



## Development Permit Panel

Council Chambers, City Hall  
6911 No. 3 Road

Wednesday, March 29, 2017  
3:30 p.m.

### Minutes

*Motion to adopt the minutes of the Development Permit Panel meeting held on February 15, 2017.*



1. **Development Permit 16-740024**  
(REDMS No. 5321653) (File Ref. No.: Xr: HA 16-744661)

APPLICANT: Tien Sher Chatham Development Ltd.

PROPERTY LOCATION: 3755 Chatham Street

### Director's Recommendations

1. *That a Development Permit be issued which would permit the construction of a 3 storey mixed use development containing 16 residential units at 3755 Chatham Street on a site zoned "Commercial Mixed Use (ZMU32) – Steveston Village";*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
  - (a) *Increase the maximum permitted building height from 12 m up to 14.75 m to allow elevator and stair access to the rooftop and a portion of the building parapet to project beyond the maximum building height; and*
3. *That a Heritage Alteration Permit (HA 16-744661) be issued at 3755 Chatham Street in accordance with the Development Permit.*



ITEM

**2. Development Permit 16-740665**

(REDMS No. 5317777)

APPLICANT: Polygon Trafalgar Square (South) Ltd.

PROPERTY LOCATION: 9491/9511/9531/9551/9591 Alexandra Road

**Director's Recommendations**

*That a Development Permit be issued which would permit the construction of 263 residential units in two four-storey residential apartment buildings over a single-level parkade at 9491, 9511, 9531, 9551, 9591 Alexandra Road on a site zoned "Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)".*



**3. Development Permit 16-745853**

(REDMS No. 5253954 v. 6)

APPLICANT: YuanHeng Seaside Developments Ltd.

PROPERTY LOCATION: 3031, 3211, 3231, 3291, 3311, 3331 and 3351 No. 3 Road and 8151 Capstan Way

**Director's Recommendations**

*That a Development Permit be issued which would permit the construction of the first phase of a three-phase, high-rise, mixed use development comprised of 535 dwellings (including 41 affordable housing units) and street-oriented commercial uses at 3031, 3211, 3231, 3291, 3311, 3331 and 3351 No. 3 Road and 8151 Capstan Way on a site zoned "Residential / Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)".*



**4. New Business**

**5. Date of Next Meeting: April 12, 2017**

**6. Adjournment**



**Development Permit Panel  
Wednesday, February 15, 2017**

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

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

**Minutes**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on January 25, 2017, be adopted.*

**CARRIED**

**1. Development Permit 16-738292**  
(REDMS No. 5291649)

APPLICANT: Randall Olafson

PROPERTY LOCATION: 6551 No. 3 Road

**INTENT OF PERMIT:**

Permit the construction of exterior alterations and minor building additions to the existing building for an enclosed patio and garbage enclosure at 6551 No. 3 Road on a site zoned "Downtown Commercial (CDT1)" and "Gas & Service Stations (CG1)".

**Applicant's Comments**

Randall Olafson, Randall Olafson Consultants, Ltd., introduced the members of the design team for the project.

## **Development Permit Panel**

### **Wednesday, February 15, 2017**

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Derek Fleming, Acton Ostry Architects, Inc., and Alain Lamontagne, Durante Kreuk Ltd. Landscape Architects, with the aid of a visual presentation (attached to and forming part of these Minutes as Schedule 1) provided background information on the project.

Mr. Fleming briefed the Panel on the project's site context, noting that the restaurant tenant, Cactus Club Café, will be relocating from its current location at the corner of Lansdowne Road and No. 3 Road to the south side of Richmond Centre Mall fronting No. 3 Road which is highly visible and prominent from the main Cook Road entry to the shopping mall.

Mr. Fleming added that interior and exterior improvements are proposed for the restaurant tenant unit including (i) an enclosed restaurant patio addition, open to above and provided with a retractable awning for weather protection, (ii) a fully enclosed garbage building which has its own mechanical systems, (iii) enlargement of a mall entry wall, (iv) a continuous canopy fronting the building to provide weather protection, (v) new tree and landscape plantings fronting the restaurant unit to enhance the pedestrian realm, and (vi) two new raised and realigned pedestrian crossings to enhance accessibility to the mall entrance from No. 3 Road and provide traffic calming to the internal drive aisle fronting the restaurant.

In response to a query from the Panel, Mr. Fleming advised that the garbage building can be accessed through its overhead door and swing door adjacent to the loading area.

Mr. Lamontagne briefed the Panel on the main landscaping features of the project, noting that (i) the existing curb fronting the restaurant will be realigned to enhance the pedestrian realm, (ii) new planting beds and small trees are proposed to provide a buffer between the walkway and the drive aisle directly in front of the restaurant and mall entry wall, (iii) new landscaping planters are proposed in front of the patio, (iv) concrete paving with exposed aggregate banding is proposed for sidewalk surface treatment, and (v) landscaping in front of the mall entry wall will be supplemented.

In response to queries from the Panel, Mr. Lamontagne and Mr. Fleming noted that (i) canopies of trees proposed to be planted along the building walkway will have adequate height clearance and will not impede pedestrian circulation, (ii) the proposed landscaping treatment in front of the subject restaurant tenant unit will not be extended to the White Spot restaurant frontage on the north side of the atrium main entry to the mall, but will be considered by mall management in future development of the mall.

In response to further queries from the Panel, Mr. Lamontagne and Mr. Fleming confirmed that (i) the existing curb line will be pulled out to accommodate the proposed landscaping, (ii) irrigation will be provided to the planted areas in front of the restaurant, (iii) electrical connections will be provided to add lighting to proposed trees along the walkway, and (iv) the number of visitor and handicapped parking spaces currently provided by the mall exceed the minimum requirement and handicapped parking spaces are located in close proximity to the main entrance to the mall, and (v) the loading bay adjacent to the proposed patio will also accommodate deliveries of supplies to the restaurant.



## Development Permit Panel

### Wednesday, February 15, 2017

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#### Staff Comments

Wayne Craig, Director, Development, acknowledged the work done by the applicant to improve the pedestrian connections on the site as well as the proposed landscaping in front of the restaurant.

In response to a query from the Panel, Mr. Craig confirmed that a Building Permit for façade renovation was issued in 2016 to the restaurant unit on the north side of the atrium main entry to the mall but the extent of the proposed renovation did not require a Development Permit.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would permit the construction of exterior alterations and minor building additions to the existing building for an enclosed patio and garbage enclosure at 6551 No. 3 Road on a site zoned "Downtown Commercial (CDT1)" and "Gas & Service Stations (CG1)".*

**CARRIED**

#### 2. Development Permit 16-743848

(REDMS No. 5295260)

APPLICANT: Oval 8 Holdings Ltd.

PROPERTY LOCATION: 6622/6688 Pearson Way

INTENT OF PERMIT:

Permit the construction of a mixed-use complex that includes two (2) 13-storey and one (1) low rise building with 284 residential units; including 14 2-storey units with street-oriented patio decks, and 1,562 m<sup>2</sup> (16,813 ft<sup>2</sup>) of street fronting commercial space; for a combined total area of approximately 35,793 m<sup>2</sup> (385,272 ft<sup>2</sup>) at 6622/6688 Pearson Way on a site zoned "High Rise Apartment and Olympic Oval (ZMU4) - Oval Village (City Centre)".

#### Applicant's Comments

James Cheng, James Cheng Architects, and Christopher Phillips, PFS Studio, with the aid of a visual presentation (attached to and forming part of these Minutes as Schedule 2) provided background information on the proposed development, highlighting the following:

- the public realm is an important consideration in the design of the overall River Green project;
- a significant improvement to the public realm for the overall project since the rezoning in 2011 is the provision of an on-site publicly accessible open space on the subject site that connects to the dike;

## **Development Permit Panel**

### **Wednesday, February 15, 2017**

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- design changes are proposed for the subject site to better respond to the publicly accessible open space;
- a larger public plaza is proposed on the south side of the proposed development, facing River Road;
- public art is proposed in the public plaza along River Road;
- the proposed street level “internal covered street” provides customer parking and access to commercial retail units (CRUs) along River Road;
- a seven-meter wide Hollybridge Way Greenway is proposed along the west side of the subject site;
- the massing of Building A is pulled back at the corner of Hollybridge Way and East-West Pearson Way to provide a bigger open space;
- the proposed arrival/drop off courtyard with water feature on East-West Pearson Way provides main access to the residential units in Buildings A and B; and
- the central outdoor courtyard in Level 2, divided into active and quiet amenity spaces, is a visual extension to the indoor amenity spaces surrounding the courtyard which includes the indoor swimming pool.

In response to a query from the Panel, Mr. Philipps advised that the proposed species for street trees was recommended by City staff.

In response to a further query from the Panel, Mr. Cheng acknowledged that a portion of the base of Building A at the corner of River Road and Hollybridge Way was purposely set back so as not to interrupt the sidewalk and provide weather protection to pedestrians.

#### **Staff Comments**

Mr. Craig clarified that should the subject Development Permit application be endorsed, such endorsement does not include approval for the proposed public art piece for the subject development as public art selection is done through a separate review process.

Mr. Craig further noted that the Development Permit review process for the subject development considered the location for a potential public art piece to ensure the proposed public plaza along River Road is designed accordingly.

In addition, Mr. Craig acknowledged that (i) the project will contribute significantly to the public realm, (ii) off-site parking will be provided for the benefit of the neighbouring property at 5111 Hollybridge Way, (iii) 23 Basic Universal Housing Units will be provided, (iv) the project will be District Energy Utility ready and will achieve a LEED Silver equivalency, (vi) the project is designed to meet the City’s Aircraft Noise standards, and (vii) there will be a Servicing Agreement for frontage improvements along the four frontages of the site.

## Development Permit Panel

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#### Panel Discussion

In response to a query from the Panel, Mr. Craig confirmed that the selection of public art pieces is subject to a separate process; however, the future accommodation of public art was considered in the design of the public plaza on River Road.

The Panel acknowledged support for the project in terms of its form and character; however, it was noted that it is beyond the jurisdiction of the Panel to approve the proposed public art piece and its proposed location.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would permit the construction of a mixed-use complex that includes two (2) 13-storey and one (1) low rise building with 284 residential units; including 14 2-storey units with street-oriented patio decks, and 1,562 m<sup>2</sup> (16,813 ft<sup>2</sup>) of street fronting commercial space; for a combined total area of approximately 35,793 m<sup>2</sup> (385,272 ft<sup>2</sup>) at 6622/6688 Pearson Way on a site zoned "High Rise Apartment and Olympic Oval (ZMU4) - Oval Village (City Centre)".*

**CARRIED**

#### 3. Date of Next Meeting: March 1, 2017

#### 4. Adjournment

It was moved and seconded

*That the meeting be adjourned at 4:22 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 15, 2017.

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Joe Erceg  
Chair

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Rustico Agawin  
Auxiliary Committee Clerk

Schedule 1 to the Minutes of the  
Development Permit Panel  
meeting held on Wednesday,  
February 15, 2017.

ACTON OSTRY ARCHITECTS INC



CACTUS CLUB CAFE RICHMOND CENTRE

DEVELOPMENT PERMIT PANEL  
15 February 2017 DP 16-738292





Cactus Club Cafe - No. 3 Road, Richmond



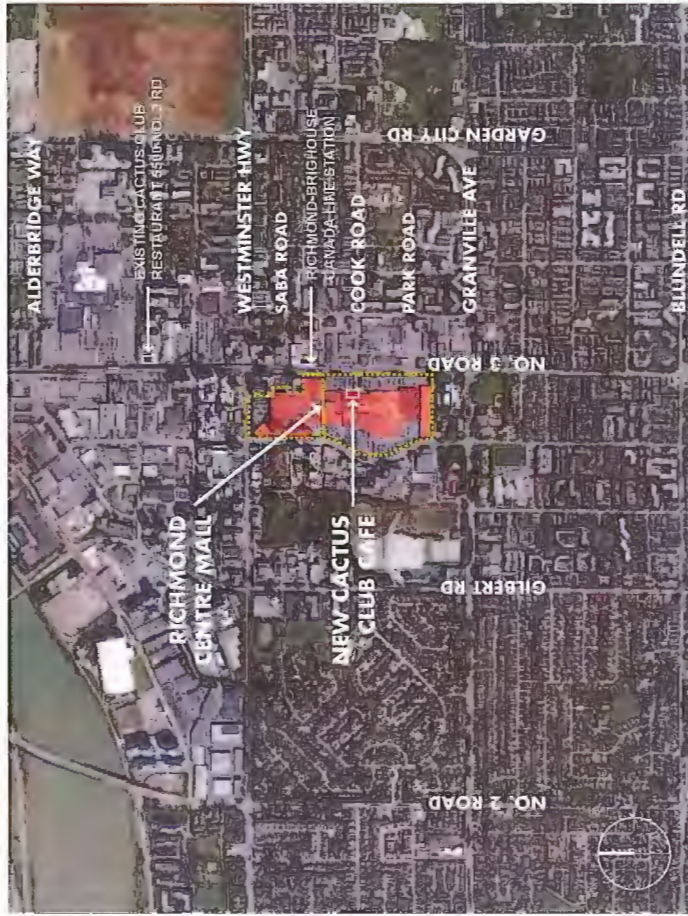
Cactus Club Cafe - No. 3 Road, Richmond



## CACTUS CLUB CAFE RICHMOND CENTRE

existing restaurant

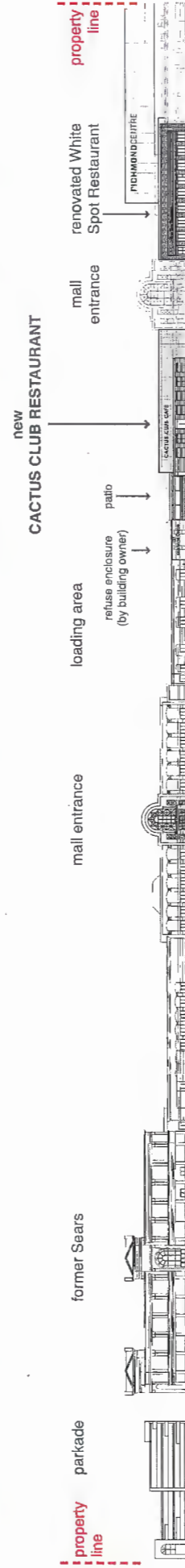




aerial view of site



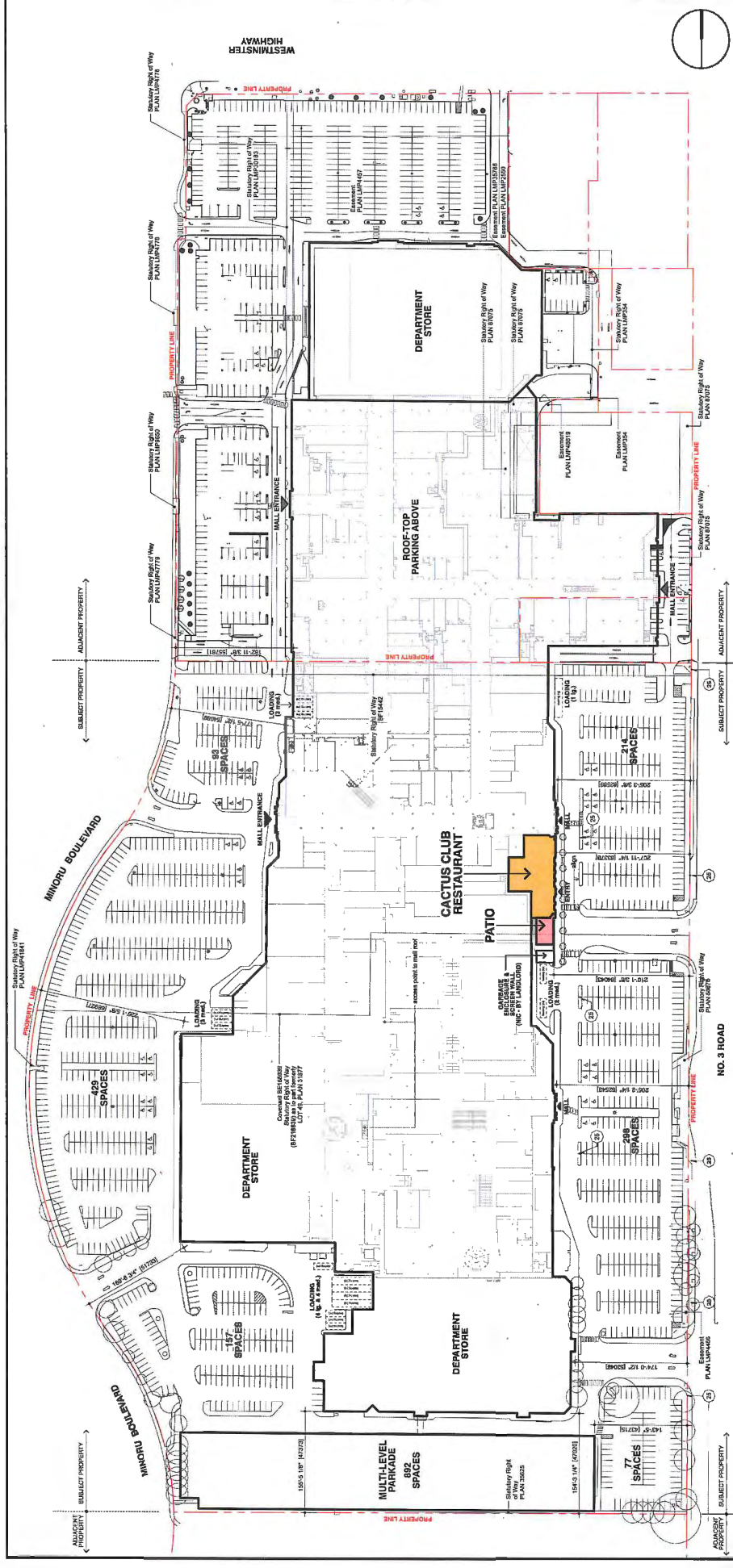
perspective aerial view of site



contextual elevation along No. 3 Road

## CACTUS CLUB CAFE RICHMOND CENTRE

context & site



CACTUS CLUB CAFE RICHMOND CENTRE





view north along No. 3 Rd toward Saba Rd (higher density)



view south along No. 3 Rd toward Cook Rd (lower density)



view west from intersection of No. 3 Rd and Cood Rd



view west from No. 3 Rd



view west from No. 3 Rd, north end of Richmond Centre Mall

## CACTUS CLUB CAFE RICHMOND CENTRE

context & site





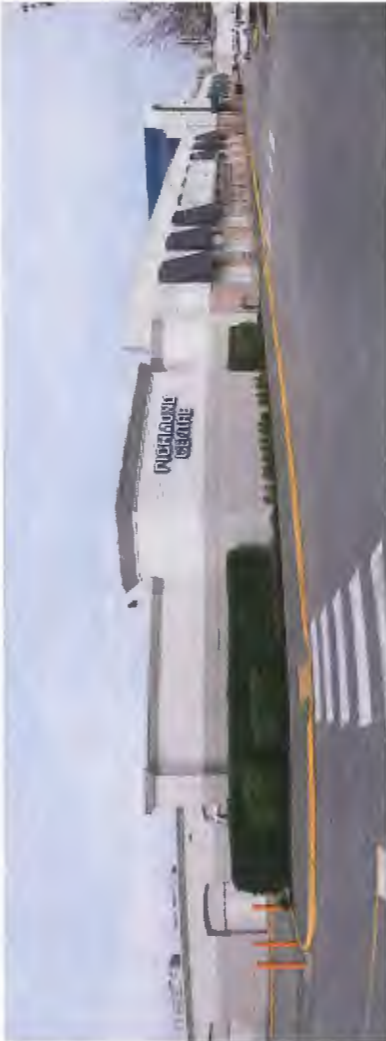
CF Richmond Centre, view of existing subject retail unit and mall main entrance



view of mall main entrance, subject retail unit beyond



view north, existing loading bay



view of existing loading bay screen wall and subject retail unit



view of sidewalk in front of existing subject retail unit

## CACTUS CLUB CAFE RICHMOND CENTRE

context & site



Cactus Club Cafe West Edmonton Mall



Cactus Club Cafe Abbotsford



Cactus Club Cafe White Rock



Cactus Club Cafe Langley

## CACTUS CLUB CAFE RICHMOND CENTRE

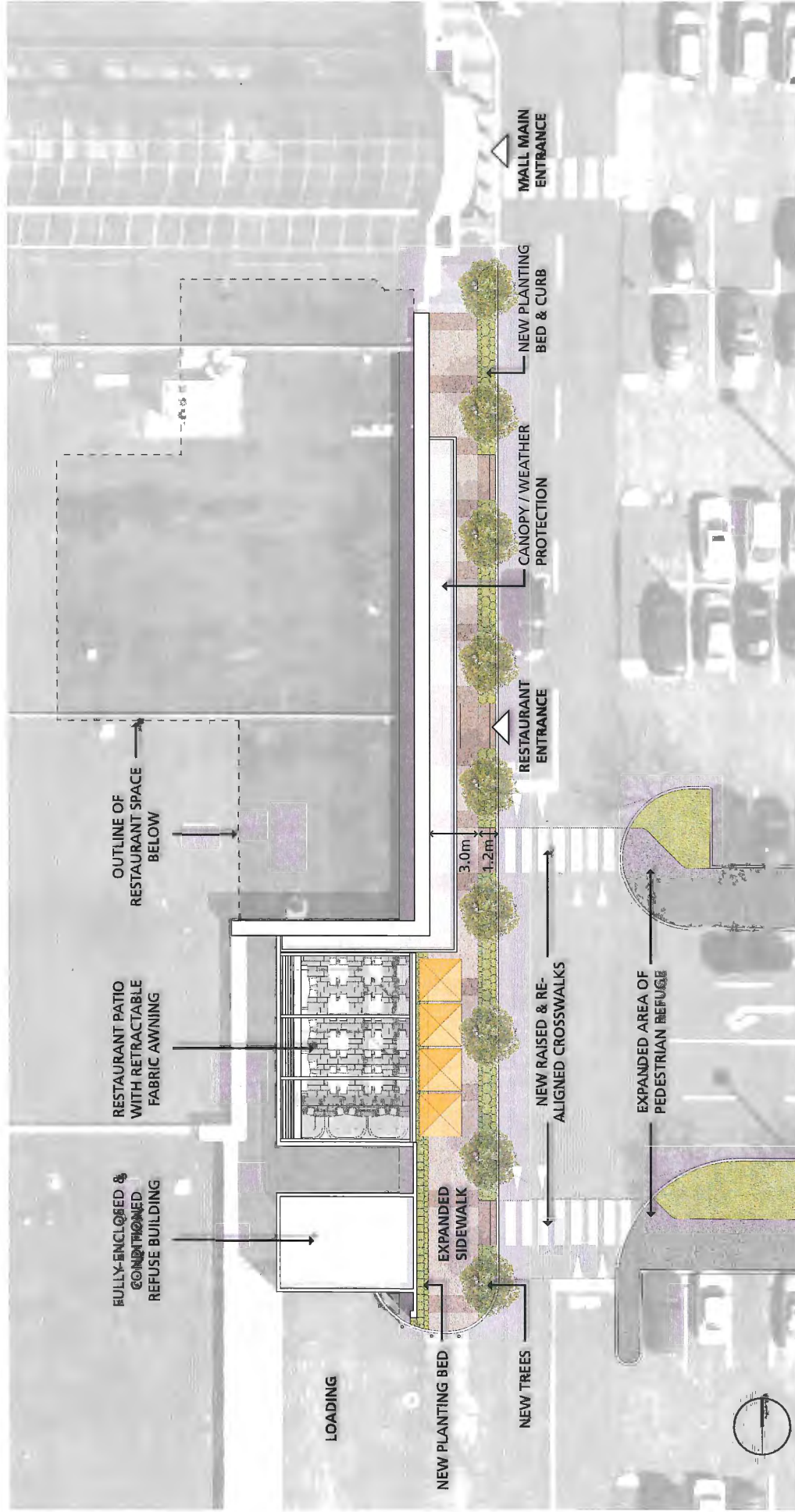
precedent images





CACTUS CLUB CAFE RICHMOND CENTRE

aerial photograph: EXISTING



## CACTUS CLUB CAFE RICHMOND CENTRE

PEDESTRIAN REALM IMPROVEMENTS & LANDSCAPING  
aerial photomontage: PROPOSED



[illegible]

## CACTUS CLUB CAFE RICHMOND CENTRE

## landscape plan



CACTUS CLUB CAFE RICHMOND CENTRE

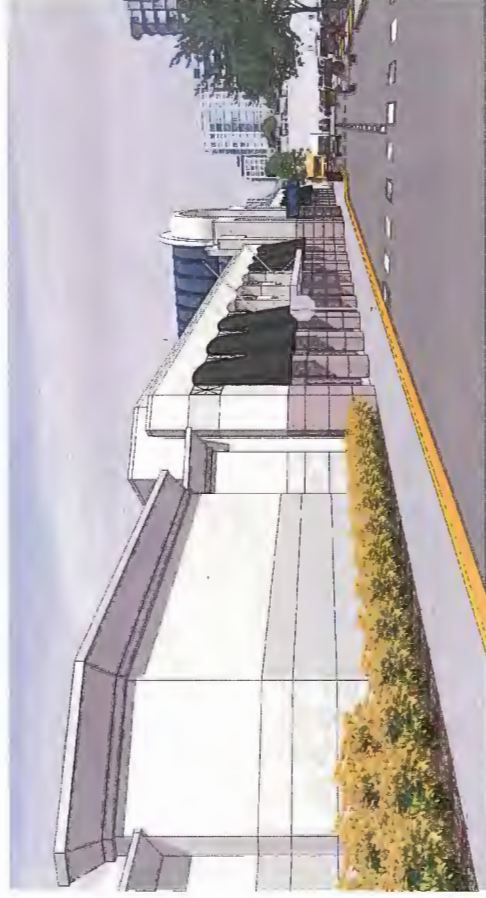
3D rendering: view west from No. 3 Road  
EXISTING





CACTUS CLUB CAFE RICHMOND CENTRE

3D rendering: view west from No. 3 Road  
PROPOSED



CACTUS CLUB CAFE RICHMOND CENTRE

3D renderings:  
EXISTING





CACTUS CLUB CAFE RICHMOND CENTRE

3D renderings:  
PROPOSED



CACTUS CLUB CAFE RICHMOND CENTRE



Schedule 2 to the Minutes of the  
Development Permit Panel  
meeting held on Wednesday,  
February 15, 2017.



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**PFS STUDIO**  
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

**○ JAMES KM CHENG | ARCHITECTS**

# COMPARISON CONTEXT PLAN



Bridge to Bridge Context Plan - Original Rezoning



Bridge to Bridge - Approved Rezoning Amendment



# LANDSCAPE EXPERIENTIAL WALK





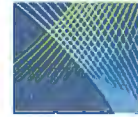
# COMPARISON CONTEXT PLAN



Oval to Bridge - Original Rezoning



Oval to Bridge - Approved Rezoning Amendment



RIVER GREEN LOT 12

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# SITE CONTEXT PLAN



# LANDSCAPE CONCEPT DIAGRAM



- Circulation Legend**
- Public Pedestrian
  - Semi Private Pedestrian
  - Parking / Servicing Access
  - Covered Walkway
  - Secondary Walkway





# LEVEL PG FLOOR PLAN





# LEVEL 2 FLOOR PLAN





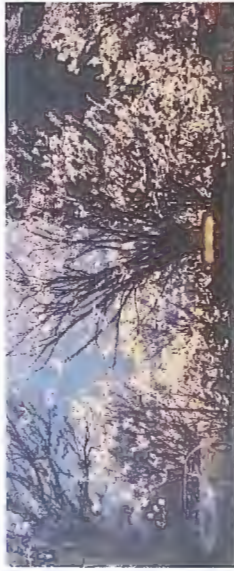
# ROOF PLAN





# PRECEDENT IMAGES

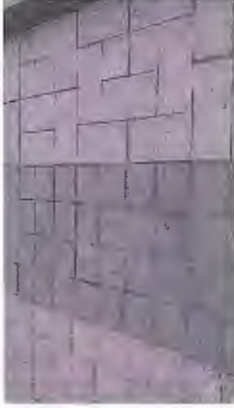
## ENTRY / ARRIVAL



Drive Court



Water Feature



Stone Paving

## RIVER ROAD



Plaza Paving



Pocket Plaza

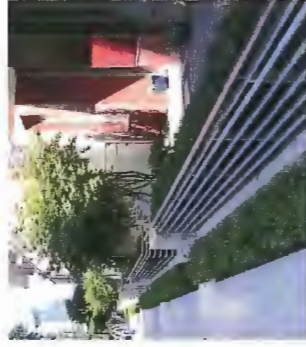


Water Feature



Precast Pavers

## HOLLYBRIDGE WAY



Private Patios

## PEARSON WAY



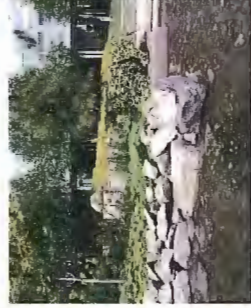
Kid's Area



Kid's Area



Stepping Slabs



Reflecting Pool



Covered Walkway



Duck



RIVER GREEN LOT 12

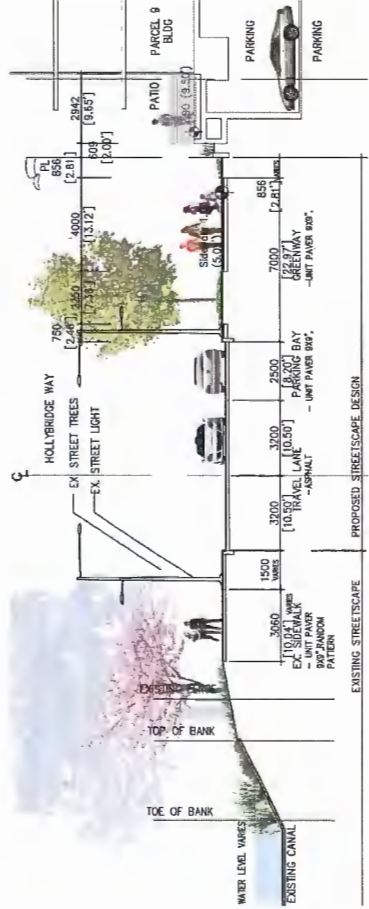
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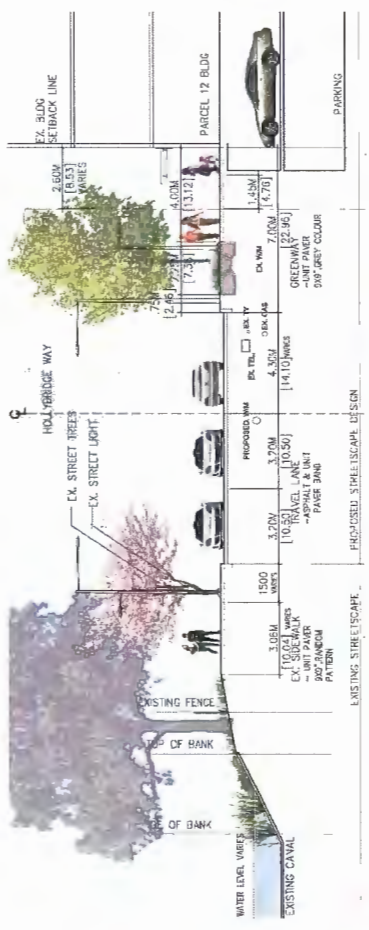
JAMES KM CHENG

ARCHITECTS

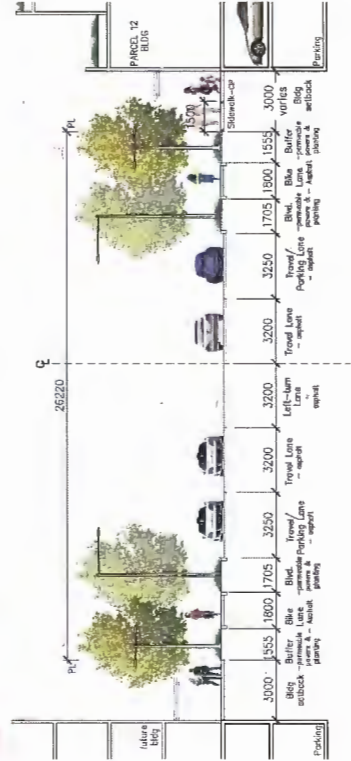
# SECTIONS



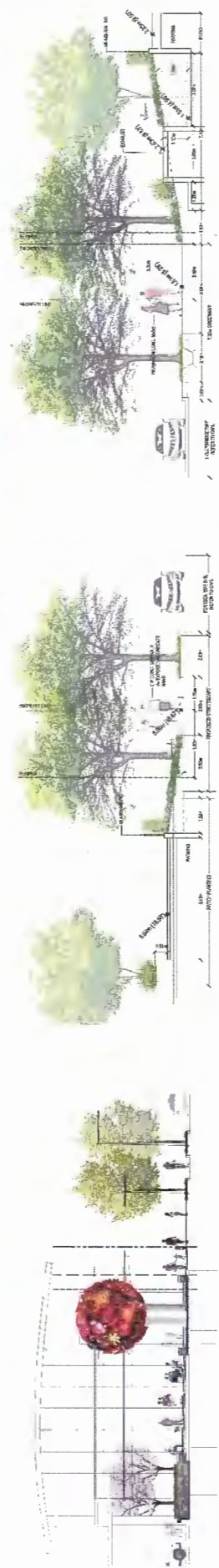
**A** Section



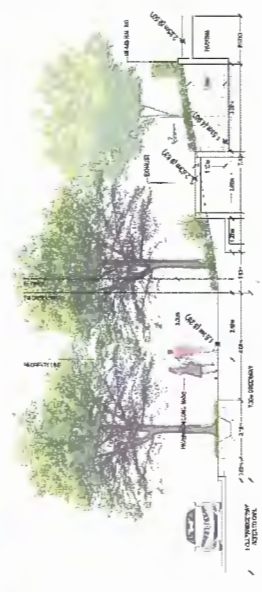
**B** Section



**C** Section



**E** Lot 12 Northeast Corner



**F** Lot 12 Northwest Corner

**D** Plaza at River Road



RIVER GREEN LOT 12













RIVER GREEN LOT 12

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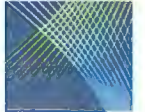








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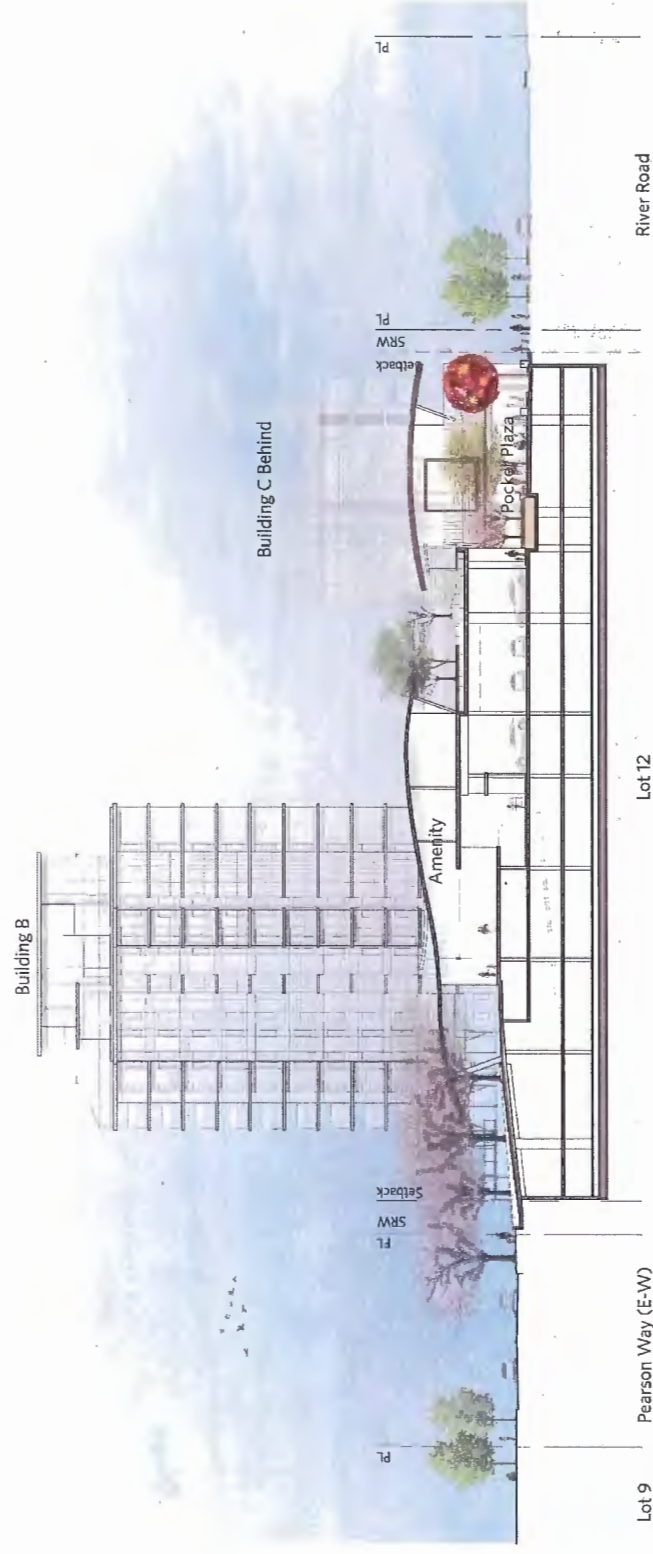
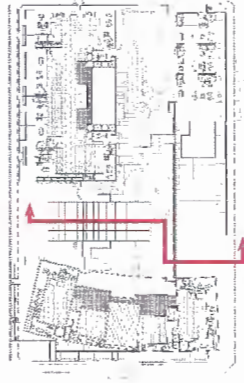
RIVER GREEN LOT 12

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# SECTION



RIVER GREEN LOT 12

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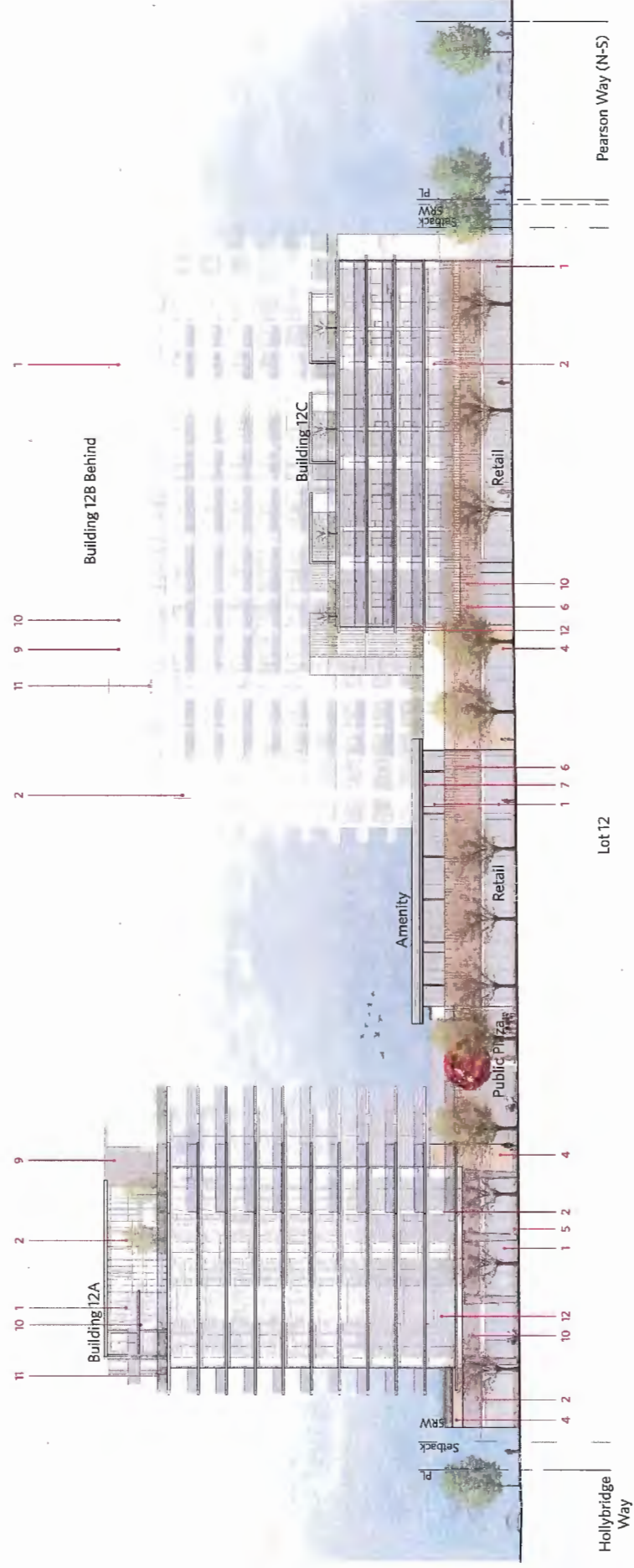
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# SOUTH ELEVATION



Massing Diagram

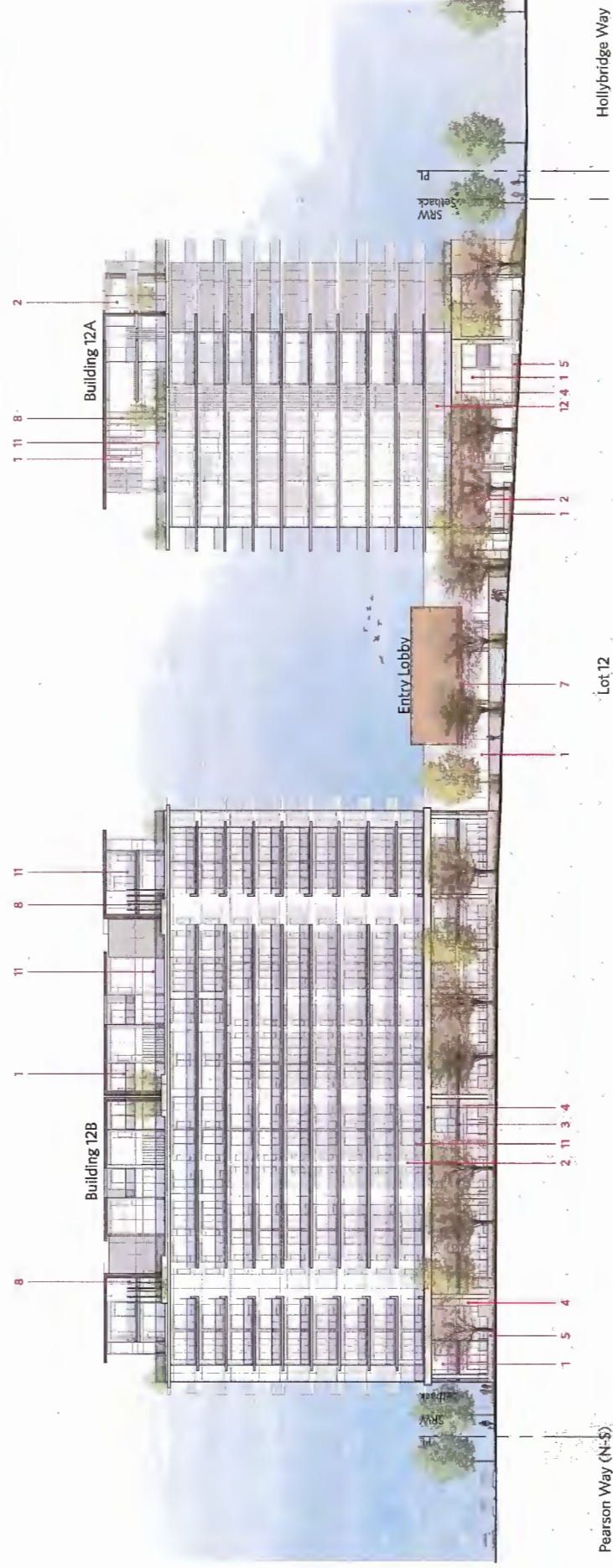


RIVER GREEN LOT 12

# NORTH ELEVATION



Massing Diagram



RIVER GREEN LOT 12

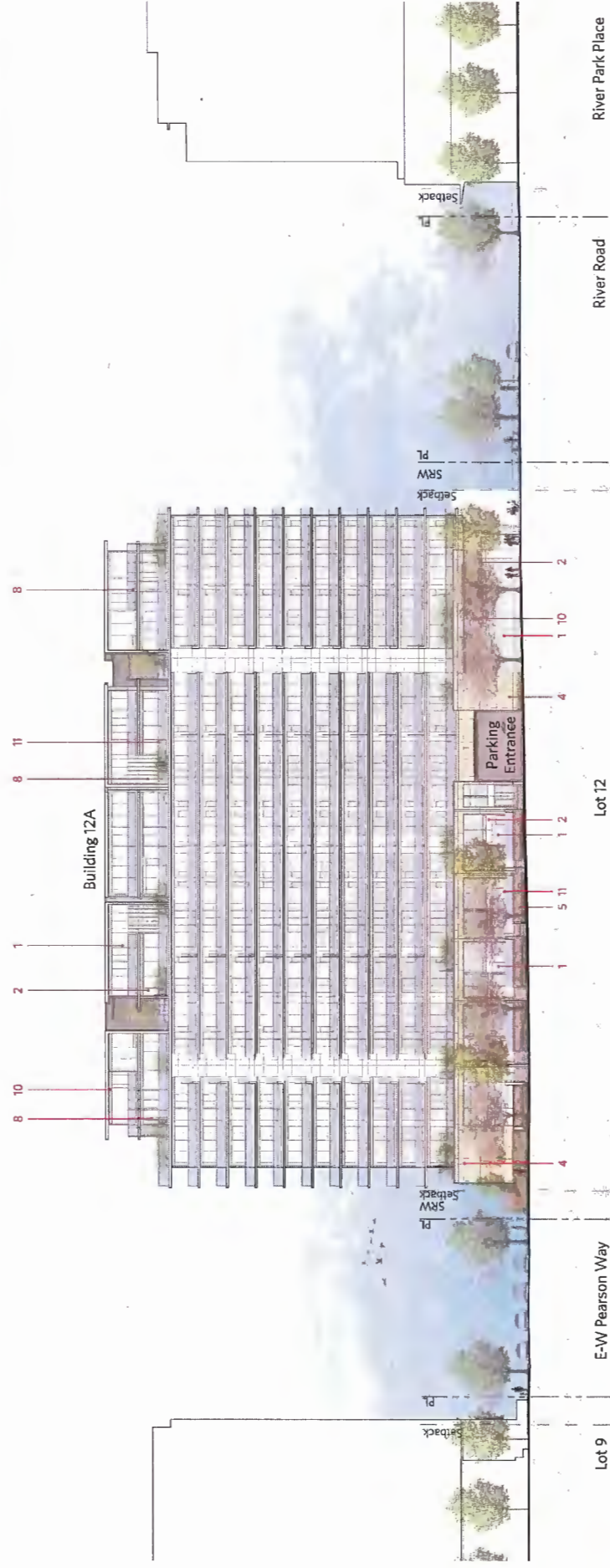
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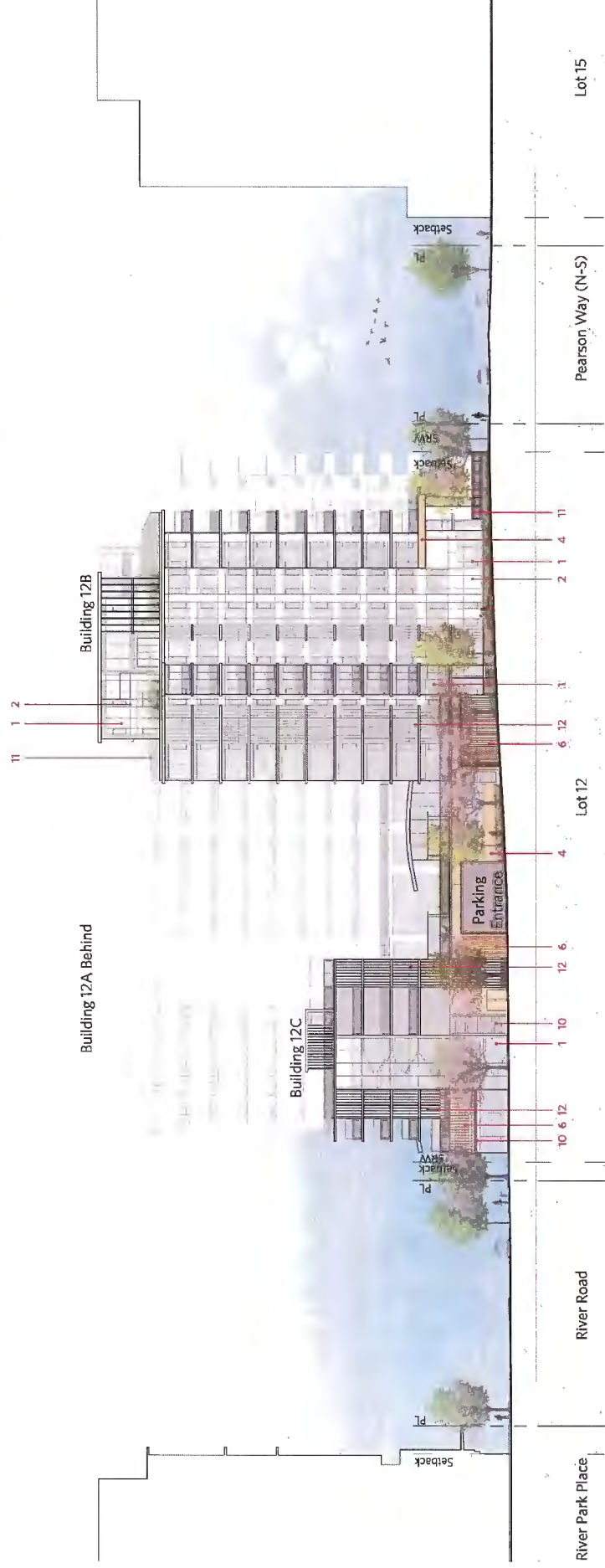


# WEST ELEVATION



RIVER GREEN LOT 12

# EAST ELEVATION



RIVER GREEN LOT 12





THANK YOU



# City of Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** March 3, 2017

**From:** Wayne Craig  
Director of Development

**File:** DP 16-740024  
HA 16-744661

**Re:** **Application by Tien Sher Chatham Development Ltd. for a Development Permit and Heritage Alteration Permit at 3755 Chatham Street**

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### Staff Recommendation

1. That a Development Permit be issued which would permit the construction of a 3 storey mixed use development containing 16 residential units at 3755 Chatham Street on a site zoned "Commercial Mixed Use (ZMU32) – Steveston Village".
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a. Increase the maximum permitted building height from 12 m up to 14.75 m to allow elevator and stair access to the rooftop and a portion of the building parapet to project beyond the maximum building height.
3. That a Heritage Alteration Permit (HA 16-744661) be issued at 3755 Chatham Street in accordance with the Development Permit.

  
Wayne Craig  
Director of Development

WC:ke  
Att. 3



## Staff Report

### Origin

Tien Sher Chatham Development has applied to the City of Richmond for permission to develop a 3 storey mixed use development containing 16 residential units and up to four commercial retail units at 281 m<sup>2</sup> (3,026 ft<sup>2</sup>) at 3755 Chatham Street on a site zoned “Commercial Mixed Use (ZMU32) – Steveston Village”. The site currently contains a single-family dwelling and has been consolidated into one lot from the four previous properties. As the subject site is located in the Steveston Village Heritage Conservation Area, a concurrent Heritage Alteration Permit (HA 16-744661) is being brought forward to allow for the construction of the building in accordance with the proposed Development Permit.

The site is being rezoned from “Steveston Commercial (CS3)” to “Commercial Mixed Use (ZMU32) – Steveston Village” for this project under Bylaw 9541 (RZ 15-697899), which received 3<sup>rd</sup> Reading after the Public Hearing held on May 16, 2016. A Heritage Alteration Permit (HA 15-697904) was also issued by Council after 3<sup>rd</sup> Reading was granted to allow for property consolidation, demolition and site preparation works. A Servicing Agreement is required as a rezoning consideration for frontage upgrades along Chatham Street and to implement a lane along the rear of the site. As part of the staff streetscape review being undertaken along Chatham Street, should Council adopt streetscape visions that differ from the frontage works identified at rezoning, the frontage works shall be adjusted to reflect the current Council approved streetscape vision.

### 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 an existing lane allowance, a church on a site zoned “Assembly (ASY)”.

To the South: Across Chatham Street, existing commercial developments zoned “Steveston Commercial (CS3)” and regulated by Land Use Contract (LUC70).

To the East: An existing two-storey medical building under Land Use Contract (LUC92).

To the West: A former church currently being used for commercial activities on a site zoned “Steveston Commercial (CS3)”. This existing building is the former “Steveston Methodist Church” and is an identified heritage resource building in the Steveston Village Conservation Strategy.

### Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on May 16, 2016. At the Public Hearing, no correspondence was received or public comments made concerning the proposal.

The rezoning proposed a 3 storey mixed use building with street fronting commercial and structured parking at grade and 16 residential units on the 2<sup>nd</sup> and 3<sup>rd</sup> floors. Total net density is proposed at 1.6 FAR, consistent with the Steveston Area Plan. The rezoning also made note of variances to be requested for maximum building height as part of the Development Permit application for stair and elevator access structures to the rooftop deck area and a small portion of the parapet wall to reflect a historic architectural treatment applied to the proposal. There were no comments made about the requested variances through the rezoning or Public Hearing for the project.

### Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the “Commercial Mixed Use (ZMU32) – Steveston Village” zoning district except for the zoning variances noted below.

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

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

- 1) Increase the maximum permitted building height from 12 m up to 14.75 m to allow elevator and stair access to the rooftop and a portion of the building parapet to project beyond the maximum building height.

For clarification, the following summarizes the height of structures above the maximum building height and subject to the requested variance:

- Elevator structure – 2.75 m
- Two stair access structures – 1.14 m
- Portion of the building parapet – 0.9 m

### *Staff supports the proposed variance for the following reasons:*

- *Use of rooftop spaces for outdoor amenity areas are encouraged in the Steveston Area Plan so long as impacts to surrounding areas are addressed (i.e., privacy/overlook and visibility of rooftop structures from the surrounding streets).*
- *An elevator to access the rooftop amenity area is proposed to ensure the space is universally accessible for residential users. Staff and the applicant worked to keep the structure height to accommodate the elevator’s mechanical equipment as minimal as possible to reduce the building projection (2.75 m above the maximum building height) as much as possible.*
- *Secondary emergency access/egress to the outdoor amenity area is required to comply with the BC Building Code, resulting in two separate full height stairway entrance structures at the west and east edges of the building that are proposed to be 1.14 m above the maximum building height.*



- *The two rooftop access structures are setback from both Chatham Street and the lane, which minimizes their visibility from the street and surrounding areas. There are no shadow impacts as a result of the access structures. The access structures have a similar architectural finishing to the proposed building and rooflines help reduce their visibility and fit the overall character of the project. As a result, the proposed access structures do not result in overlook or shadowing impacts to surrounding areas.*
- *The 0.9 m projection for a small portion of the building parapet is minimal with no shadowing or impacts to adjacent properties. The applicant's variance request is related to representing the historic parapet architectural treatment referenced in their overall design rationale for the project.*

### **Richmond Heritage Commission**

The project was reviewed and endorsed by the Richmond Heritage Commission on September 21, 2016. A copy of the relevant excerpt from the Richmond Heritage Commission Minutes from September 21, 2016 is attached for reference purposes (Attachment 2). The response from the applicant has been included immediately following the resolution from the Richmond Heritage Commission and is identified in '**bold italics**'.

### **Advisory Design Panel Comments**

The project was reviewed and endorsed by the Advisory Design Panel on December 7, 2016. A copy of the relevant excerpt from the Advisory Design Panel Minutes from December 7, 2016 is attached for reference (Attachment 3). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '**bold italics**'.

### **Analysis**

#### ***Conditions of Adjacency***

- The proposed 3 storey mixed-use building directly fronts onto Chatham Street (0.11 m setback) with a zero lot line adjacency along both side yards (east and west). Existing buildings on the neighbouring 2 storey building to the east and a 1 ½ storey building to the west are located close to the subject site's side yard. The exposed zero lot line walls are clad with materials consistent with the finishes in the rest of the development. A 6.8 m rear yard setback onsite and existing 6 m wide lane dedication provides a total setback of 12.8 m, which will mitigate any shadow impacts to the immediate north. The proposal is consistent with the land uses and form of development along Chatham Street in the Steveston Village Heritage Conservation Area, which supports 3 storey mixed-use street fronting buildings.
- The lane to be extended along the rear of the subject site (north property line), providing vehicle access to the development, will provide further separation to the existing church facility to the north.
- Site grading is designed to match the existing elevation of the sidewalk along Chatham Street and lane to be extended to the north. No significant grade differences to surrounding properties or retaining walls will be required.

***Urban Design and Site Planning***

- The proposal presents a continuous street wall with commercial uses at grade contributes to a pedestrian oriented development along Chatham Street, consistent with Development Permit guidelines in the Steveston Area Plan. Vehicle access to the proposed building is through an existing dedicated lane to be extended along the rear of the subject site into structured, secured parking on the ground floor for the residential units. Shared commercial and residential visitor parking (as permitted in the proposed zoning for the site) will be surface parking off the lane. A public access route from the lane directly to Chatham Street is provided in the proposal to facilitate ease of pedestrian movement.
- The residential units and related private outdoor balcony spaces are either oriented to Chatham Street to the south and lane to the north that provides for sufficient outdoor areas for the units while minimizing overlook to surrounding properties.
- An outdoor amenity area for the residents is proposed on the roof top deck and is designed and located in the central portion of the roof area and will be setback sufficiently from the edges of the building to minimize the visibility from the surrounding area and streets. The outdoor amenity is programmed to be used by residents and involves seating areas organized around larger open spaces and children's play area. Urban gardening planter boxes border the amenity area and are designed to be fully accessible to accommodate use by individuals that are mobility impaired and/or in a wheelchair.
- Service areas for garbage and recycling bins are contained in a fully enclosed space at the rear of the development accessed off the lane.

***Architectural Form and Character***

- In response to the Steveston Village Core Area Development Permit Guidelines, the small historic lots (as outlined in the Steveston Village 1892 Historic Lot Lines map) are represented in this development by creating four distinct building facades corresponding to the historical subdivision of the four small independent lots. The applicant's design approach has been to select four other buildings in the Steveston Village Heritage Conservation Area that are identified heritage resources and to reflect certain design elements in this project to represent the historical lot lines and make appear that each façade could have developed independent of each other. The Advisory Design Panel supported the efforts to represent four separate architectural expressions across the project in response to the historic lot lines and character of the Steveston Village Conservation Area.
- Building recesses along Chatham Street and varied parapet heights and architectural detailing further strengthen the design to reflect the historic lot lines and pedestrian scale of development in the Steveston Village Core Area. Differing cladding treatments and colour applications are proposed, which are drawn from the four identified heritage resource buildings referenced in the design, and applied to the individual facades.
- The commercial frontage is clearly defined on the ground level, with large windows and wood framed doors to identify commercial/retail spaces and the application of wide horizontal siding and small skirt roofs to demarcate the residential levels on the 2<sup>nd</sup> and 3<sup>rd</sup> storeys.
- External cladding across the entire project consists of hardie narrow board lap siding, shingle siding and fibre cement/wood trim, which is consistent with acceptable materials for development in the Steveston Village Core Area.



- Cladding treatments along the project's Chatham Street and lane frontage are carried around and extended along the side elevations of the building to align with where the neighbouring buildings would intersect with the proposed zero lot line walls. Proposed visible cladding on the building's side elevations are hardie board lap siding and wood/fibre cement board accent trim. Smooth faced concrete block is proposed on non-visible portions of the side wall elevations where they are concealed by the neighbouring buildings.
- A small gap will exist along the side yards between the walls of the proposed development and the church building to the west and medical building to the east, both of which are also located close to the subject site's property line. To address these gaps, the following is proposed:
  - On the east side, this gap will be addressed by continuing the cladding treatment on the east side elevation (hardie trim siding) to cover the gap from Chatham Street and the lane resulting in a flush building transition. Metal flashing to cover the top of the gap is proposed.
  - On the west side, the gap between the existing church and new building is wider at approximately 0.6 m (2 ft.) separation distance. The applicant has recommended that the gap width between buildings is too wide to fully enclose on the Chatham Street and lane and should remain open. As a result, a moveable panel at the base of the gap along Chatham Street and the lane is proposed for screening purposes and prevent unwanted access. The gap at the top between the buildings will be addressed with metal flashing.
  - The applicant has contacted the neighbouring property owners on each side and confirmed their acceptance of the proposed treatment of the gap.

#### ***Landscape Design and Open Space Design***

- A cash in lieu contribution for the required removal of on-site trees (\$20,000) and trees located on City land (\$7,800) has been secured as a rezoning consideration. Frontage improvements along Chatham Street will include boulevard street tree plantings and will be installed through the City's Servicing Agreement process.
- The outdoor amenity area located on the roof top deck is designed to be fully accessible with the elevator providing access. Urban gardening planter boxes are also designed to accommodate individuals in wheelchairs. Seating areas and open space for activities is bordered by a combination of fencing, decorative wood screen walls and garden plot planter boxes, which are setback from the edges/parapet walls of the building to minimize visibility of structures from the street. These measures also provide for visual screening of the mechanical systems of the building (i.e., vent stacks).
- A landscape letter of credit/bond (\$76,317.49) is required to be submitted through the Development Permit to secure the implementation of the proposed landscaping.

#### ***Crime Prevention Through Environmental Design***

- Entrances to the commercial units and residential lobby have a strong and visible street presence to ensure active and passive surveillance of the area.
- A linear pedestrian link through the development to connect the lane to Chatham Street is provided to maintain sightlines and visibility of connection. A gated metal door, designed to be transparent, is provided from Chatham Street and the lane to access/exit this linkage,

which provides sufficient security to the building while also maintaining sightlines for surveillance purposes.

- To maximize visibility along the rear lane, recesses for building access areas are minimized, garbage/recycling spaces have dedicated space within the building and landscaping is designed to maintain sightlines. The residential units on the 2<sup>nd</sup> and 3<sup>rd</sup> level are setback from the ground floor, allowing for surveillance of lane.

### ***Accessible Housing***

- The proposed development includes 16 basic universal housing units that are designed to be easily renovated to accommodate a future resident in a wheelchair. These single-storey units are required to incorporate all of the accessibility provisions listed in the Basic Universal Housing Features section of the City's Zoning Bylaw, and are permitted a density exclusion of 1.86 m<sup>2</sup> (20 ft<sup>2</sup>) per unit that has been included in the proposed building FAR calculation.

### ***Sustainability Features***

- Inclusion of electrical vehicle charging infrastructure into the development in accordance with the rezoning requirements to secure 8 stalls with a dedicated 120V receptacle to accommodate electric vehicle charging equipment and an additional 8 stalls pre-ducted to allow for future conversion and installation of electrical vehicle charging equipment.
- The developer also notes the following sustainability features to be included in the development:
  - Development specifications for low flow toilets, showers and lavatories in all residential units.
  - Development specifications for Energy Star rated appliances in all residential units.
  - The developer is exploring with their electrical and mechanical consultants about meeting/exceeding Energuide 82 requirements that includes provisions for the installation of energy efficient LED lighting throughout the development.

### **Conclusions**

The proposed development complies with the general and specific Development Permit guidelines applicable to the Steveston Area Plan and Steveston Village Core Area respectively for a pedestrian friendly and streetscape oriented mixed use project. Adjacency conditions to the neighbouring properties and surrounding areas have been addressed.

The subject site is also located in the Steveston Village Heritage Conservation Area and a Heritage Alteration Permit is also required to be issued for any works permitted through the Development Permit.

Staff recommend support of the Development Permit and Heritage Alteration Permit for the 3 storey mixed use project at 3755 Chatham Street



Kevin Eng  
Planner 2



KE: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 \$76,317.49

NOTE: above amount includes a 10% contingency cost.

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

- Project architect providing confirmation that the building permit submission includes all Basic Universal Housing Features contained in Section 4.6 and 4.16 of the City's Zoning Bylaw.
- Enter into an Encroachment Agreement for canopies/awnings and/or signs that encroach into the Chatham Street.
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).



**DP 16-740024**

**Attachment 1**

Address: 3755 Chatham Street

Applicant: Tien Sher Chatham Development Ltd. Owner: Tien Sher Chatham Development Ltd.

Planning Area(s): Steveston Area Plan (Steveston Village Heritage Conservation Area)

Floor Area Gross: 3,243 m<sup>2</sup> Floor Area Net: 2,318 m<sup>2</sup>

	Existing	Proposed
<b>Site Area:</b>	One consolidated development site at 1,468 m <sup>2</sup>	No change
<b>Land Uses:</b>	Existing single-family residential dwelling (to be demolished). Remaining area vacant with existing landscaping	3 storey mixed-use commercial/residential development with access through a new lane
<b>Steveston Area Plan Designation:</b>	Heritage Mixed Use (Commercial-Industrial with Residential and Office Above)	No change - Complies.
<b>Zoning:</b>	Steveston Commercial (CS3)	Commercial Mixed Use (ZMU32) – Steveston Village
<b>Number of Units:</b>	Not applicable	281 m <sup>2</sup> of commercial space at grade. 16 residential units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.6	1.58	none permitted
Lot Coverage:	Max. 85%	76%	none
Setback – Front Yard:	none	0.1 m	none
Setback – Side Yard:	none	0.1 m	none
Setback – Rear Yard:	Min. 6.5 m	6.8 m	none
Height (m):	Max. 12 m	14.75 m (elevator) 13.14 m (2 rooftop access structures) 12.9 m (small portion of parapet)	variance requested
Off-street Parking Spaces – Commercial Residential Visitor (Shared between commercial and residential)	9 stalls (Commercial) 24 stalls (Residential) 9 stalls (Shared commercial/residential visitors)	9 stalls (Commercial) 26 stalls (Residential) 9 stalls (Shared commercial/residential visitors)	none



Total off-street Spaces:	33 stalls	35 stalls	none
Amenity Space – Indoor:	Cash in lieu	Cash in lieu (rezoning)	none
Amenity Space – Outdoor:	6 m <sup>2</sup> per residential unit	195 m <sup>2</sup>	none

**Excerpt from the Minutes from  
The Richmond Heritage Commission Meeting**

**Wednesday, September 21, 2016 – 7:00 p.m.  
Rm. M.2.004  
Richmond City Hall**

**Application from Tien Sher for Heritage Alteration Permit and Development Permit  
Application for Properties on Chatham Street**

Members of the Tien Sher Homes team attended to present on Heritage Alteration Permit Application #16-744661 and Development Permit Application #16-740024. They noted that this has been a two year process in which they have consulted with other public groups such as Steveston 2020. This development is adjacent to the church and the medical building on Chatham Street and will be residential strata units with ground floor commercial strata units. The team presented on the colour palette, materials, the evolving design of the building throughout the process, the interior layout, amenity area on the rooftop, universal design, pedestrian weather protection at the street level, and security.

In the presentation, it was noted that the four (4) sections of the street facade are inspired by protected heritage properties in Steveston Village. The first section is inspired by the neighbouring church with respect to colours and roof pitch. The second section is inspired by the Steveston Museum, the third section is inspired by the Steveston Courthouse and the fourth section references the Riverside Art Gallery. This was done to stay true to the heritage context and to ensure each façade section is distinct. It was noted that the rooftop amenity area and elevator shaft will not be visible from the street.

Commissioners asked clarification questions to the applicant about the blank wall that faces the plaza in front of the church on the west side of this development. The applicant noted that they had considered several options for treatments to provide visual interest including historic photographs, a mural, or windows on this space.

Commissioners reviewed and discussed the proposal in relation to the design guidelines for Steveston Village Development Permit Area especially how this development fits with respect to building scale and the relationship to the street. Comments included an appreciation for the articulation of the street façade into four (4) sections, as well as the staggering of front setbacks, in alignment with the historic small lot lines and pattern. Other comments included concerns related to the use of brick veneer and the differences in roof forms, and the potential for a seating area out front or nearby was raised. Ms. Cain advised that the staff report on Steveston Area Plan that is currently in progress will include a streetscape design concept for Chatham Street.

Discussion ensued on a lack of cohesion between the sections of the street facade, most notably with respect to the upper storeys and roofs.



It was moved and seconded:

*That the Heritage Commission support this project subject to the following statements: The Commission appreciates the reference to heritage character features of Steveston Village, as well as the breaking up of the street frontage into smaller discreet storefronts, but recommends that more refinement be considered for the upper portions of the building and the roofscape to achieve a more cohesive design.*

CARRIED

***Applicant/Architect Response***

*The Commission's comments are appreciated and taken in full consideration. Our design goal was to emphasize, rather than unify, the 4 discreet façade sections. That is, we wanted the façade to appear as if the each section was a separate 'building' built by a different owner but in the same era. Therefore, architectural elements such as cladding, window shapes, parapet outlines, storefronts, and façade setbacks, were varied to achieve this effect. Cohesiveness is substantially achieved by the natural 'tripartite' (or top/middle/bottom) divisions of the façade design, and the natural consistent horizontal elements (trim boards, windows, signage) which follow the same floor levels extended across the building. One revision was made to improve the cohesiveness (in the sense of being of the same era): we have changed from a mix of metal & wood railings to ALL wood railings.*

*The west exterior end wall will be clad with the same non-combustible fibre cement siding and trim as the south frontage (i.e. the 1st section). The exterior cladding will cover the end wall right up to the outline of the existing church building (which is 8" to 24" away from common property line. (Clarification: the section left unclad will be the 'shadow' of church as it would appear if the church building was 'extended' into the new building. Initially, a banded split-faced concrete block finish was proposed, followed by discussions of the above-mentioned options as well as the current church owner's suggestion for a blank wall to serve as an occasional projection surface for his own commercial purposes. Ideas for photographs/mural/artwork were considered for both west and east end walls, but after consideration by both Planning and the owner, it was felt that there would be a lack of agreement on the specific details. As well, our suggestion for permanent wall anchors for future banner mounting may result in their use for unintended non-public (i.e. commercial) purposes.*

*The architect has confirmed that the use of brick and/or brick veneer as a cladding treatment is not being proposed for this development.*

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

Wednesday, December 7, 2016 – 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall

**DP 16-740024 – THREE-STOREY MIXED USE DEVELOPMENT, INCLUDING  
16 UNITS AND 279 SQ.M. COMMERCIAL SPACE**

ARCHITECT: Interface Architecture

PROPERTY LOCATION: 3735, 3751, 3755 and 3771 Chatham Street

**Applicant's Presentation**

Architect Ken Chow, Interface Architecture Inc., Charan Sethi, Tien Sher Group, and Landscape Architect Meredith Mitchell, M2 Landscape Architecture, presented the project and answered queries from the Panel.

**Panel Discussion**

*Comments from the Panel were as follows:*

- the proposed project is challenging as the design involves four distinct architectural expressions in one building reflecting the historic lot lines; the applicant has done a convincing job, but could be strengthened; *Onsite again, we re-examined the detailing of the 4 reference projects: (a) Heritage Resource #2 'methodist church', (b) HR#12 'museum', (c) HR#3 'courthouse' old lawyer building next door now marsden insurance, (iv) HR#6 'art gallery'. Some adjustments have been made to improve: (i) the authenticity of 'historic inspiration', (ii) the proportion and spacing of these elements to look 'right' (in my opinion), (iii) the buildability of dentil/outlook elements at parapets.*
- appreciate the applicant providing family-sized residential units, e.g., two- and three-bedroom units which are larger than the typical units seen in other developments; proposed unit sizes and unit mix will meet the market demand; *Unit sizes have not changed.*



- no need for unifying or common elements to be integrated into the overall design of the project; support the applicant's proposed design for a distinct four-section façade along the Chatham Street frontage; *Best to strengthen the distinction between sections since minor differences could look like 'mistakes'. The tripartite divisions (of top, middle, and bottom sections) across the 4 façade sections already serve as unifying elements.*
- consider opportunities for introducing wider trims in the proposed building; *There are differing approaches (and opinions) on architectural detailing, but our approach is to strive for a more authentic 'Steveston' vocabulary (sometimes cited as 'gritty', 'simple'), of which the Steveston Museum is seen as an example (e.g. narrower window trims).*
- the proposed rooftop outdoor amenity area would be valuable and useful to future tenants of the building; also appreciate the storage space for garden tools and other movable objects; *The more the residents use and care about the rooftop amenity space, the more they will properly maintain it. The building is still considered a '3-storey building' in building code terms.*
- consider extending the cladding treatment on the west elevation as far as possible towards the rear of the building due to the remote possibility of redevelopment to the west that would cover the three-storey zero lot line wall; *The west exterior end wall will be clad with the same non-combustible fibre cement siding and trim as the south frontage (i.e. the 1st section). The exterior cladding will cover the end wall right up to the outline of the existing church building (which is 8" to 24" away from common property line. (Clarification: the section left unclad will be the 'shadow' of church as it would appear if the church building was 'extended' into the new building. Same approach at east end wall.*
- returns on the parapets stop a bit short; considering extending the returns on the parapets a bit further to enhance the impression on the historic lot lines; *Parapets will be built with the returns shown on drawings to date.*
- appreciate the applicant referencing four identified heritage resource buildings in the Steveston Village Conservation Area in creating four distinct architectural building expressions; *Additional review has been done; some dentil/outlook elements have been better detailed.*
- does not agree with the comment to extend the parapet to the back of building as it will make the building appear taller and will not enhance the heritage character of the building; look at false front precedents in the area; *The parapet comments were considered, but ultimately the parapets as designed help screen the rooftop elements.*
- consider simplifying the windows in keeping with the industrial heritage of the neighbourhood; look at the windows of the old Post Office for precedent; consider consistent window types for the proposed building and introduce variations in colour; *Have deleted any 'pseudo' divided pane window glazing; there will be variations in colour for each of the 4 'buildings'.*

- proposed aluminum guardrails on the balconies appear too contemporary; consider visually breaking up the row of aluminum materials by introducing wooden posts to make the guardrails look more historical; *Will use wood for construction of guardrails (similar to 3900 Moncton).*
- consider introducing murals on the east and west side elevations of the proposed building; look at the heritage murals on buildings in Downtown East Vancouver and graphics on the Gulf of Georgia Cannery for precedents to reflect the heritage in the area; *The west exterior end wall will be clad with the same non-combustible fibre cement siding and trim as the south frontage (i.e. the 1st section). The exterior cladding will cover the end wall right up to the outline of the existing church building (which is 8" to 24" away from common property line. (Clarification: the section left unclad will be the 'shadow' of church as it would appear if the church building was 'extended' into the new building. Same approach at east end wall.*
- the project is on the right track from a sustainability perspective; appreciate the sustainability features of the project including the setbacks on the south side of the building to introduce solar shading to south-facing living rooms and bedrooms; *No changes.*
- agree with the applicant's approach not to introduce windows on the zero lot line wall at the west elevation of the proposed building; *No change.*
- consider rain and snow screening for the narrow space between the east and west zero lot line walls of the subject development and the walls of adjacent developments on both sides; *East (at medical building): Install metal flashing over (slipjointed) gap (approx 8"), anchored to taller building; vertical gaps entirely covered with Hardipanel material to match new building. West (at 'church'): Install metal flashing, anchored to new building, slipjointed over existing sloped church gabled roof at gap (approx 8"); at vertical gaps, install 6'H section of cedar fence to prohibit pass-thru between buildings (approx 2-ft).*

*The west exterior end wall will be clad with the same non-combustible fibre cement siding and trim as the south frontage (i.e. the 1st section). The exterior cladding will cover the end wall right up to the outline of the existing church building (which is 8" to 24" away from common property line. (Clarification: the section left unclad will be the 'shadow' of church as it would appear if the church building was 'extended' into the new building. Same approach at east end wall.*



- appreciate the proposed cladding treatment to the west zero lot line wall; however, also consider introducing public art, e.g. a mural, on the west elevation; *Have resolved to fully clad end walls, but dropped idea of permanent wall anchors for future art. Ideas for photographs/mural/artwork were considered for both west and east end walls, but after consideration by both Planning and the owner, it was felt that there would be a lack of agreement on the specific details. As well, our suggestion for permanent wall anchors for future banner mounting may result in their use for unintended non-public (i.e. commercial) purposes.*
- the project is well thought-out; appreciate the access to the residential units and the rooftop outdoor amenity area; also appreciate the provision of pocket doors to most of the washrooms; *No changes.*
- the siting of the small storage area for garden tools on the rooftop is tricky; consider adjusting the position of the door to provide an easier and more efficient access; *East rooftop stair enclosure now replanned to flow better.*
- proposed landscaping is well resolved; the rooftop outdoor amenity area will be well used by future residents; however, reconsider its proposed lay-out; consider compartmentalizing the long narrow rectangular shape to address the needs of various age groups, e.g. create rooms for different age groups; also consider introducing landscaping elements to improve the appearance of the roof outside of the amenity area, e.g. roll-out sedum mat or patterning on the aggregate surface, to visually break up the surface on the rooftop; *Amenity area now reconfigured to strengthen the '3-room' concept, even without the trellises over the raised planters.*
- appreciate the proposed rooftop outdoor amenity area and support the proposed building height variance; *Elevator structure overrun retained, but trellises over raised planters have been deleted.*
- agree with the suggestion to break up the long, linear and narrow rooftop outdoor amenity area to complement the breaking up of the building façade into different architectural expressions; *Trellises now deleted, but roof amenity layout reconfigured to better define '3-room' concept.*
- appreciate the use of glazing on one side of the projecting stair shaft on the rooftop; consider introducing glazing to the other side to allow natural sunlight to the corridors below; *Similar glazing added to west enclosure.*
- consider simplifying the architectural treatment to the projecting elevator shaft and stairwells on the rooftop; consider eliminating the edge treatment around the projecting structure to make it smoother and simpler; *Flattened south sloping portion of mansard.*

- agree with the suggestion to introduce murals on the west and east elevations of the proposed building; *Ideas for photographs/mural/artwork were considered for both west and east end walls, but after consideration by both Planning and the owner, it was felt that there would be a lack of agreement on the specific details. As well, our suggestion for permanent wall anchors for future banner mounting may result in their use for unintended non-public (i.e. commercial) purposes.*
- review the termination of the parapet at the west elevation and clarify the design of the mansard roof; and *To simplify roof roofs, the sloping south portion of the mansard roof has been flattened.*
- consider increasing the height of the 4 feet by 7 feet side opening of the building to meet up with the front façade. *Will look to raise during BP docs stage.*

#### **Panel Decision**

It was moved and seconded

*That DP 16-740024 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.*

**CARRIED**





# City of Richmond

## Development Permit

**No. DP 16-740024**

To the Holder: TIEN SHER CHATHAM DEVELOPMENT LTD.

Property Address: 3755 CHATHAM STREET

Address: C/O CHARAN SETHI  
185 - 4631 SHELL ROAD  
RICHMOND, BC V6X 3M4

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
  - a) Increase the maximum permitted building height from 12 m up to 14.75 m to allow elevator and stair access to the rooftop and a portion of the building parapet to project beyond the maximum building height.
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 \$76,317.49 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.

To the Holder: TIEN SHER CHATHAM DEVELOPMENT LTD.

Property Address: 3755 CHATHAM STREET

Address: C/O CHARAN SETHI  
185 - 4631 SHELL ROAD  
RICHMOND, BC V6X 3M4

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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 , .

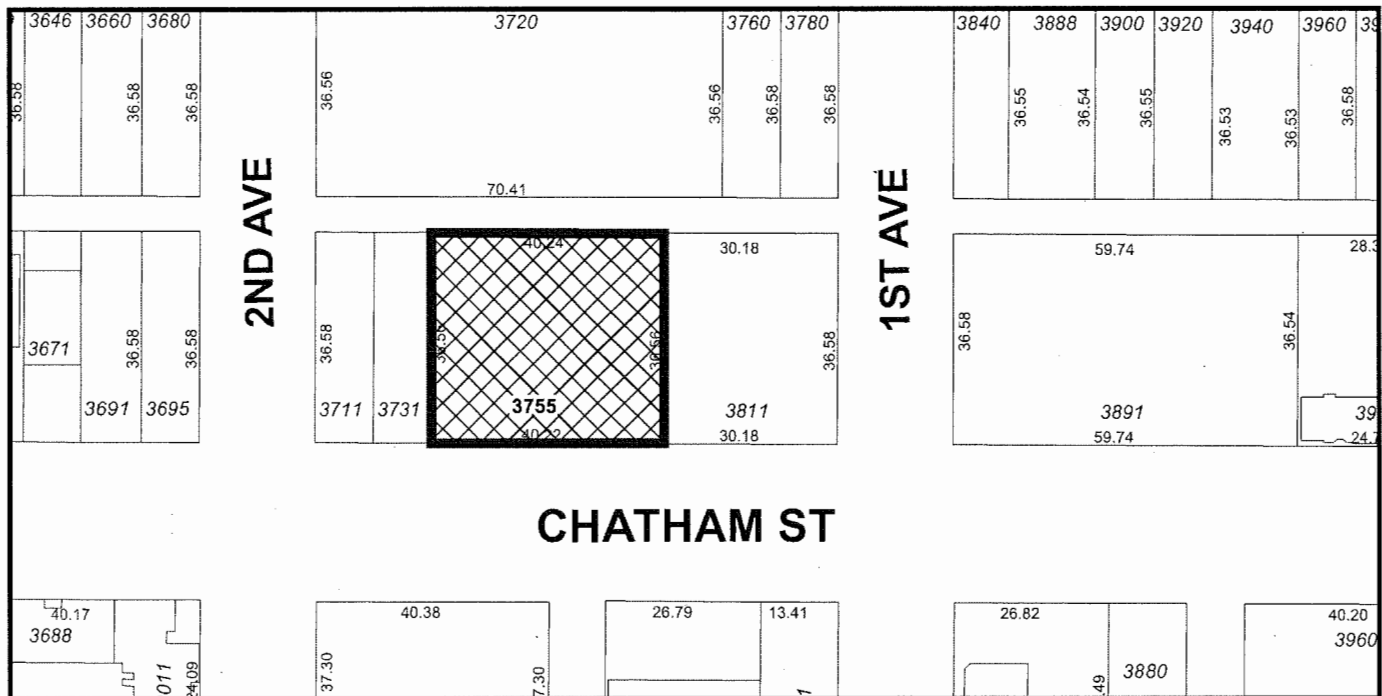
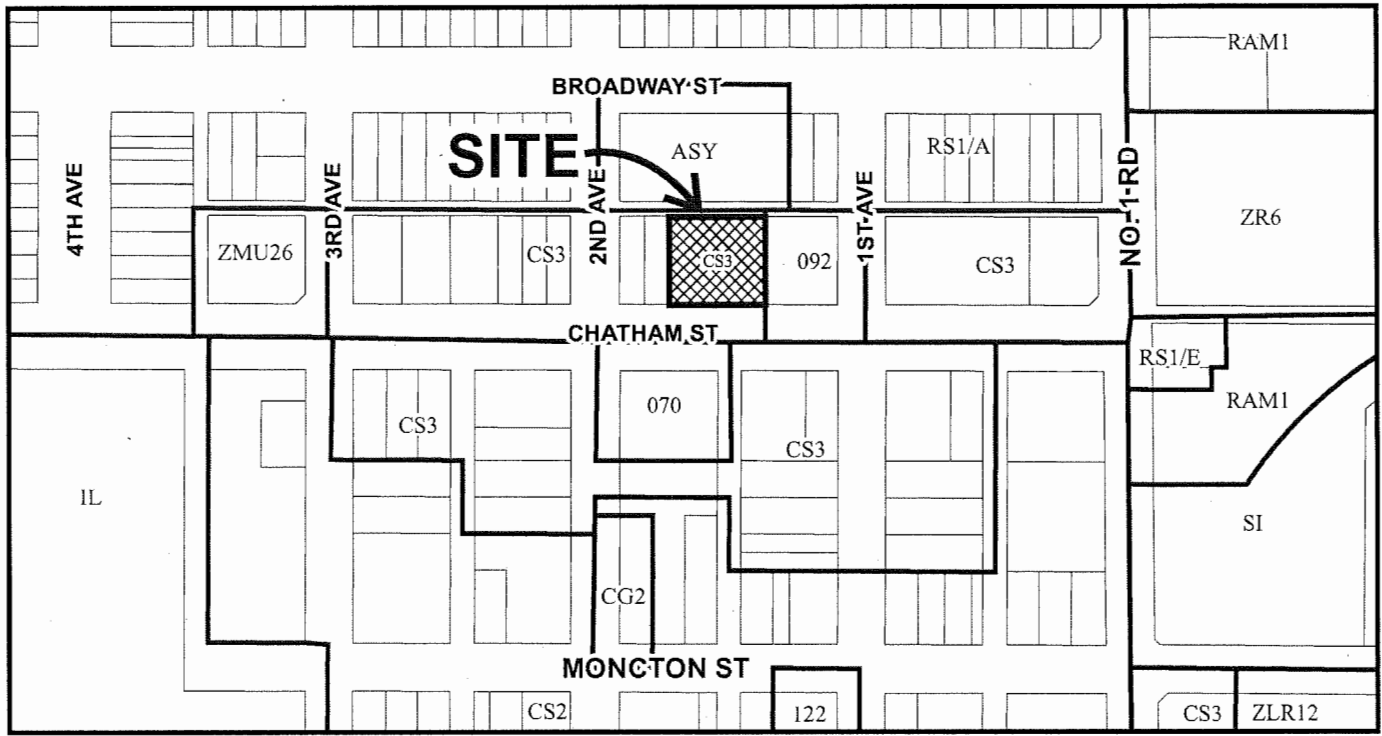
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MAYOR





# City of Richmond



DP 16-740024  
SCHEDULE "A"

Original Date: 09/28/16

Revision Date: 03/03/17

Note: Dimensions are in METRES



## City of Richmond

6911 No. 3 Road  
Richmond, BC V6Y 2C1  
www.richmond.ca

## Heritage Alteration Permit Development Applications Division

No.: DP 16-740024

To the Holder: City of Richmond  
Property Address: 3755 Chatham Street  
Legal Description: PID: 029-913-012  
LOT 1 BLOCK 22 SECTION 3 BLOCK 3 NORTH RANGE 7 WEST  
NEW WESTMINSTER DISTRICT PLAN EPP63227

(s.972, *Local Government Act*)

1. (Reason for Permit)
  - ☐ Designated Heritage Property (s.967)
  - ☐ Property Subject to Temporary Protection (s.965)
  - ☐ Property Subject to Heritage Revitalization Agreement (s.972)
  - ☒ Property in Heritage Conservation Area (s.971)
  - ☐ Property Subject to s.219 Heritage Covenant
2. This Heritage Alteration Permit is issued in accordance with approved Development Permit DP 16-740024
3. This Heritage Alteration Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
4. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit lapses.

AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF

DELIVERED THIS DAY OF ,

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

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











REVISIONS
MAR 13, 2017 DP Re-Submission
FEB 28, 2017 DP Re-Submission
NOV 18, 2016 DP Re-Submission
JUL 25, 2016 DP Submission
MAR 24, 2016 RZ Re-Submission
MAR 15, 2016 RZ Re-Submission
NOV 23, 2015 RZ Re-Submission
JULY 07, 2015 RZ Re-Submission
CONSULTANTS

REVISIONS
MAR 13, 2017 DP Re-Submission
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MAR 15, 2016 RZ RE-Submission
NOV 23, 2015 RZ RE-Submission
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CONSULTANTS

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Contractors shall verify and be responsible for all dimensions and conditions on the job and site often be informed of any variations turn by a dimension and conditions shown on the drawing.

SEAL

# INTERFACE

Suite 230  
11590 Cambie Road  
Richmond BC  
Canada V6X 3Z5

T 604 821 1162  
F 604 821 1146  
[www.interfacearchitecture.com](http://www.interfacearchitecture.com)

PROJECT

16-UNIT COMMERCIAL  
MIXED-USE BUILDING

3735 / 3751 / 3755 / 3771  
Chatham Street  
Richmond, B.C.

PROJECT NO.	1424CHTM
-------------	----------

AS NOTED  
WALL

DATE	AS NOTED
------	----------

DRAWN BY

KYC, RS, VI CHECKED BY 12/2
-----------------------------------

KYC
SHEET TITLE

## FAR OVERLAY AND AREA BREAKDOWN

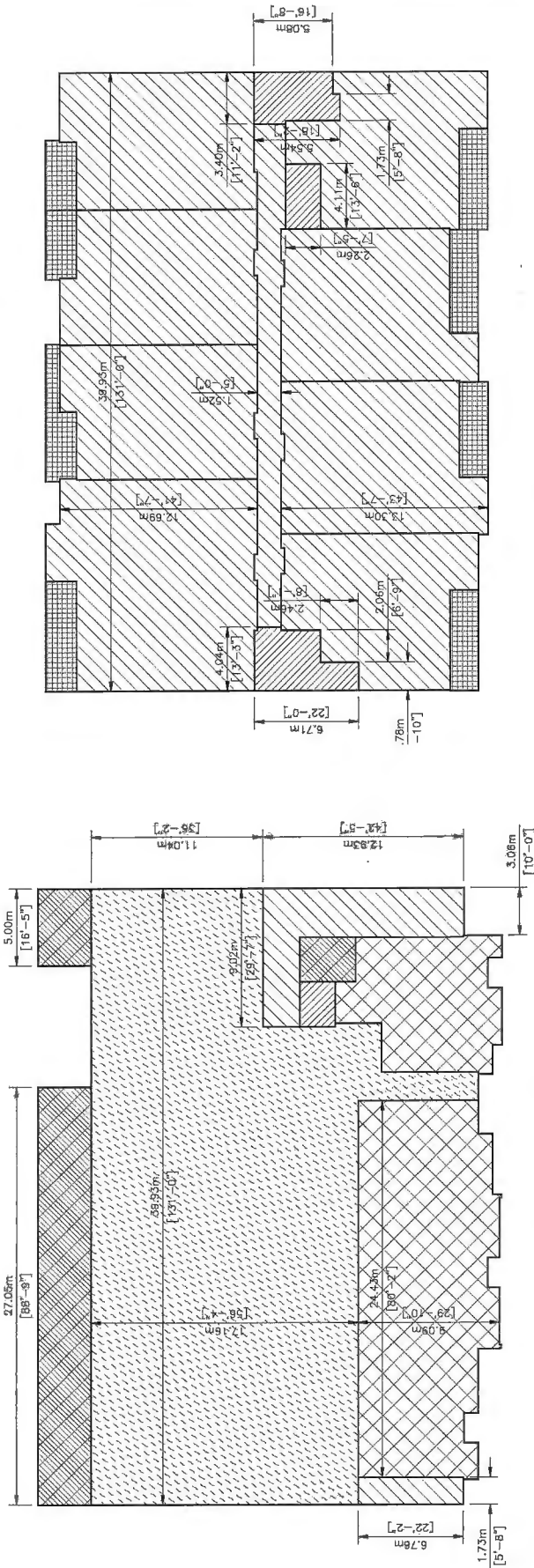
10

DRAWING

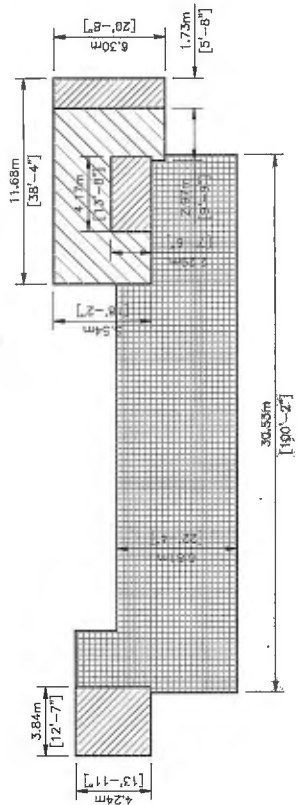
## A1.2

AREA BREAKDOWN BY FLOOR (SF) - 16 units						
MAIN LEVEL	GROSS AREA	CRU	PARKADE EXEMPT	RESIDENTIAL	ELEC/MECH/STOR/GARB. EXEMPT	FAR AREA
	12,014 sf	3,028 sf	6,987 sf	716 sf	1,283 sf	3,744 sf
SECOND LEVEL	GROSS AREA	CORRIDOR	ELEVATOR EXEMPT	STAIR EXEMPT	---	FAR AREA
	10,992 sf	584 sf	100 sf	414 sf		10,478 sf
THIRD LEVEL	GROSS AREA	584 sf	100 sf	358 sf		10,534 sf
ROOF TOP LEVEL	910 sf	---	103 sf	292 sf	---	515 sf
F.A.R. AREA SUMMARY BY WHOLE BUILDING						
	GROSS AREA	PARKADE EXEMPT	ELEC/MECH/STOR/GARB. EXEMPT	ELEV./STAIR EXEMPT	NET FAR AREA (SF)	NET FAR AREA (m <sup>2</sup> )
	34,908 sf	6,987 sf	1,283 sf	1,367 sf	25,271 sf	2347.68

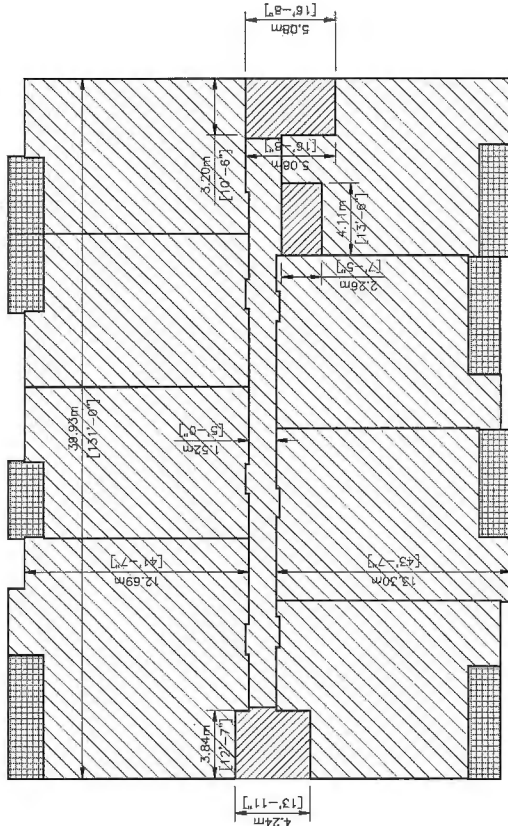
NET FAR AREA EXEMPTION OF 20 SQ. FT. PER UNIT ( 16 UNITS x 20 ) 25,271 - 320 = **24,951 SQ. FT.**  
(Section 4.6.2a Floor Area Exemption for Basic Universal Housing Features )



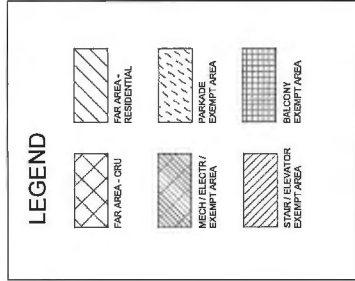
GROUND LEVEL



### THIRD LEVEL



ROOF TOP LEVEL



#2

MAR 03 2017

DP 16-74 0024



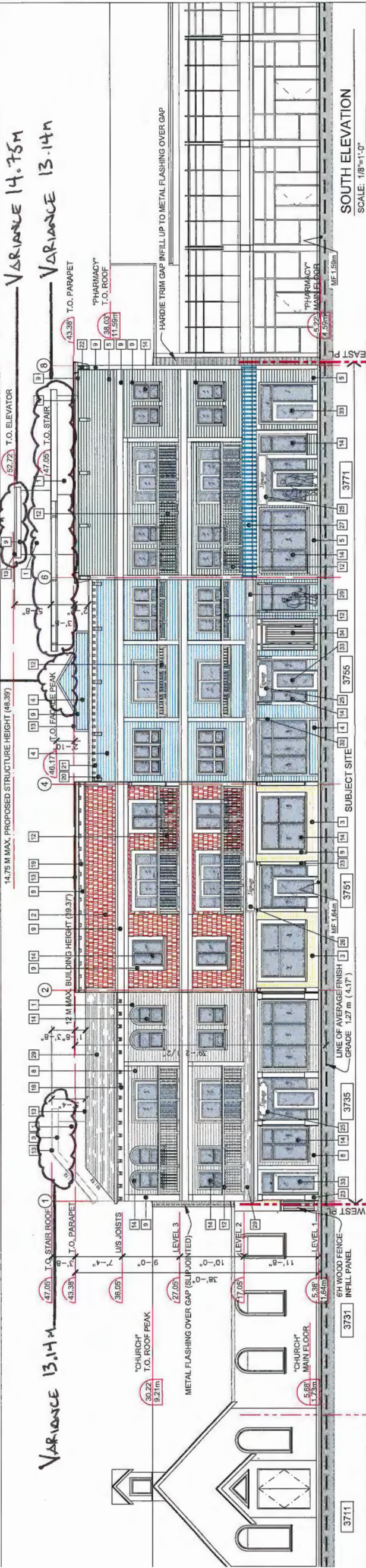
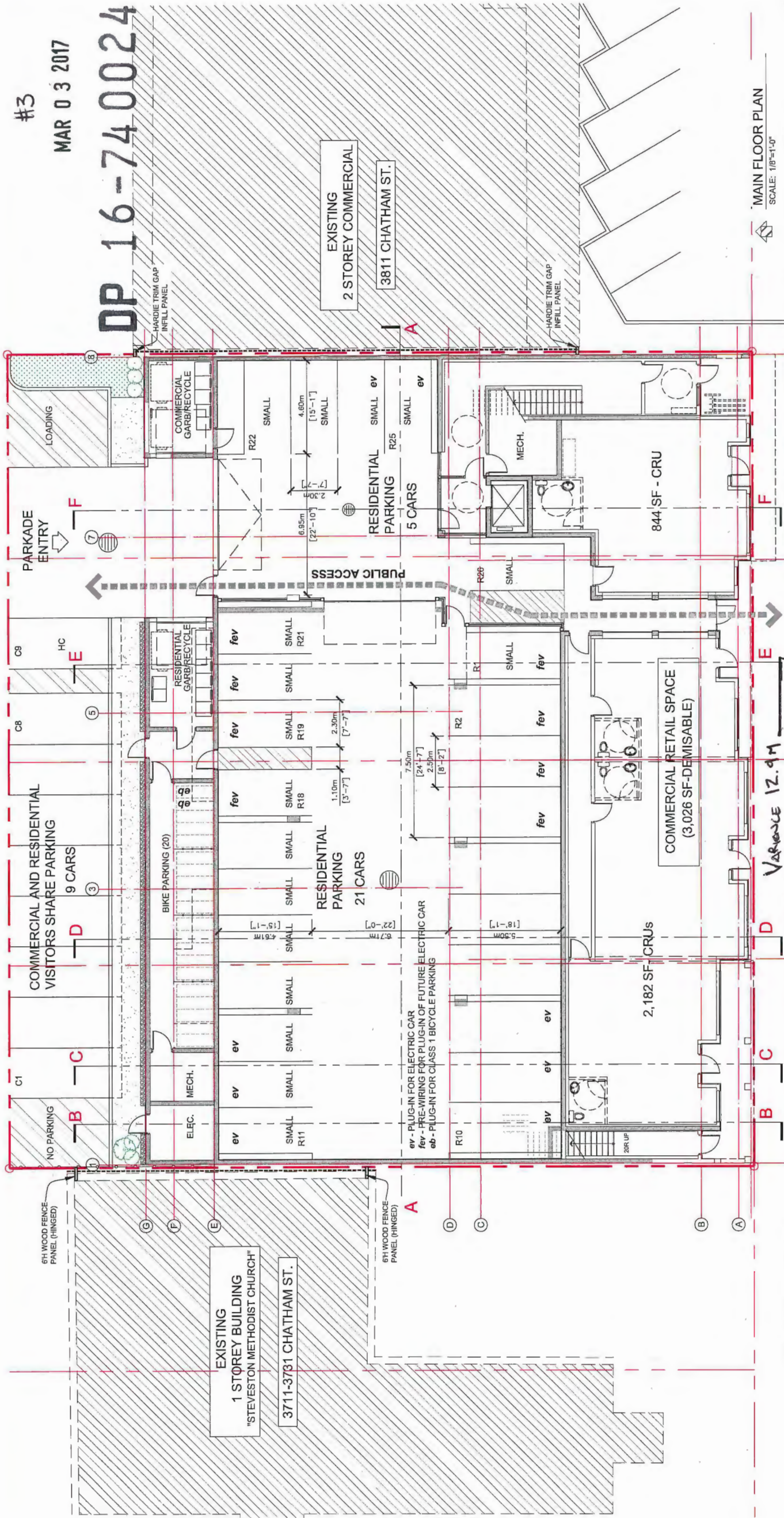
REVISIONS	
MAR 13, 2017	DP Re-Submission
FEB 28, 2017	DP Re-Submission
NOV 18, 2016	DP Re-Submission
JUL 25, 2016	DP Submission
MAR 24, 2016	RZ Re-Submission
NOV 23, 2015	RZ Re-Submission
JULY 07, 2015	RZ Re-Submission
APR 21, 2015	RZ Application
CONSULTANTS	

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**INTERFACE:**  
Suite 230  
11590 Cambie Road  
Richmond, B.C.  
Canada V6X 3Z5  
T 604 821 1162  
F 604 821 1146  
www.interfacearchitecture.com

PROJECT	16-UNIT COMMERCIAL MIXED-USE BUILDING
3735 / 3751 / 3755 / 3771 Chatham Street Richmond, B.C.	
PROJECT NO.	1424CHTM
SCALE	AS NOTED
DATE	MARCH 23, 2018
DRAWN BY	KYC, RE, VT
CHECKED BY	KYC
SHEET TITLE	MAIN FLOOR PLAN, SOUTH ELEVATION
DRAWING	

A2.1

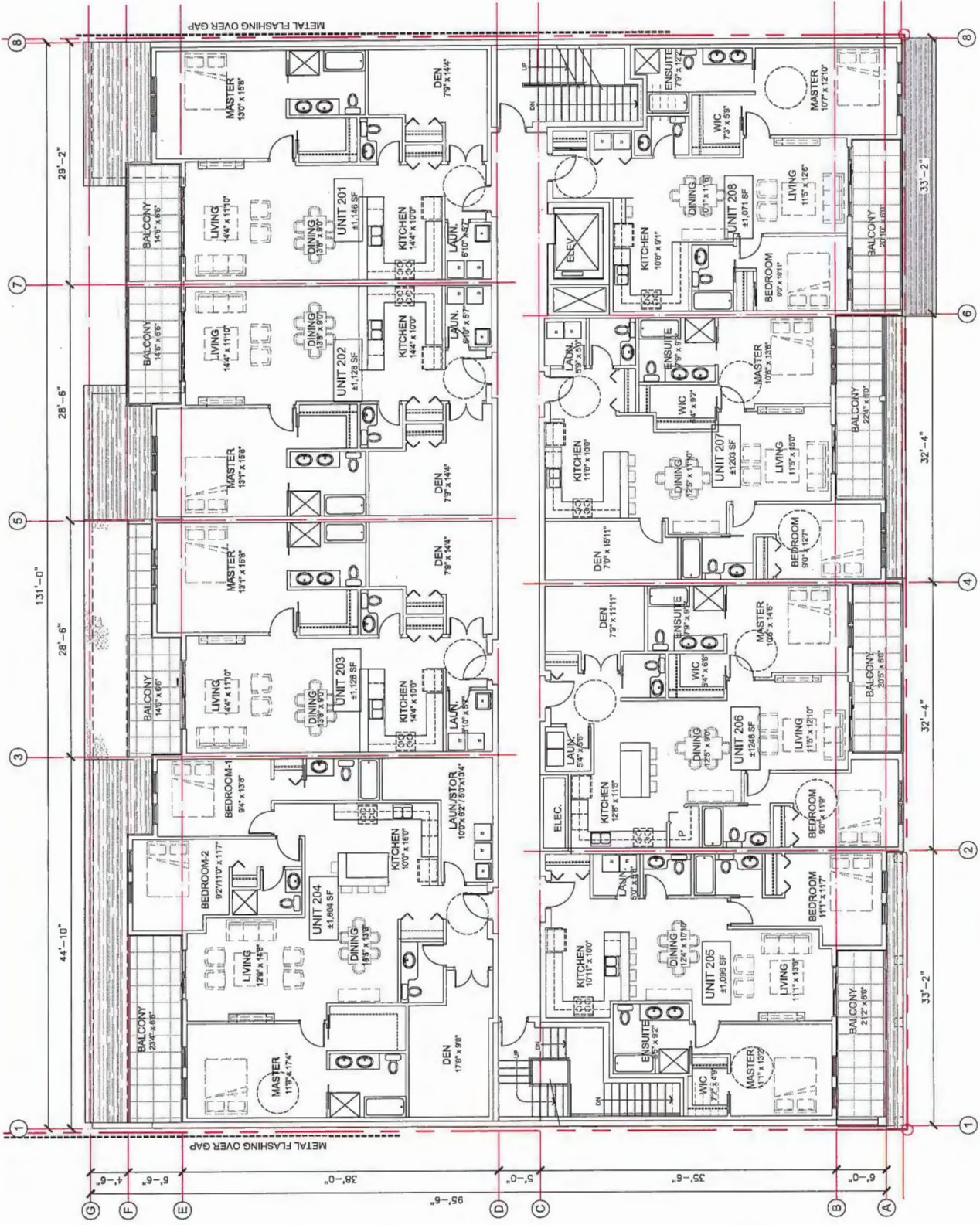




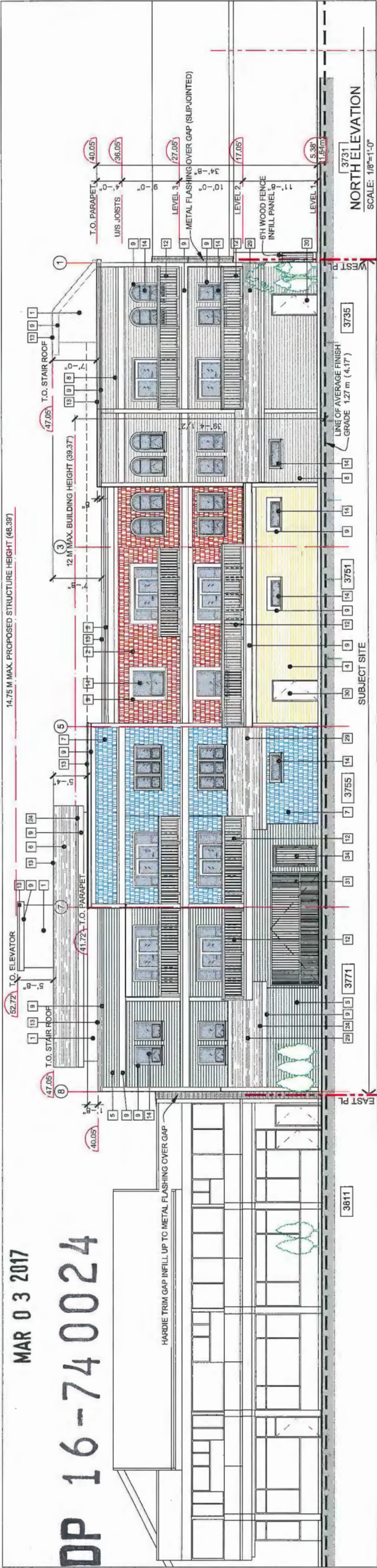
REVISIONS	
MAR 13, 2017	DP Re-Submission
FEB 28, 2017	DP Re-Submission
NOV 18, 2016	DP Re-Submission
JUL 25, 2016	DP Re-Submission
MAR 24, 2016	RZ Re-Submission
NOV 23, 2015	RZ Re-Submission
JULY 07, 2015	RZ Re-Submission
APR 21, 2015	RZ Application
CONSULTANTS	
SEAL	

All work shall be done in accordance with the City of Vancouver Building Code and the National Building Code of Canada. The drawings and specifications are intended to be read in conjunction with the City of Vancouver Building Code and the National Building Code of Canada. The drawings and specifications are intended to be read in conjunction with the City of Vancouver Building Code and the National Building Code of Canada.

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www.interfacearchitecture.com



SECOND FLOOR PLAN  
SCALE: 1/8"=1'-0"



A2.2

NOTE: ALL COLOURS TO BE VERIFIED WITH MATERIAL MANUFACTURER OR EQUIVALENT FOR APPROVAL	
1	HARDIE LAP SIDING (4" EXP) Colour: BM VC-1 OXFORD IVORY
2	HARDIE SHINGLE SIDING Colour: BM VC-15 HADDINGTON GREY
3	HARDIE LAP SIDING (4" EXP) Colour: BM VC-27 STRATHCONA RED
4	HARDIE LAP SIDING (4" EXP) Colour: BM VC-6 EDWARDIAN BUFF
5	HARDIE LAP SIDING (4" EXP) Colour: BM VC-18 PENDRELL GREEN
6	HARDIE LAP SIDING (4" EXP) Colour: BM VC-16 COMOX SAGE
7	SBS Roofing: Colour Neutral
8	HARDIE SHINGLE SIDING Colour: BM VC-18 PENDRELL GREEN
9	HARDIE LAP SIDING (4" EXP) Colour: BM VC-26 PORCH GREY
10	Fibre Cement (or Wood) Trim Colour: BM VC-1 OXFORD IVORY
11	Built Up Wood / Foam Cornice Trim Colour: BM VC-1 OXFORD IVORY
12	Not Used
13	Wood Picket Guardrail Colour: SW-7069 Iron Ore
14	Prefinished Metal Flashing Colour: SW-7069 Iron Ore
15	Prefinished Wood Grain PVC Frame Windows c/w Double Glazing, Divided Lites Colour: SW-7069 Iron Ore
16	Concrete Masonry Unit - Smooth Clear Coat Seal - Colour: Sandstone
17	Concrete Masonry Unit - Smooth Clear Coat Seal - Colour: Charcoal
18	Concrete Masonry Unit - Split Face Clear Coat Seal - Colour: Sandstone
19	Dentil Detail 'A' - Wood or Colour: BM VC-1 OXFORD IVORY
20	Dentil Detail 'B' - Wood Colour: BM VC-1 OXFORD IVORY
21	Cornice Detail 'AA' - Wood Colour: BM VC-1 OXFORD IVORY
22	Cornice Detail 'BB' - Wood Colour: BM VC-1 OXFORD IVORY
23	Cornice Detail 'CC' - Wood Colour: BM VC-1 OXFORD IVORY
24	Wood or PVC Columns - Painted Colour: BM VC-1 OXFORD IVORY
25	Prefinished metal eavestrough c/w downspout as required Colour: SW-7069 Iron Ore
26	Marquee Sign: Wood painted, stained, sandblasted or carved as per tenant. Illuminated with concealed overhead lighting.
27	Fascia Sign: Wood painted, stained, sandblasted or carved as per tenant. Illuminated with concealed overhead lighting.
28	Canopy Canvas Awning (Sidewalk Encroachment Agreement with City)
29	N/A
30	Textured Architectural Asphalt Shingles IKO Cambridge Weatherwood
31	Insulated Hollow Metal Door and Pressed Steel Frame Colour: SW-7069 Iron Ore
32	Metal Security Gate Overhead Door 3 Open Grille Sections with 2"x3" Framework & 5/8" Pickets at 4 1/2" o.c. Colour: SW-7069 Iron Ore
33	Wood Support Bracket Colour: BM VC-1 OXFORD IVORY
34	Double Glazing Sealed Units in Wood Frame Door Colour: SW-7069 Iron Ore
35	Metal Security Gate - Door 2"x3" Framework & 5/8" Pickets at 4 1/2" o.c. Colour: SW-7069 Iron Ore

#4

MAR 03 2017

DP 16-740024



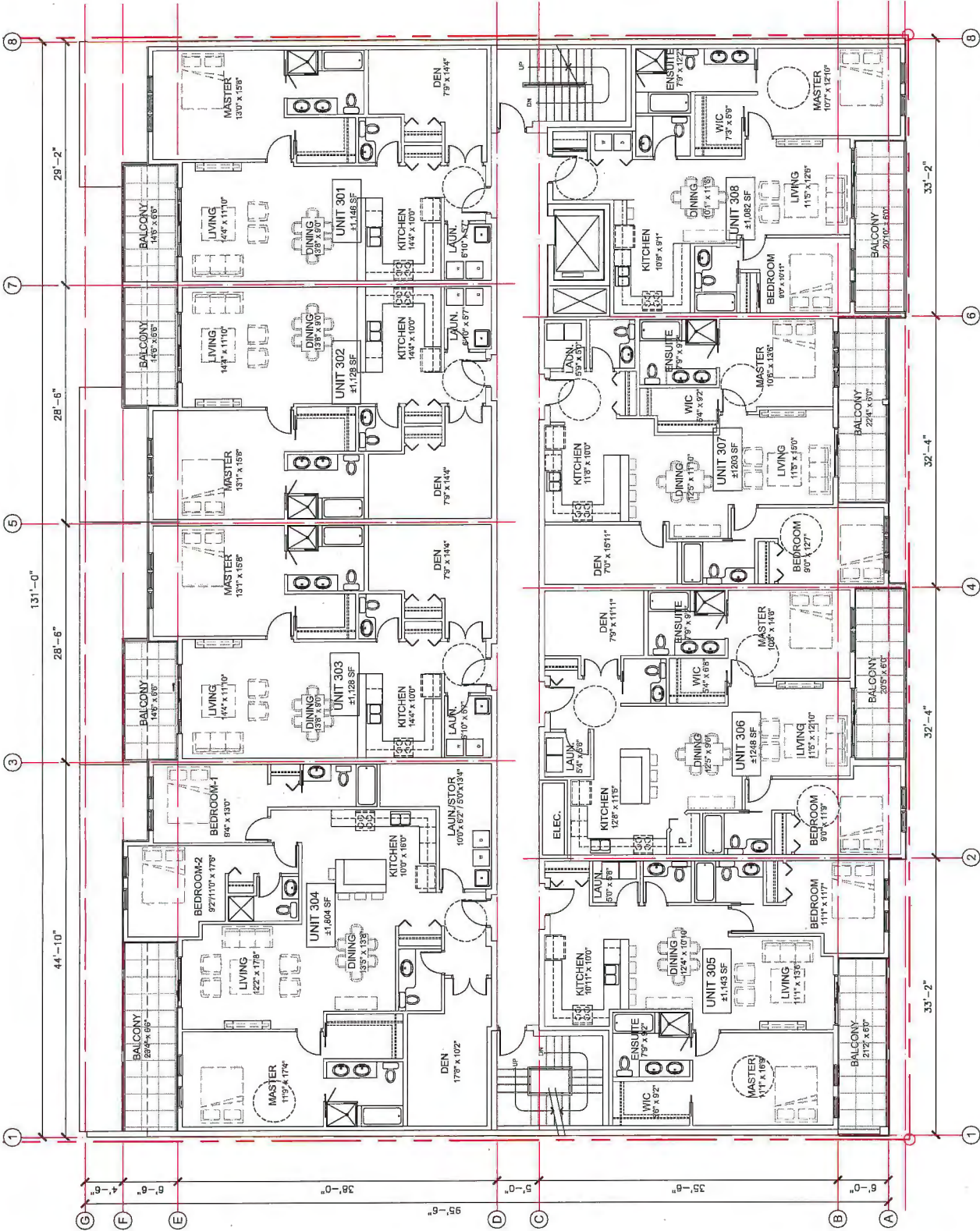
REVISIONS	
MAR 13, 2017	DP Re-Submission
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MAR 24, 2016	RZ Re-Submission
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APR 21, 2015	RZ Application
CONSULTANTS	

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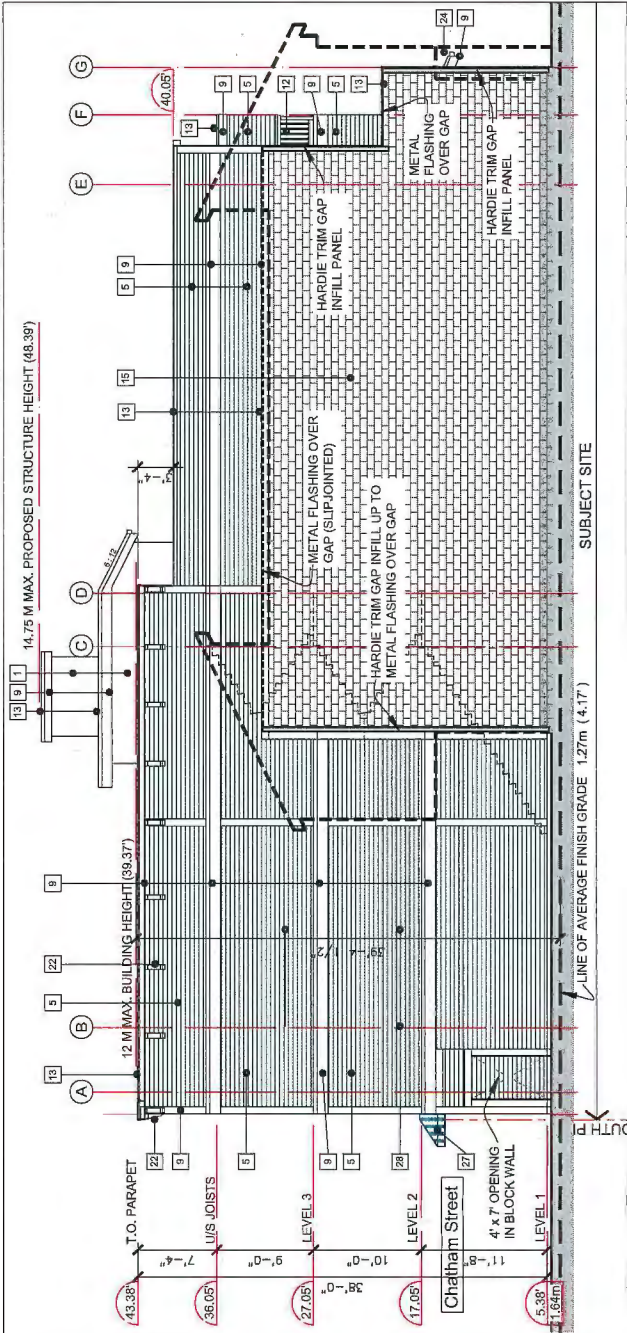
SEAL

**INTERFACE:**  
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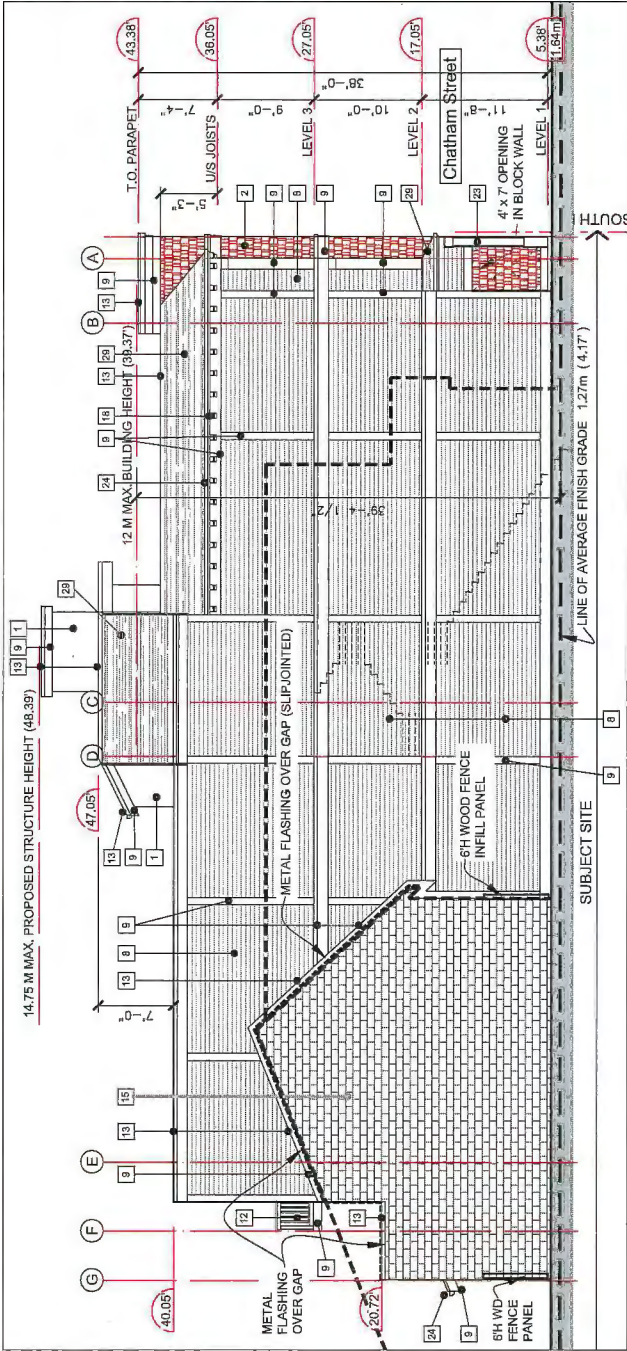
PROJECT  
16-UNIT COMMERCIAL  
MIXED-USE BUILDING  
  
3735 / 3751 / 3755 / 3771  
Chatham Street  
Richmond, B.C.  
  
PROJECT NO.  
1604CHM  
  
SCALE  
AS NOTED  
  
DATE  
MARCH 23, 2016  
  
DRAWN BY  
KYC, RS, VT  
  
CHECKED BY  
KYC  
  
SHEET TITLE  
THIRD FLOOR PLAN,  
ROOF TOP FLOOR PLAN,  
EAST & WEST ELEVATION  
  
DRAWING  
**A2.3**



THIRD FLOOR PLAN  
SCALE: 1/8"=1'-0"



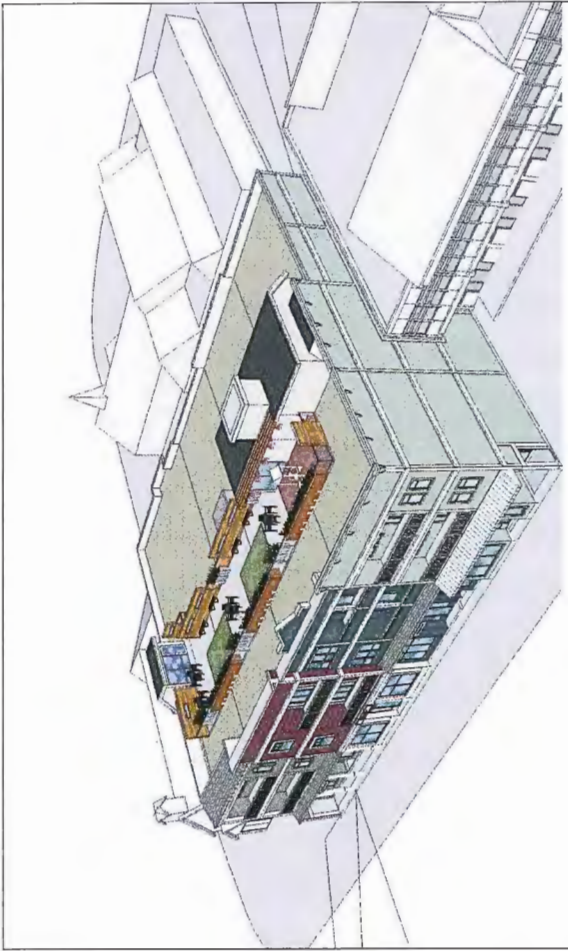
EAST ELEVATION  
SCALE: 1/8"=1'-0"



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

#5  
MAR 03 2017  
DP 16-740024

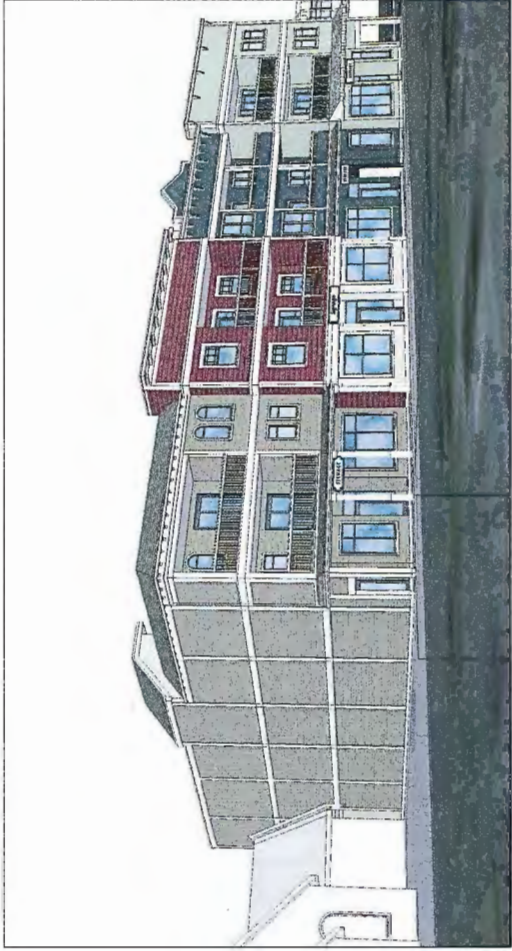




ROOF AMENITY CONCEPT - AERIAL VIEW  
SCALE: NTS



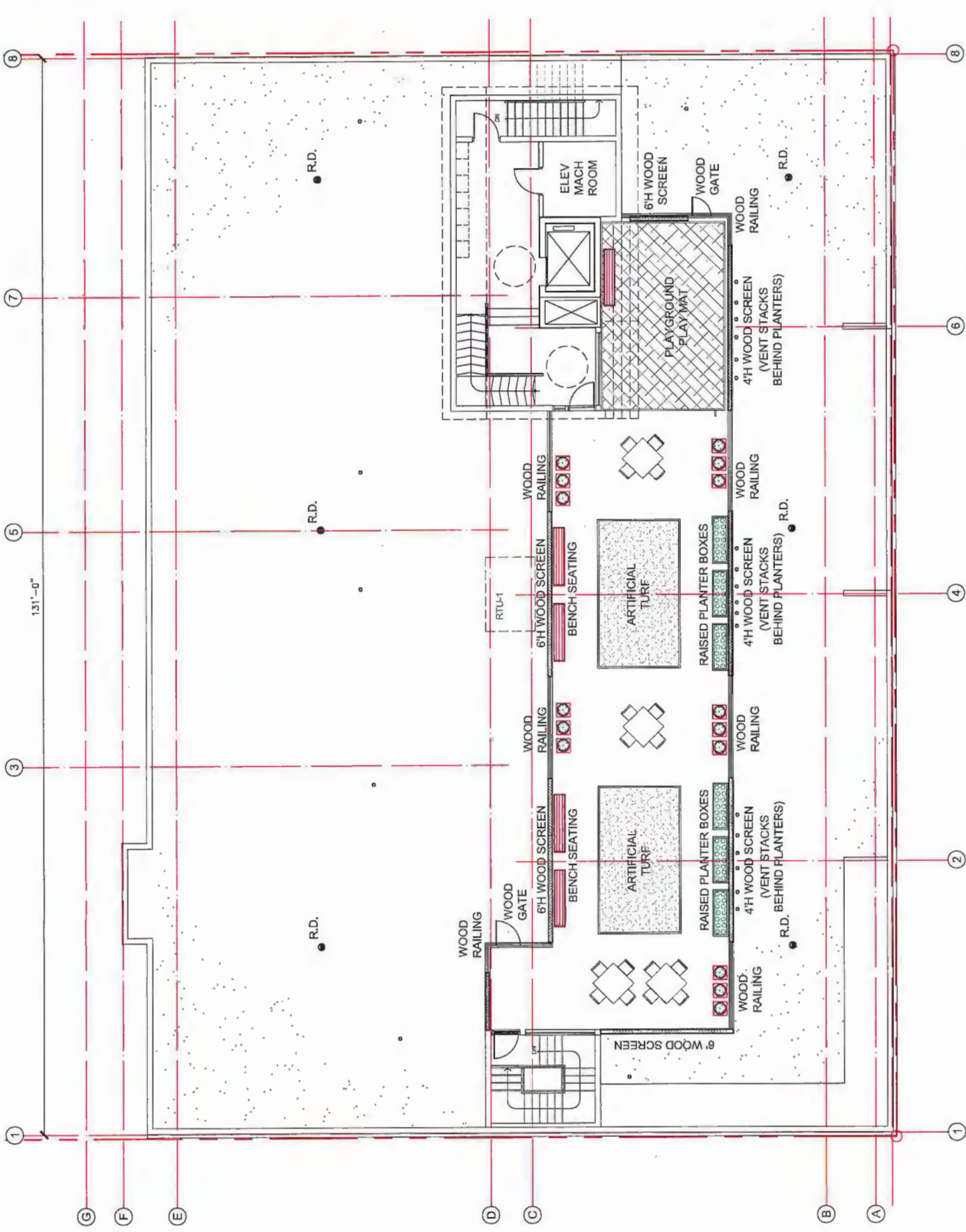
ROOF AMENITY CONCEPT  
SCALE: NTS



VIEW - 1  
SCALE: NTS

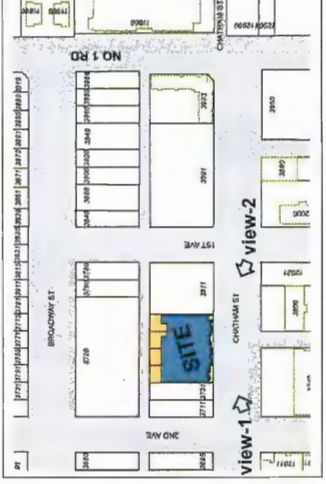


VIEW - 2  
SCALE: NTS



ROOF TOP FLOOR PLAN  
SCALE: 1/8"=1'-0"

#6  
MAR 03 2017  
DP 16-740024



KEY PLAN  
SCALE: NTS

REVISIONS
MAR 13, 2017 DP Re-Submission
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MAR 24, 2016 RZ RE-Submission
NOV 23, 2015 RZ RE-Submission
JULY 07, 2015 RZ RE-Submission
APR 21, 2015 RZ Application
CONSULTANTS

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PROJECT  
16-UNIT COMMERCIAL  
MIXED-USE BUILDING  
3735 / 3751 / 3755 / 3771  
Chatham Street  
Richmond, B.C.  
PROJECT NO.  
1424CHTM  
SCALE  
AS NOTED  
DATE  
MARCH 23, 2016  
DRAWN BY  
KTC, RS, VT  
CHECKED BY  
KTC  
SHEET TITLE  
ROOF TOP FLOOR PLAN,  
PERSPECTIVE VIEWS  
DRAWING

A2.4





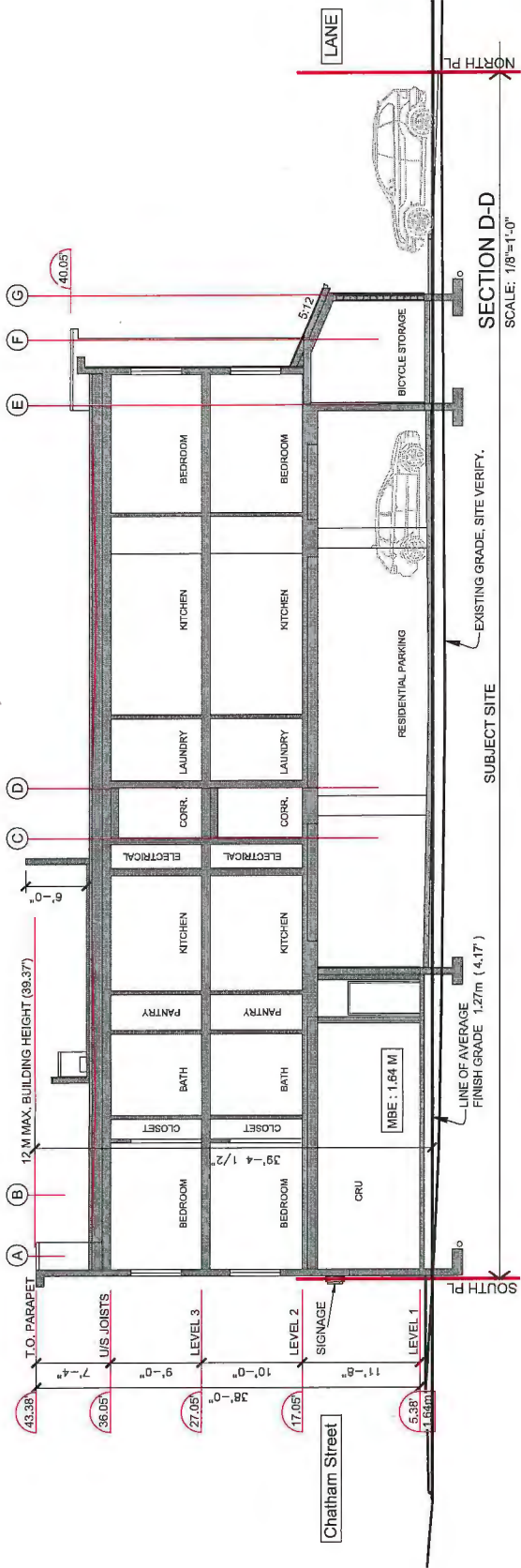


REVISIONS
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APR 21, 2015 RZ Application
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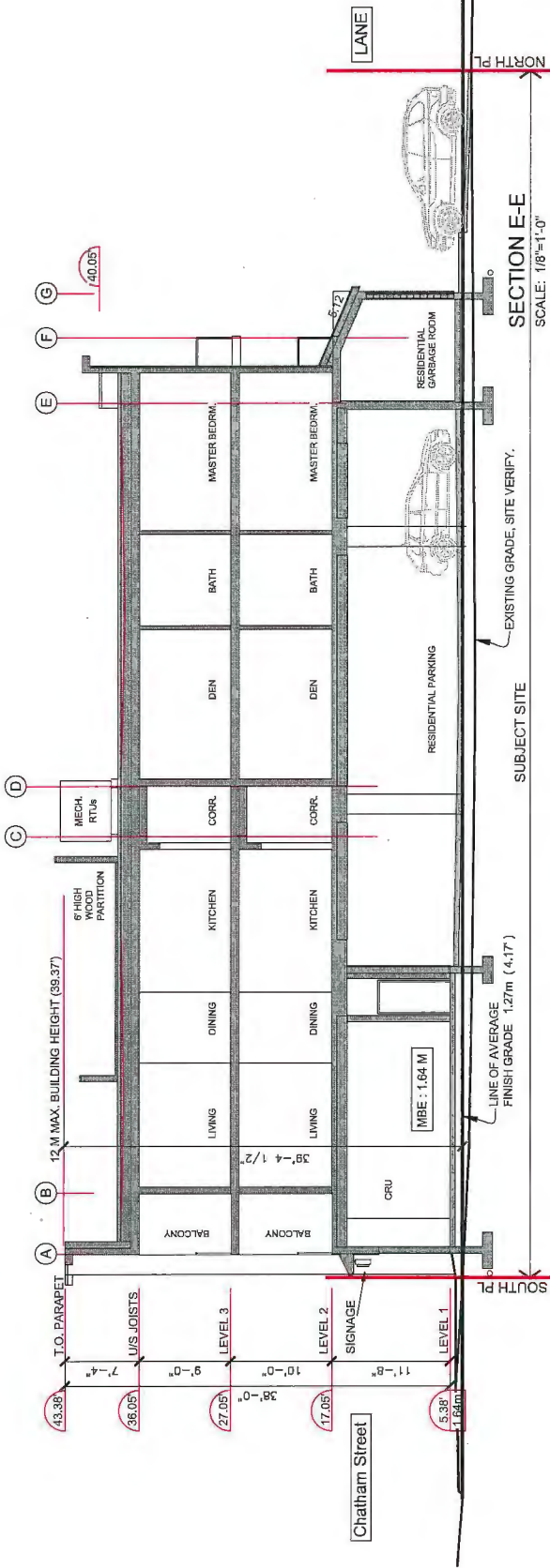
**INTERFACE:**  
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PROJECT
16-UNIT COMMERCIAL MIXED-USE BUILDING
3735 / 3751 / 3755 / 3771 Chatham Street Richmond, B.C.
PROJECT NO.
1424CHTM
SCALE
AS NOTED
DATE
MARCH 23, 2016
DRAWN BY
KYC, RS, VT
CHECKED BY
KYC
SHEET TITLE
SECTIONS DD, EE, FF
DRAWING
A3.2

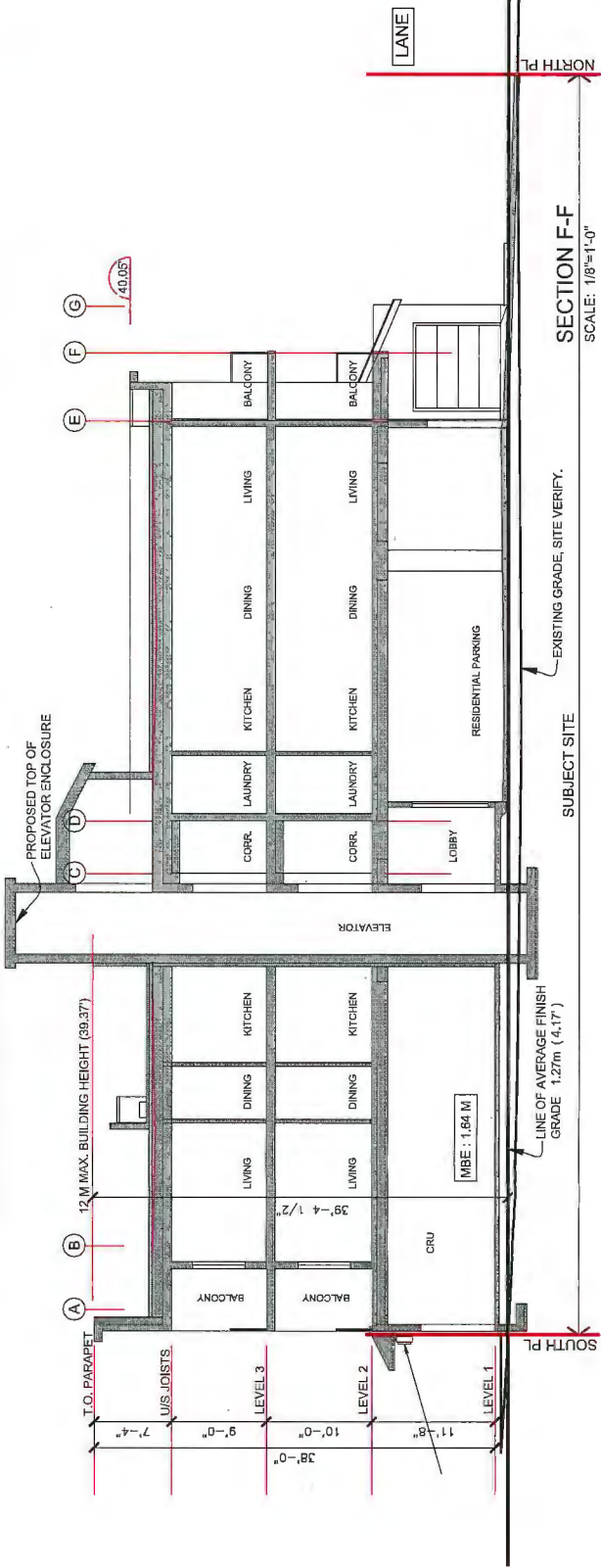
14.75 M MAX. PROPOSED STRUCTURE HEIGHT (48.39')



14.75 M MAX. PROPOSED STRUCTURE HEIGHT (48.39')



14.75 M MAX. PROPOSED STRUCTURE HEIGHT (48.39')



#8

MAR 03 2017

DP 16-740024





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

[illegible]

PROJECT:

**COMMERCIAL  
DEVELOPMENT**  
3771 Chatham Street,  
Richmond, BC

**DRAWING TITLE:**

# LANDSCAPE PLAN

DATE:	15/APR/10
SCALE:	1/8"=1'-0"
DRAWN:	BN
DESIGN:	MTLM
CHK'D:	

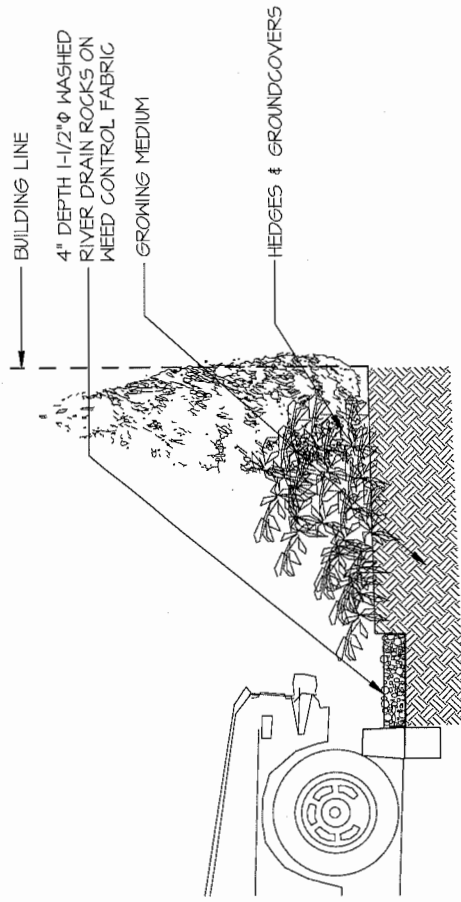
M2LA PROJECT NUMBER: 15 028

M2 JOB NUMBER:	15028
UNITED SIZE / REMARKS	

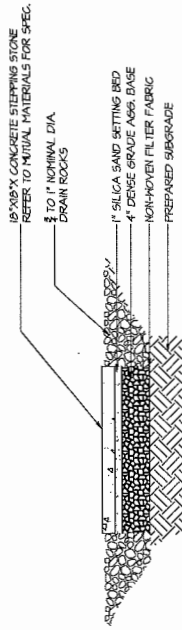
TREE	3	31	62
QUERUS COCCINEA	○	○	○
TAXUS MEDIA HUCSHIP			
SCARLET OAK			
HICKS' YEW			
60% CAL B4B			
15% B4B			
# PUT			
BRONZE NEW ZEALAND SEDGE			
CAREX COMANS 'BRONZE'			

[illegible]

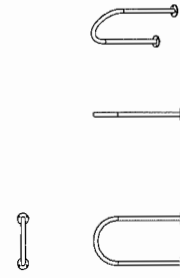
**ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.**



1 DETAIL SECTION @ PLANTING  
L-1  $\frac{3/4" = 1'-0"}{}$



2 STEPPING STONE DETAIL  $\frac{1}{8} = 1'-0"$



**3 BIKE RACK**  
**1-1 BIKE RACK GUIDED BY MACHINE**

BIKE RACK, SUPPLIER BY MAGLIN  
PRODUCT #: MBR 500-5  
TOTAL AMOUNT: 6

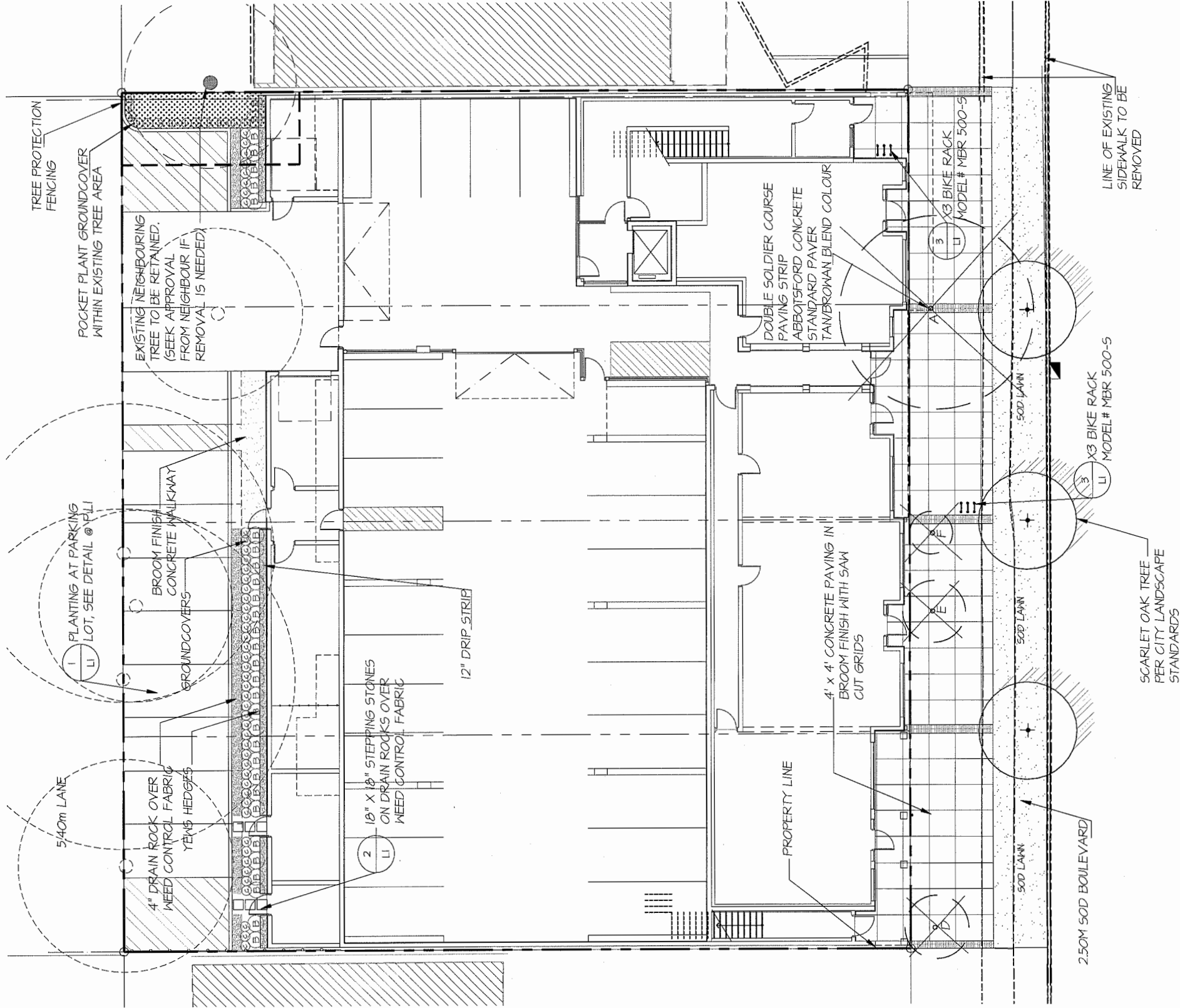
#10

MAR 03 2017

"THE FOUR MUNICIPAL TREES (ADEF) ARE IN CONFLICT WITH ROAD/SERVICES THEREFORE COORDINATION WITH ACL OFFICE WILL BE REQUIRED TO ASSIST IN OBTAINING APPROVALS FROM CITY PARKS DEPARTMENT"

DP 16-740024

15028-00 ZIP





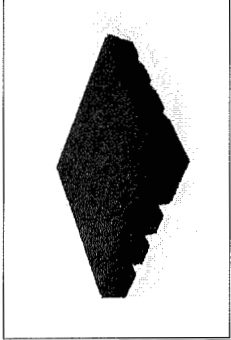
## M2 JOB NUMBER: 15028

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

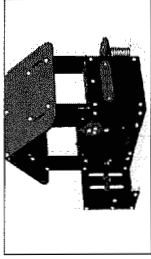
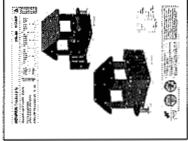
**ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.**



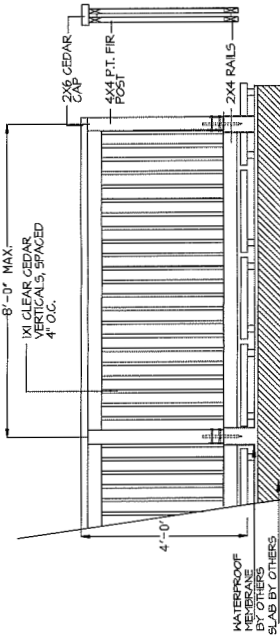
BARKMAN CONCRETE: GFRC CUBE PLANTER  
MODEL # 115689 20X20X30"; FLAGSTONE COLOUR



PLAYGROUND PLAY MAT RESISTANT  
SURFACING RUBBER TILE,  
DISTRIBUTOR RECITEC INDUSTRIES INC.



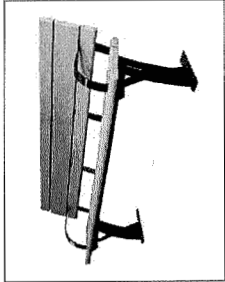
RED PLAYHOUSE BY KOMPAN  
MODEL #: M1000, 49" HT



**WATERPROOF  
MEMBRANE  
BY OTHERS  
SLAB BY OTHERS**

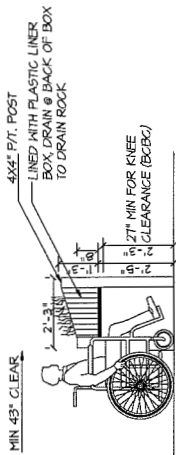
ALL WOOD MEMBERS TO BE PRESSURE TREATED TO C.S.A. STANDARDS  
ALL HARDWARE TO BE HOT-DIPPED GALVANIZED  
APPLY TWO COATS OF STAIN TO MATCH BUILDING (TO BE APPROVED BY  
OWNER OR LANDSCAPE ARCHITECT)  
COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE

**1 4'HT WOOD PICKET FENCE**

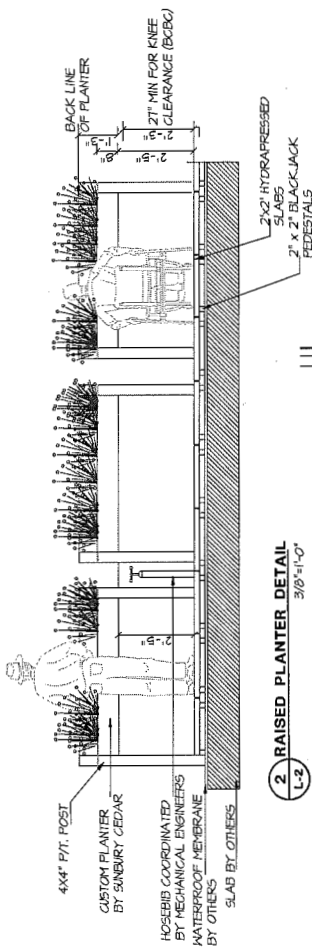
WOOD SCREEN WALL  
- CONCEPTUAL BY ARCHITECTS

PARKER BENCH  
SUPPLIER BY WISBONE

## 2 RAISED PLANTER DETAIL



2-2



**2 RAISED PLANTER DETAIL**  
L-2  $\frac{3}{8} \times 10$

NO.	DATE	REVISION DESCRIPTION	DR.
1	04/06/22	ISSUED FOR CLIENT REVIEW	AS
2	04/06/22	CONCEPT PLAN - ROOFTOP GARDEN	AS
3	04/06/22	ISSUED FOR CITY COMMENTS	SW
4	04/06/22	ISSUED FOR CITY COMMENTS	SW
5	04/06/22	KEY AS PER CITY COMMENTS	SW
6	04/06/22	ISSUED FOR ADP	SW
7	04/06/22	REFRESH THE ROOFTOP LAYOUT	SW
8	04/06/22	RESUBMIT FOR ADP	SW

**SEAL:**

11#

MAR 03 2017

DP 16-740024

**PROJECT:**

**COMMERCIAL  
DEVELOPMENT**  
3771 Chatham Street,  
Richmond, BC

DRAWING TITLE:

LANDSCAPE  
ROOF PLAN

DATE:	15 APR 10
SCALE:	3/16" = 1'-0"
DRAWN:	BN
DESIGN:	MTLM
CHECK'D:	MTLM

15028-00.ZIP







# City of Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** March 9, 2017

**From:** Wayne Craig  
Director, Development

**File:** DP 16-740665

**Re:** Application by Polygon Trafalgar Square (South) Ltd. for a Development Permit  
at 9491/9511/9531/9551/9591 Alexandra Road

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### Staff Recommendation

That a Development Permit be issued which would permit the construction of 263 residential units in two four-storey residential apartment buildings over a single-level parkade at 9491, 9511, 9531, 9551, 9591 Alexandra Road on a site zoned "Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)".

Wayne Craig  
Director, Development

DCB:blg  
Att. 2

## Staff Report

### Origin

Polygon Trafalgar Square (South) Ltd. has applied to the City of Richmond for permission to develop 263 residential units in two four-storey residential apartment buildings over a single-level parkade at 9491, 9511, 9531, 9551, 9591 Alexandra Road on a site zoned “Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)”. The site is currently vacant and the subject lots will be consolidated for this project.

The site is being rezoned from “Single Detached (RS1/F)” zone and the “Two-Unit Dwellings (RD1)” zone to a new “Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)” under Bylaw 7812 (RZ 16-734204 – Public Hearing of January 16, 2017).

Two separate Servicing Agreements (SA) are required for this development – one for design and construction of the adjacent greenway over 9611 Alexandra Road and a second agreement for frontage improvements and utility upgrades. The frontage and utility upgrades will include the design and installation of sidewalks, curb and gutter, treed/grassed boulevards and road paving along Tomicki Avenue, May Drive and Alexandra Road. Replacement of sections of watermain and installation of storm sewer utility will also be undertaken through the agreement.

### Development Information

The development is proposed to be built in two phases; with the first phase (northern half of the site) to include 128 residential units, and the second phase (southern half of the site) to include 135 residential units. Six affordable housing units with a combined area of 420.29 m<sup>2</sup> (4,524 ft<sup>2</sup>) are proposed to be built in the first phase of the project with the balance of the Affordable Housing contribution being paid as cash in lieu as outlined in the Rezoning report dated November 25, 2016. The development will have a net floor area of 23,232.55 m<sup>2</sup> (250,073.07 ft<sup>2</sup>) with a density of 1.70 floor area ratio (FAR).

The two apartment buildings will be built around a central common area which will include a water feature, children’s play spaces, garden plots, trellised seating area and open grassed areas. The proposed development will provide 509.83.8 m<sup>2</sup> (5,487.77 ft<sup>2</sup>) of indoor amenity space and 2,657 m<sup>2</sup> (28,603.1 ft<sup>2</sup>) of outdoor space including a children’s play space. All the indoor space, and approximately 60% of the outdoor space will be provided in the first phase of the development. The total indoor and outdoor amenity space is consistent with the guidelines in the Official Community Plan (OCP).

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

### Background

The site is bounded by Tomicki Avenue to the north, May Drive to the west, Alexandra Road to the south, and a City-owned parcel that will form part of a future greenway to the east. Development surrounding the subject site is as follows:



To the North:

- The City-owned future West Cambie park site located on the north side of Tomicki Avenue.

To the South (south side of Alexandra Road):

- A City-owned lot at 9540 Alexandra Road zoned “Single Detached (RS1/F)”; which will form part of the future Alexandra greenway running between Alexandra Road and Alderbridge Way.
- A 23-unit three-storey townhouse development under construction on a 0.4 ha (0.99 ac.) lot zoned “Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)” at 9560 Alexandra Road (DP 15-700370).
- A 96-unit three-storey townhouse development under construction on a 1.61 ha (3.98 ac.) lot zoned “Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)” at 9680 Alexandra Road (DP 14-671600).

To the East:

- A City-owned 27 m wide lot which will be part of the future Alexandra greenway that will run between Alexandra Road and Tomicki Avenue.
- East of the greenway at 9566 Tomicki Avenue, is an existing three-storey townhouse development, consisting of 141 units within 26 buildings (known as “Wishing Tree” (DP 08-432203)), zoned “Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)”.

To the West (west side of May Drive):

- Four-storey and six-storey wood frame apartment buildings under construction on the west side at 9311 - 9399 Alexandra Road under DP 13-631492 and zoned “Low rise Apartment (ZLR25) – Alexandra Neighbourhood (West Cambie)”.

## Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage. Staff follow up are shown in italics. In general, staff are satisfied with the applicant’s response to these items.

- Verification of projections into side yard spaces. *(No building projections into side yard spaces are indicated in the plans).*
- Play space location, design and furnishings. *(Shown in the landscape plans – includes a centrally located climbing wall, concrete step “logs”, vertical logs, seating benches, etc- Plan 31 and 34.).*
- Design adjustments to reduce impacts of exit stairs to the adjacent streetscapes. *(Advisory Design Panel [ADP] reviewed the locations and design of the stairs. Terraced areas of vegetation and masonry modifications are designed to lessen the impact of the stairs- Plan 31).*
- Site lighting and locations. *(Lighting plan provided in the drawing package – Plan 30).*
- Detailed landscaping plans and landscape security requirements. *(Landscape plans included in the drawing package – Plans 25 - 37. Securities are noted in the DP Considerations).*

- Building color scheme and verification of materials. *(Included in the drawing package and reviewed by ADP).*
- Interface and connections with the adjacent park greenway to the east of the site. *(Reviewed with Park's staff and incorporated into the landscape plans and coordinated with the Servicing Agreement).*
- Interior space design for the affordable housing units. *(Reviewed by both ADP and the City's affordable housing staff).* The proposal complies with the City's Affordable Housing Policy.
- Verification that non-monetary TDM measures are incorporated into the design. *(TDM measures indicated on the plans).*
- Ensuring that 20% of resident parking spaces will be equipped with 120v electric plug-ins and that an additional 25% of the resident parking spaces will be pre-ducted for future wiring to accommodate the future installation of electric vehicle charging equipment. *(These measures are indicated on the plans).*
- The permeability measures for the site. *(Permeability was generally reviewed. Upper podium landscaping and drainage are included in the plans. The pedestrian walkway along the eastern side of the lot was reduced in width to allow greater permeability while maintaining a useable surface).*
- Grade interfaces with adjacent development sites. *(Grade interface with the greenway is provided in the landscape plans. All other interfaces are with the adjacent street frontages).*

The Public Hearing for the rezoning of this site was held on January 16, 2017. At the Public Hearing, there were no submissions from the floor or written submissions received.

### **Staff Comments**

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the "Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)" zone.

### **Zoning Compliance/VariANCES**

No variances to Richmond Zoning Bylaw 8500 are being requested by the applicant for this development application.

### **Advisory Design Panel Comments**

The Advisory Design Panel was supportive of the application subject to consideration of their comments. A copy of the relevant excerpt from the Advisory Design Panel Minutes from January 18, 2017 is attached for reference (Attachment 2). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '***bold italics***'.



## **Analysis**

### ***Conditions of Adjacency***

- The proposed medium density four-storey apartment over a single level parkade is consistent with the existing four-storey, multi-family residential building to the northwest and to the six-story multi-family apartment nearing completion to the west.
- An on-site green space with a meandering pathway along the eastern side of the property sets the building back from the adjacent City-owned greenway; helping to reduce overshadowing and resulting in a wider separation between the apartments and the existing townhouses to the east.
- The buildings are sited to create a strong urban edge along the perimeter with the adjacent streets by using increased massing to hold the corners and breaks in the north-south frontages at the mid-block location.
- Mid-level planting and the use of brick facing brought down to grade help to soften the grade transitions between the street level and the podium level.
- The development includes a mid-block connection to the adjacent future City owned greenway to the east; which is being designed under a separate Servicing Agreement. A stairway leads from the podium and the internal private outdoor amenity space down to grade and a connecting walkway to the adjacent City greenway.

### ***Urban Design and Site Planning***

- Sole vehicle access to the parkade is provided mid-block off May Drive.
- Two loading spaces and the garbage/recycling area are located adjacent to the May Drive vehicle access.
- Lobby entrances are located mid-building at both Alexandra Road and Tomicki Avenue (north and south ends of the site) providing at grade access to the building's interior.
- Dwellings located on the podium level adjacent to a fronting street will have direct access to the street frontage via individual stairways.
- Dwellings located on the podium level adjacent to the adjacent greenway will have direct access to green space at approximately the same grade as the greenway. These units also have access to semi-private green spaces at the base of these stairways.

### ***Architectural Form and Character***

- The proposed apartment buildings are intended to be patterned after east-coast brownstones; with added articulation to step back the building faces in some areas and increase the roof height in others.
- The building articulation is intended to read as a series of smaller facades achieved by stepping the building face back in some areas.
- Double height entry lobbies will be centrally located along the block facing onto Tomicki Avenue and Alexandra Road; with internal connections leading from the lobbies to the central courtyard.
- The two buildings are separated by a substantial break (approximately 12 m [40 ft.]) between the north building and the south building. This break provides a visual connection to the inner landscaped courtyard.
- Building materials will incorporate significant areas of brick masonry over the first three floors and the podium walls while the top floor is faced with board and batten siding.

Decorative metal flower boxes and concrete lintels and sills accentuate punched window openings and detailed fenestrations. Dentils and corner brackets will provide detail for the roof overhangs providing character and identity to the building. Aluminum railings and vinyl doors and windows are used throughout.

- The development provides a range of unit types from studio plus den to three bedroom; thereby providing homes for a broad range of family sizes. Unit areas are proposed to range from 58.53 m<sup>2</sup> to 104.98 m<sup>2</sup> (640 ft<sup>2</sup> to 1,130 ft<sup>2</sup>).

### ***Landscape Design and Open Space Design***

- Both indoor and outdoor amenity spaces are provided in this application. In order to create a larger shared outdoor amenity space, the indoor amenity is proposed to be incorporated within the first phase building.
- The indoor amenity space encompass approximately 509.83 m<sup>2</sup> (5,487.77 ft<sup>2</sup>) and include a fitness studio, games area, lounge and a kitchen.
- The outdoor amenity space will be approximately 2,657 m<sup>2</sup> (28,603.1 ft<sup>2</sup>) in area of which approximately 1,623 m<sup>2</sup> (17,469.4 ft<sup>2</sup>) will be provided in the first phase of the development. The outdoor amenities include a landscaped courtyard with walking paths, edible landscape, a children's play area and a gaming area.
- Podium level homes will be provided direct access from their suites to either the fronting street, the internal courtyard, or to the linking greenway.
- Trees and formal planting will be placed to divide the courtyard space into different components (open lawns, a central gathering space with a linear water feature, lawn bowling, a natural play area with a climbing wall, a herb garden area and a patio with a barbeque.
- Native and adaptive plant species are used throughout and both low level landscaping and trees are used to define formally organized walkways.
- Plant selections have been made to provide interest in all seasons.
- An internal pathway has been provided along the eastern property boundary – gated at both the Tomicki Avenue and Alexandra Road ends denoting this as private space.
- The Development Permit Considerations includes a requirement for submission of a landscape security plus contingency in the amount of \$570,763 is required prior to issuance of the Development Permit.

### ***Tree Replacements Required***

The applicant had originally planned on installing 171 trees on-site. This number was reduced to 133 on-site trees including 26 replacement trees after making modifications recommended by the Advisory Design Panel to open up some areas and reduce shading in some areas within the podium. An additional 12 trees will be planted within the street right-of-way.

The required replacement trees are required to meet minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

The proposed landscape plans fully address the replacement quantities and sizes indicated in the Tree Protection Bylaw.



***Affordable Housing***

Consistent with the rezoning application, six affordable housing units are proposed; all of which will be constructed in Phase 1 of the development. Rent and income controls will be applied to these units via an agreement on Title as outlined under the rezoning application (RZ 16-734204). These units will provide one bachelor, two one-bedroom, and three two-bedroom units; with a combined area totalling approximately 420.29 m<sup>2</sup> (4,524 ft<sup>2</sup>). The unit numbers are provided on Plan #1. The unit sizes and locations have been reviewed by the City's Affordable Housing staff.

***Aging in Place***

- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
  - Lever-type handles for plumbing fixtures and door handles.
  - 34 in. clear opening to all suite entry doors.
  - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

These features are noted on the plans.

***Accessible Housing***

- The proposed development includes 32 barrier free (universal) housing units that are designed to be fully accessible at the time of construction for a resident in a wheelchair. These units are required to incorporate all of the accessibility provisions listed in the Basic Universal Housing Features section of the City's Zoning Bylaw, and are permitted a density exclusion of 1.86 m<sup>2</sup> (20 ft<sup>2</sup>) per unit. In order to accommodate a resident in a wheelchair, these units also include grab bars in washrooms, accessible appliances and cupboards, wider corridors and circulation areas, basic universal features. A detailed list of the universal housing features is provided on the architectural plans.
  - The universal units in Phase 1 are 105, 110, 112, 129, 205, 210, 212, 230, 305, 310, 312, 333, 405, 410, 412, and 433.
  - The universal units in Phase 2 are 105, 126, 128, 133, 205, 226, 228, 233, 305, 326, 328, 333, 405, 426, 428, and 433.
  - The universal units will be spread throughout the development rather than being concentrated in one area.

***District Energy***

- The development has been designed to accommodate connection the City's Alexandra District Energy Utility (ADEU). The ADEU service will provide both heating and cooling for all dwellings within this development. The requirement for registration of legal agreements related to the ADEU connections were addressed through the Rezoning Considerations (RZ 16-734204).

***Transportation***

Through the rezoning application (RZ 16-734204) parking ratio reductions to 1.44 spaces per unit (1.26 spaces for residents and 0.18 spaces for visitors/unit) were supported with the implementation of Transportation Demand Management (TDM) measures. The TDM measures outlined were as follows:

- Provide 120V electric plug-in's for 20% of all parking stalls.
- Provide 120V electric plug-in's for electric bikes, one (1) for every 40 bicycle storage racks (if there are fewer than 40 bicycle racks in a storage compound, one (1) 120V electric plug-in is required for the same compound).
- Provide a bench along each of the three (3) street frontages (or equivalent cash contribution of \$6,000 total).
- Make a voluntary cash contribution of \$30,000 towards a bus shelter and an accessible landing pad in the general surrounding area as determined by Transportation staff.
- Make a voluntary cash contribution of \$5,000 towards the provision of new public benches in the general area.

To date, all the TDM related monetary contributions have been paid by the applicant. Notations for all the electric plug-in commitments are provided on the architectural plans.

Consistent with the Zoning Bylaw, the project will provide 380 overall parking spaces including 48 visitor parking spaces and eight handicapped parking spaces. The handicapped parking spaces are generally situated within the parkade near elevator and lobby areas.

329 Class 1 and 53 Class 2 bicycle spaces are proposed fully addressing the Zoning Bylaw requirements for this project. Class 1 bicycle spaces in eight areas with bike storage rooms and six locations with bike lockers; all of which are in the parkade.

Two loading areas are provided adjacent to the main vehicle access to the parkade. Both loading areas are sufficient to accommodate an SU-9 sized vehicle.

#### ***Crime Prevention Through Environmental Design***

- Mailrooms are located within well-lit and secured lobby areas.
- Cameras will be installed within the lobbies and elevators.
- Elevators and stairs will be set up with key fobs to limit access within the buildings.
- A lighting plan is included in the landscape portion of the plan submission. Bollard lighting is provided throughout the podium courtyard.
- The parkade area provides quick and convenient access to lobbies and stairs.
- The parkade area will be well-lit and walls and columns will be painted white up to approximately 4 ft. The area will be installed with emergency lighting facilities.
- Motion detectors will be installed in the parkade tied to the zoned lighting system.
- A recessed security gate is located at the main vehicle entrance.

#### ***Acoustic and Thermal Report Submissions***

The Rezoning Considerations (RZ 16-734204) included a requirement for submission of acceptable acoustical and thermal reports prior to the Development Permit being forwarded to the Development Permit Panel.

An acoustic evaluation report, prepared by Brown Strachan Associates (dated January 20, 2017), has been submitted in response to the requirement. Based on their analysis, the consultant's report provides a schedule of upgrades for specific units within the two buildings. The upgrades primarily involve the installation of upgraded laminated glazing, exterior wall upgrades (addition



of two layers of interior drywall to exterior framing) and resilient furring channels – each of which are targeted to specific units. The report indicates that these upgrades will allow the development to meet Richmond's Official Community Plan indoor noise level design criteria. Building Approvals staff will review the Building Permit application plans to ensure that these upgrades are incorporated into the building's construction.

Based on the upgrade requirements recommended by Brown Strachan Associates, a thermal analysis was undertaken by Williams Engineering to ensure that the upgraded development will maintain acceptable heating and cooling within all units. A sealed letter has been received (dated March 2, 2017, indicating that the project will incorporate the appropriate heating and cooling mechanisms to achieve ASHRAE 55 – 2004 "Thermal Environmental Conditions for Human Occupancy". The proponent has noted that the building is being designed to meet LEED Silver equivalence with interior thermal comfort being included in the LEED measures. Building Approvals staff will review the Building Permit application plans to ensure that the necessary heating and cooling mechanisms are incorporated into the building's construction.

### Conclusions

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that a Development Permit which would permit the construction of 263 residential units in two four-storey residential apartment buildings over a single-level parkade at 9491, 9511, 9531, 9551, and 9591 Alexandra Road be endorsed, and issuance by Council be recommended.



David Brownlee  
Planner 2  
(604-276-4200)

DCB:blg

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

- Final adoption of the Zoning Amendment Bylaw No. 7812.
- Receipt of a Letter-of-Credit for landscaping in the amount of \$570,763 inclusive of a 10% contingency cost.

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 Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).
- Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.



**DP 16-740665**

**Attachment 1**

Address: 9491/9511/9531/9551/9591 Alexandra Road

Applicant: Polygon Trafalgar Square (South) Ltd. Owner: Same

Planning Area(s): West Cambie Area Plan – Alexandra Neighbourhood

Floor Area Gross: 24,367.55 m<sup>2</sup> (262,290 ft<sup>2</sup>) Floor Area Net: 23,232.54 m<sup>2</sup> (250,073.07 ft<sup>2</sup>)

	Existing	Proposed
Site Area:	15,125.99 m <sup>2</sup> (162,814.90 ft <sup>2</sup> )	13,699.99 m <sup>2</sup> (147,465.57 ft <sup>2</sup> ) after dedications
Land Uses:	Vacant	Multi-Family Residential (Low Rise Apartment)
OCP Designation:	"Apartment Residential"	Same
Zoning:	"Single Detached (RS1/F) and Two-Unit Dwellings (RD1)"	"Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)"
Number of Units:	Vacant Site	263 Apartment Residential Units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	1.5 FAR plus 0.2 FAR with Affordable Housing Contribution	1.7 FAR with Affordable Housing Contribution	none permitted
Lot Coverage	Building: Max. 40%	Building: Max. 40%	none
Setbacks (m) – Alexandra Road Street Parkade	4.0 m Min. 3.0 m Min.	4.0 m Min. 3.0 m Min.	none
Setbacks (m) – May Drive Street Parkade	4.0 m Min. 3.0 m Min.	4.0 m Min. 3.0 m Min.	none
Setbacks (m) – Tomicki Avenue Street Parkade	6.0 m Min. 3.0 m Min.	6.0 m Min. 3.0 m Min.	none
Setbacks (m) – eastern property line Eastern Property Line Parkade	6.0 m Min. 3.0 m Min.	7.5 m Min. 7.5 m Min.	none
Height (m):	18.5 m and no more than 4 storeys	18.5 m and no more than 4 storeys	none
Lot Size	none	13,699.99 m <sup>2</sup> (147,465.57 ft <sup>2</sup> ) after dedications	none



Off-street Parking Spaces – Regular (R) / Visitor (V): For 263 dwelling units As per TDM Measures	332 (R) and 48 (V) per unit [TDM Ratios: 1.28 (R) and 0.18 (V)]	332 (R) and 48 (V) per unit	none
Off-street Parking Spaces – Total: As per TDM Measures	380	380	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	none	none
Handicapped Spaces	8	8	none
Amenity Space – Indoor:	100 m <sup>2</sup> (1,076 ft <sup>2</sup> )	509.83 m <sup>2</sup> (5,487.77 ft <sup>2</sup> )	none
Amenity Space – Outdoor:	1,578 m <sup>2</sup> (16,985.45 ft <sup>2</sup> )	2,657 m <sup>2</sup> (28,603.1 ft <sup>2</sup> )	none

TDM Measures to include the following:

- Provide 120V electric plug-ins for 20% of all parking stalls.
- Provide 120V electric plug-ins for electric bikes, one for every 40 bicycle storage racks (if there are fewer than 40 bicycle racks in a storage compound, one 120V electric plug-in is required for the same compound).

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

Wednesday, January 18, 2017 – 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall

2. **DP 16-740665 – 2 FOUR-STOREY BUILDINGS OVER PARKING WITH APPROXIMATELY 263 APARTMENTS, INCLUDING 6 AFFORDABLE HOUSING UNITS**

ARCHITECT: Robert Ciccozzi Architects

PROPERTY LOCATION: 9491, 9511, 9531, 9551 & 9591 Alexandra Road

**Applicant's Presentation**

Robert Ciccozzi and Shannon Seefeldt, Ciccozzi Architecture Inc., David Stoyko, Connect Landscape Architecture, and Robin Glover, Polygon Homes Ltd., presented the project and answered queries from the Panel.

**Panel Discussion**

*Comments from the Panel were as follows:*

- strong vertical elements break up the massing; consider aligning parts of the development along the streetscape with these vertical elements, e.g., stairs to access the parkade and brick walls could be aligned with the vertical elements of the building;  
*a. No action required.*
- consider relocating some of the hedging to the front of exposed concrete walls; will maintain consistency of approach for strong materiality in the building to come down to the planting; look at precedent photos for guidance;  
*a. Hedging has been included in front of concrete walls to aid in visually breaking up the streetscape; see L2.1 to L2.4.*
- appreciate the good balance of broader canopy and columnar trees on the landscaped podium; shade trees need to be aligned more with sun exposure; review the proposed planting of trees around the south lawn;  
*a. Tree locations on the podium have been adjusted to aid in solar exposure to open spaces; see L2.1 to L2.4.*
- consider replacing the proposed wood fence on private yards adjacent to the greenway with metal fence to bring down the metal elements in the building down onto the greenway;  
*a. Wood fencing has been replaced with painted aluminum fencing to match guardrails of the balance of the project; see L1.5.*



- consider a softer hedge planting along the east edge of the site to match some of the planting along the greenway;
  - a. Edges of the site have been softened with additional hedge and shrub planting, including additional planting along the Greenway edge (east edge of the site). See Planting Plans L2.1 to L2.4.*
- appreciate the project; the model helps in examining and understanding the project; like the dark red and charcoal colours together;
  - a. No action required.*
- stairs parallel to the podium wall work better than stairs perpendicular to the podium wall in terms of visually bridging the change of grade;
  - a. No action required.*
- the proposed open internal courtyard is well-considered; appreciate the extensive planting palette and areas of planting commensurate with the scale of the building;
  - a. No action required.*
- reconsider proposed tree planting around the south lawn; shading on lawn may pose maintenance issues for future strata management;
  - a. Shade tolerant tree species indicated around the south lawn, trees also removed where sun exposure is limited around the lawn and their growing success could be impacted. See Planting Plans L2.1 to L2.4.*
- reconsider the planting or consider rearranging of orchard immediately south of the garden plots to mitigate significant shading on the garden plots;
  - a. Tree locations on the podium have been adjusted to aid in solar exposure to open spaces; see L2.1 to L2.4.*
- appreciate the choice of plant materials on the small private yards; proposed small trees are appropriate, particularly along the east and north sides of the proposed development;
  - a. No action required.*
- look at Polygon's Kingsley Estates project in Richmond for precedent in varying two to three hedge species to respond to light and shade and to differentiate the landscaping in different sections of the site; consider a similar approach for landscaping in the subject development;
  - a. Additional hedge species added (Buxus, Prunus, and Thuja). Hedge locations vary in revised planting plan. See Plant Materials L2.0 and Planting Plans L2.1 to L2.4.*
- appreciate the east-west walkway; consider maximizing the width of the walkway; also consider widening the stairs at the east side which appears narrow in the model;
  - a. 6' path east/west walkway provided through the site. Stairs at east side widened to 6' and reconfigured. See Site Plan L1.0.*
- main east-west halfway of design symmetrical along two axes; consider not being symmetrical in the long axis or provide an active element in the water feature to animate a calm landscape;
  - a. 6' path symmetry kept for design and pedestrian clarity, water feature to have an element of movement to animate the landscape and provide a central unifying feature.*

- consider eliminating the proposed lawn or non-shade tolerant trees on the north side of the courtyard to avoid potential long-term maintenance issues for strata management;
  - a. Shade tolerant trees and shrubs proposed on the north side of the buildings. See Plant Materials L2.0 and Planting Plans L2.1 to L2.4.*
- wood fence in private yards adjacent to the greenway appear tacked-on; consider replacing with metal fence or introducing a hedge around the fence; also consider bringing the lawn up a foot or two steps to enhance the transition from the building to the pedestrian walkway;
  - a. Wood fencing has been replaced with painted aluminum fencing to match guardrails of the balance of the project; see L1.5.*
- review *katsura* trees to ensure they will not grow too big in planters on the podium wall; may pose a potential maintenance issue for strata management;
  - a. Katsura trees replaced with Stewartia pseudocamellia. See Plant Materials L2.0 and Planting Plans L2.1 to L2.4.*
- ensure adequate width and appropriate slope for the proposed berm (adjacent to the pedestrian walkway along the greenway) in achieving 900 mm minimum depth to ensure survivability of trees planted on the berm;
  - a. Berms to be minimum 1500mm wide, and allow 900mm minimum soil depth for tree planting and 450mm minimum soil depth for shrub planting. See Grading Plan L1.1 to L1.4 for berm heights and locations, and Softscape Details L3.0.*
- agree with comment that individual unit entry stairs parallel to the podium wall works better; mid-level planting helps soften the grade transition;
  - a. No action required.*
- would have preferred to bring down the brick to grade on the angled concrete walls; however, understand the rationale for focusing this proposed treatment only at the podium entrance/exit;
  - a. No action required.*
- appreciate the comprehensive design rationale provided by the applicant; the proposed four-storey building form provides a good transition from the six-storey buildings to the west (nearing completion) to the existing three-storey townhouse development to the east of the subject development;
  - a. No action required.*
- appreciate the high-level of detailing for the proposed development; ensure that it will be carried through to construction stage;
  - a. No action required.*
- appreciate the break-up of the long facades through colour and material variations;
  - a. No action required.*
- appreciate the substantial break (approximately 40 feet) between the north and south buildings;
  - a. No action required.*



- agree with comment that the stairs to the open internal courtyard area should be wider to accommodate the expected high volume of visitors and residents accessing them;
  - a. Walkway width increased. See Layout Plan L1.0 and Landscape Sections L1.7.*
- appreciate the clearly defined and formal courtyard arrangement in terms of amenity uses and wayfinding;
  - a. No action required.*
- private lawns provide a welcome supplement to the internal units; ensure proper maintenance for the private lawns;
  - a. No action required.*
- agree with comments on consistency of materials to be used for private yard fencing and for exterior building stairs and guardrails;
  - a. No action required.*
- support the unit lay-out and proposed location of the affordable units;
  - a. No action required.*
- appreciate the openness of the internal courtyard considering the scale of the proposed development;
  - a. No action required.*
- at the internal courtyard corner, the units on the upper levels are the most successful; common approach to fill the corner with mechanical rooms; boiler rooms on the ground floor have been pushed to the exterior of the building while the interior bedrooms of A units have been pulled in; consider reversing the unit lay-out, i.e., bring the boiler room in and living space to the exterior, to make the lay-out more successful;
  - a. The boiler rooms need to be directly accessible from the building exterior in order to provide maintenance access. Boiler replacement, though highly unlikely, must occur from the exterior.*
- support the scheme for universal housing units to be evenly distributed throughout the proposed development;
  - a. No action required.*
- potential CPTED issues have been carefully addressed by the applicant;
  - a. No action required.*
- clear axial integration helps with the visual connection across the site;
  - a. No action required.*
- address potential overlook concerns for two units facing each other across the entry breaks;
  - a. Unit plan orientations in these locations have been carefully considered to minimize views between common areas in adjacent suites.*
- support the rationale for the proposed siting of the indoor amenity area in the north building; however, consider relocating the lounge area and BBQ area to be adjacent to each other on the opposite side of the courtyard to take advantage of the afternoon sun exposure;
  - a. The BBQ is now omitted and a fire pit has been added at the southwest corner of the amenity.*

- appreciate the well-defined accessibility in and around the buildings;
  - a. No action required.*
- appreciate the package materials circulated by the applicant and updated renderings presented to the Panel;
  - a. No action required.*
- design rationale provided by the applicant is well-written but could have included diagrams to help explain its contents;
  - a. No action required.*
- request City staff to consider in future City design guidelines the suggestion to require more architects to work on different phases of big projects or neighbouring projects with the same developer to differentiate each phase/project;
  - a. No action required.*
- concerned on wayfinding in the neighbourhood due to similar schemes for Phases 1 and 2 of the subject development and the nearly completed development to the west; investigate opportunities to further break the symmetry of the two phases in the proposed development, e.g. consider adding more brick into the materials palette;
  - a. Symmetry in this style of architecture is part of its distinct character. A consistent rhythm along the buildings length punctuated by distinct elements provides identity and hierarchy. Building ends or wrapping corners are identified with a higher volume and change in material, providing a rationale in siting. The two residential entries are further identified with both vertical and horizontal elements and direct connection to the street, both physically and visually. An additional layer of identity and orientation is added in the finer detailing of these entries and the Amenity Entry, including brick detailed columns with face mounted lighting and custom planters, steel canopies, soffit lighting, custom building signage and addressing.*
- the indoor amenity area appears hidden within the complex as viewed from the exterior; could be emphasized a bit more;
  - a. The entrance to the indoor amenity has been visually heightened through the addition of feature lighting on the building face as well as signage located at the base of the stairs at grade.*
- consider locating stairs close to the elevator at the lobbies to promote an accessible and active way to access different levels of the building;
  - a. Security concerns necessitate that stairs are fobbed and have restrictive access and can only be used for exiting purposes; therefore, stairs have not been relocated.*
- consider access for replacement of exterior rainwater leaders in the future; consider tidy placement of exterior rainwater leaders and wall vents;
  - a. Rainwater leaders and wall vents are carefully coordinated for both maintenance access and to maximize distance away from bedrooms.*
- character of the building is elegant and proposed materials are robust;
  - a. No action required.*



- appreciate the consideration for energy efficiency in the design rationale for the project; however, details should have been provided, e.g. use of LED lighting should have been specified instead of a generic statement on utilizing energy efficient lighting;
  - a. The project will meet or exceed LEED Silver equivalency and as such, will be fully energy modelled.*
- the proposed development will be connected to a district energy system; review whether the district energy system will absorb energy from buildings; if not, will pose a design challenge for the applicant;
  - a. No action required as previously addressed by staff.*
- note that a mechanical room is needed for domestic hot water heating; applicant needs to confirm with City staff;
  - a. A water entry room is provided in the parkade, a mechanical room is provided on the podium and a mechanical room is located in at the inside corner of each building.*
- note that hybrid heat pumps are normally required by the City for the proposed geo-exchange system; applicant needs to confirm requirement with City staff;
  - a. Heating and cooling will be provided by heat pumps.*
- considering the scale of the project, the design rationale should have included (i) LEED equivalency targets and scorecards and (ii) EnerGuide rating to be achieved to measure sustainability features;
  - a. The project will meet or exceed LEED Silver equivalency and as such, will be fully energy modelled.*
- support the proposed use of natural ventilation; however, an active mechanical system may present challenges; applicant needs to look at the requirements for using natural ventilation system in BC Building Code;
  - a. The heat pumps will provide active ventilation for the project which will be compliant with the BCBC.*
- consider increasing the width of the proposed pedestrian walkway adjacent to the greenway to facilitate pedestrian circulation;
  - a. The north-south pathway has been widened to 5' in width to accommodate the passing of two wheelchairs.*
- level of colour contrast in the different building facades should be consistent to visually break up the massing in all elevations;
  - a. The colour contrast (brick, gray horizontal siding and white board & batten) have been coordinated with the steps in building plan so they act in tandem to reinforce each other.*
- consider introducing a ramp parallel to the parkade entrance to provide access to courtyard without stairs;
  - a. Ramps studies have been completed previously and shared with staff. A ramp from grade to the podium was determined to be prohibitively long. Further, the raising of the greenway grade was not supported by Staff.*
- consider introducing an access through the curb around the bocce court;
  - a. The Bocce court access reviewed. For grading, drainage, and safety purposes, curb drop not included off of the court. Space provided for a ramp to be added at either end of the bocce court.*

- appreciate the raised garden planters and provision of benches nearby; however, ensure adequate manoeuvring space for people accessing the planters along the edges of the garden;
  - a. Planter locations reviewed to ensure minimum 1.2m access around all planters, with a 1.5m wide paved path added through the crushed gravel surfacing to ensure accessibility. See Layout Plan L1.0.*
- consider a soft landing under the climbing wall;
  - a. Fibar surfacing proposed throughout the play area. See Layout Plan L1.0.*
- support the scheme for spreading out of the affordable units throughout the proposed development; appreciate the location of some affordable units at the north end to receive sun exposure;
  - a. No action required.*
- consider introducing pocket doors in affordable units to enhance their accessibility;
  - a. Pocket doors were considered; however, they have not been included as maintaining them is extremely difficult and they provide inferior acoustic isolation to a swing door.*
- applicant is requested to provide unit numbers for universal housing units to identify their location in the proposed development;
  - a. The universal units in Phase 1 are 109, 209, 309, 409, 119, 219, 319, 419, 127, 227, 327, 427, 129, 229, 329 and 429*
- appreciate the proposed development's interface with the public realm; could be further enhanced through further architectural reinforcement of public entrances into the site;
  - a. The stair to the east as well as the width of the east-west pathway have been widened. Note that while the podium is publicly accessible it is not intended for public use and access to the podium is neither encouraged or discouraged.*
- appreciate the project's objective to create a pedestrian-oriented streetscape; consider recessing the front steps from the sidewalk to mitigate adjacency impacts;
  - a. Variation in the streetscape is achieved through a variety of means; varying the retaining wall height, switching from brick to concrete at stairs and modifying planting in front of the stairs to in response to their locations.*
- appreciate the architecture, design, and colours of the two buildings;
  - a. No action required.*
- if the proposed public walkway is a required midblock connection, consider making the public walkway accessible and increasing the size of the stairs to draw people through;
  - a. The stair to the east as well as the width of the east-west pathway have been widened. Note that while the podium is publicly accessible it is not intended for public use and access to the podium is neither encouraged or discouraged.*



- bricks on angled walls look nice as opposed to the concrete angled walls which appear heavy as shown in Drawing L1.4 in the materials package;
  - a. Variation in the streetscape is achieved through a variety of means; varying the retaining wall height, switching from brick to concrete at stairs and modifying planting in front of the stairs to in response to their locations.*
- appreciate the private spaces looking onto public spaces;
  - a. No action required.*
- consider making some of the affordable units into accessible or adaptable units;
  - a. This was explored but was ultimately abandoned.*
- appreciate the building's interface with the street;
  - a. No action required.*
- appreciate the colour palette and size of the windows on the fourth floor; layering on the landscaped podium is well done;
  - a. No action required.*
- support comments regarding edge treatments adjacent to the greenway;
  - a. Comments previously addressed above.*
- support comments regarding further design development for inner corner units;
  - a. Comments previously addressed above with respect to boiler room access.*
- support the comment that the subject development should have a different character and identity from the neighbouring development to the west; and
  - a. Comments previously addressed above.*
- the project is well done and has the right elements; proportions are well managed.
  - a. No action required.*

#### **Panel Decision**

It was moved and seconded

***That DP 16-740665 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.***



# City of Richmond

## Development Permit

**No. DP 16-740665**

To the Holder: POLYGON TRAFALGAR SQUARE (SOUTH) LTD.

Property Address: 9491/9511/9531/9551/9591 ALEXANDRA ROAD

Address: C/O ROBIN GLOVER  
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 #37 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 \$570,763 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 16-740665

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Address: C/O ROBIN GLOVER  
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





**TRAFALGAR**  
MULTI-FAMILY RESIDENTIAL PROPOSAL

CIVIC ADDRESS: 9491, 9511, 9531, 9551 & 9591 ALEXANDRA ROAD, RICHMOND BC

LEGAL ADDRESS: SUBDIVISION PLAN OF LOT 20 EXCEPT: PLANS 69645 AND EPP28285, EAST HALF LOT 19 EXCEPT: PLAN EPP28285,

WEST HALF LOT 19 EXCEPT: PLAN EPP28285, BLOCK "B" PLAN 1224,

**DEVELOPMENT PERMIT RESUBMISSION**  
Friday, February 17, 2017



PROJECT STATISTICS

CIVIC ADDRESS:

PHASE 1 - 9500 TOMICKI AVENUE, RICHMOND, B.C.  
PHASE 2 - 9551 ALEXANDRA ROAD, RICHMOND, B.C.

LEGAL DESCRIPTION:

SUBDIVISION PLAN OF LOT 20 EXCEPT: PLANS 63465 AND EPP22625,  
EAST HALF LOT 19 EXCEPT: PLAN EPP22625, WEST HALF LOT 19 EXCEPT:  
PLAN EPP23295, BLOCK 'B' PLAN 1224, LOT 'A' AND LOT 'B' PLAN 63645,  
SECTION 34 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT

SITE AREA (GROSS):  
162,814.90 S.F.  
1302.99 M2  
3.74 ACRES

SITE AREA (NET):  
147,465.57 S.F.  
1369.99 M2  
3.35 ACRES

ZONING:

EXISTING  
RSVF & RDI

PROPOSED  
CD

DENSITY F.S.R.:

BASE DENSITY:  
1.50

AFFORDABLE HOUSING BONUS:  
0.20

TOTAL FSR:  
1.70

\*\*\* AFFORDABLE HOUSING BREAKDOWN:  
MARKET COMPONENT  
19,662.07 S.F.  
4.26% OF 463  
\* NON-MARKET COMPONENT  
4,268.04 S.F.  
0.92% OF 463  
CASH-IN-LIEU (KWANEE DENSITY TRANSFER)  
5,583 S.F.  
1.20% OF 463  
TOTAL FSR OF 0.2

UNIVERSAL UNITS:  
PHASE 1 - SUITES 105, 110, 112, 129, 205, 210, 212, 230, 305, 310, 333, 405, 410, 412, AND 433  
PHASE 2 - SUITES 105, 126, 129, 135, 205, 226, 228, 233, 305, 326, 328, 333, 405, 426, 428, AND 433

LOT COVERAGE:

BUILDING COVERAGE:  
BUILDINGS & STRUCTURES:

ALLOWED/REQUIRED:  
50.0%  
80.0%

PROPOSED:  
71.0%

BUILDING HEIGHT:  
SETBACKS:

FRONT YARD (SOUTH)  
(ALEXANDRA)

4.0 M BUILDING  
3.0 M PARKADE

4.0 STOREYS

FRONT YARD (NORTH)  
(TOMICKI)

6.0 M BUILDING  
3.0 M PARKADE

6.0 M

SIDE YARD (EAST)  
(FUTURE PARK)

6.0 M BUILDING  
3.0 M PARKADE

7.5 M

SIDE YARD (WEST)  
(MAY)

4.0 M BUILDING  
3.0 M PARKADE

4.0 M

\* VEHICULAR PARKING BREAKDOWN

Provided Parking (No. Spots)

PHASE ONE

RESIDENT  
171

VISITOR  
24

TOTAL  
195 spots

HC / ACCESSIBLE  
4

SMALL CARS  
96

2.1 %  
(min. 2 %)

49.2 %  
(max. 50 %)

FULL BUILDOUT

RESIDENT  
332

VISITOR  
45

TOTAL  
390 spots

2.1 %  
(min. 2 %)

45.0 %  
(max. 50 %)

\* BIKE PARKING BREAKDOWN - CLASS ONE (Long-term / Resident)  
(No. of Bicycle Parking Spaces in Parkade)

PHASE ONE

HORIZONTAL  
116

VERTICAL  
55

VERTICAL % (33% max.)  
31.8%

PHASE TWO

HORIZONTAL  
103

VERTICAL  
53

TOTAL (FULL BUILD OUT)

HORIZONTAL  
221

VERTICAL  
106

TOTAL  
323

DRAWING LIST

ARCHITECTURAL DRAWINGS

A0.0 COVER SHEET

A0.1 CONTEXT PHOTOS

A1.0 SITE PLAN

A1.1 PARKADE PLAN

A2.0 BUILDING 1 - MAIN LEVEL PLAN

A2.1 BUILDING 1 - 2ND LEVEL PLAN

A2.2 BUILDING 1 - 3RD LEVEL PLAN

A2.3 BUILDING 1 - 4TH LEVEL PLAN

A2.4 BUILDING 2 - MAIN LEVEL PLAN

A2.5 BUILDING 2 - 2ND LEVEL PLAN

A2.6 BUILDING 2 - 3RD LEVEL PLAN

A2.7 BUILDING 2 - 4TH LEVEL PLAN

A2.8 BUILDING 1 - MAIN LEVEL OVERLAY

A2.9 BUILDING 1 - 2ND LEVEL OVERLAY

A2.10 BUILDING 1 - 3RD/4TH LEVEL OVERLAY

A2.11 BUILDING 2 - MAIN LEVEL OVERLAY

A2.12 BUILDING 2 - 2ND LEVEL OVERLAY

A2.13 BUILDING 2 - 3RD/4TH LEVEL OVERLAY

A4.0 ELEVATIONS

A4.1 ELEVATIONS

A4.2 COURTYARD ELEVATIONS

A4.3 COURTYARD ELEVATIONS

A4.4 COLOUR BOARD

A5.0 BUILDING SECTIONS

A5.1 BUILDING SECTIONS

KEY PLAN

UNIT & PARKING STATISTICS BY PHASE \* For Bike & Vehicle Parking detail refer to breakdown at bottom of page

PHASE ONE

UNIT SUMMARY

STUDIO + DEN 2  
1 BED + DEN 11  
2 BED 73  
2 BED + DEN 22  
3 BED 16  
TOTAL: 128 Units

PARKING SUMMARY:

VEHICLE PARKING  
RESIDENT: 150 PER UNIT 192  
VISITOR: 0.20 PER UNIT 26  
TOTAL: 382 Parking Spots Provided

BIKE PARKING:  
RESIDENT: 1.25 PER UNIT 160  
VISITOR: 0.20 PER UNIT 26  
TOTAL: 206

PHASE ONE & TWO  
(FULL BUILDOUT)

UNIT SUMMARY

STUDIO + DEN 4  
1 BED 9  
1 BED + DEN 22  
2 BED 150  
2 BED + DEN 46  
3 BED 32  
TOTAL: 263 Units

PARKING SUMMARY:

VEHICLE PARKING  
RESIDENT: 150 PER UNIT 395  
VISITOR: 0.20 PER UNIT 53  
TOTAL: 382 Parking Spots Provided of which 164 are SMALL CARS (43.1%)

BIKE PARKING:  
RESIDENT: 1.25 PER UNIT 329  
VISITOR: 0.20 PER UNIT 53  
TOTAL: 382

\* ALL VISITOR BIKE PARKING IS PROVIDED ON THE LANDSCAPED PODIUM

BUILDING AREA

LEVEL P1

LEVEL 1

LEVEL 2

LEVEL 3

LEVEL 4

NORTH BUILDING

558.10 S.F.

32,451.74 S.F.

32,459.53 S.F.

32,698.48 S.F.

32,698.48 S.F.

SOUTH BUILDING

558.10 S.F.

32,451.74 S.F.

32,460.60 S.F.

32,698.48 S.F.

32,698.48 S.F.

1,176.20 S.F.

64,903.48 S.F.

65,159.14 S.F.

65,396.96 S.F.

65,396.96 S.F.

\* GROSS BUILDING AREA:

EXCLUSIONS:

LOBBY - NORTH (UPPER LEVEL, VOID SPACE)  
LOBBY - SOUTH (UPPER LEVEL, VOID SPACE)  
INDOOR AMENITY  
MECHANICAL SHAFTS  
DEU ROOM  
ELECTRICAL/COMM CLOSET:  
ELEVATOR (1-4)  
STAIRS (1-4)  
BOILER ROOM  
ADAPTABLE UNIT BONUS: 20 SQFT PER UNIT X 32 UNITS (UNITS F AND F1)  
TOTAL EXCLUSIONS:

516.95 S.F.  
516.95 S.F.  
5,437.77 S.F.  
261.80 S.F.  
632.11 S.F.  
913.13 S.F.  
740.69 S.F.  
1,764.44 S.F.  
74,324 S.F.  
640.00 S.F.  
12,217.04 S.F.

262,290.11 S.F.

NET BUILDING AREA:  
DENSITY FSR

ALLOWED  
1.70

PROPOSED  
1.70

250,073.07 S.F.

250,073.07 S.F.

\* Gross area is calculated to outside face of building and excludes unenclosed balconies on all levels

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[illegible]

ISSUE:	DATE:	DESCRIPTION:
	6/30/16	ISSUED FOR REZONING
	7/27/16	ISSUED FOR DEVELOPMENT PERMIT
	09/09/2016	RE-ISSUED FOR REZONING / DP
	7/11/2016	ISSUED FOR PLANNING COMMITTEE
	01/01/17	ISSUED FOR ADP
	10/22/17	RE-ISSUED FOR DP

SEAL:

**CICCOZZI**  
ARCHITECTURE

200 - 2339 COLUMBIA STREET  
VANCOUVER, B.C.  
CANADA V5Y 3Y3  
TEL: (604) 687-4741



# POLYGON

PROJECT: TRAFALGAR  
9500 ALEXANDRA ROAD  
RICHMOND, BC

DRAWN:	EC	CHECKED BY:	SS
SCALE:	NTS	PROJECT NO.:	CA-435
SHEET TITLE: COVER SHEET			

REVISION NO.:  
-

SHEET NO.:  
A0.0



[illegible]

ISSUE:	DATE:	DESCRIPTION:
	27.07.16	ISSUED FOR DEVELOPMENT TEAM
	19.09.2016	RE-ISSUED FOR REZONING / DP
	07.11.2016	ISSUED FOR PLANNING COMMITTEE
	15.01.2017	ISSUED FOR ADP
	17.02.2017	RE-ISSUED FOR DP

SEAL:

**CICCOZZI**  
ARCHITECTURE

200 - 2339 COLUMBIA STREET  
VANCOUVER, B.C.  
CANADA V5Y 3Y3  
TEL: (604) 687-4741



# POLYGON

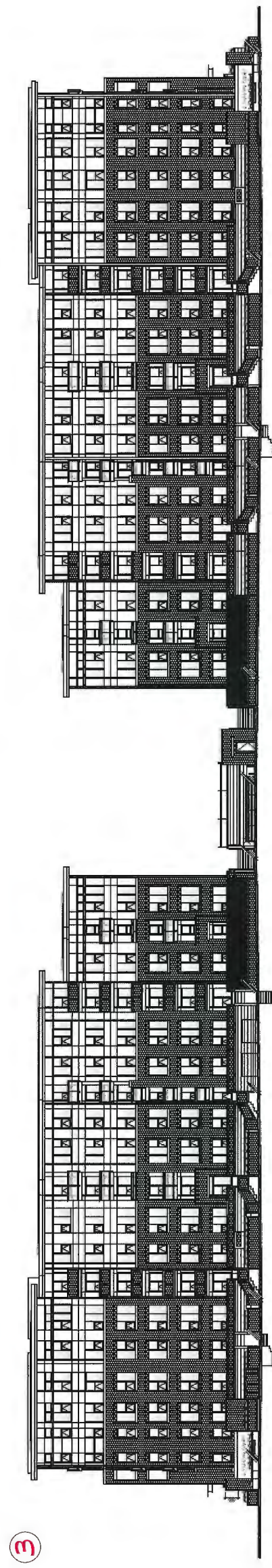
PROJECT: TRAFALGAR  
9500 ALEXANDRA ROAD  
RICHMOND, BC

DRAWN:	JH	CHECKED BY:	SS
SCALE:	NTS	PROJECT NO.:	CA 435
SHEET TITLE:			
CONTEXT PHOTOS			

SHEET NO.: AO.1	REVISION NO.: -
--------------------	--------------------



1  
CONTEXT: SITE PLAN  
SCALE: NTS



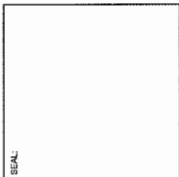
2 CONTEXT: VIEWS OF SITE  
SCALE: NTS



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REVISION:	
NO.	DESCRIPTION

ISSUE:	
DATE	DESCRIPTION
16/03/2018	ISSUED FOR REZONING
27/07/2018	ISSUED FOR ENVIRONMENT PERMIT
29/09/2018	ISSUED FOR REZONING DP
01/12/2018	ISSUED FOR PLANNING COMMITTEE
01/04/2017	ISSUED FOR ASP
11/22/2017	RE-ISSUED FOR DP



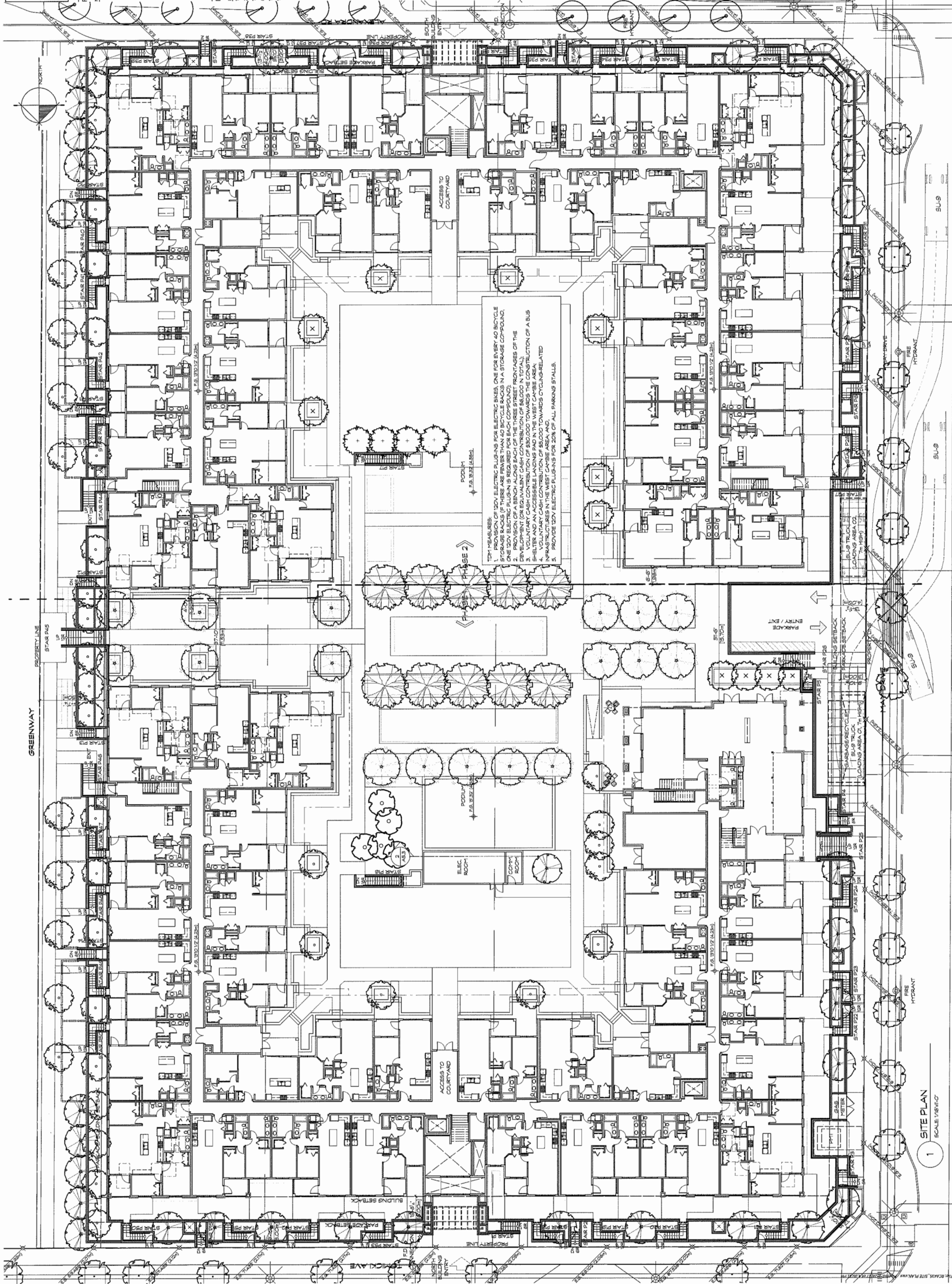
CICCOZZI  
ARCHITECTURE

200 - 2339 COLUMBIA STREET  
VANCOUVER, B.C.  
CANADA V5Y 3Y3  
TEL: (604) 687-4741



POLYGON

PROJECT	
SITE PLAN PLAN #1	
DRAWN: JH	CHECKED BY: RC
SCALE: 1/8"=1'-0"	PROJECT NO.: CA-135
SHEET TITLE	
REVISION NO.: -	SHEET NO.: A1.0



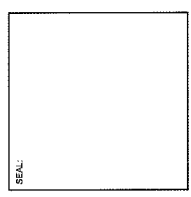
TDH HEADLINES:  
1. PROVISION OF 120V ELECTRIC PLUGS FOR ELECTRIC BIKES, ONE FOR EVERY 40 BICYCLE STORAGE RACKS (IF THERE ARE FEWER THAN 40 BICYCLE RACKS IN A STORAGE CO-POUND, ONE 120V ELECTRIC PLUG IS REQUIRED FOR EACH BICYCLE RACK).  
2. PROVISION OF A BICYCLE RACK FOR EACH OF THE THREE STREET FRONTAGES OF THE DEVELOPMENT (OR EQUIVALENT CASH CONTRIBUTION OF \$5,000 IN TOTAL).  
3. VOLUNTARY CASH CONTRIBUTION OF \$30,000 TOWARDS THE CONSTRUCTION OF A BUS SHUTTER AND AN ACCESSIBLE LANDINGS PAD IN THE WEST CANOPY AREA.  
4. VOLUNTARY CASH CONTRIBUTION OF \$20,000 TOWARDS CYCLING-RELATED IMPROVEMENTS TO THE WEST CANOPY AREA.  
5. PROVIDE 120V ELECTRIC PLUGS FOR 20% OF ALL PARKING SPACES.

1 SITE PLAN  
SCALE 1/8"=1'-0"

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16.03.2016	ISSUED FOR REZONING
27.07.2016	ISSUED FOR DEVELOPMENT PERMIT
19.09.2016	RE-ISSUED FOR REZONING/DP
07.11.2016	ISSUED FOR PLANNING COMMITTEE
15.01.2017	ISSUED FOR ADP
17.02.2017	RE-ISSUED FOR DP



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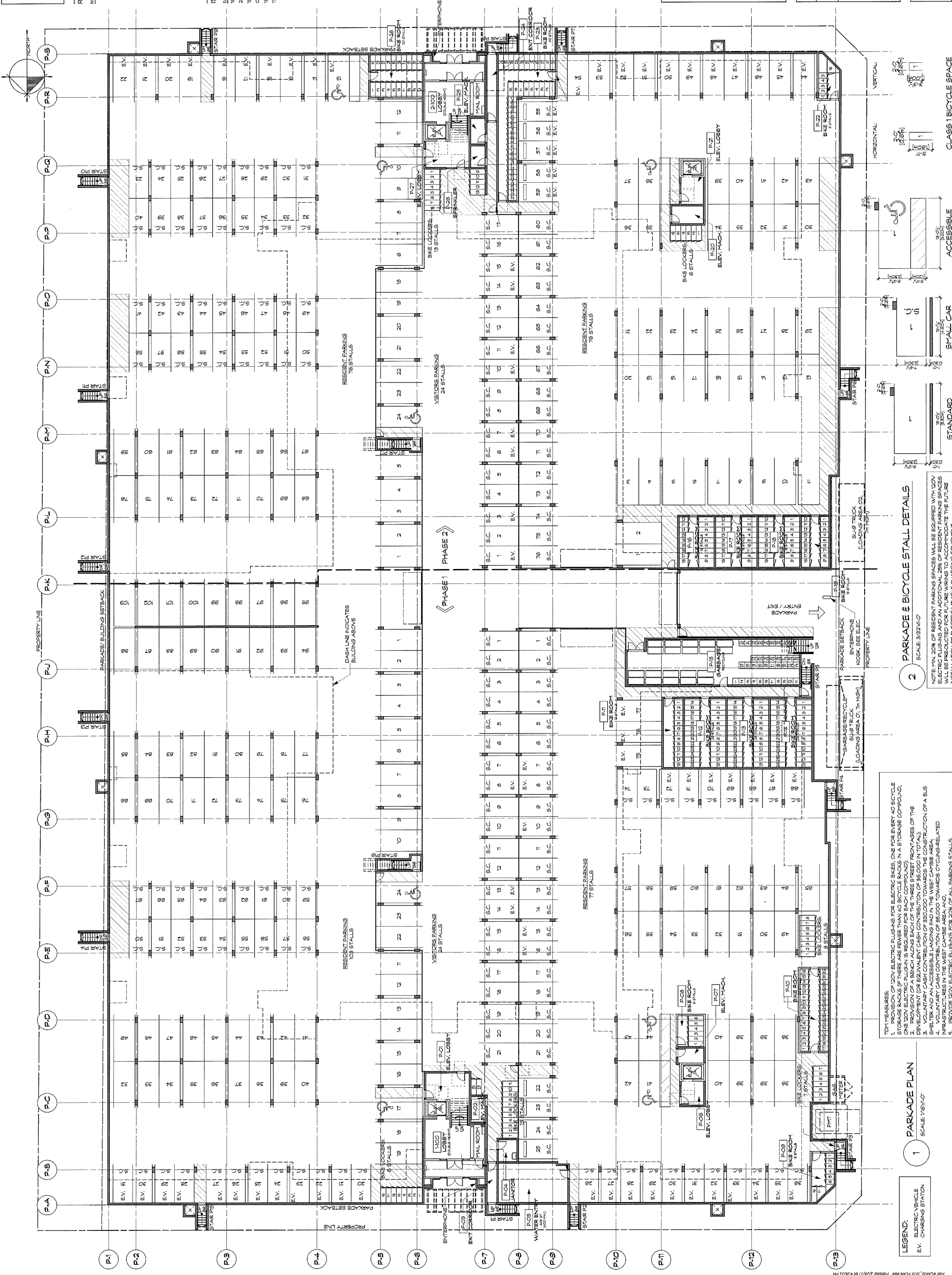


**POLYGON**

PROJECT: \_\_\_\_\_

DRAWN: JH	CHECKED BY: RC
SCALE: AS NOTED	PROJECT NO.: CA-135
SHEET TITLE: PARKADE PLAN PLAN #2	

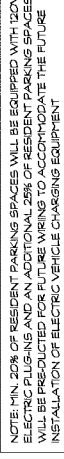
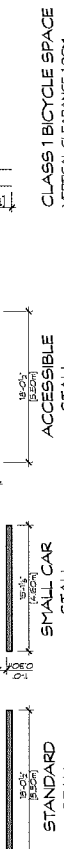
REVISION NO.: -	SHEET NO.: A1.1
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**LEGEND:**  
ELECTRIC VEHICLE CHARGING STATION

**2 PARKADE & BICYCLE STALL DETAILS**  
SCALE: 3/32"=1'-0"

- NOTES:
- MIN. 20% OF RESIDENT PARKING SPACES WILL BE EQUIPPED WITH 120V ELECTRIC PLUGS AND AN ADDITIONAL 20% OF RESIDENT PARKING SPACES WILL BE EQUIPPED WITH 240V ELECTRIC PLUGS TO ACCOMMODATE THE FUTURE INSTALLATION OF ELECTRIC VEHICLE CHARGING EQUIPMENT.



- NOTES:
- PROVIDE 120V ELECTRIC PLUGS FOR ELECTRIC BIKES ONE FOR EVERY 40 BICYCLE SPACES.
  - PROVIDE 240V ELECTRIC PLUGS FOR ELECTRIC VEHICLES ONE IN A STORAGE COMPOUND, ONE 120V ELECTRIC PLUG IN (REQUIRED FOR EACH OF THE THREE STREET FRONTAGES OF THE DEVELOPMENT) AND ONE EQUIVALENT CASH CONTRIBUTION OF \$5,000 IN TOTAL.
  - PROVIDE 240V ELECTRIC PLUGS FOR ELECTRIC VEHICLES ONE IN A STORAGE COMPOUND, ONE 120V ELECTRIC PLUG IN (REQUIRED FOR EACH OF THE THREE STREET FRONTAGES OF THE DEVELOPMENT) AND ONE EQUIVALENT CASH CONTRIBUTION OF \$5,000 IN TOTAL.
  - PROVIDE 240V ELECTRIC PLUGS FOR ELECTRIC VEHICLES ONE IN A STORAGE COMPOUND, ONE 120V ELECTRIC PLUG IN (REQUIRED FOR EACH OF THE THREE STREET FRONTAGES OF THE DEVELOPMENT) AND ONE EQUIVALENT CASH CONTRIBUTION OF \$5,000 IN TOTAL.
  - PROVIDE 240V ELECTRIC PLUGS FOR ELECTRIC VEHICLES ONE IN A STORAGE COMPOUND, ONE 120V ELECTRIC PLUG IN (REQUIRED FOR EACH OF THE THREE STREET FRONTAGES OF THE DEVELOPMENT) AND ONE EQUIVALENT CASH CONTRIBUTION OF \$5,000 IN TOTAL.

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	03.03.2016	ISSUED FOR REZONING
	17.07.2016	ISSUED FOR DEVELOPMENT PERMIT
	02.09.2016	RE-ISSUED FOR REZONING/DP
	17.11.2016	ISSUED FOR PLANNING COMMITTEE
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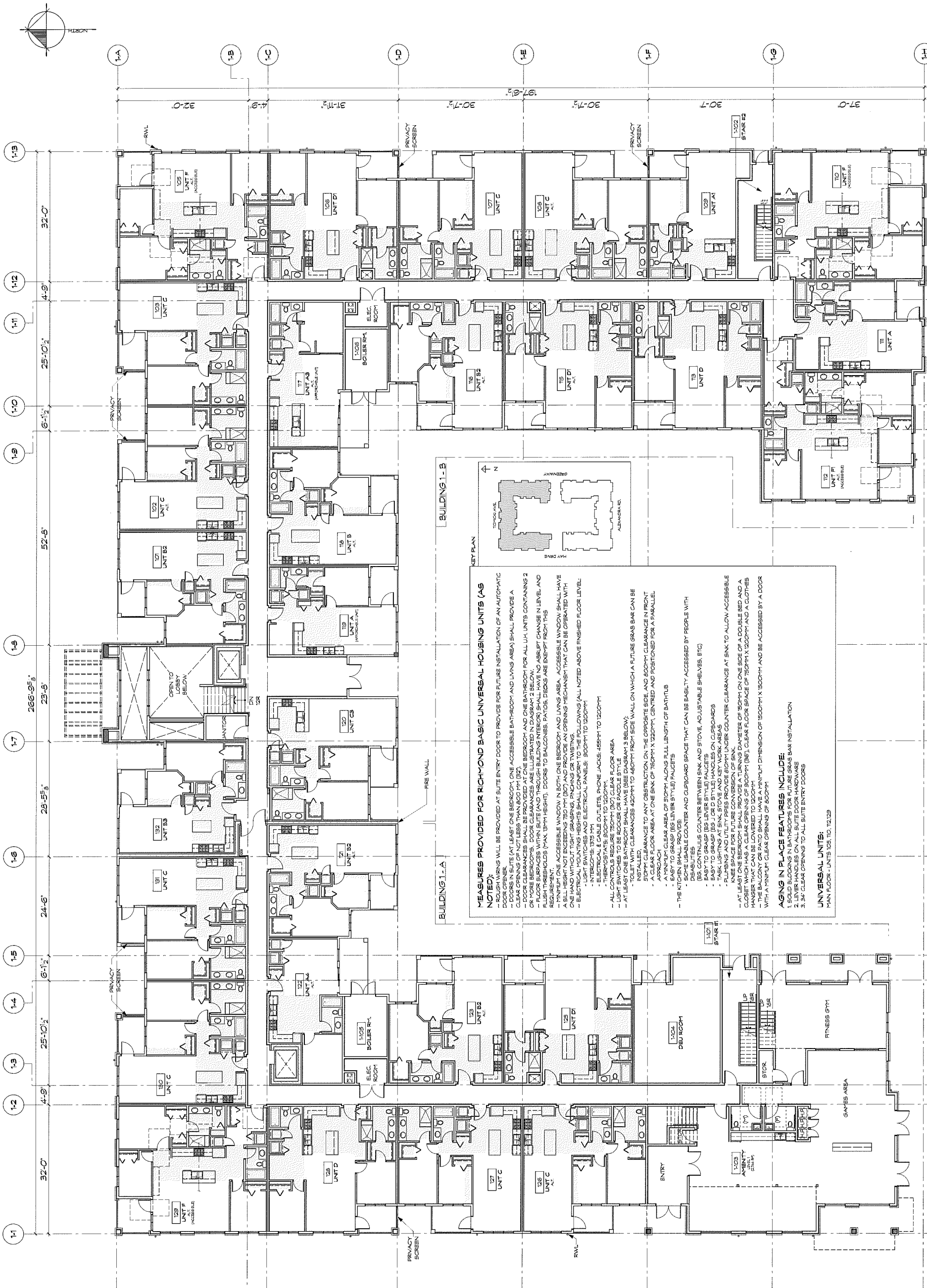
PROJECT: TRAFALGAR  
9500 ALEXANDRA ROAD  
RICHMOND, BC

DRAWN:	JH	CHECKED BY:	RC
SCALE:	3/32"=1'-0"	PROJECT NO.:	CA435

SHEET TITLE:

MAIN LEVEL PLAN  
BUILDING 1

SHEET NO.: A2.0



1 BUILDING 1 - MAIN LEVEL PLAN  
SCALE 3/32"=1'-0"



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	09.03.2016	RE-ISSUED FOR REZONING/DP
	07.11.2016	ISSUED FOR PLANNING COMMITTEE
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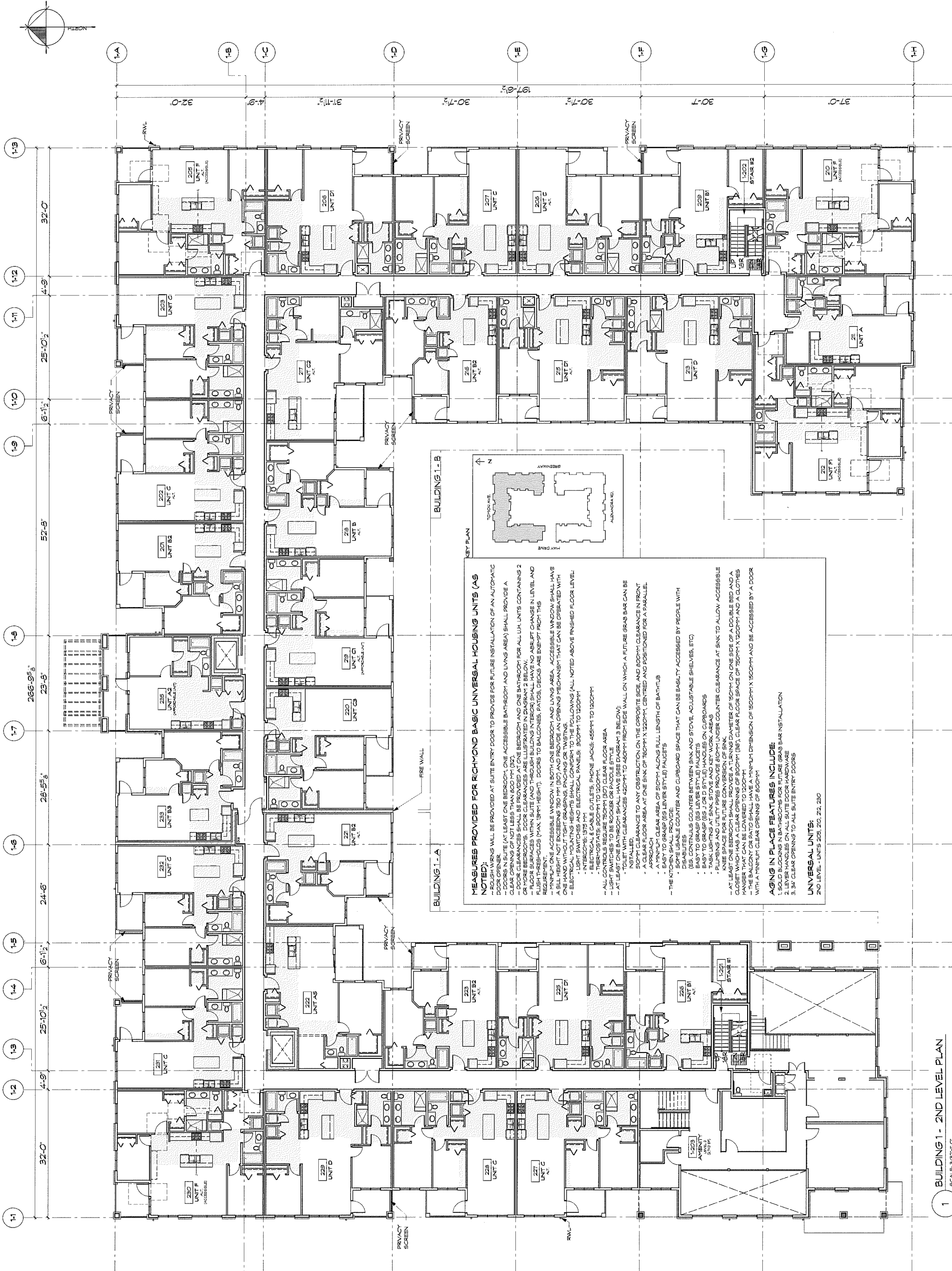
PROJECT: TRAFALGAR  
9500 ALEXANDRA ROAD  
RICHMOND, BC

DRAWN:	JH	CHECKED BY:	RC
SCALE:	3/32"=1'-0"	PROJECT NO.:	CA-435

SHEET TITLE:

# 2ND LEVEL PLAN BUILDING 1

REVISION NO.:	-
SHEET NO.:	A2.1

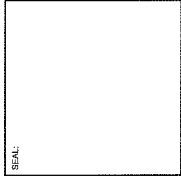


1 BUILDING 1 - 2ND LEVEL PLAN  
SCALE: 3/32"=1'-0"

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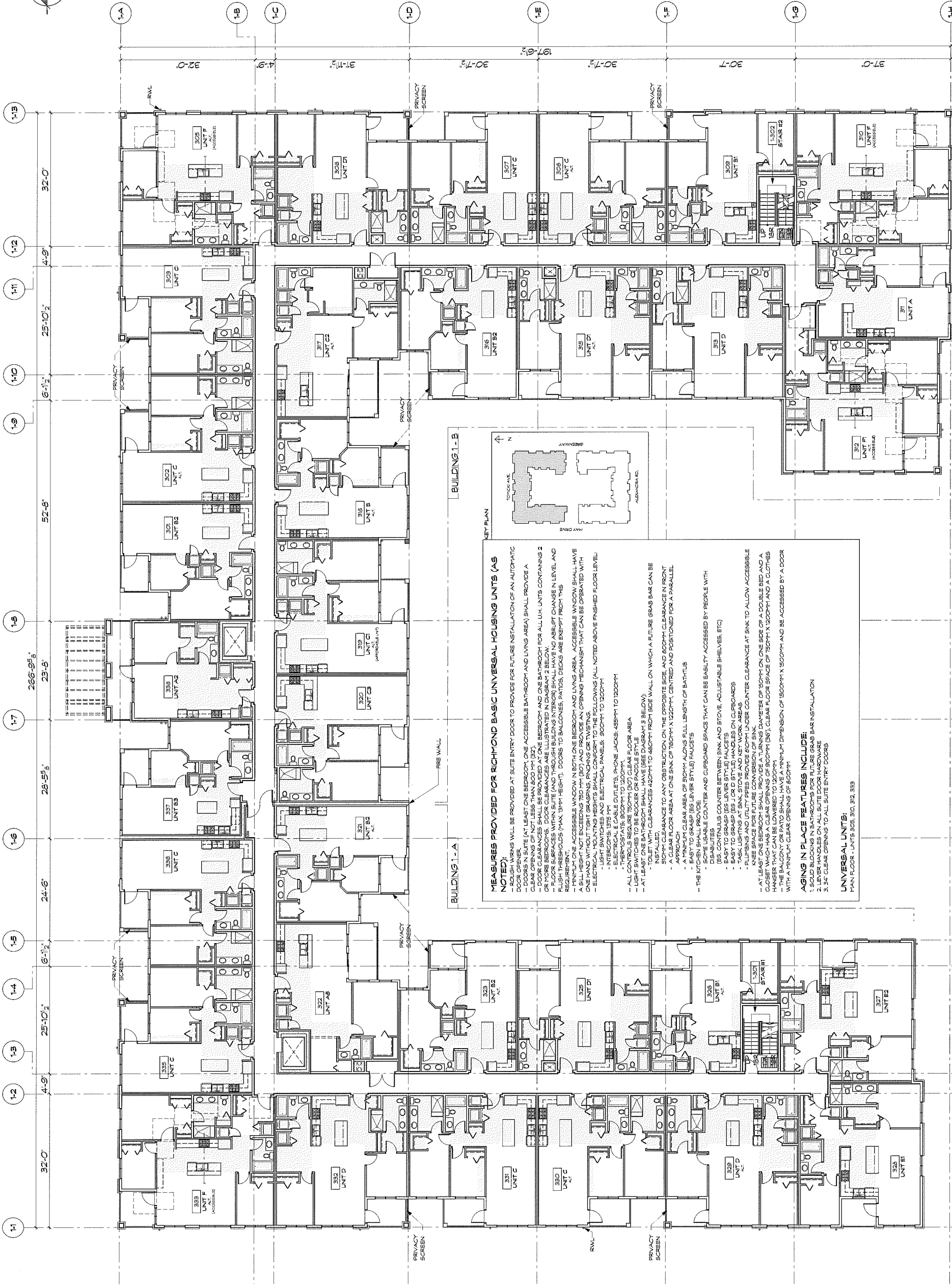
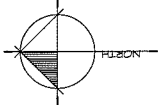


POLYGON

PROJECT:	TRAFALGAR
9500 ALEXANDRA ROAD RICHMOND, BC	

DESIGN:	JH	CHECKED BY:	RC
SCALE:	3/32"=1'-0"	PROJECT NO.:	CA-435
SHEET TITLE:		3RD LEVEL PLAN BUILDING 1	

REVISION NO.:	-	SHEET NO.:	A2.2
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**MEASURES PROVIDED FOR RICHMOND BASIC UNIVERSAL HOUSING UNITS (AS NOTED):**

- ROUGH WORK WILL BE PROVIDED AT SUITE ENTRY DOOR TO PROVIDE FOR FUTURE INSTALLATION OF AN AUTOMATIC DOOR OPENER.
- DOORS IN SUITE (AT LEAST ONE BEDROOM, ONE ACCESSIBLE BATHROOM AND LIVING AREA) SHALL PROVIDE A MINIMUM CLEARANCE OF 32" (813MM) TO THE DOOR THRESHOLD.
- DOOR CLEARANCES SHALL BE PROVIDED AT ONE BEDROOM AND ONE BATHROOM FOR ALL UH UNITS CONTAINING 2 OR MORE BEDROOMS. DOOR CLEARANCES ARE ILLUSTRATED IN DIAGRAM 2 BELOW.
- FLOOR SURFACES WITHIN SUITE (AND THROUGH BUILDING INTERIOR) SHALL HAVE NO ABRUPT CHANGE IN LEVEL AND FLUSH THRESHOLDS (MAX. 1/8" HIGH). DOORS TO BALCONIES, PATIOS, DECKS ARE EXEMPT FROM THIS REQUIREMENT.
- MINIMUM ONE ACCESSIBLE WINDOW IN BOTH ONE BEDROOM AND LIVING AREA. ACCESSIBLE WINDOW SHALL HAVE A SILL HEIGHT NOT EXCEEDING 750MM (30") AND PROVIDE AN OPENING MECHANISM THAT CAN BE OPERATED WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING OR TWISTING.
- ELECTRICAL MOUNTING HEIGHTS SHALL CONFORM TO THE FOLLOWING (ALL NOTED ABOVE FINISHED FLOOR LEVEL):
  - LIGHT SWITCHES AND ELECTRICAL PANELS: 900MM TO 1200MM
  - ELECTRICAL CABLE OUTLETS, PHONE JACKS: 455MM TO 1200MM
  - THERMOSTATS: 900MM TO 1200MM
  - ALL CONTROLS REQUIRE 750MM (30") CLEAR FLOOR AREA
  - LIGHT SWITCHES TO BE ADJUSTER OR PULL-UP STYLE
  - AT LEAST ONE ADJUSTER OR PULL-UP SWITCH SHALL BE PROVIDED
  - AT LEAST ONE ADJUSTER OR PULL-UP SWITCH SHALL BE PROVIDED
  - TOLERANCE WITH CLEARANCES 420MM TO 480MM FROM SIDE WALL ON WHICH A FUTURE GRAB BAR CAN BE INSTALLED.
  - A CLEAR FLOOR AREA AT ONE END OF 750MM X 1200MM, CENTRED AND POSITIONED FOR A PARALLEL TOILET WITH CLEARANCES 420MM TO 480MM FROM SIDE WALL ON WHICH A FUTURE GRAB BAR CAN BE INSTALLED.
  - A MINIMUM CLEAR AREA OF 800MM ALONG FULL LENGTH OF BATHTUB
  - EASY TO GRASP (EG LEVER STYLE) FAUCETS
  - THE KITCHEN SHALL PROVIDE:
    - SOME USABLE COUNTER AND CLIPBOARD SPACE THAT CAN BE EASILY ACCESSIBLE BY PEOPLE WITH LIMITED REACH
    - EASY TO GRASP (EG LEVER STYLE) FAUCETS
    - EASY TO GRASP (EG LEVER STYLE) FAUCETS
    - EASY TO GRASP (EG J OR D STYLE) HANDLES ON CLIPBOARDS
    - TASK LIGHTING AT SINK, STOVE AND KEY WORK AREAS
    - PLUMBING AND UTILITIES SHALL PROVIDE 800MM UNDER COUNTER CLEARANCE AT SINK TO ALLOW ACCESSIBLE CLOSET WHICH HAS A CLEAR OPENING OF 900MM (36"). CLEAR FLOOR SPACE OF 750MM X 1200MM AND A CLOTHES HANGER THAT CAN BE LOWERED TO 1200MM
    - THE BALCONY OR PATIO SHALL HAVE A MINIMUM DIMENSION OF 1500MM X 1500MM AND BE ACCESSIBLE BY A DOOR WITH A MINIMUM CLEAR OPENING OF 800MM

**AGING IN PLACE FEATURES INCLUDE:**

1. SOLID BLOCKING IN BATHROOMS FOR FUTURE GRAB BAR INSTALLATION
2. LEVER HANDLES ON ALL SUITE DOOR HARDWARE
3. 3/4" CLEAR OPENING TO ALL SUITE ENTRY DOORS

**UNIVERSAL UNITS:**

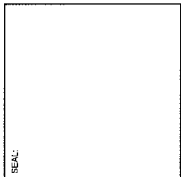
MAIN FLOOR - UNITS 308, 310, 312, 333

1 BUILDING 1 - 3RD LEVEL PLAN  
SCALE: 3/32"=1'-0"

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27/07/2016	ISSUED FOR DEVELOPMENT PERMIT
09/09/2016	RE-ISSUED FOR PERMITS
07/12/2016	ISSUED FOR PLANNING COMMITTEE
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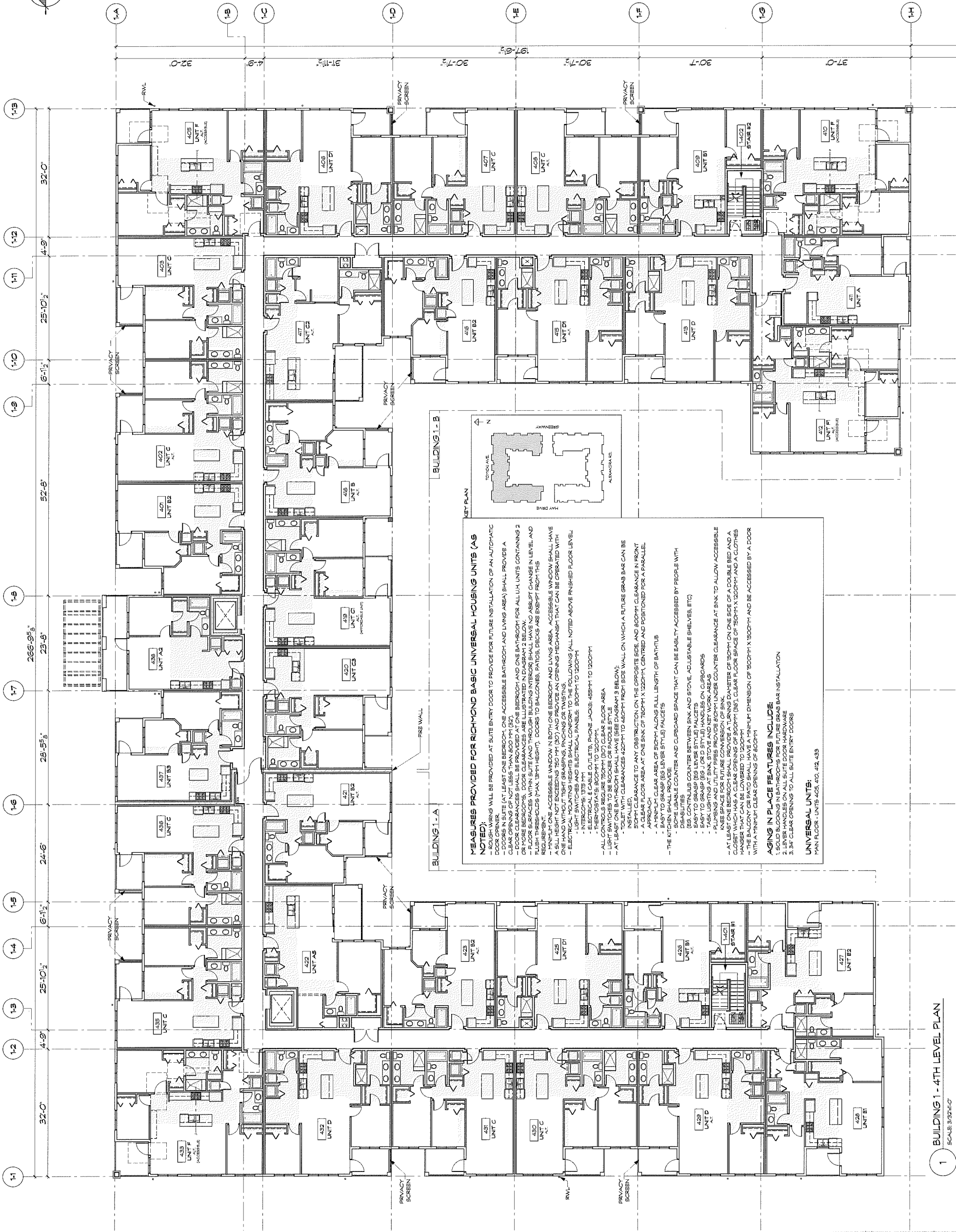
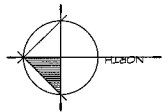


POLYGON

PROJECT	
TRAFALGAR	
9500 ALEXANDRA ROAD RICHMOND, BC	

DRAWN: JH	CHECKED BY: BC
SCALE: 3/32"=1'-0"	PROJECT NO.: CA-435
SHEET TITLE 4TH LEVEL PLAN BUILDING 1	

REVISION NO.: -	SHEET NO.: A2.3
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**MEASURES PROVIDED FOR RICHMOND BASIC UNIVERSAL HOUSING UNITS (AS NOTED):**

- ROUGH WIRING WILL BE PROVIDED AT SUITE ENTRY DOOR TO PROVIDE FOR FUTURE INSTALLATION OF AN AUTOMATIC DOOR OPENER.
- CLADDING IN SUITE (AT LEAST ONE BEDROOM, ONE ACCESSIBLE BATHROOM AND LIVING AREA) SHALL PROVIDE A CLEARANCE OF 78" MIN.
- DOOR CLEARANCES SHALL BE PROVIDED AT ONE BEDROOM AND ONE BATHROOM FOR ALL UH UNITS CONTAINING 2 OR MORE BEDROOMS. DOOR CLEARANCES ARE ILLUSTRATED IN DIAGRAM 2 BELOW.
- FLOOR SURFACES WITHIN SUITE (AND THROUGH BUILDING INTERIORS) SHALL HAVE NO ABRUPT CHANGE IN LEVEL AND FLUSH THRESHOLDS (MAX. 3/8" HEIGHT). DOORS TO BALCONIES, PATIOS, DECKS ARE EXEMPT FROM THIS REQUIREMENT.
- MINIMUM ONE ACCESSIBLE WINDOW IN BOTH ONE BEDROOM AND LIVING AREA. ACCESSIBLE WINDOW SHALL HAVE A SILL HEIGHT NOT EXCEEDING 750 MM (30") AND PROVIDE AN OPENING MECHANISM THAT CAN BE OPERATED WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING OR TWISTING.
- ELECTRICAL MOUNTING HEIGHTS SHALL CONFORM TO THE FOLLOWING (ALL NOTED ABOVE FINISHED FLOOR LEVEL):
  - ELECTRICAL PANELS: 1875 MM
  - ELECTRICAL & CABLE OUTLETS, PHONE JACKS: 455 MM TO 1200 MM
  - THERMOSTATS: 900 MM TO 1200 MM
  - ALL CONTROLS REQUIRE 750 MM (30") CLEAR FLOOR AREA
  - LIGHT FIXTURES SHALL BE 1800 MM (6'0") MAXIMUM HEIGHT FROM FINISHED FLOOR
  - AT LEAST ONE BATHROOM SHALL HAVE (SEE DIAGRAM 3 BELOW):
    - TOILET WITH CLEARANCES 420 MM TO 480 MM FROM SIDE WALL ON WHICH A FUTURE GRAB BAR CAN BE INSTALLED.
    - 500 MM CLEARANCE TO ANY OBSTRUCTION ON THE OPPOSITE SIDE AND 800 MM CLEARANCE IN FRONT
    - A CLEAR FLOOR AREA AT ONE END OF 750 MM X 1200 MM, CENTRED AND POSITIONED FOR A PARALLEL
    - A MINIMUM CLEAR AREA OF 800 MM ALONG FULL LENGTH OF BATHTUB
    - EASY TO GRASP (EG LEVER STYLE) FAUCETS
- THE KITCHEN SHALL PROVIDE:
  - SOME USABLE COUNTER AND CUPBOARD SPACE THAT CAN BE EASILY ACCESSED BY PEOPLE WITH MOBILITY LIMITATIONS (EG. CONTINUOUS COUNTER BETWEEN SINK AND STOVE, ADJUSTABLE SHELVES, ETC.)
  - EASY TO GRASP (EG LEVER STYLE) FAUCETS
  - EASY TO GRASP (EG J OR D STYLE) HANDLES ON CUPBOARDS
  - TASK LIGHTING AT SINK, STOVE AND KEY WORK AREAS
  - TURNABLE COUNTER TOP WITH 100 MM TURN RADIUS
  - KNEE SPACE FOR FUTURE CONVERSION OF SINK TO COOKTOP
- AT LEAST ONE BEDROOM SHALL PROVIDE A TURNING DIAMETER OF 1500 MM ON ONE SIDE OF A DOUBLE BED AND A CLOSET WHICH HAS A CLEAR OPENING OF 900 MM (36"), CLEAR FLOOR SPACE OF 750 MM X 1200 MM AND A CLOTHES HANGER THAT CAN BE LOWERED TO 1200 MM
- THE BALCONY OR PATIO SHALL HAVE A MINIMUM DIMENSION OF 1500 MM X 1500 MM AND BE ACCESSED BY A DOOR WITH A MINIMUM CLEAR OPENING OF 800 MM

**AGING IN PLACE FEATURES INCLUDE:**

1. SOLID BLOCKING IN BATHROOMS FOR FUTURE GRAB BAR INSTALLATION
2. LEVER HANDLES ON ALL SUITE DOOR HARDWARE
3. 34" CLEAR OPENING TO ALL SUITE ENTRY DOORS

**UNIVERSAL UNITS:**  
MAIN FLOOR - UNITS 409, 410, 412, 433

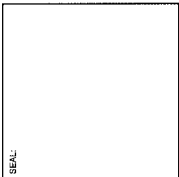
1 BUILDING 1 - 4TH LEVEL PLAN  
SCALE: 3/32"=1'-0"



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27/07/2016	ISSUED FOR DEVELOPMENT PERMIT
09/09/2016	REISSUED FOR ZONING/CP
07/12/2016	ISSUED FOR PLANNING COMMITTEE
16/01/2017	ISSUED FOR ADP
17/02/2017	REISSUED FOR CP



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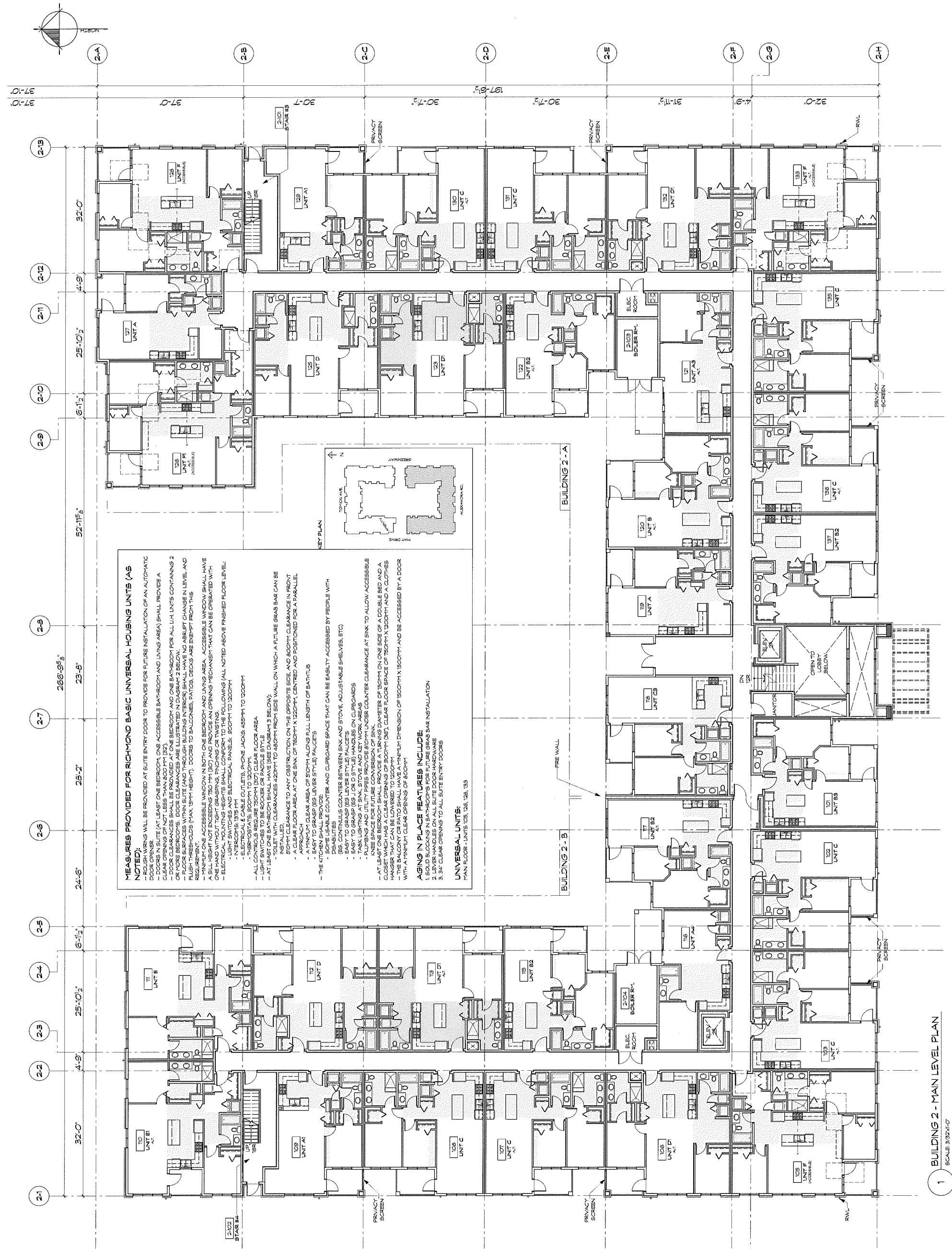
POLYGON

PROJECT:	TRAFALGAR
9500 ALEXANDRA ROAD RICHMOND, BC	

DRAWN: JH	CHECKED BY: BC
SCALE: 3/32"=1'-0"	PROJECT NO.: CA-455

SHEET TITLE:	MAIN LEVEL PLAN BUILDING 2
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REVISION NO.: -	SHEET NO.: A2.4
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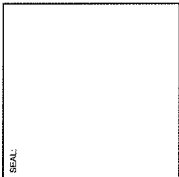


1 BUILDING 2 - MAIN LEVEL PLAN  
SCALE: 3/32"=1'-0"

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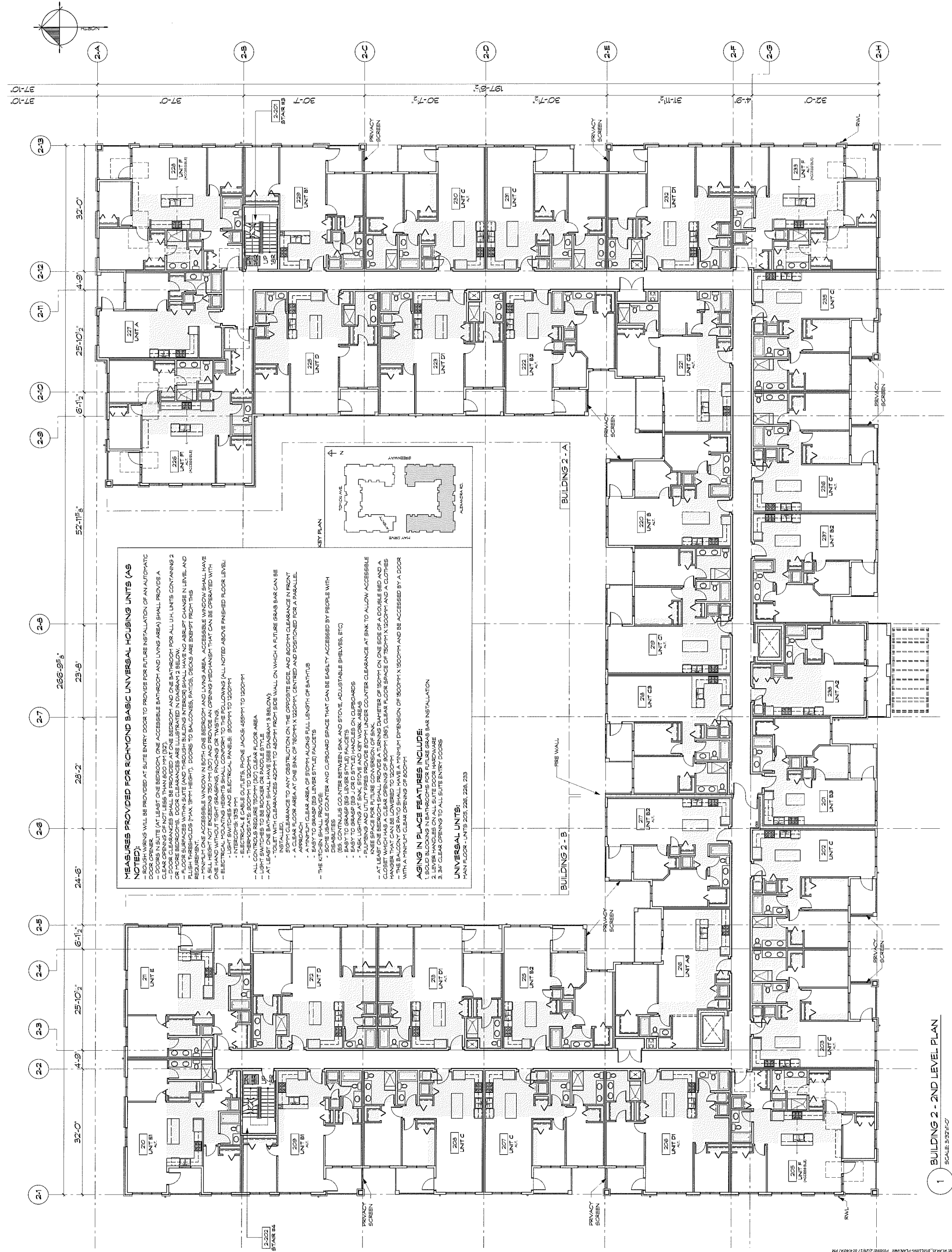


POLYGON

PROJECT:	TRAFALGAR
	9500 ALEXANDRA ROAD RICHMOND, BC

DRAWN:	JH	CHECKED BY:	BC
SCALE:	3/32"=1'-0"	PROJECT NO.:	CA-435
SHEET TITLE:		2ND LEVEL PLAN BUILDING 2	

REVISION NO.:	-
SHEET NO.:	A2.5



1 BUILDING 2 - 2ND LEVEL PLAN  
SCALE: 3/32"=1'-0"

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16.03.2016	ISSUED FOR PERMITS
21.07.2016	ISSUED FOR DEVELOPMENT PERMIT
19.09.2016	RE-ISSUED FOR PERMITS/CDP
07.12.2016	ISSUED FOR PLANNING COMMITTEE
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17.02.2017	RE-ISSUED FOR DP



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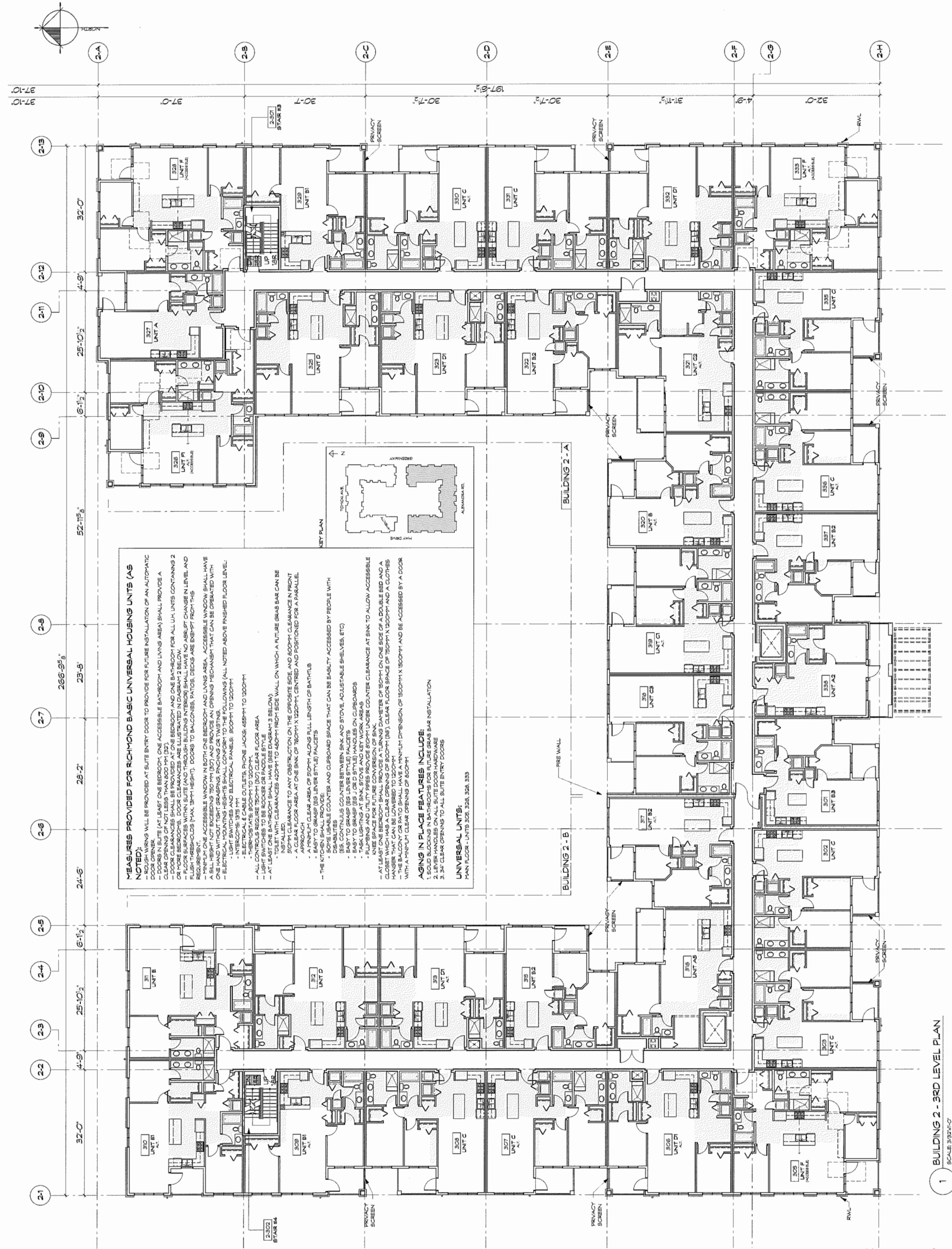


POLYGON

PROJECT:	TRAFALGAR
	9500 ALEXANDRA ROAD RICHMOND, BC

DRAWN:	JH	CHECKED BY:	RC
SCALE:	3/32"=1'-0"	PROJECT NO.:	CA-435
SHEET TITLE			
3RD LEVEL PLAN BUILDING 2			

REVISION NO.:	-
SHEET NO.:	A2.6

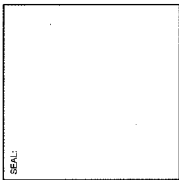




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16/03/2025	ISSUED FOR RECONING
27/07/2026	ISSUED FOR DEVELOPMENT PERMIT
06/09/2026	RE-ISSUED FOR RECONING/DP
07/11/2026	ISSUED FOR PLANNING COMMITTEE
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17/02/2027	RE-ISSUED FOR DP



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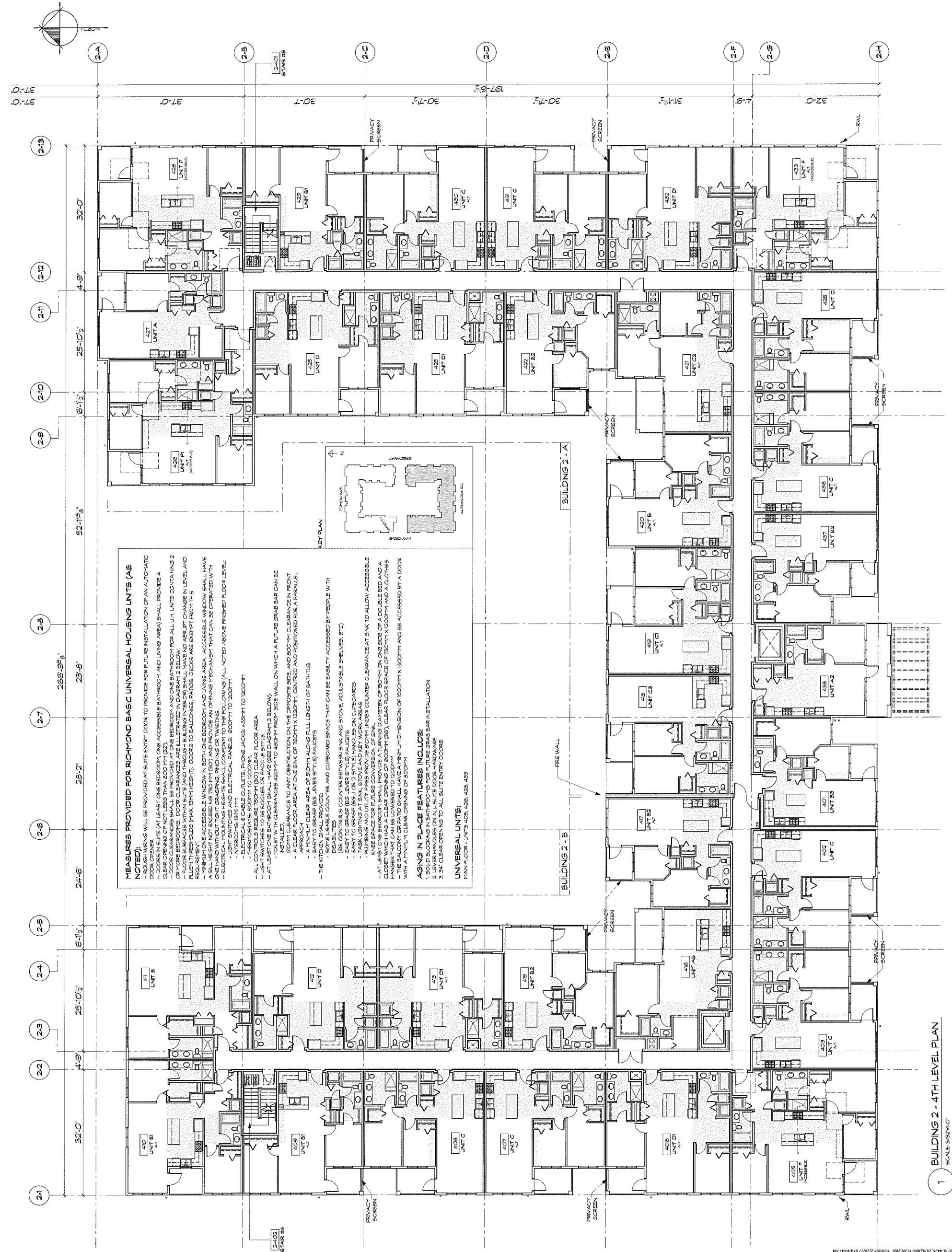


POLYGON

PROJECT:	TRAFALGAR
	9500 ALEXANDRA ROAD RICHMOND, BC

DRAWN: JH	CHECKED BY: BC
SCALE: 3/32"=1'-0"	PROJECT NO.: CA-435
SHEET TITLE: 4TH LEVEL PLAN BUILDING 2	

REVISION NO.: -	SHEET NO.: A2.7
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**MEASURES PROVIDED FOR RICHMOND BASIC UNIVERSAL HOUSING UNITS (AS NOTED):**

- ROUGH WIRING WILL BE PROVIDED AT SUITE ENTRY DOOR TO PROVIDE FOR FUTURE INSTALLATION OF AN AUTOMATIC DOOR OPENER.
- DOORS IN SUITE (AT LEAST ONE BEDROOM, ONE ACCESSIBLE BATHROOM AND LIVING AREA) SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 800MM (32").
- DOORS IN SUITE (AT LEAST ONE BEDROOM, ONE ACCESSIBLE BATHROOM AND ONE BATHROOM FOR ALL UH. UNITS CONTAINING 2 OR MORE BEDROOMS) SHALL BE OPERATED BY A SINGLE HANDLED DEVICE LOCATED IN DIAGRAM 2 BELOW.
- FLOOR SURFACES WITHIN SUITE (AND THROUGH-BUILDING INTERIOR) SHALL HAVE NO ABRUPT CHANGE IN LEVEL AND FLUSH THRESHOLDS (MAX 19MM HEIGHT). DOORS TO BALCONIES, PATIOS, DECKS ARE EXEMPT FROM THIS REQUIREMENT.
- AT LEAST ONE ACCESSIBLE WINDOW IN BOTH ONE BEDROOM AND LIVING AREA. ACCESSIBLE WINDOW SHALL HAVE A SILL HEIGHT NOT EXCEEDING 750MM (30") AND PROVIDE AN OPENING MECHANISM THAT CAN BE OPERATED WITH ONE HAND WITHOUT REQUIRING GRASPING, PINCHING OR TWISTING.
- ELECTRICAL VOLTAGE HEIGHTS SHALL CONFORM TO THE FOLLOWING (ALL NOTED ABOVE FINISHED FLOOR LEVEL):
  - LIGHT SWITCHES AND ELECTRICAL PANELS: 900MM TO 1300MM
  - INTERCOMS: 1575 MM TO 1625MM
  - TELEPHONE JACKS: 455MM TO 1300MM
  - THERMOSTATS: 900MM TO 1300MM
- ALL CONTROLS REQUIRE 750MM (30") CLEAR FLOOR AREA
- LIGHT SWITCHES TO BE ROCKER OR PADDLE STYLE
- AT LEAST ONE BATHROOM SHALL HAVE (SEE DIAGRAM 3 BELOW):
  - A CLEAR FLOOR AREA OF 800MM X 1200MM, CENTRED AND POSITIONED FOR A PARALLEL APPROACH
  - A CLEAR AREA OF 800MM ALONG FULL LENGTH OF BATHTUB
  - EASY TO GRASP (EG LEVER STYLE) FAUCETS
- THE KITCHEN SHALL PROVIDE:
  - SOME USABLE COUNTER AND CUPBOARD SPACE THAT CAN BE EASILY ACCESSIBLE BY PEOPLE WITH DISABILITIES
  - SINKS: COUNTER BETWEEN SINK AND STOVE, ADJUSTABLE SHELVES, ETC)
  - EASY TO GRASP (EG LEVER STYLE) FAUCETS
  - EASY TO GRASP (EG J OR D STYLE) HANDLES ON CUPBOARDS
  - TASK LIGHTING AT SINK, STOVE AND KEY WORK AREAS
  - PUMPING AND UTILITY PIPES PROVIDE 800MM UNDER COUNTER CLEARANCE AT SINK TO ALLOW ACCESSIBLE KNEE SPACE FOR FUTURE CONVERSION OF SINK TO A DOUBLE SINK
  - CLOSET WHICH HAS A CLEAR OPENING OF 800MM (32"), CLEAR FLOOR SPACE OF 800MM X 1200MM AND A CLOTHES HANGER THAT CAN BE LOWERED TO 1300MM
  - THE BALCONY OR PATIO SHALL HAVE A MINIMUM DIMENSION OF 800MM X 1500MM AND BE ACCESSIBLE BY A DOOR WITH A MINIMUM CLEAR OPENING OF 800MM

**AGING IN PLACE FEATURES INCLUDE:**

1. SOLID BLOCKING IN BATHROOMS FOR TUB SHOWER BAR INSTALLATION
2. LEVER HANDLES ON ALL SUITE DOOR HARDWARE
3. 3/4" CLEAR OPENING TO ALL SUITE ENTRY DOORS

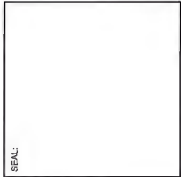
**UNIVERSAL UNITS:**  
MAIN FLOOR - UNITS 405, 426, 435



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07/10/2016	ISSUED FOR PLANNING COMMITTEE
17/02/2017	RE-REVIEWED FOR DP



Plan #13

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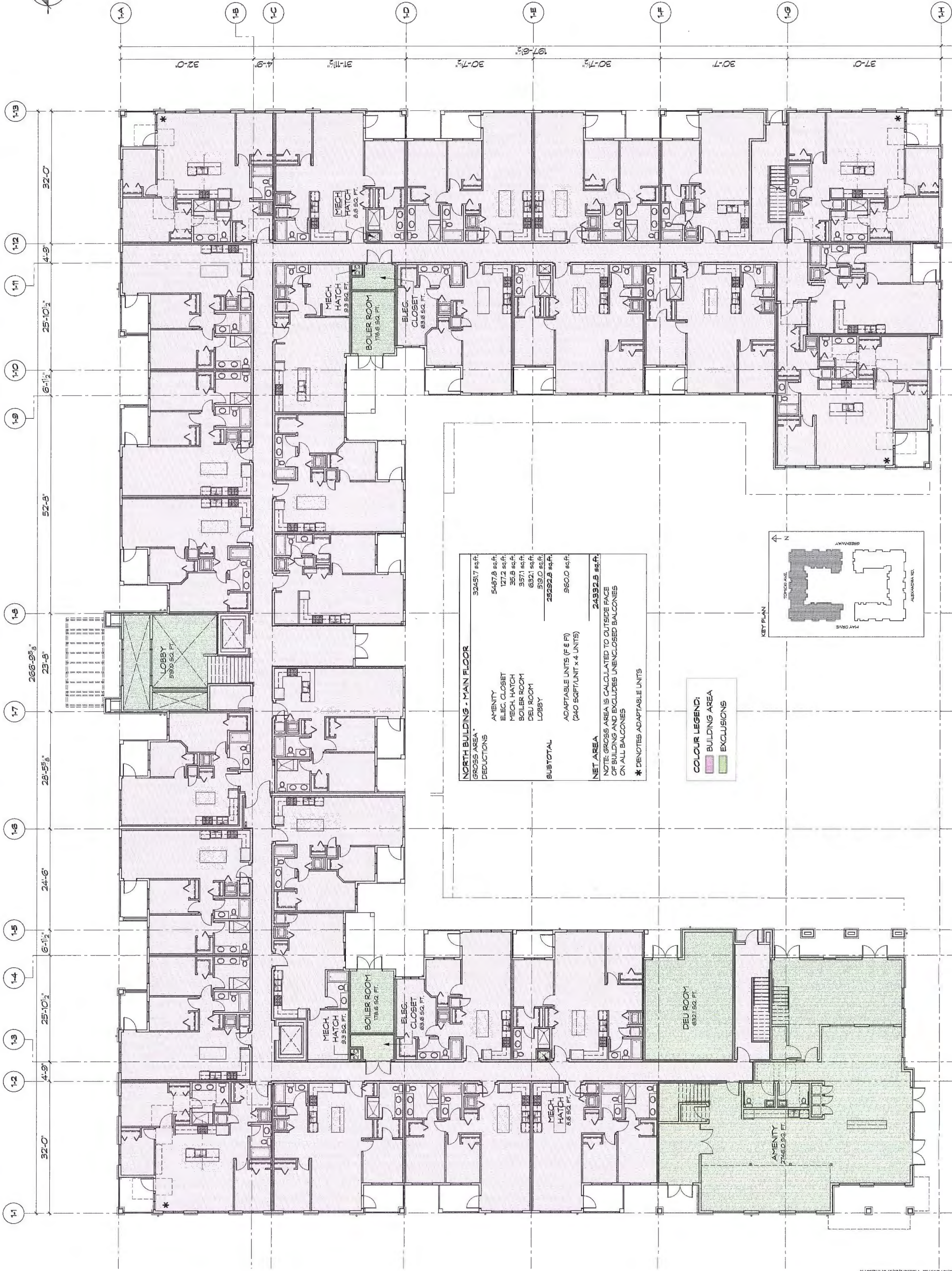
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PROJECT:	
TRAFALGAR	
9500 ALEXANDRA ROAD RICHMOND, BC	

DRAWN: J-H	CHECKED BY: RC
SCALE: 3/32"=1'-0"	PROJECT NO.: CA-435

SHEET TITLE:	
MAIN LEVEL PLAN BUILDING 1 AREA OVERLAYS	

REVISION NO.: -	SHEET NO.: A2.8
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NORTH BUILDING - MAIN FLOOR	
GROSS AREA	32451.7 sq. ft.
DEDUCTIONS	
AMENITY	5467.8 sq. ft.
ELEC. CLOSET	127.2 sq. ft.
MECH. HATCH	35.8 sq. ft.
BOILER ROOM	337.1 sq. ft.
DEL. ROOM	6321.0 sq. ft.
LOBBY	519.0 sq. ft.
SUBTOTAL	25292.8 sq. ft.
ADAPTABLE UNITS (F & F) (240 SQFT/UNIT x 4 UNITS)	960.0 sq. ft.
NET AREA	24332.8 sq. ft.

NOTE: GROSS AREA IS CALCULATED TO OUTSIDE FACE OF BUILDING AND EXCLUDES UNENCLOSED BALCONIES ON ALL BALCONIES

\* DENOTES ADAPTABLE UNITS

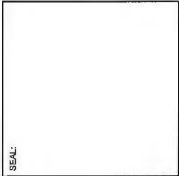
1 BUILDING 1 - MAIN LEVEL PLAN (AREA OVERLAYS)  
SCALE: 3/32"=1'-0"



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NO.	DESCRIPTION

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07/12/2016	BASED FOR PLANNING COMMITTEE
17/02/2017	RE-DESIGNED FOR DP



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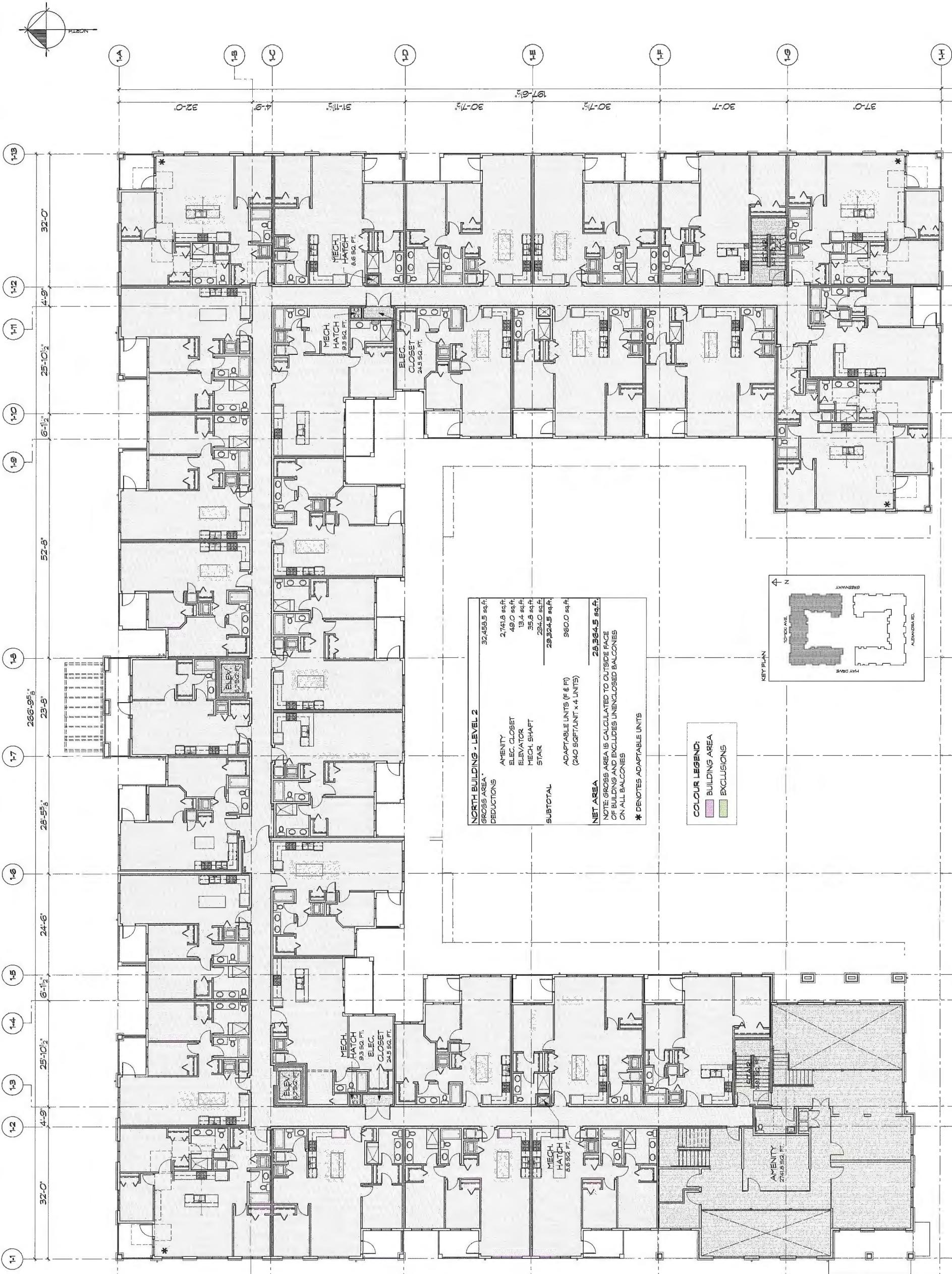
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PROJECT:	TRAFALGAR
	9500 ALEXANDRA ROAD RICHMOND, BC

DRAWN: JH	CHECKED BY: RC
SCALE: 3/32"=1'-0"	PROJECT NO.: CA-485

SHEET TITLE:	2ND LEVEL PLAN BUILDING 1 AREA OVERLAYS
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REVISION NO.: -	SHEET NO.: A2.9
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1 BUILDING 1 - 2ND LEVEL PLAN (AREA OVERLAYS)  
SCALE 3/32"=1'-0"



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07/10/2016	ISSUED FOR PLANNING COMMITTEE
11/03/2017	RE-ISSUED FOR CP



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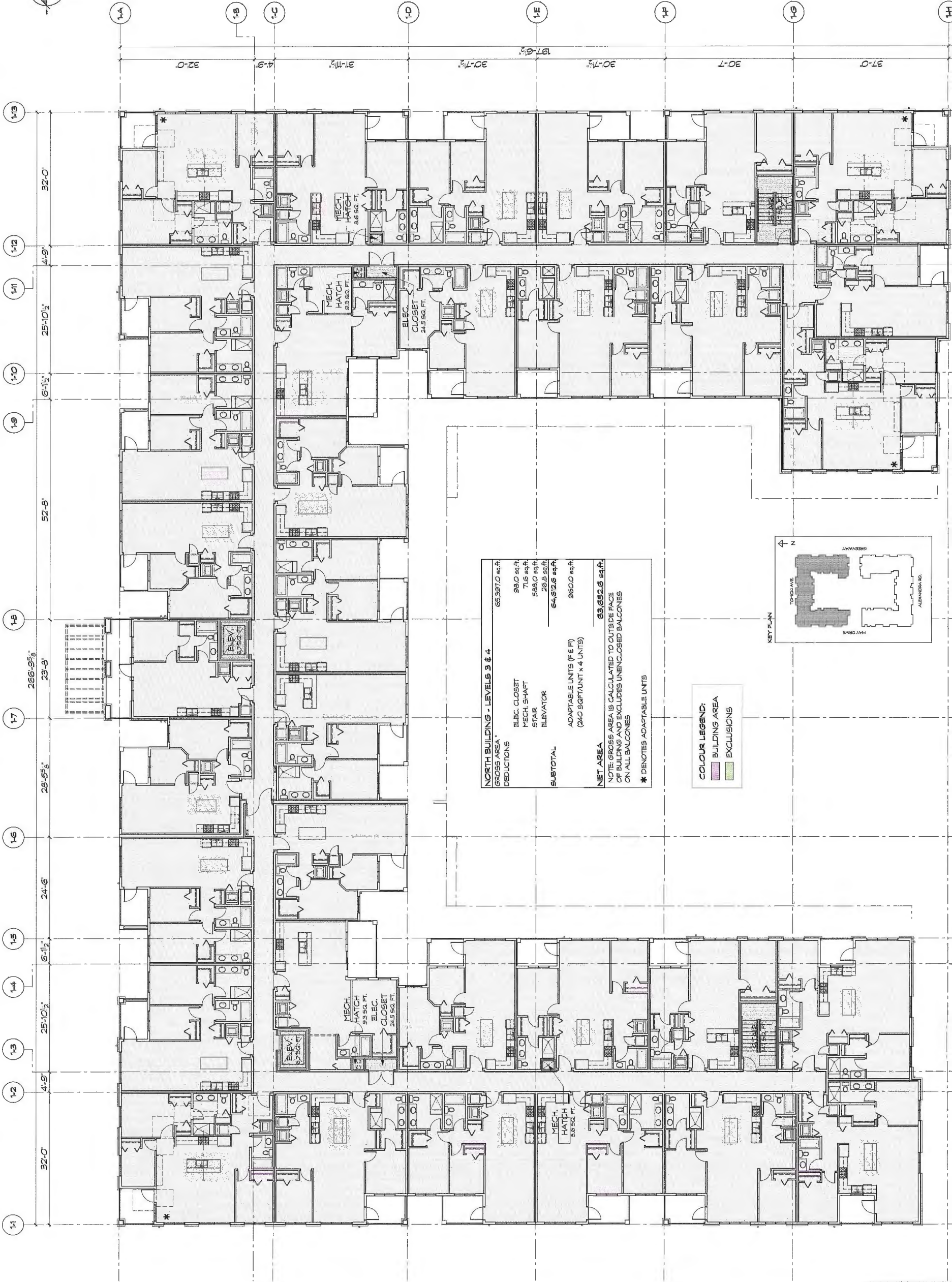
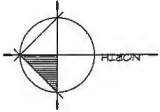


POLYGON

PROJECT:	TRAFALGAR
	9500 ALEXANDRA ROAD RICHMOND, BC

DRAWN: JH	CHECKED BY: BC
SCALE: 3/32"=1'-0"	PROJECT NO.: CA-035
SHEET TITLE: 3RD/4TH LEVEL BUILDING 1 AREA OVERLAYS	

REVISION NO.: -	SHEET NO.: A2.10
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1 BUILDING 1 - 3RD/4TH LEVEL PLAN (AREA OVERLAYS)  
SCALE: 3/32"=1'-0"



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DATE	DESCRIPTION
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07.11.2016	ISSUED FOR PLANNING COMMITTEE
11.02.2017	RE-ISSUED FOR DP

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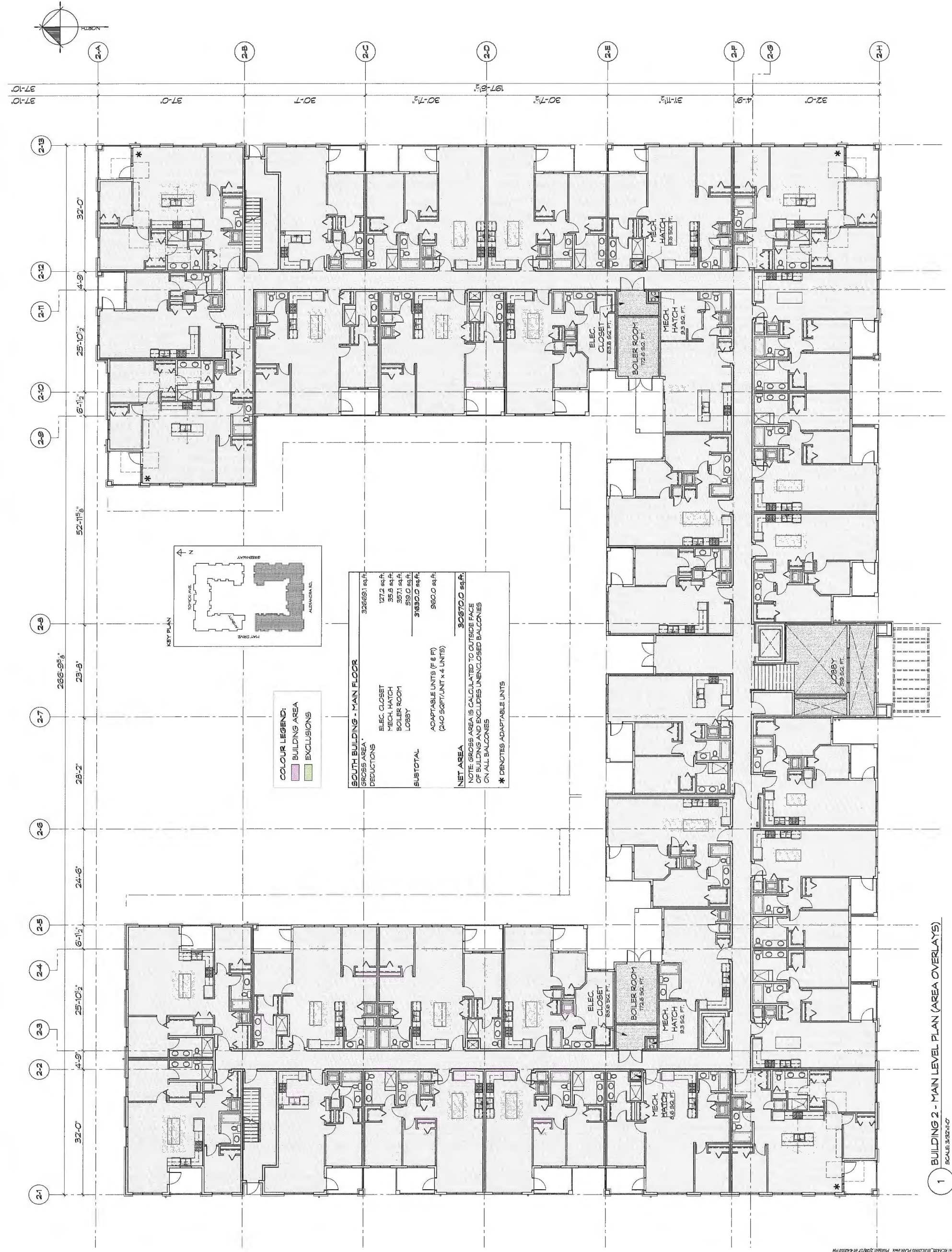
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PROJECT:	TRAFALGAR
	9500 ALEXANDRA ROAD RICHMOND, BC

DRAWN:	JH	CHECKED BY:	RC
SCALE:	3/32"=1'-0"	PROJECT NO.:	CA-435

SHEET TITLE:	MAIN LEVEL PLAN BUILDING 2 AREA OVERLAYS
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REVISION NO.:	-
SHEET NO.:	A2.11



1 BUILDING 2 - MAIN LEVEL PLAN (AREA OVERLAYS)  
SCALE 3/32"=1'-0"



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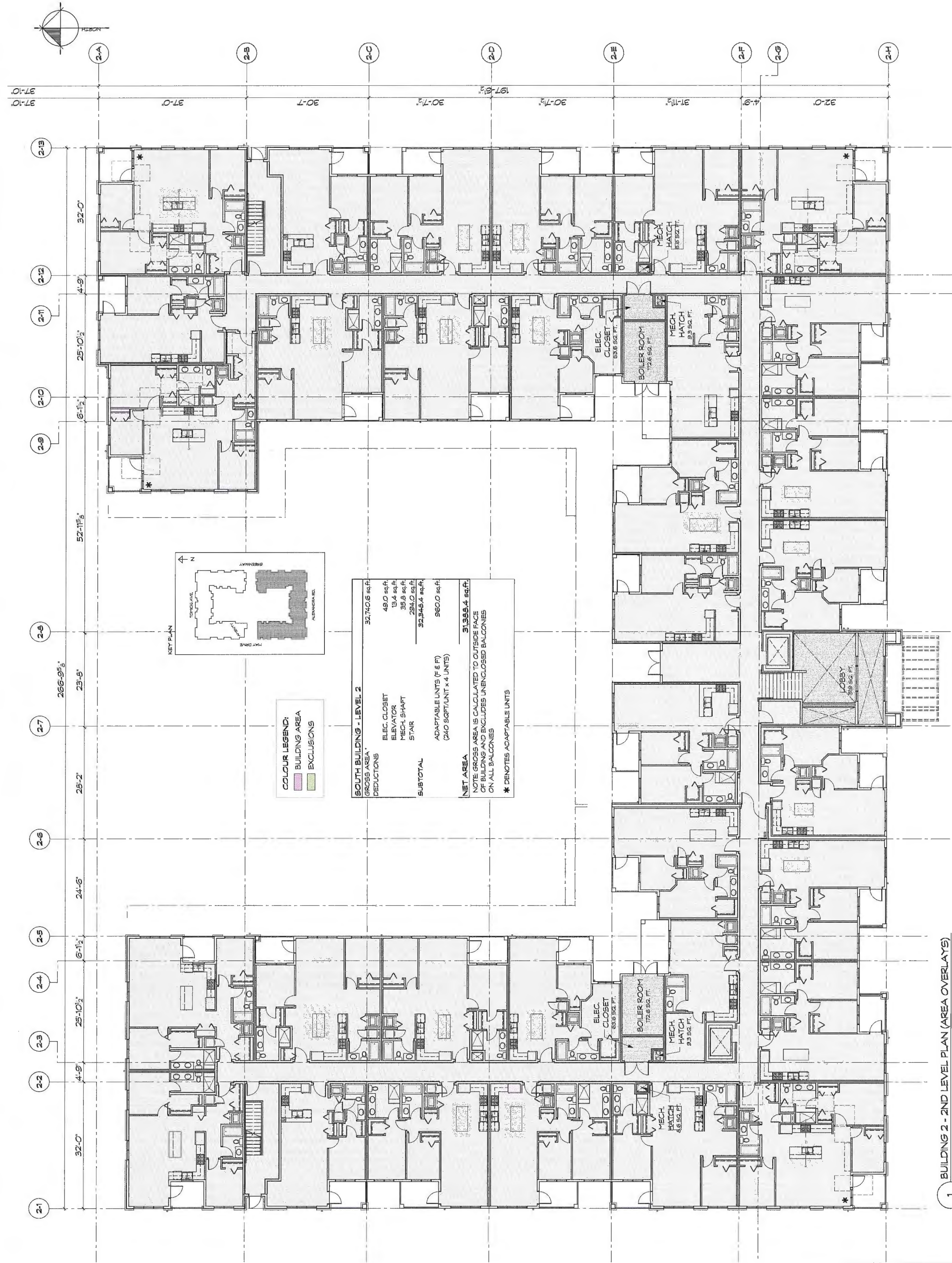
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PROJECT:	TRAFALGAR
	9500 ALEXANDRA ROAD RICHMOND, BC

DRAWN: JH	CHECKED BY: BC
SCALE: 3/32"=1'-0"	PROJECT NO.: CA-485

SHEET TITLE:	2ND LEVEL PLAN BUILDING 2 AREA OVERLAYS
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REVISION NO.: -	SHEET NO.: A2.12
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1 BUILDING 2 - 2ND LEVEL PLAN (AREA OVERLAYS)  
SCALE 3/32"=1'-0"



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21/07/2018	ISSUED FOR DP
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11/21/2017	RE-DESIGNED FOR DP



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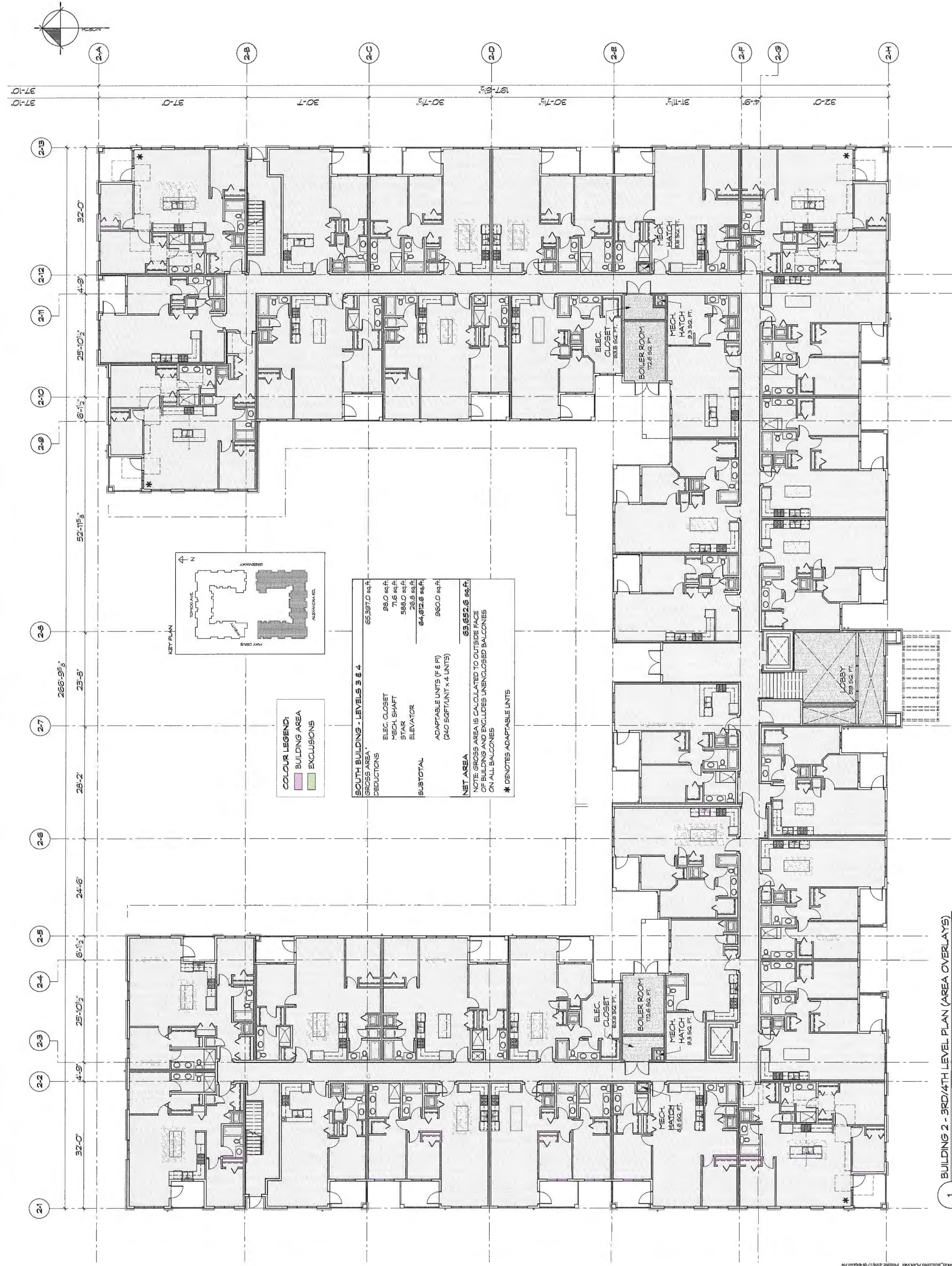


POLYGON

PROJECT:	TRAFALGAR
	9500 ALEXANDRA ROAD RICHMOND, BC

DRAWN:	JH	CHECKED BY:	BC
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SHEET TITLE:		3RD/4TH LEVEL BUILDING 2 AREA OVERLAYS	

REVISION NO.:	-
SHEET NO.:	A2.13



1 BUILDING 2 - 3RD/4TH LEVEL PLAN (AREA OVERLAYS)  
SCALE 3/32"=1'-0"



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17.02.2017	RE-ISSUED FOR DP

KEY PLAN

MATERIAL LEGEND:

A

HARDIE HORIZONTAL SIDING

B

BENJAMIN MOORE  
HC-166 KENDALL CHARCOAL

C

HARDIE HORIZONTAL SIDING

D

BENJAMIN MOORE  
OC-19 SEAPEARL

E

HARDIE PANEL SIDING  
W/ WOOD BATTENS

F

BENJAMIN MOORE  
OC-19 SEAPEARL

G

BRICK CLADDING  
MUTUAL MATERIALS  
TICAL HISSON

H

CAST IN PLACE CONCRETE  
UNPAINTED SMOOTH FINISH

I

PRECAST CONCRETE  
UNPAINTED SMOOTH FINISH

J

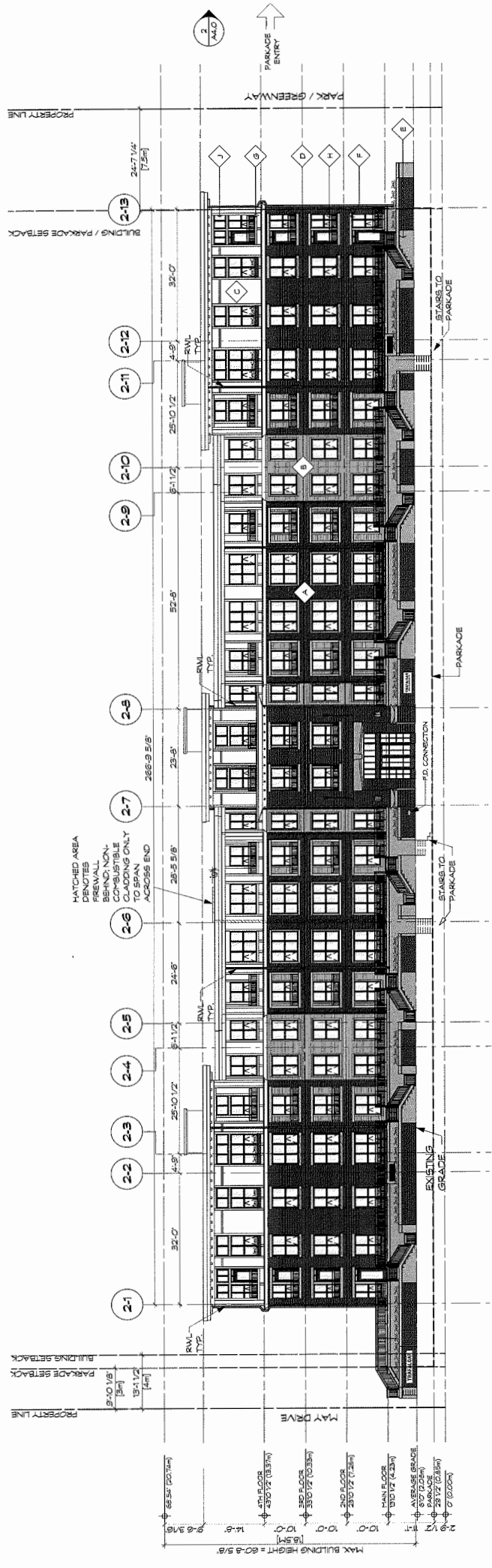
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BENJAMIN MOORE  
OC-19 SEAPEARL

K

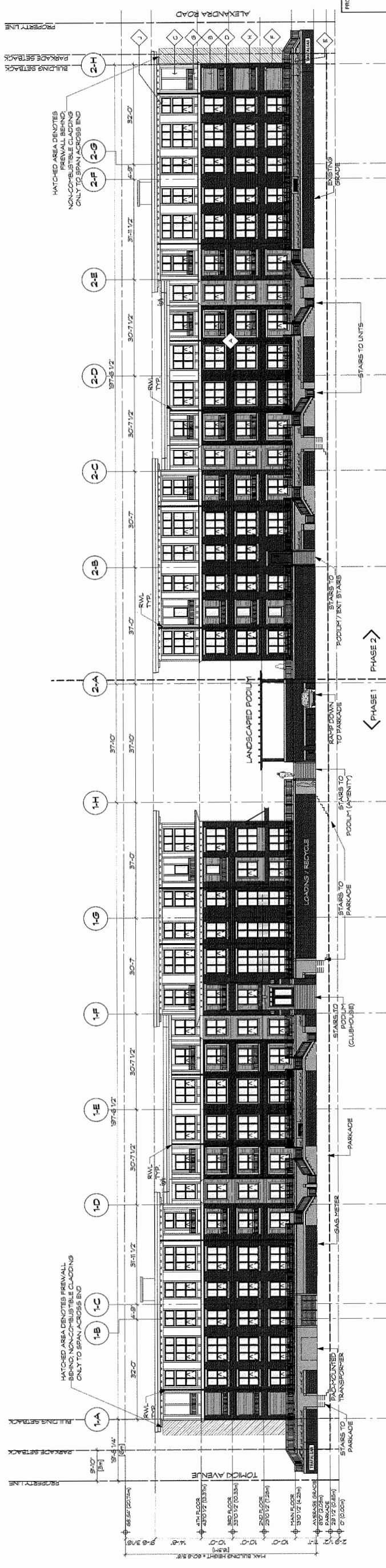
ALUMINUM RAILINGS  
REFINISHED ALUMINUM  
BLACK

L

VINTL DOORS & WINDOWS  
REFINISHED VINTL FRAME  
BLACK



1 SOUTH BUILDING SOUTH ELEVATION (ALEXANDRA ROAD)  
SCALE 1/8"=1'-0"



2 NORTH & SOUTH BUILDINGS: MAY DRIVE ELEVATION  
SCALE 1/8"=1'-0"

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POLYGON

PROJECT:  
TRAFALGAR  
9500 ALEXANDRA ROAD  
RICHMOND, BC

DRAWN: AW	CHECKED BY: SS
SCALE: 1/8"=1'-0"	PROJECT NO.: CA-435
SHEET TITLE: ELEVATIONS PLAN #4	
REVISION NO.: -	SHEET NO.: A4.0

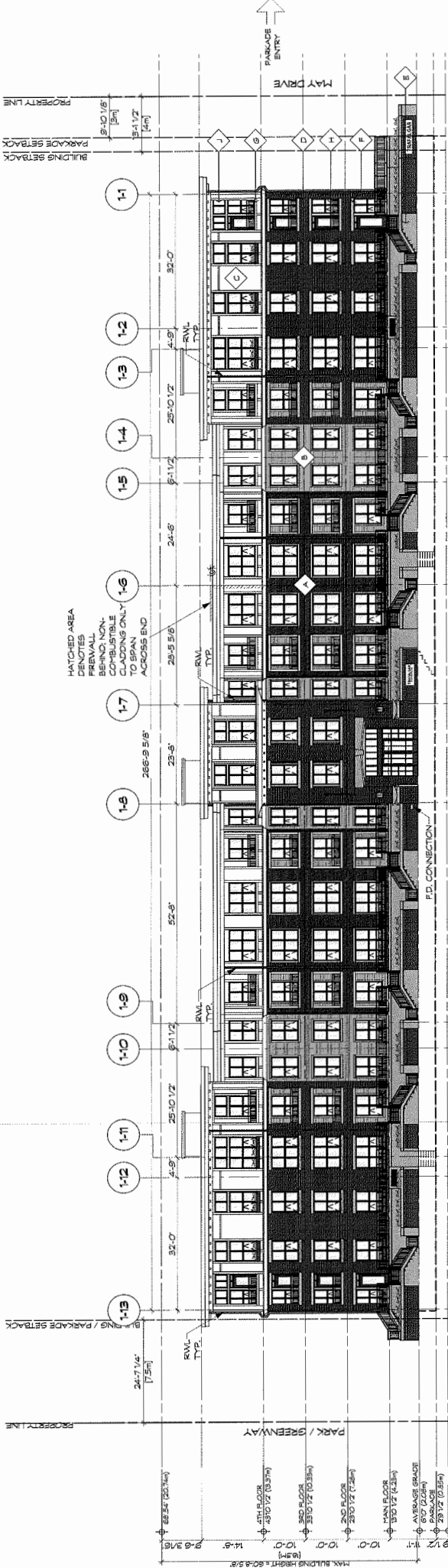
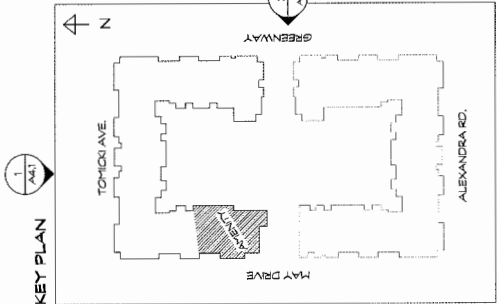


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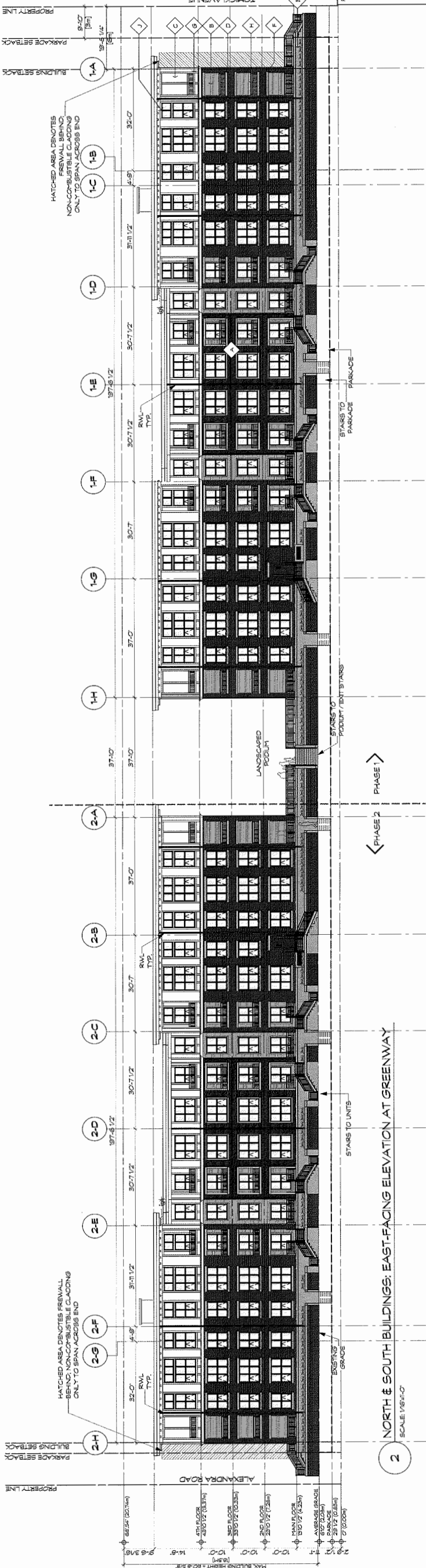
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07.11.2016	ISSUED FOR PLANNING COMMITTEE
17.02.2017	RE-ISSUED FOR DP

- MATERIAL LEGEND:**
- A HARDIE HORIZONTAL SONG
  - B BENJAMIN MOORE HC-666 KENDALL CHARCOAL
  - C HARDIE HORIZONTAL SONG
  - D BENJAMIN MOORE CC-19 SEASPEARL
  - E HARDIE PANEL SIDING
  - F W/ WOOD BATTENS
  - G BENJAMIN MOORE CC-19 SEASPEARL
  - H BRICK CLADDING
  - I MUTUAL MATERIALS NCA MISSION
  - J CAST IN PLACE CONCRETE
  - K UNPAINTED SMOOTH FINISH
  - L PRECAST CONCRETE
  - M UNPAINTED SMOOTH FINISH
  - N PAINTED WOOD TRIM
  - O BENJAMIN MOORE CC-19 SEASPEARL
  - P ALUMINUM RAILINGS
  - Q PREFINISHED ALUMINUM BLACK
  - R VINYL DOORS & WINDOWS
  - S PREFINISHED VINYL FRAME BLACK



1 NORTH BUILDING NORTH ELEVATION (TOMICKI AVENUE)

SCALE 1/8"=1'-0"



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**POLYGON**

PROJECT:

TRAFALGAR  
9500 ALEXANDRA ROAD  
RICHMOND, BC

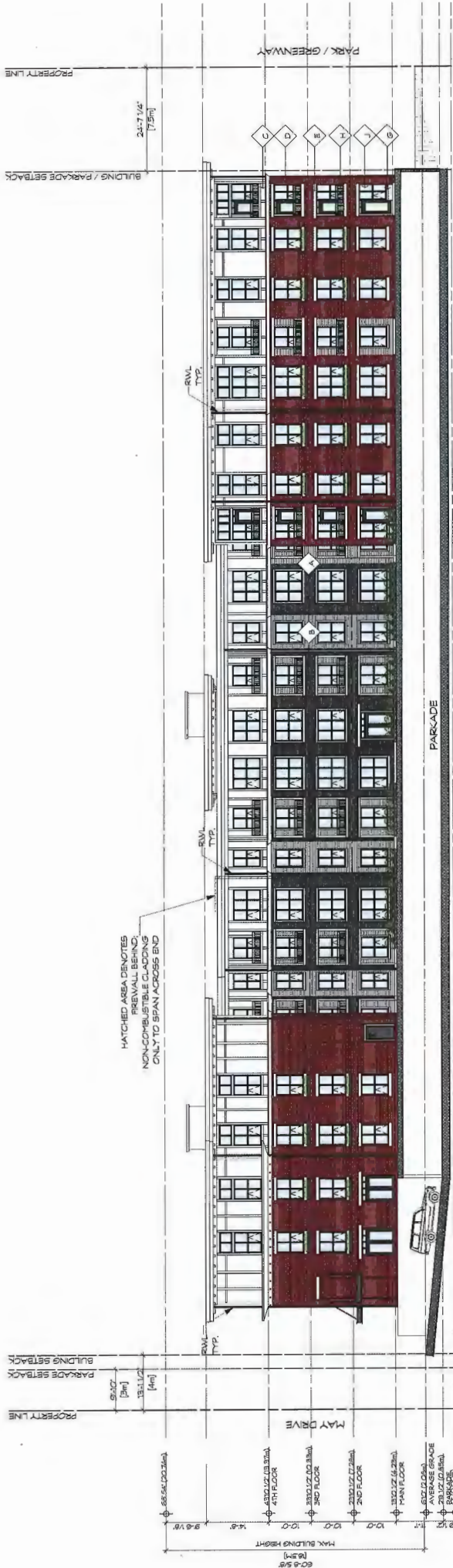
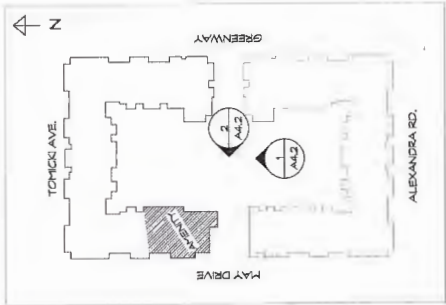
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SHEET TITLE		ELEVATIONS PLAN #4	

REVISION NO.	-
SHEET NO.	A4.1

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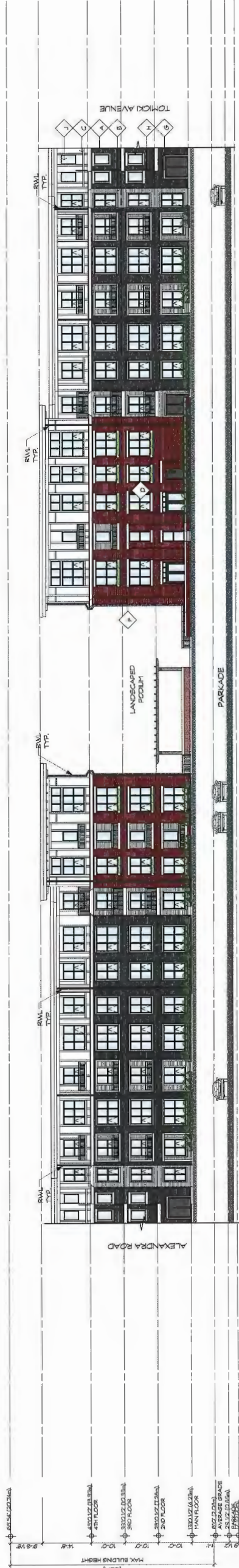
- MATERIAL LEGEND:**
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BENJAMIN MOORE  
HC-165 KENDALL CHARCOAL
  - B HARDIE HORIZONTAL SIDING  
BENJAMIN MOORE  
CC-19 SEASPEARL
  - C HARDIE PANEL SIDING  
W/ WOOD BATTENS  
BENJAMIN MOORE  
CC-19 SEASPEARL
  - D BRICK CLADDING  
MUTUAL MATERIALS  
INCA MISSION
  - E CAST IN PLACE CONCRETE  
UNPAINTED SMOOTH FINISH
  - F PRECAST CONCRETE  
UNPAINTED SMOOTH FINISH
  - G PAINTED WOOD TRIM  
BENJAMIN MOORE  
CC-19 SEASPEARL
  - H ALUMINUM RAILINGS  
FINISHED ALUMINUM  
BLACK
  - J VINYL DOORS & WINDOWS  
PREFINISHED VINYL FRAME  
BLACK

**KEY PLAN**



1 NORTH BUILDING - COURTYARD NORTH ELEVATION

SCALE 1/8"=1'-0"



2 NORTH & SOUTH BUILDINGS - COURTYARD WEST ELEVATION

SCALE 1/8"=1'-0"

Plan # 21

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**POLYGON**

PROJECT:  
**TRAFALGAR**  
9500 ALEXANDRA ROAD  
RICHMOND, BC

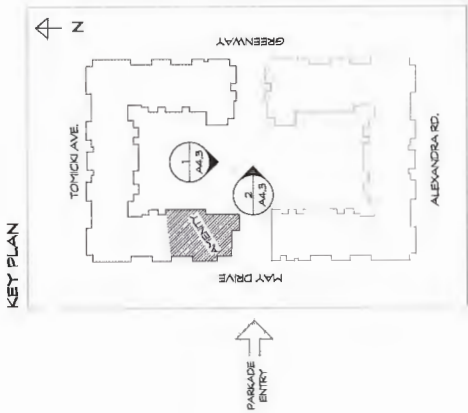
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SHEET TITLE: <b>ELEVATIONS PLAN #4</b>	

REVISION NO.: -	SHEET NO.: A4.2
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BENJAMIN MOORE  
HC-166 KENDALL CHARCOAL
  - B HARDIE HORIZONTAL SIDING  
BENJAMIN MOORE  
OC-19 SEAPEARL
  - C HARDIE PANEL SIDING  
W/ WOOD BATTENS  
BENJAMIN MOORE  
OC-19 SEAPEARL
  - D BRICK CLADDING  
PINK METALLIC  
INCA NISSON
  - E CAST IN PLACE CONCRETE  
UNPAINTED SMOOTH FINISH
  - F PRECAST CONCRETE  
UNPAINTED SMOOTH FINISH
  - G PAINTED WOOD TRIM  
BENJAMIN MOORE  
OC-19 SEAPEARL
  - H ALUMINUM RAILINGS  
REFINISHED ALUMINUM  
BLACK
  - J VINYL DOORS & WINDOWS  
REFINISHED VINYL FRAME  
BLACK



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DATE:	DESCRIPTION:
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17.02.2017	RE-ISSUED FOR DP



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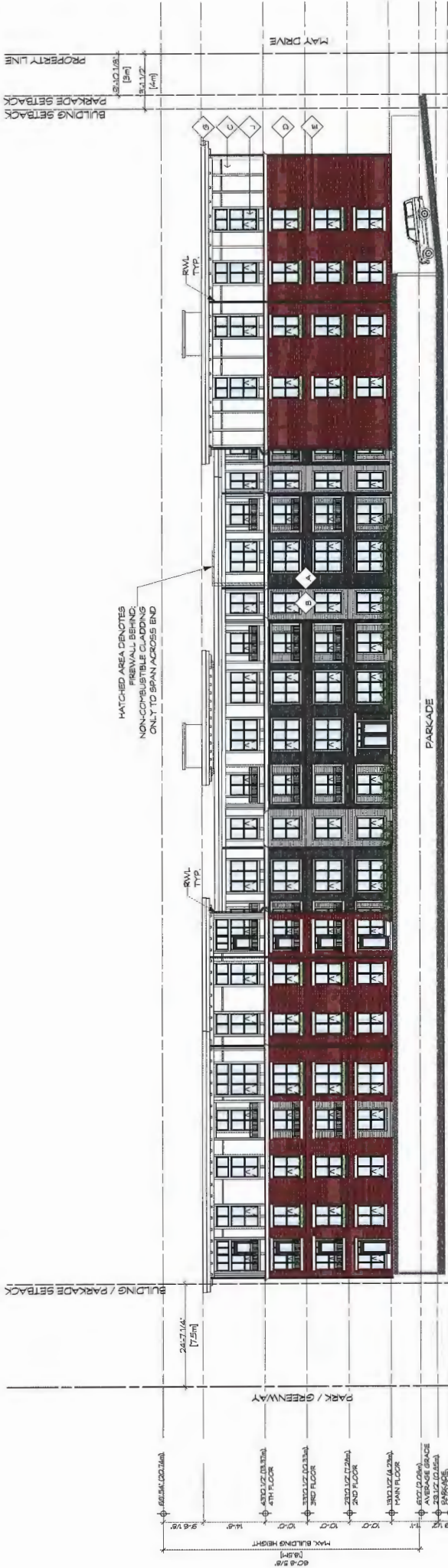


**POLYGON**

PROJECT:	
TRAFALGAR	9500 ALEXANDRA ROAD RICHMOND, BC

DRAWN: ANW	CHECKED BY: SS
SCALE: 1/8"=1'-0"	PROJECT NO.: CA-435
SHEET TITLE: ELEVATIONS PLAN #4	

REVISION NO.: -	SHEET NO.: A4.3
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1 SOUTH BUILDING - COURTYARD SOUTH ELEVATION  
SCALE 1/8"=1'-0"

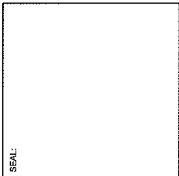


2 NORTH & SOUTH BUILDINGS - COURTYARD EAST ELEVATION  
SCALE 1/8"=1'-0"

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOZZI ARCHITECTURE AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:	
NO.	DESCRIPTION:

ISSUE:	
DATE	DESCRIPTION:
18/09/2016	RE-SEALED FOR REZONING / DP
07/11/2016	RE-SEALED FOR PLANNING COMMITTEE
14/01/2017	RE-SEALED FOR ADP
17/02/2017	RE-SEALED FOR DP



CICCOZZI  
ARCHITECTURE

200 - 2339 COLUMBIA STREET  
VANCOUVER, B.C.  
CANADA V5Y 3Y3  
TEL: (604) 687-4741



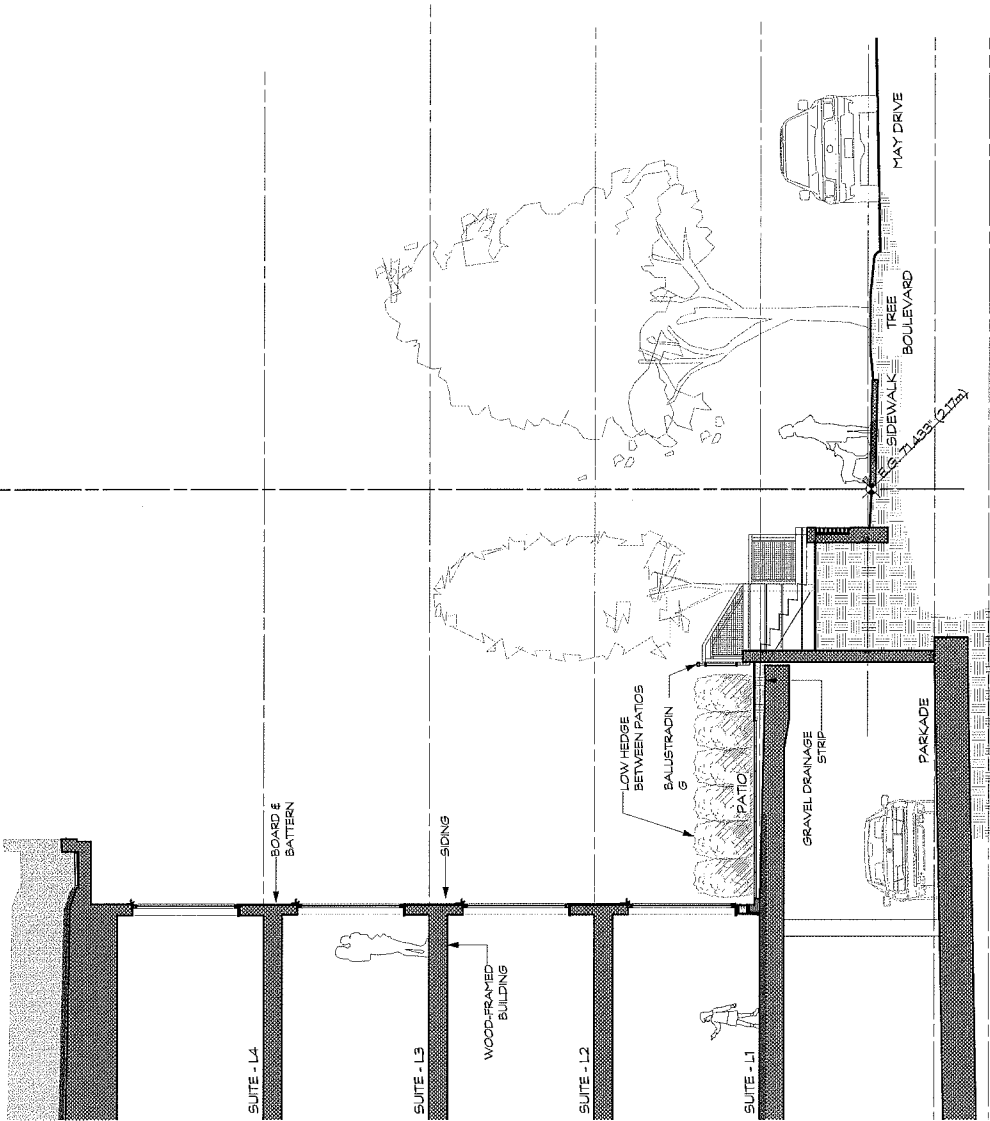
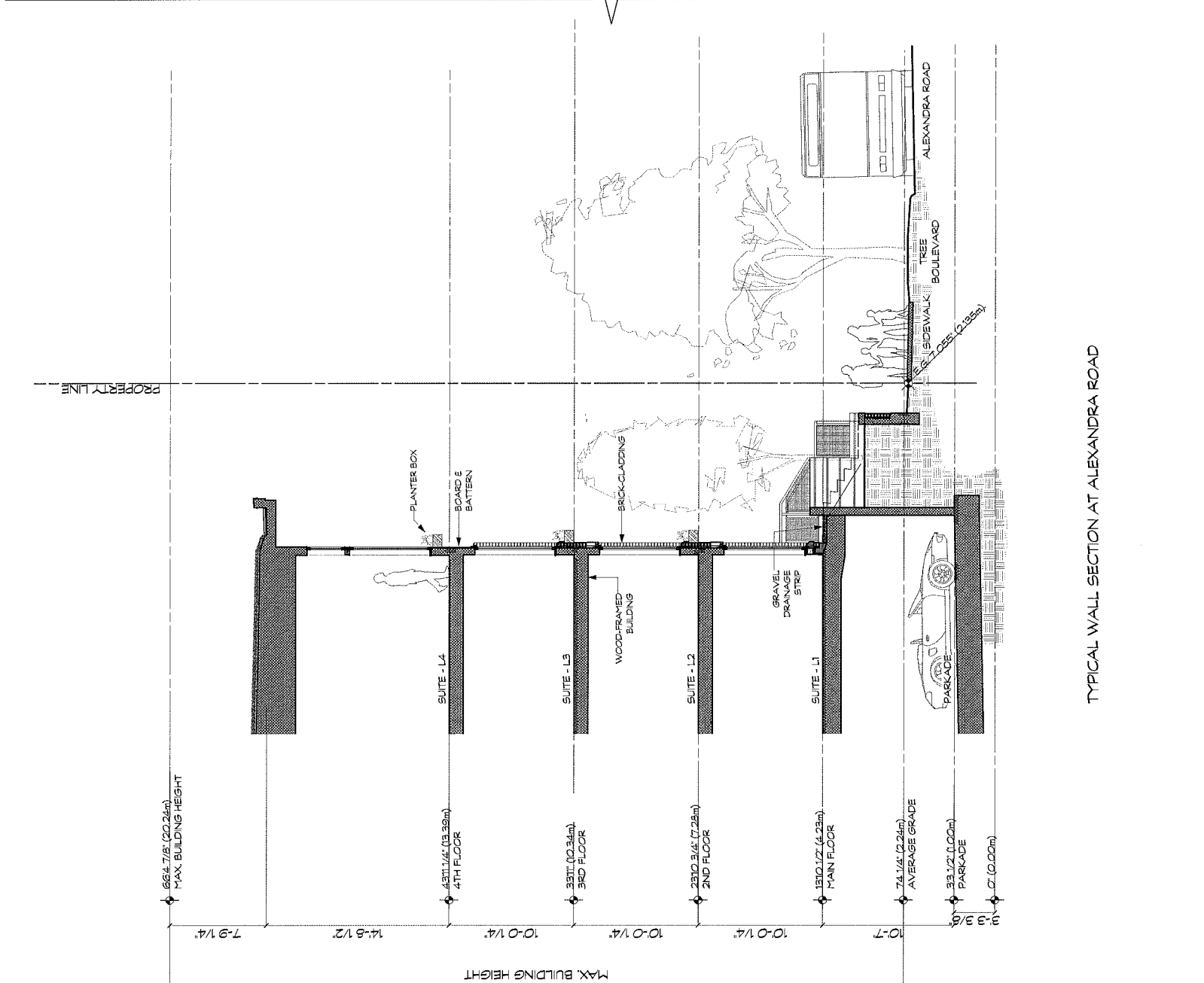
POLYGON

PROJECT:	TRAFALGAR
	9500 ALEXANDRA ROAD RICHMOND, BC

DRAWN:	EP1	DESIGNED BY:	SS
SCALE:	3/16"=1'-0"	PROJECT NO.:	CA-185

SHEET TITLE:	Building Sections EDGE TREATMENT
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REVISION NO.:	-	SHEET NO.:	A5.0
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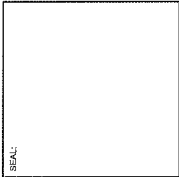




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REVISION:	
NO.	DESCRIPTION:

ISSUE:	
DATE	DESCRIPTION
9/09/2016	RE-ISSUED FOR REZONING / DP
07/11/2016	ISSUED FOR PLANNING COMMITTEE
18/01/2017	ISSUED FOR ACP
17/02/2017	RE-ISSUED FOR DP



CICCOZZI  
ARCHITECTURE

200 - 2339 COLUMBIA STREET  
VANCOUVER, B.C.  
CANADA V5Y 3Y3  
TEL: (604) 687-4741

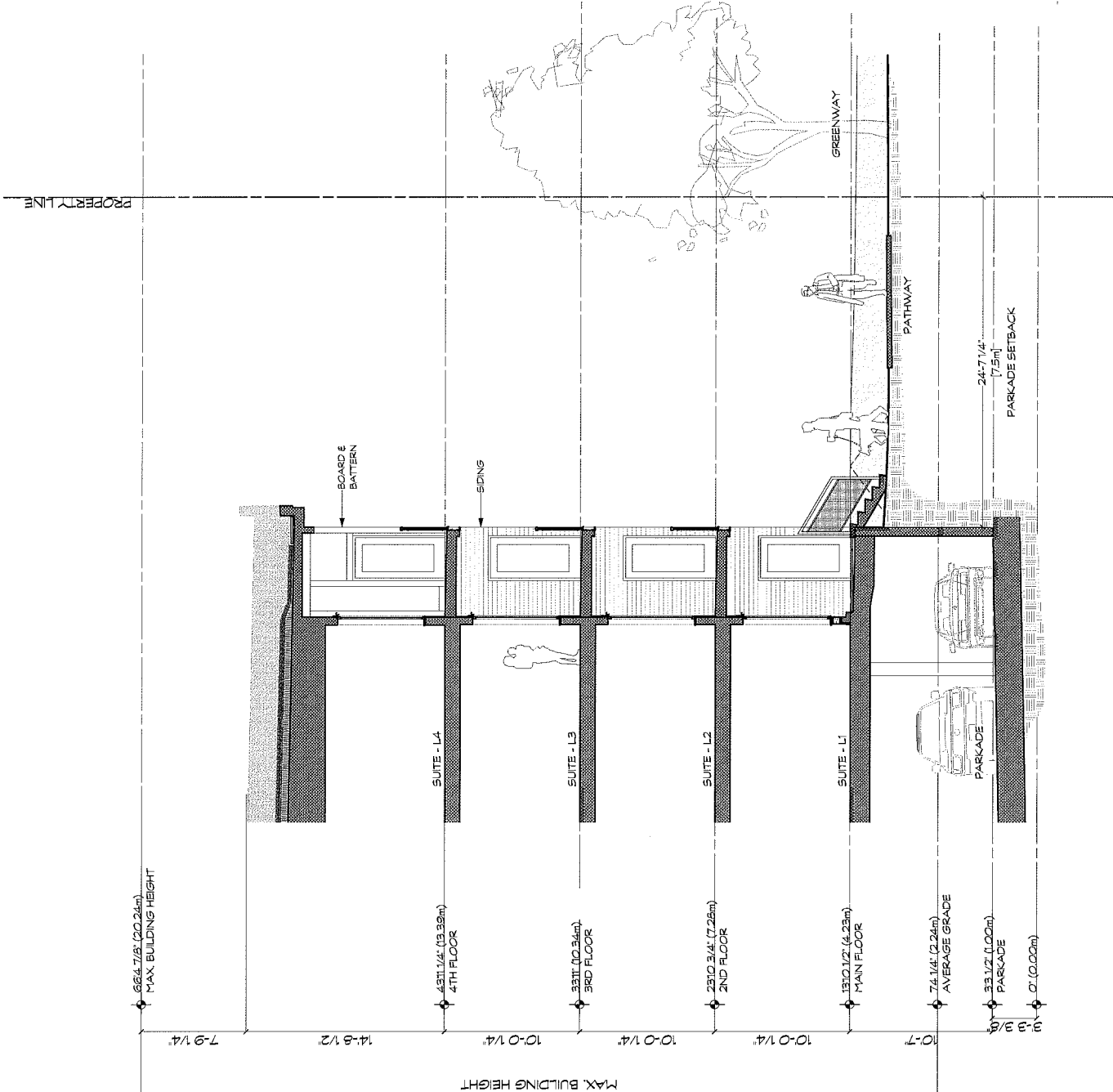


POLYGON

PROJECT:	TRAFALGAR
	9500 ALEXANDRA ROAD RICHMOND, BC

DRAWN: EM	CHECKED BY: ES
SCALE: 3/16"=1'-0"	PROJECT NO.: CA-435
SHEET TITLE: Building Sections EDGE TREATMENT	

REVISION NO.: -	SHEET NO.: A5.1
--------------------	--------------------



TYPICAL WALL SECTION AT GREENWAY

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

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

## PROJECT INFORMATION

**CLIENT:**  
POLYGON DEVELOPMENT  
CONTACT NAME: ROBIN GLOVER  
EMAIL: RGLOVER@POLYHOMES.COM  
PH: (604) 871-4135

## LANDSCAPE ARCHITECT:

CONNECT LANDSCAPE ARCHITECTURE INC.  
CONTACT NAME: DAVID STOYKO / MARINA ROMMEL  
2305 HENLOCK STREET  
VANCOUVER, BRITISH COLUMBIA, V6H 2V1  
EMAIL: DAVID@CONNECTLA.CA / MARINA@CONNECTLA.CA  
PH: (604) 881-3303

# TRAFALGAR SQUARE

## LANDSCAPE ARCHITECTURAL SET — REISSUED FOR DP

## LANDSCAPE DRAWING INDEX

SHEET No.	SHEET NAME
L0.0	COVER SHEET AND DRAWING LIST
L1.0	SITE PLAN
L1.1	ENLARGEMENT PLANS
L1.2	PRECEDENT IMAGES
L1.3	GRADING
L1.4	LIGHTING & IRRIGATION
L1.5	LANDSCAPE SECTIONS
L2.0	PLANT MATERIALS
L3.0	DETAILS - SOFTSCAPE
L3.1	DETAILS - HARDSCAPE & FURNISHINGS
L3.2	DETAILS - WALLS
L3.3	DETAILS - PLAY AREAS
L3.4	DETAILS - FEATURE ELEMENTS

## GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS, DETAILS, SPECIFICATIONS, AND CORRESPONDENCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

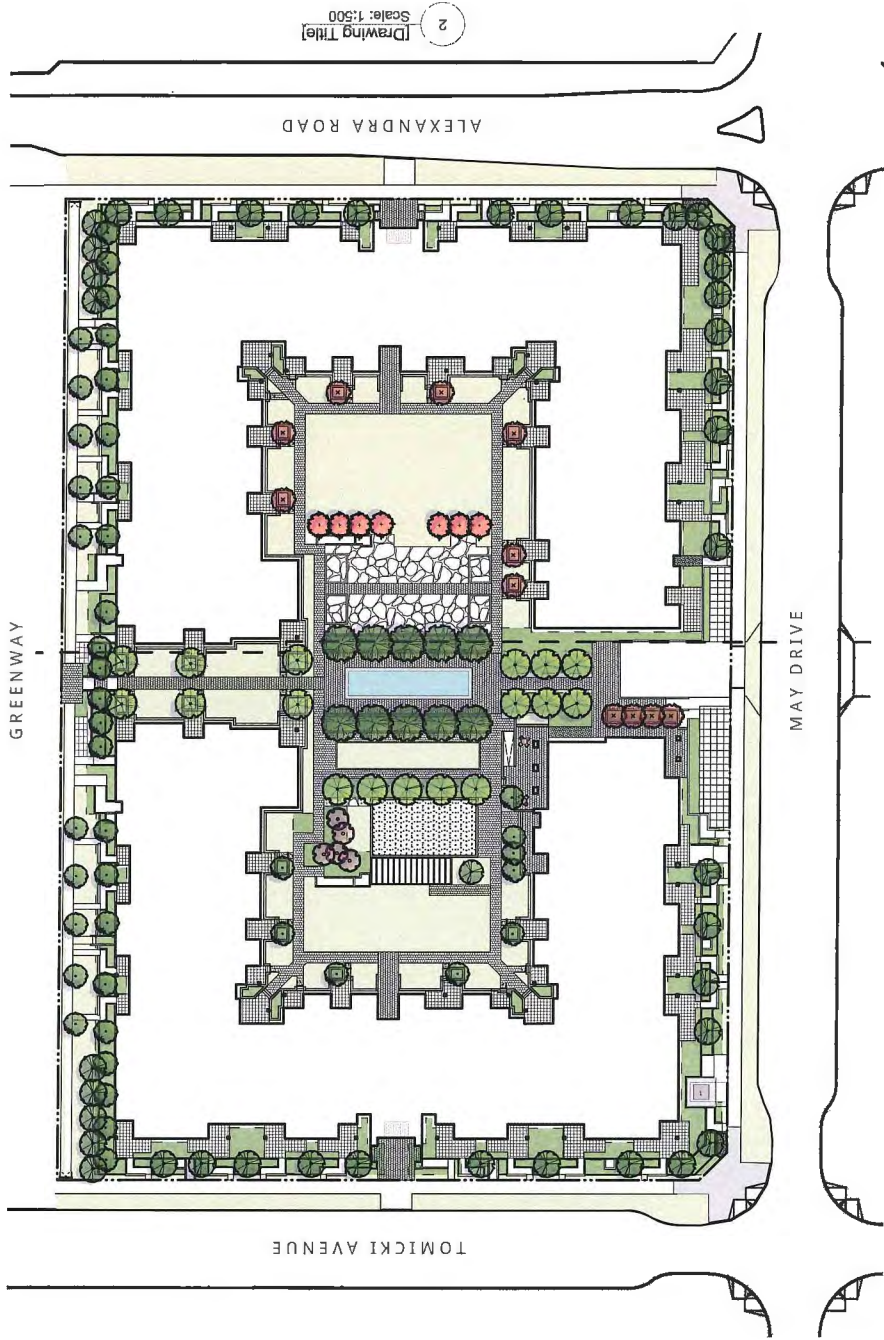
THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.

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

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.

LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER LANDSCAPE MATERIALS ARE TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL PUBLIC REALM DETAILS, AND FINAL SELECTION / APPROVAL OF ALL STREET TREES TO BE APPROVED BY THE MUNICIPALITY.



2  
[Drawing Title]  
Scale: 1:500

9	REISSUED FOR DP	17-03-02
8	ISSUED FOR BP REVIEW	17-02-01
7	ISSUED FOR COORDINATION	17-01-16
6	ISSUED FOR ADP	17-01-04
5	ISSUED FOR PLANNING COMMITTEE	16-11-08
4	ISSUED FOR REZONING & DP	16-09-23
3	ISSUED FOR DP APPLICATION	16-07-27
2	ISSUED FOR REZONING	16-03-16
1	ISSUED FOR REVIEW	16-03-14
REVISIONS		



## TRAFALGAR SQUARE

9491, 9511, 9531, 9551, 9591 ALEXANDRA ROAD  
Richmond, British Columbia

Scale:	N/A
Drawn:	KD / MR
Reviewed:	DS
Project No.	06-469

## COVER SHEET



L0.0



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

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Legend

- 1 Central Waterfeature, Paving and Seating
- 2 Amenity Patio
- 3 Amenity Area
- 4 Play Climbing Wall
- 5 Bocce Court
- 6 Play Area (910m2 Child Friendly Play)
- 7 Orchard
- 8 Garden Plots with Central Herb Garden
- 9 Bike Parking (53 Class 2 )
- 10 Multi-function Lawn

9	REISSUED FOR DP	17-03-02
8	ISSUED FOR BP REVIEW	17-02-03
7	ISSUED FOR COORDINATION	17-01-16
6	ISSUED FOR ADP	17-01-04
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3	ISSUED FOR DP APPLICATION	16-07-27
2	ISSUED FOR REZONING	16-03-16
1	ISSUED FOR REVIEW	16-03-14
REVISIONS		



**POLYGON**  
POLYGON DEVELOPMENT  
1000 WEST 4TH AVENUE  
VANCOUVER, BC V6H 4C2  
TEL: 671 4181

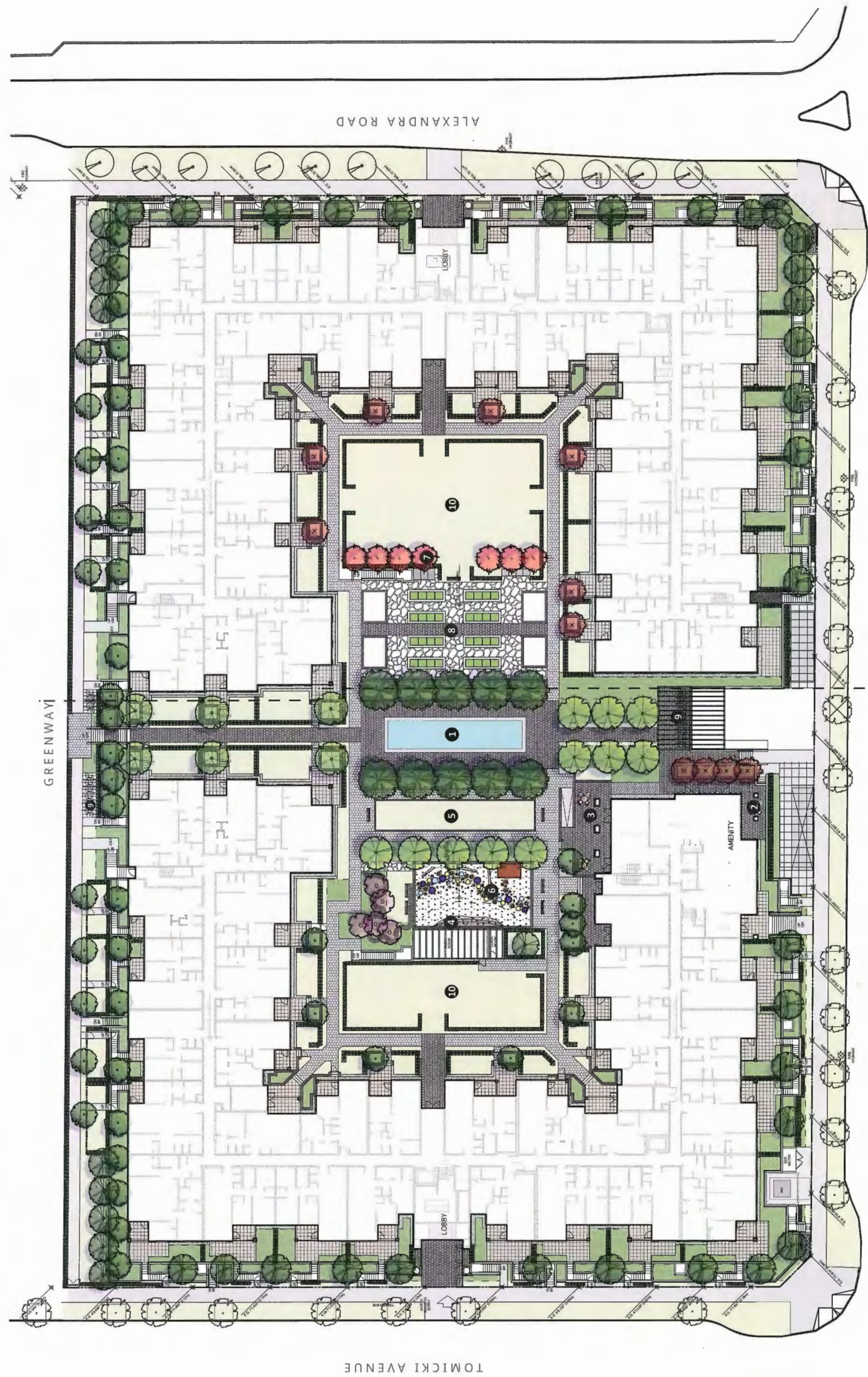
TRAFALGAR SQUARE

9491, 9511, 9531, 9551, 9591 ALEXANDRA ROAD  
Richmond, British Columbia

Scale:	1:250
Drawn:	KD / MR
Reviewed:	DS
Project No.	06-460

LANDSCAPE  
SITE PLAN

L1.0



MATERIALS LEGEND

SYMBOL	DESCRIPTION
	CIP CONCRETE PAVING
	PEDESTRIAN UNIT PAVERS
	NATURAL AND CHARCOAL GRID IN NATURAL
	GRAVEL
	FIBAR PLAY AREA SURFACING

	LAWN
	PLANTED AREA
	HEDGE
	TREES
	UNIT BLOCK PLANTER
	BIKE RACK
	WITH BACK/BACKLESS BENCH

LAYOUT & MATERIALS NOTES:

- 1. ALL DIMENSIONS ARE METRIC UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS.
- 2. LAYOUT DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS, DETAILS, AND SPECIFICATIONS.
- 3. VERIFY ALL DIMENSIONS IN FIELD AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.
- 4. THE CONTRACTOR SHALL IDENTIFY AND PROTECT ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS FOUND WITH UTILITIES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT AND CONSULTANT TEAM PRIOR TO PROCEEDING.
- 5. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.

- 6. UNLESS OTHERWISE NOTED, THE CONTRACTOR IS TO PROVIDE A MINIMUM 1% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE.
- 7. THE CONTRACTOR IS TO PROTECT ALL EXISTING HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.
- 8. THE LOCATION OF ALL PROPOSED HARDSCAPE ITEMS, CONCRETE FOOTINGS AND PADS, SITE FURNISHING, PLANTING BEDS ARE TO BE FLAGGED OUT ON SITE BY THE CONTRACTOR AND APPROVED BY THE CONSULTANT TEAM PRIOR TO INSTALLATION.
- 9. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
- 10. ALL LANDSCAPE TO HAVE HIGH EFFICIENCY DESIGN BUILT IRRIGATION SYSTEM.





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

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Plan # 27

MAR 29 2017

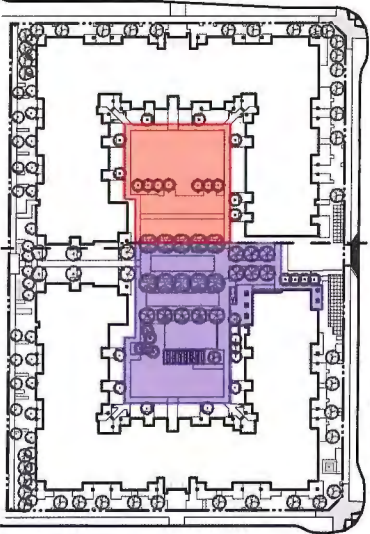
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8	ISSUED FOR BP REVIEW	17-02-01
7	ISSUED FOR COORDINATION	17-01-16
6	ISSUED FOR ADP	17-01-04
5	ISSUED FOR PLANNING COMMITTEE	16-11-06
4	ISSUED FOR REZONING & DP	16-09-23
3	ISSUED FOR DP APPLICATION	16-07-27
2	ISSUED FOR REZONING	16-03-16
1	ISSUED FOR REVIEW	16-03-14

Legend

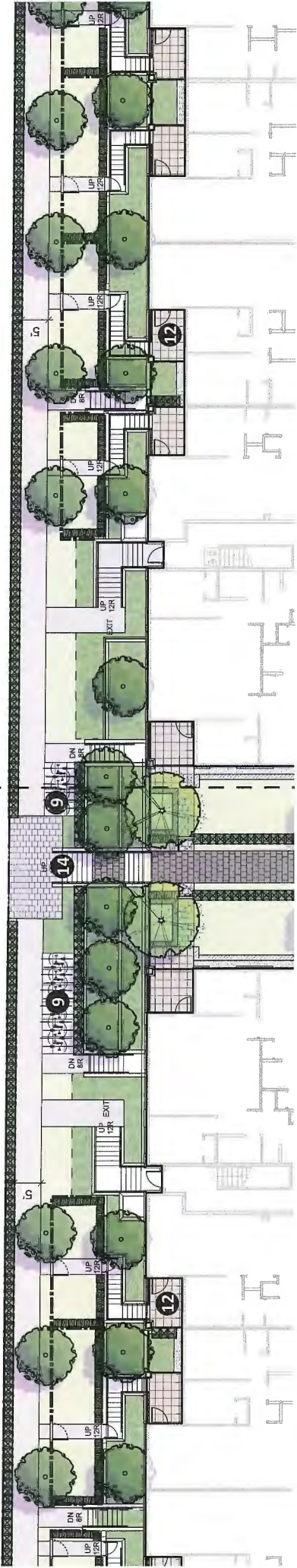
- 1 Central Waterfeature, Paving and Seating
- 2 Amenity Patio
- 3 Amenity Area with Planting Beds
- 4 Climbing Wall
- 5 Bocce Court
- 6 Play Area (910m<sup>2</sup> of Child Friendly Play)
- 7 Orchard
- 8 Garden Plots with Herb Garden
- 9 Bike Parking (53 Class 2 )
- 10 Multi-function Lawn
- 11 Private Lawns
- 12 Private Patios
- 13 Trellis Over Parkade Entry
- 14 Access to Greenway

AMENITY AREA

PHASE 1 = 1623m<sup>2</sup>  
PHASE 2 = 1034m<sup>2</sup>  
TOTAL = 2657m<sup>2</sup>



GREENWAY



POLYGON

POLYGON DEVELOPMENT  
9551 ALEXANDRA ROAD  
VANCOUVER, BC V6H 4C3  
TEL: 771 4181

TRAFALGAR SQUARE

9491, 9511, 9531, 9551, 9591 ALEXANDRA ROAD  
Richmond, British Columbia

Scale: 1:250

Drawn: KD / MR

Reviewed: DS

Project No. 06-469

LANDSCAPE  
SITE PLAN

L1.1



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

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Plan # 28

MAR 29 2017

9	REISSUED FOR DP	17-09-02
8	ISSUED FOR BP REVIEW	17-02-01
7	ISSUED FOR COORDINATION	17-01-16
6	ISSUED FOR ADP	17-01-04
5	ISSUED FOR PLANNING COMMITTEE	16-11-08
4	ISSUED FOR REZONING & DP	16-09-23
3	ISSUED FOR DP APPLICATION	16-07-27
2	ISSUED FOR REZONING	16-09-16
1	ISSUED FOR REVIEW	16-09-14

REVISIONS



**POLYGON**  
POLYGON DEVELOPMENT  
960-1133 WEST BROADWAY  
VANCOUVER BC V6E 4C2  
TEL 677 4181

TRAFALGAR SQUARE

ALEXANDRA RD  
Richmond, British Columbia

Scale:	As Shown
Drawn:	MR
Reviewed:	DS
Project No.	06-469

PRECEDENTS



GARDEN AMENITY



COURTYARD AMENITY



STREET FRONTAGE





GREENWAY

TOMICKI AVENUE

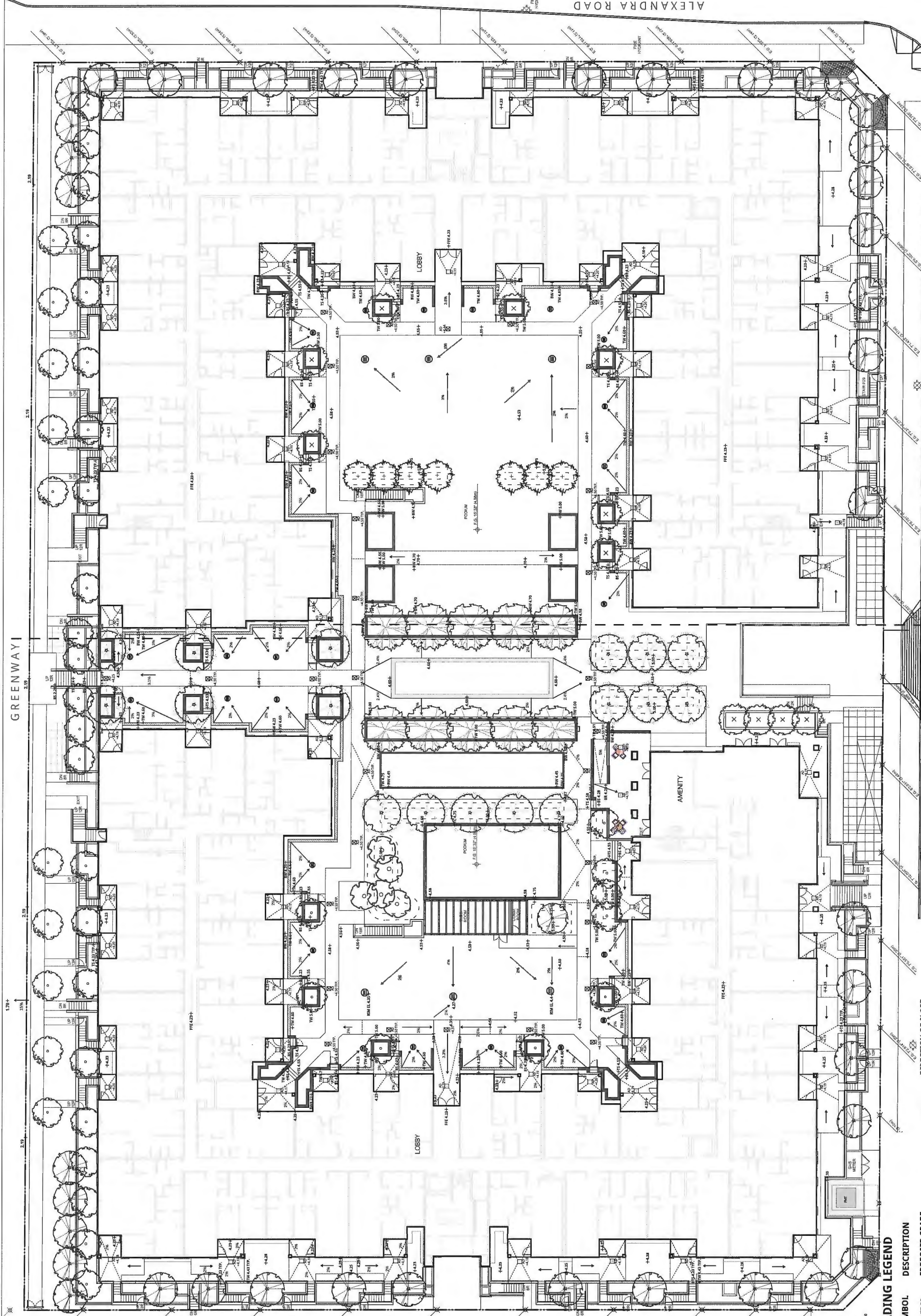
ALEXANDRA ROAD

MAY DRIVE

GRADING LEGEND

SYMBOL	DESCRIPTION
- EL 77.90	PROPOSED GRADE
- TW 4.50 BW 4.00	PROPOSED TOP/BOTTOM OF WALL
- TS 4.30 BS 4.00	PROPOSED TOP/BOTTOM OF STAIR
- TR 5.00 BR 4.00	PROPOSED TOP/BOTTOM OF RAMP
- TC 4.15 BC 4.00	PROPOSED TOP/BOTTOM OF CURB
- AD 4.00	PROPOSED AREA DRAIN ELEVATION

SYMBOL	DESCRIPTION
2.0%	DIRECTION OF SLOPE
⊙	PROPOSED LAWN BASIN REFER TO MECHANICAL AND CIVIL DRAWINGS
4.00m	PROPOSED AREA DRAIN REFER TO MECHANICAL DRAWINGS
---	CONTOUR



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9	REISSUED FOR DP	17-03-02
8	ISSUED FOR BP REVIEW	17-02-01
7	ISSUED FOR COORDINATION	17-01-16
6	ISSUED FOR ADP	17-01-04
5	ISSUED FOR PLANNING COMMITTEE	16-11-08
4	ISSUED FOR REZONING & DP	16-09-23
3	ISSUED FOR DP APPLICATION	16-07-27
2	ISSUED FOR REZONING	16-03-16
1	ISSUED FOR REVIEW	16-03-14
REVISIONS		



**POLYGON**  
POLYGON DEVELOPMENT  
SUITE 100, 1000 WEST 10TH AVENUE  
VANCOUVER BC V6H 4C2  
TEL: 671 4181

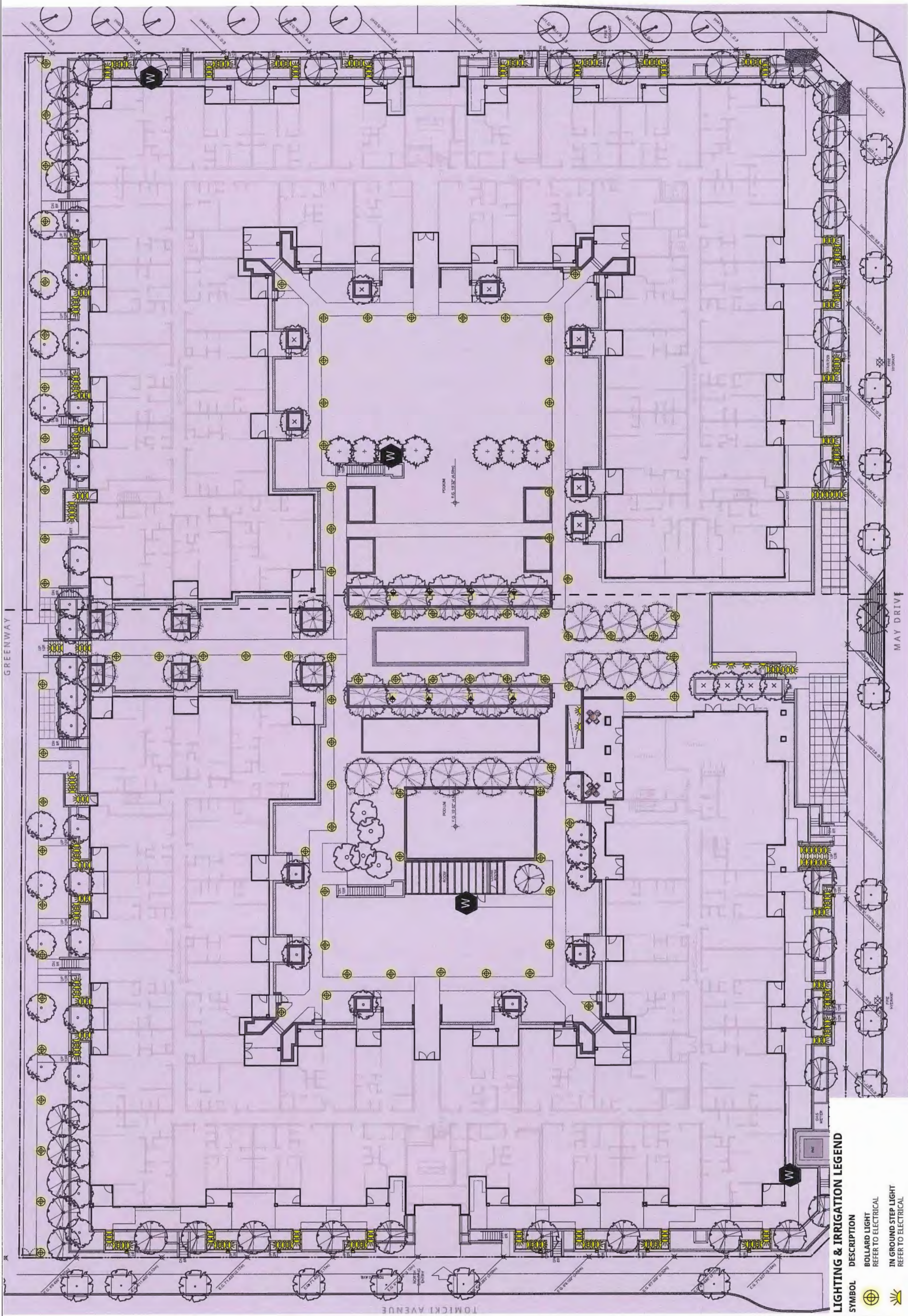
TRAFALGAR SQUARE

9491, 9511, 9531, 9551, 9591 ALEXANDRA ROAD  
Richmond, British Columbia

Scale:	1:250
Drawn:	KD / MR
Reviewed:	DS
Project No.	06-469

LANDSCAPE  
GRADING





**LIGHTING & IRRIGATION LEGEND**

SYMBOL	DESCRIPTION
	BOLLARD LIGHT REFER TO ELECTRICAL
	IN GROUND STEP LIGHT REFER TO ELECTRICAL
	ENTRY COLUMN LIGHT REFER TO ELECTRICAL
	TREE UPLIGHT REFER TO ELECTRICAL
	MAIN CONNECTION (2" STUB-OUT, 50 USGPM AT 60PSI, COMPLETE WITH BACKFLOW PREVENTER AN 3/4" QUICK COUPLER)



**connect**  
LANDSCAPE ARCHITECTURE

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Plan # 30

9	REISSUED FOR DP	17-03-02
8	ISSUED FOR BP REVIEW	17-02-01
7	ISSUED FOR COORDINATION	17-01-16
6	ISSUED FOR ADP	17-01-04
5	ISSUED FOR PLANNING COMMITTEE	16-11-08
4	ISSUED FOR REZONING & DP	16-09-23
3	ISSUED FOR DP APPLICATION	16-07-27
2	ISSUED FOR REZONING	16-03-16
1	ISSUED FOR REVIEW	16-03-14

REVISIONS

**POLYGON**  
POLYGON DEVELOPMENT  
900-1333 WEST BROADWAY  
VANCOUVER, BC V6C 2E2  
TEL: 611-1111

**TRAFALGAR SQUARE**

9491, 9511, 9531, 9551, 9591 ALEXANDRA ROAD  
Richmond, British Columbia

Scale: 1:200  
Drawn: KD / MR  
Reviewed: DS  
Project No.: 09-469

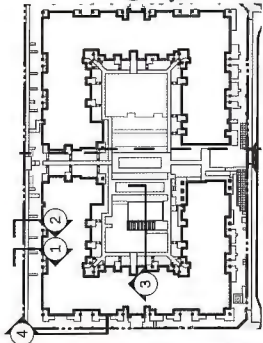
**LANDSCAPE LIGHTING & IRRIGATION**

L1.4



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

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9	REISSUED FOR DP	17-03-02
8	ISSUED FOR BP REVIEW	17-02-24
7	ISSUED FOR COORDINATION	17-01-01
6	ISSUED FOR ADP	17-01-01
5	ISSUED FOR PLANNING COMMITTEE	16-11-08
4	ISSUED FOR REZONING & DP	16-09-23
3	ISSUED FOR DP APPLICATION	16-07-27
2	ISSUED FOR REZONING	16-03-16
1	ISSUED FOR REVIEW	16-03-14
REVISIONS		



TRAFALGAR SQUARE

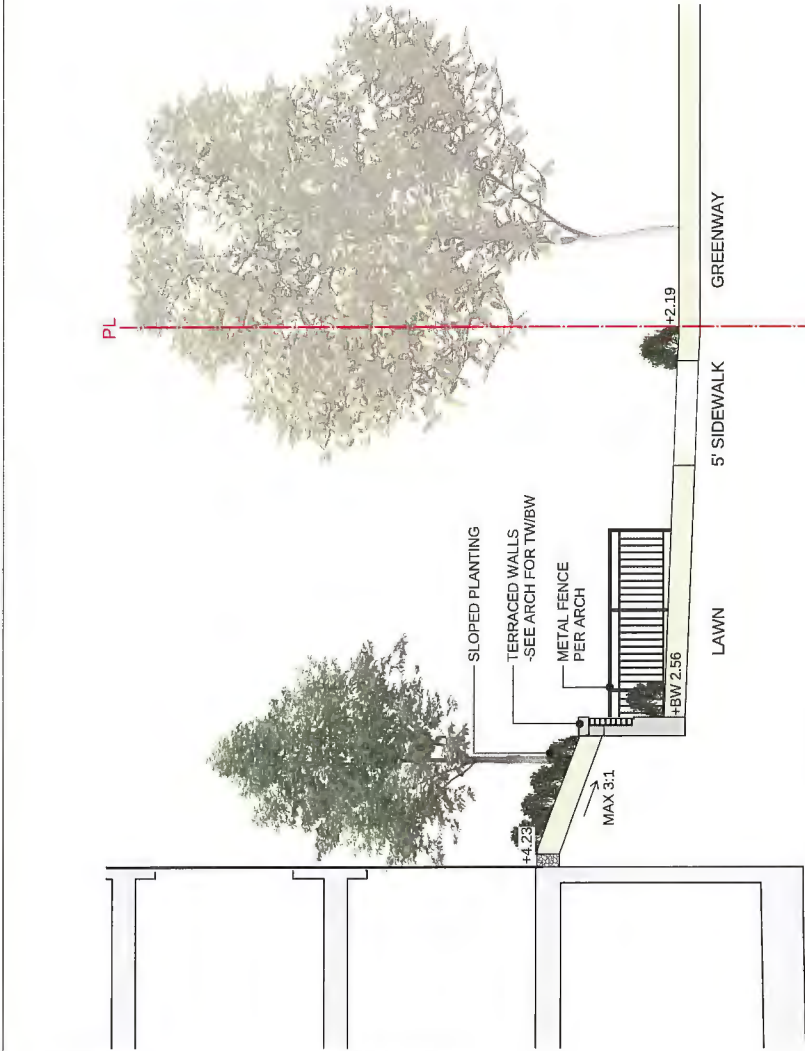
9491, 9511, 9531, 9551, 9591 ALEXANDRA ROAD  
Richmond, British Columbia

Scale:	AS SHOWN
Drawn:	KD / MB
Reviewed:	DS
Project No.	06-469

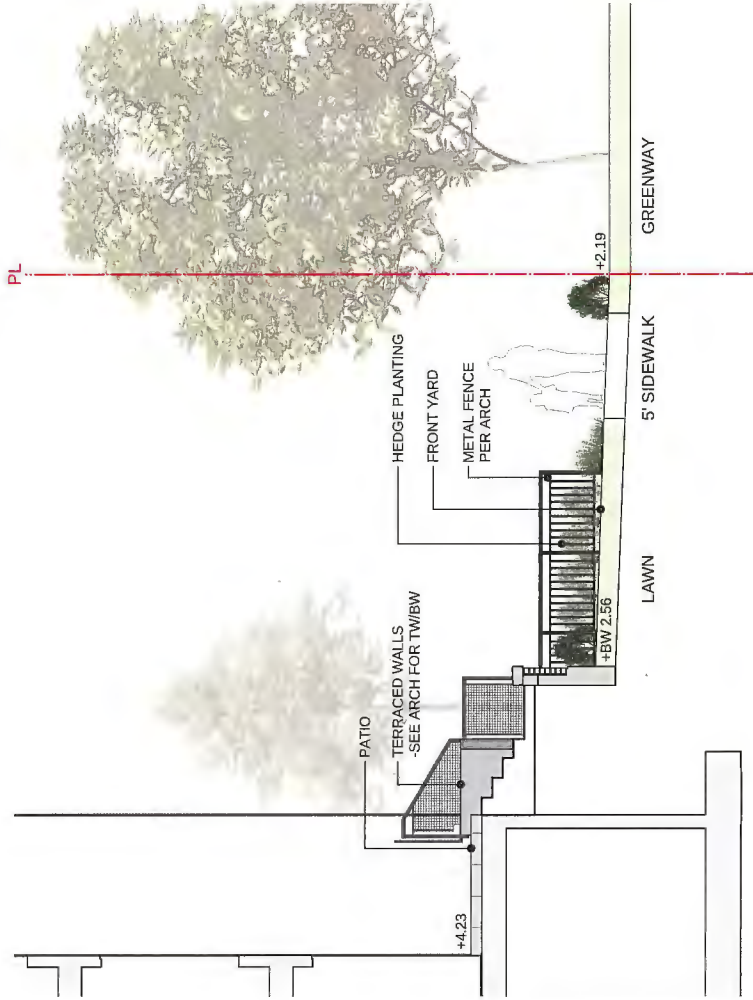
LANDSCAPE  
SECTIONS



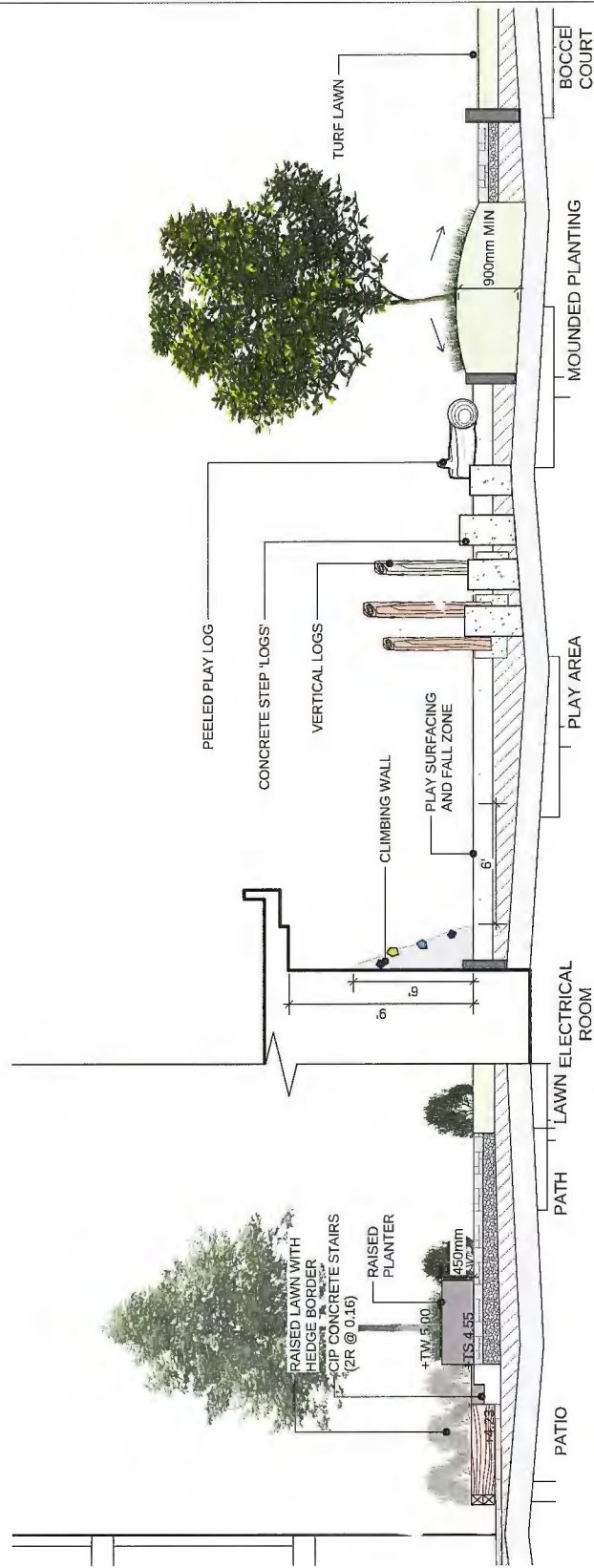
4 TOMICKI AVENUE ELEVATION  
1:75



1 TERRACED WALLS AT GREENWAY (TYPICAL)  
1:50



2 YARDS AT GREENWAY (TYPICAL)  
1:50



3 INTERIOR YARD AND COURTYARD  
1:50



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TREES

PH1 QTY.

PH 2 QTY.

BOTANICAL NAME

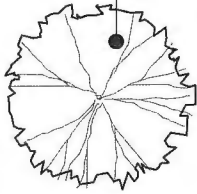
COMMON NAME

SIZE

SPACING



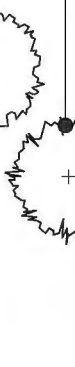
33



5



4



0



5



17



24



0



SHRUBS

PH1 QTY.

PH 2 QTY.

Street Tree per City of Richmond Specification

per City

Arbutus unedo 'Compacta'

Strawberry Bush

#5 pot

36" o.c

Buxus macrophylla 'Winter Gem'

Korean Boxwood

#3 pot

18" o.c

Ceanothus thyrsiflorus 'Victoria'

Victoria California Lilac

#5 pot

36" o.c

Choisya x dewitteana 'Axtec Pearl'

Mexican Mock Orange

#3 pot

30" o.c

Cornus sericea Kelsyi

Dwarf Red Osier Dogwood

#3 pot

30" o.c

Hydrangea quercifolia

Oakleaf Hydrangea

#3 pot

36" o.c

Ilex Crenata

Japanese Holly

#2 pot

24" o.c

Lavandula angustifolia

English Lavender

#1 pot

18" o.c

Prunus laurocerasus 'Otto Luyken'

Otto Luyken Laurel

#3 pot

24" o.c

Rhododendron 'Crete'

Pink Rhododendron

#5 pot

36" o.c

Rhododendron 'Ken Janeck'

Pink Yaku Rhododendron

#3 pot

24" o.c

Rhododendron 'P.J.M.'

PJM Hybrid Rhododendron

#3 pot

24" o.c

Sarcococca hookerana 'Humilis'

Himalayan Sweet Box

#3 pot

24" o.c

Skimmia japonica

Japanese Skimmia

#2 pot

24" o.c

Spiraea x bumulda 'Goldflame'

Goldflame Spiraea

#2 pot

24" o.c

Thuja occidentalis 'Smaragd'

#5 pot 4' height

24" o.c

HERBS

PH 1 QTY.

PH 2 QTY.

Allium schoenoprasum

Common chives

#1 pot

15" o.c

Origanum vulgare

Origanum vulgare

#1 pot

18" o.c

Rosmarinus officinalis

Rosemary

#1 pot

24" o.c

Salvia officinalis

Common sage

#1 pot

24" o.c

Thymus pseudolanuginosus

Wild Thyme

#1 pot

18" o.c

PLANTING NOTES:

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION.
2. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.
3. CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.
4. FINAL SPACING, SELECTION, TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES. CONTACT STREETS ENGINEERING TO CONFIRM TREE PLANTING LOCATIONS. CONTACT THE PARK BOARD FOR TREE SPECIES AND SIZES. NEW TREES MUST BE OF GOOD STANDARD, MINIMUM 6CM CALIPER, AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS, AND APPROPRIATE SOIL. ROOT BARRIERS SHALL BE 8 FEET LONG AND 18 INCHES DEEP. PLANTING DEPTH OF ROOT BALL MUST BE BELOW SUBGRADE GRADE. NEW STREET TREES TO BE PROVIDED ADJACENT TO THE DEVELOPMENT SIDE, TO BE CONFIRMED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. CALL THE PARK BOARD FOR INSPECTION AFTER TREE PLANTING COMPLETION.
5. ALL PUBLIC REALM DETAILS TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES IN CONSULTATION WITH THE DIRECTOR OF PLANNING.

Plan # 32

MAR 29 2017

740665

000007

9491, 9511, 9531, 9551, 9591 ALEXANDRA ROAD  
Richmond, British Columbia

Scale: N/A

Drawn: KD / MR

Reviewed: DS

Project No. 06-469

PLANT MATERIALS

L2.0



TRAFALGAR SQUARE

REVISIONS

9	REISSUED FOR DP	17-04-02
8	ISSUED FOR BP REVIEW	17-02-01
7	ISSUED FOR COORDINATION	17-01-16
6	ISSUED FOR ADP	17-01-04
5	ISSUED FOR PLANNING COMMITTEE	16-11-08
4	ISSUED FOR REZONING & DP	16-09-23
3	ISSUED FOR DP APPLICATION	16-07-27
2	ISSUED FOR REZONING	16-03-16
1	ISSUED FOR REVIEW	16-03-14





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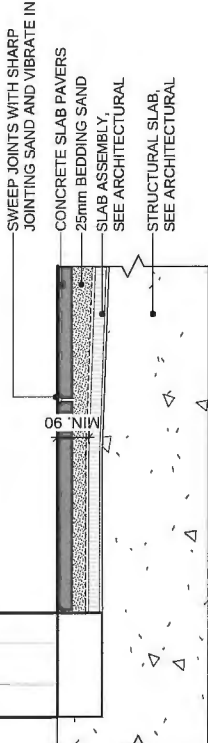


TEXADA HYDRAPRESSED SLAB PAVER  
SIZE : STANDARD (610MM X 610MM X 50MM)  
COLOUR : NATURAL  
PATTERN : GRID (PER DETAIL 7B)  
SUPPLIED BY ABBOTSFORD CONCRETE PRODUCTS  
1.800.663.4091

COLOR: NATURAL

PATTERN: GRID

NOTE:  
USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.



SWEEP JOINTS WITH SHARP JOINTING SAND AND VIBRATE IN  
CONCRETE SLAB PAVERS  
25mm BEDDING SAND  
SLAB ASSEMBLY, SEE ARCHITECTURAL  
STRUCTURAL SLAB, SEE ARCHITECTURAL

1 PATIO PAVERS (TYPICAL)

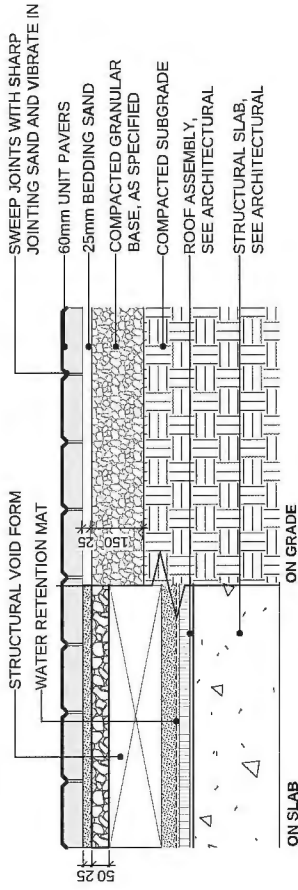
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COLOUR: GRANITE



VENETIAN COBBLE SERIES  
SIZE : TYPE 3 (76MM X 181MM X 60MM)  
COLOUR : 80% GRANITE, 20% SANDALWOOD  
PATTERN : STANDARD PATTERN  
SUPPLIED BY ABBOTSFORD CONCRETE PRODUCTS  
1.800.663.4091

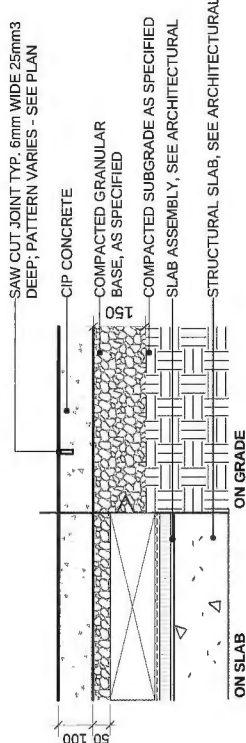


STRUCTURAL VOID FORM  
WATER RETENTION MAT  
SWEEP JOINTS WITH SHARP JOINTING SAND AND VIBRATE IN  
60mm UNIT PAVERS  
25mm BEDDING SAND  
COMPACTED GRANULAR BASE, AS SPECIFIED  
ROOF ASSEMBLY, SEE ARCHITECTURAL  
STRUCTURAL SLAB, SEE ARCHITECTURAL

NOTE:  
USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

2 PEDESTRIAN UNIT PAVERS ON SLAB

Scale: 1:10



SAW CUT JOINT TYP. 6mm WIDE 25mm3 DEEP; PATTERN VARIES - SEE PLAN

CIP CONCRETE

COMPACTED GRANULAR BASE, AS SPECIFIED

COMPACTED SUBGRADE AS SPECIFIED

SLAB ASSEMBLY, SEE ARCHITECTURAL

STRUCTURAL SLAB, SEE ARCHITECTURAL

NOTE:  
BROOM FINISHED-EXPANSION JOINTS 6M O.C. MAX.  
CONTROL JOINTS @ 1.5M O.C. ADJUST TO SUIT SITE LAYOUT PLAN

3 CONCRETE PAVING (TYPICAL)

Scale: 1:10



8 TYPICAL BACKLESS BENCH

MODEL: MLB720B-W, SURFACE MOUNT  
SUPPLIER: MAGLIN (1.855.904.0330)  
FINISH: POWDERCOAT SLATE FINETEX WITH IPE WOOD



7 TYPICAL BENCH WITH BACK

MODEL: MLB720-W, SURFACE MOUNT  
SUPPLIER: MAGLIN (1.855.904.0330)  
FINISH: POWDERCOAT SLATE FINETEX WITH IPE WOOD

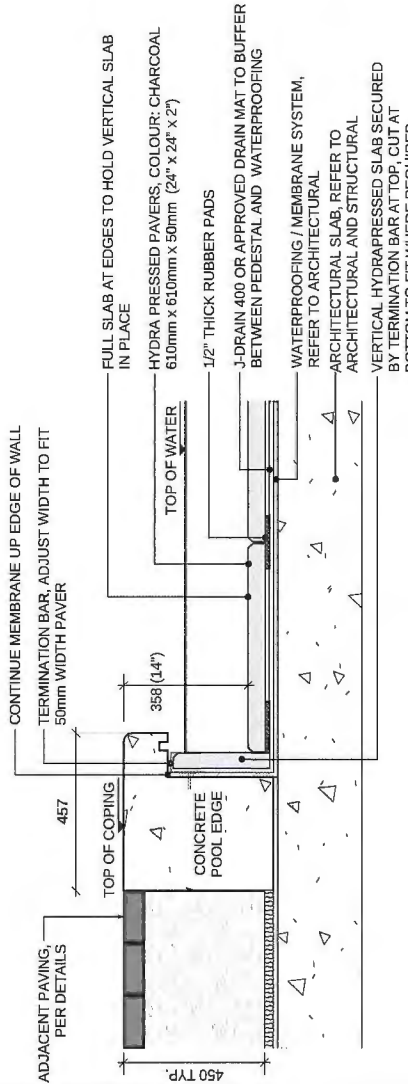


MODEL: CONTEMPRA PLANTER 105306  
SUPPLIER: BARKMAN CONCRETE (1.778.689.7670)  
FINISH: FLAGSTONE



6 PLANTER BOWL

Scale: 1:10



ADJACENT PAVING, PER DETAILS  
457  
TOP OF COPING  
358 (14")  
CONCRETE POOL EDGE  
450 TYP.  
FULL SLAB AT EDGES TO HOLD VERTICAL SLAB IN PLACE  
HYDRA PRESSED PAVERS, COLOUR: CHARCOAL 610mm x 610mm x 50mm (24" x 24" x 2")  
1/2" THICK RUBBER PADS  
1-DRAIN 400 OR APPROVED DRAIN MAT TO BUFFER BETWEEN PEDESTAL AND WATERPROOFING  
WATERPROOFING / MEMBRANE SYSTEM, REFER TO ARCHITECTURAL ARCHITECTURAL SLAB, REFER TO ARCHITECTURAL AND STRUCTURAL  
VERTICAL HYDRAPRESSED SLAB SECURED BY TERMINATION BAR AT TOP, CUT AT BOTTOM TO FIT WHERE REQUIRED

5 WATER FEATURE SECTION DETAIL

Scale: 1:10



POLYGON

LANDSCAPE ARCHITECTURE  
900-133 WEST BROADWAY  
VANCOUVER BC V6H 4C2  
TEL: 871 4181

TRAFALGAR SQUARE

9491, 9511, 9531, 9551, 9591 ALEXANDRA ROAD  
Richmond, British Columbia

Scale: AS SHOWN  
Drawn: DS / KD  
Reviewed: DS  
Project No. 06-469

LANDSCAPE DETAILS  
HARDSCAPE  
& FURNISHINGS

9 TYPICAL BIKE RACK

MODEL: SCBR 1602, SURFACE MOUNT  
SUPPLIER: MAGLIN (1.855.904.0330)  
FINISH: POWDERCOAT SLATE FINETEX



6 PLANTER BOWL

Scale: 1:10

9 TYPICAL BIKE RACK

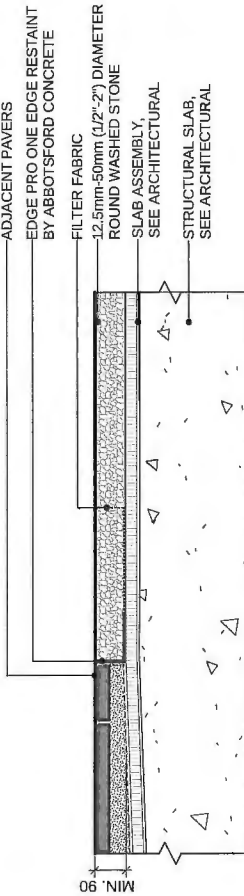
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SUPPLIER: MAGLIN (1.855.904.0330)  
FINISH: POWDERCOAT SLATE FINETEX

5 WATER FEATURE SECTION DETAIL

Scale: 1:10

4 GRAVEL AND PAVING EDGE (TYPICAL)

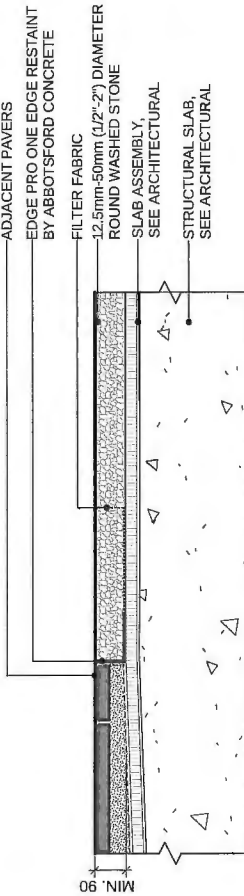
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ADJACENT PAVERS  
EDGE PRO ONE EDGE RESTRAINT BY ABBOTSFORD CONCRETE  
FILTER FABRIC  
12.5mm-50mm (1/2"-2") DIAMETER ROUND WASHED STONE  
SLAB ASSEMBLY, SEE ARCHITECTURAL  
STRUCTURAL SLAB, SEE ARCHITECTURAL

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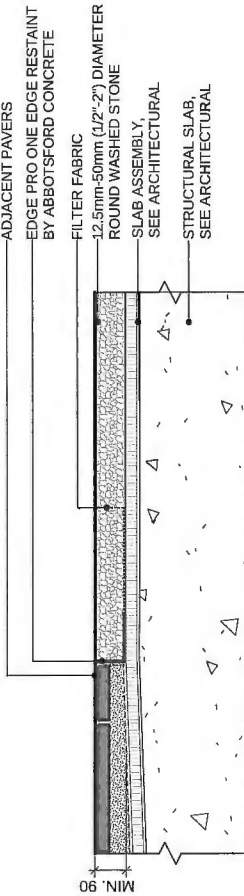
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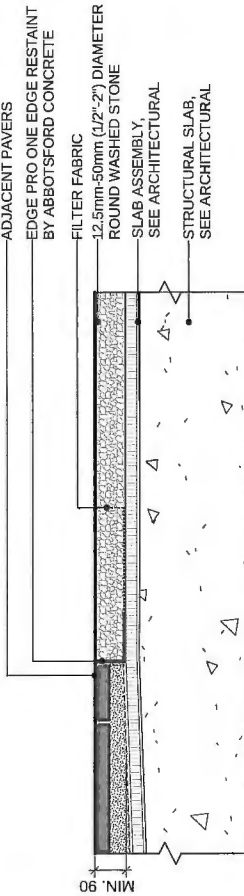
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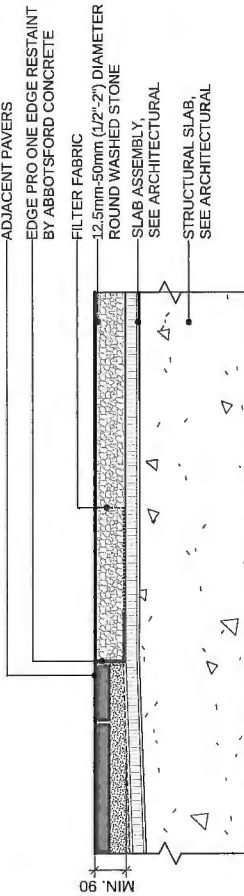
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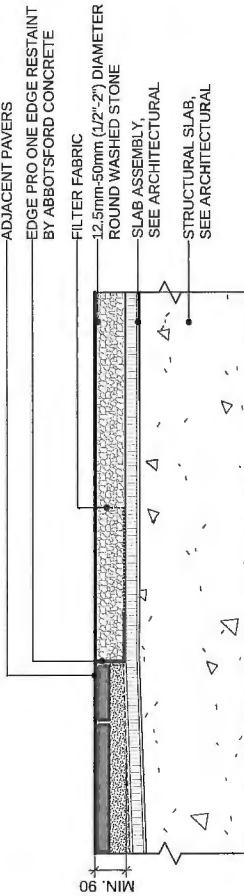
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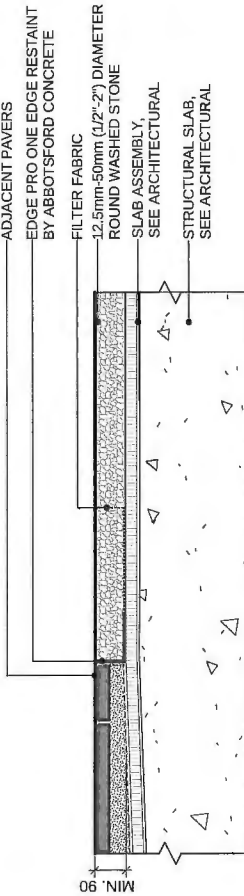
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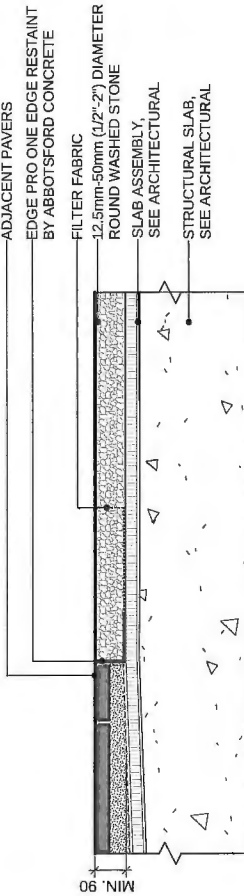
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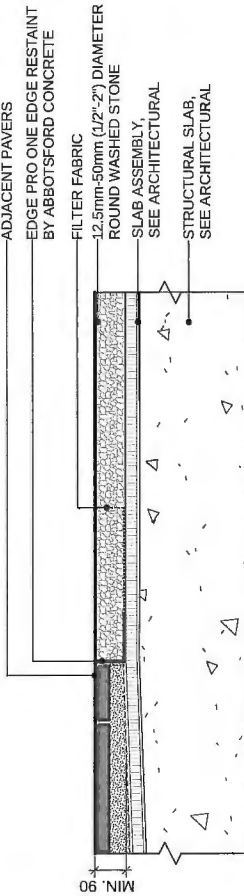
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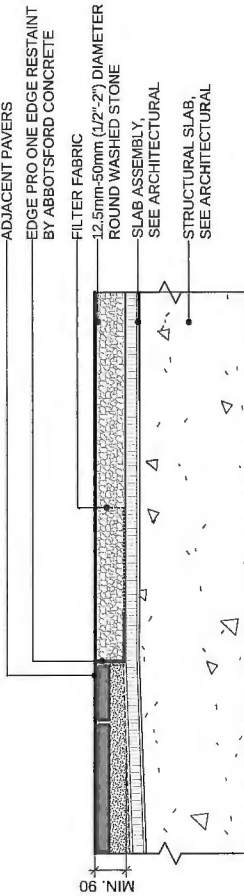
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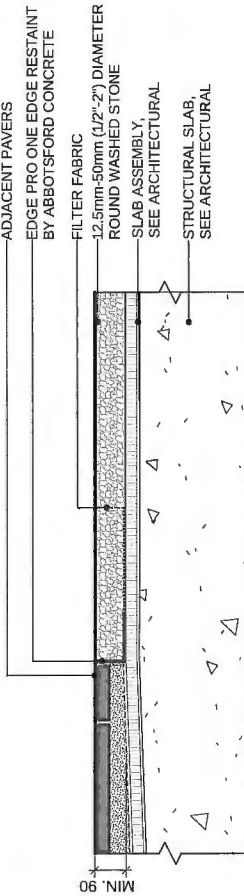
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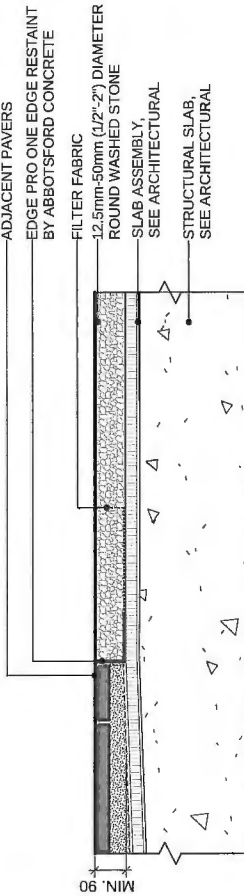
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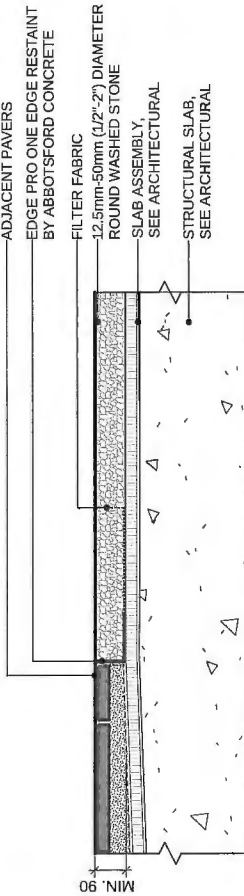
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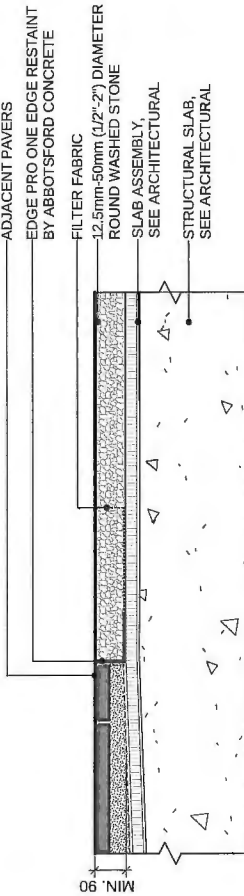
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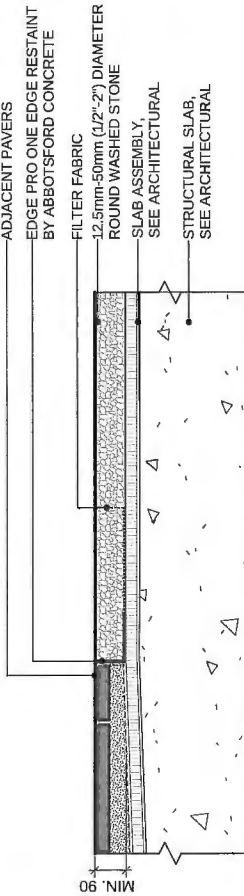
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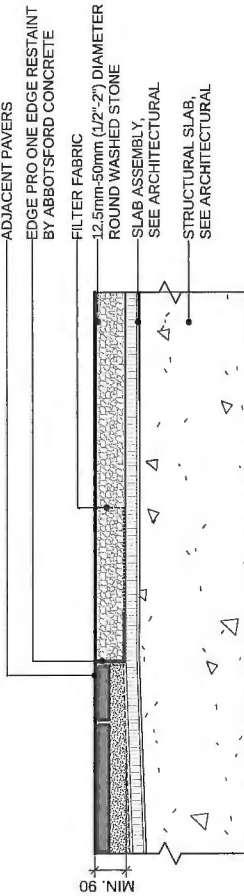
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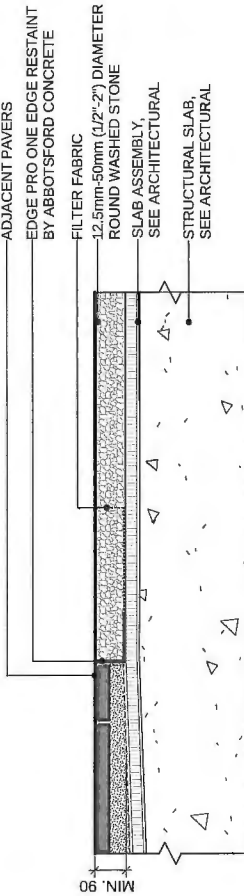
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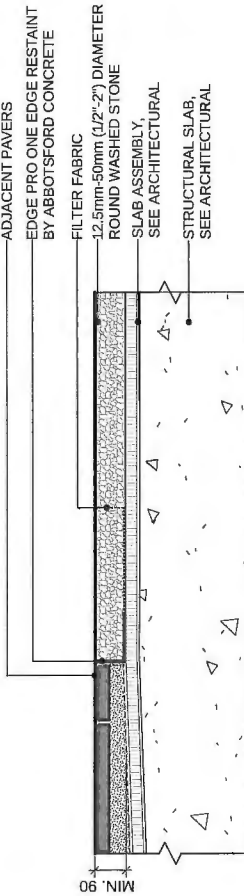
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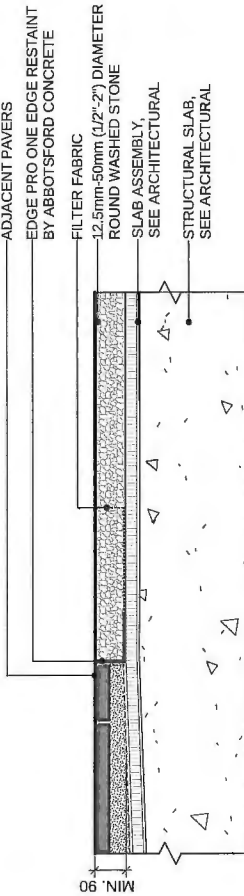
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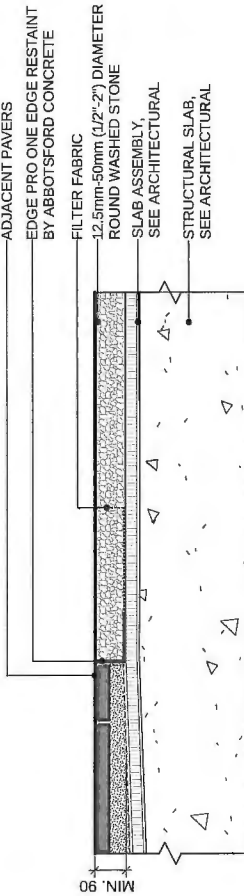
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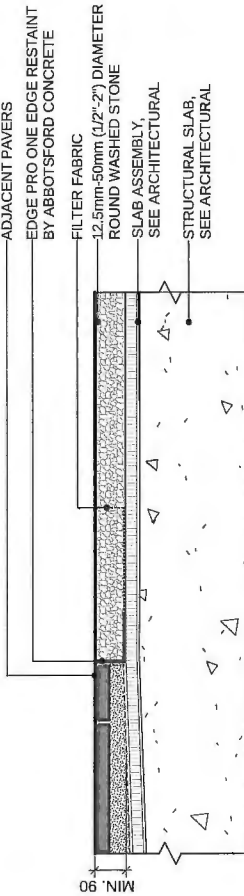
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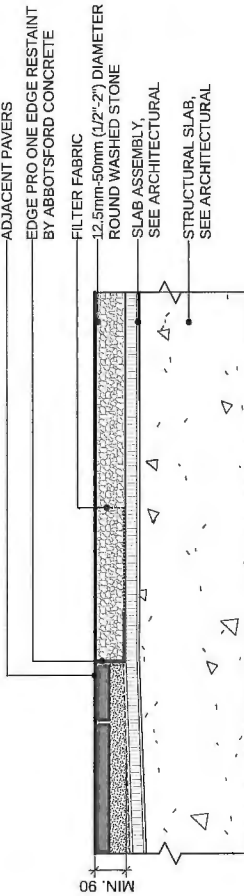
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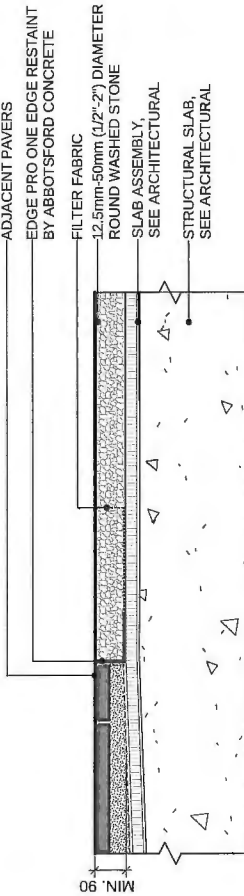
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4 GRAVEL AND PAVING EDGE (TYPICAL)

Scale: 1:10



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Plum # 35

9	REISSUED FOR DP	17-03-07
8	ISSUED FOR RP REVIEW	17-02-01
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<b>REVISIONS</b>		



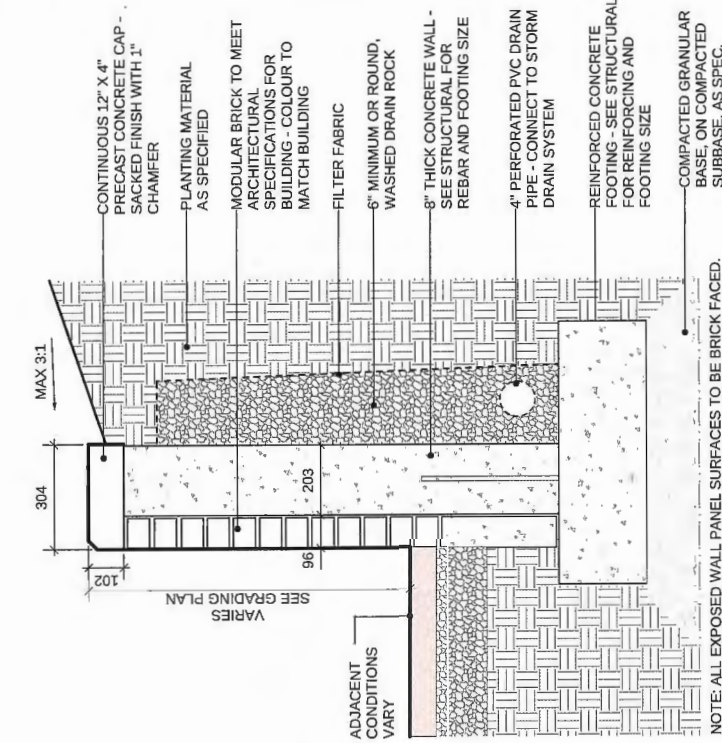
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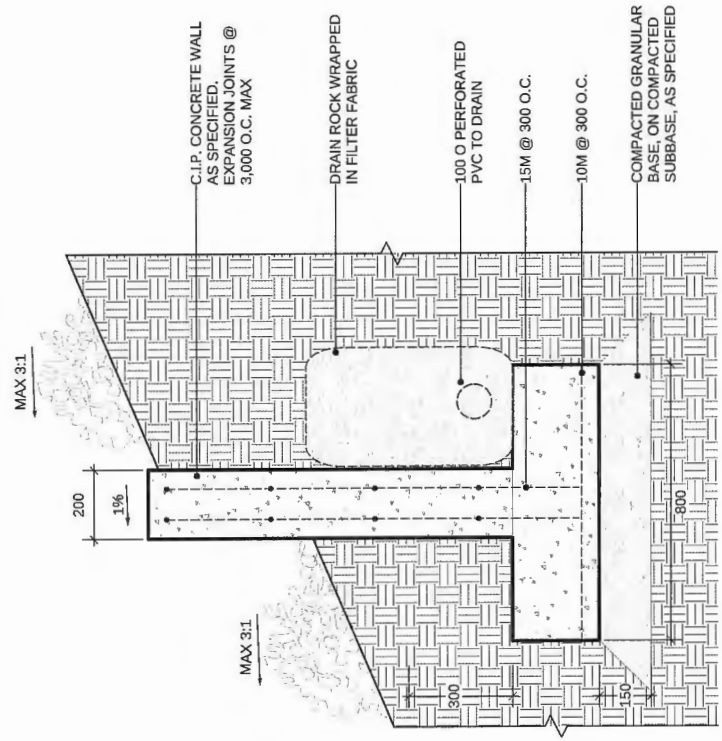
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Project No.	06-469

LANDSCAPE DETAILS  
WALLS

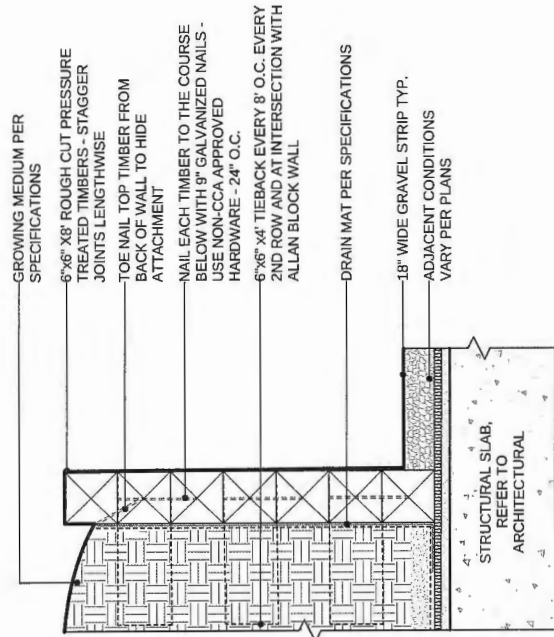
### L3.2



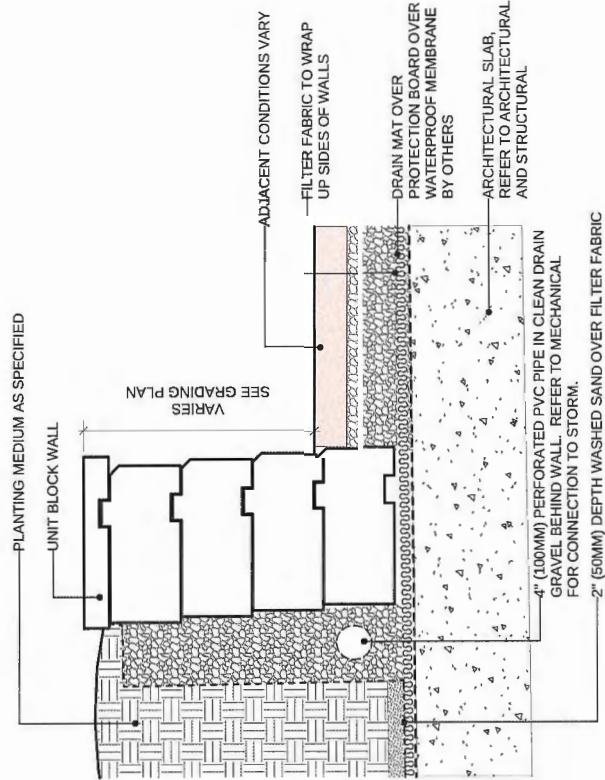
**3** **BRICK FACED WALL**  
Scale: 1:10



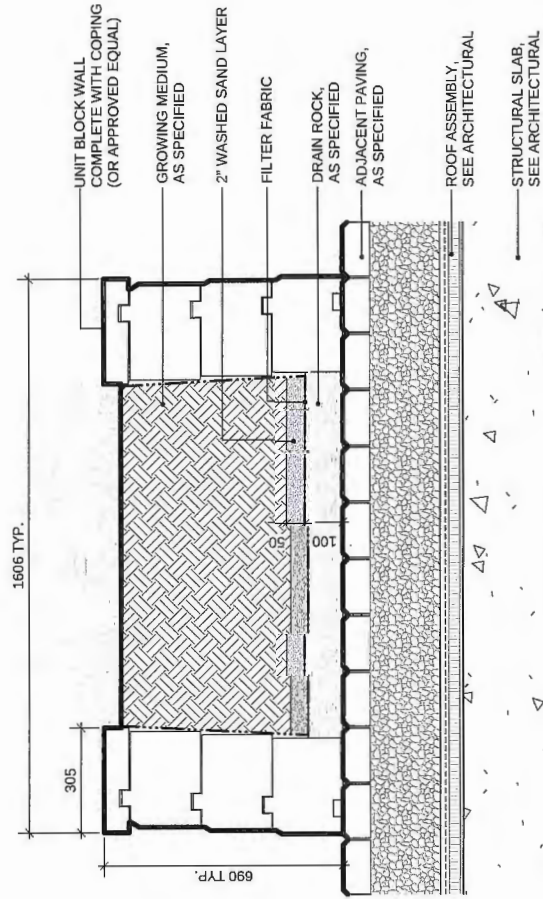
**2 CONCRETE PLANTER WALL**  
Scale: 1:10



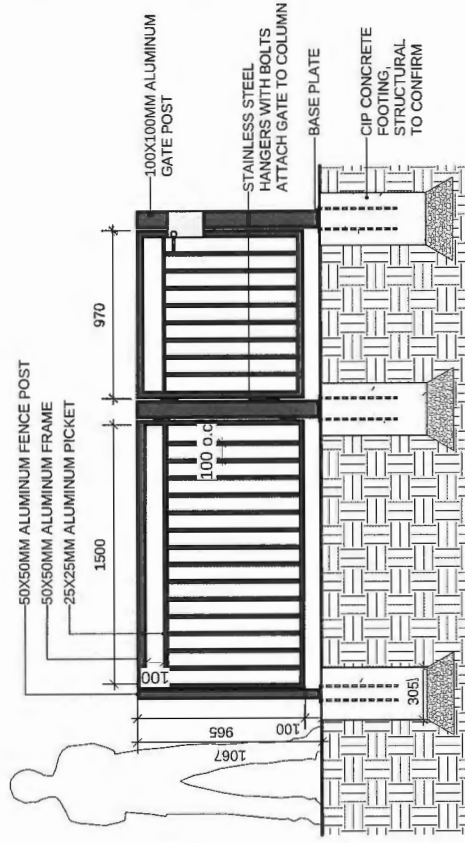
**1** **TIMBER CRIB WALL, TYPICAL**  
Scale: 1:10



**4** **UNIT BLOCK WALL**  
Scale: 1:10



**5** UNIT BLOCK URBAN AGRICULTURE PLANTER  
Scale: 1:10



**6 METAL FENCE & GATE**  
**Scale: 1:20**

- NOTES:
1. SELF CLOSING GATE AND LATCH
  2. USE PREFABRICATED GATEBOX FOR LATCH ASSEMBLY
  3. ALL METAL ALUMINUM WITH POWDERCOAT FINISH (TO BE FACTORY APPLIED)
  4. COLOUR TO MATCH ARCHITECTURE GUARDRAIL
  4. ALL WELDED CONSTRUCTION.
  5. PROVIDE SHOP DRAWINGS OF GATE FOR APPROVAL.

- NOTES:**
1. INSTALL WALLS PER MANUFACTURER SPECIFICATIONS.
  2. GLUE CAPS DOWN WITH ADHESIVE RECOMMENDED BY WALL MANUFACTURER.

- NOTES:**
1. INSTALL WALLS PER MANUFACTURER SPECIFICATIONS.
  2. GLUE CAPS DOWN WITH ADHESIVE RECOMMENDED BY WALL MANUFACTURER.
  3. ALL WALLS TYPICAL MAX 610mm.
  4. ALL WALLS OVER 610mm MUST HAVE A GUARD RAIL TO PREVENT FALLS.







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

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

Plan # 37

9	REISSUED FOR DP	17-03-02
8	ISSUED FOR BP REVIEW	17-02-01
7	ISSUED FOR COORDINATION	17-01-16
6	ISSUED FOR ADP	17-01-04
5	ISSUED FOR PLANNING COMMITTEE	16-11-08
4	ISSUED FOR REZONING & DP	16-08-23
3	ISSUED FOR DP APPLICATION	16-07-27
2	ISSUED FOR REZONING	16-06-16
1	ISSUED FOR REVIEW	16-06-14
REVISIONS		

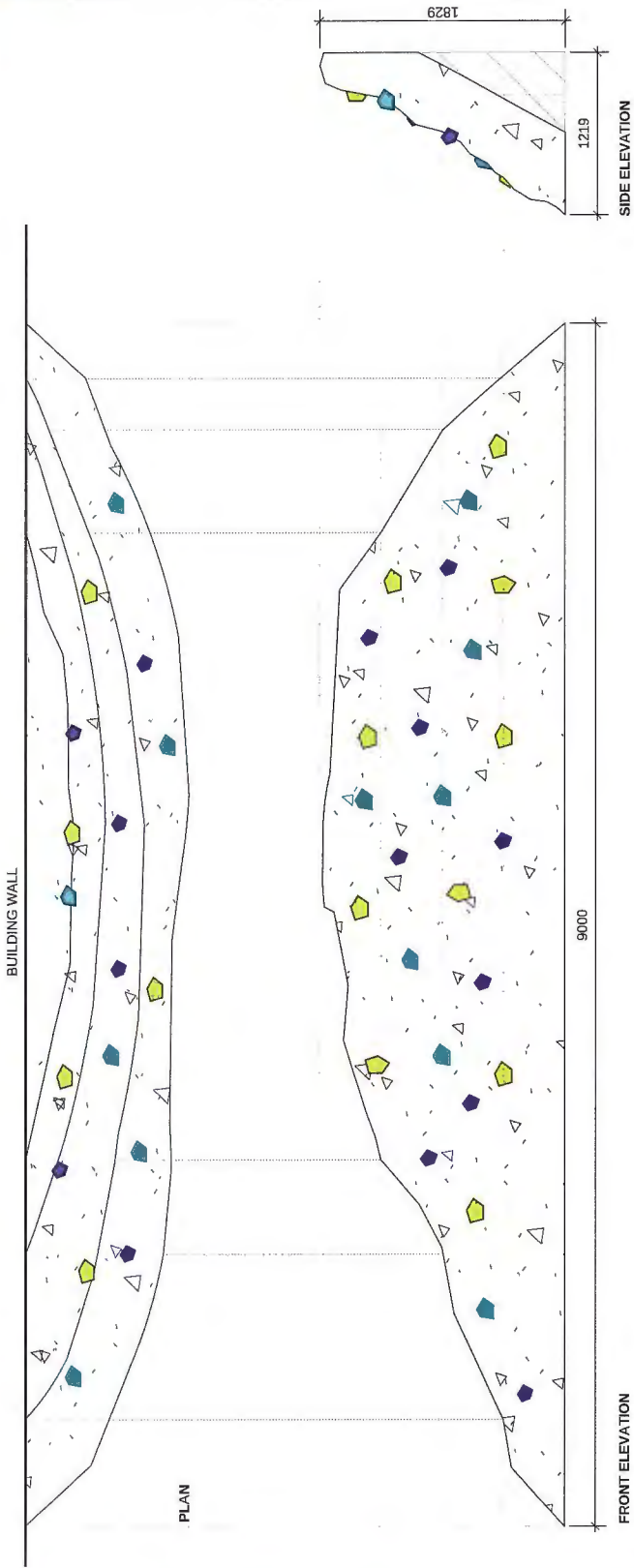


TRAFALGAR SQUARE

9491, 9511, 9531, 9551, 9591 ALEXANDRA ROAD,  
Richmond, British Columbia

Scale:	AS SHOWN
Drawn:	DS / KD
Reviewed:	DS
Project No.	06-469

LANDSCAPE DETAILS  
FEATURE ELEMENTS



3 ARTIFICIAL ROCK CLIMBING WALL  
Scale: 1:25

TREE AND SHRUB  
PLANTING IN PLANTER

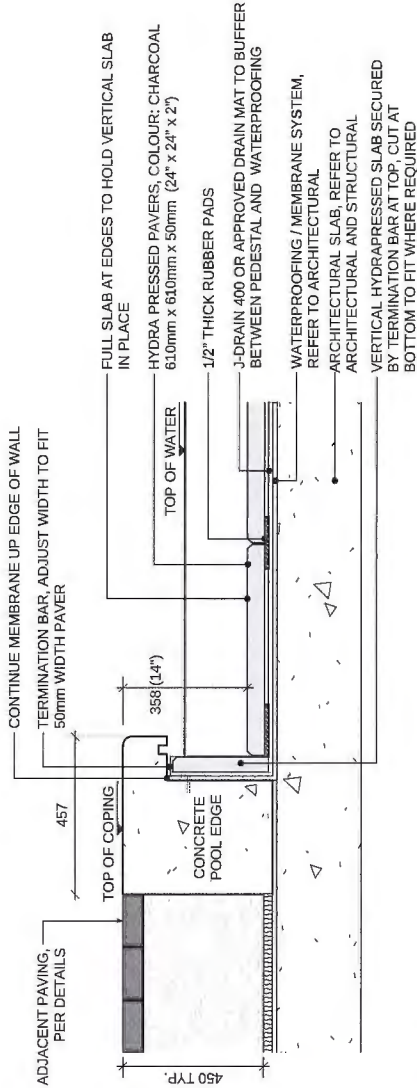
UNIT BLOCK PLANTER WALL

6" GRAVEL DRAIN STRIP

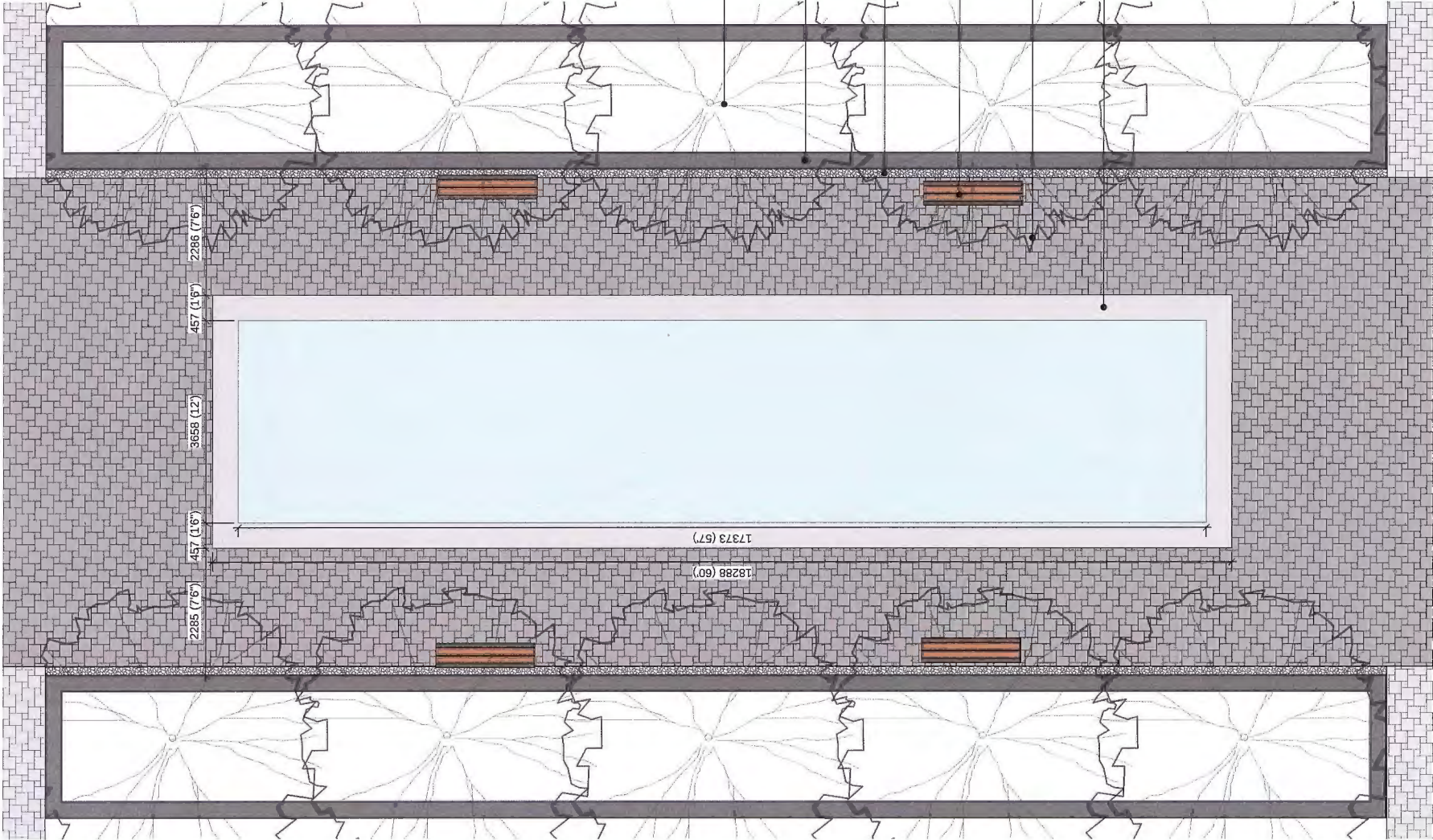
BENCH

PAVERS ON SLAB

CONCRETE POOL EDGE



2 WATER FEATURE SECTION DETAIL  
Scale: 1:10



1 WATER FEATURE PLAN  
Scale: 1:50





# City of Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** March 8, 2017

**From:** Wayne Craig  
Director of Development

**File:** DP 16-745853

**Re:** **Application by YuanHeng Seaside Developments Ltd. for a Development Permit at 3031, 3211, 3231, 3291, 3311, 3331 and 3351 No. 3 Road and 8151 Capstan Way**

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### Staff Recommendation

That a Development Permit be issued which would permit the construction of the first phase of a three-phase, high-rise, mixed use development comprised of 535 dwellings (including 41 affordable housing units) and street-oriented commercial uses at 3031, 3211, 3231, 3291, 3311, 3331 and 3351 No. 3 Road and 8151 Capstan Way on a site zoned "Residential / Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)".

Wayne Craig  
Director of Development

WC:seh  
Att.

## Staff Report

### Origin

YuanHeng Seaside Developments Ltd. has applied to the City of Richmond for permission to construct “Seaside South”, the first phase of a three-phase, 113,132 m<sup>2</sup> (1,217,741 ft<sup>2</sup>), high-rise, mixed use development, including a community centre (Phase 2 “Seaside North”) and City park, in Capstan Village near the designated future location of the Capstan Canada Line Station (Attachments 1 & 2). Each phase will be the subject of a separate Development Permit application. The subject Phase 1 Development Permit (DP) application, which encompasses most of a city block at the northwest corner of No. 3 Road and Capstan Way, is a 57,106 m<sup>2</sup> (614,686 ft<sup>2</sup>) mixed use development comprised of 535 dwellings (including 41 affordable housing units) and 2,129 m<sup>2</sup> (22,912 ft<sup>2</sup>) of street-oriented commercial uses.

The site is being rezoned for the purposes of this project from “Auto-Oriented Commercial (CA)”, “Marina (MA2)”, and “Hotel Commercial (ZC160 – Capstan Village (City Centre))” to “Residential / Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)” and “School and Institutional Use (SI)” under Zoning Amendment Bylaw 9594 (RZ 12-603040). The rezoning bylaw received third reading on October 17, 2016.

All Engineering, Transportation, and Parks off-site requirements in respect to the proposed three-phase development have been resolved and agreed to by the developer through the rezoning. As per legal agreements registered on title, the developer is responsible for the design and construction, at the developer’s sole cost, of upgrades across the subject site’s street frontages, together with various other road, utility, and park-related works. These off-site works will be managed in three stages, on a lot-by-lot (phase-by-phase) basis, through three Servicing Agreements. The developer will enter into the first Servicing Agreement (SA 16-748500) prior to rezoning adoption and complete the required works prior to occupancy of Phase 1. Works required as part of SA 16-748500 include, among other things, road widening along No. 3 Road, Capstan Way, and Corvette Way, improved vehicle access to/from Sea Island Way at Corvette Way, a new east-west street along the north side of the subject Phase 1 site, water, storm, and sanitary service upgrades (including pump station improvements), and related works. No additional Servicing Agreement works are required in respect to the subject Development Permit application for Phase 1.

### Development Information

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

### Background

Development surrounding the subject site is as follows:

To the North: A new street linking No. 3 Road and Corvette Way, to be constructed by the developer concurrently with the subject phase, and beyond that, “Seaside North”, the development’s second phase. The latter will be comprised of an office tower near Sea Island Way and, along the new street, two residential towers and a 3,107 m<sup>2</sup> (33,439 ft<sup>2</sup>) City-owned community centre (the latter of which shall be



constructed with parking and ancillary uses to a turnkey level of finish at the developer's sole cost).

To the East: No. 3 Road, beyond which is the proposed location of the future Capstan Canada Line station, a new neighbourhood park (under construction), and the recently completed first phase of a five-phase, high density, high-rise, mixed use development (RZ 10-544729 and RZ 12-610011 / Pinnacle International).

To the South: Capstan Way, beyond which are low density, commercial properties and marinas zoned "Auto-Oriented Commercial (CA)" and "Marina (MA2)" and designated under the CCAP for medium and high density, mid- and high-rise, residential and mixed use development, park, and marina.

To the West: 8091 Capstan Way, a vacant lot that is currently the subject of a rezoning application (RZ 15-699647 / GBL Architects) to permit a two-tower, mixed hotel/residential development, in compliance with City Centre Area Plan (CCAP) policy (i.e. 3.5 FAR and 45 m / 148 ft. maximum height).

Also to the west, across Corvette Way, is an existing three-tower, mixed hotel/residential development at 3099, 3111, and 3333 Corvette Way (Wall Centre) zoned "Residential/Hotel (ZMU5) – Capstan Village (City Centre)", which is similar in height and density to those proposed for 8091 Capstan Way.

### Rezoning and Public Hearing Results

The developer's proposed form of development, which is a combination of articulated streetwall buildings and towers, generally conforms to the CCAP and its Development Permit Guidelines and is well-suited to the demands and opportunities of the site. Issues identified through the rezoning for design development at Development Permit stage for Phase 1 generally included:

- 1) The subject development will be prominently located on No. 3 Road, at a key Capstan Village crossroads, near the future Capstan Canada Line Station.
  - *Distinctive No. 3 Road towers and an articulated, mid-rise streetwall building will give definition to the street edge and provide visual landmarks that enhance local identity and the public realm.*
- 2) The CCAP encourages small tower floorplates, together with varied heights and forms. Through the rezoning, it was agreed that larger floorplates and minimal changes in height could be supported, provided that the form is varied and visually interesting.
  - *Variations in the shape and articulation of the proposed towers, balcony and cornice treatments, cladding, and fenestration provide for visual interest, while special tower designs along the No. 3 Road frontage introduce variety and contribute towards a distinctive overall form and character.*
- 3) Potential livability impacts (e.g., view blockage and noise from commercial uses) arising as a result of adjacent, on- and off-site development must be addressed.
  - *Steps have been taken to minimize overlook between the subject development's proposed towers and their neighbours through building siting, unit orientation, and the distribution of open space areas. In addition, prior to rezoning adoption, a covenant*

***will be registered on title to notify future residents of potential view and other impacts that may occur as a result of on- and/or off-site development.***

The Public Hearing for the rezoning of this site was held on October 17, 2016. At the Public Hearing, concerns were expressed regarding traffic, as proximity to major arterial roads and the lack of a well-connected secondary road network can make access to existing neighbouring development difficult. Staff worked with the applicant to address these concerns in the following ways:

- ***A traffic study has been completed and recommendations have been incorporated into Phase 1's on- and off-site designs. Approved works along Corvette Way, Capstan Way, and Sea Island Way, together with the establishment of a new street along Phase 1's north side, will improve access for existing and future residents and businesses alike.***
- ***Prior to Building Permit issuance, the developer must submit a Construction Parking and Traffic Management Plan that, among other things, must demonstrate to the satisfaction of the Director of Transportation that the access/egress requirements of existing residents/businesses will not be compromised during construction.***

### **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 (OCP) and City Centre Area Plan (CCAP), and is in compliance with the proposed "Residential / Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)" zone (No zoning variances are requested).

Prior to rezoning adoption, the developer is required to register various legal agreements on title, some of which require that specific conditions are satisfied prior to Development Permit issuance for Phase 1. The subject development addresses these requirements, generally as follows:

#### **1) Capstan Station Bonus (CSB):**

- Prior to Building Permit issuance, the developer shall submit a voluntary contribution, estimated at \$4,490,073, for the funding of station construction (i.e. based on 535 units and the 2016/17 Council-approved contribution rate of \$8,392.66 per unit).
- All public open space required with respect to the CSB open space policy (i.e. 5 m<sup>2</sup> / 54 ft<sup>2</sup> per unit) was secured via dedications, land transfers, and Statutory Right-of-Ways through the rezoning and includes, within the subject Phase 1 site, plazas along the Capstan Way frontage and at the corner of No. 3 Road and the new street. As part of the Phase 1 DP, the latter has been increased in size to accommodate outdoor dining associated with fronting commercial units in addition to general open space public uses.

#### **2) Affordable Housing:** Through the rezoning it was agreed that the developer would construct, at the developer's sole cost, 4,442 m<sup>2</sup> (47,811 ft<sup>2</sup>) of clustered affordable (low-end market rental) housing units to a turnkey level of finish and, as per the site's ZMU30 zone, at least 25% of this would be provided in the development's first phase. Through the subsequent DP process, the developer proposed to:



- Increase Phase 1's share of the development's total affordable housing contribution from 25% to 70%, from 1,111 m<sup>2</sup> to 3,096 m<sup>2</sup> (11,953 ft<sup>2</sup> to 33,319 ft<sup>2</sup>);
- Increase the number of affordable housing units in Phase 1 from 15 to 41; and
- Complete the construction of Phase 1 in three stages, such that the first stage of affordable housing will exceed the minimum habitable floor area requirement under the ZMU30 zone.

STAGE	AFFORDABLE HOUSING HABITABLE FLOOR AREA	# OF PHASE 1 AFFORDABLE HOUSING UNITS					
		CLUSTERS	TOTAL	BACH.	1 BR	2 BR	3 BR
1	1,404.0 m <sup>2</sup> (15,112.0 ft <sup>2</sup> )	Tower B = 9 units Tower C = 12 units	21	5	5	9	2
2	595.5 m <sup>2</sup> (6,409.9 ft <sup>2</sup> )	Tower A = 7 units	7	NIL	1	5	1
3	1,100.6 m <sup>2</sup> (11,846.8 ft <sup>2</sup> )	Tower D = 8 units Tower E = 5 units	13	NIL	2	8	3
TOTAL	3,100.1 m <sup>2</sup> (33,368.7 ft <sup>2</sup> )	5 to 12 units per tower cluster	41 (100%)	5 (12%)	8 (19%)	22 (54%)	6 (15%)

Staff are supportive of the developer's proposal on the basis that it:

- Accelerates the development's delivery of affordable housing units;
  - Satisfies all applicable Zoning Bylaw requirements;
  - Includes 71% family-type units (i.e. with 2 and 3 bedrooms);
  - Includes 100% Basic Universal Housing (BUH) units;
  - Creates five dispersed, independent clusters of affordable housing units, comprising 5 to 12 units each (i.e. each cluster shares lobby/circulation space with the market residents in its tower, but not with the affordable housing or market residents in any other tower);
  - Provides unrestricted access to Phase 1's indoor and outdoor amenities for all occupants of the proposed affordable housing units; and
  - Provides the affordable housing occupants with parking, Class 1 bike storage, electric vehicle charging facilities, and use of indoor and outdoor amenity spaces at no additional cost (i.e. not in excess of the City's Council-approved affordable housing unit rents).
- 3) Transitional Parking Strategy & Transportation Demand Management (TDM): Richmond Zoning Bylaw 8500 permits parking reductions in Capstan Village for projects that incorporate TDM measures (i.e. up to 10%) and are able to meet the area's parking demands today and after the Capstan Canada Line station is operational (i.e. by accommodating a transition from Zone 1A rates to lower Zone 1 rates). In light of this, through the rezoning various road network improvements, TDM measures, and related features were secured, all of which will be implemented at the developer's sole cost. Based on this, staff are supportive of the developer's proposed comprehensive parking plan for Phase 1, key features of which will be secured via legal agreements registered on title and include, among other things:
- 140 commercial parking spaces, which shall be located on the parkade's street/entry level and operated, as determined through the rezoning, as 50% "Public" (70 spaces) for short-term use by the general public and 50% "Assignable" (70 spaces) for the exclusive use of specific persons or businesses (i.e. leased, sold, or otherwise assigned);

- End-of-trip cycling facilities (i.e. showers, lockers, grooming stations, and washrooms) for the use of commercial tenants, co-located with the project's Class 1 commercial bike storage and conveniently situated near the parkade's street/entry level; and
  - Electric vehicle charging equipment provided at rates greater than OCP standards, including:
    - i. 240V quick-charge service versus the slower 120V service required;
    - ii. Charging stations for 25% of residential parking spaces versus 20% required; and
    - iii. Chargers (3) and charging stations (16) for commercial parking versus none required.
- 4) Public Art: Prior to rezoning, legal agreements will be registered on title requiring that, among other things, prior to completion of the subject Phase 1 development, the developer shall implement the first phase of its Public Art Plan. The Plan has a total estimated value of \$833,887 (which will be updated phase-by-phase based on the Council-approved rates in effect at the time of Development Permit approval for the development's future two phases). The Plan's first phase contribution is valued at \$462,213, comprised of \$439,102 (95%) for one artwork near the corner of No. 3 Road and Capstan Way (to be secured with a Letter of Credit prior to DP issuance) and \$23,111 (5%) in cash to the Public Art Operating Provision, as per standard City policy. The Richmond Public Art Advisory Committee received and endorsed the development's site-wide, 3-phase, public art master plan on December 20, 2016 and its detailed plan for Phase 1 on February 22, 2017. Implementation of the Phase 1 plan will be presented for Council consideration, as required, under a separate report.
- 5) District Energy Utility (DEU): All Capstan Village developments, including the subject Phase 1 development, must be designed and constructed to facilitate their connection to a future City DEU system. Prior to rezoning, legal agreements will be registered on title requiring that, among other things, the developer submits an energy modelling report prepared by an accredited professional to the satisfaction of the City prior to Building Permit approval and enters into a Service Provider Agreement prior to occupancy.
- 6) Transport Canada Height Regulations: The developer has submitted a signed/sealed letter prepared by a surveyor confirming that the height of the proposed Phase 1 development, 47 m (154 ft.) GSC, is in compliance with Transport Canada regulations.
- 7) Skyline Pump Station Equipment Enclosure: Through the rezoning, it was determined that above-grade equipment required for the operation of the Skyline (sanitary) Pump Station would be relocated, at the developer's sole cost, from the City boulevard to an on-site enclosure within the south face of the Phase 1 building. The enclosure and related access shall be owned and maintained by the developer and secured for the use of the City with a Statutory Right-of-Way (SRW). To ensure the coordination of the City- and developer-owned works, a preliminary design review was undertaken through the subject DP process and first submission of the developer's initial Servicing Agreement (SA 16-748500). (This resulted in a reduction in the required size of the SRW.) A detailed review of the pump station equipment and enclosure (including gates or doors and their operation, lighting, and related features) will be undertaken via future submissions of SA 16-748500 and the approved design shall subsequently be included for construction purposes in the developer's Phase 1 Building Permit. Construction of the pump station equipment, enclosure, and access shall be complete prior to first occupancy of Phase 1.



In addition to the above, the developer will be required to enter into new agreements, including:

- 1) Occupancy Staging Plan: Due to Phase 1's large size, the developer has requested that its occupancy is permitted to proceed in three stages. To facilitate this, prior to DP issuance, the developer shall enter into the Phase 1/Lot A Occupancy Staging Agreement, details of which are included in the attached Development Permit Considerations (Attachment 6). The purpose of this agreement is to ensure that the gradual completion and occupancy of Phase 1 will not compromise City objectives with respect to the delivery of affordable housing, residential amenities, or any other features. More specifically:
  - The staging agreement will permit occupancy to proceed in a maximum of three sequential stages, each of which shall be comprised of two residential or mixed use towers, together with specified amounts of market and affordable housing, commercial uses, and related features, as specified in Attachment 6 (Schedule A);
  - Affordable housing (including required parking, bike storage, and electric vehicle charging facilities) will be delivered in all three stages, the first of which will exceed the ZMU30 zone's minimum requirement for the entirety of Phase 1;
  - Commercial uses and related parking and electric vehicle charging facilities will be delivered in the project's first two stages, including all required "Public" short-term parking (70 spaces) in the first stage and all required "Assignable" parking (70 spaces) designated for specific persons and/or businesses in the second;
  - End-of-trip cycling facilities, Class 1 bike storage, and related electric bike charging facilities for the use of commercial tenants will be completed in Phase 1's first stage;
  - Shared indoor and outdoor amenity spaces for the use of market and affordable housing occupants will be delivered in all three stages, the size of which shall meet or exceed the applicable OCP and CCAP rates at each stage;
  - 100% of required loading facilities will be completed in Phase 1's first stage, while its residential and commercial garbage and recycling rooms will be completed in three stages in coordination with the waste management needs of each stage; and
  - As per legal agreements to be registered on title prior to rezoning, off-site works required with respect to Phase 1 and subject to a Servicing Agreement (SA 16-748500) will be completed to the City's satisfaction prior to occupancy of Phase 1. The design of the required works shall include "interim" and "ultimate" designs for sidewalks and boulevards (e.g., surface treatments, landscaping, and furnishings) in locations where the fronting building will not be occupied until Phase 1's second or third stage.
- 2) Shared Amenity Space for Phases 1 and 2: The CCAP encourages developers of large residential projects to consolidate indoor amenity space where this helps provide for special shared amenities. The subject developer proposes to apply this approach by, in Phase 1, over-supplying indoor amenity space by 263 m<sup>2</sup> (2,831 ft<sup>2</sup>) and providing an indoor pool facility, at least 650 m<sup>2</sup> (7,000 ft<sup>2</sup>) in size, for shared use with the residents of future Phase 2. (Phase 3's amenity space requirements will be fully satisfied on its own site and Phase 3 residents will not have shared use of the Phase 1 pool facility.) To facilitate the developer's proposal:
  - Prior to DP issuance, the developer shall enter into a shared amenity space agreement for Phases 1 and 2, as described in the Development Permit Considerations (Attachment 6);

- Phase 1 shall include an elevator/stair tower on the building's north side, providing access to its pool facility and related spaces for the use of future Phase 2 residents; and
  - In addition to the pool facility, both Phase 1 and Phase 2 will provide various smaller social and recreation for the independent use of the residents of each phase.
- 3) Canopy Encroachments: The subject development includes glass and metal canopies along its retail and residential lobby frontages. In some locations, the proposed canopies extend across the property line and overhang the City-owned sidewalk (e.g., No. 3 Road). Staff are supportive of the developer's proposal because the weather protection will enhance the appearance and amenity of the streetscape for pedestrians. Moreover, the canopies will not include signage or conflict with street trees and will be demountable to facilitate access to City infrastructure. Prior to Building Permit issuance, the developer shall be required to enter into encroachment agreement(s) with the City to permit the proposed canopies. (Fees will apply.)

### **Advisory Design Panel Comments**

The Advisory Design Panel (ADP) reviewed the subject development (no vote was held due to the lack of a quorum). Panel members were generally supportive of the proposal and provided feedback for consideration by the applicant. A copy of the relevant excerpt from the Advisory Design Panel minutes of December 7, 2016 is attached for reference (Attachment 4). The design responses from the applicant have been included immediately following the related Panel comments and are identified in "***bold italics***".

### **Zoning Compliance/Variances**

No zoning variances are requested.

### **Analysis**

The developer proposes to construct Phase 1 – a high-rise, high density, mixed use development at the prominent No. 3 Road/Capstan Way corner – as the first phase of a three-phase development in the heart of Capstan Village. Key features in the vicinity of Phase 1 will include the future (Phase 2) community centre to its north, No. 3 Road and the future Capstan Canada Line Station to its east, and the Village's Capstan Way greenway connection with the riverfront along its south frontage. The establishment of a new street along the north edge of Phase 1 will contribute to a network of smaller, better connected blocks that are more appropriately scaled and configured for pedestrian- and transit-oriented urban development. Likewise, the developer's proposed form of development, which is a combination of articulated streetwall buildings and towers, generally conforms to the CCAP and its Development Permit (DP) Guidelines and is well-suited to the demands and opportunities of the site. In particular, the development has successfully demonstrated:

- 1) A strong urban concept providing for a high-density, pedestrian-friendly environment;
- 2) Variations in building massing that contribute towards local identity, visual interest, solar access, usable rooftops, and upper- and mid-level views across the site for residents and neighbours;
- 3) A mid-rise building typology that aims to break the streetwall into a series of coordinated, yet distinct, buildings, providing for visually engaging streetscapes, a human scale, and opportunities for interesting retail environments at grade; and
- 4) Strong public open space and on-site landscape strategies.



***Conditions of Adjacency***

The subject site is located in Capstan Village, an emerging, high-rise, mixed use area affected by aircraft noise. The developer has reviewed the potential development impacts that residents of Phase 1 may experience with the aim of mitigating them to the extent possible and helping potential purchasers make informed decisions (which shall include the registration of legal agreements on title prior to rezoning adoption). Overall, it has been demonstrated that the design of the subject development is sensitive to its emerging urban context and has reasonably addressed on- and off-site conditions of adjacency. In summary:

- 1) **View Blockage**: This issue is largely a function of tower spacing. Phase 1's towers will generally be separated by a distance of at least 24 m (79 ft.), as per the recommended CCAP minimum, and will be separated from existing and future towers on surrounding properties by similar or greater distances. In addition, the site configuration will provide for attractive street-end views from Phase 1 to the riverfront along the east-west leg of Corvette Way and from the neighbouring (existing) Wall Centre development along the new east-west street to the Canada Line and neighbourhood park (under construction) on the east side of No. 3 Road.
- 2) **Overlook**: This potential issue is largely mitigated via the development's tower spacing and orientation. In addition, at the north end of the site where three towers are arranged in parallel and their mid-levels (i.e. 5<sup>th</sup>, 6<sup>th</sup>, and 7<sup>th</sup> floors) face one another (without benefit of trees or other screening), the façades of the middle tower have been articulated with bay window-like features to redirect views away from facing units.
- 3) **Sun and Shading**: The development's proposed tower spacing, orientation, and massing will help to maximize sun to residential units (i.e. less than 10% are north-facing) and ensure that outdoor amenity spaces on the podium and mid-rise rooftops receive adequate sunlight.
- 4) **Aircraft & Ambient Noise**: An acoustic study was undertaken by a registered professional on behalf of the developer regarding potential noise impacts on residential uses arising from aircraft and ambient sources (e.g., traffic and existing industrial and commercial), taking into account OCP Aircraft Noise Sensitive Development policy requirements (e.g., air conditioning). The developer has agreed to fully incorporate all recommendations into the development.
- 5) **Ambient Night-Time Light**: As areas urbanize, ambient night-time light increases, which can be a nuisance if not mitigated. To address this, the developer proposes to (i) provide electrical outlets in place of balcony soffit lighting so that residential tenants have direct control over their outdoor lighting, and (ii) install window blinds (e.g., horizontal louver or roller) in all units.

***Urban Design and Site Planning***

The proposed form of development is consistent with CCAP objectives and will contribute towards an attractive, pedestrian-friendly, high-density urban environment. More specifically:

- 1) The overall development is designed to take advantage of the site's irregular shape and northeast-southwest axis, which shift the relationships between towers and, as a result, provides for more dynamic on-site spaces, opens up views across the site, and strengthens the importance of the No. 3 Road/Capstan Way corner as a landmark location;
- 2) Streetscapes provide for a visually engaging, pedestrian-scale, urban setting, including:
  - Along the No. 3 Road "high street" and Capstan Way greenway, varied setbacks, heights, articulations, weather protection, and materials that are designed to energize the

streetscape and break up the massing, complemented by special landscape treatments that create opportunities to shop and linger; and

- Along Corvette Way and a portion of the new street, a row of 2-storey townhouses with raised patios, landscaping, and entry features that complement the street design begun with the existing Wall Centre development and coordinate with the anticipated Phase 2 development north of the new street (e.g., community centre plaza);
- 3) Towers are designed and located to anchor key corners, enhance views and sun exposure, and, in the case of the No. 3 Road towers, provide for landmark features that visually strengthen the site's position at the emerging heart of Capstan Village;
  - 4) Lower-level rooftops are landscaped to provide for recreation spaces and enhance upper-level views from on-site and neighbouring development;
  - 5) All parking, loading, and waste handling activities are concealed within the building;
  - 6) Vehicle access is limited to two driveways to minimize streetscape and traffic impacts (taking into account existing neighbouring residents), which driveways will provide for:
    - At Corvette Way, access to 57% of Phase 1's residential parking (354 spaces); and
    - At the new street along the site's north side, access to the balance of the development's residential parking (325 spaces) and the entirety of its commercial parking (140 spaces);
  - 7) The maximum proposed building height, 47 m (154 ft.) GSC, complies with Transport Canada regulations (as confirmed by a surveyor); and
  - 8) The development complies with the City's flood construction level requirements including, for commercial spaces and lobbies, a minimum elevation of 0.3 m (1 ft.) above the crown of the fronting street, and, for residential units, a minimum elevation of 2.9 m GSC (the City's standard flood construction covenant will be registered on title prior to rezoning adoption).

### ***Architectural Form and Character***

The CCAP encourages the development of a mosaic of distinctive, yet cohesive, urban villages. The subject development aims to satisfy this objective by building on the strong streetwall vocabulary established elsewhere in Capstan Village, while proposing distinct tower, mid-rise, and retail treatments. In brief, features include:

- 1) Strong mid-rise streetwall elements, articulated with a varied grid of windows and balconies, solids and voids, set within bold horizontal frames that "float" over the development's lower floors, and together provide visual interest and a human scale;
- 2) Tower treatments that vary in response to their locations, including:
  - On the western part of the site, a residential character, achieved through the use of materials, colours, and elements found in the mid-rise "grids" and generally capped with lighter, 2-storey penthouse floors designed to help conceal the elevator overrun and provide a skyline feature;
  - At Capstan Way, a "landmark" tower with a bold, curved façade that commands the No. 3 Road corner, visually complementing its role as part of the City Centre's key commercial spine and marking the important Capstan greenway crossroads;



- At the new street, a slim tower articulated with frames, projecting slabs and a colourful grid, designed to enhance the approach to the future community centre (Phase 2) and its relationship with the future transit station and park on No. 3 Road's east side; and
  - At the rooftop mechanical equipment (on the mid-block tower fronting the new street along the site's north side), a perforated aluminum enclosure imprinted with decorative images of clouds and illuminated at night, designed to provide skyline interest and an attractive feature when viewed from fronting residential units;
- 3) At the ground floor, retail uses extend along most of the site's No. 3 Road and Capstan Way frontages, incorporating façade/frontage treatments that will contribute towards the growth of this area as a distinct, high amenity, pedestrian-oriented retail environment, including:
- Along No. 3 Road, a clean-lined, cohesive retail streetscape is defined by a bold horizontal frame that sets it apart from the residential uses above and will enhance its visibility from the street and Canada Line; and
  - Along Capstan Way, a south-facing restaurant-street is characterized by smaller commercial units with retractable front window walls, weather protection, and space for outdoor dining fronting onto a tree-lined greenway and riverine landscape features leading pedestrians and cyclists to the river; and
- 4) A well-considered signage concept providing for residential and commercial signs that coordinate with and complement the proposed architectural character (signs must comply with Sign Bylaw No. 5560 and, as applicable, will be subject to separate permit processes).

### ***Shared Indoor Amenity Space***

The CCAP requires that multi-family developments comprising more than 200 units provide indoor amenity space at a rate of at least 2 m<sup>2</sup> (22 ft<sup>2</sup>) per unit and that consideration is given to grouping indoor amenity spaces to provide for special uses. The subject Phase 1 development contains 1,333 m<sup>2</sup> (14,351 ft<sup>2</sup>) of indoor amenity space, which exceeds the CCAP minimum requirement of 1,070 m<sup>2</sup> (11,517 ft<sup>2</sup>), and provides for an attractive range of amenity features, including a large, multi-use facility and indoor pool at the podium rooftop level and various, smaller, use-specific spaces dispersed among the towers (e.g., fitness room, meeting room, music room, lounge), all of which will be available on an unrestricted basis to all of Phase 1's market and affordable housing residents.

As with other features of Phase 1, the developer proposes to complete the delivery of the indoor amenity spaces in three stages, generally including multiple, small spaces in Stages 1 and 2 and a large space (e.g., indoor pool) in Stage 3. This distribution provides for an attractive range of amenities, but provides for a disproportionately small amount of amenity space in Stage 1 and large amount in Stage 3 (relative to the number of units in each stage). To rectify this situation, the developer proposes to augment Stage 1's permanent amenity space with temporary indoor amenity space and adjacent outdoor space at the building's mid-rise rooftop level. That temporary space will be maintained for the enjoyment of residents until Stage 3's amenity space is complete and it is no longer needed, at which time it will be converted to residential units (which units are included in the project's total proposed 535 units).

The developer's proposal is illustrated in Plan #12 of the attached Permit drawings. Staging of the indoor amenity space will be controlled by the Phase 1/Lot A Occupancy Staging Agreement, details of which are included in the attached Development Permit Considerations (Attachment 7).

***Landscape Design and Open Space Design***

The CCAP encourages the development of Capstan Village with a network of small- and medium-size neighbourhood parks linked by greenways, bikeways, mid-block walkways, and other landscape features. In addition, Zoning Bylaw requirements in respect to the Capstan Station Bonus require that benefitting developments (including the subject development) provide on-site publicly-accessible open space over and above basic CCAP park standards. The concept for the developer's three-phase development locates most of its permanent public open space along the riverfront (to be constructed in Phase 3) and a plaza associated with the future community centre (Phase 2). In addition, Phase 1 will provide for the following:

- 1) On-site, publicly-accessible open space features, including:
  - Plaza space designed as a seamless extension of the Capstan Way greenway (i.e. a tree-lined, off-street bike path and pedestrian walkway) along the site's south side, including water features, planting, decorative paving, and features intended to support its use for outdoor restaurant dining, to be used in coordination with the fronting, south-facing commercial units; and
  - A small plaza at the corner of No. 3 Road and the new street, across from the future community centre (Phase 2), including planting, trees, decorative paving, seating, and an area for outdoor dining, to be used in coordination with the adjacent commercial unit and the community centre;
- 2) 5,718 m<sup>2</sup> (61,550 ft<sup>2</sup>) of shared rooftop amenity space, the size of which exceeds the minimum OCP requirement by 78% and includes:
  - At the podium rooftop level:
    - i. A large, multi-use, landscaped outdoor space, co-located with the development's indoor pool facility and designed to provide a network of outdoor "rooms" and viewpoints, connected by tree-lined pathways, for relaxing, socializing, and dining;
    - ii. A 717 m<sup>2</sup> (7,719 ft<sup>2</sup>) children's play area incorporating hard and soft play areas and a variety of play equipment; and
    - iii. A large community garden area on the south side of the development, including raised garden plots, shelter, seating, tool storage, hose bibs, and related features; and
  - At the development's mid-rise rooftop levels, smaller outdoor spaces providing places to relax, BBQ, and enjoy views to the river on the west and No. 3 Road on the east (including views to a future neighbourhood park, child care, and Canada Line station);
- 3) Green roofs (inaccessible) on the rooftops of the indoor pool facility, the north mid-block tower, and small areas on various mid-rise portions of the building;
- 4) Street front landscaping, including water features, trees, planting, terraced grade changes, street furnishing, and related features; and
- 5) Private outdoor amenity space for each residential unit in the form of a balcony, patio, or terrace.

***Tree Management***

- 1) On-Site Tree Replacement: The nature of the subject development prevents the developer from retaining existing on-site trees. Thirty-three trees will be removed, including 30 that were removed in August 2016 to facilitate soil remediation (Tree Removal Permit 16-741470)



and 159 replacement-size trees will be planted. The developer's proposal exceeds the City's minimum 2:1 tree replacement ratio. Replacement trees will be secured with the developer's required DP landscape Letter of Credit (upon receipt of which, the \$30,000 tree replacement security submitted by the developer for Tree Removal Permit 16-741470 shall be released).

- 2) Off-Site Tree Relocation: Through the Servicing Agreement review process (SA 16-748500), it has been determined that road improvements required along No. 3 Road will impact 15 existing City street trees. The City Arborist has recommended that the affected trees are relocated elsewhere in Richmond. Both the recommended tree relocation and the planting of new street trees along No. 3 Road will be undertaken by the developer, at the developer's sole cost and to the City's satisfaction, via SA 16-0748500.

### ***Crime Prevention through Environmental Design (CPTED)***

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

- 1) The market residential lobbies will have clear sightlines to fronting sidewalks and public pedestrians areas;
- 2) Outdoor amenity spaces will be visually open and well-lit, offer multiple access options, and be separated from public areas;
- 3) The building design provides for passive surveillance of fronting streets;
- 4) The ground floor pedestrian access routes to/from the parkade will be well marked, co-located with parking pay stations and EV charging stations, and closed outside of normal business hours with security grills; and
- 5) End-of-trip bike facilities for commercial tenants are co-located with the commercial Class 1 bike storage at the parkade's street-level.

### ***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:

- 1) Barrier-free access to all building lobbies and indoor and outdoor amenity spaces;
- 2) 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; and
- 3) 108 Basic Universal Housing (BUH) units (i.e. 20% of total Phase 1 units), including all 41 affordable housing units (100%) and 67 market housing units (14%), incorporating all the accessibility provisions listed in the BUH section of the City's Zoning Bylaw so that they may be easily renovated to accommodate wheelchair use. (Note: The developer proposes to use the Zoning Bylaw density exclusion of 1.86 m<sup>2</sup> (20 ft<sup>2</sup>) for each BUH unit provided.)

***Sustainability Measures – LEED “Silver” Equivalent***

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 targets 54 LEED points and responds to City objectives for enhanced long-term environmental, fiscal, and social sustainability as per the attached LEED Checklist (Attachment 5). In brief, among other things the development will include:

- 1) Green roofs and vegetated outdoor areas, the designs of which incorporate drought tolerant plants to reduce reliance on irrigation;
- 2) Low flow/flush plumbing fixtures (e.g., toilets, showers, and faucets) and a high efficiency irrigation system to reduce water usage;
- 3) A full building energy simulation to optimize energy efficiency measures and an enhanced commissioning process to ensure that the building’s energy related systems are operating efficiently and as designed;
- 4) District Energy Utility (DEU) compatible building and mechanical system designs;
- 5) Electric vehicle (EV) charging equipment in excess of current OCP standards;
- 6) End-of-trip cycling facilities;
- 7) Locally sourced building materials, materials with recycled content, and/or materials selected to reduce greenhouse gases (e.g., cement substitutes such as fly ash); and
- 8) Best practices to optimize air quality and provide a clean and healthy building for occupants.

**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 open spaces, affordable and accessible housing, public art, and sustainable development measures, together with the developer’s concurrent construction of off-site improvements secured through rezoning, will enhance the establishment of Capstan Village as a high-amenity, transit-oriented, urban community. On this basis, staff recommend that the Development Permit is endorsed and issuance by Council is recommended.



Suzanne Carter-Huffman  
Senior Planner/Urban Design

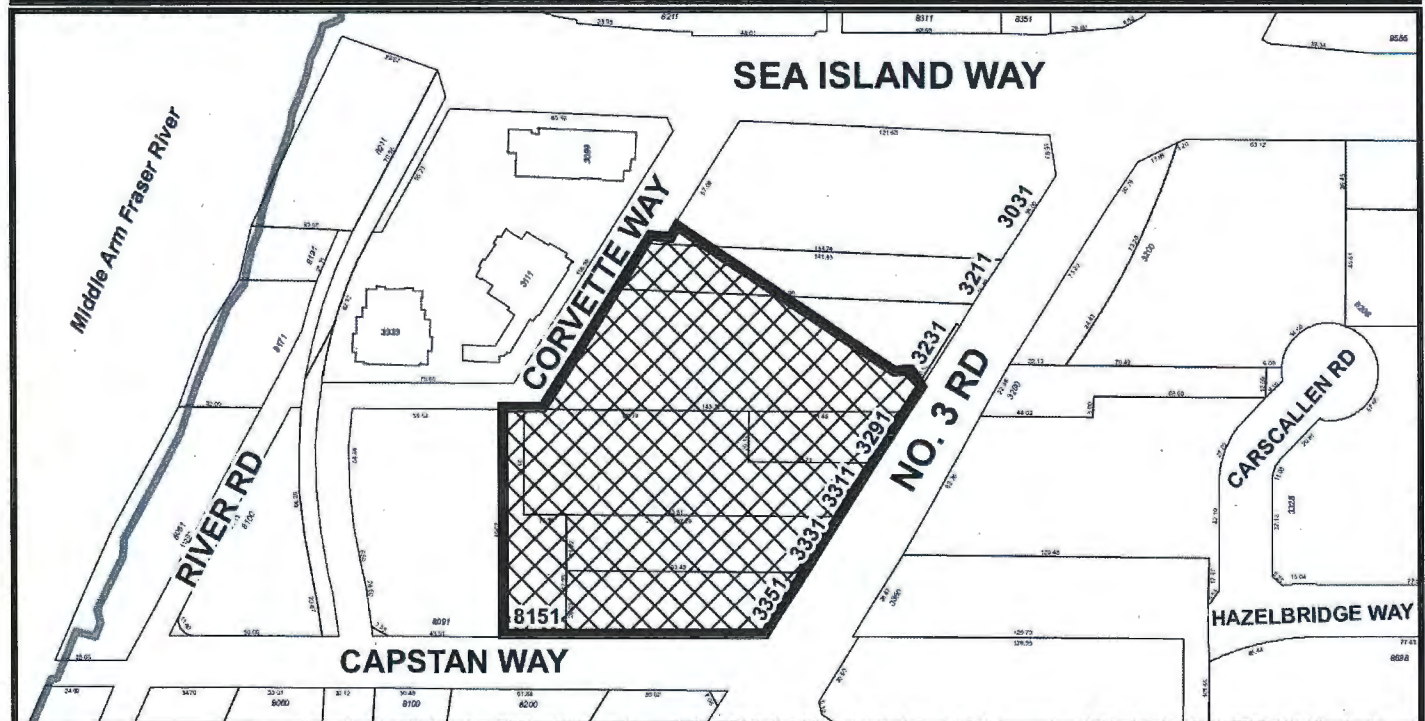
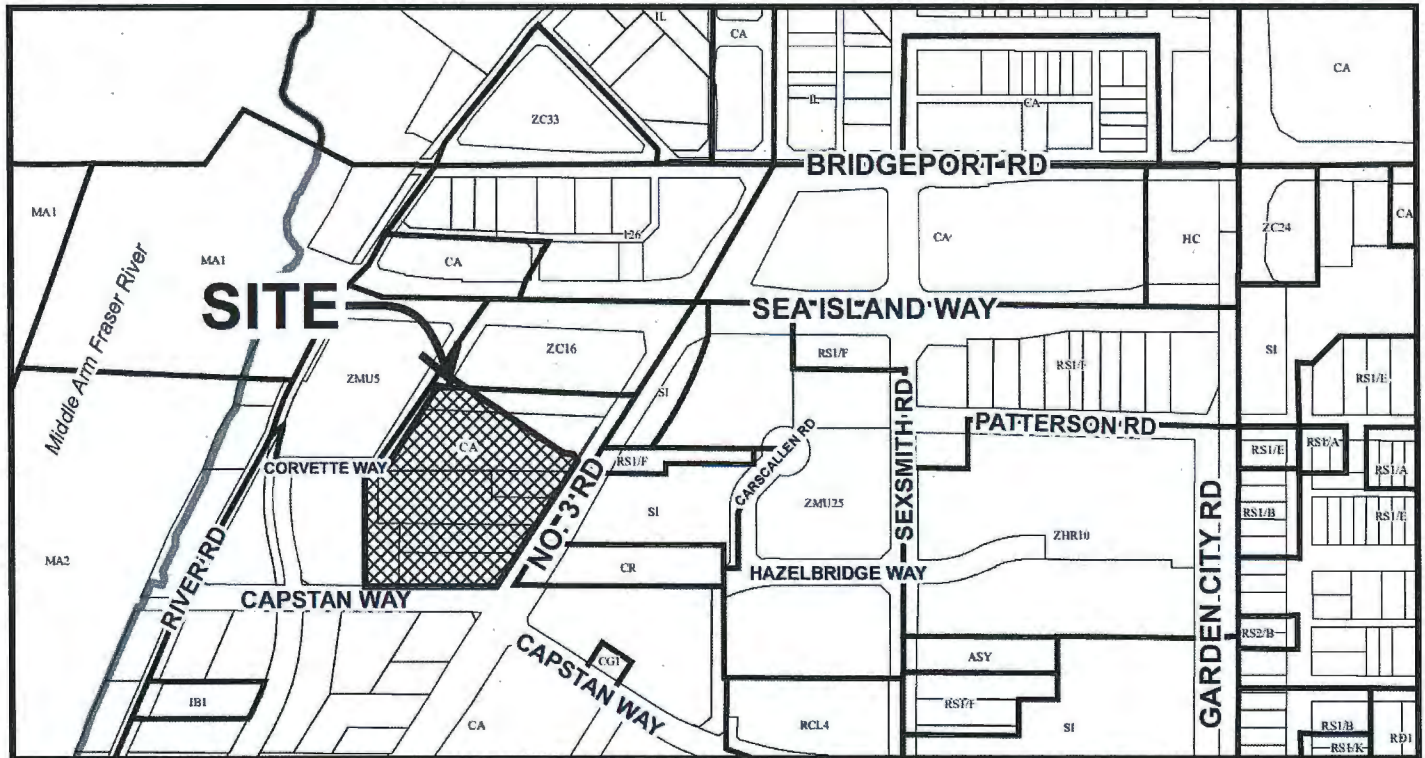
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**Attachments:**

1. Location Map
2. Phasing Key Plan
3. Development Application Data Sheet
4. Advisory Design Panel – Excerpt of Meeting Minutes of December 7, 2016
5. LEED Checklist
6. Development Permit Considerations (Schedule A – Phase 1/Lot A Occupancy Staging Plan)



**ATTACHMENT 1**  
Location Map



**DP 16-745853**

Original Date: 10/06/16

Revision Date: 12/16/16

Note: Dimensions are in METRES







**DP 16-745853**

**ATTACHMENT 3**

Address: 8151 Capstan Way and 3031, 3211, 3231, 3291, 3311, 3331, and 3351 No 3 Road

Applicant: YuanHeng Seaside Developments Ltd Owner: YuanHeng Seaside Developments

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

Floor Area: Gross: 61,602.9 m2 (663,087.6 ft2) Net: 57,106.2 m2 (614,685.8 ft2)

	Existing	Proposed
Site Area	▪ 13,202.0 m2 (142,105.1 ft2)	▪ 13,202.0 m2 (142,105.1 ft2)
Land Uses	▪ Vacant	▪ 6 residential towers ▪ 13 townhouses along Corvette Way & the new street ▪ Ground floor retail along No 3 Road & Capstan Way
OCP Designation	▪ Mixed Use	▪ No change
Zoning:	▪ Residential / Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)	▪ No change
Total Dwellings & BUH Units (1)	▪ Nil	▪ Market units: 494, including 67 BUH units (14%) ▪ Affordable housing: 41, including 41 BUH units (100%) ▪ TOTAL: 535, including 108 BUH units (20%)

(1) BUH units are units designed to comply with Richmond Zoning Bylaw standards for Basic Universal Housing.

	Bylaw (ZMU30) Requirement	Proposed	Variance
Buildable Floor Area (max)	<ul style="list-style-type: none"> <li>Residential: 54,977.8 m2 (591,776.1 ft2)</li> <li>a) Market housing: Max. 53,867.3 m2 (579,822.8 ft2)</li> <li>b) Affordable housing: Min. 1,110.5 m2 (11,953.3 ft2)</li> <li>Commercial: 2,131.0 m2 (22,937.9 ft2)</li> <li>TOTAL: 57,108.8 m2 (614,714.0 ft2)</li> </ul>	<ul style="list-style-type: none"> <li>Residential: 54,977.6 m2 (591,774.3 ft2)</li> <li>a) Market housing: 51,882.1 m2 (558,454.9 ft2)</li> <li>b) Affordable housing: 3,095.5 m2 (33,319.4 ft2)</li> <li>Commercial: 2,128.6 m2 (22,911.5 ft2)</li> <li>TOTAL: 57,106.2 m2 (614,685.8 ft2)</li> </ul>	▪ None permitted
Lot Coverage (max)	▪ 90%	▪ 90%	▪ None
Lot Size (min)	▪ 13,000.0 m2 (139,930.8 ft2)	▪ 13,202.0 m2 (142,105.1 ft2)	▪ None
Setback: Road (min)	▪ 3.0 m (9.8 ft.) to lot line or SRW secured for public access, BUT may be reduced if proper interfaces are provided	<ul style="list-style-type: none"> <li>No. 3 Road: 0.12 m (0.4 ft.) min</li> <li>Capstan Way: 3.8 m (1.3 ft.) min</li> <li>Corvette Way: 1.6 m (5.2 ft.) min</li> <li>East-West Street: 0.3 m (0.9 ft.) min</li> </ul>	▪ None
Setback: Interior Side Yard (min)	▪ 0.0 m	▪ 0.0 m	▪ None
Setback: Below Grade (min)	▪ 0.0 m	▪ 0.0 m (Parking structure)	▪ None
Height (max)	▪ 47.0 m (154.2 ft.)	▪ 47.0 m (154.2 ft.)	▪ None
Parking: TOTAL	<ul style="list-style-type: none"> <li>TOTAL: 620 spaces min, including:</li> <li>a) Residential: 528 min</li> <li>b) Non-Residential: 92 min</li> </ul> <p><i>The minimum ZMU30 rates assume that Transportation Demand Management (TDM) measures are secured via RZ 12-603040.</i></p>	<ul style="list-style-type: none"> <li>TOTAL: 819 spaces, including:</li> <li>a) Residential: 679</li> <li>b) Non-Residential: 140</li> </ul>	▪ None
Parking: Residential	<ul style="list-style-type: none"> <li>528 spaces min, including:</li> <li>a) Market Housing: 494</li> <li>b) Affordable Housing: 34</li> </ul>	<ul style="list-style-type: none"> <li>679 spaces min, including:</li> <li>a) Market Housing: 645</li> <li>b) Affordable Housing: 34</li> </ul>	▪ None

	Bylaw (ZMU30) Requirement	Proposed	Variance
Parking: Non-Residential	<ul style="list-style-type: none"> <li>92 spaces min, including:                             <ul style="list-style-type: none"> <li>a) Commercial: 63 min</li> <li>b) Residential Visitors: 29 min, operated as part of the commercial parking</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>140 spaces, including:                             <ul style="list-style-type: none"> <li>a) 50% "Public" spaces = 705</li> <li>b) 50% "Assignable" spaces = 70</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>None</li> </ul>
Parking: Accessible	<ul style="list-style-type: none"> <li>17 spaces (i.e. 2% of proposed parking), including:                             <ul style="list-style-type: none"> <li>a) Market Residential: 13</li> <li>b) Affordable Housing: 1</li> <li>c) Non-Residential: 3</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>21 spaces, including:                             <ul style="list-style-type: none"> <li>a) Market Residential: 16</li> <li>b) Affordable Housing: 1</li> <li>c) Non-Residential: 4</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>None</li> </ul>
Parking: Small Cars	<ul style="list-style-type: none"> <li>50% max.</li> </ul>	<ul style="list-style-type: none"> <li>17</li> </ul>	<ul style="list-style-type: none"> <li>None</li> </ul>
Parking: Tandem (Market Housing only)	<ul style="list-style-type: none"> <li>Permitted only where 2 spaces are assigned to 1 Market dwelling unit &amp; the second space is excess to the Bylaw</li> </ul>	<ul style="list-style-type: none"> <li>117 proposed tandem pairs</li> </ul>	<ul style="list-style-type: none"> <li>None</li> </ul>
Loading	<ul style="list-style-type: none"> <li>Residential: 3 medium trucks</li> <li>Commercial: 1 medium truck</li> </ul>	<ul style="list-style-type: none"> <li>Residential: 3 medium trucks</li> <li>Commercial: 1 medium truck</li> </ul>	<ul style="list-style-type: none"> <li>None</li> </ul>
Class 1 Bike Storage:	<ul style="list-style-type: none"> <li>675 bikes min, including:                             <ul style="list-style-type: none"> <li>a) Market Housing: 618</li> <li>b) Affordable Housing: 52</li> <li>c) Commercial: 5</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>675 bikes min, including:                             <ul style="list-style-type: none"> <li>a) Market Housing: 618</li> <li>b) Affordable Housing: 52</li> <li>c) Commercial: 5</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>None</li> </ul>
End-of-Trip (Bike) Facilities	<p>As per RZ 12-603040:</p> <ul style="list-style-type: none"> <li>Showers, change rooms, washrooms &amp; lockers for commercial tenants must be next to Class 1 commercial bike storage</li> </ul>	<ul style="list-style-type: none"> <li>As required</li> </ul>	<ul style="list-style-type: none"> <li>None</li> </ul>
Class 2 Bike Storage	<ul style="list-style-type: none"> <li>117 bikes min, including:                             <ul style="list-style-type: none"> <li>a) Residential: 107</li> <li>b) Commercial: 10</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>117 bikes, including:                             <ul style="list-style-type: none"> <li>a) Indoors @ 1<sup>st</sup> floor parkade: 27</li> <li>b) Outdoors (on-site): 90</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>None</li> </ul>
EV Charging Equipment: Vehicles	<ul style="list-style-type: none"> <li>Residential equipment only, including:                             <ul style="list-style-type: none"> <li>a) 136 @ 120V charging stations</li> <li>b) 170 pre-ducted spaces</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Residential, including:                             <ul style="list-style-type: none"> <li>a) 171 @ 240V charging stations</li> <li>b) 171 pre-ducted spaces</li> </ul> </li> <li>Commercial, including:                             <ul style="list-style-type: none"> <li>a) 3 @ 240V chargers</li> <li>b) 16 @ 240V charging stations</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>None</li> </ul>
EV Charging Equipment: Bikes	<ul style="list-style-type: none"> <li>68 for Class 1 bikes:                             <ul style="list-style-type: none"> <li>a) Residential: 67</li> <li>b) Commercial: 1</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>96 for Class 1 bikes:                             <ul style="list-style-type: none"> <li>a) Residential: 95</li> <li>b) Commercial: 1</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>None</li> </ul>
Amenity Space: Indoor	<ul style="list-style-type: none"> <li>1,070.0 m2 (11,517.4 ft2) min, based on 535 units @ 2.0 m2 / unit</li> </ul>	<ul style="list-style-type: none"> <li>1,333.2 m2 (14,350.6 ft2)</li> </ul>	<ul style="list-style-type: none"> <li>None</li> </ul>
Amenity Space: Outdoor	<ul style="list-style-type: none"> <li>TOTAL: 4,530.2 m2 (48,762.7 ft2) min., including:                             <ul style="list-style-type: none"> <li>a) Recreation (OCP): 3,210.0 m2 (34,552.1 ft2)</li> <li>b) Other landscape (CCAP): 1,320.2 m2 (14,210.5 ft2)</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>TOTAL: 5,894.2 m2 (63,444.9 ft2) min., including:                             <ul style="list-style-type: none"> <li>a) Recreation (OCP): 5,718.2 m2 (61,550.4 ft2)</li> <li>b) Other landscape (CCAP): 176.0 m2 (1,894.5 ft2)</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>None</li> </ul>

**Tree Replacement:** 33 bylaw-size trees will be removed to facilitate the subject development & 159 replacement trees will be planted on site. In addition, 15 existing City street trees will be relocated at the developer's sole cost via SA 16-748500.



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

**Wednesday, December 7, 2016 / Rm. M.1.003 / Richmond City Hall**

**4. DP 16-745853 – FIRST PHASE OF 3-PHASE HIGH-RISE MIXED USE DEVELOPMENT, COMPRISED OF 6 TOWERS, TOWNHOUSES AND GROUND FLOOR RETAIL**

ARCHITECT: W. T. Leung Architects

PROPERTY LOCATION: 3031, 3211, 3231, 3291, 3311, 3331, and 3351 No. 3 Road and 8151 Capstan Way

**Applicant's Presentation**

Architect W.T. Leung, W.T. Leung Architects Inc., Stefan Vogelfaenger, W.T. Leung Architects Inc., and Landscape Architect Daryl Tyacke, ETA Landscape Architecture, presented the project and answered queries from the Panel.

**Panel Discussion**

*Comments from the Panel were as follows:*

- consider extending the weather protection structures over the food-oriented commercial spaces proposed for the Capstan Way frontage to facilitate the placement of outdoor tables;  
*Weather protection has been added in this location.*
- review unit layouts that have bathrooms located far from the bedrooms;  
*Unit layouts have been updated and will continue to be refined at Building Permit stage.*
- No. 3 Road elevation is very “looming”; Capstan Way elevation also appears huge due to the two towers of the same height;  
*While the two towers remain the same height, the design of each has been refined to make them more distinct and the bulkiness of the mid-rise and south tower have been broken up through greater articulation and changes in colour and materials.*
- lobbies for the individual buildings could be expressed as more distinct elements that could contribute to the public realm; could also assist in wayfinding and visually break up the language that goes all the way around the building; exit corridors not distinguished from lobby entrances; also consider creating more interest to the public realm, e.g. introducing canopies and seating;  
*Canopies, planting, seating, and related features have been added to enhance the identity and amenity of the residential entrances.*
- appreciate the idea of a food-oriented commercial spaces along the Capstan Way frontage; sliding doors would facilitate the location of food outlets in the development;  
*Folding glass doors have been added to enhance restaurant use along this frontage.*
- the building corner at No.3 Road and Capstan Way is a focal point of the pedestrian realm; however, the base of the building does not address this (e.g., blank wall and projecting residential lobby interrupt retail continuity and reduce the available pedestrian space); consider further design development to provide interest to pedestrians;  
*The residential entrance has been recessed and plaza has been opened up to enhance retail and pedestrian open space continuity.*

- the scale of the project is big for one architect to work on; large projects such as the subject development could benefit from more architects who could provide different ideas;

***The proposed design is functionally integrated, yet exhibits variations in character along its frontages that complement its various uses, provide visual interest, and contribute to local character.***

- overall, appreciate the proposed scheme for the project; siting of the towers in relationship to the proposed density is appropriate; spacing between towers is appropriate;
- package materials circulated to the Panel are very architectural and more helpful to construction than reviewing and understanding the project; package materials should have included shadow studies, view analysis and streetscape analysis in view of the scale of the project; design rationale submitted by the applicant should have been complemented with graphics;

***Additional materials have been submitted for review by City staff.***

- at No. 3 Road and Capstan Way, consider introducing a differentiating treatment at the base of the corner element to provide pedestrian interest;

***The design has been refined to enhance pedestrian interest.***

- appreciate that food-oriented commercial uses screen the parking podium at the south elevation; however, consideration should be given to pushing back the Capstan Way facade to allow more space for public repose and outdoor dining; a recessed courtyard framed by commercial units would be more animated; the proposed public space will provide pedestrian interest along the Capstan Way elevation; give visual cues linking the private podium level with the public street/courtyard;

***Without a larger, anchor-type commercial unit (which the development does not have space to include), it could be difficult to animate a recessed courtyard. Instead, the design has been refined to enhance the visibility and amenity of Capstan Way as a linear pedestrian- and bike-friendly commercial space with weather protection, folding glass doors, special signage, trees, and space for outdoor dining.***

- architectural feature at the corner of No. 3 Road and Capstan Way needs to read stronger; applicant needs to provide a rationale for the design of the corner feature that considers urban design factors, e.g. solar shading;

***The tower design has been refined to enhance visual interest and livability for residents.***

- glass to wall ratio is similar throughout the proposed development; consider more artful facades along No. 3 Road and Capstan Way and more subdued facades along Corvette Way and New East-West Road;

***The articulation of the facades has been refined to enhance the distinction between the west side's residential character and No. 3 Road's mixed use character.***

- appreciate the use and distribution of density in the proposed development;
- consider staggering some of the floors on Building J to mitigate adjacency impacts to neighbouring towers;

***To address adjacency/overlook issues, the east and west sides of Tower J have been articulated with a varied pattern of recessed balconies that help to break up sight lines and redirect views.***



- consider design development to the parkade entrance along the proposed New East-West Road to make it more welcoming;

***A pedestrian walkway, signage, and planting have been added to the parkade entrance.***

- consider design development to the long commercial space façade along No. 3 Road; consider further articulation and “movement” along the façade other than a glazed wall to better address the expected heavy pedestrian traffic;

***Frames around the doors of proposed commercial units, weather protection, special signage, and setback variations at residential entrances are used to articulate the development’s retail frontages and provide visual interest.***

- regarding landscaped areas on the podium level, consider integrating pockets or rooms to serve as gathering areas;

***Seating, garden plots, weather protection, and other features have been used to give greater definition to the various outdoor spaces and amenity uses on the podium rooftop.***

- consider dispersing the affordable housing units to other floors to promote better interaction among residents and enhance the livability in all floors;

***The rezoning allows for the affordable housing to be clustered together.***

- appreciate the green roofs;
- appreciate the architectural treatment at the corner of No. 3 Road and Capstan Way; consider introducing a similar approach to the other corners in the proposed development; a unifying language is needed to unify the whole development;

***The tower proposed for the No. 3 Road and Capstan Way corner is intended to be a local landmark that intentionally contrasts with the cohesive character of the overall development to provide visual interest and identity.***

- consider variations in colours for the buildings in the proposed development to assist in wayfinding and provide a greater sense of identity for residents; and

***Subtle colour and material variations are proposed.***

- provide more welcoming pedestrian arrival spaces/features at the north and south ends of the proposed development’s No. 3 Road frontage, especially for Skytrain commuters.

***Larger plazas with enhanced landscaping and retail frontages are proposed at these key locations.***

*(The following additional comments to Item No. 4 were submitted by Grant Brumpton and read by Winston Chong during the meeting)*

- The patio adjacent the retail on the northeast corner of the site may be very challenging to animate because it has no direct sun access and is exposed to the traffic noise from No. 3 Road and the Skytrain. What has been provided is adequate. Adding significant landscape features in this area will make the retail more successful. Support focusing project resources on the south edge public realm. The water features and elements that have been provided in that area make sense.

***Additional landscape has been provided at the northeast plaza.***

- Agree with staff comments that design development is required on the level 4 landscape. The large contiguous landscape area is a great opportunity to provide a broader range of program elements to improve livability. Opportunities of residents to grow food in urban agriculture plots and prepare food and eat outdoors may add value to the project. The landscaped area should allow for multiple groups to comfortably use different outdoor spaces at the same time without disturbing adjacent residents.

***Garden plots, BBQ, and other features have been added to increase the range of activities and number of groups potentially supported by the podium rooftop outdoor amenity space.***

- Agree with staff comments that more attention should be given to the definition provided between private and public spaces on the level 4 deck.

***Design refinement has been undertaken, including the addition of privacy screens between units.***

- The circulation in the upper deck areas needs more consideration. There are a couple of places where they may be shortcutting and paths cut into the landscape.

***Design refinement has been undertaken, including additional access points.***

- Agree with staff comments that all roofs should be considered for outdoor living in projects like this with a large number of homes.
- The play area should be relocated to a place with better sun access in the winter months.

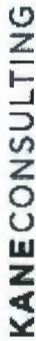
***While the towers shade the podium rooftop, the proposed play area is large and allows reasonable solar access.***

- Incorporating viewpoints is positive; however, the scale of these spaces is very large and they may end up being windswept and uncomfortable. Agree that the detail related to the canopies require design development.

***Design refinement has been undertaken regarding the canopy designs, together with the addition of seating, BBQs, and other features supporting the use of these areas for outdoor dining, recreation, and socializing.***



**Last update: Dec 19, 2016**



**Sustained Ability Analysis by: Karen Corcoran**



**Address:** 8151 Capstan Way & 3031/3211/3231/3291/3311/3331/3351 No. 3 Road

**File No.:** DP 16-745853

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

1. OCP Bylaw: Final adoption of OCP Amendment Bylaw 9593.
2. Zoning Bylaw: Final adoption of Zoning Amendment Bylaw 9594.
3. Rezoning Legal Agreements: Satisfy the terms of legal agreements registered on title prior to rezoning adoption (RZ 12-603040) with respect to the subject Lot A (Seaside South) development, taking into account additional requirements identified, to the City's satisfaction, via the Development Permit (DP 16-745853) review processes including, but not limited to:
  - 3.1. Community Centre Plaza South Statutory Right-of-Way (SRW): To facilitate enhanced public access to and use of the SRW area approved via RZ 12-603040:
    - 3.1.1. Double the minimum size of the SRW area from 58.0 m<sup>2</sup> (624.3 ft<sup>2</sup>) to 116.0 m<sup>2</sup> (1,248.6 ft<sup>2</sup>);
    - 3.1.2. Require that maintenance shall be the sole responsibility of the Owner (because through the subject Development Permit it has been determined to the City's satisfaction that no City sidewalk, utilities, streetlights, street trees, or permanent furnishings shall be located within the SRW area); and
    - 3.1.3. With prior written permission of the City, which permission may be conditional on the Owner satisfying various design, permitting, or other requirements (which may include, but may not be limited to, restricting the installation of fences, roofs, or similar structures), allow the Owner to close up to a maximum of 50% of the SRW area to public access to facilitate use of the closed portion for temporary outdoor dining and restaurant seating conducted by the operator(s) of the development's contiguous ground floor commercial unit(s).
  - 3.2. Skyline Pump Station Equipment Statutory Right-of-Way (SRW): To accommodate design directions identified through the coordinated review of Servicing Agreement #1 (SA 16-748500) and the subject Phase 1 Development Permit (DP 16-745853):
    - 3.2.1. Reduce the SRW area behind the building face from 4.0 m by 15.0 m (13.1 ft. by 49.2 ft.) SRW area to 6.25 m by 12.67 m (20.5 ft. by 41.6 ft.); and
    - 3.2.2. Reduce the width of the SRW area extending from the building face to the property line from 15.0 m (49.2 ft.) to 12.67 m (41.6 ft.).
  - 3.3. Affordable Housing: To accurately reflect the specifics of the affordable housing units and ancillary spaces and uses to be constructed on Lot A (Seaside South), as determined to the satisfaction of the City via the subject Development Permit (DP 16-745853), the Housing Covenant registered on title shall require that:
    - 3.3.1. The Lot A development includes, among other things, 41 units (i.e. 5 bachelor, 7 one-bedroom, 25 two-bedroom, and 4 three-bedroom), comprising a combined total habitable area of at least 3,095.5 m<sup>2</sup> (33,319.4 ft<sup>2</sup>), together with 34 parking spaces (including 9 electric vehicle 240V stations and 9 240V Pre-ducted Spaces for future electric vehicle stations) and 52 "Class 1" bike storage spaces (including 6 120V duplex outlets for charging electric bikes) for the exclusive use of the affordable housing unit occupants; and
    - 3.3.2. No Building Permit\* shall be issued for a building on Lot A, until the developer, if so determined at the sole discretion of the City, registers a replacement covenant for the purpose of replacing the floor plans and/or summary tables and related information in the covenant in order



that the information contained in the covenant accurately reflects the approved building design at the time of Building Permit\* issuance. For clarity, affordable housing features that shall NOT be changed via the Lot A replacement covenant shall include the:

- Total habitable floor area of affordable housing on Lot A (i.e. 3,095.5 m<sup>2</sup> / 33,319.4 ft<sup>2</sup>) and the minimum habitable floor area of affordable housing in Stage 1, as required to satisfy the ZMU30 zone and set out in the Phase 1/Lot A Occupancy Staging Agreement (i.e. at least 1,110.5 m<sup>2</sup> / 11,953.3 ft<sup>2</sup>);
- Total number of affordable housing units on Lot A (i.e. 41 units) and the number of affordable housing units in each occupancy stage, as set out in the Phase 1/Lot A Occupancy Staging Agreement (i.e. 21 in Stage 1; 7 in Stage 2; 13 in Stage 3);
- Affordable housing unit mix on Lot A (i.e. 5 bachelor, 7 one-bedroom, 25 two-bedroom, and 4 three-bedroom); and
- Minimum permitted affordable housing unit sizes as approved by Council and set out in the City's Affordable Housing Strategy.

3.3.3. "No occupancy" shall be permitted for the first building on Lot A (Seaside South), restricting final Building Permit\* inspection granting occupancy for Lot A, in whole or in part, until the affordable housing and ancillary spaces and uses on Lot A have received final Building Permit\* inspection granting occupancy, EXCEPT as expressly provided for in the Phase 1/Lot A Occupancy Staging Agreement.

3.4. Public Art: Deliver to the City:

3.4.1. The Detailed Public Art Plan for Seaside South (Phase 1 / Lot A), which Plan must be attached to the Public Art agreement registered on title for Lot A to satisfy the rezoning; and

3.4.2. As security for the performance of the developer's obligations in the Public Art Agreement (registered on title prior to rezoning adoption) with respect to Phase 1 and the Detailed Public Art Plan for Seaside South (Phase 1 / Lot A), a voluntary developer contribution in the amount of \$462,213 (based on the table below), including:

- \$439,102 (95%) in the form of a Letter of Credit to secure the developer's implementation of public art in coordination with the design and construction of Phase 1; and
- \$23,111 (5%) in the form of a cash contribution to the Public Art Operating Provision to support and sustain the management, administration, and promotion of the Public Art Program, as per standard City policy.

Phase	Maximum Permitted Floor Area as per ZMU30 Zone	Public Art Floor Area Exemptions (1)	Minimum Developer Contribution Rate	Min. Voluntary Developer Contributions (2)
1	(R) 54,977.8 m <sup>2</sup> (591,776.1 ft <sup>2</sup> ) (NR) 2,131.0 m <sup>2</sup> (22,937.9 ft <sup>2</sup> )	(R) 3,095.5 m <sup>2</sup> (33,319.4 ft <sup>2</sup> )	(R) \$0.81/ft <sup>2</sup> (NR) \$0.43/ft <sup>2</sup>	\$462,213
2	(R) 21,015.0 m <sup>2</sup> (226,203.6 ft <sup>2</sup> ) (NR) 22,164.8 m <sup>2</sup> (238,580.1 ft <sup>2</sup> )	(R) 1,346.3 m <sup>2</sup> (14,491.7 ft <sup>2</sup> ) (NR) 3,106.6 m <sup>2</sup> (33,439.0 ft <sup>2</sup> )	The greater of the Phase 1 rate or the City rate in effect at Development Permit Approval	\$259,697(3)
3	(R) 12,843.2 (138,243.2 ft <sup>2</sup> ) (NR) Nil	Nil		\$111,977(5)
TOTAL	(R) 88,836.0 m <sup>2</sup> (956,222.4 ft <sup>2</sup> ) (NR) 24,295.8 m <sup>2</sup> (261,518.4 ft <sup>2</sup> )	(R) 4,441.8 m <sup>2</sup> (47,811.1 ft <sup>2</sup> ) (NR) 3,106.6 m <sup>2</sup> (33,439.0 ft <sup>2</sup> )	Varies	\$833,887

NOTE: (R) means residential and (NR) means non-residential.

- (1) Rates do not apply to affordable housing (Phases 1 & 2) or Community Centre (Phase 2) uses.
- (2) Estimated minimum contributions are based on the maximum permitted floor area under the ZMU30 zone, adjusted for the approved distribution of Affordable Housing determined through the Phase 1 Development Permit, and the contribution rates in effect at the time of Rezoning. Actual contributions may be greater, as determined based on the rates in effect prior to Development Permit issuance on a phase-by-phase basis.
- (3) As per RZ 12-603040 & the Master Plan, the developer shall allocate a portion of the public art budget, equal to at least 1% of the Community Centre construction budget on Lot B (i.e. \$217,000 estimated public art value, to be adjusted based on actual construction costs), towards public art that shall be designed and implemented in coordination with the Community Centre, all to the satisfaction of the City.

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3.5. Servicing Agreement #1 (SA 16-748500): To address issues arising through the first submission of SA #1 and facilitate the coordination of the design and construction of on- and off-site works, SA #1 shall include, among other things, the following requirement, as determined to the sole satisfaction of the City:

3.5.1. Staged Occupancy: Both interim and ultimate designs for sidewalks and landscaped areas behind the curb (excluding streetlights) along those portions of Lot A's frontages that are identified as "Stage 2" or "Stage 3" in the City-approved "Lot A Occupancy Staging Agreement" (the registration of which agreement is a DP Consideration with respect to the subject Lot A Development Permit);

3.5.2. Signal Upgrade: A change to Rezoning Consideration 25.2.6(a) (RZ 12-603040), such that the pedestrian traffic signal required to be installed at the intersection of No. 3 Road and the new east-west street shall be upgraded as a full 2-phase traffic signal that can be triggered by both pedestrians and vehicles (and the incremental increase in cost arising from the upgrade shall be treated as an eligible item for Roads Development Cost Charge credit purposes); and

3.5.3. Pump Station Equipment Enclosure: The detailed design review and approval process for the Skyline Pump Station equipment enclosure and related features, which improvements shall (as agreed through the rezoning) be owned and maintained at the sole cost of the developer/owner and secured for the unrestricted use of the City via a Statutory Right-of-Way.

More specifically, prior to Building Permit\* issuance for Phase 1, in whole or in part, the detailed design, configuration, and location of on-site features required to satisfy the rezoning (RZ 12-603040) with respect to improvements to and the operation of the Skyline Pump Station (including without limitation the pump station equipment, equipment enclosure, service vehicle access, and treatment of the area between the enclosure and the existing and ultimate pump stations), together with related building and landscape features, shall be subject to the review and approval of the Director of Engineering, Director of Development, Director of Transportation, and Senior Manager, Parks through the Phase 1 Servicing Agreement process (SA #1).

The approved design of the equipment enclosure and service access shall be included for construction purposes in the developer's Lot A (Seaside South) Building Permit\* (i.e. not in SA #1 and not secured via the SA #1 Letter of Credit).

NOTE: The pump station equipment enclosure must be designed and constructed to:

- Be attractive and complement the quality and character of the streetscape;
- Exhaust the generator;
- Not obstruct any equipment access doors (e.g., doors on all sides of the kiosk);
- Exclude fixed structures (i.e. walls, columns, etc.);
- Enable a single operator to easily access and use all the equipment within the enclosure under all conditions (including during power outages);
- Enable an equipment operator to maintain a line of sight with the pump station from every portion of the pump station equipment;
- Be durable and low-maintenance; and
- Provide for the convenient, cost-effective removal, repair, replacement, and installation of equipment (e.g., PMT, generator, and kiosk) and related features within the enclosure.

3.5.4. Street Tree Relocation: City-owned street trees impacted by road improvements required along No. 3 Road (as per RZ 12-603040) shall be relocated by the developer, at the developer's sole cost, to locations elsewhere in Richmond, to the City's specifications and satisfaction.

NOTE: The required tree relocation will be undertaken by the developer, at the developer's sole cost, in addition to the developer's planting of new street trees within the No. 3 Road road improvement area, also at the developer's sole cost.



4. Landscape Security: Submission of a Letter of Credit for landscaping in the amount of \$2,913,021.93, based on the cost estimate provided by a CSLA registered landscape Architect, including 10% contingency (REDMS #5278600, updated as per REDMS #5335781).

NOTE: A Tree Removal Permit (Rezoning in Process – T3) was issued on August 12, 2016, for the removal of 30 trees from the subject site to facilitate soil contaminant removal (Permit 16-741470). Tree replacement security in the amount of \$30,000 held by the City with respect to this permit shall be released to the developer upon the City's receipt of the landscape Letter of Credit for DP 16-745853.

5. Phase 1/Lot A Occupancy Staging Agreement: Registration of a restrictive covenant and/or alternative legal agreement on title to Lot A (Seaside South), to the satisfaction of the City, ensuring that:
- 5.1. The Lot A (Seaside South) development subject to DP 16-745853 shall be comprised of a maximum of three stages, as generally described in the Phase 1/Lot A Occupancy Staging Plan (**SCHEDULE A**), the construction of which shall proceed in order from Stage 1 through Stage 2 to Stage 3;
  - 5.2. Final Building Permit\* inspection granting occupancy of sequential phases (e.g., Stages 1 and 2) may proceed concurrently, but a later stage may not advance, in whole or in part, ahead of an earlier stage (e.g., Stage 2 shall not receive final Building Permit\* inspection granting occupancy ahead of Stage 1); and
  - 5.3. As per legal agreement(s) registered on title prior to rezoning adoption, all off-site works required with respect to Lot A (Seaside South) shall be addressed by one Servicing Agreement (SA 16-748500), which the developer must enter into prior to rezoning adoption, and which works shall be complete to the City's satisfaction prior to final Building Permit\* inspection granting occupancy for Lot A (Seaside South), in whole or in part. To facilitate the staging of building occupancy, the SA shall include "interim" and "ultimate" designs for works behind the curb and streetlights in areas that will not be occupied until Stages 2 and 3, which works may include, but may not be limited to, temporary sidewalks and/or boulevard treatments, as determined to the City's satisfaction.
6. Shared Residential Amenity Space for Lot A & Lot B: Registration of a restrictive covenant(s) and/or alternative legal agreement(s) on title to Lot A (Seaside South) and Lot B (Seaside North), to the satisfaction of the City, specifying the amount and distribution of common indoor and outdoor amenity space on Lots A and B, and ensuring that a portion of the residential indoor and outdoor amenity space constructed on Lot A, as specified in the subject Development Permit, is secured, together with related access, spaces, and uses, for the unrestricted future use of the residents of Lot B (including the Affordable Housing occupants of Lot B, which occupants shall have use of the applicable portion of the Lot A amenities on the same terms that apply to their use of Lot B amenities). More specifically:
- 6.1. Residents of Lot B shall have unrestricted:
    - 6.1.1. Shared use, with the residents of Lot A, of common indoor and outdoor amenity spaces in the Lot A building, including:
      - One outdoor space, comprising 100% of the common outdoor amenity space located at the podium roof level as per the Development Permit; and
      - One indoor space, at least 650.3 m<sup>2</sup> (7,000.0 ft<sup>2</sup>) in size, contiguous with and directly accessible from the common outdoor space, which indoor space shall be located on one level and include an indoor pool and related amenities;
    - 6.1.2. Exclusive use of weather protected vertical circulation providing secure access for the Lot B residents between ground level along the Lot A frontage of the proposed east-west street and Lot A's podium roof level via elevator and stair; EXCEPT that the stair may be used by the occupants of Lot A for emergency exiting purposes from Lot A's podium roof level. (NOTE: Vertical circulation shall not be considered to be amenity space for the purpose of floor area ratio calculations.)
  - 6.2. On the basis that the residents of Lot B have use of Lot A's amenity spaces and related features as described above, the required amount and distribution of residential common outdoor and indoor amenity space on Lots A and B shall be as follows:

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- 6.2.1. For common outdoor amenity space, the space provided shall meet or exceed the Richmond Official Community Plan (OCP) rates in effect at the time of Development Permit issuance on a lot-by-lot basis; and
- 6.2.2. For common indoor amenity space, the combined total floor area of common indoor amenity space on Lots A and B shall not exceed 0.1 floor area ratio, as permitted under the ZMU30 zone, based on the combined total lot area of Lots A and B, and the required common indoor amenity space shall be distributed such that the developer shall provide at least:
  - 1,333.2 m<sup>2</sup> (14,350.6 ft<sup>2</sup>) on Lot A; and
  - 246.8 m<sup>2</sup> (2,656.5 ft<sup>2</sup>) on Lot B.

NOTE: With respect to the rezoning, the developer shall be required to register a "Unit Allocation Covenant" on Lots A, B, and C, which covenant shall restrict the maximum permitted number of units on Lot A to 535 (as per DP 16-745853) and on Lot B to 255. Based on this and the OCP minimum common indoor amenity space rate of 2.0 m<sup>2</sup> (21.5 ft<sup>2</sup>) per dwelling, the minimum common indoor amenity space requirement for Lot A would be 1,070.0 m<sup>2</sup> (11,517.4 ft<sup>2</sup>) and for Lot B would be 510.0 m<sup>2</sup> (5,489.7 ft<sup>2</sup>). Under the subject "Shared Residential Amenity Space for Lot A & Lot B" agreement, the developer's proposed over-building of amenity space on Lot A shall allow for a reduction in the future amount of common indoor amenity space provided on Lot B; HOWEVER, regardless for the actual floor area of common indoor amenity space overbuilt on Lot A, the developer shall be required to construct at least 246.8 m<sup>2</sup> (2,656.5 ft<sup>2</sup>) of common indoor amenity space on Lot B.

- 6.3. "No development" shall be permitted for residential uses on Lot A or Lot B, restricting Development Permit issuance with respect to residential uses, until, on a lot-by-lot basis, the developer provides for the required common indoor and outdoor amenity spaces and related access, spaces, and uses to the satisfaction of the City.
- 6.4. No Building Permit\* shall be issued for residential uses on Lot A or Lot B, until, on a lot-by-lot basis, the developer provides for the required common indoor and outdoor amenity spaces and related access, spaces, and uses to the satisfaction of the City and a letter of assurance is submitted by the architect confirming that the facilities satisfy the City's objectives.
- 6.5. "No occupancy" shall be permitted for residential uses on Lot A or Lot B, restricting final Building Permit\* inspection granting occupancy, until:
  - 6.5.1. For Lot A, the required common indoor and outdoor amenity spaces and related access, spaces, and uses are completed to the satisfaction of the City and have received final Building Permit\* inspection granting occupancy in accordance with the Phase 1/Lot A Occupancy Staging Agreement; and
  - 6.5.2. For Lot B, the required common indoor and outdoor amenity spaces and related access, spaces, and uses:
    - On Lot A are 100% completed to the satisfaction of the City and have received final Building Permit\* inspection granting occupancy; and
    - On Lot B are completed as determined to the sole satisfaction of the City (e.g., staged) via an approved Development Permit for Lot B.

**Prior to Building Permit\* Issuance, the developer must complete various requirements that shall include, but shall not be limited to, the following:**

1. Encroachment Agreement(s): Any and all pedestrian weather protection features extending beyond the property line into a City-owned road right-of-way (i.e. overhanging the City sidewalk) shall be subject to an encroachment agreement, to the satisfaction of the City. The affected weather protection shall not include signage and will take the form of demountable, glass and metal canopies supported by the building (i.e. no columns) and designed to minimize potential conflicts with City street trees, infrastructure, and related operations, to the satisfaction of the Director of Development, Director of Engineering, Senior Manager, Parks, and Manager, Transportation. (Fees shall apply.)

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2. Legal Agreements: Satisfy all legal agreements registered on title prior to rezoning adoption (RZ 12-603040) and/or Development Permit (DP 16-745853) issuance with respect to Lot A (Seaside South), including, but not limited to:
  - 2.1. Capstan Station Reserve: Submission of the voluntary developer contribution needed to satisfy Zoning Bylaw requirements, based on the actual number of dwelling units in the phase and the City-approved Capstan Station Reserve Voluntary Contribution rate in effect at the date of Building Permit\* approval; and
  - 2.2. District Energy Utility (DEU): Submission of an energy modelling report for Lot A (Seaside South) and design the subject site with the capability to connect to and be serviced by a DEU, to the satisfaction of the Director of Engineering.
3. Construction Traffic Management Plan: Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. 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. Accessibility: Incorporation of accessibility measures in Building Permit\* (BP) plans as determined via the Rezoning and/or Development Permit processes.
5. Construction Hoarding: Obtain a Building Permit\* (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit\*. For additional information, contact the Building Approvals Department at 604-276-4285.

**NOTE:**

- Items marked with an asterisk (\*) require 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 contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

SIGNED COPY ON FILE (REDMS #5337281)

Signed \_\_\_\_\_

Date \_\_\_\_\_

STAGED FEATURES	STAGE 1 Buildings B & C	STAGE 2 (1) Buildings A & J	STAGE 3 (2) Buildings D & E	TOTAL Buildings A, B, C, D, E & J
1. Commercial	<ul style="list-style-type: none"> <li>Entire No. 3 Road frontage</li> </ul>	<ul style="list-style-type: none"> <li>None required</li> </ul>	<ul style="list-style-type: none"> <li>Entire Capstan Way frontage</li> </ul>	<ul style="list-style-type: none"> <li>Max. 2,128.6 m<sup>2</sup> (22,911.5 ft<sup>2</sup>)</li> </ul>
2. Market Housing	<ul style="list-style-type: none"> <li>Max. 169 units</li> </ul>	<ul style="list-style-type: none"> <li>Max. 161 units</li> </ul>	<ul style="list-style-type: none"> <li>Max. 164 units</li> </ul>	<ul style="list-style-type: none"> <li>Max. 51,882.1 m<sup>2</sup> (558,454.9 ft<sup>2</sup>)</li> <li>Max. 494 units</li> </ul>
3. Affordable Housing	<ul style="list-style-type: none"> <li>Min. 1,110.5 m<sup>2</sup> (11,953.3 ft<sup>2</sup>)</li> <li>21 units</li> </ul>	<ul style="list-style-type: none"> <li>7 units</li> </ul>	<ul style="list-style-type: none"> <li>13 units</li> </ul>	<ul style="list-style-type: none"> <li>3,095.5 m<sup>2</sup> (33,319.4 ft<sup>2</sup>)</li> <li>41 units, including:               <ul style="list-style-type: none"> <li>5 bachelor units</li> <li>7 one-bedroom units</li> <li>25 two-bedroom units</li> <li>4 three-bedroom units</li> </ul> </li> </ul>
4. Basic Universal Housing (BUH) Units	<ul style="list-style-type: none"> <li>No. of Market Housing units may vary</li> <li>21 Affordable Housing units</li> </ul>	<ul style="list-style-type: none"> <li>No. of Market Housing units may vary</li> <li>7 Affordable Housing units</li> </ul>	<ul style="list-style-type: none"> <li>Additional Market Housing units as required to achieve a total of 67</li> <li>13 Affordable Housing units</li> </ul>	<ul style="list-style-type: none"> <li>67 Market Housing units</li> <li>41 Affordable Housing units</li> </ul>
5. OCP Outdoor Amenity Space – For Shared Market & Affordable Housing Occupant Use	<ul style="list-style-type: none"> <li>Min. 1,014.0 m<sup>2</sup> (10,914.6 ft<sup>2</sup>) of rooftop outdoor recreation space</li> </ul>	<ul style="list-style-type: none"> <li>Min. 966.0 m<sup>2</sup> (10,397.9 ft<sup>2</sup>) of rooftop outdoor recreation space</li> </ul>	<ul style="list-style-type: none"> <li>Additional rooftop outdoor recreation space as required to achieve a total of 5,718.2 m<sup>2</sup> (61,550.4 ft<sup>2</sup>) on Lot A</li> <li>176.0 m<sup>2</sup> (1,894.5 ft<sup>2</sup>) of planted area at/near ground level</li> <li>100% of features required for future shared use with residents of Phase 2 &amp; to satisfy the terms of the <u>Shared Residential Amenity Space for Lot A &amp; Lot B agreement</u></li> </ul>	<ul style="list-style-type: none"> <li>5,718.2 m<sup>2</sup> (61,550.4 ft<sup>2</sup>) of rooftop outdoor recreation space</li> <li>176.0 m<sup>2</sup> (1,894.5 ft<sup>2</sup>) of planted area at/near ground level</li> <li>100% of features required for future shared use with residents of Phase 2 &amp; to satisfy the terms of the <u>Shared Residential Amenity Space for Lot A &amp; Lot B agreement</u></li> </ul>
6. OCP Indoor Amenity Space – For Shared Market & Affordable Housing Occupant Use	<ul style="list-style-type: none"> <li>At least 338.0 m<sup>2</sup> (3,638.2 ft<sup>2</sup>), which may include Temporary Amenity Space</li> </ul>	<ul style="list-style-type: none"> <li>At least 322.0 m<sup>2</sup> (3,466.0 ft<sup>2</sup>), which may include Temporary Amenity Space</li> </ul>	<ul style="list-style-type: none"> <li>Removal of any and all Temporary Amenity Space constructed in Stage 1 and/or Stage 2</li> <li>Additional permanent amenity space as required to achieve a total of 1,333.2 m<sup>2</sup> (14,350.6 ft<sup>2</sup>) on Lot A</li> <li>100% of features required for future shared use with residents of Phase 2 &amp; to satisfy the terms of the <u>Shared Residential Amenity Space for Lot A &amp; Lot B agreement</u></li> </ul>	<ul style="list-style-type: none"> <li>1,333.2 m<sup>2</sup> (14,350.6 ft<sup>2</sup>), including an indoor pool facility at least 650.3 m<sup>2</sup> (7,000.0 ft<sup>2</sup>) in size, BUT excluding any Temporary Amenity Space required to be removed in Stage 3</li> <li>100% of features required for future shared use with residents of Phase 2 &amp; to satisfy the terms of the <u>Shared Residential Amenity Space for Lot A &amp; Lot B agreement</u></li> </ul>
7. Parking – Commercial "Public" Spaces	<ul style="list-style-type: none"> <li>70 spaces</li> <li>3 EV 240V Chargers</li> </ul>	<ul style="list-style-type: none"> <li>None required</li> </ul>	<ul style="list-style-type: none"> <li>None required</li> </ul>	<ul style="list-style-type: none"> <li>70 spaces</li> <li>3 EV 240V Chargers</li> </ul>
8. Parking – Commercial "Assignable" Spaces	<ul style="list-style-type: none"> <li>None required</li> </ul>	<ul style="list-style-type: none"> <li>70 spaces</li> <li>16 EV Charging 240V Stations</li> </ul>	<ul style="list-style-type: none"> <li>None required</li> </ul>	<ul style="list-style-type: none"> <li>70 spaces</li> <li>16 EV Charging 240V Stations</li> </ul>



STAGED FEATURES		STAGE 1 Buildings B & C		STAGE 2 (1) Buildings A & J		STAGE 3 (2) Buildings D & E		TOTAL Buildings A, B, C, D, E & J	
9.	Parking – For Market Housing Resident Use	<ul style="list-style-type: none"> <li>202 spaces, excluding tandem spaces</li> <li>Additional spaces at the developer's discretion, which may include tandem spaces</li> </ul> <p>Based on total parking provided:</p> <ul style="list-style-type: none"> <li>25% EV Charging 240V Stations</li> <li>25% EV 240V Pre-ducted Spaces</li> </ul>	<ul style="list-style-type: none"> <li>19 spaces</li> <li>5 EV Charging 240V Stations</li> <li>5 EV 240V Pre-ducted Spaces</li> </ul>	<ul style="list-style-type: none"> <li>194 spaces, excluding tandem spaces</li> <li>Additional spaces at the developer's discretion, which may include tandem spaces</li> </ul> <p>Based on total parking provided:</p> <ul style="list-style-type: none"> <li>25% EV Charging 240V Stations</li> <li>25% EV 240V Pre-ducted Spaces</li> </ul>	<ul style="list-style-type: none"> <li>98 spaces, excluding tandem spaces</li> <li>Additional spaces at the developer's discretion, which may include tandem spaces</li> </ul> <p>Based on total parking provided:</p> <ul style="list-style-type: none"> <li>25% EV Charging 240V Stations</li> <li>25% EV 240V Pre-ducted Spaces</li> </ul>	<ul style="list-style-type: none"> <li>Approximately 645 spaces, including:</li> <li>494 spaces, excluding tandem spaces</li> <li>Additional spaces at the developer's discretion, which may include tandem spaces</li> </ul> <p>Based on total parking provided:</p> <ul style="list-style-type: none"> <li>25% EV Charging 240V Stations (i.e. 162 based on 645 spaces)</li> <li>25% EV 240V Pre-ducted Spaces (i.e. 162 based on 645 spaces)</li> </ul>	<ul style="list-style-type: none"> <li>34 spaces</li> <li>9 EV Charging 240V Stations</li> <li>9 EV 240V Pre-ducted Spaces</li> </ul>		
10.	Parking – For Exclusive Affordable Housing Resident Use	<ul style="list-style-type: none"> <li>19 spaces</li> <li>5 EV Charging 240V Stations</li> <li>5 EV 240V Pre-ducted Spaces</li> </ul>		<ul style="list-style-type: none"> <li>7 spaces</li> <li>2 EV Charging 240V Stations</li> <li>2 EV 240V Pre-ducted Spaces</li> </ul>	<ul style="list-style-type: none"> <li>8 spaces</li> <li>2 EV Charging 240V Stations</li> <li>2 EV 240V Pre-ducted Spaces</li> </ul>	<ul style="list-style-type: none"> <li>34 spaces</li> <li>9 EV Charging 240V Stations</li> <li>9 EV 240V Pre-ducted Spaces</li> </ul>			
11.	Class 1 Bike Storage – For Commercial Use	<ul style="list-style-type: none"> <li>5 spaces</li> <li>1 Electric Bike Charging Station</li> </ul>		<ul style="list-style-type: none"> <li>None required</li> </ul>	<ul style="list-style-type: none"> <li>None required</li> </ul>	<ul style="list-style-type: none"> <li>5 spaces</li> <li>1 Electric Bike Charging Station</li> </ul>			
12.	End-of-Trip Facilities – For Non-Residential Tenant Use	<ul style="list-style-type: none"> <li>100% of the required facilities (must be co-located with the required Class 1 Bike Storage for Commercial Use)</li> </ul>		<ul style="list-style-type: none"> <li>None required</li> </ul>	<ul style="list-style-type: none"> <li>None required</li> </ul>	<ul style="list-style-type: none"> <li>100% of the required facilities (must be co-located with the required Class 1 Bike Storage for Commercial Use)</li> </ul>			
13.	Class 1 Bike Storage – For Market Housing Resident Use	<ul style="list-style-type: none"> <li>212 spaces</li> <li>Greater of 22 Electric Bike Charging Stations or as required to provide 1 per 10 or less bikes in each bike storage room</li> </ul>	<ul style="list-style-type: none"> <li>202 spaces</li> <li>Greater of 21 Electric Bike Charging Stations or as required to provide 1 per 10 or less bikes in each bike storage room</li> </ul>	<ul style="list-style-type: none"> <li>204 spaces</li> <li>Greater of 21 Electric Bike Charging Stations or as required to provide 1 per 10 or less bikes in each bike storage room</li> </ul>	<ul style="list-style-type: none"> <li>204 spaces</li> <li>Greater of 21 Electric Bike Charging Stations or as required to provide 1 per 10 or less bikes in each bike storage room</li> </ul>	<ul style="list-style-type: none"> <li>618 spaces</li> <li>Greater of 64 Electric Bike Charging Stations or as required to provide 1 per 10 or less bikes in each bike storage room</li> </ul>			
14.	Class 1 Bike Storage – For Exclusive Affordable Housing Resident Use	<ul style="list-style-type: none"> <li>27 spaces</li> <li>Greater of 3 Electric Bike Charging Stations or as required to provide 1 per 10 or less bikes in each bike storage room</li> </ul>	<ul style="list-style-type: none"> <li>9 spaces</li> <li>Greater of 1 Electric Bike Charging Station s or as required to provide 1 per 10 or less bikes in each bike storage room</li> </ul>	<ul style="list-style-type: none"> <li>9 spaces</li> <li>Greater of 1 Electric Bike Charging Station s or as required to provide 1 per 10 or less bikes in each bike storage room</li> </ul>	<ul style="list-style-type: none"> <li>16 spaces</li> <li>Greater of 2 Electric Bike Charging Station s or as required to provide 1 per 10 or less bikes in each bike storage room</li> </ul>	<ul style="list-style-type: none"> <li>52 spaces</li> <li>Greater of 6 Electric Bike Charging Station s or as required to provide 1 per 10 or less bikes in each bike storage room</li> </ul>			
15.	Class 2 Bike Storage – For Public Use	<ul style="list-style-type: none"> <li>27 spaces clustered indoors at the parkade street level</li> <li>12 spaces dispersed outdoors</li> </ul>	<ul style="list-style-type: none"> <li>39 spaces dispersed outdoors</li> </ul>	<ul style="list-style-type: none"> <li>39 spaces dispersed outdoors</li> </ul>	<ul style="list-style-type: none"> <li>39 spaces dispersed outdoors</li> </ul>	<ul style="list-style-type: none"> <li>27 spaces clustered indoors at the parkade street level</li> <li>90 spaces dispersed outdoors</li> </ul>			
16.	Servicing Agreement Works (SA 16-748500)	<ul style="list-style-type: none"> <li>100% of required works, EXCEPT that interim frontage treatments (approved via SA 16-745853) may be installed along:</li> <li>New street west of parkade entrance</li> <li>Corvette Way</li> <li>Capstan Way west of the corner, including the interim treatment of the access to the pump station equipment enclosure</li> </ul>	<ul style="list-style-type: none"> <li>Removal &amp; replacement of interim frontage works with ultimate frontage works, including:</li> <li>Completion of the new street</li> <li>Corvette Way parkade/driveway to the new street</li> </ul>	<ul style="list-style-type: none"> <li>Removal &amp; replacement of interim frontage works with ultimate frontage works, including:</li> <li>Completion of Corvette Way</li> <li>Completion of Capstan Way, including the ultimate treatment of the access to the pump station equipment enclosure</li> </ul>	<ul style="list-style-type: none"> <li>Removal &amp; replacement of interim frontage works with ultimate frontage works, including:</li> <li>Completion of Corvette Way</li> <li>Completion of Capstan Way, including the ultimate treatment of the access to the pump station equipment enclosure</li> </ul>	<ul style="list-style-type: none"> <li>100% of required Servicing Agreement works, including the replacement of all interim frontage works with ultimate frontage works (as approved via SA 16-745853)</li> </ul>			
17.	Pump Station Enclosure	<ul style="list-style-type: none"> <li>100% of required facilities</li> </ul>	<ul style="list-style-type: none"> <li>None required</li> </ul>	<ul style="list-style-type: none"> <li>None required</li> </ul>	<ul style="list-style-type: none"> <li>None required</li> </ul>	<ul style="list-style-type: none"> <li>100% of required facilities</li> </ul>			

Initial: \_\_\_\_\_

STAGED FEATURES	STAGE 1 Buildings B & C	STAGE 2 (1) Buildings A & J	STAGE 3 (2) Buildings D & E	TOTAL Buildings A, B, C, D, E & J
18. Public Art	<ul style="list-style-type: none"> <li>None required</li> </ul>	<ul style="list-style-type: none"> <li>None required</li> </ul>	<ul style="list-style-type: none"> <li>100% of artwork(s) &amp; related requirements</li> </ul>	<ul style="list-style-type: none"> <li>100% of artwork(s) &amp; related requirements</li> </ul>
19. Loading & Waste Management	<ul style="list-style-type: none"> <li>100% of required loading facilities</li> <li>100% of garbage &amp; recycling facilities required for residential uses in Buildings B &amp; C</li> <li>100% of garbage &amp; recycling facilities required for No. 3 Road commercial uses</li> </ul>	<ul style="list-style-type: none"> <li>100% of garbage &amp; recycling facilities required for residential uses in Buildings A &amp; J</li> </ul>	<ul style="list-style-type: none"> <li>100% of garbage &amp; recycling facilities required for residential uses in Buildings D &amp; E</li> <li>100% of garbage &amp; recycling facilities required for Capstan Way commercial uses</li> </ul>	<ul style="list-style-type: none"> <li>100% of required loading facilities</li> <li>100% of garbage &amp; recycling facilities required for all residential uses</li> <li>100% of garbage &amp; recycling facilities required for all commercial uses</li> </ul>
20. District Energy Utility (DEU)	<p>If DEU is available for Buildings B &amp; C:</p> <ul style="list-style-type: none"> <li>Building is connected</li> <li>DEU Agreements &amp; related requirements satisfied</li> </ul> <p>If no DEU available for Buildings B &amp; C:</p> <ul style="list-style-type: none"> <li>Engineer's certification, DEU Agreements, Letter of Credit &amp; related requirements satisfied to facilitate future service hook-up</li> </ul>	<p>If DEU is available for Buildings A &amp; J:</p> <ul style="list-style-type: none"> <li>Building is connected</li> <li>DEU Agreements &amp; related requirements satisfied</li> </ul> <p>If no DEU available for Buildings A &amp; J:</p> <ul style="list-style-type: none"> <li>Engineer's certification, DEU Agreements, Letter of Credit &amp; related requirements satisfied to facilitate future service hook-up</li> </ul>	<p>If DEU is available for Buildings D &amp; E:</p> <ul style="list-style-type: none"> <li>Building is connected</li> <li>DEU Agreements &amp; related requirements satisfied</li> </ul> <p>If no DEU available for Buildings D &amp; E:</p> <ul style="list-style-type: none"> <li>Engineer's certification, DEU Agreements, Letter of Credit &amp; related requirements satisfied to facilitate future service hook-up</li> </ul>	<ul style="list-style-type: none"> <li>100% of DEU requirements satisfied, as applicable</li> </ul>

(1) Development required over and above that of Stage 1 (2) Development required over and above that of Stages 1 and 2 to complete the entirety of the permitted development (as indicated in the "Total" column)

Initial: \_\_\_\_\_





# City of Richmond

## Development Permit

**No. DP 16-745853**

To the Holder: YuanHeng Seaside Developments Ltd.

Property Address: 3031, 3211, 3231, 3291, 3311, 3331 and 3351 No. 3 Road and  
8151 Capstan Way

Address: #2F – 1236 West Broadway, Vancouver, BC V6H 1G6

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 #14 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 \$2,913,021.93 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 16-745853

To the Holder: YuanHeng Seaside Developments Ltd.

Property Address: 3031, 3211, 3231, 3291, 3311, 3331 and 3351 No. 3 Road and  
8151 Capstan Way

Address: #2F – 1236 West Broadway, Vancouver, BC V6H 1G6

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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 , .

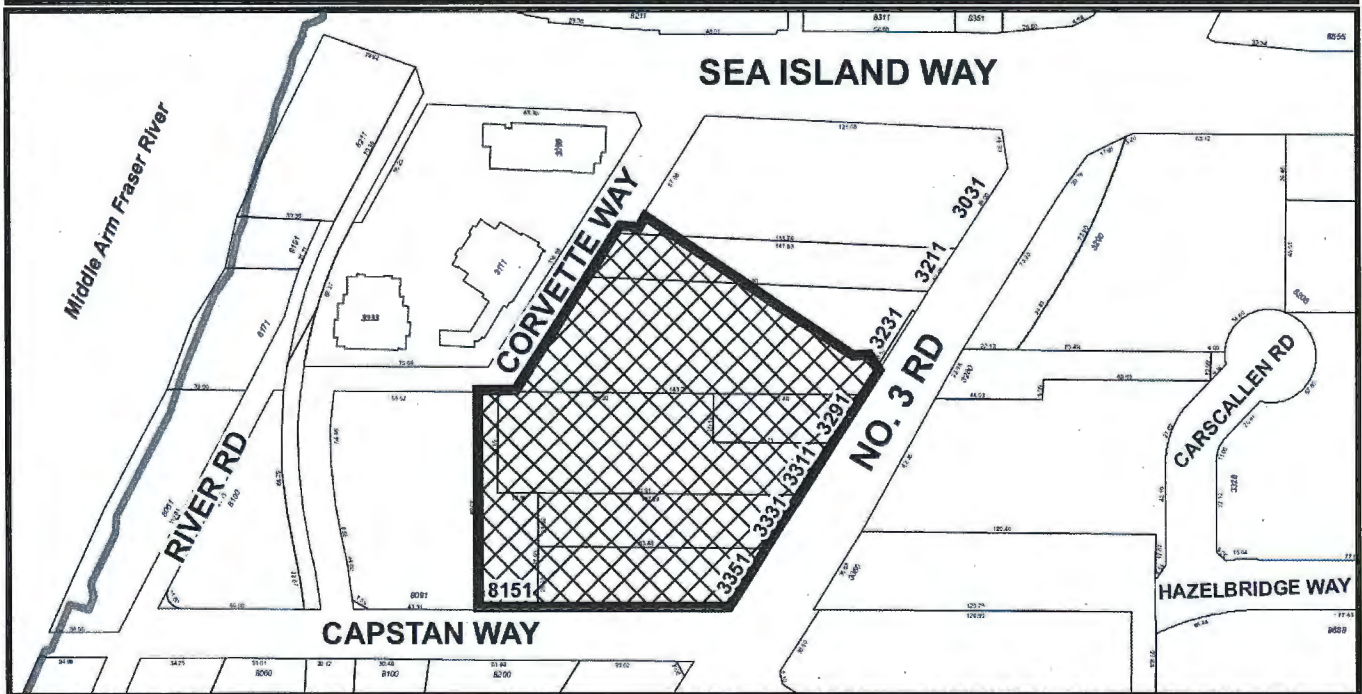
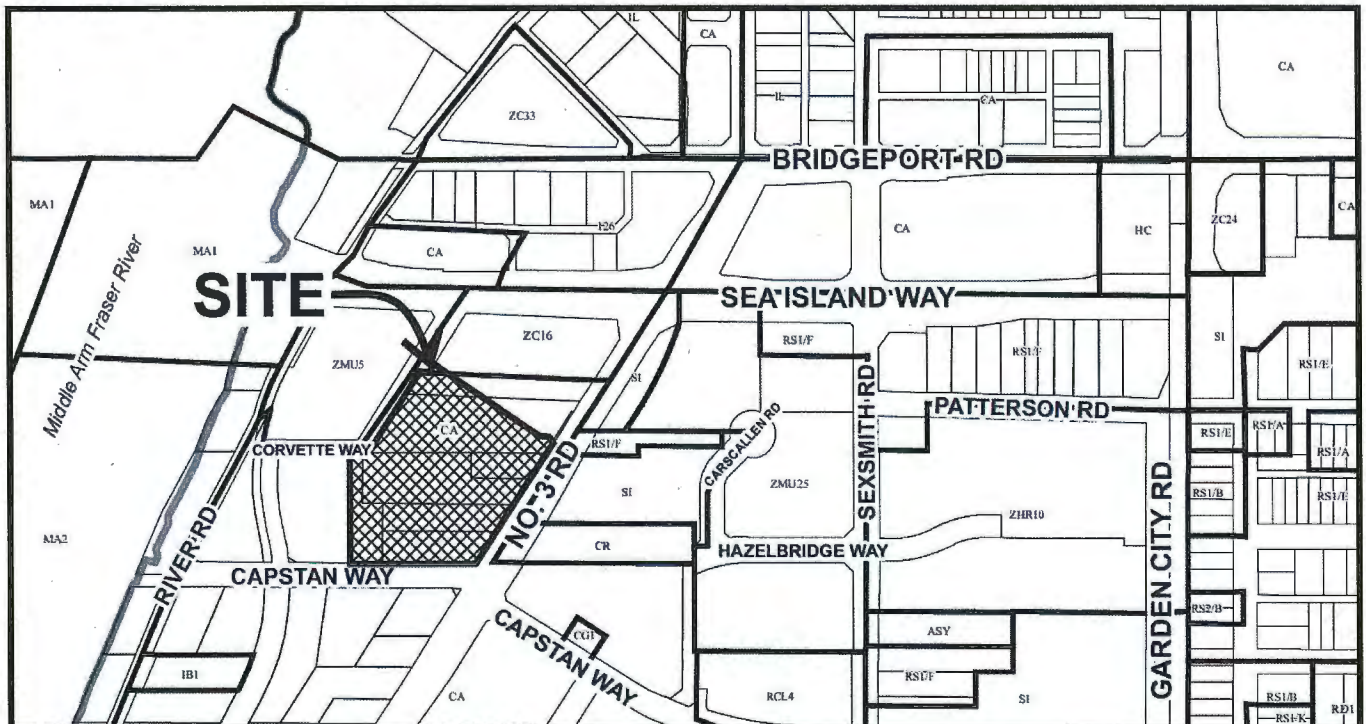
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MAYOR





# City of Richmond



**DP 16-745853**  
**SCHEDULE "A"**

Original Date: 10/06/16

Revision Date: 12/16/16

Note: Dimensions are in METRES

MAR 10 2017

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REVISION		DATE
C	10-1-16	ISSUED FOR RZ
D	10-4-16	ISSUED FOR RZ
E	10-11-16	ISSUED FOR BULKHEAD FENCING
F	10-11-16	ISSUED FOR A.D.P.
G	10-28-16	REDESIGN FOR DP
H	11-04-16	REDESIGN FOR DP

PROJECT  
  
Yuanheng Seaside  
Development  
LOT A  
  
3031 - 3351 No. 3 Road  
8151 Capstan Way

DP 16-745853  
Building Areas

JOB NO.	11-03
DRAWN	LLR/BSV
DATE	May 28, 2015
SCALE	N.T.S.
CHECKED	WTL
This drawing is the property of W.T. Leung Architects Inc. and shall not be reproduced or used in any manner without the written consent of the architect.	
DRAWN BY: LLR	

PLAN #1a

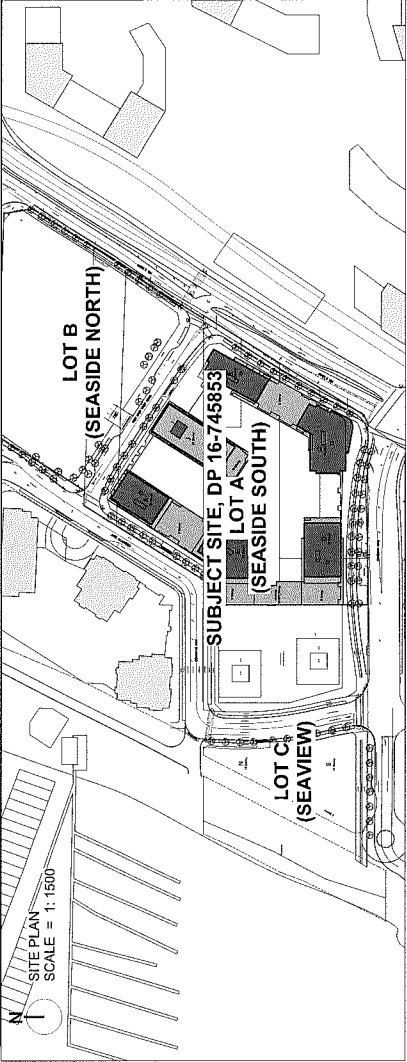
DP 16-745853

NOTES:

- Variances: None.
- Canopy Encroachments: All pedestrian weather protection features extending beyond the property line into a City-owned road right-of-way (i.e. overhanging the City sidewalk), in whole or in part, shall be subject to an encroachment agreement, to the satisfaction of the City. The affected weather protection shall NOT include signage and will take the form of demountable, glass and metal canopies supported by the building (i.e. no columns) and be designed to minimize potential conflicts with City street trees, infrastructure, and related operations, to the satisfaction of the Director of Development, Director of Engineering, Senior Manager, Parks, and Manager, Transportation. (Fees shall apply.)
- Statutory Right-of-Ways (SRWs): Shown on the Site Plan. (PLAN #2a)
- Occupancy Staging: Prior to DP issuance, legal agreements will be registered on title to permit occupancy to proceed in a maximum of three sequential Stages, generally as per the Occupancy Staging Plan. (PLAN #3)
- Affordable Housing:
  - Prior to RZ adoption, a Housing Agreement and Covenant will be registered on title.
  - Prior to Building Permit issuance, a Replacement Covenant shall be registered for the purpose of replacing the floor plans and/or summary tables and related information so that the information in the Covenant accurately reflects the approved building design.
  - Affordable housing units are located on the 3' and 4' floors only and are identified on the floor plans.
  - 100% of affordable units are intended to be Basic Universal Housing (BUH) units and must satisfy Zoning Bylaw requirements.
  - For more information, see the Affordable Housing Plan. (PLAN #10)
- Accessibility:
  - 100% of units are equipped with Aging-in-Place features, as per PLAN #11.
  - Basic Universal Housing (BUH) affordable housing and market units are marked on the floor plans and the number of BUH units is on PLAN #1a.
  - BUH units must satisfy Zoning Bylaw requirements, as per PLAN #11, and the BUH Zoning Bylaw floor area exemption is applied as per the Residential Summary table on PLAN #1b.
  - For more information, see the BUH Housing and Aging-in-Place Plan. (PLAN #11)
- Shared Outdoor Amenity Space for Residents:
  - 100% of spaces shall be for the shared use of market and affordable housing residents.
  - Spaces and features (e.g., BBQ, shelters) are marked on the plans at the podium roof and two mid-rise roofs (on the site's east and west sides) and will be constructed in three Stages. (See PLAN #3)
  - Children's Play Space: This is located entirely on the podium roof and will be constructed in three Stages.
  - Garden Plots: Raised garden plots, together with potting benches, harvest table, hose bbs, tool shed, and compost storage, are located on the south side of the podium roof and will be constructed in Stages 1 and 3.
- Shared Indoor Amenity Space for Residents:
  - Amenity space permitted with respect to ZMU30 (0.1 FAR) shall be distributed across the subject site and the zone's other two lots as per the maximum amenity space floor areas permitted by covenant(s) registered on title prior to Phase 1 DP issuance. The require floor area of Indoor amenity space on the subject Phase 1 site shall be as indicated in the summary table on PLAN #12.
  - 100% of amenity spaces shall be for the shared use of market and affordable housing residents.
  - Amenity spaces are marked on the plans and indicated on the Indoor Amenity Space Plan. (PLAN #12)
  - Amenity spaces shall be constructed in three Stages. (See PLAN #3)
  - Temporary Indoor Space: The Occupancy Staging Plan (PLAN #3) and Indoor Amenity Space Plan (PLAN #12) require that the developer provides residents until 100% of the permanent Stage 1, 2 and 3 indoor amenity spaces have received final Building Permit inspection granting occupancy. Once the Temporary Amenity space is no longer required, the developer is permitted to remove and replace it with market residential units (which market units are included in the subject Development Permit's proposed total dwelling unit count indicated on PLAN #1a).
- Shared Lot A & Lot B Indoor/Outdoor Amenity Spaces for Residents: Amenity spaces intended for the shared use of Lot A and future Lot B residents (as per legal agreements registered on title prior to DP issuance) shall include 698.4 m<sup>2</sup> (7,517.0 ft<sup>2</sup>) of indoor space on Level 9 (podium roof) between Buildings D and E (i.e. pool, steam, sauna and change rooms) and the entirety of the common outdoor amenity space at the same level. Future Lot B residents shall access these shared amenity spaces ONLY via the elevator/stair on the north side of Lot A (i.e. NOT via any Lot A residential tower lobbies/core).
- Parking & Bike Storage:
  - Commercial Parking: As per legal agreements registered on title prior to rezoning adoption, 140 spaces shall be located in the parkade at street level, including 70 "Public" spaces (e.g., short-term pay parking) to be constructed in Stage 1 and 70 "Assignable" spaces (e.g., leased to specific businesses or persons) to be constructed in Stage 2.
  - Visitor Parking: Not required. (At the discretion of the developer, some "Assignable" commercial spaces may be assigned for visitors.)
  - Commercial Bike Storage and End-of-Trip Facilities: Class 1 bike storage and end-of-trip facilities (e.g., change rooms) are consolidated in one location near the parkade's street level entrance and are marked on the floor plans and secured via a legal agreement.
  - Affordable Housing: Parking and Class 1 bike storage spaces are required for the exclusive use of the affordable unit occupants. Parking spaces and bike storage may be grouped and/or dispersed among the market residential parking and bike storage spaces.
  - Tandem Parking: Only permitted for market residential parking and must be provided in excess of the minimum bylaw requirement (as indicated in the Parking Spaces summary table on PLAN #1b).
  - Class 2 Bike Storage: Bike rack locations are shown on the plans, including one indoor location near the parkade's street level entrance and multiple outdoor (on-site) locations around the perimeter of the development.
- Electric Vehicle (EV) Charging Equipment for Vehicles and Class 1 Bike Storage (Residential & Commercial):
  - Required equipment is marked on the floor plans and summarized in the EV Charging Equipment Table on PLAN #1b.
  - As per legal agreements, the final locations of all charging equipment must be confirmed prior to Building Permit issuance.
- Loading: Indicated on plans at the street-level of the parkade.
- Waste Management: Requirements are indicated on the plans, including, among other things, the extent of over-height space required for truck operations (i.e. clear of ALL structures, equipment and projections), the clear height of the parkade vehicle gate, and the maximum slope for ramps used for moving carts (i.e. 5% max.). For more information, see the Waste Management Plan. (PLAN #13)
- Heat Pump FAR Exemption: Prior to Building Permit issuance, based on detailed design, if the developer wishes to pursue any floor area exemption over and above the standard exemption permitted under the Zoning Bylaw, a report must be submitted by an accredited mechanical engineer, demonstrating and certifying to the satisfaction of the Director of Engineering, that a larger floor area exemption is warranted to facilitate green infrastructure.
- District Energy Utility (DEU): DEU Agreements must be entered into and related requirements must be satisfied prior to occupancy of each of the three (3) occupancy Stages provided for by the Occupancy Staging Plan (PLAN #3).
- Daylight/Nightlight Control: To address potential light pollution issues, the developer will:
  - Provide electrical outlets in place of soffit lighting on the building's balconies; and
  - Install window coverings (e.g., horizontal louver window blinds and/or roller blinds) in all market and affordable housing units.
- Capstan Station Bonus: Prior to Building Permit issuance, the developer must submit a cash contribution to the Capstan Station Reserve, as per Zoning Bylaw amenity bonus requirements and the maximum number of units approved at Building Permit issuance (to a maximum of 535, as per a legal agreement registered on title prior to DP issuance).
- Skyline Pump Station: Prior to Building Permit issuance for Phase 1, in whole or in part, the detailed design, configuration, and location of on-site features required to satisfy the rezoning (RZ 12-603040) with respect to improvements to and the operation of the Skyline Pump Station (including without limitation the pump station equipment, equipment enclosure, service vehicle access, and treatment of the area between the enclosure and the existing and ultimate pump stations), together with related building and landscape features, shall be subject to the review and approval of the Director of Engineering, Director of Development, Director of Transportation, and Senior Manager, Parks through the Phase 1 Servicing Agreement process (SA 16-745853).

	PERMITTED / REQUIRED	PROPOSED
Net Site Area	■ Min. 13,000.0 m <sup>2</sup>	■ 13,202.0 m <sup>2</sup> (142,105.1 ft <sup>2</sup> )
Gross Floor Area	■ Not defined	■ Total: 61,602.9 m <sup>2</sup> (662,525.5 ft <sup>2</sup> ) ■ Residential: 59,474.3 m <sup>2</sup> (639,614.0 ft <sup>2</sup> ) ■ Commercial: 2,128.5 m <sup>2</sup> (22,911.5 ft <sup>2</sup> )
Net Floor Area - Total	■ 57,108.8 m <sup>2</sup> (614,714.0 ft <sup>2</sup> )	■ 57,106.2 m <sup>2</sup> (614,685.8 ft <sup>2</sup> )
■ Residential	■ Total: 54,977.8 m <sup>2</sup> (591,776.1 ft <sup>2</sup> ) ■ Affordable Hsg.: Min. 1,110.5 m <sup>2</sup> (11,953.3 ft <sup>2</sup> ) ■ Market Hsg.: Max. 53,867.3 m <sup>2</sup> (579,822.8 ft <sup>2</sup> )	■ Total: 54,959.0 m <sup>2</sup> (591,574.2 ft <sup>2</sup> ) ■ Affordable Housing: 3,095.5 m <sup>2</sup> (33,319.4 ft <sup>2</sup> ) ■ Market Housing: 51,863.6 m <sup>2</sup> (558,254.8 ft <sup>2</sup> )
■ Commercial	■ 2,131.0 m <sup>2</sup> (22,937.9 ft <sup>2</sup> )	■ 2,128.6 m <sup>2</sup> (22,911.5 ft <sup>2</sup> )
Lot Coverage	■ Max. 90%	■ 90%
Dwelling Units	■ Affordable Housing: Min. 15 ■ Market Housing: Not defined	■ Total: 535 ■ Affordable Housing: 41 ■ Market Housing: 494
Basic Universal Housing (BUH)	■ Not defined	■ Market units: 67 ■ Affordable Housing units: 41 ■ Total: 108
Amenity Space - Indoor	■ 535 units @ 2.0 m <sup>2</sup> (21.5 ft <sup>2</sup> ) / unit (min) ■ Min. 1,070.0 m <sup>2</sup> (11,517.4 ft <sup>2</sup> )	■ 1,333.2 m <sup>2</sup> (14,350.6 ft <sup>2</sup> )
Amenity Space – Outdoor (OCP)	■ Total: 4,530.2 m <sup>2</sup> (48,762.7 ft <sup>2</sup> ) ■ OCP: Min. 3,210.0 m <sup>2</sup> (34,552.1 ft <sup>2</sup> ), including at least 600.0 m <sup>2</sup> (6,459.0 ft <sup>2</sup> ) of play space based on 535 units @ 6.0 m <sup>2</sup> (64.6 ft <sup>2</sup> ) / unit ■ CCAP: Min. 1,320.2 m <sup>2</sup> (14,210.5 ft <sup>2</sup> ) based on 10% Net Site Area	■ Total: 5,894.2 m <sup>2</sup> (63,444.9 ft <sup>2</sup> ) ■ Recreation Space: 5,718.2 m <sup>2</sup> (61,550.4 ft <sup>2</sup> ), including 717.1 m <sup>2</sup> (7,718.7 ft <sup>2</sup> ) of play space ■ Additional landscaped space: 176 m <sup>2</sup> (1,894.5 ft <sup>2</sup> )
Setback: Road	■ Min. 3.0 m (9.8 ft.) to lot line or SRW secured for public access, BUT may be reduced if proper interfaces are provided	■ No. 3 Road: 0.12 m (0.40 ft) min ■ Capstan Way: 0.38 m (1.26 ft) min ■ Corvete Way: 1.59 m (5.23 ft) min ■ East-West Street: 0.27 m (0.90 ft) min
Setback: Interior & Below Grade	■ 0.0 m	■ 0.0 m
Height	■ Max. 47.0 m (154.2 ft.)	■ 47.0 m (154.2 ft.)
Loading	■ Min. 4 medium trucks	■ Min. 4 medium trucks

KEY PLAN





YUANHENG Seaside South / Phase 1 (Lot A): Development Summary

COMMERCIAL SUMMARY

STAGE	TOWERS	GROSS COMMERCIAL FLOOR AREA	EXEMPTIONS	NET COMMERCIAL FLOOR AREA	GLA COMMERCIAL FLOOR AREA
1	B & C	1,313.6 m2 (14,139.2 ft2)	0 m2 (0 ft2)	1,313.6 m2 (14,139.2 ft2)	1,171.9 m2 (12,613.9 ft2)
2	A & J	NIL	NIL	NIL	NIL
3	D & E	815.0 m2 (8,772.3 ft2)	0 m2 (0 ft2)	815.0 m2 (8,772.3 ft2)	673.1 m2 (7,245.4 ft2)
TOTAL		2,128.6 m2 (22,911.5 ft2)	0 m2 (0 ft2)	2,128.6 m2 (22,911.5 ft2)	1,845.0 m2 (19,859.3 ft2)

RESIDENTIAL SUMMARY

STAGE	TOWERS	GROSS RESIDENTIAL FLOOR AREA	EXEMPTIONS			NET RESIDENTIAL FLOOR AREA	# UNITS
			GENERAL	BUH (1)	HEAT PUMPS		
1	B & C	18,691.5 m2 (201,193.2 ft2)	1,026.3 m2 (11,047.4 ft2)	42.7 m2 (460.0 ft2)	NIL	17,447.5 m2 (187,803.5 ft2)	190
2	A & J	18,794.1 m2 (202,298.1 ft2)	850.6 m2 (9,156.0 ft2)	50.2 m2 (540.0 ft2)	NIL	17,544.8 m2 (188,850.8 ft2)	168
3	D & E	21,936.5 m2 (236,122.7 ft2)	1,128.4 (12,145.8 ft2)	31.6 m2 (340.0 ft2)	NIL	19,966.7 m2 (214,919.9 ft2)	177
TOTAL		59,474.3 m2 (639,614.0 ft2)	3,005.3 m2 (32,349.2 ft2)	124.5 m2 (1,340.0 ft2)	NIL	54,959.0 m2 (591,574.2 ft2)	535

(1) BUH (Basic Universal Housing) exemption complies with the standard Zoning Bylaw exemption of 1.86 m2 (20.0 ft2) per BUH unit & may be distributed through the development at the developer's discretion.

AFFORDABLE HOUSING SUMMARY

STAGE		TOWER CLUSTERS	FLOOR AREA	# UNITS (% OF TOTAL PHASE 1 AFFORDABLE HOUSING UNITS)				
				TOTAL	BACHELOR	1 BR	2 BR	3 BR
1	B & C		1,407.1 m2 (15,145.7 ft2)	21	5	4	12	0
2	A (& J)		590.8 m2 (6,359.8 ft2)	7	NIL	1	5	1
3	D & E		1,097.5 m2 (11,813.9 ft2)	13	NIL	2	8	3
TOTAL			3,095.5 m2 (33,319.4 ft2)	41 (100%)	5 (12%)	7 (17%)	25 (61%)	4 (10%)

PARKING SPACES

- Minimum Bylaw Requirement @ Build-Out: 620 spaces, including -
- Market Housing : 494 units @ 1.0 space per unit = 494 spaces (excluding Tandem)
  - Affordable Housing: 41 units @ 0.81 spaces per unit = 34 spaces (Tandem not permitted)
  - Commercial: 1,845.0 m2 GLA @ 3.375/100.0 m2 GLA = 63 spaces (Tandem not permitted)
  - Visitors: 535 units @ 0.18 spaces per unit x 30% = 29 spaces (Operated as additional Commercial spaces)

LEVEL	RESIDENTIAL					COMMERCIAL				
	Small Car	Accessible	Standard	Sub-Total	Additional Tandem(1)	Total	Small Car	Accessible	Standard	Total
P-L	6	10	253	269	56	325	0	0	0	0
1	0	0	0	0	0	0	9	4	127	140
2	0	4	131	135	11	146	0	0	0	0
3	2	3	153	158	50	208	0	0	0	0
TOTAL	8	17 (2)	537 (2)	562 (2)	117	679 (2)	9	4	127	140
	679 (Residential Total, including Additional Tandem spaces) + 140 (Commercial) = 819									

- (1) Additional Tandem space means a Residential space provided at the discretion of the developer over & above the Minimum Requirement & configured in a tandem arrangement with a Bylaw-required Standard space
- (2) Includes 34 Affordable Housing spaces (1 Accessible space, 33 Standard spaces & no Additional Tandem spaces)

BIKE STORAGE

- Minimum Bylaw Requirement for Class 1 Bike Storage: 675 bikes, including -
- Market Housing : 494 units @ 1.25 space per unit = 618 bikes
  - Affordable Housing: 41 units @ 1.25 spaces per unit = 52 bikes
  - Commercial: 1,845.0 m2 GLA @ 0.27/100.0 m2 GLA over 100.0 m2 GLA = 5 bikes

LEVEL	CLASS 1 (SECURED) SPACES			CLASS 2 (UNSECURED) SPACES		
	Market Residential	Affordable Housing	Commercial	Inside Parkade	Outside	
P-L	472	52	0	0	0	0
1	0	0	5	27	90	90
2	0	0	0	0	0	0
3	146	0	0	0	0	0
TOTAL	618	52	5 (1)	Min. Bylaw Requirement = 117 Proposed = 117		
	670					

(1) Commercial Class 1 bike storage shall be entirely co-located with the commercial tenants' End-of-Trip Facilities on Level 1

EV EQUIPMENT

- Minimum Requirement (based on the proposed number of parking & Class 1 bike storage spaces):
- Market Housing : 25% EV Charging 240V Station, 25% EV Pre-Ducted Spaces & 10% Bikes
  - Affordable Housing: 25% EV Charging 240V Station, 25% EV Pre-Ducted Spaces & 10% Bikes
  - Commercial: 3 EV 240V Chargers for Public & 16 EV Charging 240V Stations for Assignable & 10% Bikes

LEVEL	MARKET RESIDENTIAL				AFFORDABLE HOUSING				COMMERCIAL			
	Parking Spaces	EV Charging 240V Station (1)	Pre-Ducted Space (2)	Class 1 Bikes	Parking Spaces	EV Charging 240V Station (1)	Pre-Ducted Space (2)	Class 1 Bikes	Parking Spaces	EV Charging 240V Station (1)	Pre-Ducted Space (3)	Class 1 Bikes
P-L	73	73	73	57	9	9	9	6	0	0	0	0
1	0	0	0	0	0	0	0	0	3	16	1	1
2	37	37	37	0	0	0	0	0	0	0	0	0
3	52	52	52	32	0	0	0	0	0	0	0	0
TOTAL		162	162	89	9	9	9	6	3	16	1	1

- (1) "EV 240V Station" means an operating electric outlet dedicated for electric vehicle charging, and capable of supplying AC Level 2 charging as defined by the SAE J1772 standard (e.g. nominal supply voltage of 208 to 240 vac, 1-phase) and including all wiring and electrical equipment necessary to supply the required electricity for such outlet and permanent signage.
- (2) "EV 240V Pre-ducted Space" means a configuration that includes conduit and related electrical equipment to facilitate the cost-effective future installation of "EV 240V Station" or "EV 240V Charger", including charging equipment, sufficient physical space in the electrical room to accommodate additional electric infrastructure in the future to supply electric service to the parking spaces, adequate room at the parking space to accommodate future installation of an EV charging stations, and an electric service connection conduit from the electric grid to the building (sized to accommodate future electric service upgrades sufficient to service "EV 240V Stations" and "EV 240V Chargers" in all the applicable parking spaces in the future).
- (3) "EV 240V Charger" means an operating AC Level 2 (240V) electrical vehicle charging station installed with an operating "EV 240V Station".
- (4) "Electric Bike Charging Station" means an operating 120V duplex electrical outlet electricity (including all wiring and electrical equipment necessary to supply the required electricity for such an outlet).

MAR 10 2017

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Telephone: 604-282-9711, Fax: 604-282-9781

DESCRIPTION  
A. PRELIMINARY  
B. 10% PLAN  
C. 10% PLAN  
D. 10% PLAN  
E. 10% PLAN  
F. 10% PLAN  
G. 10% PLAN  
H. 10% PLAN

PROJECT  
Yuanheng Seaside  
Development  
LOT A  
3031 - 3351 No. 3 Road  
8151 Capstan Way

DP 16-745853  
Parking

JOB NO. 11-03  
DRAWN LLR/BSV  
DATE May 28, 2015  
SCALE N.T.S.  
CHECKED WTL  
DESIGNED BY: W. T. Leung, Architect  
DRAWING NO.:

PLAN #1b

DP 16-745853



OLD PROPERTY LINE  
NEW PROPERTY LINE  
SETBACK LINE

SITE AREA DEDICATION

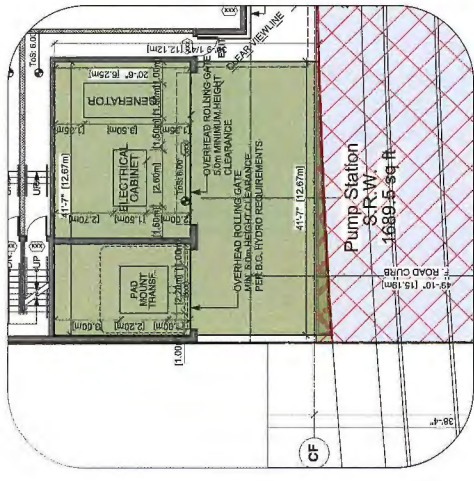
STATUTORY RIGHT OF WAY (SRW)

CAPSTAN STATION BONUS (CSB) OPEN SPACE

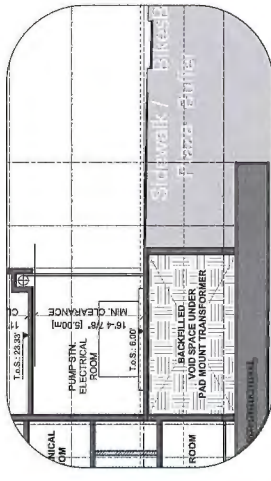
Site Area Dedication		
7		
Capitain Way E	56,184.3 sf	5,196.5 sqm
Capitain Way W	9,664.3 sf	892.3 sqm
Capitain Way S	39,913.0 sf	3,683.3 sqm
Capitain Way N	10,272.3 sf	952.2 sqm
Corvette Way S	6,272.3 sf	582.2 sqm
Corvette Way N	6,272.3 sf	582.2 sqm
New East West Road	21,224.5 sf	1,971.8 sqm
North Road	12,779.8 sf	1,179.9 sqm
Site Area Dedication	13,779.8 sf	1,279.9 sqm
Site Area Dedication	56,184.3 sf	5,196.5 sqm
<b>Total</b>	<b>56,184.3 sf</b>	<b>5,196.5 sqm</b>

Statutory Right of Way (S.R.W.)		
3	3	4,401.9 sf
Chaplain Way	S.R.W.	408.9 sqm
		136.0 sqm
New Road South	S.R.W.	116.0 sqm
Pump Station	S.R.W.	1,689.3 sf
		157.0 sqm
<b>Total</b>		<b>4,401.9 sf</b>
		<b>408.9 sqm</b>

Capstan Station Bonus Open Space (C.S.B.)		
2	2	8,859.6 sf
New Road South	C.S.B. OPEN SPACE SSS	1,246.6 sf
Capstan Way E	C.S.B. OPEN SPACE SSS	7,621.0 sf
<b>Total</b>		<b>8,869.6 sf</b>
		<b>824.0 sqm</b>
		<b>116.0 sqm</b>
		<b>709.0 sqm</b>
		<b>824.0 sqm</b>



PUMP STN. PLAN DETAIL, 3/32 = 1'-0"



PUMP STN. ELECTRICAL ROOM, SECTION

"Prior to Building Permit issuance for Phase 1, in whole or in part, the detailed design, configuration, and location of on-site features required to satisfy the rezoning (RZ 12-603040) with respect to improvements to and the operation of the Skyline Pump Station (including without limitation the pump station equipment, equipment enclosure, service vehicle access, and treatment of the area between the enclosure and the existing and ultimate pump stations), together with related building and landscape features, shall be subject to the review and approval of the Director of Engineering, Director of Development, Director of Transportation, and Senior Manager, Parks through the Phase 1 Servicing Agreement process (SA 16-748500)."

**LOT A**  
240V  
24C  
24C  
142,105.2 sqft  
[13,202.0 sqm]



MAR 10 2017

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REVISIONS	
NO.	DESCRIPTION
A	PRELIMINARY
B	REVISED FOR PERMIT
C	REVISED FOR PERMIT
D	REVISED FOR PERMIT
E	REVISED FOR PERMIT
F	REVISED FOR PERMIT
G	REVISED FOR PERMIT
H	REVISED FOR PERMIT

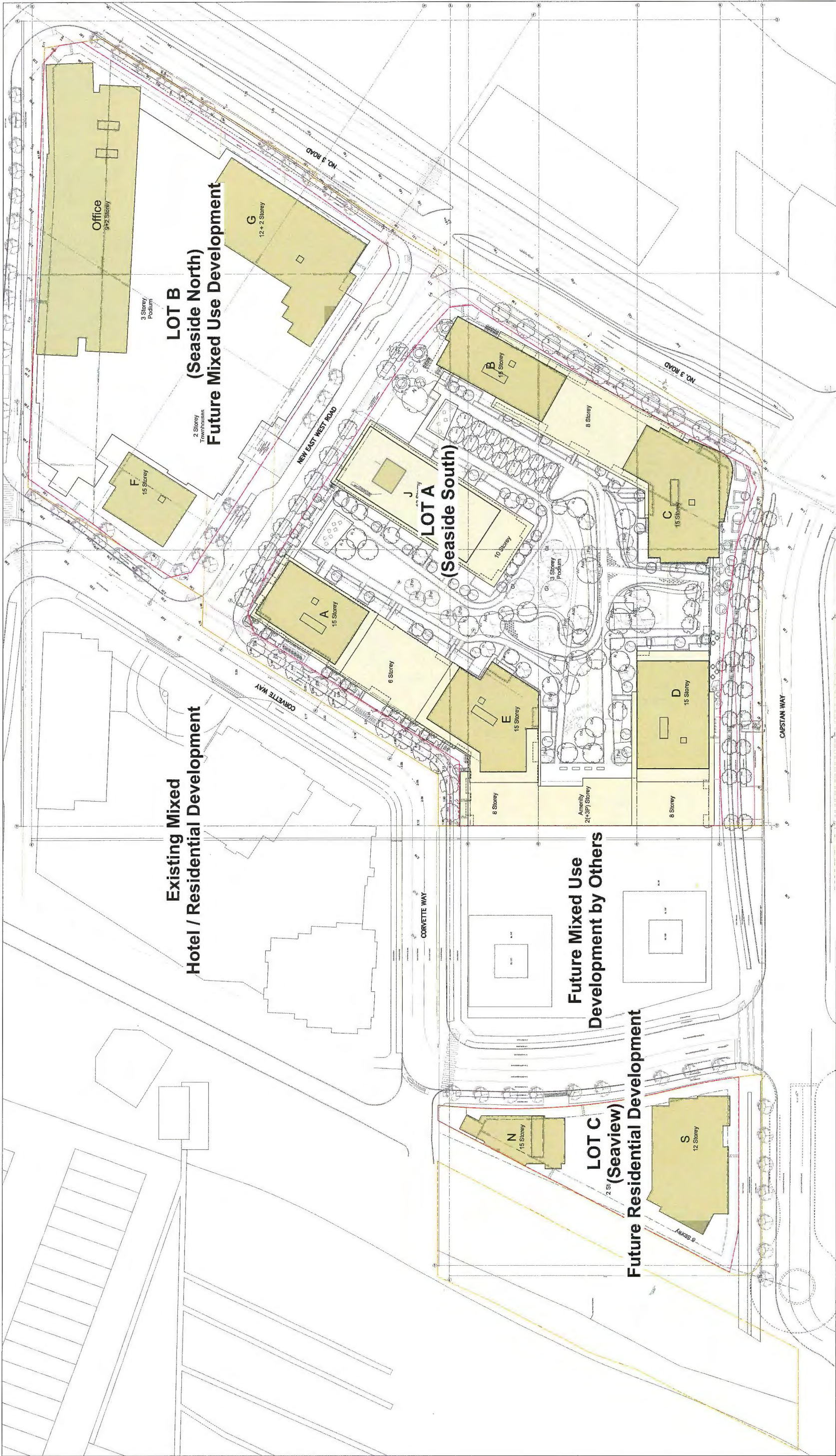
Yuanheng Seaside  
Development  
LOT A  
3031 - 3351 No. 3 Road  
8151 Capstan Way

Site Plan  
w. Landscape

JOB NO.	11-03
DESIGNER	LURBSIV
DATE	May 28, 2015
SCALE	1/32" = 1'-0"
CHECKED	WTL

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PLAN #2b



DP 16-745853



YUANHENG Phase 1/Lot A Occupancy Staging Plan

STAGED FEATURES		STAGE 1 Buildings B & C	STAGE 2 (1) Buildings A & J	STAGE 3 (2) Buildings D & E	TOTAL Buildings A, B, C, D, E & J
1.	Commercial	<ul style="list-style-type: none"><li>Entire No. 3 Road frontage</li></ul>	<ul style="list-style-type: none"><li>None required</li></ul>	<ul style="list-style-type: none"><li>Entire Capstan Way frontage</li></ul>	<ul style="list-style-type: none"><li>Max. 2,128.6 m2 (22,911.5 ft2)</li></ul>
2.	Market Housing	<ul style="list-style-type: none"><li>Max. 169 units</li></ul>	<ul style="list-style-type: none"><li>Max. 161 units</li></ul>	<ul style="list-style-type: none"><li>Max. 164 units</li></ul>	<ul style="list-style-type: none"><li>Max. 51,882.1 m2 (558,454.9 ft2)</li><li>Max. 494 units</li></ul>
3.	Affordable Housing	<ul style="list-style-type: none"><li>Min. 1,110.5 m2 (11,953.3 ft2)</li><li>21 units</li></ul>	<ul style="list-style-type: none"><li>7 units</li></ul>	<ul style="list-style-type: none"><li>13 units</li></ul>	<ul style="list-style-type: none"><li>3,095.5 m2 (33,319.4 ft2)</li><li>41 units, including:<ul style="list-style-type: none"><li>5 bachelor units</li><li>7 one-bedroom units</li><li>25 two-bedroom units</li><li>4 three-bedroom units</li></ul></li></ul>
4.	Basic Universal Housing (BUH) Units	<ul style="list-style-type: none"><li>No. of Market Housing units may vary</li><li>21 Affordable Housing units</li></ul>	<ul style="list-style-type: none"><li>No. of Market Housing units may vary</li><li>7 Affordable Housing units</li></ul>	<ul style="list-style-type: none"><li>Additional Market Housing units as required to achieve a total of 67</li><li>13 Affordable Housing units</li></ul>	<ul style="list-style-type: none"><li>67 Market Housing units</li><li>41 Affordable Housing units</li></ul>
5.	OCP Outdoor Amenity Space – For Shared Market & Affordable Housing Occupant Use	<ul style="list-style-type: none"><li>Min. 1,014.0 m2 (10,914.6 ft2) of rooftop outdoor recreation space</li></ul>	<ul style="list-style-type: none"><li>Min. 966.0 m2 (10,397.9 ft2) of rooftop outdoor recreation space</li></ul>	<ul style="list-style-type: none"><li>Additional rooftop outdoor recreation space as required to achieve a total of 5,718.2 m2 (61,550.4 ft2) on Lot A<ul style="list-style-type: none"><li>176.0 m2 (1,894.5 ft2) of planted area at/hear ground level</li><li>100% of features required for future shared use with residents of Phase 2 &amp; to satisfy the terms of the Shared Residential Amenity Space for Lot A &amp; Lot B agreement</li></ul></li></ul>	<ul style="list-style-type: none"><li>5,718.2 m2 (61,550.4 ft2) of rooftop outdoor recreation space</li><li>176.0 m2 (1,894.5 ft2) of planted area at/hear ground level</li><li>100% of features required for future shared use with residents of Phase 2 &amp; to satisfy the terms of the Shared Residential Amenity Space for Lot A &amp; Lot B agreement</li></ul>
6.	OCP Indoor Amenity Space – For Shared Market & Affordable Housing Occupant Use	<ul style="list-style-type: none"><li>At least 338.0 m2 (3,638.2 ft2), which may include Temporary Amenity Space</li></ul>	<ul style="list-style-type: none"><li>At least 322.0 m2 (3,466.0 ft2), which may include Temporary Amenity Space</li></ul>	<ul style="list-style-type: none"><li>Removal of any and all Temporary Amenity Space constructed in Stage 1 and/or Stage 2</li><li>Additional permanent amenity space as required to achieve a total of 1,333.2 m2 (14,350.6 ft2) on Lot A</li><li>100% of features required for future shared use with residents of Phase 2 &amp; to satisfy the terms of the Shared Residential Amenity Space for Lot A &amp; Lot B agreement</li></ul>	<ul style="list-style-type: none"><li>1,333.2 m2 (14,350.6 ft2), including an indoor pool facility at least 650.3 m2 (7,000.0ft2) in size, BUT excluding any Temporary Amenity Space required to be removed in Stage 3</li><li>100% of features required for future shared use with residents of Phase 2 &amp; to satisfy the terms of the Shared Residential Amenity Space for Lot A &amp; Lot B agreement</li></ul>
7.	Parking – Commercial “Public” Spaces	<ul style="list-style-type: none"><li>70 spaces</li><li>3 EV 240V Chargers</li></ul>	<ul style="list-style-type: none"><li>None required</li></ul>	<ul style="list-style-type: none"><li>None required</li></ul>	<ul style="list-style-type: none"><li>70 spaces</li><li>3 EV 240V Chargers</li></ul>
8.	Parking – Commercial “Assignable” Spaces	<ul style="list-style-type: none"><li>None required</li></ul>	<ul style="list-style-type: none"><li>70 spaces</li><li>16 EV Charging 240V Stations</li></ul>	<ul style="list-style-type: none"><li>None required</li></ul>	<ul style="list-style-type: none"><li>70 spaces</li><li>16 EV Charging 240V Stations</li></ul>



YUANHENG Phase 1/Lot A Occupancy Staging Plan (FINAL March 3, 2017)

STAGED FEATURES		STAGE 1 Buildings B & C	STAGE 2 (1) Buildings A & J	STAGE 3 (2) Buildings D & E	TOTAL Buildings A, B, C, D, E & J
9.	Parking – For Market Housing Resident Use	<ul style="list-style-type: none"><li>▪ 202 spaces, excluding tandem spaces</li><li>▪ Additional spaces at the developer's discretion, which may include tandem spaces</li></ul> Based on total parking provided: <ul style="list-style-type: none"><li>▪ 25% EV Charging 240V Stations</li><li>▪ 25% EV 240V Pre-ducted Spaces</li></ul>	<ul style="list-style-type: none"><li>▪ 194 spaces, excluding tandem spaces</li><li>▪ Additional spaces at the developer's discretion, which may include tandem spaces</li></ul> Based on total parking provided: <ul style="list-style-type: none"><li>▪ 25% EV Charging 240V Stations</li><li>▪ 25% EV 240V Pre-ducted Spaces</li></ul>	<ul style="list-style-type: none"><li>▪ 98 spaces, excluding tandem spaces</li><li>▪ Additional spaces at the developer's discretion, which may include tandem spaces</li></ul> Based on total parking provided: <ul style="list-style-type: none"><li>▪ 25% EV Charging 240V Stations</li><li>▪ 25% EV 240V Pre-ducted Spaces</li></ul>	Approximately 645 spaces, including: <ul style="list-style-type: none"><li>▪ 494 spaces, excluding tandem spaces</li><li>▪ Additional spaces at the developer's discretion, which may include tandem spaces</li></ul> Based on total parking provided: <ul style="list-style-type: none"><li>▪ 25% EV Charging 240V Stations (i.e. 162 based on 645 spaces)</li><li>▪ 25% EV 240V Pre-ducted Spaces (i.e. 162 based on 645 spaces)</li></ul>
10.	Parking – For Exclusive Affordable Housing Resident Use	<ul style="list-style-type: none"><li>▪ 19 spaces</li><li>▪ 5 EV Charging 240V Stations</li><li>▪ 5 EV 240V Pre-ducted Spaces</li></ul>	<ul style="list-style-type: none"><li>▪ 7 spaces</li><li>▪ 2 EV Charging 240V Stations</li><li>▪ 2 EV 240V Pre-ducted Spaces</li></ul>	<ul style="list-style-type: none"><li>▪ 8 spaces</li><li>▪ 2 EV Charging 240V Stations</li><li>▪ 2 EV 240V Pre-ducted Spaces</li></ul>	<ul style="list-style-type: none"><li>▪ 34 spaces</li><li>▪ 9 EV Charging 240V Stations</li><li>▪ 9 EV 240V Pre-ducted Spaces</li></ul>
11.	Class 1 Bike Storage – For Commercial Use	<ul style="list-style-type: none"><li>▪ 5 spaces</li><li>▪ 1 Electric Bike Charging Station</li></ul>	<ul style="list-style-type: none"><li>▪ None required</li></ul>	<ul style="list-style-type: none"><li>▪ None required</li></ul>	<ul style="list-style-type: none"><li>▪ 5 spaces</li><li>▪ 1 Electric Bike Charging Station</li></ul>
12.	End-of-Trip Facilities – For Non-Residential Tenant Use	<ul style="list-style-type: none"><li>▪ 100% of the required facilities (must be co-located with the required Class 1 Bike Storage for Commercial Use)</li></ul>	<ul style="list-style-type: none"><li>▪ None required</li></ul>	<ul style="list-style-type: none"><li>▪ None required</li></ul>	<ul style="list-style-type: none"><li>▪ 100% of the required facilities (must be co-located with the required Class 1 Bike Storage for Commercial Use)</li></ul>
13.	Class 1 Bike Storage – For Market Housing Resident Use	<ul style="list-style-type: none"><li>▪ 212 spaces</li><li>▪ Greater of 22 Electric Bike Charging Stations or as required to provide 1 per 10 or less bikes in each bike storage room</li></ul>	<ul style="list-style-type: none"><li>▪ 202 spaces</li><li>▪ Greater of 21 Electric Bike Charging Stations or as required to provide 1 per 10 or less bikes in each bike storage room</li></ul>	<ul style="list-style-type: none"><li>▪ 204 spaces</li><li>▪ Greater of 21 Electric Bike Charging Stations or as required to provide 1 per 10 or less bikes in each bike storage room</li></ul>	<ul style="list-style-type: none"><li>▪ 618 spaces</li><li>▪ Greater of 64 Electric Bike Charging Stations or as required to provide 1 per 10 or less bikes in each bike storage room</li></ul>
14.	Class 1 Bike Storage – For Exclusive Affordable Housing Resident Use	<ul style="list-style-type: none"><li>▪ 27 spaces</li><li>▪ Greater of 3 Electric Bike Charging Stations or as required to provide 1 per 10 or less bikes in each bike storage room</li></ul>	<ul style="list-style-type: none"><li>▪ 9 spaces</li><li>▪ Greater of 1 Electric Bike Charging Station s or as required to provide 1 per 10 or less bikes in each bike storage room</li></ul>	<ul style="list-style-type: none"><li>▪ 16 spaces</li><li>▪ Greater of 2 Electric Bike Charging Station s or as required to provide 1 per 10 or less bikes in each bike storage room</li></ul>	<ul style="list-style-type: none"><li>▪ 52 spaces</li><li>▪ Greater of 6 Electric Bike Charging Station s or as required to provide 1 per 10 or less bikes in each bike storage room</li></ul>
15.	Class 2 Bike Storage – For Public Use	<ul style="list-style-type: none"><li>▪ 27 spaces clustered indoors at the parkade street level</li><li>▪ 12 spaces dispersed outdoors</li></ul>	<ul style="list-style-type: none"><li>▪ 39 spaces dispersed outdoors</li></ul>	<ul style="list-style-type: none"><li>▪ 39 spaces dispersed outdoors</li></ul>	<ul style="list-style-type: none"><li>▪ 27 spaces clustered indoors at the parkade street level</li><li>▪ 90 spaces dispersed outdoors</li></ul>
16.	Servicing Agreement Works (SA 16-748500)	100% of required works, EXCEPT that interim frontage treatments (approved via SA 16-745853) may be installed along: <ul style="list-style-type: none"><li>▪ New street west of parkade entrance</li><li>▪ Corvette Way</li><li>▪ Capstan Way west of the corner, including the interim treatment of the access to the pump station equipment enclosure</li></ul>	Removal & replacement of interim frontage works with ultimate frontage works, including: <ul style="list-style-type: none"><li>▪ Completion of the new street</li><li>▪ Corvette Way parkade/driveway to the new street</li></ul>	Removal & replacement of interim frontage works with ultimate frontage works, including: <ul style="list-style-type: none"><li>▪ Completion of Corvette Way</li><li>▪ Completion of Capstan Way, including the ultimate treatment of the access to the pump station equipment enclosure</li></ul>	<ul style="list-style-type: none"><li>▪ 100% of required Servicing Agreement works, including the replacement of all interim frontage works with ultimate frontage works (as approved via SA 16-745853)</li></ul>
17.	Pump Station Enclosure	<ul style="list-style-type: none"><li>▪ 100% of required facilities</li></ul>	<ul style="list-style-type: none"><li>▪ None required</li></ul>	<ul style="list-style-type: none"><li>▪ None required</li></ul>	<ul style="list-style-type: none"><li>▪ 100% of required facilities</li></ul>

MAR 10 2017

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REVISION  
1. 12-2-06 RE-DESIGNED FOR DP  
2. 12-2-06 RE-DESIGNED FOR DP

YUANHENG Phase 1/Lot A Occupancy Staging Plan (FINAL March 3, 2017)

STAGED FEATURES		STAGE 1 Buildings B & C	STAGE 2 (1) Buildings A & J	STAGE 3 (2) Buildings D & E	TOTAL Buildings A, B, C, D, E & J
18.	Public Art	<ul style="list-style-type: none"><li>None required</li></ul>	<ul style="list-style-type: none"><li>None required</li></ul>	<ul style="list-style-type: none"><li>100% of artwork(s) &amp; related requirements</li></ul>	<ul style="list-style-type: none"><li>100% of artwork(s) &amp; related requirements</li></ul>
19.	Loading & Waste Management	<ul style="list-style-type: none"><li>100% of required loading facilities</li><li>100% of garbage &amp; recycling facilities required for residential uses in Buildings B &amp; C</li><li>100% of garbage &amp; recycling facilities required for No. 3 Road commercial uses</li></ul>	<ul style="list-style-type: none"><li>100% of garbage &amp; recycling facilities required for residential uses in Buildings A &amp; J</li></ul>	<ul style="list-style-type: none"><li>100% of garbage &amp; recycling facilities required for residential uses in Buildings D &amp; E</li><li>100% of garbage &amp; recycling facilities required for Capstan Way commercial uses</li></ul>	<ul style="list-style-type: none"><li>100% of required loading facilities</li><li>100% of garbage &amp; recycling facilities required for all residential uses</li><li>100% of garbage &amp; recycling facilities required for all commercial uses</li></ul>
20.	District Energy Utility (DEU)	<p>If DEU is available for Buildings B &amp; C:</p> <ul style="list-style-type: none"><li>Building is connected</li><li>DEU Agreements &amp; related requirements satisfied</li></ul> <p>If no DEU available for Buildings B &amp; C:</p> <ul style="list-style-type: none"><li>Engineer's certification, DEU Agreements, Letter of Credit &amp; related requirements satisfied to facilitate future service hook-up</li></ul>	<p>If DEU is available for Buildings A &amp; J:</p> <ul style="list-style-type: none"><li>Building is connected</li><li>DEU Agreements &amp; related requirements satisfied</li></ul> <p>If no DEU available for Buildings A &amp; J:</p> <ul style="list-style-type: none"><li>Engineer's certification, DEU Agreements, Letter of Credit &amp; related requirements satisfied to facilitate future service hook-up</li></ul>	<p>If DEU is available for Buildings D &amp; E:</p> <ul style="list-style-type: none"><li>Building is connected</li><li>DEU Agreements &amp; related requirements satisfied</li></ul> <p>If no DEU available for Buildings D &amp; E:</p> <ul style="list-style-type: none"><li>Engineer's certification, DEU Agreements, Letter of Credit &amp; related requirements satisfied to facilitate future service hook-up</li></ul>	<ul style="list-style-type: none"><li>100% of DEU requirements satisfied, as applicable</li></ul>

(1) Development required over and above that of Stage 1    (2) Development required over and above that of Stages 1 and 2 to complete the entirety of the permitted development (as indicated in the "Total" column)

PROJECT  
Yuanheng Seaside  
Development  
LOT A  
3031 - 3351 No. 3 Road  
8151 Capstan Way

OCCUPANCY  
STAGING PLAN

JOB NO. 11-03  
DESIGN SV  
DATE JAN 25 2016  
SCALE N/A  
CHECKED WTL  
A: Checked for compliance with the provisions of the British Columbia Building Act and the Vancouver Building Code. The drawings are intended to be used for the construction of the project. The drawings are not to be used for any other purpose without the written consent of the architect.

PLAN #3c

DP 16-745853



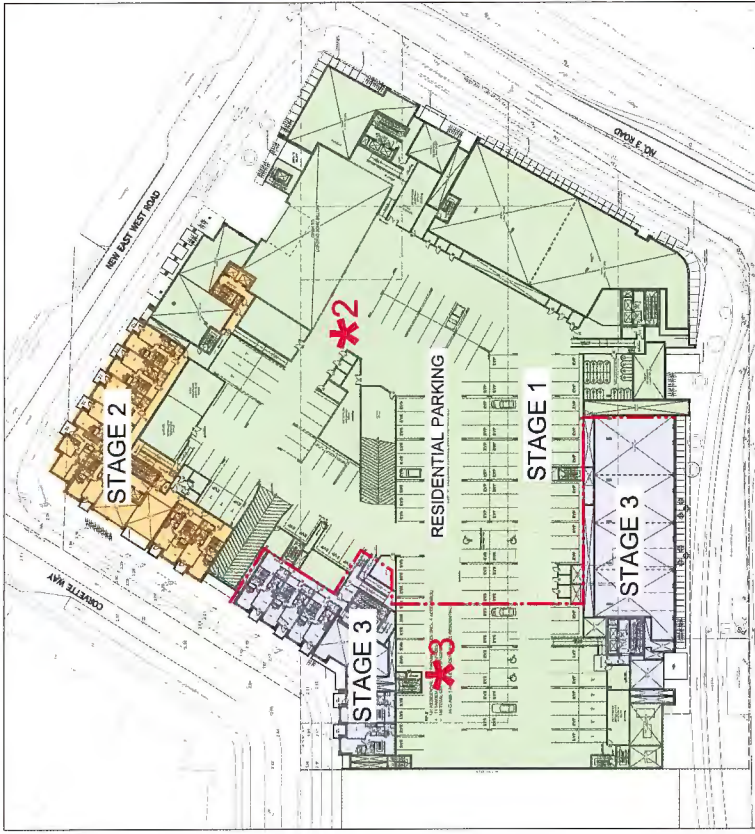
MAR 10 2017

W. T. LEUNG  
ARCHITECTS  
INC.

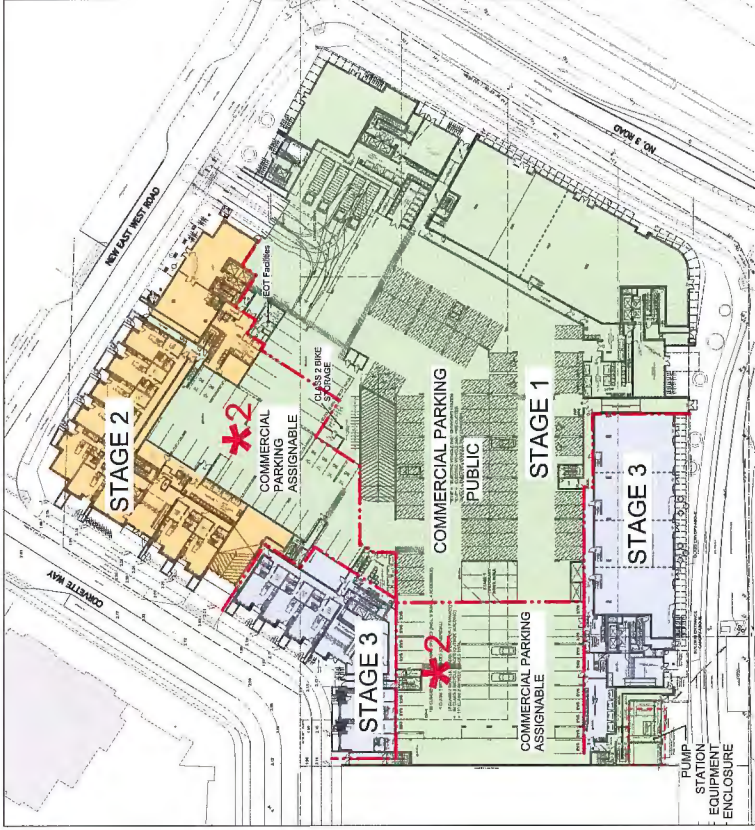
Site: 301, 973 West Broadway,  
Vancouver, British Columbia • Canada V6Z 1K3  
Telephone: 604 736-5711, Fax: 604 736-5791



DESCRIPTION  
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1 1:10000  
REMARKS FOR  
1 1:10000



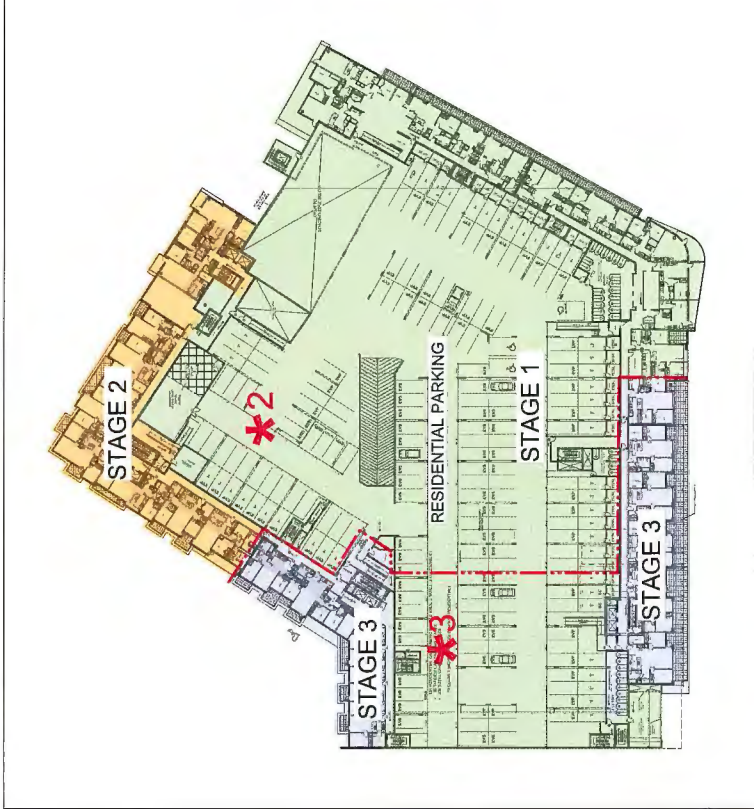
3 2nd Floor Plan, Residential Parking RP-2



2 1st Floor Plan, Commercial Parking CP-1



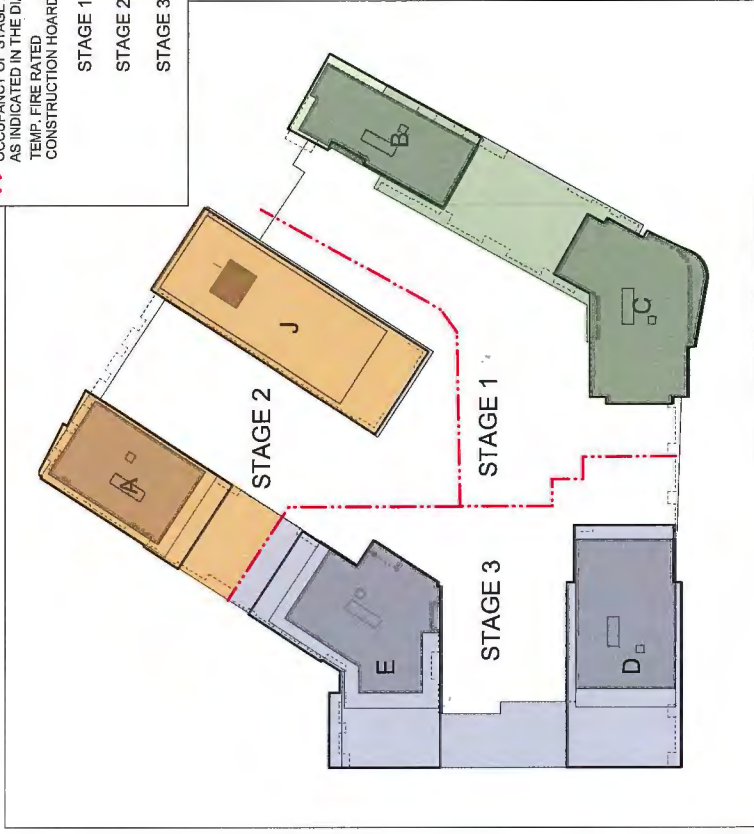
1 Parking Plan, Residential Parking RP-1



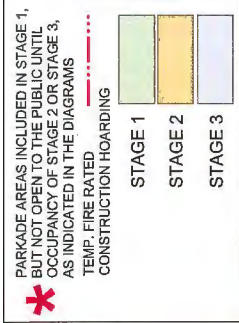
4 3rd Floor Plan, Residential Parking RP-3



5 4th Floor Plan, Courtyard Level



6 Roof Plan



Yuanheng Seaside  
Development  
LOT A  
3031 - 3351 No. 3 Road  
8151 Captain Way

STAGING  
CONCEPTUAL  
DIAGRAMS

JOB NO. 11-03  
DRAWN SV  
DATE JAN 25, 2016  
SCALE NTS  
CHECKED WTL  
DESIGNED INC.

PLAN #3d

DP 16-745853









REVISION	DATE	BY	DESCRIPTION
A	15-03-15	WTL	ISSUED FOR I.D.P.
B	15-03-15	WTL	ISSUED FOR I.D.P.
C	15-03-15	WTL	ISSUED FOR I.D.P.
D	15-03-15	WTL	ISSUED FOR I.D.P.
E	15-03-15	WTL	ISSUED FOR I.D.P.
F	15-03-15	WTL	ISSUED FOR I.D.P.
G	15-03-15	WTL	ISSUED FOR I.D.P.

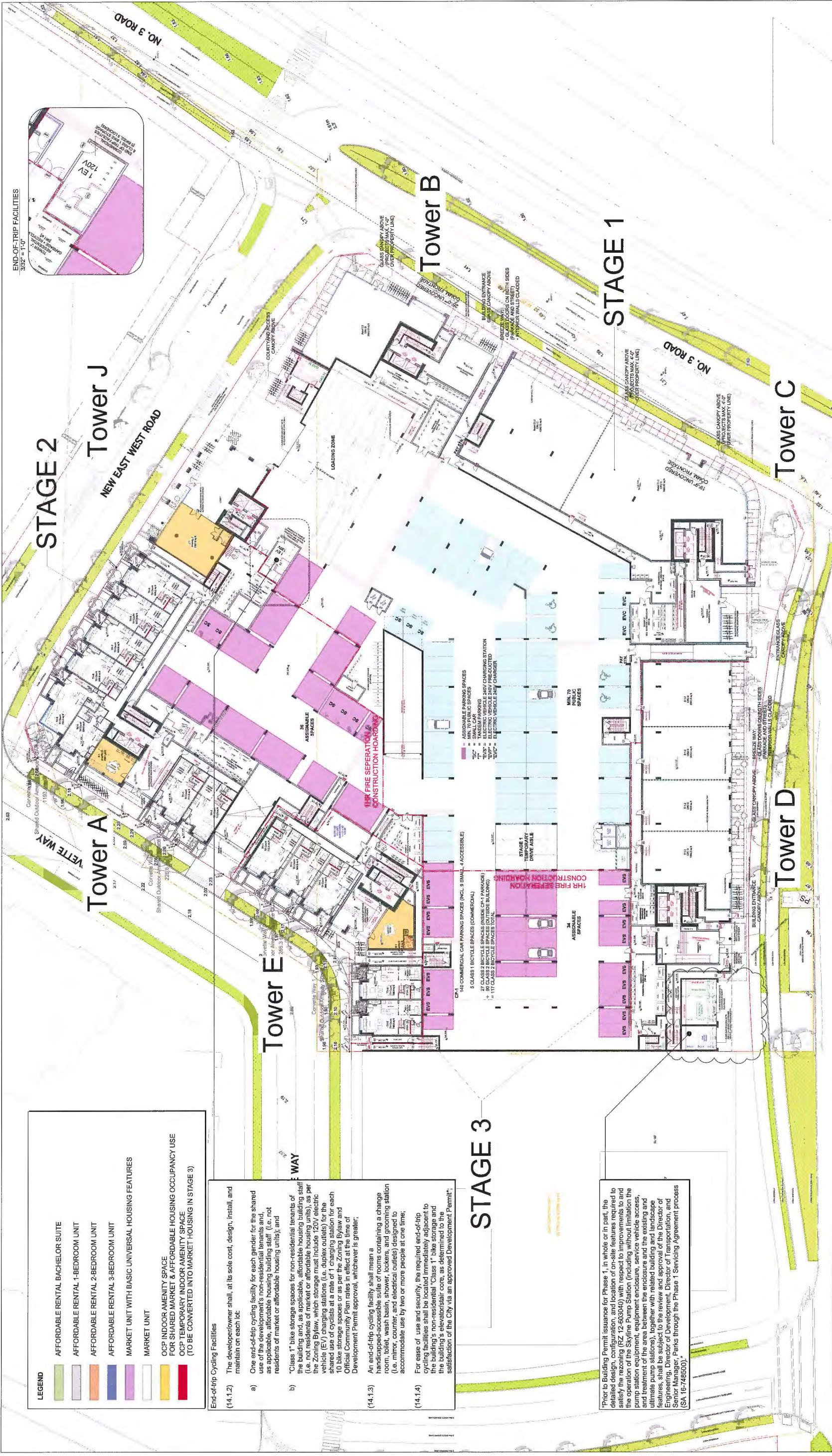
Yuanheng Seaside  
Development  
LOT A

3031 - 3351 No. 3 Road  
8151 Capstan Way

1st Floor Plan /  
Commercial P-1

DATE	11-03
DESIGN	LURBISV
DATE	May 28, 2015
SCALE	1:250
PROJECT	WTL

PLAN #4b



LEGEND

- AFFORDABLE RENTAL BACHELOR SUITE
- AFFORDABLE RENTAL 1-BEDROOM UNIT
- AFFORDABLE RENTAL 2-BEDROOM UNIT
- AFFORDABLE RENTAL 3-BEDROOM UNIT
- MARKET UNIT WITH BASIC UNIVERSAL HOUSING FEATURES
- MARKET UNIT
- OCIP INDOOR AMENITY SPACE
- OCIP FOR SHARED MARKET & AFFORDABLE HOUSING OCCUPANCY USE
- OCIP TEMPORARY INDOOR AMENITY SPACE
- (TO BE CONVERTED INTO MARKET HOUSING IN STAGE 3)

End-of-Trip Cycling Facilities

(14.1.2) The developer/owner shall, at its sole cost, design, install, and maintain on each lot:

- One end-of-trip cycling facility for each gender for the shared use of the development's non-residential tenants and, as applicable, market or affordable housing staff (i.e., not residents of market or affordable housing units); and
- "Class 1" bike storage spaces for non-residential tenants of the building and, as applicable, affordable housing building staff (i.e., not residents of market or affordable housing units), as per the Zoning Bylaw, which storage must include 120V electric vehicle (EV) charging stations (i.e., duplex outlets) for the shared use of cyclists at a rate of 1 charging station for each 10 bike storage spaces or as per the Zoning Bylaw and Official Community Plan rates in effect at the time of Development Permit approval, whichever is greater;

(14.1.3) An end-of-trip cycling facility shall mean a hand-dropped-accessible suite of rooms containing a change room, toilet, wash basin, shower, lockers, and grooming station (i.e., mirror, counter, and electrical outlets) designed to accommodate use by two or more people at one time;

(14.1.4) For ease of use and security, the required end-of-trip cycling facilities shall be located immediately adjacent to the building's non-residential "Class 1" bike storage and the building's elevator/stair core, as determined to the satisfaction of the City via an approved Development Permit;

STAGE 3

"Prior to Building Permit issuance for Phase 1, in whole or in part, the detailed design, configuration, and location of on-site features required to satisfy the rezoning (RZ 12-000040) with respect to improvements to and the operation of the Skyline Pump Station (including without limitation the pump station equipment enclosure, service access, and the installation of pump stations), together with related building and landscape features, shall be subject to the review and approval of the Director of Engineering, Director of Development, Director of Transportation, and Senior Manager, Parks through the Phase 1 Servicing Agreement process (SA 16-748500)."





INSURANCE	
A	4/22/16 PRELIM BUDGET
C	16-9-16 ISSUED FOR R.Z.
D	16-9-26 ISSUED FOR D.P.
E	16-11-26 ISSUED FOR BUDGET PRICING
F	16-11-28 ISSUED FOR A.D.P.
G	17-02-06 RE-ISSUED FOR D.P.

**PROJECT**

**Yuanheng Seaside  
Development**

**LOT A**

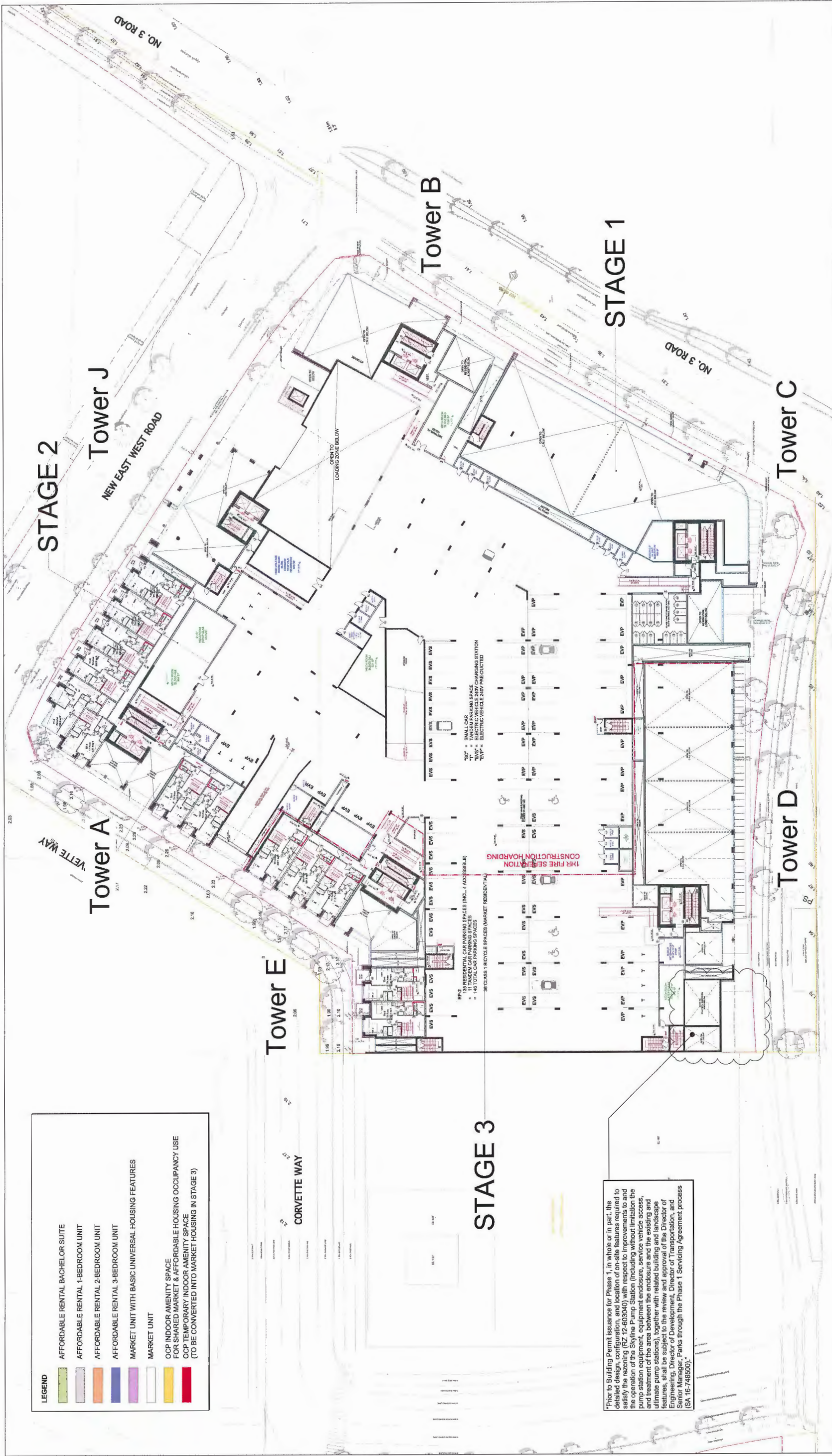
**3031 - 3351 No. 3 Road  
8151 Capstan Way**

2nd Floor Plan /  
Residential P-2

JOB NO.	11-03
DRAWN	LURB/VS
DATE	May 29, 2015
SCALE	1 : 250
CHECKED	WTL

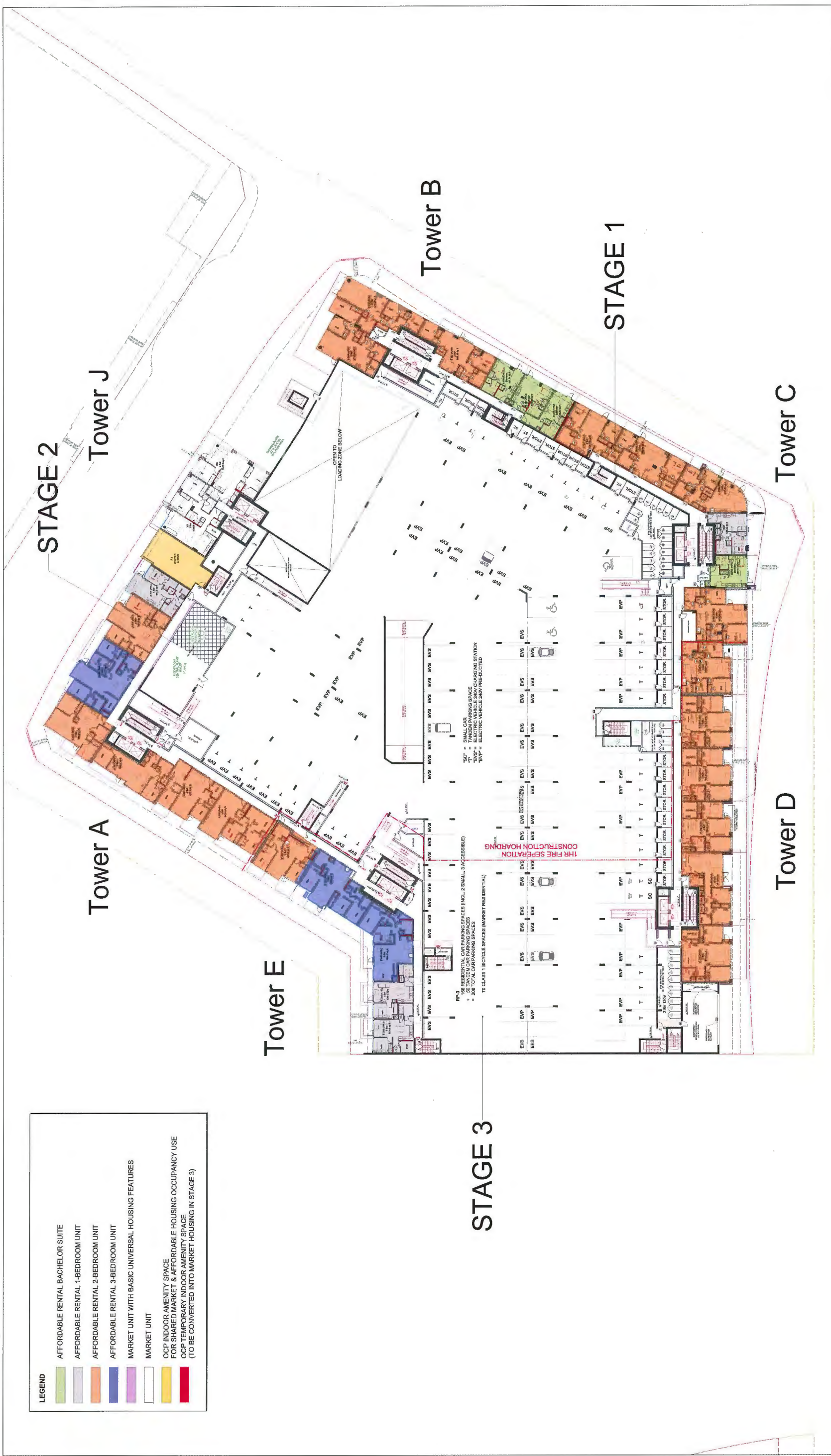
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**PLAN #4C**



<sup>1</sup>Prior to Building Permit issuance for Phase 1, in whole or in part, the detailed design, configuration, and location of on-site features required to satisfy the zoning (RD 24-030404) and requests to improvements to and the operation of the Skyline Pump Station (including without limitation the pump station equipment, equipment enclosure, service vehicle access, and treatment of the area between the enclosure and the existing and ultimate pump stations), together with related building and landscape features, shall be subject to the review and approval of the Director of Planning, Engineering and Construction Services, and the Director of Public Works through the Phase 1 Servicing Agreement process (SRA 12-748390).







MAR 10 2017

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REVISIONS	
NO.	DESCRIPTION
A	ISSUED FOR PERMIT
B	ISSUED FOR PERMIT
C	ISSUED FOR PERMIT
D	ISSUED FOR PERMIT
E	ISSUED FOR PERMIT
F	ISSUED FOR PERMIT
G	ISSUED FOR PERMIT



LEGEND

AFFORDABLE RENTAL BACHELOR SUITE

AFFORDABLE RENTAL 1-BEDROOM UNIT

AFFORDABLE RENTAL 2-BEDROOM UNIT

AFFORDABLE RENTAL 3-BEDROOM UNIT

MARKET UNIT WITH BASIC UNIVERSAL HOUSING FEATURES

MARKET UNIT

OCP INDOOR AMENITY SPACE

OCP FOR SHARED MARKET & AFFORDABLE HOUSING OCCUPANCY USE

OCP TEMPORARY INDOOR AMENITY SPACE  
(TO BE CONVERTED INTO MARKET HOUSING IN STAGE 3)

FOR MORE DETAILS ON COURTYARD,  
PLEASE REFER TO LANDSCAPE DRAWINGS (PLAN #5).

Yuanheng Seaside  
Development  
LOT A

3031 - 3351 No. 3 Road  
8151 Capstan Way

4th Floor Plan  
(Lot A Courtyard)

DATE: 11-03

DRAWN: LURBSV

DATE: May 28, 2015

SCALE: 1:250

CHECKED: WTL

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W. T. LEUNG ARCHITECTS INC.

PLAN #4e

DP 16-745853



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SUBMISSION	REVISION
A	ISSUED FOR PERMIT
B	ISSUED FOR PERMIT
C	ISSUED FOR PERMIT
D	ISSUED FOR PERMIT
E	ISSUED FOR PERMIT
F	ISSUED FOR PERMIT
G	ISSUED FOR PERMIT

Yuanheng Seaside  
Development  
LOT A  
3031 - 3351 No. 3 Road  
8151 Capstan Way

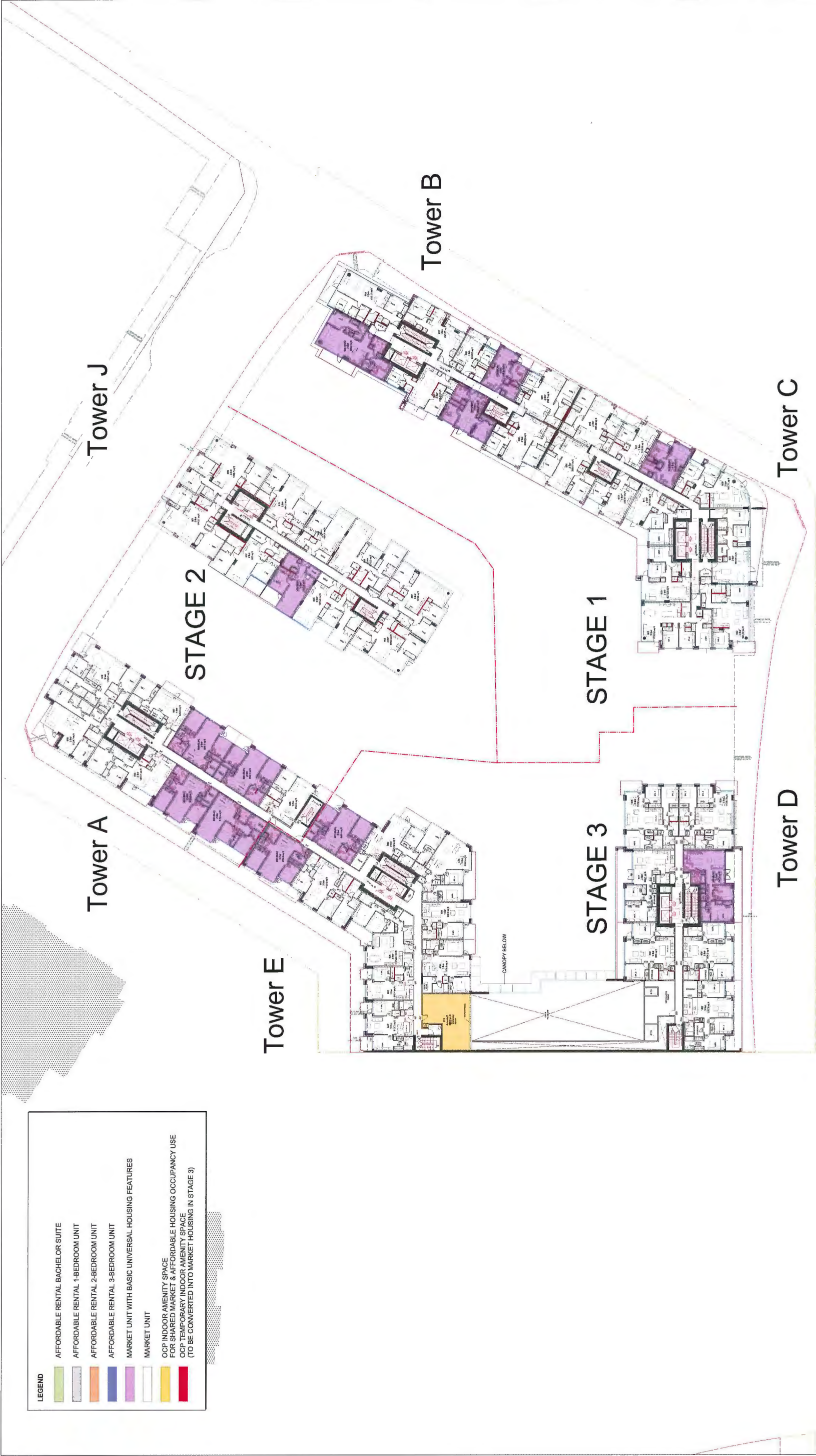
5th Floor Plan

JOB NO.	11-03
DESIGNER	LURBISV
DATE	May 28, 2015
SCALE	1:250
PROJECT	WTL

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DESIGNED BY WTL

PLAN #4f



DP 16-745853





IS/REV/REVISION	
A	4/22/16 PRELIM BUDGET
C	10/8/19 ISSUED FOR R.F.
D	16/4/25 ISSUED FOR D.P.
E	16/11/08 ISSUED FOR BUDGET PRICING
F	16/11/23 ISSUED FOR A.D.P.
G	17/02/06 RE-ISSUED FOR D.P.

**PROJECT**

**Yuanheng Seaside  
Development**

**LOT A**

**3031 - 3351 No. 3 Road  
8151 Capstan Way**

### 6th Floor Plan

JOB NO.	11-03
OWNER	LLURB/ISV
DATE	May 28, 2015
SCALE	1 : 250
CHECKED	WTL

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DRAWING NO.:

**PLAN #4g**





MAR 10 2017

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Vancouver, British Columbia • Canada V6Z 1K3  
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REVISION	DATE	BY	DESCRIPTION
A	10-10-15	WTL	ISSUED FOR RFP
B	10-10-15	WTL	ISSUED FOR RFP
C	10-10-15	WTL	ISSUED FOR RFP
D	10-10-15	WTL	ISSUED FOR RFP
E	10-11-15	WTL	ISSUED FOR RFP
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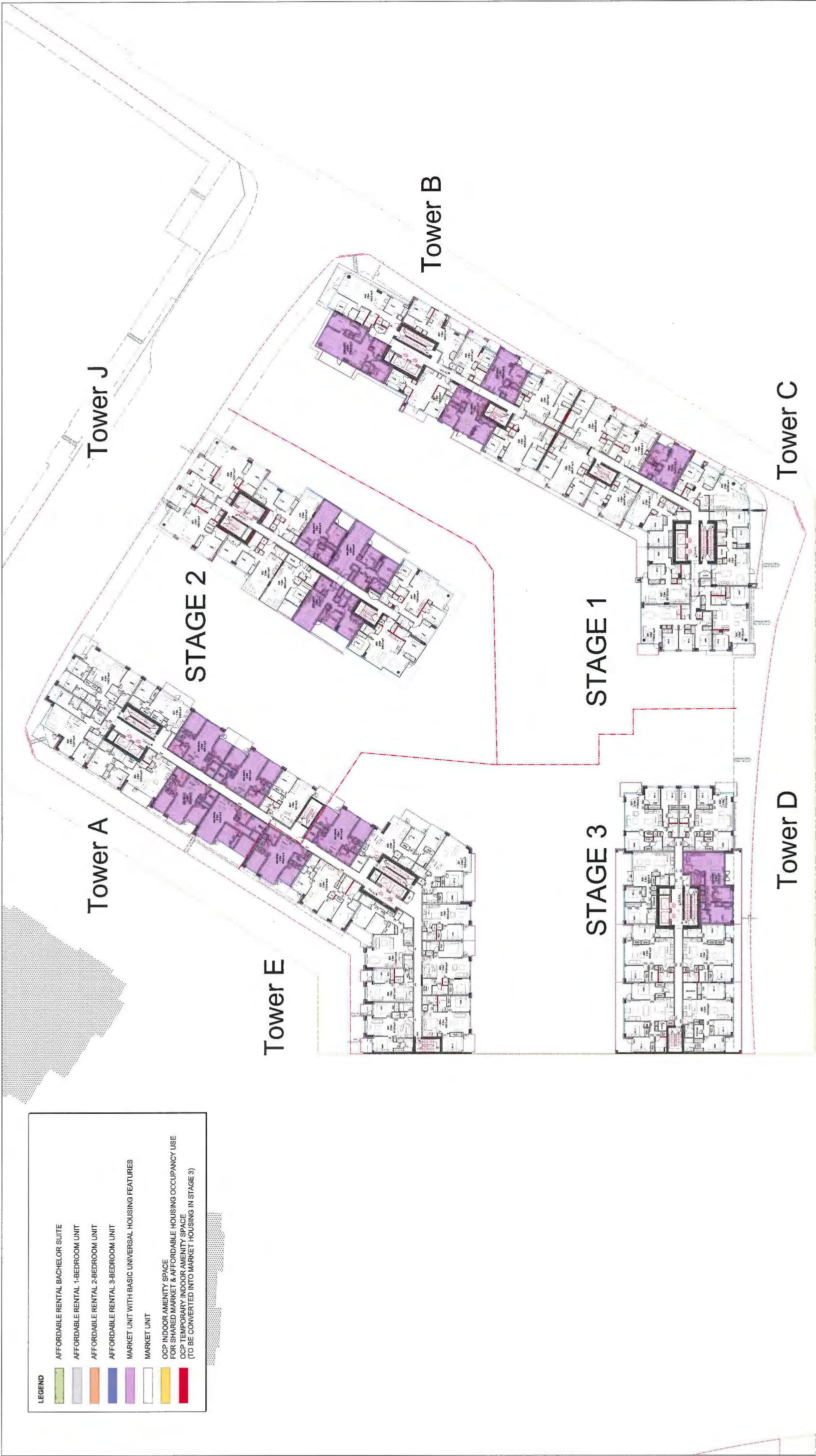
PROJECT  
Yuanheng Seaside  
Development  
LOT A  
3031 - 3351 No. 3 Road  
8151 Capstan Way

7th Floor Plan

JOB NO.	11-03
DRAWN	LURBSV
DATE	May 28, 2015
SCALE	1:250
CHECKED	WTL

NOTES:  
1. THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.  
2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.  
3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
4. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING.  
5. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING.

PLAN #4h



DP 16-745853



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REVISION	DATE	BY	DESCRIPTION
A	10-03-2017	WTL	PRELIMINARY
B	10-03-2017	WTL	FOR REVIEW
C	10-03-2017	WTL	FOR REVIEW
D	10-03-2017	WTL	FOR REVIEW
E	10-03-2017	WTL	FOR REVIEW
F	10-03-2017	WTL	FOR REVIEW
G	10-03-2017	WTL	FOR REVIEW

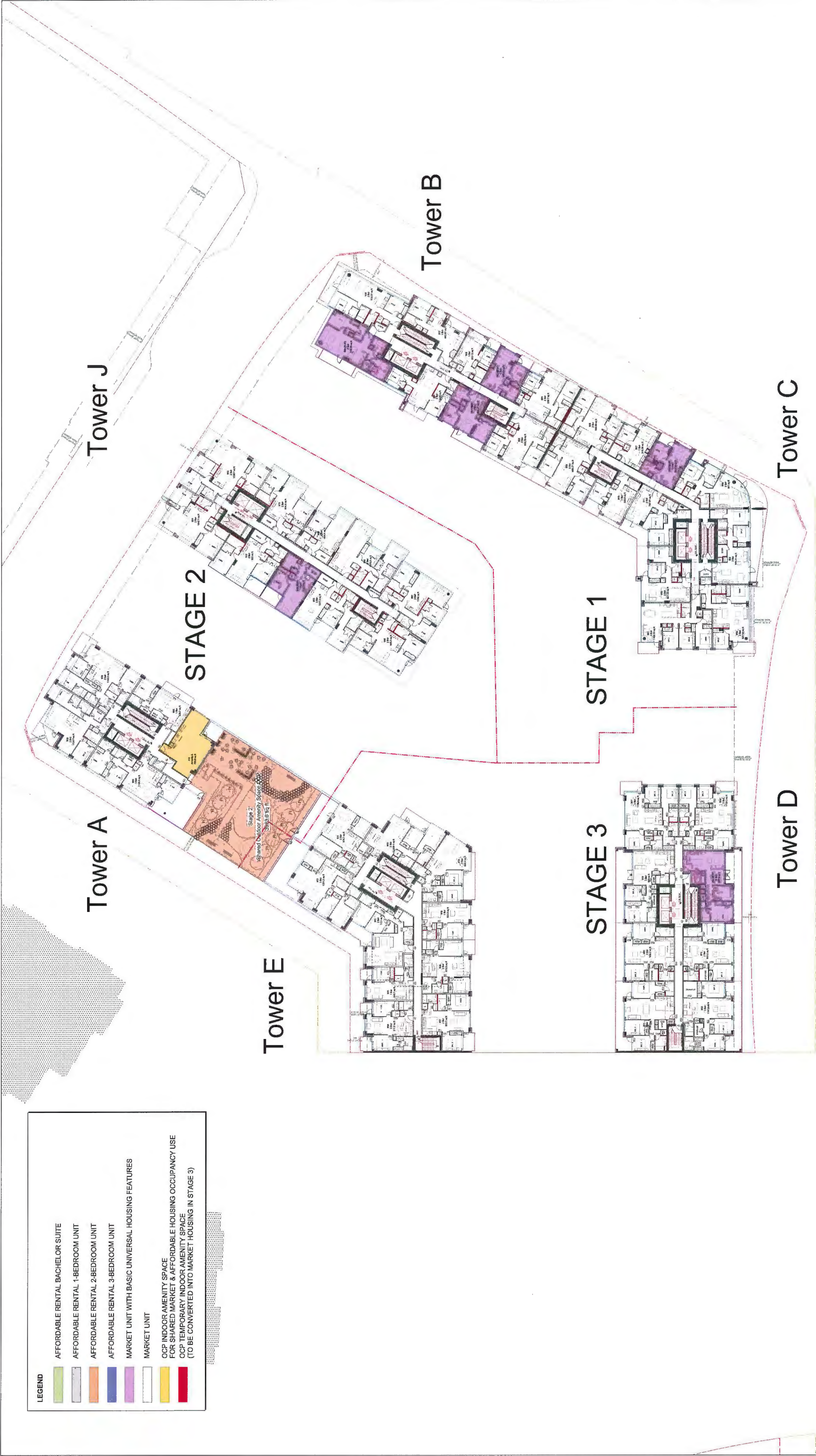
PROJECT  
Yuanheng Seaside  
Development  
LOT A  
3031 - 3351 No. 3 Road  
8151 Capetan Way

8th Floor Plan

JOB NO.	11-03
DESIGN	LLRB/SV
DATE	May 28, 2015
SCALE	1:250
DESIGNED	WTL

NOTES:  
1. This drawing is a preliminary drawing and is not to be used for construction.  
2. All dimensions are in feet and inches.  
3. All dimensions are to the centerline of the wall unless otherwise noted.  
4. All dimensions are to the centerline of the wall unless otherwise noted.

PLAN #4i



DP 16-745853



MAR 10 2017

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Vancouver, British Columbia • Canada V6Z 1K3  
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REVISION	DATE	BY	DESCRIPTION
A	15-11-15	WTL	ISSUED FOR RFP
B	15-11-15	WTL	ISSUED FOR RFP
C	15-11-15	WTL	ISSUED FOR RFP
D	15-11-15	WTL	ISSUED FOR RFP
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G	15-11-15	WTL	ISSUED FOR RFP

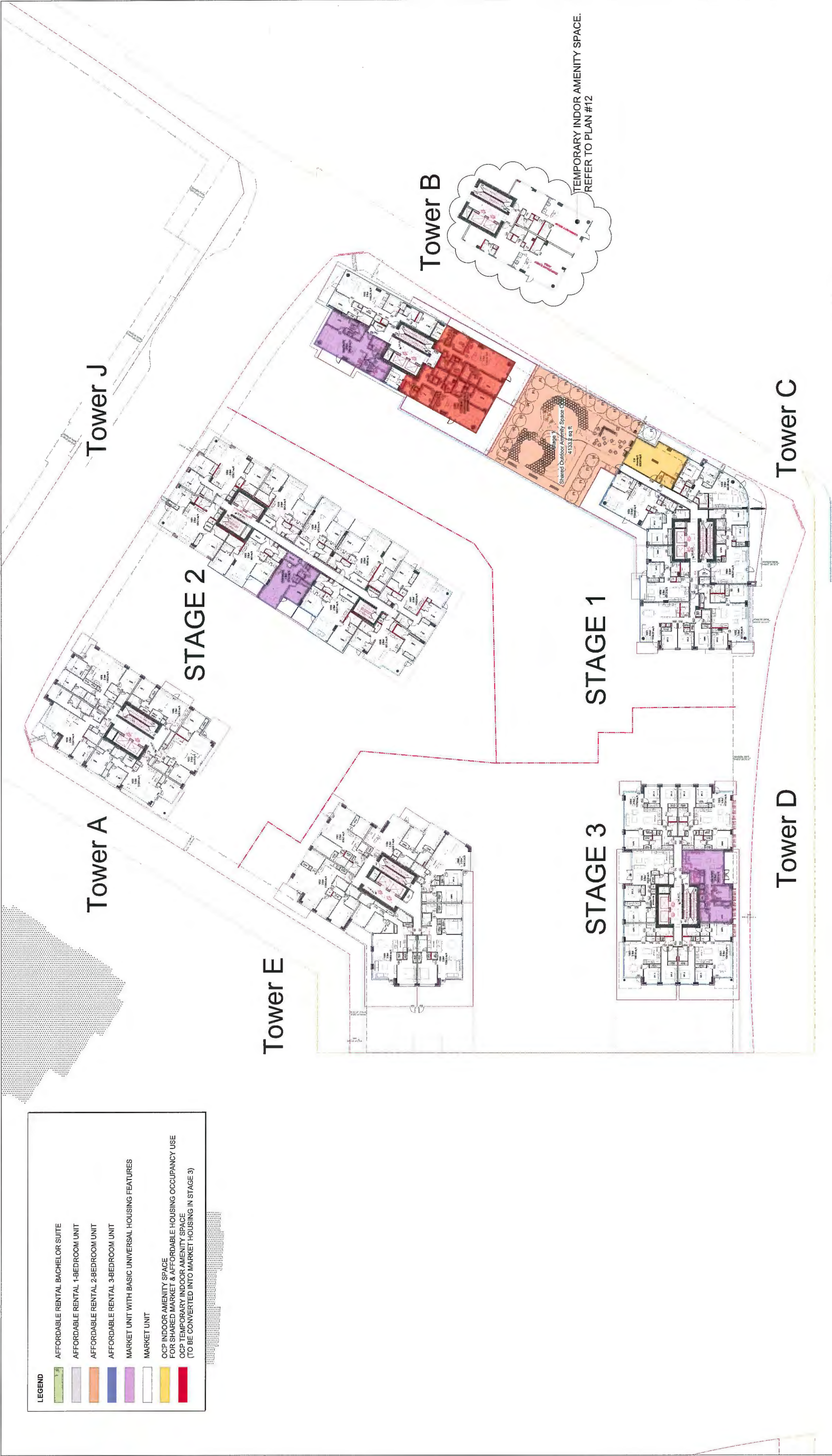
PROJECT  
Yuanheng Seaside  
Development  
LOT A  
3031 - 3351 No. 3 Road  
8151 Capstan Way

9th Floor Plan

JOB NO.	11-03
DRAWN	LLR/BSV
DATE	May 28, 2015
SCALE	1:250
DESIGNED	WTL

NOTES:  
1. THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.  
2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.  
3. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.  
4. THE DESIGNER ASSUMES NO LIABILITY FOR ANY CONSTRUCTION COSTS.  
5. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DELAYS OR CANCELLATIONS.

PLAN #4j



DP 16-745853



MAR 10 2017

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Vancouver, British Columbia • Canada V6C 1K3  
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REVISION	DATE	BY	DESCRIPTION
A	10/11/15	WTL	ISSUED FOR D.P.
B	10/11/15	WTL	ISSUED FOR D.P.
C	10/11/15	WTL	ISSUED FOR D.P.
D	10/11/15	WTL	ISSUED FOR D.P.
E	10/11/15	WTL	ISSUED FOR BUDGET PRICING
F	10/11/15	WTL	ISSUED FOR A.D.P.
G	10/11/15	WTL	RESUBMITTED FOR D.P.

PROJECT  
Yuanheng Seaside  
Development  
LOT A  
3031 - 3351 No. 3 Road  
8151 Capstan Way

10th Floor Plan

JOB NO.	11-03
DESIGN	LURBSIV
DATE	May 28, 2015
SCALE	1 : 250
DESIGNED	WTL
NOTES: 1. This drawing is for the 10th floor of the building. 2. All dimensions are in meters. 3. The drawing is for the 10th floor of the building. 4. The drawing is for the 10th floor of the building. 5. The drawing is for the 10th floor of the building.	
DRAWING NO. 11-03	

PLAN #4k



DP 16-745853





RESUBSCRIPTION	
A	4/2/16 PAULUM BUDGET ISSUED FOR R.Z.
C	16-9-18 ISSUED FOR R.Z.
D	16-9-26 ISSUED FOR D.P.
E	16-11-06 ISSUED FOR BUDGET PRICING
F	16-11-28 ISSUED FOR A.D.P.
G	17-02-08 RE-ISSUED FOR D.P.

**PROJECT**

**Yuanheng Seaside  
Development  
LOT A**

**3031 - 3351 No. 3 Road  
8151 Capstan Way**

### 11th Floor Plan

JOB NO.	11-03
DRUM#	LL/RB/SV
DATE	MAY 28, 2015
SCALE	1 : 250

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DRAWING NO. :

**PLAN #41**









MAR 10 2017

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ARCHITECTS  
INC.

Site: 300, 673 West Broadway,  
Vancouver, British Columbia • Canada V6Z 1G3  
Telephone: 604-255-5111, Fax: 604-255-5111



DESCRIPTION	DATE	BY	FOR
A	18-08-15	WTL	FOR I.D.P.
B	18-08-15	WTL	FOR I.D.P.
C	18-08-15	WTL	FOR I.D.P.
D	18-08-15	WTL	FOR I.D.P.
E	18-08-15	WTL	FOR I.D.P.
F	18-08-15	WTL	FOR I.D.P.
G	18-08-15	WTL	FOR I.D.P.

PROJECT  
Yuanheng Seaside  
Development  
LOT A  
3031 - 3351 No. 3 Road  
8151 Capstan Way

13th Floor Plan

JOB NO.	11403
DRAWN	LURBISV
DATE	May 28, 2015
SCALE	1:250
CHECKED	WTL

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PLAN #4n



DP 16-745853

MAR 10 2017

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REVISION	DATE	DESCRIPTION
A	10/10/15	PRELIMINARY
B	10/10/15	REVISION FOR RZ
C	10/10/15	REVISION FOR RZ
D	10/10/15	REVISION FOR RZ
E	10/10/15	REVISION FOR RZ
F	10/10/15	REVISION FOR RZ
G	10/10/15	REVISION FOR RZ

PROJECT  
Yuanheng Seaside  
Development  
LOT A  
3031 - 3351 No. 3 Road  
8151 Capstan Way

14th Floor Plan

JOB NO.	11-03
DRAWN	LURBSV
DATE	May 28, 2015
SCALE	1 : 250
DESIGNED	WTL

PLAN #40



DP 16-745853





REVISION	DATE	BY	DESCRIPTION
A	10-10-16	WTL	ISSUED FOR I.Z.
C	10-10-16	WTL	ISSUED FOR I.Z.
D	10-10-16	WTL	ISSUED FOR I.Z.
E	10-11-16	WTL	ISSUED FOR I.Z.
F	10-11-16	WTL	ISSUED FOR I.Z.
G	11-02-16	WTL	ISSUED FOR I.Z.

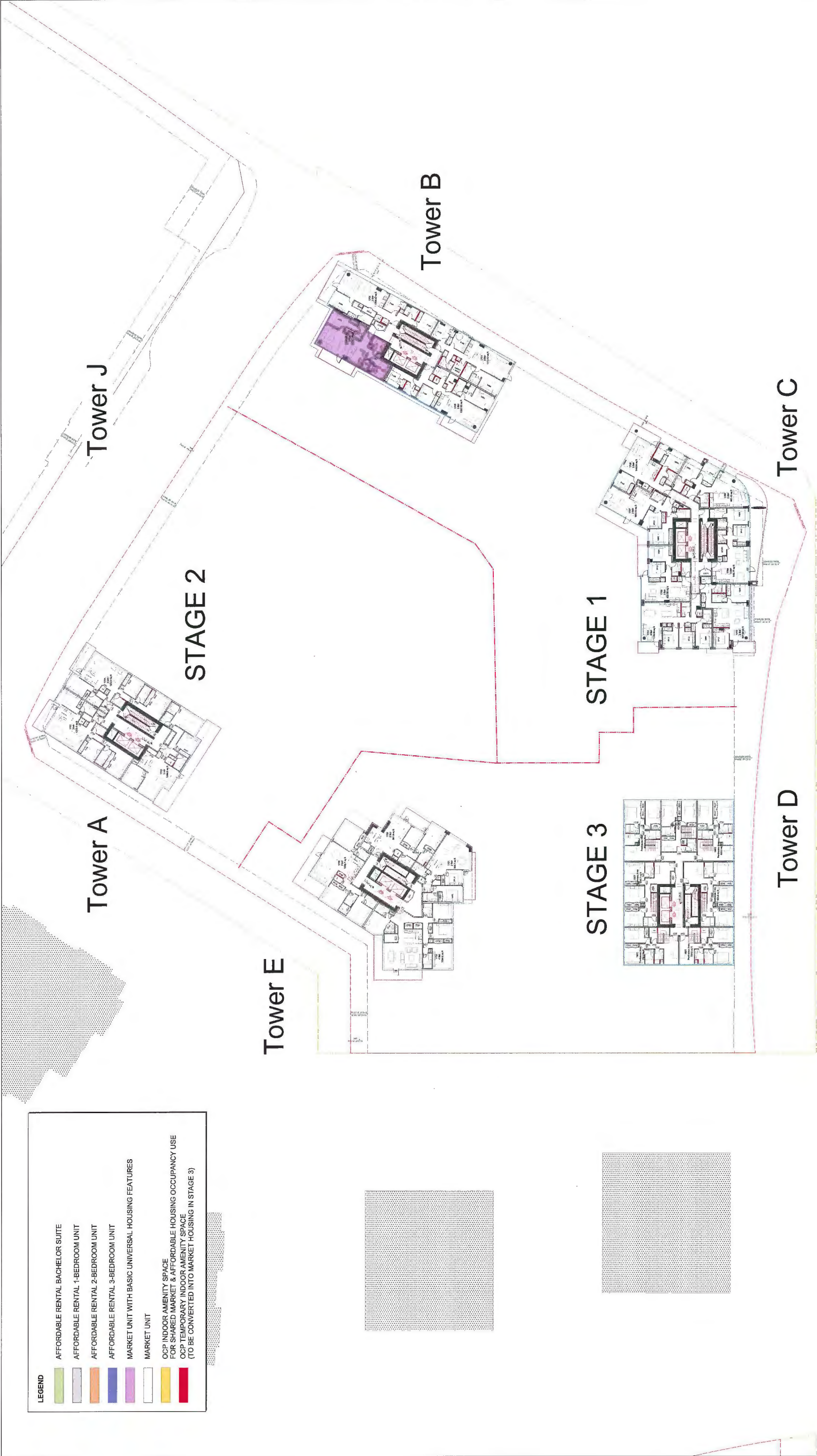
PROJECT  
Yuanheng Seaside  
Development  
LOT A  
3031 - 3351 No. 3 Road  
8151 Capstan Way

15th Floor Plan

JOB NO.	11-03
DESIGN	LURBISY
DATE	May 28, 2015
SCALE	1:250
DESIGNED	WTL

NOTES:  
1. This drawing is a part of a larger project and should be read in conjunction with the other drawings.  
2. All dimensions are in feet and inches unless otherwise noted.  
3. The owner is responsible for obtaining all necessary permits and approvals from the relevant authorities.  
4. The architect is not responsible for the construction of the building or the safety of the building.

PLAN #4p











Revision	No.	Date	Revision Notes
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MAR 10 2017

Issue No.	Date	Issue Notes
A	16-8-31	ISSUED FOR DISCUSSION
B	16-9-7	ISSUED FOR DISCUSSION
C	16-9-16	ISSUED FOR REZONING
D	16-9-22	ISSUED FOR DP
E	16-11-28	ISSUED FOR ADP
F	17-02-07	ISSUED FOR REP PER CITY COMMENTS

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Project  
Yuanheng Seaside  
Development Lot A

3031 - 3351 No. 3 Road,  
8151 Capstan Way, Richmond, BC

Drawing Title

## Level 4

## Landscape Plan

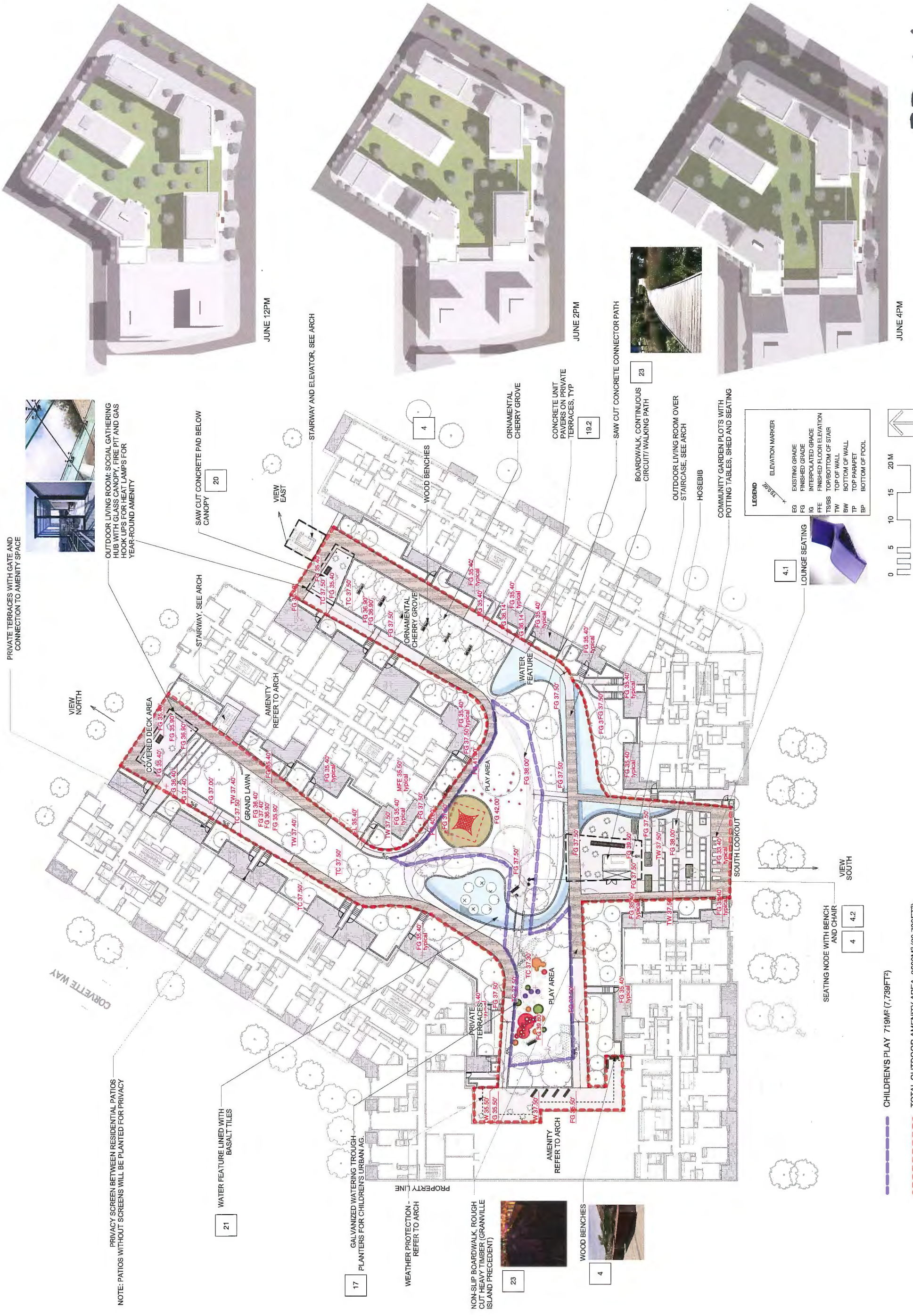
Legal

Project Manager	Project ID	5b
GD	21609	
Current City	Boston	
GD	1-300	
Revised Date	Continuing info.	
DT		
Date		
00/00/00		

Plot Date:

1

160







UPLIGHTS

Issue No.	Date	Issue Notes
A	18-9-31	ISSUED FOR DISCUSSION
B	18-9-7	ISSUED FOR DISCUSSION
C	18-9-16	ISSUED FOR RECKONING
D	18-9-22	ISSUED FOR DP
E	18-11-28	ISSUED FOR ADP
F	17-02-07	ISSUED FOR REC-OP PER CITY COMMENTS



STEP LIGHTS



ADDRESS LIGHTS

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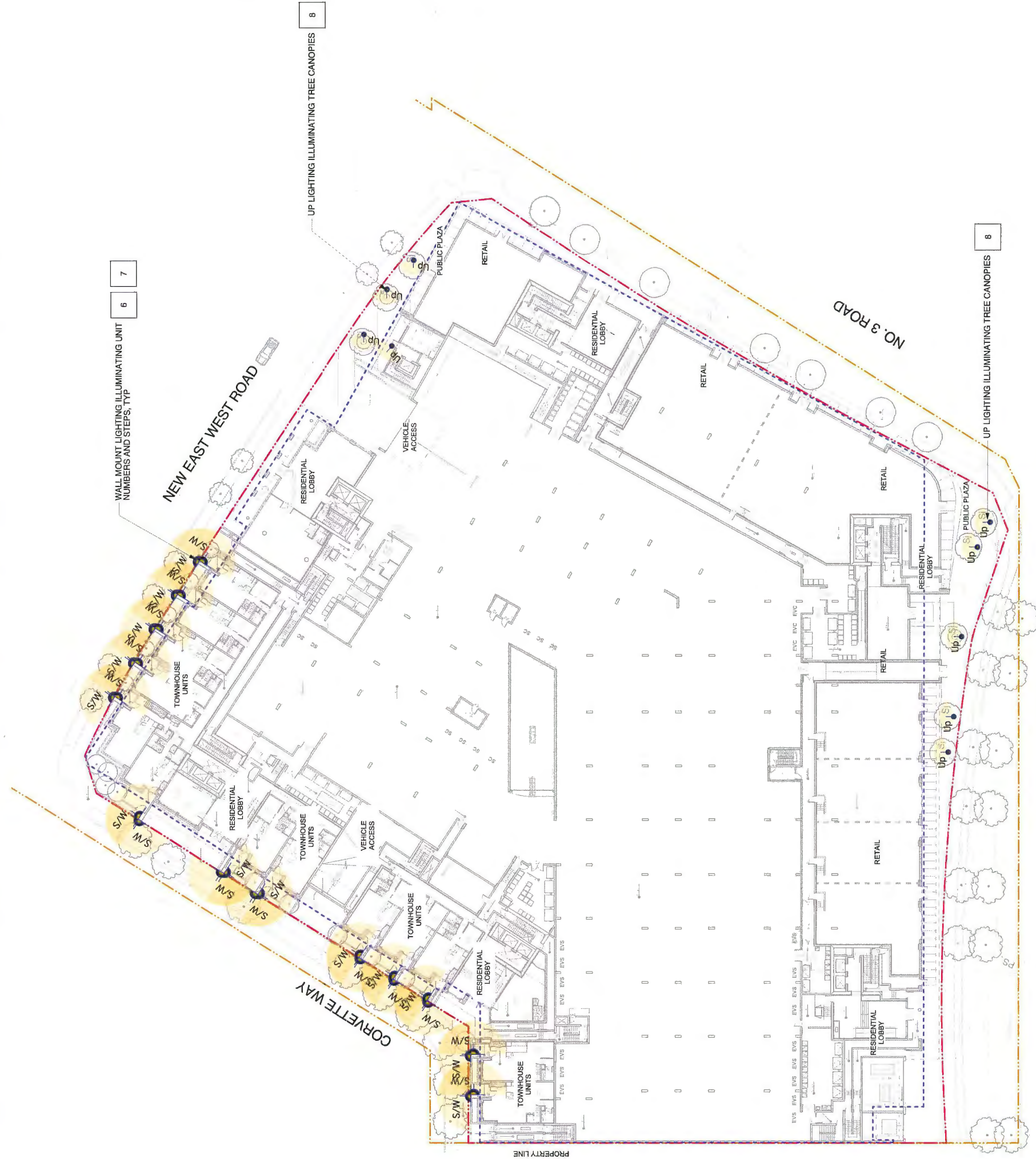
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Project  
Yuanheng Seaside  
Development Lot A  
3031 - 3351 No. 3 Road,  
8151 Capstan Way, Richmond, BC

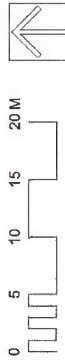
Drawing Title  
Ground Floor  
Lighting Plan

Legal

Project Manager	Project ID	Scale
GD	21609	1:300
GD	1:300	DT
DT	00.0000	5C



CAPSTAN WAY





MAR 10 2017

Issue No.	Date	Issue Notes
A	16-8-31	ISSUED FOR DISCUSSION
B	16-9-7	ISSUED FOR DISCUSSION
C	16-9-16	ISSUED FOR REZONING
D	16-9-22	ISSUED FOR DP
E	16-11-28	ISSUED FOR ADP
F	17-02-07	ISSUED FOR RE-UP PER CITY COMMENTS

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Project  
Yuanheng Seaside  
Development Lot A  
3031 - 3351 No. 3 Road,  
8151 Capstan Way, Richmond, BC

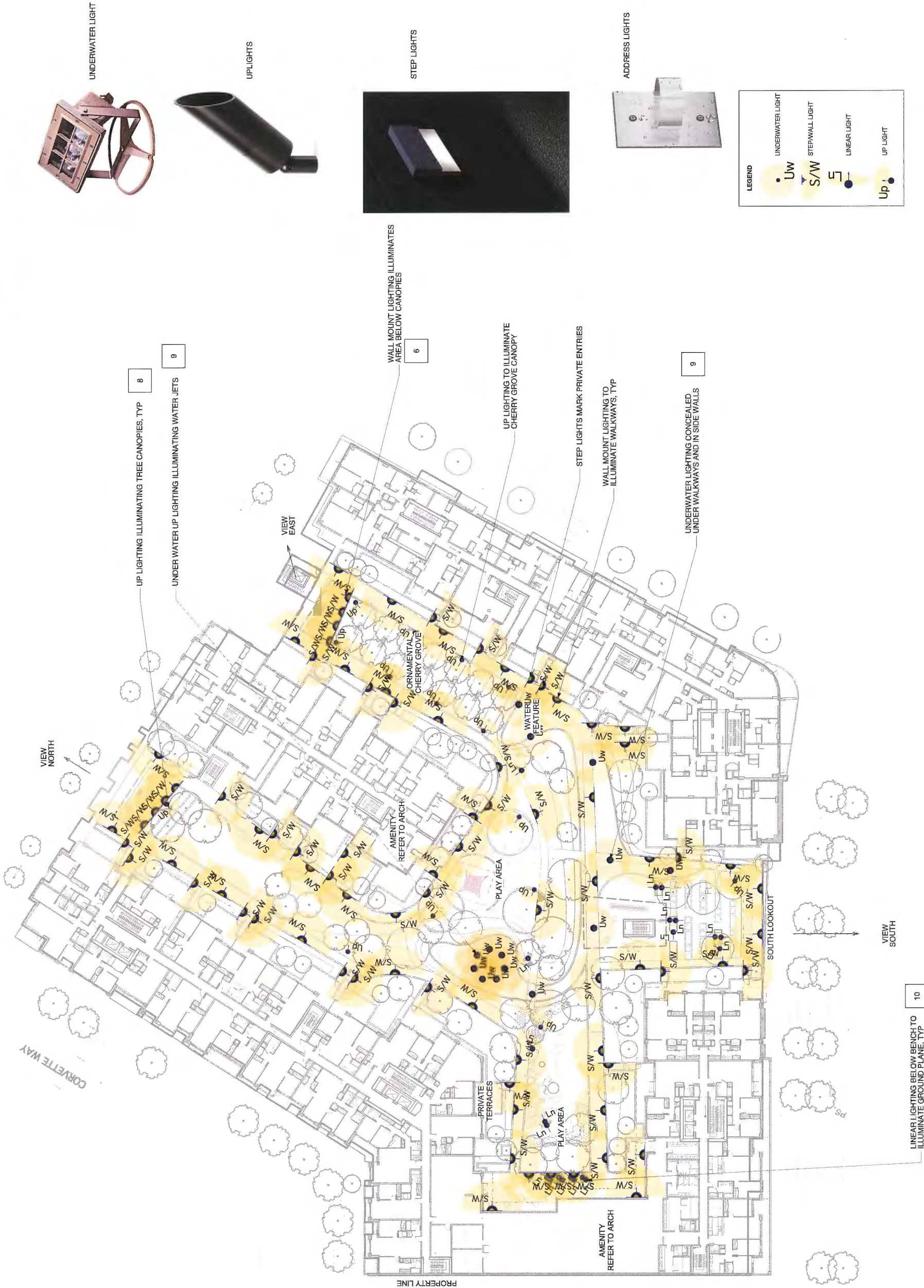
Drawing Title  
Level 4  
Lighting Plan

Legal

Project Manager	Project ID
GD	21609
Drawn By	Scale
GD	1:300
Reviewed By	
DT	
Client	Drawing No.
0000000	5d

19  
45853

DP 16-745853



UNDERWATER LIGHT



UPLIGHTS



STEP LIGHTS



ADDRESS LIGHTS

LEGEND

• U<sub>w</sub>

UNDERWATER LIGHT

• S/W

STEPWALL LIGHT

• L


LINEAR LIGHT

• Up

UP LIGHT





MAR 10 2017

LOW EVERGREEN GRASSES IN BOULEVARD

NOTE: ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE BC LANDSCAPE STANDARDS FOR LEVEL 2 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.

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Drawing Title
Ground Floor
Planting Plan

NOTE:  
HIGH EFFICIENCY DRIP IRRIGATION TO BE PROVIDED FOR ALL PLANTED AREAS  
MINIMUM SOIL VOLUMES AS FOLLOWS;  
TREES - 36"  
SHRUBS - 24"  
LAWN - 9"





NOTE:  
HIGH EFFICIENCY DRIP IRRIGATION TO BE PROVIDED FOR ALL PLANTED AREAS  
MINIMUM SOIL VOLUMES AS FOLLOWS:  
TREES - 36"  
SHRUBS - 24"  
LAWN - 9"

Revision No.	Date	Revision Notes
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MAR 10 2017

Issue No.	Date	Issue Notes
A	16-8-31	ISSUED FOR DISCUSSION
B	16-9-7	ISSUED FOR DISCUSSION
C	16-9-16	ISSUED FOR REZONING
D	16-9-22	ISSUED FOR DP
E	16-11-28	ISSUED FOR ADP
F	17-02-07	ISSUED FOR RE-OP PER CITY COMMENTS

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Project  
Yuanheng Seaside  
Development Lot A  
3031 - 3351 No. 3 Road,  
8151 Capstan Way, Richmond, BC

Drawing Title  
Level 4  
Planting Plan

Legend

Project Manager	Project ID
GD	21009
Drawn By	Scale
GD	1:300
Reviewed By	Drawing No.
DT	5f
Date	00/00/00

19

DP 16-745853

CHERRY TREES IN ORNAMENTAL GRASS BEDS



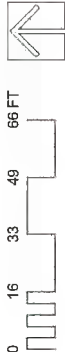
ALTERNATING STRIPS OF LAWN, FLUSH WITH PATH

GRASS MOUNDS WITH TREE PLANTINGS



PLANT LIST - PODIUM LEVEL			COMMON NAME	SCHEDULED SIZE	NOTES
ID	QTY	LATIN NAME			
Trees					
Ac	35	Acer circinatum	vine maple	3m ht.	full, bushy plants
Ac	4	Acer davidii	David maple	6cm cal/ B&B	2m standard/ full crown
Aj	17	Albizia julibrissin	silk tree	6cm cal	staked plants
Bn	18	Betula nigra	river birch	3-4m specimen/ B&B	low branching/ vary heights
Ccf	30	Cercis canadensis forest pansy	Eastern redbud	6cm cal/ B&B	2m standard/ full crown
Ck	6	Cornus kousa	kousa dogwood	6cm cal/ B&B	2m standard/ full crown
Fca	3	Ficus carica	Fig	5cm cal/B&B	Full bushy plants
Ft	4	Fruit tree	Fruit tree	3cm	«comments»
Gt	3	Gleditsia triacanthos	honey locust	7cmh&b	full, bushy plants
Pxy	14	Prunus x yedoensis 'Akebono'	Akebono Yoshino Cherry	6cm cal.	full, bushy plants
Shrubs and Groundcovers					
Ae	3306	Asarum europaeum	European Wild Ginger	#1 cont.	full, bushy plants
Alp	92	Azalea japonica 'purple splendor'	evergreen azalea	#2 cont.	full/ bushy plants
auc	70	Arbutus unedo compacta	strawberry madrone	#10 cont.	full/ bushy plants
Bim	652	Berberis thunbergii 'Monomb'	cherry bomb Japanese barberry	#5 cont.	Full, bushy plants
Co	8	Carex obnupta	slough sedge	50P plug	.3m o.c.
Cs	8	Carex sitchensis	Sitka sedge	50P plug	.3m o.c.
Ct	117	Choisya ternata	Mexican mock orange	#3 cont.	full/ bushy plants
Fa	171	Fragaria x ananassa	strawberry	SP4	full/ bushy plants
Haa	83	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#3 cont.	full/ bushy plants
Hm	370	Hakonechloa macra	Japanese forest grass	#1 cont.	full/ bushy plants
It	80	Iris tenax	western blue iris	#1 cont.	intermixed in groups
Jue	58	Juncus effusus	common rush	#1 cont.	.3m o.c.
La	83	Lavandula angustifolia	English Lavander	#2 cont.	full/ bushy plants
Maa-1	107	Nymphaea	Water Lily	#3 cont.	full/ bushy plants
Mis	40	Miscanthus sinensis 'Morning Light'	morning light maiden grass	#3 cont.	full/ bushy plants
Pm	38	Polystichum munium	Sword Fern	#3 cont.	full/ bushy plants
Pp	721	Polystichum polyblepharum	Tassel Fern	#3 cont.	full/ bushy plants
Sg	182	Sagittaria latifolia	broad leaf arrowhead	#1 cont.	intermixed in groups
Sp	99	Salix purpurea 'Nana'	Dwarf Arctic Blue Leaf Willow	#5 cont.	full/ bushy plants
Sr	143	Sarcococca ruscifolia	fragrant sarcococca	#3 cont.	full/ bushy plants
Tmh	644	Taxus media 'Hicksii'	Anglopae Yew	1.2mH&B	full/ bushy plants
Ts	3804	Thymus serpyllum	Creeping Thyme	SP#4	full/ bushy plants
Tyl	56	Typha latifolia	cattail	#1 cont.	full/ bushy plants
Vc	32	Vaccinium corymbosum	blueberry	#5 cont	full/ bushy plants
LAWN					
			Non-Netted (including biodegradable), grown on sand		

NOTE: ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE BC LANDSCAPE STANDARDS FOR LEVEL 2 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.





Revision	Date	Revision Notes
No.		

MAR 10 2017

Issue No.	Date	Issue Notes
A	16-8-31	ISSUED FOR DISCUSSION
B	16-9-7	ISSUED FOR DISCUSSION
C	16-9-16	ISSUED FOR REZONING
D	16-9-22	ISSUED FOR DP
E	16-11-28	ISSUED FOR ADP
F	17-02-07	ISSUED FOR RE DP PER CITY COMMENTS

PLANT LIST 1	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
Trees	30	Fruit tree	Fruit tree	as shown	3cm	«comments»
SHRUBS/ GROUNDCOVERS/ PERENNIALS						
Ae	1134	Asarum europaeum	European Wild Ginger		1 #1 cont.	full, bushy plants
Nip	43	Azalea japonica 'purple splendor'	evergreen azalea		1 #2 cont.	full, bushy plants
auc	18	Arbutus unedo compacia	strawberry madrone		1067 #1 cont.	full, bushy plants
alm	281	Berberis thunbergii 'Monom'	cherry bomb Japanese barberry		3 #5 cont.	Full, bushy plants
Ca	683	Campanula roundifolia	Harebell		0.4" pot	full, bushy plants
Ca	683	Carex densa	Dense sedge		0.4" pot	full, bushy plants
Ca	683	Carex pachystachya	Chamisso sedge		0.4" pot	full, bushy plants
Ch	38	Choisya ternata	Mexican mock orange		4 #3 cont.	full, bushy plants
Ch	173	Choisya x ananassa	Strawberry		1.4" pot	full, bushy plants
C	683	Fragaria chiloensis	Beach strawberry		0.4" pot	full, bushy plants
C	683	Festuca idahoensis	Idaho fescue		1 #3 cont.	full, bushy plants
H	38	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea		0.4" pot	full, bushy plants
Haa	683	Heuchera micrantha	Coral Bells		0.4" pot	full, bushy plants
He	683	Potentilla nivea	Snow Cinquefoil		1 #3 cont.	full, bushy plants
He	157	Polystichum polyblephanum	Tassel Fern		0 #3 plug	full, bushy plants
sd	6621	Sedum divergens	Spreading stonecrop		0 #72 plug	full, bushy plants
sd	13046	Sedum oregonum	Oregon stonecrop		0 #72 plug	full, bushy plants
Spe	5366	Sedum 'Purple Emperor'	autumn stonecrop		2 #1 cont.	full, bushy plants
Sr	54	Sarcococca ruscifolia	fragrant sarcococca		0 #3 cont.	full, bushy plants
Ssp	7945	Sedum spathulifolium	Broadleaf stonecrop		0 #72 plug	full, bushy plants
Trh	174	Taxus media 'Hicksii'	Anglicap Yew		2 1.2m/B&B	full, bushy plants
ts	281	Thymus serpyllum	Creeping Thyme		0 SP#4	full, bushy plants
V/a	166	Vaccinium angustifolium	lowbush blueberry		457 #2 cont.	full, bushy plants
V/c	9	Vitis vinifera concord	Concord Grape		610 #2 cont.	full, bushy plants
V/c	4	Vitis vinifera concord	Concord Grape		0 #2 cont.	staked
V/c	0				0	

**LAWN** Non-Netted, grown on sand

NOTE: ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE BC LANDSCAPE STANDARDS FOR LEVEL 2 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.

**NOTE:**  
HIGH EFFICIENCY DRIP IRRIGATION TO BE PROVIDED FOR ALL PLANTED AREAS



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Project  
**Yuanheng Seaside  
Development Lot A**  
3031 - 3351 No. 3 Road,  
8151 Capstan Way, Richmond, BC

Drawing Title	Roof Level	Landscape + Planting Plan
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Legal

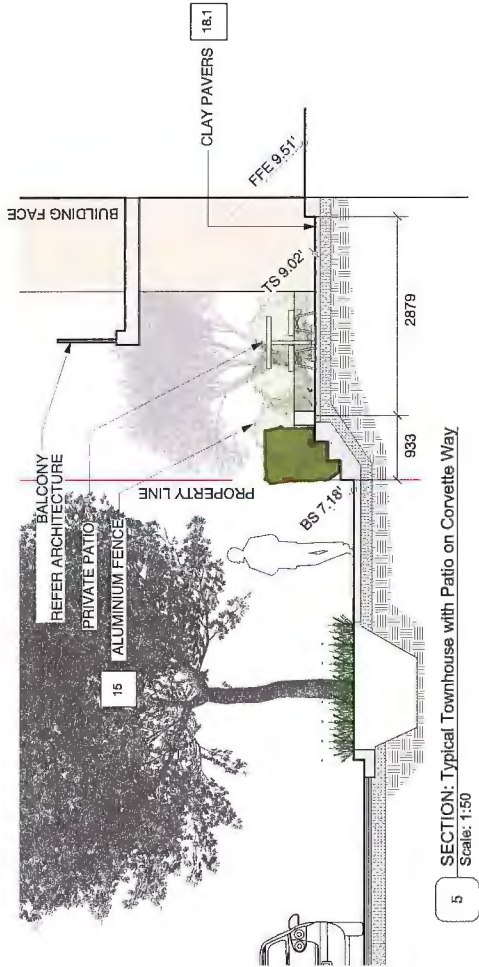
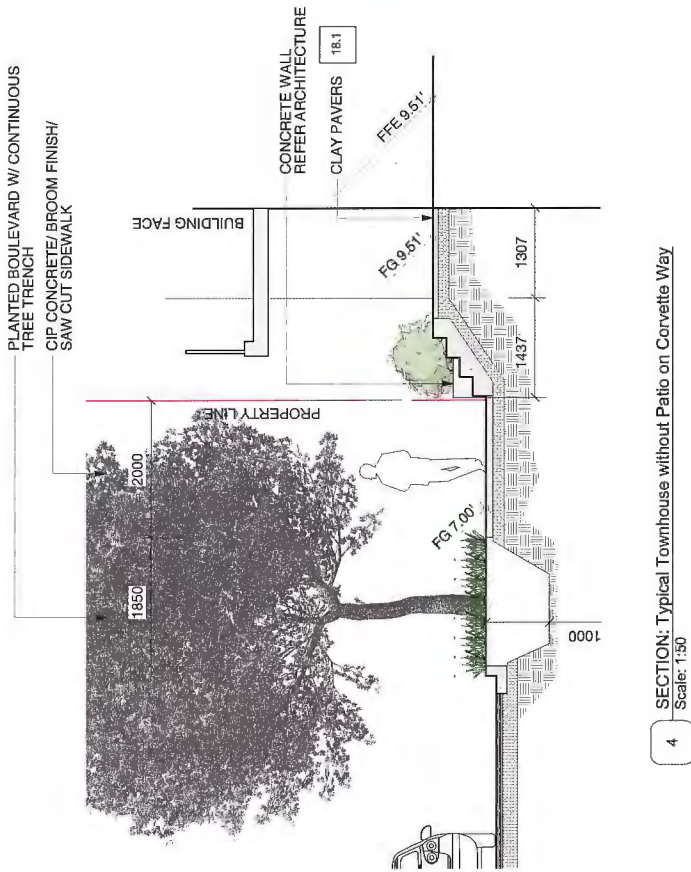
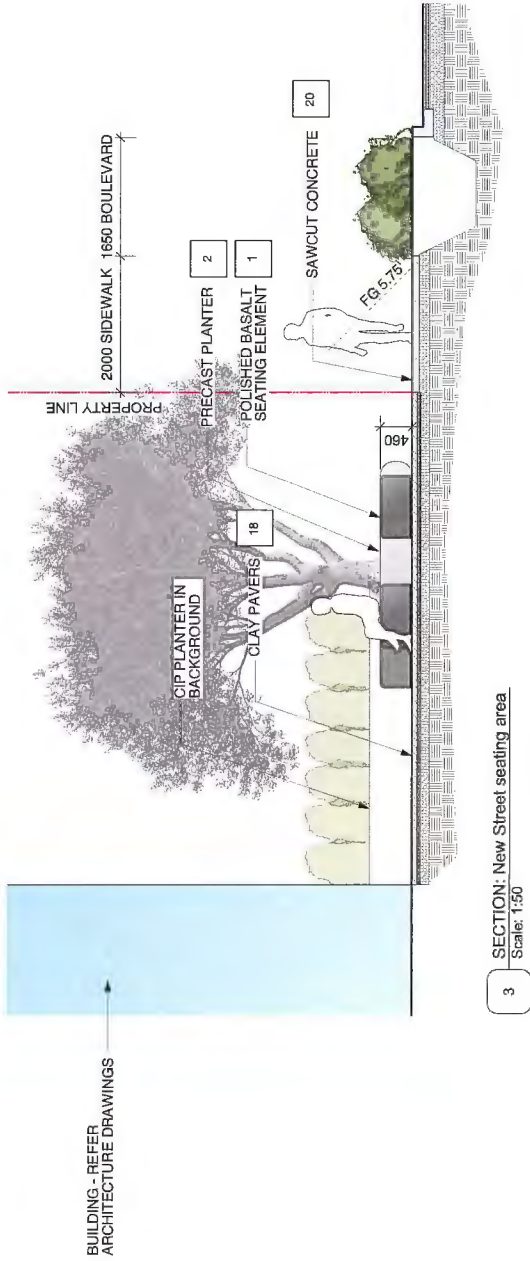
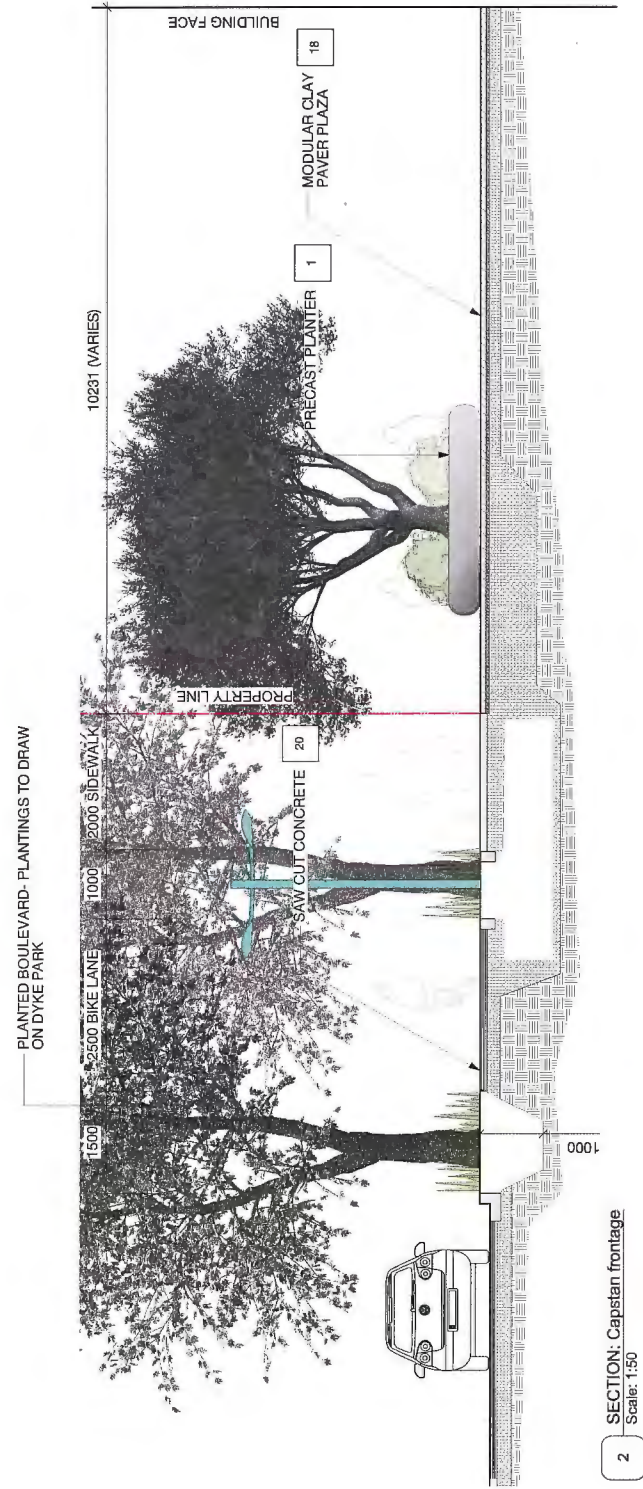
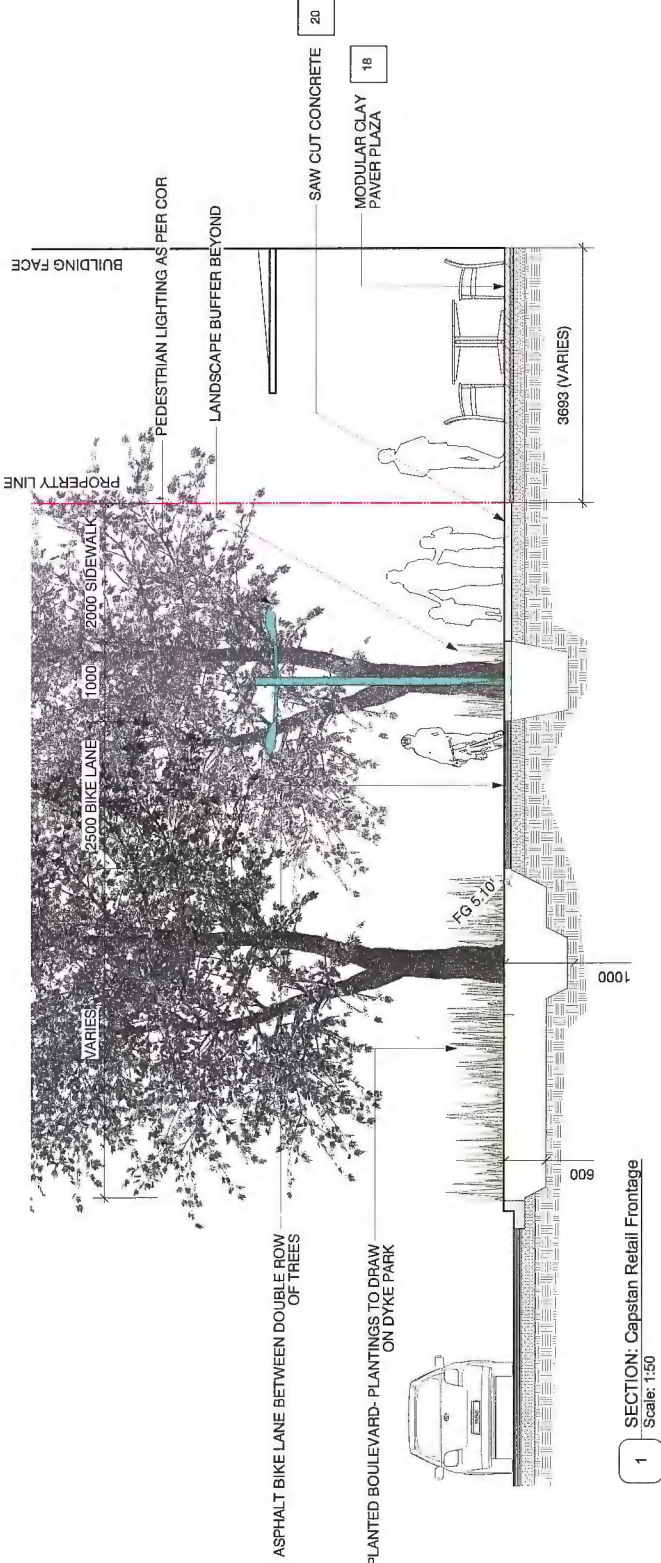
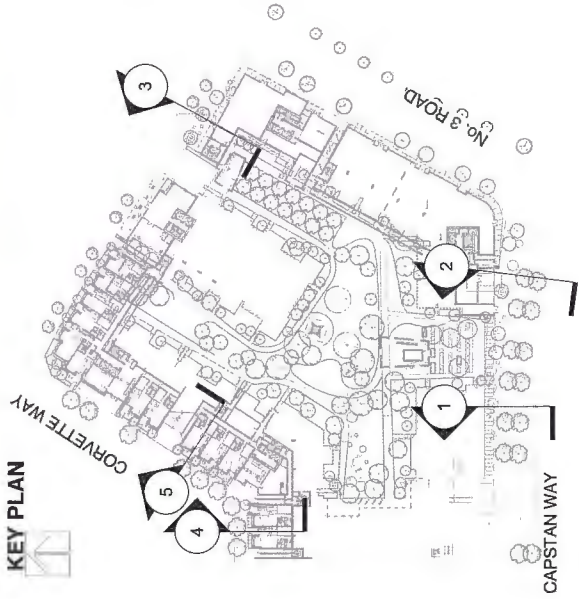
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GD	21609	of
Drawn By	Issue	
GD	1:300	
Reviewed By	Drawing No.	
DT		
Date		
00/00/00		



Revision No.	Date	Revision Notes
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MAR 10 2017

Issue No.	Date	Issue Notes
A	16-8-31	ISSUED FOR DISCUSSION
B	16-9-7	ISSUED FOR DISCUSSION
C	16-9-16	ISSUED FOR REZONING
D	16-9-22	ISSUED FOR DP
E	16-11-28	ISSUED FOR ADP
F	17-02-07	ISSUED FOR RECOP PER CITY COMMENTS



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**eta** landscape architecture

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Project  
**Yuanheng Seaside  
Development Lot A**  
3031 - 3351 No. 3 Road,  
8151 Capstan Way, Richmond, BC

Drawing Title  
**Landscape Sections**

Project Manager	Project ID
GD	2110169
Drawn By	Scale
GD	1:50
Reviewed By	Drawing No.
DT	5h
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19	

DP 16-745853

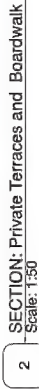


### Revision Notes

MAR 10 2017



Issue Notes



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Yuanheng Seaside  
Development Lot A

3031 - 3351 NO. 3 ROAD,  
8151 Capstan Way, Richmond, BC

Drawing Title

Landscape Sections  
Level 4

Legal

Project Manager	GD	21609	Project ID
Chart By	GD	1:50	Scale
Revised By	DT		Drawing No.
Date	00/00/00		5i

Plot Date: 11-3-10  
2010 Capital MASTER 17 of 07\_vassalgolden@vaww

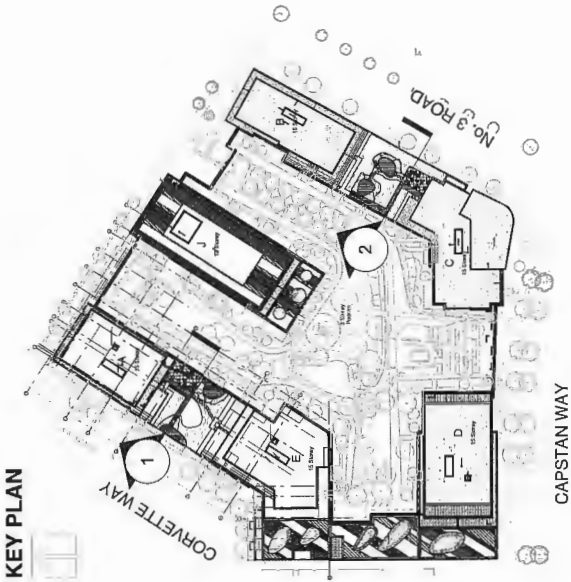
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OP 16-745853



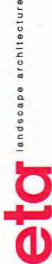
Revision No.	Date	Revision Notes
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MAR 10 2017



Issue No.	Date	Issue Notes
A	16-9-31	ISSUED FOR DISCUSSION
B	16-9-7	ISSUED FOR DISCUSSION
C	16-9-16	ISSUED FOR REZONING
D	16-9-22	ISSUED FOR DP
E	16-11-28	ISSUED FOR ADP
F	17-02-07	ISSUED FOR PERMIT APPLICATION
		COMMENTS

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Project  
Yuanheng Seaside  
Development Lot A

3031 - 3351 No. 3 Road,  
8151 Capstan Way, Richmond, BC

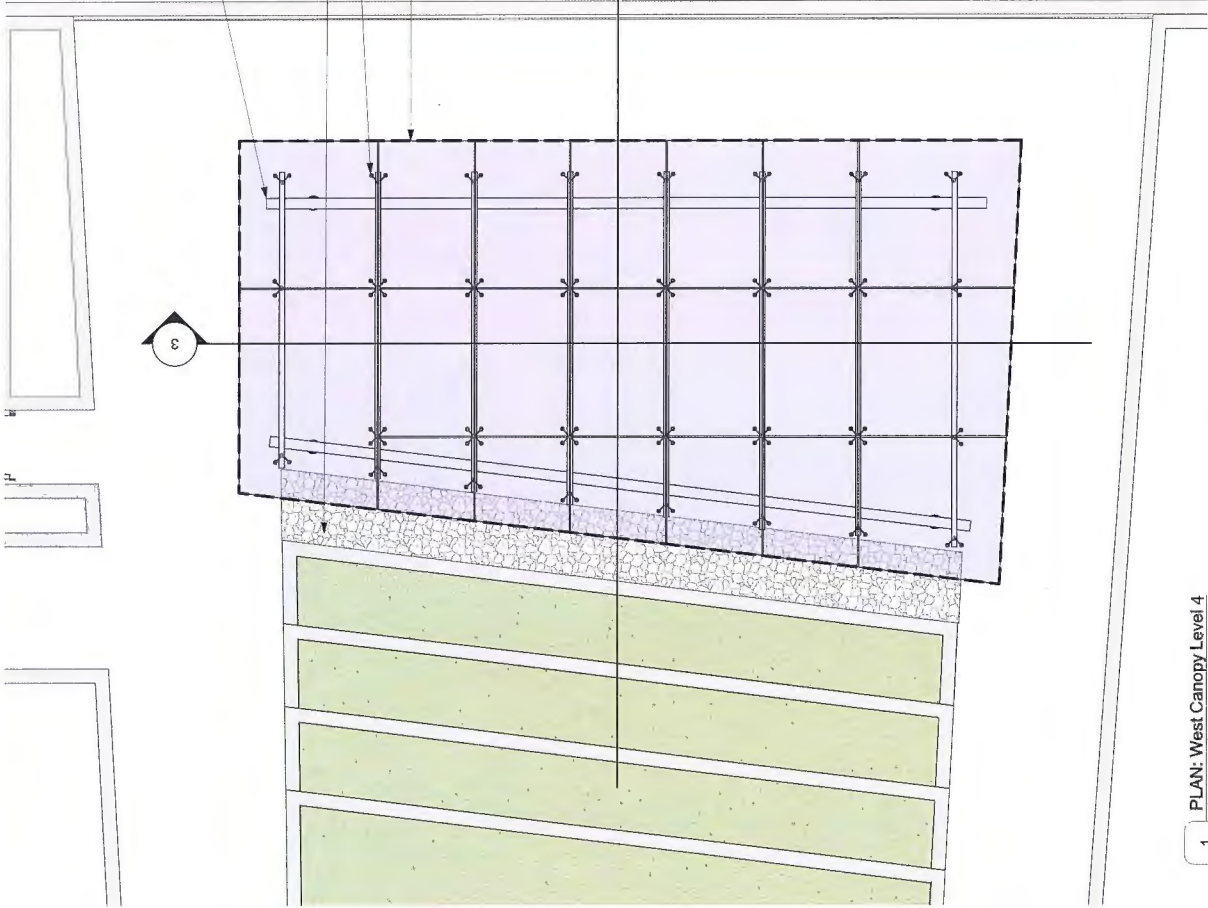
Drawing Title  
Landscape Sections  
Levels 8 + 9

Legal

Project Manager	Project ID
700	214500
Client	Area
GD	1.50
Manager	Manager ID
DT	DT
Date	0000000
	5/
	13

DP 16-745853





1 PLAN: West Canopy Level 4  
Scale: 1:50

**Programming**  
Three glass canopies are provided on Level 4 to serve as outdoor living rooms. These rooms are for residents to gather and socializes with one-another, while enjoying their beautiful views and the environment. The shelters can be used year-round as the canopy provides protection from weather. Fire-pits and heat lamps are provided to keep residents warm during summer nights and winter days. Like most living rooms, these areas are flexible and can be transformed and used in many ways to meet the needs of the occupants. The canopies not only bring together the community but also the architecture. The West Canopy connects Towers A and J, and the East Canopy connects Tower J, Tower B and the elevator and stair access to Lot B. The South Canopy connect Towers C and D and provides shelter over the central staircase.



NOTE: WEST CANOPY STRUCTURE SHOWN BELOW, EAST CANOPY SIM.

LAYOUT OF GLASS PANELS AND ATTACHMENTS BY STRUCTURAL

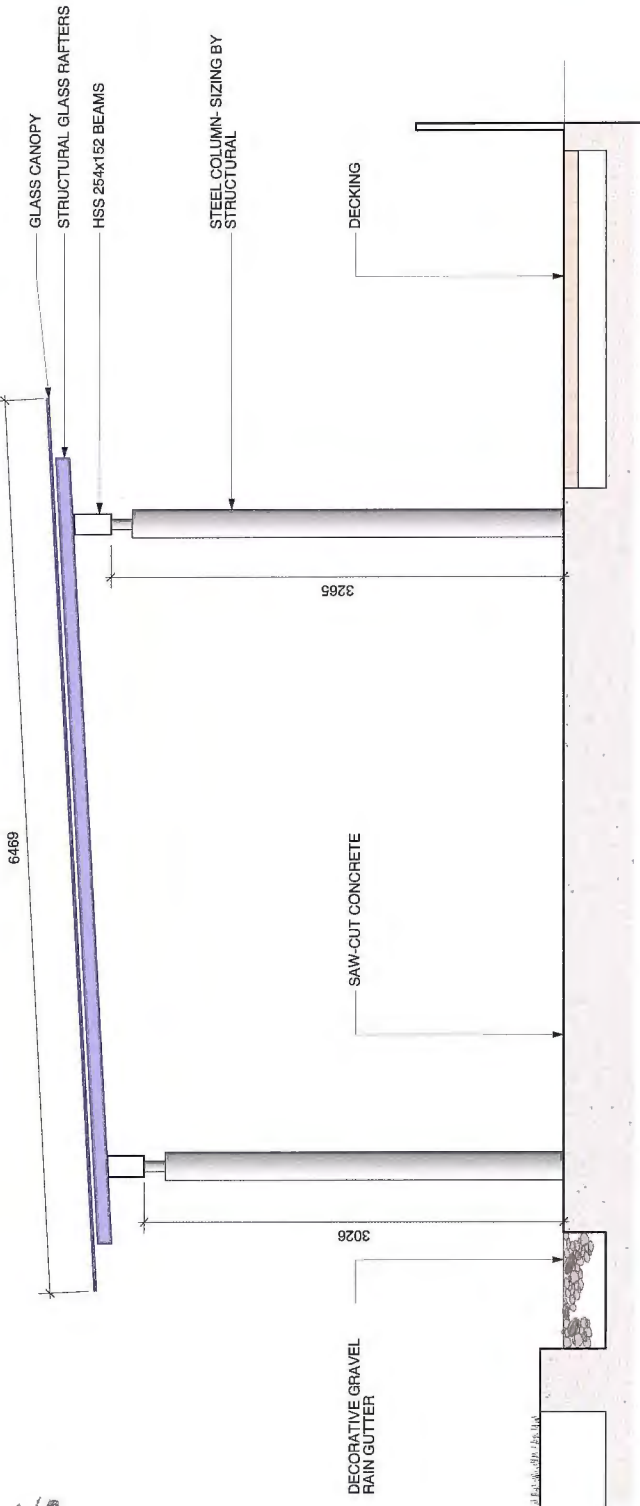
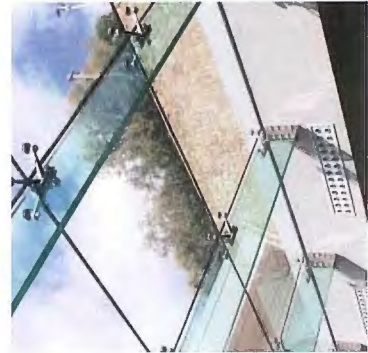
HSS SUPPORT MEMBERS

DECORATIVE GRAVEL RAIN GUTTER

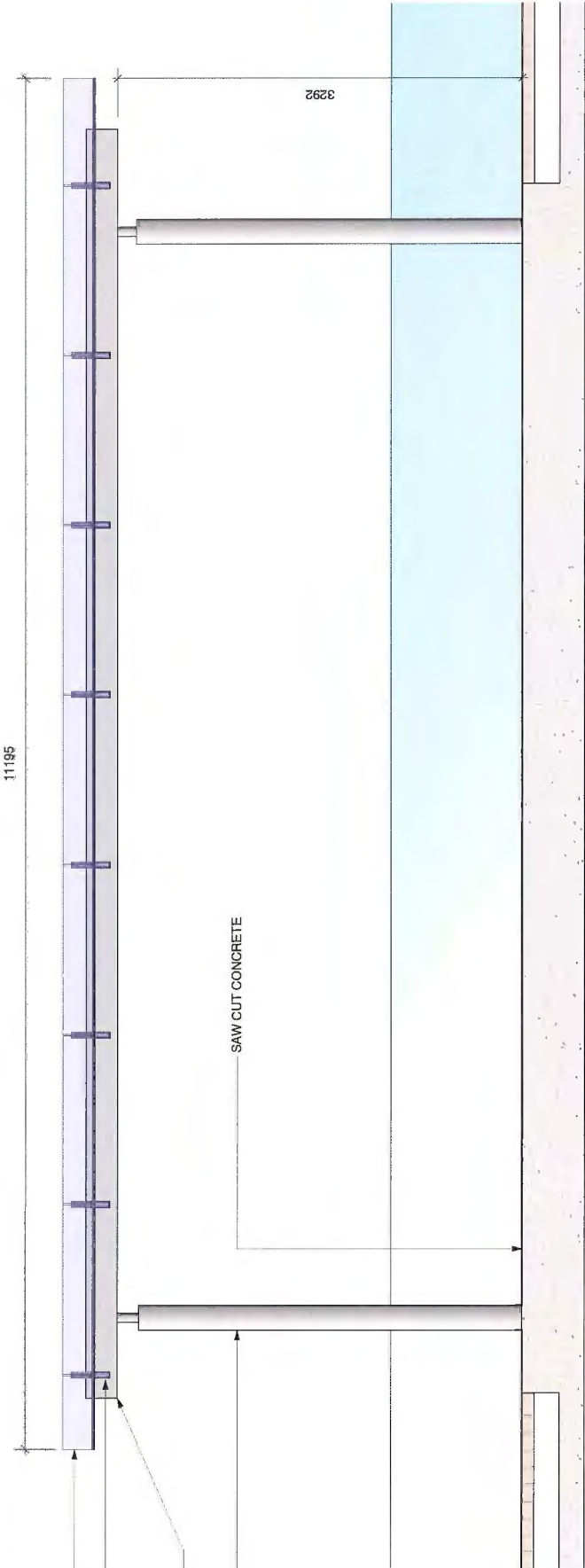
SPIDER FITTINGS

EXTENT OF GLASS PANELING

PROPOSED GLASS SPIDER ATTACHMENT TO STRUCTURE



2 SECTION: West Canopy Level 4  
Scale: 1:25



3 SECTION: West Canopy Level 4  
Scale: 1:25

Revision  
No.

Date

Revision Notes

MAR 10 2017

Issue No.	Date	Issue Notes
A	16-9-31	ISSUED FOR DISCUSSION
B	16-9-7	ISSUED FOR DISCUSSION
C	16-9-16	ISSUED FOR REZONING
D	16-9-22	ISSUED FOR DP
E	16-11-28	ISSUED FOR REP OF CITY
F	17-02-07	COMMENTS

Professional Seal

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Project  
**Yuanheng Seaside  
Development Lot A**

3031 - 3351 No. 3 Road,  
8151 Capstan Way, Richmond, BC

Drawing Title

**Landscape Details  
Level 4 Canopies**

Legal

Project Manager	Project ID
GD	21609
Drawn By	Scale
GD	1:50
Reviewed By	Drawing No.
DT	5k
Issue No.	19
00/00/00	

DP 16-745853



MAR 10 2017

**ISSUE NOTES**  
**ISSUED FOR DISCUSSION**  
**ISSUED FOR DISCUSSION**  
**ISSUED FOR REZONING**  
**ISSUED FOR DP**  
**ISSUED FOR ADP**  
**ISSUED FOR RE-DP PER CITY COMMENTS**

Professional Seat



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Project  
Yuanheng Seaside  
Development Lot A

3031 - 3351 No. 3 Road,  
8151 Capstan Way, Richmond, BC

Drawing Title

## Landscape Details

### Level 4 Play Area

Legal

Project Manager	Project ID		
GD	21609		
Drawn By	Scale		
GD	1:50		
Reviewed By	Drawing No.		
DT		51	
Date			
00/00/00			

Pilot Date:  
17-3-17  
1602-Castan MASHA 17 02-16-Vanesa golub.VIKOV



RUBBER SURFACE WITH LOG STEPPING STONES 11

RUBBER PLAY SURFACE 22

- SMALL NET CLIMBER

3 MAGIS SPUN CHAIRS ON CONCRETE PAD 5

## LAWN MOUNDS

## AGILITY POLES

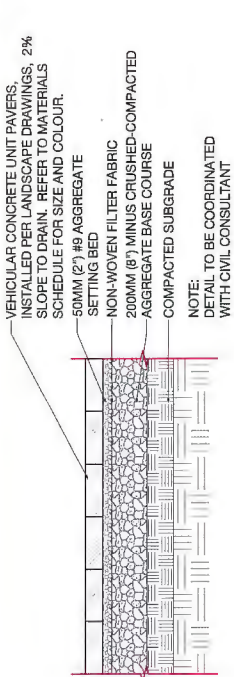




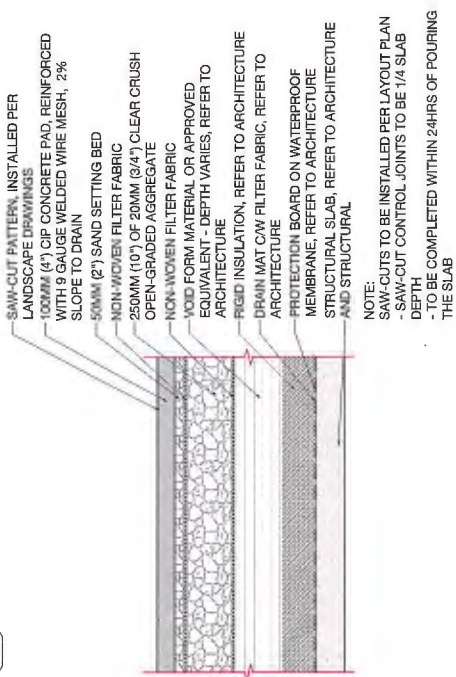
Revision No.	Date	Revision Notes

MAR 10 2017

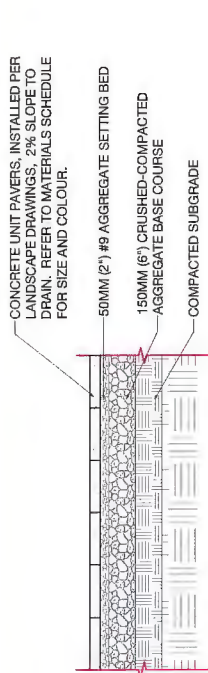
Issue No.	Date	Issue Notes
A	16-9-31	ISSUED FOR DISCUSSION
B	16-9-7	ISSUED FOR DISCUSSION
C	16-9-16	ISSUED FOR REZONING
D	16-9-22	ISSUED FOR DP
E	16-11-28	ISSUED FOR ADP
F	17-02-07	ISSUED FOR RECIP PER CITY COMMENTS



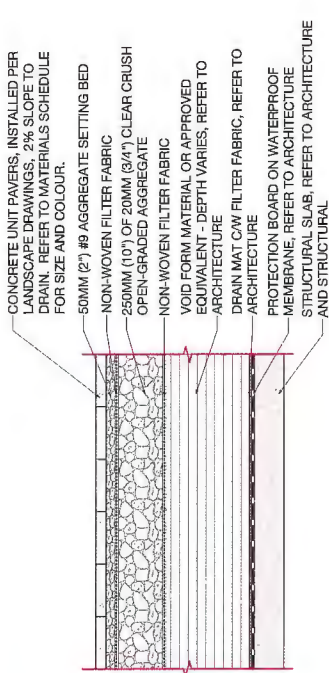
3 Detail: Vehicular Concrete Unit Pavers at Grade  
Scale: 1:20



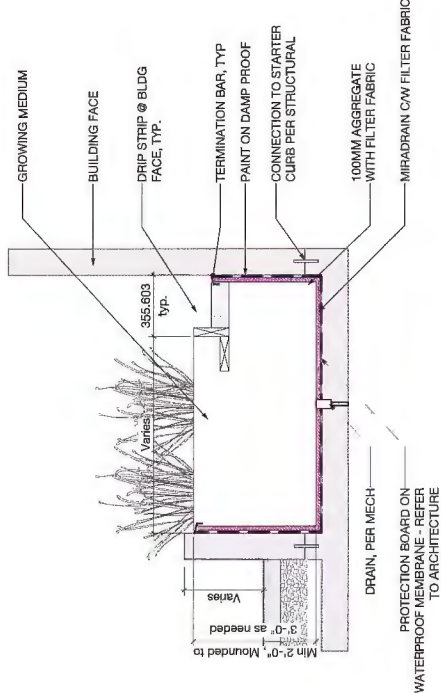
6 Detail: Pedestrian Concrete On-Slab On Insulation  
Scale: 1:20



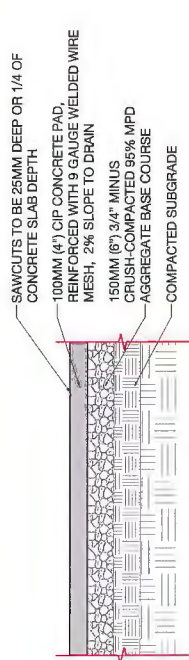
2 Detail: Pedestrian Concrete Unit Pavers at Grade  
Scale: 1:20



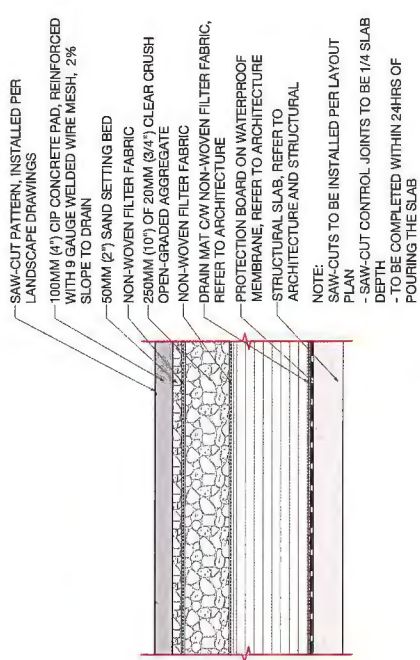
5 Detail: Pedestrian Concrete Unit Pavers On-Slab No Insulation  
Scale: 1:20



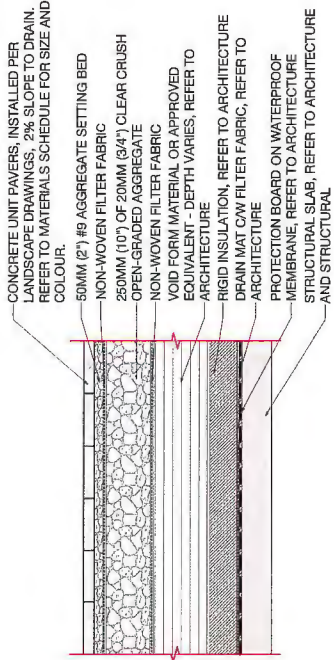
8 Detail: CJP Concrete Planter at Building Face  
Scale: 1:20



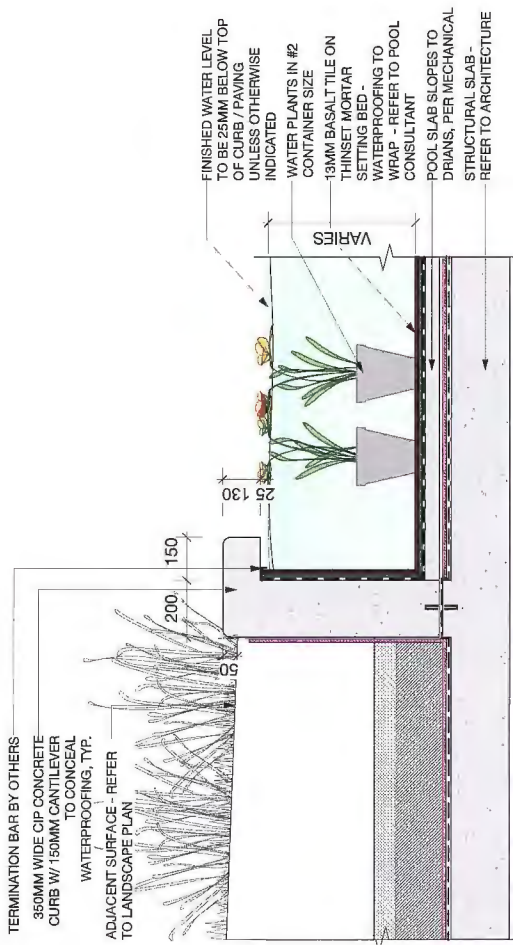
1 Detail: Pedestrian Concrete at Grade  
Scale: 1:20



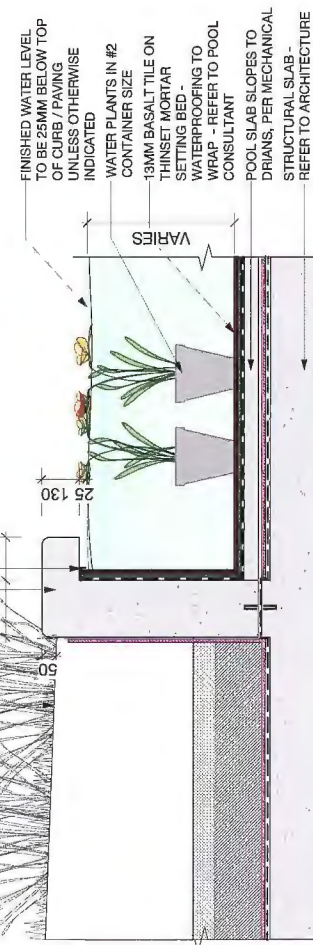
4 Detail: Pedestrian Concrete On-Slab No Insulation  
Scale: 1:20



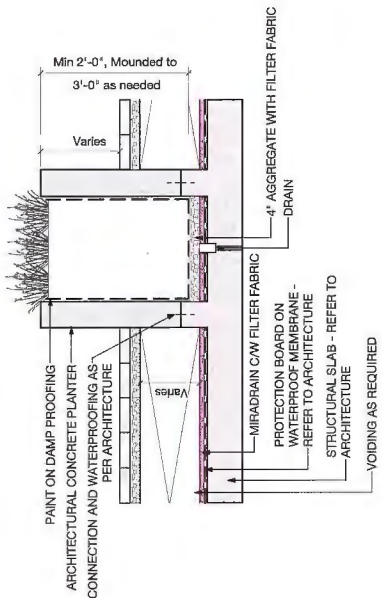
7 Detail: Pedestrian Concrete Unit Pavers On-Slab On Insulation  
Scale: 1:20



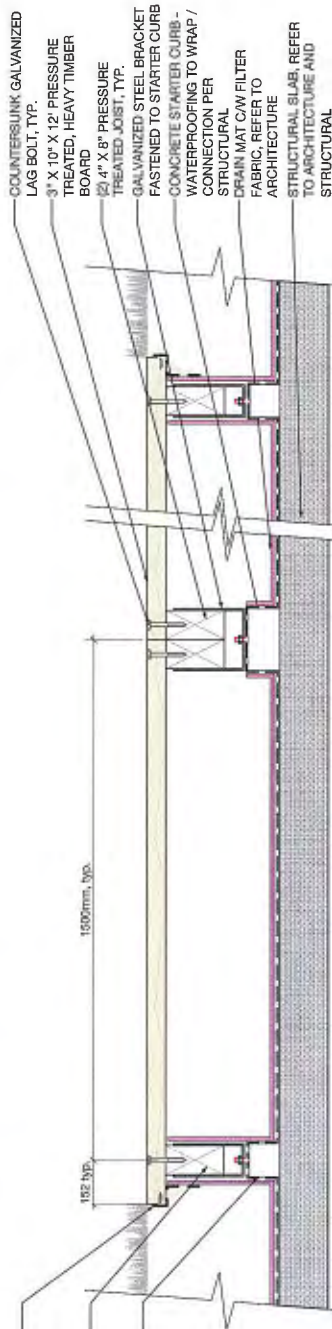
9 Detail: Podium Level Water Feature Detail  
Scale: 1:12



11 Detail: Timber Boardwalk  
Scale: 1:12



10 Detail: CJP Concrete Planter  
Scale: 1:20



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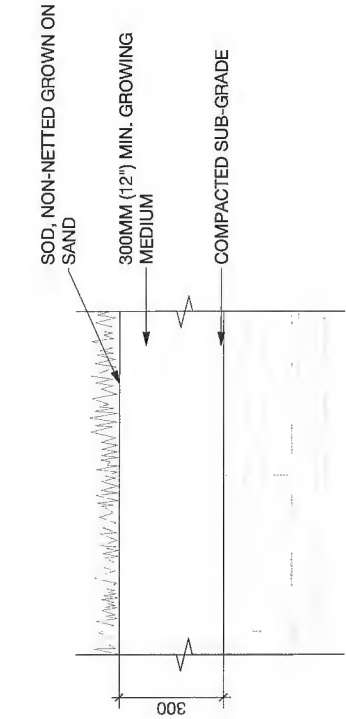
Project  
Yuanheng Seaside  
Development Lot A  
3031 - 3351 No. 3 Road,  
8151 Capstan Way, Richmond, BC

Drawing Title  
Landscape Details

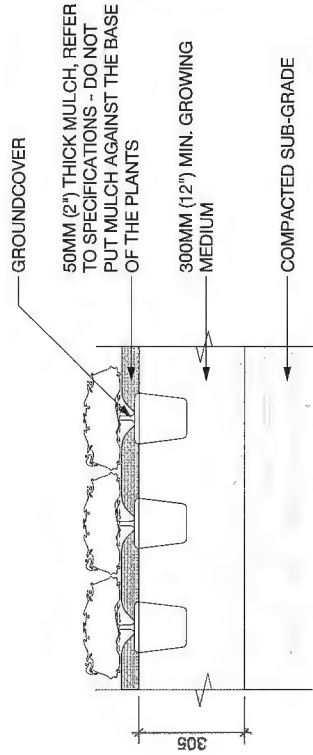
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	Drawn By GD 2/16/09
	Reviewed By DT 2/16/09
	Scale 000/000
	Sheet No. 19

File Path  
F:\3-10  
3031-3351 No. 3 Road  
WASTE 16-745853

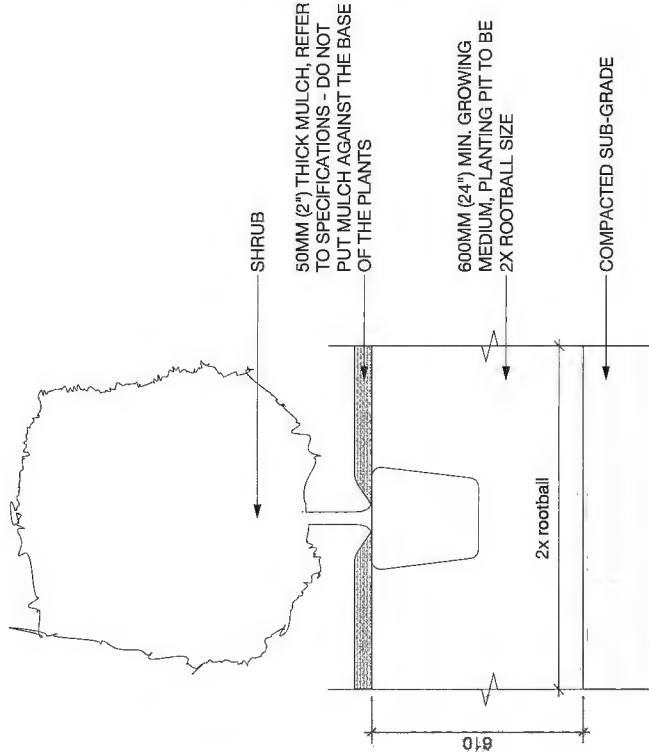




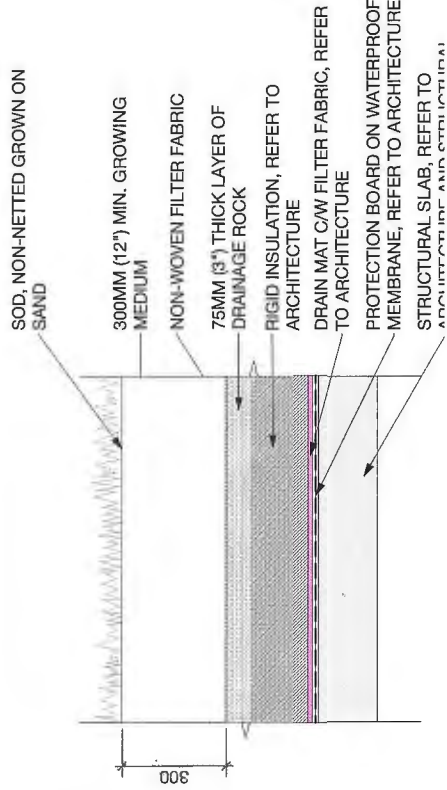
1 Detail: Lawn at Grade - typical  
Scale: 1:10



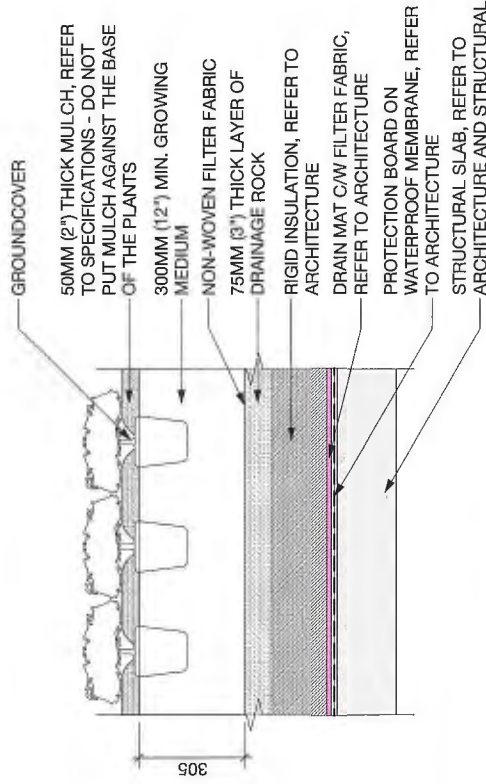
3 Detail: Perennial / Ground Planting at Grade - typical  
Scale: 1:10



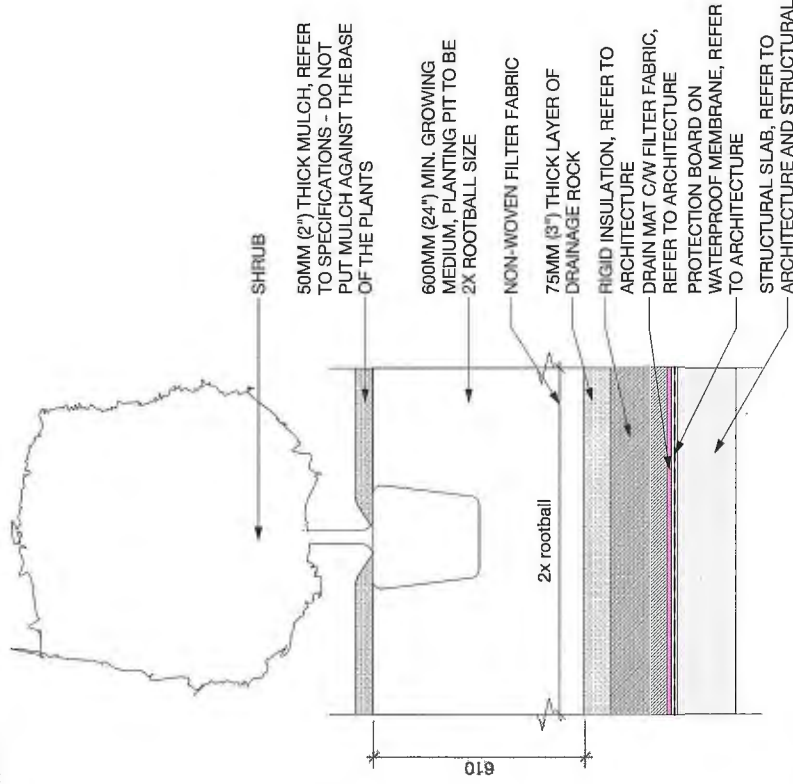
5 Detail: Shrub Planting at Grade - typical  
Scale: 1:10



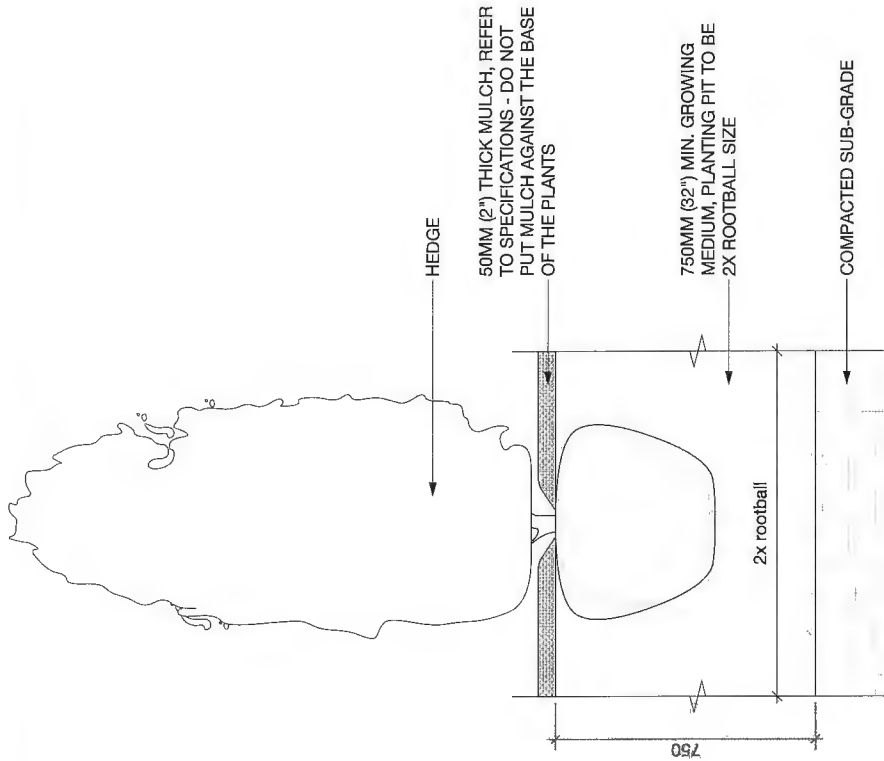
2 Detail: Lawn on Inverted roof assembly - typical  
Scale: 1:10



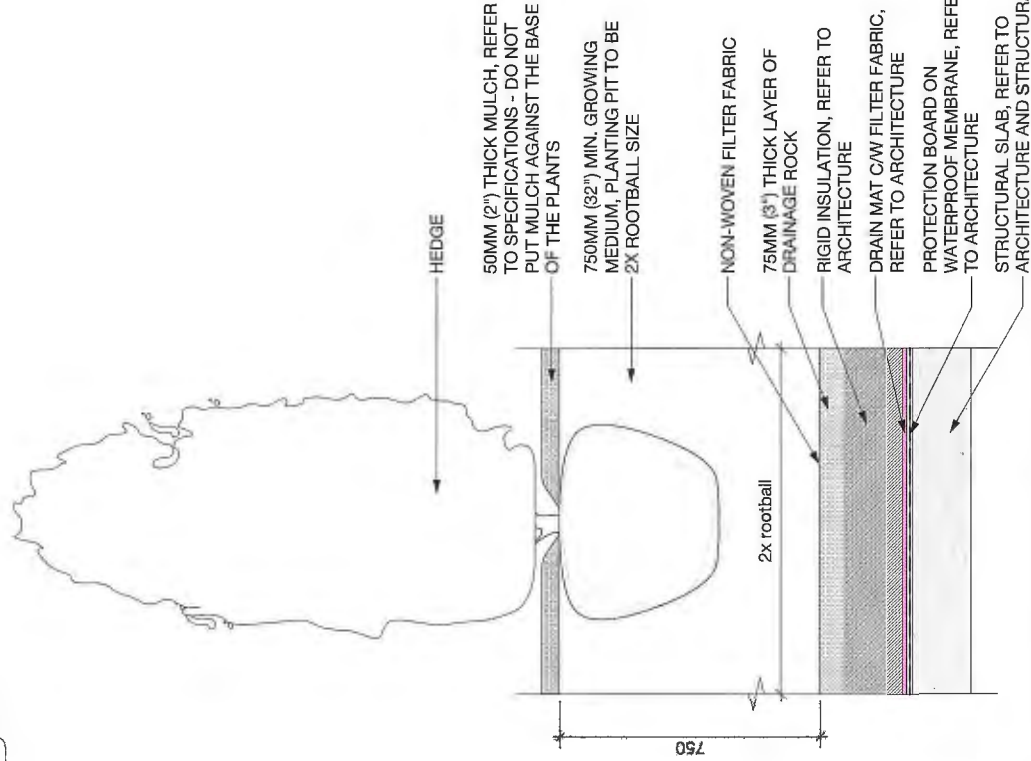
4 Detail: Perennial / Ground Planting on inverted roof assembly - typical  
Scale: 1:10



6 Detail: Shrub Planting on inverted roof assembly - typical  
Scale: 1:10



7 Detail: Hedge Planting at grade - typical  
Scale: 1:10



8 Detail: Hedge Planting on inverted roof assembly - typical  
Scale: 1:10

Revision No.	Date	Revision Notes
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MAR 10 2017

Issue No.	Date	Issue Notes
A	16-9-31	ISSUED FOR DISCUSSION
B	16-9-7	ISSUED FOR DISCUSSION
C	16-9-16	ISSUED FOR REZONINGS
D	16-9-22	ISSUED FOR DP
E	16-11-28	ISSUED FOR REOP PER CITY
F	17-02-07	COMMENTS

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Project  
Yuanheng Seaside  
Development Lot A

3031 - 3351 No. 3 Road,  
8151 Capstan Way, Richmond, BC

Drawing Title  
Landscape Details

Legal

Project Manager	Project ID
GD	21609
Drawn	Check
GD	as shown
Drawn By	Checked By
DT	
Scale	Sheet
00/00/00	5n
	19

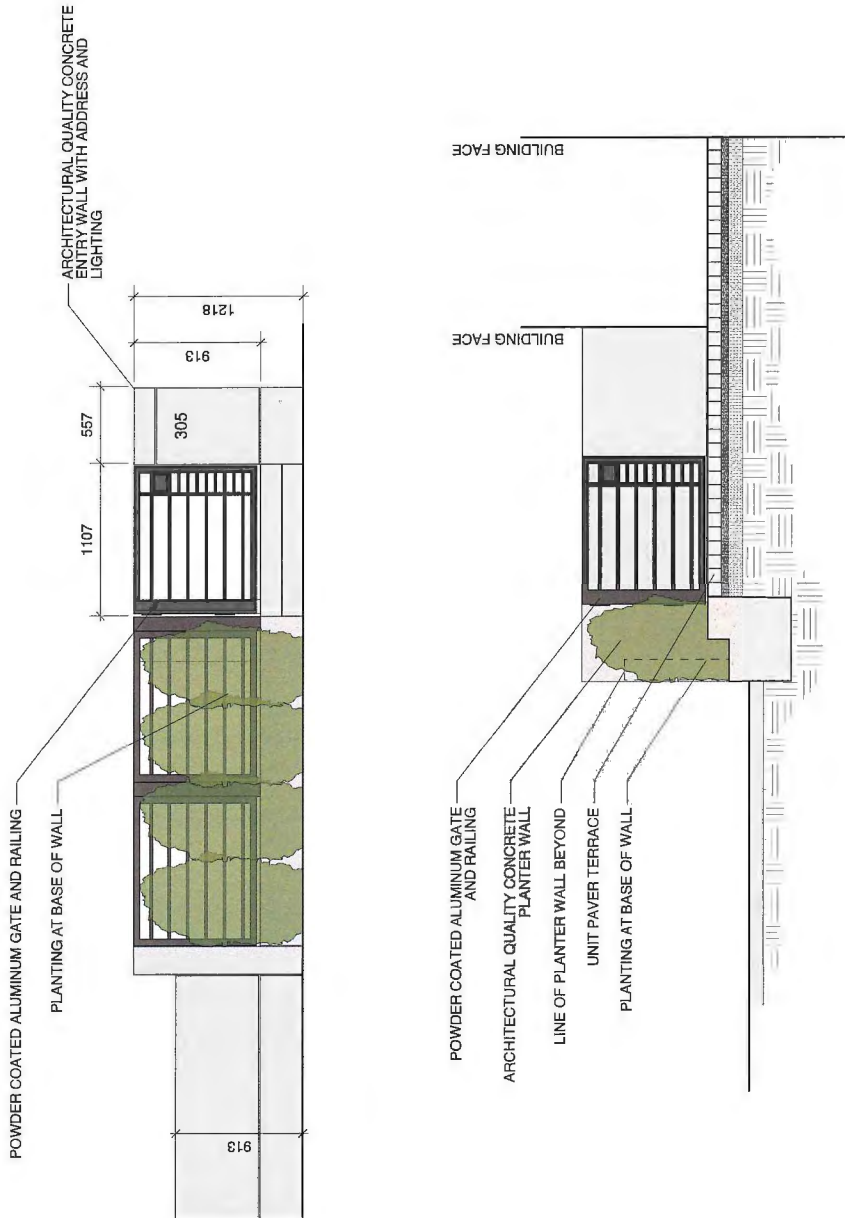
File Name: 17-010  
21609 Capstan Way, Richmond, BC  
DP 16-745853



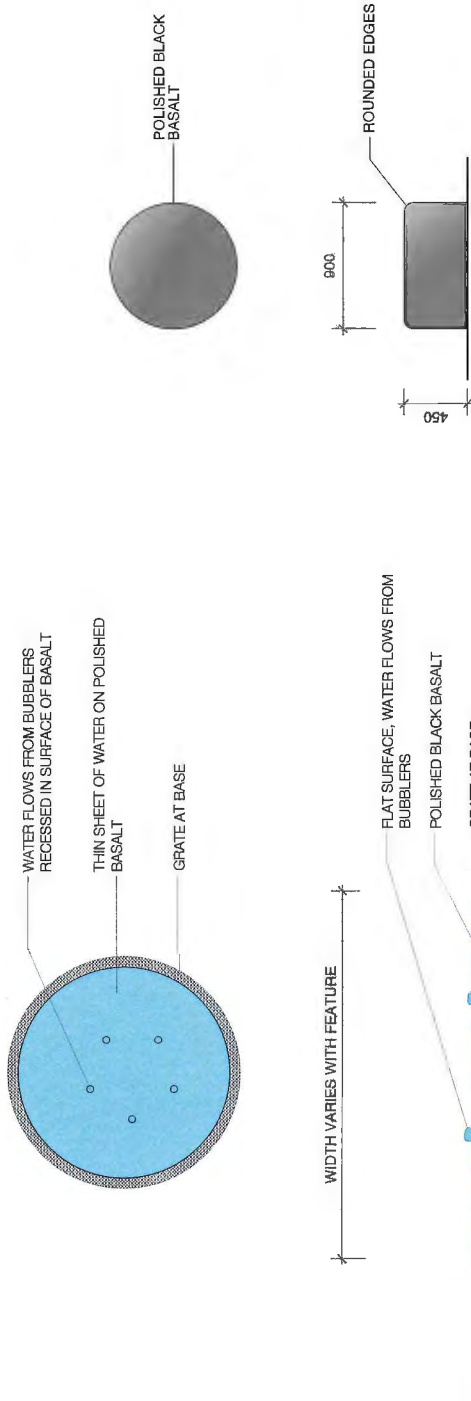
MAR 10 2017

Issue No.	Date	Issue Notes
A	16-8-31	ISSUED FOR DISCUSSION
B	16-9-7	ISSUED FOR DISCUSSION
C	16-9-16	ISSUED FOR REZONING
D	16-9-22	ISSUED FOR DP
E	16-11-28	ISSUED FOR ADP
F	17-02-07	ISSUED FOR RE-DP PER CITY COMMENTS

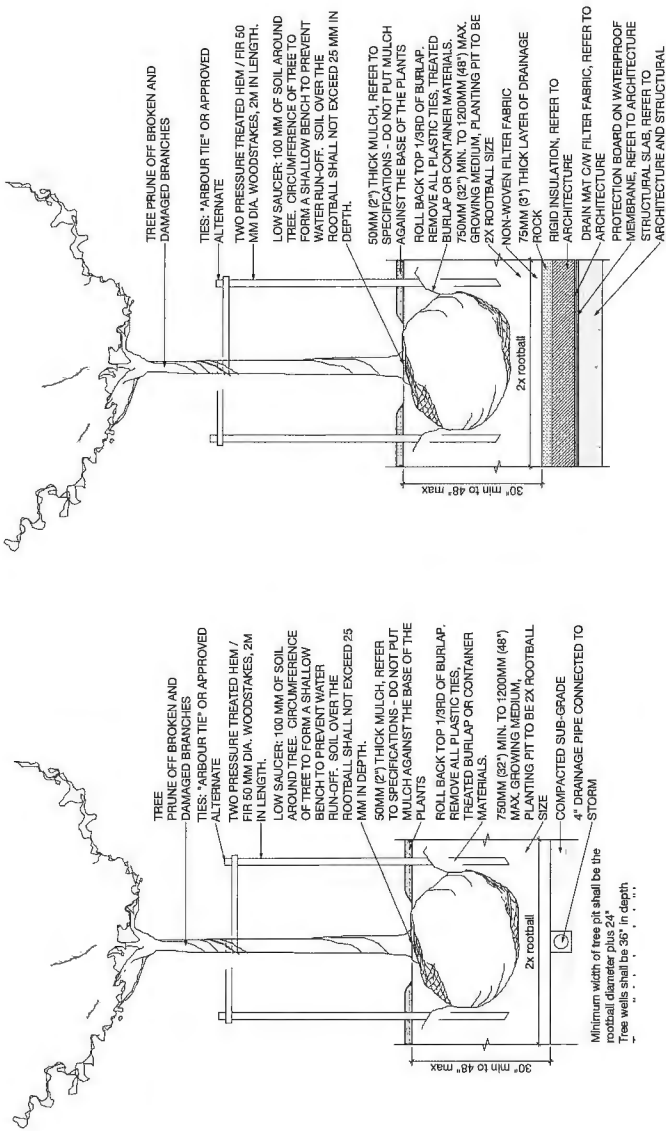
Professional Seal



4 Elevation/ Section -Town House Entry At Corvett Way  
Scale: 1:25

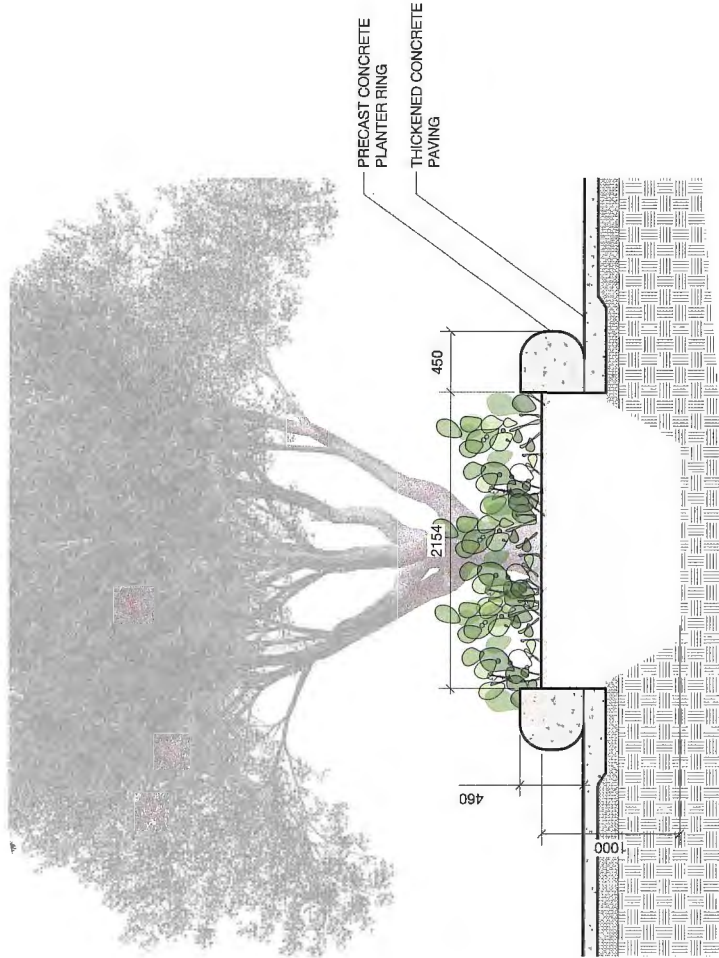


6 **Detail- Seating Element**  
Scale: Plan 1:25/ Elevation 1:25



1

2 Detail: Tree Planting on Inverted roof assembly - typical  
Scale: 1:25



3

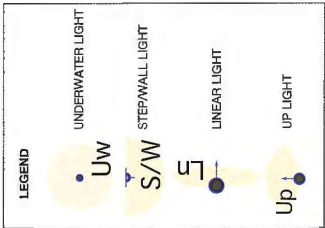
Detail- 'Doughnut' planters

Scale: 1:25



5	Plan and Elevation of Water feature Scale: Plan 1:50/ Elevation 1:20
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MAR 10 2017



LEGEND		ELEVATION MARKER
EG	EXISTING GRADE	
FG	FINISHED GRADE	
IG	INTERPOLATED GRADE	
FTE	FINISHED FLOOR ELEVATION	
TS/B	TOP/BOTTOM OF STAIR	
TW	TOP OF WALL	
BW	BOTTOM OF WALL	
TP	TOP PARAPET	
BP	BOTTOM OF POOL	

Issue No.	Date	Issue Notes
A	18-8-31	ISSUED FOR DISCUSSION
B	16-9-7	ISSUED FOR DISCUSSION
C	16-9-16	ISSUED FOR REDLINING
D	16-9-22	ISSUED FOR DP
E	18-11-28	ISSUED FOR ADP
F	17-02-07	ISSUED FOR RECIP PER CITY COMMENTS

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Project  
Yuanheng Seaside  
Development Lot A  
3031 - 3351 No. 3 Road,  
8151 Capstan Way, Richmond, BC

Drawing Title  
Notes + Schedules

Legal

Project Manager	Project ID
GD	21609
Drawn By	Scale
GD	BS SHOWN
Reviewed By	Drawing No.
DT	
00/00/00	5p of 19

DP 16-745853

GROUND FLOOR SITE FURNISHINGS					QTY
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	
1	PRECAST PLANTER	3M DIA.	SKCAP	CUSTOM	5
3	CAPITAL BIKE RACK	.88M TALL	SKCAP	FORMS + SURFACES	45
4	WOOD BENCH	Parallel	Straight	Landscape Forms	22
4.1	CHAISE LOUNGER	Chill		Landscape Forms	5
4.2	CHAIR	Parr Lounge		Landscape Forms	50
4.3	SEATING ELEMENT	.6M DIA.		CUSTOM	10
5	MAGIS SPUN CHAIR	.6M TALL	L36	HERMAN MILLER	3
6	L36 WALL MOUNT	.1M WIDE	L36	MP LIGHTING	97
7	L16 WALL MOUNT	.1M WIDE	L16	MP LIGHTING	13
8	UP LIGHT			BK LIGHTING	28
9	UNDERWATER LIGHT			HYDREL	14
10	LINEAR LIGHT			TBS	26
11	STEPPING STONES	VARIES		2340 CORACORD	14
12	NET CLIMBER	2.8M TALL			1
13	AGILITY POLES	CUSTOM			12
14	SNOWBALL JETS	.15M TALL	NS-200	FOUNTAIN PEOPLE	7
15	METAL FENCE	1.07M TALL			
16	FIRETABLE	50"x27"	FIRETALBE	SOLUS	4
17	METAL PLANTERS	VARIES			3
17.1	TREE GRATE	1.2M WIDE	4' RD FLAT RAIN	URBAN ACCESSORIES	1
17.2	TREE GRATE	1.5M WIDE	5' RD FLAT RAIN	URBAN ACCESSORIES	1
17.3	TREE GRATE	2.4M WIDE	8' RD FLAT RAIN	URBAN ACCESSORIES	2
17.4	GARDEN BOXES	1.2M WIDE X VARIES		CUSTOM	21

GROUND FLOOR SITE FURNISHINGS					QTY
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	
18.1	CLAY PAVER	1.5' x 4' x 8"		MUTUAL MATERIALS	RECONDO GREY
18.2	CLAY PAVER	1.5' x 4' x 8"		MUTUAL MATERIALS	RECONDO GREY
18.3	CLAY PAVER	1.5' x 4' x 8"		MUTUAL MATERIALS	MEDITERRANEAN
19.1	CLAY PAVER	1.5' x 4' x 8"		MUTUAL MATERIALS	EBONY
19.2	CONCRETE PAVER	1 3/4' x 18" x 18"		MUTUAL MATERIALS	PLATINUM
20	CONCRETE	BROOM FINISH			
21	BASALT TILE	VARIES			
22	RUBBER PLAY SURFACE	VARIES		FLAME FINISH	
23	WOOD DECKING	VARIES		VARIES	

NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE SITE FURNISHINGS, MATERIALS, AND LIGHTING SCHEDULE QUANTITIES AND THE LANDSCAPE PLANS, THE LANDSCAPE PLANS TAKE PRECEDENCE.

PLANTING NOTES:

ALL PLANTS TO BE NURSERY GROWN  
ALL PLANT MATERIALS AND LABOUR TO CONFORM  
TO THE CURRENT EDITION OF THE BCSLA/BCSLA STANDARDS.

ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR TO ARRANGE  
FOR INSPECTION AND MATERIAL TO ASSEMBLED IN ONE LOCATION FOR REVIEW.

IMPORTED GROWING MEDIA SHALL BE A SANDY LOAM OR LOAMY  
SAND TEXTURE (NO LESS THAN 50% SAND BY WEIGHT)  
CONTAINING 4 AND 15% ORGANIC MATTER (DRY WEIGHT  
BASIS).

GROWING MEDIA SHALL VIRTUALLY FREE FROM SUBSOIL,  
WOOD INCLUDING WOODY PLANT PARTS, INVASIVE AND NOXIOUS PLANT AND THEIR REPRODUCTIVE  
PARTS, PLANT PATHOGENIC ORGANISMS, ORGANIC OR INORGANIC MATERIALS, TOXINS, STONES OR  
30mm (1.2"), ANY DEBRIS AND FOREIGN OBJECTS.

IMPORTED GROWING MEDIA SHALL CONFORM TO AND BE TREATED AS PER SECTION 6.2.3 TO 6.2.7  
INCLUSIVE OF THE CURRENT EDITION BCLNA STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 "WELL-GROOMED" AREAS; LOW TRAFFIC LAWN AT  
TREES AND LARGE SHRUBS (1" IN TABLE T-6.3.5.1 OF THE CURRENT EDITION OF THE BCSLA/BCSLA  
STANDARDS).

IT SHALL POSSESS THE FOLLOWING QUALITIES:

- TEXTURE
  - \*COARSE GRAVEL (LARGER THAN 19mm AND SMALLER THAN 40mm): 0-1%
  - \*ALL GRAVEL (LARGER THAN 2mm AND SMALLER THAN 40mm): 0-5%
  - \*SAND (LARGER THAN 0.05mm AND SMALLER THAN 2mm): 50-70%
  - \*SILT (LARGER THAN 0.002mm AND SMALLER THAN 0.06mm): 10-25%
  - \*CLAY (SMALLER THAN 0.002mm): 0-20%
  - \*CLAY AND SILT COMBINED: MAXIMUM 25%
- ORGANIC CONTENT: 3-10%
- Acidity (pH): 5.0-7.0

DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60 MINUTES AFTER  
LEAST 10 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER TABLE T-6.3.5.5 OF THE CURRENT EDITION BCLNA STANDARDS

	Over prepared subgrade where the subsoil drains rapidly	Over structures or where the subsoil drains poorly
TREES (10m2 PER TREE)	24"	30"
LARGE SHRUBS	24"	24"
GROUNDCOVERS	12"	9"
LAWN-IRRIGATED	6"	6"
LAWN-NOT IRRIGATED	6"	9"

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

SOIL FOR URBAN AGRICULTURE PLOTS IS TO BE URBAN GEO PROVIDED BY VERATEC, OR APPROVE  
ALTERNATIVE. SOIL FOR URBAN AGRICULTURE AREAS IS TO MEET OR EXCEED THE GUIDELINES FOR  
COMPOST QUALITY UNDER CANADIAN COUNCIL OF MINISTERS OF THE ENVIRONMENT (CCME).

COMPOST IS TO BE TESTED AND RESULTS SUBMITTED TO CONSULTANT PRIOR TO DELIVERY TO SIT  
BEDS TO HAVE 2" MULCH LAYER (after settling) CONSISTING OF ORGANIC COMPOSTED BARK APPLE  
PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM - SHOP DRAWINGS A  
BE PREPARED BY AN IABC CERTIFIED DESIGNER AND APPROVED BY LANDSCAPE ARCHITECT.

CONTRACTOR TO PROVIDE MAINTENANCE FOR 1 YEAR FOLLOWING SUBSTANTIAL COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS PRIOR TO  
DELIVERY ON-SITE. TEST TO BE PERFORMED BY AN INDEPENDENT LAB AND IS TO INCLUDE  
RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS.

CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE THE CONSULTANT  
FROM PERFORMING AN INDEPENDENT SOIL ANALYSIS AT TIME OF SUBSTANTIAL COMPLETION.  
CONSULTANT TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL THAT DOES NOT  
SPECIFICATIONS AT NO EXTRA COST TO CLIENT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS.

AN INDEPENDENT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR WARRANTY PERIOD  
CONTRACTOR TO PROVIDE SOIL AMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN  
SOILS REPORT.

SITE INSPECTION

EXAMINE EXISTING SUBGRADE CONDITIONS AND SIGNIFY ACCEPTANCE IN WRITING TO THE CONSULTANT  
ASCERTAIN THE SIZE AND LOCATION OF ALL EXISTING SERVICES AND SUBGRADES PRIOR TO THE WORK  
IMMEDIATELY REPAIR DAMAGE RESULTING FROM FAILURE TO EXERCISE SUCH PRECAUTIONS AT THE  
TO THE OWNER.

ALL PRUNING TO BE IN ACCORDANCE WITH THE BCLNA/BCSLA STANDARDS CURRENT EDITION.

PLANT COUNTS

IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOL  
DRAWING, THE DRAWINGS TAKE PRECEDENCE. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS  
NOTIFY CONSULTANT OF ANY DISCREPANCY.





LAWN MOUNDS

BOARDWALK



MODULAR UNIT PAVING



VARIABLE TEXTURE PAVING



PERMEABLE PAVING

Revision No.	Date	Revision Notes
--------------	------	----------------

MAR 10 2017

Issue No.	Date	Issue Notes
A	16-8-31	ISSUED FOR DISCUSSION
B	16-9-7	ISSUED FOR DISCUSSION
C	16-9-16	ISSUED FOR REZONING
D	16-9-22	ISSUED FOR DP
E	16-11-28	ISSUED FOR ADP
F	17-02-07	ISSUED FOR RE-OP PER CITY COMMENTS

Professional Seal



POND CHARACTER



POND CHARACTER



WATER FEATURE



SNOWBALL JETS



GLASS CANOPY



STAIRWAY PAVILION



PLANTER SEATING ELEMENTS



CONCRETE SEATING ELEMENTS



MOVABLE SEATING



BIKE RACKS



BENCHES



LOUNGER

Layout

Project Manager	Project ID
GD	21009
Drawn By	Scale
GD	AS SHOWN
Reviewed By	Drawing No.
DT	5q
Issue	at
0000000	19

DP 16-745853

eta landscape architecture

1680 West 2nd Avenue  
Vancouver, BC, Canada V6L 1H3

t | 604.983.1456  
f | 604.983.1459  
www.eta.ca

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Inc. is not responsible for the construction of the project.

Project  
Yuanheng Seaside  
Development Lot A  
3031 - 3351 No. 3 Road,  
8151 Capstan Way, Richmond, BC

Drawing Title  
Precedent Images







MAR 10 2017

Issue No.	Date	Issue Notes
A	16-8-31	ISSUED FOR DISCUSSION
B	16-9-7	ISSUED FOR DISCUSSION
C	16-9-16	ISSUED FOR REZONING
D	16-9-22	ISSUED FOR DP
E	16-11-28	ISSUED FOR ADP
F	17-02-07	ISSUED FOR RE-UP PER CITY COMMENTS

Professional Seal

eta  
landscaps architecture

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F | 604.883.1459  
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Project

Yuanheng Seaside  
Development Lot A  
3031 - 3351 No. 3 Road,  
8151 Capstan Way, Richmond, BC

Drawing Title

Shadow Studies

Legal

Project Manager	Project ID
GD	21609
Drawn By	Issue
GD	as shown
Reviewed By	Drawing No.
DT	5S
0010000	19

DT Date:  
2017-03-10  
21609 Capstan Way, DT, Richmond, BC

2pm

12pm

10am

December 20

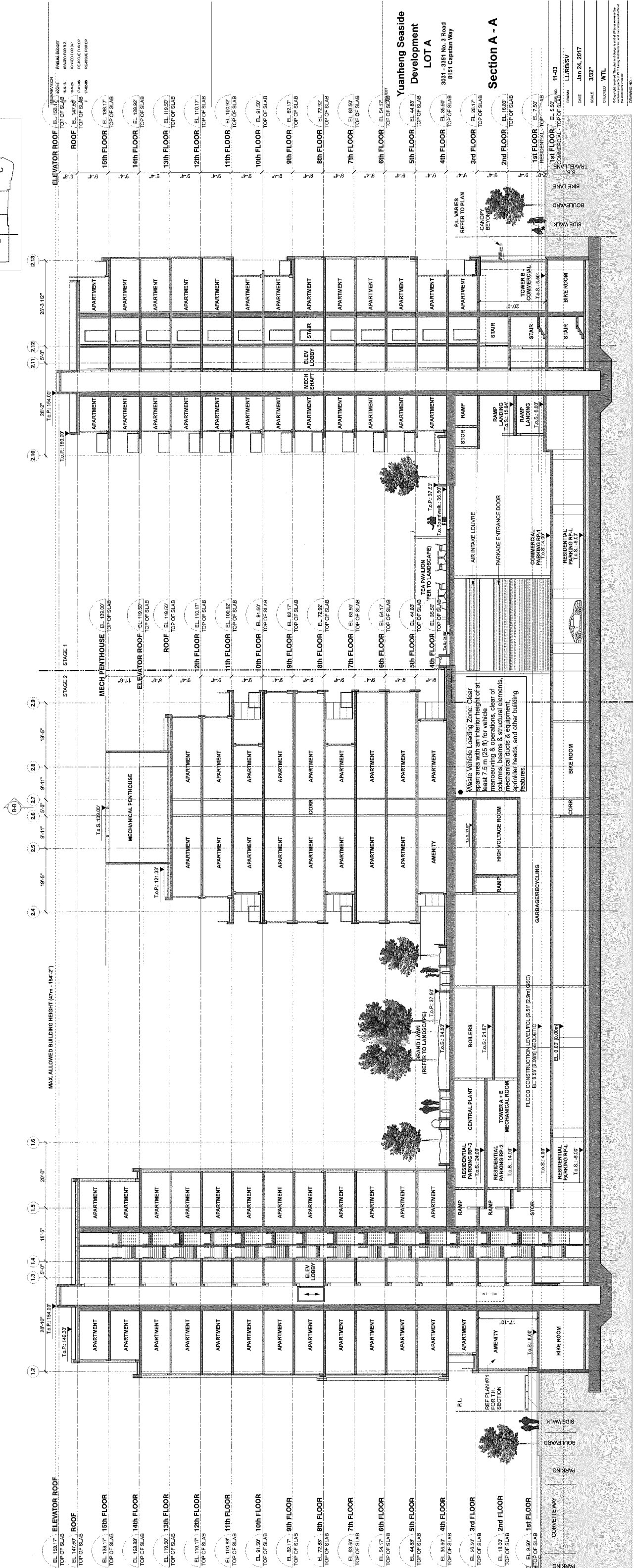
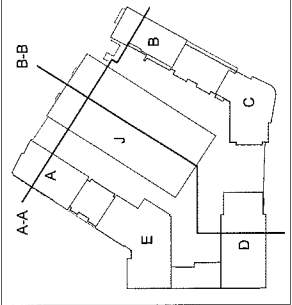
March 20

June 20



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Telephone 604 736-9711, Facsimile 604 736-7991

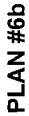


# PLAN #6a

DP 16-745853



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OP 16-745853



MAR 10 2017

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REVISION	DESCRIPTION
1	ISSUED FOR R.F.D.
2	ISSUED FOR R.F.D.
3	ISSUED FOR R.F.D.
4	ISSUED FOR R.F.D.
5	ISSUED FOR R.F.D.
6	ISSUED FOR R.F.D.
7	ISSUED FOR R.F.D.
8	ISSUED FOR R.F.D.
9	ISSUED FOR R.F.D.
10	ISSUED FOR R.F.D.
11	ISSUED FOR R.F.D.
12	ISSUED FOR R.F.D.



FINISH MATERIAL LEGEND	
1	CONCRETE PAINTED - WHITE
2	CONCRETE PAINTED - GREY
3	CONCRETE PAINTED - TRAFFIC MEMBRANE
4	ARCHITECTURAL CONCRETE SEALED
5	WALL PANELS -
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Yuanheng Seaside  
Development  
LOT A  
3031 - 3361 No. 3 Road  
8151 Capstan Way

Streetscape  
• Corvette Way

JOB NO.	11-03
DESIGN	RB
DATE	JAN 19, 2017
SCALE	1/8" = 1'-0"
DRAWN BY	WTL

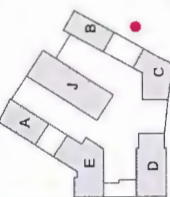
PLAN #7a

New East West Road  
Residential  
Lobby  
Amenity  
Residential  
Pavement  
Residential  
Lobby  
Residential

CORVETTE WAY STREETSCAPE

DP 16-745853





- FILED REVISIONS
- |   |             |
|---|-------------|
| A | WALL PANELS |
| B | WALL PANELS |
| C | WALL PANELS |
| D | WALL PANELS |
| E | WALL PANELS |
| F | WALL PANELS |
| G | WALL PANELS |

FINISH MATERIAL LEGEND

- 1A CONCRETE PAINTED - WHITE
- 1B CONCRETE PAINTED - GREY
- 1C CONCRETE PAINTED - TRAFFIC MEMBRANE
- 2 ARCHITECTURAL CONCRETE SEALED
- 3A WALL PANELS - "DARK RED" TOWERS B + C
- 3B WALL PANELS - "FLINT GREY" TOWERS D + J
- 3C WALL PANELS - "BEIGE" TOWERS A + E
- 4A GLAZED ALUMINUM CURTAIN WALL - CLEAR ANODIZED - SILVER
- 4B GLAZED ALUMINUM CURTAIN WALL - POWDER COATED - POWDER COATED -
- 5A GLAZED ALUMINUM WINDOW WALLS - POWDER COATED - "GRAY VELVET"
- 5B GLAZED ALUMINUM WINDOW WALLS - POWDER COATED - "CHARCOAL"
- 6A SPANDREL GLASS - OPAQUE BACK PAINTED - DARK BLUE GRAY
- 6B SPANDREL GLASS - OPAQUE BACK PAINTED - BLACK
- 7A TRANSPARENT GLASS - PRIVACY SCREEN, CANOPIES, GUARDS
- 7B TRANSPARENT GLASS - WINDOWS
- 8A FIBRE CEMENT PANEL - WHITE
- 8B FIBRE CEMENT PANEL - CHARCOAL
- 8C FIBRE CEMENT PANEL - RED
- 9A STEEL OR ALUMINUM GUARDRAILS, BALUSTRADES - CHARCOAL
- 9B ALUMINUM PANEL SYSTEM - GREEN
- 10A ALUMINUM PANEL SYSTEM - CHAMPAGNE METALLIC
- 11A ALUMINUM SUN SCREEN - CHARCOAL
- 12A ALUMINUM SUN SCREEN - CHARCOAL



Commercial

Residential Lobby

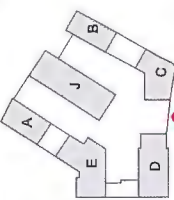
Commercial



MAR 10 2017

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REVISION	DATE	BY	DESCRIPTION
A	10/10/16	WTL	FINAL DESIGN
B	10/10/16	WTL	FINAL DESIGN
C	10/10/16	WTL	FINAL DESIGN
D	10/10/16	WTL	FINAL DESIGN
E	10/10/16	WTL	FINAL DESIGN
F	10/10/16	WTL	FINAL DESIGN
G	10/10/16	WTL	FINAL DESIGN

FINISH MATERIAL LEGEND	
1	CONCRETE PAINTED - WHITE
2	CONCRETE PAINTED - GREY
3	CONCRETE PAINTED - TRAFFIC MEMBRANE
4	ARCHITECTURAL CONCRETE SEALED
5	WALL PANELS - DARK RED TOWERS B + C
6	WALL PANELS - PLUM GREY TOWERS D + J
7	WALL PANELS - "BEE" TOWERS A + E
8	GLAZED ALUMINUM CURTAIN WALL - CLEAR ANODIZED - SILVER
9	GLAZED ALUMINUM CURTAIN WALL - "GRAY VELVET" - POWDER COATED
10	GLAZED ALUMINUM WINDOW WALLS - "GRAY VELVET" - POWDER COATED
11	GLAZED ALUMINUM WINDOW WALLS - "GRAY VELVET" - POWDER COATED
12	SPANDREL GLASS - OPAQUE BACK PAINTED - DARK BLUE GRAY
13	SPANDREL GLASS - OPAQUE BACK PAINTED - BLACK
14	TRANSPARENT GLASS - PRIVACY FILM - TRANSPARENT GLASS - WINDOWS
15	FIBRE CEMENT PANEL - WHITE
16	FIBRE CEMENT PANEL - CHARCOAL
17	FIBRE CEMENT PANEL - RED
18	STEEL OR ALUMINUM GUARDRAILS, SLAT SYSTEM - ALUMINUM, GREEN
19	ALUMINUM PANEL SYSTEM - ALUMINUM, GREEN
20	ALUMINUM PANEL SYSTEM - ALUMINUM, GREEN
21	ALUMINUM CAP FLASHINGS
22	ALUMINUM SUN SCREEN
23	CHARCOAL



Commercial  
Residential Lobby  
Tower D

Commercial  
Residential Lobby  
Tower C

Commercial  
Residential Lobby  
Tower B

PROJECT  
Yuanheng Seaside  
Development  
LOT A  
3031 - 3351 No. 3 Road  
8151 Capstan Way

Streetscape  
• Capstan Way

JOB NO.	11-03
DESIGN	RB
DATE	JAN 18, 2017
SCALE	3/32" = 1'-0"
DRAWN	WTL
CHECKED	WTL
APPROVED	WTL

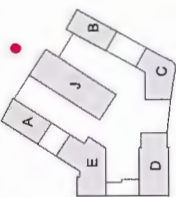
DP 16-745853



MAR 10 2017

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REVISION	DATE	BY	DESCRIPTION
A	10/10/16	WTL	ISSUED FOR I.D.
B	10/10/16	WTL	ISSUED FOR I.D.
C	10/10/16	WTL	ISSUED FOR I.D.
D	10/10/16	WTL	ISSUED FOR I.D.
E	10/10/16	WTL	ISSUED FOR I.D.
F	10/10/16	WTL	ISSUED FOR I.D.
G	10/10/16	WTL	ISSUED FOR I.D.

FINISH MATERIAL LEGEND

- 1/4a CONCRETE PAINTED - WHITE
- 1/4b CONCRETE PAINTED - GREY
- 1/4c CONCRETE PAINTED - TRAFFIC MEMBRANE
- 1/4d ARCHITECTURAL CONCRETE SEALED
- 1/4e WALL PANELS - "DARK RED" TOWERS B + C
- 1/4f WALL PANELS - "FLINT GREY" TOWERS D + J
- 1/4g WALL PANELS - "DARK RED" TOWERS A + E
- 1/4h GLAZED ALUMINUM CURTAIN WALL - CLEAR ANODIZED - SILVER
- 1/4i GLAZED ALUMINUM CURTAIN WALL - POWDER COATED - POWDER COATED - "GRAY VELVET"
- 1/4j GLAZED ALUMINUM WINDOW WALLS - POWDER COATED - "GRAY VELVET"
- 1/4k GLAZED ALUMINUM WINDOW WALLS - POWDER COATED - "CHARCOAL"
- 1/4l SPANDREL GLASS - OPAQUE BACK PAINTED - DARK BLUE GRAY
- 1/4m SPANDREL GLASS - OPAQUE BACK PAINTED - BLACK
- 1/4n TRANSPARENT GLASS - PRIVACY SCREEN CANPIES GUARDS
- 1/4o TRANSPARENT GLASS - WINDOWS
- 1/4p FIBRE CEMENT PANEL - WHITE
- 1/4q FIBRE CEMENT PANEL - CHARCOAL
- 1/4r FIBRE CEMENT PANEL - RED
- 1/4s STEEL OR ALUMINUM GUARDRAILS, BALUSTRADES - CHARCOAL
- 1/4t ALUMINUM PANEL SYSTEM - GREEN
- 1/4u ALUMINUM PANEL SYSTEM - CHAMPAGNE METALLIC
- 1/4v ALUMINUM SUN SCREEN CHARCOAL



Corvette Way

Residential

Lobby

Parkade

Commercial

No. 3 Road

Tower A

Tower B

PLAN #7d

1 NEW EAST WEST ROAD STREETSCAPE

DP 16-745853







MAR 10 2017

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- REVISIONS
- |   |          |                   |
|---|----------|-------------------|
| A | 10/24/16 | PRELIM SUBMIT     |
| B | 10/24/16 | 10/24/16 FOR I.D. |
| C | 10/24/16 | 10/24/16 FOR I.D. |
| D | 10/24/16 | 10/24/16 FOR I.D. |
| E | 10/24/16 | 10/24/16 FOR I.D. |
| F | 10/24/16 | 10/24/16 FOR I.D. |
| G | 10/24/16 | 10/24/16 FOR I.D. |



FINISH MATERIAL LEGEND

- 1A. CONCRETE PAINTED - WHITE  
1B. CONCRETE PAINTED - GREY  
1C. CONCRETE PAINTED - TRAFFIC MEMBRANE  
1D. ARCHITECTURAL CONCRETE SEALED  
1E. WALL PANELS -  
1F. "DARK RED" TOWERS B + C  
1G. "FLINT GREY" TOWERS D + J  
1H. "BEIGE" TOWERS A + E  
1I. GLAZED ALUMINUM CURTAIN WALL -  
1J. CLEAR ANODIZED - SILVER  
1K. GLAZED ALUMINUM CURTAIN WALL -  
1L. POWDER COATED - POWDER COATED -  
1M. "GRAY VELVET" -  
1N. POWDER COATED - "GRAY VELVET" -  
1O. POWDER COATED - "CHARCOAL" -  
1P. SPANDREL GLASS - OPAQUE BACK  
1Q. PAINTED - DARK BLUE GRAY  
1R. SPANDREL GLASS - OPAQUE BACK  
1S. TRANSPARENT GLASS - PRIVACY  
1T. SCREEN, CANOPES, GUARDS  
1U. TRANSPARENT GLASS - WINDOWS  
1V. FIBRE CEMENT PANEL - WHITE  
1W. FIBRE CEMENT PANEL - CHARCOAL  
1X. FIBRE CEMENT PANEL - RED  
1Y. STEEL OR ALUMINUM GUARDRAILS,  
1Z. BALLUSTRADES - CHARCOAL  
1AA. ALUMINUM PANEL SYSTEM - GREEN  
1AB. ALUMINUM PANEL SYSTEM -  
1AC. CHAMPAGNE METALLIC  
1AD. ALUMINUM CAP FLASHINGS  
1AE. ALUMINUM SUN SCREEN  
1AF. CHARCOAL



1 TOWER 'J' SOUTH ELEVATION

2 TOWER 'J' WEST ELEVATION

PROJECT  
Yuanheng Seaside  
Development  
LOT A  
3031 - 3351 No. 3 Road  
8151 Capstan Way

Tower 'J'  
Elevations

DWG NO.	11-03
DATE	JAN 18, 2017
SCALE	1/8" = 1'-0"
CHECKED	WTL

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PLAN #7f

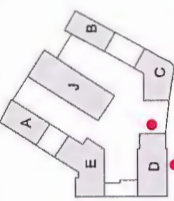
DP 16-745853



MAR 10 2017

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Telephone: 604 736-5711, Fax: 604 736-1071



REVISION	DATE	BY
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100	10/10/16	WTL

FINISH MATERIAL LEGEND

- 1A CONCRETE PAINTED - WHITE
- 1B CONCRETE PAINTED - GREY
- 1C CONCRETE PAINTED - TRAFFIC MEMBRANE
- 2 ARCHITECTURAL CONCRETE SEALED
- 3 WALL PANELS - "DARK RED" TOWERS B + C
- 4 WALL PANELS - "FLINT GREY" TOWERS D + J
- 5 WALL PANELS - "BEIGE" TOWERS A + E
- 6 GLAZED ALUMINUM CURTAIN WALL - CLEAR ANODIZED - SILVER
- 7 GLAZED ALUMINUM CURTAIN WALL - POWDER COATED - "GRAY VELVET"
- 8 GLAZED ALUMINUM WINDOW WALLS - POWDER COATED - "GRAY VELVET"
- 9 GLAZED ALUMINUM WINDOW WALLS - POWDER COATED - "CHARCOAL"
- 10 SPANDREL GLASS - OPAQUE BACK PAINTED - DARK BLUE GRAY
- 11 SPANDREL GLASS - OPAQUE BACK PAINTED - BLACK
- 12 TRANSPARENT GLASS - PRIVACY SCREEN, CANOPIES, GUARDS
- 13 TRANSPARENT GLASS - WINDOWS
- 14 FIBRE CEMENT PANEL - WHITE
- 15 FIBRE CEMENT PANEL - CHARCOAL
- 16 FIBRE CEMENT PANEL - RED
- 17 STEEL OR ALUMINUM GUARDRAILS, BALUSTRADES - CHARCOAL
- 18 ALUMINUM PANEL SYSTEM - GREEN
- 19 ALUMINUM PANEL SYSTEM - CHAMPAGNE METALLIC
- 20 ALUMINUM CAP FLASHINGS
- 21 ALUMINUM SUN SCREEN
- 22 CHARCOAL



1 TOWER 'D' SOUTH ELEVATION



2 TOWER 'D' EAST ELEVATION

Yuanheng Seaside  
Development  
LOT A  
3031 - 3351 No. 3 Road  
8151 Capstan Way

Tower 'D'  
Elevations

JOB NO.	11-403
DESIGN	RB
DATE	JAN 18, 2017
SCALE	3/32" = 1'-0"
CHECKED	WTL
DATE	JAN 18, 2017
DESIGNED	WTL
DATE	JAN 18, 2017
PROJECT	Yuanheng Seaside Development
LOCATION	3031 - 3351 No. 3 Road, 8151 Capstan Way
CLIENT	Yuanheng Seaside Development
ARCHITECT	W. T. Leung Architects Inc.

PLAN #7g

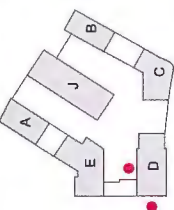
DP 16-745853



MAR 10 2017

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Telephone 604 736-8711, Fax 604 736-1981



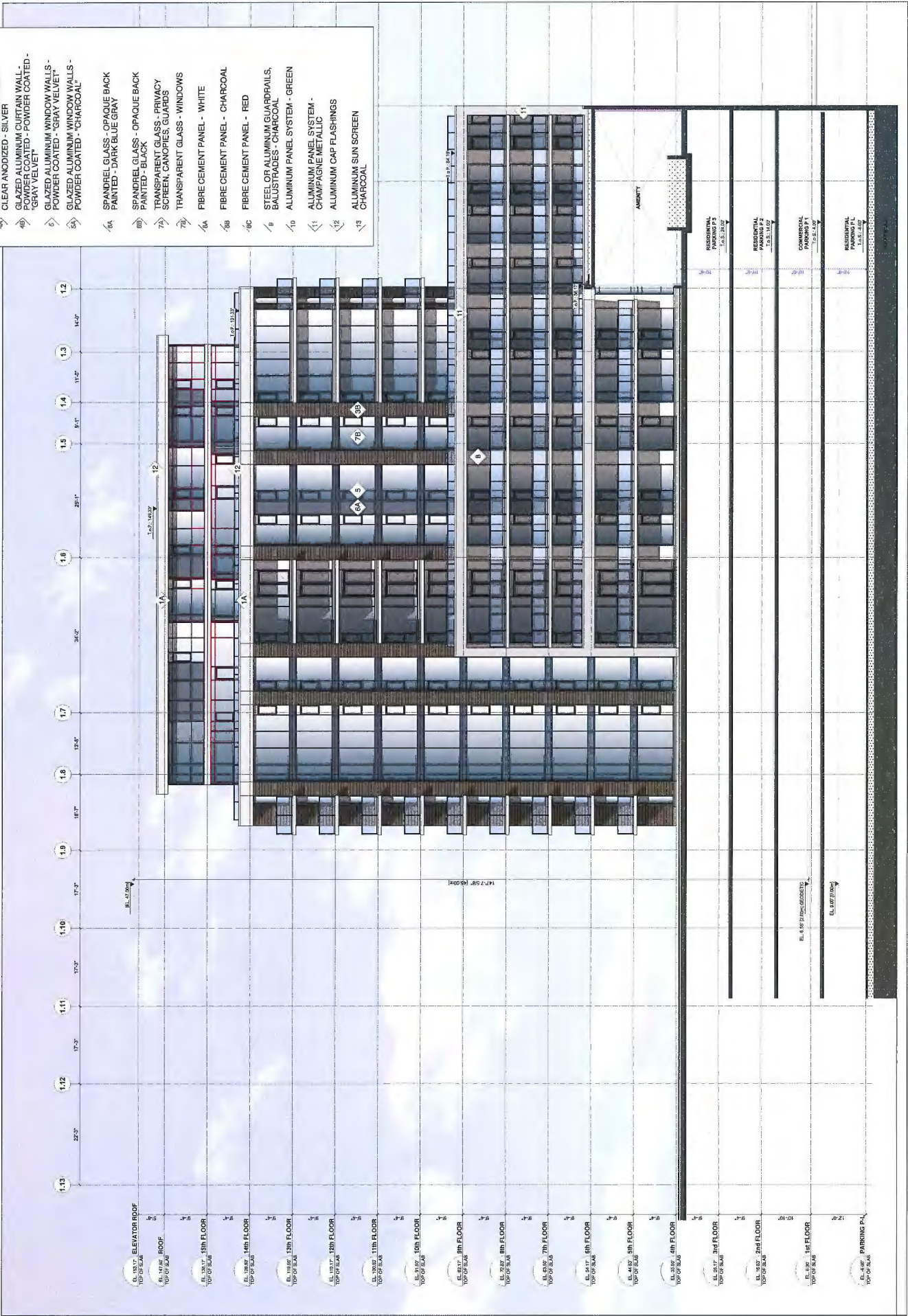
REVISION	DATE	BY	DESCRIPTION
A	10/10/16	WTL	FINAL PROJECT
B	10/10/16	WTL	REVISION FOR ACP
C	10/10/16	WTL	REVISION FOR ACP
D	10/10/16	WTL	REVISION FOR ACP
E	10/10/16	WTL	REVISION FOR ACP
F	10/10/16	WTL	REVISION FOR ACP
G	10/10/16	WTL	REVISION FOR ACP



2 TOWER D' WEST ELEVATION

FINISH MATERIAL LEGEND

- 1A CONCRETE PAINTED - WHITE
- 1B CONCRETE PAINTED - GREY
- 1C CONCRETE PAINTED - TRAFFIC MEMBRANE
- 1D ARCHITECTURAL CONCRETE SEALED
- 1E WALL PANELS - "DARK RED" TOWERS B + C
- 1F WALL PANELS - "FLINT GREY" TOWERS D + J
- 1G WALL PANELS - "BEIGE" TOWERS A + E
- 1H GLAZED ALUMINUM CURTAIN WALL - CLEAR ANODIZED - SILVER
- 1I GLAZED ALUMINUM CURTAIN WALL - POWDER COATED - POWDER COATED - "GRAY VELVET"
- 1J GLAZED ALUMINUM WINDOW WALLS - POWDER COATED - "GRAY VELVET"
- 1K GLAZED ALUMINUM WINDOW WALLS - POWDER COATED - "CHARCOAL"
- 1L SPANDREL GLASS - OPAQUE BACK PAINTED - DARK BLUE GRAY
- 1M SPANDREL GLASS - OPAQUE BACK PAINTED - BLACK
- 1N TRANSPARENT GLASS - PRIVACY SCREEN, CANOPIES, SUITES
- 1O TRANSPARENT GLASS - WINDOWS
- 1P FIBRE CEMENT PANEL - WHITE
- 1Q FIBRE CEMENT PANEL - CHARCOAL
- 1R FIBRE CEMENT PANEL - RED
- 1S STEEL OR ALUMINUM GUARDRAILS, BALUSTRADES - CHARCOAL
- 1T ALUMINUM PANEL SYSTEM - GREEN
- 1U ALUMINUM PANEL SYSTEM - CHAMPAGNE METALLIC
- 1V ALUMINUM CAP FLASHINGS
- 1W ALUMINUM SUN SCREEN CHARCOAL



1 TOWER D' NORTH ELEVATION

Yuanheng Seaside  
Development  
LOT A

3031 - 3351 No. 3 Road  
8151 Capstan Way

Tower 'D'  
Elevations

JOB NO.	11-43
DESIGN	RB
DATE	JAN 18, 2017
SCALE	3/32" = 1'-0"
DRAWN BY	WTL

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PLAN #7h

DP 16-745853

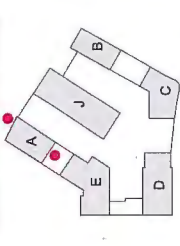






MAR 10 2017

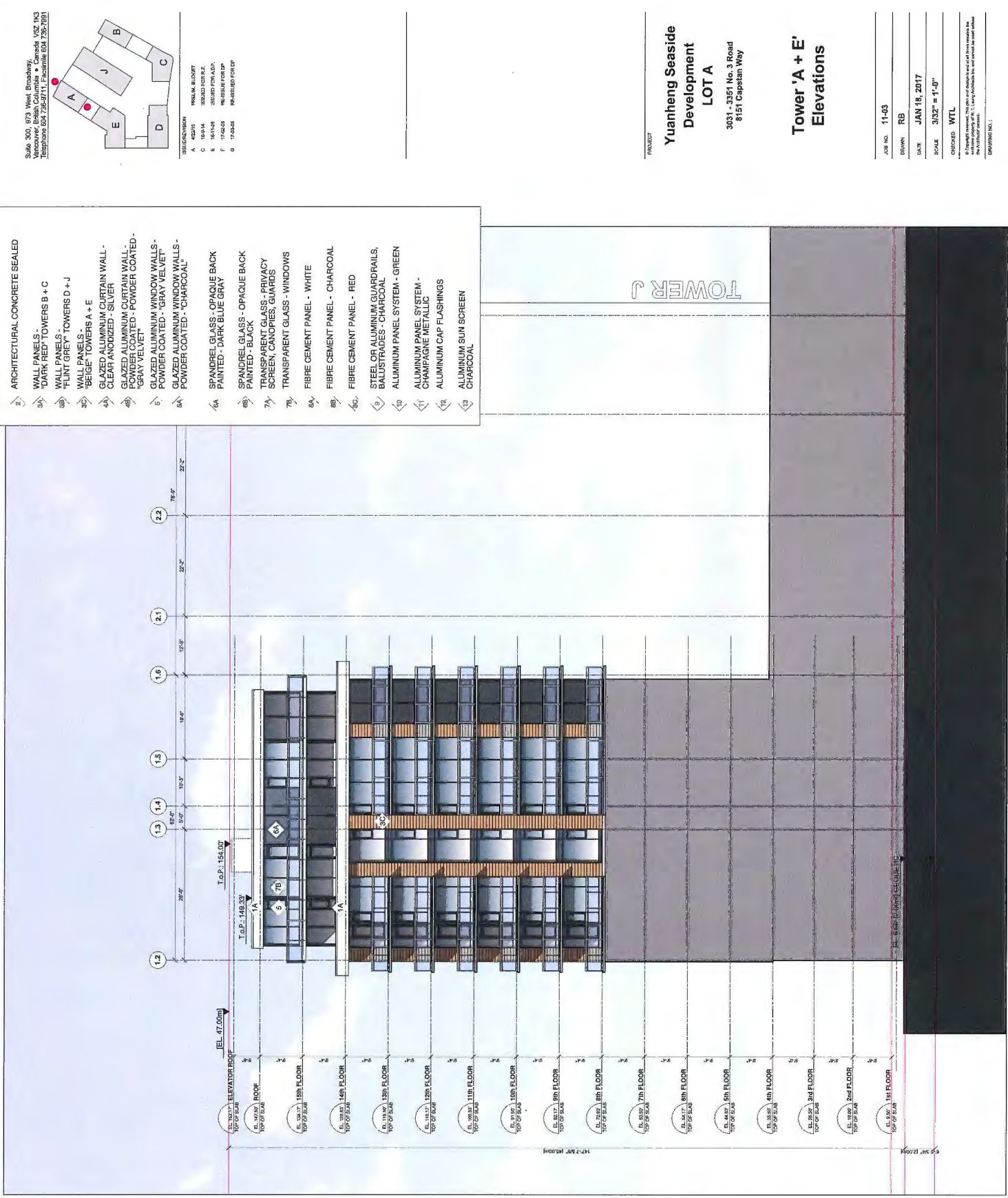
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Vancouver, British Columbia • Canada V5Z 1K3  
Telephone 604 736-9711, Facsimile 604 736-7991



ISSUE/REVISION	
A	4/22/15
C	16-9-14
E	16-11-20
F	17-02-08
G	17-03-06

## FINISH MATERIAL LEGEND

- |    |  |
|----|--|
| 15 | CONCRETE PAINTED - WHITE   |
| 16 | CONCRETE PAINTED - GREY  |
| 17 | CONCRETE PAINTED - TRAFFIC MEMBRANE  |
| 18 | ARCHITECTURAL CONCRETE SEALED  |
| 19 | WALL PANELS -<br>"DARK RED TOWERS S + C  |
| 20 | WALL PANELS -<br>"DARK RED TOWERS D - J  |
| 21 | WALL PANELS -<br>"BEIGE TOWERS A + E   |
| 22 | GLAZED ALUMINUM CURTAIN WALL -<br>CLEAR ANODIZED - SILVER                          |
| 23 | GLAZED ALUMINUM CURTAIN WALL -<br>POWDER COATED - POWDER COATED -<br>"GRAY VELVET" |
| 24 | GLAZED ALUMINUM WINDOW WALLS -<br>POWDER COATED - "GRAY VELVET"                    |
| 25 | GLAZED ALUMINUM WINDOW WALLS -<br>POWDER COATED - "CHARCOAL"                       |
| 26 | SPANDREL GLASS - OPAQUE BACK<br>PAINTED - DARK BLUE GRAY                           |
| 27 | SPANDREL GLASS - OPAQUE BACK<br>PAINTED - BLACK                                    |
| 28 | TRANSPARENT GLASS - PRIVACY<br>SCREEN, CANOPIES, GUARDS                            |
| 29 | TRANSPARENT GLASS - WINDOWS  |
| 30 | FIBRE CEMENT PANEL - WHITE   |
| 31 | FIBRE CEMENT PANEL - CHARCOAL  |
| 32 | FIBRE CEMENT PANEL - RED   |
| 33 | STEEL OR ALUMINUM GUARDRAILS,<br>BALUSTRADES - CHARCOAL                            |
| 34 | ALUMINUM PANEL SYSTEM - GREEN  |
| 35 | ALUMINUM PANEL SYSTEM -<br>CHAMPAGNE METALIC                                       |
| 36 | ALUMINUM CAP FLASHINGS   |
| 37 | ALUMINUM SUN SCREEN<br>CHARCOAL  |

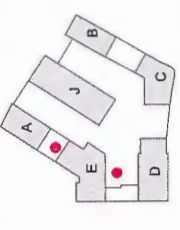


**TOWER 'A' SOUTH ELEVATION**



**TOWER 'A' NORTH ELEVATION**





15-SUBJECT PREVIEW	
A	4/22/96
C	16-9-14
E	16-11-28
F	17-02-06
G	17-03-06

**PROJECT**

**Yuanheng Seaside  
Development  
LOT A**

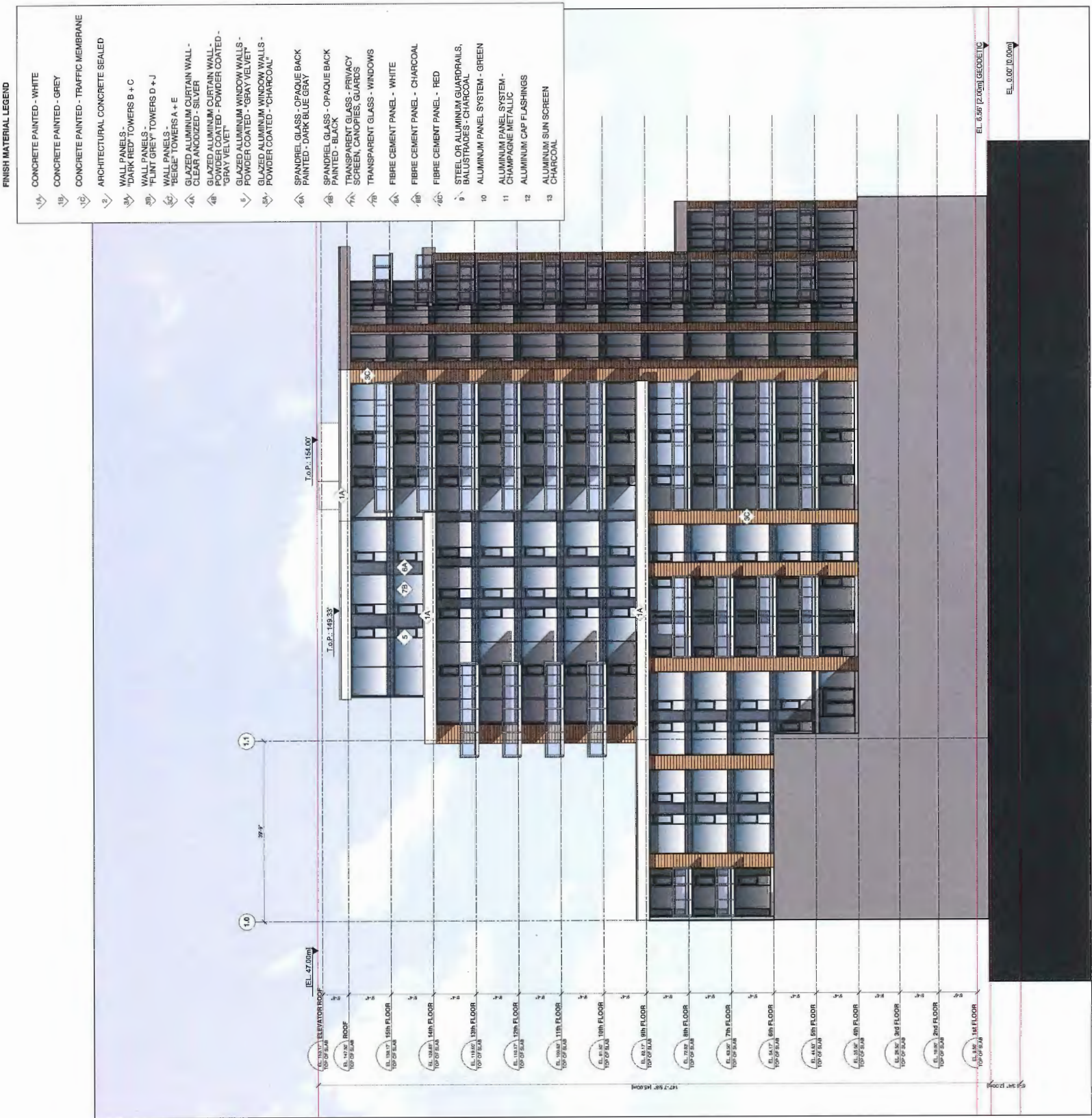
**3031 - 3351 No. 3 Road  
8151 Capstan Way**

### Tower 'A + E' Elevations

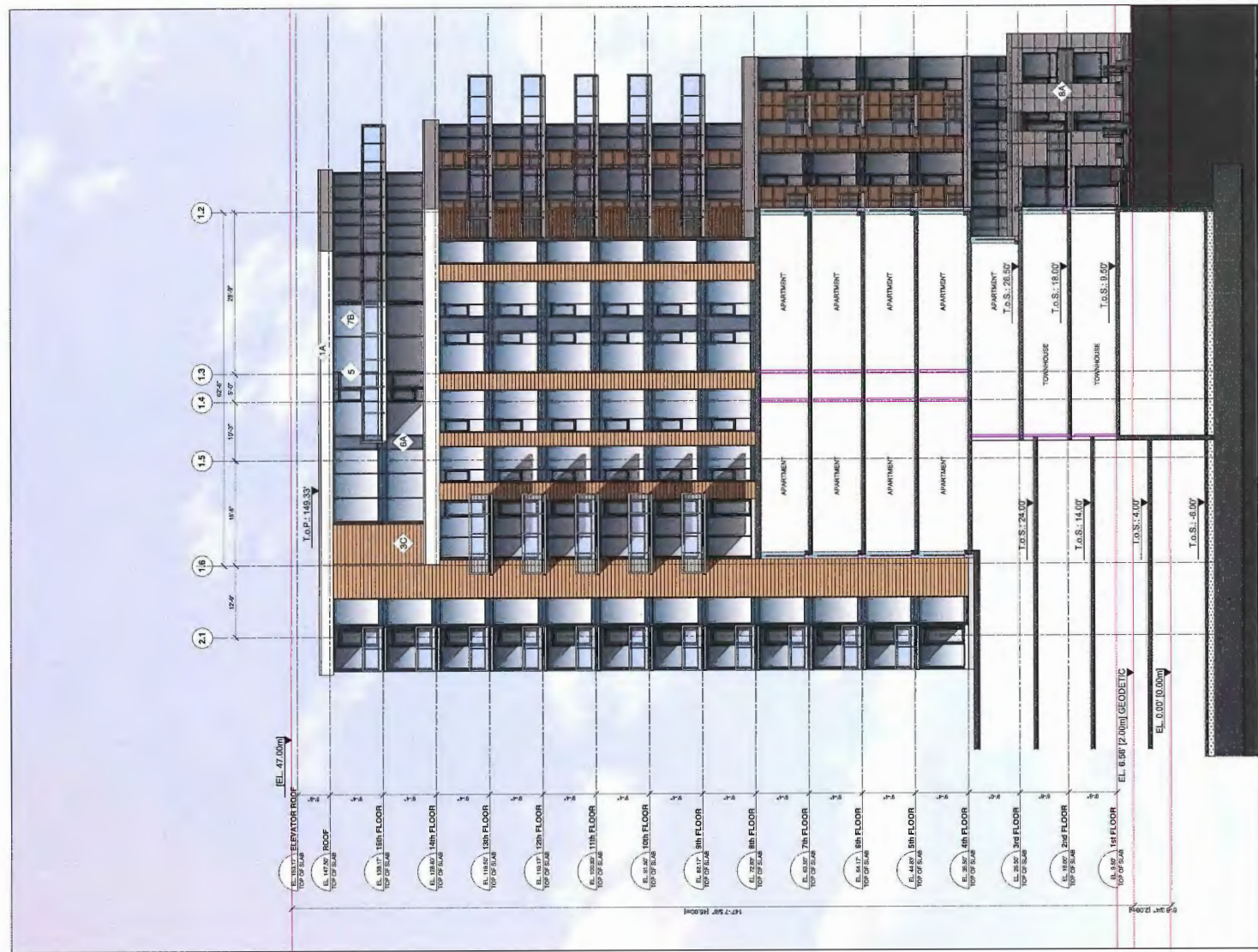
JOB NO.	11-03
DRAWN	RB
DATE	JAN 18, 2017
SCALE	3/32" = 1'-0"
CHECKED	WTL
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ENGINEERING NO. :	

**PLAN #7k**

DP 16-745853



2 TOWER 'E' SOUTH ELEVATION

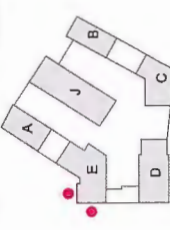


1 TOWER 'E' NORTH



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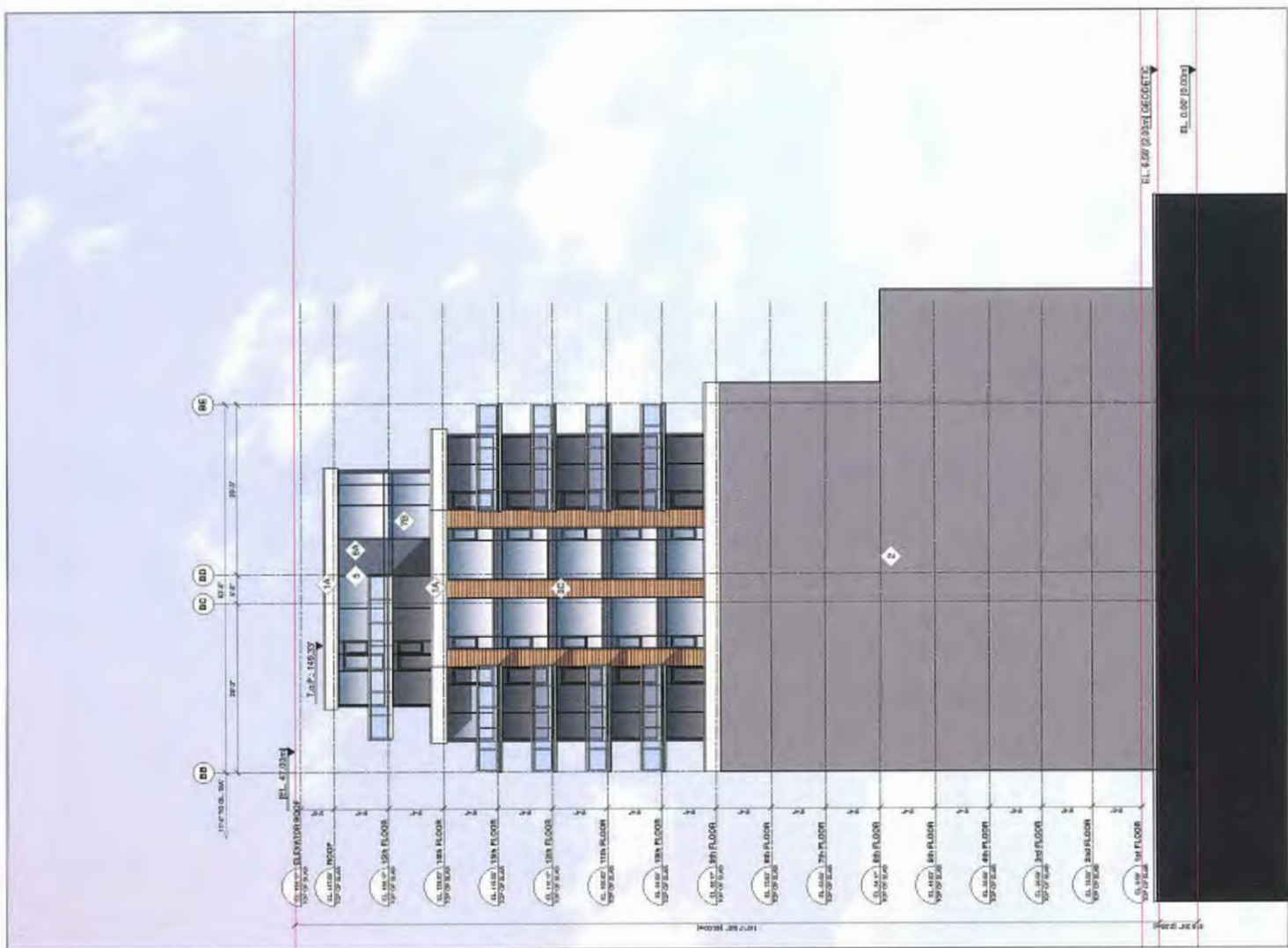
DISSEMINATION	
A	4/2/76
C	16-9-14
E	16-11-28
F	17-03-01
G	17-03-08

### FINISH MATERIAL LEGEND

- |    |  |
|----|--|
| 1A | CONCRETE PAINTED - WHITE   |
| 1B | CONCRETE PAINTED - GREY  |
| 1C | CONCRETE PAINTED - TRAFFIC MEMBRANE  |
| 1D | ARCHITECTURAL CONCRETE SEALED  |
| 2A | WALL PANELS -<br>WALL PIED - TOWERS B + C  |
| 2B | WALL PANELS -<br>FLINT GRIET TOWERS D + J  |
| 2C | WALL PANELS -<br>REDUCED TOWERS A + E  |
| 2D | GLAZED ALUMINUM CURTAIN WALL -<br>CLEAR ANODIZED - SILVER                          |
| 2E | GLAZED ALUMINUM CURTAIN WALL -<br>POWDER COATED - POWDER COATED -<br>"GRAY VELVET" |
| 2F | GLAZED ALUMINUM WINDOW WALLS -<br>POWDER COATED - "GRAY VELVET"                    |
| 2G | GLAZED ALUMINUM WINDOW WALLS -<br>POWDER COATED - "CHARCOAL"                       |
| 3A | SPANDREL GLASS - OPAQUE BACK<br>PAINTED - DARK BLUE GRAY                           |
| 3B | SPANDREL GLASS - OPAQUE BACK<br>PAINTED - BLACK                                    |
| 3C | TRANSPARENT GLASS - PRIVACY<br>SCREEN, CANOPIES, GUARDS                            |
| 3D | TRANSPARENT GLASS - WINDOWS  |
| 4A | FIBRE CEMENT PANEL - WHITE   |
| 4B | FIBRE CEMENT PANEL - CHARCOAL  |
| 5  | FIBRE CEMENT PANEL - RED   |
| 6  | STEEL OR ALUMINUM GUARDRAILS,<br>BALUSTRADES - CHARCOAL                            |
| 10 | ALUMINUM PANEL SYSTEM - GREEN  |
| 11 | ALUMINUM PANEL SYSTEM -<br>CHAMPAGNE METALLIC                                      |
| 12 | ALUMINUM CAP FLASHINGS   |
| 13 | ALUMINUM SUN SCREEN<br>CHARCOAL  |



TOWER 'E' PARTIAL NORTH ELEVATION



TOWER 'E' WEST NORTH

**Yuanheng Seaside  
Development  
LOT A**

3031 - 3351 No. 3 Road  
8151 Capstan Way

### Tower 'A + E' Elevations

JOB NO.	11-03
DRAWN	RB
DATE	JAN 18, 2017
SCALE	3/32" = 1'-0"
DESIGNED	WTL

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DRAWING NO.: 11-03

PLAN #71

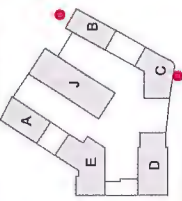
DP 16-745853



MAR 10 2017

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Telephone 604.735-9711, Facsimile 604.735-7991



- REVISIONS
- |   |        |
|---|--------|
| A | ISSUED |
| B | ISSUED |
| C | ISSUED |
| D | ISSUED |
| E | ISSUED |
| F | ISSUED |
| G | ISSUED |



- FINISH MATERIAL LEGEND
- 1A. CONCRETE PAINTED - WHITE
  - 1B. CONCRETE PAINTED - GREY
  - 1C. CONCRETE PAINTED - TRAFFIC MEMBRANE
  - 2. ARCHITECTURAL CONCRETE SEALED
  - 3A. WALL PANELS - "DARK RED" TOWERS B + C
  - 3B. WALL PANELS - "FLINT GREY" TOWERS D + J
  - 3C. WALL PANELS - "BEIGE" TOWERS A + E
  - 4A. GLAZED ALUMINUM CURTAIN WALL - CLEAR ANODIZED - SILVER
  - 4B. GLAZED ALUMINUM CURTAIN WALL - POWDER COATED - "GRAY VELVET"
  - 5. GLAZED ALUMINUM WINDOW WALLS - POWDER COATED - "GRAY VELVET"
  - 5A. GLAZED ALUMINUM WINDOW WALLS - POWDER COATED - "CHARCOAL"
  - 6A. SPANDREL GLASS - OPAQUE BACK PAINTED - DARK BLUE GRAY
  - 6B. SPANDREL GLASS - OPAQUE BACK PAINTED - BLACK
  - 7A. TRANSPARENT GLASS - PRIVACY SCREEN CANOPIES GUARDS
  - 7B. TRANSPARENT GLASS - WINDOWS
  - 8A. FIBRE CEMENT PANEL - WHITE
  - 8B. FIBRE CEMENT PANEL - CHARCOAL
  - 8C. FIBRE CEMENT PANEL - RED
  - 9. STEEL OR ALUMINUM GUARDRAILS, BALUSTRADES - CHARCOAL
  - 10. ALUMINUM PANEL SYSTEM - GREEN
  - 11. ALUMINUM PANEL SYSTEM - CHAMPAGNE METALLIC
  - 12. ALUMINUM CAP FLASHINGS
  - 13. ALUMINUM SUN SCREEN
  - 13A. CHARCOAL

- 10th FLOOR (EL. 143.17) TOP OF SLAB
- 9th FLOOR (EL. 141.7) TOP OF SLAB
- 8th FLOOR (EL. 140.3) TOP OF SLAB
- 7th FLOOR (EL. 138.9) TOP OF SLAB
- 6th FLOOR (EL. 137.5) TOP OF SLAB
- 5th FLOOR (EL. 136.1) TOP OF SLAB
- 4th FLOOR (EL. 134.7) TOP OF SLAB
- 3rd FLOOR (EL. 133.3) TOP OF SLAB
- 2nd FLOOR (EL. 131.9) TOP OF SLAB
- 1st FLOOR (EL. 130.5) TOP OF SLAB
- BASE FLOOR (EL. 129.1) TOP OF SLAB

1 TOWER 'B' + 'C' SOUTH ELEVATION

2 TOWER 'B' NORTH ELEVATION

PLAN #7m

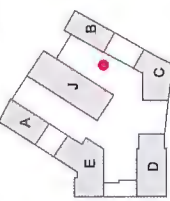
DP 16-745853



MAR 10 2017

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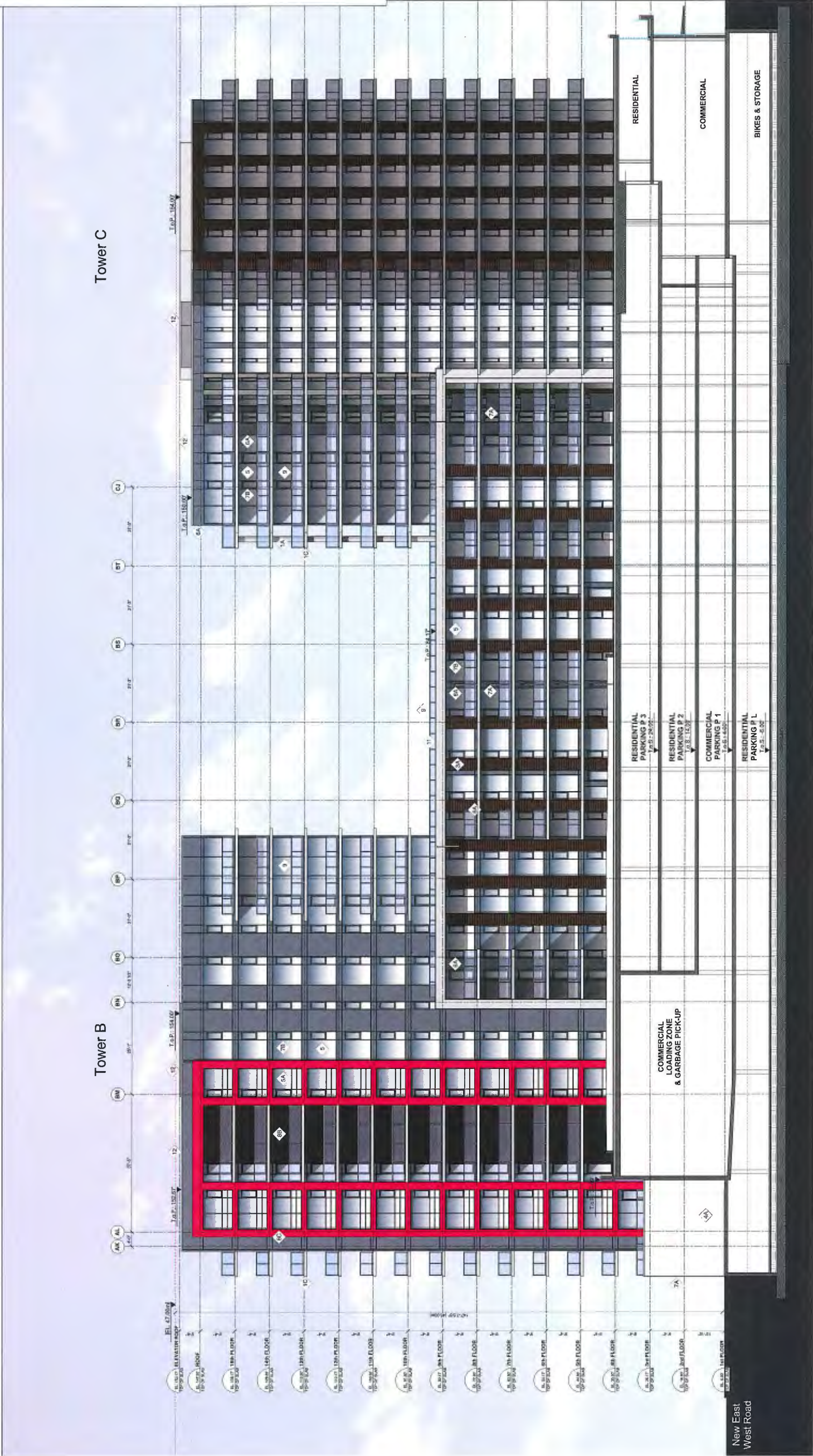
REVISION		DATE
A	ISSUED FOR A.D.P.	10/1/06
B	ISSUED FOR A.D.P.	10/1/06
C	ISSUED FOR A.D.P.	10/1/06
D	ISSUED FOR A.D.P.	10/1/06
E	ISSUED FOR A.D.P.	10/1/06
F	ISSUED FOR A.D.P.	10/1/06
G	ISSUED FOR A.D.P.	10/1/06

FINISH MATERIAL LEGEND

- 1/4 CONCRETE PAINTED - WHITE
- 1/5 CONCRETE PAINTED - GREY
- 1/6 CONCRETE PAINTED - TRAFFIC MEMBRANE
- 1/7 ARCHITECTURAL CONCRETE SEALED
- 1/8 WALL PANELS - "DARK RED" TOWERS B + C
- 1/9 WALL PANELS - "FLINT GREY" TOWERS D + J
- 1/10 WALL PANELS - "BEIGE" TOWERS A + E
- 1/11 GLAZED ALUMINUM CURTAIN WALL - CLEAR ANODIZED - SILVER
- 1/12 GLAZED ALUMINUM CURTAIN WALL - TINTED COATED - "POWDER COATED - GRAY VELVET"
- 1/13 GLAZED ALUMINUM WINDOW WALLS - POWDER COATED - "GRAY VELVET"
- 1/14 GLAZED ALUMINUM WINDOW WALLS - POWDER COATED - "CHARCOAL"
- 1/15 SPANDREL GLASS - OPAQUE BACK PAINTED - DARK BLUE GRAY
- 1/16 SPANDREL GLASS - OPAQUE BACK PAINTED - BLACK
- 1/17 TRANSPARENT GLASS - PRIVACY SCREEN, CANOPES, GUARDS
- 1/18 TRANSPARENT GLASS - WINDOWS
- 1/19 FIBRE CEMENT PANEL - WHITE
- 1/20 FIBRE CEMENT PANEL - CHARCOAL
- 1/21 FIBRE CEMENT PANEL - RED
- 1/22 STEEL OR ALUMINUM GUARDRAILS, BALUSTRADES - CHARCOAL
- 1/23 ALUMINUM PANEL SYSTEM - GREEN
- 1/24 ALUMINUM PANEL SYSTEM - CHAMPAGNE METALLIC
- 1/25 ALUMINUM CAP FLASHINGS
- 1/26 ALUMINUM SUN SCREEN
- 1/27 CHARCOAL

Tower B

Tower C



1 TOWER B + C WEST ELEVATION

Yuanheng Seaside  
Development  
LOT A  
3024 - 3351 No. 3 Road  
8151 Capstan Way

Tower 'B' + 'C'  
Elevations

JOB NO.	11-03
DESIGN	RB
DATE	JAN 18, 2017
SCALE	3/32" = 1'-0"
DRAWN	WTL
DRAWING NO.	

PLAN #7n

DP 16-745853





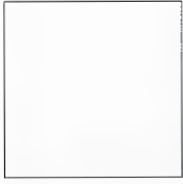
3A  
WALL PANELS (CLAY TILE)  
ENGINEERED ASSEMBLIES  
TONALITY NUANCE  
70006 DARK RED  
TOWERS B + C



3B  
WALL PANELS (CLAY TILE)  
ENGINEERED ASSEMBLIES  
TONALITY NATUR  
70010 FLINT GREY  
TOWERS D + J



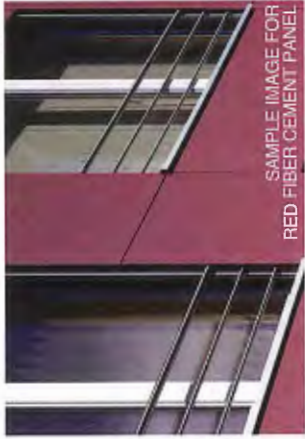
3C  
WALL PANELS (CLAY TILE)  
ENGINEERED ASSEMBLIES  
TONALITY NATUR  
70002 BEIGE  
TOWERS A + E



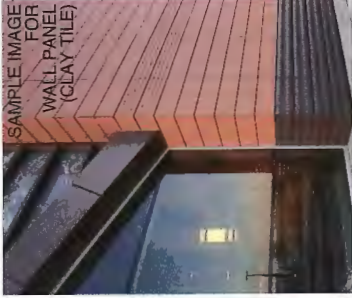
8  
FIBRE CEMENT PANELS  
ENGINEERED ASSEMBLIES  
EQUITONE TECTIVA  
TE90 (WHITE)



11  
ALUMINUM PANEL CLADDING  
ALUCOBOND  
CHAMPAGNE METALLIC (PVDF-3  
GLOSS LEVEL 30)



SAMPLE IMAGE FOR  
WALL PANEL (CLAY TILE)



SAMPLE DETAIL  
IMAGE FOR  
WALL PANEL  
(CLAY TILE)



SAMPLE IMAGE FOR  
FIBRE CEMENT PANEL



SAMPLE IMAGE FOR  
WALL PANEL (CLAY TILE)



1C  
PAINTED CONCRETE  
TRAFFIC MEMBRANE  
BENJAMIN MOORE 2137-70



6A  
SPANDREL GLASS (TOWERS)  
OPAQUE BACK PAINTED  
BENJAMIN MOORE 2062-20



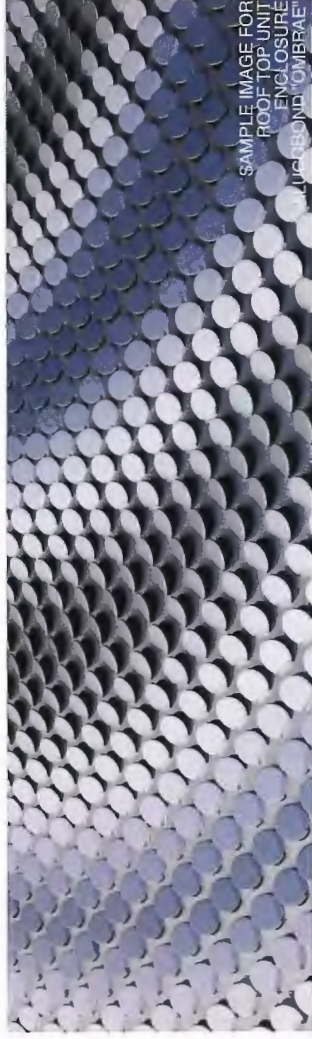
9  
STEEL OR ALUMINUM  
GUARDRAILS, BALUSTRADES  
BENJAMIN MOORE 2126-20



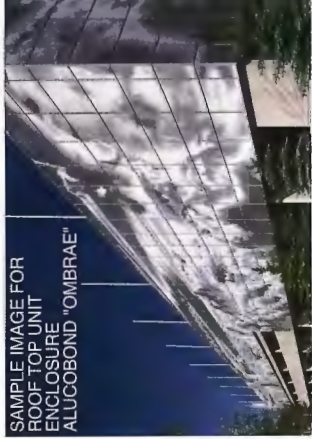
SAMPLE IMAGE FOR  
FIBRE CEMENT PANEL



SAMPLE IMAGE FOR  
ALUMINUM PANEL



SAMPLE IMAGE FOR  
ROOF TOP UNIT  
ENCLOSURE  
ALUCOBOND "OMBRAE"



SAMPLE IMAGE FOR  
ROOF TOP UNIT  
ENCLOSURE  
ALUCOBOND "OMBRAE"

Materials

JOB NO.	11-03
DRAWN	WTLA
DATE	January 25, 2017
SCALE	-
DESIGNED	SVWTL
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DRAWN BY: WTLA	





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REVISION  
1 11/2016  
REDESIGNED FOR AP

PROJECT  
Yuanheng Seaside  
Development  
LOT A  
3031 - 3351 No. 3 Road  
8151 Capstan Way

Streetscape Details  
Capstan Way

JOB NO. 11-03  
DRAWN SY  
DATE JAN 25, 2017  
SCALE 1/4" = 1'-0"

DESIGNED WTL  
CHECKED  
APPROVED  
1:1 Long dimension to be shown by word above  
Drawing Name

PLAN #9a



Terracotta Panel  
Capstan Way Plaza - Envisioned Use:  
• Restaurant / Bistro / Coffee Shop  
C.R.U. Entry Doors  
(aluminum clear anodized)  
Folding Glass Wall System  
(aluminum clear anodized)  
Parkade Breeze-Way for Pedestrians  
(curtainwall system aluminium clear anodized)  
Fibre Cement Cladding  
Residential Foyer  
Feature Canopy  
Residential Foyer - Entrance Doors  
(curtainwall system aluminium clear anodized)





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REVISIONS  
0 1/24/08 RE-SUBMITTED FOR IAP

PROJECT  
Yuanheng Seaside  
Development  
LOT A  
3031 - 3351 No. 3 Road  
8151 Capstan Way

Streetscape Details  
No. 3 Road

DWG NO.	11-03
DESIGN	SV
DATE	JAN 25, 2017
SCALE	1/4" = 1'-0"
DRAWN BY	WTL

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PLAN #9b



Fibre Cement Cladding

Residential Foyer - Feature Canopy

Residential Foyer - Entrance Doors  
(curtainwall system aluminium clear anodized)

Parkade Breeze-Way for Pedestrians  
(curtainwall system aluminium clear anodized)

Metal Glass Canopy

C.R.U. Entry Portals:  
• recessed entry doors  
(aluminum clear anodized)  
• metal cladding

No. 3 Road - Shopping Strip:  
• Envisioned Use - Commercial Retail









PROJECT  
Yuanheng Seaside  
Development  
LOT A  
3031 - 3351 No. 3 Road  
8151 Capstan Way

Capstan Way  
No. 3 Road  
Rendering

SHEET NO.	11-03
DRAWN	SV
DATE	JAN 25, 2017
SCALE	1/4" = 1'-0"
SHEET NO.	WTL

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AFFORDABLE RENTAL UNIT LEGEND

BACHELOR SUITE

1-BEDROOM UNIT

2-BEDROOM UNIT

3-BEDROOM UNIT

(NO HATCH = MARKET HOUSING UNIT)

MAR 10 2017

TOWER C

TOWER B

1

Key Plan Affordable Housing Units, 3rd Floor Plan / P-3 / Stage 1

TITLE Affordable Housing		SCALE 1/32" = 1'0"	DRAWN RB	JOB NO. 11-03		
DRAWING NUMBER PLAN #10b		DATE Jan 31, 2017				
REFERENCE DRAWING		W. T. LEUNG ARCHITECTS INC.				
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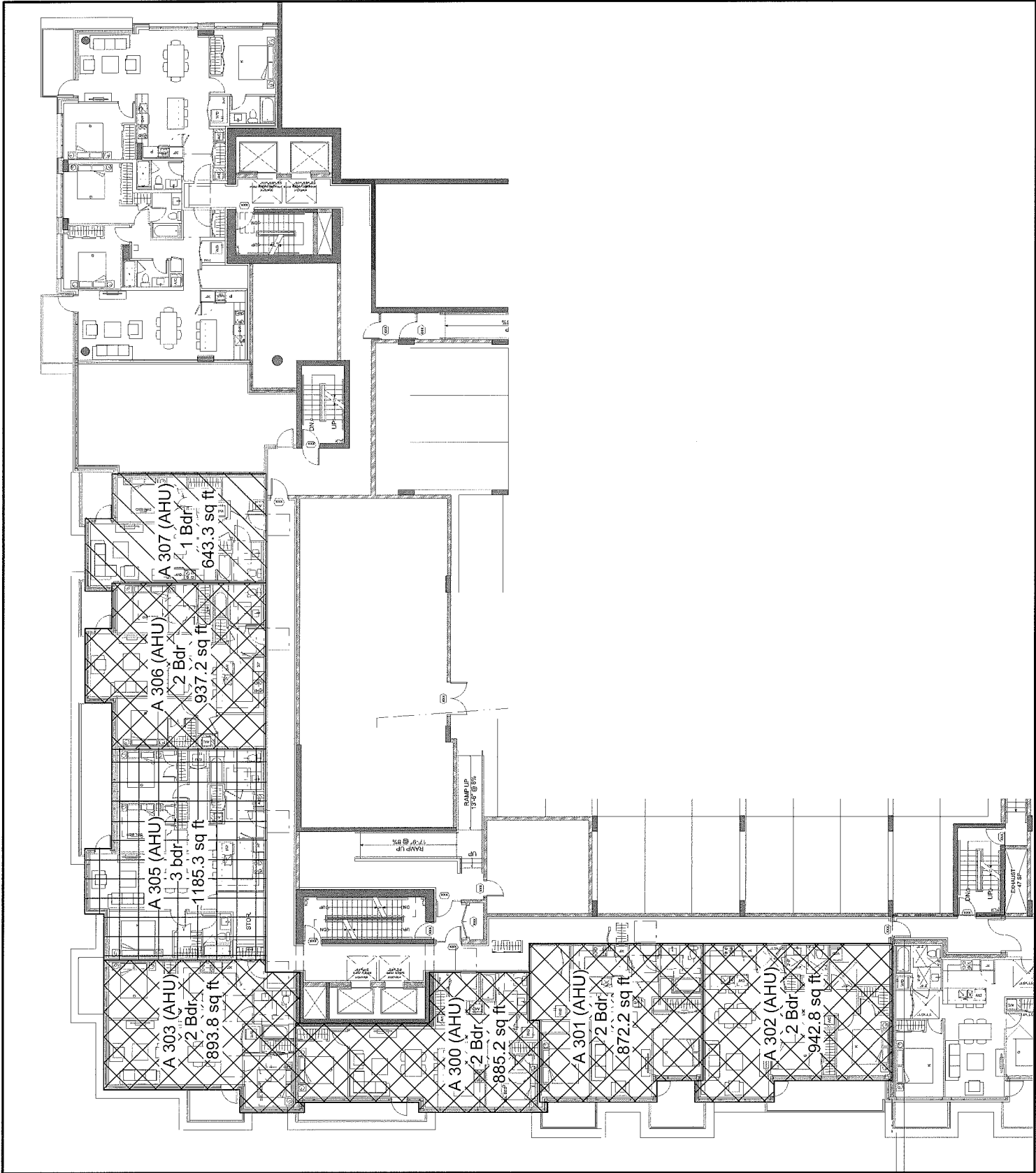
DP 16-745853

2017, March 6 10:43:39 PMTR PLAN #10 affordable housing.vwx



TOWER A

TOWER J



AFFORDABLE RENTAL UNIT LEGEND

BACHELOR SUITE

1-BEDROOM UNIT

2-BEDROOM UNIT

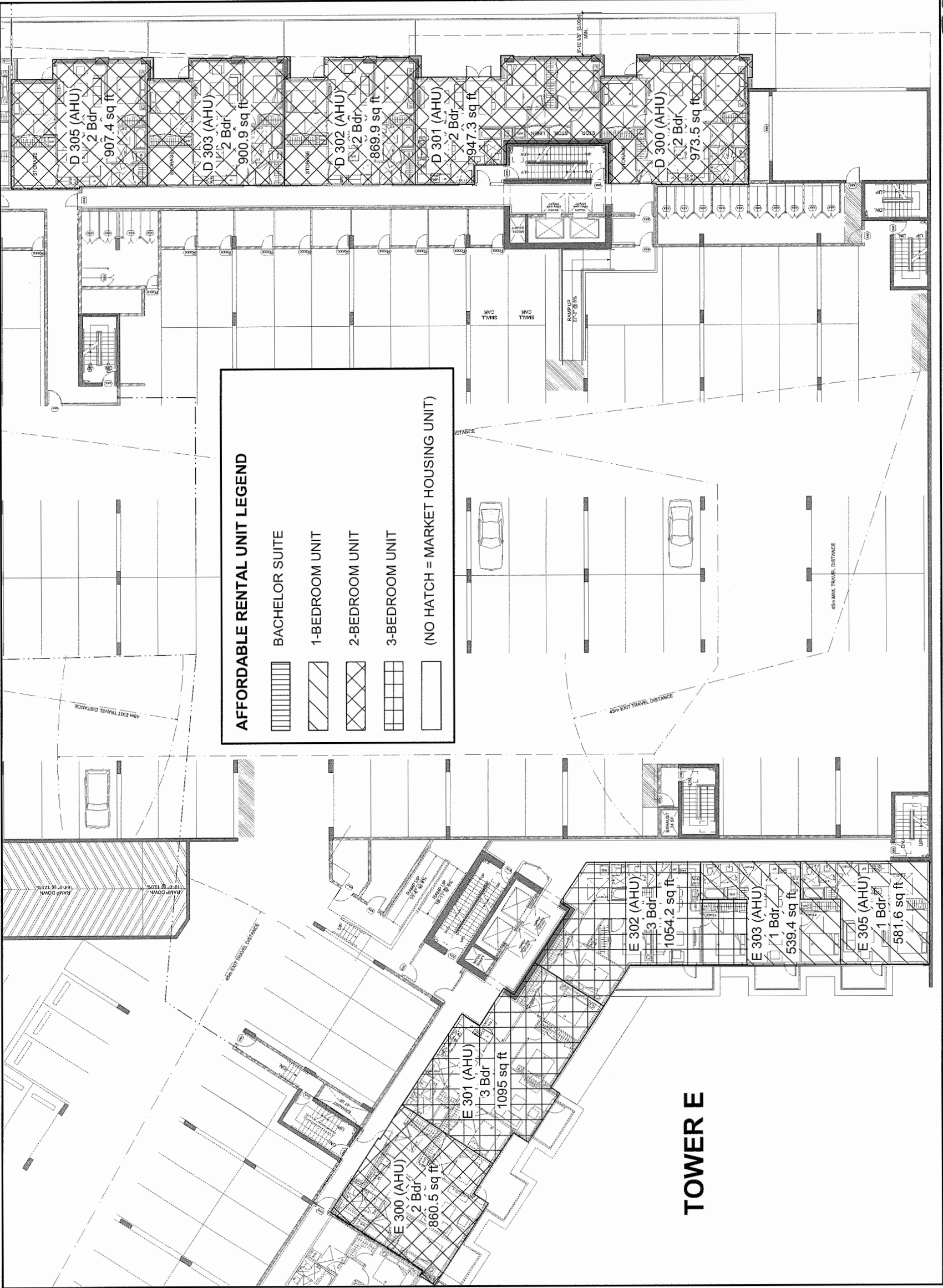
3-BEDROOM UNIT

(NO HATCH = MARKET HOUSING UNIT)

7, March 6 10:43:41 PMTR PLAN #10 affordable housing.vwx

DP 16-745853

TITLE Affordable Housing	DRAWING NUMBER PLAN #10c	SCALE 1/32" = 1'0"	DRAWN RB	JOB NO. 11-03
	REFERENCE DRAWING	DATE Jan 31, 2017	W.T. LEUNG ARCHITECTS INC.	
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TOWER D

TOWER E

2017, March 6 10:43:43 PMTR PLAN #10 affordable housing.vwx

DP 16-745853

TITLE Affordable Housing		SCALE 1/32" = 1'0"	DRAWN RB	JOB NO. 11-03
DRAWING NUMBER PLAN #10d		DATE Jan 31, 2017		
REFERENCE DRAWING		W. T. LEUNG ARCHITECTS INC.		
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AFFORDABLE RENTAL UNIT LEGEND

BACHELOR SUITE

1-BEDROOM UNIT

2-BEDROOM UNIT

3-BEDROOM UNIT

(NO HATCH = MARKET HOUSING UNIT)

MAR 10 2017

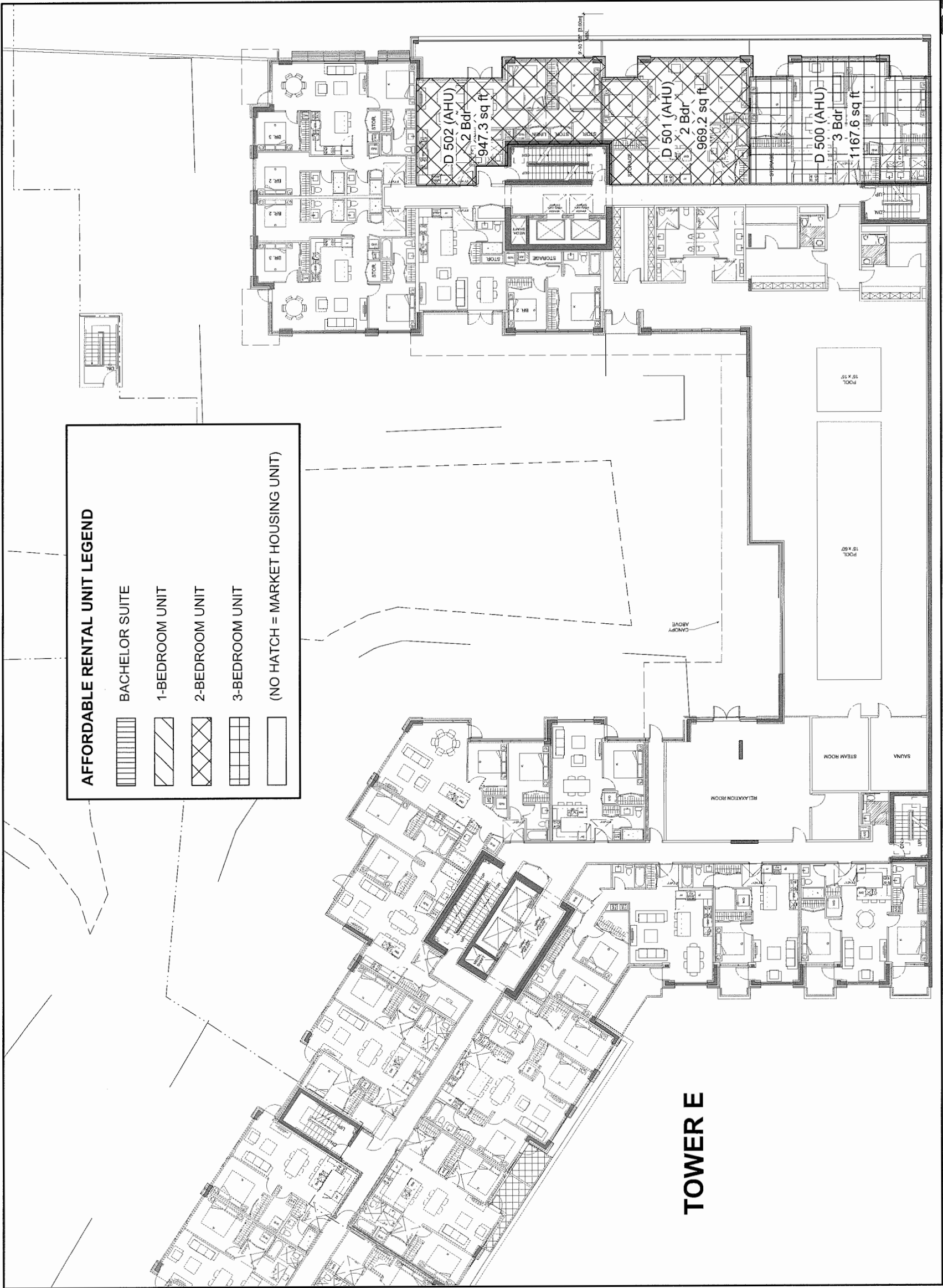
TOWER C

TOWER B

DP 16-745853

TITLE Affordable Housing		SCALE 1/32" = 1'0"	DRAWN RB	JOB NO. 11-03		
DRAWING NUMBER PLAN #10e		DATE Jan 31, 2017				
REFERENCE DRAWING		W. T. LEUNG ARCHITECTS INC.				
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1 Key Plan Affordable Housing Units, 4th Floor Plan / Courtyard / Stage 1



TOWER D

TOWER E

2017, March 6 10:43:48 PM TR PLAN #10 affordable housing.vwx

DP 16-745853

TITLE Affordable Housing		SCALE 1/32" = 1'0"	DRAWN RB	JOB NO. 11-03
DRAWING NUMBER PLAN #10f		DATE Jan 31, 2017		
REFERENCE DRAWING		W. T. LEUNG ARCHITECTS INC.		
PROJECT Yuanheng Seaside				

Key Plan Affordable Housing Units, 4th Floor Plan / Courtyard / Stage 3



4.16 Basic Universal Housing Features (continued)  
(as per Section 4: General Development Regulations)

Purpose

4.16.1 The basic universal housing features described in Section 4.16 are intended to facilitate ready access, use and occupancy of a dwelling unit by a person with a disability.

Building Access

4.16.2 Each dwelling unit and each type of amenity space shall be accessible to a person with a disability from a road and from an on-site parking area.

4.16.3 Access to the elevator shall be provided from both the road and the entry to the on-site parking area.

4.16.4 An automatic door opener shall be provided for the main entry.

Doors and Doorways

4.16.5 The minimum clear openings for all entry doors to every dwelling unit and doors in common areas shall be no less than 850.0 mm (which will be provided by a swing door). [Bylaw 8736, Sep 5/12]

4.16.6 The minimum clear opening for the interior doors to at least one bedroom, one accessible bathroom and to common living areas in every dwelling unit shall be no less than 800.0 mm (which will be provided by a swing door).

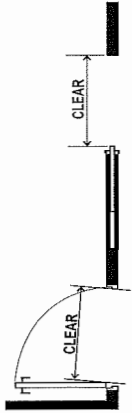
4.16.7 Doors in every dwelling unit and common areas shall be operable by devices that do not require tight grasping or twisting of wrist.

4.16.8 Flush thresholds throughout the building shall be a maximum of 13.0 mm in height.

4.16.9 The above-noted requirements for doors do not apply to mechanical rooms, service areas, closets, etc. where through access is not required and access to a person with a disability is not anticipated.

4.16.10 Clear openings shall be measured as illustrated in Figure 1 below.

Figure 1. Clear Opening Measurement For Doors

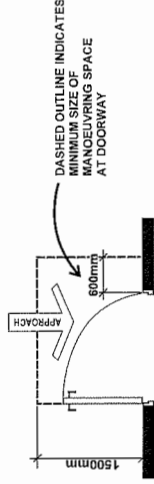


Manoeuvring Space at Doorways

4.16.11 Entry doors to every dwelling unit and door assemblies in common areas shall have a clear and level area which is not less than the following:

a) Where the door swings toward the area (pull door), 1500.0 mm long by the width of the door plus at least 600.0 mm clear space on the latch side, as illustrated in Figure 2 below. This requirement to apply to door assemblies to one bedroom and one bathroom in 2 bedroom and larger dwelling units. [Bylaw 8736, Sep 5/12]

Figure 2. Front Approach, Pull Side [Bylaw 8736, Sep 5/12]



b) Where the door swings away from the area (push door), 1220.0 mm long by the width of the door plus at least 300.0 mm clear space on the latch side, as illustrated in Figure 3 below. This requirement to apply to door assemblies to common living areas in every dwelling unit, and one bathroom and one bedroom in 2 bedroom and larger dwelling units. [Bylaw 8736, Sep 5/12]

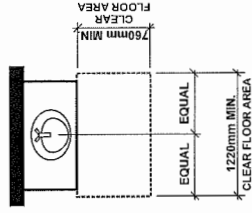
4.16 Basic Universal Housing Features (continued)  
(as per Section 4: General Development Regulations)

Bathrooms

4.16.23 At least one bathroom shall:  
a) have a toilet positioned with the centre line of the toilet 420.0 mm to 480.0 mm from a side wall on which a grab bar can be installed and at least 510.0 mm from any obstruction on the non-grab bar side and at least 800.0 mm from any obstruction in front of the toilet; and [Bylaw 8736, Sep 5/12]

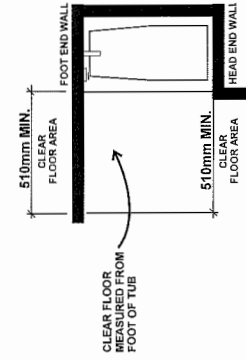
b) have a clear floor area at the sink of 760.0 mm by 1220.0 mm positioned for a parallel approach and centred on the sink, as illustrated in Figure 5 below.

Figure 5. Clear Floor Area at Sink



c) have a minimum clear area of 510.0 mm in depth along the full length of the bathtub, as illustrated in Figure 6 below. [Bylaw 8736, Sep 5/12]

Figure 6. Clear Floor Area at Tub [Bylaw 8736, Sep 5/12]



d) have structural reinforcement in walls behind and beside the toilet and the walls around the tub and/or shower to facilitate the installation of grab bars; and

e) include easy to grasp handles on faucets, e.g., lever-type faucets.

4.16.24 Where bathrooms are provided to serve a common amenity space, at least one shall be wheelchair accessible as described in the Building Code and the top of the rim of the toilet in that one bathroom shall be 480.0 mm above the floor.

Kitchens

4.16.25 The kitchen must have:

a) some usable counter space and cupboards that can be easily accessed by people with disabilities, including people with wheelchairs, e.g., continuous counter between the stove and sink; adjustable shelves in all cabinets; pull-out work boards at 810.0 mm height; and pull-out cabinet shelves;

b) easy to grasp handles on faucets, e.g., lever-type faucets;

c) easy to reach and grasp handles on cupboards, e.g., D or J type cabinet handles and grab edges under counters;

d) task lighting at sink, stove and key work areas; and

e) plumbing and utility pipes located to provide for a potential 810.0 mm wide under counter workspace so as not to prevent the easy future conversion of counter space and sinks to being universally accessible for knee space under the sink and where there is a counter top stove built in.

4.16 Basic Universal Housing Features (continued)  
(as per Section 4: General Development Regulations)

Bedroom & Closet

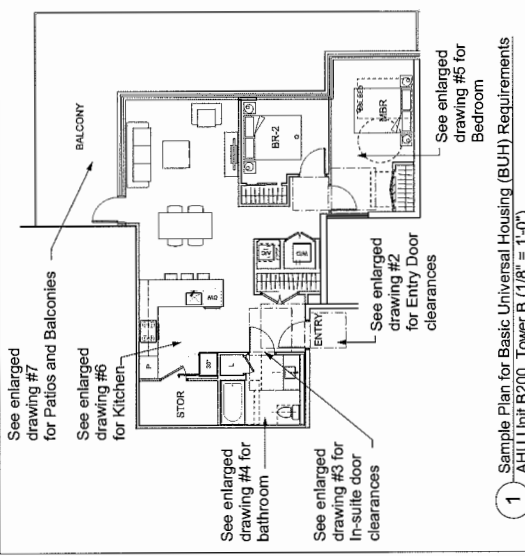
4.16.26 The space around a bed in a dwelling unit that consists of a bachelor suite and at least one bedroom in every other dwelling unit shall have sufficient space to provide a turning diameter of 1500.0 mm on one side of a double bed.

4.16.27 The clothes closet in a dwelling unit that consists of a bachelor suite and at least one bedroom in every other dwelling unit shall have a clear opening of at least 900.0 mm, clear floor space of at least 750.0 mm by 1200.0 mm and a clothes hanger rod that can be lowered to 1200.0 mm.

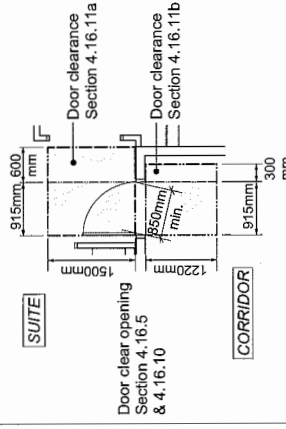
Patios and Balconies

4.16.28 Access doors shall have a minimum clear opening of 800.0 mm. [Bylaw 8736, Sep 5/12]

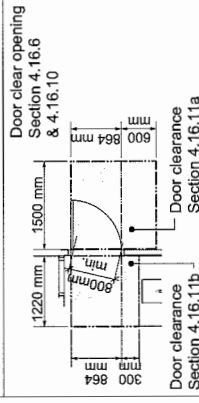
4.16.29 Minimum dimensions of any balcony or patio shall be 1500.0 mm by 1500.0 mm. This requirement does not apply to "Juliet" or "French" style of balcony or patio. [Bylaw 8736, Sep 5/12]



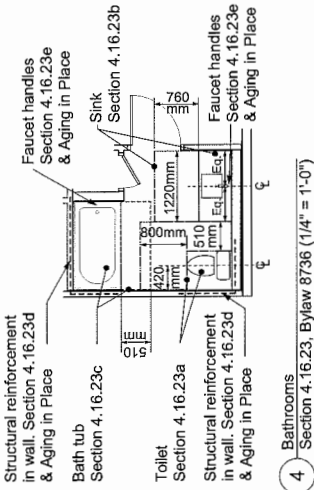
1 Sample Plan for Basic Universal Housing (BUH) Requirements  
AHU Unit B200, Tower B (1/8" = 1'-0")



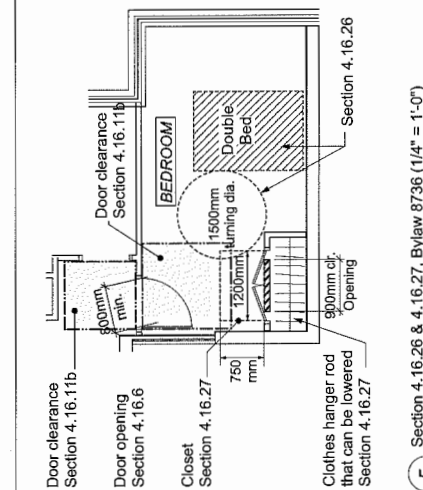
2 Suite Entry Door  
Section 4.16.5, Bylaw 8736 (1/4" = 1'-0")



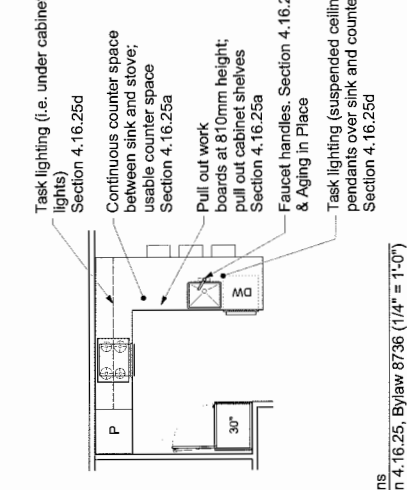
3 In-suite Door Clearances  
Section 4.16.11, Bylaw 8736 (1/4" = 1'-0")



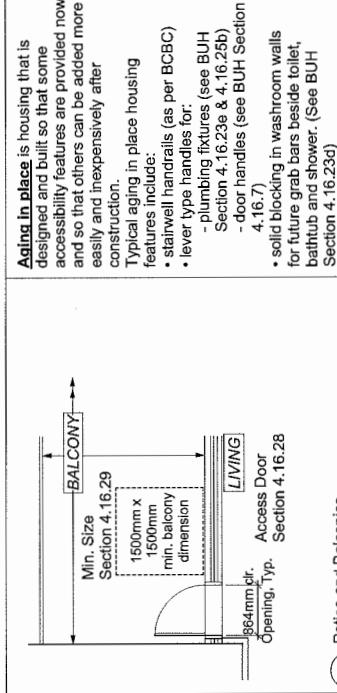
4 Bathrooms  
Section 4.16.23, Bylaw 8736 (1/4" = 1'-0")



5 Bedroom & Closet  
Section 4.16.26 & 4.16.27, Bylaw 8736 (1/4" = 1'-0")



6 Kitchens  
Section 4.16.25, Bylaw 8736 (1/4" = 1'-0")



7 Patios and Balconies  
Section 4.16.28 & 4.16.29, Bylaw 8736 (1/4" = 1'-0")

8 Aging in Place  
Refer to page 3-17 of the OCP

Basic Universal  
Housing Features  
& Aging in Place

JOB NO.	11-03
DRAWN	WTLA
DATE	January 25, 2017
SCALE	As Noted
CHECKED	WTL
Comments: This plan and design is based on the information provided by the client. It is the responsibility of the client to ensure that the information is accurate and complete. The client is responsible for obtaining all necessary permits and approvals. The client is responsible for ensuring that the information is up-to-date and accurate.	
DRAWING NO.	11-03

PLAN #11



DP Plan #12 - Indoor Amenity Space  
REVISED City of Richmond / MARCH 06, 2017

STAGE #	GROSS AREA (SQ. M)	BLDG	INDOOR AMENITY SPACE		RESIDENTS	
			LEVEL	AREA	LOT A ONLY	LOTS A & B SHARED (1)
1	4,090.3 R2 (380.0 m2)	B	4	647.3 R2	✓	-
		C	4	584.1 R2	✓	-
		C	9	650.9 R2	✓	-
		B	9	Temporary (2) 2,220.0 R2	✓	-

Sub Total	4,090.3 R2 (380.0 m2)	4188.3 R2	A	8	703.8 R2	✓	-
			A	1	484.1 R2	✓	-
			A	3	778.0 R2	✓	-
			J	4	677.7 R2	✓	-
			J	1	1,097.1 R2	✓	-

Sub Total	3,616.7 R2 (340.0 m2)	3,750.7 R2	D & E	4	7,275.0 R2	Added 3,150.7 R2	NIL
			E	5	830.5 R2	✓	✓
			E	1	611.5 R2	✓	-
			B	9	Removed 2,220.0 R2 (2)	✓	-

Sub Total	3,810.4 R2 (360.0 m2)	6,491.0 R2	Added 3,150.7 R2	7,275.0 R2	7,275.0 R2	7,275.0 R2
TOTAL	14,574.4 R2 (1,370.0 m2)	PROPOSED 14,360.0 R2				

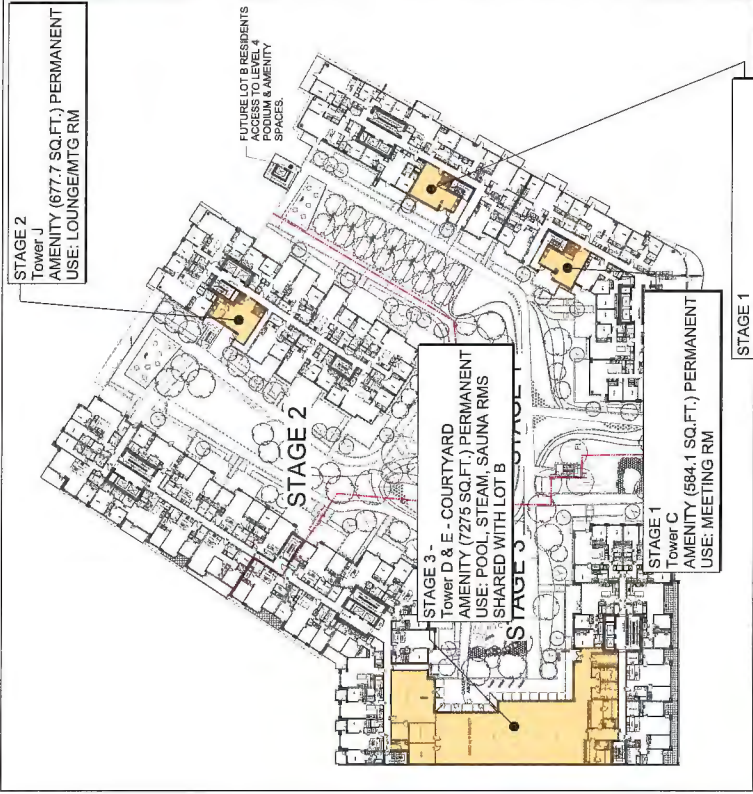
1) Amenity spaces shared by the residents of Lots A & B include 7,275.0 R2 of indoor space on Level 9 (podium roof) between Towers D & E (i.e. pool, steam, sauna & change rooms) and the entirety of the common outdoor amenity space at the same level. Lot B residents shall access the shared amenity spaces ONLY via the elevator/stair on the north side of Lot A (i.e. NOT via Lot A Tower lobbies/cores).

2) Temporary amenity space must be maintained by the developer for the use of residents until 100% of the proposed Stage 1, 2 & 3 indoor amenity spaces have received final Building Permit inspection grading occupancy.

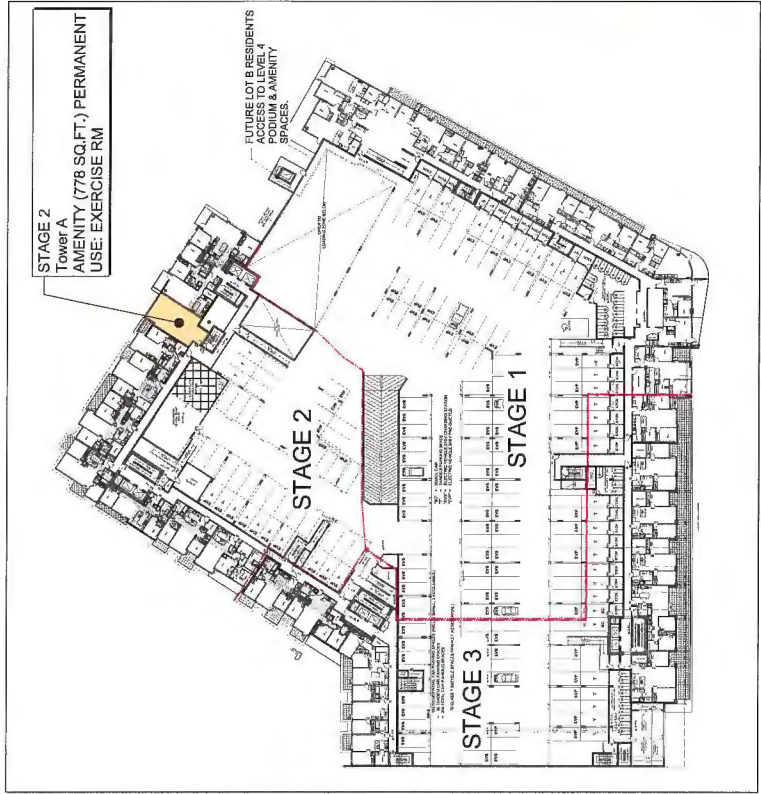
REVISIONS  
A 10-10-16  
C 09-01-16  
D 09-01-16  
E 09-01-16  
F 09-01-16  
G 09-01-16  
H 09-01-16



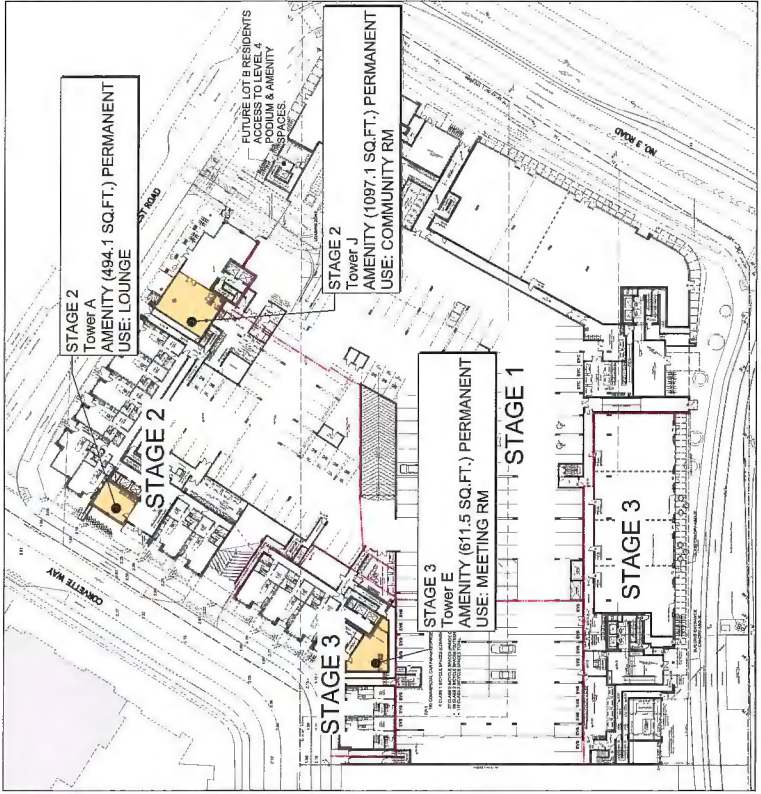
Site: 300, 973 West Broadway,  
Vancouver, British Columbia • Canada V6Z 1G3  
Telephone: 604 736-5711, Fax: 604 736-5751



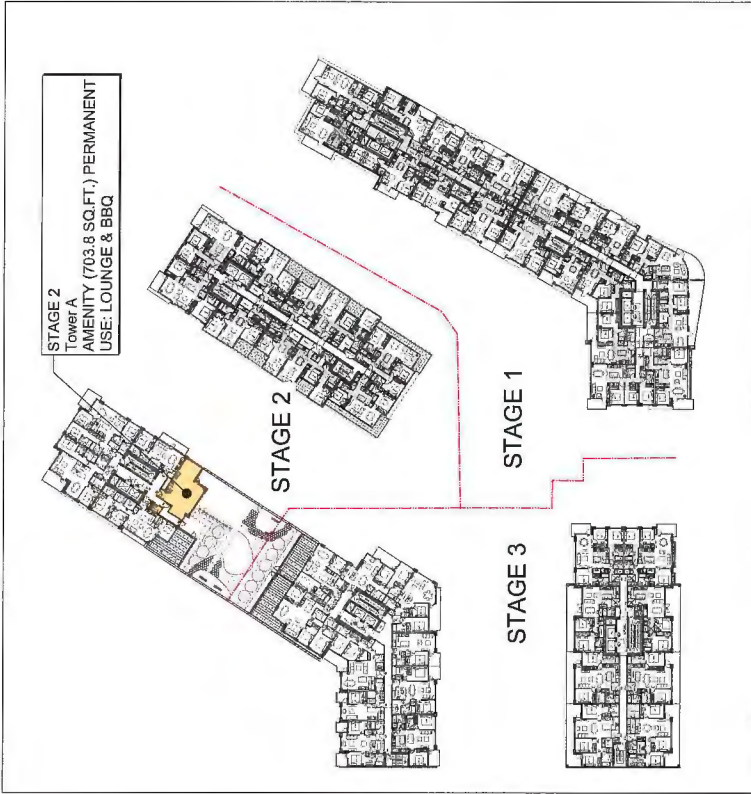
3 4th Floor Plan



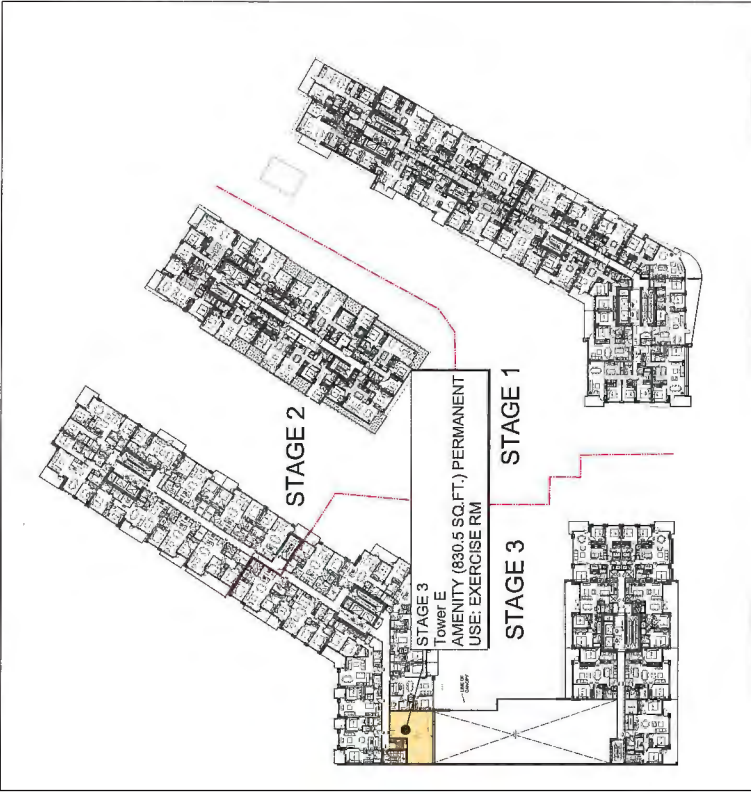
2 3rd Floor Plan



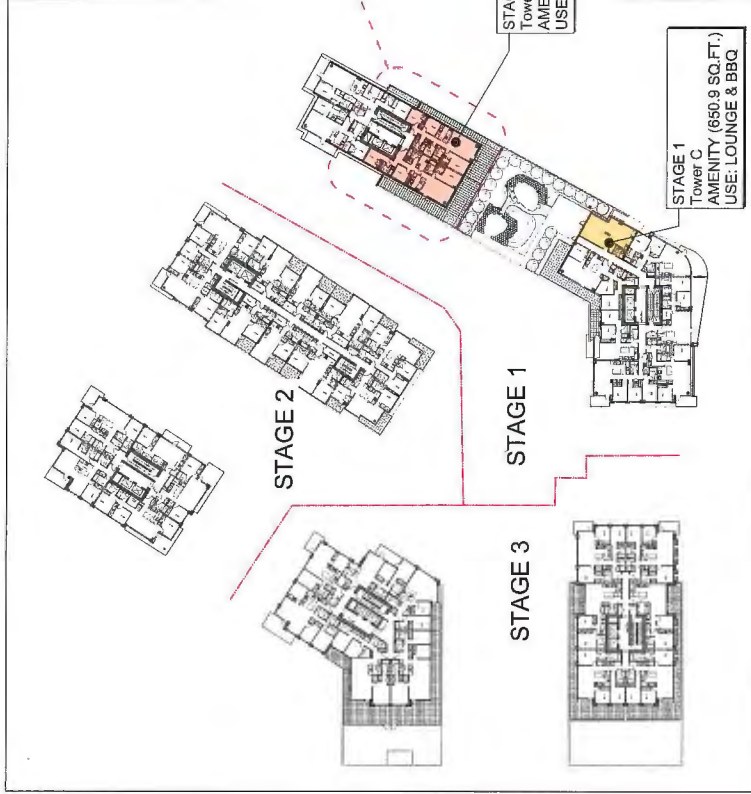
1 1st Floor Plan



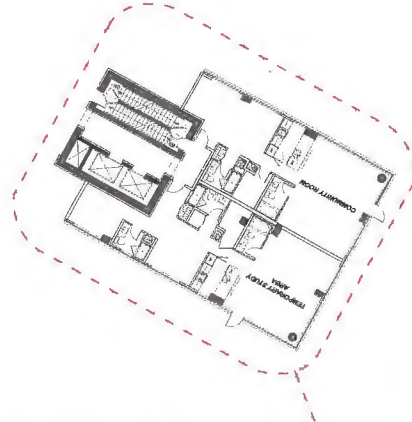
5 8th Floor Plan



4 5th Floor Plan



6 9th Floor Plan



STAGE 1 - TEMPORARY UNTIL STAGE 3 COMPLETE  
Tower B  
AMENITY (2226 SQ.FT.)  
USE: STUDY AREA & COMMUNITY RM

STAGE 1  
Tower C  
AMENITY (650.9 SQ.FT.)  
USE: LOUNGE & BBQ

Yuanheng Seaside  
Development  
LOT A  
3031 - 3361 No. 3 Road  
8151 Capstan Way

INDOOR  
AMENITY  
DIAGRAMS

ADD NO.	11-03
DESIGN	SV
DATE	FEB 20, 2016
SCALE	NTS
CHECKED	WTL

NOTES:  
1. All dimensions are in feet and inches unless otherwise specified.  
2. All dimensions are to the centerline of the wall unless otherwise specified.  
3. All dimensions are to the centerline of the wall unless otherwise specified.  
4. All dimensions are to the centerline of the wall unless otherwise specified.

PLAN #12



MAR 10 2017

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ARCHITECTS  
J.N.C.

Suite 300, 973 West Broadway,  
Vancouver, B.C. V6C 3K8  
Telephone: 604-726-2711, Fax: 604-726-7097



REVISIONS  
A. 10/16/16  
B. 10/16/16  
C. 10/16/16  
D. 10/16/16  
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Y. 10/16/16  
Z. 10/16/16

PROJECT  
Yuanheng Seaside  
Development  
LOT A  
3031 - 3351 No. 3 Road  
8151 Capstan Way

Waste Management  
Plan

JOB NO. 11-03  
DRAWN LURBSV  
DATE May 23, 2015  
SCALE 1:250  
CHECKED WTL  
PROJECT NO. 11-03

PLAN #13



DP 16-745853



