



## Development Permit Panel

Council Chambers, City Hall  
6911 No. 3 Road

Wednesday, March 30, 2016  
3:30 p.m.

### Minutes

*Motion to adopt the **minutes** of the Development Permit Panel meeting held on February 24, 2016.*



1. **Development Permit 15-713779**  
(REDMS No. 4930154)

APPLICANT: Urban Design Group Architects Ltd. (G & B Estates Ltd.)

PROPERTY LOCATION: 3868, 3880 and 3900 Steveston Highway

### Director's Recommendations

*That a Development Permit be issued which would:*

- (1) permit the construction of a one-storey commercial development at 3868, 3880 and 3900 Steveston Highway on a site zoned "Neighbourhood Commercial (ZC36) – Steveston"; and*
- (2) vary section 22.36.7.1 of Richmond Zoning Bylaw 8500 to increase the maximum building height from 9.0 m to 10.4 m for localized architectural feature elements.*



2. **Development Permit 10-516068**  
(REDMS No. 4672180)

APPLICANT: Andrew Cheung Architects Inc. on behalf of 1044577 BC Ltd.

PROPERTY LOCATION: 6740 Cooney Road and 6731, 6751 Eckersley Road

ITEM

**Director's Recommendations**

*That a Development Permit be issued which would permit the construction of approximately 41 apartment units and eight (8) townhouse units at 6740 Cooney Road and 6731, 6751 Eckersley Road on a site zoned Mid Rise Apartment & Townhouse (ZLR26) – Brighthouse Village (City Centre).*



**3. New Business**

**4. Date of Next Meeting: April 13, 2016**

**5. Adjournment**



**Development Permit Panel  
Wednesday, February 24, 2016**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair  
Cathryn Volkering Carlile, General Manager, Community Services  
Victor Wei, Director, Transportation

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 February 10, 2016, be adopted.*

**CARRIED**

**1. Development Permit 15-717570**  
(File Ref. No.: DP15-717570) (REDMS No. 4907096)

APPLICANT: Omicron Architecture Engineering and Construction Ltd.

PROPERTY LOCATION: 7671 Alderbridge Way

**INTENT OF PERMIT:**

An exterior renovation and construction of a 190 m<sup>2</sup> (2,045 ft<sup>2</sup>) addition onto an existing building, for a total floor area of 6,697 m<sup>2</sup> (72,100 ft<sup>2</sup>) at 7671 Alderbridge Way, on a site zoned "Industrial Retail (IR1)."

## **Development Permit Panel**

### **Wednesday, February 24, 2016**

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#### **Applicant's Comments**

Kevin Hanvy, Architect, Omicron Architecture Engineering and Construction Ltd., briefed the panel on the proposed application to renovate and infill balconies on the the existing three-storey building, with the intent to extend the utility of the building another ten years and accommodate a new tenant, Vancouver Coast Health (VCH), on the second floor.

Mr. Hanvy noted that the proposed application included (i) enclosing an exterior balcony space on the third floor of the south end of the building, (ii) replacing the landscaped berm from around the building with lower planting, providing universal perimeter access, (iii) providing separate entrances for the multi-tenant office space and VCH, off of Alderbridge Way. Mr. Hanvy added that the number of parking spaces will exceed the zoning bylaw's requirements for the proposed uses.

Julie Hicks, Viewpoint Landscape Architects, briefed the Panel on the proposed landscape plan, noting that (i) 58 new trees will be planted, 12 trees will be removed, and two significant London Plane trees will be retained, (ii) a variety of plants will be added at the base of trees to screen the parking area, (iii) new landscape islands with trees will provide shade in the parking area, (iv) the landscape strip will accommodate a minor grade change, and (v) multi-use asphalt pathways will be added.

#### **Panel Discussion**

In reply to queries from the Panel, Mr. Hanvy confirmed that the proposed renovation included (i) replacing the existing above-grade entrance on Alderbridge Way with a grade level accessible entrance lobby (the new VCH entrance), (ii) a total of four accessible parking stalls (two near the VCH entrance and two 50-feet away), and (iii) paving in front of the VCH entrance, which would enable HandyDART access.

Mr. Hanvy acknowledged suggestions to consider future visual improvements to the roof, and to convert some of the conventional-sized parking spaces near the VCH entry, to accessible parking spaces if needed by tenants.

In reply to queries from the Panel, Gordon Walker, Director of Development, RCG Group, confirmed that the current ground floor tenant received three to five large truck deliveries per week, in addition to some smaller truck deliveries, and that the tenant did not have any negative experiences with the existing driveway.

#### **Staff Comments**

Wayne Craig, Director, Development, recognized support for the application as it closed one of the three driveways on Alderbridge Way, and provided frontage improvements around the perimeter of the property. The landscape plan included pathways, which would connect to the City of Richmond's future pedestrian improvements in the area. He acknowledged a separate rezoning application submitted for the property, which is independent from the subject Development Permit application.

**Development Permit Panel**  
**Wednesday, February 24, 2016**

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**Correspondence**

Wenjing Sun, 5399 Cedarbridge Way (Schedule 1)

**Gallery Comments**

None.

**Panel Decision**

It was moved and seconded

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

**CARRIED**

**2. New Business**

It was moved and seconded

*That the Wednesday, March 16, 2016 Development Permit Panel meeting be cancelled.*

**CARRIED**

**3. Date of Next Meeting: March 30, 2016**

**4. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 4:00 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 24, 2016.

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Joe Erceg  
Chair

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Carrie Peacock  
Recording Secretary

Schedule 1 to the Minutes of the  
Development Permit Panel  
meeting held on Wednesday,  
February 24, 2015.

		DT
✓	DW	
	DB	

Hi David,

I am so sorry I can not attend to the Development permit panel meeting at 3:30pm on February 24, 2016 for "To permit the renovation and construction of a 190 m2 addition onto an existing building, for a total floor area of 6697 m2 at 7671 Alderbridge Way, on a site zoned industrial retail (IR1)".

If you have any question, please call me at 778-892-6620.

Thanks!

Wenjing SUN

Owner of 526-5399 Cedarbridge Way Richmond BC





# City of Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** March 2, 2016

**From:** Wayne Craig  
Director of Development

**File:** DP 15-713779

**Re:** Application by Urban Design Group Architects Ltd. (G & B Estates Ltd.) for a  
Development Permit at 3868, 3880 and 3900 Steveston Highway

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### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a one-storey commercial development at 3868, 3880 and 3900 Steveston Highway on a site zoned "Neighbourhood Commercial (ZC36) – Steveston"; and
2. Vary section 22.36.7.1 of Richmond Zoning Bylaw 8500 to increase the maximum building height from 9.0 m to 10.4 m for localized architectural feature elements.

  
Wayne Craig  
Director of Development

WC:sb  
Att.

## Staff Report

### Origin

On behalf of G & B Estates Ltd., Urban Design Group Architects Ltd. has applied to the City of Richmond for permission to develop a one-storey commercial development at 3868, 3880 and 3900 Steveston Highway. The proposed uses include general retail, restaurant, financial services and office. The proposed development includes three one-storey buildings with shared surface parking.

The site is being rezoned from the “Neighbourhood Commercial (CN)” and “Gas & Service Stations (CG2)” zones to a new “Neighbourhood Commercial (ZC36) – Steveston” zone for this project under Bylaw 9253 (RZ 07-394294). The Bylaw received third reading on July 20, 2015.

### 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 Steveston Highway are two lots with one-storey and two-storey commercial developments, zoned “Local Commercial (CL)” and single family homes, zoned “Single Detached (RS1/A)”.

To the South: fronting onto both No. 1 Road and Hunt Street is a 20-unit three-storey multi-family development, zoned “Special Needs Residential (ZR2)”;

and fronting onto both No. 1 Road and Regent Street is a 49-unit three-storey multi-family development, zoned “Medium Density Low Rise Apartments (RAM1)”.

To the East: across No. 1 Road is a 9-unit two-storey multi-family development, zoned “Low Density Townhouses (RTL1)” and a 17-unit two-storey multi-family development, zoned “Low Density Townhouses (RTL3)”.

To the West: fronting onto Hunt Street and Steveston Highway are single-family homes, zoned “Single Detached (RS1/A)”.

### Background

The subject development site includes the corner property at 3900 Steveston Highway comprised of a vacant former gas station and the existing Minato Village, an older commercial shopping centre. The subject site also includes 3868 and 3880 Steveston Highway, which are portions of the historic undeveloped 1st Avenue roadway, currently containing a restaurant also developed by the owner and an overgrown hedge.

The owner is seeking to redevelop all three (3) properties with a commercial shopping centre on the consolidated development site. The proposal is intended to reinvigorate the commercial centre, provide a new large anchor tenant pharmacy, a financial institution, the existing Dairy Queen tenant, other existing and returning tenants, as well as new tenants.



## Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on July 20, 2015. At the Public Hearing, the following concerns regarding traffic were expressed (staff response indicated in '***bold italics***')

- Traffic, Parking and Pedestrian Safety – ***A Servicing Agreement for off site improvements was secured through the rezoning to mitigate traffic impacts and enhance the pedestrian environment, including:***
  - ***Steveston Highway widening across the north frontage to accommodate a turning lane for westbound traffic entering the site without impacting existing lane widths and parking conditions on the north side of the street.***
  - ***Pedestrian frontage improvements on No.1 Road and Steveston Highway with new wider sidewalks and installation of a landscaped buffer between sidewalk and street.***
  - ***Traffic signal upgrades at the No.1 Road/Steveston Highway intersection, including: audible pedestrian signals and illuminated street name signs.***
  - ***Contribution towards two (2) bus shelters and additional enhancements in the area to encourage non-automobile trips to the site.***
- Traffic Impacts during Construction – ***As part of the future Building Permit process, the applicant is required to submit a detailed Construction Parking and Traffic Management Plan to the Transportation Department for approval. The Plan shall identify: construction vehicle access, emergency vehicle access, parking facilities for construction workers, staging areas for construction vehicles, areas for deliveries and loading, and application for any lane closures. The Plan will require the use of proper construction traffic control procedures and certified personnel.***

## 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 "Neighbourhood Commercial (ZC36) – Steveston" zone except for the zoning variance noted below.

## Zoning Compliance/Variiances (staff comments in bold)

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

- 1) Vary section 22.36.7.1 of Richmond Zoning Bylaw 8500 to increase the maximum building height from 9.0 m to 10.4 m for localized architectural feature elements.

***(Staff supports the proposed variance as the design presented at Public Hearing included feature rooftop elements and no public concern was expressed by the public. Subsequent to the Public Hearing, the Richmond Zoning Bylaw 8500 was amended in September 2015, changing the way building height is measured and resulting in the need for a variance to permit the proposed design. Visual interest is added to the project with the localized***

*architectural feature roof elements on the three buildings, which otherwise comply with the 9 m maximum permitted building height. The two buildings along No. 1 Road feature a double gable roof element that introduces a distinct feature that is characteristic of roof lines in Asian Architecture, referencing Steveston's Japanese heritage. The smaller roof element on Building A along Steveston Highway is intended to be less prominent than the roof elements on Building B & C along No. 1 Road, referencing the gateway towards Steveston Village further to the West along No. 1 Road. )*

### **Advisory Design Panel Comments**

The Advisory Design Panel was supportive of the proposal subject to the applicant taking their comments into consideration. A copy of the relevant excerpt from the Advisory Design Panel Minutes from January 6, 2016 is attached for reference (Attachment 2). The design response has been included following the specific Design Panel comments and is identified in '*bold italics*'.

### **Analysis**

#### ***Proposal Description***

The subject corner site fronts onto Steveston Highway and No. 1 Road and abuts a pedestrian connection to Hunt Street at the southwest corner of the site. The proposed development includes three (3) one-storey commercial buildings, streetwall trellis structures and shared surface parking area. The largest building fronts Steveston Highway at the west edge of the site, a corner building addresses the intersection and the smallest building fronts No. 1 Road at the southern portion of the site. The proposal addresses the OCP and Steveston Area Plan Development Permit Guidelines generally as discussed in the following sections.

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

- The proposed development is situated adjacent to single-family homes to the west, multi-family development to the south and a mix of single-family and one and two-storey commercial across Steveston Highway and No. 1 Roads.
- The proposed interface treatment to the adjacent single-family homes to the west includes 1.8 m height solid wood fencing along the property line and planting 3 m height evergreen hedging. Behind the new fence and hedge, an angled mansard roof element and textured patterned wall treatment are incorporated into the west façade of the Building A to mitigate the building scale and provide a transition from the commercial development to adjacent homes.
- The proposed interface treatment to the adjacent multi-family development to the south includes 1.8 m height solid wood fencing along the property line and maintaining and protecting the existing hedging.
- Further, the proposed development is bounded by City streets on the north and east sides of the site, the proposed buildings are pulled to the north and east edges of the site and landscape buffers are provided along the south and west edges of the site, which together reduces potential for shadowing, overlook and outlook impacts on surrounding properties.

### ***Public Realm***

- Through the rezoning, the owner has agreed to provide for new road works including road dedication to widen Steveston Highway and No. 1 Road. Boulevard improvements along both frontages, intersection traffic signal improvements, and two (2) new bus shelters also secured through the rezoning will further enhance the contributions to the public realm.
- The proposed development addresses OCP objectives along Steveston Highway and No. 1 Road by providing street-animating commercial uses, enhancing pedestrian circulation through the site to the fronting roads and public pathway in the rear corner, reducing the number of vehicular crossings, screening surface parking, providing a bus shelter and tree lined grass boulevards.
- The massing of the proposed development is intended to enhance the public realm with well-articulated one-storey buildings and street wall arbour structures helping to bridge between and visually connect the three (3) buildings.

### ***Site and Functional Planning***

- The design appropriately addresses the significant functional planning needs of the site. Parking is accommodated onsite and screened, streetscapes are animated with commercial uses, vehicular access is provided and set back from the intersection and “back of house” loading and waste management functions are accommodated in screened locations on site.

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

The Steveston Area Plan encourages development that will enhance pedestrian streetscapes, commercial nodes, circulation routes and neighbourhood identity. The proposed development is consistent with this objective. The development is comprised of two (2) distinct “layers” that contribute to visual interest, pedestrian scale, and a distinct identity, as follows:

- **Buildings:** The three (3) commercial street-fronting buildings are articulated with storefront glazing, projecting canopies and awnings, variation in roof parapet height, and changes in wall planes to provide visual interest. The massing of the buildings is visually broken down with the articulation, trim detailing and variations colours and materials that add texture to the facades and emphasise individual storefront window areas. The development is intended to be a gateway to Steveston Village with an architectural style that is sympathetic to the heritage character of the village area.
- **Arbours:** Two (2) open arbour structures are located along the street edge between the three commercial building to reinforce the notion of a street wall and visually contain the surface parking areas onsite. The arbours comprise of connected steel columns and beams with detailing to tie in with the suspended canopies on the adjacent buildings.

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

The development’s landscape has been designed to provide a high quality commercial environment. In addition to providing streetscape frontage improvements along both frontages, the development incorporates four (4) key landscape design elements as follows:

- **Streetscape Interface:** The development enhances the streetscape pedestrian experience with projecting canopies and awnings, an outdoor commercial patio, benches, arbour structures, planting, trees and an area of permeable paving treatment.

- **Pedestrian Circulation:** Pedestrian routes highlighted with special paving treatment connect the buildings with the public sidewalks, with each other and with the public path at the southwest corner of the site.
- **Parking Area Treatment:** The surface parking is broken up visually into smaller areas separated by pedestrian routes and planting islands with low planting and trees.
- **Existing Vegetation Retention and Replacement:** As discussed in the rezoning staff report, the one (1) existing tree on-site (in the southwest corner) will be protected and retained. The one (1) existing tree off-site and adjacent to the development site (at the northwest corner) will be protected. An existing overgrown hedge along the west property line will be removed and replaced with a new minimum 3 m high cedar hedge. An existing hedge along the south property line will be retained to maintain screening to the neighbouring multi-family development. The owner has reviewed this proposal with their neighbours, who did not express concerns regarding the proposal. The proposal was reviewed with the two (2) adjacent neighbouring single-family property owners to the west, a resident manager and executive director of the neighbouring multi-family developments to the south. Tree protection fencing and a contract with a Certified Arborist were secured through the rezoning.

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

The development incorporates CPTED strategies including, among other things:

- The development's site planning and building design provide for passive surveillance of most of the fronting street areas and public pathway in the rear corner.
- Commercial units have clear sightlines to fronting streets.
- The site will be well-lit and is designed to minimize alcoves and hidden corners.

#### ***Sustainability***

The project's sustainability goal is to provide a cost-effective, high-value development that contributes to the community of Steveston. Highlights of the sustainability strategy include:

- High efficiency building mechanical systems (including air to air heat pumps), LED dark sky lighting systems and passive design elements (e.g., balance of glazed and solid wall expression, natural daylighting, projecting canopies and awnings, Low-E glazing).
- Reductions in the Heat Island Effect and the rate and quantity of storm water run-off through planting 25 new trees, drought tolerant indigenous planting and the use of rain gardens, structural soil areas, permeable paved areas and light coloured roof and paved areas.
- Reduction in potable water consumption for irrigation through appropriate plant selection and a high efficiency irrigation system.
- The provision of two (2) parking spaces with 240V charging equipment for electric vehicles.

#### ***Public Art***

- The owner has agreed to participate in the City's Public Art Program. A voluntary contribution of \$16,820 towards public art was secured through the rezoning.

## Conclusions

The proposed commercial development is consistent with Richmond's objectives for the subject site and Steveston as set out in the Steveston Area Plan, OCP and Zoning Bylaws. The proposed site plan and building massing respects the surrounding single detached homes, multi-family developments and commercial developments. The project's form, pedestrian-oriented streetscapes and pedestrian circulation through the site, together with commitments secured through the rezoning for roadway and public transit improvements will enhance the vacant gas station site, older commercial shopping centre and the Steveston neighbourhood.

*Sara Badyal.*

Sara Badyal  
Planner 2

SB:rg

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 \$177,053.06.

Prior to future Building Permit issuance, the owner 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>).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.



DP 15-713779

Attachment 1

Address: 3868, 3880 and 3900 Steveston Highway

Applicant: Urban Design Group Architects Ltd. (G & B Estates Ltd.)

Planning Area: Steveston

	Existing	Proposed
<b>Owner</b>	G & B Estates Ltd.	No Change
<b>Site Area</b>	3868 Steveston Hwy 764.0 m <sup>2</sup> 3880 Steveston Hwy 764.0 m <sup>2</sup> 3900 Steveston Hwy 6,288.5 m <sup>2</sup> Total 7,816.6 m <sup>2</sup>	Development site 7447.8 m <sup>2</sup> Road dedication 368.8 m <sup>2</sup> Total 7,816.6 m <sup>2</sup>
<b>Land Uses</b>	Commercial and vacant lands	Commercial
<b>OCP Designation</b>	Neighbourhood Service Centre	Complies
<b>Area Plan Designation</b>	Commercial	Complies
<b>Zoning</b>	Neighbourhood Commercial (ZC36) – Steveston	Variances as noted below
<b>Number of Units</b>	1,870 m <sup>2</sup> in 20 units	2,108 m <sup>2</sup> in 6 units in 3 buildings

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.5	0.28	None permitted
Lot Coverage	Max. 35%	28%	None
Setbacks: No. 1 Road Steveston Highway Interior Side Yard (South) Rear Yard (West)	Min. 3 m Min. 3 m Min. 3 m Min. 3 m	3 m Min. 3 m Min. 10.5 m Min. 3 m Min.	None
<b>Height:</b> <b>Building A</b> <b>Building B</b> <b>Building C</b>	<b>Max. 9 m</b>	<b>6.7 m to 9 m with localized features:</b> <b>9.7 m</b> <b>9.6 m &amp; 10.4 m</b> <b>10.4 m</b>	<b>Localized features:</b> <b>0.7 m increase</b> <b>1.4 m increase</b> <b>1.4 m increase</b>
Tenancy size One large tenancy	Max. 330 m <sup>2</sup> Max. 1,170 m <sup>2</sup>	Max. 327 m <sup>2</sup> Max. 1,167 m <sup>2</sup>	None
Off-street Parking Spaces	82 with TDMs	82 with TDMs	None
Accessible Parking Spaces	Min. 2% (2 Spaces)	4% (3 Spaces)	None
Small Car Parking Spaces	Max. 50% (41 Spaces)	6% (5 Spaces)	None
Tandem Parking Spaces	Not permitted	None	None

## Advisory Design Panel

Wednesday, January 6, 2016

### Meeting Minutes Annotated Excerpt

2. DP 15-713779 – Commercial Shopping Centre with Approximately 2,110 m<sup>2</sup> in Three One-Storey Commercial Buildings  
Architect: Urban Design Group Architects Ltd.  
Location: 3868, 3880 & 3900 Steveston Highway

#### Panel Discussion

Comments from the Panel were as follows:

- The project is on the right track from a sustainability perspective; appreciate the proposed sustainability features, e.g., low-emissivity (low-e) glazing, roof canopies providing solar shading and LED exterior lighting; recommend the use of rooftop mechanical units with low turndown ratios and economizers to maximize energy efficiency; also suggest that the applicant give more attention to screening the rooftop mechanical units – ***Will consider the use of equipment with economizers as part of the mechanical design at BP stage.***
- Look at the pedestrian pinch points near the site entrance off Steveston Highway; applicant needs to investigate (i) the pinch point along the north-south pedestrian walkway adjacent to Building A and (ii) the tight area adjacent to the proposed bus shelter along Steveston Highway; applicant could consider setting back the bus shelter and adjacent structures behind the concrete sidewalk and eliminate an adjacent parking stall to create extra space and improve pedestrian circulation and accessibility along Steveston Highway – ***Design improved. Arbour structure, landscaping and area behind bus stop area along Steveston Highway redesigned, better matching the design along No. 1 Road.***
- Proposed rooftop style, i.e., mansard roof, for west side of Building A is not successful as it is out of context in the proposed development; makes the building appear dated and visually bigger; does not relate to the pedestrian scale of the project; investigate alternative layering and screening approaches without the heavy roof on top of the building – ***Considered. The mansard roof treatment along the west edge of Building A mitigates the building scale and provides a building form transition to the neighbouring homes.***
- Consider more porosity in the planting/screening behind the proposed bus shelter and fronting the parking stalls; consider using a similar approach to the planting/screening of parking stalls as used along No. 1 Road – ***Design improved with additional landscaping.***
- Consider design development to the angled double gable corner element (in the corner of Steveston Highway and No. 1 Road); could be more successful if treated like a box to provide a more “gateway” feel – ***Considered. The double gable introduces a distinct feature to anchor the buildings along No. 1 Road characteristic of roof lines in Asian Architecture and incorporated as a reference to Steveston’s Japanese heritage. The smaller corner roof feature element on Building A along Steveston Highway is intended to be subordinate to the roof feature elements on Building B & C along No. 1 Road,***

**referencing the gateway location towards Steveston Village further to the West along No. 1 Road.**

- Little “hat” on the building does not relate well with the overall project – **Considered, as noted above.**
- Agree with comments from the Panel regarding (i) the need to address the pedestrian pinch points at the Steveston Highway bus stop and (ii) the lack of relationship between the two “streetwall” structures along the two street frontages of the proposed development – **Design improved, as noted above.**
- Agree with comments regarding the need for design development to the proposed roof design for Building A – **Considered, as noted above.**
- The anchor building, i.e., Building A, has a different treatment and does not relate well with the smaller buildings in the proposed development; the development also has three different types of roofs; could be simplified; could create one kind of element at the corner – **Design improved. Materials, colours and smaller grain composition of Buildings B & C added to Building A design. Roof design considered, as noted above.**
- Consider design development to the blank wall at the western façade of Building A which is facing a residential development; investigate whether a recessed area would be helpful – **Design improved. A pattern of split-faced blocks and colours mitigates the scale of this façade. Note that a new 3 m high cedar hedge will be planted along the entire length of this façade behind a new 1.8 m high wood fence to provide additional screening.**
- Consider a bigger glazed element and raised ceiling to enhance the corner treatment in Building B (and address the intersection of Steveston Highway and No. 1 Road); could allow more sunlight into the building – **Design improved with higher clerestory glazing to provide more prominence as well as daylighting.**
- Appreciate the information that the site will be irrigated; will provide long-term benefit to the long, thin planters on site – **Noted.**
- No concern regarding the rain garden; appreciate the provision of curbs around the rain garden for plant safety – **Noted.**
- Appreciate that the applicant is considering required soil volumes for tree health; consider structural soil to achieve the required soil volume for trees within the proposed development – **Noted.**
- Consider pulling back the canopy above the planters at the corner of Building B (at the intersection of Steveston Highway and No. 1 Road) to enhance the long-term survivability of plants under the canopy; appreciate the depth of parapet walls shown in the model – **Design improved as suggested.**
- Agree with comments regarding the need for (i) design development to the proposed mansard roof in Building A and (ii) architectural and/or landscaping treatments to the blank wall of the building’s southern façade to make it visually appealing to residents of the adjacent residential development – **Considered, as noted above.**



- Proposed free-standing sign is more car-oriented than pedestrian-oriented; consider bringing down the scale and height of the sign to be more pedestrian-oriented and to enhance the development and the streetscape – ***The free standing sign requires a separate sign permit application process. The applicant advises that it is designed to the minimum scale and height that would accommodate signage for all anticipated tenants as typically required in commercial retail leases and designed to complement the architectural form and character of the buildings.***
- Investigate the pinch point near the proposed bus shelter along Steveston Highway; consider eliminating the adjacent parking stall to provide extra space for pedestrian circulation and accessibility in the area – ***Design improved, as noted above.***
- Appreciate the choice of solid material as opposed to glass for canopies outside the buildings – ***Noted.***
- Understand the rationale for the low density of the proposed development; appreciate the massing and siting of the buildings – ***Noted.***
- Canopies attached to the buildings enhance the village character of the proposed development – ***Noted.***
- Appreciate the screening of parking stalls along the street frontages of the proposed development – ***Noted.***
- Agree with comments that the successful approach (in terms of design and landscaping) to the opening along the No. 1 Road streetscape should be applied along Steveston Highway; the applicant is encouraged to provide more seating opportunities along Steveston Highway – ***Design improved, as noted above. A bus shelter will provide seating.***
- The proposed colour palette appears muted and dominated by beige; consider introducing an additional darker colour, e.g. darker grey, to create more contrast; will also enhance the village character of the buildings – ***Design improved. A dark gray siding colour (James Hardie Chelsea Gray) was added to the project colour palette.***
- Appreciate the proposed gooseneck lighting above the signage – ***Noted.***
- Investigate opportunities to introduce skylights to allow more natural light into the buildings and enhance the buildings' sustainability features – ***Will be considered by individual tenants.***
- Understand the rationale for the project's low density – ***Noted.***
- Appreciate streetwall features; agree with comments from the Panel regarding the need for design development of the crowded area adjacent to the proposed bus shelter along Steveston Highway; also agree with the proposal to eliminate one adjacent parking stall to provide extra space – ***Design improved, as noted above.***
- The proposed development will be an improvement to the area which currently appears barren – ***Noted.***
- Applicant should anticipate heavy pedestrian traffic of residents from adjacent residential developments to access the proposed fast-food Building C and existing convenience store to the north; consider introducing appropriate design development, e.g. eliminating the "triangle-shaped" landscaping along the southern drive aisle, to accommodate the volume

and ensure the safety of pedestrians – ***Directional signage for pedestrians will be considered.***

- The trellis structures [arbours] do not appear to be integrated with the building canopies in the model; applicant needs to address this issue in the actual design – ***Design improved. The arbours are designed after the storefront canopies with similar structure steel channel sections and heights.***
- Appreciate the proposed landscaping for the project – ***Noted.***
- Volume of pedestrian traffic along the north side of the proposed development (along Steveston Highway) is expected to be high; consider introducing tree grates to provide protection to onsite trees along the north side – ***Provided.***
- Understand the lack of opportunity for introducing planting in front of the proposed location of Shoppers Drug Mart (Building A); expected pedestrian traffic in the area will negatively affect planting; consider less planting but add more urban street trees in grates – ***Provided.***
- Encourage providing BCSLA minimum soil volume standards – ***Noted.***
- The wall on the northeast corner of Building A appears blank; consider introducing climbing vines along the wall or evergreen vegetation in front of the wall – ***Provided.***
- Consider design development to the fire exit path in front of Building A to make it less visually prominent – ***Design improved.***
- The proposed development will improve the area and enhance the Steveston character of the neighbourhood – ***Noted.***
- Consider planting in the parking isle end islands – ***Provided.***
- Review the selection of tree species for the proposed development, in particular, quercus robur to ensure that trees to be planted are visually appealing and not prone to plant disease and pest infestation – ***Considered.***

#### Panel Decision

It was moved and seconded

That DP 15-713779 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.

CARRIED



No. DP 15-713779

To the Holder: Urban Design Group Architects Ltd. (G&B Estates Ltd.)  
Property Address: 3868, 3880 and 3900 Steveston Highway  
Address: c/o Eric Ching, Urban Design Group Architects Ltd.  
600 - 1140 West Pender Street,  
Vancouver, BC V6E 4G1

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) Vary section 22.36.7.1 of Richmond Zoning Bylaw 8500 to increase the maximum building height from 9.0 m to 10.4 m for localized architectural feature elements.
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 #21 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 \$177,053.06. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

**Development Permit**  
**No. DP 15-713779**

To the Holder: Urban Design Group Architects Ltd. (G&B Estates Ltd.)

Property Address: 3868, 3880 and 3900 Steveston Highway

Address: c/o Eric Ching, Urban Design Group Architects Ltd.  
600 - 1140 West Pender Street,  
Vancouver, BC V6E 4G1

---

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF

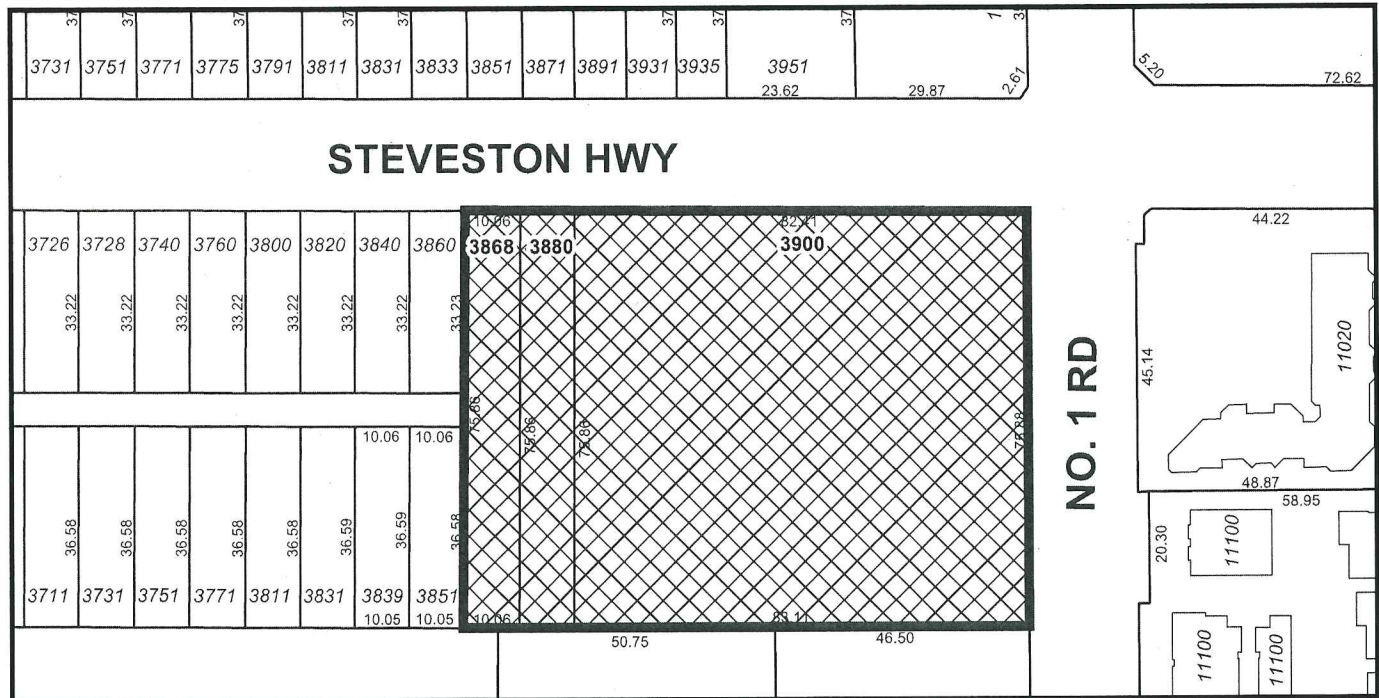
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

\_\_\_\_\_  
MAYOR



# City of Richmond



## DP 15-713779 SCHEDULE "A"

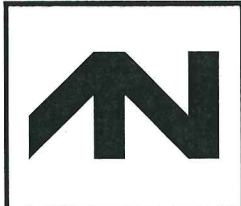
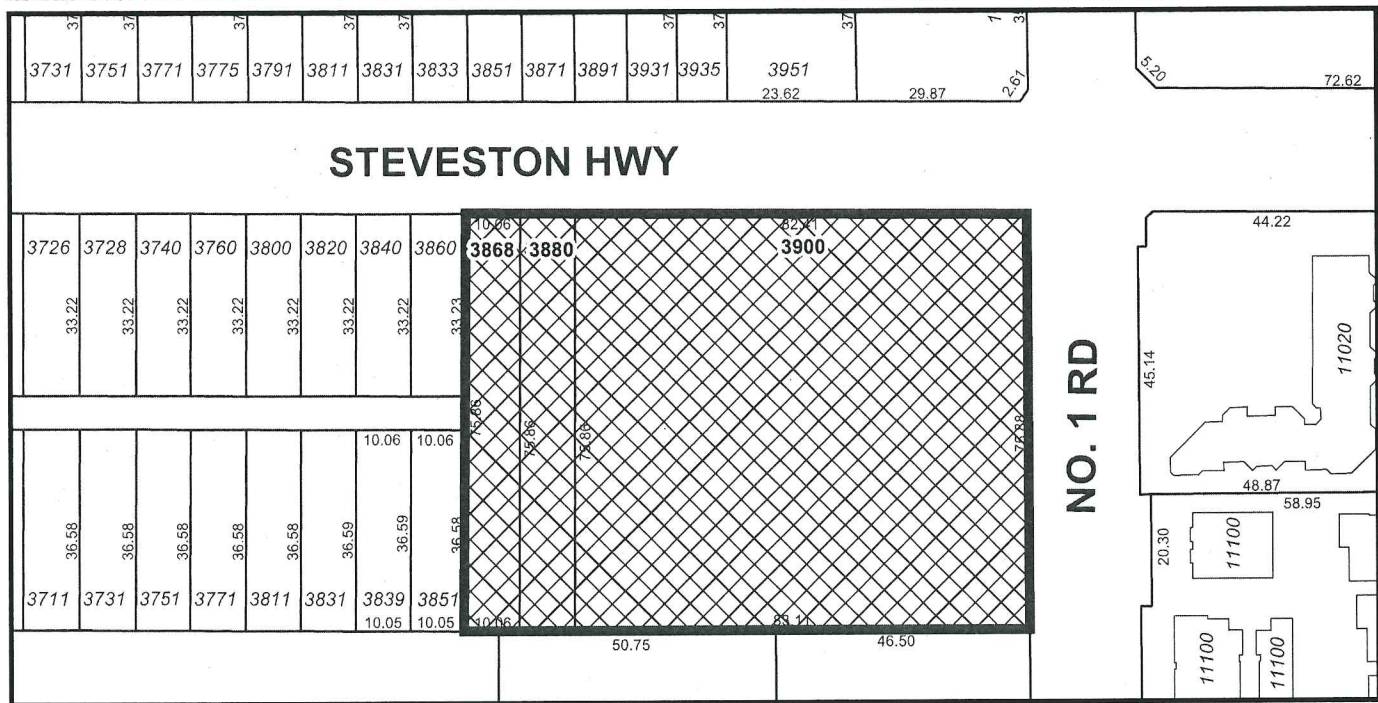
Original Date: 12/17/15

Revision Date: 01/04/16

Note: Dimensions are in METRES



# City of Richmond



## DP 15-713779

Original Date: 12/17/15

Revision Date: 01/04/16

Note: Dimensions are in METRES



NO.	DATE	DESCRIPTION
1	15/07/15	RE-ISSUED FOR RP
2	17/12/15	RE-ISSUED FOR RP
3	18/07/16	RE-ISSUED FOR RP
4	03/08/16	ISSUED FOR RP
5	18/05/16	RE-ISSUED FOR RP
6	15/03/15	RE-ISSUED FOR RP
7	14/08/16	ISSUED FOR RP
8	14/08/16	ISSUED FOR RP
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47	14/08/16	ISSUED FOR RP
48	14/08/16	ISSUED FOR RP
49	14/08/16	ISSUED FOR RP
50	14/08/16	ISSUED FOR RP

This drawing, as an instrument of service, is the property of Urban Architects Ltd.

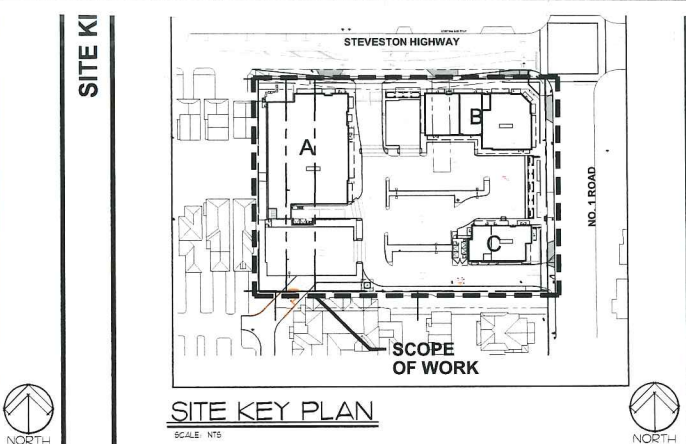
Plan 1  
Mar 2, 2016  
DP 15-713779

- Notes:**
- Off-site works via separate required Servicing Agreement for infrastructure and frontage improvements.
  - Separate sign permit applications are required for signage. All signs are required to comply with the City's Sign Regulation Bylaw 5560.
  - A variance is included in the proposal to increase maximum building height from 9.0 m up to the following heights as per DP plans:
    - 9.7m for localized roof top element on Building A
    - 9.45m and 10.37m for localized roof top elements on Building B
    - 10.37m for localized roof top element on Building C
  - Sustainability features, including:
    - Energy efficient – High efficiency building mechanical systems (including air to air heat pumps), LED dark sky lighting systems and passive design elements (e.g., balance of glazed and solid wall expression, natural daylighting, projecting canopies and awnings, Low-E glazing).
    - Water efficient – Reduction in potable water consumption for irrigation through appropriate plant selection and a high efficiency irrigation system.
    - Reductions in the Heat Island Effect and the rate and quantity of storm water run-off through planting 25 new trees, drought tolerant indigenous planting and the use of rain gardens, structural soil areas, permeable paved areas and light coloured roof and paved areas.
    - Electric Vehicles – Two (2) parking spaces with charging equipment for electric vehicles.
    - Recycling – secure areas for garbage, organics and recycling.

# DEVELOPMENT

WEST COAST PROJECTS  
ON HIGHWAY, RICHMOND, B.C.

**COMMERCIAL DEVELOPMENT**  
3888, 3880 & 3900 STEVESTON HIGHWAY, RICHMOND, B.C.  
For G & B ESTATES AND WEST COAST PROJECTS



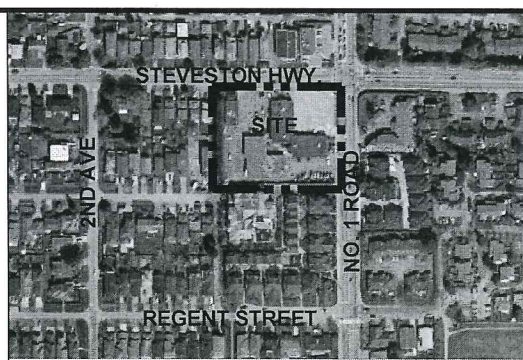
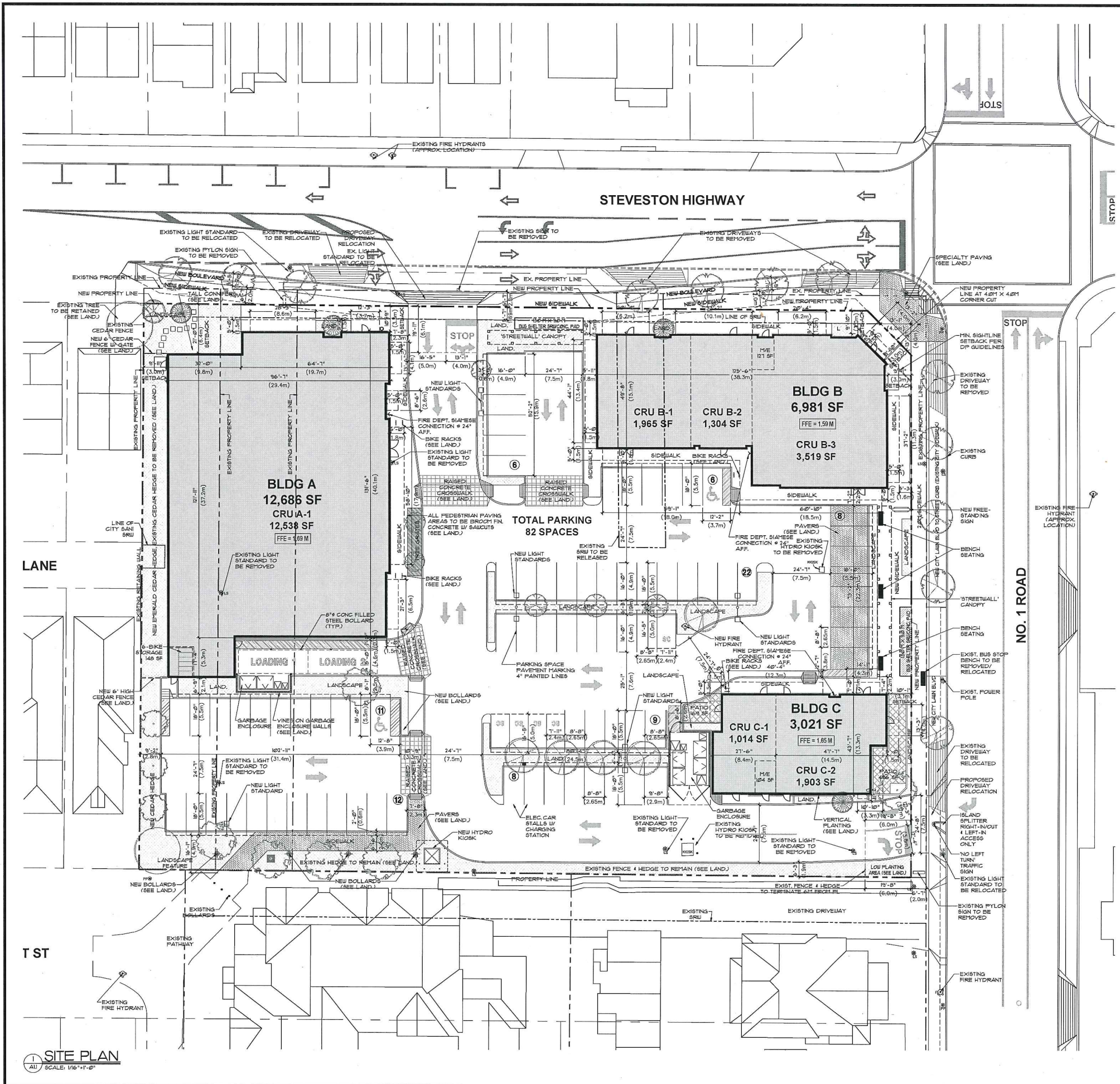
<b>OWNER</b>	G & B ESTATES LTD David Cratoppe 1850-1850 West Georgia St. Vancouver, B.C. V6E 4H1 Phone: 604-687-7970 Fax: 604-687-7970 E-mail: david@cratoppe.ca
<b>DEVELOPMENT MANAGER</b>	WEST COAST PROJECTS LTD David J. Bragg Suite 600 The Governor Building 1010 West Georgia Vancouver, B.C. V6E 4H1 Phone: 604-687-7970 Fax: 604-687-7970 E-mail: david@westcoastprojects.com
<b>ARCHITECT</b>	URBAN DESIGN GROUP ARCHITECTS LTD Paul Chiu, Architects ABC / Eric Ching 1400 West Pender Street Vancouver, B.C. V6E 4G1 Phone: 604-687-7334 Fax: 604-688-7481 E-mail: paul@udg.ca
<b>LANDSCAPE</b>	ETA LANDSCAPE ARCHITECTURE Greg Bowers, PCLSA, PCLA 850 U 2nd Ave Vancouver, B.C. V6C 1A4 Phone: 604-683-4856 Fax: 604-683-4859 E-mail: greg@etas.ca
<b>SURVEYOR</b>	MATSON PECK & TOM, BC 1010-1010 Horseshoe Way Richmond, B.C. V7A 5K7 Phone: 604-270-9331 Fax: 604-270-9331 E-mail: tom@matsonpeck.com
<b>CIVIL</b>	HYI ENGINEERING Co. Ltd Miguel Yang P. Eng 1010-1010 Horseshoe Way Richmond, B.C. V7A 5K7 Phone: 604-270-9331 Fax: 604-270-9331 E-mail: miguel@hyi.com

DRAWING LIST	ARCHITECTURAL	LANDSCAPE
	A-0.0 COVER SHEET A-0.1 CONTEXT PLAN A-0.2 STREETSCAPE IMAGES A-0.3 STREETSCAPE IMAGES A-1.1 SITE PLAN A-1.2 PARKING PLAN A-1.3 FIRE FIGHTING PLAN A-1.4 SRW CONTEXT PLAN A-1.5 SITE DETAILS / RTU SCREEN DETAILS A-A.2.1 BUILDING 'A' FLOOR PLAN A-A.2.2 BUILDING 'A' ROOF PLAN A-A.3.1 BUILDING 'A' EXTERIOR ELEVATIONS A-A.3.2 BUILDING 'A' EXTERIOR ELEVATIONS A-A.3.1c BUILDING 'A' EXTERIOR ELEVATIONS A-B.2.1 BUILDING 'B' FLOOR PLAN A-B.2.2 BUILDING 'B' ROOF PLAN A-B.3.1 BUILDING 'B' EXTERIOR ELEVATIONS A-B.3.1c BUILDING 'B' EXTERIOR ELEVATIONS A-C.2.1 BUILDING 'C' FLOOR PLAN A-C.2.2 BUILDING 'C' ROOF PLAN A-C.3.1 BUILDING 'C' EXTERIOR ELEVATIONS A-C.3.1c BUILDING 'C' EXTERIOR ELEVATIONS	L1.0 LANDSCAPE SITE PLAN L1.1 DETAIL LANDSCAPE PLAN: NW AREA L1.2 DETAIL LANDSCAPE PLAN: NE AREA L1.3 DETAIL LANDSCAPE PLAN: SW AREA L1.4 DETAIL LANDSCAPE PLAN: SE AREA L2 LANDSCAPE NOTES AND SCHEDULES L3 LANDSCAPE DETAILS L4 TREE MANAGEMENT PLAN

<b>CIVIC ADDRESS</b>	3868, 3880 & 3900 STEVESTON HIGHWAY, RICHMOND, B.C.
<b>LEGAL DESCRIPTION</b>	LOT 125 SECTION 34 BLOCK 4 NORTH RANGE 7 WEST AND OF SECTION 3 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 249  PARCEL "B" (BYLAW 41546) BLOCK 72 SECTION 3 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 249  LOT A, SECTION 3, BLOCK 3 NORTH RANGE 7 WEST AND SECTION 34, BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT BCP 45233
<b>ZONING</b>	NEIGHBOURHOOD COMMERCIAL STEVESTON (ZC36)
<b>DEVELOPMENT PERMIT APPLICATION FOR 1-STORY COMMERCIAL BUILDINGS A, B &amp; C AND ALL SITEWORK.</b>	

architects ltd  
600-1140 WEST PENDER  
VANCOUVER, BC V6E 4G1  
TELEPHONE 604-687-2334  
FACSIMILE 604-688-7481

project number: **3428**  
sheet title: **COVER SHEET**  
date: 2016/03/17  
scale: AS NOTED  
status: SW/18  
author: EC  
checked: EC



**2 AERIAL KEY PLAN**  
SCALE: NTS

**SITE INFORMATION:**  
**LEGAL DESCRIPTION:** LOT 125 SECTION 34 BLOCK 4 NORTH RANGE 7 WEST AND OF SECTION 3 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 42105  
**PARCEL "B" (BYLAW 41546) BLOCK 72 SECTION 3 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 249**  
**LOT A, SECTION 3, BLOCK 3 NORTH RANGE 7 WEST AND SECTION 34, BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT BCP 45233**  
**CIVIC ADDRESS:** 3868/3880/3900 STEVESTON HWY., RICHMOND, BC  
**EXISTING ZONING:** SINGLE-DETACHED (RS 1A) NEIGHBOURHOOD COMMERCIAL (CN) AND GAS & SERVICE STATION (CG2)  
**PROPOSED ZONING:** NEIGHBOURHOOD COMMERCIAL STEVESTON (ZC38)  
**EXISTING LOT AREA:** 84,136.14 SF (7,816.5 M)  
**LESS ROAD DEDICATION:** 3,889.5 SF (361.3 M)  
**TOTAL LOT AREA:** 80,164.29 SF (7447.51 M)  
**LOT COVERAGE (MAX 35%):** (22,688 SF / 80,164.29 SF) x 100 = 28.3%

**BUILDING FLOOR AREAS (GROSS LEASABLE + UTILITY):**

BUILDING A [PROPOSED RETAIL]:	12,538 SF	1,156 SM
BUILDING B1 [PROPOSED FINANCIAL SERVICE]:	1,955 SF	182.6 SM
BUILDING B2 [PROPOSED RESTAURANT]:	1,204 SF	121.1 SM
BUILDING B3 [PROPOSED FINANCIAL SERVICE]:	3,521 SF	327.1 SM
BUILDING C1 [PROPOSED RESTAURANT]:	1,014 SF	94.2 SM
BUILDING C2 [PROPOSED RESTAURANT]:	1,903 SF	176.8 SM
BICYCLE STORAGE ROOM:	148 SF	13.7 SM
BUILDING B SERVICE ROOM:	191 SF	17.7 SM
BUILDING C SERVICE ROOM:	104 SF	9.8 SM
<b>TOTAL GROSS FLOOR AREAS:</b>	<b>22,688 SF</b>	<b>2,108 SM</b>

**PARKING REQUIREMENTS (GROSS LEASEABLE AREA):**

RETAIL (up to 350 SM):	350 SM / 100 SM x 3 =	10.50
RETAIL (> 350 SM):	815 SM / 100 SM x 4 =	32.60
OFFICE (CRU B-1):	182.6 SM / 100 SM x 3 =	5.48
FINANCIAL SERVICE (CRU B-3):	327.1 SM / 100 SM x 3 =	9.81
RESTAURANT (CRU B-2):	121.1 SM / 100 SM x 8 =	9.69
RESTAURANT (CRU C-1):	94.2 SM / 100 SM x 8 =	7.54
RESTAURANT (CRU C-2):	176.8 SM / 100 SM x 8 =	14.14
<b>TOTAL PARKING REQUIRED:</b>		<b>90 SPACES</b>
<b>TOTAL PARKING PROVIDED:</b>		<b>82 SPACES</b>
HANDICAPPED SPACES PROVIDED:		3 SPACES
SMALL SPACES PROVIDED (5.1%):		5 SPACES
<b>PARKING RATIO:</b>		<b>3.51 / 1,000 SF</b>

**ON-SITE LOADING REQUIREMENTS:**  
 FIRST 1,860 SM = 1 MEDIUM-SIZE SPACE  
 ADDL. 5,000 SM OVER 1,860 SM = 1 MEDIUM-SIZE + 1 LARGE-SIZE SPACE  
**TOTAL LOADING REQUIRED = 2 MEDIUM-SIZE + 1 LARGE-SIZE SPACE**  
 (SEE MMM TRAFFIC ASSESSMENT REPORT)  
**TOTAL LOADING PROVIDED = 2 MEDIUM-SIZE SHARED SPACE**

**ON-SITE BICYCLE PARKING REQUIREMENTS:**  
 CLASS 1 BICYCLE PARKING: 0.27 SPACES/100 SM GLA OVER 100 SM  
 CLASS 2 BICYCLE PARKING: 0.40 SPACES/100 SM GLA OVER 100 SM  
**RETAIL / RESTAURANT / OFFICE:**  
 CLASS 1 BICYCLE PARKING = 2,068 SM / 100 SM x 0.27 SPACES REQUIRED = 6 SPACES PROVIDED = 6 SPACES  
 CLASS 2 BICYCLE PARKING = 2,068 SM / 100 SM x 0.4 SPACES REQUIRED = 8 SPACES PROVIDED = 16 SPACES

**BYLAW REQUIREMENTS:**  
**PROPOSED SETBACKS:**  
 FRONT YARD = 3.0m (9.843M)  
 EXT. SIDE YARD = 3.0m (9.843M)  
 INT. SIDE YARD = 3.0m (9.843M)  
 REAR YARD = 3.0m (9.843M)  
**PROPOSED BUILDING HEIGHTS:**  
 PROPOSED BUILDING HEIGHT: 10.3m (34ft)  
 ALLOWABLE BUILDING HEIGHT: 9m (29.5ft)

**PARKING SIZES:**  
 STANDARD SPACE: 2.55m (8'-8") x 5.5m (18'-0")  
 SMALL SPACE (MAX. 50%): 2.4m (7'-11") x 5.0m (16'-5")  
 HANDICAPPED SPACE (MIN. 2%): 3.7m (12'-2") x 5.5m (18'-0")  
**LOADING SPACE SIZES:**  
 MEDIUM-SIZE LOADING SPACE: 9.1m (29'-10") x 3.0m (9'-10")  
 LARGE-SIZE LOADING SPACE: 18.4m (60'-4") x 3.5m (11'-5")  
**BICYCLE PARKING (MIN. DIMENSIONS):**  
 BICYCLE PARKING SPACE: 1.8m (5'-11") x 0.6m (2'-0") / 1.0m (3'-3") VERT.  
 BICYCLE LOCKER: 1.8m (5'-11") x 0.6m (2'-0") END WIDTH @ DOOR  
 1.8m (5'-11") x 0.2m (0'-8") END WIDTH OPP. DOOR

DP APPLICATION : 15-713779



NORTH  
This drawing, as an instrument of service, is the property of Urban

Plan 2 Mar 2, 2016  
**DP 15-713779**

**COMMERCIAL DEVELOPMENT**  
 3868, 3880 & 3900 STEVESTON HIGHWAY, RICHMOND, B.C.  
**For G & BESTATES AND WEST COAST PROJECTS**



architects ltd.  
 600-1140 WEST PENDER  
 VANCOUVER, BC V6E 4C3  
 TELEPHONE: 604-687-2344  
 FACSIMILE: 604-688-7481

project number: **3428**  
 sheet no: **SITE PLAN**

date: 2014/03/17 sheet number:  
 AS NOTED  
 CAC/MS/BA  
**A.11**  
 DRAWN BY: BC

**1 SITE PLAN**  
 SCALE: 1/16"=1'-0"





1	18/01/21	AS ISSUED FOR DP
2	15/02/16	AS ISSUED FOR DP
3	15/07/16	RE-ISSUED FOR DP
4	15/07/16	RE-ISSUED FOR DP
5	15/07/16	RE-ISSUED FOR DP
6	15/07/16	ISSUED FOR DP
7	15/07/16	RE-ISSUED FOR R1
8	15/03/25	RE-ISSUED FOR R2
9	14/05/26	ISSUED FOR R2/DP
10	14/05/26	ISSUED FOR R2/DP



**AERIAL KEY PLAN**

**SITE INFORMATION:**  
 LEGAL DESCRIPTION: LOT 125 SECTION 34 BLOCK 4 NORTH RANGE 7 WEST AND OF SECTION 3 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 42106  
 PARCEL "B" (BYLAW 4154) BLOCK 72 SECTION 3 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 249  
 LOT A, SECTION 3, BLOCK 3 NORTH RANGE 7 WEST AND SECTION 34, BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT BOP 45233  
 CIVIC ADDRESS: 3868/3880/3900 STEVESTON HWY, RICHMOND, BC  
 EXISTING ZONING: SINGLE-DETACHED (RS 1A) NEIGHBOURHOOD COMMERCIAL (CN) AND GAS & SERVICE STATION (CGZ)  
 PROPOSED ZONING: NEIGHBOURHOOD COMMERCIAL STEVESTON (ZC36)  
 EXISTING LOT AREA: 84,136.14 SF (7,816.5 SM)  
 LESS ROAD DEDICATION: 3,869.5 SF (361.3 SM)  
 TOTAL LOT AREA: 80,164.29 SF (7447.51 SM)  
 LOT COVERAGE (MAX 35%): (22,688 SF / 80,164.29 SF) x 100 = 28.3%

**BUILDING FLOOR AREAS (GROSS LEASABLE + UTILITY):**

BUILDING A [PROPOSED RETAIL]:	12,538 SF	1,165 SM
BUILDING B1 [PROPOSED FINANCIAL SERVICE]:	1,965 SF	182.6 SM
BUILDING B2 [PROPOSED RESTAURANT]:	1,304 SF	121.1 SM
BUILDING B3 [PROPOSED FINANCIAL SERVICE]:	3,521 SF	327.1 SM
BUILDING C1 [PROPOSED RESTAURANT]:	1,028 SF	95.5 SM
BUILDING C2 [PROPOSED RESTAURANT]:	1,903 SF	176.8 SM
BICYCLE STORAGE ROOM:	148 SF	13.7 SM
BUILDING B SERVICE ROOM:	191 SF	17.7 SM
BUILDING C SERVICE ROOM:	90 SF	8.3 SM
<b>TOTAL GROSS FLOOR AREAS:</b>	<b>22,688 SF</b>	<b>2,108 SM</b>

**PARKING REQUIREMENTS (GROSS LEASABLE AREA):**

RETAIL (up to 350 SM):	350 SM / 100 SM x 3 =	10.50
RETAIL (> 350 SM):	815 SM / 100 SM x 4 =	32.60
OFFICE (CRU B-1):	182.6 SM / 100 SM x 3 =	5.48
FINANCIAL SERVICE (CRU B-3):	327.1 SM / 100 SM x 3 =	9.81
RESTAURANT (CRU B-2):	121.1 SM / 100 SM x 8 =	9.69
RESTAURANT (CRU C-1):	95.5 SM / 100 SM x 8 =	7.64
RESTAURANT (CRU C-2):	176.8 SM / 100 SM x 8 =	14.14
<b>TOTAL PARKING REQUIRED:</b>		<b>90 SPACES</b>
<b>TOTAL PARKING PROVIDED:</b>		<b>82 SPACES</b>
<b>HANDICAPPED SPACES PROVIDED:</b>		<b>3 SPACES</b>
<b>SMALL SPACES PROVIDED (6.1%):</b>		<b>5 SPACES</b>
<b>PARKING RATIO:</b>		<b>3.61 / 1,000 SF</b>

**ON-SITE LOADING REQUIREMENTS:**  
 FIRST 1,800 SM = 1 MEDIUM-SIZE SPACE  
 ADDL. 5,000 SM OVER 1,800 SM = 1 MEDIUM-SIZE + 1 LARGE-SIZE SPACE  
 TOTAL LOADING REQUIRED = 2 MEDIUM-SIZE + 1 LARGE-SIZE SPACE  
 (SEE MMM TRAFFIC ASSESSMENT REPORT)  
 TOTAL LOADING PROVIDED = 2 MEDIUM-SIZE SHARED SPACE

**ON-SITE BICYCLE PARKING REQUIREMENTS:**

CLASS 1 BICYCLE PARKING:	0.27 SPACES/100 SM GLA OVER 100 SM
CLASS 2 BICYCLE PARKING:	0.40 SPACES/100 SM GLA OVER 100 SM

**RETAIL / RESTAURANT / OFFICE:**

CLASS 1 BICYCLE PARKING REQUIRED:	2,068 SM / 100 SM x 0.27 SPACES = 6 SPACES
PROVIDED:	6 SPACES
CLASS 2 BICYCLE PARKING REQUIRED:	2,068 SM / 100 SM x 0.4 SPACES = 8 SPACES
PROVIDED:	16 SPACES

**BYLAW REQUIREMENTS:**

**PROPOSED SETBACKS:**

FRONT YARD =	3.0m (9.843ft)
EXT. SIDE YARD =	3.0m (9.843ft)
INT. SIDE YARD =	3.0m (9.843ft)
REAR YARD =	3.0m (9.843ft)

**PROPOSED BUILDING HEIGHTS:**  
 PROPOSED BUILDING HEIGHT: 10.3m (34ft)  
 ALLOWABLE BUILDING HEIGHT: 9m (29.5ft)

**PARKING SIZES:**

STANDARD SPACE:	2.65m (8'-8") x 5.5m (18'-0")
SMALL SPACE (MAX. 50%):	2.4m (7'-11") x 5.0m (16'-5")
HANDICAPPED SPACE (MIN. 2%):	3.7m (12'-2") x 5.5m (18'-0")

**LOADING SPACE SIZES:**

MEDIUM-SIZE LOADING SPACE:	9.1m (29'-10") x 3.0m (9'-10")
LARGE-SIZE LOADING SPACE:	18.4m (60'-4") x 3.5m (11'-6")

**BICYCLE PARKING (MIN. DIMENSIONS):**

BICYCLE PARKING SPACE:	1.8m (5'-11") x 0.6m (2'-0") / 1.0m (3'-3") VERT.
BICYCLE LOCKER:	1.8m (5'-11") x 0.6m (2'-0") END WIDTH @ DOOR
	1.8m (5'-11") x 0.2m (0'-8") END WIDTH OPP. DOOR

DP APPLICATION: 15-713779

Plan 3  
 Mar 2, 2016  
 DP 15-713779

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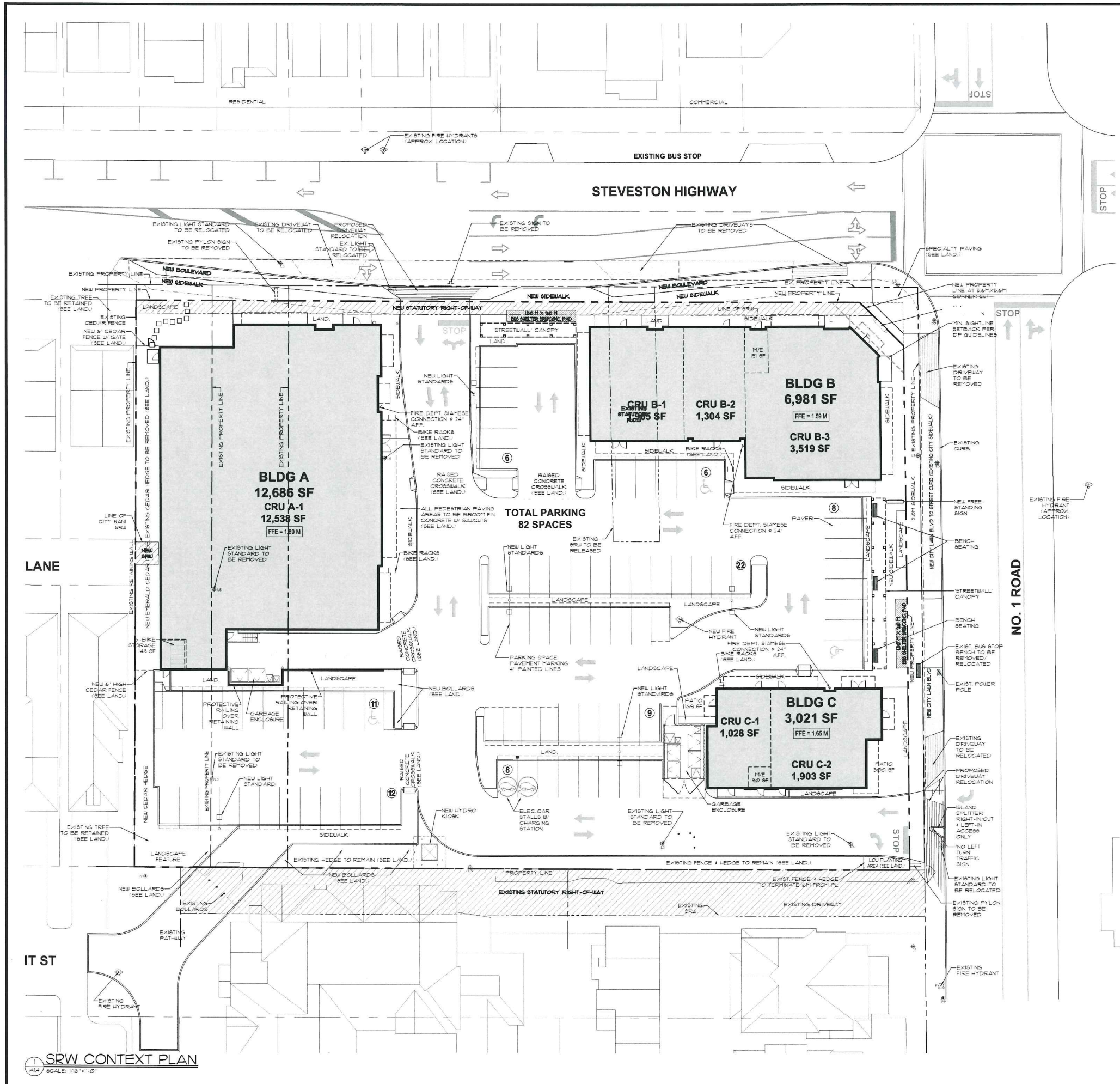


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 TELEPHONE: 604-687-2334  
 FACSIMILE: 604-688-7381

sheet number: 3428

SRW CONTEXT PLAN

Scale: 2014/03/17  
 AS NOTED  
 Drawn: C/C/A/PA  
 Checked: E/C  
 A-14



**SRW CONTEXT PLAN**



1	14/05/16	ISSUED FOR RZ/CP
2	18/03/16	RE-DESIGNED FOR RZ
3	15/02/16	RE-DESIGNED FOR RZ
4	15/02/16	ISSUED FOR CP
5	15/02/16	RE-DESIGNED FOR RZ
6	15/02/16	RE-DESIGNED FOR RZ
7	15/02/16	RE-DESIGNED FOR RZ
8	15/02/16	RE-DESIGNED FOR RZ
9	15/02/16	RE-DESIGNED FOR RZ
10	15/02/16	RE-DESIGNED FOR RZ
11	14/05/16	ISSUED FOR RZ/CP
12	14/05/16	ISSUED FOR RZ/CP
13	14/05/16	ISSUED FOR RZ/CP
14	14/05/16	ISSUED FOR RZ/CP
15	14/05/16	ISSUED FOR RZ/CP
16	14/05/16	ISSUED FOR RZ/CP
17	14/05/16	ISSUED FOR RZ/CP
18	14/05/16	ISSUED FOR RZ/CP
19	14/05/16	ISSUED FOR RZ/CP
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23	14/05/16	ISSUED FOR RZ/CP
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45	14/05/16	ISSUED FOR RZ/CP
46	14/05/16	ISSUED FOR RZ/CP
47	14/05/16	ISSUED FOR RZ/CP
48	14/05/16	ISSUED FOR RZ/CP
49	14/05/16	ISSUED FOR RZ/CP
50	14/05/16	ISSUED FOR RZ/CP



This drawing is an instrument of

**AERIAL KEY PLAN**

SCALE: 1:800

**SITE INFORMATION:**  
 LEGAL DESCRIPTION: LOT 125 SECTION 34 BLOCK 4 NORTH RANGE 7 WEST AND OF SECTION 3 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 42106  
 PARCEL "B" (BYLAW 41546) BLOCK 72 SECTION 3 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 249  
 LOT A, SECTION 3, BLOCK 3 NORTH RANGE 7 WEST AND SECTION 34, BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT BCP 45233  
 CIVIC ADDRESS: 3868/3880/3900 STEVESTON HWY, RICHMOND, BC  
 EXISTING ZONING: SINGLE-DETACHED (RS 1A) NEIGHBOURHOOD COMMERCIAL (CN) AND GAS & SERVICE STATION (CG2)  
 PROPOSED ZONING: NEIGHBOURHOOD COMMERCIAL STEVESTON (ZC36)  
 EXISTING LOT AREA: 64,136.14 SF (7,816.5 SM)  
 LESS ROAD DEDICATION: 3,889.5 SF (361.3 SM)  
 TOTAL LOT AREA: 80,164.29 SF (7447.51 SM)  
 LOT COVERAGE (MAX 35%): (22,888 SF / 80,164.29 SF) x 100 = 28.5%

**BUILDING FLOOR AREAS ( GROSS LEASABLE + UTILITY ):**

BUILDING A ( PROPOSED RETAIL ):	12,560 SF	1,168 SM
BUILDING B1 ( PROPOSED FINANCIAL SERVICE ):	1,965 SF	182.6 SM
BUILDING B2 ( PROPOSED RESTAURANT ):	1,304 SF	121.1 SM
BUILDING B3 ( PROPOSED FINANCIAL SERVICE ):	3,521 SF	327.1 SM
BUILDING C1 ( PROPOSED RESTAURANT ):	1,028 SF	95.5 SM
BUILDING C2 ( PROPOSED RESTAURANT ):	1,903 SF	176.8 SM
BICYCLE STORAGE ROOM:	148 SF	13.7 SM
BUILDING B SERVICE ROOM:	191 SF	17.7 SM
BUILDING C SERVICE ROOM:	90 SF	8 SM
<b>TOTAL GROSS FLOOR AREAS:</b>	<b>22,888 SF</b>	<b>2,186 SM</b>

**PARKING REQUIREMENTS ( GROSS LEASEABLE AREA ):**

RETAIL ( up to 350 SM ):	350 SM / 100 SM x 3 =	10.50
RETAIL ( > 350 SM ):	815 SM / 100 SM x 4 =	32.60
OFFICE ( CRU B-1 ):	182.6 SM / 100 SM x 3 =	5.48
FINANCIAL SERVICE ( CRU B-3 ):	327.1 SM / 100 SM x 3 =	9.81
RESTAURANT ( CRU B-2 ):	121.1 SM / 100 SM x 8 =	9.69
RESTAURANT ( CRU C-1 ):	95.5 SM / 100 SM x 8 =	7.64
RESTAURANT ( CRU C-2 ):	176.8 SM / 100 SM x 8 =	14.14
<b>TOTAL PARKING REQUIRED:</b>		<b>90 SPACES</b>
<b>TOTAL PARKING PROVIDED:</b>		<b>82 SPACES</b>
<b>HANDICAPPED SPACES PROVIDED:</b>		<b>3 SPACES</b>
<b>SMALL SPACES PROVIDED ( 6.1% ):</b>		<b>5 SPACES</b>
<b>PARKING RATIO:</b>		<b>3.61 / 1,000 SF</b>

**ON-SITE LOADING REQUIREMENTS:**  
 FIRST 1,860 SM = 1 MEDIUM-SIZE SPACE  
 ADDL. 5,930 SM OVER 1,860 SM = 1 MEDIUM-SIZE + 1 LARGE-SIZE SPACE  
 TOTAL LOADING REQUIRED = 2 MEDIUM-SIZE + 1 LARGE-SIZE SPACE  
 (SEE MMF TRAFFIC ASSESSMENT REPORT)  
 TOTAL LOADING PROVIDED = 2 MEDIUM-SIZE SHARED SPACE

**ON-SITE BICYCLE PARKING REQUIREMENTS:**

CLASS 1 BICYCLE PARKING:	0.27 SPACES/100 SM GLA OVER 100 SM
CLASS 2 BICYCLE PARKING:	0.40 SPACES/100 SM GLA OVER 100 SM

**RETAIL / RESTAURANT / OFFICE:**

CLASS 1 BICYCLE PARKING	= 2,068 SM / 100 SM x 0.27 SPACES
REQUIRED	= 6 SPACES
PROVIDED	= 6 SPACES

CLASS 2 BICYCLE PARKING	= 2,065 SM / 100 SM x 0.4 SPACES
REQUIRED	= 8 SPACES
PROVIDED	= 16 SPACES

**BYLAW REQUIREMENTS:**

PROPOSED SETBACKS:	
FRONT YARD =	3.0m (9.843ft)
EXT. SIDE YARD =	3.0m (9.843ft)
INT. SIDE YARD =	3.0m (9.843ft)
REAR YARD =	3.0m (9.843ft)

**PROPOSED BUILDING HEIGHTS:**

PROPOSED BUILDING HEIGHT:	10.3m (34ft)
ALLOWABLE BUILDING HEIGHT:	9m (29.5ft)

**PARKING SIZES:**

STANDARD SPACE:	2.65m (8'-8") x 5.5m (18'-0")
SMALL SPACE (MAX. 50%):	2.4m (7'-11") x 5.0m (16'-5")
HANDICAPPED SPACE (MIN. 2%):	3.7m (12'-2") x 5.5m (18'-0")

**LOADING SPACE SIZES:**

MEDIUM-SIZE LOADING SPACE:	8.1m (26'-10") x 3.0m (9'-10")
LARGE-SIZE LOADING SPACE:	18.4m (60'-4") x 3.5m (11'-6")

**BICYCLE PARKING (MIN. DIMENSIONS):**

BICYCLE PARKING SPACE:	1.8m (5'-11") x 0.6m (2'-0") / 1.0m (3'-3") VERT.
BICYCLE LOCKER:	1.8m (5'-11") x 0.6m (2'-0") END WIDTH @ DOOR
	1.8m (5'-11") x 0.2m (0'-8") END WIDTH OPP. DOOR

DP APPLICATION : 15-713779

**COMMERCIAL DEVELOPMENT**  
 3868, 3880 & 3900 STEVESTON HIGHWAY, RICHMOND, B.C.  
 For G & B ESTATES AND WEST COAST PROJECTS

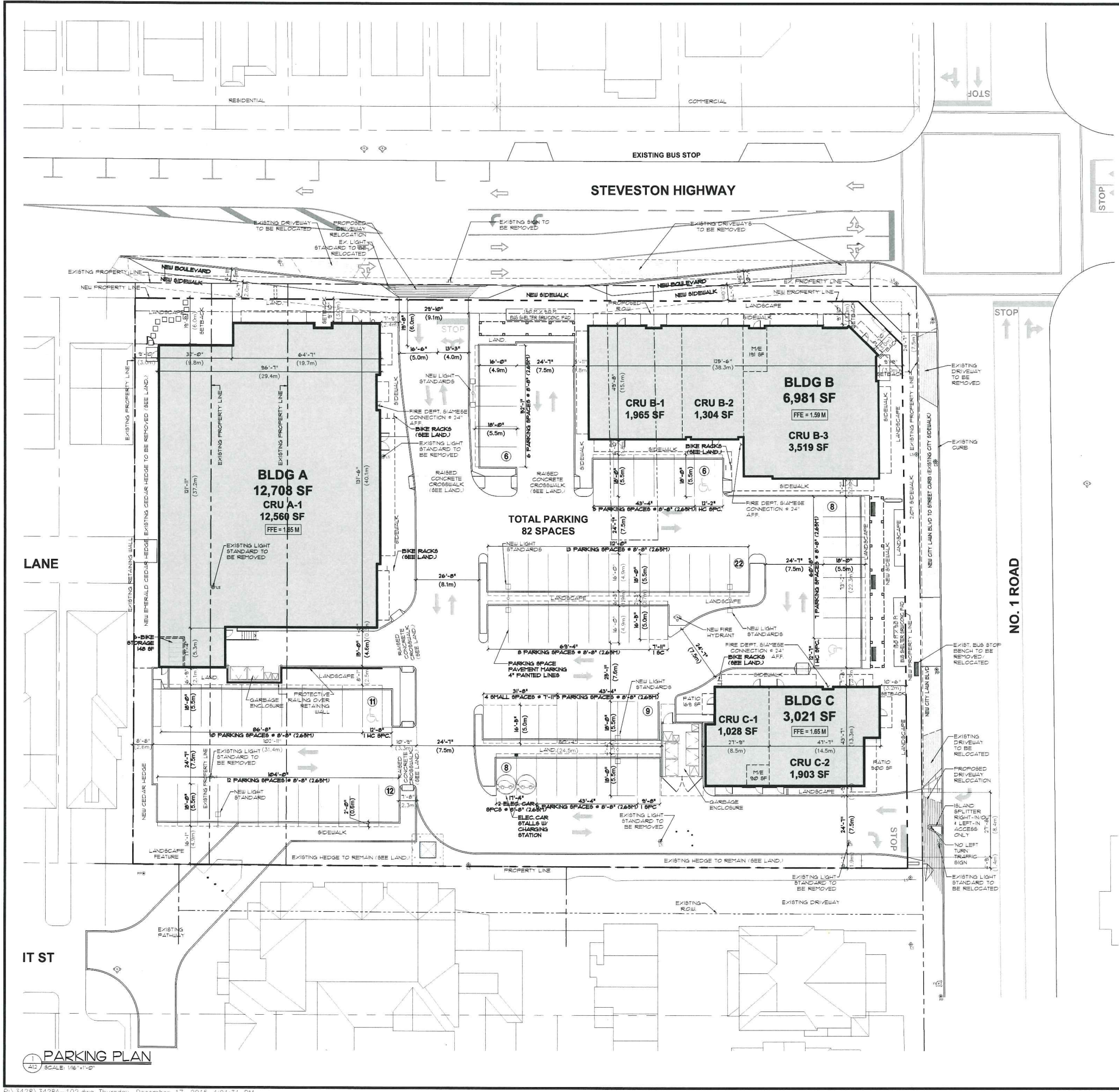


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 FACSIMILE: (604) 688-7481

Project Number: **3428**

Sheet Title: **PARKING PLAN**

Date:	2014/03/17	Sheet Number:	
Scale:	AS NOTED		
Drawn:	D/C/L/W		
Checked:	B/C		



**PARKING PLAN**

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

Revision No.	Date	Revision Notes
1	3/9/15	Plantings
2	15-5-24	Parking
3	15-5-14	Tree management Plan

Issue No.	Date	Issue Notes
A	9/27/14	ISSUED FOR DF
B	2/19/15	Re-issued for DF
C	8/10/15	Re-issued for DF
D	10/28/15	Issued for Review
E	10/30/15	Re-issued for DF
F	12/18/15	Re-issued for DF
G	2/10/16	Re-issued for DF
H	3/3/16	Issued for Plans

Plan 5 Mar 2, 2016  
DP 15-713779

Professional Seal

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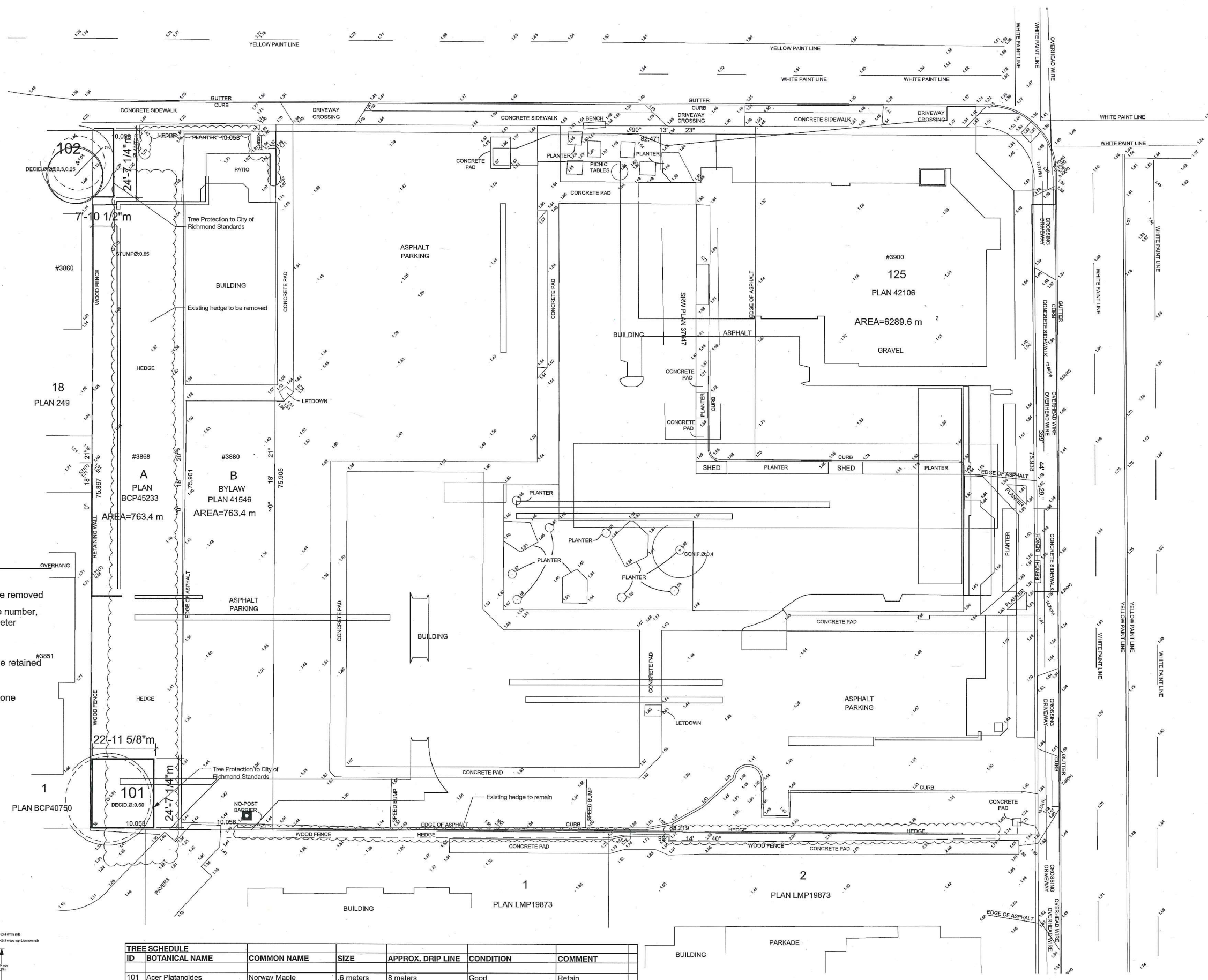
Project  
**COMMERCIAL DEVELOPMENT**  
3868, 3880 & 3900 Steveston Highway  
Richmond, BC

Drawing Title  
**TREE MANAGEMENT PLAN:**

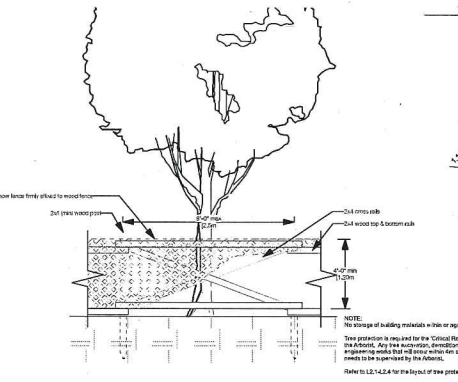
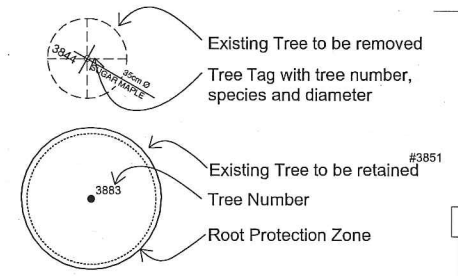
Legal  
LOT 125, Section 34, B.A.N., RANGE 7 W., PLAN 249 AND  
PARCELS B (BYLAW 41546), SECTION 3, B.3.N., RANGE 7 W.,  
PLAN 249

Project Manager	GE	Project ID	21421
Drawn By	GE	Scale	1/16" = 1'-0"
Reviewed By	GE	Drawing No.	L 4
Date			7

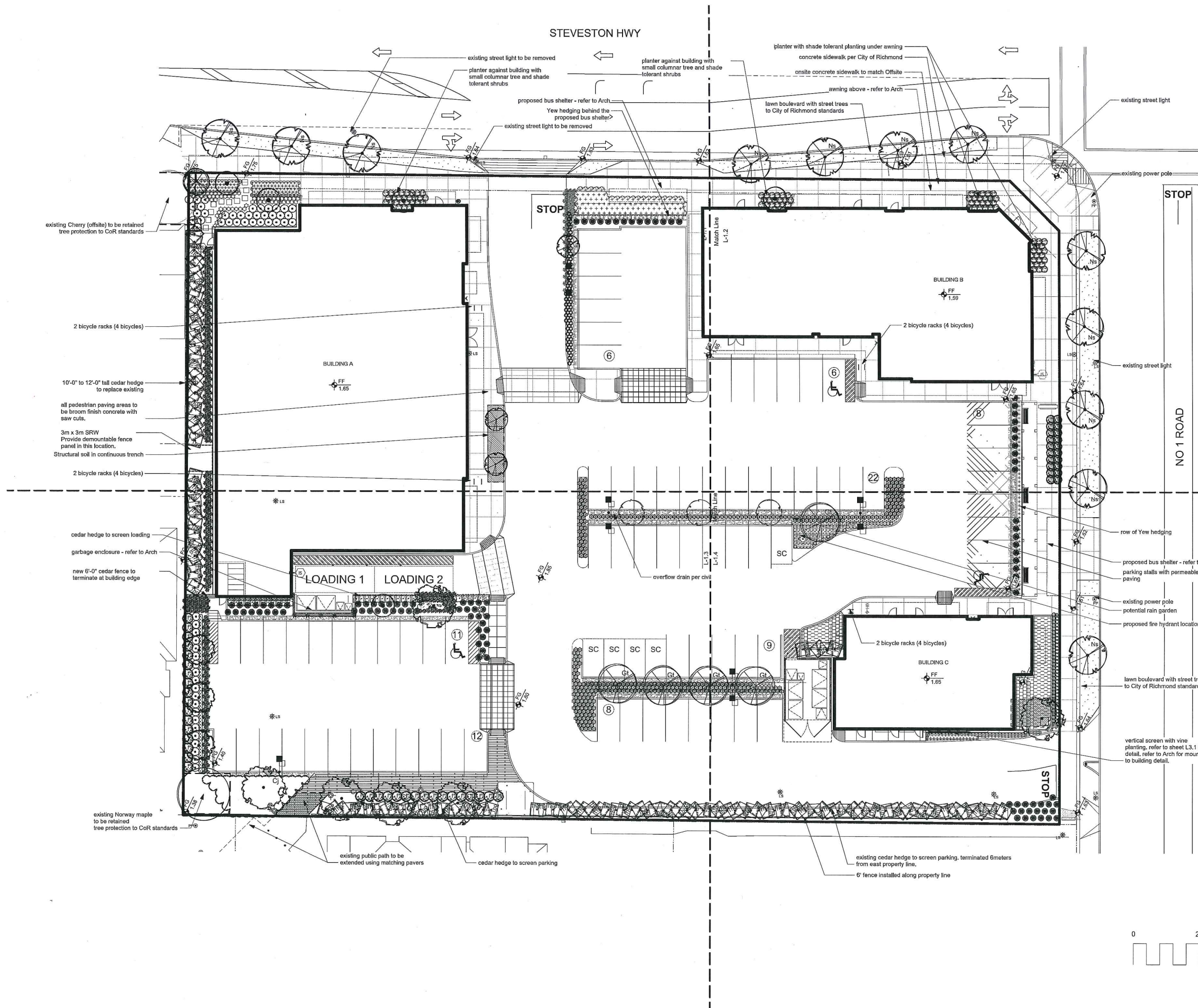
Plot Date:  
15-3-4  
21421\_Mrinalo\_Master 20160304.vwx



**LEGEND**



ID	BOTANICAL NAME	COMMON NAME	SIZE	APPROX. DRIP LINE	CONDITION	COMMENT
101	Acer Platanoides	Norway Maple	.6 meters	8 meters	Good	Retain
102	Prunus Serrulata "Kwansan"	Kwansan Cherry	.3 meters	3 meters	poor, heavily pollarded multi stemmd	Retain Off site



Revision No.	Date	Revision Notes
1	3/9/15	Plantings
2	15-3-24	Parking
3	15-5-19	Updated Arch
4	16-3-9	West side SRW

Issue No.	Date	Issue Notes
A	8/27/14	ISSUED FOR DP
B	2/19/15	Re-issued for DP
C	8/10/15	Re-issued for DP
D	10/09/15	Issued for Review
E	10/30/15	Re-issued for DP
F	12/18/15	Re-issued for DP
G	2/10/16	Re-issued for DP
H	3/3/16	Issued for Planner comments

Plan 6 Mar 2, 2016  
 DP 15-713779

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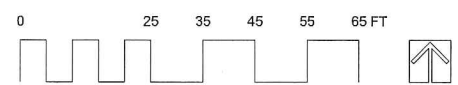
Project  
**COMMERCIAL DEVELOPMENT**  
 3868, 3880 & 3900 Steveston Highway  
 Richmond, BC

Drawing Title  
**LANDSCAPE SITE PLAN**

Legal  
 LOT 125, Section 34, B.A.N., RANGE 7 W., PLAN 249 AND  
 PARCELS B (BYLAW 41546), SECTION 3, B.3.N., RANGE 7 W.,  
 PLAN 249

Project Manager	GE	Project ID	21421
Drawn By	GE	Scale	1/16" = 1'-0"
Reviewed By	GE	Drawing No.	L 1.0
Date			7

Plot Date:  
 16-3-9  
 21421\_Mrtrc\_Master 20160309 v2016.vwx



STEVESTON HIGHWAY

Revision No.	Date	Revision Notes
1	3/9/15	Plantings
2	15-3-24	Parking
3	15-5-19	Revised Arch.
4	16-3-9	West Side Building A SRW

Issue No.	Date	Issue Notes
A	8/27/14	ISSUED FOR DP
B	2/19/15	Re-issued for DP
C	8/10/15	Re-issued for DP
D	10/09/15	Issued for Review
E	10/30/15	Re-issued for DP
F	12/18/15	Re-issued for DP
G	21/01/16	Re-issued for DP
H	3/3/16	Issued for Planner comments

Plan 7 Mar 2, 2016  
**DP 15-713779**

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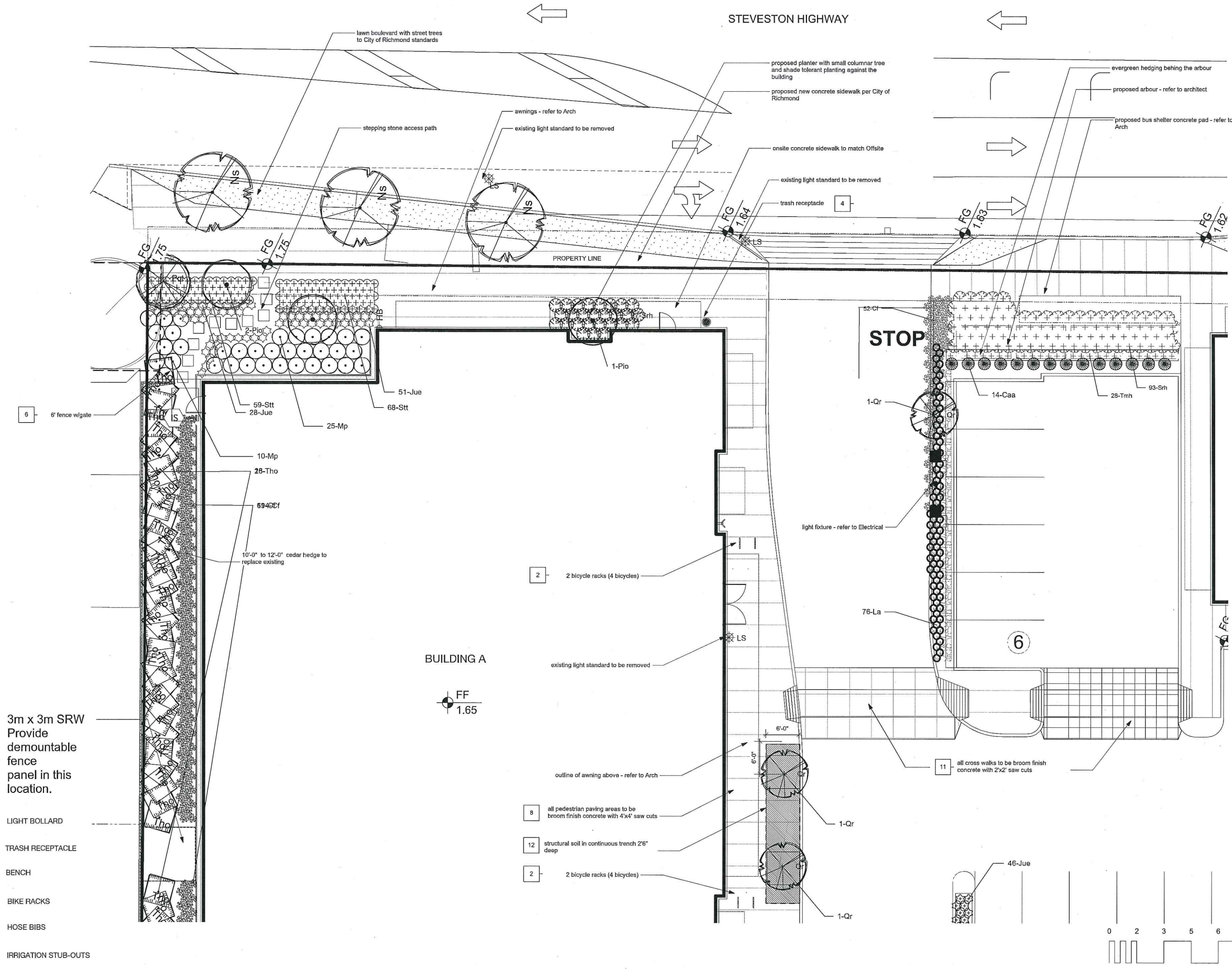
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Project  
**COMMERCIAL DEVELOPMENT**  
 3868, 3880 & 3900 Steveston Highway  
 Richmond, BC  
 Drawing Title  
**DETAIL LANDSCAPE PLAN:  
 NW AREA**

Legal  
 LOT 125, Section 34, B.A.N., RANGE 7 W., PLAN 249 AND  
 PARCELS B (BYLAW 41546), SECTION 3, B.3.N., RANGE 7 W.,  
 PLAN 249

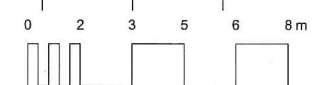
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Drawn By GE	Scale 1/8" = 1'-0"
Reviewed By GE	Drawing No.
Date	L 1.1 of 7

Plot Date:  
 16-3-9  
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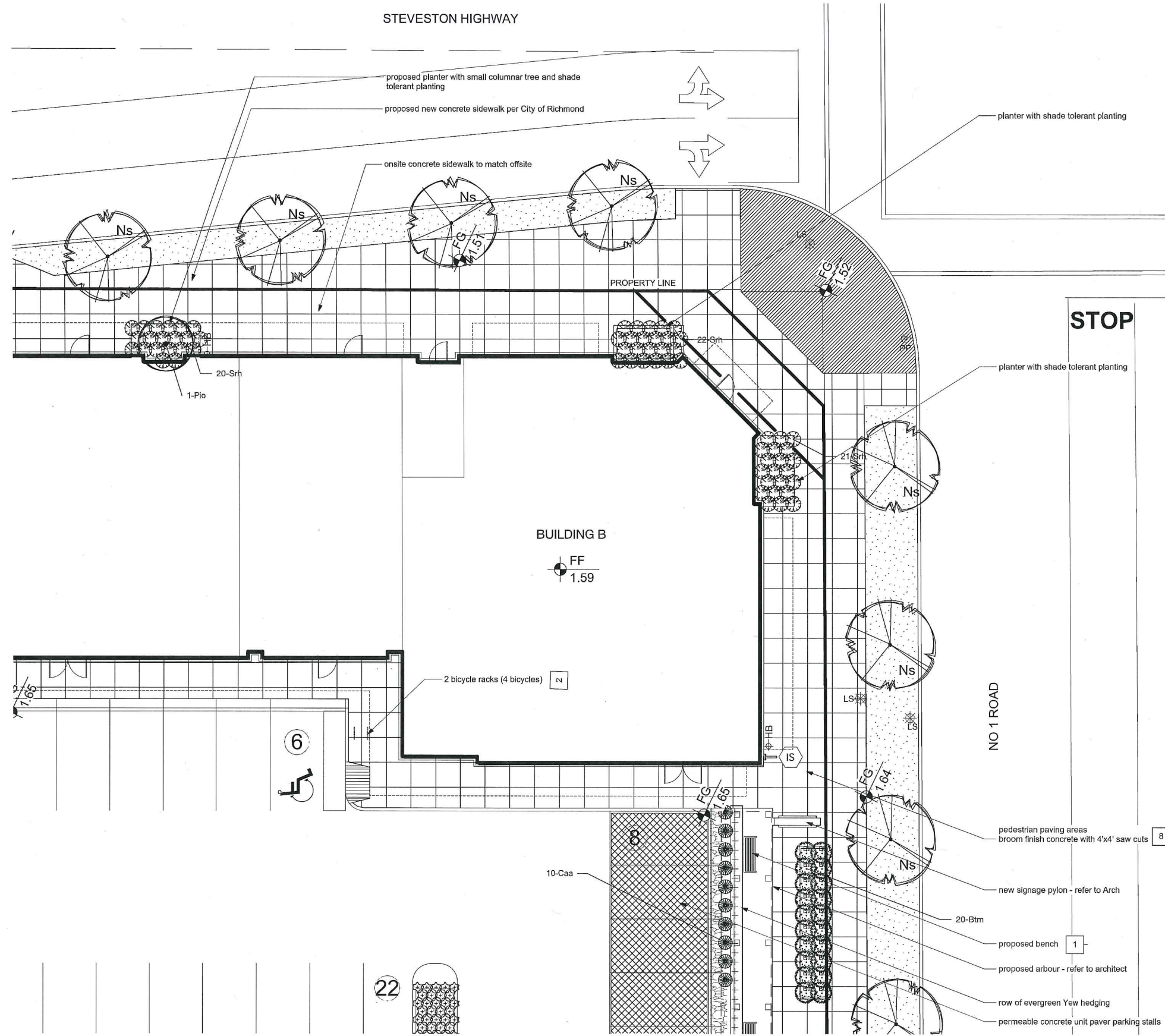


- LEGEND
- LIGHT BOLLARD
  - TRASH RECEPTACLE
  - BENCH
  - BIKE RACKS
  - HOSE BIBS
  - IRRIGATION STUB-OUTS

3m x 3m SRW  
 Provide demountable fence panel in this location.



Revision No.	Date	Revision Notes
1	3/9/15	Plantings
2	15-3-24	Parking
3	15-5-19	Revised Arch.



Issue No.	Date	Issue Notes
A	8/27/14	ISSUED FOR DP
B	2/19/15	Re-issued for DP
C	8/10/15	Re-issued for DP
D	10/06/15	Issued for Review
E	10/30/15	Re-issued for DP
F	12/18/15	Re-issued for DP
G	2/10/16	Re-issued for DP
H	3/3/16	Issued for Planner

Plan 8  
 Mar 2, 2016  
 DP 15-713779

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Project  
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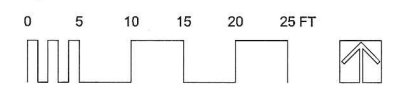
Drawing Title  
**DETAIL LANDSCAPE PLAN:  
 NE AREA**

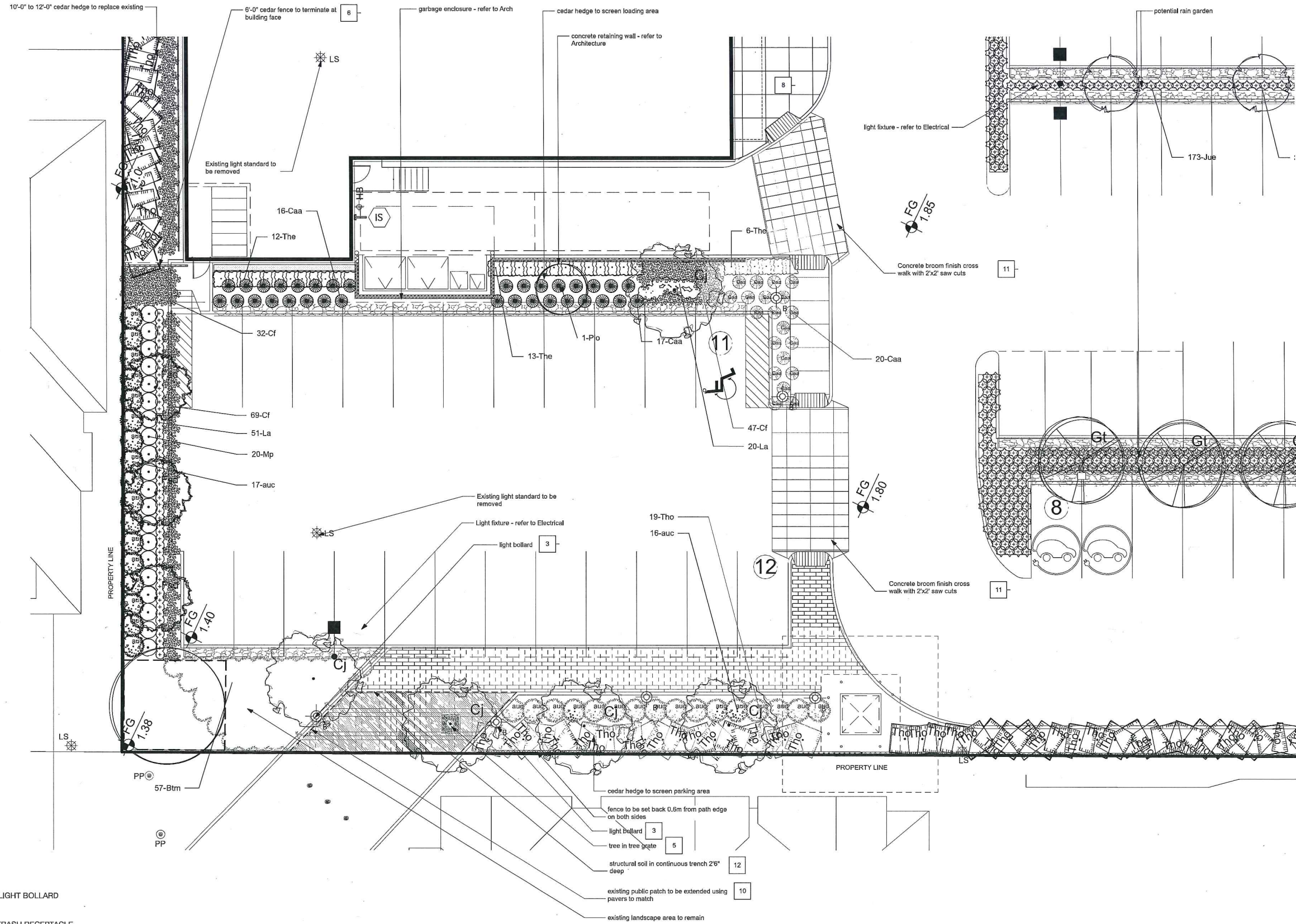
Legal  
 LOT 125, Section 34, B.A.N., RANGE 7 W., PLAN 249 AND  
 PARCELS B (BYLAW 41548), SECTION 3, B.3.N., RANGE 7 W.,  
 PLAN 249

Project Manager GE	Project ID 21421
Drawn By GE	Scale 1/8" = 1'-0"
Reviewed By GE	Drawing No.
Date	L 1.2 of 7

Plot Date:  
 15-3-4  
 21421\_Minato\_Master 20160304.vrx

- LEGEND
- LIGHT BOLLARD
  - TRASH RECEPTACLE
  - BENCH
  - BIKE RACKS
  - HOSE BIBS
  - IRRIGATION STUB-OUTS





Revision No.	Date	Revision Notes
1	3/9/15	Planings
2	15-3-24	Parking
3	15-5-19	Revised Arch

Issue No.	Date	Issue Notes
A	8/27/14	ISSUED FOR DF
B	2/19/15	Re-issued for DF
C	8/10/15	Re-issued for DF
D	10/09/15	Issued for Revis
E	10/30/15	Re-issued for DF
F	12/18/15	Re-issued for DF
G	2/10/16	Re-issued for DF
H	3/3/16	Issued for Plans

Plan 9 Mar 2, 2016  
 DP 15-713779

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Project  
**COMMERCIAL DEVELOPMENT**  
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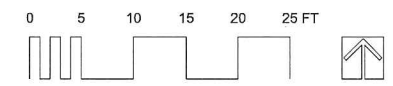
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**DETAIL LANDSCAPE PLAN:  
 SW AREA**

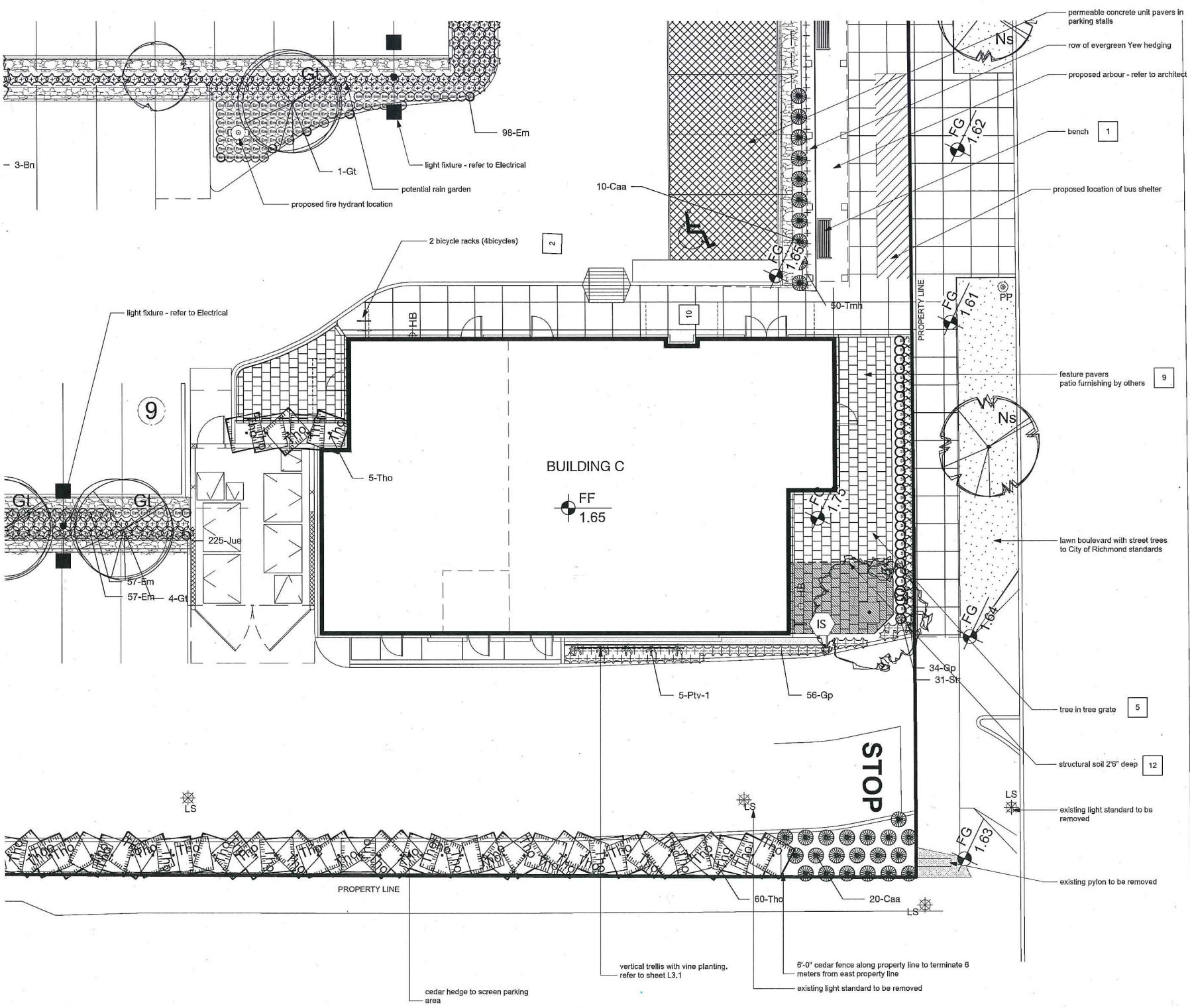
Legal  
 LOT 125, Section 34, B.A.N., RANGE 7 W., PLAN 249 AND  
 PARCELS B (BYLAW 41546), SECTION 3, B.3.N., RANGE 7 W.,  
 PLAN 249

Project Manager	Project ID
GE	21421
Drawn By	Scale
GE	1/8" = 1'-0"
Reviewed By	Drawing No.
GE	L 1.3
Date	of
	7

Plot Date:  
 15-3-4  
 21421\_Minato\_Master 20160304.vwx

- LEGEND**
- LIGHT BOLLARD
  - TRASH RECEPTACLE
  - BENCH
  - BIKE RACKS
  - HOSE BIBS
  - IRRIGATION STUB-OUTS





NO 1 ROAD

Revision No.	Date	Revision Notes
1	3/9/15	Plantings
2	15-3-24	Parking
3	15-5-13	Revised Arch.

Issue No.	Date	Issue Notes
A	8/27/14	ISSUED FOR DP
B	2/19/15	Re-issued for DP
C	8/10/15	Re-issued for DP
D	10/06/15	Issued for Review
E	10/30/15	Re-issued for DP
F	12/18/15	Re-issued for DP
G	2/10/16	Re-issued for DP
H	3/3/16	Issued for Planner

Plan 10 Mar 2, 2016  
DP 15-713779

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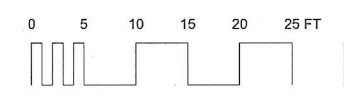
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Project  
**COMMERCIAL DEVELOPMENT**  
3868, 3880 & 3900 Steveston Highway  
Richmond, BC

Drawing Title  
**DETAIL LANDSCAPE PLAN:  
SE AREA**

Legal  
LOT 125, Section 34, B.A.N., RANGE 7 W., PLAN 249 AND  
PARCELS B (BYLAW 41546), SECTION 3, B.3.N., RANGE 7 W.,  
PLAN 249

Project Manager	Project ID
GE	21421
Drawn By	Scale
GE	1/8" = 1'-0"
Reviewed By	Drawing No.
GE	L 1.4
Date	
	7



Plot Date:  
15-3-4  
21421\_Mirato\_Master 20160304.rvt

- LEGEND
- LIGHT BOLLARD
  - TRASH RECEPTACLE
  - BENCH
  - BIKE RACKS
  - HOSE BIBS
  - IRRIGATION STUB-OUTS



TREE SCHEDULE						
ID	BOTANICAL NAME	COMMON NAME	SIZE	APPROX. DRIP LINE	CONDITION	COMMENT
101	Acer Platanoides	Norway Maple	.6 meters	8 meters	Good	Retain
102	Prunus Serrulata "Kwansan"	Kwansan Cherry	.3 meters .25 meters	3 meters	poor, heavily pollarded multi stemmd	Retain Off site

FURNISHINGS							
ITEM	DESCRIPTION	SIZE	MODEL	MANUFACTURER	HIGHLIGHT	COLOUR	QTY
1	BENCH	18"x63.5"	MLB972B-PCC	MAGLIN	Backless	High Density Paper Composite Charcoal	3
2	BIKE RACK	35"x19.25"	MBH500-S	MAGLIN	Surface Mount	Gun Metal Finetex	8
3	LIGHT BOLLARD		RF6	HADCO		Black	6
4	TRASH RECEPTACLE		MLWR250-32	MAGLIN		Gun Metal Finetex	2
5	TREE GRATE	42"x42"	Fan	URBAN ACCESSORIES		Gun Metal Finetex	2
6	TIMBER FENCE		Custom			Cedar	

MATERIALS							
	DESCRIPTION	SIZE	MODEL	MANUFACTURER	HIGHLIGHT	COLOUR	QTY
7	STEPPING STONES AT EMERGENCY EXIT	24"x24"	Texada	ABBOTSFORD CONCRETE	n/a	Natural	
8	BROOM FINISH CONCRETE W/SAW CUTS	4'x4' saw cuts		ABBOTSFORD CONCRETE	broom finish	Natural	
9	PEDESTRIAN PAVERS A	60mm depth	Classic Standard	ABBOTSFORD CONCRETE		Natural	
10	PEDESTRIAN PAVERS B	60mm depth	Standard	ABBOTSFORD CONCRETE		To Match Existing	
11	BROOM FINISH CONCRETE W/SAW CUTS	2'x2' saw cuts		ABBOTSFORD CONCRETE	broom finish	Natural	
12	STRUCTURAL SOIL	custom					

PLANT LIST						
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
<b>TREES</b>						
Bn	3	Betulus nigra	river birch	as shown	3- 4m specimen/ B&B	low branching/ vary heights
CJ	6	Cercidiphyllum japonicum	Katsura Tree	as shown	6 cm B&B/ 2m standard	matched crowns
Fsd	3	Fagus sylvatica dawyc gold	Golden Beech	as shown	4m ht. B&B	Full, bushy plants
Gt	5	Gleditsia triacanthos	honey locust	as shown	7cm/b&b	full, bushy plants
Pio	5	Picea omorika	Serbian Spruce	as shown	3.5m ht/B&B	full/ bushy plants
Pot	1	Populus tremuloides	Quaking Aspen	as shown	6m - 8m ht/ B&B	low branching/ multistemmed
Qr	3	Quercus robur 'Kindred Spirit'	English oak 'Kindred Spirit'	as shown	6cm cal/ B&B	2m standard/ full crown
	1			as shown		---
<b>TREES OFFSITE</b>						
Ns	12	Nyssa sylvatica	black tupelo	as shown	6cm cal/ B&B	2m standard/ full crown
<b>SHRUBS</b>						
auc	33	Arbutus unedo compacta	Strawberry Madrone		3'6" 1mx 1m B&B	full/ bushy plants
Btm	77	Berberis thunbergii 'Monomb'	cherry bomb Japanese barberry		2'6" #5 cont.	Full, bushy plants
Caa	107	Calamagrostis x acutiflora	Feather Reed Grass		3'0" #1 cont.	
Cf	400	Carex flacca	Blue Sedge		1'6" #2 cont.	full, bushy plants
Em	212	Elymus magellanicus	blue wheatgrass		1'3" #1 cont.	full, bushy plants
Gp	90	Gaultheria procumbens	Wintergreen		1'3" #1 cont.	full/ bushy plants
Jue	523	Juncus effusus	common rush		1'6" #3 cont.	.3m o.c.
La	147	Lavendula angustifolia	English Lavender		1'2" #2 cont.	full/ bushy plants
Mp	55	Miscanthus sinensis 'Purpurascens'	flame grass		3'0" #3 cont.	full/ bushy plants
Ptv-1	5	Clematis armandii	Evergreen Clematis		6'0" #2 cont.	staked
Srh	183	Sarcococca hookeriana var. humilis	Himalayan Sweet Box		2'0" #3 cont.	full/ bushy plants
Sst	158	Stipa tenuissima	Mexican feather grass		1'4" #2 cont.	full/ bushy plants
The	31	Taxus x media 'H.M. Eddie'	Eddie yew		2'0" 1.5m B&B	full/ bushy plants
Tho	131	Thuja occidentalis smaragd	emerald cedar		3'0" 1.2m ht/ B&B	full, bushy plants
Trmh	78	Taxus media 'Hicksii'	Anglojap Yew		5 1/2" 1.2m/B&B	full, bushy plants
<b>LAWN</b>						
			Non-Netted, grown on sand			

Revision No.	Date	Revision Notes
1	3/9/15	Plantings
2	15-3-24	Parking
3	15-5-19	Revised Arch.

Issue No.	Date	Issue Notes
A	8/27/14	ISSUED FOR DP
B	2/19/15	Re-issued for DP
C	8/10/15	Re-issued for DP
D	10/30/15	Issued for Review
E	10/30/15	Re-issued for DP
F	12/16/15	Re-issued for DP
G	2/10/16	Re-issued for DP
H	3/3/16	Issued for Planner co

Plan 11 Mar 2, 2016  
 DP 15-713779

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

**ALL PLANTS TO BE NURSERY GROWN**  
**ALL PLANT MATERIALS AND LABOUR TO CONFORM TO THE CURRENT EDITION OF THE BC SLA/BC LNA 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 90% 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 REPRODUCTIBLE PARTS, PLANT PATHOGENS ORGANISMS, ORGANIC OR INORGANIC MATERIALS, TOXINS, STONES OVER 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 2012 BCLNA STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 "WELL-GROOMED" AREAS: LOW TRAFFIC LAWN AREAS, TREES AND LARGE SHRUBS (1L IN TABLE T-6.3.5.1 OF THE 2012 BCLNA 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 0.05mm): 10-25%  
 \*CLAY (SMALLER THAN 0.002mm): 0-20%  
 \*CLAY AND SILT COMBINED: MAXIMUM 25%

**ORGANIC CONTENT:** 3-10%

**Acidity (pH):** 6.0-7.0

**DRAINAGE:** PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60 MINUTES AFTER AT 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 2012 BCLNA STANDARDS:

	Over prepared subgrade where the subsoil drains rapidly	Over structures or where the subsoil drains poorly
TREES (10m <sup>2</sup> 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

BEDS TO HAVE 2" MULCH LAYER (after settling) CONSISTING OF ORGANIC COMPOSTED BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM - SHOP DRAWINGS ARE TO BE PREPARED BY AN IABC CERTIFIED DESIGNER AND APPROVED BY LANDSCAPE ARCHITECT.

CONTRACTOR TO PROVIDE MAINTENANCE FOR PERIOD OF 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. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF SOIL THAT DOES NOT MEET 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 AMMENDMENTS 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 NO COST TO THE OWNER.

ALL PRUNING TO BE IN ACCORDANCE WITH THE BCLNA/BCSLA STANDARDS 2012 EDITION.

**PLANT COUNTS**  
 IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

Professional Seal

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Project  
**COMMERCIAL DEVELOPMENT**  
 3888, 3880 & 3900 Steveston Highway  
 Richmond, BC

Drawing Title  
**LANDSCAPE NOTES & SCHEDULES**

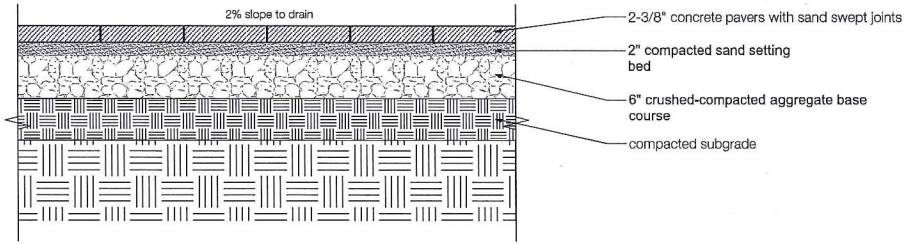
Legal  
 LOT 125, Section 34, B.C.N., RANGE 7 W., PLAN 249 AND PARCELS B (BYLAW 41546), SECTION 3, B.C.N., RANGE 7 W., PLAN 249

Project Manager	GE	Project ID	21421
Drawn By	GE	Scale	
Reviewed By	GE	Drawing No.	L 2
Date			7

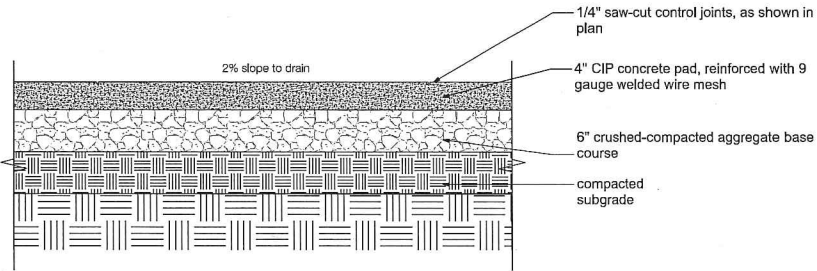
Plot Date:  
 15-3-4  
 21421\_Minute\_Master 20160304.rvt



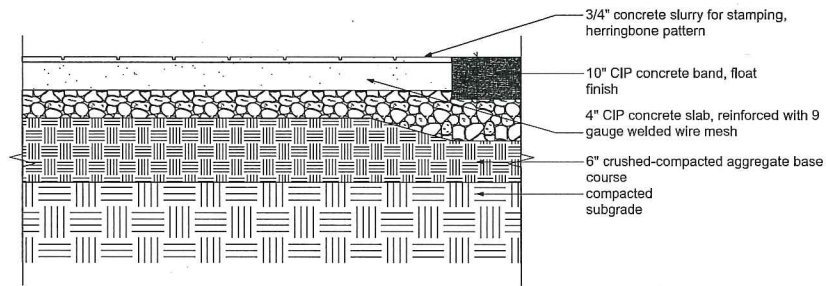
BIKE RACK      BENCH      TRASH RECEPTACLE      LIGHT BOLLARD



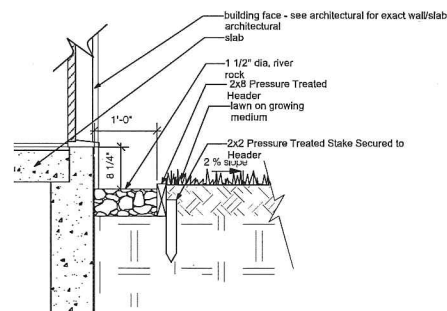
1 DETAIL: Concrete Unit Pavers, typical  
Scale: 1" = 1'-0"



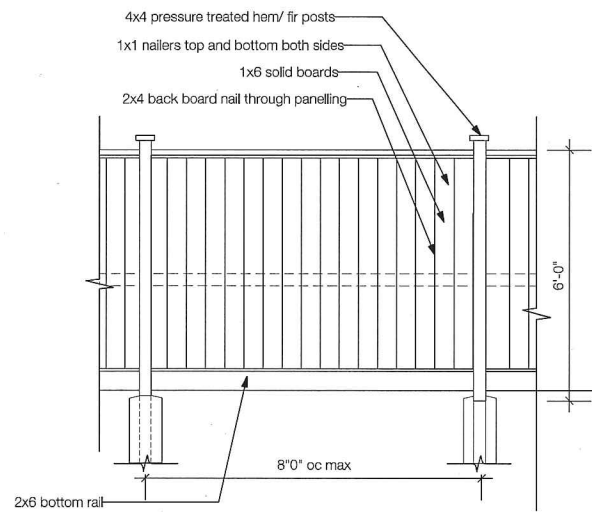
2 DETAIL: Pedestrian Concrete, typical  
Scale: 1" = 1'-0"



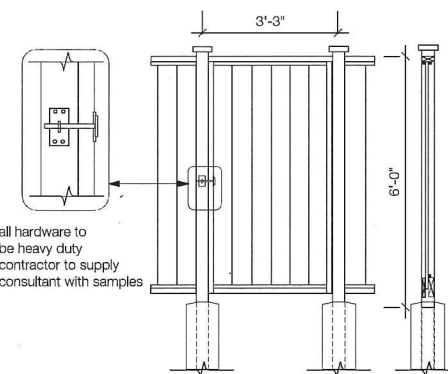
3 DETAIL: Pedestrian Stamped Concrete, typical  
Scale: 1" = 1'-0"



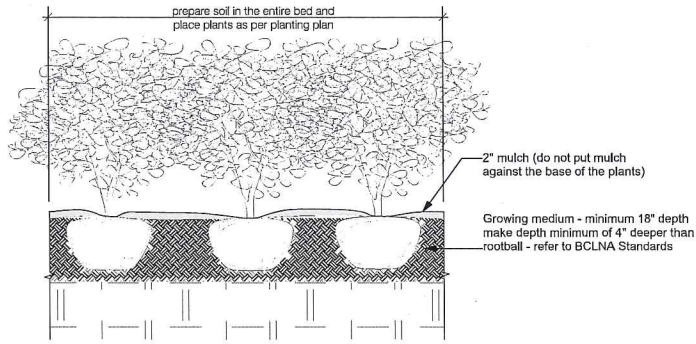
4 DETAIL: Drip Strip, typical  
Scale: 3/4" = 1'-0"



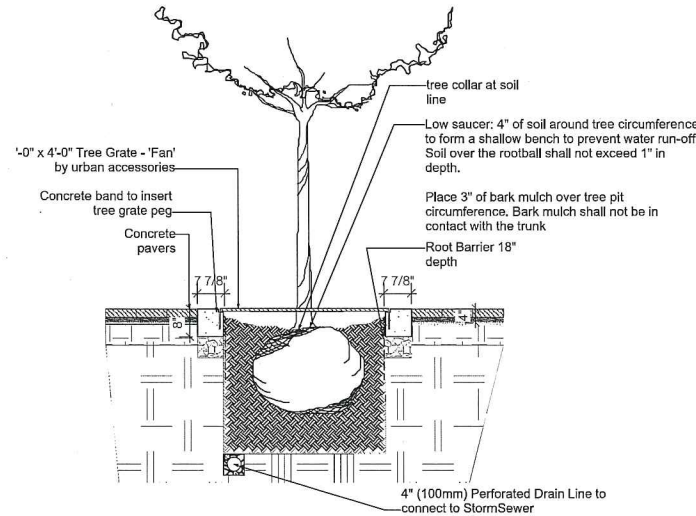
10 DETAIL: 6" Cedar Fence  
Scale: 1/2" = 1'-0"



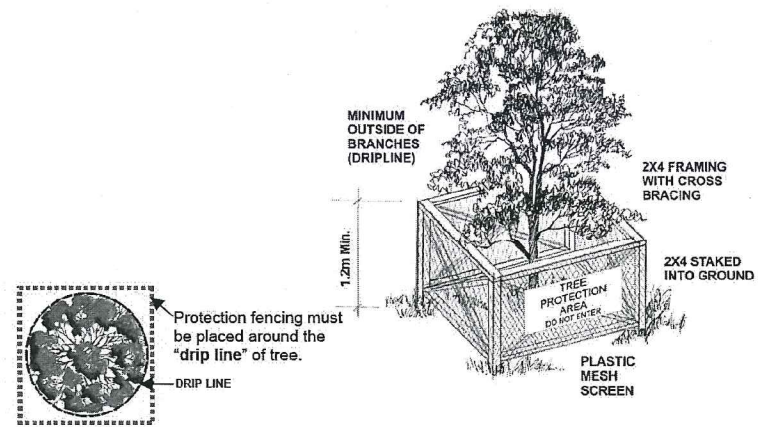
11 DETAIL: 6" Cedar Fence - Gate  
Scale: 1/2" = 1'-0"



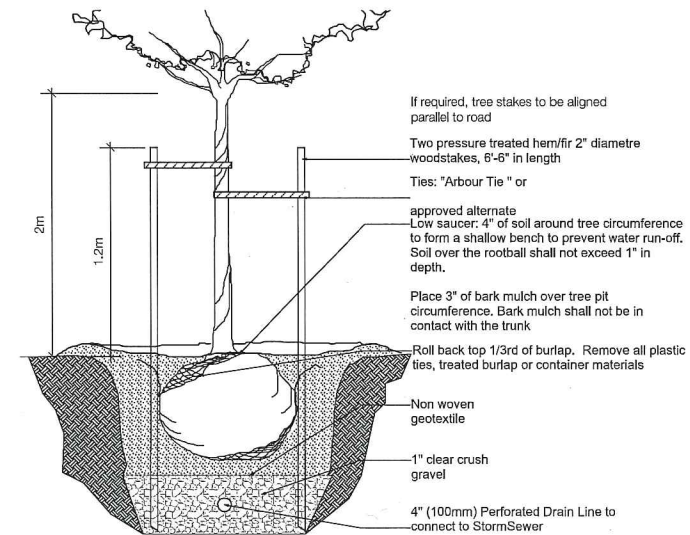
5 DETAIL: Shrub Planting, typical  
Scale: 1/2" = 1'-0"



6 DETAIL: Tree in Grate, typical  
Scale: 1/2" = 1'-0"



8 DETAIL: Tree Protection as per City of Richmond  
Scale: Actual Size



9 DETAIL: Tree Planting, typical  
Scale: 1/2" = 1'-0"

Revision No.	Date	Revision Notes
1	3/9/15	Plantings
2	15-3-24	Parking
3	15-5-19	Revised Arch

Issue No.	Date	Issue Notes
A	8/27/15	ISSUED FOR DP
B	2/19/15	Re-issued for DP
C	8/10/15	Re-issued for DP
D	10/06/15	Issued for Review
E	10/30/15	Re-issued for DP
F	12/18/15	Re-issued for DP
G	2/10/16	Re-issued for DP
H	3/3/16	Issued for Planner cc

Plan 12 Mar 2, 2016  
 DP 15-713779

Professional Seal

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Project  
**COMMERCIAL DEVELOPMENT**  
 3868, 3880 & 3900 Steveston Highway  
 Richmond, BC

Drawing Title  
**LANDSCAPE DETAILS**

Legal  
 LOT 125, Section 34, B.A.N., RANGE 7 W., PLAN 249 AND  
 PARCELS B (BYLAW 41546), SECTION 3, B.3.N., RANGE 7 W.,  
 PLAN 249

Project Manager GE	Project ID 21421
Drawn By GE	Scale AS SHOWN
Reviewed By GE	Drawing No. L 3
Date	7

Plot Date:  
 15-3-4  
 21421\_Minato\_Master 20160304.vwx

Revision No.	Date	Revision Notes
1	3/9/15	Finalings
2	15-3-24	Parkings
3	15-5-19	Revised Arch

Issue No.	Date	Issue Notes
A	8/27/14	ISSUED FOR DP
B	2/19/15	Re-issued for DP
C	8/10/15	Re-issued for DP
D	10/06/15	Issued for Review
E	10/30/15	Re-issued for DP
F	12/18/15	Re-issued for DP
G	2/10/16	Re-issued for DP
H	3/3/16	Issued for Planner cc

Plan 13 Mar 2, 2016  
DP 15-713779

Professional Seal

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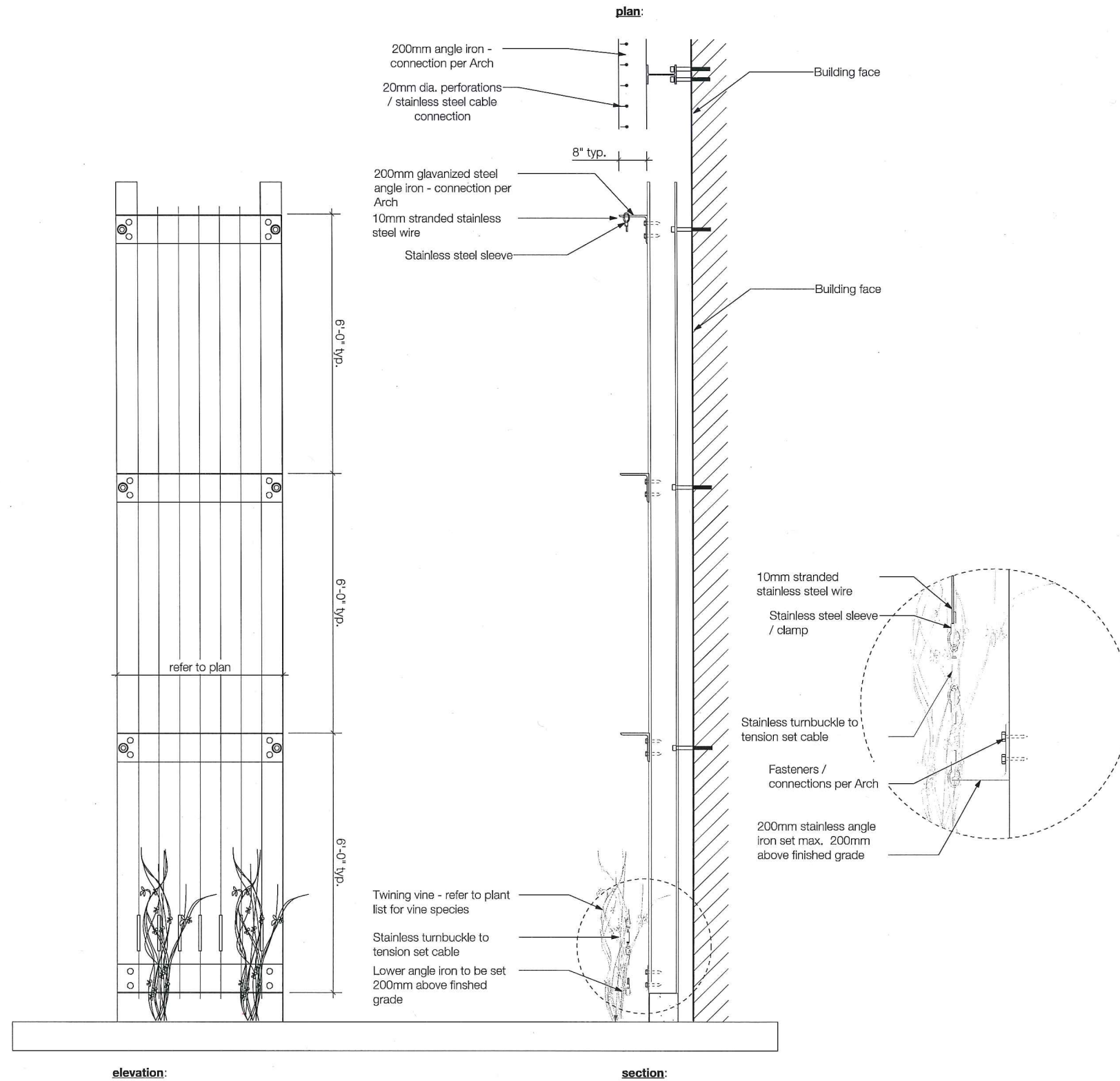
Project  
**COMMERCIAL DEVELOPMENT**  
3868, 3880 & 3900 Steveston Highway  
Richmond, BC

Drawing Title  
**LANDSCAPE DETAILS**

Legal  
LOT 125, Section 34, B.4.N., RANGE 7 W., PLAN 249 AND  
PARCELS B (BYLAW 41546), SECTION 3, B.3.N., RANGE 7 W.,  
PLAN 249

Project Manager	Project ID
GE	21421
Drawn By	Scale
GE	AS SHOWN
Reviewed By	Drawing No.
GE	L 3.1
Date	of
	7

Plot Date:  
16-3-4  
21421\_Mirato\_Master 20160304.vmx



1 DETAIL: Vertical Trellis at Entry  
Scale: 3/4" = 1'-0"

10/14/10/10	RE-ISSUED FOR IP
9/14/10/10	ISSUED FOR IP REF
8/14/10/10	RE-ISSUED FOR IP
7/14/10/10	RE-ISSUED FOR IP
6/14/10/10	RE-ISSUED FOR IP
5/14/10/10	RE-ISSUED FOR IP
4/14/10/10	ISSUED FOR IP
3/14/10/10	RE-ISSUED FOR RZ
2/14/10/10	RE-ISSUED FOR RZ
1/14/10/10	ISSUED FOR RZ/OP
10/10/10	DESCRIPTION
10/10/10	REVISIONS

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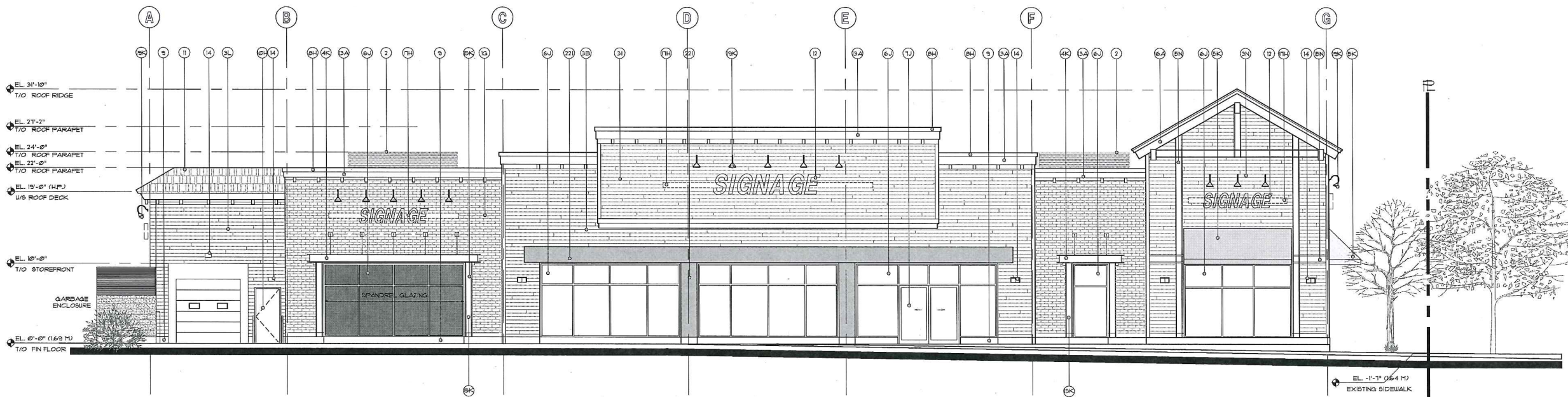
Plan 14 Mar 2, 2016  
 DP 15-713779

**COMMERCIAL DEVELOPMENT**  
 3868, 3880 & 3900 STEVESTON HIGHWAY, RICHMOND, B.C.  
**FOR G & B ESTATES AND WEST COAST PROJECTS**

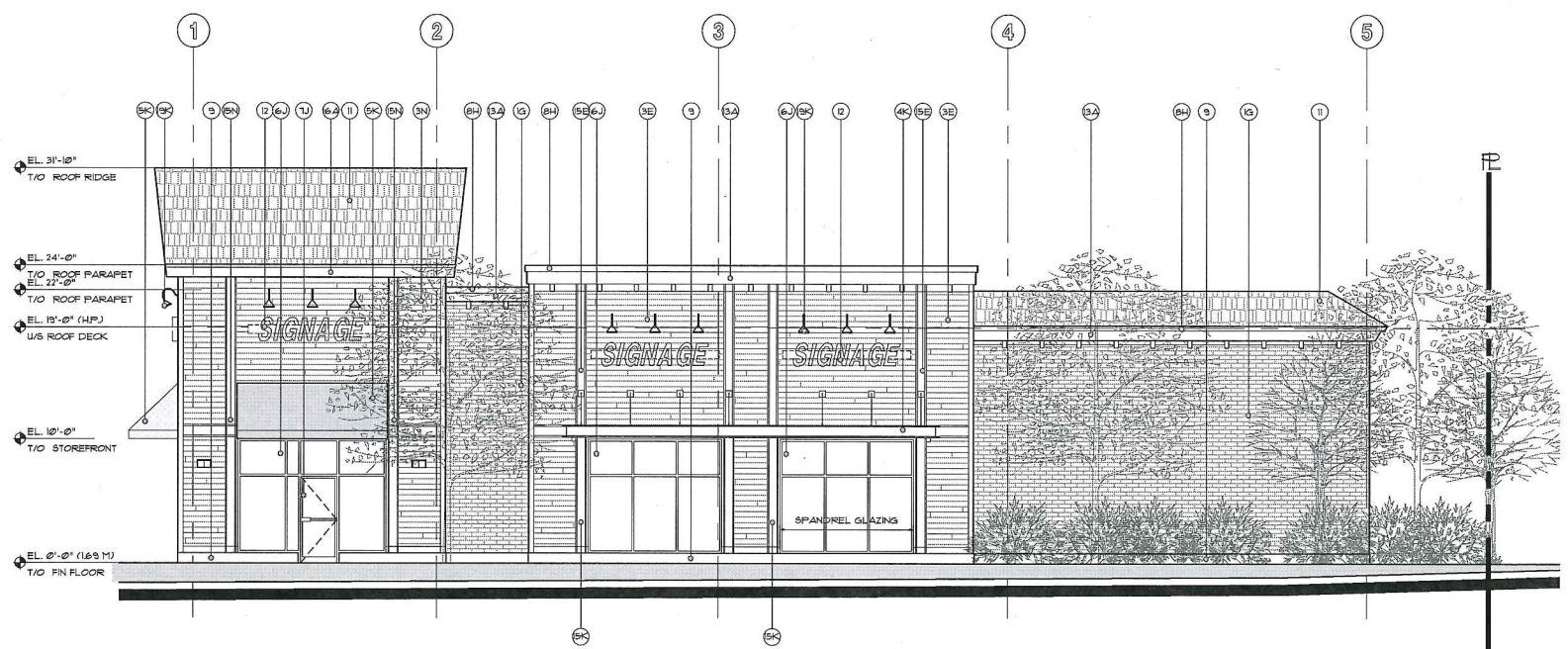


architects ltd.  
 600-1140 WEST PENDER  
 VANCOUVER, BC V6E 4C3  
 TELEPHONE (604) 687-2334  
 FACSIMILE (604) 688-7481

project number **3428**  
 sheet title  
**BUILDING A**  
 EXTERIOR ELEVATIONS  
 date 2014/03/17 sheet number  
 scale AS NOTED  
 drawn 10/BA/11  
 checked  
 A-001



**1 EAST ELEVATION**  
 A-B3 SCALE: 3/16" = 1'-0"



**2 NORTH ELEVATION**  
 A-B3 SCALE: 3/16" = 1'-0"

**EXTERIOR MATERIALS:**

1	THIN BRICK VENEER
2	ROOF TOP UNIT SCREEN, PAINTED NAT. CEDAR SLATS
3	FIBRE CEMENT HORIZONTAL LAP SIDING
4	STEEL CANOPY
5	FIRE-RETARDANT FABRIC AWNING
6	PRE-FINISHED, LOW-E DOUBLE-GLAZED, THERMALLY BROKEN ALUMINUM STOREFRONT/WINDOW
7	PRE-FINISHED, LOW-E DOUBLE-GLAZED, THERMALLY BROKEN ALUMINUM STOREFRONT DOORS
8	PRE-FINISHED METAL FLASHING
9	CONCRETE UPSTAND, SACKRUB FINISH
10	INSULATED METAL DOOR
11	ASPHALT SHINGLE ROOF, SLATE GRAY
12	SIGNAGE BY TENANT
13	BUILT-UP CORNICE, FIBRE-CEMENT FASCIA/CLADDING
14	WALL-MOUNTED LIGHT FIXTURE
15	FIBRE-CEMENT TRIMS AND CASINGS
16	FIBRE-CEMENT ROOF FASCIA
17	METAL SIGNAGE MOUNTING CHANNEL
18	SPLIT FACE CONCRETE BLOCK
19	GOOSENECK SIGNAGE LIGHTING
20	CEDAR SLAT SCREENWOOD FRAME, NAT. CEDAR FINISH
21	NOT USED
22	BUILT-UP CANOPY, FIBRE-CEMENT FASCIA/CLADDING

**EXTERIOR COLOURS:**

A	BENJAMIN MOORE PAINT, SIMPLY WHITE, OC-11
B	JAY'S HARDIE, COBBLE STONE, JH40-10
C	JAY'S HARDIE, MONTEREY TAUPE, JH40-20
D	BENJAMIN MOORE PAINT, SANDSTONE BEIGE, HC-45
E	JAY'S HARDIE, SANDSTONE BEIGE, JH30-20
F	JAY'S HARDIE, HARRIS CREAM, JH80-10
G	TERRA COTTA
H	COLOUR TO MATCH ADJACENT FINISH
I	TENANT SIGNATURE RED
J	CLEAR ANODIZED
K	BENJAMIN MOORE PAINT, AMHERST GRAY, HC-161
L	JAY'S HARDIE, NAVAJO BEIGE, JH10-10
M	JAY'S HARDIE, HEATHERED MOSS, JH50-20
N	JAY'S HARDIE, CHELSEA GREY

**SIGNAGE NOTE:**

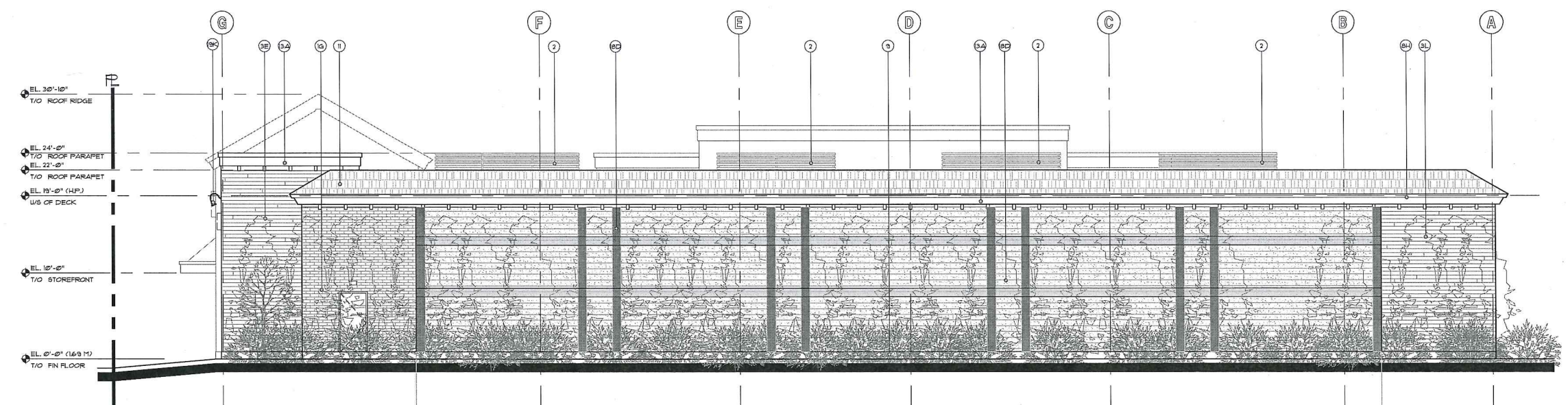
**FASCIA SIGNAGE:**  
 INDIVIDUALLY CUT-OUT LETTERS  
 FACE-ILLUMINATED BY DECORATIVE GOOSENECK  
 LIGHT FIXTURES.  
 SIGNAGE LETTERS ATTACHED TO EXPOSED  
 MOUNTING CHANNEL, COLOUR TO MATCH ADJACENT  
 EXTERIOR CLADDING.

10	14/02/07	RE-ISSUED FOR DP
9	14/02/03	ISSUED FOR MP/RF
8	14/01/21	RE-ISSUED FOR DP
7	14/02/27	RE-ISSUED FOR DP
6	13/10/14	RE-ISSUED FOR DP
5	13/12/14	RE-ISSUED FOR DP
4	13/08/04	ISSUED FOR DP
3	13/05/13	RE-ISSUED FOR RZ
2	13/02/23	RE-ISSUED FOR RZ
1	14/02/23	ISSUED FOR RZ/DP
0	10/01/14	DESCRIPTION
revisions		

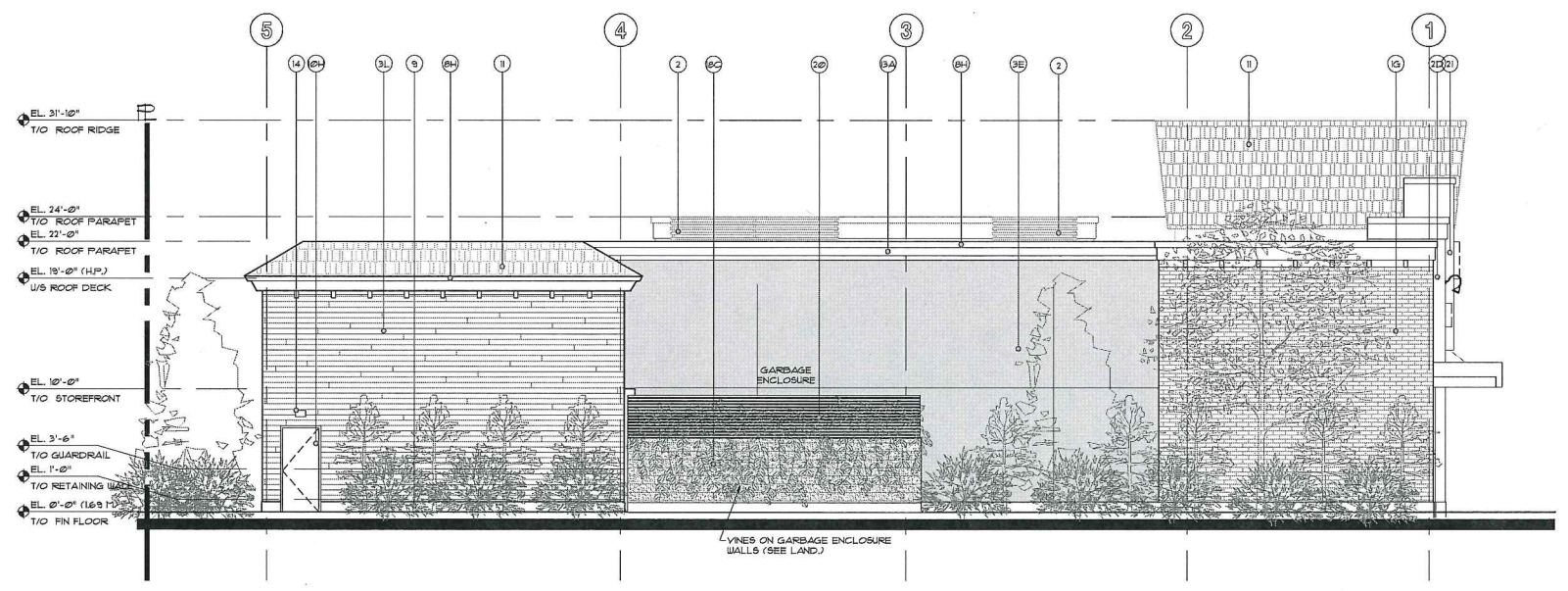
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Plan 15 Mar 2, 2016  
 DP 15-713779

**COMMERCIAL DEVELOPMENT**  
 3888, 3890 & 3900 STEVENSON HIGHWAY, RICHMOND, B.C.  
**For G & B ESTATES AND WEST COAST PROJECTS**



**1 WEST ELEVATION**  
 SCALE: 3/16" = 1'-0"



**2 SOUTH ELEVATION**  
 SCALE: 3/16" = 1'-0"

**EXTERIOR MATERIALS:**

1	THIN BRICK VENEER
2	ROOF TOP UNIT SCREEN, PAINTED NAT. CEDAR SLATS
3	FIBRE CEMENT HORIZONTAL LAP SIDING
4	STEEL CANOPY
5	FIRE-RETARDANT FABRIC AWNING
6	PRE-FINISHED, LOW-E DOUBLE-GLAZED, THERMALLY BROKEN ALUMINUM STOREFRONT/WINDOWS
7	PRE-FINISHED, LOW-E DOUBLE-GLAZED, THERMALLY BROKEN ALUMINUM STOREFRONT DOORS
8	PRE-FINISHED METAL FLASHING
9	CONCRETE UPSTAND, SAGGERS FINISH
10	INSULATED METAL DOOR
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13	BUILT-UP CORNICE, FIBRE-CEMENT FASCIA/CLADDING
14	WALL-MOUNTED LIGHT FIXTURE
15	FIBRE-CEMENT TRIMS AND CASINGS
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18	SPLIT FACE CONCRETE BLOCK
19	GOOSENECK SIGNAGE LIGHTING
20	CEDAR SLAT SCREENWOOD FRAME, NAT. CEDAR FINISH
21	NOT USED
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**EXTERIOR COLOURS:**

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B	JAMES HARDIE, COBBLE STONE, JH40-10
C	JAMES HARDIE, MONTEREY TALPE, JH40-20
D	BENJAMIN MOORE PAINT, SHAKER BEIGE, HC-45
E	JAMES HARDIE, SANDSTONE BEIGE, JH50-20
F	JAMES HARDIE, HARRIS CREAM, JH50-10
G	TERRA COTTA
H	COLOUR TO MATCH ADJACENT FINISH
I	TENANT SIGNATURE RED
J	CLEAR ANODIZED
K	BENJAMIN MOORE PAINT, AMHERST GRAY, HC-161
L	JAMES HARDIE, NAVAJO BEIGE, JH50-10
M	JAMES HARDIE, HEATHERED MOSS, JH50-20
N	JAMES HARDIE, CHELSEA GREY

**SIGNAGE NOTE:**

**FASCIA SIGNAGE:**  
 INDIVIDUALLY CUT-OUT LETTERS  
 FACE-ILLUMINATED BY DECORATIVE GOOSENECK  
 LIGHT FIXTURES.  
 SIGNAGE LETTERS ATTACHED TO EXPOSED  
 MOUNTING CHANNEL, COLOUR TO MATCH ADJACENT  
 EXTERIOR CLADDING.



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 600-1140 WEST PENDER  
 VANCOUVER, BC V6E 4C3  
 TELEPHONE 604-687-2234  
 FACSIMILE 604-688-7461

project number **3428**  
 sheet title  
**BUILDING A**  
 EXTERIOR ELEVATIONS  
 date 2014/03/17 sheet number  
 scale AS NOTED  
 drawn YD/BA  
 checked B

DATE	REVISION	DESCRIPTION
12/14/2015	REVISED FOR DP	12/14/2015
11/20/15	ISSUED FOR PERMIT	11/20/15
11/16/15	REVISED FOR DP	11/16/15
11/12/15	REVISED FOR DP	11/12/15
11/7/15	REVISED FOR DP	11/7/15
10/27/15	REVISED FOR DP	10/27/15
10/26/15	REVISED FOR DP	10/26/15
10/22/15	REVISED FOR DP	10/22/15
10/21/15	REVISED FOR DP	10/21/15
10/19/15	REVISED FOR DP	10/19/15
10/16/15	REVISED FOR DP	10/16/15
10/14/15	REVISED FOR DP	10/14/15
10/13/15	REVISED FOR DP	10/13/15
10/12/15	REVISED FOR DP	10/12/15
10/9/15	REVISED FOR DP	10/9/15
10/9/15	REVISED FOR DP	10/9/15

NO.	REVISION	DESCRIPTION
1		
2		
3		
4		
5		

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Mar 2, 2016  
 Plan 16  
**DP 15-713779**

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 FACSIMILE (604) 688-7481

project number: 3428  
 sheet title: BUILDING B EXTERIOR ELEVATIONS  
 date: 2014/03/13  
 scale: AS NOTED  
 drawn: YD/LH  
 checked: EC  
**A-89.1**

\* SEPARATE PERMIT APPLICATIONS REQUIRED FOR ALL SIGNS/SIGNAGE (TYP.)

**1 SOUTH ELEVATION**  
A-B3 SCALE: 3/16" = 1'-0"

**2 NORTH ELEVATION**  
A-B3 SCALE: 3/16" = 1'-0"

**3 EAST ELEVATION**  
A-B3 SCALE: 3/16" = 1'-0"

**4 WEST ELEVATION**  
A-B3 SCALE: 3/16" = 1'-0"

**EXTERIOR MATERIALS & COLOURS:**

1	THIN BRICK VENEER
2	ROOF TOP UNIT SCREEN PAINTED NAT. CEDAR SLATS
3	FIBRE CEMENT HORIZONTAL LAP SIDING
4	STEEL CANOPY
5	FIRE-RETARDANT FABRIC AWNING
6	PRE-FINISHED, LOW-E DOUBLE-GLAZED, THERMALLY BROKEN ALUMINUM STOREFRONT WINDOWS
7	PRE-FINISHED, LOW-E DOUBLE-GLAZED, THERMALLY BROKEN ALUMINUM STOREFRONT DOORS
8	PRE-FINISHED METAL FLASHING
9	CONCRETE UPSTAND, SACKRUB FINISH
10	INSULATED METAL DOOR
11	ASPHALT SHINGLE ROOF, SLATE GRAY
12	SIGNAGE BY TENANT
13	BUILT-UP CORNICE, FIBRE-CEMENT FASCIA/CLADDING
14	WALL-MOUNTED LIGHT FIXTURE
15	FIBRE-CEMENT TRIMS AND CASINGS
16	FIBRE-CEMENT ROOF FASCIA
17	METAL SIGNAGE MOUNTING CHANNEL
18	SPLIT FACE CONCRETE BLOCK
19	GOOSENECK SIGNAGE LIGHTING
A	BENJAMIN MOORE PAINT, SIMPLY WHITE, OC-11
B	JAMES HARDIE, COBBLE STONE, JH40-10
C	JAMES HARDIE, MONTEREY TAUPÉ, JH40-20
D	BENJAMIN MOORE PAINT, SHAKER BEIGE, HC-45
E	JAMES HARDIE, SANDSTONE BEIGE, JH30-20
F	JAMES HARDIE, HARRIS CREAM, JH30-10
G	TERRA COTTA
H	COLOUR TO MATCH ADJACENT FINISH
I	TENANT SIGNATURE RED
J	CLEAR ANODIZED
K	BENJAMIN MOORE PAINT, A1-HERST GRAY, HC-161
L	JAMES HARDIE, NAVAJO BEIGE, JH30-10
M	JAMES HARDIE, HEATHERED MOSS, JH50-20
N	JAMES HARDIE, CHELSEA GRAY

**SIGNAGE NOTE:**

**FASCIA SIGNAGE:**  
 INDIVIDUALLY CUT-OUT LETTERS FACE-ILLUMINATED BY DECORATIVE GOOSENECK LIGHT FIXTURES.  
 SIGNAGE LETTERS ATTACHED TO EXPOSED MOUNTING CHANNEL, COLOUR TO MATCH ADJACENT EXTERIOR CLADDING.

10/14/2015	REVISED FOR DP
9/16/2015	REVISED FOR SP REF
8/16/2015	REVISED FOR DP
7/16/2015	REVISED FOR DP
6/15/2015	REVISED FOR DP
5/13/2015	REVISED FOR DP
4/15/2015	ISSUED FOR DP
3/15/2015	REVISED FOR RZ
2/15/2015	REVISED FOR RZ
1/14/2015	ISSUED FOR RZ/DP
no by/m/ab	description
revisions	

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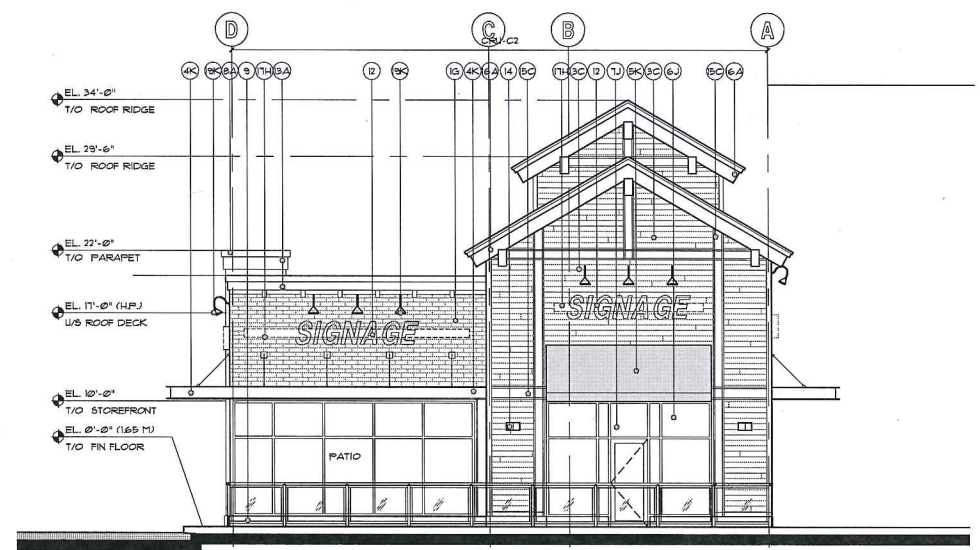
Plan 17 Mar 2, 2016  
 DP 15-713779

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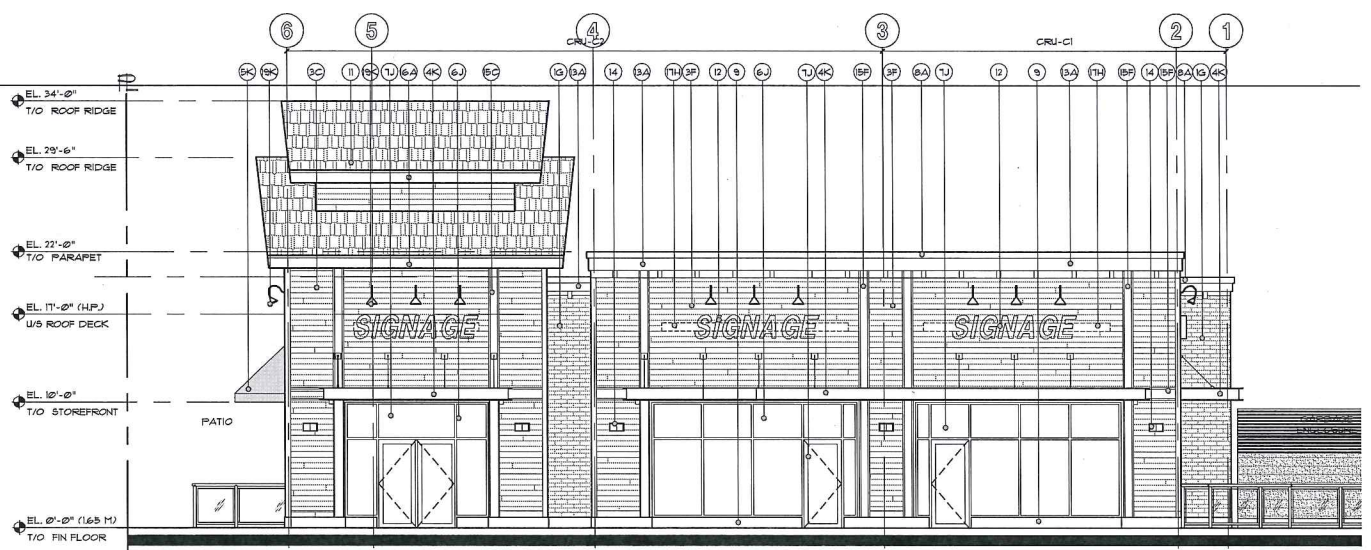


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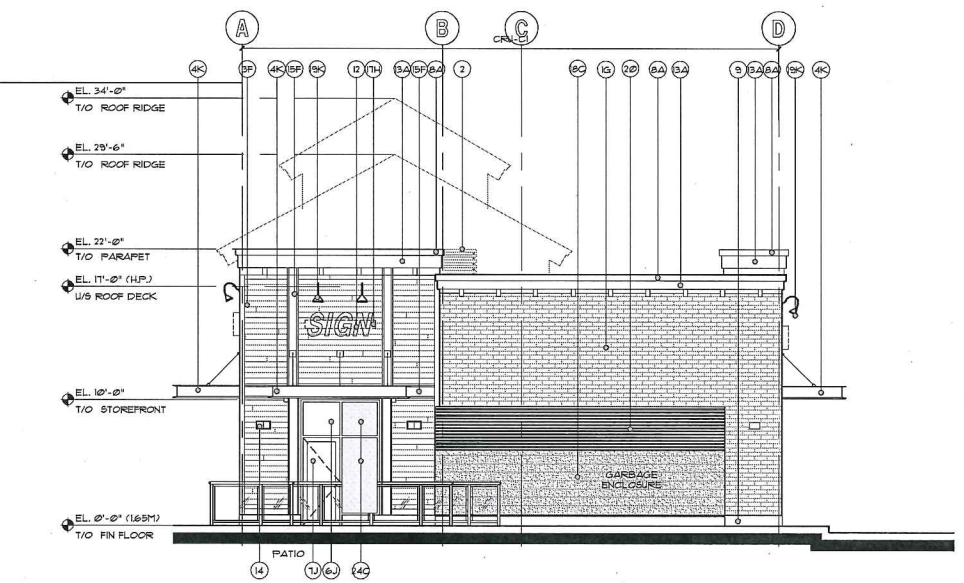
project number **3428**  
 sheet title **BUILDING C EXTERIOR ELEVATIONS**  
 date 2014/03/17  
 scale AS NOTED  
 drawn YES/LR  
 checked EC



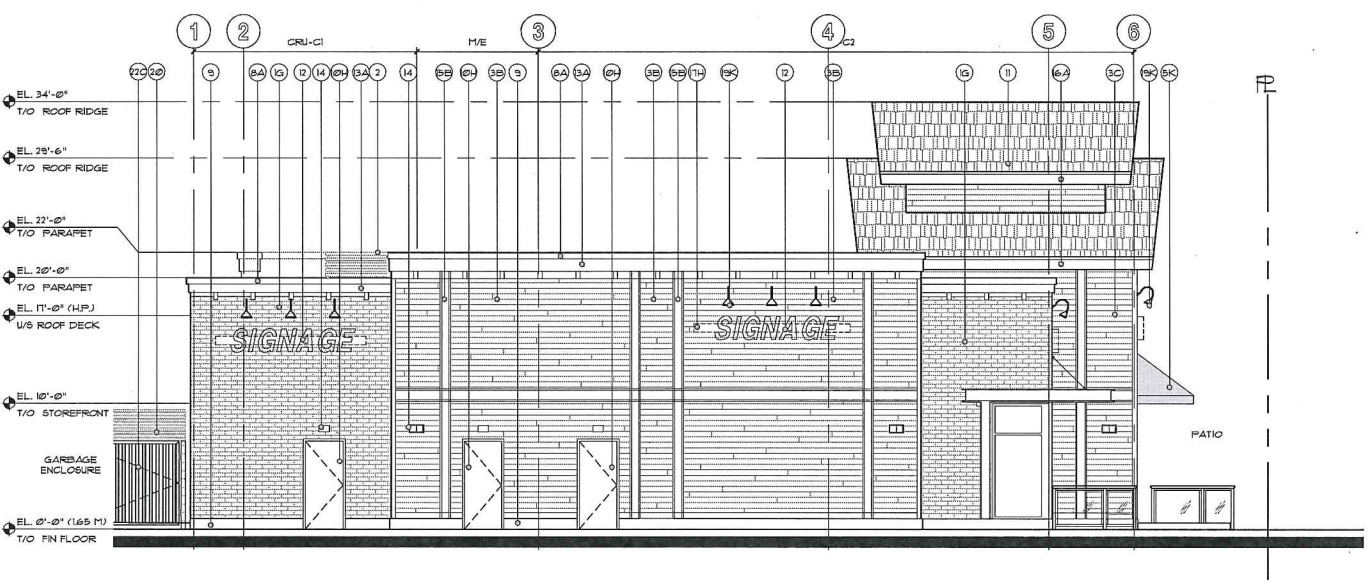
**1 EAST ELEVATION**  
 A-C3 SCALE: 3/16" = 1'-0"



**2 NORTH ELEVATION**  
 A-C3 SCALE: 3/16" = 1'-0"



**3 WEST ELEVATION**  
 A-C3 SCALE: 3/16" = 1'-0"



**4 SOUTH ELEVATION**  
 A-C3 SCALE: 3/16" = 1'-0"

**EXTERIOR MATERIALS:**

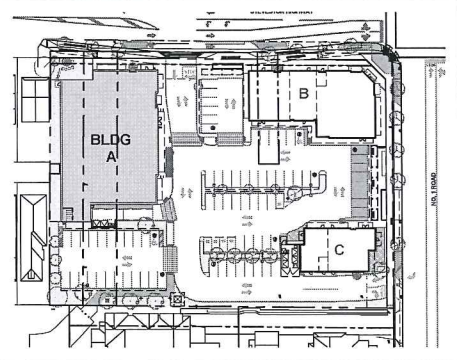
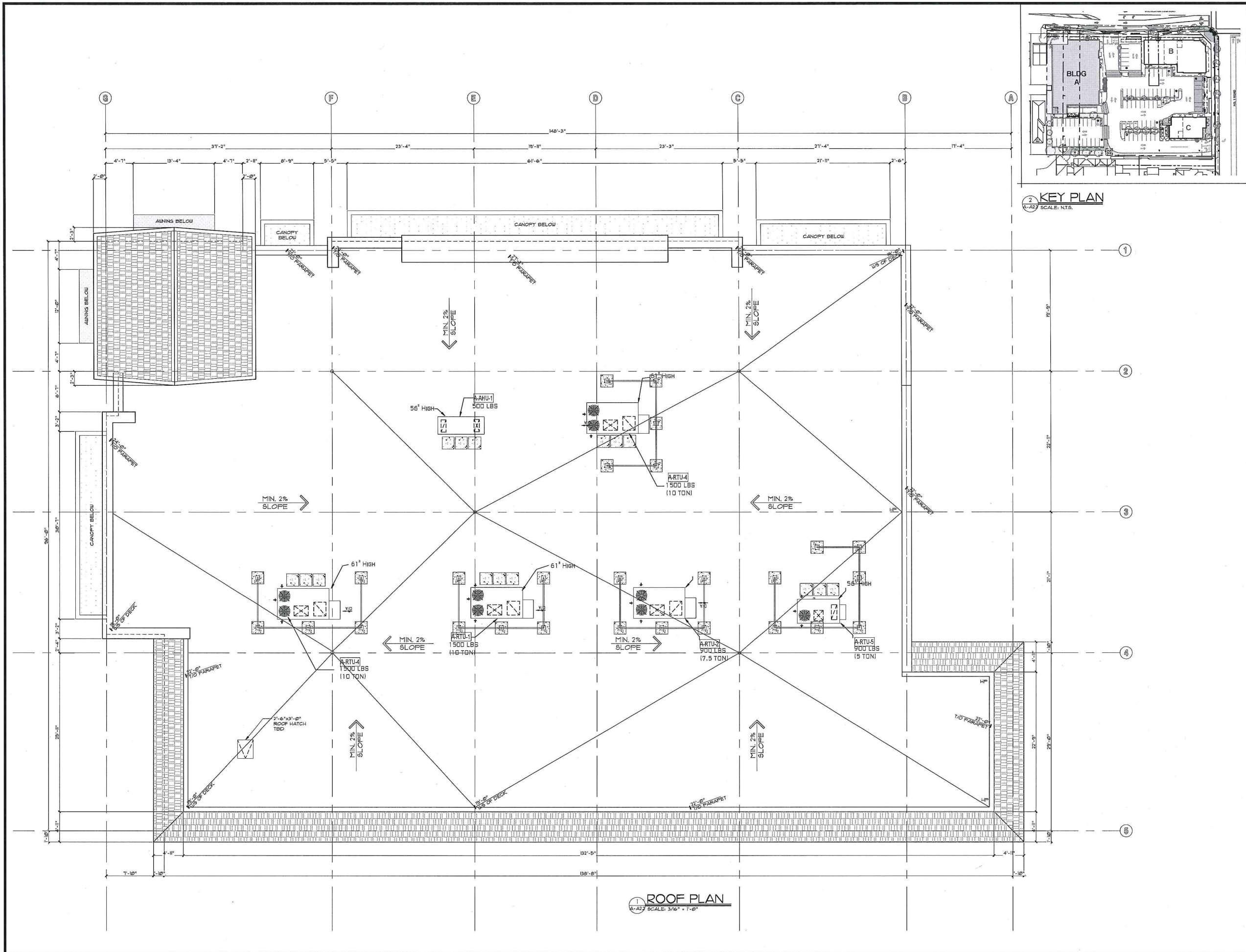
1	THIN BRICK VENEER	13	BUILT-UP CORNICE, FIBRE-CEMENT FASCIA/CLADDING
2	ROOF TOP LIN SCREEN, PAINTED NAT. CEDAR SLATS	14	WALL-MOUNTED LIGHT FIXTURE
3	FIBRE-CEMENT HORIZONTAL LAP SIDING	15	FIBRE-CEMENT TRIMS AND CASINGS
4	STEEL CANOPY	16	FIBRE-CEMENT ROOF FASCIA
5	FIRE-RETARDANT FABRIC AWNING	17	METAL SIGNAGE MOUNTING CHANNEL
6	PRE-FINISHED, LOW-E DOUBLE-GLAZED, THERMALLY BROKEN ALUMINUM STOREFRONT/WINDOWS	18	SPLIT FACE CONCRETE BLOCK
7	PRE-FINISHED, LOW-E DOUBLE-GLAZED, THERMALLY BROKEN ALUMINUM STOREFRONT DOORS	19	GOOSENECK SIGNAGE LIGHTING
8	PRE-FINISHED METAL FLASHING	20	CEDAR SLAT SCREEN/SHOOD FRAME, NAT. CEDAR FINISH
9	CONCRETE URNSTAND, SACKGRUB FINISH	21	NOT USED
10	INSULATED METAL DOOR	22	BUILT-UP CANOPY, FIBRE-CEMENT FASCIA/CLADDING
11	ASPHALT SHINGLE ROOF, SLATE GRAY		
12	SIGNAGE BY TENANT		

**EXTERIOR COLOURS:**

A	BENJAMIN MOORE PAINT, SPITLY WHITE, OC-11
B	JAMES HARDIE, COBBLE STONE, JH40-10
C	JAMES HARDIE, MONTEREY TAUPE, JH40-20
D	BENJAMIN MOORE PAINT, SHAKER BEIGE, HC-45
E	JAMES HARDIE, SANDSTONE BEIGE, JH36-20
F	JAMES HARDIE, HARRIS CREAM, JH80-10
G	TERRA COTTA
H	COLOR TO MATCH ADJACENT FINISH
I	TENANT SIGNATURE RED
J	CLEAR ANODIZED
K	BENJAMIN MOORE PAINT, AMHERST GRAY, HC-141
L	JAMES HARDIE, NAVALO BEIGE, JH30-10
M	JAMES HARDIE, HEATHERED MOSS, JH50-20
N	JAMES HARDIE, CHELSEA GRAY

**SIGNAGE NOTE:**

**FASCIA SIGNAGE:**  
 INDIVIDUALLY CUT-OUT LETTERS  
 FACE-ILLUMINATED BY DECORATIVE GOOSENECK  
 LIGHT FIXTURES.  
 SIGNAGE LETTERS ATTACHED TO EXPOSED  
 MOUNTING CHANNEL, COLOUR TO MATCH ADJACENT  
 EXTERIOR CLADDING.



2 KEY PLAN  
SCALE: N.T.S.

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

10/14/13/07	RE-ISSUED FOR DP
8/14/12/05	ISSUED FOR MP/RF
7/16/07/21	RE-ISSUED FOR DP
7/15/12/17	RE-ISSUED FOR DP
6/15/16/06	RE-ISSUED FOR DP
3/15/12/14	RE-ISSUED FOR DP
4/13/09/04	ISSUED FOR DP
3/15/12/19	RE-ISSUED FOR RZ
7/15/12/25	RE-ISSUED FOR RZ
1/14/09/28	ISSUED FOR RZ/DP
20/10/04/04	DESCRIPTION



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Plan 18 Mar 2, 2016  
DP 15-713779

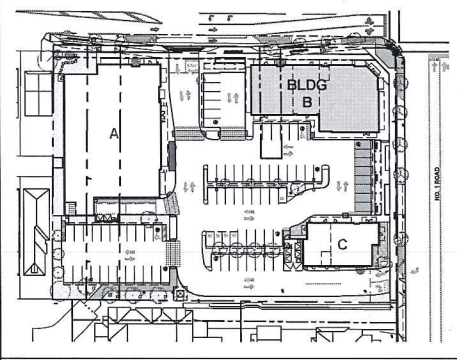
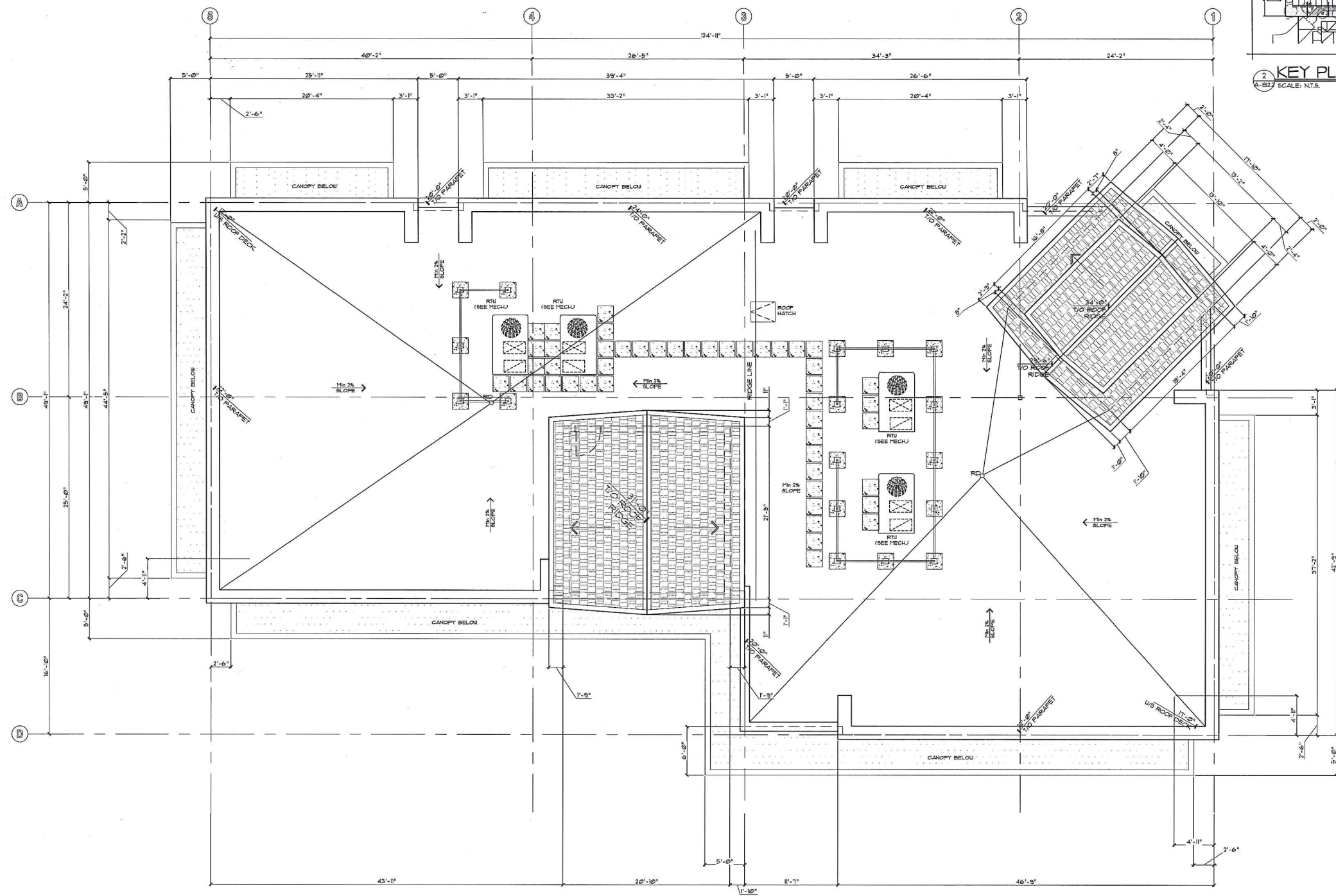
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For G & B ESTATES AND WEST COAST PROJECTS



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FACSIMILE (604) 688-7161

project number	3428
sheet title	BUILDING A ROOF PLAN
date	2014/03/17
scale	AS NOTED
drawn	BA/LR
checked	AV





2 KEY PLAN  
A-B22 SCALE: N.T.S.

1 ROOF PLAN  
A-B22 SCALE: 3/16" = 1'-0"

10/14/03	REVISED FOR SP
1/14/04	ISSUED FOR SP REV
8/6/07	REVISED FOR CP
7/15/12	REVISED FOR CP
10/10/04	REVISED FOR SP
1/14/04	ISSUED FOR SP
10/08/05	ISSUED FOR SP
10/02/10	REVISED FOR RZ
10/02/10	REVISED FOR RZ
1/14/04	ISSUED FOR RZ/CP
10/14/04	description
	revisions



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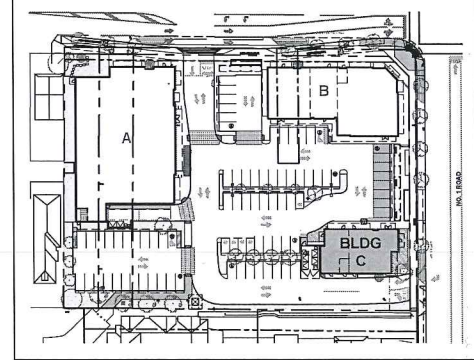
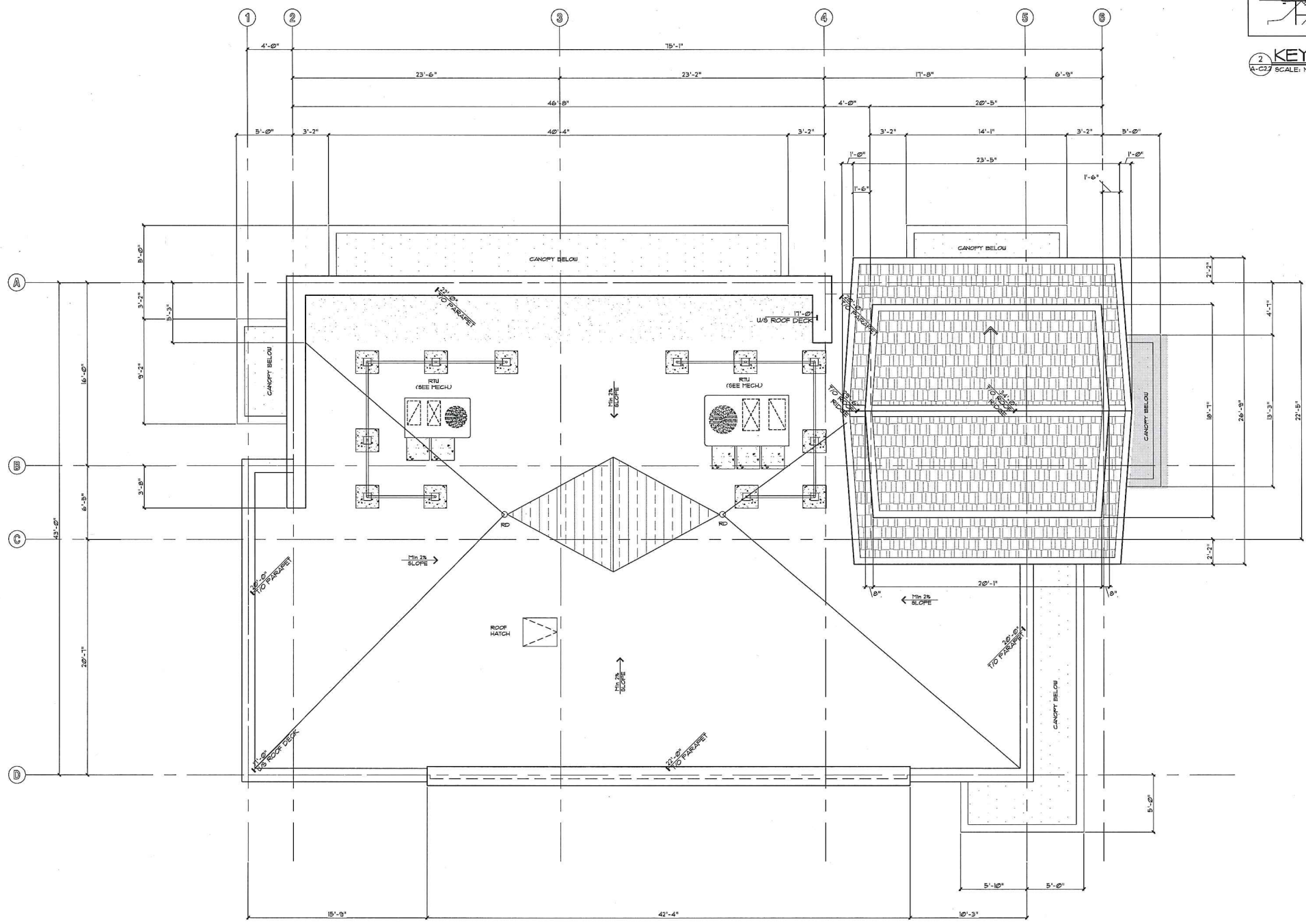
Plan 19 Mar 2, 2016  
DP 15-713779

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For G & B ESTATES AND WEST COAST PROJECTS



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TELEPHONE 604-687-2334  
FACSIMILE 604-688-7481

project number 3428  
sheet title BUILDING B ROOF PLAN  
date 2014/03/11 sheet number  
scale AS NOTED  
drawn BY AT  
checked BY



2 KEY PLAN  
SCALE: N.T.S.

1 ROOF PLAN  
SCALE: 1/4" = 1'-0"

10/14/2016	RE-ISSUED FOR DP
1/14/2017	ISSUED FOR SET
8/16/2017	RE-ISSUED FOR DP
7/18/2017	RE-ISSUED FOR DP
6/15/2017	RE-ISSUED FOR DP
5/15/2017	RE-ISSUED FOR DP
4/15/2017	ISSUED FOR DP
3/15/2017	RE-ISSUED FOR RZ
2/15/2017	RE-ISSUED FOR RZ
1/14/2017	ISSUED FOR RZ/DP
10/14/2016	DESCRIPTION
	revisions



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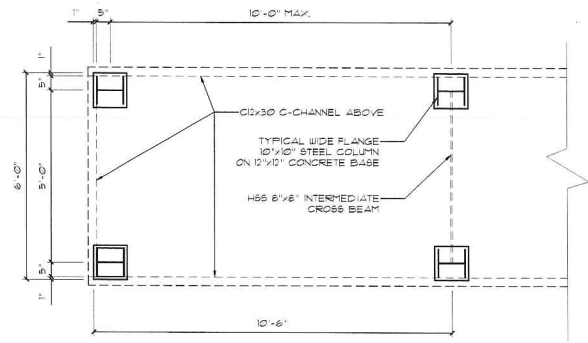
Plan 20 Mar 2, 2016  
DP 15-713779

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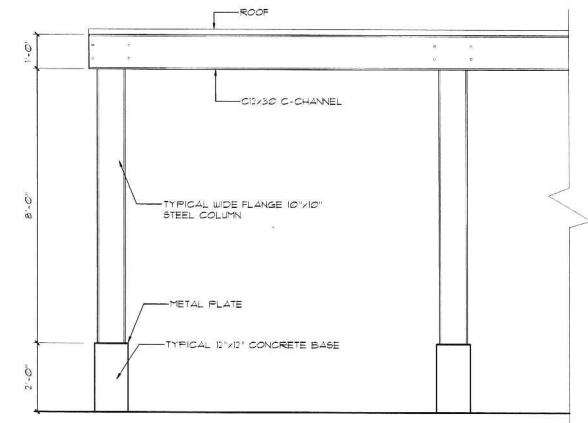


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TELEPHONE 604-687-2334  
FACSIMILE 604-688-7161

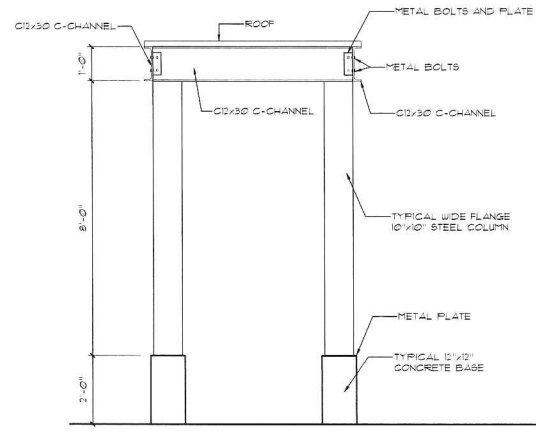
project number 3428  
sheet title **BUILDING C ROOF PLAN**  
date 2014/03/17 sheet number  
scale AS NOTED  
draw BY/IN A/G/2  
checked AV



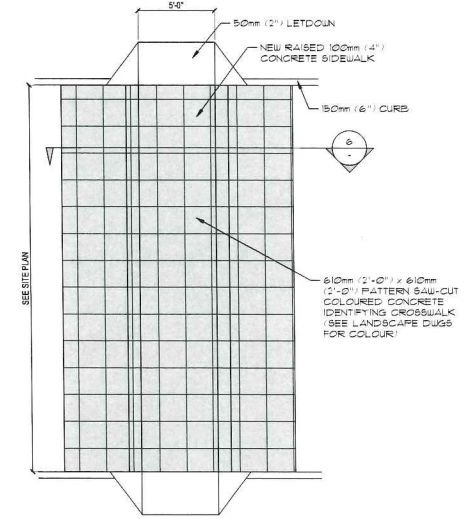
**1 PARTIAL STREETWALL CANOPY PLAN**  
SCALE: 1/2"=1'-0"



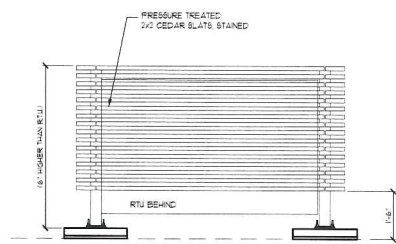
**2 PARTIAL STREETWALL CANOPY ELEVATION**  
SCALE: 1/2"=1'-0"



**3 SIDE ELEVATION**  
SCALE: 1/2"=1'-0"

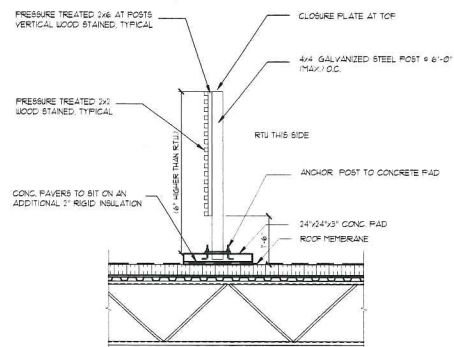


**5 RAISED SIDEWALK**  
SCALE: 3/16"=1'-0"

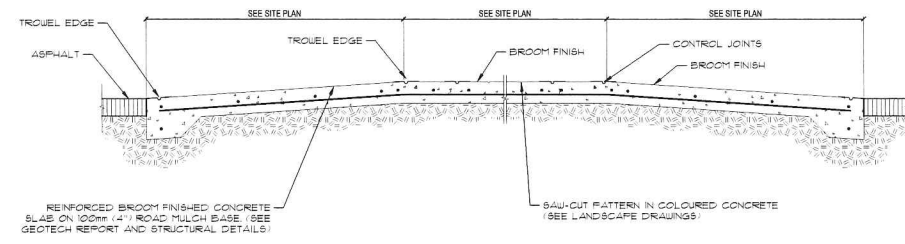


ELEVATION

**4 RTU SCREEN DETAILS**  
SCALE: NTS



SECTION



**6 RAISED SIDEWALK SECTION**  
SCALE: 3/4"=1'-0"

Plan 21 Mar 2, 2016  
DP 15-713779

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For G & B ESTATES AND WEST COAST PROJECTS



architects ltd.  
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TELEPHONE (604) 687-2334  
FACSIMILE (604) 688-7481

project number 3428

sheet title  
**SITE DETAILS**  
**RTU SCREEN DETAILS**

date 2014/03/11 sheet number  
status AS NOTED  
author  
checked PY A15  
discussed EDC

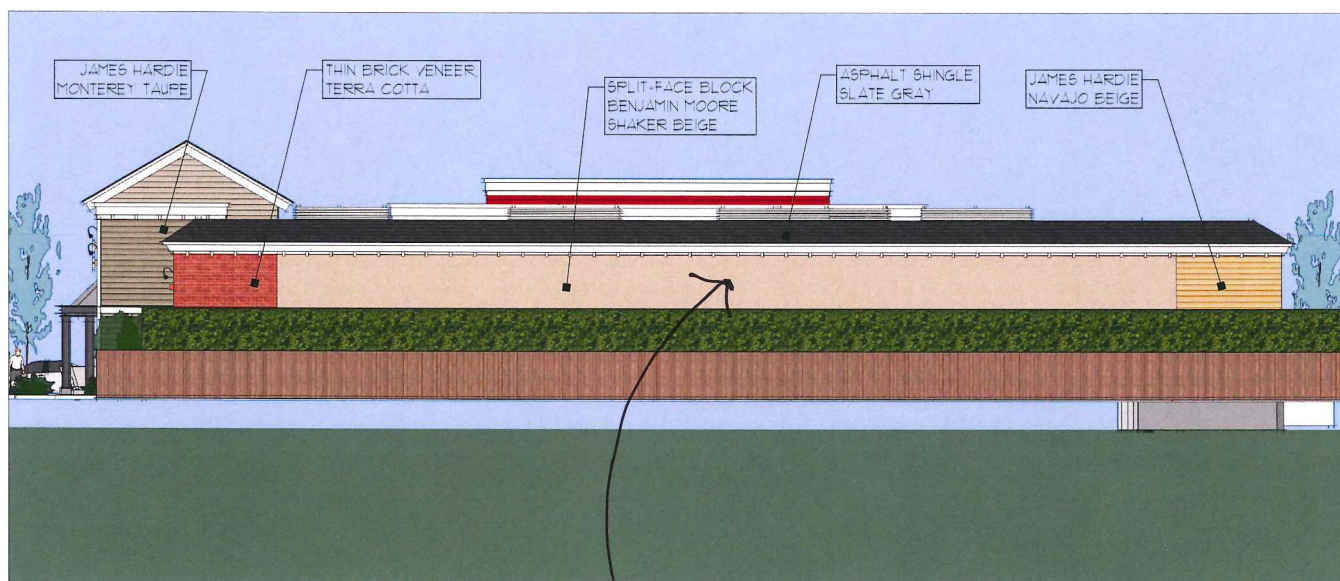
7	16/01/21	RE-SSUED FOR RP
6	15/12/19	RE-SSUED FOR RP
5	15/10/19	RE-SSUED FOR RP
4	15/08/19	ISSUED FOR RP
3	15/05/19	RE-SSUED FOR RP
2	15/03/19	RE-SSUED FOR RP
1	14/09/18	ISSUED FOR RP
	03/02/18	REVISED



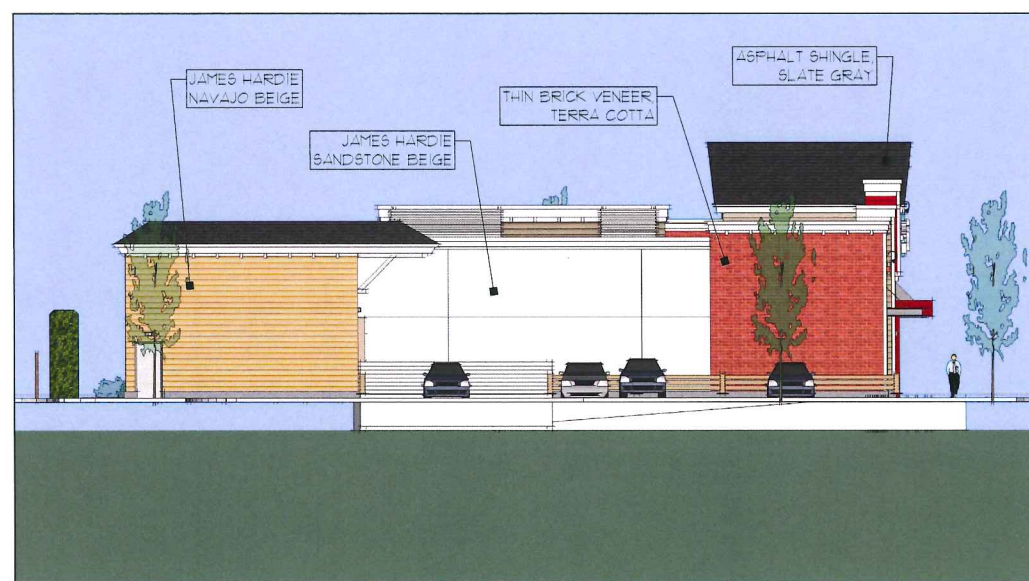
1 EAST ELEVATION  
SCALE: N.T.S.



2 NORTH ELEVATION  
SCALE: N.T.S.



3 WEST ELEVATION  
SCALE: N.T.S.



4 SOUTH ELEVATION  
SCALE: N.T.S.

SEE DP PLAN # 14  
FOR BLOCK PATTERN  
SMOOTH/ROUGH/COLOUR

Reference Plan Mar 2, 2016  
DP 15-713779

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FACSIMILE (604) 688-7481

project number 3428

sheet title BUILDING A EXTERIOR ELEVATIONS

date 2014/03/11  
scale AS NOTED  
sheet YJ/BA/LV  
drawing A-834c  
sheet EC

1	15/01/12	RE-SUBS FOR SP
2	15/02/12	RE-SUBS FOR SP
3	15/03/12	RE-SUBS FOR SP
4	15/04/12	OSHD FOR SP
5	15/05/12	RE-SUBS FOR SP
6	15/06/12	RE-SUBS FOR SP
7	14/08/12	OSHD FOR SP
8	14/09/12	OSHD FOR SP
9	14/10/12	OSHD FOR SP
10	14/11/12	OSHD FOR SP
11	14/12/12	OSHD FOR SP
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94	21/11/19	OSHD FOR SP
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96	22/01/20	OSHD FOR SP
97	22/02/20	OSHD FOR SP
98	22/03/20	OSHD FOR SP
99	22/04/20	OSHD FOR SP
100	22/05/20	OSHD FOR SP

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Reference Plan Mar 2, 2016  
**DP 15-713779**

**COMMERCIAL DEVELOPMENT**  
 3666, 3880 & 3900 STEVENSON HIGHWAY, RICHMOND, B.C.  
 For G & B ESTATES AND WEST COAST PROJECTS



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project number **3428**  
 sheet title  
**BUILDING B**  
**EXTERIOR ELEVATIONS**  
 date 2014/03/11 sheet number  
 scale AS NOTED  
 sheet YES  
 checked BY



**1 NORTH ELEVATION**  
 1/8" = 1'-0" SCALE: N.T.S.



**2 EAST ELEVATION**  
 1/8" = 1'-0" SCALE: N.T.S.



**3 SOUTH ELEVATION**  
 1/8" = 1'-0" SCALE: N.T.S.



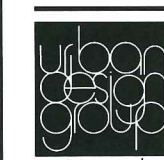
**4 WEST ELEVATION**  
 1/8" = 1'-0" SCALE: N.T.S.

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50	15/08/16	ISSUED FOR IP

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Reference Plan Mar 2, 2016  
**DP 15-713779**

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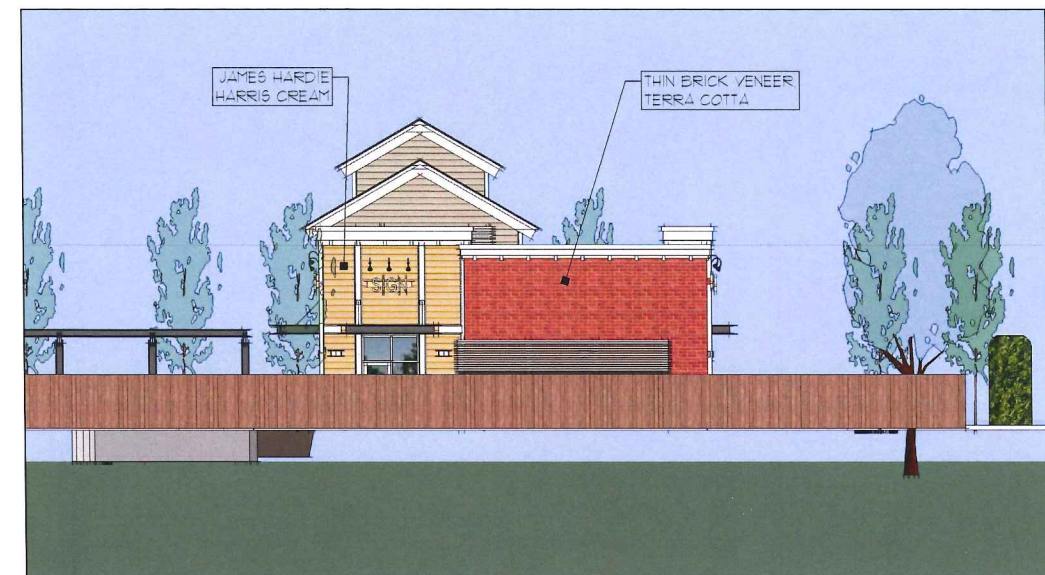
project number **3428**  
 sheet title

**BUILDING C**  
 EXTERIOR ELEVATIONS

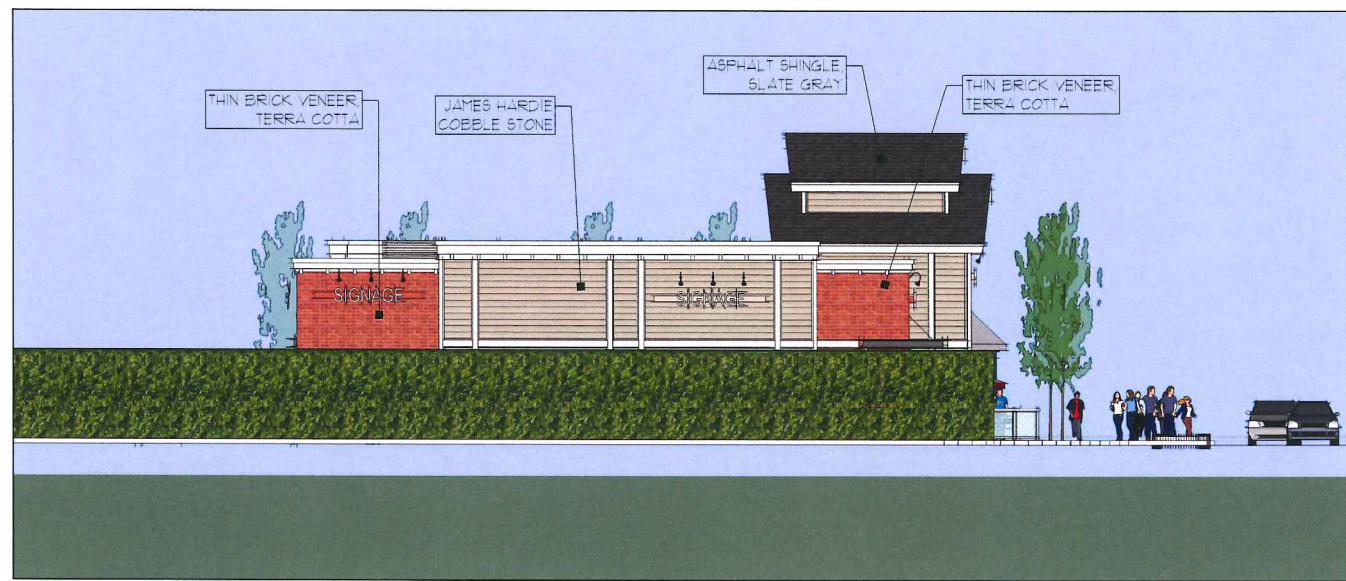
Rev. 2016/03/17 sheet number  
 Title AS NOTED  
 From 10  
 Marked A-C-3.1c  
 Date 02



**1 NORTH ELEVATION**  
 SCALE: N.T.S.



**2 WEST ELEVATION**  
 SCALE: N.T.S.



**3 SOUTH ELEVATION**  
 SCALE: N.T.S.



**4 EAST ELEVATION**  
 SCALE: N.T.S.



1 VIEW FROM INTERSECTION AT STEVESTON HWY AND NO.1 ROAD



2 VIEW FROM STEVESTON HWY WESTBOUND

1	12/15/12	ISSUED FOR PER
2	03/20/13	RE-ISSUED FOR DP
3	04/24/13	ISSUED FOR REVIEW
4	05/17/14	RE-ISSUED FOR DP
5	05/19/14	RE-ISSUED FOR DP
6	05/28/14	ISSUED FOR DP
7	08/07/14	RE-ISSUED FOR RT
8	02/03/15	RE-ISSUED FOR RT
9	04/08/15	ISSUED FOR REVIEW
10	04/16/16	DESCRIPTION

Reference Plan Mar 2, 2016  
**DP 15-713779**

**COMMERCIAL DEVELOPMENT**  
 3688, 3880 & 3900 STEVESTON HIGHWAY, RICHMOND, B.C.  
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project number **3426**  
 sheet title  
**STREETSCAPE IMAGES**  
 date: 2014/03/17 sheet number  
 scale: NS  
 date: 16  
 checked: EC



① VIEW FROM NO. 1 ROAD NORTHBOUND



② VIEW FROM INTERSECTION AT STEVESTON HWY AND NO.1 ROAD

NO.	DATE	DESCRIPTION
1	2014/03/17	ISSUED FOR IP
2	2014/03/17	RE-ISSUED FOR IP
3	2014/03/17	ISSUED FOR REVIEW
4	2014/03/17	RE-ISSUED FOR IP
5	2014/03/17	RE-ISSUED FOR IP
6	2014/03/17	RE-ISSUED FOR IP
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18	2014/03/17	RE-ISSUED FOR IP
19	2014/03/17	RE-ISSUED FOR IP
20	2014/03/17	RE-ISSUED FOR IP

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Reference Plan Mar 2, 2016  
**DP 15-713779**

**COMMERCIAL DEVELOPMENT**  
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project number: **3428**  
 sheet title:  
**STREETSCAPE IMAGES**  
 date: 2014/03/17 sheet number:  
 scale: NTS  
 drawn: 16  
 checked: EC  
**A-03**





City of  
Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** March 4, 2016

**From:** Wayne Craig  
Director of Development

**File:** DP 10-516068

**Re:** **Application by Andrew Cheung Architects Inc. on behalf of 1044577 BC Ltd. for a  
Development Permit at 6740 Cooney Road and 6731, 6751 Eckersley Road**

---

### Staff Recommendation

That a Development Permit be issued which would permit the construction of approximately 41 apartment units and eight (8) townhouse units at 6740 Cooney Road and 6731, 6751 Eckersley Road on a site zoned Mid Rise Apartment & Townhouse (ZLR26) – Brighthouse Village (City Centre).

  
Wayne Craig  
Director of Development

DN:blg  
Att.

## Staff Report

### Origin

Andrew Cheung Architects Inc., on behalf of 1044577 BC Ltd., has applied to the City of Richmond for permission to develop approximately 41 apartment units and eight (8) townhouse units above a partially submerged parking structure at 6740 Cooney Road and 6731, 6751 Eckersley Road. The site is being rezoned from “Single Detached (RS1/E)” to a new site specific zone, the “Mid Rise Apartment & Townhouse (ZLR26) – Brighthouse Village (City Centre)” zone under Bylaw 9241 (RZ 10-516067). Three (3) vacant single family homes are currently located on the subject site, which will be demolished.

A Servicing Agreement (SA) is required as a condition of rezoning bylaw adoption. The scope of the SA includes upgrading existing drainage works along the site’s Cooney Road, Eckersley Road and future Park Road frontages, improvements to the existing sanitary sewer works, and frontage upgrades, including the connection of Park Road between Cooney Road and Eckersley Road and new signalized traffic controls at the intersection of Cooney Road and the new portion of Park Road.

### Surrounding Development

The subject site is in the Brighthouse Village in an area designated for medium-density, mid-rise (4 to 8 storeys) housing under the City Centre Area Plan (CCAP) (Attachment 2). Development surrounding the subject site is as follows:

- To the north, two (2) City owned properties, which will be partially constructed as a new portion of Park Road as part of the subject development application, and north of the Park Road extension single-family lots zoned “Single Detached (RS1/E)” and designated General Urban T4 (15 m) in the Brighthouse Village in the CCAP.
- To the east, Eckersley Road, four-storey low rise apartments zoned “Low Rise Apartment (ZLR23) – Brighthouse Village (City Centre)” and designated Urban Centre T5 (25 m) in the Brighthouse Village in the CCAP.
- To the south, street level townhouses and two (2) residential towers on a parking podium zoned “High Rise Apartment (ZHR5) – Brighthouse Village (City Centre)” and designated Urban Centre T5 (25 m) in the Brighthouse Village in the CCAP.
- To the west, Cooney Road and a nine (9) unit townhouse development zoned “Town Housing (ZT46) – South McLennan and Brighthouse Village” and designated Urban Centre T5 (25 m) in the Brighthouse Village in the CCAP.

### Development Information

The subject site is comprised of the three (3) remaining undeveloped lots within the block (6740 Cooney Road and 6731, 6751 Eckersley Road) and abuts Cooney Road, Eckersley Road, and as yet, unconstructed Park Road. The three (3) properties are proposed to be consolidated into one (1) “L” shaped lot with frontage on Cooney Road, the Park Road extension, and Eckersley Road.

The development proposal includes both townhouse units and an apartment building and the proposed building typologies would fit well within the neighbourhood. The proposed three-storey townhouse units are located on the narrower western portion of the lot and are oriented toward future Park Road. The proposed six-storey apartment building, which would accommodate most of the proposed building density, anchors the development at the northeast corner of the site. Vehicle access to the site and required on-site loading and collection areas are proposed along the Eckersley Road frontage. Provisions for pedestrian access are accommodated from each of the site's three (3) road frontages.

The attached Development Application Data Sheet (Attachment 1) provides a comparison of the proposed development data with the relevant Bylaw requirements.

### **Related Policies and Bylaws**

The applicant is required to comply with City bylaws and policies. In applicable cases, the terms are in the process of being secured through the associated rezoning application (RZ 10-516067).

#### Official Community Plan (OCP)/City Centre Area Plan (CCAP)

The site is designated "Mixed Use" in the Official Community Plan (OCP), which supports the proposed residential use. The site is located within the Brighthouse Village in the CCAP in an area that is intended for medium-density, mid-rise (4 to 8 storeys) housing, which permits the proposed use and density (Attachment 2).

#### Flood Plain Designation and Protection (Bylaw 8204)

In accordance with the Flood Management Strategy, registration of a Flood Indemnity Restrictive Covenant is required prior to rezoning bylaw adoption.

#### Affordable Housing Strategy

In accordance with provisions in the Affordable Housing Strategy for smaller townhouse and apartment developments that consist of less than 80 units, the applicant will make a cash contribution to the affordable housing reserve fund in accordance with the Affordable Housing Strategy, secured through the associated rezoning application.

#### OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject property is located within Aircraft Noise Policy Area 4 (Aircraft Noise Notification Area) where all aircraft noise sensitive land uses may be considered. Registration on title of the City's standard aircraft noise sensitive use covenant is required as a condition of rezoning bylaw adoption. The applicant has provided an acoustical evaluation report that considers aircraft noise impacts and identifies suitable window gazing standards and recommends installation of weather stripping on exterior doors. In addition, all units would have central air conditioning; therefore, it would not be necessary for residents to open a window during warm weather.

#### OCP Sustainability Policy

- As a condition of rezoning bylaw adoption, the applicant is required to register a legal agreement on title to secure connection of the subject development to a future City Centre District Energy Utility (DEU).

- In accordance with the policies and requirements of the CCAP, the proposed development will be constructed to achieve LEED Silver equivalency. The applicant has provided a list of sustainability features that would be incorporated to ensure the development proposal achieves LEED Silver equivalency (Attachment 3).

#### OCP Accessibility Policy

- Of the 49 units proposed, all 41 apartment units would be constructed to be fully accessible in accordance with the Basic Universal Housing Features provisions outlined in Section 4.16 of the Zoning Bylaw. The applicant has proposed to apply the associated density exclusion of 1.86 m<sup>2</sup> (20 ft<sup>2</sup>) per unit.
- All of the proposed units would incorporate aging in place features to accommodate mobility constraints associated with aging. These features include stairwell handrails; lever-type handles for plumbing fixtures and door handles; and solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.
- The proposed development would provide barrier-free access to the residential lobby and indoor and outdoor amenity space.

#### OCP Crime Prevention Through Environmental Design (CPTED)

The development proposal would include standard CPTED features, which are articulated by the applicant in Attachment 3.

#### Public Art Program (Policy 8703)

In response to the City's Public Art Program (Policy 8703), prior to rezoning bylaw adoption, the applicant will make a voluntary contribution to the City's Public Art Reserve Fund (e.g. \$37,935.00).

#### **Rezoning and Public Hearing Results**

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage:

- Articulation and review of proposed building materials and colors;
- Provision of geotechnical information to confirm the elevation of the proposed semi-submerged parking;
- Development of a landscape plan that includes perimeter landscaping, landscaping of the building wall above the parking access ramp, and a minimum of 34 replacement trees on-site; and
- Provision of hard surface landscaping details to minimize the impact of the service access character of Eckersley Road, which accommodates on-site loading, a collection holding area, and vehicle access to the parking area.

In response to these issues, the plans attached to this report provide material and color details, a landscape plan that includes both confirmation that on-site tree planting will significantly exceed the minimum tree replacement requirement and hard surface landscaping details to minimize interruption of the pedestrian realm along Eckersley Road. The applicant has provided a geotechnical report confirming the feasibility of constructing the proposed semi-submerged parking.

The Public Hearing for the rezoning of this site was held on May 19, 2015 and the application was given second and third readings. Five (5) written submissions were received expressing the following concerns:

- The proposed development will increase traffic volume along Eckersley Road, create safety concerns, and result in on-street parking.

*The City Centre Transportation Plan identified the need to improve access and connectivity within the City Centre between the Canada Line Brighthouse station and the Cooney Road neighbourhood. The extension of Park Road between Cooney Road and Eckersley Road is an important component of that network. Its introduction as part of the subject application will accommodate pedestrians, cyclists and vehicular circulation while encouraging walking and cycling by shortening the existing city block. Signal lights would be installed at the Cooney Road and Park Road intersection to manage traffic flow and improve safety. Vehicle access to the proposed development is proposed at the southern end of the site from the Eckersley Road frontage to minimize potential conflict with traffic at existing and future road intersections. Sixty four (64) parking stalls would be provided within the development, which complies with the Zoning Bylaw requirement.*

*The development proposal includes measures to support use of alternative transportation including:*

- *A Transportation Demand Management (TDM) strategy supported by Transportation staff that incorporates a bike lane along Cooney Road and on-site benches to encourage walking and interaction at street level;*
  - *On-site secure bike parking that exceeds the Bylaw requirement; and*
  - *Installation of signal lights at the Cooney Road and future Park Road intersection.*
- Northeast views from the existing southern adjacent development would be obstructed.

*Although the CCAP supports 25.0 m (82 ft.) building height on the subject site, the subject development proposes to introduce a range of building heights. The maximum height proposed on-site is 23 m (75 ft.) for the apartment building located on the northeast corner of the site. The remainder of the site would be developed as townhouses. The proposal to develop a combination of apartment and townhouse units on-site and to vary building height minimizes the impact on views from the existing southern development.*

At Public Hearing, staff was directed to examine Zoning Bylaw 8500 bicycle parking stall requirements for multi-residential units.

*Transportation is in the process of reviewing the Parking and Loading Requirements of the Zoning Bylaw and anticipates bringing forward any proposed amendments for Council's consideration in a separate report in late Spring 2016. Although Transportation staff are still reviewing the referral, the project proponent has increased the number of on-site bicycle parking spaces and proposes to exceed the Bylaw requirement of 62 stalls by nineteen (19) additional stalls, for a total of 81 stalls.*

### **Urban Design Response**

The applicant has satisfactorily addressed the significant urban design issues identified during the Development Permit application review process. The proposal addresses the urban design objectives of the OCP and CCAP Development Permit Guidelines and the CCAP Mixed Use-Mid-Rise Residential and Limited Commercial Sub Area Guidelines.

### ***Advisory Design Panel Comments***

The current proposal incorporates changes in response to comments from the Advisory Design Panel (ADP) on June 3, 2015. Members of the ADP appreciated many elements of the proposed design including the scale and proportions of the development proposal, treatment along the road frontages, townhouse articulation and rhythm, and resolution of waste and recycling collection requirements. Members provided suggestions for further design development, in particular, consideration of an alternative to cedar cladding and some members suggested design development to the apartment penthouse level canopy design. A copy of the relevant excerpt from the ADP Minutes from June 3, 2015 is attached for reference (Attachment 4). The design response from the applicant has been included immediately following the specific comments from members of the Advisory Design Panel and is identified in '***bold italics***'.

### ***Conditions of Adjacency & Streetscape***

- The proposed development would not significantly affect existing or future development that is located across any of the site's road frontages with regards to shadow, view or privacy/overlook impacts.
- The impact of the proposed development on north views from the existing southern residential tower is limited. The apartment building footprint is restricted to the northeast corner of the site, proposed on-site roof heights vary, and the rooftop materials would be arranged to introduce a pattern to address overlook impacts from adjacent taller residential tower units.
- Overall, the variety and siting of the proposed buildings softens the transition between the southern existing residential towers, low-rise and mid-rise development across Cooney Road and Eckersley Road respectively, and future low rise development on the north side of Park Road.
- Redeveloping the single family lots in this area involves incrementally relocating the sanitary sewer, which straddles the rear property lines between lots, to Eckersley Road. At the time the southern adjacent parcels were consolidated and redeveloped, the developer was unable to develop within the 3 m (10 ft.) wide sanitary right of way that is located on the portion of the site that abuts the rear property line shared with 6571 Eckersley Road. As development of the subject site would complete the process of relocating the sanitary within this block, the pipe would be filled and abandoned. The resulting void between the existing southern development and the subject development would be a safety concern that becomes visually unsightly as it fills with debris and/or stagnant water. To address this concern, the applicant has provided the City with a letter of commitment to offer to fill the gap area. The applicant has also provided staff with a copy of the letter sent to the adjacent strata that outlines the concern and offers to fill the space
- Through the associated rezoning process, a series of dedications and improvements will be undertaken to enhance the public realm. These measures include road widening and

introduction of a City Centre standard sidewalk and boulevard along Cooney Road and Eckersley Road, and construction of Park Road between Cooney Road and Eckersley Road.

- The proposed development would contribute to activity and animation along the site's road frontages by:
  - Defining the street edges with townhouses oriented toward future Park Road on the western half of the site, and a mid-rise apartment with active uses oriented toward both Park Road and Eckersley Road on the eastern portion of the site.
  - Supporting connectivity between private uses and the street by including individual unit patios and stairways to the road frontage, orienting active internal uses within units toward the street, providing pedestrian entries to the site and access to the common outdoor amenity area from each of the three (3) adjacent roads, and supplying outdoor benches along the perimeter of the site.
  - Maximizing landscaping opportunities to enhance the public realm along the Eckersley Road streetscape where the public realm is interrupted by vehicle access to the parking podium and a required on-site loading/collection area.

### ***Site and Functional Planning***

- The site's L-shape geometry influenced the site plan including selection and organization of building typologies and on-site allocation of density. Townhouse units on the narrower western portion of the site are not only an appropriate building form for this portion of the site based on the units' exposure to light and interface with the adjacent roads, but also acknowledge the existing and future context, which is characterized by low rise development west of adjacent Cooney Road and north of the Park Road extension. Anchoring the development with an apartment structure on the northeast portion of the site accommodates the bulk of the proposed development density within a building typology that softens transition between adjacent existing residential towers and a four (4) storey apartment building.
- The site's long 75 m (245 ft.) Park Road frontage is interrupted by a pedestrian link to the internal courtyard and internal pathway system, which would contribute to a pedestrian presence along Park Road. The proposed pathway width allows light penetration, variation in hard surface treatment, and incorporation of windows and openings in the adjacent building elevations that all contribute to a safe and inviting environment.
- The proposal includes 372 m<sup>2</sup> (4,006 ft<sup>2</sup>) of outdoor amenity space located on the southern portion of the site adjacent to 115 m<sup>2</sup> (1,237 ft<sup>2</sup>) of indoor amenity space that includes an exercise room and games room. The outdoor amenity space, particularly the proposed tree grove along the western boundary, would screen and soften the interface with the existing southern development's parkade edge, which is higher than the finished elevation of the proposed outdoor amenity area.
- All units have approximately 6m<sup>2</sup> (65 ft<sup>2</sup>) of private outdoor amenity space in accordance with OCP guidelines.
- On-site loading and access to the parkade would be accommodated at the southern end of the development's Eckersley Road frontage. Strategic hard and soft landscaping, which is discussed in a subsequent section of this report, are used to minimize interruption of the public realm.

### ***Parking & Loading***

- Resident and visitor parking would be enclosed within a single storey, semi-submerged parking podium, with access provided at the south easterly end of the site. Ten (10) visitor parking stalls are provided on-site in accordance with the Zoning Bylaw. The bylaw required number of resident parking stalls may be reduced by up to a maximum of 10% (from 59 to 54 resident parking stalls) conditional to the implementation of Transportation Demand Management (TDM) measures that are supported by Transportation staff. A total of 54 resident parking stalls are proposed, which is supported by Transportation staff conditional to the project proponent undertaking the following TDM measures:
  - Installation of a bench mounted on a concrete pad along each of the site's three (3) road frontages. The benches are shown within the property lines in the attached site plan. The benches are integrated into the design of the terraced landscaped retaining wall and will remain accessible to the public; and
  - Construction of a bike lane along Cooney Road through the required Servicing Agreement.
- Both long term and short term bicycle parking is provided on-site. Ten (10) short term bicycle stalls would be provided within proximity of the apartment lobby. Subsequent to Public Hearing, the applicant has increased the number of proposed on-site long term bicycle parking stalls from the 62 stalls required by the Zoning Bylaw to 84 stalls within the parkade.
- The applicant has demonstrated, to the satisfaction of Transportation staff, that loading vehicles can be accommodated on-site within the designated on-site truck parking area.
- Through the associated SA, a layby will be introduced along the Eckersley Road frontage to accommodate garbage/recycling collection. To ensure the parkade driveway would not be blocked at any time by loading or collection and that two (2) lanes of traffic on Eckersley Road will remain clear at all time, signage would be installed to ensure the layby parking area is available for use only by collection vehicles.
- The proposed development would provide electric vehicle charging infrastructure in accordance with the OCP and is noted on the attached architectural plans.

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

The CCAP suggests that development within this part of the Brighthouse Village introduce medium density, mid-rise housing to establish an appealing and intimate residential character. The development includes the following elements that contribute to the neighbourhood character:

- Modern, stylistically simple townhouses and an apartment building are proposed. The proposed color palate and building materials are consistent between the buildings. Horizontal hardi board siding and hardie panel in desert twilight and classic gray are the primary material proposed for both buildings.
- To strengthen the apartment building's presence at the corner of Eckersley Road and future Park Road, the roof height and parapet width is greater at the corner and the roof design includes a cantilever. To provide visual interest for the southern adjacent development, the roof, which is proposed to be treated with reflective white granules to minimize solar gain, includes gray stripes to introduce a pattern to the apartment's roof top.
- The northeast corner of the apartment building includes building recesses, variation in the outdoor patio arrangement between the 5<sup>th</sup> and 6<sup>th</sup> storey of the building, and changes to the exterior cladding pattern to add interest and break up the mass of the building.



- A cantilevered extension of the building provides weather protection at the apartment building's lobby entrance and weather protection is provided at each townhouse entry.

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

In accordance with CCAP guidelines for this sub area, the proposed landscape plan proposes enhanced shared landscaped areas and supports connectivity with the street. Specifically, the plans include the following provisions:

- Within the property lines, the ground level public realm includes a repeating pattern of landscaped terraced retaining walls. In accordance with CCAP guidelines, the elevation between the sidewalk elevation and outdoor patios and building entries would be no greater than 1.5 m (5 ft.). These areas are planted with a variety of trees, shrubs and grasses. Granite tile pavers at the ground level are proposed to identify the primary apartment building entry located on the site's Park Road frontage. Landscaping, including Magnolia trees, shrubs and groundcover, would screen the exposed wall of the required access ramp. The building recess overhanging the driveway access is planted with shade resistant perennials.
- First level private patios throughout the development are treated with a combination of hydra-pressed concrete pavers, shrubs, a Yew hedge and at least one (1) tree.
- Unit concrete paving is proposed for the internal pedestrian linkages on-site and connection to the outdoor amenity area. The proposed podium level outdoor amenity space includes active and passive areas and is sited on a southern portion of the site abutting the existing southern adjacent residential tower development. The common space would accommodate an amenity patio with direct access to the indoor amenity space, an open lawn area, a children's play area that includes a children's play hut that is designed to encourage active play, and a columnar tree grove that includes a children's discovery step stone path.
- Wall mounted illumination would be installed along pathways and within semi-private outdoor spaces. The outdoor amenity area would also include bollard illumination fixtures.
- Landscape features are used to minimize necessary interruptions of the public realm along the site's Eckersley Road frontage. Unit concrete paving is proposed for the required on-site loading space and the width of the planting islands on either side of the parking access have been designed to accommodate a tree in addition to shrubs and grasses. To minimize the impact of the garbage/recycling holding area that would be used only to accommodate scheduled collection, reinforced grass rings would be used within the boulevard.
- Through the associated rezoning application review process, the City Tree Protection Coordinator and Parks arboriculture staff reviewed an Arborist Report and associated tree plan submitted by the applicant and support removal of 17 on-site trees that are in poor condition and removal of 14 trees on City property that are located within future Park Road and associated sidewalk, curb, gutter and boulevard improvements. The applicant proposes to plant 68 trees on-site, which significantly exceeds the required minimum 34 replacement trees.

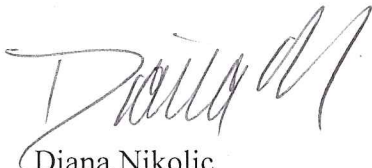
### ***Engineering***

- As identified during the associated rezoning review process, the existing sanitary main (statutory right of way J87135 Plan 44271), which crosses the proposed development site, is to be discharged and a new sanitary main introduced along Eckersley Road in accordance with the terms articulated in association with the SA.

- Excavation associated with the proposed parking level and preload required on the portion of the site proposed to be developed as a mid-rise apartment would impact the existing sanitary main. Therefore, prior to any excavation or preloading occurring on-site, the applicant is required to submit preload and/or geotechnical information and complete the installation of a new sanitary main to Engineering's satisfaction.

### Conclusions

The proposed development is responsive to the City of Richmond's urban design objectives within the Brighthouse Village of the City Centre. While responding to CCAP urban design objectives, the proposal consciously responds to site specific constraints by proposing both townhouses and a mid-rise apartment above a partially submerged parking structure. The proposal minimizes impacts on nearby properties and facilities transition between the existing range of building types and densities within the area that are a result of incremental redevelopment within this neighbourhood that occurred prior to adoption of the CCAP. Based on the proposal's design response to the objectives of the CCAP and the site context, staff support the development proposal.



Diana Nikolic  
Senior Planner (Urban Design)  
(604-276-4040)

DN:blg

Attachment 1: Data Sheet

Attachment 2: Brighthouse Village Specific Land Use Map

Attachment 3: Sustainability and CPTED Provisions List (provided by applicant)

Attachment 4: Advisory Design Panel Minutes & Applicant Responses (inserted in bold italics)

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 \$274,706.30.
- City acceptance of the developer's voluntary contribution in the amount of \$12,475.00 (i.e. \$0.25/ft<sup>2</sup> of buildable area, excluding affordable housing) to future City community planning studies, as set out in the City Centre Area Plan.
- Submission of a preload plan to the satisfaction of Engineering. The pre-load plan is to show the extent of the required pre-load and an assessment of the pre-load's impact to the existing sanitary main that crosses the proposed development (statutory right of way J87135 Plan 44271). If the existing sanitary main will be impacted, the ultimate sanitary main along new Park Road (as indicated in the SA terms associated with the Rezoning Considerations) needs to be constructed and operational prior to installation of pre-load.
- Submission of a geotechnical report to the satisfaction of Engineer. If the depth of proposed excavation will conflict with the existing sanitary main that crosses the proposed development (statutory right of way J87135 Plan 44271), the ultimate sanitary main along new Park Road (as indicated in the SA terms associated with the Rezoning Considerations) needs to be constructed and operational prior to foundation excavation.

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 Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadway (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Development Permit processes.
- Submission of confirmation whether the southern adjacent development supports filling a 3m (10 ft.) portion of the north eastern portion of the site to preclude the establishment of a gap between the two (2) developments.
- The preliminary geotechnical report indicated that dewatering is required. Prior to the start of foundation excavation, a dewatering agreement is required. To obtain a dewatering agreement with the City, the following needs to be addressed:
  - A seepage analysis by a Geotechnical Engineer is required to determine the projected excavation water volume.
  - An assessment of the existing City sanitary system to confirm its adequacy to accommodate the projected excavation water volume is required.
  - If the City's existing sanitary system can accommodate the projected excavation water volume then the developer needs to obtain a permit from Metro Vancouver prior to discharge of excavation water into the sanitary system.
  - Please contact Julie Hannan at [jhannan@richmond.ca](mailto:jhannan@richmond.ca) or call 604-276-4350 for your questions regarding the Metro Vancouver Waste Discharge Application.
  - If discharge to the sanitary system is not permitted, discharge of excavation water shall be into the City's drainage system. Please refer to the following:
    - An analysis of the existing drainage system to determine whether it has capacity to convey the proposed excavation water volume (per Geotech's seepage analysis) and a dewatering plan showing the excavation area, sediment control and the proposed tie-in point to the existing drainage are required. The plan and drainage analysis must be signed and sealed by a Professional Engineer and they are normally prepared by the project's civil consultant.
    - An environmental report prepared by a QEP is required. The report should indicate the treatment and monitoring procedures for excavation water prior to discharge into the City's drainage system. A dewatering agreement will be prepared when the QEP report is finalized. Please coordinate with Patrick Johnstone (City's Environmental Coordinator) on this.



**DP 10-516068**

**Attachment 1**

Address: 6731, 6751 Eckersley Road and 6740 Cooney Road

Applicant: Andrew Cheung Architects Inc.

1044577 BC Ltd., Inc. No. BC

Owner: 1044577

Planning Area(s): Brighthouse Village

4708.8 m<sup>2</sup> (50,685 ft<sup>2</sup>) including

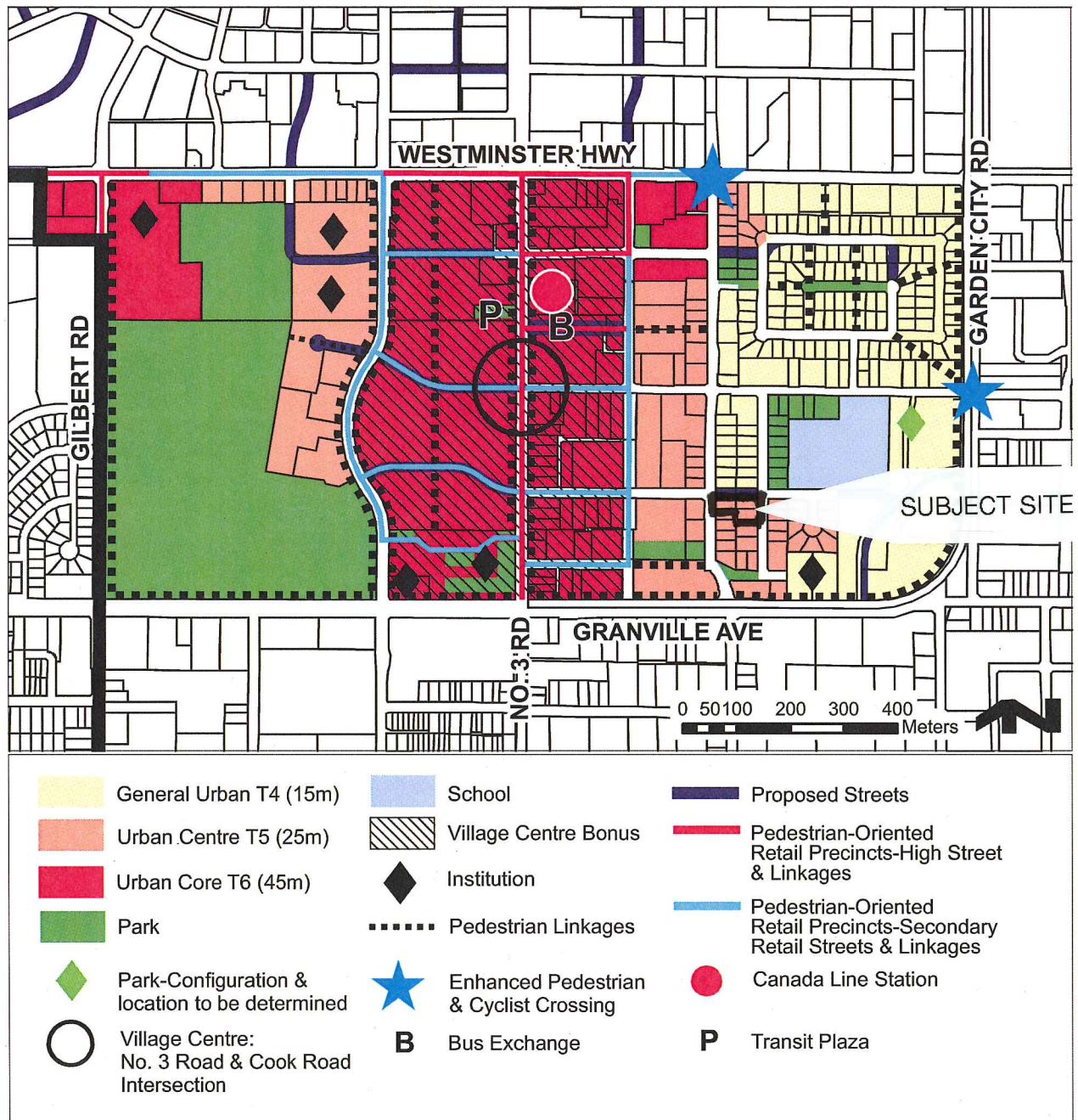
Floor Area Net: BUH exemption (76.26 m<sup>2</sup> (820 ft<sup>2</sup>))

	Existing	Proposed
<b>Site Area:</b>	2,428.7 m <sup>2</sup> (26,142 ft <sup>2</sup> )	2,318 m <sup>2</sup> (24,960 ft <sup>2</sup> ) after dedication
<b>Land Uses:</b>	Single-family	Multi-family including townhouses and a mid-rise apartment
<b>OCP Designation:</b>	Mixed-Use	Mixed-Use
<b>Area Plan Designation:</b>	Urban Centre T5 (25 m)	Urban Centre T5 (25 m)
<b>Zoning:</b>	Single Detached (RS1/E)	Mid Rise Apartment and Townhouses (ZLR26) – Brighthouse Village (City Centre)
<b>Number of Units:</b>	3 vacant single-family homes	Approximately 49 residential units consisting of 8 townhouse units and 41 apartment units

	Proposed Bylaw ZLR 26 Requirement	Proposed	Variance
Floor Area Ratio:	2.0 FAR plus BUH density exemption = 2.03	2.03 (including BUH exemption)	none permitted
Lot Coverage:	Max. 60%	53.2%	None
Lot size (min. dimensions):	2,300 m <sup>2</sup> (0.6 ac.)	2,318 m <sup>2</sup> (0.57 ac)	None
Setback – Public Road:	Eckersley Road: 3.0 m Park Road: townhouse: 4.0 m apartment 3.0 m Cooney Road: 3.0 m	Eckersley Road: 3.02 m Park Road townhouse: 4.47 m apartment: 3.02 m Cooney Road: 3.02 m (with projecting bay windows)	None
Setback – Rear:	townhouses: 3.0 m apartments: 2.0 m	townhouses: 3.31 m apartments: 2.06 m	None
Setback – Parking Structure:	Public road: 3.0 m Rear yard: 0.0 m	Public road: 3.02 m Rear yard: 0.1 m	None
Height (m):	Apartment: 25.0 m Townhouses: 12.0 m	Apartment: 23.7 m Townhouses: 11.98 m	None

Off-street Parking Spaces – Regular (R) / Visitor (V):	Residential: 1.2/unit: 59 Visitor: 0.2/unit: 10	Residential: 1.2/unit: 54 (TDM permitted 10% reduction in residential parking requirement) Visitor: 0.2/unit: 10	None
Off-street Parking Spaces – Accessible:	Resident: 2 Visitor: 1	Resident: 2 Visitor: 1	None
Total off-street Spaces:	69	64 supported by proposed TDM provisions	None
Vehicle Charging	Resident: 120 Volt (20%): 11 Future (25%): 14 Visitor: 120 Volt (20%): 2 Future (25%): 3  120 V for every 10 class 1 secure bike spaces	Resident: 120 Volt (20%): 11 Future (25%): 14 Visitor: 120 Volt (20%): 2 Future (25%): 3  120 V for every 10 class 1 secure bike spaces: provided	
Bike Parking	Class 1: 62 Class 2: 10	Class 1: 81 Class 2: 10	None
Loading	Residential: 1 medium	Residential: 1 medium	None
Amenity Space – Indoor:	100 m <sup>2</sup> (1,076 ft <sup>2</sup> )	115 m <sup>2</sup> (1,237 ft <sup>2</sup> )	None
Amenity Space – Outdoor:	6 m <sup>2</sup> /unit: 294 m <sup>2</sup>	372.2m <sup>2</sup> (4,006 ft <sup>2</sup> )	None

**Specific Land Use Map: Brighthouse Village (2031)**



## ***Sustainable Features***

### **6740 Cooney Rd. Richmond. : Residential Apartments and Townhouses.**

The following is a list of some of the sustainable related aspects and features included in this development design:

- The site is centrally located and close to transit, schools, shopping and parks.
- The site consists of 3 residual lots , and overall irregularly shaped. Once rezoned, the site will support a much higher density, contributing to better use of city centre land and efficiency of infrastructures.
- In response to the CCAP requirement this project will comply with LEED Silver equivalency, paying particular attention to features significant to Richmond (e.g., landscaped roofs, connecting and drawing power from District Energy Utility (DEU), storm water management and quality, etc.) Applicant will submit a LEED scoreboard confirming that the subject development will achieve between 50 and 60 points (Silver equivalency) prior to issuance of a Development Permit.
- The building will be DEU ready with a DEU connection room provided on ground floor, accessible directly from the exterior of the building.
- At least 20% of the materials will be locally sourced and at least 10% of the materials used in the building will be recycled materials (resource re-use).
- Construction Waste Management will be controlled to divert at least 50% of waste material from landfill.
- Low VOC emitting materials and low flow toilets, showers and lavatories will be used in the building.
- The building aims to achieve at least 23% savings in energy consumption and a 10% in energy cost savings. All exterior glazing will have 'low-e' coatings.
- "In-set" balconies ensure a better weather protection for outdoor experience of residents, and help provide better resistance against solar heat gains for units facing East, South and West directions.
- Large areas of non-roof (landscaped outdoor area) as well as larger roof terraces at the townhouses will help the heat island effect and contribute to additional insulation value and help reduce energy loss.
- All landscaping located on site, along the streets on tiered planters, as well as over the parking in outdoor amenity area will use low maintenance planting/landscape materials, and are irrigated with a highly efficient irrigation system (smart irrigation controllers, moisture sensors and other devices that will help avoid over-watering). Climate-tolerant plants and diversity of species will contribute to reduce water consumption.
- A second row of trees are added on site in addition to the city standard trees located in the boulevard. These additional trees help emphasize the "garden city" look and feel described in OCP.
- Accessible roof decks have pre-cast pavers or similar sustainable materials.
- Electric charging plug provisions are provided in enclosed bike storage rooms and for 20% of the required parking stalls.
- All units are provided with open balconies or landscape treated roof decks.
- Balconies have glazed guards to allow visibility.

- All bedrooms and living rooms have large glazed windows to allow maximum natural light and provide a lively atmosphere. All habitable rooms are provided with windows that open to allow natural/ventilation.

- Glazed windows and other exterior wall assemblies will have adequate acoustic performance as required by building code and regulations.

- Consideration will be given to sustainable fit and finish of the building including energy star appliances, lighting fixtures and other electrical appurtenances used throughout the building, as well as reduced allergen carpeting/ finishing materials.

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

The proposed development includes the following CPTED features:

- All street level units, including all of the townhouses have entries that lead directly to street, with their main living rooms overseeing the public realm along the street sidewalk, with large overlooking windows.

- Front entry porches that are welcoming and encourage residents' presence in front of their unit and help monitoring events at public realm.

- Only 3 secured access gates to the landscaped podium / private yards / outdoor amenity area, each located on one of the three adjacent streets, and such as to offer easy access between the outdoor spaces and the surrounding public realm.

- Security features in the building lobby to limit access.

- Separate visitor parking with open grill roll-up gate, and additional secured gate beyond to protect access to private parking.

- Single vehicular access point to the parkade via a recessed entry gate for all visitors and residents.

- Parkade lighting with interior parkade walls and columns painted white to increase visibility.

- Glazing in all vestibule doors and access/exit doors from parking.

- Additional safety windows in concrete walls near key locations such as parking elevator vestibule..

- Secured garbage rooms with access via a large, 1 1/2 storey high covered loading bay.

- Secured bike storage rooms with view windows built in their entry doors.

- Secure podium-top common outdoor amenity area with children's play area located in the inner-most corner facing South West for best sun exposure all day . Overlooking views of the outdoor amenity area from residential units adjacent and from adjacent neighbouring Emerald development tower and podium.



# 6740 Cooney Rd

LEED Canada NC 2009 Scorecard Estimate  
Last Updated: 2016-01-15

T P U N

**52** | **12** | **8** | **38** | **Total Estimated Points**

Certified 40-49 points Silver 50-59 points Gold 60-79 points Platinum 80-110 points

T - "Targeted" Points that are targeted and likely to be achieved  
P - "Potential" Points that may be achieved with some additional effort, cost or analysis.  
U - "Unlikely" Points that are unlikely to be achieved without significant effort, or cost.  
N - "No" Points that are either not applicable, or not recommended.  
D - "Documented" Points that are fully documented.

D	T	P	U	N	Sustainable Sites	26 Possible Points Required
					SSp1 Construction Activity Pollution Prevention	1
					SSc1 Site Selection	3, 5
					SSc2 Development Density and Community Connectivity	1
					SSc3 Brownfield Redevelopment	3, 6
					SSc4.1 Alternative Transportation: Public Transportation Access	1
					SSc4.2 Alternative Transportation: Bicycle Storage & Changing Rooms	3
					SSc4.3 Alternative Transportation: Low-Emitting & Fuel-Efficient Vehicles	2
					SSc4.4 Alternative Transportation: Parking Capacity	1
					SSc5.1 Site Development: Protect and Restore habitat	1
					SSc5.2 Site Development: Maximize Open Space	1
					SSc6.1 Stormwater Design: Quantity Control	1
					SSc6.2 Stormwater Design: Quality Control	1
					SSc7.1 Heat Island Effect: Non-Roof	1
					SSc7.2 Heat Island Effect: Roof	1
					SSc8 Light Pollution Reduction	1

D	T	P	U	N	Water Efficiency	10 Possible Points Required
					WEp1 Water Use Reduction	2, 4
					WEc1 Water Efficient Landscaping	2
					WEc2 Innovative Wastewater Technologies	2-4
					WEc3 Water Use Reduction	

D	T	P	U	N	Energy & Atmosphere	35 Possible Points Required
					EAp1 Fundamental Commissioning of Building Energy Systems	Required
					EAp2 Minimum Energy Performance	Required
					EAp3 Fundamental Refrigerant Management	Required
					EAc1 Optimize Energy Performance	1-19
					EAc2 On-Site Renewable Energy	1-7
					EAc3 Enhanced Commissioning	2
					EAc4 Enhanced Refrigerant Management	2
					EAc5 Measurement and Verification	3
					EAc6 Green Power	2

Points in this scorecard represent estimates by the project team. The team intends to design and construct the project in compliance with LEED criteria, but there is no guarantee that points listed here will be achieved. The only process which awards LEED points and subsequent certification is submission to, and review by, the Canada Green Building Council.



D T P U N

D	T	P	U	N	Materials & Resources	14 Possible Points Required
					MRp1 Storage and Collection of Recyclables	1-3
					MRC1.1 Building Reuse: Maintain Existing Walls, Floors, and Roof	1
					MRC1.2 Building Reuse: Maintain Interior Non-Structural Elements	1-2
					MRC2 Construction Waste Management	1-2
					MRC3 Materials Reuse	1-2
					MRC4 Recycled Content	1-2
					MRC5 Regional Materials	1-2
					MRC6 Rapidly Renewable Materials	1
					MRC7 Certified Wood	1

D T P U N

D	T	P	U	N	Indoor Environmental Quality	15 Possible Points Required
					EQp1 Minimum Indoor Air Quality Performance	Required
					EQp2 Environmental Tobacco Smoke (ETS) Control	Required
					EQc1 Outdoor Air Delivery Monitoring	1
					EQc2 Increased Ventilation	1
					EQc3.1 Construction IAQ Management Plan: During Construction	1
					EQc3.2 Construction IAQ Management Plan: Before Occupancy	1
					EQc4.1 Low-Emitting Materials: Adhesives and Sealants	1
					EQc4.2 Low-Emitting Materials: Paints and Coatings	1
					EQc4.3 Low-Emitting Materials: Flooring Systems	1
					EQc4.4 Low-Emitting Materials: Composite Wood and Agrifibre Products	1
					EQc5 Indoor Chemical and Pollutant Source Control	1
					EQc6.1 Controllability of Systems: Lighting	1
					EQc6.2 Controllability of Systems: Thermal Comfort	1
					EQc7.1 Thermal Comfort: Design	1
					EQc7.2 Thermal Comfort: Verification	1
					EQc8.1 Daylight and Views: Daylight	1
					EQc8.2 Daylight and Views: Views	1

D T P U N

D	T	P	U	N	Innovation in Design	6 Possible Points Required
					IDc1.1 Exemplary Performance: Sc7.1 - Heat Island Effect: Non-roof	1
					IDc1.2 LEED Canada-EB:O&M, MRC4 Sustainable Purchasing Reduced Me	1
					IDc1.3 Exemplary Performance: TBD	1
					IDc1.4 Innovation in Design: TBD	1
					IDc1.5 Innovation in Design: TBD	1
					IDc2 LEED® Accredited Professional	1

D T P U N

D	T	P	U	N	Regional Priority	4 Possible Points Required
					RPc1 Durable Building	1
					RPc2.1 Regional Priority: SSc2	1
					RPc2.2 Regional Priority: MRC2	1
					RPc2.3 Regional Priority: RPc1	1

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

Wednesday, June 3, 2015 – 4:00 p.m.

Rm. M.1.003

Richmond City Hall

...

2. **DP 10-516068 - APPROXIMATELY 41 APARTMENT UNITS & 8 TOWNHOUSE UNITS**

APPLICANT: Andrew Cheung Architects Inc.

PROPERTY LOCATION: 6731, 6751 Eckersley Road, 6740 Cooney Road

**Applicant's Presentation**

Kassra Tavakoli, Matthew Cheung Architects, Inc., and Alain Lamontagne, Durante Kreuk Ltd., presented the project and answered queries from the Panel on behalf of the applicant.

**Panel Discussion**

*Comments from the Panel were as follows:*

- the scale of the project is appropriate with respect to the neighbouring developments; appreciate the proportions; the series of stairs surrounding the proposed development enhance the pedestrian scale of the project; also, the stairs also generate a lot of landscaping; appreciate the provision of a ramp at the entry to the building;

*Noted. Thank you.*

- appreciate the design of the penthouse level of the apartment building; it stands out but ties in with the materials of the building;

*Noted. Thank you.*

- appreciate the proposed children's discovery path in the outdoor amenity area; preferable than a children's play equipment;

*Noted. Thank you.*

- the project is well-designed; scale is appropriate to its site context;

*Noted. Thank you.*

- consider long-term maintenance issues associated with proposed extensive use of cedar siding in the six-storey apartment building;

*Acknowledged. We are proposing to replace all cedar wood siding with Cementitious boards, yet keeping the horizontal look of the wood by choosing similar sized and horizontally oriented panels.*

- project is well-handled; however, the proposed use of brown cedar siding will take away the modern look of the apartment building;

*Acknowledged. As noted above, we have replaced the wood siding with cementitious boards.*

- consider design development to the bay windows of townhouses to simplify their forms and balance the patios; will make the patios more useful;

*Acknowledged. We have simplified the townhouses' frontage by eliminating the bay windows.*

- proposed ramp at the entry to the apartment building appears hard; consider introducing landscaping, e.g. planting strips to soften the harshness of the ramp and provide screening to the railings; also consider coordinating with the City to introduce 4-foot high parking that accommodates just the nose of the vehicle to provide extra space for improvement of the design of the ramp;

*We have introduced a 1 m strip of planting between the two stretches of the ramp. We have managed to keep the parking clearance heights above 7' under the section of the ramp that drops into the parking.*

- appreciate the location of garbage and recycling pick-up;
- the canopy at the northeast corner of the apartment building does not work and needs to be redesigned;

*Acknowledged. We have reduced the overall size and overhang of this canopy as to make it appear lighter and less prominent.*

- agree with comments that the proposed development is well-handled and well-designed; not concerned with the series of stairs in the proposed development; could be used for seating and as a gathering area;

*Noted. Thank you.*

- the ramp at the entry to the apartment building is prominent and needs to be screened;

*Acknowledged. As noted above, the ramp width is reduced and planting strip is provided in front of the ramp and between its two long stretches. Adjacent one bedroom apartment's plan is revised to be oriented to the West with obscured windows for privacy adjacent to the ramp. A narrow buffer for planting and/or landscape elements is provided between the ramp and the apartment building.*

- agree with the comment to reconsider the use of cedar in the apartment building considering the scale of the development and the climate in Richmond; cedar in the southern elevation of the building will get a lot of sun exposure and would deteriorate more quickly;

*Acknowledged. Cedar eliminated as noted above. (Also worth noting is that combustible siding is not allowed on 6 storey wood framed buildings in accordance with the updated BCBC)*

- site is challenging due to adjacency impacts and interfaces with neighbouring developments; look at the space behind the subject site and the developed southern property which could be turned into a potential area for dumping garbage;

*Problem is acknowledged as noted. The above mentioned tract of land belongs to the neighbouring property and is hence outside of our control. We are proposing a guardrail height solid wall at this edge. The Servicing Agreement associated with this development will replace and discharge the public sewer associated with the easement that prevented the neighbours from building on this portion of the land.*

- the canopy above the penthouse level at the northeast corner of the apartment building needs further design development as it currently appears two-dimensional and pulled out; also looks heavy-handed on the east elevation;

*Acknowledged. As noted above, we have redesigned and reduced the size of this canopy.*

- support the project; applicant has done a good job in a challenging site; appreciate the massing of the apartment building and the townhouse building together; like the barge windows which lighten up the six-storey apartment building; appreciate the animation of the flat roof line through variation of the parapet;

*Noted. Thank you.*

- appreciate the location of the canopy above the penthouse level which accents the northeast corner; however, it needs further design development;

*Acknowledged. Revised as suggested.*

- like the articulation, rhythm and landscaping of the townhouse units;

*Noted. Thank you.*

- consider using hardie plank in lieu of wood in the materials palette considering the climate in Richmond and to achieve a more contemporary look for the apartment building;

*Acknowledged. Revised as suggested.*

- appreciate the high percentage of large units, i.e. 3-bedroom units, in the apartment building;

*Noted. Thank you.*

- appreciate the accessibility features of the proposed development; turning circles in the architectural drawings are noted and appreciated;

*Noted. Thank you.*

- appreciate the design of the units; consider using pocket doors in ensuite and other washrooms to create more circulation space;

*Acknowledged. We have replaced some doors with pocket doors. There is, however, a typical dislike for this type of door as it is more costly and locksets difficult to handle.*

- consider introducing more landscaping to soften the appearance of the ramp;

*Acknowledged. Revised as suggested.*

- applicant needs to provide the required LEED scorecards to verify how the project will achieve the targeted LEED Silver equivalency;

*Acknowledged. Green Building Advisory Consultants have submitted their proposals and the client is in the process of evaluation to retain them.*

- suggest that the applicant include the use of low-flow fixtures and energy star appliances in their energy efficient strategies to achieve energy points;

*Acknowledged. As noted in the letter of Sustainability features, we are proposing such appliances and fixtures in all units.*

- the applicant needs to comply with ASHRAE 90.1 2010 mandatory requirements as per the 2012 BC Building Code, in particular the requirements for entry vestibules or revolving doors;

*Acknowledged. We are working to clarify this requirement with the Building Department at City of Richmond. The clause that offers exemption from the need for the vestibule is not clear as to whether it applies to buildings with total area of less than 1,000 SF or the buildings with a lobby area of less than 1,000 SF. Proposed building design will comply with the ASHRAE 90.1 2010 requirements.*

- consider ways to further integrate the ramp into the apartment building; ensure adequate soil volume for trees;

- consider adding height to the planting materials (e.g., by planting smaller trees) at the northeast corner to accentuate the void near the main entry to the apartment building;

- review the proposed use of grass-crete for the service areas; precedents in other developments have not been successful; the concrete material in the grass-crete is not pedestrian-friendly;

*Loading service area has been revised from grass-crete to vehicular unit pavers and reinforced concrete. Unit pavers provide a richer surface texture than on cast in place concrete.*

- appreciate the planting between the garage entry and the neighbouring property to the south; however, consider bigger trees (conifer) in lieu of small flowering trees;

*Note that 3m high evergreens are now proposed.*

- appreciate the stairs; project is sensitive to the views of neighbouring developments; and
- consider integrating a bike ramp into the stairs.

*Acknowledged. Upon recommendations received from transportation, we have eliminated the additional visitor bike lockers on the outdoor amenity space and limited those to the 10 spaces required as per current bylaw. Bike ramps are hence not required.*

#### **Panel Decision**

It was moved and seconded

*That DP 10-516068 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.*

**CARRIED**



# City of Richmond

## Development Permit

**No. DP 10-516068**

To the Holder:                   ANDREW CHEUNG ARCHITECTS INC.  
                                          ON BEHALF OF 1044577 B.C. LTD., INC. NO. BC1044577

Property Address:               6731, 6751 ECKERSLEY ROAD AND 6740 COONEY ROAD

Address:                         C/O SUITE 410, 1639 WEST 2<sup>ND</sup> AVENUE  
                                          VANCOUVER, BC V6J 1H3

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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 12 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 \$274,706.30 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

**Development Permit**  
**No. DP 10-516068**

To the Holder:                   ANDREW CHEUNG ARCHITECTS INC.  
                                          ON BEHALF OF 1044577 B.C. LTD., INC. NO. BC1044577

Property Address:               6731, 6751 ECKERSLEY ROAD AND 6740 COONEY ROAD

Address:                         C/O SUITE 410, 1639 WEST 2<sup>ND</sup> AVENUE  
                                          VANCOUVER, BC V6J 1H3

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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

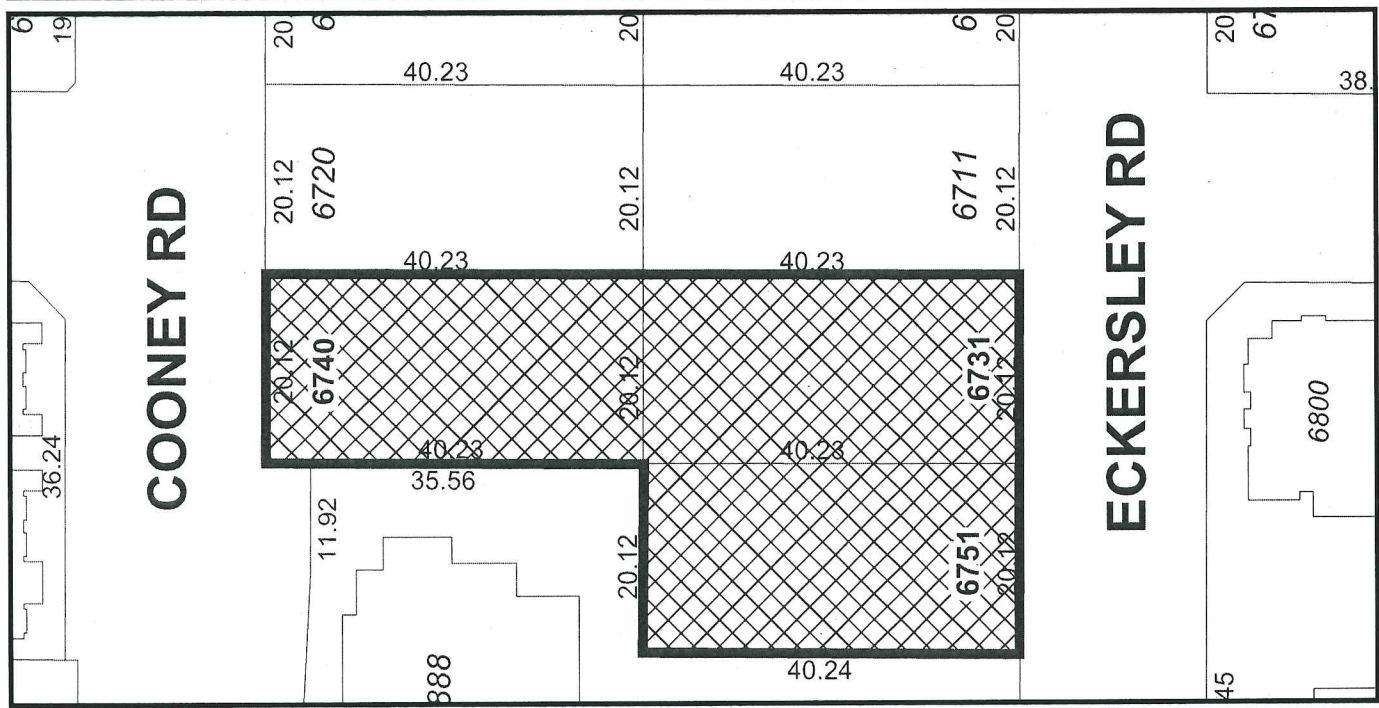
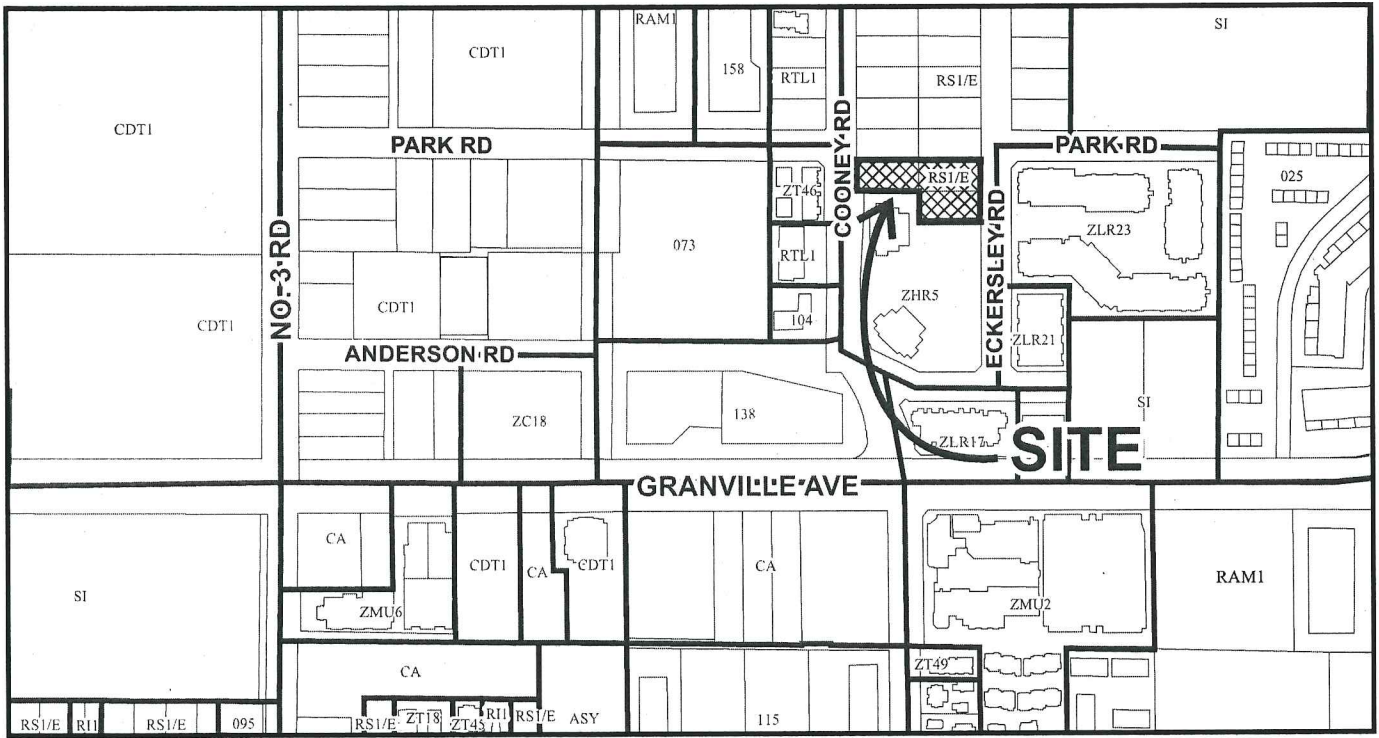
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MAYOR





# City of Richmond



## DP 10-516068

Original Date: 03/01/10

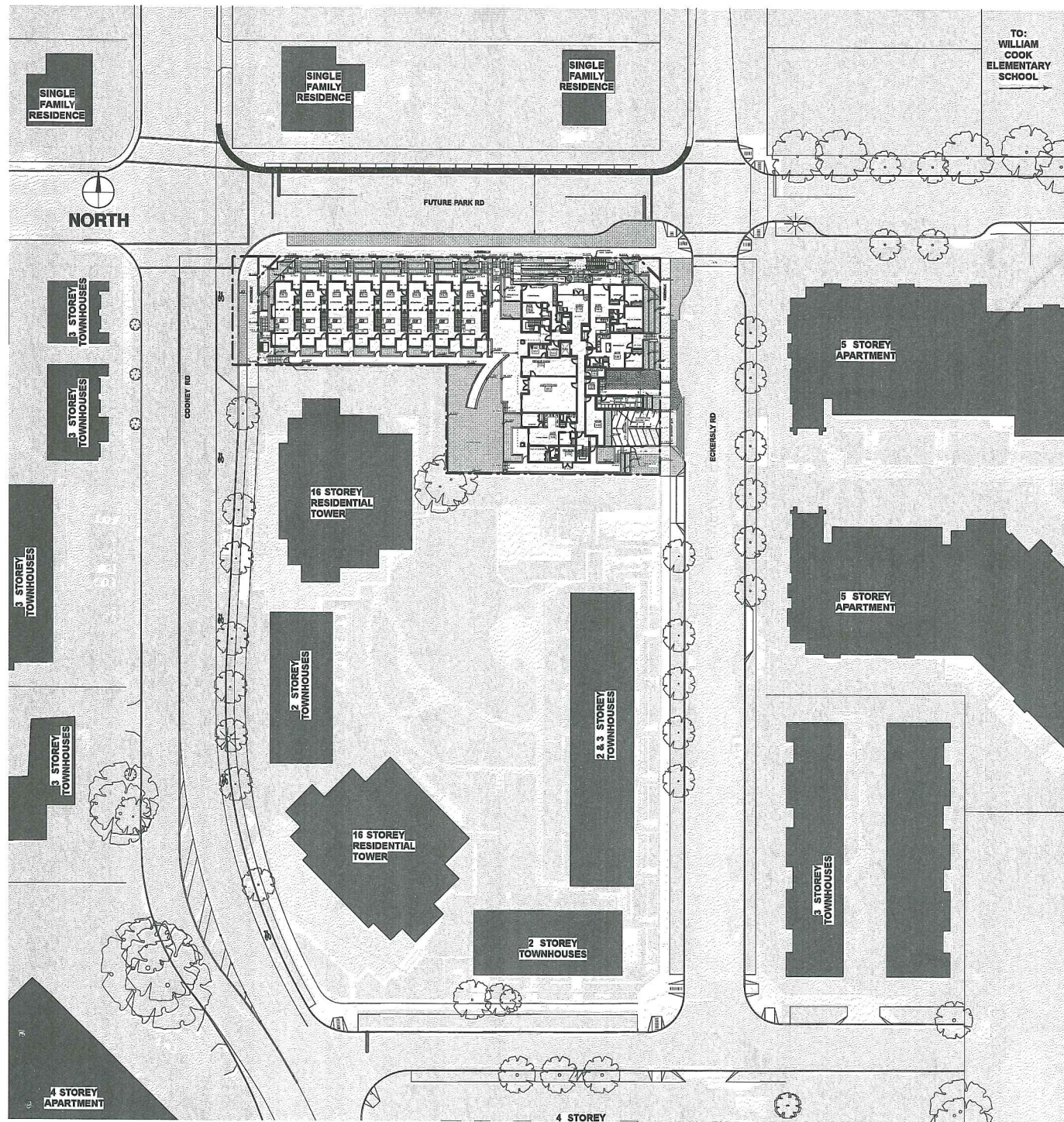
Revision Date: 01/18/16

Note: Dimensions are in METRES

**DRAWING LIST**

- DP 1.1 CONTEXT PLAN AND PROJECT DATA
- DP 1.2 SITE PLAN
- DP 2.1 PARKING FLOOR PLAN
- DP 2.2 GROUND FLOOR PLAN
- DP 2.3 SECOND - FIFTH FLOOR PLANS
- DP 2.4 THIRD & SIXTH FLOOR PLAN
- DP 2.5 ROOF PLAN
- DP 3.1 APARTMENT EAST & WEST ELEVATION
- DP 3.2 APARTMENT NORTH & SOUTH ELEVATION
- DP 3.3 TOWNHOUSE ELEVATIONS
- DP 3.4 ECKERSLEY RD & COONEY RD ELEVATION
- DP 4.1 SECTION 1
- DP 4.2 SECTION 2
- DP 4.3 SECTION 3, 4 & 5
- DP 4.4 SECTION 6 & 7
- DP 4.5 SECTION 8
- DP 4.6 SECTION 9

- DP 6.1 Rendering #1
- DP 6.2 Rendering #2
- DP 6.3 Rendering #3
- DP 6.4 Rendering #4
- DP 6.5 Rendering #5
- DP 6.6 Rendering #6



**PROJECT DATA**

**1. CIVIC ADDRESS:**

6731/6751 ECKERSLEY ROAD, 6740 COONEY ROAD, RICHMOND, B.C.

**2. LEGAL DESCRIPTION:**

LOTS 27, 28 AND 48, ALL OF SECTION 29, BLOCK 4 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT, PLAN 16523

**3. ZONING CLASSIFICATION:**

PROPOSED RAH2 (EXISTING R1/E)

**4. SITE AREA**

**GROSS SITE AREA:** 2,428.7 sq. m (0.59 ACRES) (26,142.3 sq. ft.)

**NET SITE AREA:** 2,318.66 sq. m (0.57 ACRE) (24,957 sq. ft.)

(Calculated after road & corner cut dedication)

**5. FLOOR AREA RATIO (FAR):**

ALLOW. F.A.R. = 2.0 X 2,318.66 = 4,637.32 sq.m (49,915.7 sq. ft.)

PROP. F.A.R.: 4,708.83 sq. m. (50,685.42 sq.ft.)

$4708.83 / 2318.66 = 2.0308 *$

\* Density bonus for BUHU (41 total accessible units provided), makes for a total of:

41 Accessible Units x 1.86 sq.m. = 76.26 sq.m. (820 sq. ft.)

$76.26 / 2318.66$  (site area) = 0.0329 of bonus F.A.R.

**TOTAL TOWN HOUSE AREA: 1,026.11 sq. m. (11,044.96 sq. ft.)**

**TOTAL APARTMENT AREA: 3,682.71 sq. m. (39,640.36 sq. ft.)**

**6. NUMBER OF UNITS PROPOSED : 49**

**7. AMENITY SPACE:**

**INDOOR AMENITY AREA PROPOSED : 115.0 sq. m. (1,237.8 sq. ft.)**

**OUTDOOR AMENITY AREA PROPOSED : 372.2 sq. m. (4,006.3 sq. ft.)**

**8. LOT COVERAGE:**

Town House : 465.75 sq. m (5,013.29 sq. ft.)

Apartment: 768.8 sq. m (8,275.3 sq. ft.)

Total: 1,234.55 sq. m (13,288.6 sq. ft.)

$1234.55 / 2318.66 \times 100 = 53.24\%$  (53.24% < max. Lot Coverage allowed : 60%)

**9. SETBACKS:**

	Min req'd	Proposed		
		T/H.	APT.	Garage
EAST (ECKERSLEY RD.):	3.0 m	--	3.02 m	3.02 m
SIDE - SOUTH: (NEIGHBOUR):	1.5 m	3.31 m	2.06 m	0.1 m
REAR - WEST: (COONEY ROAD):	1.5 m	3.02 m	14.1 m	3.02 m, 0.1 m
SIDE - NORTH: (PARK RD.)	3.0 m	4.47 m	3.02 m	3.02 m

**10. HEIGHT:**

MAX. Allowed: 25 M GEODETIC

Height Proposed : 22.34 M GEODETIC (73.29')

**11. PARKING:**

Standard residential (49 units):

$49 \times 1.2 = 58.8 = 59$  Residents +  $49 \times 0.2 = 9.8 = 10$  Visitors = 69 total

$69 \times 0.9$  (Reduction for Benches) = 62.1 = 63

Total parking required : 63

Total parking provided : 64

Small space : 32 (Accessible space : 3)

**12. BICYCLE PARKING:**

Residential required (49 units):  $49 \times 1.25 = 61.25 = 62$

Residential provided: 65 (Horizontal) + 19 (Vertical) = 84

Residential visitor required (49 units):  $49 \times 0.2 = 9.8 = 10$

Residential visitor provided : 10

notes

date	revisions
FEB 09, 2010	ISSUED FOR REZONING AND D.P. APPLICATION
FEB 27, 2013	ISSUED FOR REVIEW
APR. 04, 2013	ISSUED FOR REZONING AND DP APPLICATION
Nov. 14, 2014	ISSUED FOR REZONING AND DP APPLICATION
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JAN. 15, 2015	ISSUED FOR REZONING AND DP APPLICATION
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APR 9, 2015	ISSUED FOR REZONING AND DP APPLICATION
MAY 26, 2015	ISSUED FOR ADP REVIEW
JUN 23, 2015	ISSUED FOR ADP REVIEW
JUL 13, 2015	ISSUED FOR ADP REVIEW
JUL 30, 2015	ISSUED FOR DPP REVIEW
DEC 15, 2015	ISSUED FOR DPP REVIEW

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**DEC 15 2015**

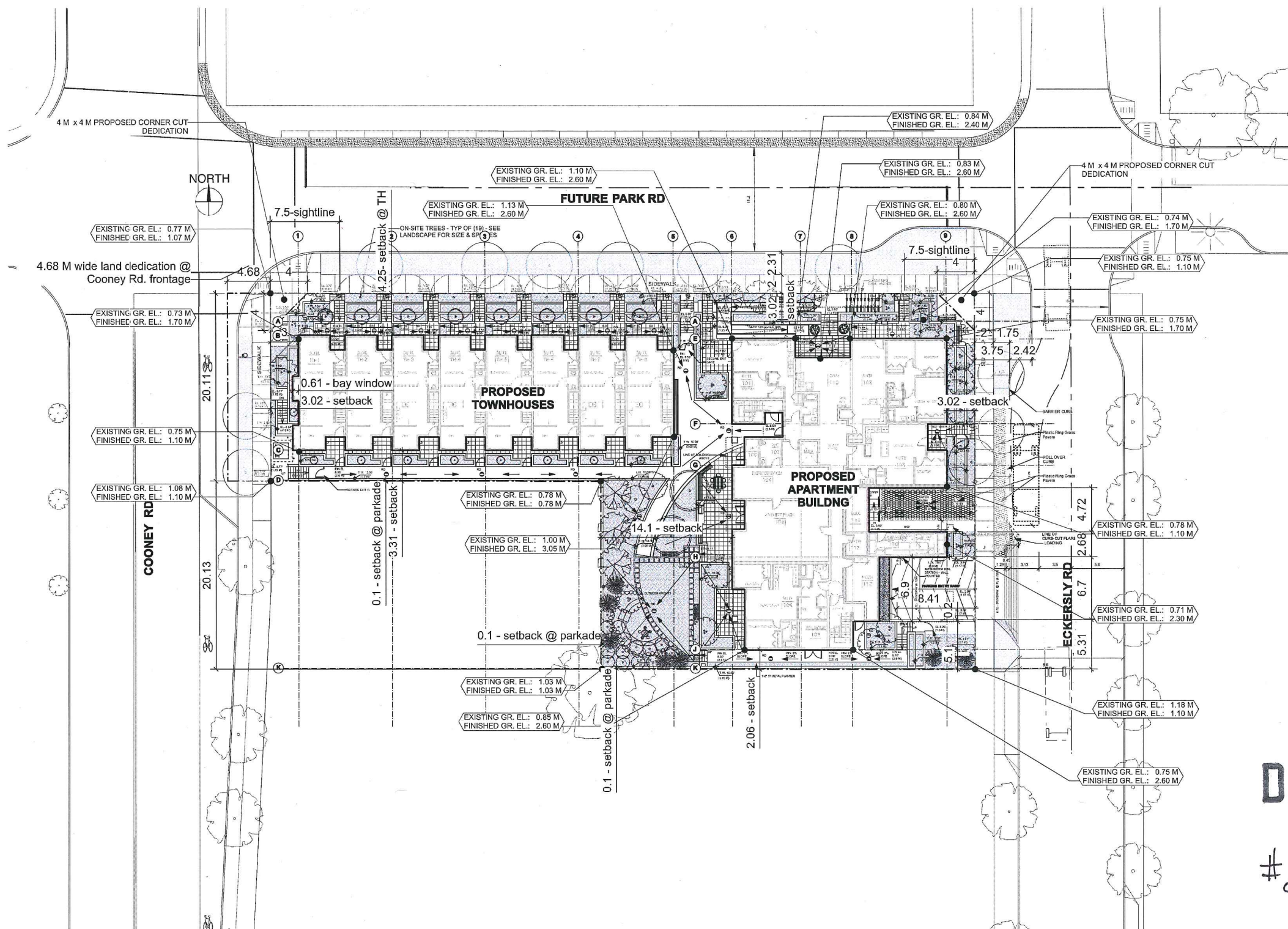
**ANDREW CHEUNG ARCHITECTS INC.**

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v6j 1h3

tel (604) 685-2088  
fax (604) 685-1889

**DP 10-510068**  
**#1**

project <b>6740 COONEY ROAD RICHMOND</b>	
title <b>DRAWINGS LIST / PROJECT DATA</b>	
project number <b>21519</b>	file name
drawn KT	checked AC
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drawing number <b>DP 1.1</b>	



notes	
date	revisions
FEB 09, 2010	ISSUED FOR REZONING AND D.P. APPLICATION
FEB 27, 2013	ISSUED FOR REZONING AND DP APPLICATION
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APR 9, 2015	ISSUED FOR REZONING AND DP APPLICATION
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JUN 23, 2015	ISSUED FOR ADP REVIEW
JUL 13, 2015	ISSUED FOR ADP REVIEW
JUL 30, 2015	ISSUED FOR DPP REVIEW
DEC 15, 2015	ISSUED FOR DPP REVIEW
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FEB 23 2016

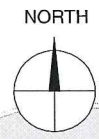
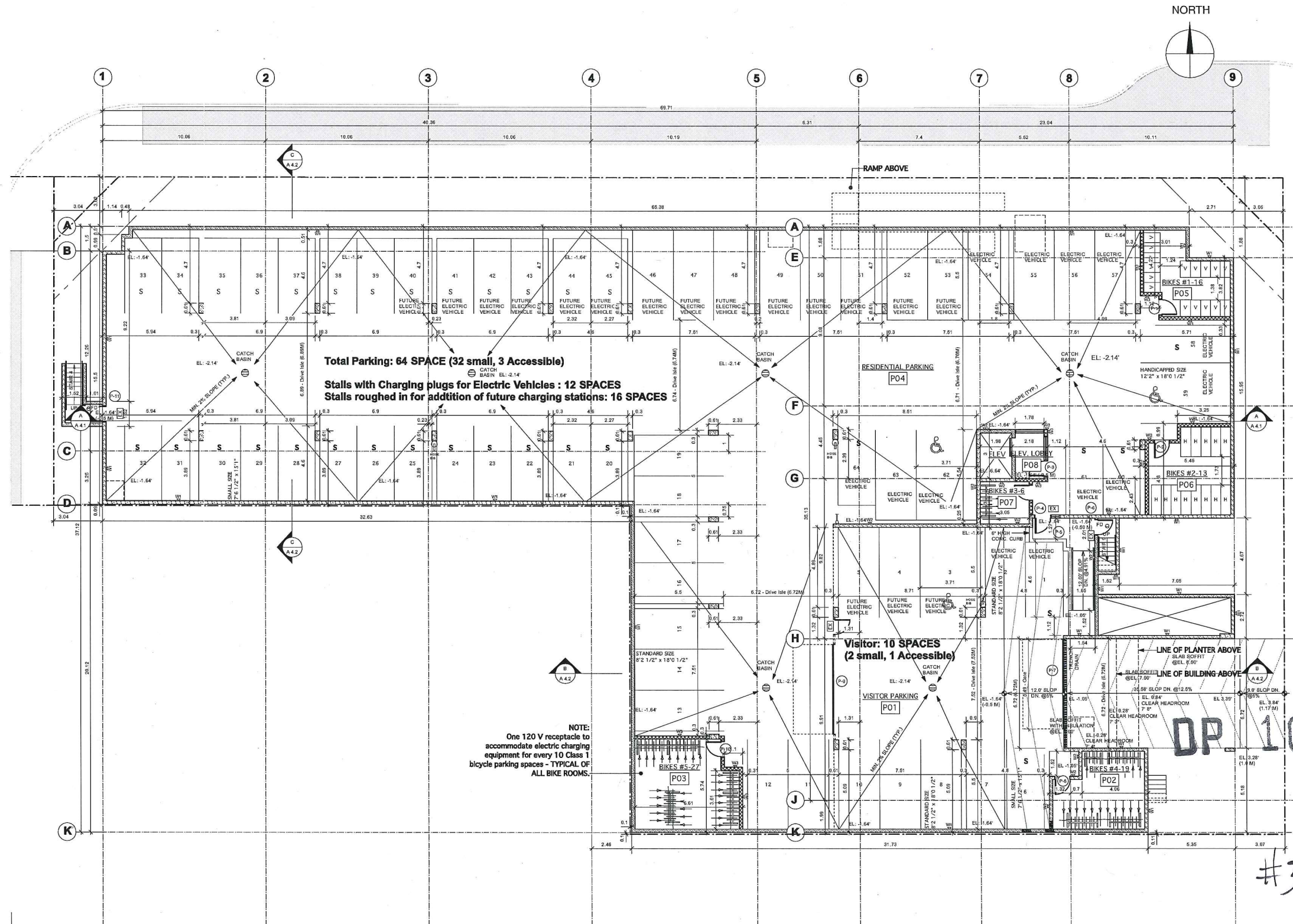
ANDREW CHEUNG ARCHITECTS INC.

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Fax: (604) 685-1889

DP #2 10-516068

project	
6740 COONEY ROAD RICHMOND	
title	
SITE PLAN	
project number	file name
21518	
drawn	checked
SL	AC
scale	
1:100	
drawing number	
A 1.2	

This drawing was created using an Apple Macintosh computer.



**Total Parking: 64 SPACE (32 small, 3 Accessible)**  
**Stalls with Charging plugs for Electric Vehicles : 12 SPACES**  
**Stalls roughed in for addition of future charging stations: 16 SPACES**

**Visitor: 10 SPACES**  
**(2 small, 1 Accessible)**

**NOTE:**  
 One 120 V receptacle to accommodate electric charging equipment for every 10 Class 1 bicycle parking spaces - TYPICAL OF ALL BIKE ROOMS.

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APR 9, 2015	ISSUED FOR REZONING AND DP APPLICATION
MAY 28, 2015	ISSUED FOR ADP REVIEW
JUN 23, 2015	ISSUED FOR ADP REVIEW
JUL 13, 2015	ISSUED FOR ADP REVIEW
JUL 30, 2015	ISSUED FOR DPP REVIEW
DEC 15, 2015	ISSUED FOR DPP REVIEW
MAR 8, 2016	ISSUED FOR DPP REVIEW

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**MAR 08 2016**

**ANDREW CHEUNG ARCHITECTS INC.**

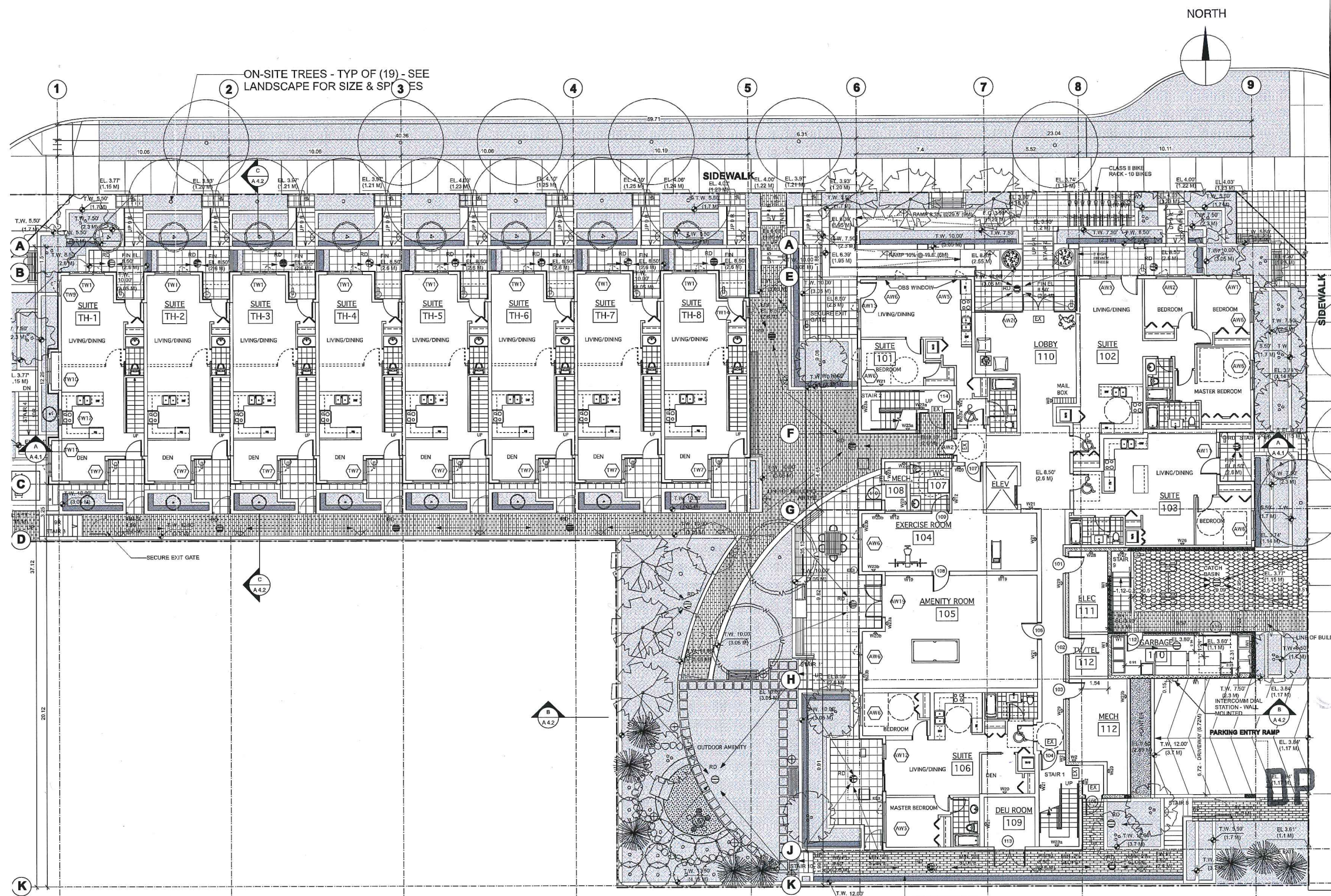
**DP 10-516068**

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 fax (604) 685-1889

project <b>6740 COONEY ROAD RICHMOND</b>	
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project number <b>21519</b>	file name
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drawing number <b>A 2.1</b>	

#3

This drawing was created using AutoCAD software.



ON-SITE TREES - TYP OF (19) - SEE LANDSCAPE FOR SIZE & SPACES

NORTH

**notes**  
**Accessibility and Aging-in-Place Features :**  
**(Typical, all floors)**

- All universally accessible suites (marked with accessibility symbol) (by their entries on the plans), and all common areas are to comply with the requirements of City of Richmond Zoning Bylaw, section 4.16.
- All main doors to the entry of the tower and the common use facilities provided with automatic door opening devices or designed to address accessibility requirements. Bathrooms in the common amenity spaces are designed to be accessible.
- Common corridors are minimum 1200 mm wide and a minimum 1500 mm turning radius is provided at dead ends and other required areas.
- Common use areas and affordable (accessible) housing units designed to facilitate ready access from the road and the on-site parking area, and for use/occupancy by a person with disability. The elevators are located on an accessible path.
- All light switches in the affordable (accessible) units provided with rocker or paddle type switches. • All doors in the affordable housing (accessible) units and common use areas provided with operable devices suitable for use by people with a disability. The thresholds to the accessible doors are at the most, 13.0 mm in height.
- Affordable housing units have provision for converting units to fully universal accessible features such as re-positioning of kitchen counter top heights, removable toe and knee clearance under kitchen sink locations, provision for adjustable break-bars.
- Windows are floor to ceiling windows providing seated views and with opening mechanisms suitable for use by people with a disability. All doors in the building have provisions to improve to fully accessible hardware.
- All floor surfaces are to be slip resistant.
- Switch controls, electrical panels and intercom buttons shall be at a maximum height of 1200 mm and the electrical / telephone / cable outlets will not be less than 450 mm from the floor surface.
- Thermostats and other controls located between 900 - 1350 mm from the floor surface and provided with a clear space of 750 mm for access.
- The accessible bedrooms are designed such that they can accommodate a twin size bed and have a 1500 mm turning diameter clearance on one side of the bed.
- All bathrooms and powder rooms are provided with reinforced backing for future grab bars at water closets, tub/shower

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**FEB 23 2016**

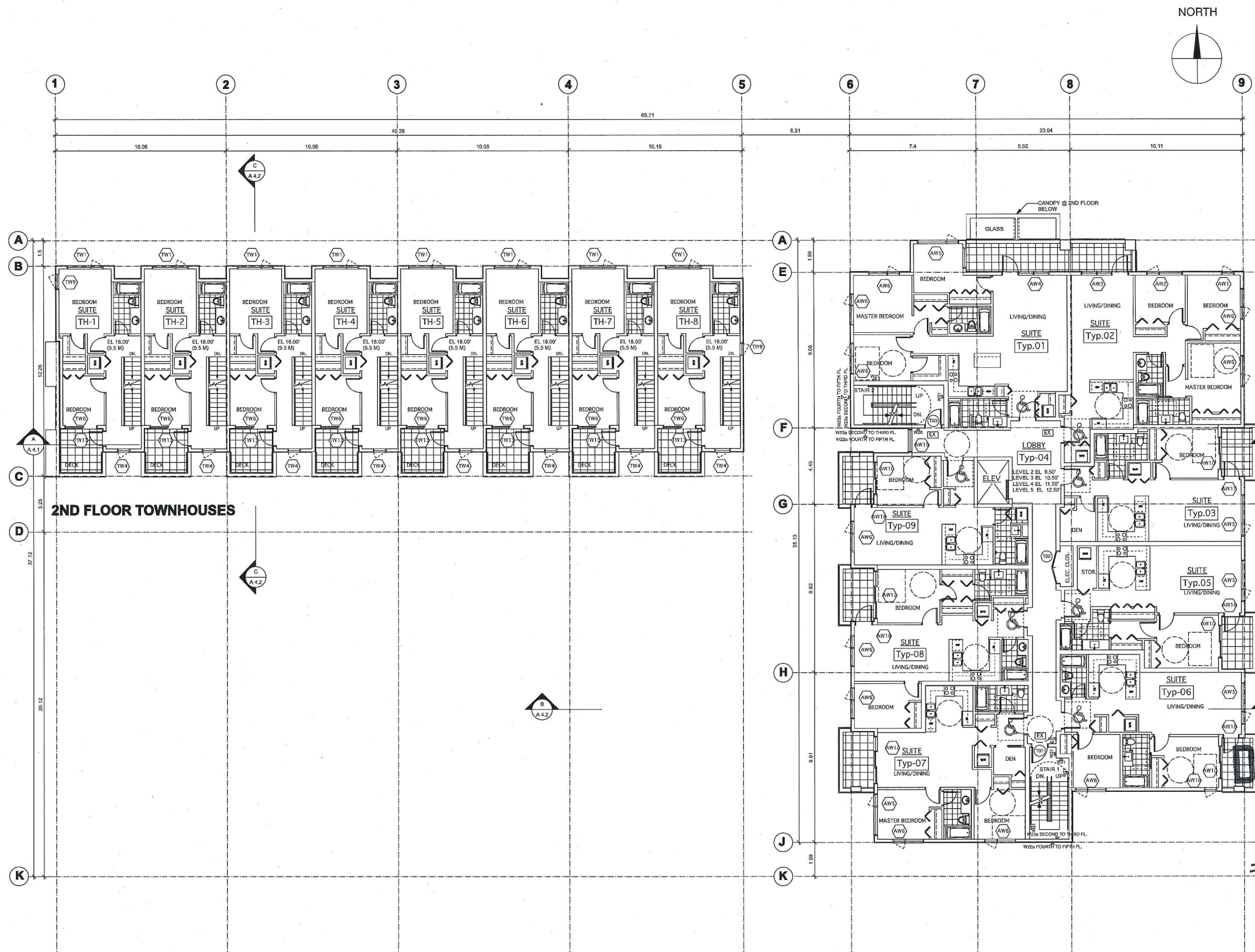
**ANDREW CHEUNG ARCHITECTS INC.**

**10-516068**  
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project <b>6740 COONEY ROAD RICHMOND</b>	
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project number <b>21519</b>	file name
drawn SL	checked AC
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drawing number <b>A 2.2</b>	

#4

This drawing was created using an Apple Macintosh computer



notes  
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 (Typical, all floors)**

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JUL 13, 2015	ISSUED FOR ADP REVIEW
JUL 30, 2015	ISSUED FOR DPP REVIEW
DEC 15, 2015	ISSUED FOR DPP REVIEW

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**FEB 23 2016**

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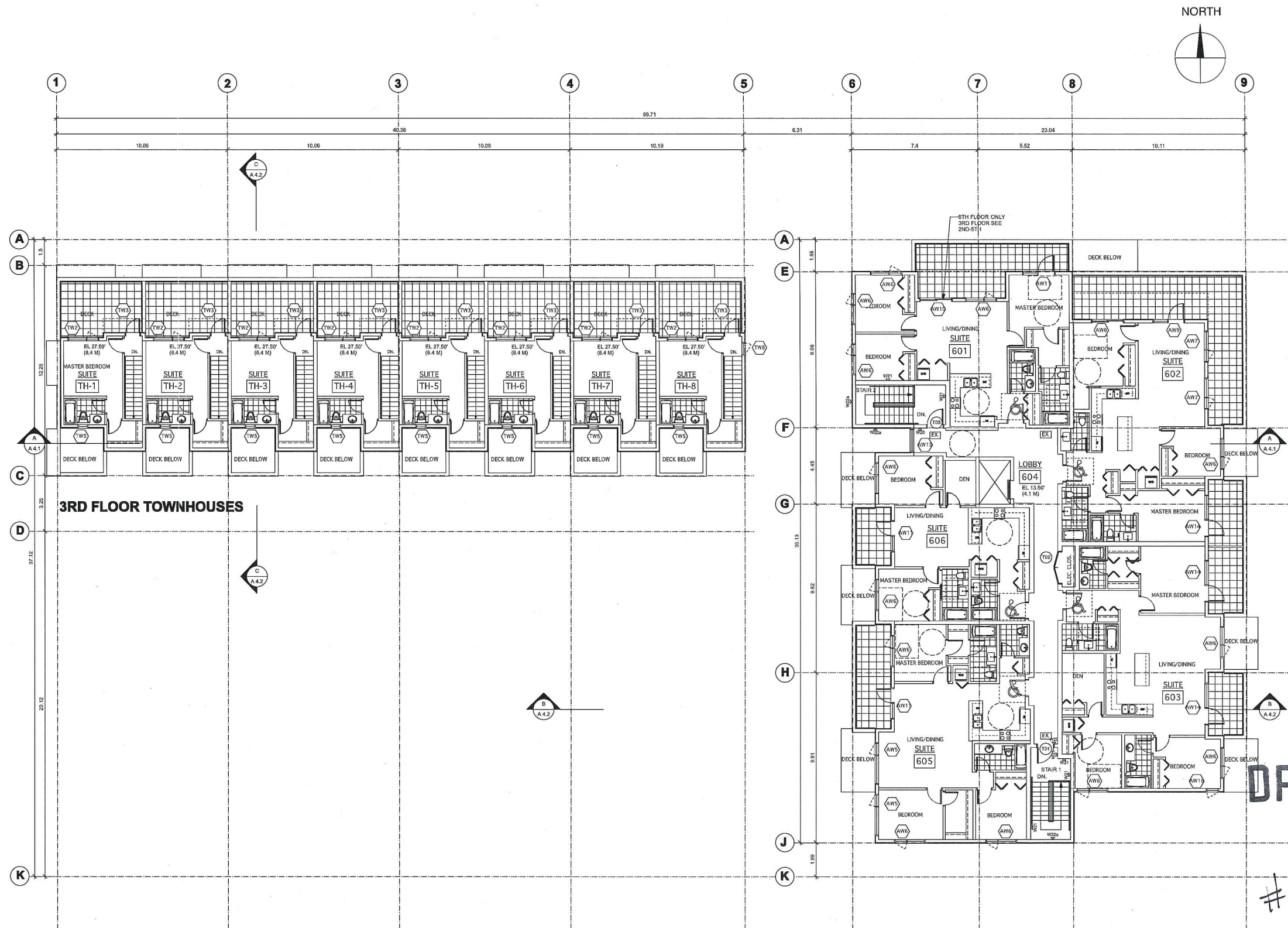
DP

10-516068

#5

project <b>6740 COONEY ROAD RICHMOND</b>	
title <b>SECOND-FIFTH FLOOR PLAN (APT) SECOND FLOOR PLAN (TOWNHSE.)</b>	
project number <b>21519</b>	file name
drawn SL	checked AC
scale 1:100	
drawing number <b>A 2.3</b>	

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NOTES

date	revisions
FEB 09, 2010	ISSUED FOR REZONING AND D.P. APPLICATION
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APR. 04, 2013	ISSUED FOR REZONING AND DP APPLICATION
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MAR 31, 2015	ISSUED FOR REZONING AND DP APPLICATION
APR 9, 2015	ISSUED FOR REZONING AND DP APPLICATION
MAY 26, 2015	ISSUED FOR ADP REVIEW
JUN 23, 2015	ISSUED FOR ADP REVIEW
JUL 13, 2015	ISSUED FOR ADP REVIEW
JUL 30, 2015	ISSUED FOR DPP REVIEW
DEC 15, 2015	ISSUED FOR DPP REVIEW

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FEB 23 2016

ANDREW CHEUNG ARCHITECTS INC.

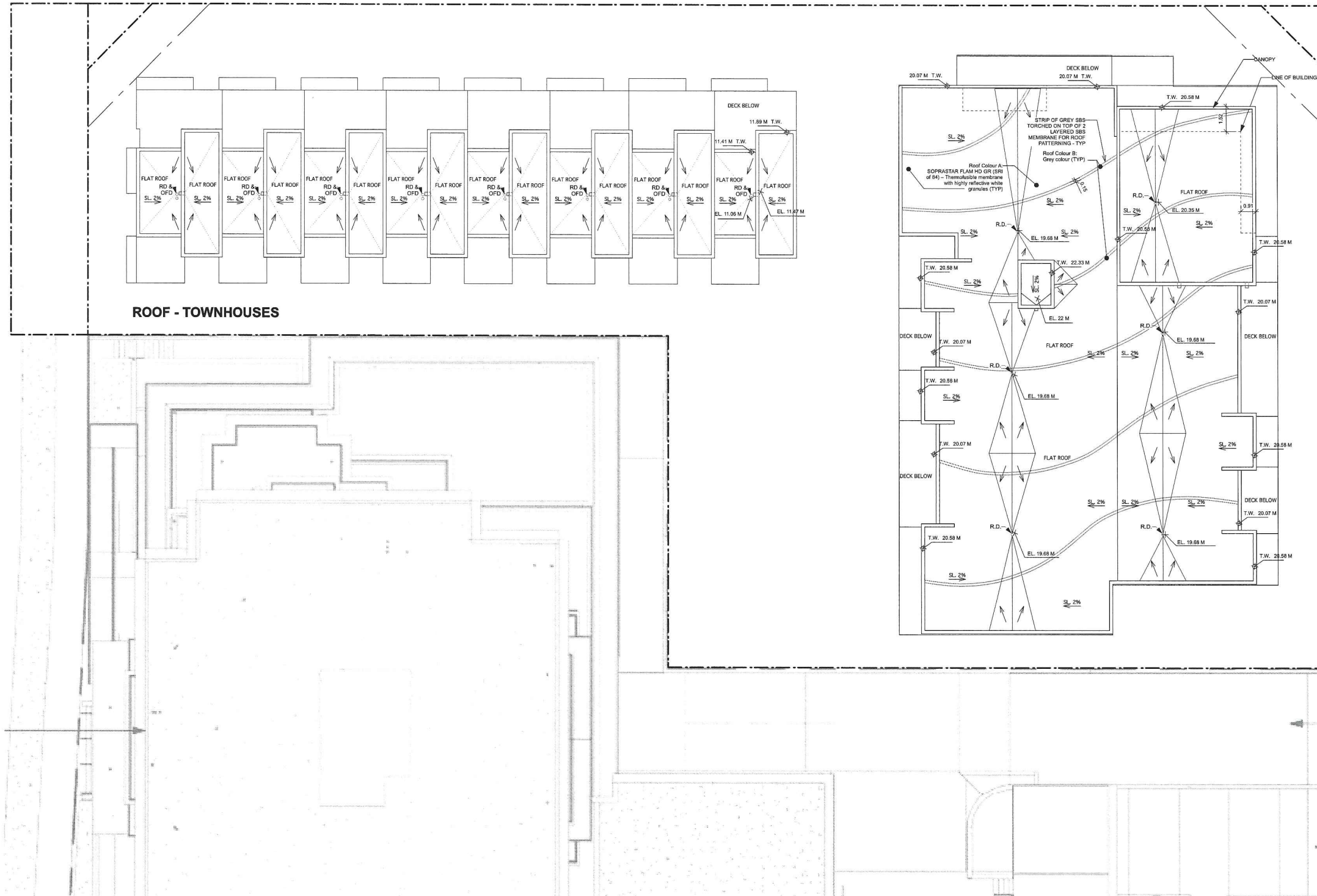
DP 10-516068

project		6740 COONEY ROAD RICHMOND	
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project number	21519	file name	
drawn	SL	checked	AC
scale	1:100	drawing number	A 2.4

#6

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NORTH



ROOF - TOWNHOUSES

notes

date	revisions
FEB 09, 2010	ISSUED FOR REZONING AND D.P. APPLICATION
FEB 27, 2013	ISSUED FOR REVIEW
APR. 04, 2013	ISSUED FOR REZONING AND DP APPLICATION
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APR 9, 2015	ISSUED FOR REZONING AND DP APPLICATION
MAY 26, 2015	ISSUED FOR ADP REVIEW
JUN 23, 2015	ISSUED FOR ADP REVIEW
JUL 13, 2015	ISSUED FOR ADP REVIEW
JUL 30, 2015	ISSUED FOR DPP REVIEW
DEC 15, 2015	ISSUED FOR DPP REVIEW
JAN 12, 2016	ISSUED FOR DPP REVIEW

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JAN 13 2016

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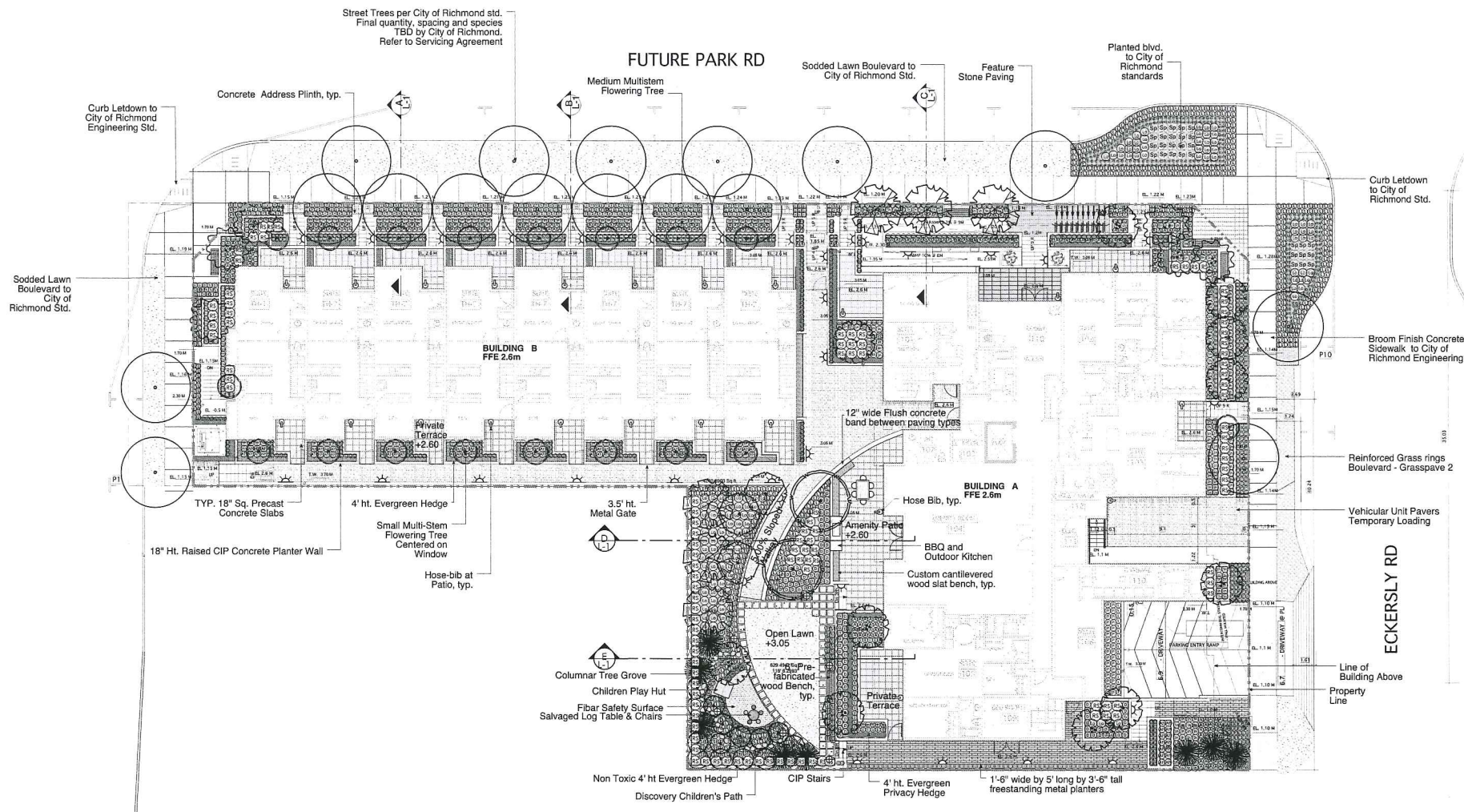
DP 10-510068  
#7

project 6740 COONEY ROAD RICHMOND	
file name ROOF PLAN	
project number 21519	file name
drawn KT	checked AC
scale 1:125	drawing number DP 2.5

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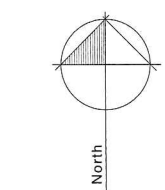
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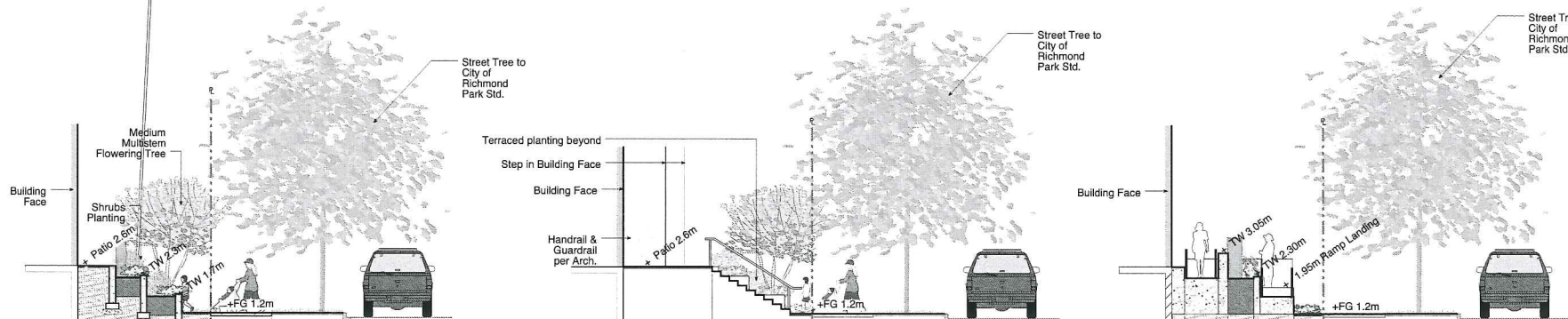
### MATERIAL LEGEND

Graphic	Description
	<b>Granite Tiles Paving</b> Size: 12" x 24 x 1 1/4" Colour: Black Supplier: Bedrock (604-941-7783)
	<b>CIP Concrete Paving</b> Light broom finish to City of Richmond Engineering Standards
	<b>Hydrapressed Concrete Pavers</b> Size: 18" x 18" Colour: Tan Supplier: Abbotsford Concrete
	<b>Unit Concrete Paving</b> Size: 3" x 9" x 2" Colour: Natural Supplier: Abbotsford Concrete
	<b>Planting</b>
	<b>Sodded lawn</b>
	<b>Fiber Play Surface</b> Supplier: Rectech Industries
	<b>Natural Stepstones</b> Type: Tumbled Pennsylvania Bluestone Supplier: Northwest Landscape Supplies
	<b>Bench</b> 6ft Premanufacture backed bench.
	<b>Six stall bike rack</b> Model: Landscape Forms Ring Finish: Stainless Steel Mounting: Surface
	<b>Landscape Lighting</b> Wall Light
	<b>Ballard Lighting</b>

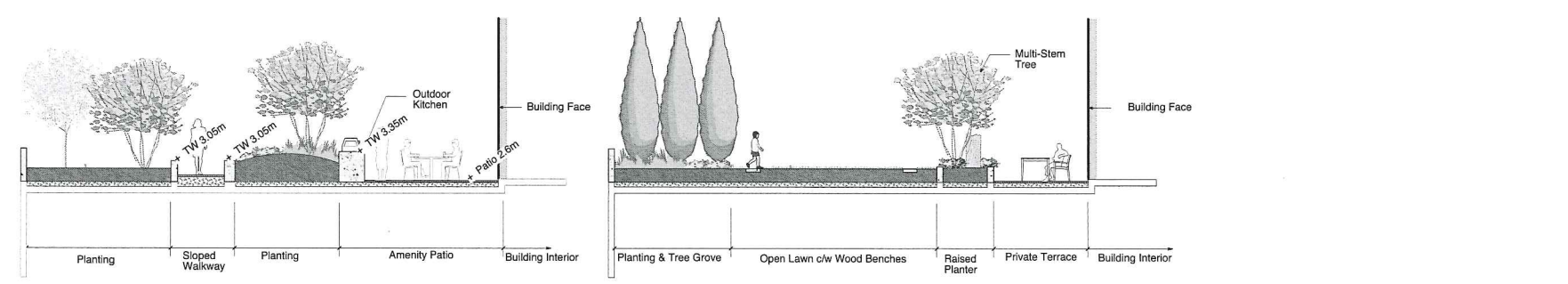


- Revisions:
- | no. | date:       | item:                  |
|-----|-------------|------------------------|
| 09  | Dec. 15 '15 | Issued for DDP         |
| 08  | Nov. 12 '15 | Issued for DDP         |
| 07  | Jul. 30 '15 | Issued for City Review |
| 06  | May. 26 '15 | Issued for ADP         |
| 05  | Mar. 04 '14 | Tree Protection Plan   |
| 04  | Apr. 04 '13 | Issued for Rezoning    |
| 03  | Apr. 03 '13 | Issued for Review      |
| 02  | Mar. 18 '13 | Issued for Review      |
| 01  | Feb. 08 '10 | Issued for Re-Zoning   |

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www.dkl.bc.ca



**A** Townhouse Stepped Planter Scale 1/8" = 1'-0"  
**B** Townhouse Entry & Street Access Scale 1/8" = 1'-0"  
**C** Ramp Entry and Privacy Hedge Scale 1/8" = 1'-0"



**D** Amenity Patio Scale 1/8" = 1'-0"  
**E** Open Lawn Scale 1/8" = 1'-0"

### PLANT LIST

sym	qty	botanical name	common name	size	comments
<b>Trees</b>					
11		<i>Acer palmatum</i>	Japanese Maple	B&B, 3m ht.	Multi-stem
3		<i>Amelanchier 'Princess Diana'</i>	Serviceberry	6cm cal. B&B	1.2m ht. standard
18		<i>Cornus kousa 'Salomi'</i>	Salomi Dogwood	B&B, 3m ht.	Multi-stem
6		<i>Magnolia grandiflora 'Teddy Bear'</i>	Teddy Bear Magnolia	7cm cal. B&B	1.8m ht. standard
6		<i>Magnolia kobus</i>	Kobus Magnolia	7cm cal. B&B	1.8m ht. standard
14		<i>Populus tremuloides</i>	Trembling Aspen	7cm cal. B&B	1.8m ht. standard
2		<i>Prunus 'Snow Goose'</i>	Flowering Cherry	7cm cal. B&B	1.8m ht. standard
8		<i>Picea omorika</i>	Serbian Spruce	B&B 3m ht.	
18		Street Trees	TBD	7cm cal. B&B	1.8m ht. standard
<b>Shrubs</b>					
a	147	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	#1 pot	
A	318	<i>Azalea 'Gumpo White'</i>	Dwarf Azalea	#2 pot	
Ah	78	<i>Azalea 'HinoWhite'</i>	Dwarf Azalea	#2 pot	
c	462	<i>Cotoneaster dammeri</i>	Cotoneaster	#1 pot	
D	118	<i>Daphne 'Summer Ice'</i>	Summer Ice Daphne	#2 pot	
Lo	129	<i>Lonicera pileata</i>	Privet Honeysuckle	#2 pot	
Pl	49	<i>Prunus laur. 'Otto Luyken'</i>	Otto Luyken Laurel	#3 pot	
RS	133	<i>Rhododendron</i>	Rhododendron	0.9m ht. specimen	
Sh	310	<i>Sarcococca humilis</i>	Dwarf Sweetbox	#2 pot	
Sp	29	<i>Salix purpurea 'Nana'</i>	Arctic Willow	#2 pot	
□	351	<i>Taxus m. 'Hicksii'</i>	Yew Hedge	1.2m ht. rootball to rootball, male plants only	
<b>Grasses, Perennials + Groundcovers</b>					
co	163	<i>Carex oshimensis 'Evergold'</i>	Evergold Sedge	#1 pot	
e	275	<i>Echinacea purpurea</i>	Echinacea	#1 pot	
L	511	<i>Lavandula a. 'Munstead'</i>	English Lavender	#1 pot	
li	390	<i>Liriope 'Silver Dragon'</i>	Dwarf Lilyturf	#1 pot	
p	165	<i>Pachysandra t. 'Green Sheen'</i>	Japanese Spurge	#1 pot	
St	119	<i>Stipa tenuissima</i>	Mexican Feather Grass	#1 pot	

general planting notes:  
 1. All work shall meet or exceed the requirements as outlined in the current Edition of the B.C. Landscape Standard.  
 2. Plant sizes and related container classes are specified according to the current B.C. Landscape Standard Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list and the Standard. Specifically, when the plant list call for #5 class containers these shall be as defined in the BCNTA (ANSI) Standard.  
 3. All Soft Landscape Areas are to be irrigated to IABC Standards.  
 4. All irrigation valve boxes equipped with quick-couplers.

Project:  
**6740 COONEY ROAD  
 RICHMOND**

**JAN 13 2016**

Drawn by: AL/CAKS  
 Checked by: JES/AL  
 Date: Jan. 22, 2010  
 Scale: 1/16" = 1'-0"

Drawing Title:  
**LANDSCAPE PLAN**

Project No.:  
**09078**

Sheet No.:  
**L-1 of 2**

DP 10-516068 #8a

Model #100121

The Clubhouse provides a social gathering area for eating, playing or hanging out.



**Features**

- Bench with end panels
- House Panels
- Table Panel

**Component Colors**

Color is an important decision, and our products are available in many color options. Contact your consultant to find the colors available for this component.

**Product Lines**  
Freestanding Play

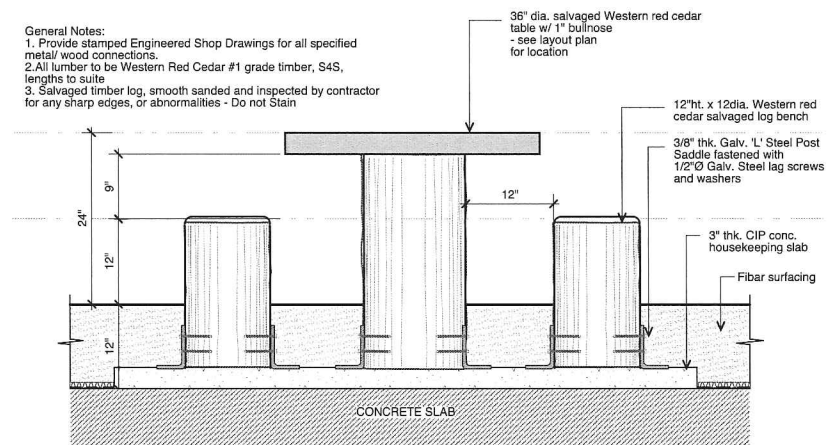
**Downloads/CAD Files**  
3D ( PDF )  
2D ( PDF & DWG )

**Age Ranges**  
2 to 5 Years  
5 to 12 Years

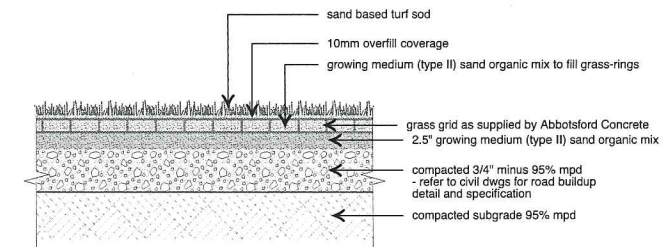
Landscape Structures "Clubhouse" model #100121

Dimensions: 44" x 44" (1.12m x 1.12m)

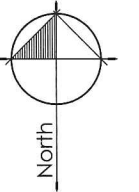
<https://www.playlsi.com/en/commercial-playground-equipment/playground-components/clubhouse>



Ld-2 Salvaged Log Table and Chairs  
L-2 Scale: 1" = 1'-0"



Ld-3 Reinforced grass (CORE Systems)  
L-2 Scale: 1" = 1'-0"



02 Dec. 15 '15 Issued for DDP  
01 Nov. 12 '15 Issued for DDP  
no.: date: item:

Revisions:  
**dk** Durante Kreuk Ltd.  
102 - 1637 West 5th Avenue  
Vancouver BC V6J 1N5  
t: 604 684 4811  
f: 604 684 0377  
www.dk.bc.ca

Project:  
**6740 COONEY RD  
RICHMOND**

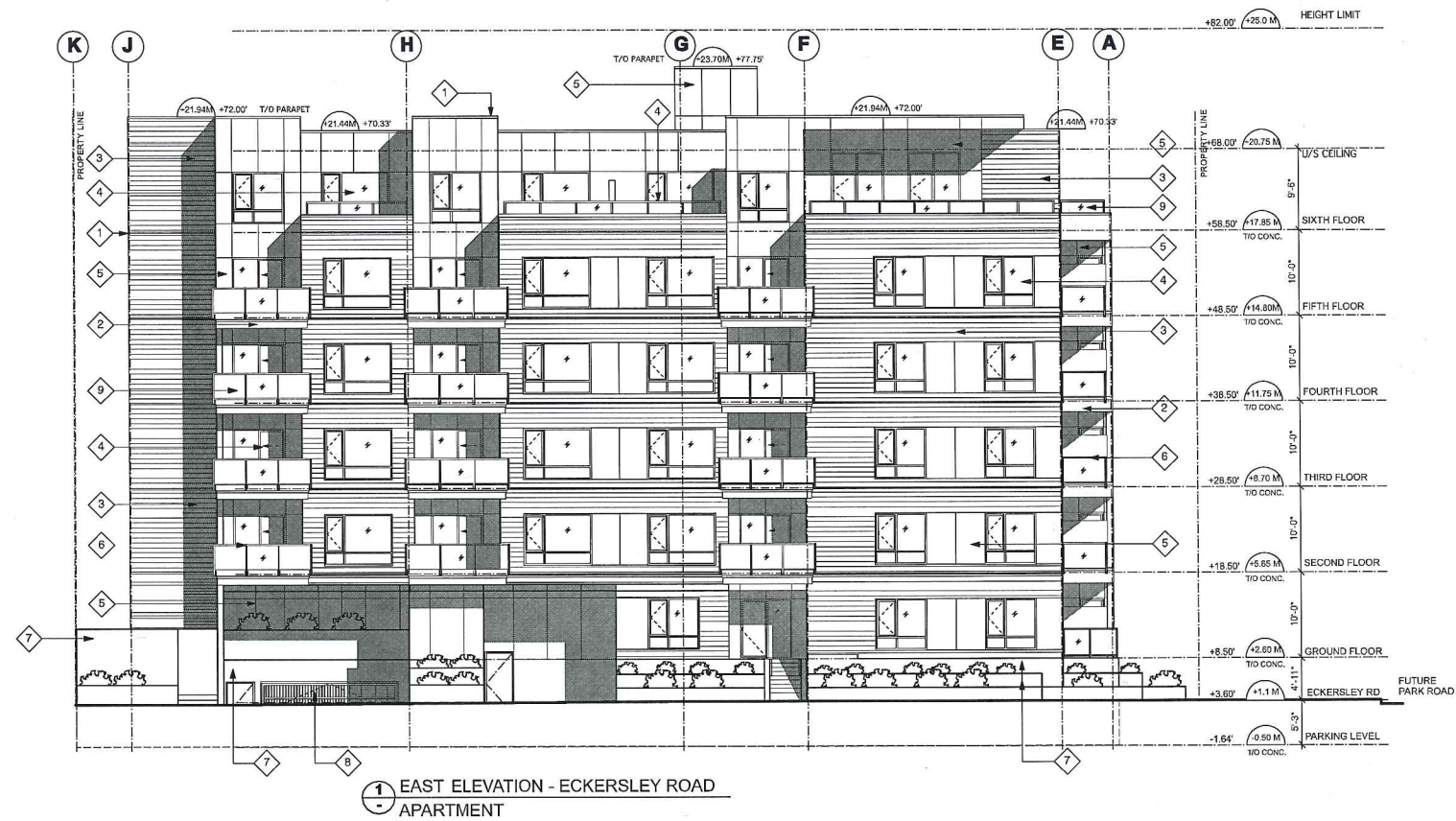
**JAN 13 2016**

Drawn by: SF  
Checked by: AL  
Date: May 01, 2014  
Scale: As Noted

Drawing Title:  
**Children's Play Structure  
and Salvaged Log  
Table & Chairs**

**DP 10-516068**  
**#86**

Project No.:  
13048  
Sheet No.:



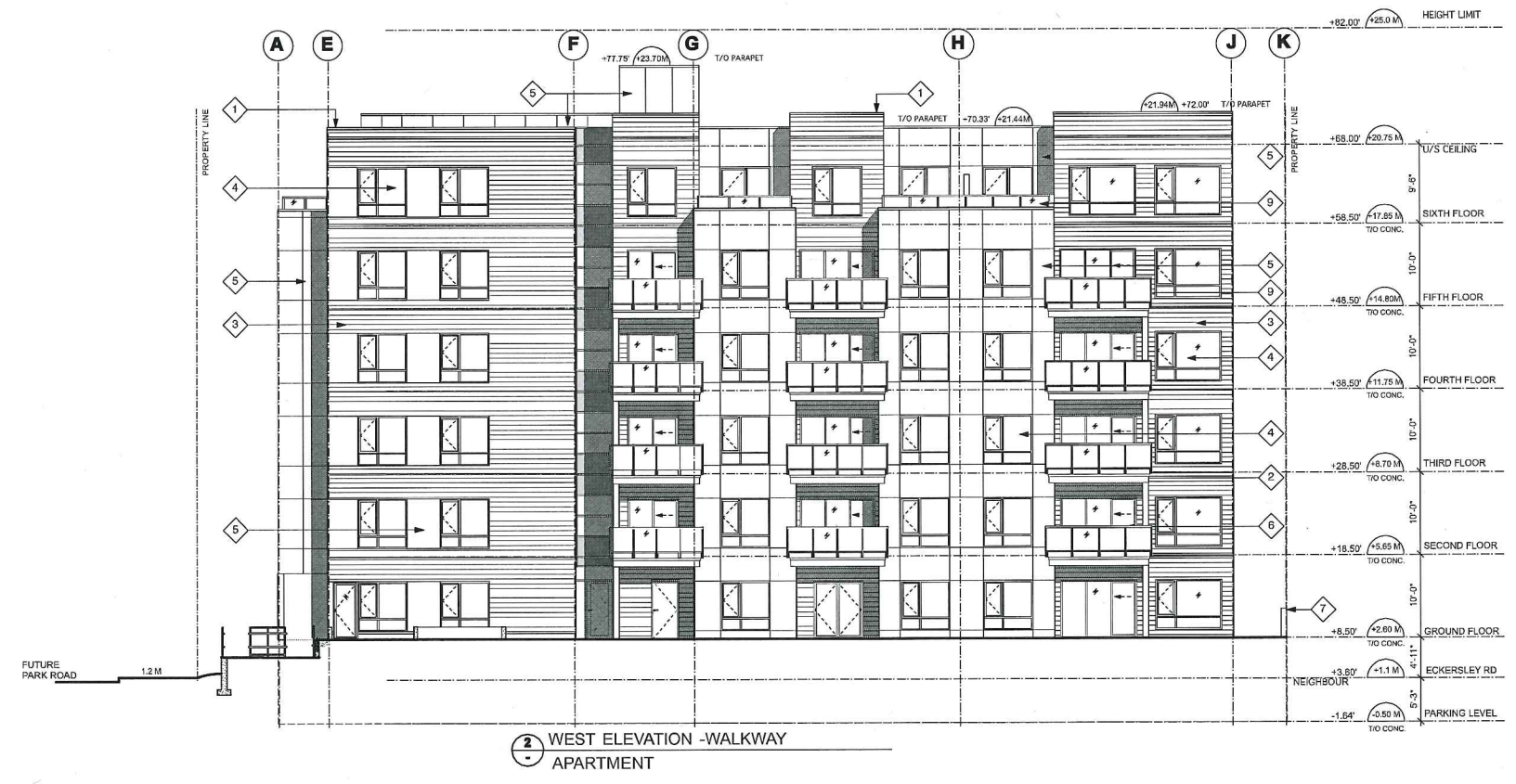
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  2. HARDIE BOARD FASCIA  
(painted, Colour: Benjamin Moore: Classic Gray OC 23)
  3. HORIZONTAL HARDIE BOARD SIDING  
(painted, Colour: Benjamin Moore: 2137-40 Desert Twilight)
  4. VINYL WINDOW  
(Colour: Black, Marvin Widnows Ebony)
  5. HARDIE PANEL  
(painted, Colour: Benjamin Moore: Classic Gray OC 23)
  6. POWDER COATED ALUMINUM RAILING  
(Colour: Standard Black)
  7. PAINTED CONCRETE  
(painted, Colour: Benjamin Moore: 2112-50 Stormy Monday)
  8. ALUMINUM ROLL UP GATE  
(Natural anodized aluminum finish)
  9. GLASS RAILING  
(Clear Tempered glass)
  10. PRIVACY SCREEN  
(Powder Coated Aluminum, Colour: Standard Black)
  11. WOOD FENCE  
(Clear stained Cedar Fence)

notes

date	revisions
FEB 09, 2010	ISSUED FOR REZONING AND D.P. APPLICATION
FEB 27, 2013	ISSUED FOR REVIEW
APR. 04, 2013	ISSUED FOR REZONING AND DP APPLICATION
Nov. 14, 2014	ISSUED FOR REZONING AND DP APPLICATION
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Apr 09, 2015	ISSUED FOR REZONING AND DP APPLICATION
May 28, 2015	ISSUED FOR ADP REVIEW
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JUL 13, 2015	ISSUED FOR ADP REVIEW
DEC 15, 2015	ISSUED FOR DPP REVIEW

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**FEB 23 2016**



**DP 10 510068**

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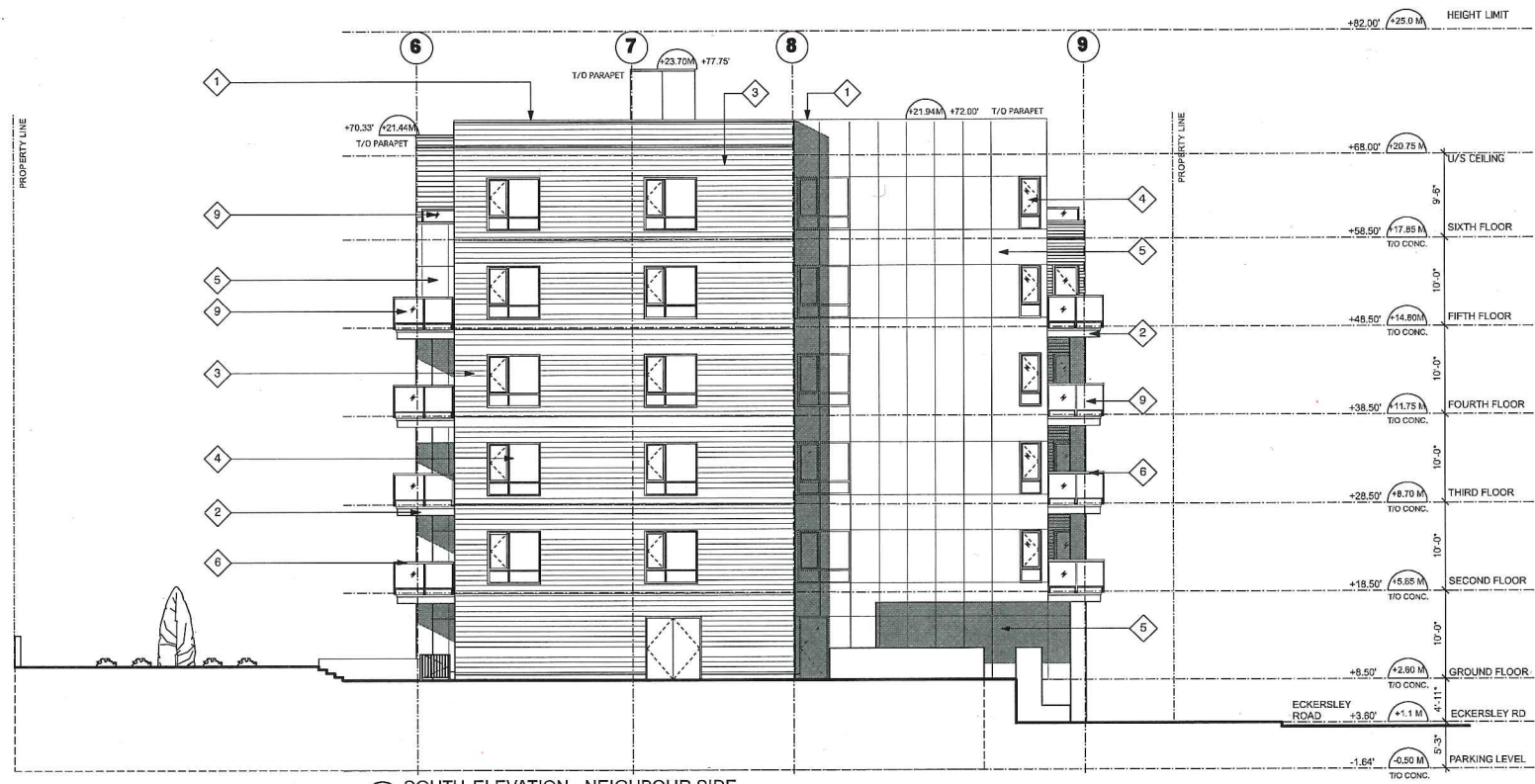
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drawn gl	checked sc
scale 1:100	
drawing number <b>A 3.1</b>	

This drawing was created using an Apple iMacintosh computer.



1 NORTH ELEVATION - FUTURE PARK ROAD APARTMENT



2 SOUTH ELEVATION - NEIGHBOUR SIDE APARTMENT

- LEGEND
1. ALUMINUM METAL FLASHING (painted to match adjacent siding)
  2. HARDIE BOARD FASCIA (painted, Colour: Benjamin Moore: Classic Gray OC 23)
  3. HORIZONTAL HARDIE BOARD SIDING (painted, Colour: Benjamin Moore: 2137-40 Desert Twilight)
  4. VINYL WINDOW (Colour: Black, Marvyn Widnows Ebony)
  5. HARDIE PANEL (painted, Colour: Benjamin Moore: Classic Gray OC 23)
  6. POWDER COATED ALUMINUM RAILING (Colour: Standard Black)
  7. PAINTED CONCRETE (painted, Colour: Benjamin Moore: 2112-50 Stormy Monday)
  8. ALUMINUM ROLL UP GATE (Natural anodized aluminum finish)
  9. GLASS RAILING (Clear Tempered glass)
  10. PRIVACY SCREEN (Powder Coated Aluminum, Colour: Standard Black)
  11. WOOD FENCE (Clear stained Cedar Fence)

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DEC 16, 2015	ISSUED FOR DPP REVIEW

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FEB 23 2016	

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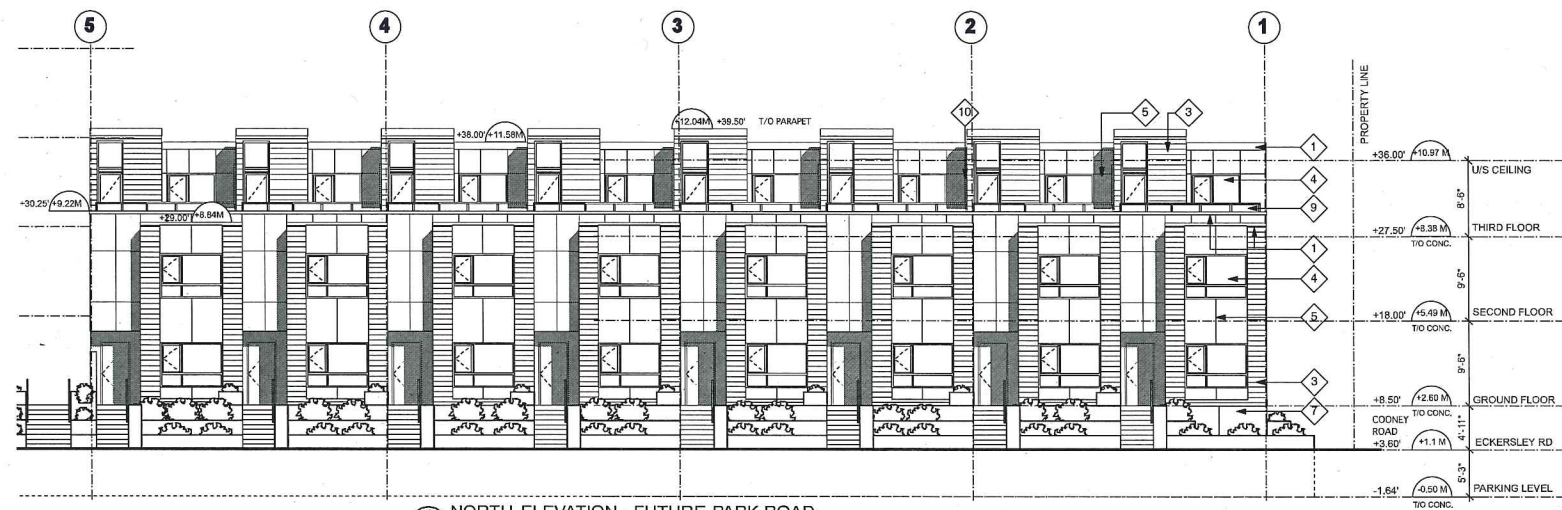
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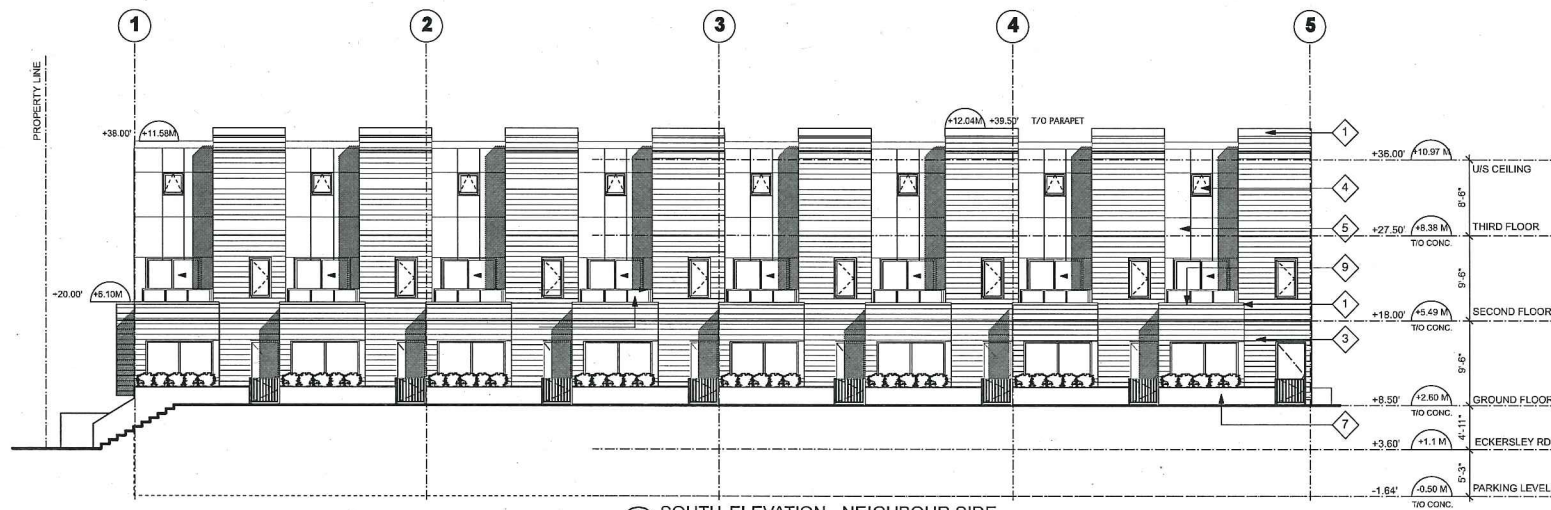
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title	
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project number	file name
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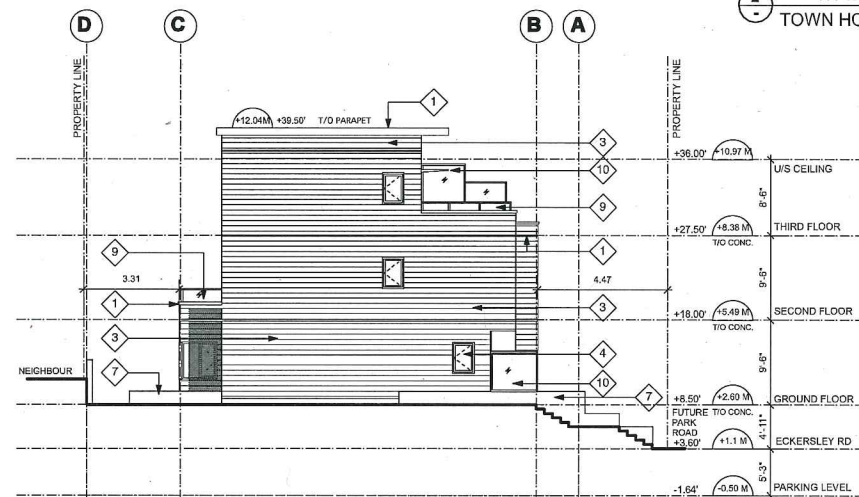
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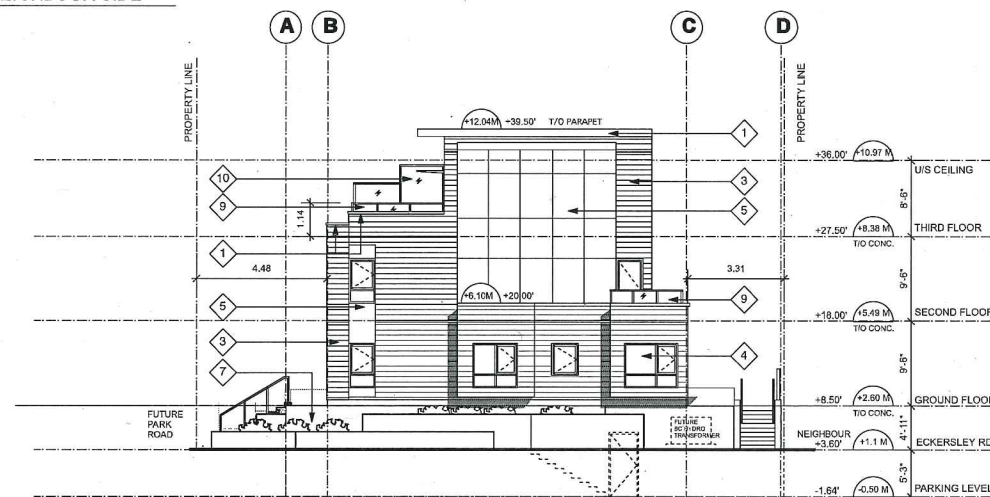
1 NORTH ELEVATION - FUTURE PARK ROAD TOWN HOUSE



2 SOUTH ELEVATION - NEIGHBOUR SIDE TOWN HOUSE



3 EAST ELEVATION - WALKWAY TOWN HOUSE



4 WEST ELEVATION - COONEY ROAD TOWN HOUSE

- LEGEND
1. ALUMINUM METAL FLASHING (painted to match adjacent siding)
  2. HARDIE BOARD FASCIA (painted, Colour: Benjamin Moore: Classic Gray OC 23)
  3. HORIZONTAL HARDIE BOARD SIDING (painted, Colour: Benjamin Moore: 2137-40 Desert Twilight)
  4. VYNIL WINDOW (Colour: Black, Marvyn Widnows Ebony)
  5. HARDIE PANEL (painted, Colour: Benjamin Moore: Classic Gray OC 23)
  6. POWDER COATED ALUMINUM RAILING (Colour: Standard Black)
  7. PAINTED CONCRETE (painted, Colour: Benjamin Moore: 2112-50 Stormy Monday)
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  9. GLASS RAILING (Clear Tempered glass)
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notes	
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Apr 09, 2015	ISSUED FOR REZONING AND DP APPLICATION
May 26, 2015	ISSUED FOR ADP REVIEW
JUNE 23, 2015	ISSUED FOR ADP REVIEW
JUL 13, 2015	ISSUED FOR ADP REVIEW
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#11

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TOWN HOUSE ELEVATIONS	
project number	file name
28012	
drawn	checked
sl	ac
scale	
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drawing number	
A 3.3	

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1 NORTH ELEVATION - FUTURE PARK ROAD APARTMENT

2 NORTH ELEVATION TOWN HOUSE



3 WEST ELEVATION - COONEY ROAD TOWN HOUSE

**KEY**

- 1 **HARDIE BOARD**  
HORIZONTAL SIDING PANEL  
COLOUR:  
BENJAMIN MOORE - 2137-40 DESERT TWILIGHT
- 2 **PAINTED CONCRETE**  
COLOUR:  
BENJAMIN MOORE - 2112-50 STORMY MONDAY
- 3 **HARDIE BOARD**  
RECTANGULAR PANEL  
COLOUR:  
BENJAMIN MOORE - CLASSIC GRAY OC 23
- 4 **WINDOW/DOOR - MULLION AND TRIM**  
COLOUR:  
STRAIGHT BLACK
- 5 **WINDOW - GLASS**  
FLOAT GLASS  
COLOUR: CRYSTAL GRAY

date	revisions
FEB 09, 2010	ISSUED FOR REZONING AND D.P. APPLICATION
FEB 27, 2013	ISSUED FOR REVIEW
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**JAN 13 2016**

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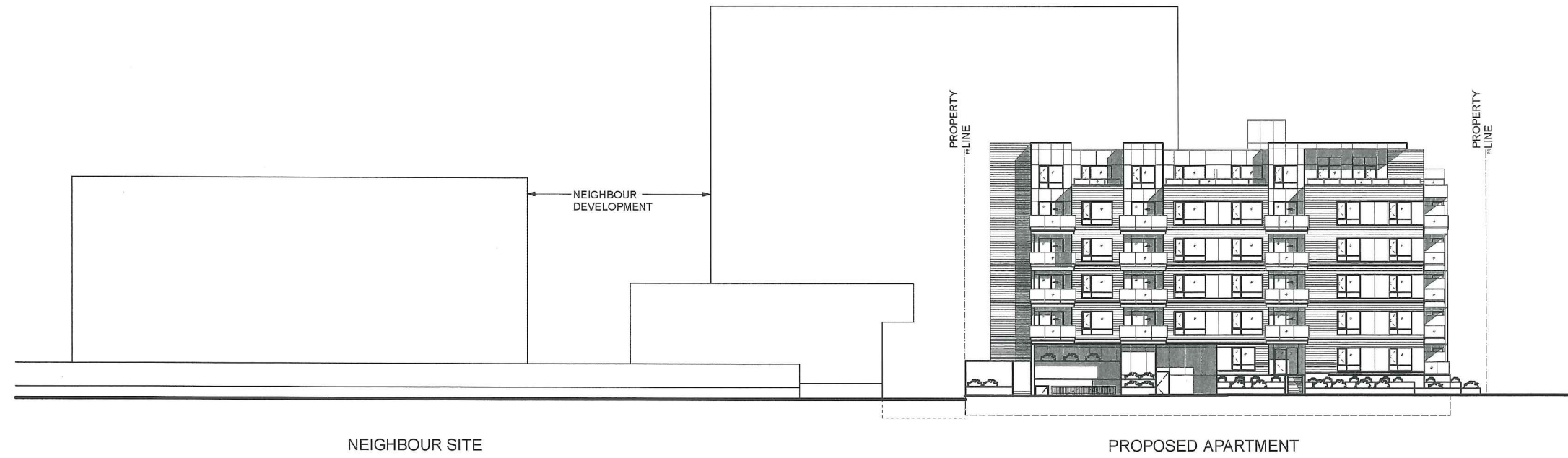
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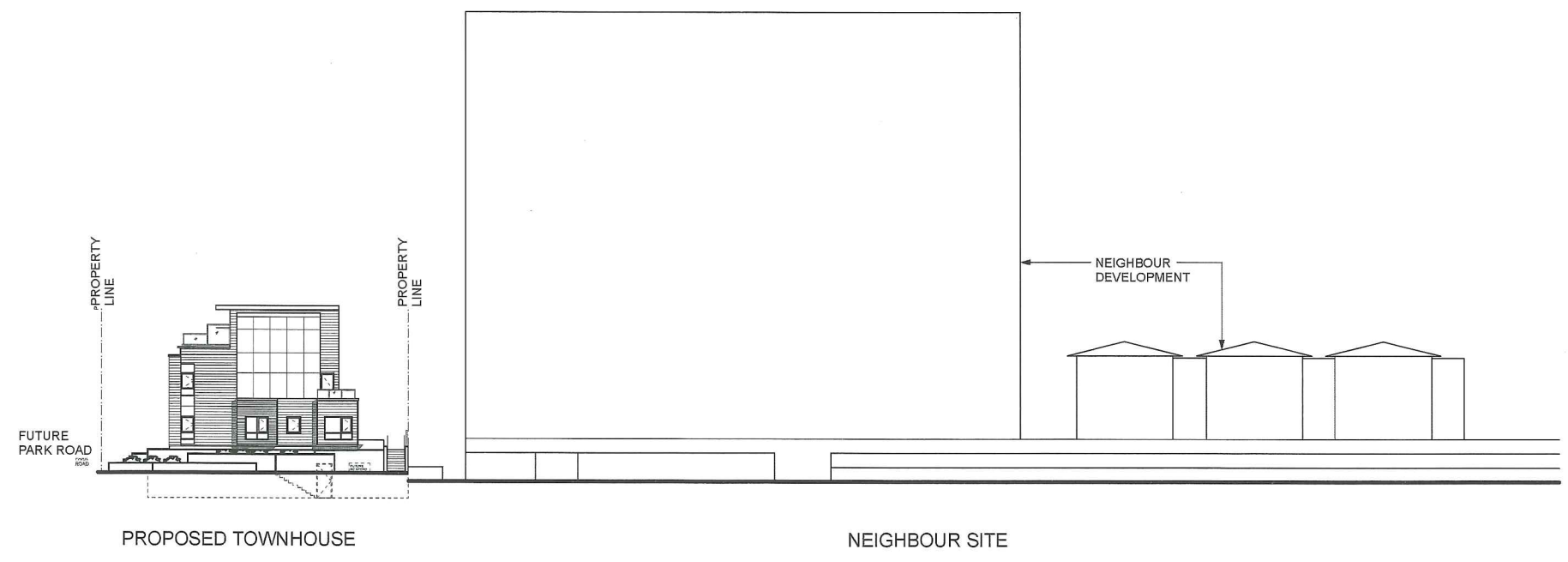
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① ECKERSLEY ROAD - EAST ELEVATION



② COONEY ROAD - WEST ELEVATION

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date	revisions
FEB 09, 2010	ISSUED FOR REZONING AND D.P. APPLICATION
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Apr 09, 2015	ISSUED FOR REZONING AND DP APPLICATION
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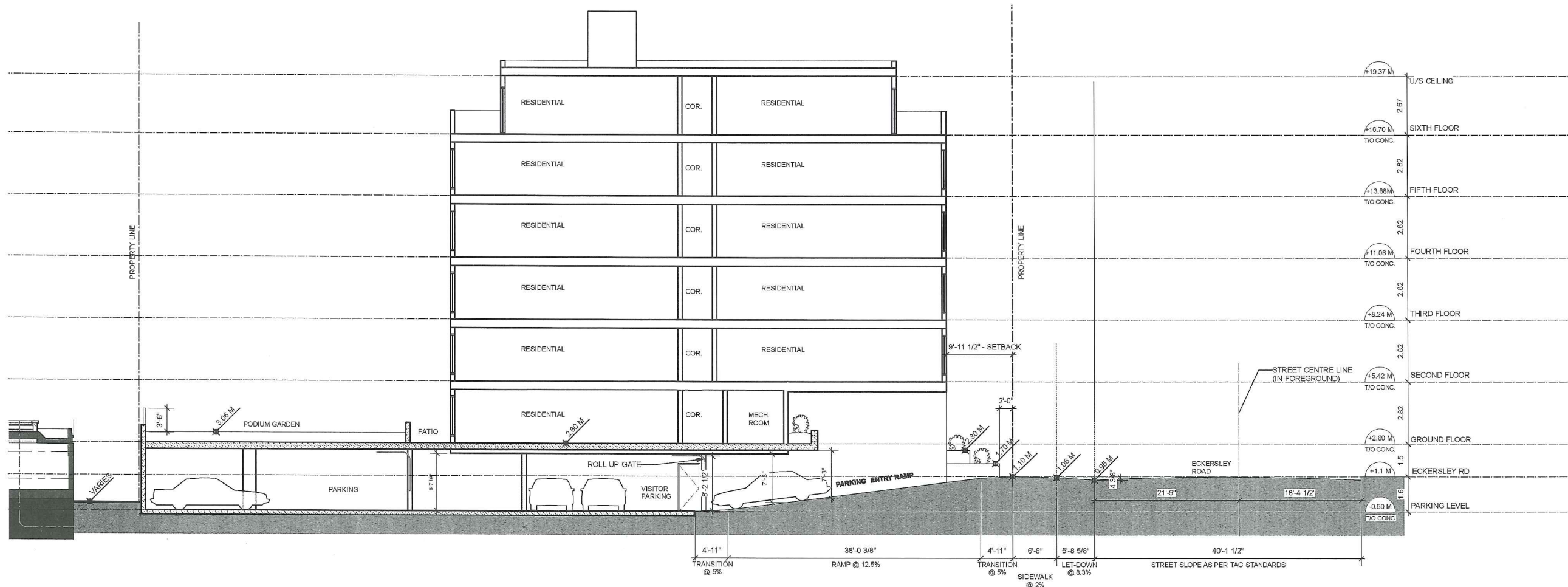
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DP 10-2-6068

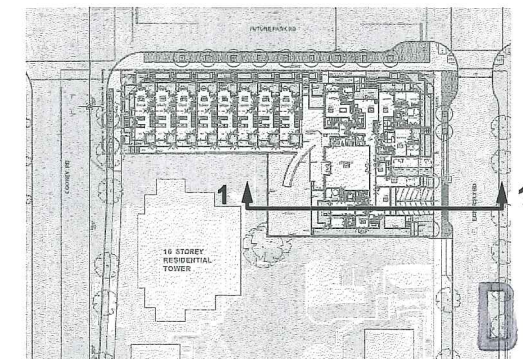
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1 SECTION @ PARKING ENTRY RAMP



SECTIONS KEY PLAN

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date	revisions
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APR. 04, 2013	ISSUED FOR REZONING AND DP APPLICATION
Nov. 14, 2014	ISSUED FOR REZONING AND DP APPLICATION
Jan 15, 2015	ISSUED FOR REZONING AND DP APPLICATION
Apr 09, 2015	ISSUED FOR REZONING AND DP APPLICATION
May 26, 2015	ISSUED FOR ADP REVIEW
JUNE 23, 2015	ISSUED FOR ADP REVIEW
JUL 13, 2015	ISSUED FOR ADP REVIEW
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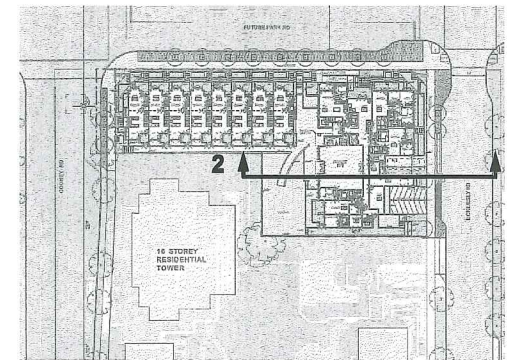
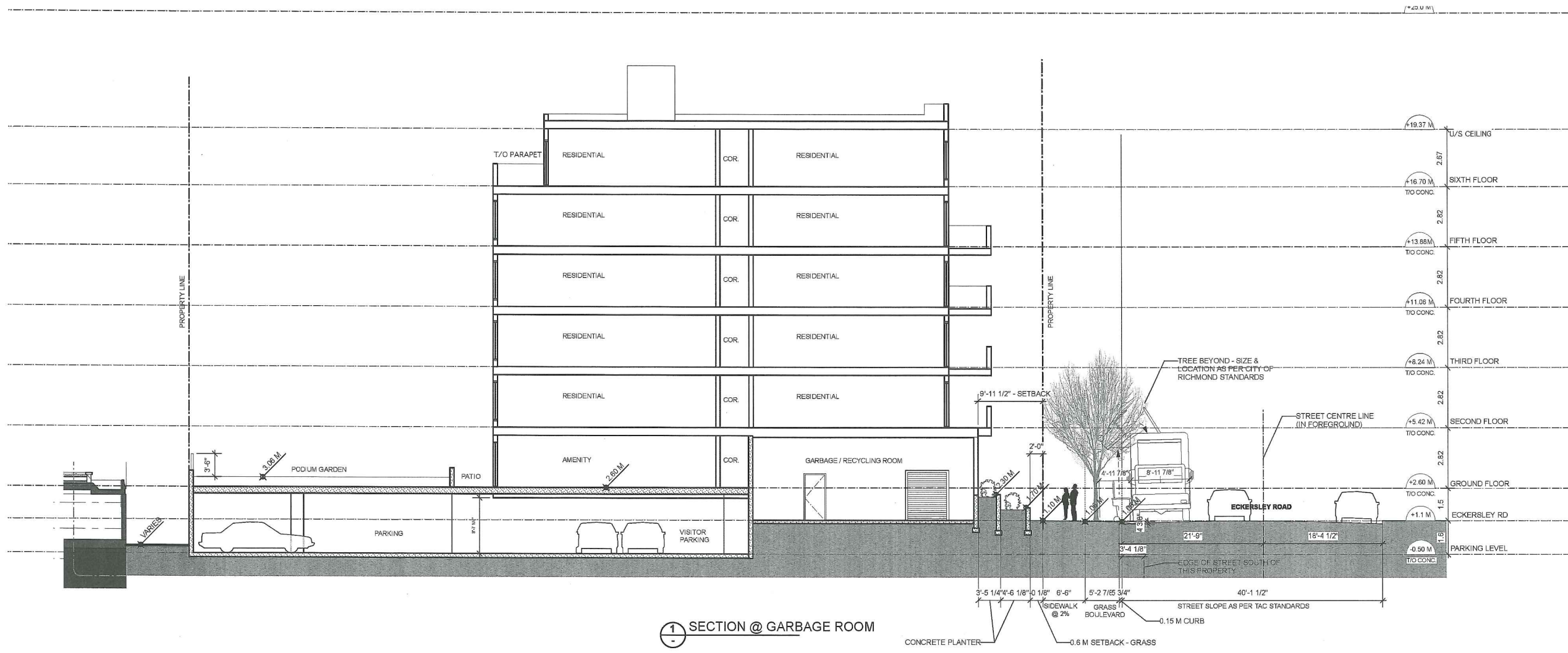
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notes	
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FEB 09, 2010	ISSUED FOR REZONING AND D.P. APPLICATION
FEB 27, 2013	ISSUED FOR REVIEW
APR. 04, 2013	ISSUED FOR REZONING AND DP APPLICATION
Nov. 14, 2014	ISSUED FOR REZONING AND DP APPLICATION
Jan 15, 2015	ISSUED FOR REZONING AND DP APPLICATION
Apr 09, 2015	ISSUED FOR REZONING AND DP APPLICATION
May 28, 2015	ISSUED FOR ADP REVIEW
JUNE 23, 2015	ISSUED FOR ADP REVIEW
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consultants	
DEC 15 2015	

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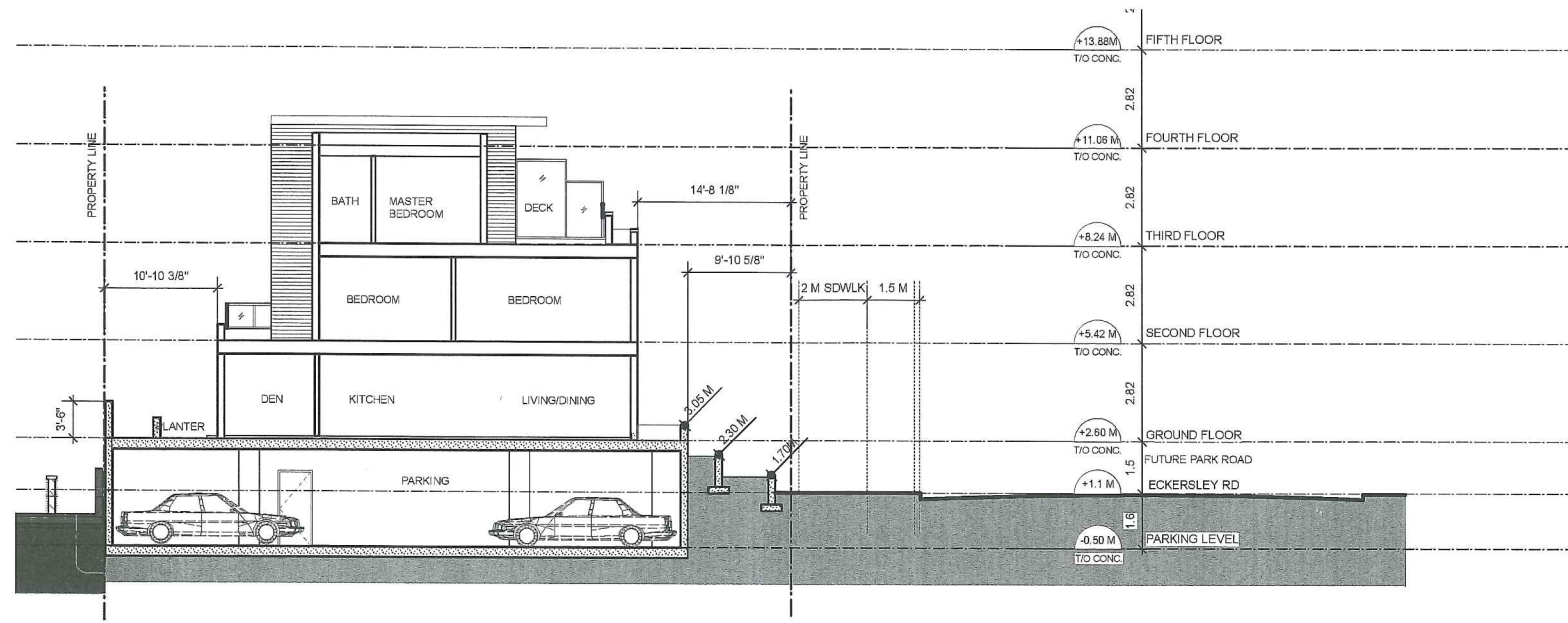
suite 410  
1639 west 2nd ave.  
vancouver, b.c.  
v6j 1h3

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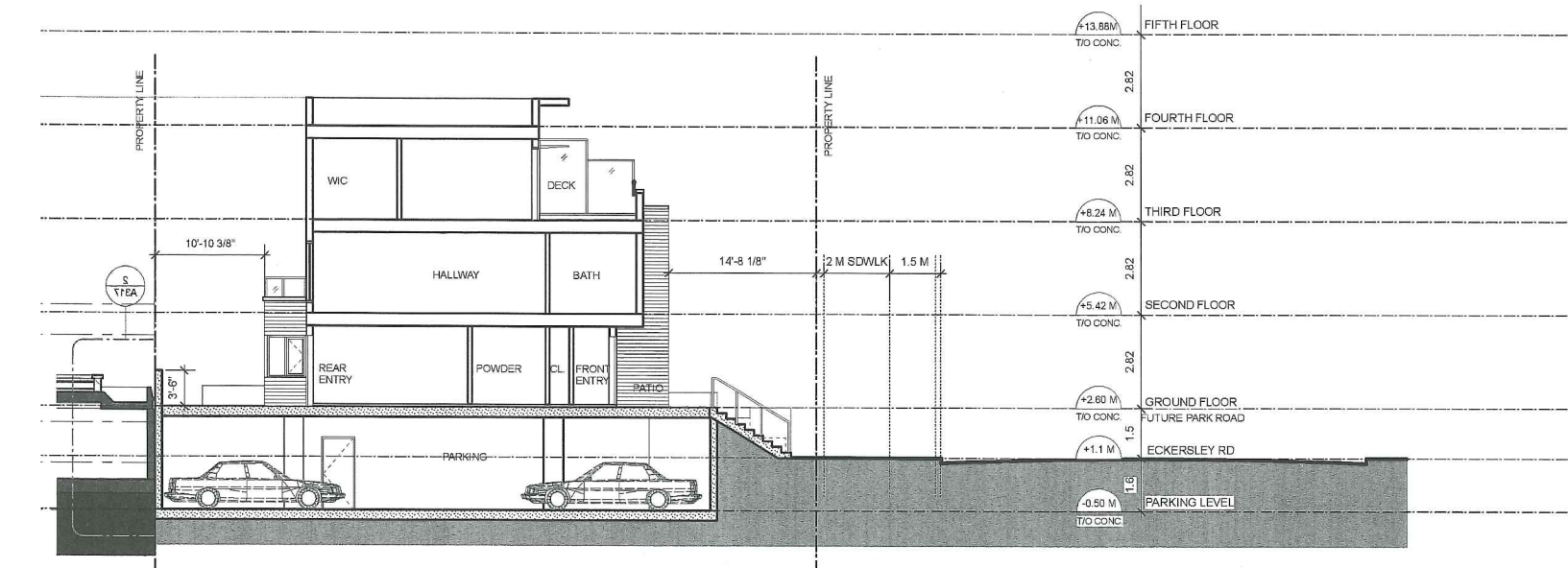
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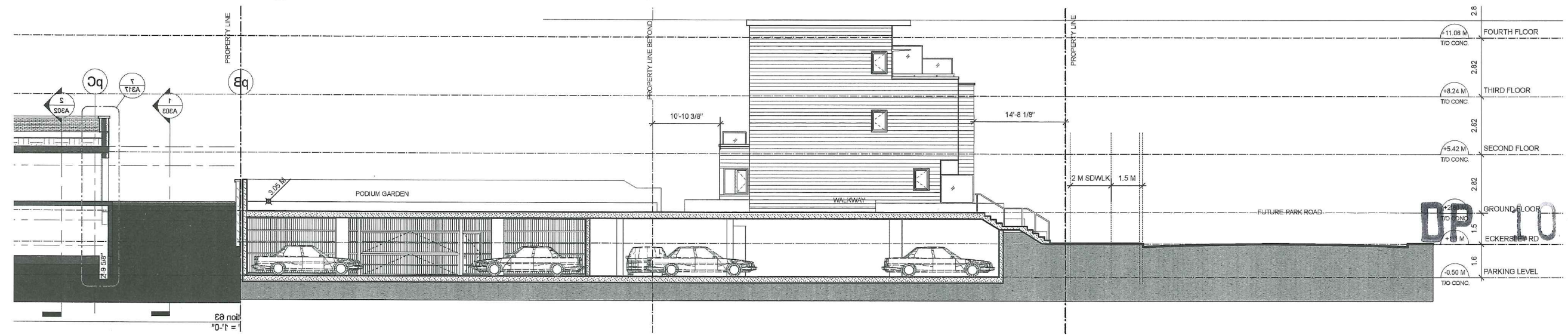
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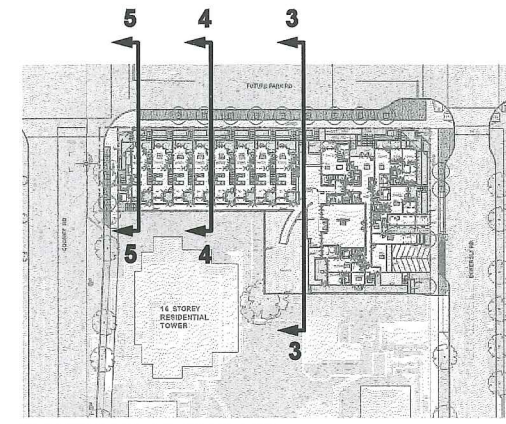
SECTION 5



SECTION 4



SECTION 3



SECTIONS KEY PLAN

notes

date	revisions
FEB 09, 2010	ISSUED FOR REZONING AND D.P. APPLICATION
FEB 27, 2013	ISSUED FOR REVIEW
APR. 04, 2013	ISSUED FOR REZONING AND DP APPLICATION
Nov. 14, 2014	ISSUED FOR REZONING AND DP APPLICATION
Jan 15, 2015	ISSUED FOR REZONING AND DP APPLICATION
Apr 08, 2015	ISSUED FOR REZONING AND DP APPLICATION
May 28, 2015	ISSUED FOR ADP REVIEW
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JUL 13, 2015	ISSUED FOR ADP REVIEW
DEC 15, 2015	ISSUED FOR DPP REVIEW

consultants  
**DEC 15 2015**

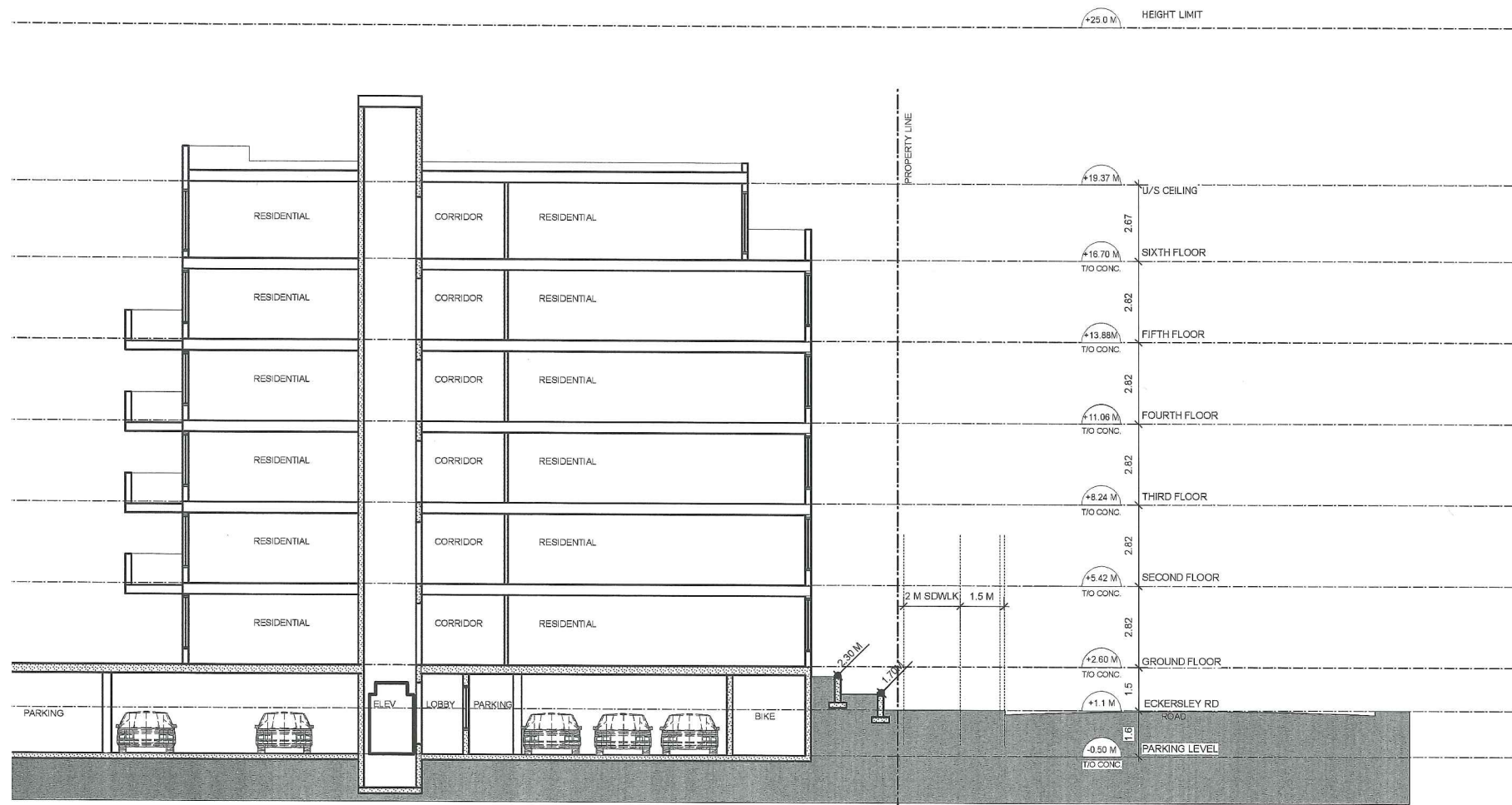
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vancouver, b.c.  
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fax (604) 685-1889

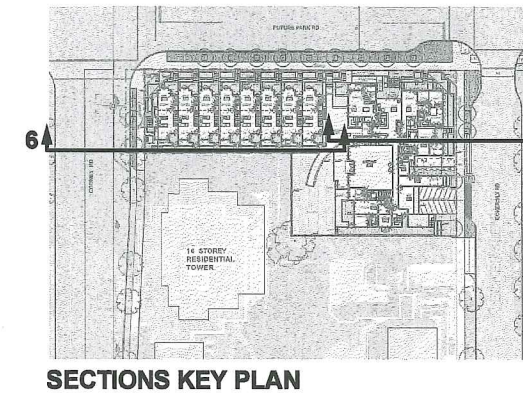
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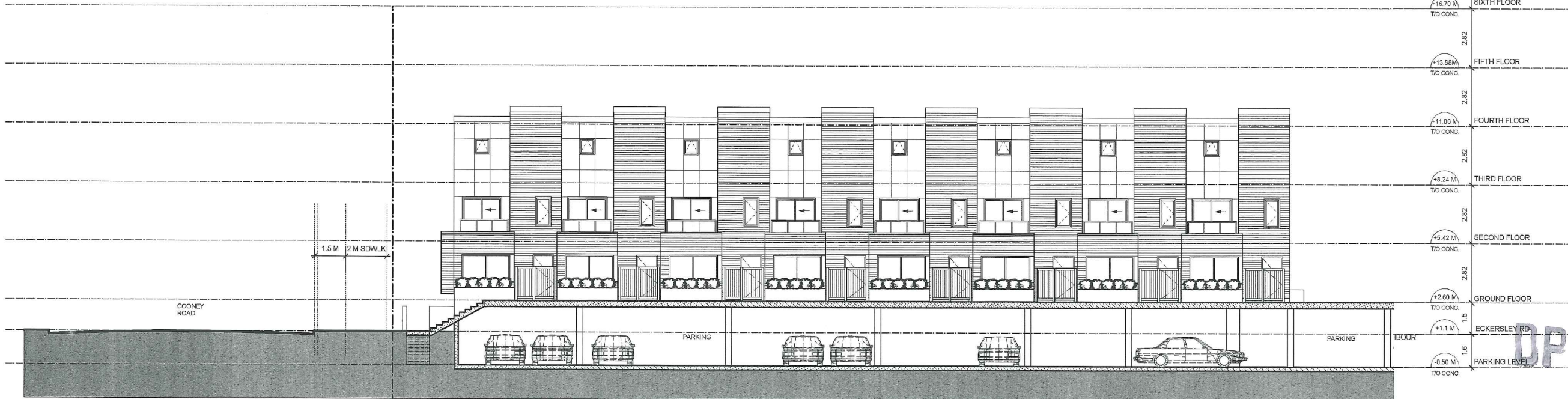
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SECTION 7



SECTIONS KEY PLAN



SECTION 6

notes	
date	revisions
FEB 09, 2010	ISSUED FOR REZONING AND D.P. APPLICATION
FEB 27, 2013	ISSUED FOR REVIEW
APR. 04, 2013	ISSUED FOR REZONING AND DP APPLICATION
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project  
**6740 COONEY ROAD RICHMOND**

title  
**SECTIONS 6 & 7**

project number  
**28012**

drawn  
sl

checked  
ac

scale  
1:100

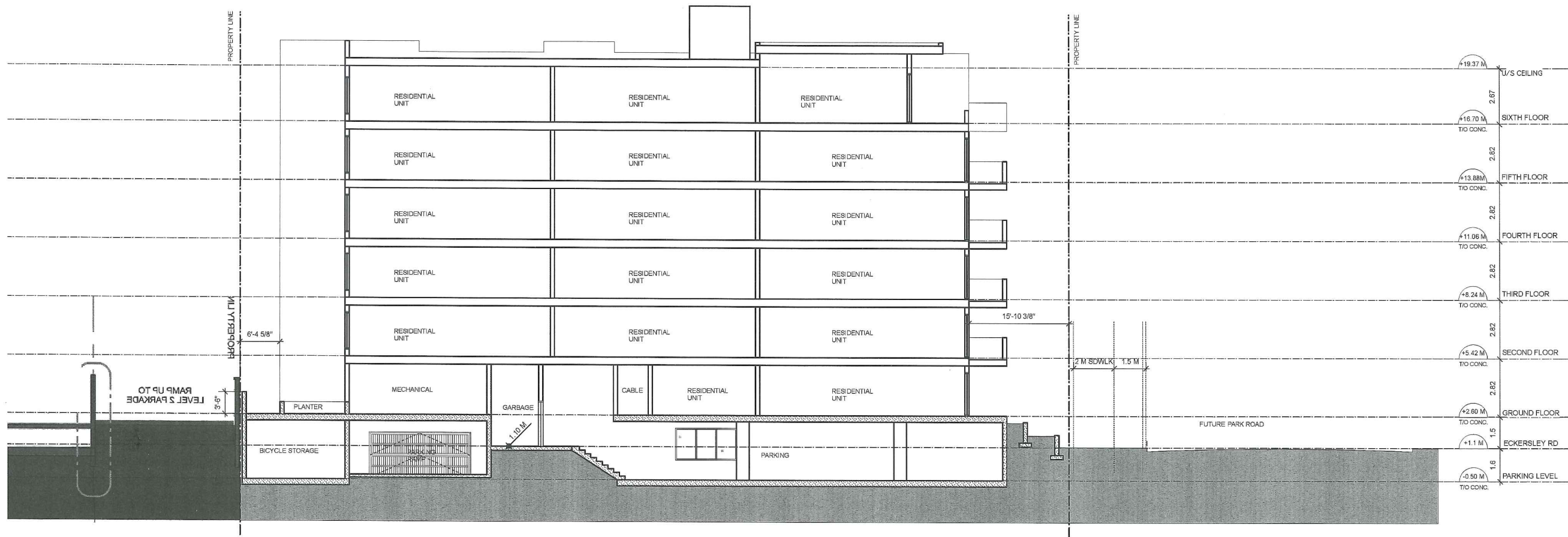
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**DP 4.4**

*reference*

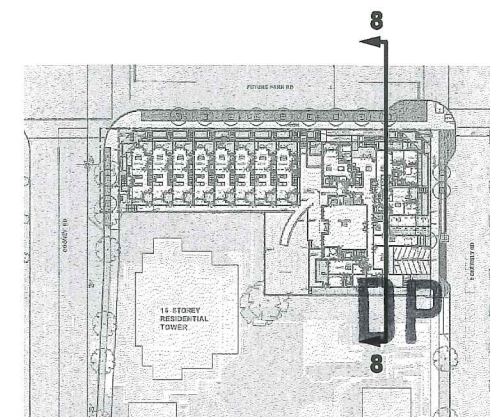
10 516068

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SECTION 8



SECTIONS KEY PLAN

notes	
date	revisions
FEB 09, 2010	ISSUED FOR REZONING AND D.P. APPLICATION
FEB 27, 2013	ISSUED FOR REVIEW
APR. 04, 2013	ISSUED FOR REZONING AND DP APPLICATION
Nov. 14, 2014	ISSUED FOR REZONING AND DP APPLICATION
Jan 15, 2015	ISSUED FOR REZONING AND DP APPLICATION
Apr 09, 2015	ISSUED FOR REZONING AND DP APPLICATION
May 26, 2015	ISSUED FOR ADP REVIEW
JUNE 23, 2015	ISSUED FOR ADP REVIEW
JUL 13, 2015	ISSUED FOR ADP REVIEW
DEC 15, 2015	ISSUED FOR DPP REVIEW
consultants	
DEC 15 2015	

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project number <b>28012</b>		file name
drawn sl	checked ac	scale 1:100
drawing number <b>DP 4.5</b>		

6740 GOONEY ROAD  
RICHMOND

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