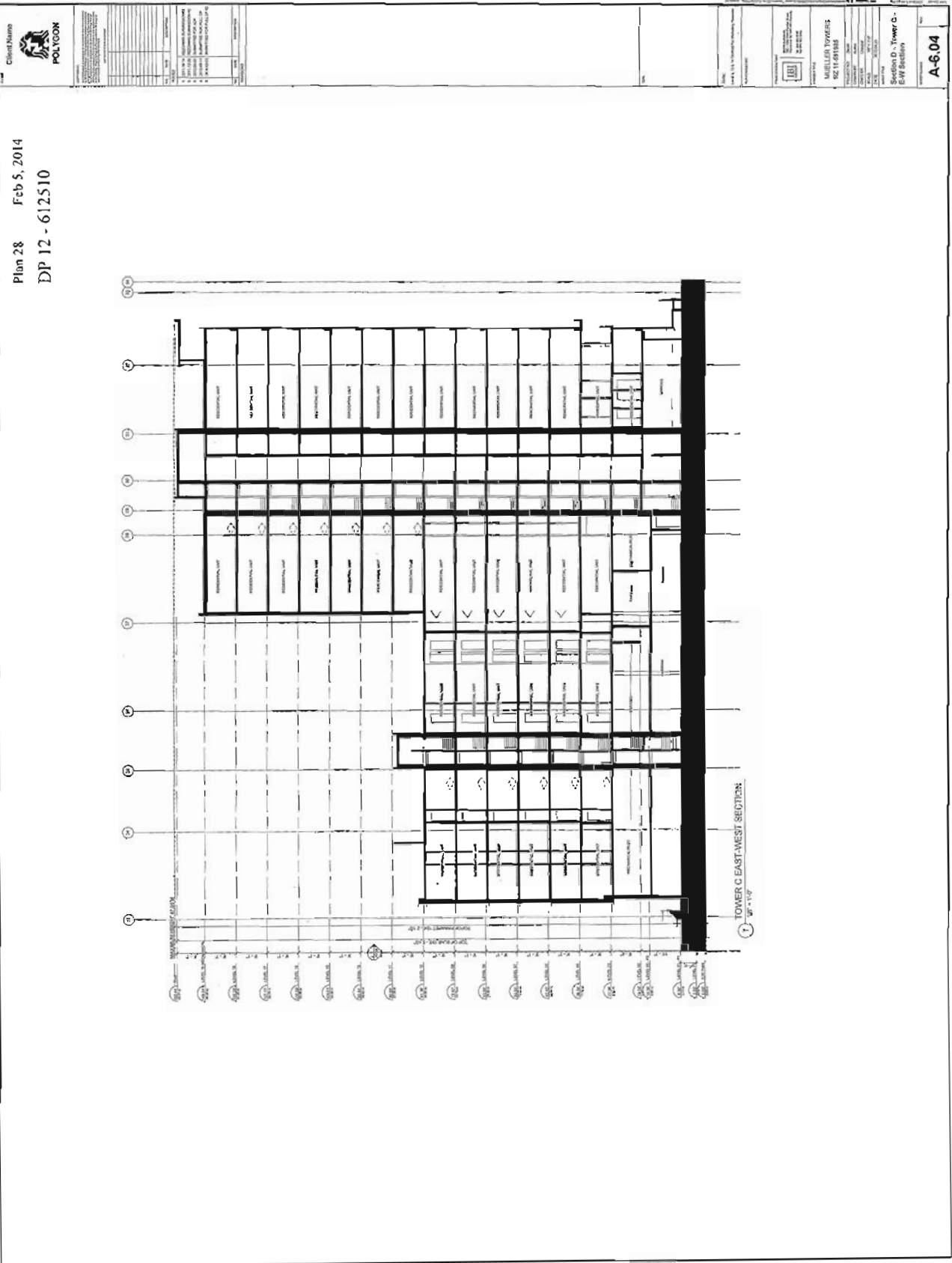
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2
3
4
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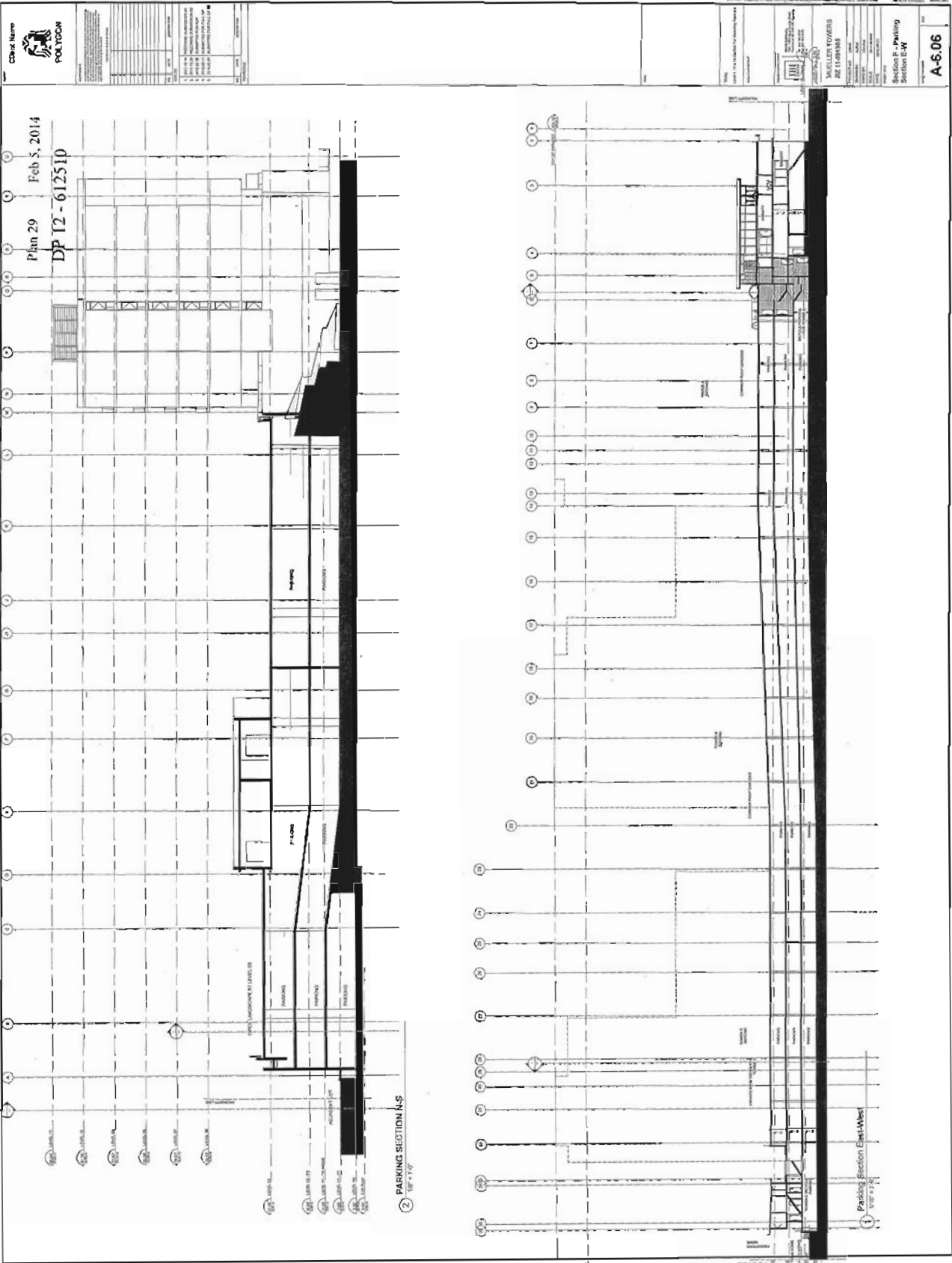


1 TOWER C NORTH SOUTH SECTION
 12' x 152'

PROJECT NO. 1211-00100 DATE 02/05/14	SHEET NO. 1211-00100 DATE 02/05/14	SECTION C - Tower C - N - S Section A-6.03
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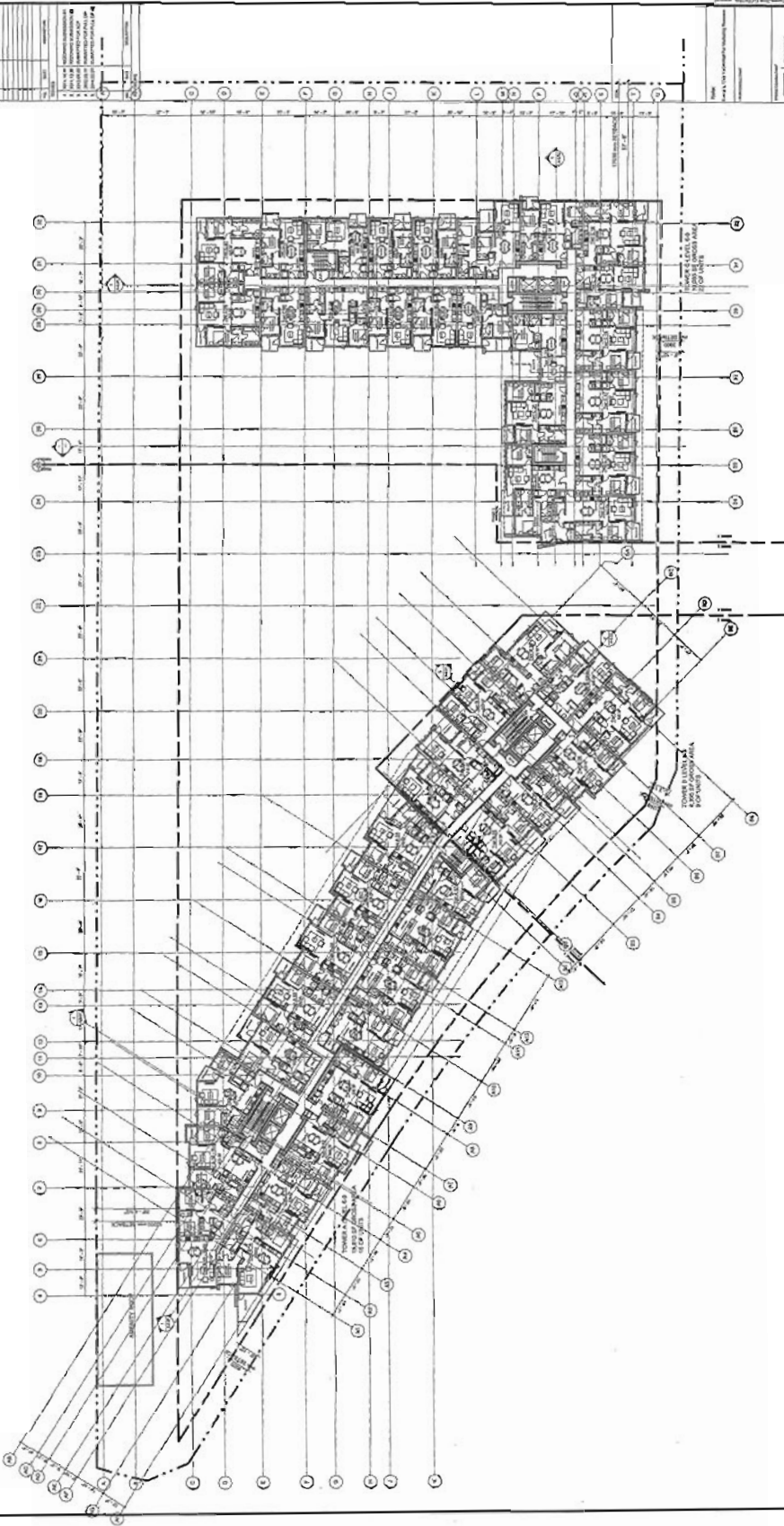
Plan 28 Feb 5, 2014
DP 12 - 612510





Reference Plan Feb 5, 2014
DP 12 - 612510

NO.	REVISION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT	02/05/14
2
3



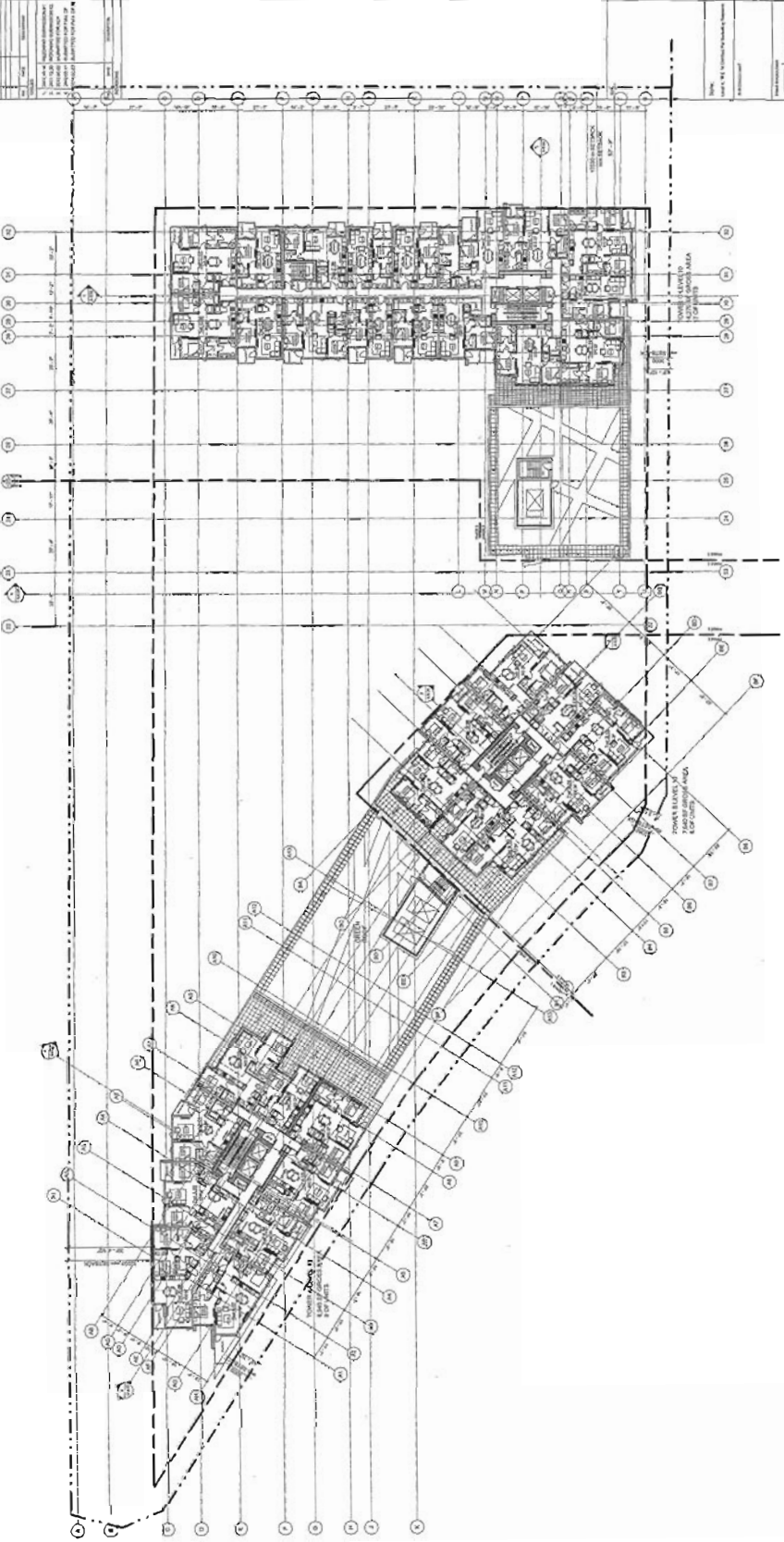
Level 4
1/8" = 1'-0"

Project Name	...
Project No.	...
Client Name	...
Architect	...
Engineer	...
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Sheet No.	A-2.06
Level	LEVEL 4

Reference Plan Feb 5, 2014
 DP 12 - 612510



NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMITTING	02/05/2014		
2	REVISION			
3	REVISION			
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6	REVISION			
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8	REVISION			
9	REVISION			
10	REVISION			



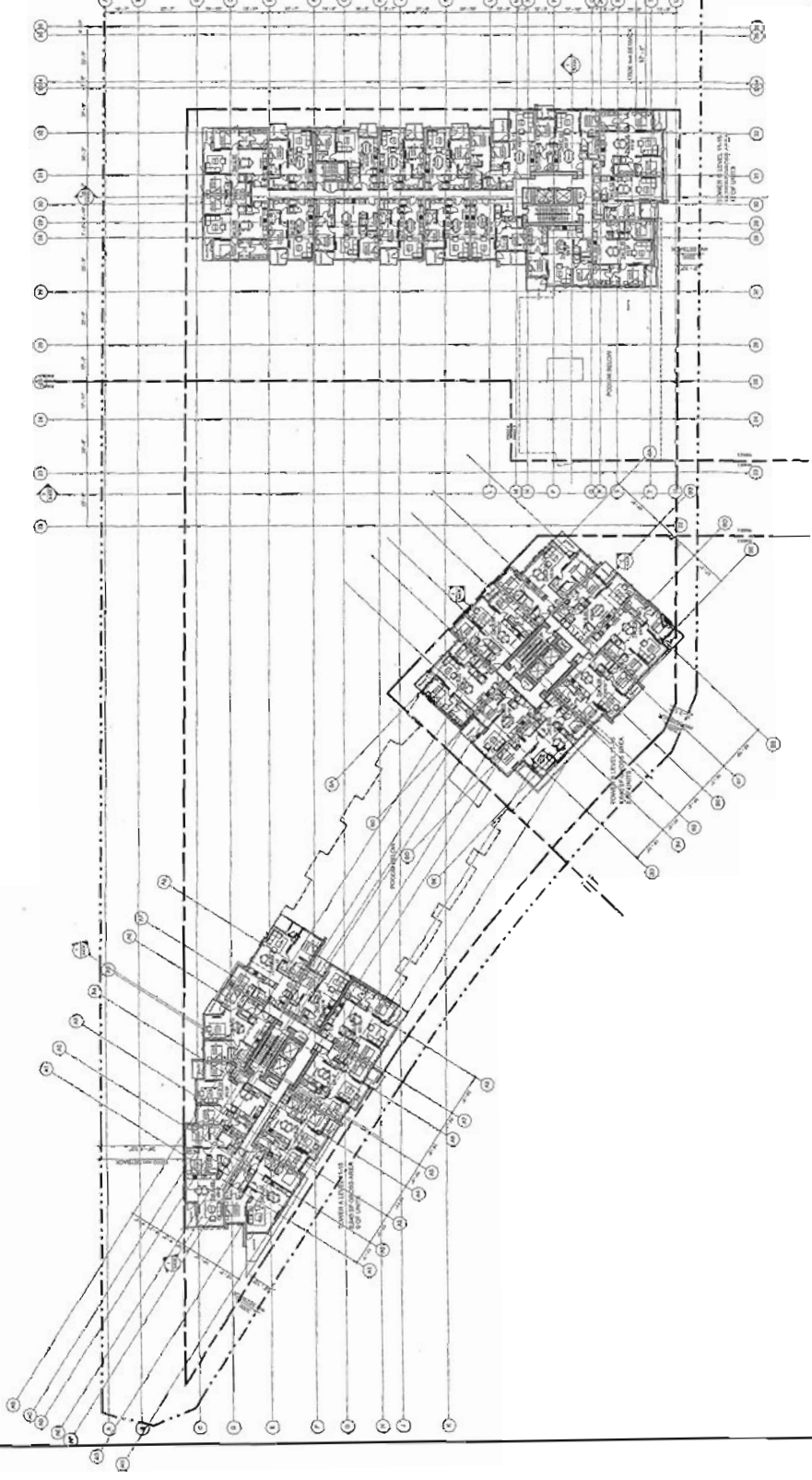
LEVEL 10
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Client Name	POLYDON
Project Name	WILLERBY CROSSING RZ 11/12/13/14
Sheet No.	A-2.07
Level	LEVEL 10
Scale	1/8" = 1'-0"
Drawn By	
Checked By	
Approved By	

Reference Plan Feb 5, 2014
 DP 12 - 612510



Sheet No.	12-612510-01
Project No.	12-612510
Project Name	12-612510
Client Name	City of Portland
Client Address	12-612510
Client Phone	12-612510
Client Email	12-612510
Client Website	12-612510
Client Logo	12-612510



Legend 11-15
 SEE TAG

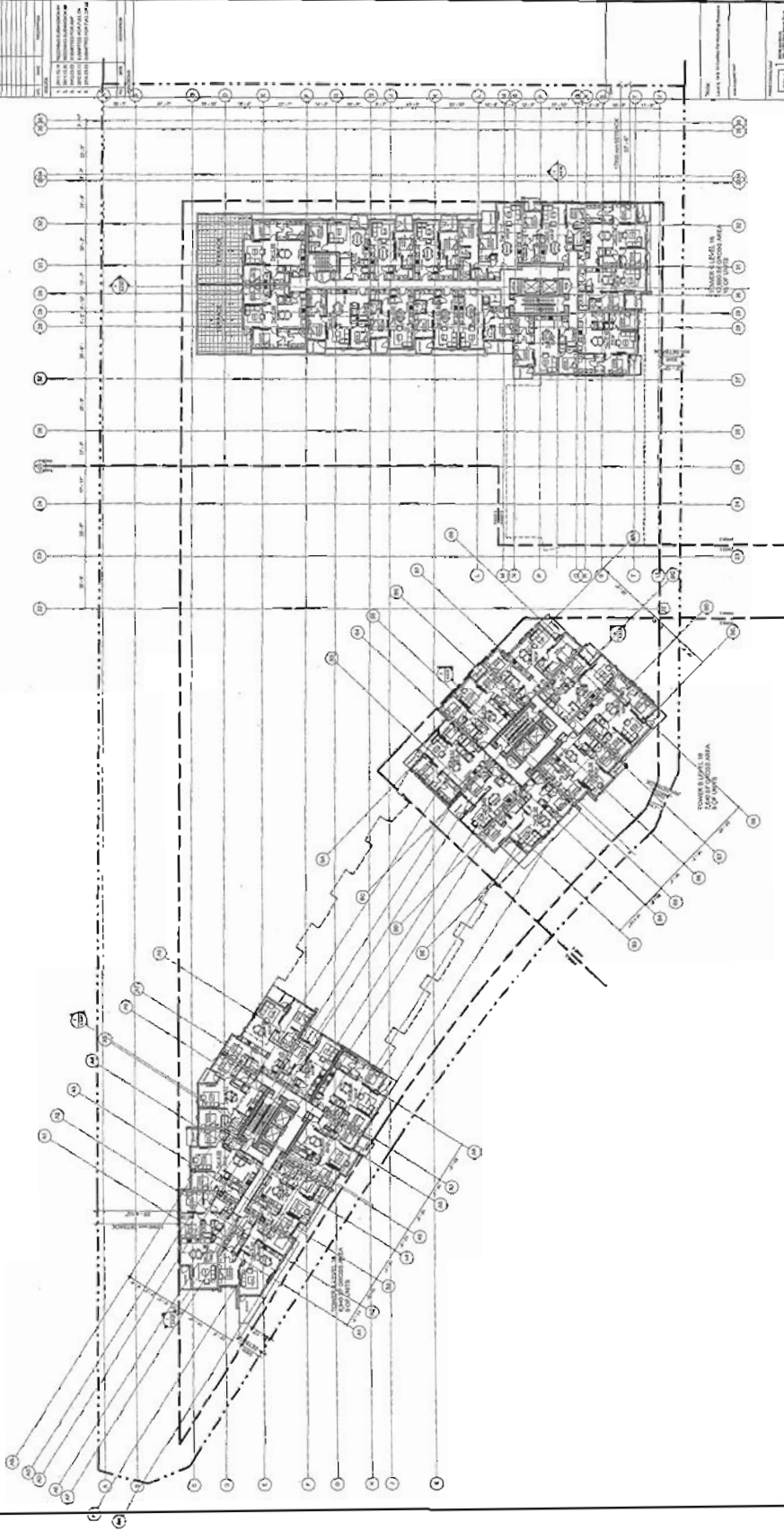
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Project No.	12-612510
Project Name	12-612510
Client Name	City of Portland
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Client Phone	12-612510
Client Email	12-612510
Client Website	12-612510
Client Logo	12-612510

LEVEL 11-15
 A-2.08

Reference Plan Feb 5, 2014
DP 12-612510



NO.	REVISION	DATE	BY	CHECKED
1	Initial Design	02/05/2014		
2	Revised Design	02/05/2014		
3	Final Design	02/05/2014		



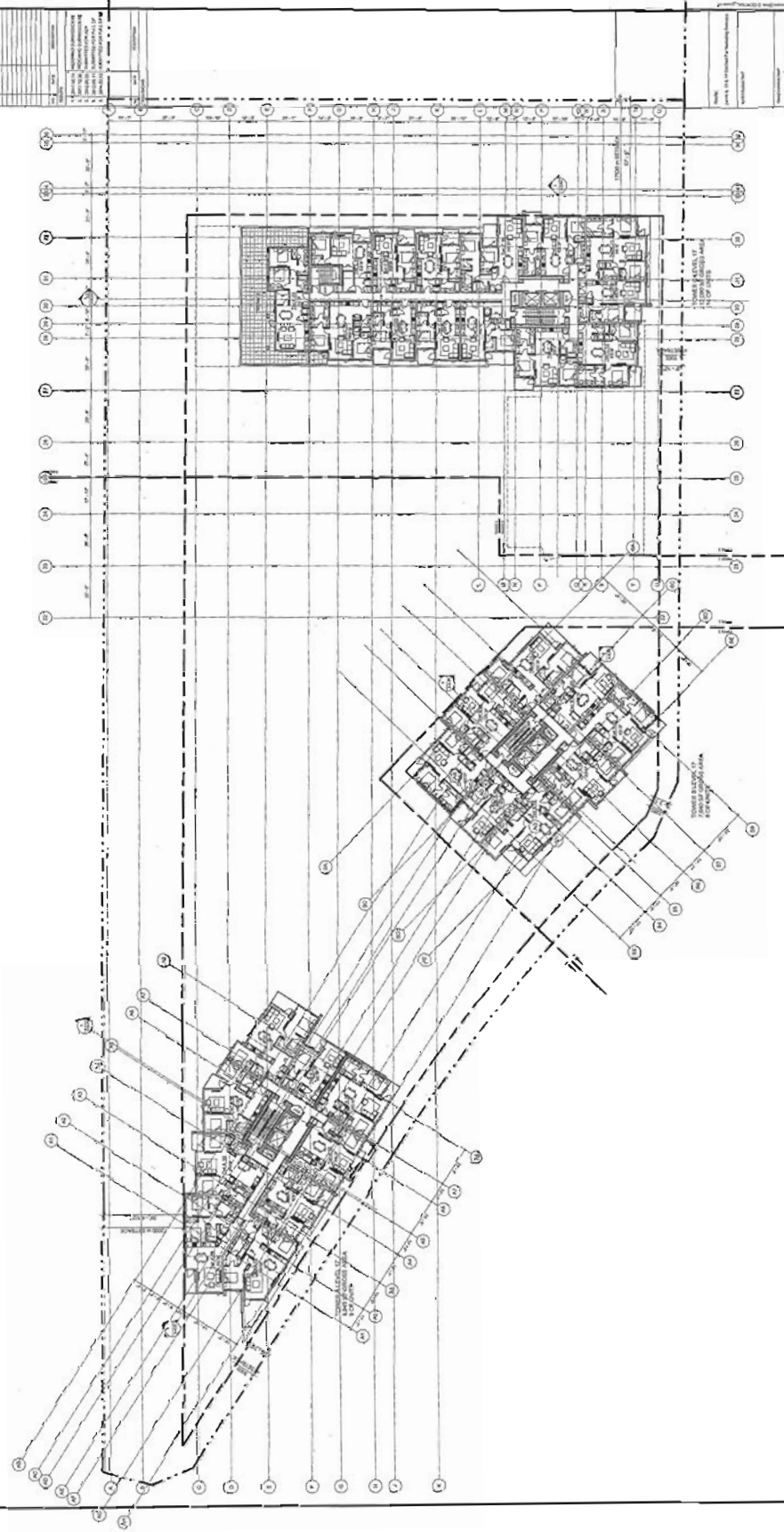
① LEVEL 16
1/8" = 1'-0"

PROJECT NO.	12-612510
CLIENT NAME	POLYCOON
DESIGNER	WILLIAM TONGS
DATE	02/05/2014
SCALE	1/8" = 1'-0"
LEVEL	LEVEL 16
SECTION	A-29



Reference Plan Feb 5, 2014
DP 12 - 612510

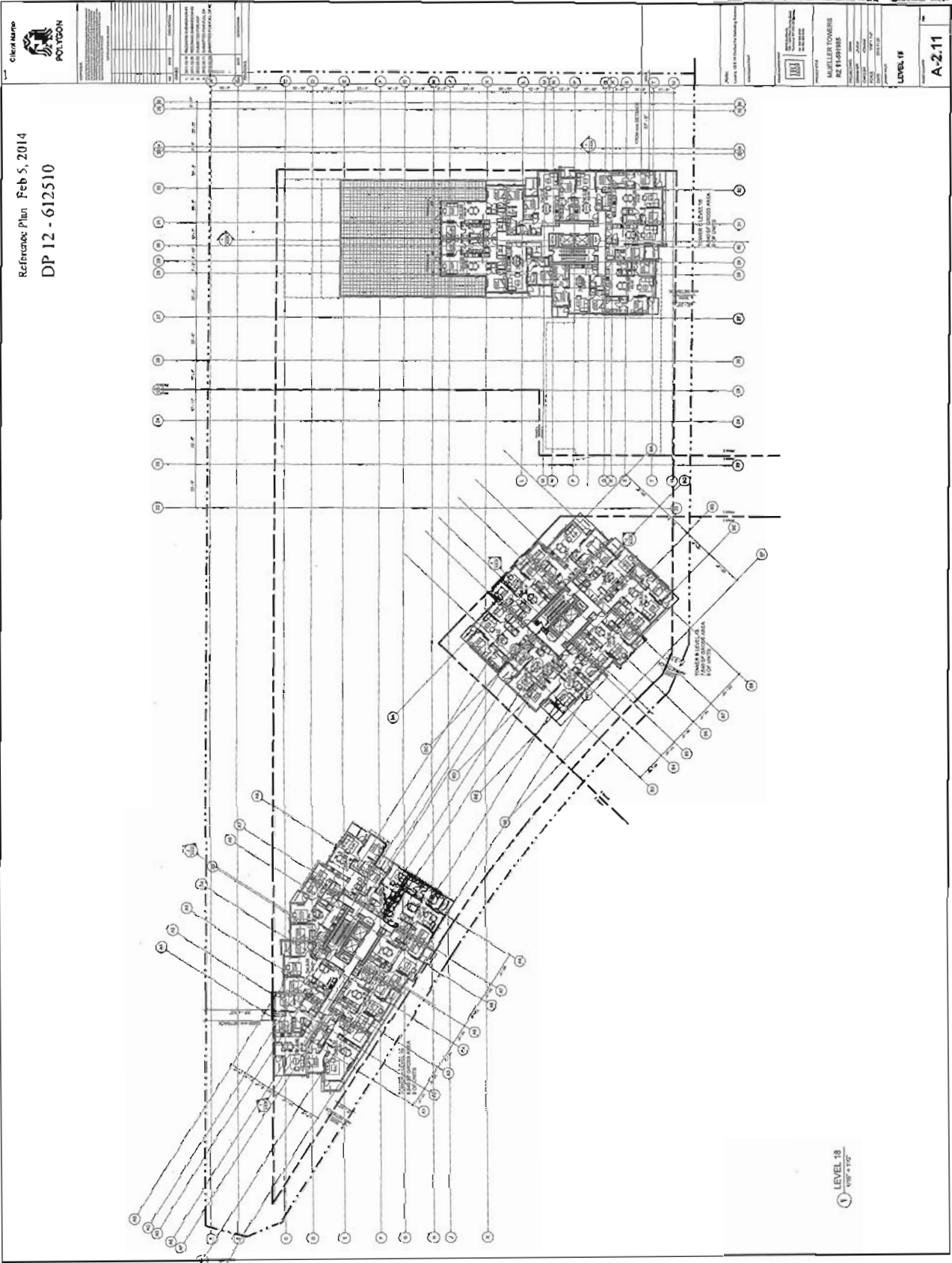
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98	98.0000
99	99.0000
100	100.0000



PROJECT NO.	11-09185
PROJECT NAME	MARLBOROUGH TOWERS
PROJECT TYPE	RENOVATION
DATE	02/05/14
SCALE	1/8" = 1'-0"
DESIGNED BY	ARCHITECT
DRAWN BY	ARCHITECT
CHECKED BY	ARCHITECT
APPROVED BY	ARCHITECT
LEVEL	17
Sheet	A-2.10

1 LEVEL 17
1/8" = 1'-0"

Reference Plan Feb 5, 2014
DP 12 - 612510



POLYCON

NO.	DESCRIPTION	DATE	BY	CHECKED
1	REVISION			
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			
6	REVISION			
7	REVISION			
8	REVISION			
9	REVISION			
10	REVISION			
11	REVISION			
12	REVISION			
13	REVISION			
14	REVISION			
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17	REVISION			
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20	REVISION			

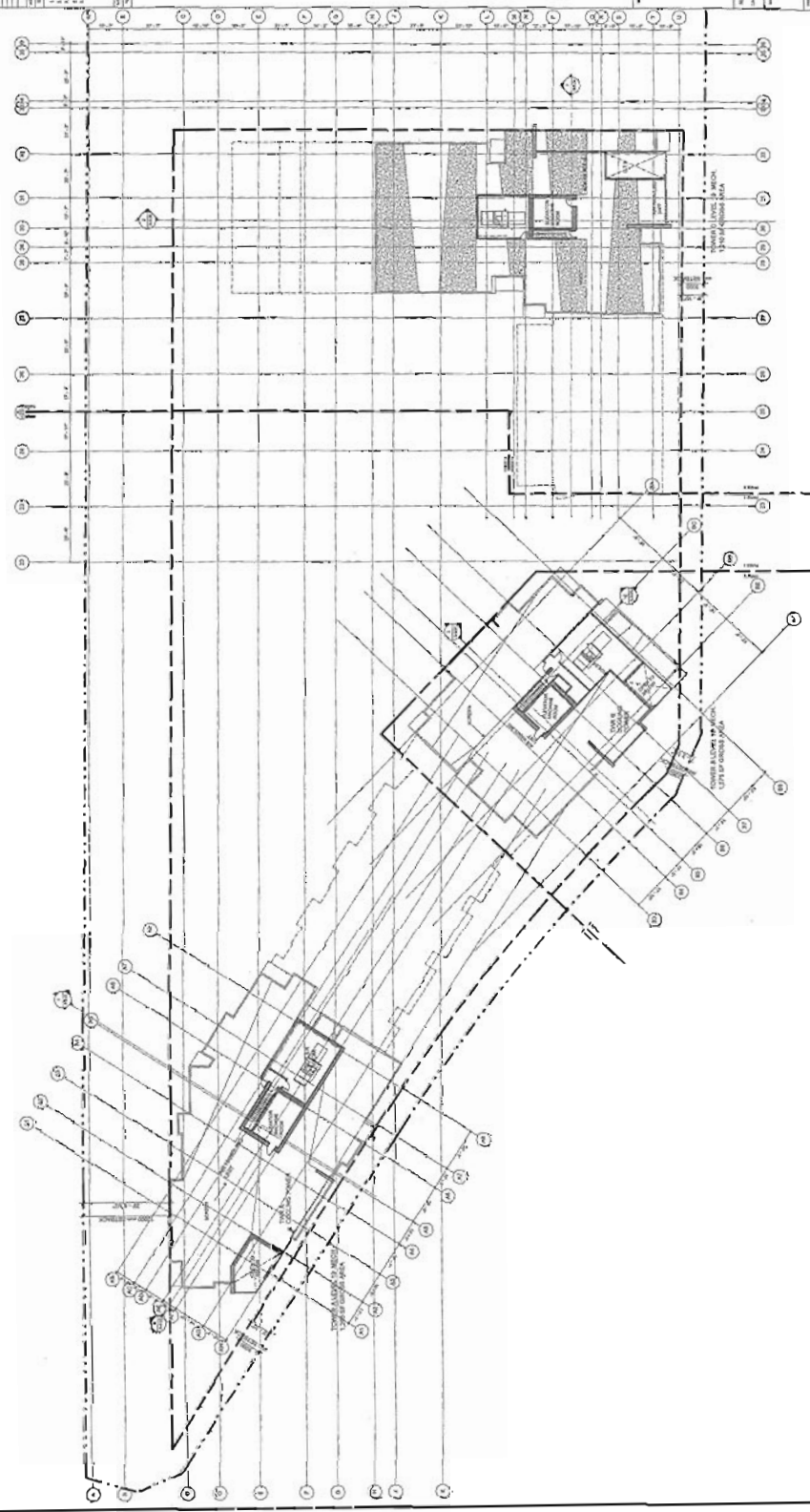
LEVEL 18
1/8" = 1'-0"

A-2.11

Reference Plan Feb 5, 2014
 DP 12 - 612510



NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR CONSTRUCTION	02/05/2014		
2	REVISION			
3	REVISION			
4	REVISION			



LEVEL 19 MECHANICAL
 1/8" = 1'-0"

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR CONSTRUCTION	02/05/2014		
2	REVISION			
3	REVISION			
4	REVISION			

A-2.12

Reference Plan Feb 5, 2014
 DP 12 - 612510



Client Name	POLYGON
Project Name	Reference Plan
Project Number	DP 12 - 612510
Project Location	
Project Status	
Project Date	
Project Description	
Project Notes	



TOWER A & B - LOOKING NORTH-EAST

Client Name	POLYGON
Project Name	Reference Plan
Project Number	DP 12 - 612510
Project Location	
Project Status	
Project Date	
Project Description	
Project Notes	

A-1.09

[illegible][illegible]

Reference Plan Feb 5, 2014
DP 12 - 612510



TOWER C - LOOKING NORTH - WEST

Client Name POLYGON	
Project Name MILLER TOWERS	
Address 1000 10th Avenue, Suite 1000, Denver, CO 80202	
Architect POLYGON	
Scale 1/8" = 1'-0"	
Sheet A-1.11	
Revision	
Notes	
Legend	
Materials	
Colors	
Dimensions	
Other	

Reference Plan Feb 5, 2014
 DP 12 - 612510



NO.	REVISION	DATE	BY	CHKD.
1	Initial Design	02/05/14	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...

PROJECT NO.	12-612510
PROJECT NAME	MAJESTIC TOWERS
CLIENT	POLYCOR
DESIGNER	...
DATE	02/05/14
SCALE	AS SHOWN
PROJECT LOCATION	...
PROJECT DESCRIPTION	...
PROJECT STATUS	...
PROJECT CONTACT	...
PROJECT PHONE	...
PROJECT FAX	...
PROJECT EMAIL	...
PROJECT WEBSITE	...
PROJECT ADDRESS	...
PROJECT CITY	...
PROJECT STATE	...
PROJECT ZIP	...
PROJECT COUNTRY	...

Architect's Stamp
 A-1.12



VIEW OF SOUTH FACE OF AMENITY



VIEW OF NORTH FACE OF AMENITY





City of Richmond

Report to Development Permit Panel Planning and Development Department

To: Development Permit Panel

Date: January 27, 2014

From: Wayne Craig
Director of Development

File: DP 13-627880

Re: Application by Matthew Cheng Architect Inc. for a Development Permit at 7451 and 7471 No. 4 Road, a No Access Property on General Currie Road, and a Lane to be closed.

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a 20 unit townhouse complex at 7451 and 7471 No. 4 Road, a No Access Property on General Currie Road, and a Lane to be Closed on a site zoned "Medium Density Townhouses (RTM3)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the percentage of parking stalls provided in a tandem arrangement from 50 percent to 70 percent.


Wayne Craig
Director of Development

WC:dj

Att.

Staff Report

Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to develop a 20 unit townhouse complex at 7451 and 7471 No. 4 Road, a No Access Property on General Currie Road, and a Lane to be closed, making up a site zoned "Medium Density Townhouses (RTM3)". The properties are currently siting vacant.

The site is being rezoned from "Single Detached, (RS1/B)" (7451 No. 4 Road and the No Access Property on General Currie Road), and from "Single Detached (RS1/F)" (7471 No. 4 Road) to "Medium Density Townhouses (RTM3)" under Bylaw 8198 (RZ 11-582929). This Bylaw was granted third reading following the Public Hearing on December 17, 2012.

The owner of the subject properties has applied for a separate Servicing Agreement for road and frontage works of General Currie Road and LeChow Street, in addition to improvements to No. 4 Road. The Servicing Agreement will also include service connections for water, storm upgrades and sanitary sewer to the subject site.

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: Across from the General Currie road Right-of-Way, at 7371 No. 4 Road, a Single Detached Dwelling, zoned "Single Detached (RS1/F)".

To the East: Across No. 4 Road, Single Detached Dwellings on properties zoned "Agriculture (AG1)".

To the South: At 7551 No. 4 Road, a 45 - unit 2½ and 3 storey Townhouse site, zoned "Town Housing (ZT16) – South McLennan and St. Albans Sub Area (City Centre)".

To the West: Across LeChow Street, Single Detached Dwellings fronting Bridge Street, zoned "Single Detached (RS1/F)".

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage (staff comments are provided in ***bold italics***):

1. Design of the outdoor amenity area, including the play area;
The location of the outdoor amenity area is centrally located along the south half of the subject property, opposite from the main entrance to the complex. The applicant has provided a design of the outdoor amenity area which includes lawn area and bench seating, and two play structures for children from ages 2 to 6.

2. Overall appropriateness of the landscaping plan, including landscaping along the No. 4 Road side to facilitate a buffer to the agricultural lands across No. 4 Road;
The applicant has provided a landscaping proposal that outlines a planting schedule that meets the intent of the McLennan South Sub-Area Plan and which will feature a variety of tree and shrub planting material along with a mix of hard surfacing materials to provide interest.
As the subject properties are adjacent to lands within the Agricultural Land Reserve on the east side of No. 4 Road, the landscape proposal was presented to the Agricultural Advisory Committee on June 2, 2012 where it received support.
3. Manoeuvrability of larger vehicles (SU-9) within the site and accessing to and from No. 4 Road;
The applicant has provided information to confirm that the site access and proposed circulation pattern can accommodate an SU-9 vehicle. The Transportation Division has reviewed the concept and support the proposal.
4. Form and Character of the townhouse units and how they address adjacent properties;
The proposed form and character of the proposed elevations is in keeping with the urban design guidelines of the McLennan South Sub-Area Plan and will complement the adjacent townhouse complex directly to the south.
5. Identify unit(s) to allow easy conversion for Universal access.
One unit has been designed as a convertible unit. The west unit of proposed Building B is designed to allow changes to support wheelchair access and to allow the installation of a wheelchair lift along the main staircase.

At Public Hearing for the rezoning of this proposal on December 17, 2012, no concerns about rezoning the property were expressed. The rezoning bylaw was granted third reading following the Public Hearing.

Staff Comments

The proposed design 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 Zoning Bylaw 8500 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 percentage of parking stalls provided in a tandem arrangement from 50 percent to 70 percent.

(Staff supports the variance as the proposed tandem parking arrangement for the site as follows:

The site falls within Zone 3 of the City Centre Parking standards (Section 7.9 of the Zoning Bylaw), and the site requires 1.4 spaces per dwelling unit and .2 visitors per dwelling unit, for a total of 28 resident spaces and 4 visitors. The proposed tandem parking arrangement will allow the proposed development to provide 40 resident spaces and 4 visitors' spaces. With a surplus of 12 resident parking spaces on-site, there should be minimal impact on adjacent

streets. The tandem parking arrangement allows smaller building footprint for the townhouse clusters, permitting more landscaped and amenity areas; and on-street parking will be available on General Currie Road to the north. Staff further supports the proposed variance as the direction from Council to limit the percentage of tandem parking stalls to 50% was made in March 2013, and the subject rezoning application was submitted in June 201. As such, this application is considered in-stream and the variance can be supported.)

Advisory Design Panel Comments

The Advisory Design Panel reviewed this proposal at the May 23, 2013 meeting. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Matthew Cheng Architect Inc. is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

Analysis

Conditions of Adjacency

- The subject site is located in the South McLennan Sub-Area Plan, where there has been significant redevelopment over the past several years, with many of the surrounding parcels redeveloped from Single Detached Houses to Townhouses. The proposed development will be of similar height and massing to recent townhouse developments and conforms to the guidelines set out in the neighbourhood plan.
- The subject site is located on the west side of No. 4 Road. One the east side of No. 4 road in this location is land within the Agricultural Land Reserve (ALR). A buffer to the ALR is required, and staff has worked with the applicant and the landscape consultant to prepare a plan for this buffer. As shown on the landscape plan in the attached permit, the landscape buffer is a combination of a larger setback (7.5 m) plus plantings of Cranesbill Geranium, Compact Holly and White Rose, plus 4 trees. Trees proposed are 2 Sweetgum, one Magnolia and one Douglas Fir. The landscape buffer was presented to the Agricultural Advisory Committee and was supported.
- Through the separate Servicing Agreement, the applicant has agreed to build a significant portion of General Currie Road that will provide access to the subject properties and connect with No. 4 Road. It will also allow the connection to the north-south portion of LeChow Street through the land dedication required under the rezoning application.

Urban Design and Site Planning

- The townhouse units are arranged in two (2) and three (3) unit building clusters located along the north and south periphery of the site, separated by the internal drive aisle running east-west. Twelve (12) of the proposed units will feature direct pedestrian access to one of the three public roads that border this site, while the remaining eight units will be accessed from the internal drive aisle. The proposed two (2) level units are located at the east and west ends of the site to provide an appropriate interface with existing two-level units on neighbouring properties.
- Vehicular access to the site will be provided from the portion of General Currie Road that will be constructed. The internal drive-aisle extends along the centre of the site between the townhouse buildings provide access to the two (2) car garages in each unit. The garages are provided in either a tandem arrangement for the three (3) level units and a side-by side

configuration for the remaining two (2) level units. The four (4) visitor parking stalls are located between building clusters within the site.

- The proposed outdoor amenity area is centrally located at the end of the main vehicle entrance, and will contain a child's play area, seating and lawn space. The location of the proposed outdoor amenity area allows a suitable amenity area, and a pleasant entry into the site.
- Proposed pedestrian access is provided directly to the individual units fronting General Currie Road, LeChow Street and No. 4 Road. Access to the remaining units is provided off the internal drive-aisle by a paved walkway flush with the drive aisle for shared use. The proposed pedestrian street access will be through a gate on the No. 4 Road and LeChow Street frontages.
- Frontage improvements will be secured through a separate Servicing Agreement that will include street front improvements to General Currie Road, LeChow Street and No. 4 Road.

Architectural Form and Character

- The proposed form and massing of the buildings is consistent with the established multiple-family residential character of the neighbourhood and meets the intent of the guidelines set out in the McLennan South Sub-Area Plan. The 2-storey townhouses at the east and west ends of the site complement the adjacent single detached homes across No. 4 Road and the existing house across General Currie Road.
- There is articulation of the buildings along all street frontages, with gable roof forms and a strong eave line indicating a separation of the floors. The proposed materials help add to the interest of the building frontages, identifying a base, middle and top feature along the more visible side elevations.
- The range of materials proposed is typical of the area, with hardi-plank panels that add to the variety and overall interest of the facade. The application of larger hardi-board shakes and wood trim at the upper level window boxes will enhance the vertical articulation of the street frontages.
- The colour choices for the proposal are considered appropriate to the architectural character and the urban context of the neighbourhood. The architect proposes horizontal hardie siding in two shades for grey, accent hardie shingles in a deep red-brown and a grey cultured stone at the base of the buildings. Roof shingles will be asphalt shingles in a brown colour.

Landscape Design and Open Space Design

- The submitted landscape plan identifies a mixture of soft and hard landscaping features that define a consistent treatment along all the edges of the site.
- The hard surfacing will feature a combination of permeable pavers to be installed at the entrance of the complex in addition to key sections of the drive aisle, the outdoor amenity area and visitor parking stalls.
- The soft landscaping being proposed will feature a variety of native tree and shrub plantings which will provide a softening of the buildings when viewed from the street, but allow for easy maintenance and the identification of different spaces within the site.
- The applicant has provided a lighting plan to illustrate how the site is to be illuminated during evening hours. Bollard fixtures will provide good illumination to key pedestrian access points such as site entrances and the Outdoor Amenity Area. The proposed lighting will avoid illumination spilling directly onto adjacent properties.

- Proposed perimeter fencing will be a three and one-half (3 ½) foot high metal frame material with masonry supports along the street frontages, and a six (6) foot high wood fence along south property line. A trellis is proposed at each end of the east-west drive aisle to signify the end of the drive aisle and enhance pedestrian access to the site.
- An Arborist Report was submitted at the rezoning application stage and was reviewed by City staff. The report identified 55 on-site trees with all but one in poor condition. Due to the location of this tree being within the development footprint, it was determined by both the Arborist and City Staff that the one remaining tree is not a good candidate for retention and relocation within the site.
- There are two (2) street trees along the No. 4 Road frontage, and staff reviewed the health of the trees and found them to be in excellent condition. They are to be retained and incorporated with the No. 4 Road frontage improvements in accordance with the separate Servicing Agreement.
- The developer is proposing the planting of 49 new trees in accordance with the proposed landscaping plan, including six large/ specimen sized conifers along the north (General Currie Road) frontage. The landscaping plan also indicates extensive planting of 3.5 m tall Italian Cypress in a hedge along the south property line, with 59 cypress planted in these areas. Based on the number and size of the proposed cypresses, and the specimen conifers, staff has reviewed the planting plan and feel that the proposed combination of 49 new trees and the large hedge adequately compensate for tree removal. The new plantings will be secured through a security deposit in the amount of \$159,697.45 from the developer to ensure survival for a one-year period.

Recycling and Garbage

- The proposed recycling and garbage enclosures will be located on either side of the drive-aisle side of Buildings G and H at the main General Currie Road entrance to the site. The proposed enclosures are both sized to accommodate the minimum required number of collection bins as specified by the City's Environmental staff.

Sustainability Indicators

- The site fronts along a transit corridor (serviced by the number 404 bus) providing connection to the Canada Line.
- A permeable paving system covering approximately 40% of the overall paved area will be used.
- The proposed landscaping provides a variety of planting that are appropriate for the geographical area and are low maintenance species.
- The residential units will feature energy efficient appliances and water saving faucets.

Universal Access / Accessible Housing

- All units will be providing aging in place features including blocking in shower and bath walls to facilitate future installation of grab bars, door lever handles instead of door knobs and sufficiently wide door openings to allow wheelchair access.
- The applicant has provided a unit plan for the west unit of Building B to support conversion for residents who require use of a wheelchair. Items that have been taken into consideration in designing this unit's layout are:
 - Wider door openings for wheelchair access.

- Closet space that can be removed to accommodate an elevator to provide access for occupants to different floors of the unit.
- Design of the kitchen and bathroom layout for wheelchair mobility.
- Blocking in shower and bathroom walls for future installation of grab bars.

Affordable Housing

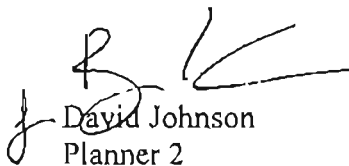
- The applicant is not providing any affordable housing units, but is making a voluntary contribution to the Affordable Housing Reserve Fund in accordance with City policy. This contribution was secured during the rezoning stage.

Crime Prevention Through Environmental Design

- The proposed plan provides good edge treatment, featuring low fencing, landscaping and paving materials to separate public and private space, giving the site a good sense of territoriality.
- The submitted lighting plan will provide good evening illumination without extending unwanted light directly onto adjacent properties.
- The site design allows for good sight lines through the development site for open observation, including surveillance over the outdoor amenity area and children's play area. Proposed fenestration will facilitate casual surveillance of common areas.
- The site design provides good definition of private, semi-private and common areas.

Conclusions

Matthew Cheng Architect Inc. has applied to the city of Richmond for permission to develop 20 townhouse units at 7451 and 7471 No. 4 Road, a No Access Property on General Currie Road, and a Lane to be closed. The proposed design has been adjusted in coordination with staff, and the result is a design proposal that addresses the design guidelines for the area. Staff supports this Development Permit application and recommends approval as the proposed design should fit well within the streetscape and the multiple-family residential character of the neighbourhood.


David Johnson
Planner 2

DJ:cas

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 \$159,697.45.

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 (<http://www.richmond.ca/services/ttp/special.htm>).



DP 13-627880

Attachment 1

Address: 7451 and 7471 No. 4 Road

Applicant: Matthew Cheng Architect Inc.

Owner: Tegriss Developments Ltd.

Planning Area(s): McLennan South Sub-Area Plan (Schedule 2.10D)

	Existing	Proposed
Site Area:	3,537.64 m ²	3,471.06 m ²
Land Uses:	Single Detached	Townhouses
OCP Designation:	Residential, 2 ½ storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single Family 0.60 base FAR	Residential, 2 ½ storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single Family 0.60 base FAR
Zoning:	7451 No. 4 Road Single Detached (RS1/B) 7471 No. 4 Road Single Detached (RS1/F)	Medium Density Townhouses (RTM3)
Number of Units:	1 Dwelling per lot	20 Unit townhouses

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.70 (2,476.3 m ²)	0.69 (2,411.2 m ²)	none permitted
Lot Coverage:	Max. 40%	36.8%	none
Setback – No. 4 Road:	Min. 6.0 m	7.50 m	none
Setback – General Currie Road:	Min. 6.0 m	6.0 m	none
Setback – LeChow Street:	Min. 6.0 m	6.10 m	none
Setback – South Yard:	Min. 3.0 m	3.20 m	none
Height (m):	Max. 12.0 m	11.03 m	none
Lot Size:	30.0 m min. width 35.0 m min. depth	39.71 m width 88.5 m depth	none
Off-street Parking Spaces – Regular/Visitor:	28 Resident 4 Visitor	40 Resident 4 Visitor	none
Tandem Parking Spaces	Max. 50% of parking stalls	28 tandem parking stalls (70%)	8 tandem parking stalls
Amenity Space – Indoor:	Min. 70 m ²	Cash-in-lieu secured at rezoning stage	none
Amenity Space – Outdoor:	Min. 6.0 m ²	6.0 m ²	none

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, May 23, 2013 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

DP 13-627880 - 20 UNIT TOWNHOUSE

APPLICANT: Matthew Cheng Architect

PROPERTY LOCATION: 7451 and 7471 No. 4 Road

Applicant's Presentation

Architect Matthew Cheng, Matthew Cheng Architect, 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:

- appreciate the detailed drawings of the convertible unit;
Thank you.
- consider reorienting fixtures to create overlapping barrier-free space on the ground floor of the convertible unit; consider pocket doors for washrooms to create more space and enhance accessibility; consider enlarging the closet on the ground floor;
The washroom on the ground floor in the convertible unit has been redesigned. Pocket doors have been proposed to create more space and enhance accessibility. The closet has also been enlarged. Please see the revised floor plans.
- landscaping is well resolved;
Thank you.
- provide better transition between the 6-foot high fence on the south property line and the paving, e.g. by adding a row of shrubs;
A row of shrubs has been supplemented at the south fence to provide a better transition to the fence and adjacent property. We have maintained access to the rear yards for maintenance crews. Please see the revised landscape plan.
- planting along the internal drive aisle is well resolved with the use larger *taxis*;
Thank you.
- appreciate the symmetrical drive entry;
Thank you.

- agree with comment that paving at the south end needs to be softened with some planting;

The south end of the property has been softened with additional planting. Please see the revised landscape plan.

- like the pedestrian connections to the street; appreciate the metal trellises which are a nice change from the standard trellis using wood materials;

Thank you.

- use of cultured stone on landscape should tie in with building materials;

Cultured stone on the street frontage fence has been reselected to tie in to the building materials. Please see revised landscape detail #1 on drawing L3.

- clear layout and well resolved landscape treatment;

Thank you.

- location of the play area is aligned with incoming traffic; consider adding safety precautions so that children will not stray into incoming traffic;

The play area is fronted by a low fence and gate to protect children from incoming traffic.

- good presentation; planning concept is sound;

Thank you.

- nice backyard in south-facing units;

Thank you.

- materiality is appropriate and fits the neighbourhood;

Thank you.

- consider using masonry to anchor the base of the buildings and tie in with the landscape; and

Cultured stone has been introduced to the street fronting units to anchor the base of the buildings and Cultured stone on the street frontage fence ties in to the building materials

- no hammerhead at the west side of internal drive aisle may be difficult for vehicles entering and exiting the garages of end units, but would not like to see a reduction in landscaping.

The 6.7m wide drive aisle provides sufficient width that allows a vehicle, which will not exceed 5.5m in length, to fully back out from the garages. As a result, a hammerhead is not required, and we do not need to reduce the beautifully designed landscaping at the west side of internal drive aisle.

Panel Decision

It was moved and seconded

That DP 13-627880 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.

CARRIED



No. DP 13-627880

To the Holder: Matthew Cheng Architect Inc.

Property Address: 7451 and 7471 No. 4 Road, a No Access Property on General Currie Road, and a Lane to be closed

Address: Unit 202 - 670 Evans Avenue
Vancouver, BC V6A 2K9

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 percentage of parking stalls provided in a tandem arrangement from 50 percent to 70 percent.
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 #12 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 \$159,697.45 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 13-627880

To the Holder: Matthew Cheng Architect Inc.

Property Address: 7451 and 7471 No. 4 Road, a No Access Property on General Currie Road, and a Lane to be closed

Address: Unit 202 - 670 Evans Avenue
Vancouver, BC V6A 2K9

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.

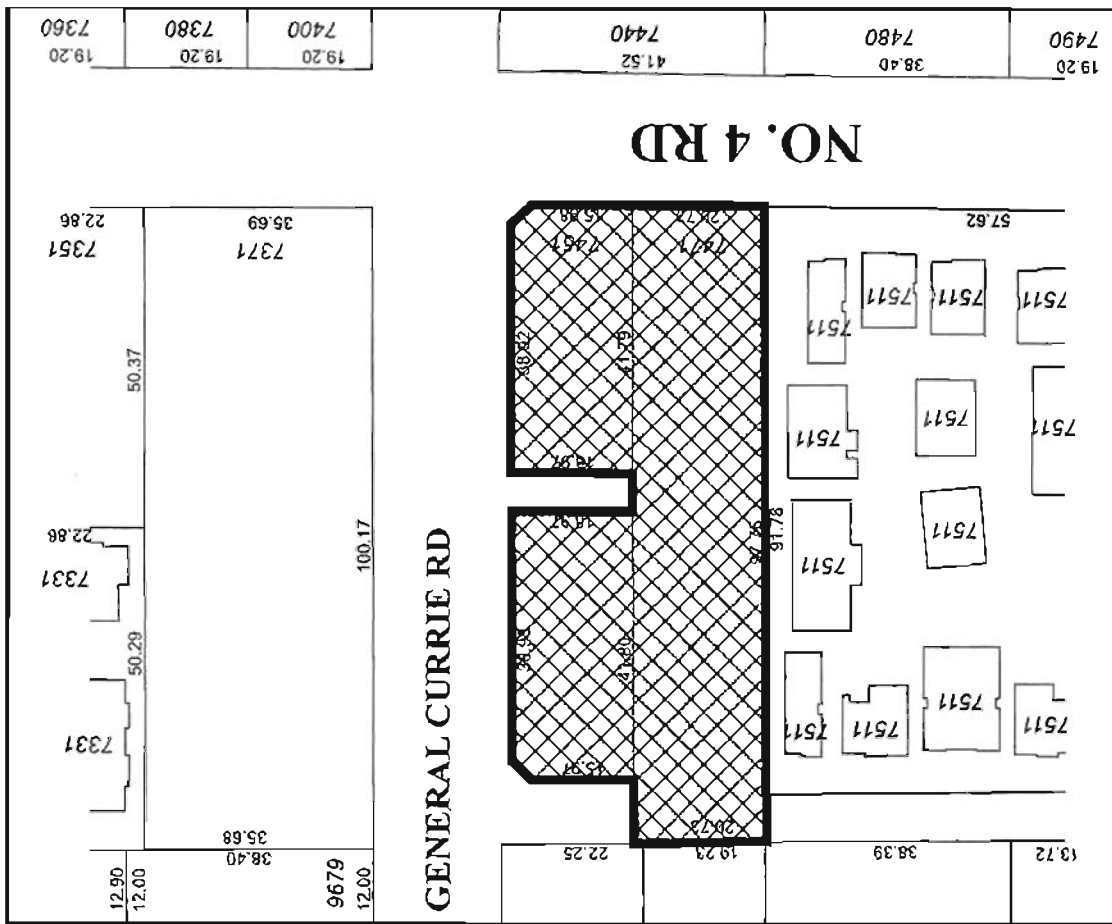
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR

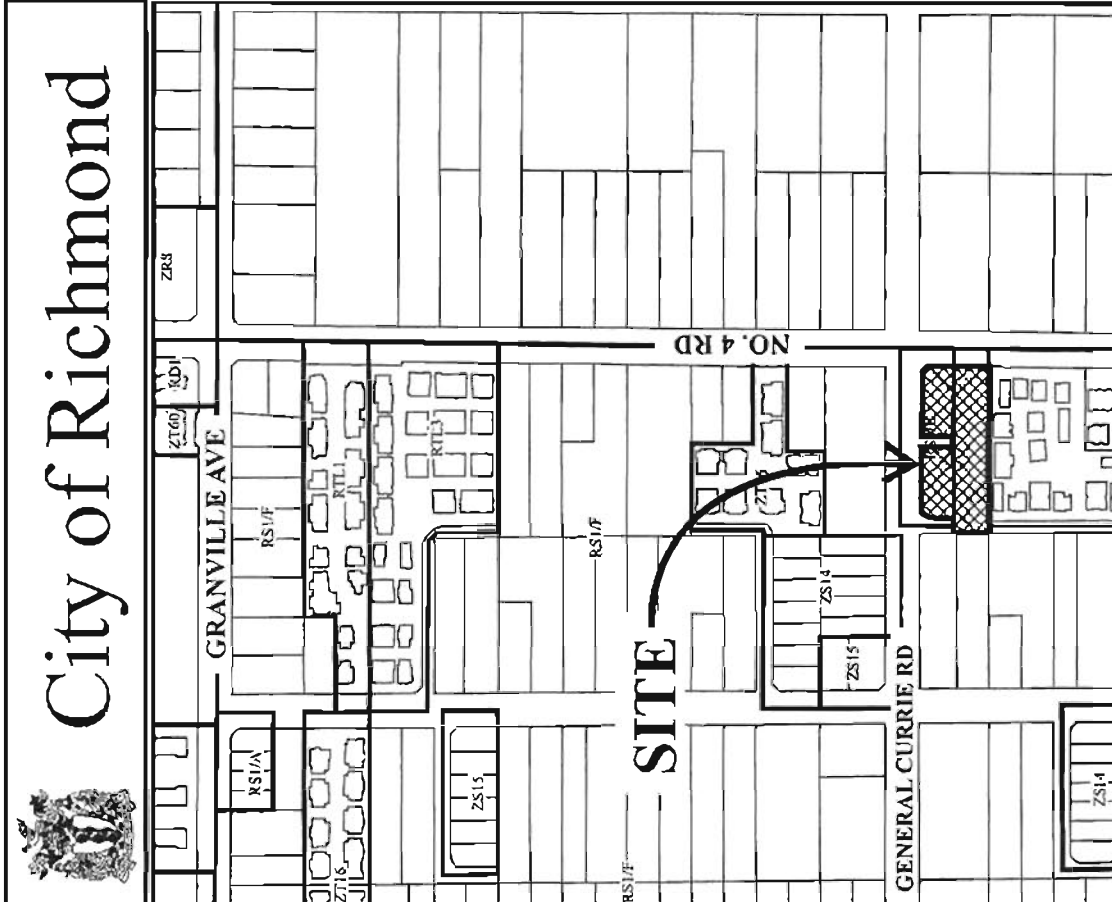


Original Date: 01/21/13

Revision Date: 02/04/13

Note: Dimensions are in METRES

DP 13-627880



City of Richmond



TOWNHOUSE PROJECT

7451 / 7471 NO.4 ROAD, RICHMOND

PROJECT DATA

CIVIC ADDRESS:	10 CITY CENTRE	7451/7471 NO. 4 ROAD
AREA PLAN:	7451: 2 SEC 15 BLK4N RG6W PL LMP48207	
LEGAL DESCRIPTION:	7471: 20 SEC 15 BLK4N RG6W PL 1207 Suburban Block E, Part S 1/2	

SITE AREA:	EXISTING:	PROPOSED:
LAND USES:	38077.89SF (3537.64SM)	37382.16SF (3471.06SM)
OCF DESIGNATION:	SINGLE FAMILY RESIDENTIAL	MULTI FAMILY RESIDENTIAL
ZONING:	RESIDENTIAL	SITE SPECIFIC RESIDENTIAL
NUMBER OF UNITS:	RS1/B, RS1/F	RTM3
	1	20

FLOOR AREA RATIO: (F.A.R.)	ALLOWABLE (RTM3):	PROPOSED:
LOT COVERAGE:	0.700	0.695 (25954.2SF)
SETBACK - FRONTYARD (NO. 4 RD)	MIN. 29.52' (9.00m)	24.45' (7.50m)
SETBACK - REARYARD (LE CHOW)	MIN. 19.68' (6.00m)	19.92' (6.10m)
SETBACK - SIDEYARD (GEN. CURRIE)	MIN. 19.68' (6.00m)	19.92' (6.00m)
SETBACK - SIDEYARD (SOUTH)	MIN. 9.84' (3.00m)	10.51' (3.20m)
HEIGHT:	MAX. 10m & 2.5 STOREY	FRONT BLDG: 2.5 STOREY
	MAX. 11m & 3 STOREY	REAR BLDG: 3 STOREY
OFF-STREET PARKING		
RESIDENTS:		40
OFF-STREET PARKING		
VISITORS:	0.2 SPACES/ UNIT	4
OFF-STREET PARKING		
ACCESSIBLE:	1	1
TANDEM PARKING SPACES:		28
INDOOR AMENITY SPACE		CASH-IN-LIEU
OUTDOOR AMENITY SPACE	6SM/UNIT=120SM(1291.64SF)	1291.85F (120.0SM)



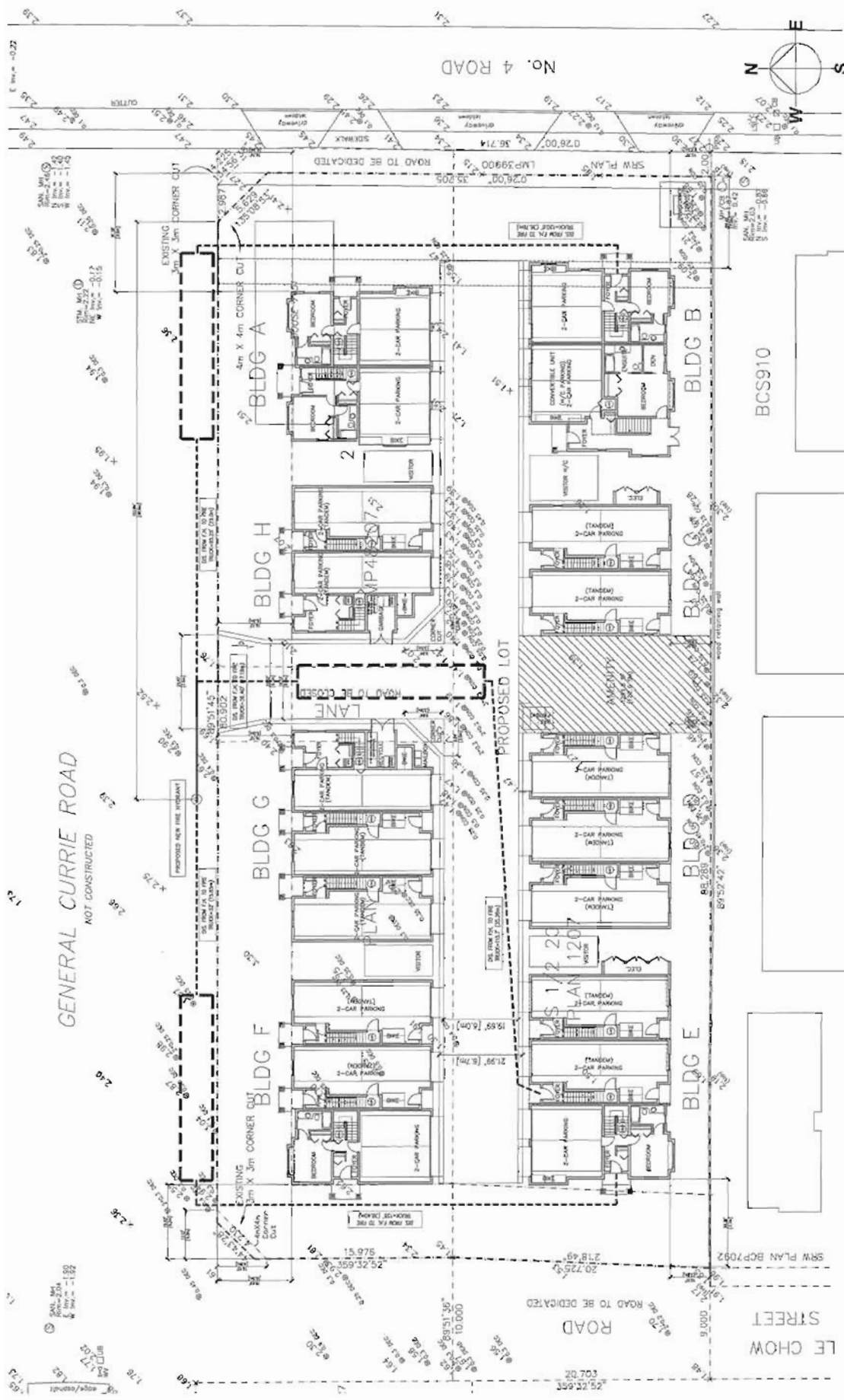
MATTHEW CHENG
ARCHITECT INC.

Unit 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
Tel: (604) 731-3012 / Fax: (604) 731-3908
E: (604) 684-8669 / Email: matthew@mcata.ca

ISSUED FOR DEVELOPMENT PERMIT PANEL

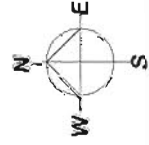
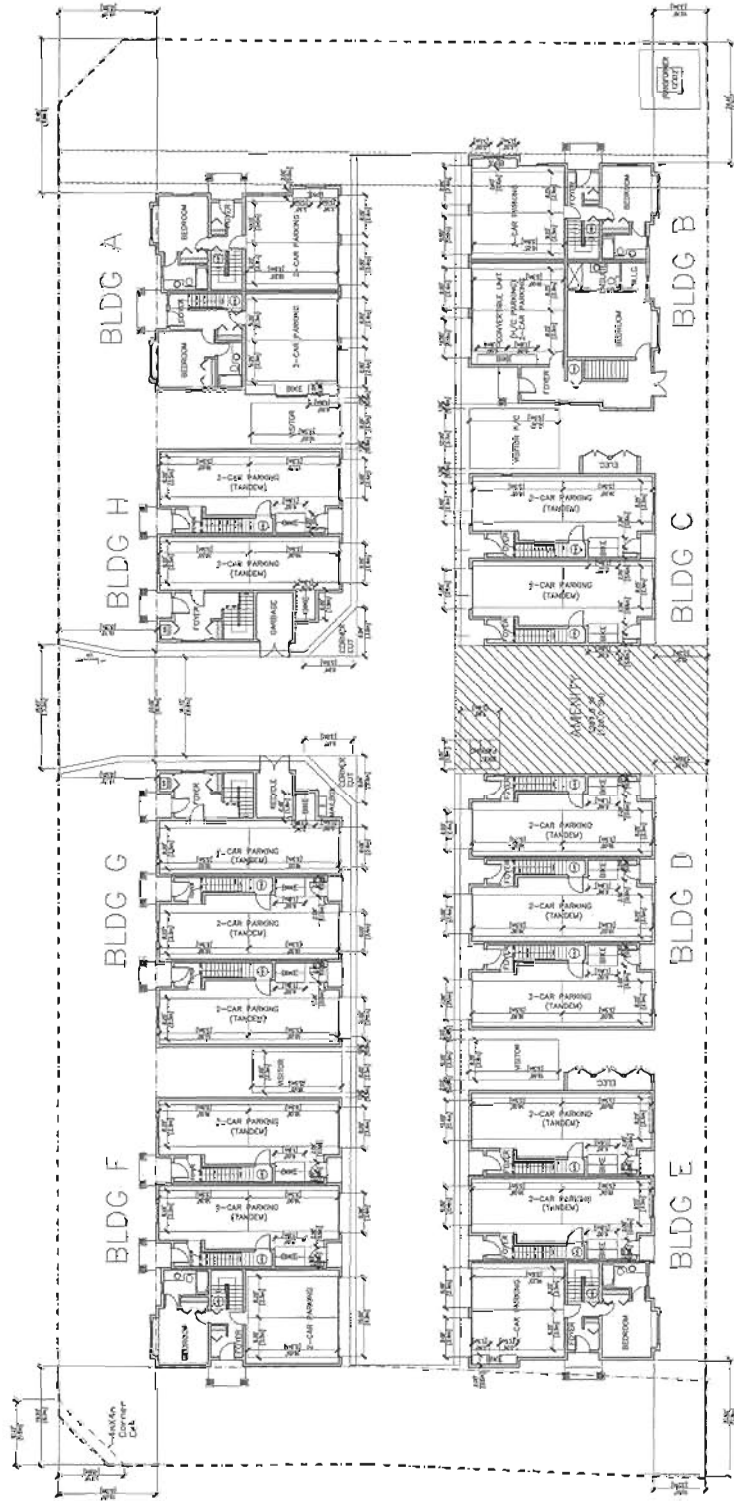
DP 13-627880

PC 41




<p>PROJECT INFORMATION</p> <p>Project No. 20-UNIT TOWNHOUSE DEVELOPMENT</p> <p>7451/7471 NO.4 ROAD RICHMOND, B.C.</p>	<p>CLIENT</p> <p>BCS910</p>	<p>DESIGNER</p> <p>MATTHEW CHENG ARCHITECT INC.</p>	<p>DATE</p> <p>2023/07/20</p>	<p>SCALE</p> <p>AS SHOWN</p>	<p>NOTES</p> <p>1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.</p> <p>2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.</p> <p>3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.</p>	<p>PROJECT NUMBER</p> <p>#01</p>	<p>DATE</p> <p>2023/07/20</p>
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DP 13-627880



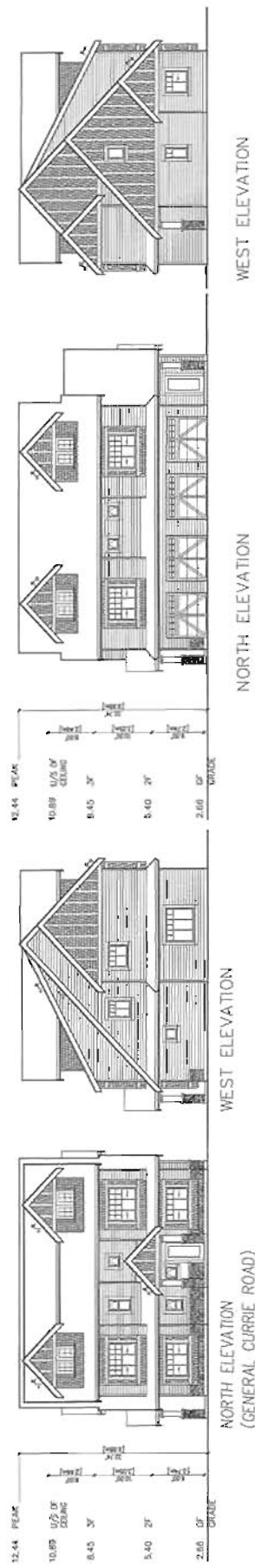
DP 13-627880

PG. #13

 <p>MATTHEW CHENG ARCHITECT INC. 100-200, 10th FLOOR, SUITE 1001 2200 SHEPPARD AVENUE EAST SCARBOROUGH, ONTARIO M1S 1T2 TEL: (416) 291-1111 FAX: (416) 291-1112 WWW.MATTHEWCHENGARCHITECT.COM</p>	<p>20-UNIT TOWNHOUSE DEVELOPMENT 7451/7471 NO.4 ROAD RICHMOND, B.C.</p>	<p>Project No. 13-627880 Date: 2013/07/11 Drawn By: J. CHENG Checked By: M. CHENG Scale: 1/8" = 1'-0"</p>	<p>Project Name: 20-UNIT TOWNHOUSE DEVELOPMENT Project Location: 7451/7471 NO.4 ROAD, RICHMOND, B.C.</p>	<p>Project No. 13-627880 Date: 2013/07/11 Drawn By: J. CHENG Checked By: M. CHENG Scale: 1/8" = 1'-0"</p>
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BLDG B

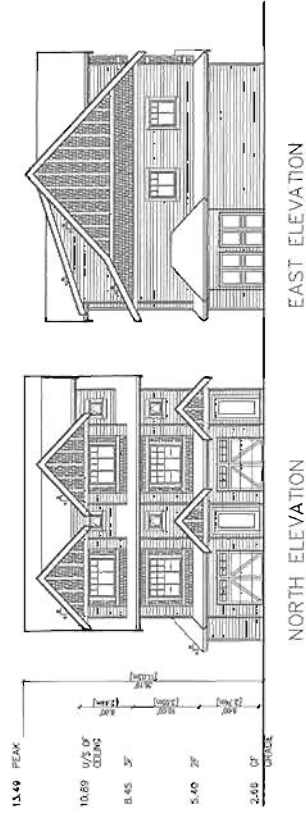


DP 13-627880

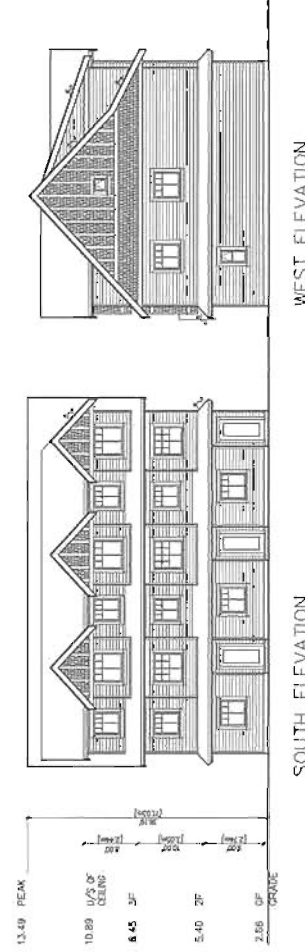
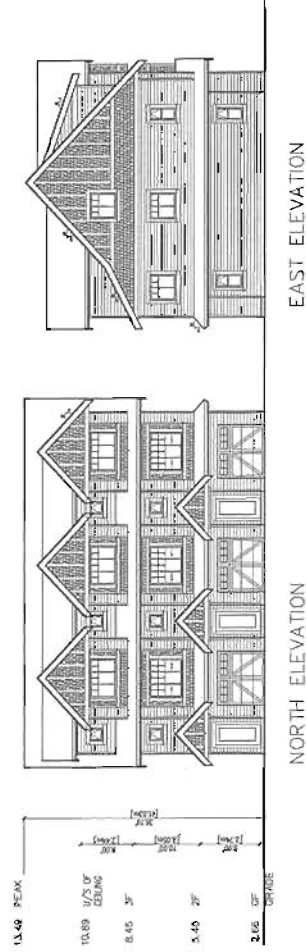
Page # 4

 <p>MATTHEW CHENG ARCHITECT INC. 10000 170th Ave. S.W. Suite 100 Burien, WA 98148 Tel: 206.835.1111 Fax: 206.835.1112 www.matthewchengarchitect.com</p>	<p>THIS DOCUMENT IS NOT BE LOANED, REPRODUCED, COPIED, OR IN ANY MANNER, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY UNAUTHORIZED REPRODUCTION OR USE OF THIS DOCUMENT IS PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DOCUMENT, WHETHER OR NOT SUCH DAMAGE, LOSS, OR INJURY IS CAUSED IN WHOLE OR IN PART BY THE NEGLIGENCE OF THE ARCHITECT.</p>	<p>DATE: 03/07/2017 BY: 03/07/2017 03/07/2017 03/07/2017</p>	<p>NO. 104</p>	<p>REVISIONS</p>	<p>20 UNIT TOWNHOUSE DEVELOPMENT 7451/7471 NO.4 ROAD RICHMOND, B.C.</p>	<p>Project Name Project No. Project Location Project Description</p>	<p>Project No. Project Name Project Location Project Description</p>
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BLDG C



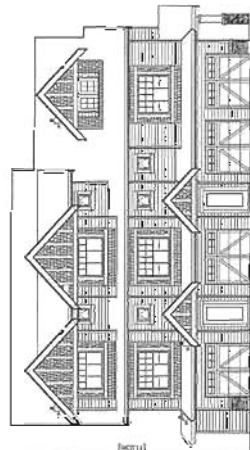
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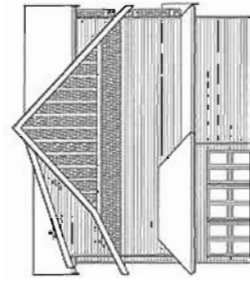
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 <p>MATTHEW CHENG ARCHITECT INC. 140-10111 140-10111 140-10111 140-10111</p>	<p>THIS DRAWING IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.</p>	<p>NO DATE BY 2013/07/11 2013/07/11 2013/07/11 2013/07/11</p>	<p>NO. 10111 140-10111 140-10111 140-10111</p>	<p>CONSTRUCTION 2013/07/11 2013/07/11 2013/07/11 2013/07/11</p>	<p>20-UNIT TOWNHOUSE DEVELOPMENT 7451/7471 NO. 4 ROAD RICHMOND, B.C.</p>	<p>Project Title BUILDING ELEVATIONS</p>	<p>Scale: 1/8" = 1'-0"</p>	<p>Sheet No. #05</p>
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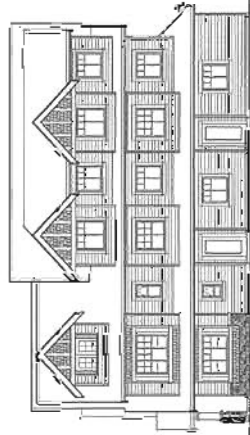
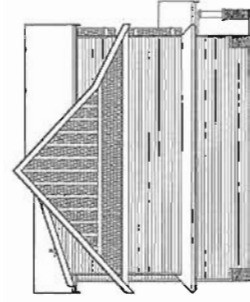
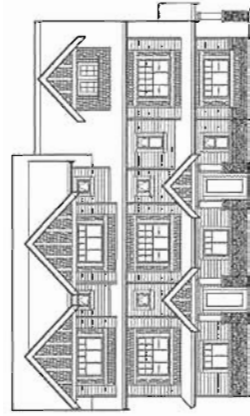
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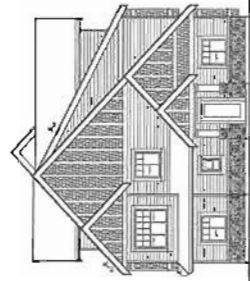
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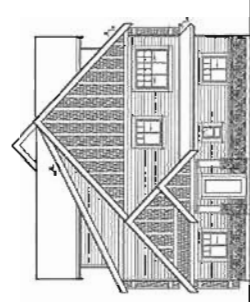
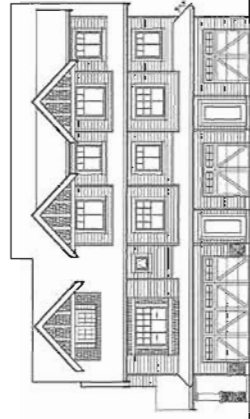
EAST ELEVATION



WEST ELEVATION



WEST ELEVATION

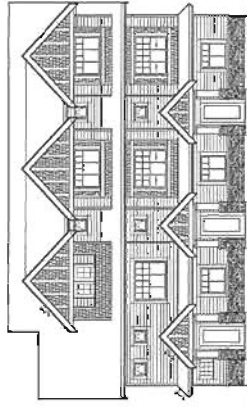
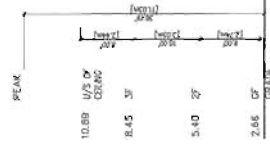


Pg. 45

 <p>MATTHEW CHENG ARCHITECT INC. 100-10155-0001-0001-0001 100-10155-0001-0001-0001 100-10155-0001-0001-0001</p>	<p>THIS DRAWING WAS PREPARED BY THE ARCHITECT FOR THE PROJECT OF THE ARCHITECT. ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.</p>	<p>NO. DATE REVISION</p> <p>1. 2023.07.21 001 2. 2023.07.21 002 3. 2023.07.21 003 4. 2023.07.21 004 5. 2023.07.21 005 6. 2023.07.21 006 7. 2023.07.21 007 8. 2023.07.21 008 9. 2023.07.21 009 10. 2023.07.21 010 11. 2023.07.21 011 12. 2023.07.21 012 13. 2023.07.21 013 14. 2023.07.21 014 15. 2023.07.21 015 16. 2023.07.21 016 17. 2023.07.21 017 18. 2023.07.21 018 19. 2023.07.21 019 20. 2023.07.21 020 21. 2023.07.21 021 22. 2023.07.21 022 23. 2023.07.21 023 24. 2023.07.21 024 25. 2023.07.21 025 26. 2023.07.21 026 27. 2023.07.21 027 28. 2023.07.21 028 29. 2023.07.21 029 30. 2023.07.21 030 31. 2023.07.21 031 32. 2023.07.21 032 33. 2023.07.21 033 34. 2023.07.21 034 35. 2023.07.21 035 36. 2023.07.21 036 37. 2023.07.21 037 38. 2023.07.21 038 39. 2023.07.21 039 40. 2023.07.21 040 41. 2023.07.21 041 42. 2023.07.21 042 43. 2023.07.21 043 44. 2023.07.21 044 45. 2023.07.21 045 46. 2023.07.21 046 47. 2023.07.21 047 48. 2023.07.21 048 49. 2023.07.21 049 50. 2023.07.21 050 51. 2023.07.21 051 52. 2023.07.21 052 53. 2023.07.21 053 54. 2023.07.21 054 55. 2023.07.21 055 56. 2023.07.21 056 57. 2023.07.21 057 58. 2023.07.21 058 59. 2023.07.21 059 60. 2023.07.21 060 61. 2023.07.21 061 62. 2023.07.21 062 63. 2023.07.21 063 64. 2023.07.21 064 65. 2023.07.21 065 66. 2023.07.21 066 67. 2023.07.21 067 68. 2023.07.21 068 69. 2023.07.21 069 70. 2023.07.21 070 71. 2023.07.21 071 72. 2023.07.21 072 73. 2023.07.21 073 74. 2023.07.21 074 75. 2023.07.21 075 76. 2023.07.21 076 77. 2023.07.21 077 78. 2023.07.21 078 79. 2023.07.21 079 80. 2023.07.21 080 81. 2023.07.21 081 82. 2023.07.21 082 83. 2023.07.21 083 84. 2023.07.21 084 85. 2023.07.21 085 86. 2023.07.21 086 87. 2023.07.21 087 88. 2023.07.21 088 89. 2023.07.21 089 90. 2023.07.21 090 91. 2023.07.21 091 92. 2023.07.21 092 93. 2023.07.21 093 94. 2023.07.21 094 95. 2023.07.21 095 96. 2023.07.21 096 97. 2023.07.21 097 98. 2023.07.21 098 99. 2023.07.21 099 100. 2023.07.21 100</p>	<p>Project Title 20-UNIT TOWNHOUSE DEVELOPMENT 7451/7471 NO. 4 ROAD RICHMOND, B.C.</p>	<p>Sheet Title BUILDING ELEVATIONS</p>	<p>Drawings 1/2" = 1/8" 3/4" = 1/4" 1" = 1/2" 1 1/2" = 3/4" 2" = 1" 3" = 1 1/2" 4" = 2" 6" = 3" 8" = 4" 12" = 6" 18" = 9" 24" = 12" 30" = 15" 36" = 18" 42" = 21" 48" = 24" 54" = 27" 60" = 30" 66" = 33" 72" = 36" 78" = 39" 84" = 42" 90" = 45" 96" = 48" 102" = 51" 108" = 54" 114" = 57" 120" = 60" 126" = 63" 132" = 66" 138" = 69" 144" = 72" 150" = 75" 156" = 78" 162" = 81" 168" = 84" 174" = 87" 180" = 90" 186" = 93" 192" = 96" 198" = 99" 204" = 102" 210" = 105" 216" = 108" 222" = 111" 228" = 114" 234" = 117" 240" = 120" 246" = 123" 252" = 126" 258" = 129" 264" = 132" 270" = 135" 276" = 138" 282" = 141" 288" = 144" 294" = 147" 300" = 150" 306" = 153" 312" = 156" 318" = 159" 324" = 162" 330" = 165" 336" = 168" 342" = 171" 348" = 174" 354" = 177" 360" = 180" 366" = 183" 372" = 186" 378" = 189" 384" = 192" 390" = 195" 396" = 198" 402" = 201" 408" = 204" 414" = 207" 420" = 210" 426" = 213" 432" = 216" 438" = 219" 444" = 222" 450" = 225" 456" = 228" 462" = 231" 468" = 234" 474" = 237" 480" = 240" 486" = 243" 492" = 246" 498" = 249" 504" = 252" 510" = 255" 516" = 258" 522" = 261" 528" = 264" 534" = 267" 540" = 270" 546" = 273" 552" = 276" 558" = 279" 564" = 282" 570" = 285" 576" = 288" 582" = 291" 588" = 294" 594" = 297" 600" = 300" 606" = 303" 612" = 306" 618" = 309" 624" = 312" 630" = 315" 636" = 318" 642" = 321" 648" = 324" 654" = 327" 660" = 330" 666" = 333" 672" = 336" 678" = 339" 684" = 342" 690" = 345" 696" = 348" 702" = 351" 708" = 354" 714" = 357" 720" = 360" 726" = 363" 732" = 366" 738" = 369" 744" = 372" 750" = 375" 756" = 378" 762" = 381" 768" = 384" 774" = 387" 780" = 390" 786" = 393</p>
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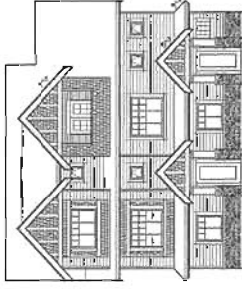
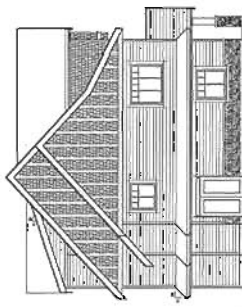
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BLDG H



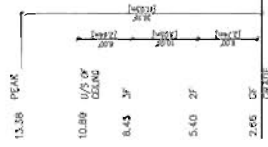
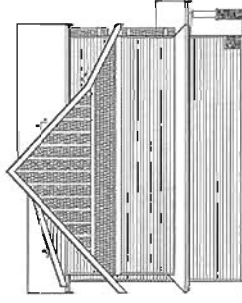
NORTH ELEVATION
(GENERAL CURRIE ROAD)

EAST ELEVATION



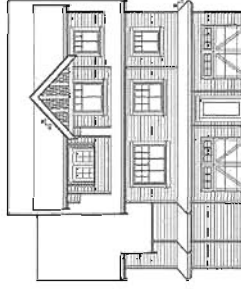
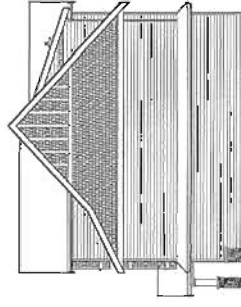
NORTH ELEVATION
(GENERAL CURRIE ROAD)

EAST ELEVATION



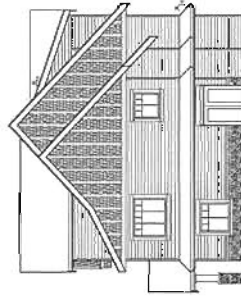
SOUTH ELEVATION

WEST ELEVATION



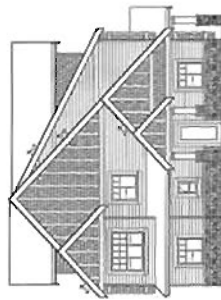
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WEST ELEVATION

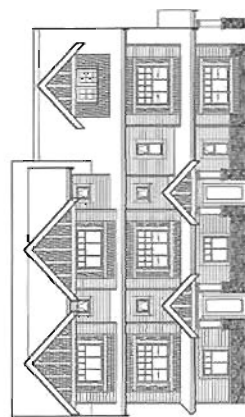


DP 13-627880 Pg. # 2

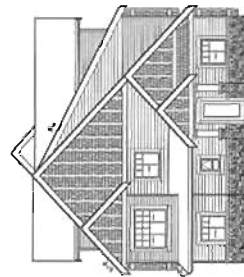
 <p>MATTHEW CHENG ARCHITECT INC. 1000 WEST 10TH AVENUE, SUITE 100 VANCOUVER, BC V6H 1A5 TEL: 604-681-1111 FAX: 604-681-1112 WWW.MCHENGARCHITECT.COM</p>	<p>THIS DRAWING SET WILL BE PLACED IN THE PUBLIC DOMAIN AND WILL BE AVAILABLE TO ANYONE WHO REQUESTS IT. NO PART OF THIS DRAWING SET SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.</p>	<p>NO SCALE DATE: 03/17/21 BY: MCH CHECKED BY: MCH DATE: 03/17/21 PROJECT NO: 13-627880</p>	<p>PROJECT TYPE: 20-UNIT TOWNHOUSE DEVELOPMENT 7451/7471 NO.4 ROAD RICHMOND, B.C.</p>	<p>DATE: 03/17/21 BY: MCH CHECKED BY: MCH DATE: 03/17/21 PROJECT NO: 13-627880</p>	<p>PROJECT NO: 13-627880 DATE: 03/17/21 BY: MCH CHECKED BY: MCH DATE: 03/17/21 PROJECT NO: 13-627880</p>
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BUILDING A



BUILDING F



BUILDING E

ELEVATION ALONG LE CHOW STREET

DP 13-627880 Pg. 25

[illegible]



EAST ELEVATION (ALONG NO.4 ROAD)



ASPHALT ROOF
IKO SHINGLES
CAMBRIDGE SERIES
DRIFTWOOD



HARDIE
HORIZONTAL SIDING
HARDIE SHINGLES
BENJAMIN MOORE
HC-103



WOOD TRIMS
FRASCIA
COLUMN
BENJAMIN MOORE
OC-56



CULTURED STONE
ASPEN
SOUTHERN LEDGESTONE



HARDIE
SHINGLE
BENJAMIN MOORE
CC-34



HARDIE
HORIZONTAL SIDING
HARDIE SHINGLE
BENJAMIN MOORE
HC-108



NORTH STREETSCAPE (ALONG GENERAL CURRIE ROAD)

 <p>MATTHEW CHENG ARCHITECT INC. <small>REGISTERED ARCHITECT, P. ENG. 1000 SHEPPARD AVENUE EAST, SUITE 100 SCARBOROUGH, ONTARIO M1S 1T5 TEL: (416) 291-1111 FAX: (416) 291-1112 WWW.MATTHEWCHENGARCHITECT.COM</small></p>	<p><small>THIS PLAN AND ALL OTHERS HEREBY SUBMITTED ARE THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. NO PART OF THIS PLAN OR ANY OTHERS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.</small></p> <p><small>DATE: 2023/07/11 BY: MCH 02 2023/04/28 REVISION FOR ACP</small></p>	<p><small>Project Title</small> 20-UNIT TOWNHOUSE DEVELOPMENT 7451/7471 NO.4 ROAD RICHMOND, B.C.</p>	<p><small>Drawn By</small> COLOR RENDERED ELEVATIONS</p>	<p><small>Project Title</small> 20-UNIT TOWNHOUSE DEVELOPMENT 7451/7471 NO.4 ROAD RICHMOND, B.C.</p>	<p><small>Project Title</small> 20-UNIT TOWNHOUSE DEVELOPMENT 7451/7471 NO.4 ROAD RICHMOND, B.C.</p>	<p><small>Project Title</small> 20-UNIT TOWNHOUSE DEVELOPMENT 7451/7471 NO.4 ROAD RICHMOND, B.C.</p>
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pmg
LANDSCAPE ARCHITECTS

Suite C102 • 4195 888 Street, China
Burnaby, British Columbia, V5G 1G8
Tel: 604-296-0011 • Fax: 604-294-0022

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[illegible]

**20 UNIT RESIDENTIAL
DEVELOPMENT**

CONTRACT TITLE
LANDSCAPE
PLAN

DATE:	11 NOV 84	PARALLEL NUMBER:	
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FUNCTION:	IND	OF 3	
CLASS:	PCN	U231	
PROD PROJECT NUMBER:			

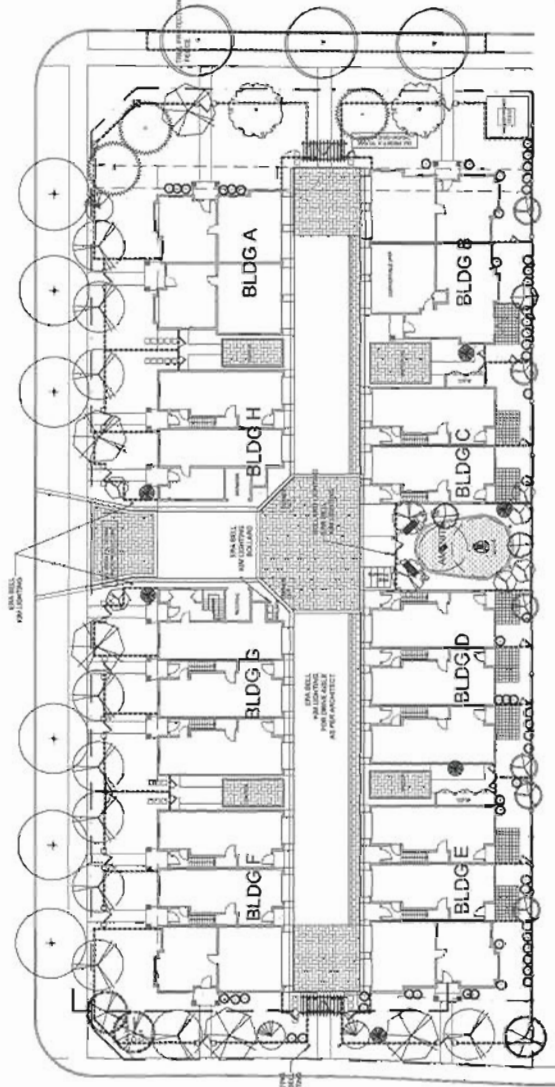
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3000 N. 10TH AVE. SUITE 100
DENVER, COLORADO 80202
TEL: 303.733.1111 FAX: 303.733.1112

DATE: 11/11/2011



COMPREHENSIVE PLANT SCHEDULE		
PLANT	QTY	NOTES
1	1	BRONZE WAX MYRTLE
2	1	PRINCE OF WALES
3	1	PRINCE OF WALES
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LANDSCAPE LIGHTING FIXTURES

DP 13-627880

13-627880

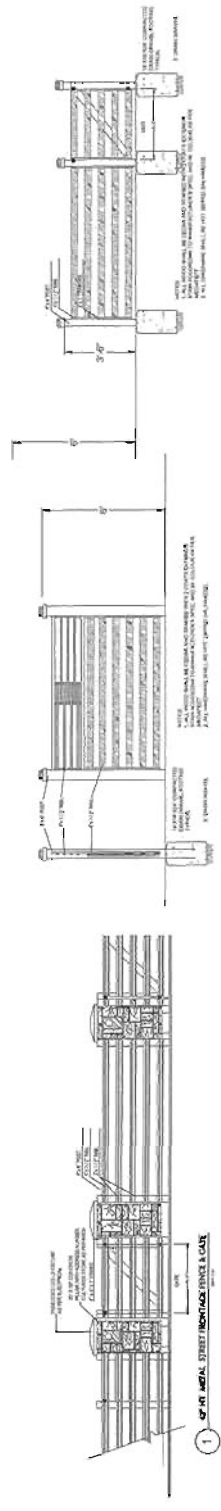
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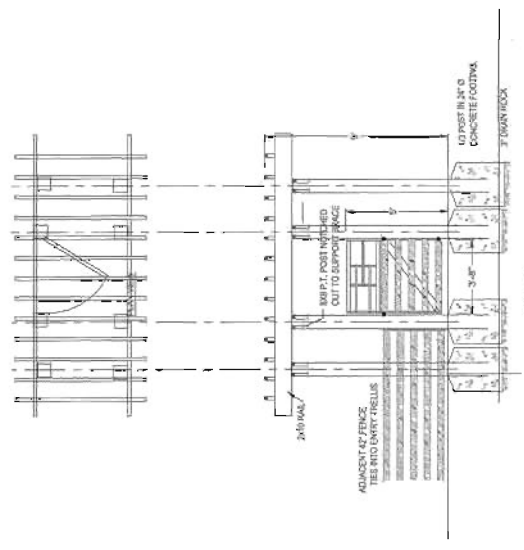
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1000 17th St. NW, Suite 1000
Washington, DC 20036
Phone: (202) 462-1000
Fax: (202) 462-1001
www.pmg-l.com



1 42" METAL STREET FRONTAGE FENCE & GATE

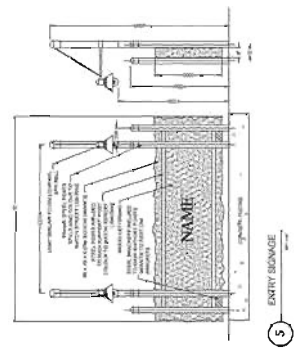
2 6'-0" HT WOOD FENCE WITH RAIL

3 12'-0" HT WOOD FENCE WITH RAIL & GATE



- NOTE
1. ALL WOOD MEMBERS SHALL BE CLEAN AND STAINED WITH 2 COATS EXTERIOR GRAIN PRESERVATIVE.
 2. ALL HARDWARE TO BE INSTALLED AS PER ARCHITECT'S SPECIFICATIONS.
 3. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE.

4 ENTRY FENCE WITH GATE



5 ENTRY SIGNAGE

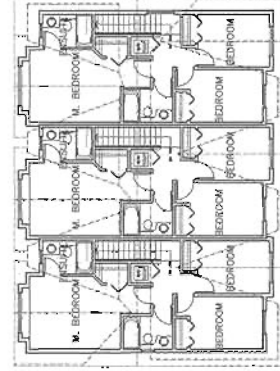
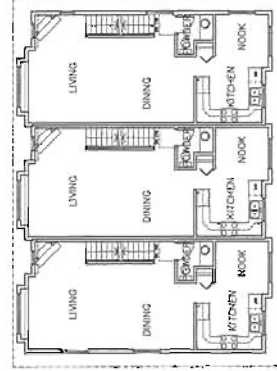
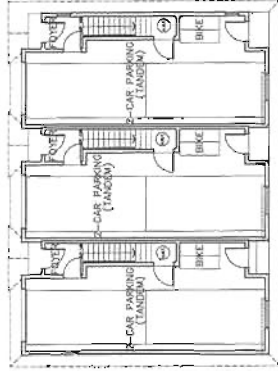
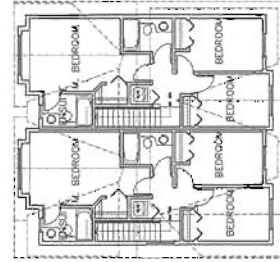
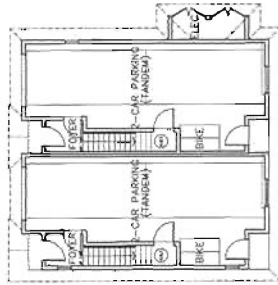
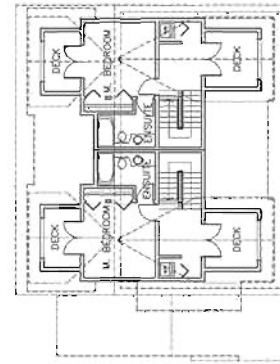
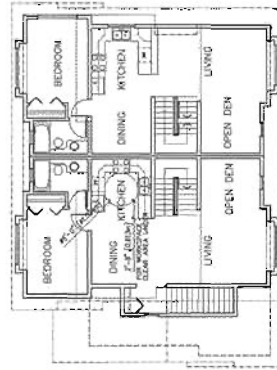
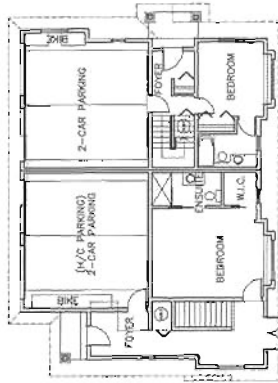
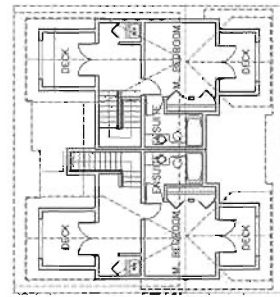
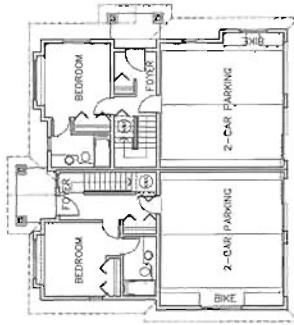
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PROJECT
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DEVELOPMENT
7951 & 7951 RD. 4 ROAD
RICHMOND, BC

LANDSCAPE TITLE
LANDSCAPE
DETAILS

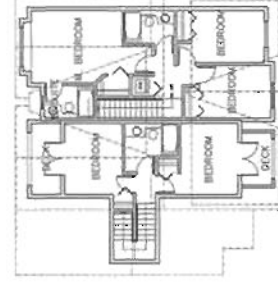
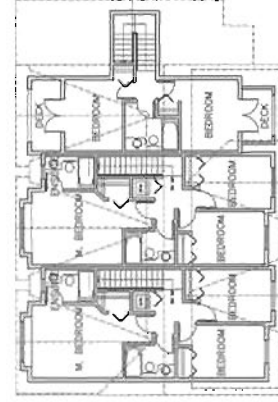
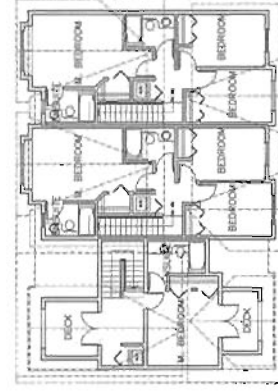
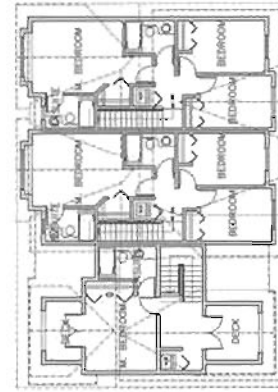
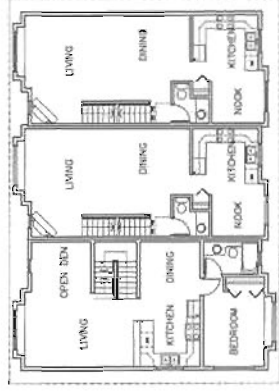
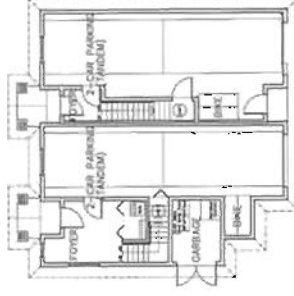
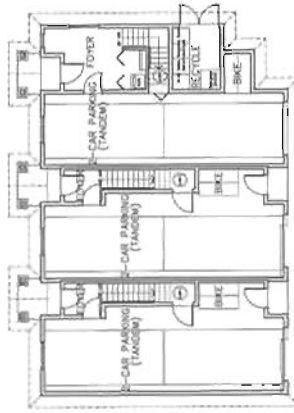
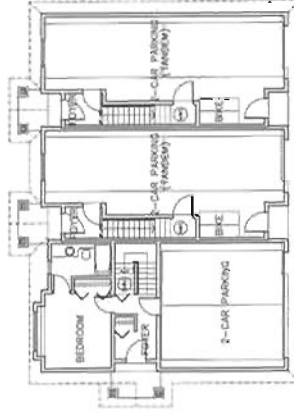
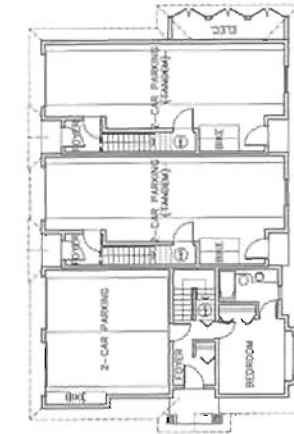
DATE: 01/15/20
SCALE: 1/8" = 1'-0"
SHEET: 11-01
PROJECT NUMBER: 11-01
DRAWING NUMBER: L3
DATE: 01/15/20

DP 13-627880
P. 12



UPPER FLOOR (BLDG-D)
DP 13-627880
REF. R. 41

[illegible]



UPPER FLOOR (BLDG-E)

UPPER FLOOR (B10C-F)

UPPER FLOOR (BLDG-G)

UPPER FLOOR (Bldg. 4)

225F, 226, 227, 228

DP 13-627880
UPPER FLOOR (BIRCH)

**MATTHEW CHENG
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1000 10th Ave., Suite 1000
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Tel: (212) 692-1100
Fax: (212) 692-1101
E-mail: mch@mcarch.com

Site	Year	Run Date	Run/Year	Overall Units
101	2001	10/10/01	1	1
102	2002	10/10/02	1	1
103	2003	10/10/03	1	1
104	2004	10/10/04	1	1
105	2005	10/10/05	1	1
106	2006	10/10/06	1	1
107	2007	10/10/07	1	1
108	2008	10/10/08	1	1
109	2009	10/10/09	1	1
110	2010	10/10/10	1	1
111	2011	10/10/11	1	1
112	2012	10/10/12	1	1
113	2013	10/10/13	1	1
114	2014	10/10/14	1	1
115	2015	10/10/15	1	1
116	2016	10/10/16	1	1
117	2017	10/10/17	1	1
118	2018	10/10/18	1	1
119	2019	10/10/19	1	1
120	2020	10/10/20	1	1
121	2021	10/10/21	1	1
122	2022	10/10/22	1	1
123	2023	10/10/23	1	1
124	2024	10/10/24	1	1
125	2025	10/10/25	1	1
126	2026	10/10/26	1	1
127	2027	10/10/27	1	1
128	2028	10/10/28	1	1
129	2029	10/10/29	1	1
130	2030	10/10/30	1	1
131	2031	10/10/31	1	1
132	2032	10/10/32	1	1
133	2033	10/10/33	1	1
134	2034	10/10/34	1	1
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138	2038	10/10/38	1	1
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141	2041	10/10/41	1	1
142	2042	10/10/42	1	1
143	2043	10/10/43	1	1
144	2044	10/10/44	1	1
145	2045	10/10/45	1	1
146	2046	10/10/46	1	1
147	2047	10/10/47	1	1
148	2048	10/10/48	1	1
149	2049	10/10/49	1	1
150	2050	10/10/50	1	1

Project Title	20-UNIT TOWNHOUSE DEVELOPMENT 7451/7471 NO.4 ROAD RICHMOND, B.C.	Sheet Title	FLOOR PLANS
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Grading 02/10/00	Revisions 10/16	2003/10/00
Drawings 001	Project Files	2003/10/00
Survey $1/10^2 \times 1/10^2$	Comp. files	2003/10/00

20#



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Project Name: 20-UNIT TOWNHOUSE DEVELOPMENT
Project No: 20-UNIT TOWNHOUSE DEVELOPMENT
Project Date: 2023/07/20

Project Location: 7451/7471 NO.4 ROAD
Project City: RICHMOND, B.C.

Project Status: PRELIMINARY

Project Scale: 1/4" = 1'-0"

Project Number: #3a

Project Date: 2023/07/20

Project City: RICHMOND, B.C.

Project Status: PRELIMINARY

Project Scale: 1/4" = 1'-0"

Project Number: #3a

Project Date: 2023/07/20

Project City: RICHMOND, B.C.

Project Status: PRELIMINARY

Project Scale: 1/4" = 1'-0"

Project Number: #3a

Project Date: 2023/07/20

Project City: RICHMOND, B.C.

Project Status: PRELIMINARY

Project Scale: 1/4" = 1'-0"

Project Number: #3a

Project Date: 2023/07/20

Project City: RICHMOND, B.C.

Project Status: PRELIMINARY

Project Scale: 1/4" = 1'-0"

Project Number: #3a

Project Date: 2023/07/20

Project City: RICHMOND, B.C.

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Project Status: PRELIMINARY

Project Scale: 1/4" = 1'-0"

Project Number: #3a

Project Date: 2023/07/20

Project City: RICHMOND, B.C.

Project Status: PRELIMINARY

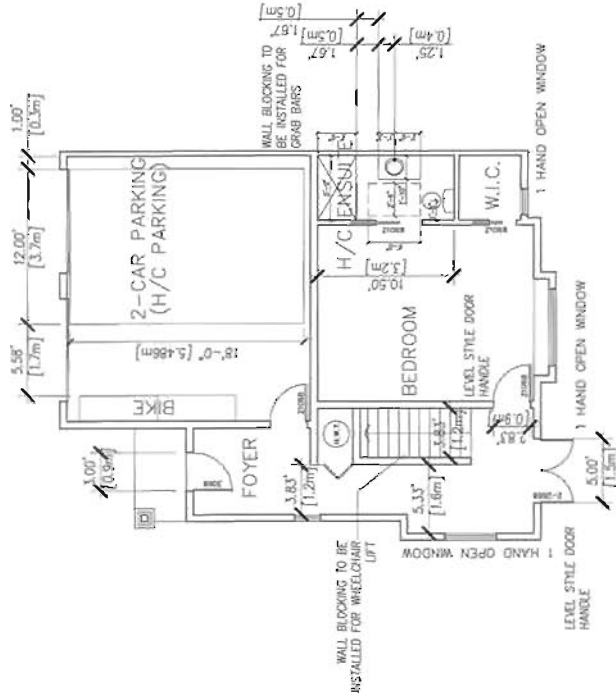
Project Scale: 1/4" = 1'-0"

Project Number: #3a

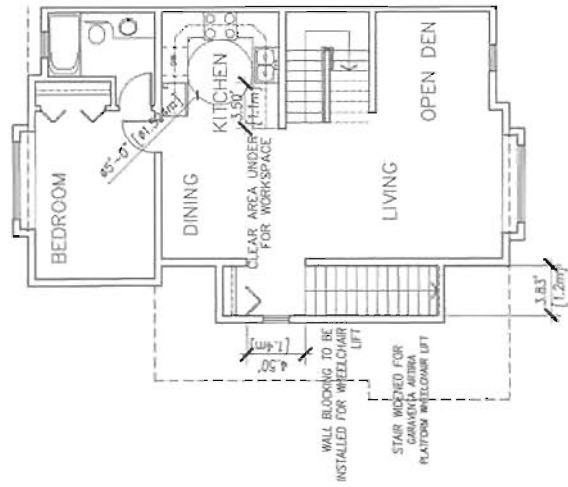
Project Date: 2023/07/20

Project City: RICHMOND, B.C.

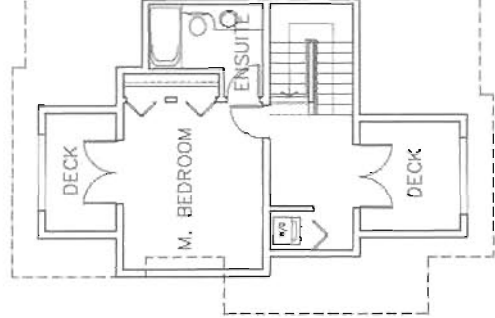
Project Status: PRELIMINARY



GROUND FLOOR



MAIN FLOOR



UPPER FLOOR

NOTE:
AGING IN PLACE FEATURES WILL BE PROPOSED SUCH AS SOLID BLOCKING IN WASHROOM WALLS
TO FACILITATE GRAB BAR INSTALLATION FOR TOILET, TUB AND SHOWER, LEVER-TYPE HANDLES
FOR PLUMBING FIXTURES AND DOOR HANDLES.



DP 13-627880
RSE PL. #3



CONTEXT MAP (NOT TO SCALE)



STREETSCAPE (SOUTH OF THE SUBJECT PROPERTY)



STREETSCAPE (NORTH OF THE SUBJECT PROPERTY)

 <p>MATTHEW CHENG ARCHITECT INC. 104-10111 104 STREET, SUITE 101 VANCOUVER, BC V6P 1C1 TEL: 604-271-1111 FAX: 604-271-1112 WWW.MATTHEWCHENGARCHITECT.COM</p>	<p>THIS DRAWING IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS DRAWING IS STRICTLY PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.</p>	<p>DATE: 2023/07/21 BY: MCH/07/21 FOR: 20-UNIT TOWNHOUSE DEVELOPMENT</p>	<p>NO. DATE: 2023/07/21 REVISION: 100% RFP</p>	<p>NO. DATE: 2023/07/21 REVISION: 100% RFP</p>	<p>CONTRACT NO.: 20-UNIT TOWNHOUSE DEVELOPMENT 7451/7471 NO.4 ROAD RICHMOND, B.C.</p>	<p>PROJECT NO.: 20-UNIT TOWNHOUSE DEVELOPMENT 7451/7471 NO.4 ROAD RICHMOND, B.C.</p>	<p>PROJECT NAME: 20-UNIT TOWNHOUSE DEVELOPMENT 7451/7471 NO.4 ROAD RICHMOND, B.C.</p>	<p>PROJECT NO.: 20-UNIT TOWNHOUSE DEVELOPMENT 7451/7471 NO.4 ROAD RICHMOND, B.C.</p>	<p>PROJECT NO.: 20-UNIT TOWNHOUSE DEVELOPMENT 7451/7471 NO.4 ROAD RICHMOND, B.C.</p>	<p>PROJECT NO.: 20-UNIT TOWNHOUSE DEVELOPMENT 7451/7471 NO.4 ROAD RICHMOND, B.C.</p>
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DP 13-627880

REF. Pa. #4